

## **COMMUNITY WORKSHOP**

**Monday, April 21, 2025**

**The attached documents have been submitted by the applicant for the following item:**

- 1. PROJECT NAME: 155 South Hayes Residence; PLANNING AND ZONING PERMIT NOS. 21-200-06 (Development Design Review Permit), 21-131-37 (Accessory Dwelling Unit), and 21-131-38 (Junior Accessory Dwelling Unit); La Colonia Neighborhood**

A request to convert an existing 1,538 square foot single-story commercial building (which has been converted into three residential units without permits) into a 551 square-foot single-family residence with a 520 square-foot Accessory Dwelling Unit and a 358 square-foot Junior Accessory Dwelling Unit on a 4,160 square-foot site located at 155 South Hayes Avenue (APN: 201-0-115-100) within the Multiple-family (R-2) zone. The project is exempt from environmental review pursuant to Section 15303 (Conversion of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Luis Tejada, Designated Agent  
City Contact: Jay Dobrowalski, Case Planner


Phone: (818) 714-6272  
Phone: (805) 385-3948

**For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858**

**Para información en español, favor de llamar al (805) 385-7858**

REVISIONS	NO.
MARCH 2025	1

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SIGNATURE:

PROJECT: **RESIDENCE "GARCIA"**  
155 S. HAYES AVE.  
OXNARD, CA. 93030

SHEET TITLE:  
**EXISTING SITE PLAN  
SHEET INDEX**

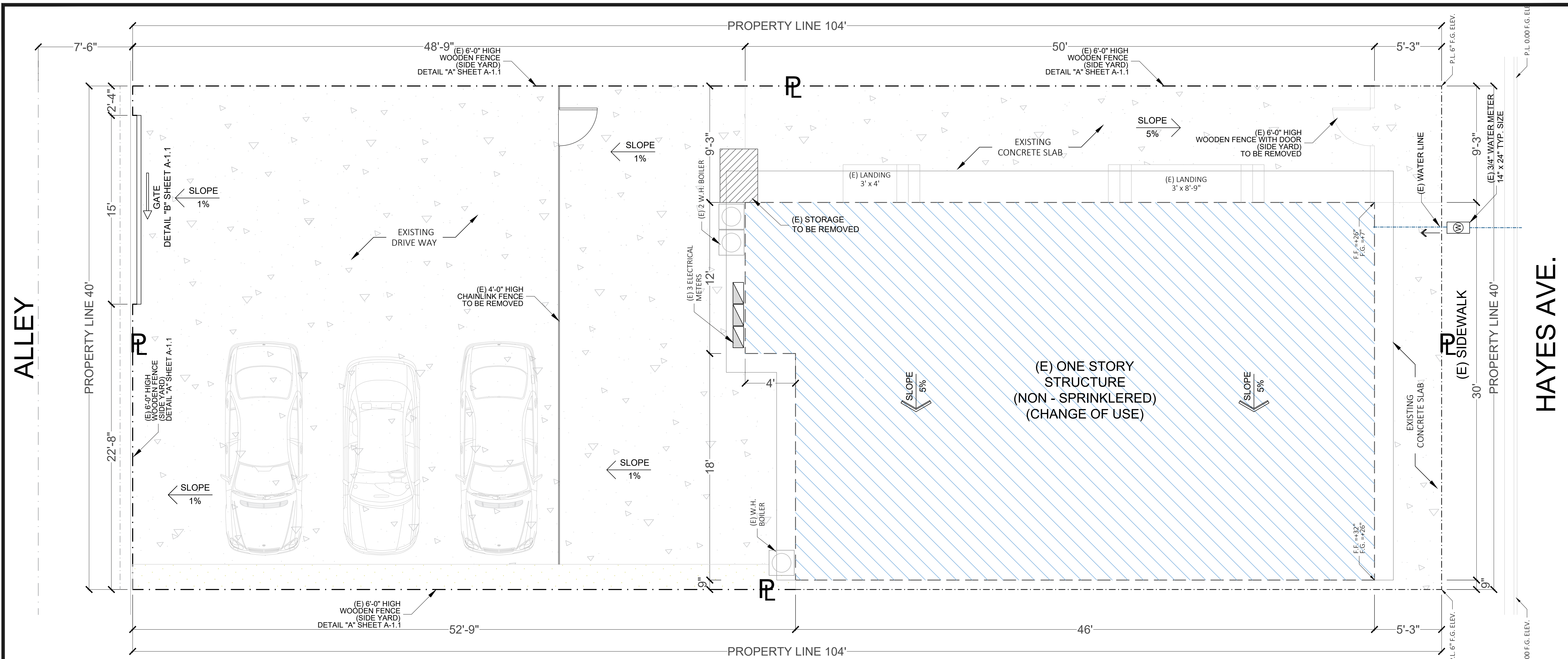
PROJECT NO.  
**PROJ-GARCIA**

SCALE:  
**1/4" = 1'-0" u.n.o.**

DRAWN:  
**LUIS TEJADA**


DATE:  
**SEPTEMBER 2024**

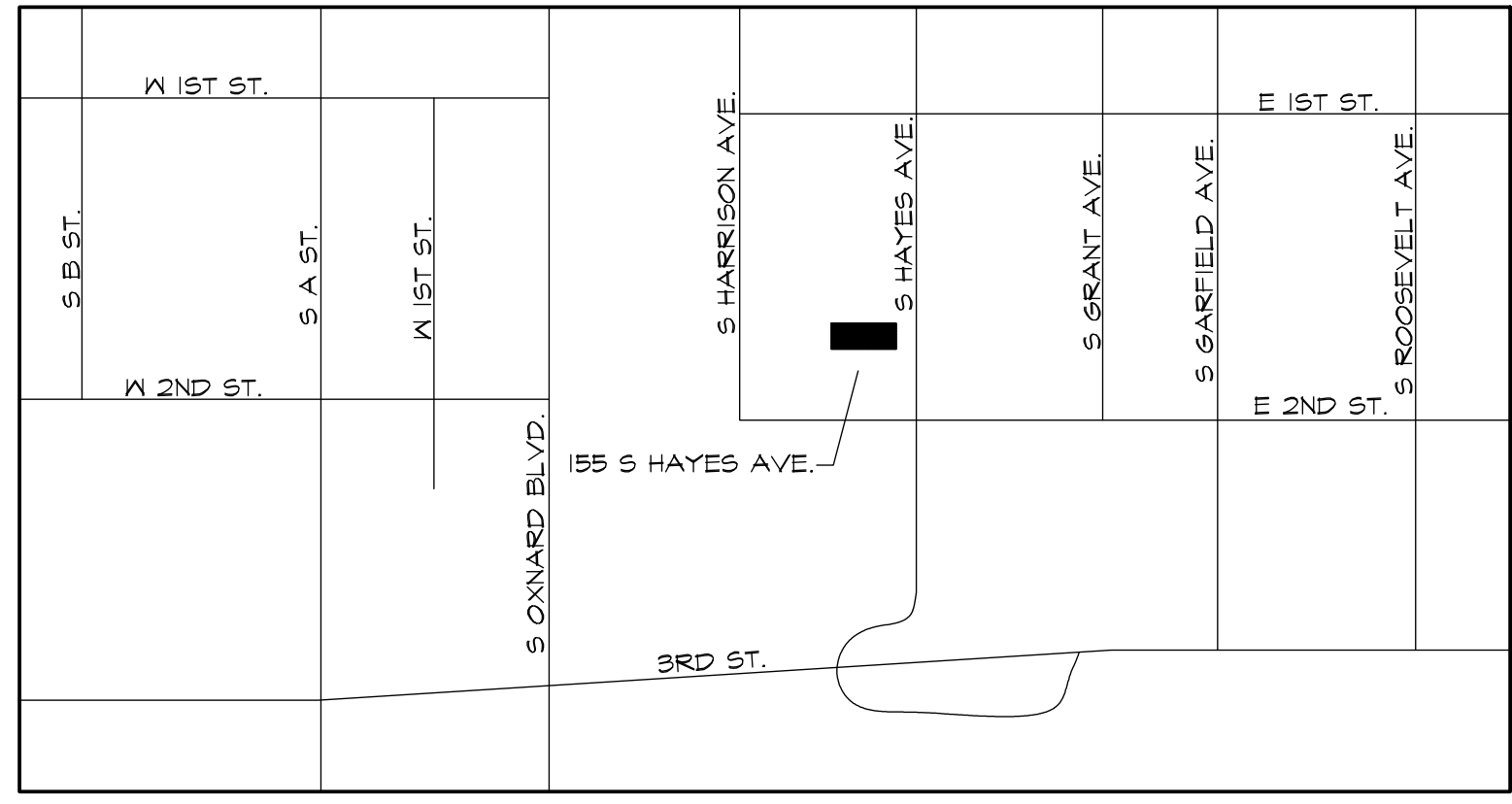
**A-1.0**



AREA OF THE PROJECT 

**SITE PLAN LEGEND**

- (E) G = (E) 3/4" GAS METER
- (E) GL = (E) 3/4" GAS LINE
- (E) S = (E) 4" SEWER LINE
-  = PROPERTY LINE



**VICINITY MAP**  
BUS STOP  
VENTURA RD & SPRUCE



**EXISTING SITE PLAN**

2022 CALIFORNIA BUILDING CODE (VOLUME 1 & 2)  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA GREEN BUILDING  
2022 ENERGY CODE AND ALL CITY OF OXNARD AMENDMENTS

**SITE PLAN NOTES**

- THE CONSTRUCTION SHALL NOT UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES. (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE "HOOK-UP". THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
- PARKING AND TURNING AREAS WITHIN 15' OF PROPERTY LINE MUST BE ENCLOSED BY 6'-0" HIGH SOLID WALL.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- CONCENTRATED DRAINAGE SHALL BE TRANSPORTED FROM THE FRONT TO THE STREET THROUGH SURFACE CHANNELS
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM"

**GREEN BUILDING NOTES**

- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. THE CONSTRUCTION WASTE WILL BE HANDLED AS AN APPROVED "CITY OF OXNARD CERTIFIED HAULER".
- AN OPERATION AND MAINTENANCE MANUEL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 6.
- INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER-OR SOIL-BASED CONTROLLERS.
- SLOPE ARROWS SHALL INDICATE HOW SITE GRADING WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDING.

**LEGAL DESCRIPTION:**  
A.P.N.#: 201-0-115-100  
MAP NUMBER: 017MR 033

**ZONE:** R-2  
**OCCUPANCY GROUP:** R-3

**SITE INFORMATION:**  
LOT AREA: 4,160.00 s.f.

**CONSTRUCTION TYPE:**  
TYPE VB NON-RATED

**NUMBER OF DWELLING:** 3 UNITS  
**NUMBER OF STORIES:** 1  
**TOTAL HEIGHT:** 12'-8" ±

**RESIDENTIAL FIRE SPRINKLERS:**  
NON SPRINKLERED

**INTERIOR YARD SPACE:** 30% = 1,248.00 s.f.  
A-1.1 SINGLE FAMILY DWELLING: 1,251.00 s.f. (30.07%)  
A-1.2 S.F.D. + A.D.U. + J.A.D.U.: 1,469.00 s.f. (35.31%)

**SCOPE:**  
1.- (E) COMERCIAL STRUCTURE CHANGE OF USE TO RESIDENTIAL  
2.- (E) 3 ILLEGAL UNITS:  
LEGALIZE INTO S.F.D., J.A.D.U. AND A.D.U.

