

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET., SUITE 200
VENTURA, CA 93001
(805) 585-1800



W8a

Application No. 4-21-0311

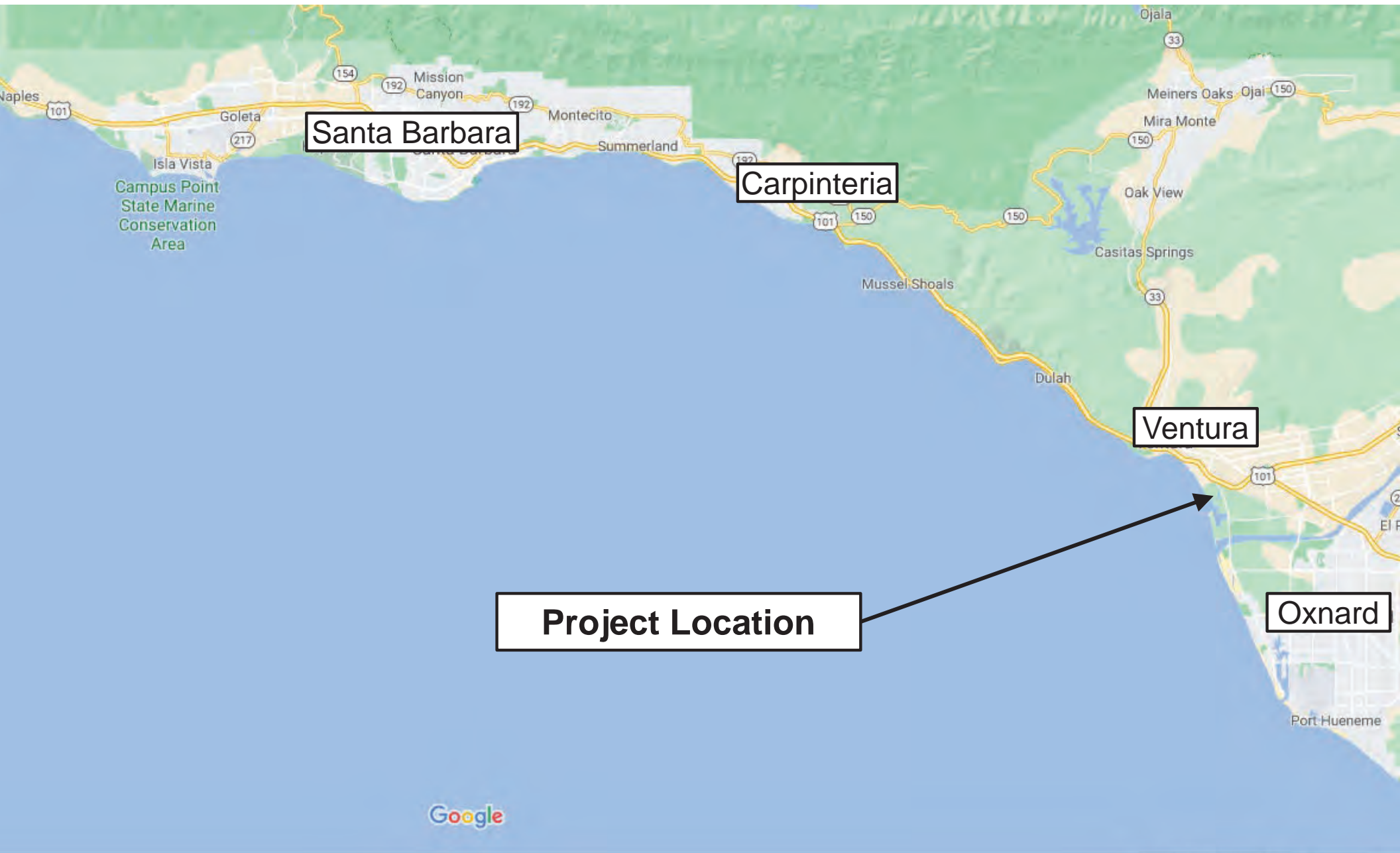
(Jacobs)

