

COMMUNITY WORKSHOP

Monday, February 14, 2022

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

2. PROJECT NAME: 613 South C Street Apartments Project; PLANNING AND ZONING PERMIT NO. 20-200-18 (Major Downtown Design Review Permit); Hobson Park East

A request to demolish and existing 1,900 square foot building and construct a 26,308 square foot 5-story mixed use apartment building with 20 residential units (2 affordable), 12 parking spaces, 656 square-feet of non-residential space, and 1,053 square-feet of open space on a 0.16-acre project site located at 613 South C Street within the Downtown General (DT-G) zone. The proposed building is designed with 16 one-bedroom units and 4 two-bedroom units. All of the units open to the south side of the building. The roof deck is provided as common space for the residents. The project is anticipated to be exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Raul Orozco, Property Owner
City Contact: Randy Baez, Associate Planner

Phone: (805) 207-4669
Phone: (805) 385-3923

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

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



SCOPE OF WORK	
1.	REMOVAL OF EXISTING 4,776.8 SF COMMERCIAL STRUCTURE.
2.	NEW 5 STORY 26,308.0 SF MIXED-USE BUILDING; 20 UNITS APARTMENTS, WITH COMMERCIAL RETAIL (656.6 sf) AND GRADE LEVEL PARKING GARAGE (4,772.0 sf).

BUILDING UNIT MIX

BUILDING UNIT MIX								
	BEDS	SIZE	COUNT PER FLOOR					TOTAL
			1ST	2ND	3RD	4TH	5TH	
UNIT - 1	1	520.7	3					3
UNIT - 2	1	460.3	3 3 3					9
UNIT - 3	1	580.6	1 1 1 1					4
UNIT - 4	2	864.3	1 1 1 1					4
RETAIL		656.6	1					
			5	5	5	5	20	

PARKING ANALYSIS: (IN-LIEU PARKING FEE PER CITY OF OXNARD DOWNTOWN CODE)	
PARKING REQ.	PARKING PROVIDED
RESIDENTS 1/UNIT = 20	10 SPACES + 10 IN LIEU
RETAIL 1:1,000 = 1	1 IN LIEU
PARKING PROVIDED	
STANDARD STALL (9'x19')	4 SPACES
ACCESSIBLE STALL	1 SPACE
EV STALL	1 SPACE
CAR LIFT	6 SPACES
TOTAL STALL	12 GARAGED

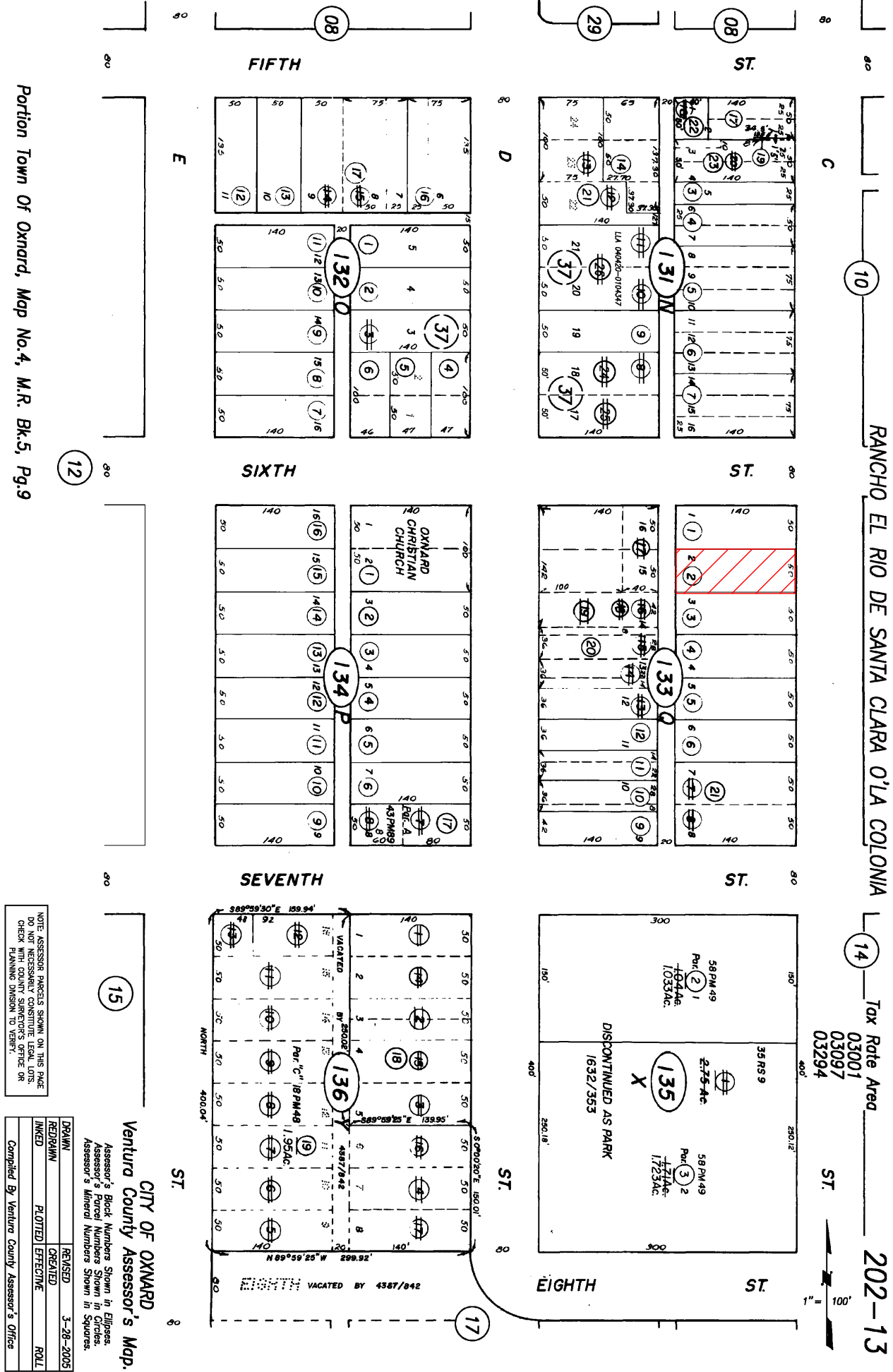
PROVIDED BICYCLE PARKING : TOTAL RESIDENT BEDROOMS	24
SHORT TERM	4 SPACES
LONG TERM	8 SPACES

PROJECT INDEX	
A0	PROJECT ANALYSIS
A1	EXISTING / PROPOSED FIRST FLOOR / SITE PLAN
L1	LANDSCAPE PLAN
A2	ALL FLOOR PLANS
A3	ROOF / DECK PLAN
A4	UNIT PLANS
A5	LOBBY PLANS
A6	ROOF DECK PLAN
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	EXTERIOR ELEVATIONS
A10	MATERIALS / COLORS
A11	SITE PHOTOS, BUILDING SECTION

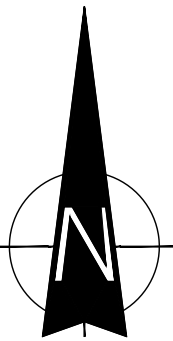
PROJECT DATA			
ASSESSORS PARCEL NUMBER:	202-0-133-020		
PROJECT ADDRESS	613 S. C STREET		
ZONING	DT-G		
OCCUPANCY GROUP	MULTI-FAMILY (R-2) COMMERCIAL (B/ A-2) GARAGE (S-2) APARTMENTS W/ AT GRADE COVERED GARAGE		
NUMBER OF STORIES	5 STORIES		
CONSTRUCTION TYPE	1A & VA		
FIRE SPRINKLER SYSTEM	NFPA 13		
FIRE ALARM REQUIRED	NFPA 72		
PROPERTY ANALYSIS:			
SITE AREA (PER LOT)	7,000.0 SF	(0.16 AC)	
BUILDING FOOTPRINT	6,596.6 SF	94.2%	
PAVING	313.9 SF	04.5%	
LANDSCAPING	88.5 SF	01.3%	
OPEN SPACE			
ROOF DECK	1,053.0 SF		
PRIVATE DECKS	<u>2,292.7 SF</u>		
TOTAL PROVIDED*	3,345.7 SF	49.8%	
SITE SETBACKS:			
	COMMERCIAL REQ.	PROVIDED	RESIDENTIAL REQ. PROVIDED
FRONT YARD *	0"	0"	0"
SIDE YARD*	0"	1"	10'
REAR YARD WITH ALLEY*	5'	5'	5'
BUILDING HEIGHT	106'	MAX	73'
FRONT YARD PROJECTIONS	36"		36"
COMMERCIAL RETAIL	656.6 SF		
NUMBER OF UNITS	20 UNITS - STACKED FLATS		

VICINITY MAP							
CONST. TYPE/ OC, GRP FLOORS	1A/ S-2A-2/B 1ST FLOOR	VA/ R-2 2ND FLOOR	VA/ R-2 3RD FLOOR	VA/ R-2 4TH FLOOR	VA/ R-2 5TH FLOOR	VA/ R-2 ROOF	
PARKING AREA	4,772.4						
TRASH ENCLOSURE	173.2						
RETAIL AREA	656.6						
UNITS AREA		3,108.0	2,870.1	2,870.1	2,870.1		
COMMON AREA	994.4	549.6	549.6	549.6	549.6	549.6	
DECK AREA		1,476.4	272.1	272.1	272.1	1,053.0	
EXIT CORRIDOR		1,505.5	665.5	665.5	665.5		
MECHANICAL AREA						2,754.7	
TOTAL	6,596.6	6,639.5	4,357.3	4,357.3	4,357.3		
BUILDING TOTAL	26,308.0 SF						

VICINITY MAP	
SITE - 613 C ST.	



APN 202-0-133-025

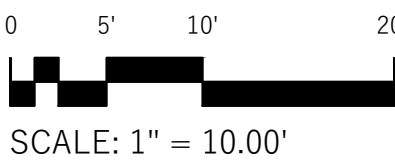


EXISTING SITE PLAN

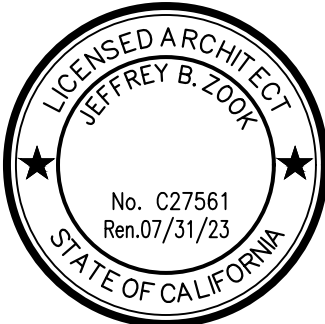
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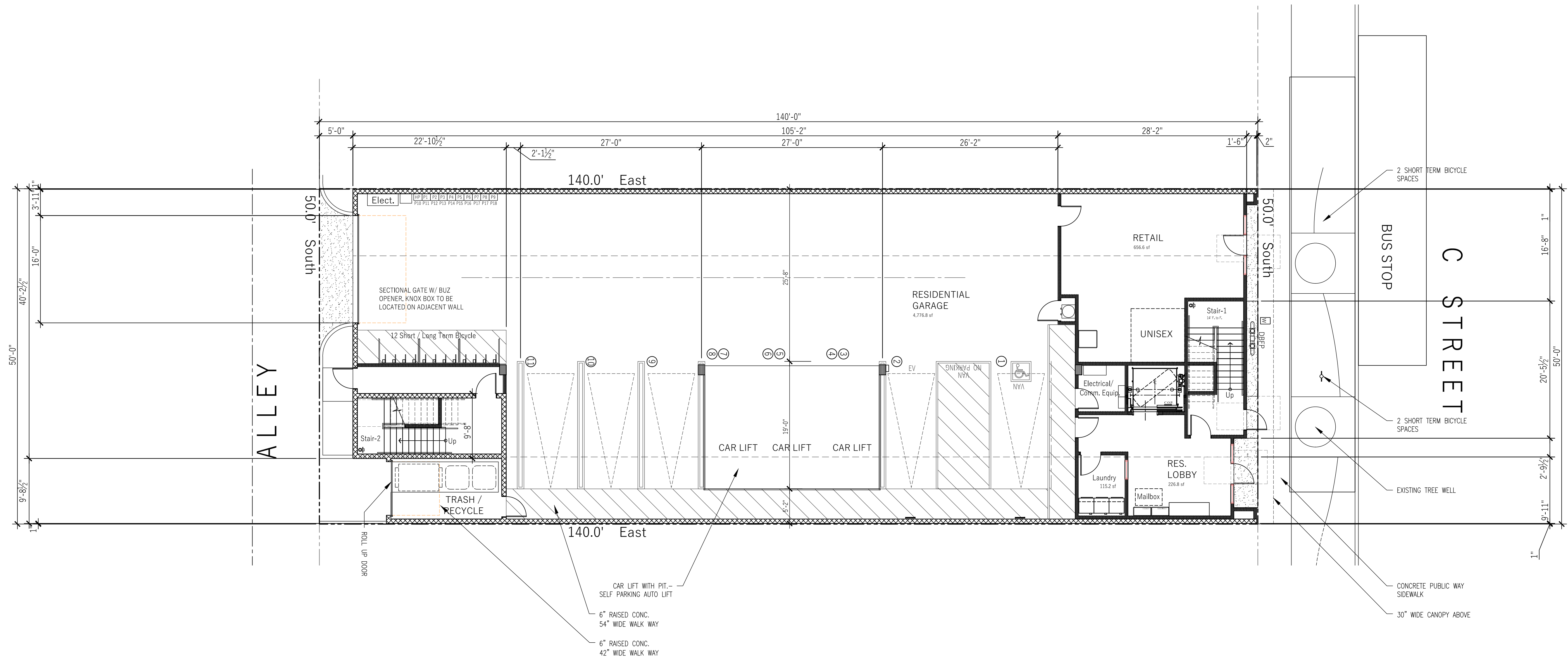
C Street Apartments
RESIDENTIAL DEVELOPMENT
613 S. 'C' STREET OXNARD CA 93030



