

COMMUNITY WORKSHOP

Monday, June 21, 2021

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

2. PROJECT NAME: Etting Road Project Revisions; PLANNING AND ZONING PERMIT NOS. 21-550-02 (Major Modification) and 21-535-05 (Density Bonus); Mar Vista Neighborhood

A request for modifications to the previously approved multi-family apartment complex. The proposed changes include increasing the number of units from 42-units to 58-units. The project will be a 100 percent affordable project and is currently proposing a mix of veteran and farm worker housing. The project is located at 2161 Etting Road (APN: 225-0-014-020) within the Multi-Family Residential (R-2-AH) zone. The project is subject to environmental review pursuant the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Gustavo Almarosa, Property Owner
City Contact: Joe Pearson II, Senior Planner

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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

ADVISORY COMMENTS		
1. ALL CONDITIONS FROM PZ 15-200-01 WILL BE IN FULL EFFECT.		
2. THIS PROJECT WILL ALSO BE REQUIRED TO SUBMIT ALL THREE REPORTS FOR CONSTRUCTION AND DEMOLITION (C&D) PER CALGREEN CODE. A WASTE MANAGEMENT REPORT AND THE OCCUPANCY REPORT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO RETAIN TICKETS AND RECEIPTS DEMONSTRATE DIVERSION OF C&D MATERIALS.		
3. AND INTEGRATED LANDSCAPE LIGHTING & PHOTOMETRIC PLAN WILL BE REQUIRED TO ILLUSTRATE THAT MATURE TREES DO NOT INTERFERE WITH PARKING AREA LIGHTING INSTRUMENTS		
4. A SECURITY CAMERA SYSTEM AND AN ACCESS CONTROL WILL BE REQUIRED.		
5. REQUIRED ACCESSIBLE PARKING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CBC 100A. AS PROPOSED, TANDEM ADA PARKING SPACES SHALL MEET ADA DIMENSIONS FOR ASSIGNED PARKING TYPE, AND THE TANDEM SPACES SHALL BE ASSIGNED TO A SPECIFIC UNIT. ONLY THE OUTER SPACE CAN BE ADA AND NOT THE INNER SPACE FOR THE TANDEM CONFIGURATION. THE TWO PARKING SPACES (ADA+NON ADA) HAVE TO BE ASSIGNED TO A UNIT SO THAT THEY DO NOT CREATE PARKING CONFLICTS BETWEEN DIFFERENT UNITS. TANDEM ADA SPACES ARE PROHIBITED FOR UNASSIGNED PARKING.		
6. THE PROJECT WILL BE CONDITIONED TO DESIGN THE BOTTOM OF THE UNDERGROUND INFILTRATION TO BE AT LEAST 5-FT ABOVE THE SEASONAL HIGH GROUNDWATER ELEVATION OF 21 FT.		
7. THE LOCATION IS SUBJECT TO APPLICABLE SOLID WASTE MANAGEMENT LAWS AND LOCAL ORDINANCES, INCLUDING ANY FUTURE AMENDMENTS OR REVISIONS		
8. ANY COVENANTS, CONDITIONS AND RESTRICTIONS (CCR) OR DEVELOPMENT AND DESIGN REVIEW (DDR) SPECIAL CONDITIONS DEVELOPED FOR THE PROJECT NECESSITATE THAT THE HOMEOWNER'S ASSOCIATION OR PROPERTY MANAGEMENT MAKE PROVISIONS TO DIVERT A MINIMUM 50% AND STRIVING FOR 75% OF WASTE MATERIAL GENERATED DURING OCCUPANCY THROUGH SOURCE REDUCTION, RECYCLING, REUSE, AND ORGANICS COLLECTION PROGRAMS		
9. THE DEVELOPER HAS ACKNOWLEDGED THE NEED TO SUBMIT AN "ENVIRONMENTAL RESOURCES DIVISION OCCUPANCY PLAN" ("OCCUPANCY PLAN") TO THE CITY'S ENVIRONMENTAL RESOURCES DIVISION. AN OCCUPANCY PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PLEASE REFER TO THE INFORMATION PROVIDED HERE: HYPERLINK HTTPS://WWW.OXNARD.ORG/CONSTRUCTION-DEMOLITION HTTPS://WWW.OXNARD.ORG/CONSTRUCTION-DEMOLITION		
10. ALL COMMERCIAL BUSINESSES AND MULTIFAMILY DWELLINGS OF 5 UNITS OR MORE THAT GENERATE MORE THAN 2 CUBIC YARDS OF SOLID WASTE PER WEEK ARE REQUIRED TO SUBSCRIBE TO RECYCLING SERVICES. ALL OF THESE LAWS CAN BE REFERENCED HERE: HTTPS://WWW.CA.GOV/REDUCEWASTE/PACKAGINGLAWSREGS WWW.CA.GOV/REDUCEWASTE/PACKAGINGLAWSREGS		
11. EXTERIOR STORAGE OF COMMERCIAL FRONT-LOAD CONTAINERS MUST BE IN ENCLOSURES. TO PROVIDE APPROPRIATE ACCESS, USE, SERVICING AND COMPLIANCE WITH STATE MANDATED DIVERSION REQUIREMENTS, THE FOLLOWING ITEMS APPLY TO WASTE ENCLOSURES. INDIRECT ACCESS IS DISCOURAGED. THE DIMENSION OF THIS ENCLOSURE MUST BE ABLE TO ACCOMMODATE TWO DUMPSTERS AND MULTIPLE FOOD WASTE CONTAINERS. IN ADDITION TO PROVIDE EASE OF ACCESS BY DIVISION STAFF, OUTLINED IN THE STANDARD PLATES. REFER TO THE DESIGN GUIDELINES THAT ARE AVAILABLE ON WWW.OXNARD.ORG/ENVIRONMENTAL-RESOURCES-AND-THE- STANDARD-PLATES-FOR-WASTE-ENCLOSURE-ARE-AVAILABLE-HERE : HTTPS://WWW.OXNARD.ORG/CITY- DEPARTMENT/DEVELOPMENT-SERVICES/STANDARD-PLATES-AND-DESIGN-CRITERIA/SECT		
12. PROJECT WILL BE SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS, AS REQUIRED BY DENSITY BONUS AND AAHP REQUIREMENTS.		
13. PURSUANT TO THE CITY'S FIBER MASTER PLAN, THE DEVELOPER WILL BE REQUIRED TO PROVIDE PLANS FOR AND INCLUDE A CONNECTION TO CITY FIBER OPTIC NETWORK INFRASTRUCTURE. THIS CONNECTION SHALL BE ESTABLISHED BY INSTALLING FIBER OPTIC CONDUIT TO THE PROJECT'S FRONTAGE ACCORDING TO CITY SPECIFICATIONS. THE FIBER OPTIC NETWORK INFRASTRUCTURE MUST BE INCLUDED IN THE PROJECT'S MASTER UTILITY PLANS AND INSTALLED PRIOR TO THE GRANTING OF A CERTIFICATE OF OCCUPANCY.		
14. LUMINAIRES IN CARPORTS SHOULD BE IN LINE WITH SPACES BETWEEN STALLS TO ILLUMINATE AREAS WHERE PERSONS WILL TRAVERSE AS OPPOSED OVER THE ROOFTOPS OF VEHICLES		
15. AN INTEGRATED LANDSCAPE LIGHTING/PHOTOMETRIC PLAN WILL BE SUBMITTED THAT ENSURES THAT MATURE TREE CANOPIES DO NOT INTERFERE WITH LIGHTING INSTRUMENTS. OUTDOOR LIGHTING SHALL BE 14 FC.		
16. VEHICULAR GATES WILL NEED TO BE EQUIPPED WITH CLICK-TO-ENTER		
17. PROVIDE PET WASTE BAG STATIONS IN OPEN COMMUNAL AREA/SIDEWALK AREAS TO PREVENT BACTERIA POLLUTION DURING STORM WATER RUNOFF		
18. PLEASANT VALLEY ROAD ACCESS WILL BE CONDITIONED TO KEEP GATES CLOSED AT ALL TIMES.		

OFF SITE AREAS		
Name	Area	% OF LOT
HARDSCAPE (OFF SITE)		
CURB	397 SF	
PAVEMENT	794 SF	
SIDEWALK	2597 SF	
LANDSCAPE (OFF SITE)		
LANDSCAPE	4099 SF	
Grand total	7887 SF	

QUAD 1 UNIT AREAS				
UNIT	AREA	UNIT TYPE	COMPLIANCE	COMMENTS
1ST FLOOR				
A-101	1147 SF	3 BDRM.	FULLY ACCESSIBLE	VISUAL/ HEARING IMPAIRED
A-102	965 SF	2 BDRM.	ADAPTABLE	
A-103	753 SF	1 BDRM.	ADAPTABLE	
A-104	753 SF	1 BDRM.	ADAPTABLE	
A-105	965 SF	1 BDRM.	ADAPTABLE	
A-106	1148 SF	3 BDRM.	ADAPTABLE	
2ND FLOOR				
A-201	1147 SF	3 BDRM.	ADAPTABLE	
A-202	965 SF	2 BDRM.	ADAPTABLE	
A-203	753 SF	1 BDRM.	ADAPTABLE	
A-204	753 SF	1 BDRM.	ADAPTABLE	
A-205	965 SF	2 BDRM.	ADAPTABLE	
A-206	1148 SF	3 BDRM.	ADAPTABLE	
3RD FLOOR				
A-301	1147 SF	3 BDRM.	ADAPTABLE	
A-302	965 SF	2 BDRM.	ADAPTABLE	
A-303	753 SF	1 BDRM.	ADAPTABLE	
A-304	753 SF	1 BDRM.	ADAPTABLE	
A-305	965 SF	2 BDRM.	ADAPTABLE	
A-306	1148 SF	3 BDRM.	ADAPTABLE	
TOTAL UNITS: 18				

PROJECT AFFORDABILITY LEVELS		
UNIT TYPE	AMOUNT #	AMI LEVEL
1 BEDROOM	20	30% AMI
2 BEDROOM	3	30% AMI
2 BEDROOM	2	45% AMI
2 BEDROOM	14	50% AMI
3 BEDROOM	2	30% AMI
3 BEDROOM	2	45% AMI
3 BEDROOM	14	50% AMI
MANAGER 2 BEDROOM		N/A
TOTAL	58	

ETTING ROAD APARTMENTS

2161 EAST ETTING ROAD, OXNARD, CA 93033

AFFORDABLE PUBLIC HOUSING DEVELOPMENT

CABRILLO ECONOMIC DEVELOPMENT CORPORATION 702 COUNTRY SQUARE DRIVE, VENTURA, CA 93003



PARKING		
PARKING TYPE	COUNT	COMMENTS
ACCESSIBLE PARKING		
9' x 18'	1	(ASSGN)
9' x 18' (5' AISLE)	2	
12' x 18' (5' AISLE)	1	VAN ACCESSIBLE
MOTORCYCLE PARKING		
5' x 7'	3	
STANDARD PARKING		
9' x 18'	64	
TANDEM PARKING		
9' x 18'	9	
9' x 18'	1	ACCESSIBLE
9' x 18'	8	STANDARD
12' x 18' (5' AISLE)	1	VAN ACCESSIBLE (ASSGN)
12' x 18	1	STANDARD
Grand total	91	

UNIT TABULATION		
UNIT TYPE	AMOUNT	AVE. AREA
1ST FLOOR		
1 BDRM.	7	965 SF
2 BDRM.	5	965 SF
3 BDRM.	6	1148 SF
2ND FLOOR		
1 BDRM.	7	753 SF
2 BDRM.	7	965 SF
3 BDRM.	6	1147 SF
3RD FLOOR		
1 BDRM.	6	753 SF
2 BDRM.	8	965 SF
3 BDRM.	6	1147 SF
	58	

FLOOR AREAS - QUAD 1		
1ST FLOOR		5725 SF
2ND FLOOR		5728 SF
3RD FLOOR		5725 SF

FLOOR AREAS - QUAD 2		
1ST FLOOR		5725 SF
2ND FLOOR		5727 SF
3RD FLOOR		5728 SF

FLOOR AREAS - QUAD 3		
1ST FLOOR		8125 SF
2ND FLOOR		8529 SF
3RD FLOOR		7624 SF

SOLAR AREAS	
Name	Area
SOLAR CARPORT	
SOLAR CARPORTS	6348 SF
QUAD 1	
SOLAR PANELS	800 SF
QUAD 2	
SOLAR PANELS	800 SF
QUAD 3	
SOLAR PANELS	1200 SF
QUAD 1	
SOLAR ROOF PANELS	1093 SF
QUAD 2	
SOLAR ROOF PANELS	410 SF
QUAD 3	
SOLAR ROOF PANELS	1201 SF
	11852 SF

QUAD 2 UNIT AREAS				
UNIT	AREA	UNIT TYPE	COMPLIANCE	COMMENTS
1ST FLOOR				
A-107	753 SF	1 BDRM.	ADAPTABLE	
A-108	965 SF	2 BDRM.	ADAPTABLE	
A-109	1148 SF	3 BDRM.	ADAPTABLE	
A-110	1147 SF	3 BDRM.	ADAPTABLE	
A-111	965 SF	2 BDRM.	ADAPTABLE	
A-112	753 SF	1 BDRM.	ADAPTABLE	
2ND FLOOR				
A-207	753 SF	1 BDRM.	ADAPTABLE	
A-208	965 SF	2 BDRM.	ADAPTABLE	
A-209	1148 SF	3 BDRM.	ADAPTABLE	
A-210	1147 SF	3 BDRM.	FULLY ACCESSIBLE	
A-211	965 SF	2 BDRM.	ADAPTABLE	
A-212	753 SF	1 BDRM.	ADAPTABLE	
3RD FLOOR				
A-307	753 SF	1 BDRM.	FULLY ACCESSIBLE	VISUAL/ HEARING IMPAIRED
A-308	965 SF	2 BDRM.	ADAPTABLE	
A-309	1148 SF	3 BDRM.	ADAPTABLE	
A-310	1147 SF	3 BDRM.	ADAPTABLE	
A-311	965 SF	2 BDRM.	ADAPTABLE	
A-312	753 SF	1 BDRM.	ADAPTABLE	
TOTAL UNITS: 18				

CONCESSIONS	
1. PATIOS/ BALCONIES NOT ON ALL UNITS	
2. REMOVAL OF FINGER PLANTERS	
3. INTERIOR YARD SPACE REDUCTION	
4. AAHP CONCESSION - REDUCTION OF 40 FT. THROAT	

QUAD 3 UNIT AREAS				
UNIT	AREA	UNIT TYPE	COMPLIANCE	COMMENTS
1ST FLOOR				
A-113	1147 SF	3 BDRM.	ADAPTABLE	
A-114	965 SF	2 BDRM.	ADAPTABLE	
A-115	753 SF	1 BDRM.	ADAPTABLE	
A-116	753 SF	1 BDRM.	ADAPTABLE	
A-117	965 SF	2 BDRM.	ADAPTABLE	
A-118	1148 SF	3 BDRM.	ADAPTABLE	
2ND FLOOR				
A-213	1147 SF	3 BDRM.	ADAPTABLE	
A-214	965 SF	2 BDRM.	ADAPTABLE	
A-215	753 SF	1 BDRM.	ADAPTABLE	
A-216	753 SF	1 BDRM.	ADAPTABLE	
A-217	965 SF	2 BDRM.	ADAPTABLE	
A-218	1148 SF	3 BDRM.	ADAPTABLE	
A-219	757 SF	1 BDRM.	ADAPTABLE	
A-220	941 SF	2 BDRM.	ADAPTABLE	
3RD FLOOR				
A-313	1147 SF	3 BDRM.	ADAPTABLE	
A-314	965 SF	2 BDRM.	ADAPTABLE	
A-315	753 SF	1 BDRM.	FULLY ACCESSIBLE	VISUAL/ HEARING IMPAIRED
A-316	753 SF	1 BDRM.	ADAPTABLE	
A-317	965 SF	2 BDRM.	ADAPTABLE	
A-318	1148 SF	3 BDRM.	ADAPTABLE	
A-319	948 SF	2 BDRM.	ADAPTABLE	
A-320	948 SF	2 BDRM.	ADAPTABLE	
TOTAL UNITS: 22				

UNIT TABULATIONS					
UNIT TYPE	NO. OF UNITS	AVE. AREA	OCC. TYPE	OCC. LD. FCTR.	OCCUPANCY
1ST FLOOR					
1 BDRM.	7	753 SF	R-2		
2 BDRM.	5	965 SF	R-2		
3 BDRM.	6	1148 SF	R-2		
2ND FLOOR					
1 BDRM.	7	753 SF	R-2		
2 BDRM.	7	965 SF	R-2		
3 BDRM.	6	1148 SF	R-2		
3RD FLOOR					
1 BDRM.	6	753 SF	R-2		
2 BDRM.	8	965 SF	R-2		
3 BDRM.	6	1148 SF	R-2		
	58				

COMMUNITY AREAS				
UNIT	AREA	OCC. TYPE	OCC. LD. FCTR.	OCCUPANCY
1ST FLOOR				
COMMUNITY AREA	1401 SF	A-3		
LAUNDRY	234 SF	A-3		
RESTROOM	72 SF	A-3		
RESTROOM	64 SF	A-3		
OFFICE	228 SF	A-3		
2ND FLOOR				
OUTDOOR BBQ AREA	296 SF			
OUTDOOR READING AREA	300 SF			
VETERAN SERVICES	1107 SF	A-3		

SCOPE OF WORK	
NEW CONSTRUCTION: MULTIFAMILY RESIDENTIAL, 58 UNITS AFFORDABLE, PUBLIC HOUSING PROJECT. SCOPE OF WORK TO INCLUDE COMPLETE SITE DEVELOPMENT WITH LANDSCAPING AND IRRIGATION, ELECTRICAL, MECHANICAL, PLUMBING, AND ASSOCIATED TRADE WORK TO COMPLETE THE PROJECT.	
1. SITE: APPROXIMATELY 2 ACRE	
2. RESIDENTIAL BUILDING ARRANGED INTO 3 QUADRANTS, 3 STORY HEIGHT, 51,500 SF	
• WOOD FRAME TYPE V-A (1 HOUR) CONSTRUCTION	
• (20) ONE BEDROOM, (20) TWO BEDROOM AND (18) THREE BEDROOM UNITS	
3. (2) DETACHED TRASH ENCLOSURES	
4. (3) SOLAR CARPORTS, USE OF SOLAR PANELS FOR ALTERNATIVE ENERGY EFFICIENCY.	
5. OUTDOOR BBQ AND READING AREAS, COMMON AREA AMENITIES	
6. PLAY STRUCTURES	
7. LAUNDRY FACILITY (ROOM TO HAVE A LINT TRAP)	
8. ON SITE SERVICES FOR VETERANS AND SPECIAL NEEDS RESIDENTS	

GENERAL NOTES	
1. NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE BUILDING AND CARPORTS	
2. NFPA 72 FIRE ALARM IS REQUIRED FOR THE BUILDING.	
3. PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS	
4. WET STANDPIPE SYSTEM REQUIRED IN ALL STAIRWELLS WITH CONNECTIONS AT EACH FLOOR	
5. FIRE FLOW WILL BE REQUIRED.	
6. FIRE ACCESS ROAD SHALL BE A MINIMUM OF 26-FEET WIDE PAVED SURFACE AND MARKED AS "NO PARKING FIRE LANE". TRASH ENCLOSURE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND MEET CLEARANCE REQUIREMENTS	
7. ALL GATES SHALL BE A MINIMUM OF 20-FEET WIDE, ELECTRIC OPENER WITH CLICK-2-ENTER AND KNOX SWITCH	
8. ELEVATORS SHALL BE GURNEY SIZE	
9. SITE TO BE SECURED WITH PERIMETER FENCING AND ACCESS CONTROL, GATES, ACCOMMODATE GATE CUNING PER TRAFFIC REQUIREMENTS	
10. SITE MUST MEET STORMWATER MS4 PERMIT DEVELOPMENT REQUIREMENTS AND THE STATEWIDE TRASH AMENDMENTS	
11. DEVELOPER SHALL PROVIDE SHORT-TERM BICYCLE PARKING STALLS RACKS SHALL BE LOCATED CLOSE TO A MAIN BUILDING ENTRANCE, IN A LIGHTED, HIGH VISIBILITY AREA PROTECTED FROM THE ELEMENTS.	
12. LIGHTING SHALL FOLLOW TITLE 24 PART 6 OF CA CODE OF REGULATIONS AND OXNARD CITY CODE 16-320	
13. THE LOCATION MAY BE SUBJECT TO APPLICABLE SOLID WASTE MANAGEMENT ORDINANCES, INCLUDING FUTURE ORDINANCE CREATION AND/OR REVISIONS. THESE CURRENTLY INCLUDE: AB 939, AB 341, AB 1826, SB 1383, AB 827. OCCUPANTS OF THIS PROPERTY MAY BE REQUIRED TO MAKE PROVISIONS TO MANAGE THREE MATERIAL STREAMS (ORGANICS, RECYCLING, TRASH) IN ANY WASTE ENCLOSURE(S) CONSTRUCTED SUBJECT TO THE CITY'S STANDARD COLLECTION EQUIPMENT. ALL COMMERCIAL BUSINESSES AND MULTIFAMILY DWELLINGS OF 5 UNITS OR MORE THAT GENERATE MORE THAN 2 CUBIC YARDS OF SOLID WASTE PER WEEK ARE REQUIRED TO SUBSCRIBE TO RECYCLING SERVICES.	

1ST/ SITE PLAN AREAS		
NAME	AREA	% OF LOT
AMENITY		
COURTYARD	1469 SF	2
PLAY AREA	2707 SF	4
BUILDING		
QUAD 1	5725 SF	7
QUAD 2	5725 SF	7
QUAD 3	8125 SF	9
CIRCULATION		
ELEVATOR	87 SF	0.1
STAIR 1	64 SF	0.1
STAIR 2	64 SF	0.1
STAIR 3	64 SF	0.1
WALKWAY	9500 SF	10.6
DECKS/ PATIOS		
PATIO	1707 SF	2
HARDSCAPE		
CURB	615 SF	0.52
SIDEWALK	2351 SF	2.43
LANDSCAPE		
LANDSCAPE	19797 SF	22.93
PAVEMENT		
PAVEMENT	27367 SF	32
TRASH ENCLOSURE		
TRASH ENCLOSURE	705 SF	0.1
UTILITY		
ELECTRICAL	130 SF	0.01
ELEVATOR EQ.	46 SF	0.01
Grand total	86248 SF	100

SHEET INDEX	
GENERAL	
A-0.1	COVER SHEET
CIVIL	
C-1	GRADING PLAN
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	UTILITY PLAN
LANDSCAPE	
L1.1	PRELIMINARY LANDSCAPE PLAN
L2	EUCALYPTUS TREE MAP
L2.1	TREE MAP
ARCHITECTURAL	
A-0.2	SITE PHOTOS
A-0.3	SITE PLAN
A-0.4	SITE AREAS
A-0.5	SETBACK EXHIBIT
A-0.6	TRASH ENCLOSURES
A-0.7	PHOTOMETRICS PLAN
A-0.8	LIGHTING FIXTURE SPECS
A-0.9	OPEN SPACE EXHIBIT
A-0.10	SOLAR CARPORTS

APN: 225-0-014-020



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|--|---|---|
| | 1 | CONSTRUCT 6" CURB TYPE A1-6 PER CITY OF OXNARD STANDARD PLATE NO. 111. |
| | 2 | CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111. |
| | 3 | CONSTRUCT P.C.C. SIDEWALK, MIN. 4" THICK PER CITY OF OXNARD STANDARD PLATE NO. 112 & 113. |
| | 4 | CONSTRUCT A.C. PAVEMENT, 5" ASPHALT CONCRETE OVER 6" CLASS II BASE. |
| | 5 | CONSTRUCT PERMEABLE PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| | 6 | CONSTRUCT ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS. |
| | 7 | CONSTRUCT CURB RAMP PER CITY OF OXNARD STANDARD PLATE NO. 110. |
| | 8 | CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116. |
| | 9 | CONSTRUCT SCORED CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS. |

1. PROVIDE 8-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE WALL SHOULD BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
5. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
7. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40' BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40' BELOW FINISH GRADE. UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
11. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.

BFP	BACKFLOW PREVENTION DEVICE	FG	FINISHED FLOOR
BO	BLOWOFF	FF	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CO	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RIDGE
ESMT	EASEMENT	RM	ROOM ELEVATION
EG	EXISTING GRADE	RID	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL H, SUBDIVISION 72 RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, IN BOOK 3, MISCELLANEOUS RECORDS AT PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE SET IN THE SOUTHERLY LINE OF PLEASANT VALLEY ROAD DISTANT THEREON NORTH 59° 15' 30" EAST 250.73 FEET FROM A 4" X 4" POST SET AT THE MOST WESTERLY CORNER OF SAID PARCEL H; THENCE FROM SAID POINT OF BEGINNING.

1ST: NORTH 59° 15' 30" EAST 424.64 FEET ALONG THE SOUTHERLY LINE OF SAID PLEASANT VALLEY ROAD TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1848; THENCE,

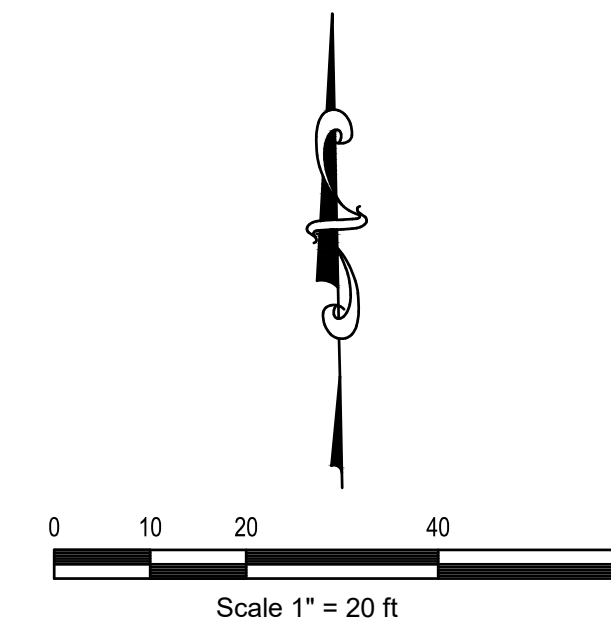
2ND: SOUTH 345.13 FEET TO A NAIL AND METAL TAG STAMPED SGB LS 1848 SET IN THE SOUTH SIDE OF A LARGE EUCALYPTUS TREE IN THE NORTH LINE OF ETING ROAD; THENCE ALONG SAID NORTH LINE.

3RD: WEST 365.00 FEET TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1842; THENCE,

4TH: NORTH 128.2 FEET TO THE POINT OF BEGINNING, CONTAIN INGRESS AND EGRESS 1.972 ACRES.

RESERVING UNTO THE GRANTOR HEREIN ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO ALL OIL, GAS, MINERALS, HYDROCARBONS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED AND SAVED FROM SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF THE PROPERTY OR THE TOP FIVE HUNDRED (500) FEET OF THE SUBSURFACE THEREOF MEASURED VERTICALLY FROM THE SURFACE (COLLECTIVELY "MINERAL RIGHTS").

NEW	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		GRADE BREAK
		LOT LINE
		RIDGE LINE
		SANITARY SEWER
		SIDEWALK
		STORM DRAIN & CATCH BASIN
		TRACT BOUNDARY
		WATER LINE AND WATER METER



PREPARED BY:

 CCE DESIGN ASSOCIATES, INC.

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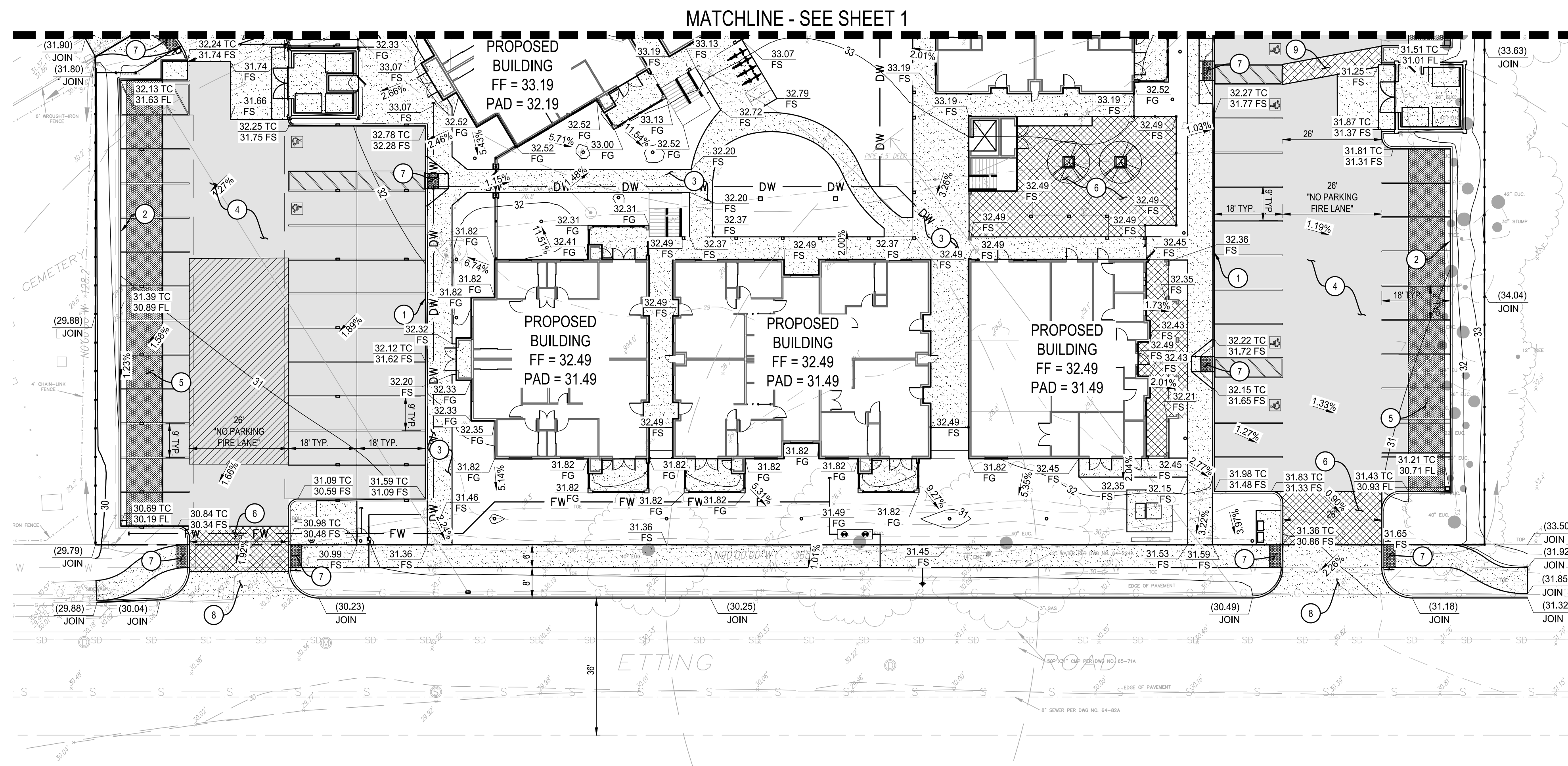
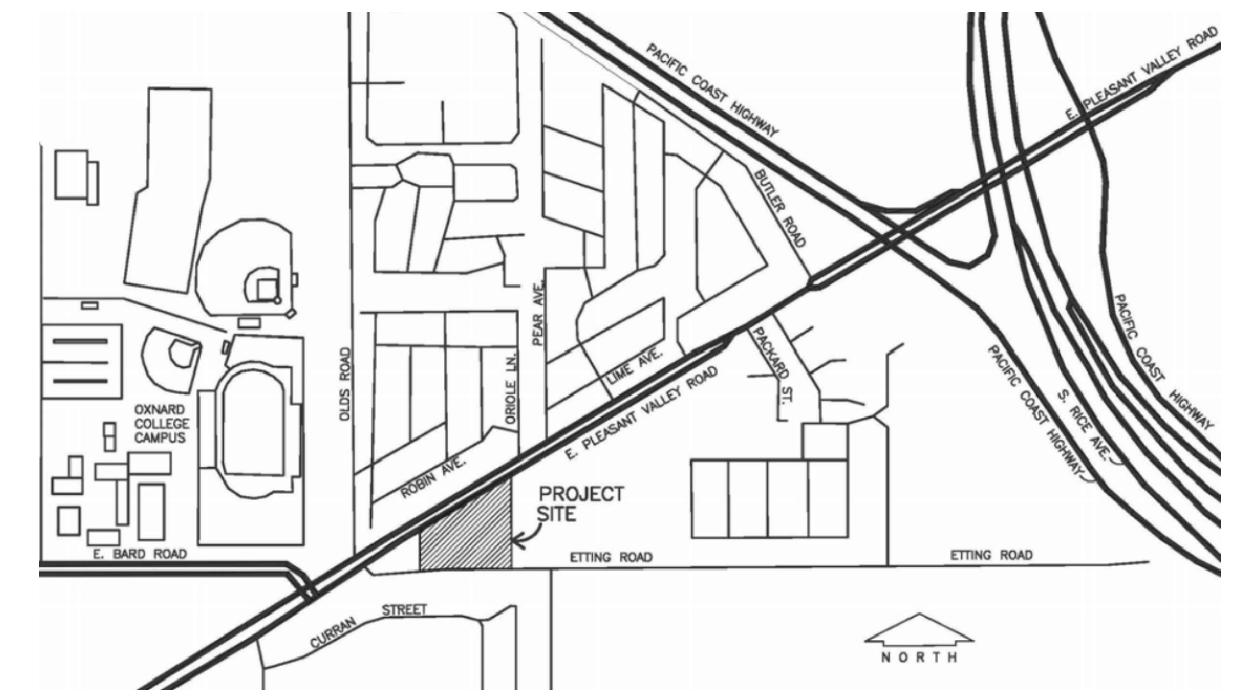
JARED Q. ADAMS, P.E.
R.C.E. No. 86086

DATE _____

REVISIONS

MARK	DATE	DESCRIPTION	BY	 OXINAK CONSULTING
				Development Services Department GRADING PLAN
ACCEPTED BY: _____ CITY ENGINEER _____ R.C.E. _____ DATE _____				SHEET DRAWING NUMBER SHEET No. 1 OF 4 DRAWING NUMBER XX-XXX
REVIEWED BY: _____ DATE _____				
SCALE: HORIZ. 1"=30' VERT. 1"=30'				
DRAWN BY: JSA				PROJECT NO.: _____

APN: 225-0-014-020

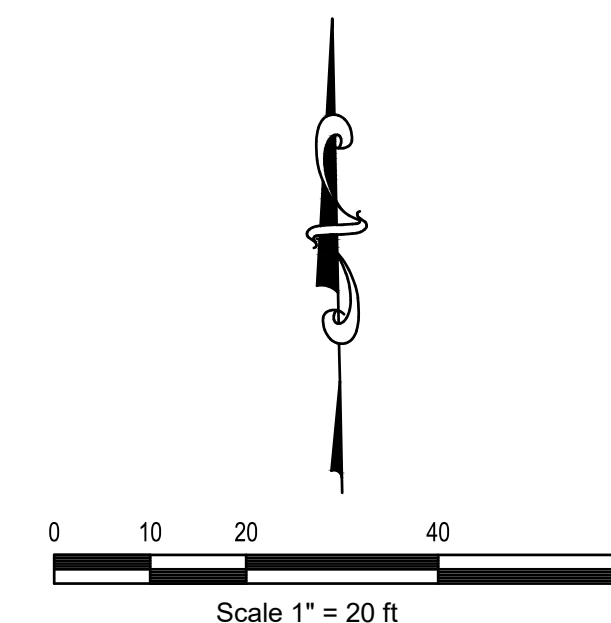


	1	CONSTRUCT 6" CURB TYPE A1-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
	2	CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
	3	CONSTRUCT P.C.C. SIDEWALK, MIN. 4" THICK PER CITY OF OXNARD STANDARD PLATE NO. 112 & 113.
	4	CONSTRUCT A.C. PAVEMENT, 5" ASPHALT CONCRETE OVER 6" CLASS II BASE.
	5	CONSTRUCT PERMEABLE PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
	6	CONSTRUCT ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS.
	7	CONSTRUCT CURB RAMP PER CITY OF OXNARD STANDARD PLATE NO. 110.
	8	CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116.
	9	CONSTRUCT SCORED CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.

1. PROVIDE 8-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
5. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
7. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40' BELOW FINISH GRADE AND 90% OF MAX. DRY DENSITY DEEPER THAN 40' BELOW FINISH GRADE. UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
11. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.

BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOW OFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BLG	BACK OF WALK	GB	GRADE BREAK
BWD	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CO	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RIDGE
ESMT	EASEMENT	RIM	RIM ELEVATION
EG	EXISTING GRADE	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

NEW	EXISTING	
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		BLOCK/RETAINING WALL
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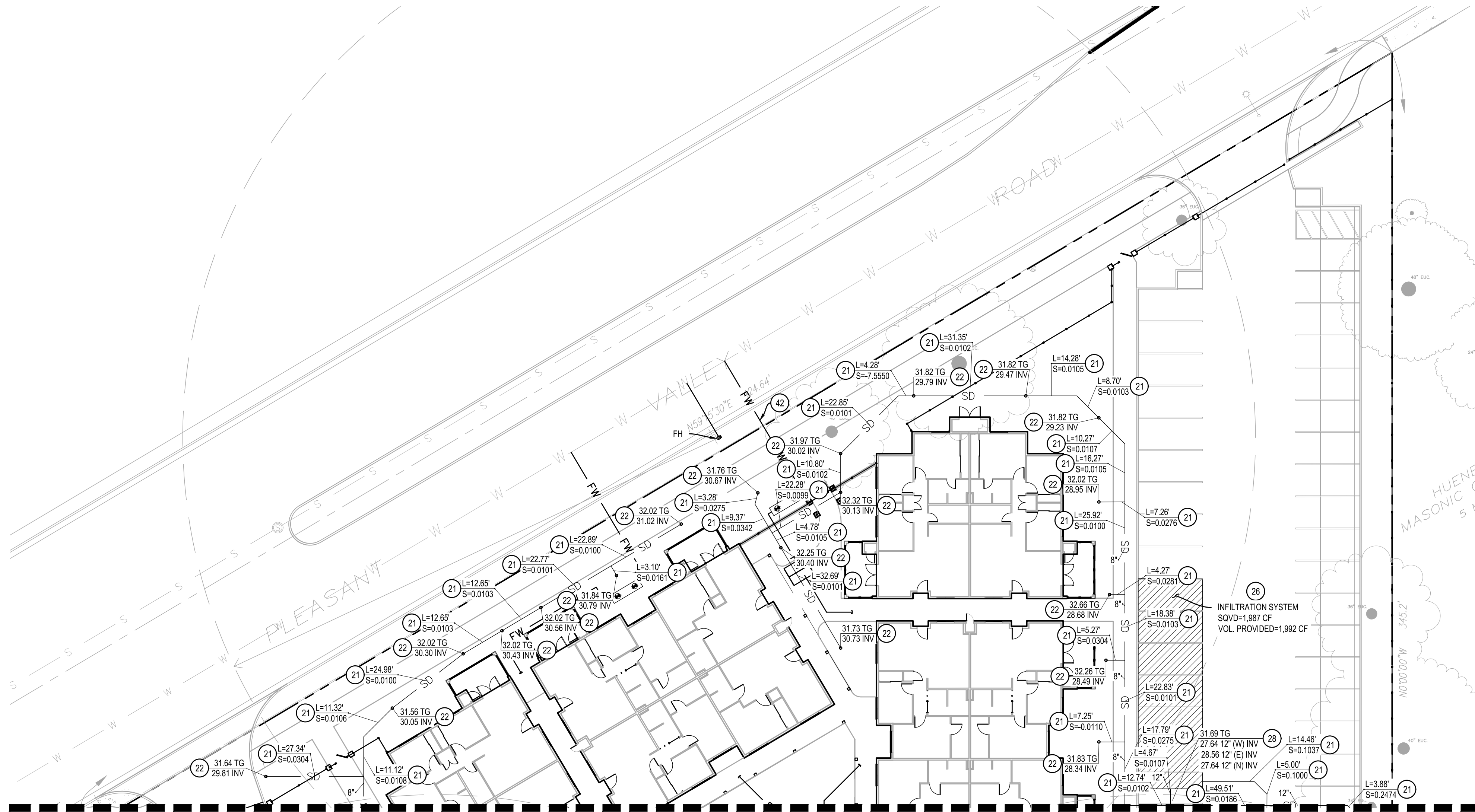


DATE _____



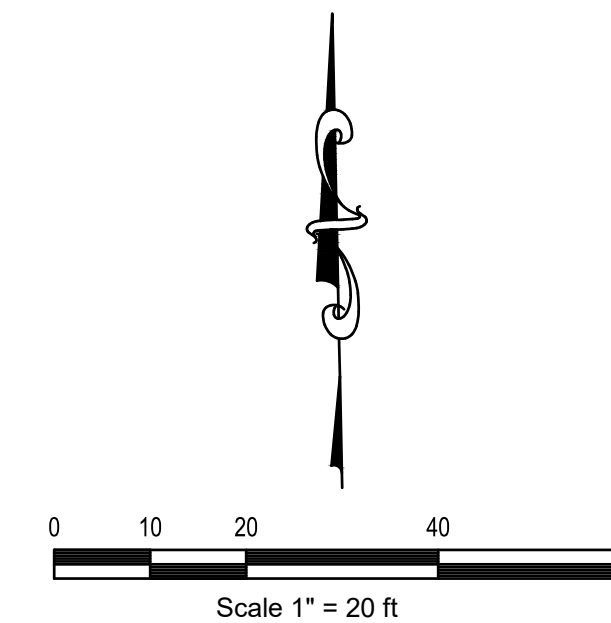
REVISIONS						Development Services Department	
MARK	DATE	DESCRIPTION	BY	GRADING PLAN			
				ACCEPTED BY: _____ CITY ENGINEER _____ R.C.E. _____ DATE _____			
				SHEET DRAWING NUMBER			
REVIEWED BY:				SCALE: HORIZ. 1"=20' VERT. 1"=20'		SHEET No. <u>2</u> OF <u>4</u>	
	DATE			DRAWN BY: JQA		DRAWING NUMBER XX-XXX	
	DATE			CHECKED BY: RC			

APN: 225-0-014-020



BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
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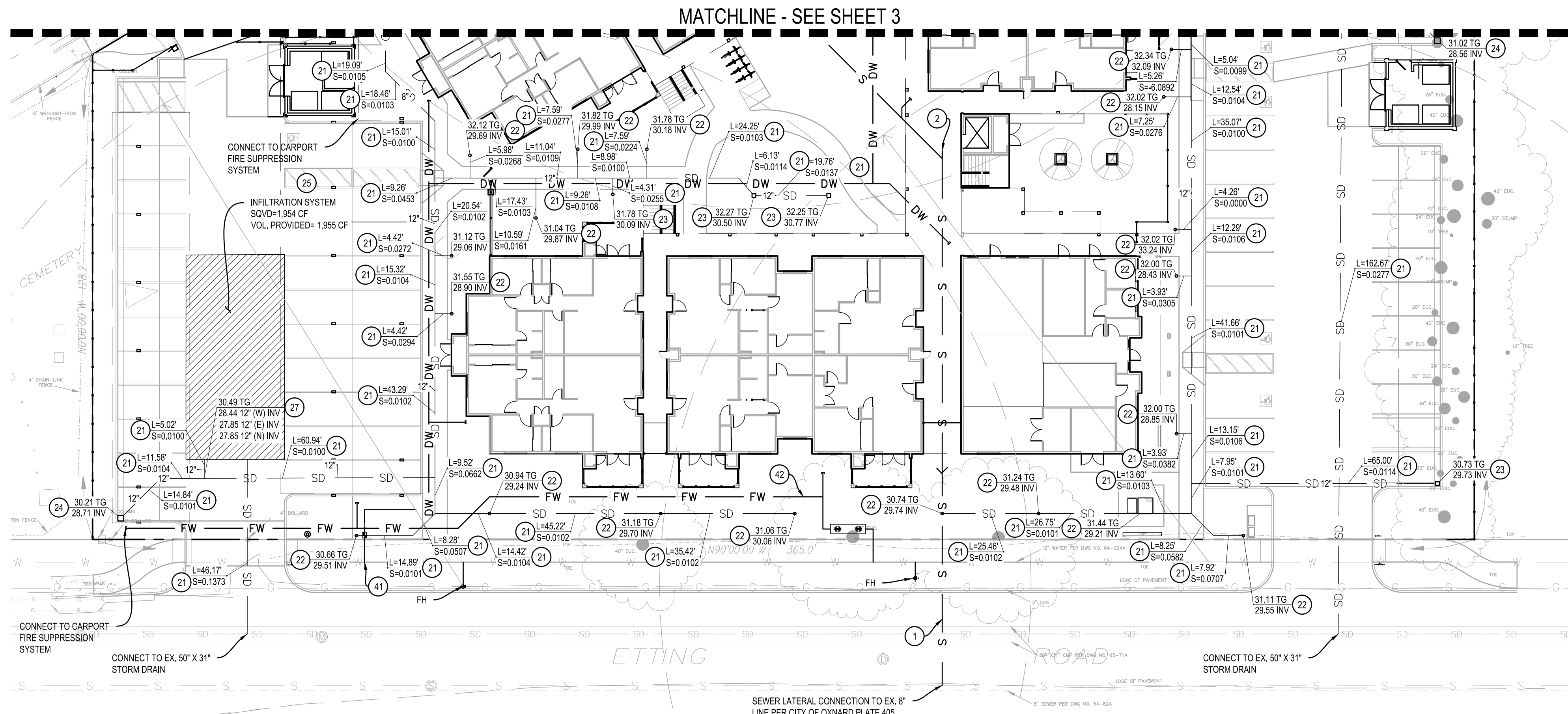
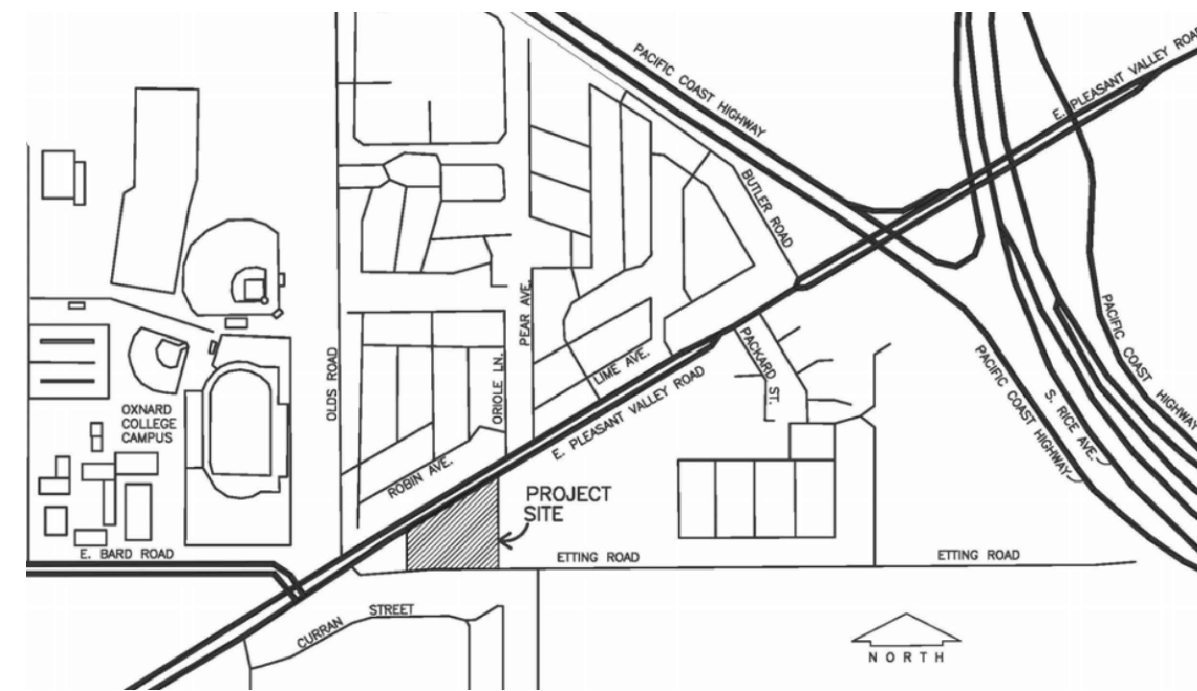
DATE _____



DRAWN BY: JOA	DRAWN BY:
DATE: 01-11-00	DATE:

PRELIMINARY UTILITY PLAN

APN: 225-0-014-020



UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S — (1) INSTALL 8" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS, SHOWN FOR REFERENCE HEREON. TRENCH AND BACKFILL PER CITY OXNARD STD. PLATE NO. 602.
- (2) CONSTRUCT TERMINAL CLEANOUT PER CITY OF OXNARD STD. PLATE NO. 407.
- SD — (21) INSTALL PVC SDR-35 STORM DRAIN PIPE (12" UNLESS NOTED OTHERWISE), LENGTH AND SLOPE PER PLAN.
- (22) INSTALL NYLOPLAST 4" AREA DRAIN WITH METAL GRATE.
- (23) INSTALL BROOKS PRODUCTS CATCH BASIN (1212) OR APPROVED EQUAL.
- (24) INSTALL BROOKS PRODUCTS CATCH BASIN (1818) OR APPROVED EQUAL.
- (25) INSTALL CONTECH 18" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- (26) INSTALL CONTECH 24" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- (27) INSTALL CONTECH CDS UNIT 1515-3 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.
- (28) INSTALL CONTECH CDS UNIT 2015-4 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.
- DW — (41) INSTALL 3" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.
- FW — (42) INSTALL 8" FIRE WATER LINE WITH DDCV / FDC PER CITY OF OXNARD STD. PLATE NO. 311.

UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
- FIRE HYDRANTS SHALL BE JONES J-4065 4X4X2-1/2.
- ALL CATCH BASINS SHALL HAVE A "NO DUMPING DRAINS TO OCEAN" PLACARD.

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
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LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL H, SUBDIVISION 72 RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, IN BOOK 3, MISCELLANEOUS RECORDS AT PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE SET IN THE SOUTHERLY LINE OF PLEASANT VALLEY ROAD DISTANT THEREON NORTH 59° 15' 30" EAST 250.73 FEET FROM A 4" X 4" POST SET AT THE MOST WESTERLY CORNER OF SAID PARCEL H; THENCE FROM SAID POINT OF BEGINNING.

1ST: NORTH 59° 15' 30" EAST 424.64 FEET ALONG THE SOUTHERLY LINE OF SAID PLEASANT VALLEY ROAD TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1848; THENCE,

2ND: SOUTH 345.13 FEET TO A NAIL AND METAL TAG STAMPED SGB LS 1848 SET IN THE SOUTH SIDE OF A LARGE EUCALYPTUS TREE IN THE NORTH LINE OF ETING ROAD; THENCE ALONG SAID NORTH LINE,

3RD: WEST 365.00 FEET TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1842; THENCE,

4TH: NORTH 128.2 FEET TO THE POINT OF BEGINNING, CONTAIN INGRESS AND EGRESS 1.972 ACRES.

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		CONCRETE CURB
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JARED Q. ADAMS, P.E.
R.C.E. No. 86086

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:



Development Services Department

UTILITY PLAN

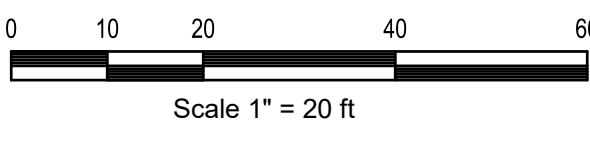
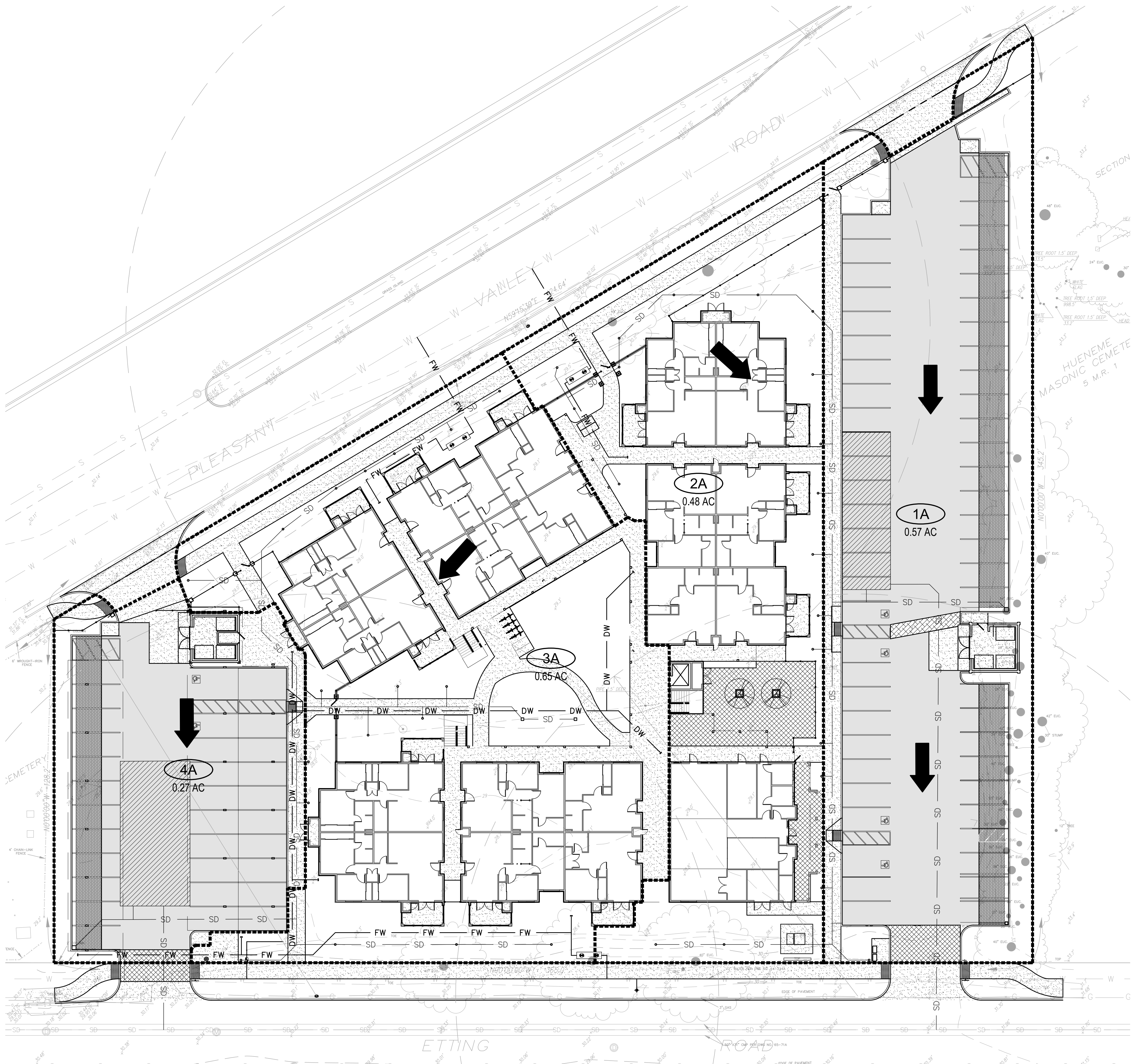
ACCEPTED BY: CITY ENGINEER R.C.E. DATE

SHEET DRAWING NUMBER

SCALE: HORIZ. 1"=20' VERT. 1"=20' SHEET No. 4 OF 4

DRAWN BY: JQA DRAWING NUMBER XX-XXX

CHECKED BY: RC



NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES



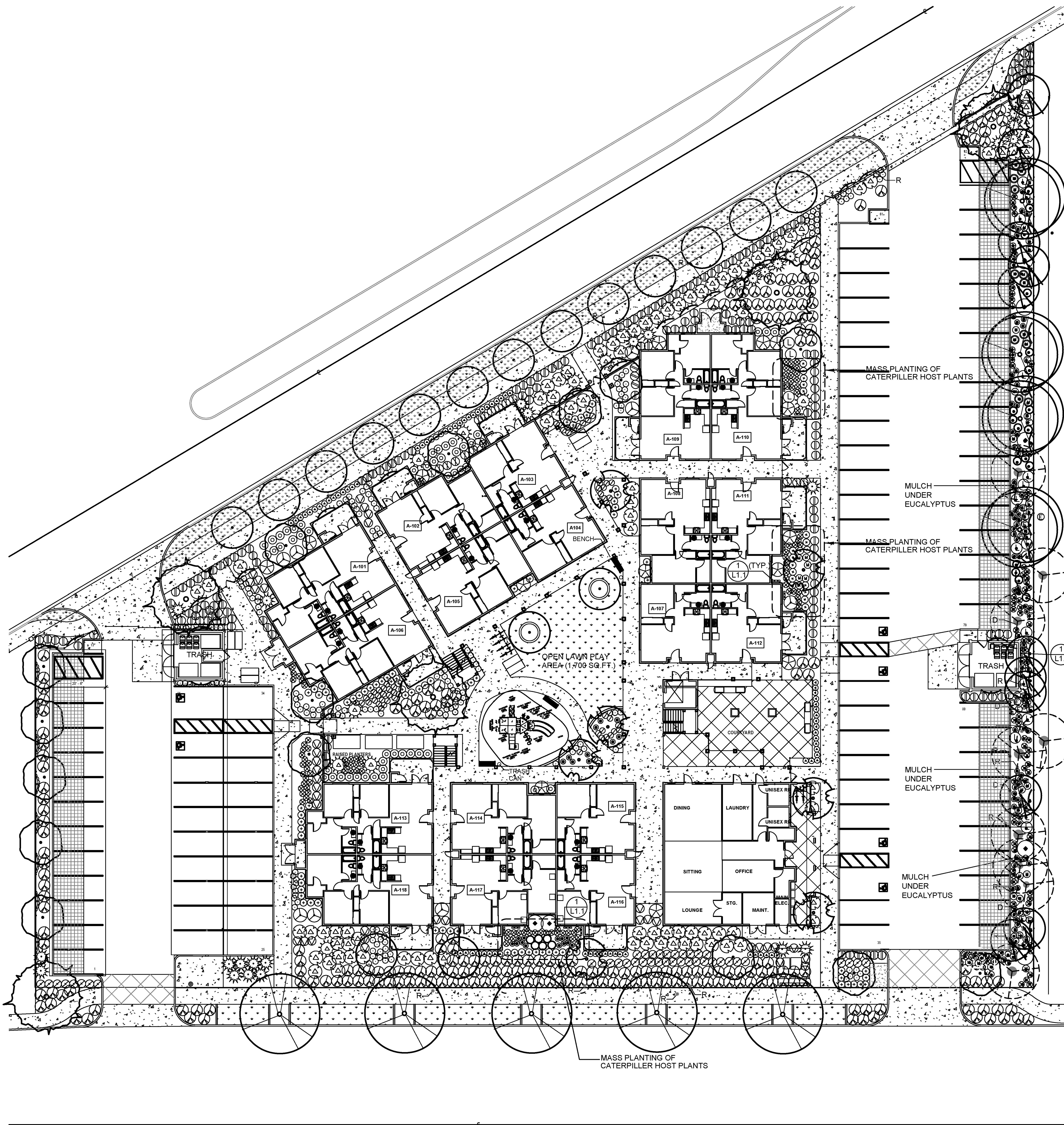
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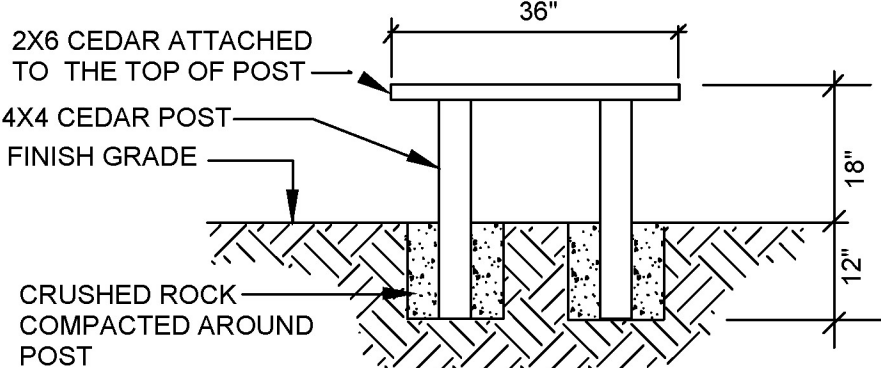
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SHEET DRAWING NUMBER			
SCALE: HORIZ. _____		SHEET No. _____ OF _____	
VERT. _____		DRAWING NUMBER XX-XXX	
DRAWN BY: JQA		CHECKED BY: RC	



LEGEND	SYMBOL	DESCRIPTION
		SYNTHETIC TURF SEE DETAILS 2 & 3, SHEET L2.3
		CONCRETE PAVING SEE DETAIL 1, SHEET L2.3
		POURED IN PLACE RESILIENT SURFING SEE DETAILS 2 & 3, SHEET L2.4

SHRUBS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QNTY.	WUCOLS
	CAMELLIA JAPONICA 'DEBUTANTE' PINK CAMELLIA	5 GAL	17	M
	CAREX ELATA GOLDEN SEDGE	1 GAL	89	L
	CHONDROPETALUM ELEPHANTIPES CAPE RUSH	5 GAL	28	M
	LOMANDRA 'BREEZE' DWARF MAT RUSH	5 GAL	37	L
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	5 GAL	42	M
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	5 GAL	72	M
	ASCLEPIAS FASCICULARIS NARROW LEAF MILKWEED	1 GAL	190	L
	ASCLEPIAS SPECIOSA SHOWY MILKWEED	1 GAL	66	M
	AGAPANTHUS 'QUEEN ANNE' AGAPANTHUS	1 GAL	48	M
	ACHILLEA MILLEFOLIUM CALIFORNICA COMMON YARROW	1 GAL	180	L
	PENSTEMON CENTRANTHIFOLIUS SCARLET BUGLER	1 GAL	15	M
	VERBENA LILACINA 'DE LA MINA' ISLAND VERBENA	5 GAL	+8	L
	MONDARDELLA 'SHELTONII' COYOTE MINT	1 GAL	13	L
	LAVATERA 'MARITIMA' (BICOLOR) TREE MALLOW	5 GAL	15	L
	MONDARDELLA 'ODORTISSIMA' COYOTE MINT	1 GAL	16	L
	DURANTE REPENS SKY FLOWER	5 GAL	7	M
	DIANELLA CAERULEA 'KING ALFRED' BLUE FLAX LILY	1 GAL	100	M
	AZALEA 'ALASKA' WHITE AZALEA	5 GAL	53	M
	PHILODENDRON 'XANADU' PHILODENDRON	5 GAL	6	M
	FATSIA JAPONICA JAPANESE ARALIA	5 GAL	8	M
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	1 GAL	31	
	WISTERIA SINENSIS CHINESE WISTERIA	5 GAL	12	L
	FICUS PUMILA CREEPING FIG	1 GAL	8	M
	DISTICTUS BUCCINATORIA RED TRUMPET VINE	5 GAL	24	M

1 L1.1 BUTTERFLY FRIENDLY PLANTS



PLANTING LEGEND

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QNTY.	WUCOLS
	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX	5	L
	EUCALYPTUS TORQUATA CORAL GUM	24" BOX	4	L
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24" BOX	5	M
	ERIOBOTRYA DEFLEXA BRONZE LOQUAT	36" BOX	2	M
	PRUNUS CAMPANULATA TAIWAN FLOWERING CHERRY	36" BOX	11	M
	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	36" BOX	13	M
	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	36" BOX	7	M
	CEDRUS ATLANTICA 'HORSTMAN' HORSTMAN BLUE ATLAS CEDAR	24" BOX	3	M
	EUCALYPTUS NICHOLII PEPPERMINT EUCALYPTUS	24" BOX	11	L

GROUND COVER				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QNTY.	WUCOLS
	TRACHELOSPERMUM ASIATICUM ASIAN STAR JASMINE	1 GAL	194	M
	ARTIFICIAL TURF	-	-	-
	MYOPORUM PARVIFOLIUM 'PINK' PROSTRATE MYOPORUM	1 GAL	244	L

EXISTING TREES LEGEND	
SYMBOL	DEFINITION
	EXISTING TREE TO REMAIN
	DEAD TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED

TREE MITIGATION CALCULATIONS

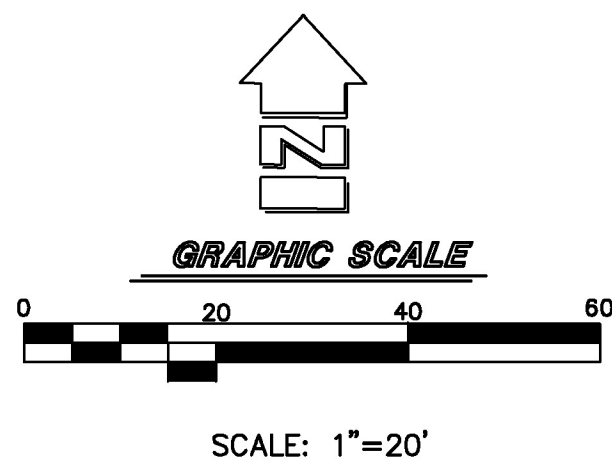
PROPOSED TREE REPLACEMENT CALCULATIONS

- 48" BOX-ERIOBOTRYA DEFLEXA
2 @ \$2070=\$4140
- 36" BOX-PINUS THUNBERGII
5 @ \$600=\$3,000
- 36" BOX-PRUNUS CAMPANULATA
11 @ \$600=\$6,600
- 36" BOX-MAGNOLIA GRANDIFLORA 'ST. MARY'
17 @ \$600=\$10,200
- 48" BOX-PYRUS 'CHANTICLEER'
7 @ \$2070= 14,490

TOTAL VALUE OF ADDITIONS \$44,430
VALUE OF REMOVED TREES 43,100

NOTES:

- 2" MINIMUM MULCH DEPTH IN ALL PLANTERS
- ALL LANDSCAPE QUANTITIES ARE LISTED AS A COURTESY, AND SHALL BE VERIFIED BY CONTRACTOR.
- EXISTING TREE LOCATIONS FOR REMOVAL AND FOR PROTECTION IN PLACE ON THIS PLAN, ARE PER THE TREE REPORT DATED 3-22-21 (see tree report)



JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA, CA 93001
(805) 642-3641 FAX (805) 653-7874
Jordan, Gilbert & Bain Landscape Architects, Inc. © 2019
JOB#

ETTING
ROAD
APARTMENTS

2461 E. PLEASANT VALLEY RD.
OXNARD, CA 93033

CEDC

702 COUNTRY SQUARE DR. VENTURA, CA 93003

FOR SUBMITTAL	10-30-20
FOR SUBMITTAL	5-10-21

#	SUBMITTAL	DATE
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ADDED BUTTERFLY FRIENDLY PLANTS	4/30/21
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NO	DESCRIPTION	DATE
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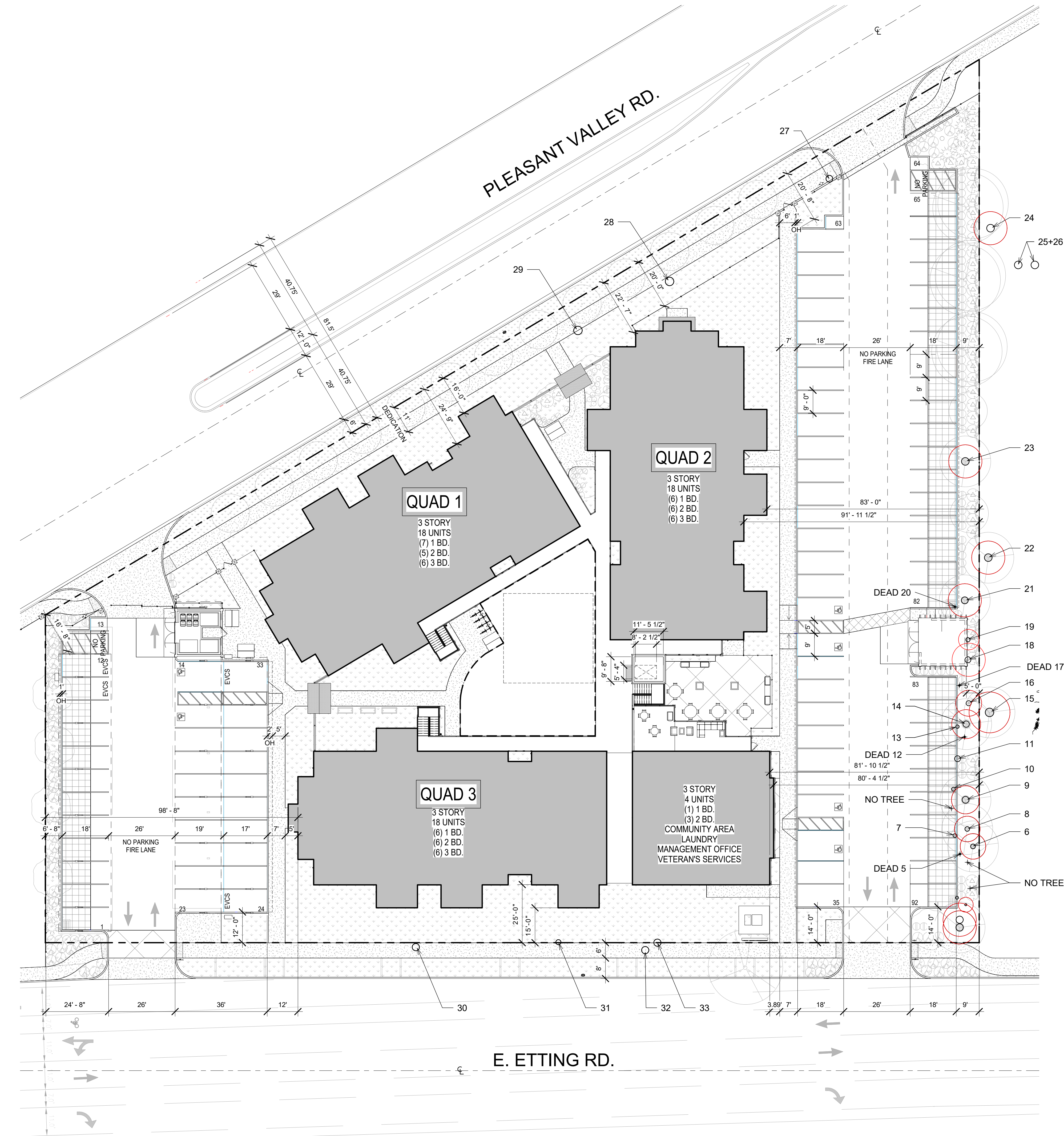
ISSUE	
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JOB NO.	19.01
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DRAWN BY:	MG
CHECKED BY:	MG
PROJECT MANAGER:	MG
PRINT DATE:	4/30/20 3:00PM

PRELIMINARY
LANDSCAPE
PLAN

L1.1



① SITE PLAN
1" = 20'-0"

1ST/ SITE PLAN AREAS		
NAME	AREA	% OF LOT
AMENITY		
COURTYARD	1469 SF	2
PLAY AREA	2707 SF	4
BUILDING		
QUAD 1	5725 SF	7
QUAD 2	5725 SF	7
QUAD 3	8125 SF	9
CIRCULATION		
ELEVATOR	87 SF	0.1
STAIR 1	64 SF	0.1
STAIR 2	64 SF	0.1
STAIR 3	64 SF	0.1
WALKWAY	9500 SF	10.6
DECKS/ PATIOS		
PATIO	1707 SF	2
HARDSCAPE		
CURB	615 SF	0.52
SIDEWALK	2351 SF	2.43
LANDSCAPE		
LANDSCAPE	19797 SF	22.93
PAVEMENT		
PAVEMENT	27367 SF	32
TRASH ENCLOSURE		
TRASH ENCLOSURE	705 SF	0.1
UTILITY		
ELECTRICAL	130 SF	0.01
ELEVATOR EQ.	46 SF	0.01
Grand total	86248 SF	100

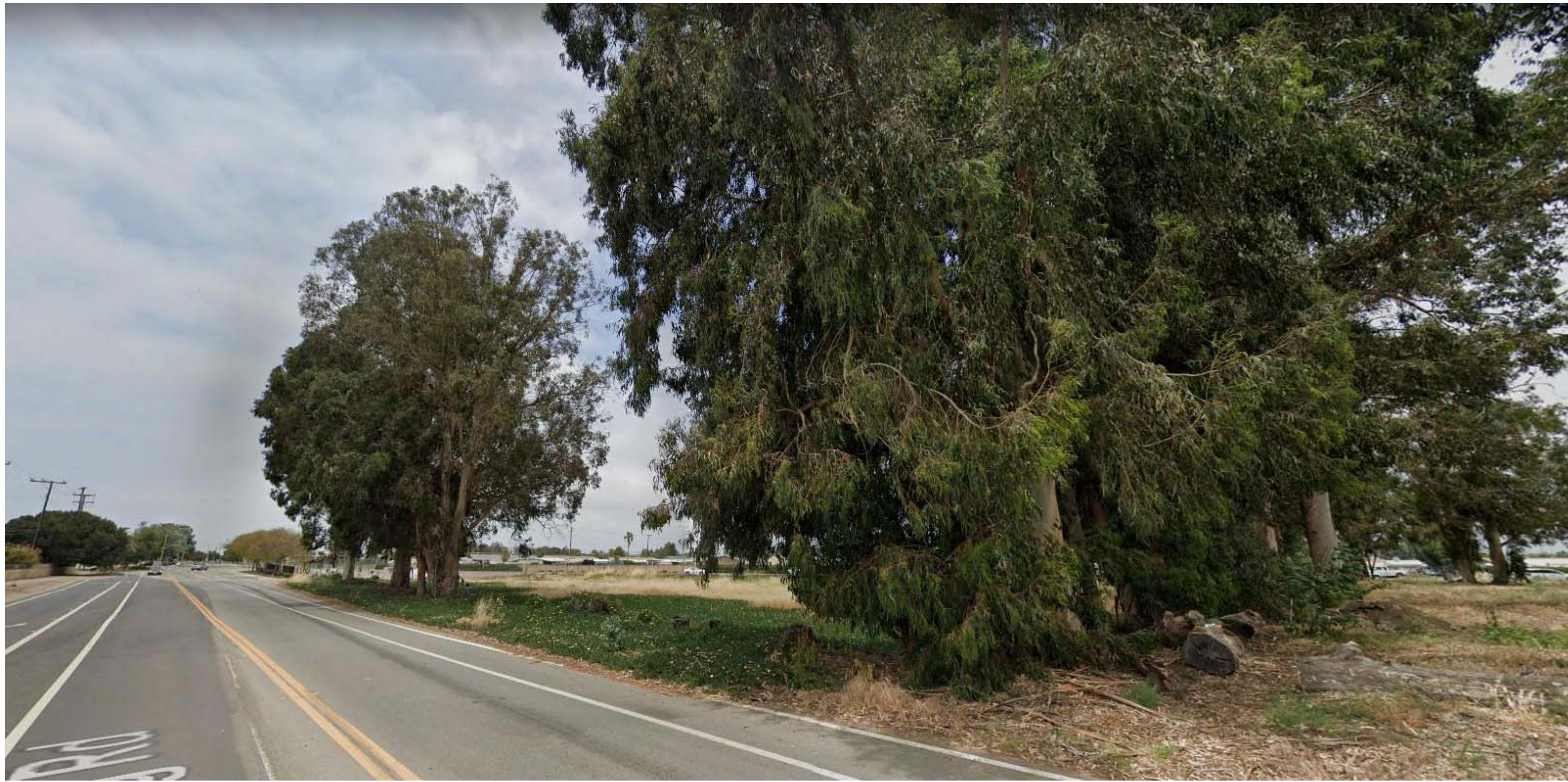
LEGEND	
	STORMCRETE PERVIOUS PAVEMENT. SEE CIVIL PLANS
	ENHANCED (COLORED) SCORED CONCRETE
	CONCRETE
	LANDSCAPING PER LANDSCAPE PLANS
	RIGHT OF WAY DEDICATION LINE
	PROPERTY LINE



