



## Planning Director Staff Report– Hearing on January 13, 2022

County of Ventura • Resource Management Agency

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### GERTLER COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL21-0014

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) permit for the demolition of an existing single-family dwelling and construction of a new single-family dwelling (Case No. PL21-0014).
2. **Applicant/Property Owner:** Gary Gertler, 18568 Silverhawk Lane, Tarzana, CA 91356
3. **Applicant's Representative:** Anthony Taffera, Pacific Image Builders, 1369 East Waldon Way, Fresno, CA 93730
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested Coastal PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 0.06-acre/2,625-square foot (sq. ft.) project site is located at 3643 Ocean Drive, approximately 140 feet south of the intersection of Ocean Drive and Los Feliz Street, in the community of Hollywood Beach, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 206-0-244-050 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Residential Beach
  - b. Coastal Area Plan Land Use Map Designation: Residential, 6.1-36 DU/acre
  - c. Zoning Designation: Residential Beach Harbor (RBH)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	Residential Beach Harbor (RBH)	Single-family dwellings
East	Residential Beach Harbor (RBH)	Single-family dwellings
South	Residential Beach Harbor (RBH)	Single-family dwellings

Location in Relation to the Project Site	Zoning	Land Uses/Development
West	Coastal Open Space, 10 acre minimum parcel size (COS-10 ac.)	Sandy beach (Hollywood Beach)

8. **History:** The subject property is part of the Hollywood Beach Tract (Block D, Lot 46), recorded in 1924.

The existing 550 sq. ft. single-family dwelling was constructed in 1952 under Building Permit No. 7165. The only modifications to the structure in the permit record since its original construction were reroofing and a replacement electrical panel. Based on review by the cultural heritage planner, the structure does not appear to be eligible as an historic resource (Dillan Murray; June 16, 2021).

9. **Project Description:** The project is a request for a Coastal Planned Development (PD) Permit to authorize demolition of the existing 550 sq. ft. one-story single-family dwelling and construction of a new 3,338 sq. ft. three-story single-family dwelling with attached 532 square foot two-car garage. In addition, the proposed dwelling will include a 401 sq. ft. roof deck, three rear balconies totaling 261 sq. ft, and solar panels. Hardscaping will consist of 780 sq. ft. of stamped concrete and 400 sq. ft. of pavers. The residence will have a height of 28 feet above the finish first floor elevation (+14.4 feet NAVD88).

Access to the project site is provided by a private driveway which connects to Ocean Drive. Water and sewer services will be provided by the Channel Islands Beach Community Services District. (Exhibit 3)

## B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project involves the demolition and construction of a single-family dwelling. Therefore, the project is determined not to have a significant effect on the environment pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

### **C. CONSISTENCY WITH THE GENERAL PLAN**

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Finally, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs* and *Coastal Area Plan*.

#### **Land Use and Community Character**

- 1. General Plan Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**General Plan Policy LU-16.8 (Residential Design that Complements the Natural Environment):** *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.*

**General Plan Policy LU-16.9 (Building Orientation and Landscaping):** *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

**General Plan Policy COS-3.1 (Scenic Roadways):** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

**Coastal Act Section 30250(a) (Location; Existing Developed Area):** *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on*

*coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

**Coastal Act Section 30251 (Scenic and Visual Qualities):** *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

**Coastal Act Section 30253(e) (Minimization of Adverse Impacts):** *New development shall do all of the following:*

- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The project site is zoned RBH (Residential Beach Harbor) and is located between Ocean Drive and Hollywood Beach. The purpose and intent of the RBH zone is to provide for development and preservation of unique beach-oriented residential communities with small-lot subdivision patterns. The proposed single-family dwelling is to be located on a 35-foot-wide by 75-foot-long lot, which is the standard lot configuration in the Hollywood Beach Tract. The permitted maximum building coverage in the RBH zone is 65 percent; the proposed single-family dwelling will have a building coverage of 56 percent. The proposed residence will be built at a height of 28 feet above finish floor elevation (+14.4 ft. NAVD88). When considered within the existing community of dwellings that currently obstruct public views of the beach, the project would not lead to a significant adverse impact to public views as seen from Ocean Drive.

The proposed residence would not degrade or significantly alter the existing scenic or visual qualities of the Hollywood Beach community and will be similar in visual character (e.g., size, scale, and style) to other residential dwellings in the surrounding area. In the immediate vicinity of the project site, neighboring homes vary in size from under 1,000 sq. ft. to 6,400 sq. ft. and include a variety of architectural styles and forms. As proposed, the new residence would be within the range of house sizes in the area. Three-story homes built to a 28-foot height are also common in Hollywood Beach. The proposed residence uses modified Cape Cod-style architecture with board and batten siding and a shallow-pitched roof. The proposed dwelling's design fits within the eclectic mix of styles in



Hollywood Beach. Therefore, the proposed single-family dwelling would be visually compatible with the character of the surrounding area and will not significantly degrade visual resources or obscure significant views both from and to the coast.

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan* Land Use and Community Character Policies LU-16.1, LU-16.8, LU-16.9, and COS-3.1 and Coastal Act Sections 30250(a), 30251, and 30253(e).

## **Circulation, Transportation, and Mobility**

- 2. General Plan Policy CTM-1.1 (Vehicle Miles Travelled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

**General Plan Policy CTM-1.4 (Level of Service Evaluation)** *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. *Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. *Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. *Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS. d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

**General Plan Policy CTM-1.7 (Pro Rata Share of Improvements):** *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

**General Plan Policy CTM-2.18 Complete Streets Standard in Existing Communities:** *The County shall require discretionary development in designated Existing Communities to construct roadways to urban standards and Complete Streets principles, including curb, gutter, sidewalks, and bike lanes when there is a nexus for improvement. The County shall rely on the guidelines and design standards for Complete Streets design established by the California Manual on Uniform Traffic Control Devices (CAMUTCD), Caltrans in the Highway Design Manual, and Complete Streets Guidelines (pursuant to Deputy Directive-64-R2), Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO).*

**Coastal Act Section 30253(d) (Minimization of Adverse Impacts):** *New development shall do all of the following:*

(d) *Minimize energy consumption and vehicle miles traveled.*

The proposed single-family dwelling connects to the County roadway network by way of a private driveway to Ocean Drive. Ventura County Public Works Agency Roads and Transportation Department staff have reviewed the proposed project and determined that approval of the project will not result in the degradation of LOS for any identified roadway segments or intersections within the project area. Because the proposed residence, which replaces an existing residence, will not generate additional traffic, there is no need to pay for a pro-rata share of Regional Road Network improvements. While the project site's Ocean Drive frontage is already improved with a curb, gutter, and sidewalk, improvements would be required to bring the frontage up to current standard (Exhibit 4, Condition Nos. 24 and 25).

The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), certain projects may be screened out of requiring VMT analysis, because their impacts are known to be less than significant. Screened projects include those that generate fewer than 110 average daily vehicle trips. As proposed, the project will not generate additional vehicle trips beyond what the existing single-family dwelling already generates, approximately 10 average daily vehicle trips. Therefore, the project is exempt from further VMT analysis.

Based upon the above discussion, the proposed project is consistent with *Ventura County General Plan* Circulation, Transportation and Mobility Policies CTM-1.1, CTM-1.4, CTM-1.7, and CTM-2.18, and Coastal Act Section 30253(d).

## **Public Facilities, Services, and Infrastructure**

- 3. General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure):** *The County shall only approve discretionary development in locations where*

*adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

**General Plan Policy WR-1.11 (Adequate Water for Discretionary Development):** *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

**General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development):** *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

The existing dwelling is served by the Channel Islands Beach Community Services District (CIBCSD) for both water and wastewater disposal. A water and sewer “will-serve” letter was provided for this project (CIBCSD; January 5, 2021). CIBCSD is a member of the Port Hueneme Water Agency. Port Hueneme Water Agency maintains an Urban Water Management Plan (UWMP), which it implements and regularly updates to ensure a long-term sustainable water supply for its users. CIBCSD has an approved Water Availability Letter on file with the Ventura County Public Works Agency (May 18, 2015).

The proposed project will be required to meet the standards of the California Plumbing Code and California Building Code. These standards include requirements for water conservation, low flow plumbing fixtures, and efficient appliances. No landscaping is proposed as part of this project.

The project will not interrupt the continued delivery of emergency services or significantly degrade service levels for Police and Fire within the Hollywood Beach community. Ventura County Fire Protection District (VCFPD) Station 53 is approximately 4.6 miles southeast in the City of Port Hueneme (304 North Second Street). VCFPD does maintain a mutual aid agreement with the City of Oxnard, which operates Oxnard Fire Department Station 6, located 1.0 miles north of the project site (2601 Peninsula Road). Police services are provided by the Ventura County Sheriff, with the nearest station at the County Government Center, approximately 8 miles north. The Oxnard Police Department (251 South C Street), 5.2 miles northeast of the project site, may also respond to emergencies.

The site is in the Hueneme School District and Oxnard Union High School District. The nearest library is the Oxnard Public Library (251 South A Street) 5.4 miles northeast of the project site. There are no nearby County parks, but the project site is immediately adjacent to a County beach. Additionally, Oxnard Beach Park is located 1.3 miles north in the City of Oxnard.

Access to the site is by way of Ocean Drive, a public road. The project site's Ocean Drive frontage has been improved with a rolled curb, gutter, and sidewalk.

Based upon the above discussion, the proposed project is consistent with *Ventura County General Plan* Public Facilities, Services, and Infrastructure Policy PFS-1.7 and Water Resources Policies WR-1.11 and WR-3.2.

- 4. General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

The proposed single-family dwelling would not result in a significant generation of waste. CIBCSO will continue to provide curbside garbage and recycling pickup services to the project site.

As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE) was adopted in June 2001 and is updated annually. According to the CSE, Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the state PRC, the proposed project will have less than a significant project-specific impact upon Ventura County's solid waste disposal capacity. Ventura County Ordinance 4421 requires all applicants for discretionary permits whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65% of the solid waste generated by their project. The Integrated Waste Management Division's (IWMD) waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the Ventura County General Plan. The project has been conditioned to address recycling during the demolition and construction phases of the project (Exhibit 4, Condition Nos. 22 and 23).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services, and Infrastructure Policy PFS-5.9.

- 5. General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

**General Plan Policy PFS-6.5 (Stormwater Drainage Facilities):** *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

**General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-3.3 (Low-Impact Development):** *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

**General Plan Policy HAZ-2.5 (Recordation of a Notice of Flood Hazard):** *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

**General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention):** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives, as contained in Chapter 3 of the Los Angeles Basin Plan, as applicable for this area. The project will not impact surface water quality because the development is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. Land disturbance from construction activities will be less than one acre. The project site is located within the County Urban Unincorporated Area but is not within a High-Risk Area. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Municipal Separate Storm Sewer System (MS4) Permit or any other National Pollutant Discharge Elimination System (NPDES) permits. In accordance with the Ventura Countywide MS4 NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance

with and implementation of an effective combination of erosion and sedimentation control measures for a disturbed site with an area of less than one acre (Table 6, Subpart 4.F, SW-1).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services, and Infrastructure Policies PFS-6.1, PFS-6.5, WR-3.3, and Hazards and Safety Policies HAZ-2.5, HAZ-4.5.

## Conservation and Environmental Resources

- 6. General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

The project site is a developed lot in the Existing Community of Hollywood Beach. The lot is approximately 2,625 sq. ft. in size and is developed with a 550 square foot one-story single-family dwelling that covers approximately 21 percent of the lot. The front of the lot includes a paved driveway spanning the width of the lot with a small planter area containing ornamental vegetation (agaves). The rear of the parcel remains in its natural state (beach sand). Aside from the ornamental vegetation, no other vegetation exists on the project site. Because there are no biological resources on the site, there is no potential for biological resources to be impacted as part of the demolition of the existing residence and construction of the proposed residence. Therefore, a biological evaluation was not required.

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan Conservation and Open Space Policy COS-1.1.*

- 7. General Plan Policy COS-2.1 (Beach Erosion):** *The County shall strive to minimize the risk from the damaging effects of coastal wave hazards and beach erosion and reduce the rate of beach erosion, when feasible.*

A Coastal Hazard and Wave Runup Study (Exhibit 5, GeoSoils Inc.; January 25, 2021) was prepared for this project. The study states that Hollywood Beach is characterized by a wide, sandy alluvial plain and has been relatively stable over the past 50 years. The report indicates that for the structural design life of the project (75 years), Hollywood Beach has the potential to experience shoreline erosion of approximately 190 feet. This would leave a beach width of approximately 380 feet at the end of this period. The proposed project will comply with the recommendations included in the Coastal Hazard and Wave Runup Study and the standards set forth in the Coastal Commission's Sea Level Rise Policy

Guidance document. The proposed project is reasonably safe from shoreline erosion due to the long-term stability of the beach and the existing 570-foot distance to the shoreline. The proposed development will not contribute to beach erosion or alteration of natural landforms along the adjacent shoreline or require construction of shoreline protective devices.

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan Conservation and Open Space Policy COS-2.1*.

- 8. General Plan Policy COS-4.2b (Cooperation for Tribal Cultural Resource Protection):** *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

**General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

**Coastal Act Section 30244 (Archaeological and Paleontological Resources):** *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

**Coastal Area Plan Policy 4.1.1.1:** *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

**Coastal Area Plan Policy 4.1.1.2:** *New development shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.*

**Coastal Area Plan Policy 4.1.2.1:** *Discretionary development shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them.*

**Coastal Area Plan Policy 4.1.2.2:** *New development shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development.*

The project site is not within a sensitive area for archaeological resources and located in an area of undetermined risk with respect to paleontological resources. The nearest designated archaeologically sensitive area is approximately 0.67 miles northwest of the project site (Ventura County Resource Management Agency Geographic Information System (VCRMA GIS), 2021). Nevertheless, in the unlikely event that archaeological resources are uncovered during construction, a standard condition (Exhibit 4, Condition No. 19) will be imposed on the proposed project requiring construction activities to cease upon the accidental discovery of archaeological resources along with the hiring of a qualified consultant to assess the find and make a recommendation on the proper disposition of the resources, for the Planning Director's review and approval. The underlying geology is comprised of Quaternary alluvial sands (Pleistocene-Holocene age). Because Quaternary alluvium is of a relatively recent age, typically less than 10,000 years, paleontological importance is considered low to none. Therefore, the project site is unlikely to contain paleontological resources.

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan* Conservation and Open Space Policies COS-4.2b and COS-4.4; Coastal Act Section 30244; and Coastal Area Plan Policies 4.1.1.1, 4.1.1.2, 4.1.2.1, and 4.1.2.2.

## **Hazards and Safety**

- 9. General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices):** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

**General Plan Policy CTM 2.28 (Emergency Access):** *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by*



*project basis to guarantee continued emergency service operations and service levels.*

**General Plan Policy PFS-11.4 (Emergency Vehicle Access):** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

**General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes):** *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

**General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development):** *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

The Ventura County Fire Protection District reviewed this project and determined that there were no significant concerns with respect to access or fire flow. Emergency access to the project site is provided by Ocean Drive, a public road. Ocean Drive is improved to a sufficient width to provide adequate emergency access. The proposed single-family dwelling will be provided with water service by CIBCSD. CIBCSD's facilities are adequate to provide the needed fire flow.

The nearest full-time fire station is City of Oxnard Fire Station 6 (2601 Peninsula Road), located 1.0 miles northeast of the project site. Given the station's proximity to the project site, there will be adequate response time to provide fire protection services. The VCFPD has conditioned the project for adequate addressing, fire sprinklers, and to ensure compliance with other fire safety clearance requirements (Exhibit 4, Condition Nos. 30 through 32).

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan* Hazard and Safety Policy HAZ-1.1, Circulation, transportation and Mobility Policy CTM-2.28, and Public Facilities, Services and Infrastructure Policies PFS-11.4, PFS-12.3, and PFS-12.4.

**10. General Plan Policy HAZ-4.1 (Projects in Earthquake Fault Zones):** *The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

**General Plan Policy HAZ-4.3 (Structural Design):** *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

**Coastal Act Section 30253(a) and (b) (Minimization of Adverse Impacts):** *New development shall do all of the following:*

- (a) *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (b) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

**Coastal Area Plan, North Coast Hazards Policy 2:** *New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

**Coastal Area Plan, North Coast Hazards Policy 3:** *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.*

The nearest fault is approximately 5.8 miles north of the project site. The project site is not located within 50 feet of the Alquist-Priolo Special Fault Hazard Area. The site will be subject to strong ground shaking caused by regionally active faults. Additionally, the project site is located in an area subject to liquefaction (VCRMA GIS, 2021).

The proposed single-family dwelling would neither create nor contribute significantly to geologic instability or destruction of the site or surrounding areas. The proposed project has been designed in compliance with the 2019 California Building Code, which ensures stability and structural integrity. Compliance with the building code standards will also ensure that risks from seismic events or liquefaction are minimized.

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan Hazards and Safety Policies HAZ-4.1 and HAZ-4.3, Coastal Act Sections 30253(a) and (b), and Coastal Area Plan, North Coast Hazards Policies 2 and 3.*

**11. General Plan Policy HAZ-9.2 (Noise Compatibility Standards):** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
  - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
  - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
  - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
  - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
  - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The proposed single-family dwelling qualifies as a noise-sensitive land use. Noise-sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing homes, churches, and libraries. The project site is located approximately 2.4 miles south of the designated noise contour for Harbor Boulevard, outside of the 60 dB(A) CNEL noise contour (VCRMA GIS, 2021). In addition, the proposed project site is not located near any active railroad tracks or the Oxnard airport (both of

which are approximately 2.2 miles to the northeast and 1.6 miles to the northeast, respectively). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

A single-family dwelling is not considered a noise-generating use. Nonetheless, construction noise will be generated during the development phase of the project that has the potential to adversely affect surrounding residential uses. Pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, the proposed project would be subject to a condition of approval to limit noise-generating activities to the days and times when such noise is least likely to adversely affect surrounding residential uses (Exhibit 4, Condition 20).

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan* Hazards and Safety Policies HAZ-9.2, HAZ-9.4, and HAZ-9.5.

**12. General Plan Policy HAZ-10.11 (Air Quality Assessment Guidelines):** *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

**General Plan Policy HAZ-10.12 (Conditions for Air Quality Impacts):** *The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encourage in project design.*

**General Plan Policy HAZ-10.13 (Construction Air Pollutant Best Practices):** *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.*

**General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices):** *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

**Coastal Act Section 30253(c) (Minimization of Adverse Impacts):** *New development shall do all of the following:*

- (c) *Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*

The proposed project has been reviewed by the Ventura County Air Pollution Control District (APCD). The APCD has determined that the project would have less than significant impacts to air quality. Additionally, the project will be subject to standard conditions of approval relating to construction best practices and fugitive dust control (Exhibit 4, Condition Nos. 27 and 28).

Based on the above discussion, the proposed project is consistent with *Ventura County General Plan* Hazards and Safety Policies HAZ-10.11 through HAZ-10.14 and Coastal Act Section 30253(c).

## **Coastal Access**

**13. Coastal Act Section 30212(a) (New Development Projects):** *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

**Coastal Area Plan, North Coast Access Policy 1:** *For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:*

- a. *Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or*
- b. *Access at the site would result in unmitigable adverse impacts on areas designated as sensitive habitats or tidepools by the land use plan, or*
- c. *Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or*
- d. *The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or*

**Coastal Area Plan, North Coast Access Policy 2:** *For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.*

The proposed project will not obstruct or adversely impact access to a public recreation source (e.g., the beach). The nearest vertical beach access is approximately 140 feet north at the west end of Los Feliz Street. The proposed residence would not extend beyond the boundaries of the property in a way that impedes horizontal public access routes. There is limited parking available along Ocean Drive, which would not be affected by the project. Therefore, the proposed development will not interfere with the public’s right of access to the sea and will not require development of new dedicated accessways to the public beach.

Based on the above discussion, the proposed project is consistent with Coastal Act Section 30212(a) and Coastal Area Plan North Coast Access Policies 1 and 2.

**D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County CZO.

Pursuant to the Ventura County CZO (Section 8174-4), the proposed use is allowed in the Residential Beach Harbor zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a building that is subject to the development standards of the Ventura County CZO (Section 8175-2). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	1,750 sq. ft.	Yes (2,625 sq. ft.)
Maximum Percentage of Building Coverage	65 percent	Yes (56 percent)
Front Setback – ground floor	20 feet	Yes (20 feet)
Front Setback – upper floors	16 feet	Yes (18 feet)
Side Setback	3 feet	Yes (3 feet)
Rear Setback	6 feet	Yes (6 feet)

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Maximum Building Height	28 feet	Yes (28 feet)
Minimum Parking	2 covered spaces	Yes (2 covered spaces)

**E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

**1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

**2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].**

The proposed project consists of the demolition of an existing single-family dwelling and construction of a new single-family dwelling. Based on information and analysis presented in Sections C and D of this staff report, the proposed project is consistent with the applicable provisions of the General Plan, Coastal Area Plan, and Ventura County CZO.

The project is located in Hollywood Beach in an area with a General Plan land use designation of Residential Beach and a zoning designation of Residential Beach Harbor (RBH). Hollywood Beach is characterized by one-, two-, and three-story single-family dwellings with a variety of sizes, ages, and architectural styles on small lots (generally 35 feet by 75 feet). Properties immediately to the north, south, and east are also zoned RBH. To the west, the shoreline is zoned Conservation and Open Space, 10 acre minimum parcel size (COS-10 ac.). The purpose and intent of the RBH zone is to provide for development and preservation of unique beach-oriented residential communities with small-lot subdivision patterns. The project site is adequately served by existing public facilities.

As discussed in Section C, above, the proposed project does not include a change of use that has the potential to create any land use conflicts with surrounding residential development. Additionally, the project will not generate new traffic or introduce physical development that is incompatible with the character of the surrounding residential development. Furthermore, the condition to limit times of

noise-generating construction activities will ensure that the proposed project does not generate noise that is incompatible with surrounding residential and beach uses (Exhibit 4, Condition 20). Therefore, the proposed residence will be consistent with the character of the surrounding residential development.

Based on the discussion above, this finding can be made.

- 3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].**

The proposed use (single-family dwelling) is not conditionally permitted; therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

- 4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].**

The proposed development will be compatible with surrounding residential uses on properties located within the vicinity of the project site. Water and wastewater disposal services for the project will be provided by CIBCSD. As discussed above in Section C, Items 2, 3, and 11, the project has been analyzed for impacts to transportation, groundwater, and noise. No significant impacts were identified. The proposed project will not include any new physical development that may interfere with beach uses or surrounding residential uses. The project will not result in a change in traffic generation or water or sewage disposal service connections. Existing public services are adequate to serve the proposed development along with existing residential development on neighboring properties. Additionally, as discussed in Section D of this staff report, the proposed project will comply with the maximum building height, maximum building coverage, and minimum setback standards for the Residential Beach Harbor zone. Therefore, the proposed project will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

Based on the discussion above, this finding can be made.

- 5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].**

As discussed in Section C of this staff report, adequate public resources and infrastructure exist to serve the proposed project. CIBCSD will continue to provide water and sewer services to the subject property. Adequate fire flow, access, and response times exist for fire protection purposes. VCFPD reviewed the project and conditioned the project to comply with the applicable standards of the Ventura County Fire Code and VCFPD Ordinances (Exhibit 4, Condition 32). Furthermore,



the proposed project will not generate new traffic. Ocean Drive and the surrounding public road network are adequate to continue serving the proposed residence. Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

Based on the discussion above, this finding can be made.

#### **F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County CZO (Section 8181-6.2 et seq.). On December 30, 2021, the Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located. On January 3, 2022, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

#### **G. RECOMMENDED ACTIONS**

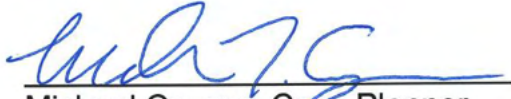
Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Coastal PD Permit (Case No. PL21-0014), subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

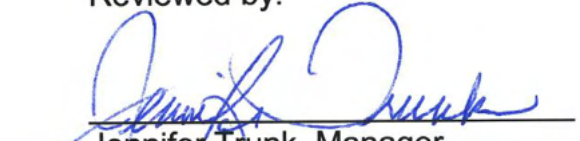
The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Michael Conger at (805) 654-5038 or Michael.Conger@ventura.org.

Prepared by:

  
Michael Conger, Case Planner  
Residential Permits  
Ventura County Planning Division

Reviewed by:

  
Jennifer Trunk, Manager  
Residential Permits  
Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 Coastal Hazard and Wave Runup Study (GeoSoils, Inc.; January 25, 2021)



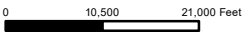
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Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map created on 11-08-2021



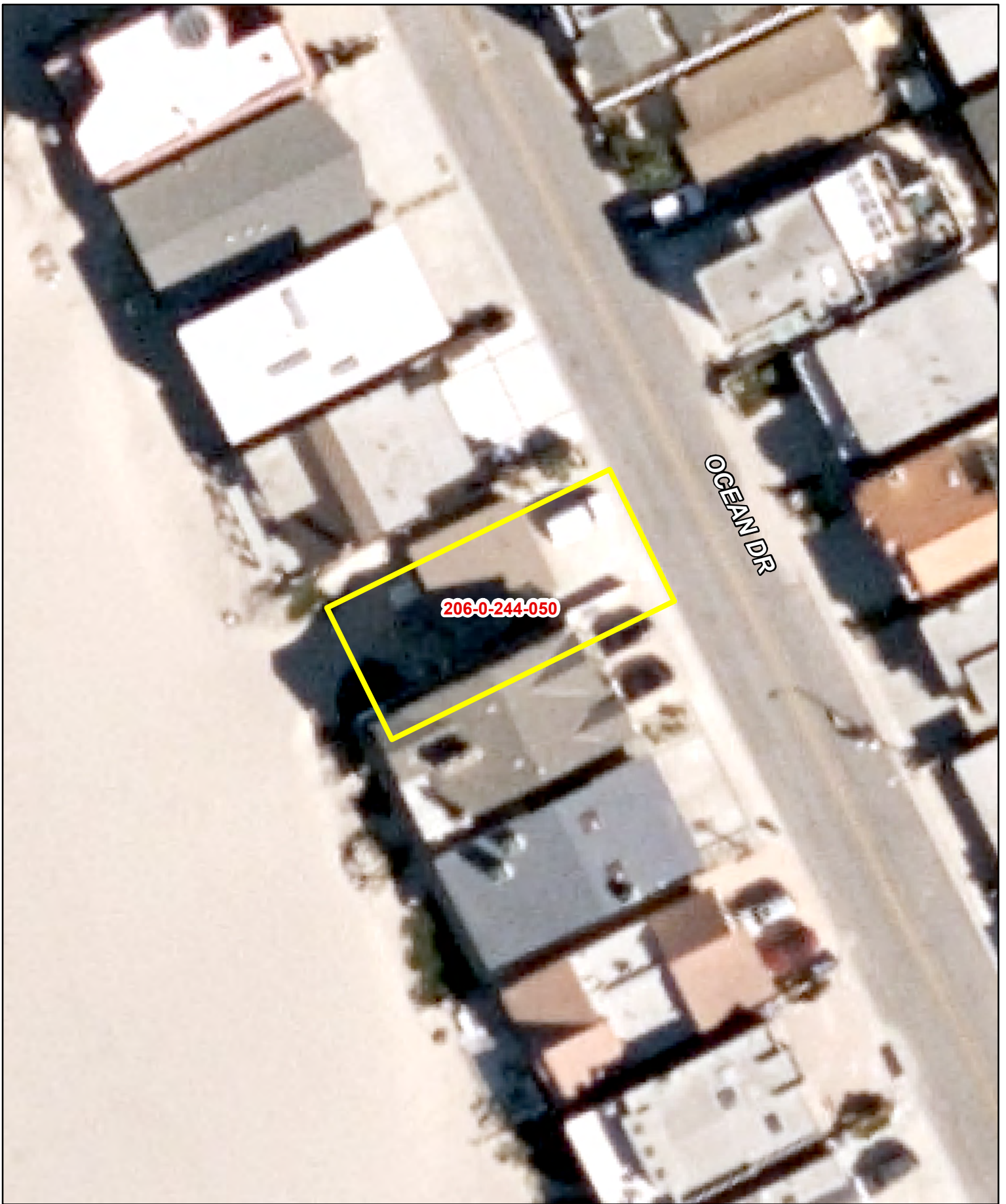
County of Ventura  
 Planning Director Hearing  
 Case No. PL21-0014  
 Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.







Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
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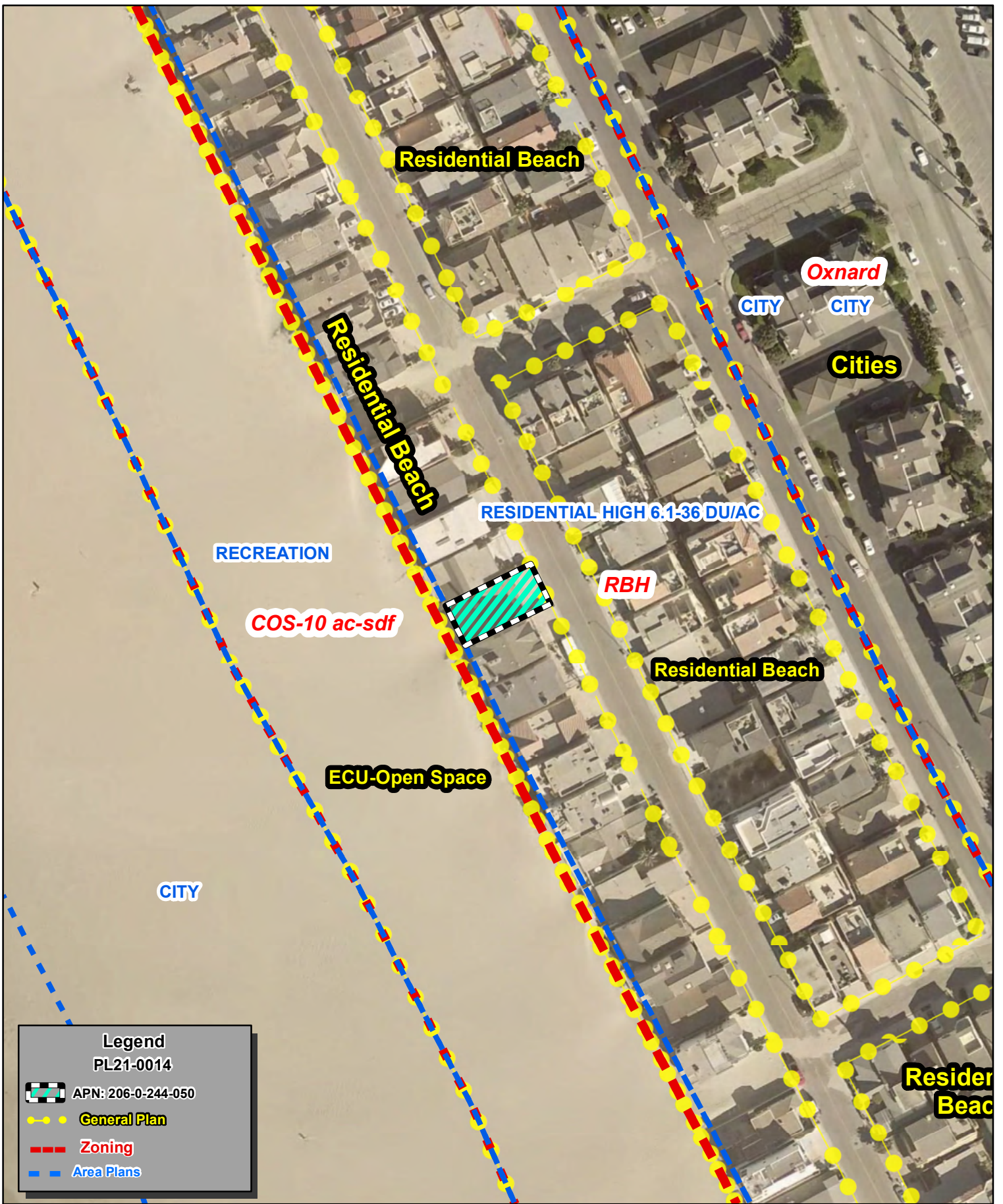
County of Ventura  
Planning Director Hearing  
PL21-0014  
**Aerial Photography**



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**Legend**  
 PL21-0014

APN: 206-0-244-050

**General Plan**

**Zoning**

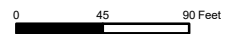
**Area Plans**



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
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**County of Ventura  
 Planning Director Hearing  
 PL21-0014  
 General Plan & Zoning Map**



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ABBREVIATIONS

Table listing abbreviations and their corresponding full names for architectural and engineering terms.

HERS RATER TESTING

Table detailing energy efficiency testing procedures, including HERS Rater testing and energy modeling.

DOCUMENTS TO BE SUBMITTED

Table listing the various documents and drawings that must be submitted for the project.

FIRE DEPARTMENT NOTES

Table containing specific notes and requirements from the fire department regarding the project.

SITE NOTES

Table providing detailed notes on the site conditions, including topography, soil, and existing structures.

BUILDING AREA

Table detailing the building area, including room counts, square footages, and area calculations.

PROJECT DATA

Table providing key project data such as project name, location, and owner information.

CONTACT INFORMATION

Table containing contact information for various project stakeholders and agencies.

# GERTLER RESIDENCE

## 3643 OCEAN DRIVE OXNARD, CA 93035

SHEET INDEX

Table providing a comprehensive index of all sheets included in the drawing set.

GENERAL CONSTRUCTION NOTES

Table of general construction notes providing details on materials, finishes, and installation requirements.

