



## **DOWNTOWN DESIGN REVIEW COMMITTEE AGENDA**

**Regular Meeting February 9, 2017**

**9:00 A.M.**

**Planning Division, West Conference Room  
214 South C Street, Oxnard**

### **A. ROLL CALL**

### **B. PUBLIC COMMENTS – On items not on the Agenda**

At this time, a person may address the Downtown Design Review Committee on matters within the jurisdiction of the Committee, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three minutes. The Committee cannot enter into detailed discussion or take action on any item presented during public comments that is not on the agenda and such item may only be referred to staff for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on agenda items should do so at the time the Committee considers the agenda item.

### **C. COMMITTEE BUSINESS**

1. None

### **D. CONTINUED ITEM**

1. None

### **E. CONCEPT REVIEW**

1. None

### **F. NEW ITEMS**

#### **1. Planning and Zoning Permit No. 16-520-05 (Special Use Permit)**

A request to construct a detached 1,295 square foot garage with alley access on developed lot which has an existing 1,400 square foot single-story house. The 8,140 square foot project site is located at 1020 Donlon Avenue and the residential use and house were constructed prior to the special use permit code requirement for residential uses permitted within the Central Business District (CBD). In accordance with Section 15301 (Existing Facilities), the proposed project is exempt from the California Environmental Quality Act. The property is listed in the Oxnard Historical Resources Survey with code 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation). Filed by Jesse Gann, Property Owner.

*Committee Review Items Include:*

- *Conceptual Plan Sheets*
- *Pictures*

**SCOPE OF WORK**

- 1. SPECIAL USE PERMIT
- 1.1. CONVERT 2ND FLOOR OFFICE SUITES INTO RESIDENTIAL USE.
- 2. COVERED PARKING FOR RESIDENTS.

**PROJECT ANALYSIS**

ASSESSORS' PARCEL NUMBER: 202-0-131-023  
 PROJECT ADDRESS: 509-515 SOUTH C STREET  
 ZONING: CBD

SITE AREA: 7,000.0 S.F.  
 TOTAL BUILDING S.F.: 3,849.0 S.F.  
 EXISTING BUILDING:  
 1ST STORY: 2,268.8 S.F.  
 2ND STORY: 1,582.2 S.F.  
 RESIDENCE 1 (1 BEDROOM): 759.6 S.F.  
 RESIDENCE 2 (2 BEDROOM): 835.8 S.F.

CONSTRUCTION TYPE: V-B  
 OCCUPANCY GROUP: MIXED USE (B - R-2)  
 FIRE SPRINKLER SYSTEM: NO

**PARKING ANALYSIS**

REQUIRED: 509 (8 OCC) 742/250 3.0 SPACES  
 RESIDENCE 1 (1 BRNM) 786/71 1.0 SPACE  
 RESIDENCE 2 (2 BRNM) 836/72 2.0 SPACES  
 UNIT 515 (8 OCC) 1475/250 6.0 SPACES  
 12 SPACES

EXISTING: 10 SPACES  
 ON-SITE PARKING SPACES REMOVED: -10 SPACES

**TOTAL PROVIDED:**

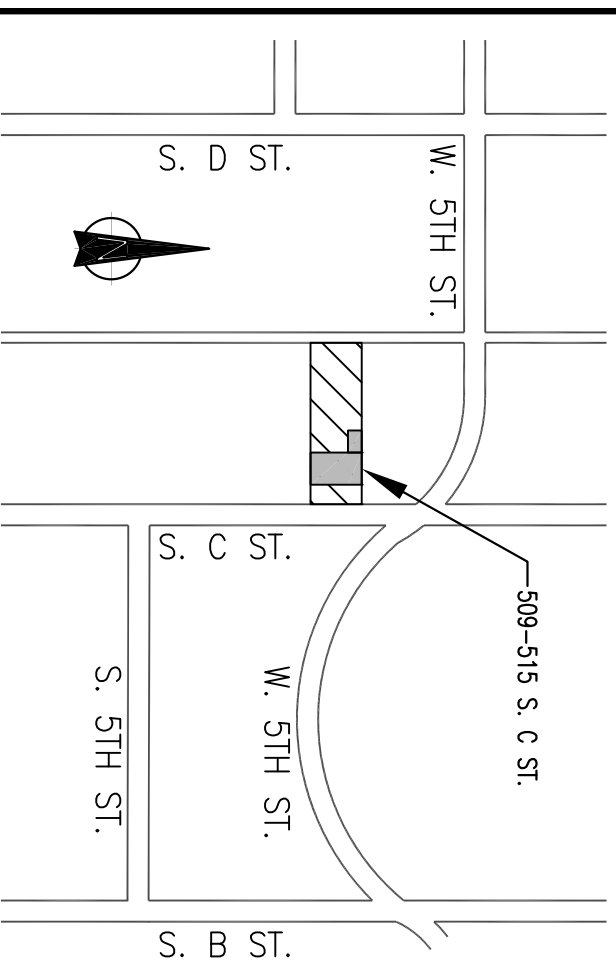
STANDARD: 4 SPACE (3 COVERED RES.)  
 ACCESSIBLE: 2 SPACES (1 VAN) 6 SPACES

OFF-SITE (PUBLIC PARKING): 13 SPACES  
 STANDARD: 1 SPACE  
 ACCESSIBLE: 14 SPACES

**KEY NOTES**

- 1 EXISTING CONCRETE SIDEWALK TO REMAIN @ RIGHT OF WAY
- 2 EXISTING LOCATION OF BACK-FLOW PREVENTER.
- 3 EXISTING PARKING STRIPING TO BE REMOVED.
- 4 EXISTING LOCATION WATER METER, NO CHANGE.
- 5 EXISTING ASPHALT TO BE PATCHED AND REPAIRED. NO CHANGE TO FLOW OR GRADINGS.
- 6 EXISTING ELECTRICAL METER
- 7 EXISTING TRASH ENCLOSURE TO BE REMOVED. REPLACED W/ NEW TWO BIN COVERED TRASH ENCLOSURE. PER CITY OF OXNARD STANDARD PLANS.
- 8 EXISTING GAS METERS
- 9 NOT USED
- 10 EXISTING LATTICE PATIO FENCE. NO CHANGES
- 11 EXISTING SEC UTILITY POST.
- 12 NEW PLANTER AND FINGER PLANTER. PLANTED W/ LOW SHRUBS & GROUND COVER
- 13 NEW PARKING SPACES AND ACCESSIBLE SPACES
- 14 LINE OF GARAGE ROOF ABOVE
- 15 RESIDENT GARAGE PARKING. 3 REQUIRED. 3 PROVIDED.
- 16 NON-EROSIVE CONCRETE SPLASH PAD FOR DOWNSPOUT/GUTTER ON CARPORT.

**VICINITY MAP**



**PROJECT DIRECTORY**

**ARCHITECTS**

COASTAL ARCHITECTS  
 ATTN: JEFF ZOOK  
 505 SO. V. STREET, STE 200  
 OXNARD, CA 93030  
 PHONE - (805) 985-7854  
 FAX - (805) 287-5710  
 JEFF@COASTALARCH.COM

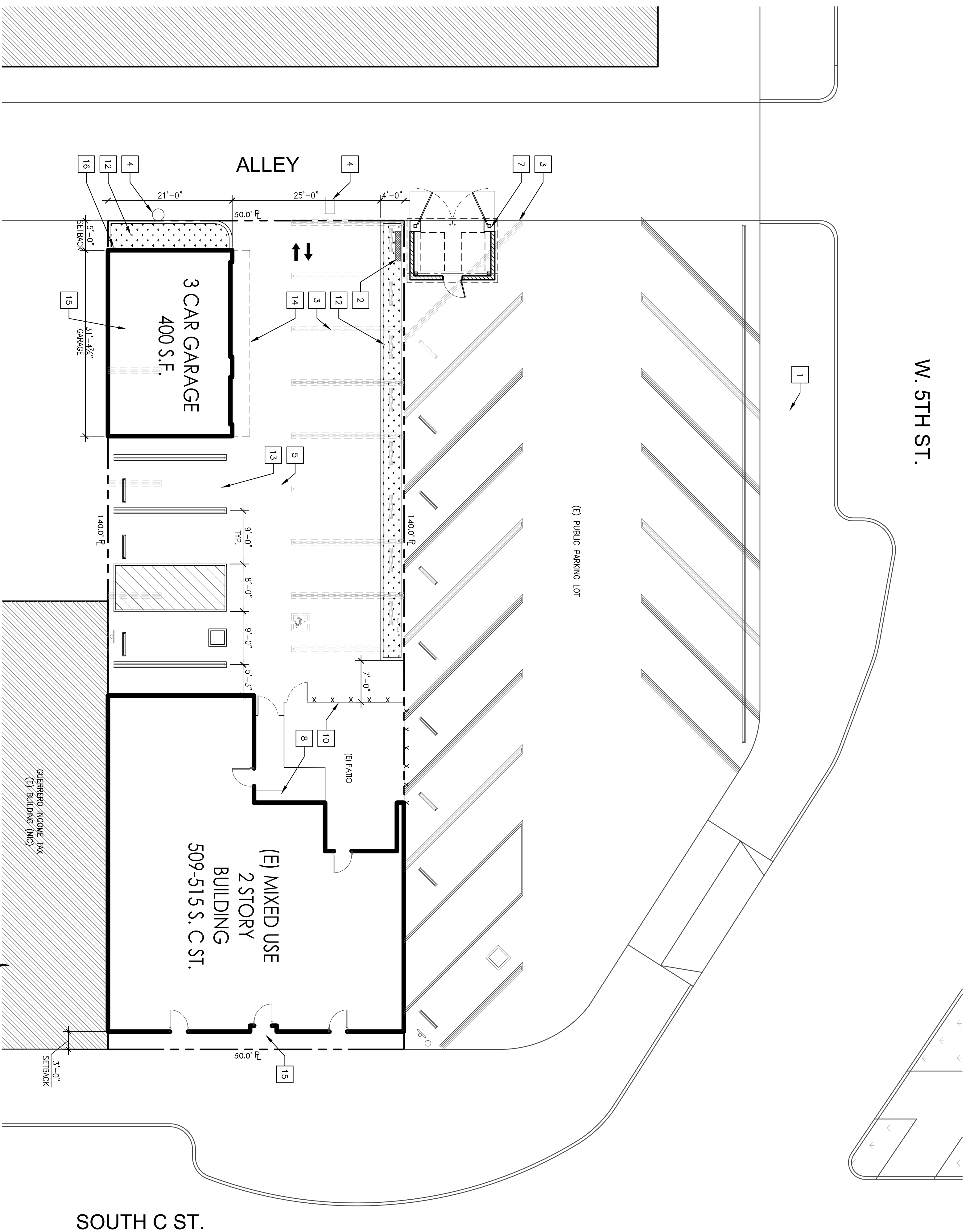
**PROPERTY MANAGER**

RAW ENTERPRISES  
 ATTN: CHRIS WILK  
 25076 THE OLD ROSE RD. #163  
 STEVENSON RANCH, CA 91381  
 PHONE - (661) 993-2208  
 FAX - (661) 287-5710

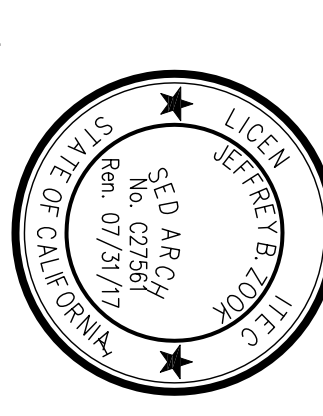
# 509-515 South C Street

OXNARD, CA 93030

MIXED USE:



1 SITE PLAN  
 20' = 1'-0"



DATE: 2/16/2021  
 PROJECT: 160925

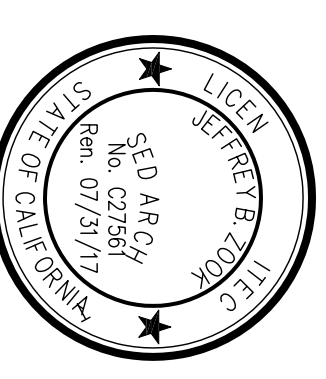
REV	NO	DATE	DESCRIPTION OF REVISIONS
A	1		
A	2		
A	3		
A	4		

**509-515 South C Street**  
 MIXED USE  
 509-515 SOUTH C STREET  
 OXNARD, CA

Sheet Title:  
**SITE PLAN**

Sheet No.:  
**A0**

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD OR STRUCTURAL ENGINEER.