Sheet Title:
SITE PLAN
Sheet No:



CLIENT: Raul Orozco
312 Camarillo Dr.
Camarillo CA 93010
auezcompany@aol.com
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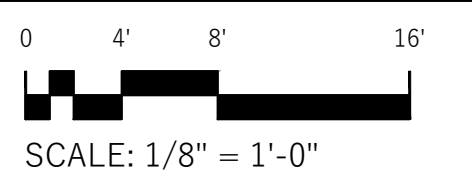
GROUND FLOOR PLAN

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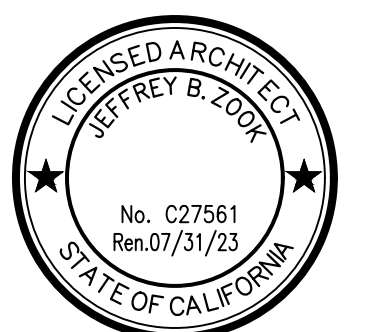


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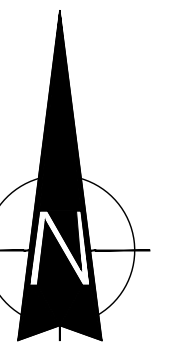
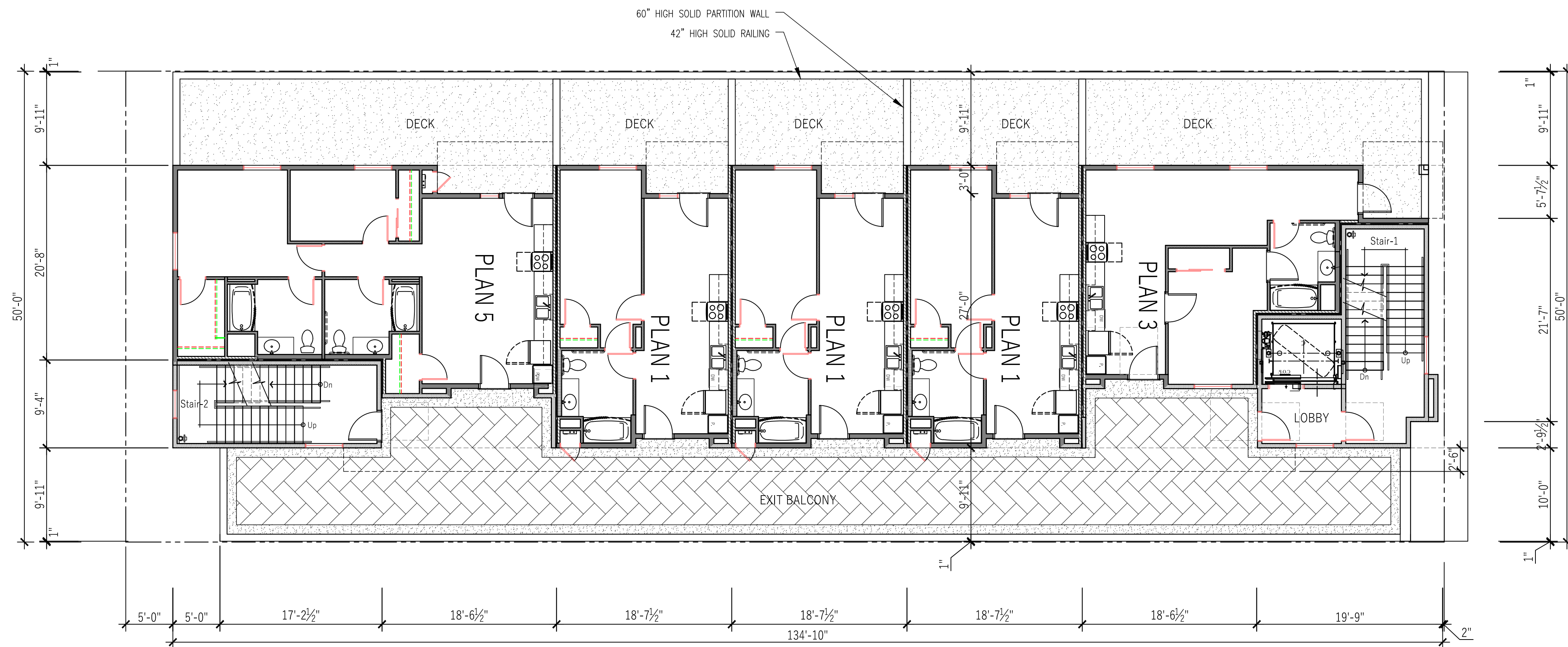


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FLOOR PLANS
Sheet No:



A2.1

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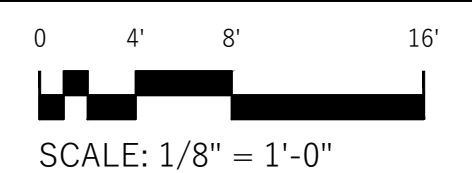
2ND FLOOR PLAN

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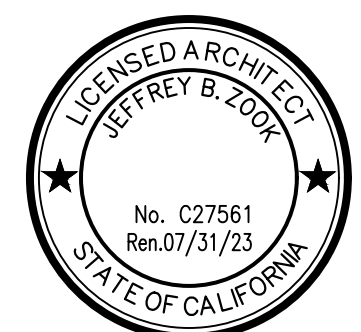


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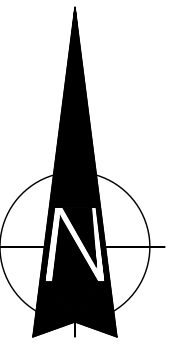
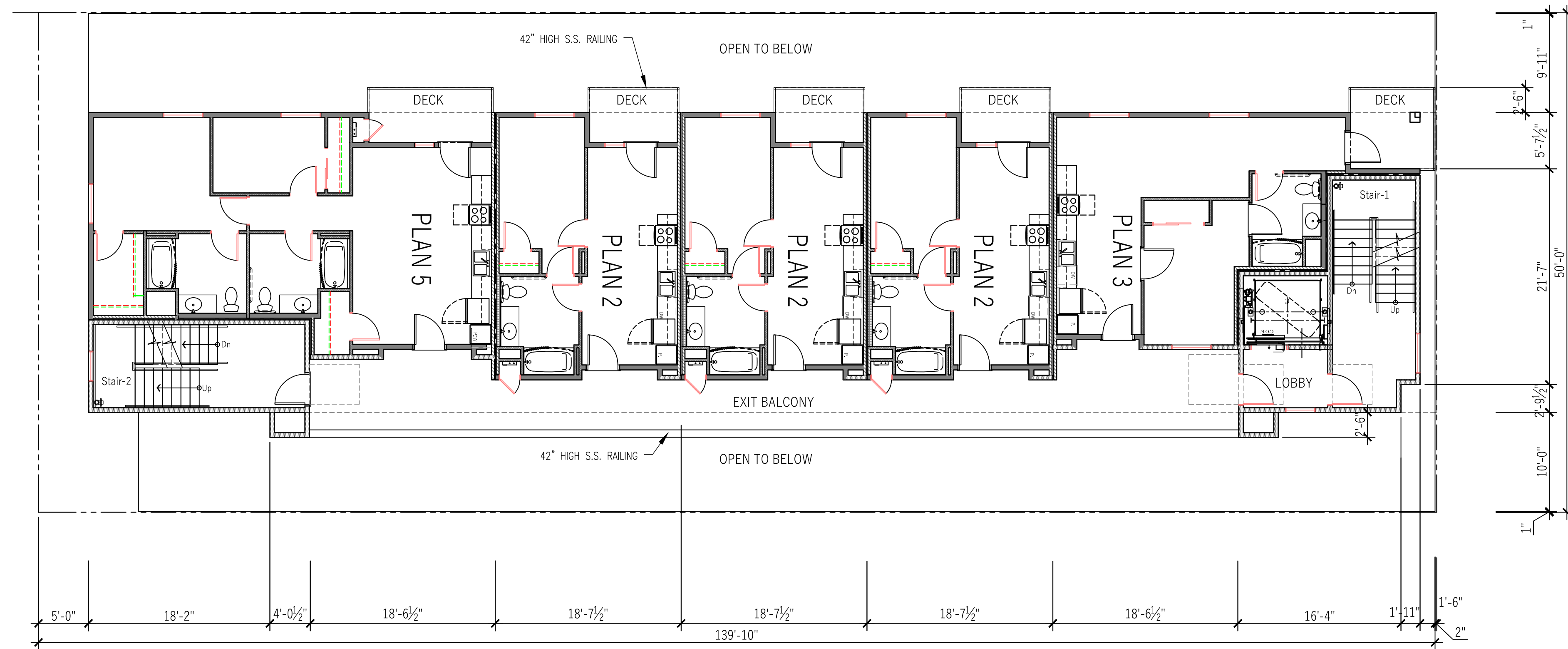


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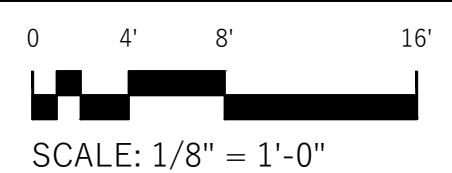


