

VICINITY MAP  
NOT TO SCALE

LAND USE DATA

APN: 037-0-080-115  
ADDRESS: 11820 TOPA VISTA ROAD  
OJAI, CA 93060  
LOT SIZE: 5.66 ACRES (246,550 S.F.)  
APPLICANT/OWNER: KEELEY MIRCETIC  
CONTACT: ERIK NAGY  
JENSEN DESIGN & SURVEY  
(805) 654-6977

ZONING: RE-5 AC/ HCWC

GENERAL PLAN DESIGNATION: RURAL

EXISTING STRUCTURES (NOT RELATED TO ANIMAL HUSBANDRY)

1. GARAGE	2,780 S.F.
2. SHED #1	88 S.F.
3. SHED #2	105 S.F.
4. ACCESSORY DWELLING UNIT	490 S.F.
5. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	3,623 S.F.

EXISTING STRUCTURES (RELATED TO ANIMAL HUSBANDRY)

1. ANIMAL SHADE STRUCTURE #1	1,320 S.F.
2. ANIMAL SHADE STRUCTURE #2 & #3	288 S.F. (EA)
3. ANIMAL SHADE STRUCTURE #4	2,352 S.F.
4. ANIMAL SHADE STRUCTURE #5 & #6	240 S.F. (EA)
SUBTOTAL:	4,728 S.F.

PROPOSED STRUCTURES

1. MAIN RESIDENCE	1,493 S.F.
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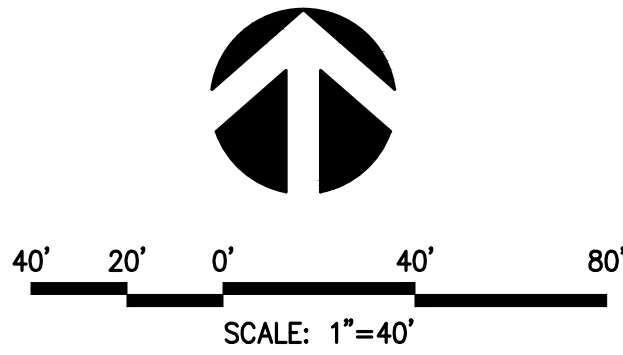
TOTAL LOT COVERAGE: 9,844 S.F. (4.0%)

LEGEND

	PROPERTY BOUNDARY
	SURFACE WATER FEATURE BOUNDARY
	FENCE
	DIRT ROAD
	LANDSCAPE AREA
	CONCRETE

SHEET INDEX

S1.0	PD/ CUP SITE PLAN
S1.2	GARAGE FLOOR/ ROOF PLANS
S1.3	ANIMAL SHADE STRUCTURE PLANS/ ELEVATIONS
S2.1	GARAGE ELEVATIONS
A2.0	ANIMAL SHADE STRUCTURE #3 FLOOR/ ROOF PLANS
A2.1	ANIMAL SHADE STRUCTURE #3 ELEVATIONS
A2.2	ANIMAL SHADE STRUCTURE #1, 2, 4, & 5 PLANS/ ELEVATIONS
A3.0	ACCESSORY DWELLING UNIT FLOOR/ ROOF PLANS
A3.1	ACCESSORY DWELLING UNIT ELEVATIONS
A3.2	SHED #1 & 2 PLANS/ ELEVATIONS
A4.0	MAIN RESIDENCE FLOOR/ ROOF PLANS
A4.1	MAIN RESIDENCE ELEVATIONS



County of Ventura  
Planning Commission Hearing  
Case No. PL23-0009  
Exhibit 1.3 - Plans

NOTE:

INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.



1672 DONLON STREET  
VENTURA, CALIF. 93003  
PHONE 805/654-6977  
FAX 805/654-6979

SCALE: 1"=40'

J.N.: MIR26483

DATE: 11/7/2023

DWG. NAME: 6483 SITE PLAN.dwg

PD / CUP SITE PLAN  
FOR  
KEELEY MIRCETIC

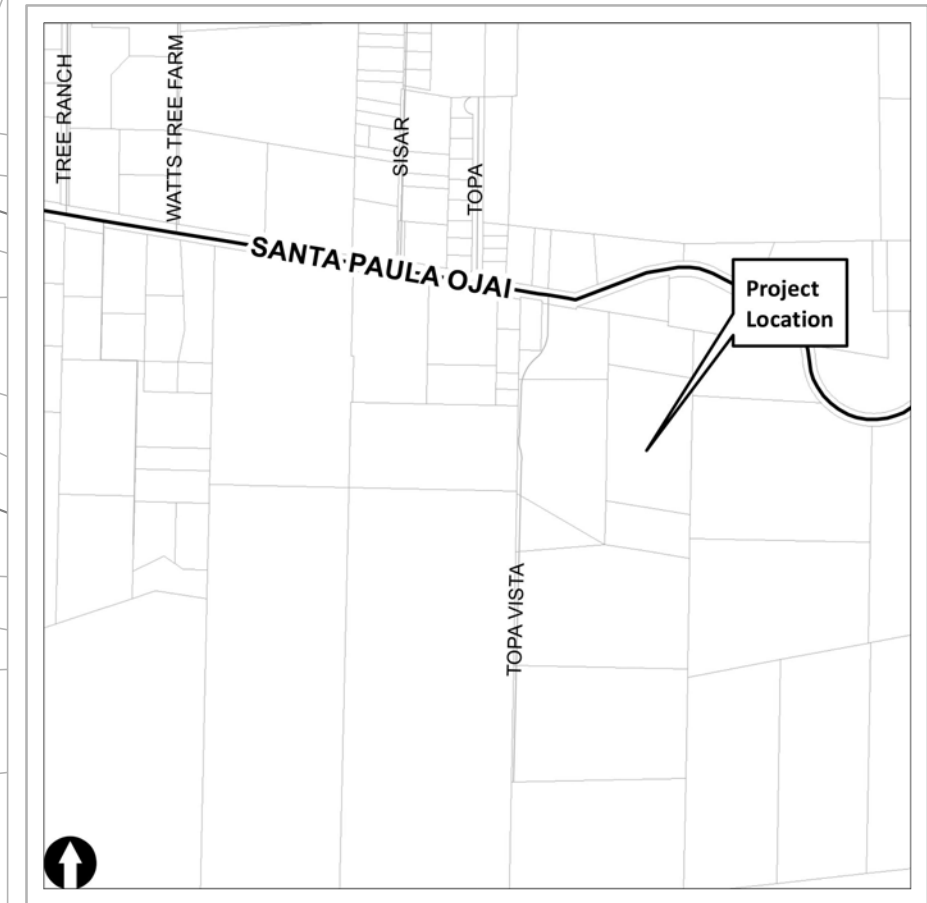
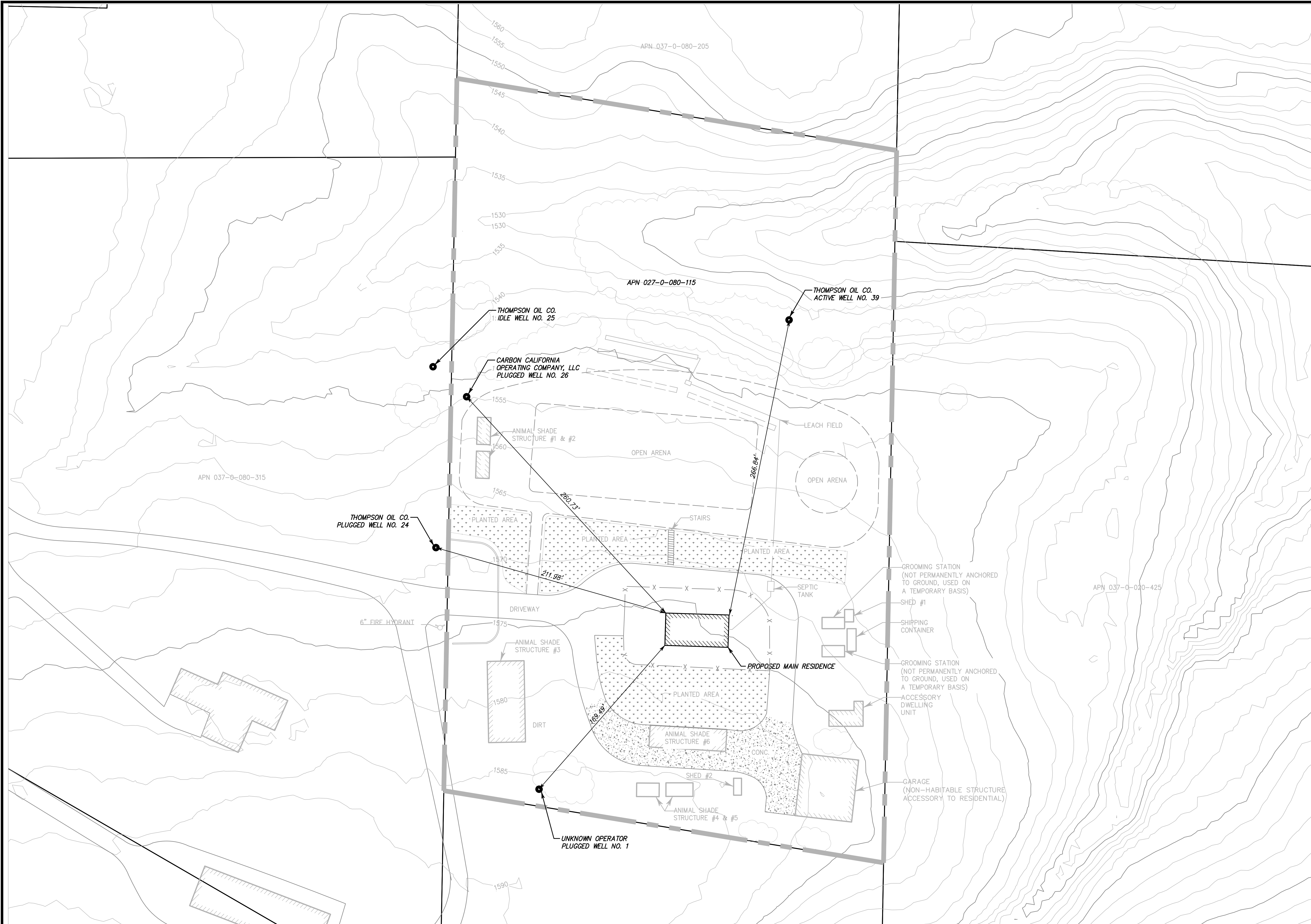
11820 TOPA VISTA ROAD  
OJAI

COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET  
1.0  
OF 1

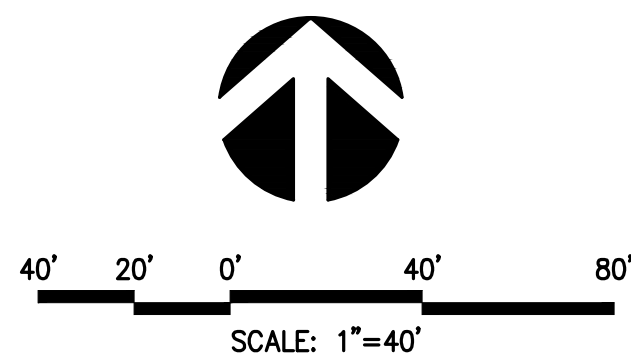




VICINITY MAP  
NOT TO SCALE

LEGEND

	PROPERTY BOUNDARY
	WELL SITE
	FENCE
	DIRT ROAD
	LANDSCAPE AREA
	CONCRETE



NOTE:

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1672 DONLON STREET  
VENTURA, CALIF. 93003  
PHONE 805/654-6977  
FAX 805/654-6979

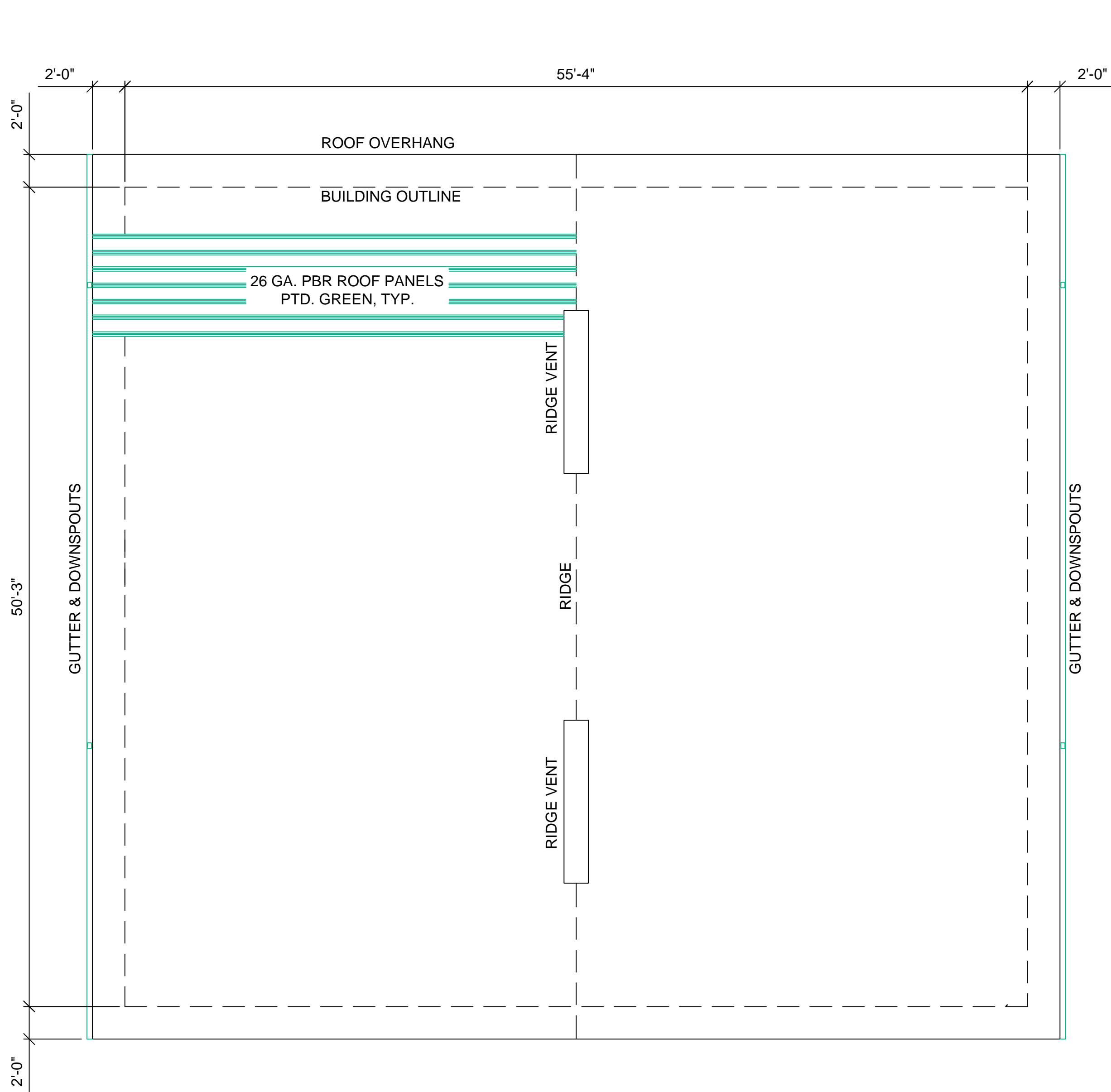
SCALE: 1"=40'	J.N.: MIR26483
DATE: 4/12/2024	DWG. NAME: 6483 SITE PLAN - Well Locations

WELL SITE EXHIBT  
FOR  
KEELEY MIRCETIC

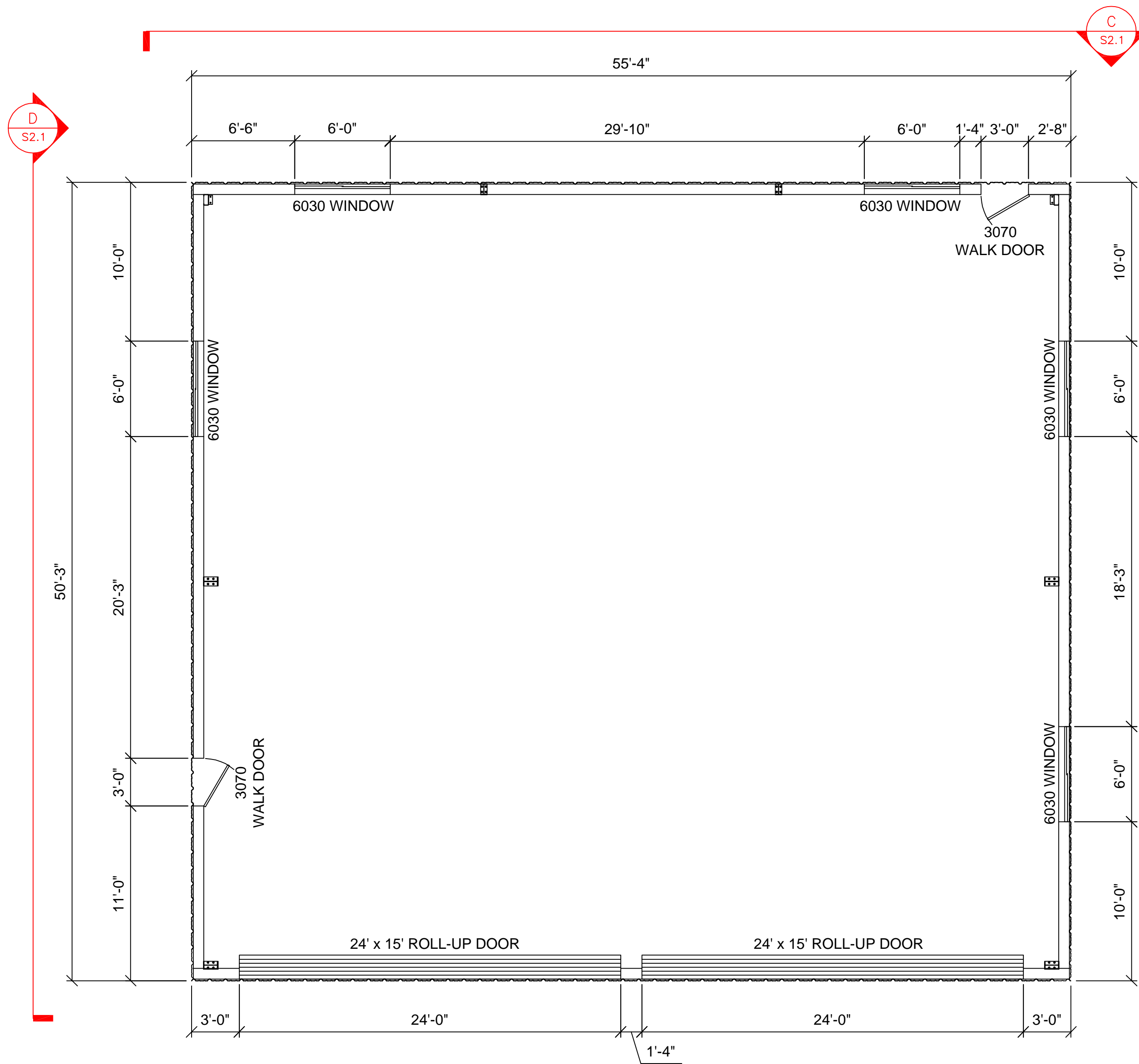
11820 TOPA VISTA ROAD  
OJAI

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET  
1.0  
OF 1



ROOF PLAN



FLOOR PLAN



GARAGE

ATTENTION: DEALER/RECTOREND USER  
THIS DRAWING AND ALL INFORMATION HEREON, REMAINS THE SOLE PROPERTY OF FCP, INC. (FCP). ITS USE IS PROVIDED FOR CONSTRUCTING THE SYSTEM DESCRIBED IN THE FCP PROPOSAL AND IS NOT IN ANY WAY TO BE REPLICATED, FABRICATED OR USED FOR ANY OTHER PURPOSE THAN THAT STATED IN OUR AGREEMENT WITHOUT PRIOR WRITTEN APPROVAL BY FCP.  
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IT IS THE SOLE RESPONSIBILITY OF THE DEALER/RECTOREND USER TO INVENTORY MATERIAL ARRIVING AT THE JOB SITE AGAINST ITS PACKING LIST. IF A SHORTAGE EXISTS IT SHOULD BE NOTED ON THE PACKING LIST ALONG WITH NOTIFICATION TO FCP BEFORE CONSTRUCTION COMMENCES.  
UPON NOTIFYING FCP OF THE MISSING COMPONENTS, FCP WILL MAKE EVERY EFFORT TO GET PARTS TO THE JOB SITE IN A TIMELY MANNER. FCP WILL NOT INCUR ANY COST DUE TO ANY DELAY CAUSED BY MISSING COMPONENTS.  
IF A COMPONENT HAS BEEN FABRICATED IN ERROR, FCP MUST BE NOTIFIED IN ORDER TO DETERMINE CORRECTIVE ACTION. FCP WILL NOT BE HELD FINANCIALLY RESPONSIBLE OR LIABLE FOR MISTAKENLY FABRICATED PARTS DUE TO MISINFORMATION SUPPLIED BY THE CUSTOMER AND/OR DEALER. AFTER A MUTUAL AGREES UPON COST FOR CORRECTING ANY FABRICATION ERRORS, FCP WILL COMMENCE WITH FABRICATION.

