AGENDA

CITY COUNCIL SPECIAL MEETING

TUESDAY, AUGUST 18, 2026, 5:00 PM

KENT HALL COUNCIL CHAMBERS - CITY HALL CAMPUS - 111 W SANTA ANA ST, OJAI, CA

ADDITIONAL MEETING LOCATION - 1 FOURTH STREET, LILY DALE, NY 14752 - TO ACCOMMODATE COUNCIL MEMBER LANG WHO IS ATTENDING THE MEETING VIA TELECONFERENCE

OJAI CITY COUNCIL

ANDY GILMAN, MAYOR

DISTRICT 1 - LESLIE RULE
DISTRICT 2 - RACHEL LANG
DISTRICT 3 - ANDREW WHITMAN
DISTRICT 4 - KIM MANG

BEN HARVEY	BETHANY BURGESS	WESTON MONTGOMERY
CITY MANAGER	CITY ATTORNEY	CHIEF DEPUTY CITY CLERK

VIEWING & ACCESS

Public participation is encouraged! The Ojai City Council meets regularly on the second and fourth Tuesdays of the month at 6:00 p.m. The meetings are conducted in a hybrid model, providing both in-person attendance and virtual public comment via the Zoom link below. Virtual attendance via Zoom is the only way to remotely provide public comment. Pre-registration is not required for public comment via Zoom. Instead, Zoom participants will utilize the “hand-raise” function to indicate their desire to speak on an item. The meeting is also livestreamed on the City's website at ojai.ca.gov/525/2968/Public-Meetings, on YouTube at youtube.com/@ojaicity, and on Spectrum Channel 10. See “Public Comment Options” below for further instruction.

ZOOM LINK - August 18 2026 - Special Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CLOSED SESSION

1. **Public Employee Performance Evaluation**
   (Government Code § 54957(b))
   Position Title: City Manager

2. **Conference with Legal Counsel - Existing Litigation**
   (Government Code § 54956.9(d)(1))
   Name of case: Leslie Rule v. City of Ojai, Ventura County Superior Court Case No. 2025CUPT055697

CITY ATTORNEY'S REPORT OUT OF CLOSED SESSION

DISCUSSION

3. **City Council Goals and Tactics Progress Update** ***(City Council Direction)***
   RECOMMENDATION: Receive and file
   Administrative Report - Goals and Tactics Update
   Attachment A - Goals & Tactics Document

4. **Information Regarding New Communication Tower at Fire Station No. 21 Located at 1201 East Ojai Avenue** ***(Operational Need)***
   RECOMMENDATION: Receive the presentation from the Ventura County Fire Department representative, ask clarifying questions, and provide direction. Furthermore, acknowledge receipt of the VCFD recent notification, confirm awareness of the County's permitting authority, and request copies of the County-issued permits and approved plan set for City records. Upon project completion, City staff confirms removal of the existing rooftop antenna as represented by VCFD.
   Administrative Report - VCFD Communication Tower
   Attachment A - Ventura County Permits Issued
   Attachment B - Ventura County Approved Plans
   Attachment C - Guidelines for Orderly Development

ADJOURNMENT

Posted August 14, 2026 at 12:00 p.m.
Weston Montgomery, Chief Deputy City Clerk

WRITTEN PUBLIC COMMENTS
Written public comments will be published here for public access. Please see PUBLIC COMMENT OPTIONS below for detailed instructions on how to submit.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (805) 646-5581. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you feel that a language interpreter is necessary for you to participate in this meeting, notification 48 hours prior to the meeting will enable the City to make reasonable

arrangements for an interpreter to assure your participation/understanding of this meeting.

Si considera que un intérprete de idiomas es necesario para participar en esta reunión, la notificación 48 horas antes de la reunión le permitirá a la Ciudad hacer arreglos razonables para que un intérprete asegure su participación/comprensión de esta reunión del Concejo Municipal.

Para Español por favor llame al (805) 646-5581 ext. 100 o por correo electronico a cityclerk@ojai.ca.gov.

PUBLIC PARTICIPATION

Agenda reports and other disclosable public records related to agenda items are available on the City's website at ojai.ca.gov/525/2968/Public-Meetings and at City Hall located at 401 S. Ventura St., Ojai, Ca., during regular business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

PUBLIC COMMENT OPTIONS

Written Comments: In order for staff to provide the City Council with written public comments timely, written/emailed public comments must be submitted no later than 3:00 p.m. on the day before the meeting.

You may always submit written comments to the City Clerk via mail, in person at City Hall, or via email to cityclerk@ojai.ca.gov. If your written comment is received by 3:00 p.m. on the day before the meeting date, the City Clerk will distribute copies of your comments to all Council Members and recorded on the City website. Written comments received after 3:00 p.m. may not be distributed to the Council Members and recorded on the City website until after the meeting.

Verbal Comments: Verbal Comments will be received on any item on the agenda at the time the agenda item is heard. Comments may be made in person at the meeting or through Zoom, via the link at the top of the Agenda. Pre-registration is not required for public comment via Zoom. Instead, Zoom participants will utilize the hand-raise function to indicate their desire to speak on an item.

IMPORTANT NOTES:
All materials related to an item on this agenda, including written public comments, will be available for public inspection in the City Clerk's Office at City Hall, and following the meeting, will be accessible on the City of Ojai's website at ojai.ca.gov.

As a government agency, the City of Ojai is subject to the California Public Records Act (Government Code § 6250 et seq.). Please be advised that all communications submitted to City officials and staff are subject to public disclosure under the California Public Records Act. There are limited exceptions that allow the City to redact personal information under the California Public Records Act. If you have concerns regarding privacy, please do not include your personal identifying information, such as your name, e-mail, phone number, and home address in your correspondence to the City, including, but not limited to, public comment.

If you challenge the actions of the City Council in court, you may be limited to raising only

those issues you or someone else raised at the public hearing described in the public notices, or in written correspondence delivered to the City Council at, or prior to, the public hearing (California Government Code Section 65009).

Any legal action by an applicant seeking to obtain a judicial review of the City Council's decision on a Hearing listed on this Agenda may be subject to the 90-day filing period of and governed by Code of Civil Procedure Section 1094.6.

LEVINE ACT WARNING

Applicants and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Council Member may accept, solicit, or direct a contribution of more than $500 from any party or agent for 12 months subsequent to the date a final decision is rendered by the City. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

A party to a City proceeding - which includes both applicants and agents - shall disclose on the record of the proceeding any contribution of more than $500 made to any Council Member by the applicant or agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a Council Member during the proceeding and for 12 months following the date a final decision is rendered by the City.

Prior to rendering a decision on a City proceeding, any Council Member who received a contribution of more than $500 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding and shall be disqualified from participating in the proceeding. However, if any Council Member receives a contribution that otherwise would require disqualification and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the Council Member shall be permitted to participate in the proceeding.

If you believe that these provisions apply to you or a Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

Administrative Report

TO: **Honorable City Council**

FROM: **Ben Harvey, City Manager**
Norma Cervantes, Assistant to the City Manager

MEETING DATE: **August 18, 2026**

SUBJECT: **City Council Goals and Tactics Progress Update *(City Council Direction)***

RECOMMENDATION

Discuss progress made regarding City Council Goals and Tactics and provide direction to the City Manager.

DISCUSSION

The City Council established a comprehensive set of goals and supporting tactics to guide City priorities and staff efforts in 2025. Since their establishment, staff across all departments have continued to advance these priorities.

The attached Goals and Tactics Progress Update provides the current status of all goals and corresponding tactics, and demonstrates progress across the Council's nine goal areas: Affordable Housing; Wildfire Safety and Risk Mitigation; Arts, Culture and Recreation Funding; Infrastructure Maintenance and Improvement; Public Safety; Diversifying the Economy/Tourism Management; Climate Resiliency; Financial Stability; and Communications and Relationships.

The update reflects a combination of completed initiatives, active projects, preliminary research and coordination, and items being prepared for future City Council consideration. Accomplishments and ongoing efforts are highlighted below.

Affordable Housing

Work continues to advance the City Council's affordable housing priorities. The City Council Housing Trust Ad Hoc Committee has been established to support the exploration of a housing trust and potential funding mechanisms. Staff is also evaluating workforce housing and live/work opportunities, including potential use of the property at 503 S. Ventura Street. A concept review regarding the potential creation of a Housing Commission is anticipated to be presented to the City Council in Fall 2026.

Wildfire Safety and Risk Mitigation

Significant work is underway to strengthen community wildfire preparedness and resiliency. The City entered into a $386,025 professional services agreement with the Ojai Valley Fire Safe Council to advance wildfire prevention and mitigation efforts. Staff is also

continuing work related to local warning systems, and anticipates receiving additional information in Fall 2026 regarding approximately $1 million in potential earmarked funding for warning sirens and message boards. These efforts complement the City's continued promotion of emergency preparedness resources and partnerships, and represent an important investment in community safety.

Arts, Culture and Recreation
The City has made substantial progress in supporting Ojai's arts and cultural community. The increased Arts Grant Program funding has been completed, with 25 grants totaling $100,000 awarded to support local arts programming and services.

Staff has also initiated preliminary discussions with the County regarding extension of the bike path to Soule Park, and is developing a design concept for the area behind the Council dais in Kent Hall. The design concept is anticipated to return to the City Council in Fall 2026.

Infrastructure Maintenance and Improvement
Staff continues to advance several City Council priorities related to infrastructure. Preliminary discussions have commenced with the County regarding the Ojai Bike Trail and a potential maintenance agreement. Additional work related to parking, alternative road and hardscape materials, and opportunities to advance the City's road paving timeline has been identified for future Council consideration.

These items require additional analysis and where appropriate, will return through the concept review process before staff proceeds with significant policy or financial commitments.

Public Safety
The City has achieved several important milestones related to the Council's public safety goals. The Public Safety Commission has been established, and held its inaugural meeting on August 3, 2026. The Citywide speed study was also completed and previously presented to the City Council. The study is now with the Public Safety Commission, who will be providing recommendations that will be returned to the City Council for consideration.

Diversifying the Economy and Tourism Management
The City Council approved the development of an Economic Action Plan, and preparation of the plan is underway. The effort will help identify strategies to strengthen and diversify Ojai's economy and better understand opportunities associated with the City's visitor population, while balancing the concerns and needs of residents in order to preserve Ojai's quality of life and unique character.

Staff is also continuing to evaluate potential revenue options identified by the Council. Concepts related to sales tax and second-home taxation are currently anticipated for discussion at the September 22, 2026 City Council meeting. Research related to business incubator investment strategies has also been incorporated into the Economic Action Plan effort.

Climate Resiliency
Work continues on the Council's climate resiliency priorities, including habitat restoration and re-wilding opportunities, alternative paving materials, and energy-efficient construction. Community Development staff is developing workshops focused on educating builders regarding energy-efficient construction and potential incentives for new construction and improvements to existing homes. Other climate resiliency initiatives remain on the City's working agenda for future consideration.

Financial Stability
Staff continues to advance initiatives intended to strengthen the City's long-term financial position.

A comprehensive concept review regarding City contract services was presented to the City Council on July 14, 2026. During the discussion that ensued, staff received direction to further evaluate the Sheriff's contract, with additional discussion anticipated in Fall 2026.

Finance staff is also developing a policy addressing the potential use of reserves exceeding the City's established reserve policy, which is anticipated to first be reviewed by the Finance and Budget Committee later this summer.

Public-facing interactive budget reporting software also remains identified as a future initiative for City Council consideration.

Communications and Relationships
The City has made progress toward strengthening communications and community engagement. The previously vacant Events and Public Information Officer functions have been addressed, with responsibilities assigned within the organization.

Town halls are being scheduled and will continue to provide opportunities for direct engagement between the City and the community.

The community survey has not been started, and is not recommended to launch until following the November 2026 election. This timing will allow newly elected and/or returning City Council members to receive input from the community to help shape exisiting or newly-created City Council goals and tactics.

Evaluation of the City's website and opportunities to improve the public's access to City information also remain part of the City's upcoming work program, and will come before City Council for approval for the website contract.

Looking Ahead
The attached update demonstrates that progress has been made across the Council's priorities, and work remains to be completed.

Importantly, an "in-progress" status does not mean that an item has remained inactive. In many instances, staff has completed preliminary research, coordinated with partner agencies, developed initial concepts, identified potential funding, or undertaken other foundational work necessary before an item is ready for formal Council consideration.

Many of the remaining tactics involve policy decisions, new programs, contractual commitments, or potential fiscal impacts. Consistent with the City Council's policymaking role, staff will bring these matters forward individually through concept review or subsequent administrative reports before implementing actions requiring Council authorization or additional funding.

This approach allows the Council to consider each initiative with the appropriate policy, operational, community, and fiscal information while allowing staff to continue moving the overall work program forward.

Staff will continue to update the Goals and Tactics tracking document as work progresses and will bring individual items forward on upcoming City Council agendas as they become ready for consideration.

CITY COUNCIL GOALS ALIGNMENT

Goal No. 1 - Affordable Housing
Goal No. 2 - Wildfire Safety and Risk Mitigation
Goal No. 3 - Arts, Culture and Recreation Funding
Goal No. 4 - Infrastructure Maintenance and Improvement
Goal No. 5 - Public Safety
Goal No. 6 - Diversifying Ecomony/Tourism Management
Goal No. 7 - Climate Resiliency
Goal No. 8 - Financial Stability
Goal No. 9 - Communication and Relationships

OPTIONS

1. Take no action;
2. Provide alternative direction to staff.

FISCAL IMPACT

There is no fiscal impact associated with receiving and filing this quarterly update. All project specific fiscal impact, including appropriated funds, projected costs, and consultant needs, are detailed in the City Council Goals & Tactics matrix and have been appropriated by prior Council action or will return to Council as needed for budget appropriations.

Prepared by: Norma Cervantes, Assistant to the City Manager

ATTACHMENT(S)

A. City Council Goals & Tactics Update

GOAL #	GOAL TITLE	TACTIC #	PRIORITY	TACTIC DESCRIPTION	STATUS	DEPARTMENT	PROJECTED COSTS	APPROPRIATED	NOTES
1	Affordable Housing	1.1		Research establishment of a housing trust and potential budget allocation to support housing goals including rental assistance* and housing allotment	In-Progress	Community Development	$ 100,000	YES	$100K granted to Help of Ojai for rental assistance and City Council Housing Trust Ad Hoc Committee established
1	Affordable Housing	1.2		Identify opportunities to create workforce housing and potential live/work strategies.	On-going	Community Development	$ 15,000	NO	Use of 503 S Ventura Street property on working agenda pending list
1	Affordable Housing	1.3	2ND TIER	Explore creation of housing commission, addressing affordable housing and homelessness.	In-Progress	Community Development	$ 15,000	NO	Concept Review to be presented to City Council Fall 2026
2	Wildfire Safety & Risk Mitigation	2.1	2ND TIER	Pursue partner agreements in cooperation with providers/regional partners to further efforts that will reduce hazardous conditions and fuel sourrces, Wildfire Prevention Grants, include land clearing, educational outreach program regarding defensible space, and home hardening measures, and provide assessment	In-Progress	City Manager's Office	$ 386,025	YES	$386,025 Professional Services Agreement with Ojai Valley Fire Safe Council
2	Wildfire Safety & Risk Mitigation	2.2	1ST TIER	Explore feasibility and cost to implement local warning systems such as warning sirens, reverse 911, and back-up systems for communications. Promote participation in "VC Alert" and promote programs such as "Ready, Set, Go"	In-Progress	City Manager's Office	$ 1,086,000	NO	City anticipates to receive $1M earmark for sirens and message boards. City to be advised of status Fall 2026.
2	Wildfire Safety & Risk Mitigation	2.3		Research initiative to create micro-grid(s) and initiative to underground utility lines.	Not Started	City Manager's Office	$ 15,000	NO	Possible use of consultant and/or City Attorney
3	Arts, Culture and Recreation Funding	3.1	1ST TIER	Extend bike path to Soule Park with County partnership	In-Progress	Public Works	$ 15,000	NO	Preliminary City/Coounty discussions commenced
3	Arts, Culture and Recreation Funding	3.2		Explore design options for area behind the Council dais. ~~Engage Arts Commission to place a mural in Kent Hall City Council Chambers~~	In-Progress	City Manager's Office	$ 15,000	NO	Design concpt to be presnted to City Council Fall 2026
3	Arts, Culture and Recreation Funding	3.3	2ND TIER	TOT to non-profit applicants influencing the arts, culture, and recreation.	In-Progress	City Manager's Office		NO	Added to working agenda pending list
3	Arts, Culture and Recreation Funding	3.4		Increase funding the Arts Grant Program to support programming and services, helping to strengthen the local arts and cultural community	Completed	City Manager's Office	$ 100,000	YES	25 grants allotted totaling $100k

GOAL #	GOAL TITLE	TACTIC #	PRIORITY	TACTIC DESCRIPTION	STATUS	DEPARTMENT	PROJECTED COSTS	APPROPRIATED	NOTES
4	Infrastructure Maintenance and Improvement	4.1		Explore Land use agreement with the County regarding Ojai Bike Trail to include a maintenance program, directing the City Manager to enter into negotiations with County.	In-Progress	City Manager's Office	$ 15,000	NO	Preliminary City/Coounty discussions commenced
4	Infrastructure Maintenance and Improvement	4.2		Parking concept review - multiple topics 6F. Commission parking study (including locations, metering and enforcement) to determine needs and potential revenue options. (Cross-referenced in Goal 4H)	In-Progress	Community Development	$ 15,000	NO	Added to working agenda pending list
4	Infrastructure Maintenance and Improvement	4.3		Research road and hardscape alternative materials with potential demonstration project.	In-Progress	Public Works	$ 15,000	NO	Added to working agenda pending list
4	Infrastructure Maintenance and Improvement	4.4	1ST TIER	Research advancing road paving timeline to reduce expenditures.	In-Progress	Public Works		NO	5,000,000 would be the estimted costs to complete
5	Public Safety	5.1		Create traffic safety commission	Completed	Public Works		YES	Inagural Meeting convened 08.03.2026
5	Public Safety	5.2		Conduct Citywide speed study with goal to establish citywide 25 MPH speed limit	Completed	Public Works	$ 51,000	YES	In discussion now at Public Safety Commission
5	Public Safety	5.3		Develop speed hump policy	In-Progress	Public Works		NO	Preliminary discussion convened at the 08.03.2026 Public Safety Commission meeting
6	Diversifying Economy/Tourism Management	6.1		Commission Economic Action Plan, especially to better capitalize on visitor population.	Completed	City Manager's Office	$ 52,000	YES	Approved by CC 01.28.2026; plan drafting underway
6	Diversifying Economy/Tourism Management	6.2	1ST TIER	Explore other potential revenue options, including sales tax increase, paid parking, bus visitation fees, non-residential ownership tax	In-Progress	City Manager's Office	$ 15,000	NO	Sales and second home tax concepts on working agenda for 09.22.2026 CC meeting
6	Diversifying Economy/Tourism Management	6.3	2ND TIER	Investigate and return with report on 'incubator business investments' used in City of Ventura or other agencies	In-Progress	City Manager's Office	$ 15,000	NO	Commissioned within the Economic Action Plan

GOAL #	GOAL TITLE	TACTIC #	PRIORITY	TACTIC DESCRIPTION	STATUS	DEPARTMENT	PROJECTED COSTS	APPROPRIATED	NOTES
7	Climate Resiliency	7.1	2ND TIER	Habitat restoration and 're-wilding' - investigate programs and funding available for Council consideration	In-Progress	City Manager's Office		NO	Added to working agenda pending list
7	Climate Resiliency	7.2		Educate builders in energy efficient construction and incentivize through a grant program for both new construction and existing home improvements.	In-Progress	Community Development		NO	Workshops are being developed
7	Climate Resiliency	7.3		Research alternative paving materials	In-Progress	Public Works		NO	Added to working agenda pending list
8	Financial Stability	8.1	1ST TIER	Evaluate Sheriff's Contract	In-Progress	City Manager's Office		NO	Concept Review item on Contract Services presented to CC 07.14.2026; item placed on working document for Fall 2026
8	Financial Stability	8.2		Assess potential surplus from our reserve policy and develop a policy on how to utilize that surplus	In-Progress	Finance		NO	Draft policy to go before Finance & Budget Committee - Late Summer 2026
8	Financial Stability	8.3	2ND TIER	Procure public facing interactive budget reporting software.	In-Progress	Finance	$ 100,000	NO	Added to working agenda pending list
9	Communications and Relationships	9.1		Community Survey on Council Progress	Not Started	City Manager's Office		NO	Indefinitely tabled by City Council
9	Communications and Relationships	9.2	1ST TIER	Evaluate the City's website to improve ease of use for the public	In-Progress	City Manager's Office		NO	Added to working agenda pending list
9	Communications and Relationships	9.3		Fill the vacant Events and PIO position	Completed	City Manager's Office		YES	Norrma Cervantes serving as PIO and Kristy Rivera serving as Recreation Manager over Special Events
9	Communications and Relationships	9.4		Bi-monthly townhalls to hear from the community	In-Progress	City Manager's Office		NO	Townhalls are scheduled and will continue to be scheduled

Administrative Report

TO: **Honorable City Council**

FROM: **Ben Harvey, City Manager**
Bethany Burgess, City Attorney
Lucas Seibert, Community Development Director

MEETING DATE: **August 18, 2026**

SUBJECT: **Information Regarding New Communication Tower at Fire Station No. 21 Located at 1201 East Ojai Avenue**

RECOMMENDATION

Receive presentation, ask clarifying questions, and provide direction. Furthermore, acknowledge receipt of the Ventura County Fire Department (VCFD) recent notification, confirm awareness of the County's permitting authority, and request copies of the County-issued permits and approved plan set for City records.

EXECUTIVE SUMMARY

As part of a countywide infrastructure upgrade program, VCFD is replacing the Station 21's existing rooftop antenna — currently standing approximately 55 feet total — with a freestanding 60-foot tower topped by a 20-foot whip antenna, for a total height of approximately 80 feet (VCFD Station 21 is located at 1201 E. Ojai Avenue in the City of Ojai). The project has been permitted through the County of Ventura's Building Division, and the County has determined it to be exempt from CEQA, although details of the exemption have not yet been provided. The County maintains that, as a subdivision of the State engaged in a sovereign activity, it is immune from the City's local permitting and land-use authority under well-established California case law, including *Hall v. City of Taft* (1956), *Lawler v. City of Redding* (1992), and multiple California Attorney General opinions — a position that resulted in the County disregarding the City's stop-work order issued August 12.

The City became aware of the project only after a subcontractor mistakenly contacted the Community Development Department to schedule an inspection, revealing that no City permit existed. While the legal framework supporting the County's sovereign immunity position is well-established, the absence of advance notification to the City and its community represents a significant concern for interagency trust and transparency. Wireless communications facilities are regulated by the City pursuant to Chapter 10-14 of the Ojai Municipal Code and City Council Resolution No. 19-06., adopted in 2019 in response to FCC Order 18-133, establishes the City's local standards for wireless facility permitting —though these standards are unlikely to be enforceable against the County

given the applicable case law. Staff recommends that the City Council consider requesting copies of all County-issued permits, the approved plan set, and the no-grading-permit memo for public records purposes, and urges that future County projects within City limits be accompanied by proactive notification to foster better interagency communication — consistent with City Council Goal No. 9 on Communication and Relationships.

DISCUSSION

Fire Station 21 serves the City of Ojai and the eastern Ojai Valley and was constructed on its current site in 1979 to replace an earlier station on Montgomery Street. The station is staffed daily by three firefighters and houses Medic/Engine 21, Reserve Engine 121, and Brush Engine 321. The City of Ojai receives service from the Ventura County Fire Department through the integrated regional Ventura County Fire Protection District funded by property tax assessment. The City does not provide funding to VCFD through the City's General Fund or special funds.

Over the past decade, VCFD has been systematically upgrading communication facilities at its fire stations, resulting in approximately 10 identical 60-foot, three-leg towers constructed at various stations throughout Ventura County. The program is designed to replace end of useful service-life infrastructure, improve reliability, and provide flexibility for evolving communication technologies.

The existing antenna at the Ventura County Fire Station No. 21 is roof-mounted, standing approximately 35-feet above ground with a 20-foot whip antenna, for a total height of approximately 55-feet. The new tower will be a freestanding 60-foot structure with a 20-foot whip antenna on top, for a total height of approximately 80 feet — similar in design to the tower already constructed at Ventura County Fire Station No. 57 in unincorporated Somis. Fire Department representatives have indicated that following completion of the new tower, the existing rooftop antenna will be removed.

Approximately 10 years ago, the County Counsel and the Ventura County Public Works Department communicated to City officials within Ventura County that improvements on County-owned lands are fully permitted through the County, not local jurisdictions. This communication predates current Fire Department and City staff involved in the project.

Last week upon learning about this project, the City Attorney's Office discussed this matter with the Ventura County Counsel's Office. The County maintains that the project is exempt from the City's permitting and land-use authority and that the building permit issued by the County was the only permit required before construction commenced. County Counsel also advised that the County determined the project to be exempt from CEQA, but has not provided details as to the exemptions applied.

The County does not intend to comply with the City's stop-work order issued August 12 for the failure to follow the City of Ojai's entitlement process and plans to proceed with pouring the concrete foundation for the cellular tower. County officials indicated interest in meeting with the City after the foundation has been poured to discuss the remaining work associated with erection of the tower.

LOCAL PROCESS

The Ojai Municipal Code ("OMC") establishes requirements for installation of wireless communications facilities, including cellular communications towers. Pursuant to Section 10-14.040 of the OMC, this particular facility would require approval of a conditional use permit, and compliance with the requirements of Section 10-14.050 of the OMC. Pursuant to Section 10-14.050, an applicant must pay an application fee, an independent consultant deposit, a site plan, a visual analysis, statement of purpose, design justification, alternative sites analysis, radio frequency emissions compliance report, structural analysis, and a noise analysis.

The OMC also sets forth detailed standards governing approval, concealment techniques, landscaping, height limits, setbacks, lights, noise, and signage, compliance with certain aesthetic standards and establishes review criteria for a conditional use permit for a wireless communications facility.

PERMITTING AUTHORITY

The project is an improvement on County-owned property located within the City of Ojai's city limits. As a subdivision of the State, Ventura County legal counsel has adamantly identified the site is immune to local regulation when it engages in sovereign activities — such as the improvement of a fire station — unless that sovereign immunity is explicitly waived by the Legislature or the Constitution. This authority is grounded in established California case law, including:

- *Hall v. City of Taft* (1956) 47 Cal.2d 177, 181–183
- *County of Los Angeles v. City of Los Angeles* (1963) 212 Cal.App.2d 160, 164–165
- *Lawler v. City of Redding* (1992) 7 Cal.App.4th 778, 784 — affirming that cities and counties are exempt from each other's building and zoning ordinances
- 68 Ops. Cal. Atty. Gen. 114, 121–122 (1985)
- 57 Ops. Cal. Atty. Gen. 124, 127 (1974)

The project has received building permits through the County of Ventura's Building Division, but never received entitlements through the City of Ojai's Community Development Department. The permits and plans are Attachments A and B respectively.

CONSTRUCTION DETAILS

The tower foundation consists of a 6-foot diameter, 15-foot deep bored hole. A large drill rig will bore the hole, followed by a crane to set the rebar cage, and a concrete crew to pour the concrete — all within the same day. Any groundwater encountered during boring will be collected in an onsite baker tank, treated, and transported offsite for disposal at an appropriate facility. After the foundation concrete has cured to sufficient strength, three 20-foot tower segments will be erected and secured, resulting in a total tower height of 60 feet, with a 20-foot whip antenna on top.

OPERATIONAL PURPOSE/NEED

The Fire Department receives its emergency calls for response through equipment mounted on the tower, which is then transmitted through visual and audio alerting systems within each room of the fire station. The greater the tower height, the better the signal quality and the lower the chance of signal interference or loss, due to improved line-of-sight

over long distances. The Ventura County Fire Department is an all-hazard, full-service agency composed of approximately 600 dedicated personnel providing fire protection, medical aid, rescue, hazardous materials response, and other services.

Construction is proceeding on an accelerated timeline. The contractor mobilized the day following initial outreach to City staff, with foundation boring scheduled for the following morning. The concrete pour is planned for the same afternoon as the boring. The tower erection will follow after the foundation concrete has cured to design strength. Environmental controls are in place: any groundwater encountered will be collected, treated, and properly disposed of offsite. Upon completion of the new tower, the existing rooftop antenna at Fire Station 21 will be removed.

POLICY ANALYSIS AND COMMUNITY ENGAGEMENT

As noted above, the County's sovereign immunity from local building and zoning ordinances is well-established under California law. The legal authority provided by County Counsel — citing *Hall v. City of Taft*, *County of Los Angeles v. City of Los Angeles*, *Lawler v. City of Redding*, and multiple California Attorney General opinions — confirms that the City of Ojai's permitting requirements do not apply to this project. However, the method by which the City was made aware of this project is of concern.

Notably, the City became aware of this project and cellular tower due to the subcontractor pouring the foundation mistakenly contacted the Community Development Department to schedule an inspection which alerted the department that no such permit existed, and staff began reaching out to our local Ventura County fire representatives to understand more about the project. The project has been fully permitted through the County of Ventura, consistent with the framework communicated to City officials approximately 10 years ago, but staff has been unable to locate information confirming this communication.

Even with the clear and present case laws pertaining to permitting not being through the City for projects of this nature, community input remains an important component of public awareness. Simply pointing to immunity provisions does not strengthen agency trust and it risks weakening interagency relationships. Moving forward, there should be better notification through outside agencies to create awareness of these types of projects rather than simply identifying the review is outside of local jurisdiction authority.

VENTURAL COUNTY GUIDELINES FOR ORDERLY DEVELOPMENT

The Guidelines were originally adopted in 1969 and subsequently refined, with the most recent revision completed in December 1996 and the document last updated in June 2018. The overarching theme is that urban development should be located within incorporated cities whenever and wherever practical. The Guidelines are intended to clarify intergovernmental relationships between cities and the County, facilitate understanding of development standards and fees, and identify the appropriate governmental agency responsible for making land use determinations. While this is within the City of Ojai and these guidelines wouldn’t directly impact this site, the guidelines identify the importance of early communication for potential project sites outside of the City’s jurisdictional boundaries. The updated version of these guidelines are provided as Attachment C.

FISCAL IMPACT

No financial impact to the City of Ojai is anticipated. The project is funded and managed entirely by the County of Ventura through its Fire Department capital improvement program. All permitting fees and construction costs are borne by the County.

CITY COUNCIL GOALS ALIGNMENT
Goal No. 9 - Communication and Relationships

OPTIONS

1. Take no action;
2. Provide alternative direction to staff. If City staff or the City Attorney has outstanding questions regarding the scope of Ventura County sovereign immunity as applied to this specific project, a brief legal review may be warranted. However, given the well-established California case law and Attorney General opinions cited by County Counsel, such a review is unlikely to alter the outcome.

   Alternative 2 — Request Additional Documentation. The City requests copies of all County-issued permits related to this site, approved plan set, and the no-grading-permit memo for City records. This does not constitute a claim of permitting jurisdiction but ensures the City has documentation on file for public records purposes and community inquiries.

Prepared by: Lucas Seibert, Community Development Director

ATTACHMENT(S)

A. Ventura County Permits Issued
B. Ventura County Approved Plans
C. Guidelines for Orderly Development

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT. THIS PLAN HAS BEEN CHECKED BY OUR FIRM.

Proj # 3462 9/13/22 & 7/16/24

GE2311 7/21/24

REGISTERED PROFESSIONAL ENGINEER RICHARD RYBAK Number 2131 Exp. 3/31/25 GEOTECHNICAL STATE OF CALIFORNIA

GENERAL NOTES

1. GENERAL CONTRACTORS SHALL OBTAIN ALL BUILDING PERMITS.
2. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. UNLESS NOTED OTHERWISE, GENERAL CONTRACTORS SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
3. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS CONSTRUCTION AND SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER.
5. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK OF ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
11. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
12. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND/OR PROJECT SITE.
13. IF EXISTING FACILITIES ARE RELATED TO THE WORK, THE CONTRACTOR SHALL NOT DISRUPT THE EXISTING SERVICES OR UTILITIES WITHOUT OBTAINING CM'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
14. DETAILS INCLUDE HEREIN ARE INTENDED TO SHOW END RESULTS OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS AND MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
15. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
16. CONTRACTOR MUST PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING CODE, 2022 EDITION CBC
   TIA/EIA-222-E STRUCTURAL STANDARDS FOR STEEL TOWERS
2. CALIFORNIA MECHANICAL CODE,2022 EDITION
3. CALIFORNIA PLUMBING CODE, 2022 EDITION
4. CALIFORNIA ELECTRIC CODE, 2022 EDITION
5. BUILDING ENERGY EFFICIENCY STANDARDS 2022
6. FEDERAL STANDARDS
7. CALIFORNIA – OSHA
8. CALIFORNIA BUILDING CODE, 2022 EDITION SECTION 1603

PROJECT DESCRIPTION

POINT TO POINT MICROWAVE TRANSMITTER SYSTEM, UTILIZING FCC LICENSED FREQUENCIES BANDS, FOR THE VENTURA COUNTY FIRE DEPARTMENT..

COMMERCIAL ENTITIES ARE AUTHORIZED TO UTILIZE THE COUNTY FIRE DEPARTMENT DEPARTMENT NETWORK SITES, NOR CO-LOCATE WITHIN THE BUILDING OR UPON THEIR TOWER. THIS INCLUDES, BUT IS NOT LIMITED TO, CELLULAR PROVIDERS, COMMERCIAL ISP's, TELEPHONE COMPANY REPEATER ANTENNAS, ETC.

THE PROPOSED SITE IS AN UNMANNED FACILITY AND REQUIRES NO REGULAR EMPLOYEES

SCOPE OF WORK

INSTALLATION OF A NEW 60 FT HIGH COMMUNICATION TOWER WITH ANTENNAS, NEW PREFAB RADIO EQUIPMENT SHED WITH CONCRETE ENTRY LANDING, NEW BOLLARDS, NEW EXTERIOR CABLE BRIDGE,

INSTALLATION OF NEW DRY WELL, NEW UNDERGROUND ELECTRICAL-TELCO-COAXIAL CONDUITS, INSTALL ALL EXTERIOR GROUNDING, EXTEND CONDUITS INTO BUILDING AND HOOK UP TO ELECTRICAL-TELCO-RADIO EQUIPMENT AND REPAIR/REPLACE ALL CONCRETE WHICH WAS DISTURBED DURING CONSTRUCTION

CONTRACTORS NOTES

A. Provide all the labor and equipment necessary for the installation of the 60' high Communication Tower and foundation, antennas with coaxial cable/equipment, steel ladder, cable bridge from bldg to tower, all exterior grounding required per Motorola R56 standards:
B. Provide all the labor and equipment necessary for the installation of the Communication Shed, Hvac, electrical. grounding and foundation,
C. All associated coaxial cables hangers, ground kits, poly phasers, poly phaser and miscellaneous exterior antenna associated hardware.
D. (1) each 4" x 20" copper ground buss with # 2 solid tinned copper clad at pull box.
E. All the Cadwelds required complying with Motorola R56 grounding.
F. Refer to Main firestation building plans security fence and gates surrounding tower which are not under this permit
G. Owner to furnish Equipment Shelter for contractor to install

STRUCTURAL OBSERVATION PROGRAM

REFER TO SHEET A-4.1 FOR STRUCTURAL OBSERVATION PROGRAM REQUIREMENTS

SPECIAL INSPECTIONS

THE OWNER OR THE REGESTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNERS AGENT SHALL EMPLOY ONE OR MORE AGENCIES TO PERFORM SPECIAL INSPECTIONS DURING CONSTRUCTION OF THE TYPES OF WORK LISTED UNDER C.B.C. SECTION 1705. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS IDENTIFIED IN C.B.C. SECTION 110..

ARCHITECT OF RECORD
Arthur Anderson, Calif Arch Lic #C24269
IDEAS – Architecture, Real Estate and Construction
PHONE (805) 628-3101
EMail: ideasarc@sbcglobal.net

SPECIAL INSPECTOR
Scott Moors
BTC LABS – Vertical Five
1868 Palma Drive, Suite A, Ventura, CA 93003
PHONE (805) 656-6074,
FAX (805) 650-6264

ALL SPECIAL INSPECTORS MUST BE PRE-APPROVED BY THE BUILDING AND SAFTEY DEPARTMENT OF JURISTRICTION INDEPENDENT INSPECTOR REQUIRED TO REFER TO THE DIRECTIONS IN THE NOTES BELOW:
INSPECT AND APPROVE THE FOLLOWING ITEMS :
THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRCUTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED

ALL INSPECTIONS as per section 1700 of CBC.
REFER TO TOWER DRAWINGS FOR ADDITIONAL SPECIAL INSPECTIONS

1.	SOIL FILL PLACEMENT. PER CBC TABLE 1705.6
2.	INSTALLATION OF EXPOXIED OR EXPANSION TYPE ANCHOR BOLTS REQUIRE A CONTINUOUS INSPECTION. PER CBC TABLE 1705
3.	INSTALLATION OF ALL CONCRETE OVER 2500 P.S.I. REQUIRES A CONTINUOUS INSPECTION. PER CBC TABLE 1705.3
4.	FIELD WELDING AND/OR HIGH STRENGTH BOLTS REQUIRE A INSPECTION, PER CBC TABLE 1705.2.5 & 1705.2.6
5.	STRUCTURAL OBSERVATION OF THE TOWER ERECTION – CBC TABLE 1709
6.	PILES/CAISSONS PER CBC TABLE 1705.7 & 1705.8

A. THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION 1701 OF THE UNIFORM BUILDING CODE. SPECIAL INSPECTIONS IS NOT A SUBSTITUTE FOR INSPECTION BY A MUNICIPAL INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE MUNICIPAL INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
B. CONTINUOUS INSPECTIONS IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.
C. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE LOCAL MUNICIPALITY TO PERFORM THE TYPES OF INSPECTION SPECIFIED AND MUST CONSTANTLY OBSERVE THE WORK REQUIRING SPECIAL INSPECTIONS.
D. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.
E. THE ABOVE NUMBER DESIGNATION REFER TO THE SECTION 1700 OF THE UNIFORM BUILDING CODE.
F. ALL SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, OWNER/AGENCY, GENERAL CONTRACTOR AND ARCHITECT OF RECORD.
G. TOWER ERECTION THE PROJECT ENGINEER/STRUCTURAL OBSERVER SHALL COMPLETE BY THE COUNTY OBSERVATION FORM AND INCLUDE ON THE FIRST SHEET OF THE STRUCTURAL DRAWINGS

VCFD-OJAI-FIRE STATION 21

VENTURA COUNTY FIRE DEPARTMENT
1201 EAST OJAI AVENUE
OJAI, CALIFORNIA
COUNTY OF VENTURA

PROJECT DATA

APN: 024-0-080-135
PROPERTY ADDRESS: 1201 EAST OJAI AVENUE OJAI, CALIFORNIA 93023-3014 (805) 37 1 - 1 1 1 1 EXT 21
PROPERTY OWNER: COUNTY OF VENTURA FIRE PROTECTION DISTRICT 165 DURLEY DRIVE CAMARILLO, CA 93010-8586
LOT SIZE: 35,432 SF
ZONED: GOV

SEISMIC COFFICIENTS: SEISMIC DESIGN CATEGORY, Sds, Sdi, and Cs Sds=1.5 Le=1.5 (risk IV)
BASIC WIND SPEED 105 MPH
WIND EXPOSURE CATEGORY: C (TYPICAL)

FINISH COLOR SCHEDULE

TOWER COLOR SHALL BE LIGHT GRAY AND NON-REFLECTIVE PAINT

ANTENNA SCHEDULE

NO.	LOCATION	DESCRIPTION	CARRIER	MOUNTING
1	60 FT TOWER	CELWAVE PD200 OMNI 22 ft	VENTURA COUNTY FIRE	58 FT
2	60 FT TOWER	LIGHTENING ROD 4 FT	VENTURA COUNTY FIRE	60 FT
3	60 FT TOWER	Andrew HP2-105 MV DISH 2 ft DIA	VENTURA COUNTY FIRE	C/L <59 FT
4	60 FT TOWER	Andrew HP4-105 MV DISH 4 ft DIA	VENTURA COUNTY FIRE	C/L <58 FT
5	60 FT TOWER	Andrew HP4-105 MV DISH 4 ft DIA	VENTURA COUNTY FIRE	C/L <58 FT
6	60 FT TOWER	Comtelco BS150XL3 OMNI 10 ft	VENTURA COUNTY FIRE	33 FT
7	60 FT TOWER	Comtelco BS150XL3 OMNI 10 ft	VENTURA COUNTY FIRE	33 FT
8	60 FT TOWER	Comtelco BS150XL3 OMNI 10 ft	VENTURA COUNTY FIRE	33 FT
9	60 FT TOWER	Comtelco BS150XL3 OMNI 10 ft	VENTURA COUNTY FIRE	33 FT
10	60 FT TOWER	Comtelco BS150XL3 OMNI 10 ft	VENTURA COUNTY FIRE	33 FT
11	60 FT TOWER	Comtelco BS150XL3 OMNI 10 ft	VENTURA COUNTY FIRE	33 FT

THE ELEVATION, SIZE, TYPE, MFGR, AND DIRECTION OF THE ANTENNAS MAY BE ADJUSTED ADJUSTED TO MEET SYSTEM NEEDS

CODE ANALYSIS

LOCATION	OCCUPANCY USE	CONST TYPE	USE	NUMBER STORIES	BUILDING HEIGHT	FLOOR AREA
EXISTING OFFICE, KITCHEN, DAY ROOM	B	V-B	FIRESTATION	1	12 FT.	1545 S.F.
EXISTING BEDROOMS	R-3	V-B	FIRESTATION	1	12 FT.	415 S.F.
EXISTING APPARTUS STORAGE	S-2	V-B	FIRESTATION	1	14 FT.	2090 S.F.
EXISTING SHOP & EQUIPMENT ROOM	S-2	V-B	FIRESTATION	1	12 FT.	350 S.F.
EXISTING CONTAINER SHED	S-2	V-B	STORAGE	1	8 FT.	128 S.F.
EXISTING STORAGE BUILDING	S-2	V-B	SHOP & EQMT	1	8 FT.	210 S.F.
EXISTING FITNESS BUIILDING	B	V-B	FITNESS BLDG	1	12 FT.	390 S.F.
EXISTING BUILDINGS - TOTALS						5128 S.F.
NEW COMMUNICATIONS SHED	B	V-B	COMM EQPM SHED	1	10 FT.	80 S.F.
NEW BUILDING TOTALS						80 S.F.
COMBINED BUILDINGS TOTALS						5208 S.F.