SEISMIC DESIGN CRITERIA

Table detailing seismic design criteria, including seismic zones, risk levels, and design parameters.

CODE AND DESIGN LOADS

Table listing applicable codes, standards, and design load requirements for the project.

SEPARATE SUBMITTALS

Table listing items that are to be submitted separately from the drawings, such as material samples.

GOVERNING CODES

Table listing the governing codes and regulations that apply to the project.

SCOPE OF WORK

Table defining the scope of work and the responsibilities of the contractor.

QUALITY CONTROL

Table detailing the quality control measures and inspection procedures for the project.

DRAWING ORGANIZATION

Table showing the organization of the drawing sheets and their interrelationships.

County of Ventura  
Planning Director Hearing  
Case No. PL21-0014  
Exhibit 3 - Plans



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Gertler Residence  
3643 Ocean Drive  
Oxnard, Ca 93035  
A.P.N. 206-0-244-050

Revisions table with columns for NO., DESCRIPTION, DATE, and checkmarks. Includes project info: PROJECT NO: 2020-0643, DRAWN BY: GA, DATE: 02-02-21, REVISION, SCALE: N/A, NO. OF SHEETS: 1, SHEET NO.: A0.0 COVER SHEET.



# BEST MANAGEMENT PRACTICE'S

**BMP 1: EROSION CONTROL**  
 1.1. All areas of exposed soil shall be protected from erosion by installing silt fences, straw bales, or other approved erosion control measures within 48 hours of excavation or grading.  
 1.2. Silt fences shall be installed perpendicular to the direction of water flow and spaced at intervals of 50 feet.  
 1.3. Straw bales shall be placed in a staggered pattern to create a filter strip.  
 1.4. Erosion control measures shall be inspected and maintained throughout the project.  
 1.5. All sediment trapped by erosion control measures shall be removed and disposed of properly.

**BMP 2: SEDIMENTATION CONTROL**  
 2.1. Sediment basins shall be installed at the outlet of all sediment-prone areas.  
 2.2. Sediment basins shall be designed to trap and settle sediment before it enters the storm drain system.  
 2.3. Sediment basins shall be inspected and cleaned regularly.  
 2.4. Sediment basins shall be silted out and cleaned before the end of the project.

**BMP 3: STORM WATER MANAGEMENT**  
 3.1. Storm water runoff shall be managed to prevent flooding and erosion.  
 3.2. Storm water runoff shall be directed to the storm drain system.  
 3.3. Storm water runoff shall be treated if necessary to meet water quality requirements.

**BMP 4: AIR QUALITY CONTROL**  
 4.1. Dust and dirt shall be controlled during all earthmoving activities.  
 4.2. Water shall be applied to exposed soil surfaces to keep them moist and prevent dust.  
 4.3. Vehicles shall be cleaned before leaving the site.  
 4.4. Windbreaks shall be installed to reduce dust emissions.

**BMP 5: LAND USE RESTRICTIONS**  
 5.1. No parking, storage, or other activities shall be permitted in the riparian zone.  
 5.2. No structures or other improvements shall be installed in the riparian zone.  
 5.3. The riparian zone shall be protected from any activities that could harm the riparian habitat.

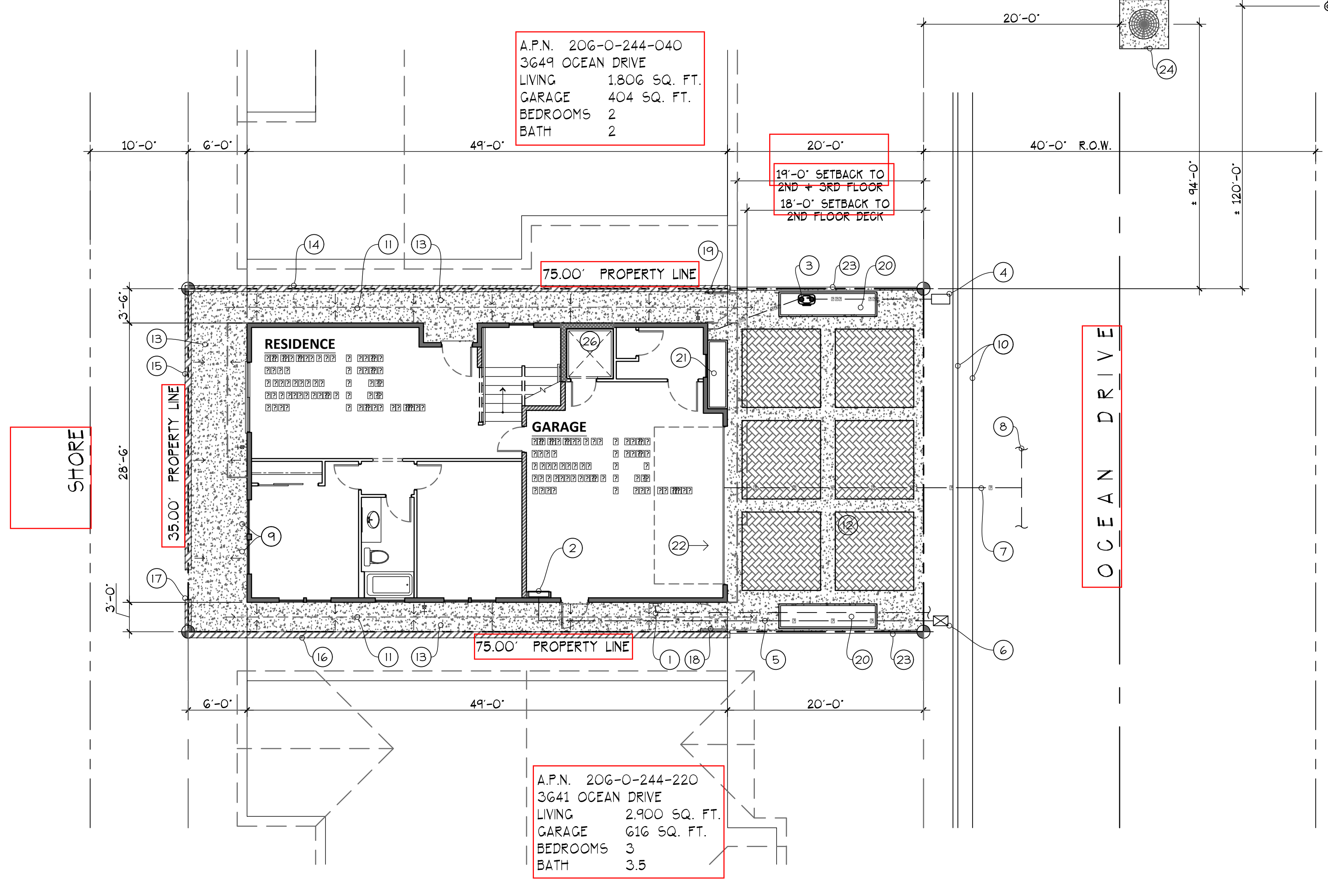
**BMP 6: RIPARIAN ZONE PROTECTION**  
 6.1. The riparian zone shall be protected from any activities that could harm the riparian habitat.  
 6.2. No structures or other improvements shall be installed in the riparian zone.  
 6.3. The riparian zone shall be protected from any activities that could harm the riparian habitat.

**BMP 7: WETLANDS PROTECTION**  
 7.1. Wetlands shall be protected from any activities that could harm the wetland habitat.  
 7.2. No structures or other improvements shall be installed in the wetland zone.  
 7.3. The wetland zone shall be protected from any activities that could harm the wetland habitat.

**BMP 8: CULTURAL RESOURCE PROTECTION**  
 8.1. Cultural resources shall be identified and protected.  
 8.2. No activities shall be permitted in areas containing cultural resources.  
 8.3. Cultural resources shall be protected from any activities that could harm them.

**BMP 9: HISTORIC RESOURCE PROTECTION**  
 9.1. Historic resources shall be identified and protected.  
 9.2. No activities shall be permitted in areas containing historic resources.  
 9.3. Historic resources shall be protected from any activities that could harm them.

**BMP 10: ARCHAEOPROTECTION**  
 10.1. Archaeological resources shall be identified and protected.  
 10.2. No activities shall be permitted in areas containing archaeological resources.  
 10.3. Archaeological resources shall be protected from any activities that could harm them.



# SITE GENERAL NOTES

1. All work shall be in accordance with the City of Oxnard, California Building Code and applicable California State Building Code.

2. The Owner and Designer shall be responsible for obtaining all necessary permits from the City of Oxnard.

3. The Owner and Designer shall be responsible for paying all applicable fees.

4. The Owner and Designer shall be responsible for providing all necessary information for the permit application.

5. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the approved plans.

6. The Owner and Designer shall be responsible for ensuring that all work is completed within the specified time frame.

7. The Owner and Designer shall be responsible for ensuring that all work is completed to the satisfaction of the City of Oxnard.

8. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the applicable laws and regulations.

9. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the applicable standards of practice.

10. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the applicable industry best practices.

# RESPONSIBILITY

The Designer shall be responsible for the design of the project. The Designer shall be responsible for ensuring that the design is in accordance with the applicable laws and regulations. The Designer shall be responsible for ensuring that the design is in accordance with the applicable standards of practice. The Designer shall be responsible for ensuring that the design is in accordance with the applicable industry best practices.

# HARDSCAPE

The Designer shall be responsible for the design of the hardscape. The Designer shall be responsible for ensuring that the hardscape is in accordance with the applicable laws and regulations. The Designer shall be responsible for ensuring that the hardscape is in accordance with the applicable standards of practice. The Designer shall be responsible for ensuring that the hardscape is in accordance with the applicable industry best practices.

# SITE PLAN KEY NOTES

1. All work shall be in accordance with the City of Oxnard, California Building Code and applicable California State Building Code.

2. The Owner and Designer shall be responsible for obtaining all necessary permits from the City of Oxnard.

3. The Owner and Designer shall be responsible for paying all applicable fees.

4. The Owner and Designer shall be responsible for providing all necessary information for the permit application.

5. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the approved plans.

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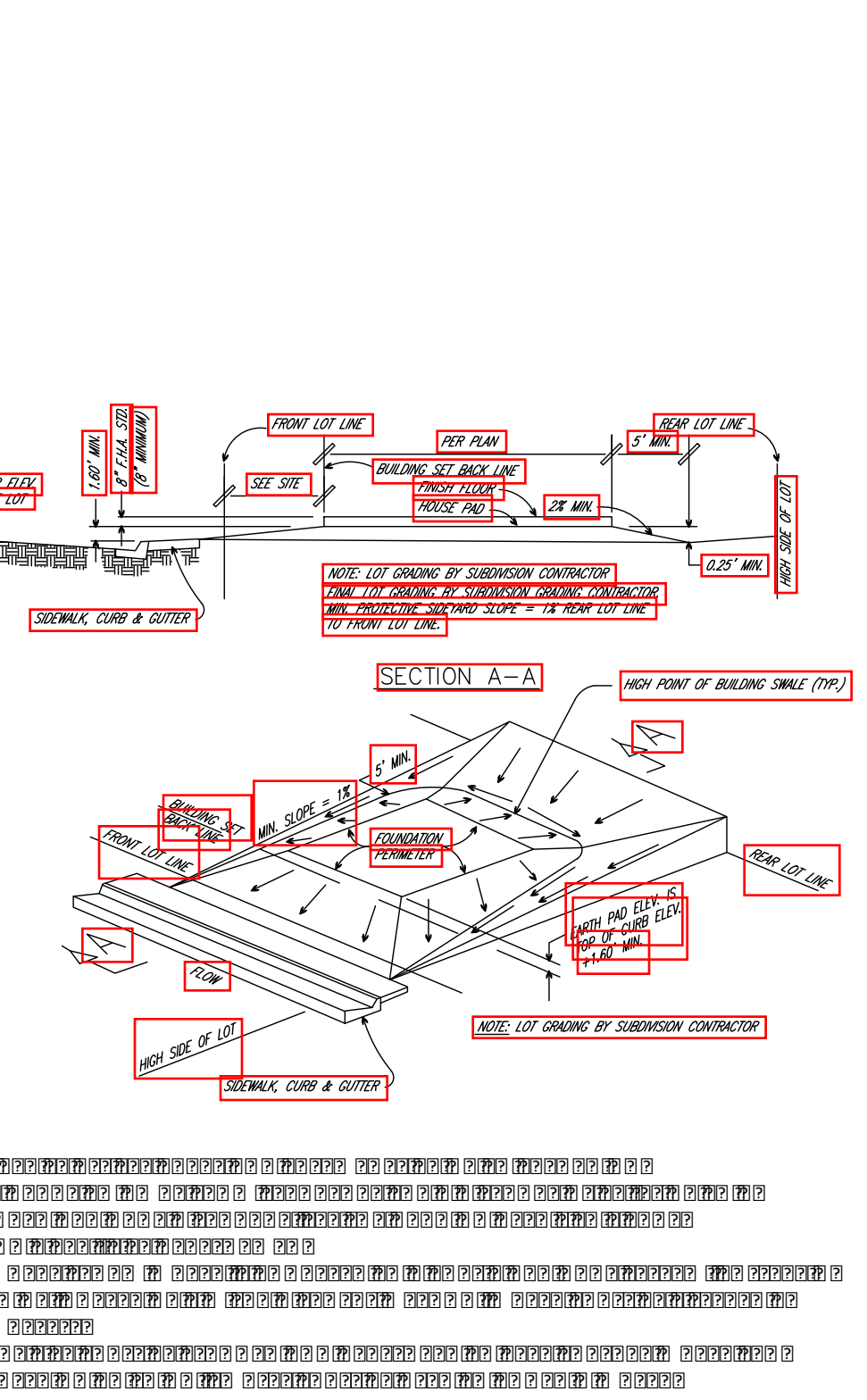
8. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the applicable laws and regulations.

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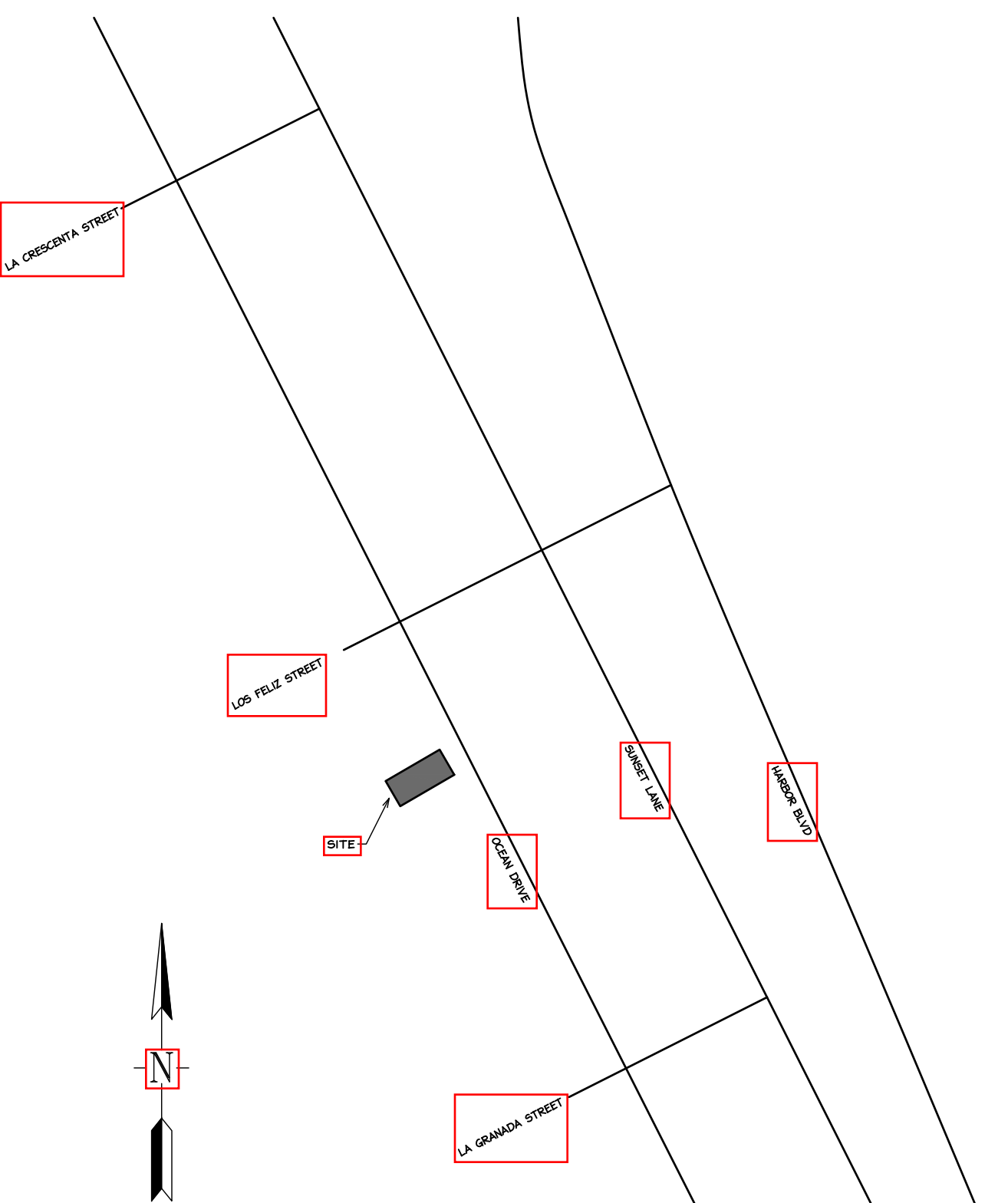
10. The Owner and Designer shall be responsible for ensuring that all work is completed in accordance with the applicable industry best practices.

# GRADING AND FILL MATERIAL

The Designer shall be responsible for the design of the grading and fill material. The Designer shall be responsible for ensuring that the grading and fill material is in accordance with the applicable laws and regulations. The Designer shall be responsible for ensuring that the grading and fill material is in accordance with the applicable standards of practice. The Designer shall be responsible for ensuring that the grading and fill material is in accordance with the applicable industry best practices.



Typical Grading  
 Scale: 1/4" = 1'-0"



Vicinity Map  
 Scale: N.T.S.

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**REGISTERED PROFESSIONAL ENGINEER**  
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**PACIFIC IMAGE BUILDERS**  
 PROJECT COORDINATOR:  
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 (559) 903-8902

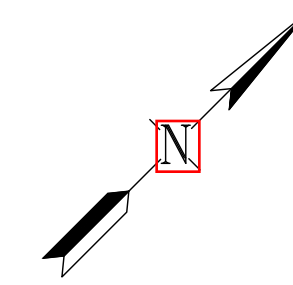
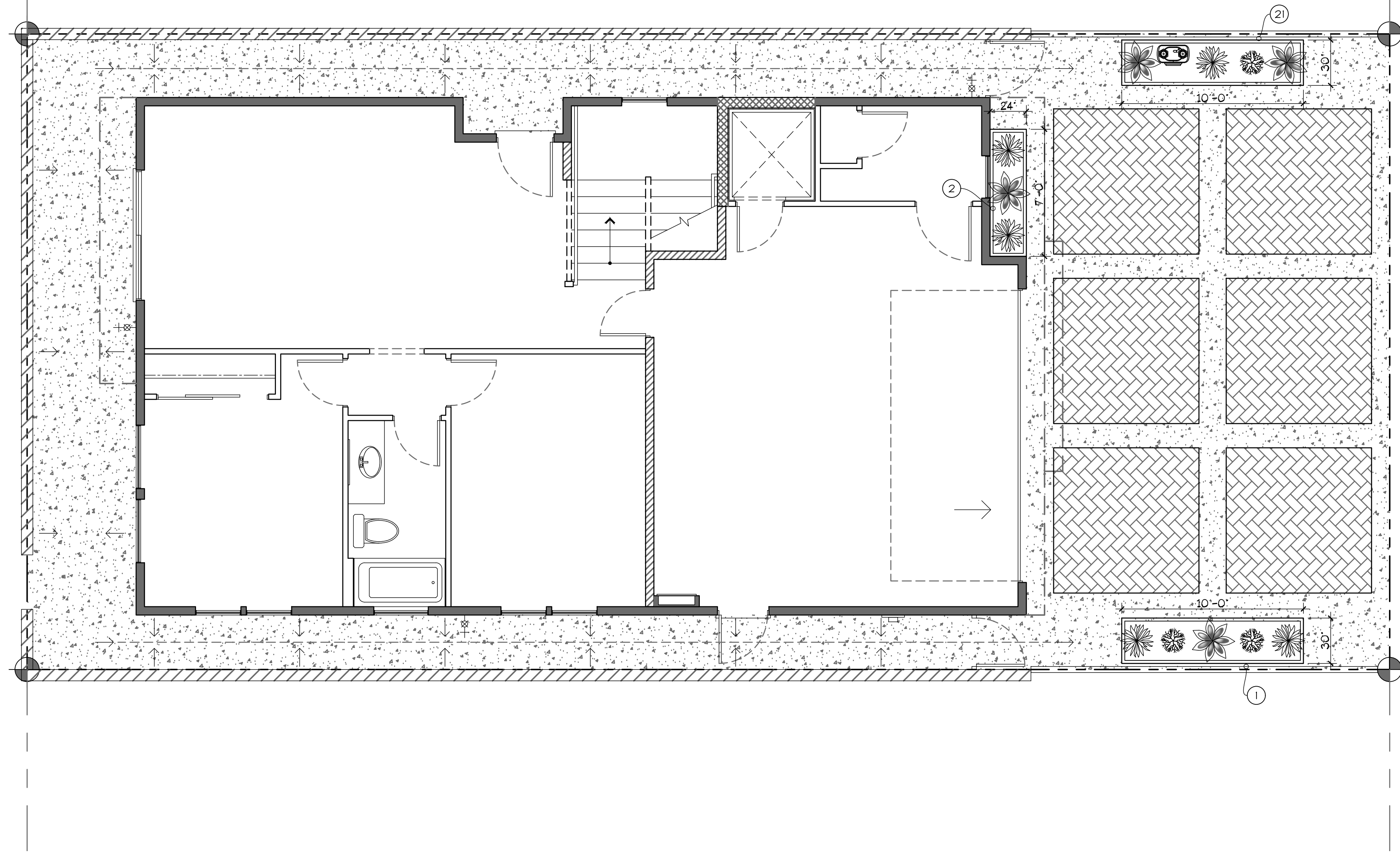
**Gertler Residence**  
 3643 Ocean Drive  
 Oxnard, Ca 93035  
 A.P.N. 206-0-244-050

**Revisions:**

NO.	DESCRIPTION	DATE
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PROJECT NO: 2020-1643  
 DATE: 02-02-21  
 SCALE: 1/8" = 1'-0" OF SHEET  
 SHEET NO: **A0.1**  
 SITE PLAN





**LANDSCAPE LEGEND**

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**LANDSCAPE NOTE**

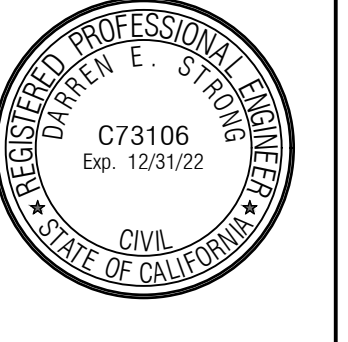
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**LANDSCAPE KEY NOTE**

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**HARDSCAPE**

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**PACIFIC IMAGE BUILDERS**

PROJECT COORDINATOR:  
**ANTHONY TAFFERA**  
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**Gertler Residence**  
3643 Ocean Drive  
Oxnard, Ca 93035  
A.P.N. 206-0-244-050

Revisions:		
NO.	DESCRIPTION	DATE
1		
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PROJECT NO.	2020-1643	DRAWN BY	G.M.
DATE	02-02-21	REVISION	
SCALE	1/8" = 1'-0"	PAGE OF SHEET	
SHEET NO.			

**A0.2**  
LANDSCAPE PLAN



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**Mandatory Residential Green Features and Measures**

*(Instructions: Fill-in all of the spaces in the "Method of Compliance" column. Specify how compliance is achieved (i.e. proposed products) and specify the sheet number of the plans where compliance is shown. In the "Verification" columns, check-off the box to indicate when verification will occur. If documentation is to be provided to the Building Inspector, both the "Inspector" and "Documentation" boxes need to be checked-off.)*

Site Development	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.106.2</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.3</b> The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface waterflows.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4</b> New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 of the 2016 California Green Standards Code (CGBC) to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency-General	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.201.1</b> Low-rise residential buildings shall meet or exceed the minimum standard design required by the California Energy Standards.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Efficiency and Conservation-Indoor Water Use	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.303.1</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with 2016 CGBC sections 4.303.1.1, 4.303.1.2, 4.303.1.3 and 4.303.1.4 respectively.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DIVISION OF BUILDING AND SAFETY**  
**COUNTY OF VENTURA**  
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**Mandatory Residential Green Features and Measures (Continued)**

Outdoor Water Use	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.304.1</b> After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enhanced Durability and Reduced Maintenance	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.406.1</b> 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.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction Waste Reduction, Disposal and Recycling	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.408.1</b> Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4 of 2016 CGBC, or meet a more stringent local construction and demolition waste management ordinance.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Mandatory Residential Green Features and Measures (Continued)**

<b>4.408.2</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.408.4</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Maintenance and Operation	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.410.1</b> An operation and maintenance manual shall be provided to the building occupant or owner.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL QUALITY	Method of Compliance	Plan Review	Inspector	Documentation
Fireplaces		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.503.1</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Mandatory Residential Green Features and Measures**

Pollutant Control	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.504.1</b> Duct openings and other related air distribution component openings shall be covered during construction.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.2.1</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.2.2</b> Paints, stains and other coatings shall be compliant with VOC limits.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.2.3</b> Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.2.4</b> Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.3</b> Carpet and carpet systems shall be compliant with VOC limits.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.4</b> 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under UL GREENGUARD Gold (formerly Greenguard Children & Schools program) or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program or meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of VOC Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.504.5</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 of 2016 CGBC.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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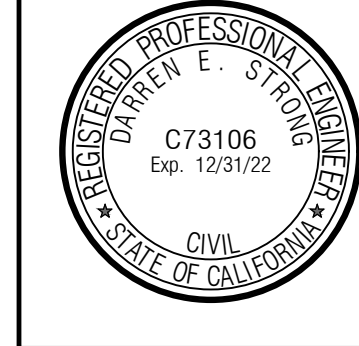
**Mandatory Residential Green Features and Measures (Continued)**

Interior Moisture Control	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.505.2</b> Vapor retarder and capillary break is installed at slab on grade foundations.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.505.3</b> Moisture content of building materials used in wall and floor framing is checked before enclosure.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor Air Quality and Exhaust	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.506.1</b> Exhaust fans which terminate outside the building are provided in every bathroom.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Comfort	Method of Compliance	Plan Review	Inspector	Documentation
<b>4.507.2</b> Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual 1—2011 ( <i>Residential Load Calculation</i> ), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2014 ( <i>Residential Duct Systems</i> ), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5—2014 ( <i>Residential Equipment Selection</i> ) or other equivalent design software or methods.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Installer and Special Inspector Qualifications	Method of Compliance	Plan Review	Inspector	Documentation
<b>702.1</b> HVAC system installers are trained and certified in the proper installation of HVAC systems.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>702.2</b> Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verifications	Method of Compliance	Plan Review	Inspector	Documentation
<b>703.1</b> Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DIVISION OF BUILDING AND SAFETY**  
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**PROJECT COORDINATOR:**  
**ANTHONY TAFFERA**  
 (559) 903-8902

**PACIFIC IMAGE BUILDERS**  
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**Gertler Residence**  
 3643 Ocean Drive  
 Oxnard, Ca 93035  
 A.P.N. 206-0-244-050

**Revisions:**

NO.	DESCRIPTION	DATE
1		
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PROJECT NO: 2022-1649 DRAWN BY: LGX  
 DATE: 02-02-21 REVISION:  
 SCALE: N/A NO. OF SHEETS:  
 SHEET NO:

**A1.0**  
**VOC MANDATORY GREEN MEASURES**





**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
EFFECTIVE JANUARY 1, 2020  
HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Chapter 1 – ADMINISTRATION</b>	
<b>Scope</b>	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
<b>Chapter 3 – GREEN BUILDING</b>	
<b>Additions and alterations</b>	
301.1.1	<ul style="list-style-type: none"> <li>Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.</li> <li>Requirements only apply within the specific area of the addition or alteration.</li> </ul>
<b>Low-rise and high-rise residential buildings</b>	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
<b>Mixed occupancy buildings</b>	
302.1	<p>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.</p> <p><b>Exceptions:</b></p> <ul style="list-style-type: none"> <li>Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.</li> <li>Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.</li> </ul>



**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
EFFECTIVE JANUARY 1, 2020  
HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Chapter 4 – RESIDENTIAL MANDATORY MEASURES</b>	
<b>Division 4.1 – PLANNING AND DESIGN</b>	
<b>Storm water drainage and retention during construction</b>	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
<b>Grading and paving</b>	
4.106.3	<p>Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.</p> <p><b>Exception:</b> Additions and alterations which do not alter the existing drainage path.</p>
<b>Electric vehicle (EV) charging for new construction</b>	
4.106.4	<ul style="list-style-type: none"> <li>Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers.</li> <li>Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</li> </ul> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: <ol style="list-style-type: none"> <li>Where there is no commercial power supply.</li> <li>Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit.</li> </ol> </li> <li>Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.</li> </ol> <p><b>Note:</b> For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.</p>



**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
EFFECTIVE JANUARY 1, 2020  
HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>EV charging: 1- &amp; 2-family dwellings/townhouses with attached private garages</b>	
4.106.4.1	<ul style="list-style-type: none"> <li>Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.</li> <li>Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</li> </ul>
<b>Identification</b>	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
<b>EV charging for multifamily dwellings</b>	
4.106.4.2	<ul style="list-style-type: none"> <li>Applies to all multifamily dwelling units with parking facilities on the site.</li> <li>10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.</li> </ul> <p><b>Note:</b> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>

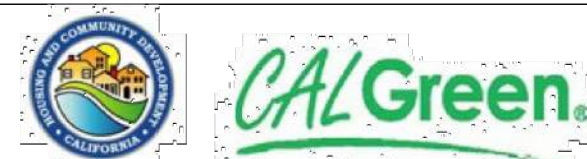


**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
EFFECTIVE JANUARY 1, 2020  
HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>EV charging space (EV space) locations</b>	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
<b>EV charging stations (EVCS)</b>	
4.106.4.2.1.1	<p>When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:</p> <ol style="list-style-type: none"> <li>The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.</li> </ol> <p><b>Exception:</b> EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.</p>
<b>EV charging space (EV space) dimensions</b>	
4.106.4.2.2	<p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18 feet.</li> <li>The minimum width of each EV space shall be 9 feet.</li> <li>1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. <ol style="list-style-type: none"> <li>Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.</li> </ol> </li> </ol>



**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
EFFECTIVE JANUARY 1, 2020  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Single EV space required</b>	
4.106.4.2.3	<ul style="list-style-type: none"> <li>Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.</li> <li>Construction documents shall identify the raceway termination point.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</li> </ul>
<b>Multiple EV spaces required</b>	
4.106.4.2.4	<ul style="list-style-type: none"> <li>Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.</li> <li>Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</li> </ul>
<b>Identification</b>	
4.106.4.2.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.