① SITE VIEW - PLEASANT VALLEY RD.
12" = 1'-0"



② SITE VIEW - EAST ETTING RD.
12" = 1'-0"



③ SITE VIEW - WEST ETTING RD.
12" = 1'-0"

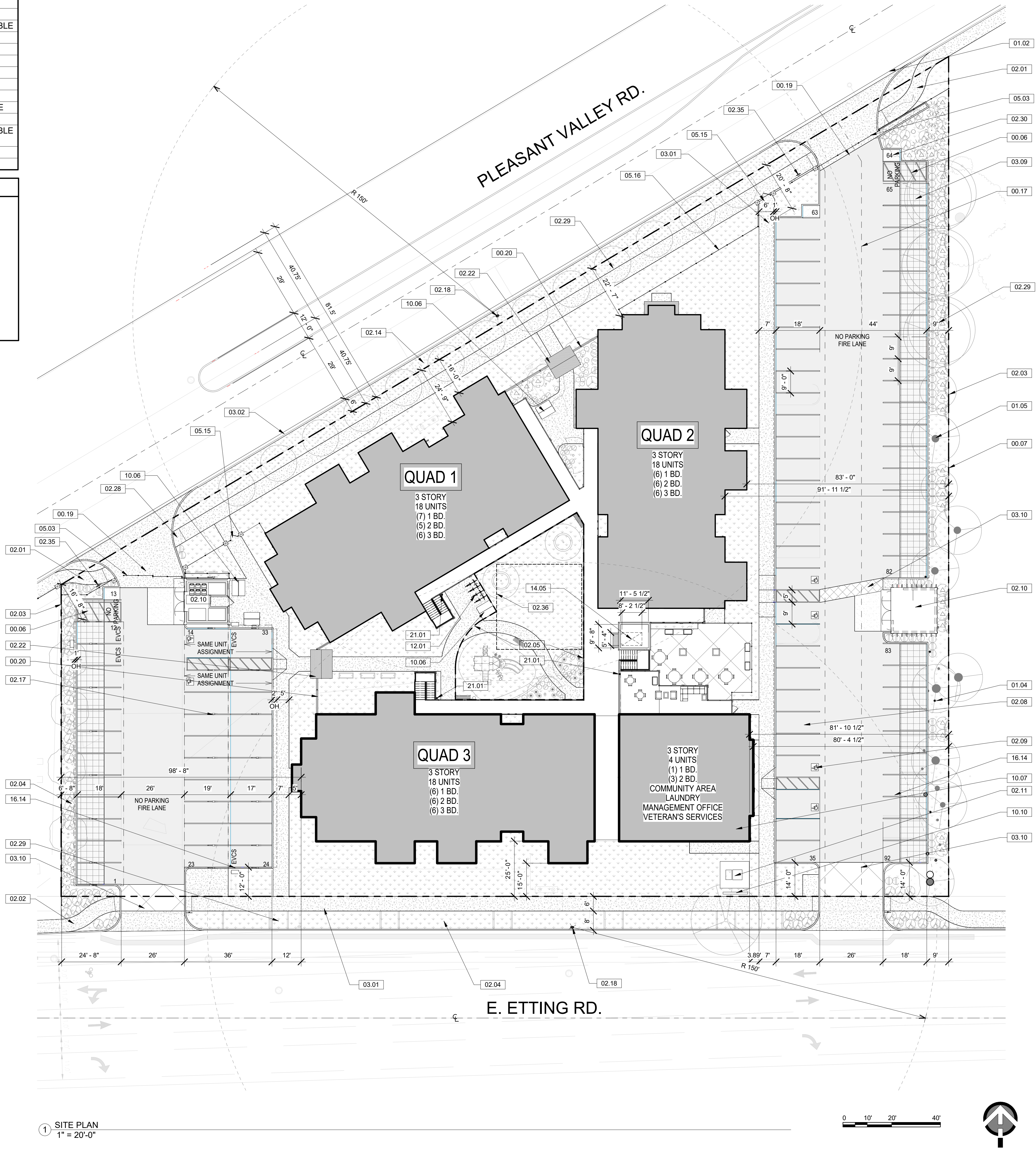


A SITE MAP
12" = 1'-0"

LEGEND	
	STORMCRETE PERVIOUS PAVEMENT. SEE CIVIL PLANS
	ENHANCED (COLORED) SCORED CONCRETE
	CONCRETE
	LANDSCAPING PER LANDSCAPE PLANS
	RIGHT OF WAY DEDICATION LINE
	PROPERTY LINE

PARKING		
PARKING TYPE	COUNT	COMMENTS
ACCESSIBLE PARKING		
9' x 18'	1	(ASSGN)
9' x 18' (5' AISLE)	2	
12' x 18' (5' AISLE)	1	VAN ACCESSIBLE
MOTORCYCLE PARKING		
5' x 7'	3	
STANDARD PARKING		
9' x 18'	64	
TANDEM PARKING		
9' x 18'	9	
9' x 18'	1	ACCESSIBLE
9' x 18'	8	STANDARD
12' x 18' (5' AISLE)	1	VAN ACCESSIBLE (ASSGN)
12' x 18	1	STANDARD
Grand total	91	

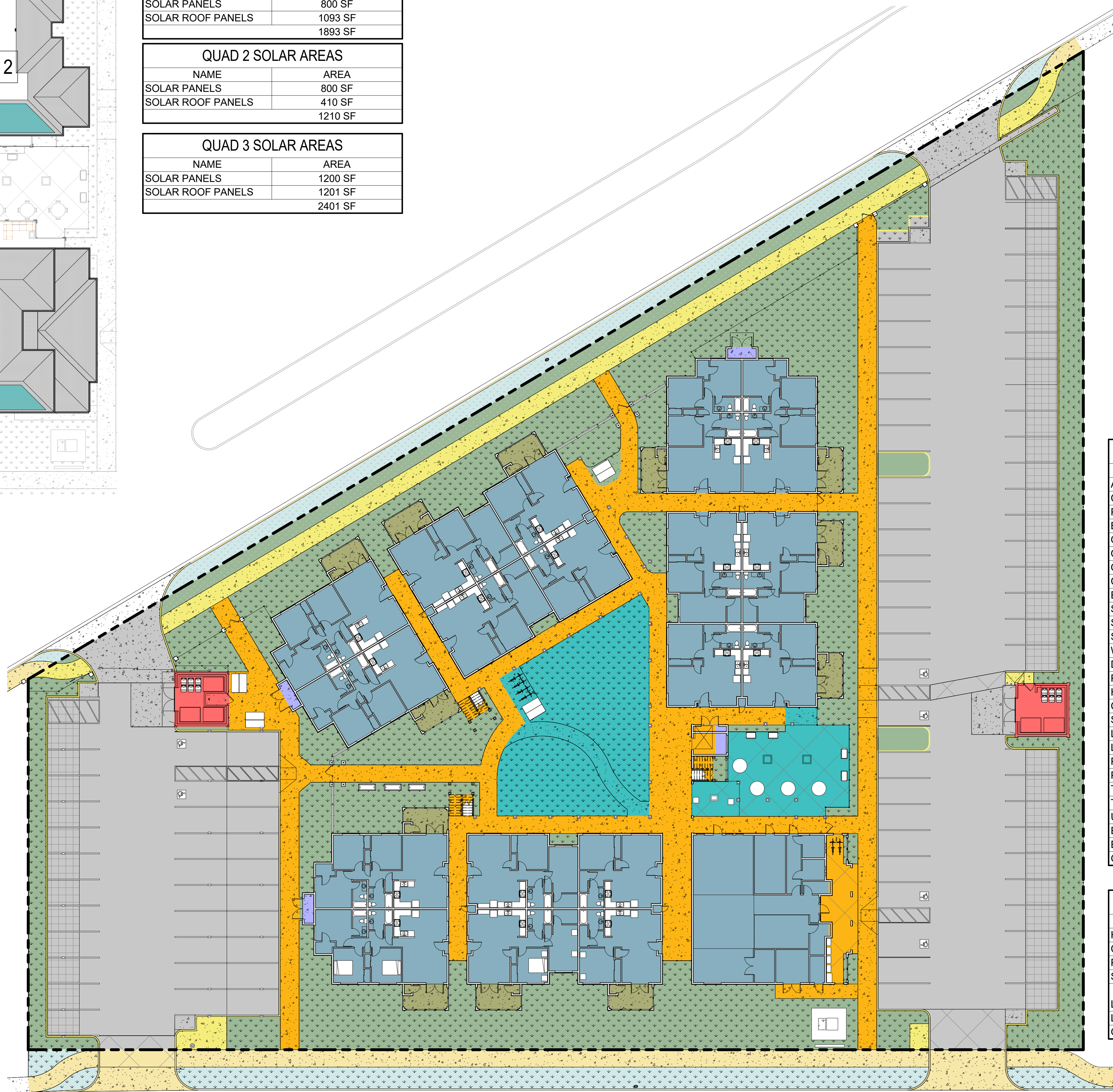
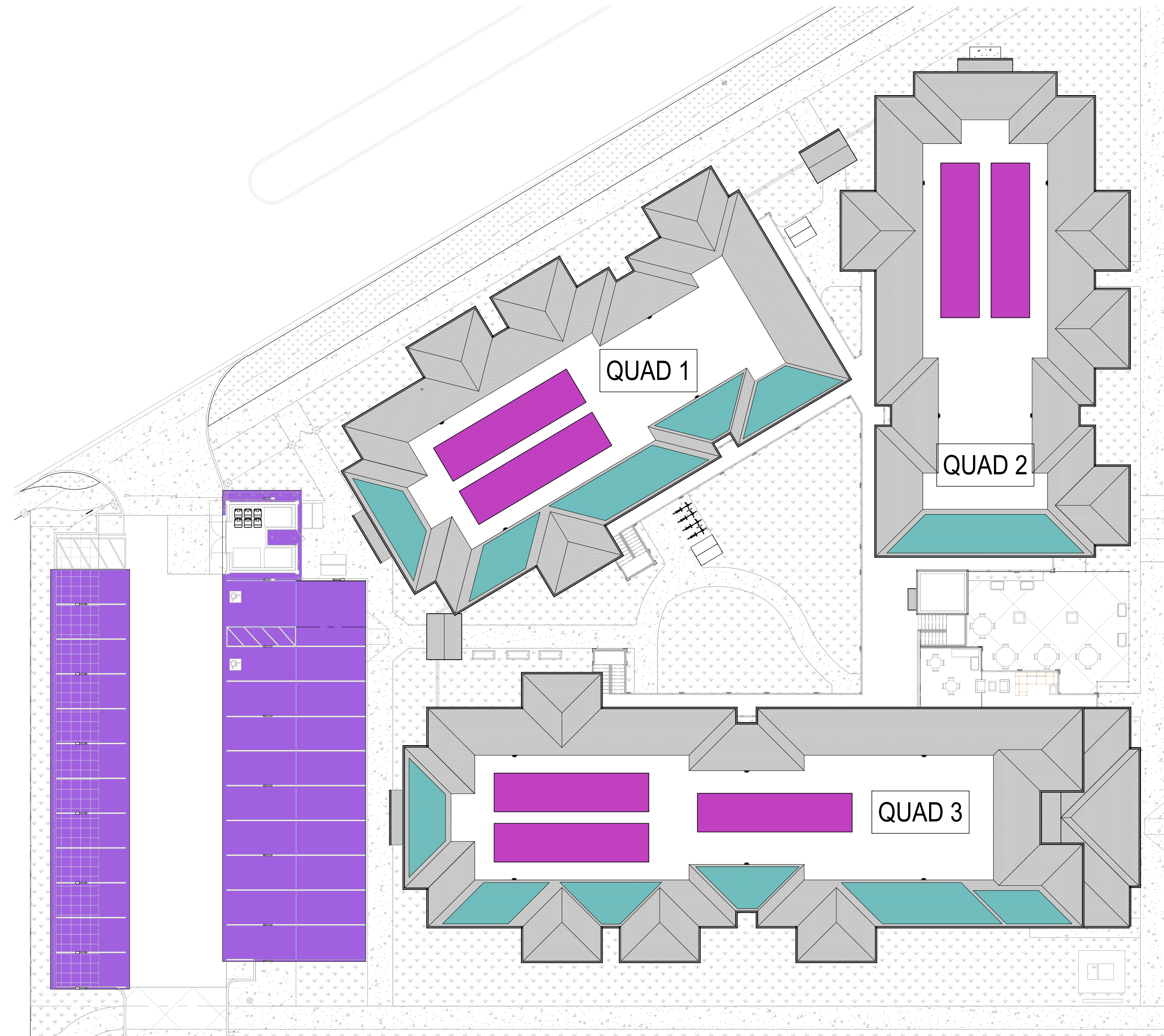
PARKING CALCULATION	
2% OF THE NUMBER OF COVERED MULTIFAMILY DWELLING UNITS 58 PARKING SPACES ARE COVERED 58 X 2% = 1.16 SPACES	
2% OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS IN EACH TYPE OF PARKING FACILITY. 32 PARKING SPACES ARE COVERED 32 X 2% = .64 SPACES	
5% OF UNASSIGNED PARKING SPACES FOR GRADE-LEVEL ENTRANCES AND FACILITIES. 59 SPACES ARE UNASSIGNED 59 X 5% = 2.95	
TOTAL PARKING ADA SPACES REQUIRED = 5 SPACES TOTAL PARKING ADA SPACES PROVIDED = 6 SPACES	

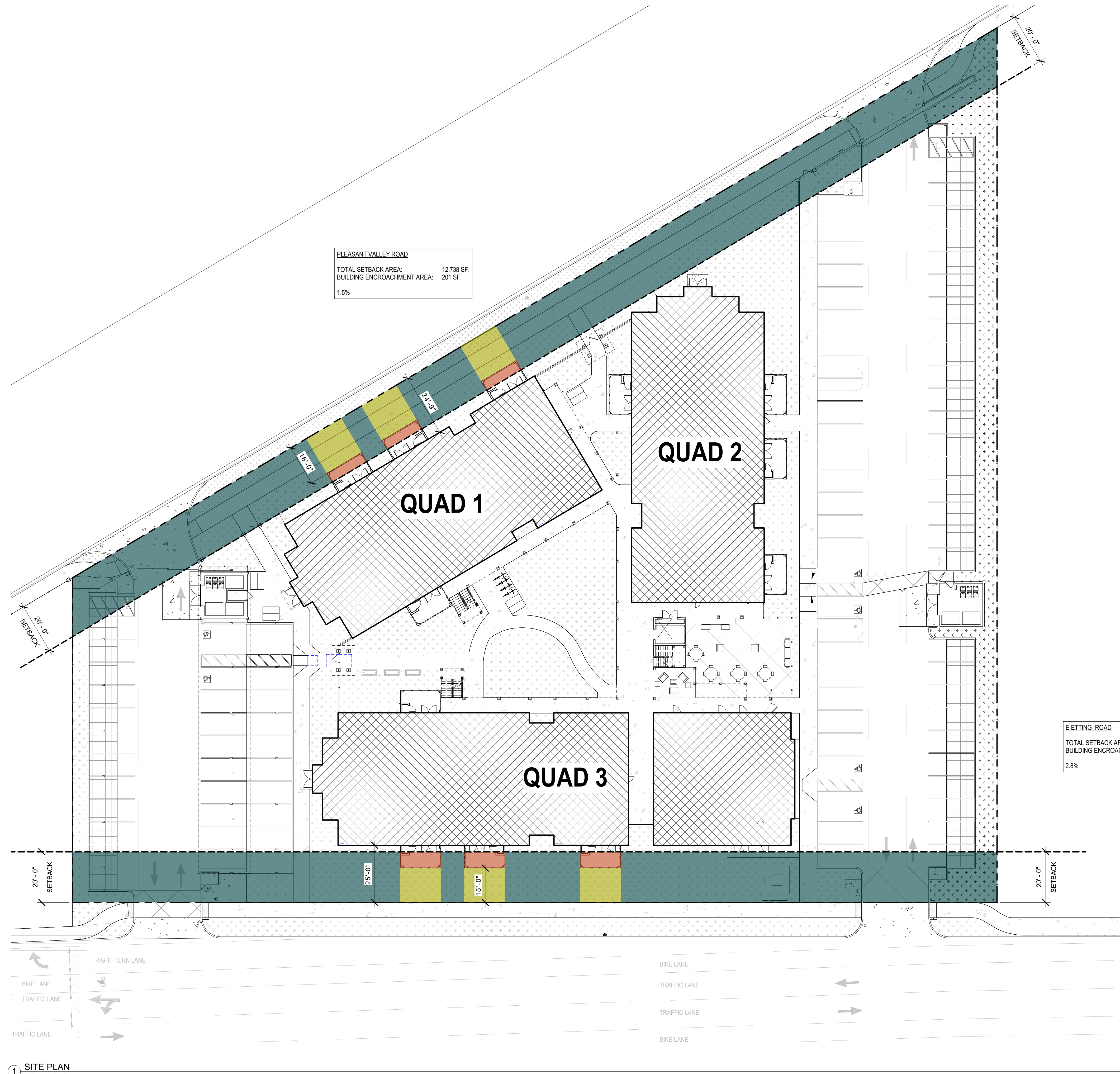


- KEYNOTES**
- 00.06 VEHICLE TURN AROUND OUT SPACE. APPROPRIATE SIGN & PAVEMENT STRIPING TO BE PROVIDED.
 - 00.07 PROPERTY LINE
 - 00.17 15' WATER EASEMENT. SEE CIVIL DRAWINGS
 - 00.19 EMERGENCY AND TRASH ACCESS ONLY. NO RESIDENT ACCESS FROM PLEASANT VALLEY ROAD DRIVEWAYS.
 - 00.20 ARCADE WALL. PROJECT IS ONE BUILDING CONNECTED AT GROUND FLOOR BY WALLS AND UPPER FLOORS BY COVERED ROOFS AND WALKWAYS.
 - 01.02 EXISTING SIDEWALK TO REMAIN. (PLEASANT VALLEY ROAD AND ETTING ROAD) SEE CIVIL DRAWINGS
 - 01.04 EXISTING TREE TO BE REMOVED. SEE LANDSCAPE DRAWINGS
 - 01.05 EXISTING TREE TO REMAIN. SEE LANDSCAPE DRAWINGS
 - 02.01 EXTEND NEW SIDEWALK AND CONNECT TO EXISTING. SEE CIVIL DRAWINGS
 - 02.02 SIDEWALK WITH CURB AND GUTTER (OFF-SITE). JOIN TO EXISTING. SEE CIVIL DRAWINGS
 - 02.03 PROVIDE VINE PLANTING ON METAL FENCE AT EAST AND WEST ROPERTY LINES.
 - 02.04 LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
 - 02.05 3,000 SF. LAWN AREA. SEE LANDSCAPE DRAWINGS
 - 02.08 PARKING SPACE: STANDARD.
 - 02.09 PARKING SPACE: ACCESS COMPLIANT.
 - 02.10 TRASH ENCLOSURE: SEE SHEET A-0.4
 - 02.11 PROPOSED ELECTRICAL TRANSFORMER LOCATION.
 - 02.14 ARTIFICIAL TURF. SEE LANDSCAPE DRAWINGS
 - 02.17 SOLAR CARPORT. TO BE FIRE SPRINKLERED
 - 02.18 JONES J-4065 4x4x2 1/2 FIRE HYDRANT WITH 6" LATERAL AND 150' RADIUS. SEE CIVIL DRAWINGS
 - 02.22 ARCADE WALL WITH SECURITY ENTRANCE. SEE SHEET A-4.3
 - 02.28 TRUNCATED DOMES. SEE CIVIL DRAWINGS
 - 02.29 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS
 - 02.30 BARBEQUE AREA: OUTDOOR GRILL, SEATING
 - 02.35 EMERGENCY VEHICLE ONLY. NO ACCESS SIGN
 - 02.36 35' X 35' MINIMUM LAWN AREA DIMENSIONS
 - 03.01 CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
 - 03.02 CONCRETE CURB. SEE CIVIL DRAWINGS
 - 03.09 PERVIOUS PAVING. SEE CIVIL DRAWINGS
 - 03.10 ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE DRAWINGS
 - 05.03 20' MIN. SLIDING SECURITY GATE: METAL 'WROUGHT IRON' STYLE, 6' HT. TO MATCH SITE FENCING; ELECTRIC CLICK-TO-ENTER KNOCK SWITCH
 - 05.15 PEDESTRIAN GATE: 3'-6" x 6' HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
 - 05.16 METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/ A-0.3
 - 10.06 BICYCLE STORAGE LOCKERS, LONG TERM BICYCLE PARKING.
 - 10.07 CLUSTER MAIL BOXES
 - 10.10 MONUMENT SIGN. SEE SHEET A-4.3
 - 12.01 SHORT TERM BICYCLE PARKING.
 - 14.05 3-STOP GURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
 - 16.14 ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL DRAWINGS
 - 21.01 WET STANDPIPE WITH CONNECTION ON EACH FLOOR

1ST/ SITE PLAN AREAS		
NAME	AREA	% OF LOT
AMENITY		
COURTYARD	1469 SF	2
PLAY AREA	2707 SF	4
BUILDING		
QUAD 1	5725 SF	7
QUAD 2	5725 SF	7
QUAD 3	8125 SF	9
CIRCULATION		
ELEVATOR	87 SF	0.1
STAIR 1	64 SF	0.1
STAIR 2	64 SF	0.1
STAIR 3	64 SF	0.1
WALKWAY	9500 SF	10.6
DECKS/ PATIOS		
PATIO	1707 SF	2
HARDSCAPE		
CURB	615 SF	0.52
SIDEWALK	2351 SF	2.43
LANDSCAPE	19797 SF	22.93
PAVEMENT	27367 SF	32
TRASH ENCLOSURE		
TRASH ENCLOSURE	705 SF	0.1
UTILITY		
ELECTRICAL	130 SF	0.01
ELEVATOR EQ.	46 SF	0.01
Grand total	86248 SF	100

NOTE: INCORPORATE A MAINTENANCE PROGRAM TO ENSURE LANDSCAPE TREES DO NOT BLOCK BEDROOM EMERGENCY WINDOW EXITS





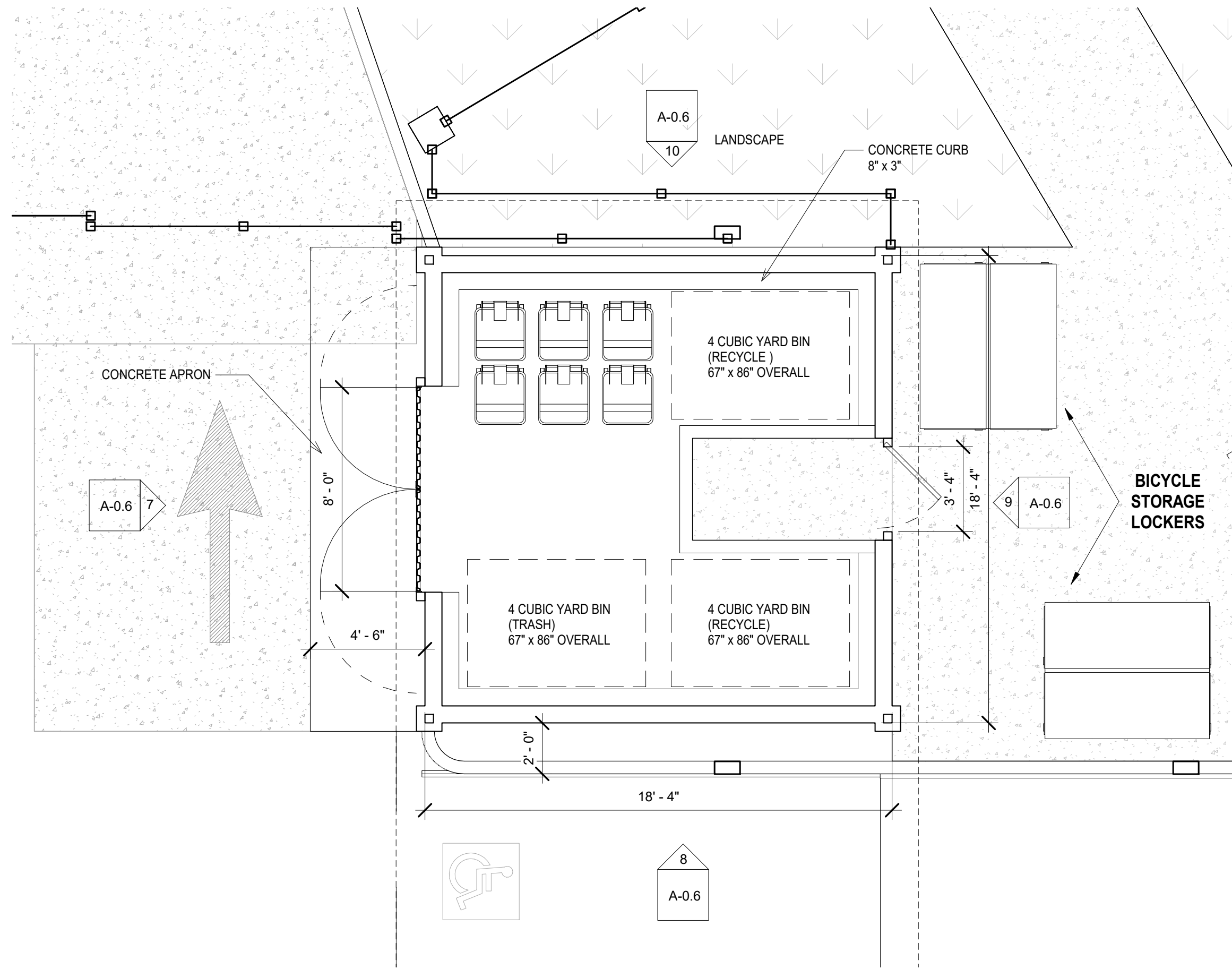
1 SITE PLAN
1" = 20'-0"

LEGEND

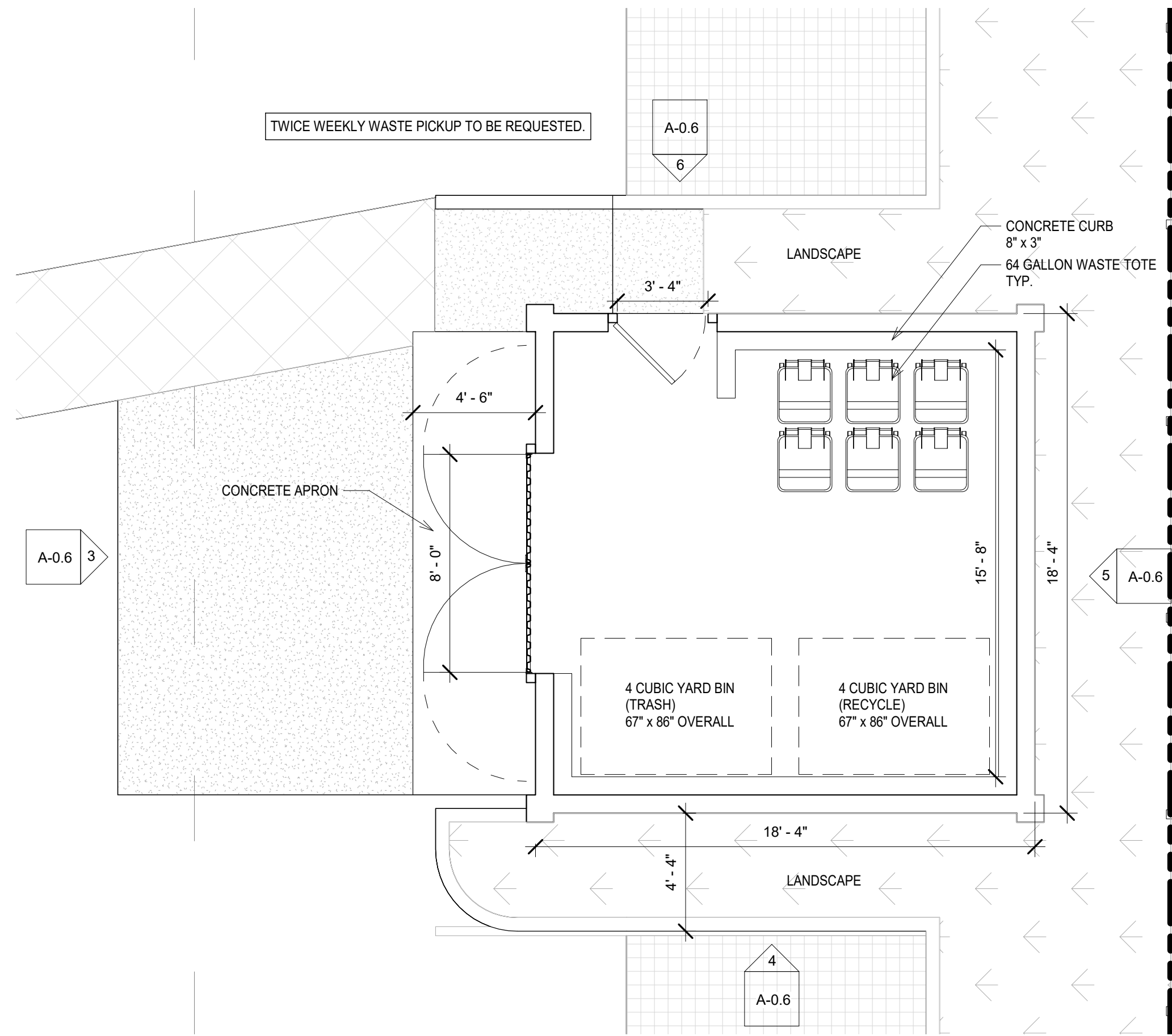
CLEAR SETBACK AREA

AREA OF SETBACK VARIATION

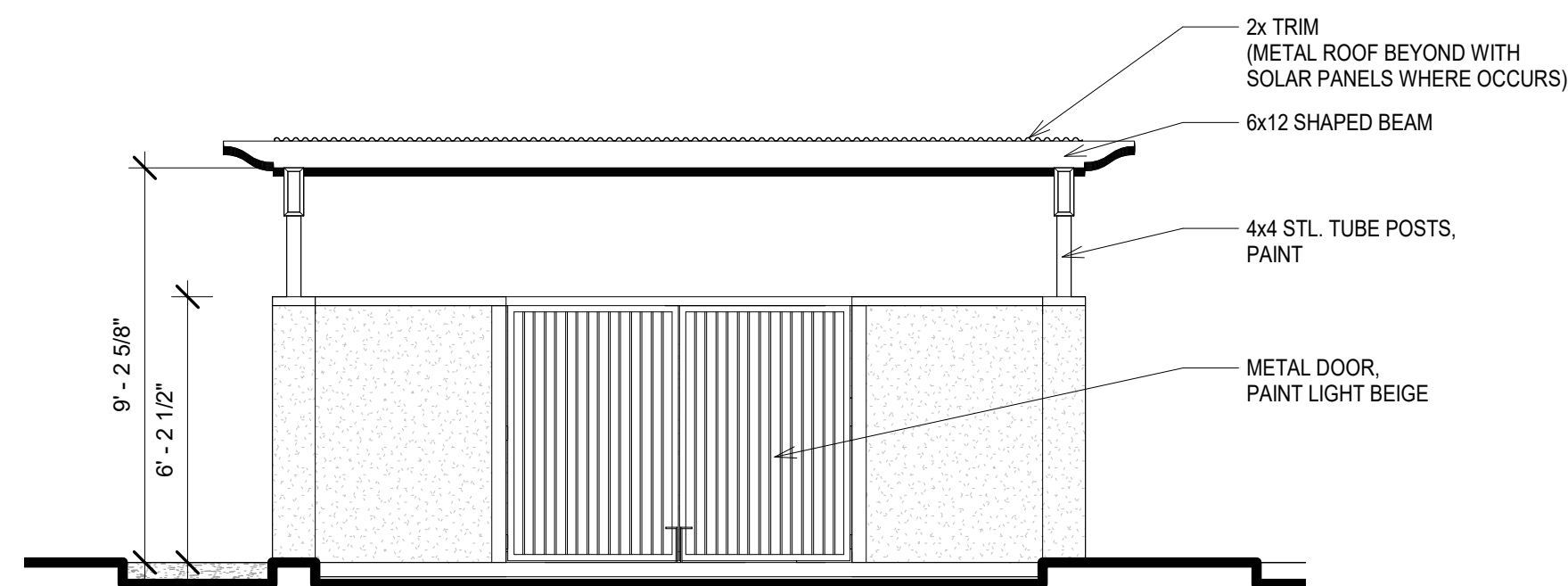
AREA OF BUILDING ENCROACHMENT



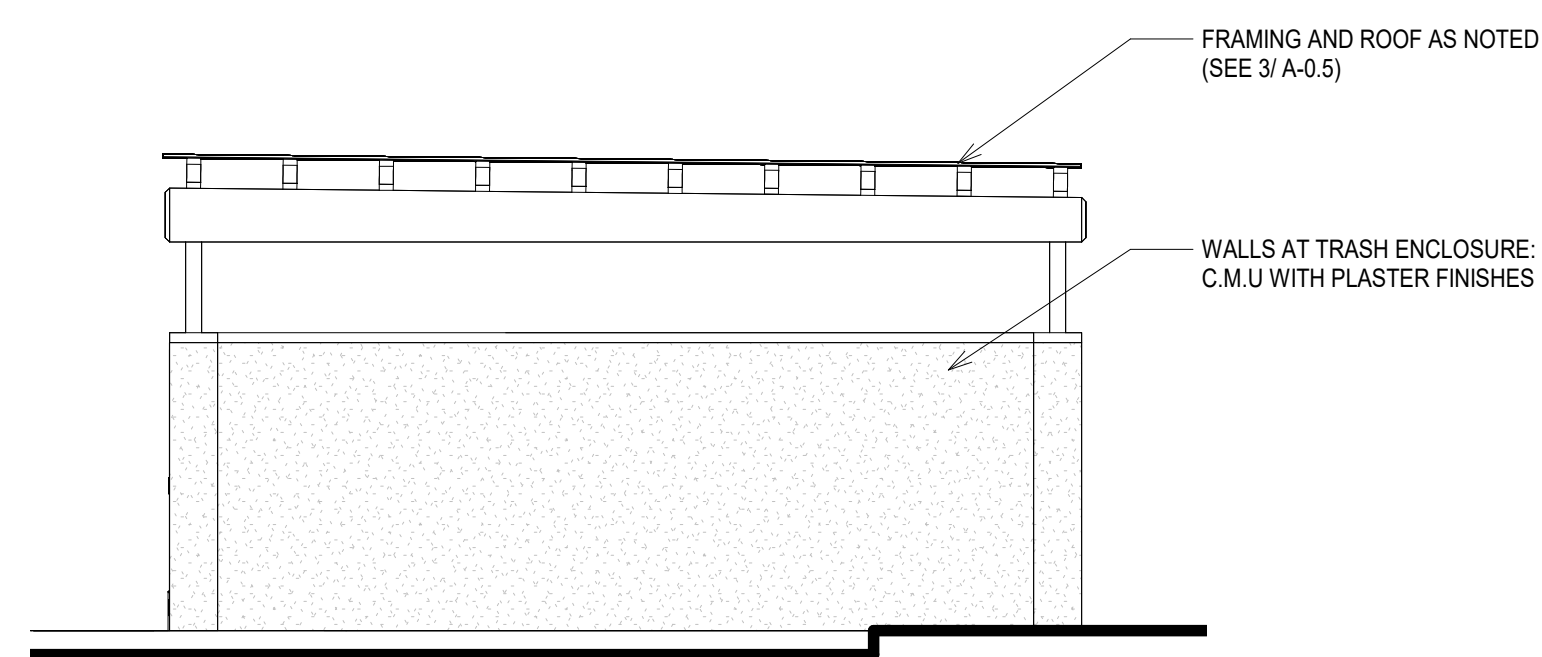
1 TRASH ENCLOSURE - WEST
1/4" = 1'-0"



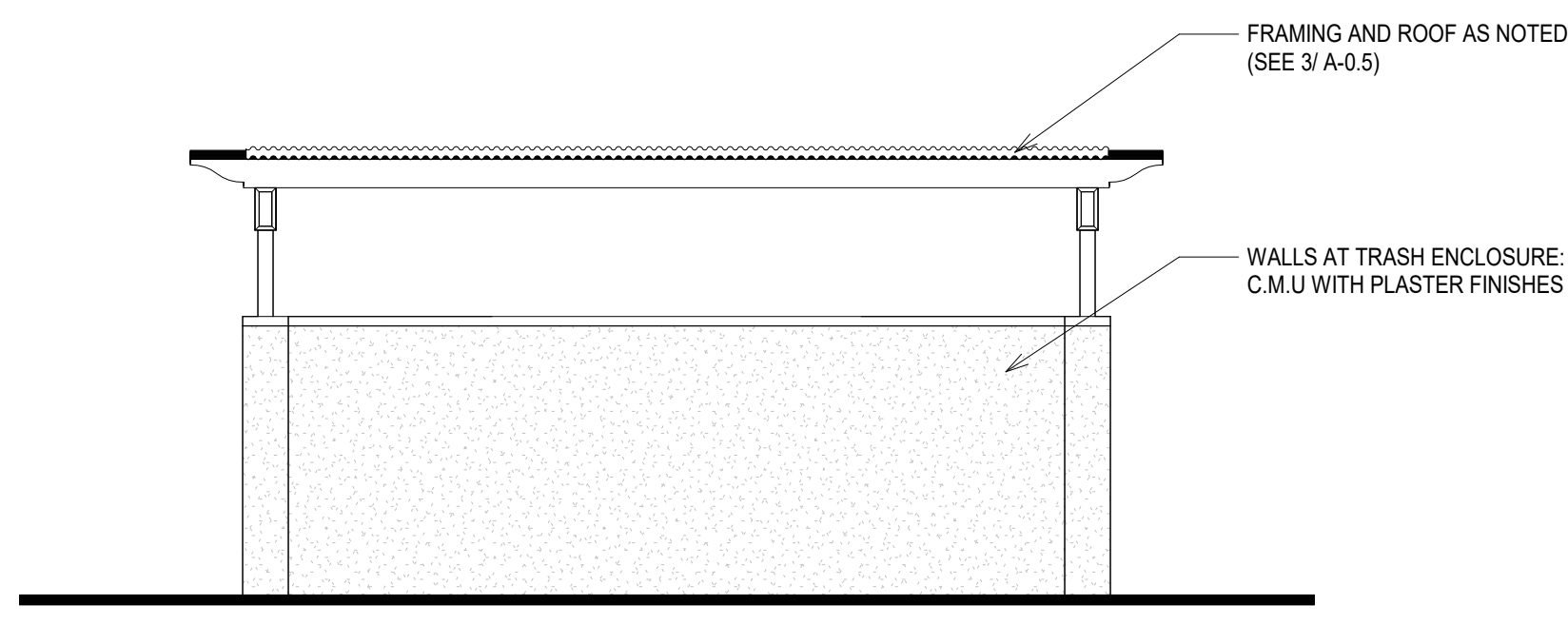
2 TRASH ENCLOSURE - EAST
1/4" = 1'-0"