Approvals:  
 DATE: 2016.09.27  
 PROJECT: 1609271  
 DRAWN: ES

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISIONS
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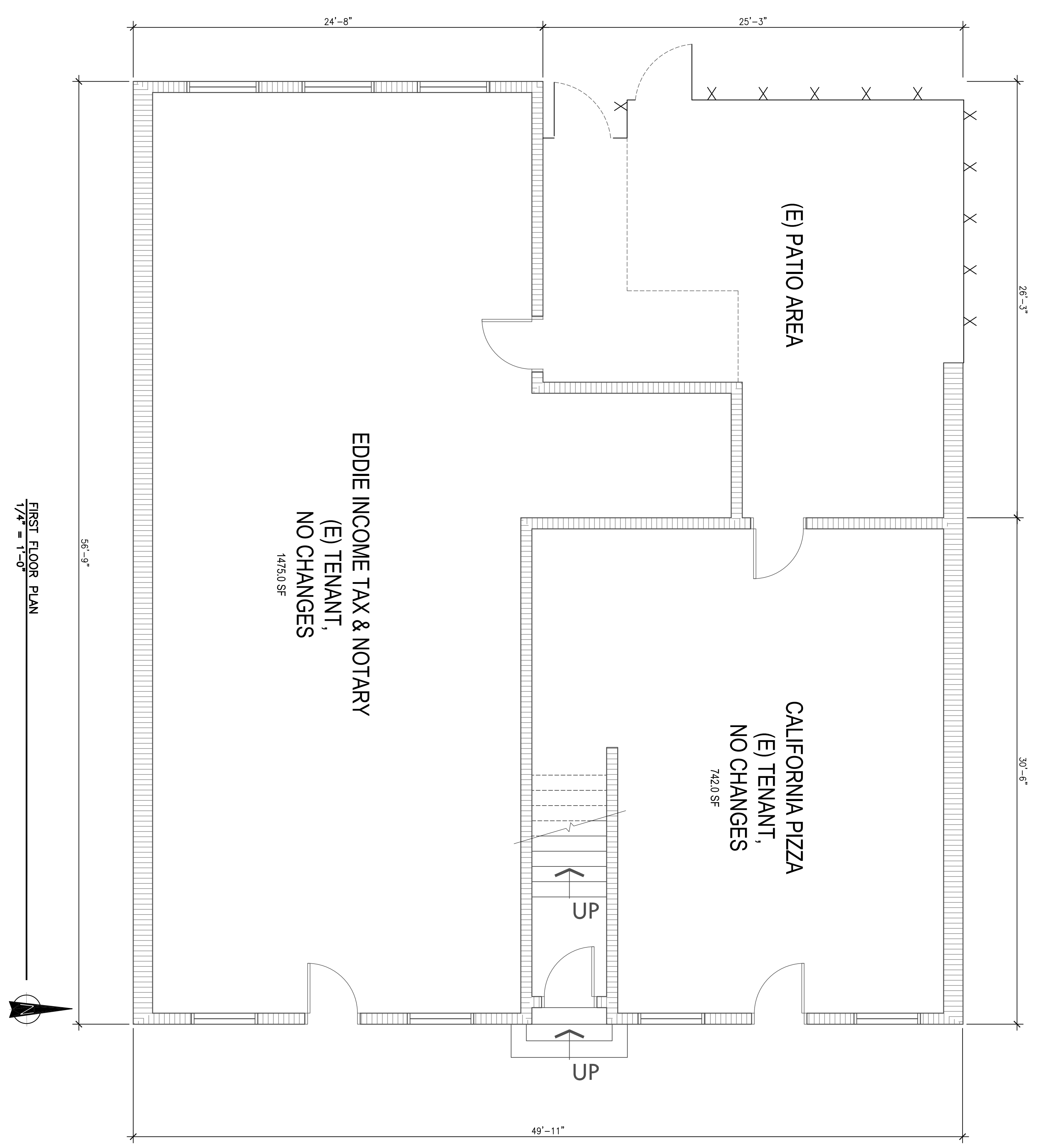
509-515 South C Street  
 MIXED USE  
 509-515 SOUTH C STREET  
 OXNARD, CA

Sheet Title:  
 1ST FLOOR  
 PLAN

Sheet No.:  
 A1

KEY NOTES

1 ...  
 NO CHANGES PROPOSED TO 1ST FLOOR. (EXISTING WINDOWS, DOORS, AND STAIRS ARE TO REMAIN.)



FIRST FLOOR PLAN  
 1/4" = 1'-0"

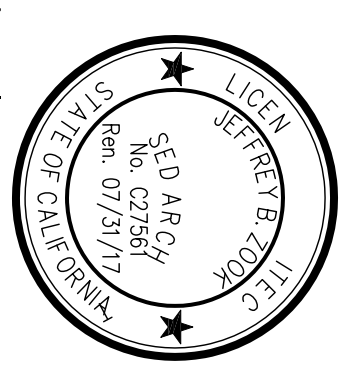
GENERAL NOTES

- A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- B. ALL MAIN EXIT DOORS SHOULD HAVE A READY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHOULD BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND.

WALL LEGEND

- (E) CONCRETE EXTERIOR WALL TO REMAIN
- (E) 2X STUD WALL TO REMAIN

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE PREPARED BY COASTAL ARCHITECTS AND SHALL BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ARCHITECTURAL FIRM.



Approvals:  
 DATE: 2016/09/27  
 PROJECT: 1609271  
 DRAWN: SS

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISIONS
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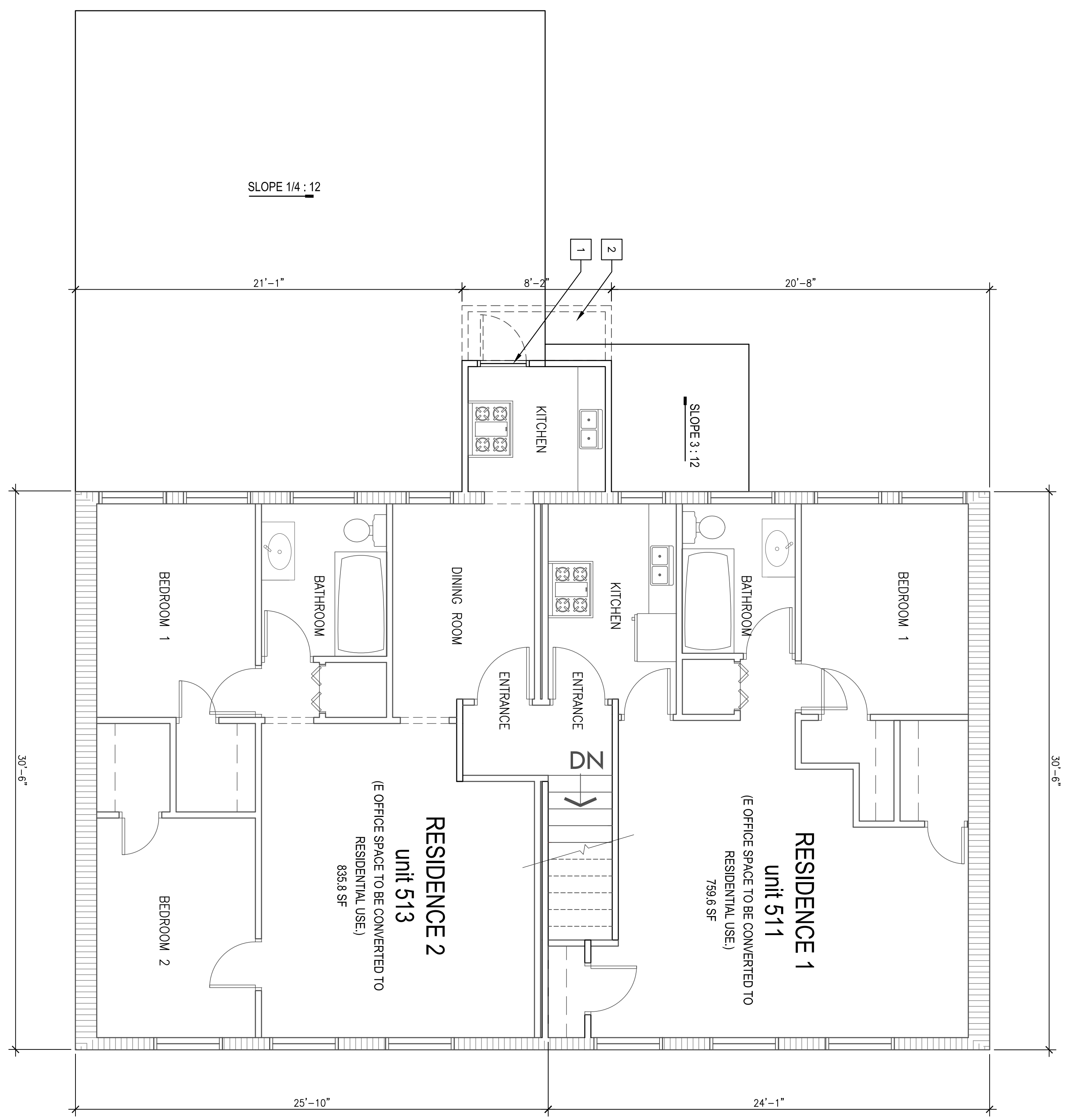
**509-515 South C Street**  
 MIXED USE  
 509-515 SOUTH C STREET  
 OXNARD, CA

Sheet Title:  
**2ND FLOOR PLAN**



**KEY NOTES**

- REMOVE EXISTING DOOR. REPLACE W/ 2'-10" X 4'-6" CASSEMENT WINDOW. INFLU WINDOW SILL W/ 2X STUDS, FRAME & GLASS WINDOWS FINISHED TO MATCH EXISTING.
  - REMOVE EXISTING BALCONY, PATCH, REPAIR, & PAINT TO MATCH EXISTING.
- ALL ROOMS ARE EXISTING. NO CHANGES TO (E) WALLS, WINDOWS, DOORS, AND STAIRS, UNLESS OTHER WISE NOTED.