CONSTRUCTION RESPONSIBILITY MATRIX

ITEM	FURNISHED	INSTALLED
TOWER & FOUNDATION	CONTRACTOR	CONTRACTOR
COMM SHED & FOUNDATION	CONTRACTOR	CONTRACTOR
EQMT & GROUNDING IN COM ROOM	AGENCY	AGENCY
GROUNDING SYSTEM	CONTRACTOR	CONTRACTOR
ANTENNAS & COAX CABLE	AGENCY	AGENCY
ALL CABLE TRAYS & SUPPORTS ALL COAX SUPPORT HARDWARE	CONTRACTOR	CONTRACTOR
EVERYTHING ELSE REQUIRED TO COMPLETE PROJECT	CONTRACTOR	CONTRACTOR

GRADING NOTES
(GRADING PERMIT NOT REQUIRED)

EXCAVATED FOR PIER: 6 FT DIA X 15 FT DEEP = 424 CF = 12.7 CY
EXCAVATED FOR GROUNDING: 36 SF X 2.5 FT DEEP = 90 CF = 3.3 CY
EXCAVATED FOR SHED: 100 SF X 2.5 FT DEEP = 250 CF = 9.3 CY
EXCAVATED UTILITIES: 204 SF X 2.0 FT DEEP = 408 CF = 15.1 CY
EXCAVATED PAVING: 300 SF X 0.5 FT DEEP = 150 CF = 5.6 CY
EXCAVATED TOTAL 46.0 CY
FILL FOR GROUNDING RING (NATIVE) 2.3 CY
SOURCE/DISPOSAL SITE LOCATION: TO BE DETERMIND
DISTURBED AREA: 800 SF

NOTE: ALL RECOMMENDATIONS MADE BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) CONTAINED IN THE REPORTS AS APPROVED OR CONDITIONED BY THE COUNTY SHALL BE A PART OF THIS GRADING PLAN.

ARCHITECTURAL SHEET INDEX

T-1	TITLE SHEET
T-2	GENERAL NOTES
A-1.1	SITE PLAN
A-1.2	ENLARGED SITE PLAN
A-2.1	EXTERIOR ELEVATIONS
A-3.1	SECTIONS
A-4.1	SHELTER FOUNDATION
E-1	ELECTRICAL GROUNDING
E-2	ELECTRICAL SITE PLAN & SINGLE LINE

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same, without written permission from the Building and Safety Division. County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.
Chris Jacobsen 09/13/2025
Building and Safety Division

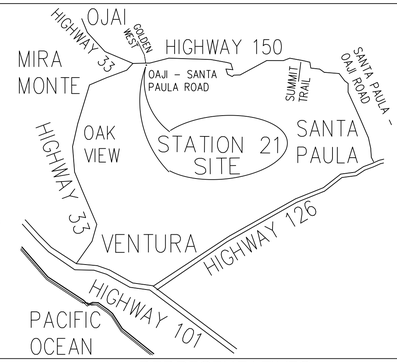
TOWER SHEET INDEX

T-1	TOWER TITLE SHEET AND NOTES
N-1	TOWER CONSTRUCTION NOTES
S-1	TOWER ELEVATION AND NOTES
S-2	TOWER FOUNDATION AND DETAILS
S-3	TOWER WELDED SECTION AND DETAILS
S-4	TOWER INSPECTION REPORT

COMM SHELTER SHEET INDEX

1	PRE FAB SHED – DRAWING INDEX
2	PRE FAB SHED – REVISIONS AND NOTES SHEET
3	PRE FAB SHED – BILL OF MATERIALS
4	PRE FAB SHED – INTERIOR LAYOUTS
5	PRE FAB SHED – ELEVATION VIEWS
6	PRE FAB SHED – DOOR DETAILS
7	PRE FAB SHED – ELECTRICAL
8	PRE FAB SHED – CORNER CONSTRUCTION DETAILS
9	PRE FAB SHED – ROOF CONSTRUCTION DETAILS
10	PRE FAB SHED – FASTENER SCHEDULE
11	PRE FAB SHED – BUILDING SKID ASSEMBLY
12	PRE FAB SHED – BUILDING FOUNDATION ASSEMBLY
13	PRE FAB SHED – LIFTING DETAILS
14	PRE FAB SHED – WALL A FRAMING
15	PRE FAB SHED – WALL B FRAMING
16	PRE FAB SHED – WALL C FRAMING
17	PRE FAB SHED – WALL D FRAMING

VICINITY MAP – NO SCALE



REPRESENTATIVES

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VENTURA COUNTY FIRE DEPARTMENT
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CAMARILLO, CA 93010
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CONSULTING ENGINEERS
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TOWER CONSULTANT
PAUL J FORD AND COMPANY
STRUCTURAL ENGINEERS
250 EAST BROAD STREET
SUITE 600
COLUMBUS OHIO, 43215
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TOWER MANUFACTURE
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9370 ELDER CREEK ROAD
SACRAMENTO, CALIF 95829
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SHELTER MANUFACTURE
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1001 WEST MAIN STREET
ELK POINT, SD 57025
WEBB: THERMOBOND.COM
PHONE: (605) 356-2090
PHONE: (800) 356-2686

VCFD - OJAI FIRE STATION 21

COMMUNICATION TOWER & SHED
VENTURA COUNTY FIRE DEPARTMENT
1201 EAST OJAI AVENUE
OJAI, CA 93023
COUNTY OF VENTURA
APN: 024-0-080-135

PROJECT INFORMATION:

VENTURA COUNTY FIRE DEPARTMENT

CURRENT ISSUE DATE: 10/18/23

ISSUED FOR: CONST

REV.:	DATE:	DESCRIPTION:	BY:
1	06/19/24	PLAN CHECK	

PLANS PREPARED BY:

IDEAS
Architecture, Real Estate & Construction
1082 South Seaward Avenue
Ventura, California 93001
phone (805) 653-5800
WWW.ideasarc@sbcglobal.net

CONSULTANT

Artie
LICENSED ARCHITECT
C-24269
ARTHUR ALLEN ANDERSON
02-2025
RENEWAL DATE
STATE OF CALIFORNIA
05-19-2024

PROJECT NO:

SPECFICATION NO:

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1 REVISION:

SVC2500112

REFER TO TOWER DRAWINGS FOR ADDITONAL NOTES AND REQUIREMENTS – TOWER DRAWINGS SUPERCEDE ALL NOTES ON THIS SHEET,,

05 CONCRETE

1. ALL CONCRETE FOR THE FLATWORK AND MISCELLANEOUS ITEMS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF Min. 2500 psi AT 28 DAYS.
   TOWER FOUNDATION REQUIRES MIN 4000 PSI CONCRETE.
   SHED FOUNDATION REQUIRES TYPE "II" MIN 2500 PSI CONCRETE.
2. REINFORCING BARS SHALL BE OF INTERMEDIATE GRADE CONFORMING TO ASTM A 615, GRADE 40 FOR #2 AND #3 BARS AND GRADE 60 FOR #4 BARS AND LARGER.
3. CEMENT SHALL BE TYPE II, LOW ALKALI, CONFORMING TO ASTM C–150.
4. ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C–33. MAXIMUM AGGREGATE SIZE SHALL BE 1".
5. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE. SEE DRAWINGS FOR PARTICULAR REQUIREMENTS FOR SPLICE BREAKS. ALL BARS ARE TO BE CONTINUOUS AROUND CORNERS AND INTERSECTIONS.
6. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE:
   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH .... 3"
   CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER .... 2"
   OTHER PER UNIFORM BUILDING CODE
7. LOCATIONS OF SLEEVES FOR PIPES, AND FOR PIPES INTENDED TO BE CAST IN CONCRETE, FOR WHICH NO SPECIFIC DETAILS ARE SHOWN SHALL BE SUBJECT TO THE REVIEW OF THE STRUCTURAL ENGINEER.
8. EXTERIOR CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH #4 REBAR @ 16" O.C. EACH WAY, PLACED 2" FROM THE TOP OF THE SLAB, UNLESS OTHERWISE NOTED ON THE PLANS. THIS REINFORCEMENT SHALL BE SUPPORTED BY CONCRETE BLOCKS 2" THICK, SPACED AT INTERVALS NOT EXCEEDING 4'–0".
9. ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC., SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE.
10. CONCRETE SHALL CONTAIN A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD AND SHALL HAVE A SLUMP OF NO GREATER THAN 4". ALL CONCRETE SHALL BE VIBRATED IMMEDIATELY AFTER POURING.

08 STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A–36 UNLESS OTHERWISE SHOWN. MINIMUM YIELD STRENGTH SHALL BE 36,000 PSI.
2. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. DATED NOVEMBER 1, 1978.
3. ALL STEEL FABRICATION TO BE DONE IN A SHOP APPROVED BY THE BUILDING DEPARTMENT. WELDING SHOPS MUST SUBMIT THE INFORMATION AND MEET ALL THE REQUIREMENTS OF SECTION 306 (F) OF THE UNIFORM BUILDING CODE BEFORE THEY WILL BE CONSIDERED AS APPROVED.
4. STRUCTURAL STEEL FABRICATOR TO FURNISH SHOP DRAWINGS OF ALL STEEL FOR ENGINEERS APPROVAL BEFORE FABRICATION. NO FIELD MODIFICATIONS ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT..
5. ALL WELDING SHALL BE PERFORMED BY WELDERS HAVING CURRENT WELDING CERTIFICATES. WELDING SHALL BE PERFORMED BY ELECTRIC ARC PROCESS. IN ACCORDANCE THE APPLICABLE PORTION OF THE CODE FOR ARC WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY AS AMENDED TO DATE.
6. FIELD WELDING IS DESIGNED FOR FULL STRESS. CONTINUOUS INSPECTION IS REQUIRED.
7. ALL BOLTS SHALL BE UNFINISHED BOLTS CONFORMING TO ASTM A–307 OF THE SIZE SHOWN ON THE DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED ON TOWER DRAWINGS.
8. USE AISC USUAL GAUGES FOR BOLTS IN ALL STEEL SECTIONS, MODIFIED AS REQUIRED BY CONDITIONS UNLESS OTHERWISE SHOWN OR NOTED.
9. ALL STEEL AND CONNECTORS TO BE MIN. HOT DIPPED GALVANIZED. AND STAINLESS STEEL FINISH REQUIRED WHERE INDICTED ON DRAWINGS
10. FIELD DIMENSIONS ARE TO BE TAKEN BY THE CONTRACTOR PRIOR TO FABRICATION OF STEEL BEAMS AND CONNECTORS. ACCURATE DIMENSIONS ± 1/16" ARE TO BE PROVIDED. TO FABRICATOR.
11. ALL FASTENERS INCLUDING NUTS, WASHERS, BOLTS, SHEARPANEL NAILS/SCREWS, HARDWARE IN CONTACT WITH PERSERVATIVE–TREATED WOOD SHALL BE HOT–DIPPED ZINC–COATED GALV STEEL.
12. REFER TO TOWER DRAWINGS FOR ADDITIONAL REQUIREMENTS

01 GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE REVIEW OF THE OWNER AND ARCHITECT..
2. APPARENT DISCREPANCIES OR AMBIGUITIES ON THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE SAFETY UNTIL THE WORK IS COMPLETED.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE OWNER AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND NON–STRUCTURAL ITEMS NOT SHOWN ON STRUCTURAL PLANS.
6. ALL SCAFFOLDING AND SHORING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA.
7. N/A
8. THE CONTRACTOR IS REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT MADE TO APPLIED CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE STRUCTURAL ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SLOE NEGLIGENCE OF THE ARCHITECT.

SITE UTILITIES

A. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES AT THE SITE (SHOWN OR NOT SHOWN). IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
B. THE CONTRACTOR SHALL LOCATE ALL UTILITY CONNECTIONS WITHIN 5 FT. OF THE OF THE BUILDING LINE, AND PROTECT UNTIL ALL CONNECTIONS AND TESTING ARE COMPLETED. CONTRACTOR SHALL TAG ALL CONNECTION LOCATIONS WHERE FINISH SURFACES ARE PERMANENT. (I.E. CONCRETE, A.C. PAVING ETC.)
C. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

02 EXCAVATING, GRADING & FILLING

1. ANY EXISTING FILL IN BUILDING AREAS OR AREAS TO RECEIVE COMPACTED FILL, SHALL BE REMOVED AND REPLACED IN LAYERS AND RE–COMPACTED.
2. THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR THAT GRADING IS TO COMMENCE AND THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR THEIR INSPECTION.
3. ALL VEGETATION AND DEBRIS ON THE SURFACE SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING EXCAVATION AND GRADING.
4. BACKFILLING IN TRENCHES AND AROUND FOOTINGS SHALL BE PLACED IN 6" LAYERS AND COMPACTED WITH EITHER AIR OR GASOLINE OPERATED COMPACTING EQUIPMENT.
5. RYBAK GEOTECHNICAL ENGINEERS TO DETERMINE IN FIELD ACTUAL DEPTH OF TOWER FOUNDATIONS.
6. IF SEEPAGE PITS OR CESSPOOLS ARE ENCOUNTERED, DO NOT FILL UNTIL APPROVAL IS OBTAINED FROM THE GRADING INSPECTOR.
7. ANY EXISTING FILL IN BUILDING AREAS OR AREAS TO RECEIVE COMPACTED FILL, SHALL BE REMOVED AND REPLACED IN LAYERS AND RE–COMPACTED.

03 FOUNDATIONS

1. ALL TOWER FOOTINGS
   REFER TO TOWER DRAWINGS FOR ADDITIONAL INFORMATION
   SOILS ENGINEER TO DETERMINE IN FIELD FINAL FOOTING DEPTHS.
2. PRIOR TO POURING CONCRETE FOUNDATIONS, ALL LOOSE EARTH, WATER, AND DEBRIS SHALL BE REMOVED FROM THE FOUNDATION BED.
3. THE BOTTOM ELEVATION OF ALL FOOTINGS SHALL BE SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER..
4. CONTRACTOR TO PROVIDE FOR DE–WATERING OF ALL EXCAVATIONS FROM EITHER SURFACE WATER OR SEEPAGE.
5. CONTRACTOR SHALL PROTECT ALL FOUNDATION EXCAVATIONS ON THE SITE FROM CAVING.

DIV 1 GENERAL CONDITIONS

1.12 TESTING

A. THE OWNER AND/OR ARCHITECT RESERVE THE RIGHT TO HAVE TESTS MADE WHEN DEEMED NECESSARY. SHOULD THE ARCHITECT ORDER SPECIAL TESTING OR INSPECTION OF A QUESTIONABLE PART OF THE WORK WHICH REVEALS DEFECTS NOT IN CONFORMITY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PAY THE COST OF SUCH SPECIAL TESTING OR INSPECTIONS INCLUDING THE ARCHITECT'S EXTRA SERVICES MADE NECESSARY THEREBY. OTHERWISE THE OWNER SHALL BEAR SUCH COST.
B. TESTS SHALL BE MADE IN ACCORDANCE WITH RECOGNIZED STANDARDS BY A COMPETENT, INDEPENDENT TESTING LABORATORY. ANY MATERIAL FOUND DEFECTIVE OR NOT IN CONFORMITY WITH SPECIFICATION STANDARDS SHALL BE PROMPTLY REPLACED OR REPAIRED AT THE EXPENSE OF THE CONTRACTOR. SAMPLES FOR TESTING WILL BE FURNISHED BY THE CONTRACTOR AND SELECTED REQUIRED AS DIRECTED BY THE ARCHITECT.

1.13 INSPECTIONS AND CERTIFICATES OF COMPLIANCE

A. THE CONTRACTOR SHALL INFORM THE FIRE DEPARTMENT OF THE REQUIRED FINAL INSPECTION AND SCHEDULE SUCH INSPECTION 24 HRS. IN ADVANCE.
B. THE CONTRACTOR SHALL SIGN AND SUBMIT TO THE DEPARTMENT OF BUILDING AND SAFETY A "CERTIFICATE OF COMPLIANCE" STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON–RESIDENTIAL ENERGY.
C. BEFORE THE BUILDING MAY BE OCCUPIED, INSTALLATION CERTIFICATES FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS SHALL BE ISSUED TO THE ARCHITECT, THE OWNER AND THE LOCAL BUILDING DEPARTMENT CERTIFICATES SHALL:
   1. IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE W/ APPLIANCE STDS.
   2. INCLUDE A STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM TO THE APPLIANCE STANDARDS AND THE REQUIREMENTS FOR SUCH DEVICES IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL AGENCY

1.14 MISCELLANEOUS

A. CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION AS REQUIRED IN CBC
B. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR THE STORAGE AND HANDLING OF HAZARDOUS MATERIALS AS REQUIRED BY LOCAL ORDINANCE
C. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR CONSTRUCTION WATER. DUST SHALL BE CONTROLLED BY WATERING AS REQUIRED.
D. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW IN ITEMS CALLED OUT AS "OR EQUAL," AND IN ACCORDANCE WITH THE PROJECT MANUAL.
E. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
F. CONTRACTOR SHALL INCLUDE COST FOR ALL REQUIRED STAKING AND SURVEYING.
G. CONTRACTOR SHALL PROVIDE PORTABLE TOILET DURING CONSTRUCTION PERIOD

DIV 2 SITEWORK

2.01 SEE CONSTRUCTION DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON–SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS.

2.03 EXCAVATION / GRADING REQUIREMENTS:

A. THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR AND OWNER THAT GRADING IS TO COMMENCE AND MAKE ALL NECESSARY ARRANGEMENT FOR FIELD INSPECTOR.
B. AFTER THE REQUIRED EXCAVATIONS, ANY CUT AREAS IN WHICH THE EXPOSED NATURAL GROUND HAS BEEN DISTURBED SHOULD BE SCARIFIED TO A MIN. DEPTH OF 18", BROUGHT TO PROPER MOISTURE–CONTENT, AND COMPACTED TO AT LEAST 90% OF THE MAX DENSITY .
C. ALL FILL AND BACKFILL MATERIAL SHALL BE CLEAN.
D. ALL GRADING SHALL CONFORM TO LOCAL ORDINANCES AND STANDARDS.
E. FURNISH ALL EQUIPMENT, MATERIALS, AND LABOR REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED TO COMPLETE THE CONTRACT.
F. PROVIDE BARRICADES, LIGHTS, SIGNS AND SAFETY PRECAUTIONS REQUIRED BY GOVERNING CODES AND ORDINANCES.
G. PROVIDE DUST CONTROL.
H. A THOROUGH SEARCH SHALL BE MADE FOR UNDERGROUND UTILITIES AND STRUCTURES, ETC., WITHIN THE BUILDING SITE. CONTRACTOR SHALL REMOVE OR CAP OFF ALL SUCH ITEMS IN ACCORDANCE WITH THE ARCHITECT'S INSTRUCTIONS PERTAINING TO EACH DISCOVERY, AND AT THE CONTRACTOR'S EXPENSE. IN ALL CASES OF THIS TYPE, THE ARCHITECT SHALL BE NOTIFIED BEFORE THE WORK PROCEEDS, EXCEPTING THAT IN ANY EMERGENCY AFFECTING SAFETY OF LIFE, OR OF ADJOINING PROPERTY, THE CONTRACTOR SHALL ACT AT ONCE WITHOUT SUCH INSTRUCTIONS TO PREVENT SUCH THREATENED INJURY OR LOSS.
I. DAMAGE TO ANY ADJACENT PROPERTY, STREETS AND THE LIKE CAUSED BY OPERATIONS OF THIS SECTION SHALL BE RESTORED TO ORIGINAL CONDITION WITHOUT ADDITIONAL COST OR LIABILITY TO THE OWNER.
J. EXCAVATE TO EXACT DIMENSIONS, LEVELS, AND ALIGNMENT SHOWN ON THE DRAWINGS. REMOVE ALL MATERIALS ENCOUNTERED.
K. ALL BACKFILL SHALL BE PLACED IN ACCORDANCE TO GRADING RECOMMENDATIONS.
L. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.
M. NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS. WHEN WORK IS INTERRUPTED BY HEAVY RAINS, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL ARE AS SPECIFIED.
N. REMOVE ALL WATER, INCLUDING RAINWATER, ENCOUNTERED DURING THE TRENCHING AND SUB–STRUCTURE WORK, TO AN APPROVED LOCATION BY THE USE OF PUMPS, DRAINS, AND OTHER APPROVED METHODS.
O. REPORT ANY UNUSUAL SOIL CONDITIONS OR VARIATIONS IN THE SOIL TO THE ARCHITECT IMMEDIATELY FOR CONSULTATION AND/OR DIRECTIONS.
P. ALL AREAS SHALL BE GRADED AND FILLED AS SHOWN ON THE DRAWING TO A TOLERANCE OF PLUS OR MINUS 1/10th OF ONE FOOT.
Q. FINISHED GRADE SHALL BE CLEAN, RAKED, LEVEL, FREE OF ROCKS, VEGETATION AND BUILDING DEBRIS. GRADE SHALL SLOPE 1/4 INCH PER FOOT AWAY FROM BUILDING, WALKS, ETC., FOR A MINIMUM OF TEN FEET AND TO THE NATURAL GRADE. MAKE ADJUSTMENTS REQUIRED TO PROVIDE PROPER SITE DRAINAGE.

DIV 0 GENERAL

0.01 DIMENSIONS:

A. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD OR CONCRETE (CMU) UNLESS A CENTERLINE/GRIDLINE IS INDICATED, WHICH WILL THEN INDICATE THE DIMENSION IS TO CENTER OF ELEMENT (COLUMN, WALL, STUD, ETC...) .
B. EXTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS A CENTERLINE OR GRIDLINE IS INDICATED, WHICH WILL THEN INDICATE THE DIMENSION IS CENTER OF ELEMENT. SEE EXTERIOR DETAILS FOR ADDITIONAL INFO.
C. DOOR AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE FOUR (4) INCHES FROM FACE OF ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS (UON).
D. ALIGNMENT TAKES PRECEDENCE OVER DIMENSIONS. VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
E. EXTERIOR WINDOWS ARE DIMENSIONED TO WINDOW SIZE AS INDICATED ON WINDOW SCHEDULE. CONTRACTOR SHALL DETERMINE WINDOW ROUGH OPENING REQUIREMENTS.
F. DO NOT SCALE DRAWINGS – THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENT. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
G. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INTERPRETATION AND OR CORRECTIONS PRIOR TO INSTALLATION. COST OF CORRECTING WORK BASED ON MISINTERPRETATION BY CONTRACTOR OR UNREPORTED DIMENSIONAL DISCREPANCIES SHALL BE BORNE BY THE CONTRACTOR.
H. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ON THE DRAWINGS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DIMENSIONS GOVERN MEASUREMENTS.

0.02 CODES

A. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND LOCAL ORDINANCES AND REGULATIONS. IN CASE OF ANY CONFLICT WHERE SPECIFIED DOES NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.

0.03 ABBREVIATIONS & SYMBOLS

A. THROUGHOUT THE PLAN ARE ABBREVIATIONS & SYMBOLS WHICH ARE IN COMMON USE. THE LIST OF ABBREVIATIONS & SYMBOLS PROVIDED IS NOT INTENDED TO BE COMPLETE OR REPRESENTATIVE OF CONDITIONS OR MATERIALS ACTUALLY USED ON THE PROJECT. THE ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.

DIV 1 GENERAL CONDITIONS

1.01 THE ENTIRE WORK PROVIDED FOR HEREIN IS TO BE CONSTRUCTED AND FINISHED IN EVERY PART IN A GOOD AND SUBSTANTIAL MANNER IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, TO THE FULL INTENT OF THE SAME. ANY WORK REQUIRED BY LAW, BUT WHICH MAY NOT BE SPECIFICALLY MENTIONED BY LAW, SHALL BE DONE BY CONTRACTORS IN ACCORDANCE WITH THE LAWS OF THE COUNTY, DISTRICT, OR STATE UNDER WHICH JURISDICTION MAY COME AND COST SHALL BE BORNE BY CONTRACTORS. ANY SUCH WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS, BOTH AS TO MANNER AND APPEARANCE.

1.02 THE DRAWINGS AND SPECIFICATIONS: THESE DRAWINGS COVER THE FURNISHING AND INSTALLATION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE DRAWINGS OR IN THE SPECIFICATIONS (OR IN BOTH) WHICH ARE BOUND SEPARATELY AND ARE A PART OF THE CONTRACT.

IT SHALL BE THE RESPONSIBILITY OF EACH GENERAL AND SUB CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS PRIOR TO SUBMITTING THEIR BID AND BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEER(S) DRAWINGS SHALL BE BROUGHT TO THE DISTRICTS REPRESENTATIVE ATTENTION BY WRITTEN REQUEST FOR CLARIFICATION. ANY WORK OMITTED OR INSTALLED IN CONFLICT WITH ARCHITECTURAL DRAWINGS SHALL BE PERFORMED OR CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

1.04 ALL SITE INFORMATION IS BELIEVED TO BE CORRECT, HOWEVER, IT IS ALL CONTRACTORS' RESPONSIBILITY TO VERIFY ALL ACTUAL SITE CONDITIONS PRIOR TO SUBMITTING A BID.

1.05 THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, SERVICES AND TRANSPORTATION REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS AS PART OF THE CONTRACT, WHETHER OR NOT SPECIFICALLY DOCUMENTED. THE CONTRACTOR SHALL PROVIDE EACH ITEM MENTIONED, INDICATED, OR IMPLIED TO ACHIEVE THE INTENDED BUILDING ACCORDING TO THE METHODS OF BEST CONSTRUCTION PRACTICE. THE DISTRICTS REPRESENTATIVE SHALL BE THE FINAL JUDGE AS TO THE QUALITY OF THE WORKMANSHIP, AND RESERVES THE RIGHT TO REJECT ANY WORK CONSIDERED INFERIOR.

1.06 ALL MANUFACTURED EQUIPMENT AND MATERIALS ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, AND ARE TO BE NEW. MANUFACTURER'S RECOMMENDATIONS SHALL BE CONSIDERED A PART OF THESE CONTRACT DOCUMENTS AS THOUGH INCLUDED HEREIN.

1.07 CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

1.09 THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF DRAWINGS AT THE JOB SITE FOR USE IN MAKING "RECORD DRAWINGS." ANY REVISIONS SHALL BE NOTED THEREON AND SUBMITTED TO THE ARCHITECT AT THE COMPLETION OF THE JOB PER THE PROJECT MANUAL. PROVIDE A COPY FOR THE OWNER PER CONSTRUCTION DOCUMENTS

1.10 BUILDING PERMITS:

A. BUILDING PERMITS WILL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

1.11 COORDINATION:

A. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO ASSURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, STAIRS, ELEVATORS AND MISCELLANEOUS EQUIPMENT.
B. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without permission from the Building and Safety Division, Ventura. The stamping of this plan and specifications shall not permit the holder to do any work in violation of the Ventura County Ordinance or State Law.
Chris Jacobsen 08/13/2025
Building and Safety Division

VCFD - OJAI FIRE STATION 21
COMMUNICATION TOWER & SHED
VENTURA COUNTY FIRE DEPARTMENT
1201 EAST OJAI AVENUE
OJAI, CA 93023
COUNTY OF VENTURA
APN: 024–0–080–135

PROJECT INFORMATION:
VENTURA COUNTY FIRE DEPARTMENT

CURRENT ISSUE DATE:
10/18/23

ISSUED FOR:
CONST

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
IDEAS
Architecture, Real Estate & Construction
1082 South Seaward Avenue
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CONSULTANT
Artie
LICENSED ARCHITECT
C-24269
ARTHUR ALLEN ANDERSON
02–2025
RENEWAL DATE
STATE OF CALIFORNIA
05–19–2024

PROJECT NO:

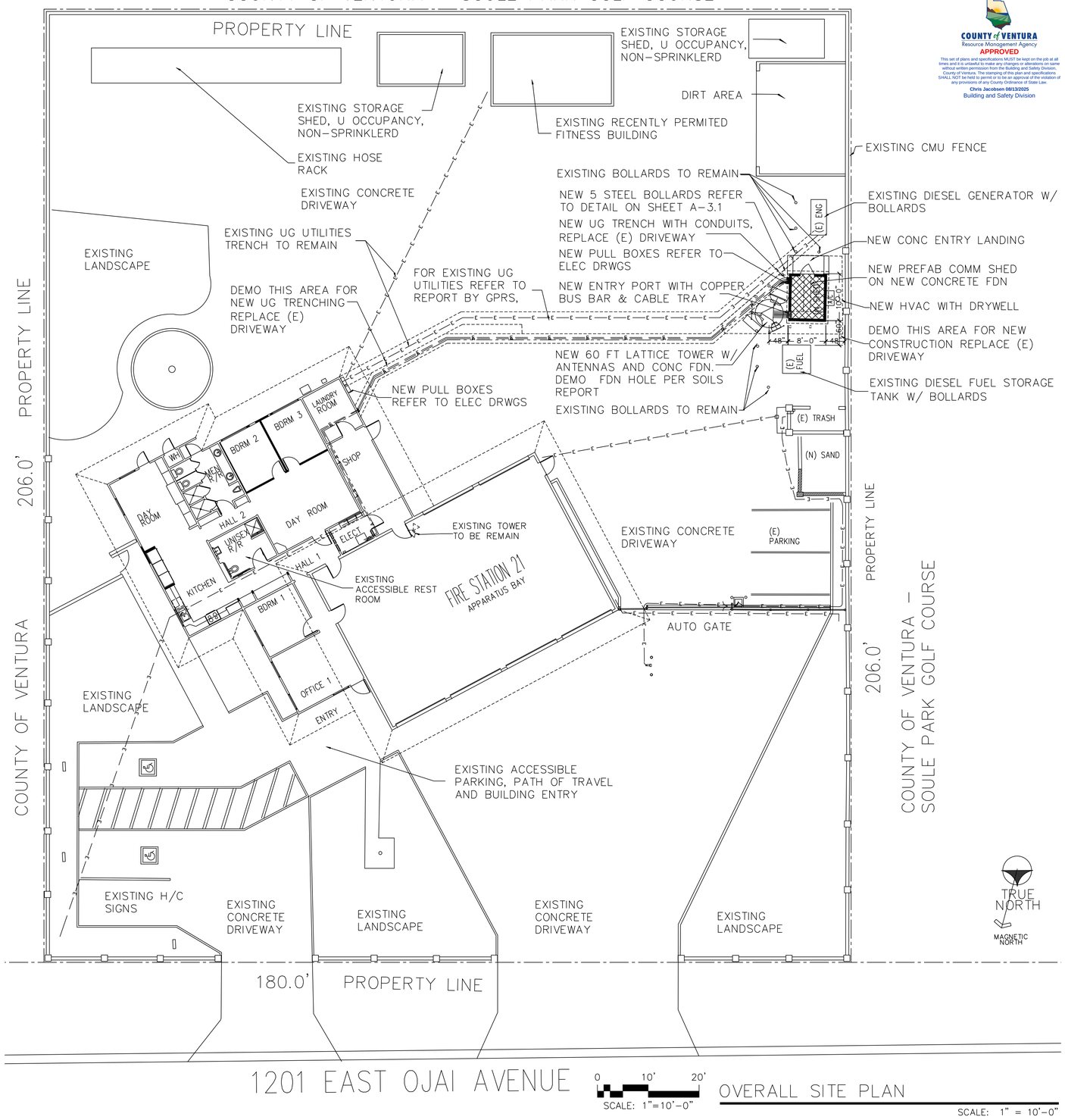
SPECFICATION NO:

SHEET TITLE:
SPECIFCATIONS

SHEET NUMBER: T–2
REVISION:

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT DATED 9/13/22 & 7/16/24 AND HAS BEEN CHECKED BY THIS OFFICE.
Proj # 3452
GE2131 7/29/24
REGISTERED PROFESSIONAL ENGINEER RICHARD RYBAK Number 2131 Exp. 3/31/25 GEOTECHNICAL STATE OF CALIFORNIA

COUNTY OF VENTURA – SOULE PARK GOLF COURSE



COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division. Compliance with the requirements of the plans and specifications SHALL NOT be held to permit or to be approval of the violation of any provisions of any County Ordinance of State Law.
Chris Jacobsen 08/13/2025
Building and Safety Division

VCFD - OJAI FIRE STATION 21

COMMUNICATION TOWER & SHED
VENTURA COUNTY FIRE DEPARTMENT
1201 EAST OJAI AVENUE
OJAI, CA 93023
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APN: 024-0-080-135

PROJECT INFORMATION:
VENTURA COUNTY FIRE DEPARTMENT

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REV.:	DATE:	DESCRIPTION:	BY:

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CONSULTANT
Artie
LICENSED ARCHITECT
C-24269
ARTHUR ALLEN ANDERSON
02-2025
RENEWAL DATE
STATE OF CALIFORNIA
05-19-2024

PROJECT NO:

SPECFICATION NO:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1.1
REVISION:

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT DATED ____ AND HAS BEEN CHECKED BY ____

Proj # 3452 DATED 9/13/22 & 7/16/24

GE2131 7/29/24

REGISTERED PROFESSIONAL ENGINEER RICHARD RYBAK Number 2131 Exp. 3/31/25 GEOTECHNICAL STATE OF CALIFORNIA

EXISTING UG UTILITIES TRENCH TO REMAIN

DEMO THIS AREA FOR NEW UG TRENCHING REPLACE (E) DRIVEWAY W/ 6" CONC (2500 psi) & #3 REBAR @ 24" O/C E/W, REFER TO TRENCHING DETAIL SHEET E-2
USE #4 DOWELS X16" LG @ 24" O/C DRILLED 8" INTO (E) SLAB AT ALL (E) TO (N) DRIVEWAY JOINTS

EXISTING BOLLARDS TO REMAIN

NEW 5 STEEL BOLLARDS SPACED 48" O/C MAX, REFER TO SHEET A-2.1 FOR SPACING AND A-3.1 FOR DETAIL SECTION

NEW UG TRENCH WITH CONDUITS, REPLACE (E) DRIVEWAY

NEW PULL BOXES REFER TO ELEC DRWGS

NEW ENTRY PORT WITH COPPER BUS BAR & CABLE TRAY

FOR EXISTING UG UTILITIES REFER TO REPORT BY GPRS, GPRS TO REIDENTIFY UG UTILITIES AND PAINT NEW SPOTS OVER THIS LINE OF ELECTRICAL UTILITIES

EXISTING CMU FENCE

EXISTING DIESEL GENERATOR W/ BOLLARDS

(E) ENG

NEW CONC ENTRY LANDING

STEPS

STEPS

48"

NEW PREFAB COMM SHED ON NEW CONCRETE FDN

RED

A/C

10'-0"

NEW HVAC WITH DRYWELL

18"

SISAM

48"

8'-0"

48"

60"

DEMO THIS AREA SHOWN DASHED FOR NEW CONSTRUCTION REPLACE (E) DRIVEWAY, W/ 6" CONC (2500 psi) & #3 REBAR @ 24" O/C E/W
USE #4 DOWELS X16" LG @ 24" O/C DRILLED 8" INTO (E) SLAB AT ALL (E) TO (N) DRIVEWAY JOINTS

(E) FUEL

EXISTING CONCRETE DRIVEWAY

NEW 60 FT LATTICE TOWER W/ ANTENNAS AND CONC FDN. DEMO FDN HOLE PER SOILS REPORT

EXISTING BOLLARDS TO REMAIN

EXISTING 3 BOLLARDS TO BE REMOVED

EXISTING DIESEL FUEL STORAGE TANK W/ BOLLARDS

(E) TRASH

(N) SAND

ATS

TELCO

GSO

LAUNDRY ROOM

3

NEW PULL BOXES REFER TO ELEC DRWGS

NEW CONDUITS MOUNTED ON CLG REFER TO ELEC DRWGS

SHOP

ROOM

MS

ELECT

RADIO

TELCO

EXISTING TOWER TO REMAIN

EXISTING EQPM REFER TO ELEC DRWGS

HALL 1

EXISTING ACCESSIBLE REST ROOM

FIRE STATION 21
APPARATUS BAY

REFER TO SW-1 FORM FOR BMPs STORMWATER QUALITY MANAGEMENT PLAN REQUIREMENTS

EXISTING CONCRETE DRIVEWAY

(E) PARKING

PROPERTY LINE

ENLARGED SITE PLAN

SCALE: 1"=4'-0"

TRUE NORTH

MAGNETIC NORTH

COUNTY of VENTURA
Resource Management Agency
APPROVED
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Chris Jacobsen 08/13/2025
Building and Safety Division

VCFD - OJAI FIRE STATION 21

COMMUNICATION TOWER & SHED
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APN: 024-0-080-135

PROJECT INFORMATION:

VENTURA COUNTY FIRE DEPARTMENT

CURRENT ISSUE DATE: 10/18/23

ISSUED FOR: CONST

REV.:	DATE:	DESCRIPTION:	BY:
1	06/19/24	PLAN CHECK	

PLANS PREPARED BY:

IDEAS
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CONSULTANT

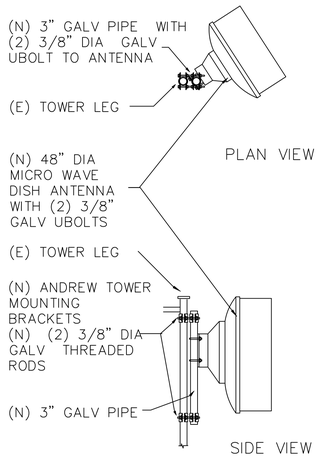
Artie
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ARTHUR ALLEN ANDERSON
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RENEWAL DATE
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05-19-2024

PROJECT NO:

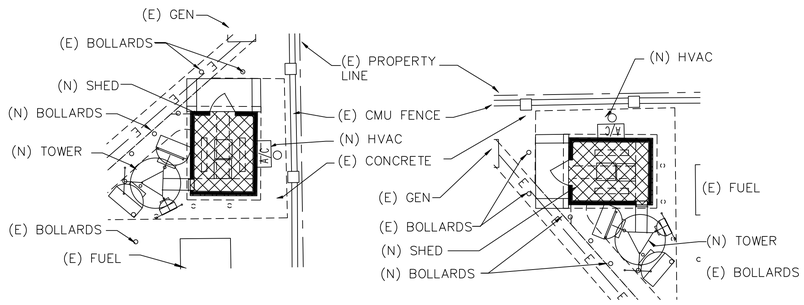
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SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-1.2 REVISION:

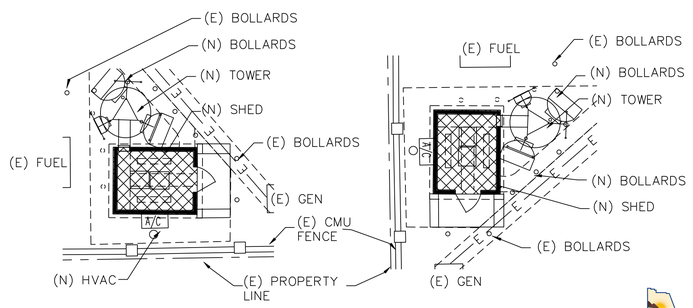


1 ANTENNA MOUNT @ TOWER



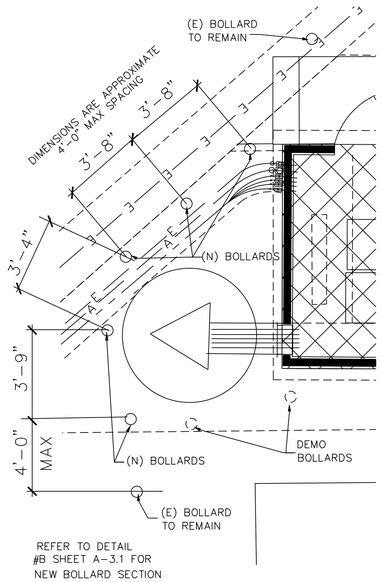
PARTIAL SITE PLANS
SCALE: 1"=8'-0"

