

COMMUNITY WORKSHOP

Monday, May 17, 2021

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

- 1. PROJECT NAME: 527 North Mckinley Avenue Conversion and ADU; PLANNING AND ZONING PERMIT NO. 21-200-05 (Development Design Review) & 21-131-03 (Accessory Dwelling Unit - Type 2); La Colonia Neighborhood**

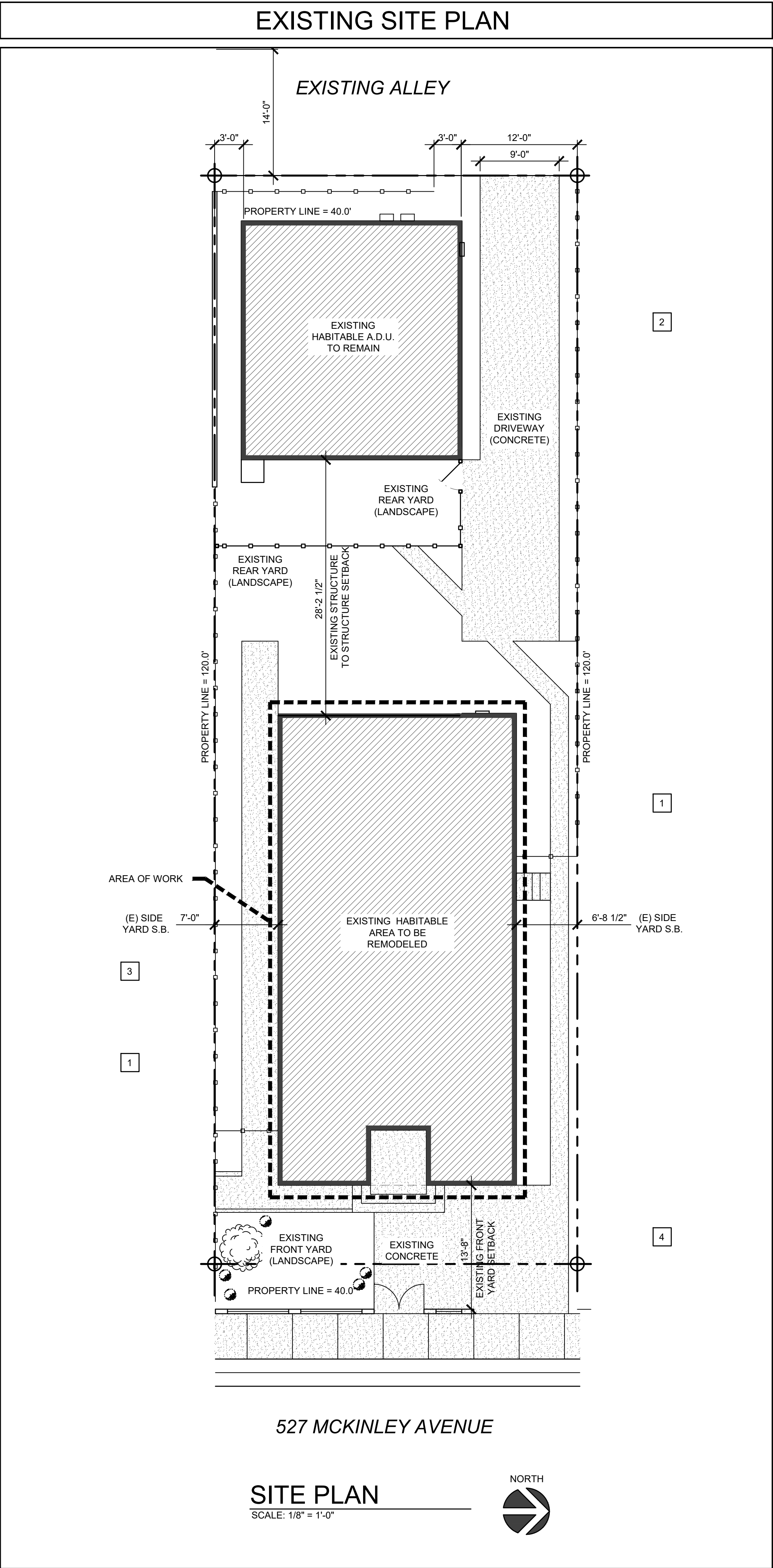
A request to convert a former church structure into a three bedroom, 1,490 square-foot single family house and designate a detached 640 square-foot structure as a two bedroom, Accessory Dwelling Unit located at 527 North Mckinley Avenue (APN: 201-0-031-320) within the Single Family (R-1) zone. The project is exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Ronald Keyser, Property Owner Representative
City Contact: Juan Martinez, Associate Planner

Phone: 805-586-7205
Phone: 805-385-7556

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

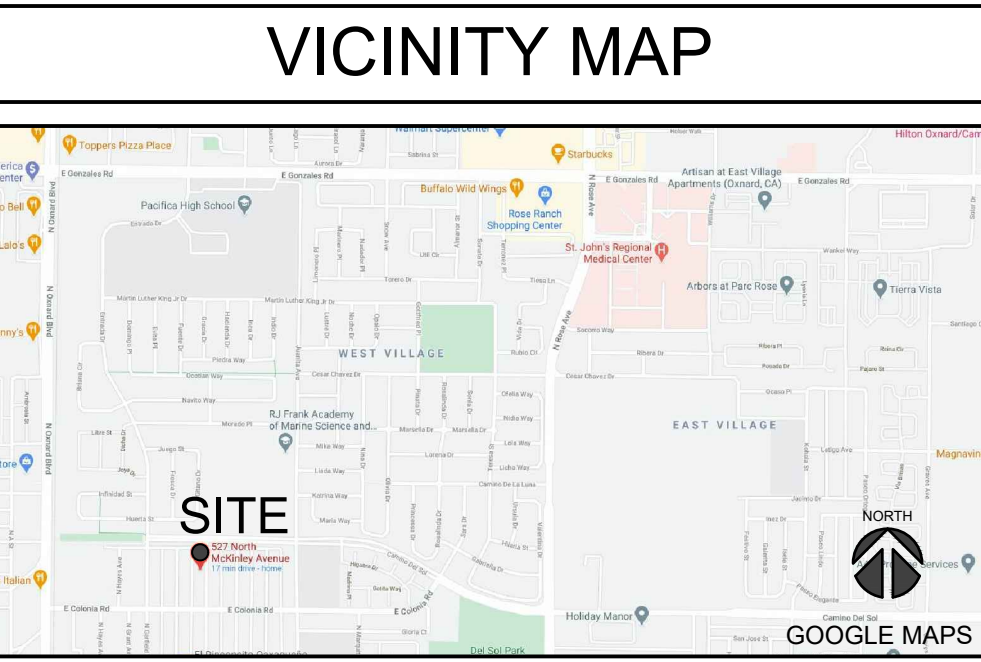


PROJECT CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE
SEE CG-1 & CG-2

DESIGN SHALL COMPLY WITH THE 2019 CRC.CMC.CPC AND CEC AS AMENDED BY CITY ORDINANCE AND THE 2019 TITLE 24 ENERGY REGULATIONS



SHEET INDEX

A-1	VICINITY MAP - PROJECT DATA & SITE PLAN & SITE SECTIONS
A-2	EXISTING A.D.U. TO REMAIN - NOT A PART OF PERMIT
A-3	EXISTING & DEMO FLOOR PLAN - EXISITING ROOF PLAN
A-4	EXISTING ELEVATIONS - EXISTING SECTIONS
A-5	NEW FLOOR PLAN - DOOR & WINDOW SCHEDULE
D-1	CONSTRUCTION DETAILS

PLANNING DEPARTMENT

ASSESSORS PARCEL NUMBER:	201-0-031-320
ZONING:	R-1
LOT:	40
TRACT:	N/A
MAP NO. & ADDRESS:	12 MR 96 / 527 N. MC KINLEY AVE OXNARD, CALIFORNIA 93030

BUILDING & SAFETY

BUILDING AND SAFETY PLAN CHECK NO.	
TYPE OF CONSTRUCTION	WOOD FRAME TYPE VB
OCCUPANCY	SINGLE FAMILY RESIDENTIAL
FIRE HAZARD SEVERITY ZONE	NO
FIRE SPRINKLERS REQUIRED	NO
NUMBER OF STORIES	EXISTING 1-STORY
BUILDING HEIGHT	25'-0" MAX. / EXISTING / NO CHANGE
OCCUPANY	R-3
YEAR BUILT	1947

PROJECT SCOPE

KITCHEN AND BATHROOM REMODEL IN AN EXISTING 1,490 S.F. CHAPEL TO BE CONVERTED BACK INTO A RESIDENCE. THE 640 S.F. ADU IS EXISTING TO REMAIN AND NOT A PART OF THIS PERMIT. MINOR ELECTRICAL MECHANICAL AND PLUMBING WORK IS PROPOSED.

PROJECT REPRESENTATIVES

OWNER / BUILDER:	MRS. & MR. RON KEYSER 527 NORTH MCKINLEY AVENUE OXNARD, CA 93030
ENERGY TITLE 24 :	DIAMOND DESIGN JIMMY BERMEJO 1157 GRAHAM STREET SIMI VALLEY, CA 93065 (805) 844-2002 diamond.design.jb@gmail.com

PROJECT DATA

RESIDENCE:	
EXISTING / NEW RESIDENCE SQUARE FOOTAGE DATA:	
(E) MAIN RESIDENCE AREA	= 1,490 SQ. FT.
(E) MAIN RESIDENCE FRONT PORCH	= 38 SQ. FT.
TOTAL (E) RESIDENCE AREA	= 1,528 SQ. FT.
(E) ADU RESIDENCE AREA	= 640 SQ. FT.
TOTAL (E) RESIDENCE AREA	= 640 SQ. FT.
EXISTING REMODEL AREAS	= 1,490 SQ. FT.
SITE:	
TOTAL SITE SQUARE FOOTAGE DATA:	
TOTAL SITE FOOTPRINT =	2,130 SQ. FT.
TOTAL SITE COVERAGE =	44.3%
LOT SIZE =	4,800 SQ. FT.

SITE PLAN KEY NOTES

1	EXISTING PROPERTY LINES AND FENCES TO REMAIN
2	EXISTING ADU RESIDENCE AND DRIVEWAY TO REMAIN
3	EXISTING MAIN RESIDENCE TO BE REMODELED
4	EXISTING RESIDENCE DRIVEWAY TO REMAIN

SITE PLAN GENERAL NOTES

1. 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.

2. NEW HARDSCAPE CONCRETE OR GRADE TO SLOPE A MINIMUM OF 5% AWAY FROM ANY STRUCTURE FOR THE FIRST 10'-0" MINIMUM.

REVISIONS: DATE: OWNER 00 / 00 / 2021

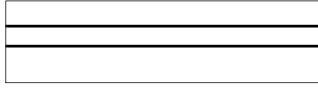
SITE PLAN & PROJECT DATA
RESIDENTIAL REMODEL FOR:
KEYSER RESIDENCE
527 NORTH MCKINLEY AVE., OXNARD, CA 93030

A-1

\\draplvs\projects\2043 Church to Residence\Oxnard\Drawings\Working Drawings\2043 Working Drawings 06.dwg, A-2, 3/3/2021 8:12:23 AM, AutoCAD PDF (Web and Mobile).pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1

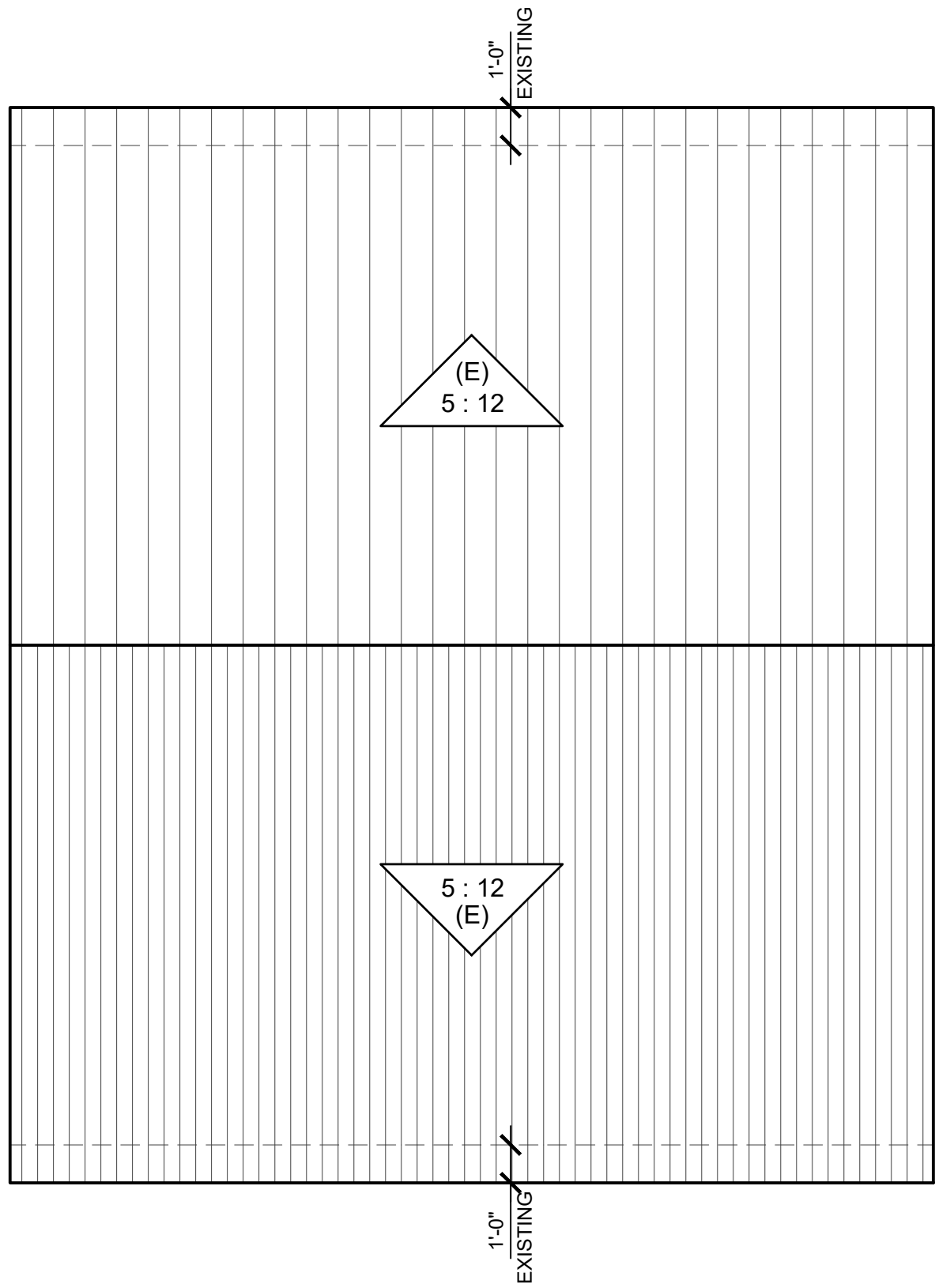
EXISTING A.D.U. TO REMAIN
(NOT A PART OF THIS PERMIT - FOR REFERENCE ONLY)

WALL LEGEND :

 EXISTING 2X STUD WALLS TO REMAIN - TYPICAL

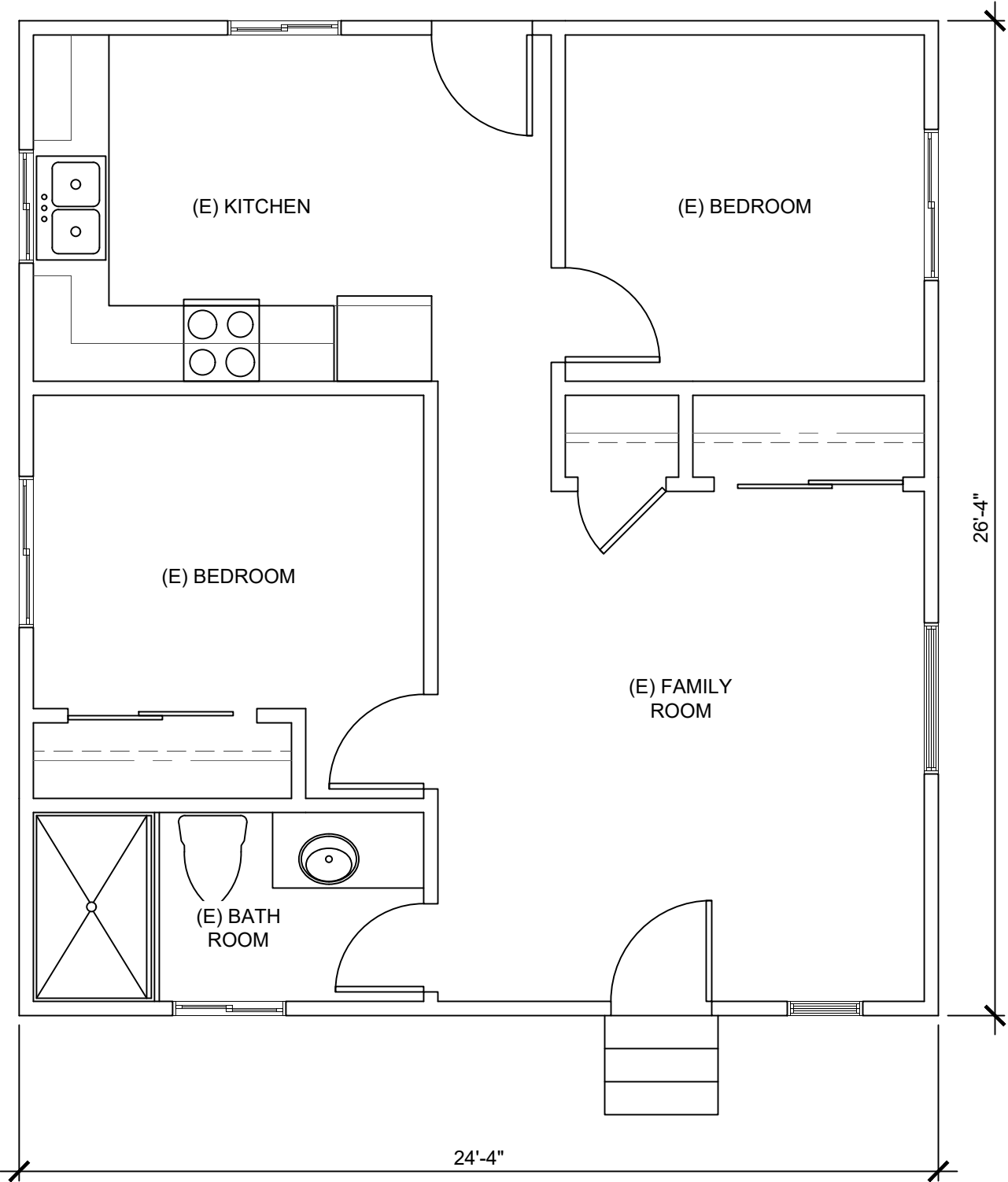
KEY NOTES :

- 1 ALL EXISTING CONSTRUCTION TO REMAIN HATCHED AREA



EXISTING A.D.U. ROOF PLAN

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



EXISTING A.D.U. FLOOR PLAN

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

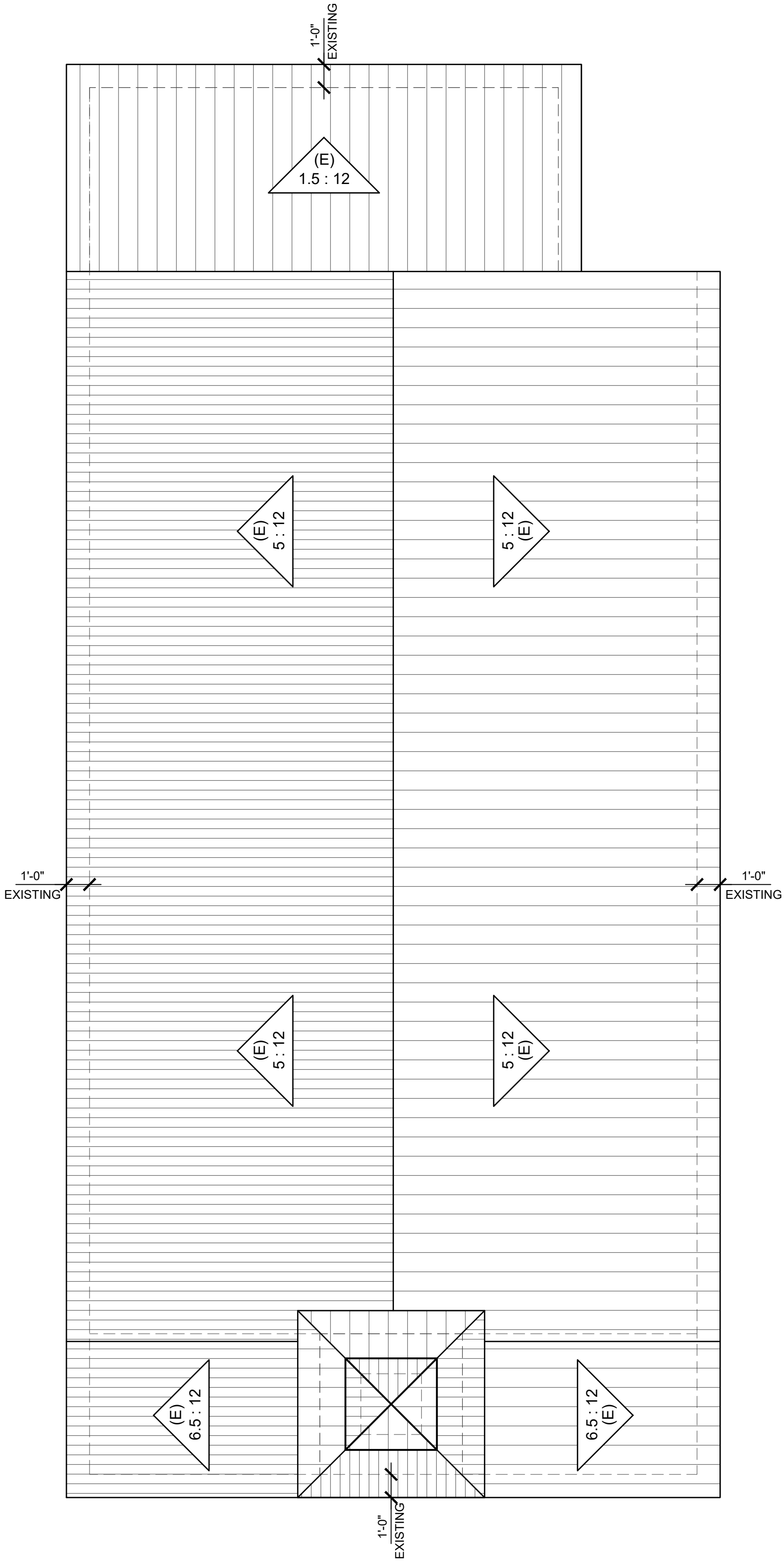


REVISIONS:	DATE:
 OWNER	00 / 00 / 2021

EXISTING A.D.U. PLAN REFERENCE ONLY
RESIDENTIAL REMODEL FOR:
KEYSER RESIDENCE
527 NORTH MCKINLEY AVE., OXNARD, CA 93030

A-2

\\drapht\projects\2043 Church to Residence Oxnard\Drawings\Working Drawings\2043 Working Drawings 06.dwg, A-3, 3/3/2021 8:12:23 AM, AutoCAD PDF (Web and Mobile).pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1



EXISTING MAIN HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

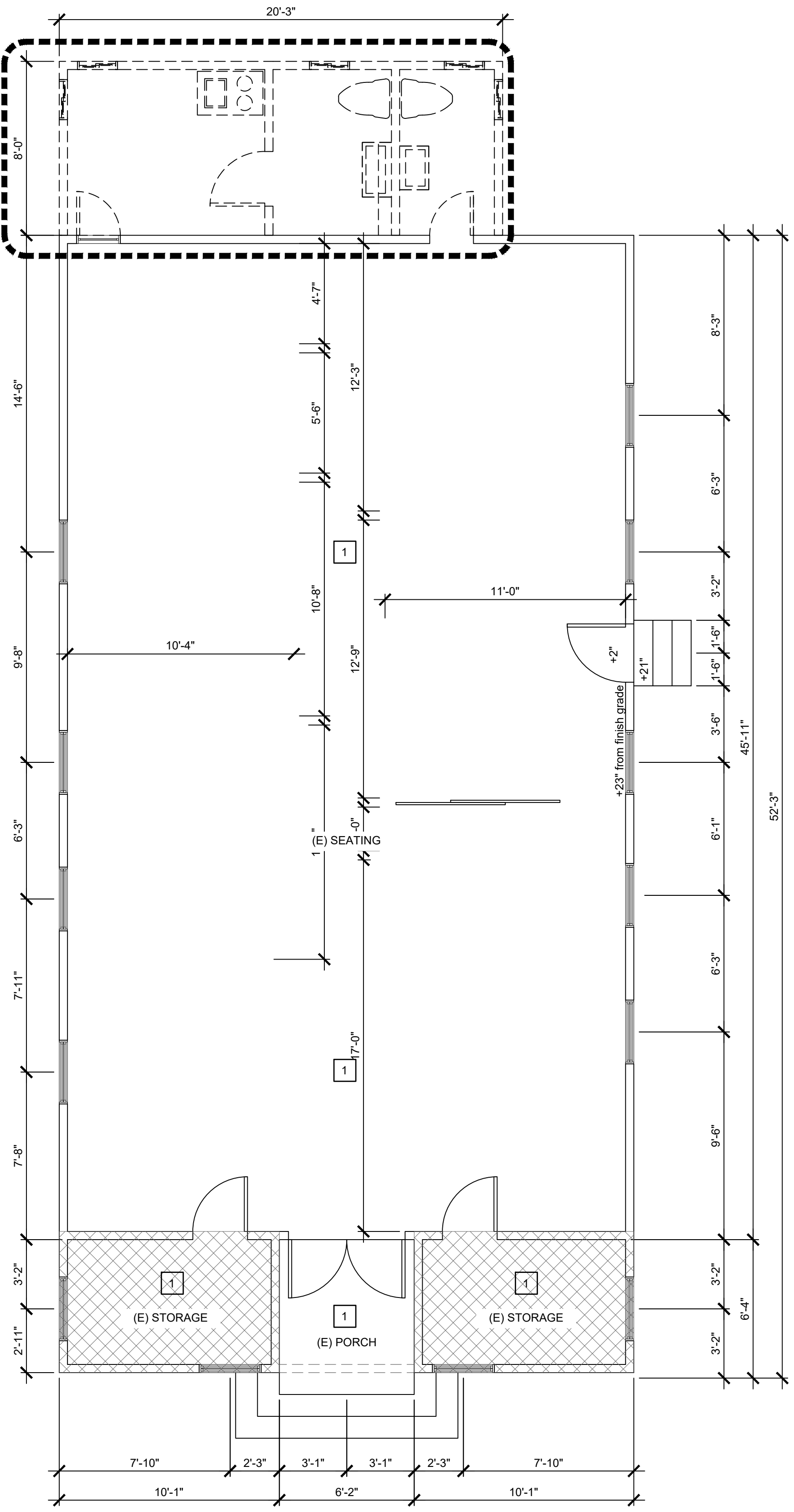


WALL LEGEND :

- EXISTING 2X STUD WALLS TO BE DEMOLISHED - TYPICAL
- EXISTING 2X STUD WALLS TO REMAIN - TYPICAL

KEY NOTES :

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 EXISTING WALLS / CONSTRUCTION / FIXTURES TO BE DEMOLISHED
- 3 REMOVE DRYWALL



EXIST. / DEMO. MAIN HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS:	DATE:
OWNER	00 / 00 / 2021

EXISTING / DEMO PLAN & ROOF PLAN

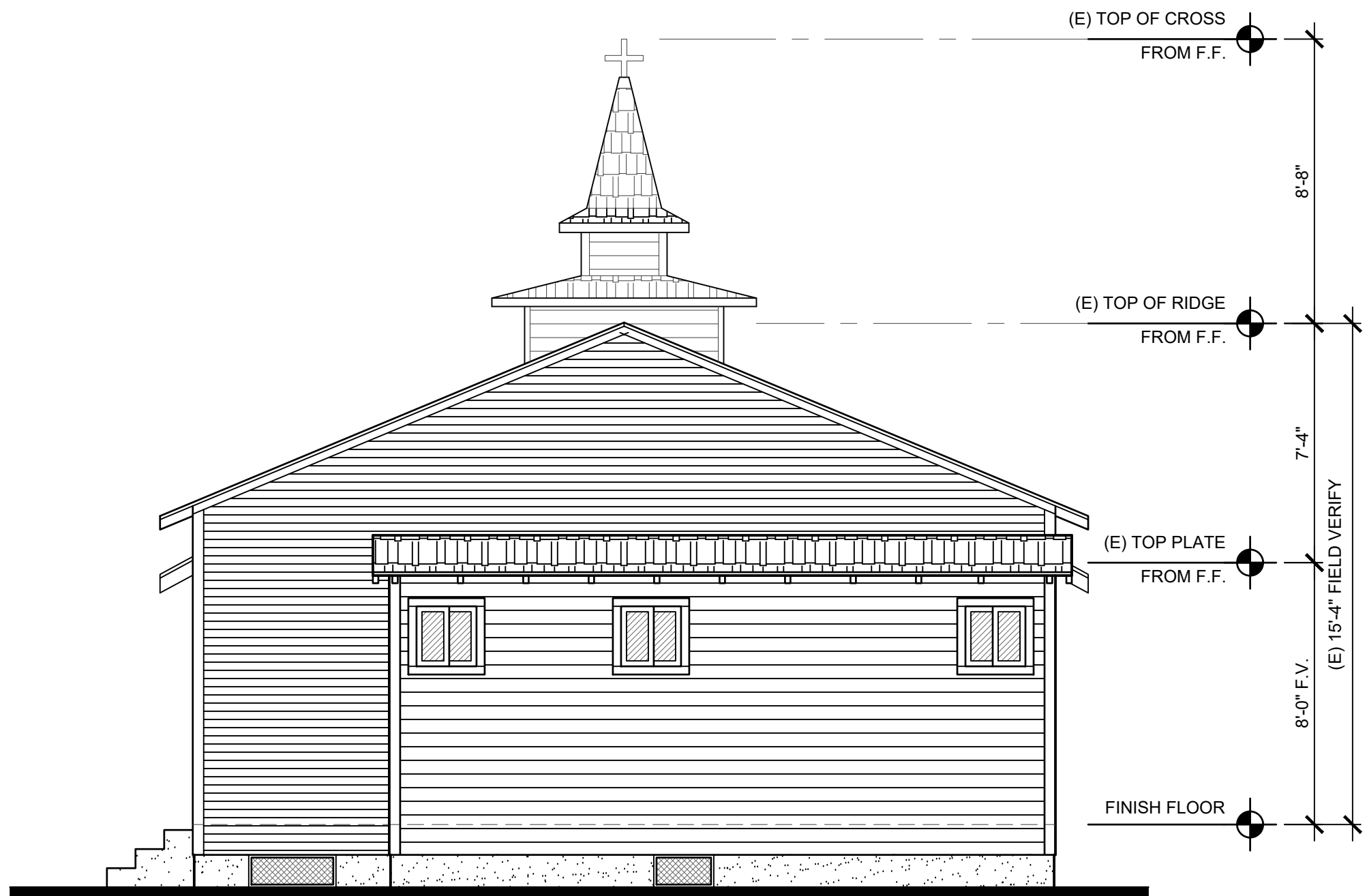
RESIDENTIAL REMODEL FOR:

KEYSER RESIDENCE

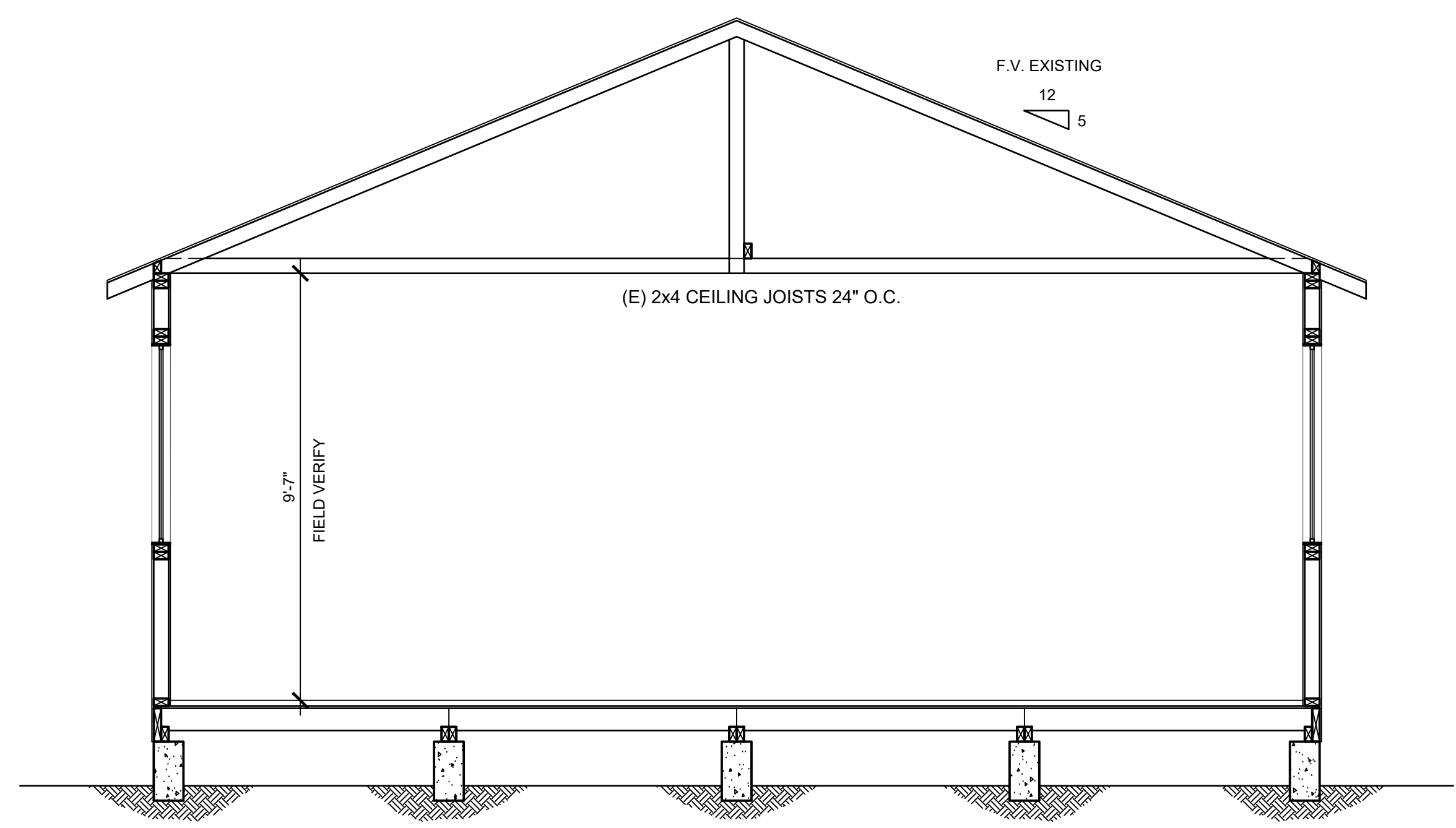
527 NORTH MCKINLEY AVE., OXNARD, CA 93030

A-3

\\drapht\projects\2043 Church to Residence Oxnard\Drawings\Working Drawings\2043 Working Drawings 06.dwg, A-4, 3/3/2021 8:12:24 AM, AutoCAD PDF (Web and Mobile).pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1



EXISTING WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



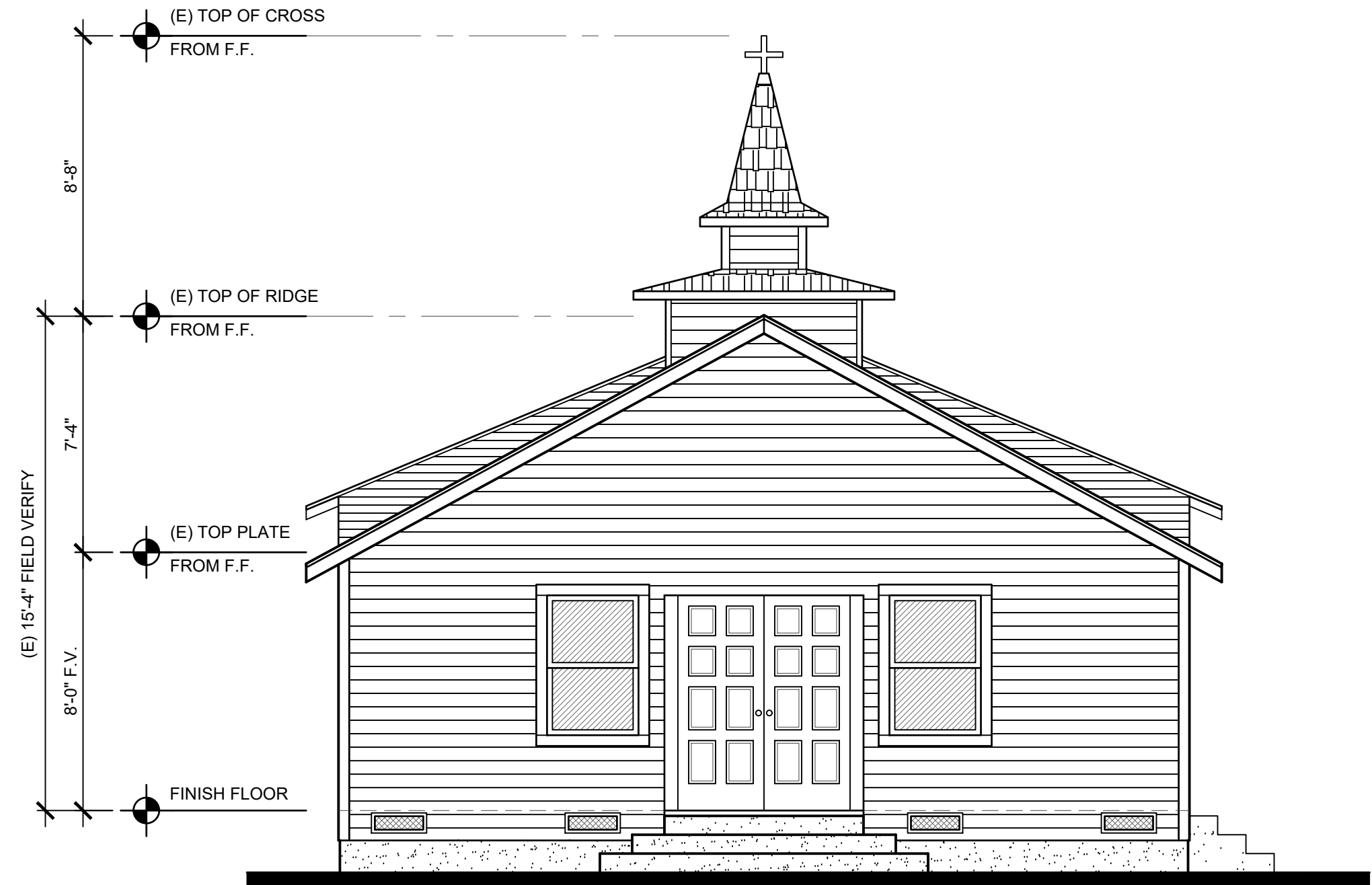
EXISTING MAIN HOUSE SECTION "A"
SCALE: 3/8" = 1'-0"



EXISTING SOUTH (LEFT SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH (RIGHT SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES :

- 1 ALL EXISTING CONSTRUCTION TO REMAIN - HATCHED AREA
- 2 EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED

ALL ELEVATIONS ARE EXISTING TO REMAIN

REVISIONS:	DATE:
OWNER	00 / 00 / 2021

NEW ELEVATIONS & SECTION
RESIDENTIAL REMODEL FOR:
KEYSER RESIDENCE
527 NORTH MCKINLEY AVE., OXNARD, CA 93030

A-4

FLOOR PLAN NOTES :

1. "SEPARATE PERMITS WILL BE REQUIRED FOR PLUMBING MECHANICAL AND ELECTRICAL WORK AS APPLICABLE."
2. OWNER/BUILDER TO PROVIDE VERIFICATION FOR PROVIDED EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND / OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (821 SQ. IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, & MIN. NET WINDOW WIDTH DIMENSION 20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR. ESCAPE & RESCUE WINDOWS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL.
3. ALL PLUMBING WALLS SHALL BE MIN. 2X6 STUDS TO PREVENT EXCESSIVE NOTCHING
4. SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN THE LOCATIONS DESCRIBED IN BUILDING CODE 907.2.11.1 AND 907.2.11.2 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
5. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 70" ABOVE THE DRAIN INLET W/ A SMOOTH, HARD, NONABSORBENT TILE OR MARBLE SURFACE PER OWNER SELECTION.
6. A PLASTER "FLOAT" FINISH OVER LATH SHALL BE USED IN SHOWER WALLS.
7. USE TWO (2) LAYERS OF GRADE D PAPER BETWEEN PLYWD. SHEAR PANEL AND EXTERIOR LATH.
8. A SEPARATE PERMIT SHALL BE OBTAINED FOR INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEM FROM INSPECTION SERVICES DIVISION.
9. MECHANICAL VENTILATING SYSTEM CAPABLE OF PRODUCING TWO AIR CHANGES PER HOUR IN CLOSETS AND 5 AIR CHANGES PER HOUR IN BATHS.
10. NEW PLUMBING FIXTURES TO MEET REQUIREMENTS AS LISTED IN THE "WATER CONSERVATION NOTES" ON THIS SHEET.
11. WINDOWS WITHIN SLEEPING AND HABITABLE AREAS TO MEET VENTILATION AND LIGHTING REQUIREMENT AS FOLLOWS:
VENTILATION = 1/20 OF ROOM AREA. - LIGHTING = 1/10 OF ROOM AREA.
12. ALL EXTERIOR WALLS SHALL BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION USE STUCCO ON THE OUTSIDE AND 5/8" TYPE X DRYWALL ON THE INSIDE.
13. STAIRS: MAX. 7-3/4" RISE AND MIN. 10" RUN. MIN. 7' VERTICAL HEADROOM AT TREAD NOSING. MIN. CLEAR WIDTH HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING HAND GRIP RAILING 1-1/4" MIN. 2" MAX. IN SECTIONAL DIAMETER. EXTEND 12" MIN. BEYOND TOP & BOT. OF RISERS WHEN SERVING MORE THAN 1 UNIT. INTERMEDIATE RAILING SHALL BE SPACED NOT MORE THAN 4" APART. USABLE SPACE UNDER STAIRS REQUIRES 1 HOUR FIRE RESISTIVE (5/8" TYPE "X" DRYWALL) CONSTRUCTION ON ENCLOSED SIDE.
14. PROVIDE RAIN GUTTER AND CONVEY WATER TO THE STREET.
15. PROVIDE CORROSION RESISTANT WEEP SCREED BELOW STUCCO 8" MIN. ABOVE GRADE - SEE 1 D-1.
16. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE. (10 SQ. IN. FOR EACH 10 FT. OF ATTIC SPACE - SEE ROOF PLAN)
17. GARAGE MUST HAVE 1 HOUR FIRE RESISTIVE CONSTRUCTION ON SIDE SUPPORTING UPPER FLOOR, INCLUDING ALL CEILING POST AND BEAMS. GARAGE DOOR SHALL BE SELF-CLOSING, 1-3/4" SOLID CORE SLAB OR ONE HOUR RATED ASSEMBLY.
18. AN APPROVED SEISMIC GAS SHUT OFF 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
19. WATER HEATER TO BE STRAPPED PER DETAIL.
20. UNDER FLOOR VENTILATION SHALL NOT BE LESS THAN 1/150 OF UNDER FLOOR AREA - SEE STRUCTURAL PLANS.
21. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
22. PROVIDE SMOKE DETECTORS PER CBC 310.9, WITH HARD WIRING FOR ALL MODIFIED REPAIRED AREAS AND BATTERY OPERATED FOR AREAS WITH NO ALTERATIONS. ALL SMOKE DETECTORS TO BE INTER-CONNECTED WITH LOOP WIRING.
23. IN EXISTING RESIDENCES WHERE THE TOTAL AREA OF THE CEILING COVERING AREA REMOVED EXCEEDS 75% OR GREATER OF THE TOTAL FLOOR AREA, A FIRE SPRINKLER SYSTEM WILL BE REQUIRED. SEPERATE PLANS ARE TO BE SUBMITTED AND PERMIT OBTAINED FROM FIRE PREVENTION.

ENERGY NOTES:

1. ALL SYSTEMS, EQUIPMENT AND/OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS AND INSTALLATION PROVISIONS OF TITLE 24, PART 6, CHAPTER2, SECTIONS 111 THROUGH 119.
2. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/SQ FT OF WINDOW AREA AND DOOR AREA (PART 6, CHA2, SECTION 116)
3. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (PART 6, CHAPTER 2, SECTION 116)
4. INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLIANT WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, (TITLE 24, PART 12, CHAPTER 12 & 13, CCR), (PART 6, CHAPTER 2, SECTION 118)
5. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. (PART 6, CHAPTER 2 SECTION 118).
6. PERMANENTLY INSTALLED LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, (150(k)11.) PROVIDE HIGH EFFICACY LUMINAIRES .

WATER CONSERVATION: THE PROJECT SHALL DEMONSTRATE A 20% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW. OR THOUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGREEN TABLE 4.303.1

SHOWERHEADS	1.8GPM
LAVATORY FAUCET	1.5GPM
KITCHEN FAUCETS	1.8GPM
WATER CLOSETS	1.25GPM
URINALS	.5GPM
METERING FAUCET	.2GPM

- NOTES:
- 1.THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE, OR THE SHOWER SHALL BE DESIGNED TO PERMIT ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
2. THE EFFECTIVE FLUSH VOLUME FOR DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

DOOR SCHEDULE ①

KEY	SIZE	MATERIAL	DESCRIPTION	NOTE
1	2'-0" X 6'-8"	EXISTING - INTERIOR	SWING - BATHROOM	EXISTING
2	2'-6" X 6'-8"	EXISTING - INTERIOR	SWING - OFFICE	EXISTING
3	2'-6" X 6'-8"	EXISTING - EXTERIOR	HINGED - FAMILY ROOM	EXISTING
4	5'-4" X 6'-8"	EXISTING - EXTERIOR	HINGED - ENTRY	EXISTING
5	2'-6" X 6'-8"	MATCH P.O. - INTERIOR	HINGED - AS SHOWN	NEW

1	2	4
D-1	D-1	D-1

WINDOW SCHEDULE A

KEY	SIZE	MATERIAL	DESCRIPTION	NOTE	U-FACT	SHGC
A	2'-0" X 1'-0"	NEW - VINYL	SLIDER - BATHROOM	NEW	EXIST.	EXIST.
B	2'-11" X 4'-4"	EXISTING - VINYL	SINGLE HUNG - OFFICE	EXISTING	EXIST.	EXIST.
C	2'-11" X 4'-6"	EXISTING - VINYL	SINGLE HUNG - AS SHOWN	EXISTING	EXIST.	EXIST.

NOTE: ALL TEMPERED WINDOWS SHALL BE DOUBLE PANE - DOUBLE TEMPERED

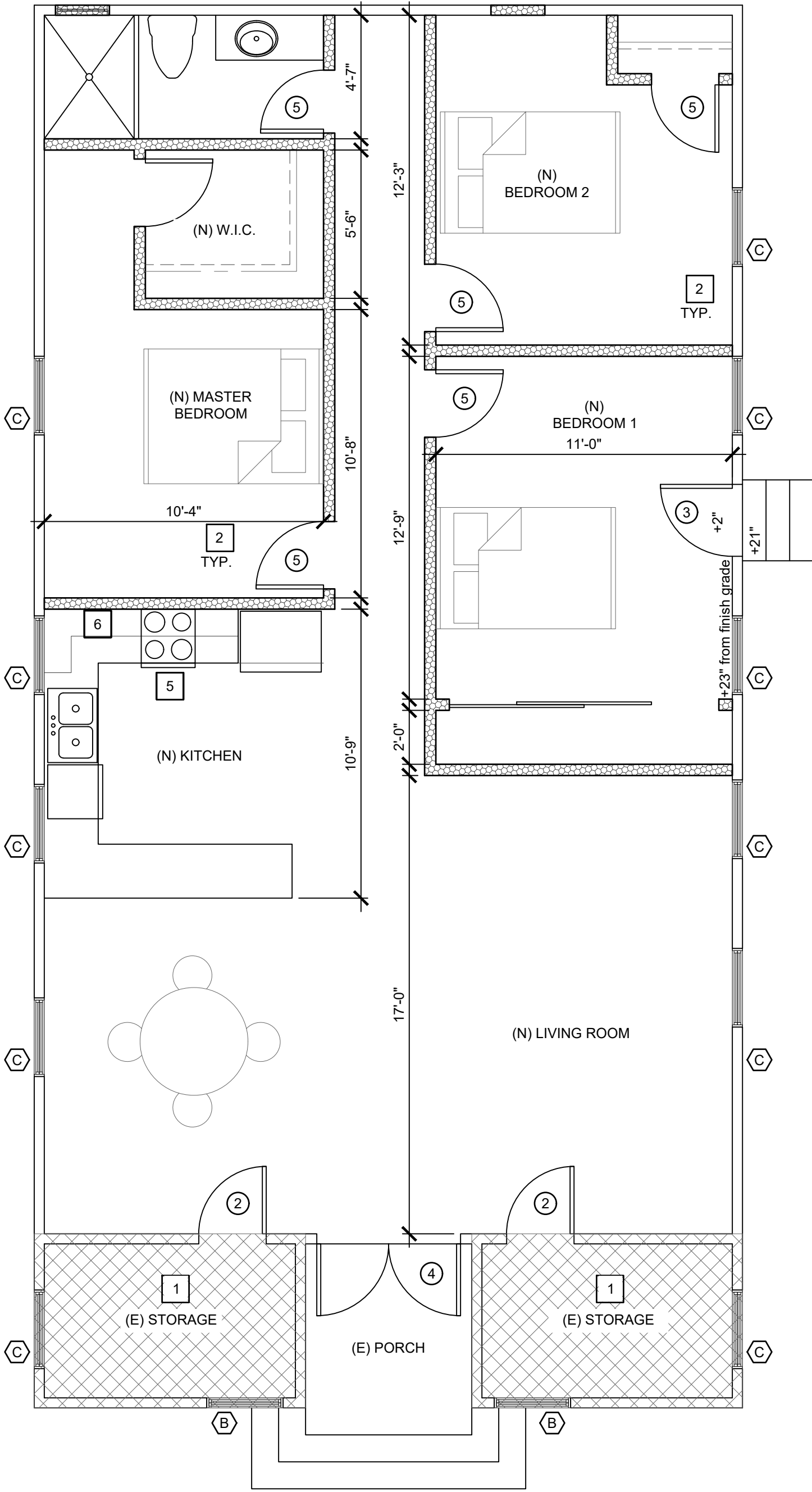
ALL WINDOWS = 90.5 F.(50% OPERABLE) - 8%
OF 867 (INTERIOR AREA ONLY) = 69 S.F. 90 IS > 69

WALL LEGEND :

	EXISTING 2X STUD WALLS TO REMAIN - TYPICAL
	2X4 STUD INTERIOR WALL PER STRUCTURAL W/ 5/8" DRYWALL
	(E) EXTERIOR WALL WITH NEW R-19 INSULATION CEILING TO HAVE R-38 INSULATION

KEY NOTES :

- 1 ALL EXISTING CONSTRUCTION TO REMAIN HATCHED AREA
- 2 NEW 2X WD. STUD CONSTRUCTION PER WALL SCHEDULE
- 3 NEW PLUMBING FIXTURES - PLEASE SEE WATER CONSERVATION TABLE ON THIS SHEET
- 4 NEW SHOWER WITH ENCLOSURE - ANY GLASS USED MUST BE TEMPERED - PLEASE SEE WATER CONSERVATION TABLE ON THIS SHEET
- 5 NEW OVEN & STOVE WITH 300 CFM EXHAUST HOOD
- 6 NEW CABINETS WITH UPPER CABS
- 7 ADD R-19 INSULATION TO EXISTING WALLS IN AREA OF WORK
CEILING TO HAVE R-38 INSULATION

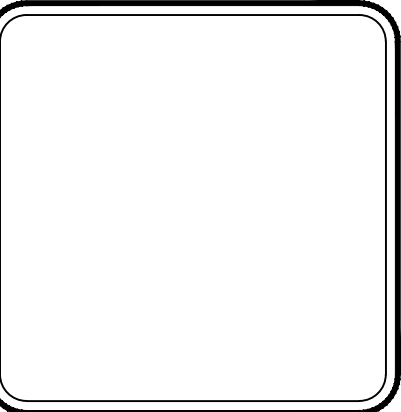
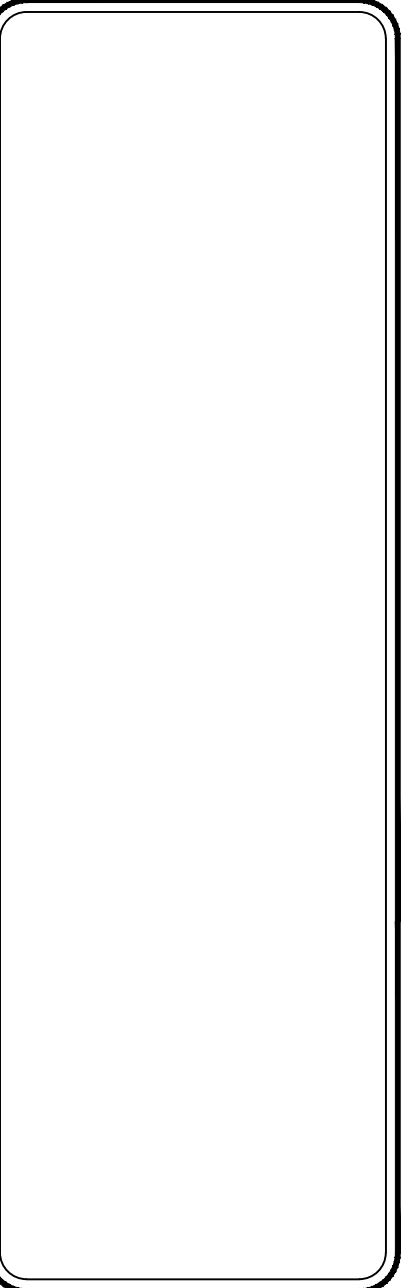
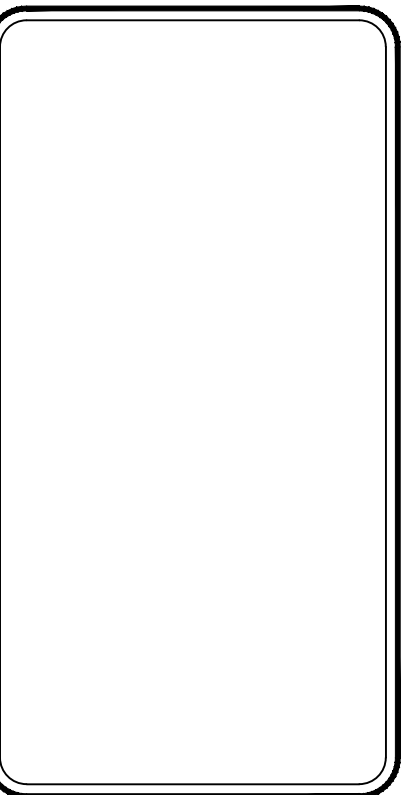


NEW MAIN HOUSE FLOOR PLAN

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



REVISIONS:	DATE:
OWNER	00 / 00 /2021



NEW FLOOR PLAN

RESIDENTIAL REMODEL FOR:

KEYSER RESIDENCE

527 NORTH MCKINLEY AVE., OXNARD, CA 93030

COMMUNITY WORKSHOP

Monday, May 17, 2021

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

2. PROJECT NAME: Palm Drive - Mixed Use Development; PLANNING AND ZONING PERMIT NO. 21-200-04 (Major Downtown Design Review); Wilson Neighborhood

A request to construct a two-story mixed-use development on a 5,250 square-foot undeveloped lot located between 134 and 150 Palm Drive (APN: 200-0-052-130) within the Downtown General (DT-G) zone. Proposed development includes a 900 square-foot commercial space and a 994 square-foot, two-bedroom apartment on the first floor and two, one-bedroom apartments on the second floor. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Lizette Elenes, Property Owner Representative
City Contact: Juan Martinez, Associate Planner

Phone: 805-824-4188
Phone: 805-385-7556

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

SCOPE OF WORK

MIXED USE PROJECT IN EXISTING VACANT LOT:
COMMERCIAL ON GROUND FLOOR /FACING STREET AND TOTAL
OF 3 APARTMENTS BETWEEN (1) ON GROUND FLOOR AND (2)
ON SECOND FLOOR.
PARKING SPACES AND NEW TRASH ENCLOSURE TO BE LOCATED
AT THE REAR OF THE LOT WITH ALLEY ACCESS.