FIRST FLOOR PLAN  
 1/4" = 1'-0"

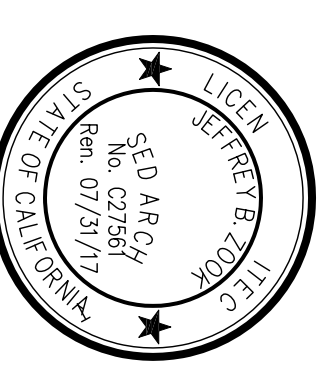
**GENERAL NOTES**

- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL MAIN EXIT DOORS SHOULD HAVE A READY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHOULD BE IN LETTERS NOT LESS THAN 1" INCH HIGH ON A CONTRASTING BACKGROUND.

**WALL LEGEND**

- (E) CONCRETE EXTERIOR WALL TO REMAIN
- (E) 2X STUD WALL TO REMAIN

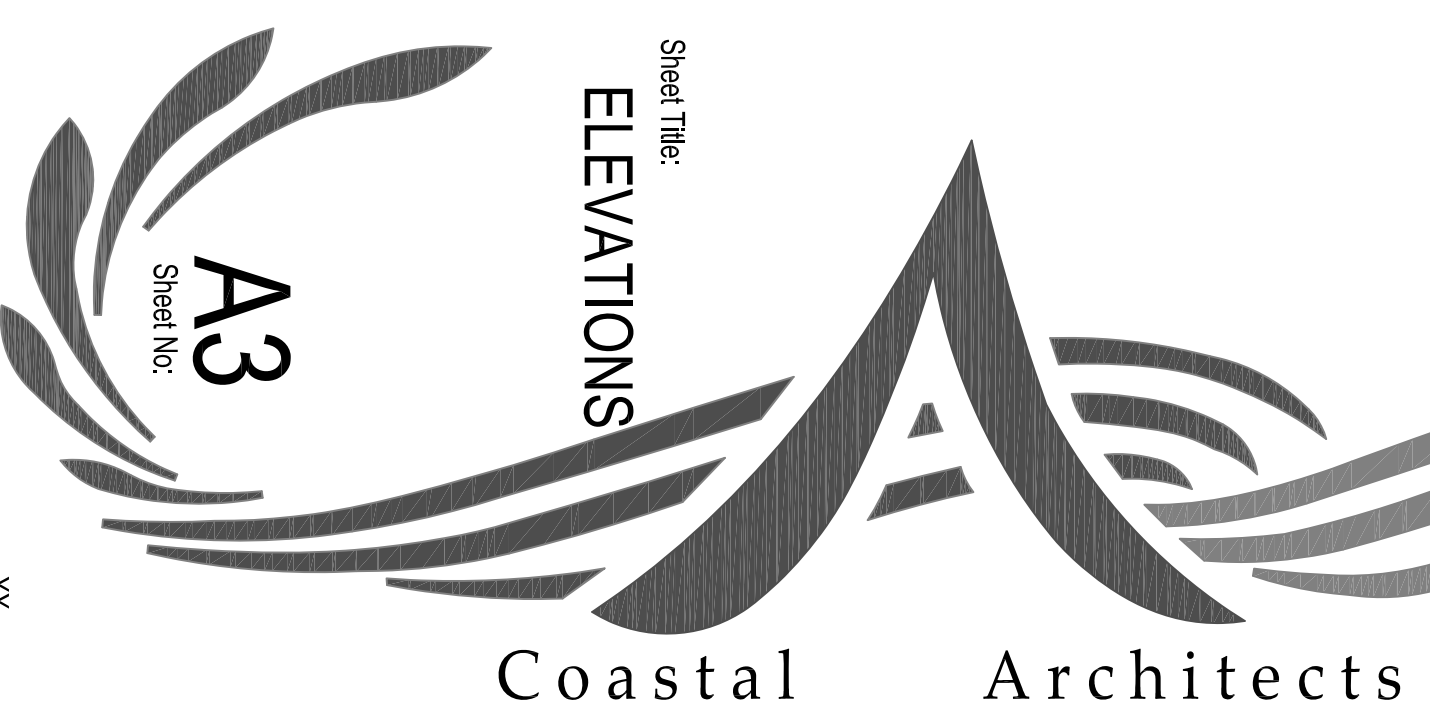
THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ARE PREPARED BY COASTAL ARCHITECTS AND ENGINEERS, INC. (CAE) AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS SHEET AND THE REVISIONS SHEET SHALL BE A PART OF THESE DRAWINGS. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, NO OTHER REVISIONS SHALL BE MADE.



APPROVED:  
 DATE: 2016-09-27  
 PROJECT: 1606271  
 DRAWN: JES

REV. NO.	DATE	DESCRIPTION OF REVISIONS
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**509-515 South C Street**  
 MIXED USE  
 509-515 SOUTH C STREET  
 OXNARD, CA



Sheet Title:  
**ELEVATIONS**

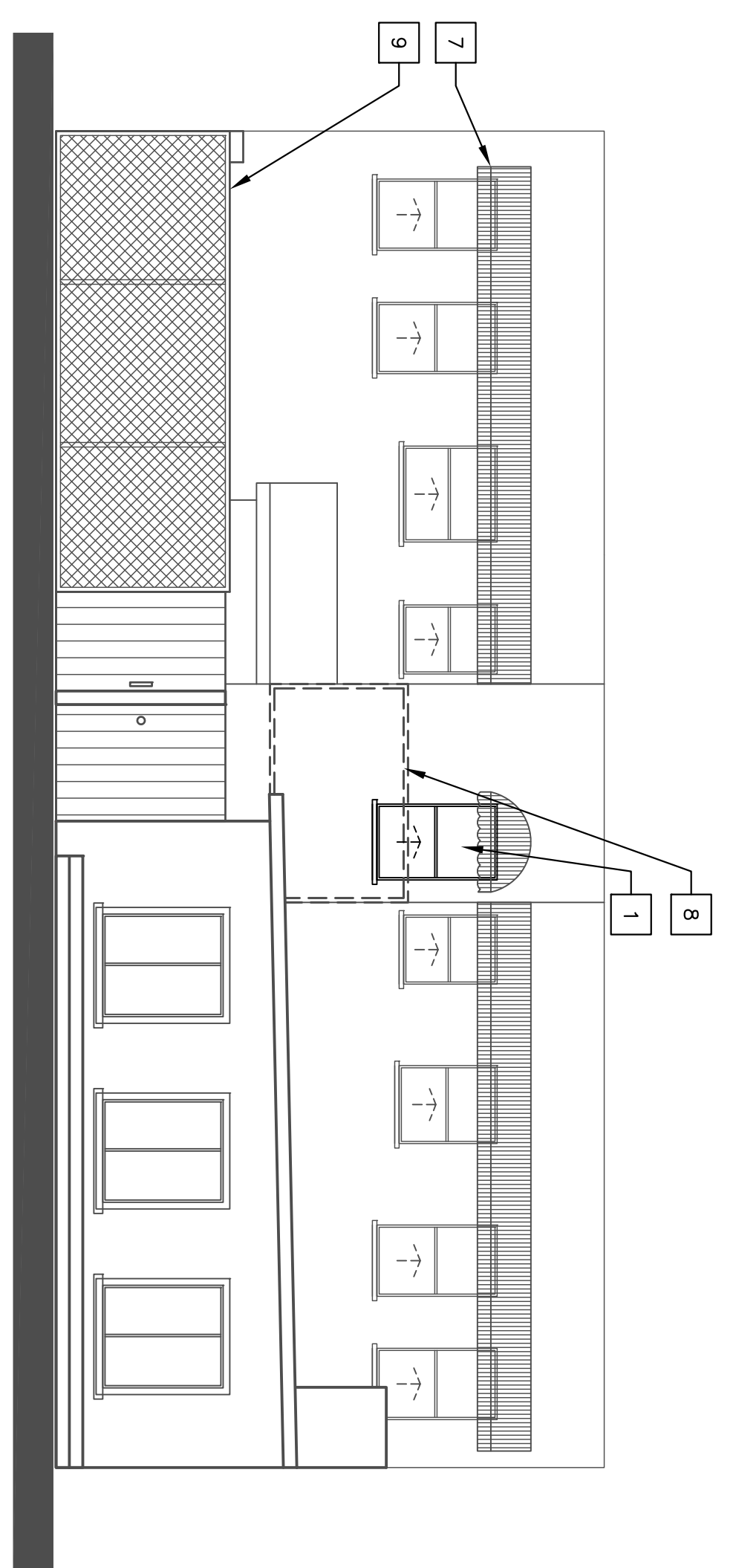
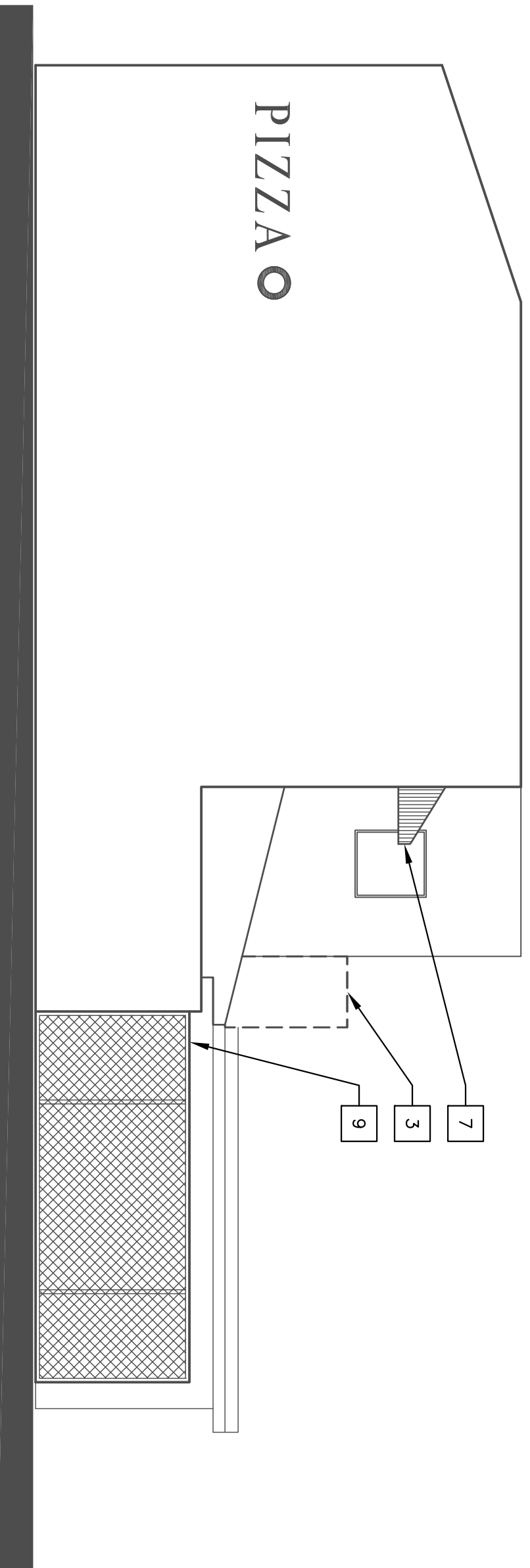
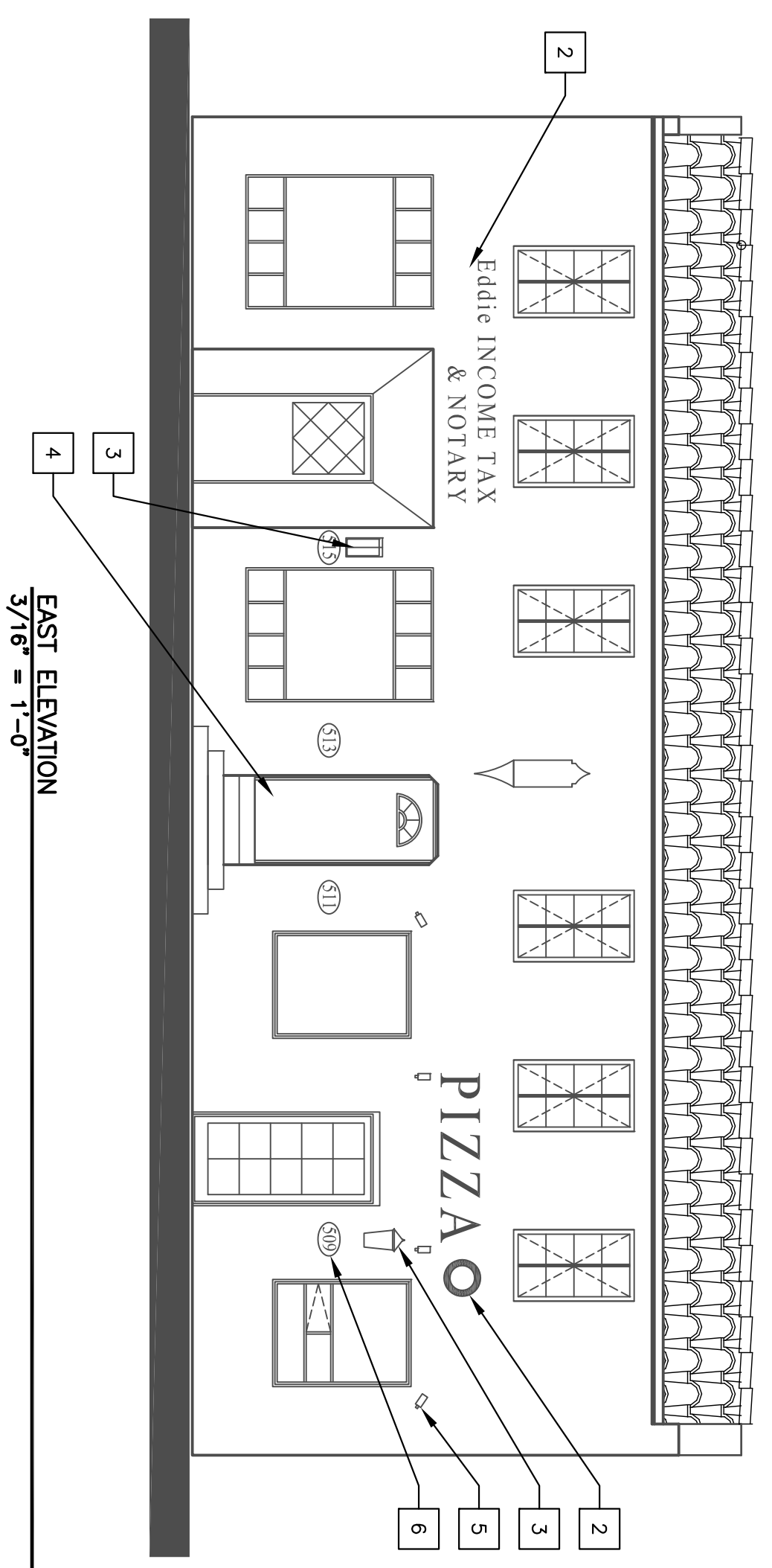
KEY NOTES	
1	REMOVE EXISTING DOOR. REPLACE W/ 2'-7-10" X 4'-6" CASSETT WINDOW. INFILL WINDOW SILL W/ 2X STUDS, FRAME & GLASS WINDOWS FINISHED TO MATCH EXISTING.
2	EXISTING SIGNAGE TO REMAIN, NO CHANGES.
3	EXISTING WALL SCONCE TO REMAIN, NO CHANGES.
4	EXISTING ENTRANCE. FOR RESIDENT USE TO REMAIN, NO CHANGES.
5	EXISTING LIGHTING AND EXPOSED CONDUIT TO REMAIN, NO CHANGES.
6	EXISTING ADDRESSING TO REMAIN, NO CHANGES.
7	EXISTING WINDOW AWNING TO REMAIN, NO CHANGES.
8	REMOVE EXISTING PORCH, PATCH, REPAIR, & PAINT TO MATCH EXISTING.
9	EXISTING LATTICE PATIO FENCE TO REMAIN, NO CHANGES.
10	