**(E) RFA CALCULATION:**  
(E) DWELLING: 1,429.00 s.f.  
TOTAL 1,429.00 s.f.  
1,429.00 s.f. / 4,160.00 s.f. = **34.35%**

**(N) RFA CALCULATION:**  
(N) MAIN HOUSE: 551.00 s.f.  
(N) J.A.D.U.: 358.00 s.f.  
(N) A.D.U.: 520.00 s.f.  
TOTAL 1,429.00 s.f.  
1,429.00 s.f. / 4,160.00 s.f. = **34.35%**

**PROJECT ADDRESS:**  
155 S HAYES AVE  
OXNARD, CA 93030

**ENGINEER:**  
MARGARITO CASTILLO  
1235 PINE AVE. SUITE # 201  
LONG BEACH, CA 90813  
PHONE: 562 961-5600

**PROJECT DESIGNER:**  
LUIS TEJADA - DESIGNER  
6535 DE SOTO AVE.  
CANOGA PARK, CA. 91303  
PHONE: 818 714 6272

**ENERGY CALCULATION:**  
LRG ENERGY DESIGN  
1207 W. 112TH STREET  
LOS ANGELES, CA 90044  
PHONE: 323 955-8827

**OWNER:**  
DAVID GARCIA  
PHONE: 805 616-2861  
EMAIL: DTGARCIA1962@GMAIL.COM

**SHEET INDEX**

A-1.0	EXISTING SITE PLAN GENERAL NOTES
A-1.1	PROPOSED SITE PLAN (S.F.D.) IRRIGATION PLAN
A-1.2	PROPOSED SITE PLAN (S.F.D. + A.D.U.) IRRIGATION PLAN DETAILS
A-2.0	EXISTING FLOOR PLAN EXISITING ELEVATIONS
A-3.0	PROPOSED FLOOR PLAN (S.F.D.) PROPOSED ELEVATIONS (S.F.D.)
A-4.0	PROPOSE FLOOR PLAN (S.F.D. + A.D.U.)
A-4.1	PROPOSED ELEVATIONS (S.F.D. + A.D.U.)



REVISIONS	NO.
MARCH 2025	1

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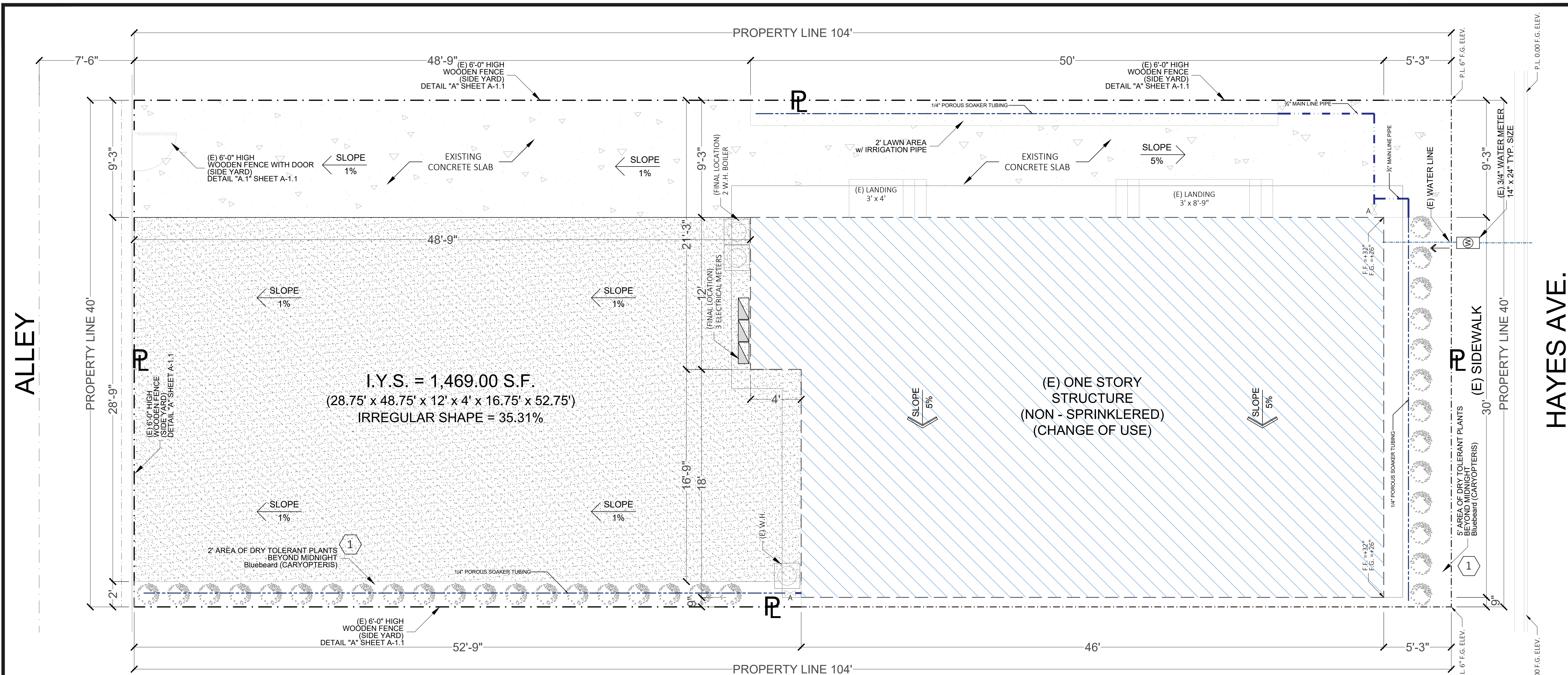
**LUIS TEJADA**  
SIGNATURE:

PROJECT: **RESIDENCE "GARCIA"**  
155 S. HAYES AVE.  
OXNARD, CA. 93030

SHEET TITLE:  
**PROPOSED SITE PLAN  
IRRIGATION PLAN  
S.F.D. + A.D.U. + J.A.D.U.**

PROJECT NO.: **PROJ-GARCIA**  
SCALE: **1/4" = 1'-0" u.n.o.**  
DRAWN: **LUIS TEJADA**  
DATE: **SEPTEMBER 2024**

**A-1.2**



I.Y.S. = 1,469.00 S.F.  
(28.75' x 48.75' x 12' x 4' + 16.75' x 52.75')  
IRREGULAR SHAPE = 35.31%

AREA OF THE PROJECT I.Y.S. CALCULATION  
1,469.00 S.F.  
35.31 %

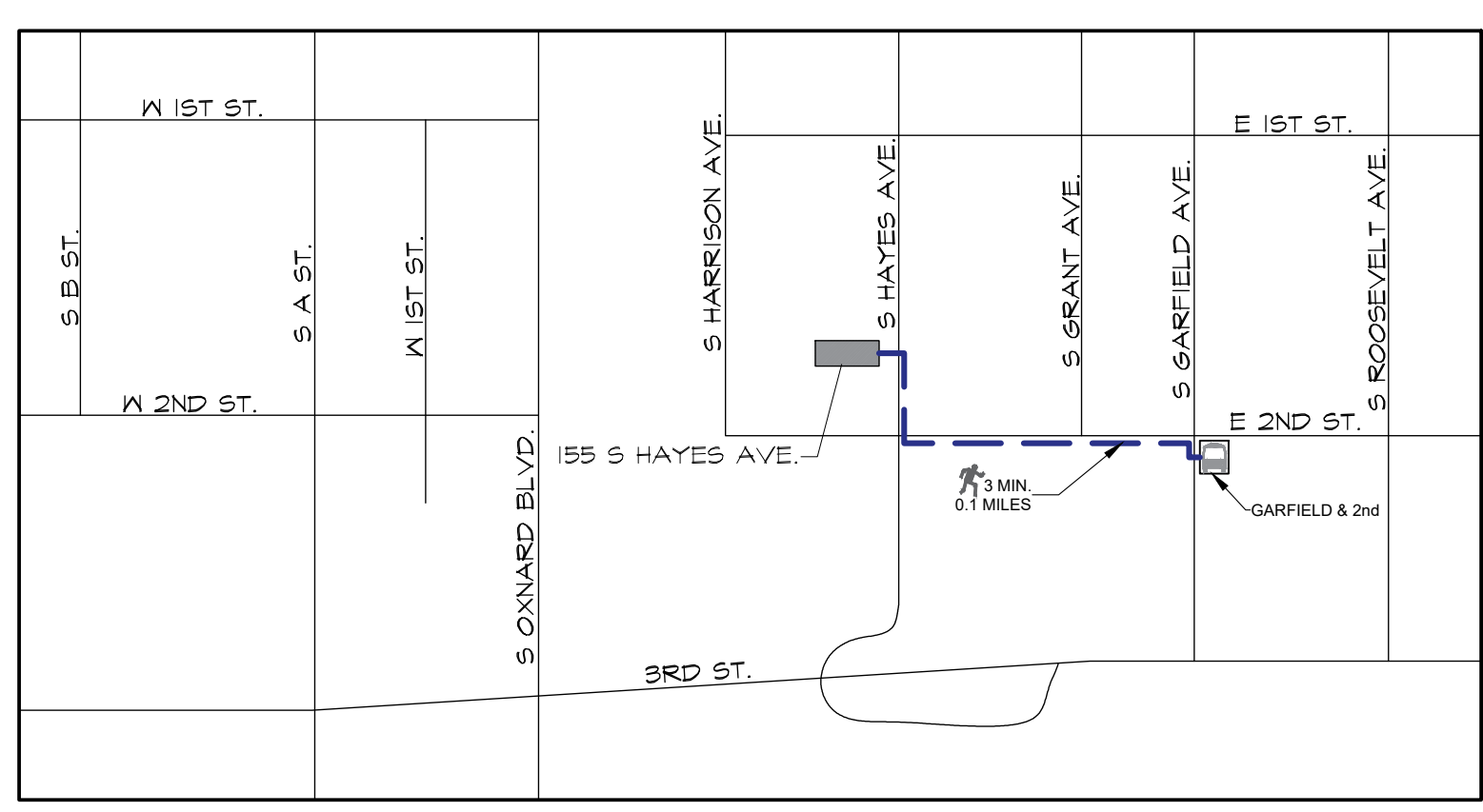
**PROPOSED SITE PLAN  
S.F.D. + A.D.U. + J.A.D.U.  
IRRIGATION PLAN**

- SITE PLAN LEGEND**
- (E) G = (E) 3/4" GAS METER
  - (E) GL = (E) 3/4" GAS LINE
  - (E) S = (E) 4" SEWER LINE
  - = PROPERTY LINE

SYM.	TYPE	NAME
	SHRUB	MIDNIGHT BLUEBEARD (CARYOPTERIS) ①

IRRIGATION		
SYM.	DESCRIPTION	CONNECTION
	ANTI-SIPHON VALVE	3/4"
	3/4" MAIN LINE PIPE	
	1/4" POROUS SOAKER TUBING	

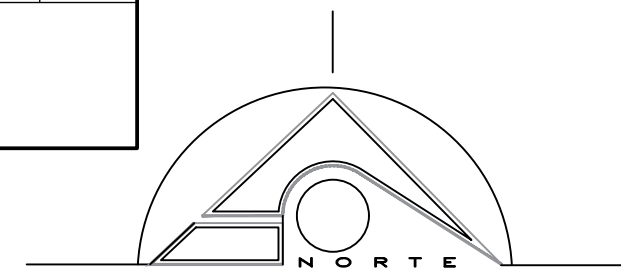
LEGEND	
	DRIVEWAY
	LAWN AREA W/ IRRIGATION PIPE
	CONCRETE I.Y.S.



