

COMMUNITY WORKSHOP

Monday, December 21, 2020

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

**1. PROJECT NAME: Urban Lofts; PLANNING AND ZONING PERMIT NO. 20-200-15
(Development Design Review Permit) – Wilson Neighborhood**

A request to demolish an existing 428-square foot single story vacant building and drive through car canopy and construct a new 20,361-square foot, 5 story mixed-use building on a 0.16-acre site located at 136 South B Street (APN: 202-0-054-090) within the Downtown-General (DT-G) zone. The ground floor consists of tuck-under parking, a residential lobby, laundry room, and a 268 square-foot commercial space. The upper level floors consist of 20 one- and two-bedroom units that will range between 436-600 square-feet in size. The project includes 10 on-site parking spaces and payment of in-lieu fees for 11 spaces. The proposed project is exempt from environmental review, pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act.

Applicant: Thomas Kjaersgaard
City Contact: Joe Pearson II

Phone: (805) 765-1657
Phone: (805) 805-8272

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

136 SOUTH B STREET OXNARD, CA 93030



GOVERNING AGENCY

CITY OF OXNARD BUILDING DEPARTMENT & PLANNING DEPARTMENT
214 S C ST, OXNARD, CA 93030
(805) 677-5941

SCOPE OF WORK

NEW 5 STORY 20,361 SF MIXED USE BUILDING; 20 UNITS MULTI-FAMILY OVER PARKING GARAGE AND COMMERCIAL SPACE.

PROJECT INFORMATION	
PROJECT ADDRESS	136 SOUTH B STREET OXNARD, CA 93030
ASSESSOR'S PARCEL NUMBER	202-0-054-090
GROSS LOT AREA	7,000 SF (0.16 ACRES)
ZONE	DT-G
OCCUPANCY	MULTI-FAMILY (R-2), COMMERCIAL (B/A-2)
CONSTRUCTION TYPE	IA & VA
FIRE SPRINKLERS REQUIRED	NFPA 13
FIRE ALARM REQUIRED	NFPA 72
BUILDING HEIGHT	62 FT
SETBACKS	5 FT REAR (WEST) 0 FT FRONT (EAST) 0 FT SIDE (SOUTH) 0 FT SIDE (NORTH) 10 FT SIDE UPPER LEVEL (NORTH)
GROSS FLOOR AREA	20,361 SF
RESIDENTIAL UNITS	20 UNITS
PARKING SPACES	5 STANDARD 2 CAR STACKING SPACES 1 ACCESSIBLE (1 VAN)
BUILDING COVERAGE	94.2 %
LANDSCAPE AREA	1.4 %

SITE AREAS					
DESCRIPTION	EXISTING		PROPOSED		
BUILDING	428 SF	6.1%	6,641 SF	94.9%	
LANDSCAPE	650 SF	9.3%	110 SF	1.6%	
HARDSCAPE	5,922 SF	84.6%	249 SF	3.5%	
TOTAL	7,000 SF	100%	7,000 SF	100%	

PARKING ANALYSIS			
PARKING SPACES REQUIRED	CODE REFERENCE	REQ'D	PROVD
VEHICLE RESIDENTIAL	ODTC FIG 16-147.4.E	10	10
VEHICLE COMMERCIAL	ODTC FIG 16-147.4.E	1	0*
ACCESSIBLE SPACES	CBC 1109A.1	1	1
EV CHARGING STATIONS	CGBC 4.106.4.2	1	1
BICYCLE RESIDENTIAL	OXNARD BICYCLE PLAN A-38	6	8
LONG TERM			
BICYCLE RESIDENTIAL	OXNARD BICYCLE PLAN A-38	2	2
SHORT TERM			
BICYCLE COMMERCIAL	CGBC 5.106.4.1.1	2	2
SHORT TERM			
BICYCLE COMMERCIAL	CGBC 5.106.4.1.2	0	0
LONG TERM			

* IN-LIEU PARKING FEE PER CITY OF OXNARD DOWNTOWN CODE

UNIT SUMMARY	
1 BEDROOM	PROVD 4
2 BEDROOMS	16
TOTAL	20

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PROTECTION CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

CITY OF OXNARD MUNICIPAL CODE
CITY OF OXNARD DOWNTOWN CODE
CITY OF OXNARD BICYCLE MASTER PLAN

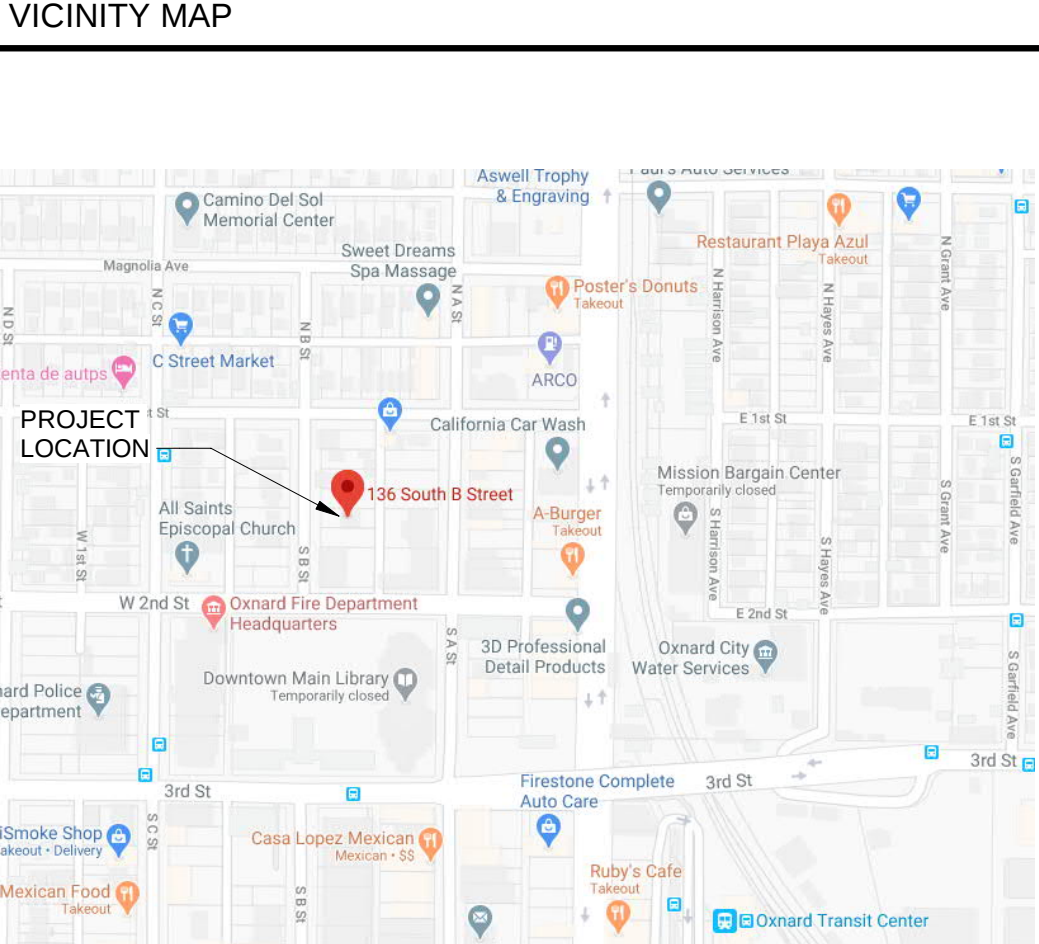
SEPARATE PERMITS

SEPARATE PERMITS REQUIRED FOR:
1. FIRE SPRINKLER AND FIRE ALARM SYSTEMS
2. INDIVIDUAL COMMERCIAL TENANT SIGNAGE

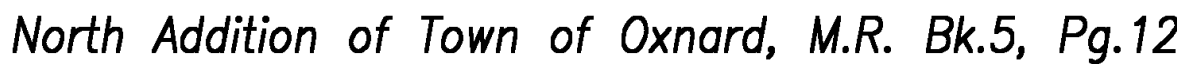
SHEET INDEX	
NUMBER	SHEET NAME
GENERAL	
G1.00	TITLE SHEET
G3.10	ZONING SUMMARY
G3.11	SITE PHOTOS
G3.12	FIRE HYDRANT EXHIBIT
G3.14	RENDERINGS
G4.10	BUILDING CODE SUMMARY
G6.20	SURVEY
ARCHITECTURAL	
A1.10	SITE PLAN
A2.10	FLOOR PLAN FIRST AND SECOND
A2.11	FLOOR PLAN THIRD, FOURTH, AND FIFTH
A2.20	ROOF PLAN
A3.10	ELEVATIONS SOUTH AND WEST
A3.11	ELEVATIONS NORTH AND EAST
A4.10	SECTIONS
A4.11	SECTIONS
A5.20	ENLARGED STAIR PLANS
A5.48	ENLARGED UNIT PLANS
A6.00	DETAILS SITE
CIVIL	
C2.1	GRADING AND DRAINAGE PLAN
C5.1	EROSION CONTROL PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN

- STORMWATER / WASTERWATER NOTES
1. LAUNDRY ROOM WILL BE REQUIRED TO HAVE A LINT TRAP.
 2. ALL COMMERCIAL AREAS SHOULD CONNECT TO ONE OR MORE GREASE INTERCEPTORS TO ACCOMMODATE FUTURE FOOD SERVICE ESTABLISHMENTS.
 3. TRASH ENCLOSURE SHALL INCORPORATE A DRAIN THAT CONNECTS TO THE SANITARY SEWER SYSTEM.
 4. PROJECT SHOULD CONSIDER SOLAR PANELS AND/OR GREEN ROOF CONCEPT TO REDUCE THE AMOUNT OF RUNOFF FROM SITE.

- POLICE DEPARTMENT NOTES
1. AN ACCESS CONTROL SYSTEM WILL NEED TO BE USED TO RESTRICT ACCESS TO APARTMENTS, LOBBY, LAUNDRY ROOM AND SIMILAR AMENITIES.
 2. SECURE MAIL ROOM OR LOCKERS SHALL BE PROVIDED FOR USPS AND PACKAGE DELIVERY SERVICES. DESIGN SHALL BE CONSISTENT WITH USPS REQUIREMENTS.
 3. SECURITY CAMERA SYSTEM WILL BE REQUIRED.
 4. A SECURITY SITE PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE PLAN SHALL INCLUDE DETAILS OF SECURITY CAMERA & ACCESS CONTROL.
 5. A CONSOLIDATED LANDSCAPE/LIGHTING/PHOTOMETRIC PLAN WILL BE REQUIRED SHOWING THAT TREE CANOPIES WILL NOT INTERFERE WITH LIGHTING INSTRUMENTS.



PROJECT TEAM	
OWNER	SPM SANTA BARBARA, LLC JUSTIN EGERER 1811 STATE STREET SANTA BARBARA, CA 93101 805-487-0099
ARCHITECT	CHAPPELL ARCHITECTURE DYLAN CHAPPELL 175 S. VENTURA AVE, UNIT 104-A VENTURA, CA 93001 805.205.4760
CIVIL ENGINEER	ASHLEY & VANCE ENGINEERING JASON J. GOTSIS 210 E. COTA ST. SANTA BARBARA, CA 93101 (805) 962-9966 X160
LANDSCAPE ARCHITECT	NATIRA JONES LANDSCAPE ARCHITECTURE 315 MEIGS ROAD SUITE A185 SANTA BARBARA, CA 93109



Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares

ST. CITY OF OXNARD			
Ventura County Assessor's Map.			
DRAWN	REVISED	6-22-2004	
REDRAWN	CREATED		
INKED	PLOTTED	EFFECTIVE	ROLL
PREVIOUS Bk.202, Portion Pg.05			
Compiled By Ventura County Assessor's Office			

Architectural elevation drawing of a building facade. The drawing includes the following details:

- Height and Setback Dimensions:**
 - 85'-0" MAX. TOP PARAPET
 - 81'-0" MAX. T.O.P.
 - 70'-0" MAX. TOP OF ROOF SEE G4.10
 - 12'-0"
 - 4'-0"
- Encroachment and Projection:**
 - 30" MAX. ENCROACHMENT INTO SETBACK
 - 5'-3" PROJECTION MAX. 2/3 OF SIDEWALK
- Regulatory Note:**

NO ENCROACHMENTS ALLOWED EXCEPT AWNINGS, TENTS, SIGNS AND SIGNS PER CBC 3202.3.1
- Floor Levels and Heights:**
 - T.O. PARAPET 62'-0" (62.00)
 - 5TH FLOOR T.O.P. 56'-0" (56.00)
 - 5TH FLOOR 47'-0" (47.00)
 - 4TH FLOOR 36'-0" (36.00)
 - 3RD FLOOR 25'-0" (25.00)
 - 2ND FLOOR 14'-0" (14.00)
 - 1ST FLOOR 0'-0" (0.00)
- Other Labels:**
 - PL (Plumb line)

T.O. PARAPET
62' - 0" (62.00')

5TH FLOOR T.O.P.
56' - 0" (56.00')

5TH FLOOR
47' - 0" (47.00')

4TH FLOOR
36' - 0" (36.00')

3RD FLOOR
25' - 0" (25.00')

2ND FLOOR
14' - 0" (14.00')

1ST FLOOR
0' - 0" (0.00')

CODE SECTION	DESCRIPTION	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMPLIANCE?
16-147.4 C.1.C FIG. 16-147.4.B	BUILDING SETBACKS GROUND FLOOR 1. PRIMARY STREET 2. SIDE STREET 3. SIDE YARD 4. REAR WITH ALLEY FACADE AT BUILD-TO LINE UPPER FLOORS 3. SIDE YARD	0' OR 10' 0' OR 10' 0' 5' 70%	0' OR 15' 10' OR 15' 7' 5' 70%	0' 0' 0' 5' 80%	0' 0' N/A N/A N/A	YES YES YES YES YES
16-147.4 C.1.E FIG. 16-147.4.C	BUILDING HEIGHTS 1. HIGHEST TOP PLATE 2. TOP OF PARAPET 4. GROUND FLOOR ABOVE GRADE 5. GROUND STORY HEIGHT	81' MAX. 85' MAX. 0' 12' MIN.	15' TO 4' MAX. 12' MIN.	N/A N/A 0' 16'	61' 70' N/A N/A	YES YES YES YES
16-147.4 C.1.F FIG. 16-147.4.C	MASSING REQUIREMENTS 6. GROUND STORY DEPTH BUILDINGS THAT EXCEED 75' IN LENGTH ARE REQUIRED TO BE ORGANIZED INTO MULTIPLE TOWN-SCALE VOLUMES THROUGH FACADE ARTICULATION		30' MIN.		N/A	N/A
16-147.4 C.1.F 16-157	ARCHITECTURAL STYLE ARCHITECTURAL STYLES ALLOWED FOR ZONE DT-G		NEW TRADITIONAL SPANISH REVIVAL VICTORIAN CRAFTSMAN CONTEMPORARY ART DECO		CONTEMPORARY	YES
16-147.4 C.2.A	BUILDING ACCESS ACCESS TO EACH BUILDING AND GROUND FLOOR SPACE/DWELLING IS REQUIRED FROM THE SIDEWALK VIA THE ALLOWED FRONTAGE. MAXIMUM DISTANCE BETWEEN ENTRIES.	50' MAX.	50' MAX.	40'	40'	YES
16-147.4 C.2.B	UPPER FLOOR ACCESS ACCESS TO UPPER FLOOR DWELLINGS AND COMMERCIAL SPACES IS REQUIRED FROM THE STREET VIA:	N/A	COURTYARDS PASEOS LOBBY	N/A	LOBBY	YES
16-147.4 C.2.C	SIDE STREET FACADES THESE FACADES MUST BE DESIGNED TO SAME LEVEL OF ARCHITECTURAL TREATMENT AND MATERIALS AS THE FRONT FACADE.					YES
16-147.4 C.3 TABLE 16-150	PRIVATE FRONTAGE COMMON ENTRY A. HEIGHT TO B.O. AWNING / CANOPY A. AWNING / CANOPY DEPTH B. ENTRY DISTANCE TO SIDEWALK C. AREA OF OUTDOOR SPACE D. GLASS AREA OF LOBBY WALL	10' MIN. - 25' MAX. 4' MIN. TO 2' FROM CURB MAX. 8' MIN. - 20' MAX. 150 SF MIN. 70% MIN.		10' 6' 8' 150 SF 70%		YES YES YES YES YES
16-147.4 C.4 TABLE 16-154	SIGNAGE FACADE SIGN A. HEIGHT B. WIDTH AS % OF FACADE WIDTH C. CLEARANCE FROM OPENINGS	10' MIN. - 24' MAX. 60% MAX 24' MIN.				YES YES YES
16-147.4 C.5 TABLE 16-152	PRIVATE OPEN SPACE 5% OF TOTAL LOT AREA FOR LOTS < 3,000 SF. THE MINIMUM USABLE SPACE AREA IS IN ADDITION TO SETBACKS. THE MINIMUM AREA MAY BE PROVIDED BY EVARGING ANY OR ALL ALLOWABLE USABLE OPEN SPACES BEYOND THE MINIMUM OR BY PROVIDING MULTIPLE OPEN SPACES WITH A MINIMUM DIMENSION AS IDENTIFIED IN THE TABLE.		REAR YARD 15' X 15' MIN. COURT 15' X 25' MIN. SIDE YARD 12' X 20' MIN. ROOF DECK 15' X 15' MIN. PASSAGE 10' MIN. BALCONY 6' X 8' MIN.		ROOF DECK	YES
16-147.4 C.6 TABLE 16-148	USES ALLOWABLE USAGES AS DEFINED IN THE ZONING CODE.	SEE TABLE	SEE TABLE	TBD	DWELLING MULTIFAMILY	YES
16-147.4.E	PARKING PLACEMENT SETBACK 1. PRIMARY STREET 2. SIDE ST., 75' FROM FRONT PL 3. SIDE ST., 75' BACK FROM FRONT PL 4. SIDE YARD 5. REAR YARD	18' 18' 5' 5' 5'	18' 18' 5' 5' 5.5'		26' 36' 0.5' 0.5' 5.5'	YES YES NO NO NO
16-147.4.E	REQUIRED PARKING MIN. COMMERCIAL (ALL)	1 SPACE PER 1,000 SF		100% IN-LIEU FEE		YES
	RESIDENTIAL MULTIFAMILY		0.5 SPACES PER UNIT MIN. TO 1.65 SPACES PER UNIT MAX		0.5 SPACES PROVIDED 0.5 SPACES IN-LIEU FEE	YES
16-149.B	PODIUM AND SUBTERRANEAN PARKING VEHICULAR ACCESS SHALL BE LOCATED IN THE REAR OR ON THE SIDE OF A LOT, AND ACCESSED BY AN ALLEY, LANE, OR DRIVE.	-	-	-	ACCESSED BY ALLEY	YES

CODE SECTION	DESCRIPTION	REQUIRED COMMERCIAL	REQUIRED RESIDENTIAL	PROVIDED COMMERCIAL	PROVIDED RESIDENTIAL	COMPLIANCE?
16-638	DIMENSIONS OF PARKING SPACES					
	FULL SIZE SPACE	9' x 19'	9' x 19'	9' x 19'	9' x 19'	YES
	MOTORCYCLE SPACE	4.5' x 7'	4.5' x 7'	N/A	N/A	N/A
	SINGLE CAR GARAGE	10.5' x 20'	10.5' x 20'	N/A	N/A	YES
	INTERIOR HEIGHT	7'	7'		14'	YES
16-639	DIMENSIONS OF PARKING BAY & AISLE					
FIG. 5	FULL SIZE SPACE					
	DRIVE AISLE 90 DEG	25'	25'	25'	25'	YES
	DRIVE AISLE 60 DEG	18'		N/A	N/A	YES
16-645	DISTANCE TO PARKING SPACES					
	APARTMENTS					
	RESIDENTIAL PARKING	N/A	200'	N/A	175'	YES
	WHEN A STAIRWAY OR ELEVATOR PROVIDES ACCESS TO DWELLING UNITS THAT STAIRWAY OR ELEVATOR SHALL BE CONSIDERED TO BE THE ENTRANCE TO THE DWELLING UNITS.					

SECTION	DESCRIPTION	PERSONS OR EMPLOYEES	WEEKLY YDS/ YD ³ *	TOTAL WEEKLY YDS/ YD ³	SERVICE NEEDS	PROVIDED
MULTIFAMILY RESIDENTIAL	RECYCLING	47	0.13	6.11		
	FOOD WASTE	47	0.05	2.35		
	RESIDENTIAL TRASH	47	0.08	3.76		
	TOTAL			12.22		
COMMERCIAL **	RECYCLING	2	0.23	0.46		
	FOOD WASTE	2	0.03	0.06		
	RESIDUAL TRASH	2	0.20	0.40		
	TOTAL		0.46	0.92		
TOTAL COMBINED	RECYCLING			6.57	(1) 4 YD 3XWEEK	(1) 4 YD
	FOOD WASTE			2.41	(3) 64 GAL(0.31) 3XWEEK	(3) 64 GAL
	TRASH			4.16	(1) 2 YD 3XWEEK	(1) 4 YD
	TOTAL			13.14		

* THE YDS³ HAVE BEEN ADJUSTED TO SHOW THE LOAD OF 1 PERSON PER THE CITY OF OXNARD SOLID WASTE DESIGN GUIDELINES. CALCULATED BASED ON AN AVERAGE OF 2.6 PERSON PER HOUSEHOLD FOR A TYPICAL 2 BEDROOM APARTMENT.

** BASED ON THE BUSINESS TYPE 'SERVICES - MANAGEMENT, ADMINISTRATION, SUPPORT & SOCIAL' .46 YDS³ PER WEEK

CHAPPELL
ARCHITECTURE

COMMERCIAL - RESIDENTIAL

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136 SOUTH B STREET

OXNARD
CALIFORNIA

DDR RESUBMITTAL #1

△ REVISIONS:

NO	DESCRIPTION	DATE

ZONING SUMMARY

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- 07



- 06



- 05



04



03



02



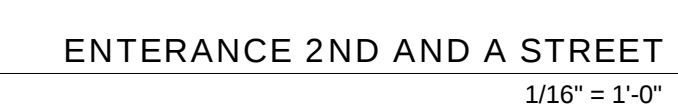
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DDR RESUBMITTAL #1

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OXNARD
CALIFORNIA

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FIRE PROTECTION AND LIFE SAFETY SYSTEMS		
DESCRIPTION	REFERENCE	REQUIREMENTS
STANDPIPE SYSTEMS	905.3.1	STANDPIPE IS REQUIRED WHERE HIGHEST STORY IS 30FT ABOVE OR BELOW FIRE DEPARTMENT VEHICLE ACCESS.
	905.3.1 EXCEPTION 1	CLASS 1 STANDPIPES ARE ALLOWED IN BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM.
	905.4(1)	CLASS 1 STANDPIPE SHALL BE PROVIDED IN EVERY REQUIRED INTERIOR EXIT STAIRWAY. HOSE CONNECTION AT INTERMEDIATE LANDING BETWEEN STORIES.
	905.4(5)	A HOSE CONNECTION SHALL BE LOCATED TO SERVE ROOFS WITH SLOPES LESS THAN 4:12 CAN BE LOCATED AT HIGHEST LANDING.
	905.4.2	IN BUILDING WITH MORE THAN ONE STANDPIPE, THE STANDPIPES SHALL BE INTERCONNECTED.
	905.8	DRY STANDPIPES SHALL NOT BE INSTALLED.
FIRE EXTINGUISHERS	TABLE 905.3(1)	MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER IS 75FT. MAXIMUM 11,250 SQ. FT. OF FLOOR AREA PER EXTINGUISHER

CALIFORNIA ENERGY CODE MANDATORY REQUIREMENTS		
DESCRIPTION	REFERENCE	REQUIREMENTS
LOW-RISE MULTIFAMILY BUILDINGS	CEC 110.10	BUILDINGS THAT DO NOT HAVE PHOTOVOLTAIC SYSTEMS INSTALLED SHALL COMPLY WITH SECTION CEC 110.10(B) THROUGH 110.10(D).
SOLAR ZONE AREA	CEC 110.10(B)	TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING, INCLUDING MIXED OCCUPANCY.

TRAVEL DISTANCE			
DESCRIPTION	REFERENCE	REQUIREMENTS	
EXIT ACCESS TRAVEL DISTANCE	1017.2	R:	250 FT NFPA 13
		A:	250 FT NFPA 13
		B:	250 FT NFPA 13
		S-2:	400 FT NFPA 13
COMMON PATH OF TRAVEL	1006.2.1	R-2:	125 FT NFPA 13
		A:	75 FT NFPA 13
		B:	100 FT NFPA 13
		S:	100 FT NFPA 13
COMMON PATH SINGLE EXITS FROM 1ST STORY	1006.3.3	A:	75 FT NFPA 13
		B:	75 FT NFPA 13
		S:	75 FT NFPA 13

DESCRIPTION	REFERENCE	REQUIREMENTS
OCCUPANT LOAD	1004.2.1	DESIGN OF EGRESS PATH CAPACITY SHALL BE BASED ON THE CUMULATIVE PORTION OF OCCUPANT LOADS OF ALL ROOMS, AREAS OR SPACES TO THAT POINT ALONG THE PATH OF EGRESS TRAVEL.
	1004.4	WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS
	1004.7	WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, THE LOAD SHALL INCLUDE THE OUTDOOR AREA.
STAIRWAYS	1028.1	INTERIOR EXIT STAIRWAYS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING.
	1028.1.1	NOT MORE THAN 50 PERCENT OF THE NUMBER AND WITH OF THE EXITS IS PERMITTED TO EGRESS THROUGH A LOBBY.
	1028.5	THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.
INGRESS CAPACITY	1005.3.1	EGRESS CAPACITY FOR STAIRWAYS = 0.2 INCH PER OCCUPANT. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED. INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY.
	1005.3.1	EGRESS COMPONENTS OTHER THAN STAIRWAYS = 0.2 INCH PER OCCUPANT.
	1005.3.1	WHERE MORE THAN ON EXIT IS REQUIRED, 50 PERCENT OF THE REQUIRED CAPACITY SHALL BE AVAILABLE IF LOSS OF ONE EXIT.
	1009.3.2.1	48 INCH CLEAR WIDTH IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS.
	1005.4	THE MIN. WIDTH SHALL NOT BE REDUCED ALONG THE EGRESS PATH UNTIL ARRIVAL AT THE PUBLIC WAY.
ENCROACHMENT	1005.7	DOORS WHEN FULLY OPEN SHALL NOT REDUCE WIDTH MORE THAN 7 INCHES.
	1005.7.2	THE RESTRICTIONS ON DOOR SWING SHALL NOT APPLY TO DOORS WITHIN INDIVIDUAL DWELLING UNITS
	1005.7.2	TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH NOT MORE THAN 1 1/2 INCHES ON EACH SIDE.
AREA OF REFUGE	1009.3.3	AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
MEANS OF EGRESS DOORS AND LANDINGS	1010.1.1	MIN. CLEAR OPENING OF 32" WITH 48" MAX. DOOR LEAF. DOOR HEIGHT 80" MIN.
	1010.1.2	DOORS SHALL BE PIVOTED OR SIDE-HINGES TYPE. DOES NOT APPLY TO INDIVIDUAL DWELLING UNIT DOORS. DOORS SHALL SWING IN THE DIRECTION OF TRAVEL IF SERVING MORE THAN 50 OCCUPANTS.
	1010.1.2	DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT REDUCE THE LANDING TO LESS THAN 1/2 ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH OF 44" MIN.
	1010.1.9.12	INTERIOR STAIRWAY DOORS SHALL BE OPERABLE FROM BOTH SIDES. STAIRWAY DISCHARGE DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE.
	1011.6	LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY. DEPT OF LANDING SHALL BE EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS.
	1011.12.1	SHIPS LADDERS SHALL BE PERMITTED TO UNOCCUPIED ROOFS.
	1011.15.1	HANDRAILS ON BOTH SIDES REQUIRED.
STAIRWAYS	1011.15.1	MIN. TREAD DEPTH OF 9". TOTAL TREAD DEPTH PLUS NOSING SHALL BE NOT LESS THAN 8 1/2". MAXIMUM RISER HEIGHT SHALL BE 9 1/2".
	1011.15.1	WHERE ROOF ACCESS IS LOCATE WITHIN 10FEET OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS.
	3002.4	WHERE SERVING FOUR OR MORE STORIES AT LEAST ONE ELEVATOR SHALL ACCOMMODATE AN AMBULANCE STRETCHER 24IN X 60IN.
ELEVATOR		

SIGNAGE		
DESCRIPTION	REFERENCE	REQUIREMENTS
OCCUPANT LOAD	1004.9	EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE
ELEVATOR	3002.4	*STAR OF LIFE SYMBOL, 3IN SIZE ON BOTH SIDES OF HOISTWAY JAMBS SHALL BE PROVIDED AT EMERGENCY ACCESS ELEVATOR THAT ACCOMMODATE A STRETCHER

FIRE RESISTANCE RATED CONSTRUCTION		
DESCRIPTION	REFERENCE	REQUIREMENTS
FIRE PARTITIONS	708.1	APPLIES TO GROUP R SEPARATION WALLS, CORRIDOR WALLS, EGRESS BALCONIES, WALLS SEPARATING GROUP A TENANT SPACES.
	708.4	FIRE PARTITIONS SHALL EXTEND FROM TOP OF FLOOR/CEILING ASSEMBLY TO UNDERSIDE OF THE FLOOR/ROOF/SLAB ABOVE. IF PARTITION IS NOT CONTINUOUS SPACE BETWEEN CEILINGS AND SHEATHING PROVIDE FIREBLOCKING OR DRAFTSTOPPING PER 708.4.2
	708.7	PENETRATIONS SHALL COMPLY WITH CBC 714.
	708.8	JOINTS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF PER CBC 715. NOT REQUIRED AT WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS.
FIRE BARRIERS	707.1	APPLIES TO SHAFT ENCLOSURES, INTERIOR EXIT STAIRWAYS, EXIT PASSAGES WAYS, HORIZONTAL EXITS, SEPARATED OCCUPANCIES.
	707.5	FIRE BARRIERS SHALL EXTEND FROM TOP OF FLOOR/CEILING ASSEMBLY TO UNDERSIDE OF THE FLOOR/ROOF SHEATHING ABOVE. SHALL BE CONTINUOUS THROUGH CONCEALED SPACE.
	707.7	PENETRATIONS SHALL COMPLY WITH CBC 714.
	707.8	JOINTS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF PER CBC 715. NOT REQUIRED AT WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS.
CONTINUITY	708.4.2	WHERE FIRE PARTITIONS DO NOT EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING: PROVIDE FIRE BLOCKING OR DRAFTSTOPPING IN ACCORDANCE WITH CBC 718.2.1, CBC 718.3.1 OR CBC 718.4.1 FOR ATTICS
	708.4.2(5)	IF BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM AND THE ATTIC SPACE IS SPRINKLERED FIRE BLOCKING AND DRAFTSTOPPING SHALL NOT BE REQUIRED.
HORIZONTAL ASSEMBLY	711.2.3	MIN. 1HR SEPARATION AT DWELLING UNITS PER CBC 420.3.
	711.2.6	IN 1 HOUR ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE
PENETRATIONS	717.5.4	FIRE DAMPERS NOT REQUIRED WHEN METRIC
	717.5.4.1.2	CORRIDORS FIRE PARTITIONS WHERE NOT SERVING THE CORRIDOR AND THE DUCT IS MIN 0.019 IN STEEL PROTECTED AS A THROUGH PENETRATION IN ACCORDANCE WITH CBC 713.
	717.6	HORIZONTAL PENETRATION BY DUCT AND AIR TRANSFER OPENINGS SHALL BE PROTECTED BY SHAFT ENCLOSURE.
	712.1.13.2	HORIZONTAL PENETRATION BY ACCESS DOORS SHALL BE PERMITTED IF DOOR IS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 285.
	714.1.1	PENETRATIONS OF HORIZONTAL ASSEMBLIES NOT PROTECTED WITH A SHAFT AND NOT REQUIRED TO BE PROTECTED WITH FIRE DAMPERS SHALL COMPLY WITH SECTIONS 714.5 THROUGH 714.6.2
VERTICAL EXIT ENCLOSURES	1023.7	EXTERIOR WALLS SHALL COMPLY WITH SECTION 705, WHERE NON-RATED OR UNPROTECTED. WALLS OR OPENINGS ENCLOSE THE EXTERIOR OF THE STAIRWAY AND WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE LESS THAN 180 DEGREES. 1 HOUR FIRE RESISTANCE RATING IS REQUIRED WITHIN 10 FEET.
	1023.2	ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS.
	1023.2	FIRE RESISTANT RATING OF NOT LESS THAN 2 HOURS IF CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED.
FIREBLOCKING	718.2.2	FIREBLOCKING SHALL BE PROVIDED VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT BETWEEN VERTICAL STUD WALL AND FLOOR JOISTS OR TRUSSES.
	718.2.3	FIREBLOCKING SHALL BE PROVIDED BETWEEN VERTICAL STUD WALL AND FLOOR JOISTS OR TRUSSES.
	718.2.5	FIREBLOCKING SHALL BE PROVIDED AT FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL.
	718.2.6	FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALLS.