3RD - 5TH FLOOR PLAN

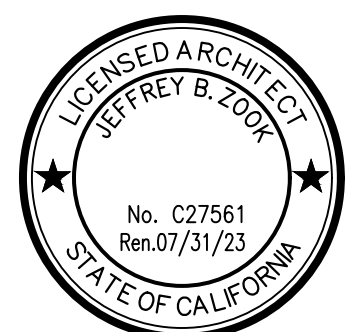
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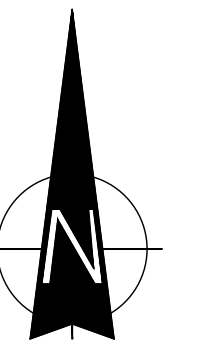
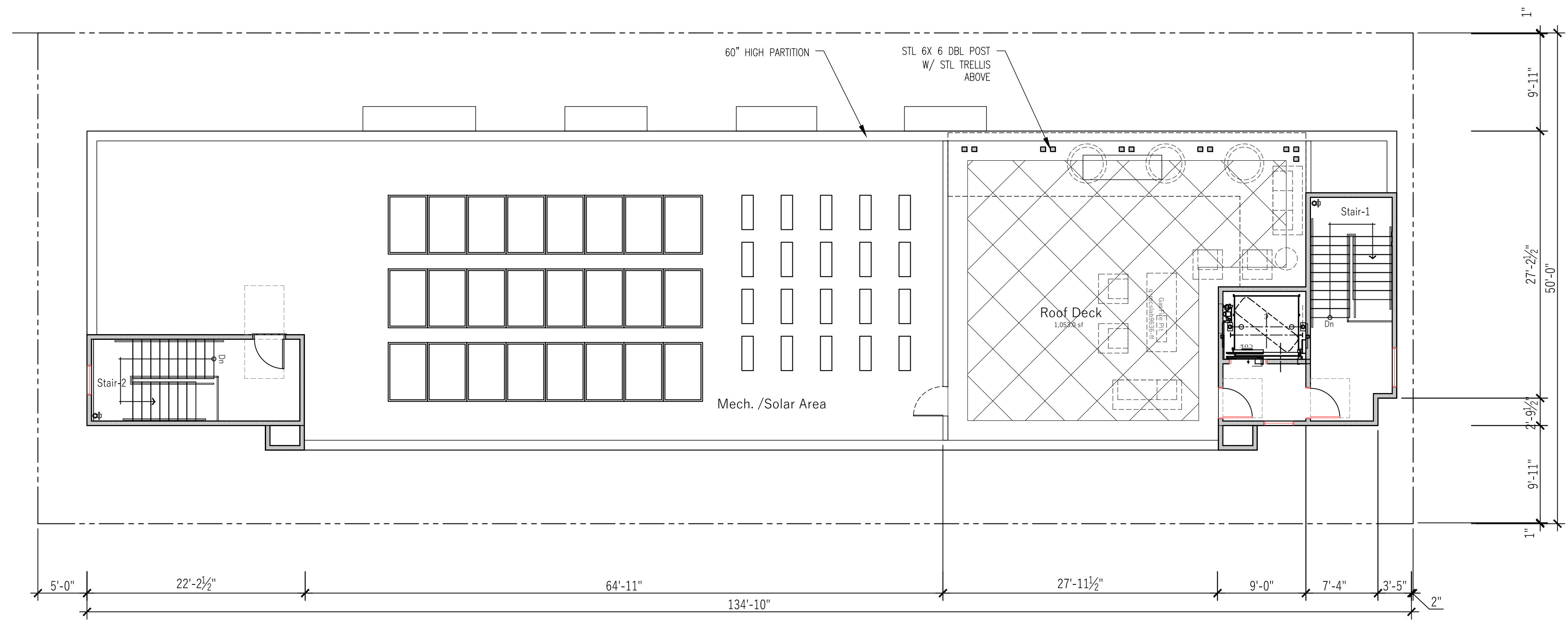


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A2.3

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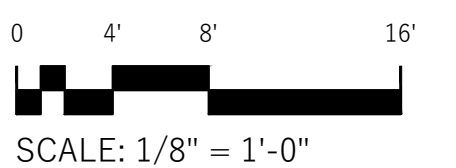
ROOF DECK FLOOR PLAN

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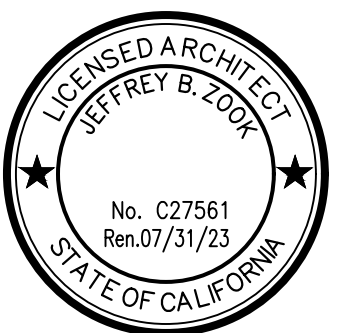


COASTAL ARCHITECTS

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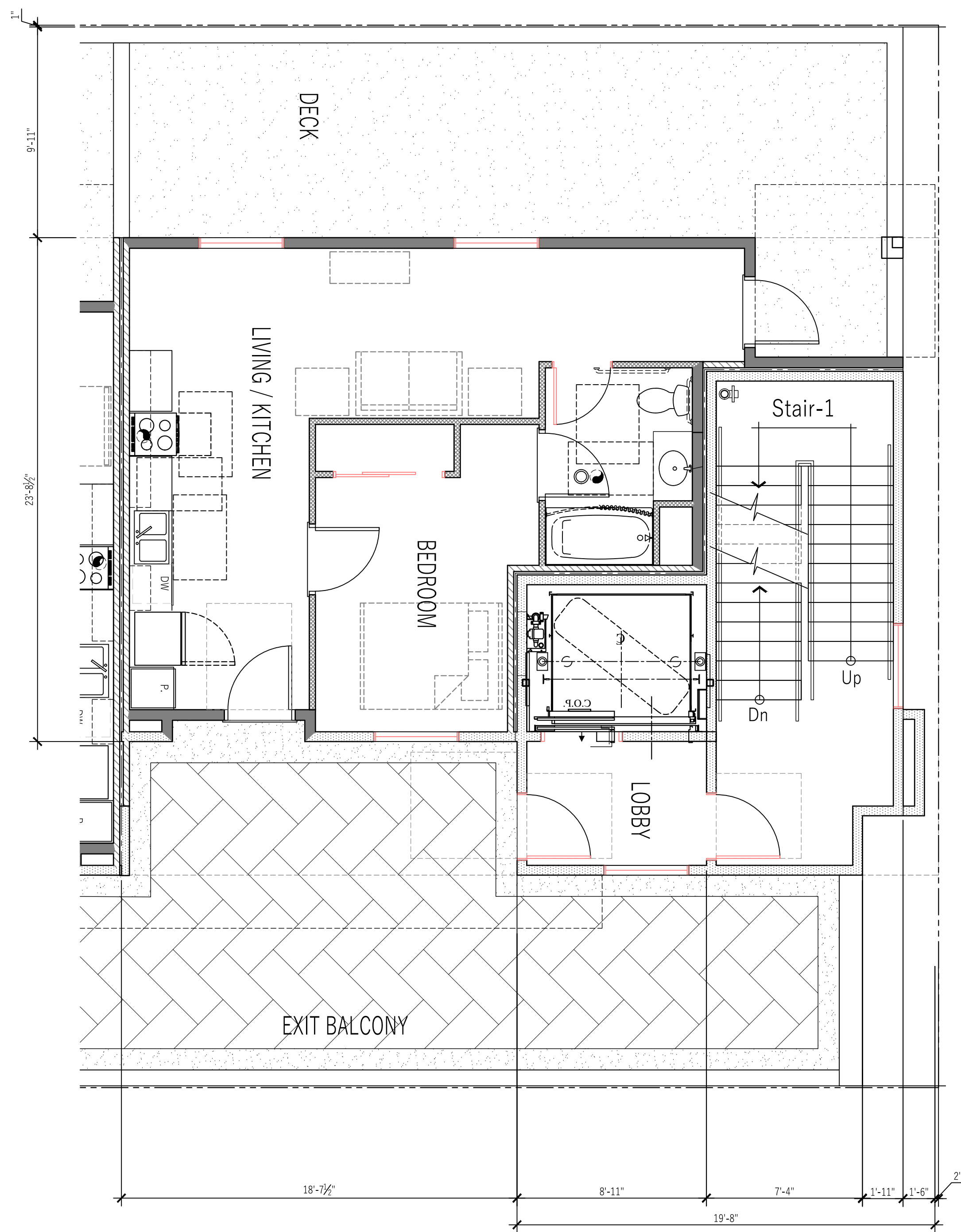


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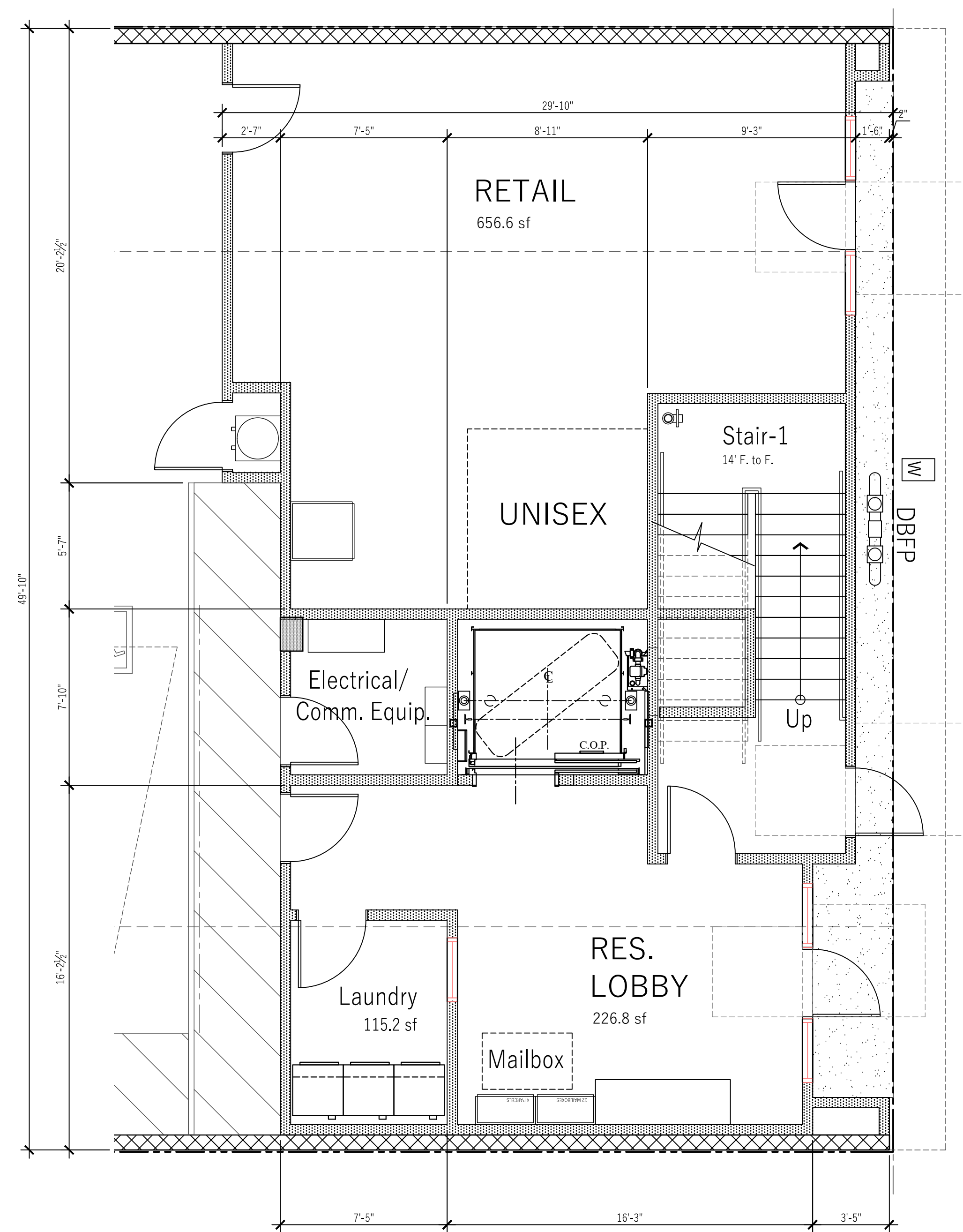
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UNIT 3 PLAN

586.6 SF

2



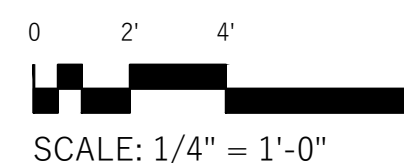
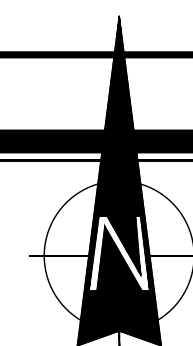
COMMERCIAL / RES. LOBBY PLAN

1



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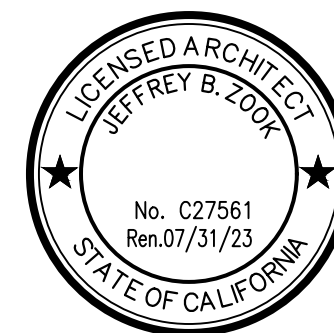