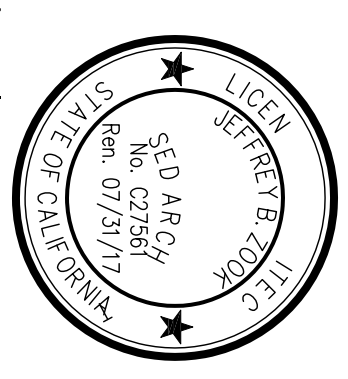
GENERAL NOTES	
A.	ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
B.	ALL DOORS, WINDOWS, AND STAIRS ARE EXISTING TO REMAIN, NO CHANGES.
C.	ALL MAIN EXIT DOORS SHOULD HAVE A REDUCTION IN CLEARANCE TO THE BUILDING. THIS DOOR MUST REMAIN UNLOCKED WHEN IN CONTRASTING BACKGROUND.

WALL LEGEND	
	(E) CONCRETE EXTERIOR WALL TO REMAIN
	(E) 2X STUD WALL TO REMAIN



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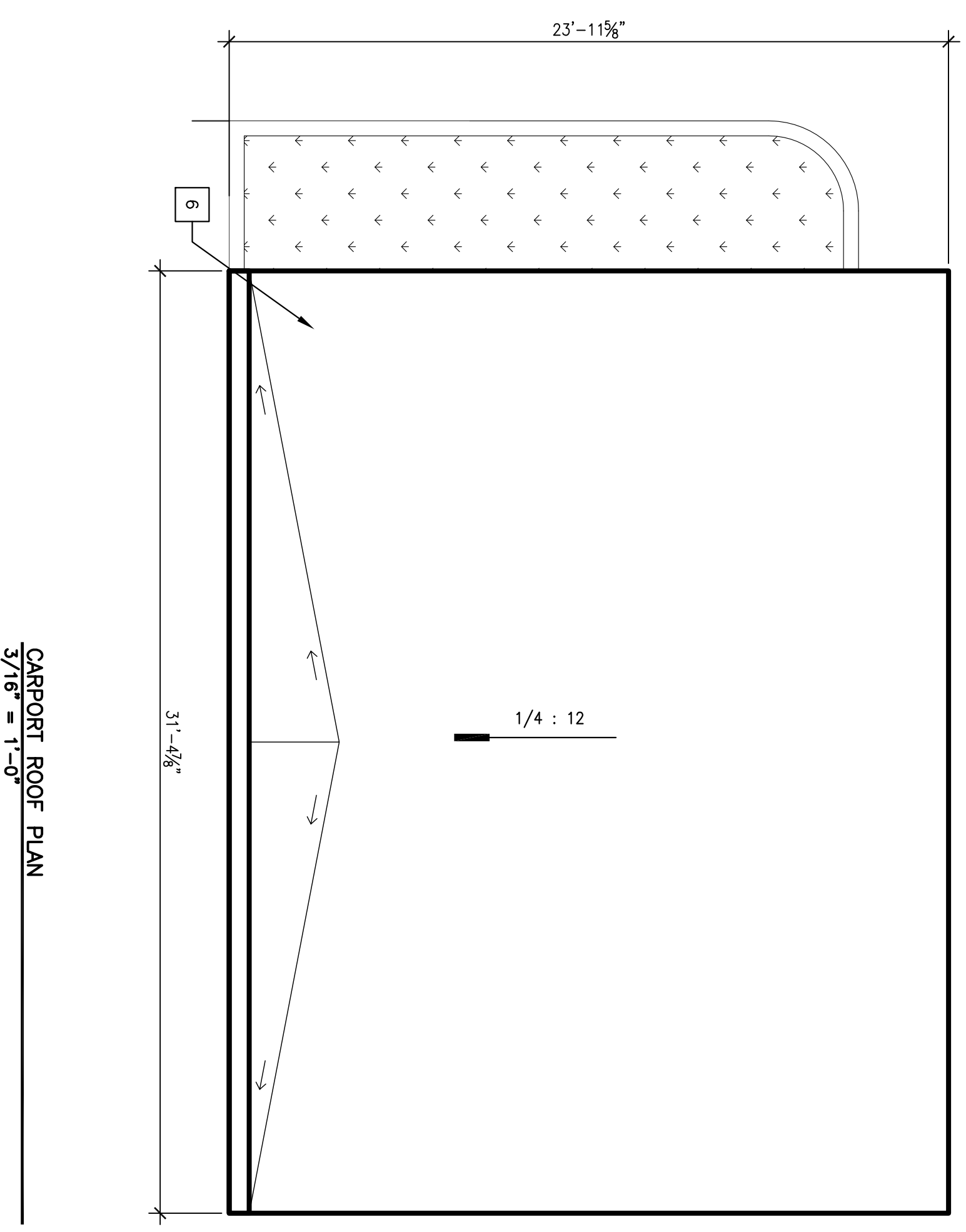
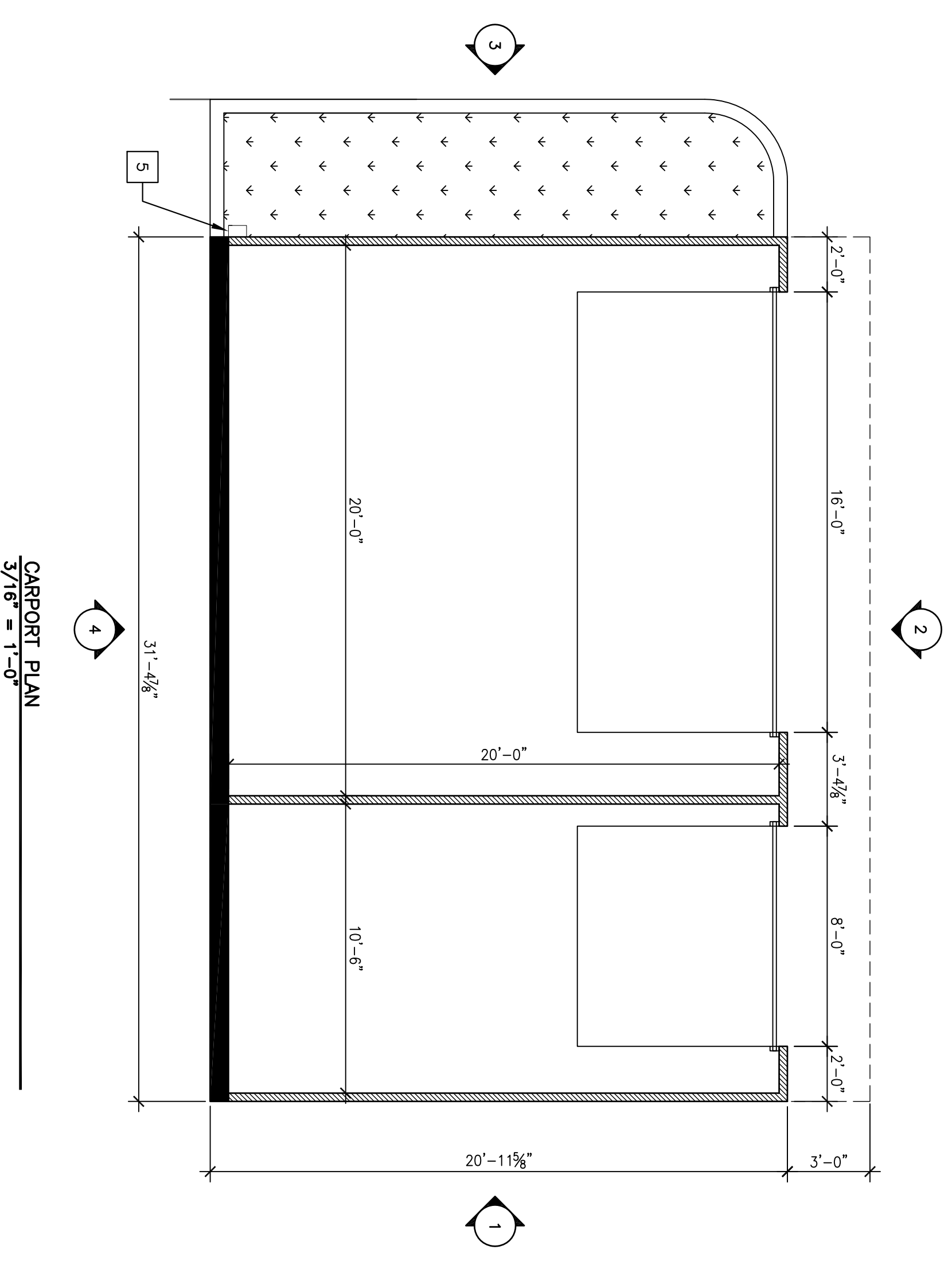
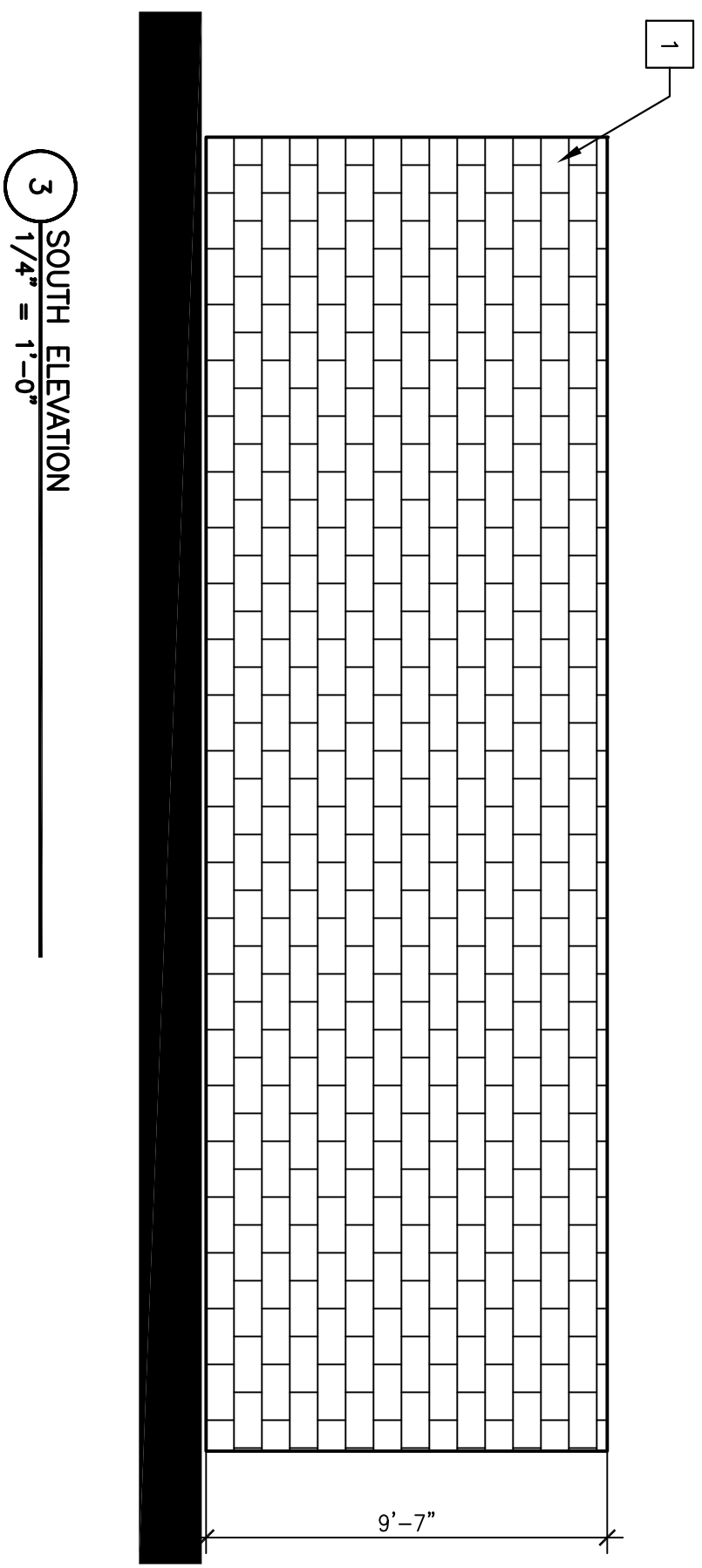
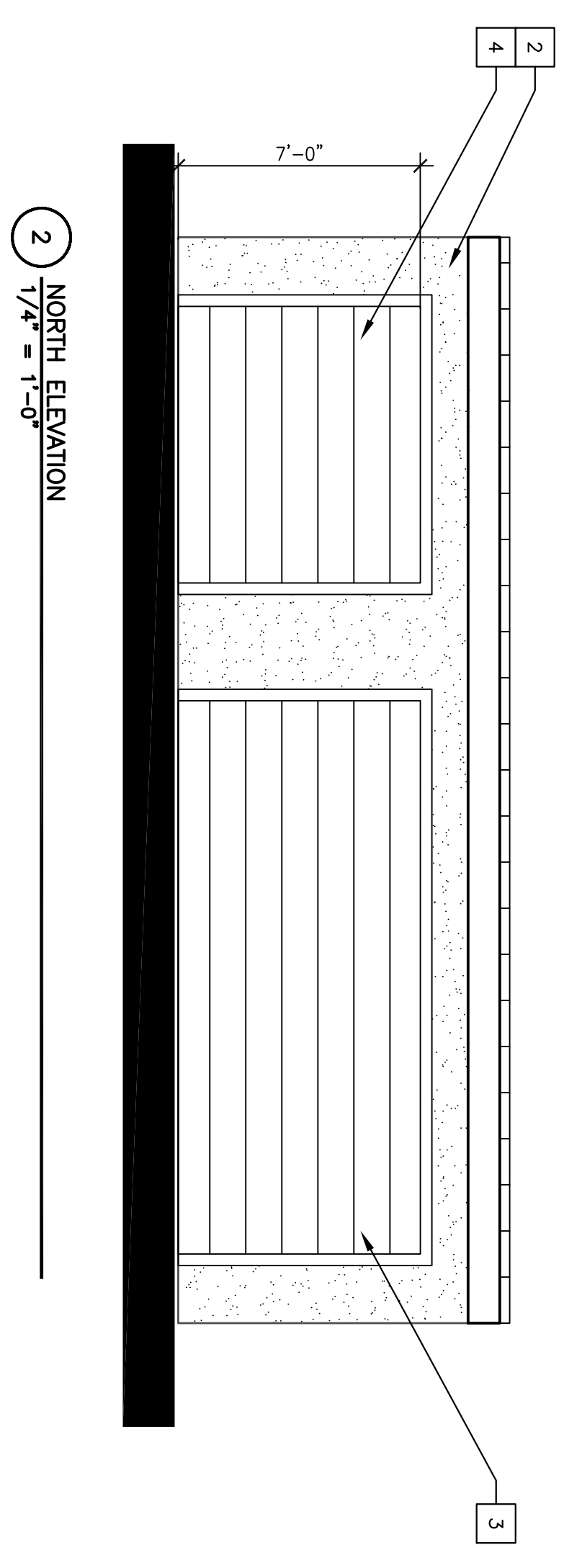
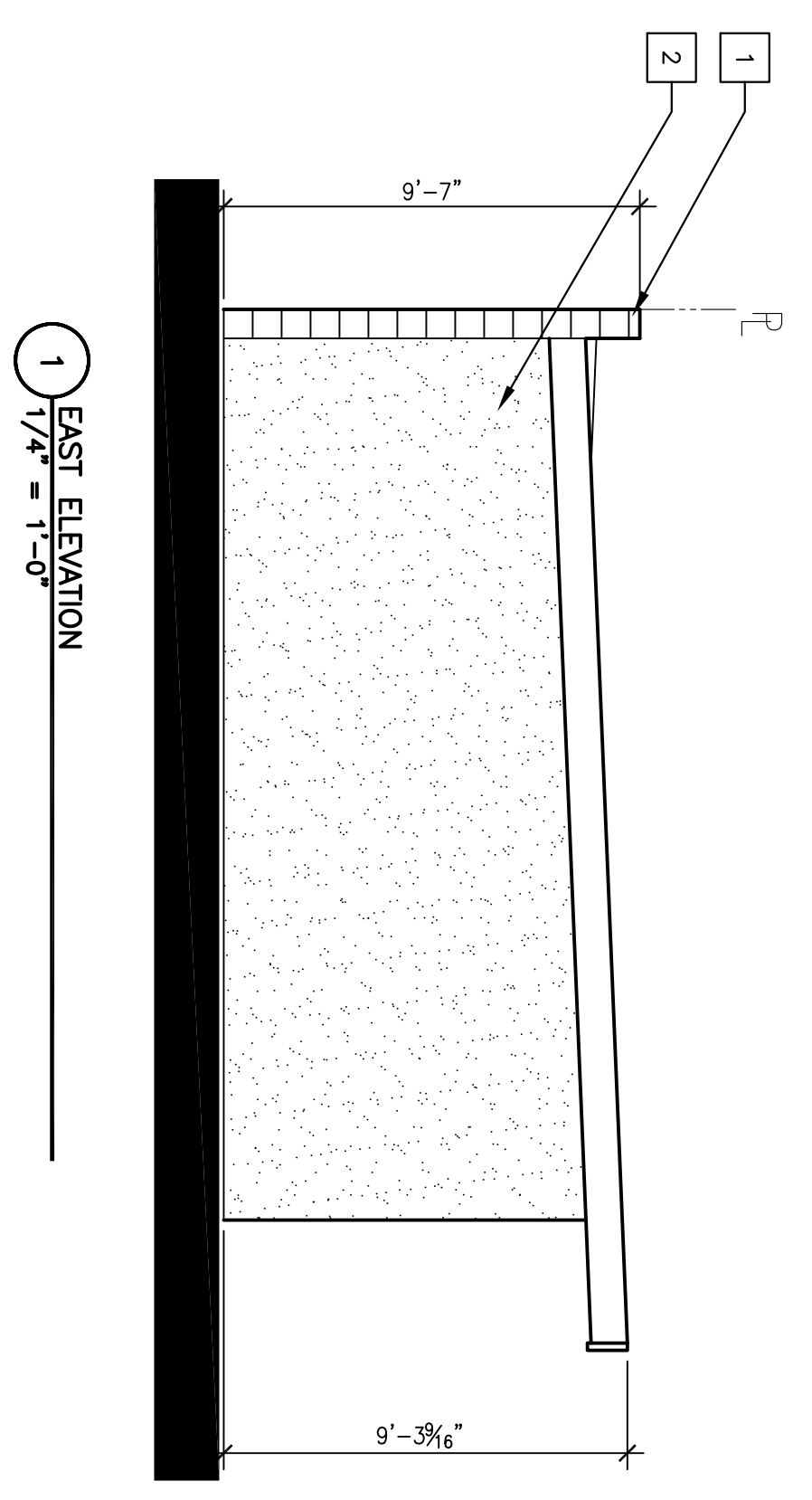