PROJECT ADDRESS			157 PALM DR. OXNARD CA 93030					
ZONING			DT G					
ASSESSORS PARCEL NO.			DOWNTOWN GENERAL					
			200-0-052-130					
LOT AREA			(0.12 AC)	5,250.0 SF				
LOT COVERAGE								
BUILDING FOOTPRINT	44.3%	2,321.0 SF						
WALK-WAYS/PARKING PAVING	43.5%	2,287.0 SF						
LANDSCAPE AREAS	10.1%	530.0 SF						
TRASH ENCLOSURE	2.1%	112.0 SF						
PROPOSED USE			MIXED USE					
			COMMERCIAL / RESIDENTIAL					
OCCUPANCY GROUP			M,B & R-2					
CONSTRUCTION TYPE			V-B					
FIRE SPRINKLER SYSTEM			YES					
NUMBER OF STORIES			2 STORY					
<u>SETBACKS:</u>								
FRONT:								
COMMERCIAL - GROUND FLOOR			0 FEET					
RESIDENTIAL			10 FEET					
SIDES:								
COMMERCIAL - GROUND FLOOR			0 FEET					
RESIDENTIAL - GROUND FLOOR			7 FEET					
RESIDENTIAL - SECOND FLOOR			10 FEET					
REAR:								
COMMERCIAL - W-ALLEY ACCESS			10 FEET					
RESIDENTIAL - GROUND FLOOR			5 FEET					
<u>PROPOSED BUILDING AREAS:</u>								
1ST FLOOR:								
COMMERCIAL			900.0 SF					
COMMON ENTRY / LOBBY/UTILITY			400.0 SF					
APARTMENT 'A' - 2 BEDROOM			994.0 SF					
			2,294.0 SF					
2ND FLOOR:								
APARTMENT 'B' - 1 BEDROOM			675.0 SF					
APARTMENT 'C' - 1 BEDROOM			700.0 SF					
EXIT BALCONY/UTILITY			168.0 SF					
			1,543.0 SF					
APARTMENT PRIVATE PATIO/DECKS:								
APARTMENT A- PATIO (UN-COVERED)			294.0 SF					
APARTMENT B- BALCONY (COVERED)			56.0 SF					
APARTMENT C- BALCONY (COVERED)			56.0 SF					
<u>PARKING ANALYSIS:</u>								
3 APARTMENTS - 1 SPACE REQUIRED FOR EA.			3 SPACES					
			PROVIDED					
COMMERCIAL PARKING SPACES			0					
			PROVIDED					
VISITOR PARKING SPACES			0					
			PROVIDED					

PROJECT ADDRESS	157 PALM DR. OXNARD CA 93030	
ZONING	DT G DOWNTOWN GENERAL	
ASSESSORS PARCEL NO.	200-0-052-130	
LOT AREA	(0.12 AC)	5,250.0 SF
LOT COVERAGE		
BUILDING FOOTPRINT	44.3%	2,321.0 SF
WALK-WAYS/PARKING PAVING	43.5%	2,287.0 SF
LANDSCAPE AREAS	10.1%	530.0 SF
TRASH ENCLOSURE	2.1%	112.0 SF
PROPOSED USE	MIXED USE COMMERCIAL / RESIDENTIAL	
OCCUPANCY GROUP	M,B & R-2	
CONSTRUCTION TYPE	V-B	
FIRE SPRINKLER SYSTEM	YES	
NUMBER OF STORIES	2 STORY	
<u>SETBACKS:</u>		
FRONT:		
COMMERCIAL - GROUND FLOOR		0 FEET
RESIDENTIAL		10 FEET
SIDES:		
COMMERCIAL - GROUND FLOOR		0 FEET
RESIDENTIAL - GROUND FLOOR		7 FEET
RESIDENTIAL - SECOND FLOOR		10 FEET
REAR:		
COMMERCIAL - W-ALLEY ACCESS		10 FEET
RESIDENTIAL - GROUND FLOOR		5 FEET
<u>PROPOSED BUILDING AREAS:</u>		
1ST FLOOR:		
COMMERCIAL		900.0 SF
COMMON ENTRY /LOBBY/UTILITY		400.0 SF
APARTMENT 'A' - 2 BEDROOM		994.0 SF
		2,294.0 SF
2ND FLOOR:		
APARTMENT 'B' - 1 BEDROOM		675.0 SF
APARTMENT 'C' - 1 BEDROOM		700.0 SF
EXIT BALCONY/UTILITY		168.0 SF
		1,543.0 SF
APARTMENT PRIVATE PATIO/DECKS:		
APARTMENT A- PATIO (UN-COVERED)		294.0 SF
APARTMENT B- BALCONY (COVERED)		56.0 SF
APARTMENT C- BALCONY (COVERED)		56.0 SF
<u>PARKING ANALYSIS:</u>		
3 APARTMENTS - 1 SPACE REQUIRED FOR EA.		3 SPACES PROVIDED
COMMERCIAL PARKING SPACES		0 PROVIDED
VISITOR PARKING SPACES		0 PROVIDED

ONE WAY

PALM DRIVE

ONE WAY

(E) STREET ISLAND

(E) STREET PARKING

(E) COMMERCIAL BUILDING NIC

BUILDING

27'-7"

42'-0"

46'-0"

PL= 116'

N 47° 41' 04" W

116.80'

7'-0"

17

12

13

4

34'-2"

PL= 50'

3'-10"

3'-0"

5'-0"

7'-0"

9'-0"

10'-2"

40'-0"

18

NEW 2-STORY BUILDING COMMERCIAL & RESIDENTIAL

REQUIRED SETBACK - RESIDENTIAL GROUND FLOOR

14

19'-0"

19'-0"

19'-0"

9'-0"

9'-0"

19'-0"

13'-0"

10'-0"

2

1

13

8'-0"

8'-0"

5'-0"

5'-0"

4'-0"

1-0"

71'-0"

PL= 130.15'

N 54° 44' 26" W

170.15'

31'-2"

20'-0"

3'-0"

5'-0"

6

16

11

12

(E) APARTMENT BUILDING

(E) APARTMENT BUILDING

(E) APARTMENT BUILDING

(E) APARTMENT BUILDING

PUBLIC ALLEY

PL= 37.56'

1

1/8" = 1'-0"

1 SITE PLAN

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET X OF XY

NTS



ALL WORK SHALL CONFORM TO:

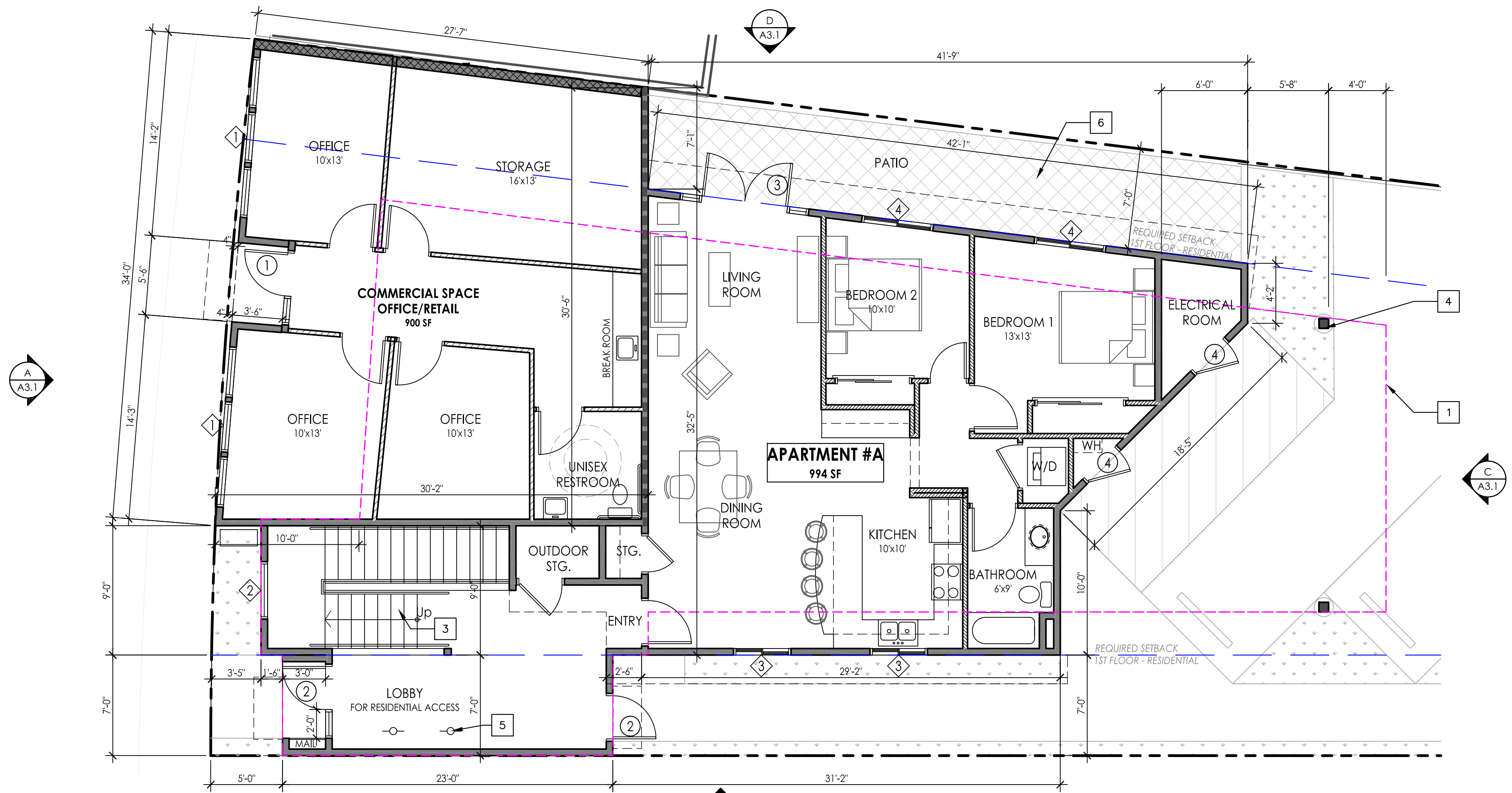
- 2019 BUILDING STDS. ADMIN. CODE, PT.1, TITLE 24 C.C.R.
- 2019 CA BUILDING CODE, PT. 2, TILE 24 C.C.R.
- 2019 CA ELECTRICAL CODE, PT. 3, TITLE 24 C.C.R.
- 2019 CA MECHANICAL CODE, PT. 4, TITLE 24 C.C.R.
- 2019 CA PLUMBING CODE, PT. 5, TITLE 24 C.C.R.
- 2019 CA FIRE CODE, PT. 9 TITLE 24 C.C.R.
- 2019 CA REFERENCED STDS. CODE, PT.12, TITLE 24 C.C.R.
- 2019 CA RESIDENTIAL CODE

PROPERTY OWNER:
VICENTE MARTINEZ
1971 HAZELTINE DR.
OXNARD, CA 93036
(805) 804-0066

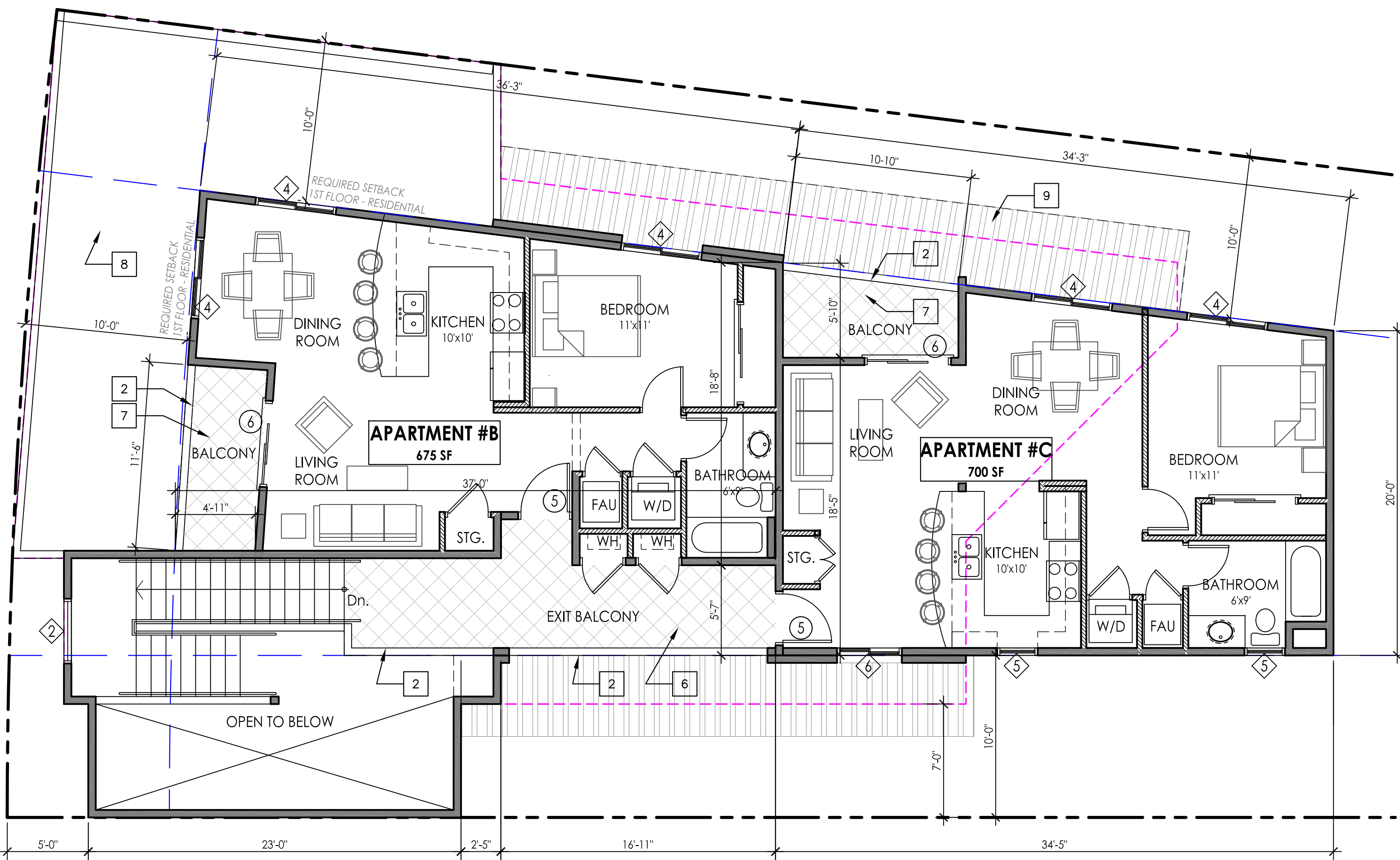
- A. DOWN SPOUTS AND AREA DRAINS TO BE ROUTED TO NON-EROSIVE AREAS OR APPROVED WATER COARSE.
- B. FINISH GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS STANDARDS. THERE SHALL BE NO UNDRAINED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND ALLEY.
- C. PROVIDE 5% MINIMUM SLOPE AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET OF DISTANCE
- D. STORM WATER SHALL BE DISCHARGED FROM THE CONSTRUCTION SITE TO THE CITY STREET OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER ORDINANCE. SITE MANAGER TO CONTACT:
PHONE:

1	TRASH ENCLOSURE, PER CITY OF OXNARD STD. PLATE SEE DETAIL 5/A4.1
2	ASPHALT PAVING FINISH AT PARKING, SLOPE AWAY FROM THE BUILDING
3	STRIPED PARKING SPACES, PER CITY OF OXNARD STD. DETAIL 1/A4.1
4	EXISTING PUBLIC SIDEWALK TO REMAIN
5	NEW WATER METER(S)
6	ELECTRICAL SERVICE LOCATION
7	COMMON MAILBOXES, WALL MOUNTED
8	GAS METER (S)
9	CONCRETE WALK-WAY, PER DETAIL 2/A4.1
10	LANDSCAPE PLANTER, PER LANDSCAPE PLAN

SHEET #	DATE	REV	SHEET NAME
ARCHITECTURAL			
A1.0	01/15/21	REV-01	COVER SHEET / SITE PLAN
A2.1			FLOOR PLANS
A3.1			EXTERIOR ELEVATIONS
A3.2			COLOR EXTERIOR ELEVATIONS
A3.3			PROJECT RENDERINGS
A3.4			COLOR BOARD
A4.1			DETAILS
LANDSCAPE			
L1.0			LANDSCAPE PLAN
SURVEY			
1			TOPOGRAPHIC MAP



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"

KEY NOTES

- 1 LIMITS OF 2ND FLOOR ABOVE OR ROOF ABOVE
- 2 WROUGHT IRON GUARDRAIL AT 3'-6" A.F.F.
- 3 METAL STAIRS AND HANDRAILS
- 4 METAL STRUCTURAL POSTS
- 5 BICYCLE RACKS, (2) TYP. FOR TOTAL OF 4 BICYCLES
- 6 PRIVATE PATIO FINISHED WITH STAMPED CONCRETE, GRAY
- 7 BALCONIES TO BE FINISHED WITH DEX-O-TEX, GRAY
- 8 BUILT-UP ROOFING, SLOPE TO INTERNAL DRAINS
- 9 METAL SEAM ROOF, PER EXTERIOR ELEVATIONS, DRAIN TO GUTTERS

DOOR SCHEDULE

- 1 3'-0" x 7'-0" HINGED STOREFRONT DOOR WITH TEMPERED GLASS, CLEAR FINISH, ALUMINUM FRAME, BRONZE FINISH
- 2 3'-0" x 7'-0" HINGED METAL DOOR WITH METAL MESH, ALUMINUM FRAME, BRONZE FINISH
- 3 3'-0" x 7'-0" PR HINGED FRENCH DOORS WITH TEMPERED GLASS, CLEAR FINISH, WOOD FRAME
- 4 3'-0" x 7'-0" HINGED METAL DOOR W/METAL FRAME
- 5 3'-0" x 7'-0" HINGED DOOR WITH TOP LITE, WOOD DOOR & FRAME
- 6 6'-0" x 8'-0" SLIDER DOOR, VINYL

WINDOW SCHEDULE

- 1 11'-0" x 9'-6" STOREFRONT FIXED WINDOW, WITH CLEAR GLASS AND ALUMINUM FRAME, BRONZE FINISH
- 2 4'-0" x 5'-6" FIXED WINDOW, WITH CLEAR GLASS AND ALUMINUM FRAME, BRONZE FINISH
- 3 4'-0" x 4'-0" SLIDING WINDOW, VINYL FRAME
- 4 5'-0" x 4'-6" SLIDING WINDOW, VINYL FRAME
- 5 2'-6" x 4'-6" SINGLE HUNG WINDOW, VINYL FRAME
- 6 4'-0" x 4'-6" SLIDING WINDOW, VINYL FRAME

WALL LEGEND

- 6" CMU WALL
- 2x6" WOOD STUDS @ 16" O.C.
- 2x4" WOOD STUDS @ 16" O.C.

ERA
ARCHITECTS

Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

MIXED USE DEVELOPMENT COMMERCIAL & RESIDENTIAL 157 PALM DRIVE OXNARD, CA 93030

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT STAMPING THESE PLANS, ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN

DATE: 09- 01 - 2020

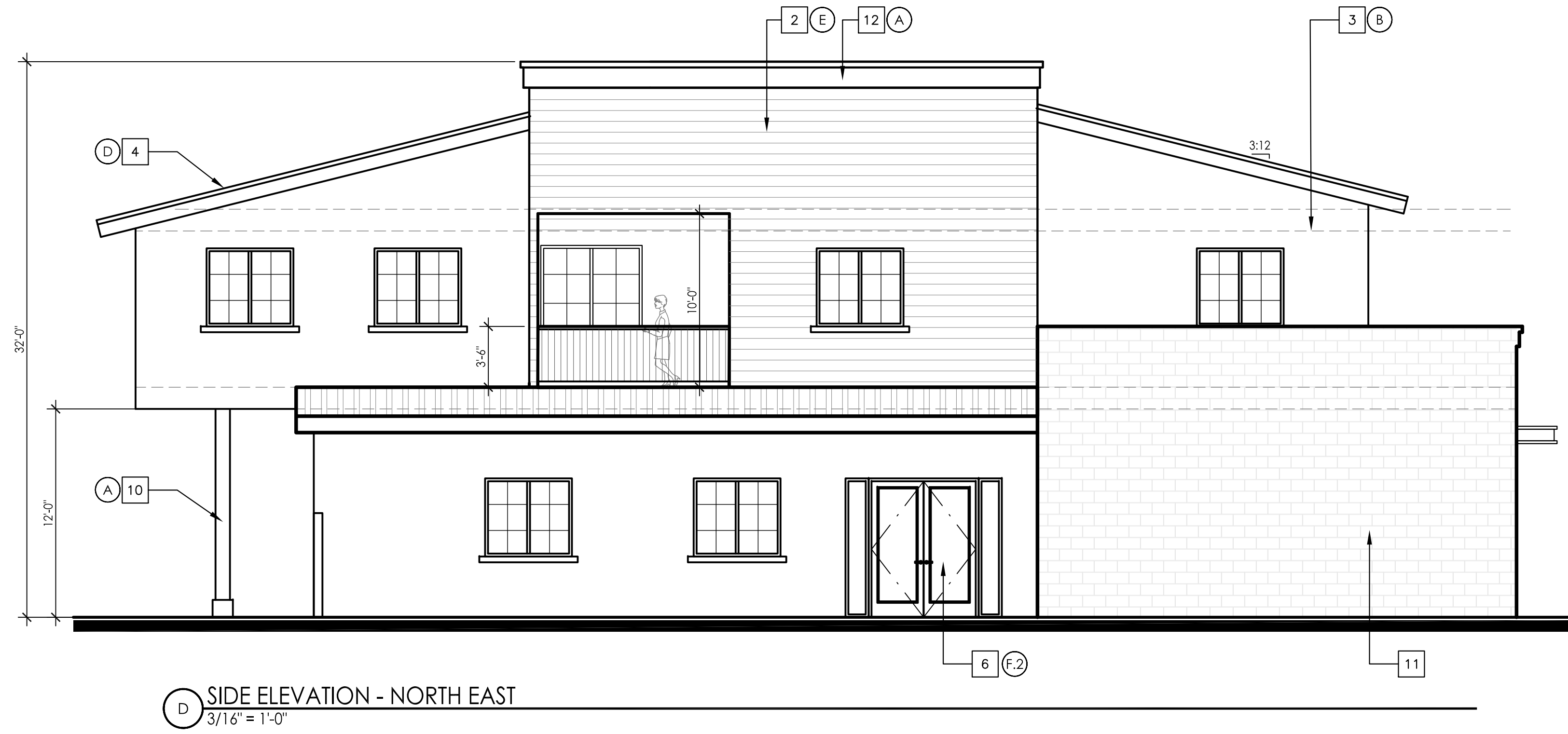
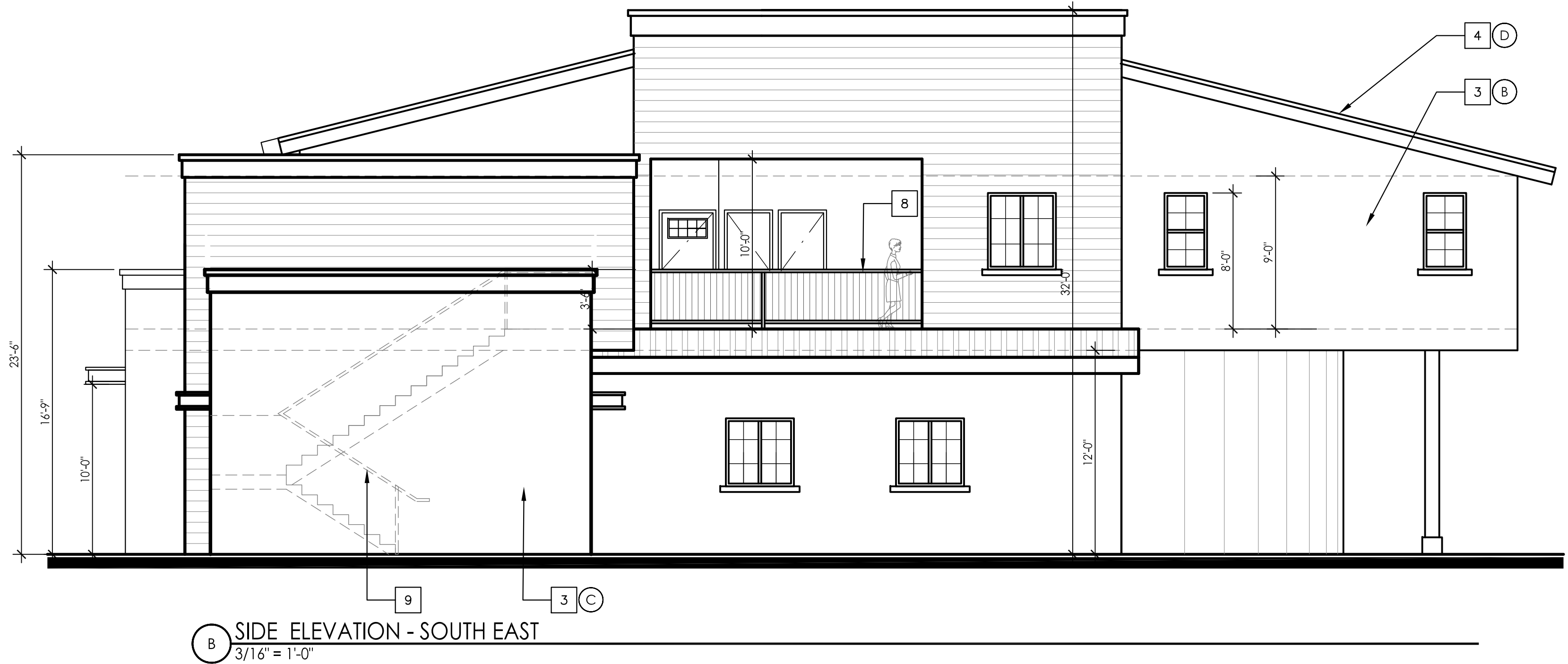
PROJECT: 200803

DRAWN BY: LE

FLOOR PLANS

A2.1

SHEET X OF XX



KEY NOTES

- | | |
|---|---|
| 1 PROPOSED SIGNAGE LOCATION, UNDER SEPARATE SUBMITTAL | 9 METAL STAIRS AND HANDRAILS, BEHIND |
| 2 WALL SIDING, INSTALL PER MANUFACTURER'S RECOMMENDATIONS | 10 METAL STRUCTURAL POSTS |
| 3 EXTERIOR PLASTER, SMOOTH FINISH | 11 EXPOSED CMU WALL (AT PROPERTY LINE - ADJACENT TO (E) BUILDING) |
| 4 METAL SEAM ROOF | 12 WOOD TRIM, PAINTED |
| 5 STOREFRONT WINDOWS | |
| 6 WINDOWS/DOOR, PER PLAN | |
| 7 METAL EYEBROW AWNING | |
| 8 WROUGHT IRON GUARDRAIL AT 3'-6" A.F.F. | |

FINISH & MATERIAL LEGEND

- | | |
|--|---|
| | A ACCENTS - DARK BRONZE |
| | B DUNN EDWARDS, DE6260 WISHFUL WHITE
EXT. PLASTER WALL, SAND FINISH |
| | C DUNN EDWARDS, DET620 BARNWOOD GRAY
EXT. PLASTER WALL, SAND FINISH |
| | D STANDING METAL SEAM TEE-PANEL ROOF
DARK BRONZE |
| | E ENGINEERED WOOD SIDING - HORIZONTAL
8" COOPER MATT FINISH |
| | F-1 DARK BRONZE ALUMINUM WINDOWS
WITH CLEAR GLASS- COMMERCIAL |
| | F-2 VINYL WINDOW, MILGARD TWEED FRAME W/ CLEAR GLASS |

ERA
ARCHITECTS
Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

MIXED USE DEVELOPMENT
COMMERCIAL & RESIDENTIAL
157 PALM DRIVE
OXNARD, CA 93030

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT. STAMPING THESE PLANS, ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN
DATE: 09- 01 - 2020
PROJECT: 200803
DRAWN BY: LE

**EXTERIOR
ELEVATIONS**

A3.1

SHEET X OF XX



B SIDE ELEVATION - SOUTH EAST
NTS



A FRONT ELEVATION - NORTH WEST
NTS



D SIDE ELEVATION - NORTH EAST
NTS



C REAR ELEVATION - SOUTH WEST
NTS

ERA
ARCHITECTS

Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MIXED USE DEVELOPMENT
COMMERCIAL & RESIDENTIAL
157 PALM DRIVE
OXNARD, CA 93030

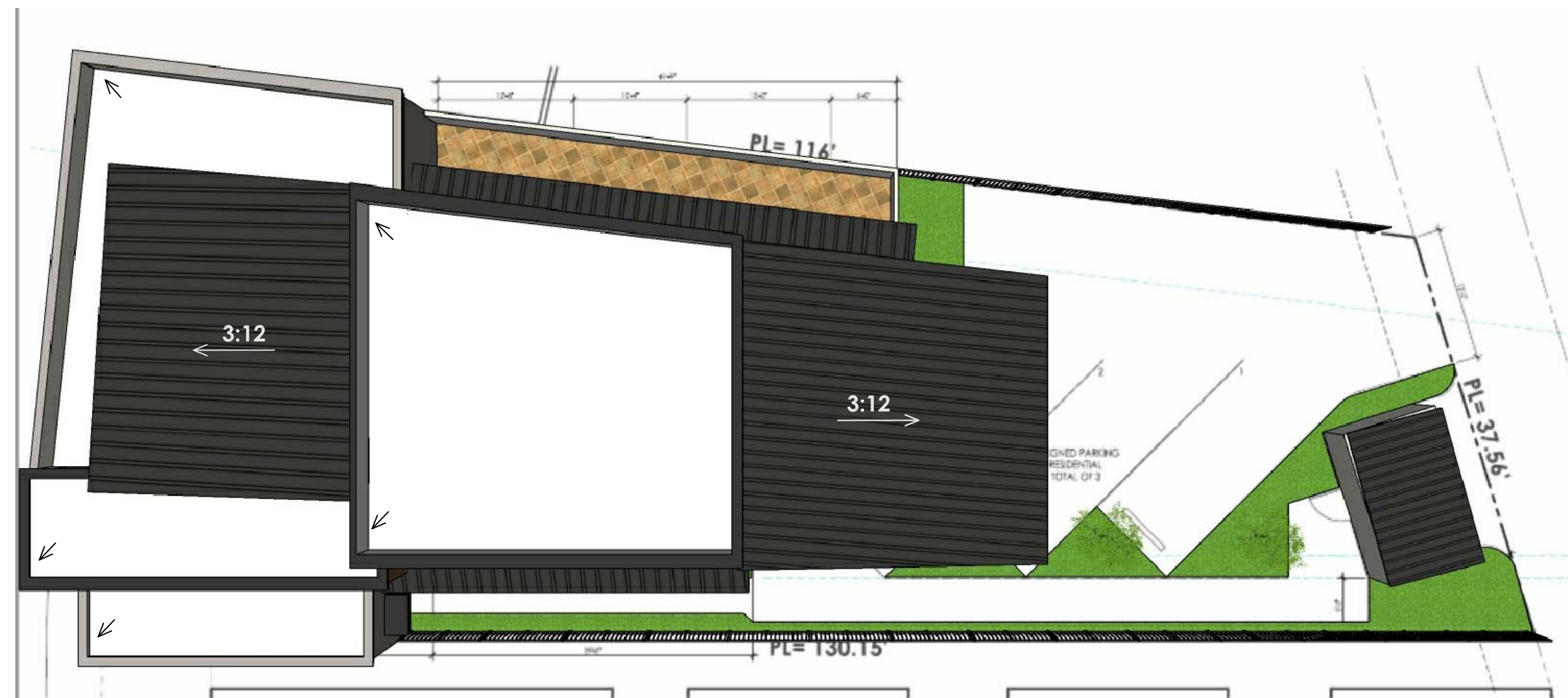
THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT. STAMPING THESE PLANS, ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN
DATE: 09- 01 - 2020
PROJECT: 200803
DRAWN BY: LE

COLOR
ELEVATIONS

A3.2

SHEET X OF XX



ROOF PLAN
NTS



A BUILDING RENDERING - WEST VIEW
NTS



C BUILDING RENDERING - SOUTH VIEW
NTS



B BUILDING RENDERING - NORTH VIEW
NTS

ERA
ARCHITECTS

Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MIXED USE DEVELOPMENT
COMMERCIAL & RESIDENTIAL
157 PALM DRIVE
OXNARD, CA 93030

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT. STAMPING THESE PLANS, ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN

DATE: 09-01-2020

PROJECT: 200803

DRAWN BY: LE

RENDERINGS

A3.3

SHEET X OF XX



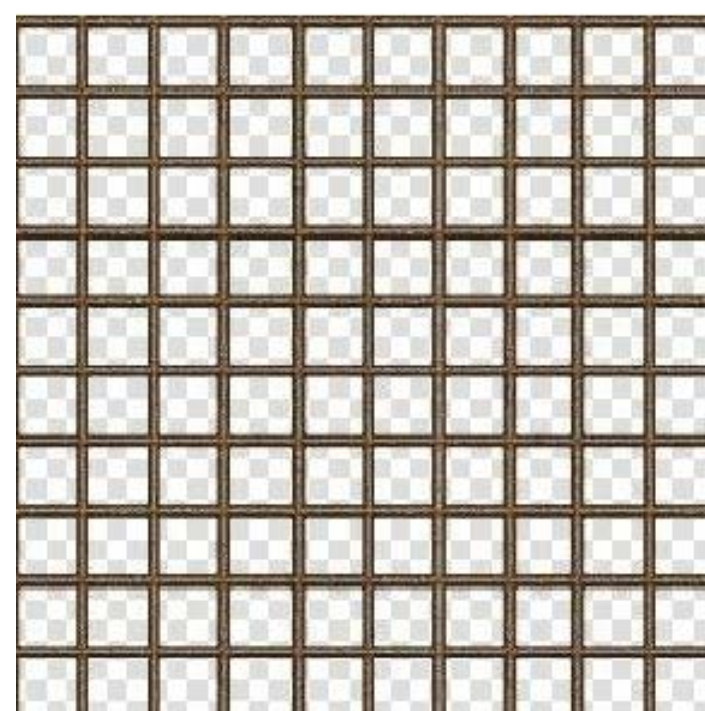
(A) ACCENTS - DARK BRONZE



(B) DUNN EDWARDS, DE6260 WISFUL WHITE
EXT. PLASTER WALL, SAND FINISH



(C) DUNN EDWARDS, DET620 BARNWOOD GRAY
EXT. PLASTER WALL, SAND FINISH



(H) METAL MESH, BRONZE



(G) WALL SCONCE, BRONZE



(F.1) DARK BRONZE ALUMINUM WINDOWS
WITH CLEAR GLASS- COMMERCIAL
(F.2) VINYL WINDOW, MILGARD TWEED FRAME
W/ CLEAR GLASS



(E) ENGINEERED WOOD SIDING - HORIZONTAL
8" COOPER MATT FINISH



(D) STANDING METAL SEAM TEE-PANEL ROOF
DARK BRONZE

ERA
ARCHITECTS

Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

MIXED USE DEVELOPMENT
COMMERCIAL & RESIDENTIAL
157 PALM DRIVE
OXNARD, CA 93030

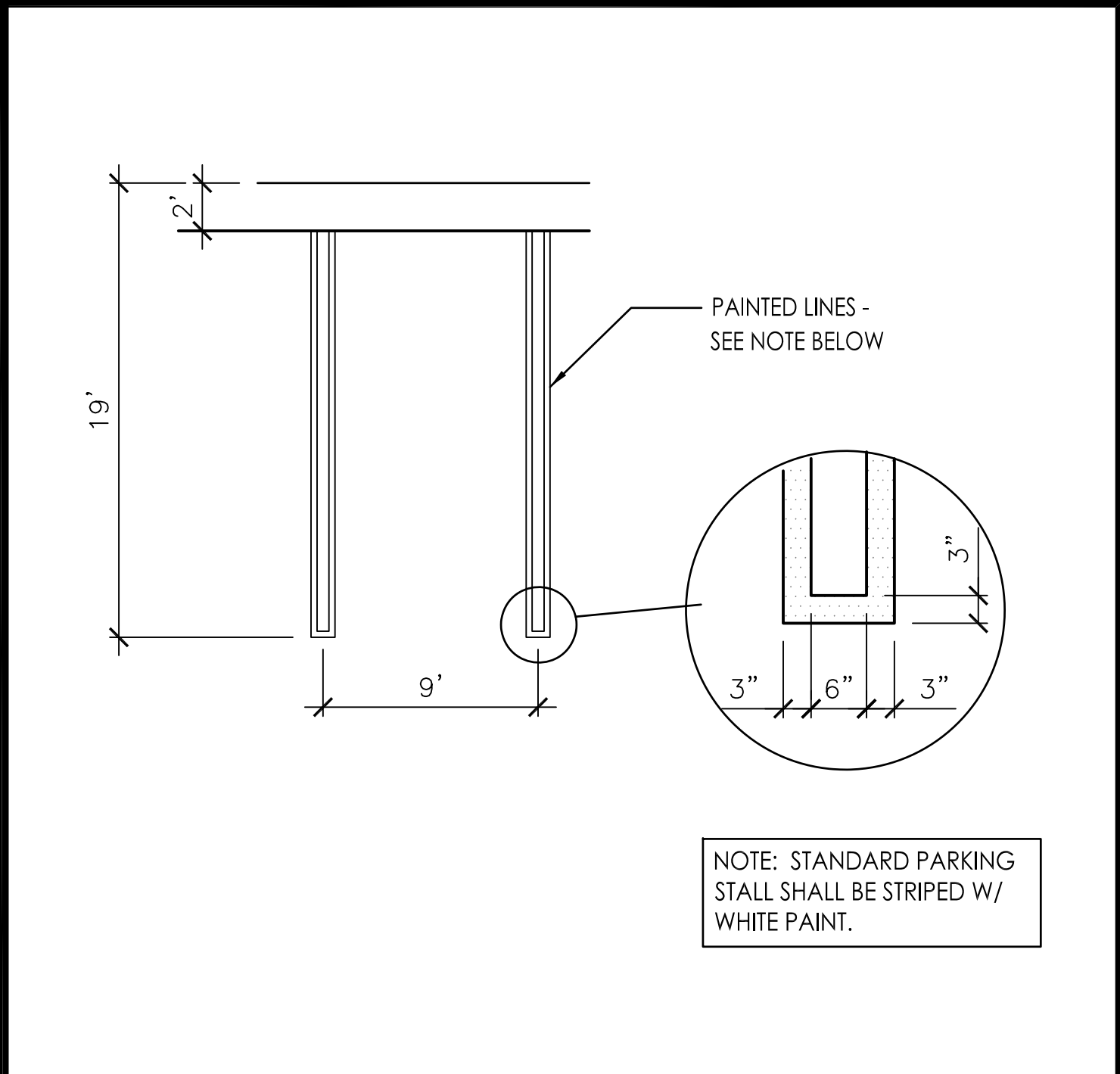
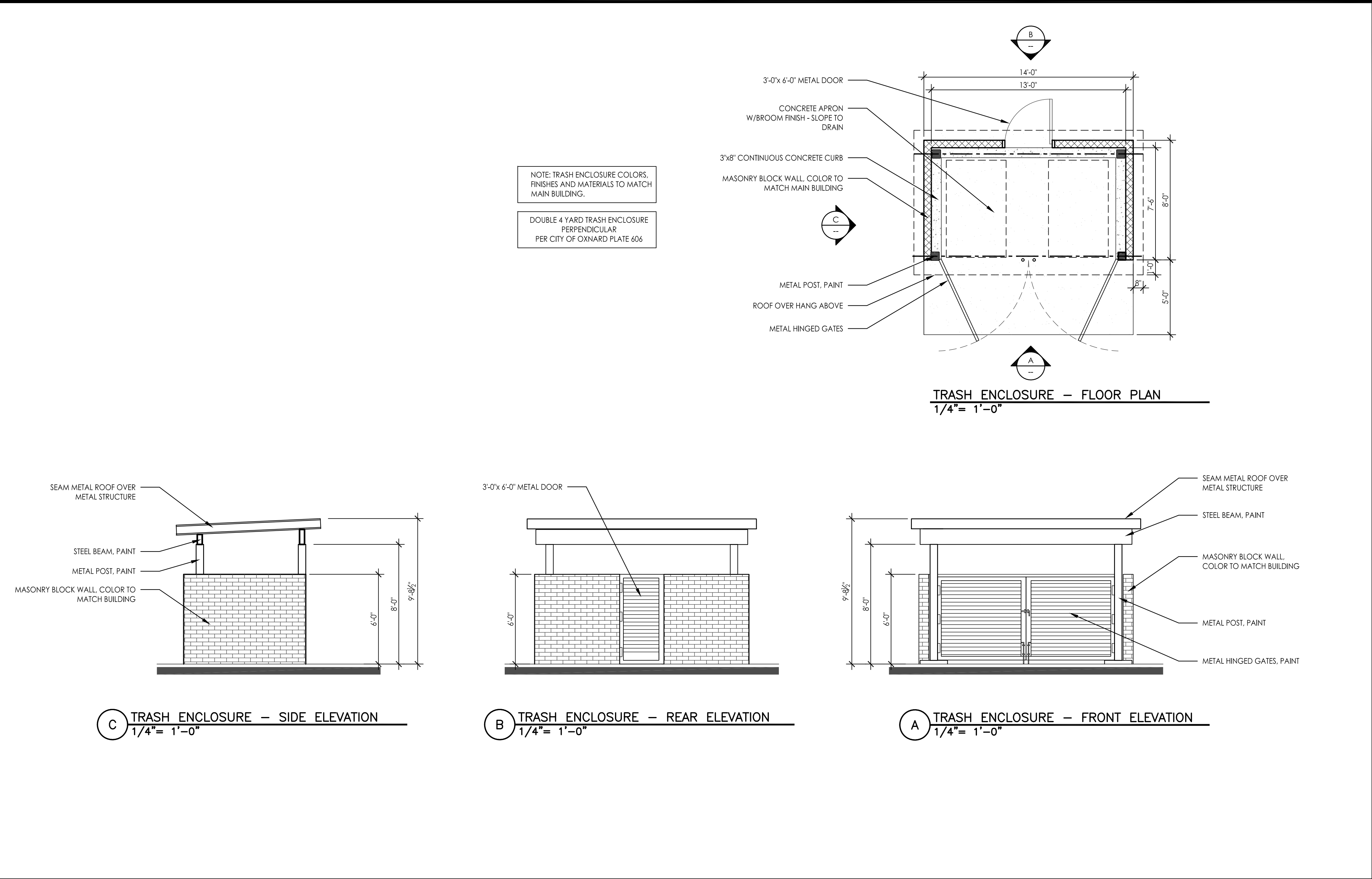
THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS
WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND
COPYRIGHT OF THE ARCHITECT. STAMPING THESE PLANS, ALL
RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER
WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE
ARCHITECT.

SCALE: AS SHOWN
DATE: 09- 01 - 2020
PROJECT: 200803
DRAWN BY: LE

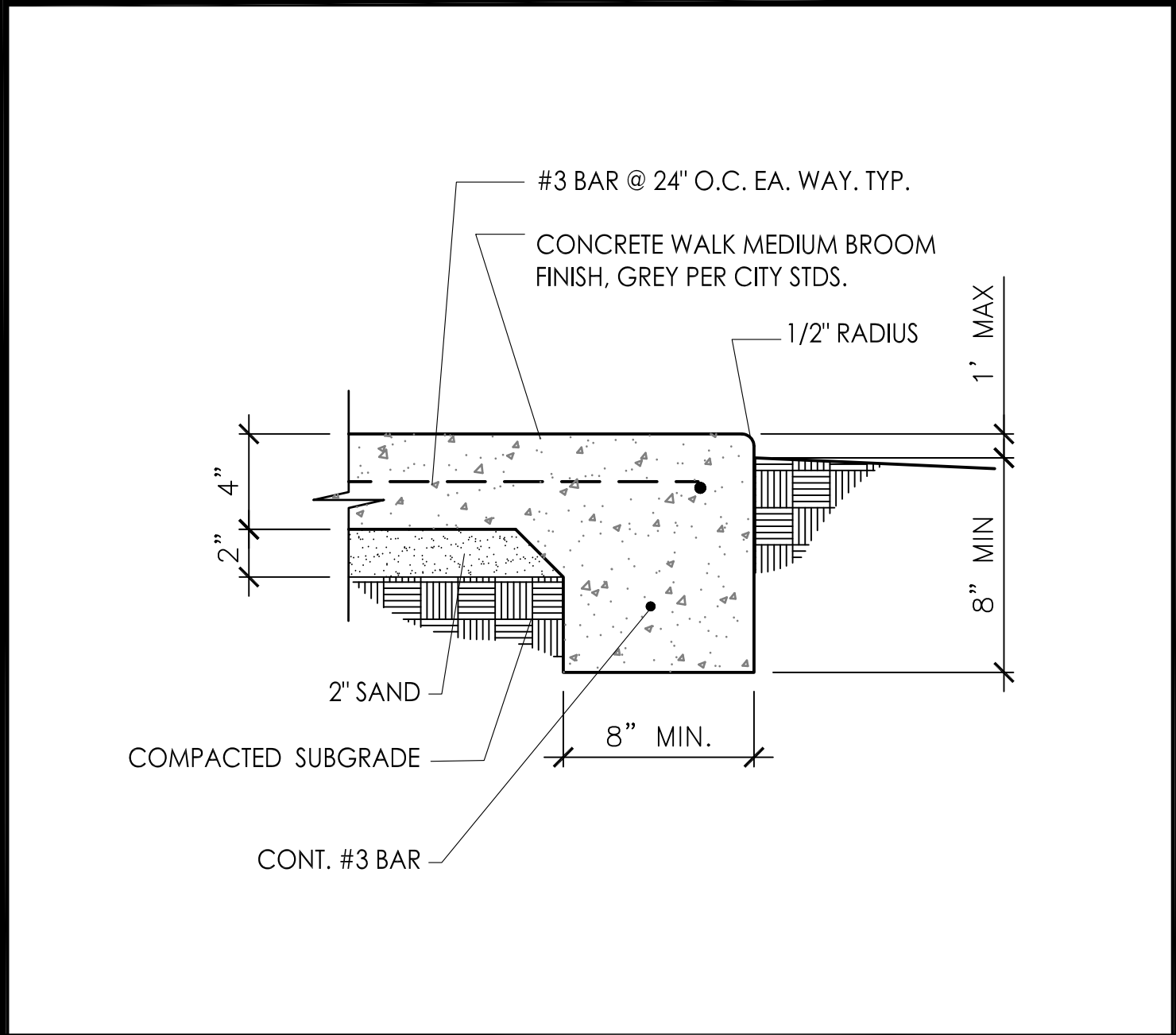
COLOR BOARD

A3.4

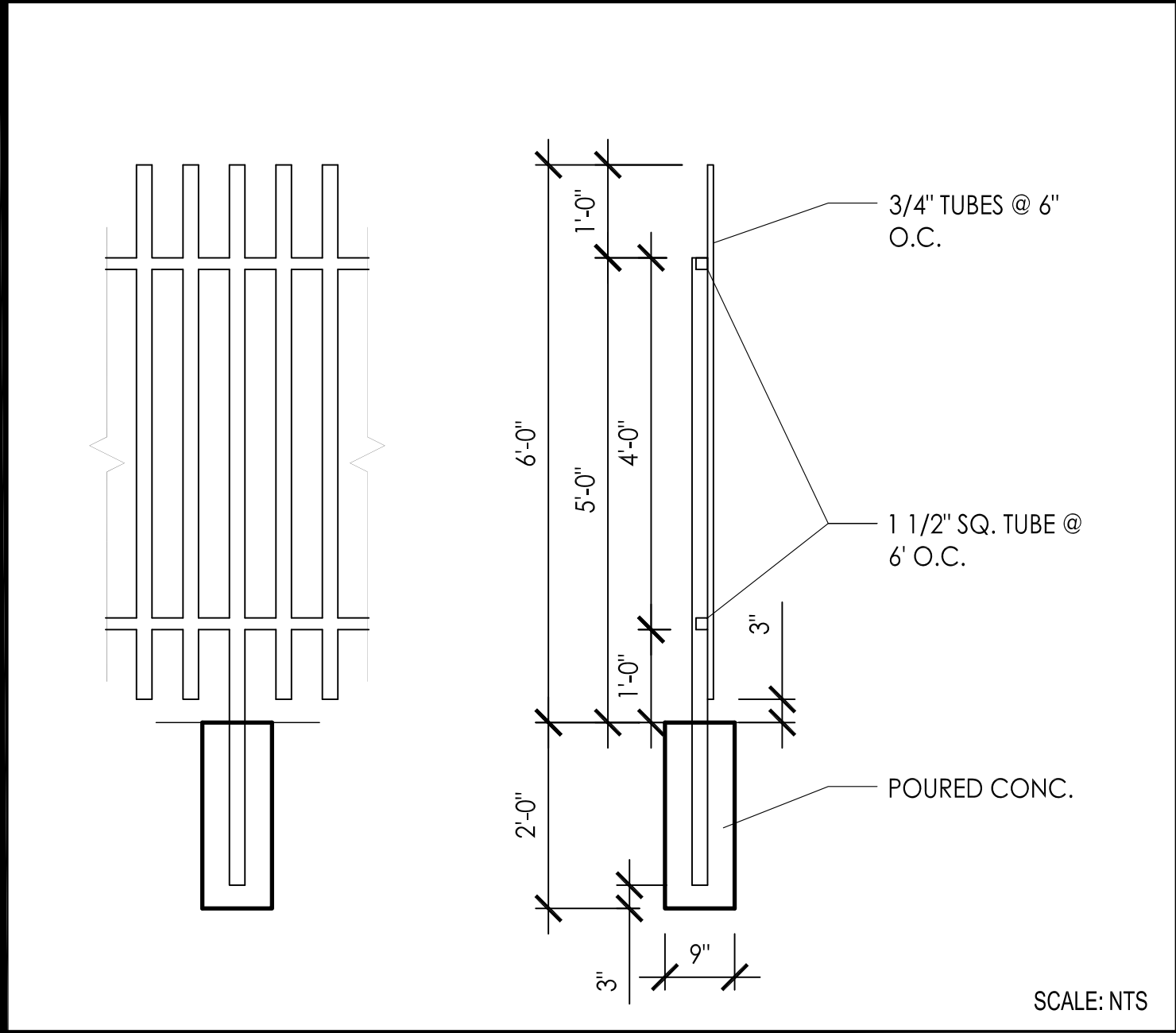
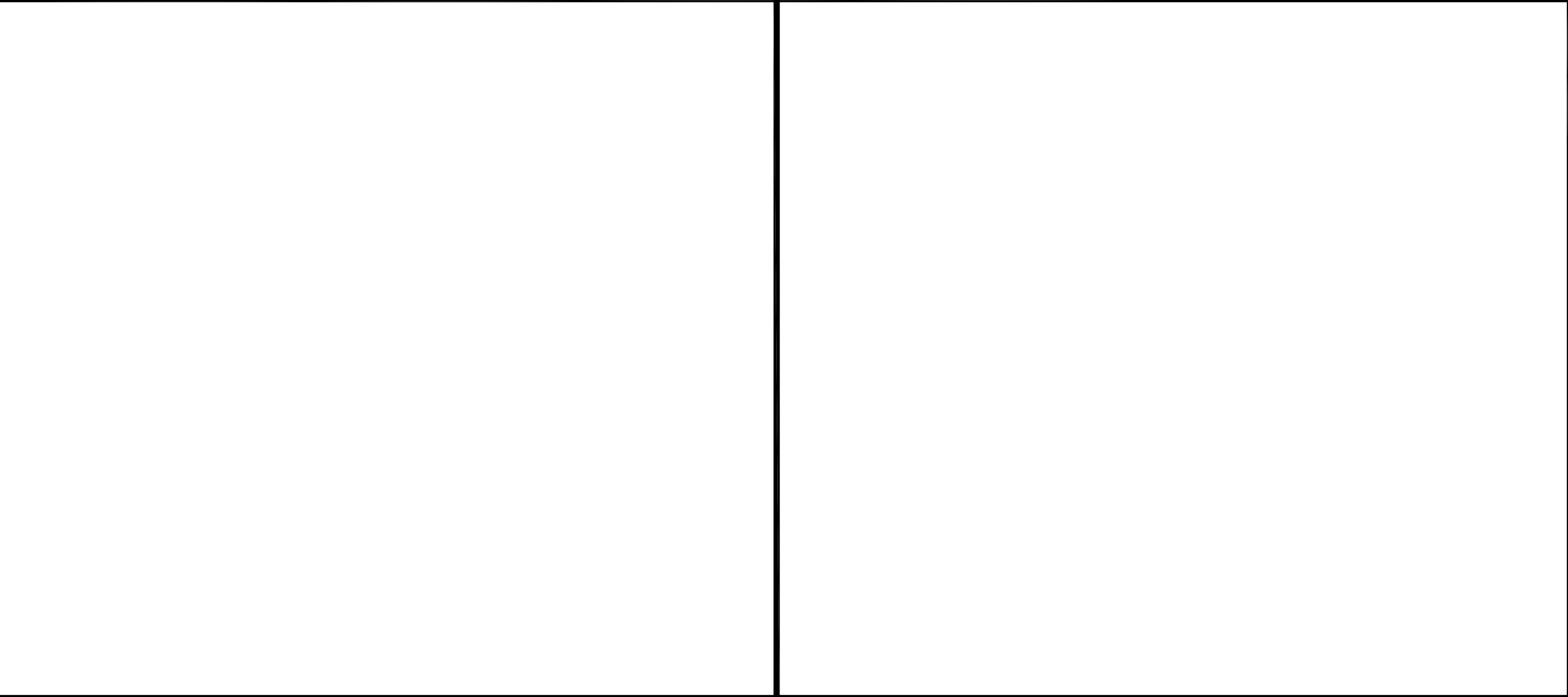
SHEET X OF XX



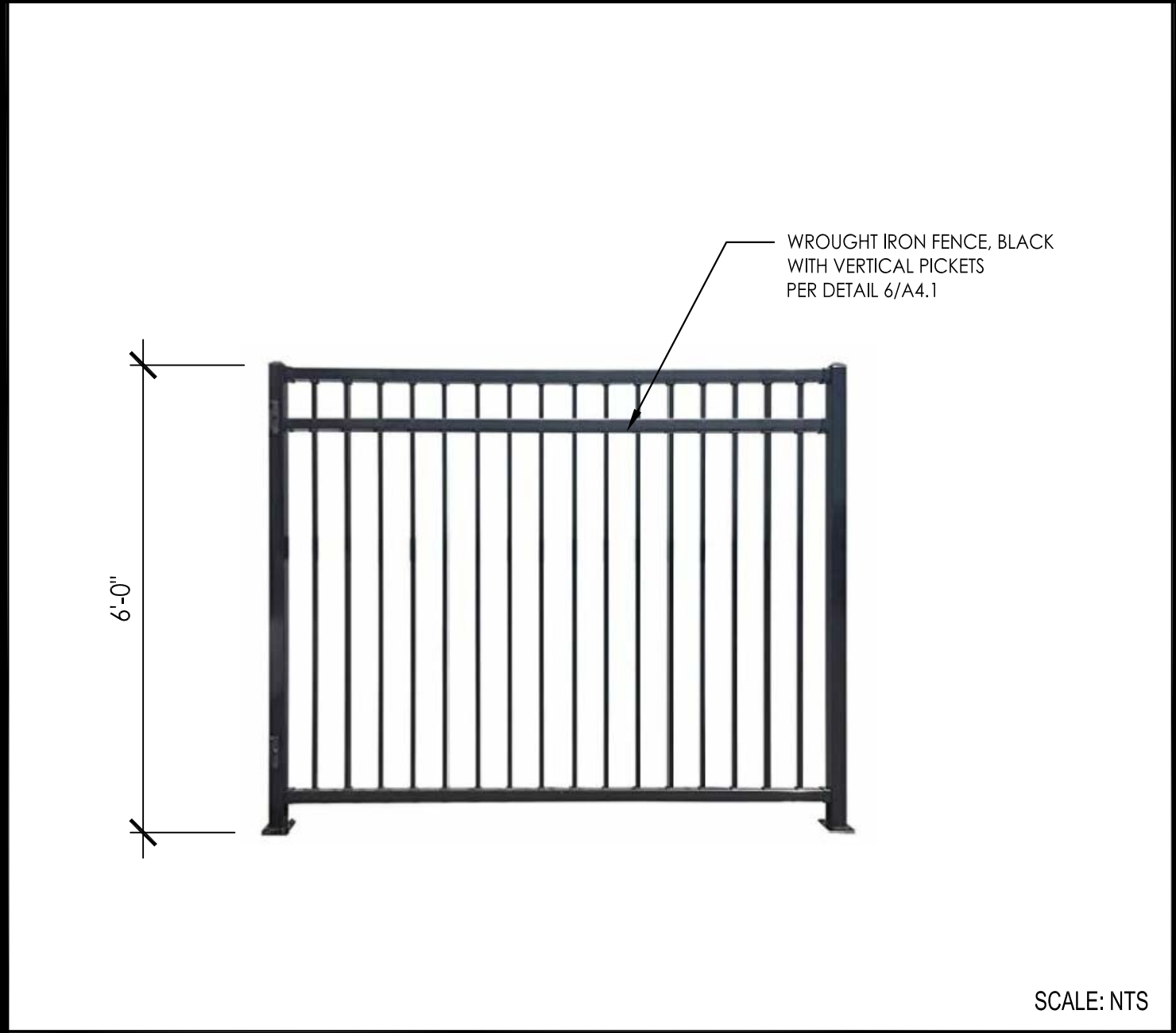
PARKING STRIPING - CITY STDS SCALE: NTS 1



CONCRETE WALK SCALE: NTS 2



FENCE DETAIL 6



WROUGHT IRON FENCE-ELEVATION 3

ERA
ARCHITECTS

Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE									
		1									

MIXED USE PROJECT
COMMERCIAL & RESIDENTIAL
157 PALM DRIVE
OXNARD, CA 93030

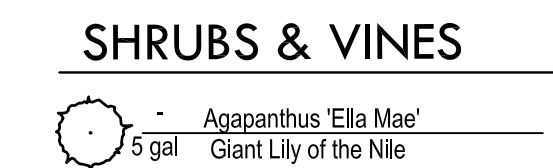
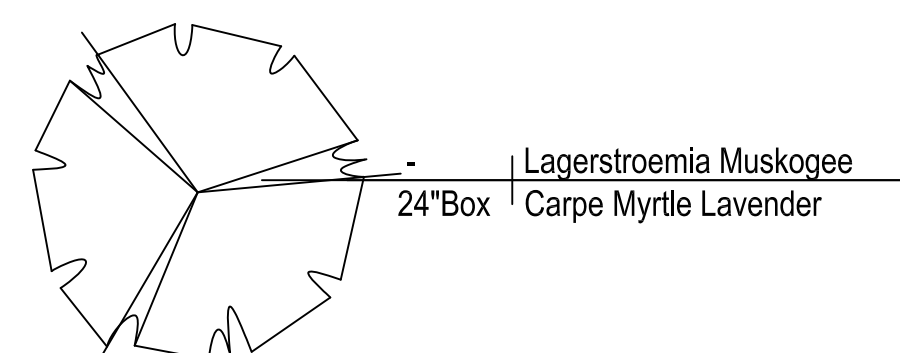
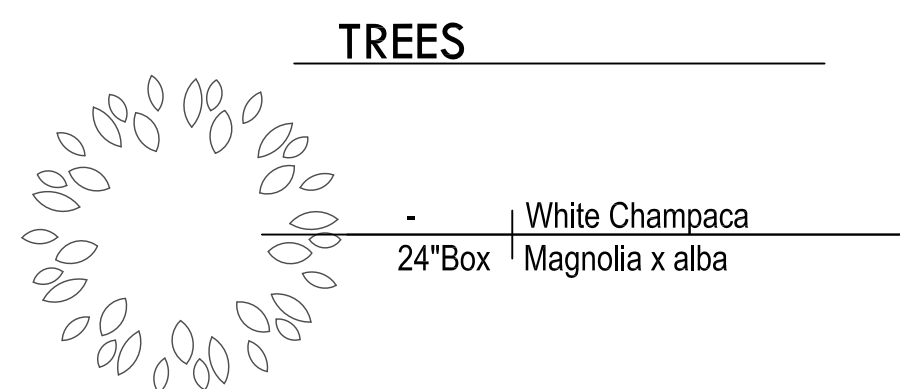
THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT. STAMPING THESE PLANS, ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN
DATE: 09- 01 - 2020
PROJECT: 200803
DRAWN BY: LE

DETAILS

A4.1

SHEET X OF XX



izette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

OXNARD, CA 93030

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT STAMPING THESE PLANS. ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN

DATE: 09- 01 - 2020

PROJECT: 200803

RAWN BY: LE

LANDSCAPE
PLAN

L1.0

SHEET X OF XX

LEGAL DESCRIPTION:

Lot 6 of Block 3, Hobson Brothers Packing Company Subdivision, in the City of Oxnard, County of Ventura, State of California, as per map recorded in Book 16, Page 23 of Maps, in the Office of the County Recorder of said Ventura County.

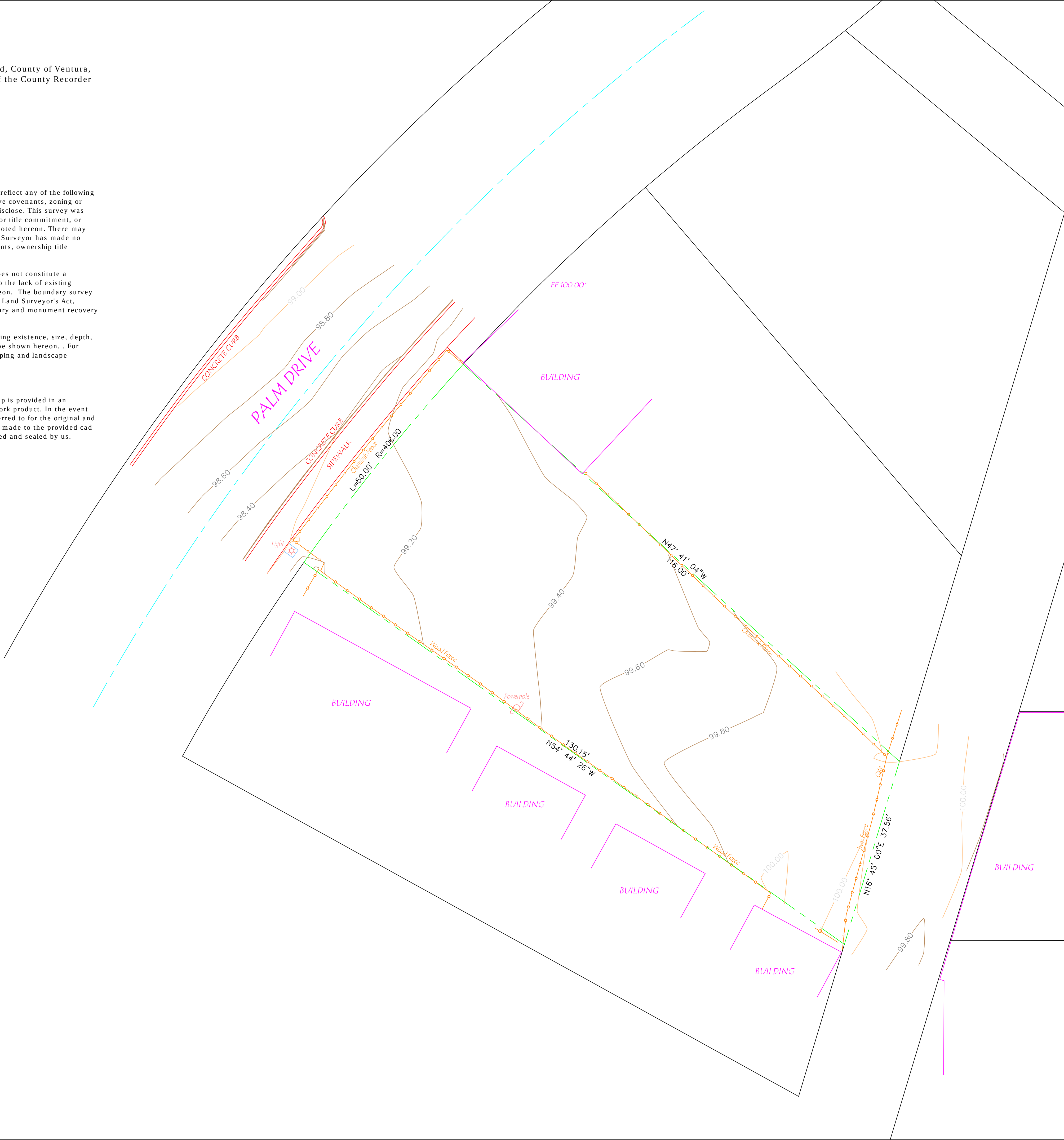
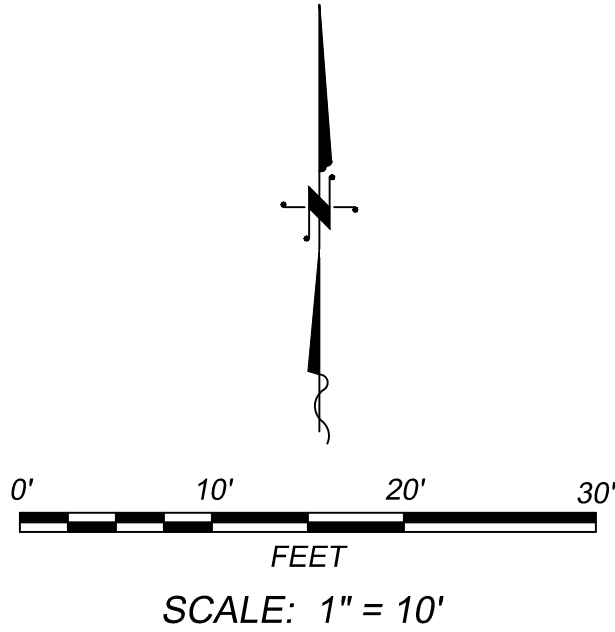
Assessor's Parcel No.: 200-0-052-130

NOTES:

- Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey was prepared without the benefit of a preliminary title report unless specified. No abstract of title, nor title commitment, or results of a title search were furnished to the Surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel of land. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The boundary shown hereon is based upon the recorded deed and record maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Due to the lack of existing monumentation per the record map, alternate solutions may exist for the boundary shown hereon. The boundary survey shown hereon is a preliminary survey for examination purposes only, as noted in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.
- No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown.
- The aerial image is shown for reference purposes only.
- Copies of this plan without an original signature and without a wet seal are not valid. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file, which are not reviewed, signed and sealed by us.