**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
EFFECTIVE JANUARY 1, 2020  
HCD SHL 615 (New 01/20)

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**2019 CALGREEN CODE**

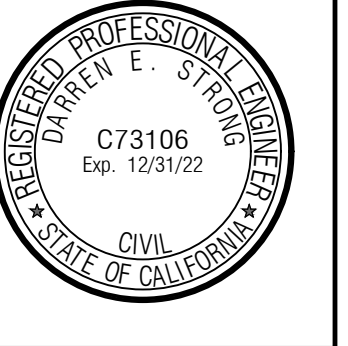
SECTION	REQUIREMENTS
<b>EV charging for hotels and motels</b>	
4.106.4.3	<ul style="list-style-type: none"> <li>Applies to all newly constructed hotels and motels.</li> <li>Construction documents shall identify the location of EV spaces.</li> </ul> <p><b>Note:</b> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>
<b>Number of required EV spaces</b>	
4.106.4.3.1	Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.
<b>EV charging space (EV space) dimensions</b>	
4.106.4.3.2	<p>EV spaces shall be designed to comply with the following:</p> <ul style="list-style-type: none"> <li>Minimum length of each EV space shall be 18 feet.</li> <li>Minimum width of each EV space shall be 9 feet.</li> </ul>
<b>Single EV space required (similar to 4.106.4.2.3)</b>	
4.106.4.3.3	<ul style="list-style-type: none"> <li>Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.</li> <li>Construction documents shall identify the raceway termination point.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</li> </ul>

**BUILDING ENVELOPE MEASURES**

- § 110.6(A): AIR LEAKAGE. MANUFACTURED PENETRATION, EXTERIOR DOORS, AND EXTERIOR PET DOORS MUST LIMIT AIR LEAKAGE TO 0.3 CFM/FT<sup>2</sup> OR LESS WHEN TESTED PER NFRC-400 OR ASTM E283 OR AAMA/WMA/CSA 101/1.5.2/A440-2011.\*
- § 110.6(A)5: LABELING. PENETRATION PRODUCTS MUST HAVE A LABEL MEETING THE REQUIREMENTS OF § 10-111(A).
- § 110.6(B): FIELD FABRICATED EXTERIOR DOORS AND PENETRATION PRODUCTS MUST USE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES FROM TABLES 110.6-A AND 110.6-B FOR COMPLIANCE AND MUST BE CALKED AND/OR WEATHERSTRIPPED.\*
- § 110.7: AIR LEAKAGE. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CALKED, GASKETED, OR WEATHER STRIPPED.
- § 110.8(A): INSULATION CERTIFICATION BY MANUFACTURERS. INSULATION SPECIFIED OR INSTALLED MUST MEET STANDARDS FOR INSULATING MATERIAL.
- § 110.8(G): INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. HEATED SLAB FLOORS MUST BE INSULATED PER THE REQUIREMENTS OF § 110.8(G).
- § 110.8(I): ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE. THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE VALUES OF THE ROOFING MATERIAL MUST MEET THE REQUIREMENTS OF § 110.8(I) WHEN THE INSTALLATION OF A COOL ROOF IS SPECIFIED ON THE CDR.
- § 110.8(J): RADIANT BARRIER. A RADIANT BARRIER MUST HAVE AN EMITTANCE OF 0.05 OR LESS AND BE CERTIFIED TO THE DEPARTMENT OF CONSUMER AFFAIRS.
- § 150.0(A): CEILING AND RAFTER ROOF INSULATION. MINIMUM R-22 INSULATION IN WOOD-FRAME CEILING, OR THE WEIGHTED AVERAGE U-FACTOR MUST NOT EXCEED 0.043. MINIMUM R-19 OR WEIGHTED AVERAGE U-FACTOR OF 0.054 OR LESS IN A RAFTER ROOF ALTERATION. ATTIC ACCESS DOORS MUST HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS MUST BE GASKETED TO PREVENT AIR LEAKAGE. INSULATION MUST BE INSTALLED IN DIRECT CONTACT WITH A CONTINUOUS ROOF OR CEILING WHICH IS SEALED TO LIMIT INFILTRATION AND EXFILTRATION AS SPECIFIED IN § 110.7, INCLUDING BUT NOT LIMITED TO PLACING INSULATION EITHER ABOVE OR BELOW THE ROOF DECK OR ON TOP OF A DRYWALL CEILING.\*
- § 150.0(B): LOOSE-FILL INSULATION. LOOSE-FILL INSULATION MUST MEET THE MANUFACTURER'S REQUIRED DENSITY FOR THE LABELED R-VALUE.
- § 150.0(C): WALL INSULATION. MINIMUM R-13 INSULATION IN 2X4 INCH WOOD FRAMING WALL OR HAVE A U-FACTOR OF 0.102 OR LESS (R-19 IN 2X6 OR U-FACTOR OF 0.074 OR LESS). OPAQUE NON-FRAMED ASSEMBLIES MUST HAVE AN OVERALL ASSEMBLY U-FACTOR NOT EXCEEDING 0.102, EQUIVALENT TO AN INSTALLED VALUE OF R-13 IN A WOOD FRAMED ASSEMBLY.\*
- § 150.0(D): RAISED-FLOOR INSULATION. MINIMUM R-19 INSULATION IN RAISED WOOD FRAMED FLOOR OR 0.037 MAXIMUM U-FACTOR.\*
- § 150.0(F): SLAB EDGE INSULATION. SLAB EDGE INSULATION MUST MEET ALL OF THE FOLLOWING: HAVE A WATER ABSORPTION RATE, FOR THE INSULATION MATERIAL ALONE WITHOUT FACINGS, NO GREATER THAN 0.3%; HAVE A WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM/INCH; BE PROTECTED FROM PHYSICAL DAMAGE AND UV LIGHT DEGRADATION; AND, WHEN INSTALLED AS PART OF A HEATED SLAB FLOOR, MEET THE REQUIREMENTS OF § 110.8(G).
- § 150.0(G): VAPOR RETARDER. IN CLIMATE ZONES 1-16, THE EARTH FLOOR OF UNVENTED CRAWL SPACE MUST BE COVERED WITH A CLASS I OR CLASS II VAPOR RETARDER. THIS REQUIREMENT ALSO APPLIES TO CONTROLLED VENTILATION CRAWL SPACE FOR BUILDINGS COMPLYING WITH THE EXCEPTION TO § 150.0(D).
- § 150.0(G)2: VAPOR RETARDER. IN CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER MUST BE INSTALLED ON THE UNCONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS, VENTED ATTICS, AND UNVENTED ATTICS WITH AIR-PERMEABLE INSULATION.
- § 150.0(H): PENETRATION PRODUCTS. PENETRATION, INCLUDING SKYLIGHTS, SEPARATING UNCONDITIONED SPACE FROM UNCONDITIONED SPACE OR OUTDOORS MUST HAVE A MAXIMUM U-FACTOR OF 0.58; OR THE WEIGHTED AVERAGE U-FACTOR OF ALL PENETRATION MUST NOT EXCEED 0.58.\*

**SPECIAL INSPECTION**

- PROVIDE CERTIFICATION FOR THE FOLLOWING CALGREEN COMPONENTS. DOCUMENTATION SHALL BE REQUIRED PRIOR TO CITY INSPECTIONS AS NOTED BELOW:
- INDOOR WATER USE (FINAL INSPECTION)
  - MOISTURE CONTENT OF BUILDING MATERIALS (INSULATION INSPECTION)
  - ADHESIVE AND SEALANT VOC LIMITS (FINAL INSPECTION)
  - PAINTS AND COATINGS VOC LIMITS (FINAL INSPECTION)
  - COMPOSITE WOOD PRODUCTS (FRAME INSPECTION)
  - CARPET AND FLOORING CERTIFICATION (FINAL INSPECTION)



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Revisions:

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-

PROJECT NO. 2020-1645	DRAWN BY I.G.M.
DATE: 02-02-21	REVISION:
SCALE: N/A	NO. OF SHEET:
SHEET NO.	

**A1.1**  
CALGREEN CODE NOTES





**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES  
EFFECTIVE JANUARY 1, 2020**  
HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Multiple EV spaces required (similar to 4.106.4.2.4)</b>	
4.106.4.3.4	<ul style="list-style-type: none"> <li>Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.</li> <li>Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.</li> </ul>
<b>Identification (similar to 4.106.4.2.5)</b>	
4.106.4.3.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
<b>Accessible EV spaces</b>	
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
<b>Division 4.2 – ENERGY EFFICIENCY</b>	
<b>Scope</b>	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> <li>Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.</li> <li>Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.</li> </ul>



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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Division 4.3 – WATER EFFICIENCY AND CONSERVATION</b>	
<b>Water conserving plumbing fixtures and fittings</b>	
Plumbing fixtures and fittings shall comply with the following:	
4.303.1	<ul style="list-style-type: none"> <li>4.303.1.1 – Water closets: ≤ 1.28 gal/flush.</li> <li>4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.</li> <li>4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi.</li> <li>4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.</li> <li>4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.</li> <li>4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.</li> <li>4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle.</li> <li>4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.</li> </ul>
<b>Standards for plumbing fixtures and fittings</b>	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
<b>Outdoor potable water use in landscape areas</b>	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
<b>Division 4.4 – MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>	
<b>Rodent proofing</b>	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

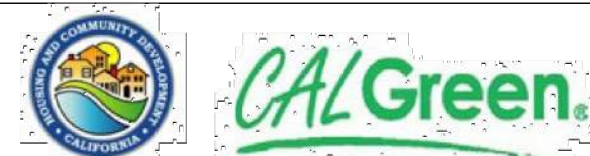


**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES  
EFFECTIVE JANUARY 1, 2020**  
HCD SHL 615 (New 01/20)

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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Construction waste management</b>	
4.408.1	<ul style="list-style-type: none"> <li>Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</li> <li>Provide documentation to the enforcing agency per Section 4.408.5.</li> </ul> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>Excavated soil and land-clearing debris.</li> <li>Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol>
<b>Construction waste management plan</b>	
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
<b>Waste management company</b>	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

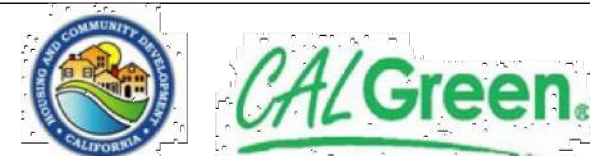


**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES  
EFFECTIVE JANUARY 1, 2020**  
HCD SHL 615 (New 01/20)

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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Waste stream reduction alternative [LR]</b>	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> <li>Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</li> <li>Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</li> </ul>
<b>Operation and maintenance manual</b>	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
<b>Recycling by occupants</b>	
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
<b>Division 4.5 – ENVIRONMENTAL QUALITY</b>	
<b>Fireplaces - General</b>	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.



**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES  
EFFECTIVE JANUARY 1, 2020**  
HCD SHL 615 (New 01/20)

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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Protection of mechanical equipment during construction</b>	
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetrock or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
<b>Adhesives, sealants and caulks</b>	
Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:	
4.504.2.1	<ol style="list-style-type: none"> <li>Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.</li> <li>Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.</li> </ol>
<b>Paints and coatings</b>	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

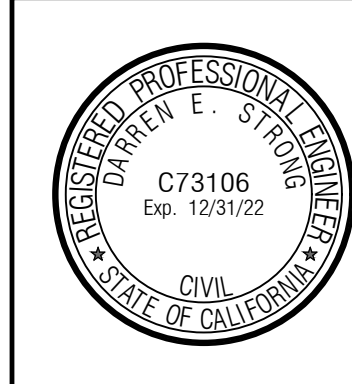


**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES  
EFFECTIVE JANUARY 1, 2020**  
HCD SHL 615 (New 01/20)

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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Aerosol paints and coatings</b>	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> <li>Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</li> <li>Documentation is required per Section 4.504.2.4.</li> </ul>
<b>Carpet systems</b>	
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: <ol style="list-style-type: none"> <li>Carpet and Rug Institute's Green Label Plus Program.</li> <li>California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).</li> <li>NSF/ANSI 140 at the Gold level.</li> <li>Scientific Certifications Systems Indoor Advantage™ Gold.</li> </ol>
<b>Carpet cushion</b>	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
<b>Carpet adhesive</b>	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.



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NO.	DESCRIPTION	DATE
1		
2		
3		


PROJECT NO. 2020-1645	DRAWN BY I.G.M.
DATE: 02-02-21	REVISION:
SCALE: N/A	NO. OF SHEET:
SHEET NO.	


**A1.2**  
CALGREEN  
CODE NOTES



 <b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> <small>HCD SHL 615 (New 01/20)</small>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Resilient flooring systems</b>	
	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following: <ol style="list-style-type: none"> <li>Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.</li> <li>Products certified under UL GREENGUARD Gold (formerly the Greenguard Children &amp; Schools program).</li> <li>Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.</li> <li>Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).</li> </ol>
<b>Composite wood products</b>	
4.504.4	<ul style="list-style-type: none"> <li>Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.</li> <li>Documentation is required per Section 4.504.5.1.</li> </ul>
4.504.5 & 4.504.5.1	<ul style="list-style-type: none"> <li>Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).</li> </ul>

 <b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> <small>HCD SHL 615 (New 01/20)</small>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Concrete slab foundations</b>	
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
<b>Capillary break</b>	
4.505.2.1	<p>A capillary break shall be installed in compliance with at least 1 of the following:</p> <ol style="list-style-type: none"> <li>A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>Other equivalent methods approved by the enforcing agency.</li> <li>A slab design specified by a licensed design professional.</li> </ol>
<b>Moisture content of building materials</b>	
4.505.3	<p>Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> <li>Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.</li> <li>Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.</li> <li>At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.</li> </ol> <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.</p>

 <b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> <small>HCD SHL 615 (New 01/20)</small>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Bathroom exhaust fans</b>	
4.506.1	<p>Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.           <ol style="list-style-type: none"> <li>Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.</li> <li>A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.</li> </ol> </li> </ol> <p><b>Note:</b> For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.</p>
<b>Heating and air-conditioning system design</b>	
4.507.2	<p>Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:</p> <ol style="list-style-type: none"> <li>The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.</li> </ol> <p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the systems function are acceptable.</p>

 <b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> <small>HCD SHL 615 (New 01/20)</small>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>CHAPTER 7 – INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b>	
<b>Installer training</b>	
702.1	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: <ol style="list-style-type: none"> <li>State certified apprenticeship programs.</li> <li>Public utility training programs.</li> <li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> <li>Programs sponsored by manufacturing organizations.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol>
<b>Special inspection</b>	
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
<b>Documentation</b>	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

**BUILDING ENVELOPE MEASURES**

§ 110.6(A)(1): AIR LEAKAGE. MANUFACTURED FENESTRATION, EXTERIOR DOORS, AND EXTERIOR PET DOORS MUST LIMIT AIR LEAKAGE TO 0.3 CFM/FT<sup>2</sup> OR LESS WHEN TESTED PER NFRC-400 OR ASTM E283 OR AAMA/WDMA/CSA 1011.5.2/440 2011.\*

§ 110.6(A)(5): LABELING. FENESTRATION PRODUCTS MUST HAVE A LABEL MEETING THE REQUIREMENTS OF § 110-11(A).

§ 110.6(B): FIELD FABRICATED EXTERIOR DOORS AND FENESTRATION PRODUCTS MUST USE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES FROM TABLES 110.6-A AND 110.6-B FOR COMPLIANCE AND MUST BE CALKED AND/OR WEATHERSTRIPPED. \*

§ 110.7: AIR LEAKAGE. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CALKED, GASKETED, OR WEATHER STRIPPED.

§ 110.8(A): INSULATION CERTIFICATION BY MANUFACTURERS. INSULATION SPECIFIED OR INSTALLED MUST MEET STANDARDS FOR INSULATING MATERIAL.

§ 110.8(G): INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. HEATED SLAB FLOORS MUST BE INSULATED PER THE REQUIREMENTS OF § 110.8(G).

§ 110.8(I): ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE. THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE VALUES OF THE ROOFING MATERIAL MUST MEET THE REQUIREMENTS OF § 110.8(I) WHEN THE INSTALLATION OF A COOL ROOF IS SPECIFIED ON THE CFIR.

§ 110.8(J): RADIANT BARRIER. A RADIANT BARRIER MUST HAVE AN EMITTANCE OF 0.05 OR LESS AND BE CERTIFIED TO THE DEPARTMENT OF CONSUMER AFFAIRS.

§ 150.0(A): CEILING AND RAFTER ROOF INSULATION. MINIMUM R-22 INSULATION IN WOOD-FRAME CEILING; OR THE WEIGHTED AVERAGE U-FACTOR MUST NOT EXCEED 0.043. MINIMUM R-19 OR WEIGHTED AVERAGE U-FACTOR OF 0.054 OR LESS IN A RAFTER ROOF ALTERATION. ATTIC ACCESS DOORS MUST HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS MUST BE GASKETED TO PREVENT AIR LEAKAGE. INSULATION MUST BE INSTALLED IN DIRECT CONTACT WITH A CONTINUOUS ROOF OR CEILING WHICH IS SEALED TO LIMIT INFILTRATION AND EXFILTRATION AS SPECIFIED IN § 110.7, INCLUDING BUT NOT LIMITED TO PLACING INSULATION EITHER ABOVE OR BELOW THE ROOF DECK OR ON TOP OF A DRYWALL CEILING. \*

§ 150.0(B): LOOSE-FILL INSULATION. LOOSE-FILL INSULATION MUST MEET THE MANUFACTURER'S REQUIRED DENSITY FOR THE LABELED R-VALUE.

§ 150.0(C): WALL INSULATION. MINIMUM R-13 INSULATION IN 2X4 INCH WOOD FRAMING WALL OR HAVE A U-FACTOR OF 0.102 OR LESS (R-19 IN 2X6 OR U-FACTOR OF 0.074 OR LESS). OPAQUE NON-FRAMED ASSEMBLIES MUST HAVE AN OVER-ALL ASSEMBLY U-FACTOR NOT EXCEEDING 0.102, EQUIVALENT TO AN INSTALLED VALUE OF R-13 IN A WOOD-FRAMED ASSEMBLY. \*

§ 150.0(D): RAISED-FLOOR INSULATION. MINIMUM R-19 INSULATION IN RAISED WOOD-FRAMED FLOOR OR 0.037 MAXIMUM U-FACTOR. \*

§ 150.0(F): SLAB EDGE INSULATION. SLAB EDGE INSULATION MUST MEET ALL OF THE FOLLOWING: HAVE A WATER ABSORPTION RATE, FOR THE INSULATION MATERIAL ALONE WITHOUT FACINGS, NO GREATER THAN 0.3%; HAVE A WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM/INCH; BE PROTECTED FROM PHYSICAL DAMAGE AND UV LIGHT DEGRADATION; AND, WHEN INSTALLED AS PART OF A HEATED SLAB FLOOR, MEET THE REQUIREMENTS OF § 110.8(G).

§ 150.0(G)(1): VAPOR RETARDER. IN CLIMATE ZONES 1-16, THE EARTH FLOOR OF UNVENTED CRAWL SPACE MUST BE COVERED WITH A CLASS I OR CLASS II VAPOR RETARDER. THIS REQUIREMENT ALSO APPLIES TO CONTROLLED VENTILATION CRAWL SPACE FOR BUILDINGS COMPLYING WITH THE EXCEPTION TO § 150.0(D).

§ 150.0(G)(2): VAPOR RETARDER. IN CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER MUST BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS, VENTED ATTICS, AND UNVENTED ATTICS WITH AIR-PERMEABLE INSULATION.

§ 150.0(I): FENESTRATION PRODUCTS. FENESTRATION, INCLUDING SKYLIGHTS, SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE OR OUTDOORS MUST HAVE A MAXIMUM U-FACTOR OF 0.58; OR THE WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION MUST NOT EXCEED 0.58. \*

**SPECIAL INSPECTION**

PROVIDE CERTIFICATION FOR THE FOLLOWING CALGREEN COMPONENTS. DOCUMENTATION SHALL BE REQUIRED PRIOR TO CITY INSPECTIONS AS NOTED BELOW:

- INDOOR WATER USE (FINAL IMPECTION)
- MOISTURE CONTENT OF BUILDING MATERIALS (INSULATION INSPECTION)
- ADHESIVE AND SEALANT VOC LIMITS (FINAL INSPECTION)
- PAINTS AND COATINGS VOC LIMITS (FINAL INSPECTION)
- COMPOSITE WOOD PRODUCTS (FRAME INSPECTION)
- CARPET AND FLOORING CERTIFICATION (FINAL INSPECTION)

**FLOOR AND LANDINGS AT DOORS**

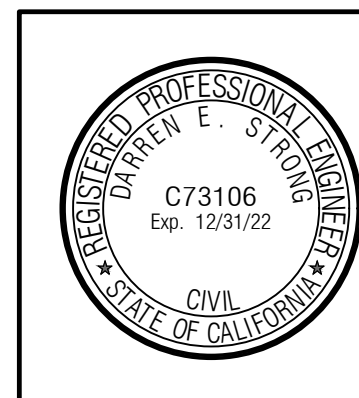
R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).  
EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOORS SHALL BE NOT MORE THAN 1 ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD.  
EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¼ INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¼ INCHES BELOW THE TOP OF THE THRESHOLD.  
EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY IS NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

**GENERAL NOTES**

- WINDOWS TO MEET THE MINIMUM STANDARD. ALL OPERABLE WINDOWS SHALL BE PROVIDED W/ SCREENS. GRIDS MAY VARY. SEE ELEVATIONS FOR DETAILS.
- ADD 3" FOR ROUGH OPENINGS OF DOORS. FRONT DOOR SHALL HAVE A PEEP HOLE. DEAD BOLTS SHALL HAVE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIN 6" ABOVE AND BELOW W/ (2) #8 X 2" SCREWS. INSTALL DEAD BOLTS AT ALL HINGED EXTERIOR DOORS AND DOOR AT HOUSE TO GARAGE.
- GLAZED AREAS SHALL BE NO LESS THAN 1/10 THE MEASURED FLOOR AREA W/ A MIN. 10 SQ. FT. IN ALL HABITABLE ROOMS. MAX. HEIGHT OF WINDOW SILL TO FINISH FLOOR SHALL BE 44". ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. W/ A MIN. OPENABLE HEIGHT OF 24" AND A MIN. OPENABLE WIDTH OF 20".
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TITLE 24 COMPLIANT.
- ALL WINDOWS AND GLASS DOORS TO BE DUAL GLAZED. WEATHERSTRIP ALL DOORS AND WINDOWS @ EXTERIOR. ALL BUILDING JOINTS, ENVELOPE OPENINGS, AND PENETRATIONS SHALL BE CALKED AND SEALED TO APPROVED STANDARDS. (SUBJECT TO FIELD INSPECTION).
- WINDOWS ADJACENT TO A DOOR, WHERE EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR REQUIRES SAFETY GLAZING. PROVIDE SAFETY GLAZING AT ALL SLIDING GLASS DOORS.
- ALL WINDOW AND DOOR STYLES & FINISHES TO BE VERIFIED W/ BUILDER.
- ALL TUB AND SHOWER SURROUNDS SHALL BE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, FIBER-REINFORCED GYPSUM BACKER OR GLASS MAT GYPSUM BACKERS AS A BASE FOR WALL TILES PER CRC R702.4.2.
- PER KERN COUNTY AIR POLLUTION CONTROL DISTRICT RULE 416.1 WOOD BURNING FIREPLACES MAY NOT BE INSTALLED IN RESIDENTIAL SUBDIVISIONS WHICH WILL CONSIST OF 10 OR MORE DWELLINGS. IF A FIREPLACE IS DESIRED, IT CANNOT BE WOOD BURNING. WOOD BURNING OR GAS FUELED TYPE WITH APPROPRIATE ICC DOCUMENTATION ARE ALLOWED.
- PER CRC R302.5.2, DUCTS PENETRATING THE WALLS OF CEILING SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE A MINIMUM OF 26 GAUGE STEEL (0.019" SHEET STEEL) AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- PROVIDE A SIX SQUARE INCH AREA INTAKE FROM THE EXTERIOR AT THE FIRE BOX (UNLESS THE FIRE BOX IS ON SLAB AND IT IS NOT LOCATED ON AN EXTERIOR WALL).
- ATTIC ACCESS MUST BE A MINIMUM 22"x30" W/ 30" CLEAR HEAD ROOM. PROVIDE SWITCH, LIGHT AND SMOKE DETECTOR IF REQUIRED BY LOCAL CODE.
- ALL DIMENSIONS SHALL BE VERIFIED ON PLANS AND BUILDING LOCATION SHALL BE VERIFIED ON PROJECT SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE PLANS FOR CRITICAL DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE RESPONSIBLE PARTIES.



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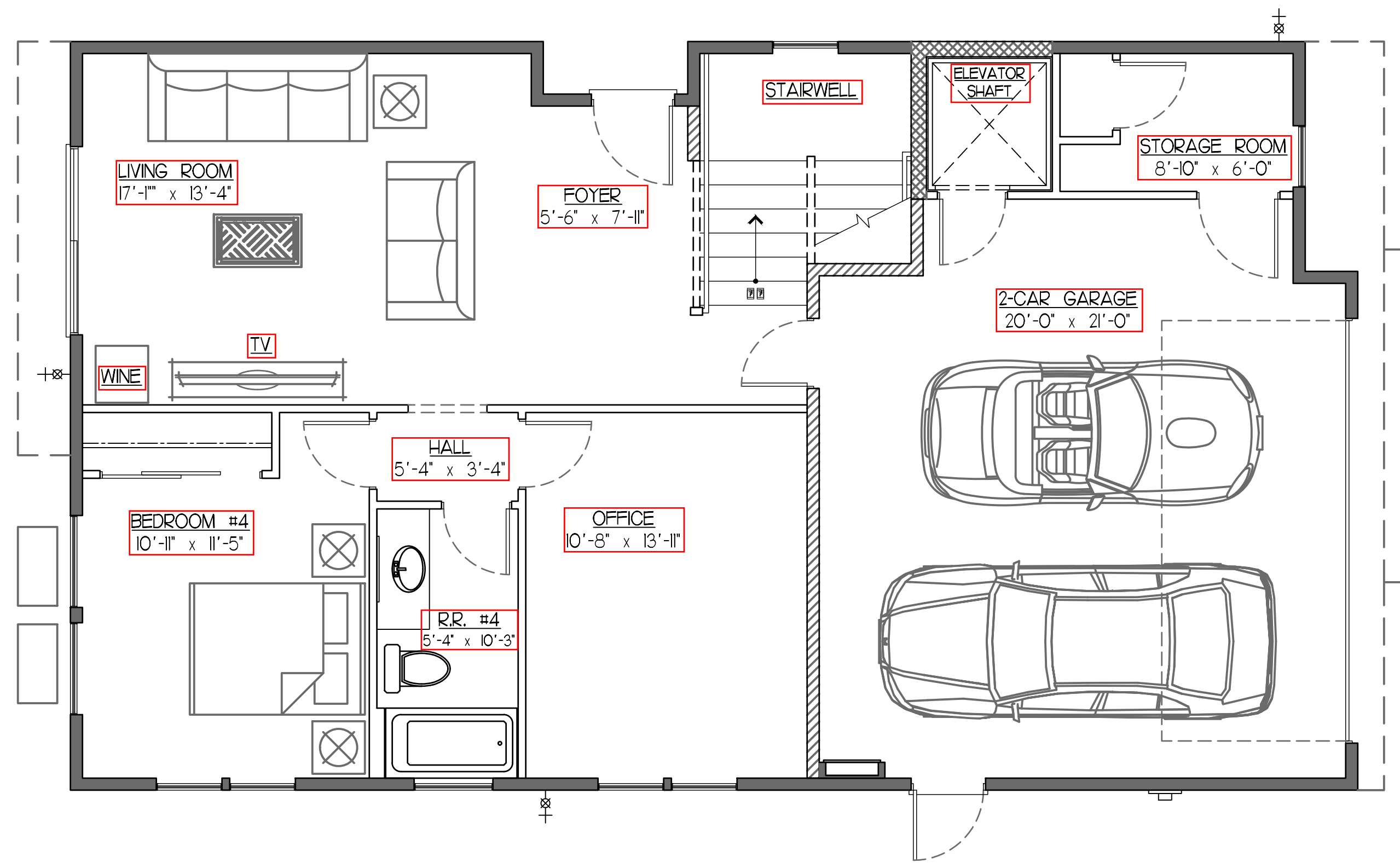
**Revisions:**

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-

PROJECT NO.: 2020-1645  
DATE: 02-02-21  
SCALE: N/A  
SHEET NO.:

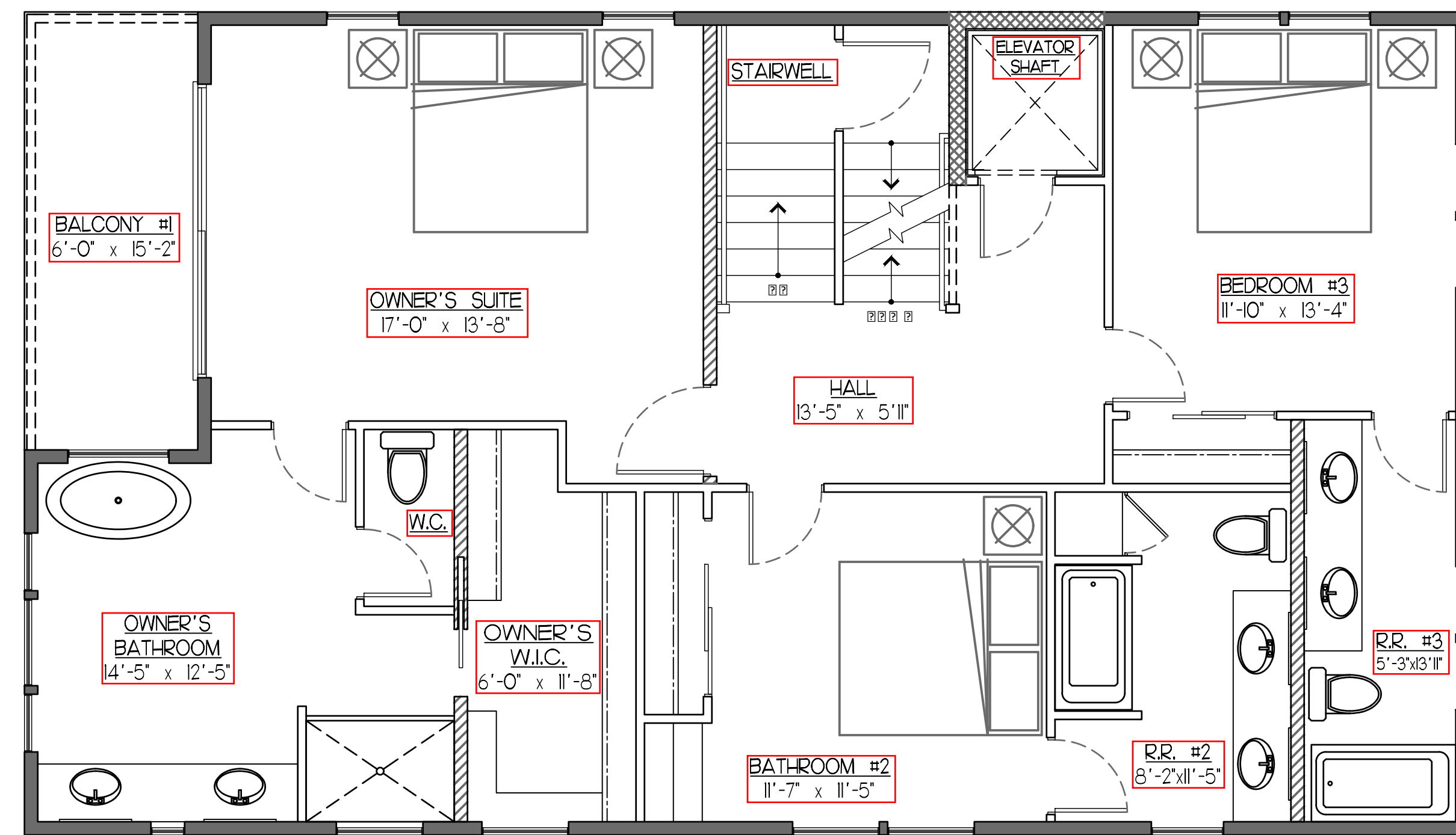
DRAWN BY: L.G.M.  
REVISION:  
NO. OF SHEET:  
**A1.3**  
CALGREEN CODE NOTES





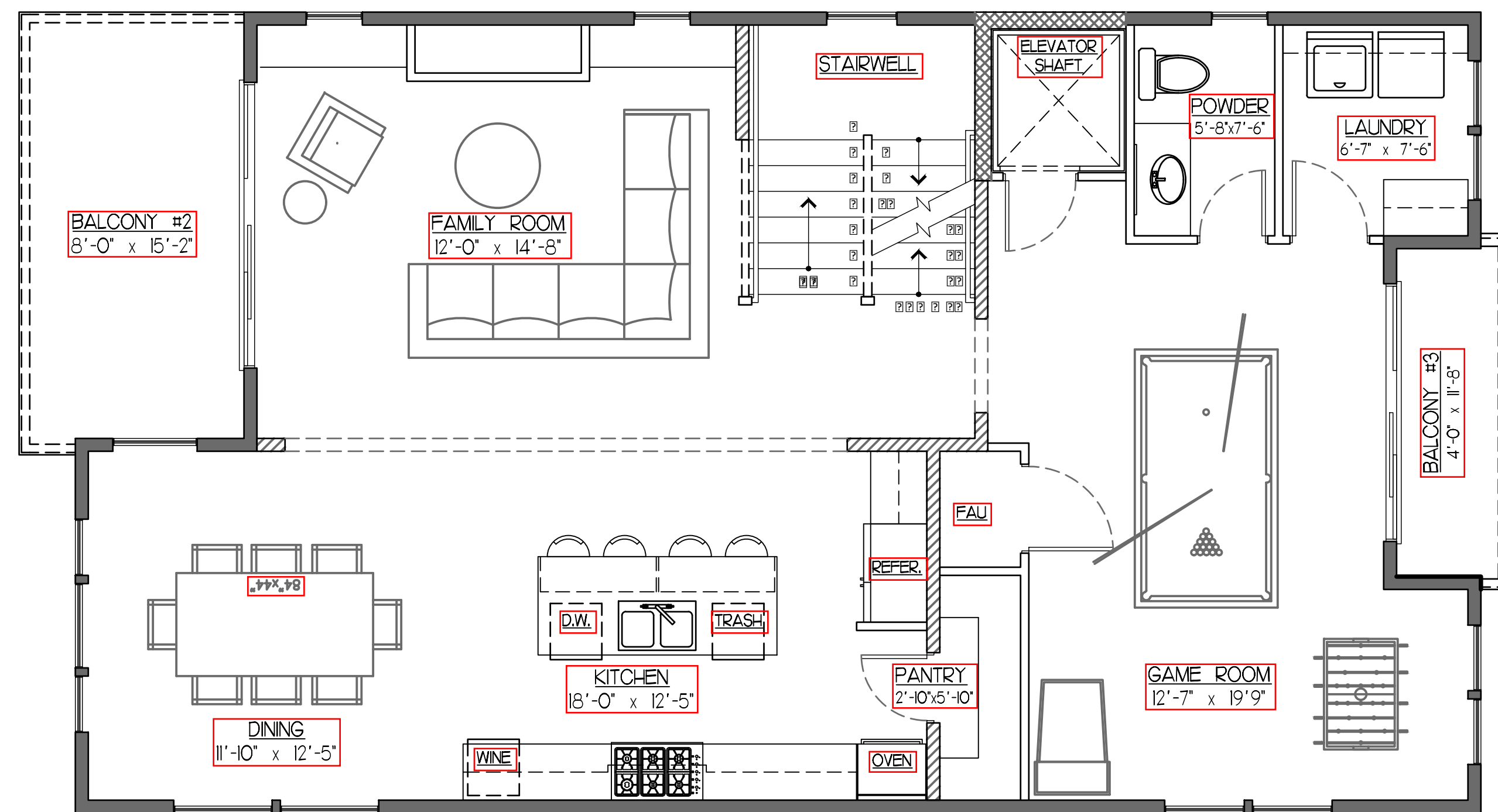
**FIRST FLOOR PLAN**

836 SQ. FT. LIVING SCALE: 1/4" = 1'-0"



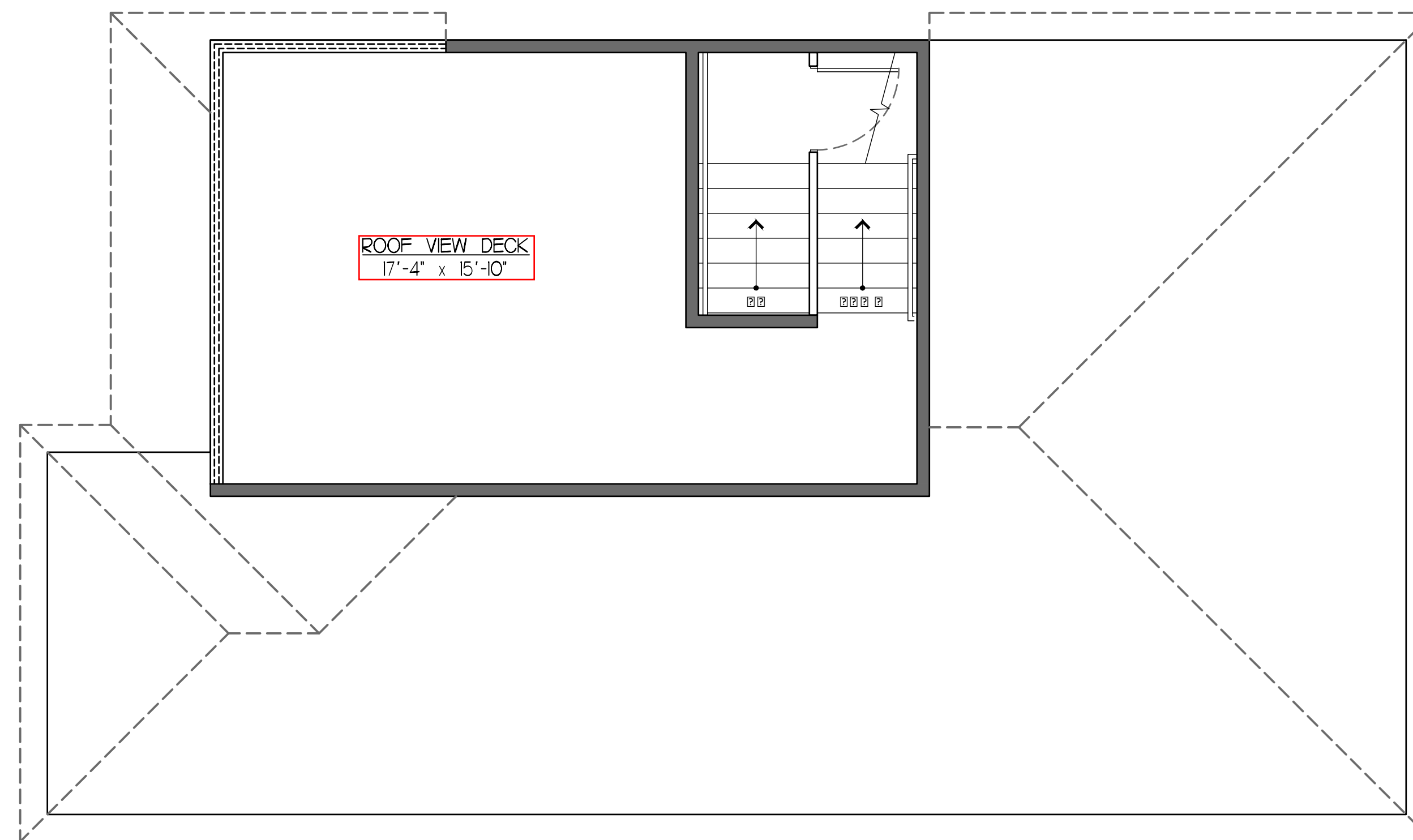
**THIRD FLOOR PLAN**

1,334 SQ. FT. LIVING SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**

1,218 SQ. FT. LIVING SCALE: 1/4" = 1'-0"



**ROOF DECK FLOOR PLAN**

401 SQ. FT. NON-LIVING SCALE: 1/4" = 1'-0"

**AREA TABULATION**

NO.	DESCRIPTION	DATE
1		
2		
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Revisions:

NO.	DESCRIPTION	DATE
1		
2		
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PROJECT NO.	2020-1643	DRAWN BY	GCX
DATE	02-02-21	REVISION	
SCALE	1/4" = 1'-0"	TOTAL SHEETS	
SHEET NO.			