REFER TO SHEET A-1.2
FOR ADDITIONAL INFORMATION

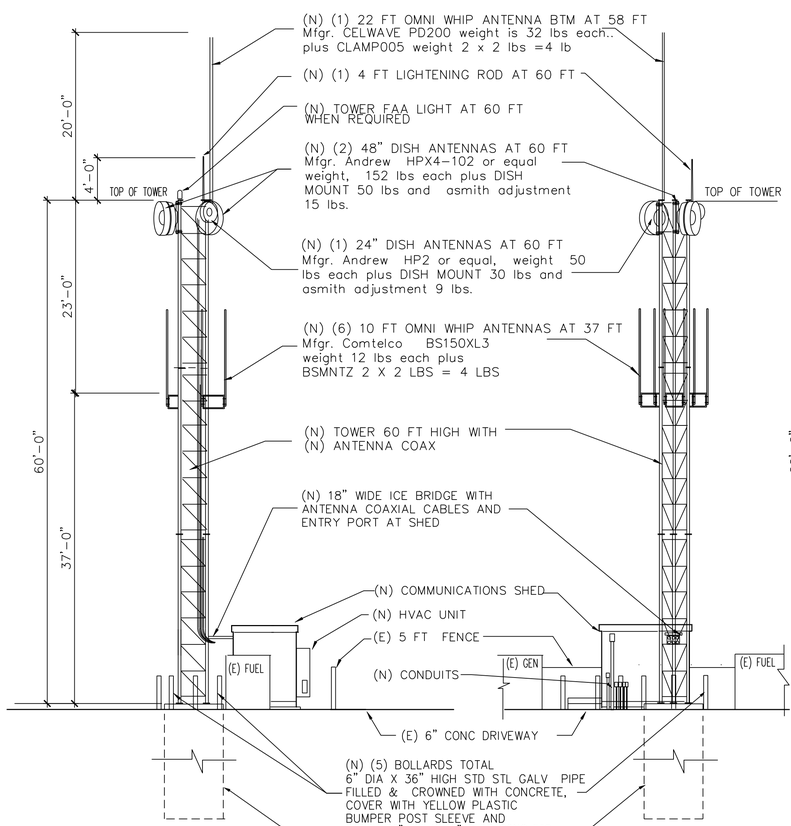


PARTIAL SITE PLANS
SCALE: 1"=8'-0"

COUNTY of VENTURA
Resource Management Agency
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Chris Jacobsen 08/13/2025
Building and Safety Division

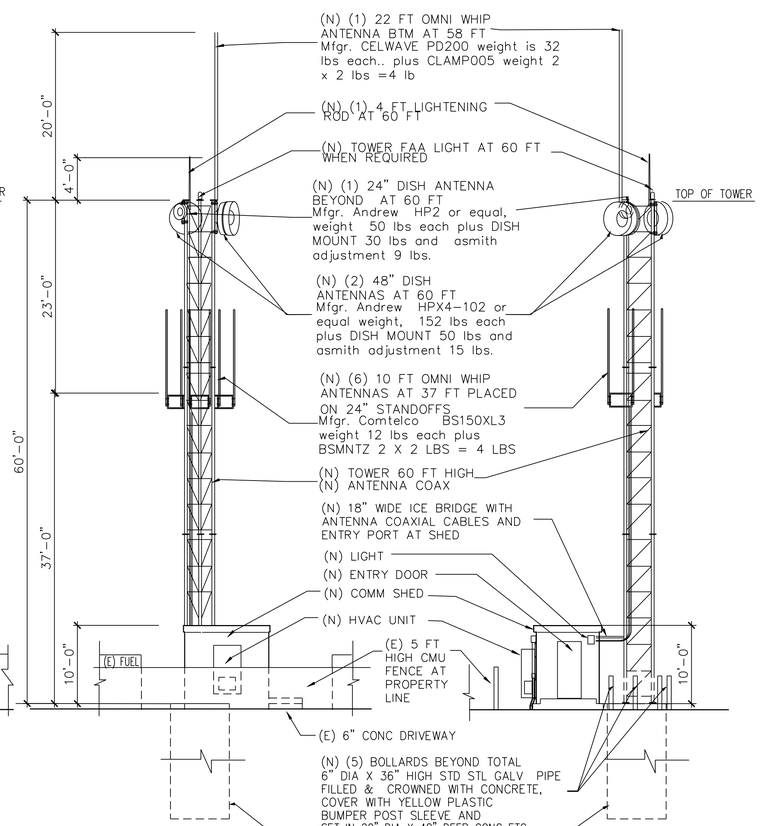


BOLLARD PLAN
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 1"=8'-0"

WEST ELEVATION
SCALE: 1"=8'-0"



EAST ELEVATION
SCALE: 1"=8'-0"

SOUTH ELEVATION
SCALE: 1"=8'-0"

VCFD - OJAI FIRE STATION 21

COMMUNICATION TOWER & SHED
VENTURA COUNTY FIRE DEPARTMENT
1201 EAST OJAI AVENUE
OJAI, CA 93023
COUNTY OF VENTURA
APN: 024-0-080-135

PROJECT INFORMATION:
VENTURA COUNTY FIRE DEPARTMENT

CURRENT ISSUE DATE:
10/18/23

ISSUED FOR:
CONST

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
IDEAS
Architecture, Real Estate & Construction
1082 South Seaward Avenue
Ventura, California 93001
phone (805) 653-5800
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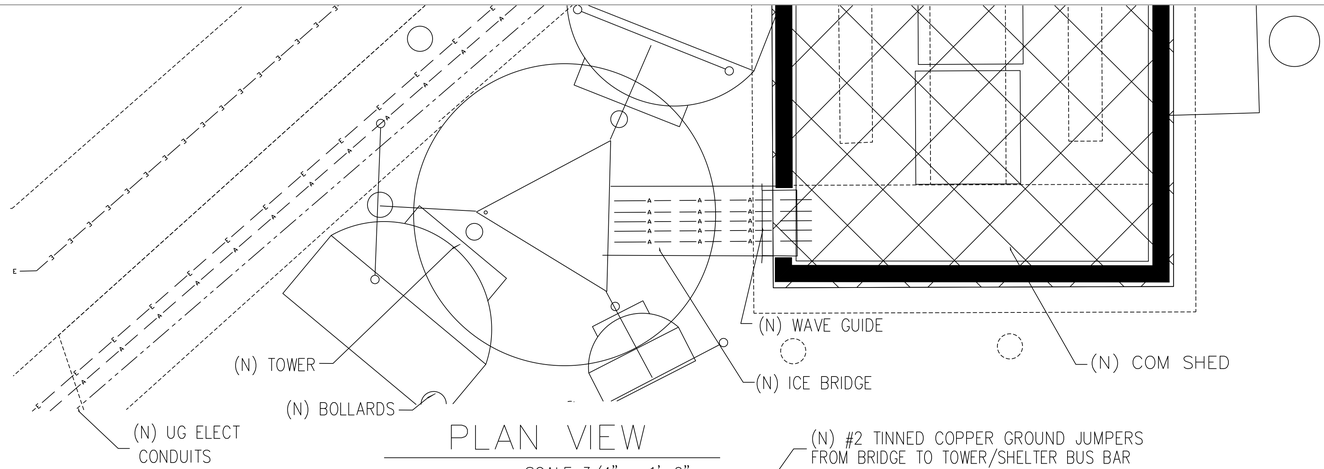
CONSULTANT
Artie
LICENSED ARCHITECT
C-24269
ARTHUR ALLEN ANDERSON
02-2025
RENEWAL DATE
STATE OF CALIFORNIA
05-19-2024

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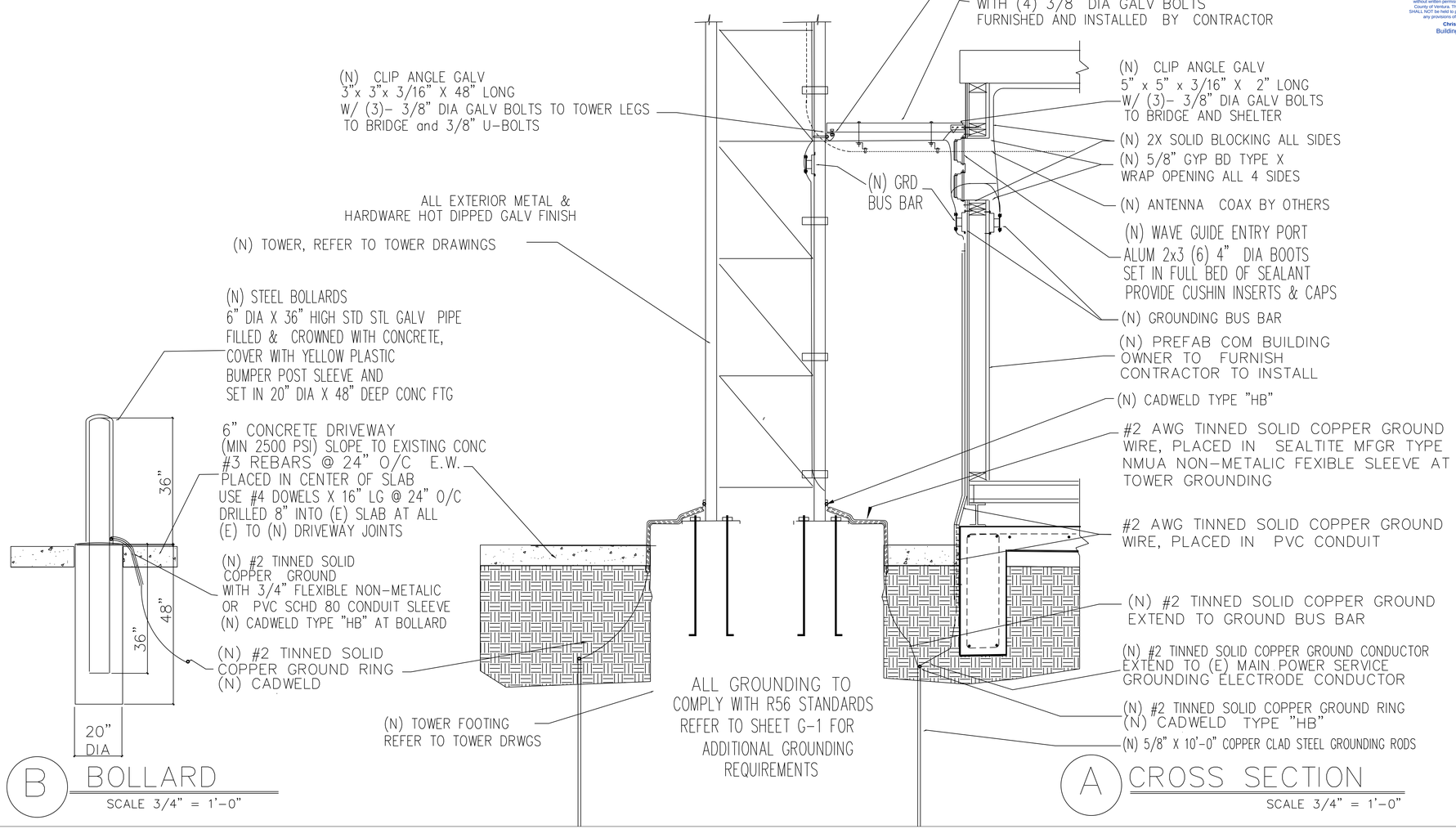
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER: A-2.1
REVISION:



PLAN VIEW

SCALE 3/4" = 1'-0"



A CROSS SECTION

SCALE 3/4" = 1'-0"

B BOLLARD

SCALE 3/4" = 1'-0"

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SHEET TITLE:
SECTIONS

SHEET NUMBER: A-3.1 REVISION:

NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANCHOR BOLT LOCATIONS, CONDUIT STUB-UP LOCATIONS, AND ANY OTHER CRITICAL DIMENSIONS WITH MANUFACTURER.

1. ALL CONCRETE FOR THE SHELTER SHALL BE TYPE "II" AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. SLUMP SHALL NOT EXCEED 3 1/2 INCHES.

ALL CONCRETE FOR DRIVEWAYS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. SLUMP SHALL NOT EXCEED 3 1/2 INCHES.

2. REINFORCING BARS SHALL BE OF GRADE 40 FOR #4 AND SMALLER & GRADE 60 FOR #5 AND LARGER CONFORMING TO ASTM A615-76A, EXCEPT WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706 GRADE 60. USE LOW-HYDROGEN TYPE ELECTRODES CONFORMING TO AWS A5.5 E70 XX-D1 FOR WELDING REBAR. REBAR WELDERS SHALL BE PROPERLY QUALIFIED AND PRE-APPROVED.

3. CEMENT SHALL BE TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150.

4. ALL AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE.

5. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

6. AGGREGATE SIZE SHALL BE 3/4" MEETING ASTM C-67 REQUIREMENTS.

7. ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC. SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. WEDGE ANCHORS EXEMPT.

8. PRIOR TO SETTING CONDUIT STUB-UPS, CONTRACTOR SHALL VERIFY LOCATION WITH MANUFACTURER.

STRUCTURAL OBSERVATION PROGRAM

THE OWNER OR THE REGESTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNERS AGENT SHALL EMPLOY ONE OR MORE AGENCIES TO PERFORM STRUCTURAL OBSERVATION PROGRAM DURING CONSTRUCTION OF THE TYPES OF WORK LISTED UNDER C.B.C. SECTION 1704.6 THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS IDENTIFIED IN C.B.C. SECTION 110..

ARCHITECT OF RECORD
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STRUCTURAL OBSERVATION
Scott Moors
BTC LABS - Vertical Five
1868 Palma Drive, Suite A, Ventura, CA 93003
PHONE (805) 656-6074,
FAX (805) 650-6264

ALL STRUCTURAL OBSERVERS MUST BE PRE-APPROVED BY THE BUILDING AND SAFETY DEPARTMENT

REFER TO THE DIRECTIONS IN THE NOTES BELOW: INSPECT AND APPROVE THE FOLLOWING ITEMS :

PROVIDE STRUCTURAL OBSERVATION AS PER THE FOLLOWING:

1. "THE OWNER" SHALL EMPLOY THE ENGINEER OR ARCHITECT REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO THE OBSERVATIONS OR A DESIGNATED ENGINEER.

2. "MEETING" THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A RECONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURAL OBSERVED.

3. "FOUNDATIONS" THE ENGINEER/ ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION SHALL REVIEW THE FOLLOWING:

A. "EXCAVATION" OF THE BOTTOM OF THE FOOTING AND THE PAD FOR THE SLAB.

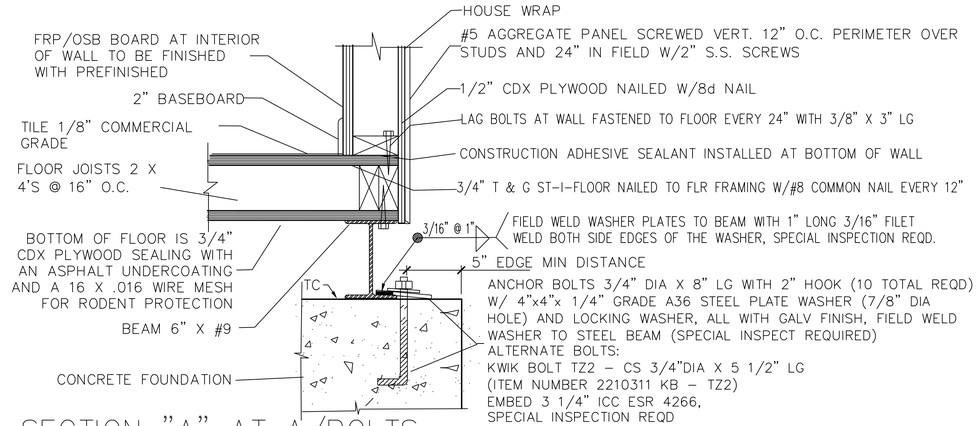
B. "REINFORCING" IN THE FOOTINGS AND THE CONCRETE SLAB.

C. "ANCHOR BOLTS" IN CONCRETE SLAB.

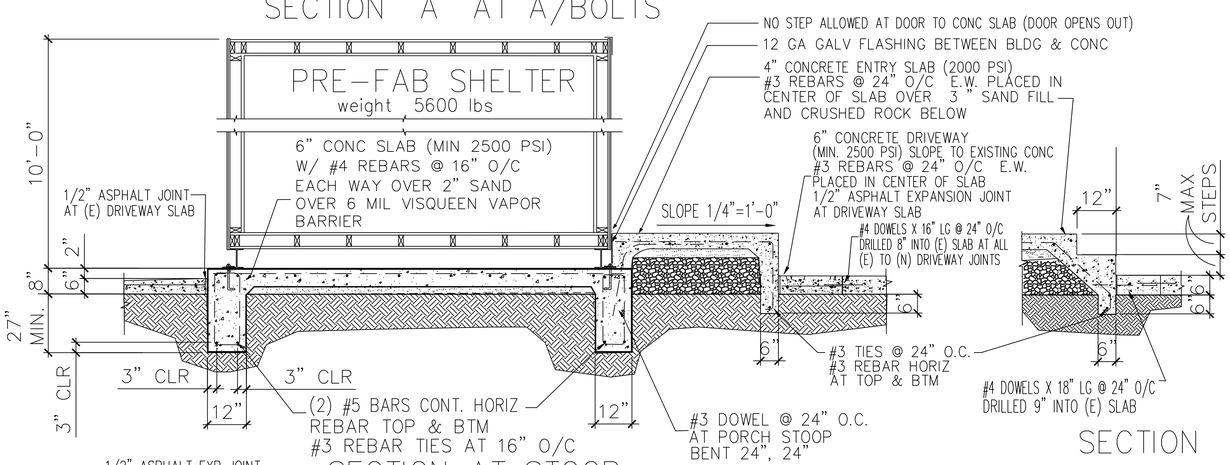
D. "FINAL OBSERVATION" REVIEW THE ANCHOR BOLT ATTACHMENT TO THE SHED FRAME

E. "REPORTS" ARCHITECT OF RECORD OR THE DESIGNATED ENGINEER SHALL SUBMIT REPORTS TO THIS OFFICE ON PRESCRIBED FORM.

REFER TO SHEET T-1 FOR SPECIAL INSPECTIONS WHICH ARE REQUIRED.

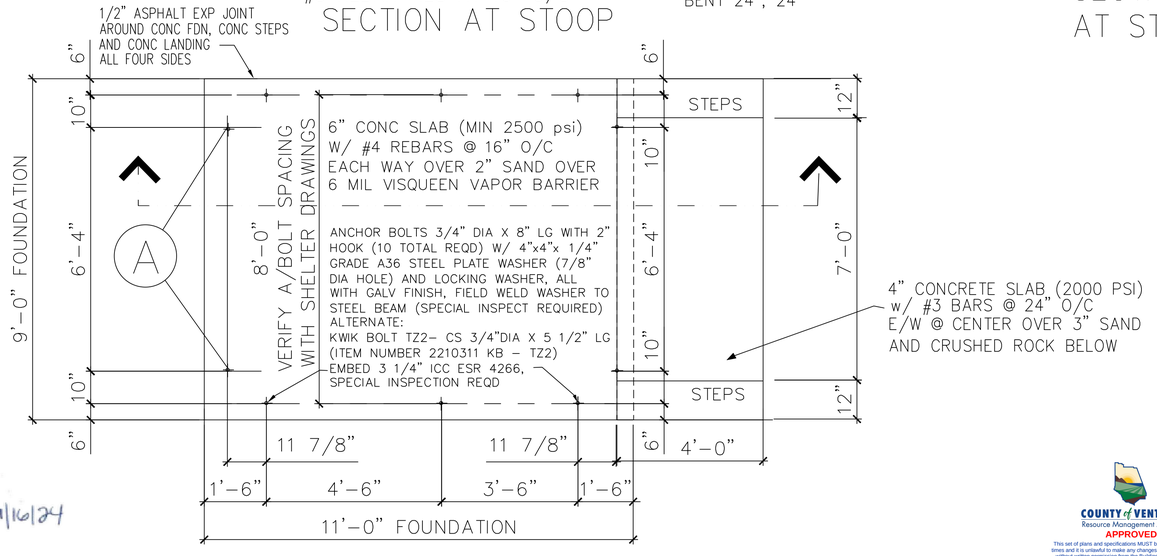


SECTION "A" AT A/BOLTS



SECTION AT STOOP

SECTION AT STEP



PLAN VIEW

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT. IT HAS BEEN CHECKED BY THE UNDERSIGNED.
Proj # 3452 DATED 9/13/22 & 7/16/24
GE2131 7/29/24
REGISTERED PROFESSIONAL ENGINEER RICHARD RYBAK Number 2131 Exp. 3/31/25 GEOTECHNICAL STATE OF CALIFORNIA

COUNTY of VENTURA
Resource Management Agency
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Chris Jacobsen 08/13/2025
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REV.:	DATE:	DESCRIPTION:	BY:
1	06/14/24	PLAN CHECK	

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CONSULTANT

LICENSED ARCHITECT
C-24269
ARTHUR ALLEN ANDERSON
02-2025
RENEWAL DATE
STATE OF CALIFORNIA
05-19-2024

PROJECT NO:

SPECFICATION NO:

SHEET TITLE:
DETAILS

SHEET NUMBER: A-4.1
REVISION:

TIME: 3:29 pm   PLOT DATE: 4/28/2025 3:29:00 PM

DATE: 28 April 2025   PLOT BY: CM02

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Apr 28, 2025, 3:29pm
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GENERAL NOTES

A. GENERAL

1. SCOPE
THE DRAWINGS AND THESE GENERAL NOTES DESCRIBE THE SCOPE OF WORK AND SYSTEMS. THE MATERIAL REQUIRED FOR THE WORK SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED, UNLESS SPECIFICALLY NOTED OTHERWISE. THE WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING PRINCIPAL SYSTEMS AND EQUIPMENT. ALL ITEMS NOTED ON THE PLAN WHICH ARE NOT EXPLICITLY STATED AS EXISTING SHALL BE NEW.

2. PERMITS AND CHARGES
OBTAIN AND PAY FOR ALL NECESSARY CONSTRUCTION PERMITS, INSPECTION FEES, AND OTHER CHARGES BY AGENCIES HAVING JURISDICTION.

3. REGULATIONS AND CODES
PROVIDE AND INSTALL ALL MATERIALS IN CONFORMANCE WITH THE 2022 C.E.C., CALIFORNIA ADMINISTRATIVE CODE TITLE 8, AND OTHER CODES AND REGULATIONS HAVING JURISDICTION. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INSPECTING AUTHORITY AND THE MANUFACTURERS RECOMMENDATIONS.

4. VERIFYING EXISTING CONDITIONS
BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT WILL BE CONSIDERED AS VALID, DUE TO FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST.

5. COORDINATION
COORDINATE ALL WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTION REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT. ELECTRICAL EQUIPMENT LOCATIONS INDICATED ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION SHALL BE VERIFIED. SCALING OFF OF DRAWINGS SHALL BE DONE AT CONTRACTORS RISK. DO NOT SCALE DEVICES, LIGHTING FIXTURES OR ANY EQUIPMENT FROM PLANS. LIGHTING FIXTURE QUANTITIES AND LENGTHS SHALL BE CONTRACTORS RESPONSIBILITY. FIXTURES ARE SHOWN FOR CIRCUITING ONLY. CONTRACTOR TO VERIFY SIZES & QUANTITIES PRIOR TO BID.

6. SERVICE CONTINUITY
UNINTERRUPTED EXISTING ELECTRICAL POWER SHALL BE MAINTAINED TO OTHER TRADES FOR TEMPORARY POWER AREAS OF THE SITE DURING CONSTRUCTION. PROVIDE ANY TEMPORARY SERVICES AS MAY BE REQUIRED. IDENTIFY AT BID TIME, ALL WORK TO BE DONE ON PREMIUM TIME AND THE TOTAL OVERTIME MAN-HOURS REQUIRED FOR COMPLETION.

7. AS BUILT
PROVIDE RECORD DRAWINGS IN ACAD TO THE OWNER WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED AND DATED BY CONTRACTOR PRIOR TO RELEASE OF FINAL RETENTION OF ALL MONIES.

8. GUARANTEE
CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR.

9. SHOP DRAWINGS
SUBMIT SHOP DRAWINGS AND MATERIAL LIST FOR REVIEW PRIOR TO COMMENCING ANY WORK. ALL EQUIPMENT TO BEAR U.L. LABEL OR THAT OF ANOTHER ACCEPTABLE TESTING LABORATORY. SHOP DRAWINGS MUST BE STAMPED BY THE CONTRACTOR FOR CONFORMANCE PRIOR TO SUBMITTAL. SUBMIT THREE HARD COPY SETS OF SHOP DRAWINGS FOR REVIEW PRIOR TO PURCHASING ALL BREAKER MOUNTING HARDWARE, DISCONNECT SWITCHES, FUSES, CONTROLLERS, LIGHTING FIXTURES, LIGHT SWITCHES, RECEPTACLES, ETC.

10. CONTRACTOR BID
CONTRACTOR'S BID SHALL BE BASED ON ALL WORK SHOWN ON THE PLANS AND AS SPECIFIED. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION OF THE OWNER AND ENGINEER PRIOR TO BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER IN WRITING. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, AND THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHARGES RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK, THE OWNER, ENGINEER OF RECORD OR THE WORK OF OTHER CONTRACTORS.

B. MATERIAL AND INSTALLATION
ALL WORK AND MATERIAL SHALL CONFORM TO THE LATEST RULES OF THE GOVERNING ELECTRICAL CODE AND INSTALLATION SHALL BE OF THE LATEST INDUSTRY STANDARDS OF WORKMANSHIP.

ALL INSTALLED MATERIALS AND EQUIPMENT SHALL BE LISTED U.L., NRTL OR LISTED AND APPROVED BY AN APPROVED TESTING LABORATORY.

1. CONDUITS
CONDUIT SHALL BE EMT, PVC, IMC, RIGID OR FLEXIBLE STEEL TYPE. CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH UL-1. A GROUND WIRE IS REQUIRED IN ALL FLEXIBLE CONDUIT AND UNDERGROUND CONDUIT. BUSHINGS SHALL BE INSTALLED ON ALL COMMUNICATION, TELEPHONE & SPEAKER CONDUITS. PROVIDE 3/16" NYLON PULL STRING IN ALL EMPTY CONDUITS. NO MC, BX OR AC90 SHALL BE PERMITTED. FLEXIBLE STEEL CONDUIT RUNS SHALL BE LIMITED TO A MAXIMUM LENGTH OF 6 FOOT. ALL CONNECTIONS SHALL BE COMPRESSION & NOT SCREW TYPE.

2. SWITCHES AND RECEPTACLES
PROVIDE 20AMP NEMA RATED SWITCHES AND RECEPTACLES OF SPECIFICATION GRADE. ALL SWITCHES SHALL BE RATED FOR 120 AND/OR 277 VOLT AND RECEPTACLES SHALL BE NEMA 5-20R. IN ALL OFFICES AND OFFICE AREAS DEVICES SHALL BE DECORA SERIES TYPE WITH COLOR SELECTION BY CONTRACTOR/OWNERS REPRESENTATIVE.

3. FEEDERS AND BRANCH CIRCUITS IDENTIFICATION
IDENTIFY FEEDERS WITH THE CORRESPONDING CIRCUIT DESIGNATION AT THE OVER-CURRENT DEVICE, LOAD END, AND IN PULL BOXES WITH E-Z CODE OR OTHER APPROVED WIRE MARKER. IDENTIFY BRANCH CIRCUITS WITH I.D. MARKERS, THE CORRESPONDING CIRCUIT DESIGNATION AT THE OVER-CURRENT DEVICE, AT ALL SPLICES, IN JUNCTION BOXES, AND IN OUTLETS. USE PLASTIC COATED SELF-STICKING MARKERS SUCH AS THOMAS & BETTS E-Z CODE FOR IDENTIFICATION OF CONDUCTORS. IDENTIFY SIGNAL & COMMUNICATION CABLES AT TERMINAL AND OUTLET UNIQUELY WITH PERMANENT LABELING.

4. CONDUCTORS
DELIVER ALL CONDUCTORS TO THE JOB SITE IN ORIGINAL UNBROKEN CARTON OR REEL, PROPERLY TAGGED WITH U.L. LABEL, SIZE, TYPE, MANUFACTURER, TRADE NAME AND THE DATE OF MANUFACTURE. (MUST BE MANUFACTURED WITHIN 6 MONTHS) PROVIDE COPPER CONDUCTORS #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. PROVIDE STRANDED COPPER CONDUCTORS FOR ALL WIRING. USE CONDUCTORS WITH 90°C THHN/THWN 600 VOLTS INSULATION, UNLESS OTHERWISE NOTED. CONDUCTOR SIZE NO.1 AWG AND SMALLER WITH 90 DEGREE C INSULATION ARE TO USE THE 60 DEGREE COLUMN OF THE CODE, TABLE 310-16, TO DETERMINE AMPACITY. CONDUCTORS #1/0 AWG AND LARGER WITH 75 DEGREE AND 90 DEGREE INSULATION ARE TO USE THE 75 DEGREE COLUMN OF CODE, TABLE 310-16, TO DETERMINE AMPACITY. (110.14C) WHERE THE NUMBER OF CONDUCTORS IN A RACEWAY OR CABLE EXCEEDS THREE, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED PER TABLE 310.15(B)(3)(a).

5. LIGHTING FIXTURES
PROVIDE LIGHTING FIXTURES WITH ELECTRONIC DRIVERS PER SCHEDULE. NO SUBSTITUTIONS OF FIXTURES SHALL BE PROVIDED WITHOUT THE APPROVAL OF THE ENGINEER -OF-RECORD.

6. PANELBOARDS (BID SQUARE D; PROVIDE EATON & ABB ALTERNATE BID)
DISTRIBUTION AND LIGHTING PANELBOARDS WITHIN PROJECT AREA SHALL BE OF THE COPPER BUS THREE PHASE, FOUR WIRE DISTRIBUTED PHASING TYPE. CIRCUITING SHALL BE ARRANGED TO PROVIDE, AS NEARLY AS POSSIBLE, AN EVENLY BALANCED LOAD ON ALL PHASES. PANELBOARDS SHALL BE BOLT-ON CIRCUIT BREAKER TYPE. AVAILABLE FAULT CURRENT IS STATED ON PANELBOARD SCHEDULE. PROVIDE PANEL IDENTIFICATION NAMEPLATE (ENGRAVED ON-ADHESIVE 1/2" MINIMUM LETTERS) AND TYPEWRITTEN LIST OF CIRCUITS IN THE DIRECTORY FRAME. PROVIDE HINGED PANEL COVERS.

7. STRUCTURAL SUPPORT
EACH SECTION OF FLOOR MOUNTED SWITCHBOARD, DISTRIBUTION BOARD, MCC, ETC. SHALL BE BOLTED TO THE CONCRETE HOUSEKEEPING PAD USING (6) 3/4"-10 GRADE 2 BOLTS AND CONICAL WASHERS TORQUED TO 70LB-FT. PROVIDE MINIMUM 4000 PSI STRENGTH CONCRETE BELOW ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT. TIE THE TOP OF ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT TO THE BUILDING STRUCTURE IN A SEISMICALLY APPROVED MANNER.

8. ELECTRICAL CERTIFICATION
"ELECTRICIANS" PERFORMING WORK ON THIS PROJECT SHALL BE CURRENTLY CERTIFIED IN ACCORDANCE WITH THE STATE OF CALIFORNIA AB931 AND THE DIVISION OF APPRENTISHIP STANDARDS SECTION 3099.

C. DEMOLITION
1. NOTIFY THE OWNER IMMEDIATELY WHEREVER EXISTING EQUIPMENT IS ENCOUNTERED WHICH MUST BE RELOCATED DUE TO THE NEW CONSTRUCTION, AND WHICH IS NOT INDICATED ON THE PLANS.
2. ALL REMOVED MATERIALS AND EQUIPMENT WHICH ARE SALVAGEABLE SHALL REMAIN THE PROPERTY OF THE OWNER. DELIVER SUCH SALVAGED MATERIALS AND EQUIPMENT ON THE PREMISES AS DIRECTED BY OWNER, AND NEATLY PILE OR STORE THEM AND PROTECT FROM DAMAGE. REMOVE FROM PREMISES AND DISPOSE OF ALL MATERIALS CONSIDERED BY THE OWNER TO BE SCRAP.
3. ALL DEVICES, CIRCUITS CONDUCTORS, FEEDERS ETC., WHEN NOTED TO BE REMOVED, SHALL BE REMOVED TO THE LAST ACTIVE DEVICE. ALL OVER-CURRENT PROTECTION AND DISCONNECT DEVICES NO LONGER UTILIZED BUT REMAINING AS LAST ACTIVE DEVICE SHALL BE LABELED AS 'SPARE'. COORDINATE ALL OUTAGES WITH OWNERS REPRESENTATIVE.
4. DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS ON SITE AND IN WALL, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
5. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
6. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.
7. REMOVE ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOOR, AND PATCH SURFACES.
8. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVE. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.
9. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER
10. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK
11. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.
12. BEGINNING OF DEMOLITION MEANS CONTRACTOR ACCEPTS EXISTING CONDITIONS.

C. EXECUTION
1. CAREFULLY PROTECT ALL WALLS, TRIM, FLOORS, EQUIPMENT UTILITY LINES AND MATERIALS. WHEN WORKING ON FINISHED SURFACES, LIMIT DAMAGE TO THE CONFINES AS MUCH AS POSSIBLE AND RESTORE TO THE ORIGINAL CONDITION ALL SURFACES WHICH ARE DAMAGED BECAUSE OF THE INSTALLATION OF THIS WORK.
2. EQUIPMENT, MATERIALS AND SUPPLIES REMOVED FOR PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS. ANY MATERIALS DAMAGED SHALL BE REPLACED WITH NEW MATERIALS OF LIKE KIND AND QUALITY.
3. DO ALL DRILLING, CUTTING, CHANNELING AND PATCHING REQUIRED TO INSTALL ELECTRICAL WORK AS INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL NEW ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTINGS PENETRATING INTO FIRE RATED ENVELOPES, SPACES, ETC.
4. ALL CONDUIT RUNS SHALL BE CONCEALED, UNLESS SHOWN OTHERWISE. PROVIDE A PULL WIRE IN ALL EMPTY CONDUITS.
5. EXISTING CONDITION SHOWN IS FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEY AND SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITION AT SITE.
6. ALL WORK SHOWN IS NEW UNLESS SPECIALLY INDICATED AS EXISTING (X). ALL ELECTRICAL EQUIPMENT MOUNTING AND ANCHORAGE MUST CONFORM WITH LOCAL AND STATE SEISMIC CODES.

E. COMMUNICATION SYSTEMS
PROVIDE RACEWAYS, AND ALL MATERIAL INCLUDING PULLING CABLE IN EACH RACEWAY AS REQUIRED FOR THE TELEPHONE SYSTEM PER THE TELEPHONE REQUIREMENTS. ALL CAT 6E CABLES SHALL BE TESTED & MEET CURRENT BICSI STANDARDS, A TEST REPORT SIGNED BY A RCCD SHALL BE PROVIDED WITH THE DOCUMENTATION.

F. GROUNDING & BONDING
FURNISH AND INSTALL COMPLETE BONDING AND GROUNDING SYSTEM AS REQUIRED BY CODES. CONTINUITY OF GROUNDING SHALL BE MAINTAINED MECHANICALLY AND ELECTRICALLY THROUGHOUT THE SYSTEM. A GREEN GROUNDING CODE SIZED CONDUCTOR SHALL BE CARRIED IN ALL CONDUITS.

G. INSTALLATION
1. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT A COMPLETE AND WORKABLE ELECTRICAL INSTALLATION BE PROVIDED FOR ALL THE EQUIPMENT DESCRIBED OR SHOWN AS BEING IN THIS CONTRACT. TOWARD THIS END FURNISH ALL LABOR AND TOOLS NECESSARY AND FURNISH AND INSTALL ALL APPARATUS, MATERIALS AND EQUIPMENT IN A FASHION COMPLYING WITH ALL APPLICABLE CODES, INCLUDING ITEMS REQUIRED BUT NOT NORMALLY SHOWN, SUCH AS LAMPS, COUPLINGS, HANGERS, BRACKETS, CLAMPS, BOXES, CONNECTORS AND HARDWARE. REFER ALSO TO WRITTEN SPECIFICATIONS FOR GENERAL, MECHANICAL AND ELECTRICAL SECTIONS.
2. PROCURE ALL PERMITS FROM LEGALLY CONSTITUTED AUTHORITIES, ARRANGE FOR ALL INSPECTIONS AND PAY ALL COSTS FOR FEES AND TESTS IN CONNECTION THEREWITH. COMPLY WITH CODES: NOTHING IN THESE PLANS AUTHORIZES DEVIATION FROM APPLICABLE CODES.
3. DETERMINE EXACT ROUTING OF CONCEALED FEEDERS AND BRANCH HOMERUNS IN COOPERATION WITH OTHER TRADES TO SIMPLIFY INSTALLATION WHEREVER POSSIBLE BUT SUBJECT TO APPROVAL OF ARCHITECT FOR VISUAL AND STRUCTURAL REASONS.
4. PROVIDE A CODE APPROVED DISCONNECT SWITCH OR BREAKER WITHIN SIGHT OF EVERY MOTOR AND FEED MOTORS NOT EQUIPPED WITH "BUILT IN" PROTECTION THROUGH A MAGNETIC OR MANUAL STARTER WITH OVERLOAD HEATERS SIZED TO COMPLY WITH MOTOR MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.
5. FOR CONNECTIONS TO EXHAUST FANS, PUMPS, COMPRESSORS, SPACE HEATERS, WATER HEATERS, AQUASTATS, SOLENOID VALVES AND OTHER MECHANICAL EQUIPMENT AND FOR CONDUITS AND WIRE REQUIRED BUT NOT NECESSARILY SHOWN ON THESE DRAWINGS REFER TO MECHANICAL PLANS AND DETERMINE EXACT LOCATIONS UNDER DIRECTION OF HEATING AND VENTILATING CONTRACTOR.
6. DO NOT RUN ANY CONDUIT IN SLAB IF ITS OUTSIDE DIAMETER EXCEEDS 1/3 THE THICKNESS OF THE SLAB. LOCATE CONDUITS WITHIN THE MIDDLE OF THE SLAB. WHERE CONDUITS ARE GROUPED IN PARALLEL RUNS, SPACE THEM 3" OR MORE APART. WHERE CONDUITS CROSS EACH OTHER, THICKEN SLAB PROPORTIONATELY OVER A HORIZONTAL AREA EQUAL TO TEN TIMES THE DIAMETER OF THE LARGEST CONDUIT. REFER ALSO TO DETAILS SHOWN..
7. SIZE OUTLET BOXES IN CONFORMITY WITH CODE FOR NUMBER AND GAUGE OF CONDUCTORS THEREIN, EXCEPT WHERE NOTED TO BE LARGER. MINIMUM BOX SIZE SHALL BE 4" SQUARE BY 1-1/2" DEEP.
8. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL WITH, OR AT RIGHT ANGLES TO, COLUMN LINES OR BEAMS AND SEPARATED BY AT LEAST THREE (3) INCHES FROM WATER LINES WHENEVER THEY RUN LONG SIDE OR ACROSS SUCH LINES. CONDUIT SHALL NOT BE RUN BELOW CABLE TRAYS OR LIGHT FIXTURES WITHOUT SPECIFIC APPROVAL OF THE OWNERS REPRESENTATIVE. HANGERS SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY, BUT NOT TO PIPING. HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE VISUAL ENVIRONMENT. ALL HANGERS AND SUPPORTS EXPOSED TO PUBLIC VIEW MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO ENGINEER FOR APPROVAL OF APPEARANCE. ALL HANGERS MUST BE UNIFORMLY SPACED AND NEATLY INSTALLED WITH NO EXCESS MATERIAL BEYOND WHAT IS REQUIRED FOR THE SUPPORT FUNCTION. CONTRACTOR SHALL SELECT ACCESSORIES AND HARDWARE WITH A SMOOTH, NEAT FINISHED APPEARANCE AND PAINT ALL EXPOSED CONDUIT HANGERS TO MATCH THE ADJACENT FINISHES.
9. ALL RECEPTACLES SHALL BE MOUNTED AT 18" PER ADA REQUIREMENTS UNLESS NOTED OTHERWISE, MEASURED FROM BOTTOM OF BOX.
10. ALL DISTRIBUTION BOARDS, SWITCHBOARDS AND TRANSFORMERS THAT ARE FLOOR MOUNTED SHALL BE MOUNTED ON 2" THICK HOUSEKEEPING PAD. TRANSFORMER SHALL BE ON VIBRATION ISOLATION PADS AND CONNECTED WITH FLEXIBLE CONDUIT.
11. CONTRACTOR SHALL EXAMINE PLANS AND VERIFY IN FIELD LOCATIONS OF ALL FIRE RATED WALLS, CEILINGS AND FLOORS. CONTRACTOR SHALL SEAL ALL ELECTRICAL SYSTEM PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS AND FLOORS WITH U.L. LISTED MATERIAL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL SWITCHES SHALL BE MOUNTED 36" TO 48" MEASURED FROM BOTTOM & TOP OF BOX RESPECTIVELY.
13. PANEL CIRCUIT DIRECTORY SHALL COMPLY WITH CEC 408.4.
14. PROVIDE 90% COMPACTION OR SAND SLURRY OVER ALL UNDERGROUND CONDUITS, USE ONLY CLEAN FILL.