LEGEND:

- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- Hosebib
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Chainlink Fence
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line
- Wood Fence



HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
P.O. Box 1133, OJAI, CA. 93024
jeremyhenry1118@gmail.com
(805) 216-6124



BASIS OF BEARINGS: 16 MR 23
VERTICAL DATUM: ASSUMED ELEVATION BASIS
BENCHMARK: BUILDING FINISHED FLOOR
ELEVATION = 100.00 FEET

DATE OF SURVEY: AUGUST 28, 2020
CONTOUR INTERVAL = 1 FOOT
DRAWN BY: JEREMY HENRY, LS 8135

APN 200-0-052-130
157 PALM DRIVE
OXNARD, CALIFORNIA
TOPOGRAPHIC MAP

SHEET 1
OF 1
JOB NO.
20-106



AERIAL - KEY PLAN

NTS





1.- FRONT VIEW OF LOT, FROM PALM DR.



2.- REAR VIEW OF LOT, FROM ALLEY



3.- STREET VIEW, FROM NORTH PALM DR.



4.- STREET VIEW, FROM SOUTH PALM DR.



5.- VIEW OF LOT, FROM NORTH ALLEY



6.- VIEW OF LOT, FROM SOUTH ALLEY



7.- VIEW FROM LOT TO PALM DR.



8.- VIEW FROM PALM DR. TO LOT



9.- VIEW OF NEIGHBORHOOD



10.- VIEW OF NEIGHBORHOOD

COMMUNITY WORKSHOP

Monday, May 17, 2021

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

3. PROJECT NAME: Firearms Ordinance Update; PLANNING AND ZONING PERMIT NO. 20-580-05 (Zone Text Amendment); Citywide

Consideration to include medical clinics and hospitals as a sensitive use requiring separation from businesses engaged in the sale of firearms and ammunition and firearm ranges to Oxnard City Code Chapter 16, Article II Section 16-10 and Article V Divisions 19 & 20. The project is exempt from environmental review pursuant to Section Sections 15060(c)(2) and (3) and 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Community Development Department
City Contact: Isidro Figueroa, Principal Planner

Phone: (805) 385-8207

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



PUBLIC SAFETY COMMITTEE AGENDA REPORT

REPORTS AGENDA ITEM NO. D.2

DATE: April 13, 2021

TO: Public Safety Committee

FROM: Vyto Adomaitis, Community Development Director, (805) 385-7868, vyto.adomaitis@oxnard.org

SUBJECT: Consideration to Include Medical Clinics and Hospitals as a Sensitive Use Requiring Separation from Businesses Engaged in the Sale of Firearms and Ammunition and Firearm Ranges: Planning and Zoning (PZ) Permit No. 20-580-05 (Zone Text Amendment to Oxnard City Code Chapter 16, Article II Section 16-10 and Article V Divisions 19 & 20). (0/10/10)

RECOMMENDATION

That the Committee:

1. Receive a summary report on a potential Zone Text Amendment (ZTA) to Chapter 16 of the Oxnard City Code (OCC) to include medical clinics and hospitals within Section 16-10 (Definitions), and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V;
2. Provide input on the proposed definitions for medical clinics and hospitals; and
3. Determine if staff should pursue a ZTA Chapter 16 of the Oxnard City Code (OCC) to and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/YiS9-dx6i6A>

BACKGROUND

EXECUTIVE SUMMARY

On July 16, 2019, the City Council adopted Ordinance 2961 to establish health and safety standards and location restrictions (e.g., proximity to parks and schools) for firearm-related businesses, which was previously absent from the Oxnard City Code (OCC). During the City Council deliberations, the Council decided to adopt Ordinance 2961 in order to establish standards and restrictions to firearms related uses and directed staff to research the possibility of including medical clinics and hospitals as a sensitive use and report the findings to the Planning Commission at a future date. The proposed ZTA is being presented to the Committee because of the time lapse and to determine if staff should continue to pursue the ZTA. Additionally, the purpose of this

report is to facilitate discussion on the implications of including medical clinics and hospitals as a sensitive use to the current Firearm Ordinance. Nothing in California law would preempt the proposed addition of medical clinics and hospitals to the types of sensitive uses requiring minimum separation from firearms and ammunition sellers, or from firearms ranges. With four firearms sellers in the City, and three additional nearby retailers in the unincorporated County of Ventura, sellers still provide a meaningful opportunity for residents to obtain firearms for self-defense. The City is not aware that anyone has complained of a lack of access to the legal sale of firearms from a licensed dealer within the City.

BACKGROUND

On July 2, 2019, the City Council unanimously voted to approve for first reading Ordinance 2961, a ZTA to amend Chapters 11 and 16 of the OCC to include: (1) modifications to OCC Chapter 11 (Permits), Article VIII (Permits to Sell Concealable Firearms); (2) modifications to OCC Section 16-10 (Definitions) to establish definitions for ammunition, firearm range, firearm, and firearm & ammunition sales; (3) amendments to establish and/or modify land uses related to these activities within the General Commercial (C-2), Limited Manufacturing (M-L) and Community Reserve (C-R) zoning districts; and (4) regulations establishing siting criteria, operational considerations, and the process for review of Special Use Permit (SUP) applications related to these uses.

During the City Council meeting on July 2, 2019, public testimony was received which urged the City Council to consider clinics and hospitals as sensitive uses. The testimony argued that a patient's safety and security should be protected equally as the following sensitive uses which were being considered under the proposed ordinance: residentially zoned properties, day care centers (child or adult), parks, churches, schools (private or public), Oxnard Transportation Center and Oxnard Airport. The proposed Ordinance required a 600-foot separation between properties which contained these sensitive uses and firearm uses. After deliberation, the City Council voted to introduce Ordinance 2961 as presented, and the City council directed staff to research the possibility of amending Chapter 16 to include hospitals and/or clinics as sensitive uses.

On July 16, 2019, the City Council approved the second reading and adopted Ordinance No. 2961 pertaining to the permitting and development of firearm ranges and businesses engaged in the sale of firearms and ammunition.

DISCUSSION

Definitions

During the course of the City Council deliberation on July 2, 2019, Council discussed medical clinics and hospitals generically; however, dental, mental and general medical terms were included in the discussion. The OCC currently does not have a definition for medical clinics or hospitals even though it makes references to both land uses throughout the document. Using best practices, Community Development Department staff researched definitions for both terms commonly found throughout zoning ordinances from various municipalities the California Health and Safety Code (Section 1206).

The following are the proposed definitions for medical clinics and hospitals specific to potentially be included in the OCC to help guide the discussion:

‘Medical clinic’ means “An organized outpatient health facility that provides direct medical, surgical, dental, optometric, or podiatric advice, services, or treatment to patients who remain less than 24 hours, and that may

also provide diagnostic or therapeutic services to patients.”

‘Hospital’ means “A health facility having a duly constituted governing body with overall administrative and professional responsibility and having an organized medical staff which provides twenty-four-hour inpatient care including one (1) or more of the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services, or psychiatric care and treatment.”

The intent of the ‘Medical clinic’ definition is to allow an organization of doctors providing outpatient physical medical services, mental health services or surgical services to the sick or injured but does not include inpatient or overnight accommodations. The definition is not intended to include land uses such as, but not limited to, which are found in the OCC:

1. Medical insurance and medical services,
2. Retail medical equipment and supplies ,
3. Pharmacies (unless ancillary to a medical clinic or hospital),
4. Medical research and laboratories (unless ancillary to a medical clinic or hospital),
5. Medical devices, equipment, and hospital supplies manufacturers,
6. Ambulance Services,
7. Veterinarian services, and
8. Spa and wellness centers.

Locational Criteria

Ordinance 2961 amended OCC Chapter 16, Article V (Specific Use Requirements) to add Division 19 (Firearm and Ammunition Sales) and Division 20 (Firearm Ranges). Each Division establishes separation requirements from specific sensitive uses, application material required with submission of a Special Use Permit (SUP), specialized findings that the Planning Commission must determine for approval of a SUP, and factors that may be addressed as conditions of approval.

Ordinance 2961 limited Firearm and Ammunition Sales and Firearm Ranges to the General Commercial (C-2), Limited Manufacturing (M-L) and Community Reserve (C-R) zones.

Ordinance 2961 also amended Chapter 16 to include Article V (Specific Use Requirements) establishing two new Divisions, 19 (Firearm and Ammunition Sales) and 20 (Firearm Ranges) which require separations between firearm/ammunition sales and firearm range uses and nearby sensitive uses. These buffers are recommended for the safety and security of the public. Police Departments that respond to incidents at facilities that handle firearms and ammunition are inherently high-risk and demand a number of additional resources versus conventional calls for service. In these cases, potential suspects would likely have access to weapons and ammunition. Police responses to these facilities are likely to evolve into evacuations of properties within several hundred feet.

Currently, a separation of 600 feet is required between firearm and ammunition sales businesses, as well as firearm ranges and the following sensitive uses: residentially zoned properties, day care centers (child or adult), parks, churches, schools (private or public), Oxnard Transportation Center and Oxnard Airport. A 200-foot separation is required between individual firearm-related uses. This separation is measured from the closest exterior wall of the firearm range/firearms and ammunition retail business and the nearest property line of the identified sensitive use.

Based on the proposed definitions for medical clinics and hospitals, staff plotted known medical clinics and hospitals on the previously approved buffer map prepared under Ordinance 2961 and using data compiled from the City's Business License rolls. Over 290 medical establishments were plotted on the updated buffer map. Attachment 1 contains a map that identifies the zoning areas (red and orange) throughout the City that allow firearm sales/uses under the current Firearms Ordinance. The green dashed areas identified all of the areas where firearm sales/uses would be allowed if medical clinics and hospitals are included as a sensitive use.

Under the current Firearm Ordinance, approximately 1.57% of land area of the existing land with a C-2, M-L or C-R zoning designation, the areas where firearm sales/uses are allowed, would be able to operate. If medical clinics and hospitals are included as a sensitive use, the available land area where firearm sales/uses are allowed would be reduced by 0.38% to approximately 1.19%. Attachment 2 contains a map that identifies all sensitive use buffers including hospitals and clinics.

Community Development Department staff consulted with the City's Attorney office and Police Department to determine if the potential inclusion of medical clinics and hospitals as a sensitive use to the current Firearms Ordinance will allow for an appropriate number of parcels where allowed firearms uses could potentially be accommodated. The City Attorney's office has determined that inclusion of medical clinics and hospitals as a sensitive use would still provide for a legally sufficient number of parcels within the City's corporate boundaries to accommodate firearms uses. This position is bolstered by the existence of three additional existing retailers in unincorporated areas near the City's corporate boundaries.

It is important to note that the intent of the staff report is to engage the Committee to determine if there remains a desire to continue to pursue a ZTA to include medical clinics and hospitals as a sensitive use based on the information provided to the Committee. Conversely, the intent of this exercise is not to amend any of the standards and requirements currently in place that regulate firearm/ammunition sales and firearm range uses. Nor is the intent of this exercise to alter the operations of any of the four existing firearm and ammunition retailers within the City (Attachment 3). Finally, the City is not aware that anyone has complained of a lack of access to the legal sale of firearms from a licensed dealer within the City.

Next Steps

During the previous ZTA, staff held a Community Workshop to identify the proposed amendments, implications thereof, and receive and respond to comments. Additionally, staff engaged with all four existing firearms and ammunition retailers within the City. If the Committee directs staff to pursue a ZTA, this report would be the first step of a public engagement process to amend the OCC to potentially include medical clinics and hospitals as a sensitive use.

If staff is instructed to move forward with a potential ZTA, staff intends to continue the same public outreach path as the previous ZTA. The following is a projected road map for amending the current Firearms Ordinance:

1. Community Workshop,
2. Engagement with four existing firearms and ammunition retailers,
3. Planning Commission Public Hearing (recommendation to City Council), and
4. City Council Public Hearing.

ENVIRONMENTAL IMPACT

Pursuant to Sections 15060(c)(2) and (3) and 15061(b)(3) of the California Environmental Quality Act

(CEQA), regulatory actions which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA. The proposed ZTA is a regulatory action. Furthermore, any resulting development following approval of the ZTA is anticipated to be less intense than what is allowed by the existing regulations pertaining to firearm sales, ammunition sales, and firearm ranges within the City. Therefore, staff has determined that there is no possibility that the project will have a significant effect on the environment.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

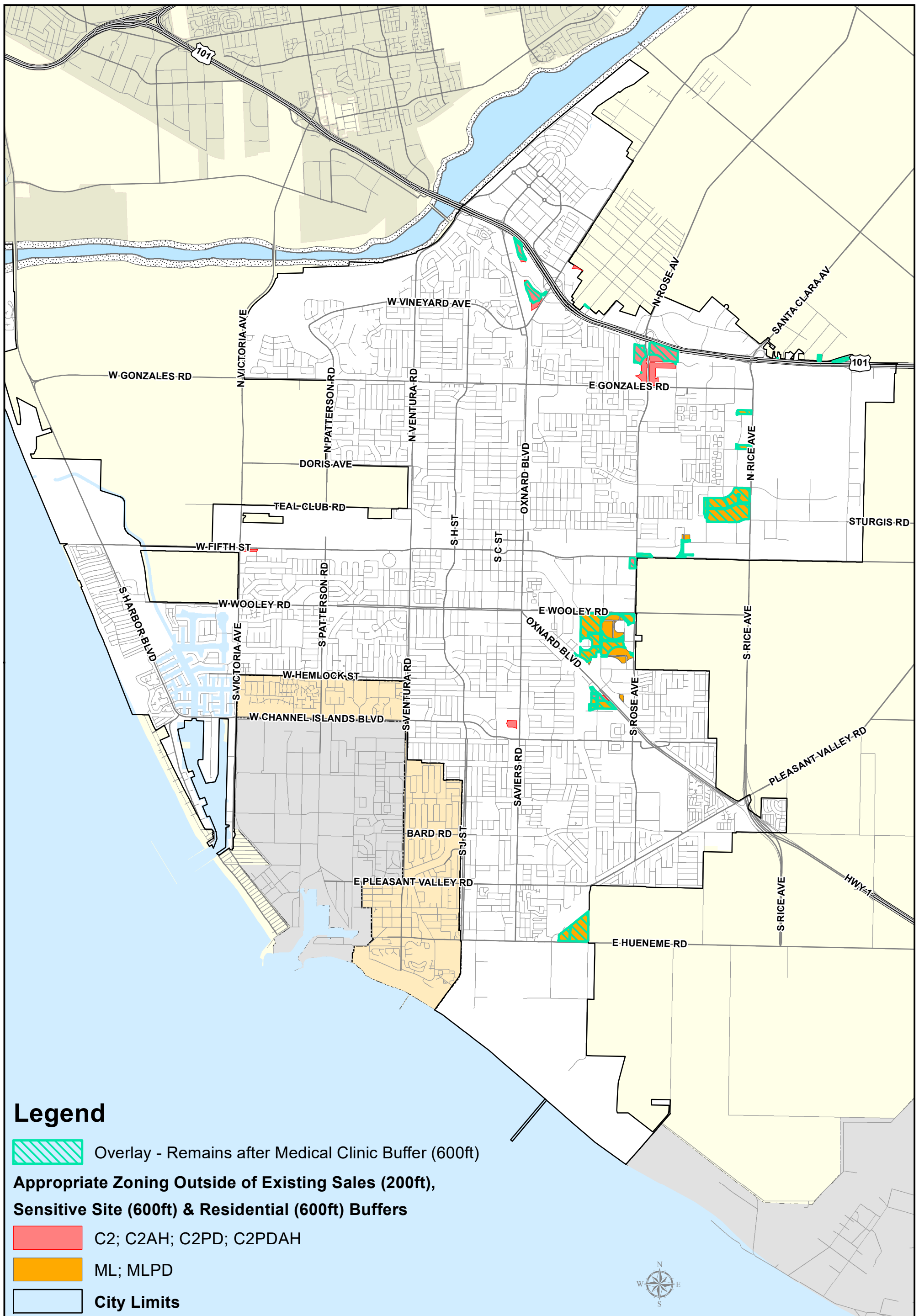
No financial impacts to the City are associated with the proposed Zone Text Amendment.

Prepared by: Isidro Figueroa, Principal Planner

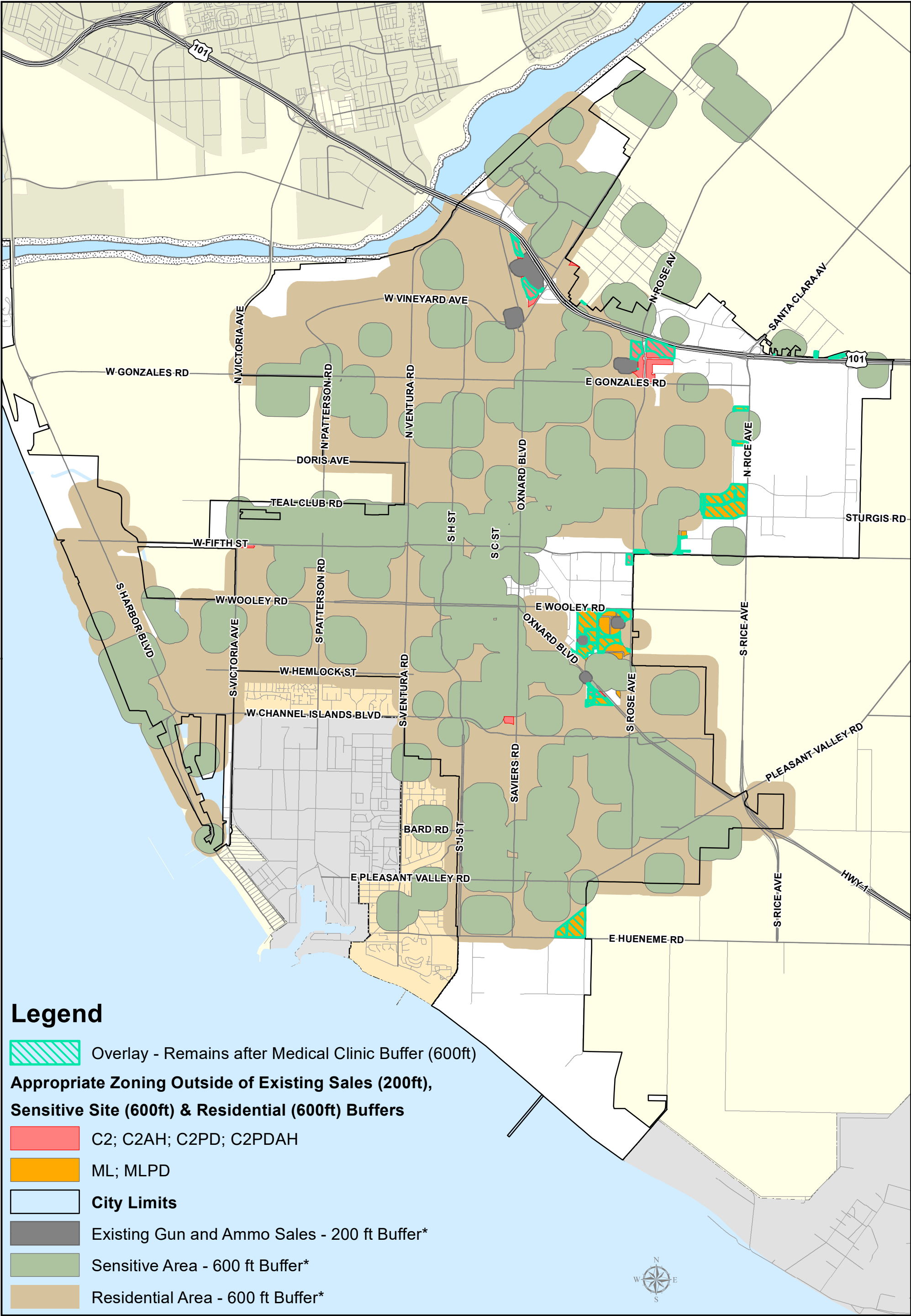
ATTACHMENTS

1. Firearm Related Use Area Map Without Buffer
2. Firearm Related Use Area Map With Buffer
3. Existing Firearm Uses Within the City
4. Firearms Presentation 04.13.21 Committee v2

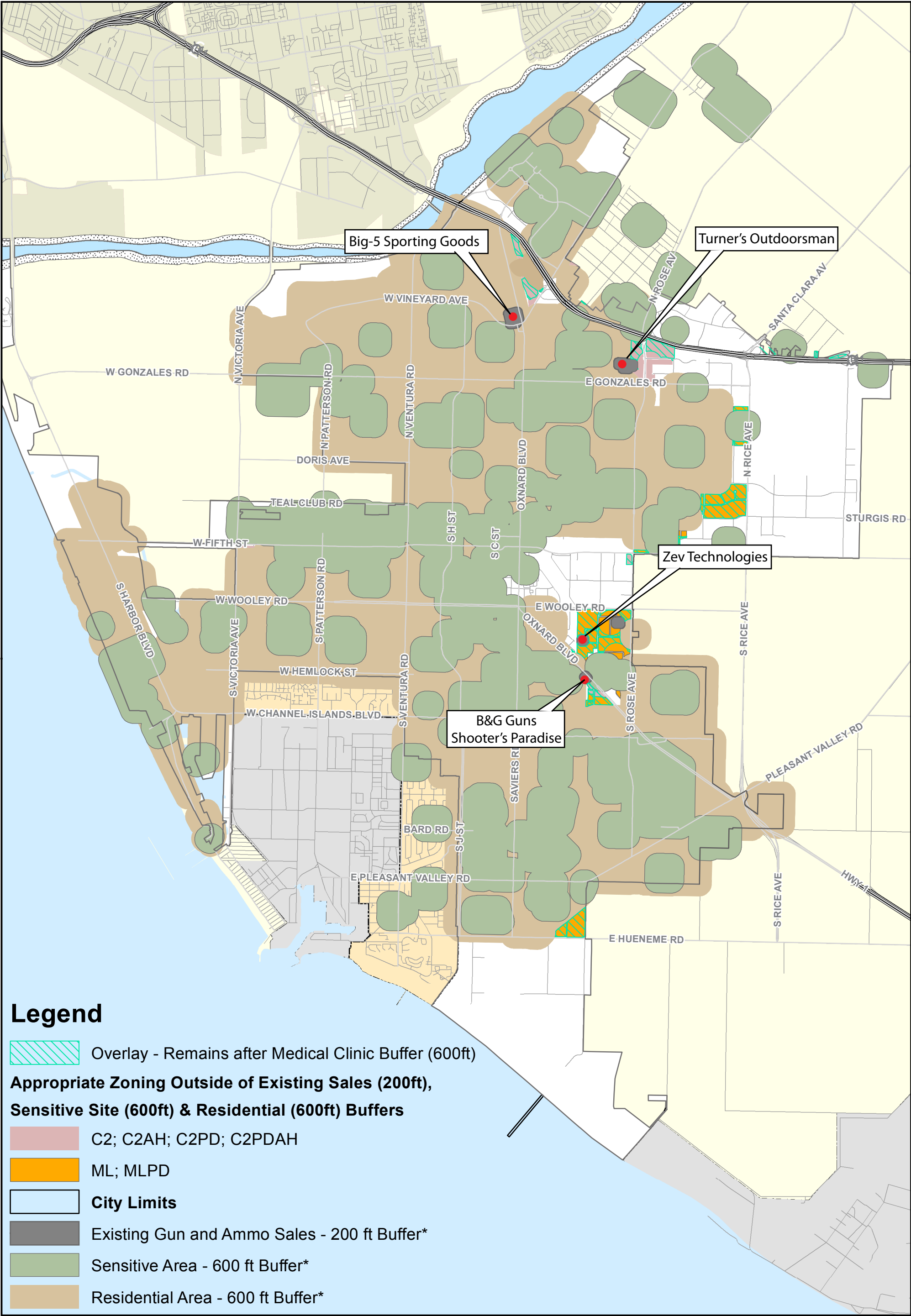
CITY OF OXNARD FIREARM-RELATED USE AREAS



CITY OF OXNARD FIREARM-RELATED USE AREAS



CITY OF OXNARD FIREARM-RELATED USE AREAS



Legend

- Overlay - Remains after Medical Clinic Buffer (600ft)
- Appropriate Zoning Outside of Existing Sales (200ft), Sensitive Site (600ft) & Residential (600ft) Buffers
- C2; C2AH; C2PD; C2PDAH
- ML; MLPD
- City Limits
- Existing Gun and Ammo Sales - 200 ft Buffer*
- Sensitive Area - 600 ft Buffer*
- Residential Area - 600 ft Buffer*

*The required separation is the distance between the closest exterior wall of the firearm range/firearms and ammunition business and the nearest property line of the identified sensitive use.

Consideration To Include “Medical Clinics” and “Hospitals” As A Sensitive Use Requiring Separation from Businesses Engaged in the Sale of Firearms and Ammunition and Firearm Ranges

Isidro Figueroa, Principal Planner
Scott Kolwitz, Planning Manager
Vyto Adomaitis, Community Development Director

Community Services, Public Safety and Housing and Development Committee
April 13, 2021



Background

2

- July 16, 2019 the City Council unanimously voted to adopt Ordinance 2961 (Firearms Ordinance):
 - Zone Text Amendment (ZTA) outlined where firearm retailers and firearms ranges could be located and established a permit process (Special Use Permit) for the review of new firearm businesses.
 - The ZTA did not regulate firearm ownership, private use, or an individual's ability to purchase firearms or ammunition.

- July 16, 2019 public hearing, the Council deliberated on the possibility of including hospitals and clinics as a sensitive use.
 - Public testimony urged the Council to consider clinics and hospitals as sensitive uses.
 - A patient's safety and security should be protected equally as the sensitive uses being considered under the proposed ordinance.
 - Firearm/ammunition sales and firearm ranges required a minimum 600 foot separation from any sensitive use.
- Council directed staff to research the potential inclusion of "medical clinics" and "hospitals" in the Ordinance and report back at a future date.

Definitions (OCC Section 16-10)

- Oxnard City Code (OCC) does not contain definitions for medical clinics and hospitals
- Using best practices, staff outlined the following definitions to guide discussion:
 - **'Medical clinic'** means "An organized outpatient health facilities that provides direct medical, surgical, dental, optometric, or podiatric advice, services, or treatment to patients who remain less than 24 hours and that may also provide diagnostic or therapeutic services to patients."

- **‘Hospital’** means “A health facility having a duly constituted governing body with overall administrative and professional responsibility and having an organized medical staff which provides twenty-four-hour inpatient care including one (1) or more of the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services, or psychiatric care and treatment.”

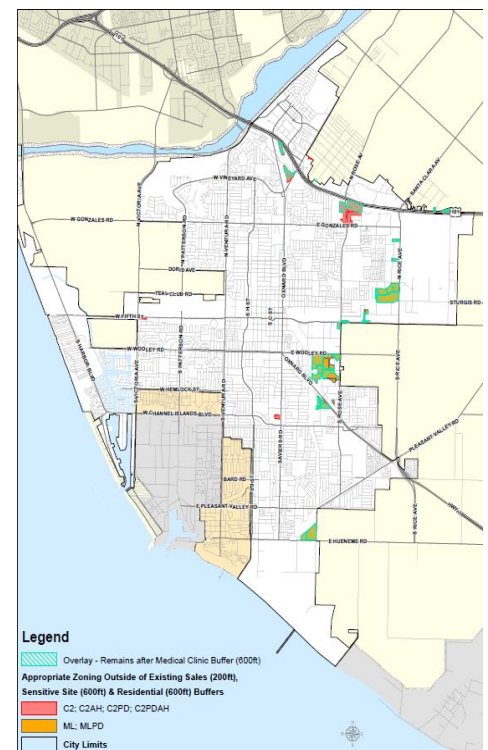
Definitions (OCC Section 16-10)

- ‘Medical clinic’ definition is not intended to include land uses such as, but not limited to:
 1. Medical insurance and medical services
 2. Retail medical equipment and supplies
 3. Pharmacies (unless ancillary to a medical clinic or hospital)
 4. Medical research and laboratories (unless ancillary to a medical clinic or hospital)
 5. Medical devices, equipment, and hospital supplies manufacturers
 6. Ambulance Services
 7. Veterinarian services
 8. Spa and wellness centers

- Firearms related businesses must maintain a 600-foot separation from sensitive uses:
 - Non-residential day care (child or adult)
 - Parks
 - Churches
 - Schools (public or private)
 - Any residentially zoned property
 - Oxnard Transportation Center
 - Oxnard Airport
- A 200-foot separation is required between individual firearm-related uses.

Buffer Map 1

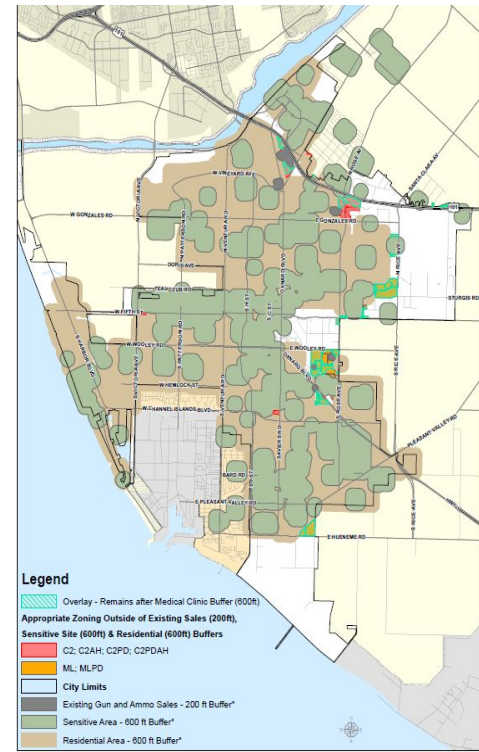
- Based on the proposed definitions for medical clinics and hospitals, staff plotted clinics and hospitals on the previously approved buffer map under Ordinance 2961.
- Over 290 medical establishments were plotted based on the City's Business License rolls.
- Map identifies the zoning areas (red and orange) throughout the City that allow firearm sales/uses under the current Firearms Ordinance.
- The green dashed areas identified all of the areas where firearm sales/uses are allowed if hospitals/clinics are included as a sensitive use.



Buffer Map 2

9

- Map 2 contains a map that identifies all sensitive use buffers including medical clinics and hospitals.
- Baseline: Approximately 1.57% of land area where firearm sales/uses are allowed to operate.
- Potential: If medical clinics and hospitals are included as a sensitive use, the available land area where firearm sales/uses are allowed would be reduced by 0.38% to approximately 1.19%.
- Community Development Department staff consulted with the City Attorney's office and Police Department, and determined inclusion of medical clinics and hospitals as a sensitive use would provide for a legally sufficient number of parcels to accommodate firearms uses.



Public Engagement

10

- If directed to pursue a ZTA, this report would be the first step of a public engagement process to amend the OCC to include “medical clinics” and “hospitals” as a sensitive use.
- The following is a projected road map for amending the current Firearms Ordinance:
 - Community Workshop
 - Engagement with four existing firearms and ammunition retailers
 - Planning Commission Public Hearing (recommendation to City Council)
 - City Council Public Hearing

- ZTA is exempt pursuant to Sections 15060(c)(2) and (3) and 15061(b)(3) of the California Environmental Quality Act (CEQA), regulatory actions which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA.

Recommendation

That the Community Services, Public Safety and Housing and Development Committee:

1. Receive a summary report on a potential Zone Text Amendment (ZTA) to Chapter 16 of the Oxnard City Code (OCC) to include “medical clinics” and “hospitals” within Section 16-10 (Definitions), and include “medical clinics” and “hospitals” as a sensitive use requiring a minimum separation from “firearm and ammunition sales” and “firearm ranges” uses within Division 19 and 20 of Article V;
2. Provide input on the proposed definitions for “medical clinics” and “hospitals”; and
3. Determine if staff should pursue a ZTA Chapter 16 of the Oxnard City Code (OCC) to and include “medical clinics” and “hospitals” as a sensitive use requiring a minimum separation from “firearm and ammunition sales” and “firearm ranges” uses within Division 19 and 20 of Article V.



Discussion

DATE: May 17, 2021

TYPE OF ITEM: Presentation

TO: Community Workshop

SUBJECT: **Project Name: Consideration To Include Medical Clinics and Hospitals As A Sensitive Use Requiring Separation from Businesses Engaged in the Sale of Firearms and Ammunition and Firearm Ranges:** Planning and Zoning (PZ) Permit No. 20-580-05 (Zone Text Amendment to Oxnard City Code Chapter 16, Article II Section 16-10 and Article V Divisions 19 & 20)

On July 16, 2019, the City Council adopted Ordinance 2961 to establish health and safety standards and location restrictions (e.g., proximity to parks and schools) for firearm-related businesses, which was previously absent from the Oxnard City Code. During the City Council deliberations, the Council decided to adopt Ordinance 2961 in order to establish standards and restrictions to firearms related uses and directed staff to research the possibility of including medical clinics and hospitals as a sensitive use and report the findings to the Planning Commission at a future date.

On April 13, 2021, staff presented to the Community Development & Services, Housing and Public Safety Committee a report on a potential Zone Text Amendment (ZTA) to Chapter 16 of the Oxnard City Code to include medical clinics and hospitals within Section 16-10 (Definitions), and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V and provide proposed definitions for medical clinics and hospitals. The Community Development & Services, Housing and Public Safety Committee directed staff to pursue a ZTA Chapter 16 of the Oxnard City Code (OCC) to and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V.

The following are the proposed definitions for medical clinics and hospitals specific to potentially be included in the OCC to help guide the discussion:

‘Medical clinic’ means “An organized outpatient health facility that provides direct medical, surgical, dental, optometric, or podiatric advice, services, or treatment to patients who remain less than 24 hours, and that may also provide diagnostic or therapeutic services to patients.”

‘Hospital’ means “A health facility having a duly constituted governing body with overall administrative and professional responsibility and having an organized medical staff which provides twenty-four-hour inpatient care including one (1) or more of the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services, or psychiatric care and treatment.”

Please select the following link if you would like to review the April 13, 2021, Community Development & Services, Housing and Public Safety Committee staff report:

<https://civicclerk.blob.core.windows.net/stream/OXNARDCA/12360c5671.pdf?sv=2015-12-11&sr=b&sig=5cQCJ74%2FLtxFnDI9krNoky2phRtlxIGatTvi7of33fQ%3D&st=2021-05-07T00%3A55%3A14Z&se=2022-05-07T01%3A00%3A14Z&sp=r&rsc=cache&rsct=application%2Fpdf>

COMMUNITY WORKSHOP

Monday, May 17, 2021

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

4. PROJECT NAME: Wagon Wheel Park Place II; PLANNING AND ZONING PERMIT NO. 21-200-03 (Development Design Review); South Bank and Wagon Wheel Neighborhoods

A request to construct a total of 33 residential condominiums in 11, three-story residential townhouse style buildings, common area, landscaping, parking, and associated site improvements on a 2.0-acre lot (APN 139-0-610-350), located in Planning Area (PA) 6 of the Village Specific Plan (the "VSP", also known as Wagon Wheel). The Applicant is requesting two minor deviations to the guest parking distance and trash storage locations in order to accommodate the project. A Final Environmental Impact Report (FEIR No. 2006-03) and Supplemental Environmental Impact Report (SEIR No. 2014-01) have been certified for the VSP. The proposed project is consistent with the FEIR and SEIR, and is therefore exempt from further environmental review pursuant to Section 15162 of the CEQA Guidelines.

Applicant: Corey Harpole, Oxnard CRFL Partners, LLC.
City Contact: Heather Davis, Contract Planner

Phone: (949) 719-9040
Phone: (805) 214-8352

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

ANN MATTESON CONSULTING



HUITT-ZOLIARS

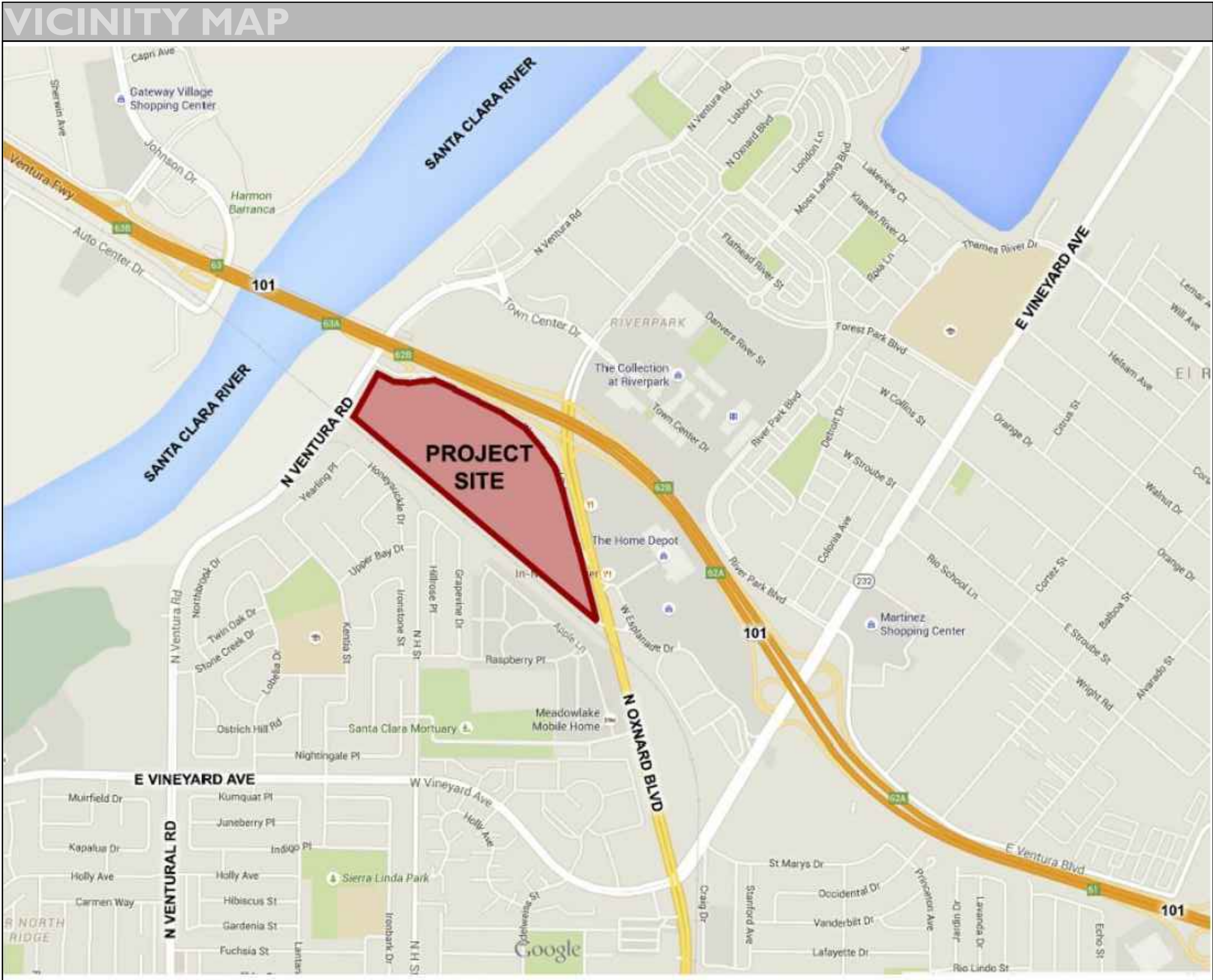


PARK PLACE LOT I: DEVELOPMENT DESIGN REVIEW

OXNARD, CALIFORNIA
2/25/2021

DDR SUBMITTAL PACKAGE

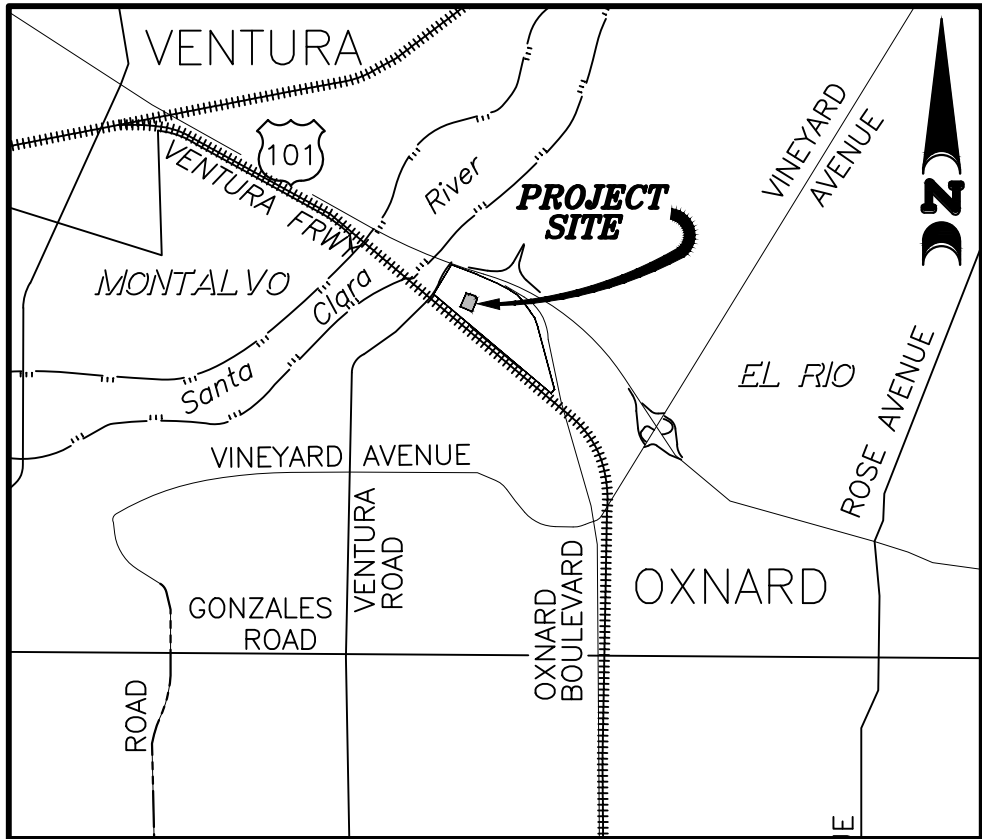
OXNARD CRFL PARTNERS, LLC



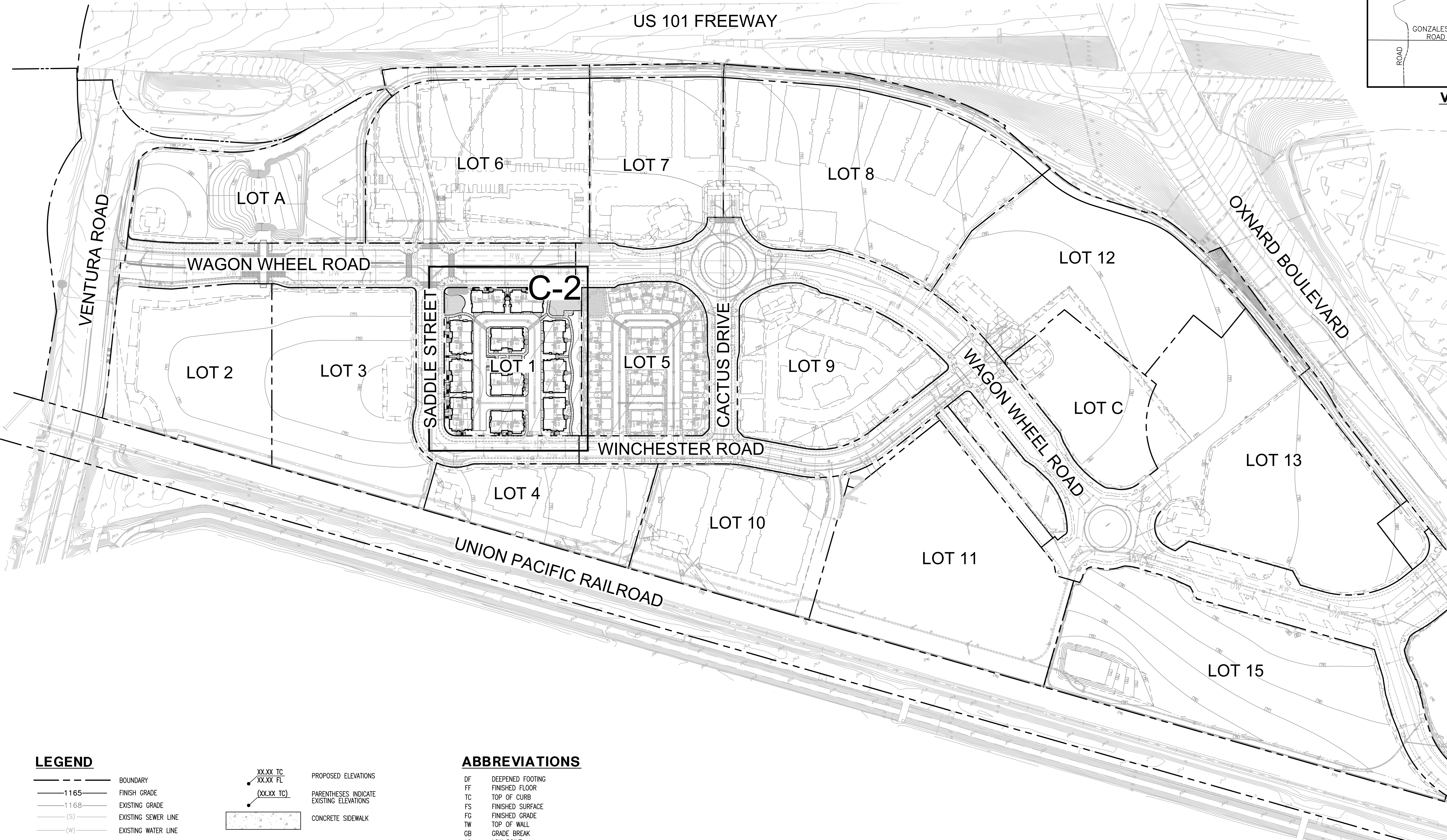
PROJECT DIRECTORY
OWNER
OAKWOOD COMMUNITIES, INC
64 MAXWELL
IRVINE, CA 92618
949-719-9040
CONTACT: DOUG BROOKS
ARCHITECT
SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, STE. 404
BONSALL, CA 92003
760-724-1198
CONTACT: DAMIAN TAITANO
CIVIL ENGINEER
HUITT-ZOLLARS INC.
2603 MAIN STREET, STE. 400
IRVINE, CA 92614
949-988-5828
CONTACT: ADAM LUNZER
LANDSCAPE ARCHITECT
BMLA
310 NORTH JAY STREET
CORONA, CA 92879
909-528-3257
CONTACT: JEFF TROJANOWSKI
COLOR CONSULTANT
ANN MATTESON CONSULTING
833 DOVER DRIVE, SUITE 21
NEWPORT BEACH, CA 92663
949-646-4174
SITE LIGHTING
LIGHT & POWER INC.
2100 GOODYEAR AVE, SUITE 3
VENTURA, CA 93003
805-676-1029
CONTACT: BRUNO BARRAGAN
FIRE
FIRESAFE PLANNING SOLUTIONS
320 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
949-240-5911
CONTACT: JERRY CANALES

	SHEET INDEX
	GENERAL
G-1	COVER PAGE
G-2	PROJECT DIRECTORY, SHEET INDEX
	CIVIL
C-1	OVERALL SITE PLAN/ KEY MAP
C-2	ENGINEERED SITE PLAN
	ARCHITECTURE
A-1	ARCHITECTURAL SITE PLAN
A-2	GUEST PARKING DIAGRAM
A-3	PLAN 1A FLOOR PLANS
A-4	PLAN 1A.2 FLOOR PLANS
A-5	PLAN 1B & 1B.2 FLOOR PLANS
A-6	PLAN 2A FLOOR PLANS
A-7	PLAN 2B FLOOR PLANS
A-8	PLAN 3A FLOOR PLANS
A-9	PLAN 3B FLOOR PLANS
A-10	BUILDING 'A.1' FLOOR PLANS
A-11	BUILDING 'A.2' FLOOR PLANS
A-12	BUILDING 'A' ELEVATIONS
A-13	BUILDING 'A' SECTIONS
A-14	BUILDING 'B.1' FLOOR PLANS
A-15	BUILDING 'B.2' FLOOR PLANS
A-16	BUILDING 'B' ELEVATIONS
A-17	BUILDING 'B' SECTIONS
	LANDSCAPE
L-1	LOT 1 LANDSCAPE PLAN
L-2	LOT 1 LANDSCAPE PLAN
	SITE LIGHTING
ESL-1	SITE LIGHTING PLAN
ESL-2	SITE PHOTOMETRIC PLAN
ESL-3	SITE LIGHTING CUT SHEETS
ESL-4	SITE LIGHTING
ESL-5	SITE LIGHTING
	FIRE
F-1	FIRE MASTER PLAN
	COLOR CONSULTING
CA-1	COLOR COVER PAGE
CA-2	COLOR SELECTIONS
CA-3	COLOR SELECTIONS

DESIGN DEVELOPMENT REVIEW
OVERALL SITE PLAN/KEY MAP
LOT 1, TRACT 5745, OXNARD VILLAGE



VICINITY MAP
NOT TO SCALE



LEGEND

- BOUNDARY
- 1165 --- FINISH GRADE
- 1168 --- EXISTING GRADE
- (S) --- EXISTING SEWER LINE
- (W) --- EXISTING WATER LINE
- DEEPEMED FOOTING
- SOUND WALL
- EXISTING STORM DRAIN LINE
- S --- PROPOSED SEWER LINE
- W --- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- 1% --- PROPOSED GRADIENT

- XX.XX TC
XX.XX FL
PROPOSED ELEVATIONS
- (XX.XX TC)
EXISTING ELEVATIONS
- CONCRETE SIDEWALK

ABBREVIATIONS

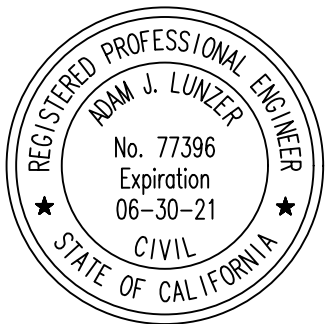
- DF DEEPEMED FOOTING
- FF FINISHED FLOOR
- TC TOP OF CURB
- FS FINISHED SURFACE
- FG FINISHED GRADE
- TW TOP OF WALL
- GB GRADE BREAK
- LP LOW POINT
- TG TOP OF GRATE
- MH MANHOLE
- CB CATCH BASIN
- CO SEWER CLEANOUT
- POC POINT OF CONNECTION
- FL FLOWLINE
- TOS TOP OF STEP
- BOS BOTTOM OF STEP
- PA PLANTER AREA

PREPARED BY:

HUITT-ZOLIARS
Huitt-Zollars, Inc. Irvine
2603 Main Street
Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

ADAM J. LUNZER, P.E.
R.C.E. No. 77396

DATE



REVISIONS

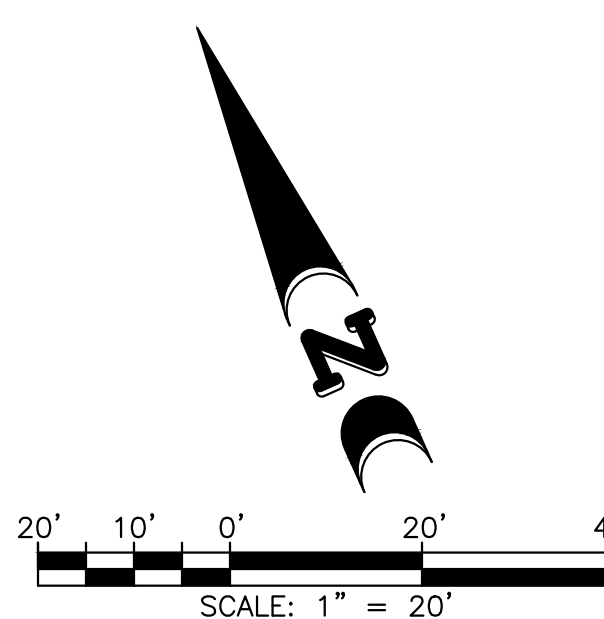
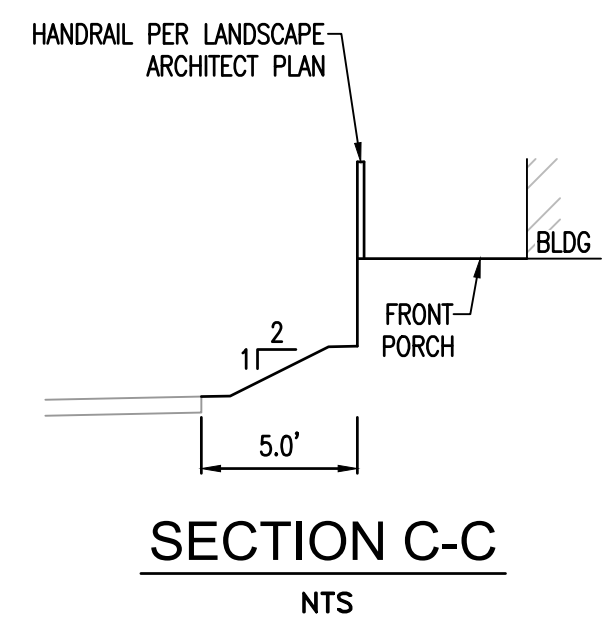
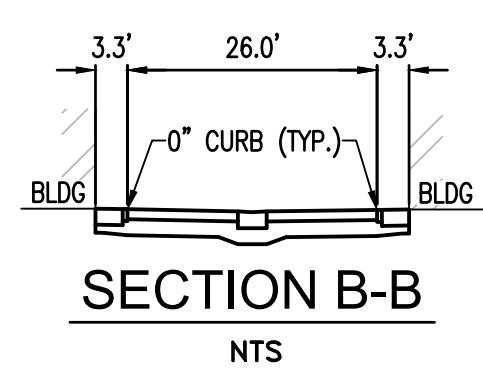
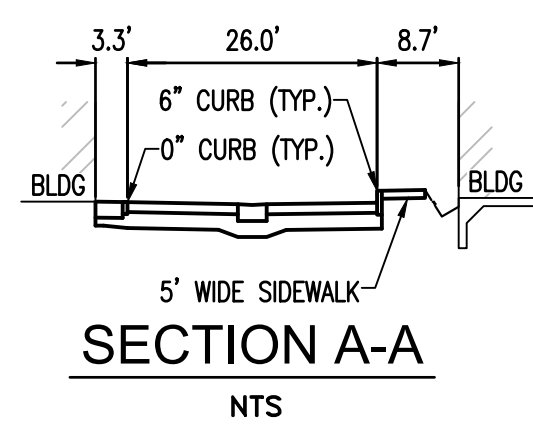
MARK	DATE	DESCRIPTION	BY

OXNARD DEVELOPMENT SERVICES DEPARTMENT	
OXNARD VILLAGE - LOT 1, TRACT 5745 OVERALL SITE PLAN/KEY MAP	
ACCEPTED BY:	DATE
CITY ENGINEER R.C.E. 46333	
SHEET	
C-1	
SCALE: HORIZ. _____	VERT. _____
DRAWN BY: H-Z	CHECKED BY: H-Z

CONSTRUCTION NOTES

- 1 CONSTRUCT 3" AC OVER 5" AB
- 2 CONSTRUCT CONCRETE CURB PER CITY OF OXNARD STD. PLATE 111, TYPE A1-6
- 3 CONSTRUCT MODIFIED RIBBON GUTTER (3" WIDE) PER CITY OF OXNARD STD. PLAN PLATE 117. (OMIT POLYPROPYLENE FIBERS)
- 30 CONSTRUCT DRAINAGE MANHOLE PER CITY OF OXNARD STD. PLATE 513
- 31 CONSTRUCT DRAINAGE MANHOLE PER CITY OF OXNARD STD. PLATE 513
- 32 CONSTRUCT 18" RCP PIPE (D=1500) (BEDDING FACTOR 1.9)
- 33 CONSTRUCT STORM WATER PRE-TREATMENT DEVICE
- 34 CONSTRUCT STORM WATER INFILTRATION SYSTEM
- 50 INSTALL 8" PVC SEWER (SDR-35) MAIN PER CITY OF OXNARD STD. PLATE 602 (PRIVATE)
- 51 INSTALL 48" PRE-CAST CONCRETE SEWER MANHOLE PER CITY OF OXNARD STD. PLATE 400
- 52 INSTALL TERMINAL CLEANOUT PER CITY OF OXNARD STD. PLATE 407
- 70 REMOVE PLUG AND CONNECT TO OFFSITE DOMESTIC WATER LINE
- 71 INSTALL 8" PVC WATER (C-900 DR14) MAIN WITH BEDDING PER CITY OF OXNARD STD. PLATE 602
- 72 INSTALL FIRE HYDRANT (TYPE III 4"x4"x2.5" JONES J-4065 OR APPROVED EQUAL) WITH REFLECTIVE MARKERS PER CITY OF OXNARD STD. PLAN PLATE 300 & 202

LOT 3



WAGON WHEEL ROAD

BUILDING 4 FF=74.26

BUILDING 5 FF=74.15

BUILDING 3 FF=74.11

BUILDING 11 FF=74.63

BUILDING 6 FF=74.14

BUILDING 2 FF=74.15

BUILDING 10 FF=74.00

BUILDING 7 FF=74.20

BUILDING 1 FF=74.00

BUILDING 9 FF=74.00

BUILDING 8 FF=74.00

LOT 5

WINCHESTER ROAD

LOT 4

PREPARED BY:

HUITT-ZOLIARS
Huitt-Zoliars, Inc.
2603 Main Street
Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820

ADAM J. LUNZER, P.E.
R.C.E. No. 77396

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

OXNARD	DEVELOPMENT SERVICES DEPARTMENT
OXNARD VILLAGE - LOT 1, TRACT 5745	ENGINEERED SITE PLAN
ACCEPTED BY:	CITY ENGINEER R.C.E. 46333
DATE	
REVIEWED BY:	
DATE	
SCALE: HORIZ. 1" = 40'	
VERT. 1" = 10'	
DRAWN BY: H-Z	
CHECKED BY: H-Z	

C-2



PROJECT DATA, LOT I

PROPOSED USE: MULTI-FAMILY RESIDENTIAL TOWN HOMES

CONSTRUCTION TYPE : TYPE VB

OCCUPANCY: R-3 RESIDENTIAL
S-2 GARAGE

NUMBER OF STORIES: 3

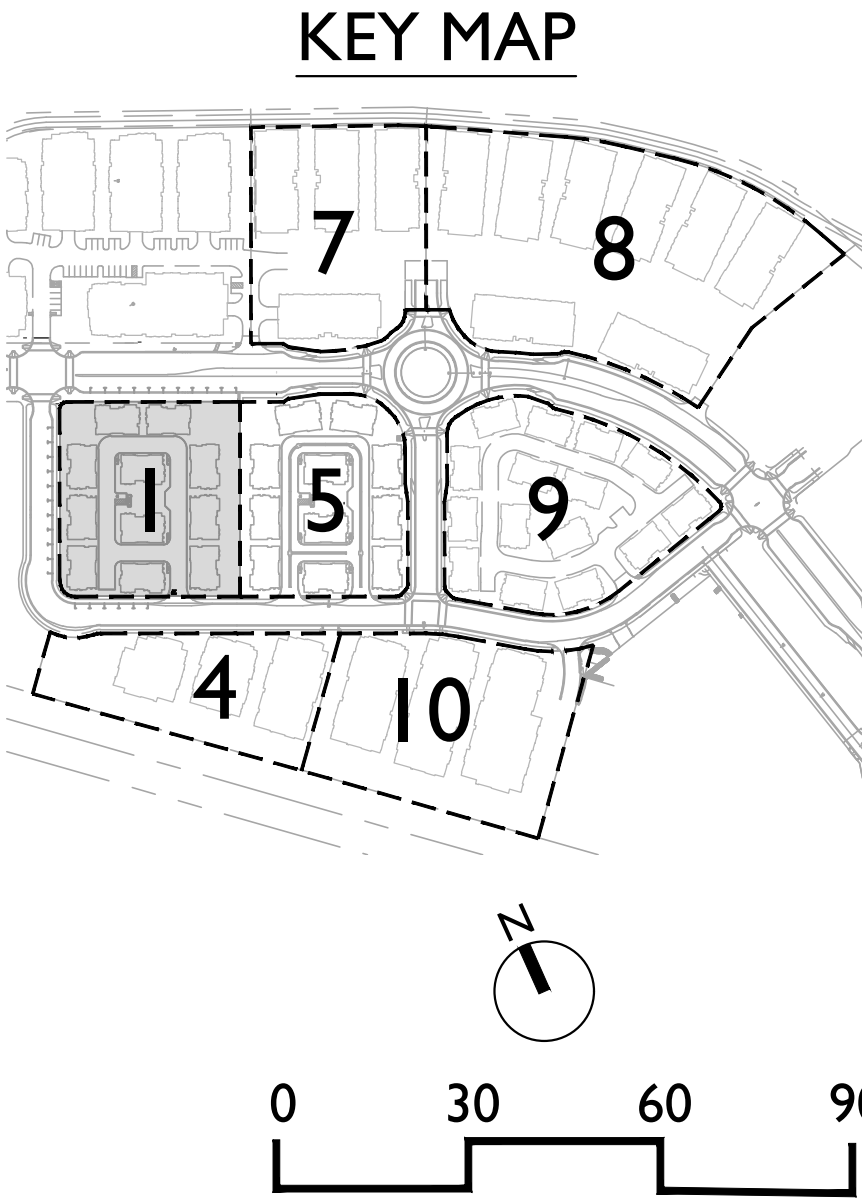
FIRE SPRINKLERS: NFPA 13D

LEGEND:
E ENHANCED ELEVATIONS
* UTILITY METER LOCATION

BUILDING TABULATIONS						
LOT I	LOT I BUILDING TABULATIONS					
	BUILDING	TYPE	# OF UNITS	# OF STORIES	NET SQ. FT.	GROSS SQ. FT. GARAGE GROSS
	1	B.1	3	3	6,173	7,934 1,419
	2	A.1-R	3	3	6,225	7,986 1,419
	3*	B.2	3	3	6,173	7,934 1,419
	4*	B.2-R	3	3	6,173	7,934 1,419
	5*	B.2	3	3	6,173	7,934 1,419
	6*	B.2-R	3	3	6,173	7,934 1,419
	7	A.1	3	3	6,225	7,986 1,419
	8	A.1-R	3	3	6,225	7,986 1,419
	9*	A.2	3	3	6,225	7,986 1,419
	10	A.1-R	3	3	6,225	7,986 1,419
	11	A.1	3	3	6,225	7,986 1,419
	TOTAL		33		68,215	87,586 15,609
*BUILDINGS WITH ENHANCED LEFT ELEVATIONS AT PLAN I						