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UNIT PLANS

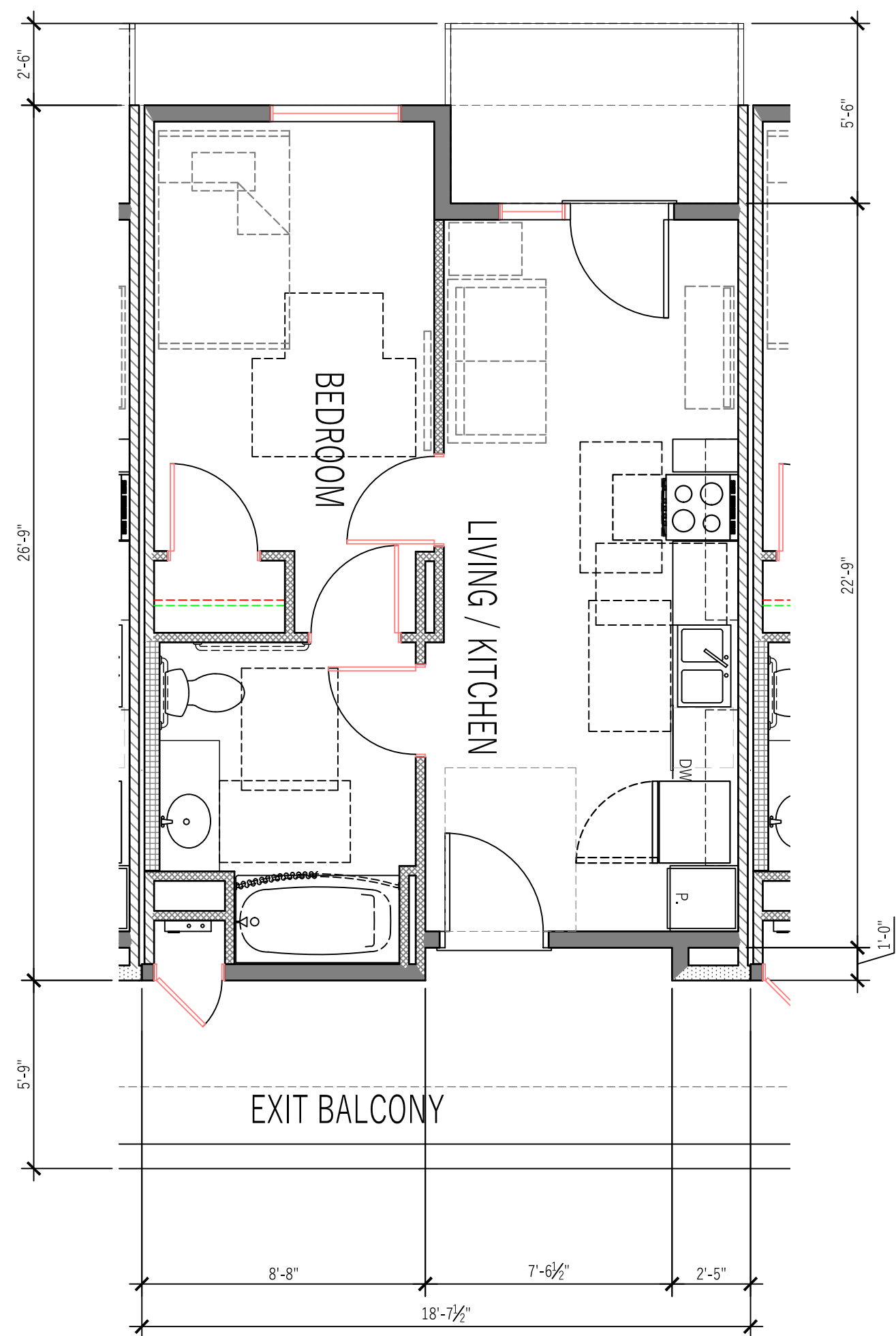
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A3



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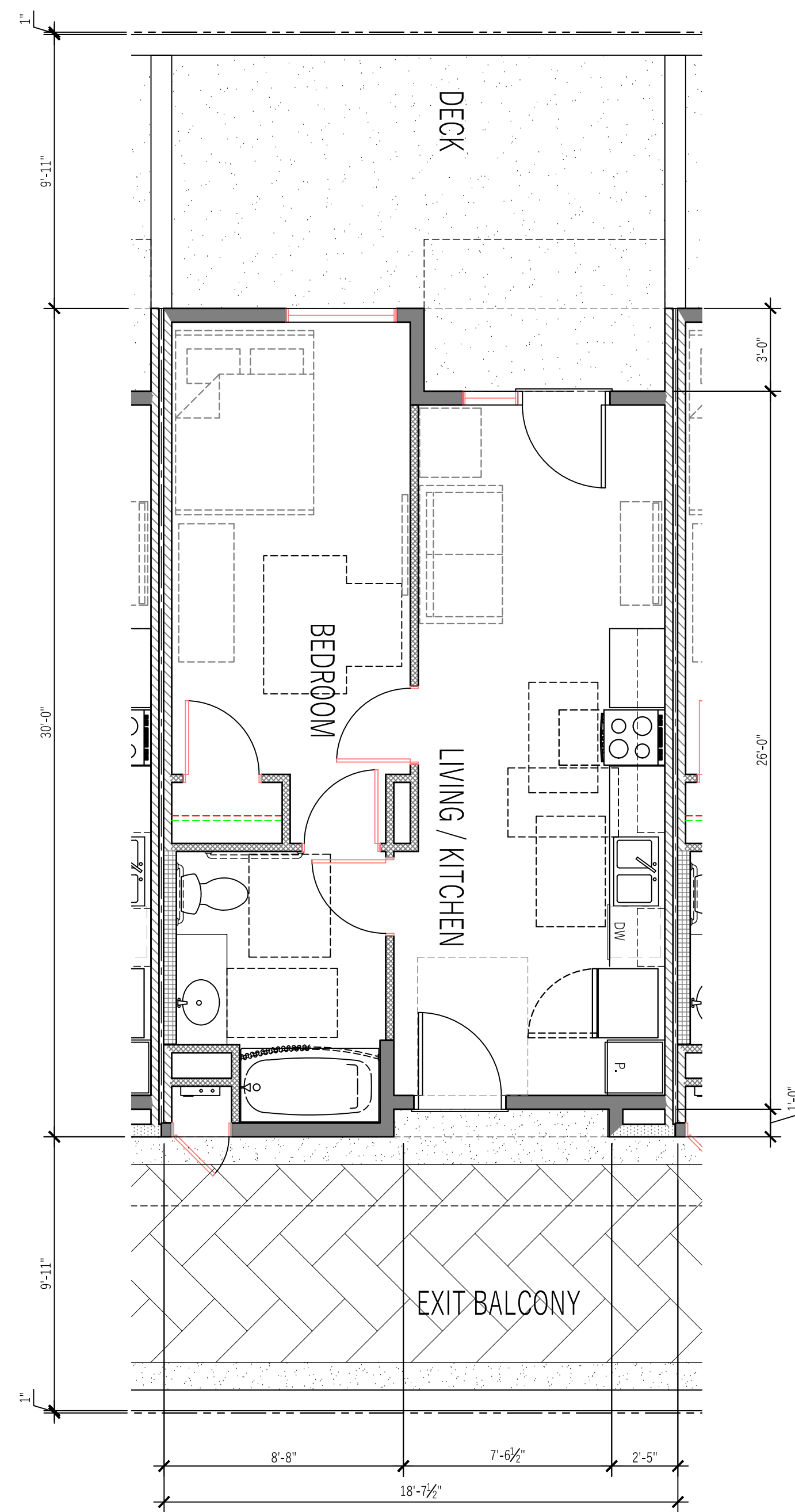
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UNIT 2 PLAN

460.3 SF

2



UNIT 1 PLAN

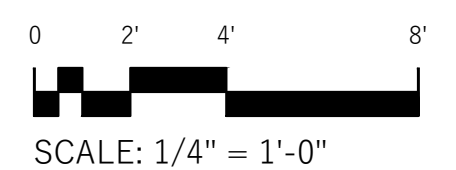
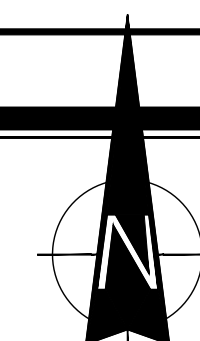
518.9 SF

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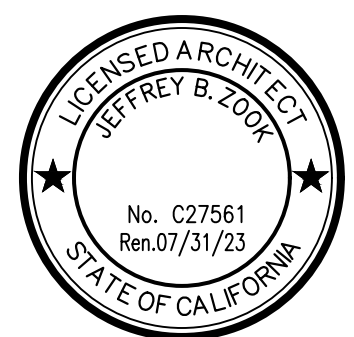


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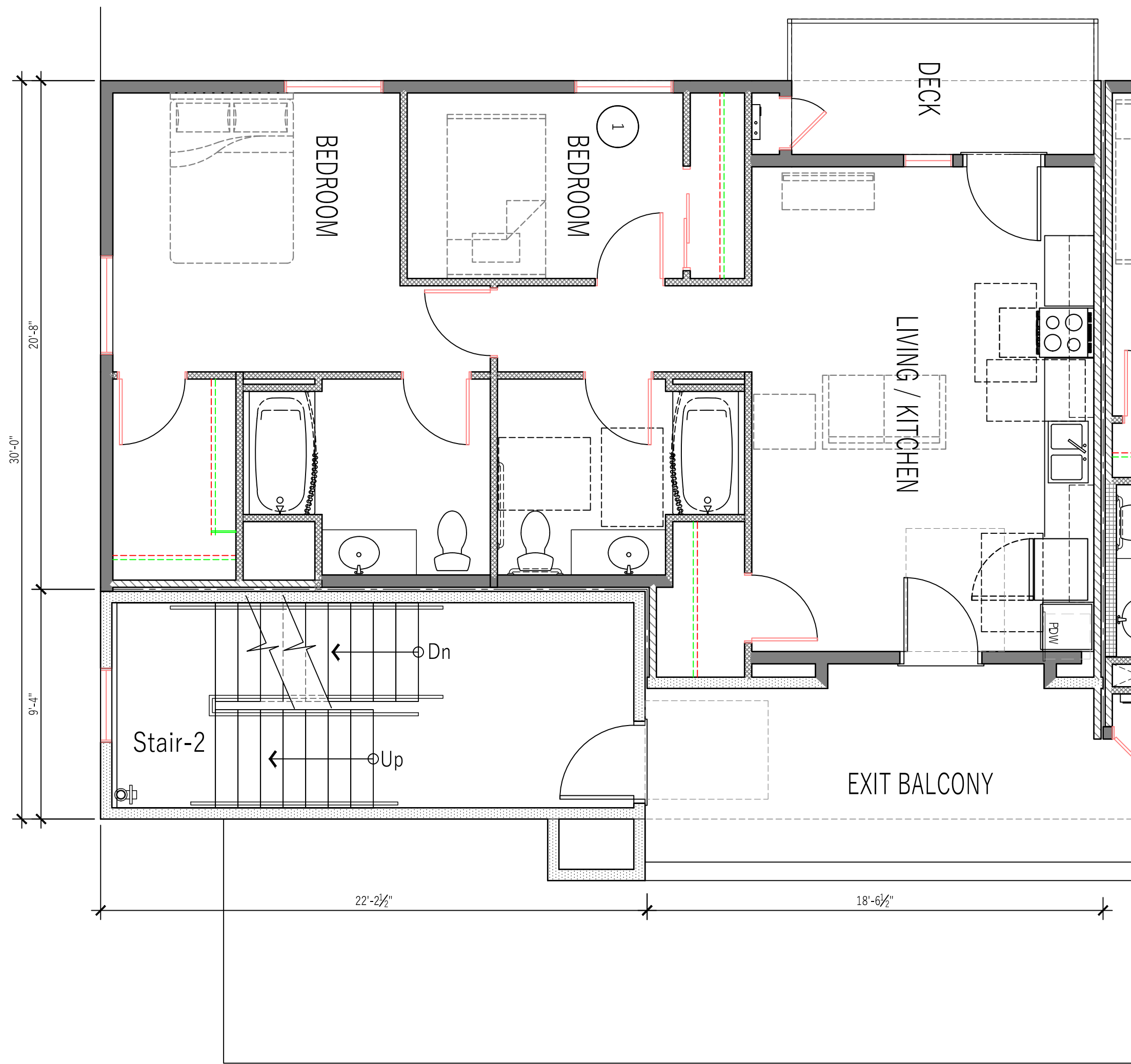
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LOBBY PLANS
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A4

