This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all city buildings are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Director Hearing via email at planning@oxnard.org no later than 3:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the Planning office at (805) 385-7878, or email your request to planning@oxnard.org. (identify the agenda item in the Subject line).

CITY OF OXNARD
DIRECTOR HEARING
AGENDA

REGULAR MEETING
West Conference Room, 214 South Third Street
Thursday, May 14, 2020, 4:00 p.m.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Community Development Director on matters within the jurisdiction of the Community Development Department, including information/consent items and any item not appearing on the agenda. The Director shall limit public comments to three (3) minutes. The Community Development Director cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Community Development Director Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Sandefer Residence**; Planning and Zoning Permit No. 20-400-01 (Coastal Development Permit) to allow for the construction of a new beachfront single-family residence located at 1215 Capri Way (APN 191-0-091-285; Lot 57 of Tract No. 4380) in the Beachfront Residential (R-BF) zone in the Coastal Zone. **Project Planners**: Joe Pearson II, Senior Planner

   Recommendation:
   That the Community Development Director adopt a Resolution, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Community Development Director within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), and Adopt Resolution PZ 20-400-01 (Coastal Development Permit), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Community Development Director within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

CITY OF
OXNARD
CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Jeffery Lambert, Community Development Director

FROM: Joe Pearson II, Senior Planner

DATE: May 14, 2020

SUBJECT: Project Name: Sandefer Residence; Planning and Zoning Permit No. 20-400-01 (Coastal Development Permit) to allow for the construction of a new beachfront single-family residence located at 1215 Capri Way (APN 191-0-091-285; Lot 57 of Tract No. 4380).

1) **Recommendation:** That the Community Development Director adopt a Resolution approving Planning and Zoning Permit No. 20-400-01 (Coastal Development Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to allow for changes to a previously approved single-family residence.
   a) The previously approved residence consisted of a 4,925 square-foot, two-story, single-family beachfront residence with an attached 864 square-foot three-car garage and 1,386 square feet of deck space.
   b) The applicant is currently proposing to construct a 5,284 square-foot, two story, single-family beachfront residence (a net increase of 359 square feet) with an attached 797 square-foot three-car garage (a net decrease of 67 square feet), 1,095 square feet of deck space (a net decrease of 291 square feet) and a rooftop spa.

   The Project site is a vacant 5,600 square-foot lot located at 1215 Capri Way, within the Oxnard Shores Neighborhood in the Beachfront Residential (R-BF) zoning district and the Coastal Zone. For the purposes of this Staff Report, the foregoing project description shall be referred to as the "**Project.**" Filed by property owner Jim Sandefer (the **"Applicant**").

3) **Authority:** Pursuant to Oxnard City Code Section 17-25(C)(1) Coastal Development Permits within the R-BF zone are subject to the approval of the Community Development Director.

4) **Existing & Surrounding Land Uses:** The subject property is an undeveloped 5,600 square-foot lot. The subject property has a Local Coastal Plan Land Use Designation of "Residential Existing" (REX) and a zoning designation of Residential Beachfront. The following table describes the Land Use and Zoning Designations of the Project site and existing land uses immediately adjacent to the site, which are also illustrated on the attached maps (Attachment A):

Location	Local Coastal Plan Land Use Designation	Zoning Designation	Existing Land Use
Project Site	Residential Existing (REX)	Residential Beachfront (R-BF)	Vacant
North	Residential Existing (REX)	Residential Beachfront (R-BF)	Single-family residence
South	Residential Existing (REX)	Residential Beachfront (R-BF)	Single-family residence
East	Mobile Home Park (MHP)	Mobile Home Park Coastal (R-B-1)	Capri Way, single-family residences
West	Recreation Area (REC)	Residential Beachfront (R-BF)	Public Beach

5) **Background Information:**

a) On April 5, 1988, the City Council approved the Oxnard Shores Settlement Agreement to settle a dispute regarding public beach access within the Coastal Zone. On April 12, 1988, the City Council approved Tentative Subdivision Map for Tract No. 4380 and an associated Development Agreement. On October 17, 1989, Oxnard City Council approved Tract Map No. 4380, which created the subject lot. The Oxnard Shores Settlement Agreement was recorded on October 31, 1989 as Document No. 89-174512 of Official Records of Ventura County. The above actions established the seaward property lines for the parcels that were part of the Settlement Agreement, dedicated the land between these property lines and the mean high tide to the public for recreational uses, and created vertical access paths to the beach. The beach access paths are spaced in such a manner that build-out of Tract No. 4380 would not preclude convenient public access to the beach. Additionally, Tract No. 4380 includes parcels to be used for beach access (Parcels P, Q, and R). The Settlement Agreement also established that owners of the lots within Tract 4380 shall have the right to develop lots into single dwelling units in accordance with the development standards outlined in the R-BF zone district.

b) On October 4, 2018, the Director approved a 4,925 square-foot, two-story, single-family beachfront residence with an attached 864 square-foot three-car garage. Subsequent to the Director approval the Project was appealed to the Planning Commission and the California Coastal Commission (CCC). The appellant questioned whether the City had appropriately applied the setbacks on the seaward side of the project. The Planning Commission found that the project was in compliance with the 2030 General Plan and upheld the Director's decision on December 6, 2018. The subsequent appeal to the CCC, by the same appellant, was later withdrawn. The Planning Commission's approval included Condition of Approval which identified a permit life of 36 month as of the date of their action, which extended the permit to December 6, 2021. As such, the approval of Resolution 18-400-02 (Attachment E) Coastal Development Permit PZ 18-400-02 is valid until December 6, 2021, unless repealed pursuant to proposed Resolution 20-400-01. Since that time the current Applicant has purchased the property and is requesting approval of the current Project pursuant to Section 17-57(I) of the Oxnard Coastal Zoning Ordinance. The prior appellant has been provided notice of the

current Project, as an interested party.

6) **Environmental Determination:** In accordance with Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines, projects involving *"new construction or conversion of small structures,"* including one single-family residence in a residential zone, may be found to be exempt from the requirements of CEQA. The project consists of construction of one single-family dwelling on a legal lot of record which is zoned to allow this use. There are no exceptions found within Section 15300.2 that defeat the Exemption. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document. Therefore, staff recommends that the Community Development Director accept the Notice of Exemption (Attachment B) attached to the staff report.

7) **Analysis:**

a) ***General Discussion:*** In accordance with Section 17-25(C)(1) of the Coastal Zoning Ordinance and the Oxnard Shores Settlement Agreement, construction of the Project is subject to approval of a Coastal Development Permit by the Community Development Director.

b) ***Local Coastal Plan Consistency:*** The proposed project's consistency with the Local Coastal Plan is discussed in the following table:

POLICY	DISCUSSION
Local Coastal Policy No. 3 (p. III-5)*: All urban development shall be restricted to the area within the urban-rural boundary, as defined by Map 1 and the Land Use Map.*	The subject property is within an urban area as noted on Map 6 in the Coastal Land Use Plan. Furthermore, the Coastal Land Use Map specifically notes that urban residential uses are concentrated in the Oxnard Shores area (p. II-3). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 6 (p. III-10)*: ...only uses permitted in areas designated on the land use map with the Resource Protection Zone.*	The subject property is not in an area that is designated as environmentally sensitive, there is not sensitive habitat or native vegetation on-site, and there are no wetlands in the vicinity of the proposed development. Therefore the Project is consistent with this policy.
Local Coastal Policy No. 39 (p. III-24): *All applications for grading and building permits and subdivisions shall be reviewed for threats from hazards such as seismic activity, liquefaction, tsunami run-up, seiche, beach erosion, flood, storm wave run-up, and expansive soils. Geologic reports may be required in known hazard areas. Appropriate mitigation measures shall be applied to minimize threats from any*	The beachfront property is subject to threats from seismic activity, liquefaction, tsunami run-up, beach erosion, and storm wave run-up. A *Coastal Hazard and Wave Run-up Study* (GeoSoils, Inc. January 22, 2018) and a Coastal Hazard Report Conformance Letter (GeoSoils, Inc January 17, 2020) were prepared for the Project. The structure will be built on piles and elevated above the storm wave run-up threat (see Condition of Approval No. 56). The piles will be driven deep enough to address the liquefaction and beach erosion threats. Additionally, the

hazards.	engineering for the structure will be reviewed in accordance with the California Building Code and all recommendations made in the *Coastal Hazard and Wave Run-up Study will be incorporated to address potential threats of natural hazards to the maximum amount possible.* Additionally, a raised livable area and breakaway wall panels on the ground floor are incorporated into the engineering to mitigate the threat of natural hazards (see Condition of Approval No. 58). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 40 (p. III-25): *If new development is located within the 100-year flood and storm wave run-up area…it shall be designed and engineered to withstand the effects of the flooding and wave run-up without the use of seaways or other protective structures…Any person developing property within the 100-year flood line shall agree to indemnify and hold the City harmless from any liability or damages resulting from the construction of his development…Any development located on the beach shall be designed to assure lateral access.*	The structure will be elevated on the piles at a height sufficient to allow storm waves to run under and around the structure through breakaway panels (see Condition of Approval No. 58). This design prevents the need for protective devices, such as rock or concrete barriers, in the event of a storm with significant wave run-up. Pursuant to the Oxnard Shores Settlement Agreement, the proposed development would not block lateral access along the coastline. The project does not require a protective barrier that would block lateral access. Given that every beachfront structure is inherently prone to natural hazards, such as catastrophic storm events and tsunami, the City of Oxnard requires that the Developer agree to indemnify and hold the City harmless from any liability (see Condition of Approval No. 6). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 72 (p III-53): *Public access to and along the shoreline and the Inland Waterway shall be required as a condition of permit approval for all new developments between the shoreline an the first public roadway inland from the shore, except as provided…..Exceptions for vertical access-ways may be made when adequate vertical access exists nearby (500 feet).*	The subject property is approximately 136 feet south of a 24 foot wide vertical beach access owned by the State Lands Commission known as Parcels "Q" and "R" of Tract No. 4380. Similarly, sufficient access exists along the shoreline, as this lot was established pursuant to the terms of the Oxnard Shores Settlement Agreement. Therefore the Project is consistent with this policy.

c) ***Conformance with Coastal Zoning Development Standards:*** The proposed project has been evaluated for consistency with applicable development standards of the Beachfront Residential (R-BF) zone, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?

Off-street parking (OCC 16-622(F))	Two garage spaces for up to five bedrooms.	Three garage spaces for five bedrooms.	Yes
Minimum and maximum bottom of structure (OCC 17-25(D)(1))	The minimum elevation of the bottom of the lowest structural member shall be +14 feet NGVD, or one foot above the calculated maximum wave run-up or wave crest elevation, whichever produces the highest elevation. The maximum elevation of the bottom shall be +17 NGVD.	The bottom of the lowest structural member is +17 feet NGVD, which is consistent with the recommendations found in the *Coastal Hazard & Wave Run-up Study* produced for the project site by GeoSoils, Inc. (January 22, 2018) and a Coastal Hazard Report Conformance Letter (GeoSoils, Inc January 17, 2020.	Yes
Maximum building height (OCC 17-25(D)(2))	For lots wider than 33 feet wide, two stories, not to exceed 25 feet from the bottom of the lowest shore parallel horizontal structural member to the highest peak of roof.	Two stories at 25 feet from the bottom of the lowest shore parallel horizontal structural member to the highest peak of the roof.	Yes
Garage floor elevation (OCC 17-25(D)(3))	Minimum elevation of +13.0 feet NGVD, and shall be high enough to provide a minimum downward slope of 2% for the driveway surface towards the street.	Floor elevation of +13.0 feet NGVD, with a downward slope of 4% for the driveway surface towards the street.	Yes
Minimum lot width (OCC 17-25(D)(4))	30 feet	40 feet existing	Yes
Front yard setback (seaward/west) (OCC 17-25(D)(5)(b)(i))	0 feet - none	0 feet - none	Yes
Rear yard setback (OCC 17-25(D)(5)(b)(ii))	15 feet to structure with minimum 20 feet to center of garage door	16 feet to structure and 20 feet to center of garage door	Yes
Side yard setback (OCC 17-25(D)(6))	For lots greater than 33 feet wide: five feet.	Five feet on both the northern and southern sides.	Yes
Special Requirements (OCC 17-25(E)(2))	No fences, walls, or hedges may be permitted as lot enclosures.	Project does not include fences, walls, or hedges designed as lot enclosures; project includes a wall used for screening the front entry door.	Yes

Special Requirements (OCC 17-25(E)(3))	Minimum distance between a garage door and the most parallel rear property line shall be 20 feet.	Project includes a garage door located 20 feet from the rear property line.	Yes
Special Requirements (OCC 17-25(E)(5))	All dwellings shall be constructed on pilings.	Proposed dwelling will be constructed on pilings (see Condition of Approval No. 56).	Yes

d) ***Site Design, Circulation and Parking:*** The proposed development on the 5,600 square-foot lot has been designed to maximize available space; the proposed residence will be located with a zero setback along the western (front) property line, 16 feet from the eastern (rear) property line, and five feet from each side property line.

The project site will be accessed from a new driveway off Capri Way. The driveway will be constructed of concrete to match the walkway leading to the front entrance. The proposed project will be subject to conditions of approval which require conformance with the approved plans and applicable permits for any future modifications (Condition Nos. 2 and 11).

In accordance with Section 17-49(B) of the Local Coastal Zoning Ordinance, parking will be provided in the proposed 797 square-foot three-car garage.

e) ***Building Design:*** The proposed five bedroom single-family dwelling features a modern architectural style with an exterior primarily composed of a white color stucco, limestone, and a natural color stained hardwood siding and louvered wood screen. The building is designed with a porch and a deck off the western (seaward) side and two decks off the eastern (street) side. The balconies feature clear glass guard rails and glass handrails. The windows feature minimal black framing, the walls are articulated with natural hardwood siding, select areas are screened with a louvered wood screen, and the breakaway panels are designed with open steel mesh. The use of glass on the west elevation results in a light façade which complements the pattern of the existing beach-facing homes. The building features a flat roof design, with a deck and roof top spa and has a solid white parapet wall around the top of the structure. The use of varying materials, colors, and architectural embellishments make the building complementary to existing development in the vicinity of the project site. A walkway is provided along the south elevation from Capri Way to the front door.

f) ***Landscaping and Open Space:*** Landscaping is proposed within planter boxes at the front of the property adjacent to the sidewalk on both sides of the driveway. Two *Washingtonia robustas* (Mexican Fan Palm) and groundcover will be planted in the northern landscape area, and a different groundcover will be planted in the southern landscape area. The proposed project will be subject to conditions of approval (Condition Nos. 2 and 23) to require *Washingtonia robusta* be planted. *Washingtonia robusta* is a consistent street tree along Mandalay Beach Road and Capri Way. The project will also be subject to a condition of approval (Condition No. 18) to require the applicant to submit a landscape plan for review and approval with the building permit.

g) ***Beach Access:*** The subject lot is 136 feet south of a 24-foot wide beach access pathway (Parcel R of Tract 4380) which connects the beach to Capri Way. The subject property contains an eight foot public utility easement along the rear (street side) property line. Since the structure will be constructed on piles and raised above the potential storm wave run-up, there will be no need for protective devices such as rock or concrete barriers which would preclude lateral access along the shore. Similarly, approximately 113 feet of vertical access is provided between the residence and ocean, as this lot was established pursuant to the terms of the Oxnard Shores Settlement Agreement.

8) **Community Workshop and Public Input:**

a) For the previously approved project the applicant mailed notices to property owners within the Oxnard Shores Neighborhood regarding a Community Workshop to be held June 18, 2018 to gather public comments. On June 8, 2018, a notice of this meeting was posted on the project site with a brief description and contact information for the case planner and the applicant. During the June 18, 2018 Community Workshop, two interested members of the public were in attendance to ask questions about the proposed project. These questions pertained to the size and design of the proposed residence. During the Community Workshop, no one expressed opposition to the proposed project.

b) Given that the proposed project is rescinding and replacing an approved project involving less than 8 percent change to the square footage of the residence and minimal exterior changes, a second Community Workshop was not held; however, public noticing was provided for this Director hearing.

9) **Appeal Procedure:** In accordance with Section 17-58(I) of the City Code, the Community Development Director's decision may be appealed to the Planning Commission within ten working days following notice of the decision of the Director to the applicant and interested parties. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final and a Notice of Final Action shall be filed on the 11th working day with the California Coastal Commission (CCC).