UNIT TYPES			
LOT I UNIT TYPES			
UNIT	AREA	DESCRIPTION	PRIVATE OUTDOOR SPACE
1A	2,015	3 BED, 3.5 BA.	333 S.F. 23'-11" X 15'-6"
1A.2	2,015	3 BED, 3.5 BA.	333 S.F. 23'-11" X 15'-6"
1B	1,993	3 BED, 3.5 BA.	333 S.F. 23'-11" X 15'-6"
1B.2	1,993	3 BED, 3.5 BA.	333 S.F. 23'-11" X 15'-6"
2A	2,079	4 BED, 3.5 BA.	131 S.F. 13'-3" X 10'-11"
2B	2,071	4 BED, 3.5 BA.	131 S.F. 13'-3" X 10'-11"
3A	2,131	3 BED, 3.5 BA.	229 S.F. 24'-0" X 15'-6"
3B	2,109	3 BED, 3.5 BA.	229 S.F. 24'-0" X 15'-6"

UNIT TABULATIONS				
LOT I UNIT TABULATIONS - BUILDING TYPE A				
	UNIT 1	UNIT 2	UNIT 3	TOTAL UNITS
1ST FLOOR	1	1	1	3
2ND FLOOR				
3RD FLOOR				
TOTAL BLDG	1	1	1	3
LOT I UNIT TABULATIONS - BUILDING TYPE B				
	UNIT 1	UNIT 2	UNIT 3	TOTAL UNITS
1ST FLOOR	1	1	1	3
2ND FLOOR				
3RD FLOOR				
TOTAL BLDG	1	1	1	3





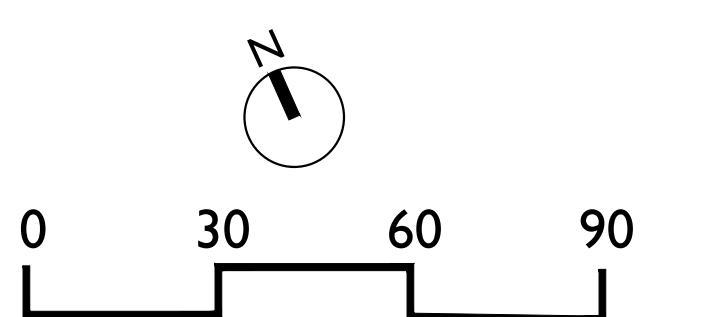
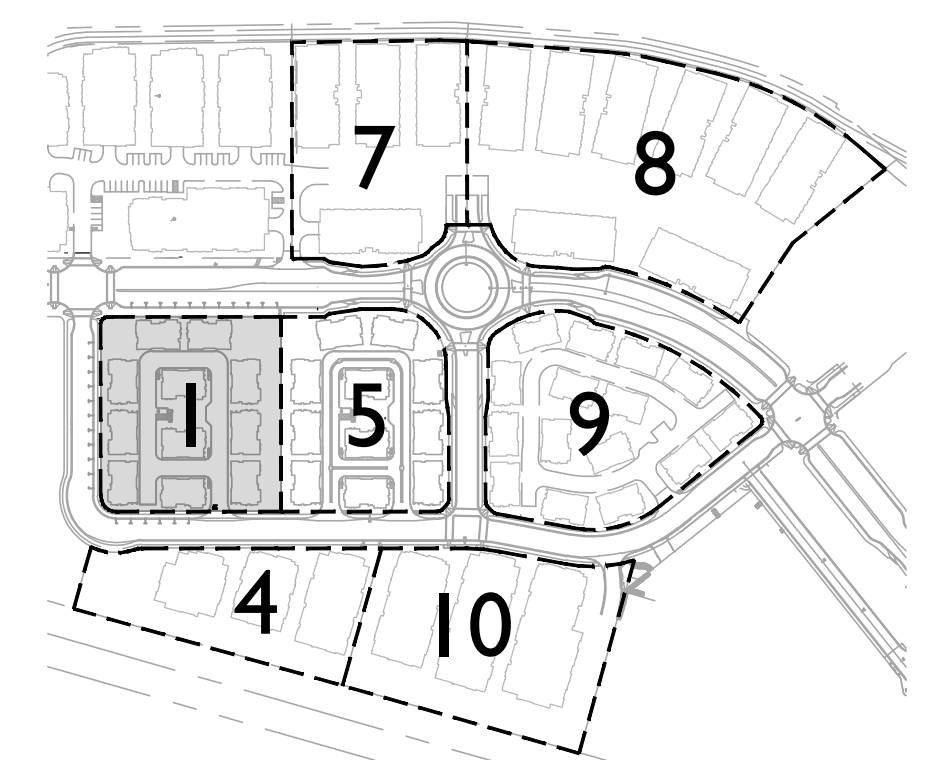
LOT I:

TOTAL UNITS:	33
UNITS W/O DOOR WITHIN 100' OF GUEST PARKING:	7 (21%)
GUEST PARKING REQUIRED: 33 X .5 =	17
GUEST PARKING PROVIDED:	17

**GUEST PARKING DIAGRAM
PARK PLACE
LOT I**

OXNARD, CALIFORNIA

KEY MAP



SCALE: 1/30 = 1'-0"

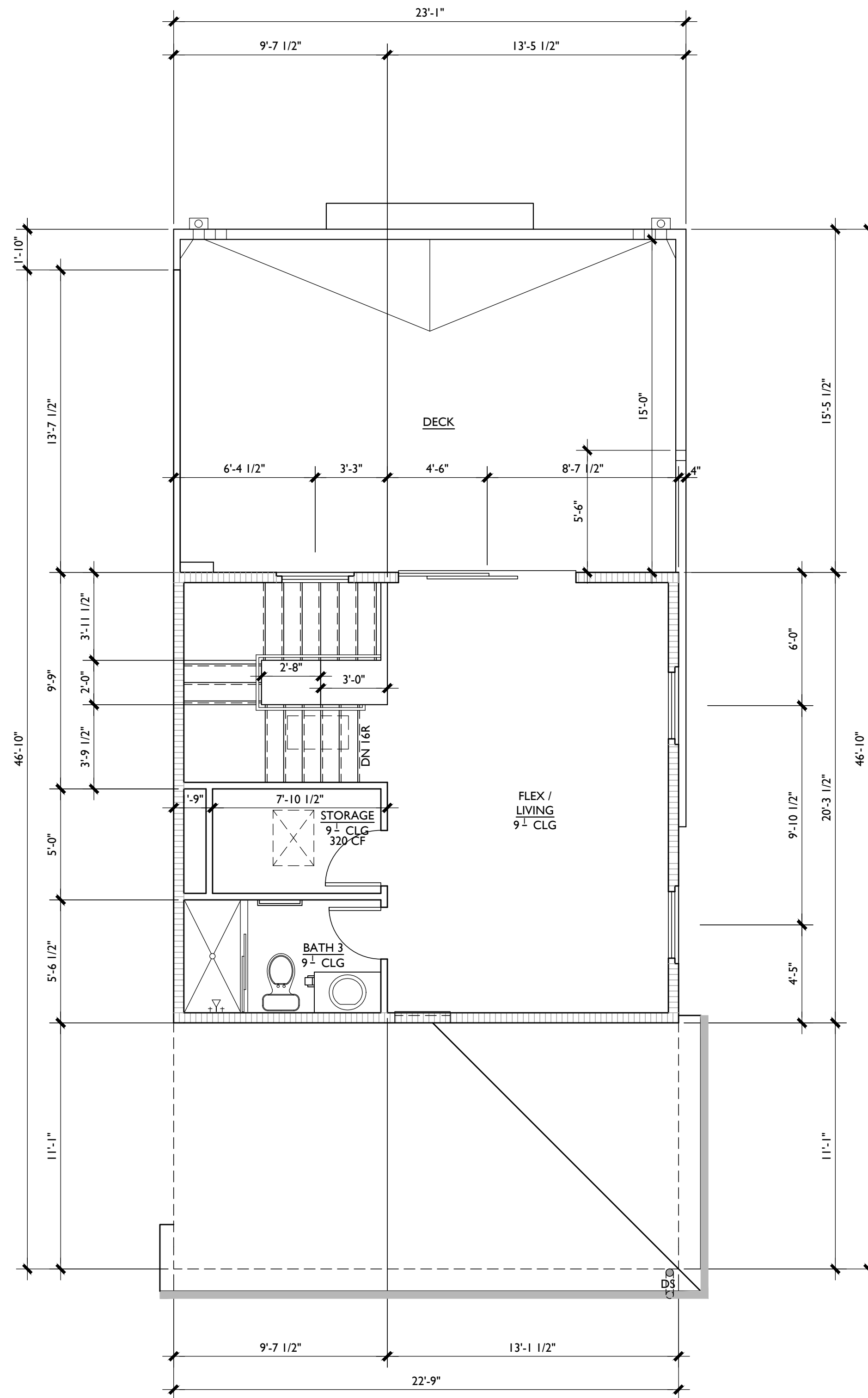
SUMMA
ARCHITECTURE

OXNARD CRFL PARTNERS, LLC

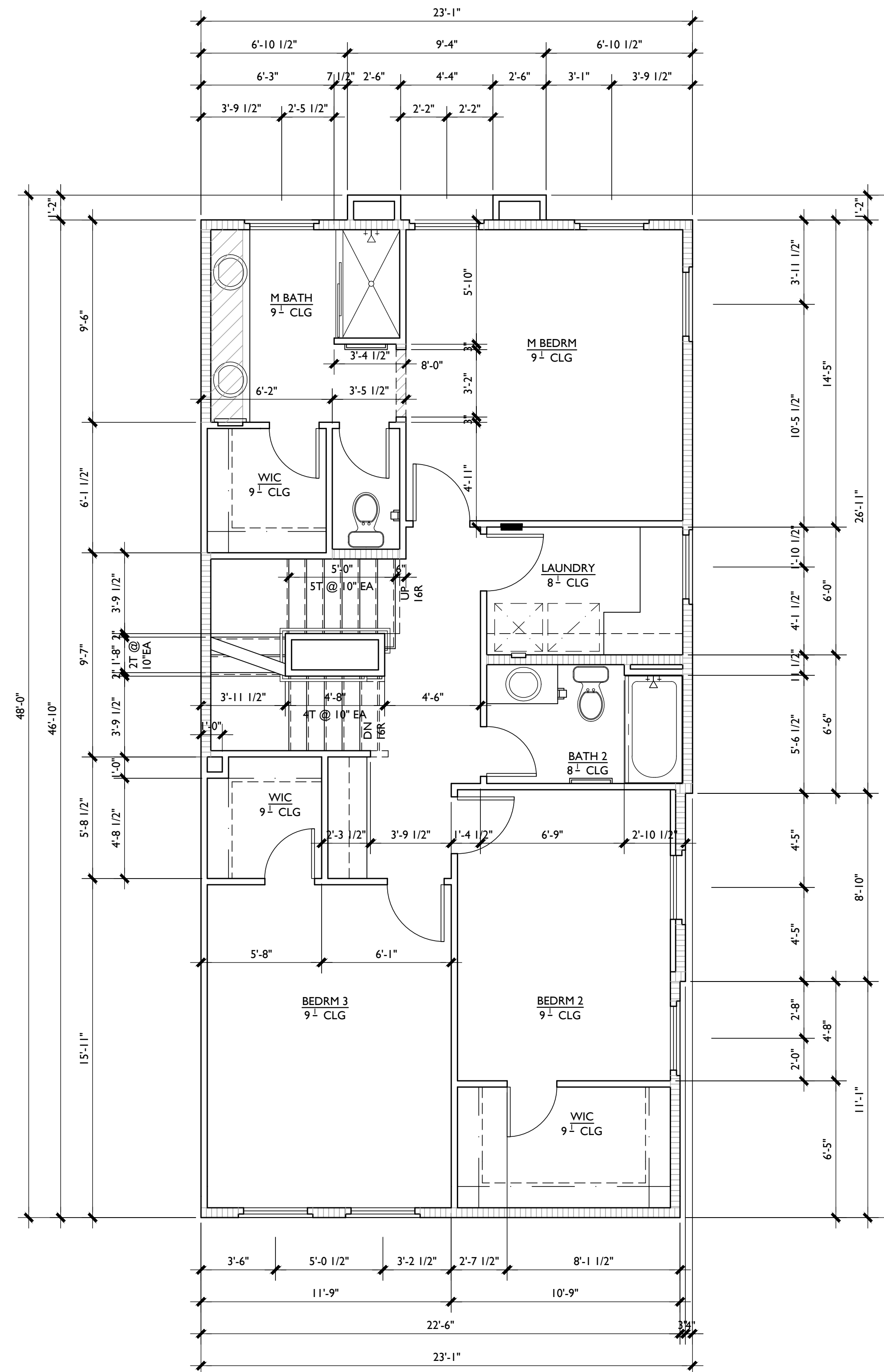
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

FEBRUARY 25, 2021

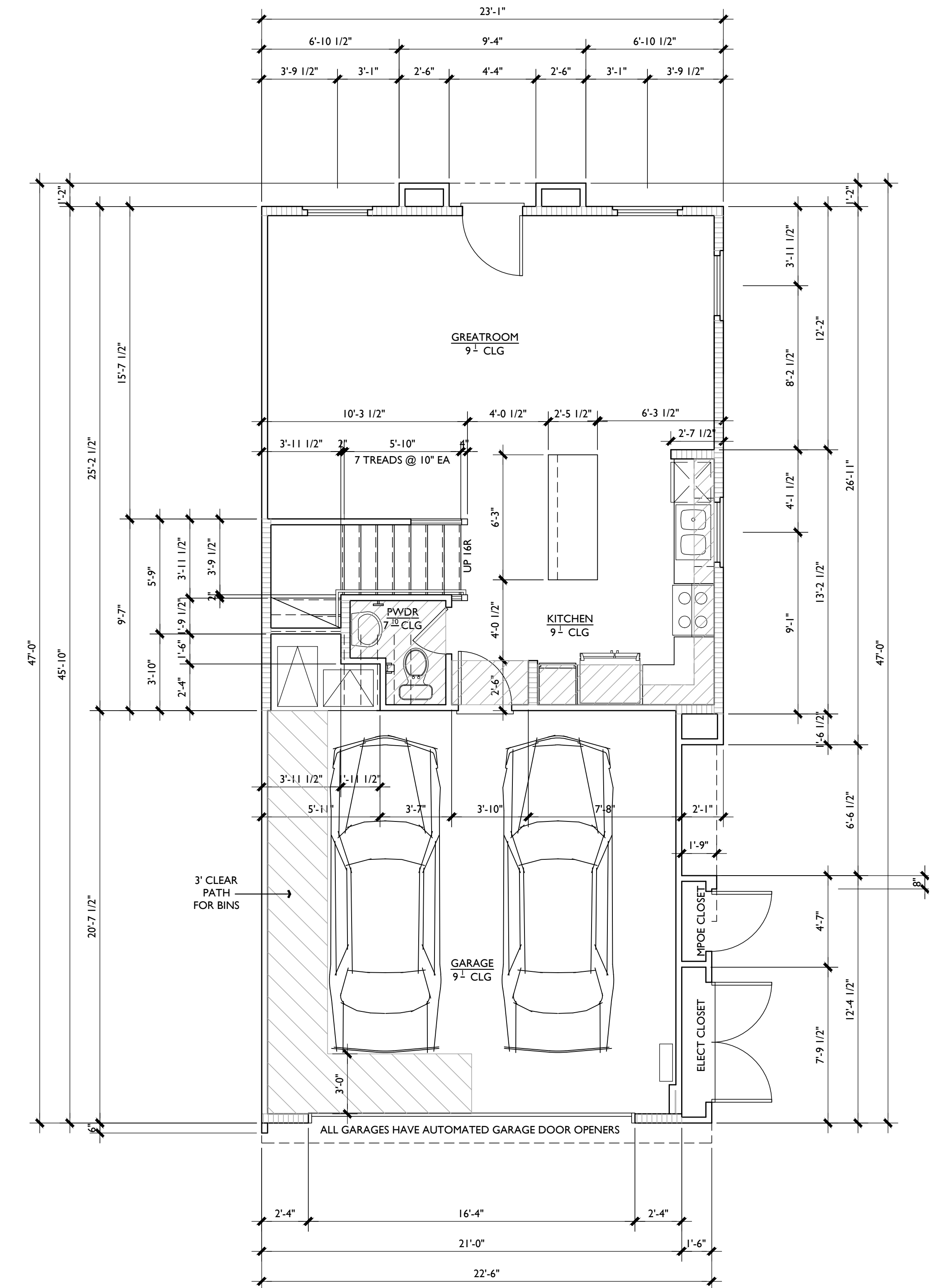
A-2



PLAN 1A THIRD FLOOR PLAN



PLAN 1A SECOND FLOOR PLAN



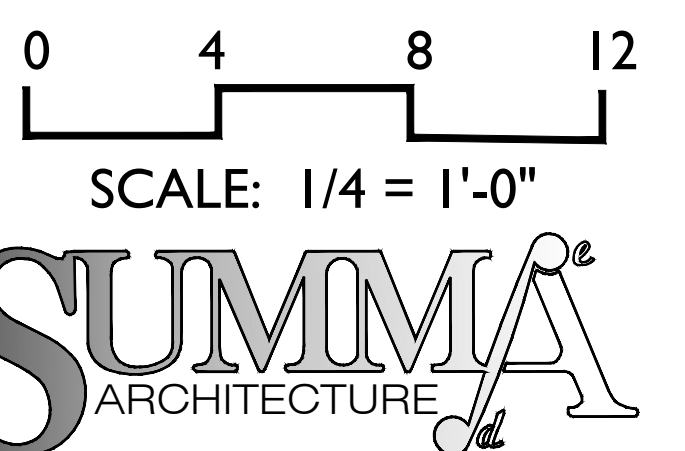
PLAN 1A FIRST FLOOR PLAN

PLAN 1A FLOOR PLANS
PARK PLACE
LOT I

OXNARD, CALIFORNIA

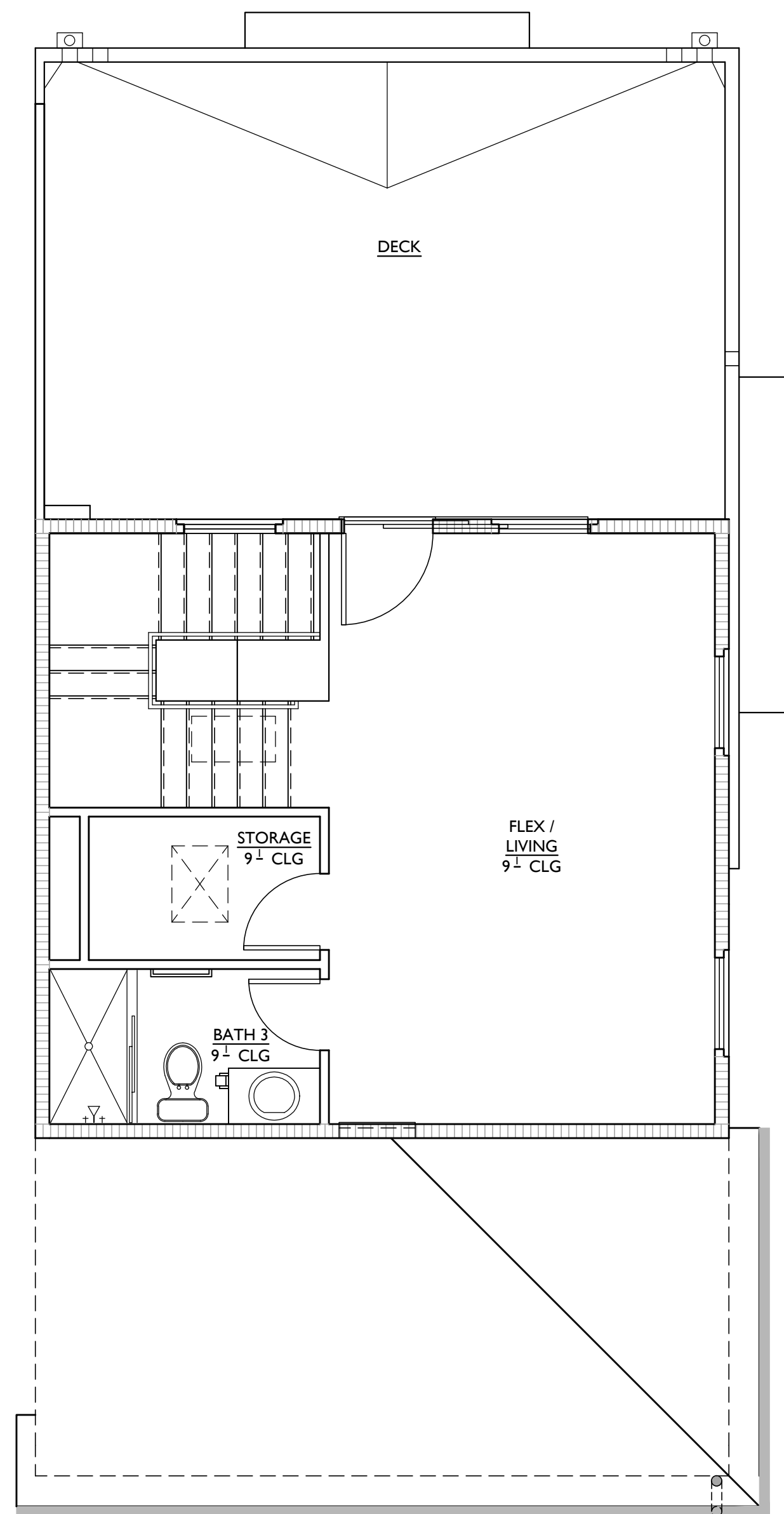
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

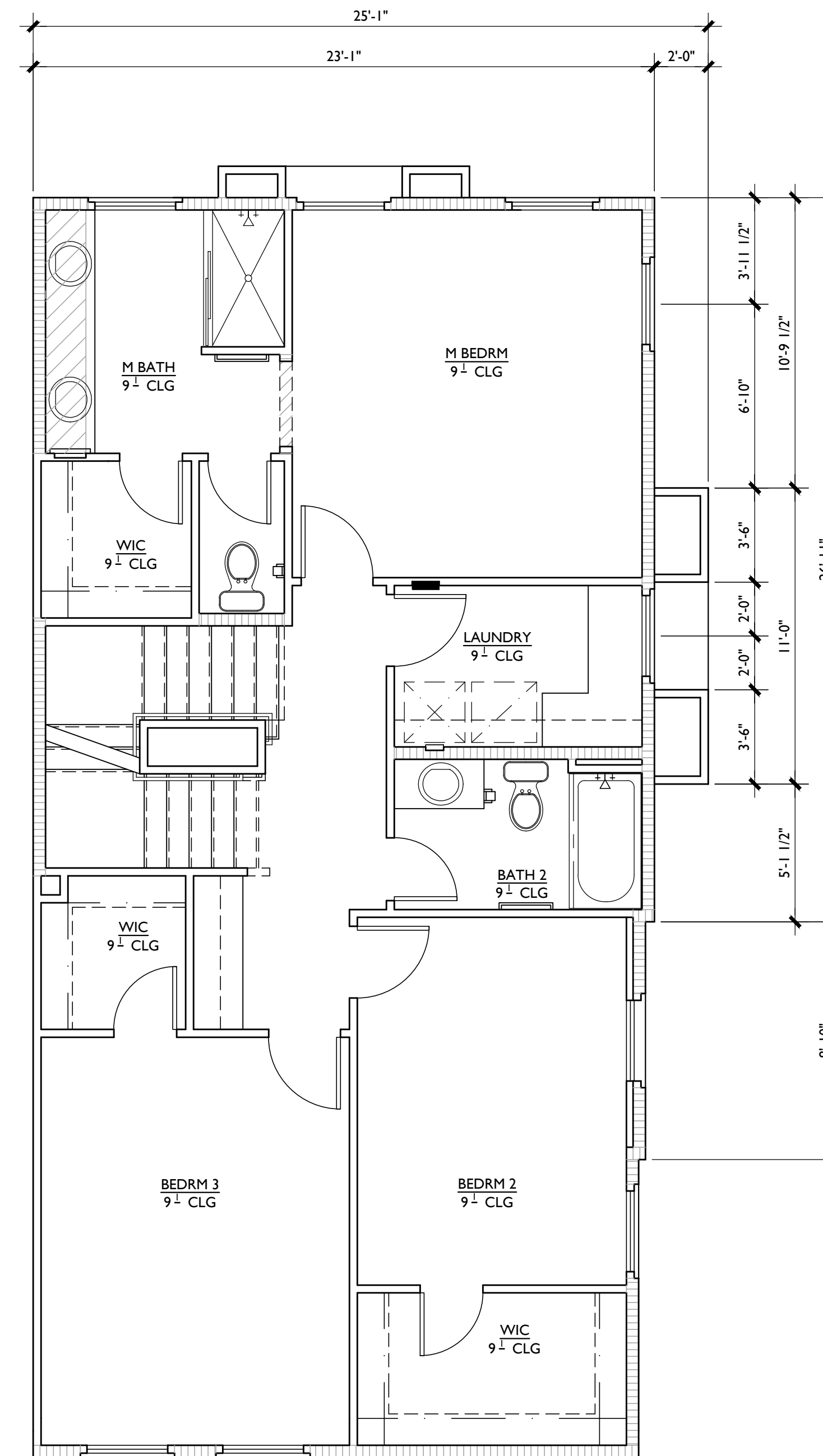


FEBRUARY 25, 2021

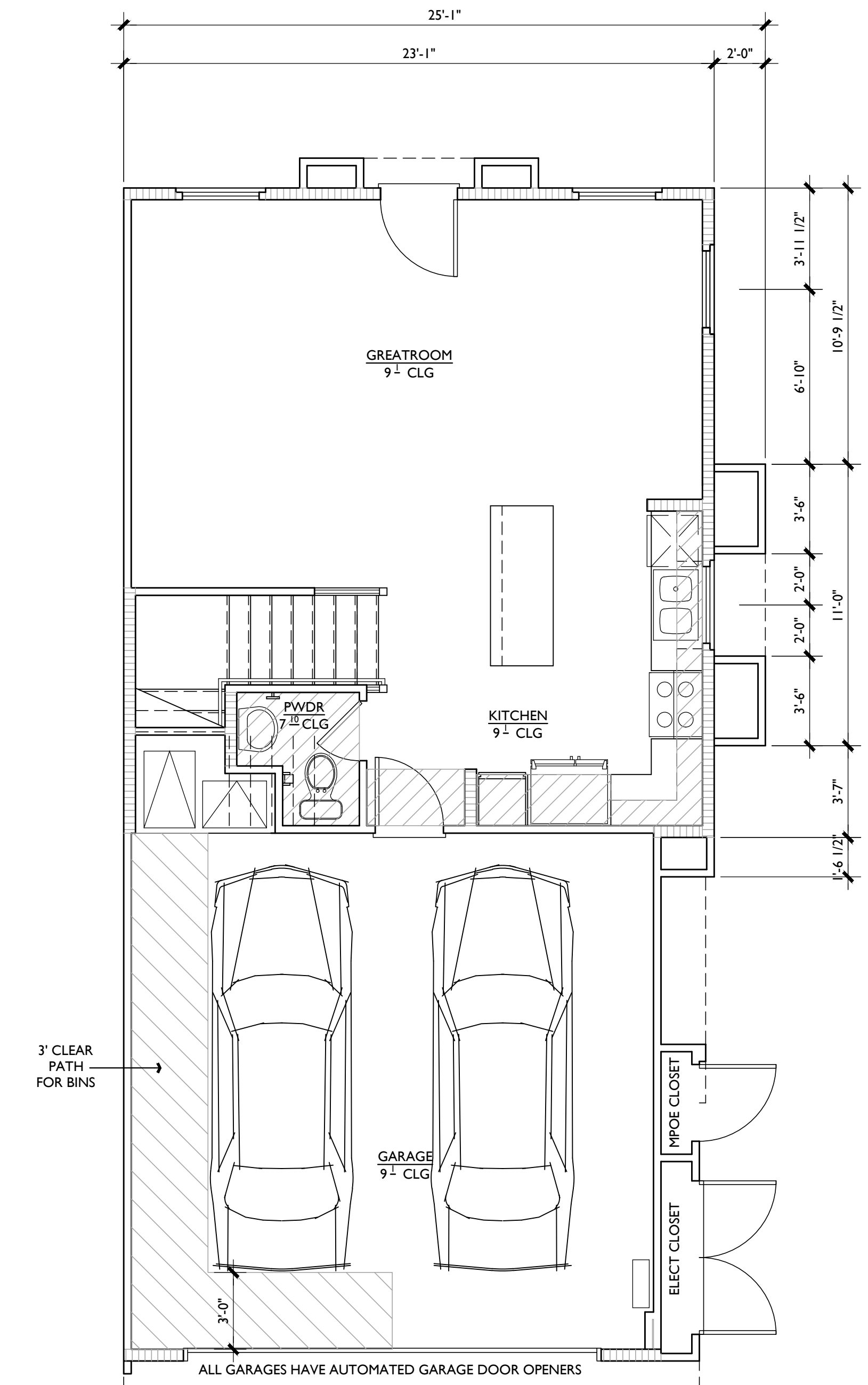
A-3



PLAN 1A.2 THIRD FLOOR PLAN
(ENHANCED ELEVATION)



PLAN 1A.2 SECOND FLOOR PLAN
(ENHANCED ELEVATION)



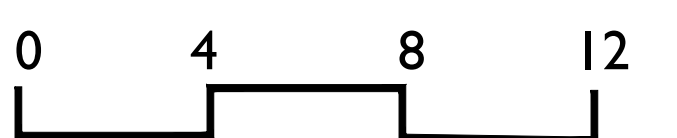
PLAN 1A.2 FIRST FLOOR PLAN
(ENHANCED ELEVATION)

PLAN 1A.2 FLOOR PLANS
PARK PLACE
LOT I

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

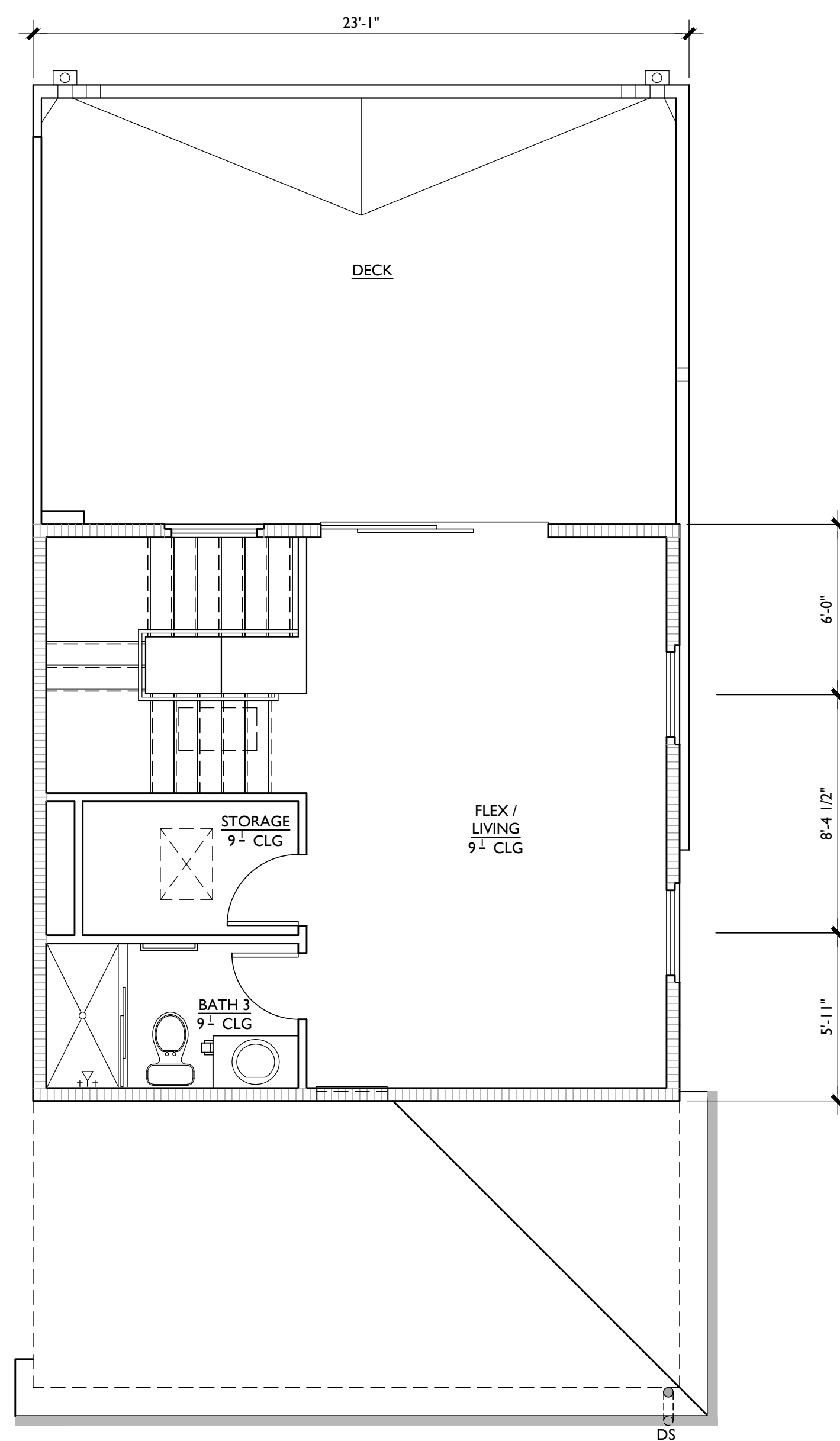
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



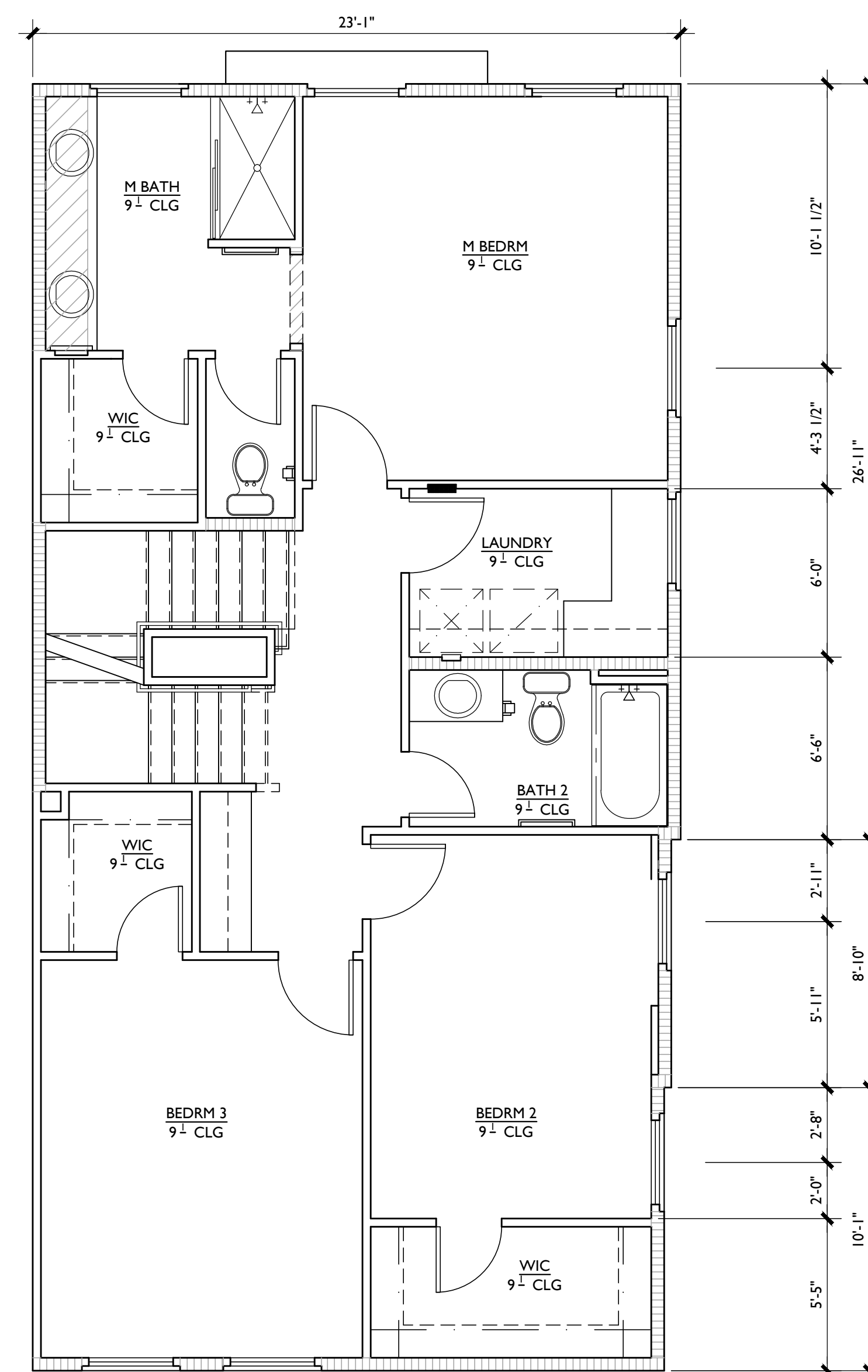
SCALE: 1/4" = 1'-0"

SUMMA
ARCHITECTURE

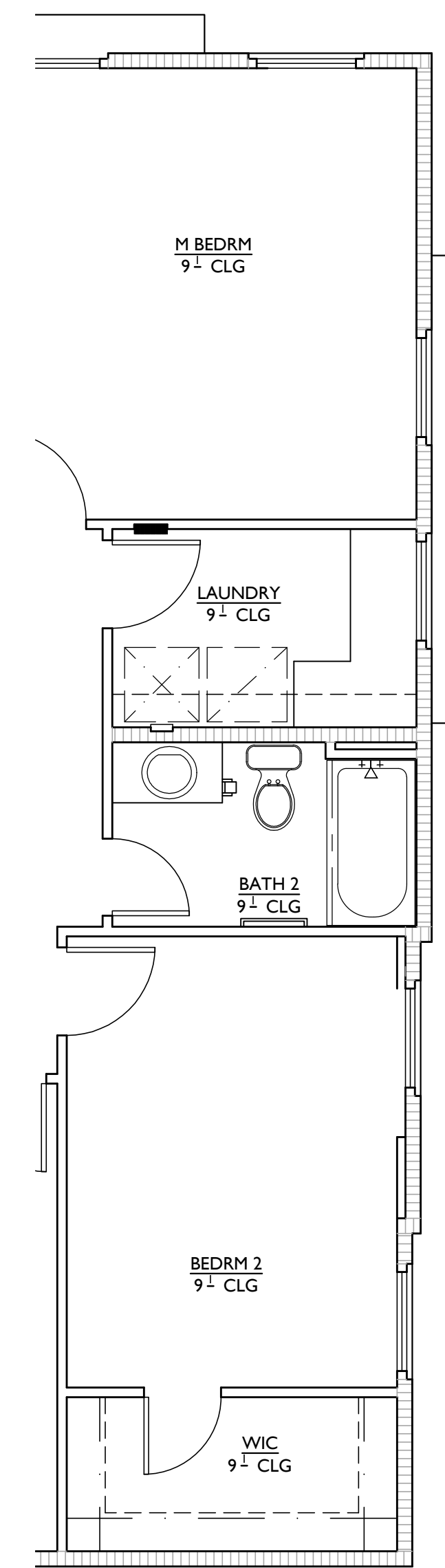
FEBRUARY 25, 2021



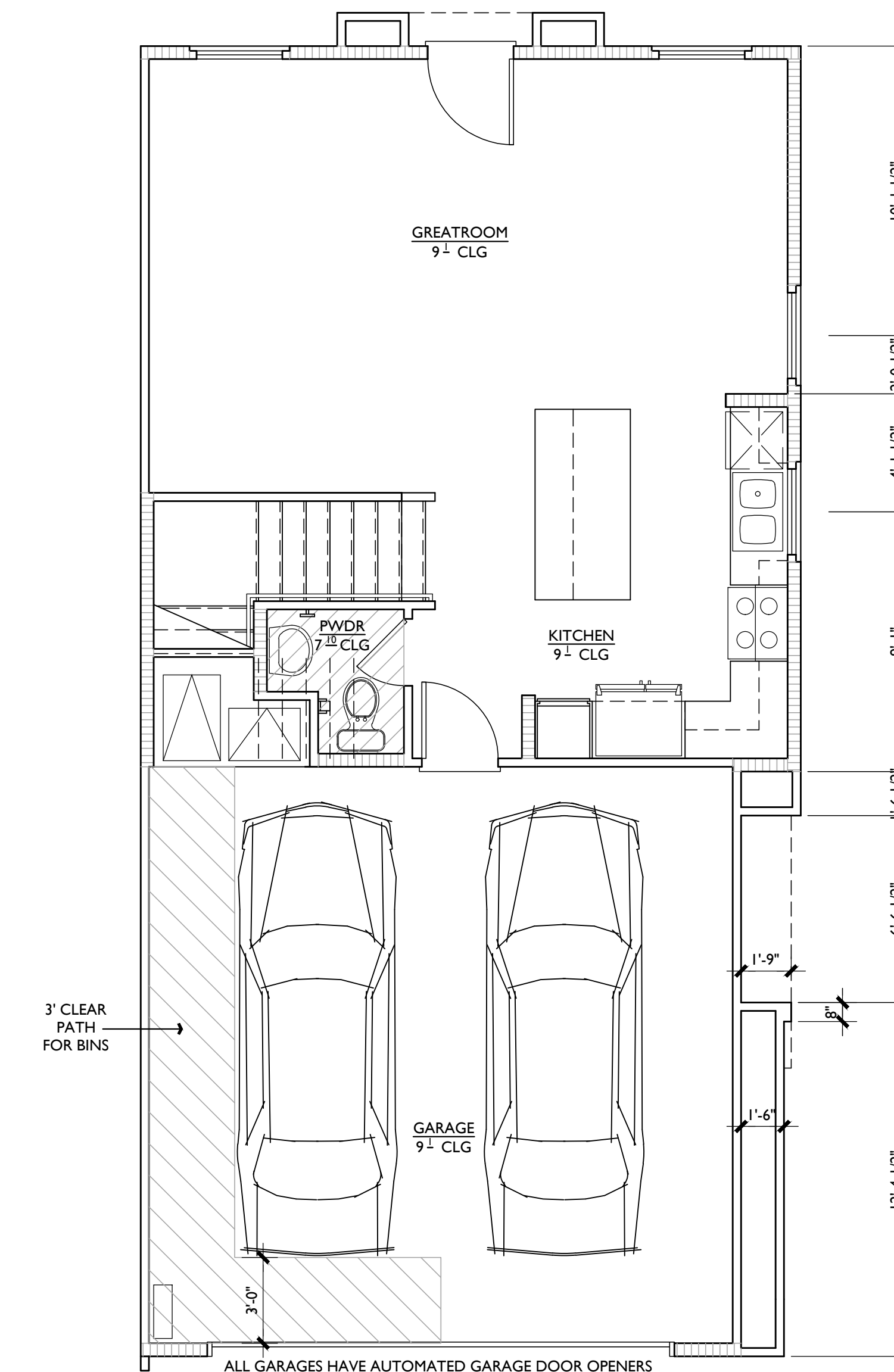
PLAN 1B THIRD FLOOR PLAN



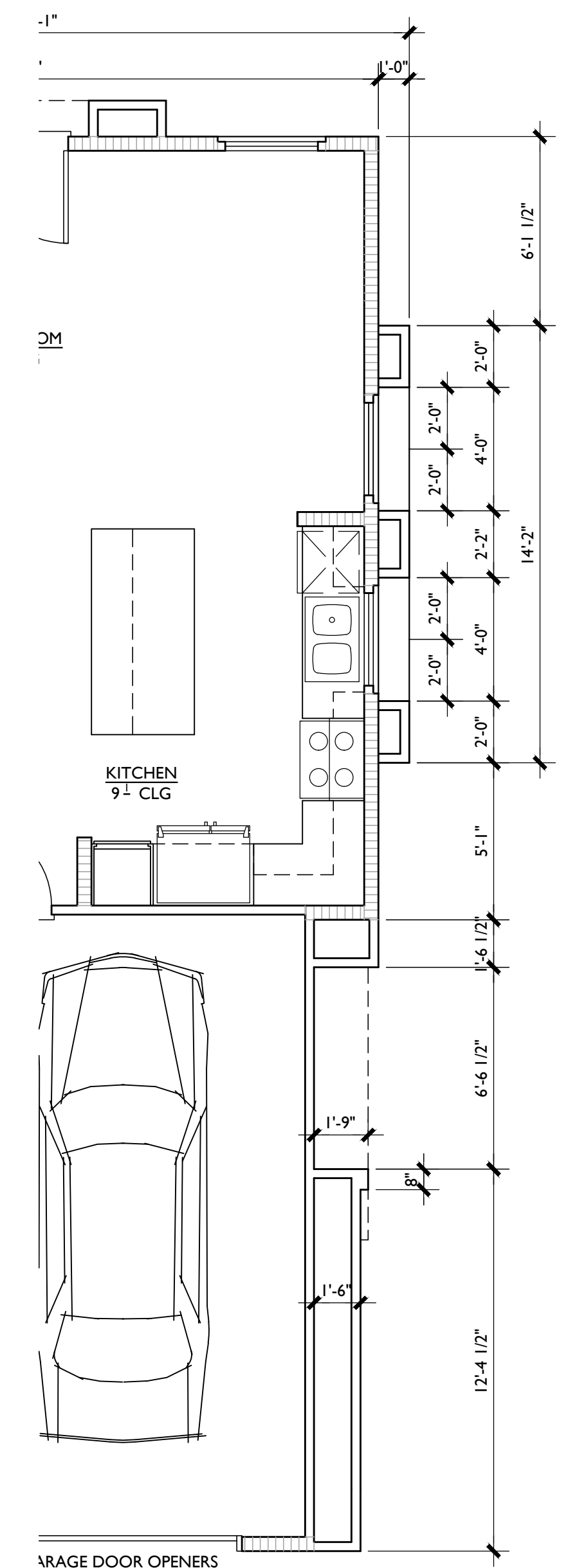
PLAN 1B SECOND FLOOR PLAN



PLAN 1B.2 SECOND FLOOR PLAN
(ENHANCED ELEVATION)



PLAN 1B FIRST FLOOR PLAN



PLAN 1B.2 FIRST FLOOR PLAN
(ENHANCED ELEVATION)

PLAN 1B FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

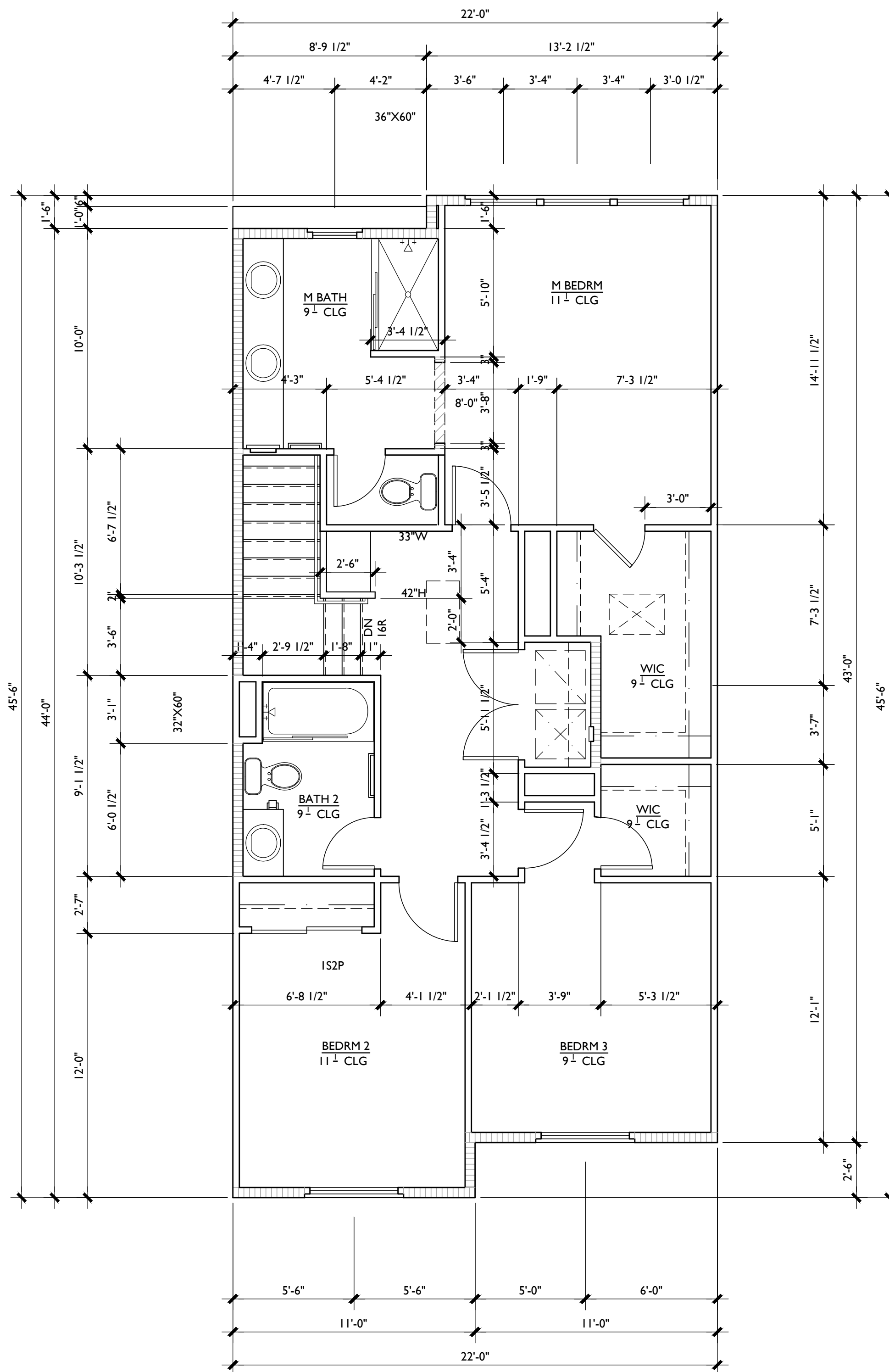
0 4 8 12

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

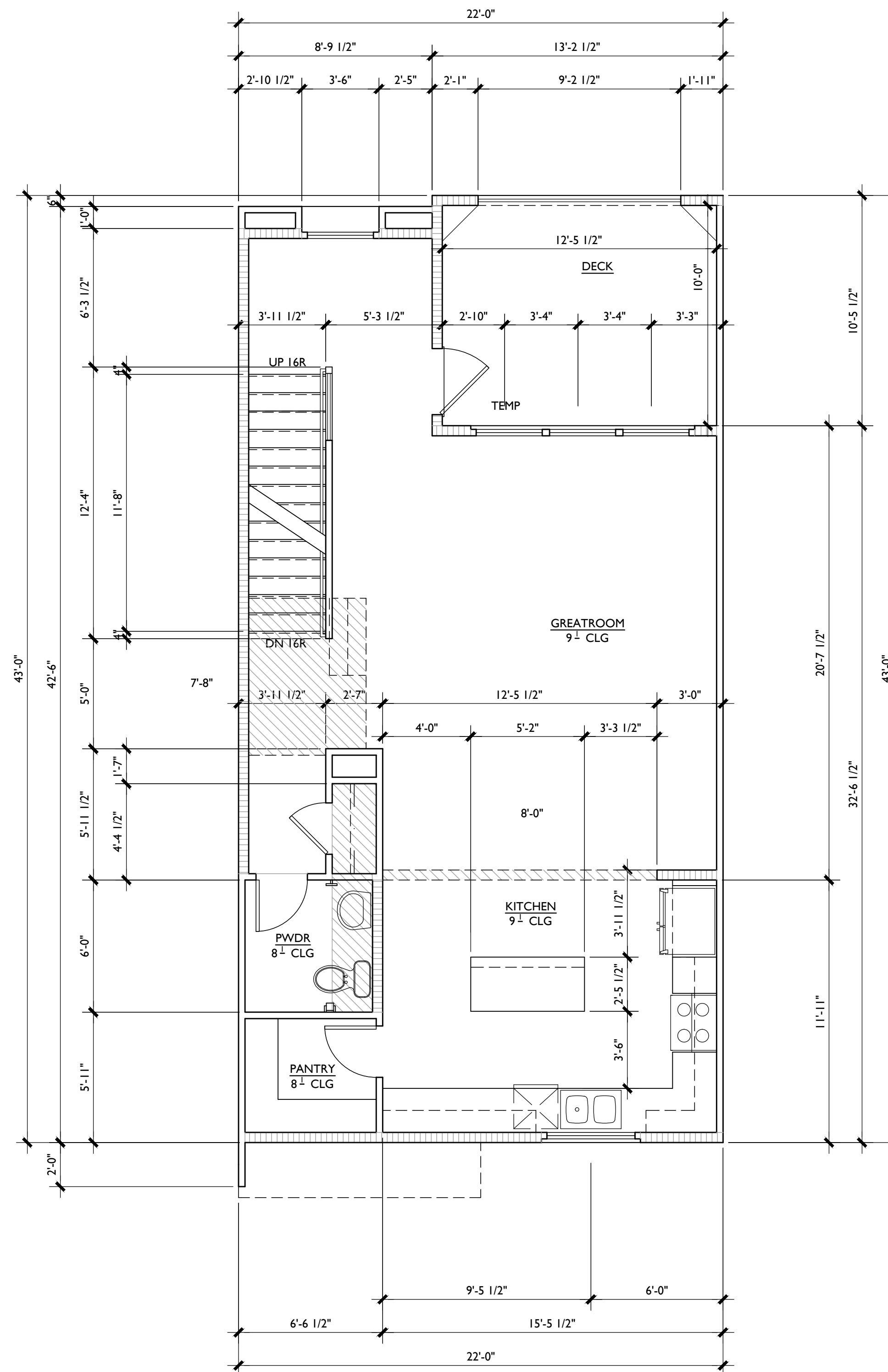
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

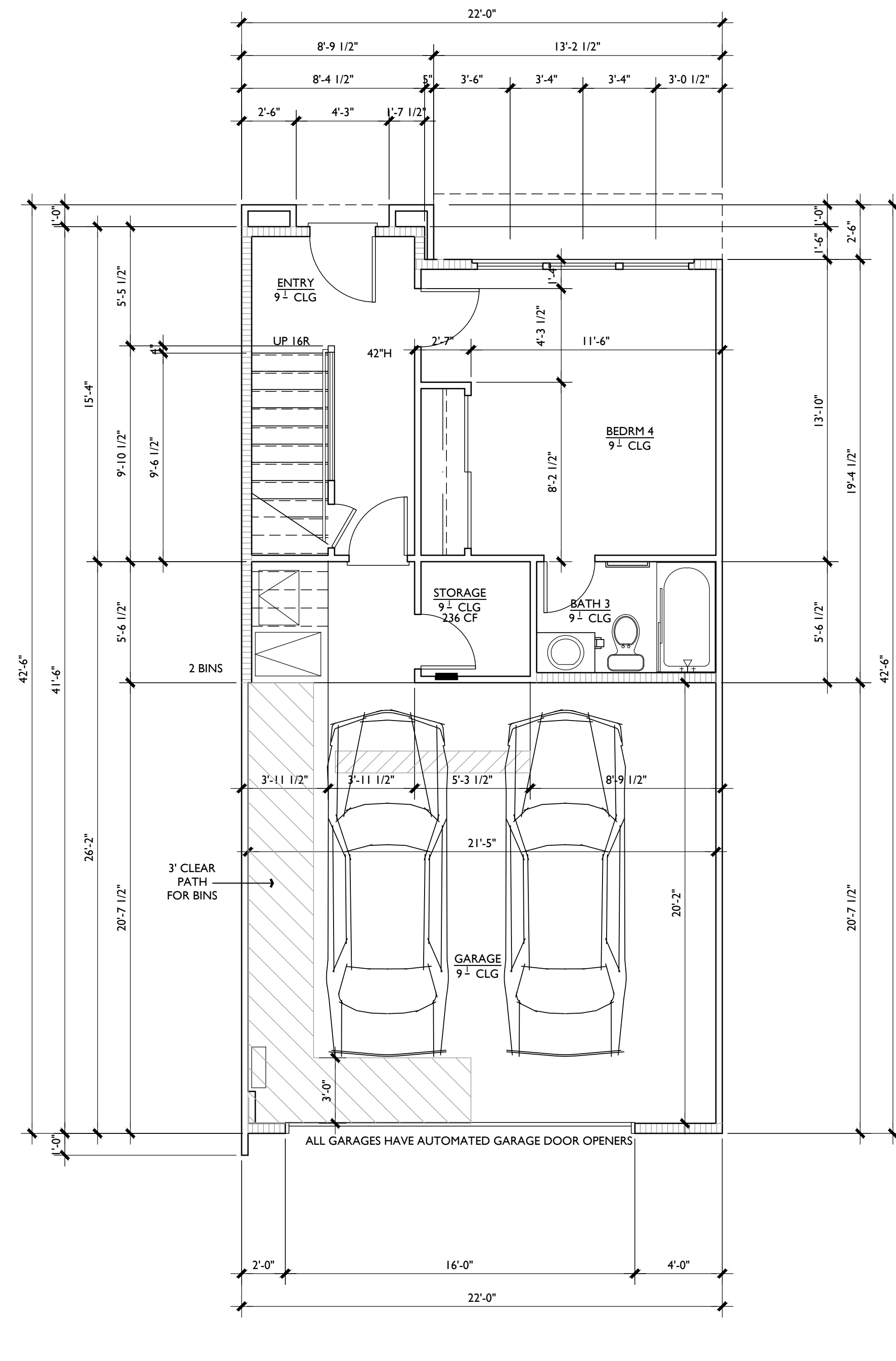
A-5



PLAN 2A THIRD FLOOR PLAN



PLAN 2A SECOND FLOOR PLAN



PLAN 2A FIRST FLOOR PLAN

PLAN 2A FLOOR PLANS
PARK PLACE
LOT I

OXNARD, CALIFORNIA

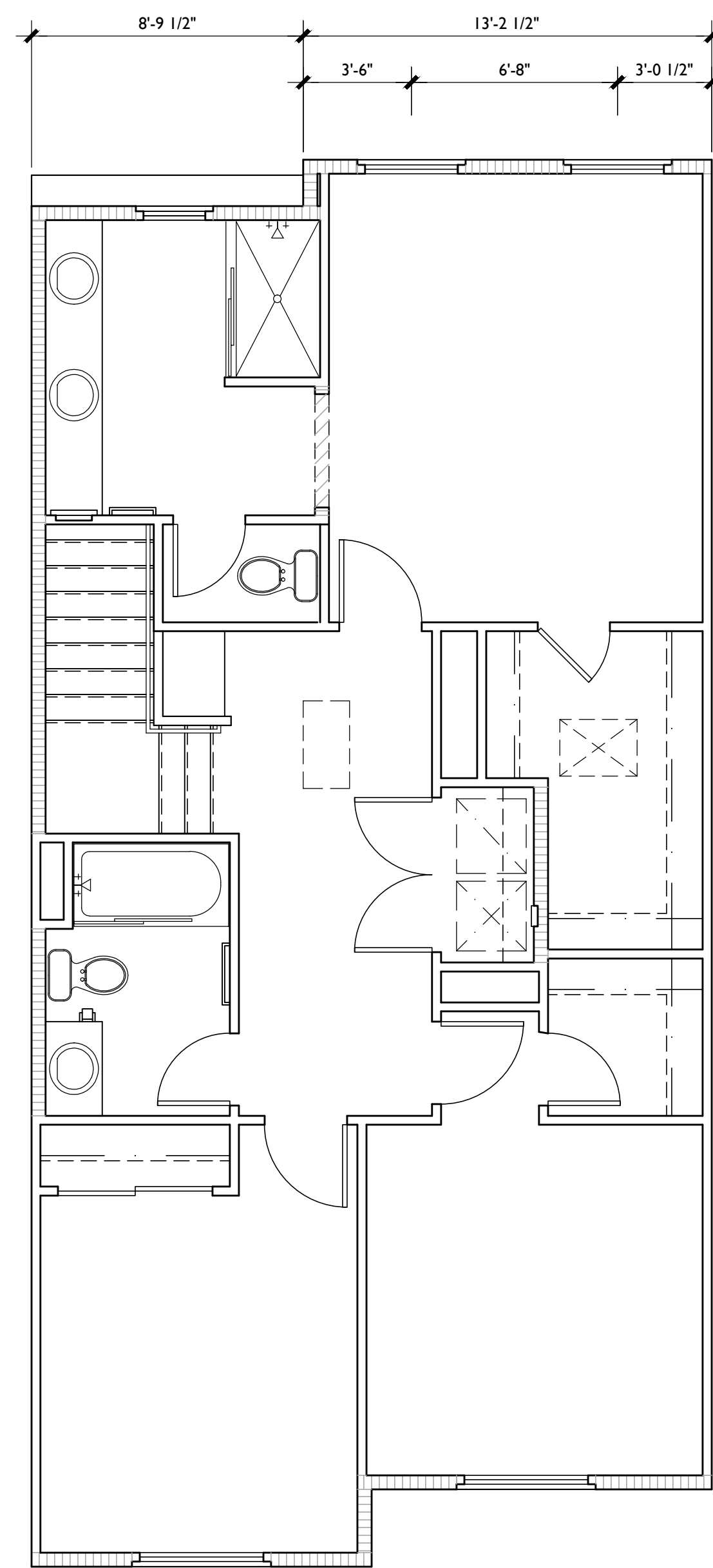
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