Approvals:  
 DATE: 2016.09.27  
 PROJECT: 1609271  
 DRAWN: 1609271

REV. NO.	DATE	DESCRIPTION OF REVISIONS
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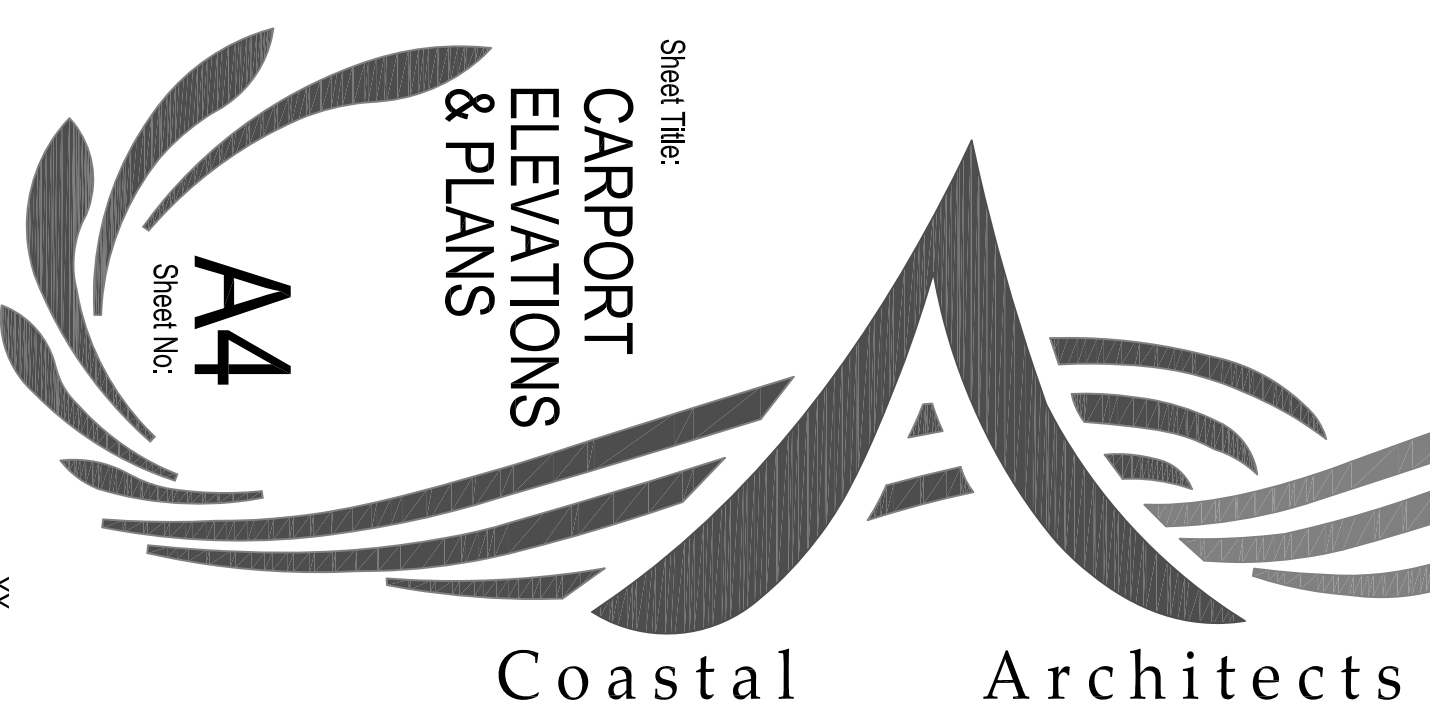
**KEY NOTES**

- 1 2 HOUR RATED CMU WALL, PAINT TO MATCH (E) BUILDING.
- 2 PLASTER FINISH, PAINT TO MATCH (E) BUILDING.
- 3 CAR GARAGE PARKING FOR TENANT
- 4 1 CAR GARAGE PARKING FOR TENANT
- 5 NON-EROSIVE CONCRETE SPLASH PAD.
- 6 CLASS-A BUILT-UP ROOFING 0/30# BUILDING PAPER, SLOPE TO DRAIN.



509-515 South C Street

MIXED USE  
 509-515 SOUTH C STREET  
 OXNARD, CA



**2. Planning and Zoning Permit No. 16-520-03 (Special Use Permit) -**

A request to construct a detached three car garage to accommodate a mixed use proposal to convert two existing office tenant spaces on the second floor back to single family residential dwelling units. The proposed three car garage is proposed on a zero setback with property to the south with vehicular access from the alley. The site is located at 509 to 513 South C Street, within the Central Business District (CBD). The property is listed in the Oxnard Historical Resources Survey with code 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation). Filed by Jeff Zook, Architect on behalf of Donald A Rosan, Property Owner.

*Committee Review Include:*

- *Conceptual Plan Sheets*
- *Pictures*

**G. STAFF BUSINESS**

**H. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the planning office at 385-7858. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

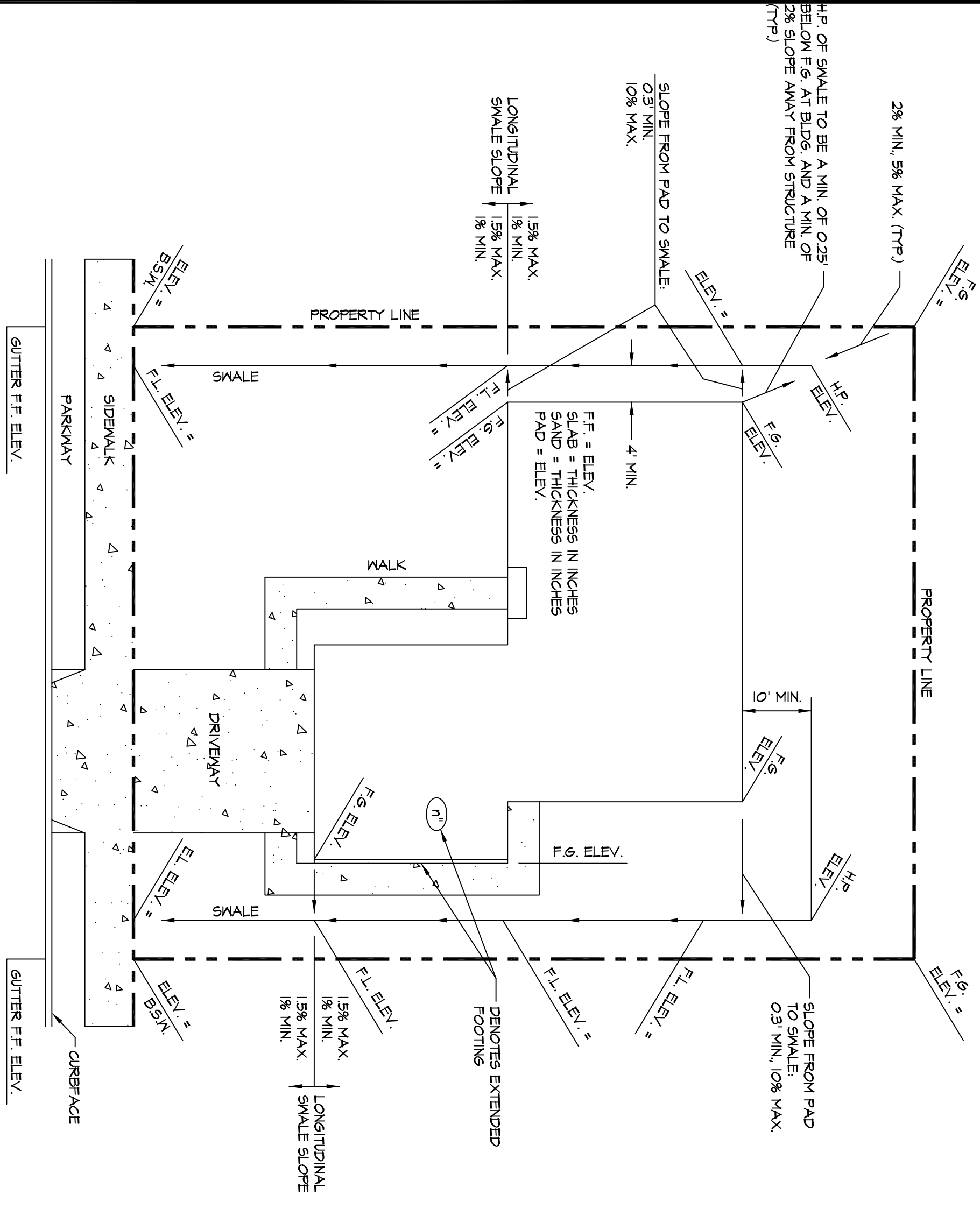
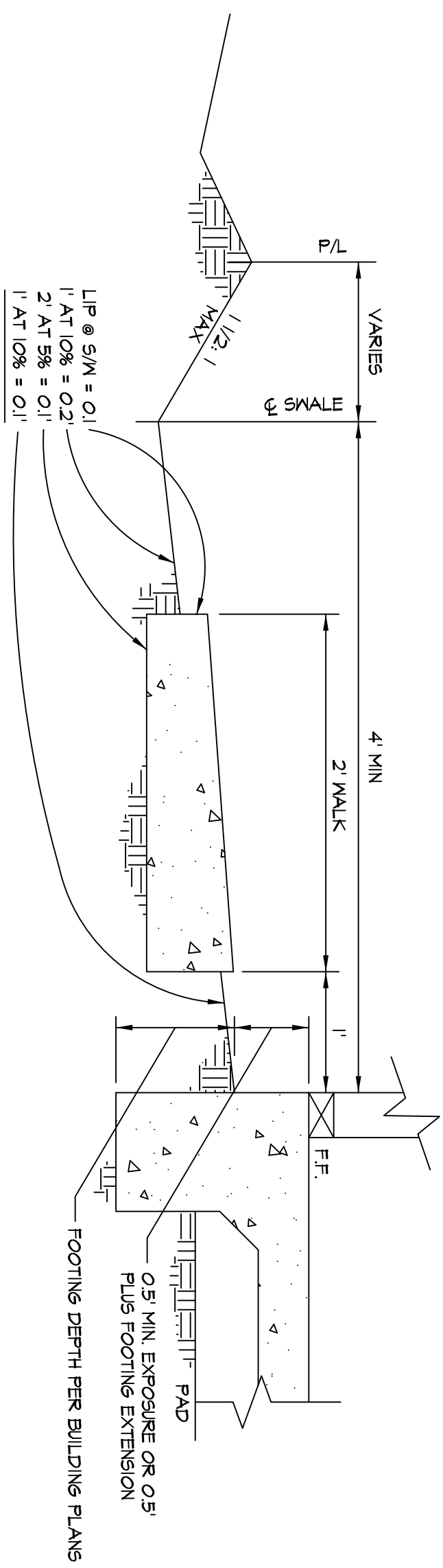
509 – 513 South C Street  
PZ 16-520-03