H. ADDITIONAL NOTES
1. MARKING - UNDERGROUND SYSTEM SHALL BE LEGIBLY MARKED "UNDERGROUND SYSTEM" AT THE SOURCE OR FIRST DISCONNECTING MEANS OF THE SYSTEM. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. (250.21)(C)
2. PROVIDE SWITCH AND RECEPTACLE HEIGHTS PER STATE OF CALIFORNIA ACCESSIBLE REQUIREMENTS.
3. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
4. FOR FIRE RATED WALL/CEILING PENETRATION AND/OR MEMBRANE PENETRATION, COMPLETE NRTL CLASSIFICATION SHEETS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION FOR THE LISTED RATED ASSEMBLY.
5. EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE PANELBOARD WHERE THE BRANCH CIRCUIT ORIGINATES. (210.4)
6. MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO THE PARTITION SHALL BE PROVIDED WITH A MEAN TO DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE PANELBOARD WHERE THE BRANCH CIRCUIT ORIGINATES. (605.7)
7. PROVIDE SEPARATE SUBMITTAL; OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS FOR ALL FIRE ALARM SYSTEM INSTALLATIONS AND/OR MODIFICATIONS FROM THE FIRE DEPARTMENT.
8. ALL NEW OVERCURRENT DEVICES INSTALLED IN EXISTING PANELS/SWITCHBOARDS SHALL MATCH THE MAKE, MODEL AND INTERRUPTING CAPACITY OF THE EXISTING OVERCURRENT DEVICES.
9. RACEWAY SEALS. CONDUITS OR RACEWAYS THROUGH WHICH MOISTURE MAY CONTACT LIVE PARTS SHALL BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS.
10. PROVIDE LOCAL DISCONNECTS FOR ALL HARDWIRED EQUIPMENT THAT IS NOT "WITHIN SIGHT" OF THE SOURCE PANEL.
11. MULTIPLE RACEWAYS CONTAINING MORE THAN 3 CURRENT CARRYING CONDUCTORS SHALL COMPLY WITH [2016 CEC, 310.15(B)(2)(A)].
12. THE IDENTIFICATION OF EVERY CIRCUIT OF A PANEL BOARD AND SWITCHBOARD SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE AND SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. 2016 C.E.C 408.4 - PROVIDE MORE DETAIL ON PANEL SCHEDULE CIRCUIT DESCRIPTIONS.
13. A SINGLE RECEPTACLE INSTALLED ON AN INDIVIDUAL BRANCH CIRCUIT SHALL HAVE AN AMPERE RATING OF NOT LESS THAN THAT OF THE BRANCH CIRCUIT. INDICATE THE RECEPTACLE RATING. (210.21(B)(1))
14. PROVIDE RECEPTACLE OUTLETS WHEREVER CORD CONNECTED EQUIPMENT WILL BE USED. (210.50(B))
15. WHERE THE DISCONNECTS ARE NOT PROVIDED WITHIN SIGHT FROM THE EQUIPMENT IT SUPPLIES, THE SWITCH OR CIRCUIT BREAKER MUST INCLUDE PROVISIONS FOR ADDING A LOCK, AND THESE PROVISIONS MUST REMAIN WITH THE EQUIPMENT. THESE LOCKING PROVISIONS HAVE TO BE PART OF THE EQUIPMENT, EITHER INHERENT TO THE EQUIPMENT DESIGN OR AS A ACCESSORY FEATURE THAT CAN BE INSTALLED ON THE EQUIPMENT. [410.141(B), 422.31(B), 424.19, 440.14 EXCEPTION NO. 1, 600.6(A)(2)(3), 620.51(A) EXCEPTION NO. 1, 620.53, 620.55]
16. STANDARD NON-LOCKING STRAIGHT-BLADE RECEPTACLES IN 120- AND 250-VOLT CONFIGURATION AT WET/DAMP LOCATION ARE REQUIRED TO BE LISTED WEATHER-RESISTANT TYPE. [CEC 406.8(A)].

SYMBOLS

DUPLEX RECEPTACLE, WALL MOUNTED @ +18" AFF TO BOTTOM OF DEVICE, NEMA 5-20R U.O.N.
DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, WALL MOUNTED @ +18"AFF AT BOTTOM OF DEVICE
J — JUNCTION BOX (CEILING MTD.) SIZE PER TABLE AND NEC ARTICLE 314
J — JUNCTION BOX (WALL MTD.) SIZE PER TABLE AND NEC ARTICLE 314
T — THERMOSTAT - 36" TO 48" AFF, BOTTOM & TOP OF BOX RESPECTIVELY
T — TRANSFORMER
BRANCH CIRCUIT PANELBOARD - 240/120V, 1Ø, 3W.
4'X8'X3/4" TELEPHONE BACKBOARD, MARINE PLYWOOD AND PAINTED WITH FIRE RESISTANT PAINT, PER OWNERS REPRESENTATIVE.
CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALLS,
CONDUIT RUN CONCEALED BELOW FLOOR OR UNDERGROUND
— E — ELECTRICAL CIRCUIT
FLEXIBLE CONDUIT (WITH GROUND CONDUCTOR, PROVIDE LIQUID TIGHT CONDUIT IN ALL EXPOSED AREAS)
#10 — HASH MARKS INDICATE QUANTITY OF #12 CONDUCTORS. NO HASH MARKS INDICATE (2)#12AWG. (PROVIDE GROUND CONDUCTOR IN ALL CONDUITS.) WHERE NO NUMBER IS INDICATED, THE CONDUCTORS ARE #12AWG(MIN.) CONDUIT SIZE IS AS REQUIRED BY ELECTRICAL CODE. (3/4" CONDUIT MINIMUM).
2LA 1-3-5,7 — INDICATES A HOMERUN TO PNL 2LA, CKTS 1-3-5 WITH SHARED NEUTRAL & CKT 7 WITH DEDICATED NEUTRAL.
3/4"C-2#12 & 1#12 GND
3/4"C-3#12 & 1#12 GND
3/4"C-4#12 & 1#12 GND
3/4"C-5#12 & 1#12 GND
#10 3/4"C-2#10 & 1#10 GND
#10 3/4"C-3#10 & 1#10 GND
#10 3/4"C-4#10 & 1#10 GND
#10 3/4"C-5#10 & 1#10 GND
(above: 1" CONDUIT MINIMUM IF UNDERGROUND (CONTRACTOR TO PROVIDE DEDICATED NEUTRALS FOR CIRCUITS WHICH DO NOT HAVE COMMON CIRCUIT HANDLE TIES ON BREAKERS FEEDING THE CIRCUITS))
1 — SEE KEY NOTE #1 AS INDICATED ON DRAWING
$ P — SWITCH WITH PILOT LIGHT @ 42"AFF
$ 3ab — 3-WAY SWITCH, a & b INDICATES LIGHT FIXTURE TO BE SWITCHED (EACH A 3-WAY) MOUNTED @ 42" AFF
$ — SWITCH MOUNTED @ +42" AFF
$ M — MOTOR RATED SWITCH
$ a,b,c,d — CIRCUIT SWITCH LEGS; WALL SWITCHES
60AS 35AF 3P — DISCONNECT SWITCH, 60AMP SWITCH, 35 AMP FUSE, 3 POLE W/ OVERCURRENT PROTECTION U.O.N.
M — 100A UTILITY METER (OR AS NOTED)
3P 100AS 60AF — FUSED DISCONNECT SWITCH 100AMP SWITCH RATING WITH 60 AMP FUSES, 3 POLE
200AF 150AT 3P — MOLDED CASE CIRCUIT BREAKER 200 AMP FRAME, 150 AMP TRIP RATING, 3 POLE

LIST OF APPLICABLE CODES

LIST OF APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

COLOR CODE FOR CONDUCTORS

PROVIDE CONDUCTOR COLOR CODE AS FOLLOWS:
120/208VAC,3Ø,4W: BLUE,BLACK,RED FOR PHASE CONDUCTORS AND WHITE FOR NEUTRAL, GREEN FOR GROUND.
277/480VAC,3Ø,4W: ORANGE,BROWN,YELLOW FOR PHASE CONDUCTORS AND WHITE FOR NEUTRAL, GREEN FOR GROUND.

DERATING TABLE

NEC #310-8 ADJUSTMENT FACTORS

(a) MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE. WHERE THE NUMBER OF CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE EXCEEDS THREE, THE ALLOWABLE AMPACITIES SHALL BE REDUCED AS SHOWN IN THE FOLLOWING TABLE:

NUMBER OF CURRENT-CARRYING CONDUCTORS	PERCENT OF VALUES IN TABLES AS ADJUSTED FOR AMBIENT TEMPERATURE IF NECESSARY
4 THROUGH 6	80
7 THROUGH 9	70
10 THROUGH 20	50
21 THROUGH 30	45
31 THROUGH 40	40
41 AND ABOVE	35

WHERE SINGLE CONDUCTORS OR MULTICONDUCTOR CABLES ARE STACKED OR BUNDLED LONGER THAN 24 INCHES (610 mm) WITHOUT MAINTAINING SPACING AND ARE NOT INSTALLED IN RACEWAYS, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED AS SHOWN IN THE ABOVE TABLE.

EXCEPTION NO. 1: WHERE CONDUCTORS OF DIFFERENT SYSTEMS, AS PROVIDED IN SECTION 300-3, ARE INSTALLED IN A COMMON RACEWAY OR CABLE, THE DERATING FACTORS SHOWN ABOVE SHALL APPLY TO THE NUMBER OF POWER AND LIGHTING (ARTICLES 210, 215, 220, AND 230) CONDUCTORS ONLY.

EXCEPTION NO. 2: FOR CONDUCTORS INSTALLED IN CABLE TRAYS, THE PROVISIONS OF SECTION 318-11 SHALL APPLY.

EXCEPTION NO. 3: DERATING FACTORS SHALL NOT APPLY TO CONDUCTORS IN NIPPLES HAVING A LENGTH NOT EXCEEDING 24 INCHES (610mm).

EXCEPTION NO. 4: DERATING FACTORS SHALL NOT APPLY TO UNDERGROUND CONDUCTORS ENTERING OR LEAVING AN OUTDOOR TRENCH IF THOSE CONDUCTORS HAVE PHYSICAL PROTECTION IN THE FORM OF RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, OR RIGID NONMETALLIC CONDUIT HAVING A LENGTH NOT EXCEEDING 10 FEET (3.05m) ABOVE GRADE AND THE NUMBER OF CONDUCTORS DOES NOT EXCEED FOUR.

EXCEPTION NO. 5: FOR OTHER LOADING CONDITIONS, ADJUSTMENT FACTORS AND AMPACITIES SHALL BE PERMITTED TO BE CALCULATED UNDER SECTION 310-15(b)

(FNC): SEE APPENDIX B, TABLE B-310-11 FOR ADJUSTMENT FACTORS FOR MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE WITH LOAD DIVERSITY.

(b) MORE THAN ONE CONDUIT, TUBE, OR RACEWAY. SPACING BETWEEN CONDUITS, TUBING, OR RACEWAYS SHALL BE MAINTAINED.

LIST OF DRAWINGS

SHEET #	SHEET DESCRIPTION	SHEET #	SHEET DESCRIPTION
E100	GENERAL NOTES, ABBREVIATIONS, SYMBOLS & DRAWING LIST		
E140	SITE ELECTRICAL PLAN		
E200	ELECTRICAL SINGLE LINE DIAGRAM		
E201	ELECTRICAL PANEL SCHEDULES		
E401	POWER PLAN		
E402	ELECTRICAL DETAILS		
E403	ELECTRICAL DETAILS		

SCOPE OF WORK

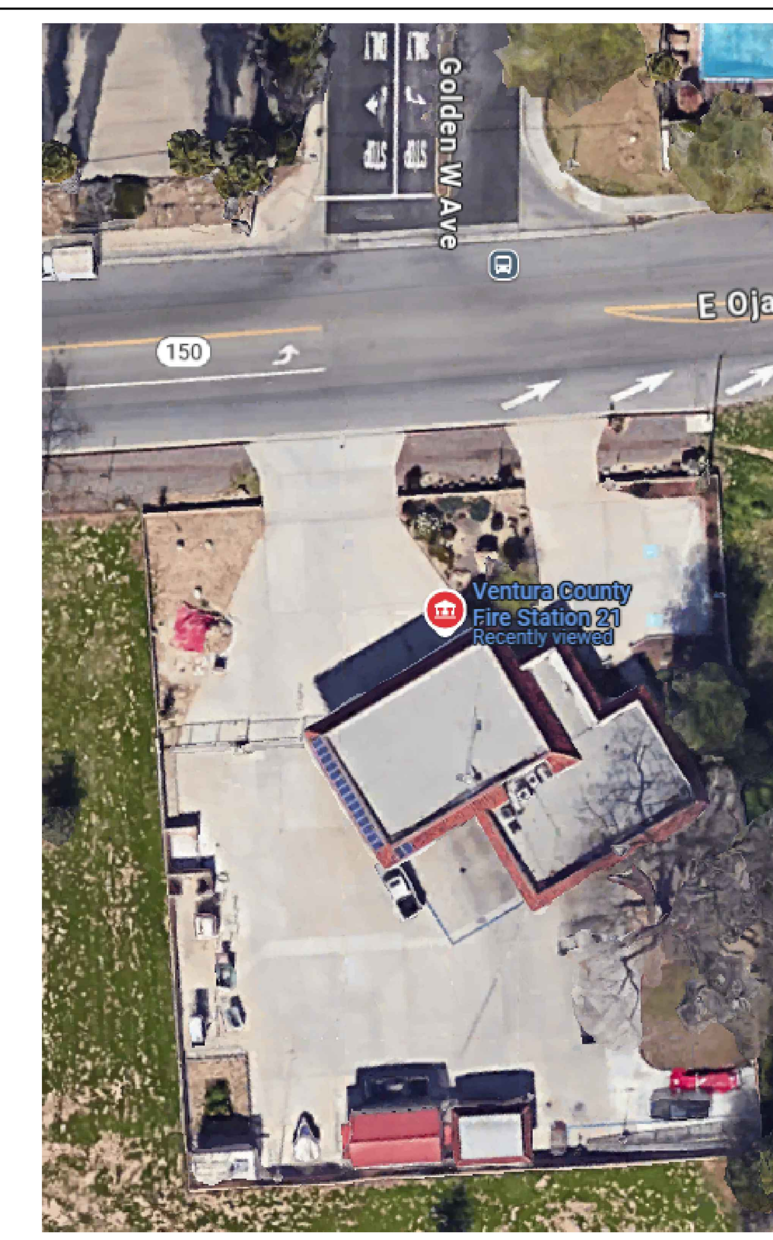
NEW POWER & COM TO REPLACE EXISTING ANTENNA BUILDING.

COUNTY of VENTURA
Resource Management Agency
APPROVED
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Chris Jacobsen 08/13/2025
Building and Safety Division

ABBREVIATIONS

A	AMPERES	DS	DISCONNECT SWITCH	KVA	KILO VOLT AMPS=1000VA	(R)	REMOVED
AF	AMP FRAME/AMP FUSE	DWG	DRAWING	LC	LIGHTING CONTACTOR	RGS	RIGID GALVANIZED STEEL CONDUIT
AFC	AVAILABLE FAULT CURRENT	ECD	ELECTRICAL CONTRACTOR	LCL	LONG CONTINUOUS LOAD	RM	ROOM
AFF	ABOVE FINISHED FLOOR	EM	EMERGENCY LIGHT/FEEDER	LV	LOW VOLTAGE	SN	SYSTEM NEUTRAL
AIC	AMP INTERRUPTING CURRENT	EMT	ELECTRICAL METAL TUBING	M	METER	SPD	SURGE PROTECTION DEVICE
ARCH	ARCHITECT	EOR	ENGINEER OF RECORD	MC	METAL CLAD	TC	TIME CLOCKS
AS	AMP SWITCH	EPR	ETHYLENE PROPYLENE RUBBER	MDF	MAIN DISTRIBUTION FRAME	TTB	TELEPHONE TERMINAL BOARD
ASTM	AMERICAN SOCIETY OF TESTING MATERIAL(S)	ERMS	ENERGY REDUCTION METHOD SWITCH	MIN.	MINIMUM	TTC	TELEPHONE TERMINAL CABINET
AT	AMP TRIP	EVCS	ELECTRIC VEHICLE CHARGING STATION	MTD	MOUNTED	TR	TRANSFORMER
ATS	AUTOMATIC TRANSFER SWITCH	(F)	FRONT	MTB	MAIN TELEPHONE BACKBOARD	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
AWG	AMERICAN WIRE GAGE	FA	FIRE ALARM	MTG	MOUNTING	TYP	TYPICAL
BKBD	BACKBOARD	FS	SHALLOW FLOOR BOX	MV	MEDIUM VOLTAGE	UG	UNDERGROUND
BW	BOTH WAYS	FT	FEET	MH	MAN HOLE	UL	UNDERWRITERS LABORATORY
C	CONDUIT OR CEILING	GC	GENERAL CONTRACTOR	MFG	MANUFACTURER	UON	UNLESS OTHERWISE NOTED
CB	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	NEC	NATIONAL ELECTRICAL CODE	UNSW	UNSWITCHED
CONT	CONTINUATION	GND	GROUND	(N)	NEW	V	VOLTS/VOLTAGE
CKT	CIRCUIT	HP	HORSEPOWER	NIC	NOT IN CONTRACT	VA	VOLT AMPS
CLG	CEILING	ID	IDENTIFICATION	NL	NIGHT LIGHT	VD	VOLTAGE DROP
CO	CONDUIT ONLY	IDF	INTERMEDIATE DISTRIBUTION FRAME	NO	NORMALLY OPEN	W	WATTS/WATTAGE OR WIRE
COM	COMMUNICATIONS	IG	ISOLATED GROUND	NC	NORMALLY CLOSED	WP	WEATHERPROOF
CTV	CABLE TELEVISION	JB	JUNCTION BOX	OH	OVERHEAD	W/	WITH
(CU)	COPPER	K	KILO	P	POWER OR POLE	(X)	EXISTING
CW	COLD WATER PIPE			PBO	PROVIDED BY OTHERS	ɸ	PHASE
DIS	DISCONNECT			PNL	PANEL		
				PV	PHOTO VOLTAIC		

SITE/AREA MAP



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REV#	DESCRIPTION	DATE
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STAMP

REGISTERED PROFESSIONAL ENGINEER
KENNETH W. LUCCI
No. E 8340
Exp. 09/30/2026
ELECTRICAL
STATE OF CALIFORNIA

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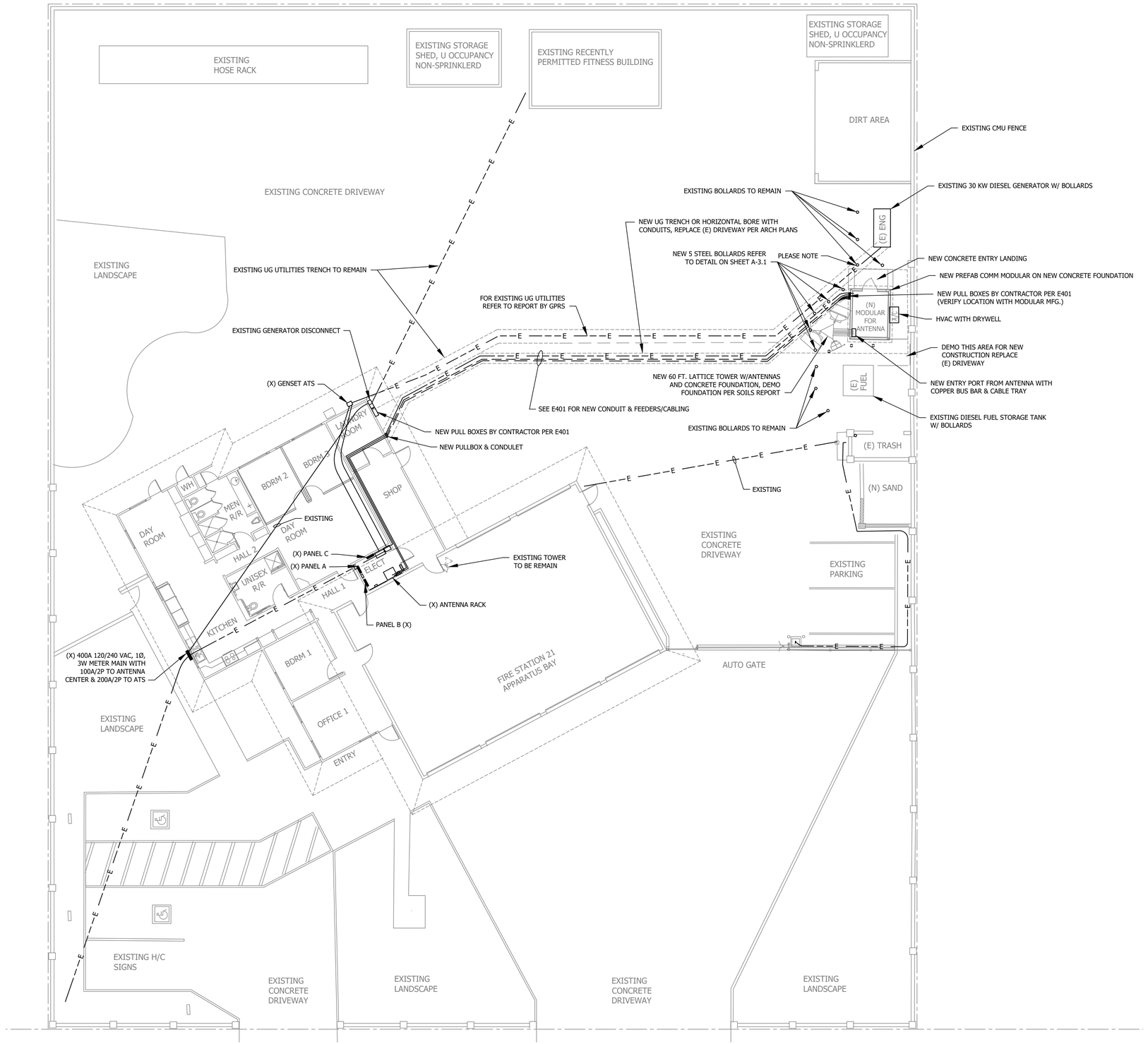
SHEET TITLE:
GENERAL NOTES, ABBREVIATIONS, SYMBOLS & DRAWING LIST

PROJECT:
COUNTY OF VENTURA
FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN: L.K. / D.S. / I.T.
CHECKED: K. LUCCI
DATE: 04/28/2025
SCALE: AS NOTED
JOB NO. 24-907
SHEET: E100
OF: SHEETS:

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DRAWING: G:\24\907\EL\Sheets\24-907 E140.dwg DRAFTER: CM02 DRAWING FILENAME: 24-907 E140 PATHNAME: G:\24\907\EL\Sheets
DATE: 28 April 2025 PLOT BY: CM02 SAVE DATE: 4/28/2025 3:15:55 PM TIME: 3:29 pm PLOT DATE: 4/28/2025 3:29:02 PM



ELECTRICAL SITE PLAN 1
SCALE: 1"=10'-0" - E140

SHEET NOTES:

1. VERIFY LOCATION OF ALL BUILDINGS ON ARCHITECTURAL PLANS.
2. CONTRACTOR SHALL VERIFY LOCATION AND REQUIREMENTS OF ALL ELECTRICAL DEVICES PRIOR TO BID. ROUGH-IN AND INSTALLATION.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY TRENCHING. CONTRACTOR SHALL PROTECT ALL EXISTING/REMAINING UNDERGROUND UTILITY SYSTEMS IN PLACE. CONTRACTOR SHALL REPAIR ANY UTILITY SYSTEM DAMAGED DURING CONSTRUCTION.
4. ALL CONDUIT 90° CONDUIT BENDS AND RISERS SHALL BE PVC SCHEDULE 80
5. MINIMUM CONDUIT BURIAL DEPTH IS 24".
6. CONTRACTOR TO PROVIDE GROUND CONDUCTORS IN ALL CONDUITS.
7. 1" CONDUIT MINIMUM UNDERGROUND.
8. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
9. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.

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Chris Jacobsen 08/13/2025
Building and Safety Division

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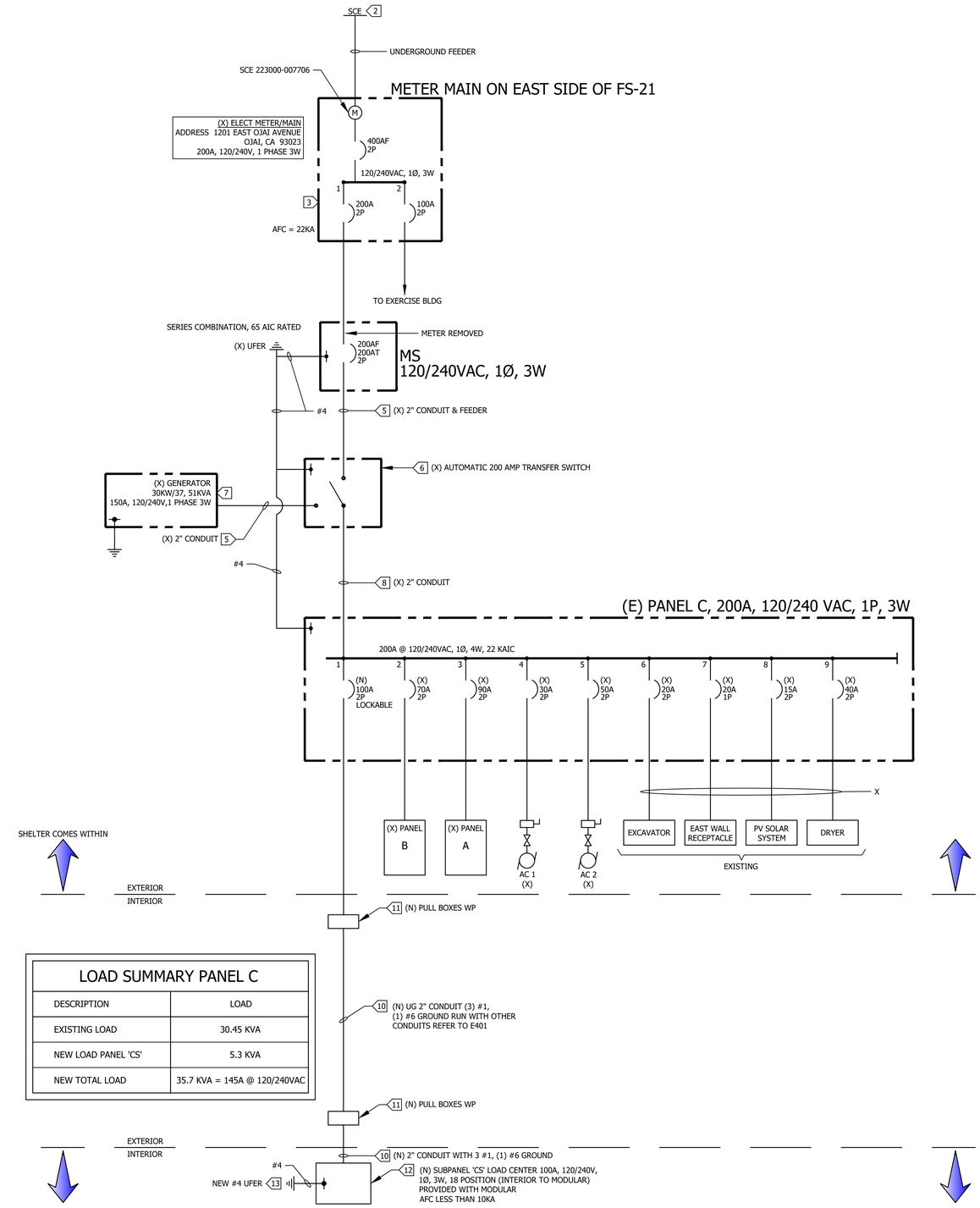
SHEET TITLE: SITE ELECTRICAL PLAN

PROJECT:
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FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN:	L.K. / D.S. / I.T.
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OF:	SHEETS:

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Drafter:CM01 Paper Size:12.9
Drawing:G:\24\907\EL\Sheets\24-907 E140.dwg
Attached XREFS:
Attached DWFS:
XREFS:G:\24\907\AR\ARCH\A1-1SITE.dwg
DWFS:G:\24\907\AR\ARCH\A1-1SITE.dwg
Drafter: CM01: G:\24\907\EL\Sheets\24-907 E140.dwg; DATE: APR 25, 2025 TIME: 3:14 PM



LOAD SUMMARY PANEL C	
DESCRIPTION	LOAD
EXISTING LOAD	30.45 KVA
NEW LOAD PANEL 'CS'	5.3 KVA
NEW TOTAL LOAD	35.7 KVA = 145A @ 120/240VAC

ELECTRICAL SINGLE LINE DIAGRAM

SCALE: NONE

1 - E200

SHEET NOTES:

1. MODULAR SERVICE POWER SHALL BE 1000A, 120/240V, 1 PHASE 3W (10 KA RATED).
2. PROVIDE A MIN. 36" WIDE X 6'-8" HIGH WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIPMENT.
3. ALL BREAKERS IN THE PANEL ARE RATED 10,000 RMS SYMMETRICAL AMPS, 240V.
4. ALL WIRING SHALL BE RATED FOR 90ºC.
5. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED. 40 WITH 80 BENDS)
6. INDOOR: EMT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS (PROJECTED AT GRADE & SCOTCH WRAPPED).

KEY NOTES:

1. NOT USED.
2. EXISTING UTILITY COMPANY TRANSFORMER (OFFSITE).
3. EXISTING METER/MAIN, 400A, 120/240V, 1-PHASE, 3 WIRE.
4. EXISTING ELECTRICAL UNDERGROUND CONDUITS EXTENDING TO ELECT METER.
5. EXISTING (1) 2" CONDUIT (3) #3/0 & (1) #6 GRD.
6. EXISTING AUTOMATIC TRANSFER SWITCH, 200A, 120/240V, 1-PHASE, 3 WIRE.
7. EXISTING OUTDOOR 30 KW DIESEL GENERATOR 150A, 120/240V, 1-PHASE 3 WIRE.
8. EXISTING (1) 2" CONDUIT (3) #3/0 & (1) #6 GRD.
9. EXISTING MAIN PANEL 'C', 200A, 120/240V, 1 PHASE, 3 WIRE.
10. NEW UNDERGROUND ELECTRICAL UTILITY TRENCH FOR ELECT, DATA, COAX & TELCO:
    - (1) 2" SCHD 40 PVC CONDUITS WITH SCHD 80 LONG SWEEPS WITH (3) #1, AND (1) #6 GRD. FROM CS PANEL TO PANEL C.
    - (2) 1.25" CONDUITS FOR AUDIO/CALL SYSTEM & 2 CAT 5E GELL FILLED TO IT, RACK & TERMINATE PER OWNERS REQUIREMENTS.
    - (2) 2" CONDUITS FOR FUTURE (STUB UP ABOVE GRADE & CAP).
    - (1) 4" CONDUIT FOR ANTENNA COAXIAL CABLE WITH LONG SWEEPS.
    - PROVIDE 3/8" PULL CORDS (LABELED AT BOTH ENDS).
    - REFER TO TRENCH DETAIL E600.
11. NEW W.P. L,BOXES FOR ELECT AND TELCO MOUNTED TO COM SHELTER AND FIRE STATION BLDG.
12. NEW ELECTRICAL MAIN PANEL LOAD CENTER 100A, 120/240, 1-PHASE 3W, 18 POSITION, WITH SURGE PROTECTOR, INSIDE SHELTER, FURNISHED BY SHELTER MFGR.
13. NEW BUILDING UFER GROUND & .75" x 10'-0" GROUND ROD, VERIFY FOR QUALITY OF GROUND TO MEET 5 OHMS EARTH RESISTANCE MINIMUM STANDARDS, ADD ADDITIONAL RODS AS REQUIRED.

ALL ITEMS SHOWN ARE EXISTING UNLESS NOTED AS NEW.

COUNTY of VENTURA
Resource Management Agency
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Chris Jacobsen 08/13/2025
Building and Safety Division

REV#	DESCRIPTION	DATE
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STAMP

REGISTERED PROFESSIONAL ENGINEER
KENNETH W. LUCCI
No. E 8340
Exp. 09/30/2026
ELECTRICAL
STATE OF CALIFORNIA

LUCCI & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
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SHEET TITLE: ELECTRICAL SINGLE LINE DIAGRAM

PROJECT: COUNTY OF VENTURA
FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN: L.K. / D.S. / I.T.
CHECKED: K. LUCCI
DATE: 04/28/2025
SCALE: AS NOTED
JOB NO. 24-907
SHEET: E200
OF: SHEETS:

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DRAWING FILENAME: 24-907 E200
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DATE: 28 April 2025
PLOT BY: CM02
TIME: 3:29 pm
PLOT DATE: 4/28/2025 3:29:05 PM
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DRAFTER: CM02 DRAWING FILENAME: 24-907 E201
PLOT BY: CM02
DRAWING: G:\24\907\EL\Sheets\24-907 E201.dwg

PANEL NUMBER B VOLTAGE 120/240 PHASE 1 WIRE 3
SOURCE PANEL C A.I.C. 10K
PANEL LOCATION ELECTRICAL ROOM BUS AMPERE RATING 100
■ NEMA 1 ■ COPPER BUSS ■ MAIN LUGS ONLY ■ SURFACE MOUNTING

LCL	MISC	RCPT	LITE	CIRCUIT DESCRIPTION	LOAD(VA) A	LOAD(VA) B	BRKR POLE	BRKR AMP	CKT	PHASE A B	CKT	BRKR AMP	BRKR POLE	LOAD(VA) A	LOAD(VA) B	CIRCUIT DESCRIPTION	MISC	RCPT	LITE	LCL
				GENERATOR BLOCK HEATER	1000		1	20	1		2			·		SPARE				
				GENERATOR BATTERY CHARGER		250			3		4	20	1		360	KITCHEN RCPT. W. WALL				
				KITCHEN RCPT. E. WALL	360				5		6	20	1	360		KITHCEN RCPT. N. WALL				
				EXHAUST FAN & OUTLET N. WALL		360			7		8	20	1		360	OFFICE RCPT.				
				OFFICE RCPT.	360				9		10	20	1	900		WASHER				
				ENGINE ROOM RCPT. S. & W. WALL		360			11		12	20	1		360	SHOP RCPT.				
				DORM & SHOP RCPT.	360				13		14			200		HOSE RACK LIGHTS				
				AIR HOSE		500		20	15		16				200	HOSE RACK				
				AIR HOSE	500		2		17		18			·		·				
				SPARE		·			19		20				·	SPARE				
				OFFICE & EXTERIOR LT.	360		1	20	21		22			100		EXTERIOR REAR LIGHT				
				ENGINE ROOM OVER HEAD LIGHT		200	1	20	23		24				·	SPARE				
				ENGINE ROOM OVER HEAD LIGHT	200		1	20	25		26			200		ENGINE ROOM OVER HEAD LIGHT				
				SPARE		·	1	20	27		28				·	SPARE				
				SPARE	·		1	30	29		30	20	1	·		SPARE				
				TOTALS	3140	1670								1760	1280	TOTALS				

L.C.L. VOLT AMPS: . PHASE A . PHASE B . .
TOTAL VOLT AMPS: 7850 PHASE A 4900 PHASE B 2950 .
TOTAL AMPS: 33 PHASE A 41 PHASE B 25 .

PANEL NUMBER A VOLTAGE 120/240 PHASE 1 WIRE 3
SOURCE PANEL C A.I.C. 10K
PANEL LOCATION ELECTRICAL ROOM BUS AMPERE RATING 100
■ NEMA 1 ■ COPPER BUSS ■ MAIN LUGS ONLY ■ SURFACE MOUNTING

LCL	MISC	RCPT	LITE	CIRCUIT DESCRIPTION	LOAD(VA) A	LOAD(VA) B	BRKR POLE	BRKR AMP	CKT	PHASE A B	CKT	BRKR AMP	BRKR POLE	LOAD(VA) A	LOAD(VA) B	CIRCUIT DESCRIPTION	MISC	RCPT	LITE	LCL
				DAYROOM, BATH & HALL LIGHTS	220		1	20	1		2	20	1	250		ENGINE ROOM CEILING RCPT.				
				ENGINE RM, ELEC. & SHOP LIGHTS		200			3		4				540	DORM RCPT.				
				FREEZER	1200				5		6			360		KITCHEN OUTLET E. WALL				
				GARBAGE DISPOSER		800			7		8				540	ELEC. & SHOP RCPT.				
				DORM & BATH RCPT.	360				9		10			540		ENGINE ROOM RCPT. E. WALL				
				DORM RCPT. LITE (LOW VOLT SWITCH)		200			11		12				600	A.C. BLOWER #1				
				A.C. BLOWER #1	500				13		14			600		A.C. BLOWER #2				
				A.C. BLOWER #2		500			15		16				600	KITHCEN, HALL, & LOCKERS LTG				
				KITCHEN	540				17		18			150		FUEL PUMP LIGHT				
				DIESEL PUMP		500			19		20				50	CONTROL & CHIME TRANSFORMER				
				OFFICE & OUTSIDE LIGHTS	350				21		22			250		PUMP MOTOR				
				ENGINE ROOM LIGHTS		700			23		24				720	COMM ROOM OUTLETS				
				OFFICE	200				25		26			700		CHARGER				
				KITCHEN		1500	1	60	27		28				700	CHARGER				
				·	·				29		30			·		·				
				·		·			31		32				·	·				
				·	·				33		34			·		·				
				·		·			35		36				·	·				
				·	·				37		38			·		·				
				·		·			39		40				·	·				
				·	·				41		42			·		·				
				TOTALS	3370	4400								2850	3750	TOTALS				

L.C.L. VOLT AMPS: . PHASE A . PHASE B . .
TOTAL VOLT AMPS: 14370 PHASE A 6220 PHASE B 8150 .
TOTAL AMPS: 60 PHASE A 52 PHASE B 66 .

PANEL NUMBER C VOLTAGE 120/240 PHASE 1 WIRE 3
SOURCE MS VIA 200A CB AT METER & ATS A.I.C. 10 KAIC
PANEL LOCATION ELECTRICAL ROOM BUS AMPERE RATING 200
■ NEMA 1 ■ COPPER BUSS ■ MAIN LUGS ONLY ■ SURFACE MOUNTING

NEW LOAD & CB TO MATCH EXISTING TYPE & AIC RATING

LCL	MISC	RCPT	LITE	CIRCUIT DESCRIPTION	LOAD(VA) A	LOAD(VA) B	BRKR POLE	BRKR AMP	CKT	PHASE A B	CKT	BRKR AMP	BRKR POLE	LOAD(VA) A	LOAD(VA) B	CIRCUIT DESCRIPTION	MISC	RCPT	LITE	LCL
				EXTRACTOR	300			20	1		2	30		1000		AC 1				
				EXTRACTOR		300	2		3		4		2		1000	AC 1				
				DRYER	1500			40	5		6	50		2500		AC 2				
				DRYER		1500	2		7		8		2		2500	AC 2				
				PANEL B	4900			70	9		10	90		6220		PANEL A				
				PANEL B		2950	2		11		12		2		8150	PANEL A				
				EAST WALL RECEPTACLE	·		1	20	13		14	20	1	800		BLOCK HEATER				
				·		·			15		16	15			·	SOLAR SYSTEM				
				ANTENNA MODULAR	2600			100	17		18		2	·		SOLAR SYSTEM				
				ANTENNA MODULAR		2700	2		19		20				·	·				
				TOTALS	9300	7450								10520	11650	TOTALS				

L.C.L. VOLT AMPS: . PHASE A . PHASE B . .
TOTAL VOLT AMPS: 38920 PHASE A 19820 PHASE B 19100 .
TOTAL AMPS: 162 PHASE A 165 PHASE B 160 .