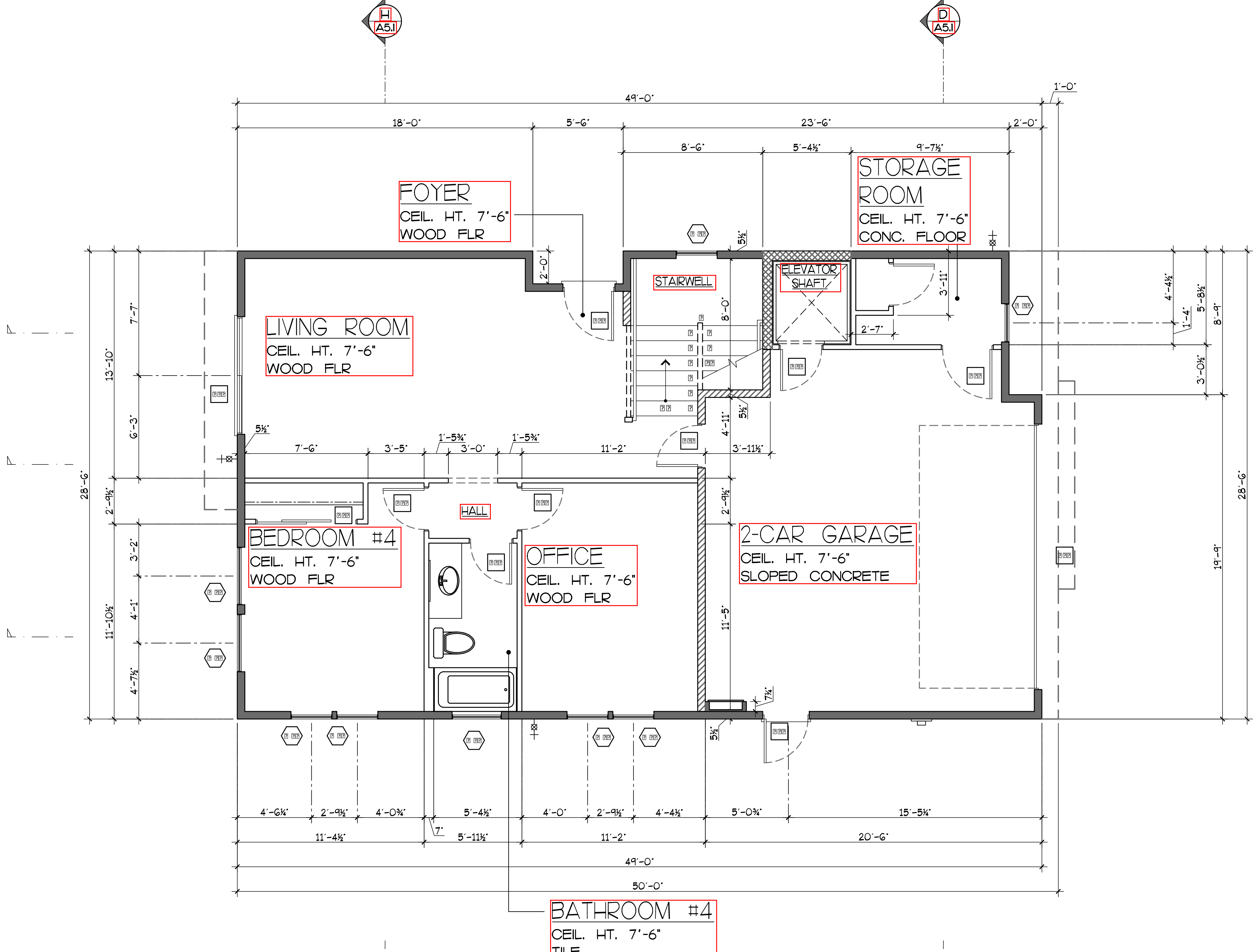
## HABITABLE & GLAZING REQUIREMENTS

- HABITABLE ROOMS SHALL HAVE A MIN. HEIGHT OF 8'-0" WHILE HALLWAYS, KITCHENS, BATHROOMS & TOILET COMPARTMENTS SHALL HAVE A HEIGHT OF NO LESS THAN 8'-0".
- GLAZED AREAS SHALL BE NO LESS THAN 1/8 THE MEASURED FLOOR AREA W/ A MIN. 10 SQ. FT. IN ALL HABITABLE ROOMS.
- MAX. HEIGHT OF WINDOW SILL TO FINISH FLOOR SHALL BE 44". ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. W/ A MIN. OPENABLE HEIGHT OF 24" AND A MIN. OPENABLE WIDTH OF 20".
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TITLE 24 COMPLIANT. ALL WINDOWS MUST BE DUAL PANE W/ (1) PANE TEMP. PER CH. 7A. WEATHER-STRIP ALL DOORS AND WINDOWS @ EXTERIOR. ALL GLASS SHALL REDUCE INFRARED TRANSMITTANCE BY 45% OR MORE (SUCH AS SUNGATE 500 BY PPG).
- ALL WINDOWS, DOORS AND SLDG. GLASS DOORS SHALL BE DUAL-GLAZED PANE UNLESS NOTED OTHERWISE ON THESE PLANS.
- TEMPERED GLASS IS REQUIRED IN DOOR PANELS, IN GLAZING THAT COMES WITHIN A 24" ARC OF A DOOR, WHEN BOTTOM EXPOSED EDGE IS WITHIN 60" OF A WALKING SURFACE, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.

## GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
- ROOMS W/ FIXED GLASS SHALL HAVE A MIN. OF 2 AIR CHANGES PER HOUR WITH 1/5 FROM OUTSIDE AIR. BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR.
- LATH AND PLASTER SHALL COMPLY WITH CRC 703.7 & CBC 2507. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 & AND HAVE MINIMUM FLAMESPREAD RATING OF CLASS 3 PER CBC 803.1.1, 803.5, 803.6 & CRC R302.9. CBC TABLE 803.11.
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1178, 1286 OR C-1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840. CRC R702.4.2.
- ALL TUBS AND SHOWERS SHALL BE INSTALLED PRIOR TO COMPLETE FRAMING OF ALL BATHS. INSTALL BRASS FERRULE FITTING.
- SHOWER AND TUB ENCLOSURES SHALL CONFORM TO C.P.C. 412.7 AND SHALL HAVE A MINIMUM INTERIOR AREA OF 1024 SQUARE INCHES ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE.
- SHOWERS SHALL HAVE WATERPROOF FINISH AT WALLS UP TO AT LEAST 70" INCHES ABOVE THE SHOWER DRAIN. SHOWER CURTAINS OR SHOWER SAFETY GLAZING ENCLOSURES ARE REQUIRED. SHOWER DOORS MAY BE NO LESS THAN 22" MINIMUM WIDTH.
- SHOWER/TUB AND SHOWER VALVES TO BE POSI-TEMP PRESSURE BALANCING VALVES.
- PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING-TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.
- PROVIDE A NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES (CPC 609.10):
  - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER).
  - CEMAKER.
  - DISHWASHER.
- AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
 

"THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) BY (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT."
- PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. NO PLUMBING PIPING BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON THE GROUND SHALL BE SEALED.
- COOK TOP CLEARANCES ARE REQUIRED TO BE 30" VERTICAL AND 6" HORIZONTAL FROM ALL COMBUSTIBLE MATERIALS AND SHALL BE INSTALLED PER THE MANUFACTURER. CMC SECTION 921.3.2
- FLEX-DUCT SHALL NOT BE PERMITTED FOR HOOD EXHAUST SYSTEMS.
- A SHEET ROCK NAILING INSPECTION IS REQUIRED. 2019 CRC R109.1.4.2, 110.3.5
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' FEET INCLUDING (2) TWO 90 DEGREE ELBOWS. SEE MECHANICAL PLAN FOR ADDITIONAL NOTES AND SPECIFICATIONS.
- BLOWN INSULATION - BLOWN OR POUR TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE SLOPE DOES NOT EXCEED 2.5 : 12 PITCH.
- WHEN EAVE VENTS ARE INSTALLED Baffles SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.
- AFTER THE INSTALLATION OF WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING, A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE TITLE 24 REQUIREMENTS.
- ATTIC ACCESS: (SIZE NOTED ON DRAWINGS). THE ATTIC ACCESS SHALL BE PERMANENTLY ATTACHED AND SHALL BE WEATHER-STRIPPED. INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE PANEL IN THE ATTIC SIDE OF CEILING & GASKETED TO PREVENT AIR LEAKAGE.
- PROVIDE FIRE-BLOCKING AT THE 10' FT. HEIGHT INTERVALS AND AT ALL OF THE FLOOR AND CLG. LVL'S.
- FINGER JOINTED STUDS ARE NOT ALLOWED IN STRUCTURAL WALLS (BEARING OR SHEAR WALLS) WITHOUT ENGINEERING ANALYSIS OR ESR APPROVAL TO SUBSTANTIATE EQUIVALENCY.
- MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS MUST BE PROPERLY IDENTIFIED FOR THE LOCATION AND SPECIFIC JOB, AND BE PROVIDED BEFORE THE FRAMING INSPECTION.
- PROVIDE R-12 OR GREATER TANK INSULATION WHERE ENERGY FACTOR IS LESS THAN 0.58. PIPE INSULATION TO BE R-12 OR GREATER AS REQUIRED BY SECTION 150 (J) (2).
- FLASH AND COUNTERFLASH AT ROOF TO VERTICAL WALL JUNCTION.
- A RADIANT BARRIER MAY BE REQUIRED PER THE TITLE 24 ENERGY ANALYSIS. SEE ROOF FRAMING PLAN FOR NOTES.
- ALL DOORS ARE TO BE 6'-8" HIGH MIN. SEE ELEVATIONS.



NUMBER	FLOOR	ROOM NAME	SIZE	WIDTH	HEIGHT	TOP	BOTTOM	DIMENSIONS	EGRESS	TEMPERED	TEMPERED	U-FACTOR	SHGC	SQ. FT.
W01	1	GARAGE	2424	28'	28'	80"	52"	28' x 28' FX		YES	FIXED GLASS	0.30	0.23	5.44
W02	1	STAIRWELL	2642	30'	50'	142"	32"	30' x 50' SC		YES	FIXED GLASS	0.30	0.23	10.42
W03	1	BEDROOM-2	3620	42'	24'	80"	56"	42' x 24' SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W04	1	BEDROOM-2	3620	42'	24'	80"	56"	42' x 24' SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W05	1	BATH-1	3012	36'	14'	80"	66"	36' x 14' LS	YES	OBSCURE	LEFT SLIDING	0.30	0.23	3.50
W06	1	BEDROOM-1	2848	30'	56'	80"	24"	30' x 56' SC	YES		SINGLE CASEMENT - HL	0.30	0.23	11.67
W07	1	BEDROOM-1	2848	30'	56'	80"	24"	30' x 56' SC	YES		SINGLE CASEMENT - HR	0.30	0.23	11.67
W08	2	GAMEROOM	2430	28'	36'	80"	44"	28' x 36' SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W09	2	GAMEROOM	2430	28'	36'	80"	44"	28' x 36' SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W10	2	LAUNDRY	2430	28'	36'	80"	44"	28' x 36' SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W11	2	LAUNDRY	2430	28'	36'	80"	44"	28' x 36' SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W12	2	POWDER ROOM	2028	24'	32'	80"	48"	24' x 32' SC			SINGLE CASEMENT - HR	0.30	0.23	5.33
W13	2	STAIRWELL	2642	30'	50'	140"	90"	30' x 50' FX	YES	YES	FIXED GLASS	0.30	0.23	10.42
W14	2	FAMILY	2020	24'	24'	80"	56"	24' x 24' SC			SINGLE CASEMENT - HL	0.30	0.23	4.00
W15	2	FAMILY	2020	24'	24'	80"	56"	24' x 24' SC			SINGLE CASEMENT - HR	0.30	0.23	4.00
W16	2	DINING / PORCH	3048	36'	56'	80"	24"	36' x 56' SC	YES		SINGLE CASEMENT - HR	0.30	0.23	14.00
W17	2	DINING	2048	24'	56'	80"	24"	24' x 56' SC			SINGLE CASEMENT - HL	0.30	0.23	9.33
W18	2	DINING	3048	36'	56'	80"	24"	36' x 56' FX			FIXED GLASS	0.30	0.23	14.00
W19	2	DINING	2048	24'	56'	80"	24"	24' x 56' SC			SINGLE CASEMENT - HR	0.30	0.23	9.33
W20	2	DINING	3620	42'	24'	80"	56"	42' x 24' SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W21	2	DINING	3620	42'	24'	80"	56"	42' x 24' SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W22	2	GAMEROOM	21026	34'	30'	80"	50"	34' x 30' SC			SINGLE CASEMENT - HL	0.30	0.23	7.08
W23	2	GAMEROOM	21026	34'	30'	80"	50"	34' x 30' SC			SINGLE CASEMENT - HR	0.30	0.23	7.08
W24	3	BATH-2	2448	28'	56'	80"	24"	28' x 56' SC		OBSCURE	SINGLE CASEMENT - HL	0.30	0.23	10.89
W25	3	BATH-2	2448	28'	56'	80"	24"	28' x 56' SC		OBSCURE	SINGLE CASEMENT - HR	0.30	0.23	10.89
W26	3	BEDROOM-3	2448	28'	56'	80"	24"	28' x 56' SC	YES		SINGLE CASEMENT - HL	0.30	0.23	10.89
W27	3	BEDROOM-3	2448	28'	56'	80"	24"	28' x 56' SC	YES		SINGLE CASEMENT - HR	0.30	0.23	10.89
W28	3	BEDROOM-3	21026	34'	30'	80"	50"	34' x 30' SC			SINGLE CASEMENT - HL	0.30	0.23	7.08
W29	3	BEDROOM-3	21026	34'	30'	80"	50"	34' x 30' SC			SINGLE CASEMENT - HR	0.30	0.23	7.08
W30	3	MASTER BEDROOM	2842	30'	50'	80"	30"	30' x 50' SC	YES		SINGLE CASEMENT - HL	0.30	0.23	10.42
W31	3	MASTER BEDROOM	2842	30'	50'	80"	30"	30' x 50' SC	YES		SINGLE CASEMENT - HR	0.30	0.23	10.42
W32	3	MASTER BATH / PORCH	3648	42'	56'	80"	24"	42' x 56' FX	YES	YES	FIXED GLASS	0.30	0.23	16.33
W33	3	MASTER BATH	2048	24'	56'	80"	24"	24' x 56' SC		OBSCURE	SINGLE CASEMENT - HL	0.30	0.23	9.33
W34	3	MASTER BATH	3048	36'	56'	80"	24"	36' x 56' SC		OBSCURE	SINGLE CASEMENT - HR	0.30	0.23	14.00
W35	3	MASTER BATH	2048	24'	56'	80"	24"	24' x 56' SC		OBSCURE	SINGLE CASEMENT - HL	0.30	0.23	9.33
W36	3	MASTER BATH	1230	14'	36'	80"	44"	14' x 36' FX		OBSCURE	FIXED GLASS	0.30	0.23	4.53
W37	3	MASTER BATH	3012	36'	14'	80"	66"	36' x 14' LS		OBSCURE	LEFT SLIDING	0.30	0.23	3.50
W38	3	WALK CLOSET	3012	36'	14'	80"	66"	36' x 14' FX		OBSCURE	FIXED GLASS	0.30	0.23	3.50
W39	3	BEDROOM-4	3048	36'	56'	80"	24"	36' x 56' SC	YES		SINGLE CASEMENT - HL	0.30	0.23	14.00
W40	3	BEDROOM-4	3048	36'	56'	80"	24"	36' x 56' SC	YES		SINGLE CASEMENT - HR	0.30	0.23	14.00
W41	3	BATH-3	2828	30'	32'	80"	48"	30' x 32' SC			SINGLE CASEMENT - HR	0.30	0.23	6.67
W42	1	BEDROOM-2	2648	30'	56'	80"	24"	30' x 56' SC			SINGLE CASEMENT - HL	0.30	0.23	11.67
W43	1	BEDROOM-2	2648	30'	56'	80"	24"	30' x 56' SC			SINGLE CASEMENT - HR	0.30	0.23	11.67
TOTALS														384.86

NUMBER	FLOOR	ROOM NAME	SIZE	DESCRIPTION	TEMPERED	NOTES
D01	1	GARAGE	16070	GARAGE-CLOPAY CRAFTSMAN	YES	
D02	1	STORAGE	3068	HINGED-TWO PANEL SOLID CORE		
D03	1	ELEVATOR SHAFT	2888	HINGED-TWO PANEL SOLID CORE		20 MIN. RATED
D04	1	GARAGE / FOYER	2668	HINGED-TWO PANEL SOLID CORE		20 MIN. RATED
D05	1	GARAGE / MAN DOOR	2888	EXT. FIBER GLASS PROTECTED HINGES		
D06	1	FOYER / ENTRY	3068	EXT. 2/3 LIGHT 1 PANEL FIBER GLASS	YES	
D07	1	LIVING	7088	TWO PANEL SLIDER RIGHT ACTIVE		
D08	1	HALL / BEDROOM	2688	HINGED-TWO PANEL SOLID CORE		
D09	1	BEDROOM / CLOSET	6068	BYPASS TWO PANELSOLID CORE		
D10	1	HALL / BATH	2688	HINGED-TWO PANEL SOLID CORE		
D11	1	BEDROOM / HALL	2688	HINGED-TWO PANEL SOLID CORE		
D12	1	NOT USED				
D13	2	GAMEROOM / PORCH	9068	THREE PANEL SLIDING CENTER ACTIVE	YES	
D14	2	LAUNDRY / GAME ROOM	2688	HINGED-TWO PANEL SOLID CORE		
D15	2	POWDER ROOM / GAME ROOM	2688	HINGED-TWO PANEL SOLID CORE		
D16	2	GAME ROOM / ELEVATOR SHAFT	2688	HINGED-TWO PANEL SOLID CORE		
D17	2	F.A.U. / GAME ROOM	3048	HINGED-TWO PANEL SOLID CORE		FIRE RATED
D18	2	PANTRY / KITCHEN	2468	HINGED-TWO PANEL SOLID CORE		
D19	2	FAMILY / PORCH	10068	TRIPLE SLIDER RIGHT ACTIVE	YES	
D20	3	BATH-2 / BEDROOM-3	2688	HINGED-TWO PANEL SOLID CORE		
D21	3	CLOSET / BEDROOM-3	5088	BYPASS TWO PANELSOLID CORE		
D22	3	LANDING / BEDROOM-3	2688	HINGED-TWO PANEL SOLID CORE		
D23	3	FAU / LANDING	2448	HINGED-TWO PANEL SOLID CORE		FIRE RATED
D24	3	MASTER BEDROOM / LANDING	2688	HINGED-TWO PANEL SOLID CORE		
D25	3	BEDROOM-4 / LANDING	2688	HINGED-TWO PANEL SOLID CORE		
D26	3	BEDROOM-4 / CLOSET	6068	BYPASS-TWO PANEL SOLID CORE		
D27	3	BATH-3 / BEDROOM-4	2688	HINGED-TWO PANEL SOLID CORE		
D28	3	MASTER BEDROOM / LANDING	3068	HINGED-TWO PANEL SOLID CORE		
D29	3	MASTER BEDROOM / PORCH	10068	TRIPLE SLIDER CENTER ACTIVE	YES	
D30	3	MASTER BEDROOM / S.M. BATH	2688	HINGED-TWO PANEL SOLID CORE		
D31	3	W.C. / MASTER BATH	2468	HINGED-TWO PANEL SOLID CORE		
D32	3	WALK-IN CLOSET / MASTER BATH	2468	POCKET - TWO PANEL SOLID CORE		
D33	4	STAIRWELL	2688	L HINGED-FULL LIGHT FIBER GLASS	YES	

## KEY NOTES

- INSTALL 5/8" THK. TYPE 'X' GYPSUM BOARD AT GARAGE WALLS AND CEILINGS INCLUDING ANY POSTS AND EXPOSED BEAMS.
- INSTALL 1-3/8" THK. SOLID CORE WOOD DOOR WITH SELF CLOSER & SELF-LATCHING AND WEATHER-STRIPPING.
- MAXIMUM ELEVATION CHANGE AT THRESHOLD TO BE 1-1/2" MAXIMUM AT STEP DOWN AT ENTRY. NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
- BATHTUB (60"X32") AND SHOWER WITH CERAMIC TILE ON (3) THREE WALLS UP TO 70" HIGH MINIMUM / PROVIDE BRASS FERRULE FITTING.
- MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FINISH FLOOR / EMERGENCY EGRESS.
- GAS FIRED TANKLESS WATER HEATER (NAVIENT), DIRECT VENT. 48" MINIMUM CLEARANCE FROM OPENING - CPC 509.8.1
- WATER CLOSET W/ MIN. 30 INCHES IN WIDTH & 24 INCHES CLEAR IN FRONT / 1.28 GALLON MAX. CAPACITY AND SHALL BE LOW-FLOW WATER TYPE.
- LAVATORY OVER TILED COUNTER.
- CLOTHES WASHER SPACE & DRYER SPACE. DRYER VENT DUCT SHALL BE 6" DIAMETER (OR EQUAL CROSS SECTION) SMOOTH SHT. METAL EXTENDING TO EXTERIOR W/ BACK DRAFT DAMPER PER CMC 504.3 & 905.
- LINE OF SOFFIT ABOVE OR CHANGE IN CEIL'G HEIGHT / SEE PLAN FOR HEIGHT.
- TYPICAL ARCHED SOFFIT.
- BLANK
- UPPER CABINET / WALL MOUNTED. VERIFY DOOR DESIGN WITH MANUFACTURER.
- QUARTZ COUNTER TOP AND SPLASH WITH CABINETS BELOW. VERIFY DOOR DESIGN W/ MANUFACTURER.
- ONE COMPARTMENT KITCHEN SINK WITH DISPOSAL VERIFY WITH OWNER.
- BUILT-IN DISHWASHER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- QUARTZ COUNTER AND SPLASH WITH FULL MIRROR.
- OVAL SOAKING TUB (32" x 60") STAND ALONE W/ DECK MOUNT FILLER V.O.
- SHOWER WITH FULL HEIGHT CERAMIC TILE FINISH. PROVIDE BRASS FERRULE FITTING OR 12"x12" PANEL. PROVIDE TEMP. GLASS ENCLOSURE & 22" WIDE MIN. TEMP GLASS DOOR.
- TEMPERED GLASS BYPASS SHOWER DOOR.
- REFRIGERATOR SPACE. PROVIDE WATER FOR ICE MAKER (COORDINATE WITH PLUMBING).
- 36" WIDE, 6 BURNER GAS RANGE WITH 48" WIDE HOOD W/ TWO SPEED FAN AND LIGHT ABOVE. PROVIDE 6" HORIZ. CLEARANCE FROM BURNERS AND 30" VERTICAL CLEARANCE TO COMBUSTIBLE MATERIAL. INSTALL PER MANUFACTURER'S SPECS.
- BUILT-IN MICROWAVE SPACE. PROVIDE BREAD BOARD AT SEPARATION AND VERIFY DIMENSIONS AND INSTALLATION REQUIREMENTS WITH MANUFACTURER.
- FIVE (5) 12" DEEP FIXED SHELVES.
- ONE (1) ROD, ONE (1) SHELF IN CLOSET.
- 22"x30" ATTIC OPENING W/ INSULATION AND GASKET
- 16" WIDE x 42" HIGH RAISED COUNTER TOP.
- SAFETY REQUIREMENTS:
  - PROVIDE A PEEP HOLE OR VISION PANEL AT DOOR.
  - PROVIDE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE ABOVE AND BELOW WITH 2-#8 X 2" LG. SCREWS.
  - WINDOWS SHALL MEET THE MIN. STANDARDS AS ESTABLISHED BY THE U.B.C. STANDARDS.
  - PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS.
- A/C



### HABITABLE & GLAZING REQUIREMENTS

- HABITABLE ROOMS SHALL HAVE A MIN. HEIGHT OF 8'-0" WHILE HALLWAYS, KITCHENS, BATHROOMS & TOILET COMPARTMENTS SHALL HAVE A HEIGHT OF NO LESS THAN 8'-0".
- GLAZED AREAS SHALL BE NO LESS THAN 1/8 THE MEASURED FLOOR AREA W/ A MIN. 10 SQ. FT. IN ALL HABITABLE ROOMS.
- MAX. HEIGHT OF WINDOW SILL TO FINISH FLOOR SHALL BE 44", ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. W/ A MIN. OPENABLE HEIGHT OF 24" AND A MIN. OPENABLE WIDTH OF 20".
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TITLE 24 COMPLIANT. ALL WINDOWS MUST BE DUAL PANE W/ (1) PANE TEMP. PER CH. 7A. WEATHER-STRIP ALL DOORS AND WINDOWS @ EXTERIOR. ALL GLASS SHALL REDUCE INFRARED TRANSMITTANCE BY 45% OR MORE (SUCH AS SUNGATE 500 BY PPG).
- ALL WINDOWS, DOORS AND SLDG. GLASS DOORS SHALL BE DUAL-GLAZED PANE UNLESS NOTED OTHERWISE ON THESE PLANS.
- TEMPERED GLASS IS REQUIRED IN DOOR PANELS, IN GLAZING THAT COMES WITHIN A 24" ARC OF A DOOR, WHEN BOTTOM EXPOSED EDGE IS WITHIN 60" OF A WALKING SURFACE, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.

### GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO DIVIDE THE DIVISION OF WORK AMONG CONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
- ROOMS W/ FIXED GLASS SHALL HAVE A MIN. OF 2 AIR CHANGES PER HOUR WITH 1/5 FROM OUTSIDE AIR. BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR.
- LATH AND PLASTER SHALL COMPLY WITH CRC 703.7 & CBC 2507. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 & AND HAVE MINIMUM FLAMESPREAD RATING OF CLASS 3 PER CBC 803.1.1, 803.5, 803.6 & CRC R302.9. CBC TABLE 803.11.
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, 1286 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840 & ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A18.3, A136.1 AND A137.1 AND MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840. CRC R702.4.2.
- ALL TUBS AND SHOWERS SHALL BE INSTALLED PRIOR TO COMPLETE FRAMING OF ALL BATHS. INSTALL BRASS FERRULE FITTING.
- SHOWER AND TUB ENCLOSURES SHALL CONFORM TO C.P.C. 412.7 AND SHALL HAVE A MINIMUM INTERIOR AREA OF 1024 SQUARE INCHES ABLE TO ENCOMPASS A 30" INCH DIAMETER CIRCLE.
- SHOWERS SHALL HAVE WATERPROOF FINISH AT WALLS UP TO AT LEAST 70" INCHES ABOVE THE SHOWER DRAIN. SHOWER CURTAINS OR SHOWER SAFETY GLAZING ENCLOSURES ARE REQUIRED. SHOWER DOORS MAY BE NOT LESS THAN 22" MINIMUM WIDTH.
- SHOWER/TUB AND SHOWER VALVES TO BE POSI-TEMP PRESSURE BALANCING VALVES.
- PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING-TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.
- PROVIDE A NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES (CPC 609.10):
  - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER).
  - ICEMAKER.
  - DISHWASHER.
- AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
 

"THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) BY (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT."
- PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. NO PLUMBING PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON THE GROUND SHALL BE SEALED.
- COOK TOP CLEARANCES ARE REQUIRED TO BE 30" VERTICAL AND 6" HORIZONTAL FROM ALL COMBUSTIBLE MATERIALS AND SHALL BE INSTALLED PER THE MANUFACTURER. CMC SECTION 921.3.2
- FLEX-DUCT SHALL NOT BE PERMITTED FOR HOOD EXHAUST SYSTEMS.
- A SHEET ROCK NAILING INSPECTION IS REQUIRED. 2019 CRC R109.1.4.2, 110.3.5
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' FEET INCLUDING (2) TWO 90 DEGREE ELBOWS. SEE MECHANICAL PLAN FOR ADDITIONAL NOTES AND SPECIFICATIONS.
- BLOWN INSULATION: BLOWN OR POUR TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE SLOPE DOES NOT EXCEED 2.5 : 12 PITCH.
- WHEN EAVE VENTS ARE INSTALLED Baffles SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.
- AFTER THE INSTALLATION OF WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING, A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE TITLE 24 REQUIREMENTS.
- ATTIC ACCESS: (SIZE NOTED ON DRAWINGS). THE ATTIC ACCESS SHALL BE PERMANENTLY ATTACHED AND SHALL BE WEATHER-STRIPPED. INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE PANEL IN THE ATTIC SIDE OF CEILING & GASKETED TO PREVENT AIR LEAKAGE.
- PROVIDE FIRE-BLOCKING AT THE 10' FT. HEIGHT INTERVALS AND AT ALL OF THE FLOOR AND CLG. LVLS.
- FINGER JOINTED STUDS ARE NOT ALLOWED IN STRUCTURAL WALLS (BEARING OR SHEAR WALLS) WITHOUT ENGINEERING ANALYSIS OR ESR APPROVAL TO SUBSTANTIATE EQUIVALENCY.
- MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS MUST BE PROPERLY IDENTIFIED FOR THE LOCATION AND SPECIFIC JOB, AND BE PROVIDED BEFORE THE FRAMING INSPECTION.
- PROVIDE R-12 OR GREATER TANK INSULATION WHERE ENERGY FACTOR IS LESS THAN 0.58. PIPE INSULATION TO BE R-12 OR GREATER AS REQUIRED BY SECTION 150 (J) (2).
- FLASH AND COUNTERFLASH AT ROOF TO VERTICAL WALL JUNCTION.
- A RADIANT BARRIER MAY BE REQUIRED PER THE TITLE 24 ENERGY ANALYSIS. SEE ROOF FRAMING PLAN FOR NOTES.
- ALL DOORS ARE TO BE 6'-8" HIGH MIN. SEE ELEVATIONS.