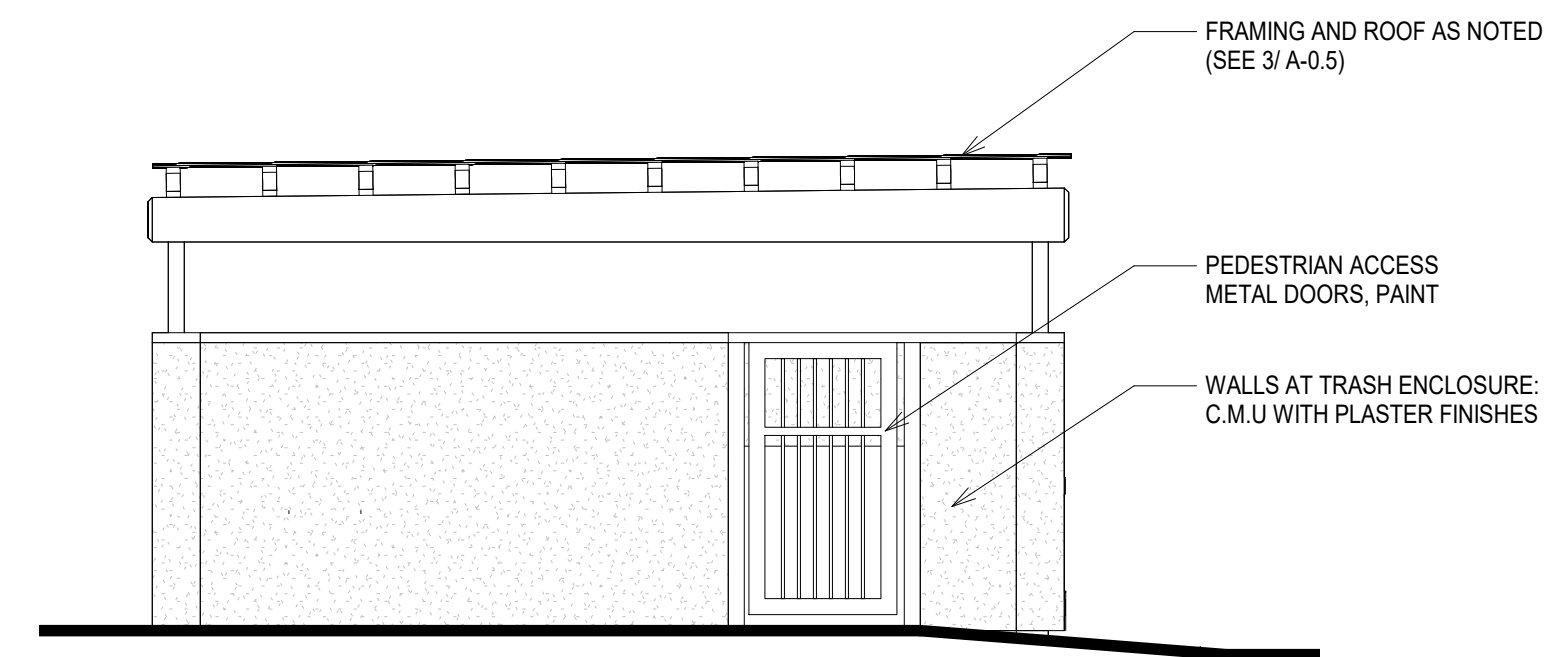
3 EAST T.E. - WEST
1/4" = 1'-0"



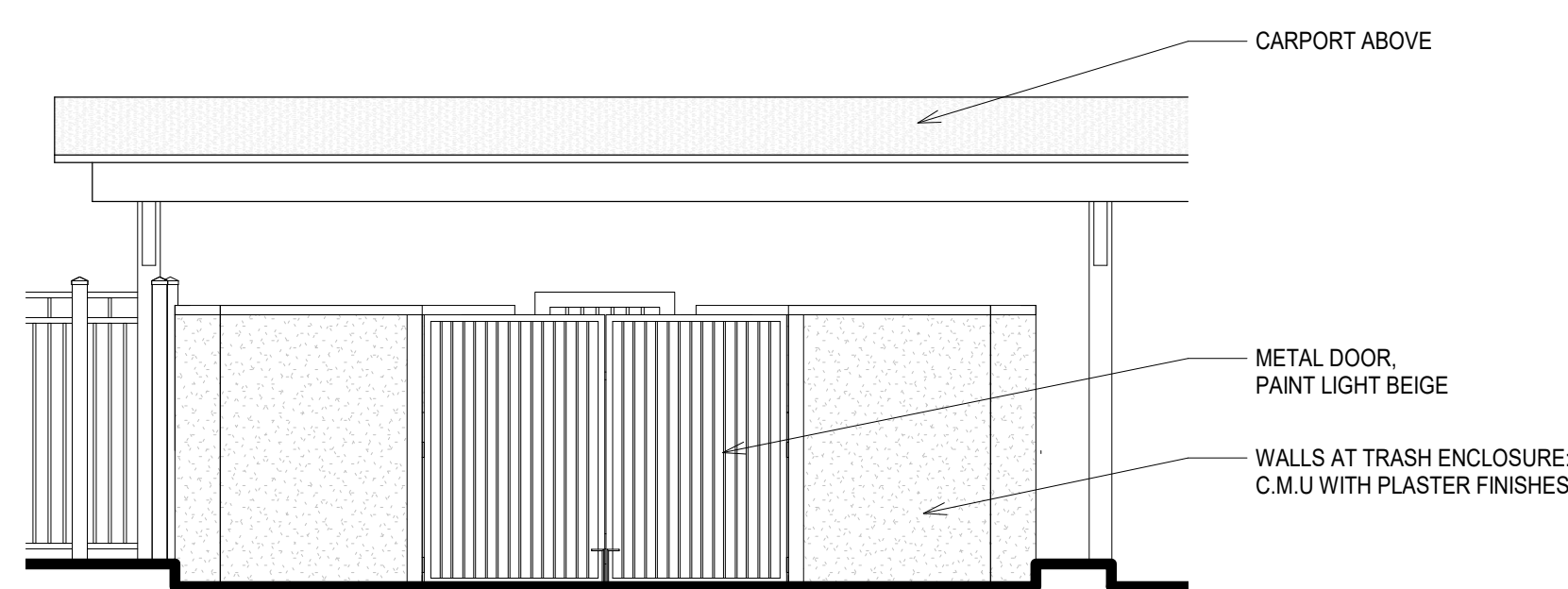
4 EAST T.E. - SOUTH
1/4" = 1'-0"



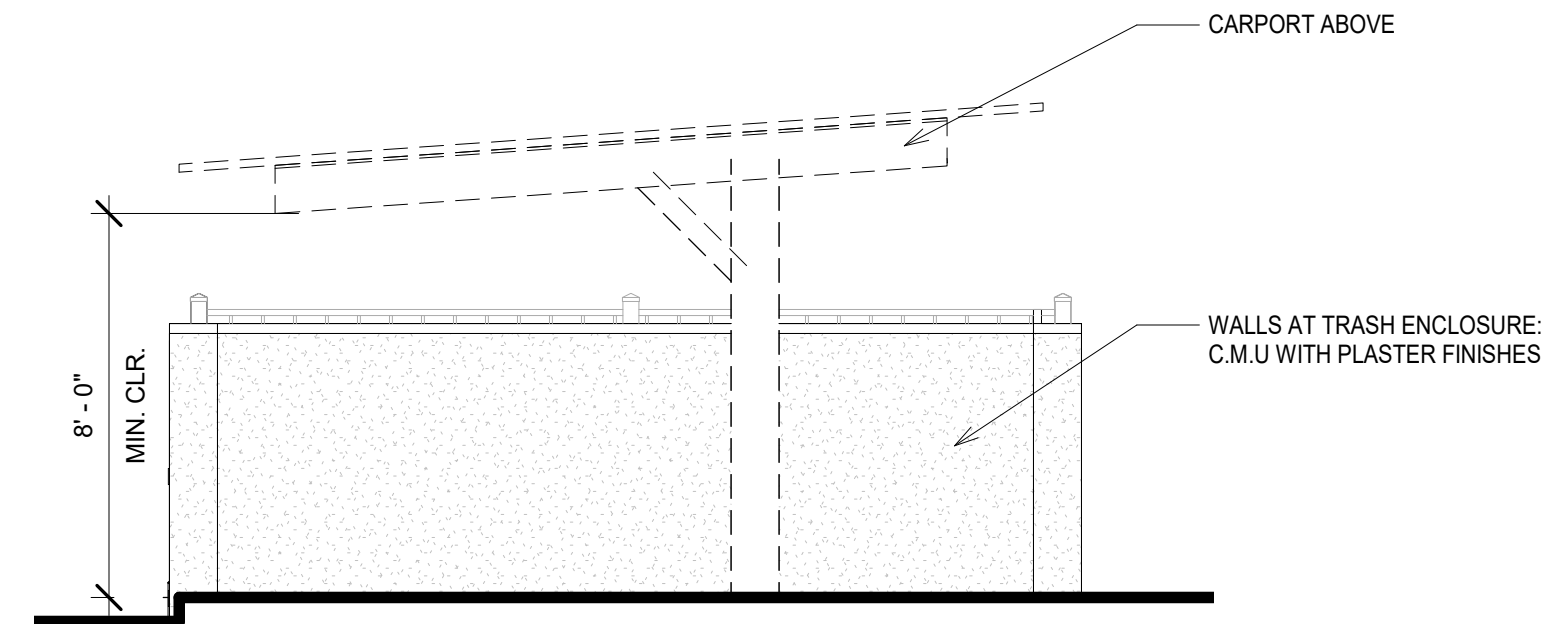
5 EAST T.E. - EAST
1/4" = 1'-0"



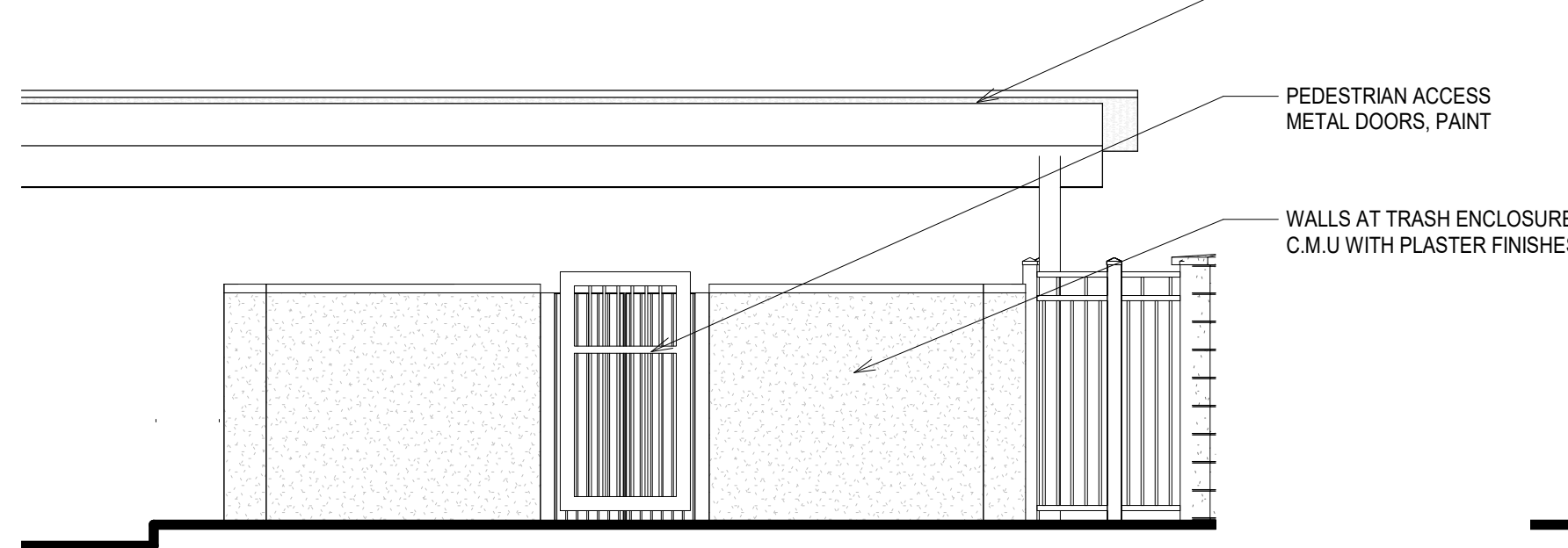
6 EAST T.E. - NORTH
1/4" = 1'-0"



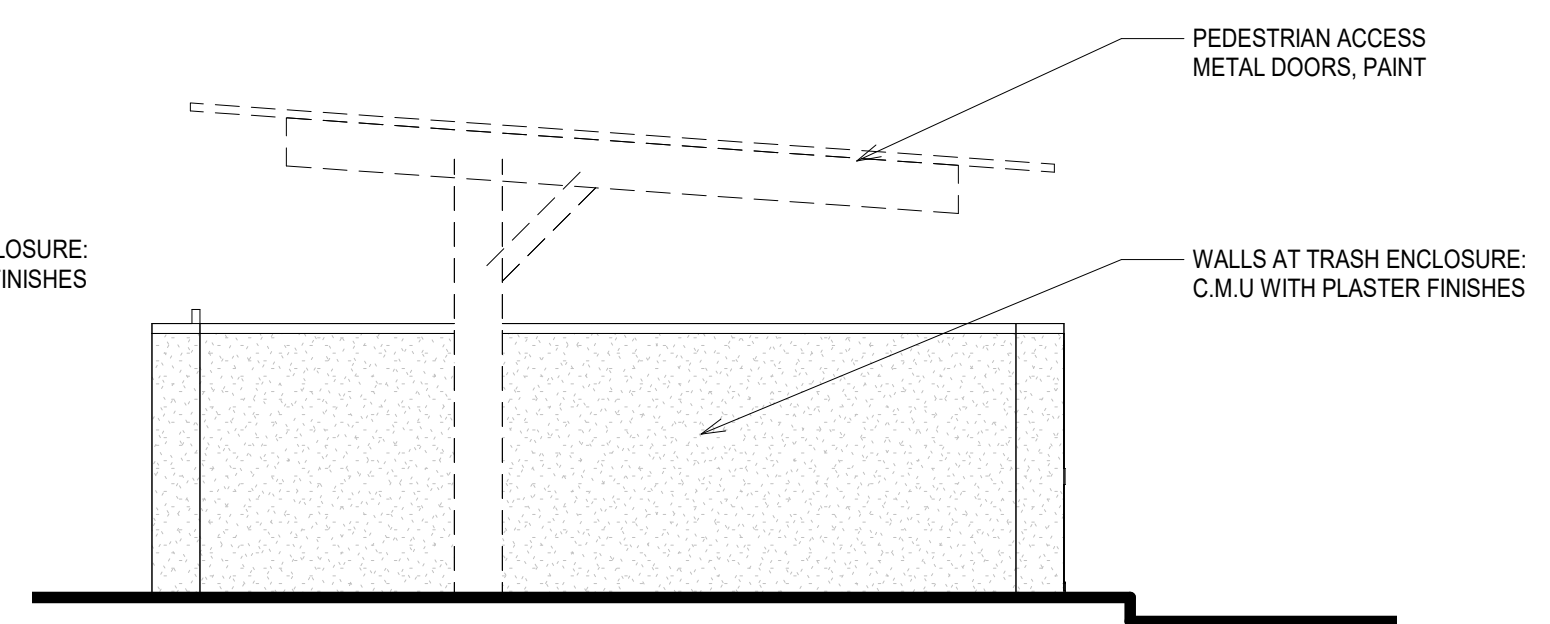
7 WEST T.E. - WEST
1/4" = 1'-0"



8 WEST T.E. - SOUTH
1/4" = 1'-0"



9 WEST T.E. - EAST
1/4" = 1'-0"



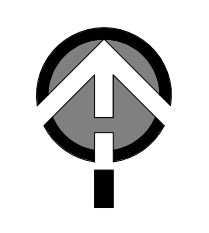
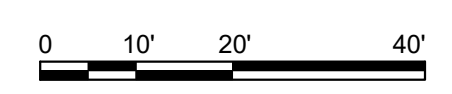
10 WEST T.E. - NORTH
1/4" = 1'-0"

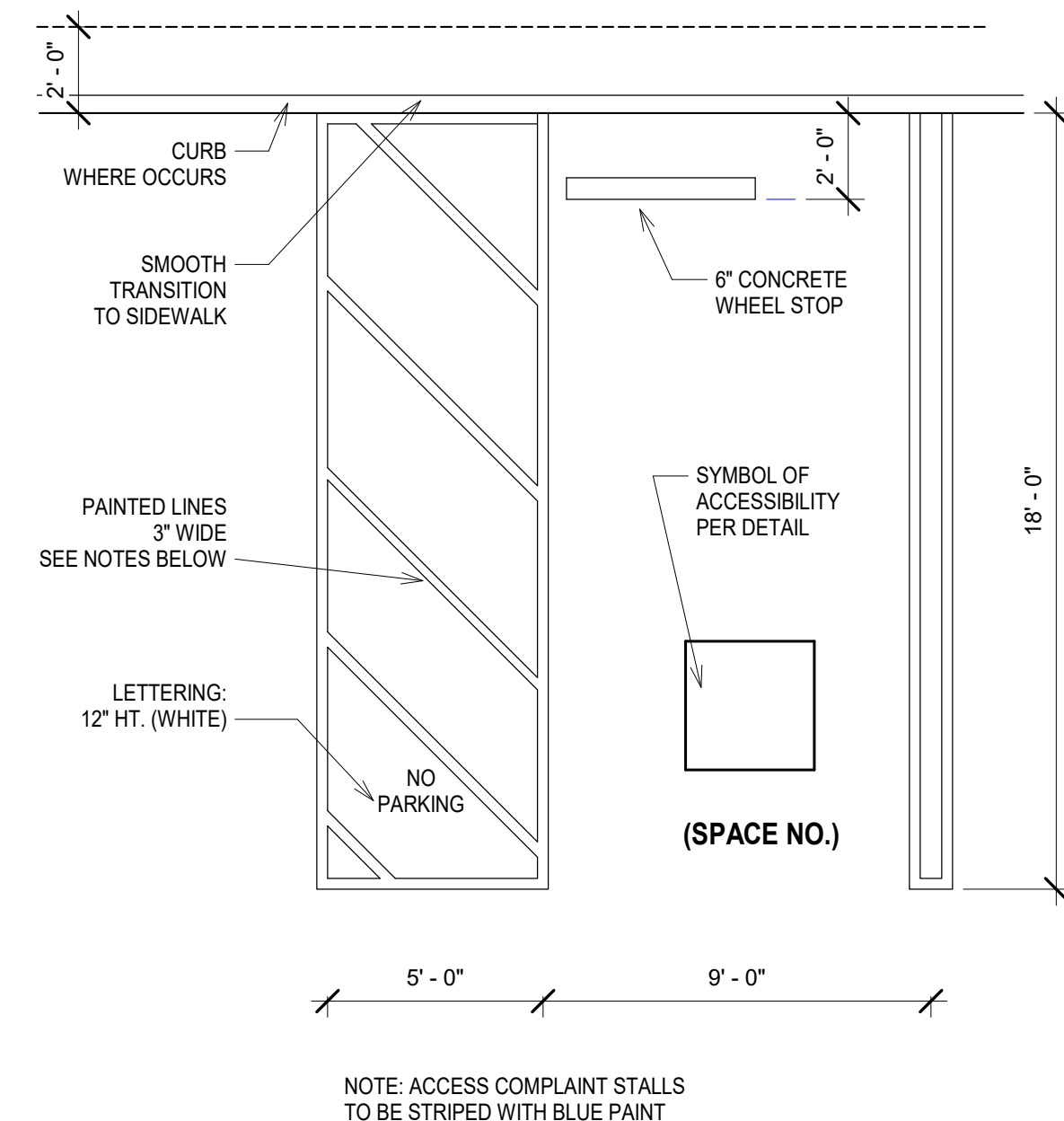
TRASH ENCLOSURES

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

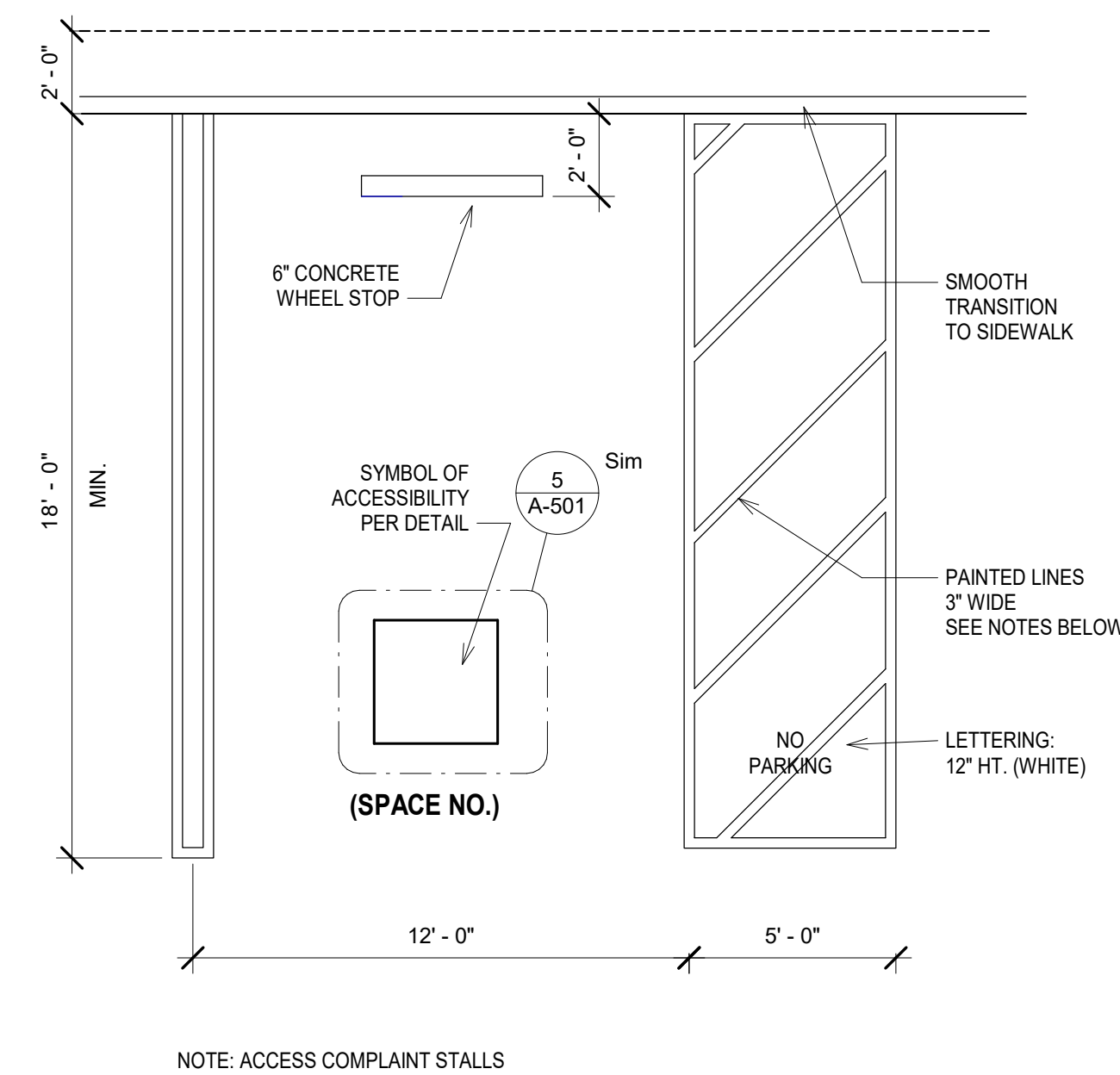


1 SITE PLAN - OPEN SPACE EXHIBIT
1" = 20'-0"

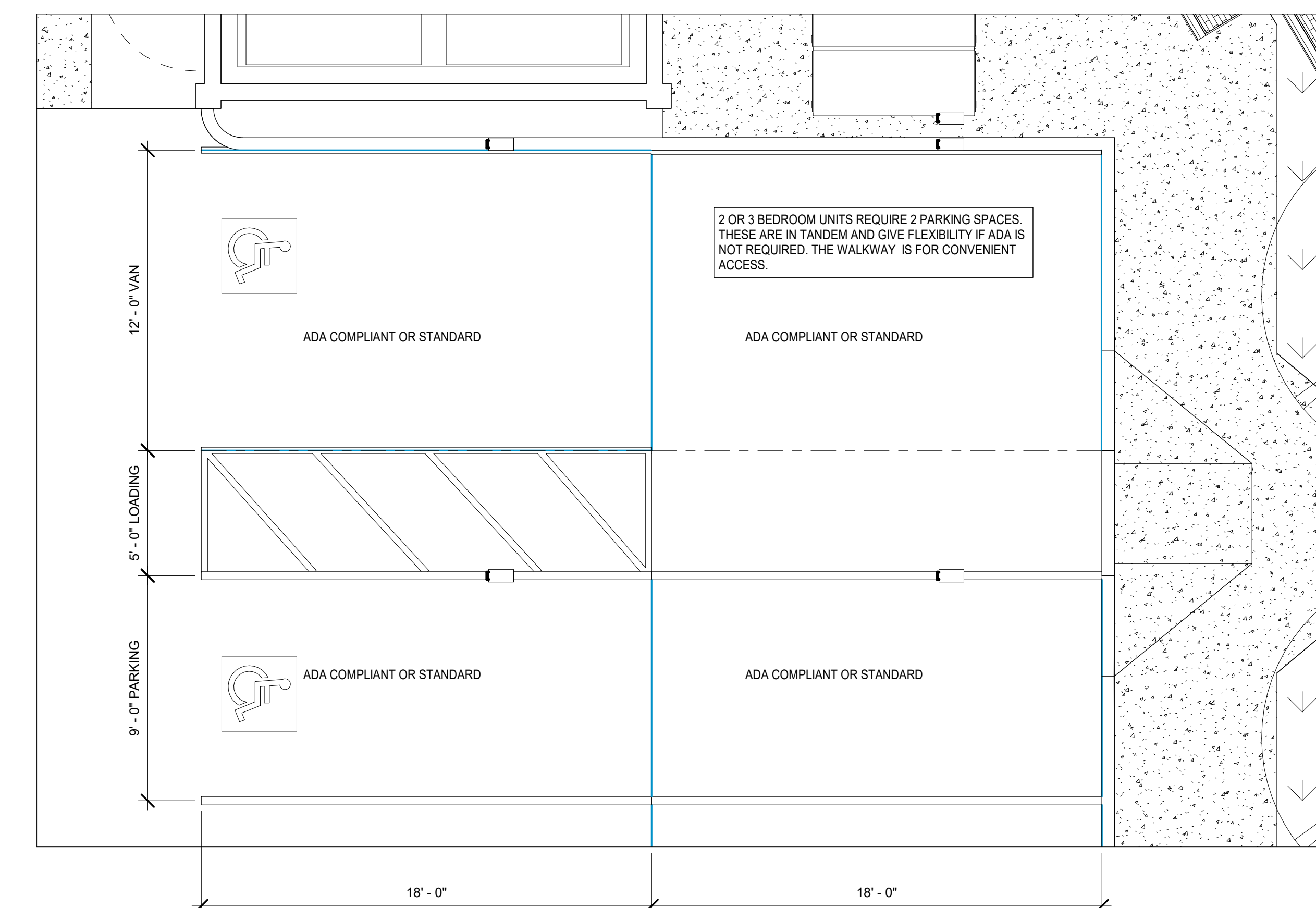




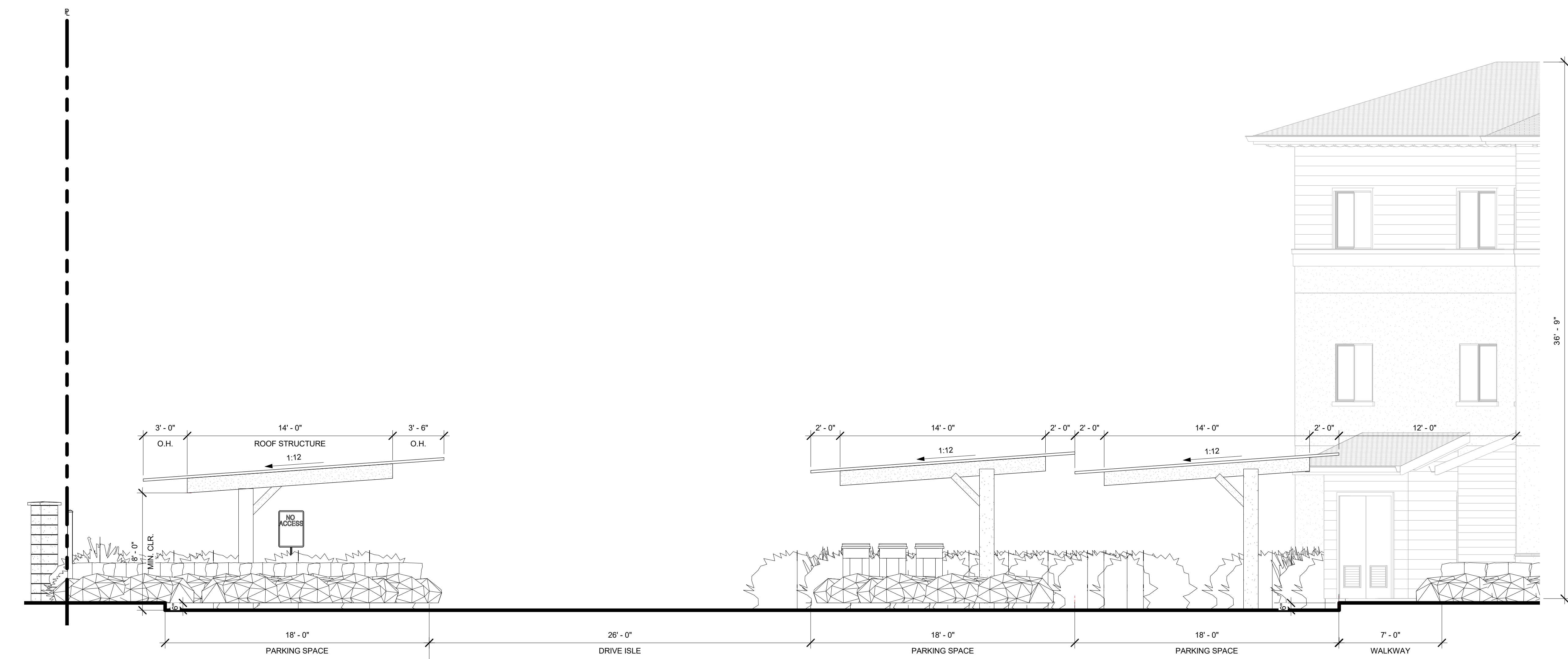
④ ACCESS - STANDARD PARKING STALL
1/4" = 1'-0"



③ ACCESS - PARKING STALL - VAN
1/4" = 1'-0"



② TANDEM PARKING
1/4" = 1'-0"



① SOLAR CARPORT ELEVATION - SOUTH
1/4" = 1'-0"

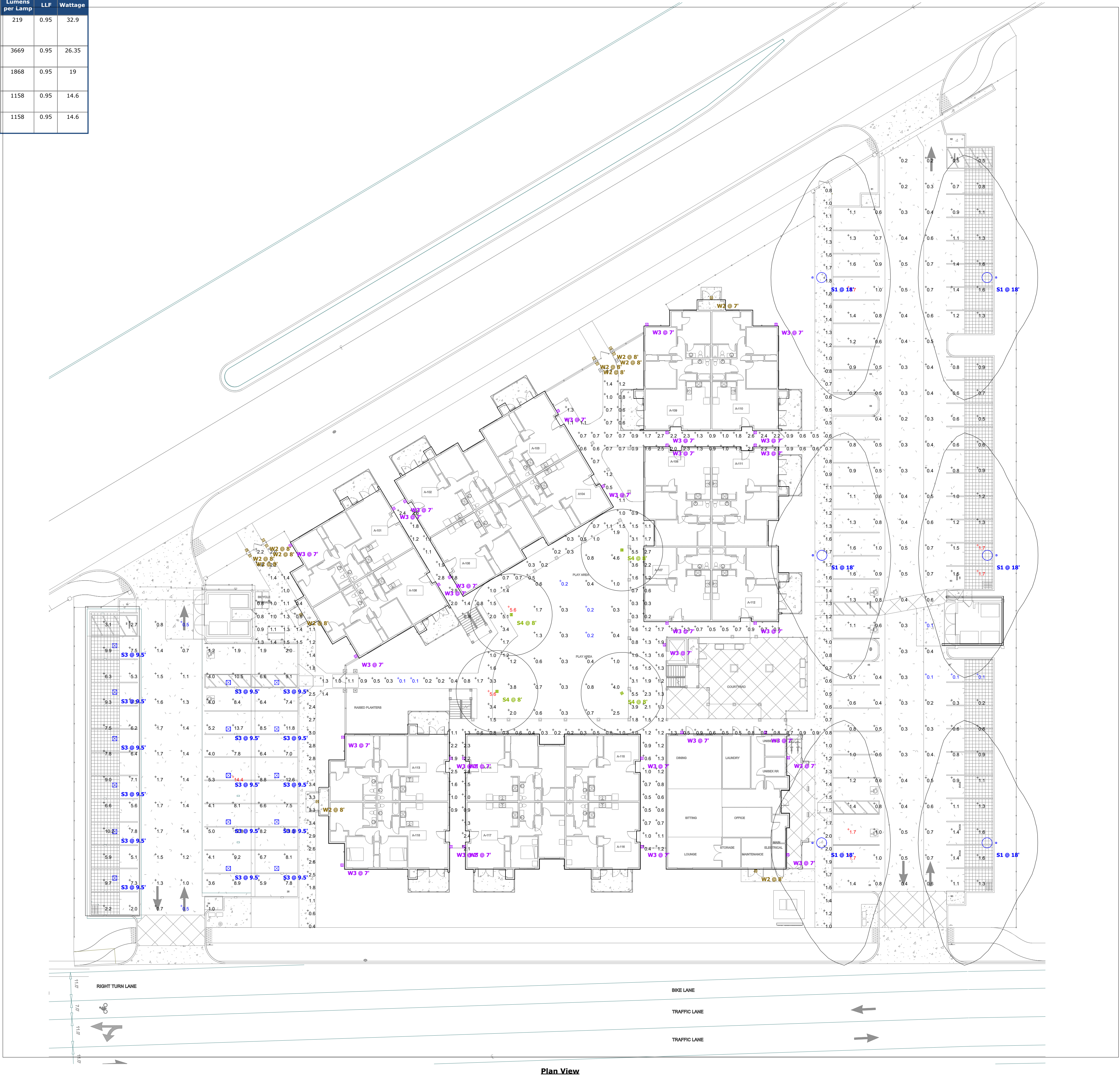
SOLAR CARPORTS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	6	U.S. ARCHITECTURAL LIGHTING	DSS20 PLED PLEDIT 20 525 NW [VOLTAGE] XWB 1 [FINISH] RNTA 5 185 125 1	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	219	0.95	32.9
	S3	16	Lithonia Lighting	CNY LED P0 40K MVOLT XX	CNY LED Canopy P0=3,500lm	LED	108	3669	0.95	26.35
	S4	4	EVERGREEN	204320LS 20LED 2000, SHAKESPEARE B S XX 02 S 5	SERIES 20 POST MOUNT	LED	1	1868	0.95	19
	W2	12	EVERGREEN	202212L 12LED 1200	SERIES 20 ARM MOUNT	LED	1	1158	0.95	14.6
	W3	29	EVERGREEN	202212L 12LED 1200	SERIES 20 WALL MOUNT	LED	1	1158	0.95	14.6

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
EAST PARKING LOT	+	0.8 fc	1.7 fc	0.1 fc	17.0:1	8.0:1	
PLAY AREA	+	1.3 fc	5.6 fc	0.2 fc	28.0:1	6.5:1	
SIDEWALK	+	1.3 fc	5.6 fc	0.1 fc	56.0:1	13.0:1	
WEST PARKING LOT	+	5.4 fc	14.4 fc	0.5 fc	28.8:1	10.8:1	

Luminaire Locations							
		Location					
No.	Label	X	Y	Z	MH	Tilt	Orientation
1	S4	1063.70	709.51	8.00	8.00	0.00	57.83
2	S4	1015.34	710.20	8.00	8.00	0.00	0.00
6	S4	1020.89	739.92	8.00	8.00	0.00	0.00
7	S4	1063.72	764.94	8.00	8.00	0.00	0.00
68	S1	1137.55	870.48	18.00	18.00	0.00	90.00
78	S1	1137.55	651.58	18.00	18.00	0.00	90.00
79	S1	1137.67	762.90	18.00	18.00	0.00	90.00
80	S1	1208.62	870.48	18.00	18.00	0.00	270.00
81	S1	1208.62	651.58	18.00	18.00	0.00	270.00
82	S1	1208.74	762.90	18.00	18.00	0.00	270.00
36	S3	867.29	727.93	9.50	9.50	0.00	0.00
54	S3	867.29	709.93	9.50	9.50	0.00	0.00
55	S3	867.29	691.93	9.50	9.50	0.00	0.00
56	S3	867.29	673.93	9.50	9.50	0.00	0.00
57	S3	867.29	655.93	9.50	9.50	0.00	0.00
58	S3	867.29	637.93	9.50	9.50	0.00	0.00
75	S3	911.32	713.66	9.50	9.50	0.00	0.00
76	S3	911.32	695.66	9.50	9.50	0.00	0.00
77	S3	911.32	677.66	9.50	9.50	0.00	0.00
78	S3	911.32	659.66	9.50	9.50	0.00	0.00
79	S3	911.32	641.66	9.50	9.50	0.00	0.00
80	S3	930.03	713.66	9.50	9.50	0.00	0.00
81	S3	930.03	695.66	9.50	9.50	0.00	0.00
82	S3	930.03	677.66	9.50	9.50	0.00	0.00
83	S3	930.03	659.66	9.50	9.50	0.00	0.00
84	S3	930.03	641.66	9.50	9.50	0.00	0.00
3	W3	1071.56	650.08	7.00	7.00	0.00	90.00
4	W3	1071.51	684.34	7.00	7.00	0.00	90.00
9	W3	1073.37	852.34	7.00	7.00	0.00	0.00
21	W2	1098.35	862.62	7.00	7.00	0.00	0.00
27	W2	939.35	739.94	8.00	8.00	0.00	239.33
30	W2	945.74	667.53	8.00	8.00	0.00	270.00
38	W2	1052.90	839.22	8.00	8.00	0.00	329.04
39	W2	1054.16	837.10	8.00	8.00	0.00	148.83
40	W2	1059.37	843.09	8.00	8.00	0.00	329.04
41	W2	1060.62	840.97	8.00	8.00	0.00	148.83
44	W2	1115.52	640.66	8.00	8.00	0.00	180.00
45	W2	918.41	764.92	8.00	8.00	0.00	329.04
46	W2	919.67	762.80	8.00	8.00	0.00	148.83
47	W2	924.88	768.79	8.00	8.00	0.00	329.04
48	W2	926.14	766.66	8.00	8.00	0.00	148.83
10	W3	1123.38	852.30	7.00	7.00	0.00	0.00
11	W3	1038.99	818.83	7.00	7.00	0.00	59.49
13	W3	935.33	766.73	7.00	7.00	0.00	236.73
14	W3	960.61	723.83	7.00	7.00	0.00	236.41
15	W3	955.35	642.98	7.00	7.00	0.00	270.00
16	W3	955.61	692.46	7.00	7.00	0.00	270.00
17	W3	1115.33	736.63	7.00	7.00	0.00	180.00
18	W3	1081.24	736.63	7.00	7.00	0.00	180.00
19	W3	1115.33	805.52	7.00	7.00	0.00	0.00
20	W3	1081.24	805.52	7.00	7.00	0.00	0.00
21	W3	1115.33	810.46	7.00	7.00	0.00	180.00
22	W3	1081.24	810.46	7.00	7.00	0.00	180.00
23	W3	1056.44	789.66	7.00	7.00	0.00	59.49
24	W3	975.34	781.04	7.00	7.00	0.00	59.49
25	W3	962.72	751.55	7.00	7.00	0.00	59.49
26	W3	996.99	754.42	7.00	7.00	0.00	240.23
27	W3	979.70	783.79	7.00	7.00	0.00	240.23
28	W3	997.56	650.08	7.00	7.00	0.00	90.00
29	W3	997.51	684.34	7.00	7.00	0.00	90.00
30	W3	1002.47	650.08	7.00	7.00	0.00	270.00
31	W3	1002.42	684.34	7.00	7.00	0.00	270.00
33	W3	1119.35	694.37	7.00	7.00	0.00	0.00
35	W3	1086.88	694.37	7.00	7.00	0.00	0.00
36	W3	1127.93	646.91	7.00	7.00	0.00	90.00
37	W3	1128.20	684.54	7.00	7.00	0.00	90.00
38	W3	1080.17	728.26	7.00	7.00	0.00	270.00



LAUTERBACH AND ASSOCIATES
ETTINGS ROAD APARTMENTS
081919

Designer
STEVE DOMINGUEZ
081919
6/15/2015
Scale
Not to Scale
Drawing No.
Summary

Contractor Select™

CNY LED

Canopy Lighting

The CNY LED canopy fixtures are versatile, energy efficient solutions for surface mount applications. Available in recessed, surface mount or uplight configurations, they offer a wide range of lighting options for interior and exterior applications. The CNY LED canopy fixtures are designed with a wide range of lighting options for interior and exterior applications. The CNY LED canopy fixtures are designed with a wide range of lighting options for interior and exterior applications.