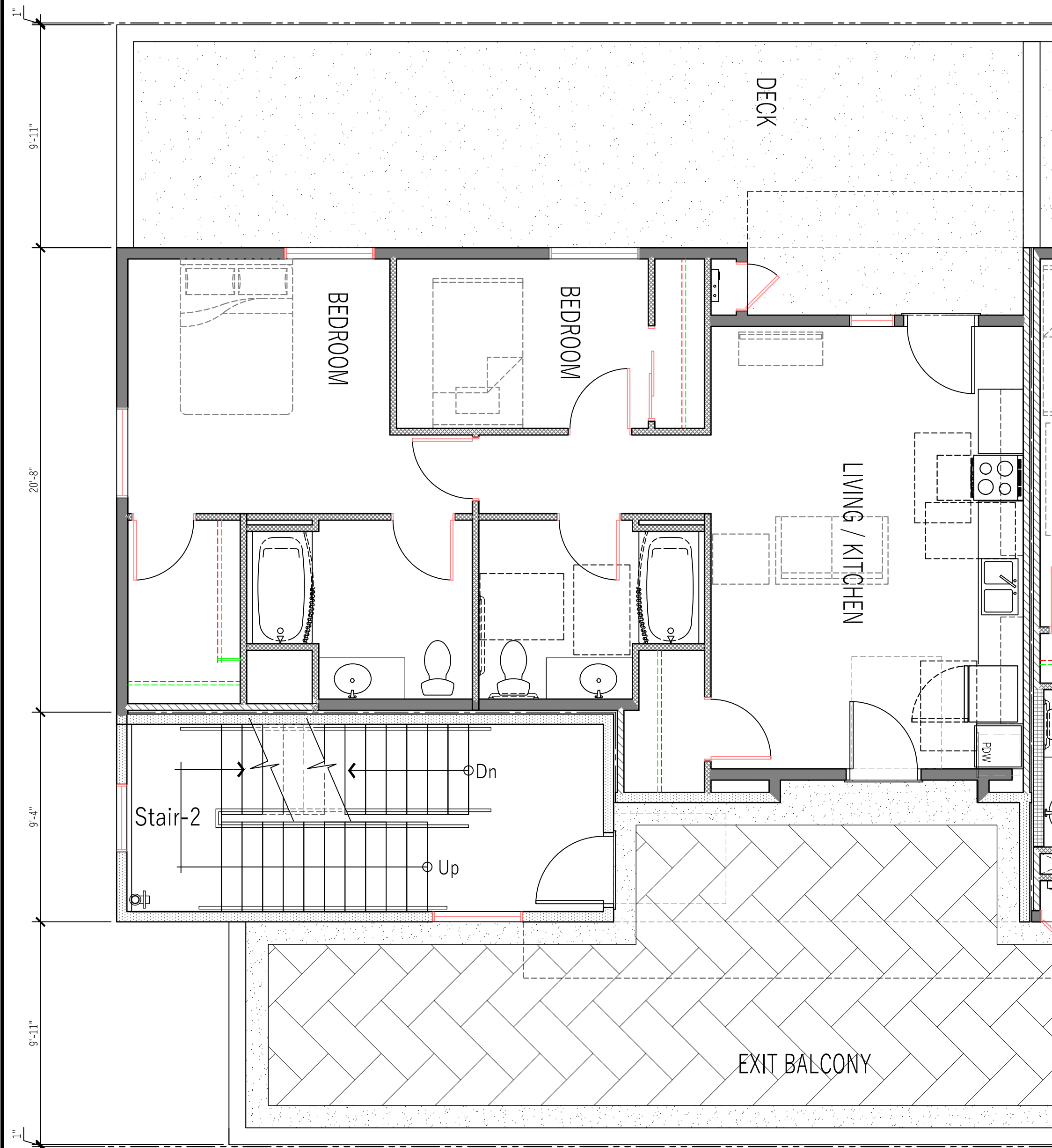
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UNIT 5 PLAN - 3RD-5TH FLOORS

864.3 SF

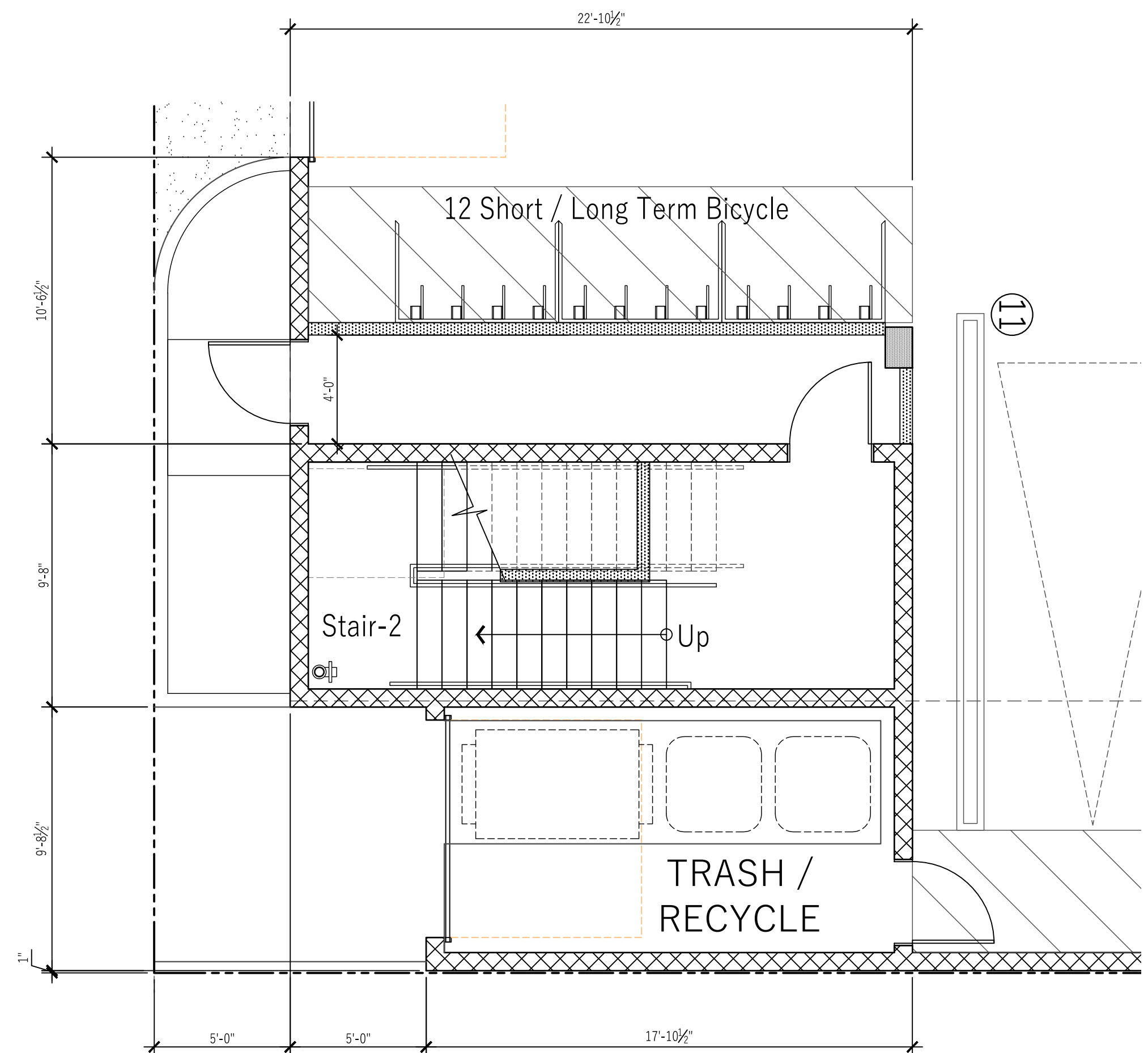
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UNIT 5 PLAN - 2ND FLOOR