ROOF / FLOOR PLAN		DWG. HISTORY/REVISIONS		BY	DATE
P26008, Mircetic Residence, Storage Bldg., 12.08.22.dwg SCALE: 3/8" = 1'-0" DRAWN BY: D.H. PROJECT: MIRCETIC RESIDENCE 4125 MARKET ST #14 VENTURA, CA 93003		PLANNING SUBMITTAL DRAWINGS		D.H.	12/12/22
		REVISED TITLE		D.H.	09.13.23
		REVISED TITLE		D.H.	11.02.23



**STRUCTURES**  
Creative Steel Solutions  
FCP, INC.  
23100 WILDOMAR TRAIL  
WILDOMAR, CA 92595  
(951) 678-4571  
SALES@FCPMEZZANINE.COM  
CA. LICENSE # 8473398

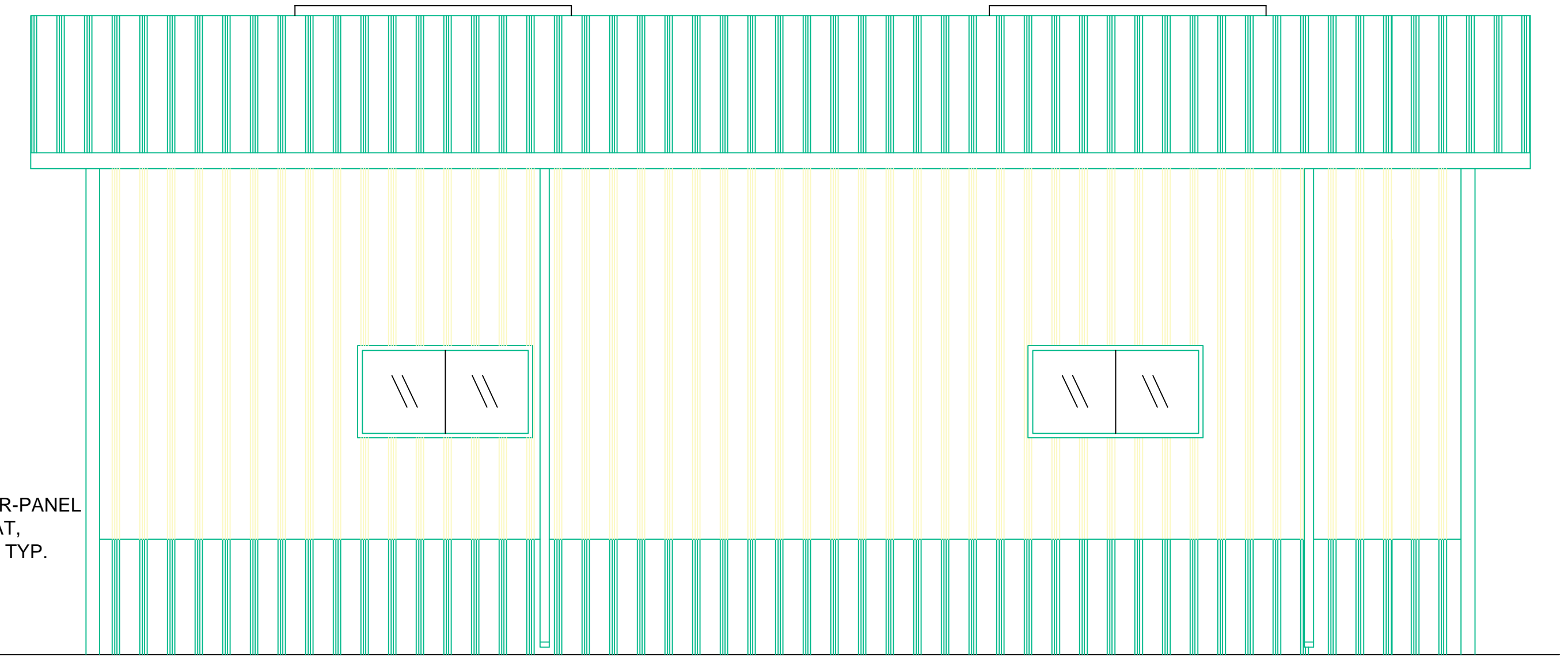
SHEET NUMBER:  
**S1.2**  
SHEET 1 OF 3



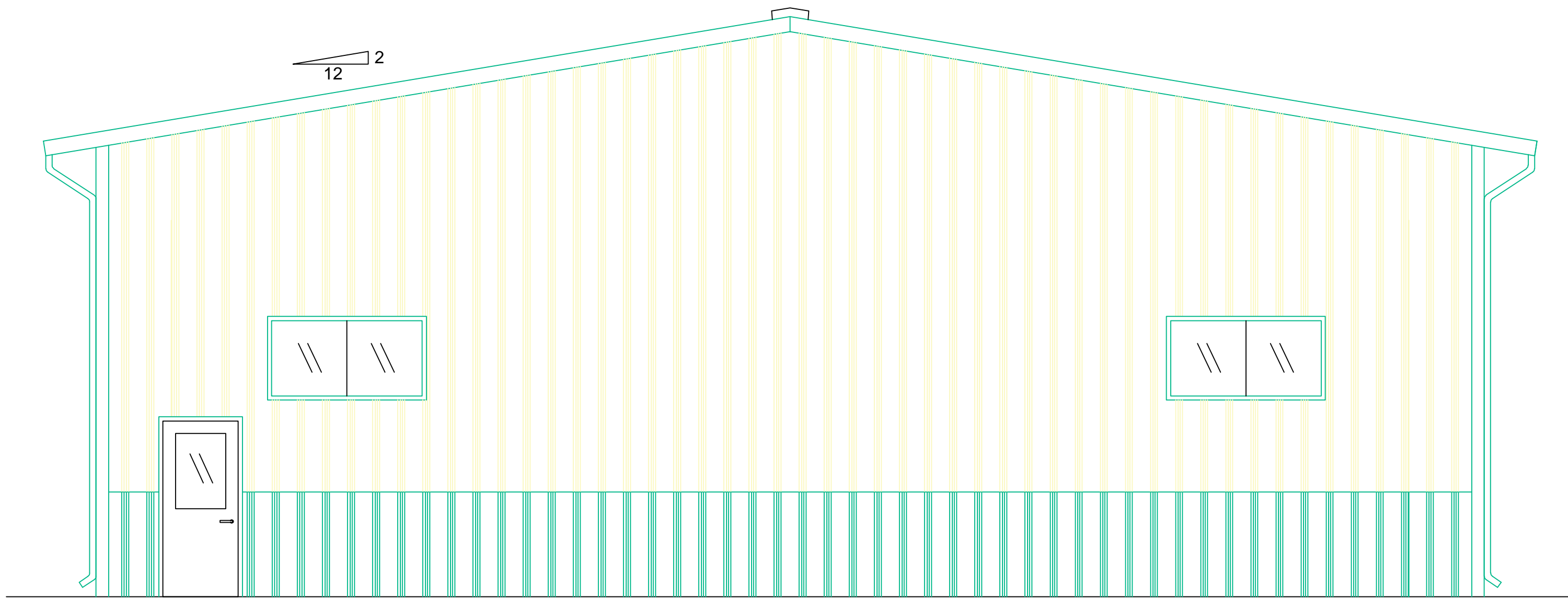




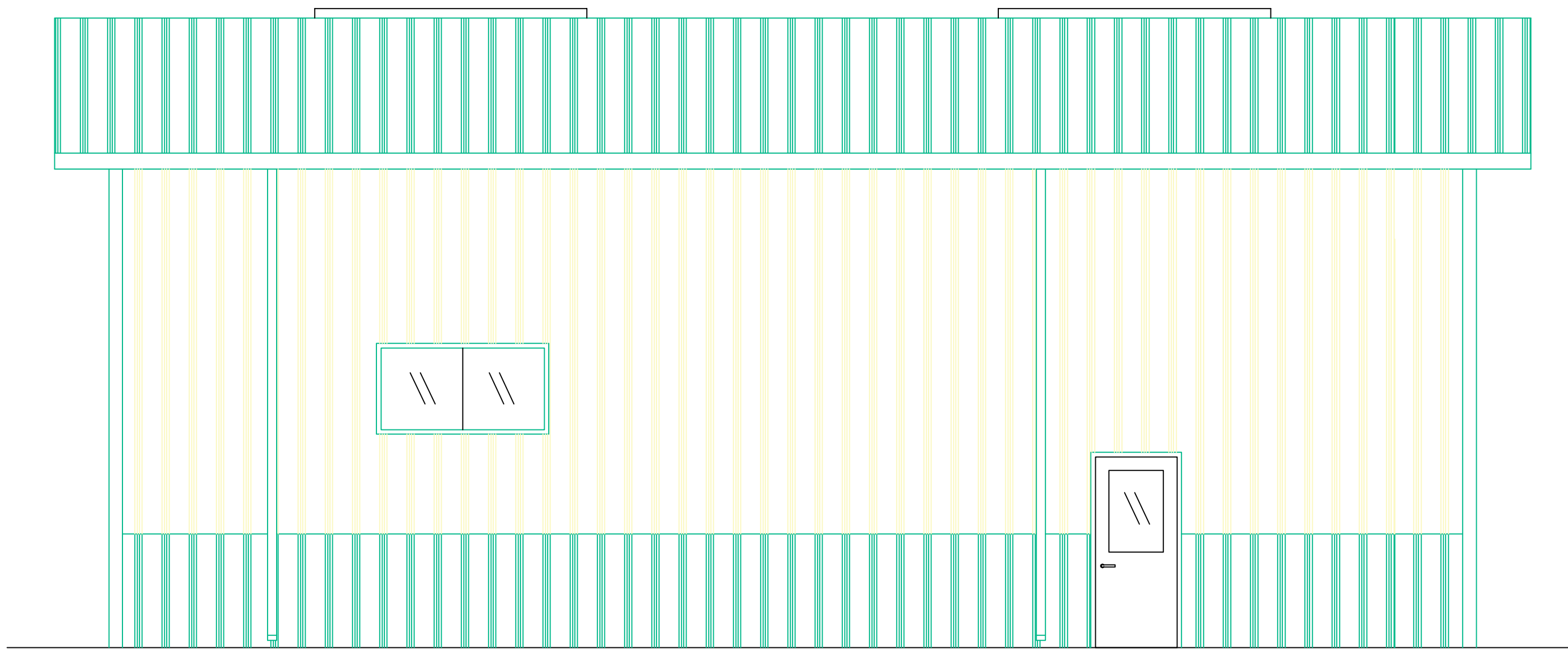
ELEVATION A/ S1.2



ELEVATION B/ S1.2



ELEVATION C/ S1.2



ELEVATION D/ S1.2

GARAGE

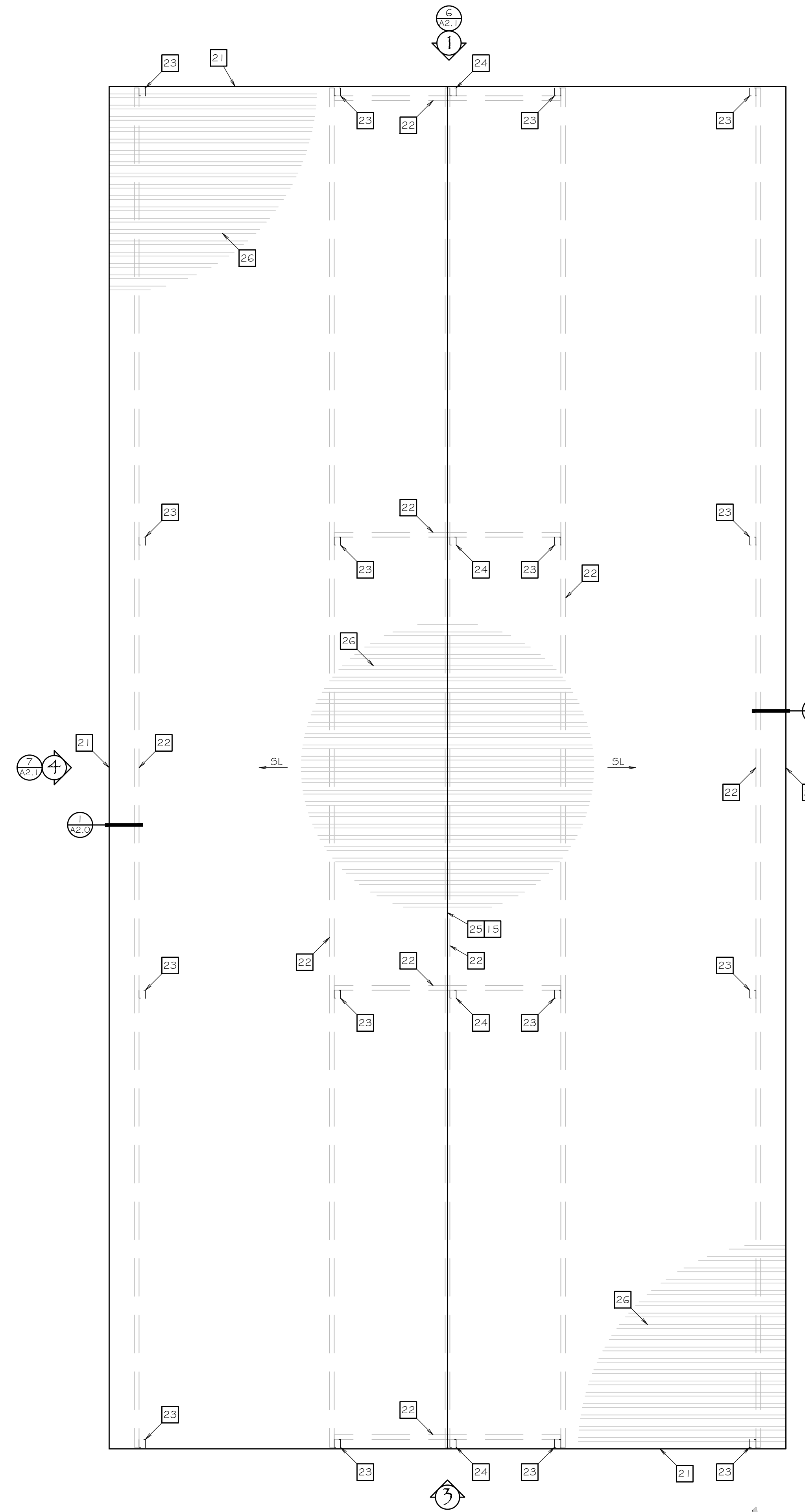
ATTENTION: DEALER/RECTOR/END USER  
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ELEVATIONS					DWG. HISTORY/REVISIONS	BY	DATE
P26008, Mircretic Residence, Storage Bldg., 12.08.22.dwg		DATE: 12/12/22		PLANNING SUBMITTAL DRAWINGS		D.H.	12/12/22
SCALE: 1/4" = 1'-0"		DATE: 09/13/23		REVISED TITLE		D.H.	09/13/23
DRAWN BY: D.H.		DATE: 11/02/23		REVISED TITLE		D.H.	11/02/23
CHECKED BY: D.H.							
PROJECT: FCP, INC							
PROJECT: 4125 MARKET ST. #14							
PROJECT: VENTURA, CA 93003							
PROJECT: SANTA PAULA, CA 93060							

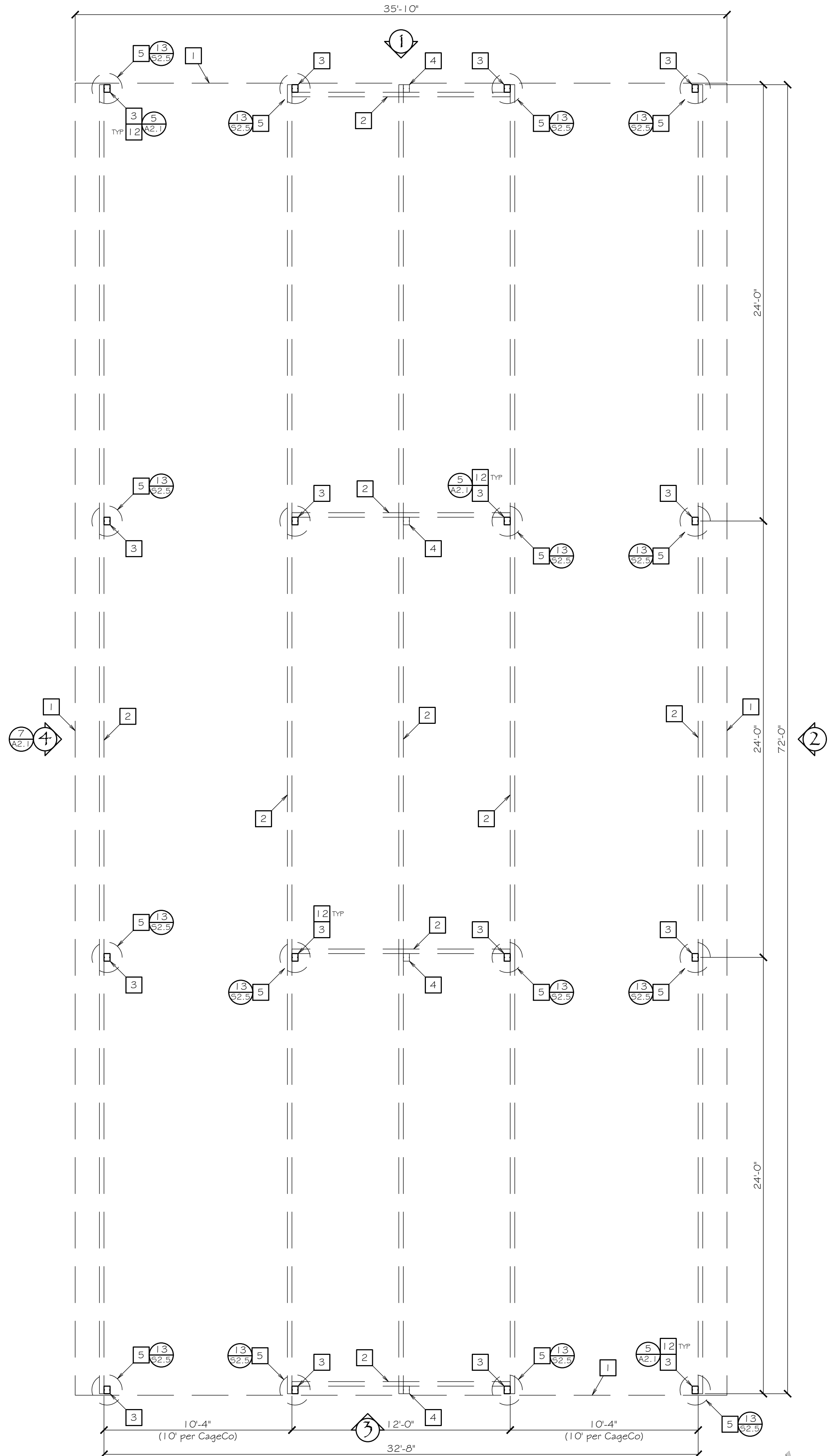


**FCP STRUCTURES**  
Creative Steel Solutions  
FCP, INC.  
23100 WILDOMAR TRAIL  
WILDOMAR, CA 92595  
(951) 678-4571  
SALES@FCPMEZZANINE.COM  
CA. LICENSE # 847398

SHEET NUMBER:  
**S2.1**  
SHEET 2 OF 3



ANIMAL SHADE STRUCTURE #3  
ROOF PLAN  
SCALE: 1/4" = 1'-0"



ANIMAL SHADE STRUCTURE #3  
GROUND LEVEL PLAN  
SCALE: 1/4" = 1'-0"  
2,352 sf

## GROUND LEVEL KEYNOTES

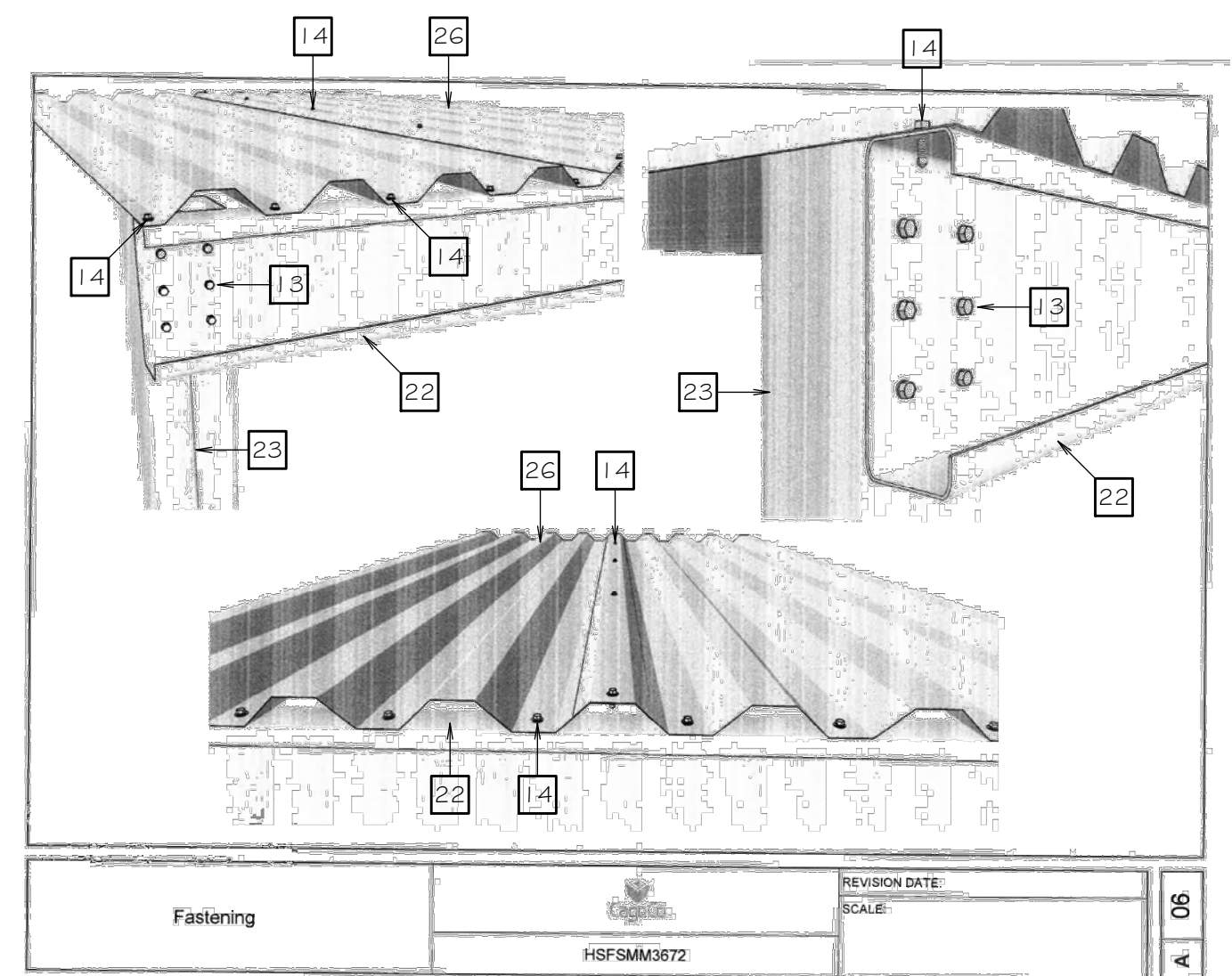
- 1 PERIMETER OF ROOF ABOVE
- 2 8" CEE PURLIN ABOVE
- 3 4x5 METAL POST
- 4 4x5 KING POST ABOVE
- 5 20" Ø (VIF) BURRIED CONCRETE FOOTING

## CAGECo NOTES

- PER CageCo HSF5MM3672
- 1 POST HEIGHT MEASUREMENTS INDICATED ON THE PLANS ARE FINISHED HEIGHTS ABOVE GROUND BASED ON A FLAT LEVEL SURFACE. (CageCo pg A03, Note #1)
  - 2 MAINTAIN POST ORIENTATION THROUGHOUT AS INDICATED IN DRAWING. (CageCo pg A03, Note #2)
  - 3 PURLINS TO BE ATTACHED TO POSTS WITH A PATTERN OF MINIMUM OF SIX #14 SELF DRILLING SCREWS ON EACH END. (CageCo pg A04, Note #1)
  - 4 ROOFING TO BE ATTACHED TO PURLINS USING #12 SELF DRILLER SCREW w/ SEALER. SCREWS TO BE PLACED IN EVERY VALLEY. SCREWS TO BE PLACED EVERY 12" ON OVERLAP. (CageCo pg A07, Note #1)
  - 5 RIDGE CAP TO BE PLACED ON RIDGE AND ATTACHED w/ #12 SELF DRILLER SCREW w/ SEALER. (CageCo pg A07, Note #2)