Alley Side View



Front/Side View





## STANDARD RESIDENTIAL LOT DRAINAGE/PLATE 601

### LEGEND

- NOTES**
1. THE  $\odot$  DENOTES AN EXTENDED FOOTING WHERE "N" EQUALS THE EXTENDED FOOTING DEPTH.
  2. DEVIATION FROM THIS CRITERIA WILL REQUIRE PRIOR APPROVAL OF THE CITY OF OXNARD.
  3. CALL OUT ALL ELEVATIONS AS SHOWN.
  4. THIS PLATE PRIMARILY APPLIES TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT. FINISH FLOOR ELEV. SHALL BE 25' ABOVE THE LOWEST ADJACENT STREET GUTTER OR BE PROTECTED FROM A 100 YEAR STORM, WHICHEVER IS GREATER.
  5. SIDEWALK DRAINS SHALL NOT BE USED IN RESIDENTIAL CONSTRUCTION.

### GRADING

1. FINISH GRADE FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS STANDARD PLATE 601. THERE SHALL BE NO UNDRAINDED AREAS AND ALL WATER RUNOFFS SHALL DRAIN TO THE STREET AND ALLEY.
2. FINISH FLOOR SHALL BE CONSTRUCTED AS TO HAVE AT LEAST TWENTY-FIVE (25) INCHES (2.08 FEET) ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER OR NEAREST ENGINEERING SPACING CALCULATIONS TO BE APPROVED BY THE CITY ENGINEER. FINISH FLOOR SHALL BE PROVIDED FROM A 100 YEAR STORM.
3. IF THE PROPERTY DRAINS TO BOTH A STREET AND AN ALLEY, THE DRAINAGE SWALE HIGH POINTS CAN BE LOCATED AROUND THE MIDDLE OF THE LOT IN THE SIDE YARD.
4. FINISH GRADE AROUND HOUSE SHALL SLOPE AWAY FROM FOUNDATION A MIN. OF 4 FEET AT 1/4 INCH PER FOOT FOR SOIL AND EARTH AND A MIN. OF 1/8 INCH PER FOOT FOR CONCRETE AND ASPHALT.

### ELECTRICAL

1. PROVIDE ADEQUATE CLEARANCE OF ELECTRICAL SERVICE DROP CONNECTORS (USE COPPER WIRING ONLY IN ACC. ARTICLE 250 - 24 & ARTICLE 680-81).
2. ELECTRICAL PANEL NOTE: APPROVAL BY SOUTHERN CALIFORNIA Edison CO. BUILDING INSPECTION PLEASE CALL 654-7444.

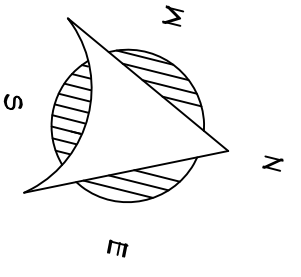
### PLUMBING

1. NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF CONSTRUCTED OF HETEROGENEOUS MATERIALS SHALL BE INSTALLED UNDER OR WITHIN TWO (2) FEET OF ANY BUILDING OR STRUCTURE OR LESS THAN ONE FOOT BELOW THE SURFACE OF THE GROUND (IPC, SEC. 919.4).
2. NO PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY WALL OR FOOTINGS (IPC, SEC. 919).
3. TIE TO EXISTING BUILDING SEWER MAINTAIN A 1/4 INCH PER FOOT FALL.
4. A 4" SEWER LATERAL IS REQUIRED FOR RESIDENCES THAT HAVE 4 OR MORE WATERCLOSETS. EXPOSE FOR VERIFICATION OF EXISTING OR NEW LATERAL SIZE.

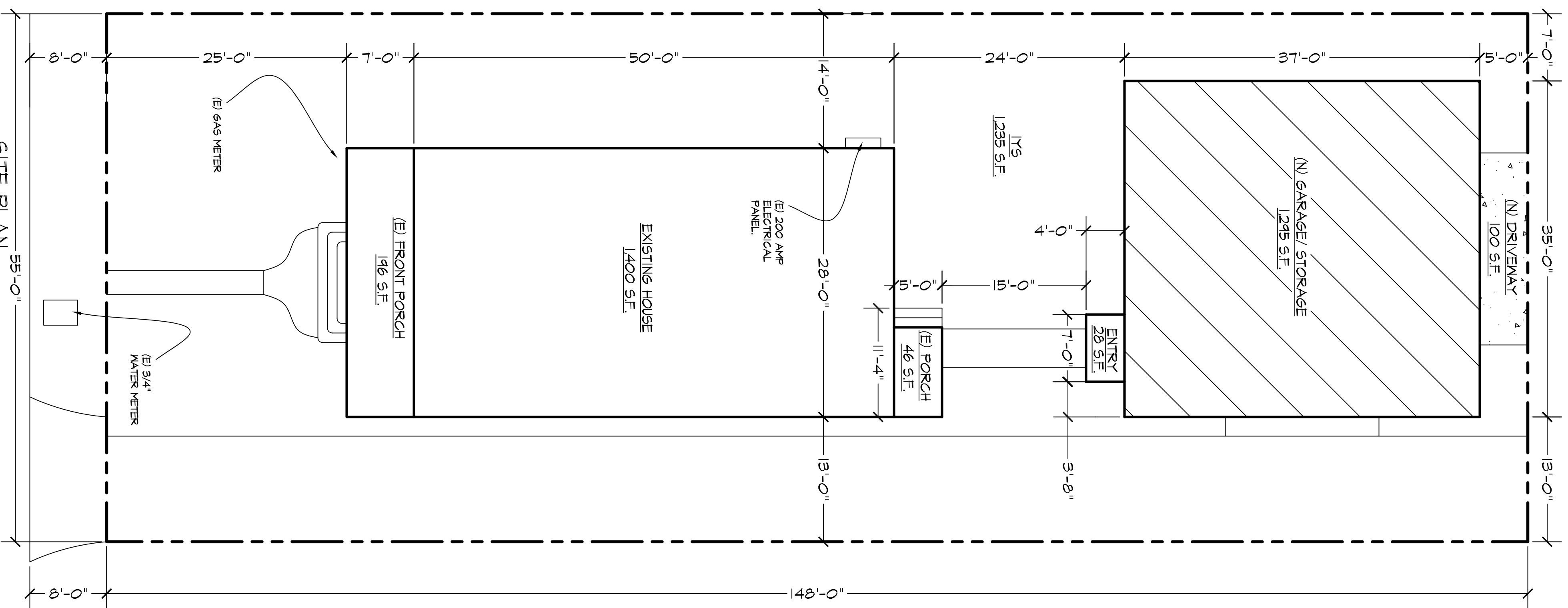
**FIRE DEPT. NOTE**

FIRE SPRINKLERS UNDER SEPARATE PERMIT.

POST ADDRESS NUMBERS ON STRUCTURE WITH MINIMUM HEIGHT OF 4 FEET. CONTRACT WITH FIRE DEPARTMENT TO VERIFY VISIBILITY FROM THE STREET. POST TEMPORARY NUMBERS DURING CONSTRUCTION.



- NOTE:**
- REVIEW IS ONLY FOR PROPOSED WORK. THIS DOES NOT PERMIT OR VERIFY THE STATUS OF ANY OTHER STRUCTURES) ILLUSTRATED ON THIS PLAN.
- NOTE:**
- PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (IN RES.) (ART-250-24 & ART-680-8 NEC)
- NOTE:**
- THE TOP OF ANY EXTERIOR FOUNDATION OR FINISHED FLOOR OR SLAB SHALL EXTEND 25 INCHES ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER, BEGINNING AT AN ELEVATION SIX INCHES BELOW THE TOP OF FOUNDATION OR FLOOR SLAB, A MINIMUM 2 PERCENT SLOPE AWAY FROM THE FOUNDATION OR FLOOR SLAB SHALL BE MAINTAINED AROUND ITS PERIMETER FOR A MINIMUM DISTANCE OF FOUR FEET FOR SIDE YARDS AND TEN FEET FOR FRONT AND REAR YARDS. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO A SAFE POINT OF DISCHARGE AND AWAY FROM THE FOUNDATION IS PROVIDED AT ALL LOCATIONS ON THE SITE. (CCC SEC. 906.4.5)
1. "THE ADDITION SHALL BE SO CONSTRUCTED AS TO HAVE A FINISH FLOOR AT LEAST 25 INCHES (2.08 FEET) ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER."
  2. "FINISHED GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS STANDARD PLATE NO. 601. THERE SHALL BE NO UNDRAINDED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND ALLEY."
  3. IF THE PROPERTY DRAINS TO BOTH A STREET AND AN ALLEY, THE DRAINAGE SWALE HIGH POINTS CAN BE LOCATED AROUND THE MIDDLE OF THE LOT IN THE SIDE YARD.
  4. SEE "A1" SHEET FOR PLATE NO. 601



**CODE REQUIREMENTS**

ALL DESIGN CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO 2015 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-10, 2015 CALIFORNIA MECHANICAL CODE (CMC), 2015 CALIFORNIA PLUMBING CODE (CALIFORNIA ELECTRICAL CODE 2015 AND ALL LOCAL ORDINANCES AND REQUIREMENTS.

**GENERAL NOTES**

ADDITIONS OR ALTERATIONS SHALL NOT BE MADE TO AN EXISTING BUILDING OR STRUCTURE THAT WILL CAUSE THE EXISTING BUILDING OR STRUCTURE TO BE IN VIOLATION OF ANY PROVISIONS OF THE CBC OR STATE AND SUCH ADDITIONS OR ALTERATIONS SHALL NOT CAUSE THE EXISTING BUILDING OR STRUCTURE TO BECOME UNSAFE.

THE TOP OF ANY EXTERIOR FOUNDATION OR FINISHED FLOOR SLAB SHALL EXTEND 25" ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER.

FINISHED GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS STANDARD PLATE 601. THERE SHALL BE NO UNDRAINDED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND/OR ALLEY.