**BALCONY #2**  
CEIL. HT. 7'-6"  
LIGHT WEIGHT  
CONCRETE

**POWDER ROOM**  
CEIL. HT. 7'-6"  
TILE  
**LAUNDRY ROOM**  
CEIL. HT. 7'-6"  
TILE

**BALCONY #3**  
CEIL. HT. 7'-6"  
LIGHT WEIGHT  
CONCRETE

**FAMILY ROOM**  
CEIL. HT. 7'-6"  
WOOD FLR

**KITCHEN**  
CEIL. HT. 7'-6"  
WOOD FLR

**GAME ROOM**  
CEIL. HT. 7'-6"  
WOOD FLR

**DINING**  
CEIL. HT. 7'-6"  
WOOD FLR

NUMBER	FLOOR	ROOF NAME	SIZE	WIDTH	HEIGHT	TOP	BOTTOM	DIMENSIONS	EGRESS	TEMPERED	TEMPERED	U-FACTOR	SHGC	SQ. FT.
W01	1	GARAGE	2424	28"	28"	80"	52"	28" x 28" FX		YES	FIXED GLASS	0.30	0.23	5.44
W02	1	STAIRWELL	2642	30"	50"	142"	92"	30" x 50" FX		YES	FIXED GLASS	0.30	0.23	10.42
W03	1	BEDROOM-2	3620	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W04	1	BEDROOM-2	3620	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W05	1	BATH-1	3012	36"	14"	80"	66"	36" x 14" LS	YES	OBSCURE	LEFT SLIDING	0.30	0.23	3.50
W06	1	BEDROOM-1	2848	30"	56"	80"	24"	30" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	11.67
W07	1	BEDROOM-1	2848	30"	56"	80"	24"	30" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	11.67
W08	2	GAMEROOM	2430	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W09	2	GAMEROOM	2430	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W10	2	LAUNDRY	2430	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W11	2	LAUNDRY	2430	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W12	2	POWDER ROOM	2028	24"	32"	80"	48"	24" x 32" SC			SINGLE CASEMENT - HR	0.30	0.23	5.33
W13	2	STAIRWELL	2642	30"	50"	140"	90"	30" x 50" FX	YES	FIXED GLASS		0.30	0.23	10.42
W14	2	FAMILY	2020	24"	24"	80"	56"	24" x 24" SC			SINGLE CASEMENT - HL	0.30	0.23	4.00
W15	2	FAMILY	2020	24"	24"	80"	56"	24" x 24" SC			SINGLE CASEMENT - HR	0.30	0.23	4.00
W16	2	DINING / PORCH	3048	36"	56"	80"	24"	36" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	14.00
W17	2	DINING	2048	24"	56"	80"	24"	24" x 56" SC			SINGLE CASEMENT - HL	0.30	0.23	9.33
W18	2	DINING	3048	36"	56"	80"	24"	36" x 56" FX			FIXED GLASS	0.30	0.23	14.00
W19	2	DINING	2048	24"	56"	80"	24"	24" x 56" SC			SINGLE CASEMENT - HR	0.30	0.23	9.33
W20	2	DINING	3620	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W21	2	DINING	3620	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W22	2	GAMEROOM	21026	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HL	0.30	0.23	7.08
W23	2	GAMEROOM	21026	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HR	0.30	0.23	7.08
W24	3	BATH-2	2448	28"	56"	80"	24"	28" x 56" SC	OBSCURE		SINGLE CASEMENT - HL	0.30	0.23	10.89
W25	3	BATH-2	2448	28"	56"	80"	24"	28" x 56" SC	OBSCURE		SINGLE CASEMENT - HR	0.30	0.23	10.89
W26	3	BEDROOM-3	2448	28"	56"	80"	24"	28" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	10.89
W27	3	BEDROOM-3	2448	28"	56"	80"	24"	28" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	10.89
W28	3	BEDROOM-3	21026	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HL	0.30	0.23	7.08
W29	3	BEDROOM-3	21026	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HR	0.30	0.23	7.08
W30	3	MASTER BEDROOM	2842	30"	50"	80"	30"	30" x 50" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	10.42
W31	3	MASTER BEDROOM	2842	30"	50"	80"	30"	30" x 50" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	10.42
W32	3	MASTER BATH / PORCH	3648	42"	56"	80"	24"	42" x 56" FX	YES	FIXED GLASS		0.30	0.23	16.33
W33	3	MASTER BATH	2048	24"	56"	80"	24"	24" x 56" SC	OBSCURE		SINGLE CASEMENT - HL	0.30	0.23	9.33
W34	3	MASTER BATH	3048	36"	56"	80"	24"	36" x 56" FX	OBSCURE		FIXED GLASS	0.30	0.23	14.00
W35	3	MASTER BATH	2048	24"	56"	80"	24"	24" x 56" SC	OBSCURE		SINGLE CASEMENT - HR	0.30	0.23	9.33
W36	3	MASTER BATH	1230	14"	36"	80"	44"	14" x 36" FX	OBSCURE		FIXED GLASS	0.30	0.23	4.53
W37	3	MASTER BATH	3012	36"	14"	80"	66"	36" x 14" LS	OBSCURE		LEFT SLIDING	0.30	0.23	3.50
W38	3	WALK CLOSET	3012	36"	14"	80"	66"	36" x 14" FX	OBSCURE		FIXED GLASS	0.30	0.23	3.50
W39	3	BEDROOM-4	3048	36"	56"	80"	24"	36" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	14.00
W40	3	BEDROOM-4	3048	36"	56"	80"	24"	36" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	14.00
W41	3	BATH-3	2828	30"	32"	80"	48"	30" x 32" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	6.67
W42	1	BEDROOM-2	2648	30"	56"	80"	24"	30" x 56" SC			SINGLE CASEMENT - HL	0.30	0.23	11.67
W43	1	BEDROOM-2	2648	30"	56"	80"	24"	30" x 56" SC			SINGLE CASEMENT - HR	0.30	0.23	11.67
TOTALS														384.86

NUMBER	FLOOR	ROOF NAME	SIZE	DESCRIPTION	TEMPERED	NOTES
D01	1	GARAGE	16070	GARAGE-CLOPAY CRAFTSMAN	YES	
D02	1	STORAGE	3068	HINGED-TWO PANEL SOLID CORE		
D03	1	ELEVATOR SHAFT	2888	HINGED-TWO PANEL SOLID CORE		20 MIN. RATED
D04	1	GARAGE / FOYER	2668	HINGED-TWO PANEL SOLID CORE		20 MIN. RATED
D05	1	GARAGE / MAN DOOR	2888	EXT. FIBER GLASS PROTECTED HINGES		
D06	1	FOYER / ENTRY	3068	EXT. 2/3 LIGHT 1 PANEL FIBER GLASS	YES	
D07	1	LIVING	7088	TWO PANEL SLIDER RIGHT ACTIVE	YES	
D08	1	HALL / BEDROOM	2668	HINGED-TWO PANEL SOLID CORE		
D09	1	BEDROOM / CLOSET	6068	BYPASS TWO PANELSOLID CORE		
D10	1	HALL / BATH	2668	HINGED-TWO PANEL SOLID CORE		
D11	1	BEDROOM / HALL	2668	HINGED-TWO PANEL SOLID CORE		
D12	1	NOT USED				
D13	2	GAMEROOM / PORCH	9068	THREE PANEL SLIDING CENTER ACTIVE	YES	
D14	2	LAUNDRY / GAME ROOM	2668	HINGED-TWO PANEL SOLID CORE		
D15	2	POWDER ROOM / GAME ROOM	2668	HINGED-TWO PANEL SOLID CORE		
D16	2	GAME ROOM / ELEVATOR SHAFT	2668	HINGED-TWO PANEL SOLID CORE		
D17	2	F.A.U. / GAME ROOM	3048	HINGED-TWO PANEL SOLID CORE		FIRE RATED
D18	2	PANTRY / KITCHEN	2468	HINGED-TWO PANEL SOLID CORE		
D19	2	FAMILY / PORCH	10068	TRIPLE SLIDER RIGHT ACTIVE	YES	
D20	3	BATH-2 / BEDROOM-3	2668	HINGED-TWO PANEL SOLID CORE		
D21	3	CLOSET / BEDROOM-3	5088	BYPASS TWO PANELSOLID CORE		
D22	3	LANDING / BEDROOM-3	2668	HINGED-TWO PANEL SOLID CORE		
D23	3	FAU / LANDING	2448	HINGED-TWO PANEL SOLID CORE		FIRE RATED
D24	3	ELEVATOR SHAFT / LANDING	2668	HINGED-TWO PANEL SOLID CORE		
D25	3	BEDROOM-4 / LANDING	2668	HINGED-TWO PANEL SOLID CORE		
D26	3	BEDROOM-4 / CLOSET	6068	BYPASS-TWO PANEL SOLID CORE		
D27	3	BATH-3 / BEDROOM-4	2668	HINGED-TWO PANEL SOLID CORE		
D28	3	MASTER BEDROOM / LANDING	3068	HINGED-TWO PANEL SOLID CORE		
D29	3	MASTER BEDROOM / PORCH	10068	TRIPLE SLIDER CENTER ACTIVE		YES
D30	3	MASTER BEDROOM S/M. BATH	2668	HINGED-TWO PANEL SOLID CORE		
D31	3	W.C. / MASTER BATH	2468	HINGED-TWO PANEL SOLID CORE		
D32	3	WALK-IN CLOSET / MASTER BATH	2468	POCKET - TWO PANEL SOLID CORE		
D33	4	STAIRWELL	2668	HINGED-FULL LIGHT FIBER GLASS	YES	

### KEY NOTES

- INSTALL 5/8" THK. TYPE 'X' GYPSUM BOARD AT GARAGE WALLS AND CEILINGS INCLUDING ANY POSTS AND EXPOSED BEAMS.
- INSTALL 1-3/8" THK. SOLID CORE WOOD DOOR WITH SELF CLOSER & SELF-LATCHING AND WEATHER-STRIPPING.
- MAXIMUM ELEVATION CHANGE AT THRESHOLD TO BE 1-1/2" MAXIMUM AT STEP DOWN AT ENTRY. NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
- BATHTUB (60"x32") AND SHOWER WITH CERAMIC TILE ON (3) THREE WALLS UP TO 70" HIGH MINIMUM / PROVIDE BRASS FERRULE FITTING.
- MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FINISH FLOOR / EMERGENCY EGRESS.
- GAS FIRED TANKLESS WATER HEATER (NAVION), DIRECT VENT. 48" MINIMUM CLEARANCE FROM OPENING - CPC 509.8.1
- WATER CLOSET W/ MIN. 30 INCHES IN WIDTH & 24 INCHES CLEAR IN FRONT / 1.28 GALLON MAX. CAPACITY AND SHALL BE LOW-FLOW WATER TYPE.
- LAVATORY OVER TILED COUNTER.
- CLOTHES WASHER SPACE & DRYER SPACE. DRYER VENT DUCT SHALL BE 6" DIAMETER (OR EQUAL CROSS SECTION) SMOOTH SHT. METAL EXTENDING TO EXTERIOR W/ BACK DRAFT DAMPER PER CMC 504.3 & 905.
- LINE OF SOFFIT ABOVE OR CHANGE IN CEIL'G HEIGHT / SEE PLAN FOR HEIGHT.
- TYPICAL ARCHED SOFFIT.
- BLANK
- UPPER CABINET / WALL MOUNTED. VERIFY DOOR DESIGN WITH MANUFACTURER.
- QUARTZ COUNTER TOP AND SPLASH WITH CABINETS BELOW. VERIFY DOOR DESIGN W/ MANUFACTURER.
- ONE COMPARTMENT KITCHEN SINK WITH DISPOSAL VERIFY WITH OWNER.
- BUILT-IN DISHWASHER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- QUARTZ COUNTER AND SPLASH WITH FULL



### HABITABLE & GLAZING REQUIREMENTS

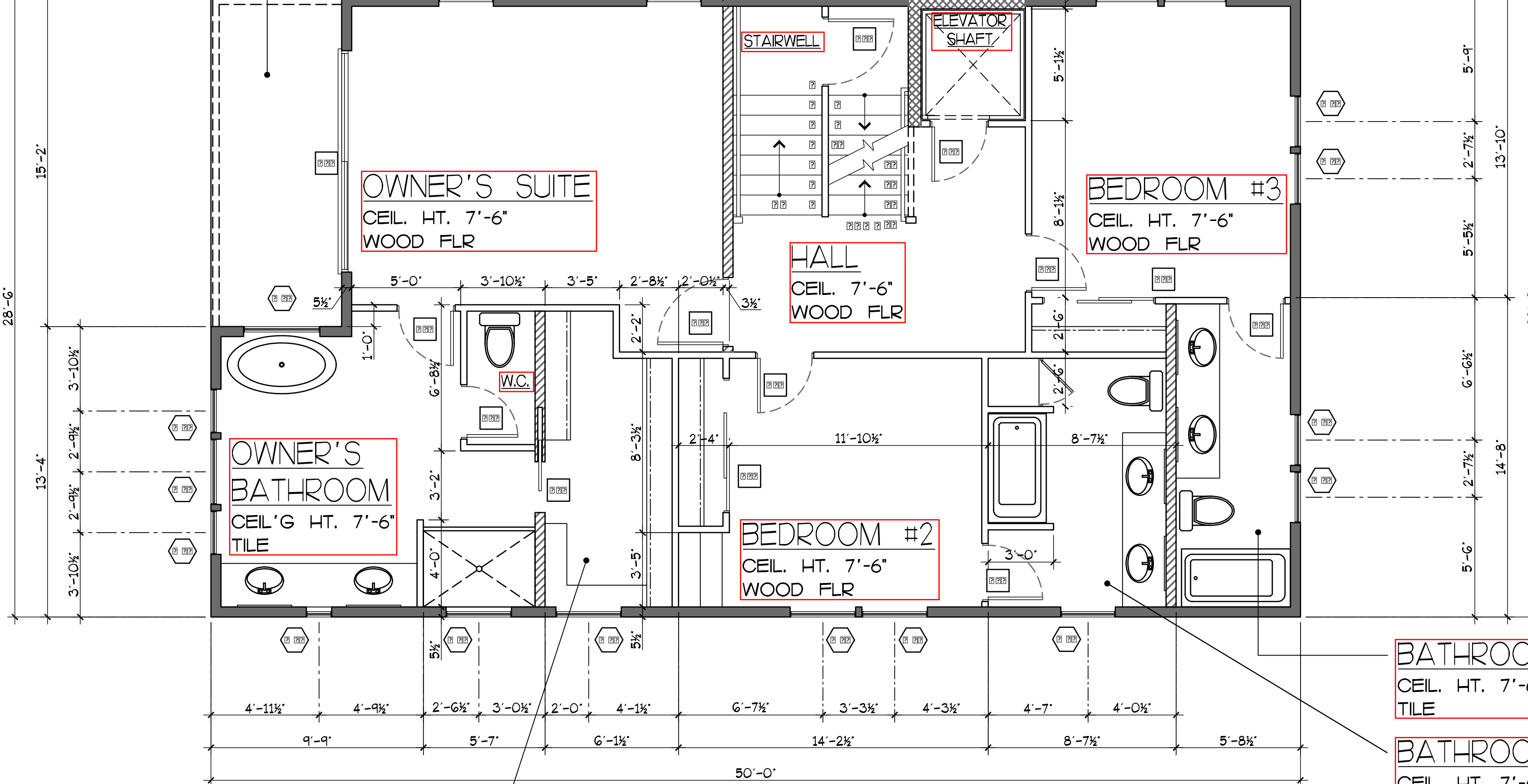
- HABITABLE ROOMS SHALL HAVE A MIN. HEIGHT OF 8'-0" WHILE HALLWAYS, KITCHENS, BATHROOMS & TOILET COMPARTMENTS SHALL HAVE A HEIGHT OF NO LESS THAN 8'-0".
- GLAZED AREAS SHALL BE NO LESS THAN 1/8 THE MEASURED FLOOR AREA W/ A MIN. 10 SQ. FT. IN ALL HABITABLE ROOMS.
- MAX. HEIGHT OF WINDOW SILL TO FINISH FLOOR SHALL BE 44", ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. W/ A MIN. OPENABLE HEIGHT OF 24" AND A MIN. OPENABLE WIDTH OF 20".
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TITLE 24 COMPLIANT. ALL WINDOWS MUST BE DUAL PANE W/ (1) PANE TEMP. PER CH. 7A. WEATHER-STRIP ALL DOORS AND WINDOWS @ EXTERIOR. ALL GLASS SHALL REDUCE INFRARED TRANSMITTANCE BY 45% OR MORE (SUCH AS SUNGATE 500 BY PPG).
- ALL WINDOWS, DOORS AND SLDG. GLASS DOORS SHALL BE DUAL-GLAZED PANE UNLESS NOTED OTHERWISE ON THESE PLANS.
- TEMPERED GLASS IS REQUIRED IN DOOR PANELS, IN GLAZING THAT COMES WITHIN A 24" ARC OF A DOOR, WHEN BOTTOM EXPOSED EDGE IS WITHIN 60" OF A WALKING SURFACE, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.

### GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG CONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
- ROOMS W/ FIXED GLASS SHALL HAVE A MIN. OF 2 AIR CHANGES PER HOUR WITH 1/5 FROM OUTSIDE AIR. BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR.
- LATH AND PLASTER SHALL COMPLY WITH CRC 703.7 & CBC 2507. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 & AND HAVE MINIMUM FLAMESPREAD RATING OF CLASS 3 PER CBC 803.1.1, 803.5, 803.6 & CRC R302.9. CBC TABLE 803.11.
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1178, 1288 OR C-1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840. CRC R702.4.2.
- ALL TUBS AND SHOWERS SHALL BE INSTALLED PRIOR TO COMPLETE FRAMING OF ALL BATHS. INSTALL BRASS FERRULE FITTING.
- SHOWER AND TUB ENCLOSURES SHALL CONFORM TO C.P.C. 412.7 AND SHALL HAVE A MINIMUM INTERIOR AREA OF 1024 SQUARE INCHES ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE.
- SHOWERS SHALL HAVE WATERPROOF FINISH AT WALLS UP TO AT LEAST 70" INCHES ABOVE THE SHOWER DRAIN. SHOWER CURTAINS OR SHOWER SAFETY GLAZING ENCLOSURES ARE REQUIRED. SHOWER DOORS MAY BE NOT LESS THAN 22" MINIMUM WIDTH.
- SHOWER/TUB AND SHOWER VALVES TO BE POSI-TEMP PRESSURE BALANCING VALVES.
- PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING-TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.
- PROVIDE A NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES [CPC 609.10]:
  - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER).
  - ICEMAKER.
  - DISHWASHER.
- AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
 

"THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) BY (NAME), THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT."
- PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. NO PLUMBING PIPING IS DIRECTLY EMBEDDED IN CONCRETE OR MASONRY. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON THE GROUND SHALL BE SEALED.
- COOK TOP CLEARANCES ARE REQUIRED TO BE 30" VERTICAL AND 6" HORIZONTAL FROM ALL COMBUSTIBLE MATERIALS AND SHALL BE INSTALLED PER THE MANUFACTURER. CMC SECTION 921.3.2
- FLEX-DUCT SHALL NOT BE PERMITTED FOR HOOD EXHAUST SYSTEMS.
- A SHEET ROCK NAILING INSPECTION IS REQUIRED. 2019 CRC R109.1.4.2, 110.3.5
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' FEET INCLUDING (2) TWO 90 DEGREE ELBOWS. SEE MECHANICAL PLAN FOR ADDITIONAL NOTES AND SPECIFICATIONS.
- BLOWN INSULATION: BLOWN OR POUR TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE SLOPE DOES NOT EXCEED 2.5 : 12 PITCH.
- WHEN EAVE VENTS ARE INSTALLED Baffles SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.
- AFTER THE INSTALLATION OF WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING, A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE TITLE 24 REQUIREMENTS.
- ATTIC ACCESS: (SIZE NOTED ON DRAWINGS). THE ATTIC ACCESS SHALL BE PERMANENTLY ATTACHED AND SHALL BE WEATHER-STRIPPED. INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE PANEL IN THE ATTIC SIDE OF CEILING & GASKETED TO PREVENT AIR LEAKAGE.
- PROVIDE FIRE-BLOCKING AT THE 10' FT. HEIGHT INTERVALS AND AT ALL OF THE FLOOR AND CLG. LVLS.
- FINGER JOINTED STUDS ARE NOT ALLOWED IN STRUCTURAL WALLS (BEARING OR SHEAR WALLS) WITHOUT ENGINEERING ANALYSIS OR ESR APPROVAL TO SUBSTANTIATE EQUIVALENCY.
- MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS MUST BE PROPERLY IDENTIFIED FOR THE LOCATION AND SPECIFIC JOB, AND BE PROVIDED BEFORE THE FRAMING INSPECTION.
- PROVIDE R-12 OR GREATER TANK INSULATION WHERE ENERGY FACTOR IS LESS THAN 0.58. PIPE INSULATION TO BE R-12 OR GREATER AS REQUIRED BY SECTION 150 (J) (2).
- FLASH AND COUNTERFLASH AT ROOF TO VERTICAL WALL JUNCTION.
- A RADIANT BARRIER MAY BE REQUIRED PER THE TITLE 24 ENERGY ANALYSIS. SEE ROOF FRAMING PLAN FOR NOTES.
- ALL DOORS ARE TO BE 6'-8" HIGH MIN. SEE ELEVATIONS.

BALCONY #1  
CEIL. HT. 7'-6"  
LIGHT WEIGHT  
CONCRETE



OWNER'S  
WALK IN CLOSET  
CEIL. HT. 7'-6"  
WOOD FLR

BATHROOM #3  
CEIL. HT. 7'-6"  
TILE

BATHROOM #2  
CEIL. HT. 7'-6"  
TILE

### KEY NOTES

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- INSTALL 1-3/8" THK SOLID CORE WOOD DOOR WITH SELF CLOSER & SELF-LATCHING AND WEATHER-STRIPPING.
- MAXIMUM ELEVATION CHANGE AT THRESHOLD TO BE 1-1/2" MAXIMUM AT STEP DOWN AT ENTRY. NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
- BATHTUB (60"x32") AND SHOWER WITH CERAMIC TILE ON (3) THREE WALLS UP TO 70" HIGH MINIMUM / PROVIDE BRASS FERRULE FITTING.
- MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FINISH FLOOR / EMERGENCY EGRESS.
- GAS FIRED TANKLESS WATER HEATER (NAVIENT), DIRECT VENT. 48" MINIMUM CLEARANCE FROM OPENING - CPC 509.8.1
- WATER CLOSET W/ MIN. 30 INCHES IN WIDTH & 24 INCHES CLEAR IN FRONT / 1.28 GALLON MAX. CAPACITY AND SHALL BE LOW-FLOW WATER TYPE.
- LAVATORY OVER TILED COUNTER.
- CLOTHES WASHER SPACE & DRYER SPACE. DRYER VENT DUCT SHALL BE 6" DIAMETER (OR EQUAL CROSS SECTION) SMOOTH SHT. METAL EXTENDING TO EXTERIOR W/ BACK DRAFT DAMPER PER CMC 504.3 & 905.
- LINE OF SOFFIT ABOVE OR CHANGE IN CEIL'G HEIGHT / SEE PLAN FOR HEIGHT.
- TYPICAL ARCHED SOFFIT.
- BLANK
- UPPER CABINET / WALL MOUNTED. VERIFY DOOR DESIGN WITH MANUFACTURER.
- QUARTZ COUNTER TOP AND SPLASH WITH CABINETS BELOW. VERIFY DOOR DESIGN W/ MANUFACTURER.
- ONE COMPARTMENT KITCHEN SINK WITH DISPOSAL VERIFY WITH OWNER.
- BUILT-IN DISHWASHER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- QUARTZ COUNTER AND SPLASH WITH FULL MIRROR.
- OVAL SOAKING TUB (32" x 60") STAND ALONE W/ DECK MOUNT FILLER I/O.
- SHOWER WITH FULL HEIGHT CERAMIC TILE FINISH. PROVIDE BRASS FERRULE FITTING OR 12"x12" PANEL. PROVIDE TEMP. GLASS ENCLOSURE & 22" WIDE MIN. TEMP GLASS DOOR.
- TEMPERED GLASS BYPASS SHOWER DOOR.
- REFRIGERATOR SPACE. PROVIDE WATER FOR ICE MAKER (COORDINATE WITH PLUMBING).
- 36" WIDE, 6 BURNER GAS RANGE WITH 48" WIDE HOOD W/ TWO SPEED FAN AND LIGHT ABOVE. PROVIDE 6" HORIZ. CLEARANCE FROM BURNERS AND 30" VERTICAL CLEARANCE TO COMBUSTIBLE MATERIAL. INSTALL PER MANUFACTURER'S SPECS.
- BUILT-IN MICROWAVE SPACE. PROVIDE BREAD BOARD AT SEPARATION AND VERIFY DIMENSIONS AND INSTALLATION REQUIREMENTS WITH MANUFACTURER.
- FIVE (5) 12" DEEP FIXED SHELVES.
- ONE (1) ROD, ONE (1) SHELF IN CLOSET.
- 22"x30" ATTIC OPENING W/ INSULATION AND GASKET
- 26" WIDE x 42" HIGH RAISED COUNTER TOP.
- SAFETY REQUIREMENTS:
  - PROVIDE A PEEP HOLE OR VISION PANEL AT DOOR.
  - PROVIDE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-#8 X 2" LG. SCREWS.
  - WINDOWS SHALL MEET THE MIN. STANDARDS AS ESTABLISHED BY THE U.B.C. STANDARDS.
  - PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS.
- A/C UNIT LOCATION OV/ CONC. PAD. VERIFY LOCATION W/ MECHANICAL CONTRACTOR.
- CONCRETE LANDING. SEE PLANS FOR SIZE.
- SEE DETAIL SHEET S4 FOR STAIR, GUARDRAIL, AND HANDRAIL DETAILS & NOTES.
- DASHED LINE DENOTES OUTLINE OF LOWER FLOOR BELOW.
- ELECTRICAL PANEL LOCATION. SEE ELECTRICAL PLANS.
- MER-KOTE WATERWEAR ROOF DECK COVERING OV/ CONCRETE W/ FLASHING AT HOME AND ALONG CONTINUOUS WOOD GUARD RAIL RIM BEAM. ICC ESR-3389.

### WALL LEGEND

- 2x4 DF#2 WOOD STUDS @ 24" O.C.  
MAX HEIGHT 8'-0" EXTERIOR & 10'-0" INTERIOR  
R15 INSULATION WHERE APPLICABLE
- 2x6 DF#2 WOOD STUDS @ 24" O.C.  
MAX HEIGHT 10'-0" EXTERIOR & 12'-0" INTERIOR  
R21 INSULATION WHERE APPLICABLE
- BALLOON FRAMED WALL:  
1.5" x 7.25" LSL STUDS AT 16" O.C. MAX  
PROVIDE CONT. STUDS TO UPPER TOP PLATE

### AREA TABULATION

PROPOSED FLOOR AREA	836 SQ. FT.
1ST FLOOR LIVING AREA :	1,218 SQ. FT.
2ND FLOOR LIVING AREA :	1,334 SQ. FT.
3RD FLOOR LIVING AREA :	3,388 SQ. FT.
TOTAL LIVING AREA :	6,746 SQ. FT.

GARAGE, STORAGE, ELEVATOR AREA :	532 SQ. FT.
FRONT PORCH :	11 SQ. FT.
ROOF VIEW DECK :	401 SQ. FT.
BALCONY #1 :	91 SQ. FT.
BALCONY #2 :	123 SQ. FT.
BALCONY #3 :	47 SQ. FT.

### WINDOW SCHEDULE

NUMBER	FLOOR	ROOM NAME	SIZE	WIDTH	HEIGHT	TOP	BOTTOM	DIMENSIONS	EGRESS	TEMPERED	TEMPERED	U-FACTOR	SHGC	SQ. FT.
W01	1	GARAGE	2424 FX	28"	28"	80"	52"	28" x 28" FX		YES	FIXED GLASS	0.30	0.23	5.44
W02	1	STAIRWELL	2642 FX	30"	50"	142"	92"	30" x 50" FX		YES	FIXED GLASS	0.30	0.23	10.42
W03	1	BEDROOM-2	3620 SC	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W04	1	BEDROOM-2	3620 SC	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W05	1	BATH-1	3012 S	36"	14"	80"	66"	36" x 14" LS	YES	OBSCURE	LEFT SLIDING	0.30	0.23	3.50
W06	1	BEDROOM-1	2848 SC	30"	56"	80"	24"	30" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	11.67
W07	1	BEDROOM-1	2848 SC	30"	56"	80"	24"	30" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	11.67
W08	2	GAMEROOM	2430 SC	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W09	2	GAMEROOM	2430 SC	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W10	2	LAUNDRY	2430 SC	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W11	2	LAUNDRY	2430 SC	28"	36"	80"	44"	28" x 36" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W12	2	POWDER ROOM	2028 SC	24"	32"	80"	48"	24" x 32" SC			SINGLE CASEMENT - HR	0.30	0.23	5.33
W13	2	STAIRWELL	2642 FX	30"	50"	140"	90"	30" x 50" FX	YES	YES	FIXED GLASS	0.30	0.23	10.42
W14	2	FAMILY	2020 SC	24"	24"	80"	56"	24" x 24" SC			SINGLE CASEMENT - HL	0.30	0.23	4.00
W15	2	FAMILY	2020 SC	24"	24"	80"	56"	24" x 24" SC			SINGLE CASEMENT - HR	0.30	0.23	4.00
W16	2	DINING / PORCH	3048 SC	36"	56"	80"	24"	36" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	14.00
W17	2	DINING	2048 SC	24"	56"	80"	24"	24" x 56" SC			SINGLE CASEMENT - HL	0.30	0.23	9.33
W18	2	DINING	3048 SC	36"	56"	80"	24"	36" x 56" FX			FIXED GLASS	0.30	0.23	14.00
W19	2	DINING	2048 SC	24"	56"	80"	24"	24" x 56" SC			SINGLE CASEMENT - HR	0.30	0.23	9.33
W20	2	DINING	3620 SC	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HL	0.30	0.23	7.00
W21	2	DINING	3620 SC	42"	24"	80"	56"	42" x 24" SC			SINGLE CASEMENT - HR	0.30	0.23	7.00
W22	2	GAMEROOM	21026 SC	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HL	0.30	0.23	7.08
W23	2	GAMEROOM	21026 SC	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HR	0.30	0.23	7.08
W24	3	BATH-2	2448 SC	28"	56"	80"	24"	28" x 56" SC	OBSCURE		SINGLE CASEMENT - HL	0.30	0.23	10.99
W25	3	BATH-2	2448 SC	28"	56"	80"	24"	28" x 56" SC	OBSCURE		SINGLE CASEMENT - HR	0.30	0.23	10.99
W26	3	BEDROOM-3	2448 SC	28"	56"	80"	24"	28" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	10.99
W27	3	BEDROOM-3	2448 SC	28"	56"	80"	24"	28" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	10.99
W28	3	BEDROOM-3	21026 SC	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HL	0.30	0.23	7.08
W29	3	BEDROOM-3	21026 SC	34"	30"	80"	50"	34" x 30" SC			SINGLE CASEMENT - HR	0.30	0.23	7.08
W30	3	MASTER BEDROOM	2842 SC	30"	50"	80"	30"	30" x 50" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	10.42
W31	3	MASTER BEDROOM	2842 SC	30"	50"	80"	30"	30" x 50" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	10.42
W32	3	MASTER BATH / PORCH	3648 FX	42"	56"	80"	24"	42" x 56" FX	YES	YES	FIXED GLASS	0.30	0.23	16.33
W33	3	MASTER BATH	2048 SC	24"	56"	80"	24"	24" x 56" SC	OBSCURE		SINGLE CASEMENT - HL	0.30	0.23	9.33
W34	3	MASTER BATH	3048 SC	36"	56"	80"	24"	36" x 56" SC	OBSCURE		SINGLE CASEMENT - HR	0.30	0.23	14.00
W35	3	MASTER BATH	2048 SC	24"	56"	80"	24"	24" x 56" SC	OBSCURE		SINGLE CASEMENT - HL	0.30	0.23	9.33
W36	3	MASTER BATH	1230 FX	14"	36"	80"	44"	14" x 36" FX	OBSCURE		FIXED GLASS	0.30	0.23	4.53
W37	3	MASTER BATH	3012 FX	36"	14"	80"	66"	36" x 14" LS	OBSCURE		LEFT SLIDING	0.30	0.23	3.50
W38	3	WALK CLOSET	3012 FX	36"	14"	80"	66"	36" x 14" FX	OBSCURE		FIXED GLASS	0.30	0.23	3.50
W39	3	BEDROOM-4	3048 SC	36"	56"	80"	24"	36" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	14.00
W40	3	BEDROOM-4	3048 SC	36"	56"	80"	24"	36" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	14.00
W41	3	BATH-3	2828 SC	30"	32"	80"	48"	30" x 32" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	6.67
W42	1	BEDROOM-2	2848 SC	30"	56"	80"	24"	30" x 56" SC	YES		SINGLE CASEMENT - HL	0.30	0.23	11.67
W43	1	BEDROOM-2	2848 SC	30"	56"	80"	24"	30" x 56" SC	YES		SINGLE CASEMENT - HR	0.30	0.23	11.67
TOTALS														384.86