Attachments:

A. Maps (Vicinity, Aerial, Local Coastal Plan, Zoning)
B. CEQA Notice of Exemption
C. Reduced Project Plans
D. Resolution of Approval PZ No. 20-400-01 (Sandefer Residence)
E. Approved Resolution No. 18-400-02 (Previously Approved Coastal Development Permit)

Vicinity Map

OXNARD

Oxnard Planning

April 28, 2020

PZ 20-400-01
1215 Capri Way
1910091285
Sandefer Residence

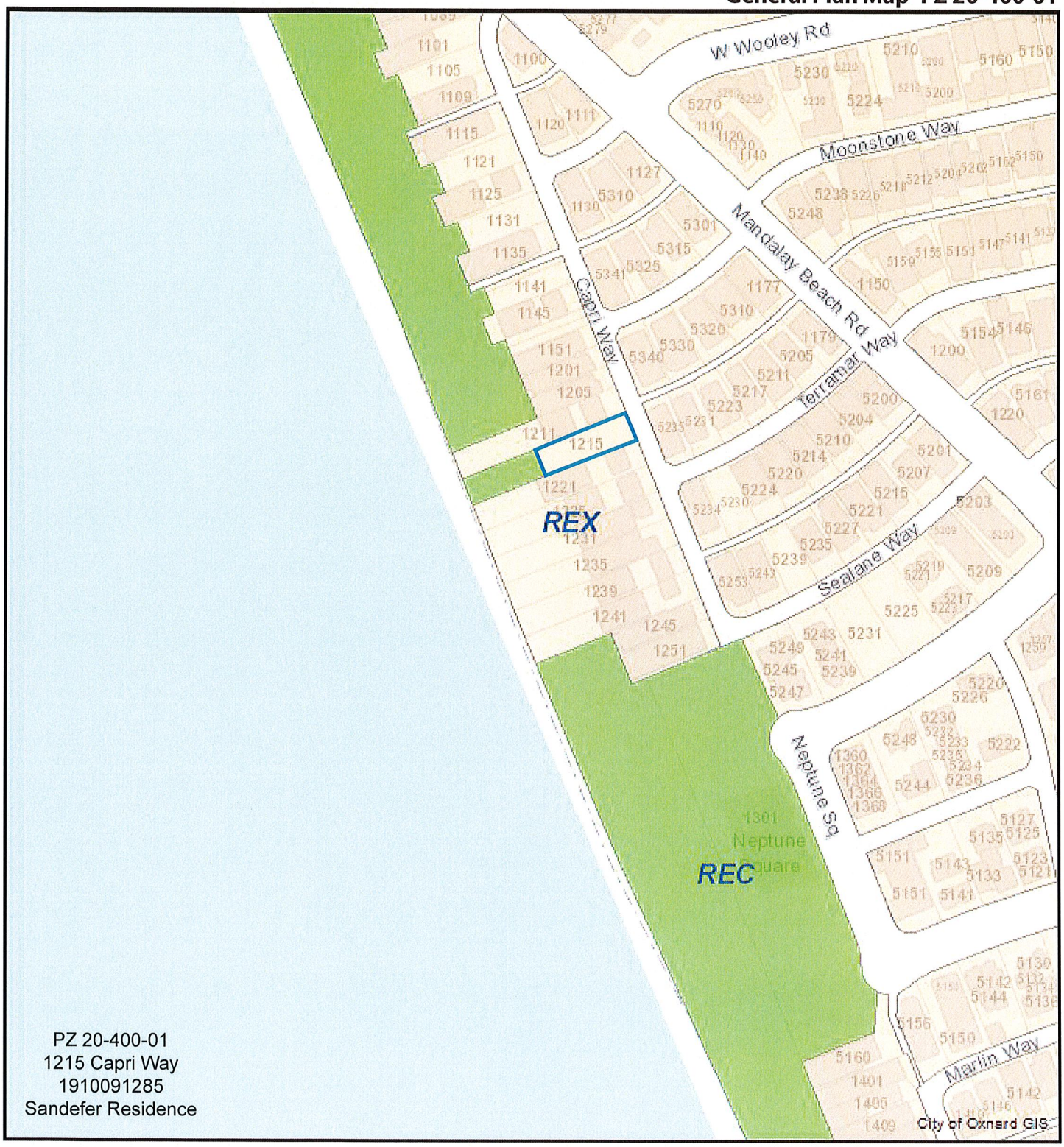
Vicinity Map

Miles

0 0.5 1 1.5 2

1:70,000

General Plan Map PZ 20-400-01



April 28, 2020

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

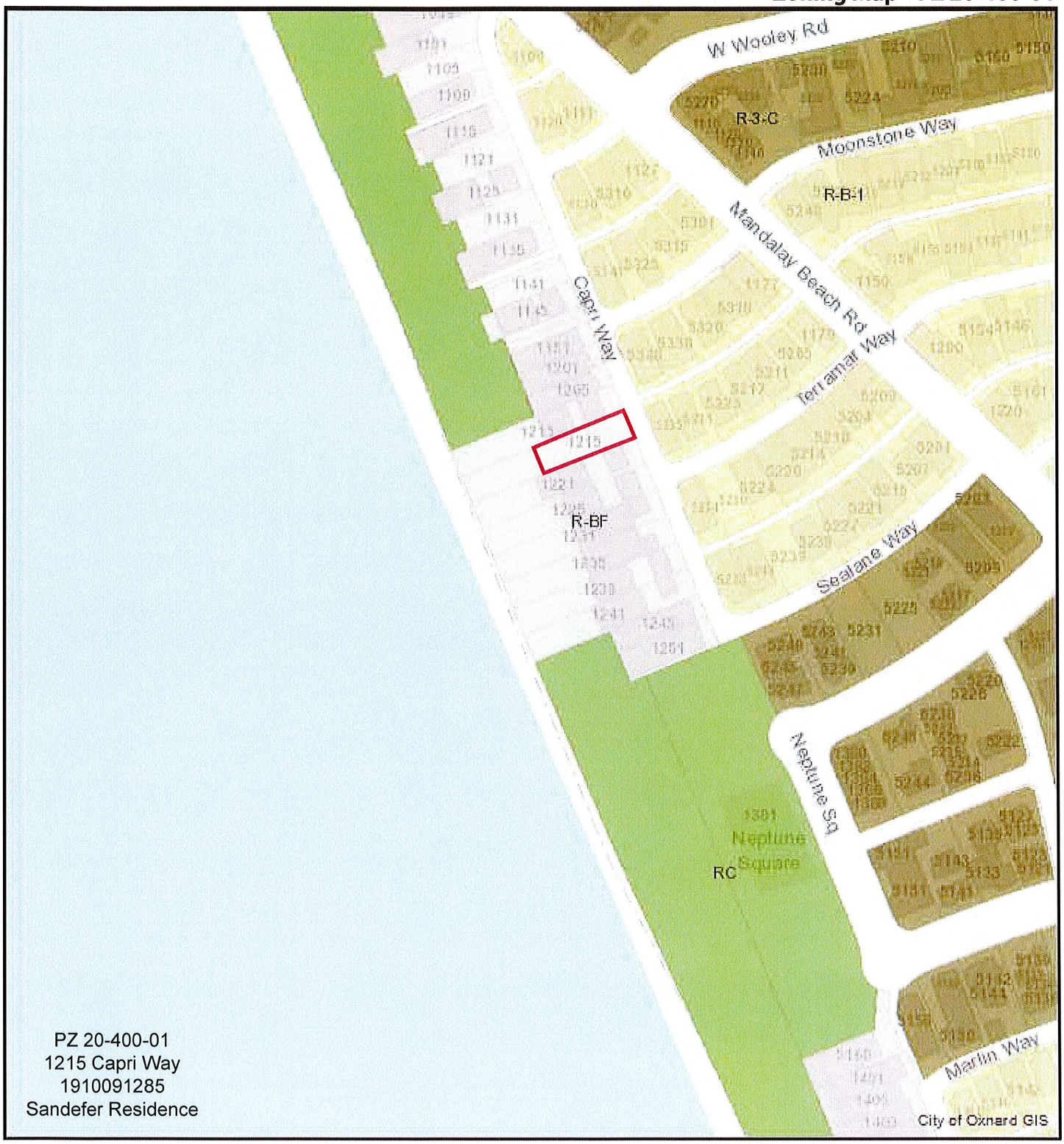
Parcels

General Plan

AC, AG, BRP, CBD, CCM, CCV, CG, CIA, CN, COF, CR, DTE, DTN, ESM, HCI, Hueneme, ICD, IH, ILM, ILT, MHP, OS, PR, PRK, PSP, PUD, PUE, REC, REX, RH, RHD, RL, RLM, RM, RMH, RP, SCH, VSC

This map is compiled by the City of Oxnard GIS Program, which is developed and operated solely for the convenience of the City. The map is for illustrative purposes only. The City does not warrant the accuracy of this map and no decision involving a risk of injury or economic loss should be made in reliance thereon.

Zoning Map PZ 20-400-01



PZ 20-400-01
1215 Capri Way
1910091285
Sandefer Residence

April 28, 2020

Parcels

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

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Aerial Map PZ 20-400-01

PZ 20-400-01
1215 Capri Way
1910091285
Sandefer Residence

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

CITY OF OXNARD CALIFORNIA

NOTICE OF CEQA EXEMPTION

Project Name: Sandefer Residence

Project Description: PZ No. 20-400-01 (Coastal Development Permit) - A request to allow for amendments to a previously approved single-family residence. The previously approved residence consisted of a 4,925 square-foot, two-story, single-family beachfront residence with an attached 864 square-foot three-car garage and 1,386 square feet of deck space. The applicant is currently proposing to construct a 5,284 square-foot, two story, single-family beachfront residence with an attached 797 square-foot three-car garage, 1,095 square feet of deck space and a rooftop spa ("Project"). The Project site is a vacant 5,600 square-foot lot located at 1215 Capri Way within the Oxnard Shores Neighborhood in the Beachfront Residential (R-BF) zoning district. Filed by property owner James Sandefer.

Finding: The Planning Division of the Community Development Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

☐ Ministerial Project
☒ Categorical Exemption
☐ Statutory Exemption
☐ Emergency Project
☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

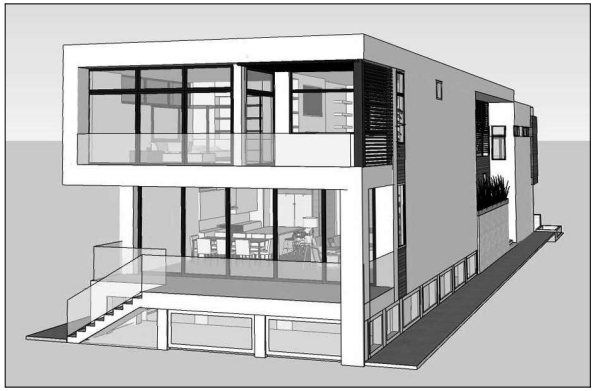
Supporting Reasons: In accordance with Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines, projects involving *"new construction or conversion of small structures,"* including one single-family residence in a residential zone, may be found to be exempt from the requirements of CEQA. The project consists of construction of one single-family dwelling on a legal lot of record which is zoned to allow this use. There are no exceptions found within Section 15300.2 that defeat the Exemption. The Community Development Director has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

_____ _____
(Date) Scott Kolwitz
Planning & Environmental Services Manager

SANDEFER RESIDENCE

1215 CAPRI WAY, LOT 57
OXNARD,CA 93035
APN 191-0-091-045

FRONT ELEVATION



REAR ELEVATION

PROJECT CONTACTS

ARCHITECT	STRUCTURAL ENGINEERING	SOILS ENGINEERING	WAVE RUN-UP STUDY	DRAFTING & TITLE 24	OWNER & BUILDER
MARTHA PICCIOTTI PICCIOTTI DESIGN 404 N. CATALINA ST. VENTURA, CA. 93001 (805) 641-3221 PHONE mpdesign@charter.net E MAIL	ERIC MCCULLUM MCCULLUM ENGINEERING 727 2ND STREET SUITE 104 HERMOSA BEACH, CA 90254 (310) 944-0898 PHONE (310) 545-5423 FAX emengineering@verizon.net E MAIL	HEATHCOTE GEOTECHNICAL 1884 EASTMAN, SUITE 105 VENTURA, CA 93003 (805) 644-9978 PHONE (805) 644-9906 FAX heathcotemm76@gmail.com E MAIL	DAVID SKELLY GEO SOILS INC. 5741 PALMER WAY, SUITE D CARLSBAD, CA 92010 (760) 438-3155 PHONE dskelly@geosoilsinc.com dskelly@geosoilsinc.com	JMC & DESIGN 544 CORONADO ST VENTURA, CA 93001 (805) 766-5833 PHONE jim805martin@gmail.com EMAIL	JIM SANDEFER CONSTRUCTION 5450 RALSTON STREET #105B VENTURA, CA 93003 (805) 207-4894 SANDEFER@GMAIL.COM

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT:

LICENSED ARCHITECT
MARTHA M. PICCIOTTI
No. C-18513
Exp. 07/31/21
STATE OF CALIFORNIA

MARTHA PICCIOTTI ARCHITECT
LICENSE # C18513
404 NORTH CATALINA STREET
VENTURA, CA. 93001
TEL: (805) 641-3221
EMAIL: mpdesign@charter.net

PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

COVER SHEET

DRAWN BY: JM

DATE: 10/14/19

SHEET:

A0.1

GENERAL NOTES:

1. ALL WORK TO COMPLY WITH: 2016 CALIFORNIA RESIDENTIAL BUILDING CODE WITH TITLE 24 (CRC), 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA GREEN BUILDING CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA PLUMBING CODE (CPC), 2106 CALIFORNIA MECHANICAL CODE(CMC), AND 2106 CALIFORNIAELECTRICAL CODE (CEC).
2. BUILDER SHALL OBTAIN A SEPARATE PERMIT FOR INSTALLATION OF AUTOMATIC FIRE SPRINKLERS. THE BUILDING SHALL BE COMPLETELY FIRE SPRINKLED.
3. BUILDER SHALL OBTAIN SEPARATE PERMITS FOR PLUMBING, ELECTRICAL AND MECHANICAL WORK AS REQUIRED BY THE COUNTY. RESIDENTIAL ELECTRICAL LOAD CALCULATIONS AND ELECTRICALPANEL SCHEDULE TO BE PROVIDED BY ELECTRICAL CONTRACTOR PRIOR TO OBTAINING ELECTRICAL PERMIT.
4. BUILDER SHALL OBTAIN SEPARATE PERMITS FOR RETAINING WALLS AND FENCES FROM THE COUNTY PRIOR TO INSTALLATION.
5. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE UNDER SEPARATE PERMIT ISSUED BY THE COUNTY.
6. BUILDER SHALL CONSTRUCT DRIVEWAY PER COUNTY STANDARDS, AND BUILDER SHALL RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, AND OR DRIVEWAY PER COUNTY STANDARDS. ENCROACHMENT PERMIT REQUIRED.
7. UNDERGROUND UTILITIES ARE TO COMPLY WITH COUNTY STANDARDS. CALL UNDERGROUND SERVICE ALERT PRIOR TO DIGGING IN RIGHT-OF-WAY.
8. BUILDER SHALL KEEP STREETS FREE OF DEBRIS AND CONTROL DUST AT ALL TIMES.
9. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE COUNTY STREETS OR MUNICIPAL STORM WATER SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER DISCHARGES WITHOUT SPECIAL TREATMENT IS A VIOLATION OF THE COUNTY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE COUNTY'S STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.
10. PRIOR TO THE BUILDER REQUESTING THE FOUNDATION INSPECTION, A PROPERLY LICENSED SURVEYOR SHALL ESTABLISH THE PROPERTY LINES AND LOCATION OF THE BUILDING ON THE PROPERTY SUCH THAT THE REQUIRED SETBACKS CAN BE VERIFIED BY TAKING MEASUREMENTS FROM ALL PROPOSED BUILDING CORNERS TO THE PROPERTY LINES. THE SURVEYOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE COUNTY OF COMPLETION OF THE WORK PRIOR TO INSPECTION OF THE FOUNDATION.
11. THE BUILDER IS REQUIRED TO CONFIRM IN WRITING TO THE COUNTY OF THE FOLLOWING: A) WOOD SPECIES AS USED IN CONSTRUCTION ARE AS SPECIFIED ON THE APPROVED PLANS. B) HOLDOWN(S) BOLTS WERE FASTENED JUST PRIOR TO COVERING UP THE WALL FRAMING. C) CEMENT PLASTER SHEAR\ WALLS, PLYWOOD SHEAR WALLS, AND ROOF/FLOOR DIAPHRAGMS HAVE BEEN NAILED TO THE FRAMING AS SPECIFIED ON THE APPROVED PLANS.
12. BUILDER SHALL FIRE BLOCK STUD WALLS AND PARTITIONS (HORIZONTALLY AT 10 FOOT INTERVALS AND VERTICALLY AT THE CEILING AND FLOOR LEVELS) ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGER, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS.
13. ROOF VALLEY FLASHING SHALL BE OF NOT LESS THAN NO. 28 GAUGE GALVANIZED SHEET METAL AND SHALL EXTEND AT LEAST 8 INCHES FROM THE CENTERLINE EACH WAY AND ALSO HAVE AN END LAP OF NOT LESS THAN 4 INCHES.
14. DRAFTSTOPPING SHALL BE PROVIDED WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY. THE DRAFT STOP SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 S.F". CRC R302.12.
15. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS AND THE INTEGRITY SHALL BE MAINTAINED. THE DRAFT STOPPING MATERIAL SHALL BE MINIMUM W' GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIAL.
16. PROVIDE FIRE BLOCKING IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: CRC R302.11
   a. IN THE CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES: VERTICALLY AT THE CEILING AND FLOOR LEVELS, AS WELL AS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 1O FEET,
   b. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS,
   c. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN,
   d. AT OPENINGS AROUND VENTS, PIPES DUCTS CABLES AND WIRES ARE CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION .
   e. CORNICES OF A 2-FAMILY DWELLING AT THE LINE OF THE DWELLING UNIT SEPARATION."
17. JOINTS AND OPENINGS. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR,
CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
18. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
19. ANY INSTALLE GAS FIREPLACE SHALL BE A DIRECT-VENT SEALEDCOMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
20. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
21. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
22. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
23. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
24. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
26. 50 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOEEMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR- SCORE PROGRAM.
27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
28. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
29. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOFRAMING IS CHECKED BEFORE ENCLOSURE. INDOOR AIR QUALITY AND EXHAUST.
30. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.
31. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
32. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
   a. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
   b. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT.
   c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
33. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

ADDRESSES:

1. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR INCHES (4") IN HEIGHT.
3. THE ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE.)
4. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW (CGBC 4.303) :

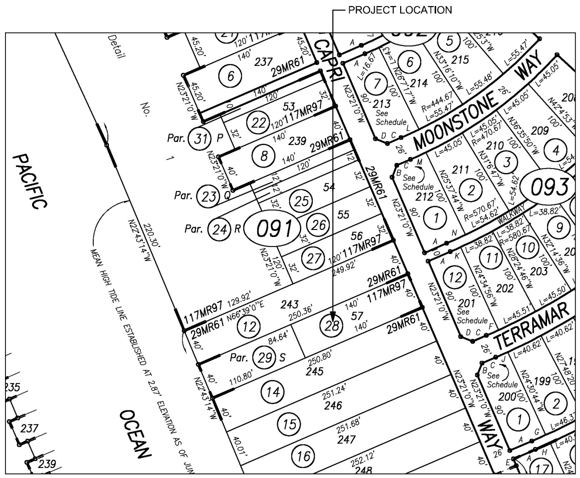
1. WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC SEC. 403 AND CAL GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVS, BAR SINKS, SHOWERS AND TOILETS AS APPLICABLE.
2. WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS. URINALSSHALL HAVE 0.5 GALLONS PER FLUSH MAX (0 .125 GALLONS PER FLUSH WHEN WALL MOUNTED)
3. WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. (MULTIPLE SHOWERHEADS IN A SINGLE SHOWER: COMBINED FLOW IS 2.0 GPM MAX)
4. WATER SAVING SINK AND LAVATORYFAUCETS SHALL HAVE MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE.
5. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE.
6. COPPER WATER LINES SHALL BE TYPE "L" MINIMUM.
7. SHOWERS AND SHOWER TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. MAXIMUM TEMPERATURE TO BE 120 DEGREES F.
8. ALL TUBS AND SHOWERS SHALL HAVE NON SLIP-JOINT TRAPS, AND SHALL HAVE SOLID CONNECTIONS ON WASTE, OVERFLOW AND TRAP LINES.
9. HOSE BIBS SHALL BE FITTED WITH NON-REMOVABLE BACK FLOW DEVICES.
10. WATER HEATERS SHALL BE STRAPPED AT UPPER AND LOWER 1/3 OF THE VERTICAL HEIGHT. TYPICAL.
11. WATER HEATER TEMPERATURE AND PRESSURE RELIEF DRAIN SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING. TYPICAL.
12. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

ELECTRICAL NOTES:

ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2016 NEC AND THE FOLLOWING ARTICLES:
1. NEC 210.52 REGARDING REQUIRED RECEPTACLES.
2. NEC 210.70 REGARDING REQUIRED LIGHTING OUTLETS.
3. NEC 210.8 REGARDING REQUIRED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS).
4. NEC 210.12 REGARDING REQUIRED AFCI (ARC FAULT CIRCUIT INTERRUPTERS).