December 15, 2021

EXHIBITS

Table of Contents

EXHIBIT 1	2
EXHIBIT 2	3
EXHIBIT 3	4



Map data ©2021 Google 2 mi

Imagery Date: 5/17/2019

Seahorse Avenue

Project Location

Exhibit 2
Application No. 4-21-0311
Site Aerial

Google Earth



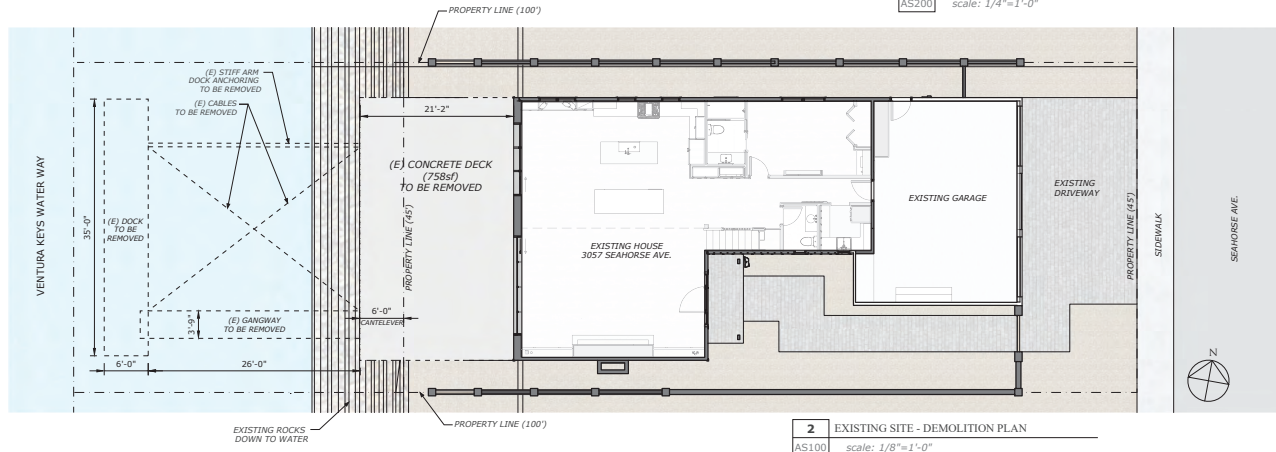
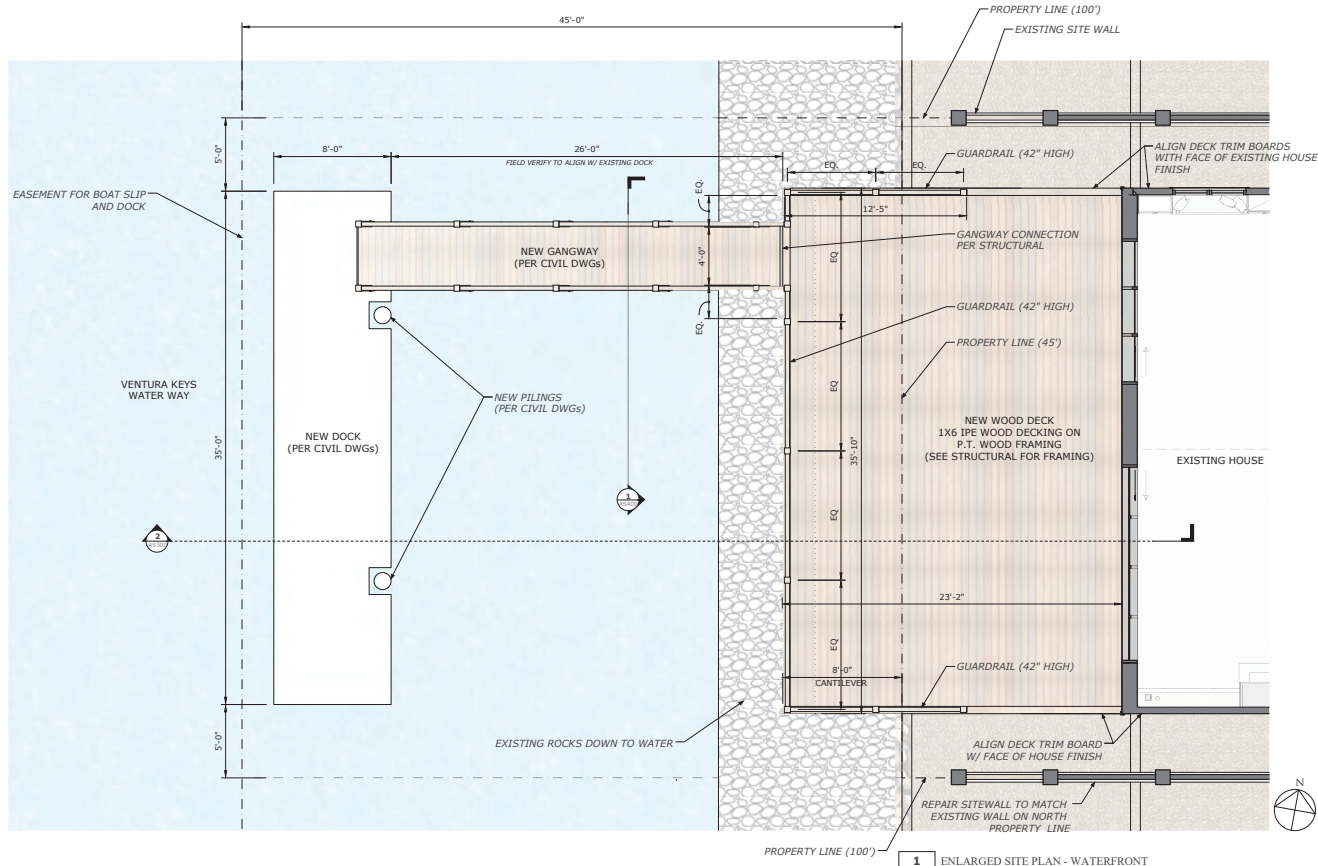
400 ft