**VICINITY MAP**


BUS STOP  
GARFIELD & 2nd

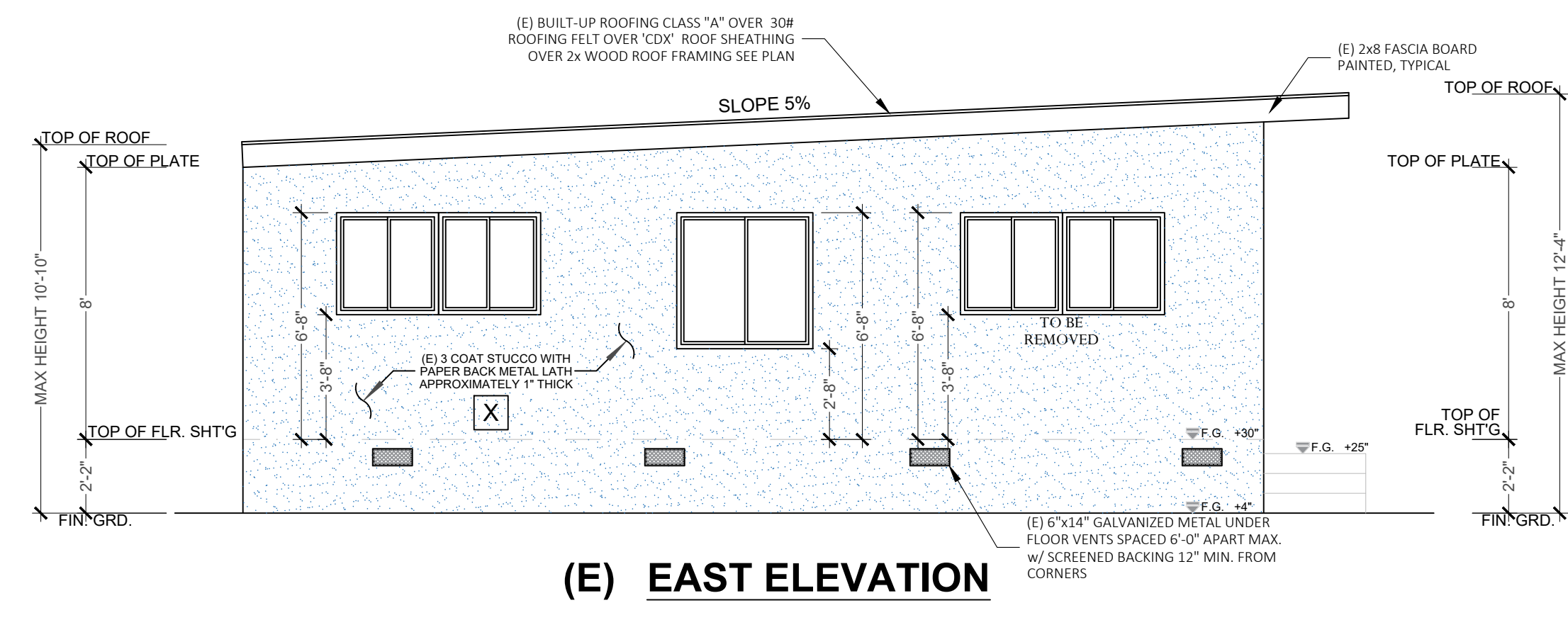
NOTE:  
A.D.U. IS WITHIN 1/2 MILE WALKING DISTANCE OF PUBLIC TRANSIT THEREFORE NO ADDITIONAL PARKING REQUIREMENT FOR A.D.U.



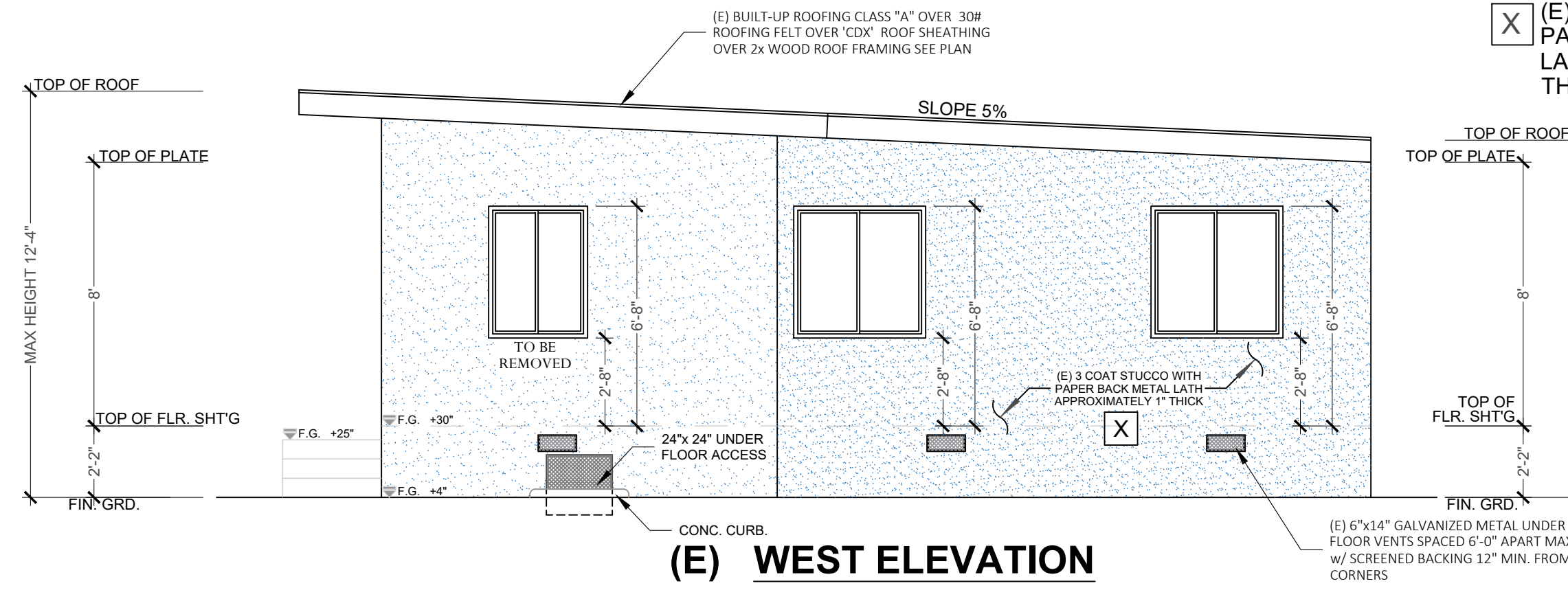
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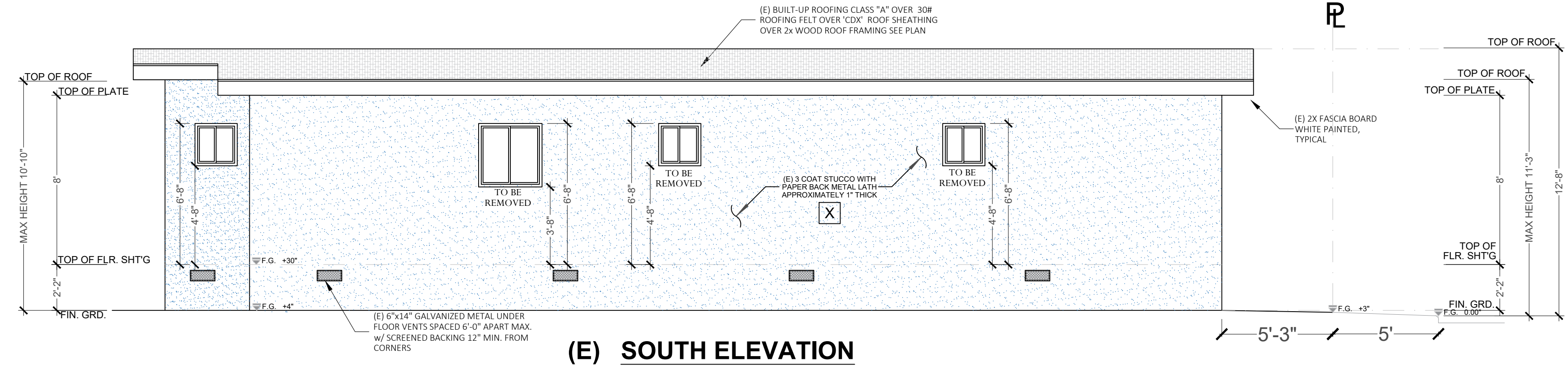
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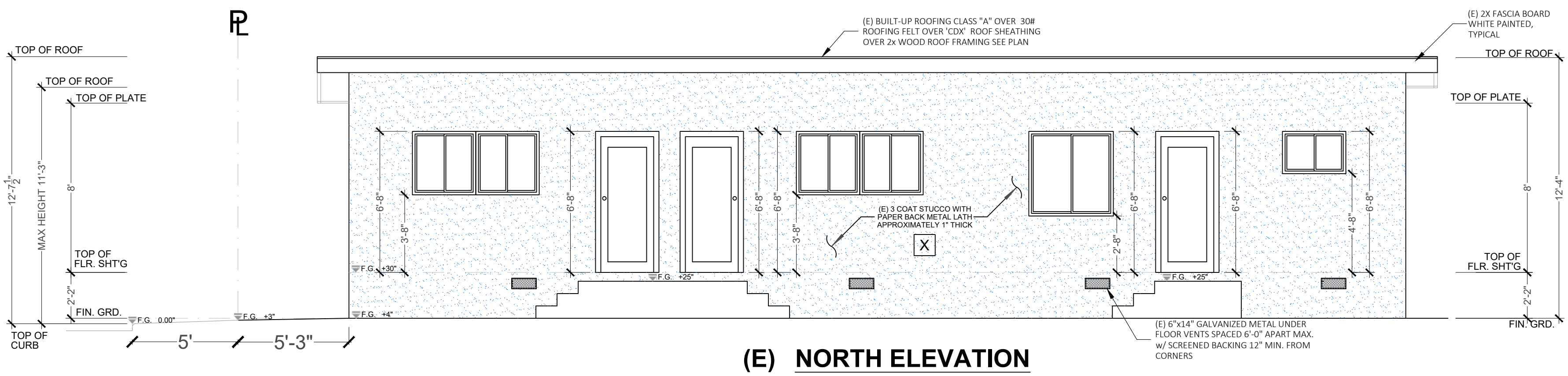
(E) EAST ELEVATION