CONSTRUCTION TYPE IA			
DESCRIPTION GENERAL FIRE RESISTANCE RATING	REFERENCE CBC TABLE 601	ELEMENT PRIMARY STRUCTURAL FRAME	RATING 3 HOUR
		BEARING WALLS EXTERIOR	3 HOUR
		BEARING WALLS INTERIOR	3 HOUR
		NON BEARING WALLS INTERIOR	0 HOUR
		FLOOR CONSTRUCTION INCL. BEAMS AND JOIST	2 HOUR
		ROOF CONSTRUCTION INCL. BEAMS AND JOIST	1.5 HOUR
GENERAL FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	CBC TABLE 602	LESS THAN 5 FT	1 HOUR
		5 TO LESS THAN 10 FT	1 HOUR
		10 TO LESS THAN 30 FT	1 HOUR
		30 FT AND GREATER	0 HOUR

CONSTRUCTION TYPE VA			
DESCRIPTION GENERAL FIRE RESISTANCE RATING	REFERENCE CBC TABLE 601	ELEMENT PRIMARY STRUCTURAL FRAME	RATING 1 HOUR
		BEARING WALLS EXTERIOR	1 HOUR
		BEARING WALLS INTERIOR	1 HOUR
		NON BEARING WALLS INTERIOR	0 HOUR
		FLOOR CONSTRUCTION INCL. BEAMS AND JOIST	1 HOUR
GENERAL FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	CBC TABLE 602	ROOF CONSTRUCTION INCL. BEAMS AND JOIST	1 HOUR
		LESS THAN 5 FT	1 HOUR
		5 TO LESS THAN 10 FT	1 HOUR
		10 TO LESS THAN 30 FT	1 HOUR
		30 FT AND GREATER	0 HOUR

DESCRIPTION	FIRE RESISTANCE RATED CONSTRUCTION		
FIRE RESISTANCE RATINGS	REFERENCE	REQUIREMENTS	
EXTERIOR WALL OPENINGS FOR EACH INDIVIDUAL STORY, UNPROTECTED, SPRINKLERED	CBC 705.5	FIRE RATING IS REQUIRED FROM BOTH SIDES OF THE WALL.	
	TABLE 705.8 PER 705.8.1	FIRE SEPARATION DISTANCE	PERCENTAGE OF EXTERIOR WALL AREA
		0 TO LESS THAN 3 FT	0 %
		3 TO LESS THAN 5 FT	15%
		5 TO LESS THAN 10 FT	25%
		10 TO LESS THAN 15 FT	45%
SHAFT ENCLOSURES		15 TO LESS THAN 20 FT	75%
		20 FT AND GREATER	NO LIMIT
	705.8.5 EXCEPTION 2	VERTICAL SEPARATION NOT REQUIRED PROVIDED FIRE SPRINKLER PER 903.1.1	
	713.2	SHAFT SHALL BE CONSTRUCTED AS FIRE BARRIERS.	
	713.4	SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, OR NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES	
	713.6	REQUIRED FIRE RESISTANT RATING FOR SHAFT ENCLOSURES SHALL NOT APPLY AT EXTERIOR WALLS.	
	713.7	DOORS SHALL BE SELF CLOSING	
	713.11	ENCLOSURE AT BOTTOM SHALL BE ENCLOSED AT THE LOWEST LEVEL WITH CONSTRUCTION OF THE SAME FIRE RESISTANT RATING AS THE LOWEST FLOOR BUT NOT LESS THAN THE RATING OF THE SHAFT.	
	713.13	WASTE CHUTES SHALL MEET THE REQUIREMENTS OF NFPA 82, CHAPTER 6 AND CBC 712 AND 713.13.5 THROUGH 713.13.1.	
	713.13.1	OPENINGS SHALL NOT BE LOCATED IN CORRIDORS. DOORS SHALL BE SELF CLOSING.	
WASTE CHUTES	713.13.3	ACCESS ROOMS SHALL BE 1HR FIRE BARRIER. DOORS SHALL HAVE A 3/4 HR FIRE RATING AND BE SELF CLOSING.	
	713.13.4	DISCHARGE TRASH ROOM SHALL BE CONSTRUCTED AS FIRE BARRIER NOT LESS THAN THE RATING OF THE SHAFT.	
	713.13.6	FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH CBC 903.2.11.2	
	3002.1	ELEVATORS SHALL BE SHAFT ENCLOSURES COMPLYING WITH CBC 713	
	3006.3.5	ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE HOISTWAY DOOR HAS A FIRE RATING PER CBC 708.7 AND PROTECTED BY A LISTED SMOKE CURTAIN SYSTEM.	
ELEVATOR	3005.4.1	MACHINE ROOM NOT ATTACHED TO THE HOISTWAY IS ALLOWED TO BE 1HR FIRE BARRIER.	

PROJECT INFORMATION	
PROJECT ADDRESS	136 SOUTH B STREET OXNARD, CA 93030
ASSESSOR'S PARCEL NUMBER	2020-054-090
GROSS LOT AREA	7,000 SF (0.16 ACRES)
ZONE	DT-G
OCCUPANCY	MULTI-FAMILY (R-2), COMMERCIAL (B/A-2)
CONSTRUCTION TYPE	W & VA
FIRE SPRINKLERS REQUIRED	NFPA 13
FIRE ALARM REQUIRED	NFPA 72
BUILDING HEIGHT	62 FT
SETBACKS	5 FT REAR (WEAT) 0 FT FRONT (EAST) 0 FT SIDE (SOUTH) 0 FT SIDE (NORTH) 10 FT SIDE UPPER LEVEL (NORTH) 20.36' SF
GROSS FLOOR AREA	20 UNITS
RESIDENTIAL UNITS	5 STANDARD
PARKING SPACES	2 CAR STACKING SPACES 1 ACCESSIBLE (1 VAN)
BUILDING COVERAGE	94.2 %
LANDSCAPE AREA	1.4 %

PROJECT KEY SECTION

BUILDING B

R-2, TYPE VA

R-2, TYPE VA

R-2, TYPE VA

R-2, TYPE VA

62 FT.

BUILDING A

S-2 B, TYPE IA

BUILDING AREAS				
	BLD	TYPE	OCCUPANCY	GROSS
1ST FLOOR	A	IA	S-2,A-2,B	6,641 SF
2ND FLOOR	B	VA	R-2	3,430 SF
3RD FLOOR	B	VA	R-2	3,430 SF
4TH FLOOR	B	VA	R-2	3,430 SF
5TH FLOOR	B	VA	R-2	3,430 SF
TOTAL				20,361 SF

SPECIAL PROVISIONS		
HORIZONTAL BUILDING SEPARATION ALLOWANCE PER CBC 510.2		
BUILDING BELOW	CBC 510.2.2	TYPE IA
HORIZONTAL SEPARATION	CBC 510.2.1	3 HOUR
SHAFT ENCLOSURES THROUGH PODIUM	CBC 510.2	2 HOUR (5 STORIES)
SHAFT OPENINGS	CBC 716	1.5 HOUR
MAX BUILDING HEIGHT	CBC 510.2.6	MOST STRINGENT REQUIREMENT FROM GRADE PLANE
OCCUPANCY BELOW	CBC 510.2.5	ANY EXCEPT H
OCCUPANCY ABOVE		A (< 300 SF EA.), B, M, R, S

BUILDING 'A' DATA		
G-STORY PARKING GARAGE AND COMMERCIAL SPACE		
OCCUPANCY	CBC 302	S-2, B, A-2
CONSTRUCTION	CBC 601	TYPE I-A
SPRINKLERS	CBC 903.2.8	NOTED 13
MIXED-USE SEPARATION	CBC 508	NONSEPARATED
ALLOWABLE HEIGHT	CBC 504.3	70 FT FROM GRADE PLANE
ALLOWABLE STORIES	CBC 504.4	3 STORIES
BASIS ALLOWABLE AREA	CBC 506.2	34,500 SF
FRONTAGE INCREASE	CBC 506.2.1	NOT USED
TOTAL ALLOWABLE AREA		34,500 SF

BUILDING 'B' DATA			
4-STORY MULTI-FAMILY DWELLING UNITS			
OCCUPANCY	CBC 602		R-2
CONSTRUCTION	CBC 603		TYPE V-A
SPRINKLERS	CBC 903.2.9		NFPA 13
MIXED-USE SEPARATION	CBC 508.2		ACCESSORY
DWELLING UNIT SEPARATION	CBC 508.2.4		1 HR
ALLOWABLE HEIGHT	CBC 504.3	70 FT	FROM GRADE PLANE
ALLOWABLE STORIES	CBC 504.4		4-STORIES
BASIC ALLOWABLE AREA	CBC 506.2		36,000 SF
FRONTAGE INCREASE	CBC 506.2.1		NOT USED
TOTAL ALLOWABLE AREA			36,000 SF

DEFINITIONS		
HEIGHT BUILDING	CBC 2	THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

SOLAR ZONE		
DESCRIPTION		
TOTAL ROOF AREA		3,500 SF
REQUIRED SOLAR READY FACTOR		0.15
REQUIRED SOLAR READY AREA		525 SF
SOLAR READY AREA PROVIDED		540 SF

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136 SOUTH B STREET

OXNARD
CALIFORNIA

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NO	DESCRIPTION	DATE

BUILDING CODE SUMMARY

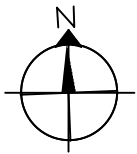
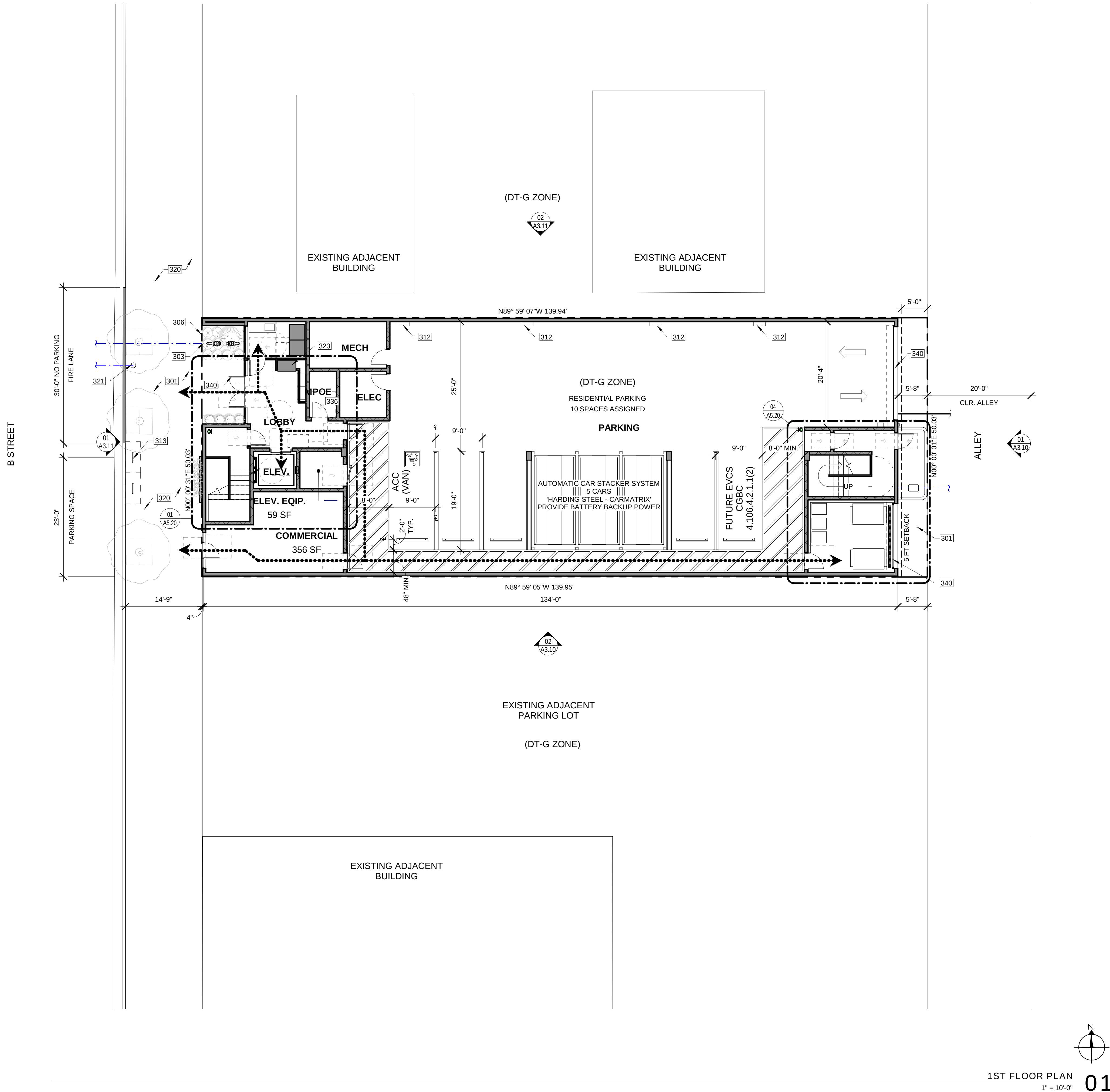
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1ST FLOOR PLAN
1" = 10'-0"

01

GENERAL NOTES

- SEE SHEET G2.0 FOR GENERAL SITE PLAN NOTES.
- ALL EXISTING SEWER AND WATER LATERALS THAT WON'T BE USED MUST BE PROPERLY ABANDONED.

KEYNOTES

NO.	DESCRIPTION
301	SIDEWALK / GRADE SLOPE AWAY FROM BUILDING, SEE CIVIL DRAWINGS.
303	FIRE DEPARTMENT CONNECTION
306	NEW LANDSCAPING PER LANDSCAPE DRAWINGS.
312	STORMWATER DOWNSPOUT FILTER, SEE CIVIL DRAWINGS.
313	BIKE RACK, INVERTED U, 2 SHORT TERM PARKING SPACES PER RACK.
320	REPLACE ALL EXISTING MISSING, BROKEN, OR LIFTED CURBS THAT IS ADJACENT TO THE PROPERTY TYP. SEE CIVIL DRAWINGS.
321	PROPOSED LOCATION FOR NEW FIRE HYDRANT, SEE FIRE HYDRANT EXHIBIT SHEET G3.12
323	MAIL LOCKER SYSTEM, "PARCEL PENDING" LITE LOCKER OR APPROVED EQUAL.
336	CONNECTION TO CITY FIBER OPTICS REQUIRED, CONTRACTOR TO COORDINATE FIBER OPTICS INFRASTRUCTURE WITH CITY.
340	DOOR LEADING TO A SECURE ROOM, PROVIDE KEYLESS ENTRY FOR TENANTS ONLY.

SITE PLAN LEGEND

	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	DRAINAGE ARROW
	EXISTING FOOTPRINT
	SETBACK
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL 48" MIN. WIDTH 5% RUNNING SLOPE MAX. 2% CROSS SLOPE MAX. 4" MAX DROP TO ADJACENT GRADE
	PROPOSED LANDSCAPING

SITE AREAS

DESCRIPTION	EXISTING	PROPOSED
BUILDING	420 SF 6.1%	6,641 SF 94.9%
LANDSCAPE	650 SF 9.3%	110 SF 1.6%
HARDSCAPE	5,922 SF 84.6%	249 SF 3.5%
TOTAL	7,000 SF 100%	7,000 SF 100%

PARKING ANALYSIS

PARKING SPACES REQUIRED	CODE REFERENCE	REQ'D	PROVD
VEHICLE RESIDENTIAL	ODTC FIG 16-147.4.E	10	10
VEHICLE COMMERCIAL	ODTC FIG 16-147.4.E	1	0*
ACCESSIBLE SPACES	CBC 1109A.1	1	1
EV CHARGING STATIONS	CGBC 4.106.4.2	1	1
BICYCLE RESIDENTIAL	OXNARD BICYCLE PLAN A-38	6	8
LONG TERM BICYCLE RESIDENTIAL	OXNARD BICYCLE PLAN A-38	2	2
SHORT TERM BICYCLE COMMERCIAL	CGBC 5.106.4.1.1	2	2
SHORT TERM BICYCLE COMMERCIAL	CGBC 5.106.4.1.2	0	0
LONG TERM			

* IN-LIEU PARKING FEE PER CITY OF OXNARD DOWNTOWN CODE

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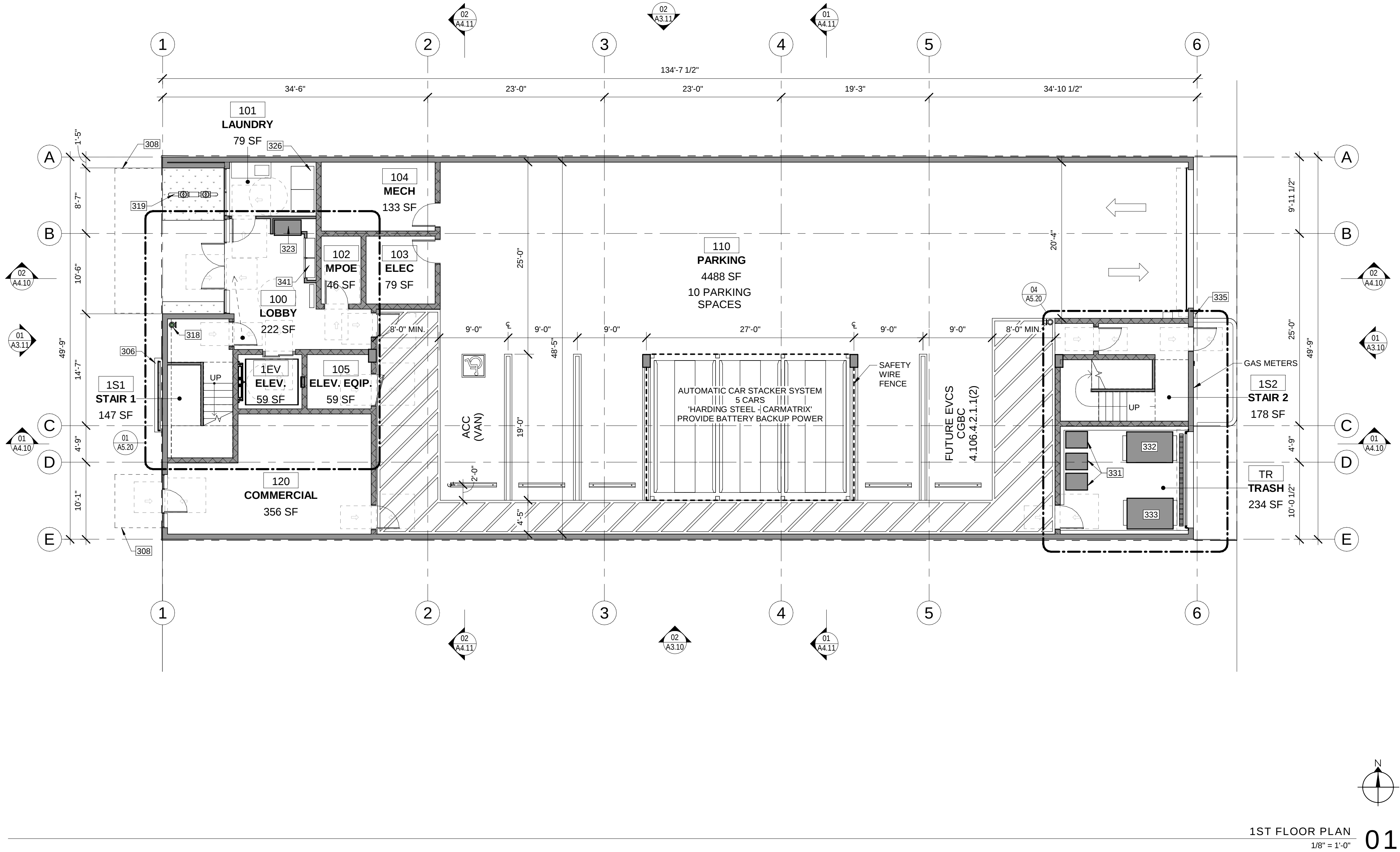
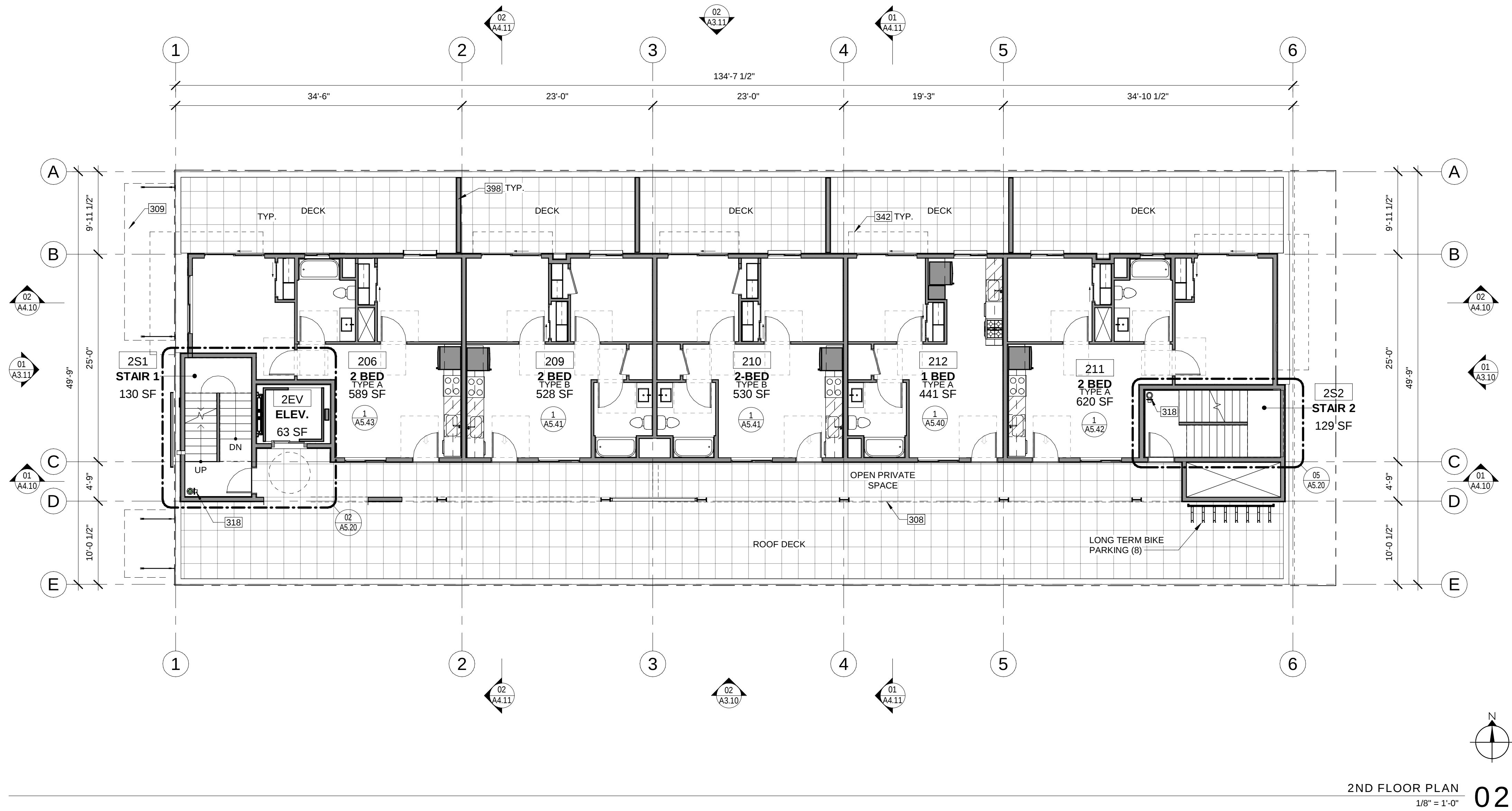
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SITE PLAN
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GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL FLOOR PLAN NOTES.

KEYNOTES

NO.	DESCRIPTION
306	NEW LANDSCAPING PER LANDSCAPE DRAWINGS.
308	AWNING ABOVE.
309	AWNING BELOW.
318	FIRE DEPARTMENT STANDPIPE, MAX 4" PROTRUSION INTO CIRCULATION PATH. COORDINATE WITH FIRE PROTECTION PLANS.
319	DOUBLE DETECTOR CHECK ASSEMBLY WITH FIRE DEPARTMENT CONNECTION. COORDINATE WITH FIRE SPRINKLER PLANS.
323	MAIL LOCKER SYSTEM, "PARCEL PENDING" LITE LOCKER OR APPROVED EQUAL.
326	COMMERCIAL WASHER AND DRYER UNIT STACKABLE. PROVIDE LINT TRAP FOR CLOTHES DRYERS TYP.
331	64GAL ORGANIC WASTE BIN.
332	4 YARD TRASH CONTAINER.
333	4 YARD RECYCLE CONTAINER.
335	PROVIDE CLICK-2-OPEN AND KNOX BOX FOR FIRE DEPARTMENT ACCESS. CONTRACTOR TO VERIFY REQUIREMENTS WITH FIRE MARSHAL.
341	ACCESSIBLE MAIL BOXES.
342	BALCONY ABOVE.
398	7FT HIGH FAUX GREEN SCREEN PRIVACY WALL.