864.3 SF

2

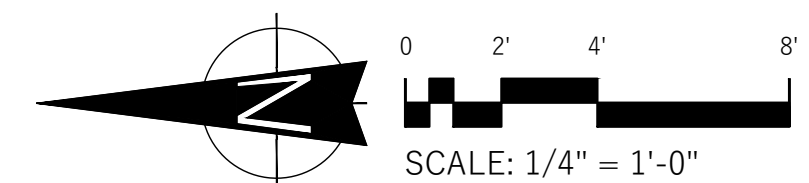


STAIR 2 / TRASH

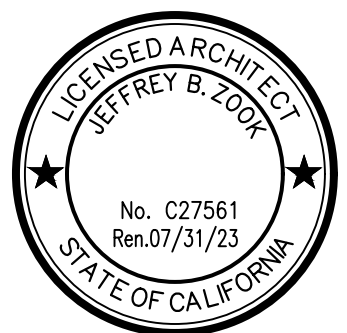
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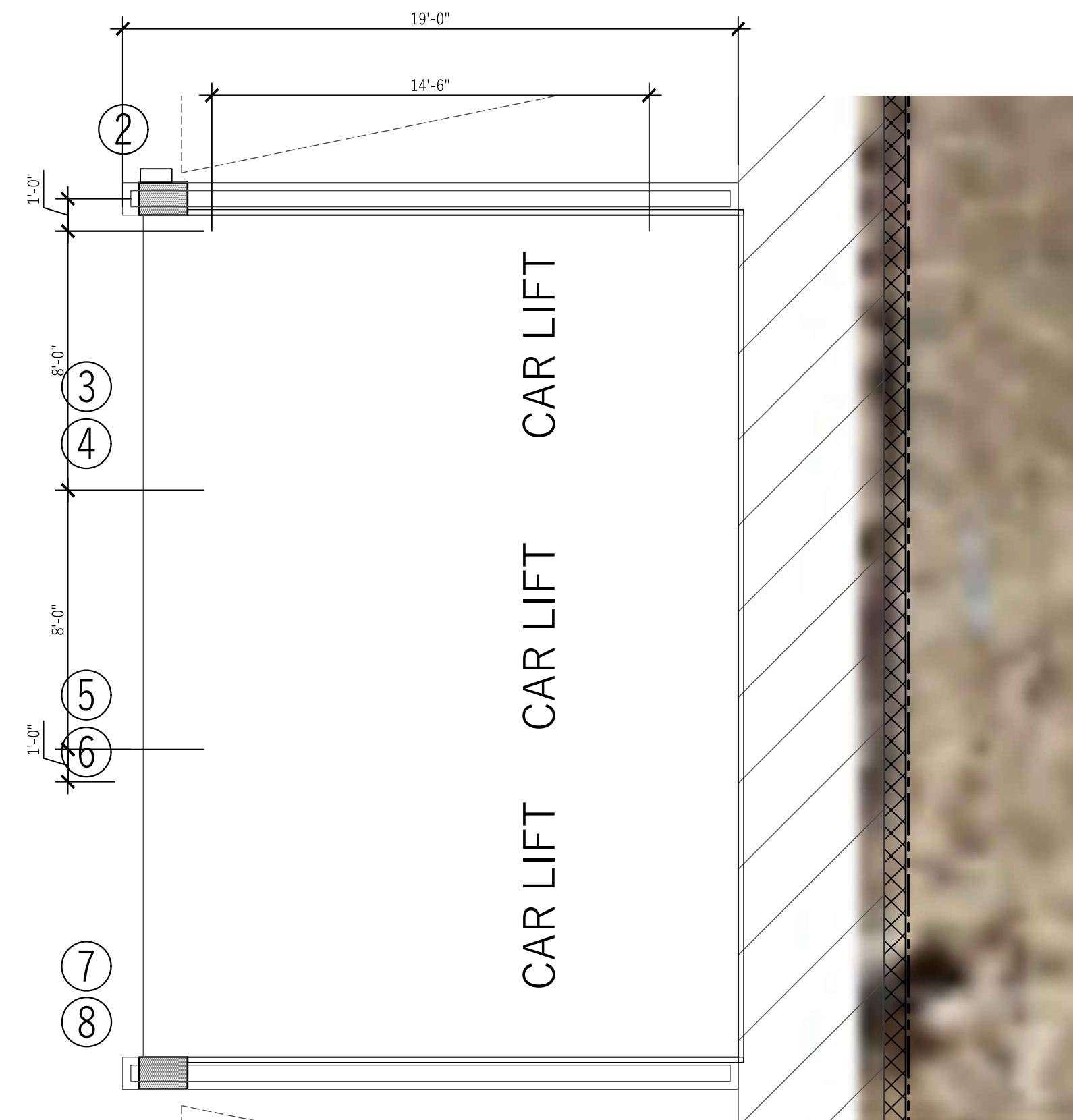
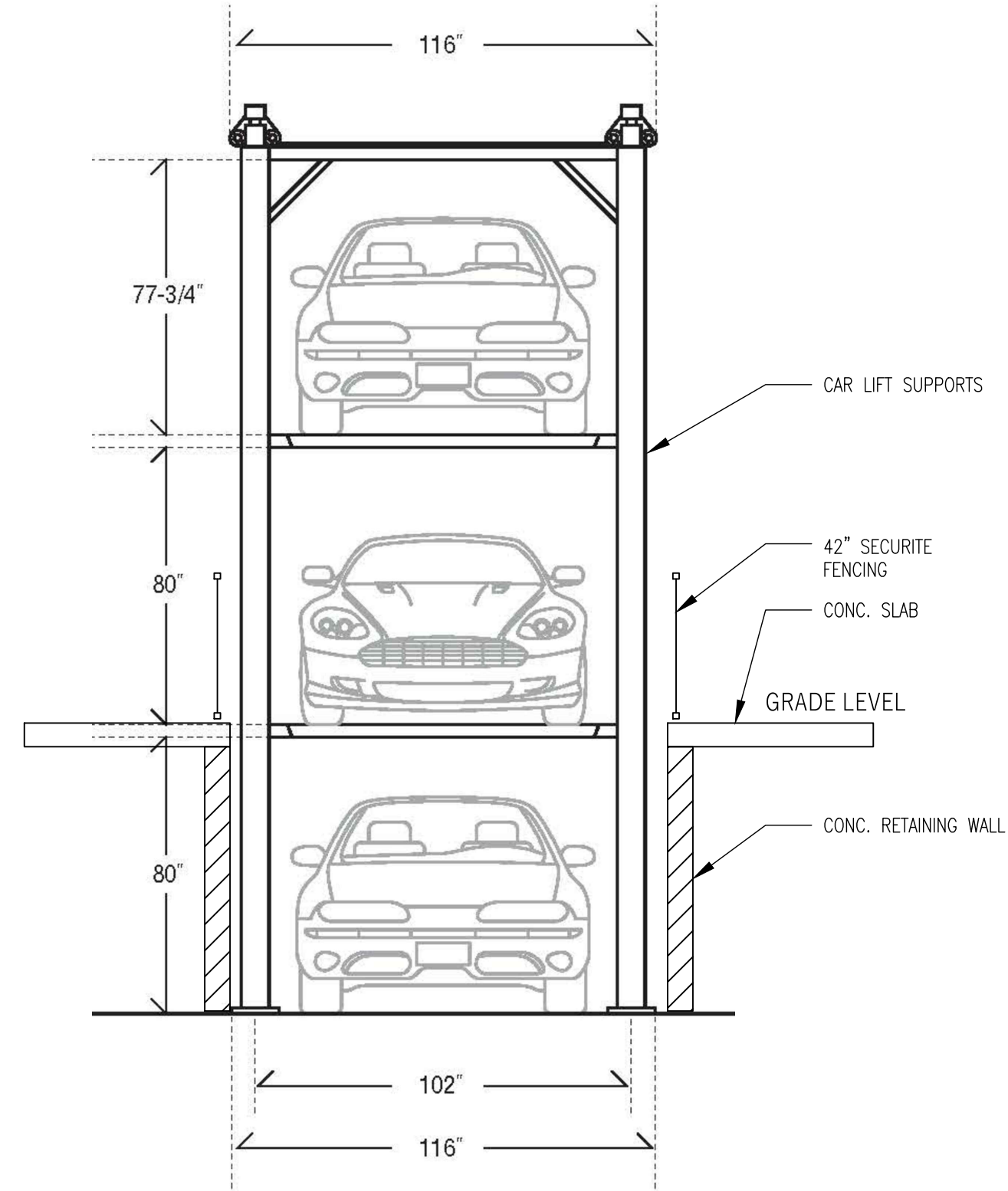
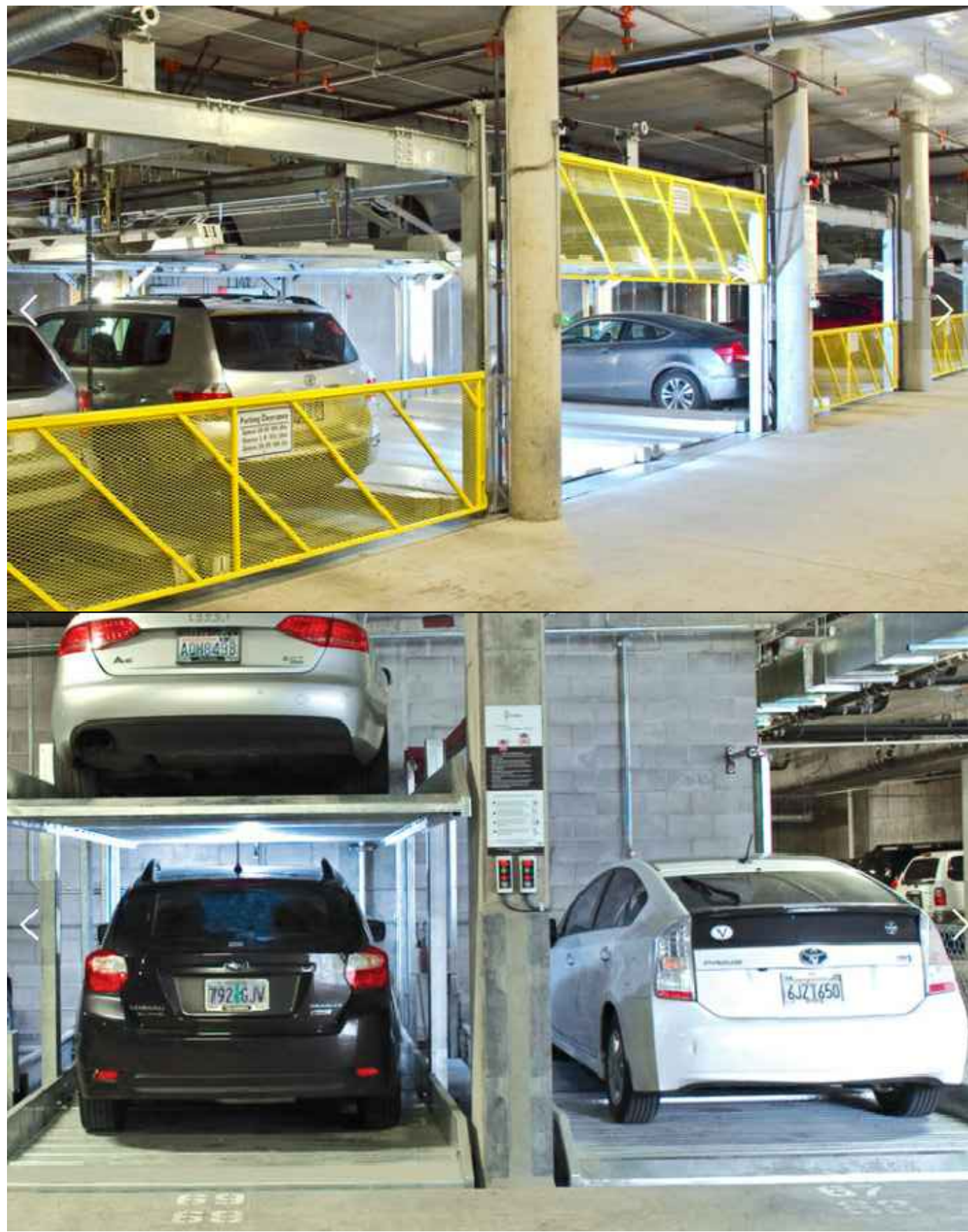


Sheet Title: LOBBY PLANS
Sheet No:



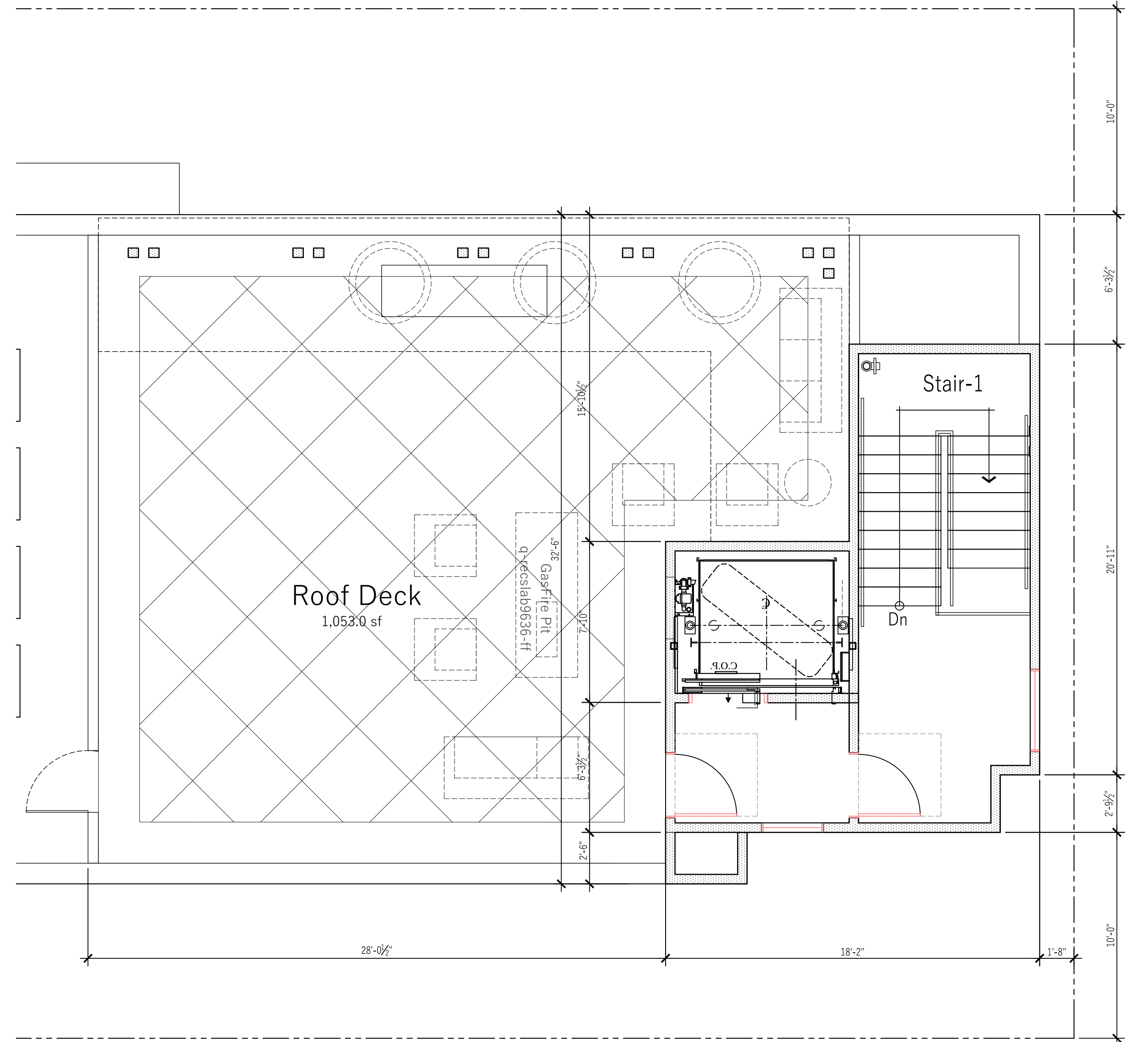
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A5