- FEATURES:
- Energy efficient - Can save up to 80% when replacing incandescent
 - LED array light source and excellent heat transfer for virtually maintenance free
 - Quick mount fixture eliminates the need for extensive installation
 - 50,000 hour life

Catalog Number	Watt	Description	Material	Length	Width	Height	Finish	Notes
CNY LED 4000K 100W	100W	CANOPY LIGHTING	100W LED	100W	100W	100W	100W	100W
CNY LED 4000K 150W	150W	CANOPY LIGHTING	150W LED	150W	150W	150W	150W	150W
CNY LED 4000K 200W	200W	CANOPY LIGHTING	200W LED	200W	200W	200W	200W	200W
CNY LED 4000K 250W	250W	CANOPY LIGHTING	250W LED	250W	250W	250W	250W	250W
CNY LED 4000K 300W	300W	CANOPY LIGHTING	300W LED	300W	300W	300W	300W	300W

CONTRACTOR SELECT CNY LED

EVERGREEN

LIGHTING

Catalog #		Type
Project		
Description		
Date		

ARM MOUNT

Select Strip Design:
AA, BB, CC, DD, EE, FF, GG, HH, I

Standard Features

Material

Installation

Options

LED Features

Fluorescent Features

Finishes

Options*

Sample Spec Number: 201103Q-AB-A-HH

Part #	Lamp/Watts	Lumens	A	B	C
20203Q	13Q	800	13 1/4	7	8 1/2
20203Q	20Q	1300	13 1/4	7	8 1/2
20203Q	213Q	1800	13 1/4	7	8 1/2
20203Q	220Q	2200	13 1/4	7	8 1/2
20203Q	221Q	2210	13 1/4	7	8 1/2
20203Q	222Q	2220	13 1/4	7	8 1/2
20203Q	223Q	2230	13 1/4	7	8 1/2
20203Q	224Q	2240	13 1/4	7	8 1/2
20203Q	225Q	2250	13 1/4	7	8 1/2
20203Q	226Q	2260	13 1/4	7	8 1/2
20203Q	227Q	2270	13 1/4	7	8 1/2
20203Q	228Q	2280	13 1/4	7	8 1/2
20203Q	229Q	2290	13 1/4	7	8 1/2
20203Q	230Q	2300	13 1/4	7	8 1/2
20203Q	231Q	2310	13 1/4	7	8 1/2
20203Q	232Q	2320	13 1/4	7	8 1/2
20203Q	233Q	2330	13 1/4	7	8 1/2
20203Q	234Q	2340	13 1/4	7	8 1/2
20203Q	235Q	2350	13 1/4	7	8 1/2
20203Q	236Q	2360	13 1/4	7	8 1/2
20203Q	237Q	2370	13 1/4	7	8 1/2
20203Q	238Q	2380	13 1/4	7	8 1/2
20203Q	239Q	2390	13 1/4	7	8 1/2
20203Q	240Q	2400	13 1/4	7	8 1/2
20203Q	241Q	2410	13 1/4	7	8 1/2
20203Q	242Q	2420	13 1/4	7	8 1/2
20203Q	243Q	2430	13 1/4	7	8 1/2
20203Q	244Q	2440	13 1/4	7	8 1/2
20203Q	245Q	2450	13 1/4	7	8 1/2
20203Q	246Q	2460	13 1/4	7	8 1/2
20203Q	247Q	2470	13 1/4	7	8 1/2
20203Q	248Q	2480	13 1/4	7	8 1/2
20203Q	249Q	2490	13 1/4	7	8 1/2
20203Q	250Q	2500	13 1/4	7	8 1/2

DARK SKY

20203Q 251Q | 2510 | 13 1/4 | 7 | 8 1/2 || 20203Q | 252Q | 2520 | 13 1/4 | 7 | 8 1/2 |
20203Q	253Q	2530	13 1/4	7	8 1/2
20203Q	254Q	2540	13 1/4	7	8 1/2
20203Q	255Q	2550	13 1/4	7	8 1/2
20203Q	256Q	2560	13 1/4	7	8 1/2
20203Q	257Q	2570	13 1/4	7	8 1/2
20203Q	258Q	2580	13 1/4	7	8 1/2
20203Q	259Q	2590	13 1/4	7	8 1/2
20203Q	260Q	2600	13 1/4	7	8 1/2

EVERGREEN Lighting
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P.O. Box 905-5559 Fax: 909-865-5559
www.evergreenlighting.com

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MADE IN CALIFORNIA

EVERGREEN

LIGHTING

Catalog #		Type
Project		
Description		
Date		

SERIES 20

Select Strip Design:
AA, BB, CC, DD, EE, FF, GG, HH, I

Standard Features

Material

Installation

Options*

LED Features

Fluorescent Features

Finishes

Options*

Sample Spec Number: 201103Q-AB-A-HH

Part #	Lamp/Watts	Lumens	A	B	C
201103Q	13Q	800	10 1/2	7	4
201103Q	20Q	1300	10 1/2	7	4
201103Q	213Q	1800	10 1/2	7	4
201103Q	220Q	2200	10 1/2	7	4
201103Q	221Q	2210	10 1/2	7	4
201103Q	222Q	2220	10 1/2	7	4
201103Q	223Q	2230	10 1/2	7	4
201103Q	224Q	2240	10 1/2	7	4
201103Q	225Q	2250	10 1/2	7	4
201103Q	226Q	2260	10 1/2	7	4
201103Q	227Q	2270	10 1/2	7	4
201103Q	228Q	2280	10 1/2	7	4
201103Q	229Q	2290	10 1/2	7	4
201103Q	230Q	2300	10 1/2	7	4
201103Q	231Q	2310	10 1/2	7	4
201103Q	232Q	2320	10 1/2	7	4
201103Q	233Q	2330	10 1/2	7	4
201103Q	234Q	2340	10 1/2	7	4
201103Q	235Q	2350	10 1/2	7	4
201103Q	236Q	2360	10 1/2	7	4
201103Q	237Q	2370	10 1/2	7	4
201103Q	238Q	2380	10 1/2	7	4
201103Q	239Q	2390	10 1/2	7	4
201103Q	240Q	2400	10 1/2	7	4
201103Q	241Q	2410	10 1/2	7	4
201103Q	242Q	2420	10 1/2	7	4
201103Q	243Q	2430	10 1/2	7	4
201103Q	244Q	2440	10 1/2	7	4
201103Q	245Q	2450	10 1/2	7	4
201103Q	246Q	2460	10 1/2	7	4
201103Q	247Q	2470	10 1/2	7	4
201103Q	248Q	2480	10 1/2	7	4
201103Q	249Q	2490	10 1/2	7	4
201103Q	250Q	2500	10 1/2	7	4

DARK SKY

201103Q 251Q | 2510 | 10 1/2 | 7 | 4 || 201103Q | 252Q | 2520 | 10 1/2 | 7 | 4 |
201103Q	253Q	2530	10 1/2	7	4
201103Q	254Q	2540	10 1/2	7	4
201103Q	255Q	2550	10 1/2	7	4
201103Q	256Q	2560	10 1/2	7	4
201103Q	257Q	2570	10 1/2	7	4
201103Q	258Q	2580	10 1/2	7	4
201103Q	259Q	2590	10 1/2	7	4
201103Q	260Q	2600	10 1/2	7	4

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MADE IN CALIFORNIA

EVERGREEN

LIGHTING

Catalog #		Type
Project		
Description		
Date		

SERIES 20

Select Strip Design:
AA, BB, CC, DD, EE, FF, GG, HH, I

Standard Features

Material

Installation

Options*

LED Features

Fluorescent Features

Finishes

Options*

Sample Spec Number: 201103Q-AB-A-HH

Part #	Lamp/Watts	Lumens	A	B	C
201103Q	13Q	800	10 1/2	7	4
201103Q	20Q	1300	10 1/2	7	4
201103Q	213Q	1800	10 1/2	7	4
201103Q	220Q	2200	10 1/2	7	4
201103Q	221Q	2210	10 1/2	7	4
201103Q	222Q	2220	10 1/2	7	4
201103Q	223Q	2230	10 1/2	7	4
201103Q	224Q	2240	10 1/2	7	4
201103Q	225Q	2250	10 1/2	7	4
201103Q	226Q	2260	10 1/2	7	4
201103Q	227Q	2270	10 1/2	7	4
201103Q	228Q	2280	10 1/2	7	4
201103Q	229Q	2290	10 1/2	7	4
201103Q	230Q	2300	10 1/2	7	4
201103Q	231Q	2310	10 1/2	7	4
201103Q	232Q	2320	10 1/2	7	4
201103Q	233Q	2330	10 1/2	7	4
201103Q	234Q	2340	10 1/2	7	4
201103Q	235Q	2350	10 1/2	7	4
201103Q	236Q	2360	10 1/2	7	4
201103Q	237Q	2370	10 1/2	7	4
201103Q	238Q	2380	10 1/2	7	4
201103Q	239Q	2390	10 1/2	7	4
201103Q	240Q	2400	10 1/2	7	4
201103Q	241Q	2410	10 1/2	7	4
201103Q	242Q	2420	10 1/2	7	4
201103Q	243Q	2430	10 1/2	7	4
201103Q	244Q	2440	10 1/2	7	4
201103Q	245Q	2450	10 1/2	7	4
201103Q	246Q	2460	10 1/2	7	4
201103Q	247Q	2470	10 1/2	7	4
201103Q	248Q	2480	10 1/2	7	4
201103Q	249Q	2490	10 1/2	7	4
201103Q	250Q	2500	10 1/2	7	4

DARK SKY

201103Q 251Q | 2510 | 10 1/2 | 7 | 4 || 201103Q | 252Q | 2520 | 10 1/2 | 7 | 4 |
201103Q	253Q	2530	10 1/2	7	4
201103Q	254Q	2540	10 1/2	7	4
201103Q	255Q	2550	10 1/2	7	4
201103Q	256Q	2560	10 1/2	7	4
201103Q	257Q	2570	10 1/2	7	4
201103Q	258Q	2580	10 1/2	7	4
201103Q	259Q	2590	10 1/2	7	4
201103Q	260Q	2600	10 1/2	7	4

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MADE IN CALIFORNIA

Shakespeare

ILLUMINATION

Catalog #		Type
Project		
Description		
Date		

S-SERIES

Select Strip Design:
AA, BB, CC, DD, EE, FF, GG, HH, I

Standard Features

Material

Installation

Options*

LED Features

Fluorescent Features

Finishes

Options*

Sample Spec Number: 201103Q-AB-A-HH

Part #	Lamp/Watts	Lumens	A	B	C
201103Q	13Q	800	10 1/2	7	4
201103Q	20Q	1300	10 1/2	7	4
201103Q	213Q	1800	10 1/2	7	4
201103Q	220Q	2200	10 1/2	7	4
201103Q	221Q	2210	10 1/2	7	4
201103Q	222Q	2220	10 1/2	7	4
201103Q	223Q	2230	10 1/2	7	4
201103Q	224Q	2240	10 1/2	7	4
201103Q	225Q	2250	10 1/2	7	4
201103Q	226Q	2260	10 1/2	7	4
201103Q	227Q	2270	10 1/2	7	4
201103Q	228Q	2280	10 1/2	7	4
201103Q	229Q	2290	10 1/2	7	4
201103Q	230Q	2300	10 1/2	7	4
201103Q	231Q	2310	10 1/2	7	4
201103Q	232Q	2320	10 1/2	7	4
201103Q	233Q	2330	10 1/2	7	4
201103Q	234Q	2340	10 1/2	7	4
201103Q	235Q	2350	10 1/2	7	4
201103Q	236Q	2360	10 1/2	7	4
201103Q	237Q	2370	10 1/2	7	4
201103Q	238Q	2380	10 1/2	7	4
201103Q	239Q	2390	10 1/2	7	4
201103Q	240Q	2400	10 1/2	7	4
201103Q	241Q	2410	10 1/2	7	4
201103Q	242Q	2420	10 1/2	7	4
201103Q	243Q	2430	10 1/2	7	4
201103Q	244Q	2440	10 1/2	7	4
201103Q	245Q	2			

BIKE PARKING TABULATION	
TOTAL BEDROOMS = 96	
SHORT TERM PARKING (.05 / BEDROOM) - SEE KEYNOTE 12.01	
96 X .05 = 4.8	
(5) SHORT TERM BIKE PARKING REQUIRED	
(6) SHORT TERM BIKE PARKING PROVIDED	
LONG TERM PARKING (.15 / BEDROOM) - SEE KEYNOTE XXXXX	
96 X .15 = 14.4	
(15) LONG TERM BIKE PARKING REQUIRED	
(16) LONG TERM BIKE PARKING PROVIDED	

KEYNOTES	
00.04	LINE OF ROOF/ DECK ABOVE. TYP.
02.04	LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
02.07	PARKING SPACE: MOTORCYCLE
02.11	PROPOSED ELECTRICAL TRANSFORMER LOCATION.
02.12	RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
02.22	ARCADE WALL WITH SECURITY ENTRANCE. SEE SHEET A-4.3
02.34	OUTDOOR SEATING/ READING AREA. SEE LANDSCAPE DRAWINGS
03.03	PRE-CAST CONCRETE TREADS AND RISERS
05.04	PEDESTRIAN GATE: 3'-0" x 3'-6" WITH KNOX BOX, STYLE TO MATCH SITE FENCING
05.15	PEDESTRIAN GATE: 3'-6" x 6" HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
05.16	METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/ A-0.3
06.16	FIRE RATED SQUARE POST WITH 6" MIN. BASE
10.06	BICYCLE STORAGE LOCKERS, LONG TERM BICYCLE PARKING.
10.10	MONUMENT SIGN. SEE SHEET A-4.3
10.22	SECURED MAIL AND PARCEL PENDING (WITH VIDEO SURVEILLANCE)
11.11	BBQ GRILL (GAS)
12.01	SHORT TERM BICYCLE PARKING.
14.04	GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS
14.05	3-STOP GURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
16.15	ELECTRICAL ROOM
21.01	WET STANDPIPE WITH CONNECTION ON EACH FLOOR

QUAD 1 - 1ST FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-101	1147 SF	3 BDRM.
A-102	965 SF	2 BDRM.
A-103	753 SF	1 BDRM.
A-104	753 SF	1 BDRM.
A-105	965 SF	1 BDRM.
A-106	1148 SF	3 BDRM.

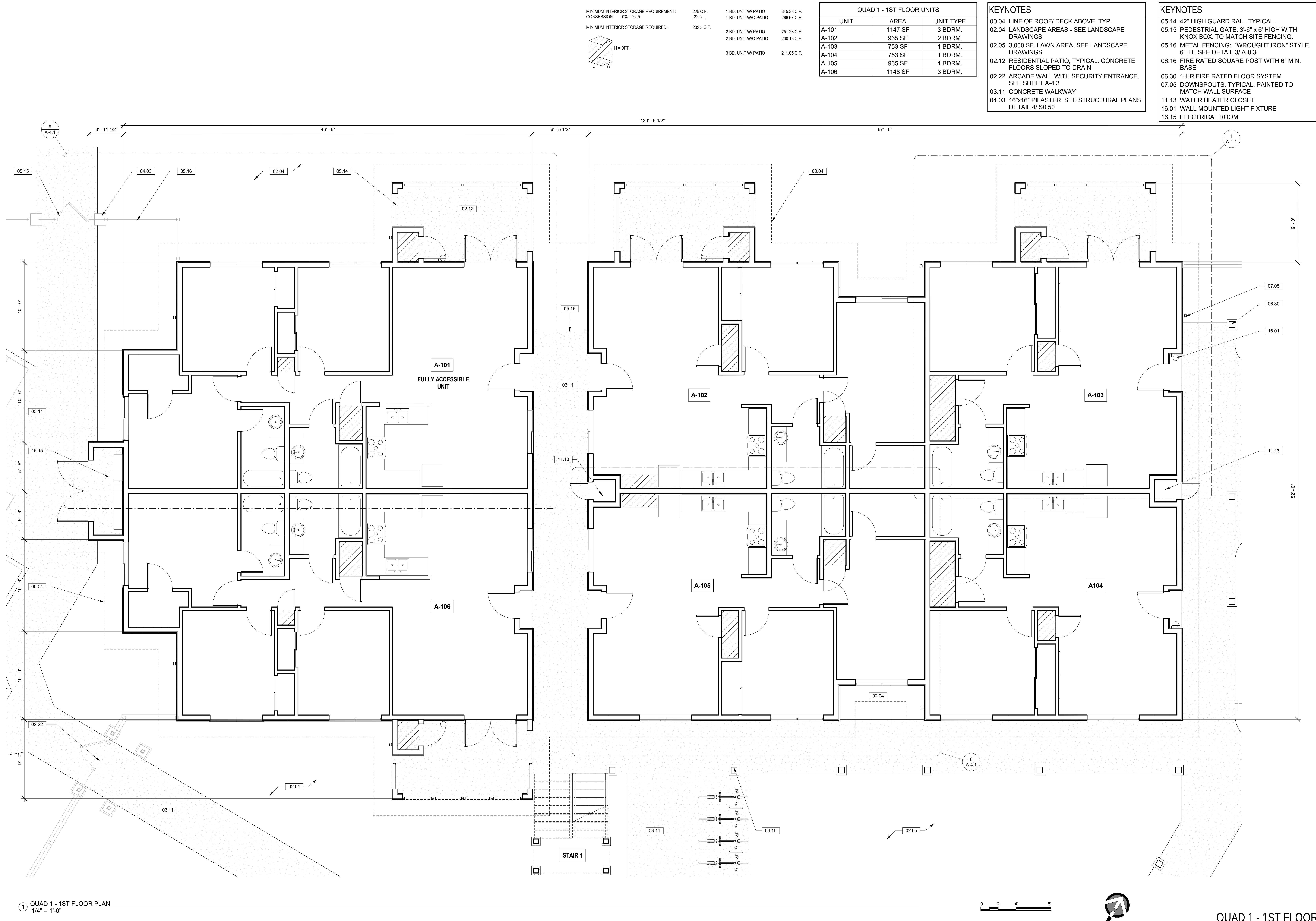
QUAD 2 - 1ST FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-107	753 SF	1 BDRM.
A-108	965 SF	2 BDRM.
A-109	1148 SF	3 BDRM.
A-110	1147 SF	3 BDRM.
A-111	965 SF	2 BDRM.
A-112	753 SF	1 BDRM.

QUAD 3 - 1ST FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-113	1147 SF	3 BDRM.
A-114	965 SF	2 BDRM.
A-115	753 SF	1 BDRM.
A-116	753 SF	1 BDRM.
A-117	965 SF	2 BDRM.
A-118	1148 SF	3 BDRM.

SITE AREAS	
NAME	AREA
COURTYARD	1469 SF
PLAY AREA	3156 SF
Grand total	4624 SF

QUAD 3 - COMMON AREAS	
NAME	AREA
COMMUNITY AREA	
DINING	429 SF
LAUNDRY	218 SF
LOUNGE	244 SF
SITTING	389 SF
OFFICE	
OFFICE	221 SF
OUTDOOR AREAS	
COVERED OUTDOOR SEATING	198 SF
ELEV. EQ.	20 SF
ELEVATOR	83 SF
OUTDOOR BBQ	1254 SF
STAIR 2	100 SF
REST ROOM	
UNISEX RR	61 SF
UNISEX RR	55 SF
STORAGE	
STG.	80 SF
UTILITIES	
NAME	AREA
MAIN ELEC.	47 SF
MAINT.	129 SF
Q1 ELECTRICAL	33 SF
Q2 ELECTRICAL	33 SF
Q3 ELECTRICAL	33 SF

FIRST FLOOR PLAN



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

0 2' 4' 8'

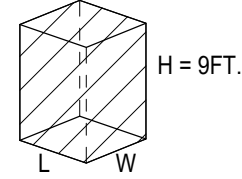


QUAD 1 - 1ST FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONSESSION: 10% = 22.5

MINIMUM INTERIOR STORAGE REQUIRED:



225 C.F.
22.5

202.5 C.F.

1 BD. UNIT W/ PATIO
1 BD. UNIT W/O PATIO

345.33 C.F.
266.67 C.F.

2 BD. UNIT W/ PATIO
2 BD. UNIT W/O PATIO

251.28 C.F.
230.13 C.F.

3 BD. UNIT W/ PATIO

211.05 C.F.

QUAD 2 - 1ST FLOOR UNITS

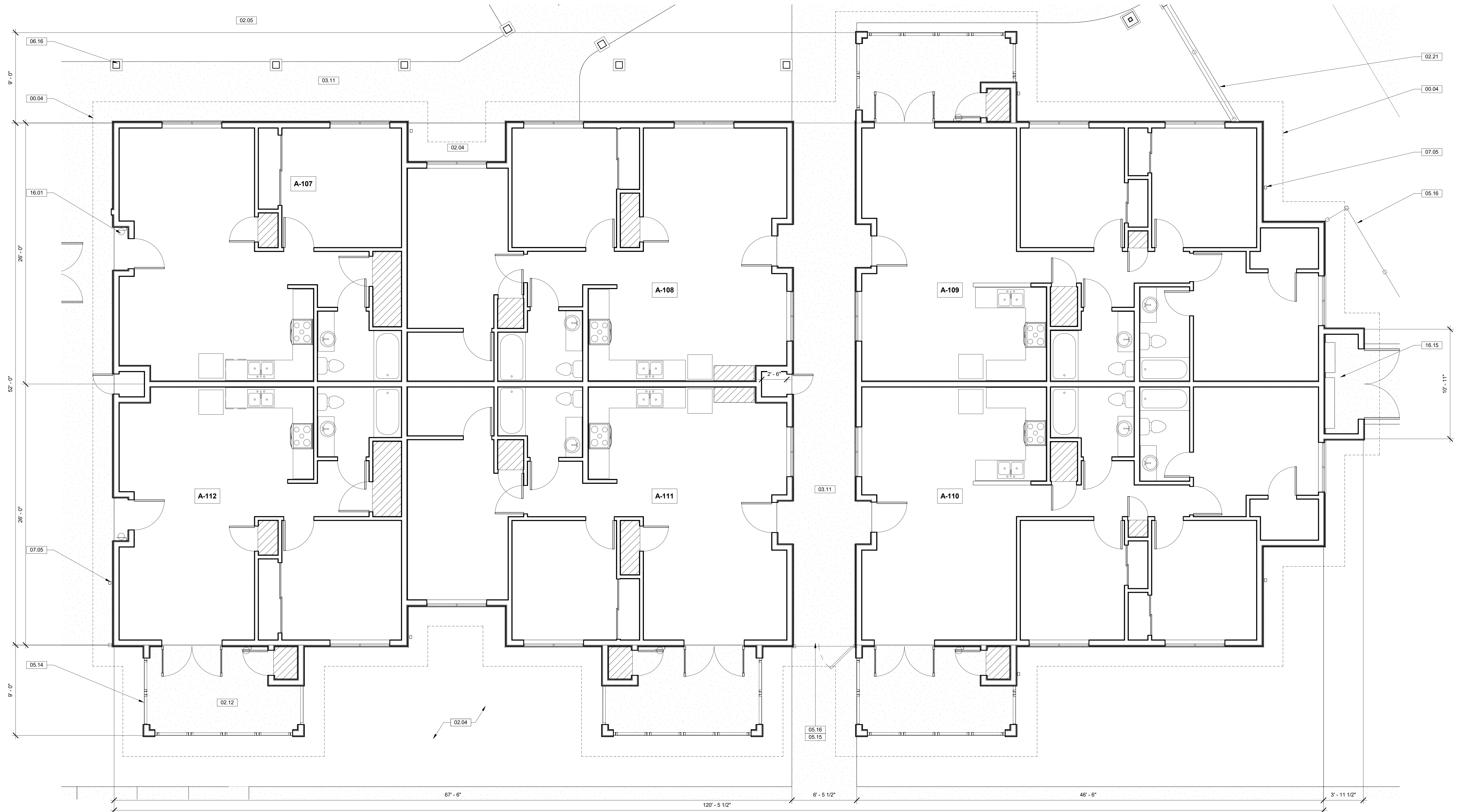
UNIT	AREA	UNIT TYPE
A-107	753 SF	1 BDRM.
A-108	965 SF	2 BDRM.
A-109	1148 SF	3 BDRM.
A-110	1147 SF	3 BDRM.
A-111	965 SF	2 BDRM.
A-112	753 SF	1 BDRM.

KEYNOTES

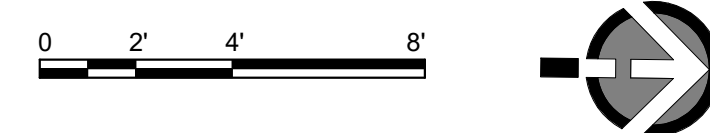
- 00.04 LINE OF ROOF/ DECK ABOVE. TYP.
02.04 LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
02.05 3,000 SF. LAWN AREA. SEE LANDSCAPE DRAWINGS
02.12 RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
02.21 ARCADE WALL CONNECTED TO QUADS AT BOTH ENDS. SEE SHEET A-412
03.11 CONCRETE WALKWAY

KEYNOTES

- 05.14 42" HIGH GUARD RAIL. TYPICAL.
05.15 PEDESTRIAL GATE: 3'-6" x 6' HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
05.16 METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/ A-0.3
06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE
07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
16.01 WALL MOUNTED LIGHT FIXTURE
16.15 ELECTRICAL ROOM

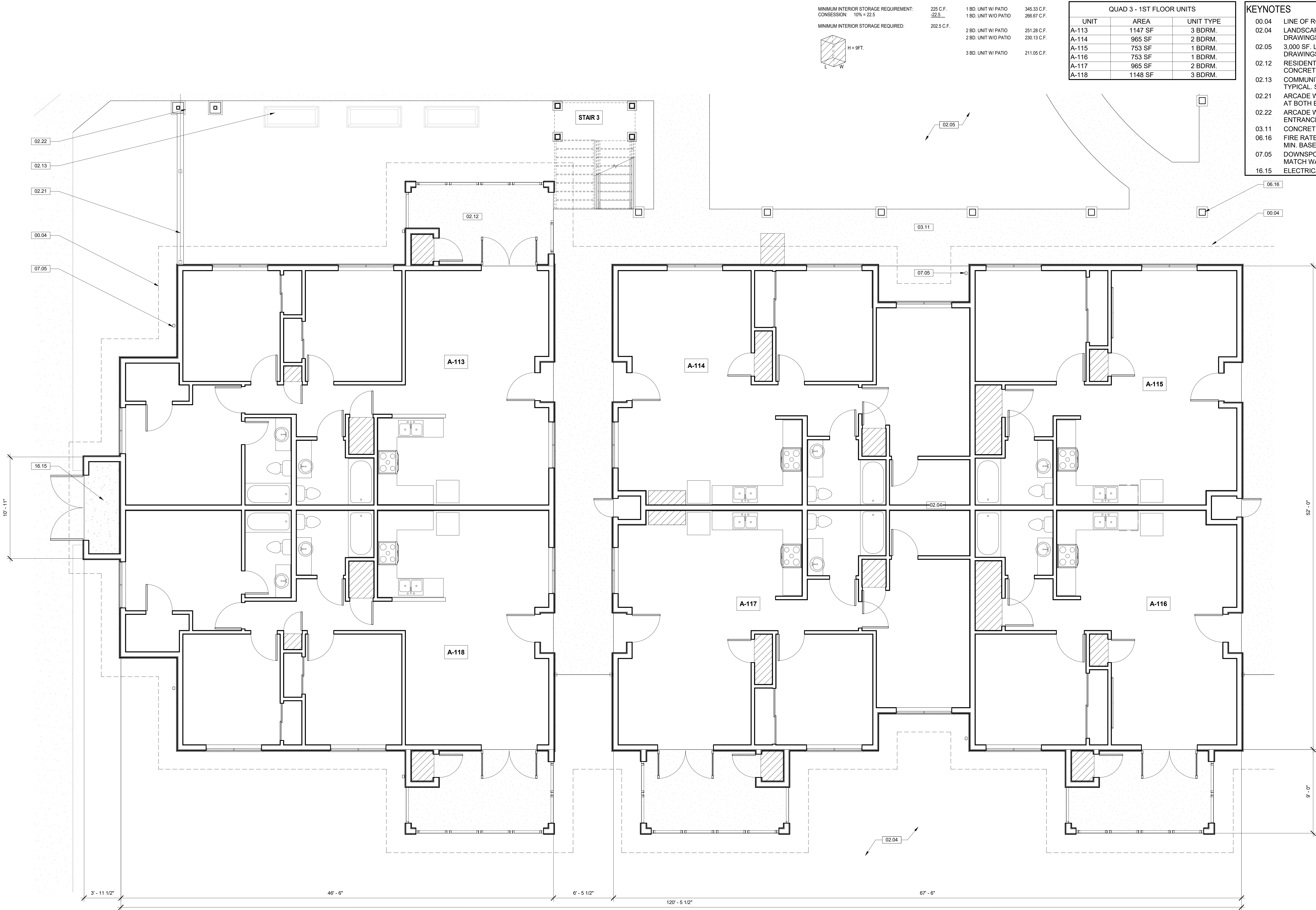


1 FLOOR PLAN - FIRST
1/4" = 1'-0"

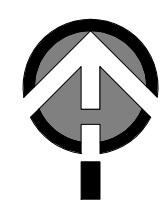
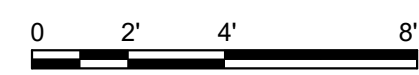


QUAD 2 - 1ST FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

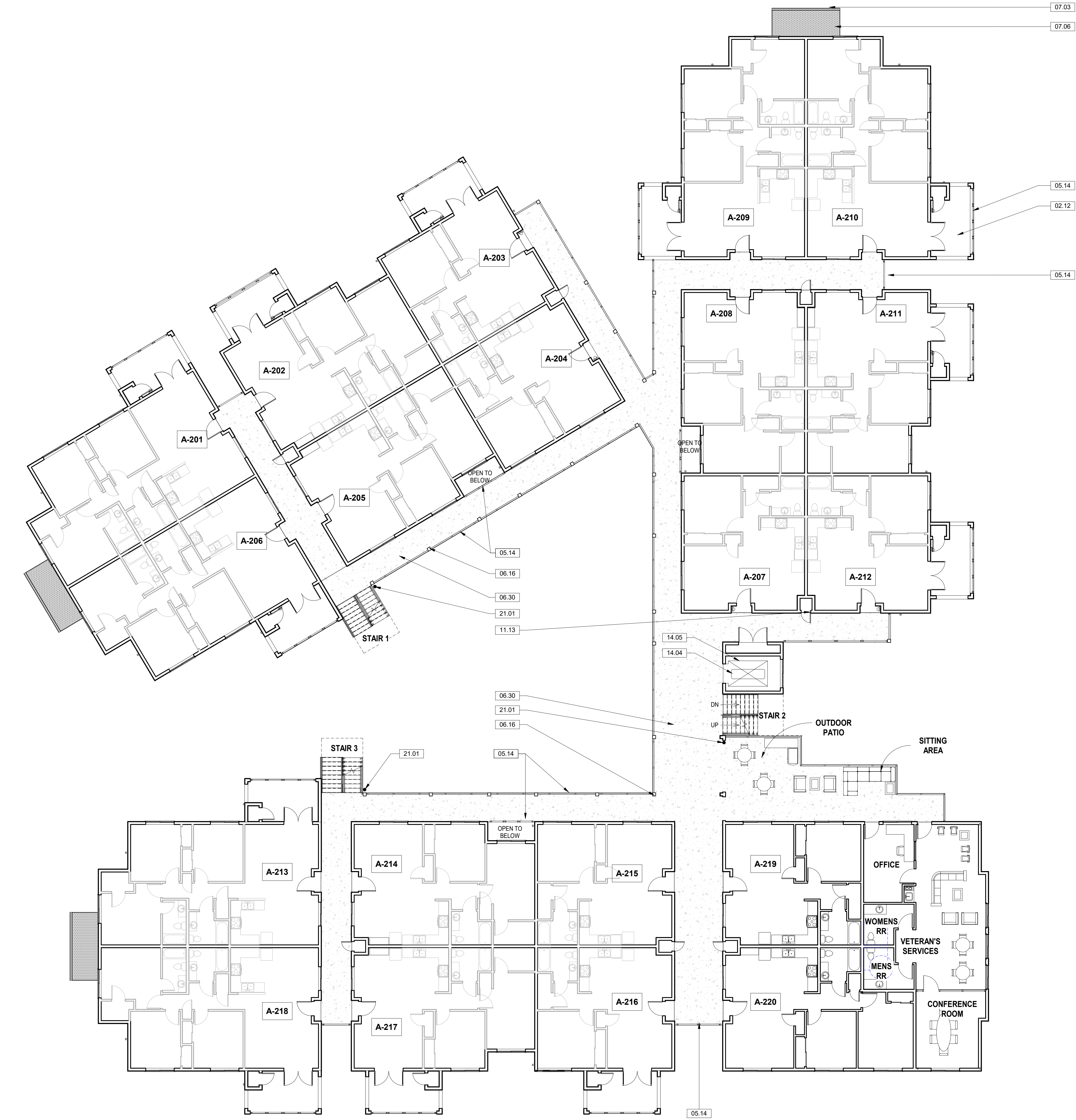


1 FLOOR PLAN - FIRST
1/4" = 1'-0"



QUAD 3 - 1ST FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033



- KEYNOTES**
- 02.12 RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
 - 05.14 42" HIGH GUARD RAIL. TYPICAL.
 - 06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE
 - 06.30 1-HR FIRE RATED FLOOR SYSTEM
 - 07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
 - 07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
 - 11.13 WATER HEATER CLOSET
 - 14.04 GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS
 - 14.05 3-STOP GURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
 - 21.01 WET STANDPIPE WITH CONNECTION ON EACH FLOOR

QUAD 1 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-201	1147 SF	3 BDRM.
A-202	965 SF	2 BDRM.
A-203	753 SF	1 BDRM.
A-204	753 SF	1 BDRM.
A-205	965 SF	2 BDRM.
A-206	1148 SF	3 BDRM.