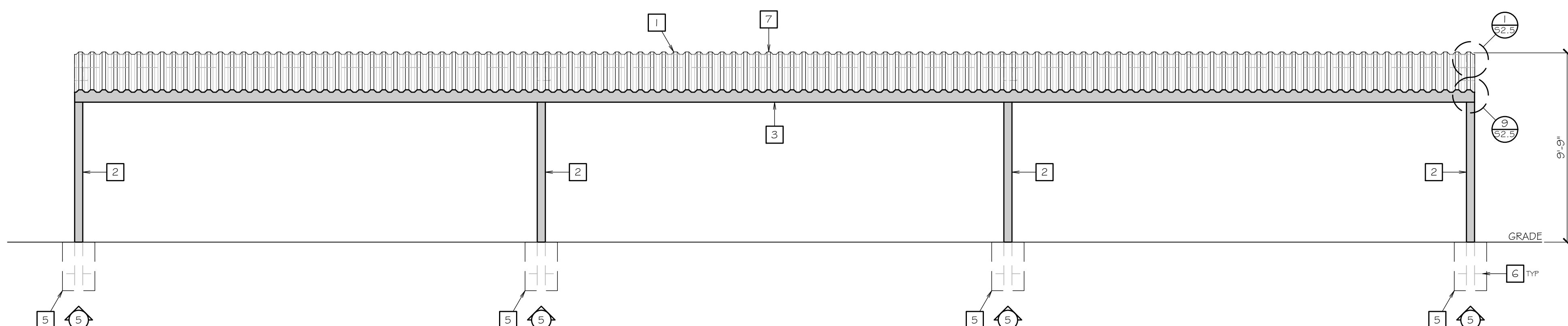
## ROOF PLAN KEYNOTES

- 1 PERIMETER OF ROOF
- 2 8" CEE PURLIN BELOW
- 3 4x5 METAL POST BELOW
- 4 4x5 KING POST BELOW
- 5 RIDGE CAP ATTACHED PER CageCo NOTE #15
- 6 BOX RIB METAL ROOF



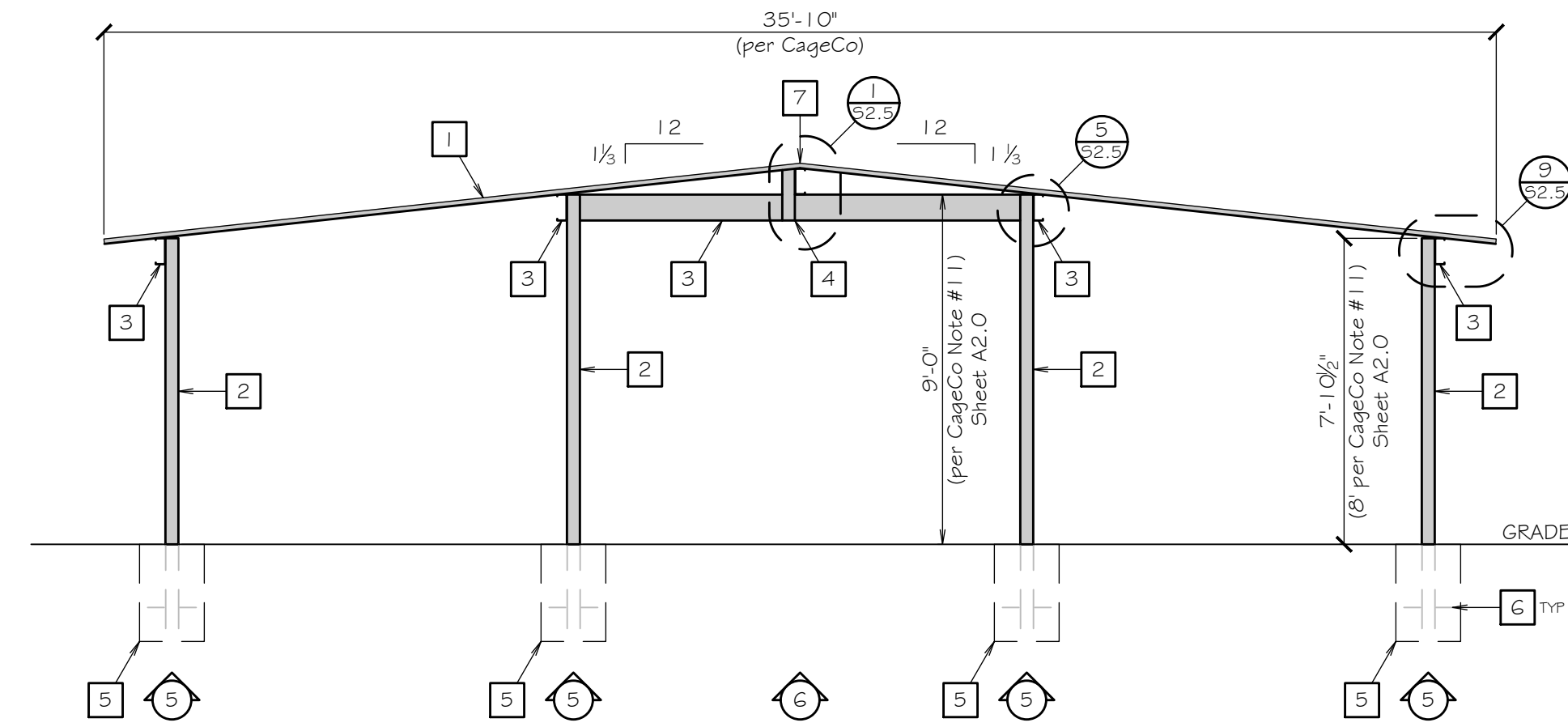
1 ROOF CONNECTIONS  
CageCo HSF5MM3672





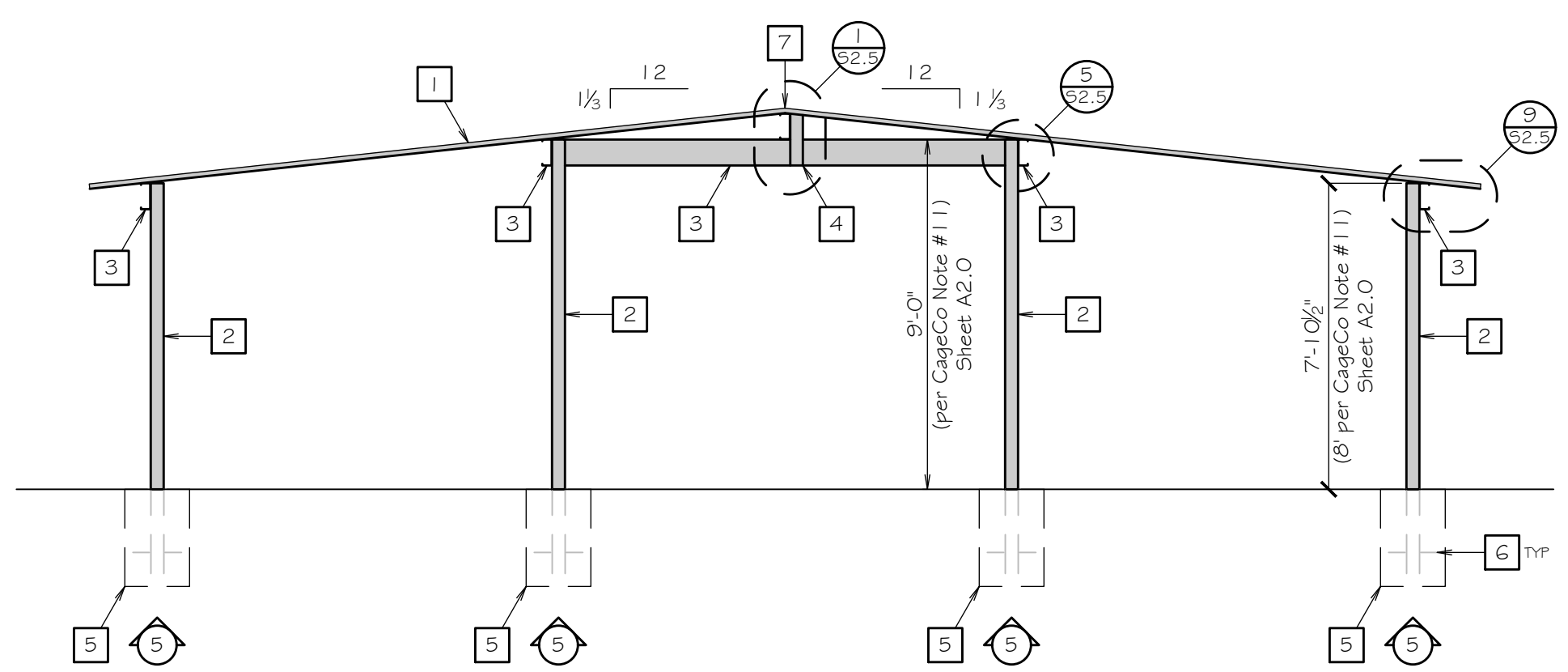
2 EAST ELEVATION

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



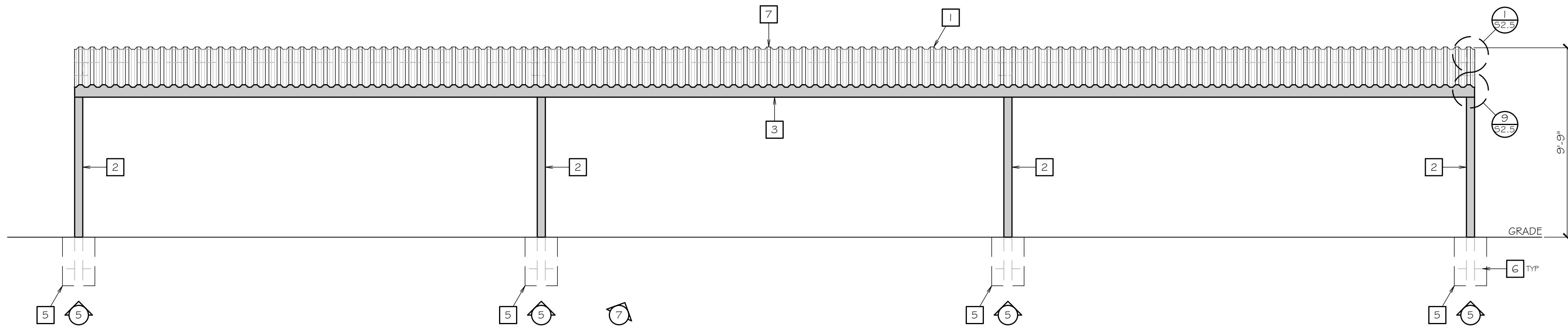
1 NORTH ELEVATION

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



3 SOUTH ELEVATION

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

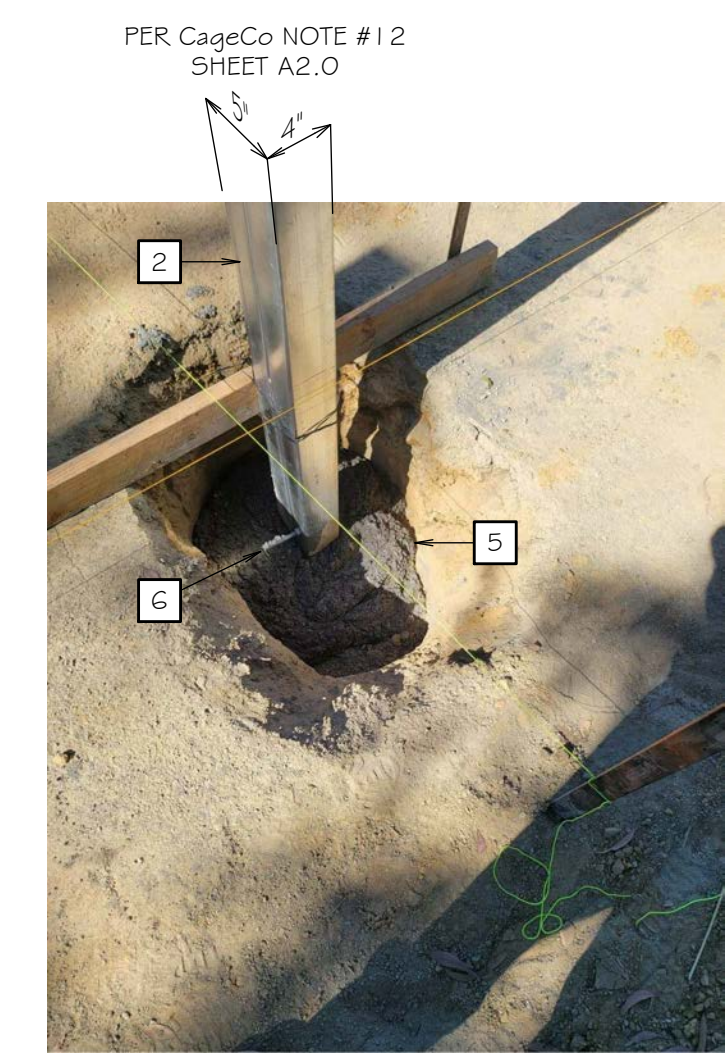


4 WEST ELEVATION

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

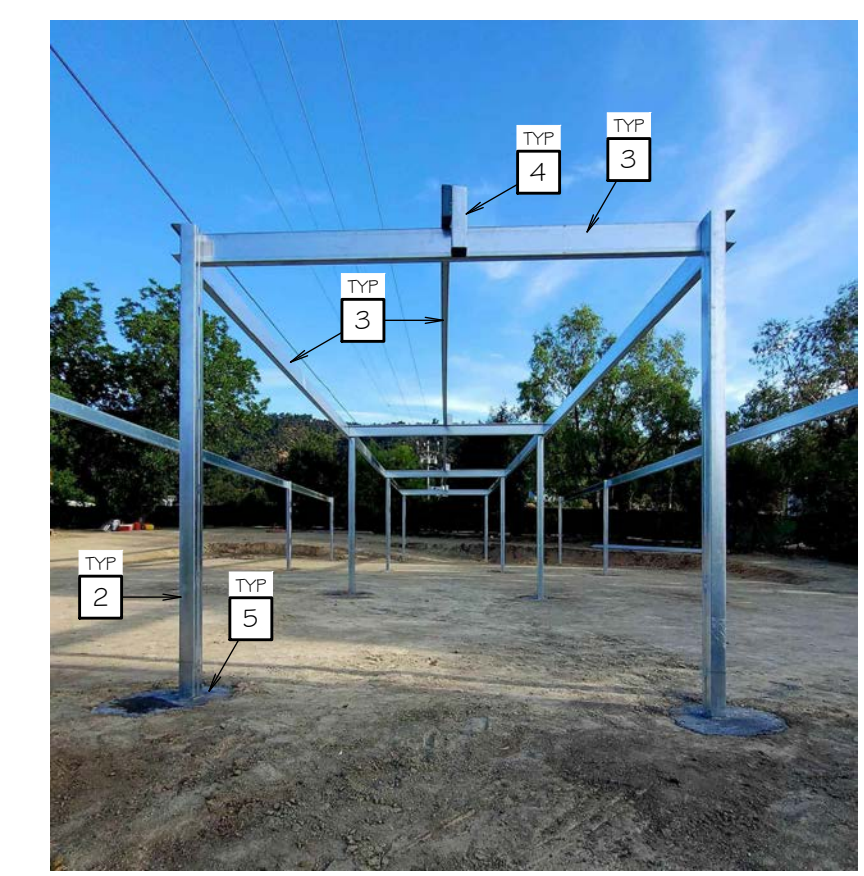
### ELEVATION KEYNOTES

- 1 BOX RIB METAL ROOF
- 2 4x5 METAL POST
- 3 6" CEE PURLIN
- 4 4x5 KING POST
- 5 20" Ø (VIF) BURIED CONCRETE FOOTING
- 6 LOCK BOLT IN PREDRILLED HOLE. BOLT Ø AND HOLE Ø MATCH. EMBEDDED POST.
- 7 RIDGE CAP ATTACHED PER CageCo NOTE #15, SHEET A2.0



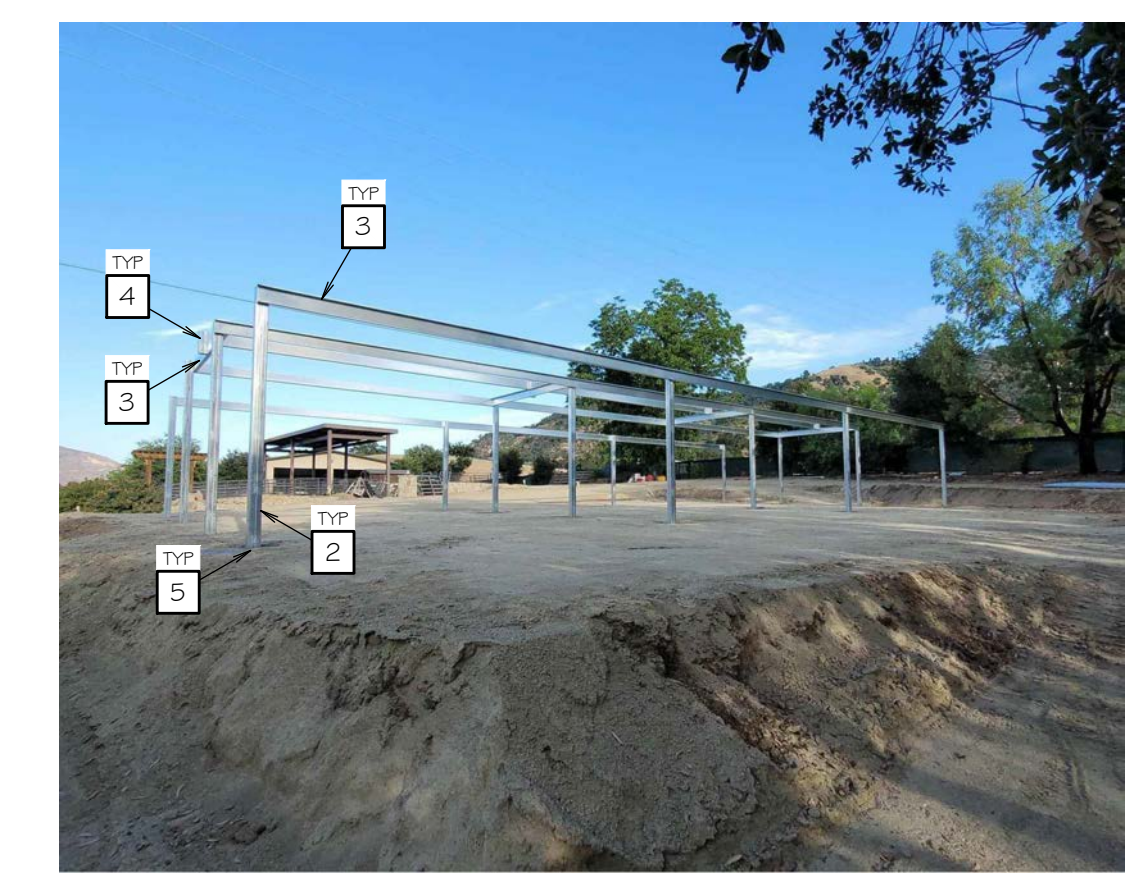
5 CONCRETE FOOTING

AS-BUILT



6 NORTH ELEVATION

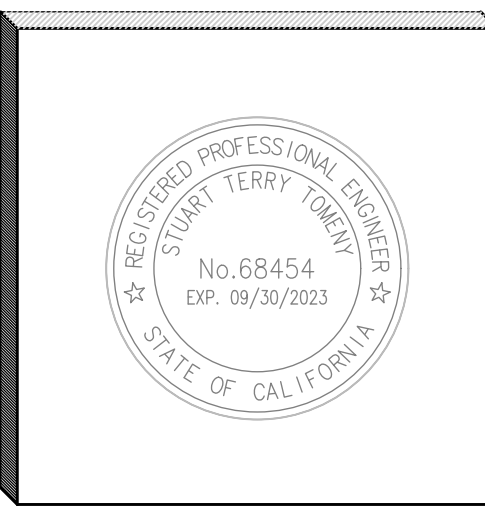
AS-BUILT



7 WEST ELEVATION

AS-BUILT

**SOLID STRUCTURES**  
• PROFESSIONAL ENGINEERING •  
4125 MARKET ST. #13 VENTURA, CALIF. 93005  
PH. (805) 518-4807 FAX. (805) 684-5188  
e. stuart@solidstruct.com



DATE:

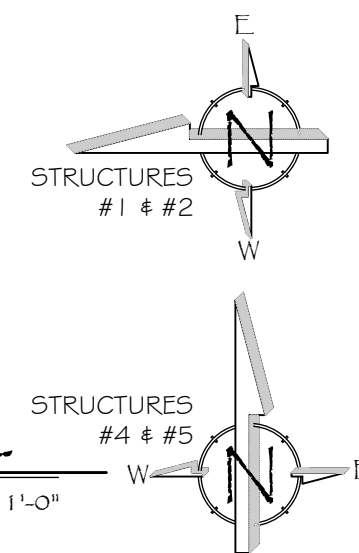
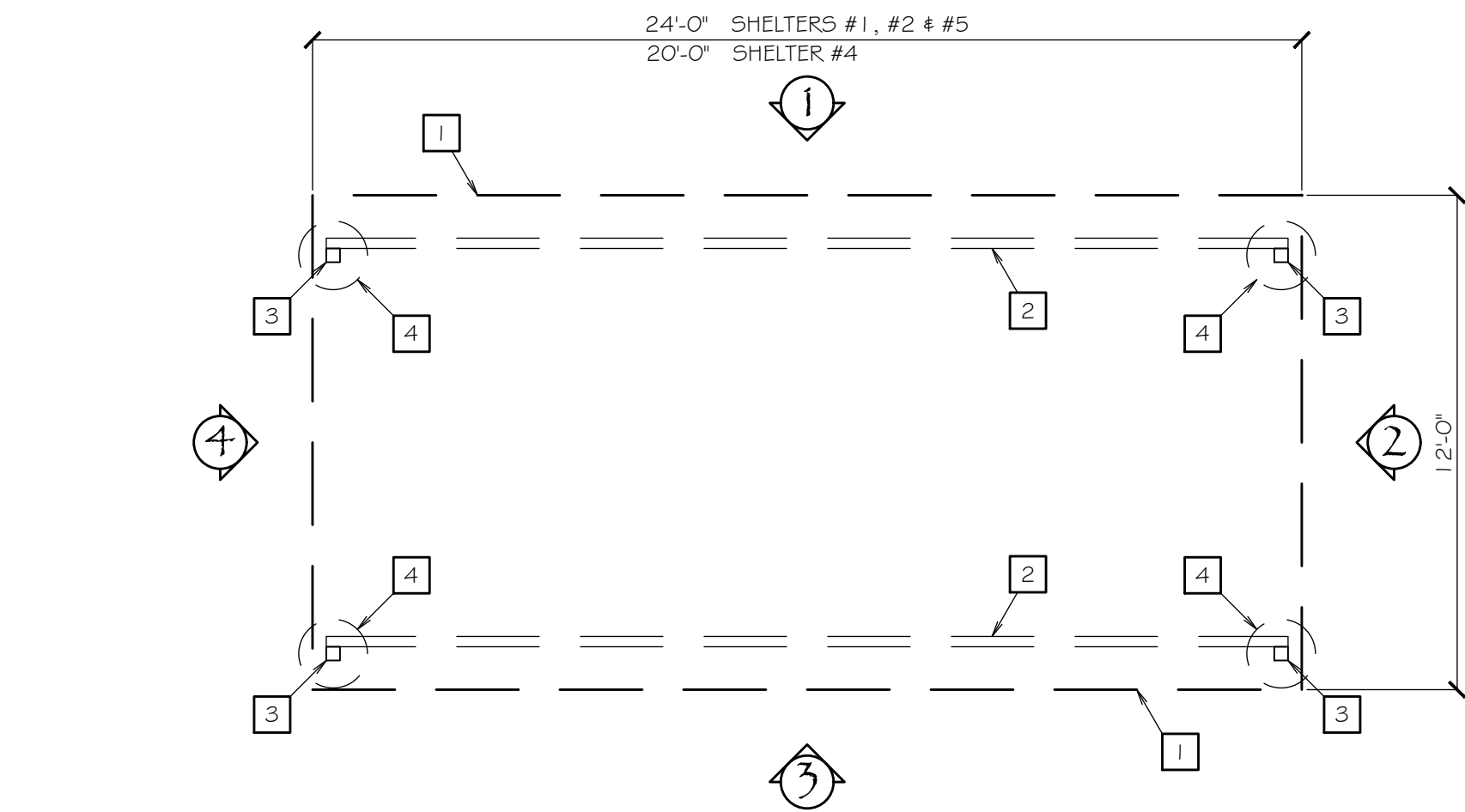
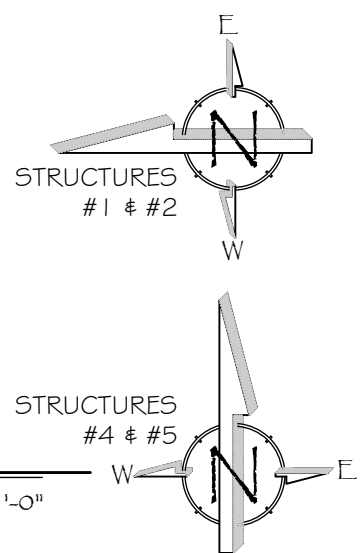
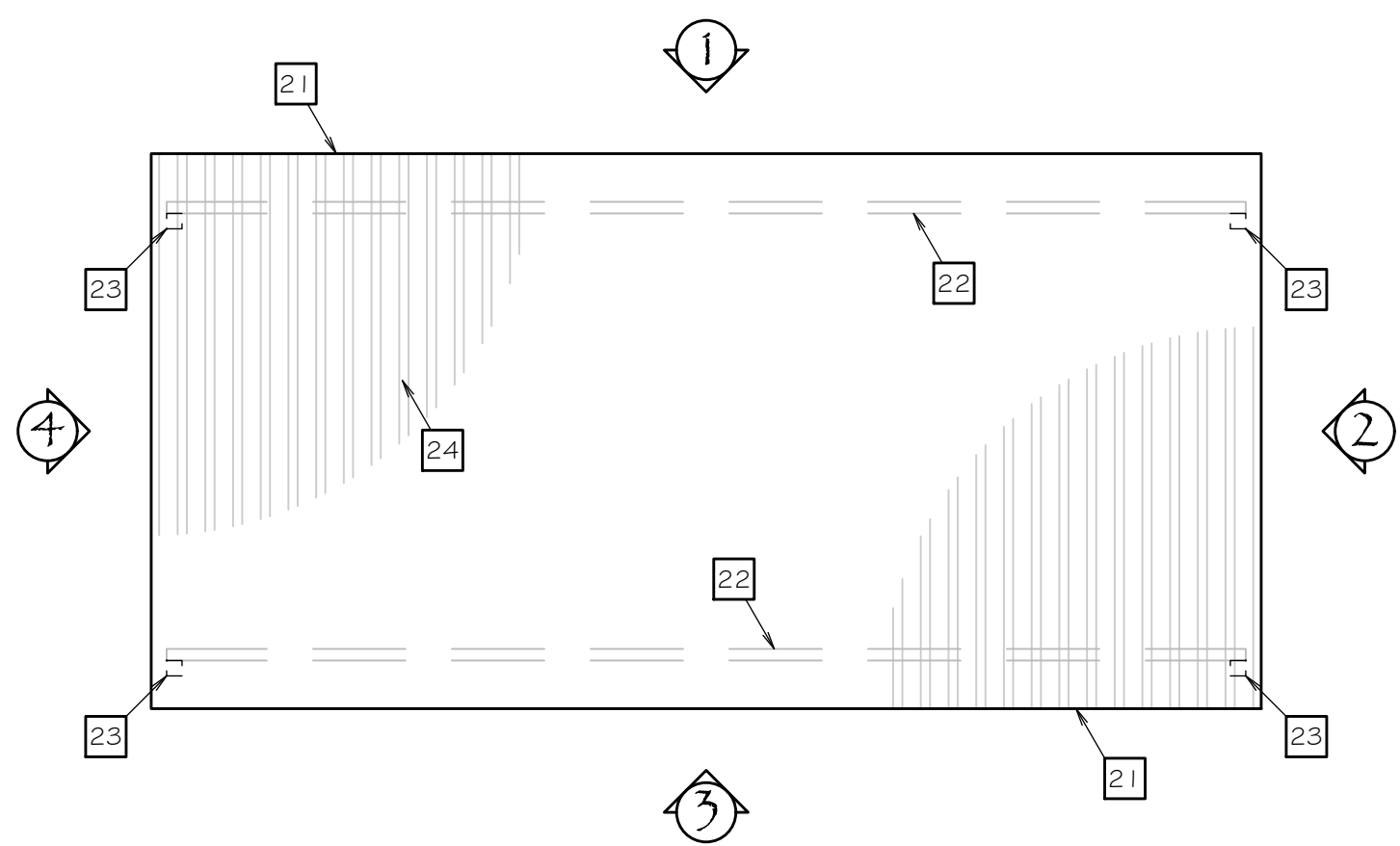
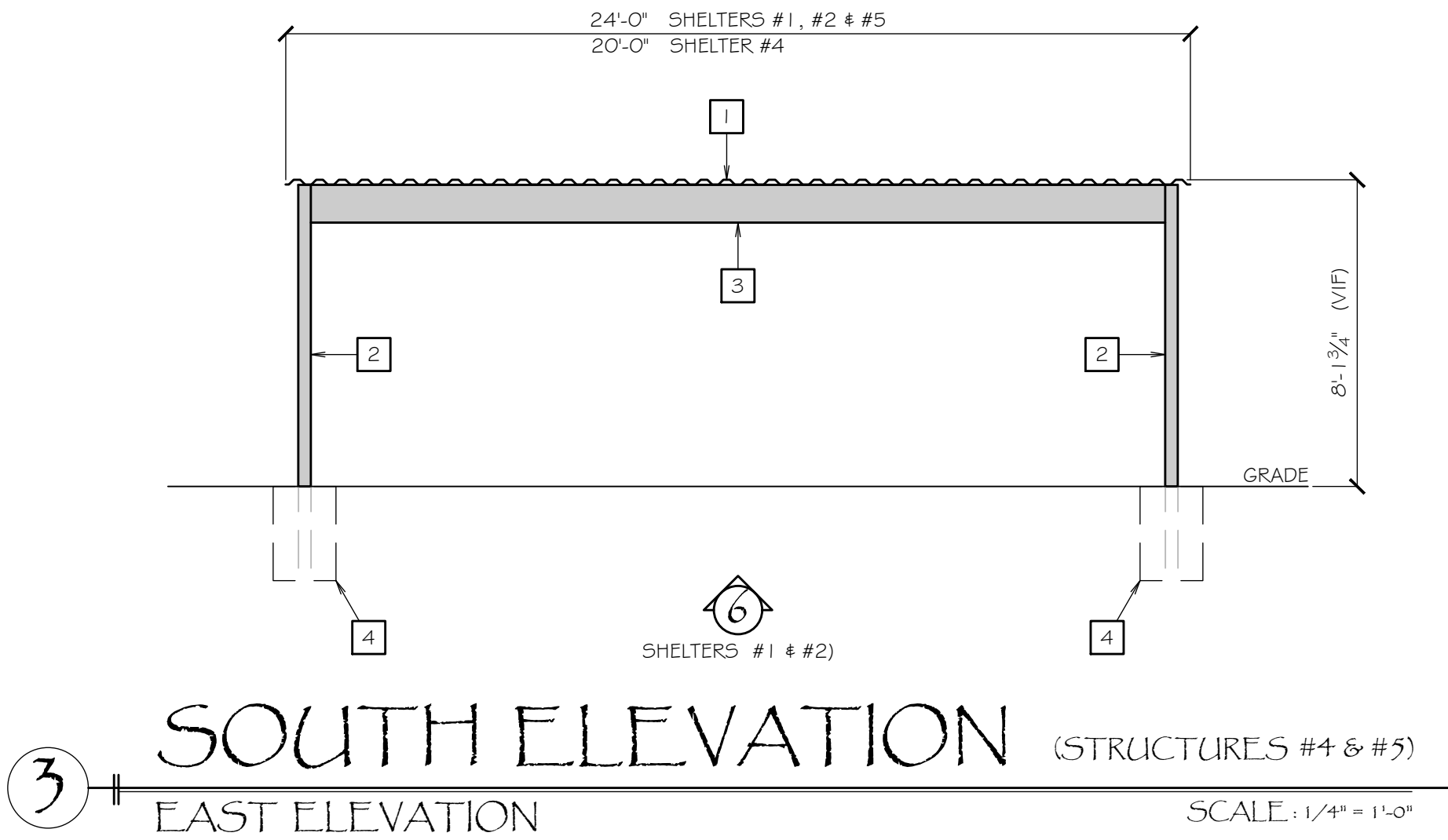
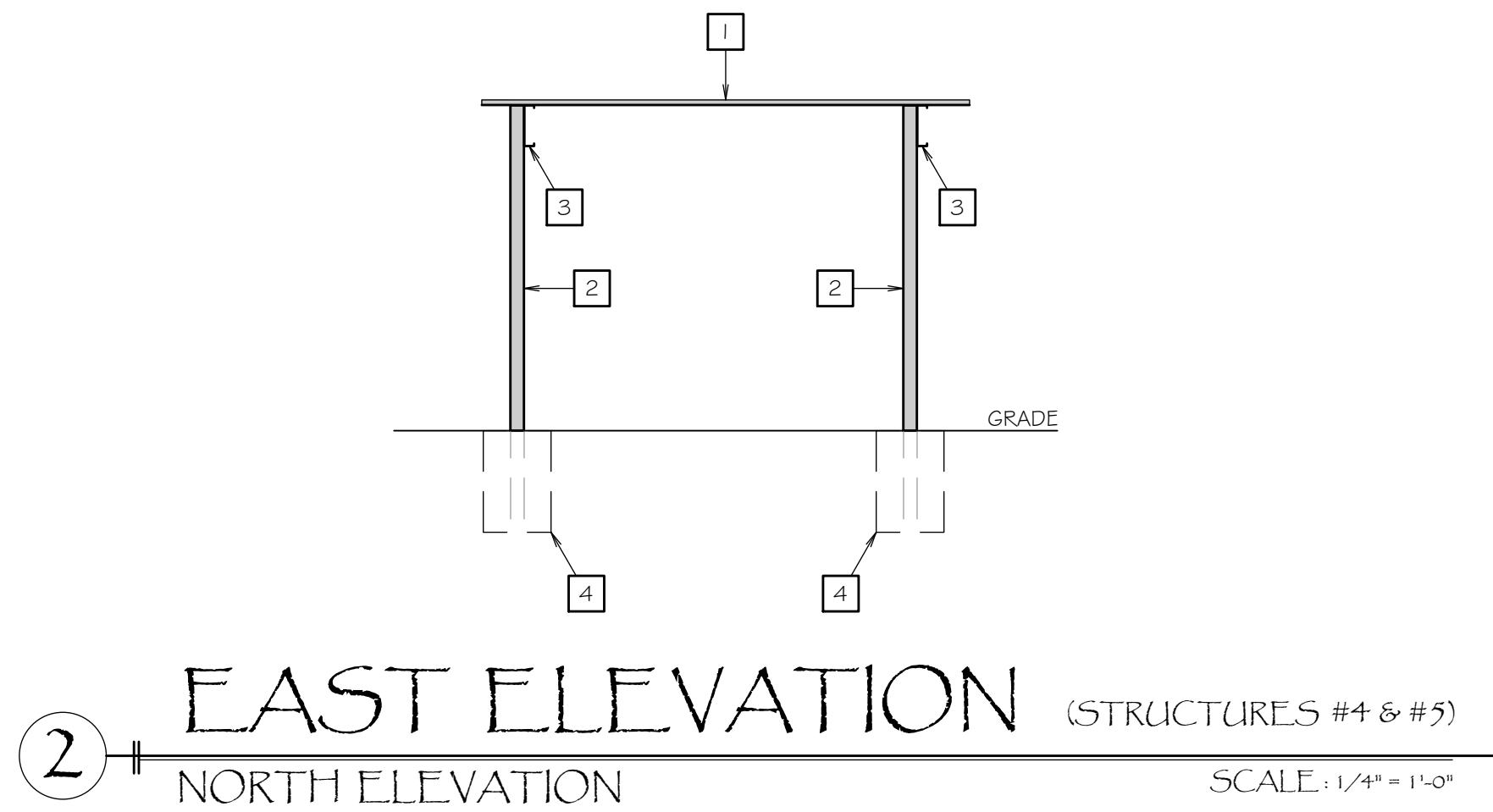
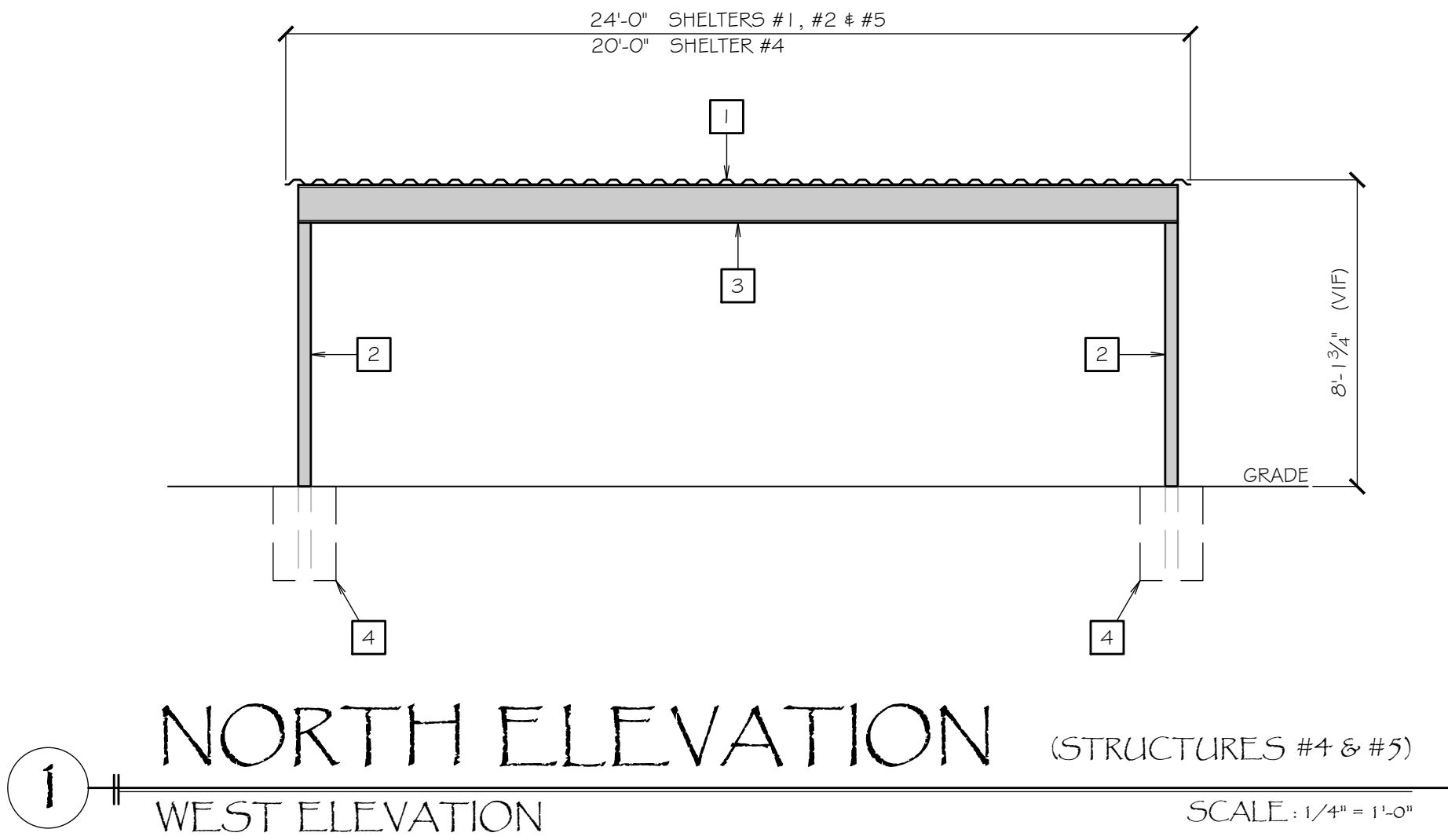
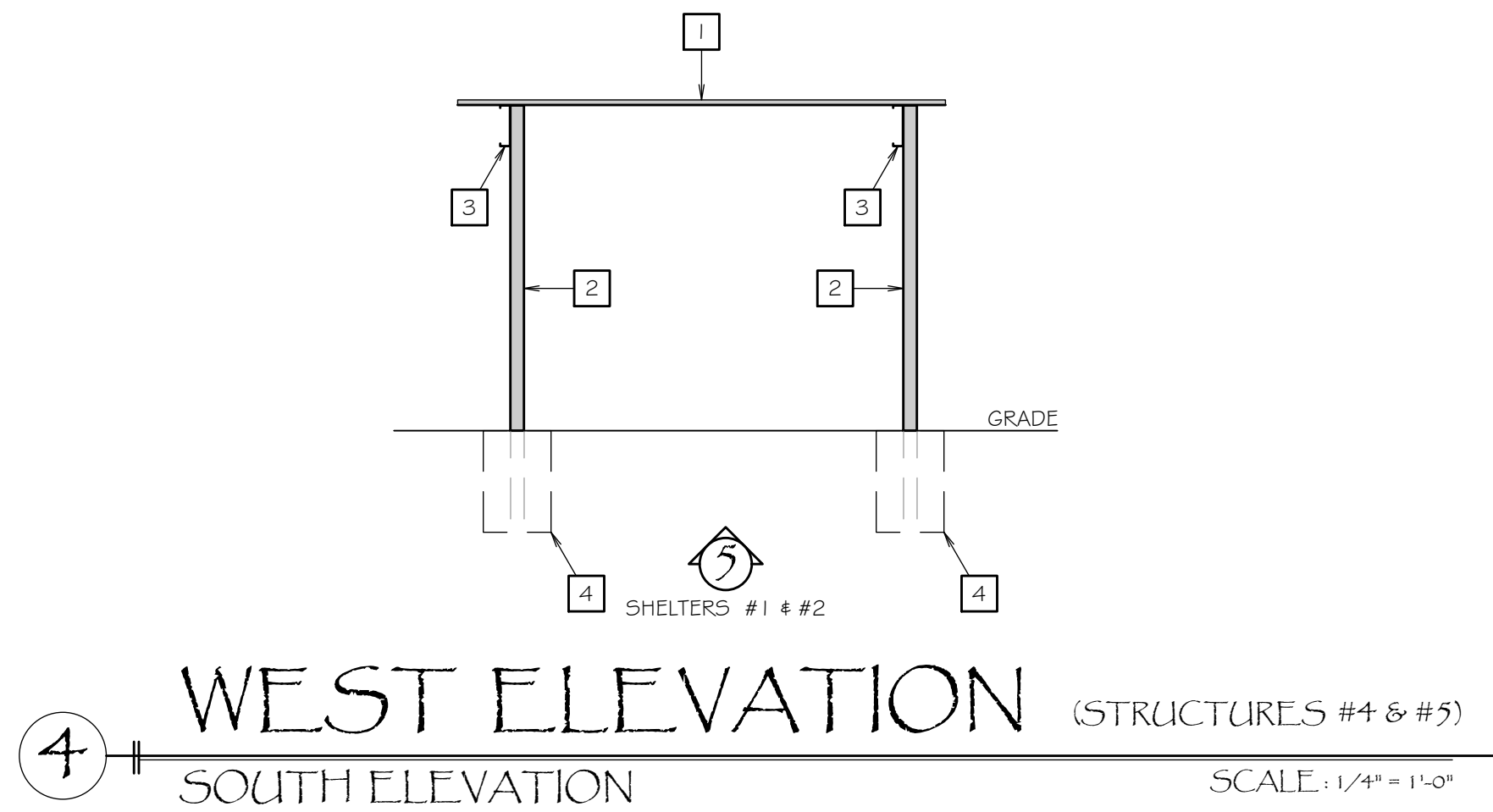
**MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES**  
11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA  
APN: 037-0-080-115 S.S. PROJECT # 5522-1971

SHEET TITLE:  
**ANIMAL SHADE  
STRUCTURE #3  
ELEVATIONS  
& DETAILS**

REV	DATE
1	-
2	-
3	-

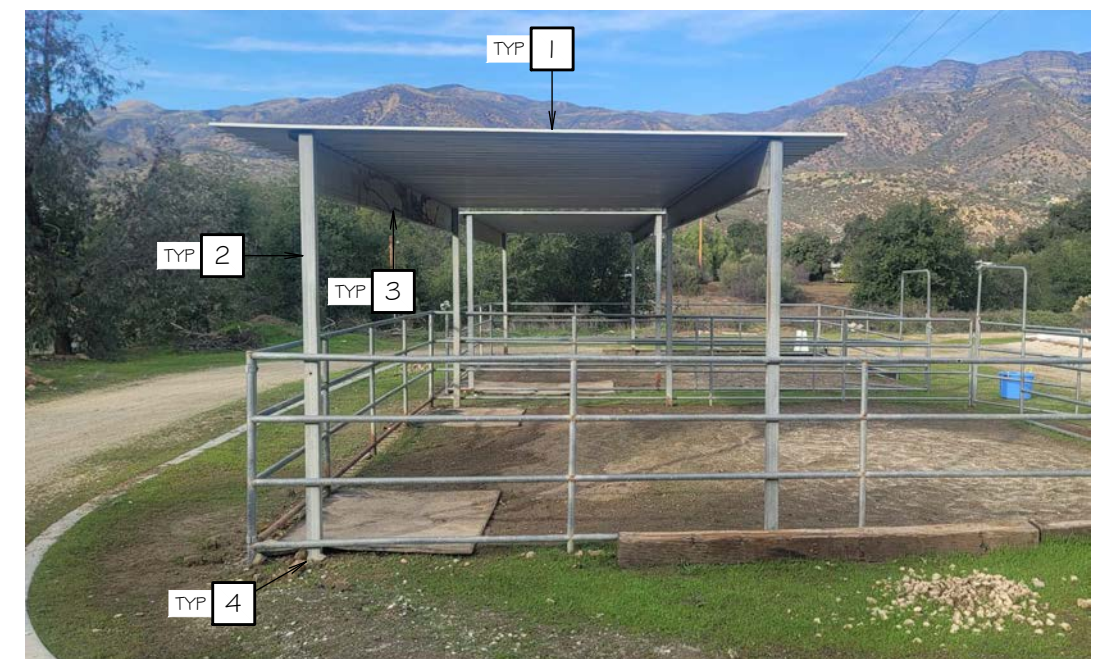
SHEET NUMBER:  
**A2.1**





## ELEVATION KEYNOTES

- 1 BOX RIB METAL ROOF
- 2 4" METAL POST
- 3 12" CEE PURLIN
- 4 20" Ø (VIF) BURIED CONCRETE FOOTING



## SOUTH ELEVATION

AS-BUILT STRUCTURES #1 & #2



## EAST ELEVATION

AS-BUILT STRUCTURES #1 & #2

## GROUND LEVEL KEYNOTES

- 1 PERIMETER OF ROOF ABOVE
- 2 12" CEE PURLIN ABOVE
- 3 4" METAL POST
- 4 20" Ø (VIF) BURIED CONCRETE FOOTING

## ROOF PLAN KEYNOTES

- 21 PERIMETER OF ROOF
- 22 12" CEE PURLIN BELOW
- 23 4" METAL POST BELOW
- 24 BOX RIB METAL ROOF

**SOLID STRUCTURES**  
PROFESSIONAL ENGINEERING  
4125 MARKET ST #13 VENTURA, CALIF. 93005  
PH (805) 518-4807 FAX (805) 684-5188  
e. stuart@solidstruct.com



DATE:

MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES  
11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA  
S.S. PROJECT # S22-1971  
APN: 037-0-080-115

SHEET TITLE:  
ANIMAL SHADE  
STRUCTURES  
#1, #2, #4, #5  
PLANS & ELEV

REV	DATE
1	-
2	-
3	-

SHEET NUMBER:  
**A2.2**



TUFF SHED SPECIFICATIONS

PER MANUFACTURER (FOR REFERENCE ONLY)

ROOF CONSTRUCTION:

OUR PROVEN CONSTRUCTION MATERIALS AND METHODS ARE THE SAME ONES USED IN MOST HOMES. THE RAFTERS ARE PRECUT 2X4s POSITIONED OVER THE WALL STUDS AND JOINED AT THE CENTER WITH 2"x4" STEEL TRUSS PLATES ON BOTH SIDES. THIS ASSURES MAXIMUM LOAD CAPACITY AND WEIGHT DISTRIBUTION. GARDEN SERIES BUILDINGS INCLUDE 7/16 OSB ROOF DECKING, WHILE PREMIER AND PREMIER PRO SERIES BUILDINGS GET UPGRADED 7/16 LP PROSTRUCT ROOF DECKING WITH SILVERTECH RADIANT BARRIER TECHNOLOGY. ALL THREE SERIES OF TUFF SHED FACTORY-DIRECT BUILDINGS INCLUDE ROOFING UNDERLAYMENT AS A MOISTURE BARRIER AND A BAKED ENAMEL FORMED STEEL DRIP EDGE AROUND THE PERIMETER OF THE ROOF DECKING TO PROTECT THE EDGE OF THE DECKING FROM WEATHER AND TO SUPPORT THE SHINGLE'S EDGES FROM BREAKAGE. GARDEN AND PREMIER SERIES INCLUDE 25-YEAR GAF ROYAL SOVEREIGN 3-TAB SHINGLES. PREMIER PRO SERIES BUILDINGS GET UPGRADED GAF TIMBERLINE HDZ DIMENSIONAL SHINGLES WITH A MANUFACTURER'S LIMITED LIFETIME WARRANTY. GAF ROOF WARRANTY INFORMATION

WIDTH AND LENGTH:

THE WIDTH IS USUALLY THE FIRST NUMBER SHOWN. A 10X12' BUILDING, FOR EXAMPLE, IS 10' WIDE BY 12' IN LENGTH. THE WIDTH SIDE IS ALWAYS THE ENDWALL, WHICH FEATURES THE POINT WHERE THE ROOF SECTIONS COME TOGETHER AT THE PEAK.