CAR LIFT

2



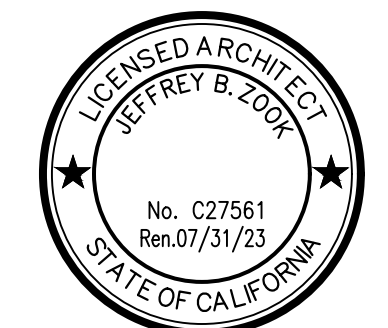
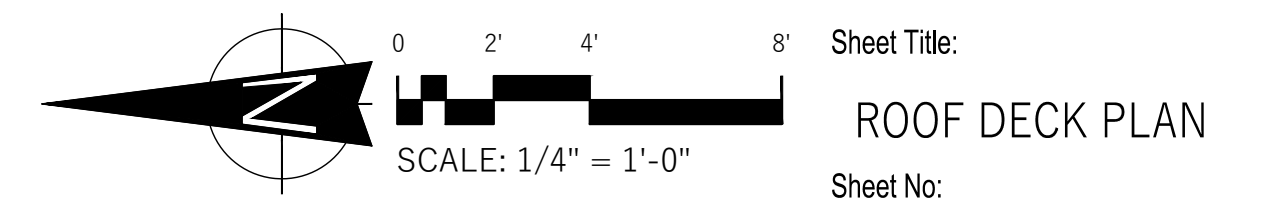
ROOF TRELLIS DECK

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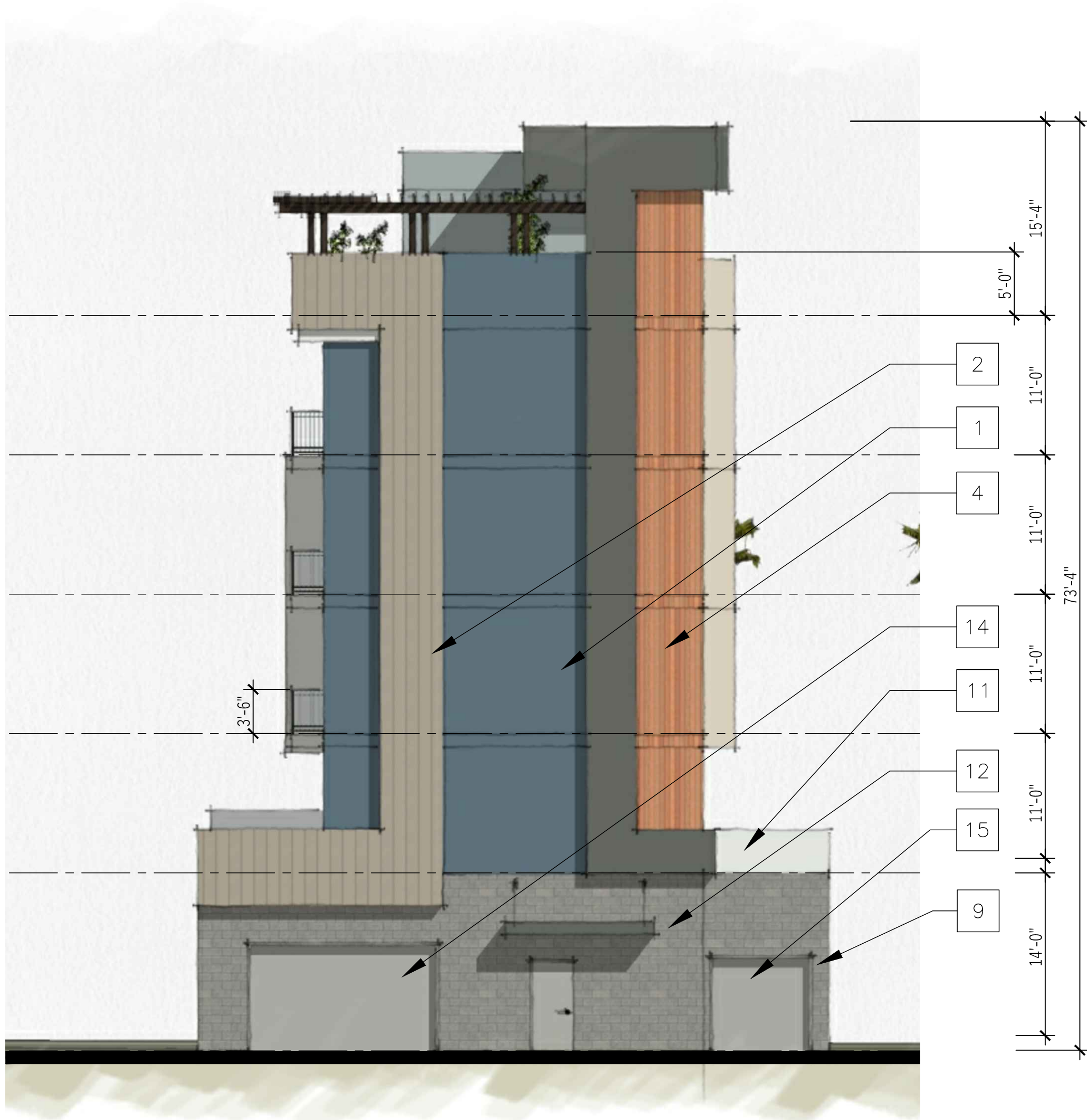


COASTAL ARCHITECTS

C Street Apartments
RESIDENTIAL DEVELOPMENT
613 S. 'C' STREET OXNARD CA 93030



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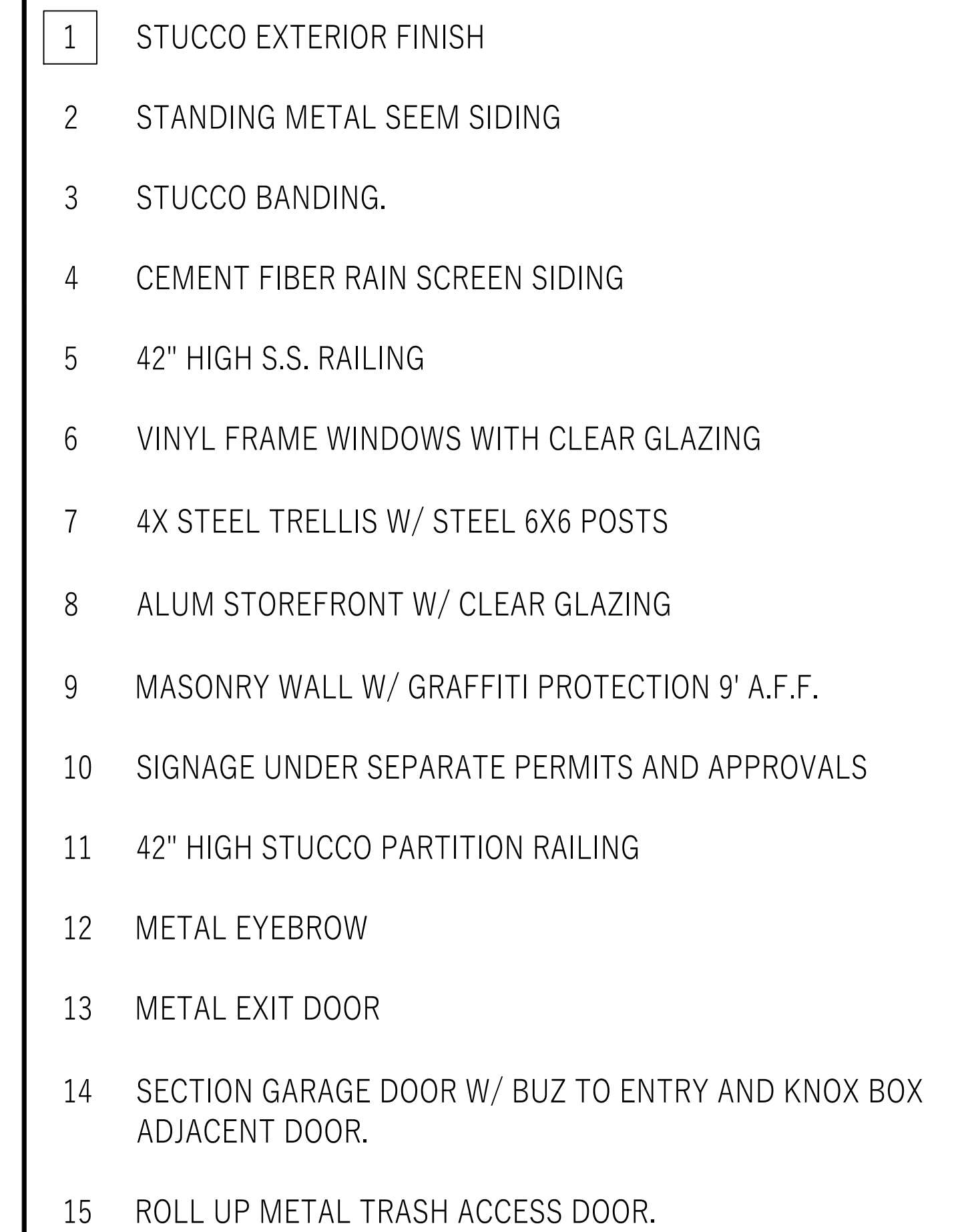
WEST EXTERIOR ELEVATION 2



EAST EXTERIOR ELEVATION 1

- 1 STUCCO EXTERIOR FINISH
- 2 STANDING METAL SEEM SIDING
- 3 STUCCO BANDING.
- 4 CEMENT FIBER RAIN SCREEN SIDING
- 5 42" HIGH S.S. RAILING
- 6 VINYL FRAME WINDOWS WITH CLEAR GLAZING
- 7 4X STEEL TRELLIS W/ STEEL 6X6 POSTS
- 8 ALUM STOREFRONT W/ CLEAR GLAZING
- 9 MASONRY WALL W/ GRAFFITI PROTECTION 9' A.F.F.
- 10 SIGNAGE UNDER SEPARATE PERMITS AND APPROVALS
- 11 42" HIGH STUCCO PARTITION RAILING
- 12 METAL EYEBROW
- 13 METAL EXIT DOOR
- 14 SECTION GARAGE DOOR W/ BUZ TO ENTRY AND KNOX BOX ADJACENT DOOR.
- 15 ROLL UP METAL TRASH ACCESS DOOR.

SEE SHEET A10 FOR MATERIALS AND COLORS



NORTH EXTERIOR ELEVATION

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KEY NOTES

Sheet Title:

EXTERIOR ELEVATIONS

Sheet No:



- 1 STUCCO EXTERIOR FINISH
- 2 STANDING METAL SEEM SIDING
- 3 STUCCO BANDING.
- 4 CEMENT FIBER RAIN SCREEN SIDING
- 5 42" HIGH S.S. RAILING
- 6 VINYL FRAME WINDOWS WITH CLEAR GLAZING
- 7 4X STEEL TRELLIS W/ STEEL 6X6 POSTS
- 8 ALUM STOREFRONT W/ CLEAR GLAZING
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- 15 ROLL UP METAL TRASH ACCESS DOOR.