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Building and Safety Division

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REGISTERED PROFESSIONAL ENGINEER
KENNETH W. LUCCI
No. E 8340
Exp. 09/30/2026
ELECTRICAL
STATE OF CALIFORNIA

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SHEET TITLE: ELECTRICAL PANEL SCHEDULES

PROJECT:
COUNTY OF VENTURA
FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN: L.K. / D.S. / I.T.
CHECKED: K. LUCCI
DATE: 04/28/2025
SCALE: AS NOTED
JOB NO. 24-907
SHEET: E201
OF: SHEETS:

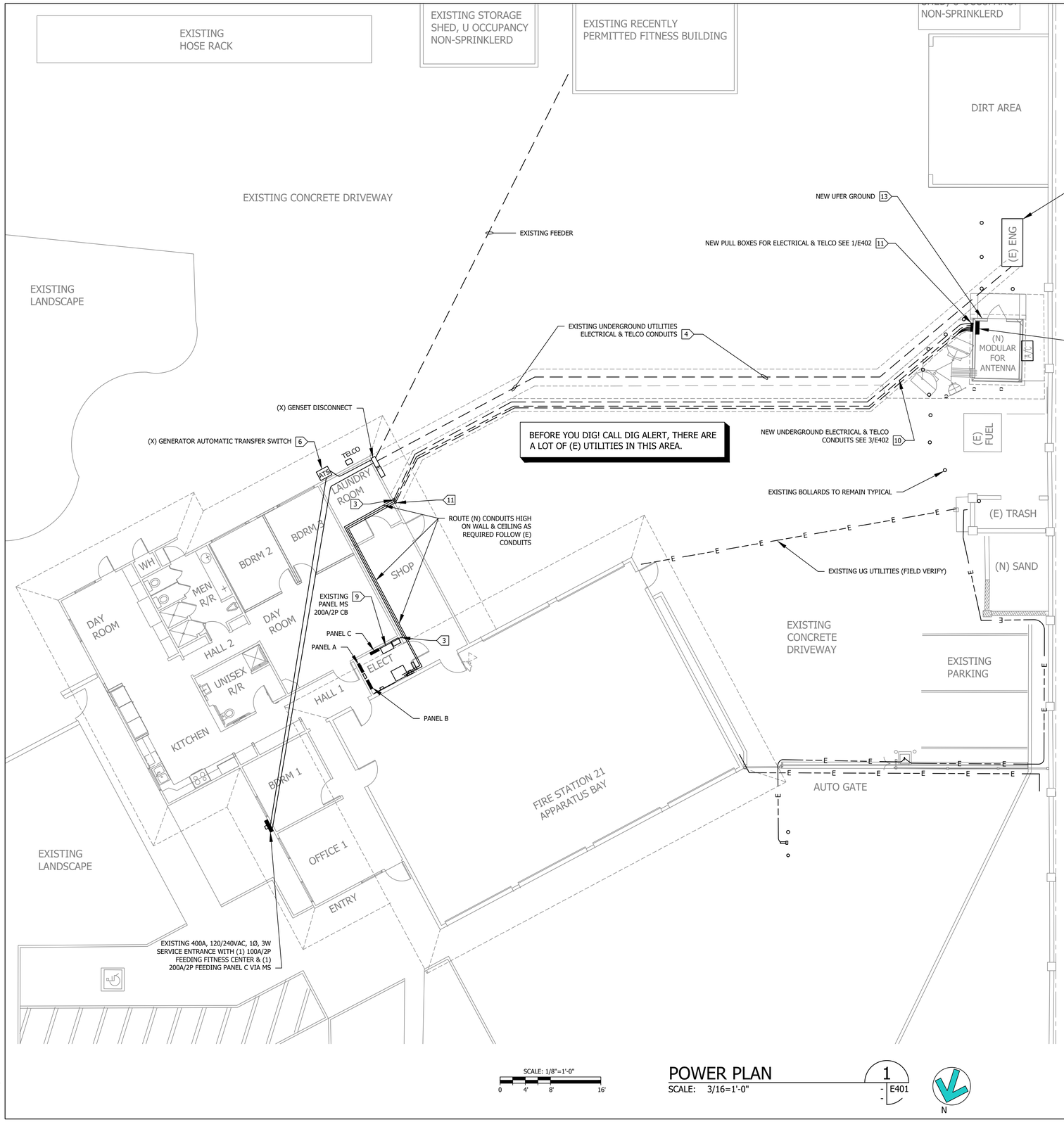
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Attached IMAGEs:G:\24\907\EL\Sheets\24-907TB.dwg

Drafter: CM01: G:\24\907\EL\Sheets\24-907 E201.dwg: DATE: APR 25, 2025 TIME: 8:30 AM

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Chris Jacobsen 08/13/2025
Building and Safety Division

SHEET NOTES:

1. VERIFY LOCATION OF ALL BUILDINGS AND APPENDITURES ON ARCHITECTURAL AND CIVIL PLANS.
2. CONTRACTOR SHALL VERIFY LOCATION AND REQUIREMENTS OF ALL ELECTRICAL DEVICES PRIOR TO BID. ROUGH-IN AND INSTALLATION.
3. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR AND CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWING. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY TRENCHING. CONTRACTOR SHALL PROTECT ALL EXISTING/REMAINING UNDERGROUND UTILITY SYSTEMS IN PLACE. CONTRACTOR SHALL REPAIR ANY UTILITY SYSTEM DAMAGED DURING CONSTRUCTION.
5. ALL CONDUIT 90° CONDUIT BENDS AND RISERS SHALL BE PVC COATED RIGID STEEL.
6. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SITE ELECTRICAL SERVICE REQUIREMENTS WITH SERVING UTILITY.
7. ALL SERVICE ENTRANCE EQUIPMENT SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL UTILITY COMPANY FOR APPROVAL, WITH WRITTEN APPROVAL RECEIVED PRIOR TO SUBMISSION TO ELECTRICAL ENGINEER FOR APPROVAL.
8. VERIFY LOCATION OF ALL EQUIPMENT AND DEVICES ON ARCHITECTURAL AND CIVIL PLANS.
9. MINIMUM CONDUIT BURIAL DEPTH IS 24".
10. CONTRACTOR TO PROVIDE GROUND CONDUCTORS IN ALL CONDUITS.
11. 1" CONDUIT MINIMUM UNDERGROUND.
12. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
13. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.

KEY NOTES:

1. EXISTING ELECTRICAL UNDERGROUND CONDUITS, COORDINATE TEMPORARY POWER SHUT-DOWN WITH OWNER. SPLICE NEW CABLE INTO EXISTING AS REQUIRED. ALL WORK SHALL BE DONE BY A QUALIFIED ELECTRICIAN. VERIFY REQUIRED FEEDER SIZE WITH EXISTING CABLES AND NEW TAP RULES.
2. NOT USED.
3. SEAL ALL WALL PENETRATIONS.
4. EXISTING ELECTRICAL UNDERGROUND CONDUITS, FIELD VERIFY.
5. NOT USED.
6. EXISTING AUTOMATIC TRANSFER SWITCH, 200A, 120/240V, 3 PHASE, 4 WIRE.
7. EXISTING 30KW GENERATOR 150A, 120/240V, 1 PHASE, 3 WIRE WEATHERPROOF ENCLOSURE.
8. EXISTING (1) 2" CONDUIT (3) #3 & (1) #6 GRD.
9. EXISTING MAIN PANEL 'MS' DISCONNECT 200A, 120/240V, 1 PHASE, 3 WIRE.
10. NEW UNDERGROUND ELECTRICAL UTILITY TRENCH FOR ELECTRICAL, DATA, COAX & TELCO W/
    - (1) 2" SCHEDULE 40 PVC CONDUITS WITH SCHEDULE 80 IN SWEEP WITH (3) #2, AND (1) #6 GRD.
    - (2) 1.25"C CONDUITS FOR AUDIO / CALL SYSTEM & 2 CAT 5E GEL FILLED TO IT ROOM, PROVIDE CONNECTORS AS REQUIRED.
    - (2) 2" CONDUITS FOR FUTURE (STUB UP AT EXTERIOR OR MODULAR BUILDING, PROVIDE PULL STRINGS & LABEL ENDS OF PULL STRINGS).
    - (1) 4" CONDUIT FOR ANTENNA COAXIAL CABLE (PROVIDE LONG SWEEPS OF SCHEDULE 80 PVC). - NO CONDULETS, ONLY PULL BOXES.
    - PROVIDE 3/8" PULL CORDS.
    - REFER TO TRENCH DETAIL 3/E402.
11. NEW WP PULL BOXES FOR ELECT AND TELCO MOUNTED TO COM SHELTER AND FIRE STATION BUILDING REFER TO DETAIL 1/E402 AND 3/E402.
12. NEW ELECTRICAL MAIN PANEL LOAD CENTER 'CS' 100A, 120/240, 1Ø, 3W, 18 POSITION, WITH SURGE PROTECTOR, INSIDE SHELTER, FURNISHED BY SHELTER MFGR, EXTEND POWER TO NEW PANEL 'CS'.
13. NEW UFER GROUND, CHECK FOR QUALITY OF GROUND TO MEET STANDARDS. (REFER TO DETAIL 4/E402).

SCHEDULE ALL POWER OUTAGES WITH CLIENT IN WRITING AT LEAST 14 DAYS IN ADVANCE OF REQUESTED OUTAGE. PROVIDE GENSET POWER DURING OUTAGES TO ENSURE CONTINUED F.S. OPERATION

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STAMP

REGISTERED PROFESSIONAL ENGINEER KENNETH W. LUCCI No. E 8340 Exp. 09/30/2026 ELECTRICAL STATE OF CALIFORNIA

LUCCI & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
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SHEET TITLE: POWER PLAN

PROJECT: COUNTY OF VENTURA
FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN:	L.K. / D.S. / I.T.
CHECKED:	K. LUCCI
DATE:	04/28/2025
SCALE:	AS NOTED
JOB NO.	24-907
SHEET:	E401
OF:	SHEETS:

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Chris Jacobsen 08/13/2025
Building and Safety Division

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REGISTERED PROFESSIONAL ENGINEER
KENNETH W. LUCCI
No. E 8340
Exp. 09/30/2026
ELECTRICAL
STATE OF CALIFORNIA

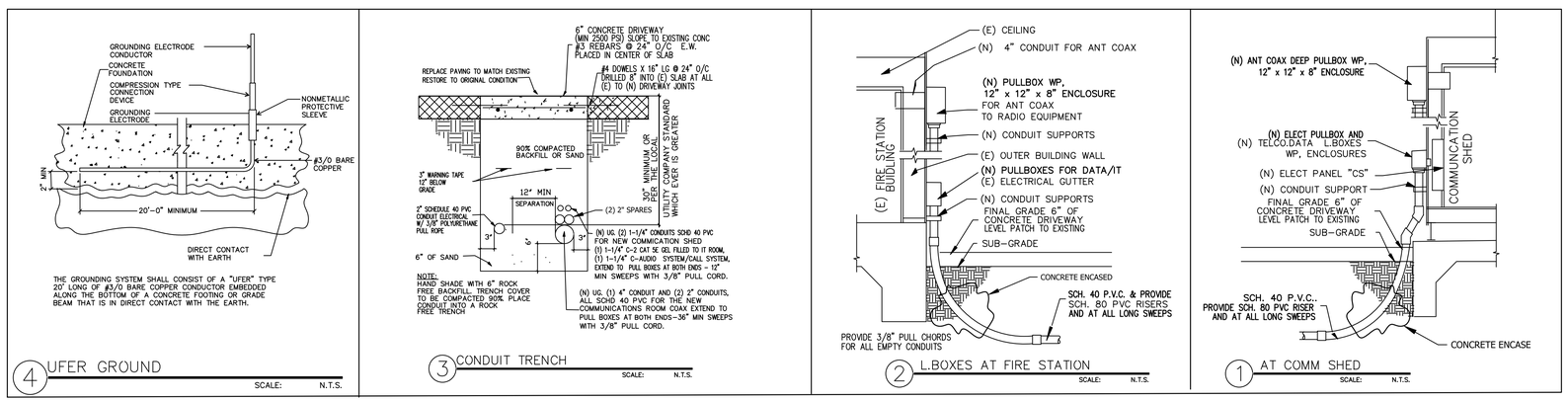
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CONSULTING ELECTRICAL ENGINEERS
3251 CORTE MALPASO, #611
CAMARILLO, CA 93012-8094
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SHEET TITLE: ELECTRICAL DETAILS

PROJECT:
COUNTY OF VENTURA
FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN: L.K. / D.S. / I.T.
CHECKED: K. LUCCI
DATE: 04/28/2025
SCALE: AS NOTED
JOB NO. 24-907
SHEET: E402
OF: SHEETS:



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Drafter:CM02 Paper Size: 12.9
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Xrefs: ATTACHED: NONE
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Xpath: G:\24\907\ELSheets\24-907TB.dwg
Drafter: CM01: G:\24\907\ELSheets\24-907 E402.dwg; DATE: APR 26, 2025 TIME: 11:47 AM

SPECIFICATIONS

A. GENERAL
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.
2. ALL MATERIALS SHALL BE NEW AND WHERE APPLICABLE, SHALL COMPLY WITH THE FOLLOWING STANDARDS:
   a. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
   b. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   c. UNDERWRITERS LABORATORIES (UL)
3. DO ALL CUTTING AND PATCHING OF THE EXISTING CONSTRUCTION AS NECESSARY FOR THE INSTALLATION OF THE ELECTRICAL SYSTEM.
4. ALL MATERIALS AND EQUIPMENT PROVIDED AND/OR INSTALLED UNDER THIS SPECIFICATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
5. INTERRUPTION OF SERVICE TO THE BUILDING SHALL BE PRE SCHEDULED WITH THE BUILDING OWNERS.
   a. IF INTERRUPTION CANNOT BE TOLERATED DURING REGULAR DAYLIGHT HOURS, IT SHALL BE SCHEDULED FOR A TIME MUST SUITABLE TO THE OWNER.
   b. HAVE ADEQUATE MATERIALS AND LABOR AVAILABLE DURING ANY INTERRUPTION OR CUTOFF SO THAT THE WORK CAN BE COMPLETED IN A TIMELY FASHION WITHOUT DELAY.

B. CONDUCTORS – 600 VOLTS
1. UNLESS OTHERWISE INDICATED, CONDUCTORS SHALL BE 600 VOLT, THHN-THWN.

C. CONDUIT
1. USE U.L. LISTED GALVANIZED ELECTRICAL METALLIC TUBING (EMT)/OR RIGID AS REQUIRED FOR CONDUIT INSTALLED ON THE INTERIOR OF THE BUILDING.
2. SEMI-RIGID PLASTIC TYPE PVC SCHEDULE 40 CONDUITS MAY BE USED WHERE INSTALLED UNDER SLABS IN CONTACT WITH EARTH OR WHERE INSTALLED UNDERGROUND. INSTALL UNDERGROUND CONDUITS A MINIMUM OF 24 INCHES BELOW GRADE.
3. FLEXIBLE STEEL CONDUITS SHALL BE USED FOR FINAL CONNECTION TO MOTORS OR OTHER VIBRATING EQUIPMENT. IT SHALL BE U.L. LISTED GALVANIZED INCLUDING ALL FITTINGS. NEOPRENE JACKET, MOISTURE AND OIL-PROOF FLEXIBLE STEEL CONDUIT WITH WATERPROOF FITTINGS SHALL BE USED FOR OUTDOOR AND OTHER DAMP AREAS.
4. PROVIDE SECURE MOUNTING FACILITIES FOR ALL CONDUITS. WIRE OR PLUMBER'S TAPE IS NOT ACCEPTABLE.
5. RUN ALL EXPOSED CONDUIT AT RIGHT ANGLES TO OR PARALLEL TO STRUCTURAL MEMBERS.
6. PROVIDE PROPER FLASHING WHERE CONDUITS PASS THROUGH THE ROOF OR EXTERIOR WALL. FLASHING SHALL BE MADE SO THAT IT COMPLETELY SEALS OUT ANY WATER FROM ENTERING.

D. PULL BOXES
1. PROVIDE PULL BOXES WHERE REQUIRED FOR PULLING CONDUCTORS DUE TO LONG RUNS AND/OR EXCESS NUMBER OF BENDS.
2. PULL BOXES SHALL BE SIZED AS INDICATED ON THE DRAWINGS CONSTRUCTED OF CODE GAGE SHEET STEEL WITH SCREW COVER. WHERE THEY ARE INSTALLED IN THE EXTERIOR OF THE BUILDING, THEY SHALL BE WEATHERPROOF WITH GASKETED COVERS.

E. SWITCHES
1. LIGHTING SWITCHES SHALL BE SPECIFICATION GRADE 20 AMPERE, 120/277 VOLT, A.C., IVORY HANDLE, QUIET TYPE. SINGLE POLE TOGGLE SWITCHES SHALL BE

F. RECEPTACLES
1. DUPLEX RECEPTACLE OUTLETS SHALL BE 3 WIRE GROUNDING TYPE, SPECIFICATION GRADE NEMA 5-15R OR 5-20R, 125 VOLT POLARIZED PARALLEL SLOT DEVICES. WHERE THERE ARE MORE THAN ONE RECEPTACLE ON A CIRCUIT, 15 AMPERE RECEPTACLE MAY BE USED. IF ONLY ONE RECEPTACLE IS ON A CIRCUIT, 20 AMPERE RECEPTACLE MUST BE USED.

G. PLATES
1. PLATES FOR ALL SWITCHES AND RECEPTACLES SHALL BE SMOOTH IVORY FINISHED PLASTIC.

H. CIRCUIT BREAKERS
1. CIRCUIT BREAKERS SHALL BE SIZED AS INDICATED ON THE DRAWINGS. UNITS SHALL BE THERMOMAGNETIC, QUICK MAKE, QUICK BREAK TRIP INDICATING MOLDED PLASTIC CONSTRUCTION. CIRCUIT BREAKERS FOR INSTALLATION IN EXISTING SWITCHBOARD SHALL MATCH EXISTING. PROVIDE MOUNTING ACCESSORIES AS NECESSARY. WHERE THEY ARE INSTALLED OUTSIDE OF THE SWITCHBOARD, PROVIDE WITH NEMA 1 ENCLOSURE IF INSTALLED INDOORS. IF THE UNIT IS INSTALLED OUTDOORS, PROVIDE WITH NEMA 3R ENCLOSURE. CIRCUIT BREAKERS SHALL HAVE INTERRUPTION CAPACITIES AS INDICATED ON THE DRAWING.

I. PANEL
1. PANEL SHALL BE SURFACE MOUNTED AS INDICATED, WITH SUB-BREAKERS, BRANCH CIRCUIT NUMBERING, AND LUGS AS INDICATED ON THE PANEL SCHEDULE. PANEL SHALL HAVE HINGED, LOCKABLE DOOR, PROPER BUSING, LUGS, AND INDEX CARDHOLDER WITH THE PANEL SCHEDULE NEATLY TYPEWRITTEN ON THE CARD.
2. CIRCUIT BREAKERS SHALL BE AUTOMATIC WITH AN INTERRUPTER TRIP ELEMENT FOR EACH POLE AND SHALL BE AS SPECIFIED UNDER CIRCUIT BREAKERS. CIRCUIT BREAKERS SHALL HAVE A MINIMUM INTERRUPTING CURRENT RATING OF 10,000 AMPERES AT 120/240 VOLTS, 1 PHASE, 3 WIRE.

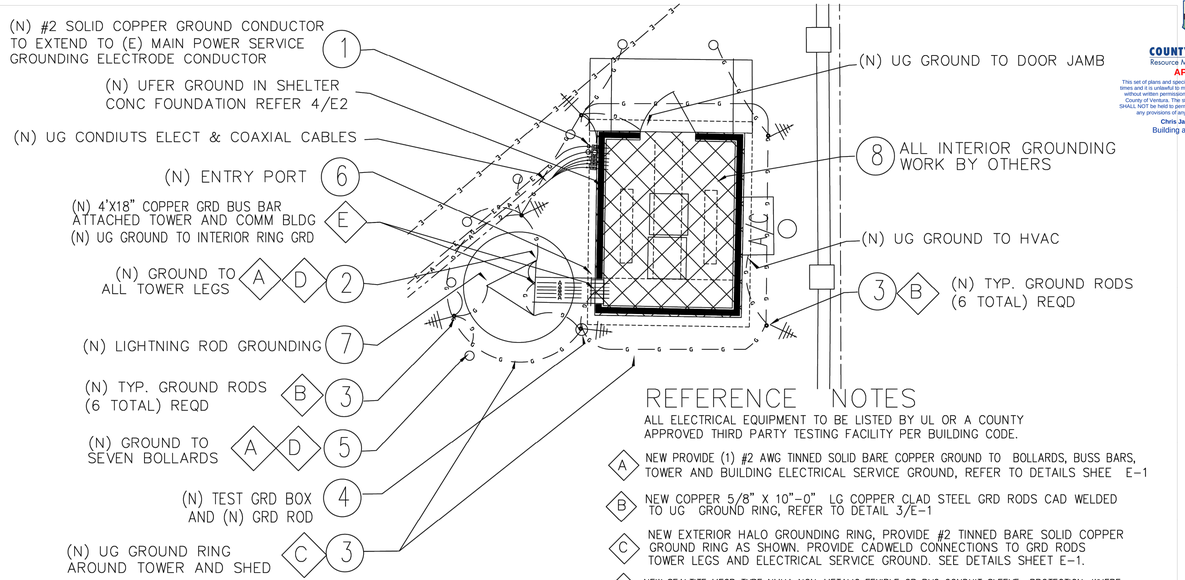
J. GROUNDING
1. GROUNDING SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

K. TRANSFORMER – DRY TYPE
1. TRANSFORMER AT THE CELL SITE SHALL BE DRY-TYPE FOR OUTDOOR FLOOR MOUNTING. IT SHALL BE RATED 150 DEGREES CENTIGRADE. CLASS "H" INSULATION WITH FOUR (4)

L. CONTRACTOR SHALL PROVIDE THE FOLLOWING COORDINATION
1. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
2. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
3. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
4. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

GROUNDING NOTES

1. BELOW ARE DESCRIPTIONS OF APPLICATIONS AND PART NUMBERS FOR VARIOUS GROUNDING CONNECTORS. SPECIFIC RENDERINGS, SPECIFICATIONS, AND NOTES ON THESE PLANS SUPERCEDE THE GENERAL SPECIFICATIONS THAT ACCOMPANY THESE DRAWINGS. WHERE THE #2, STRANDED GREEN HALO CONNECTS TO THE BUSS BAR, USE A COMPRESSION FIT, DUAL EYELET CONNECTOR: BURNDY, YGA2C-2N.
2. THE STRINGERS WILL BE #2 STRANDED, GREEN CONDUCTOR, CONNECTED TO THE HALO IN A DUAL RADII "Y". UTILIZE (3) THOMAS & BETTS, ORANGE "C" TAPS, PART NO. 54740, AT EACH #2 TO #2 CONNECTION.
3. WHERE #6, STRANDED, GREEN CONDUCTOR IS CALLED OUT, THE APPROPRIATE MECHANICAL CONNECTOR IS A COMPRESSION FIT, DUAL EYELET. IT IS APPROPRIATE TO USE A BURNDY, YA6C-2N WHERE THE WAVEGUIDE PORTS ARE GROUNDED DIRECTLY TO THE BUSS BAR, AND A BURNDY, YA6C-2 IN ALL OTHER CASE.
4. WHERE #6 STRANDED IS BONDED DIRECTLY TO THE #2 HALO, USE A THOMAS & BETTS, 54730 PINK "C" TAP.
5. THE BUSS BARS ARE TO BE 18" X 4" X 1/4" AND THEY ARE EXTERIOR AND INTERIOR TO BE MOUNTED TO THE WALL WITH LARGE, 2", "RED APPLE" INSULATORS. ALL INTERIOR GROUNDING BY OTHERS
6. THE 2/0 STRANDED CONDUCTOR THAT BONDS THE FIRST APPEARANCE OF AC POWER INSIDE THE BUILDING (DISCONNECT SWITCH) TO THE BUSS BAR WILL UTILIZE A BURNDY, YGA25-2N COMPRESSION FIT, DUAL EYELET CONNECTOR.
7. THE REQUESTED HALO "STANDOFFS" ARE TO MEET THE FOLLOWING CRITERIA:
   A. IT MUST HOLD THE HALO 1 1/2" OFF THE WALL.
   B. IT MUST BE NON-CONDUCTIVE (SPECIFICALLY, NO METAL CAN SURROUND THE HALO).
   C. THE HALO MUST BE ABLE TO BE FASTENED TO, AND RELEASED FROM THE "STANDOFF" WITHOUT THE USE OF TOOLS.
8. ALL GROUNDING TO COMPLY WITH MOTOROLA R56 STANDARDS COUNTY GROUNDING SYSTEM REQUIREMENT "5 OHM MAX"



GROUNDING SITE PLAN

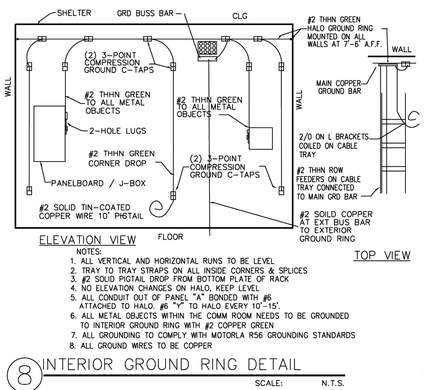
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

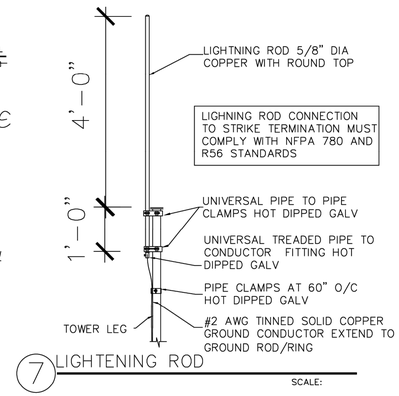
ALL ELECTRICAL EQUIPMENT TO BE LISTED BY UL OR A COUNTY APPROVED THIRD PARTY TESTING FACILITY PER BUILDING CODE.

A. NEW PROVIDE (1) #2 AWG TINNED SOLID BARE COPPER GROUND TO BOLLARDS, BUSS BARS, TOWER AND BUILDING ELECTRICAL SERVICE GROUND, REFER TO DETAILS SHEE E-1
B. NEW COPPER 5/8" X 10'-0" LG COPPER CLAD STEEL GRD RODS CAD WELDED TO UG GROUND RING, REFER TO DETAIL 3/E-1
C. NEW EXTERIOR HALO GROUNDING RING, PROVIDE #2 TINNED BARE SOLID COPPER GROUND RING AS SHOWN. PROVIDE CADWELD CONNECTIONS TO GRD RODS TOWER LEGS AND ELECTRICAL SERVICE GROUND. SEE DETAILS SHEET E-1.
D. NEW SEALTITE MFGR TYPE NMUA NON-METALIC FEXIBLE OR PVC CONDUIT SLEEVE PROTECTION, WHERE GRD WIRE COMES OUT OF THE CONCRETE/EARTH , REFER TO DETAIL 2/E-1
E. NEW 4" X 18" COPPER GROUND BUS BAR ATTACHED TO WALL AND TOWER

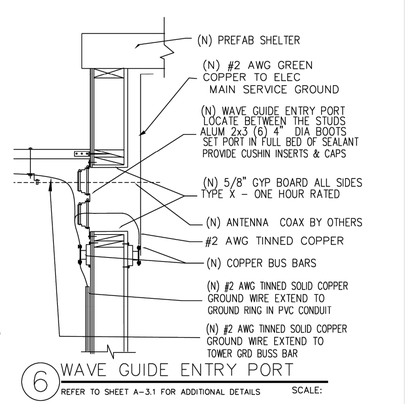
COUNTY of VENTURA
Resource Management Agency
APPROVED
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Chris Jacobsen 08/13/2025
Building and Safety Division



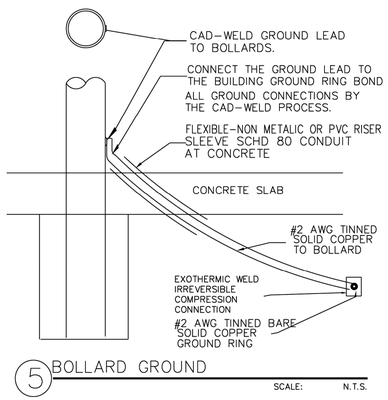
8 INTERIOR GROUND RING DETAIL — SCALE: N.T.S.
ALL GROUNDING INSIDE COM ROOM PROVIDED AND INSTALLED BY OTHERS



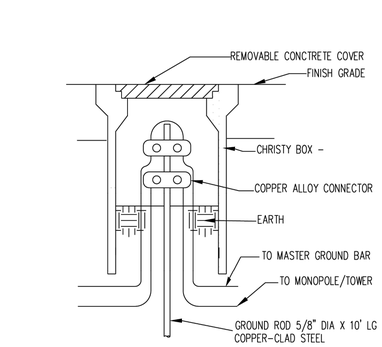
7 LIGHTENING ROD — SCALE:



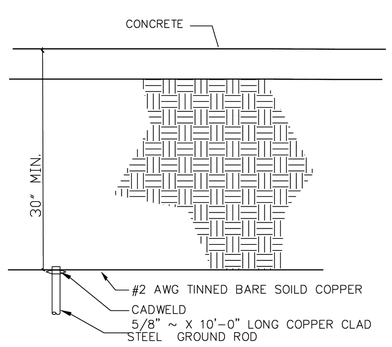
6 WAVE GUIDE ENTRY PORT — SCALE:
REFER TO SHEET A-3.1 FOR ADDITIONAL DETAILS



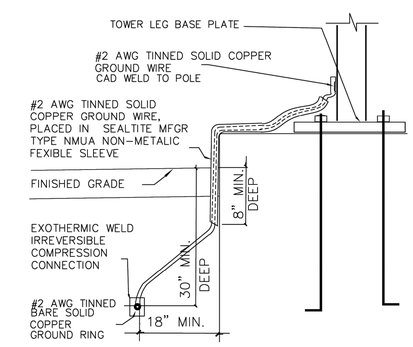
5 BOLLARD GROUND — SCALE: N.T.S.



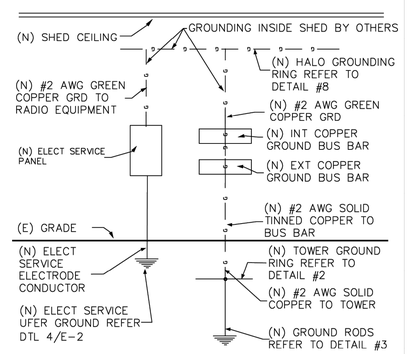
4 GROUND TEST ACCESS BOX — SCALE: N.T.S.



3 GROUND RING AND ROD DETAIL — SCALE: N.T.S.



2 TYPICAL GROUND @ TOWER LEGS — SCALE: N.T.S.



1 EXISTING TO NEW GRD CONNECTION — SCALE: N.T.S.

REV#	DESCRIPTION	DATE
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STAMP

REGISTERED PROFESSIONAL ENGINEER — KENNETH W. LUCCI — No. E 8340 — Exp. 09/30/2026 — ELECTRICAL — STATE OF CALIFORNIA

LUCCI & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
3251 CORTE MALPASO, #511
CAMARILLO, CA 93012-8094
(805) 389-6520 FAX (805) 389-6519

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SHEET TITLE: ELECTRICAL DETAILS

PROJECT: COUNTY OF VENTURA
FIRE STATION 21
1201 EAST OJAI AVE.
OJAI, CA. 93023

DRAWN: L.K. / D.S. / I.T.
CHECKED: K. LUCCI
DATE: 04/28/2025
SCALE: AS NOTED
JOB NO. 24-907
SHEET: E403
OF: SHEETS:

Copyright Lucci and Associates Consulting Electrical Engineers. Deviations from this drawing will not be made without their expressed written permission. L.A.I.# 24-907 PAPER SIZE 36"x24"

PATHNAME: G:\24\907\ELSheets SAVE DATE: 4/28/2025 3:21:29 PM
DRAWING FILENAME: 24-907 E403 PLOT DATE: 4/28/2025 3:29:21 PM
DRAFTER: CM02 DATE: 28 April 2025 TIME: 3:29 pm
DRAWING: G:\24\907\ELSheets\24-907 E403.dwg PLOT BY: CM02
Drafter: CM02 Paper Size: 12.0
Drawing: G:\24\907\ELSheets\24-907 E403.dwg
Attached XREFS:
Drafter: CM01: G:\24\907\ELSheets\24-907 E403.dwg: DATE: APR 26, 2025 TIME: 11:44 AM

60' SELF SUPPORT TOWER

FIRE STATION #21

1201 E OJAI AVE
OJAI, CALIFORNIA 93023
VENTURA COUNTY
LAT: 34° 26' 55.07"; LONG: -119° 13' 52.41"

PROJECT CONTACTS

CLIENT:
MAGNUM TOWERS
CONTACT: JEFF STYLER AT JEFF@MAGNUMTOWERS.COM
PH: (916) 381-5053

ENGINEER OF RECORD:
PJFTELECOM@PAULJFORD.COM

WIND DESIGN DATA	
REFERENCE STANDARD	ANSI/TIA-222-H-2017
LOCAL CODE	2022 CBC
BASIC WIND SPEED (MPH)	104
SERVICE WIND SPEED (MPH)	60
RISK CATEGORY	IV
EXPOSURE CATEGORY	C
MAXIMUM TOPOGRAPHIC FACTOR, K_{ZT}	1.0

SEISMIC DESIGN DATA	
SEISMIC IMPORTANCE FACTOR	1.5
S_S	1.834
S_1	0.699
SITE CLASS	D
S_{DS}	1.223
S_{D1}	0.792
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	STEEL TRUSS SELF SUPPORT TOWER
DESIGN BASE SHEAR (KIPS)	3.617
C_S	0.611
R	3
SEISMIC ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
N-1	NOTES
S-1	TOWER ELEVATION
S-2	FOUNDATION
S-3	WELDED TOWER SECTION DETAILS
S-4	SPECIAL INSPECTION

FOUNDATION DESIGN DATA	
GEOTECHNICAL ENGINEER	RYBAK GEOTECHNICAL, INC.
GEOTECHNICAL ENGINEER REPORT #	3652
GEOTECHNICAL REPORT DATE	9/13/2022
ULTIMATE SKIN FRICTION (PSF)	1400

1

FACTORED BASE REACTIONS	
SHEAR (KIPS)	3.6
AXIAL (KIPS)	8.5
MOMENT (KIP-FT)	163.4

FACTORED LEG REACTIONS	
MAX COMPRESSION (KIPS)	56.7
COMPRESSION SHEAR (KIPS)	1.3
MAX TENSION (KIPS)	52.3
TENSION SHEAR (KIPS)	1.5

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORTS THAT HAVE BEEN CHECKED BY THIS OFFICE.
Proj # 3652 DATED 9/13/22 & 7/16/24
GE2131 7/29/24

REGISTERED PROFESSIONAL ENGINEER
RICHARD RYBAK
Number 2131
Exp. 3/31/25
GEOTECHNICAL
STATE OF CALIFORNIA

COUNTY of VENTURA
Resource Management Agency
APPROVED
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K. LIN 09/03/2024
Building and Safety Division

REV	DATE	DESCRIPTION
1	6/20/2024	REVISED FOUNDATION DESIGN DATA TABLE

REGISTERED PROFESSIONAL ENGINEER
BRIAN KENNETH KERMODE
S6211
STRUCTURAL
STATE OF CALIFORNIA
06/20/24

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Phone 614.221.6679 www.pauljford.com

MAGNUM TOWERS
9370 ELDER CREEK ROAD SACRAMENTO, CA 95829
(916) 381-5053 FAX: (916) 381-2144

FIRE STATION #21
OJAI, CALIFORNIA
60' SELF SUPPORT TOWER

PROJECT No:	65024-0006.001.8200
DRAWN BY:	TAN
DESIGNED BY:	MTB
CHECKED BY:	SMS
DATE:	3/29/2024

TITLE SHEET

T-1

65024-0006.001.DWG

GENERAL NOTES:

1. ERECTION TOLERANCES SHALL BE AS SPECIFIED BY THE TIA STANDARD.
2. ALL LEG FLANGE BOLTS, EXCEPT ANCHOR RODS, SHALL BE FULLY PRETENSIONED IN ACCORDANCE WITH AISC'S "TURN-OF-NUT" METHOD. ALL OTHER BOLTS SHALL BE TORQUED TO THE SNUG-TIGHT CONDITION AS DEFINED BY AISC.
3. ALL CLIMBING FACILITIES, TOWER LIGHTING, LIGHTNING PROTECTION, AND GROUNDING SHALL BE IN ACCORDANCE WITH THE REFERENCED TIA STANDARD AND SUPPLIED BY OTHERS, UNO.
4. PAUL J. FORD AND COMPANY HAS NOT DESIGNED OR DETAILED STANDARD PARTS AND ASSEMBLIES SUCH AS ANTENNA MOUNTS, WAVEGUIDE LADDERS, GUY CABLE HARDWARE, ETC. IT IS ASSUMED THAT THESE ITEMS CAN BE MORE COST EFFECTIVELY SUPPLIED BY OTHERS IN LIEU OF PRODUCING A CUSTOM DESIGN.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UTILITIES THAT MAY BE ENCOUNTERED PRIOR TO EXCAVATION.
6. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION).
7. THE CONTRACTOR MUST BE EXPERIENCED IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED ON THESE DRAWINGS. BY ACCEPTANCE OF THIS PROJECT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED TO DO THIS WORK IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
8. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE LAST SHEET OF THESE DRAWINGS.
9. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WORK PERFORMED ON THE PREMISES OF A FABRICATOR APPROVED IN ACCORDANCE WITH SECTION 1704.2.5.1 OF THE CBC.
10. THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS. DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER AND THE BUILDING OFFICIAL. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

STEEL NOTES:

1. ALL STEEL SHALL CONFORM TO THE FOLLOWING:
   A. ALL STEEL SHAPES AND PLATES: ASTM A572 GR 50 (50 KSI YIELD POINT MATERIAL)
   B. STRUCTURAL BOLTS: ASTM A325 TYPE 1 WITH ASTM A563 GRADE DH NUTS
   C. ANCHOR RODS: ASTM A193 GR B7 WITH ASTM A194 GRADE 2H NUTS
2. ALL SNUG-TIGHTENED BOLTS SHALL BE PROVIDED WITH LOCKING HARDWARE. ALL PRETENSIONED BOLTS SHALL BE PROVIDED WITH WASHERS CONFORMING TO ASTM F436 TYPE 1.
3. BOLTS SHALL BE GALVANIZED ACCORDING TO ASTM A153. ANCHOR RODS SHALL BE GALVANIZED ACCORDING TO ASTM F2329.
4. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY AWS D1.1 USING E70XX ELECTRODES.
5. ALL NEW STEEL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123.
6. GALVANIZED SURFACES DAMAGED DURING TRANSPORTATION OR ERECTION AND ASSEMBLY AS WELL AS ANY ABRASIONS, CUTS, FIELD DRILLING, AND FIELD WELDING SHALL BE REPAIRED WITH A COLD GALVANIZING COMPOUND CONFORMING TO ASTM A780.

GEOTECHNICAL AND SOIL NOTES:

1. THIS FOUNDATION DESIGN WAS BASED ON THE GEOTECHNICAL INVESTIGATION REFERENCED ON SHEET T-1. THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL RECOMMENDATIONS FOR CONSTRUCTION AND SOIL VERIFICATION AS LISTED IN THE GEOTECHNICAL REPORT. IF THE CONTRACTOR DISCOVERS ANY SUBSURFACE CONDITIONS THAT ARE NOT AS REPRESENTED IN THE GEOTECHNICAL REPORT, THE GEOTECHNICAL ENGINEER AND PAUL J. FORD AND COMPANY SHALL BE CONTACTED IMMEDIATELY TO EVALUATE THE SIGNIFICANCE OF THE DEVIATION.
2. THE MATERIAL BELOW THE FOUNDATION SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER TO ACHIEVE ADEQUATE DESIGN CAPACITY.
3. THE EFFECT OF ADDITIONAL EXCAVATION FOR FOUNDATION INSTALLATION, WHERE REQUIRED, MAY HAVE AN IMPACT ON EXISTING EQUIPMENT AND/OR OTHER EXISTING STRUCTURES NEAR THE EXCAVATION. THE EOR HAS NOT BEEN PROVIDED WITH ANY SPECIFIC INFORMATION OR DETAILS REGARDING EXISTING EQUIPMENT OR OTHER EXISTING STRUCTURES ON THE SITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EFFECT THAT ANY EXCAVATION WORK HAS ON EXISTING NEARBY EQUIPMENT AND/OR STRUCTURES. CONTRACTOR SHALL COORDINATE THIS SITE-SPECIFIC INFORMATION WITH THE TOWER OWNER AND THE TESTING AGENCY PRIOR TO CONSTRUCTION AND FOUNDATION WORK. AFTER OBTAINING THE PRIOR WRITTEN PERMISSION OF THE TOWER OWNER, THE CONTRACTOR SHALL ADEQUATELY BRACE, SHORE, AND/OR RELOCATE THE INTERFERING EXISTING NEARBY EQUIPMENT AND/OR STRUCTURES AS NECESSARY.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318 (LATEST EDITION) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI 301 (LATEST EDITION).
2. CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   A. 28 DAY COMPRESSIVE STRENGTH: 4500 PSI (MINIMUM)
   B. WATER CEMENT RATIO: 0.45 (MAXIMUM). CEMENT SHALL CONFORM TO ASTM C150 TYPE V. WATER SHALL BE CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, AND ORGANIC MATERIALS. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
   C. DENSITY: 150 PCF (MINIMUM)
   D. MAX COARSE AGGREGATE SIZE SHALL BE 3/4"
   E. CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF NOT MORE THAN 4" ± 1" OR 8" ± 1" FOR CONCRETE WITH VERIFIED SLUMP OF 2" TO 4" BEFORE ADDING HIGH-RANGE WATER-REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE.
   F. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 SHALL NOT EXCEED 25% OF CEMENTITIOUS MATERIALS BY WEIGHT.
   G. ADMIXTURES SHALL NOT CONTAIN CHLORIDE IONS UNLESS APPROVED BY THE ENGINEER OF RECORD.
3. WATER SHALL BE REMOVED FROM OPEN EXCAVATION PRIOR TO CONCRETE PLACEMENT UNLESS A TREMIE IS USED. WATER MUST NOT BE ALLOWED TO WASH THE CEMENT FROM THE AGGREGATE.
4. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR RODS, INSERTS, ETC., AS REQUIRED BEFORE CONCRETE IS PLACED.
5. CONCRETE SHALL BE POURED MONOLITHICALLY. CONTRACTOR SHALL SUBMIT PROPOSED CONSTRUCTION JOINT LOCATIONS AND DETAILS TO THE EOR FOR REVIEW.
6. CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF EXCAVATION INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXPOSED EXCAVATIONS PRIOR TO CONCRETE PLACEMENT. UNDER NO CIRCUMSTANCES SHALL A DRILLED PIER EXCAVATION REMAIN OPEN OVERNIGHT.
7. THE TOP OF THE CONCRETE SHALL BE SLOPED (APPROXIMATELY 1/8" PER FOOT) TO DRAIN. THE EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" BY 3/4" MINIMUM.
8. HOT WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 305R. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.1.
9. THE TOP 6 FT OF CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION EQUIPMENT. VIBRATORS SHALL NOT BE USED TO TRANSPORT CONCRETE.
10. THE CONTRACTOR SHALL ASSIST TESTING AGENCY IN MAKING A MINIMUM OF (2) TEST CYLINDERS PER TEST. CONCRETE TESTS SHALL BE CONDUCTED FROM A MINIMUM OF (5) RANDOMLY SELECTED TRUCKLOADS PER DAY. IF FEWER THAN (5) TRUCKLOADS OF CONCRETE ARE USED, A TEST SHALL BE CONDUCTED FROM EACH TRUCKLOAD. TESTING AGENCY SHALL PERFORM STRENGTH TESTS IN ACCORDANCE WITH ACI 318.