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FLOOR PLAN FIRST
AND SECOND

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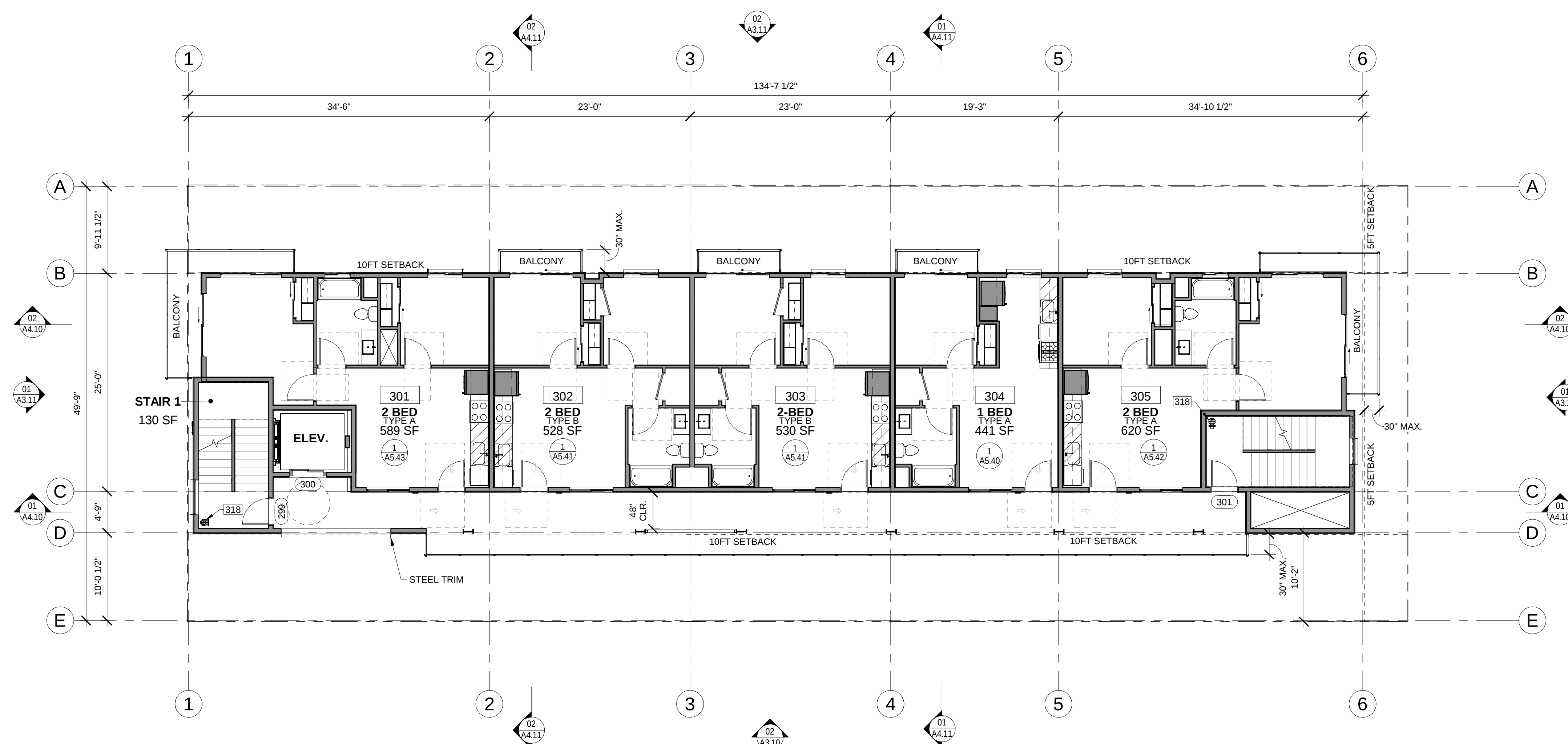
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1. SEE SHEET G2.0 FOR GENERAL FLOOR PLAN NOTES.

NO.	DESCRIPTION
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318 FIRE DEPARTMENT STANDPIPE, MAX 4" PROTRUSION INTO CIRCULATION
PATH. COORDINATE WITH FIRE PROTECTION PLANS.

EXISTING
PROPOSED



3RD TO 5TH FLOOR PLAN
1/8" = 1'-0" 01

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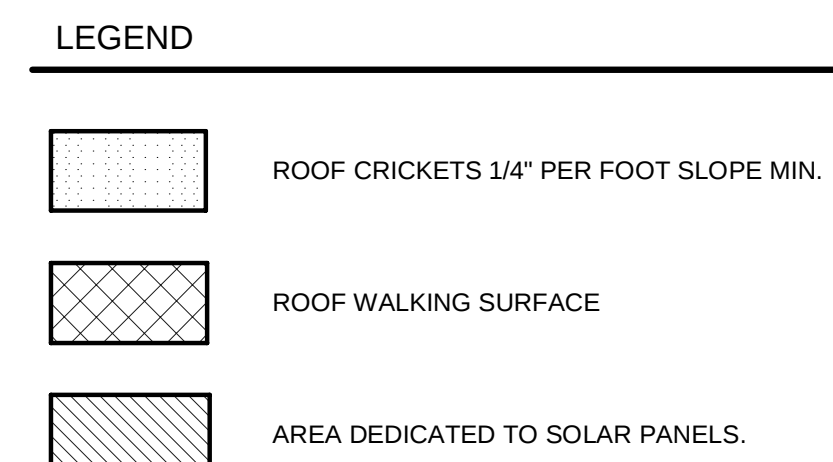
FLOOR PLAN THIRD,
FOURTH, AND FIFTH

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1. SEE SHEET G2.0 FOR GENERAL ROOF PLAN NOTES.

NO.	DESCRIPTION
309	AWNING BELOW.
315	ROOF HATCH WITH FALL PROTECTION GUARDS.
316	BALCONY BELOW.
339	ROOF TOP EQUIPMENT.
399	ROOFING MATERIAL WHITE TPO.



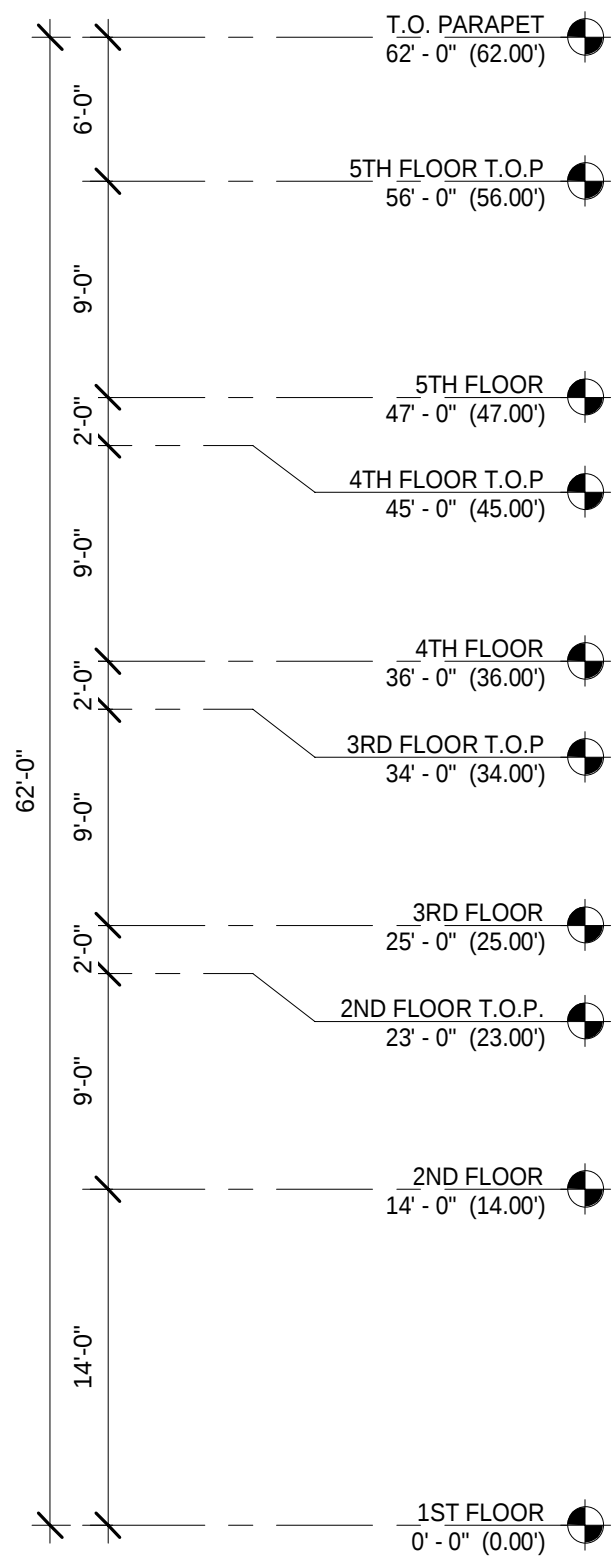
DESCRIPTION	
TOTAL ROOF AREA	3,500 SF
REQUIRED SOLAR READY FACTOR	0.15
REQUIRED SOLAR READY AREA	525 SF
SOLAR READY AREA PROVIDED	540 SF

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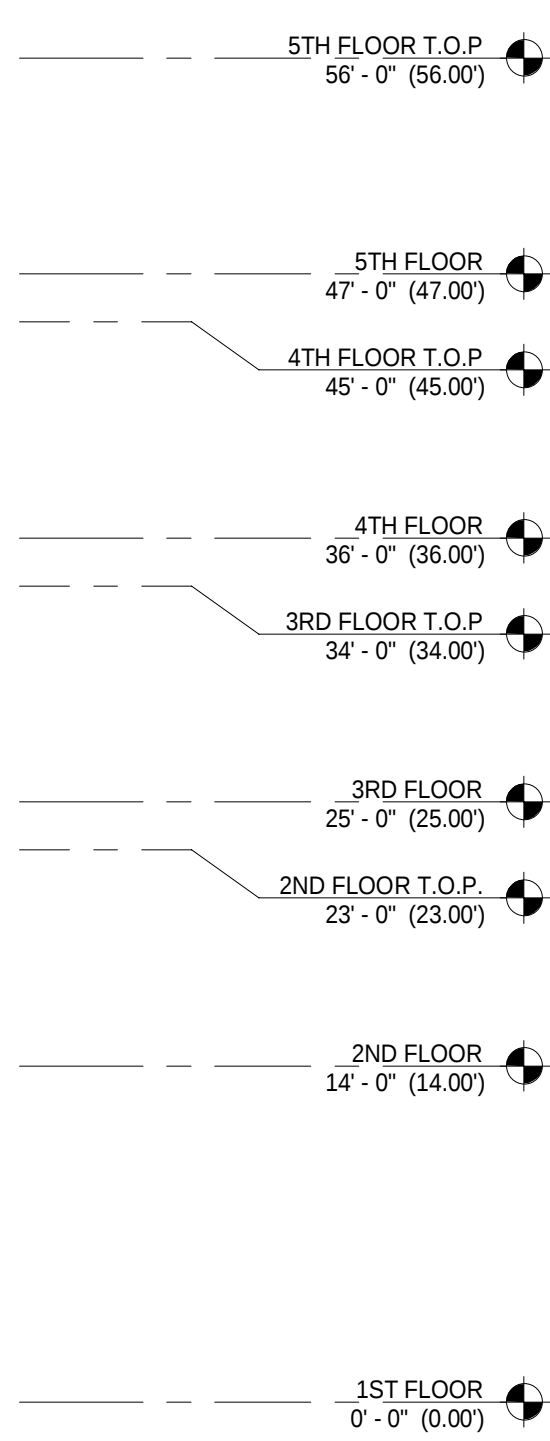
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SOUTH ELEVATION
1/8" = 1'-0" 02



EAST ELEVATION
1/8" = 1'-0" 01

GENERAL NOTES

- SEE SHEET G2.0 FOR GENERAL ELEVATION NOTES.

KEYNOTES

NO.	DESCRIPTION
314	LONG TERM BIKE WALL RACK STAND.
317	SS CABLE RAIL SYSTEM, BLACK POSTS AND TOP RAIL.
330	GARAGE SECURITY GRILLE, CORNELL MICRO COIL OR APPROVED EQUAL, STAINLESS STEEL
335	PROVIDE 'CLICK-2-OPEN' AND KNOX BOX FOR FIRE DEPARTMENT ACCESS. CONTRACTOR TO VERIFY REQUIREMENTS WITH FIRE MARSHAL.
344	LED WALL SCONCE, DARK SKY COMPLIANT, COLOR BLACK. TECH LIGHTING MODEL# 700WSPIT-S-B-LED067.
390	EXTERIOR TILE CLADDING, ARIZONA TILE 8" X 48", MIELE.
391	WHITE STUCCO, SMOOTH FINISH LAHAMBRA CRYSTAL WHITE.
392	METAL ELEMENTS, PAINTED, DUNN EDWARDS, DE187 BLACK.
394	GLAZING, SEALED CLEAR UNITS, T-24 COMPLIANT.
396	EXPOSED CONCRETE, SMOOTH FORM FINISH.
397	METAL WALL SIDING, CORRUGATED METALS (CM), SINEWAVE, ALUMINIZED STEEL.

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ELEVATIONS SOUTH
AND WEST

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NORTH ELEVATION
1/8" = 1'-0" 02



WEST ELEVATION
1/8" = 1'-0" 01

GENERAL NOTES
1. SEE SHEET G2.0 FOR GENERAL ELEVATION NOTES.

KEYNOTES	
NO.	DESCRIPTION
311	WALL MOUNTED GREEN SCREEN.
317	SS CABLE RAIL SYSTEM, BLACK POSTS AND TOP RAIL.
345	CEILING MOUNTED RECESSED LIGHTING.
390	EXTERIOR TILE CLADDING, ARIZONA TILE 8" X 48", MIELE.
391	WHITE STUCCO, SMOOTH FINISH LAHAMBRA CRYSTAL WHITE.
392	METAL ELEMENTS, PAINTED, DUNN EDWARDS, DE187 BLACK.
393	STOREFRONT, US ALUMINUM PPG, BLACK.
394	GLAZING, SEALED CLEAR UNITS, T-24 COMPLIANT.
395	DOORS AND WINDOWS, MILGARD TRINISC, COLOR, BRONZE
396	EXPOSED CONCRETE, SMOOTH FORM FINISH.
397	METAL WALL SIDING, CORRUGATED METALS (CM), SINEWAVE, ALUMINIZED STEEL.
398	7FT HIGH FAUX GREEN SCREEN PRIVACY WALL.

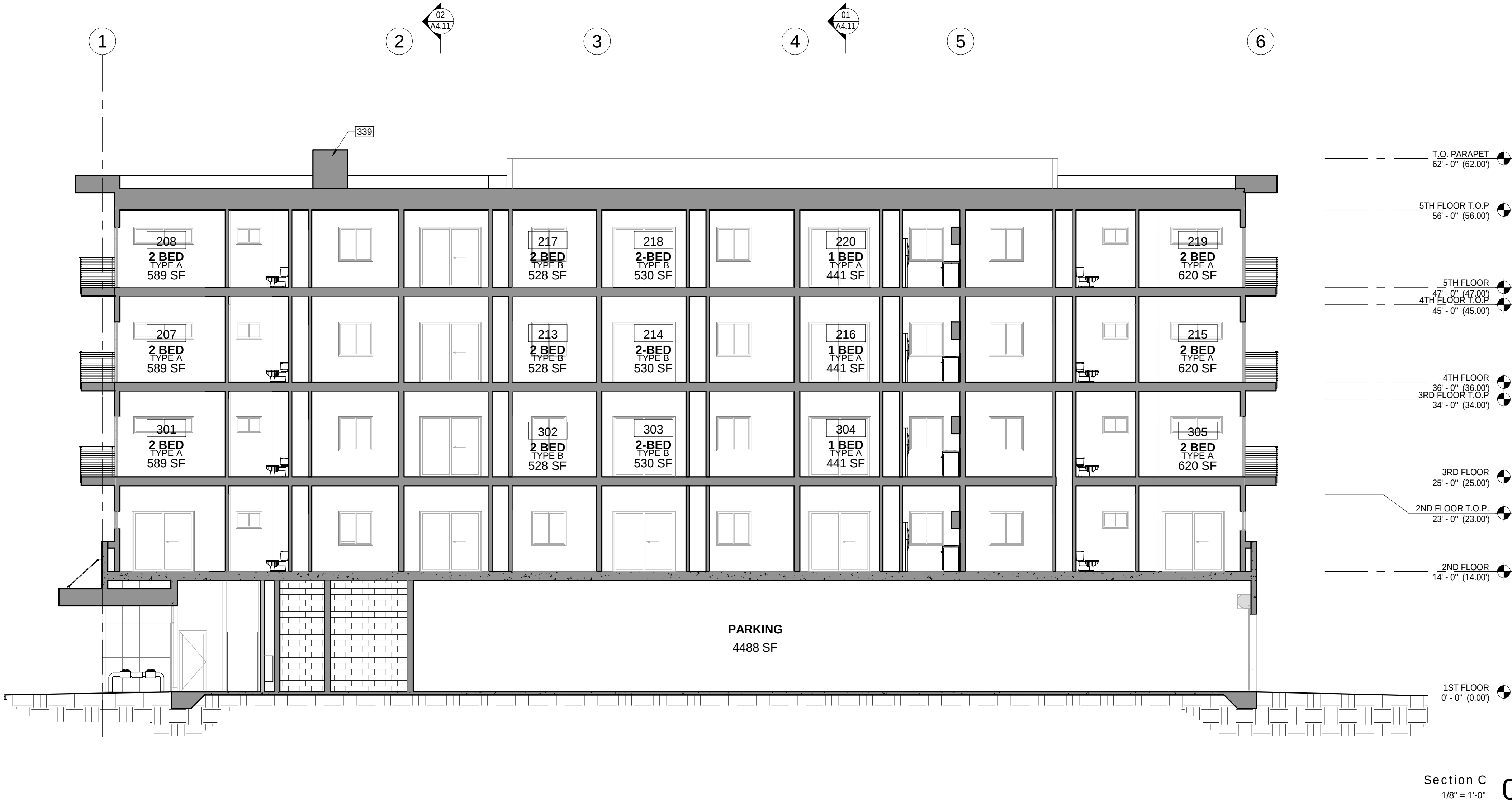
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136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITAL #1

ELEVATIONS NORTH
AND EAST
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30X42

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GENERAL NOTES

1. INSULATION PER ENERGY CALCS SEE SHEET T-24.1 AND T24.2 U.N.O.
2. INTERIOR FINISHES: ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD WITH PAINTED FINISH
3. SEE G2.0 FOR ADDITIONAL NOTES.

KEYNOTES

NO.	DESCRIPTION
339	ROOF TOP EQUIPMENT.

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136 SOUTH B STREET

OXNARD
CALIFORNIA

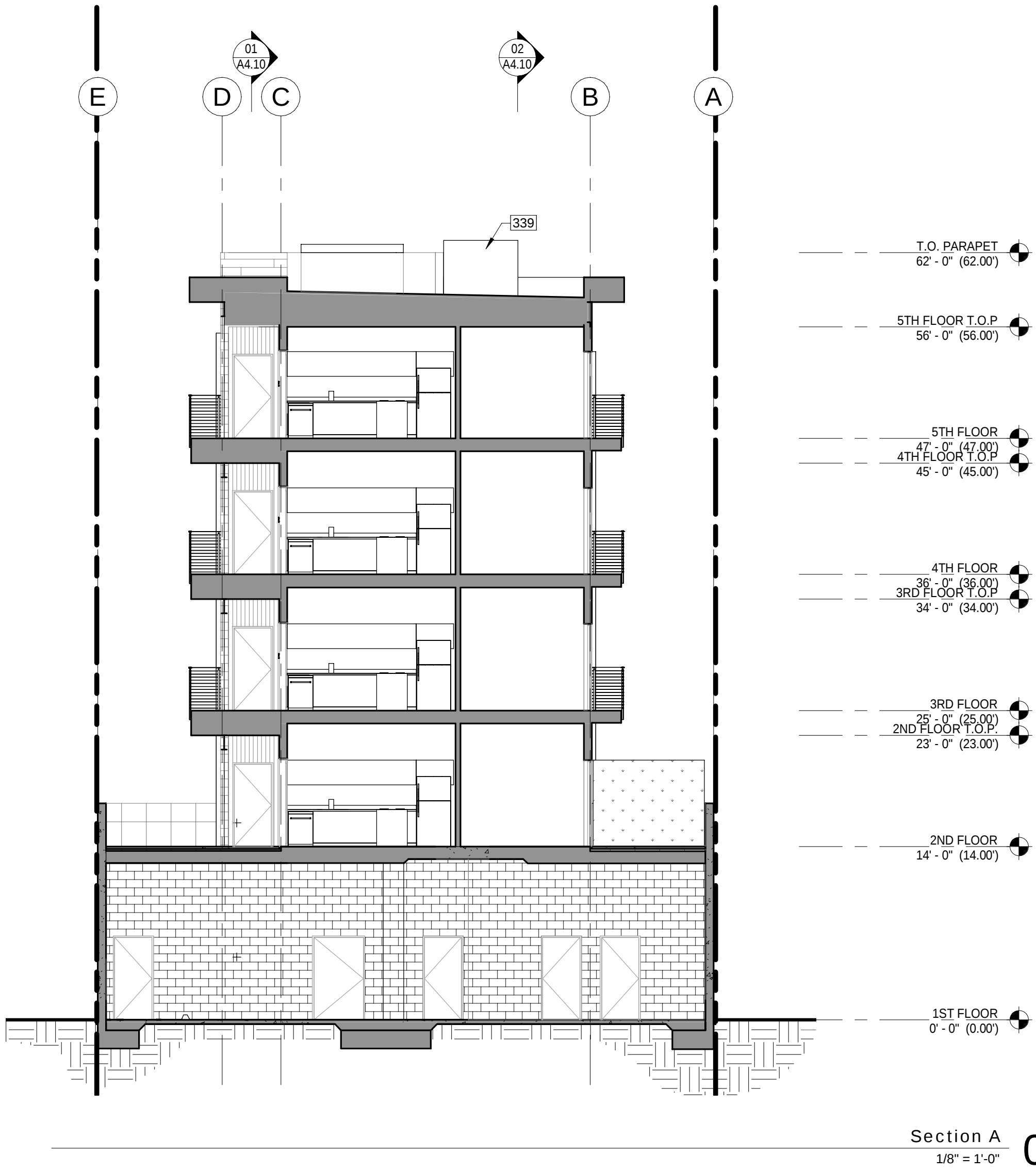
DDR RESUBMITAL #1

SECTIONS

A4.10

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GENERAL NOTES

1. INSULATION PER ENERGY CALCS SEE SHEET T-24.1 AND T24.2 U.N.O.
2. INTERIOR FINISHES: ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD WITH PAINTED FINISH
3. SEE G2.0 FOR ADDITIONAL NOTES.

KEYNOTES

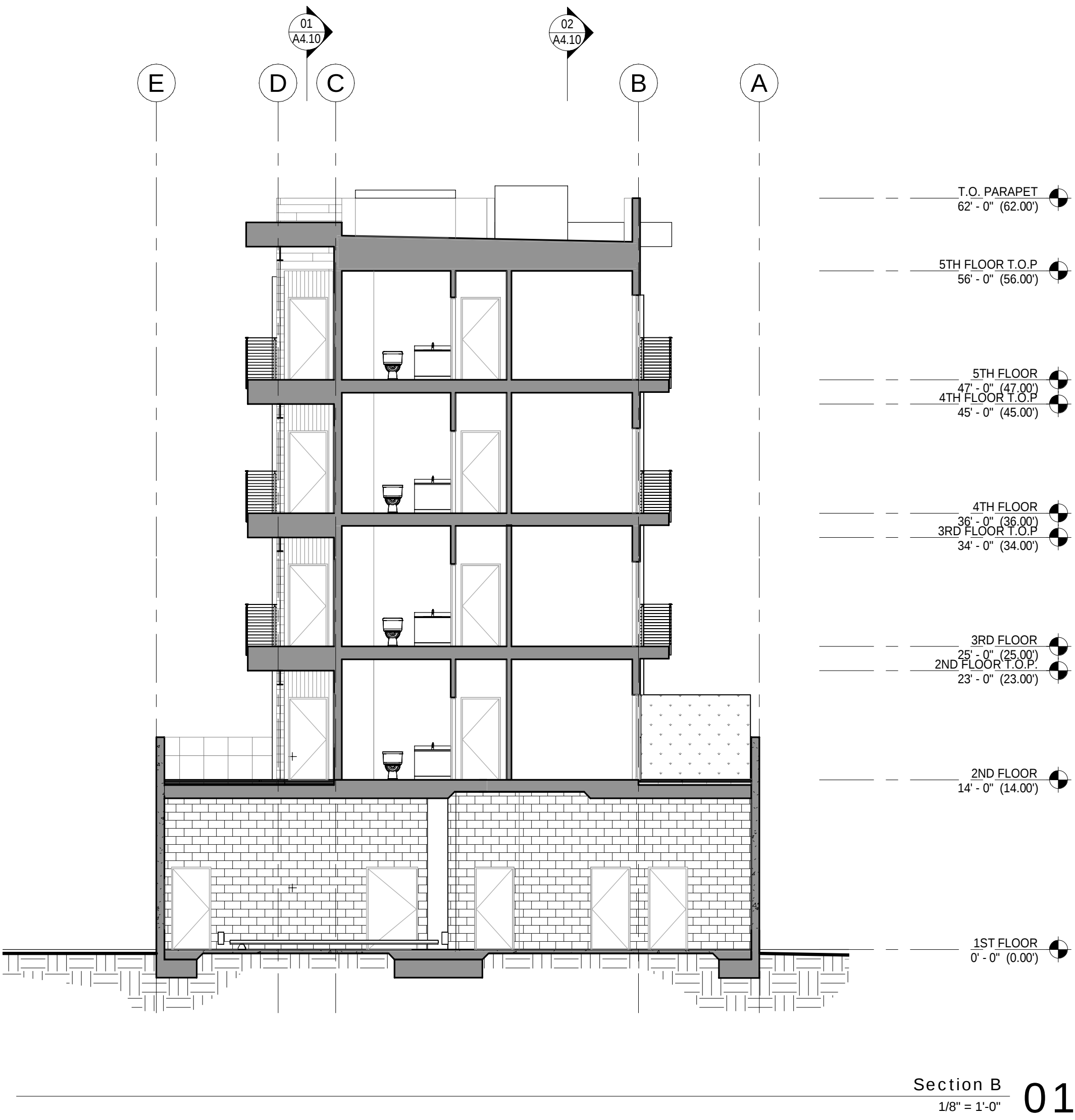
NO.	DESCRIPTION
339	ROOF TOP EQUIPMENT.