### DOOR SCHEDULE

NUMBER	FLOOR	ROOM NAME	SIZE	DESCRIPTION	TEMPERED	NOTES
D01	1	GARAGE	16070	GARAGE-CLOPAY CRAFTSMAN		YES
D02	1	STORAGE	3068 R	HINGED-TWO PANEL SOLID CORE		
D03	1	ELEVATOR SHAFT	2888 R	HINGED-TWO PANEL SOLID CORE		20 MIN. RATED
D04	1	GARAGE / FOYER	2668 L	HINGED-TWO PANEL SOLID CORE		20 MIN. RATED
D05	1	GARAGE / MAN DOOR	2888 L	EXT. FIBER GLASS PROTECTED HINGES		
D06	1	FOYER / ENTRY	3068 L	EXT. FIBER GLASS PROTECTED HINGES	YES	
D07	1	LIVING	7068	TWO PANEL SLIDER RIGHT ACTIVE		YES
D08	1	HALL / BEDROOM	2668 R	HINGED-TWO PANEL SOLID CORE		
D09	1	BEDROOM / CLOSET	6068	BYPASS TWO PANELSOLID CORE		
D10	1	HALL / BATH	2668 L	HINGED-TWO PANEL SOLID CORE		
D11	1	BEDROOM / HALL	2668 L	HINGED-TWO PANEL SOLID CORE		
D12	1	NOT USED				
D13	2	GAMEROOM / PORCH	9068	THREE PANEL SLIDING CENTER ACTIVE	YES	
D14	2	LAUNDRY / GAME ROOM	2668 L	HINGED-TWO PANEL SOLID CORE		
D15	2	POWDER ROOM / GAME ROOM	2668 R	HINGED-TWO PANEL SOLID CORE		
D16	2	GAME ROOM / ELEVATOR SHAFT	2668 L	HINGED-TWO PANEL SOLID CORE		
D17	2	F.A.U. / GAME ROOM	3048 R	HINGED-TWO PANEL SOLID CORE		FIRE RATED
D18	2	PANTRY / KITCHEN	2468 R	HINGED-TWO PANEL SOLID CORE		
D19	2	FAMILY / PORCH	10068	TRIPLE SLIDER RIGHT ACTIVE		YES
D20	3	BATH-2 / BEDROOM-3	2668 L	HINGED-TWO PANEL SOLID CORE		
D21	3	CLOSET / BEDROOM-3	5068	BYPASS TWO PANELSOLID CORE		
D22	3	LANDING / BEDROOM-3	2668 R	HINGED-TWO PANEL SOLID CORE		
D23	3	FAU / LANDING	2448 R	HINGED-TWO PANEL SOLID CORE		FIRE RATED
D24	3	ELEVATOR SHAFT / LANDING	2668 R	HINGED-TWO PANEL SOLID CORE		
D25	3	MASTER BEDROOM / PORCH	2668 R	HINGED-TWO PANEL SOLID CORE		
D26	3	CLOSET / BEDROOM-4	6068	BYPASS-TWO PANEL SOLID CORE		
D27	3	BATH-3 / BEDROOM-4	2668 R	HINGED-TWO PANEL SOLID CORE		
D28	3	MASTER BEDROOM / LANDING	3068 L	HINGED-TWO PANEL SOLID CORE		
D29	3	MASTER BEDROOM / PORCH	10068	TRIPLE SLIDER CENTER ACTIVE		YES
D30	3	MASTER BEDROOM S.M. BATH	26			



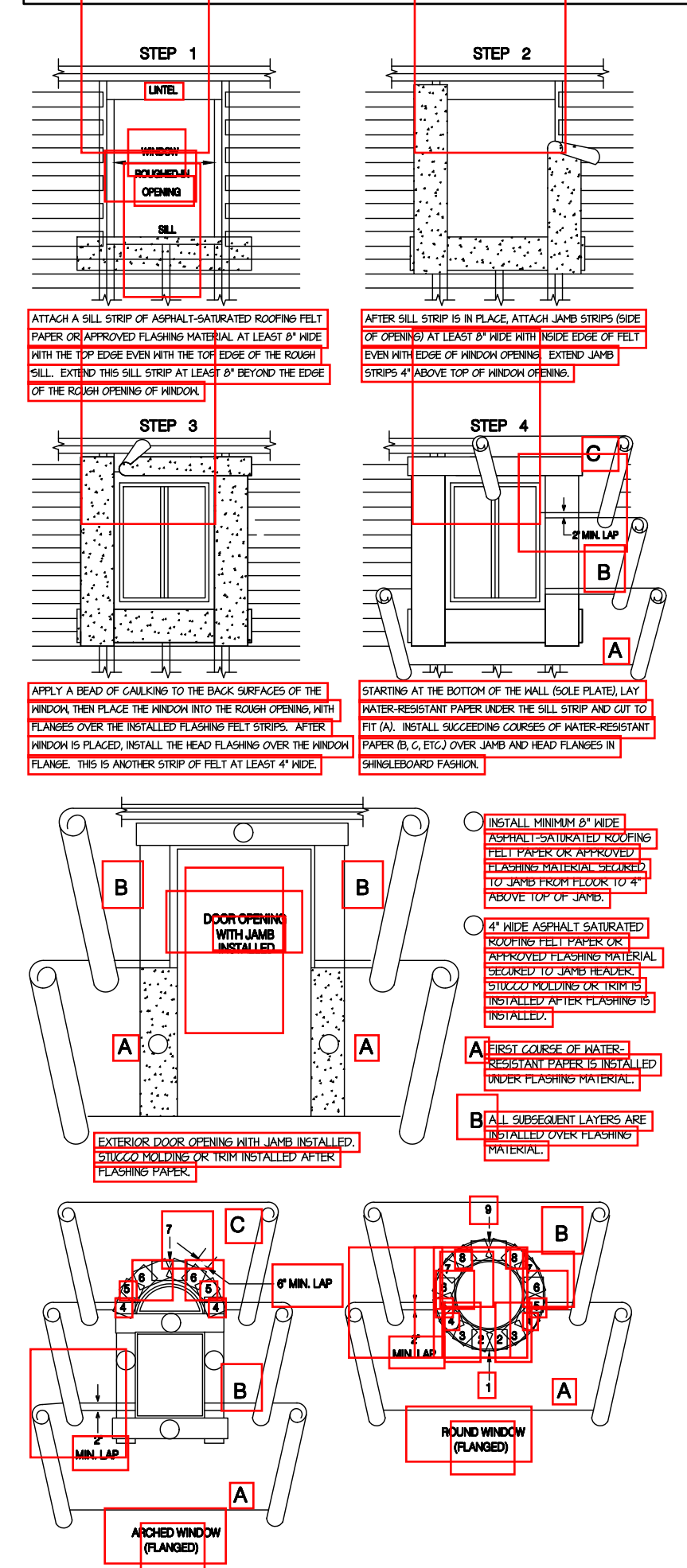




**WEATHERPROOFING NOTES**

- WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
  - EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
  - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
  - UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
  - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
  - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION
  - AT WALL AND ROOF INTERSECTIONS
  - AT BUILT-IN GUTTERS
- DAMP-PROOFING. DAMP-PROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC R406.1)
- WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.6.2.1)

**TYP. FLASHING**



**LEFT ELEVATION**

FACING SOUTH-EAST SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

FACING NORTH-EAST FACING OCEAN DRIVE SCALE: 1/4" = 1'-0"

**ELEVATION KEY NOTES**

- HARDIEBOARD - BOARD/ BATTEN W/ HARDIEWRAP WEATHER BARRIER (ESR-2558).
- HARDIEPLANK-8-1/4" LAP SIDING (ASTM-E119) W/ HARDIEWRAP WEATHER BARRIER (ESR-2558).
- O'HAGIN ROOF VENT ICC-ES 9650-A 24"x32 GALVANIZED WALL VENT, 72 SQ IN NET FREE VENTILATION WITH BUG SCREEN. COMPLIANCE W/ C.B.C., CCR TITLE-14, CH7A COMPLIANCE POLICY #09-03, MODEL# VSC2120.
- CONTINUOUS 28 GAUGE GALVANIZED METAL FLASHING WITH 1-1/2" DRIP EDGE AT PERIMETER OF ROOF WITH 4" WIDE GUTTERS CONNECTED TO DOWNSPOUTS THAT DRAIN OVER 12"x18" MINIMUM CONCRETE SPLASH PAD.
- HIGH EFFICACY EXTERIOR LIGHTING FIXTURE WITH MOTION SENSOR CONTROL.
- TIMBERLINE GAF ASPHALT SHINGLES ICC-ES ESR-1475 COLOR THREE-PIECE LAMINATED FIBER GLASS CONSTRUCTION UL CLASS A FIRE RESISTANCE RATING UL CERTIFIED TO MEET ASTM D3462 UL CERTIFIED TO MEET ASTM D3018 TYPE 1 ASTM D3161, CLASS F, 110 MPL WIND RESISTANCE WARRIOR ROOFING CODE COMPLIANT MEETS ASTM D-228, ESR-2082 #30 FELT ROOF DECK PROTECTION 28 LBS. PER SQUARE MINIMUM 2-LAYER OF 15LB FELT (OVERLAPPING PURPOSES) UNDER THE ASPHALT SHINGLES AT ALL ROOFS LESS THAN A 4:12 SLOPE. MINIMUM 1-LAYER OF ICE AND WATER SHIELD ROLL ROOFING UNDERLAYMENT, ICC ESR-1677 APPROVAL FOR SELF-ADHERED UNDERLAYMENTS USED AS ICE BARRIERS.
- HARDIE VENTED SMOOTH 16" SOFFIT.
- HARDIE V GROVE 8-1/4 SIDING SMOOTH.
- HARDIE 6-1/4" SMOOTH PLANK SIDING.
- HARDIE 4"x8" SMOOTH PANEL.
- HARDIE 12" x 5/4 SMOOTH TRIM.
- HARDIE 2-1/2" x 3/4" SMOOTH BATTEN.
- HARDIE 4" x 5/4" WINDOW AND DOOR TRIM SMOOTH.
- HARDIE 10" x 5/4" SMOOTH FACIA BOARD.
- HARDIE 4/4" x 4" SMOOTH FACIA TRIM.
- HARDIE 1-1/2" x 3-1/2" ARTISAN LEDGE BALCONY TRIM.
- HOUSE AND TRIM COLOR- SHERWIN-WILLIAMS SW7005 PURE WHITE.
- ENTRY DOOR AND SHAKER STYLE VINYL SHUTTERS COLOR SW 7083 DARK ROOM.
- EXTERIOR LIGHTING - DOORS AND BALCONIES- MODERN FORMS BALTHUS LED OUTDOOR WALL LIGHT - STYLE# 59F22.
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- RAIN GUTTERS 4" GALVANIZED-ALUMINUM RAIN GUTTERS AND DOWNSPOUTS PRE-FINISH WHITE.
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- GARAGE DOOR CLOPAY COACHMAN COLLECTION DESIGN 13, SIX LIGHT GLASS RERC13 PRE FINISH WHITE WITH BLACK HARDWARE.
- FACIA BOARD - 10" HARDIE WITH BOXED EAVES
- AIR CONDITIONING CONDENSOR UNITS ON BENCHSIDE PORCH - 2 TON ARCO AIR BY CARRIER SLIM LINE AND 5 TON ARCO AIRE BY CARRIER SLIM LINE.
- BALCONY RAILING AT GAME ROOM FACING THE STREET - WHITE VINYL CLEAR OVER ALUMINUM PICKETS 42" HEIGHT.
- BALCONY RAILING AT VIEWING DECK AND BEACH SIDE BALCONIES. WHITE VINYL CLAD OVER 4X4 PRESSURE TREATED VERTICAL COLUMNS AND CLEAR GLASS PANELS 1/2" THICK TEMPERED GLASS AND PRE FINISHED WHITE STEEL CAP RAIL 42" HEIGHT.
- BALCONY AND VIEWING DECK FLOOR COATING - MER-KO WEATHER DECK COLOR - DOVER GRAY.
- HARDSCAPE 780 SOFT - STAMPED CONCRETE SLATE TEXTURE COLOR - DAVIS - PEWTER DRIVEWAY AND RAISED (12") FLOWER BEDS.
- PAVERS - 400 SOFT - COLOR IS RIO - PATTERN IS HERRING BONE - BELLGARD MELVILLE PLANK 5"x12".
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- WINDOW AND SLIDING DOORS - FACTORY FINISH BLACK CASEMENT STYLE WINDOW WITH BLACK INTERIOR GRIDS.
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- EAVE BRACKETS, 4"W x 24"L x 12" D.
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- WOOD TRELLIS. MAX 12" PROJECTION FROM BUILDING
- SOLAR ZONE - SEE SHEET A3
- PROPERTY LINE



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PROJECT COORDINATOR:  
ANTHONY TAFFERA  
(559) 903-8902

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1369 EAST WALDON WAY  
FRESNO, CA 93730  
(559) 903-8902

**Gertler Residence**  
3643 Ocean Drive  
Oxnard, Ca 93035  
A.P.N. 206-0-244-050

**Revisions:**

NO.	DESCRIPTION	DATE
1		
2		
3		

PROJECT NO: 2020-1643  
DATE: 02-02-21  
SCALE: 1/4" = 1'-0"  
SHEET NO:

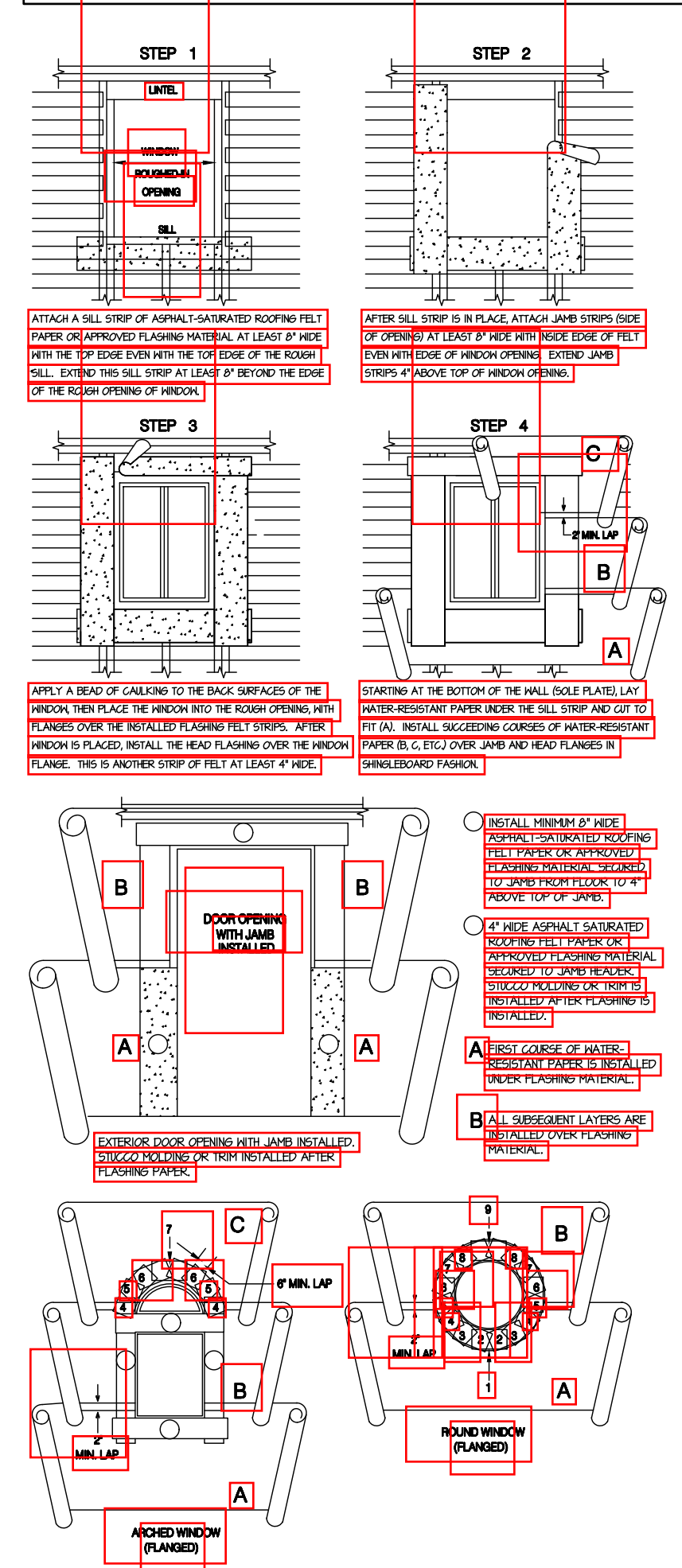
**A4.0**  
EXTERIOR ELEVATIONS



**WEATHERPROOFING NOTES**

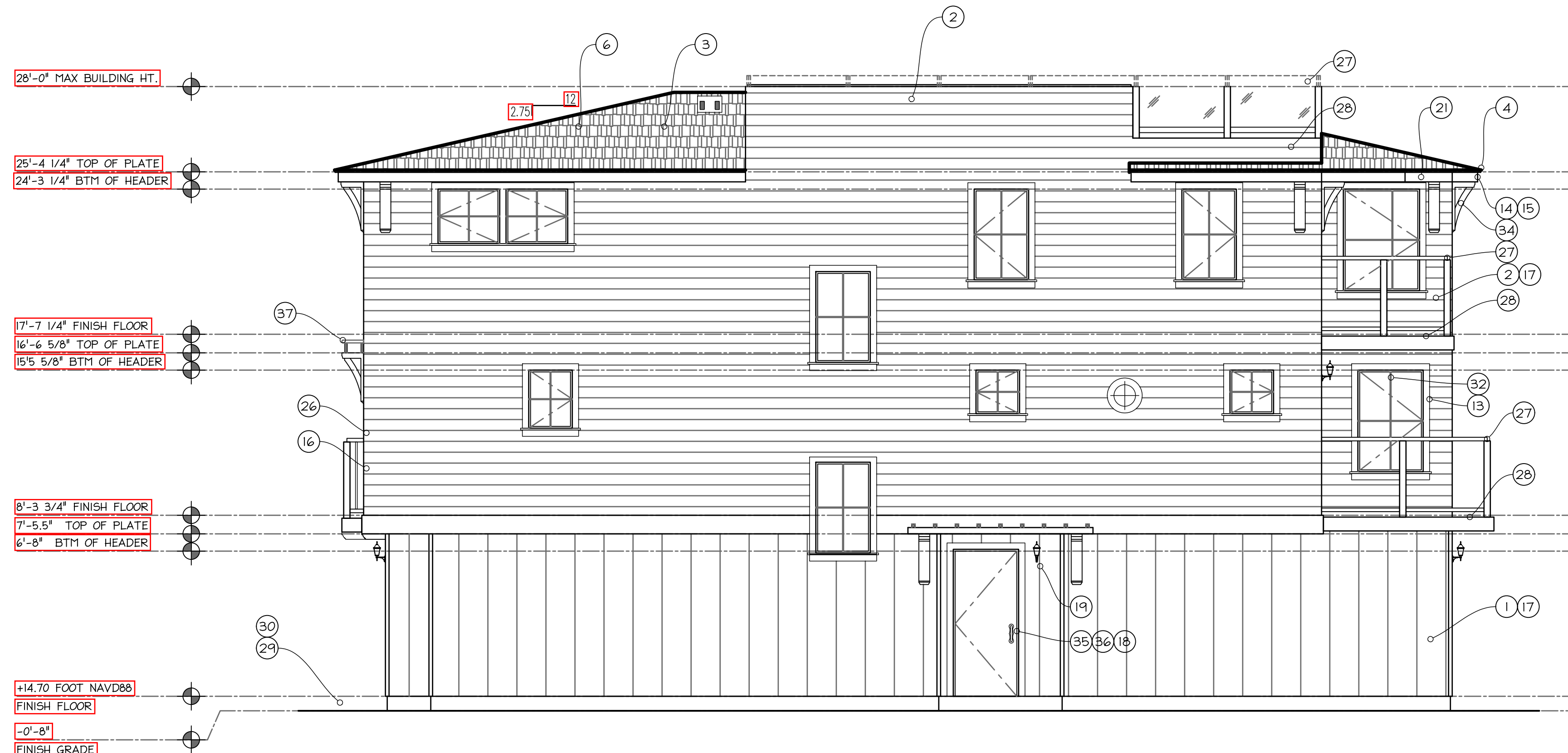
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**TYP. FLASHING**



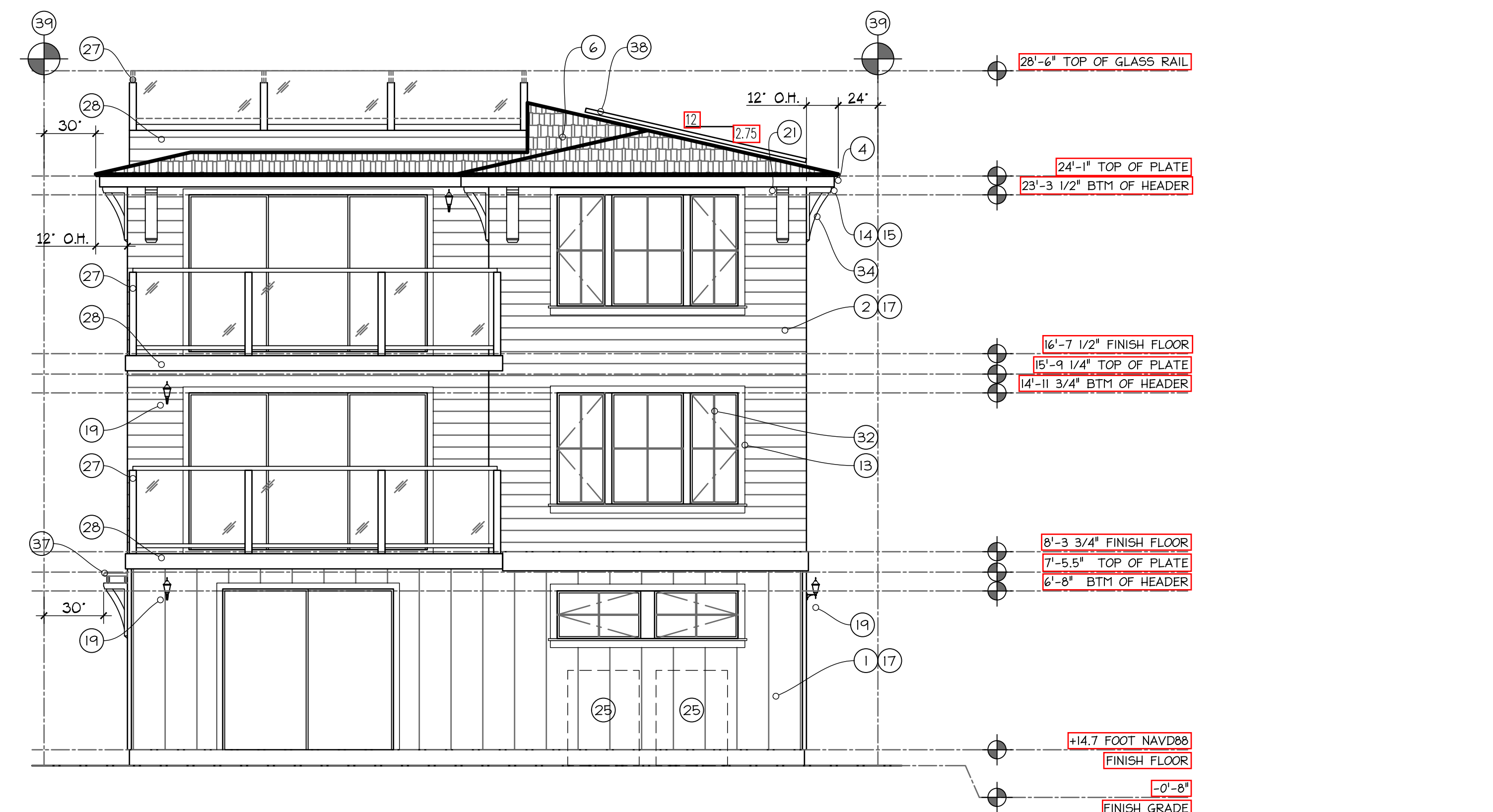
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- WOOD TRELLIS. MAX 12" PROJECTION FROM BUILDING
- SOLAR ZONE - SEE SHEET A3
- PROPERTY LINE



**RIGHT ELEVATION**

FACING NORTH-WEST SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

FACING SOUTH-WEST FACING SHORE LINE SCALE: 1/4" = 1'-0"

WHEN POSSIBLE PLACE ALL PLUMBING & MECH. RISERS THROUGH REAR ROOF PLANE

**STRONG ENGINEERING & DESIGN**  
Commercial, Industrial, Residential  
1400 Eason Drive, Suite 128  
Bakersfield, CA 93309  
(805) 340-4100  
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REGISTERED PROFESSIONAL ENGINEER  
DARREN E. STRONG  
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Exp. 12/31/22  
CIVIL  
STATE OF CALIFORNIA

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**Revisions:**

NO.	DESCRIPTION	DATE
1		
2		
3		

PROJECT NO.	2020-1643	DRAWN BY	GM
DATE	02-02-21	REVISION	
SCALE	1/4" = 1'-0"	TOTAL NO. OF SHEETS	
SHEET NO.			

**A4.1**  
EXTERIOR ELEVATIONS



**INSULATION NOTES**

- BLOWN OR POURED INSULATION SHALL ONLY BE USED IN ATTIC SPACES WHERE THE CEILING SLOPE DOES NOT EQUAL OR EXCEED 2.5:12 PITCH.
- WHERE RAFTER VENTS ARE INSTALLED, BAFFLES SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.
- WET BLOWN CELLULOSE INSULATION SHALL NOT BE USED IN WALL CAVITIES. DRY BLOWN CELLULOSE INSULATION MAY BE USED IN CEILINGS.
- IN AREAS WHERE BUILDING CODE REQUIRES A "VAPOR RETARDER" ON THE WARM SIDE OF AN EXTERIOR WALL DURING THE WINTER MONTHS, A POLYETHYLENE FILM VAPOR BARRIER SHALL NOT BE USED. KRAFT FACED INSULATION SHALL BE USED AS THE VAPOR RETARDER.
- ATTIC MOUNTED FAU PLATFORMS SHALL BE ELEVATED IN ORDER TO GET THE MINIMUM REQUIRED INSULATION INSTALLED UNDER THEM. INSTALL INSULATION PRIOR TO BUILDING THE PLATFORM.
- SEE TITLE-24 DATA ON SHEET T24 FOR INSULATION VALUES.

**ICC-ESR REPORT**

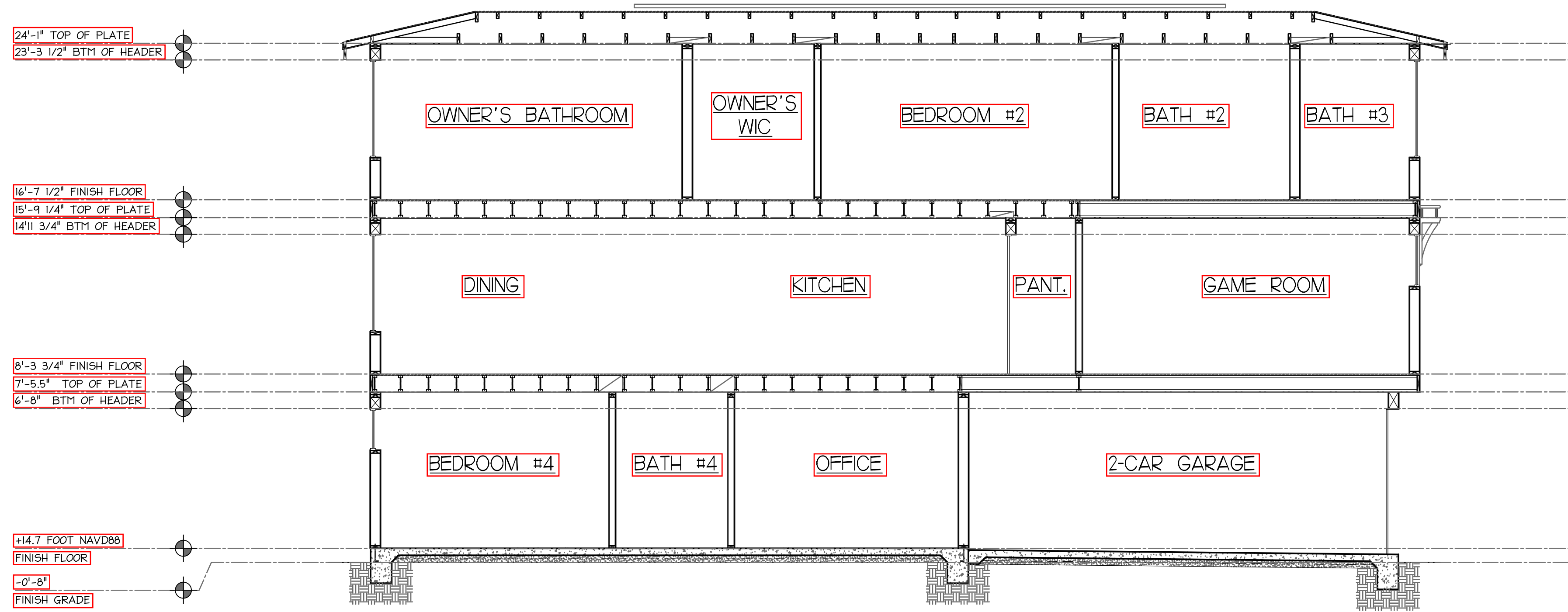
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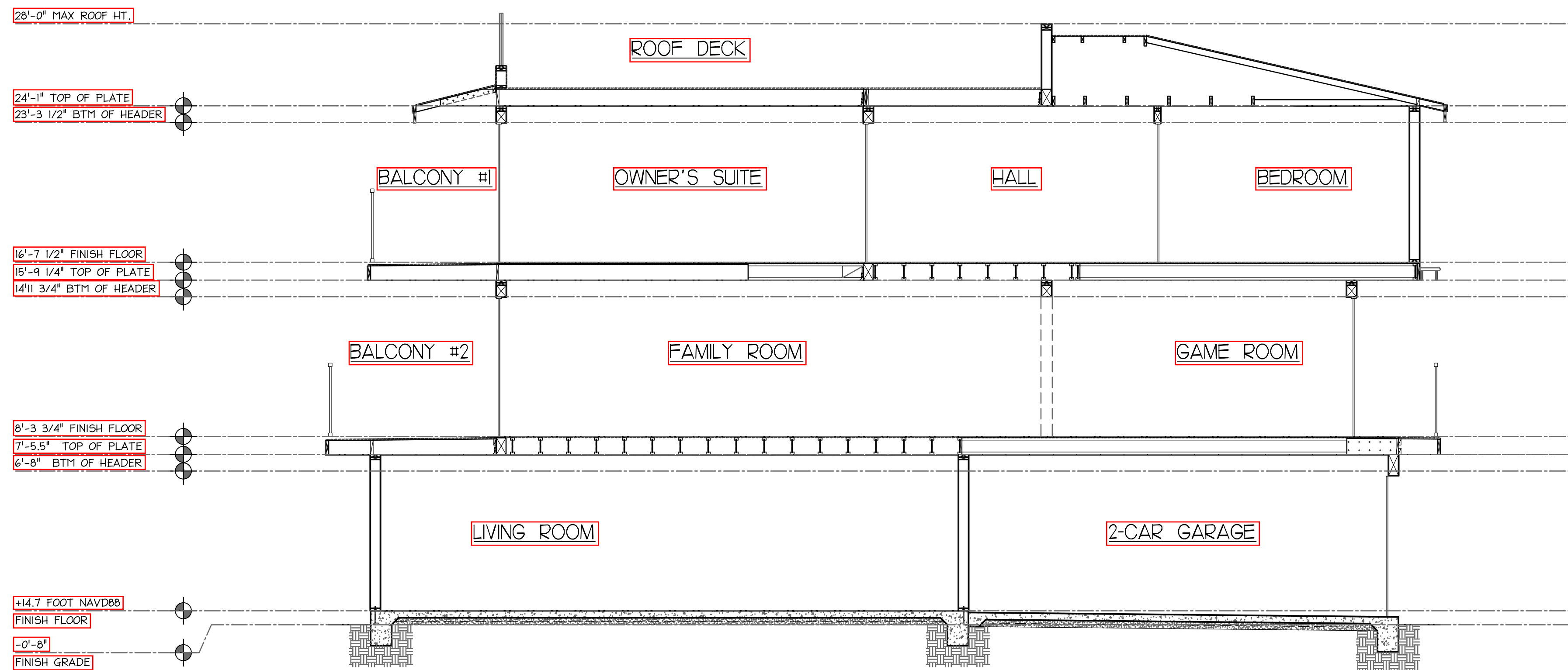
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**BUILDING SECTION A**

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



**BUILDING SECTION B**

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



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**PACIFIC IMAGE BUILDERS**  
PROJECT COORDINATOR:  
ANTHONY TAFFERA  
(559) 903-8902