BUILDER TO CONTACT ARCHITECT:
1. FOR CLARIFICATION OF DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
2. TO RESOLVE PERCEIVED DIFFERENCES BETWEEN THE STRUCTURAL AND ARCHITECTURAL PLANS.
3. SHOULD SURFACE, SUBSURFACE OR OTHERWISE CONCEALED PHYSICAL CONDITIONS OF THE EXISTING RESIDENCE DIFFER MATERIALLY FROM THOSE PROVIDED IN THE ARCHITECT'S DRAWINGS.

VICINITY MAP



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PROJECT INFORMATION

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1215 CAPRI WAY
OXNARD, CA 93035

A.P.N.
191-0-091-285

OWNER:
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ZONING:
R-BF

DESCRIPTION:
NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED THREE CAR GARAGE.

CONSTRUCTION:
TYPE V NON- RATED

OCCUPANCY: R-3 (HOUSE) / U (GARAGE)

FIRE SPRINKLERS: YES (UNDER SEPERATE PERMIT)

GRADING REQUIRED: NO

LOT SIZE: 5600 S.F.

SQUARE FOOTAGE:

FIRST FLOOR HABITABLE	2174 S.F.
SECOND FLOOR HABITABLE	3110 S.F.
TOTABLE HABITABLE	5284 S.F.
COVERED ENTRY PORCH	95 S.F.
ENTRY COURT AND STEPS	218 S.F.
FIRST FLOOR COVERED DECK	315 S.F.
SECOND FLOOR COVERED DECK 1	38 S.F.
SECOND FLOOR COVERED DECK 2	159 S.F.
SECOND FLOOR DECK 3 AND STAIRS	103 S.F.
TOTAL DECKS	615 S.F.
ROOF DECK	480 S.F.
GARAGE	797 S.F.

LOT COVERAGE:

FIRST FLOOR HABITABLE	2174 S.F.
SECOND FLOOR COVERED DECK 2	159 S.F.
COVERED PORCH AT FIRST FLOOR	95 S.F.
GARAGE	864 S.F.
TOTAL AREA	3292 S.F. or 59%

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INSULATION SCHEDULE

1. EXTERIOR WALLS:
PROVIDE R-19 BATT INSULATION IN ALL EXTERIOR WALLS @ CONDITIONED SPACE.

2. GARAGE TO HOUSE WALLS:
PROVIDE R-19 BATT INSULATION IN ALL GARAGE TO HOUSE (CONDITIONED) WALLS.

3. FLAT ROOF CEILINGS BELOW ROOF DECK:
PROVIDE R-30 SPRAY FOAM INSULATION (UNVENTED ASSEMBLY). SEE DETAIL 2/A8.8.

4. GARAGE CEILINGS:
PROVIDE R-30 BATT INSULATION IN GARAGE CEILINGS W/ CONDITIONED SPACE ABOVE.

5. DECK FLOORS:
PROVIDE R-30 BATT INSULATION IN DECK FLOOR W/ CONDITIONED SPACE BELOW.

6. INTERIOR FLOORS:
PROVIDE R-30 BATT INSULATION IN ALL INTERIOR FLOORS @ CONDITIONED SPACE.

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A1.4	ELEVATOR SPECIFICATIONS
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A8.6	ARCHITECTURAL DETAILS
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SD5	STRUCTURAL DETAILS
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SN2	NOTES AND SPECIFICATIONS

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

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FOR: JIM SANDEFER
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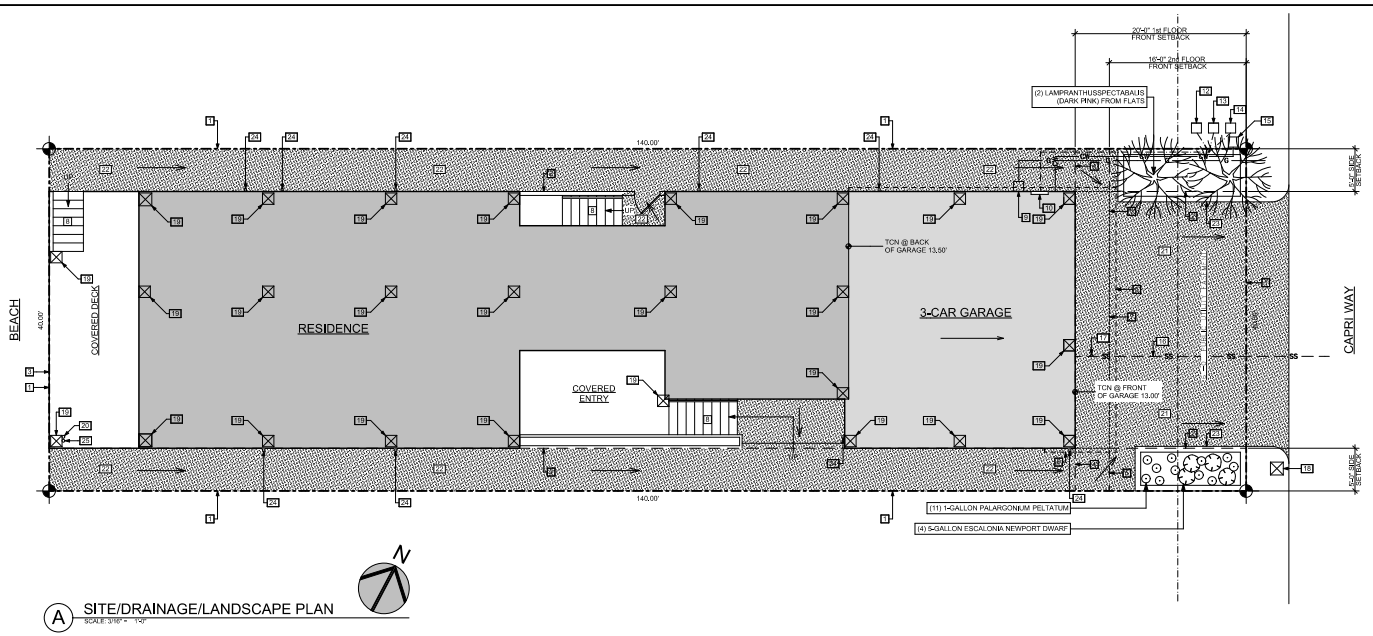
SHEET TITLE:
PROJECT INFO

DRAWN BY: JM
DATE: 10/14/19
SHEET:
A1.1



A SITE/DRAINAGE/LANDSCAPE PLAN
SCALE 3/16" = 1'-0"

PILE DRIVING NOTES

1. NOTIFICATION IN WRITING OF ALL PROPERTY OWNERS WITHIN A 300 FOOT RADIUS OF THE DEVELOPMENT IS REQUIRED AT LEAST 30 DAYS PRIOR TO PILE DRIVING. THE DEVELOPER SHALL FURNISH A LIST OF ALL PROPERTY OWNERS WHO WILL BE NOTIFIED, AS WELL AS A SIGNED STATEMENT AGREEING TO THE NOTIFICATION REQUIREMENTS.

2. DEVELOPER SHALL PROVIDE A PLAN FOR PRE-DRILLING OR OTHER METHODS TO REDUCE THE DRIVING DURATION AND FORCE SO AS TO MITIGATE THE VIBRATION IMPACTS ON THE SURROUNDING PROPERTIES.

3. THE DEVELOPER SHALL SUBMIT A PLAN TO MITIGATE NOISE IMPACTS ON THE SURROUNDING PROPERTIES. SUCH A PLAN SHALL BE BACKED UP BY AN ACOUSTICAL REPORT OR OTHER TECHNICAL REPORT AND DATA TO SUBSTANTIATE THE NOISE REDUCTIONS. THE PLAN SHOULD INCLUDE A DETAILED DESCRIPTION OF ANY NOISE REDUCTION EQUIPMENT OR TECHNIQUES PROPOSED.

4. DEVELOPER SHALL AGREE TO LIMIT PILE DRIVING ACTIVITIES TO THE HOURS OF 9:00 A.M. TO 4:30 P.M.

5. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD PRIOR TO THE START OF PILE DRIVING TO VERIFY AND REVIEW ALL PILE DRIVING REQUIREMENTS. THE ATTENDEES SHALL INCLUDE THE PILE DRIVING/DRILLING FOREMAN, DEVELOPER, DEPUTY INSPECTOR, AND DEVELOPMENT SERVICES STAFF. DEVELOPER SHALL COORDINATE THIS MEETING AND PROVIDE THIS DEPARTMENT AT LEAST 72 HOURS NOTICE. A NOTE SHALL BE ADDED TO THE FRONT SHEET OF THE PLANS CALLING FOR THIS PRE-CONSTRUCTION MEETING AND CLEARLY STATING THAT NO PILES CAN BE DRIVEN PRIOR TO THIS MEETING.

6. THE DEVELOPER SHALL ACKNOWLEDGE THAT THE BUILDING OFFICIAL'S APPROVAL IS CONDITIONAL, AND MAY BE REVOKED IMMEDIATELY IF THE AGREED UPON PILE DRIVING MITIGATING MEASURES ARE NOT STRICTLY ADHERED TO.

7. THE DEVELOPER SHALL FIELD VERIFY ALL PILE LOCATIONS AND FINAL HEIGHTS PRIOR TO PILE PLACEMENT.

SITE PLAN NOTES

1. SOILS COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

2. (E) LOT IS FLAT AND EXISTING SITE CONTOURS AND SLOPE TO REMAIN. (NO GRADING PLAN REQUIRED)

3. ALL (E) SITE DRAINAGE TO REMAIN. ALL NEW SITE DRAINAGE SHALL DRAIN TO STREET.

4. FINISH GRADE SHALL DRAIN AWAY FROM HOUSE MIN 2% FOR 1st 5'-0" TYP.

5. ALL ROOF DRAINAGE SHALL BE COLLECTED VIA SCUPPERS AND OR DOWNSPOUTS AND TERMINATE ABOVE GROUND ON HARDSCAPE OR SPLASH BLOCKS AND DIRECT FLOW TO STREET.

6. CONTRACTOR TO VERIFY ALL PILE HEIGHTS PRIOR TO ORDERING ALL PILES.

7. THE ELEVATION (IN RELATION TO NGVD) AT THE BOTTOM OF THE LOWEST STRUCTURAL MEMBER AT THE LOWEST FLOOR (EXCLUDING PILINGS OR COLUMNS) SHALL BE CERTIFIED BY A LICENSED SURVEY OR OR CIVIL ENGINEER PRIOR TO GROUND FLOOR FRAMING INSPECTION APPROVAL.

8. NO GRADING IS REQUIRED FOR THIS PROJECT

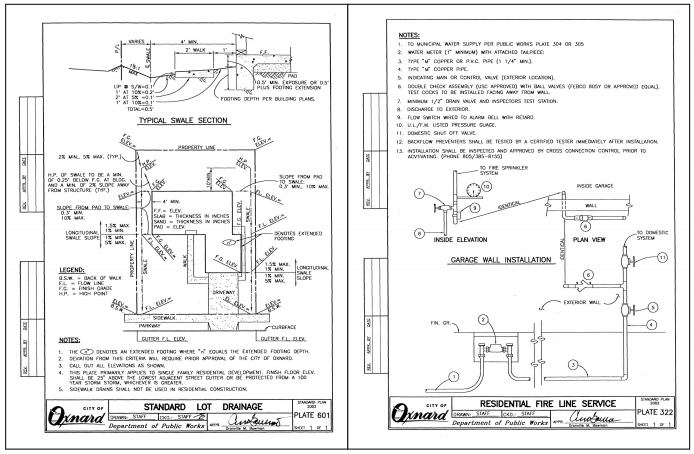
FEMA FLOOD ELEVATION CERTIFICATION INFO

PRIOR TO FINAL INSPECTION A LICENSED SURVEYOR SHALL CERTIFY IN A FEMA FLOOD ELEVATION CERTIFICATION REPORT THAT:

I,_____ CERTIFY THAT THE BUILDING LOCATED AT 861 MANDALAY BEACH RD. COMPLIES WITH THE REQUIREMENTS OF THE OXNARD CITY CODE:

a. IN THE REPORT THE FOLLOWING SHALL BE NOTED:
   1. THE NGVD BASE ELEVATION;
   2. THE HIGHEST AND LOWEST GARAGE FLOOR ELEVATION, THE FLOOR ELEVATIONS;
   3. THE AVERAGE HEIGHT OF THE ROOF;
   4. THE LOWEST AND HIGHEST SPOT OF THE BUILDING.

b. A SECTION PLAN SHALL ACCOMPANY THE REPORT NOTING MAJOR ELEVATIONS POINTS ON THE DRAWINGS.



SITE PLAN KEYNOTES

1 PROPERTY LINE
2 SIDE SETBACK LINE
3 REAR SETBACK LINE
4 1st FLOOR FRONT SETBACK LINE
5 2nd FLOOR FRONT SETBACK LINE
6 LINE OF FACADE ABOVE
7 LINE OF 2nd FLOOR ABOVE
8 WOOD FRAMED STAIRS. STAIRS TO BE BREAK-AWAY. SEE FLOOR PLAN FOR RISE & RUN
9 GAS METER
10 FLUSH MOUNT 400AMP ELECTRICAL METER PANEL W/ CONCRETE ENCASED ELECTRODE W/ ADJACENT PHONE & CABLE. FROM EXISTING UNDERGROUND PULL-BOXES
12 SCE PULL BOX
13 CABLE PULL BOX
14 PHONE PULL BOX
15 NEW 1" WATER METER W/ 2" WATER LINE AND SHUT-OFF VALVE @ HOUSE
16 NEW 4" SEWER LATERAL. CONTRACTOR TO VERIFY LOCATION
17 NEW SEWER CLEANOUT
18 MAILBOX, SEE DETAIL 3/A8.11. CONFIRM EXACT DESIGN W/ ARCHITECT
19 PILE PER PLAN, SEE A2.2 FOR PILE LAYOUT PLAN
20 3" ABS PIPES FROM 1st FLOOR DECK DRAIN. TERMINATE @ SPLASH BLOCK @ GRADE
21 NEW CONCRETE DRIVEWAY
22 NEW CONCRETE HARDSCAPE/WALKS. SLOPE TO STREET 1/8" PER FT
23 STUCCOED CMU PLANTER @ 18" MAX HEIGHT FROM GRADE
24 3"x3"SQ 316 STAINLESS ROOF OR DECK DOWNSPOUT TO TERMINATE @ HARDSCAPE
25 3" ABS PIPES FROM 2nd FLOOR DECK DRAIN. TERMINATE @ SPLASH BLOCK @ GRADE

NO GRADING REQUIRED FOR THIS PROJECT

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

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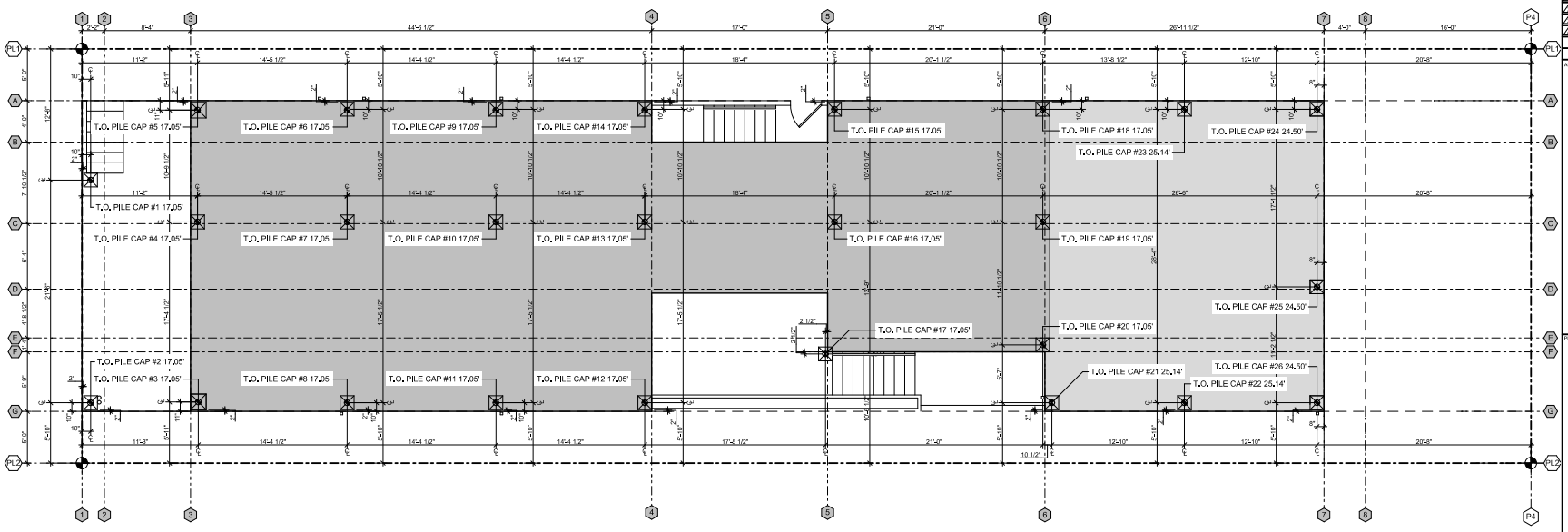
SHEET TITLE:
SITE/DRAINAGE/LANDSCAPE PLAN

DRAWN BY: JM
DATE: 10/14/19
SHEET:
A2.1



A PILE LAYOUT PLAN
SCALE: 1/4" = 1'-0"

PILE DRIVING NOTES

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3. THE DEVELOPER SHALL SUBMIT A PLAN TO MITIGATE NOISE IMPACTS ON THE SURROUNDING PROPERTIES. SUCH A PLAN SHALL BE BACKED UP BY AN ACOUSTICAL REPORT OR OTHER TECHNICAL REPORT AND DATA TO SUBSTANTIATE THE NOISE REDUCTIONS. THE PLAN SHOULD INCLUDE A DETAILED DESCRIPTION OF ANY NOISE REDUCTION EQUIPMENT OR TECHNIQUES PROPOSED.