LEGEND

	COCNETE
--	---------

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136 SOUTH B STREET

OXNARD
CALIFORNIA

DDR RESUBMITTAL #1

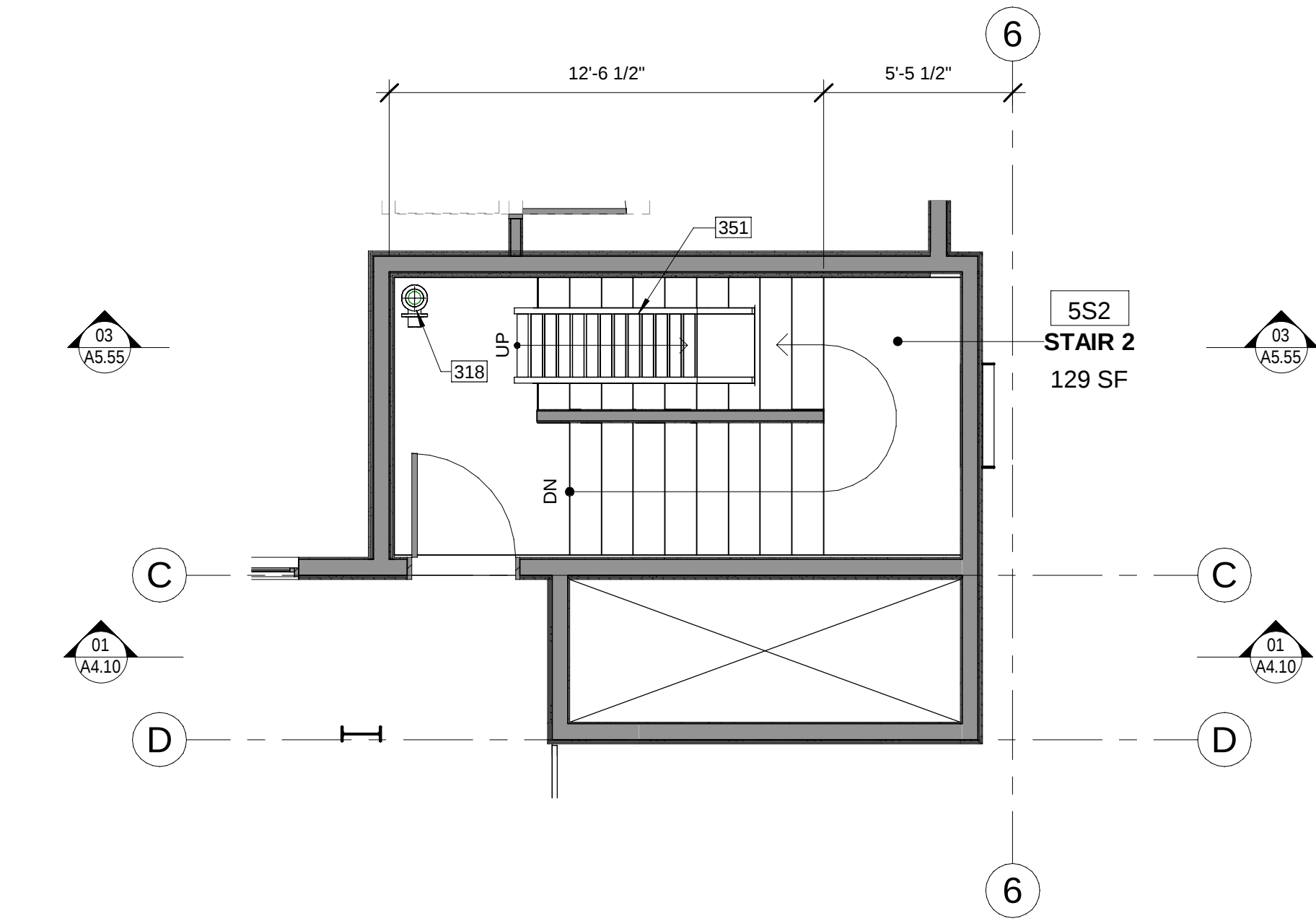
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SECTIONS

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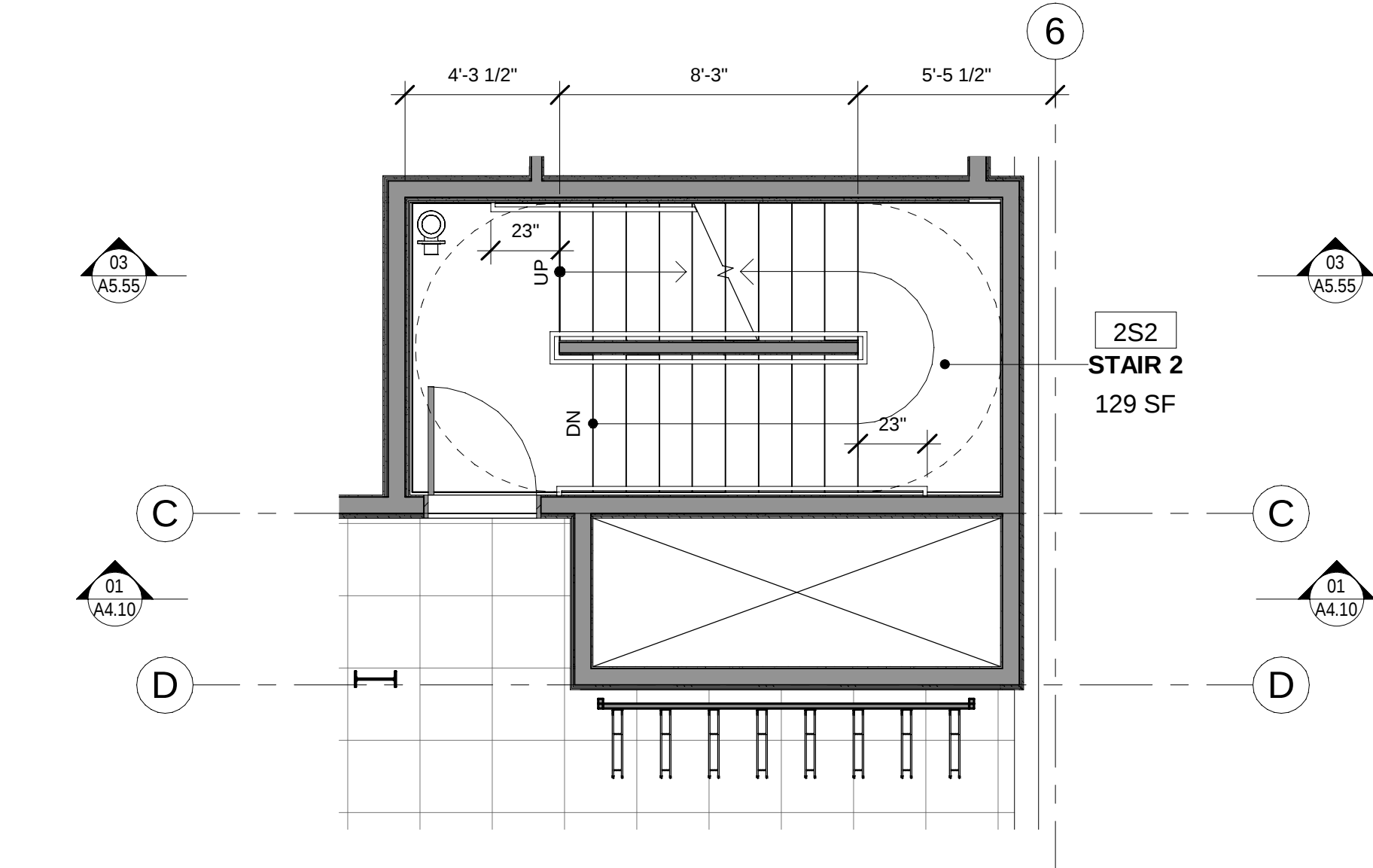
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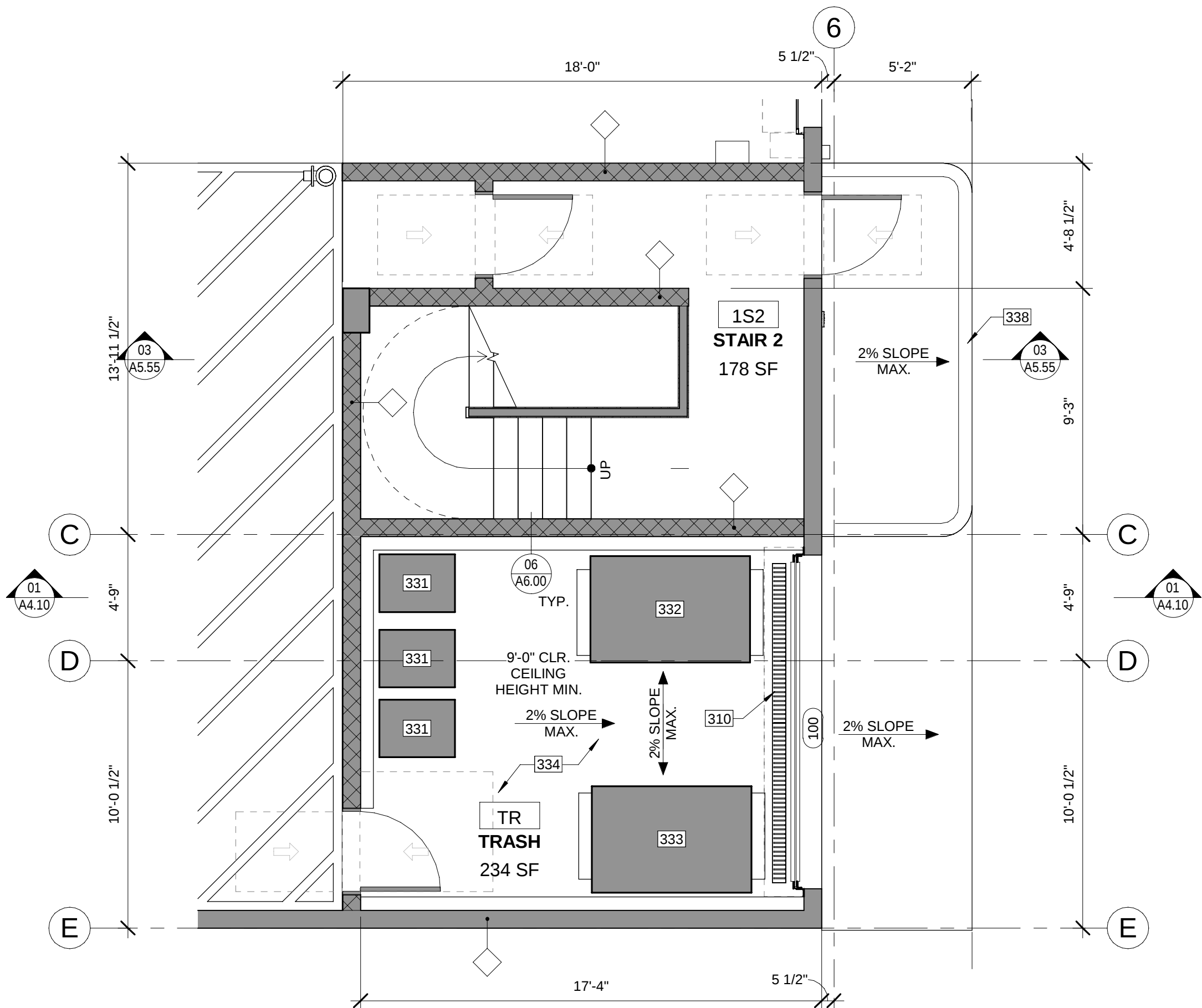
Stair Plan Stair 2 5th
1/4" = 1'-0"

06



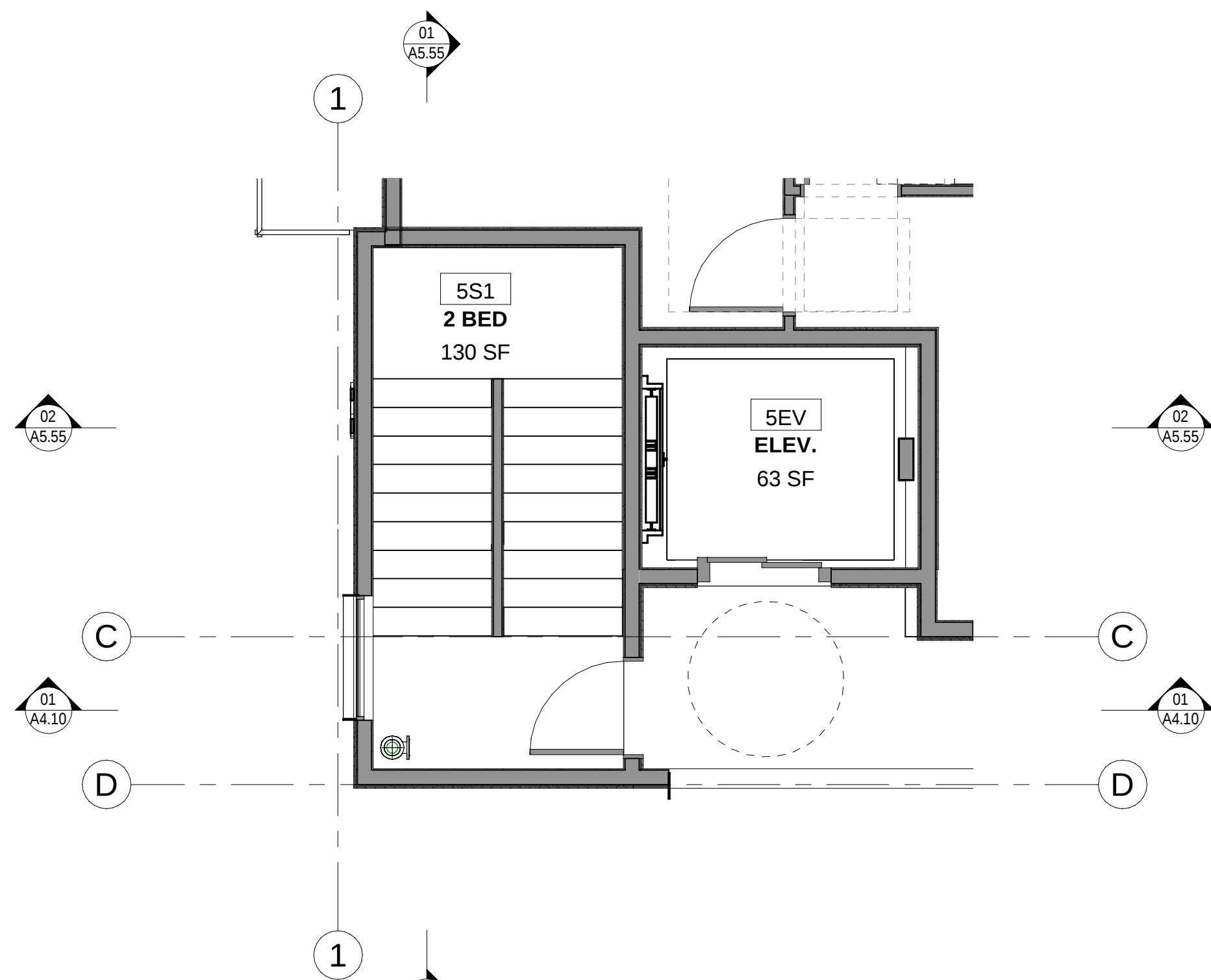
2ND FLOOR PLAN
1/4" = 1'-0"

05



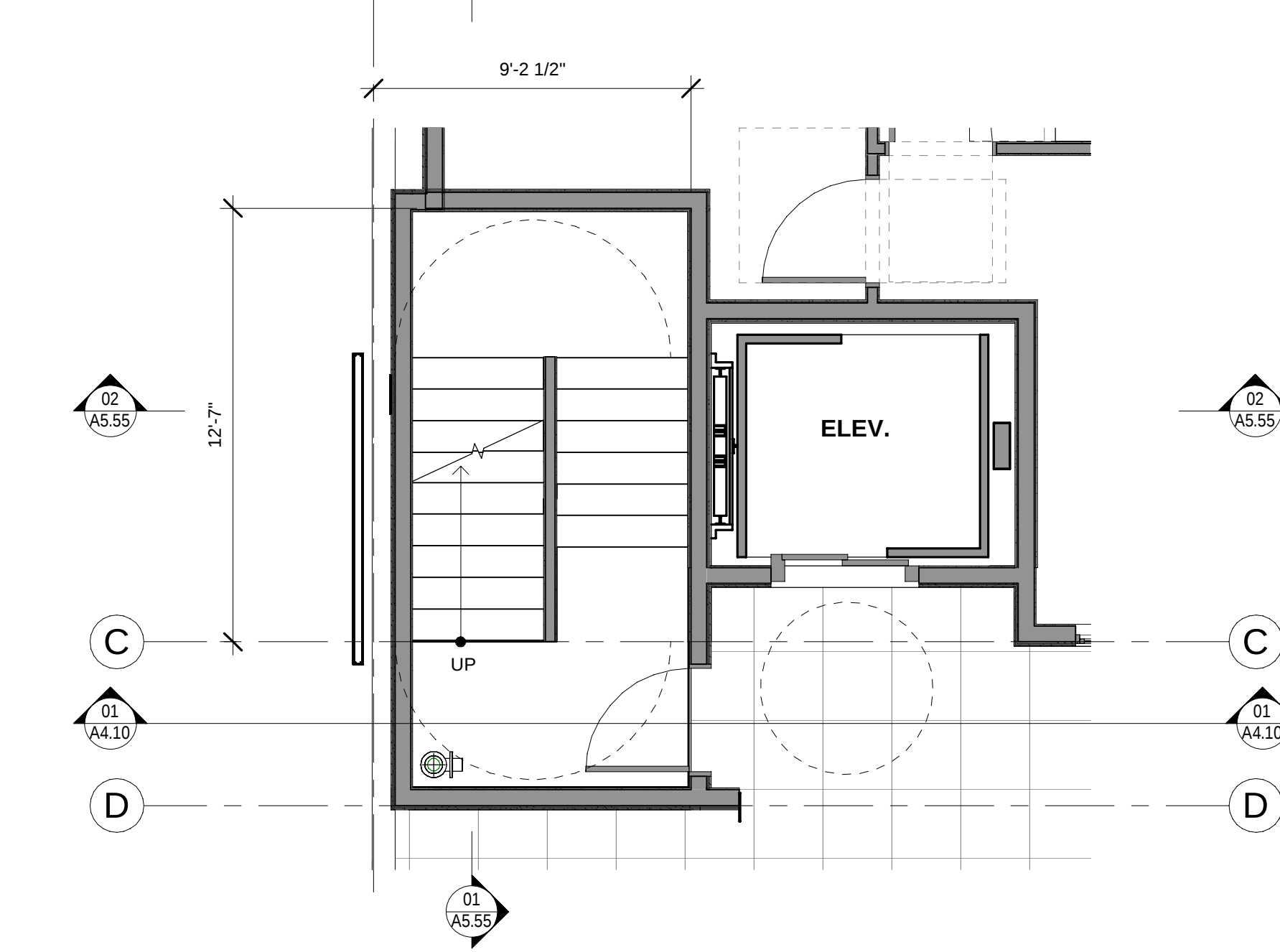
1ST FLOOR PLAN
1/4" = 1'-0"

04



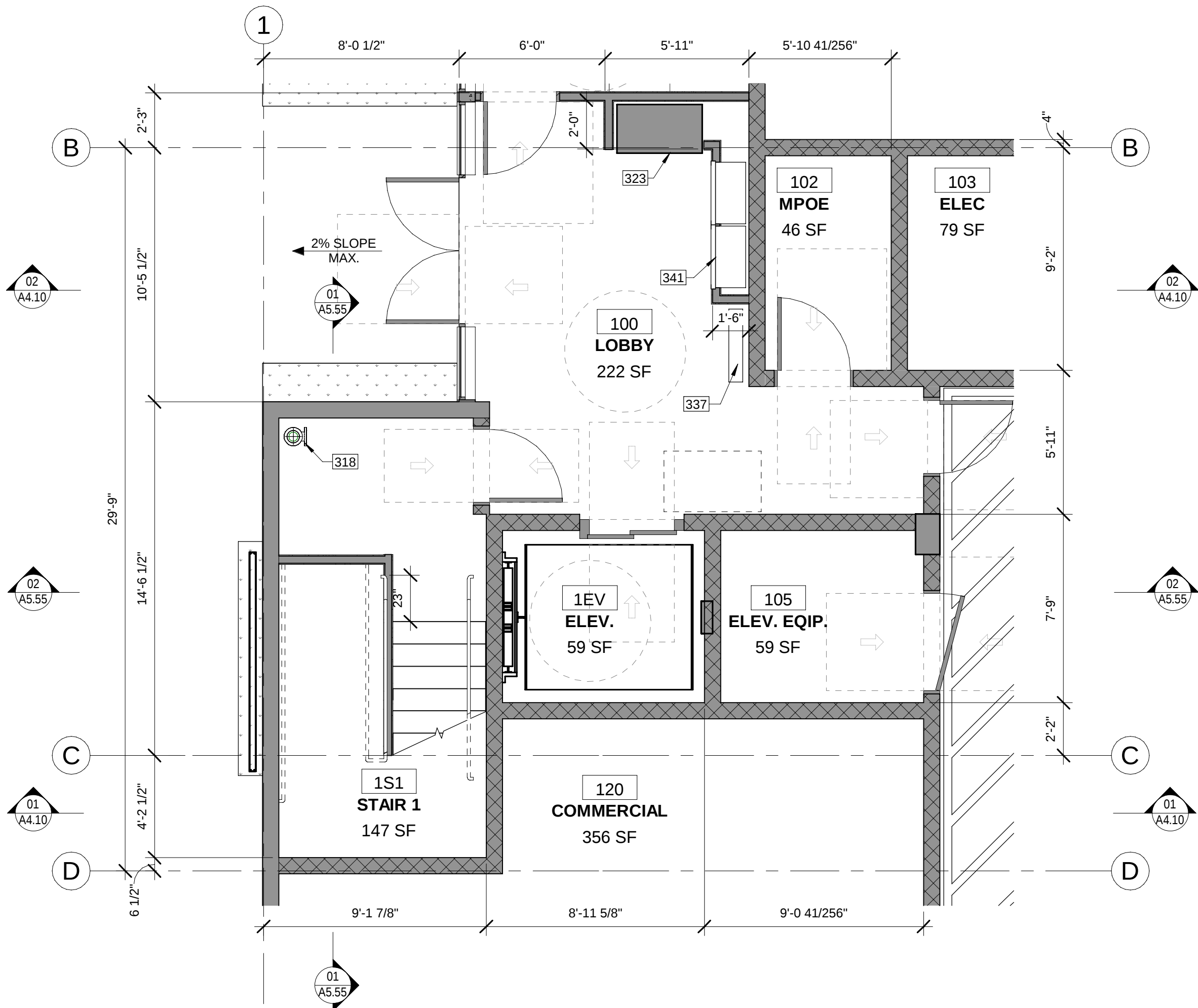
Stair Plan Stair 1 5th
1/4" = 1'-0"

03



2ND FLOOR PLAN
1/4" = 1'-0"

02



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

01

STAIR PLAN NOTES

- SEE SHEET G2.0 FOR GENERAL NOTES.
- CONTRACTOR TO VERIFY THAT A STAIRWAY WIDTH OF 44" MIN. IS MAINTAINED THROUGHOUT THE STAIRCASE.

KEYNOTES

NO.	DESCRIPTION
310	TRENCH DRAIN IN TRASH ROOM WITH CONNECTION TO SANITARY SEWER AND GREASE INTERCEPTER.
318	FIRE DEPARTMENT STANDPIPE, MAX 4" PROTRUSION INTO CIRCULATION PATH. COORDINATE WITH FIRE PROTECTION PLANS.
323	MAIL LOCKER SYSTEM, "PARCEL PENDING" LITE LOCKER OR APPROVED EQUAL.
331	64GAL ORGANIC WASTE BIN.
332	4 YARD TRASH CONTAINER.
333	4 YARD RECYCLE CONTAINER.
334	TRASH ROOM PER OXNARD STANDARD PLATE #606. PROPERTY MANAGER WILL BE RESPONSIBLE FOR MAKING CONTAINERS ACCESSIBLE ON APPROPRIATE SERVICE DAYS.
337	TRANSPORTATION INFORMATION CENTER
338	WARNING CURB AT VEHICULAR WAY.
341	ACCESSIBLE MAIL BOXES
351	ROOF ACCESS LADDER SEE DETAIL 09.12/A6.40

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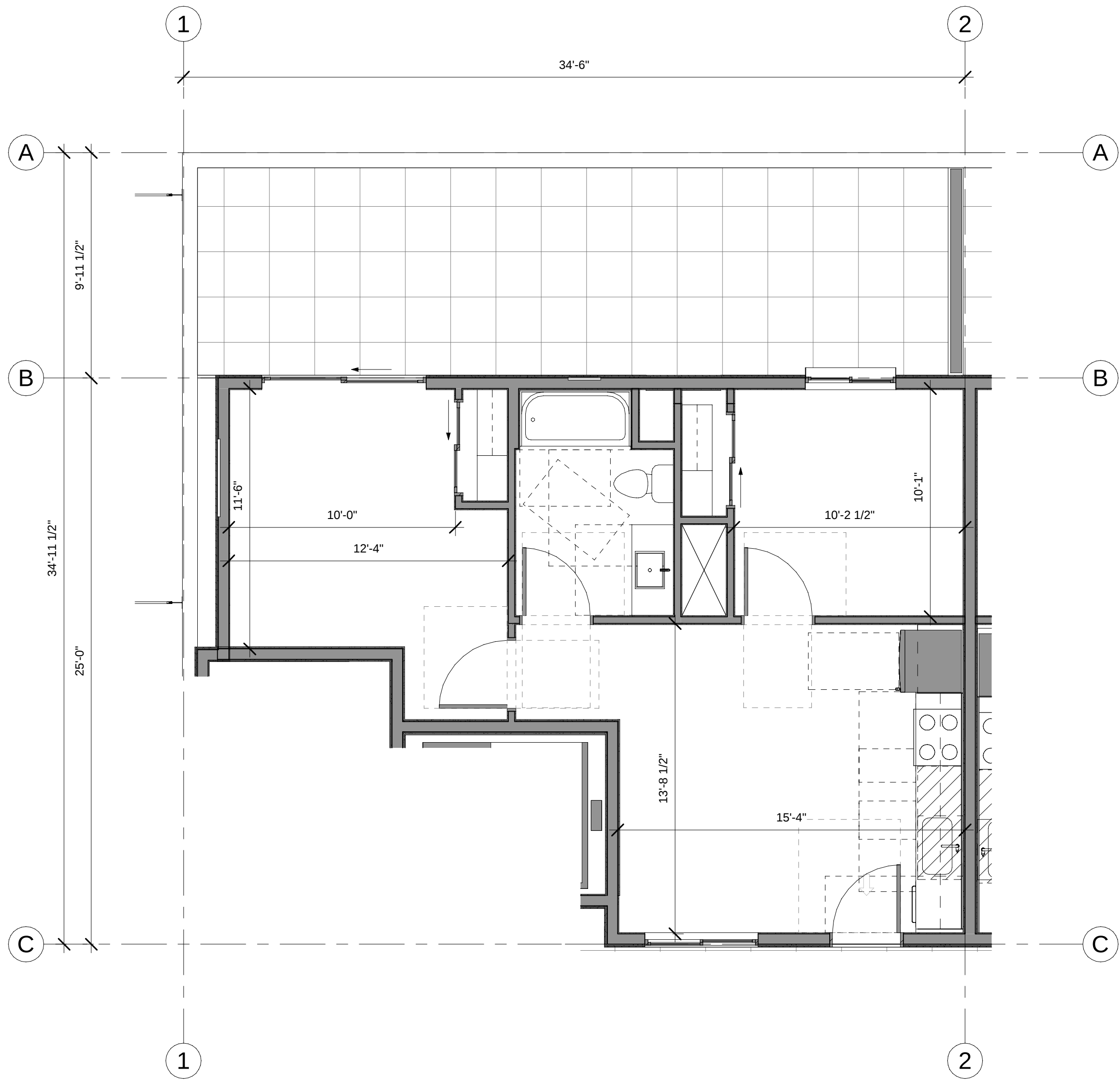
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136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITAL #1

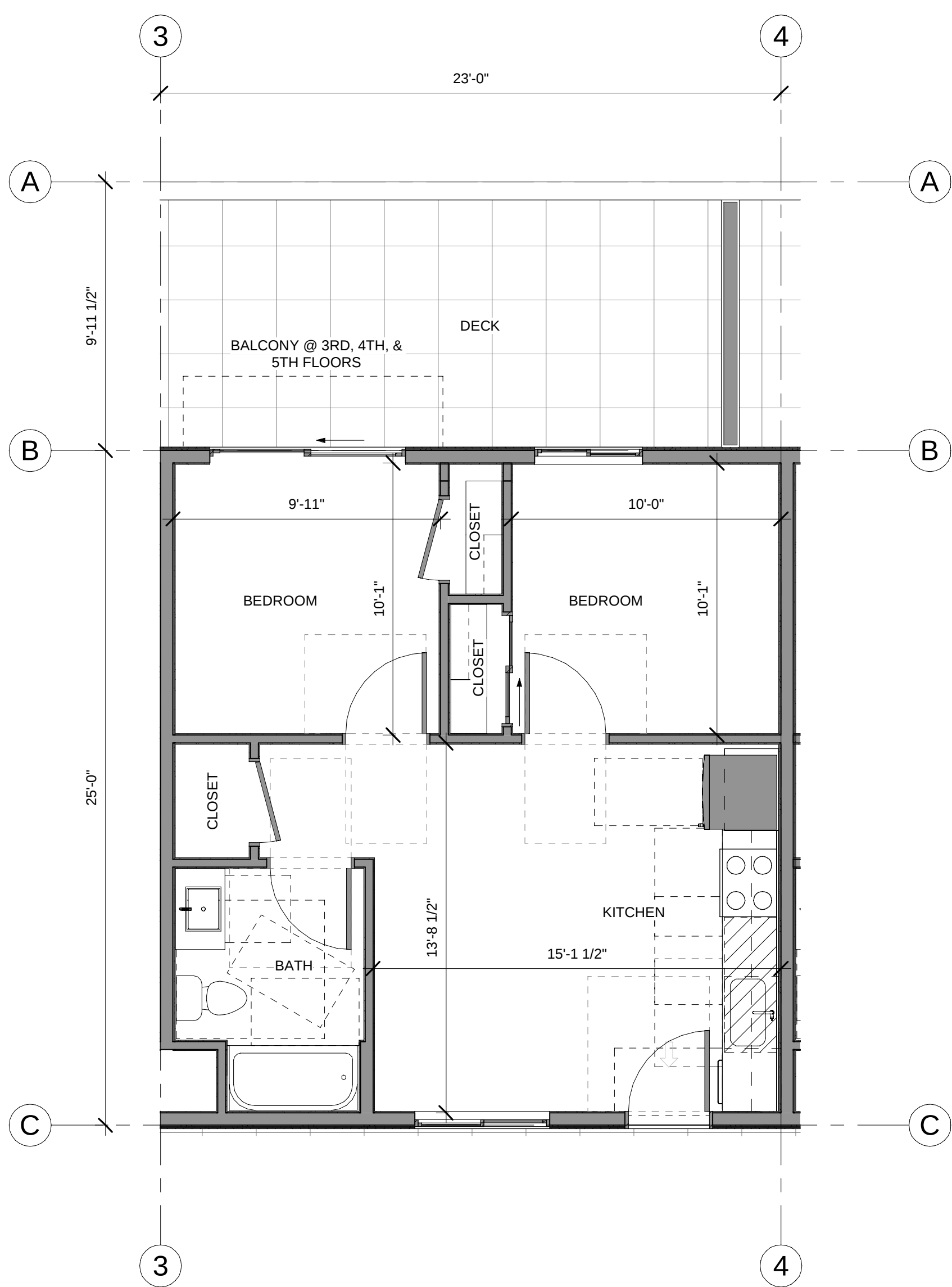
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NO DESCRIPTION DATE
1 DDR REV. 1 12/07/20