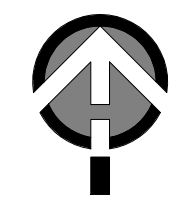
QUAD 2 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-207	753 SF	1 BDRM.
A-208	965 SF	2 BDRM.
A-209	1148 SF	3 BDRM.
A-210	1147 SF	3 BDRM.
A-211	965 SF	2 BDRM.
A-212	753 SF	1 BDRM.

QUAD 3 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-213	1147 SF	3 BDRM.
A-214	965 SF	2 BDRM.
A-215	753 SF	1 BDRM.
A-216	753 SF	1 BDRM.
A-217	965 SF	2 BDRM.
A-218	1148 SF	3 BDRM.
A-219	757 SF	1 BDRM.
A-220	941 SF	2 BDRM.

QUAD 3 - 2ND FL. COMMON AREAS	
NAME	AREA
COMMUNITY AREA	
VETERAN SERVICES	528 SF
OUTDOOR BBQ AREA	293 SF
OUTDOOR READING AREA	297 SF
OFFICE	
OFFICE	162 SF
CONFERENCE ROOM	221 SF
REST ROOM	
UNISEX RR	75 SF
UNISEX RR	77 SF

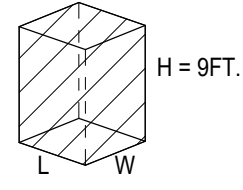
1 2ND FLOOR PLAN
1" = 10'-0"

0 10' 20'



2ND FLOOR PLAN

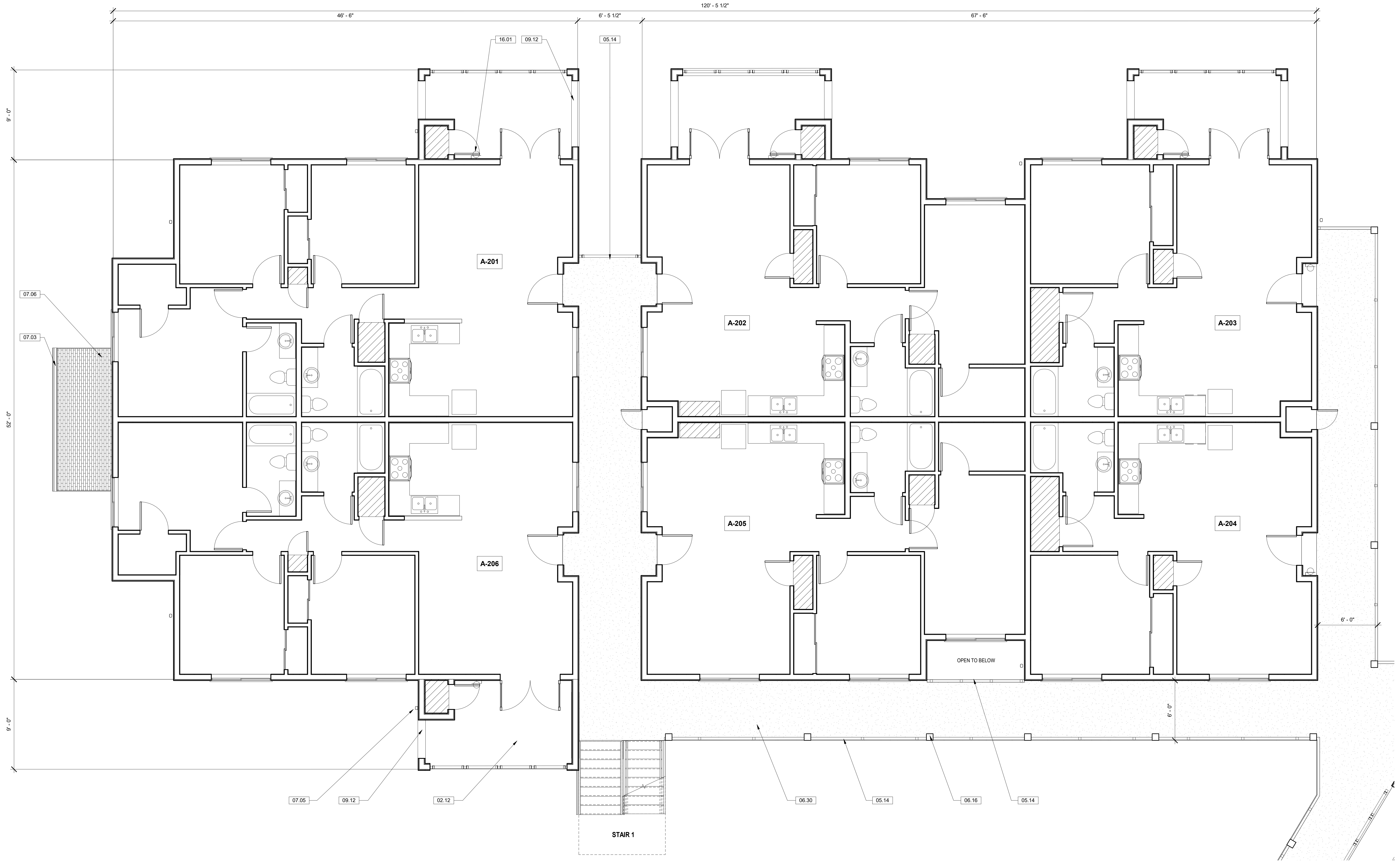
MINIMUM INTERIOR STORAGE REQUIREMENT:	225 C.F.	1 BD. UNIT W/ PATIO	345.33 C.F.
CONSESSION: 10% = 22.5	202.5	1 BD. UNIT W/O PATIO	266.67 C.F.
MINIMUM INTERIOR STORAGE REQUIRED:	202.5 C.F.	2 BD. UNIT W/ PATIO	251.28 C.F.
		2 BD. UNIT W/O PATIO	230.13 C.F.
		3 BD. UNIT W/ PATIO	211.05 C.F.



QUAD 1 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-201	1147 SF	3 BDRM.
A-202	965 SF	2 BDRM.
A-203	753 SF	1 BDRM.
A-204	753 SF	1 BDRM.
A-205	965 SF	2 BDRM.
A-206	1148 SF	3 BDRM.

KEYNOTES	
02.12	RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
05.14	42" HIGH GUARD RAIL, TYPICAL.
06.16	FIRE RATED SQUARE POST WITH 6" MIN. BASE
06.30	1-HR FIRE RATED FLOOR SYSTEM
07.03	RAIN CUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE

KEYNOTES	
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.12	WALL CAP.
16.01	WALL MOUNTED LIGHT FIXTURE



1 PLNNG - QUAD 1 - 2ND FLOOR
1/4" = 1'-0"

0 2' 4' 8'



QUAD 1 - 2ND FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

LAUTERBACH & ASSOCIATES
ARCHITECTS
David C. Lauterbach, Architect • Mark S. Pettit, Architect
300 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93035 | 805-888-8912 | FAX 805-881-4510 | www.la-arch.com

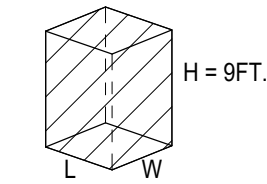
ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
702 COUNTRY SQUARE DR., VENTURA, CA 93003

Print Date: 5/10/21 9:15:25 AM
Proj. No.: 20-2012205

A-1.6

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONSESSION: 10% = 22.5

MINIMUM INTERIOR STORAGE REQUIRED: 202.5 C.F.



225 C.F.
22.5

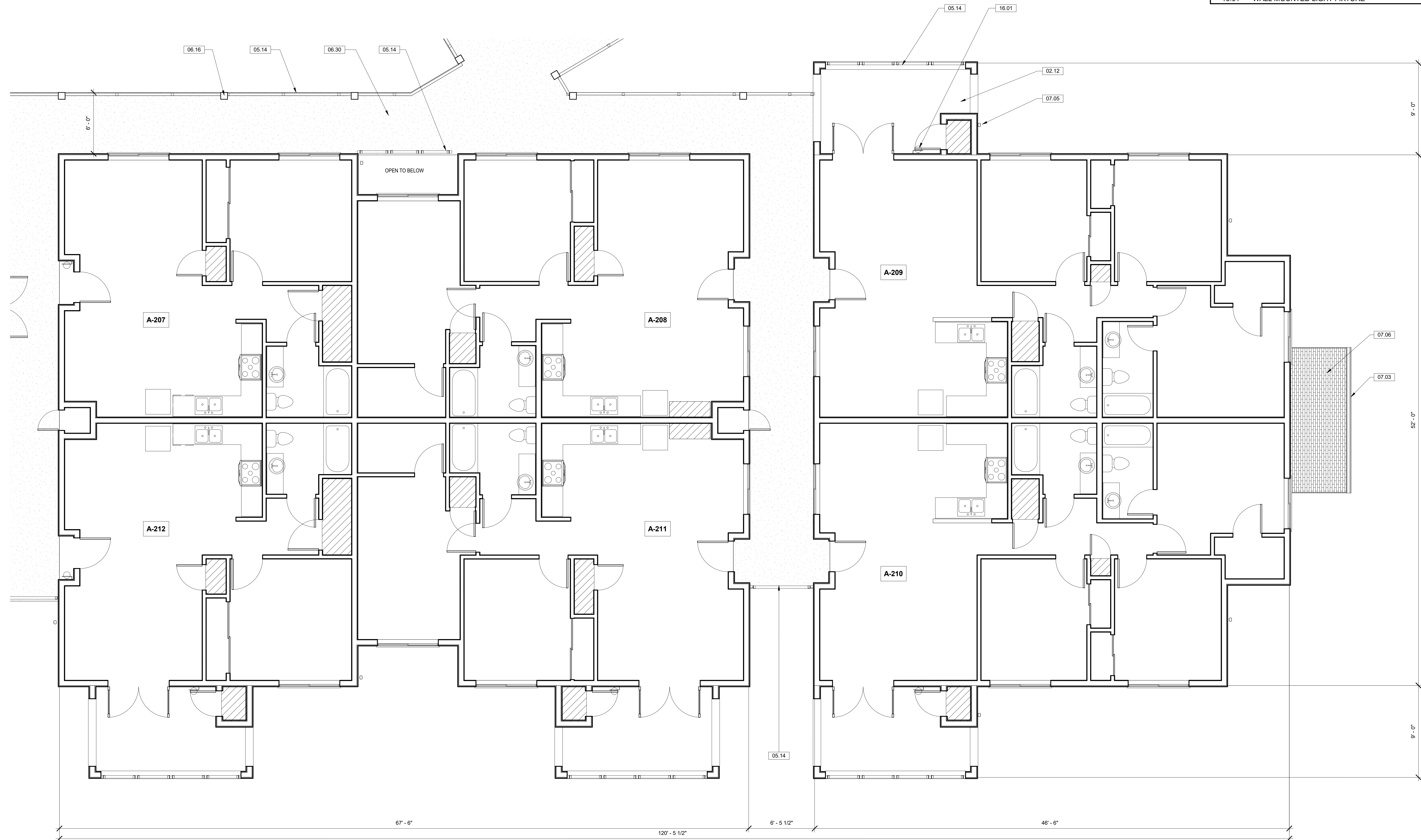
345.33 C.F.
266.67 C.F.

251.28 C.F.
230.13 C.F.

211.05 C.F.

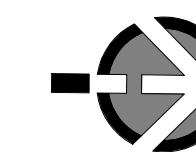
QUAD 2 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-207	753 SF	1 BDRM.
A-208	965 SF	2 BDRM.
A-209	1148 SF	3 BDRM.
A-210	1147 SF	3 BDRM.
A-211	965 SF	2 BDRM.
A-212	753 SF	1 BDRM.

KEYNOTES	
02.12	RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
05.14	42" HIGH GUARD RAIL, TYPICAL.
06.16	FIRE RATED SQUARE POST WITH 6" MIN. BASE
06.30	1-HR FIRE RATED FLOOR SYSTEM
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
16.01	WALL MOUNTED LIGHT FIXTURE



1 PLNNG - QUAD 2 - 2ND FLOOR
1/4" = 1'-0"

0 2' 4' 8'



QUAD 2 - 2ND FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONSESSION: 10% = 22.5

MINIMUM INTERIOR STORAGE REQUIRED:
202.5 C.F.

1 BD. UNIT W/ PATIO 345.33 C.F.
1 BD. UNIT W/O PATIO 266.67 C.F.

2 BD. UNIT W/ PATIO 251.28 C.F.
2 BD. UNIT W/O PATIO 230.13 C.F.

3 BD. UNIT W/ PATIO 211.05 C.F.

H = 9FT.
L
W

QUAD 3 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-213	1147 SF	3 BDRM.
A-214	965 SF	2 BDRM.
A-215	753 SF	1 BDRM.
A-216	753 SF	1 BDRM.
A-217	965 SF	2 BDRM.
A-218	1148 SF	3 BDRM.
A-219	757 SF	1 BDRM.
A-220	941 SF	2 BDRM.

KEYNOTES

02.12 RESIDENTIAL PATIO, TYPICAL. CONCRETE FLOORS SLOPED TO DRAIN

05.14 42" HIGH GUARD RAIL, TYPICAL.

06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE

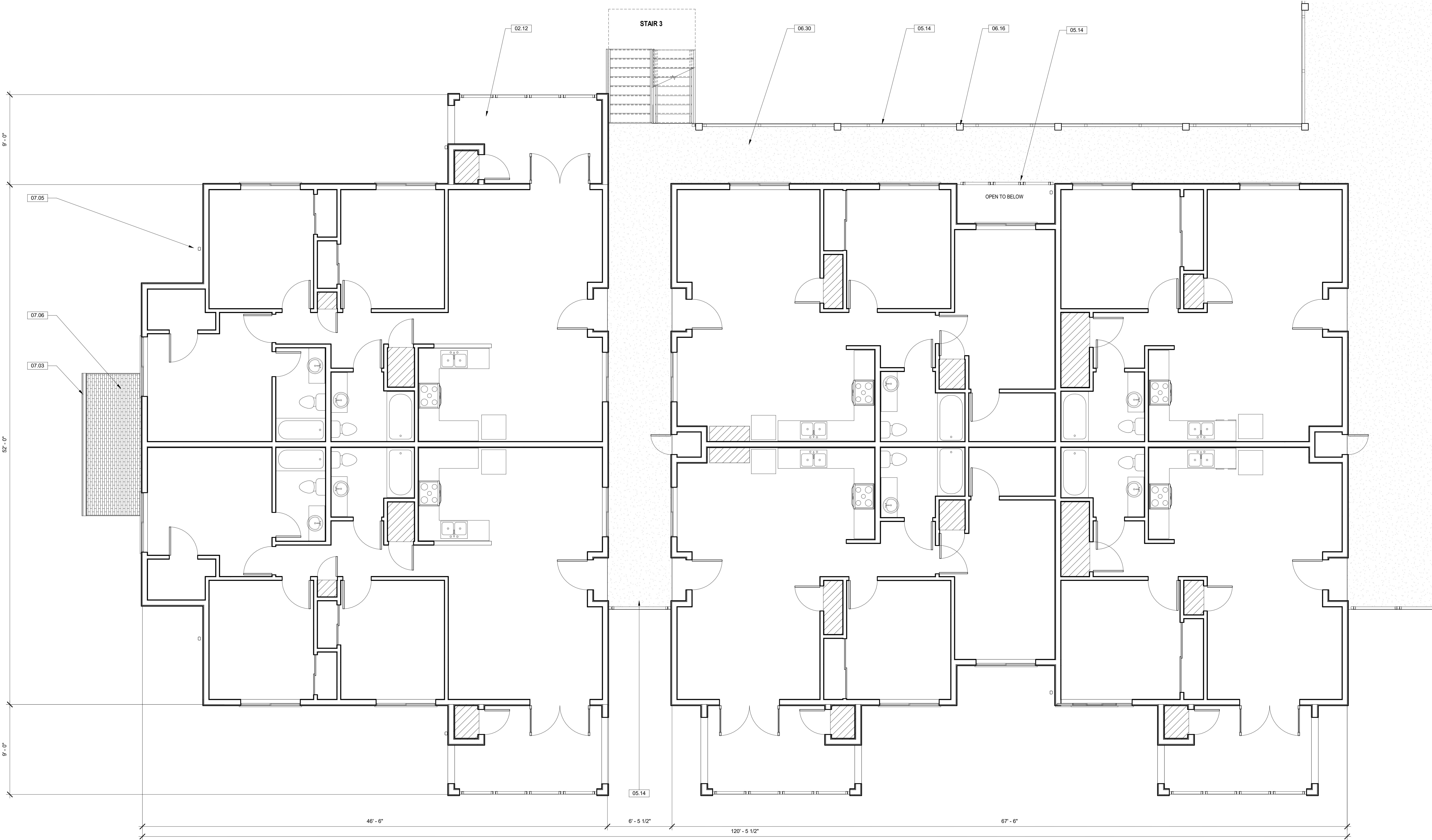
06.30 1-HR FIRE RATED FLOOR SYSTEM

KEYNOTES

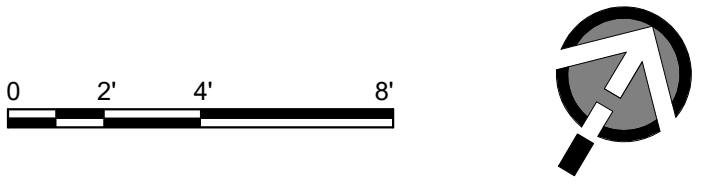
07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE

07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE

07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS

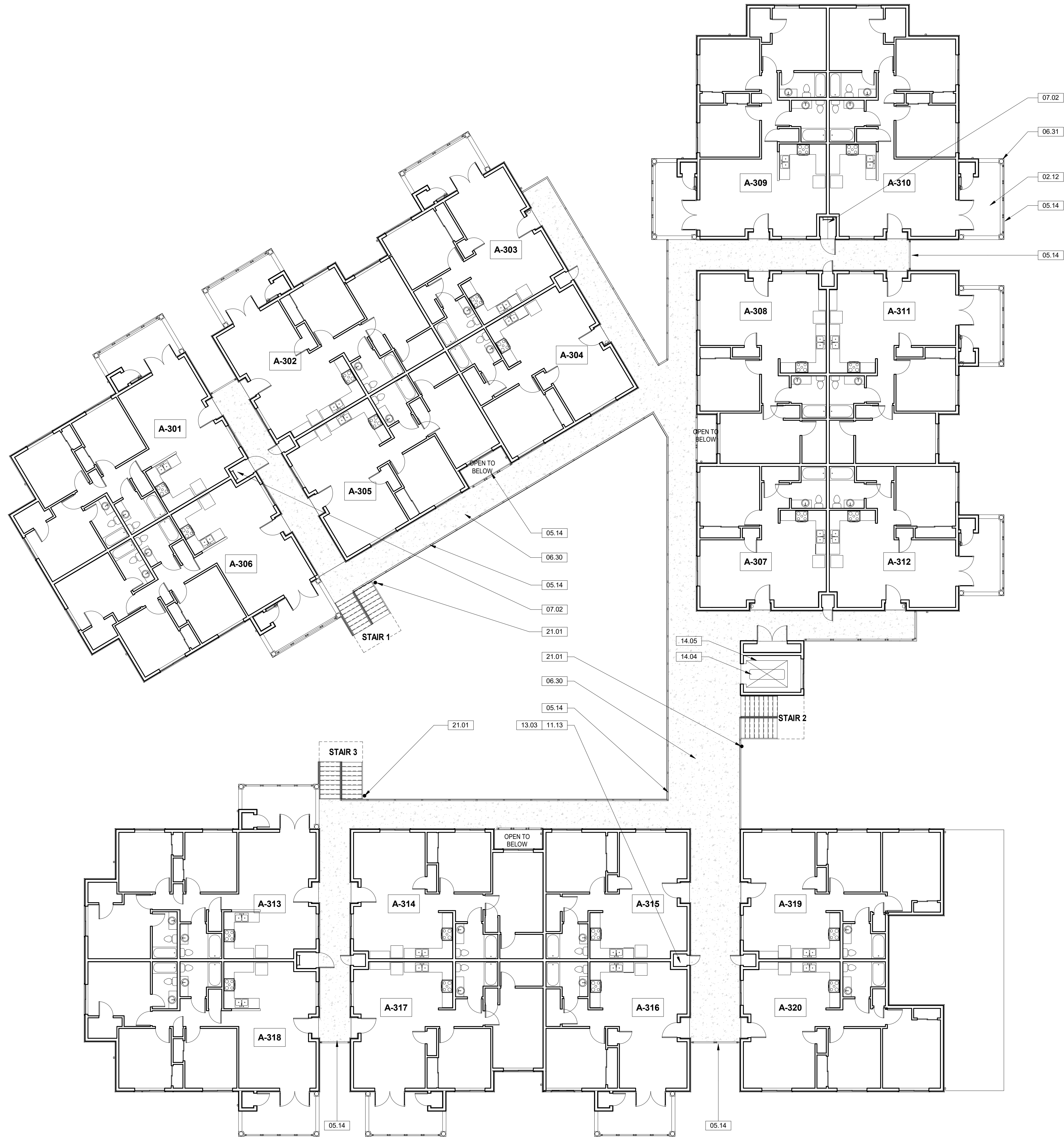


1 PLNNG - QUAD 3 - 2ND FLOOR
1/4" = 1'-0"



QUAD 3 - 2ND FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033



KEYNOTES	
02.12	RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
05.14	42" HIGH GUARD RAIL, TYPICAL.
06.30	1-HR FIRE RATED FLOOR SYSTEM
06.31	FIRE RATED COLUMN
07.02	ROOF HATCH AND LADDER
11.13	WATER HEATER CLOSET
13.03	FIRE RISER
14.04	GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS
14.05	3-STOP GURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
21.01	WET STANDPIPE WITH CONNECTION ON EACH FLOOR

QUAD 1 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-301	1147 SF	3 BDRM.
A-302	965 SF	2 BDRM.
A-303	753 SF	1 BDRM.
A-304	753 SF	1 BDRM.
A-305	965 SF	2 BDRM.
A-306	1148 SF	3 BDRM.

QUAD 2 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-307	753 SF	1 BDRM.
A-308	965 SF	2 BDRM.
A-309	1148 SF	3 BDRM.
A-310	1147 SF	3 BDRM.
A-311	965 SF	2 BDRM.
A-312	753 SF	1 BDRM.

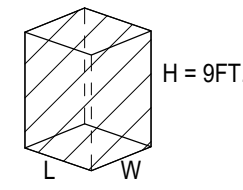
QUAD 3 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-313	1147 SF	3 BDRM.
A-314	965 SF	2 BDRM.
A-315	753 SF	1 BDRM.
A-316	753 SF	1 BDRM.
A-317	965 SF	2 BDRM.
A-318	1148 SF	3 BDRM.
A-319	948 SF	2 BDRM.
A-320	948 SF	2 BDRM.

1 3RD FLOOR PLAN
1" = 10'-0"



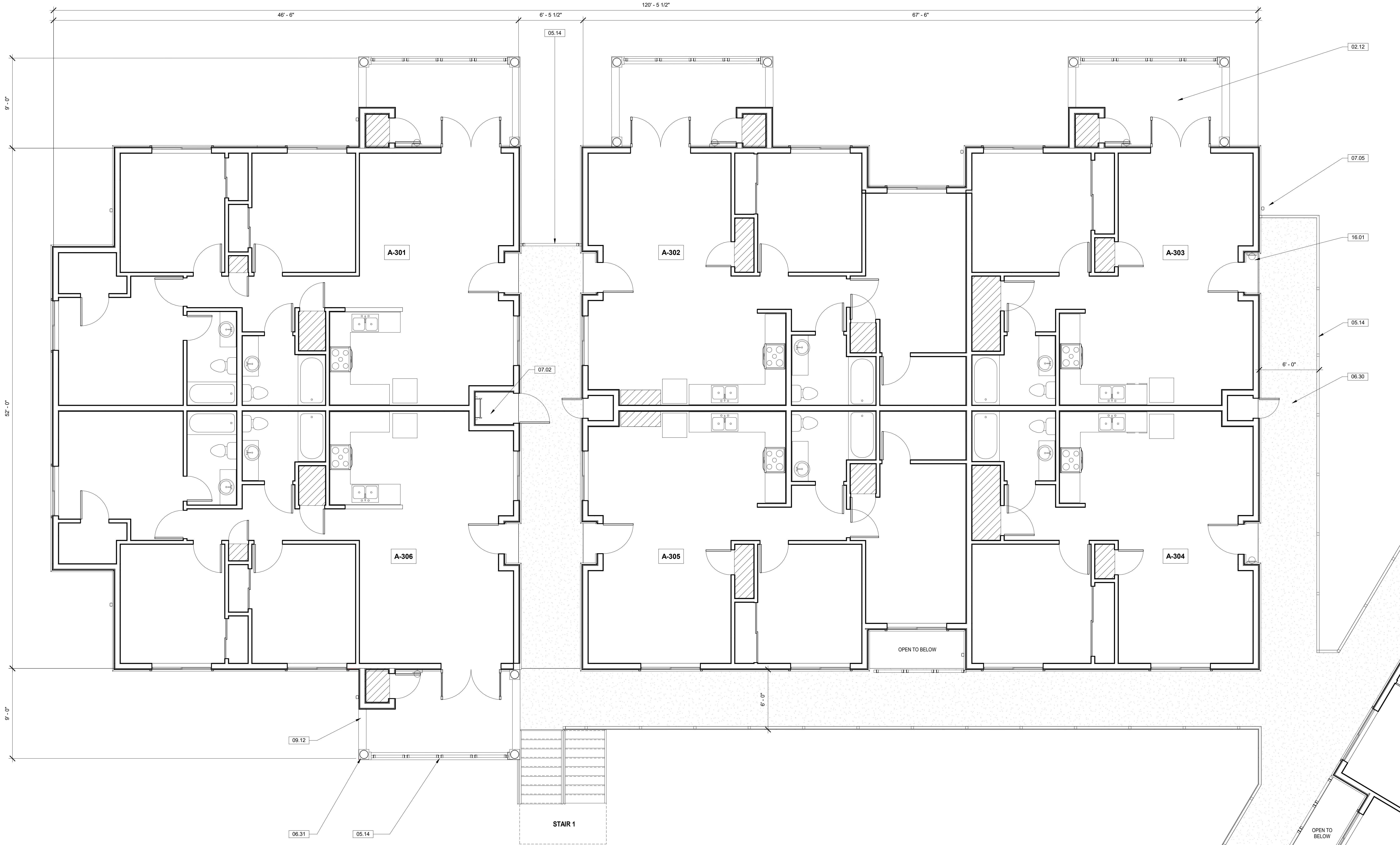
3RD FLOOR PLAN

MINIMUM INTERIOR STORAGE REQUIREMENT:	225 C.F.	1 BD. UNIT W/ PATIO	345.33 C.F.
CONSESSION: 10% = 22.5	22.5	1 BD. UNIT W/O PATIO	266.67 C.F.
MINIMUM INTERIOR STORAGE REQUIRED:	202.5 C.F.	2 BD. UNIT W/ PATIO	251.28 C.F.
		2 BD. UNIT W/O PATIO	230.13 C.F.
		3 BD. UNIT W/ PATIO	211.05 C.F.

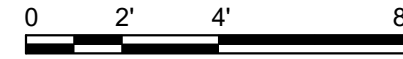


QUAD 1 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-301	1147 SF	3 BDRM.
A-302	965 SF	2 BDRM.
A-303	753 SF	1 BDRM.
A-304	753 SF	1 BDRM.
A-305	965 SF	2 BDRM.
A-306	1148 SF	3 BDRM.

KEYNOTES	
02.12	RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
05.14	42" HIGH GUARD RAIL, TYPICAL.
06.30	1-HR FIRE RATED FLOOR SYSTEM
06.31	FIRE RATED COLUMN
07.02	ROOF HATCH AND LADDER
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
09.12	WALL CAP.
16.01	WALL MOUNTED LIGHT FIXTURE



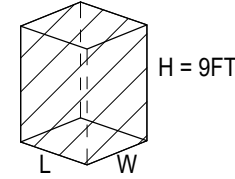
1 PLNNG - QUAD 1 - 3RD FLOOR
1/4" = 1'-0"



QUAD 1 - 3RD FLOOR

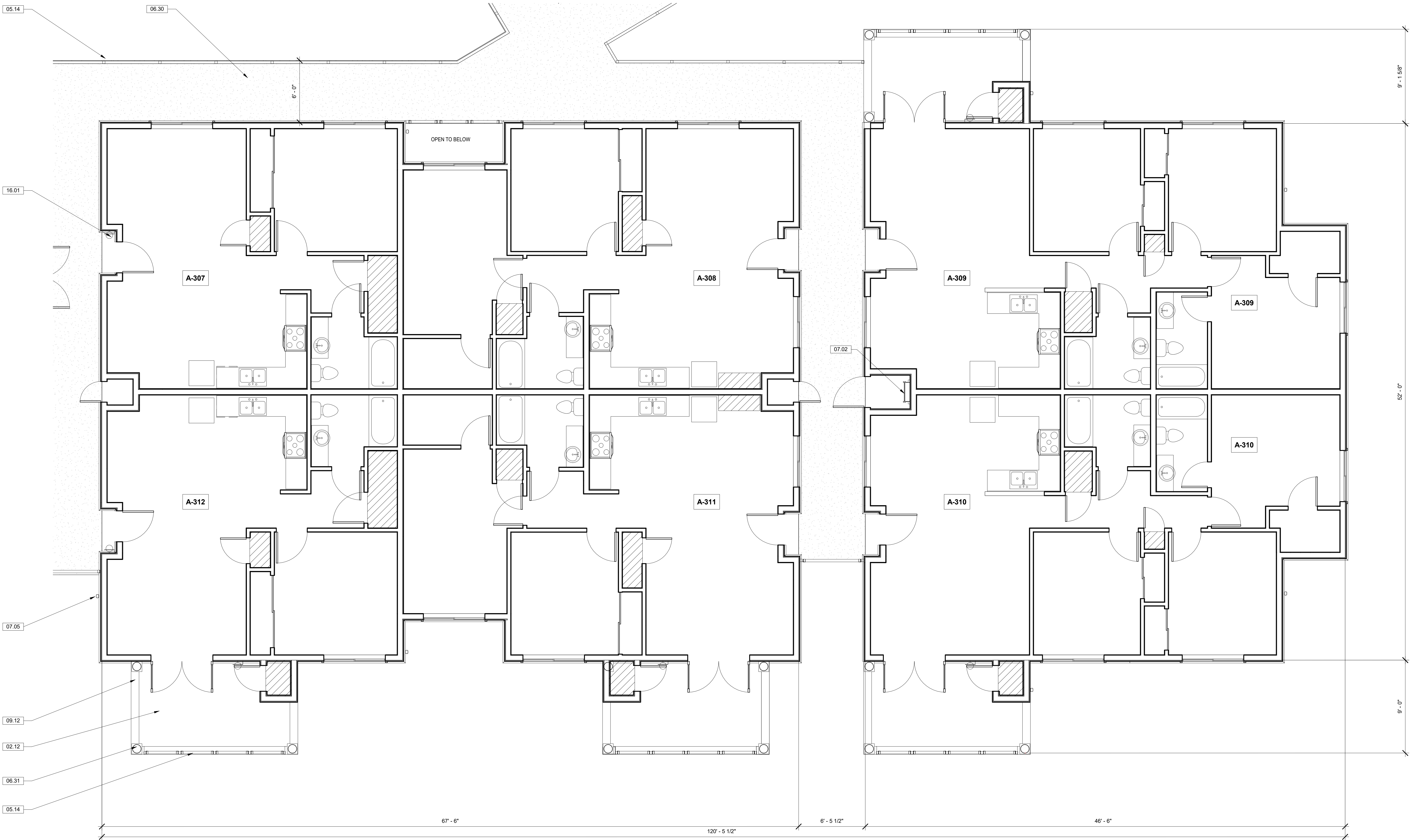
AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

MINIMUM INTERIOR STORAGE REQUIREMENT:	225 C.F.	1 BD. UNIT W/ PATIO	345.33 C.F.
CONSESSION: 10% = 22.5	22.5	1 BD. UNIT W/O PATIO	266.67 C.F.
MINIMUM INTERIOR STORAGE REQUIRED:	202.5 C.F.	2 BD. UNIT W/ PATIO	251.28 C.F.
		2 BD. UNIT W/O PATIO	230.13 C.F.
		3 BD. UNIT W/ PATIO	211.05 C.F.

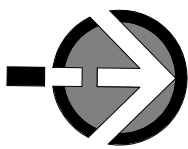
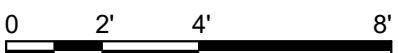


QUAD 2 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-307	753 SF	1 BDRM.
A-308	965 SF	2 BDRM.
A-309	1148 SF	3 BDRM.
A-310	1147 SF	3 BDRM.
A-311	965 SF	2 BDRM.
A-312	753 SF	1 BDRM.

KEYNOTES	
02.12	RESIDENTIAL PATIO. TYPICAL. CONCRETE FLOORS SLOPED TO DRAIN
05.14	42" HIGH GUARD RAIL. TYPICAL.
06.30	1-HR FIRE RATED FLOOR SYSTEM
06.31	FIRE RATED COLUMN
07.02	ROOF HATCH AND LADDER
07.05	DOWNSPOUTS. TYPICAL. PAINTED TO MATCH WALL SURFACE
09.12	WALL CAP.
16.01	WALL MOUNTED LIGHT FIXTURE



1 PLNNG - QUAD 2 - 3RD FLOOR
1/4" = 1'-0"



QUAD 2 - 3RD FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONSESSION: 10% = 22.5

MINIMUM INTERIOR STORAGE REQUIRED:

1 BD. UNIT W/ PATIO
1 BD. UNIT W/O PATIO

225 C.F.
22.5

202.5 C.F.

1 BD. UNIT W/ PATIO
1 BD. UNIT W/O PATIO

345.33 C.F.
266.67 C.F.

2 BD. UNIT W/ PATIO
2 BD. UNIT W/O PATIO

251.28 C.F.
230.13 C.F.

3 BD. UNIT W/ PATIO

211.05 C.F.

H = 9FT.

QUAD 3 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-313	1147 SF	3 BDRM.
A-314	965 SF	2 BDRM.
A-315	753 SF	1 BDRM.
A-316	753 SF	1 BDRM.
A-317	965 SF	2 BDRM.
A-318	1148 SF	3 BDRM.
A-319	948 SF	2 BDRM.
A-320	948 SF	2 BDRM.

KEYNOTES

02.12 RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN

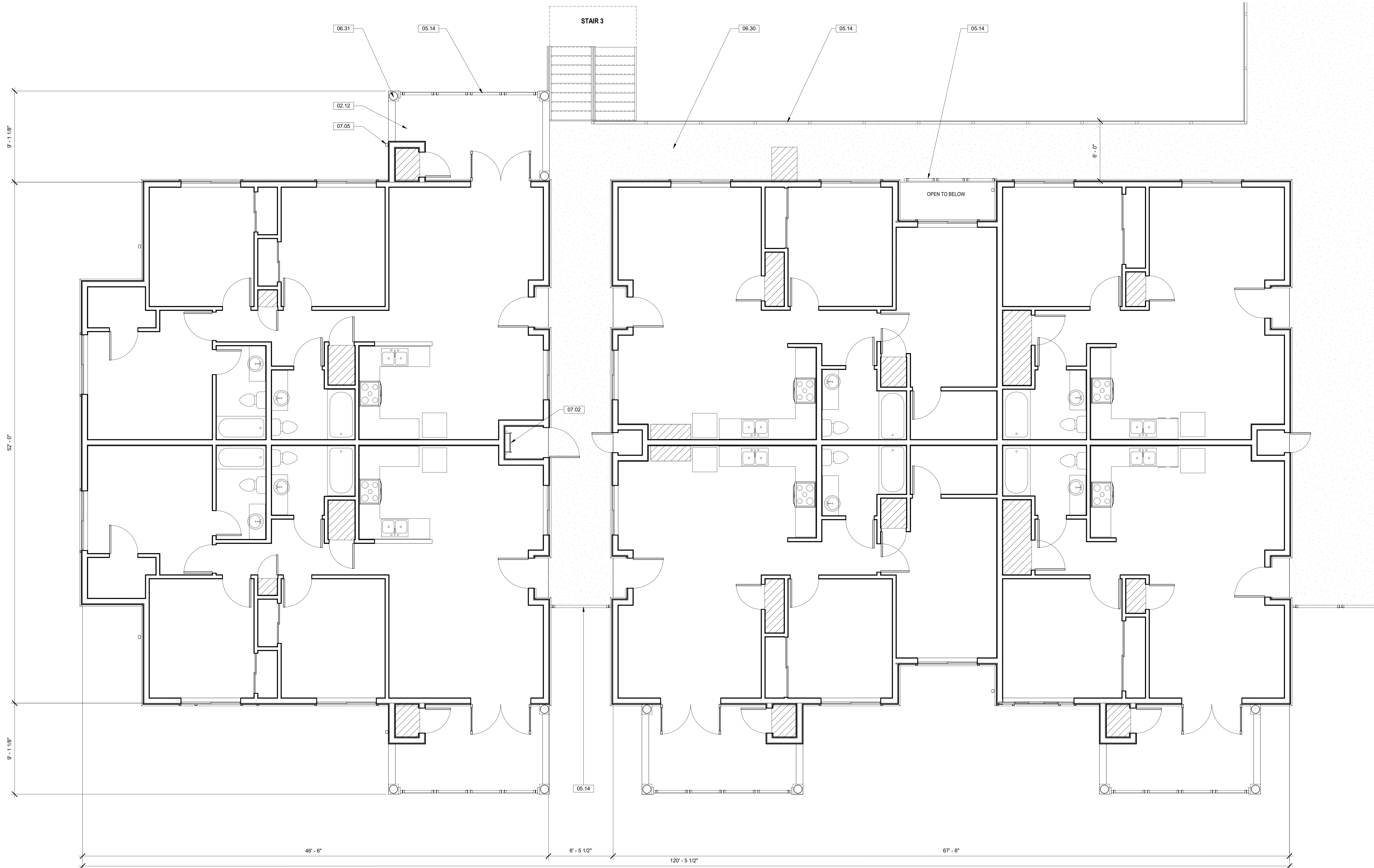
05.14 42" HIGH GUARD RAIL, TYPICAL.