PROPOSED MATERIAL NOTES

Due to the sensitive nature of the area the following design considerations have been taken in selecting construction materials:

1. Materials have been chosen that are durable and will provide a long service life. The use of pressure-treated wood has been minimized by selecting natural untreated lpe wood for decking and railings which is naturally resistant to decay, insects and organisms. Reinforced concrete caissons have been selected for the in-ground structural foundation of the deck. Precast concrete pilings have been selected for the dock pilings.
2. Semitransparent penetrating stain coating will be applied to the lpe decking and railing to prolong the life of the structure. Maintenance and reapplication of the coating will follow BMPs to minimize the impact on the coastal area.
3. Pressure Treated (PT) Lumber will be selected that minimizes the risk of aquatic and sediment toxicity and is approved by the American Wood Protection Association for use in aquatic environments. Alkaline Copper Quaternary (ACQ), Copper Azole (CA), or Copper Naphthenate (CuN) are acceptable choices for the deck structure exposed to salt water splash and fresh water in this residential application. ACZA pressure treated lumber will be used for the dock and gangway applications. Utilizing pressure treated lumber reduces the need for field application of preservative treatments.
4. Pressure treated structural elements are surrounded by natural lpe wood minimizing human and marine animal contact, wear, and deterioration of the pressure treated elements.
5. All metal components shall be hot dipped galvanized or stainless steel material.



OWNER: RACHAEL & BRENT JACOBS
3057 SEAHORSE AVE.
VENTURA, CA 93001
805-223-3537

CONTRACTOR: PHIL WENGER
PHILIP WENGER CONSTRUCTION
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VENTURA, CA 93004
805-644-7910

STRUCTURAL: JIM VINCI
VINCI AND ASSOCIATES
175 E. WILBUR RD. SUITE 103
THOUSAND OAKS, CA 91360
805-496-2100

CIVIL: DON VILLAFANA
VILLAFANA ENGINEERING
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VENTURA, CA 93003
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JACOBS
WATERFRONT
DECK & DOCK
REPLACEMENT

REVISIONS

NO.	DESCRIPTION

JACOB'S RESIDENCE
3057 SEAHORSE AVE
VENTURA, CA 93001

ARCHITECTURAL SITE

ENLARGED
SITE PLAN
WATERFRONT

SCALE: PER DWG.

DRAWN BY: TS

Date: May 17, 2021

AS 200

Exhibit 3
Application No. 4-21-0311
Project Plans