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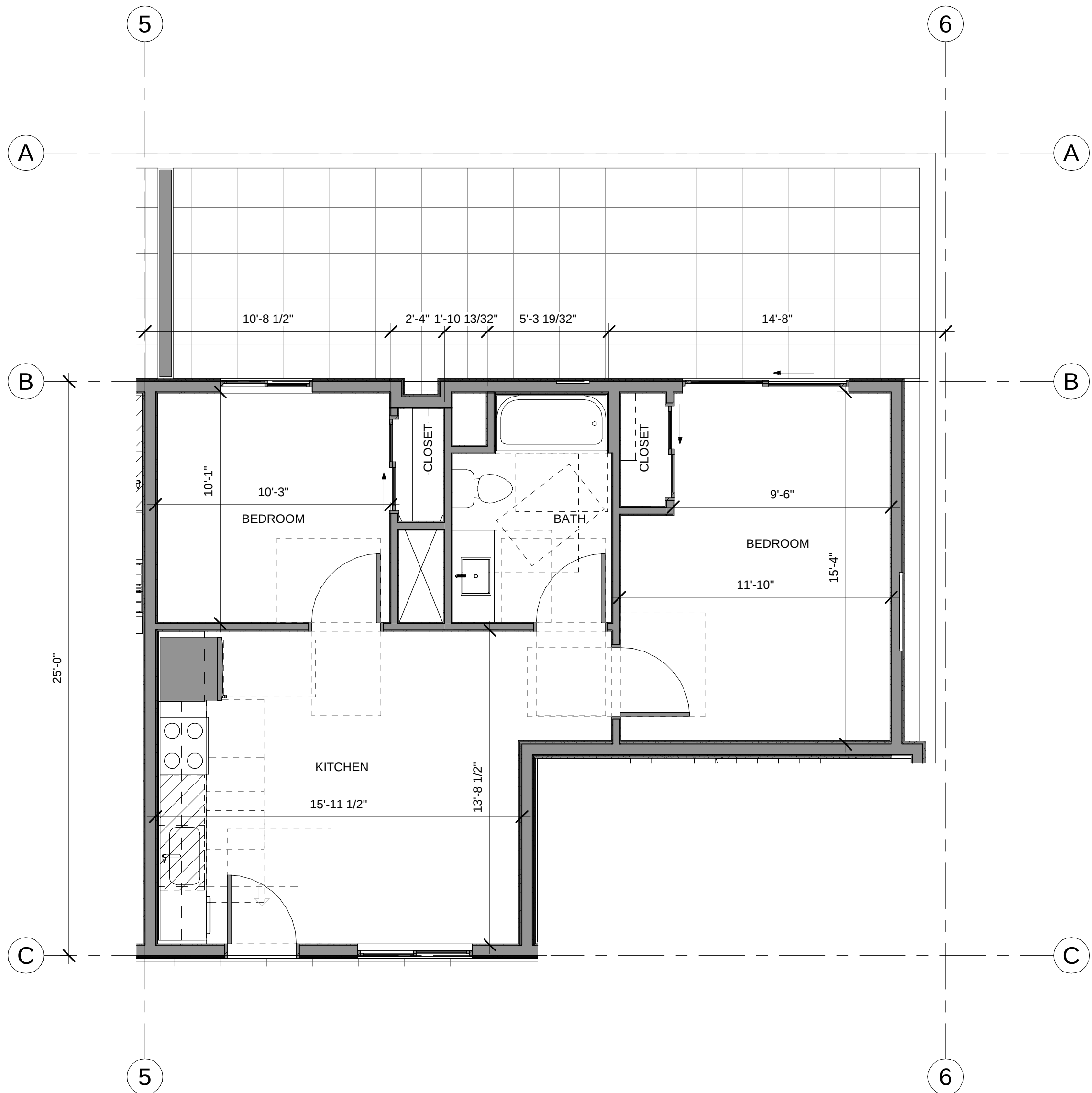
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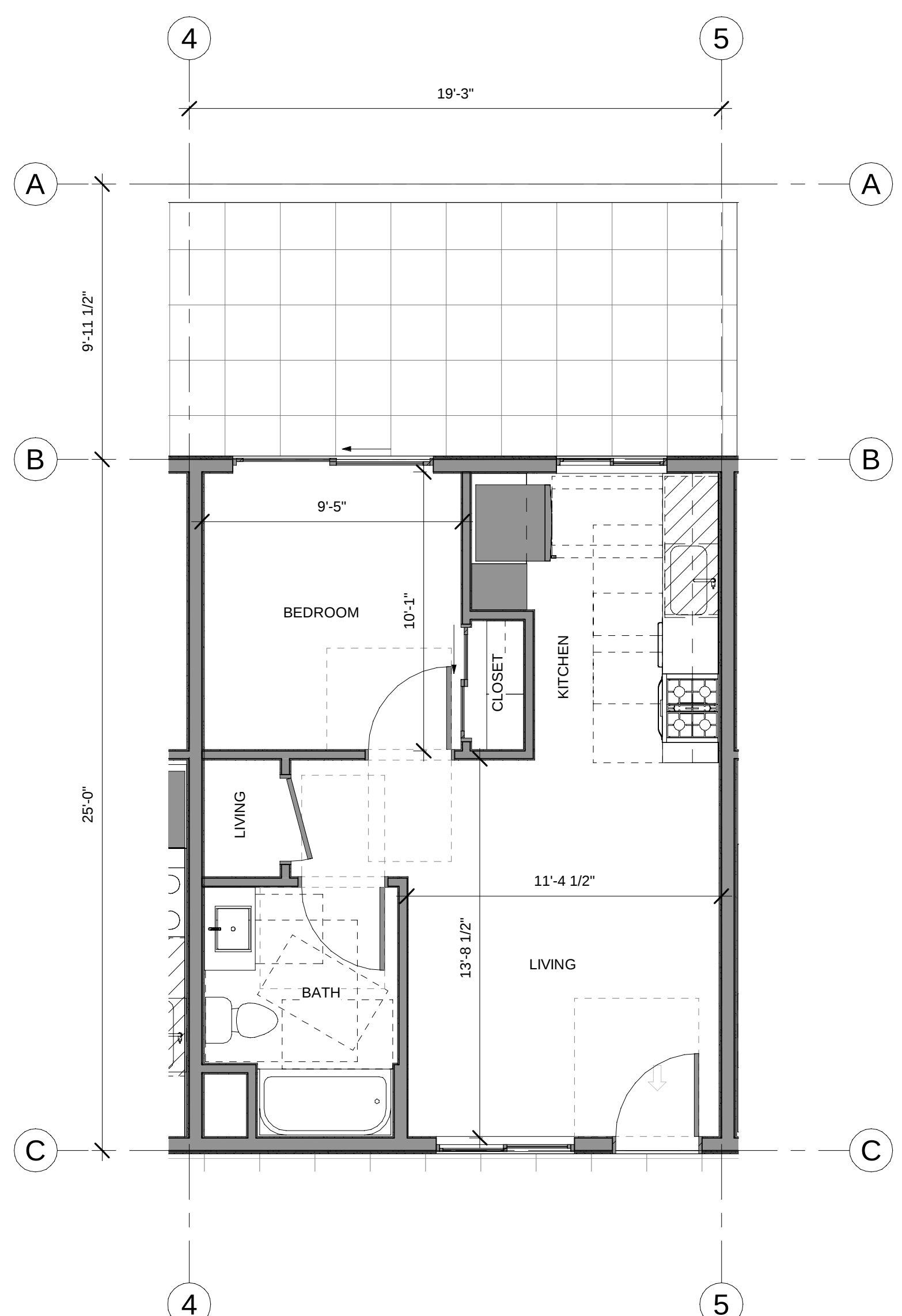
1 BED TYPE C FLOOR PLAN
1/4" = 1'-0" 04



2 BED TYPE A FLOOR PLAN
1/4" = 1'-0" 02



2 BED TYPE B FLOOR PLAN
1/4" = 1'-0" 03



1 BED TYPE A FLOOR PLAN
1/4" = 1'-0" 01

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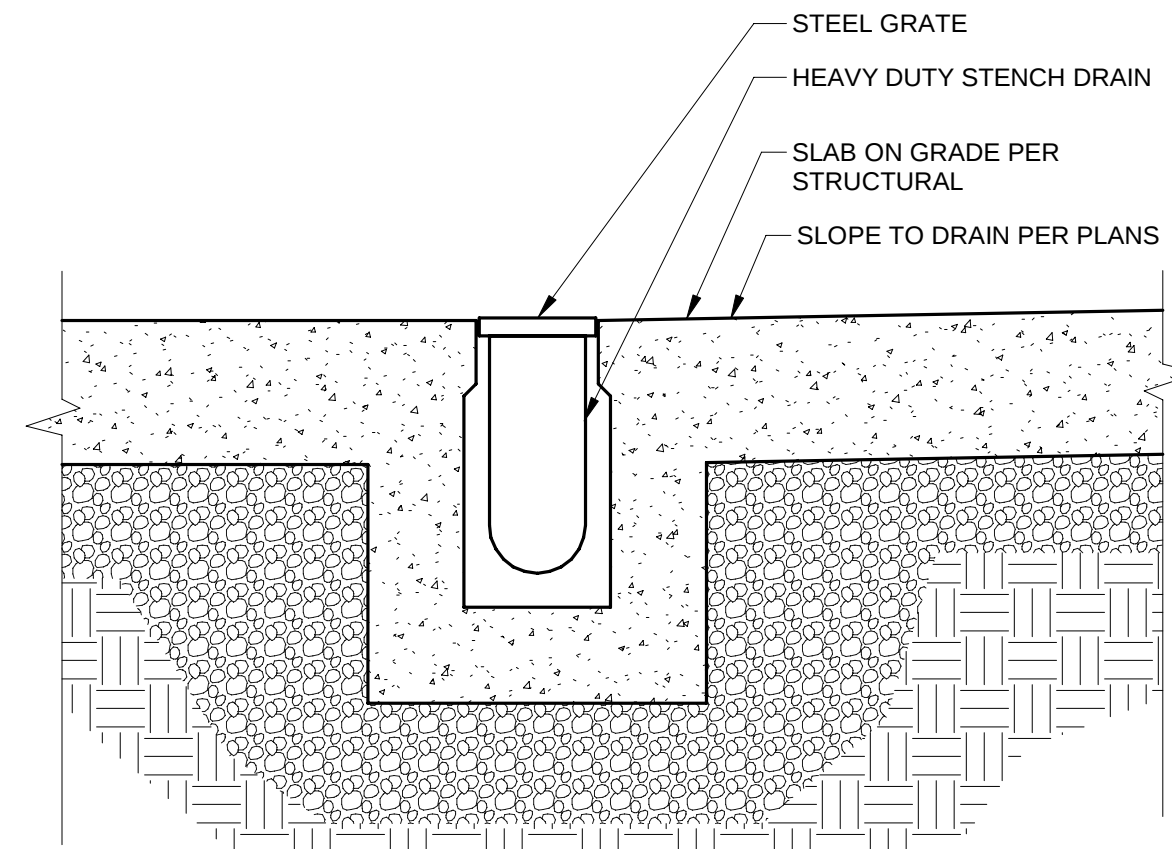
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136 SOUTH B STREET
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CALIFORNIA
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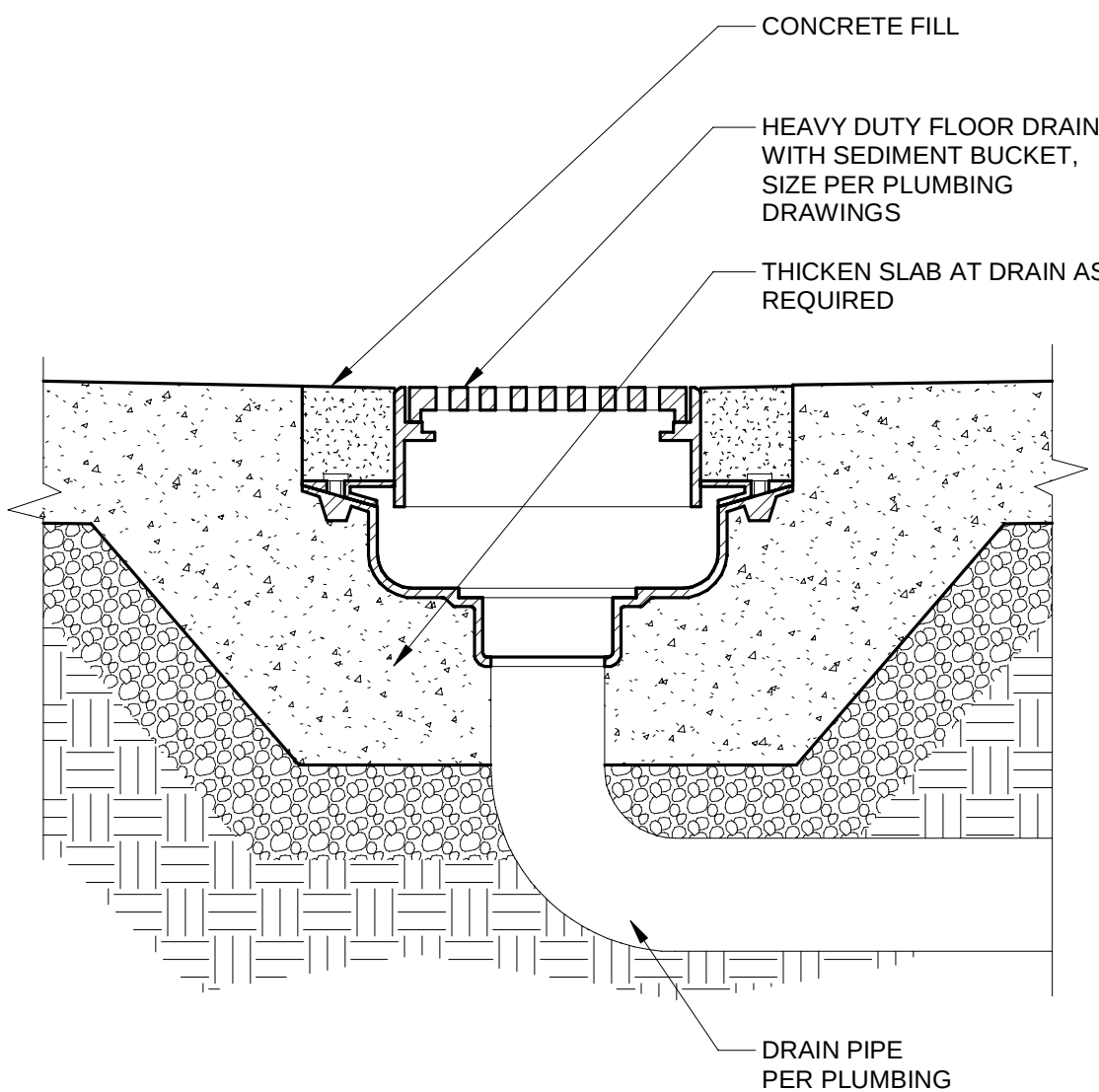
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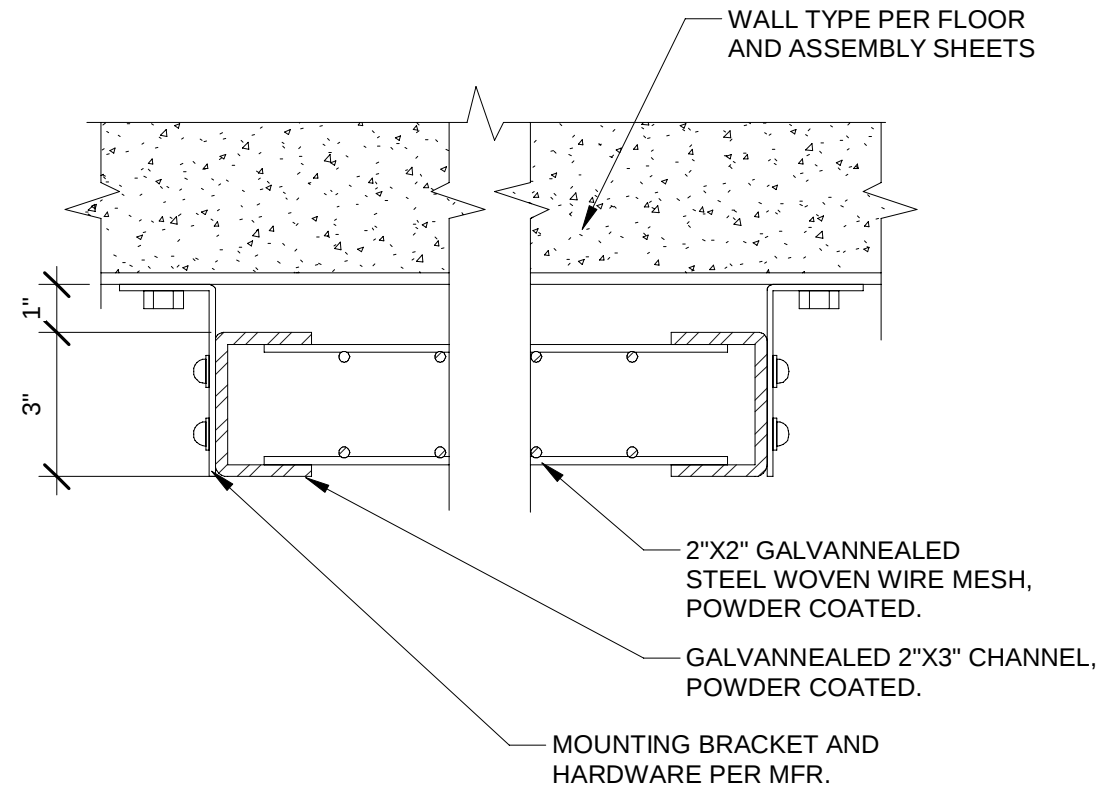


TRENCH DRAIN
1 1/2" = 1'-0"

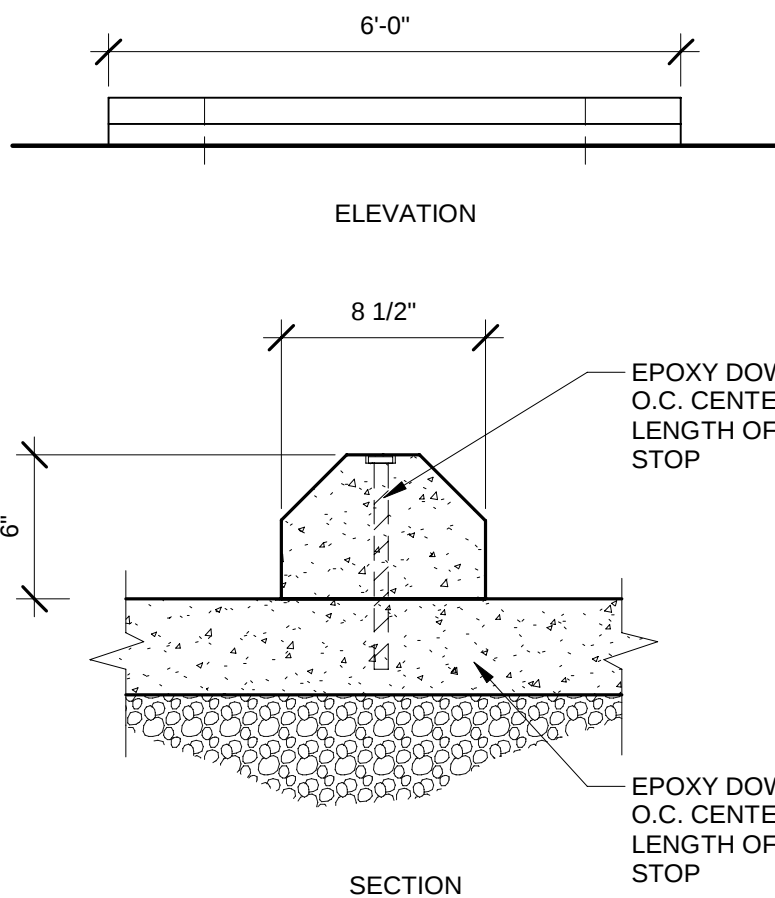


AREA DRAIN
1 1/2" = 1'-0"

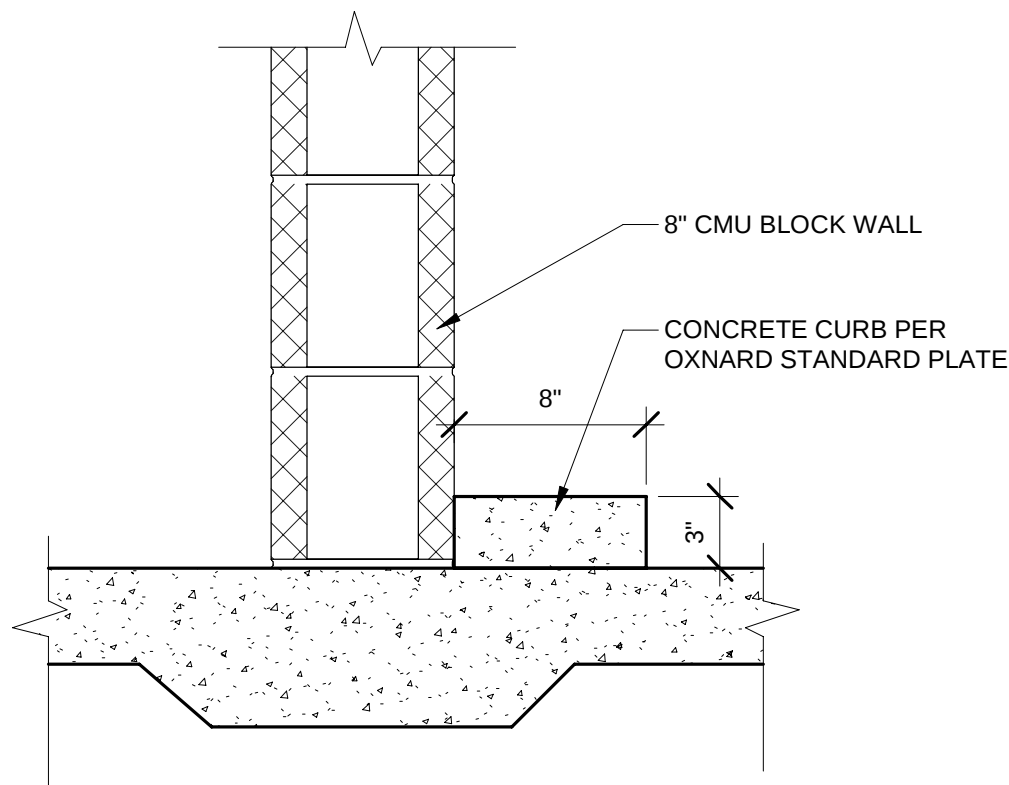
DESIGN BASED ON
MCNICHOLS ECO-MESH



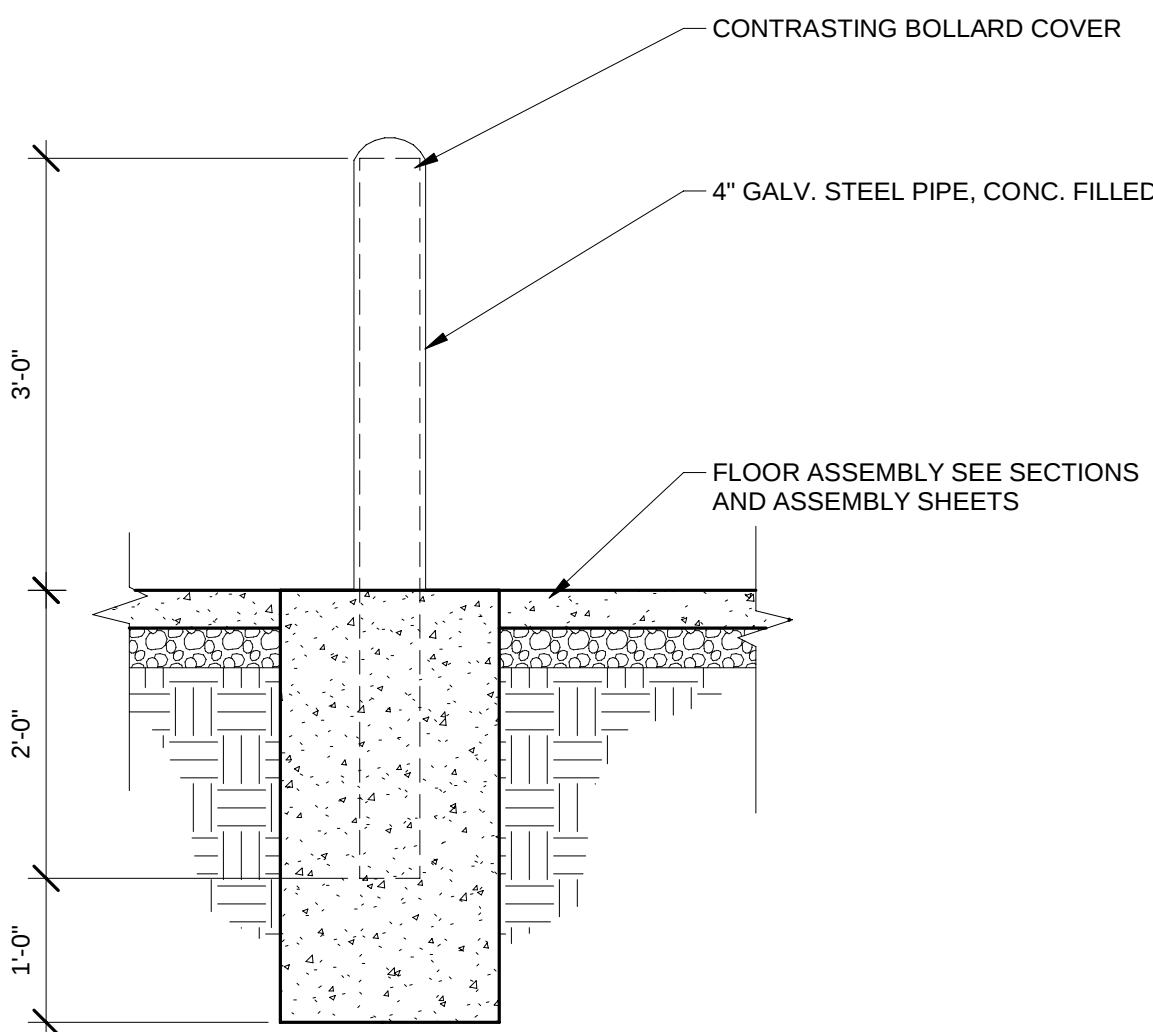
GREEN SCREEN
3" = 1'-0"



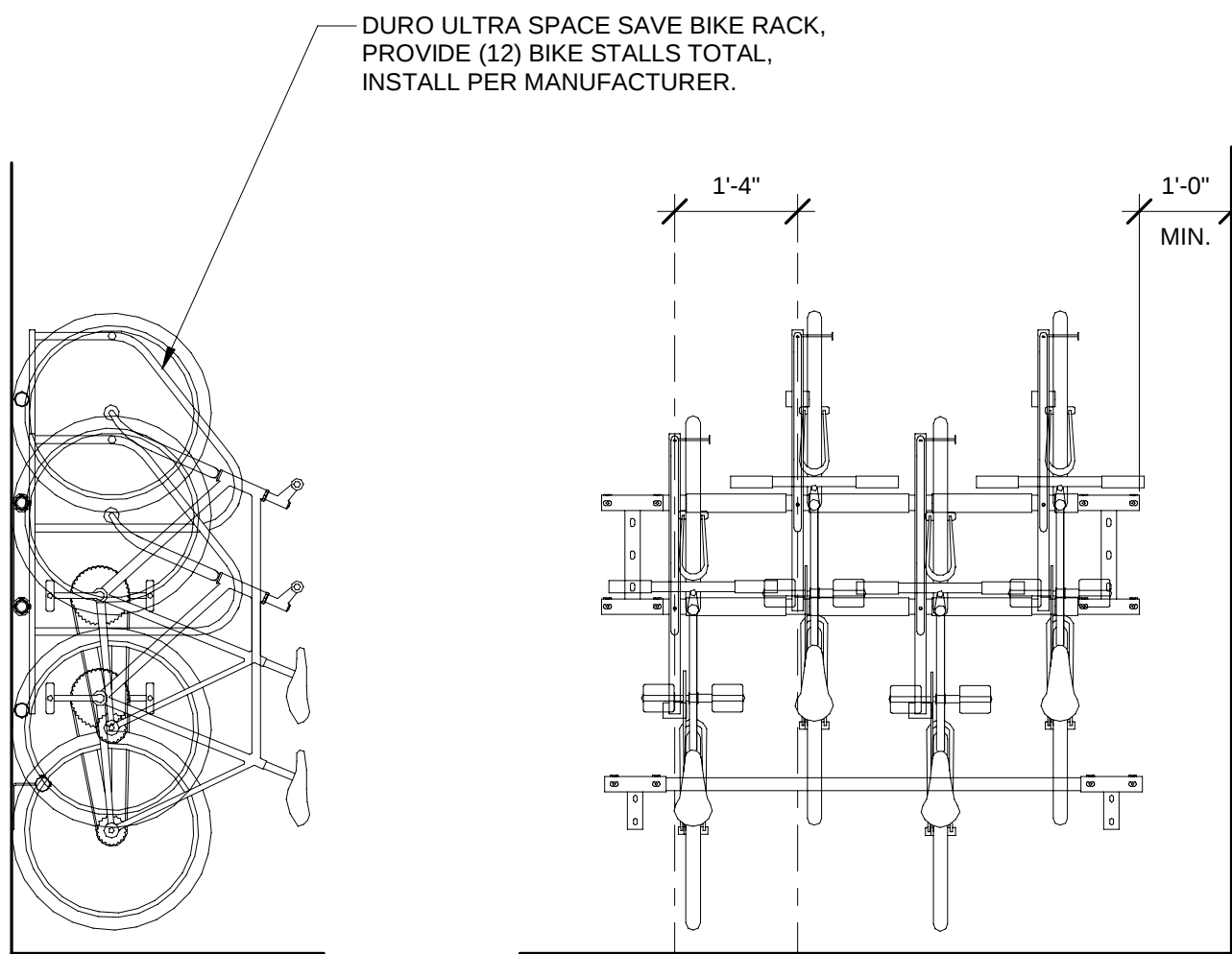
WHEEL STOP
1 1/2" = 1'-0"