06.30 1-HR FIRE RATED FLOOR SYSTEM

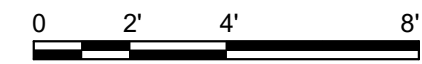
06.31 FIRE RATED COLUMN

07.02 ROOF HATCH AND LADDER

07.05 DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE

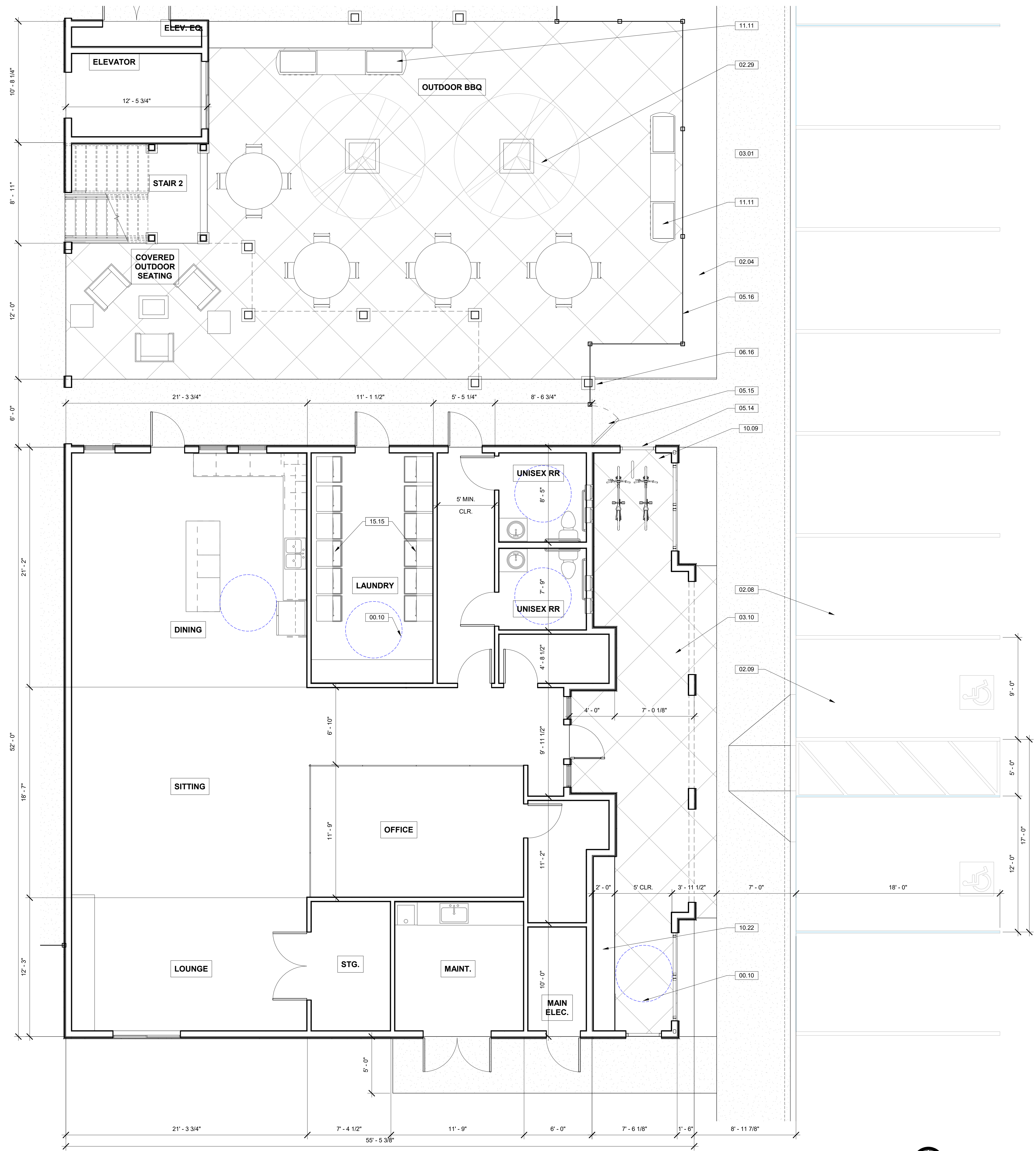


1 PLNNG - QUAD 3 - 3RD FLOOR
1/4" = 1'-0"



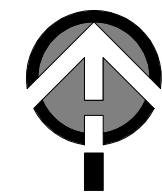
QUAD 3 - 3RD FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033



② QUAD 3 - 1ST FLR. COMMUNITY AREA
1/4" = 1'-0"

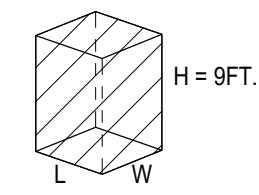
0 2' 4' 8'



KEYNOTES	
00.10	5' DIAMETER CLEAR MANUEVERABLE SPACE
02.04	LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
02.08	PARKING SPACE: STANDARD.
02.09	PARKING SPACE: ACCESS COMPLIANT.
02.29	PROPOSED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS
03.01	CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
03.10	ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE DRAWINGS
05.14	42" HIGH GUARD RAIL. TYPICAL.
05.15	PEDESTRIAL GATE: 3'-6" x 6' HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
05.16	METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/ A-0.3
06.16	FIRE RATED SQUARE POST WITH 6" MIN. BASE
10.09	BICYCLE RACK
10.22	SECURED MAIL AND PARCEL PENDING (WITH VIDEO SURVEILLANCE AND WELL ILLUMINATED)
11.11	BBQ GRILL (GAS)
15.15	DOUBLE STACKED WASHER/ DRYER COMBINATION UNIT.

QUAD 3 - COMMON AREAS	
NAME	AREA
COMMUNITY AREA	
DINING	429 SF
LAUNDRY	218 SF
LOUNGE	244 SF
SITTING	389 SF
OFFICE	
OFFICE	221 SF
OUTDOOR AREAS	
COVERED OUTDOOR SEATING	198 SF
ELEV. EQ.	20 SF
ELEVATOR	83 SF
OUTDOOR BBQ	1254 SF
STAIR 2	100 SF
REST ROOM	
UNISEX RR	61 SF
UNISEX RR	55 SF
STORAGE	
STG.	80 SF

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONSESSION: 10% = 22.5
MINIMUM INTERIOR STORAGE REQUIRED:
202.5 C.F.



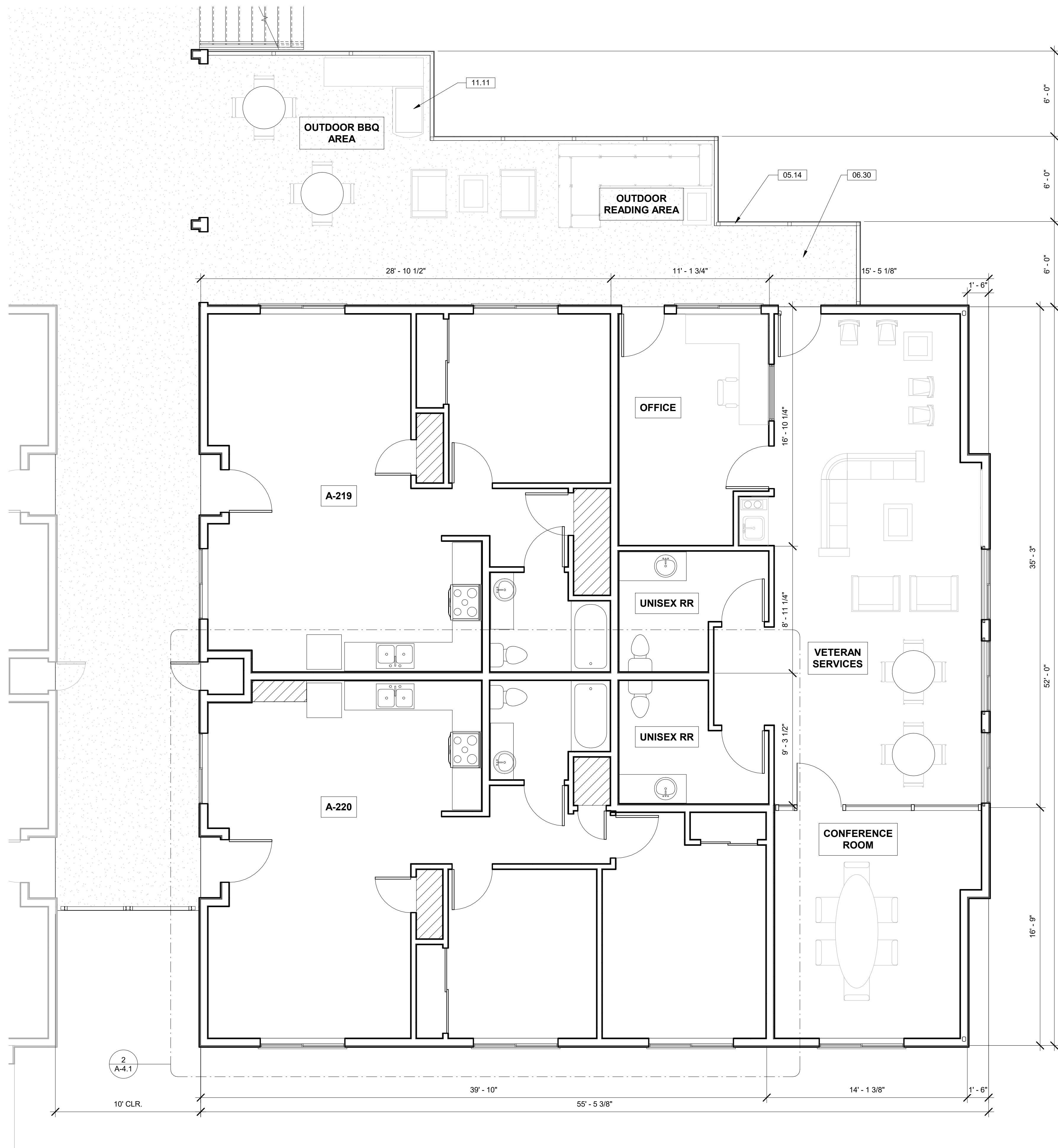
1 BD. UNIT W/O PATIO 257.5 C.F.
2 BD. UNIT W/O PATIO 213.3C.F.

QUAD 3 2ND FLOOR UNITS COMMUNITY AREA		
UNIT	AREA	UNIT TYPE
A-219	757 SF	1 BDRM.
A-220	941 SF	2 BDRM.

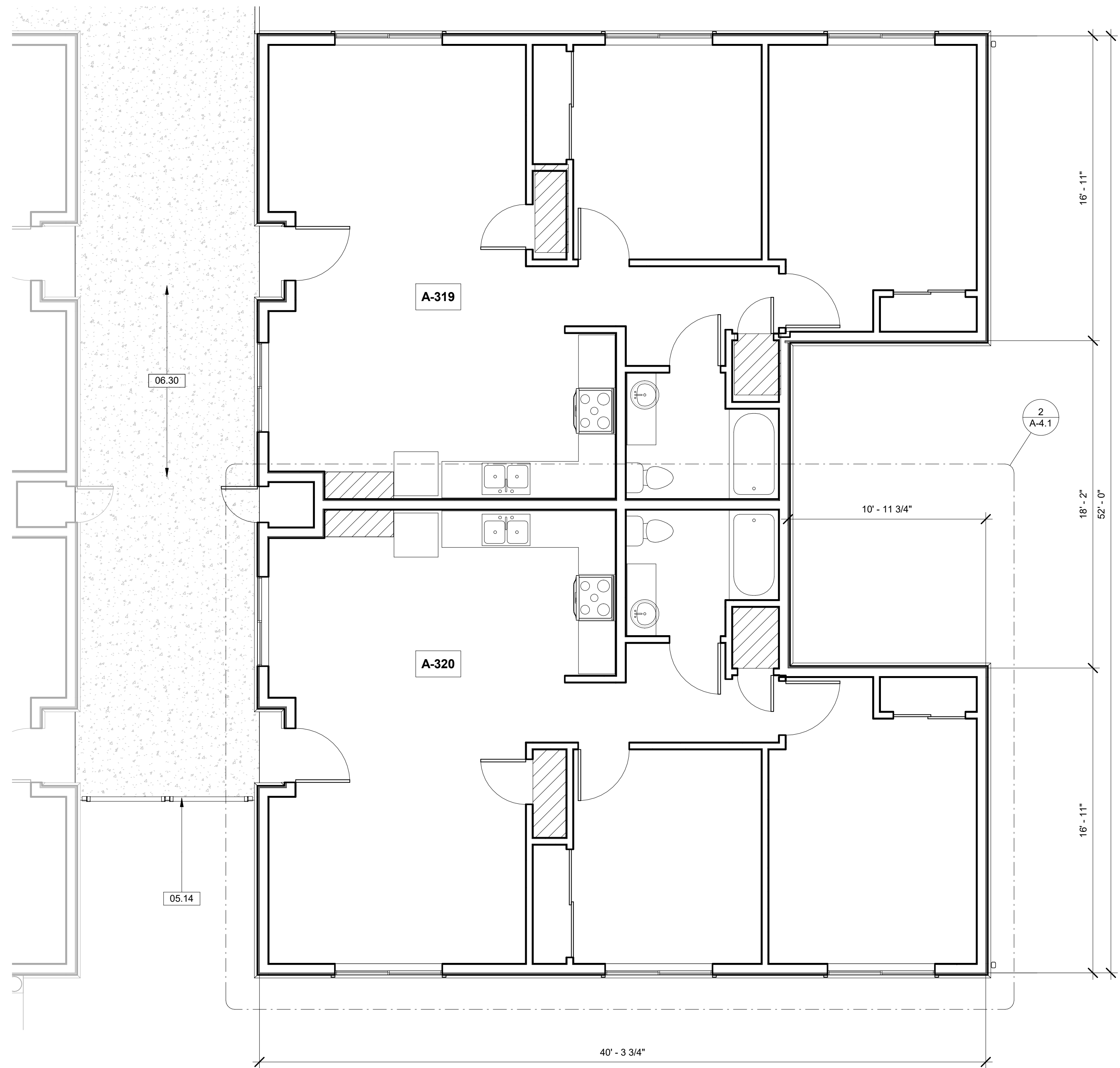
QUAD 3 - 2ND FL. COMMON AREAS	
NAME	AREA
COMMUNITY AREA	
VETERAN SERVICES	528 SF
OUTDOOR BBQ AREA	293 SF
OUTDOOR READING AREA	297 SF
OFFICE	
OFFICE	162 SF
CONFERENCE ROOM	221 SF
REST ROOM	
UNISEX RR	75 SF
UNISEX RR	77 SF

QUAD 3 3RD FLOOR UNITS COMMUNITY AREA		
UNIT	AREA	UNIT TYPE
A-319	948 SF	2 BDRM.
A-320	948 SF	2 BDRM.

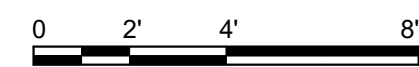
KEYNOTES	
05.14	42" HIGH GUARD RAIL. TYPICAL.
06.30	1-HR FIRE RATED FLOOR SYSTEM
11.11	BBQ GRILL (GAS)



② QUAD 3 - 2ND FLR. COMMUNITY AREA/ RESIDENTIAL UNITS
1/4" = 1'-0"

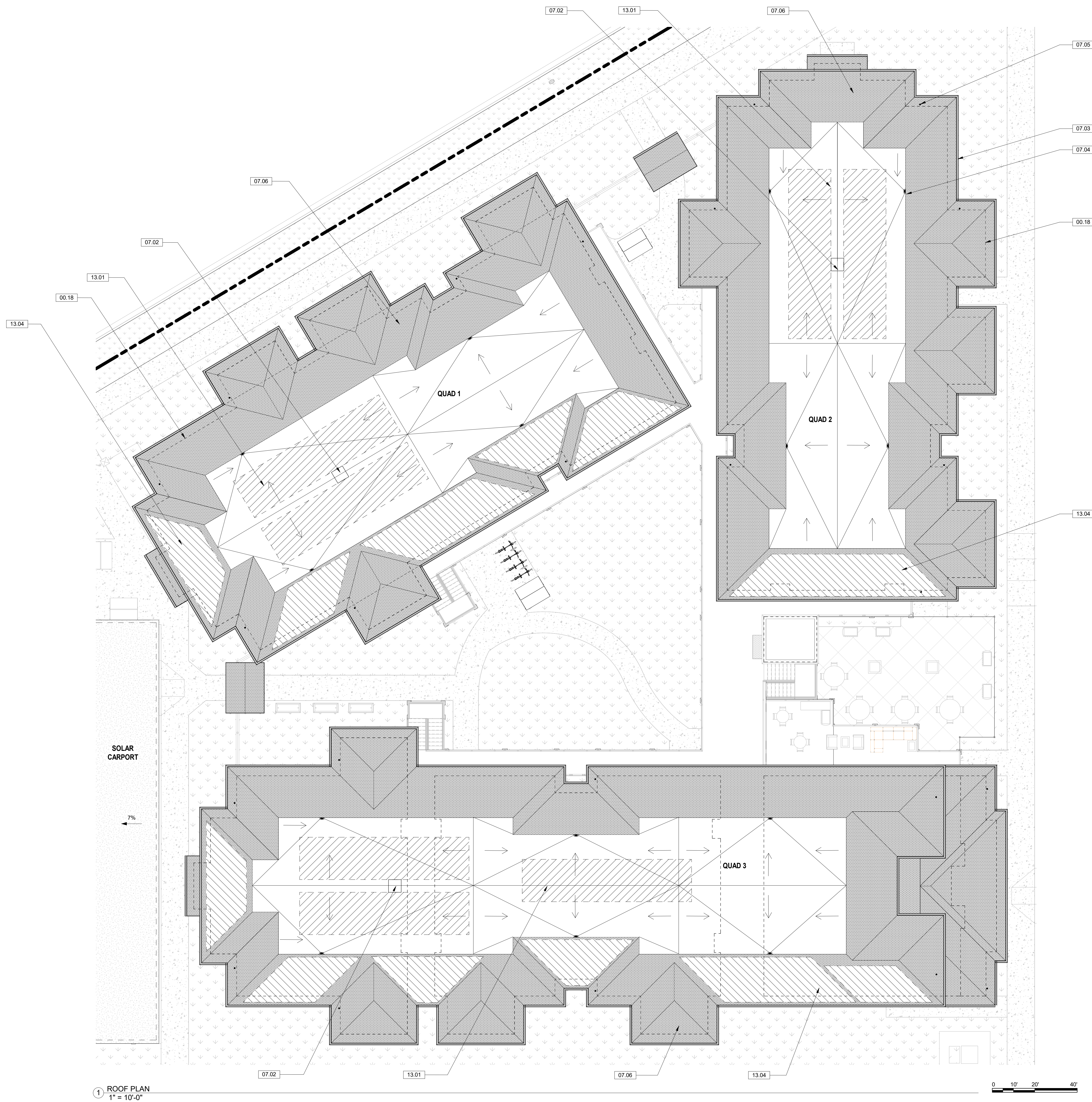


① QUAD 3 - 3RD FLR. COMMUNITY AREA/ RESIDENTIAL UNITS
1/4" = 1'-0"



QUAD 3 - COMMUNITY BLDG./ RESIDENTIAL UNITS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033



1 ROOF PLAN
1" = 10'-0"

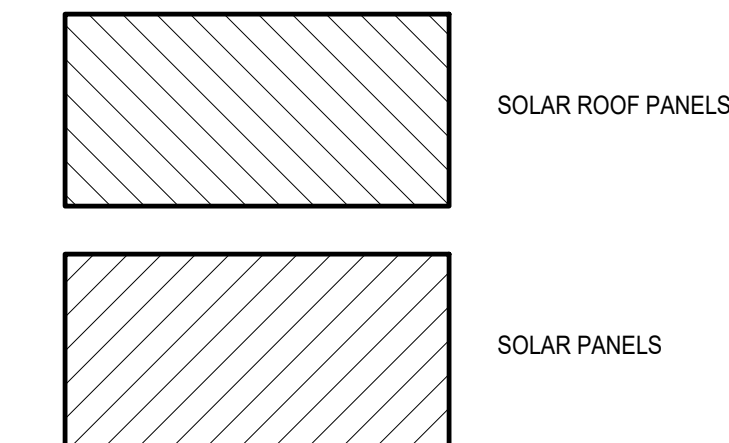
KEYNOTES	
00.18	BUILDING FOOTPRINT BELOW. TYP.
07.02	ROOF HATCH AND LADDER
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.04	ROOF DRAIN, TYPICAL
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
13.01	SOLAR PANELS. SIZE AND LOCATION TBD.
13.04	SOLAR ROOF PANELS. LOCATION AND SIZE TBD

QUAD 1 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	800 SF
SOLAR ROOF PANELS	1093 SF
	1893 SF

QUAD 2 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	800 SF
SOLAR ROOF PANELS	410 SF
	1210 SF

QUAD 3 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	1200 SF
SOLAR ROOF PANELS	1201 SF
	2401 SF

SOLAR CARPORT	
NAME	AREA
SOLAR CARPORTS	6348 SF
	6348 SF



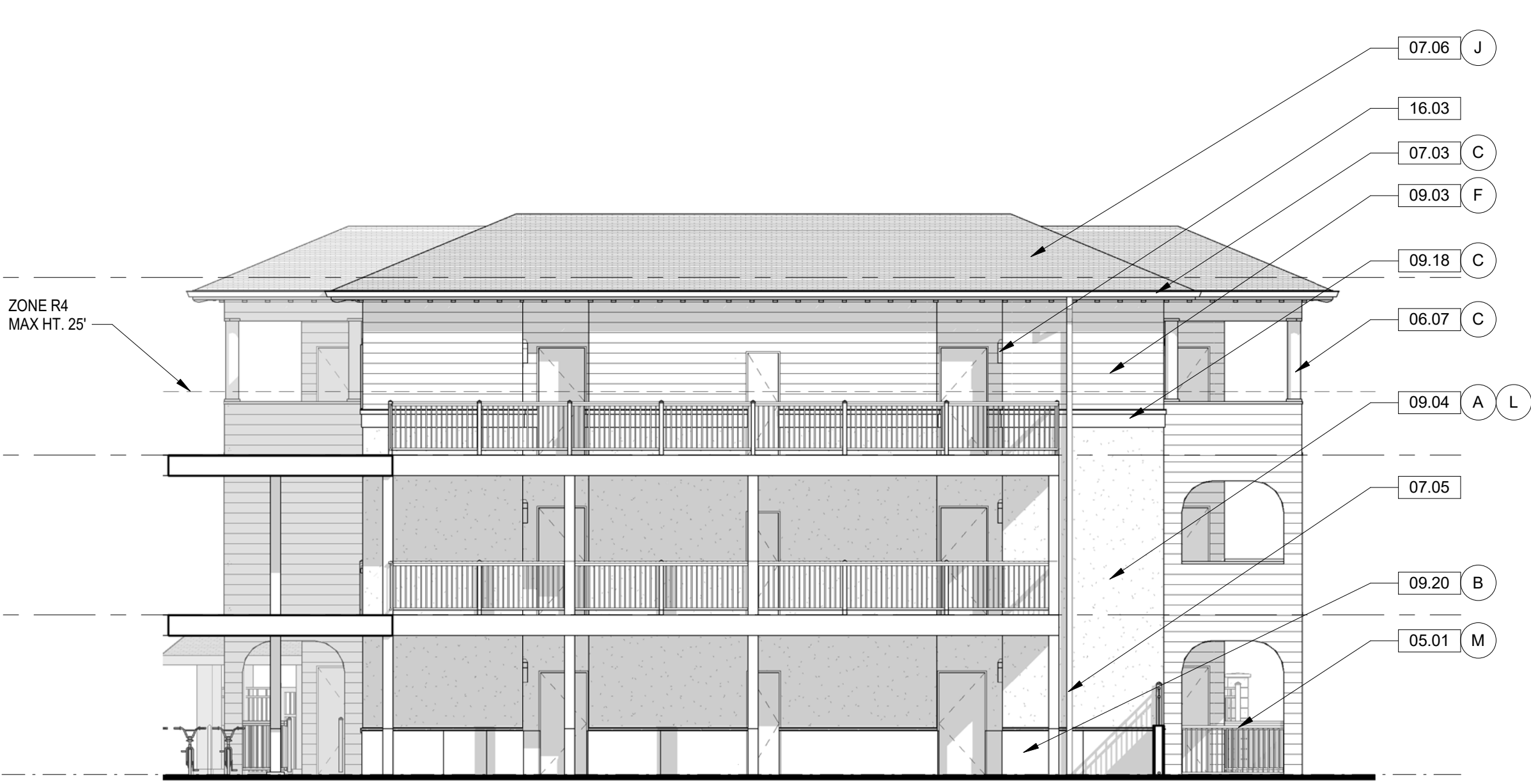
OVERALL ROOF PLAN

COLOR LEGEND	
(A)	PAINT (FIELD); DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT); DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD); DUNN EDWARDS DEV380 - "WARM WHITE"
(D)	PAINT (TRIM); DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(E)	PAINT (TRIM); DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(F)	PAINT (TRIM); DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(G)	LAP SIDING: JAMES HARDIE - "BOOTHBAY BLUE"
(H)	LAP SIDING: JAMES HARDIE - "HEATHERED MOSS"
(I)	LAP SIDING: JAMES HARDIE - "COPPER PENNY"
(J)	ROOF: CERTANTEED LANDMARK - "BIRCHWOOD"
(K)	ROOF: CERTANTEED LANDMARK - "SUNRISE CEDAR"
(L)	STUCCO: LIGHT SAND FINISH
(M)	PAINT (FENCE); DUNN EDWARDS DE6105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM.
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



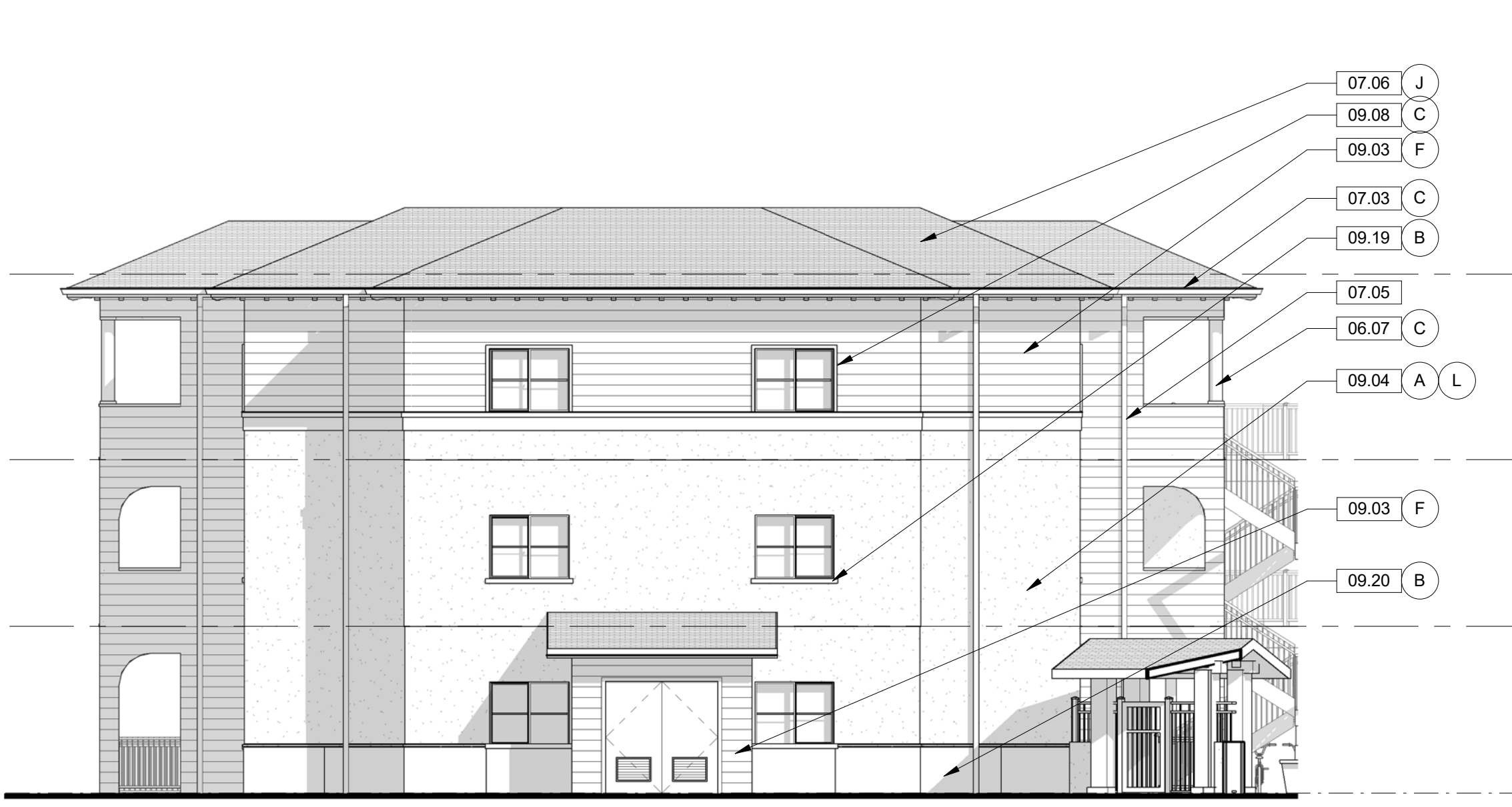
1 QUAD 1 - NORTH ELEVATION
1/8" = 1'-0"



2 QUAD 1 - EAST ELEVATION
1/8" = 1'-0"



3 QUAD 1 - SOUTH ELEVATION
1/8" = 1'-0"



4 QUAD 1 - WEST ELEVATION
1/8" = 1'-0"

QUAD 1 BUILDING ELEVATIONS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

COLOR LEGEND	
(A)	PAINT (FIELD): DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT): DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD): DUNN EDWARDS DEW380 - "WARM WHITE"
(D)	PAINT (TRIM): DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(E)	PAINT (TRIM): DUNN EDWARDS DEA 152 - "DEEP CRIMSON"
(F)	LAP SIDING: JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING: JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING: JAMES HARDIE - "COPPER PENNY"
(J)	ROOF: CERTAINTED LANDMARK - "BIRCHWOOD"
(K)	ROOF: CERTAINTED LANDMARK - "SUNRISE CEDAR"
(L)	STUCCO: LIGHT SAND FINISH
(M)	PAINT (FENCE): DUNN EDWARDS DE6105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM.
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



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



4 QUAD 1 - EAST ELEVATION
1/8" = 1'-0"



2 QUAD 1 - SOUTH ELEVATION
1/8" = 1'-0"



3 QUAD 1 - WEST ELEVATION
1/8" = 1'-0"

QUAD 1 BUILDING ELEVATIONS

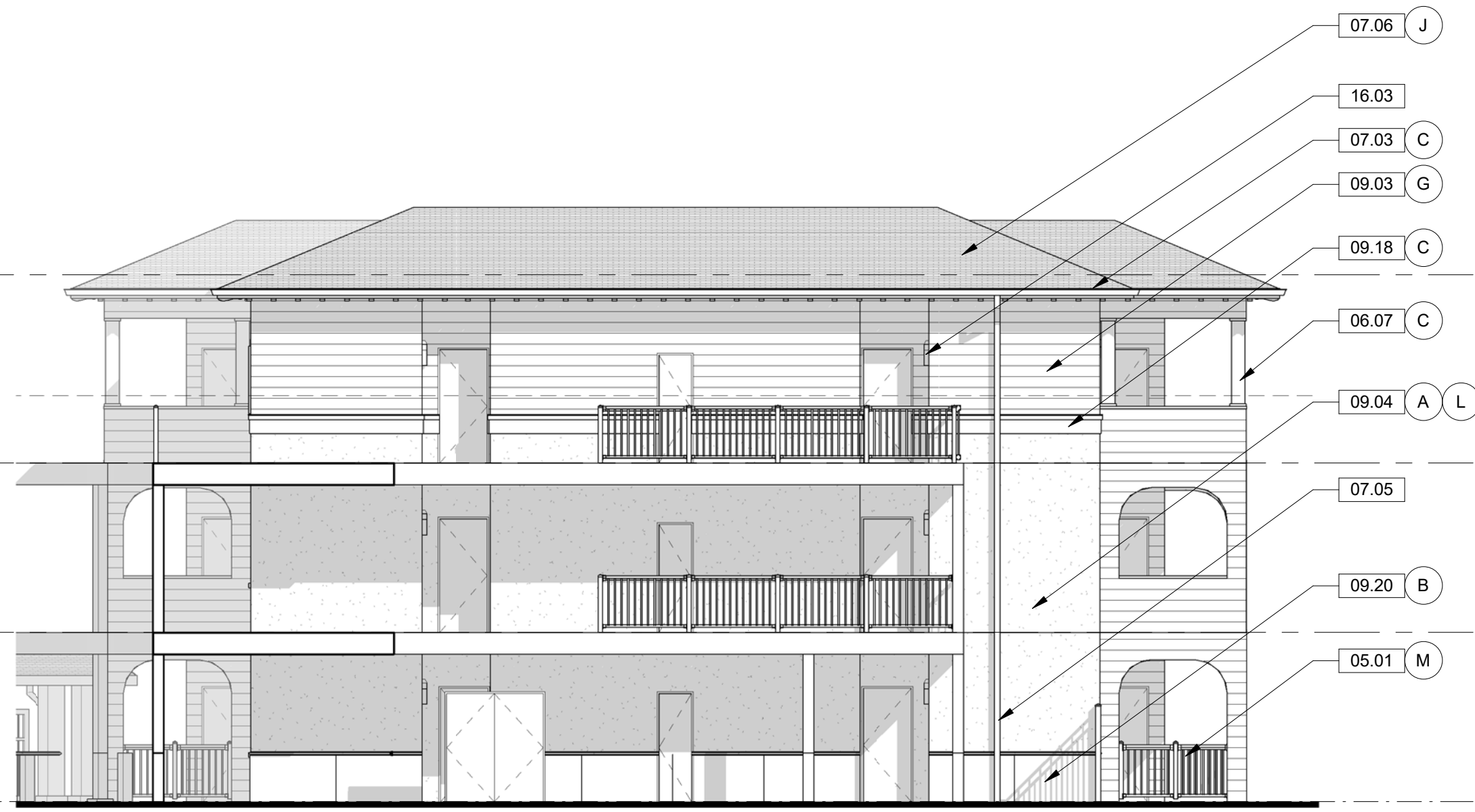
AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

COLOR LEGEND	
(A)	PAINT (FIELD); DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT); DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD); DUNN EDWARDS DEW380 - "WARM WHITE"
(D)	PAINT (TRIM); DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(E)	PAINT (TRIM); DUNN EDWARDS DEA 152 - "DEEP CRIMSON"
(F)	LAP SIDING; JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING; JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING; JAMES HARDIE - "COPPER PENNY"
(J)	ROOF; CERTANTEED LANDMARK - "BIRCHWOOD"
(K)	ROOF; CERTANTEED LANDMARK - "SUNRISE CEDAR"
(L)	STUCCO; LIGHT SAND FINISH
(M)	PAINT (FENCE); DUNN EDWARDS DE6105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM.
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



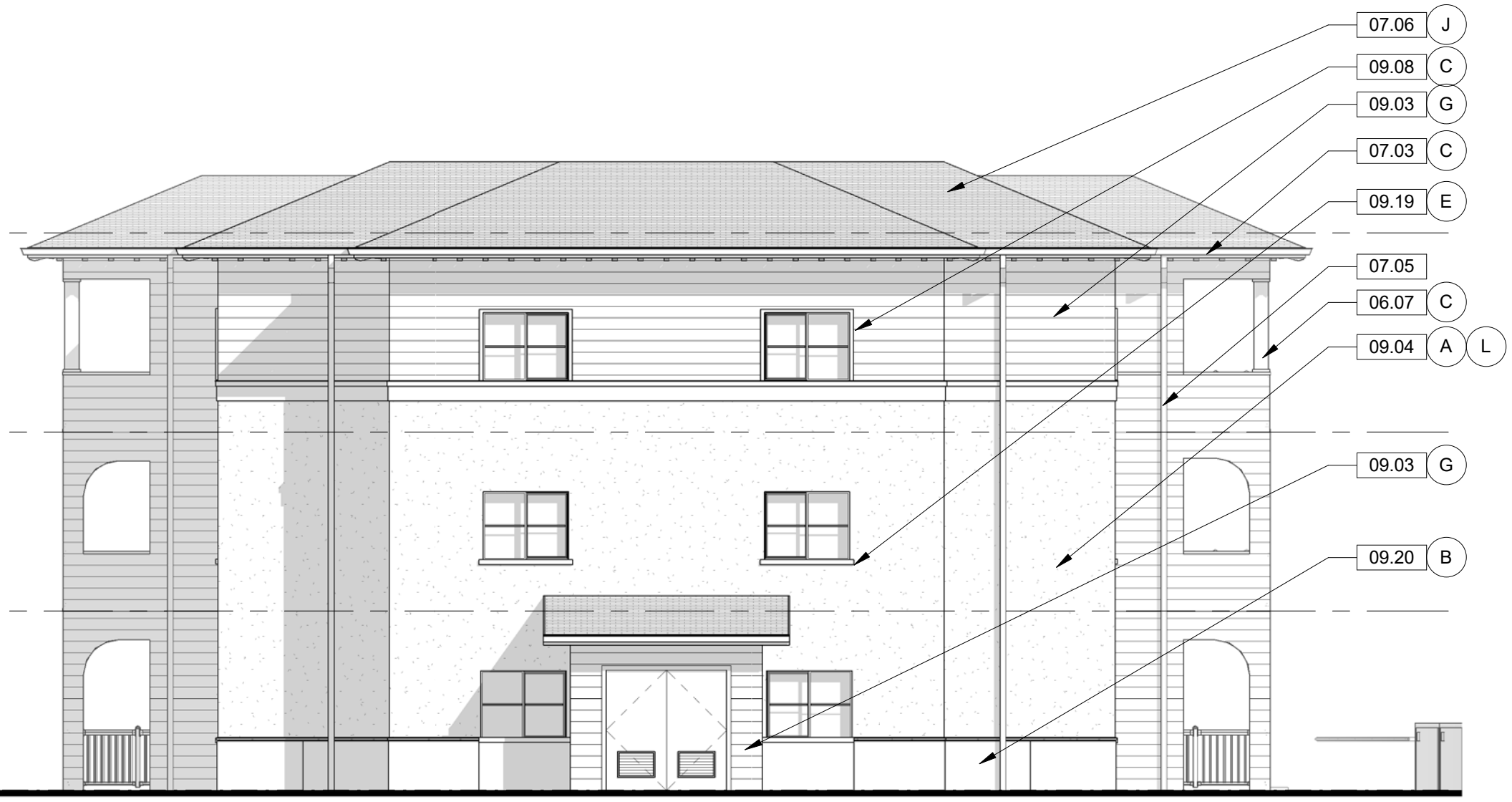
1 QUAD 2 - EAST ELEVATION
1/8" = 1'-0"