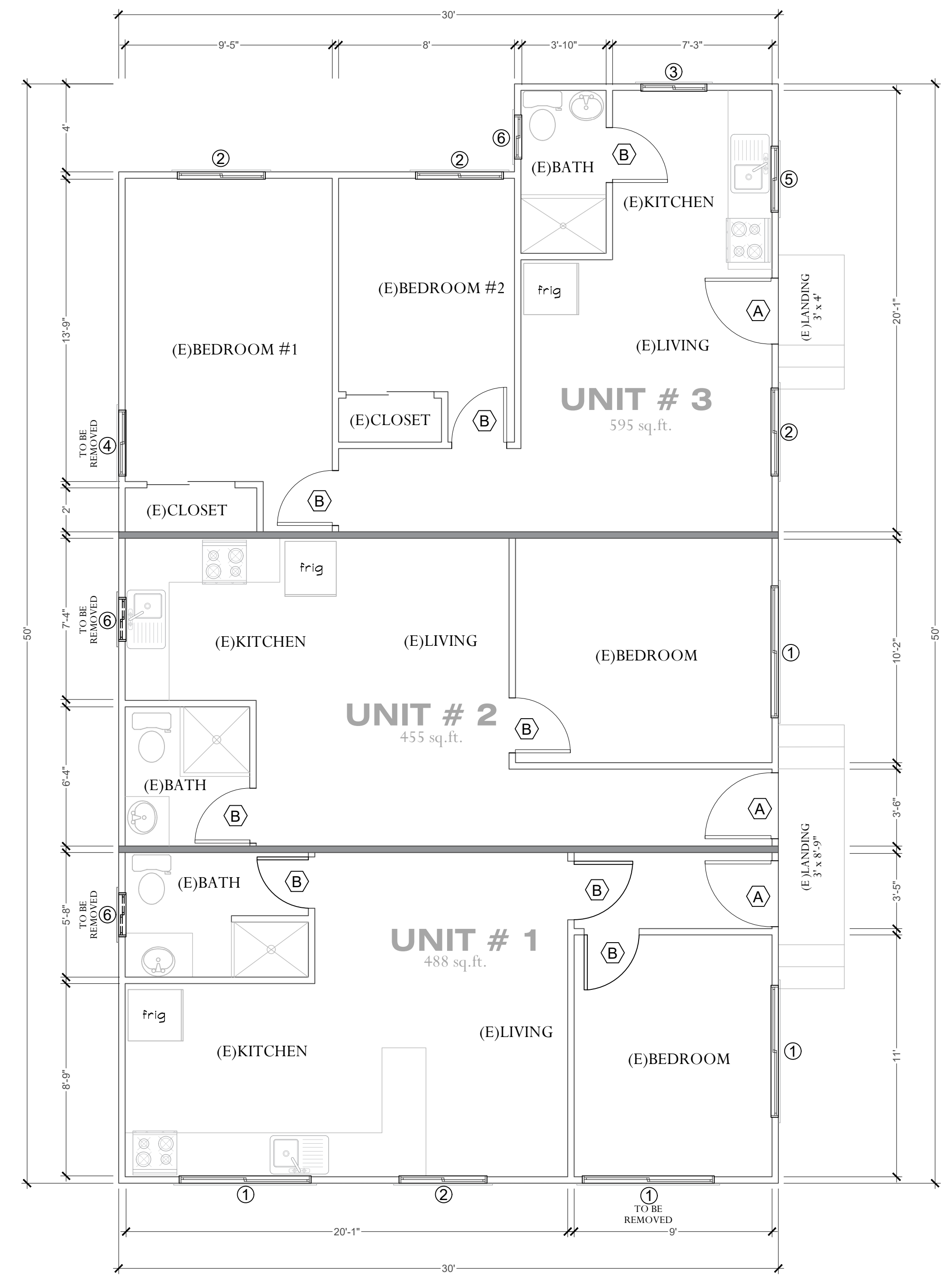
(E) WEST ELEVATION



(E) SOUTH ELEVATION



(E) NORTH ELEVATION



EXISTING FLOOR PLAN

DOOR SCHEDULE									
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS		
A	3'-0"	6'-8"	1 3/4"	DUAL/GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS		
B	2'-6"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK		

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.  
1. DOOR HARDWARE, MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.

WINDOW SCHEDULE								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
2	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
3	3'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
4	3'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
5	3'-0"	2'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
6	2'-0"	2'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.  
1. WINDOW MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.  
2. WINDOW HARDWARE TO BE APPROVED BY OWNER.

WINDOW GENERAL NOTES:  
1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)  
a.-FIXED AND OPENABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.  
b.-GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.  
c.-GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS.  
1.-EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.  
2.-BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.  
3.-TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.  
4.-ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

2. MEANS OF EGRESS FROM SLEEPING ROOMS:  
REQUIRED MINIMUM DIMENSIONS ARE 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 sq. ft. (5.0 sq. ft. AT GRADE LEVEL) AND 44" MAX. TO BOTTOM OF OPENING.

- EXTERIOR ELEVATION NOTES**
- BUILT-UP CLASS 'A' ROOFING REFER TO ROOF PLAN NOTES FOR ADDITIONAL INFORMATION.
  - 2x WOOD FASCIA BOARD PAINTED, COLOR TO PER OWNER. EAVE NOT TO EXCEED MORE THAN 30" INTO SIDE YARD SETBACK. (USED TO MOUNT GUTTERS)
  - 2x WOOD BARGE BOARD PAINTED, COLOR PER OWNER
  - EXTERIOR STUCCO OVER PAPER BACKED METAL LATH - COLOR RAINMASTER - MQ5-22 AND FINISH HEAVY LACE
  - G.I. CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO. A MINIMUM OF 8" ABOVE EARTH OR 2" ABOVE PAVED AREA.
  - PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE PERO OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH 'AWPA U1' FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF 'AWPA U1'
  - PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF FULLERTON TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.