**SITE DATA**

PORTION OF RANCHO SANTA PAULA V. SATICOY	
A.P.N.	201-0-281-075
SITE AREA	6,140 S.F.
(E) YEAR BUILT (ORIGINAL)	UNAVAILABLE
(E) HOUSE	1,400 S.F.
(E) ENTRY PORCH	146 S.F.
(E) REAR PORCH	47 S.F.
(E) DRIVEWAY	462 S.F.
(N) DRIVEWAY	100 S.F.
(N) GARAGE/STORAGE	1,295 S.F.
(N) GARAGE/STORAGE(ENTRY PORCH)	20 S.F.
17'9" (INTERIOR YARD SPACE) REQUIRED 15% = 1,221 S.F.	1,295 S.F.
(E) TOTAL LOT COVERAGE	2605 S.F. = 32%
(E) TOTAL LANDSCAPE	5595 S.F. = 68%
NEW TOTAL LOT COVERAGE	4,020 S.F. = 44.5%
NEW TOTAL LANDSCAPE	4,112 S.F. = 50.5%

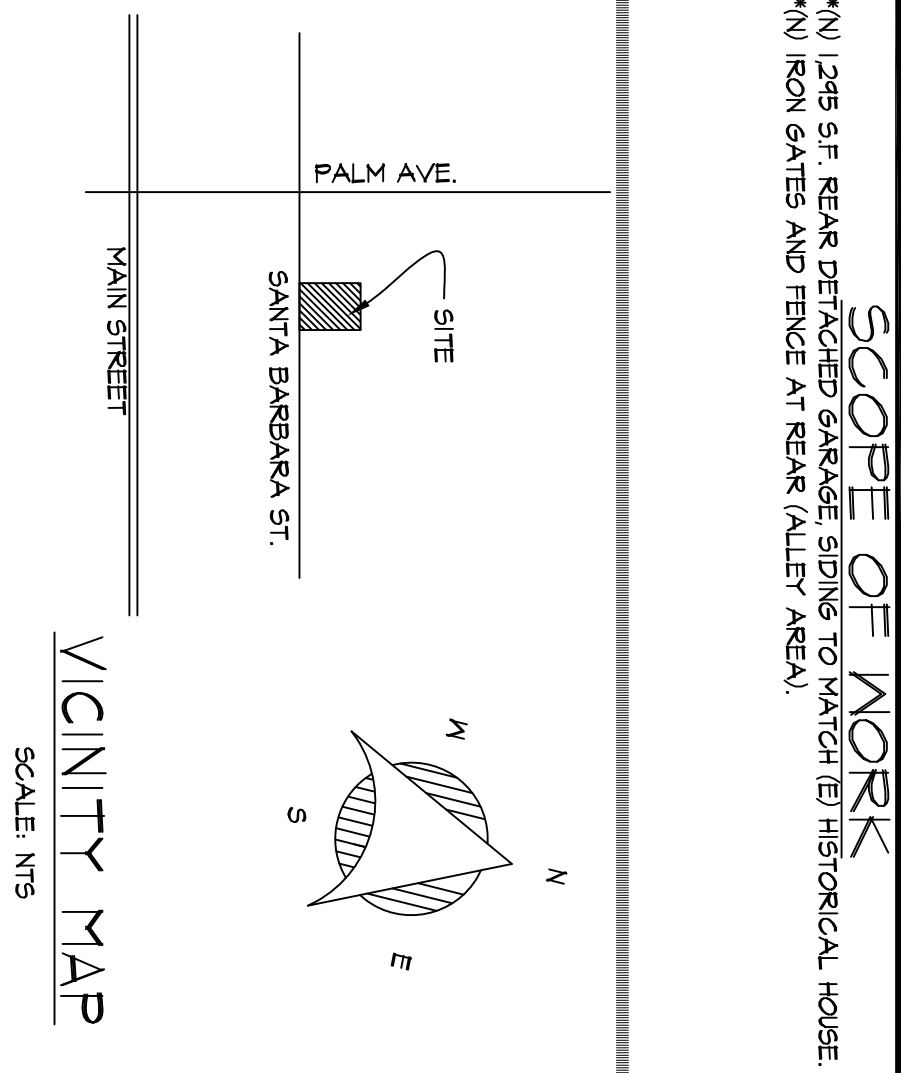
**BUILDING CODE DATA LEGEND**

OCCUPANCY GROUP	R-2	RESIDENCE
DESCRIPTION OF USE	V-B	YES
TYPE OF CONSTRUCTION	V-B	YES
SPRINKLERS	1	20'-8"
STORIES	1	1400 S.F.
HEIGHT	20'-8"	
AREA	1400 S.F.	

**SCOPE OF WORK**

(N) 1295 S.F. REAR DETACHED GARAGE/STORAGE TO MATCH (E) HISTORICAL HOUSE.

(N) IRON GATES AND FENCE AT REAR (ALLEY AREA).



### SHEET INDEX

SHEET NO.	DESCRIPTION
A1	SITE PLAN VICINITY MAP, SITE DATA, SCOPE OF WORK, SHEET INDEX
A2	FOUNDATION PLAN, ROOF AND FLOOR PLAN
A3	ELEVATION
S1	SECTIONS
D1	DETAILS
N1	GENERAL NOTES
N2	GENERAL NOTES

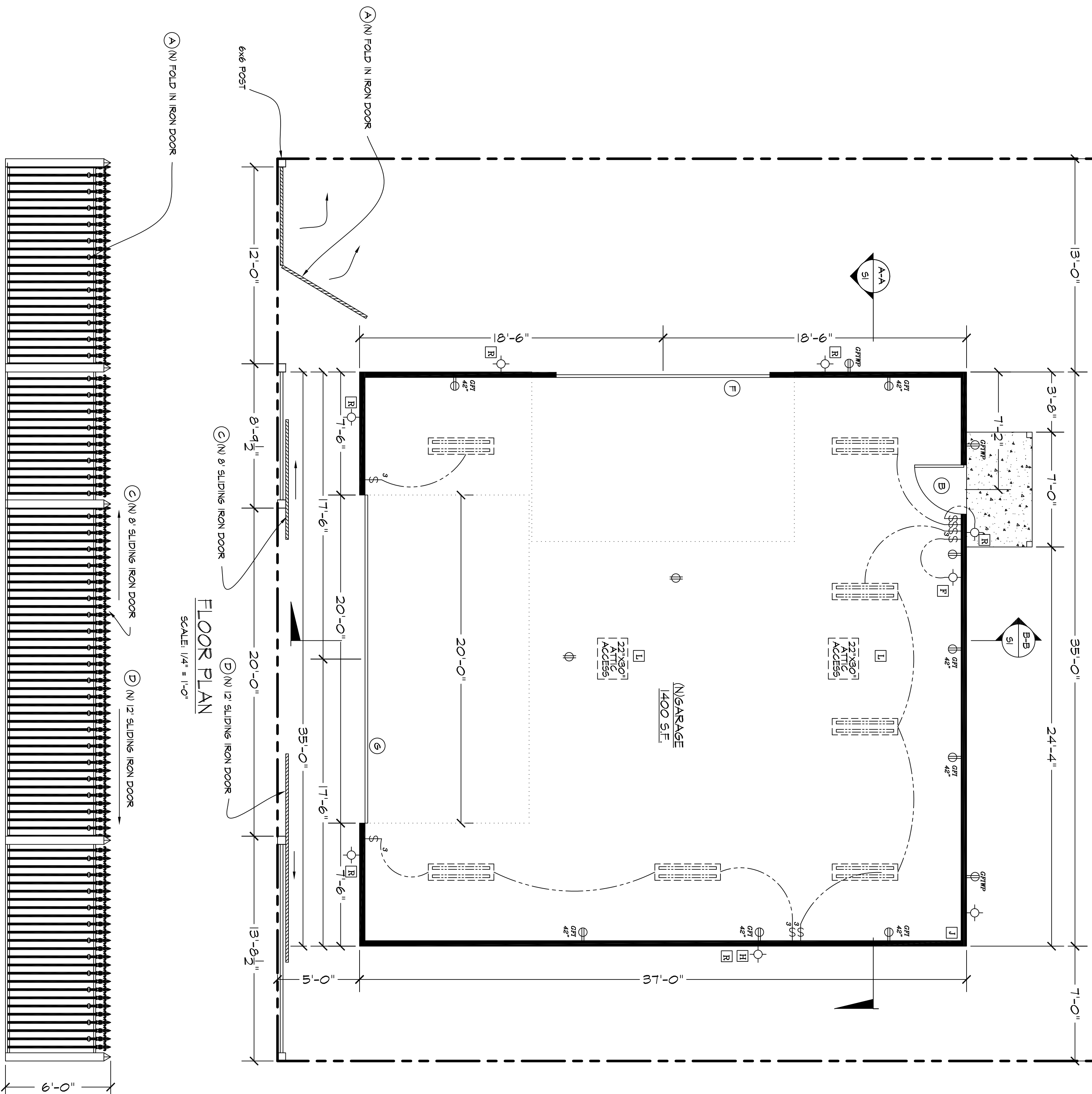
Drawn: SAUL VIGIL  
 Sheet: A1

Sheet Content:  
 SITE PLAN  
 PLATE 601  
 GENERAL NOTES  
 SITE DATA  
 SCOPE OF WORK  
 VICINITY MAP  
 SHEET INDEX

**OWNER INFO:**  
 JESSE GANN  
 1020 DONLON AVE. OXNARD, CA 93030  
 805 377-0378/ APN. 201-0-281-075

**Vigil Design**  
 a.k.a. V.I.G.  
 P.O. BOX 1291 OXNARD, CA 93032 / Lic. # 74224 (805) 479-4974

Revisors



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

REAR FENCE ELEVATION  
SCALE: 1/4" = 1'-0"

**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW 2 X 4 STUDS @ 16" O.C. WALL UNLESS NOTED OTHERWISE.
- PROVIDE 2X6 STUDS IN PLUMBING NOTCHES OR BORING OF STUDS (SECTION 252011.125201110.050)

**FLOOR PLAN NOTES**

- F** FLUORESCENT LIGHT
- L** PROVIDE A 22'X 30' ATTIC SCUTTLE LOCATED IN HALLWAY, OR OTHER READILY ACCESSIBLE LOCATION (CBC SEC. 10951).
- N** 125 AMP ELECTRICAL SUB PANEL
- N** FOLD IN IRON DOOR
- N** 8 SLIDING IRON DOOR
- N** 12' SLIDING IRON DOOR
- R** NOTE: EXTERIOR LIGHTS TO BE MANUAL MOTION SENSOR & PHOTO CONTROL OR FLUORESCENT.
- T** 3'-0" X 3'-0" LANDING MIN.

**DOOR SCHEDULE**

MARK	EXISTING DOOR SCHEDULE	SIZE	DESCRIPTION
A	EXISTING	13' X 6'	ROD IRON FOLDING DOOR
B	3068	8' X 6'	SOLID WOOD
C	8' X 6'	8' X 6'	ROD IRON DOOR (SLIDES TO THE LEFT)
D	12' X 6'	12' X 6'	ROD IRON DOOR (SLIDES TO THE RIGHT)
F	16'X10'	16'X10'	CARRIAGE DOORS STYLE
G	20'X10'	20'X10'	CARRIAGE DOORS STYLE

Sheet Content:  
FLOOR PLAN

OWNER INFO:  
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1020 DONLON AVE. OXNARD, CA 93030  
805 377-0378/ APN. 201-0-281-075

Vigil Design  
a.k.a. V.I.G.  
P.O. BOX 1281 OXNARD, CA 93032 / Lic. # 74224 (805) 479-4974



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Date: 11-3-16  
Sheet: A2



1020 Donlon Avenue

Alley Side View



Front Property View





Back Side of Existing House