4. DEVELOPER SHALL AGREE TO LIMIT PILE DRIVING ACTIVITIES TO THE HOURS OF 9:00 A.M. TO 4:30 P.M.

5. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD PRIOR TO THE START OF PILE DRIVING TO VERIFY AND REVIEW ALL PILE DRIVING REQUIREMENTS. THE ATTENDEES SHALL INCLUDE THE PILE DRIVING/DRILLING FOREMAN, DEVELOPER, DEPUTY INSPECTOR, AND DEVELOPMENT SERVICES STAFF. DEVELOPER SHALL COORDINATE THIS MEETING AND PROVIDE THIS DEPARTMENT AT LEAST 72 HOURS NOTICE. A NOTE SHALL BE ADDED TO THE FRONT SHEET OF THE PLANS CALLING FOR THIS PRE-CONSTRUCTION MEETING AND CLEARLY STATING THAT NO PILES CAN BE DRIVEN PRIOR TO THIS MEETING.

6. THE DEVELOPER SHALL ACKNOWLEDGE THAT THE BUILDING OFFICIAL'S APPROVAL IS CONDITIONAL, AND MAY BE REVOKED IMMEDIATELY IF THE AGREED UPON PILE DRIVING MITIGATING MEASURES ARE NOT STRICTLY ADHERED TO.

7. THE DEVELOPER SHALL FIELD VERIFY ALL PILE LOCATIONS AND FINAL HEIGHTS PRIOR TO PILE PLACEMENT.

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT:
LICENSED ARCHITECT
MARTHA PICCIOTTI
No. C-18513
Exp. 06/30/20
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DESIGNS

PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD, CA 93035

SHEET TITLE:

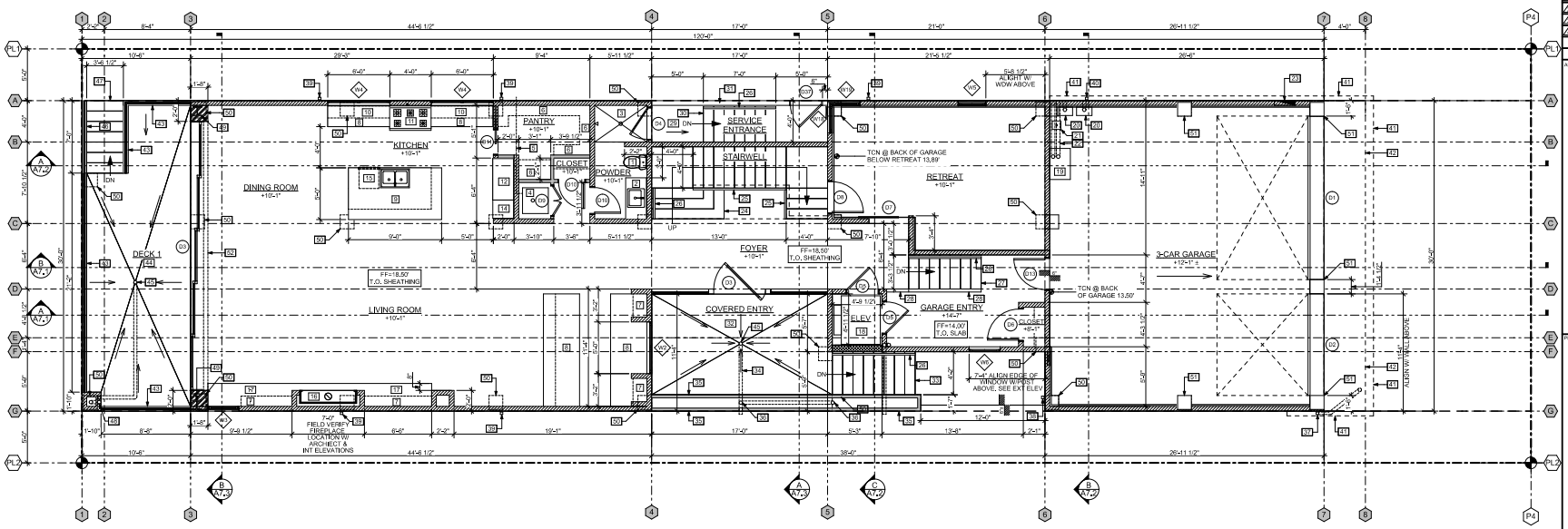
PILE LAYOUT PLAN

DRAWN BY: JM

DATE: 10/14/19

SHEET:

A2.2



A 1st FLOOR PLAN

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

N

WALL LEGEND

PROPOSED 2x4 WALLS, 2x4 STUDS @ 16" OC, U.N.O., TYP

PROPOSED 2x6 WALLS, 2x6 STUDS @ 16" OC U.N.O., TYP

PROPOSED 2x6 WALLS, 2x8 STUDS @ 16" OC U.N.O., TYP

PROPOSED 2x12 WALLS, 2x12 STUDS @ 16" OC U.N.O., TYP

TYP FLOOR PLAN NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION, SEE DETAIL 2/A8.8.

2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION, TYP U.N.O.

4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.

8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O.

9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"

10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

1st FLOOR PLAN KEYNOTES

1 LOW-FLUSH TOILET
2 24"D x 36"H (FIN) VANITY CABINET AND COUNTERTOP. SEE SEPERATE INTERIOR ELEVATIONS
3 WATERPROOFED AND TILED CURBLESS SHOWER PAN W/TILED WALLS TO CEILING. DEPRESS FLOOR 3" TO ALLOW FOR FLUSH SHOWER PAN
4 STACKING WASHER & DRYER. VENT TO EXT THROUGH FLOOR FRAMING ABOVE W/4" SMOOTH METAL DUCTING W/ DAMPER. PROVIDE FLOOR DRAIN BELOW WASHER. TERMINATE @ EXT.
5 4" SMOOTH METAL DRYER DUCTING W/ DAMPER IN FLOOR FRAMING ABOVE
6 PANTRY SHELVING OR BUILT-INS
7 EXPOSED SHELVING. SEE SEPERATE INTERIOR ELEVATIONS
8 36" HIGH BASE CABINET AND COUNTERTOP. SEE SEPERATE INTERIOR ELEVATIONS
9 36" HIGH ISLAND W/ BASE CABINET AND COUNTERTOP W/ KITCHEN SINK & DISPOSAL. SEE SEPERATE INTERIOR ELEVATIONS
10 14" DEEP UPPER CABINETS. SEE SEPERATE INTERIOR ELEVATIONS
11 48" GAS SLIDE IN RANGE W/ 100CFM MIN INTERMITTENT VENT HOOD ABOVE. VENT TO EXTERIOR
12 48" BUILT-IN REFRIGERATOR/FREEZER
14 24"D TALL CABINET
15 DISHWASHER
16 6015 HO GSR2 GAS FIREPLACE BY "FIREPLACE XTRORDINAIR" W/RAISED HEARTH. VENT TO EXTERIOR THROUGH WALL. COMBUSTION AIR FROM EXTERIOR. ETL TESTED AND LISTED FIREPLACE. SEE SHEET A1.3 FOR MFG SPECS. SEE ARCHITECTS INTERIOR ELEVATIONS FOR DESIGN
17 18"H RAISED HEARTH. SEE ARCHITECTS INTERIOR ELEVATIONS FOR DESIGN
18 ELEVATOR. SEE A1.4 FOR ELEVATOR SPECIFICATIONS
19 FAU SUSPENDED FROM CEILING. SEE ELECTRICAL/UTILITY PLAN FOR SPECS. BOTTOM @ 17.00' MIN.
20 WALL MOUNTED TANKLESS WATER HEATER. BOTTOM @ 17.00' MIN. SEE ELECTRICAL/UTILITY PLAN FOR SPECIFICATIONS
21 FLOOR SINK FOR TANKLESS WATER HEATER, TIE INTO SEWER
22 FAU VENT PIPES IN FLOOR FRAMING ABOVE. VENT TO EXT
23 FLUSH MOUNT 400AMP ELECTRICAL METER PANEL W/ CONCRETE ENCASED ELECTRODE W/ ADJACENT PHONE & CABLE, FROM EXISTING UNDERGROUND PULL-BOXES
24 WOOD FRAMED STAIRS W/ STAIN GRADE TREADS & RISERS. 18-R @ 7 5/8" / 17-T @ 12", FIELD VERIFY
25 GLASS STAIR RAILING. TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL
26 WALL MOUNTED STAINLESS HANDRAIL. TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL 3/A8.8
27 WOOD FRAMED STAIRS W/ STAIN GRADE TREADS & RISERS. 8-R @ 6 3/4" / 7-T @ 12", FIELD VERIFY
28 2x4 FRAMED STAIR RAIL WALL @ 42" ABOVE STAIR TREAD NOSING
29 TILE STAIR LANDING OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT
30 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 8-R @ 7 1/8" / 7-T @ 12", FIELD VERIFY
31 2x6 FRAMED PRIVACY WALL. TOP OF FIN WALL TO MATCH W18 & W19 SILL HEIGHT
32 TILE ENTRY LANDING OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT TO DECK DRAIN
33 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 9-R @ 6 1/8" / 8-T @ 12", FIELD VERIFY
34 ABS DECK DRAIN PIPE. TERMINATE @ HARDSCAPE
35 2x4 FRAMED PLANTER/GAURD RAIL WALL. TOP OF FIN WALL @ 22.50'
36 3" PLANTER DRAIN. TERMINATE @ HARDSCAPE
37 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
38 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF & ROOF DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
39 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF DRAIN ABOVE TO TERMINATE @ HARDSCAPE
40 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
41 LINE OF FACADE ABOVE
42 LINE OF 2nd FLOOR ABOVE
43 2x6 FRAMED DECK CURB W/ 1/2" TEMP GLASS RAILING ABOVE. TOP OF RAIL TO BE 42" ABOVE FIN DECK SURFACE
44 TILED DECK OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT TO DECK DRAIN
45 3" DECK DRAIN. TERMINATE @ HARDSCAPE
46 2x6 FRAMED DECK/STAIR CURB W/ 1/2" TEMP GLASS RAILING ABOVE. TOP OF RAIL TO BE 36" ABOVE FIN TREAD NOSING SURFACE
47 TILED STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 8-R @ 7" / 7-T @ 12", FIELD VERIFY
48 3" ABS DECK DRAIN PIPE FROM DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
49 "W" COLUMN PER STRUCT
50 PILE BELOW PER PLAN. SEE A2.2 FOR PILE LAYOUT
51 PILE PER PLAN. SEE A2.2 FOR PILE LAYOUT
52 SHADE POCKET ABOVE

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT

LICENSED ARCHITECT MARTHA N. PICCIOTTI No. C-18513 Exp 06/30 STATE OF CALIFORNIA

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PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

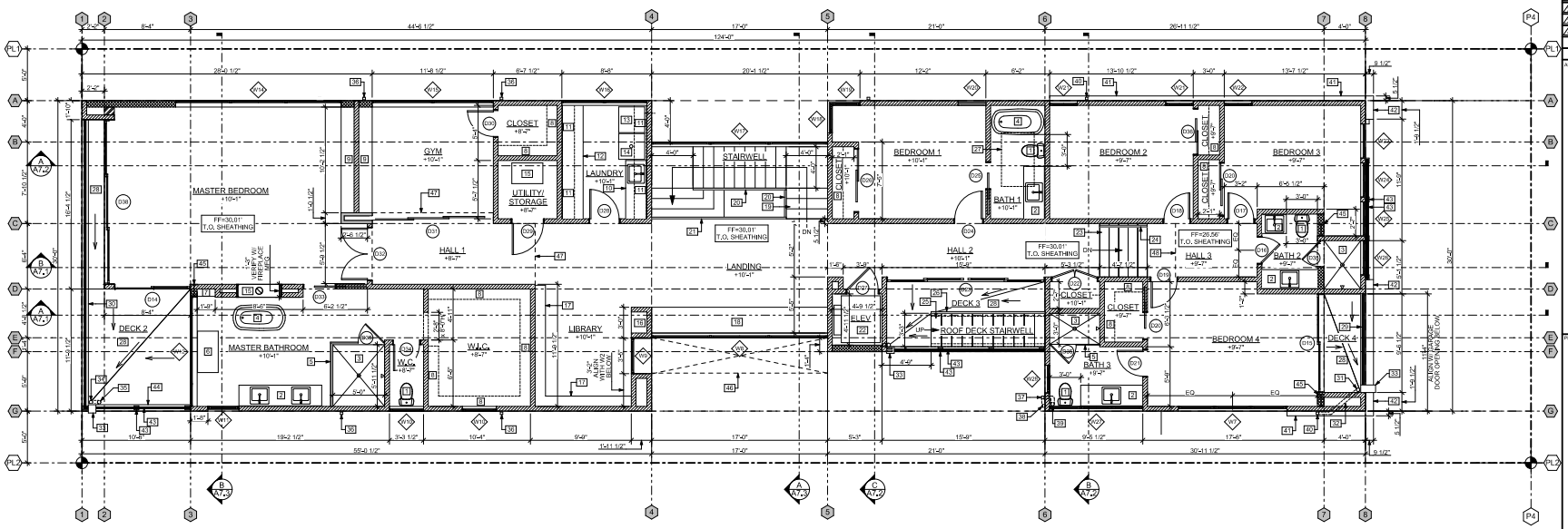
1st FLOOR PLAN

DRAWN BY: JM

DATE: 10/14/19

SHEET:

A3.1



A 2nd FLOOR PLAN

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

N

WALL LEGEND

PROPOSED 2x4 WALLS.
2x4 STUDS @ 16" OC, U.N.O., TYP

PROPOSED 2x6 WALLS.
2x6 STUDS @ 16" OC U.N.O., TYP

PROPOSED 2x6 WALLS.
2x8 STUDS @ 16" OC U.N.O., TYP

PROPOSED 2x12 WALLS.
2x12 STUDS @ 16" OC U.N.O., TYP

TYP FLOOR PLAN NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION, SEE DETAIL 2/A8.5.

2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION, TYP U.N.O.

4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.

8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O.