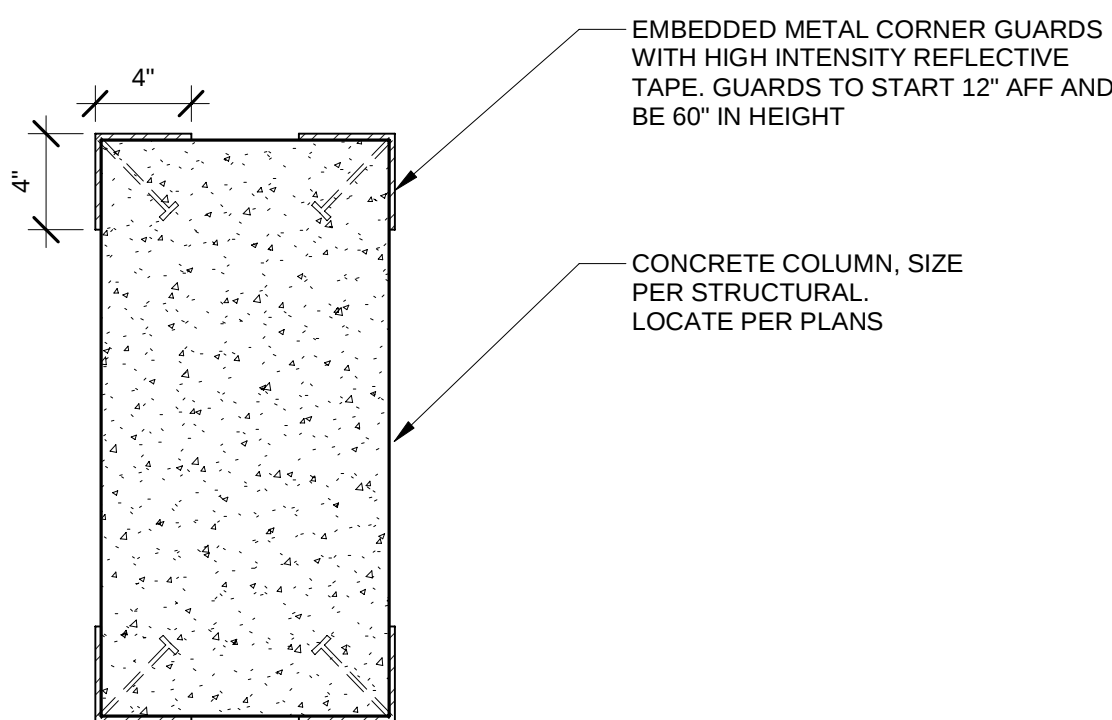
TRASH ROOM CURB
1 1/2" = 1'-0"



PIPE BOLLARD
3/4" = 1'-0"



BIKE RACK
1 1/2" = 1'-0"



CONCRETE COLUMN GUARDS
1 1/2" = 1'-0"

136 SOUTH B STREET

OXNARD
CALIFORNIA

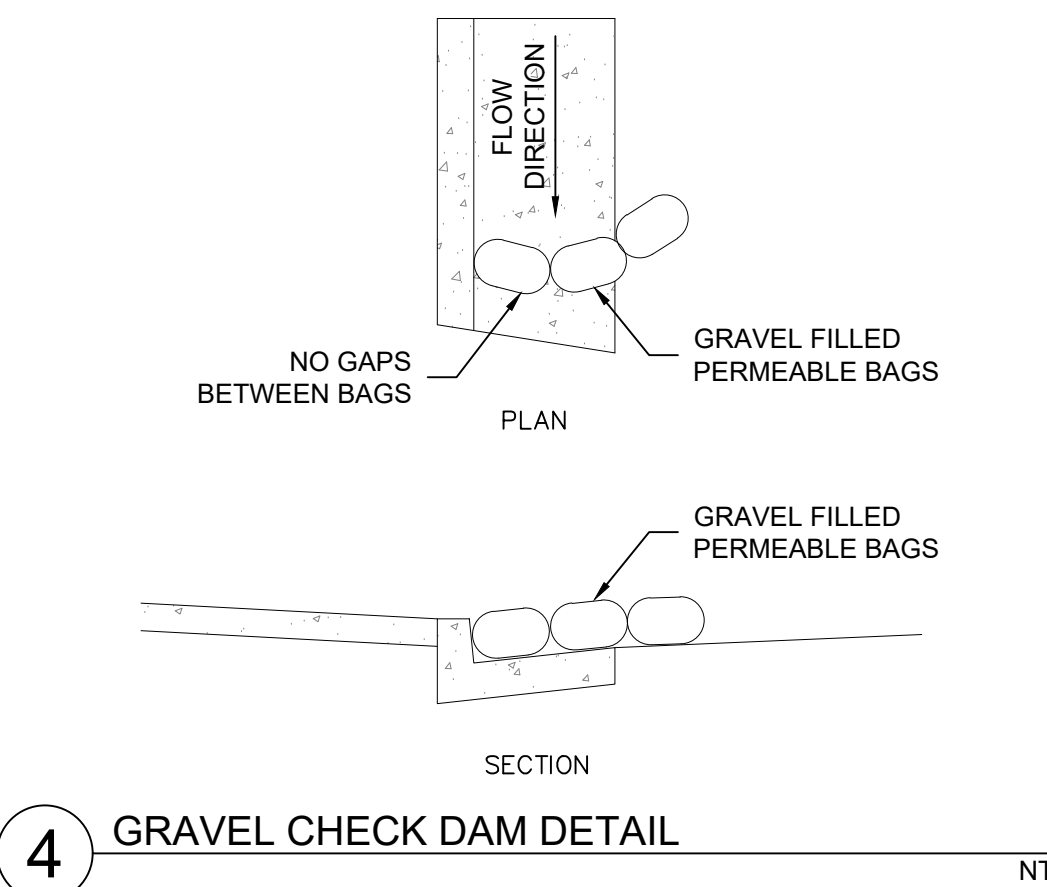
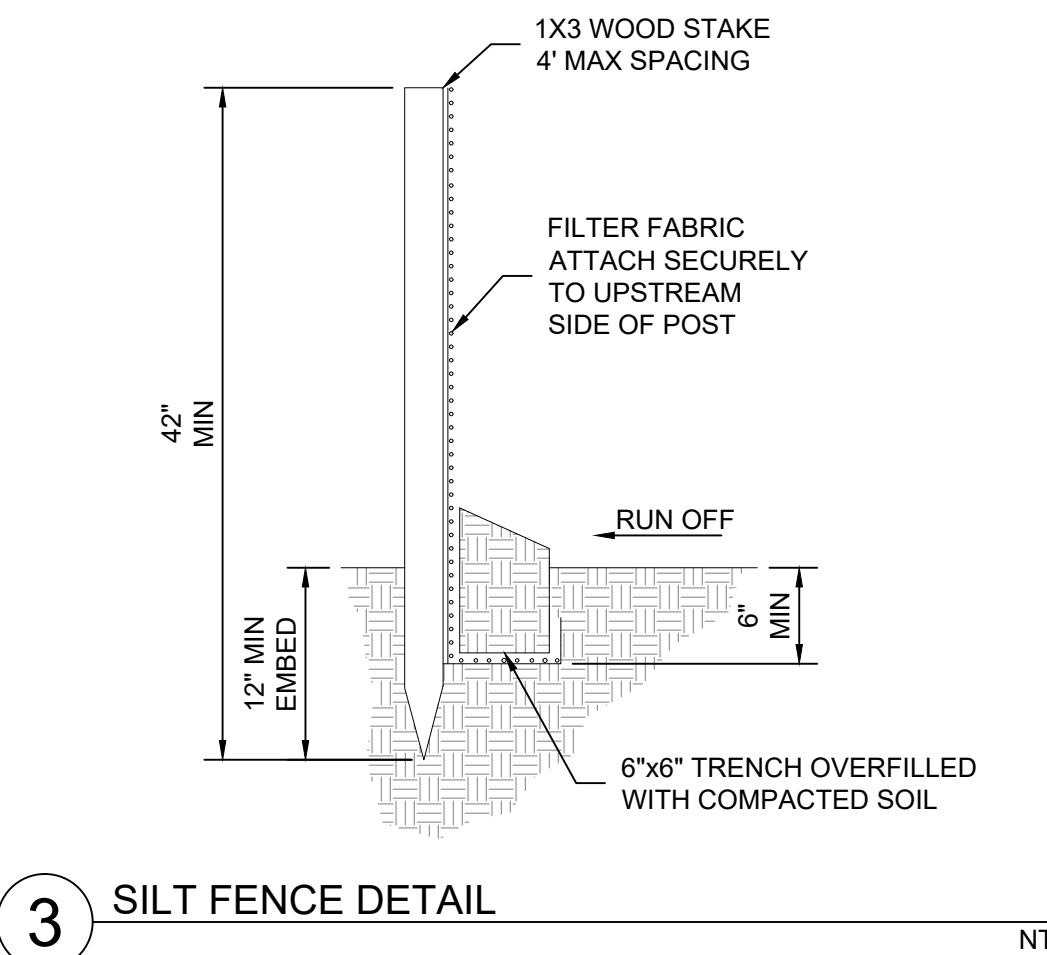
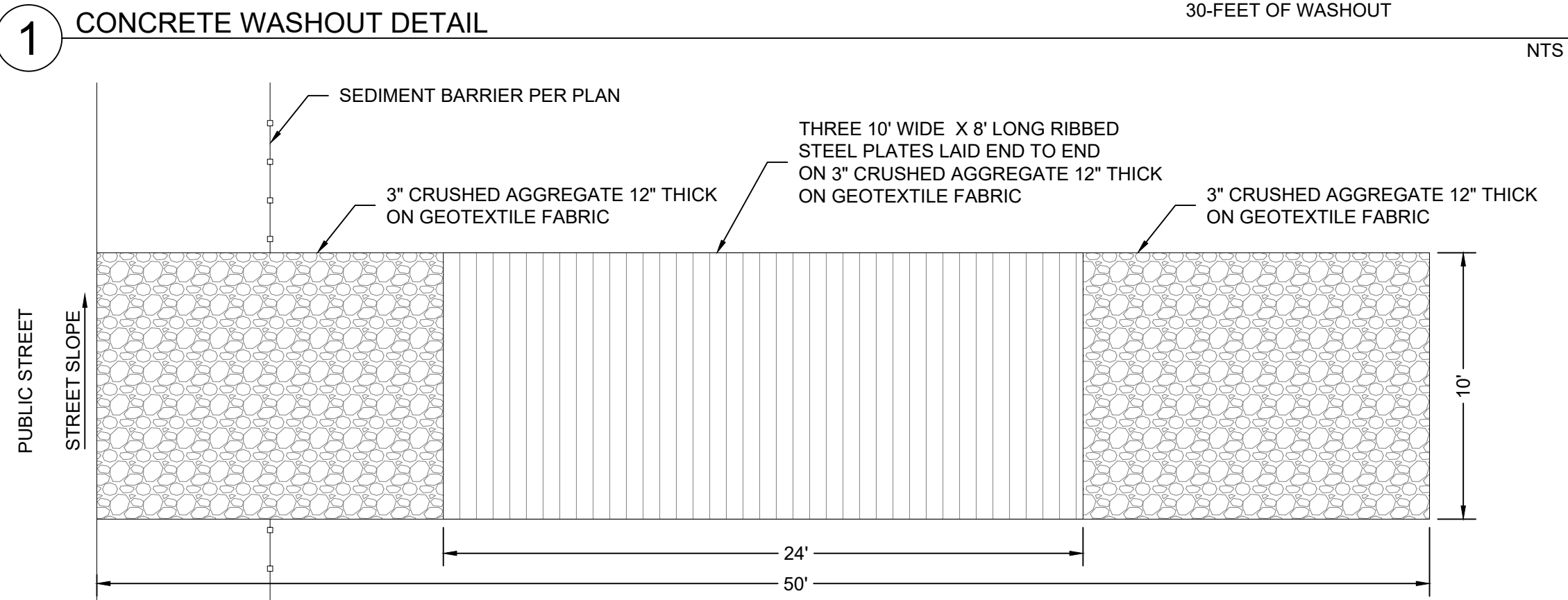
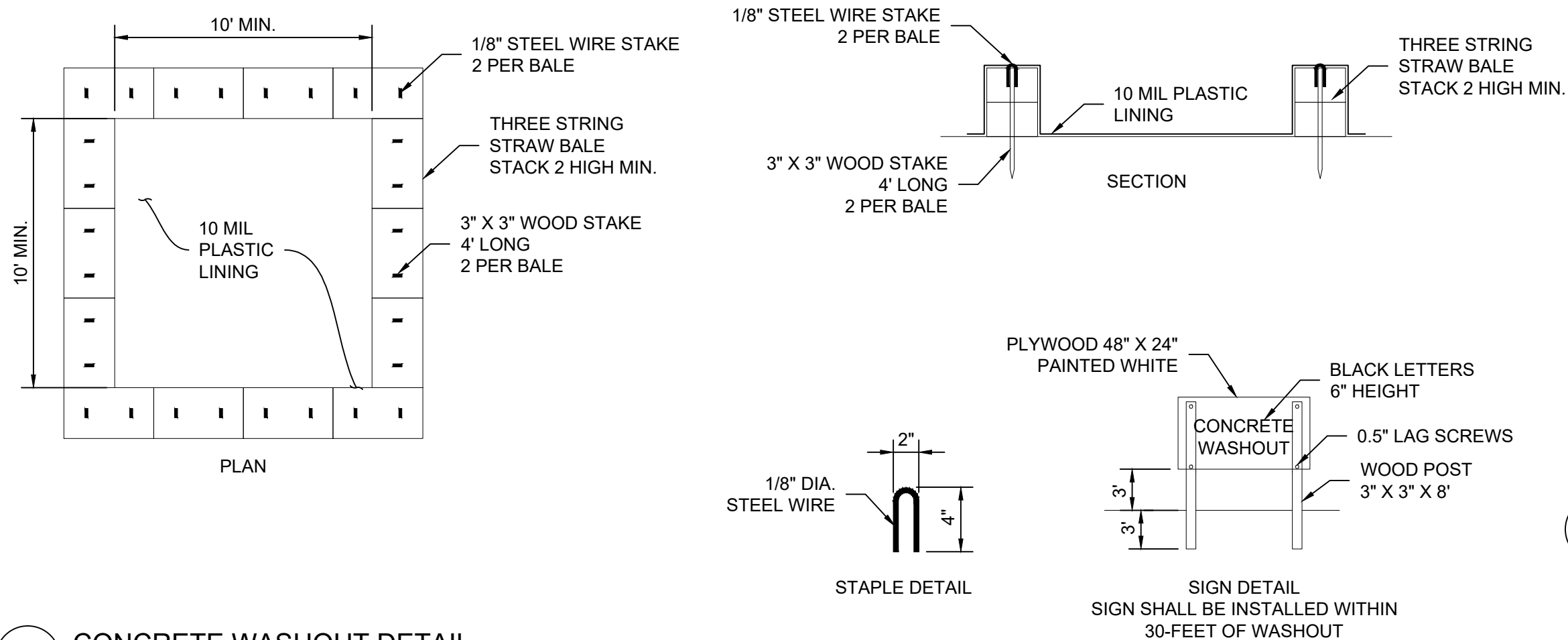
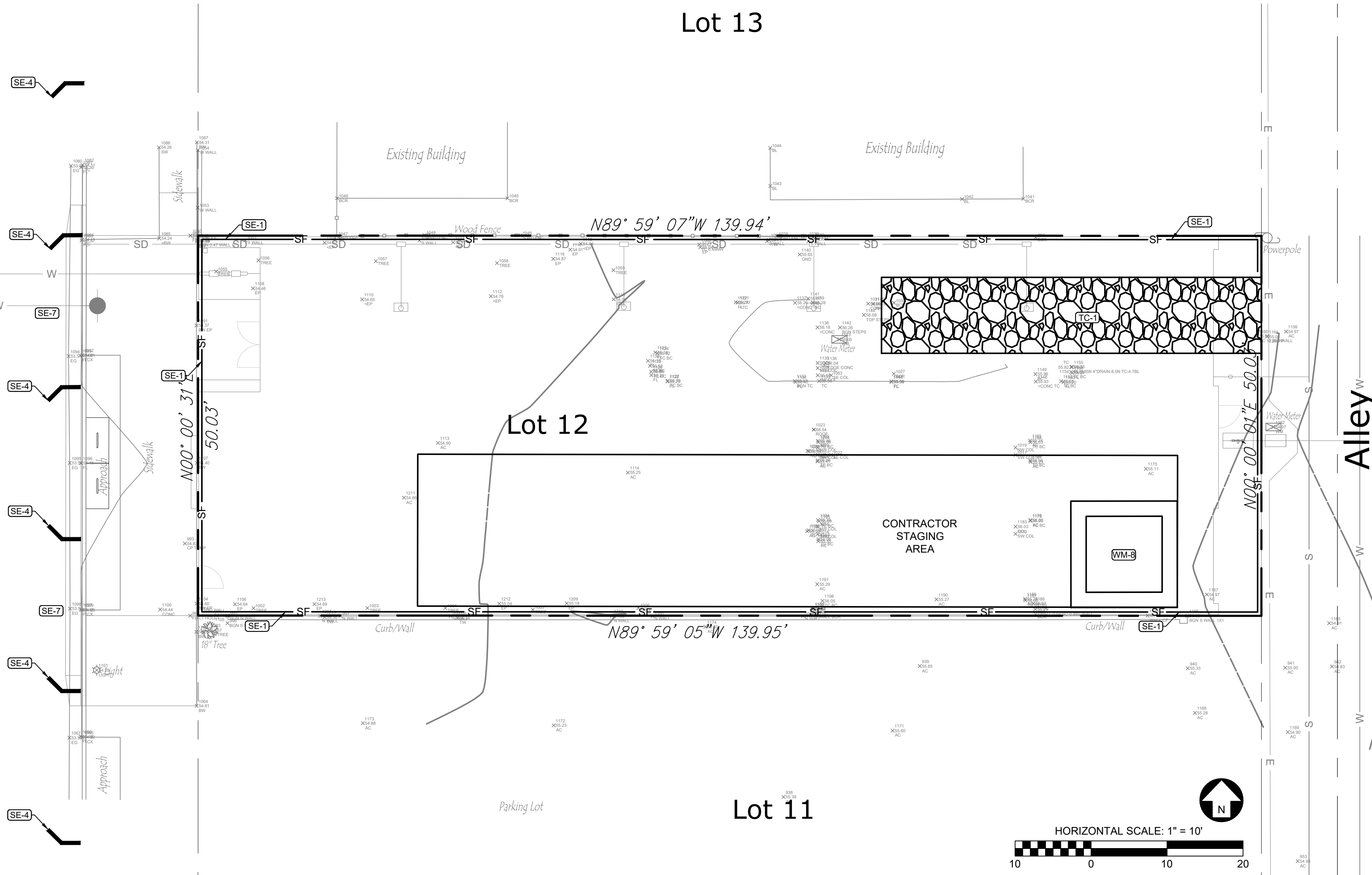
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REVISIONS:		
NO	DESCRIPTION	DATE
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S. B Street

N00° 00' 31"E
480.22



EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE AUTHORITY HAVING JURISDICTION OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THEIR DISCRETION OVER THE LIFE OF THE PROJECT TO PREVENT THE RUNOFF OF SEDIMENT AND POLLUTANTS FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, INSPECTOR, QUALIFIED SWPPP PRACTITIONER (QSP) (IF A SWPPP IS IN PLACE FOR THE PROJECT), OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%.
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED. THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
9. THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

BMP SELECTION & LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE JANUARY 2015 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMP'S ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMP'S INTO THE PROJECT SCOPE.

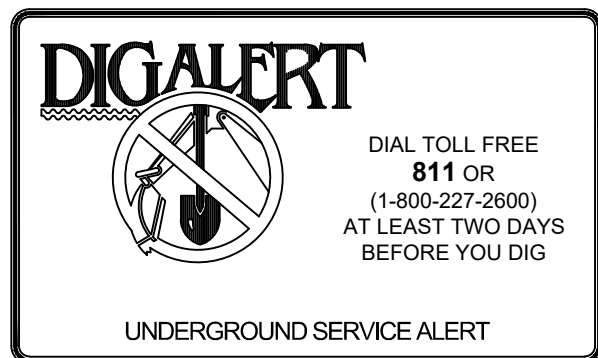
- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION
- NS-3 PAVING AND GRINDING
- NS-6 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMP'S SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-3 STOCK PILE MANAGEMENT
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-6 CONCRETE WASTE (WASH OUT), SEE DETAIL 1, THIS SHEET.
- WM-8 SEPTIC / SANITARY FACILITIES

THE FOLLOWING BMP'S ARE SPECIFIED ON THIS PLAN AND ARE TO BE INSTALLED OR CONSTRUCTED PER DETAIL REFERENCEES:

- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH
- SE-1 SILT FENCING, SEE DETAIL 3, THIS SHEET.
- SE-4 CHECK DAM, SEE DETAIL 4, THIS SHEET.
- SE-7 STREET SWEEPING AND VACUUMING
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL 2, THIS SHEET.



Revisions:	
1	.
2	.
3	.
4	.
5	.
Project Engineer: BWW	
Ext: 130	
Project Manager: JWG	
Date: 12.08.2020	Scale: PER PLAN
AV Job No: 20776	Sheet Size: 30" x 42"

EROSION CONTROL PLAN

C-5.1

Plan Prepared By:

Ashley & Vance
ENGINEERING, INC.
CIVIL • STRUCTURAL

1413 Monterey Street
San Luis Obispo, CA 93401
(805) 545-9010
www.ashleyvance.com

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136 SOUTH B STREET
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OXNARD, CA 93030



PRELIMINARY LANDSCAPE
PLAN

136 SOUTH B STREET

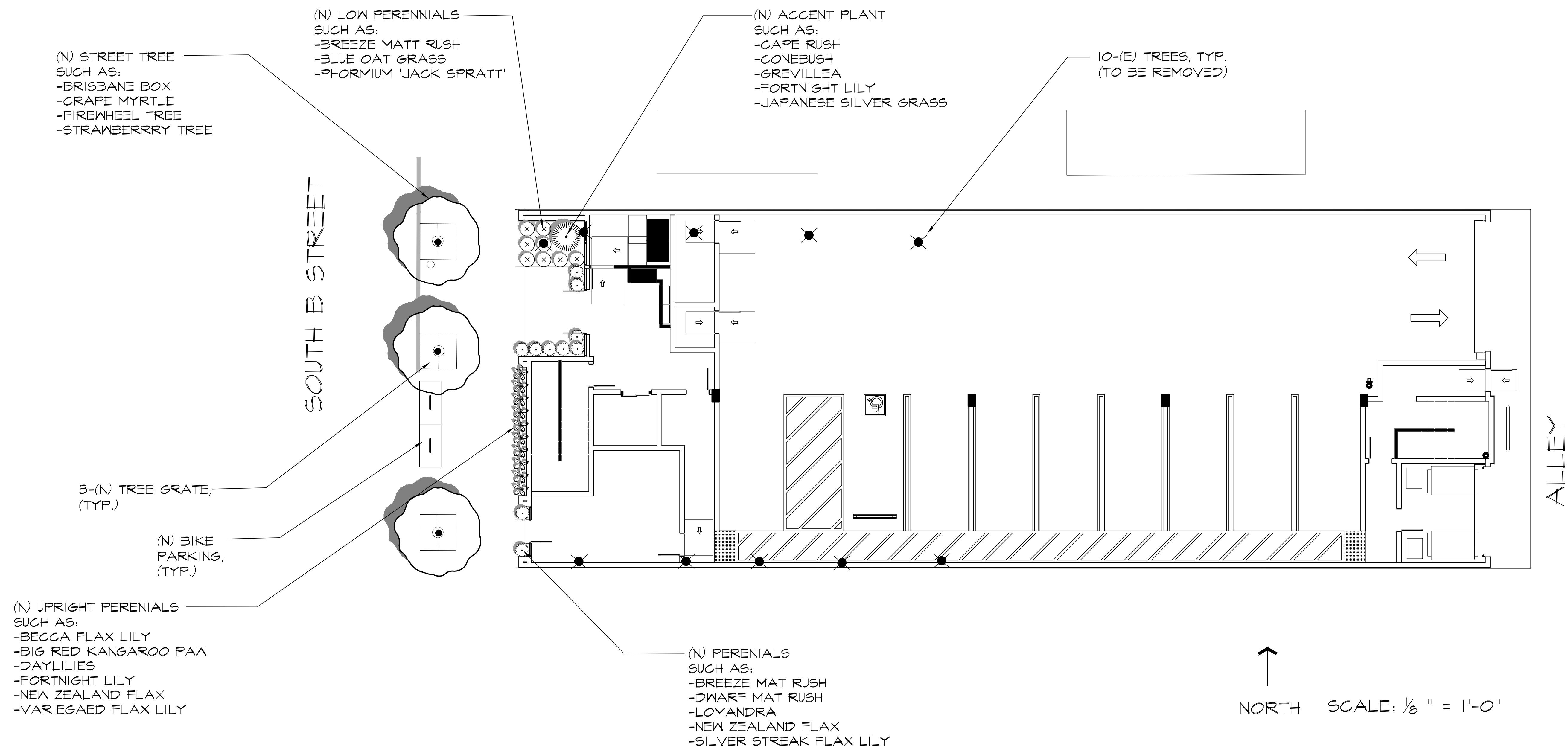
OXNARD
CALIFORNIA, 93030

PLANNING SUBMITTAL 05/18/2020

REVISIONS:		
NO	DESCRIPTION	DATE

CONCEPT_PLANT_SCHEDULE

- UPRIGHT TREE
Arbutus x 'Marina' / Arbutus Standard
Lagerstroemia indica / Crape Myrtle
Stenocarpus sinuatus / Firewheel Tree
Tristania conferta / Brisbane Box
- TALL UPRIGHT PERENNIALS
Agapanthus praecox orientalis / Lily of the Nile
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw
Dianella tasmanica 'Becca' / Becca Flax Lily
Dianella tasmanica 'Variegata' / Variegated Flax Lily
Diets bicolor / Fortnight Lily
- PERENNIALS
Dianella revoluta 'Variegated' / Variegated Flax Lily
Dianella tasmanica 'Silver Streak' / Silver Streak Flax Lily
Hemerocallis x 'Red Velvet' / Red Daylily
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Lomandra longifolia 'Breeze' TM / Breeze Mat Rush
Phormium tenax 'Jack Spratt' / New Zealand Flax
- LOW PERENNIALS
Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill
Lomandra longifolia 'Breeze' TM / Breeze Mat Rush
Phormium tenax 'Jack Spratt' / New Zealand Flax



STREET TREES



Brisbane Box



Strawberry Tree



Firewheel Tree

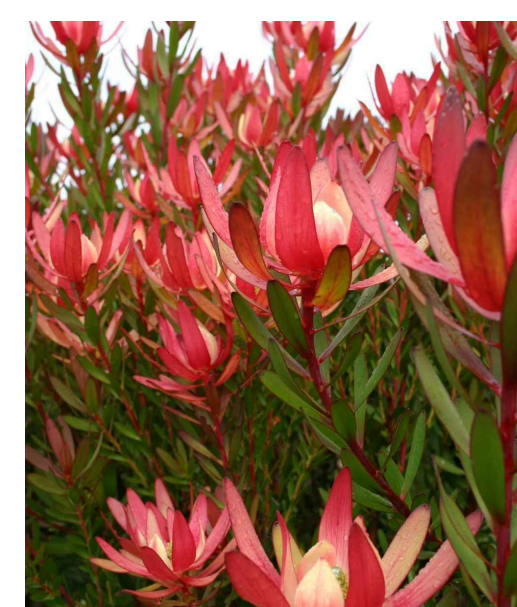


Crape Myrtle

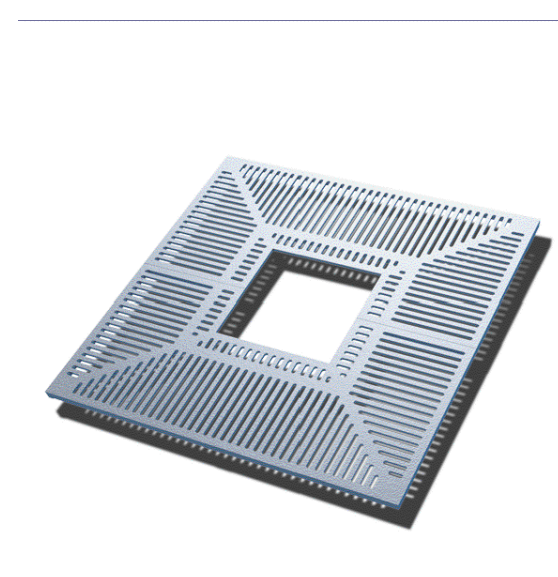
PERENNIALS



ACCENT PLANTS



TREE GRATE
Manufacturer: Ironsmith
Model: ADA
Size: 48" x 48" with 1/2" slots



BIKE RACKS
BELSON OUTDOORS
WINDER PLUS COMMERCIAL
BIKE RACK
MODEL WP36-7-SF-P FOREST
GREEN



NOTES

- Plant palette is a representation of landscape design final plants and location will be shown on Planting Plan.
- All landscaping will comply with the applicable City of Oxnard Landscape Standards.
- Landscaping and Irrigation will comply with the City of Oxnard and Water Efficient Landscape Ordinance (City Ordinance No. 2822) & Landscape Water Conservation Standards.

COMMUNITY WORKSHOP

Monday, December 21, 2020

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

- 1. PROJECT NAME: 105 South Roosevelt Multi-Family; PLANNING AND ZONING PERMIT NO. 20-200-10 (Development Design Review Permit) - La Colonia Neighborhood**

A request to construct a 1,760 square-foot residential building with an attached two-car garage on an 8,398 square-foot lot currently developed with an 1,058 square-foot single-family dwelling located at 105 South Roosevelt Avenue (APN: 201-0-125-010) within the Multiple-Family Residential (R-2) zone. The proposed project is exempt from environmental review, pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act.