SIDING TYPE:

TUFF SHED USES LP® SMARTSIDE® SIDING AND TRIM AS STANDARD ON OUR BUILDINGS. FOR TUFF SHED PREMIER SERIES® AND PREMIER PRO SERIES(TM) BUILDINGS, WE UPGRADE THE SIDING TO LP® SMARTSIDE SIDING WITH SILVERTECH® RADIANT BARRIER TECHNOLOGY. LP® PRORATED 50-YEAR LIMITED WARRANTY

BUILDING HEIGHTS:

OVERALL BUILDING HEIGHTS VARY BY MODEL, THE WIDTH OF THE BUILDING, AND IF THE CUSTOMER HAS SELECTED ANY UPGRADES THAT IMPACT HEIGHT, SUCH AS ROOF PITCH UPGRADE AND WALL HEIGHT ADDER. YOU CAN FIND STANDARD OVERALL HEIGHTS FOR COMMON WIDTHS IN THE SPECIFICATIONS/SIZES AND PRICES SECTION FOR EACH MODEL.

LOFT LOADS:

A LOFT WITH 24" ON CENTER JOISTS CAN HOLD 30 LBS PER SQUARE FOOT OF TYPICAL STORAGE. CONSULT YOUR TUFF SHED REP AT THE DESIGN PHASE TO INCREASE A LOFT'S WEIGHT CAPACITY FOR OTHER SPECIFIC USE.

FLOOR JOIST LOADS:

OUR SHED FLOORS, WITH 24" OC JOISTS AND SINGLE LAYER TONGUE AND GROOVE FLOOR DECKING, ARE DESIGNED TO SUPPORT 75 POUNDS PER SQUARE FOOT WHEN THE JOISTS ARE PLACED DIRECTLY ONTO CONCRETE OR SOME OTHER FIRM, UNIFORM SURFACE; AND 50 LBS PSF WHEN THE JOISTS ARE PLACED ON CONCRETE LEVELING BLOCKS. WEIGHT CAPACITY CAN BE INCREASED BY ADDING MORE FLOOR JOISTS.

WALL FRAMING SPACING:

STANDARD WALL FRAMING IS 16" ON CENTER ON ALL PRODUCTS EXCEPT THE KEYSTONE SERIES® AND GARDEN SERIES® BUILDINGS, WHICH HAVE 24" ON CENTER WALL FRAMING.

FRAMING TYPE:

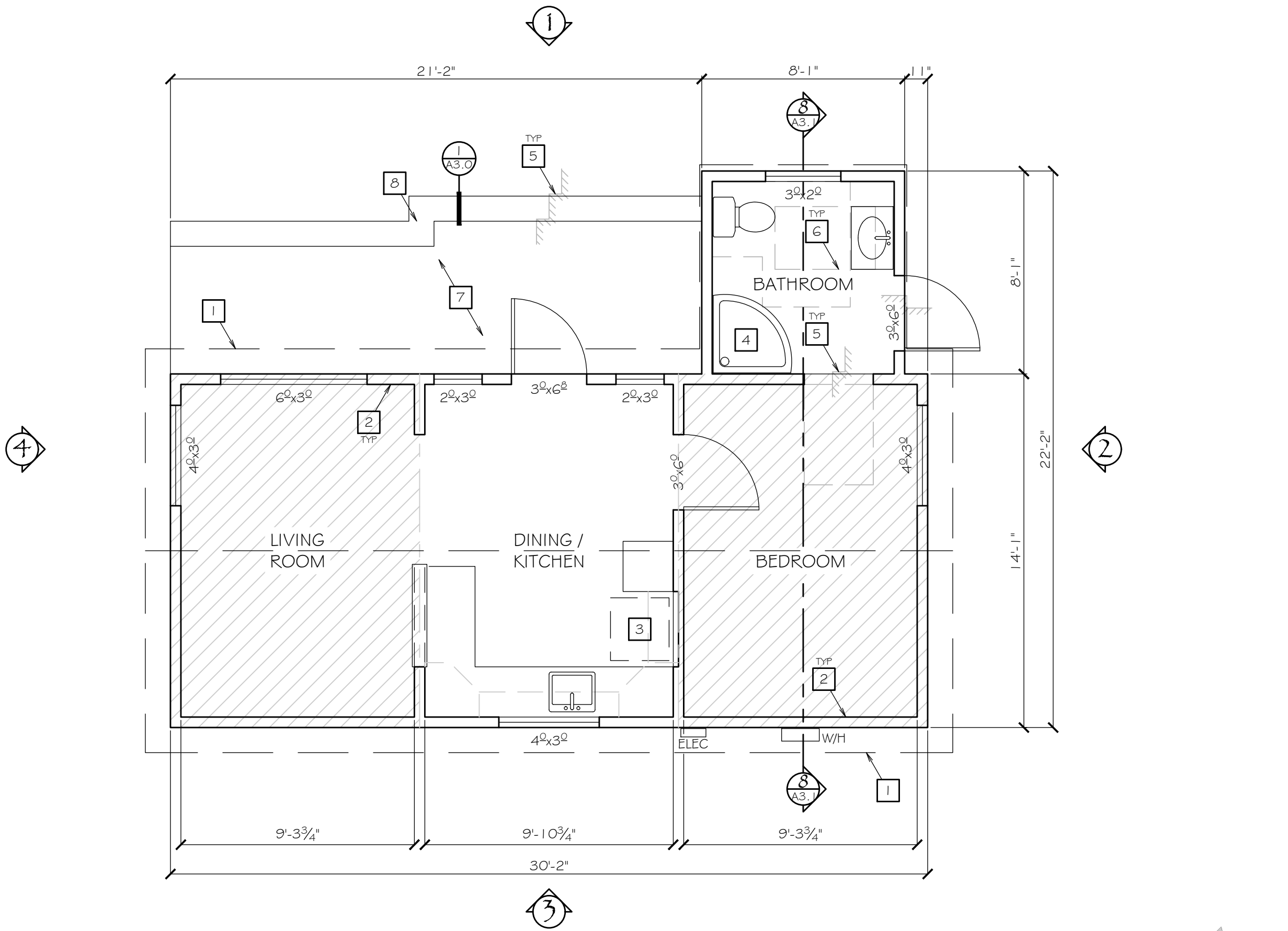
OUR STANDARD WALL FRAMING AND RAFTERS ARE TYPICALLY 2x4 DIMENSIONAL LUMBER. THE SPECIES CAN VARY DEPENDING ON THE REGION. ON LARGER BUILDINGS AND THOSE WITH AN OVERHEAD LOFT, LARGER DIMENSIONAL LUMBER (I.E. 2x6, 2x8, 2x12, ETC.) CAN BE SUBSTITUTED AS NEEDED. CUSTOMERS CAN ALSO ELECT TO UPGRADE THEIR WALL FRAMING FROM 2x4 TO 2x6 TO ACCOMMODATE THE INSULATION THAT THEY PLAN TO ADD AFTER THE BUILDING INSTALLATION.

FLOOR JOIST AND ROOF TRUSS SPACING:

STANDARD SPACING ON FLOOR JOISTS AND TRUSSES IS 24" ON CENTER. WHEN REQUIRED, THE WEIGHT LOAD OF THE ROOF AND/OR FLOOR CAN BE INCREASED WITH ADDITIONAL TRUSSES AND JOISTS.

INTERIOR DIMENSIONS:

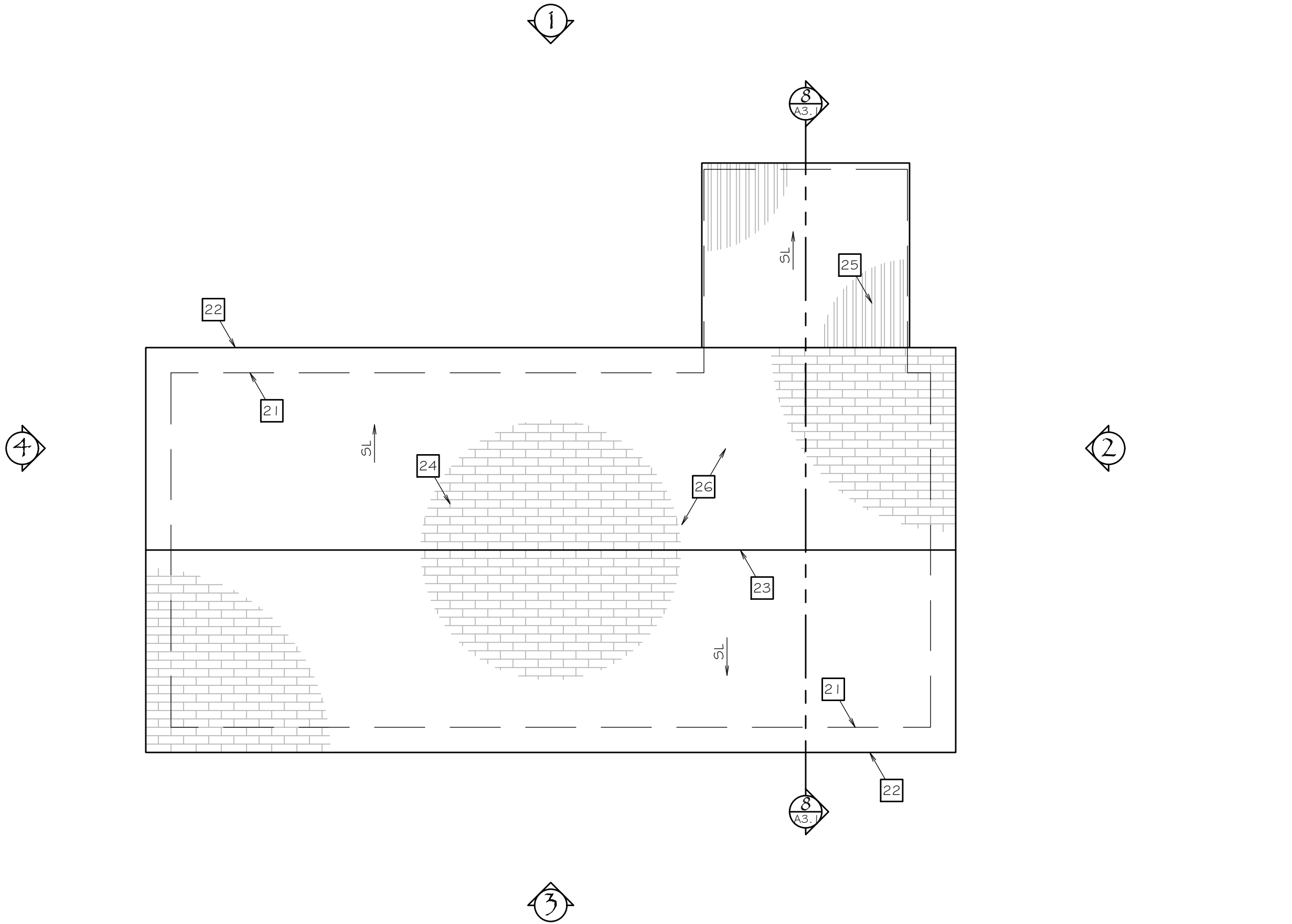
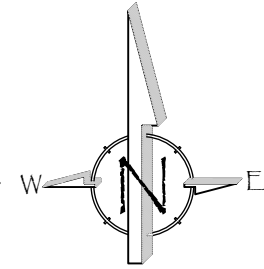
INTERIOR DIMENSIONS (MEASURED FROM THE INSIDE EDGE OF WALL FRAMING OF ONE WALL TO THE INSIDE EDGE OF WALL FRAMING ON THE OPPOSITE WALL) ARE ROUGHLY 7 INCHES SMALLER THAN THE SHED SIZE WHEN USING A STANDARD 2x4 WALL FRAMING. A 10X12' SHED, FOR INSTANCE, HAS A FLOOR AREA THAT MEASURES APPROXIMATELY 9'5" X 11'5".



(E) ACCESSORY DWELLING UNIT FLOOR PLAN

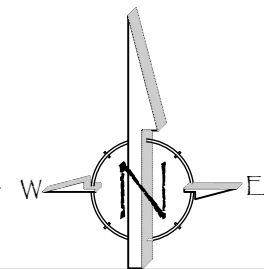
490 sf

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



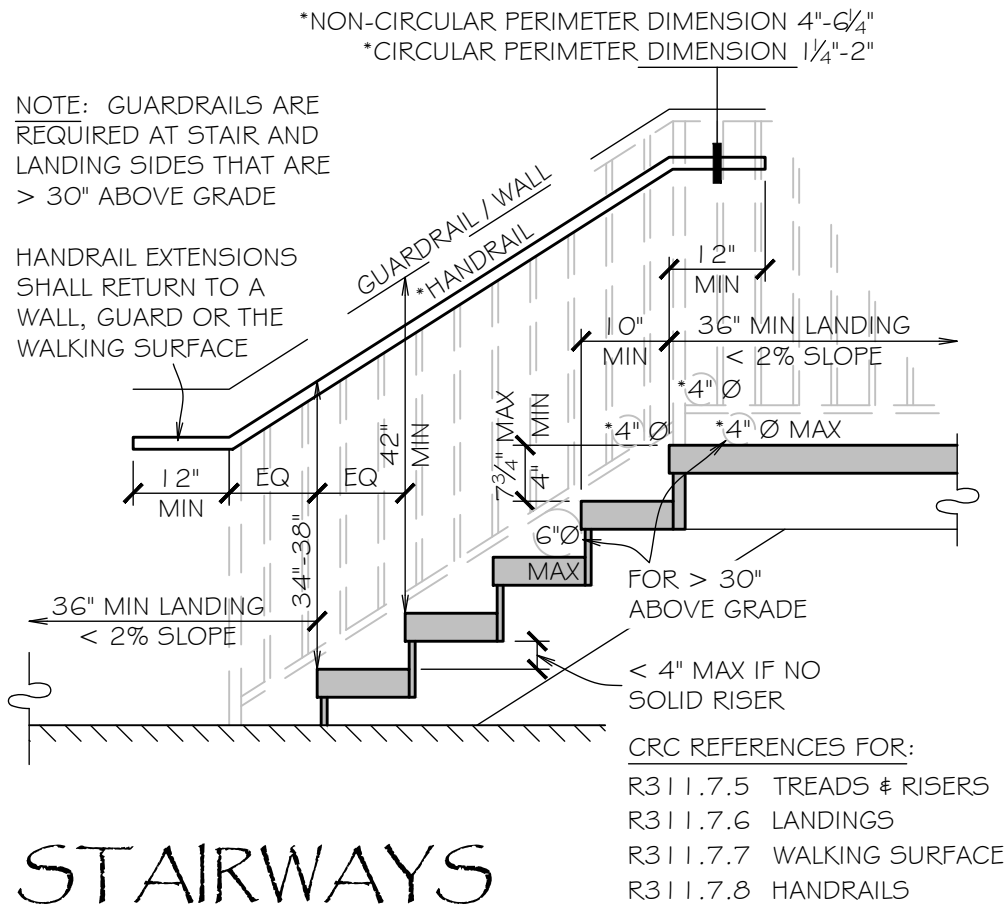
(E) ACCESSORY DWELLING UNIT ROOF PLAN

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



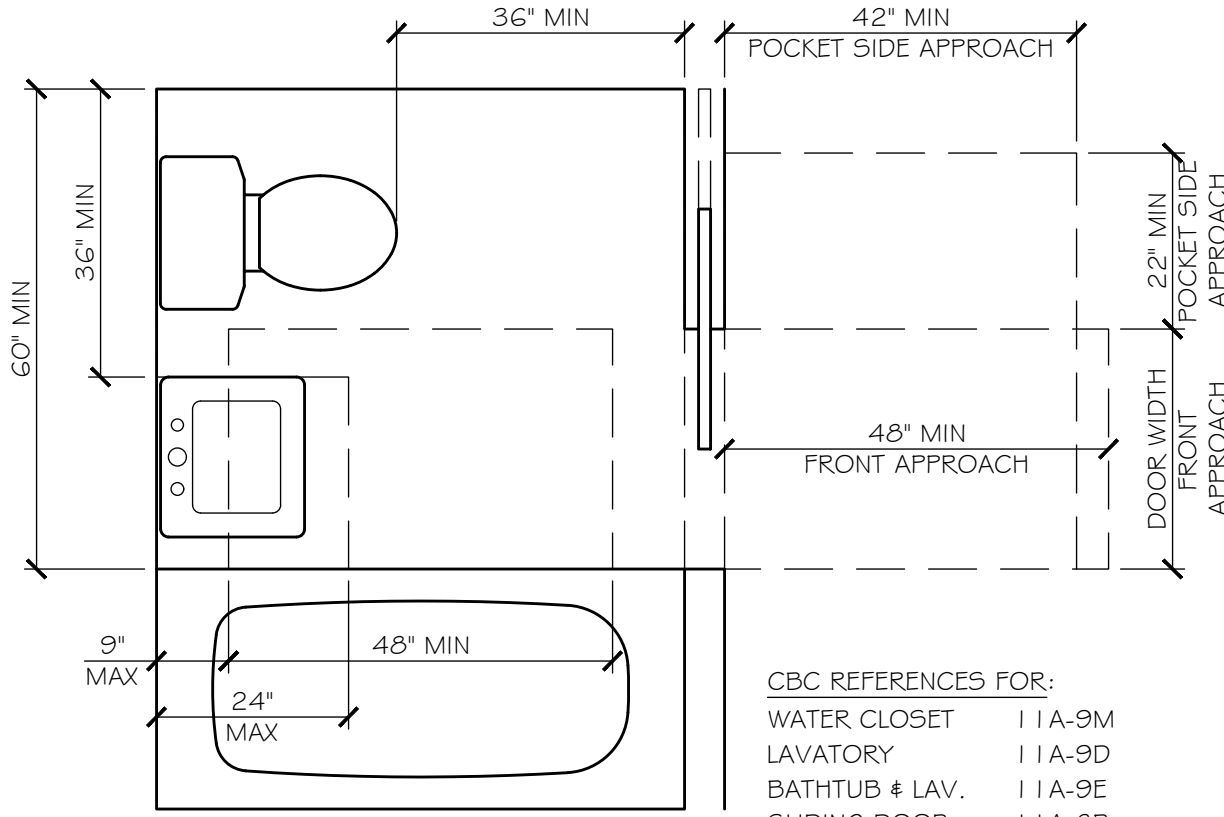
FLOOR PLAN KEYNOTES

- 1 PERIMETER OF ROOF ABOVE
- 2 WALL FRAMING TYPE & SPACING PER TUFF SHED SPECIFICATIONS ON THIS SHEET
- 3 REFRIGERATOR
- 4 SHOWER
- 5 INDICATES STEP, REFER TO DETAIL #1 ON THIS SHEET
- 6 INDICATES CLEAR FLOOR SPACE, REFER TO DETAIL #2 ON THIS SHEET
- 7 WOOD DECK
- 8 STONE BORDER STEP



1 STAIRWAYS

1/2" = 1'-0" per 2022 CRC R311.7 STAIRWAYS



2 TOILET / BATH SPACES

1/2" = 1'-0" per 2022 CBC DIVISION VII FIGURES

ROOF PLAN KEYNOTES

- 21 PERIMETER OF STRUCTURE BELOW
- 22 PERIMETER OF ROOF
- 23 ROOF RIDGE
- 24 COMPOSITION SHINGLE ROOF
- 25 BOX RIB METAL ROOF
- 26 ROOF CONSTRUCTION PER TUFF SHED SPECIFICATIONS ON THIS SHEET