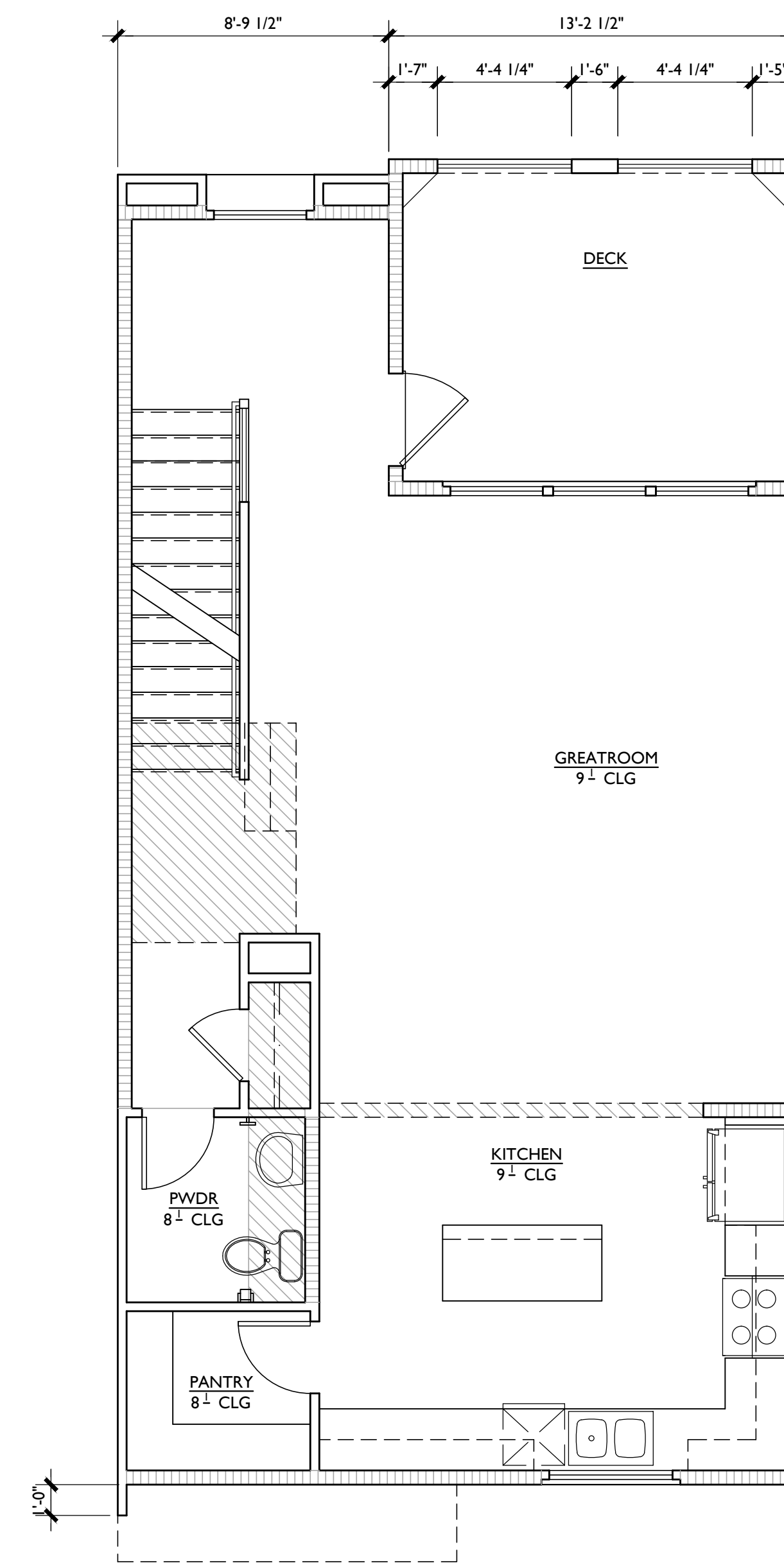
0 4 8 12
SCALE: 1/4" = 1'-0"
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

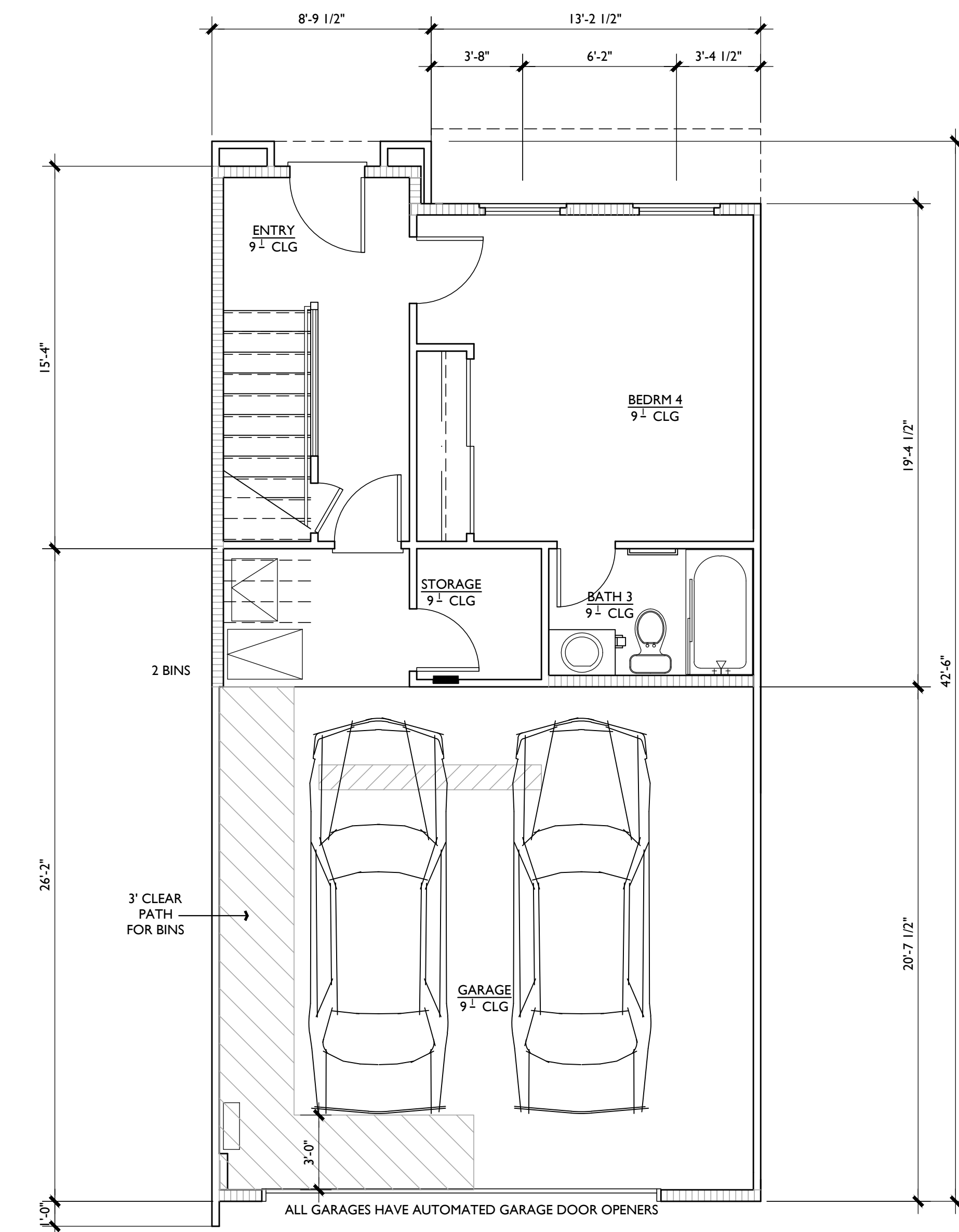
A-6



PLAN 2B THIRD FLOOR PLAN



PLAN 2B SECOND FLOOR PLAN



PLAN 2B FIRST FLOOR PLAN

PLAN 2B FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

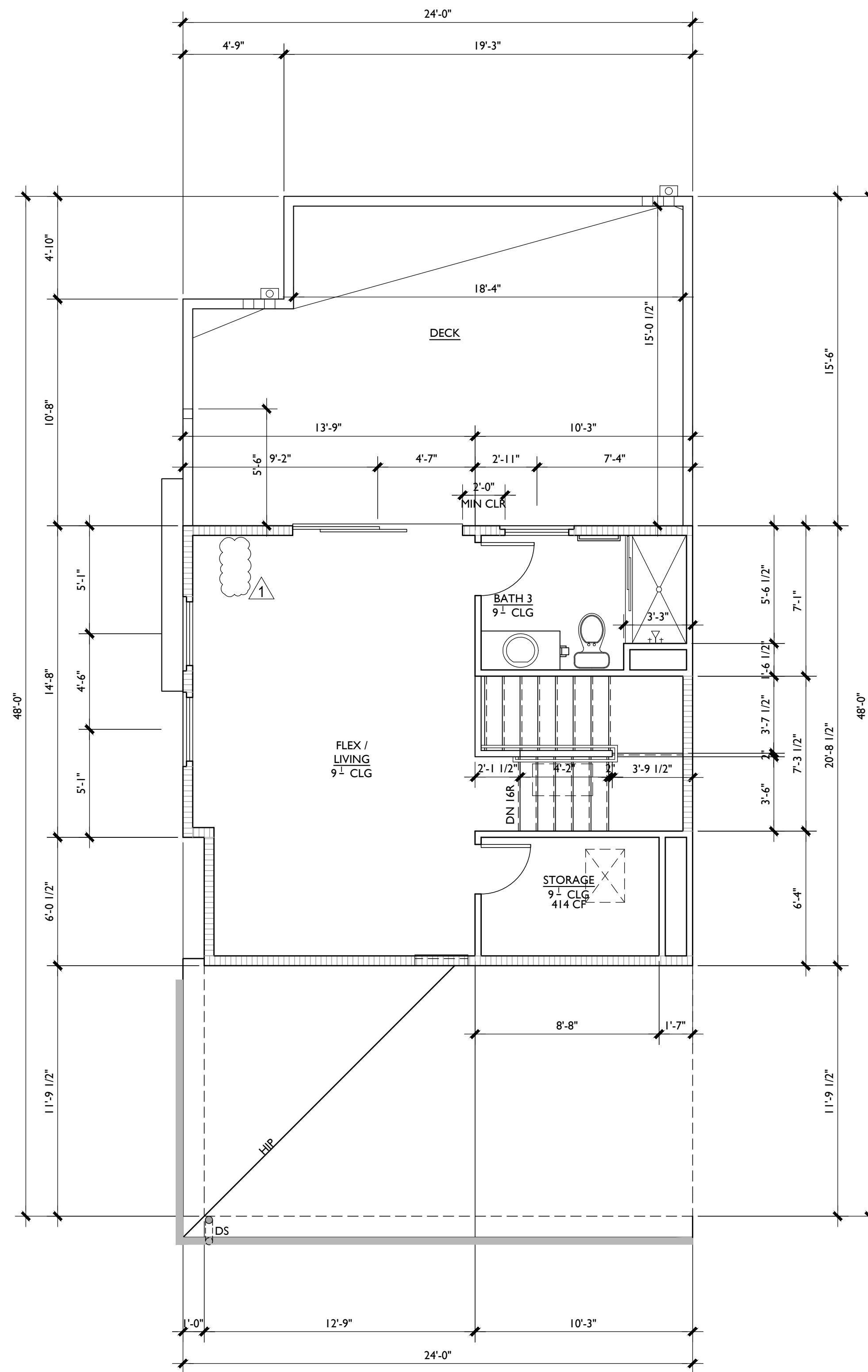
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

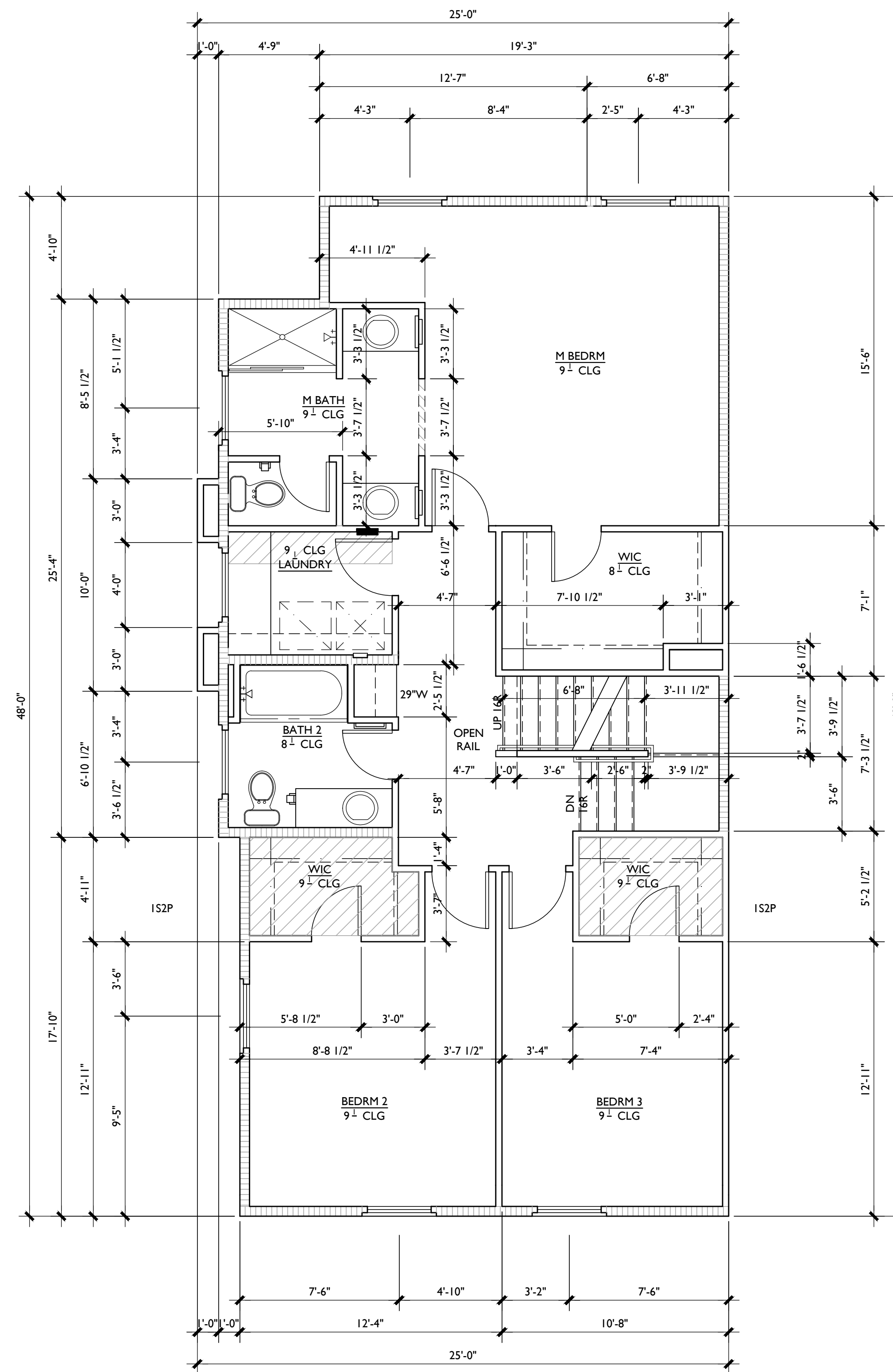
0 4 8 12
SCALE: 1/4" = 1'-0"
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

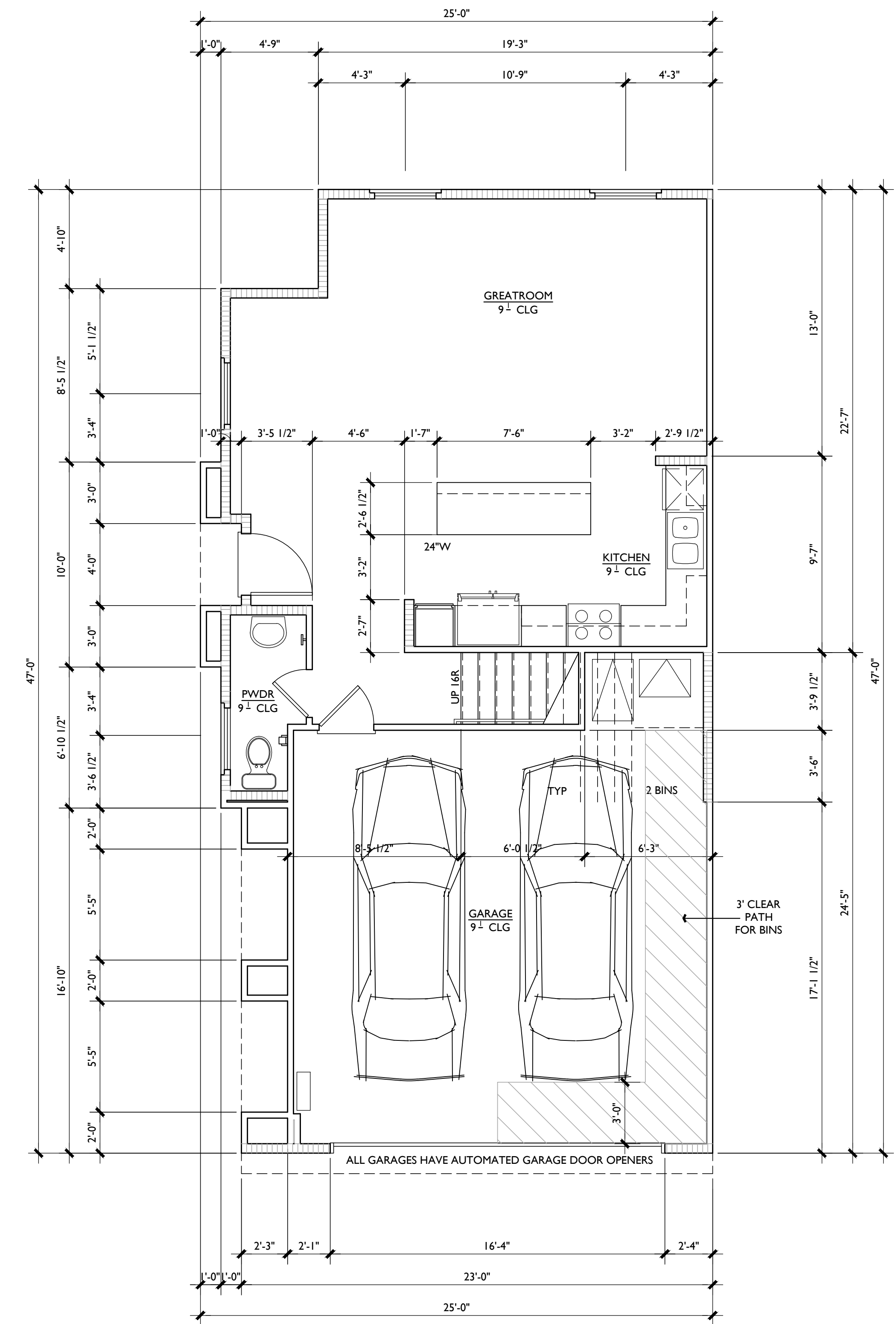
A-7



PLAN 3A THIRD FLOOR PLAN



PLAN 3A SECOND FLOOR PLAN



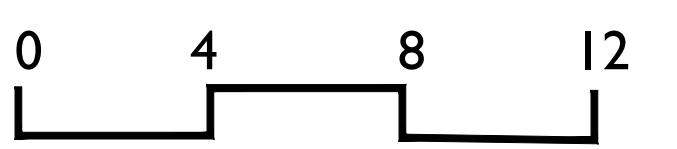
PLAN 3A FIRST FLOOR PLAN

PLAN 3A FLOOR PLANS
PARK PLACE
LOT I

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

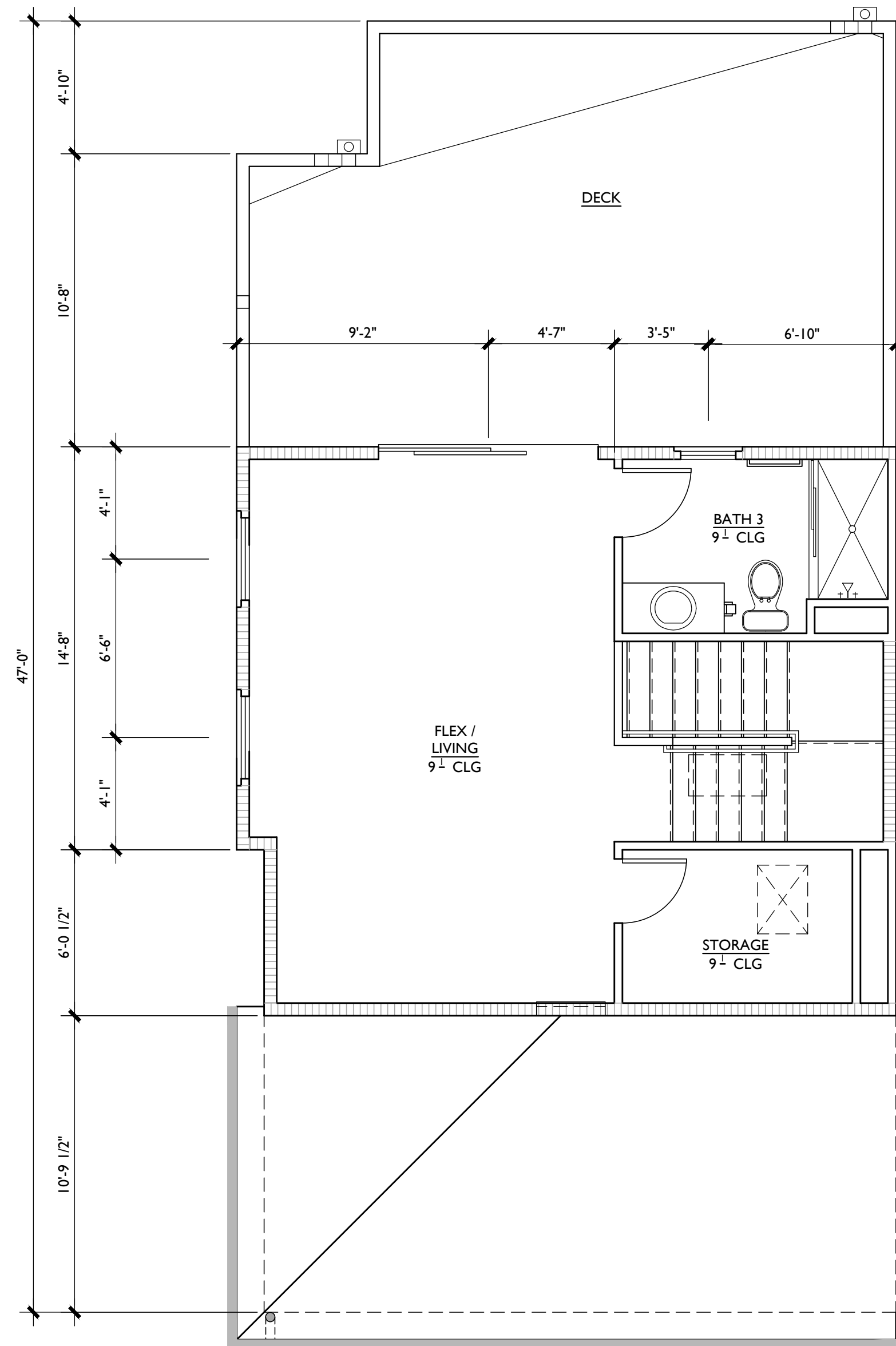


SCALE: 1/4" = 1'-0"

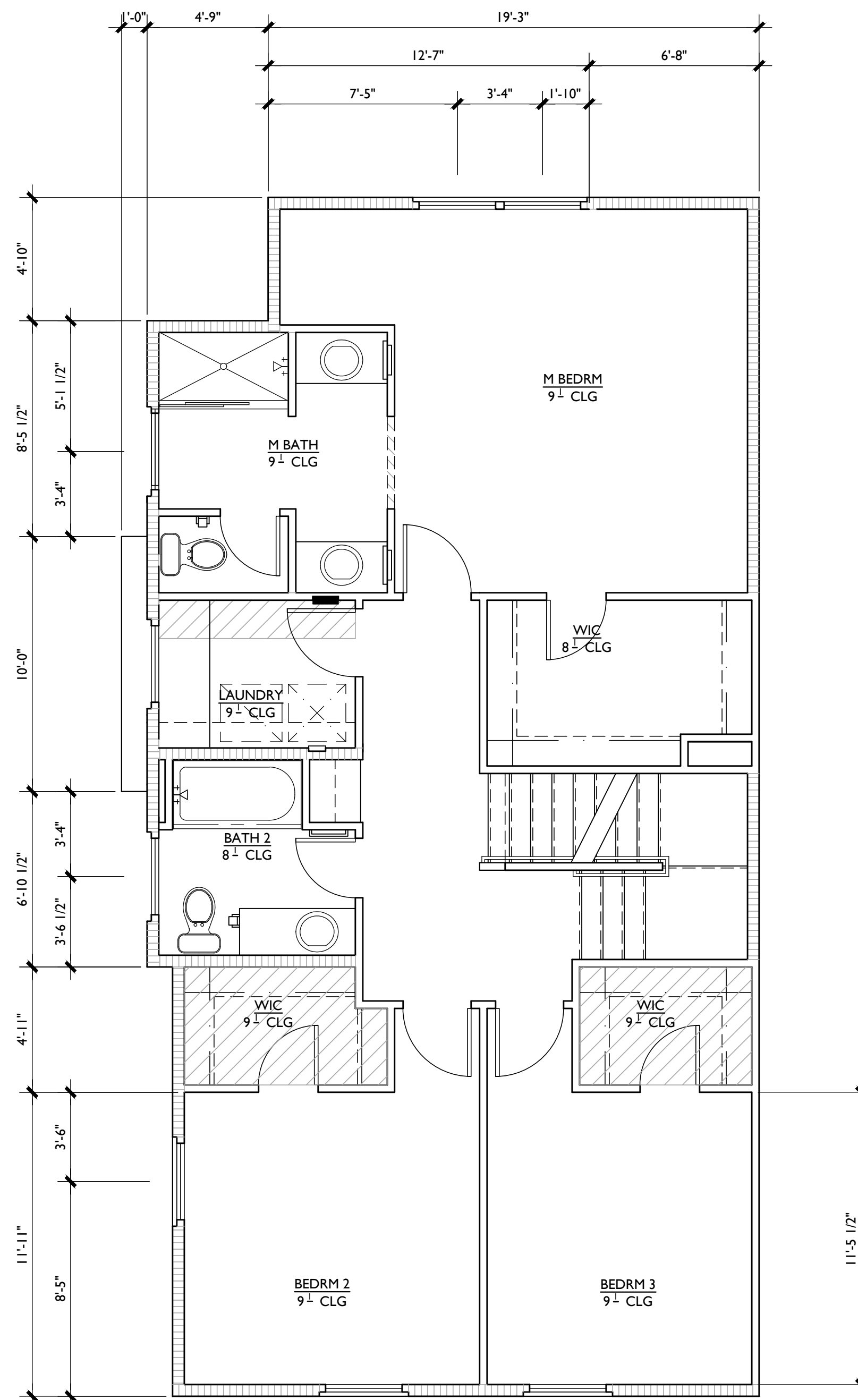
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

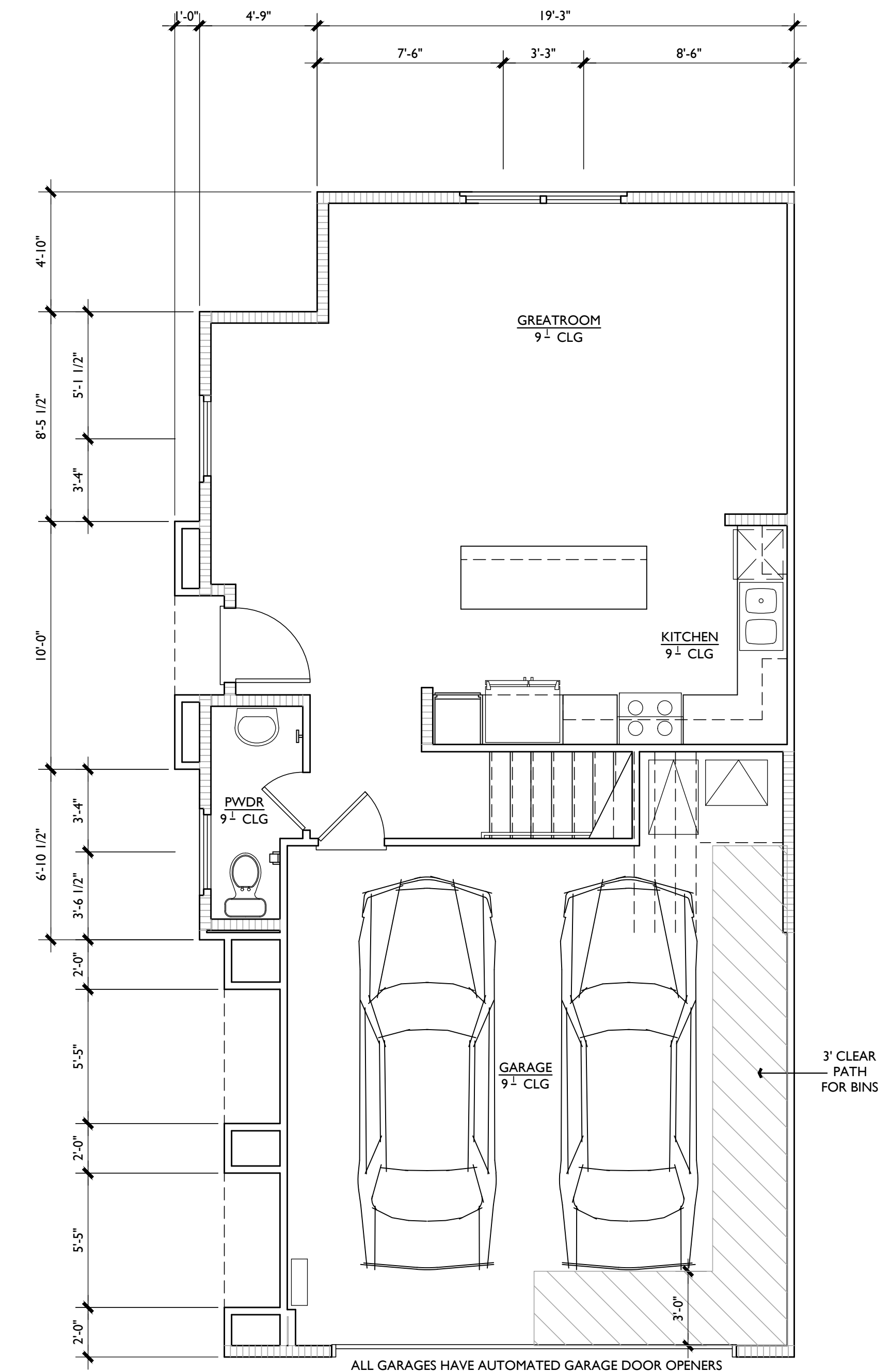
A-8



PLAN 3B THIRD FLOOR PLAN



PLAN 3B SECOND FLOOR PLAN



PLAN 3B FIRST FLOOR PLAN

PLAN 3B FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

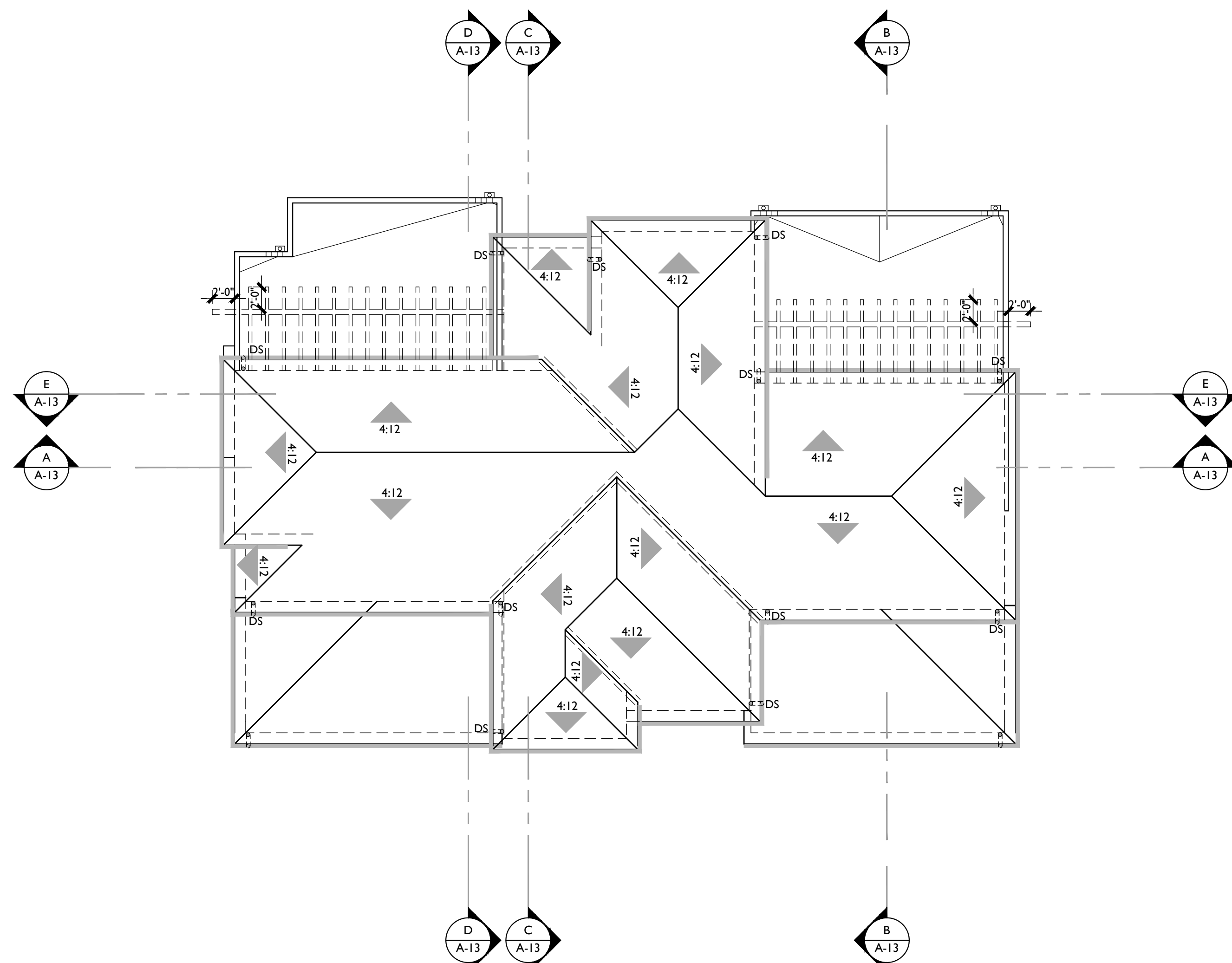
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

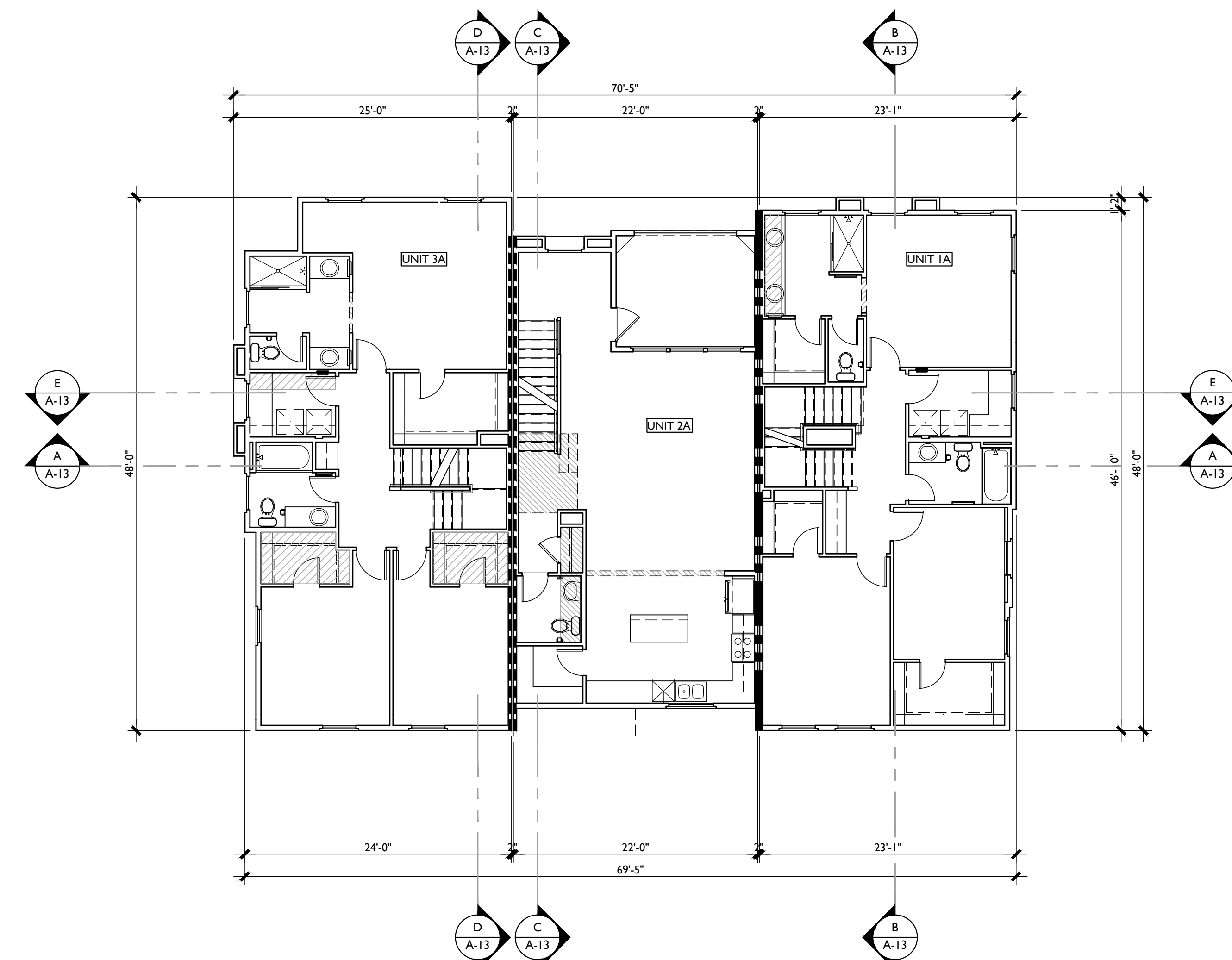
0 4 8 12
SCALE: 1/4" = 1'-0"
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

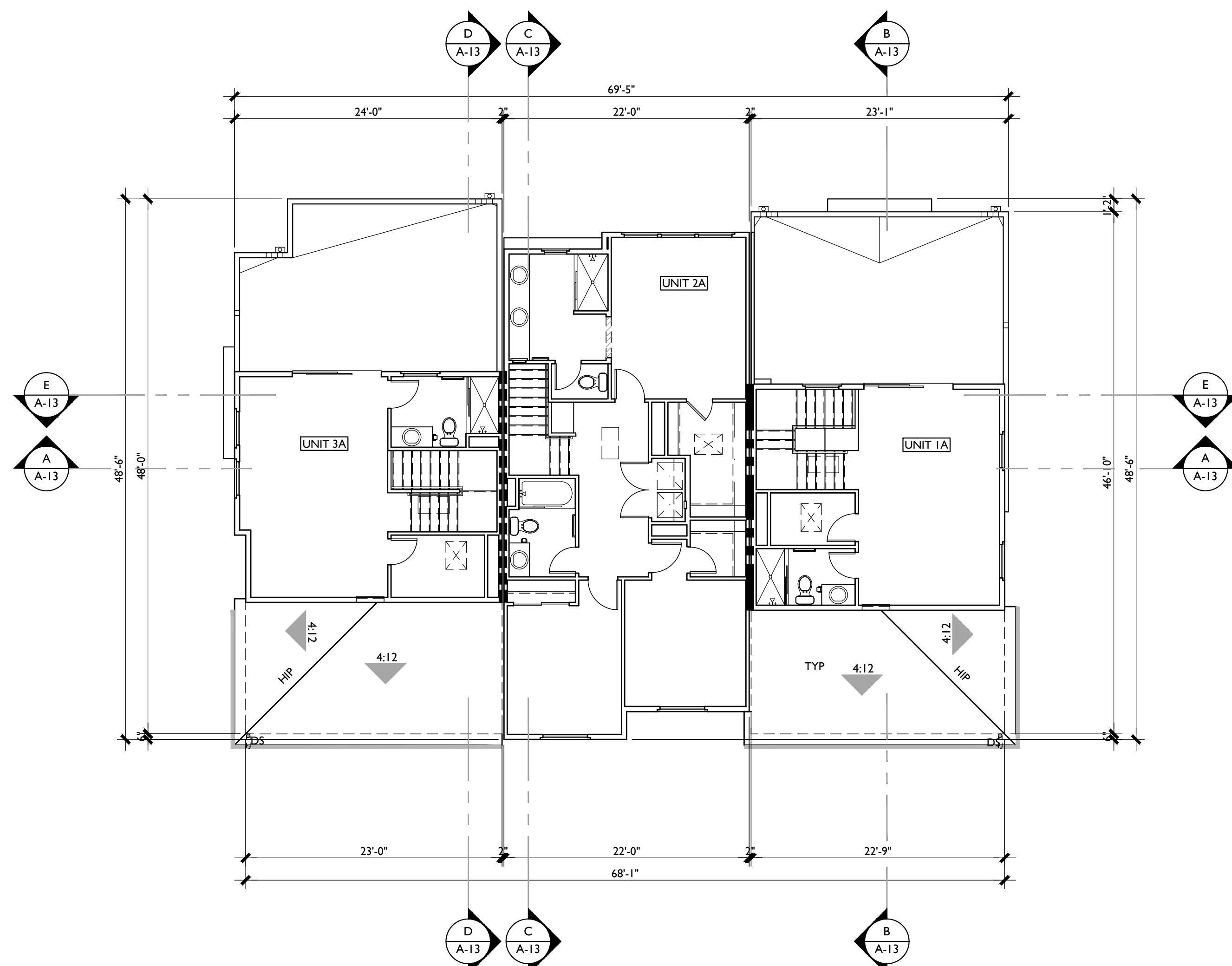
A-9



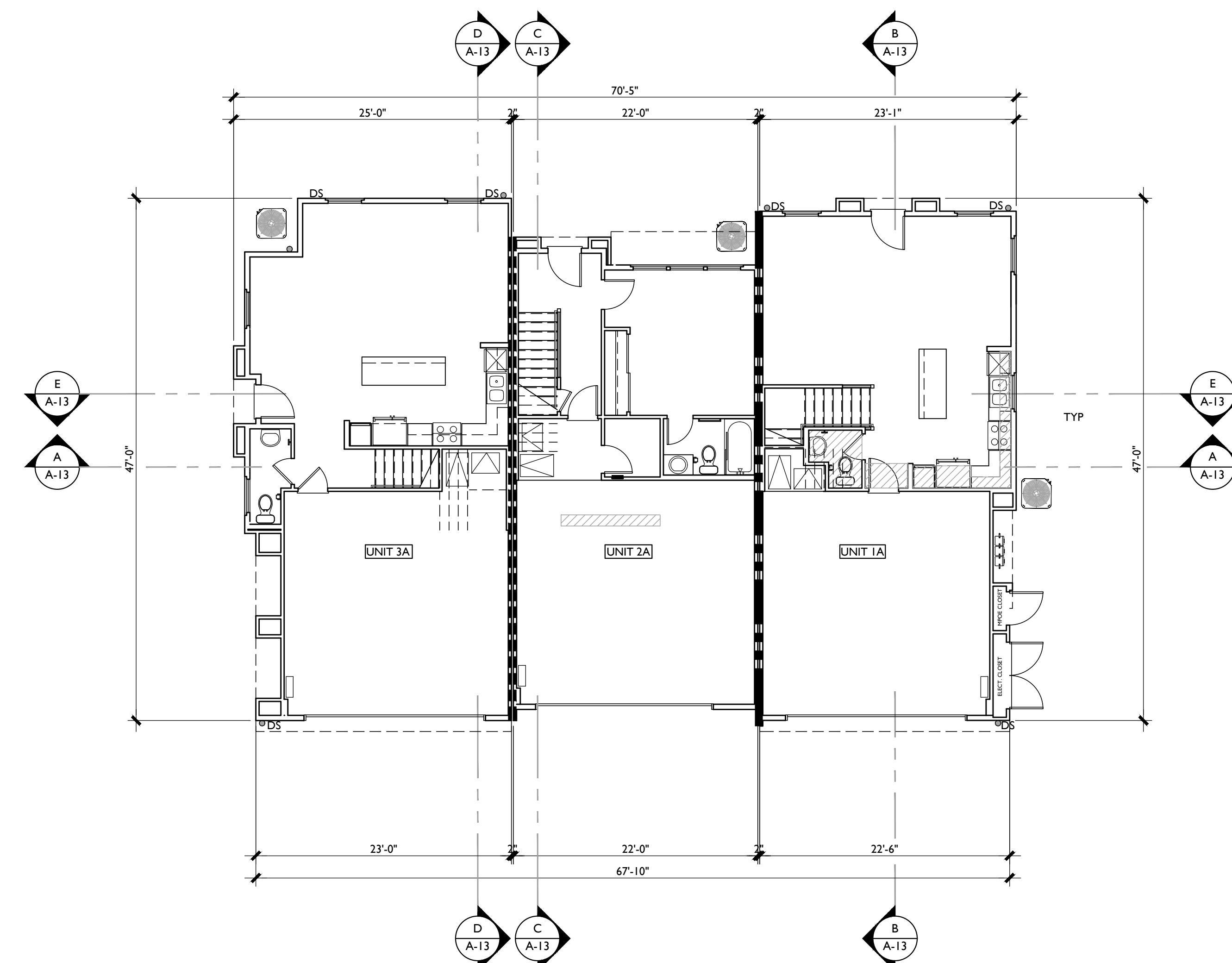
BUILDING A.I ROOF PLAN



BUILDING A.I SECOND FLOOR PLAN



BUILDING A.I THIRD FLOOR PLAN



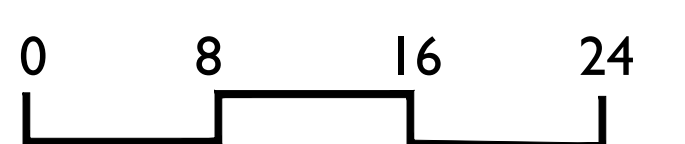
BUILDING A.I FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'A.I'
PARK PLACE
LOT I

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

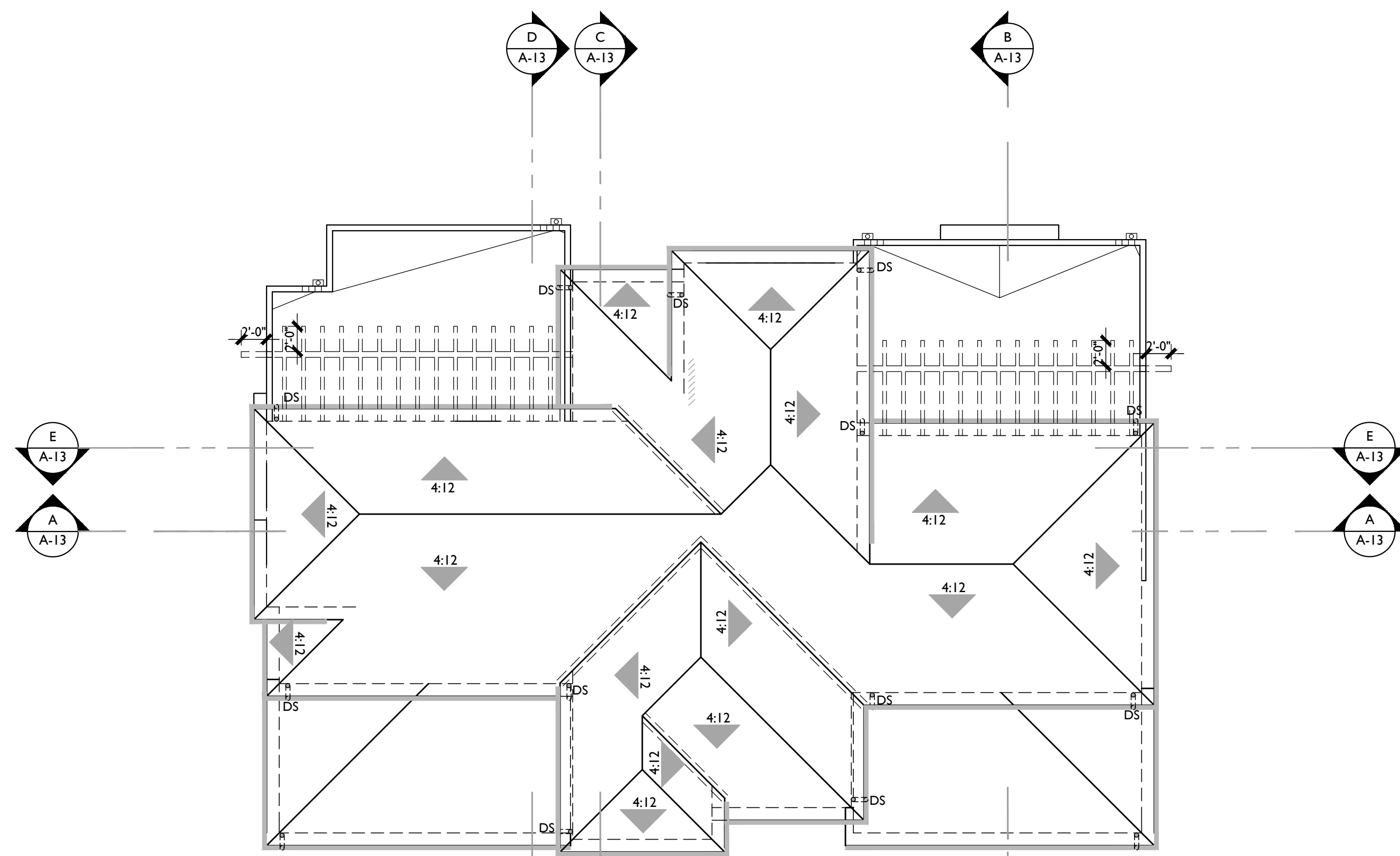


SCALE: 1/8" = 1'-0"

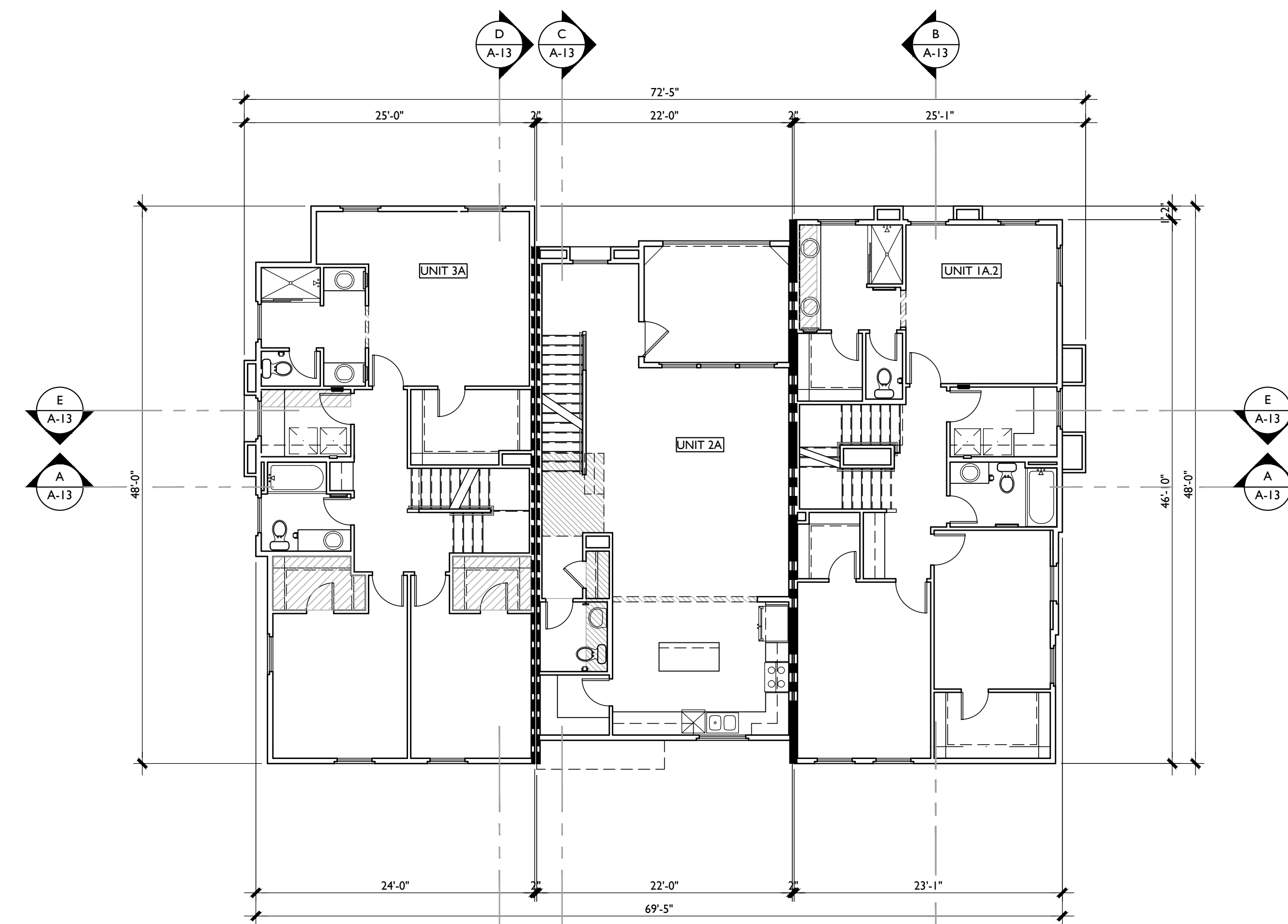
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

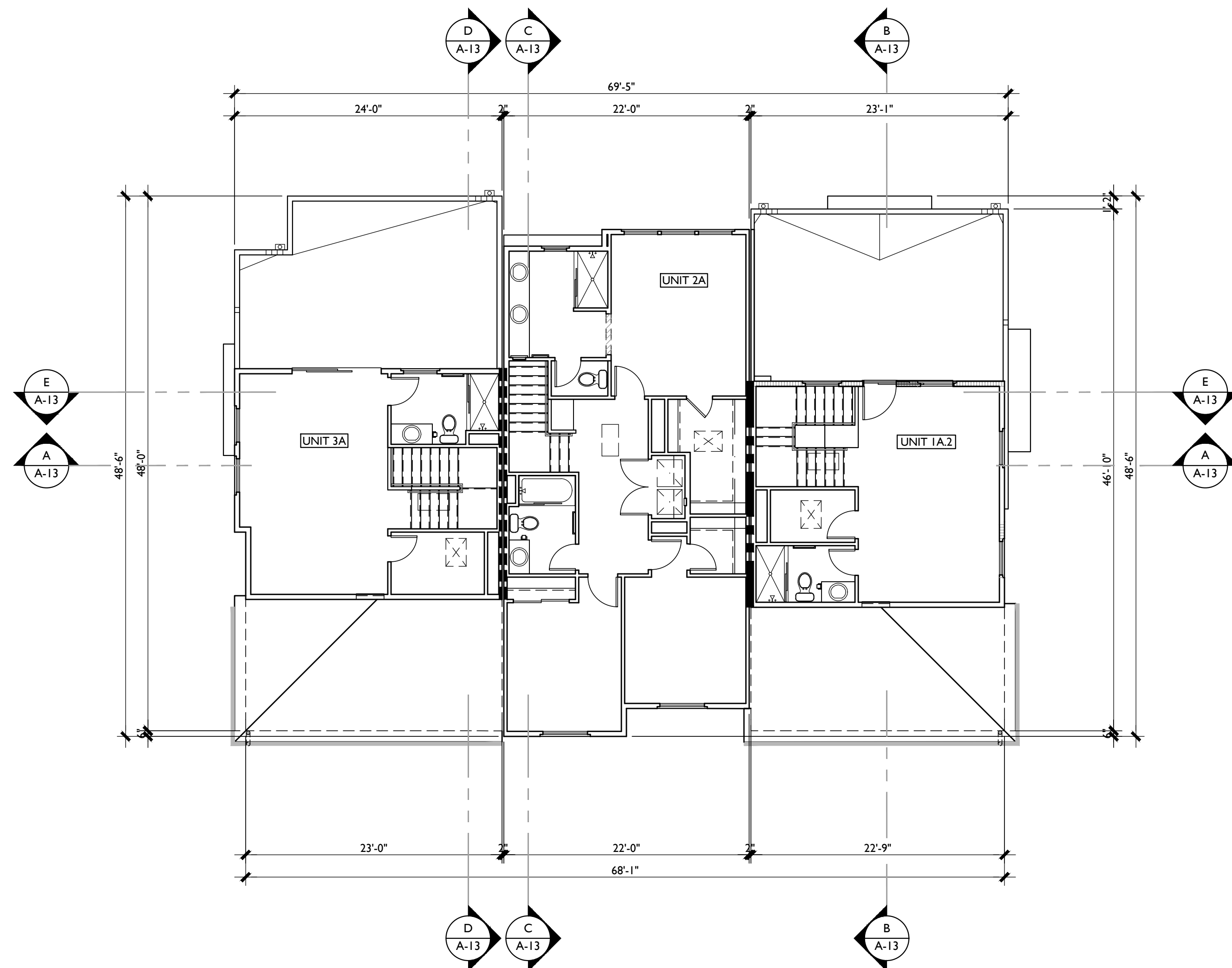
A-10



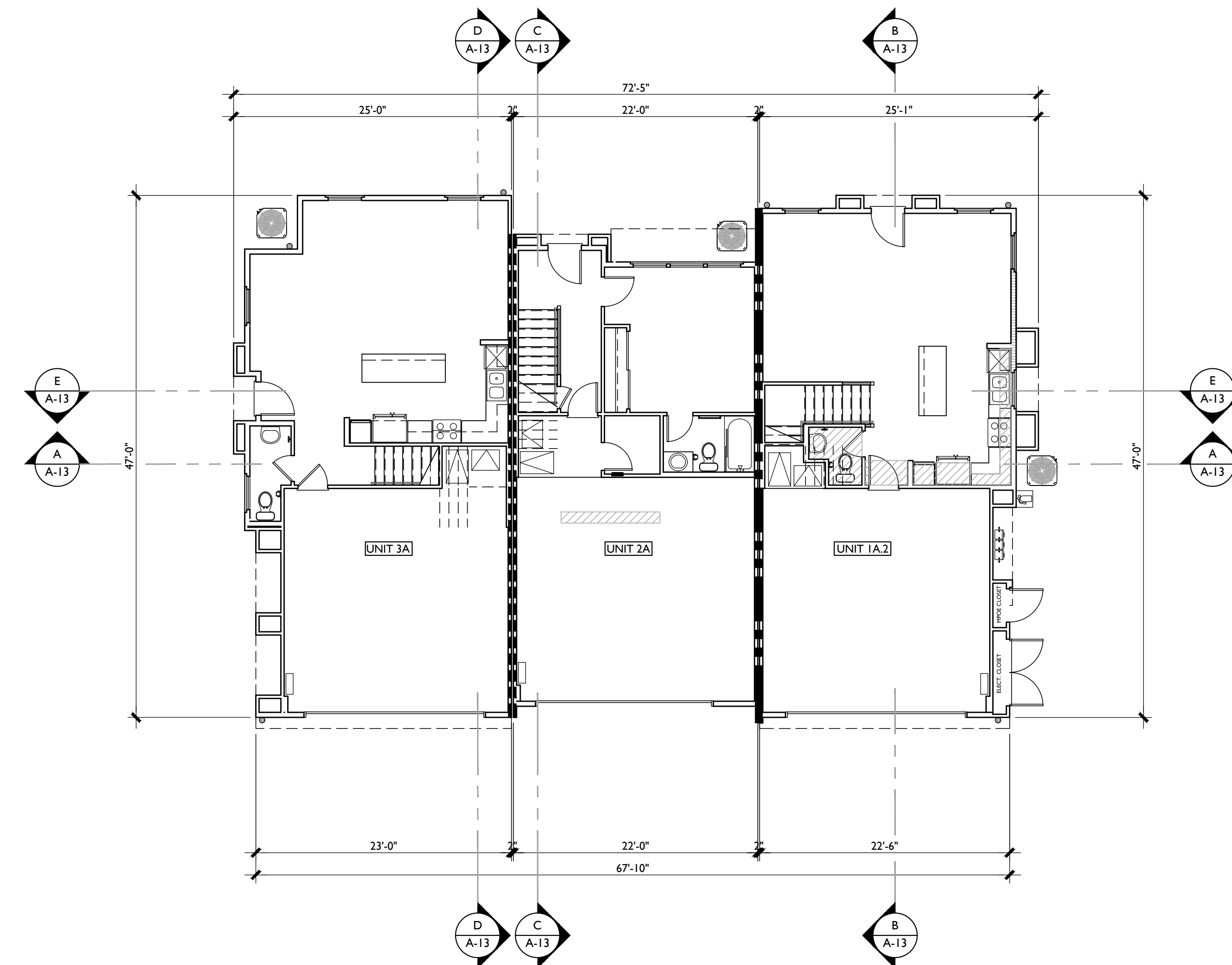
BUILDING A.2 ROOF PLAN



BUILDING A.2 SECOND FLOOR PLAN



BUILDING A.2 THIRD FLOOR PLAN



BUILDING A.2 FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'A.2'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

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

SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

A-10

Park Place
Lot 1
Oxnard, California
Oakwood Communities, Inc

Color Application Diagrams Prepared by
Ann Matteson Consulting, Inc.