Applicant: GR Hammer Construction
City Contact: Randy Baez

Phone: (818) 207-2904
Phone: (805) 385-3923

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

PROJECT INFORMATION

PROJECT ADDRESS: 105 S. ROOSEVELT AVE.
OXNARD, CA. 93033
OWNER: ROGER GARCIA

APPLICABLE CODES:

- CURRENT CITY OF OXNARD BUILDING CODE
- CURRENT CALIFORNIA BUILDING CODE (CBC)
- CURRENT CALIFORNIA RESIDENTIAL CODE (CRC)
- CURRENT CALIFORNIA PLUMBING CODE (CPC)
- CURRENT CALIFORNIA MECHANICAL CODE (CMC)
- CURRENT CALIFORNIA ELECTRICAL CODE (CEC)
- CURRENT CALIFORNIA ENERGY CODE (CEC)

DRAWING LIST:

ARCHITECTURAL:

- A - 1

A - 2

A - 3

A - 4

A - 5

A - 6

A - 7

A - 8

A - 9

AD - 1

AD - 2

G - 1

G - 2

E - 1

T - 24
- SITE PLAN

FIRST FLOOR PLAN AND SECOND FLOOR PLAN

PROPOSED ROOF PLAN

EXTERIOR ELEVATIONS (1)

EXTERIOR ELEVATIONS (2)

EXISTING AND DEMOLITION FLOOR PLAN

PROPOSED GARAGE PLAN

EXISTING HOUSE AND GARAGE ROOF PLAN

FRONT AND LEFT SIDE ELEVATION (GARAGE AND EXISTING HOUSE)

ARCHITECTURAL NOTES

ARCHITECTURAL DETAILS

CAL GREEN BUILDING (SHEET 1)

CAL GREEN BUILDING (SHEET 2)

FIRST AND SECOND FLOOR LIGHTNING PLAN

TITLE 24

STRUCTURAL:

- S - 1

S - 2

S - 3

S - 4

S - 5
- CONSTRUCTION SPECIFICATIONS

FOUNDATION, 2ND FLOOR FRAMING

ROOF FRAMING, CROSS SECTION A

FOUNDATION DETAILS

FRAMING DETAILS

LEGEND

EXISTING (E)

NEW (N)

LANDSCAPING

CONCRETE

SITE DRAINAGE SLOPE:
2% AT SOIL OR LANDSCAPED AREAS
1% AT CONCRETE OR PAVED SURFACES

SCOPE OF WORK:

(N) TWO-STORY SECOND UNIT WITH ATTACHED 2-CAR GARAGE AND A (N) 2-CAR GARAGE ATTACHED TO (E) SFD

AREAS:	HABITABLE:	NON-HABITABLE:
(N) 1ST FLOOR	660 SF	440 SF
(N) 2ND FLOOR	1100 SF	
(N) ADDITIONAL GARAGE		400 SF
(E) SFD	1058 SF	312 SF
TOTAL	2818 SF	1152 SF

RESIDENTIAL FLOOR AREA (RFA)

LOT = 8,398 SF
TOTAL HABITABLE AREAS = 2,818 SF
RFA = 2,818 SF / 8,398 SF = 34%

LOT COVERAGE

LOT = 8,398 SF
FOOTPRINTS = 1426 SF + 1100 SF + 420 SF = 2,946 SF
PROPOSED LOT COVERAGE = 2,946 SF / 8,398 SF = 35%

INTERIOR YARD SPACE (I.Y.S.)

LOT = 8,398 SF
I.Y.S. = (LAWN) SF ON SITE PLAN BEHIND THE FRONT SETBACK
I.Y.S. REQUIRED = 30% OF LOT SF = 2,519.40 SF
I.Y.S. ON SITE PLAN = 2,530.84 SF
2,530.84 SF > 2,519.40 SF

(E) HOUSE

Facts and Features

Type Single Family	Year Built 1958	Heating Wall
Cooling No Data	Parking 1 space	Lot 8,398 sqft

INTERIOR FEATURES

Bedrooms Beds: 3	Flooring Floor size: 1,370 sqft Flooring: Carpet, Linoleum / Vinyl, Tile
Heating and Cooling Heating: Wall Heating: Gas	Other Interior Features Room count: 5 Storage

SPACES AND AMENITIES

Size Unit count: 0	Amenities Security System
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CONSTRUCTION

Type and Style Structure type: Other Single Family	Dates Built in 1958 Other Construction Features Stories: 1
Materials Roof type: Asphalt Exterior material: Stucco, Wood	

EXTERIOR FEATURES

Patio	Lot
Porch	Lot: 8,398 sqft
Yard	Lot width: 120 ft
Lawn	Lot depth: 70 ft
Fenced Yard	Other Exterior Features Parcel #: 2010125010
View Type View: Water	

PARKING

Parking: On street, 1 space, 312 sqft garage	RV Parking
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UTILITIES

Sprinkler System	Green Energy Great solar potential Sun Number™: 84.86 ☀
------------------	---



VICINITY PLAN

NO SCALE

SITE PLAN

8' 0 8' 16' 24' 1/8" = 1'-0"

PLAN NORTH

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ENGINEERING & DESIGN

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DRAWN J. MANZANILLO
CHECKED M. LOAYZA
DATE 11/11/2020
SCALE AS NOTED
JOB NO. -
SHEET -
A-1
OF SHEETS

LEGEND AND NOTES

NEW (N) WALL (2X4 @16" O.C. WITH ½" DRYWALL (MIN) INSIDE AND 7/8" STUCCO OUTSIDE TO MATCH EXISTING.

5 MIN. AIR CHANGE FAN EXHAUST SYSTEM WITH 50CFM HUMIDSTAT OPENABLE FROM LIGHT SWITCH. NEW INSTALLED BATHROOM EXHAUST FAN SHALL BE ENERGY STAR HUMIDSTAT CONTROLLED OF THE BUILDING. (9.506.1) COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE.

HARD-WIRED SMOKE DETECTORS WITH A BATTERYBACKUP ARE REQUIRED IN ALL SLEEPING ROOMS AND HALLWAYS. DETECTORS ARE ALSO REQUIRED ON THE 2ND FLOOR CEILING IN CLOSE PROXIMITY TO THE STAIRWAY.

CARBON MONOXIDE DETECTOR

12" SQ. TUB ACCESS

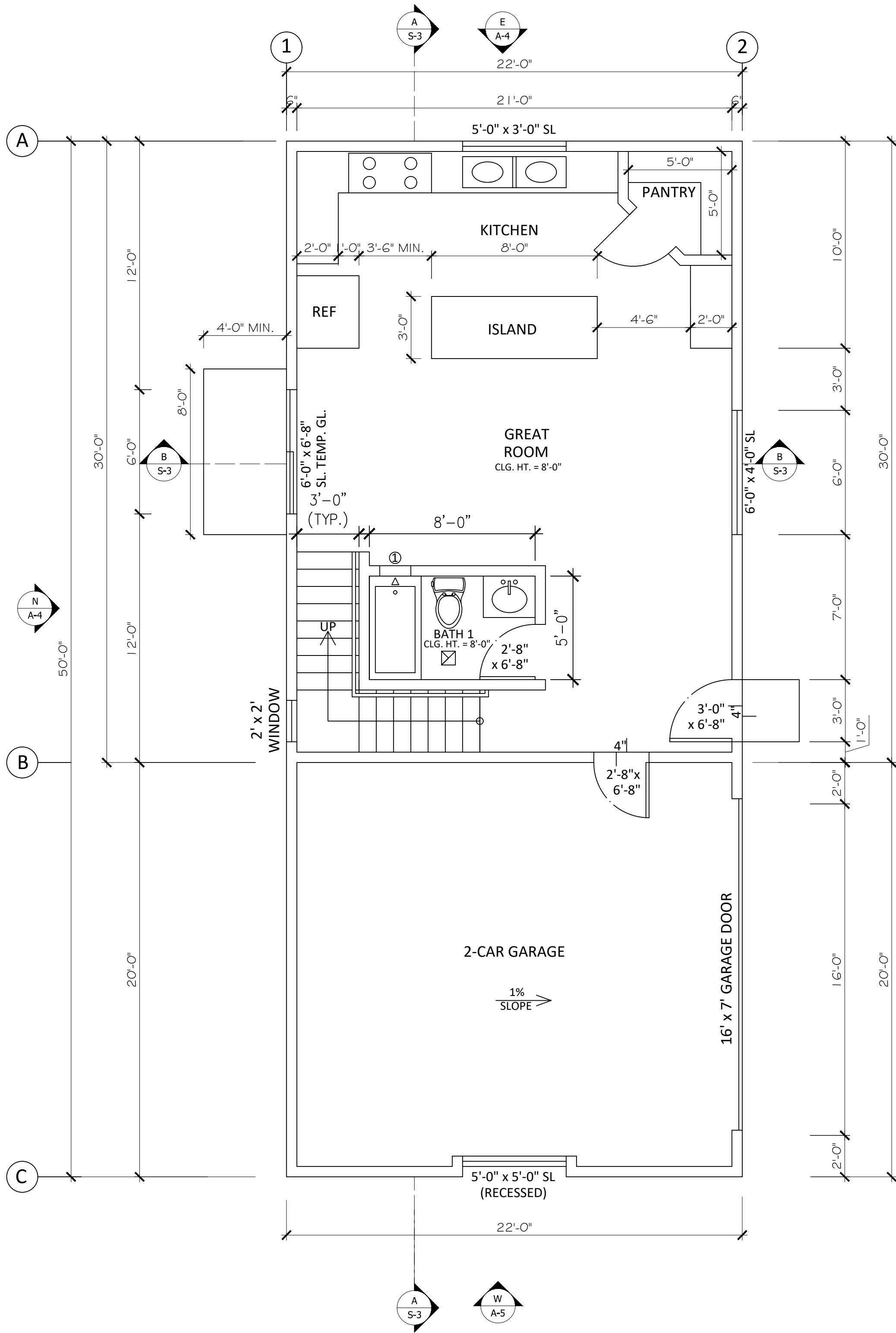
MEDICINE CABINET

ALL WINDOWS AND SLIDING DOOR TO BE VYNIL WITH LOW E AND THERMAL EFFICIENCY. PER LA CITY GREEN BUILDING CODE REQUIREMENTS.

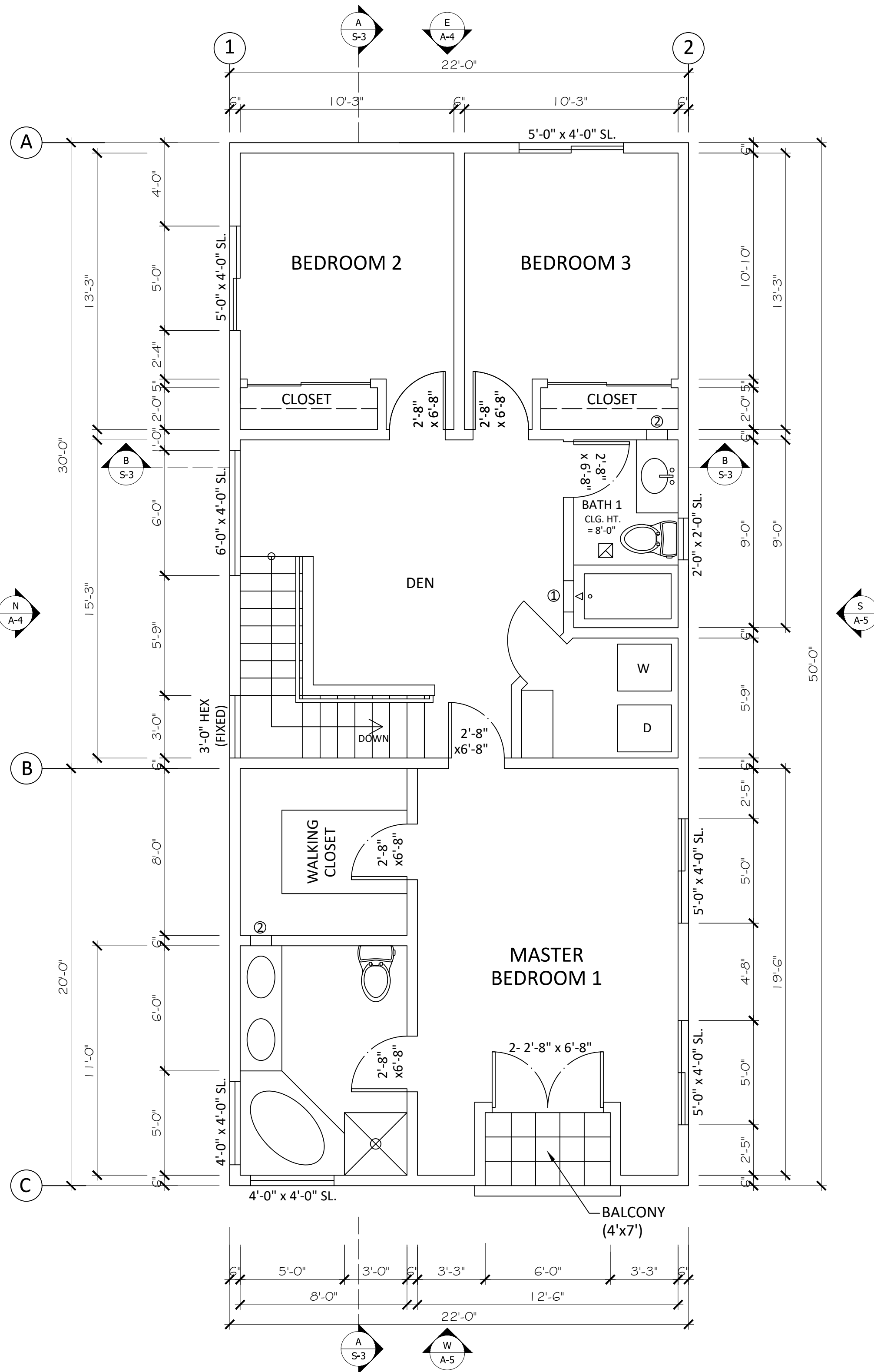
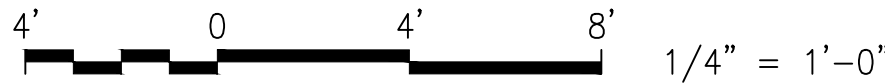
FOR ARCHITECTURAL DETAILS AND NOTES, SEE DRAWING AD-1

EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.

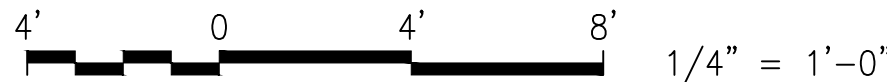
THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAX. FLOW RATES IN TABLE 9.303.2.



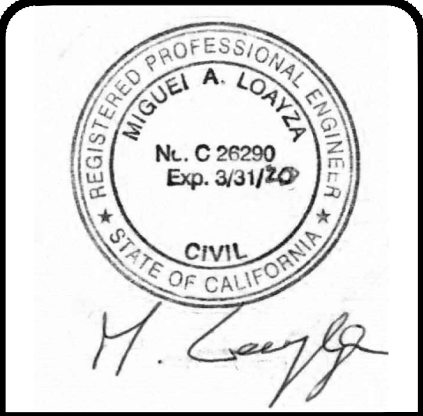
FIRST FLOOR PLAN



SECOND FLOOR PLAN



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DRAWN
J. MANZANILLO
CHECKED
M. LOAYZA
DATE
11/4/2020
SCALE
AS NOTED
JOB NO.
-
SHEET

LEGEND

AREA FOR LATER INSTALLATION OF ROOFTOP SOLAR PANELS

WALLS BELOW

NEW ROOF

NOTES

- 1 12"X24" HALF ROUND ROOF VENT
- 2 CLASS A ROOF MATERIAL WILL BE PROVIDED PER TABLE SHOWN BELOW:

COOL ROOF SPECS.

CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR	
0676-0098	GAF	Timberline HD® Reflector Series™ Golden Amber Timberline® HDZ™ RS Golden Amber Timberline HD® Golden Amber Timberline® HDZ™ Golden Amber	Asphalt Shi ngle	Tan	0.20	0.22	0.92	0.89	20	21	+

OF ATTIC VENTS CALCULATIONS:

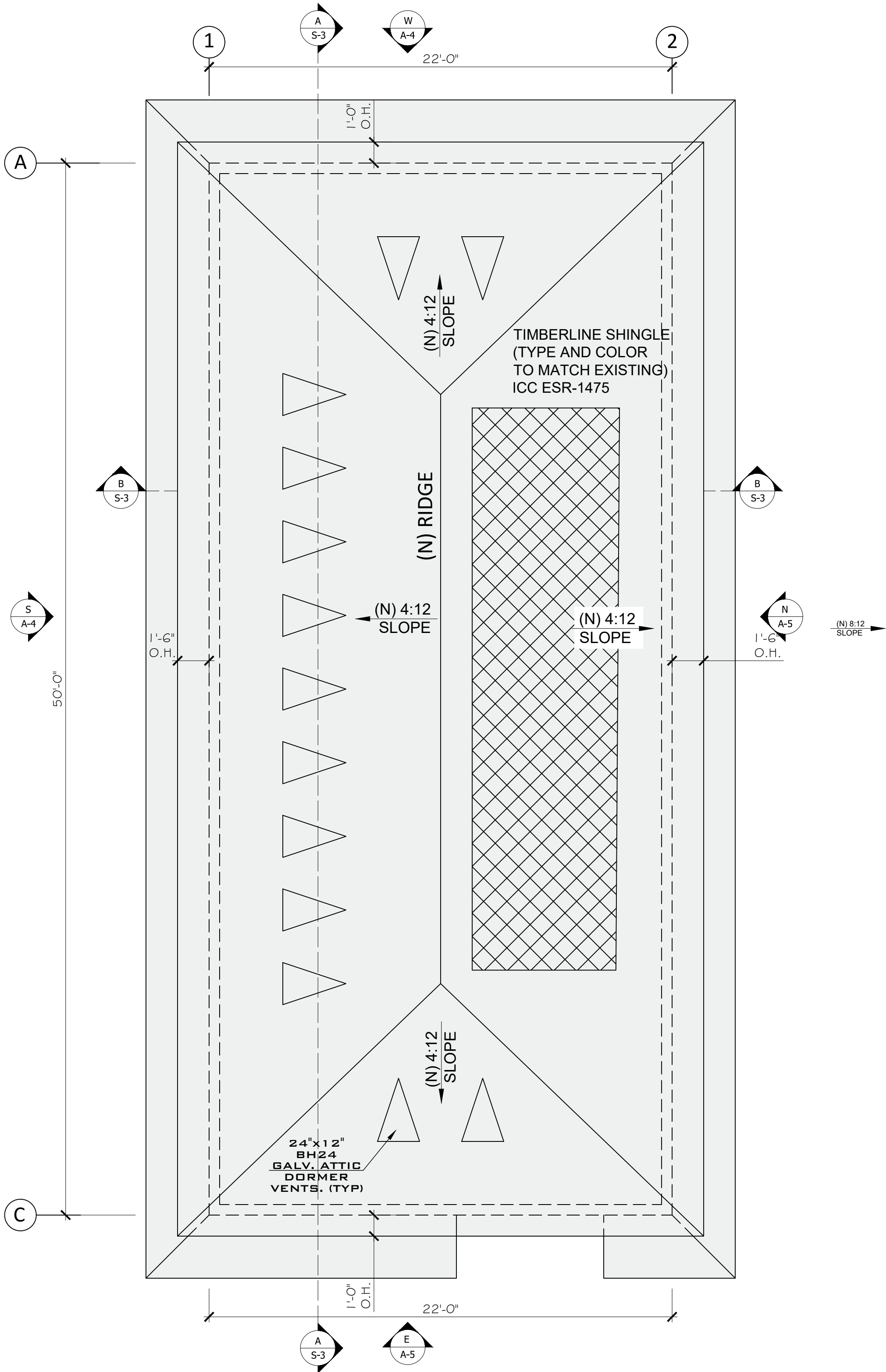
AREA OF BH24 DORMER VENT = 0.67 SQ.FT.

TOTAL AREA = 1300 sq. ft (net area)

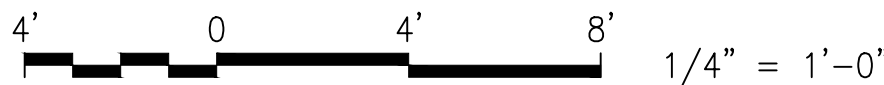
TOTAL AREA OF VENTS REQ'D = 1300 / 150 = 8.67

TOTAL # VENTS REQ'D = 8.67 / 0.69 = 12.56

USE: 13 - BH24 DORMER VENT.



ROOF PLAN



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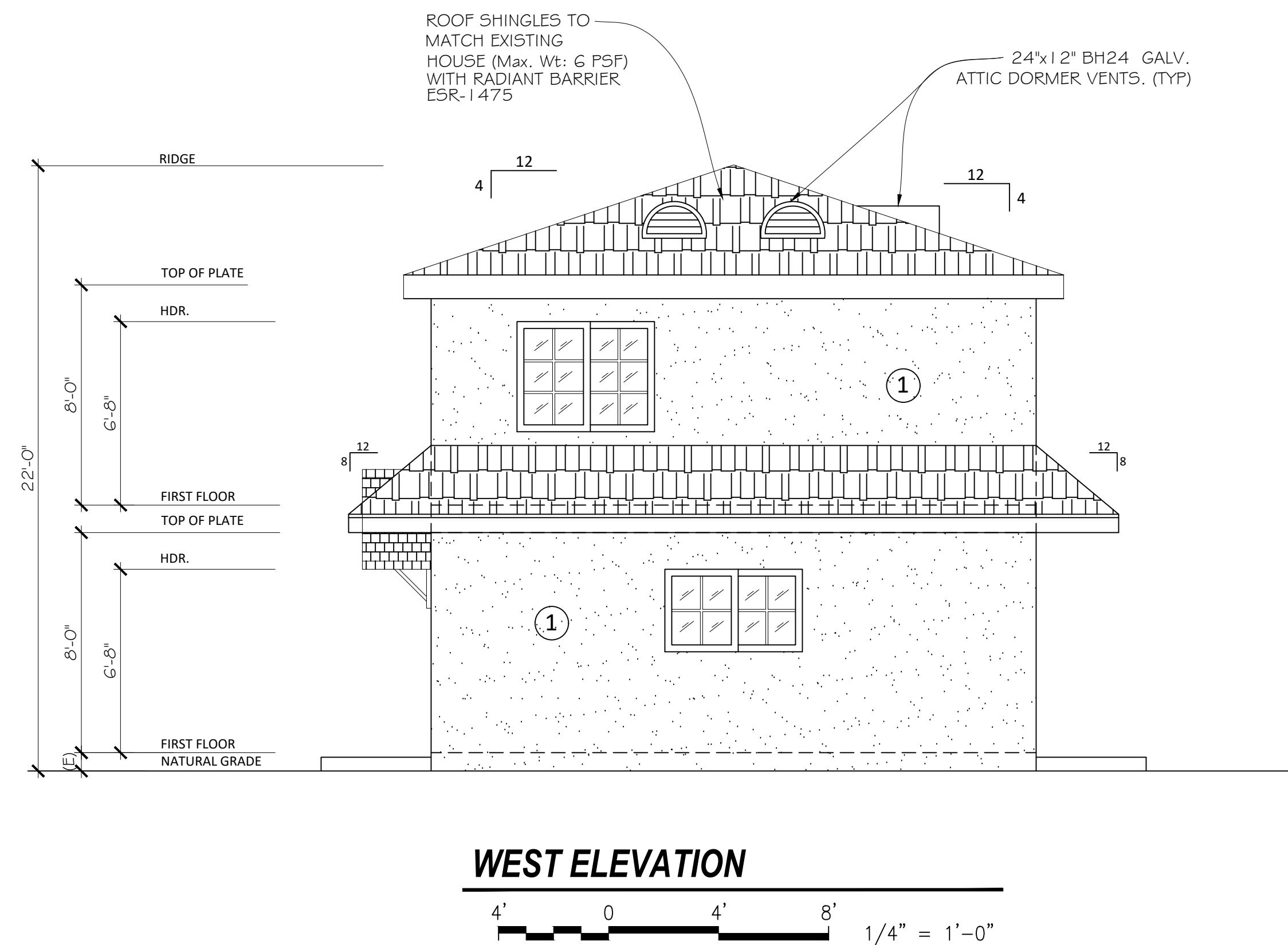
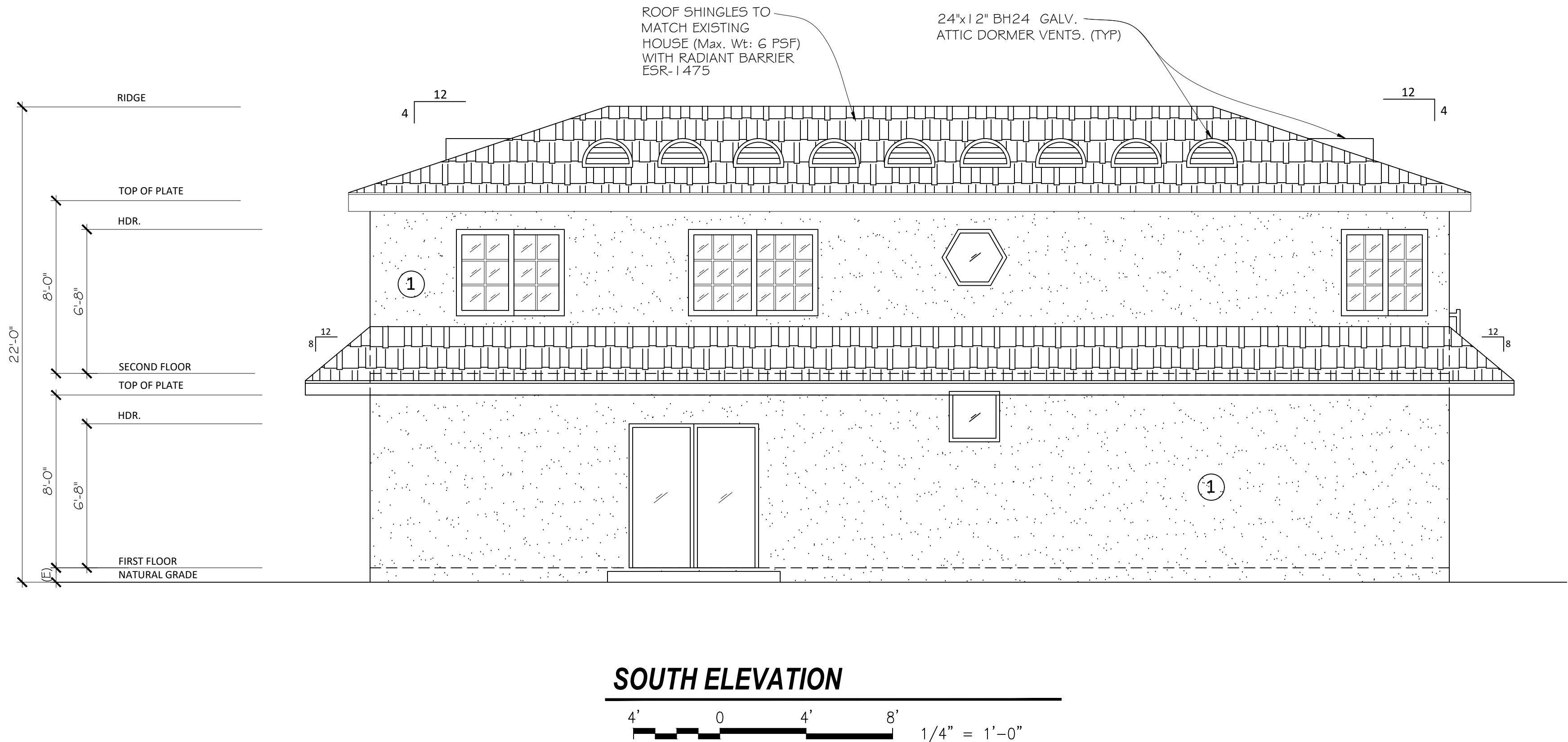
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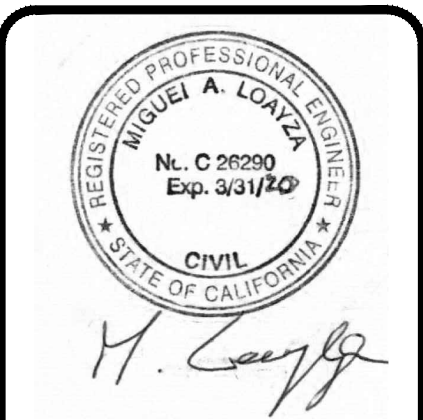
DRAWN A. LAZALDE
CHECKED M. LOAYZA
DATE 11/13/2020
SCALE AS NOTED
JOB NO. -
SHEET -
A-3
OF SHEETS

NOTES:

- ① STUCCO TO MATCH EXISTING



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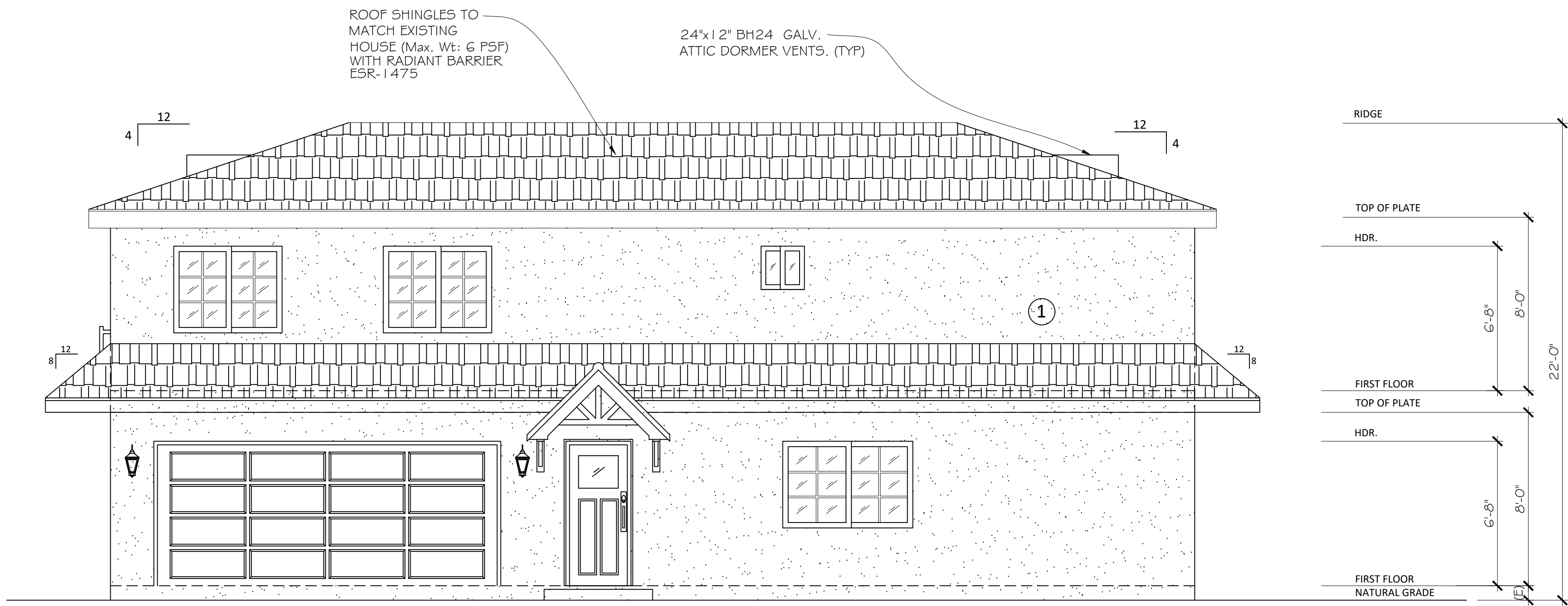
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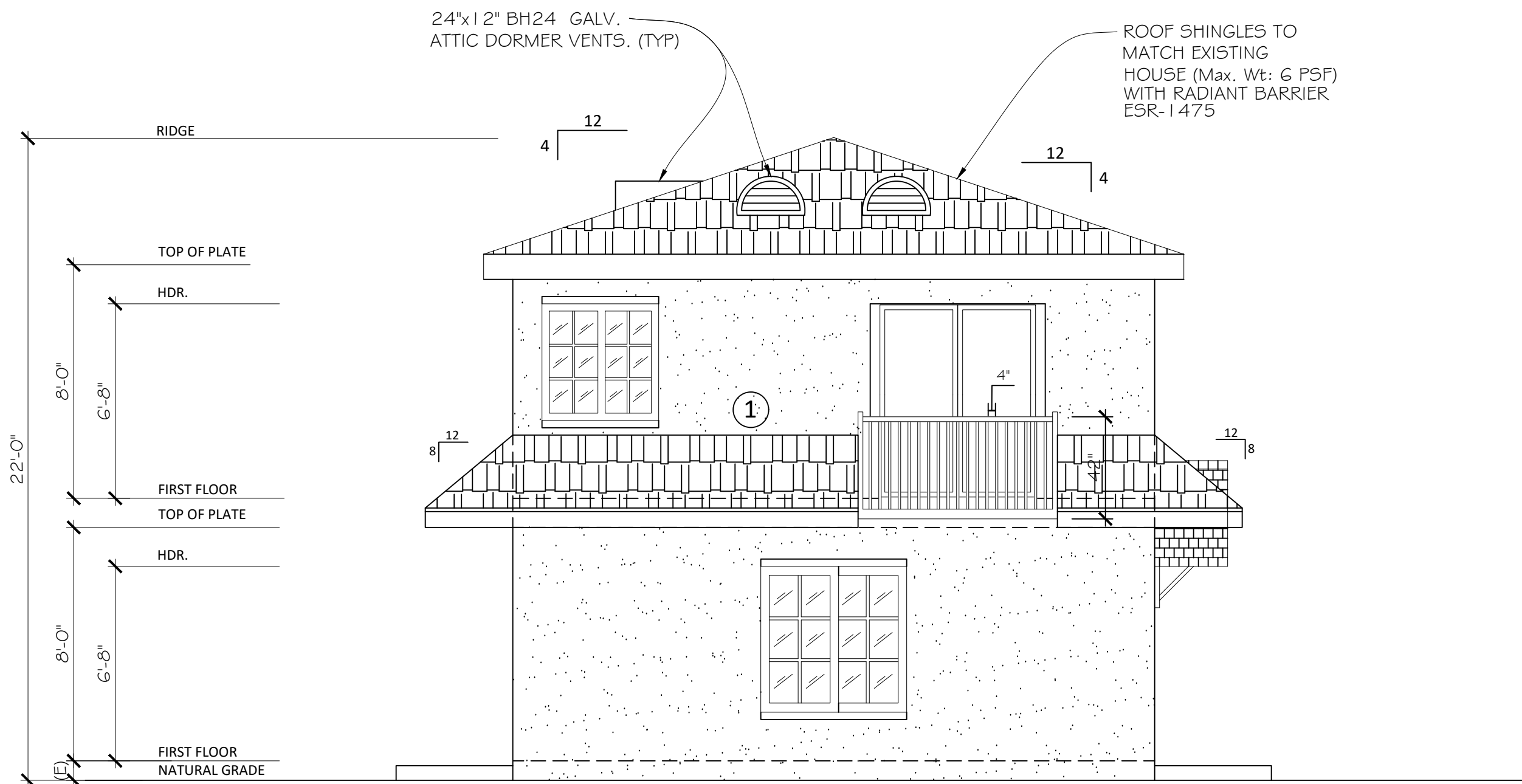
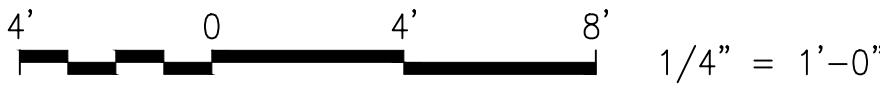
DRAWN J. MANZANILLO
CHECKED M. LOAYZA
DATE 11/13/2020
SCALE AS NOTED
JOB NO. -
SHEET A-4
- OF - SHEETS

NOTES:

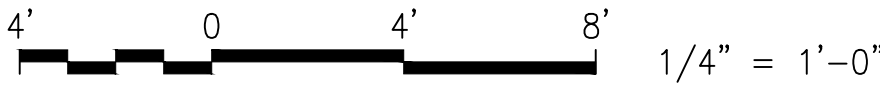
- ① STUCCO TO MATCH EXISTING



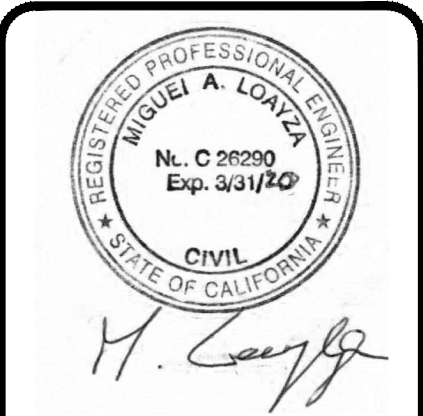
NORTH ELEVATION



EAST ELEVATION



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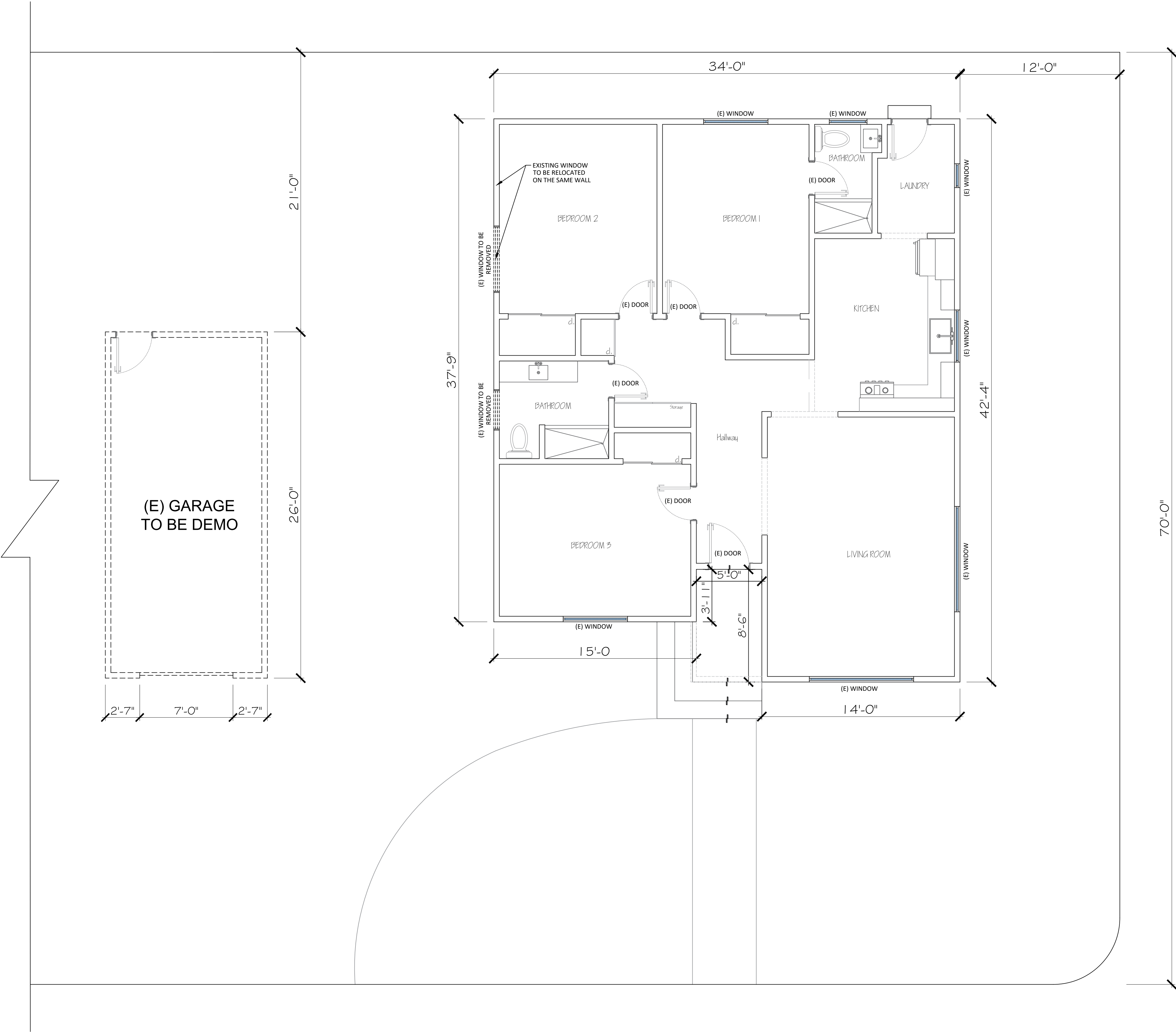
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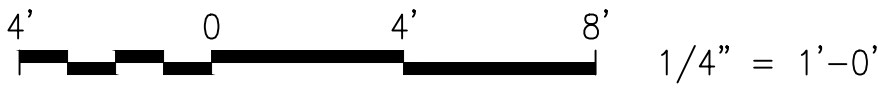
DRAWN J. MANZANILLO
CHECKED M. LOAYZA
DATE 11/13/2020
SCALE AS NOTED
JOB NO. -
SHEET A-5
- OF - SHEETS

LEGEND AND NOTES

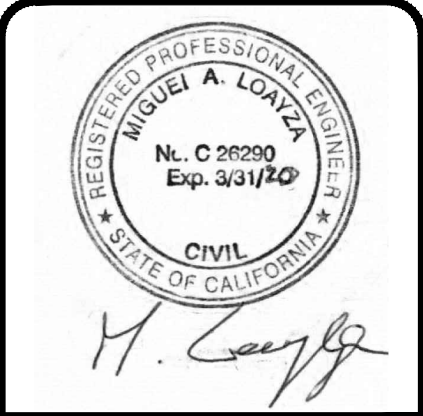
- EXISTING WALL
- NEW WALL
- TO BE DEMO



EXISTING AND DEMOLITION FLOOR PLAN



REVISIONS	BY



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DRAWN J. MANZANILLO
CHECKED M. LOAYZA
DATE 2/21/2020
SCALE AS NOTED
JOB NO. -
SHEET -
A-6
- OF - SHEETS

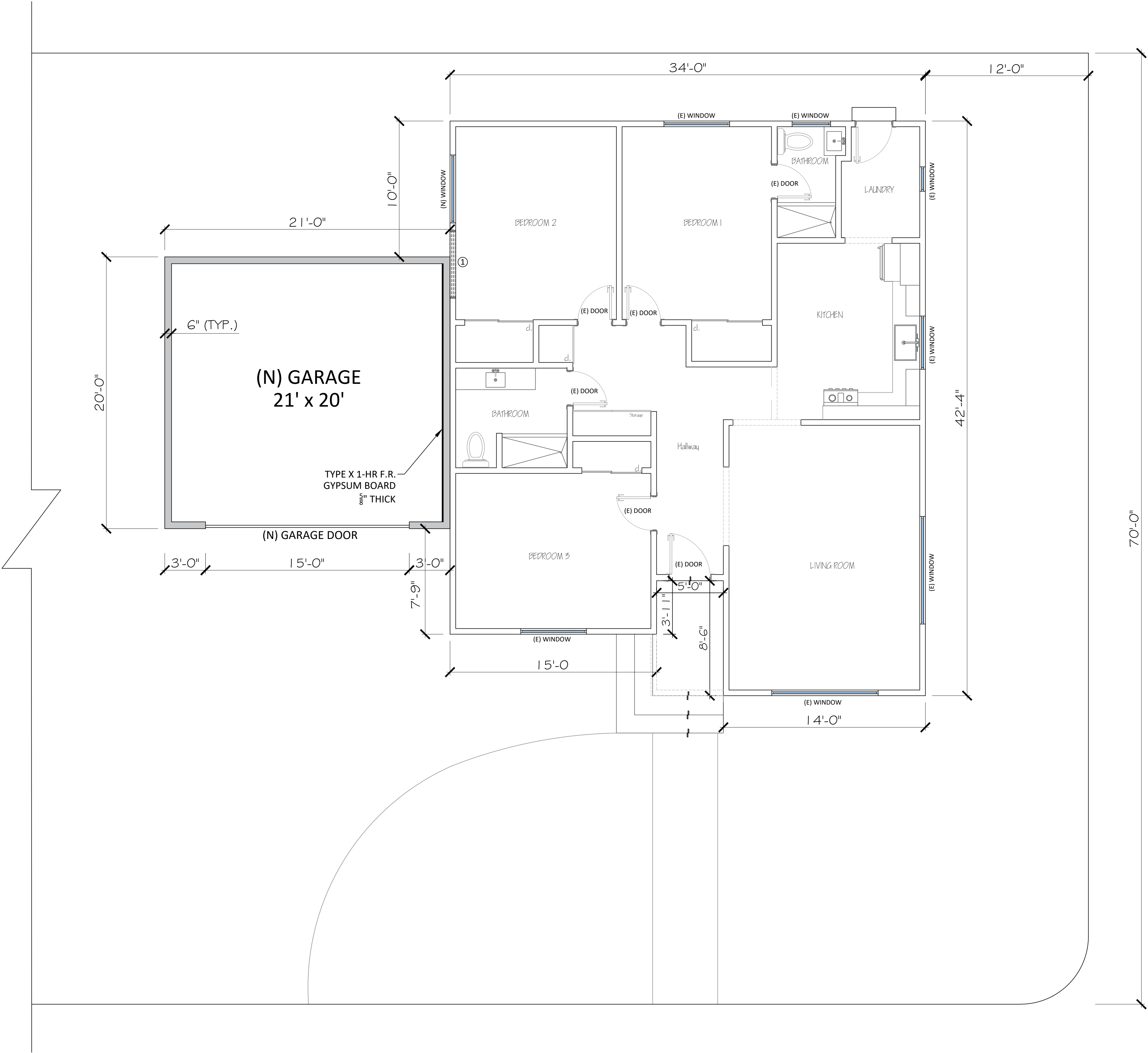
LEGEND AND NOTES

- EXISTING WALL
- NEW WALL
- TYPE X GYPSUM BOARD 1/2" THICK

- 1

RELOCATE EXISTING WINDOW AND CLOSE OPENING WITH 2x4 @ 16" O.C. STUD FRAMING AND WITH 1/2" MIN. DRYWALL (INSIDE) AND 7/8" MIN STUCCO (OUTSIDE)
- 2

PROVIDE A 1-HOUR FIRE RATED 5/8" THICK GYPSUM BOARD TYPE "X" BETWEEN GARAGE AND DWELLING ON GARAGE WALL SIDE ONLY PER CRC R302.6



PROPOSED GARAGE PLAN

4' 0 4' 8' 1/4" = 1'-0"

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. LOAYZA
No. C 26230
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

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SCALE AS NOTED
JOB NO. -
SHEET -
A-7
- OF - SHEETS

LEGEND AND NOTES

- WALLS BELOW
- NEW ROOF
- EXISTING ROOF

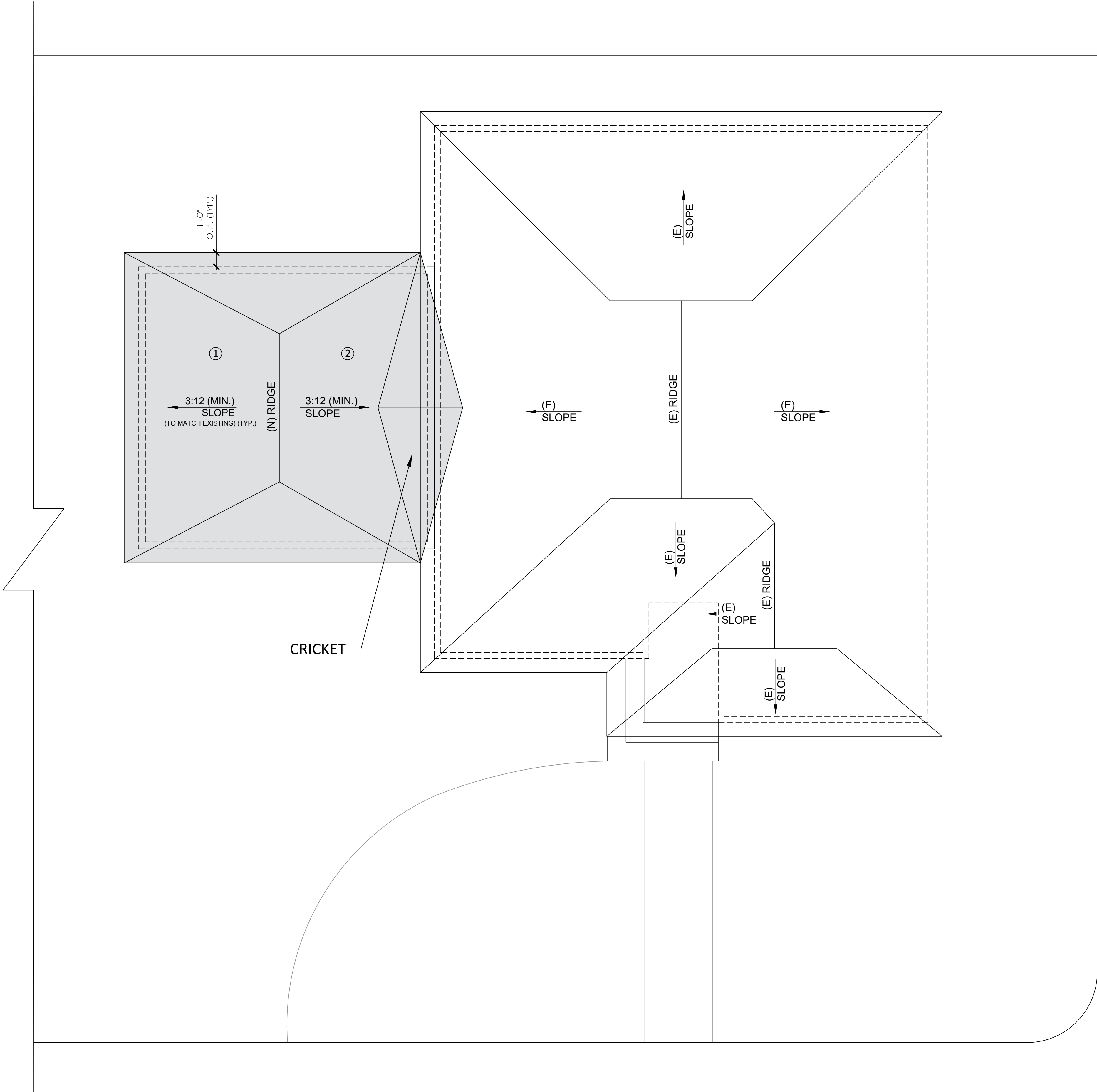
- 1

TIMBERLINE SHINGLE
(TYPE AND COLOR TO MATCH EXISTING)
ICC ESR-1475
- 2

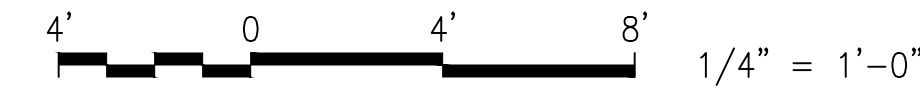
CLASS A ROOF MATERIAL WILL BE PROVIDED PER TABLE SHOWN BELOW:

COOL ROOF SPECS.

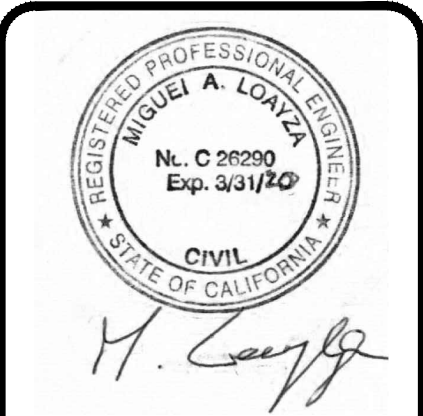
CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
					INITIAL	5 YEAR	INITIAL	5 YEAR	INITIAL	5 YEAR	
0676-0098	GAF	Timberline HD® Reflector Series™ Golden Amber Timberline® HDZ™ RS Golden Amber Timberline HD® Golden Amber Timberline® HDZ™ Golden Amber	Asphalt Shingle	Tan	0.20	0.22	0.92	0.89	20	21	+



EXISTING HOUSE AND GARAGE ROOF PLAN



REVISIONS	BY



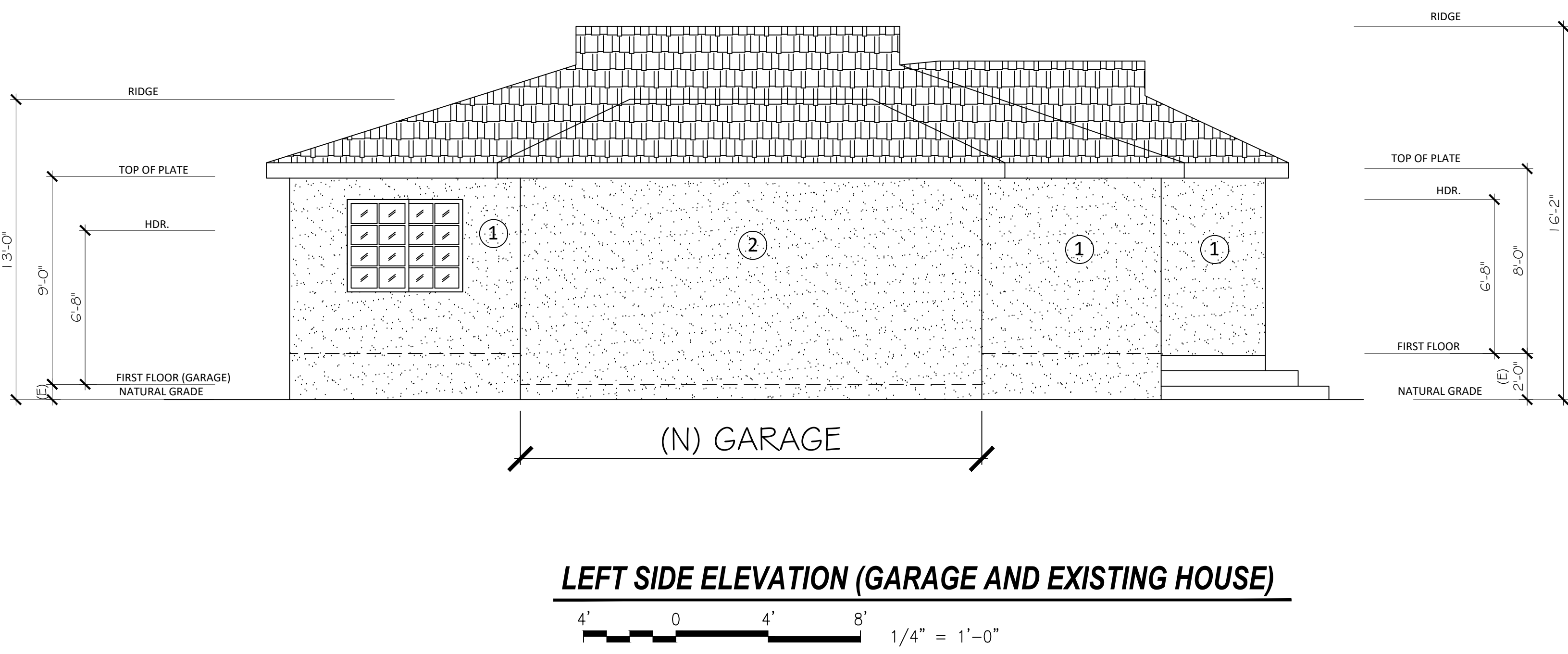
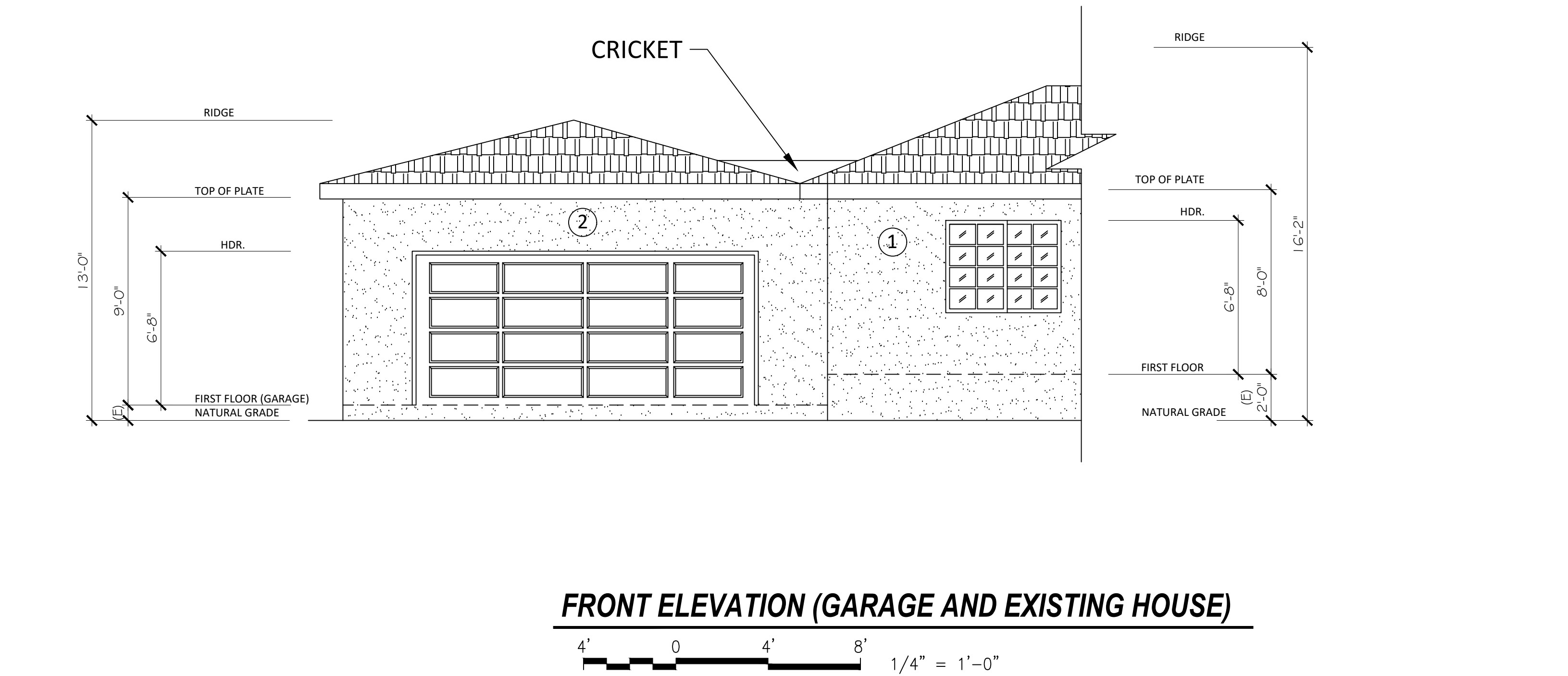
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DATE 11/11/2020
SCALE AS NOTED
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SHEET -
A-8
- OF - SHEETS

NOTES:

- ① (E) STUCCO
- ② STUCCO TO MATCH EXISTING



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SHEET -
A-9
- OF - SHEETS