2 QUAD 2 - SOUTH ELEVATION
1/8" = 1'-0"



3 QUAD 2 - WEST ELEVATION
1/8" = 1'-0"



4 QUAD 2 - NORTH ELEVATION
1/8" = 1'-0"

QUAD 2 BUILDING ELEVATIONS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

COLOR LEGEND	
(A)	PAINT (FIELD): DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT): DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD): DUNN EDWARDS DEW380 - "WARM WHITE"
(D)	PAINT (TRIM): DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(E)	PAINT (TRIM): DUNN EDWARDS DEA 152 - "DEEP CRIMSON"
(F)	LAP SIDING: JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING: JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING: JAMES HARDIE - "COPPER PENNY"
(J)	ROOF: CERTAINTEED LANDMARK - "BIRCHWOOD"
(K)	ROOF: CERTAINTEED LANDMARK - "SUNRISE CEDAR"
(L)	STUCCO: LIGHT SAND FINISH
(M)	PAINT (FENCE): DUNN EDWARDS DE8105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM.
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



① QUAD 2 - EAST ELEVATION
1/8" = 1'-0"



② QUAD 2 - SOUTH ELEVATION
1/8" = 1'-0"



③ QUAD 2 - WEST ELEVATION
1/8" = 1'-0"



④ QUAD 2 - NORTH ELEVATION
1/8" = 1'-0"

QUAD 2 BUILDING ELEVATIONS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033

LAUTERBACH & ASSOCIATES
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ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
702 COUNTRY SQUARE DR., VENTURA, CA 93003

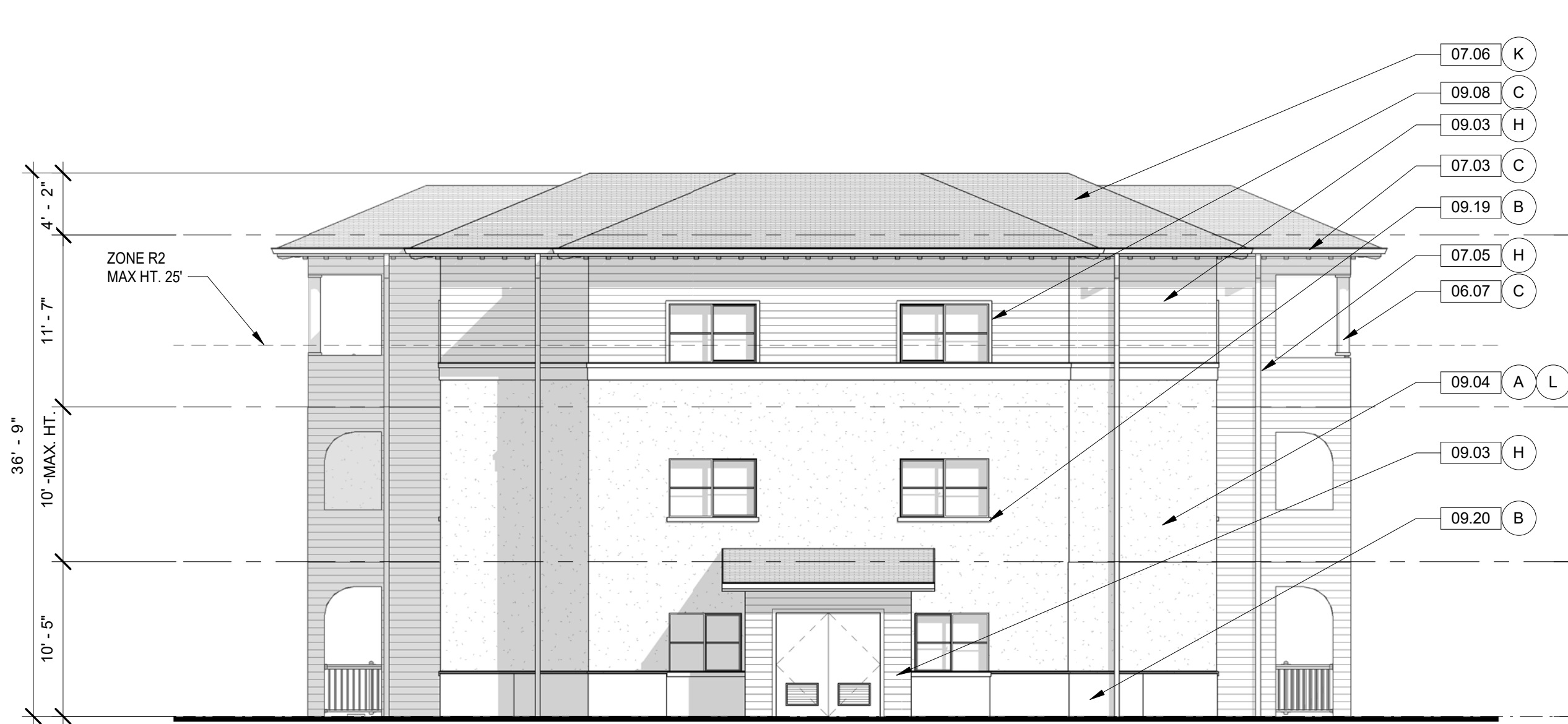
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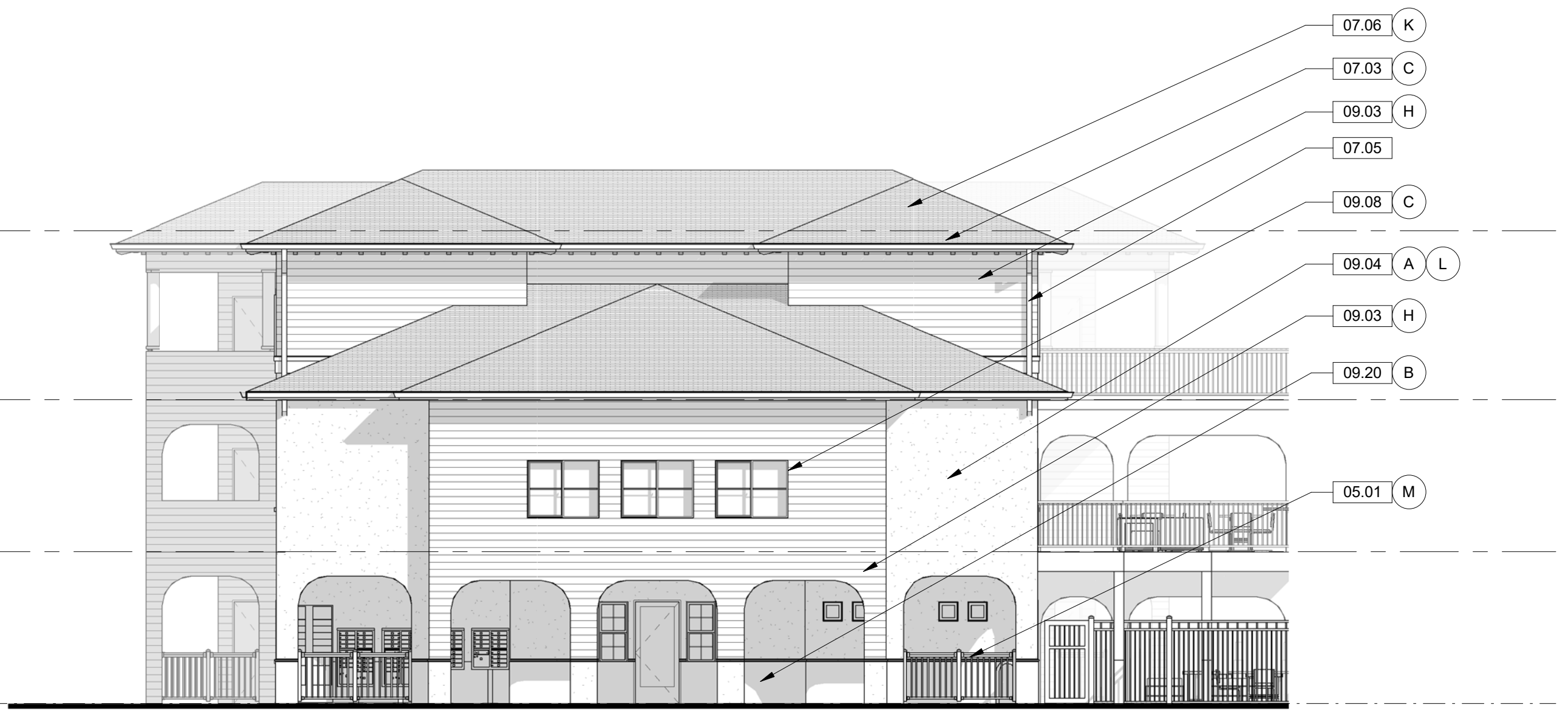
① QUAD 3 - NORTH ELEVATION
1/8" = 1'-0"



② QUAD 3 - SOUTH ELEVATION
1/8" = 1'-0"



③ QUAD 3 - WEST ELEVATION
1/8" = 1'-0"



④ QUAD 3 - EAST ELEVATION
1/8" = 1'-0"

KEYNOTES

- 05.01 42" HIGH FENCING TO MATCH SITE FENCING
- 06.07 TRELLIS COLUMN
- 07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
- 07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
- 07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
- 09.03 FIBER CEMENT BOARD SIDING, HARDIE BOARD
- 09.04 WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
- 09.08 WINDOW TRIM.
- 09.18 14" WALL TRIM, PAINTED WOOD
- 09.19 WINDOW SILL
- 09.20 BASE TRIM
- 16.03 EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS

COLOR LEGEND

- (A) PAINT (FIELD); DUNN EDWARDS DE6211 - "LIGHT BEIGE"
- (B) PAINT (ACCENT); DUNN EDWARDS DE6214 - "PIGEON GRAY"
- (C) PAINT (FIELD); DUNN EDWARDS DEW380 - "WARM WHITE"
- (D) PAINT (TRIM); DUNN EDWARDS DE6228 - "PLAY ON GRAY"
- (E) PAINT (TRIM); DUNN EDWARDS DEA 152 - "DEEP CRIMSON"
- (F) LAP SIDING; JAMES HARDIE - "BOOTHBAY BLUE"
- (G) LAP SIDING; JAMES HARDIE - "HEATHERED MOSS"
- (H) LAP SIDING; JAMES HARDIE - "COPPER PENNY"
- (J) ROOF; CERTANTEED LANDMARK - "BIRCHWOOD"
- (K) ROOF; CERTANTEED LANDMARK - "SUNRISE CEDAR"
- (L) STUCCO; LIGHT SAND FINISH
- (M) PAINT (FENCE); DUNN EDWARDS DE8105 - "WEATHERED LEATHER"



② QUAD 3 - NORTH ELEVATION
1/8" = 1'-0"



③ QUAD 3 - SOUTH ELEVATION
1/8" = 1'-0"



④ QUAD 3 - WEST ELEVATION
1/8" = 1'-0"



① QUAD 3 - EAST ELEVATION
1/8" = 1'-0"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS

COLOR LEGEND	
(A)	PAINT (FIELD): DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT): DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD): DUNN EDWARDS DEV380 - "WARM WHITE"
(D)	PAINT (TRIM): DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(E)	PAINT (TRIM): DUNN EDWARDS DEA 152 - "DEEP CRIMSON"
(F)	LAP SIDING: JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING: JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING: JAMES HARDIE - "COPPER PENNY"
(J)	ROOF: CERTANTEED LANDMARK - "BIRCHWOOD"
(K)	ROOF: CERTANTEED LANDMARK - "SUNRISE CEDAR"
(L)	STUCCO: LIGHT SAND FINISH
(M)	PAINT (FENCE): DUNN EDWARDS DE6105 - "WEATHERED LEATHER"



③ EAST STREET ELEVATION
1/16" = 1'-0"



② STREET ELEVATION - PLEASANT VALLEY RD.
1/16" = 1'-0"



① ETTING RD. STREET ELEVATION
1/16" = 1'-0"

STREET ELEVATIONS

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① PERSPECTIVE VIEW 1
12" = 1'-0"

PERSPECTIVE VIEW 1

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033



1 PERSPECTIVE VIEW 2
1/2" = 1'-0"

PERSPECTIVE VIEW 2

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OXNARD, CA 93033



VIEW FROM ETTING RD.
LOOKING NORTH WEST

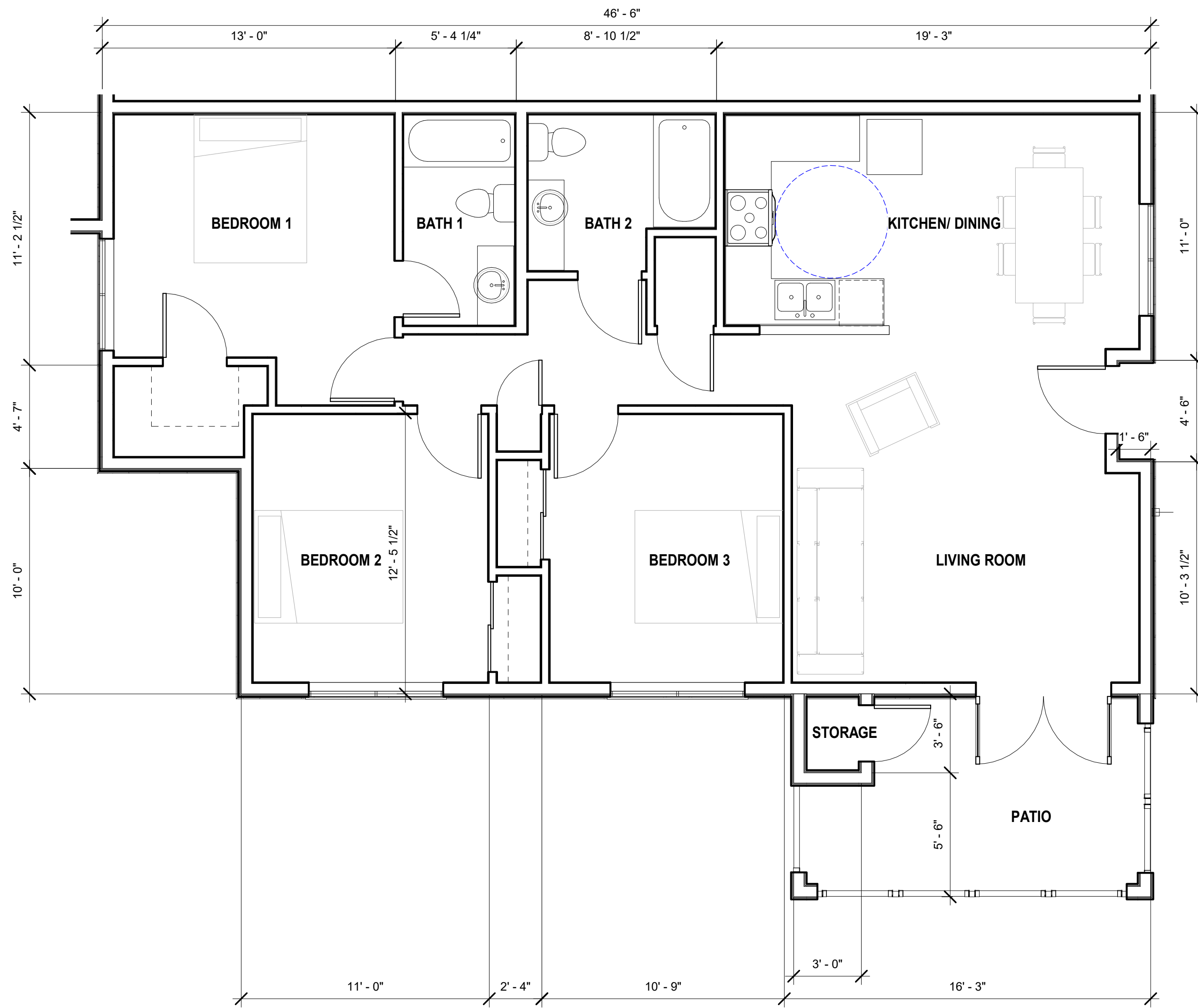


VIEW FROM PLEASANT VALLEY RD.
LOOKING SOUTH



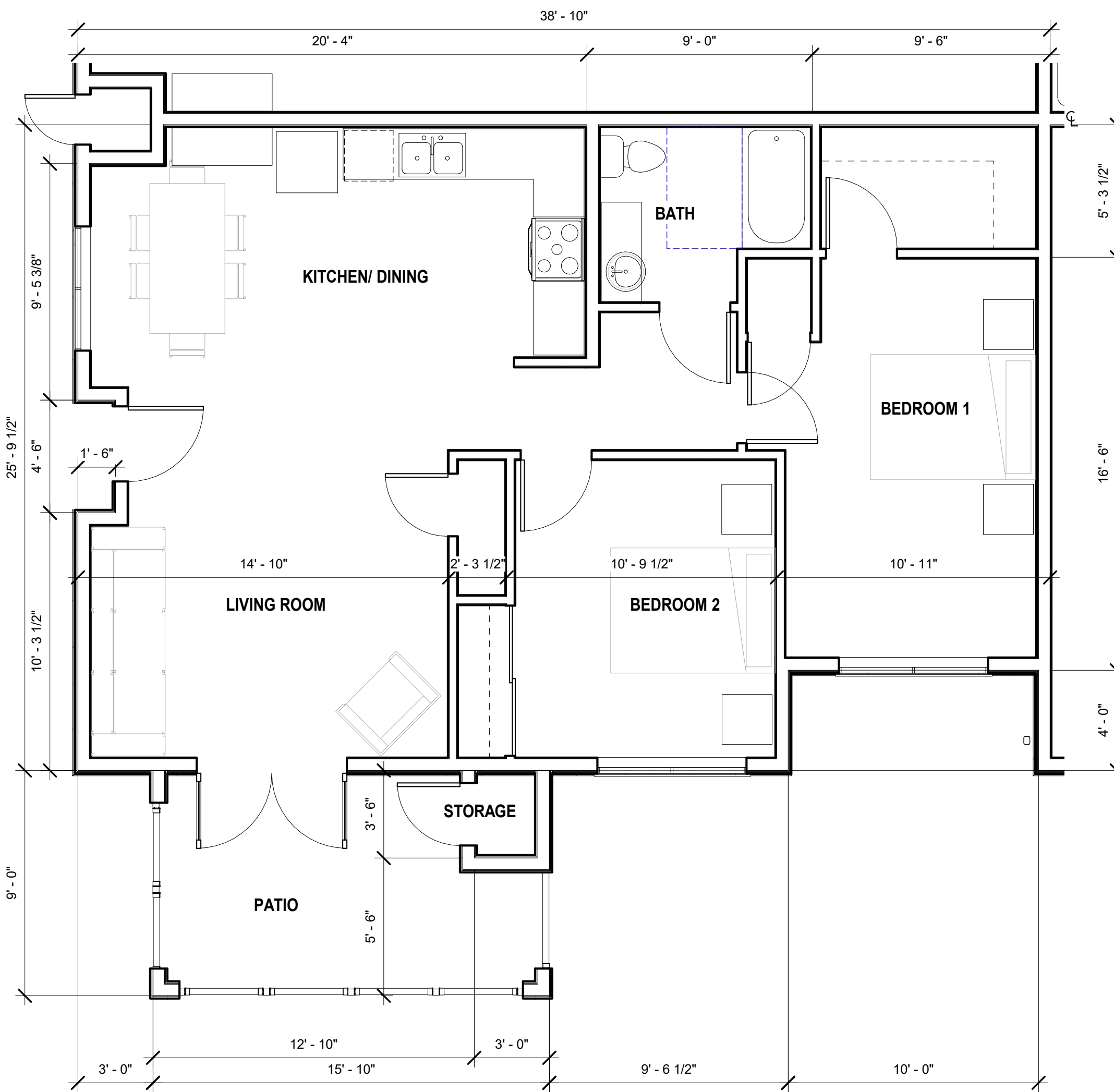
VIEW FROM PLEASANT VALLEY RD.
LOOKING EAST

PERSPECTIVE VIEWS



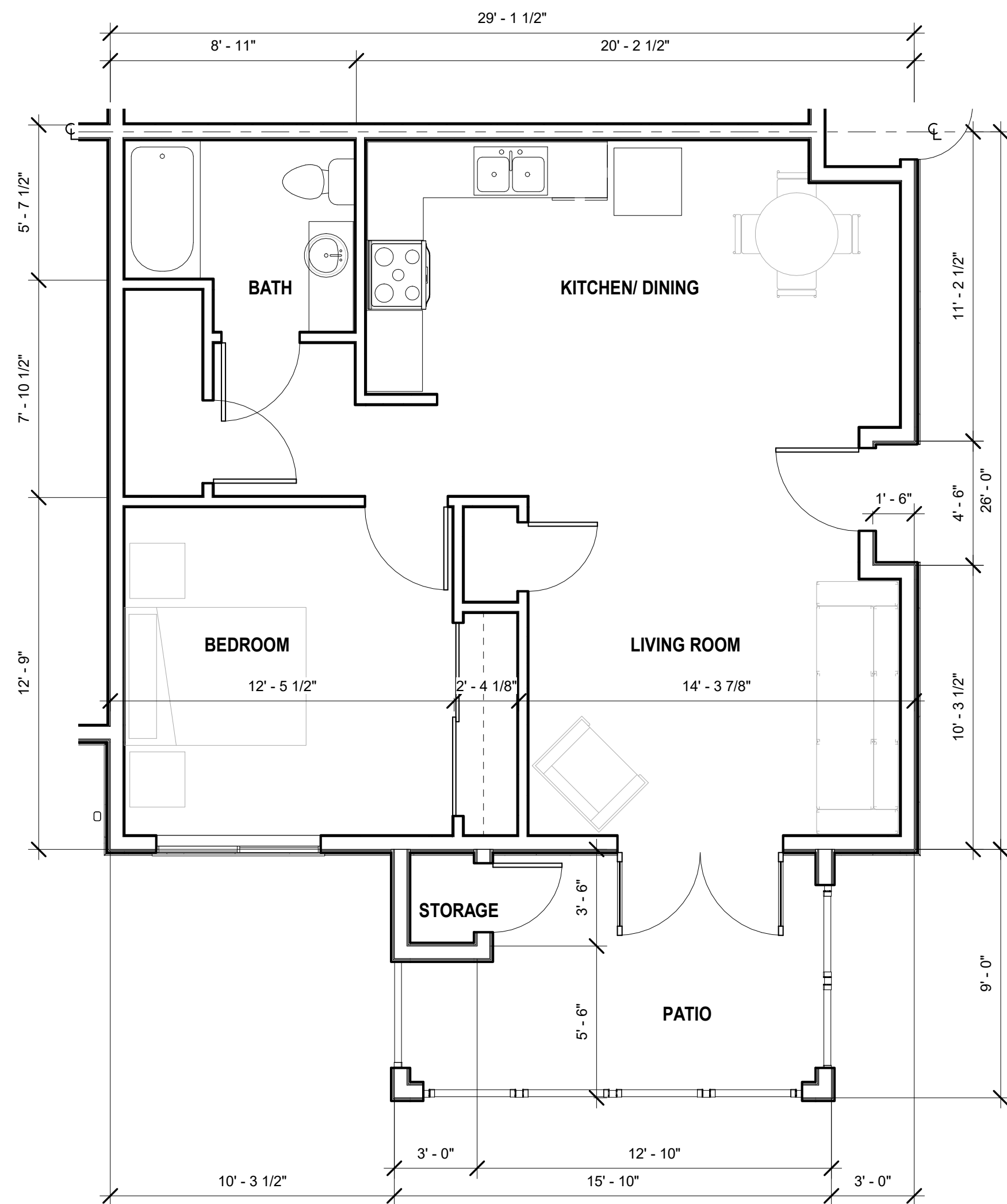
LIGHT AND VENTILATION

ROOM	SIZE	REQ (8%)	PROVIDED
LIVING ROOM	221 S.F.	18 S.F.	42 S.F. (DOOR OPENING 6' x 7')
BEDROOM 1	148 S.F.	11.8 S.F.	24 S.F. (WINDOW 6'x4')
BEDROOM 2	127 S.F.	10.2 S.F.	24 S.F. (WINDOW 6'x4')
BEDROOM 3	126 S.F.	10 S.F.	24 S.F. (WINDOW 6'x4')



LIGHT AND VENTILATION

ROOM	SIZE	REQ (8%)	PROVIDED
LIVING ROOM	204 S.F.	16.2 S.F.	42 S.F. (DOOR OPENING 6' x 7')
BEDROOM 1	165 S.F.	13.2 S.F.	24 S.F. (WINDOW 6'x4')
BEDROOM 2	126 S.F.	10 S.F.	24 S.F. (WINDOW 6'x4')



LIGHT AND VENTILATION

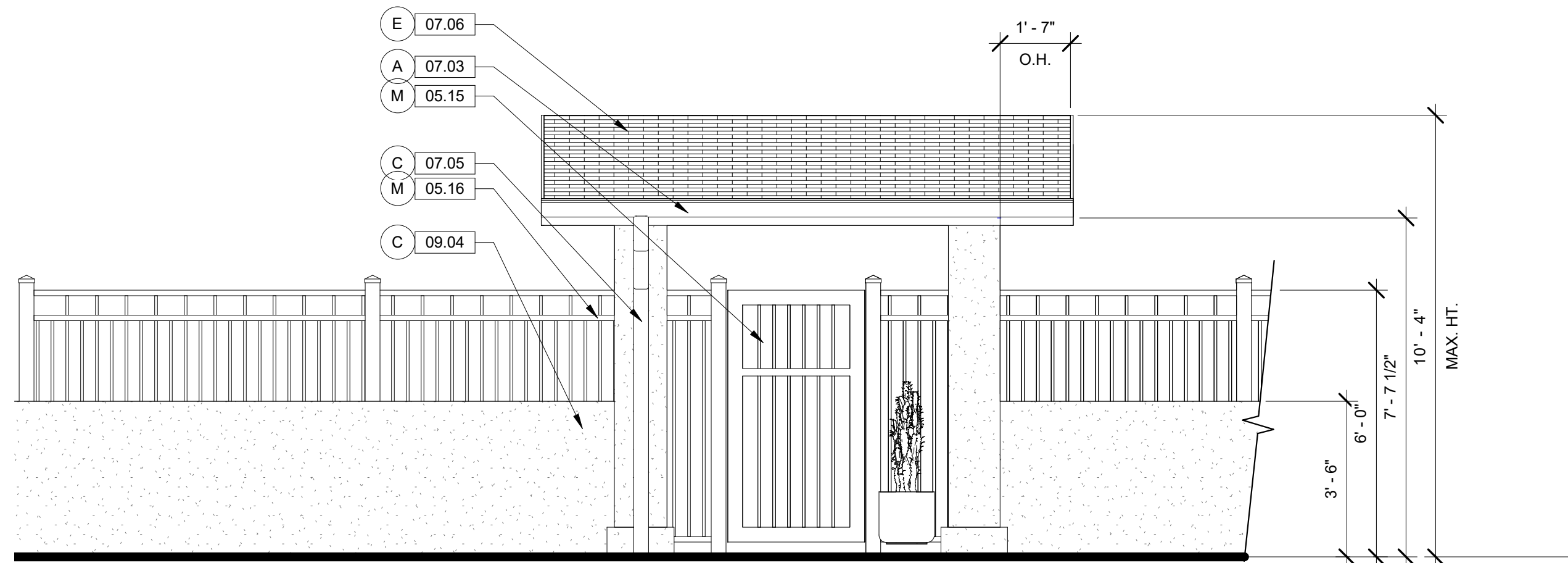
ROOM	SIZE	REQ (8%)	PROVIDED
LIVING ROOM	191 S.F.	15.3 S.F.	42 S.F. (DOOR OPENING 6' x 7')
BEDROOM	142 S.F.	11.5 S.F.	24 S.F. (WINDOW 6'x4')



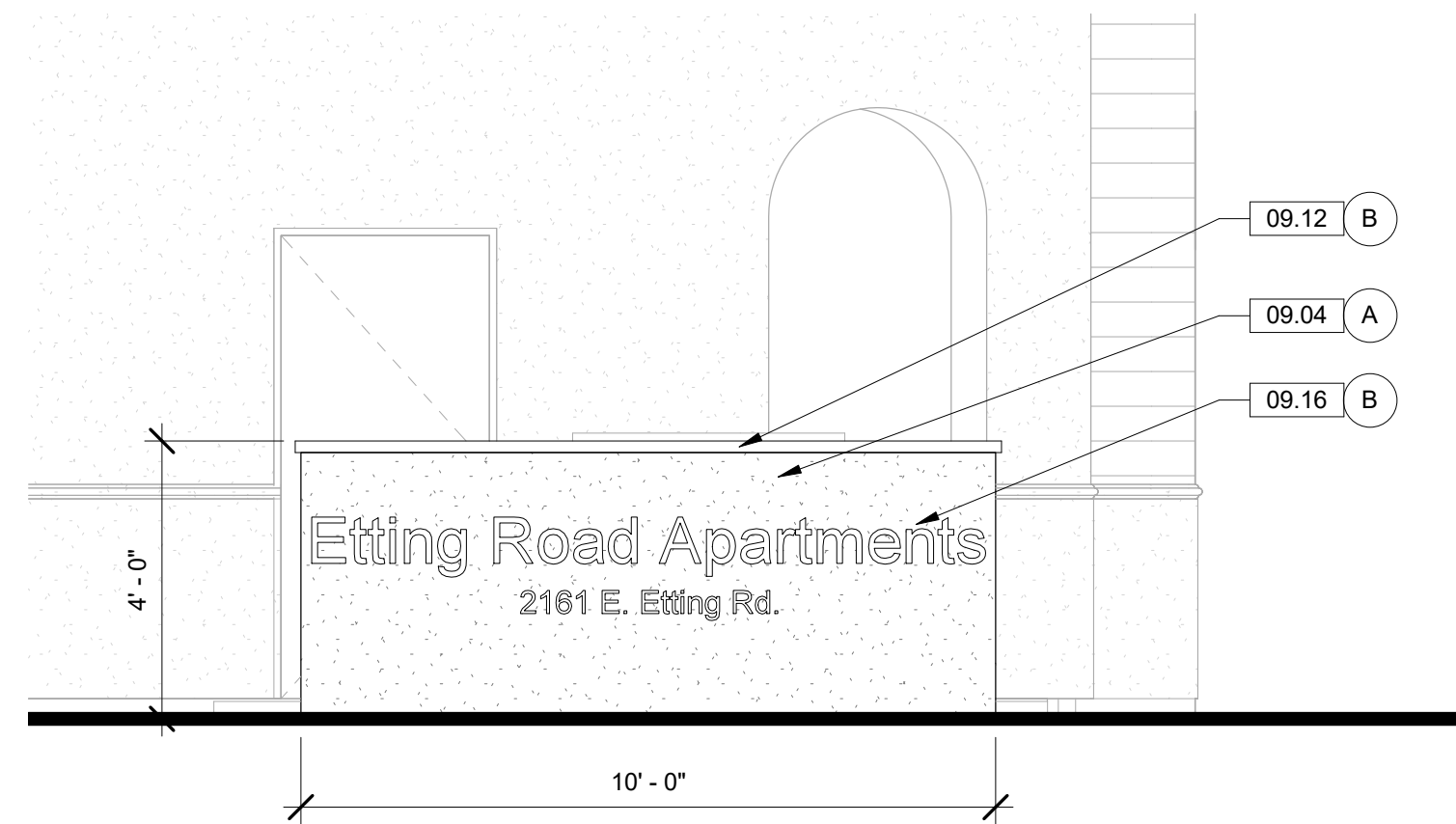
LIGHT AND VENTILATION

ROOM	SIZE	REQ (8%)	PROVIDED
LIVING ROOM	204 S.F.	16.2 S.F.	42 S.F. (DOOR OPENING 6' x 7')
BEDROOM 1	179 S.F.	13.2 S.F.	24 S.F. (WINDOW 6'x4')
BEDROOM 2	126 S.F.	10 S.F.	24 S.F. (WINDOW 6'x4')

LSV - UNIT PLANS



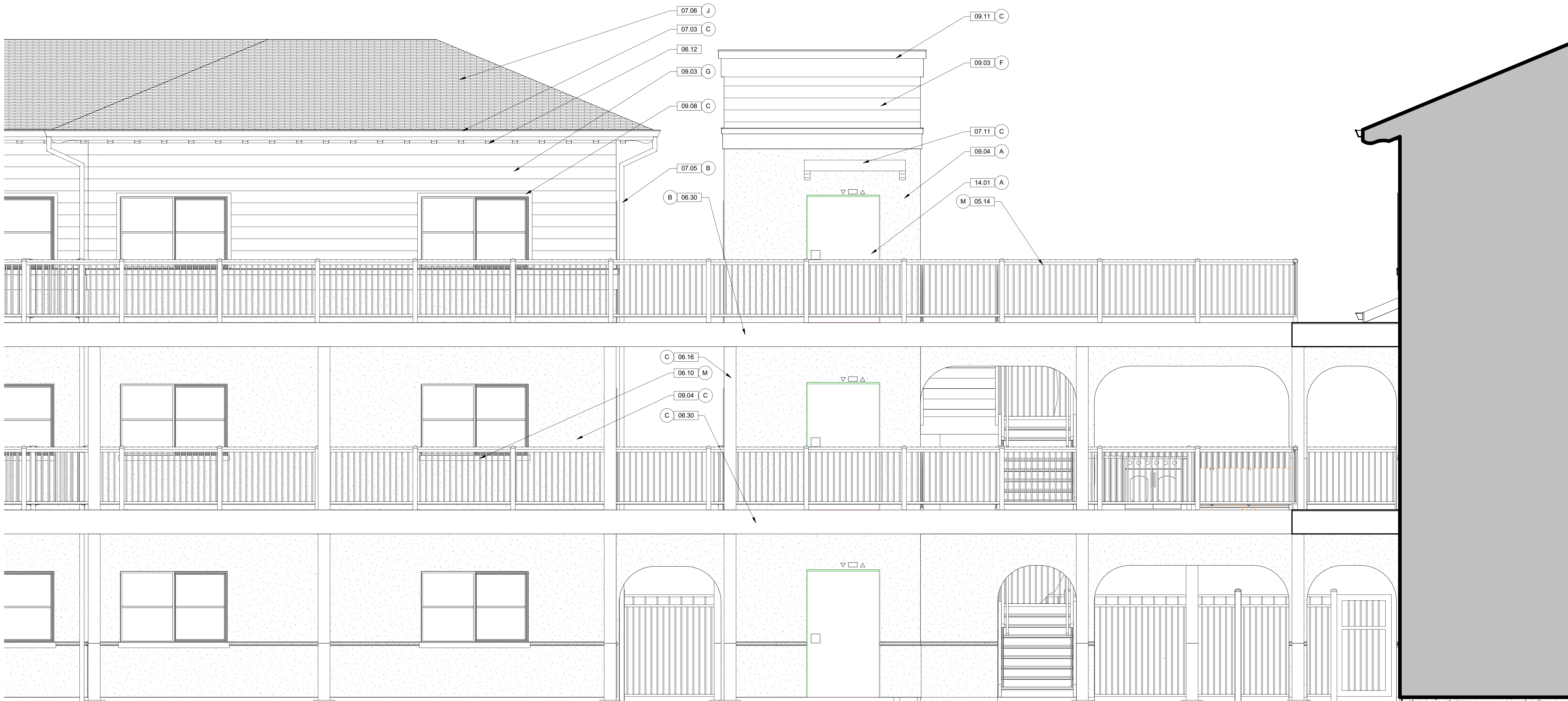
2 TYPICAL ARCADE WALL
3/8" = 1'-0"



3 MONUMENT SIGN
3/8" = 1'-0"

COLOR LEGEND	
A	PAINT (FIELD): DUNN EDWARDS DE6211 - "LIGHT BEIGE"
B	PAINT (ACCENT): DUNN EDWARDS DE6214 - "PIGEON GRAY"
C	PAINT (FIELD): DUNN EDWARDS DEW380 - "WARM WHITE"
D	PAINT (TRIM): DUNN EDWARDS DE6228 - "PLAY ON GRAY"
E	PAINT (TRIM): DUNN EDWARDS DE6228 - "PLAY ON GRAY"
F	LAP SIDING: JAMES HARDIE - "BOOTHBAY BLUE"
G	LAP SIDING: JAMES HARDIE - "HEATHERED MOSS"
H	LAP SIDING: JAMES HARDIE - "COPPER PENNY"
J	ROOF: CERTANTEED LANDMARK - "BIRCHWOOD"
K	ROOF: CERTANTEED LANDMARK - "SUNRISE CEDAR"
L	STUCCO: LIGHT SAND FINISH
M	PAINT (FENCE): DUNN EDWARDS DE6105 - "WEATHERED LEATHER"

KEYNOTES	
05.14	42" HIGH GUARD RAIL. TYPICAL.
05.15	PEDESTRIAL GATE: 3'-6" x 6' HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
05.16	METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/ A-0.3
06.10	WINDOW SILL, HARDIE BOARD TRIM
06.12	EXPOSED WOOD RAFTER TAILS, FASCIAS, AND OUTRIGGERS, PAINTED
06.16	FIRE RATED SQUARE POST WITH 6" MIN. BASE
06.30	1-HR FIRE RATED FLOOR SYSTEM
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
07.11	ROOF EAVE.
09.03	FIBER CEMENT BOARD SIDING. HARDIE BOARD
09.04	WALL FINISH. CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM.
09.11	CORNICE.
09.12	WALL CAP.
09.16	BUILDING ADDRESS. 6" MIN. HIGH LETTERS & NUMBERS.
14.01	ELEVATOR



1 COURTYARD ARCH WALL ELEVATION
3/8" = 1'-0"