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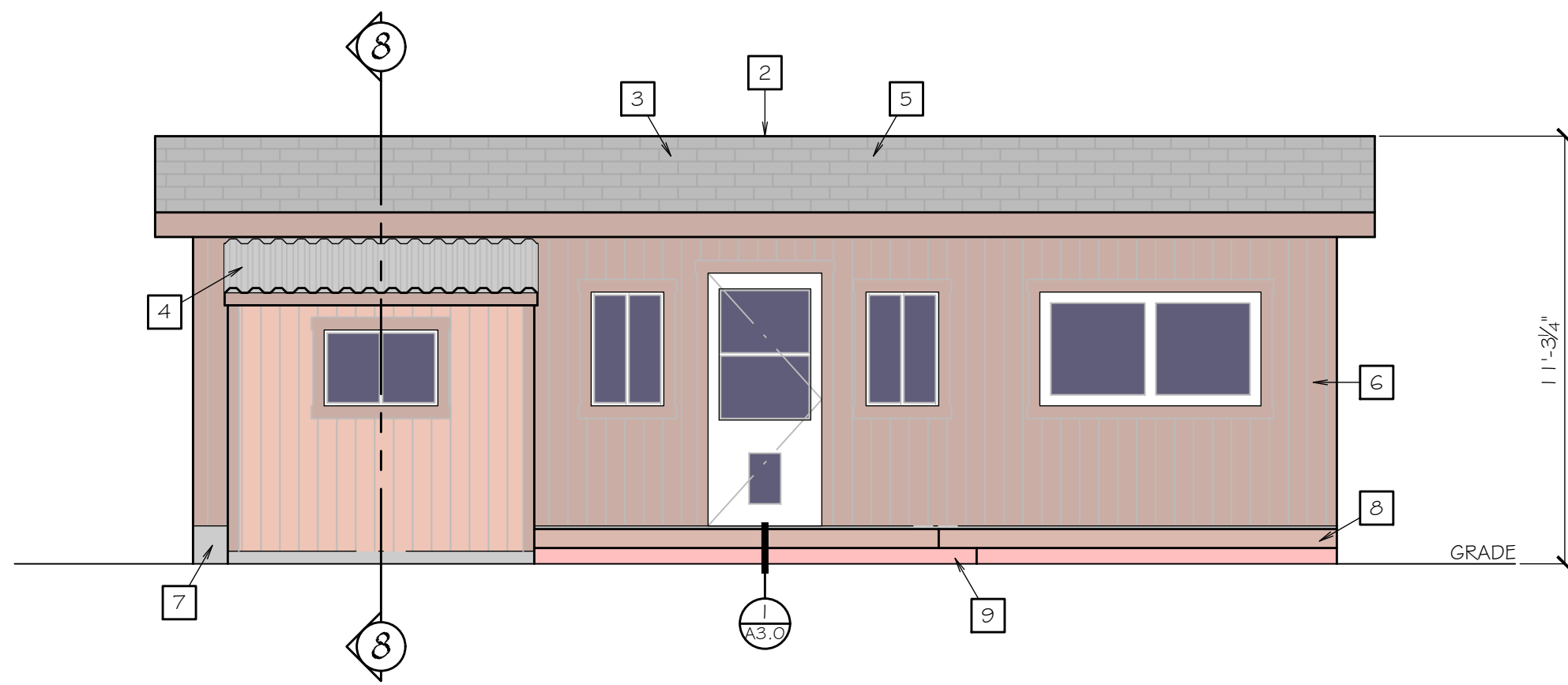
MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES  
11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA  
S.S. PROJECT # S22-1971  
APN: 037-0-080-115

SHEET TITLE:  
(E) ACCESSORY  
DWELLING UNIT  
FLOOR & ROOF  
PLANS & DETAILS

REV	DATE
1	-
2	-
3	-

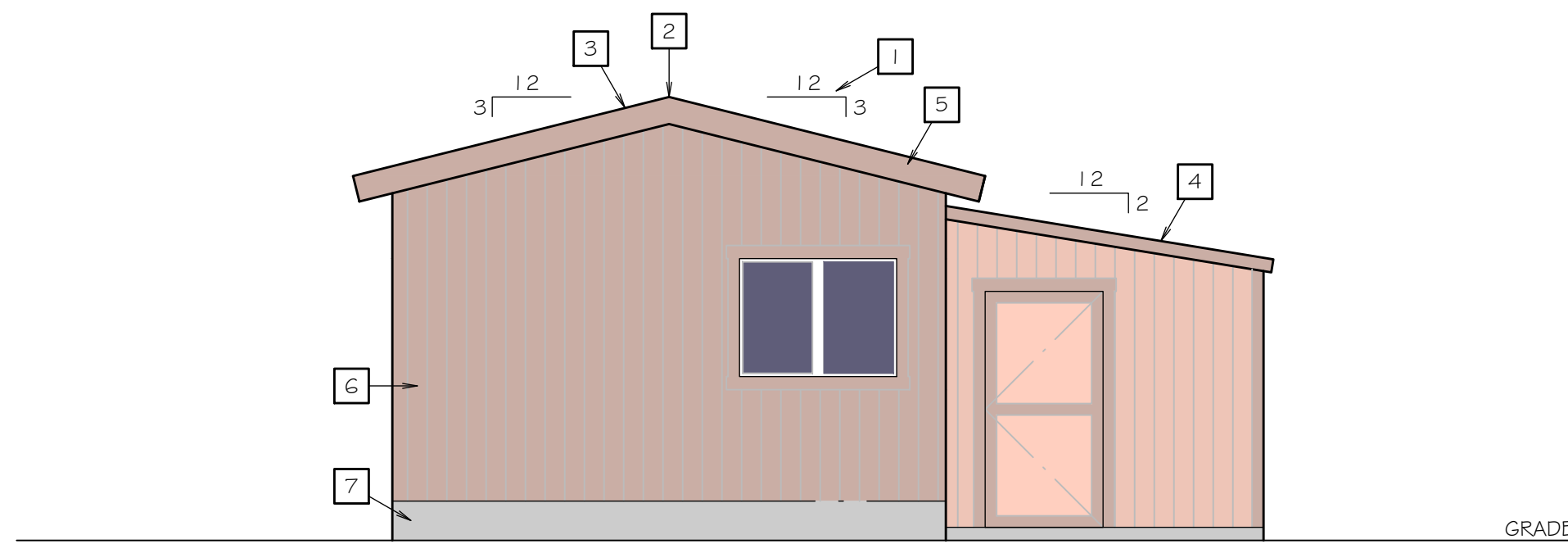
SHEET NUMBER:  
A3.0





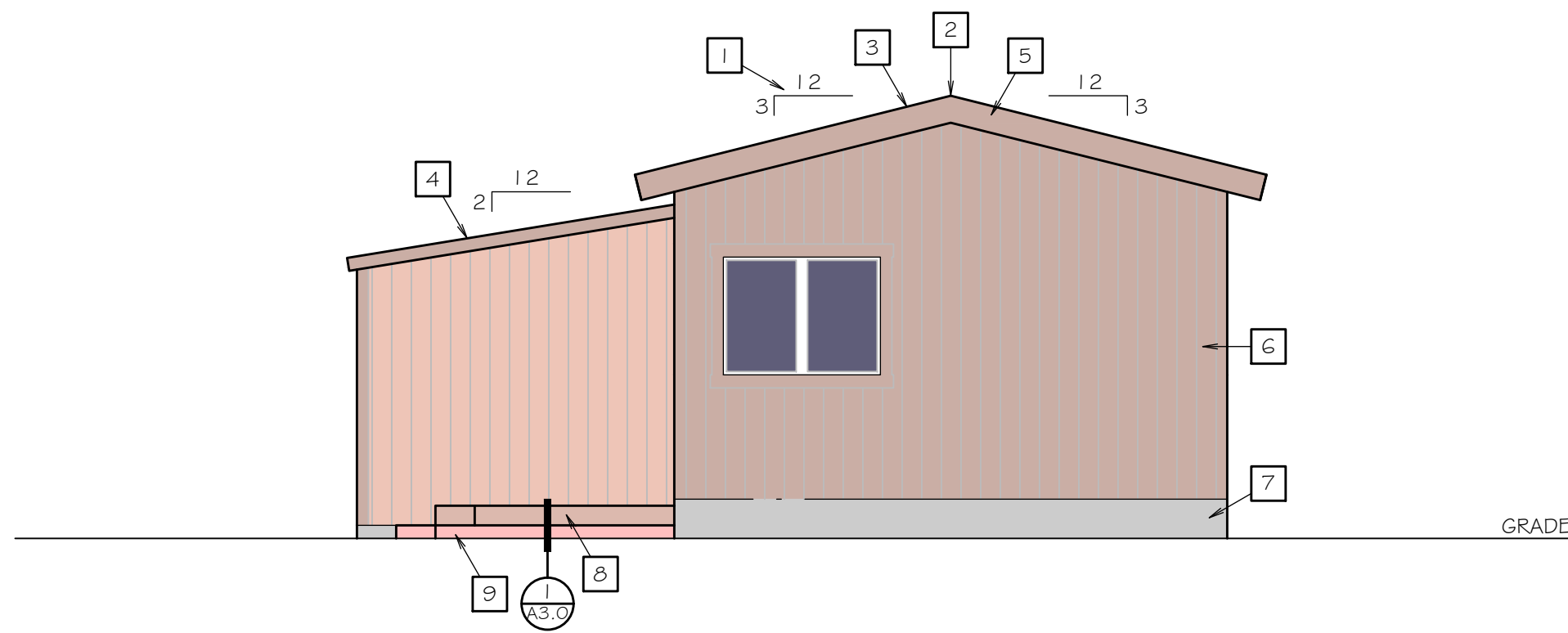
1 NORTH ELEVATION

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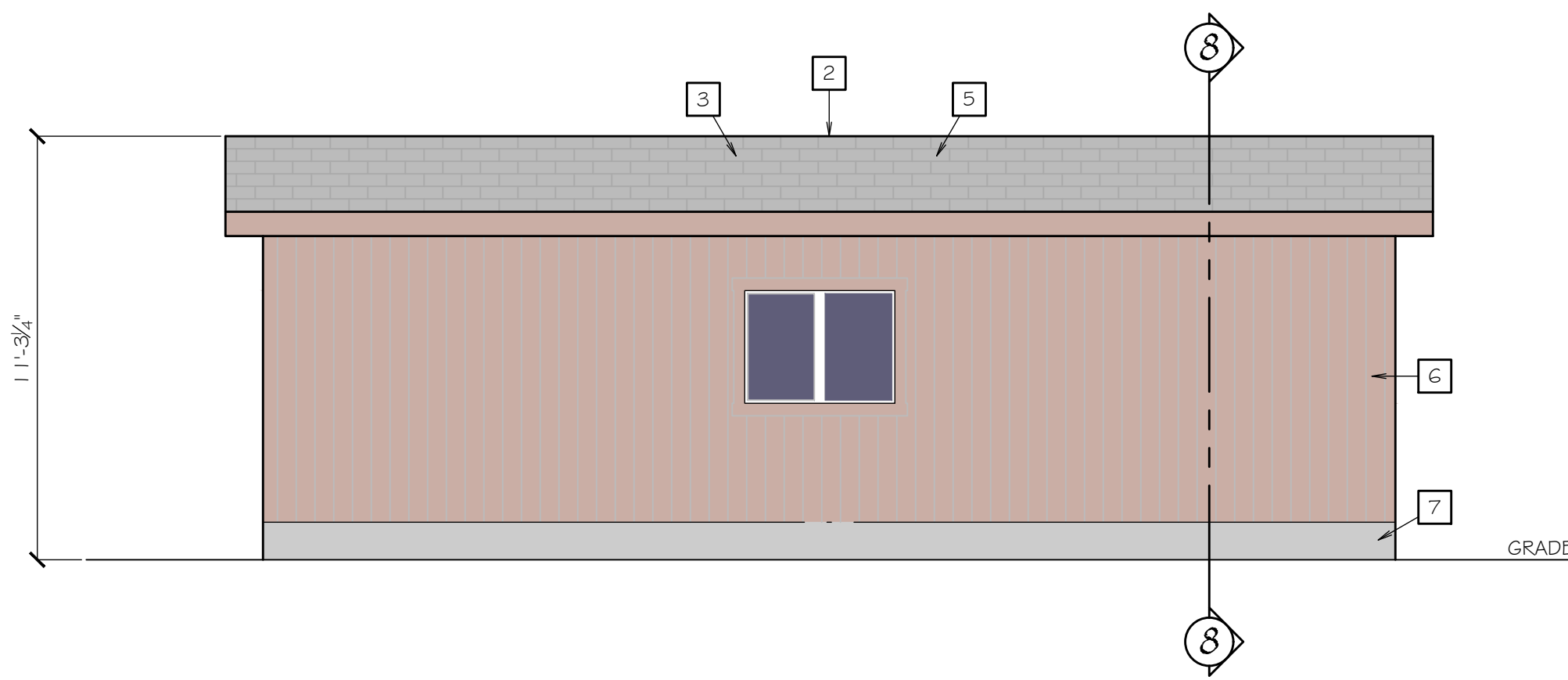
2 EAST ELEVATION

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



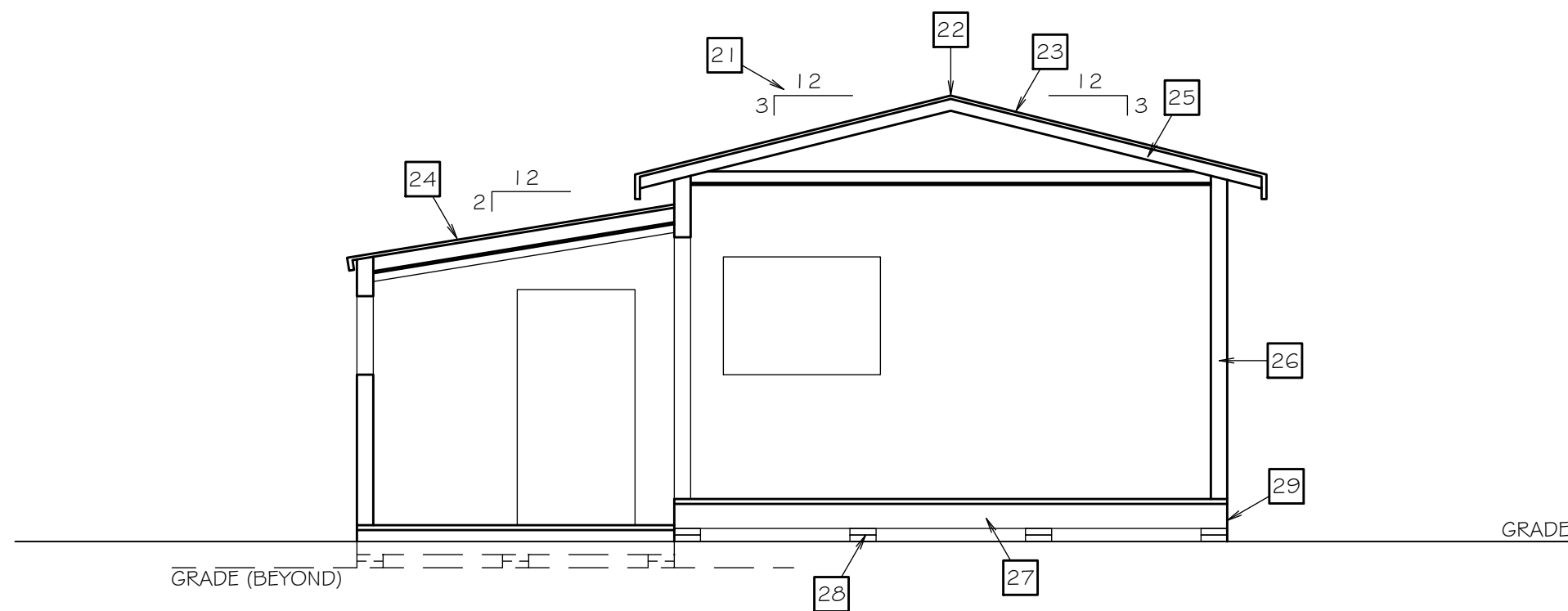
4 WEST ELEVATION

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



3 SOUTH ELEVATION

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



8 CROSS SECTION

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

### SECTION KEYNOTES

- 21 INDICATES ROOF SLOPE
- 22 ROOF RIDGE
- 23 COMPOSITION SHINGLE ROOF
- 24 BOX RIB METAL ROOF
- 25 ROOF CONSTRUCTION PER TUFF SHED SPECIFICATIONS ON SHEET A3.0
- 26 WALL FRAMING PER TUFF SHED SPECIFICATIONS ON SHEET A3.0
- 27 FLOOR JOISTS PER TUFF SHED SPECIFICATIONS ON SHEET A3.0
- 28 CONCRETE LEVELING BLOCKS w/ WOOD SHIMS
- 29 METAL SKIRT

### ELEVATION KEYNOTES

- 1 INDICATES ROOF SLOPE
- 2 ROOF RIDGE
- 3 COMPOSITION SHINGLE ROOF
- 4 BOX RIB METAL ROOF
- 5 ROOF CONSTRUCTION PER TUFF SHED SPECIFICATIONS ON SHEET A3.0
- 6 SIDING TYPE PER TUFF SHED SPECIFICATIONS ON SHEET A3.0
- 7 METAL SKIRT
- 8 WOOD DECK
- 9 STONE BORDER STEP



5 NORTH ELEVATION  
AS-BUILT



6 EAST ELEVATION  
AS-BUILT



7 WEST ELEVATION  
AS-BUILT

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DATE:

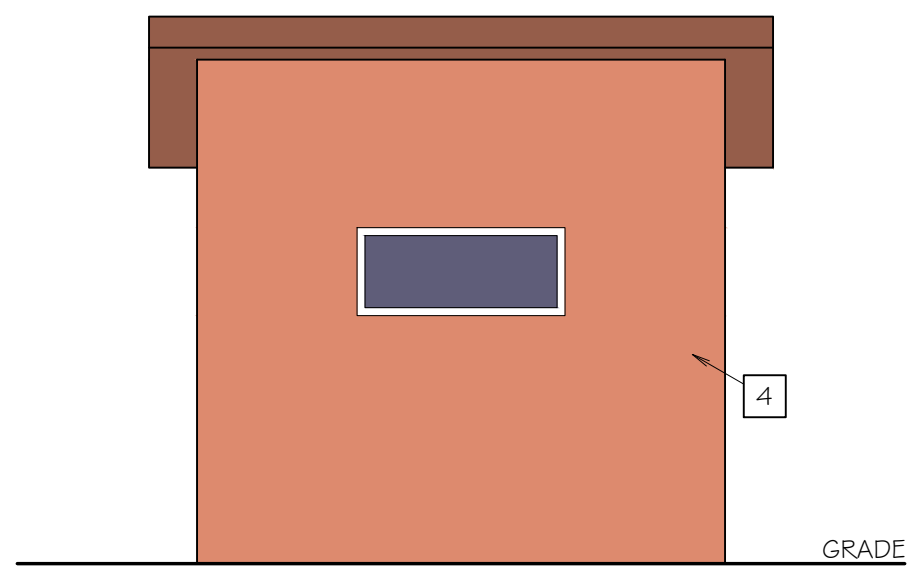
MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES  
11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA  
APN: 037-O-080-115 S.S. PROJECT # S522-1971

SHEET TITLE:  
(E) ACCESSORY  
DWELLING UNIT  
ELEVATIONS &  
CROSS SECTION

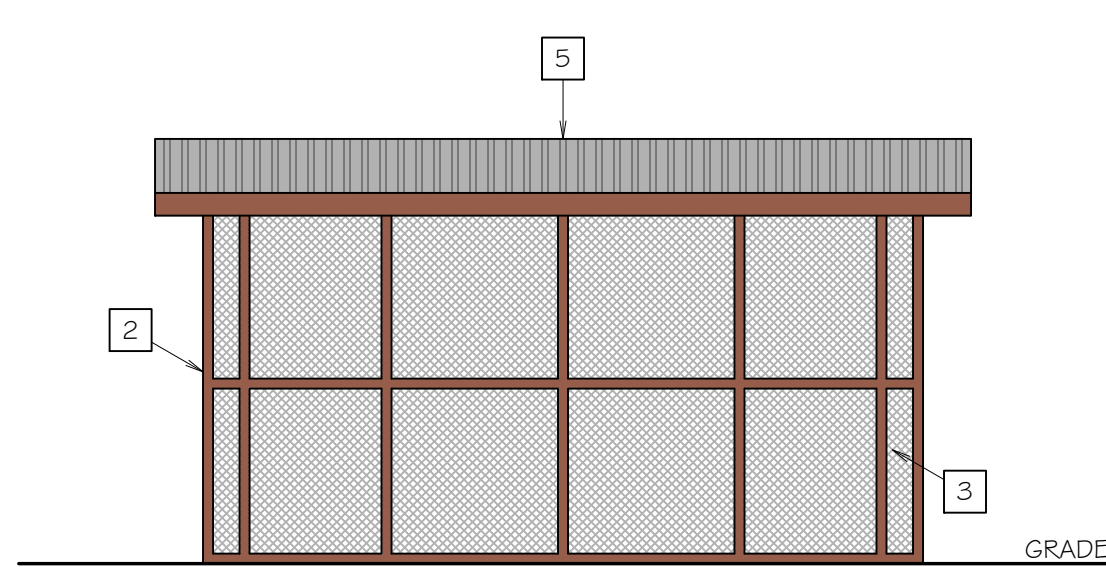
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SHEET NUMBER:  
A3.1

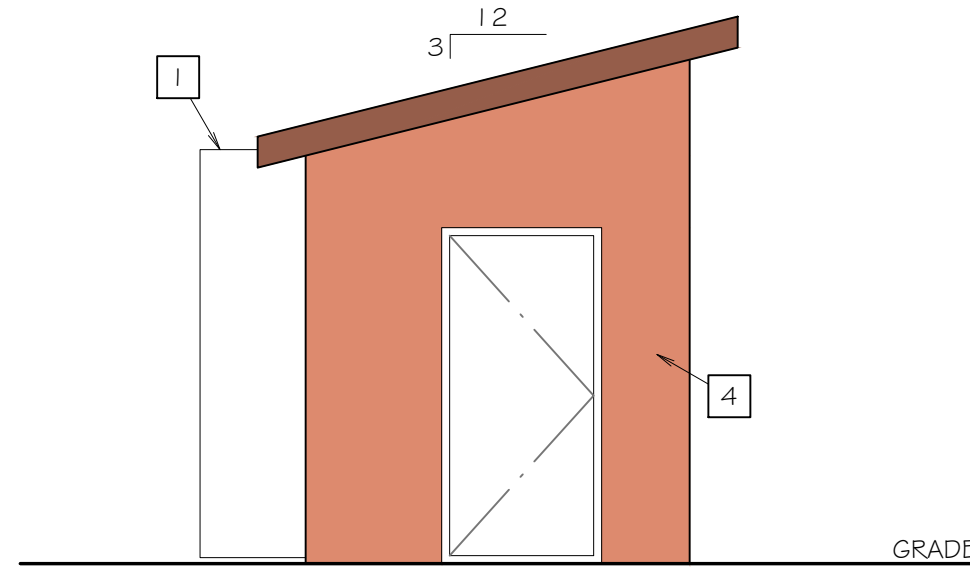




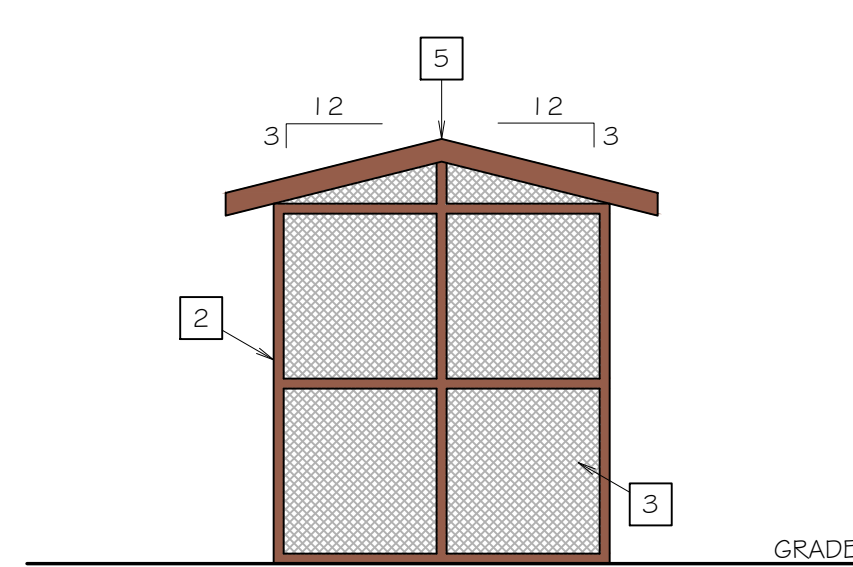
SHED No 1



SHED No 3



SHED No 1



SHED No 3

## ELEVATION KEYNOTES

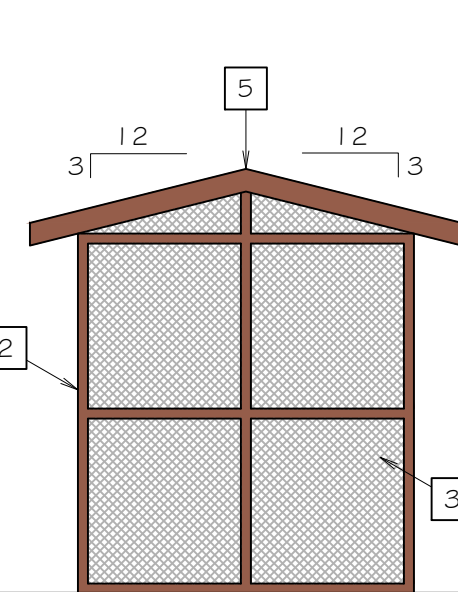
- 1 SHIPPING CONTAINER
- 2 SHED FRAMING
- 3 SCREEN MATERIAL
- 4 PLASTER FINISH
- 5 BOX RIB ROOF