833 Dover Drive Suite 21
Newport Beach, CA 92663
(949) 646 - 4174

www.annmattesonconsulting.com

Original Document: 9/29/16
New Design: 5/31/18
Latest applications: 7/11/18
Lot 1 application 3/1/21



A.1 REAR ELEVATION



A.2 PARTIAL REAR ELEVATION



A.1 FRONT ELEVATION



A.2 PARTIAL FRONT ELEVATION

- MATERIAL SCHEDULE
- 1 ROOF - ROOF CONCRETE TILE
 - 2 ROOF - PARAPET
 - 3 WALL - STUCCO
 - 4 WALL - STONE VENEER
 - 5 TRIM - STUCCO OVER FOAM
 - 6 RAILING - METAL
 - 7 VINYL WINDOWS
 - 8 STUCCO OVER FOAM CORBEL
 - 9 STUCCO OVER FOAM SAGE
 - 10 STUCCO OVER FOAM POTSHIELD
 - 11 METAL GRILLE
 - 12 METAL AWNING
 - 13 METAL ROLL-UP GARAGE DOOR
 - 14 TRELLIS



A.2 LEFT ELEVATION



A.1 LEFT ELEVATION



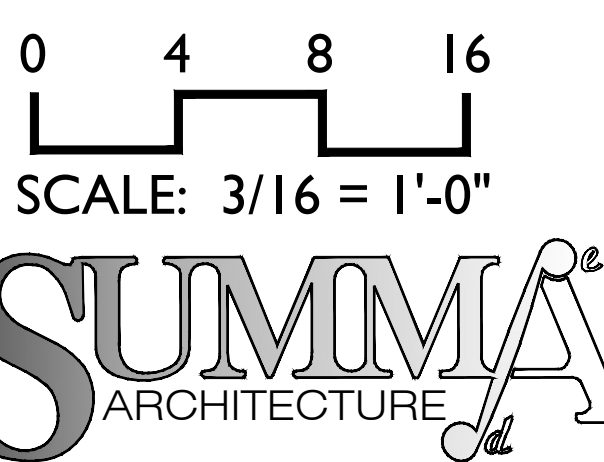
A.1 RIGHT ELEVATION

ELEVATIONS
BUILDING 'A'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

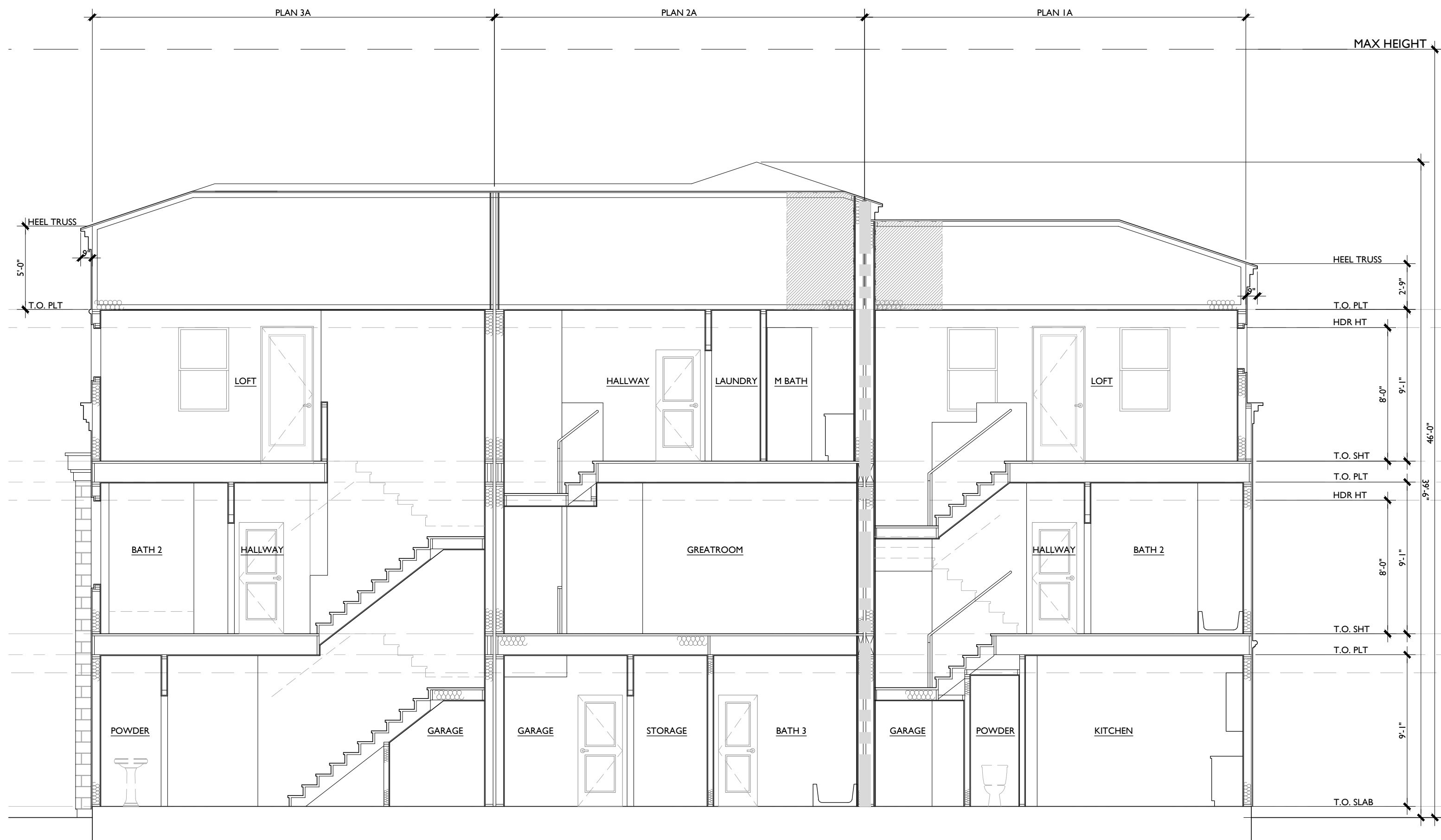
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

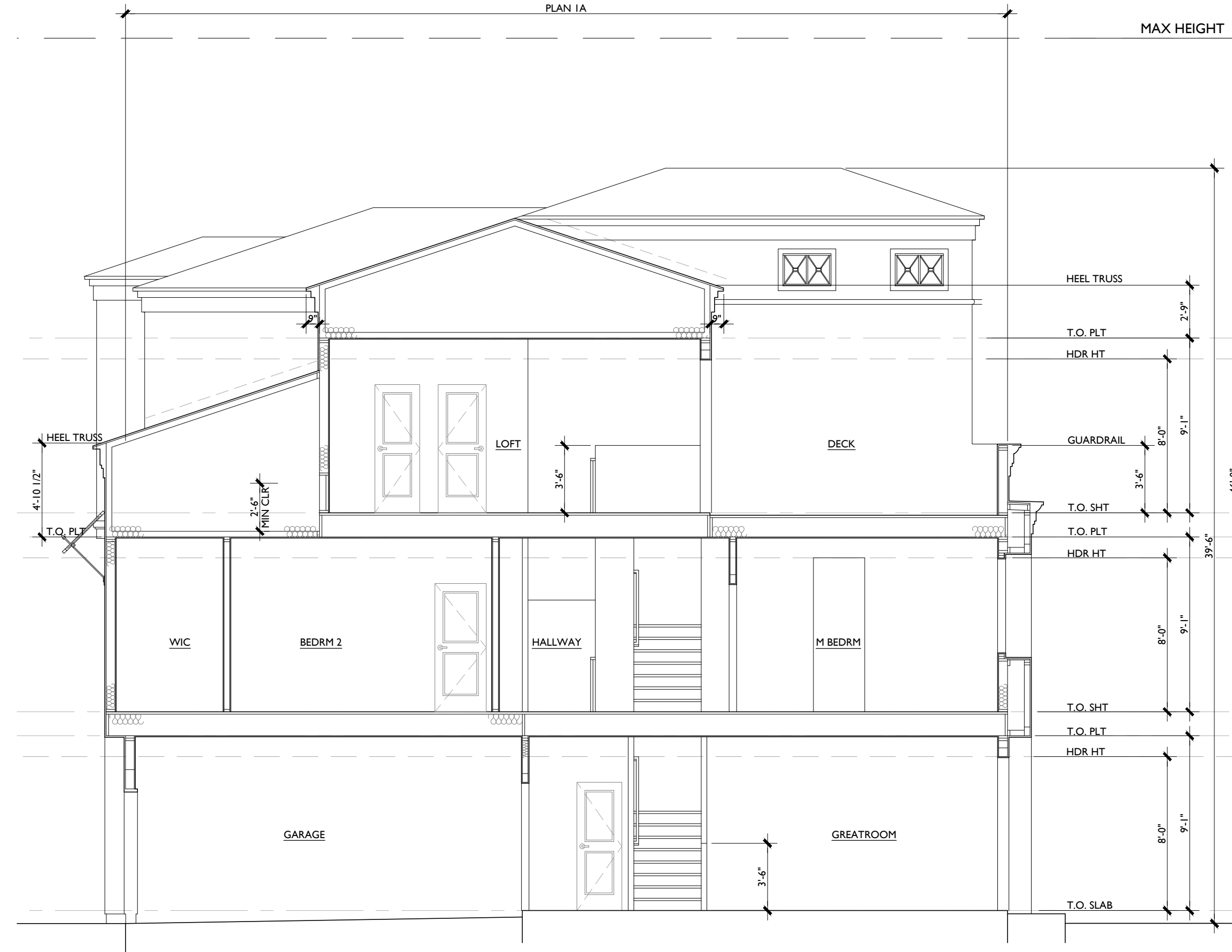


FEBRUARY 25, 2021

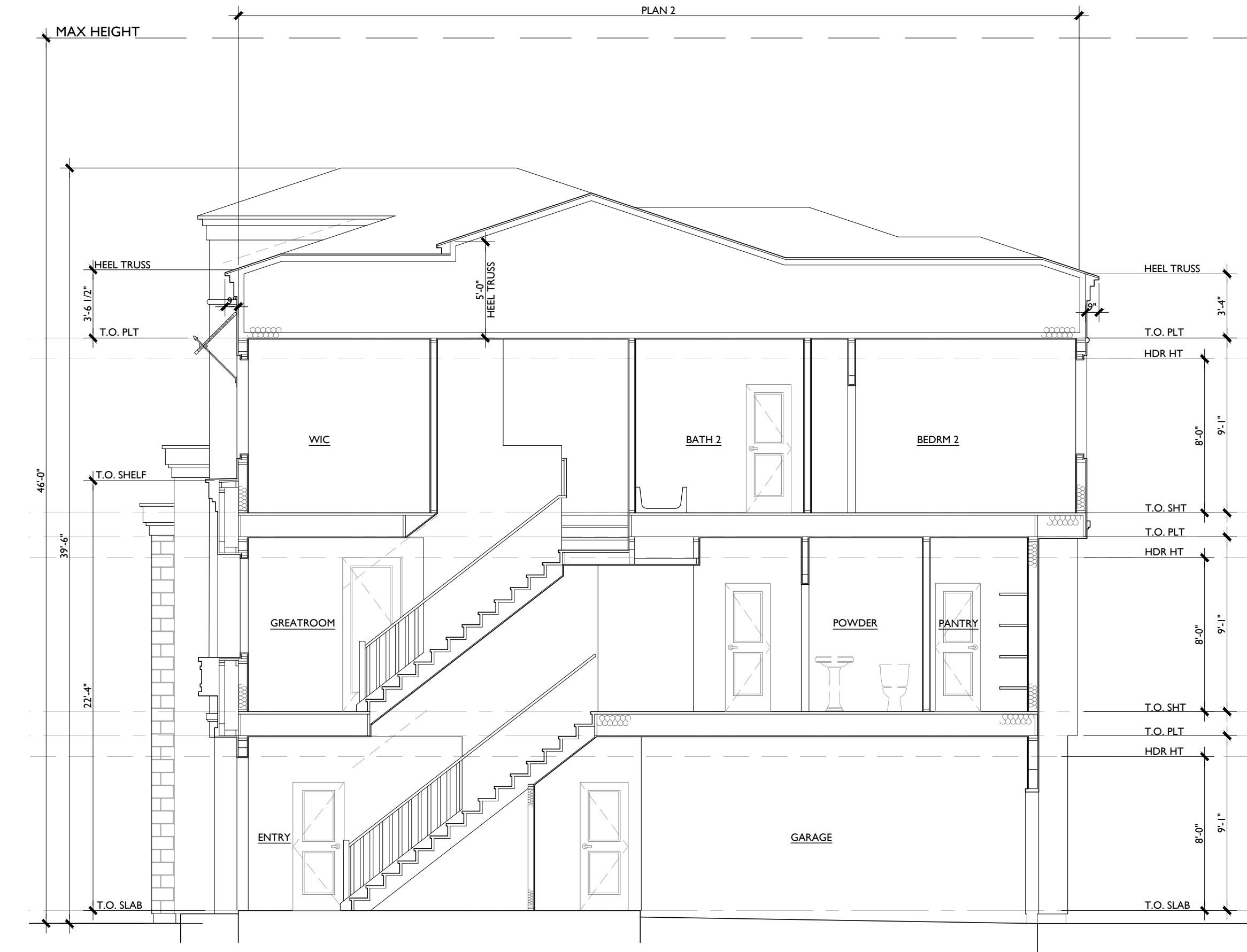
A-12



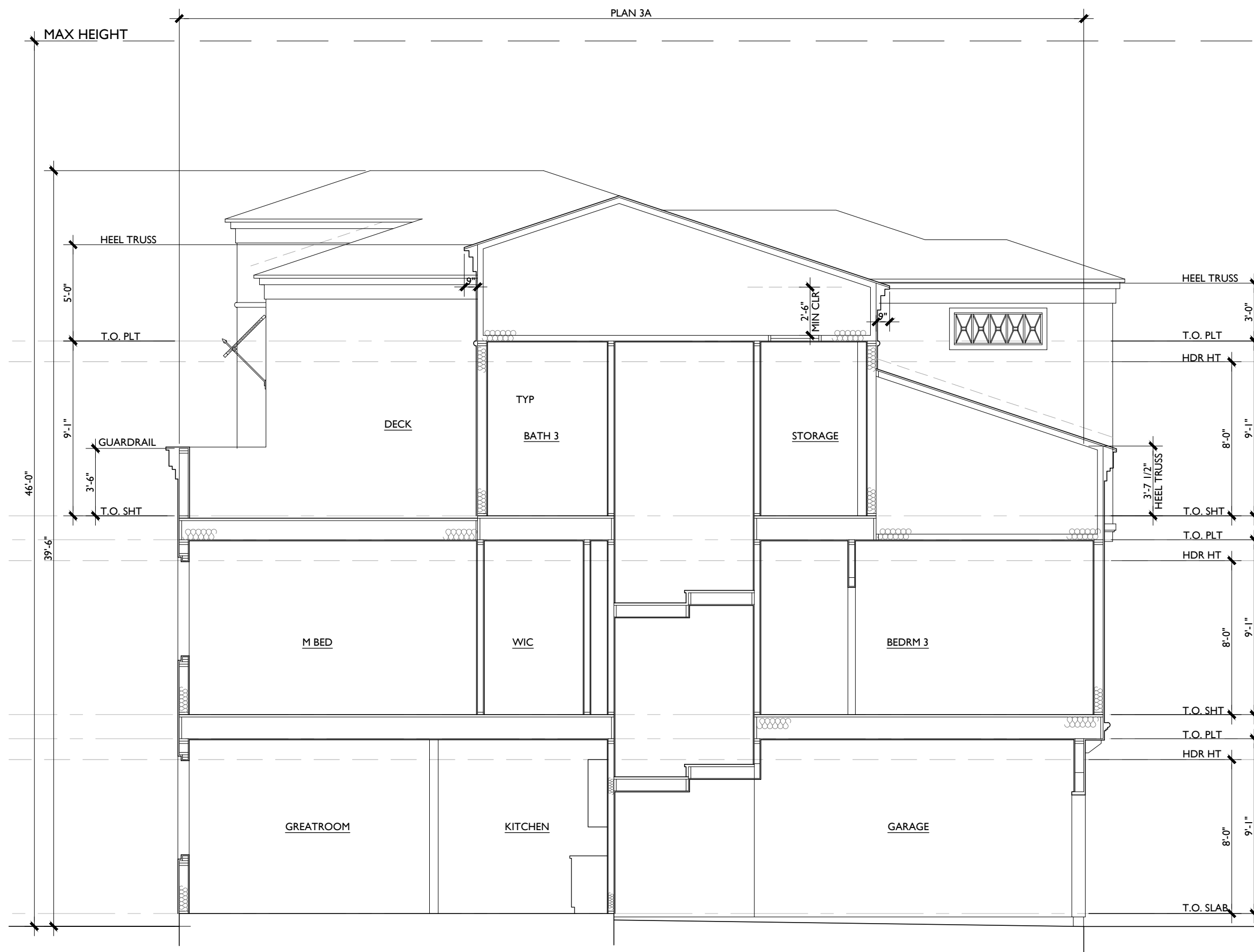
BUILDING SECTION 'A'



BUILDING SECTION 'B'



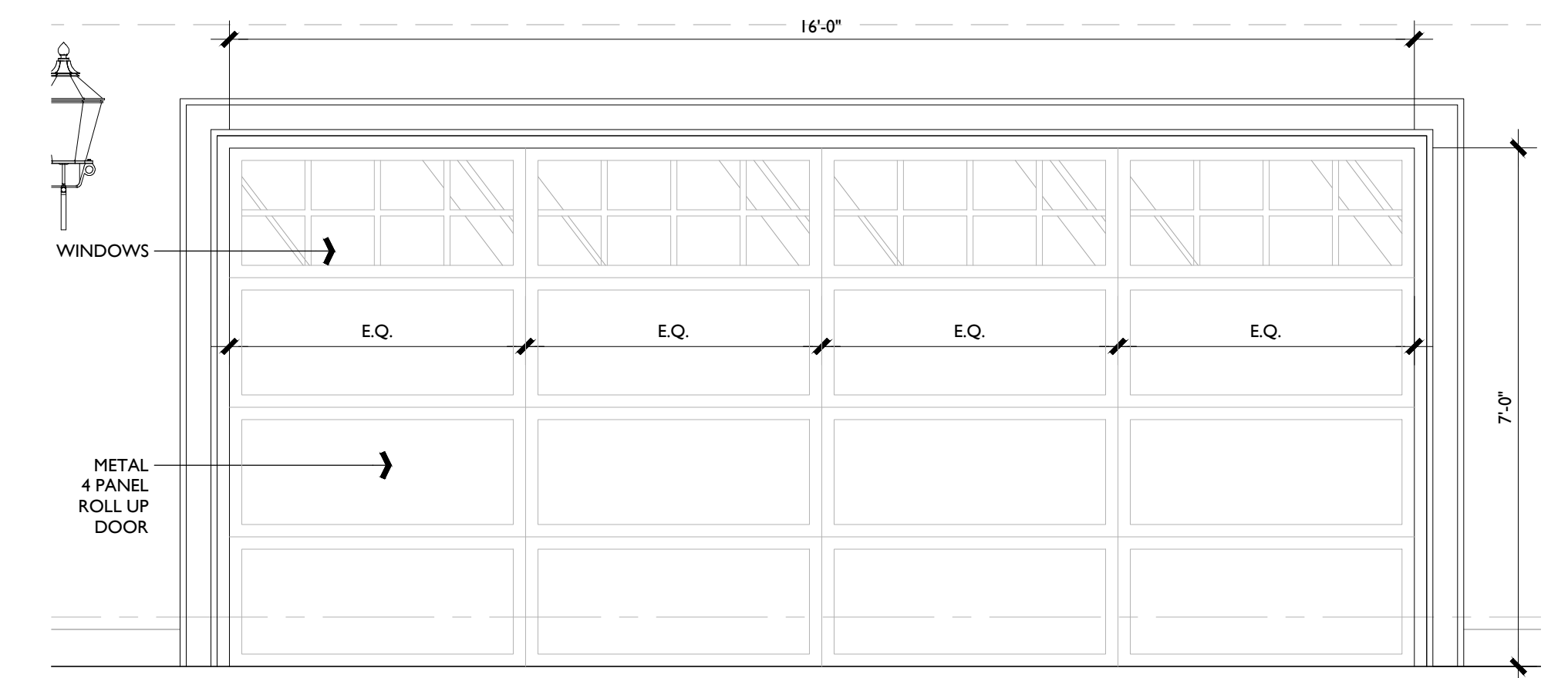
BUILDING SECTION 'C'



BUILDING SECTION 'D'



BUILDING SECTION 'E'



GARAGE DOOR ELEVATION
1/2 = 1'-0"

SECTIONS
BUILDING 'A'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

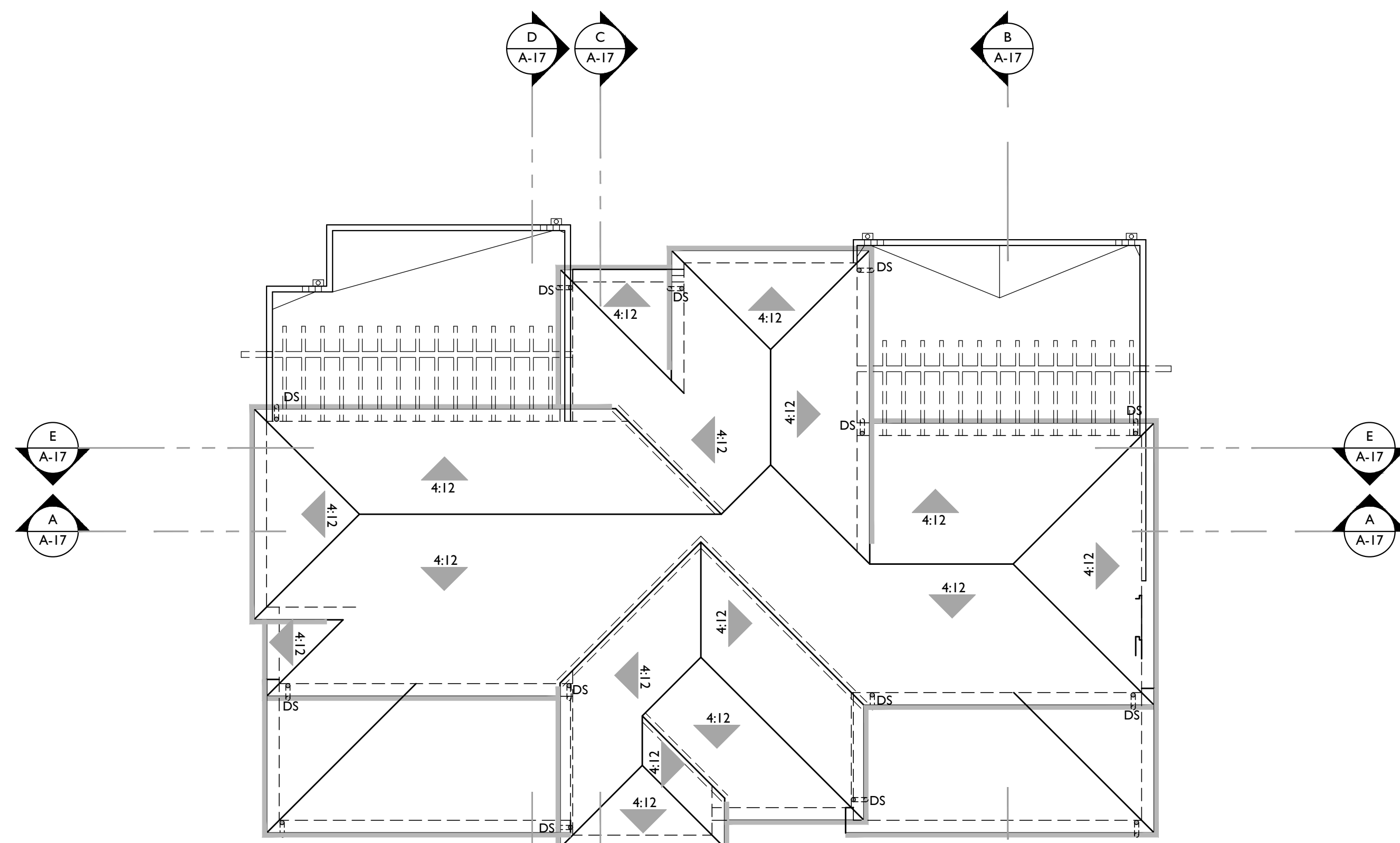
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

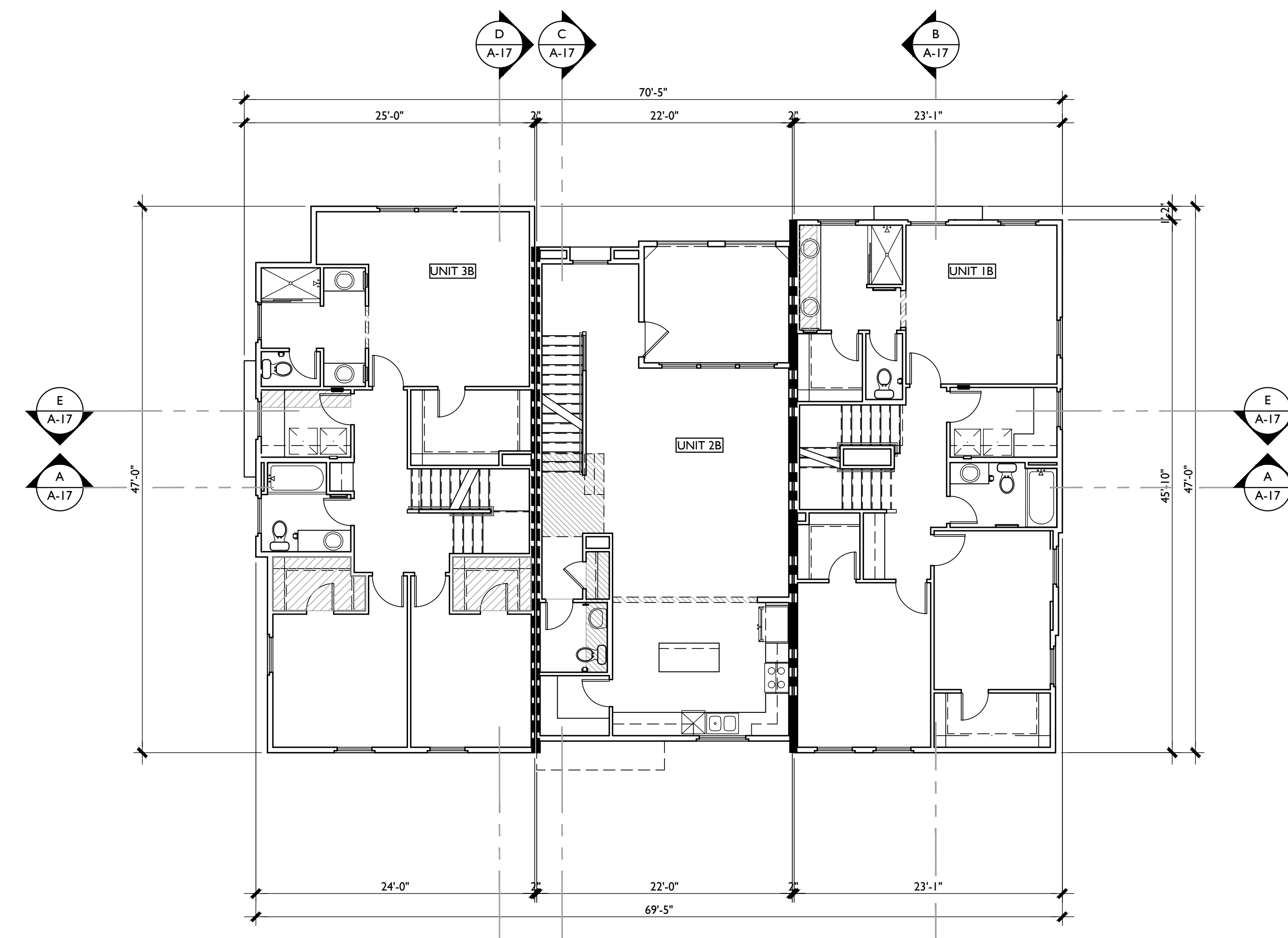
0 4 8 16
SCALE: 3/16 = 1'-0"
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

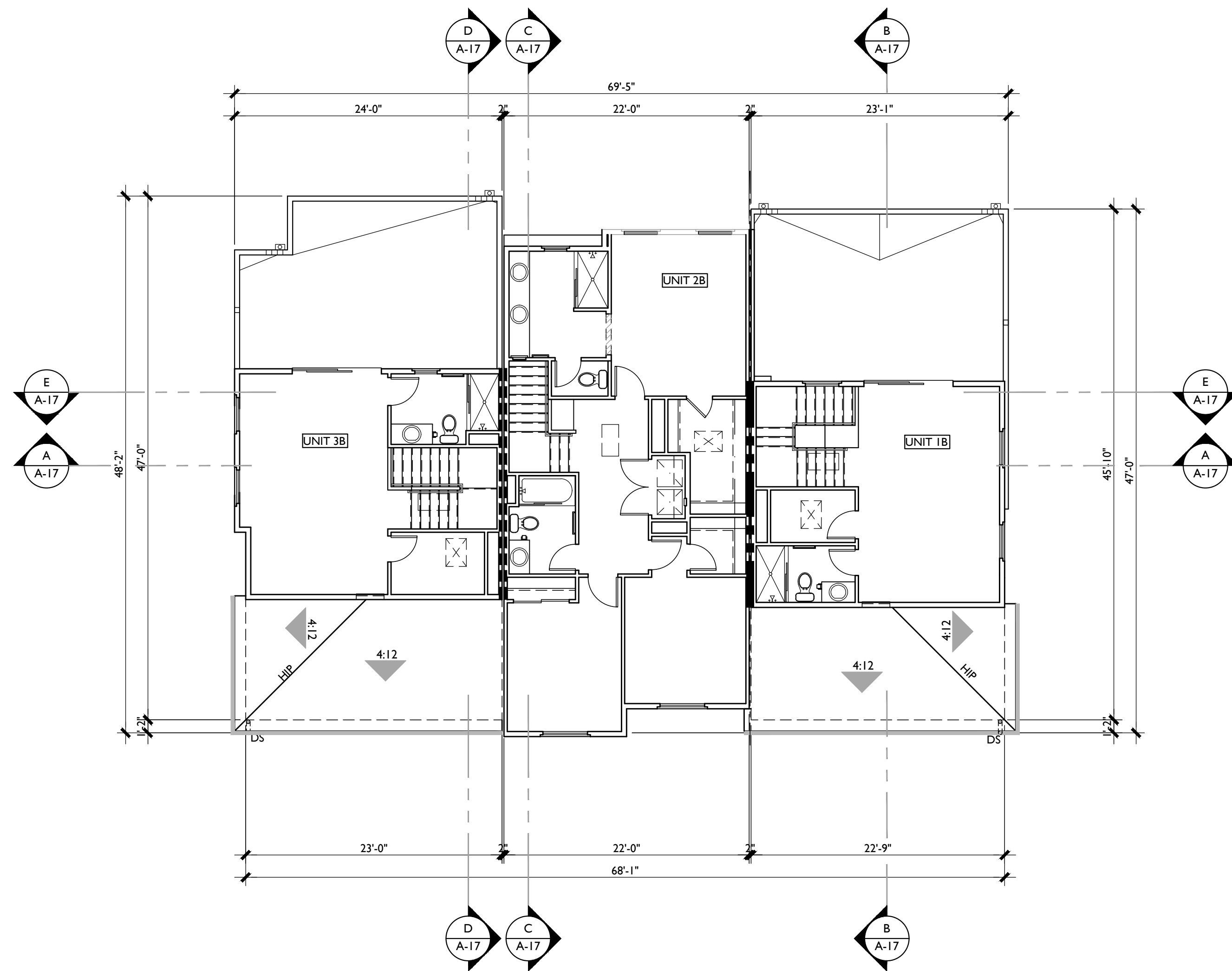
A-13



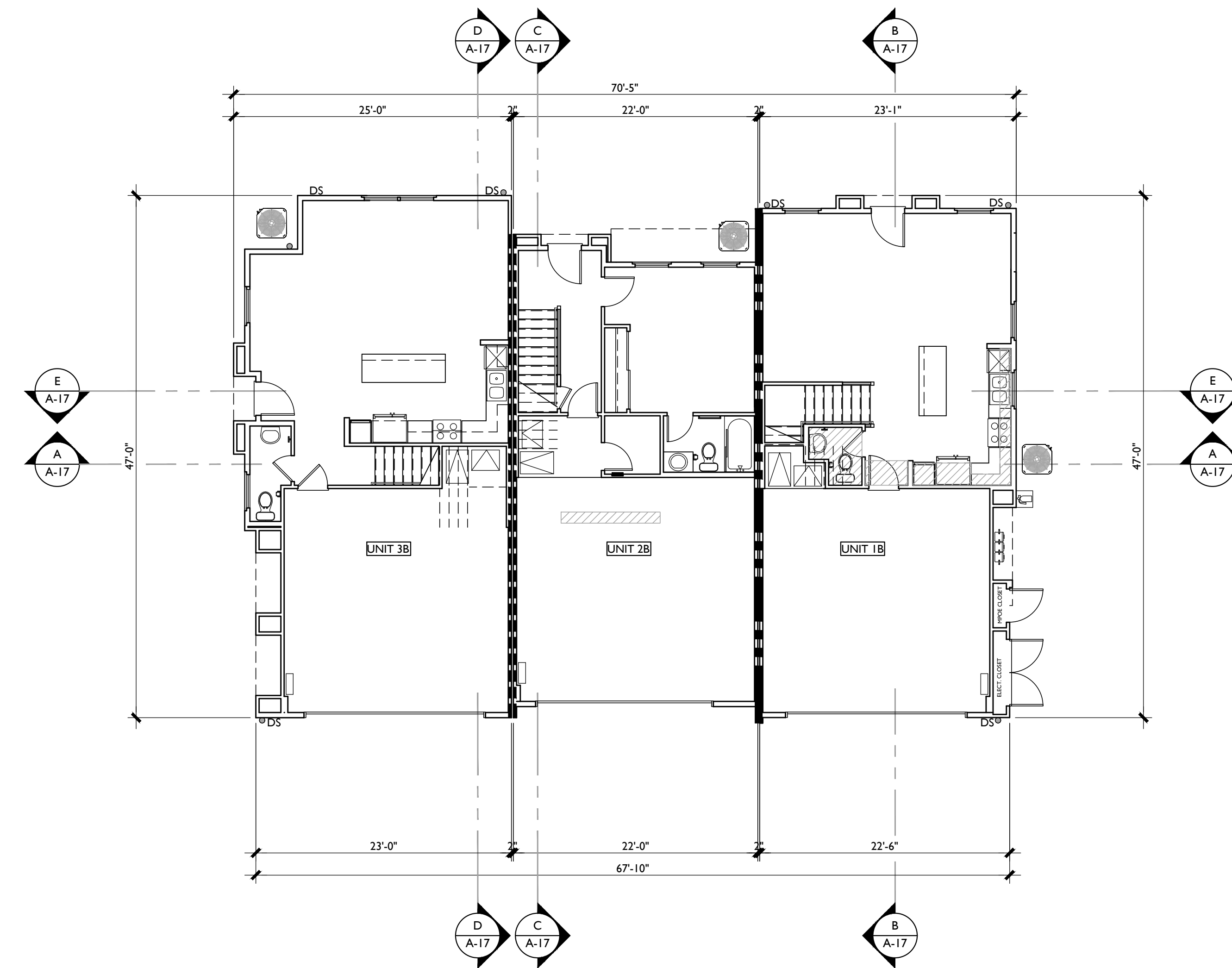
BUILDING B.I ROOF PLAN



BUILDING B.I SECOND FLOOR PLAN



BUILDING B.I THIRD FLOOR PLAN



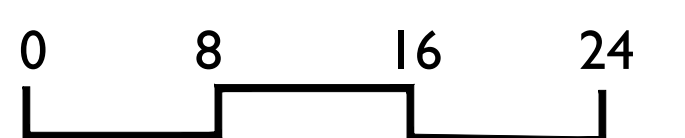
BUILDING B.I FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'B.I'
PARK PLACE
LOT I

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

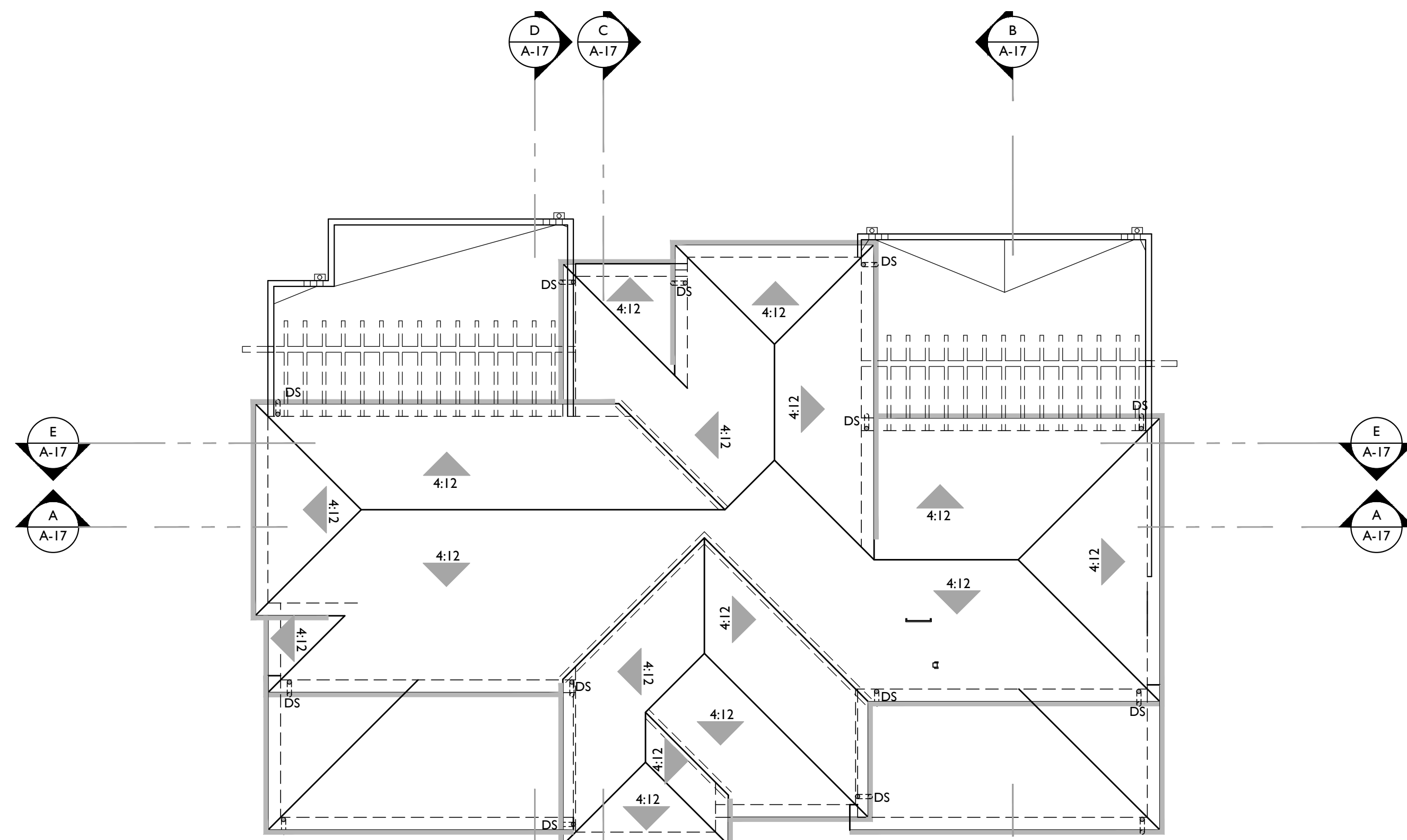


SCALE: 1/8" = 1'-0"

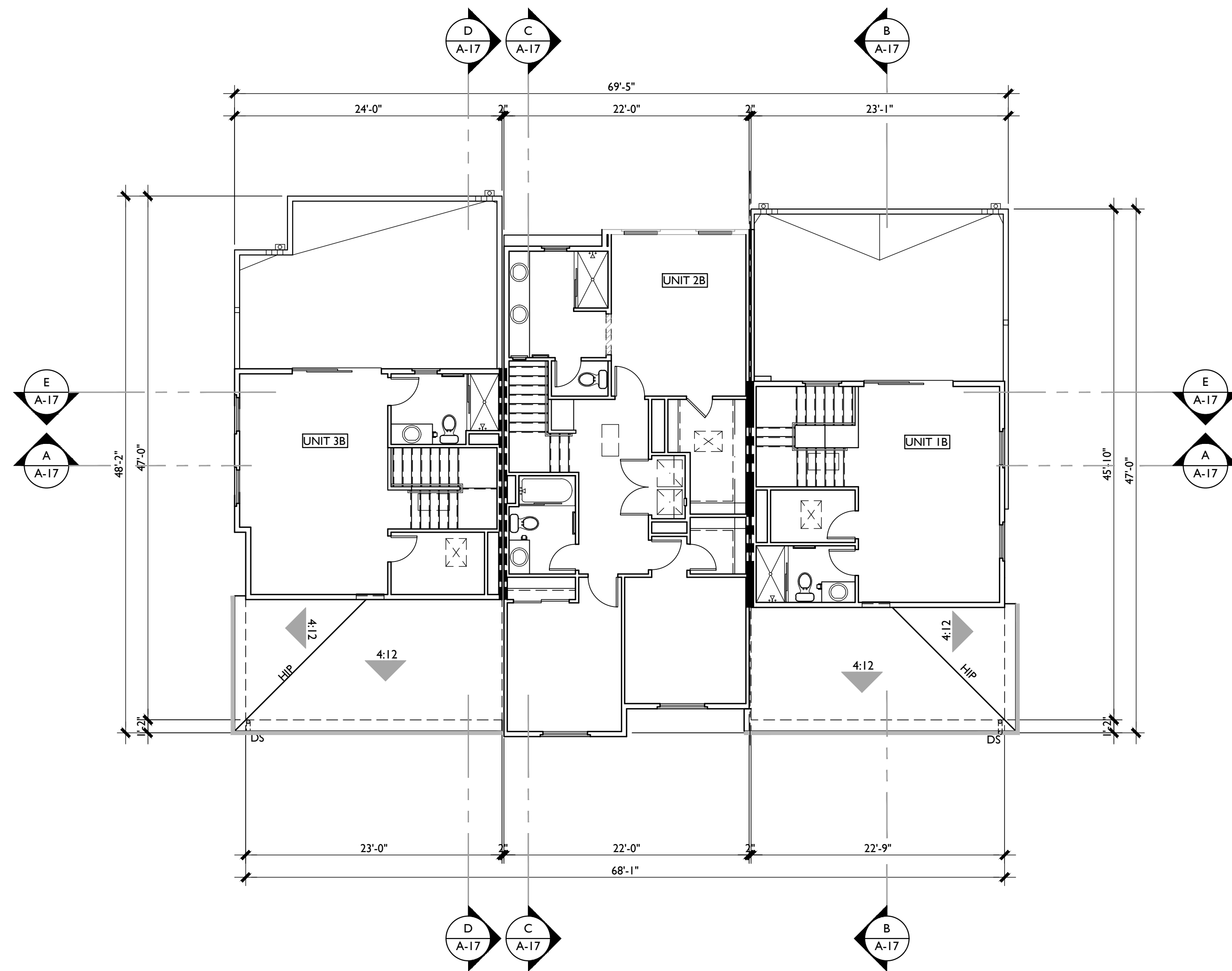
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

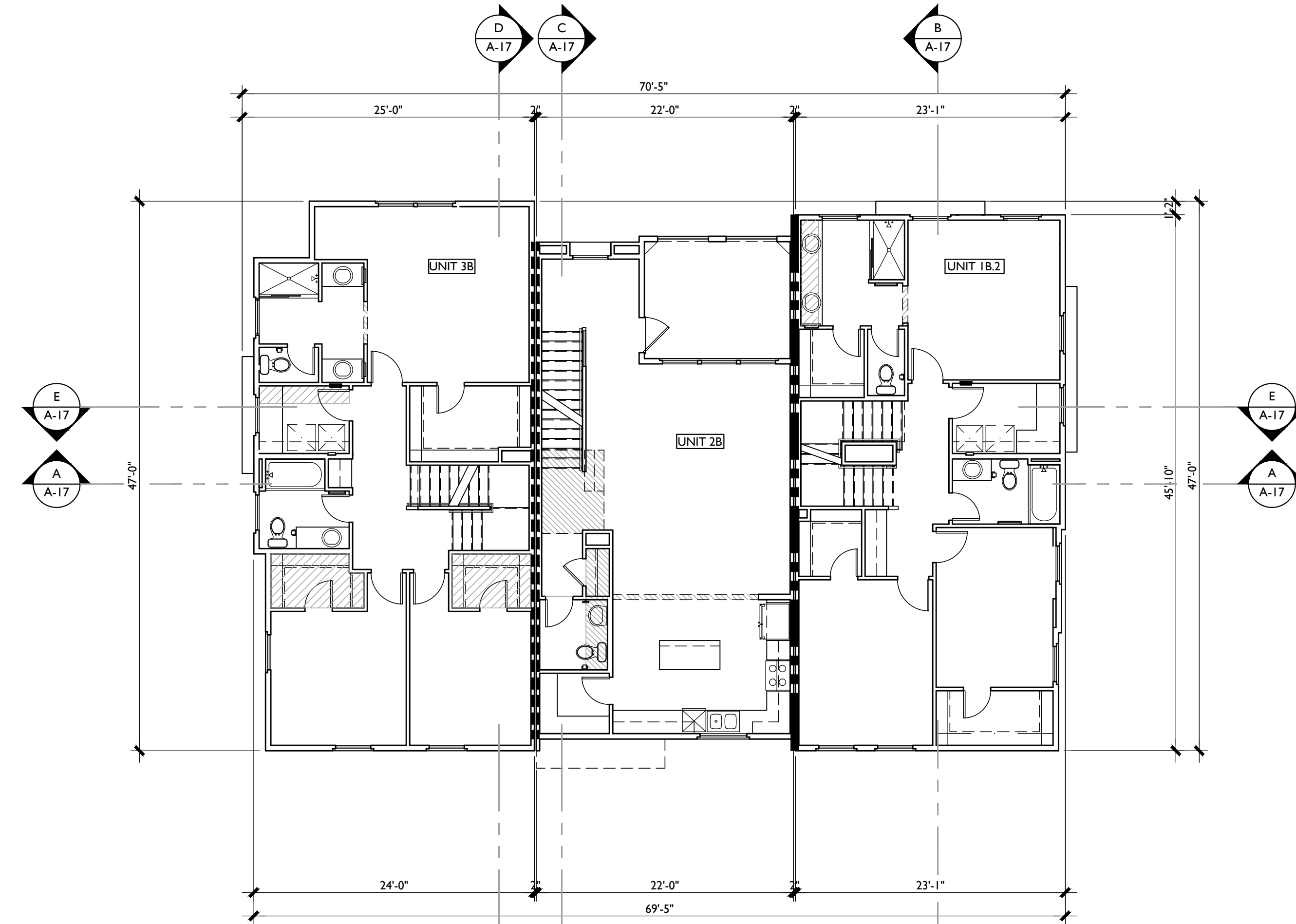
A-14



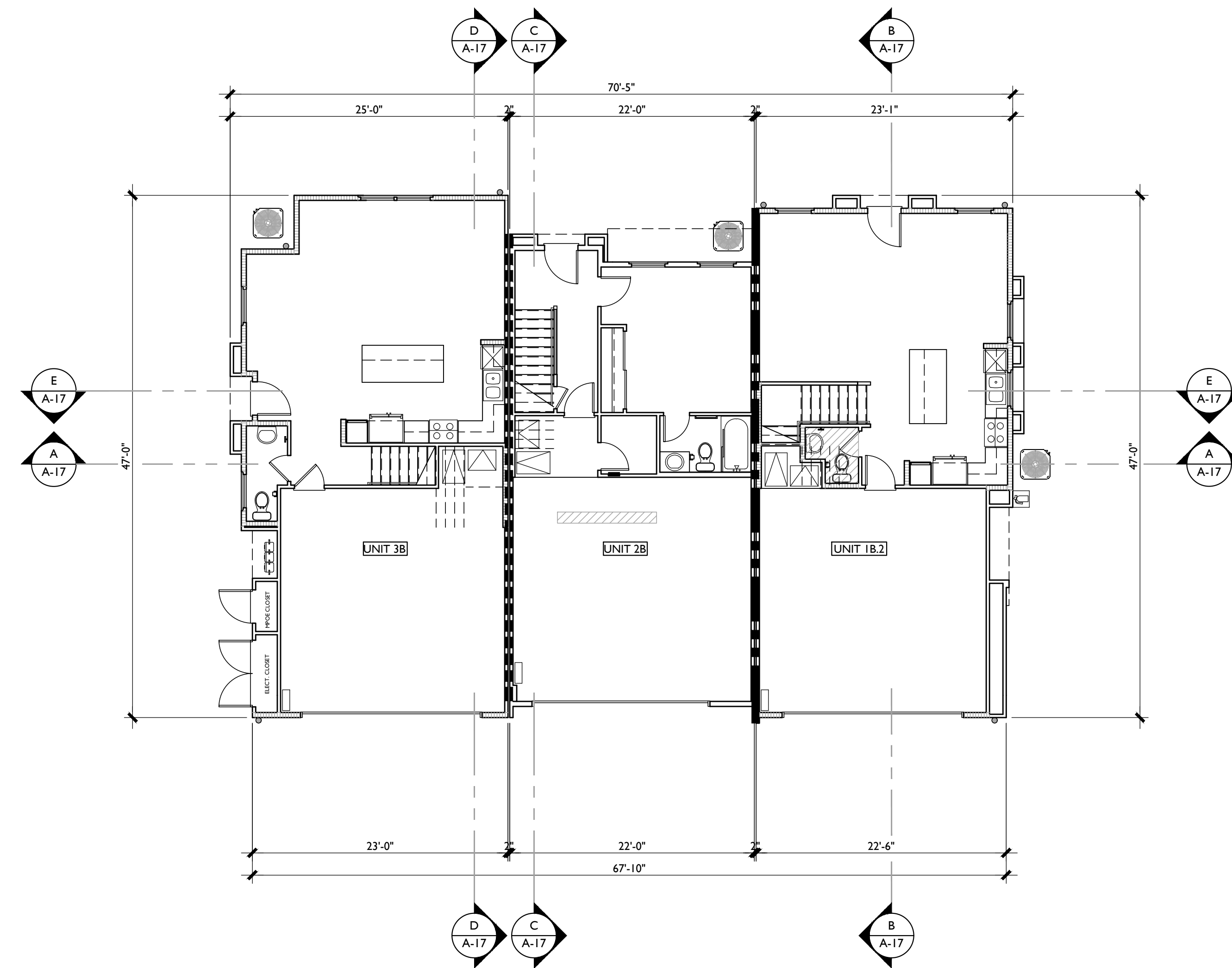
BUILDING B.2 ROOF PLAN



BUILDING B.2 THIRD FLOOR PLAN



BUILDING B.2 SECOND FLOOR PLAN



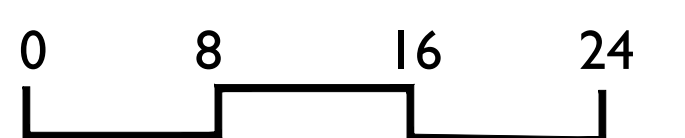
BUILDING B.2 FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'B.2'
PARK PLACE
LOT I

OXNARD, CALIFORNIA

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



SCALE: 1/8" = 1'-0"

SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

A-15



B.1 REAR ELEVATION



B.2 PARTIAL REAR ELEVATION



B.1 FRONT ELEVATION



B.2 PARTIAL FRONT ELEVATION

MATERIAL SCHEDULE

1	ROOF - ROOF CONCRETE TILE
2	ROOF - PARAPET
3	WALL - STUCCO
4	WALL - STONE VENEER
5	TRIM - STUCCO OVER FOAM
6	RAILING - METAL
7	VINYL WINDOWS
8	STUCCO OVER FOAM CORBEL
9	STUCCO OVER FOAM SILL
10	STUCCO OVER FOAM POTSHIELD
11	METAL GRILLE
12	METAL AWNING
13	METAL ROLL-UP GARAGE DOOR
14	METAL POTSHIELD
15	TRIM - F.R.



B.2 LEFT ELEVATION



B.1 LEFT ELEVATION



B.2 RIGHT ELEVATION



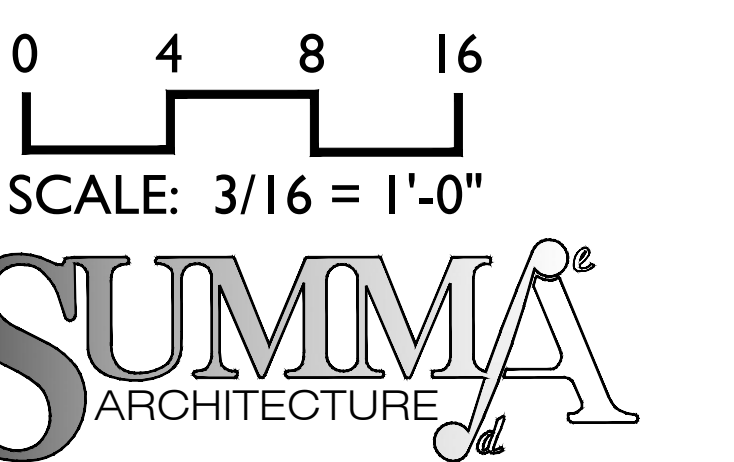
B.1 RIGHT ELEVATION

ELEVATIONS
BUILDING 'B.1 AND B.2'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

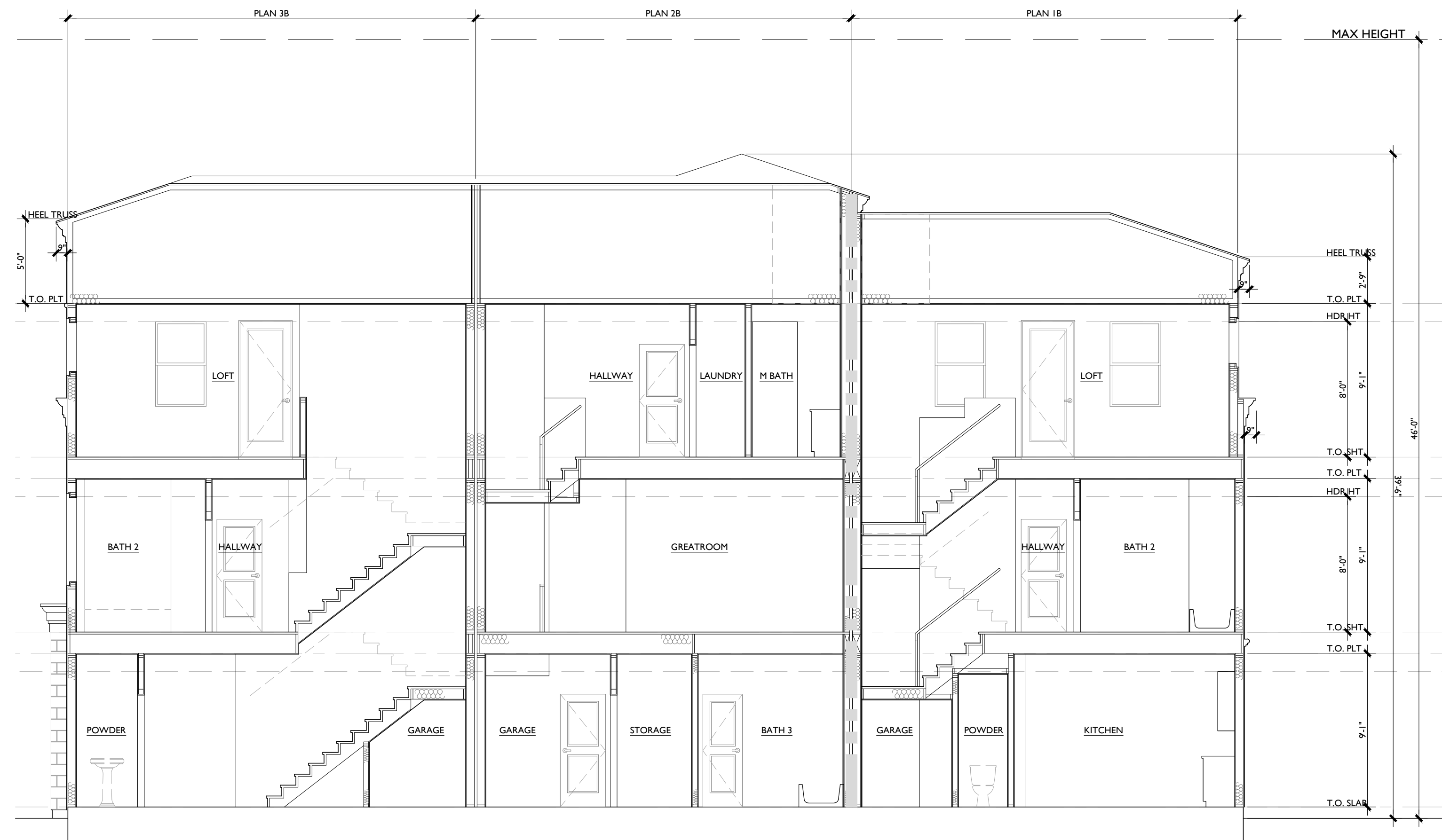
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