PROJECT: **RESIDENCE "GARCIA"**  
155 S. HAYES AVE.  
OXNARD, CA. 93030

SHEET TITLE:  
**EXISTING FLOOR PLAN  
EXISTING ELEVATIONS**

PROJECT NO.  
**PROJ-GARCIA**

SCALE:  
**1/4" = 1'-0" u.n.o.**

DRAWN:  
**LUIS TEJADA**

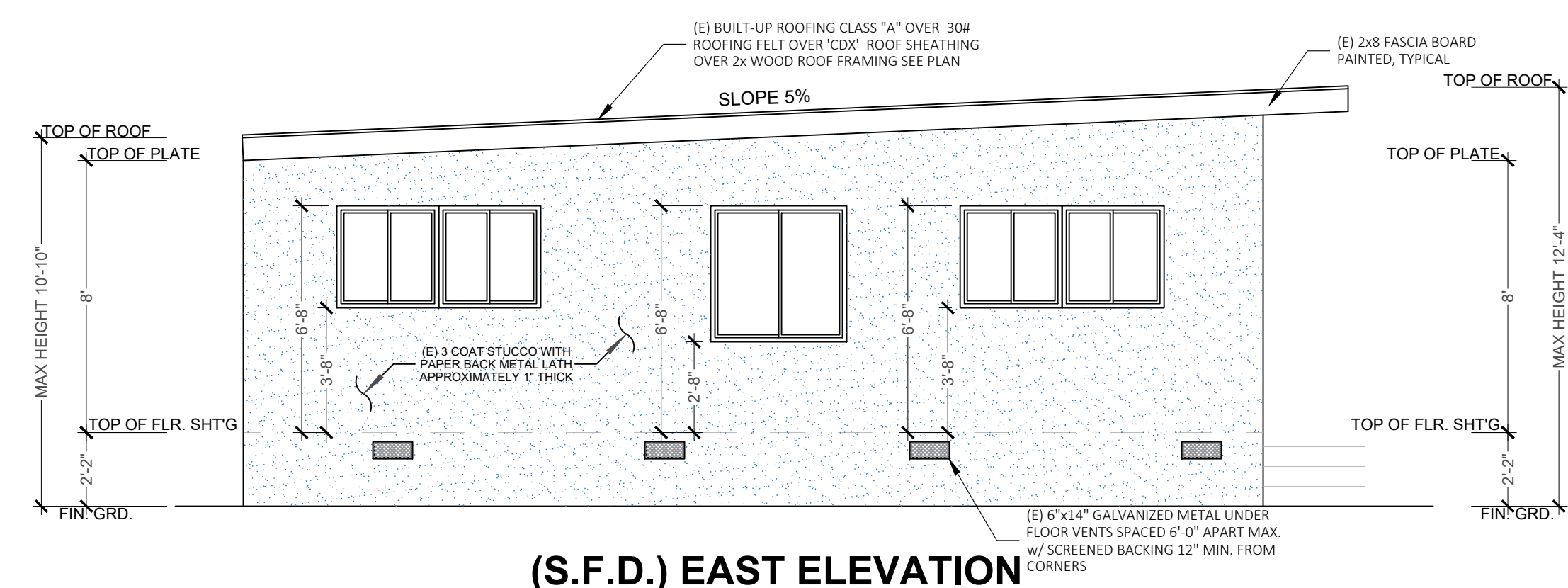
DATE:  
**SEPTEMBER 2024**

**A-2.0**

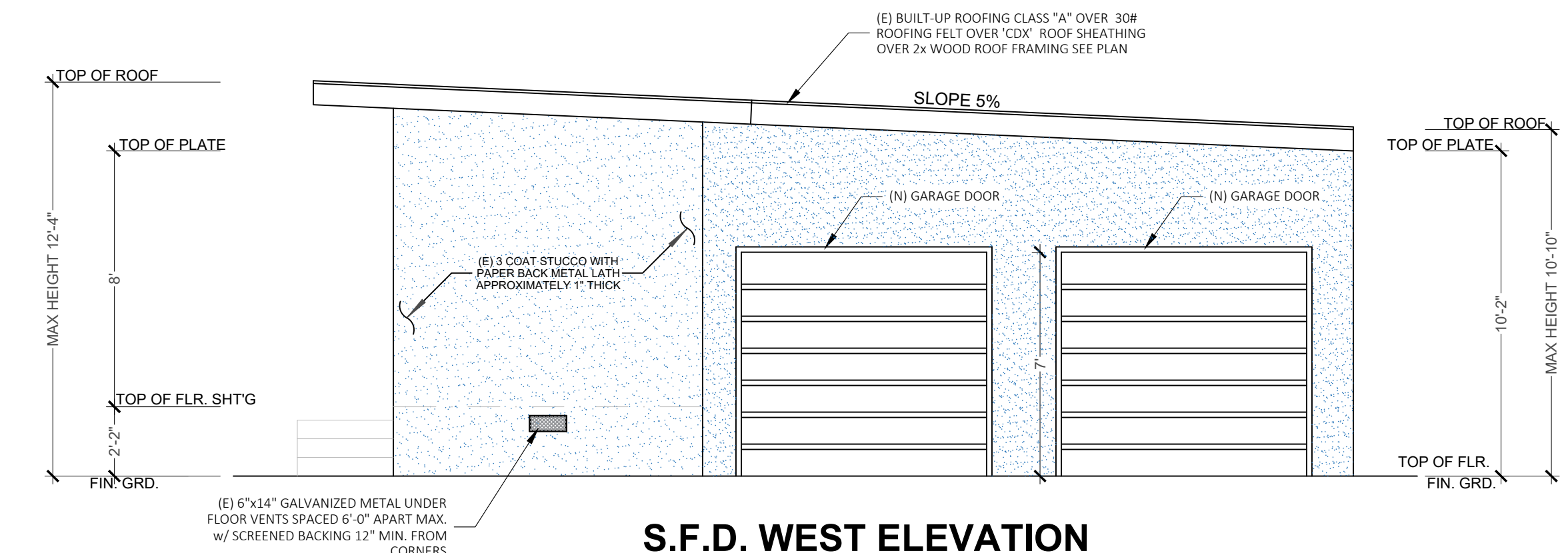
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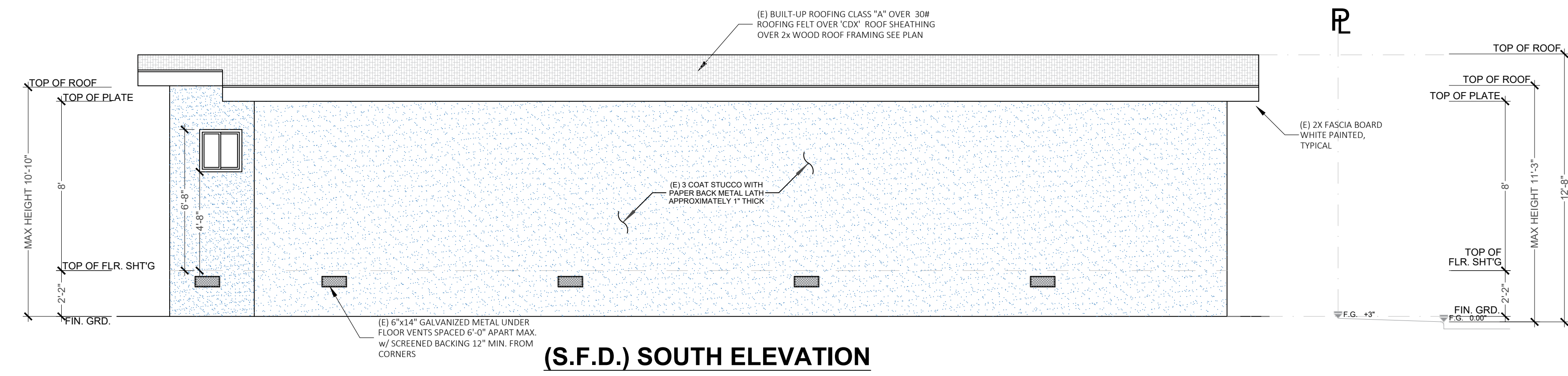
*Luis Tejada*  
SIGNATURE:



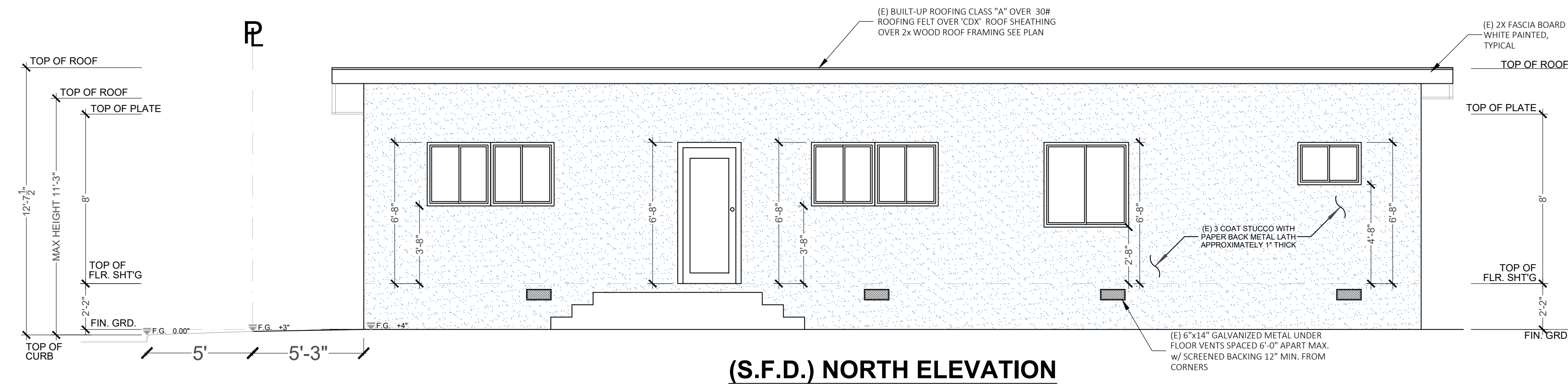
(S.F.D.) EAST ELEVATION



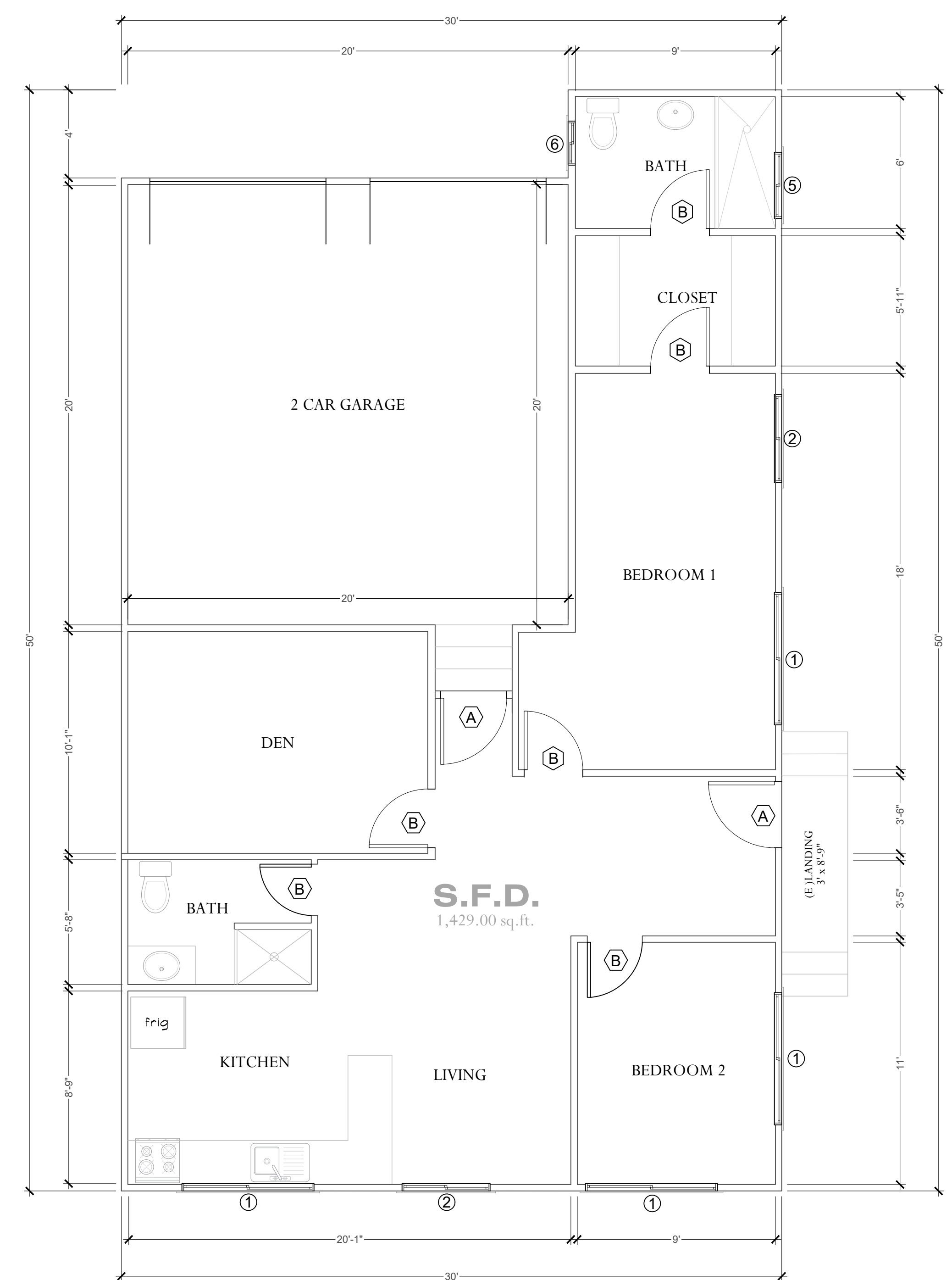
S.F.D. WEST ELEVATION



(S.F.D.) SOUTH ELEVATION



(S.F.D.) NORTH ELEVATION



PROPOSED S.F.D. FLOOR PLAN

DOOR SCHEDULE										
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS			
A	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS			EXISTING
B	2'-6"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK			EXISTING

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.  
1. DOOR HARDWARE, MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.

WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS	
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING	
2	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING	
3	3'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING	
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WINDOW GENERAL NOTES:  
1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)  
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OXNARD, CA. 93030

SHEET TITLE: PROPOSED FLOOR PLAN  
PROPOSED ELEVATIONS  
S.F.D.