1369 EAST WALDON WAY  
FRESNO, CA 93730  
(559) 903-8902

**Gertler Residence**  
3643 Ocean Drive  
Oxnard, Ca 93035  
A.P.N. 206-0-244-050

**Revisions:**

NO.	DESCRIPTION	DATE
1		
2		
3		

PROJECT NO:	2020-1643	DRAWN BY:	CGX
DATE:	02-02-21	REVISION:	
SCALE:		NO. OF SHEETS:	
SHEET NO:			

**NOTE**

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**A5.0**  
BUILDING SECTIONS



**INSULATION NOTES**

- BLOWN OR POURED INSULATION SHALL ONLY BE USED IN ATTIC SPACES WHERE THE CEILING SLOPE DOES NOT EQUAL OR EXCEED 2.5:12 PITCH.
- WHERE RAFTER VENTS ARE INSTALLED, BAFFLES SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.
- WET BLOWN CELLULOSE INSULATION SHALL NOT BE USED IN WALL CAVITIES. DRY BLOWN CELLULOSE INSULATION MAY BE USED IN CEILINGS.
- IN AREAS WHERE BUILDING CODE REQUIRES A "VAPOR RETARDER" ON THE WARM SIDE OF AN EXTERIOR WALL DURING THE WINTER MONTHS, A POLYETHYLENE FILM VAPOR BARRIER SHALL NOT BE USED. KRAFT FACED INSULATION SHALL BE USED AS THE VAPOR RETARDER.
- ATTIC MOUNTED FAU PLATFORMS SHALL BE ELEVATED IN ORDER TO GET THE MINIMUM REQUIRED INSULATION INSTALLED UNDER THEM. INSTALL INSULATION PRIOR TO BUILDING THE PLATFORM.
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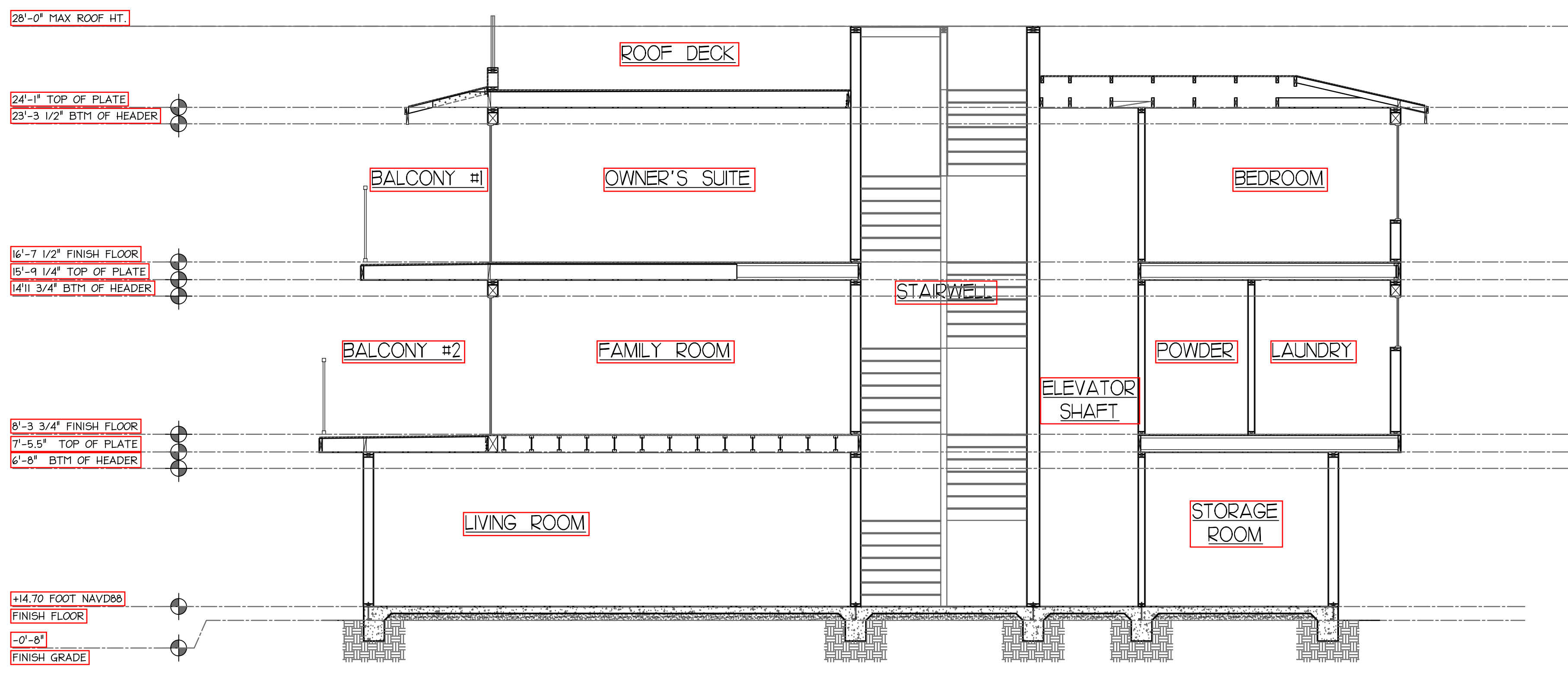


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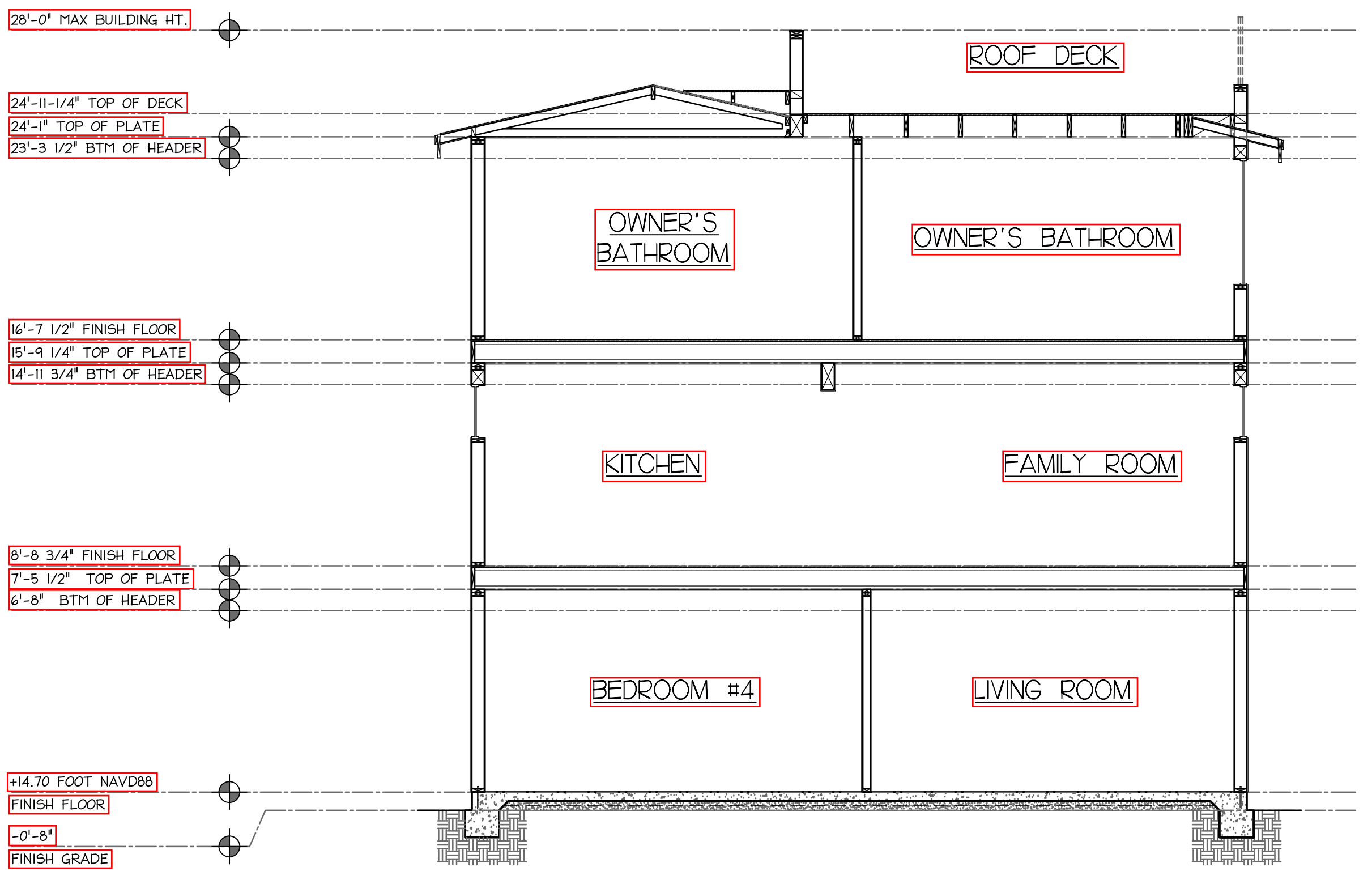
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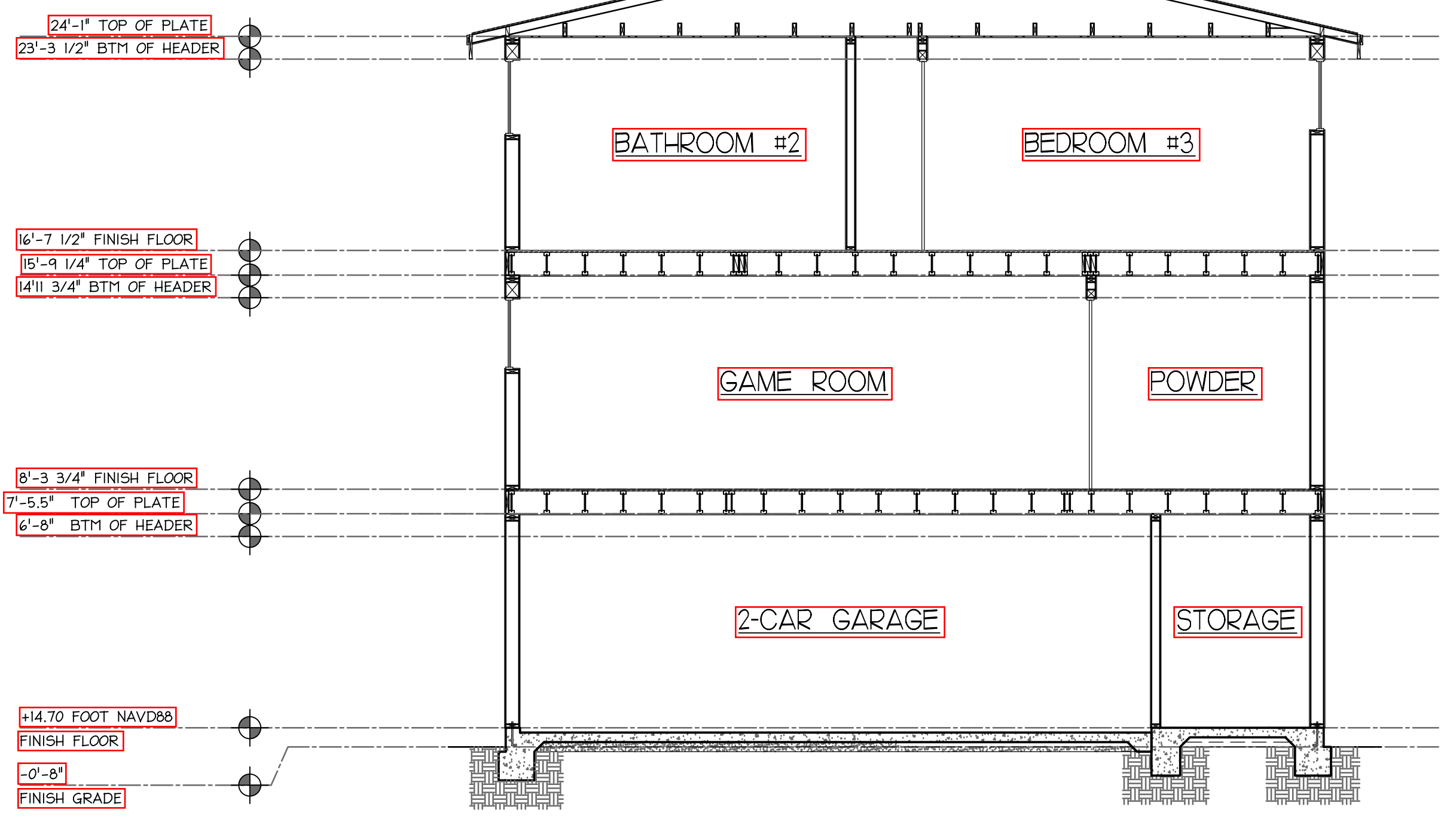
**BUILDING SECTION C**

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



**BUILDING SECTION H**

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



**BUILDING SECTION D**

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**Revisions:**

NO.	DESCRIPTION	DATE
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3		

PROJECT NO.	2020-1643	DRAWN BY	CGX
DATE	02-02-21	REVISION	
SCALE		NO. OF SHEETS	
SHEET NO.			

**A5.1**  
 BUILDING SECTIONS

**DRAFT CONDITIONS OF APPROVAL FOR  
COASTAL PD PERMIT CASE NO. PL21-0014**

**RESOURCE MANAGEMENT AGENCY (RMA)**

**Planning Division Conditions**

1. Project Description

This Coastal Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3 and 5 of the Planning Director hearing on January 13, 2022, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The project is a request for a Coastal Planned Development (PD) Permit to authorize demolition of the existing 550 sq. ft. one-story single-family dwelling and construction of a new 3,338 sq. ft. three-story single-family dwelling with attached 532 square foot two-car garage. In addition, the proposed dwelling will include a 401 sq. ft. roof deck, three rear balconies totaling 261 sq. ft, and solar panels. Hardscaping will consist of 780 sq. ft. of stamped concrete and 400 sq. ft. of pavers. The residence will have a height of 28 feet above the finish first floor elevation (+14.4 feet NAVD88).

Access to the project site is provided by a private driveway which connects to Ocean Drive. Water and sewer services will be provided by the Channel Islands Beach Community Services District.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for PD

**Purpose:** To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

County of Ventura  
Planning Director Hearing  
Case No. PL21-0014  
Exhibit 4 - Conditions of Approval

**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

**Documentation:** The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

**Timing:** Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to final inspection. The Permittee shall maintain the required improvements for the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

### 3. Site Maintenance

**Purpose:** To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this

condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

**4. Coastal PD Modification**

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

**5. Construction Activities**

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division.

**6. Acceptance of Conditions and Schedule of Enforcement Responses**

The Permittee's acceptance of this PD Permit and/or commencement of construction and/or operations under this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD Permit shall constitute grounds for enforcement action provided in the Ventura County Coastal Zoning Ordinance (Article 13), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the PD Permit conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this PD Permit.

The Permittee is responsible for being aware of and complying with the PD Permit conditions and all applicable federal, state, and local laws and regulations.



7. Time Limits

a. Use inauguration:

- (1) The approval decision for this PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year [see the Ventura County Coastal Zoning Ordinance (§ 8181-7.7)] from the date the approval decision of this PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD Permit

**Purpose:** To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD Permit.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of Coastal PD Permit Requirements and Retention of Coastal PD Permit Conditions On Site

**Purpose:** To ensure full and proper notice of these PD Permit conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD Permit.

**Documentation:** The Permittee shall maintain a current set of PD Permit conditions and exhibits at the project site.

**Timing:** Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

10. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this PD Permit.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this PD Permit with the deed of the property that is subject to this PD Permit.

**Documentation:** Recorded "Notice of Land Use Entitlement" form and conditions of this PD.

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD Permit prior to issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5) related to this PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

**13. Invalidation of Condition(s)**

If any of the conditions or limitations of this PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD Permit may be revoked.

**14. Consultant Review of Information and Consultant Work**

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of Coastal PD Permit Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD Permit condition contained herein is in conflict with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this PD Permit, nor compliance with the conditions of this PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

**Purpose:** To designate a person responsible for responding to complaints.

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD Permit.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

**Monitoring and Reporting:** The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

#### 17. Change of Permittee

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD Permit.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

#### 18. Plans Conforming to Coastal Engineer's Recommendations

**Purpose:** To demonstrate that permitted buildings and structures comply with the recommendations contained in the *Coastal Hazard & Wave Runup Study for 3643 Ocean Drive, Oxnard, California* (GeoSoils, Inc.; January 25, 2021).

**Requirement:** The final plans for the permitted development shall be in substantial conformance with the recommendations contained in the *Coastal Hazard & Wave Runup*

*Study for 3643 Ocean Drive, Oxnard, California* (GeoSoils, Inc.; January 25, 2021), relative to foundation, construction, grading, drainage, and height of the structure. The plans and specifications shall note the base flood elevation and height of the single-family dwelling and all other permitted structures.

**Documentation:** A copy of building plans and specifications and *Coastal Hazard & Wave Runup Study for 3643 Ocean Drive, Oxnard, California* (GeoSoils, Inc.; January 25, 2021), for the permitted development that comply with all of the requirements set forth above.

**Timing:** Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the plans, specifications and reports to the Planning Division for review and approval. The Permittee shall maintain the County-approved building plans and specifications throughout the life of this Coastal PD.

**Monitoring and Reporting:** Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that permitted development was constructed as approved. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning.

19. Archaeological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
  - (5) Implement the agreed upon recommendations.

- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Immediately notify the County Coroner and the Planning Director;
  - (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
  - (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

## 20. Construction Noise

**Purpose:** In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).



**Requirement:** The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

**Documentation:** The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

**Timing:** The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

**Monitoring and Reporting:** The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

## **PUBLIC WORKS AGENCY (PWA)**

### **Development and Inspection Services Conditions**

#### 21. Land Development Fee for Flood Control Facilities [AKA: Flood Acreage Fee (FAF)]

**Purpose:** To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

**Requirement:** The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC-24 and subsequent resolutions. The fee will be calculated based on the Permittee's information.

The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

**Documentation:** The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

**Timing:** Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the zoning clearance.

**Monitoring and Reporting:** Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

### **Integrated Waste Management Division (IWMD) Conditions**

#### 22. Construction & Demolition Debris Recycling Plan (Form B)

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

**Requirement:** The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:

<http://onestop.vcpublicworks.org/integrated-waste-management-forms>.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <http://onestoppermit.ventura.org/>.

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>.

A complete list of County-franchised solid waste haulers is available at: <https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

### 23. Construction & Demolition Debris Reporting Form (Form C)

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: <http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances>.

The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

**Timing:** A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

### Transportation Department Conditions

#### 24. Road Improvements

**Purpose:** Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

**Requirement:** Road improvements are required in accordance with the County Road Standards, 2040 General Plan CMT-2.18; Ordinance 1607 dated November 10, 1964; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Ocean Drive has an existing right-of-way width of 40 feet.

- a. The applicant/permittee shall submit road improvement plans for improvements along the parcel's frontage for a minimum 4-ft wide ADA compliant sidewalk along the property frontage behind the existing rolled curb and in accordance with Road Standard Plate B-5 [A], Plate E-2 or as modified by the VCPWA-RT Permit Engineer, prepared by a Registered Civil Engineer, to the VCPWA-RT Permits Section for review and approval.
- b. The applicant/permittee shall obtain an Encroachment Permit (EP) from the VCPWA-RT Permits Section. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at [pwa.transpermits@ventura.org](mailto:pwa.transpermits@ventura.org), for the requirements of the EP. The EP form is available on the internet.
- c. Construct and complete sidewalk improvements along the parcel's frontage in accordance with the approved improvements plans and Road Standard Plate B-5 [A], and Plate E-2, or as modified by the VCPWA-RT Permit Engineer.

**Documentation:** The VCPWA-RT will review the improvement plans, supporting documentation, and final sign off on the completion of the improvements.

**Timing:** This condition shall be met prior to the issuance of the Certificate of Occupancy.

**Monitoring and Reporting:** The VCPWA-RT will review the improvement plans and the VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit. (TD – 8, RMA – 142)

## 25. Encroachment Permit

**Purpose:** The current right-of-way width on Ocean Drive is 40 feet wide along the front of this parcel. An Encroachment Permit is required for any work conducted within the County road right-of-way, for example but not limited to, driveways, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County road right-of-way.

**Requirement:** The applicant/permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit. An Encroachment Permit (EP) is required for any work and construction related storage conducted within the County right-of-way. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at [pwa.transpermits@ventura.org](mailto:pwa.transpermits@ventura.org), for the requirements of the EP. The application shall be submitted to the VCPWA-RT.

**Documentation:** The application shall be submitted to the VCPWA-RT. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Roads & Transportation Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel,

Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

**Timing:** This condition shall be met prior to the issuance of the Zoning Clearance for Use Inauguration, whichever comes first.

**Monitoring and Reporting:** The VCPWA-RT will review the application and supporting documentation. The VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

### **Watershed Protection District (WPD) Conditions**

#### **County Stormwater Program Section**

##### 26. **Compliance with Stormwater Development Construction Program**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., “Development Construction Program” of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F. “Development Construction Program” of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

**Documentation:** The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestop.vcpublicworks.org/stormwater-forms>.

**Timing:** The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for Construction.

**Monitoring and Reporting:** CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Air Pollution Control District (APCD) Conditions**

#### 27. Fugitive Dust

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

**Requirement:** 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), and Rule 55 (Fugitive Dust).

**Documentation:** The Permittee shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to

the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the construction phases of the project.

**Reporting and Monitoring:** Construction permits are issued by Public Works Agency and inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related provisions shall also be conducted by APCD staff on a complaint-driven basis.

#### 28. Nuisance

**Purpose:** To ensure that discharge of air contaminants that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** Facility shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance.

**Documentation:** The Permittee shall ensure compliance with the following provision:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

**Timing:** Throughout the life of the permit.

**Reporting and Monitoring:** Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD staff during compliance inspections and on a complaint-basis.

#### 29. Demolition Activities

**Purpose:** To ensure that the owner or operator of a facility shall remove all asbestos-containing material from a facility being demolished.

**Requirement:** Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, *Asbestos – Demolition and Renovation*.

**Documentation:** The project applicant shall ensure compliance with the following provision:

- I. The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.

**Timing:** Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

**Reporting and Monitoring:** AB3205 form must be submitted to and approved by APCD. Building & Safety has this form in their checklist of required items to submit prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors and/or on a complaint-driven basis.

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### 30. Address Numbers (Single-Family Homes)

**Purpose:** To ensure proper premise identification to expedite emergency response.

**Requirement:** The Permittee shall install a minimum of 4 inch (4”) address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150’) from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

**Documentation:** A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District’s Form #126 “Requirements for Construction”.

**Timing:** The Permittee shall install approved address numbers before final occupancy.

**Monitoring and Reporting:** A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District’s Form #126 “Requirements for Construction” shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

#### 31. Fire Sprinklers

**Purpose:** To comply with current California Codes and Ventura County Fire Protection District Ordinance.



**Requirement:** The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

**Documentation:** A stamped copy of the approved fire sprinkler plans.

**Timing:** The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

**Monitoring and Reporting:** A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

### 32. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for the project.

**Requirement:** The Permittee shall obtain VCFD Form #610 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction."

**Timing:** The Permittee shall submit VCFPD Form #610 Application to the Fire Prevention Bureau for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

# GeoSoils Inc.

January 25, 2021

Mr. & Mrs. Gertler  
3643 Ocean Drive  
Hollywood Beach, CA 93035

SUBJECT: Coastal Hazard & Wave Runup Study for 3643 Ocean Drive, Oxnard, California.

Dear Mr. & Mrs. Gertler:

The following report is in response to your request for a coastal hazard and wave runup study for the proposed residential structure at the subject address on Hollywood Beach, Ventura County. The proposed project includes the removal of the existing residence and construction of a new residence. The analysis is based upon site elevations, existing published reports concerning the local coastal processes, our site inspection, and knowledge of local coastal conditions. This report constitutes an investigation of the oceanographic conditions expected at the site in consequence of extreme storm and wave action over the next 75 to 100 years, in accordance with the latest State of California Sea Level Rise (SLR) Guidance (November 2018). It includes an analysis of wave runup and overtopping of the existing beach, the resulting impacts on the proposed development, and the potential coastal hazards at the site. The purpose of the study is to provide the necessary information for a Coastal Development Permit as required by the County of Ventura, and the California Coastal Commission (CCC). It also provides a discussion, with conclusions and recommendations, regarding the susceptibility of the proposed development to wave attack and shoreline erosion. The analysis uses design storm conditions typical of the January 18-19, 1988, and 1982-83 type storm waves and beach conditions.

## **SITE VISIT & INFORMATION REVIEWED**

The area/site was visited on October 13, 2020 by the undersigned. Figure 1 is a 2019 bird's eye aerial photograph of the site downloaded from Google Maps. The site is currently mapped in the FEMA Shaded X Zone (within the 0.2% chance of annual flooding, not a high risk zone). The new FEMA FIRM map, effective January 29, 2021, has the site

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County of Ventura  
Planning Director Hearing  
Case No. PL21-0014  
Exhibit 5 - Coastal Hazard and Wave Runup Study

mapped in the same Shaded X Zone (see Figure 2). In order to determine the potential for wave runoff to reach the site, historical aerial photographs over the last several decades were reviewed. None of the photographs examined showed that wave runoff reached the site over the several decade time frame. A review of the aerial photographs showed a very wide beach even though some of the photos were taken in the winter and spring, when the beach is seasonally the narrowest. In addition to aerial photographs, a long term (>40 years) resident stated that the water has not reached the beach front residences over the 40+ years that he has lived there. In addition, the beach fronting the site is stabilized by the Channel Islands Harbor inlet jetty to the southeast. The predominate direction of sand movement along the shoreline in this area is to the southeast, which results in the accumulation of sand in front of the site. Because of the wide beach, even under severely eroded beach conditions and extreme storms, wave runoff will not likely reach near the site in the next 75 years.



Figure 1. Subject site and very wide beach in 2019.





Figure 2. New (January 29, 2021) FEMA flood zone map for the site area.

The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Accurate Surveying & Engineering produced a site map with elevations referenced to North American Vertical Datum (NAVD88) (**APPENDIX I**). In addition, a design beach section from the shoreline to the Ocean Drive center line is provided (**APPENDIX II**). Project plans were provided by Pacific Image Builders, Inc. During the October 2020 site inspection, the distance from the Ocean Drive centerline to the Mean High Water (MHT) line was approximately 570 feet.

### **COASTAL PROCESSES**

The subject site lies within the Santa Barbara Littoral Cell. A littoral cell is a coastal compartment that contains a complete cycle of littoral sedimentation including sources, transport pathways and sediment sinks. The Santa Barbara Littoral Cell extends from Point Conception to Point Mugu, a distance of 96 miles. It is one of the longest littoral cells in Southern California and contains a variety of coastal types and shoreline orientations. An extensive shoreline management study was conducted for the section of the littoral cell from Goleta to Point Mugu by Noble Consultants (BEACON 1989). The coastal processes sections of that report remain valid and have been used as a basis for this analysis.

The BEACON study divided the Santa Barbara Littoral Cell into subcells based upon shoreline characteristics and the location of sediment sources and sinks. The subject site, lies within the sub cell from Ventura Harbor to Channel Islands Harbor. This area is characterized as a wide sandy alluvial plain. Private development and harbor construction have played a large role in the historical shoreline evolution in this area. Ventura's Pierpont Bay area was stabilized by groins as early as 1936. Ventura Harbor was completed in 1964. The beaches from McGrath State Beach and Port Hueneme have always been wide and abundant (BEACON 1989). Channel Islands Harbor was completed in 1960 with the material dredged from the harbor used to build up the eroded beach to the east of Port Hueneme (built in 1940). Shoreline erosion problems have been persistent east of Port Hueneme, resulting in the sediment bypassing efforts and the construction of groins in 1967. The BEACON report states that the Hollywood Beach has been "relatively" stable over the past 50 years.

## Shoreline Erosion

The California Coastal Commission (CCC) Sea Level Rise (SLR) Guidance suggests the use of the highest erosion rate available for the predication of the future shoreline erosion due to SLR. The United States Geological Survey (USGS, 2006) performed a comprehensive assessment of shoreline change including this section of coastline. Figure 3 is a portion of a figure from USGS 2006 (Figure 35, page 58) and shows the maximum short-term erosion rate at the subject site. There is no long-term erosion at the site. As stated previously, this beach is building out. Even if a short-term rate of 2.5 ft/yr was used as the future long-term rate (this would be very conservative analysis), the retreat would be ~190 feet over the 75 year life of the development. The site is currently about 570 feet from the shoreline. If the beach retreats 190 feet in the next 75 years then the site will be ~380 feet from the shoreline. A beach width of 200 feet or greater is recognized as sufficient to protect the back shore from extreme events. The site is safe from shoreline erosion over the design life of the development due to the significant setback from the current shoreline and future shoreline with SLR. The proposed development will not need shore protection over the life of the development.



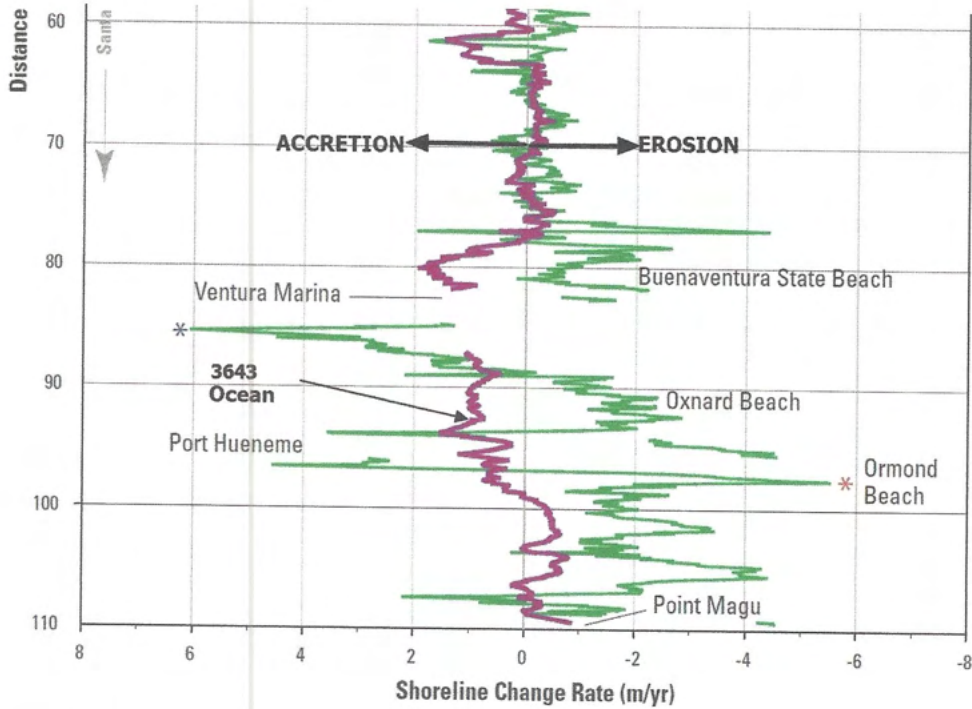


Figure 3. Shoreline change rate in meters per year from USGS 2006.

**WAVES AND TIDES**

Waves of all periods approach Hollywood Beach shoreline, however, almost all of the energy is contained in the medium and long period waves (approximately 5 to 20 seconds). These waves approach the Southern California Bight and encounter the offshore islands. The offshore islands, such as Santa Cruz, Santa Rosa, Santa Catalina and San Miguel, partially shelter this section of coast from ocean swells. Between these islands are the windows that waves can pass through and approach the Hollywood Beach shoreline. Waves can approach the study area through wave windows from the west and north, and from a small window to the south. The BEACON study contains a summary of historical storms as far back as 1905. These historic storms have resulted in significant damage to some coastal structures such as homes and roadways.

As waves travel into shallower and shallower water the wave crest is bent and becomes nearly parallel to shore, and the wave heights are modified depending on whether waves are being focused or de-focused at a particular location along the shoreline. This process

is called refraction and it is dependent upon the bathymetry, and the wave height, period, and direction. Extreme wave conditions in shallow water have been calculated using historical wave data. The California Department of Boating and Waterways, in partnership with the US Army Corps of Engineers, maintains wave recording buoys throughout Southern California. The record of historical waves for this region, both from direct observation or recording and from hindcast analysis, is extensive. Waves as high as 20 feet were recorded on January 17, 1998 and 14 to 16 foot high waves with period in excess of 20 seconds were recorded during the 1982-83 El Niño.

The datum used in this report is North American Vertical Datum 1988 (NAVD88), which is -2.66 feet Mean Sea Level (MSL). The National Oceanographic and Atmospheric Administration (NOAA) National Ocean Survey (NOS) tidal data station, with the latest Sea Level Rise estimates closest to Hollywood Beach, is located at Santa Barbara. The tidal datum elevations from the NOAA NOS station homepage are as follows:

Highest Water December 13, 2012	7.54 feet
Mean High Water (MHT)	4.55 feet
Mean Sea Level (MSL)	2.70 feet
NAVD88	0.00 feet
Mean Lower Low Water	-0.09 feet

## WAVE RUNUP AND OVERTOPPING

As waves encounter the beach at the subject site, water can rush up, and sometimes over, the beach berm. In addition, unprotected beaches can become narrower due to a long term erosion trend. Often, wave runup and overtopping strongly influence the design and the cost of coastal projects. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure (beach slope) of infinite height. Overtopping is the flow rate of water over the top of a finite height structure (the beach berm) as a result of wave runup.

Wave runup and overtopping is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. ACES is an interactive computer based design and analysis system in the field of coastal engineering. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in Chapter 7 of the Shore Protection Manual (1984). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 4 is a diagram showing the analysis terms.