CONCRETE REINFORCING STEEL NOTES:

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A 615 GRADE 60, UNO.
2. CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES, UNLESS OTHERWISE NOTED. CLEAR COVER TOLERANCES SHALL ADHERE TO APPLICABLE CONSTRUCTION TOLERANCES. REFERENCE ACI 117 SECTION 2.2 AND ACI 318. FOR PIERS, PROVIDE SPACER ROLLERS TO MAINTAIN SPECIFIED SIDE COVER. WHEN THE FOUNDATION INSTALLER ELECTS TO USE PIER CASINGS THAT WILL BE WITHDRAWN, THE REINFORCEMENT SIDE COVER SHALL BE INCREASED TO 4" BY THE INSTALLER PER ACI 336.1-01 SECTION 3.4.6.
3. PROVIDE CLASS "B" TENSION LAP SPLICE OR FULL MECHANICAL SPLICE IN ACCORDANCE WITH ACI 318 (LATEST EDITION) FOR VERTICAL PIER REINFORCING STEEL.
4. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, BENT AND PLACED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE AND ACI 315 (LATEST EDITION).
5. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC., NECESSARY TO SUPPORT REINFORCING STEEL. CHAIRS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL.
6. WELDING OF REINFORCING AND EMBEDMENTS IS PROHIBITED.

GENERAL FOUNDATION NOTES:

1. THE FOUNDATION DESIGN HAS BEEN DEVELOPED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRINCIPLES AND PRACTICES WITHIN THE LIMITS OF THE SUBSURFACE DATA OBTAINED.
2. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS. THE FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIALS FOR ANY INSPECTIONS THAT MAY BE REQUIRED.

COUNTY of VENTURA
Resource Management Agency
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K. LIN 09/03/2024
Building and Safety Division

REV	DATE	DESCRIPTION
1	6/20/2024	NO CHANGE

REGISTERED PROFESSIONAL ENGINEER
BRIAN KENNETH KERMODE
S6211
STRUCTURAL
STATE OF CALIFORNIA
06/20/24

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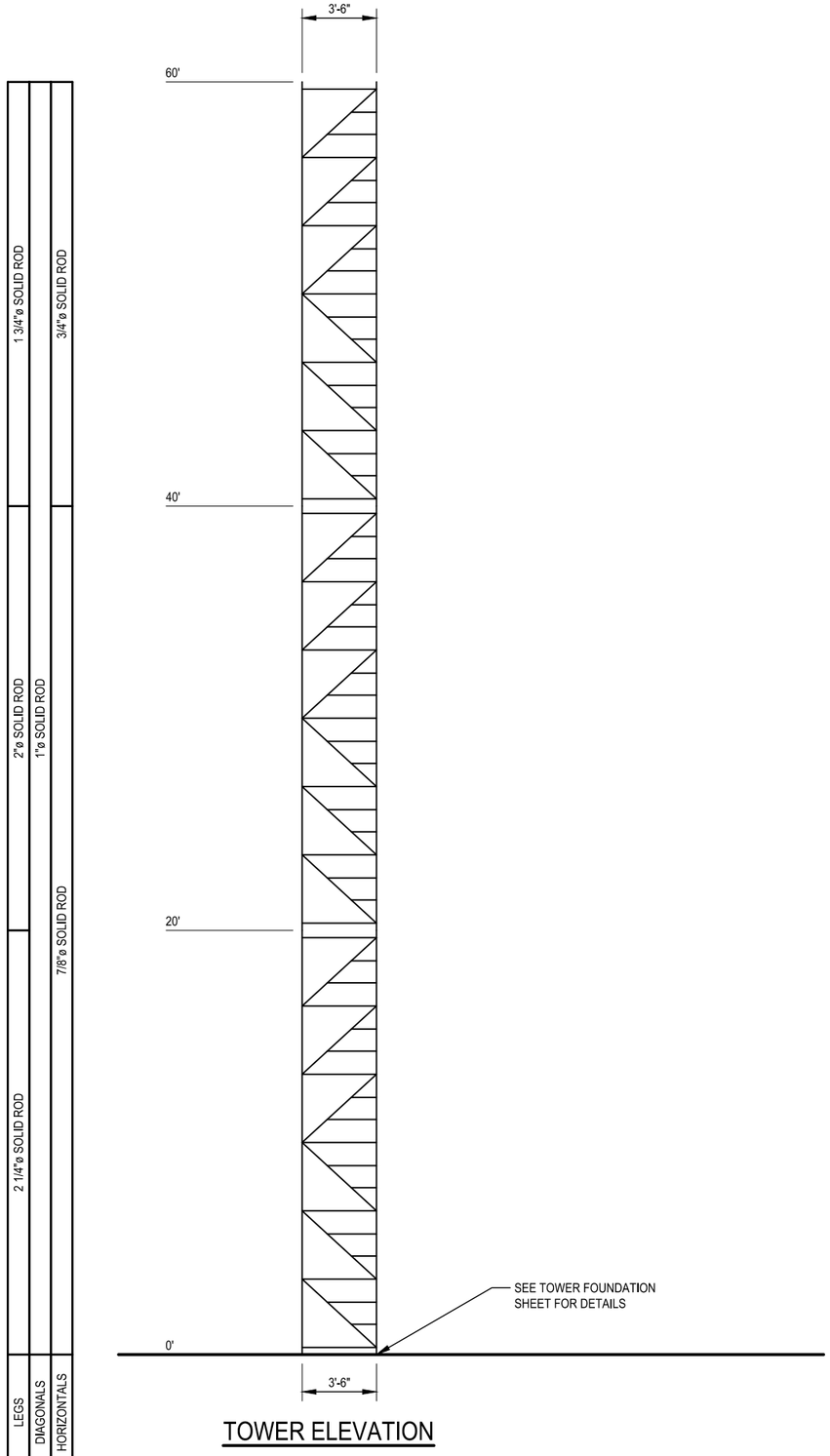
FIRE STATION #21
OJAI, CALIFORNIA
60' SELF SUPPORT TOWER

PROJECT No:	65024-0006.001.8200
DRAWN BY:	TAN
DESIGNED BY:	MTB
CHECKED BY:	SMS
DATE:	3/29/2024

NOTES

N-1

65024-0006.001.DWG



TOWER ELEVATION

ANTENNA LIST			
ELEV	QTY	ANTENNA	COAX
60'	3	CELWAVE PD200	(3) 7/8"
57'	2	ANDREW HPX4-102	(2) 7/8"
57'	1	ANDREW HP2	(1) 7/8"
37'	6	COMTELCO BS150XL3	(6) 7/8"

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TOWER ELEVATION

S-1

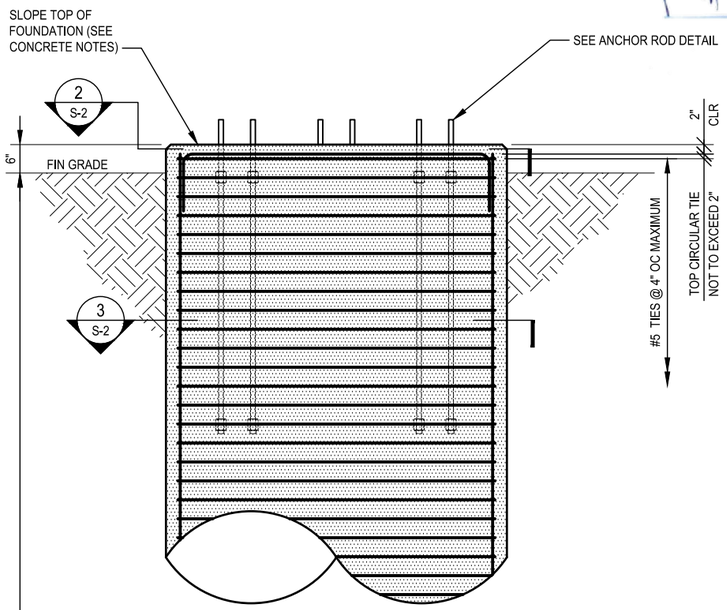
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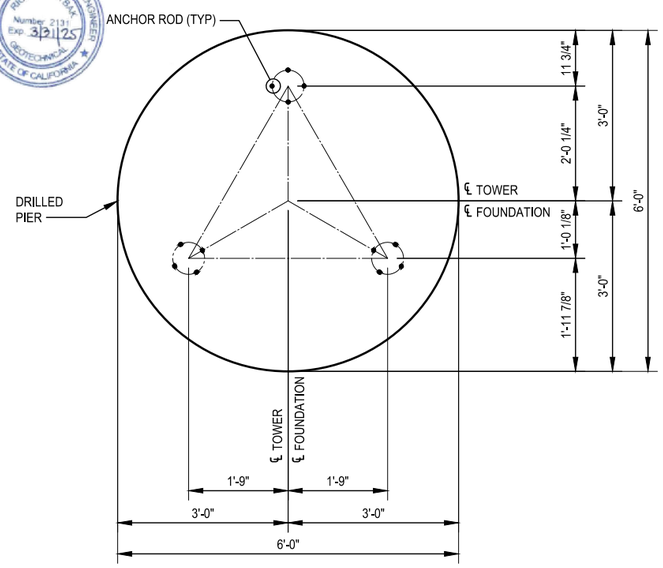
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Proj # 3452 9/13/22 & 7/16/24
GE2131 7/29/24

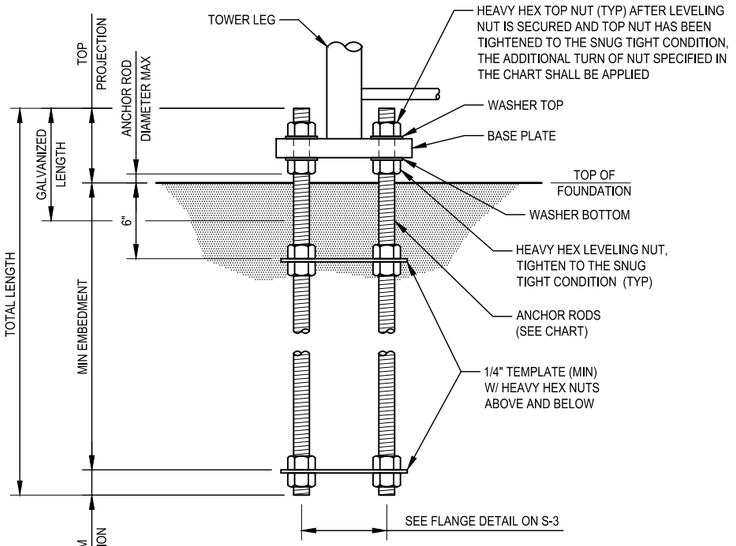
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FOUNDATION ELEVATION 1 S-2

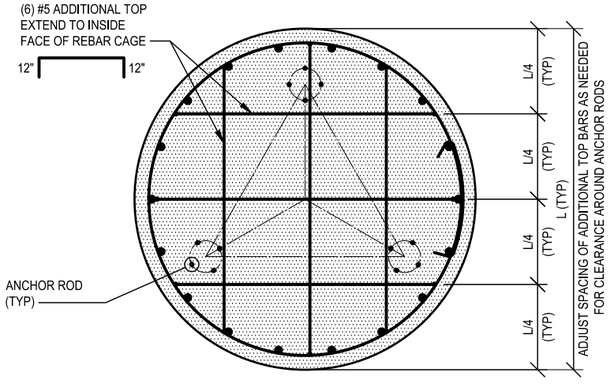


PLAN VIEW

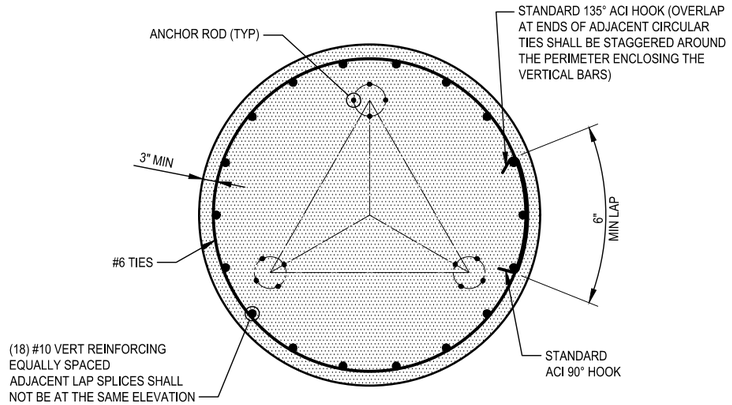


ANCHOR ROD DETAIL

ANCHOR ROD						
ANCHOR ROD QTY/SIZE	TOTAL LENGTH	MIN EMBED	TOP PROJECTION	GALVANIZED LENGTH	BOTTOM PROJECTION	ADDITIONAL TURN OF NUT
(4) 7/8"ø	5'-7"	4'-11"	6"	12"	2"	1/3



SECTION 2 S-2



SECTION 3 S-2

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REGISTERED PROFESSIONAL ENGINEER BRIAN KENNETH KERMODE S6211 STRUCTURAL STATE OF CALIFORNIA 06/20/24

FIRE STATION #21
OJAI, CALIFORNIA
60' SELF SUPPORT TOWER

PROJECT No:	65024-0006.001.8200
DRAWN BY:	TAN
DESIGNED BY:	MTB
CHECKED BY:	SMS
DATE:	3/29/2024

FOUNDATION

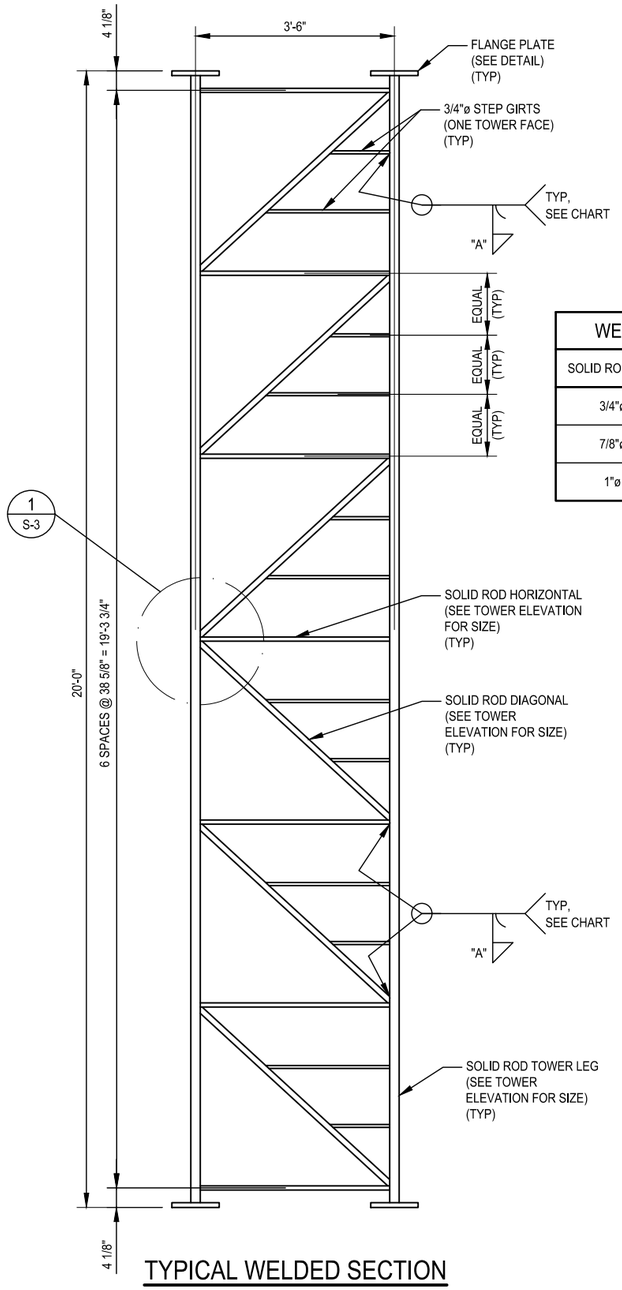
S-2

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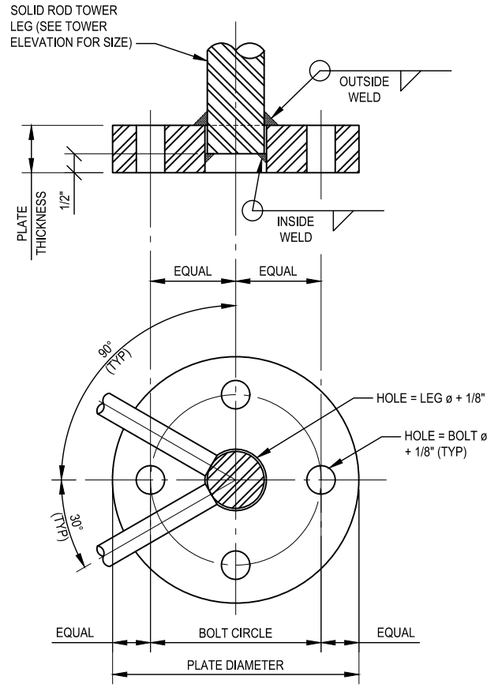
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TYPICAL WELDED SECTION

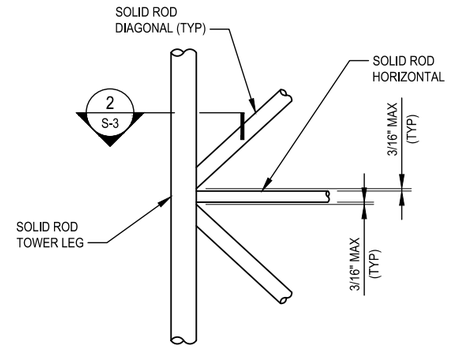
WELD CHART	
SOLID ROD SIZE	WELD SIZE "A"
3/4"ø	1/4"
7/8"ø	5/16"
1"ø	5/16"



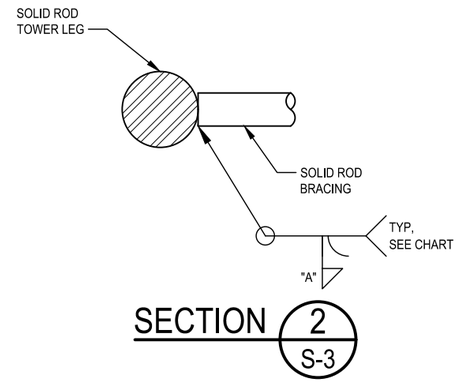
FLANGE DETAIL
(4) BOLT, SEE CHART

FLANGE PLATE CHART					
ELEVATION	PLATE SIZE	BOLT CIRCLE	BOLT	OUTSIDE FILLET	INSIDE FILLET
60'	1" THK x 7"ø	5"ø	(4) 5/8"ø	1/4"	1/4"
40'	1" THK x 7"ø	5"ø	(4) 5/8"ø	5/16"	1/4"
20'	1 1/4" THK x 7 1/2"ø	5 1/4"ø	(4) 3/4"ø	3/8"	5/16"
0'	1 1/2" THK x 9 1/2"ø	6 3/4"ø	*	9/16"	5/16"

* - SEE ANCHOR ROD DETAIL



TYPICAL CONNECTION DETAIL 1 S-3



SECTION 2 S-3

WELD SEQUENCE:

1. PREHEAT BASE METAL TO REQUIRED TEMPERATURE PER AWS D1.1
2. TACK WELD ALL BRACES AT THE JOINT TO TOWER LEG
3. WELD TOP AND BOTTOM OF BRACE WITH FILLET WELD
4. FILL IN GAPS ALONG SIDES OF BRACE WITH FLARE BEVEL WELDS
5. ADD REINFORCING FILLET WELD ALONG SIDES OF BRACE
6. REPEAT STEPS 3-5 FOR ADJACENT BRACES AT THE SAME JOINT MAINTAINING BASE METAL PREHEAT IN MEMBERS BEING WELDED. (WHERE SPACE BETWEEN BRACES IS INSUFFICIENT TO WELD THE FULL PERIMETER OF EACH MEMBER, WELD THE FULL PERIMETER OF ONE BRACE AND THEN WELD EACH SUBSEQUENT MEMBER ALONG REMAINING UNWELDED PERIMETER)
7. REPEAT STEPS 1-4 AT ALL JOINTS

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Building and Safety Division



REV	DATE	DESCRIPTION
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FIRE STATION #21
OJAI, CALIFORNIA
60' SELF SUPPORT TOWER

PROJECT No:	65024-0006.001.8200
DRAWN BY:	TAN
DESIGNED BY:	MTB
CHECKED BY:	SMS
DATE:	3/29/2024

WELDED TOWER SECTION DETAILS

S-3

65024-0006.001.DWG

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	-
2. INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
3. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 3.a.	-	-	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
4. VERIFY USE OF REQUIRED DESIGN MIX	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	-
6. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	-
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	-
8. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.11.1.2(b)	-

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	-
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	-	-
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	-	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	-

TABLE 1705.8
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	X	-
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	-
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	IN ACCORDANCE WITH SECTION 1705.3	

WELDING INSPECTION - CBC 2022 1705.2.1	QC	QA	REFERENCE STANDARD
INSPECTION TASKS PRIOR TO WELDING			
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	P	O	AISC 360, TABLE N5.4-1
WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	P	P	
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P	
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O	
WELDER IDENTIFICATION SYSTEM [1]	O	O	
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATION • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)	O	O	
FIT-UP OF CJP GROOVE WELDS OF HHS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	P	O	
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O	
FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, GAPS AT ROOT) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	O	O	
CHECK WELDING EQUIPMENT	O	-	
INSPECTION TASKS DURING WELDING			
CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL	O	O	AISC 360, TABLE N5.4-2
NO WELDING OVER CRACKED TACK WELDS	O	O	
ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE	O	O	
WPS FOLLOWED • SETTINGS ON WELDING EQUIPMENT • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, OH)	O	O	
WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	O	O	
PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	P	P	
INSPECTION TASKS AFTER WELDING			
WELDS CLEANED	O	O	AISC 360, TABLE N5.4-3
SIZE, LENGTH AND LOCATION OF WELDS	P	P	
WELDS MEET VISUAL ACCEPTANCE CRITERIA • CRACK PROHIBITION • WELD/BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY	P	P	
ARC STRIKES	P	P	
k-AREA [2]	P	P	
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES[3]	P	P	
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P	
REPAIR ACTIVITIES	P	P	
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P	
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR	P	P	

[1] THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

[2] WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE k-AREA, VISUALLY INSPECT THE WEB k-AREA FOR CRACKS WITHIN 3 IN. (75 mm) OF THE WELD.

[3] AFTER ROLLED HEAVY SHAPES (SEE SECTION A3.1c) AND BUILT-UP HEAVY SHAPES (SEE SECTION A3.1d) ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLES FOR CRACKS.

BOLTING INSPECTION - CBC 2022 1705.2.1	QC	QA	REFERENCE STANDARD
INSPECTION TASKS PRIOR TO BOLTING			
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P	AISC 360, TABLE N5.6-1
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O	
CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O	O	
CORRECT BOLTING PROCEDURES SELECTED FOR JOINT DETAIL	O	O	
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	O	
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	O	
PROTECTED STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	O	
INSPECTION TASKS DURING BOLTING			
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS AND NUTS ARE POSITIONED AS REQUIRED	O	O	AISC 360, TABLE N5.6-2
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	O	
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	O	
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	O	
INSPECTION TASKS AFTER BOLTING			
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P	AISC 360, TABLE N5.6-3

QC - QUALITY CONTROL AS SPECIFIED IN THIS TABLE SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR
QA - QUALITY ASSURANCE AS SPECIFIED IN THIS TABLE SHALL BE PROVIDED BY THE AUTHORITY HAVING JURISDICTION, OWNER, OR ENGINEER OF RECORD
O - OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS
P - PERFORM THESE TASKS FOR EACH WELDED JOINT OR MEMBER, OR BOLTED CONNECTION

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division, County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.
K. LIN 09/03/2024
Building and Safety Division

REGISTERED PROFESSIONAL ENGINEER
BRIAN KENNETH KERMODE
S6211
STRUCTURAL
STATE OF CALIFORNIA
06/20/24

REV	DATE	DESCRIPTION
1	6/20/2024	NO CHANGE

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MAGNUM TOWERS
9370 ELDER CREEK ROAD SACRAMENTO, CA 95829
(916) 381-5053 FAX: (916) 381-2144

FIRE STATION #21
OJAI, CALIFORNIA
60' SELF SUPPORT TOWER

PROJECT No:	65024-0006.001.8200
DRAWN BY:	TAN
DESIGNED BY:	MTB
CHECKED BY:	SMS
DATE:	3/29/2024

SPECIAL INSPECTION

S-4

65024-0006.001.DWG

BUILDING EXTERIOR
☒ OZARK
☐ GREY
☐ OTHER_____

PROJECT
VENTURA COUNTY
JOB NO.
2404-160-2
SITE NAME
FIRE STATION 21
1201 E OJAI AVENUE
OJAI, CA 93023
SIZE
8'W. OD X 10'L. OD X 8'H. ID

LAST REVISED:	REVISION NUMBER:
4/3/25	2

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574-295-1214
www.thermobond.com

TO BE BUILT AT:
THERMO BOND BUILDINGS
1103 W MAIN STREET
ELK POINT, SD 57025
PHONE: (605) 356-2090

SITE ADDRESS:
1201 E OJAI AVENUE
OJAI, CA 93065

DRAWING TITLE	DRAWING NUMBER
DRAWING INDEX	TBB1390 PAGE 1 OF 16
REVISIONS & NOTES SHEET	TBB1390 PAGE 2 OF 16
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ELEVATION VIEWS	TBB1390 PAGE 5 OF 16
DOOR DETAIL	TBB1390 PAGE 6 OF 16
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WALL C FRAMING	TBB1390 PAGE 15 OF 16
WALL D FRAMING	TBB1390 PAGE 16 OF 16

NOTES:
- DATA PLATE, AGENCY LABEL AND STATE OF CA INSIGNIA TO BE LOCATED NEXT TO DOOR ON THE EXTERIOR OF THE BUILDING.
- THE ATTACHED STATE OF CA INSIGNIA CERTIFIES COMPLIANCE BY THE MANUFACTURER TO CA HEALTH AND SAFETY CODE SECTION 18028. THIS CERTIFICATION APPLIES TO THE STRUCTURES AND IT'S SUPPORTING ELECTRICAL, MECHANICAL AND HVAC SERVICES. THIS APPROVAL EXCLUDES CUSTOMER SUPPLIED EQUIPMENT AS DESIGNED IN THE APPROVED DRAWING SET.
- THIS APPROVAL ONLY APPLIES TO THE CONSTRUCTION OF THE EQUIPMENT SHELTER AND IT'S SUPPORTING ELECTRICAL, MECHANICAL AND HVAC SERVICES. ALL OTHER MECHANICAL AND/OR ELECTRICAL PROVIDED FOR OTHER USE IS NO PART OF PFS APPROVAL.

USAGE	UNMANNED SHELTER
CONSTRUCTION TYPE	VB
OCCUPANCY GROUP	S-2
STORIES	1
ULTIMATE WIND SPEED	115 VULT
FLOOR LOAD	200 PSF
ROOF LOAD	70 PSF
GROUND SNOW LOAD	5 PSF
FLOOR AREA	80 SQ.FT.
BUILDING HEIGHT	10'-1"
WIND EXPOSURE	CAT C
WIND LOADING RISK	CAT II

SEISMIC DESIGN	CAT D
SEISMIC RISK	CAT II
SEISMIC IMPORTANCE FACTOR Ie	1.0
SITE CLASS	D
DESIGN BASE SHEAR	3113.024 LBS

MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS: Ss= 1.898 S1=0.717
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS: Sds=1.525992 Sd1 = N/A
SEISMIC RESPONSE COEFFICIENT: CS=0.610397
RESPONSE MODIFICATION COEFFICIENT: R=2.5
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS
ANALYSIS PROCEDURE USED: SIMPLIFIED DESIGN
BUILDING WIEGHT 7,100 LBS

CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE

SPECIAL CONDITIONS/LIMITATIONS:
- IF A BATTERY STORAGE SYSTEM IS INSTALLED IN THIS BUILDING, THE SYSTEM SHALL BE INSTALLED PER 2018 IFC SECTION 1206.2
- THIS BUILDING WILL NOT BE LOCATED IN A FLOOD PLAIN.
- ROOF SYSTEM DESIGNED PER ICC-ESR 1463 TABLE 5 SYSTEM NO. 1
- SURE-WELD WHITE TPO MEMBRANE SOLAR REFLECTANCE AFTER 3 YEARS IS 0.70, THERMAL EMITTANCE AFTER 3 YEARS IS 0.86 AND SOLAR REFLECTANCE INDEX AFTER 3 YEARS IS 85.

FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER
Drawing Index

PROJECT NAME: VENTURA COUNTY
DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24	REVISED: 4/3/25	DRAWN BY: NRS
SCALE ~ 11X17: NONE			
SHEET: 1 of 29			

ITEMS SHIPPED LOOSE

1. HOLD DOWN PLATES, WASHERS, AND NUTS
   - (10) 699-437 HOLD DOWN PLATE
   - (10) 299-0007 HEX NUT
   - (10) 299-0016 FLAT WASHER
   - (10) 299-0018 LOCK WASHER
2. (1) 399-0051 FIRE EXTINGUISHER
3. (4) 101-510 LIFTING PIPE

ELECTRICAL NOTES

1. ALL WIRING SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRIC CODE
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. LISTED AND CLASSIFIED AS SUITABLE FOR THE PURPOSE SPECIFIED.
3. ALL WIRING SHALL BE SURFACE MOUNTED IN RACEWAYS USING APPROVED CONNECTORS, COUPLINGS, AND CLAMPS. ALL CONDUIT SHALL BE ANCHORED IN PLACE AT APPROXIMATELY EVERY 4 FT AND A MAXIMUM OF 3' FROM EVERY ELECTRICAL BOX.
4. ALL AC WIRING SHALL BE THHN STRANDED COPPER CONDUCTORS.
5. ALL WIRING SHALL BE TESTED AND INSPECTED PRIOR TO SHIPMENT.
6. GREEN GROUNDING CONDUCTORS SHALL BE ROUTED TO ALL OF THE BUILDING'S AC POWERED DEVICES. CONDUIT SHALL NOT BE USED AS THE SOLE SOURCE OF GROUNDING.
7. ALL ALARM DEVICES WIRING SHALL BE IN ITS OWN CONDUIT SYSTEM.
8. MINIMUM EMT CONDUIT SIZE SHALL BE TRADE SIZE 16 (1/2")
9. ELECTRICAL CONDUIT COUPLERS WILL BE STANDARD SCREW TYPE FITTINGS.
10. IF SMOKE DETECTORS, SPRINKLER HEADS, OR HYDROGEN DETECTORS ARE PRESENT, THEY SHALL NOT BE INSTALLED ABOVE CABLE LADDER WHEN CABLE LADDER IS USED IN THE SHELTER.

CONSTRUCTION NOTES

1. FLOOR TO HAVE 2X4 JOISTS ON 12" CENTERS
2. FLOOR TO HAVE R-15 FIBERGLASS INSULATION
3. WALLS TO HAVE 2X4 STUDS ON 16" CENTERS
4. WALLS TO HAVE R-15 FIBERGLASS INSULATION
5. ROOF TO HAVE 2X12 TRUSS ON 12" CENTERS
6. ROOF TO HAVE R-19 SPRAY IN FOAM INSULATION APPLIED TO UNDERSIDE OF FR DECK PANEL A
7. ROOF TO BE FR DECK PANEL A
8. PERIMETER SKID TO BE HOT DIP GALVANIZED
9. ALL EDGING AND TRIM TO DARK BRONZE IN COLOR
10. 10 1/2" X 1 1/2" 18 GAUGE GALVANIZED STRAPS TO BE INSTALLED ON ALL ROOF RIM JOISTS AND WHERE INDICATED ON FLOOR RIM JOISTS (SEE SKID). STRAPS ARE TO BE FASTENED WITH 1 1/2" X .100 KNURLED MG NAILS.
11. TOP CHORDS TO BE (2) 2X4'S.

INTEGRATION NOTES

1. STANDARD HALO:
   - HALO GROUND TO BE BARE STRANDED #2 AWG. NO SPARK GAP
2. CABLE LADDER TO BE MOUNTED AT 7'-2" A.F.F.

REVISION LOG

DATE	DRAFTER	REVISION
5/9/24	NRS	REMOVED FOUNDATION
12/26/24	NRS	UPDATED OBSOLETE MATERIAL
4/3/25	SAR	MOVED WAVEGUIDE FROM WALL D

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8'W. OD x 10'L. OD x 8'H. ID
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Revisions & Notes

PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: NONE	REVISED: 4/3/25	DRAWN BY: NRS	
SHEET: 2 of 29			

BILL OF MATERIALS				
NO.	QTY.	TBB PART #	MFG PART #	DESCRIPTION
1.	1	099-095	GLOBAL	3' X 7' STEEL INSULATED DOOR AND FRAME W/ BAKED
				ON ENAMEL PAINT W/S.S. BALL BEARING HINGES W/
				NON REMOVABLE PINS, RIGHT HAND REVERSE W/
				WELDED FRAME
	1		41415	LEVER PASSAGE
	1		41430	DEADBOLT
	1		41485, 41486	HYDRAULIC DOOR CLOSER WITH HOLD OPEN
	1		31557	LATCH GUARD
2.	1	800-100		GFI RECEPTACLE 20A. W/WEATHERPROOF COVER
3.	1	500-128	MS-OPS5M-WH	OCCUPANCY SENSOR SWITCH
4.	1	200-148	QO132M100	100A. 120/240V. SINGLE PHASE, 32 POSITION
				DISTRIBUTION PANEL W/ 100A. MAIN BREAKER
5.	1	100-568	BD7819	SINGLE PROGRAMMABLE HVAC THERMOSTAT
6.	1	899-955	W12AB-A0ZBPXXXJ	BARD 1 TON AC, NO HEAT, 11 EER
7.	1	915-054	GBI14420TBI	20" MASTER GROUND BAR
8.	1	199-077	B1199	4-4" CABLE ENTRY PORT
9.	2	500-0712		4', 2 BULB LED LIGHT FIXTURE, 22W
				SMW4N-LED48-B-VK-WHT-DIM-FR-NL-DD/22W
10.	1	500-085	SLIM	EXTERIOR LED LIGHT (12W) WITH PHOTOCELL
11.	5	800-101		DUPLEX RECEPTACLES 20A.
12.	A/R	900-186	CLR-12-2	12" CABLE LADDER RACK
13.	A/R	A/R		4" WIRE RACEWAY
14.	1	001-2048		METAL WALL FILE
15.	3	800-104	L5-30	TWISTLOCK RECEPTACLES 30A.
16.	1	399-0051	5T901	FIRE EXTINGUISHER, 10 LB, CLASS BC
17.	1	399-0254	62UM13	FIRST AID KIT
18.	2	915-211-GRY		UNISTRUT, 1 5/8" X 1 5/8" X 16"

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FIRE STATION 21
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8'W. OD x 10'L. OD x 8'H. ID
SHELTER

Bill of Materials

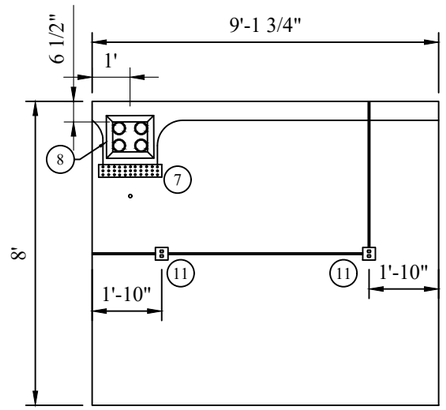
PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: **TBB1390**

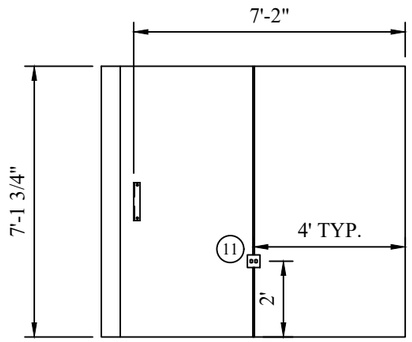
PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: NONE	REVISED: 4/3/25		
SHEET: 3 of 29	DRAWN BY: NRS		

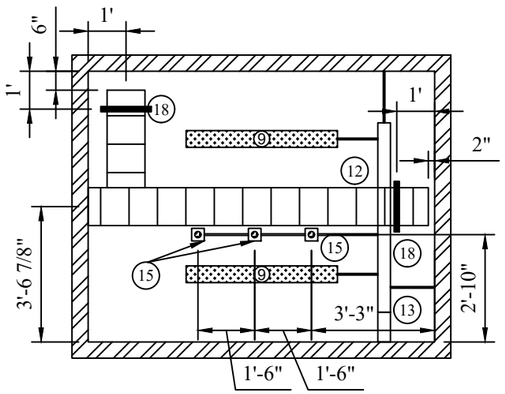
NOTES:
1. ALL CONDUIT SHOWN IS APPROXIMATE AND MAY NOT REFLECT ACTUAL RUNS IN BUILDING

WALL "C"

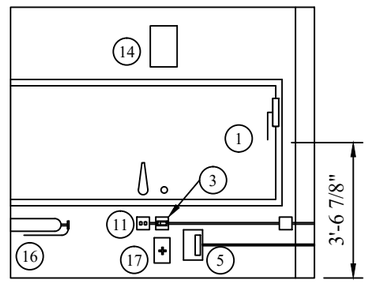


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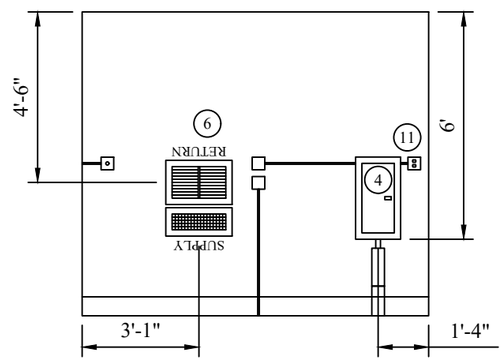




WALL "B"



WALL "A"



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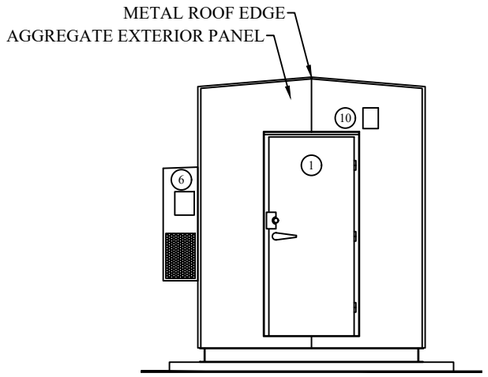
FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER

Interior Layout

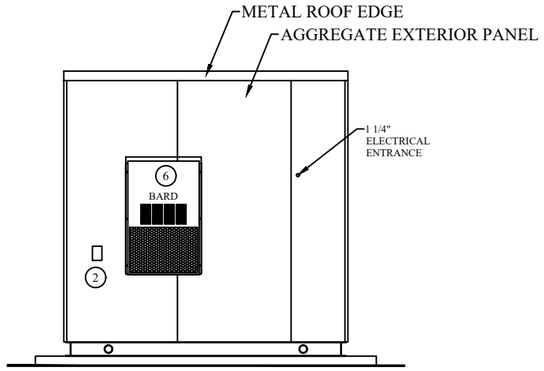
PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: **TBB1390**