## WEST ELEVATION

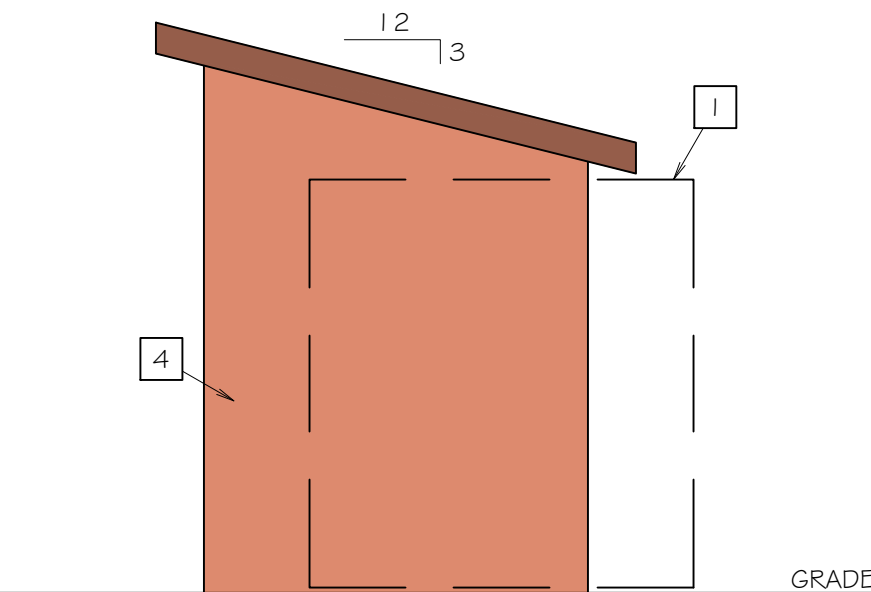
SCALE: 1/4" = 1'-0"

## NORTH ELEVATION

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



SHED No 3



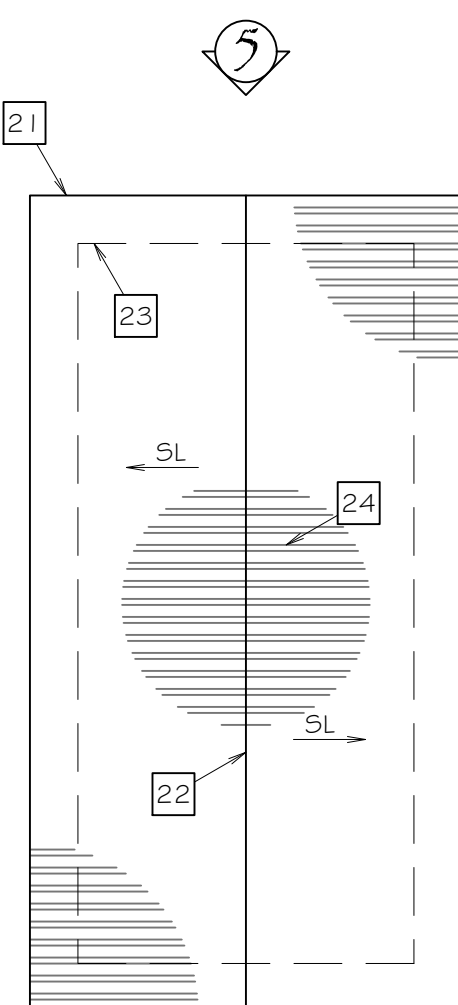
SHED No 1

## SOUTH ELEVATION

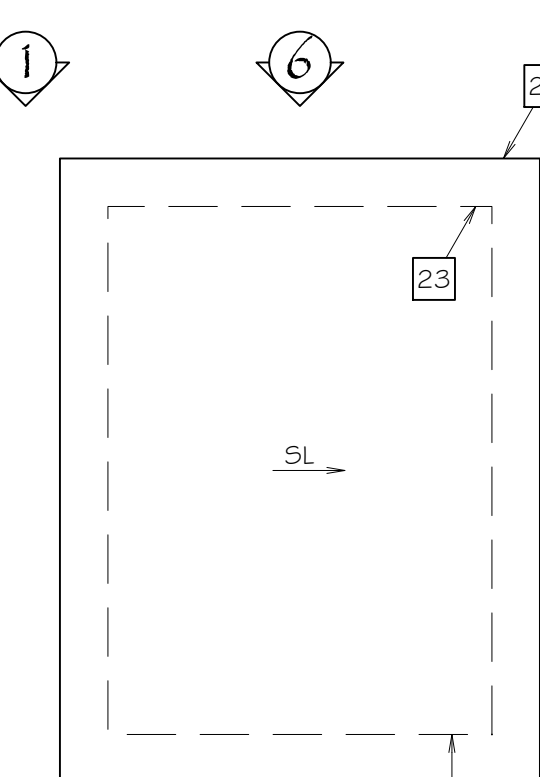
SCALE: 1/4" = 1'-0"

## ROOF PLAN KEYNOTES

- 21 PERIMETER OF ROOF
- 22 RIDGE
- 23 PERIMETER OF STRUCTURE BELOW
- 24 BOX RIB ROOF



SHED No 3  
7x15'



SHED No 1  
8x11'

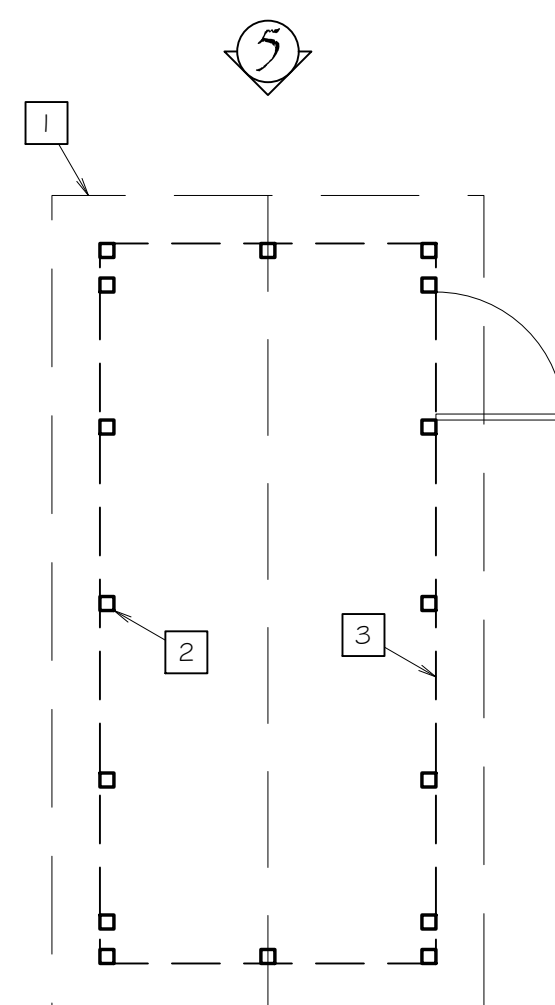
SHIPPING CONTAINER  
8x20'

## EXISTING SHED ROOF PLANS

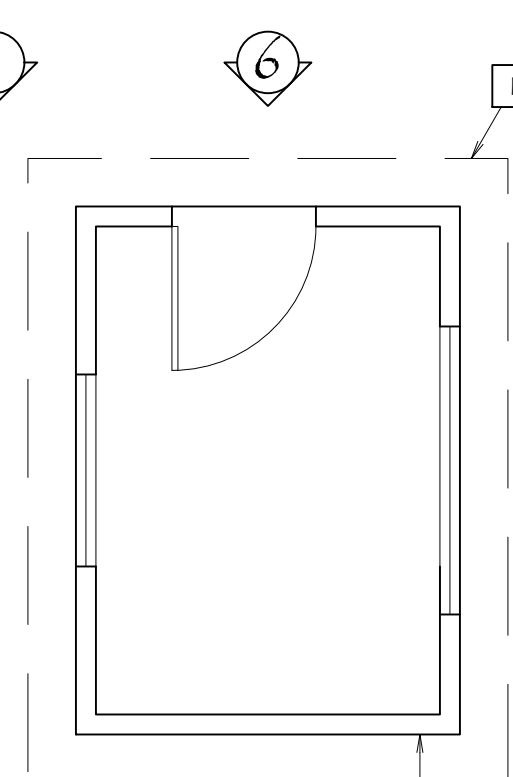
SCALE: 1/4" = 1'-0"

## FLOOR PLAN KEYNOTES

- 1 PERIMETER OF ROOF ABOVE
- 2 SHED FRAMING
- 3 SCREEN MATERIAL



SHED No 3  
7x15'



SHED No 1  
8x11'

SHIPPING CONTAINER  
8x20'

## EXISTING SHED FLOOR PLANS

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



SHED No 3  
NORTH ELEVATION



SHED No 1  
NORTH ELEVATION (SHIPPING CONTAINER BEYOND)



SHIPPING CONTAINER  
SOUTHEAST ELEVATION (SHED No 1 BEYOND)

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MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES

11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA

APN: 037-0-080-115 S.S. PROJECT # S522-1971

SHEET TITLE:

EXISTING  
SHED PLANS &  
ELEVATIONS

DATE:

REV	DATE
1	-
2	-
3	-

SHEET NUMBER:

A3.2



### Set the Home

This chapter describes the process of installing the first section of the home (for single section homes this is the only section) onto the foundation.

#### Follow the Steps below:

- ▼ **STEP 1. PREPARE FOR SET** (p. 35)
- ▼ **STEP 2. POSITION HOME SECTION** (p. 35)
- ▼ **STEP 3. LIFT HOME** (p. 35)
- ▼ **STEP 4. CONSTRUCT PIERS** (p. 37)

#### STEP 1. PREPARE FOR SET

Before beginning the home set, complete the following:

- Confirm that the site is properly cleared and graded (see **Prepare the Site**, p. 14).
- Ensure that the footings are in place and properly located.
- Install any utilities that will be difficult to install (e.g. those below grade beneath the home) after the home is in place.
- Secure or remove from the home and properly store all ship loose items (refer to shipping documents for items shipped with the home).
- Inspect the home interior, exterior and all provided materials, appliances, and equipment. Immediately report any damage or shortages to the manufacturer.
- The ground moisture retarder must be installed now or after the home is complete. If the retarder is to be installed now, see **Complete Exterior Work**.

For perimeter bearing wall foundations:

- Check that the length and width of the home match with the foundation walls.
- Check that the two main diagonal measurements of the foundation are equal.
- Check that the foundation walls and other support points are within 1/4 inch of level between any adjacent piers or any eight foot distance, whichever is less.
- For multi-section homes, check that each pair of diagonal measurements for each portion of the foundation corresponding to a home section are equal.
- For multi-section homes, find the electrical bonding lugs on the front or rear outriggers. Reverse them to the inside of the outrigger using star washers so they will be accessible after the home is placed on the foundation walls.
- If using an H-beam system, remove the frame's shackle hanger if it will interfere with proper placement of the beam.

#### STEP 2. POSITION HOME SECTION

Position the home section in its final location (if possible, move the heaviest section of the home into place first). Then place materials needed to construct support piers near their final locations under the home as determined in **Install Footings**, (p. 15).

#### STEP 3. LIFT HOME

There are three primary methods available to place the home on the foundation: jacking, rolling and craning. Jacks, often with roller systems, are typically used for pier and anchor foundations; roller systems are commonly used for crawlspace foundations

with load-bearing perimeter walls; and cranes are most commonly used for basement foundations.

#### JACKS

If jacks are to be used, comply with all jacking safety precautions and the procedure below. Lifting the home with jacks involves potential risks and must be done with utmost care and caution. Failure to follow jacking warnings and procedures may result in serious injury or death. Please read the Jacking Safety Precautions before lifting the home with jacks.

#### JACKING SAFETY PRECAUTIONS

- No one should be under the home's I-beams while the jacks are being operated or while the home is supported only on the jacks.
- Use jacks only for raising the home. Do not rely on the jacks to support the home.
- If possible, raise the home only on one side so that the other side is in contact with the ground. Leave the hitch connected to the vehicle or other stabilizing equipment.
- Obey all OSHA regulations.
- Make sure adequate safety cribbing (Figure 20) is in place whenever the home is placed on jacks.
- Use a minimum of two commercial quality jacks, each with a rating of at least 12 tons.
- Jack only on the main chassis I-beam, centering jacks directly under the beam.
- Do not jack on a seam (joint between flanges of twin I-beams).
- To distribute the concentrated loads from jacks to I-beam, place a minimum 3/8-inch thick steel plate, a C-channel, a 1x12-inch thick hardwood block or a commercial jacking plate, between the main chassis I-beam and the jack head.
- Locate the jack base on firm ground. Never jack on freshly disturbed soil or where an underground sewer pipe may be located.
- Use a firm support under the jack base to prevent tipping or settling of the jack. A minimum 16" x 16" or larger wood or rigid fiberglass pad is recommended. Never use concrete blocks as a support for a jack.

Follow the jacking sequence outlined below to avoid overstressing structural members:

- Block wheels.** Block the wheels so the house does not roll.
- Install cribbing.** Install safety cribbing (Figure 20).

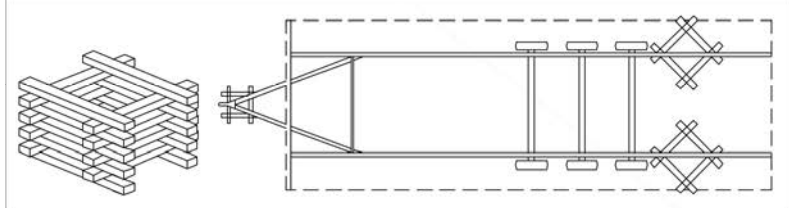


Figure 20. Stack 4" x 6" by 5' long timbers as shown to form safety limbers. Place safety limbers under home behind axle area and under hitch.

- Level lengthwise.** Locate one jack at the hitch and level the section lengthwise (such that the front and rear of the section are at the same height).
- Locate frame jacks.** Place a minimum of one jack just forward of the first spring hanger and another just behind the last spring hanger of the I-beam on the side of the home that is lowest (making sure not to place jacks where the piers will go). Place jacks no more than 20 feet apart and no more than 20 feet from each end of the I-beam.
- Lift the home.** Operating the jacks simultaneously (or sequentially in very small increments), lift the home section until it is slightly higher than the final desired pier height.

#### ROLLER SYSTEMS

When using a roller system, comply with the equipment manufacturer's directions and the following sequence:

- Establish staging area.** Establish a staging area directly adjacent to one or both sides of the foundation.
- Setup rollers.** Set up the roller system according to the equipment manufacturer's directions.
- Fasten bump blocks.** Temporarily fasten wooden bump blocks on the sill plates at the ends of the foundation to stop the home from rolling at the desired location.
- Roll home.** Roll the home into place over the foundation.
- Remove bump blocks.** Remove the blocks before installing the next section of a multi-section home.

#### CRANES

When using a crane, follow these guidelines:

- Position the home section(s) and crane (taking the boom reach into consideration) such that they do not have to be repositioned during the set.
- Use enough properly sized straps to maintain balance of the home and to prevent damage to the structure.
- Place straps under walls or posts, including temporary posts used to support the opening. Do not position lifting straps under marriage wall openings.
- Use a properly sized spreader bar to maintain a vertical lift, to avoid placing compression forces on the eaves and to reduce any tendency to slip.
- Connect a rope to at least one point on the home so it can be controlled while aloft.
- Make provisions to retrieve the straps/cables after the home is set. If using a crane system, notch the sill plate where the straps will fall. For a sling system, notch and reinforce the home's rim joint to keep the strap from slipping and allow the strap to be removed after the home is set.
- Always set the home section furthest from the crane first so that subsequent sections need not be lifted over previously set sections.

Have the interior foundation supports already been designed and installed as part of an approved load-bearing perimeter wall foundation?

- **YES,** go to **Complete Multi-Section Set**, (p. 41) or go to **Connect Utilities**, (p. 82) for single section homes.
- **NO,** go to **STEP 4. CONSTRUCT PIERS**, (p. 37).

#### STEP 4. CONSTRUCT PIERS

For the side of the home section that is up on jacks, place piers on footings or pads following the home manufacturer's blocking plan (or tags). If no plan was provided, use the support plan developed in **Install Footings** (p. 15). Start at one end of the home section and work toward the other noting the required pier material specifications and procedure described below.

Construct piers so as to provide a stable foundation for the home using materials listed in the specifications box below and based on the location of the pier and its height as measured from the top of the footing or pad to the top of the cap. See **Table 14** for pier construction requirements.



**Clearances under the home.** After the home is leveled, the resulting distance between the bottom of the entire chassis main frame beam and the ground must be no less than 12 inches.

**Utilize proper cribbing.** Manufactured homes weigh several tons. No one should be under the home (whether it is moving or stationary) unless proper cribbing is in place (Figure 20). Failure to utilize proper cribbing may result in serious injury or death.

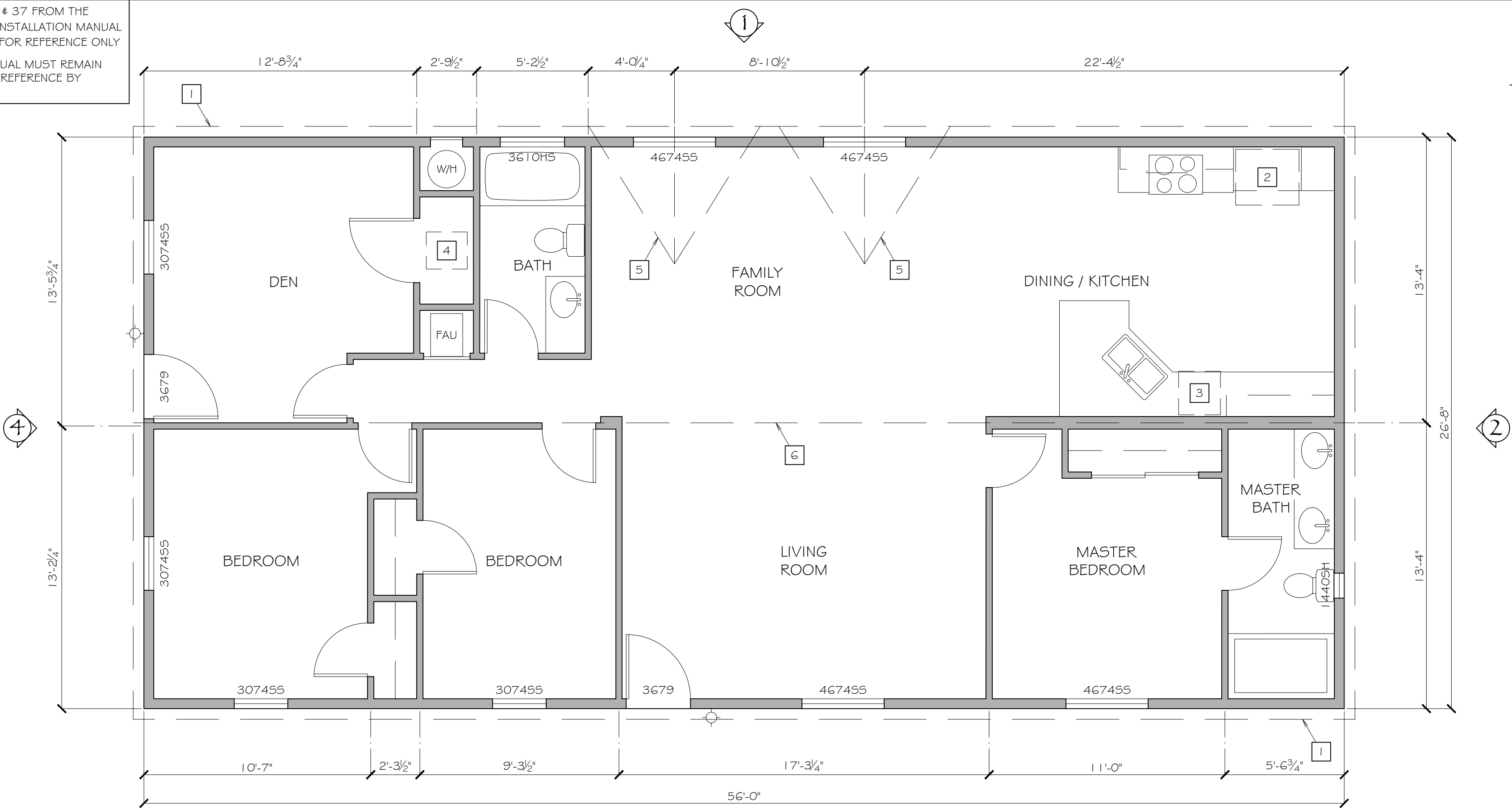


**Leveling during jacking.** Keep the home's floor as level as possible during jacking. Twisting or warping the floor can damage the structure and finishing. Use as many jacks as necessary to keep the floor flat and level.



**Designing piers.** Incorrect size, location or spacing of piers may result in serious structural damage to the home. Install piers at all required locations. Failure to do so may lead to sagging floors, walls, and roofs, and could void the home's warranty.