9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"

10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

2nd FLOOR PLAN KEYNOTES

1 LOW-FLUSH TOILET
2 24"D x 36"H (FIN) VANITY CABINET AND COUNTERTOP
3 WATERPROOFED AND TILED CURBLESS SHOWER PAN W/TILED WALLS TO CEILING. DEPRESS FLOOR 3" TO ALLOW FOR FLUSH SHOWER PAN. SHOWER HEAD @ 7'-6" ABOVE FLOOR
4 FREE STANDING TUB. SPECIFICATIONS PER ARCHITECT
5 1/2" TEMP SHOWER GLASS ENCLOSURE
6 24"D x 36"H (FIN) BASE CABINET AND COUNTERTOP
7 OPEN SHELVING. SEE SEPERATE INTERIOR ELEVATIONS
8 CLOSET SHELF & POLE
9 BUILT-IN CABINETS. SEE SEPERATE INTERIOR ELEVATIONS
10 36" HIGH BASE CABINET AND COUNTERTOP W/ UTILITY SINK
11 14" DEEP UPPER CABINETS
12 36" HIGH BASE CABINET AND COUNTERTOP
13 DRYER. VENT TO EXT THROUGH WALL W/4" SMOOTH METAL DUCTING W/ DAMPER
14 WASHER. PROVIDE FLOOR DRAIN BELOW AND TERMINATE THROUGH EXTERIOR WALL
15 4415ST HO GSR2 GAS SEE THROUGH FIREPLACE BY "FIREPLACE XTRORDINAIR" W/RAISED HEARTH. VENT TO EXTERIOR THROUGH ROOF. COMBUSTION AIR FROM EXTERIOR. ETL TESTED AND LISTED FIREPLACE. SEE SHEET A1.3 FOR MFG SPECS. SEE ARCHITECTS INTERIOR ELEVATIONS FOR DESIGN
15 FAU ON 18" HIGH WOOD FRAMED PLATFORM. SEE ELECTRICAL/UTILITY PLAN FOR SPECS
16 NICHE. SEE SEPERATE INTERIOR ELEVATIONS
17 BUILT-IN BOOK CASE. SEE SEPERATE INTERIOR ELEVATIONS
18 18"H WINDOW SEAT. SEE SEPERATE INTERIOR ELEVATIONS
19 WOOD FRAMED STAIRS W/ STAIN GRADE TREADS & RISERS. 18-R @ 7 5/8" / 17-T @ 12". FIELD VERIFY
20 GLASS STAIR RAILING. TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL
21 GLASS GUARD RAIL. TOP OF HAND RAIL @ 42" ABOVE FIN FLOOR SURFACE. SEE DETAIL
22 ELEVATOR. SEE A1.4 FOR ELEVATOR SPECIFICATIONS
23 WOOD FRAMED STAIRS W/ STAIN GRADE TREADS & RISERS. 6-R @ 6 7/8" / 5-T @ 12". FIELD VERIFY
24 WALL MOUNTED STAINLESS HANDRAIL. TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL
25 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL), SLOPE TREAD MIN 1/4" PER FT. 12-R @ 7 5/8" / 11-T @ 12". FIELD VERIFY
26 GLASS STAIR RAILING. TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL
27 3'-0"x5'-0" FIXED SKYLIGHT ABOVE, BY VELUX, ICC ESR-4108
28 TILED DECK OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT TO DECK DRAIN
29 2x4 FRAMED DECK CURB W/ 1/2" TEMP GLASS RAILING ABOVE. TOP OF RAIL TO BE 42" ABOVE FIN DECK SURFACE
30 2x8 FRAMED DECK CURB W/ 1/2" TEMP GLASS RAILING ABOVE. TOP OF RAIL TO BE 42" ABOVE FIN DECK SURFACE
31 3" DECK DRAIN. TERMINATE @ HARDSCAPE
32 3" ABS DECK DRAIN PIPE. ROUTE THROUGH SOFFIT BELOW. TERMINATE @ HARDSCAPE
33 4"x9" 316 STAINLESS STEEL SHEET METAL OVERFLOW SCUPPER. SEE DETAIL
34 3" DECK DRAIN. TERMINATE @ HARDSCAPE
35 3" ABS DECK DRAIN PIPE. ROUTE THROUGH 1sT FLOOR DECK COLUMN. TERMINATE @ HARDSCAPE
36 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF & ROOF DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
37 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF & ROOF DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
38 3" ABS ROOF DRAIN PIPE. ROUTE THROUGH ROOF FRAMING & TIE INTO SHARED ROOF DECK DOWNSPOUT. TERMINATE @ HARDSCAPE
39 3" ABS ROOF DECK DRAIN PIPE. ROUTE THROUGH ROOF FRAMING & TIE INTO SHARED ROOF DOWNSPOUT. TERMINATE @ HARDSCAPE
40 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
41 2x6 FRAMED FACADE
42 2x10 FRAMED FACADE
43 MANGUERAS WOOD SCREEN WALL. SEE EXTERIOR ELEVATIONS FOR APPLICABLE DETAILS
44 2x8 FRAMED DECK CURB W/ MANGUERAS WOOD SCREEN WALL ABOVE. SEE EXTERIOR ELEVATIONS FOR APPLICABLE DETAILS
45 "W" COLUMN PER STRUCT
46 LINE OF ROOF OPENING ABOVE
47 LINE OF CEILING BREAK ABOVE
48 LINE OF CEILING/ROOF BREAK ABOVE

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

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PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

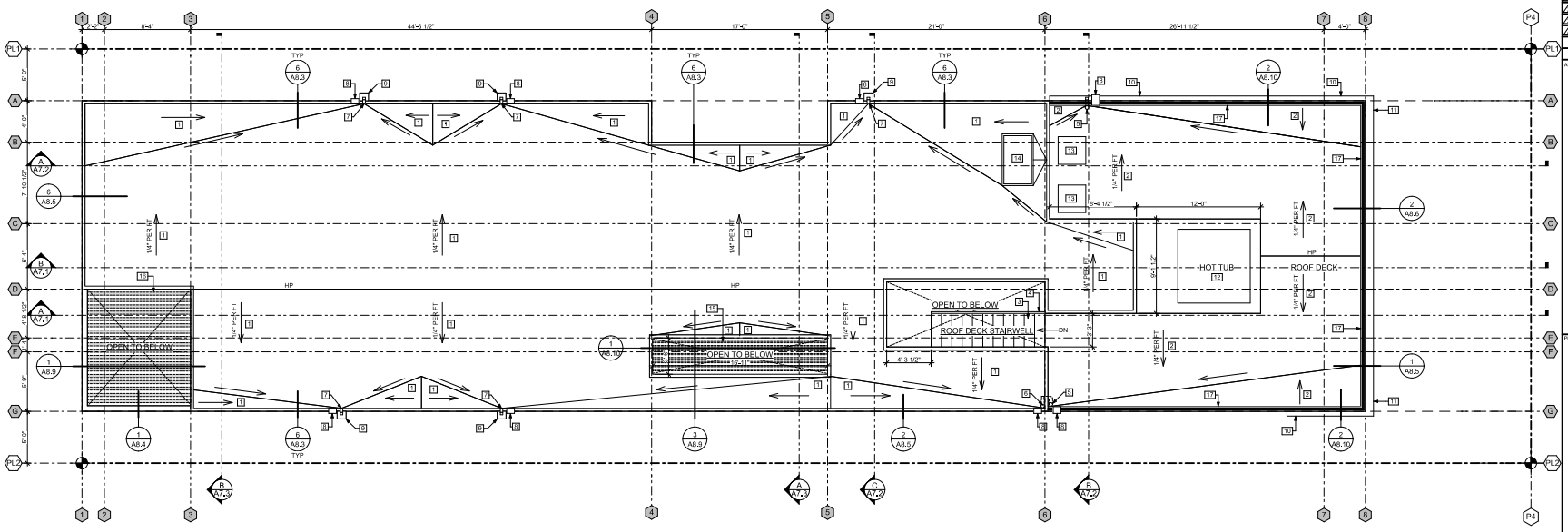
2nd FLOOR PLAN

DRAWN BY: JM

DATE: 10/14/19

SHEET:

A3.2



A ROOF & ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

N

TYP ROOF PLAN NOTES

1- ALL FLAT ROOFS SHALL HAVE CLASS "A" SARNAFIL ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSDECK BOARD. SLOPE ROOF 1/4" PER FT MIN TO ROOF DRAINS/SCUPPERS.

2- ALL ROOF DECKS SHALL HAVE TILE OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT TO DECK DRAINS- ALL VAULTED CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL

3-ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8

4- ALL STUCCO PARAPET WALLS/CURBS WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

5. ALL FASCIA, TRIMS AND BELLY-BANDS SHALL BE PAINTED TRIM, USE "BORAL" (TRUEXTERIOR TRIM). (SOLID OR BUILT-UP TO OBTAIN CALL-OUT DETAIL DIMENSIONS)

6- ALL ROOF DRAINAGE SHALL BE COLLECTED VIA ROOF DRAINS OR 316 STAINLESS STEEL SHEET METAL SCUPPERS AND LEADER HEADS. DOWNSPOUTS TO DISCHARGE @ HARDSCAPE, DIRECT FLOW TO LANDSCAPING AND PUBLIC RIGHT-AWAY.

ROOF PLAN KEYNOTES

1 CLASS "A" SARNAFIL ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSDECK BOARD. SLOPE ROOF 1/4" PER FT MIN TO ROOF DRAINS/SCUPPERS
2 TILED DECK OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT TO DECK DRAIN
3 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 12-R @ 7 5/8" / 11-T @ 12". FIELD VERIFY
4 GLASS STAIR RAILING. TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL
5 4" DECK DRAIN. DIRECT FLOW TO DOWNSPOUT & TERMINATE @ HARDSCAPE
6 4" ROOF DRAIN. DIRECT FLOW TO DOWNSPOUT & TERMINATE @ HARDSCAPE
7 4"x4" 316 STAINLESS STEEL SHEET METAL ROOF DRAIN SCUPPER. DIRECT FLOW TO LEADER HEAD & DOWNSPOUT AND TERMINATE @ HARDSCAPE
8 4"x9" 316 STAINLESS STEEL SHEET METAL OVERFLOW SCUPPER. SEE DETAIL
9 316 STAINLESS STEEL SHEET METAL LEADER HEAD. SEE DETAIL
10 2x6 FRAMED FACADE. SEE FRONT EXTERIOR ELEVATION FOR HEIGHT
11 2x10 FRAMED FACADE. SEE FRONT EXTERIOR ELEVATION FOR HEIGHT
11 4"x9" COPPER OVERFLOW SCUPPER. SEE DETAIL 1/A8.3
12 32" HIGH HOT TUB AND WOOD FRAMED HOT TUB DECK. PER ARCHITECTS SPECIFICATIONS
13 AC CONDENSERS. SEE ELECTRICAL/UTILITY PLAN
14 3'-0"x5'-0" FIXED SKYLIGHT ABOVE, BY VELUX. ICC ESR-4108
15 2x6 MANGUERAS SHADE BARS @ 5" OC (EQUALLY SPACED). SEE APPICABLE DETAILS
16 4x6 MANGUERAS SHADE BARS @ 7" OC (EQUALLY SPACED). SEE APPICABLE DETAILS
17 2x6 FRAMED DECK RAIL WALL W/ 1/2" TEMP GLASS RAILING ABOVE. TOP OF RAIL TO BE 42" ABOVE FIN DECK SURFACE. SEE FRONT ELEVATION FOR RAIL WALL HEIGHT
28 AC CONDENSERS. SEE ELECTRICAL/UTILITY PLAN

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

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PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

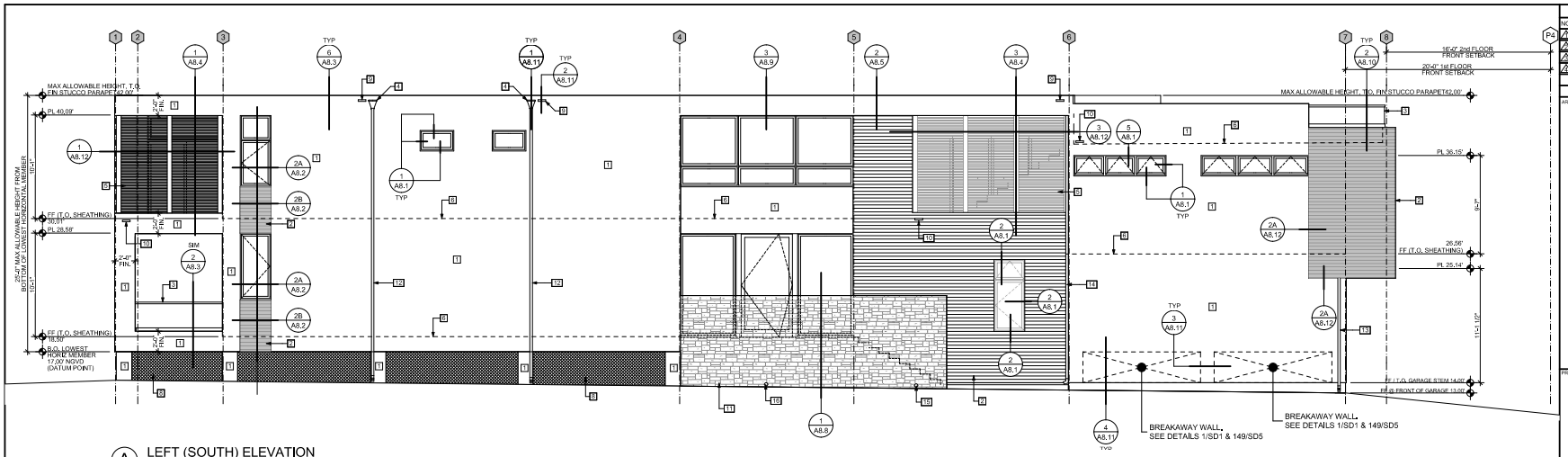
ROOF & ROOF DECK PLAN

DRAWN BY: JM

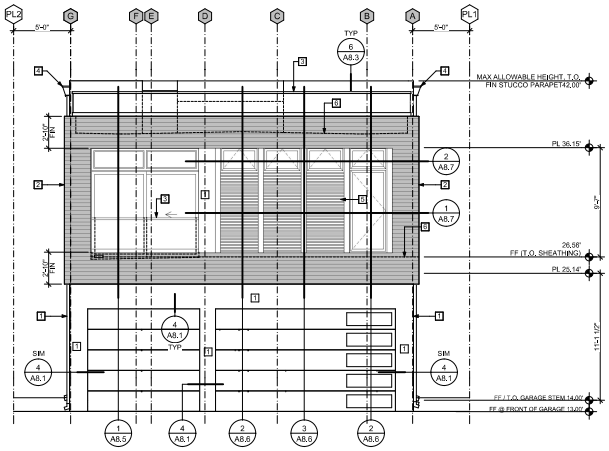
DATE: 10/14/19

SHEET:

A4.1



A LEFT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



B FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES #

1 7/8" SMOOTH STUCCO OVER SS LATH OVER (2) LAYERS GRADE "D" PAPER
2 HORIZ 1x4 MANGUERAS T&G SIDING OVER TYVEK BUILDING WRAP
3 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 42" ABOVE FIN DECK SURFACE
4 316 STAINLESS STEEL LEADER HEAD. SEE TYP DETAIL 1/A8.11
5 MANGUERAS SHADE SCREEN WALL. SEE APPLICABLE DETAILS
6 LINE OF FF (TOP OF SHEATHING)
7 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 36" ABOVE FIN STAIR TREAD NOSING
8 316 STAINLESS STEEL DECORATIVE WIRE SCREEN/MESH. STYLE CHOSEN BY ARCHITECT
9 316 STAINLESS OVERFLOW SCUPPER. SEE TYP DETAIL 2/A8.11
10 316 STAINLESS OVERFLOW SCUPPER. SEE TYP DETAIL 2/A8.11, SIM
11 STONE VENEER. SEE TYP DETAIL 4/A8.12 FOR ATTACHMENT
12 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF DRAIN ABOVE TO TERMINATE @ HARDSCAPE
13 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
14 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF & ROOF DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
15 3" ABS DRAIN PIPE, FROM ROOF DECK LANDING DECK DRAIN, TO TERMINATE @ HARDSCAPE
16 3" ABS DRAIN PIPE, FROM ENTRY LANDING DECK DRAIN & PLANTER DRAINS, TO TERMINATE @ HARDSCAPE

TYP EXTERIOR ELEVATION NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8

2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION, TYP U.N.O.

4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.

8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O.