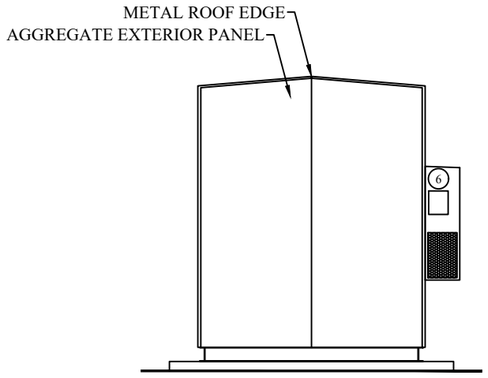
PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: 1/4" = 1'-0"	REVISED: 4/3/25	DRAWN BY: NRS	
SHEET: 4 of 29			



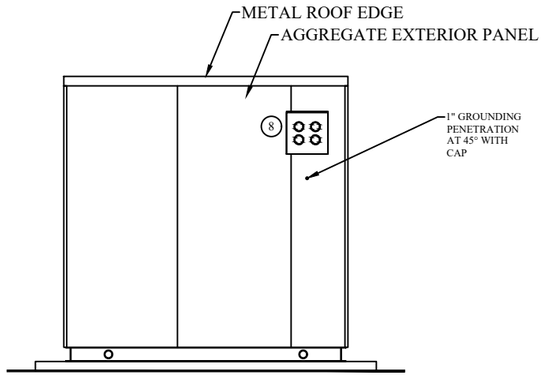
WALL "B"



WALL "A"



WALL "D"



WALL "C"

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FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H.
SHELTER

Elevation Views

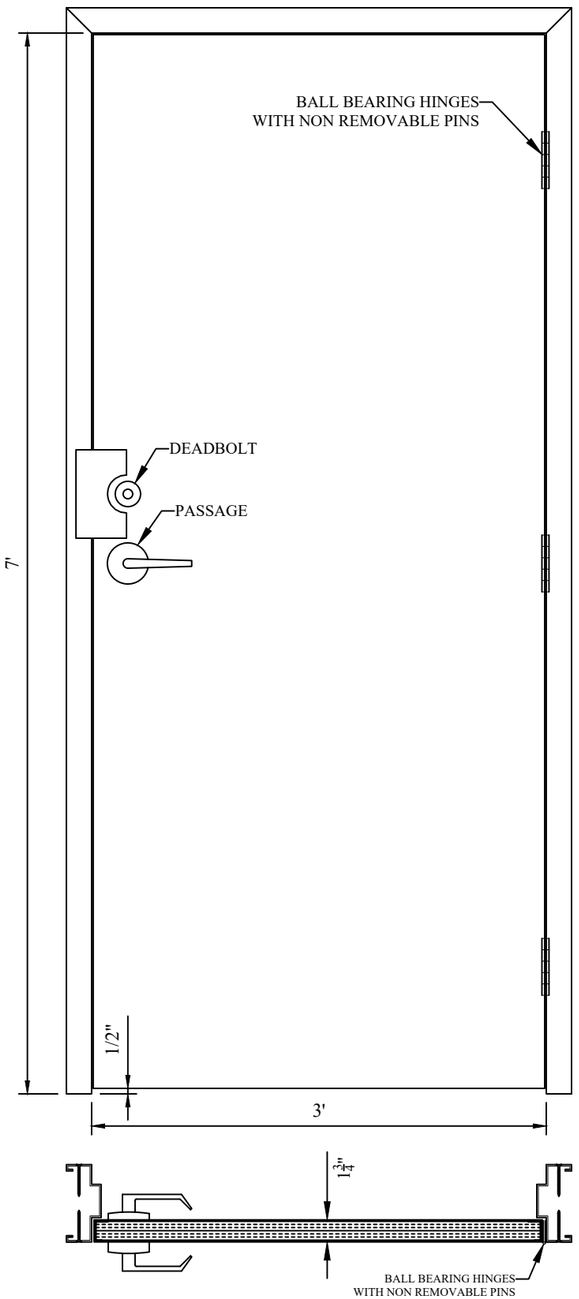
PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24	
SCALE ~ 11X17: 3/16" = 1'-0"	REVISED: 4/3/25	
SHEET: 5 of 29	DRAWN BY: NRS	

NOTES:

- DOOR FRAME 16 GAUGE PRIMED AND PAINTED STEEL.
- DOOR SLAB 18 GAUGE PRIMED AND PAINTED STEEL.
- WEATHER STRIPPING AROUND DOOR OPENING.
- THRESHOLD BELOW DOOR.
- DRIP CAP ABOVE DOOR FRAME.
- PASSAGE AND DEADBOLT.
- HYDRAULIC CLOSER WITH HOLD OPEN
- LATCH GUARD



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Door Detail

PROJECT NAME: VENTURA COUNTY

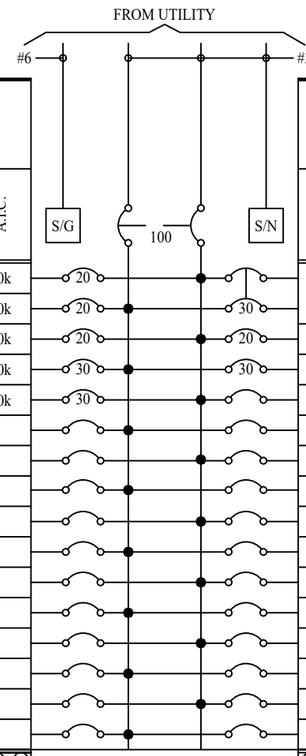
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SCALE ~ 11X17: NTS	REVISED: 4/3/25		
SHEET: 6 of 29	DRAWN BY: NRS		

PANEL CIRCUIT AND LOAD SCHEDULE

SERVICE:
DESIGNATION:
LOCATION:

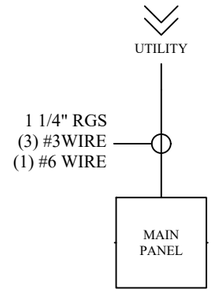
LOAD DESCRIPTION	QTY.	UNIT V.A.	LOAD PER PHASE (VA) A	LOAD PER PHASE (VA) B	TRIP	POLES	WIRE SIZE	A.I.C.		A.I.C.	WIRE SIZE	POLES	TRIP	LOAD PER PHASE (VA) B	LOAD PER PHASE (VA) A	UNIT V.A.	QTY.	LOAD DESCRIPTION	
LIGHTS	3	19	57		20	1	12	10k	1	10k	10	2	30		2604	5208	1	1 TON BARD HVAC	2
DUPLEXES	4	180		720	20	1	12	10k	3					2604					4
DUPLEXES	1	180	180		20	1	12	10k	5	10k	12	1	20		180	180	1	GFI	6
TWISTLOCK	1				30	1	10	10k	7	10k	10	1	30				1	TWISTLOCK	8
TWISTLOCK	1				30	1	10	10k	9										10
									11										12
									13										14
									15										16
									17										18
									19										20
									21										22
									23										24
									25										26
									27										28
									29										30
									31										32
SUBTOTAL			248	720										2604	2784	SUBTOTAL CONTINUOUS			



TOTAL KVA PHASE A	3.0
TOTAL KVA PHASE B	3.3
TOTAL AMPS PHASE A	25.3
TOTAL AMPS PHASE B	27.7

VOLTAGE: 120/240V. | CYCLE: 60 | PHASE: 1 | WIRES: 3
NEUTRAL:
MAIN BREAKER: 100 AMP FRAME | A/C: 22 KA | TRIP: 100 AMP
MAIN LUGS: | MAIN COPPER BUS: 100 AMP
MAINS: TOP ☒ BOTTOM ☐

MANUFACTURER: **SQUARE D**
CATALOG NUMBERS: QO132M100
NO EQUAL: ☐ APPROVED EQUAL: ☒
MOUNTING: SURFACE ☒ FLUSH ☐



WIRING SCHEMATIC

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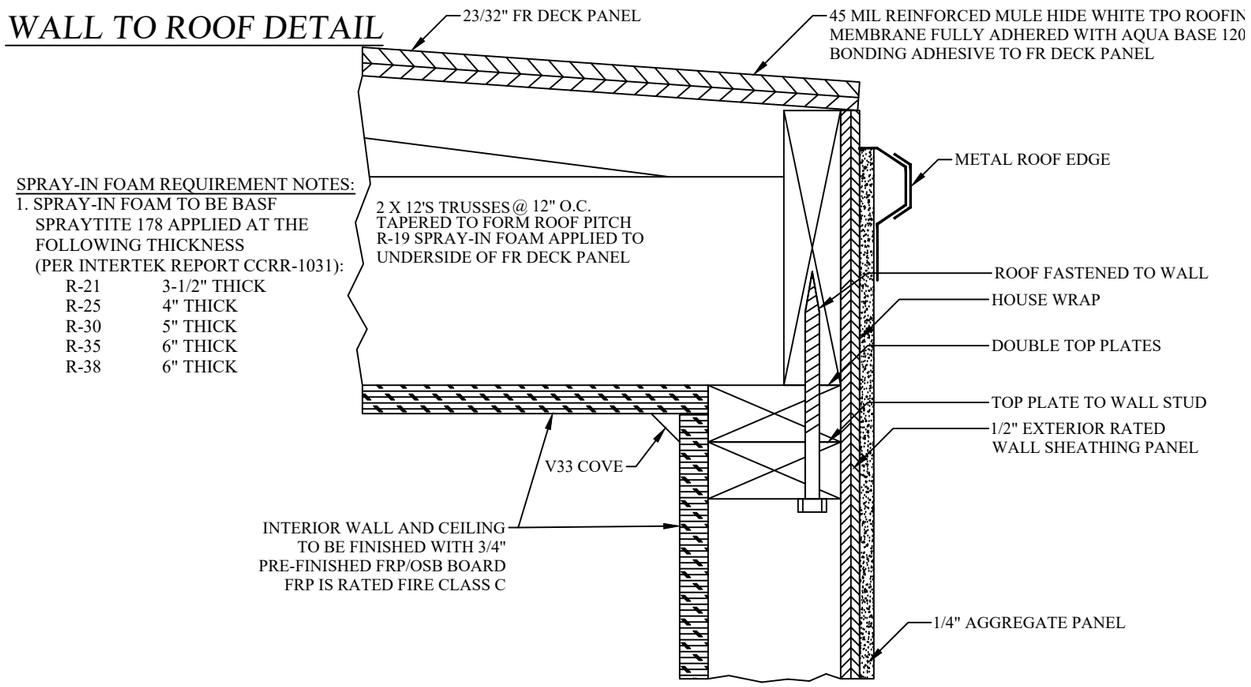
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SHELTER

Electrical Panel

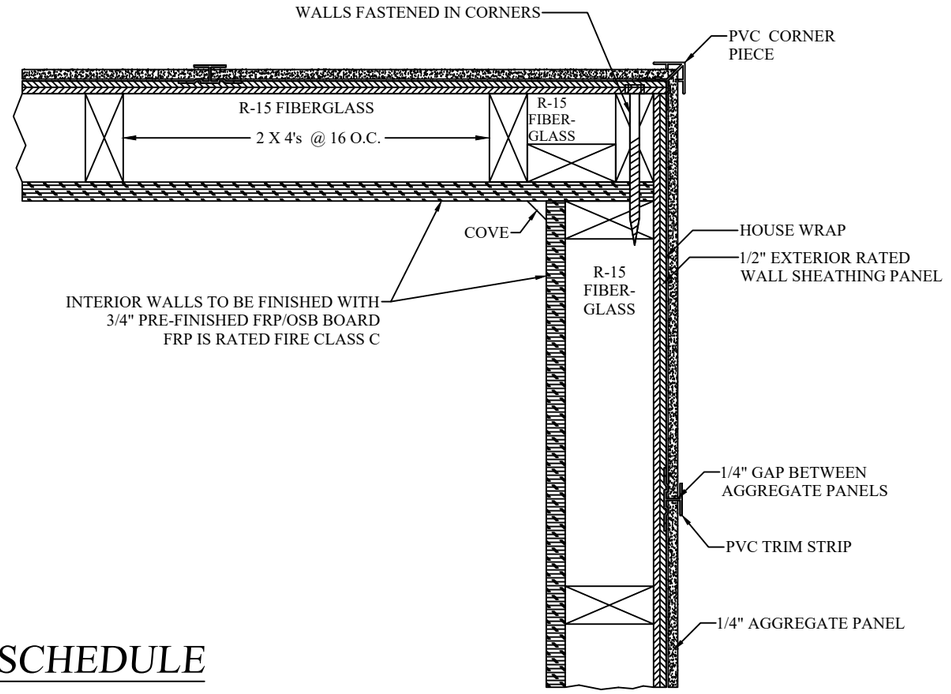
PROJECT NAME: VENTURA COUNTY
DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2
DRAWN: 4/3/24
REVISED: 4/3/25
DRAWN BY: NRS
SCALE ~ 11X17: NONE
SHEET: 7 of 29

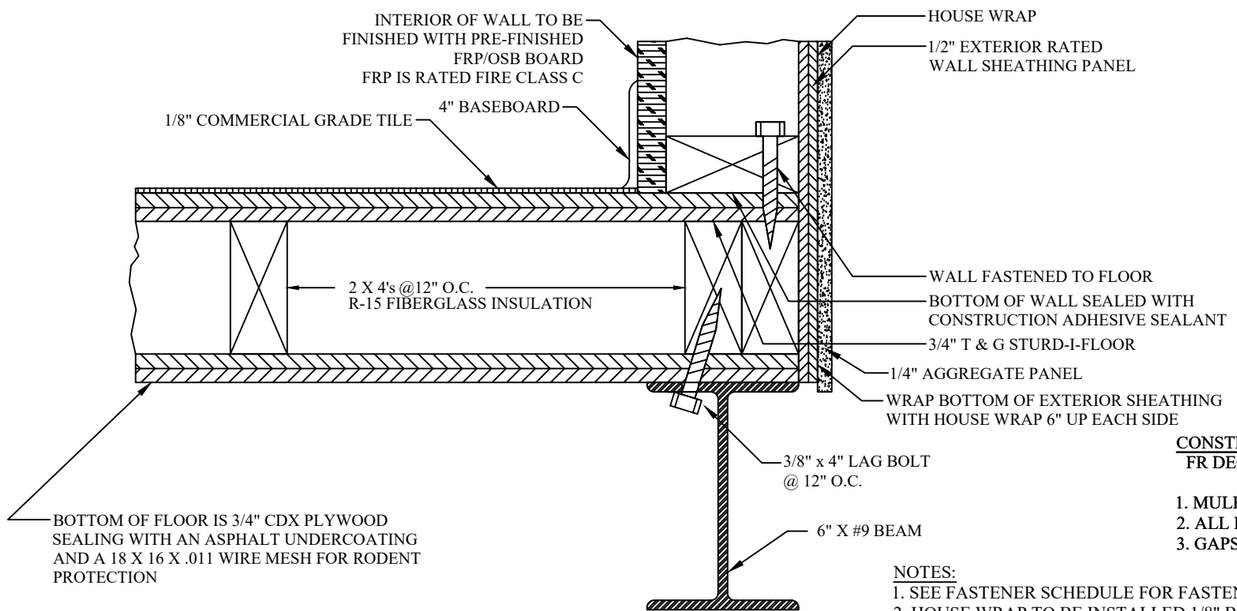
WALL TO ROOF DETAIL



WALL CORNER DETAIL



SEE FASTENER SCHEDULE



WALL TO FLOOR DETAIL

CONSTRUCTION NOTES:
FR DECK PANEL A AND TPO MEMBRANE MUST BE INSTALLED PER ICC-ESR 1365.

1. MULE-HIDE FR DECK PANEL A ROOF DECK MUST BE INSTALLED WITH PYROTITE LAMINATE FACING UP.
2. ALL DECK JOINTS MUST BE BLOCKED WITH 2X4 BLOCKING OR INSTALLED OVER A ROOF JOIST.
3. GAPS IN THE DECK PANELS MUST BE CAULKED WITH RECTORSEAL FLAMESAFE FS9000+.

NOTES:
1. SEE FASTENER SCHEDULE FOR FASTENER INFORMATION.
2. HOUSE WRAP TO BE INSTALLED 1/8" BELOW SHEETING AND EXTEND TO TOP OF TOP PLATE. ALL SEAMS TO BE LAPPED 6" AND TAPED W/SEAM TAPE.
3. ALL SCREW HOLES THROUGH PANELS FILLED WITH POLYURETHANE CAULK PRIOR TO SCREW BEING INSTALLED.
4. ALL STRUCTURAL LUMBER SHALL BE SPF #1 OR #2.
5. ALL CDX, EXTERIOR SHEATHING & T&G GLUED TO STUDS WITH ENERBOND SF GLUE (COMPLIES WITH ASTM D3498) TO ALL STUDS BEFORE NAILING.

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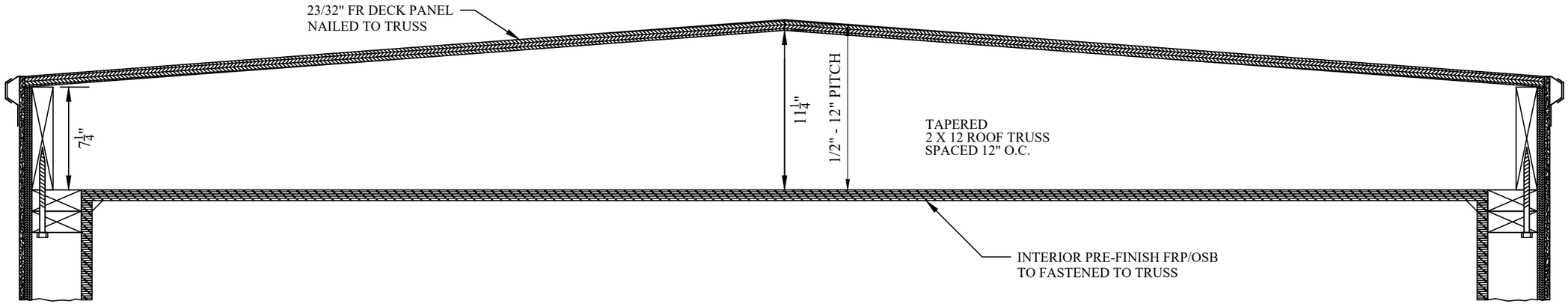
FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER

Corner Construction

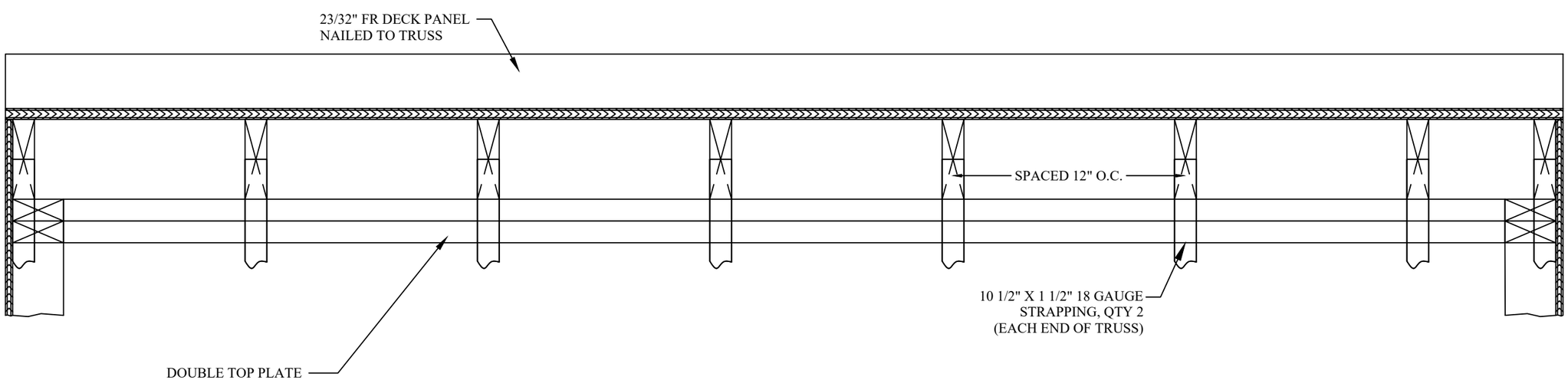
PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: NTS	REVISED: 4/3/25	DRAWN BY: NRS	
SHEET: 8 of 29			



ROOF STRUCTURE END DETAIL



ROOF STRUCTURE SIDE DETAIL

NOTES:
1. SEE FASTENER SCHEDULE FOR FASTENER INFORMATION.
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3. ALL SCREW HOLES THROUGH PANELS FILLED WITH POLYURETHANE CAULK PRIOR TO SCREW BEING INSTALLED.
4. ALL STRUCTURAL LUMBER SHALL BE SPF #1 OR #2.
5. ALL CDX, EXTERIOR SHEATHING & T&G GLUED TO STUDS WITH ENERBOND SF GLUE (COMPLIES WITH ASTM D3498) TO ALL STUDS BEFORE NAILING.

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FIRE STATION 21
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8'W. OD x 10'L. OD x 8'H. ID
SHELTER

Roof Construction

PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: **TBB1390**

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: NTS	REVISED: 4/3/25	DRAWN BY: NRS	
SHEET: 9 of 29			

FASTENER SCHEDULE CHART

ITEM	SIZE	TYPE	SPACING	TOLERANCE	MINIMUM	TBB PART #
INTERIOR OSB/FRP TO ASSEMBLY FRAMEWORK	15GA X 2 1/2"	FINISH NAIL	6" AROUND PERIMETER, 12" IN FIELD	+/- 1/4"	36	299-0003
ALL OSB, CDX & T&G TO ASSEMBLY FRAMEWORK	.131 X 2 1/2"	COMMON NAIL	4" AROUND PERIMETER, 12" IN FIELD	+/- 1/4"	36	299-0006
SHEATHING TO RIM JOIST	.131 X 2 1/2"	COMMON NAIL	4" ON CENTER	+/- 1/4"	VARIES	299-0006
CORNER WALL TO WALL	3/8" X 6"	LAG	3/4" FROM OUTER EDGE, 24" OC IN FIELD	+/- 3/4"	VARIES	299-0012
FLOOR TO SKID	3/8" X 4"	LAG	12" OC STAGGERED		VARIES	299-0284
WALL TO FLOOR	3/8" X 4"	LAG	2" FROM FLUSH OUTER EDGE, EVERY 24"	+/- 3/4"	VARIES	299-0284
ROOF TO WALL	3/8" X 6"	LAG	12" OC	+/- 3/4"	VARIES	299-0012
TOP PLATE TO STUD 2X4	.131 X 3"	COMMON NAIL	2 END NAILED		2	299-0002
STUD TO SOLE PLATE	.131 X 3"	COMMON NAIL	2 END NAILED		2	299-0002
DOUBLE TOP PLATES	.131 X 3"	COMMON NAIL	16" OC TYPICAL FACE NAIL	+/- 3/4"	VARIES	299-0002
TOP PLATES LAP & INTERSECTIONS	.131 X 3"	COMMON NAIL	2 FACE NAILED		2	299-0002
CONTINUOUS HEADER, TWO PIECES	.131 X 3"	COMMON NAIL	16" OC ALONG EDGE	+/- 3/4"	VARIES	299-0002
CONTINUOUS HEADER TO STUD	.131 X 3"	COMMON NAIL	4 END NAILED		4	299-0002
ROOF JOIST TO PLATE	.131 X 3"	COMMON NAIL	6 FACE NAILED		6	299-0002
ROOF DECK	.131 X 2 1/2"	COMMON NAIL	6" AROUND PERIMETER, 12" IN FIELD	+/- 1/4"	36	299-0006
END WALL SHEATHING	.131 X 2 1/2"	COMMON NAIL	4" AROUND PERIMETER, 12" IN FIELD	+/- 1/4"	VARIES	299-0006
SIDE WALL SHEATHING	.131 X 2 1/2"	COMMON NAIL	6" AROUND PERIMETER, 12" IN FIELD	+/- 1/4"	VARIES	299-0006
ROOF FACE TO ROOF BASE	#8 X 3/4"	TEK SCREW	12" O.C.		VARIES	299-0013
EXTERIOR AGGREGATE PANEL WITH NO RIGID INSULATION	#10 X 2"	SS SCREW	1" FROM EDGE, 1 EVERY 2' IN FIELD; PREDRILLED 3/16" HOLES	+/- 1/4"	VARIES	299-0008
EXTERIOR AGGREGATE PANEL WITH R5RIGID INSULATION	#10 X 2 1/2"	SS SCREW	1" FROM EDGE, 1 EVERY 2' IN FIELD; PREDRILLED 3/16" HOLES	+/- 1/4"	VARIES	299-0009
EXTERIOR AGGREGATE PANEL WITH R7.5 RIGID INSULATION	#10 X 3 1/2"	SS SCREW	1" FROM EDGE, 1 EVERY 2' IN FIELD; PREDRILLED 3/16" HOLES	+/- 1/4"	VARIES	299-0045
18 GA STRAPPING OF DOUBLE STUDS TO RIM JOIST	.148 X 2 1/2"	COMMON NAIL	16 NAILS MIN, 8 INTO DOUBLE STUDS AND 8 ONTO RIM JOIST (BOTH STRAPS)		16	299-0508

SPAN RATINGS FOR CONSTRUCTION MATERIALS:
FLOOR 23/32" T&G: 24 OC
WALL 15/32" OSB: 32/16
ROOF 23/32" PLYWOOD: 48/24

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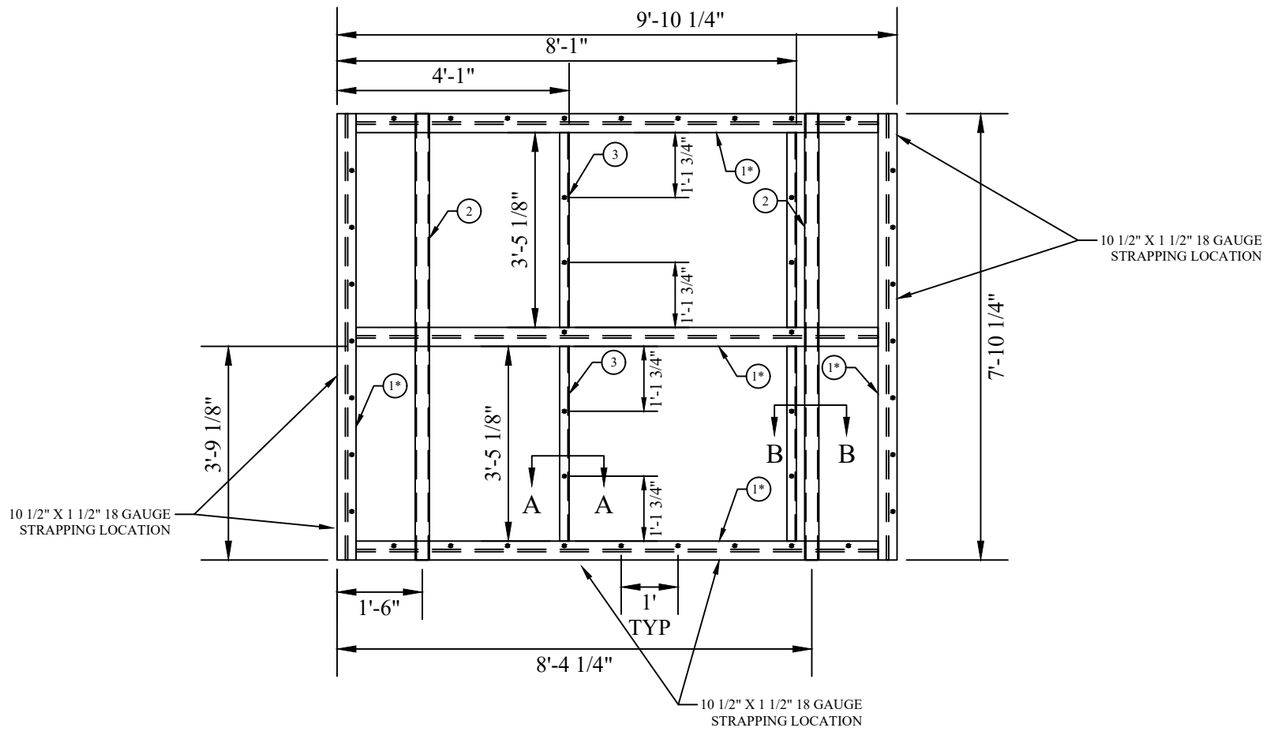
FIRE STATION 21
OIAL, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER

Fastener Schedule

PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: NONE	REVISED: 4/3/25	SHEET: 10 of 29	DRAWN BY: NRS



3/8" = 1' SCALE
TOP VIEW

WELDED ASSEMBLY

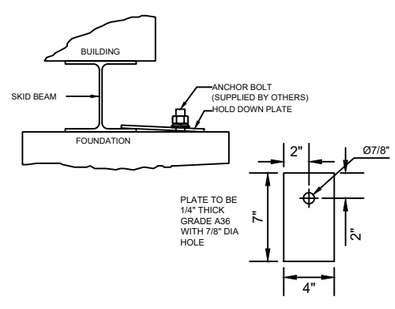
UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL HAVE THE FOLLOWING TOLERANCE:
FRACTION ± 1/8"
ANGLE ± 2°

NOTES:

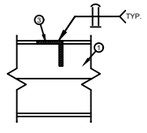
1. FINISH: HOT DIP GALVANIZED.
*2. BOTH ENDS OF THIS BEAM ARE COPED, SEE BEAM COPING DETAIL
3. STRAPPING TO BE ATTACHED TO KING STUDS ON OPENINGS MARKED

			TOTAL BLACK STEEL WEIGHT	552.2#
3.	4	A36	ANGLE, SUPPORT (2 X 2 X 1/4)	43.7#
2.	2	A500B	PIPE SUPPORT (3" NOM. SCH 40)	119.1#
1.	5	A992	BEAM SUPPORT (W6 X 9#) GRADE 50	389.4#
NO.	QTY.	GRADE	DESCRIPTION	WEIGHT

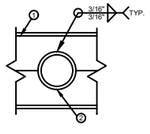
LIST OF MATERIAL



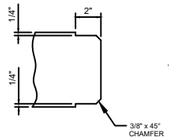
1" = 1' SCALE
ANCHOR PLATE DETAIL



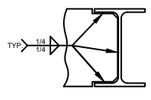
1" = 1' SCALE
SECTION "A-A"



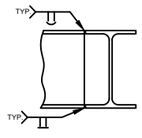
1" = 1' SCALE
SECTION "B-B"



1" = 1' SCALE
BEAM COPING DETAIL



1" = 1' SCALE
BEAM COPING WELD DETAIL



1" = 1' SCALE
BEAM TO BEAM WELD

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FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER

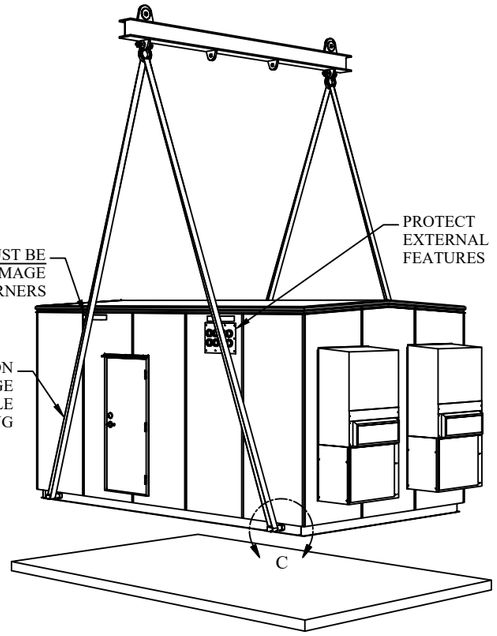
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PROJECT NAME: VENTURA COUNTY
DRAWING NUMBER: TBB1390

DRAWN: 4/3/24
REVISED: 4/3/25
DRAWN BY: NRS

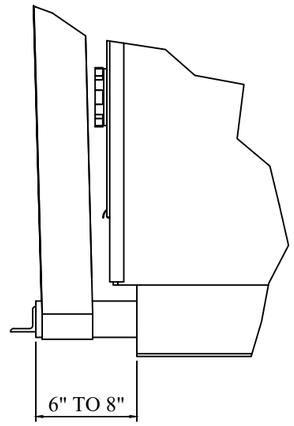
PROJECT NUMBER: 2404-160-2
SCALE ~ 11X17: AS NOTED
SHEET: 11 of 29

RIGGING DIAGRAMS ARE TYPICAL DEPICTIONS. ACTUAL RIGGING AND LIFTING IS THE RESPONSIBILITY OF THE RIGGING CONTRACTOR

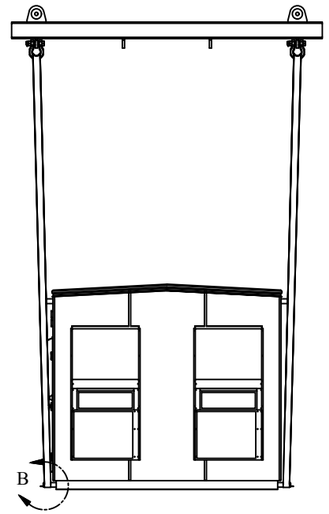


THE FOLLOWING INSTRUCTIONS ARE FOR LIFTING OF SHELTER WITH CRANE, SPREADER BAR, STRAPS AND LIFTING PIPES.

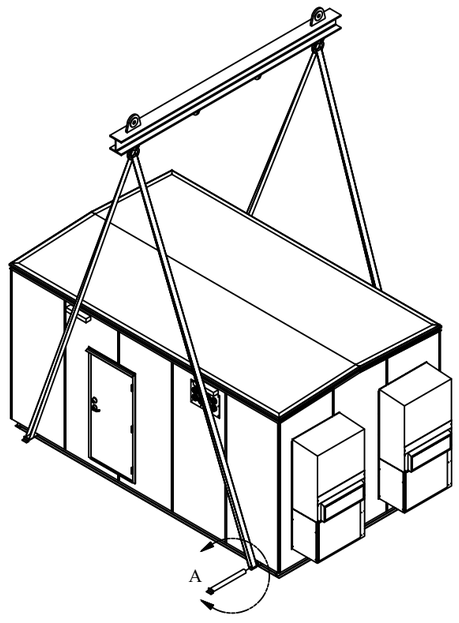
1. SLIDE LIFTING PIPES INTO PIPE OPENINGS ON SKID OF SHELTER. LEAVE ABOUT 6" TO 8" EXTENDING OUTSIDE OF SHELTER.
2. LOOP LIFTING STRAPS AROUND LIFT PIPE. MAKE SURE STRAPS WILL CLEAR EXTERNAL ITEMS ON SHELTER, DOOR KNOBS-LIGHTS ETC. CENTER CRANE LIFTING POINT OVER CENTER OF BUILDING.
3. BEGIN TO LIFT SLOWLY, MAKE SURE STRAPS ARE NOT CAUGHT ON ANYTHING. KEEP SHELTER LOW AND AS LEVEL AS POSSIBLE.
4. SWING SHELTER OVER AREA WHERE SHELTER LOCATION WILL BE. CENTER SHELTER ON AREA AND LOWER INTO POSITION.
5. AFTER SHELTER IS SET REMOVE STRAPS FROM LIFTING PIPES AND SWING STRAPS AWAY FROM SHELTER MAKING SURE STRAPS ARE NOT HOOKED ON SOMETHING. REMOVE LIFT PIPES.

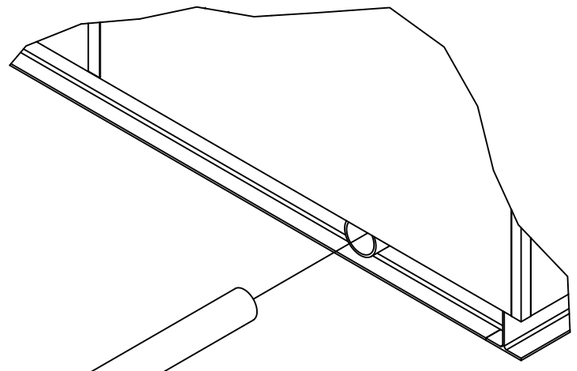


DETAIL B

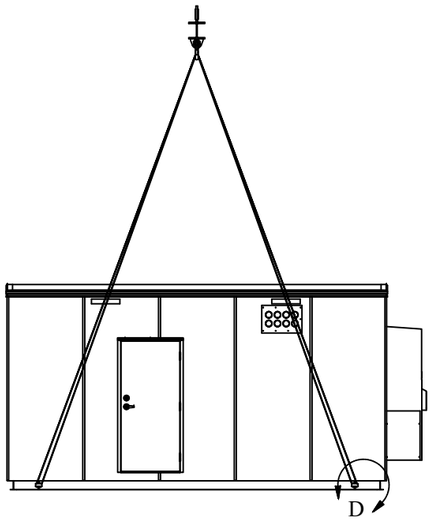


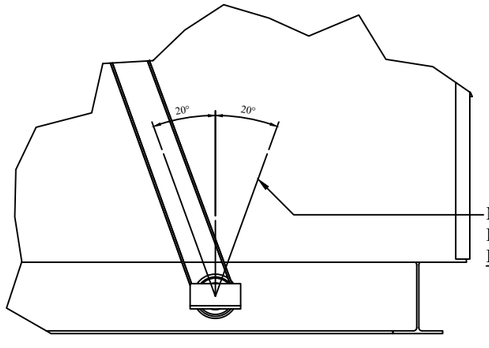
DETAIL C





DETAIL A





DETAIL D

LIFTING PIPES PROVIDED BY THEMO BOND

RIGGING NOTES:

1. SHELTER MUST BE LIFTED ONLY AT POINTS PROVIDED, USING APPROPRIATE SPREADER BARS AND SLINGS.
2. UNLESS OTHERWISE APPROVED OR INDICATED, LIFT ONLY THE SHELTER AND THERMO BOND INTALLED EQUIPMENT AS DELIVERED. DO NOT LIFT THE SHELTER WITH ADDITIONAL FIELD INSTALLED EQUIPMENT INSIDE WITHOUT CONTACTING THERMO BOND.
3. INSPECT EACH LIFT DEVICE FOR CRACKS, WARPING OR OTHER DEFECTS BEFORE INSTALLING ON SHELTER. DO NOT USE A LIFTING DEVICE THAT HAS ANY CRACKS, QUESTIONABLE WELDS, OR IS BENT OUT OF SHAPE.
4. DO NOT ROUTE SLING NEAR HVAC SYSTEMS.
5. REMOVE OR PROTECT DOOR HARDWARE AND OTHER PROTRUSIONS FROM DAMAGE.
6. RIGGER IS TO PROVIDE ALL EQUIPMENT ABOVE THE THERMOBOND EXTERIOR LIFTING DEVICE. THE RIGGER IS RESPONSIBLE FOR ENSURING THAT THE SAFETY REQUIREMENTS LISTED HEREIN ARE MET.
7. RIGGING SHALL CONFORM TO APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. IF SHELTER IS DELIVERED WITH TEMPORARY SHIPPING WALLS OR ANY OTHER TEMPORARY STRUCTURE INSTALLED FOR TRANSPORT, DO NOT REMOVE BEFORE SHELTER PLACEMENT.
9. DO NOT USE SINGLE HOLE POSITIONS FOR LIFTING.
10. DO NOT SET THE SHELTER ON AN UNEVEN OR UNSTABLE SURFACE.