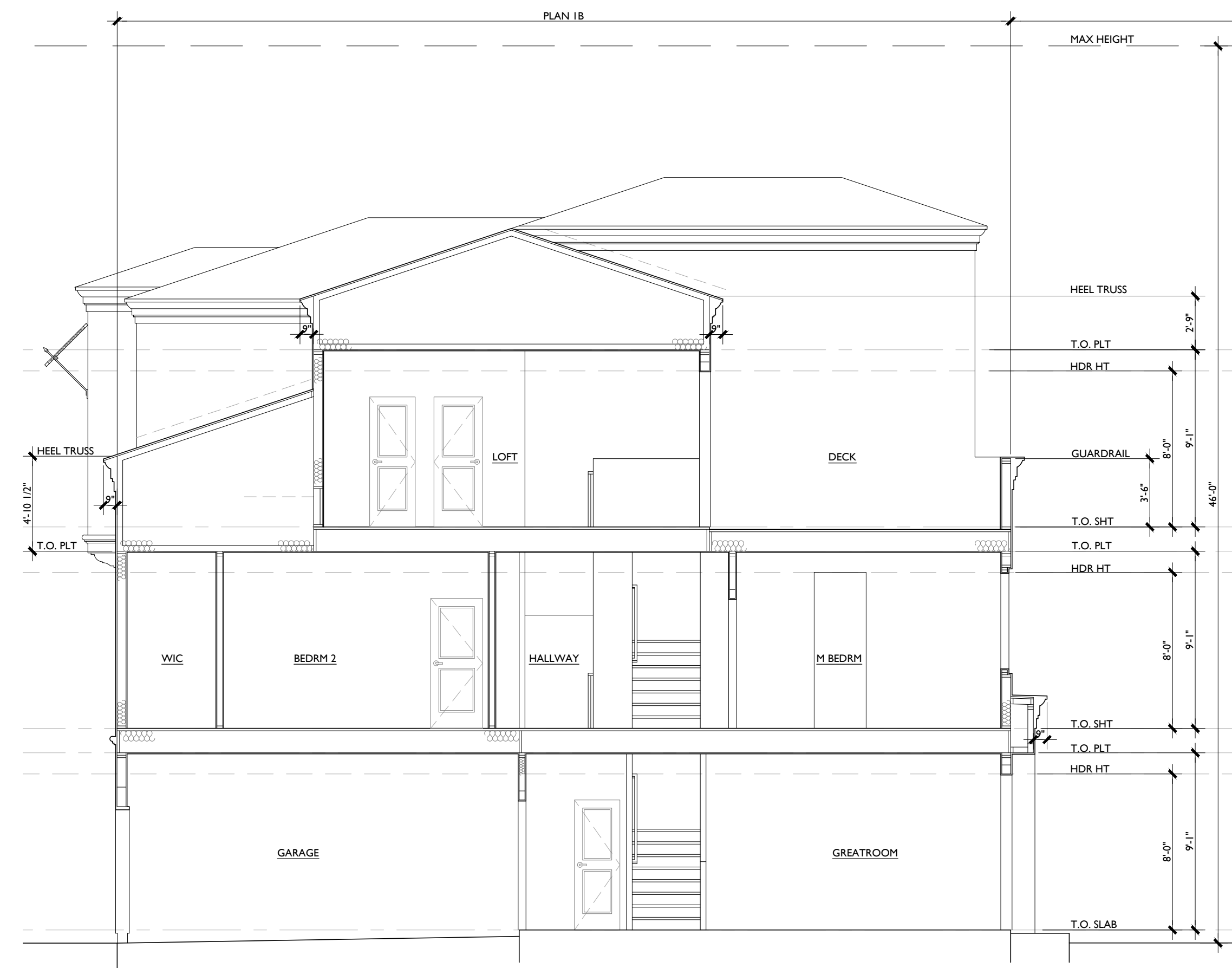


FEBRUARY 25, 2021

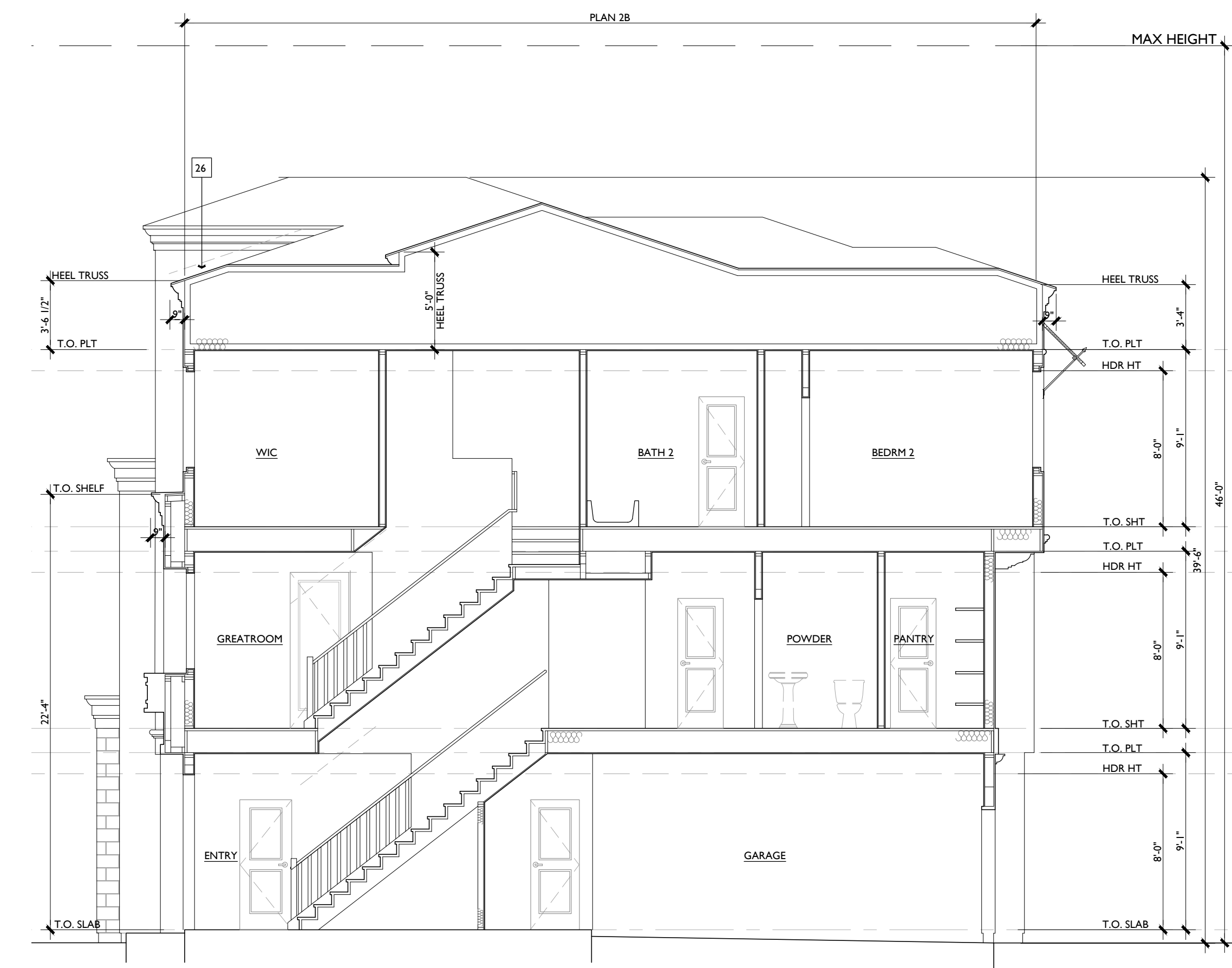
A-16



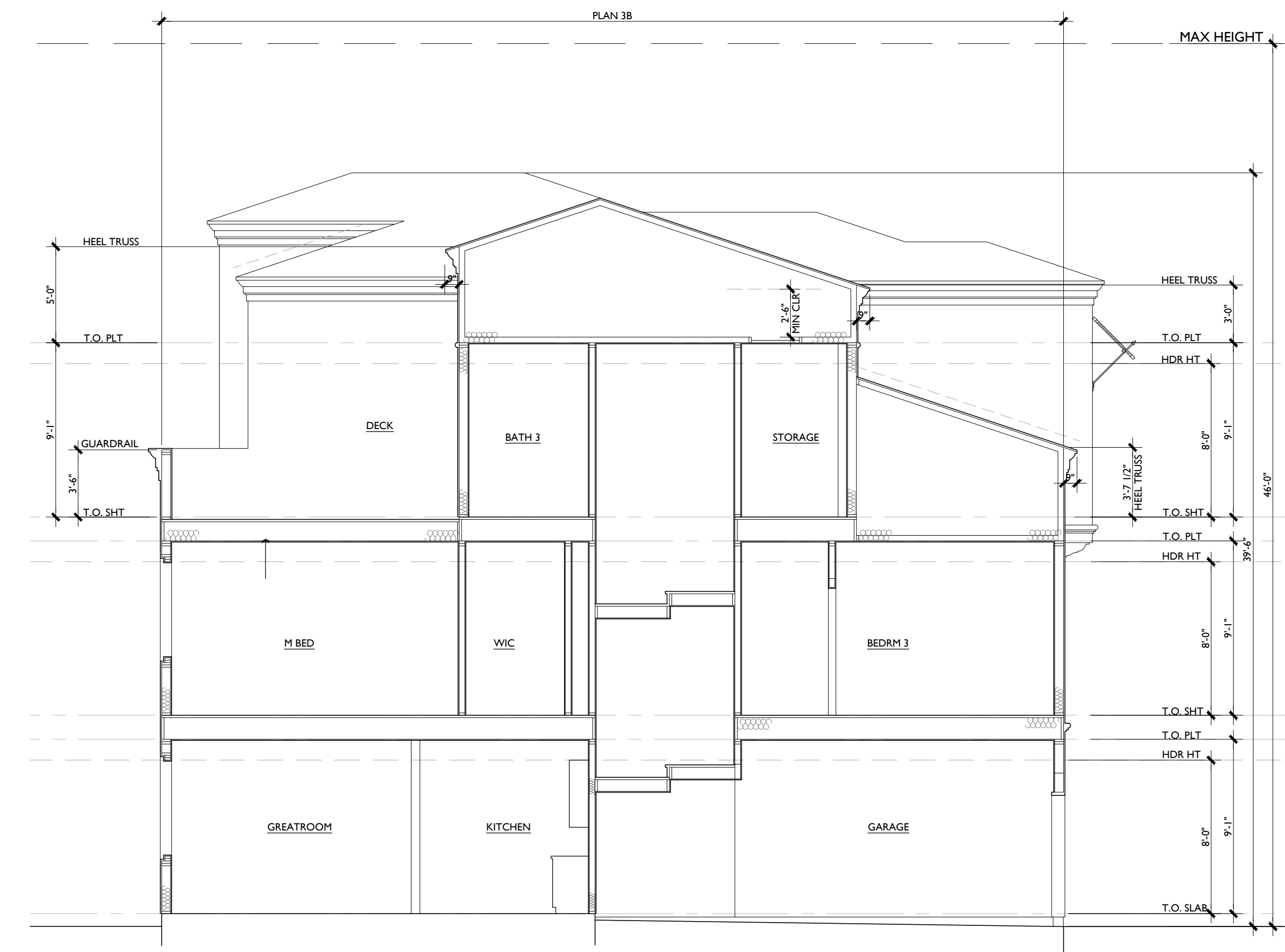
BUILDING SECTION 'A'



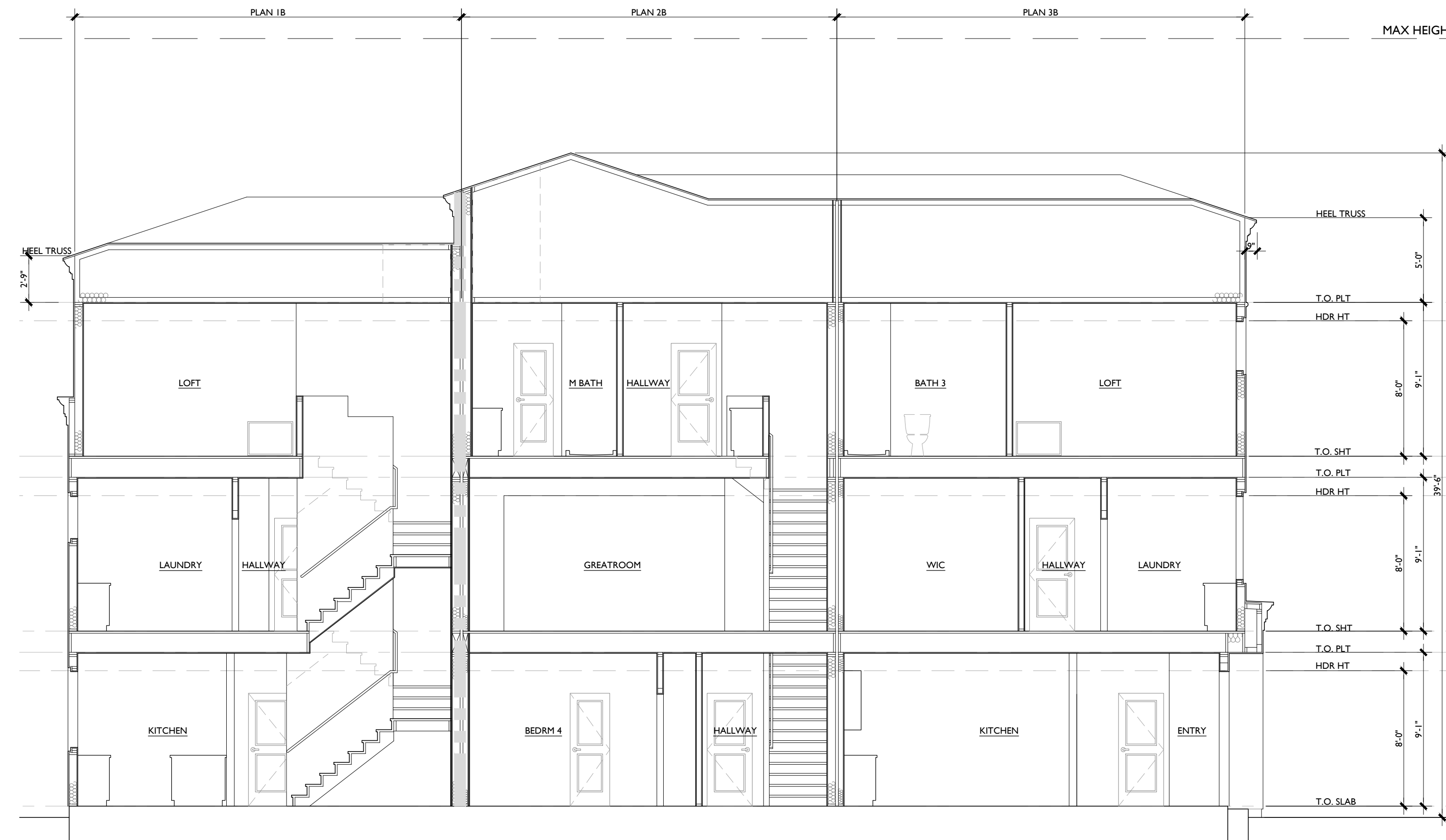
BUILDING SECTION 'B'



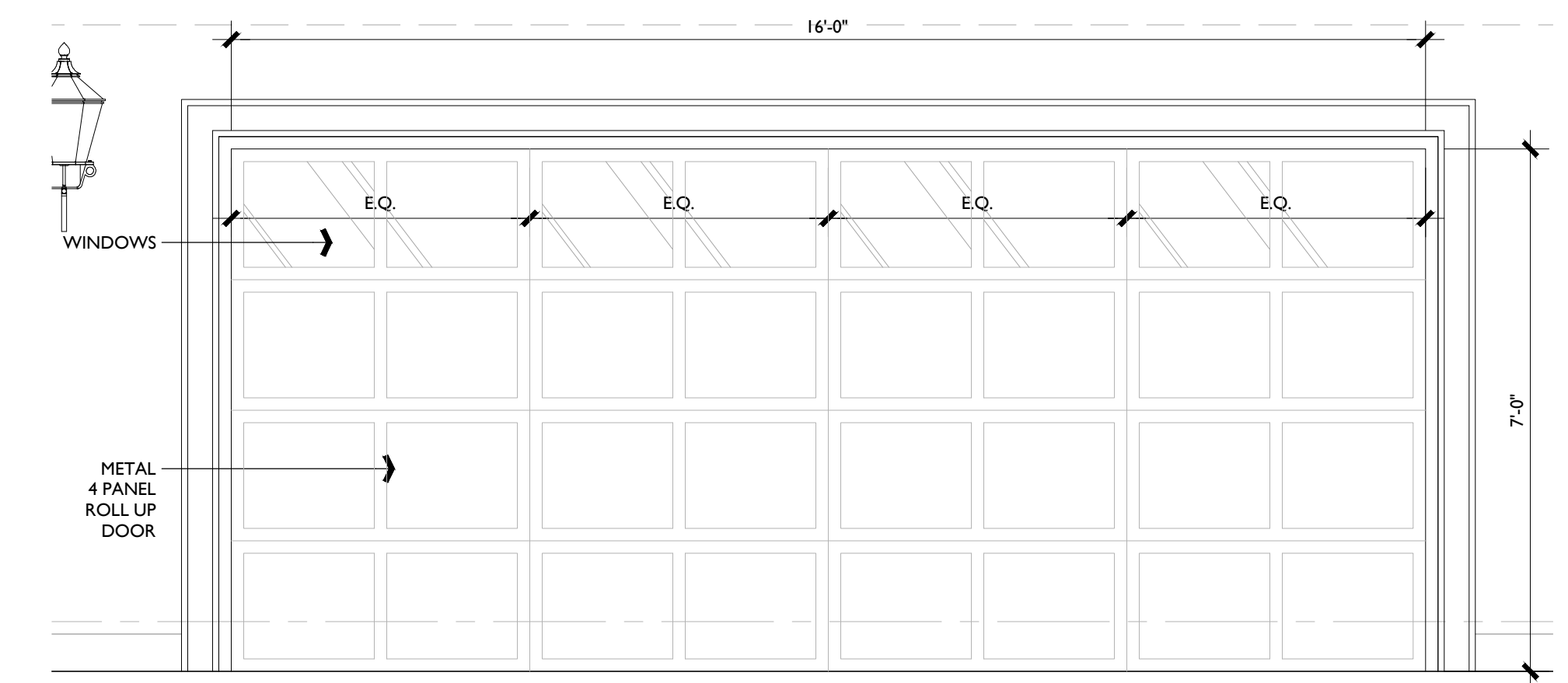
BUILDING SECTION 'C'



BUILDING SECTION 'D'



BUILDING SECTION 'E'



GARAGE DOOR ELEVATION
1/2 = 1'-0"

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

SECTIONS
BUILDING 'B.1'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

0 4 8 16
SCALE: 3/16 = 1'-0"
SUMMA
ARCHITECTURE

FEBRUARY 25, 2021

A-17



AMENITIES SCHEDULE

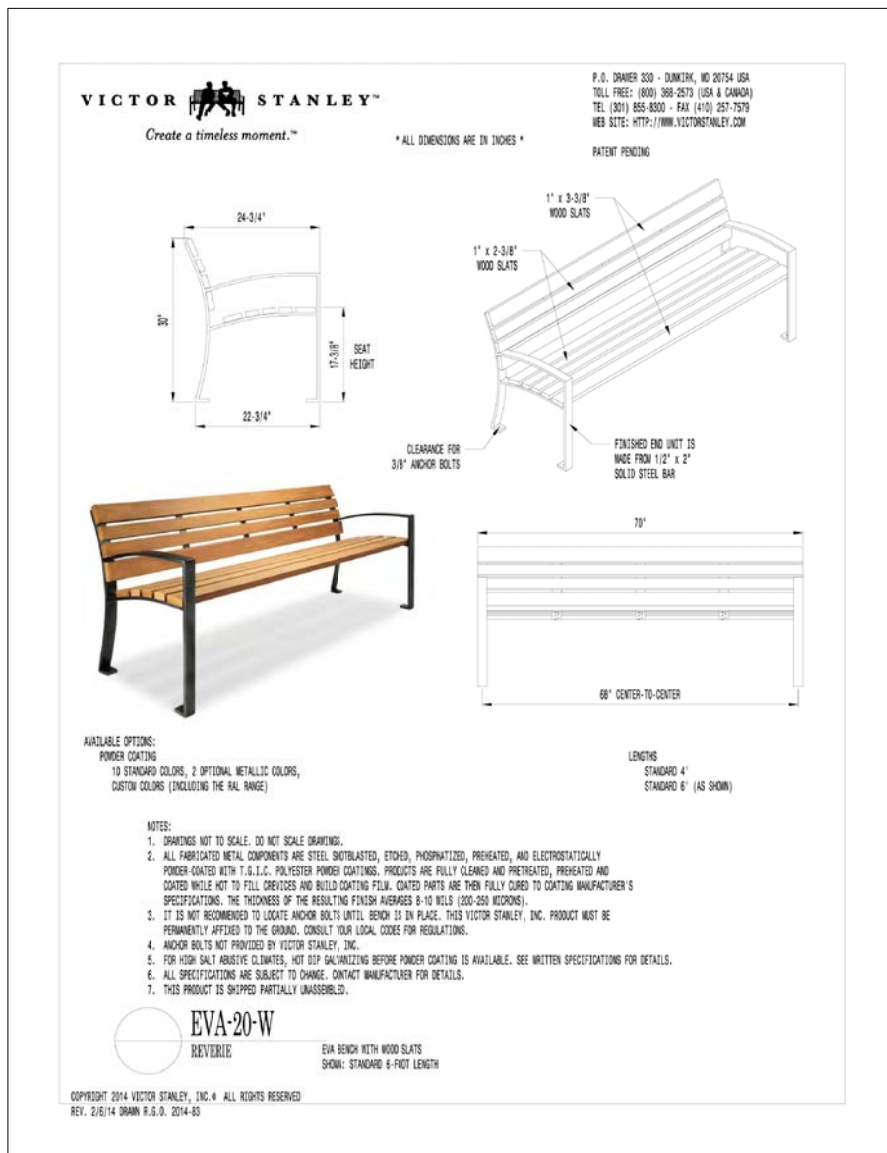
SYMBOL	DESCRIPTION	MODEL #	MANUFACTURER	COLOR
A-01	BENCH	EVA	VICTOR STANLEY	BLACK WITH IPE WOOD
A-02	CAFE TABLE AND CHAIRS	F-4 TABLE SET	VICTOR STANLEY	BLACK WITH IPE
A-03	BBQ	21-00	DUMOR	BLACK
A-04	WASTE RECEPTACLE	SD-42	VICTOR STANLEY	BLACK
A-05	MAIL BOX KIOSK	CONCISE SERIES	REFINED SIGNS AND MAILBOXES	
A-06	HOT ASH RECEPTACLE	Q-PSHA-2842	BY QUICK CRETE PRODUCTS	LATTE / ACID ETCH (C3-T7)
A-07	BIKE RACK	BK-4	VICTOR STANLEY	BLACK
A-09	ADA CAFE TABLE AND (3) CHAIRS	F-4 TABLE SET	VICTOR STANLEY	BLACK WITH IPE

HARDSCAPE SURFACING SCHEDULE

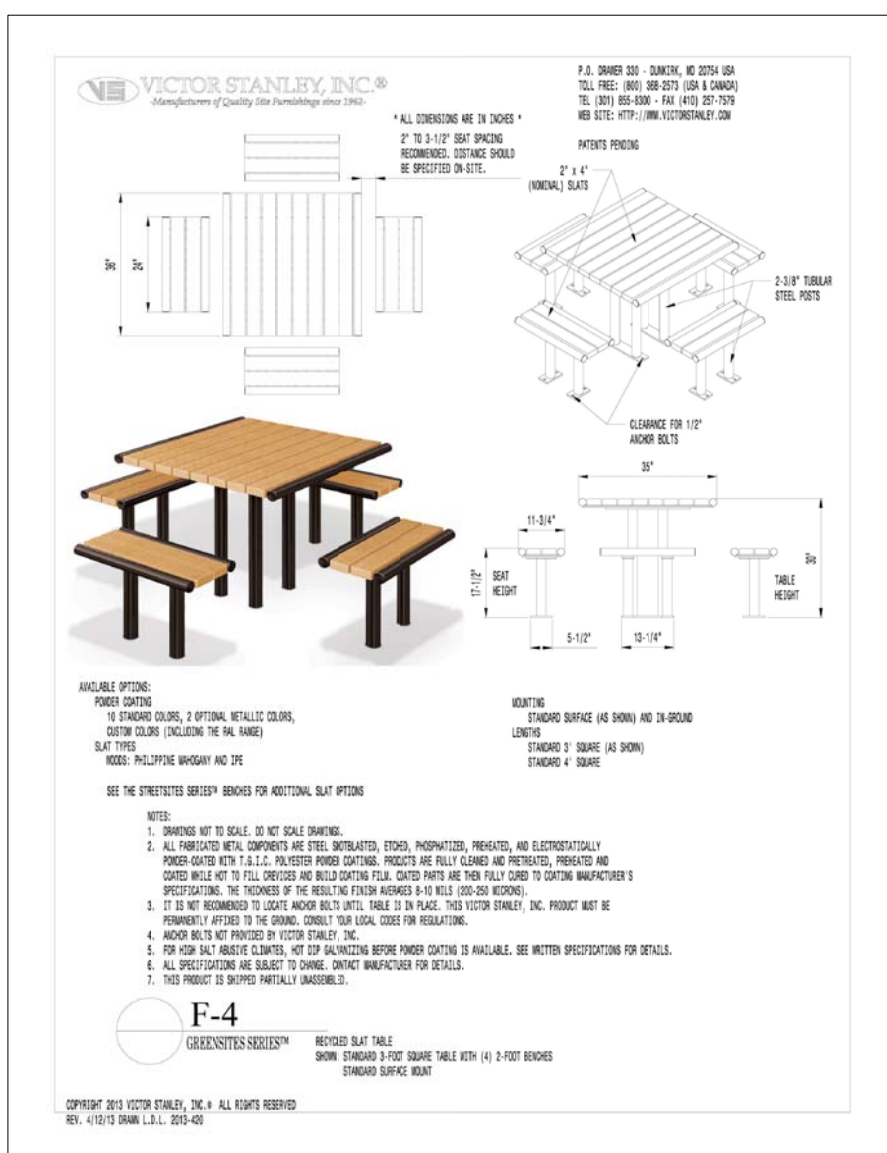
SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
H-01	4" THICK STANDARD CONCRETE	NATURAL GRAY	MEDIUM BROOM	SCORE LINES AS SHOWN
H-02	HOLLAND STONE 1 (NO CHAMFER) PAVERS	ANTIQUE BROWN	HERRINGBONE PATTERN	BY ACKERSTONE
H-03	8 CM VEHICULAR - HOLLAND STONE 1 (NO CHAMFER) PAVERS	ANTIQUE BROWN	HERRINGBONE PATTERN	BY ACKERSTONE
H-04	STANDARD CONCRETE BANDING	NATURAL GRAY	TOP CAST # 3	
H-05	PRIVATE CONCRETE DRIVEWAY	NATURAL GRAY	MEDIUM BROOM	SCORE LINES AS SHOWN

CONSTRUCTION SCHEDULE

SYMBOL	DESCRIPTION	MATERIAL	COLOR/FINISH	REMARKS
C-01	TUBULAR STEEL GAS MEETER SCREEN	TUBULAR STEEL	TO MATCH ARCHITECTURE	PLANT WITH VINES
C-02	MOW CURB	CONCRETE	NATURAL GRAY	MEDIUM BROOM FINISH
C-03	CONCRETE STEPS	NATURAL GRAY CONCRETE	MEDIUM BROOM FINISH	
C-04	STAIR HANDRAIL	TUBULAR STEEL	BLACK	
C-05	36" HIGH FENCE	STEEL	BLACK	BY AMERISTAR



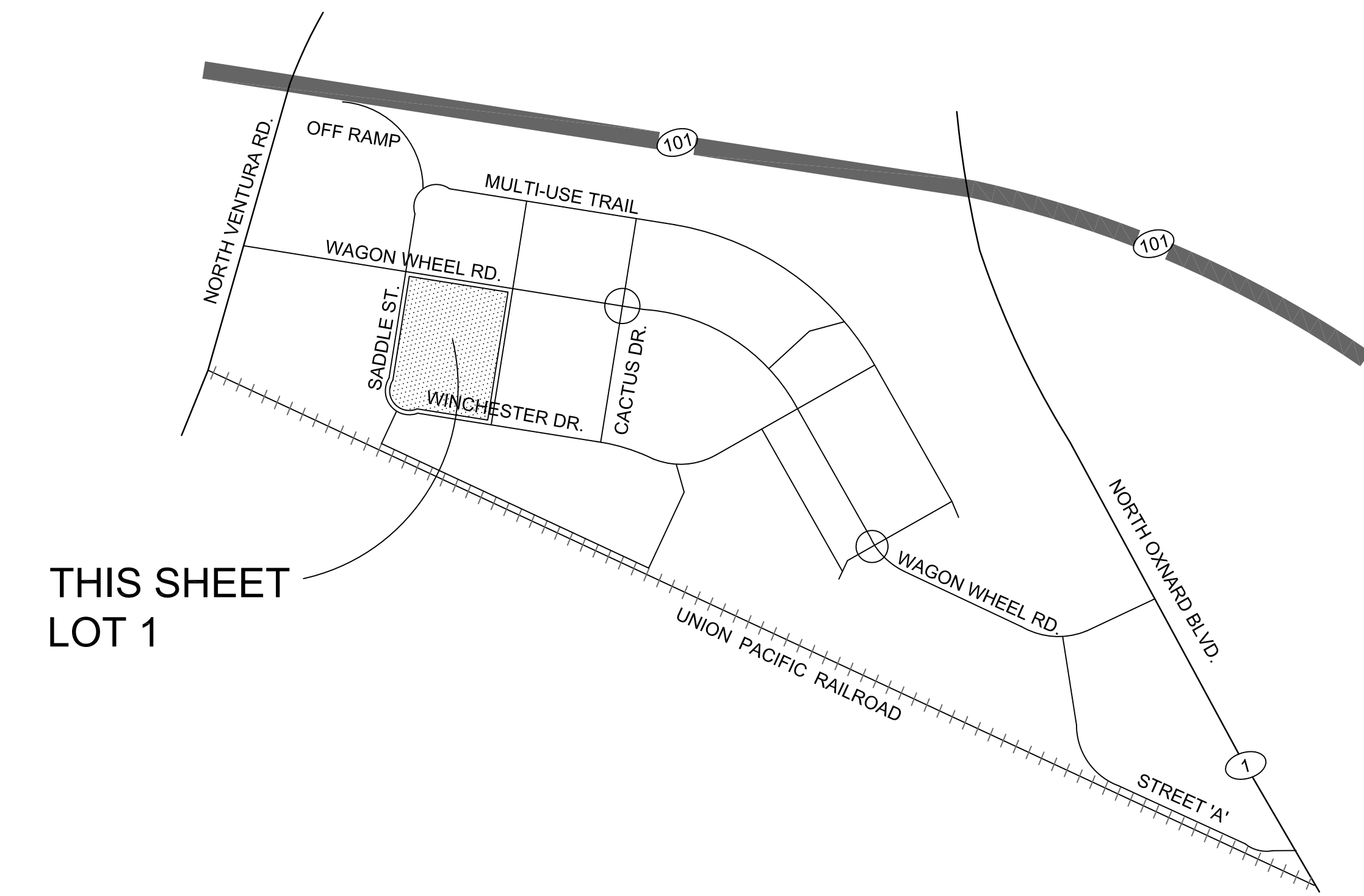
EVA BENCH IN 2' AND 6' LENGTHS
BY VICTOR STANLEY
COLOR: BLACK FRAME / IPE WOOD SLATS



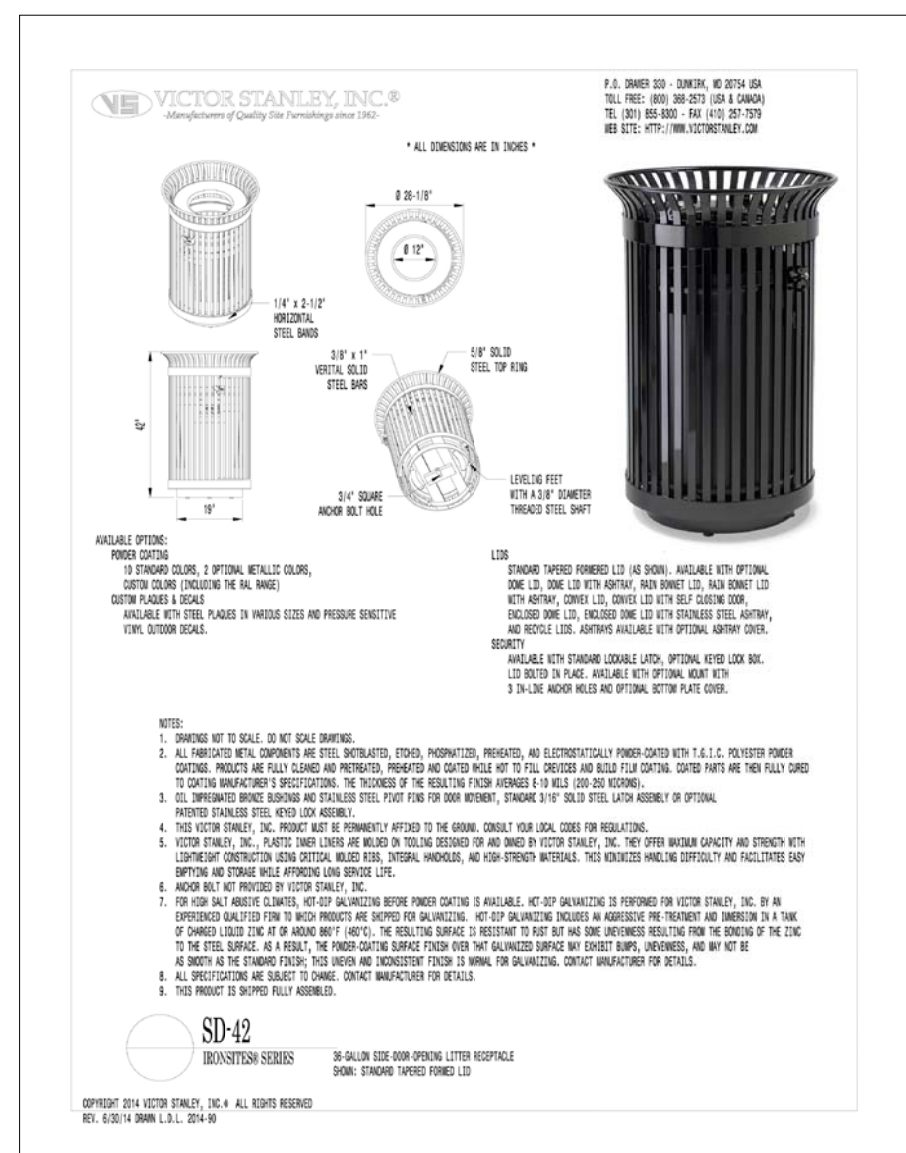
F-4 TABLE SET
BY VICTOR STANLEY
COLOR: BLACK FRAME / IPE WOOD SLATS



POST MOUNTED BBQ
BY DUMOR
COLOR: BLACK



THIS SHEET
LOT 1



SD-42 TRASH & RECYCLING RECEPTACLE
BY VICTOR STANLEY
COLOR: BLACK



BK-4 BIKE RACK (7 BIKES)
BY VICTOR STANLEY
COLOR: BLACK

CONCISE SERIES

SLEEK & STACKABLE - (20 DOOR MAILBOX)

- 20 INCOMING MAIL DOORS
- 1 OUTGOING MAIL SLOT
- 2 PARCEL LOCKERS

STANDARD FEATURES

- Meets or exceeds all USPS® standards. USPS® approved.
- Each locked lock comes with three keys.
- Large capacity outgoing mail collection compartment.
- Overlapping doors on master unit for superior pry resistance.
- Compliant with ADA standards for Accessible Design. All outgoing mail slots meet the 48" High Forward Reach limit. For more details, please request the mailbox SPECIFICATIONS.

EXCLUSIVE FEATURES

- Patented lockers are constructed with durable aluminum panels to resist tampering and bending, and are reinforced with Channel for superior strength.

WARRANTY

Our USPS® Collection mailboxes come with a five (5) year limited warranty against manufacturing defects.

Our USPS® Collection mailboxes come with a five (5) year limited warranty against manufacturing defects.

MAILBOX KIOSK
BY REFINED SIGNS & MAILBOXES

HOT ASH RECEPTACLE

BY QUICK CRETE PRODUCTS

COLOR: C3 (LATTE)
FINISH: T7 (ACID ETCH)

QUICK CRETE
CONCRETE PRODUCTS
HOT ASH CONTAINER (Q-PSHA-2842)

CONSTRUCTION PLAN

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

1/65536" = 1'-0"

1/131072" = 1'-0"

1/262144" = 1'-0"

1/524288" = 1'-0"

1/1048576" = 1'-0"

1/2097152" = 1'-0"

1/4194304" = 1'-0"

1/8388608" = 1'-0"

1/16777216" = 1'-0"

1/33554432" = 1'-0"

1/67108864" = 1'-0"

1/134217728" = 1'-0"

1/268435456" = 1'-0"

1/536870912" = 1'-0"

1/1073741824" = 1'-0"

1/2147483648" = 1'-0"

1/4294967296" = 1'-0"

1/8589934592" = 1'-0"

1/17179869184" = 1'-0"

1/34359738368" = 1'-0"

1/68719476736" = 1'-0"

1/137438953472" = 1'-0"

1/274877906944" = 1'-0"

1/549755813888" = 1'-0"

1/1099511627776" = 1'-0"

1/2199023255552" = 1'-0"

1/4398046511104" = 1'-0"

1/8796093022208" = 1'-0"

1/17592186044416" = 1'-0"

1/35184372088832" = 1'-0"

1/70368744177664" = 1'-0"

1/140737488355328" = 1'-0"

1/281474976710656" = 1'-0"

1/562949953421312" = 1'-0"

1/1125899906842624" = 1'-0"

1/2251799813685248" = 1'-0"

1/4503599627370496" = 1'-0"

1/9007199254740992" = 1'-0"

1/18014398509481984" = 1'-0"

1/36028797018963968" = 1'-0"

1/72057594037927936" = 1'-0"

1/144115188075855872" = 1'-0"

1/288230376151711744" = 1'-0"

1/576460752303423488" = 1'-0"

1/1152921504606846976" = 1'-0"

1/2305843009213693952" = 1'-0"

1/4611686018427387904" = 1'-0"

1/9223372036854775808" = 1'-0"

1/18446744073709551616" = 1'-0"

1/36893488147419103232" = 1'-0"

1/73786976294838206464" = 1'-0"

1/147573952589676412928" = 1'-0"

1/295147905179352825856" = 1'-0"

1/590295810358705651712" = 1'-0"

1/1180591620717411303424" = 1'-0"

1/2361183241434822606848" = 1'-0"

1/4722366482869645213696" = 1'-0"

1/9444732965739290427392" = 1'-0"

1/18889465931478580854784" = 1'-0"

1/37778931862957161709568" = 1'-0"

1/75557863725914323419136" = 1'-0"

1/151115727451828646838272" = 1'-0"

1/302231454903657293676544" = 1'-0"

1/604462909807314587353088" = 1'-0"

1/1208925819614629174706176" = 1'-0"

1/2417851639229258349412352" = 1'-0"

1/4835703278458516698824704" = 1'-0"

1/9671406556917033397649408" = 1'-0"

1/19342813113834066795298816" = 1'-0"

1/38685626227668133590597632" = 1'-0"

1/77371252455336267181195264" = 1'-0"

1/154742504910672534362390528" = 1'-0"

1/309485009821345068724781056" = 1'-0"

1/618970019642690137449562112" = 1'-0"

1/1237940039285380274899124224" = 1'-0"

1/2475880078570760549798248448" = 1'-0"

1/4951760157141521099596496896" = 1'-0"

1/9903520314283042199192993792" = 1'-0"

1/19807040628566084398385987584" = 1'-0"

1/39614081257132168796771975168" = 1'-0"

1/79228162514264337593543950336" = 1'-0"

1/158456325028528675187087900672" = 1'-0"

1/316912650057057350374175801344" = 1'-0"

1/633825300114114700748351602688" = 1'-0"

1/1267650600228229401496703205376" = 1'-0"

1/2535301200456458802993406410752" = 1'-0"

1/5070602400912917605986812821504" = 1'-0"

1/10141204801825835211973625643008" = 1'-0"

1/20282409603651670423947251286016" = 1'-0"

1/40564819207303340847894502572032" = 1'-0"

1/81129638414606681695789005144064" = 1'-0"

1/162259276829213363391780010288128" = 1'-0"

1/324518553658426726783560020576256" = 1'-0"

1/649037107316853453567120041152512" = 1'-0"

1/1298074214633706907134240822300224" = 1'-0"

1/2596148429267413814268481644600448" = 1'-0"

1/5192296858534827628536963289200896" = 1'-0"

1/1038459371706965525707392657841792" = 1'-0"

1/2076918743413931051414785315683584" = 1'-0"

1/4153837486827862102829570631367168" = 1'-0"

1/8307674973655724205659141262734336" = 1'-0"

1/1661534994731144841131828252548672" = 1'-0"

1/3323069989462289682263656505097344" = 1'-0"

1/6646139978924579364527313010194688" = 1'-0"

1/1329227995784915872905462602038912" = 1'-0"

1/2658455991569831745810925204077824" = 1'-0"

1/5316911983139663491621850408155648" = 1'-0"

1/1063382396627932698324370081631296" = 1'-0"

1/2126764793255865396648740163262592" = 1'-0"

1/4253529586511730793297480326525184" = 1'-0"

1/8507059173023461586594960653050368" = 1'-0"

1/17014118346046923173189921306100736" = 1'-0"

1/34028236692093846346379842612201472" = 1'-0"

1/68056473384187692692759685224402944" = 1'-0"

1/136112946768375385385519370448805888" = 1'-0"

1/272225893536750770771038740897611776" = 1'-0"

1/544451787073501541542177481795223552" = 1'-0"

1/1088903574147003083084354935990447104" = 1'-0"

1/2177807148294006166168709871980894208" = 1'-0"

1/4355614296588012332337419743961788416" = 1'-0"

1/8711228593176024664674839487923576832" = 1'-0"

1/17422457186352049329349678975847553664" = 1'-0"

1/34844914372704098658699357951695107328" = 1'-0"

1/69689828745408197317398795903390214656" = 1'-0"

1/13937965749081639463479759800678428912" = 1'-0"

1/27875931498163278926959519601356857824" = 1'-0"

1/55751862996326557853919039202713715648" = 1'-0"

1/111503725992653115707838078405427431296" = 1'-0"

1/223007451985306231415676156810854862592" = 1'-0"

1/44601490397061246283135231362170925184" = 1'-0"

1/89202980794122492566270462724341850368" = 1'-0"

1/178405961588244985132540925448683700736" = 1'-0"

1/356811923176489970265081850897367401472" = 1'-0"

1/713623846352979940530163701794734802944" = 1'-0"

1/1427247692705959881060327403589469605888" = 1'-0"

1/2854495385411919762120654807178939211776" = 1'-0"

1/570899077082383952424130961435787843552" = 1'-0"

1/1141798154164767904848261922871575687104" = 1'-0"

1/2283596308329535809696523845743151374208" = 1'-0"

1/4567192616659071619393047691486302748416" = 1'-0"

1/9134385233318143238786095382972605496832" = 1'-0"

1/1826877046663628647757218076594521093664" = 1'-0"

1/3653754093327257295514436153189042187328" = 1'-0"

1/7307508186654514591028872306378084374656" = 1'-0"

1/1461501637330902918205774461275616874912" = 1'-0"

1/2923003274661805836411548852551233749824" = 1'-0"

1/5846006549323611672823097705102467498496" = 1'-0"

1/11692013098647223345646195402204934996992" = 1'-0"

1/23384026197294446691292390804409869993984" = 1'-0"

1/46768052394588893382584781608819739987968" = 1'-0"

1/93536104789177786765169563217639479975936" = 1'-0"

1/187072209578355573530339126435278959951872" = 1'-0"

1/374144419156711147060678252870557919903744" = 1'-0"

1/748288838313422294121356505741115839807488" = 1'-0"

1/1496577676626844588242713011422316797614976" = 1'-0"

1/299315535325368917648542602284463555322992" = 1'-0"

1/598631070650737835297085204568927106645984" = 1'-0"

1/1197262141301475670594170409137854213291872" = 1'-0"

1/2394524282602951341188340818275688426583744" = 1'-0"

1/4789048565205902682376681636551376853167488" = 1'-0"

1/9578097130411805364753363273102753666334976" = 1'-0"

1/19156194260823608729506726546205507332669952" = 1'-0"

1/38312388521647217459013453092401014665339904" = 1'-0"

1/76624777043294434918026906184802029330679808" = 1'-0"

1/15324955408658886983605381236960405866135712" = 1'-0"

1/306499108173177739672107624739208117322711424" = 1'-0"

1/61299821634635547934421524947841622444282848" = 1'-0"

1/122599643269271095868843049895683244888565792" = 1'-0"

1/245199286538542191737686099791366489777131456" = 1'-0"

1/490398573077084383475372199582732979554262912" = 1'-0"

1/980797146154168766950744399165465959108525824" = 1'-0"

1/1961594292288337533901488798330931918217051536" = 1'-0"

1/3923188584576675067802977596661863836434103072" = 1'-0"

1/7846377169153350135605955193323727672868206144" = 1'-0"

1/156927543383067002712011910666464553457364128" = 1'-0"

1/31385508676613400542402382133292910691472256" = 1'-0"

1/62771017353226801084804764266585821382944512" = 1'-0"

1/12554203470645360216960952533317164657888224" = 1'-0"

1/25108406941290720433921905066634329315776448" = 1'-0"

1/50216813882581440867843810133268658631552896" = 1'-0"

1/100433627765162881737687620266537172623117952" = 1'-0"

1/20086725553032576347537524053307434524623584" = 1'-0"

1/40173451106065152695075048106614869049247168" = 1'-0"

1/80346902212130305390150096213229738098494336" = 1'-0"

1/160693804424260610780300192426497461968988672" = 1'-0"

1/321387608848521221560600384852994923937977344" = 1'-0"

1/642775217697042443121200769705989847875954688" = 1'-0"

1/128555043539408488624240153941197969575191376" = 1'-0"

1/257110087078816977248480307882395939150382752" = 1'-0"

1/51422017415763395449696061576479187830076544" = 1'-0"

1/102844034831526790899392123552958375660153088" = 1'-0"

1/205688069663053581798784247105907513320306176" = 1'-0"

1/411376139326107163597568494211815026640612352" = 1'-0"

1/82275227865221432719513698842363005328124704" = 1'-0"

1/164550455730442865439027397644726010656249408" = 1'-0"

1/329100911460885730878054795289452021312498176" = 1'-0"

1/65820182292177146175610959057890404262499328" = 1'-0"

1/131640364584354292351221981157808808524998656" = 1'-0"

1/263280729168708584702443962315617717049997312" = 1'-0"

1/52656145833741716940488792463123543409998624" = 1'-0"

1/105312291667435433880977589262446886819997248" = 1'-0"

1/210624583334870867761955178524893773639994496" = 1'-0"

1/421249166669741735523910357049787547279988992" = 1'-0"

1/842498333339483471047820714099575094559977984" = 1'-0"

1/1684996666778966942095641428199150189119975968" = 1'-0"

1/3369993333557933884191282856398300378239951936" = 1'-0"

1/6739986667115867768382565712796600756479903872" = 1'-0"

1/13479973334231735537765134255593201512959807744" = 1'-0"

1/26959946668463471075532268511186403025919615488" = 1'-0"

1/53919893336926942151104537022372806051839230976" = 1'-0"

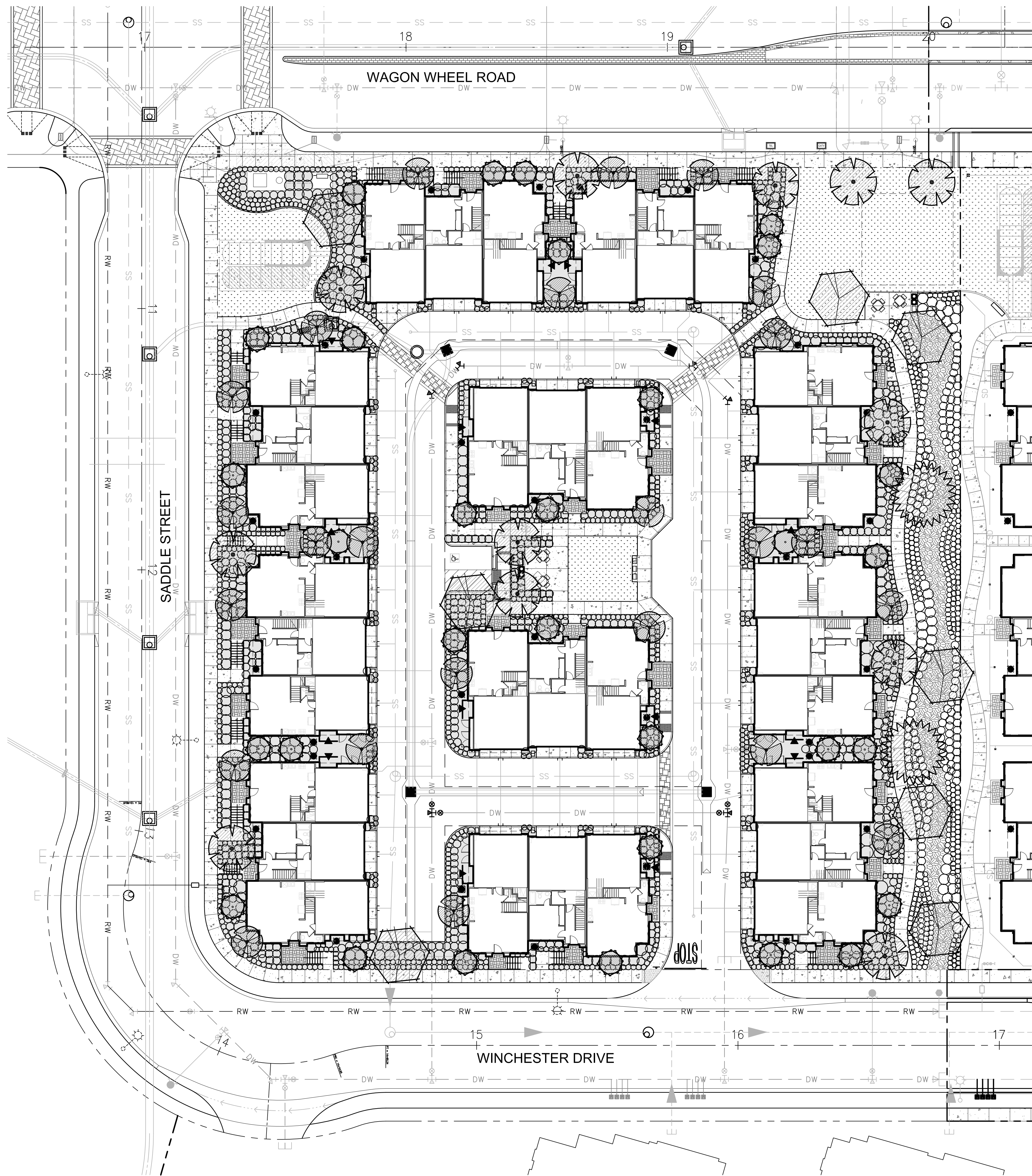
1/107839786673853884302209074044756121036678461952" = 1'-0"

1/215679573347707768604418148089512242073372831904" = 1'-0"

1/431359146695415537208836296179024484146674463808" = 1'-0"

1/862718293390831074417672592358048968293349267616" = 1'-0"

1/1725436586781662148835345184



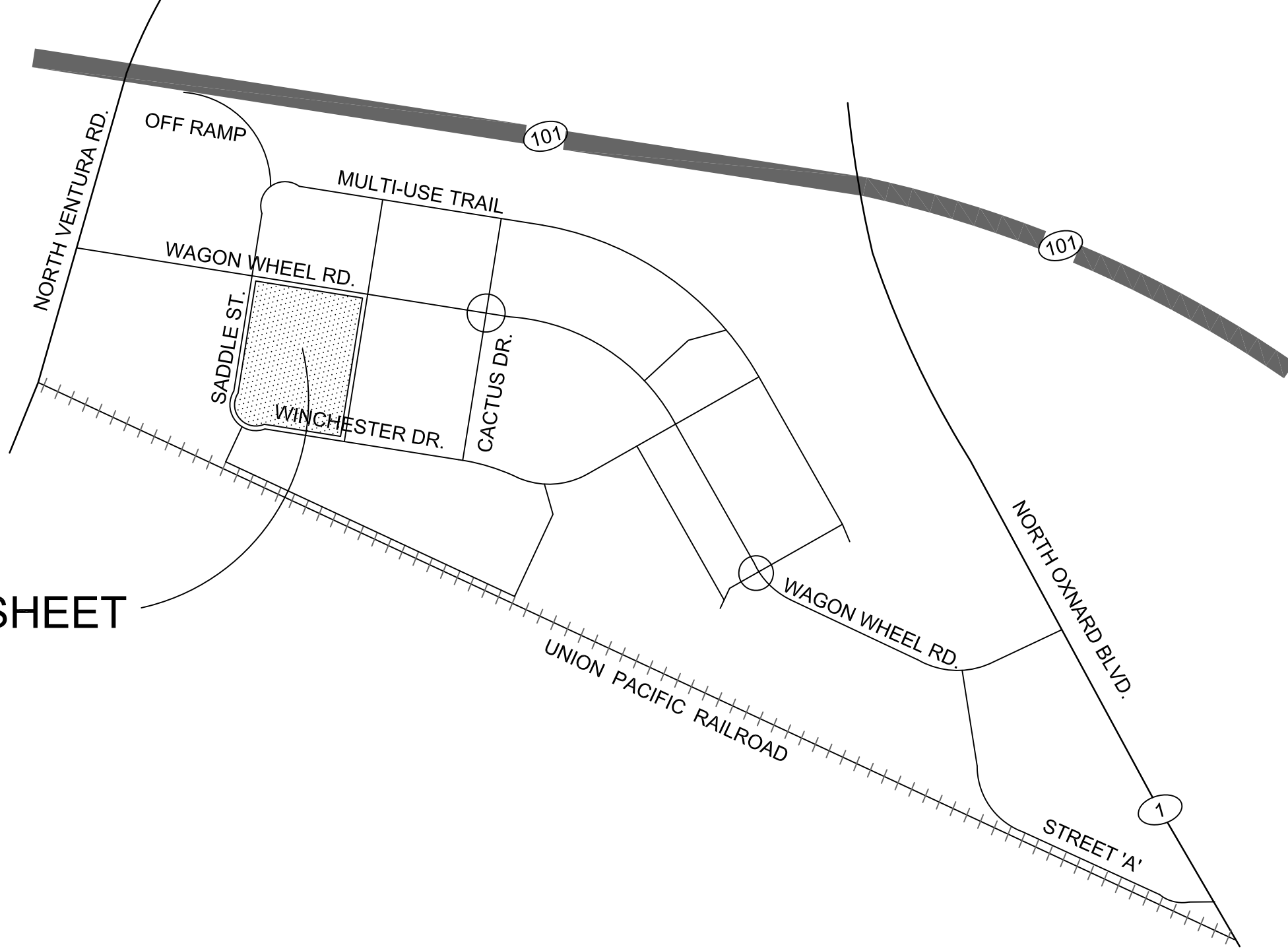
LANDSCAPE CONCEPT:
This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a consistent theme across the site consisting of informal massings of lush plantings backed by clipped evergreen foundation hedges. Columnar trees will provide vertical elements to accent the architecture. Maintenance and longevity of plant material has been taken into consideration. High water use turf grass will be limited to 20% of the area and used only in functional areas, 30% of plantings will be from the WUCOLS low water use category and used in open space areas, and slopes. Shade trees are used in the parking lot to provide shade coverage. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Oxnard Landscape Guidelines.

IRRIGATION CONCEPT:
The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All planters will use drip line with an irrigation efficiency of .81 (per MWELO). Turf will use rotary nozzles with an irrigation efficiency of .75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Oxnard Landscape Guidelines including Ordinance No. 2822.

1. We have reviewed the civil engineering drawings and the NPDES requirements do not conflict with the city's landscape requirements.
2. All landscaping and irrigation comply with Ordinance No. 2822.

SHRUB LEGEND	
SYMBOL	DESCRIPTION
	FOREGROUND SHRUB (FG)
	MID-GROUND SHRUB (MG)
	BACKGROUND SHRUB (BG)
	ACCENT SHRUB (A)
	GRASSES (G)

THIS SHEET
LOT 1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	36"BOX	M
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM SOUTHERN MAGNOLIA	48"BOX	M
	PINUS ELДАРICA AFGHAN PINE	36"BOX	L
	PLATANUS ACERIFOLIA 'BLOODGOOD' CALIFORNIA SYCAMORE	48"BOX	M
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	M

VINE/ESPAlier	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	L	
	PARTHENOISSUS TRICUSPIDATA	JAPANESE CREEPER	5 GAL	L	

PARKING LOT SHADE AND LANDSCAPE CALCULATIONS

TOTAL PARKING LOT AREA = 305 SF

REQUIRED:
SHADE = 30% OF TOTAL PARKING LOT AREA TO BE SHADED
LANDSCAPE = 5% OF TOTAL PARKING LOT AREA TO BE LANDSCAPED

PROVIDED:
SHADE = 32% OF TOTAL PARKING LOT AREA SHADED (106 SF)
LANDSCAPE = 11% OF TOTAL PARKING LOT AREA LANDSCAPED (xxx SF)

NOTE: PARKING LOT LANDSCAPE AREAS BORDERED BY A 6" CURB

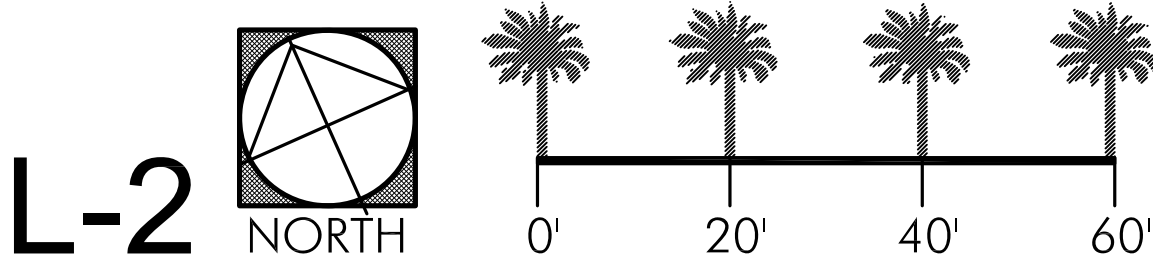
	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
(FG)	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	5 GAL	M
(A)	AGAVE ATTENUATA	AGAVE	15 GAL	L
(FG)	ALOE STRIATA	CORAL ALOE	5 GAL	L
(MG)	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	L
(G)	BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL	L
(MG)	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD	5 GAL	L
(FG)	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1 GAL	L
(MG)	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
(BG)	FATSIA JAPONICA	JAPANESE FATSIA	15 GAL	M
(BG)	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	L
(FG)	HEMEROCALLIS X 'CRYSTAL CUPID'	EVERGREEN DWARF DAYLILY	5 GAL	M
(G)	JUNCUS PATENS	GREY RUSH	5 GAL	L
(BG)	LIGUSTRUM TEXANUM	TEXAS PRIVET	15 GAL	L
(G)	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L
(MG)	NEPHROLEPIS EXALTATA	BOSTON FERN	5 GAL	M
(MG)	PENNISETUM SETACEUM 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
(MG)	PHILODENDRON SELLOUM 'XANADU'	SPLIT LEAF PHILODENDRON	5 GAL	M
(BG)	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL	L
(MG)	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	L
(BG)	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL	L
(BG)	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY	15 GAL	L
(MG)	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	15 GAL	L
(FG)	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
(A)	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL	L
(FG)	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	M

THE VILLAGE AT OXNARD, LOT 1 LANDSCAPE PLAN

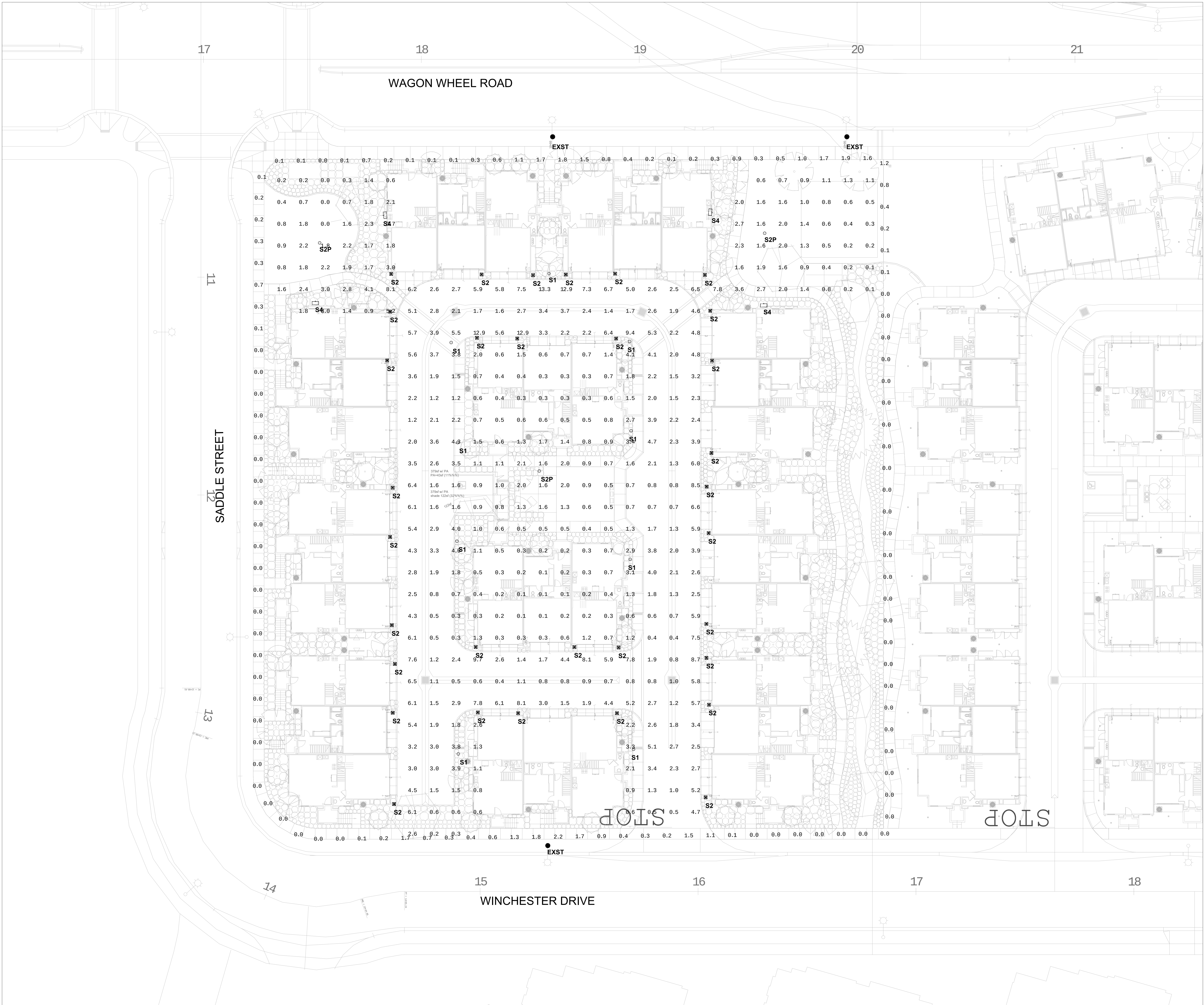


310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

DDR CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR OAKWOOD COMMUNITIES



64 MAXWELL, IRVINE, CA 92618 PH: (949) 719-9040
February 18, 2021



PROJECT NAME

Wagon Wheel Lot 1

Oxnard, CA

03.01.2021

Lighting Design:



BRUNO BARRAGAN - RMO
2100 Goodyear Ave. #3, Ventura, CA 93003
(805) 676-1029 - Lic. 952808

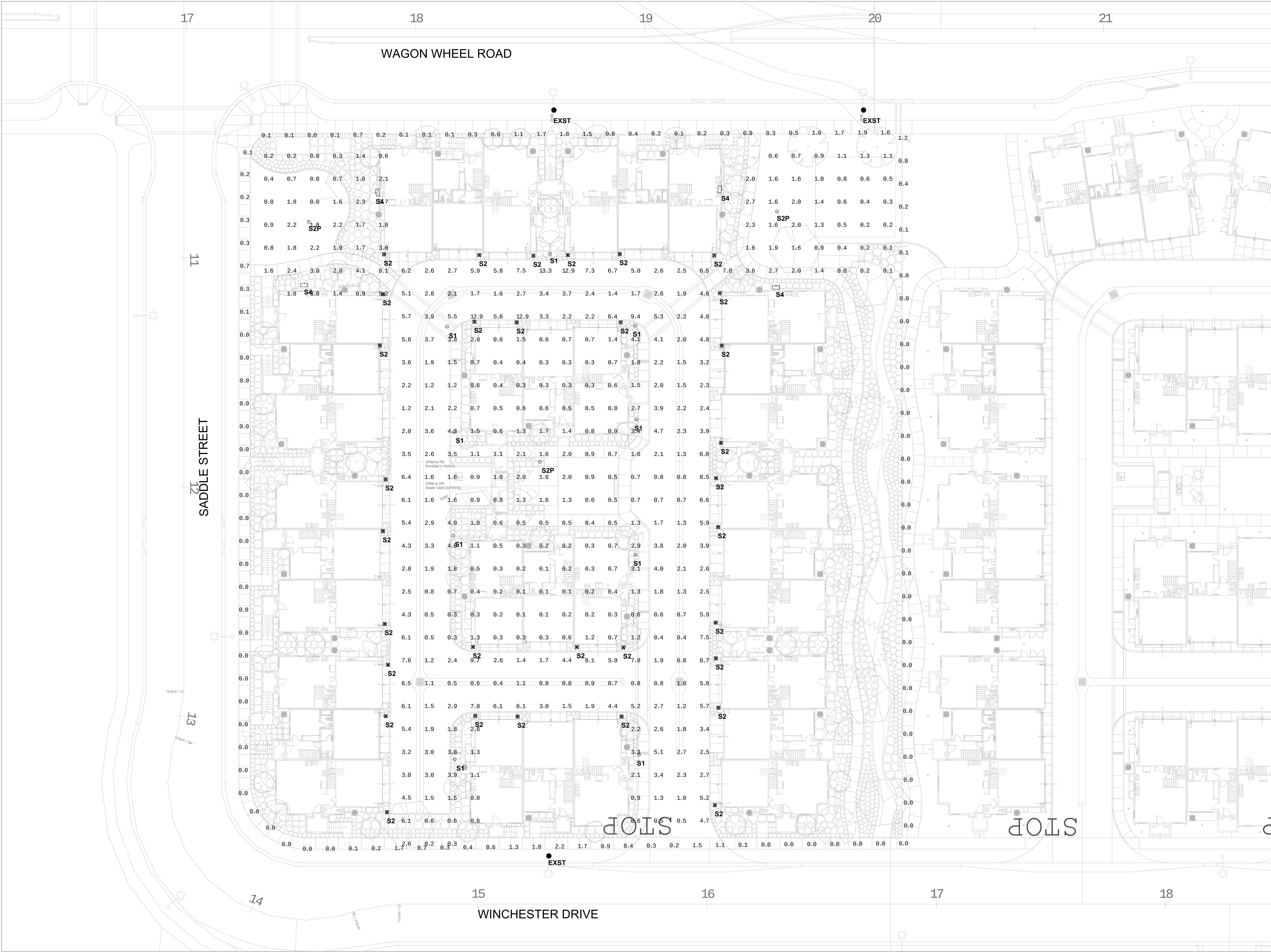
Oakwood Communities, Inc.
64 MAXWELL
IRVINE, CALIFORNIA
92618
(949) 719-9040

E1: Site Lighting
Cut Sheets Lot 1

Scale
3/4" = 1'-0"

Sheet

ESL-1



Luminaire Schedule							
Symbol	Tag	Qty	Label	Arrangement	Total Lamp Lumens	MH'	Description
	S2	32	CLA-M-T3-16L-35-30K	SINGLE	N.A.	6.6'	LANTERN TYPE WALL SCONCE TYPE 3 DISTRIBUTION
	S3W	4	WSR_LED_1_10A700_30K_SR2_MVOL	SINGLE	N.A.	10'	WSR LED 1 10A700_30K SR2 MVOLT-wallpackII
	EXST	3	CAL-1-T5-48L-35-30K	SINGLE	N.A.	16'	Existing Acorn Street Light
	S1	9	CAL-S-T3-16L-7-30K	SINGLE	N.A.	12'	NLS- Pedestrian Pole Bell Shaped LED Luminaire type 3 Distribution
	S2P	2	CAL-S-T5-16L-7-30K	SINGLE	N.A.	12'	NLS- Pedestrian Pole Bell Shaped LED Luminaire type 5 distribution

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Lot 1	Illuminance	Fc	2.25	13.3	0.0	N.A.
Lot 1 Property Line	Illuminance	Fc	0.33	2.2	0.0	N.A.