9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"

10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

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PROJECT INFO:

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FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

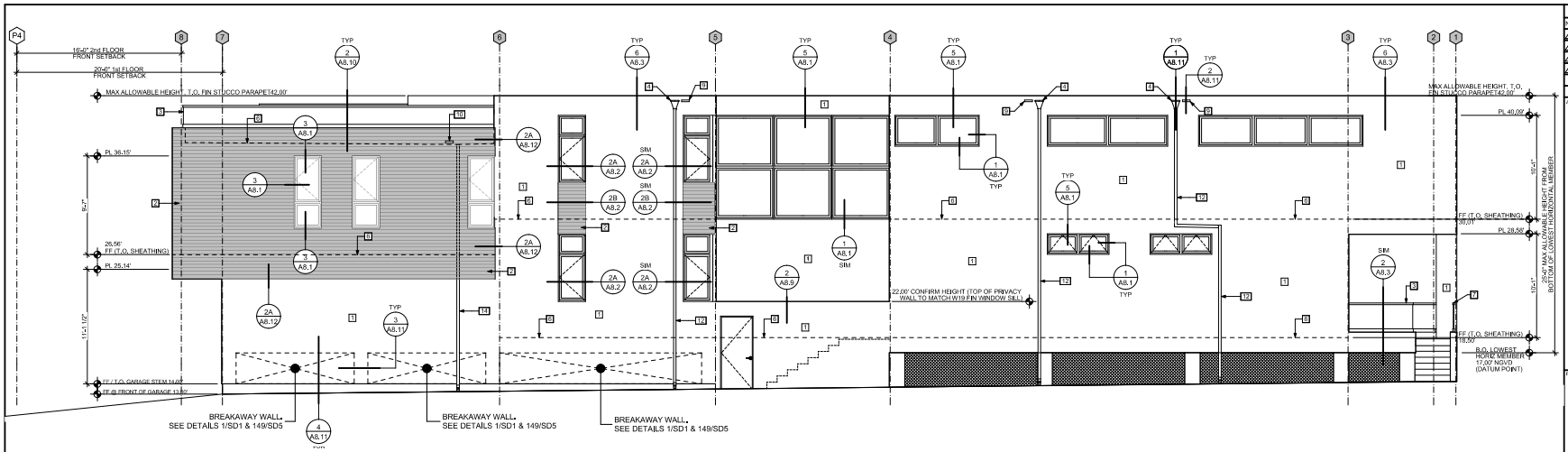
EXTERIOR ELEVATIONS

DRAWN BY: JM

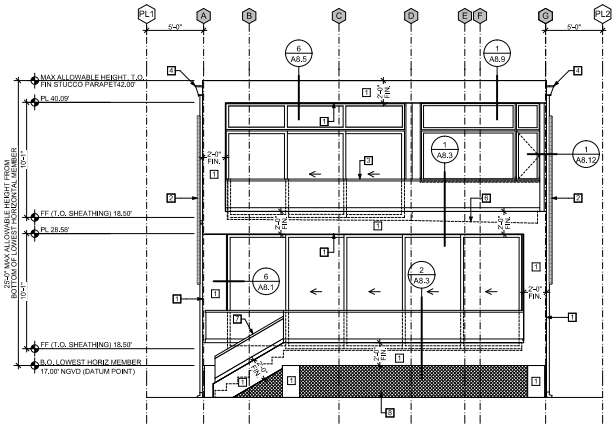
DATE: 10/14/19

SHEET:

A6.1



A RIGHT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



B REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES #

1 7/8" SMOOTH STUCCO OVER SS LATH OVER (2) LAYERS GRADE "D" PAPER
2 HORIZ 1x4 MANGUERAS T&G SIDING OVER TYVEK BUILDING WRAP
3 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 42" ABOVE FIN DECK SURFACE
4 316 STAINLESS STEEL LEADER HEAD. SEE TYP DETAIL 1/A8.11
5 MANGUERAS SHADE SCREEN WALL. SEE APPLICABLE DETAILS
6 LINE OF FF (TOP OF SHEATHING)
7 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 36" ABOVE FIN STAIR TREAD NOSING
8 316 STAINLESS STEEL DECORATIVE WIRE SCREEN/MESH. STYLE CHOSEN BY ARCHITECT
9 316 STAINLESS OVERFLOW SCUPPER. SEE TYP DETAIL 2/A8.11
10 316 STAINLESS OVERFLOW SCUPPER. SEE TYP DETAIL 2/A8.11, SIM
11 STONE VENEER. SEE TYP DETAIL 4/A8.12 FOR ATTACHMENT
12 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF DRAIN ABOVE TO TERMINATE @ HARDSCAPE
13 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
14 3"x3"SQ 316 STAINLESS DOWNSPOUT FROM ROOF & ROOF DECK DRAIN ABOVE TO TERMINATE @ HARDSCAPE
15 3" ABS DRAIN PIPE, FROM ROOF DECK LANDING DECK DRAIN, TO TERMINATE @ HARDSCAPE
16 3" ABS DRAIN PIPE, FROM ENTRY LANDING DECK DRAIN & PLANTER DRAINS, TO TERMINATE @ HARDSCAPE

TYP EXTERIOR ELEVATION NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8

2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION, TYP U.N.O.

4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER. USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.

8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O.

9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"

10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

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1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

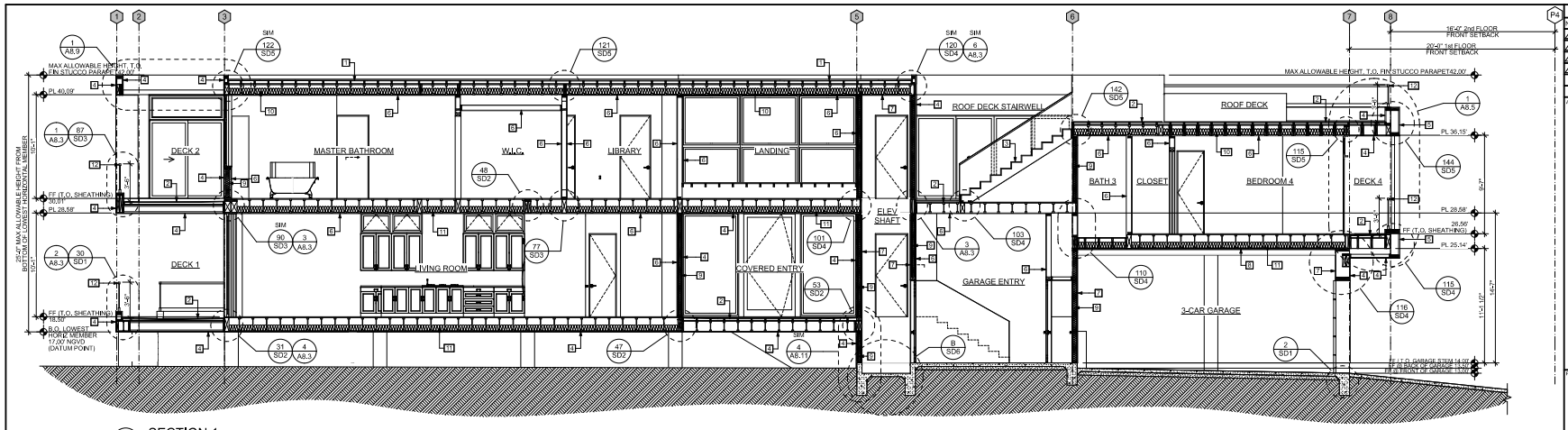
EXTERIOR ELEVATIONS

DRAWN BY: JM

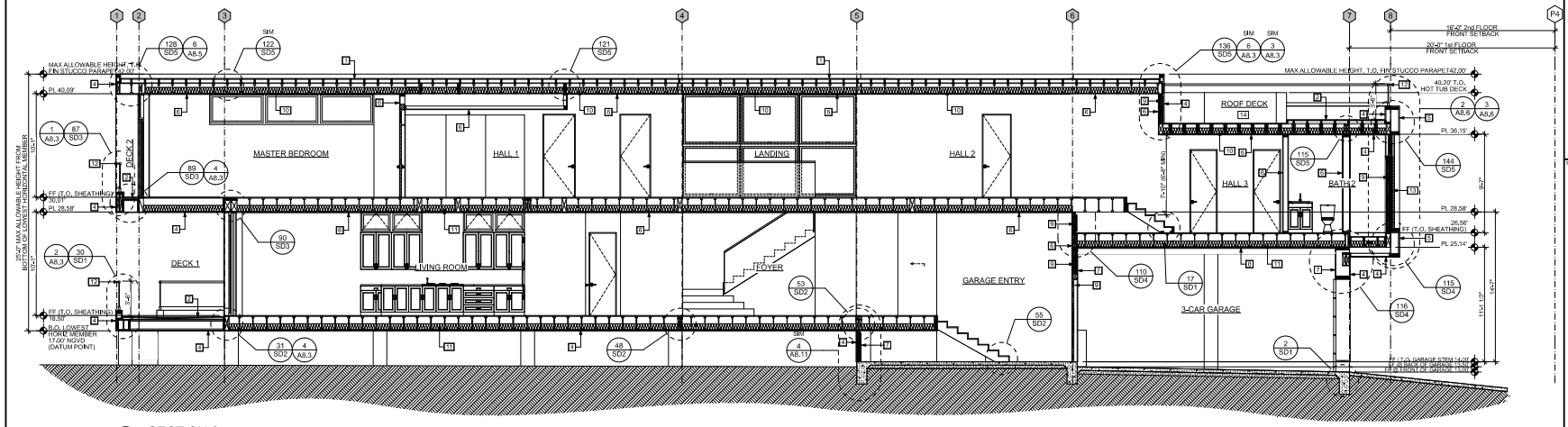
DATE: 10/14/19

SHEET:

A6.2



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



B SECTION 2
SCALE: 1/4" = 1'-0"

TYP SECTION NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8

2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION. TYP U.N.O.

4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION. TYP U.N.O.

5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION. TYP U.N.O.

6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER. USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.

8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O.

9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"

10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

SECTION KEYNOTES

1 CLASS "A" SARNAFIL ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSDECK BOARD. SLOPE MIN 1/4" PER FT. TYP
2 TILED DECK (WHERE OCCURS) OVER DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TO DRAINS MIN 1/4" PER FT. SLOPE PER PLAN
3 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 12-R @ 7 5/8" / 11-T @ 12". FIELD VERIFY
4 7/8" SMOOTH STUCCO OVER SS LATH OVER (2) LAYERS GRADE "D" PAPER
5 HORIZ 1x4 MANGUERAS T&G SIDING OVER TYVEK BUILDING WRAP
6 5/8" GYP. TYP @ ALL INTERIOR WALLS AND FLAT CEILINGS U.N.O.
7 5/8" TYPE "X" GYP. TYP @ GARAGE WALLS, ELEVATOR SHAFT WALLS & CEILING AND IN STAIR CLOSET WALLS & CEILING
7 5/8" TYPE "X" GYP. TYP @GARAGE WALLS & ELEVATOR SHAFT
8 (2) LAYERS 5/8" TYPE "X" GYP. TYP @GARAGE CEILING
9 R19 BATT INSULATION. TYP @ ALL EXT WALLS U.N.O.
10 R30 SPRAY FOAM INSULATION. TYP @ ALL FLAT ROOF/ROOF DECK CEILINGS. SEE DETAIL 2/A8.8
11 R30 BATT INSULATION. TYP @ ALL FLOORS
12 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 42" ABOVE FIN DECK SURFACE
13 MANGUERAS SCREEN WALL. SEE APPLICABLE DETAILS
14 HOT TUB PER OWNERS SPECIFICATIONS. PROVIDE ROOF DRAIN BELOW HOT TUB
15 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 36" ABOVE FIN STAIR TREAD NOSING
16 3'-0"x5'-0" FIXED SKYLIGHT ABOVE, BY VELUX, ICC ESR-4108
17 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 9-R @ 6 1/8" / 8-T @ 12". FIELD VERIFY

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT:

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PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

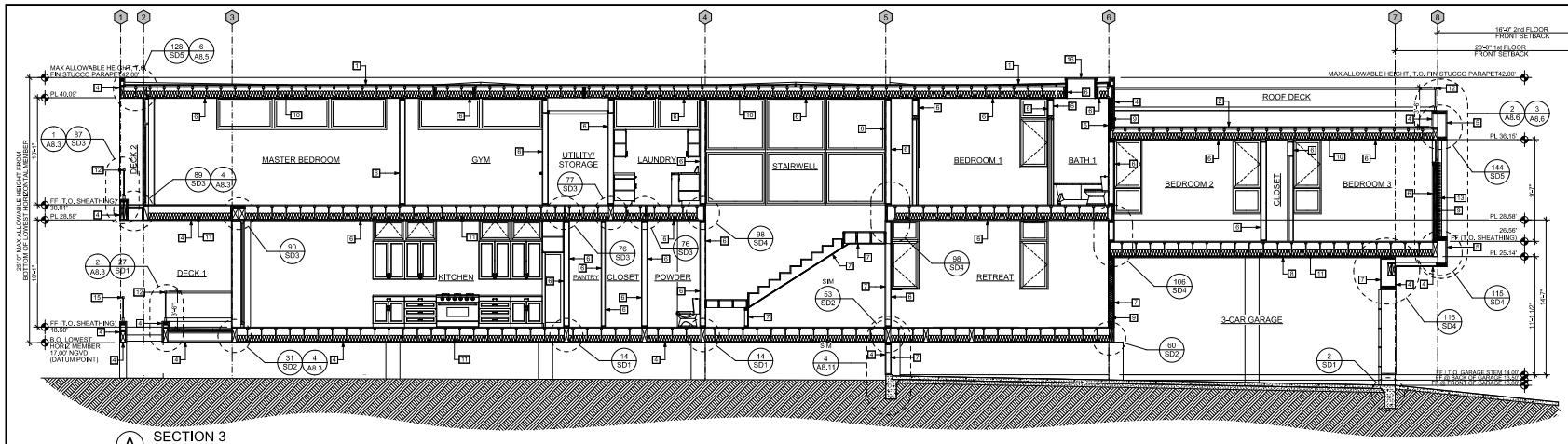
SECTIONS

DRAWN BY: JM

DATE: 10/14/19

SHEET:

A7.1



A SECTION 3
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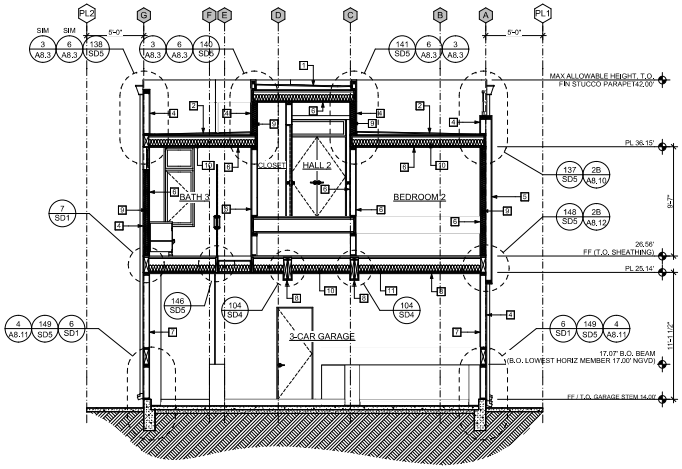

B SECTION 4
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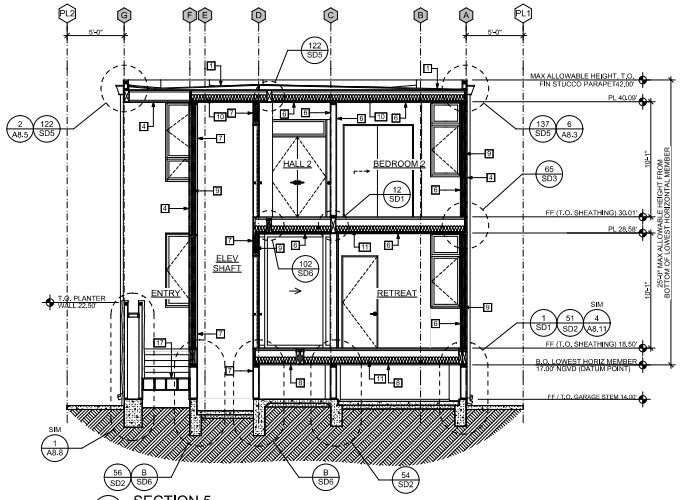

C SECTION 5
SCALE: 1/4" = 1'-0"

SECTION KEYNOTES #

1 CLASS "A" SARNAFIL ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSDECK BOARD. SLOPE MIN 1/4" PER FT. TYP
2 TILED DECK (WHERE OCCURS) OVER DEX-O-TEX WATER PROOFING. ICC# ERS-1757 (OR EQUAL). SLOPE TO DRAINS MIN 1/4" PER FT. SLOPE PER PLAN
3 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING. ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 12-R @ 7 5/8" / 11-T @ 12". FIELD VERIFY
4 7/8" SMOOTH STUCCO OVER SS LATH OVER (2) LAYERS GRADE "D" PAPER
5 HORIZ 1x4 MANGUERAS T&G SIDING OVER TYVEK BUILDING WRAP
6 5/8" GYP. TYP @ ALL INTERIOR WALLS AND FLAT CEILINGS U.N.O.
7 5/8" TYPE "X" GYP. TYP @ GARAGE WALLS, ELEVATOR SHAFT WALLS & CEILING AND IN STAIR CLOSET WALLS & CEILING
7 5/8" TYPE "X" GYP. TYP @GARAGE WALLS & ELEVATOR SHAFT
8 (2) LAYERS 5/8" TYPE "X" GYP. TYP @GARAGE CEILING
9 R19 BATT INSULATION. TYP @ ALL EXT WALLS U.N.O.
10 R30 SPRAY FOAM INSULATION. TYP @ ALL FLAT ROOF/ROOF DECK CEILINGS. SEE DETAIL 2/A8.8
11 R30 BATT INSULATION. TYP @ ALL FLOORS
12 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 42" ABOVE FIN DECK SURFACE
13 MANGUERAS SCREEN WALL. SEE APPLICABLE DETAILS
14 HOT TUB PER OWNERS SPECIFICATIONS. PROVIDE ROOF DRAIN BELOW HOT TUB
15 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 36" ABOVE FIN STAIR TREAD NOSING
16 3'-0"x5'-0" FIXED SKYLIGHT ABOVE, BY VELUX, ICC ESR-4108
17 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 9-R @ 6 1/8" / 8-T @ 12". FIELD VERIFY

TYP SECTION NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8
2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.
3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION. TYP U.N.O.
4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION. TYP U.N.O.
5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION. TYP U.N.O.
6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER. USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.
7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.
8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP. TYP U.N.O.
9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"
10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT:

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PROJECT INFO:

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OXNARD,CA 93035

SHEET TITLE:

SECTIONS

DRAWN BY: JM
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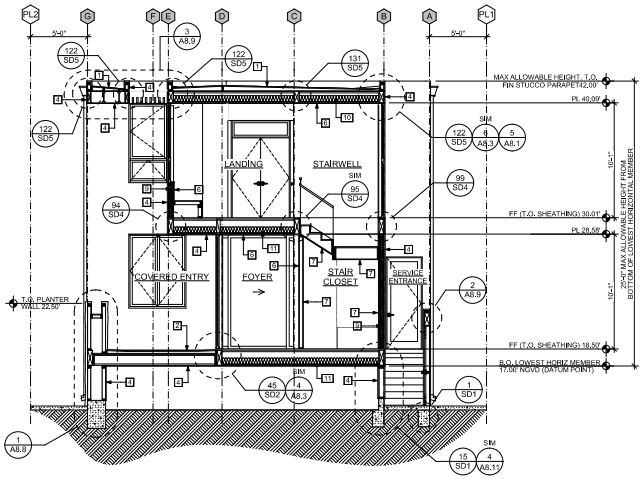
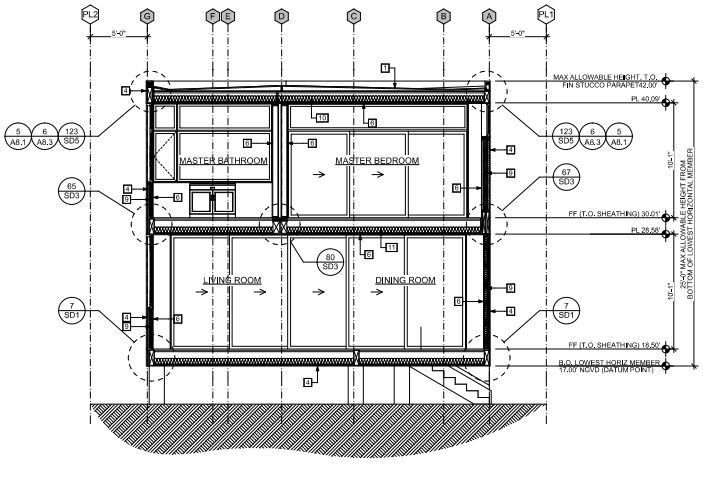
SHEET:

A7.2



A SECTION 6
SCALE: 1/4" = 1'-0"



B SECTION 7
SCALE: 1/4" = 1'-0"

TYP SECTION NOTES

1- ALL FLAT ROOF CEILINGS SHALL BE AN "UNVENTED ASSEMBLY" & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8

2- ALL CEILINGS SHALL BE INSULATED W/ R30 BATT INSULATION, TYP U.N.O.

3- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R19 BATT INSULATION. TYP U.N.O.

4- ALL INTERIOR FLOORS SHALL BE INSULATED W/ R30 BATT INSULATION. TYP U.N.O.

5- ALL FLOORS EXPOSED TO THE EXTERIOR SHALL BE INSULATED W/ R30 BATT INSULATION. TYP U.N.O.

6- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER. USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATIONS FOR STUCCO LOCATIONS.

7- ALL EXTERIOR WALLS W/ SIDING SHALL HAVE 1x4 MANGUERAS HORIZONTAL SIDING OVER TYVEK BUILDING WRAP. ALL FASTENERS SHALL BE STAINLESS STEEL.

8- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP. TYP U.N.O.

9- ALL INTERIOR WALLS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. CEILINGS SHALL HAVE (2) LAYERS 5/8" TYPE "X"

10- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF SUB-FLOOR SHEATHING TO ROUGH FRAME CEILING AND/OR PLATE LINE.

SECTION KEYNOTES

1 CLASS "A" SARNAFIL ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSDECK BOARD. SLOPE MIN 1/4" PER FT. TYP
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3 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING. ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 12-R @ 7 5/8" / 11-T @ 12". FIELD VERIFY
4 7/8" SMOOTH STUCCO OVER SS LATH OVER (2) LAYERS GRADE "D" PAPER
5 HORIZ 1x4 MANGUERAS T&G SIDING OVER TYVEK BUILDING WRAP
6 5/8" GYP. TYP @ ALL INTERIOR WALLS AND FLAT CEILINGS U.N.O.
7 5/8" TYPE "X" GYP. TYP @ GARAGE WALLS, ELEVATOR SHAFT WALLS & CEILING AND IN STAIR CLOSET WALLS & CEILING
7 5/8" TYPE "X" GYP. TYP @GARAGE WALLS & ELEVATOR SHAFT
8 (2) LAYERS 5/8" TYPE "X" GYP. TYP @GARAGE CEILING
9 R19 BATT INSULATION. TYP @ ALL EXT WALLS U.N.O.
10 R30 SPRAY FOAM INSULATION. TYP @ ALL FLAT ROOF/ROOF DECK CEILINGS. SEE DETAIL 2/A8.8
11 R30 BATT INSULATION. TYP @ ALL FLOORS
12 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 42" ABOVE FIN DECK SURFACE
13 MANGUERAS SCREEN WALL. SEE APPLICABLE DETAILS
14 HOT TUB PER OWNERS SPECIFICATIONS. PROVIDE ROOF DRAIN BELOW HOT TUB
15 1/2" TEMP GLASS GAURD RAIL SYSTEM. TOP OF RAIL CAP @ 36" ABOVE FIN STAIR TREAD NOSING
16 3'-0"x5'-0" FIXED SKYLIGHT ABOVE, BY VELUX, ICC ESR-4108
17 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 9-R @ 6 1/8" / 8-T @ 12". FIELD VERIFY

NOTE:
ALL DIMENSIONS ARE TO FRAMING, U.N.O.

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT:

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SHEET TITLE:

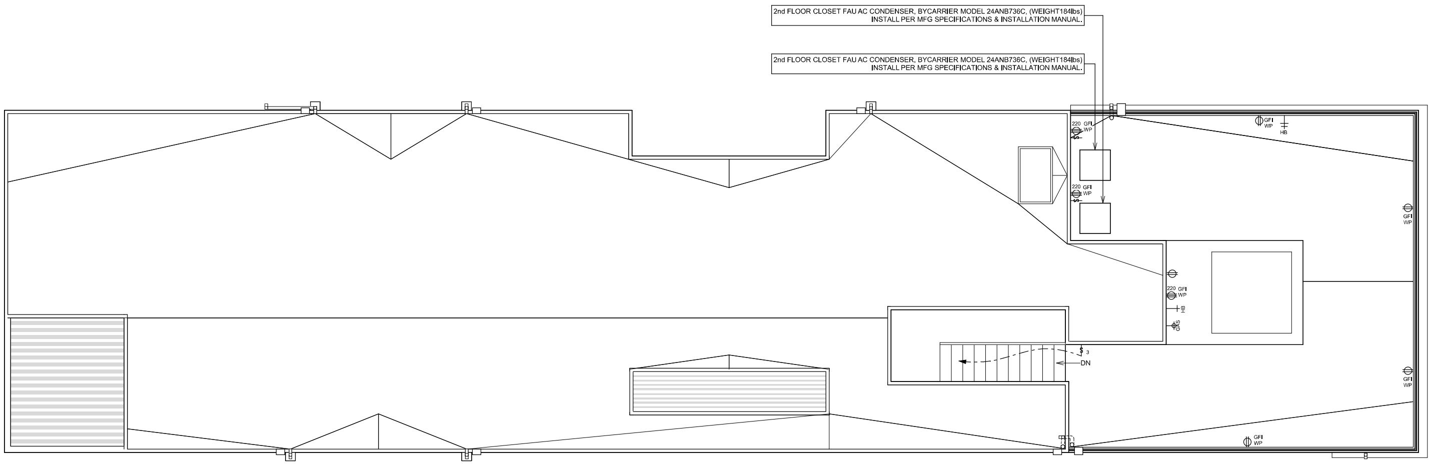
SECTIONS

DRAWN BY: JM

DATE: 10/14/19

SHEET:

A7.3



A ROOF DECK ELECTRICAL PLAN

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

LOW-RISE MANDATORY MEASURE NOTES

1. ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9.

2. TO QUALIFY AS A JA8 HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH § 150.0(K), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO REFERENCE JOINT APPENDIX JA8.

3. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

4. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

5. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

6. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

7. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH § 130.0(C). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

8. LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF § 150.0(K).

9. CREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8. INSTALLED LAMPS MUST BE MARKED WITH "JA8-2016" OR "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.

10. LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JA8 COMPLIANT AND MUST BE MARKED WITH "JA8-2016-E."

11. INTERIOR SWITCHES AND CONTROLS: ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.

12. INTERIOR SWITCHES AND CONTROLS: EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

13. INTERIOR SWITCHES AND CONTROLS: LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

14. INTERIOR SWITCHES AND CONTROLS: CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

15. INTERIOR SWITCHES AND CONTROLS: NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH 150.0(K).

16. INTERIOR SWITCHES AND CONTROLS: LIGHTING CONTROLS MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF § 110.9.

17. INTERIOR SWITCHES AND CONTROLS: AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IF IT: FUNCTIONS AS A DIMMER ACCORDING TO § 110.9; MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; MEETS THE EMCS REQUIREMENTS OF § 130.5(F); AND MEETS ALL OTHER REQUIREMENTS IN § 150.0(K)2.

18. INTERIOR SWITCHES AND CONTROLS: AN EMCS MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN § 150.0(K) IF IT MEETS ALL OF THE FOLLOWING: IT FUNCTIONS AS A VACANCY SENSOR ACCORDING TO § 110.9; THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; THE EMCS REQUIREMENTS OF § 130.5(F); AND ALL OTHER REQUIREMENTS IN § 150.0(K)2.

19. INTERIOR SWITCHES AND CONTROLS: A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN § 150.0(K) IF IT PROVIDES THE FUNCTIONALITY OF A DIMMER ACCORDING TO § 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN § 150.0(K)2.

20. INTERIOR SWITCHES AND CONTROLS: IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.

21. INTERIOR SWITCHES AND CONTROLS: DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.

22. INTERIOR SWITCHES AND CONTROLS: UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

23. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM § 150.0(K)3AI (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(K)3AII (PHOTOCELL AND MOTION SENSOR) OR ITEM § 150.0(K)3AIII (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

24. INTERNALLY ILLUMINATED ADDRESS SIGNS MUST COMPLY WITH § 140.8; OR MUST CONSUME NO MORE THAN 5 WATTS OF POWER AS DETERMINED ACCORDING TO § 130.0(C).

GENERAL ELECTRICAL NOTES

1. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LUMINAIRE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

2. ALL 120 VOLT OUTLETS AND LIGHTING IN ALL ROOMS WITH THE EXCEPTION OF BATHROOMS, REQUIRE AFCI CIRCUIT PROTECTION INCLUDING RECEPTACLES, LIGHTS, DETECTORS, REFRIGERATORS, MICROWAVES, DISHWASHERS, GARBAGE DISPOSALS, WASHERS, DRYERS AND FANS. SEE 2016 CEC 210.12.

3. ALL 120 VOLT OUTLETS IN KITCHENS, BATHROOMS, LAUNDRY ROOMS AND GARAGES, INCLUDING GARGAGE DISPOSALS, DISHWASHERS, REFRIGERATORS, GARAGE DOOR OPENERS REQUIRE GFCI CIRCUIT PROTECTION. SEE 2016 CEC 210.8(A).

4. LOCATIONS/CIRCUITS THAT REQUIRE BOTH GFCI & AFCI MAY USE A DFCI WHICH WILL PROVIDE BOTH GFCI & AFCI PROTECTION IN ONE UNIT.

5. PROVIDE A MINIMUM OF TWO 20 AMP BRANCH CIRCUIT FOR THE KITCHEN COUNTER RECEPTACLES. SEE 2016 CEC 210.11.

6. PROVIDE A 20 AMP BRANCH CIRCUIT FOR THE BATHROOM RECEPTACLES OR A 20 AMP CIRCUIT TO EACH BATHROOM. SEE 2016 CEC 210.11.

7. PROVIDE A LISTED FLOOR RECEPTACLE BOX.

8. LIGHT FIXTURES ABOVE SPA TUBS SHALL BE GFCI PROTECTED. SEE 2016 CEC680.43 (B) FOR RESTRICTIONS.

9. PROVIDE A 20 AMP GFCI RECEPTACLE FOR SPA TUB EQUIPMENT. INCLUDE MINIMUM # 8 BOND JUMPER TO METAL WATER PIPE (UNLESS PLASTIC IS USED).

10. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE WITHIN THE CIRCUIT.

11. ALL LIGHTS TO BE CONTROLLED BY DIMMERS (EXCLUDING FLUORESCENT LIGHTS)

12. PROVIDE TAMPER RESISTANT RECEPTACLES AT ALL LOCATIONS.

13. PROVIDE AFCI PROTECTION FOR ALL LOCATIONS EXCLUDING BATHROOMS, KITCHENS, AND GARAGES.

14. PROVIDE LISTED CARBON MONOXIDE DETECTORS AS REQUIRED.

15. FUTURE PROOF FOR SOLAR ELECTRIC PANELS ON ROOF AREA (LOCATION PER ROOF PLAN).

16. ALL RECEPTACLES ARE TO BE 20A RATED 12 GA WIRING.

17. RECEPTACLES IN EVERY SPACE SHALL BE SERVED BY TWO CIRCUITS.

18. ALL GARAGE RECEPTACLES SHALL BE ON 3 SEPARATE CIRCUITS IN ADDITION TO THOSE REQUIRED FOR LIGHTS.

19. PROVIDE 220 40A CIRCUIT IN GARAGE FOR FUTURE CAR CHARGING.

20. PROVIDE USB RECEPTACLES EACH SIDE OF BEDS IN ALL BEDROOMS.

ELECTRICAL/UTILITY SYMBOL SCHEDULE

Symbol	Description
⊖	110v DUPLEX RECEPTICAL TO BE LOCATED VERTICALLY IN WALL U.N.O
AFCI ⊖	110v DUPLEX RECEPTICAL TO BE LOCATED VERTICALLY IN WALL U.N.O. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER
GFCI ⊖	110v DUPLEX RECEPTICAL TO BE LOCATED VERTICALLY IN WALL U.N.O. PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER
DFCI ⊖	110v DUPLEX RECEPTICAL TO BE LOCATED VERTICALLY IN WALL U.N.O. PROVIDE BOLTH ARC-FAULT & GROUND-FAULT CIRCUIT INTERRUPTER
$	SWITCH @ 48" OFF FF U.N.O.
$D	DIMMER SWITCH @ 48" OFF FF U.N.O.
$VS	SWITCH WITH "MANUAL ON"VACANCY SENSOR @ 48" OFF FF U.N.O.
	LED WALL MOUNTED FIXTURE
	LED WALL MOUNTED STEP LIGHT FIXTURE, WEATHER PROOF
	LED CEILING MOUNTED FIXTURE
PEND	LED CEILING MOUNTED PENDANT FIXTURE
CHAND	LED CEILING MOUNTED CHANDELIER FIXTURE
	5" ADJUSTABLE LED RECESSED CAN FIXTURE
	5" LED RECESSED CAN FIXTURE (U.N.O.)
	LED UNDER CABINET LIGHTING
	72" LED SURFACE MOUNT LIGHTING
	PANASONIC WHISPER RECESSEDCEILING MOUNTED FAN, OR EQUIVALENT
A	PANASONIC WHISPER RECESSED LED MODEL FV-08VRE1 CEILING MOUNTED FAN LIGHT COMBINATION WITH WHISPER CONDENSATION SENSOR PLUS OR EQUIVALENT
B	PANASONIC WHISPER GREEN SELECT ONE FAN/LIGHT MODEL FV-05-11VKSL1 50-80-110 CFM CEILING MOUNTED VENTILATION FAN/LIGHT OR EQUIVALENT
	TELEPHONE OR ETHERNET
TV	TELEVISION
SD	HARD WIRED SMOKE DETECTOR W/BATTERY BACKUP @ NEW ROOMS, BATTERY SMOKE DETECTOR @ EXISTING ROOMS AND HALLS
CD	HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP @ OUTSIDE OF EA SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
DB	DOOR BELL
	RECESSED 400AMP METER PANEL (WITH CONCRETE ENCASED ELECTRODE) W/ RECESSED PHONE AND CABLE BELOW
	200 AMP SUB PANEL
HB	HOSE BIB
GAS	GAS OUTLET
1	6"x14" FAU FLOOR REGISTER U.N.O.
2	6"x14" FAU REGISTER IN LOW WALL U.N.O.
3	6"x14" FAU REGISTER IN CABINET TOE-KICK U.N.O.
4	6"x14" FAU CEILING REGISTER U.N.O.
5	6"x14" FAU REGISTER IN HIGH WALL U.N.O.
RA1	HIGH WALL MOUNTED 24"X36" RETURN AIR
RA2	CEILING MOUNTED 24"X36" RETURN AIR

REVISIONS:

NO.	DATE:
1	N/A
2	N/A
3	N/A
4	N/A

ARCHITECT:

LICENSED ARCHITECT MARTHA N. PICCIOTTI No. C-18513 Exp.05/20 STATE OF CALIFORNIA

MARTHA PICCIOTTI ARCHITECT
LICENSE # C18513
DESIGN
404 NORTH CATALINA STREET
VENTURA, CA. 93001
TEL (805) 641-3221
EMAIL mpdesign@charter.net

PROJECT INFO:

SANDEFER RESIDENCE

FOR: JIM SANDEFER

1215 CAPRI WAY, LOT 57
OXNARD,CA 93035

SHEET TITLE:

ROOF DECK ELECTRICAL/UTILITY PLAN

DRAWN BY: JM

DATE: 10/14/19

SHEET:

E.3

RESOLUTION NO. PZ 20-400-01

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-400-01 (COASTAL DEVELOPMENT PERMIT), TO AUTHORIZE THE CONSTRUCTION OF A TWO-STORY 5,284 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 797 SQUARE-FOOT THREE-CAR GARAGE AND 1,095 SQUARE FEET OF DECK SPACE AND A ROOFTOP SPA ON A VACANT 5,600 SQUARE-FOOT LOT LOCATED AT LOCATED AT 1215 CAPRI WAY (APN: 191-0-091-285) WITHIN THE OXNARD SHORES NEIGHBORHOOD IN THE BEACHFRONT RESIDENTIAL (R-BF) ZONING DISTRICT AND WITHIN THE COASTAL ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY PROPERTY OWNERS JAMES AND DORI SANDERFER.