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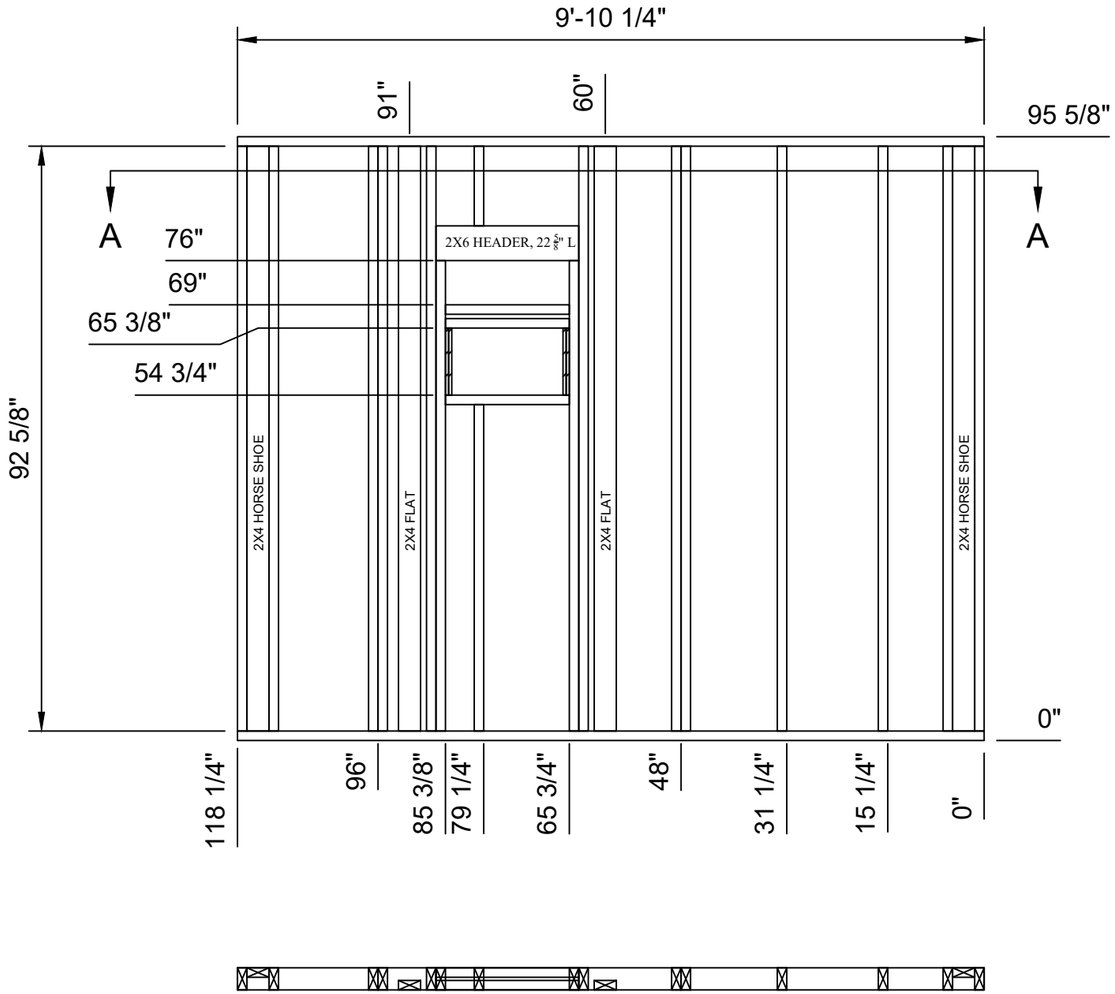
FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H.
SHELTER

Lifting Detail

PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: NONE	REVISED: 4/3/25	DRAWN BY: NRS	
SHEET: 12 of 29			



SECTION A-A

WALL A FRAMING
(VIEWED FROM EXTERIOR)

SCALE: 1/2" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS SCHMITT
76970
CIVIL
STATE OF CALIFORNIA
7/12/24

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division, County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.
K. LIN 09/03/2024
Building and Safety Division

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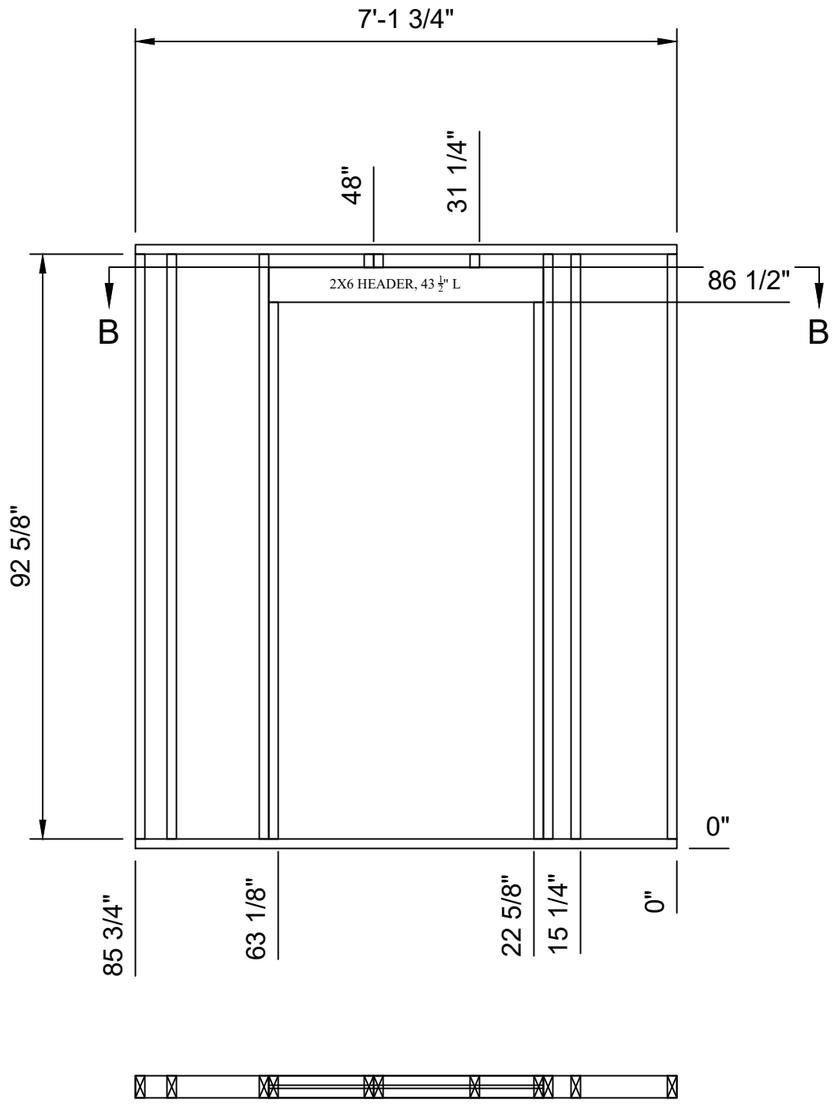
FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER

Wall A Framing

PROJECT NAME: VENTURA COUNTY

DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24		
SCALE ~ 11X17: 1/2" = 1'-0"	REVISED: 5/9/24	SHEET: 13 of 16	DRAWN BY: NRS



SECTION B-B

WALL B FRAMING
(VIEWED FROM EXTERIOR)

SCALE: 1/2" = 1'-0"

COUNTY of VENTURA
Resource Management Agency
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Building and Safety Division

NICHOLAS J. SCHMITT
76970
CIVIL
STATE OF CALIFORNIA
7/12/24

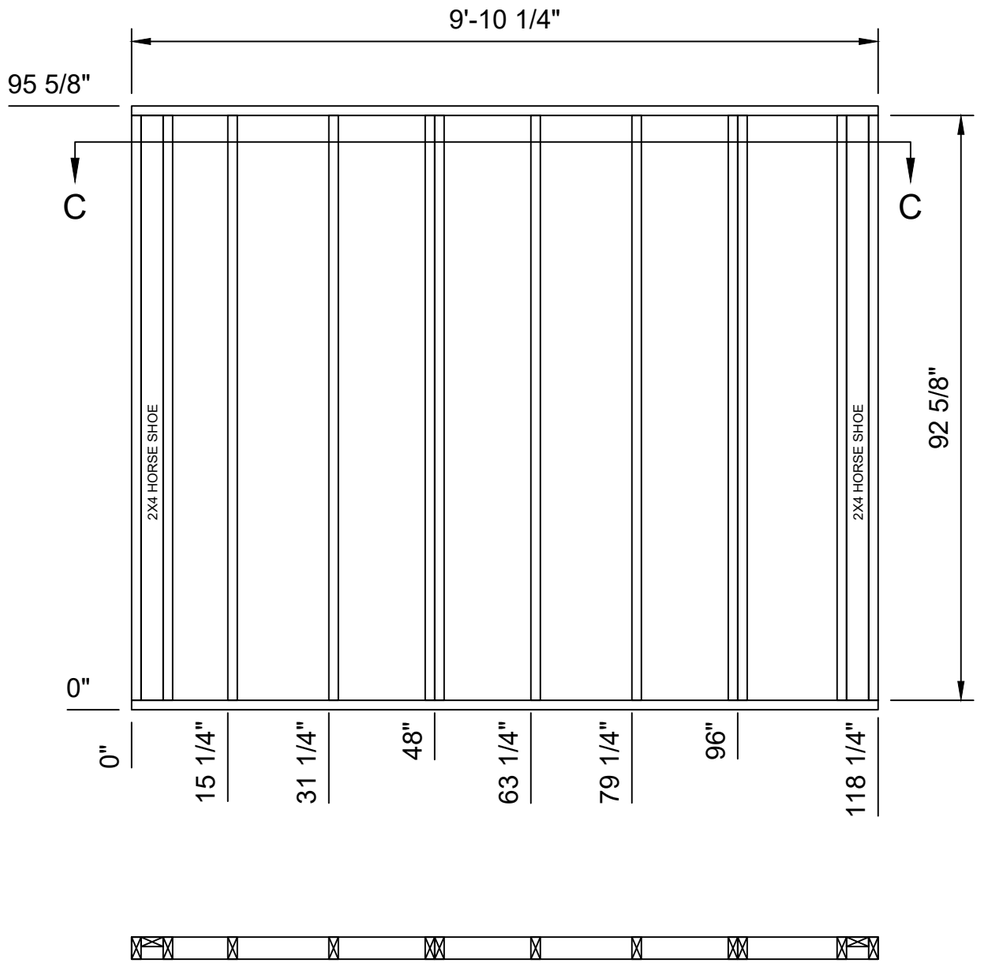
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OJAI, CA
8'W. OD x 10'L, OD x 8'H. ID
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Wall B Framing

PROJECT NAME: VENTURA COUNTY
DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2
DRAWN: 4/3/24
REVISED: 5/9/24
DRAWN BY: NRS
SCALE ~ 11X17: 1/2" = 1'-0"
SHEET: 14 of 16



SECTION C-C

WALL C FRAMING
(VIEWED FROM EXTERIOR)

SCALE: 1/2" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS R. SCHMITT
76970
CIVIL
STATE OF CALIFORNIA
7/12/24

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division, County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.
K. LIN 09/03/2024
Building and Safety Division

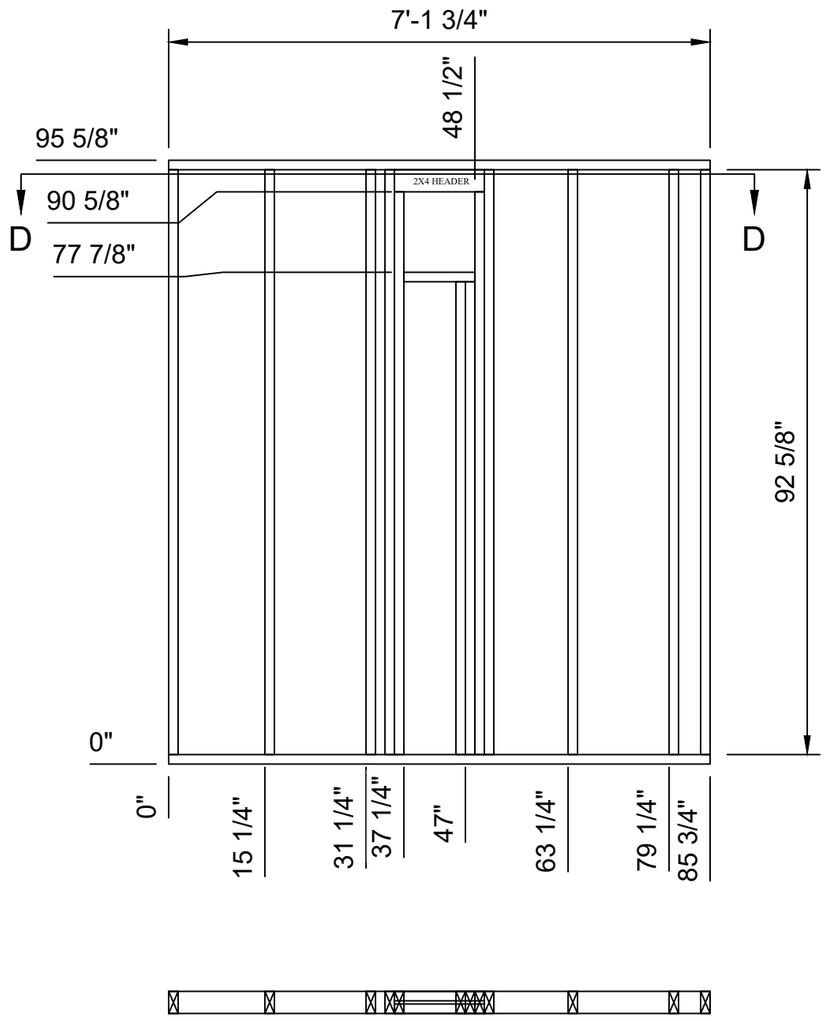
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THERMOBOND BUILDINGS
209 N. Court P.O. Box 445
Elk Point, SD 57025
605-356-2090
58120 County Road 3
Elkhart, IN 46517
574-295-1214
www.thermobond.com

FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER
Wall C Framing

PROJECT NAME: VENTURA COUNTY
DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24	DRAWN BY: NRS
SCALE ~ 11X17: 1/2" = 1'-0"	REVISED: 5/9/24	
SHEET: 15 of 16		



SECTION D-D

WALL D FRAMING
(VIEWED FROM EXTERIOR)

SCALE: 1/2" = 1'-0"

REGISTERED CERTIFIED PROFESSIONAL ENGINEER
NICHOLAS J. SCHMITT
76970
CIVIL
STATE OF CALIFORNIA
7/12/24

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division, County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.
K. LIN 09/03/2024
Building and Safety Division

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FIRE STATION 21
OJAI, CA
8'W. OD x 10'L. OD x 8'H. ID
SHELTER
Wall D Framing

PROJECT NAME: VENTURA COUNTY
DRAWING NUMBER: TBB1390

PROJECT NUMBER: 2404-160-2	DRAWN: 4/3/24	DRAWN BY: NRS
SCALE ~ 11X17: 1/2" = 1'-0"	REVISED: 5/9/24	
SHEET: 16 of 16		

COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
RUBEN BARRERA
Building and Safety Director

Inspection Record Card

Inspection Record Card must be present at the project site, for all inspections.

Issuing Office: **WCO** Record Number: **BP24-00936** Date Issued: **06/18/2025**

Project Address: **1201 E OJAI AV, COMM#**

Owner: **VENTURA COUNTY OF**

Address: **11201 RIVERBANK DR #A1**

Contractor: Phone Number:

Address: License Number:

Project Name:

Project Description: **VCFC 21 Installation of a new 60-foot-high communication tower with antennas, new prefab radio equipment shed with concrete entry landing, new bollards, new exterior cable bridge, installation of a new dry well, new underground electrical-telco-coaxial conduits, install all exterior grounding, extend conduits into the building and hook up to electrical-telco-radio equipment and repair/replace all concrete which was disturbed during construction.**

Inspection Requests can be made 24 hours using text messaging at **1-844-405-1846**. Please see the Inspection Scheduling Instructions for more information on how to request your inspection by Text Message.

When requesting inspections by Text Message, please be prepared to have the following information and follow the prompts to submit your request:

1. Your **permit record number** (e.g. C22-000136)
2. The **inspection code** for the requested inspection (See Inspection Scheduling Instructions)
3. The desired **date** of inspection (month and day, e.g. “01/10” for January 10th)
4. The desired/preferred **inspection time** range (“am” or “pm”)

Inspection requests must be received before 4pm on the business day prior to the desired inspection date. Inspection requests received after 4pm will be scheduled for the day following the next business day. For example, an inspection request received on Wed at 2pm will be scheduled for Thursday. If the request is received on Wed at 4:30pm, the inspection will be scheduled for Friday.

B&S will try to accommodate your preference for an AM or PM inspection time. However, due to fluctuations in inspection locations day by day, the preferred inspection request time range cannot be guaranteed. Once your inspection has been scheduled for the day, you will receive an automatic notification via Text Message confirming the estimated time range for the inspection.

Please be reminded that the approved construction plans must be made available to the Building Inspector at the site. Inspections cannot be conducted without the approved plans.

BUILDING PERMIT: BP24-00936

Issuing Office: WCO | Issued by: A Anaya | Zoning Clearance: n/a per planning

Date Applied: 04/04/2024 | Date Issued: 06/18/2025

SITE INFORMATION:

Project Address: 1201 E OJAI AV COMM | APN: | Lot No.: | Track No.:

Locality: OJAI

Owner: VENTURA COUNTY OF | 11201 RIVERBANK DR #A1

Phone No.:

Contractor:

Phone No.: | State Lic. No.:

Designer: IDEAS | 1082 South Seaward Avenue, Ventura, CA 93001

Phone No.: | State Lic. No.: c-24269

WORK DESCRIPTION:

Project Name:

Detailed Desription: VCFC 21 Installation of a new 60-foot-high communication tower with antennas, new prefab radio equipment sh with concrete entry landing, new bollards, new exterior cable bridge, installation of a new dry well, new underground electrical-telco-coaxial conduits, install all exterior grounding, extend conduits into the building and hook up to electrical-telco-radio equipment and repair/replace all concrete which was disturbed during construction.

BUILDING INFORMATION:

Constr. Type:	V-B: Type V Non-Rate	Occupancy:	U	No. Stories:	0
No. of Bdrm.:		Building Area:	80	Sprinklers:	
High Fire Area:		PT Slab:		Compliance Review:	
Shell Building:		Struc observe:		Soil Bearing Pressure:	

Soil Exp. Index:

Total Landscaping Area (sq ft.):

MWELO Compliance:

Total Permit Fees: $1,388.80

Valuation:

Occupancy:	Type:	Factor	Square Feet	Value
Antenna Towers	Self Supporting (ea)	$19,219.70	1	$19,219.70
			Total Valuation:	**$19,219.70**

Inspection Request Texting Instructions

Text one of the following commands to

844-405-1846

"**SCHEDULE**" to schedule an inspection
"**CANCEL**" to cancel an inspection
"**RESCHEDULE**" to reschedule an inspection
"**RESULTS**" to see inspection results

Follow the prompts completely to the end as follows:

1. Enter the permit number excluding dashes like the following example: **BP2400123**

2. Enter 3-digit inspection code from the back side of this brochure

3. Enter the preferred/desired date of inspection in the following format: **MM/DD**

4. Read the next prompt and enter "**YES**", "**OK**", or "**BACK**"

5. Enter the 10-digit phone number you would like to receive a text message with the inspection time window the morning of the inspection.
   Ex. **805-654-2771**

6. Enter another 3-digit inspection code if more than one inspection is needed for the same permit number or enter "**END**" to end the session

COUNTY of VENTURA
Resource Management Agency

Ventura County Building and Safety
800 S Victoria Ave.
Ventura, CA 93009

Newbury Park Office
2400 Conejo Spectrum St.
Thousand Oaks, CA 91320

COUNTY of VENTURA
Resource Management Agency

Building and Safety

Inspection Scheduling Instructions

Schedule | Cancel | Reschedule | Check Results

Includes Complete List of Inspection Codes



Effective January 01, 2023, Inspection Requests are now being accepted by text messaging on your cell phone. Please use these instructions to submit your text messaged inspection requests.

S

To schedule by text message, send "SCHEDULE" to

844-405-1846

POWERED BY Selectron

Schedule by Text

via the Relay SelecTXT system

See detailed instructions on the back of this pamphlet.

1. Enter one of the following requests into your text messaging app

> **"SCHEDULE" to schedule an inspection**
> **"CANCEL" to cancel an inspection**
> **"RESCHEDULE" to reschedule an inspection "RESULTS" to obtain**

2. Send it to **844-405-1846**
3. Follow the interactive prompts for entering your permit number, inspection code, and other details.
4. Please ensure that the selected Inspection Code is from the correct permit type. For example, if your permit is a "Combo Permit" and you need a "Rough Mechanical" inspection, then use Inspection Code #125. DO NOT use Inspection Code # 331, as this is a Rough Mechanical inspection for a Mechanical Permit.

Inspection Codes

Combination (Combo) and BP Permits

100 Ridge and Chassis
101 Stormwater Inspection
102 Stormwater Inspection (H.R.)
103 Temporary Power 104 Underground Plumbing 105 Zoning/Setbacks
106 Underground Conduit
107 UFER/Grounding
108 Erection Pads
109 Column Templates
110 Caissons
111 Grade Beam
112 Foundation
113 Slab
114 Underfloor Electrical
115 Underfloor Mechanical
116 Underfloor Plumbing
117 Underfloor Rough
118 Floor Framing/ Sheathing

"BP" Permits and Combo Permits Continued

119 Floor Insulation
120 Roof Frame/Sheathing
121 Shear
122 Pre-Wrap
123 Rough Frame
124 Rough Electric
125 Rough Mechanical
126 Rough Plumbing
127 Insulation
128 Interior Lath/Drywall
129 Exterior Lath/Siding
130 Shower Pan/Tub Test
131 Shower Lath
132 Tile Backer
133 Building Sewer
134 Underground Gas Line
135 Water Service
136 Interior Gas Test
137 Masonry Wall Location
138 Masonry Wall Foundation
139 Grout lift- 1
140 Grout lift- 2
141 Grout lift- 3
142 Grout lift- 4
143 Pour-in-place concrete wall
144 Wall Drain
145 Masonry Wall Waterproofing
146 Other
147 Misc- 1
148 Misc- 2
149 Post Control Inspection
150 Handicap Access
151 Final Building
152 Final Electric
153 Final Masonry Wall
154 Final Mechanical
155 Final Plumbing
156 Final Pool
157 Final Energy Documents
158 Fire District Final

BUILDING PERMITS

Do not use for "BP" Permits

200 Stormwater Inspection
201 Stormwater Inspection (H.R.)
202 Zoning/Setbacks
203 Column Templates
204 Erection Pads
205 Caissons
206 Grade Beam
207 Foundation
208 Slab
209 Floor Framing/ Sheathing
210 Floor Insulation
211 Roof Frame/ Sheathing
212 Shear
213 Pre-Wrap
214 Rough Frame
215 Insulation
216 Interior Lath/Drywall
217 Exterior Lath/Siding
218 Masonry Wall Location
219 Masonry Wall Foundation
220 Grout lift- 1
221 Grout lift- 2
222 Grout lift- 3
223 Grout lift- 4
224 Pour-in-place concrete wall
225 Wall Drain
226 Masonry Wall Waterproofing
227 Other
228 Misc- 1
229 Misc- 2
230 Post Control Inspection
231 Final Building
232 Final Masonry Wall
233 Final Energy Documents

SVC Services

280 After Hours
281 Hourly
282 In-County Moved Building Pre-Inspection
283 Inspection for Code Enforcement Deferral
284 Out-of-County Moved Building Pre-Inspection
285 Pre Plan Check
286 Re-inspection

PLUMBING PERMITS

Do not use for "BP" Permits

300 Building Sewer
301 Underground Plumbing
302 Underground Gas Line
303 Underfloor Plumbing
304 Rough Plumbing
305 Interior Gas Test
306 Other
307 Misc – 1
308 Misc – 2
309 Final Plumbing
310 Final Energy Documents
311 Re-Pipe

MECHANICAL PERMITS

Do not use for "BP" Permits

330 Underfloor Mechanical
331 Rough Mechanical
332 Other
333 Misc- 1
334 Misc- 2
335 Final Mechanical
336 Final Energy Documents

ELECTRICAL PERMITS

Do not use for "BP" Permits

360 Temporary Power
361 UFER/Grounding
362 Underground Conduit
363 Underfloor Electrical
364 Rough Electrical
365 Other

Electrical Permits Continued

366 Misc- 1
367 Misc- 2
368 Final Electric
369 Final Energy Documents
370 Utility Clearance- Electric

POOL AND SPA PERMITS

Do not use for "BP" Permits

400 Zoning/Setbacks
401 Pool Excavation
402 Pool Steel/Bonding
403 Pool Recirculation Piping
404 Pool Lighting Conduit
405 Pool Deck Drains
406 Conduit
407 Pool Gas Test
408 Pool Antisiphon
409 Pool Deck Bonding
410 Pool Heater Vent
411 Pool Electrical
412 Pool Fence/Gate
413 Pool GFCI Test
414 Pool Cover
415 Masonry Wall Location
416 Masonry Wall Foundation
417 Grout Lift-1
418 Grout Lift-2
419 Grout Lift-3
420 Grout Lift-4
421 Other
422 Misc-1
423 Handicap Access
424 Misc-2
425 Final Pool
426 Final Masonry Wall
427 Final Electric
428 Final Plumbing
429 Final Mechanical
430 Stormwater Inspection
431 Post Control Inspection
432 Pool Hydrostatic Valve
433 Pool Gunite Report
434 Pool Alarm Cert.

Instrucciones para Solicitar Inspección por Texto

Envía uno de los siguientes comandos a

844-405-1846

"SCHEDULE" para programar una inspección
"CANCEL" para cancelar una inspección
"RESCHEDULE" para reprogramar una inspección
"RESULTS" para ver los resultados de la inspección

Siga las indicaciones completamente hasta el final de la siguiente manera:

1. Ingresa el número de permiso sin guiones, como en el siguiente ejemplo: **BP2400123**

2. Ingresa el código de inspección de 3 dígitos que se encuentra en el reverso de este folleto

3. Ingrese la fecha de inspección preferida/deseado en el siguiente formato: **MM/DD**

4. Lee el siguiente mensaje y escribe "**YES**", "**OK**" o "**BACK**"

5. Ingresa el número de teléfono de 10 dígitos en el que deseas recibir un mensaje de texto con la ventana de tiempo de la inspección la mañana de la inspección. Ej. **805-654-2771**

6. Ingresa otro código de inspección de 3 dígitos si se necesita más de una inspección para el mismo número de permiso o escribe "**END**" para finalizar la sesión.

COUNTY of VENTURA
Resource Management Agency

Ventura County Building and Safety
800 S Victoria Ave.
Ventura, CA 93009

Newbury Park Office
2400 Conejo Spectrum St.
Thousand Oaks, CA 91320

COUNTY of VENTURA
Resource Management Agency

Building and Safety

Instrucciones para Programar una inspección

Schedule | Cancel | Reschedule | Check Results
Programar | Cancelar | reprogramar | Ver resultados

Incluye lista completa de códigos de inspección



A partir del 1 de enero de 2023, las solicitudes de inspección se aceptarán mediante mensajes de texto en su teléfono celular. Utilice estas instrucciones para enviar sus solicitudes de inspección de mensajes de texto.

S

Para programar por mensaje de texto, enviar "SCHEDULE" a

844-405-1846

POWERED BY Selectron

Programar por Texto

a través del sistema Relay SelectTXTm

1. Ingrese uno de los siguientes pedidos en su aplicación de mensajería de texto

   "SCHEDULE" para programar una inspección
   "CANCEL" para cancelar una inspección
   "RESCHEDULE" para reprogramar una inspección
   "RESULTS" para obtener los resultados de la inspección

2. Enviarlo **844-405-1846**
3. Siga las indicaciones interactivas para ingresar su número de permiso, código de inspección y otros detalles.
4. Asegúrese de que el código de inspección seleccionado sea del tipo de permiso correcto. Por ejemplo, si su permiso es un "Combo Permit" y necesita una inspección "Rough Mechanical", entonces use el Código de inspección #125. **No utilice** el código de inspección #331, ya que se trata de una inspección mecánica aproximada para un permiso mecánico.

Códigos de inspecciónes

Combination (Combo) Permits

100 Ridge and Chassis
101 Stormwater Inspection
102 Stormwater Inspection (H.R.)
103 Temporary Power
104 Underground Plumbing
105 Zoning/Setbacks
106 Underground Conduit
107 UFER/Grounding
108 Erection Pads
109 Column Templates
110 Caissons
111 Grade Beam
112 Foundation
113 Slab
114 Underfloor Electrical
115 Underfloor Mechanical
116 Underfloor Plumbing
117 Underfloor Rough
118 Floor Framing/ Sheathing

Combo Permits Continued

119 Floor Insulation
120 Roof Frame/Sheathing
121 Shear
122 Pre-Wrap
123 Rough Frame
124 Rough Electric
125 Rough Mechanical
126 Rough Plumbing
127 Insulation
128 Interior Lath/Drywall
129 Exterior Lath/Siding
130 Shower Pan/Tub Test
131 Shower Lath
132 Tile Backer
133 Building Sewer
134 Underground Gas Line
135 Water Service
136 Interior Gas Test
137 Masonry Wall Location
138 Masonry Wall Foundation
139 Grout lift- 1
140 Grout lift- 2
141 Grout lift- 3
142 Grout lift- 4
143 Pour-in-place concrete wall
144 Wall Drain
145 Masonry Wall Waterproofing
146 Other
147 Misc- 1
148 Misc- 2
149 Post Control Inspection
150 Handicap Access
151 Final Building
152 Final Electric
153 Final Masonry Wall
154 Final Mechanical
155 Final Plumbing
156 Final Pool
157 Final Energy Documents
158 Fire District Final

BUILDING PERMITS

200 Stormwater Inspection
201 Stormwater Inspection (H.R.)
202 Zoning/Setbacks
203 Column Templates
204 Erection Pads
205 Caissons
206 Grade Beam
207 Foundation
208 Slab
209 Floor Framing/ Sheathing
210 Floor Insulation
211 Roof Frame/ Sheathing
212 Shear
213 Pre-Wrap
214 Rough Frame
215 Insulation
216 Interior Lath/Drywall
217 Exterior Lath/Siding
218 Masonry Wall Location
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220 Grout lift- 1
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222 Grout lift- 3
223 Grout lift- 4
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227 Other
228 Misc- 1
229 Misc- 2
230 Post Control Inspection
231 Final Building
232 Final Masonry Wall
233 Final Energy Documents

SVC Services

280 After Hours
281 Hourly
282 In-County Moved Building Pre-Inspection
283 Inspection for Code Enforcement Deferral
284 Out-of-County Moved Building Pre-Inspection
285 Pre Plan Check
286 Re-inspection

PLUMBING PERMITS

300 Building Sewer
301 Underground Plumbing
302 Underground Gas Line
303 Underfloor Plumbing
304 Rough Plumbing
305 Interior Gas Test
306 Other
307 Misc – 1
308 Misc – 2
309 Final Plumbing
310 Final Energy Documents
311 Re-Pipe

MECHANICAL PERMITS

330 Underfloor Mechanical
331 Rough Mechanical
332 Other
333 Misc- 1
334 Misc- 2
335 Final Mechanical
336 Final Energy Documents

ELECTRICAL PERMITS

360 Temporary Power
361 UFER/Grounding
362 Underground Conduit
363 Underfloor Electrical
364 Rough Electrical
365 Other

Electrical Permits Continued

366 Misc- 1
367 Misc- 2
368 Final Electric
369 Final Energy Documents
370 Utility Clearance- Electric

POOL AND SPA PERMITS

400 Zoning/Setbacks
401 Pool Excavation
402 Pool Steel/Bonding
403 Pool Recirculation Piping
404 Pool Lighting Conduit
405 Pool Deck Drains
406 Conduit
407 Pool Gas Test
408 Pool Antisiphon
409 Pool Deck Bonding
410 Pool Heater Vent
411 Pool Electrical
412 Pool Fence/Gate
413 Pool GFCI Test
414 Pool Cover
415 Masonry Wall Location
416 Masonry Wall Foundation
417 Grout Lift-1
418 Grout Lift-2
419 Grout Lift-3
420 Grout Lift-4
421 Other
422 Misc-1
423 Handicap Access
424 Misc-2
425 Final Pool
426 Final Masonry Wall
427 Final Electric
428 Final Plumbing
429 Final Mechanical
430 Stormwater Inspection
431 Post Control Inspection
432 Pool Hydrostatic Valve
433 Pool Gunite Report
434 Pool Alarm Cert.

Inspection Record Card

Inspection Record Card must be onsite for all inspections

Building

Inspection Type	Initial	Date
Zoning / Setbacks		
Foundation		
Storm Water		
Slab		
Caissons		
Erection Pad		
Grade Beams		
Column Templates		
Floor Frame/Sheath		
Floor Insulation		
Roof Frame/Sheath		
Shear		
Pre-Wrap		
Rough Frame		
Insulation		
Shower Lath / Backer		
Interior Lath / Drywall		
Exterior Lath / Siding		

Plumbing

Inspection Type	Initial	Date
U.G. / U. F. Plumbing		
Water Service		
Underground Gas Line		
Rough Plumbing		
Building Sewer		
Interior Gas Test		
Shower Pan / Test		
Re-pipe		

Mechanical

Inspection Type	Initial	Date
Under Floor		
Rough Mechanical		

Electrical

Inspection Type	Initial	Date
Temp Power		
U.G. Conduit		
Grounding & Bonding		
Rough Electrical		

Finals

Inspection Type	Initial	Date
Building		
Plumbing		
Mechanical		
Electrical		
Disable Access		
Final Energy Document		

Pool and Spa (Pre-Gunite)

Inspection Type	Initial	Date
Location		
Excavation		
Steel / Bonding		
Re-circulation Piping		
Light Conduit		
Hydrostatic Valve		

DO NOT GUNITE UNTIL ABOVE IS SIGNED

Pool and Spa (Pre-Deck)

Inspection Type	Initial	Date
Deck Drains		
Conduit		
Gas Line		
Gas Test		
Anti-Siphon		
Deck Bonding		
Gunite Report		

DO NOT POUR DECK UNTIL ABOVE IS SIGNED

Pool and Spa (Fence/Gate)

Inspection Type	Initial	Date
Heater / Vent		
Electrical		
Motor Bolt / Bonding		
Fence / Gate		
Alarm Certificate		

DO NOT FILL POOL UNTIL ABOVE IS SIGNED

Pool and Spa (Final)

Inspection Type	Initial	Date
Surface Drain		
G.F.C.I. Test		
Pool Cover		
Deck Caulking		
Final Pool		

Masonry Wall

Inspection Type	Initial	Date
Location		
Foundation		
Lift #1		
Lift #2		
Lift #3		
Wall Drain		
Water Proofing		
V-Ditch		
Final Wall		

Fire Department

Inspection Type	Initial	Date
Rough Sprinklers		
Final Sprinklers		

Manufactured Home

Inspection Type	Initial	Date
Zoning / Setbacks		
Foundation		
Grout Lift		
Ridge / Chassis		
Underfloor Plumbing		
Underfloor Mechanical		
Underfloor Electric		
Bonding		
Form HCD 433(A)(B)		
Final Building		
Final Plumbing		
Final Mechanical		
Final Electrical		

NOTES:

SCAN FOR

DAILY INSPECTION SCHEDULE

Record Number: BP24-00936 **Address: 1201 E OJAI AV, COMM#**

County of Ventura
Public Works Agency

Engineering Services Department
MEMORANDUM

Date: 07/19/2024

To: Building and Safety

From: Ben Fischetti, PE, Engineering Manager
Land Development Services

Subject: Building and Safety

Reference: BP24-00936, , SR24-0038
VENTURA COUNTY OF [1201 OJAI AV, 0240080135]

Date of Report	Consultants	Report Title	Report Log No
07/16/2024	Rybak Geotechnical, Inc	Response letter, Proposed Communications Tower and Support Shed, Fire Station No. 21	3652
09/13/2022	Rybak Geotechnical, Inc	Proposed Communications Tower and Support Shed, Fire Station No. 21	3652

A review of the referenced report has been completed and sufficient information is presented to satisfy minimum code requirements and approve the report.

1. A Grading Permit is not necessary for the described project.

Public Information

County of Ventura • Resource Management Agency • Planning Division
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • www.vcrma.org/divisions/planning

Guidelines for Orderly Development

The "Guidelines for Orderly Development" have been adopted by the Board of Supervisors, all City Councils within Ventura County and the Local Agency Formation Commission (LAFCO). They refine the guidelines originally adopted in 1969 and maintain the consistent theme that urban development should be located within incorporated cities whenever or wherever practical.

The revision of these Guidelines in December 1996 culminated an effort during the year by the County, Cities and LAFCO to improve the clarity of relationships between local agencies with respect to urban development projects.

Intent of Guidelines

- Clarify the relationship between the Cities and the County with respect to urban planning
- Facilitate a better understanding regarding development standards and fees
- Identify the appropriate governmental agency responsible for making determinations on land use requests

Jurisdictional Framework

The Guidelines are a unique effort to encourage urban development to occur within Cities; enhance the regional responsibility of County government; and facilitate the orderly planning and development of Ventura County by:

- Providing a framework for cooperative intergovernmental relations.
- Allowing for urbanization in a manner that will accommodate the development goals of the individual communities while conserving the resources of Ventura County.
- Promoting efficient and effective delivery of community services for existing and future residents.
- Identifying in a manner understandable to the general public the planning and service responsibilities of local governments providing urban services within Ventura County.

General Policies

- Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning.
- The Cities and the County should strive to produce general plans, ordinances and policies which will fulfill these Guidelines.

Policies Within Spheres of Influence

- Applicants for land use permits or entitlements for urban uses shall be encouraged to apply to the City to achieve their development goals and discouraged from applying to the County.
- The City is primarily responsible for local land use planning and providing municipal services.
- Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
- Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
- Land uses allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.
- Development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.

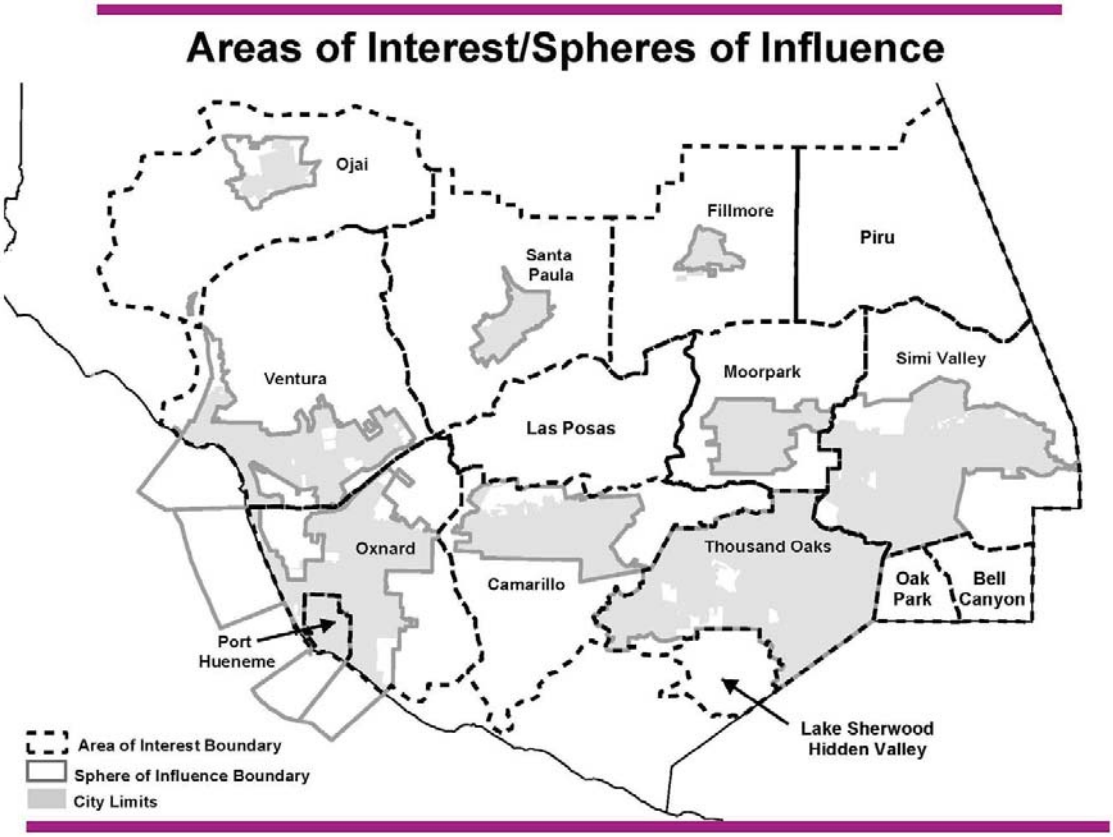
Policies Within Areas of Interest Where a City Exists

(outside that City's Sphere of Influence)

- Applications for discretionary land use permits or entitlements shall be referred to the City for review and comment. The County shall respond to all comments received from the City.
- The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City.
- Urban development should be allowed only within Existing Communities as designated on the County General Plan.
- Existing Communities as designated on the County General Plan should financially support County-administered urban services which are comparable to those urban services provided by the Cities.

Policies Within Areas of Interest Where No City Exists

- The County is responsible for land use planning and for providing municipal services.
- Urban development should only be allowed in Unincorporated Urban Centers or Existing Communities as designated in the County General Plan.
- Urban development in Unincorporated Urban Centers should only be allowed when an Area Plan has been adopted by the County, to ensure the proposed development is consistent with the intent of the Guidelines.



Definitions

AREAS OF INTEREST- A plan adopted by LAFCO which divides the County into major geographic areas reflective of community and planning identity. Within each Area of Interest, there is to be no more than one city (but there will not necessarily be a city in each Area). Areas of Interest also serve as planning referral boundaries of the County Planning Division.

DEVELOPMENT STANDARDS- Local regulations which determine the provision of essential services and infrastructure within designated land use districts or jurisdictions and which control the architectural and engineering design of buildings, structures and roadways.

EXISTING COMMUNITY- A land use designation of the County General Plan which identifies existing urban residential, commercial or industrial enclaves located outside Urban designated areas (i.e., cities or Unincorporated Urban Centers).

An Existing Community may include uses, densities, building intensities and zoning designations which are normally limited to Urban designated areas but do not qualify as Unincorporated Urban Centers.

This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.

LOCAL AGENCY FORMATION COMMISSION (LAFCO)- A regulatory commission empowered by State law to coordinate logical and timely changes in local government boundaries; conduct special studies which review way to reorganize, simplify and streamline government structure; and prepare Spheres of Influence for each city and special district.

SPHERES OF INFLUENCE- Plans adopted by LAFCO which designate the probable boundaries of each city and special district. The adoption of Spheres of Influence is required by Section 56425 of the Government Code.

UNINCORPORATED URBAN CENTER- A term of the County General Plan which refers to an existing or planned urban community which is located in an Area of Interest where no city exists. The Unincorporated Urban Center represents the focal center for community and planning activities within the Area of Interest, and may be a candidate for future incorporation.

URBAN DEVELOPMENT- Development shall be considered urban if it meets any of the following criteria:

1. It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems
2. It would result in the creation of residential lots less than two (2) acres in area; or
3. It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.