PROJECT NAME

Wagon Wheel Lot 1

Oxnard, CA

03.01.2021

Lighting Design:



BRUNO BARRAGAN - RMO
2100 Goodyear Ave. #3, Ventura, CA 93003
(805) 676-1029 - Lic. 952808

Oakwood Communities, Inc.
64 MAXWELL
IRVINE, CALIFORNIA
92618
(949) 719-9040

E2: Site Lighting
Cut Sheets Lot 1

Scale
3/4" = 1'-0"

Sheet

ESL-2

s1 - Pedestrian Pole Bell Shaped LED Luminaire MH 12'

CALIFORNIA SMALL

SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tool, manufactured and assembled in the USA.

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

LED	Wattage	Wattage	Wattage
500 milliwatts	10w	20w	30w
500 milliwatts	20w	40w	60w
500 milliwatts	20w	70w	100w
500 milliwatts	20w	70w	100w

Project Name: _____ Type: _____

Cat #	Top	Shade	Light Dist	# of LEDs	Milliwatts	Kelvin	Volts	Mount	Color	Options
California Small (CAL-S)	Top 1 (T1)	Shade 1 (S1)	Type 2 (T2)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	Black (BLK)	House Side Shield (HSS)
	Top 2 (T2)	Shade 2 (S2)	Type 3 (T3)	32 (32L)	500 (500W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 3 (T3)	Shade 3 (S3)	Type 4 (T4)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 4 (T4)	Shade 4 (S4)	Type 5 (T5)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 5 (T5)	Shade 5 (S5)	Type 6 (T6)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 6 (T6)	Shade 6 (S6)	Type 7 (T7)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 7 (T7)	Shade 7 (S7)	Type 8 (T8)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 8 (T8)	Shade 8 (S8)	Type 9 (T9)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 9 (T9)	Shade 9 (S9)	Type 10 (T10)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 10 (T10)	Shade 10 (S10)	Type 11 (T11)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 11 (T11)	Shade 11 (S11)	Type 12 (T12)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 12 (T12)	Shade 12 (S12)	Type 13 (T13)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 13 (T13)	Shade 13 (S13)	Type 14 (T14)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 14 (T14)	Shade 14 (S14)	Type 15 (T15)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 15 (T15)	Shade 15 (S15)	Type 16 (T16)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 16 (T16)	Shade 16 (S16)	Type 17 (T17)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 17 (T17)	Shade 17 (S17)	Type 18 (T18)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 18 (T18)	Shade 18 (S18)	Type 19 (T19)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 19 (T19)	Shade 19 (S19)	Type 20 (T20)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 20 (T20)	Shade 20 (S20)	Type 21 (T21)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 21 (T21)	Shade 21 (S21)	Type 22 (T22)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 22 (T22)	Shade 22 (S22)	Type 23 (T23)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 23 (T23)	Shade 23 (S23)	Type 24 (T24)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 24 (T24)	Shade 24 (S24)	Type 25 (T25)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 25 (T25)	Shade 25 (S25)	Type 26 (T26)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 26 (T26)	Shade 26 (S26)	Type 27 (T27)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 27 (T27)	Shade 27 (S27)	Type 28 (T28)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 28 (T28)	Shade 28 (S28)	Type 29 (T29)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 29 (T29)	Shade 29 (S29)	Type 30 (T30)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 30 (T30)	Shade 30 (S30)	Type 31 (T31)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 31 (T31)	Shade 31 (S31)	Type 32 (T32)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 32 (T32)	Shade 32 (S32)	Type 33 (T33)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 33 (T33)	Shade 33 (S33)	Type 34 (T34)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 34 (T34)	Shade 34 (S34)	Type 35 (T35)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 35 (T35)	Shade 35 (S35)	Type 36 (T36)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 36 (T36)	Shade 36 (S36)	Type 37 (T37)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 37 (T37)	Shade 37 (S37)	Type 38 (T38)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 38 (T38)	Shade 38 (S38)	Type 39 (T39)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 39 (T39)	Shade 39 (S39)	Type 40 (T40)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 40 (T40)	Shade 40 (S40)	Type 41 (T41)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 41 (T41)	Shade 41 (S41)	Type 42 (T42)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 42 (T42)	Shade 42 (S42)	Type 43 (T43)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 43 (T43)	Shade 43 (S43)	Type 44 (T44)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 44 (T44)	Shade 44 (S44)	Type 45 (T45)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 45 (T45)	Shade 45 (S45)	Type 46 (T46)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 46 (T46)	Shade 46 (S46)	Type 47 (T47)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 47 (T47)	Shade 47 (S47)	Type 48 (T48)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 48 (T48)	Shade 48 (S48)	Type 49 (T49)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 49 (T49)	Shade 49 (S49)	Type 50 (T50)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 50 (T50)	Shade 50 (S50)	Type 51 (T51)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 51 (T51)	Shade 51 (S51)	Type 52 (T52)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 52 (T52)	Shade 52 (S52)	Type 53 (T53)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 53 (T53)	Shade 53 (S53)	Type 54 (T54)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 54 (T54)	Shade 54 (S54)	Type 55 (T55)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 55 (T55)	Shade 55 (S55)	Type 56 (T56)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 56 (T56)	Shade 56 (S56)	Type 57 (T57)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 57 (T57)	Shade 57 (S57)	Type 58 (T58)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 58 (T58)	Shade 58 (S58)	Type 59 (T59)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 59 (T59)	Shade 59 (S59)	Type 60 (T60)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 60 (T60)	Shade 60 (S60)	Type 61 (T61)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 61 (T61)	Shade 61 (S61)	Type 62 (T62)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 62 (T62)	Shade 62 (S62)	Type 63 (T63)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 63 (T63)	Shade 63 (S63)	Type 64 (T64)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 64 (T64)	Shade 64 (S64)	Type 65 (T65)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 65 (T65)	Shade 65 (S65)	Type 66 (T66)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 66 (T66)	Shade 66 (S66)	Type 67 (T67)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 67 (T67)	Shade 67 (S67)	Type 68 (T68)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 68 (T68)	Shade 68 (S68)	Type 69 (T69)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 69 (T69)	Shade 69 (S69)	Type 70 (T70)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 70 (T70)	Shade 70 (S70)	Type 71 (T71)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 71 (T71)	Shade 71 (S71)	Type 72 (T72)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 72 (T72)	Shade 72 (S72)	Type 73 (T73)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 73 (T73)	Shade 73 (S73)	Type 74 (T74)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 74 (T74)	Shade 74 (S74)	Type 75 (T75)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 75 (T75)	Shade 75 (S75)	Type 76 (T76)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 76 (T76)	Shade 76 (S76)	Type 77 (T77)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 77 (T77)	Shade 77 (S77)	Type 78 (T78)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 78 (T78)	Shade 78 (S78)	Type 79 (T79)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 79 (T79)	Shade 79 (S79)	Type 80 (T80)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 80 (T80)	Shade 80 (S80)	Type 81 (T81)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 81 (T81)	Shade 81 (S81)	Type 82 (T82)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 82 (T82)	Shade 82 (S82)	Type 83 (T83)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 83 (T83)	Shade 83 (S83)	Type 84 (T84)	16 (16L)	250 (250W)	4000K (40K)	120-277 (120V)	ARM Mount	White (WHT)	Black Cap (BC)
	Top 84 (T84)	Shade 84 (S84)	Type 85 (T85)	1						

S2P - Pedestrian Pole Bell Shaped LED Luminaire MH 12'

NLS LIGHTING

CALIFORNIA SMALL

SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestral Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of Californian historic-Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.

MADE IN THE USA

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

LEAD WATTAGE CHART

	16L	22L
350 milliamps	15w	20w
500 milliamps	20w	24w
700 milliamps	30w	36w
1000 milliamps	50w	100w

Project Name:

Type:

Cat #	Top	Shade	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mount	Color	Options
California Small (H=80mm) (CAL-S)	Type 1 (TP1)	Shade 1 (S1)	Type 2 (T2)	16 (16L) (32)	350 (35)	500K (50)	3.0-3.7 (3V)	Adjustable (AM)	Bronze (BRZ)	Houses dome shield (HDS)
	Type 2 (TP2)	Shade 6 (S6)	Type 3 (T3)	32 (32L)	530 (53)	4500K (45)	3.47-4.80 (4V)	For Arm Mount: calabra select an Architectural Arm (AA) separately.	White (WHI) Silver (SLV) Hunter (HUN) Green (GRN)	Bird (BS) Marine Gull Finish (MGF) Photocell (PC) Universal voltage 120/277
	Type 7 (TP7)	Shade 7 (S7)	Type 4 (T4)	16 (16L) (32)	530 (53)	4500K (45)	3.47-4.80 (4V)	For Arm Mount: calabra select an Architectural Arm (AA) separately.	Black (BLK) Graphite (GPH) Grey (GRY)	Grip 211 with Motion Sensor (GS211MS) Stainless Steel Voltage (SSV) (SP-20) Fix it to 20" (SP-40) Fix it to 40"
	Type 8 (TP8)	Shade 8 (S8)	Type 5 (T5)	16 (16L) (32)	1050 (1)				Surge Protector (10K) Custom (CST)	

NLS
 LIGHTING

ROUND STRAIGHT ALUMINUM POLES

POLES + BASES

POLE

Shall be Round Aluminum 6063 alloy Extrusion. Poles have ground bolt welded inside hand hole opposite side of the pole extrusion. Pole Extrusion is conjoined to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is constructed of 3"x5" reinforced aluminum tubing, which is welded to pole shaft for added strength

ANCHOR BASE

Manufactured from Aluminum. The Base Plate vary in size from 1" thick for poles 22 feet and over, 3/4" thick for poles 10 to 20 feet.

COATING

All poles have minimum 3mm powder coat finish. All poles are sandblasted prior to powder coat application.

ANCHORAGE

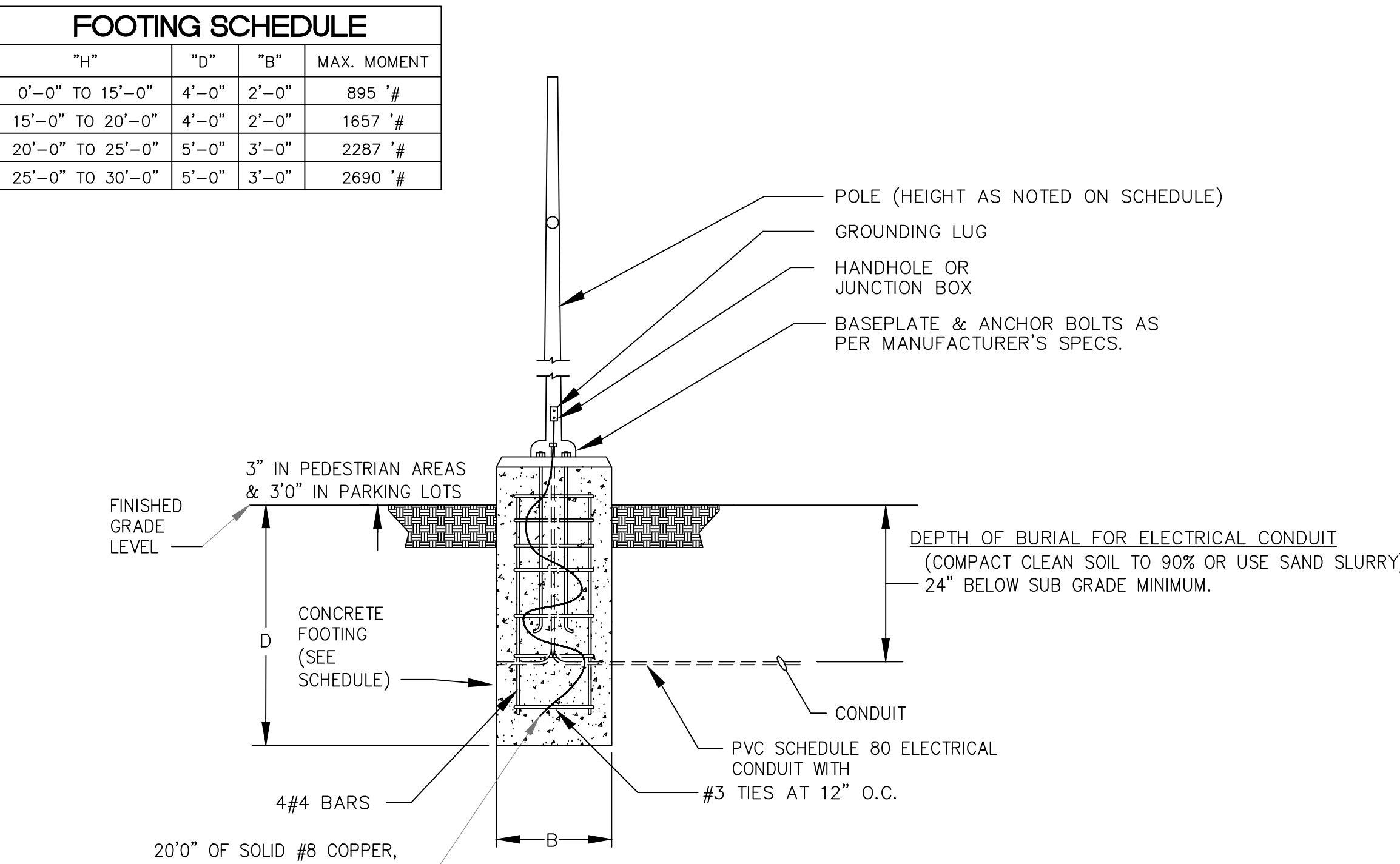
All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt.

BASE COVER, HAND HOLE COVER AND POLE CAP

All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of Aluminum and powder coated to match the pole. Hand hole covers are provided with internal bridge support and also powder coated to match pole finish.

RSAP	20	SR	188	9BC		BLK	3430	T312R
Cat #	Height	Pole Dim.	Size	Base Pattern	Orient	Color	Bolts	Enhancements
Round Straight Aluminum (RSAP)	10 (10)	4" Round (4H)	188 x 188 (188)	22" x 22" x 10" (22)	Single (SGL)	Bronze (BRZ)	3/4" x 30" (3430)	GR Passings Only
	12 (12)	4" Round (4H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	White (WHT)	1" x 30" (1360)	Round Base Cover (RBC)
	14 (14)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Silver (SVL)		None
	15 (15)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Green (GRN)		2" Round (T30)
	16 (16)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Grey (GRY)		3" Round (T320)
	18 (18)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Hunter Green (HGN)		4" Round (T340)
	20 (20)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Black (BLK)		5" Square (T312S)
	22 (22)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Graphite (GPH)		6" Square (T312S)
	24 (24)	6" Round (6H)	250 x 250 (250)	22" x 22" x 10" (22)	Double (DGL)	Grey (GRY)		
						Custom (CS)		

S2P - Street & Parking Area Pole Concrete Pedestal Design



S2P - Arm 19

S2P - T0p & Shade

PROJECT : WAGON WHEEL JUNCTION

THIS DRAWING IS SUBMITTED FOR YOUR APPROVAL. PROCESSING OF YOUR PART WILL NOT CONTINUE UNTIL WE RECEIVE A COPY OF THIS DRAWING APPROVED FOR PRODUCTION

APPROVED BY _____ DATE _____

UNLESS OTHERWISE SPECIFIED:

NAME	DATE
DRAWN <i>PR</i>	4/6/2018
CHECKED	
ENG. APPR.	
PLANNING	
G.A.	

DIMENSIONS ARE IN INCHES
 TOLERANCES:
 ANGULAR: MACH 1° BEND ± 1°
 DIMENSIONS:
 XX ± .03
 XXX ± .010
 INTERPRET GEOMETRIC TOLERANCING PER: _____
 SURFACES:
 FINISH: _____
 DO NOT SCALE DRAWING

INDEPENDENT AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF NLS LIGHTING. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF NLS LIGHTING IS PROHIBITED.

NLS LIGHTING
 301 Campbell Pl.
 Glenside, PA 19038
 Tel: 215-561-8857

TITLE:
ARCHITECTURAL ARM 19

SIZE	DWG. NO.	REV
B	AA-19	

SCALE: NTS WEIGHT: _____ SHEET 1 OF 1

PRODUCT SPECIFICATIONS

Housing: Heavy Duty Marine Grade Cast and Spun Aluminum
with 8 shade options and 5 cap options
LED: Lumileds Luxeon MC, CRI 70
Colors: Super White, T2, T3, T4 and T5
Watts: 181-68
LMW: 70,000
Listing: UL1, T598 Listed 

Driver: 0-10V Dimming driver is standard by Philips Advantec
THD @ Max Load: <15%
Power Factor @ Max Load: > 0.95
Keim: 2m, 3m, 4m, 5m, 6m, 7m, 8m, 9m, 10m
Finish: 5 mils Powder Coat
Warranty: Standard Standard Warranty is 5 years for Driver and LEDs

PRODUCT DIMENSIONS

TOPS

TOP 1
Smooth

TOP 2
Alum. Rings

TOP 3

SHADES

SHADE 1

SHADE 2

SHADE 3

SHADE 4

SHADE 5

SHADE 6

SHADE 7

SHADE 8

CALIFORNIA LUMEN DATA CHART												
PART NUMBER	T2 LUMENS			T3 LUMENS			T4 LUMENS			T5 LUMENS		
	12 LMW	15 LMW	17 LMW	12 LMW	15 LMW	17 LMW	12 LMW	15 LMW	17 LMW	12 LMW	15 LMW	17 LMW
9AL-916-39-30K	2250	125	2214	123	2208	126	2106	117	2118	125	2106	117
9AL-916-39-30K	2450	138	2376	136	2448	139	2298	128	2376	138	2298	128
9AL-916-39-30K	2625	146	2514	143	2604	146	2448	137	2514	146	2448	137
9AL-916-39-30K	2835	155	2760	150	2802	156	2646	146	2760	155	2646	146
9AL-916-39-30K	3031	163	2907	158	2958	164	2796	154	2907	163	2796	154
9AL-916-39-30K	3204	172	3024	167	3096	174	2916	165	3024	172	2916	165
9AL-916-39-30K	3465	186	3306	181	3360	190	3220	182	3306	186	3220	182
9AL-916-39-30K	3735	199	3540	194	3600	204	3480	196	3540	199	3480	196
9AL-916-39-30K	3990	214	3696	213	3696	217	3696	217	3696	214	3696	217
9AL-916-39-30K	4059	120	3903	121	4002	124	3798	115	3903	120	3798	115
9AL-916-39-30K	4399	130	4200	130	4402	134	4092	124	4200	130	4092	124
9AL-916-39-30K	4752	141	4563	141	4818	146	4455	135	4563	141	4455	135
9AL-916-39-30K	5021	150	4818	150	5016	156	4644	146	4818	150	4644	146
9AL-916-39-30K	5994	161	5067	159	5268	167	5052	153	5067	161	5052	153
9AL-916-39-30K	6480	170	6372	170	6668	172	6102	161	6372	170	6102	161
9AL-916-39-30K	6887	179	6887	179	7086	182	6594	172	6887	179	6594	172</

PROJECT NAME

Wagon Wheel Lot 1
Oxnard, CA

03.01.2021

Lighting Design:

LIGHT&POWER INC.

BRUNO BARRAGAN - RMO
2100 Goodyear Ave. #3, Ventura, CA 93003
(805) 676-1029 - Lic. 952808

Oakwood Communities, Inc.
16441 Scientific Way,
SUITE 250
IRVINE, CALIFORNIA
92618
(949) 719-9040

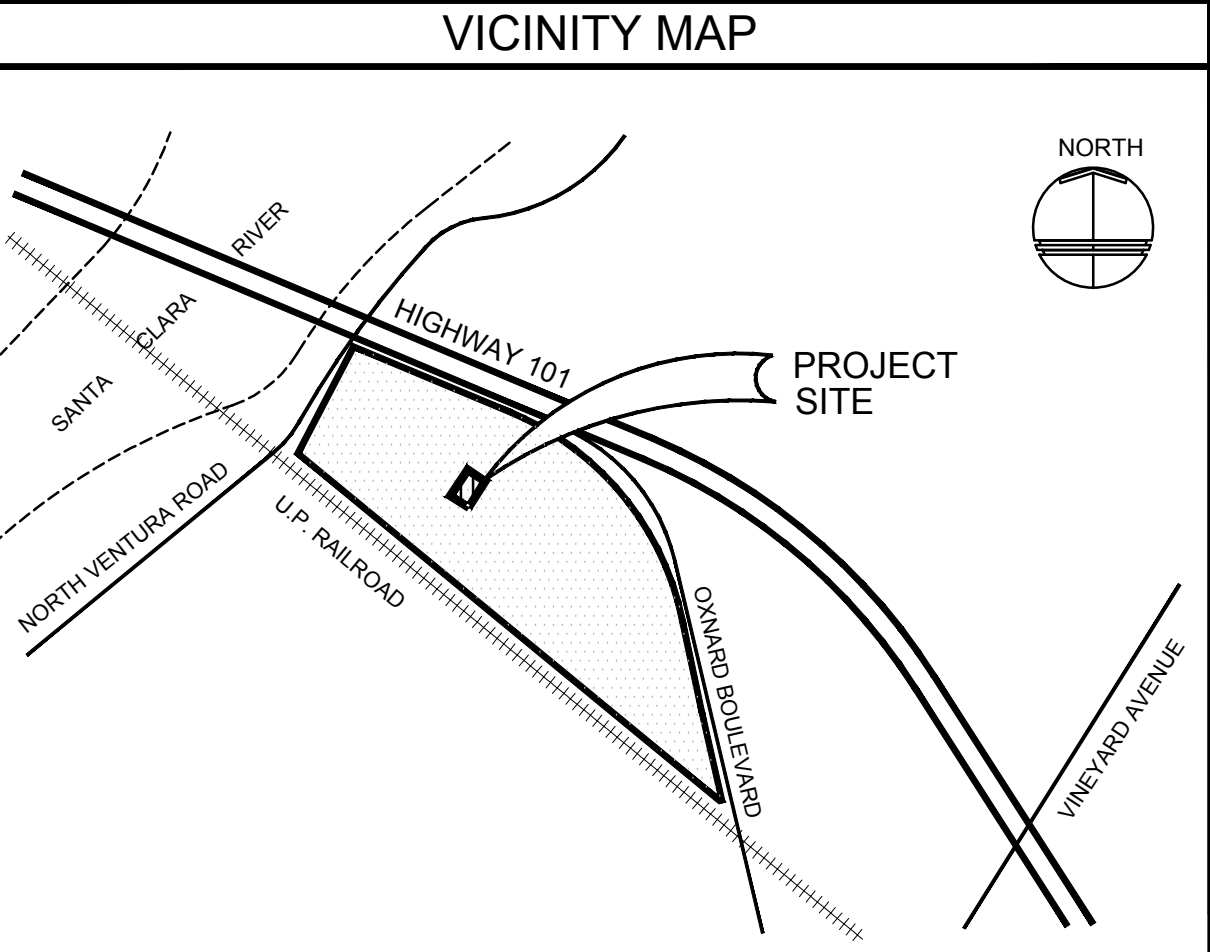
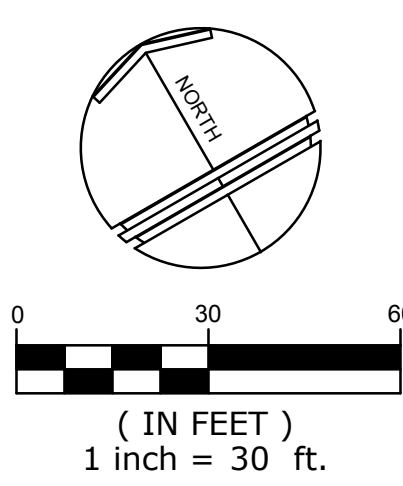
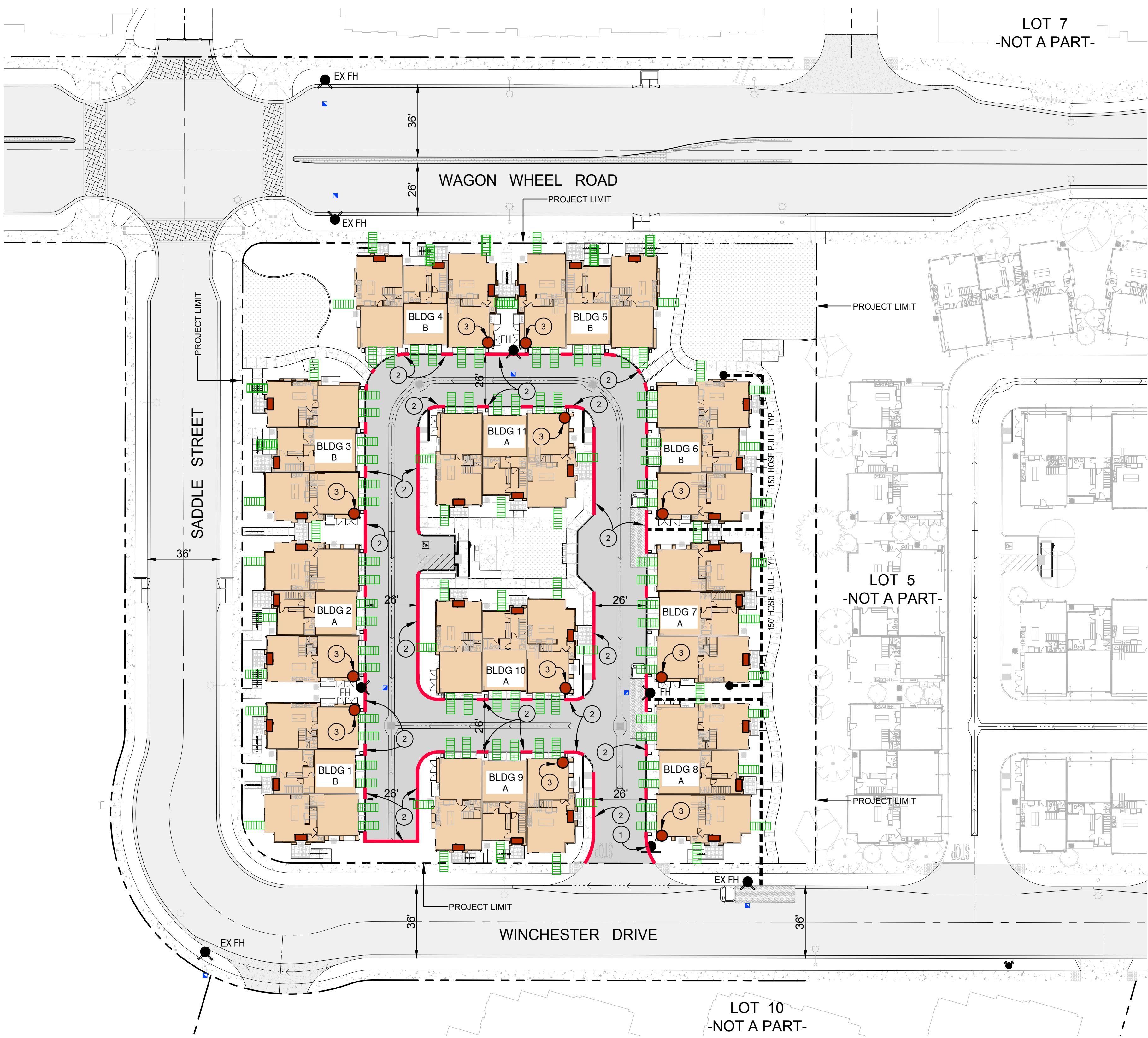
Site Lighting Cut
Sheets Lot 1

Sheer

Scale

ESL 3.1

FIRE MASTER PLAN
PARK PLACE
TRACT 5745 - LOT 1
CITY OF OXNARD



FIRE NOTES

- INSPECTION REQUIREMENTS**
- Oxnard Fire Department (OFD) site inspections are required for this project. Call OFD Inspection Scheduling at (805) 385-7722.
 - A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 76,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
 - Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.
 - An original approved, signed, wet-stamped OFD fire master plan shall be available on-site at time of inspection.
 - Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.
 - Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to use.
 - The project address shall be clearly posted and visible from the public road during construction.
 - All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
 - Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.
 - Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OFD fire master plan and Oxnard Fire Protection Planning Guide for all portions of the fire access roads.
 - Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 76,000 lbs. and surfaced to provide all-weather driving capabilities.
 - Fire lane signs and red curbs shall meet the OFD requirements and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.
 - All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the OFD standard. On private property markers are to be maintained in good condition by the property owner.
 - Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with OFD and City requirements. Wayfinding signs, when required by the local AHJ, shall comply with the standards of that agency. When wayfinding signs are also required by the OFD, they may be designed to local AHJ requirements provided that such standards facilitate location of structures, suites, and dwelling units by emergency personnel.
 - Approved access walkways shall be provided to all required openings and all rescue windows.
 - Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
 - Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OFD.
 - Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in OFD Fire Protection Requirements and related portions of the CFC and CBC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.
 - An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
 - An architectural plan is required to be submitted to the OFD for review and approval for projects containing A, R-2 occupancies.
 - An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC 903.4, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required.

FIRE LANE SIGN DETAILS

FIRE LANE SIGN DETAILS

FIRE LANE ENTRANCE SIGN DETAIL
NOT TO SCALE

- THE WORDS "FIRE LANE" SHALL BE WHITE REFLECTIVE ON RED BACKGROUND, (4) INCHES IN HEIGHT.
- LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (2) INCHES IN HEIGHT.
- LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (1) INCHES IN HEIGHT.
- LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (1) INCH IN HEIGHT.
- LETTERING SHALL BE WHITE ON RED REFLECTIVE BACKGROUND, (2) INCHES IN HEIGHT.
- HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0", AND 5'-0" IN ALL OTHER AREAS.
- DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
- BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

TYPICAL GROUND LADDER SECTION

NOTE:
ALL 2 AND 3 STORY BEDROOMS SHALL HAVE AN EMERGENCY ACCESS WINDOW. ACCESS TO WINDOW FROM GROUND MAY BE MADE USING UPPER FLOOR DECK. THE GROUND AREA SHALL BE 5' CLEAR OF TALL SHRUBS OR TREES. SUBJECT TO FIELD VERIFICATION BY VENTURA FIRE DEPARTMENT PRIOR TO OCCUPANCY. THE AREAS DIRECTLY BENEATH RESCUE WINDOWS ARE REQUIRED FOR ACCESS TO SECOND AND THIRD STORY RESCUE WINDOWS. CC&PS FOR THE PROJECT SHALL SPECIFY THAT THESE AREAS SHALL REMAIN CLEAR OF VEGETATION THAT WOULD IMPED ACCESS TO LADDERS OF RESCUE WINDOWS AND THAT THE REQUIRED WALKABLE SURFACE TO THESE AREAS SHALL REMAIN CLEAR OF ITEMS SUCH AS CONDENSERS AND OTHER MECHANICAL EQUIPMENT, STORAGE UNITS, FURNITURE, FENCES, LOCKED GATES AND OTHER OBSTRUCTIONS.

CONSTRUCTION NOTES

- INSTALL "ENTRANCE" FIRE LANE SIGN PER DETAIL
- PAINT CURB RED WITH WHITE STENCIL "NO PARKING - FIRE LANE" PER DETAIL
- INSTALL BUILDING ADDRESS SIGN WITH 10" MINIMUM LETTERING - APPROXIMATE LOCATION SHOWN; SEE SIGNAGE PACKAGE FOR FINAL DESIGN

LEGEND

- BLDG 15 BUILDING NUMBER
- B BUILDING TYPE
- PROPOSED FIRE LANE SIGNAGE
- PAINT CURB RED PER DETAIL
- PROPOSED FIRE HYDRANT
- INDICATES BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET
- 150' HOSE PULL - EXTERIOR RUNS
- PROPOSED PAVED ROAD
- EXISTING PAVED ROAD
- INDICATES GROUND LADDER ACCESS AREA - SYMBOL IS 10' LONG X 4' WIDE TO INDICATE APPROXIMATE LADDER BASE PLACEMENT DISTANCE FROM BUILDING
- GROUP UNIT ADDRESS SIGNAGE WITH 4" MINIMUM LETTERING - APPROXIMATE LOCATION SHOWN; SEE SIGNAGE PACKAGE FOR FINAL DESIGN
- BUILDING IDENTIFICATION LOCATIONS - 10" MIN. TALL LETTERING - APPROXIMATE LOCATIONS SHOWN; SEE SIGNAGE PACKAGE FOR FINAL DESIGN

PARKING ENFORCEMENT LETTER

March 1, 2021

Oxnard Fire Department
360 West Second Street
Oxnard, CA 93030

Re: Park Place 1, Oxnard Village, Oxnard, CA Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within Tract 5745, Lot 1 shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.

Oxnard Village Site Management shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, Oxnard Village Site Management, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and City of Oxnard Standards. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

Oxnard Village Site Management will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

COMBUSTIBLE CONSTRUCTION LETTER

March 1, 2021

Oxnard Fire Department
360 West Second Street
Oxnard, CA 93030

Subject: Combustible Construction Letter, Park Place 1, Oxnard Village, Oxnard, CA

The purpose of this letter is to notify you that Tract 5745, Lot 1 shall install all required paved fire access roads that meet Oxnard Fire Department access requirements per the approved plans. All fire hydrants and water supply for firefighting purposes shall be installed per the approved plans and shall meet all fire flows requirements, prior to any combustible construction materials being delivered for construction.

BUILDING DATA				
PRODUCT / BUILDING TYPE	STORIES	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
A	4	VA	NFPA 13	10,734
B	4	VA	NFPA 13	11,109
FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS				
FIRE FLOW OF 1,500 GPM / 2 HOURS SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS WITH BUILDING NO MORE THAN 200' FROM A HYDRANT.				

PREPARED FOR:
Oakwood Communities, Inc
64 Maxwell
Irvine, CA 92618
(949) 719-9040

PREPARED BY:
firesafe
PLANNING SOLUTIONS
302 N. El Camino Real, Suite 208
San Clemente, CA 92672
(949) 240-5911

CIVIL ENGINEER:
Michael Baker INTERNATIONAL
14725 Alton Parkway
Irvine, CA 92618
Phone: (949) 472-3505
MBAKERINTL.COM

ARCHITECT/PLANNER:
Robert Hidey Architects
33337 Michelson Drive, Ste 170
Irvine, CA 92612
(949) 655-1550

FIRE MASTER PLAN
PARK PLACE
TRACT 5745 - LOT 1
CITY OF OXNARD



A.1 REAR ELEVATION



A.2 PARTIAL REAR ELEVATION



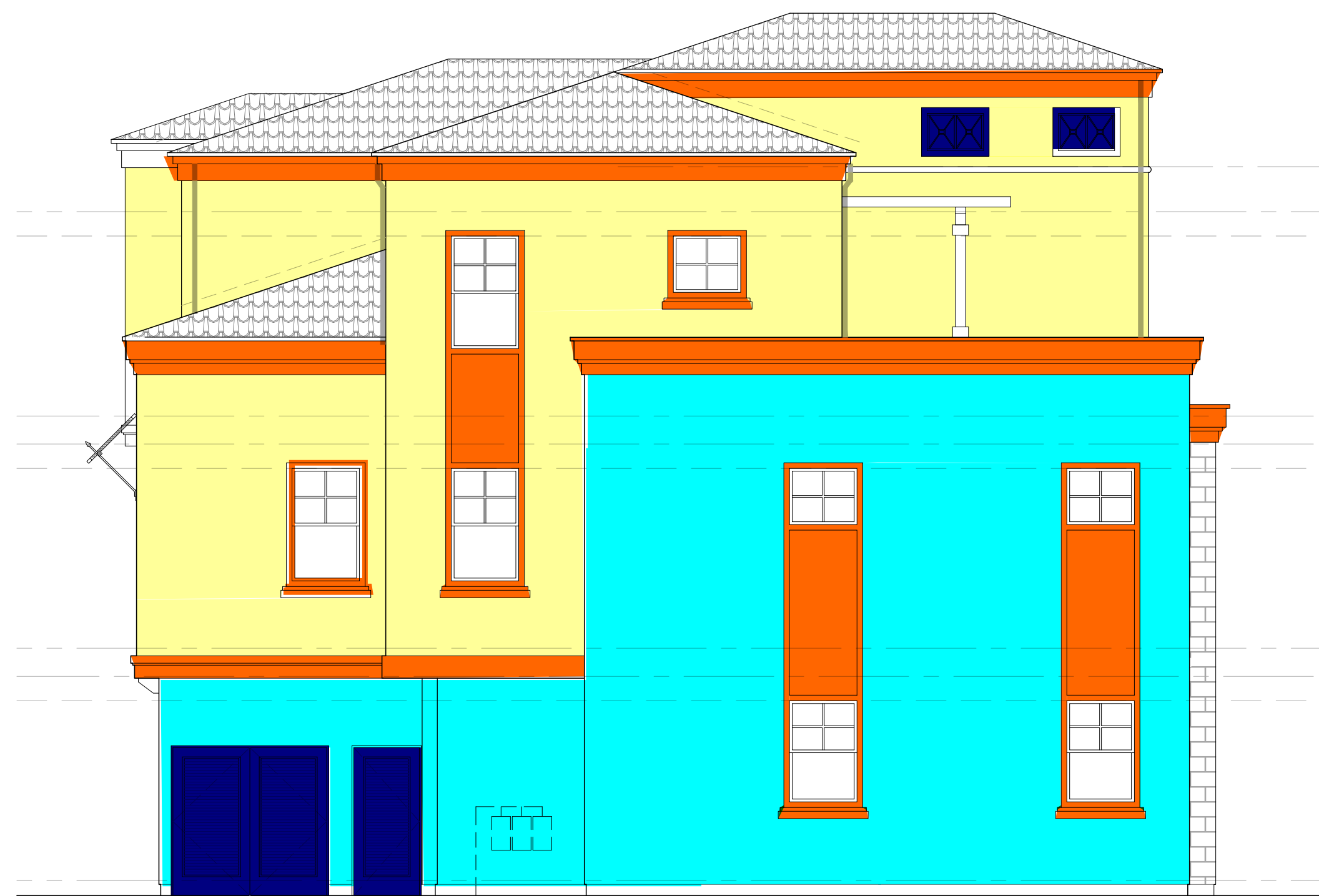
A.1 FRONT ELEVATION



A.2 PARTIAL FRONT ELEVATION



A.2 LEFT ELEVATION



A.1 LEFT ELEVATION



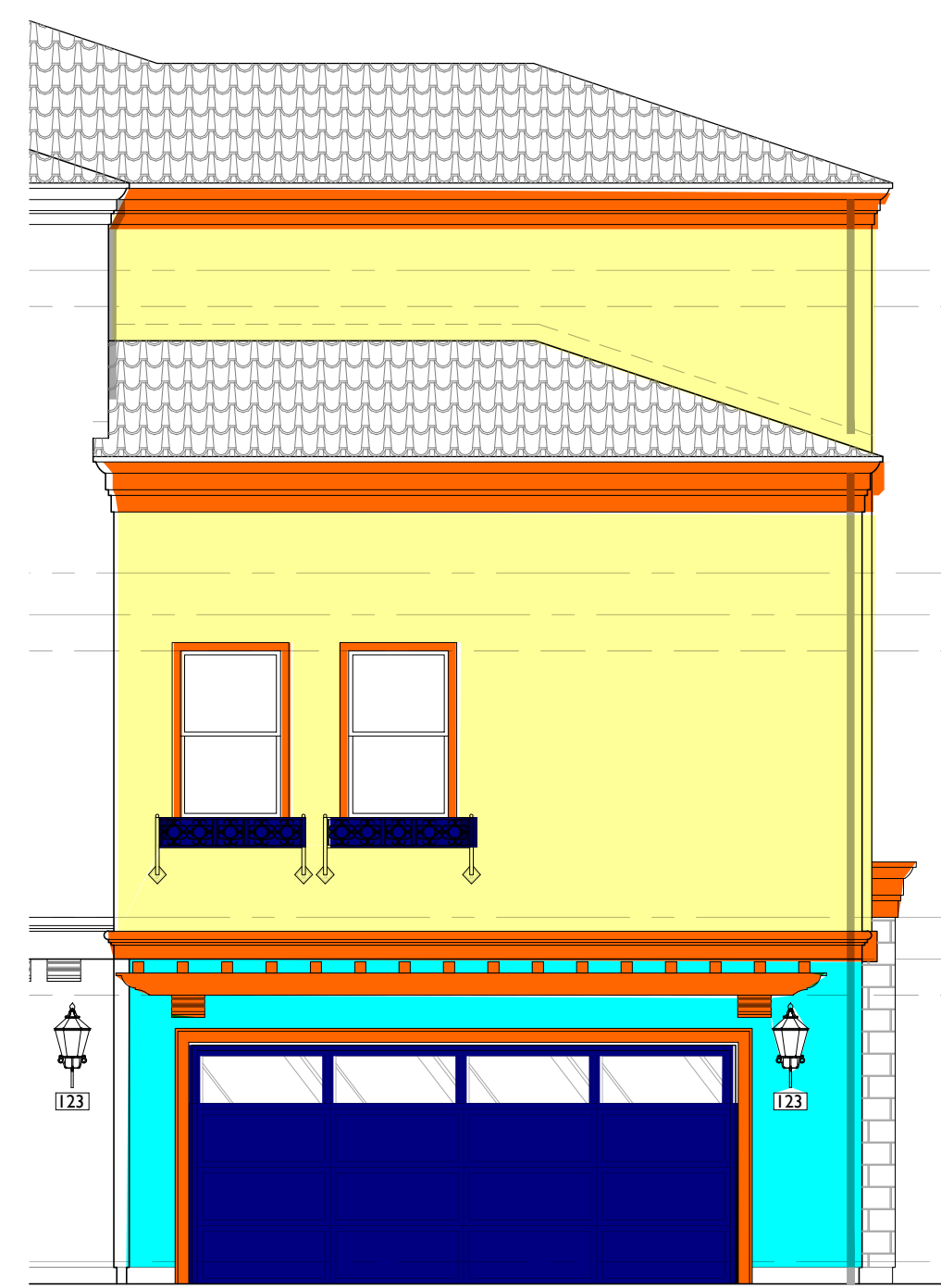
A.1 RIGHT ELEVATION

NOTE:
All colors and Materials must terminate on an inside corner,
including all window/door heads, jambs and sills. No color
transitions are to take place at an outside edge. all flashing is to
be painted to match the adjacent surface

STUCCO COLOR ONE	STUCCO COLOR TWO	FOAM TRIM COLOR	ACCENT COLOR	METAL COLOR



B.1 REAR ELEVATION



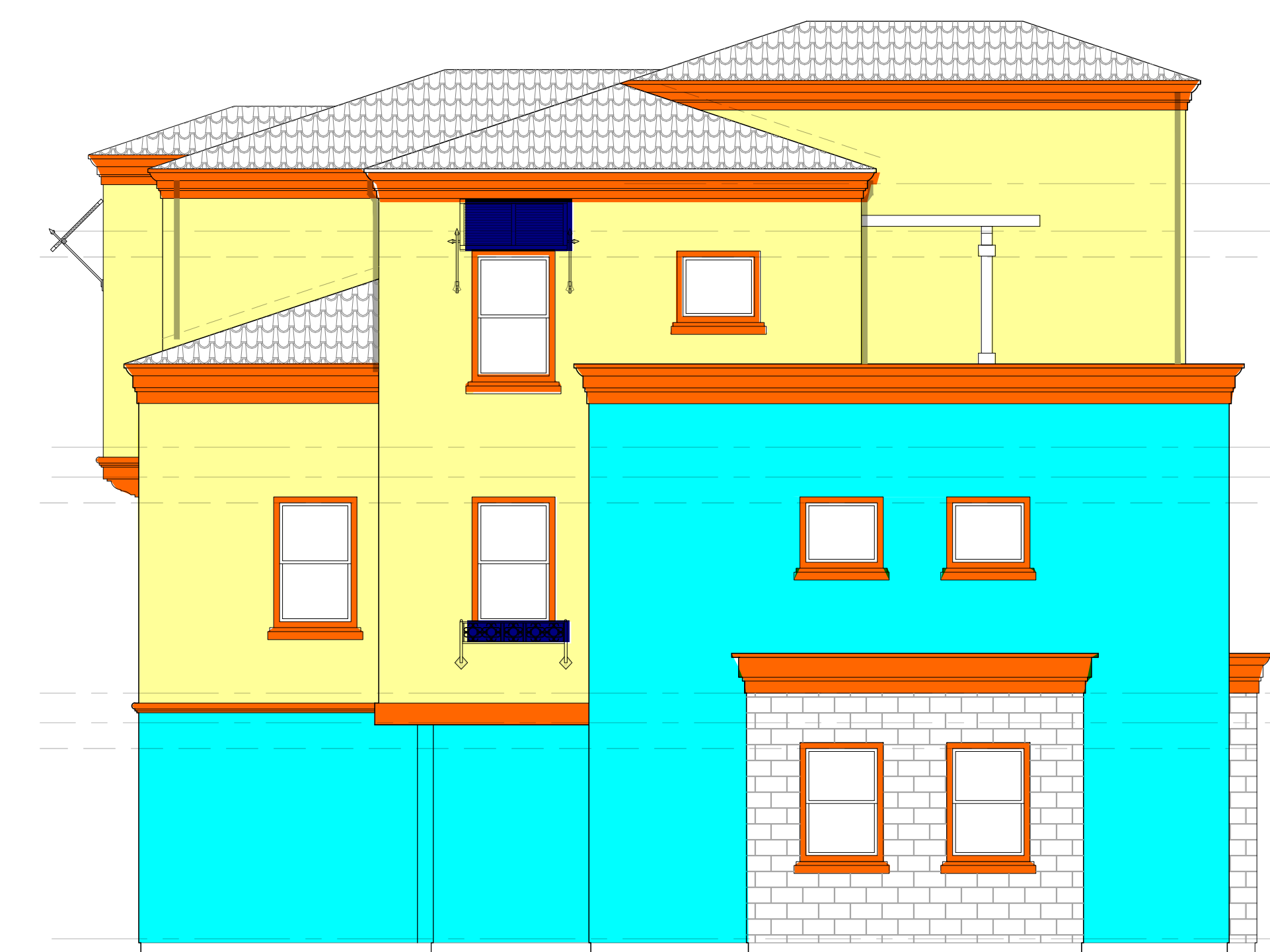
B.2 PARTIAL REAR ELEVATION



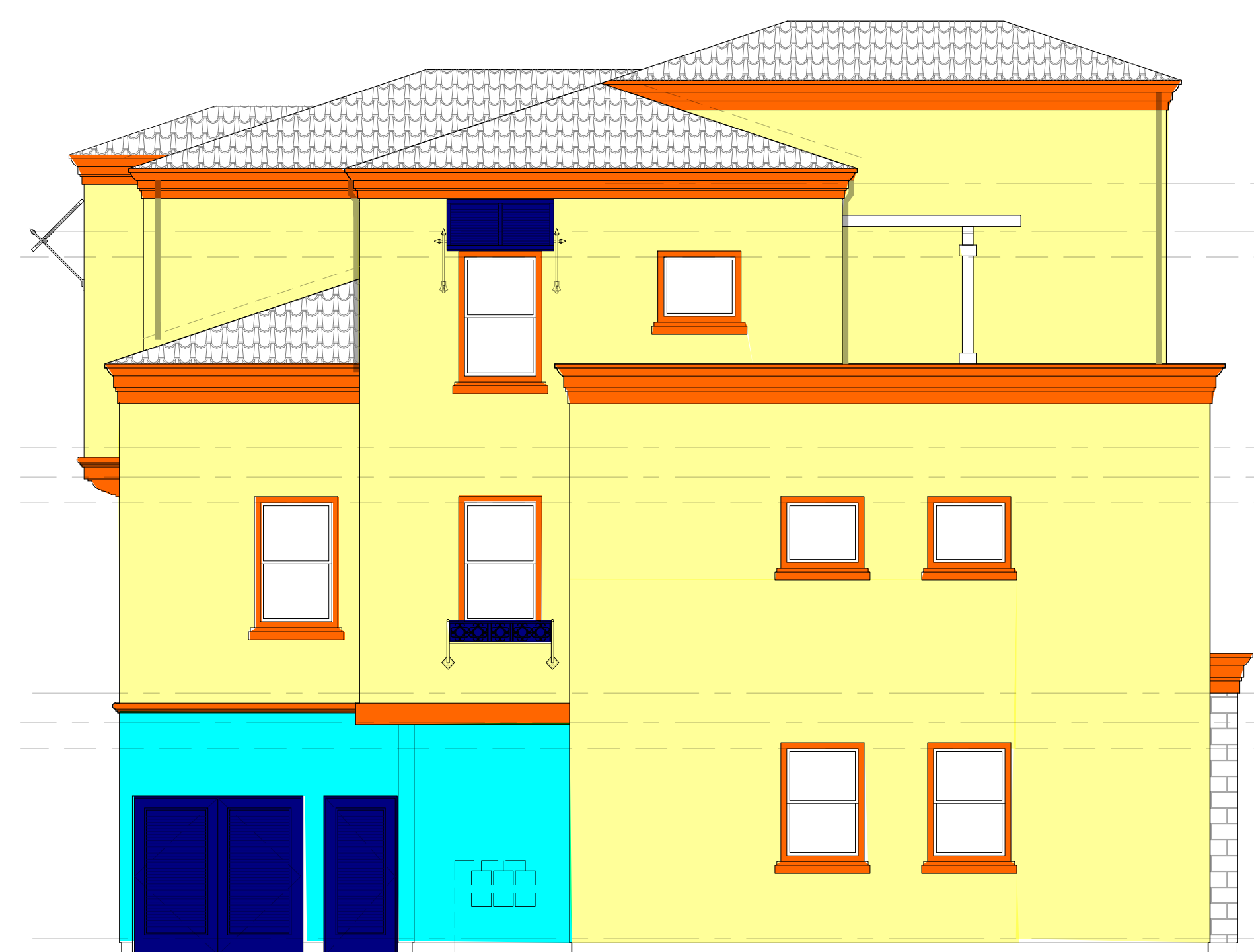
B.1 FRONT ELEVATION



B.2 PARTIAL FRONT ELEVATION



B.2 LEFT ELEVATION



B.1 LEFT ELEVATION



B.2 RIGHT ELEVATION



B.1 RIGHT ELEVATION

NOTE:
All colors and Materials must terminate on an inside corner, including all window/door heads, jambs and sills. No color transitions are to take place at an outside edge. all flashing is to be painted to match the adjacent surface

STUCCO COLOR ONE	STUCCO COLOR TWO	FOAM TRIM COLOR	ACCENT COLOR	METAL COLOR

Color Scheme One

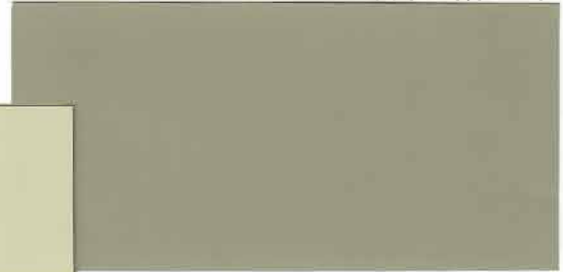
Accent
Color



Stucco Color One



Stucco Color Two



Foam Trim Color



Park Place

Lot 1

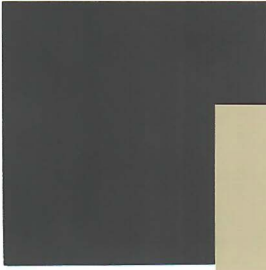
Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme Two

Accent
Color



Stucco Color Two



Stucco Color One



Foam Trim Color



Park Place

Lot 1

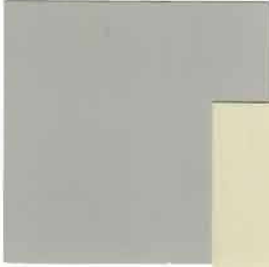
Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme Three

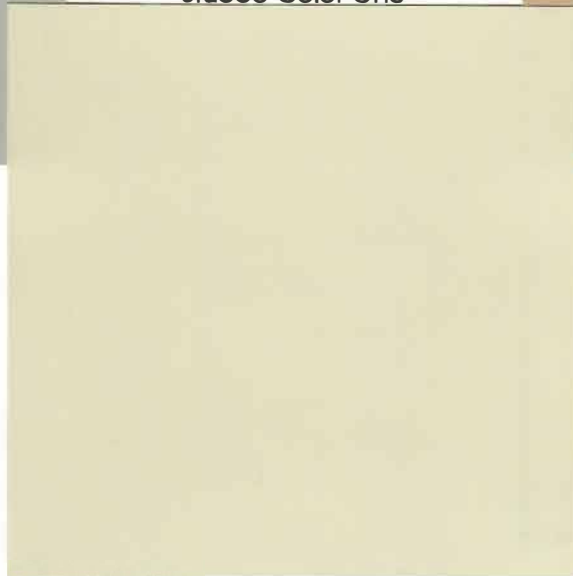
Accent
Color



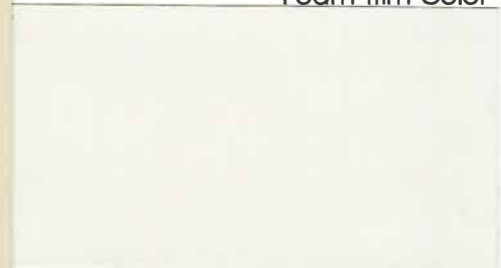
Stucco Color Two



Stucco Color One



Foam Trim Color



Park Place

Lot 1

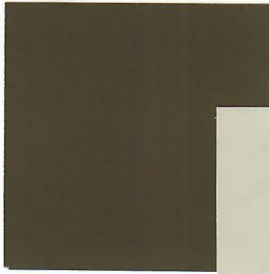
Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme Four

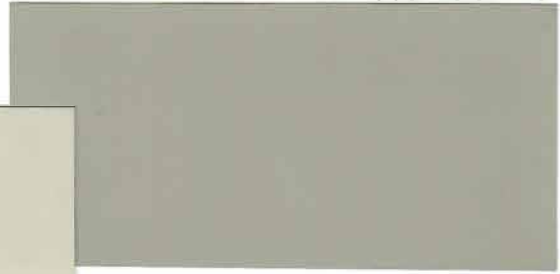
Accent
Color



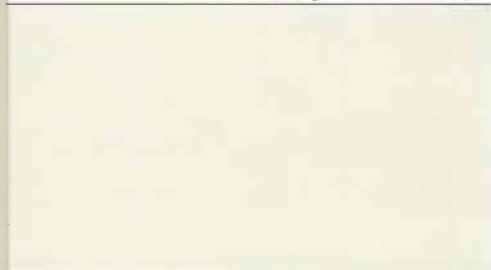
Stucco Color One



Stucco Color Two



Foam Trim Color



Park Place

Lot 1

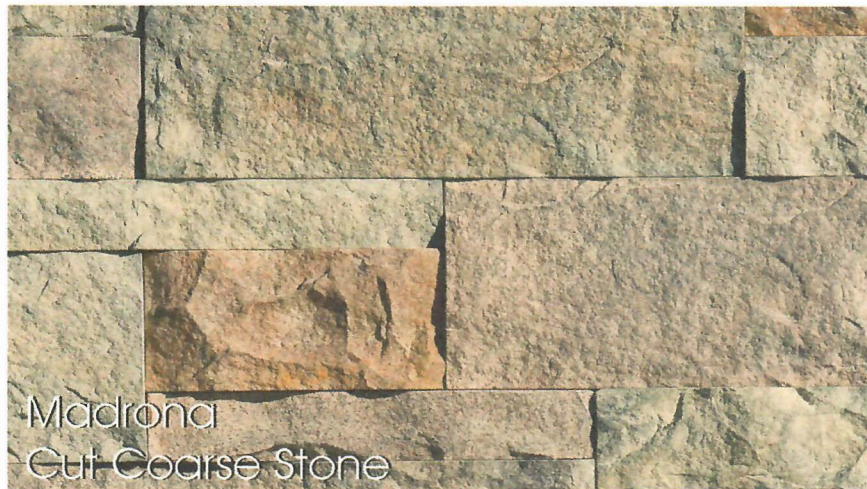
Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Masonry

Color Schemes One and Four



Color Scheme Two and Three



Stone installation layout example



Park Place

Lot 1

Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Park Place
Lot 1
Oxnard, California
Oakwood Communities, Inc.

Color and Material Palette prepared by Ann Matteson Consulting, Inc.

Original Document: 9/1/15

Rev roofing to Boral per client: 10/11/18

Project name update: 9/15/15

Added garage door color: 3/14/19

Project name update: 10/20/15

Added Omega stucco matches: 10/4/16

Revised manufacturer per client: 10/20/16

Revised manufacturer per client: 11/1/16

Additions per client: 11/3/16

Concrete Roofing added: 7/24/18

Color Scheme	Omega	Sherwin Williams	Omega	Sherwin Williams	Sherwin Williams Paint Company		Eldorado
	Stucco Color One		Stucco Color Two		Foam Trim Color	Accent Color	Cut Coarse Stone
	16/20 medium sand finish		16/20 medium sand finish				
	Flat Finish on painted surfaces		Flat Finish on painted surfaces		Flat Finish	Eggshell Finish	* Drystack
1	1-3/8 237	SW 7738 Cargo Pants	3/8 1056	SW 7746 Rushing River	SW 7568 Neutral Ground	SW 6076 Turkish Coffee	Madrona
2	1/4 A 54	SW 6149 Relaxed Khaki	A 773	SW 7534 Outerbanks	SW 7516 Krestel White	SW 7068 Grizzle Gray	Seashell
3	15	SW 7565 Oyster Bar	1-3/4 A 745	SW 6143 Basket Beige	SW 7003 Toque White	SW 6206 Oyster Bay	Seashell
4	1/2 A 802	SW 7043 Worldly Gray	1/2 A 775	SW 7017 Dorian Gray	SW 7010 White Duck	SW 7026 Griffin	Madrona

General Notes:

- All paint is Sherwin Williams Paint Company.
- All metal elements are to be painted Sherwin Williams SW 7020 "Black Fox" - Eggshell Finish
- All non-decorative items such as meter doors, non-decorative vents etc. are to be painted the same color and finish as the surrounding field color.
- Fabric awnings are to be Sunbrella Firesist. Color: "Black"
- Windows are TBD.
- Rain gutters and Downspouts are to be painted to match the adjacent field and trim color per building.
- Gas meter screens are to be painted to match the adjacent field color per building.
- Garage Doors are to be prefinished Wayne Dalton. Color: "Taupe"

Concrete Roofing:

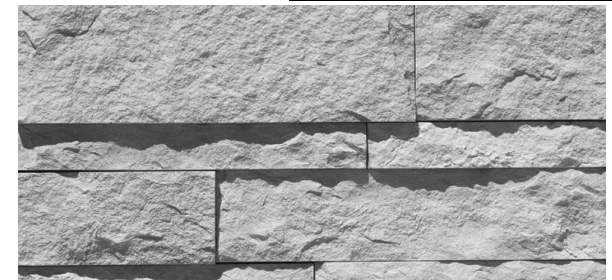
Boral Roofing

Slate Profile

Ebony 1FACS5047



* Stone is to be laid up with the same height stone in each row. Rows will vary in height as shown below. (Photo is to show layout only, see color boards for color variations per scheme)



Park Place

Lot 1, 5 and 9

Oxnard, California

Oakwood Communities, Inc

Color Plotting Prepared by Ann Matteson Consulting, Inc.

Original Document: 10/25/16

Lot 5 plotted: 5/21/20

Lot 9			
Phase	Building #	Building Type	Color Scheme
1	1	BR	4
1	2	AR	3
2	10	AR	3
2	14	B	1
2	15	BR	2
3	7	B	3
3	8	B	2
3	9	A	4
4	5	A	1
4	6	AR	4
4	12	AR	4
4	13	B	3
5	3	B	1
5	4	B	2
Build Out	11	B	1

Lot 5			
Phase	Building #	Building Type	Color Scheme
1	4	B.2-R	2
1	5	B.2	4
1	6	B.2-R	1
1	7	A.1	2
1	8	A.1-R	3
1	11	A.1	3
2	1	B.1	2
2	2	A.1-R	3
2	3	B.2	4
2	9	A.2	4
2	10	A.1-R	1

Lot 1			
Phase	Building #	Building Type	Color Scheme
1	4	B.2-R	1
1	5	B.2	4
1	6	B.2-R	3
1	7	A.1	1
1	8	A.1-R	2
1	11	A.1	2
2	1	B.1	1
2	2	A.1-R	3
2	3	B.2	4
2	9	A.2	3
2	10	A.1-R	4