WHEREAS, on December 18, 2019, James and Dori Sanderfer (the **"Applicant"** and/or **"Developer"**) submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to construct a 5,284 square foot two-story, single-family house with an attached 797 square-foot three-car garage, 1,095 square feet of deck space, and associated amenities and infrastructure on a vacant 5,600 square foot ubeachfront lot, located at 1215 Capri Way; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303(a)). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site is located within the 2030 General Plan/Local Coastal Plan land use designation of Residential Existing (REX) within the Residential Beachfront (R-BF) zone. The Project is surrounded by residential development to the north, south and east. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Coastal Development Permit request for construction of a 5,284 square foot, two-story, single-family house with associated amenities and infrastructure on a vacant 5,600 square foot beachfront lot is consistent with the 2030 General Plan, Local Coastal Plan and the Oxnard City Code and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General, Local Coastal Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Coastal Development Permit request for construction of a 5,284 square foot, two-story, single-family house with associated amenities and infrastructure on a vacant 5,600 square foot beachfront lot will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, on May 14, 2020, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 20-400-01 (Coastal Development Permit), filed by James Sandefer in accordance with 17-57(B)(5) of the Oxnard City Code; and

WHEREAS, the Community Development Director finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, the Community Development Director finds, after due study, deliberation and public hearing that the following circumstances exist:

1. The proposed use is conditionally permitted within the subject sub-zone and complies with all of the applicable provisions of Chapter 17 of the Oxnard City Code.

The proposed modification to the approved single-family beachfront residence is permitted in the R-BF sub-zone with a Coastal Development Permit, per Sections 17-57(I) and 17-25(C)(1). As discussed in the Staff Report, the project complies with all applicable provisions of Chapter 17 of the Oxnard City Code.

2. The proposed use would not impair the integrity and character of the sub-zone in which it would be located.

The subject sub-zone is specifically designed for the development of single-family beachfront residences. The project site is a vacant lot that is generally surrounded by single-family residences. The development will be compatible with existing single-family beachfront residences in the surrounding area, in regard to its size, bulk, scale, and use. Therefore, the project will not

impair the integrity and character of the R-BF sub-zone.

3. **The subject site in terms of location and intensity of use would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.**

   The project site is comprised of an infill lot specifically intended for single-family beachfront development. As discussed in the Staff Report, the project meets all pertinent development standards, such as building height and protection of public beach access, and the project has been evaluated and designed in the context of threats from seismic activity, liquefaction, tsunami run-up, beach erosion, and storm wave runup. Therefore, the project is designed to protect and maintain adjacent coastal resources.

4. **The proposed use would be compatible with the land uses presently on the subject property.**

   The project site is currently a vacant lot. The vacant lot is specifically intended for single-family beachfront development. Therefore, the proposed single family dwelling would be compatible with the land use presently on the subject property.

5. **The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.**

   The proposed beachfront single family dwelling is allowed in the RB-F subzone. The surrounding lots are developed with single family dwellings. Allowed future uses on the adjacent RB-F lots include single-family dwellings. Therefore, the proposed single family dwelling will be compatible with the surrounding existing single-family beachfront development and future land uses within the subzone and general area in which the proposed project would be located.

6. **There are adequate public services for the proposed use, including, but not limited to, fire and police protection, water, sanitation and public utilities and services to insure that the proposed use would not be detrimental to public health and safety.**

   The project site is an infill property that has access to public services. The proposed development would be compatible with surrounding development and would not require significant expansion of existing public services. The surrounding development has adequate fire, police, water, sanitation, and utility services. Therefore, there are adequate public services for the proposed use to ensure that the proposed use will not be detrimental to public health and safety.

7. The proposed use will provide a type and level of public access consistent with the access policies and standards of the Oxnard Coastal Land Use Plan.

The project site is located 136 feet to the south of an existing 24-foot wide public easement for access to the beach (Parcels Q and R, Tract 4380). The project will not impede public access to the beach. Therefore, the proposed project will provide public access consistent with the Oxnard Coastal Land Use Plan.

8. The proposed use would be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan (LCP) policies, applicable to the proposed location.

Continued construction of single-family residences on vacant beachfront lots indicates a market demand and active interest from residents who desire to live along the beach. The development is in the Oxnard Shores area, which the LCP designates specifically for urban residential uses. Therefore, the proposed use is appropriate in light of an established need, based upon the goals and objectives on the Oxnard Coastal Land Use Plan.

9. The proposed use would be consistent with all of the applicable policies of the certified Oxnard Coastal Land Use Plan.

The project site is located on a vacant lot within a developed area. The project provides needed housing near the coast without endangering local resources. As discussed in the Staff Report (Section 6(b)), the proposed use is consistent with all of the applicable policies for single-family beachfront development in the certified Oxnard Coastal Land Use Plan.

SECTION 2. In accordance with Section 15303 (Class 3) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving "new construction… of small structures" may be found to be exempt from the requirements of CEQA. The Planning Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Upon approval of Planning and Zoning Permit 20-400-01, the Community Development Director of the City of Oxnard after conducting the public hearing hereby repeals Community Development Director Resolution No. 18-400-02, Coastal Development Permit No. 18-400-02, allowing the development of a 5,789 square-foot residence at 1215 Capri Way, and said Resolution shall be of no further force and effect.

SECTION 4. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit 20-400-01 (Coastal Development Permit), subject

to the attached conditions of approval.

SECTION 5. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 17-58(H) of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated May 14, 2020, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor change to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager"). A minor change may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans. Substantial conformance shall be determined by the Planning and Environmental Services Manager. A Coastal Development Permit Amendment shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning and Environmental Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning and Environmental Services Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or

used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

16. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, *G-16*)

17. The subject Coastal Development Permit shall not become effective until 10 working days have elapsed without appeal to the Planning Commission following the notice of the decision of the Director to the Developer. Such notice to the Developer shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, *G-17*)

LANDSCAPE STANDARD CONDITIONS

18. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans. (PK/DS, *PK-2*)

19. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

20. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance. (PK, *PK-4*)

21. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

22. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

23. Landscaping shall consist of (2) 8' brown trunk *Washingtonia robustas*, with 5 gallon (minimum) colorful shrubs and colorful ground covers which conform to City Landscape requirements. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

24. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

25. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

26. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

27. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

28. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

29. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

30. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

POLICE DEPARTMENT STANDARD CONDITIONS

31. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
        i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
        ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

32. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.

33. Should an alarm system be installed, it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "Dual Technology" sensors capable of differentiating between human movement and non-human movement.

34. Lighted street address fixture is required.

PLANNING DIVISION STANDARD CONDITIONS

35. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

36. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)

37. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

38. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

39. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)

40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

41. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

45. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

46. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

47. Developer shall provide automatic garage door opener for the garage. (PL/B, *PL-20*)

48. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

49. Additions and patio covers shall conform to the requirements of the R-BF zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

50. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL*, PL-50)*

51. All construction activities shall occur only between the hours of 7:00 am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITIONS

52. Developer shall not obstruct pedestrian or vehicular traffic on Capri Way or the associated sidewalk during construction and maintenance activities. (PL)

53. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

54. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g., landscaping or other building elements) from public right of ways, to the maximum extent feasible.

55. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

56. Developer shall construct the improvements on driven pilings in accordance with Exhibit 6 of the settlement agreement in Oxnard Shores Oceanfront Lot Owners Association, et al. v. City of Oxnard, et al.. (PL/DS)

57. Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving:

    a. Developer shall distribute a written notice to all property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The City shall furnish an updated mailing list with a 300-foot radius in an electronic format to the Developer within two weeks of the Developer requesting the mailing list. The City will not charge additional fees for the updated electronic mailing list. The Developer will be responsible for the costs associated with mailing the notifications. The Developer shall furnish a copy of the pile driving notification and a signed statement confirming mailed notices were sent to all property owners who were on the City furnished updated mailing list to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;

    b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, Deputy Building Official and Case Planner. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;

    c. Developer shall prepare and submit a predrilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding properties during pile driving, including detailed description of any noise

reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;

d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and

e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B, PL-50)

58. Developer shall provide breakaway panels painted to match the structure that cover approximately 50% of the linear area between the first floor of the structure and the sand below in order to screen the pilings. (PL)

59. Developer shall provide mailbox detail that is theme-coordinated with the architecture of the building, subject to approval by the Planning and Environmental Services Manager. (PL)

60. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

61. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

62. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)

63. Plans submitted by Developer with building permit applications shall include mailbox design with details that incorporate architectural design features that complement the building, subject to approval by the Planning and Environmental Services Manager. (PL)

64. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)

ENVIRONMENTAL RESOURCES DIVISION

65. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a “City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan”) to the City for review

and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

66. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.

67. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

68. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

BUILDING AND ENGINEERING DIVISION STANDARD CONDITIONS

69. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

70. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)

71. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

72. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection

results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

73. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

74. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

75. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)

76. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

77. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

78. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

79. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

BUILDING AND ENGINEERING DIVISION SPECIAL CONDITIONS

80. Developer is hereby notified that the Federal Emergency Management Agency ('FEMA') is currently processing a revised Federal Insurance Rate Map ('FIRM') that is likely to significantly raise the Coastal Base Flood Elevation applicable to this property. It is currently unknown when the revised FIRM will become effective but a draft version has been published by FEMA. Any rise in the Base Flood Elevation will affect the minimum allowed elevation of the finished floor for this structure. Revised minimum finished floor elevations will affect the ability of this structure to be constructed as approved by this permit when the revised FIRM becomes effective, unless the Developer has performed substantial work and incurred substantial liabilities in good faith reliance based upon the permit prior to the date that the revised FIRM becomes effective. (DS)

81. The Developer shall take sufficient precautions during construction to prevent ocean wave run-up from passing through the project site and into the street right-of-way. Failure to take adequate precautions will result in Developer being assessed street cleanup costs. (DS)

82. The Developer's architect and engineer shall provide written certification that the structure complies with all FEMA requirements. This shall include the filing of a FEMA "elevation certificate." (DS)

83. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the Construction Services Inspector. (DS)

84. Driveway shall be designed and constructed in general conformance with City Standard Plate No. 115. (DS)

85. Developer shall construct a level concrete pad for storage of two refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 14th day of May, 2020.

_____

Jeffery Lambert, Community Development Director

RESOLUTION NO. PZ 18-400-02

A RESOLUTION OF THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-400-02 (COASTAL DEVELOPMENT PERMIT), TO AUTHORIZE THE CONSTRUCTION OF A TWO-STORY 4,925 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED THREE-CAR GARAGE, LOCATED AT 1215 CAPRI WAY (APN: 191-0-091-285), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MARTHA PICCIOTTI ON BEHALF OF PROPERTY OWNERS DONNA AND NATE LAM.

WHEREAS, the Development Services Director of the City of Oxnard has considered an application for Planning and Zoning Permit No. 18-400-02 (Coastal Development Permit), filed by Martha Picciotti in accordance with 17-57(B)(5) of the Oxnard City Code; and

WHEREAS, Section 15303 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Development Services Director finds, after due study, deliberation and public hearing that the following circumstances exist:

1. The proposed use is conditionally permitted within the subject sub-zone and complies with all of the applicable provisions of Chapter 17 of the Oxnard City Code.

   The proposed single-family beachfront residence is permitted in the R-BF sub-zone with a coastal development permit, per Section 17-25(C)(1). As discussed in the Staff Report, the project complies with all applicable provisions of Chapter 17 of the Oxnard Municipal Code.

2. The proposed use would not impair the integrity and character of the sub-zone in which it would be located.

   The subject sub-zone is specifically designed for the development of single-family beachfront residences. The development will be compatible with existing single-family beachfront residences in the surrounding area. Therefore, the project will not impair the integrity and character of the R-BF sub-zone.

3. The subject site in terms of location and intensity of use would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.

   The project site is comprised of an infill lot specifically intended for single-family beachfront development. As discussed in the Staff Report, the project meets all pertinent development standards, such as building height and protection of public

beach access. Therefore, the project is designed to protect and maintain adjacent coastal resources.

4. The proposed use would be compatible with the land uses presently on the subject property.

   The project site is currently a vacant lot. The vacant lot is specifically intended for single-family beachfront development. Therefore, the proposed single family dwelling would be compatible with the land use presently on the subject property.

5. The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.

   The proposed beachfront single family dwelling is allowed in the RB-F subzone. The surrounding lots are developed with single family dwellings. Allowed future uses on the adjacent RB-F lots include single-family dwellings. Therefore, the proposed single family dwelling will be compatible with the surrounding existing single-family beachfront development and future land uses within the subzone and general area in which the proposed project would be located.

6. There are adequate public services for the proposed use, including, but not limited to, fire and police protection, water, sanitation and public utilities and services to insure that the proposed use would not be detrimental to public health and safety.

   The project site is an infill property and the proposed development would be compatible with surrounding development. The surrounding development has adequate fire, police, water, sanitation, and utility services. Therefore, there are adequate public services for the proposed use to insure that the proposed use will not be detrimental to public health and safety.

7. The proposed use will provide a type and level of public access consistent with the access policies and standards of the Oxnard Coastal Land Use Plan.

   The project site is located 136 feet to the south of an existing 24-foot wide public easement for access to the beach (Parcels Q and R, Tract 4380). The project will not impede public access to the beach. Therefore, the proposed project will provide public access consistent with the Oxnard Coastal Land Use Plan.

8. The proposed use would be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan (LCP) policies, applicable to the proposed location.

   Continued construction of single-family residences on vacant beachfront lots indicates a market demand and active interest from residents who desire to live along the beach. The development is in the Oxnard Shores area, which the LCP designates specifically for urban residential uses. Therefore, the proposed use is appropriate in

light of an established need, based upon the goals and objectives on the Oxnard Coastal Land Use Plan.

9. The proposed use would be consistent with all of the applicable policies of the certified Oxnard Coastal Land Use Plan.

   The project site is located on a vacant lot within a developed area. The project provides needed housing near the coast without endangering local resources. As discussed in the Staff Report (Section 6(b)), the use is consistent with all of the applicable policies for single-family beachfront development in the certified Oxnard Coastal Land Use Plan.

WHEREAS, the Development Services Director finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Development Services Director of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Development Services Director is final unless appealed in accordance with the provisions of Section 17-58 of the Oxnard City Code.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated October 4, 2018, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

16. The subject Coastal Development Permit shall not become effective until 20 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of the Coastal Commission Code of Regulations. Such notice to the Coastal Commission shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, *G-17*)

LANDSCAPE STANDARD CONDITIONS

17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance. (PK, *PK-4*)

20. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

21. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation

Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

22. Landscaping shall consist of (2) 8' brown trunk *Washingtonia robustas*, with 5 gallon (minimum) colorful shrubs and colorful groundcovers which conform to City Landscape requirements. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

23. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

24. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

25. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

26. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

27. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

28. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

29. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

POLICE DEPARTMENT STANDARD CONDITIONS

30. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.

b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.

c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

31. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.

32. Should an alarm system be installed, it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "Dual Technology" sensors capable of differentiating between human movement and non-human movement.

33. Lighted street address fixture is required.

PLANNING DIVISION STANDARD CONDITIONS

34. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

35. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Development Services Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)

36. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

37. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

38. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)

39. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

40. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

41. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

42. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

43. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

44. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL, *PL-50)*

45. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

46. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

47. Developer shall provide automatic garage door opener for garage. (PL/B, *PL-20*)

48. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

49. All construction activities shall occur only between the hours of 7:00 am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITIONS

50. Developer shall not obstruct pedestrian or vehicular traffic on Capri Way or the associated sidewalk during construction and maintenance activities. (PL)

51. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

52. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g., landscaping or other building elements) from public right of ways, to the maximum extent feasible.

53. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

54. Developer shall construct the improvements on driven pilings in accordance with Exhibit 6 of the settlement agreement in Oxnard Shores Oceanfront Lot Owners Association, et al. v. City of Oxnard, et al.. (PL/DS)

55. Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving:

    a. Developer shall distribute a written notice all to property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The Developer shall furnish a copy of the pile driving notification, a list of all property owners who were notified as well as a signed statement confirming compliance with the notification requirements to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;

b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, and Deputy Building Official. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;

c. Developer shall prepare and submit a predrilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding properties during pile driving, including detailed description of any noise reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;

d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and

e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B, PL-50)

56. Developer shall provide breakaway panels painted to match the structure that cover approximately 50% of the linear area between the first floor of the structure and the sand below in order to screen the pilings. (PL)

57. Developer shall provide mailbox detail that is theme-coordinated with the architecture of the building, subject to approval by the Planning Manager. (PL)

58. The applicant shall provide notice to residents along Capri Way informing them when large construction trucks and equipment will be staged on the subject site and when ingress and egress to and from Capri Way will be impacted. (PL)

ENVIRONMENTAL RESOURCES DIVISION

59. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

60. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.

61. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

62. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

63. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

64. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

65. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

66. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

67. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

68. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

69. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

70. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

71. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

72. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

73. Developer is hereby notified that the Federal Emergency Management Agency ('FEMA') is currently processing a revised Federal Insurance Rate Map ('FIRM') that is likely to significantly raise the Coastal Base Flood Elevation applicable to this property. It is currently unknown when the revised FIRM will become effective but a draft version has been published by FEMA. Any rise in the Base Flood Elevation will affect the minimum allowed elevation of the finished floor for this structure. Revised minimum finished floor elevations will affect the ability of this structure to be constructed as approved by this permit when the revised FIRM becomes effective, unless the Developer has performed substantial work and incurred substantial liabilities in good faith reliance based upon the permit prior to the date that the revised FIRM becomes effective. (DS)

74. The Developer shall take sufficient precautions during construction to prevent ocean wave run-up from passing through the project site and into the street right-of-way. Failure to take adequate precautions will result in Developer being assessed street cleanup costs. (DS)

75. The Developer's architect and engineer shall provide written certification that the structure complies with all FEMA requirements. This shall include the filing of a FEMA "elevation certificate." (DS)

76. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the Construction Services Inspector. (DS)

77. Driveway shall be designed and constructed in general conformance with City Standard Plate No. 115. (DS)

78. Developer shall construct a level concrete pad for storage of two refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)

PASSED AND ADOPTED by the Development Services Director of the City of Oxnard on this 9th day of October, 2018.

Ashley Golden, Development Services Director