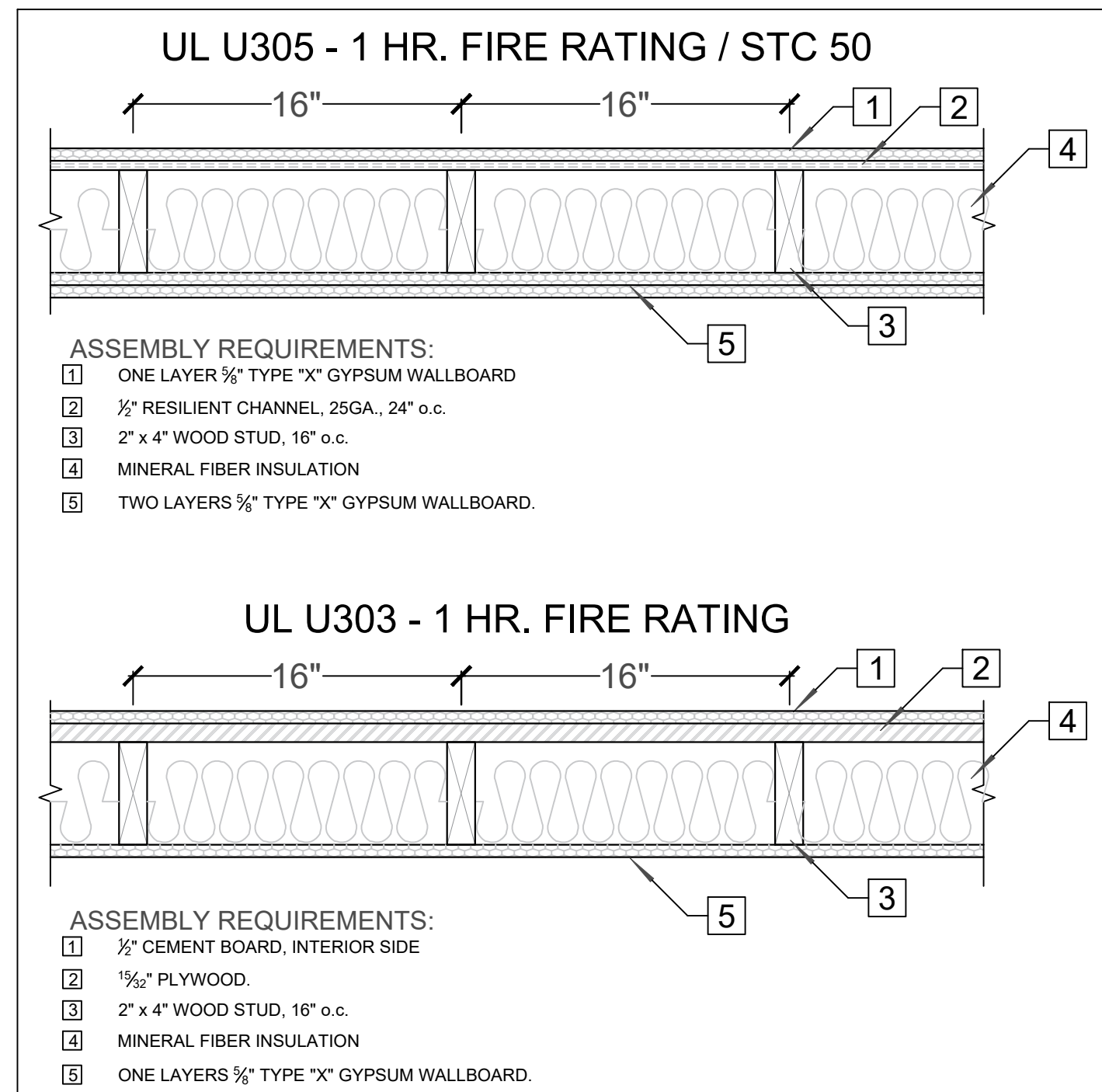
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DRAWN: LUIS TEJADA  
DATE: SEPTEMBER 2024

A-3.0

REVISIONS	NO.
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**LUIS TEJADA**  
SIGNATURE:



UL LISTING Z

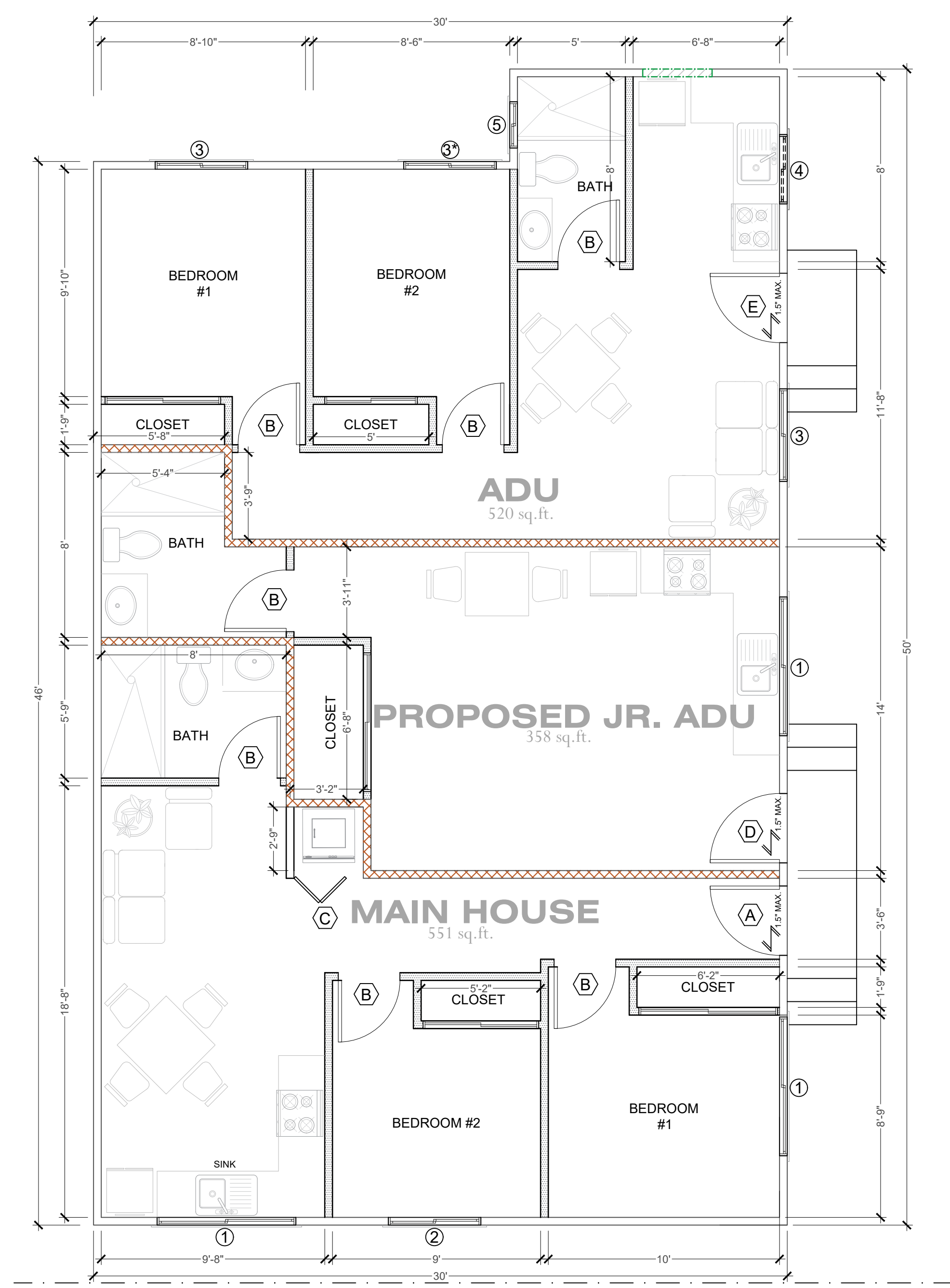
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS PER CBC TABLE 721.1(2)  
 15 EXTERIOR OR INTERIOR WALLS (CONTINUED)  
 15-14-15 q. (2" x 4" wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard and sheathing, respectively, 4' wide, applied horizontally or vertically with vertical joints over studs, and fastened with 21/4" Type S drywall screws, spaced 12" on center. Cavity to be filled with 31/2" mineral wool insulation. Minimum Finished Thickness Face-To-Face (4 3/4")  
 (q = The design stress of studs shall be equal to a maximum of 100 percent of the allowable F<sub>c</sub> calculated in accordance with Section 2306.)  
 EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

PLAN NOTES

- REFER TO "WOOD FRAME PRESCRIPTIVE PROVISIONS - ONE STORY RESIDENTIAL CONSTRUCTION ONLY" FOR SUPPLEMENTAL INFORMATION ON SHEET 'S-1.0'.
- FLOOR TO CEILING LOAD BEARING WALLS
- WATER HEATER MUST BE STRAPPED TO WALL, PROVIDE STRAPING TO RESIST HORIZONTAL DISPLACEMENT FROM EARTHQUAKE MOTION ON NEW / EXISTING WATER HEATER(S).
- REQUIRED CEILING HEIGHT IS 7'-6", 7'-0" MIN., 7'-0" MIN. IN KITCHEN, BATHROOMS, LAUNDRY ROOMS AND STORAGE ROOMS (1208.2, R305.1)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALL WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES, PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF LOS ANGELES PLUMBING CODE.
- UNIT SKYLIGHTS SHALL BE LABELED BY A CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED).
- ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22"x30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTION) (R308.4) A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [R307.2]

LEGEND

- NEW WALLS (2x4 STUDS at 16" o.c.)
- EXISTING WALLS
- WALL TO BE DEMOLISH
- 1 HOUR FIRE RESISTANCE (DETAILS # X / Y / Z SHEET A-4.0)



PROPOSED FLOOR PLAN  
S.F.D. + A.D.U. + J.A.D.U.

DOOR SCHEDULE (MAIN HOUSE)								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
A	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	EXISTING
B	2'-8"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	NEW
C	3'-0"	6'-8"	1 3/8"	FOLDING	RAISED PANEL	STAIN	INTERIOR GRADE	NEW

WINDOW SCHEDULE (MAIN HOUSE)								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
2	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

DOOR SCHEDULE (J.A.D.U.)								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
D	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	NEW
B	2'-8"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	NEW

WINDOW SCHEDULE (J.A.D.U.)								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

DOOR SCHEDULE (A.D.U.)								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
E	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	EXISTING
B	2'-8"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	NEW

WINDOW SCHEDULE (A.D.U.)								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
3	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
3*	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	NEW
4	3'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	NEW
5	2'-0"	2'-0"	HUNH	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

**DOORS NOTES**  
 NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.  
 1. DOOR HARDWARE, MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.

**WINDOWS NOTES**  
 NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.  
 1. WINDOW MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.  
 2. WINDOW HARDWARE TO BE APPROVED BY OWNER.

**WINDOW GENERAL NOTES:**  
 1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)  
 a.-FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.  
 b.-GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.  
 c.-GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:  
 1.-EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.  
 2.-BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.  
 3.-TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.  
 4.-ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.  
 2. MEANS OF EGRESS FROM SLEEPING ROOMS: REQUIRED MINIMUM DIMENSIONS ARE 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 sq. ft. (5.0 sq. ft. AT GRADE LEVEL) AND 44" MAX. TO BOTTOM OF OPENING.