NOTE: PAGES 35, 36 & 37 FROM THE FLEETWOOD HOMES INSTALLATION MANUAL ARE PROVIDED HERE FOR REFERENCE ONLY. A COPY OF THIS MANUAL MUST REMAIN WITH THE HOME FOR REFERENCE BY OCCUPANT



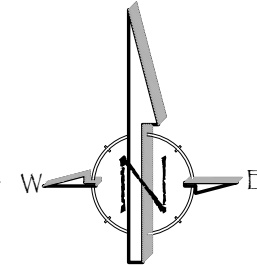
### FLOOR PLAN KEYNOTES

- 1 PERIMETER OF ROOF ABOVE
- 2 REFRIGERATOR
- 3 DISHWASHER
- 4 STACKED WASHER / DRYER
- 5 GABLE ROOF ABOVE
- 6 ROOF RIDGE ABOVE

## PROPOSED MAIN RESIDENCE FLOOR PLAN

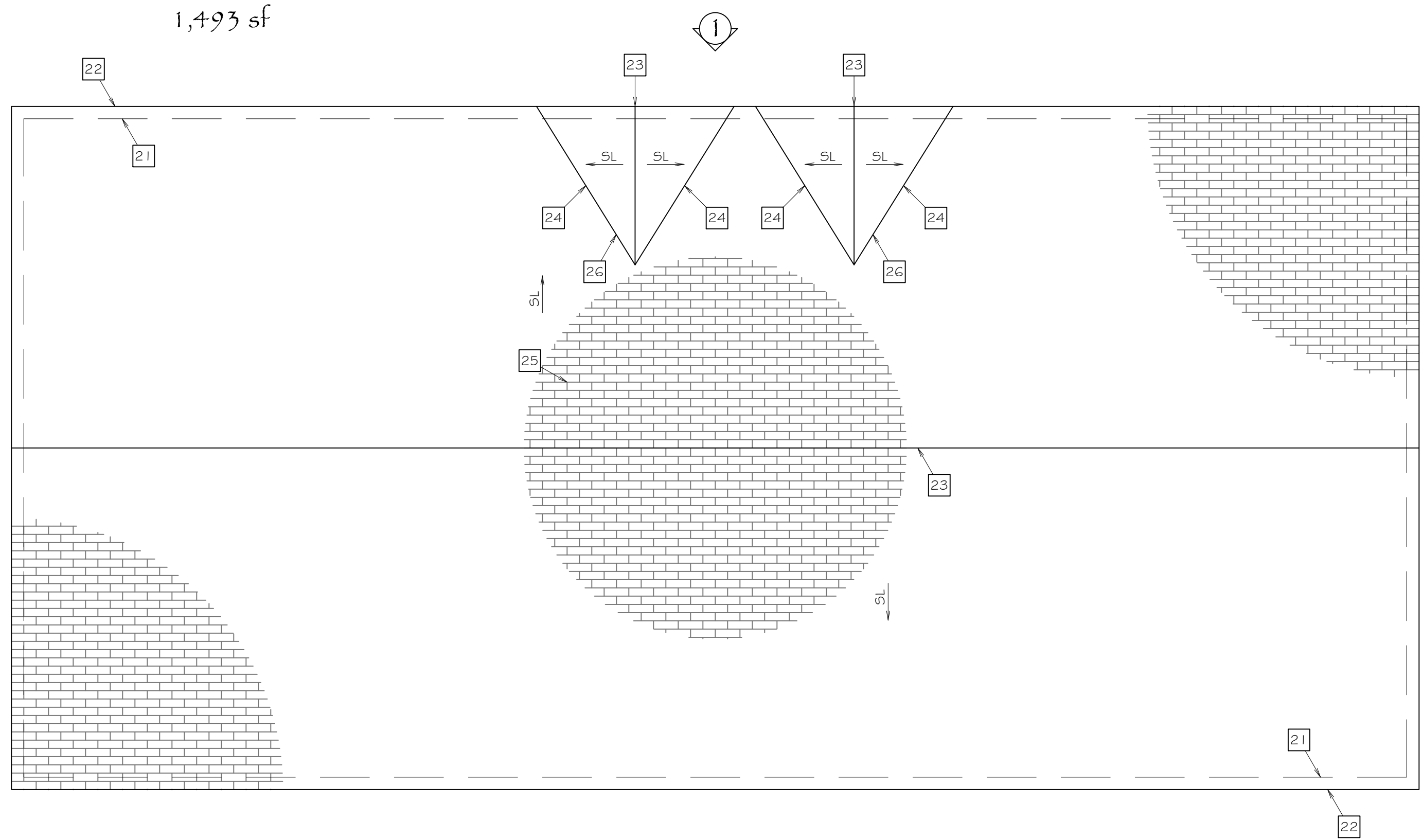
1,493 sf

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



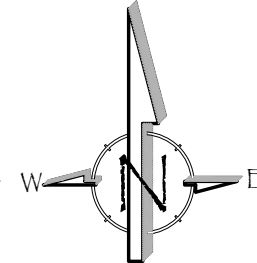
### ROOF PLAN KEYNOTES

- 21 PERIMETER OF WALLS BELOW
- 22 PERIMETER OF ROOF
- 23 ROOF RIDGE
- 24 ROOF VALLEY
- 25 COMPOSITION SHINGLE ROOF
- 26 GABLE ROOF



## PROPOSED MAIN RESIDENCE ROOF PLAN

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



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MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES

11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA

S.S. PROJECT # S522-14971  
APN: 037-0-080-115

SHEET TITLE:  
PROPOSED  
MAIN RESIDENCE  
FLOOR & ROOF  
PLANS & DETAILS

DATE:	REV	DATE
▲	-	
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▲	-	

SHEET NUMBER:

A4.0



Component	Specification
Concrete Block	Nominal dimensions of at least 8" x 8" x 16"; minimum load 8,000 lbs, conforming to ASTM designation C90, grade N
Caps	Solid masonry (nominal 4" x 8" x 16"; pre-cast concrete without reinforcement; pressure treated lumber (nominal 2" x 8" x 16"); or steel (minimum 1/2" thick, corrosion protected by a min. of a 10 mil coating of an exterior paint or equivalent).
Spacers	Nominal 2" thick boards.
Shims (also called wedges)	Hardwood, minimum 4" width by minimum 6" length by maximum 1" thickness; plastic must be used with maximum load capacity; used in pairs.
Commercial metal or pre-cast concrete piers	Available in various sizes stamped with maximum load capacity and listed or labeled for the required vertical load capacity, and where required by design, for the appropriate horizontal load capacity.

Pier location	Height	Configuration	Maximum offset top to bottom	Maximum load	Mortar and reinforcement
Frame	Less than 36 in	Single-stack blocks with long side perpendicular to I-beam	5/2"	8,000 lbs.	Not required
	Between 36 in and 67 in	Double, interlocked blocks	1" (1/2" up to 36" high)	16,000 lbs.	Not required
	Over 67 in	Designed by a registered engineer or registered architect			
Corner	Three or less blocks high	Single-stack blocks with long side parallel to I-beam	5/2"	8,000 lbs.	Not required
	Over three blocks high, up to 67 in	Double, interlocked blocks	1" (1/2" up to 36" high)	16,000 lbs.	Not required
	Over 67 in	Designed by a registered engineer or registered architect			
Perimeter	54 in or less*	Single-stack blocks with long side parallel to perimeter rail (rim joist)	5/2" up to 36" high, 1" over 36" high	8,000 lbs.	Not required
Marriage line	54 in or less*	Single-stack blocks with long side perpendicular to the marriage line	5/2" up to 36" high, 1" over 36" high	8,000 lbs.	Not required

\* Construct perimeter and marriage line piers over 54 inches according to the requirements for frame piers of the same height.

- Prepare footing surface.** Make sure the footing surface upon which the pier sits is flat and smooth. Before placing the pier on the footing, clean dirt, rocks, or other material off the surface of the footing. For cast-in-place concrete footings, if the footing surface is uneven, create a level, flat surface by placing a treated board on the footing and mortaring on the first block (or manufactured pier base), or by placing the first block (or manufactured pier base) on a layer of premix dry sand mortar.
- Stack blocks.** Stack concrete blocks with their hollow cells aligned vertically. When piers are constructed of blocks stacked side-by-side, orient each layer at right angles to the previous one (Figure 21) and plan blocks so that split caps will be perpendicular to the blocks they rest on and to the I-beam.

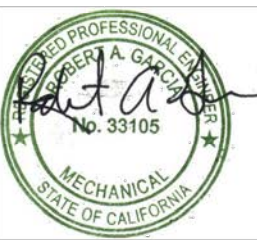
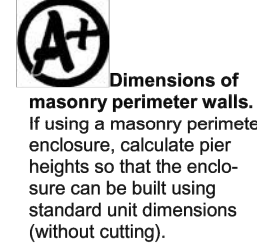


Figure 21. Frame pier construction



**Curing time of mortar.** Where wet mortar is used to construct or level piers, allow it to cure to at least 80% of strength capacity (usually requiring 96 hours) before setting the home.

Figure 22. Correct shim placement



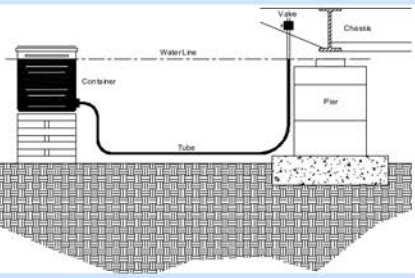
**Level the home.** The home is adequately leveled if there is no more than 1/4 inch difference between adjacent pier supports (frame or perimeter) and the exterior doors and windows of the home do not bind and can be properly operated.

**Water level operation.** To operate the water level properly, both ends of the system must be open to the atmosphere and there must be approximately the same amount of fluid in the tubing at all times (within a few inches).

#### USING A WATER LEVEL

A water level is a standard device for leveling the home. The level consists of the following components:

- One container (five gallon bucket or one gallon jug).
- 150 feet of 1/2 inch diameter plastic tubing.
- Fittings for container to tubing.
- Valve for terminal end of tubing.
- Liquid for system: colored water in warm climates, windshield washing fluid in cold climates.



#### How to use a water level

- Position level.** Position the level such that it can reach all piers.
- Place container.** Place the container so that the fluid in the container is at the same level as the desired level of the top of the supports under the home, allowing for any bracing below the level of the I-beams.
- Uncoll tubing.** Uncoll the tubing and fill with fluid, taking care not to introduce bubbles into the hose. Never allow anything to crimp or crush the tubing so as to impede the free flow of fluid.
- Bleed air.** Hold the valve below the level of the water container; open the valve to bleed out any air and close the valve.
- Establish height.** Locate the tubing adjacent to a pier that is set to the desired final height. Position the valve above the pier and open the valve. Move the water container up or down to where the water level is at the desired final height of the pier. Maintain the water container in that position and close the valve.
- Level piers.** Move the tubing to the next pier. Hold the valve above the pier and open it. Set the pier height to the level of the water in the tubing and close the valve. Repeat this step until all piers are at the same level.

- Complete the opposite side.** Jack the other side of the section up and install piers following the instructions above. At the completion of this step, the section should be level from front to rear and from side to side.
- Install perimeter and marriage line piers.** Install perimeter piers and for multi-section homes, marriage line piers. Position marriage line piers to provide equal bearing for both mating sections.
- Remove running gear.** Remove and store, recycle or properly dispose of the hitch, axles, and wheels. These items are the property of the homeowner unless other contractual arrangements have been made.

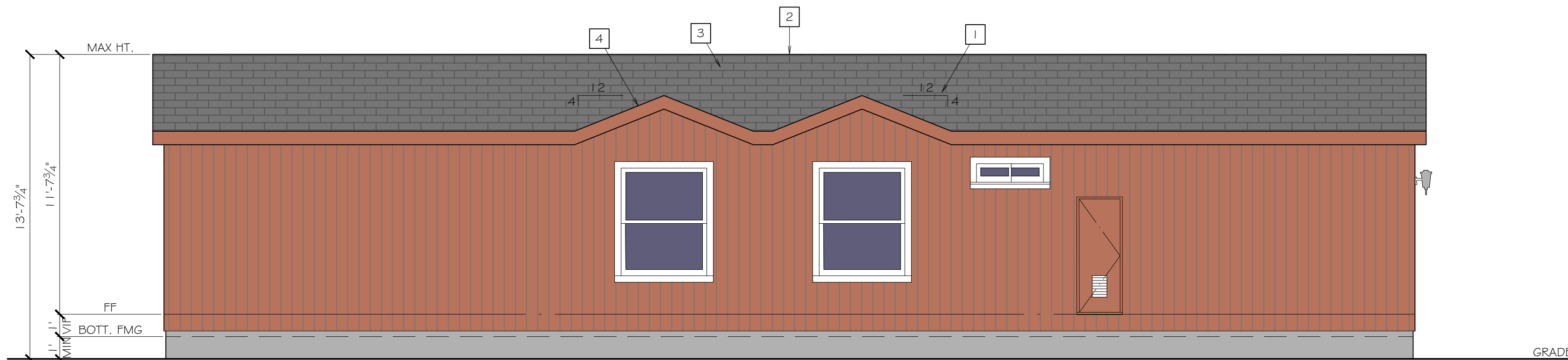
Is this a single-section home?

- YES, go to Connect Utilities, (p. 82).
- NO, go to Complete Multi-Section Set, (p. 41).



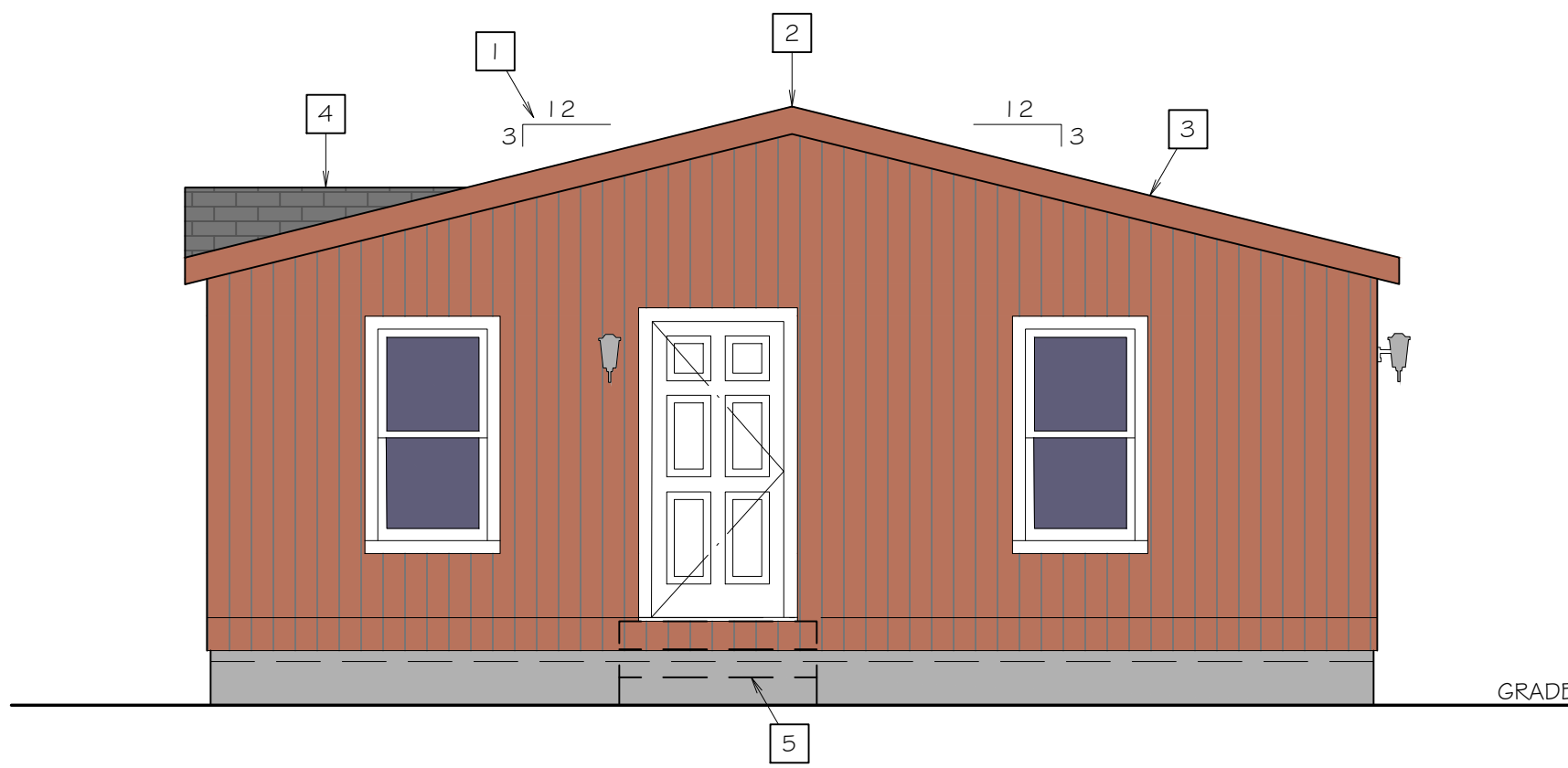
NOTE: PAGES 38, 39 & 40 FROM THE FLEETWOOD HOMES INSTALLATION MANUAL ARE PROVIDED HERE FOR REFERENCE ONLY.

A COPY OF THIS MANUAL MUST REMAIN WITH THE HOME FOR REFERENCE BY OCCUPANT



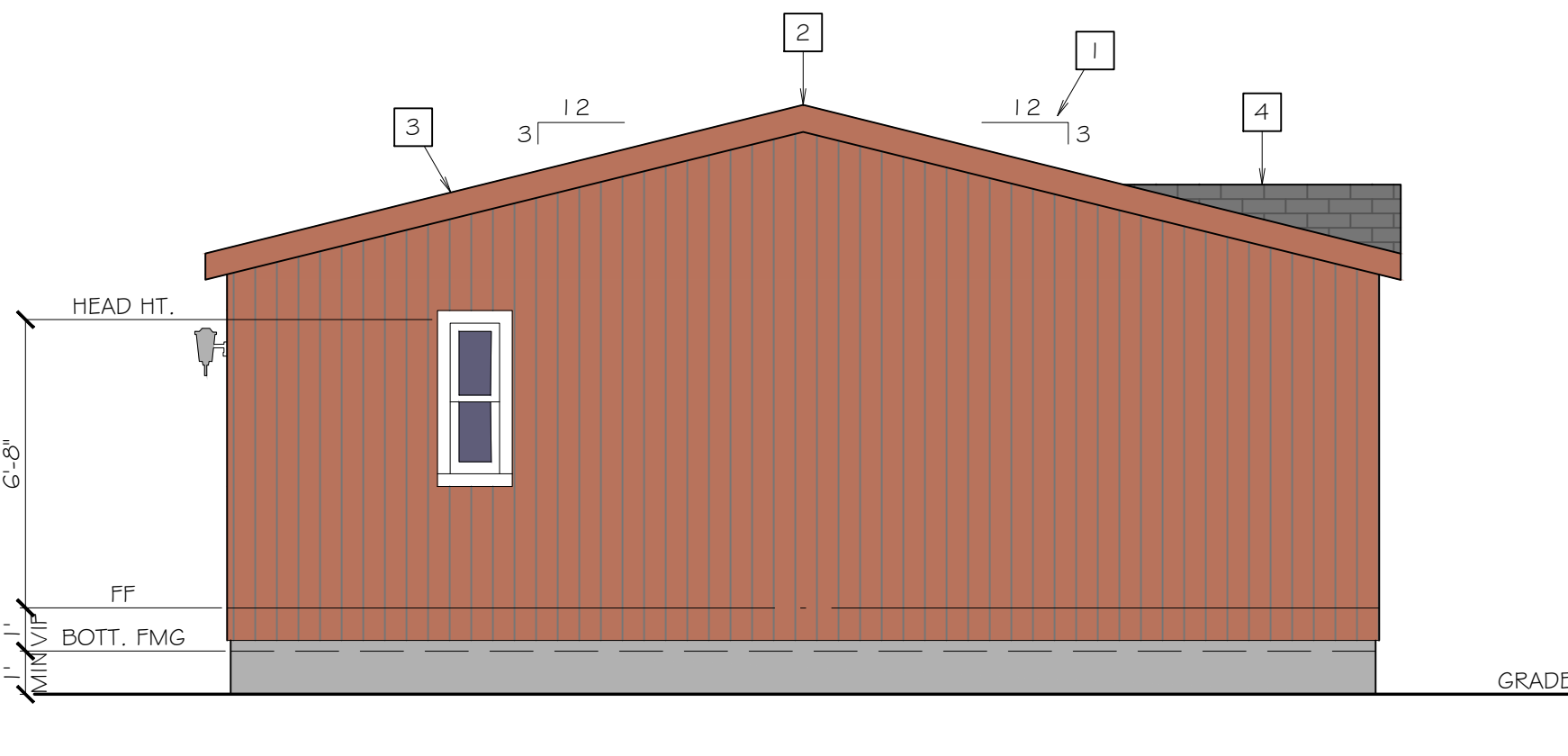
## NORTH ELEVATION

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



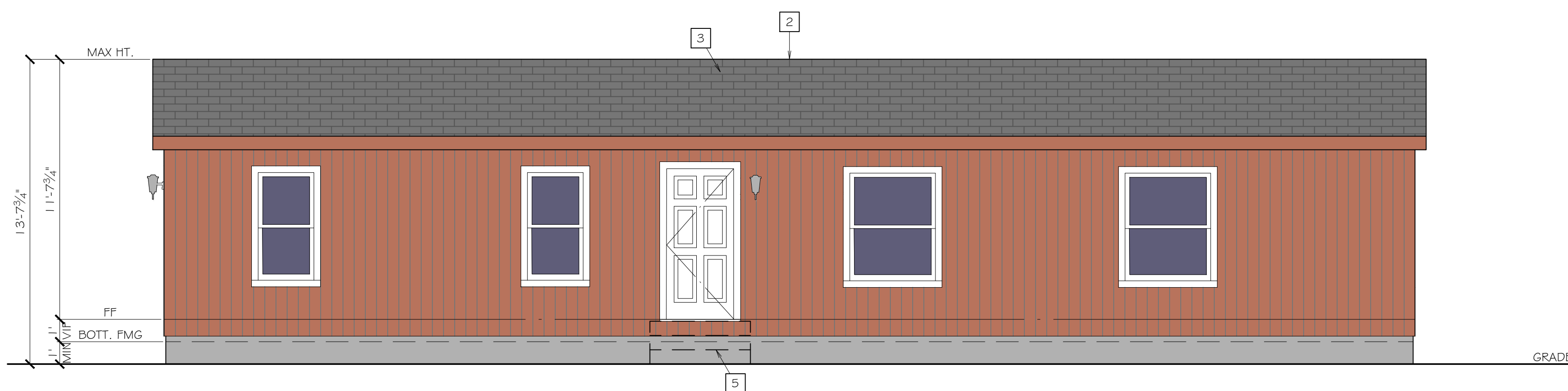
## WEST ELEVATION

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



## EAST ELEVATION

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



## SOUTH ELEVATION

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

## ELEVATION KEYNOTES

- INDICATES ROOF SLOPE
- ROOF RIDGE
- COMPOSITION SHINGLE ROOF
- GABLE ROOF
- STAIRS (DASHED)

**SOLID STRUCTURES**

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DATE:

MIRCETIC RESIDENCE and  
ACCESSORY STRUCTURES

11820 TOPA VISTA ROAD  
SANTA PAULA, CALIFORNIA

S.S. PROJECT # S222-1971  
A/PN-037/O-080-15

SHEET TITLE:  
PROPOSED  
MAIN RESIDENCE  
ELEVATIONS  
& SECTIONS

DATE:	REV	DATE
	1	
	2	
	3	

SHEET NUMBER:

A4.1