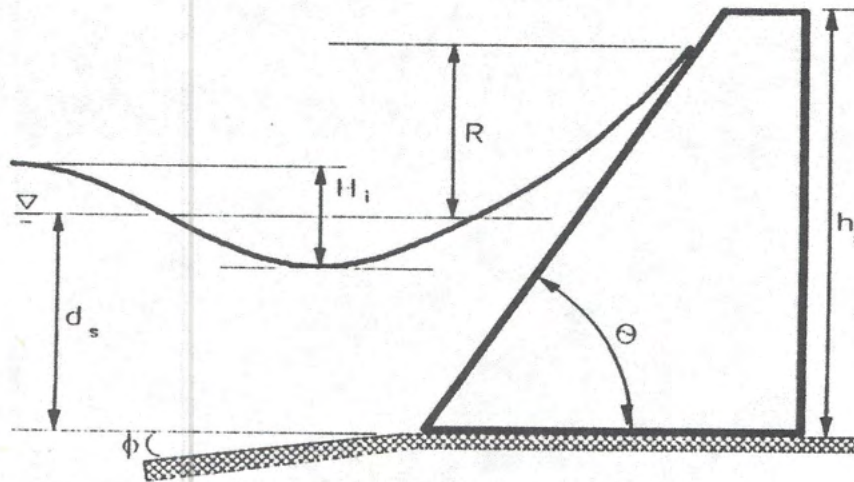


Figure 4. Wave runup terms from ACES manual.

- $d_s$  is the depth of the water at the toe of the beach slope.
- $H_i$  is the breaking wave height at the toe not to be confused with the deep water wave height  $H_0$ .
- $R$  is the height of the wave runup above the still water elevation.
- $h_s$  is the height of the beach above the toe (elevation to the ~ berm elevation).
- $\Theta$  is the slope of the beach.
- $\phi$  is the nearshore slope or slope from the shoreline to beyond the breakers.

The wave, wind and water level data used as input to the ACES runup and overtopping application were taken from the historical data reported in USACOE (1986), BEACON (1989), and updated to include El Niño conditions such as the winter of 1997-1998 and 2005. The shoreline within the Santa Barbara Channel has experienced a series of extreme storms over the years. These events have variously impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach and the local shoreline orientation. The onshore wind speed was chosen to be 20 knots for the analysis.

#### Future Water Levels Due to Sea Level Rise

The maximum still water elevation recorded near the site is ~+7.5 feet. This sea level includes short-term effects that would increase sea level, such as wave set up and El Niño. The California Coastal Commission (CCC) SLR Guidance document recommends that a

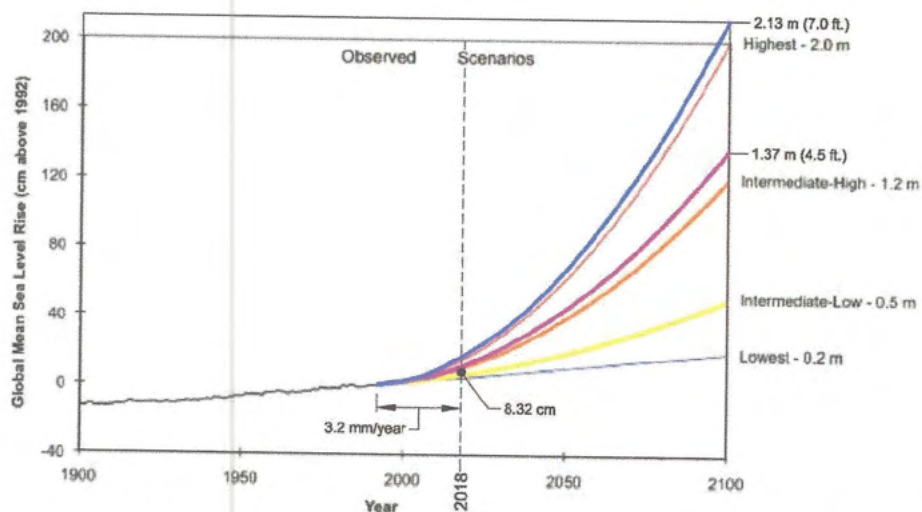


project designer determine the range of SLR using the “best available science.” GSI respectfully points out that the CCC SLR Guidance is “advisory and not a regulatory document or legal standard for review.” The CCC SLR Guidance is not a check list. The California Ocean Protection Council (OPC) adopted an update to the State’s Sea-Level Rise Guidance in March 2018. These new estimates are based upon a 2014 report entitled “Probabilistic 21st and 22nd century sea-level projections at a global network of tide-gauge sites” by Kopp et al.,. This update included SLR estimates and probabilities for Santa Barbara the closest SLR estimates to Hollywood Beach. SLR likelihood estimates are provided below in a table taken from the CCC SLR Guidance November 2018 Update. This simplified version of both the OPC and Kopp SLR tables provided by the CCC uses an arbitrary risk framework to suggest the use of very low probability SLR projections for development projects. The SLR tables in the CCC 2018 Guidance have been modified by the CCC and do not provide the complete data set from the OPC document with the “best available science.”

In contrast, the table below provides the correct (not edited by the CCC) Santa Barbara SLR tables as presented by OPC and Kopp et al. This is the actual probability of various SLR estimates without the CCC omissions and their risk aversion framework. What the actual table shows is that the “likely range” of SLR for the high emissions case in the year 2096 (interpolated) is ~1.9 to ~2.9 feet. This table illustrates the complexity of predicting SLR. To manage this complexity the CCC SLR guidance onerously specifies the use of the very low probability (0.5%) and high emission estimates.

SANTA BARBARA		Probabilistic Projections (in feet) (based on Kopp et al. 2014)				H++ scenario (Sweet et al. 2017) *Single scenario
		MEDIAN 50% probability sea-level rise meets or exceeds...	LIKELY RANGE 66% probability sea-level rise is between...	1-IN-20 CHANCE 5% probability sea-level rise meets or exceeds...	1-IN-200 CHANCE 0.5% probability sea-level rise meets or exceeds...	
			Low Risk Aversion		Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.3	0.2 - 0.4	0.5	0.7	1.0
	2040	0.5	0.3 - 0.7	0.8	1.1	1.6
	2050	0.7	0.4 - 1.0	1.2	1.8	2.5
Low emissions	2060	0.7	0.4 - 1.0	1.4	2.2	
High emissions	2060	0.9	0.6 - 1.3	1.6	2.5	3.6
Low emissions	2070	0.9	0.5 - 1.3	1.7	2.8	
High emissions	2070	1.1	0.7 - 1.7	2.1	3.3	4.9
Low emissions	2080	1.0	0.5 - 1.5	2.0	3.6	
High emissions	2080	1.4	0.9 - 2.1	2.7	4.3	6.3
Low emissions	2090	1.1	0.6 - 1.8	2.4	4.4	
High emissions	2090	1.7	1.1 - 2.6	3.3	5.3	7.9
Low emissions	2100	1.2	0.6 - 2.0	2.9	5.3	
High emissions	2100	2.1	1.2 - 3.1	4.1	6.6	9.8

Additionally, the Kopp et al. paper used 2009 to 2012 SLR modeling for the probability analysis, which means the “best available science” as determined by the CCC is about 10 years old. The CCC SLR Guidance requires the use of the “best available science.” Dr. Reinhard Flick from the Scripps Institution of Oceanography has provided information that global sea level from 1992 to 2018 has resulted in 8.32 centimeters of relatively uniform SLR in the past 26 years. This information is shown on Figure 5 taken from the CCC SLR Guidance (2015). This current measurement shows that SLR is tracking more on the intermediate SLR prediction curves, which is more like a 50% (median) probability SLR in the year 2100.



Modified from Figure 5 of the California Coastal Commission Sea Level Rise Policy Guidance document adopted August 12, 2015.

Figure 5. Current global SLR plotted on SLR prediction curves (graphic taken from TerraCosta Consulting).

The project has a design life of 75 years or until about the year 2096. For the analysis the ~5% probability SLR scenario and the high emissions 0.5% SLR scenario will be used, which represent both reasonable and onerously conservative estimates of future SLR. For the “high emissions” scenario in the year 2096 with 5% probability the SLR estimate is interpolated to be 3.7 feet above the 1991-2009 baseline. For the “high emissions” scenario in the year 2096 with 0.5% probability the SLR estimate is interpolated to be 6 feet above the 1991-2009 baseline. For the wave runup and overtopping analysis the very conservative (~0.5%) SLR of 6 feet will be used for the high SLR. **Using the CCC SLR estimate over the project design life that range in the year ~2096 is between 1.9 feet and 6.0 feet. This is the project sea level rise range for the proposed project.**



Using the highest historical water level of 7.5 feet NAVD88, the design water elevation for the high SLR scenario is 13.5 feet NAVD88. The design scour elevation is typically the elevation of the low tide terrace or +2.0 feet NAVD88. The most critical design wave is the wave that breaks at the toe of the beach when the beach is eroded. The design wave is a "depth limited" wave. If the toe of the beach is at about elevation +2 feet NAVD88, then the design water depth for the 6 feet SLR year recurrence it is 11.5 feet. The design wave will break at the toe when the ratio of the breaker height to water depth is 0.78. Therefore, the design wave height is 8.97 feet for the high SLR case. The wave period is 15 seconds which is typical of wave period for extreme wave events in the area.

Using the BEACON survey data at Hollywood Beach (BCN21) provided in Figure 6, the nearshore slope at the site is 1/160, vertical to horizontal, and the beach berm slope is about 1/20. The berm elevation used in the overtopping calculation was +15.0 feet NAVD88, which represents a condition the elevation of the typical top of beach berm shown on Figure 6. The overtopping rate is given as the flow rate per unit length of beach. The ACES printout for the highest SLR cases are provided in the table following Figure 6.

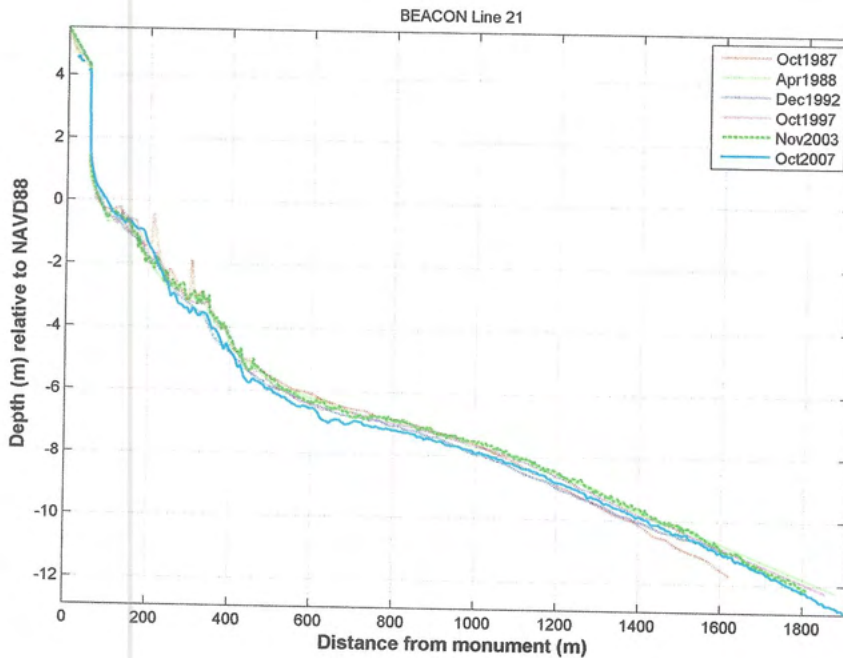


Figure 6. BEACON beach survey data at Hollywood Beach.

ACES		Mode: Single Case		Functional Area: Wave - Structure Interaction	
Application: Wave Runup and Overtopping on Impermeable Structures					
Item		Unit	Value	Smooth Slope Runup and Overtopping	
Incident Wave Height	Hi:	ft	8.970	3643 Ocean Drive	
Wave Period	T:	sec	15.000		
COTAN of Nearshore Slope	COT(φ):		160.000		
Water Depth at Structure Toe	ds:	ft	11.500		
COTAN of Structure Slope	COT(θ):		20.000		
Structure Height Above Toe	hs:	ft	13.000	6 FT SLR	
Wave Runup	R:	ft	5.093		
Onshore Wind Velocity	U:	ft/sec	8.439		
Deepwater Wave Height	H0:	ft	6.249		
Relative Height	ds/H0:		1.840		
Wave Steepness	H0/(gT <sup>2</sup> ):		0.000863		
Overtopping Coefficient	α:		0.070000		
Overtopping Coefficient	Qstar0:		0.070000		
Overtopping Rate	Q:	ft <sup>3</sup> /s-ft	9.153		

For the calculated overtopping rate ( $Q=q$ ), the height of water and the velocity of this water can be calculated using the following empirical formulas provided by the USACOE (Protection Alternatives for Levees and Floodwalls in Southeast Louisiana, May 2006, equations 3.1 and 3.6).

$$q = 0.5443 \sqrt{g} h_1^{3/2}$$

$$v_c = \sqrt{\frac{2}{3} g h_1}$$

For the 6 feet SLR case with the current beach profile, the water depth is about 2.1 feet and the velocity is 6.6 ft/sec. The Coastal Engineering Manual states that for every 25 feet that wave overtopping travels across the beach the height of the runup bore is reduced by ~1 foot height. Therefore, the velocity would also decrease as the runup bore travels across the beach and towards the site.

### COASTAL HAZARD DISCUSSION

There are three different potential oceanographic hazards identified at this site; shoreline erosion, flooding, and waves. For ease of review each of these hazards will be analyzed and discussed separately followed by a summary of the analysis including conclusions and recommendations, as necessary.

#### Erosion Hazard Including Future Shoreline Erosion

The beach and shoreline fronting the subject site is accreting due to the predominate south east along shore sand drift being stopped by the Channel Island Harbor jetty. The jetties help to hold the beach in place. Analysis of historical aerial photographs contained in the California Coastal Records Project web site, Google Earth, and from the UC Santa Barbara aerial photograph collection, show very wide beach widths over the last six



decades. No photos show that wave runup has come within 400 feet of the site. There is no photographic evidence of an actual long term shoreline erosion in front of the site. As stated in the November 2018 CCC Sea-Level Rise Policy Guidance document, "predictions of future beach, bluff, and dune erosion are complicated by the uncertainty associated with future waves, storms and sediment supply. As a result there is no accepted method for predicating future beach erosion." There is no long-term erosion at the site. As stated previously, this beach is building out. Even if a short-term rate of 2.5 ft/yr was used as the long-term rate (this would be very conservative analysis), the retreat would be ~190 feet over the 75 year life of the development. The site is currently about 570 feet from the shoreline. If the beach retreats 190 feet in the next 75 years then the site will be ~380 feet from the shoreline. A beach width of 200 feet or greater is recognized as sufficient to protect the back shore from extreme events. The site is safe from shoreline erosion over the design life of the development due to the significant setback from the current shoreline and future shoreline with SLR. The proposed development will not need shore protection over the life of the development.

## **Flooding Hazard**

The proposed residential structure will NOT be subject to short term flooding from wave runup attack. The proposed finished first floor is at +14.4 feet NAVD88, and is over 2.0 feet above the adjacent street elevation. This FF elevation is above the ocean level with 6 feet of SLR and will not be subject to flooding from rain runoff. The proposed project is reasonably safe from flooding because of the very wide beach, the finished floor elevation (+14.4 feet NAVD88), and the existing drainage paths away from the structure.

## **Wave Attack & Wave Runup**

The proposed structure is safe from direct breaking wave attack due to its setback from the shoreline even under future eroded shoreline conditions. Wave runup will likely not reach the site but may travel over the beach towards the site. The US Army Corps of Engineers Coastal Engineering Manual states that for every 25 feet wave overtopping travels across a beach it reduces in height by ~1 foot. Due to its location and elevation the proposed residence is safe from wave attack and wave runup.

## **Tsunami**

It should be noted that the site is mapped within the limits of the California Office of Emergency Services (CalOES) tsunami inundation map, Oxnard Quadrangle (State of California 2009). The tsunami inundation maps are very specific as to their use. Their use is for evacuation planning only. The limitation on the use of the maps is clearly stated in the **PURPOSE OF THIS MAP** on every quadrangle of California coastline. In addition, the

following two paragraphs were taken from the CalOES Local Planning Guidance on Tsunami Response concerning the use of the tsunami inundation maps.

*In order to avoid the conflict over tsunami origin, inundation projections are based on worst-case scenarios. Since the inundation projections are intended for emergency and evacuation planning, flooding is based on the highest projection of inundation regardless of the tsunami origin. As such, projections are not an assessment of the probability of reaching the projected height (probabilistic hazard assessment) but only a planning tool. Inundation projections and resulting planning maps are to be used for emergency planning purposes only. They are not based on a specific earthquake and tsunami. Areas actually inundated by a specific tsunami can vary from those predicted. The inundation maps are not a prediction of the performance, in an earthquake or tsunami, of any structure within or outside of the projected inundation area.*

The CalOES maps model the inundation of a tsunami with an approximate 1,000 year recurrence interval (0.1% event). The Science Application for Risk Reduction (SAFRR) tsunami study headed by USGS investigated a tsunami scenario with a 200-240 year recurrence interval. The SAFRR modeling output is shown in Figure 7 and reveals that the site is not within the more probable (0.4% event) tsunami inundation zone. The City of Oxnard and County of Ventura have clearly marked tsunami evacuation routes for the entire Silver Strand Beach and Oxnard areas.



Figure 7. SAFRR tsunami modeling for the subject site.



## SLR & 100 YEAR STORM

The USGS has also developed a model called the Coastal Storm Modeling System (CoSMoS) for assessment of the vulnerability of coastal areas to SLR and the 100 year storm, <http://data.pointblue.org/apps/ocof/cms/>. Using the modeling program the vulnerability of the site to different SLR scenarios and the 100 year storm and shoreline erosion can be assessed. The CCC using the program as a simple check and for illustrating potential future conditions. However, the following are the limitations as to the use of the CoSMoS model.

*Inundated areas shown should not be used for navigation, regulatory, permitting, or other legal purposes. The U.S. Geological Survey provides these data "as is" for a quick reference, emergency planning tool but assumes no legal liability or responsibility resulting from the use of this information.*

Figure 8 is the output of the CoSMoS program. The modeling shows that, while the main access streets may flood during the 100 year wave event with 5.7 feet (175 centimeters) of SLR, there is no direct flooding of the site from the ocean. Wave runup does not reach the site. The potential site flooding comes from the harbor, which can be controlled. In addition, the potential erosion due to SLR still leaves a wide beach. Because the FF elevation (+14.4 feet NAVD88) is above the future ocean/harbor water elevation 13.5 feet NAVD88, the structure will not be subject to flooding. The CoSMoS program validates that the analysis herein is reasonably conservative.

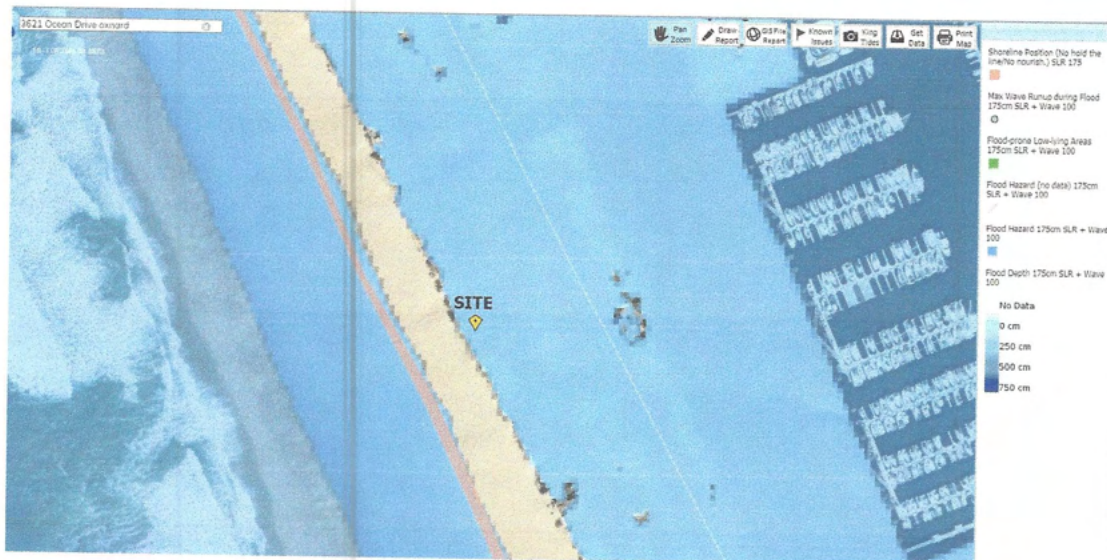


Figure 8. CoSMoS modeling analysis for the subject site.

## ADDITIONAL DISCUSSION

The California Coastal Commission (CCC) Sea Level Rise (SLR) Guidance is specific as to the purpose of a coastal hazard analysis. The analysis is not to determine FEMA flood zone designations or base flood elevations (BFE). It is to determine the potential for shoreline erosion, waves, and ocean flooding to impact the proposed development. The referenced GSI hazard analysis determined that the proposed development at 3643 Ocean Drive site would not be subject to coastal hazards over the life of the development and in consideration of SLR. The beach is too wide for future erosion to impact the site in consideration of SLR over the project design life. In addition, the wide beach is sufficient to protect the proposed development from wave runup impacts. Finally, using a future unlikely 0.5% probability design ocean water level of 13.5 feet NAVD88, the proposed development, with a finished floor (FF) at elevation +14.4 feet NAVD88, will be safe from ocean flooding.

With regards to FEMA mapping, the site is currently mapped in the FEMA shaded X Zone because the area (not specifically just this particular site) is within a 1% chance of annual flooding with water depth of less than 1 feet. It should be noted that the site is higher in elevation than the public roads landward of the site. South Harbor Boulevard is about 3 to 4 feet lower than Ocean Drive and the proposed site FF is over 2.0 feet above Ocean Drive. While the area and public roads may flood with less than 1 feet of water (per FEMA), the site and building is unlikely to flood due to its elevation above the low lying section/roads in this shaded X Zone.

FEMA has issued a pending flood insurance rate map (FIRM) which becomes effective January 29, 2021. The new FIRM has the proposed development in the shaded X Zone. The vast majority of coastal Oxnard is in the shaded X Zone. It should be pointed out that some of the PFIRMs depict flood conditions that are physically impossible. For example, the Silver Strand Lifeguard Headquarters parking lot is mapped by the PFIRM to be in the VE Zone with a BFE of +22 feet NAVD88. The parking lot is at about elevation +10 feet NAVD88. The new FIRM mapping implies that some how 12 feet of water/flooding will occur there. This is impossible. In addition, the new FIRM VE Zones do not transition to the typically AE or AO zones as shown in Figure 9 below. The Moffatt & Nichol CCAMP report determined that an appeal of the preliminary FIRM analysis is warranted in this area.



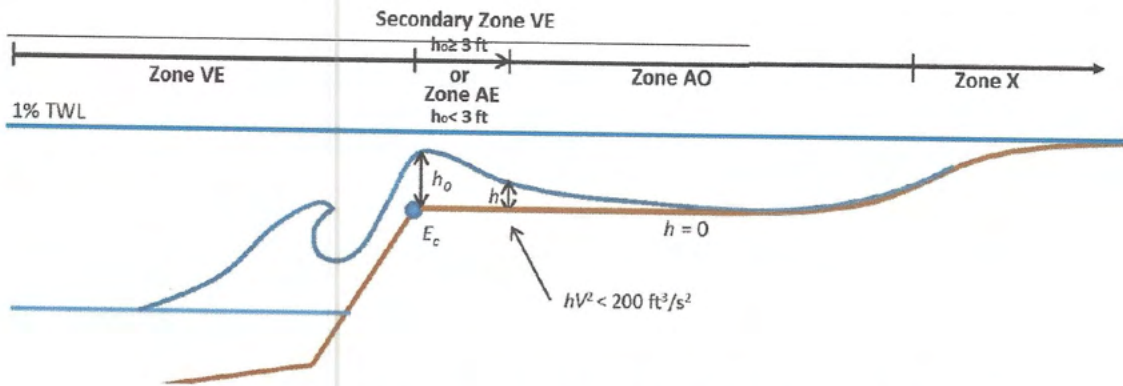


Figure 6-2: Hypothetical Profile Illustrating FEMA SFHA Zones

Figure 9. Taken from Moffatt & Nichol report for Ventura County.

The wave runup calculation assumes an infinite slope, which does not exist at the beach fronting the site. The BFE of 17 was calculated by adding the height of the overtopping bore to the beach elevation and rounding to the whole number (+15 feet NAVD88 + 2.1 feet = + 17 feet NAVD88). Using the BFE equation in the FEMA California Coastal Analysis and Mapping Project (BFE = SWL + R (wave runup)) yields (13.5 feet NAVD88 + 5.1 feet = 18.6 feet NAVD88) a BFE of +19 feet NAVD88. This elevation has been provided on the attached profile.

The actual proposed development is in the FEMA shaded X Zone currently and in the future with SLR over the project life. Based upon the overtopping calculation, on the eroded beach, with 6 feet of SLR, and the highest historical ocean level, the height of the overtopping bore is 2.1 feet. This is less than 3 feet and more than 1 feet so the area would correspond to a FEMA AO Zone definition. The GSI BFE of 17 was calculated by adding the height of the overtopping bore to the beach elevation and rounding to the nearest whole number (+15 feet NAVD88 + 2.1 feet = + 17 feet NAVD88). It should be noted that the co-occurrence of the 0.5% SLR and the 1% ocean water elevation has a probability of the product of the individual probabilities or 0.005%. Typically FEMA looks at 1% probability conditions. The Zone designation is shown on the attached profile. It should be noted that this overtopping bore dissipates (bore height goes to 0.0 feet) in about 75 feet as it flows across the beach. This AO Zone is well seaward of the site and proposed development.

## CONCLUSIONS AND RECOMMENDATIONS

Prediction of runup and overtopping on a beach during extreme storm events is a very complex problem. The flow rate presented here represents what is defined as flow which is sustained by a continuous volume, even though it will actually occur with the cycle of the waves. Therefore, this analysis can be considered conservative and may over estimate the actual wave runup and overtopping. The calculations made herein use standard methods, yet they are based on several simplifying assumptions (see Chapter 7 of SPM). There are several facts that indicate that wave runup and overtopping should not adversely impact the structure over the life of the structure.

- There is a wide (~570 feet) sandy beach in front of the site 99.99% of the time.
- A review of aerial photographs over the last six decades shows no overall shoreline retreat in general and a VERY wide sand beach in front of the site even at times when the beach is seasonally at its narrowest.
- The existing residential development has not been subject to any wave runup and overtopping attack in the past.
- Because the future flooding vulnerability is a regional problem from the harbor there is very little that can be done at this site specifically to mitigate the future potential hazard of flooding. The public streets are a few feet lower than the proposed FF elevation of the development so before the actual structure floods, there will be no access to the site.
- The design and materials of the proposed structure are such that waterproofing could be retrofitted in the future, if necessary. The residence can be retrofitted with waterproofing to an elevation above the flooding potential elevation along with flood shields and other flood proofing techniques (FEMA P-1037).
- The lowest finished floor elevation is over 2.0 feet above the street flow line which reduces the vulnerability of the residence to emergent groundwater with SLR.
- There is no need for shore protection for the development because the potential flooding problem is not site specific.

In conclusion, wave runup and overtopping will not significantly impact the proposed development over the life of the improvement. The proposed development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area. There are no other recommendations necessary for wave runup



protection or for shore protection over the life of the proposed development. The proposed project minimizes risks from flooding.

## CLOSING

The new FIRM has the proposed development in the shaded X Zone. The GSI analysis determined that the site would not be subject to coastal hazards over the design life in consideration of SLR using the methodology of the CCC SLR Guidance. The proposed development FF is above the future design water elevation of +13.5 feet. On coastal projects in Ventura County the actual flood hazard in consideration of SLR is the more onerous of the FIRM (in this case the PFIRM) or the coastal hazard analysis. Therefore, the proposed development, in consideration of SLR over the design life, is in the FEMA shaded X Zone.

## LIMITATIONS

Coastal engineering is characterized by uncertainty. Professional judgements presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have been prepared in accordance with current accepted standards of engineering practice; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties expressed or implied.

Respectfully Submitted



David W. Skelly MS,PE  
RCE#47857



ATTACHMENTS: **APPENDIX I** Topographic Map  
**APPENDIX II** Section

## REFERENCES

BEACON (Beach Erosion Authority for Control Operations and Nourishment) 1989, "Main Report, Coastal Sand Management Plan, Santa Barbara/Ventura County Coastline" prepared by Noble Consultants, Irvine CA.

Coastal Construction Manual, 2015 FEMA (Federal Emergency Management Agency) Ref # FEMA-55.

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State of California, County of Ventura, 2009, "Tsunami Inundation Map for Emergency Planning," 1:24,000 scale, dated June 1.

USACOE (US Army Corps Of Engineers), 1986, "Southern California Coastal Processes Data Summary" Ref # CCSTW 86-1.

USGS 2006, "National Assessment of Shoreline Change Part 3: Historical Shoreline Change and Associated Coastal Land Loss Along Sandy Shorelines of the California Coast", Open File Report 2006-1219,



**GeoSoils Inc.**

**APPENDIX I**

***5741 Palmer Way, Suite D, Carlsbad CA 92010***

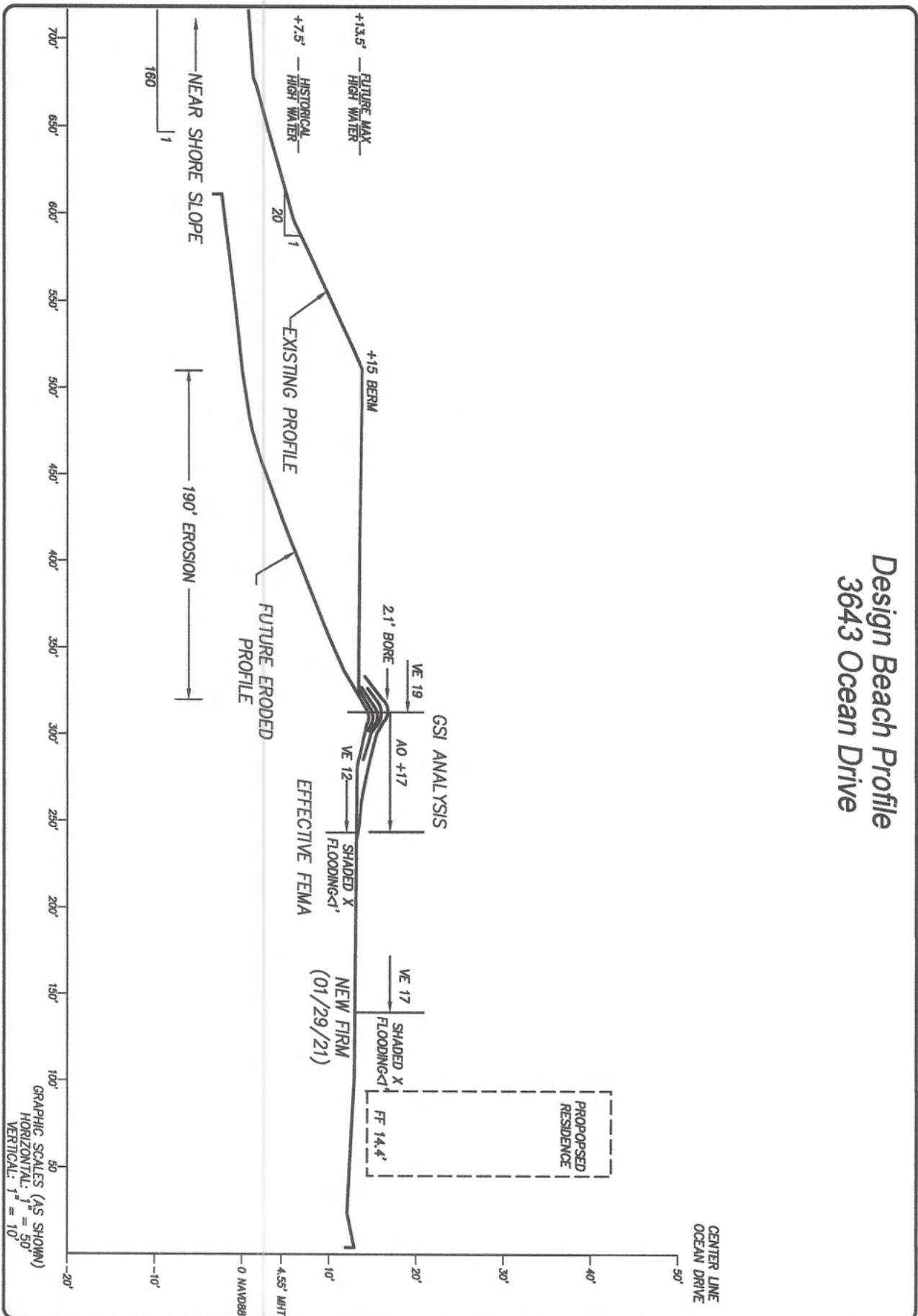
***Phone 760-438-3155***





**APPENDIX II**

# Design Beach Profile 3643 Ocean Drive



GRAPHIC SCALES (AS SHOWN)  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'

S1
01/23/21

TITLE: **Design Beach Profile**  
3643 Ocean Drive  
Ventura, CA 93035

CLIENT: MR & MRS GERTLER  
3643 OCEAN DRIVE  
VENTURE CA 93035

**GSI**  
GeoSoils, Inc.

Geotechnical • Geologic • Coastal • Environmental

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