PROJECT: **RESIDENCE "GARCIA"**  
 155 S. HAYES AVE.  
 OXNARD, CA. 93030

SHEET TITLE:  
**PROPOSED FLOOR PLAN  
 S.F.D. + A.D.U. + J.A.D.U.**

PROJECT NO.  
**PROJ-GARCIA**

SCALE:  
**1/4" = 1'-0" u.n.o.**

DRAWN:  
**LUIS TEJADA**

DATE:  
**SEPTEMBER 2024**

**A-4.0**

REVISIONS	NO.
MARCH 2025	1

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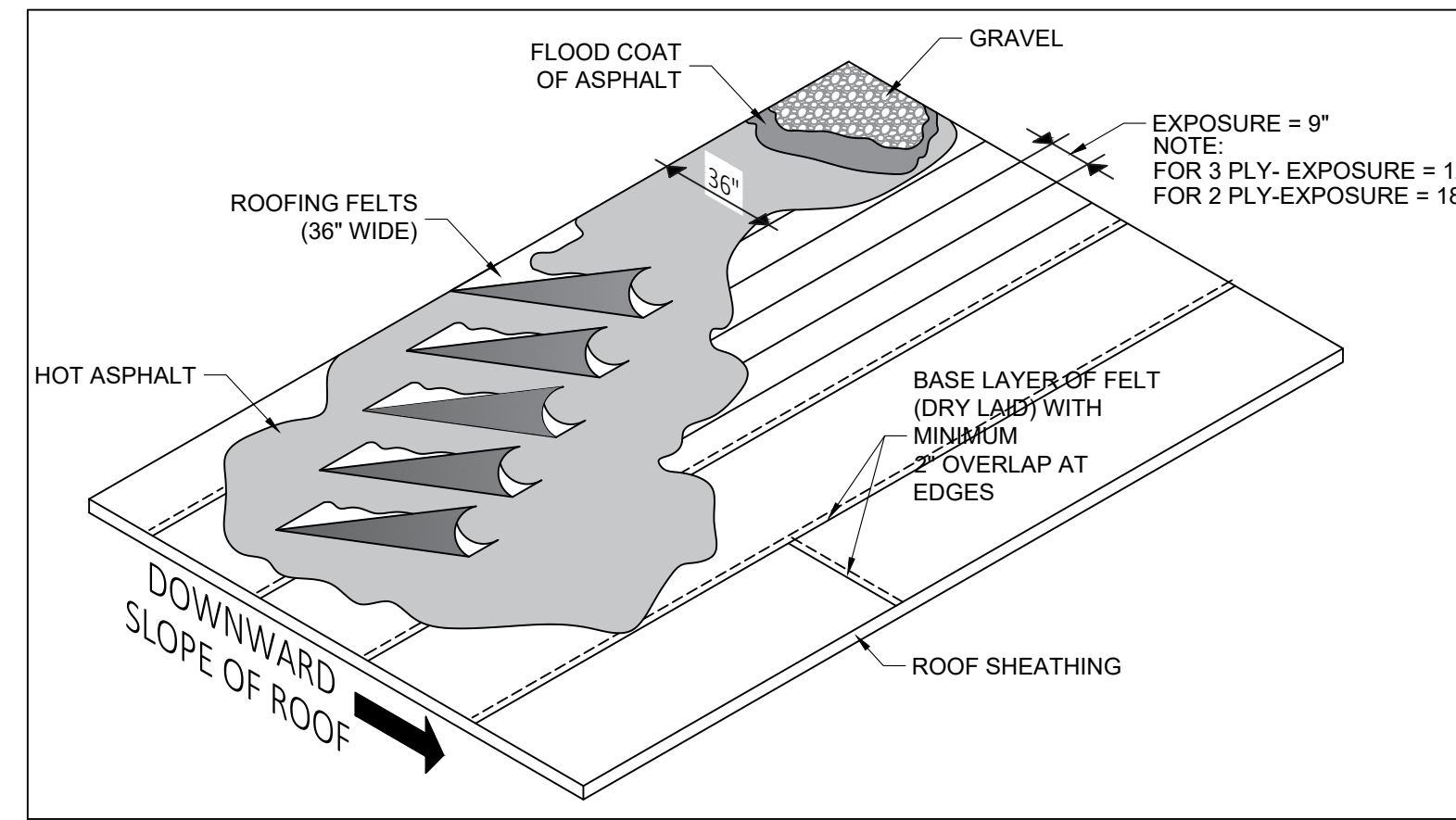
LUIS TEJADA  
SIGNATURE:

PROJECT: **RESIDENCE "GARCIA"**  
155 S. HAYES AVE.  
OXNARD, CA. 93030

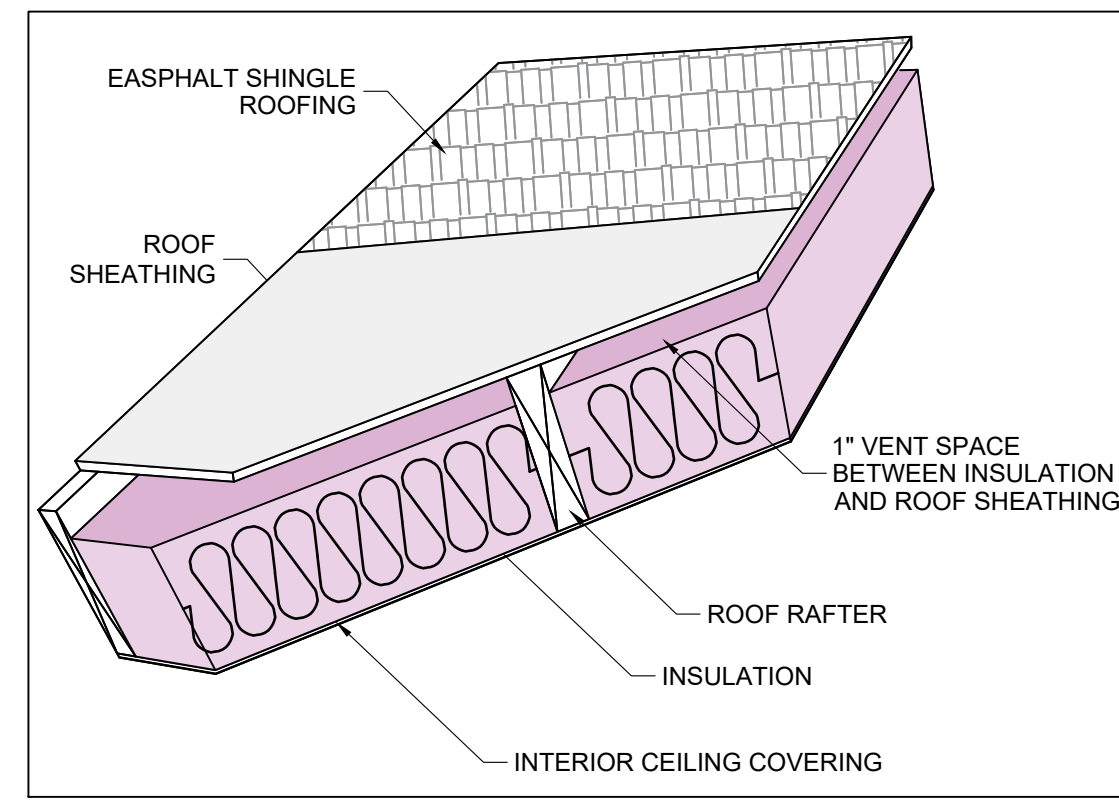
SHEET TITLE: **PROPOSED ELEVATIONS S.F.D. + A.D.U. + J.A.D.U. DETAILS**

PROJECT NO. **PROJ-GARCIA**  
SCALE: **1/4" = 1'-0" u.n.o.**  
DRAWN: **LUIS TEJADA**  
DATE: **SEPTEMBER 2024**

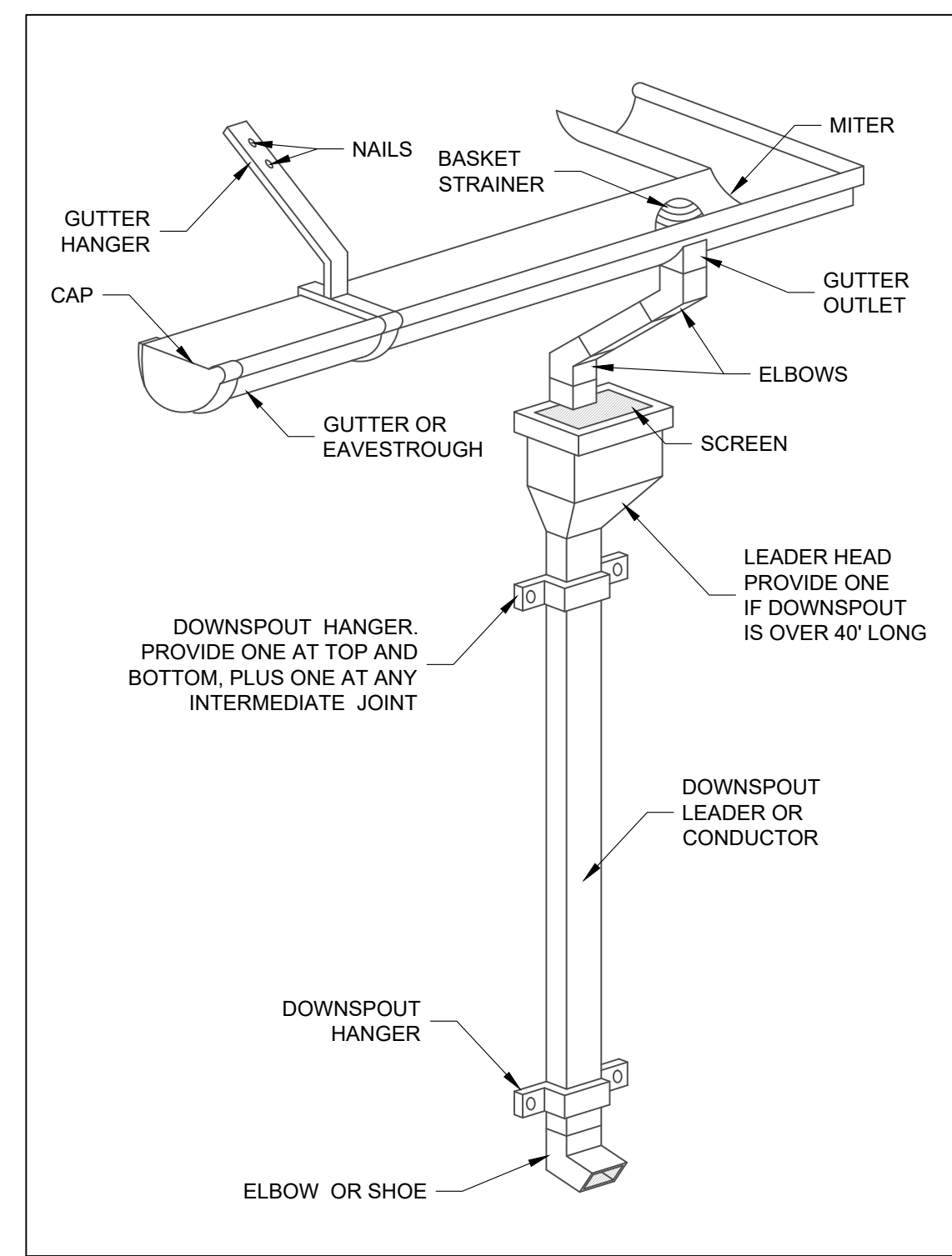
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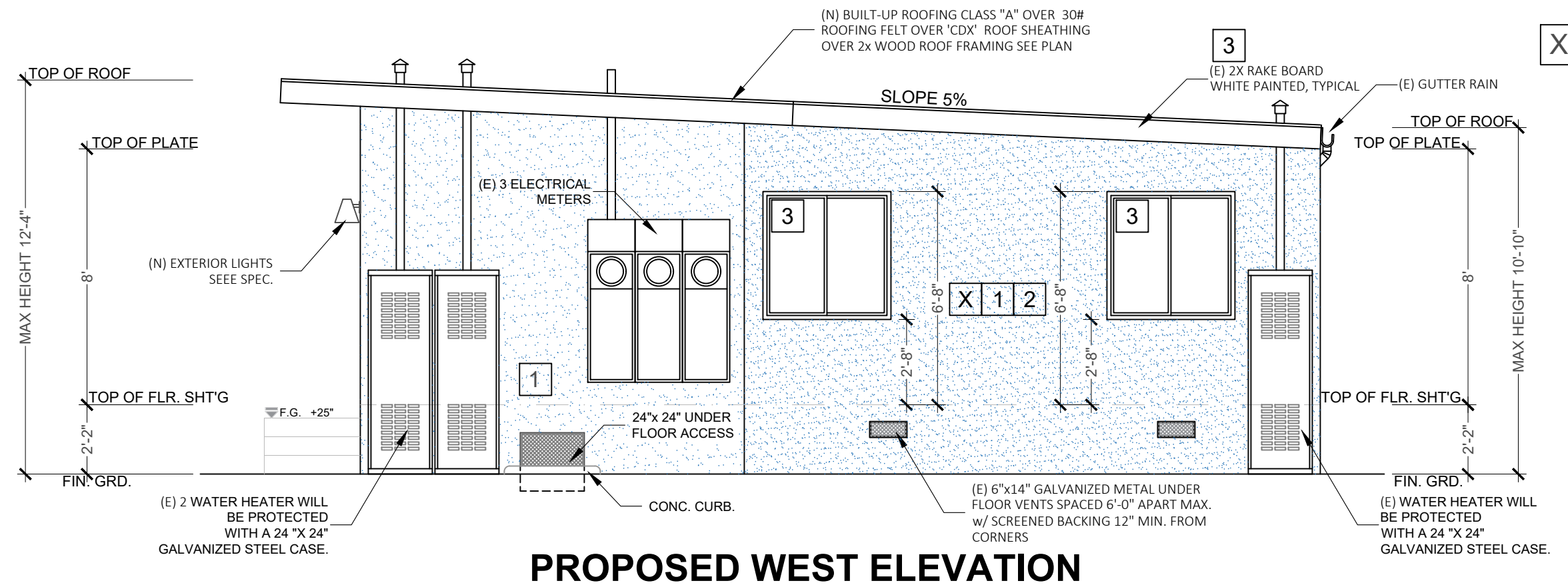
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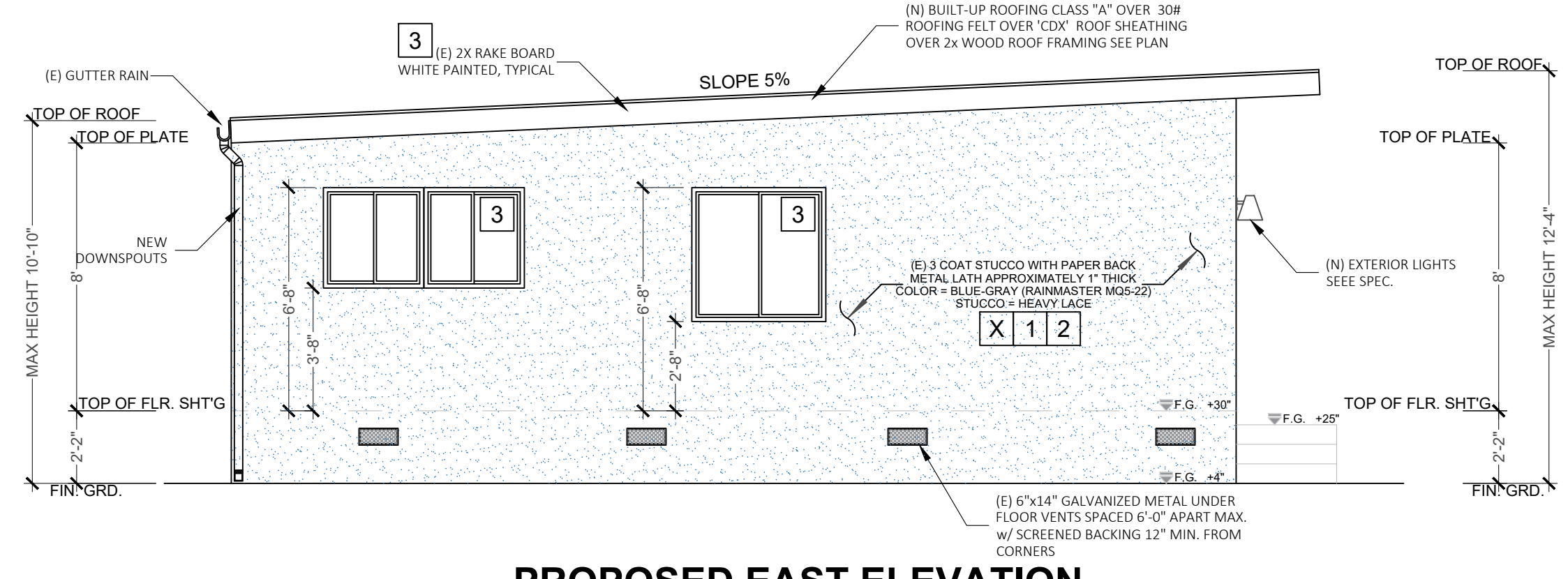
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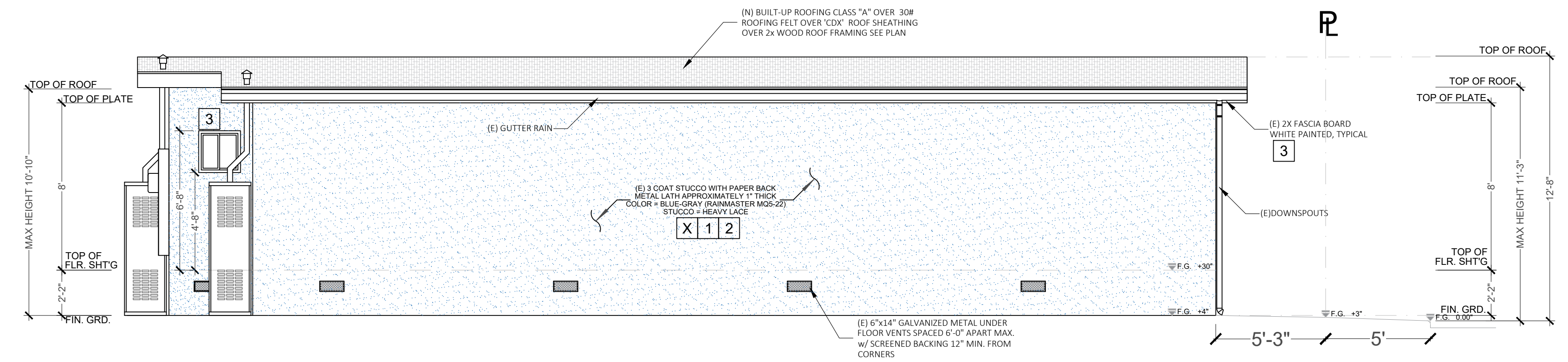
**GUTTER AND DOWNPOUT DETAIL**



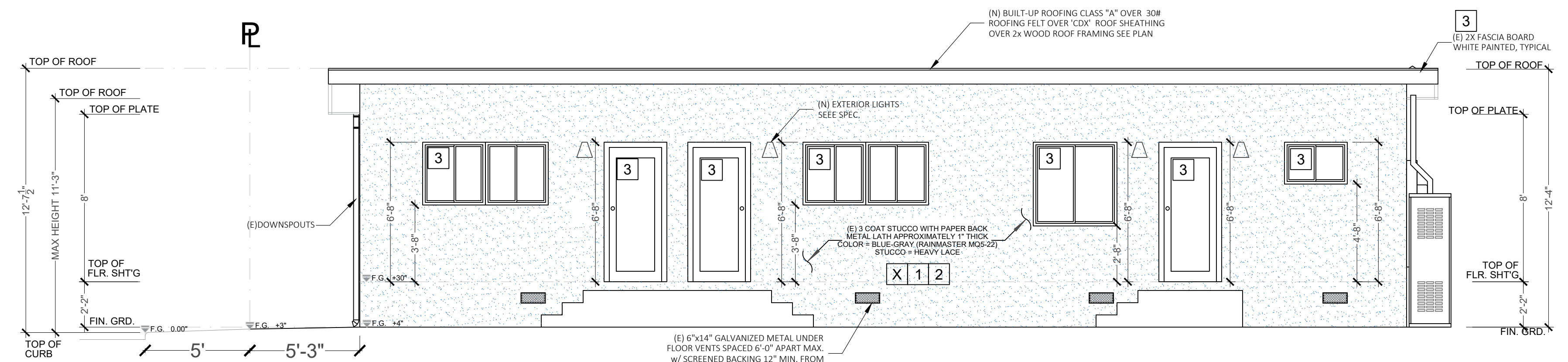
**PROPOSED WEST ELEVATION**



**PROPOSED EAST ELEVATION**



**PROPOSED SOUTH ELEVATION**



**PROPOSED NORTH ELEVATION**

**COLOR AND MATERIALS SHEET**

EXTERIOR TEXTURE	EXTERIOR PAINT	WINDOWS / DOOR / FASCIA
STUCCO HEAVY LACE	MQ5-22 (BLUE-GRAY) RAINMASTER	SATIN WHITE
1	2	3

**EXTERIOR LIGHT ESPECIFICATION**

**Crittenden 1-Light Black Outdoor 8.5 in. Wall Lantern Sconce with LED Bulb**

The Crittenden one light outdoor wall fixture in black is an ENERGY STAR qualified lighting fixture that uses LED bulbs to save you both time and money. Sometimes subtle is exactly what you need. The Crittenden outdoor wall sconce by is inspired by the simple lines of mid-century modern design and boasts durable, all-aluminum construction. It will make a bold minimalist statement whether used indoors or as an outdoor light. This streamlined cone is a classic profile made from aluminum which gives it a slight shimmer effect. The fixtures purposefully direct light downward, limiting any light leak out of the sides to meet Dark Sky guidelines. The Crittenden is offered in two finishes, Satin Aluminum and Black, each offering a completely unique interpretation of the design.

**Product Information**

Internet # 303578612  
Model # 8538501EN3-12



**Highlights**

- From the brand formerly known as Sea Gull Lighting
- Contemporary, minimalist fixture features a durable, industrial style aluminum base to complement any outdoor area
- Wet-rated to withstand adverse weather conditions and easy installation with all wall mount hardware included
- Includes (1) LED 9-Watt medium base light bulb for ENERGY STAR qualified eco-friendly lighting
- Featured in the decorative Yorktown collection
- A great choice for your do-it-yourself project
- Preferred brand choice of builders and electricians

**EXTERIOR ELEVATION NOTES**

- BUILT-UP CLASS 'A' ROOFING REFER TO ROOF PLAN NOTES FOR ADDITIONAL INFORMATION.
- 2x WOOD FASCIA BOARD PAINTED, COLOR TO PER OWNER. EAVE NOT TO EXCEED MORE THAN 30" INTO SIDE YARD SETBACK. (USED TO MOUNT GUTTERS)
- 2x WOOD BARGE BOARD PAINTED, COLOR PER OWNER
- EXTERIOR STUCCO OVER PAPER BACKED METAL LATH - COLOR RAINMASTER - MQ5-22 AND FINISH HEAVY LACE
- G.I. CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO. A MINIMUM OF 8" ABOVE EARTH OR 2" ABOVE PAVED AREA.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAYSHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH 'AWPA U1' FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF 'AWPA U1'
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE. AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF FULLERTON TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.