SEE SHEET A10 FOR MATERIALS AND COLORS

SOUTH EXTERIOR ELEVATION

1

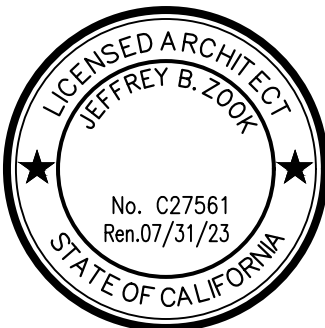
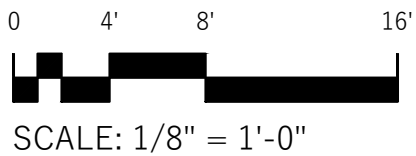
KEY NOTES



COASTAL ARCHITECTS

505 S. A STREET, SUITE 200 OXNARD CA 93030 www.coastalarch.com TEL: 805.985.7654 FAX: 805.201.3023 ARCHITECT: JEFF ZOOK EMAIL: jeff@coastalarch.com PRINCIPAL PLANNER: MIKE SANCHEZ EMAIL: mike@coastalarch.com

C Street Apartments
RESIDENTIAL DEVELOPMENT
613 S. 'C' STREET OXNARD CA 93030



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EXTERIOR ELEVATIONS
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A9



A
NICHHA
FIBER CEMENT PANEL
VINTAGEWOOD SPRUCE



B
SW 7541
Grecian Ivory
Interior / Exterior
Location Number: 247-C1

METAL PANEL -
SIDING



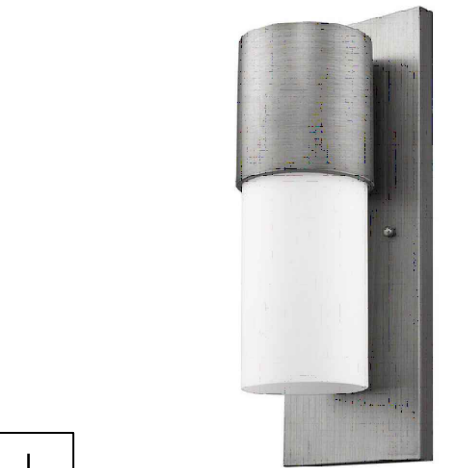
R
AGS STAINLESS STL-
RAILING



C
ANGELES BLOCK -
PRECISION GREY



D
ANGELES BLOCK -
PRECISION GREY



L
LIGHTING



E
ANGELES BLOCK -
PRECISION GREY



F
ANGELES BLOCK -
PRECISION GREY



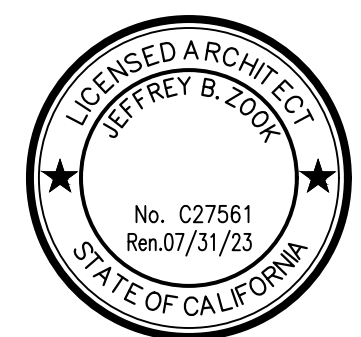
G
ANGELES BLOCK -
PRECISION GREY



COASTAL ARCHITECTS

C Street Apartments

RESIDENTIAL DEVELOPMENT
613 S. 'C' STREET OXNARD CA 93030



Sheet Title:
MATERIAL / COLORS
Sheet No:

A10

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NORTH VIEW AT ALLEY ①



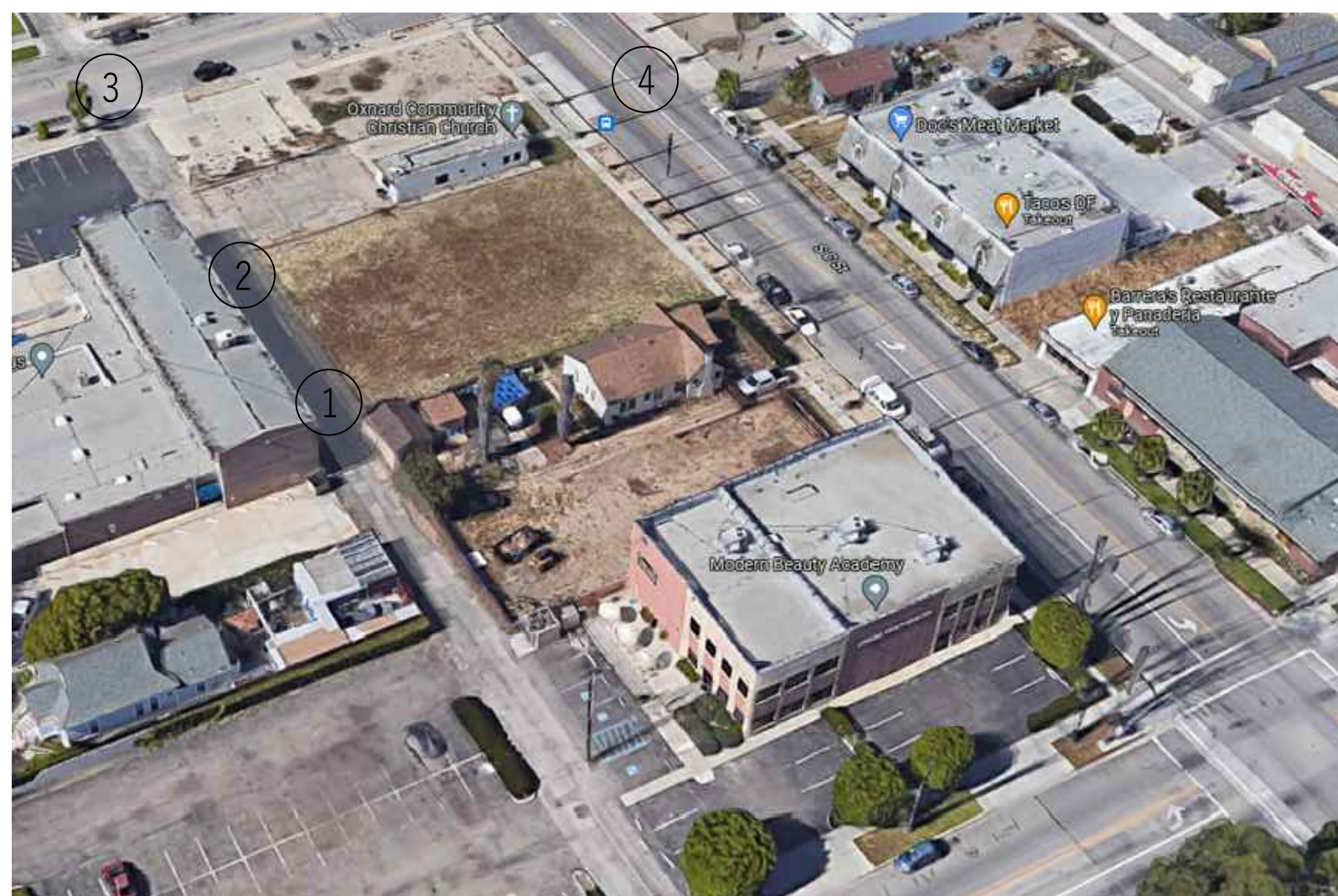
EAST VIEW AT ALLEY ②



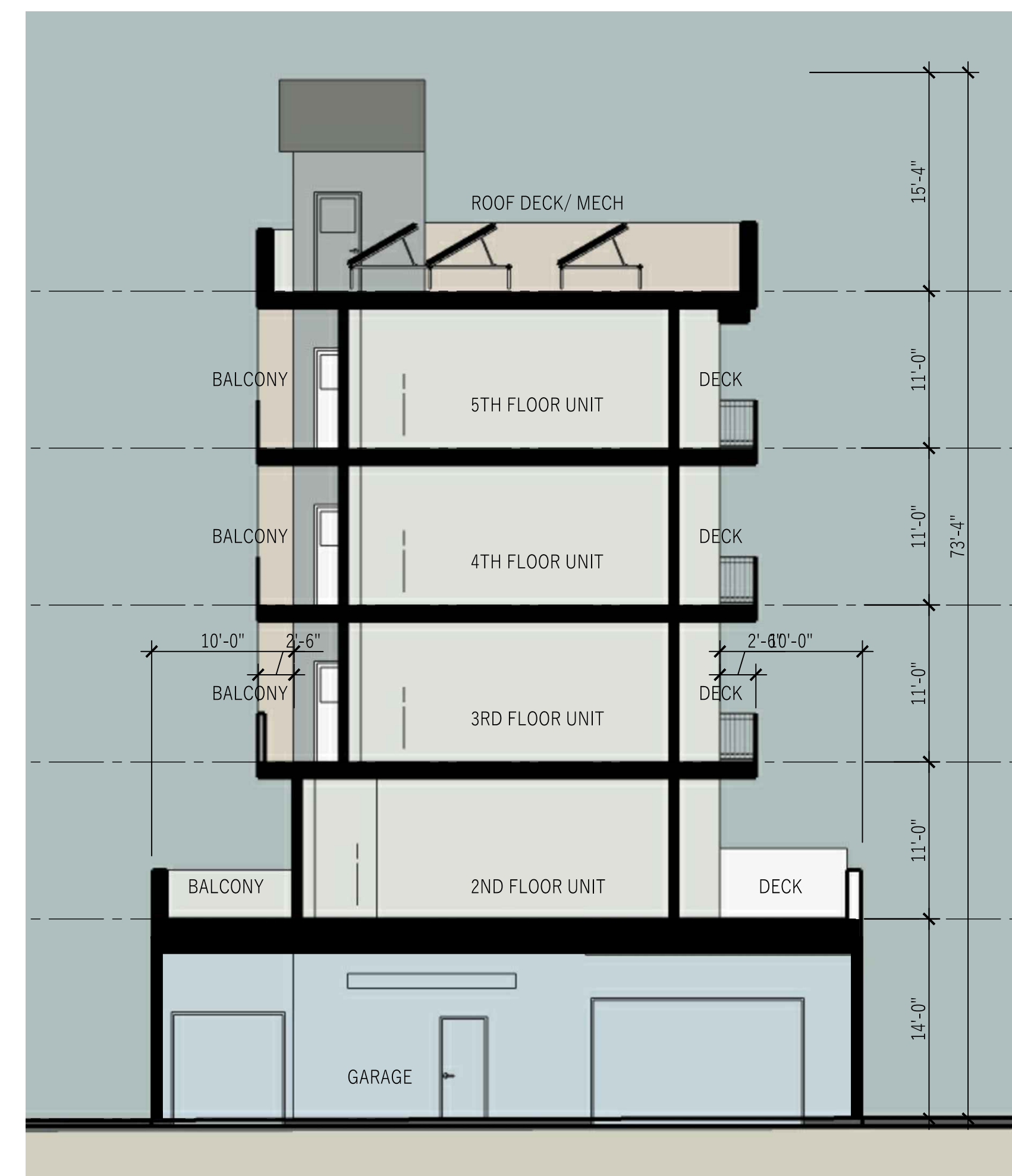
SOUTH VIEW AT ALLEY ③



WESTVIEW AT C STREET ④



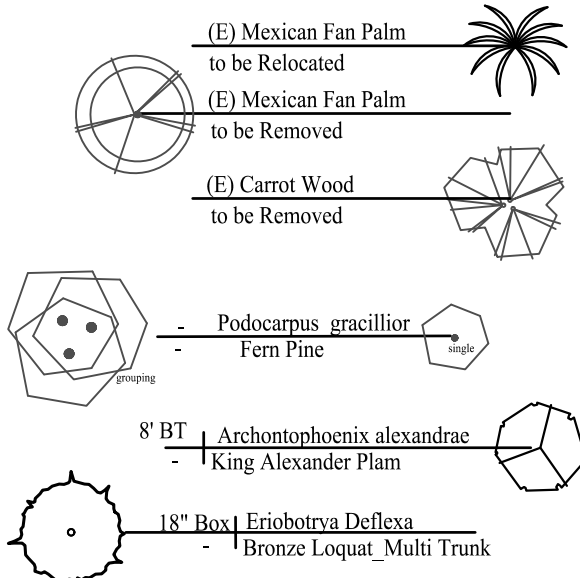
VICINITY MAP



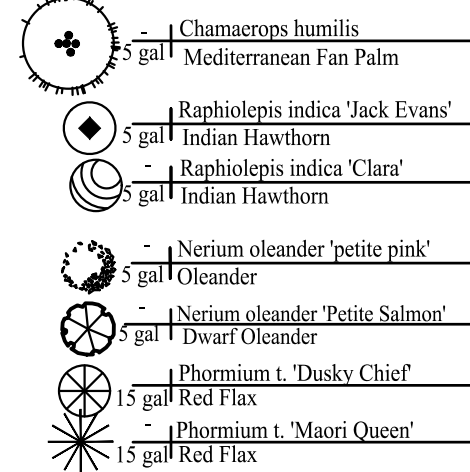
BUILDING SECTIONS

Planting Legend

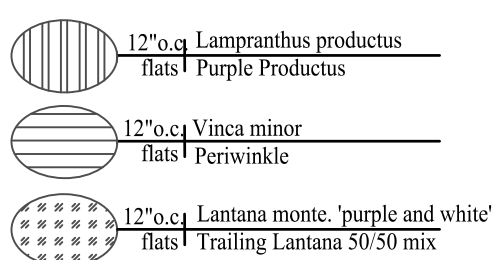
TREES



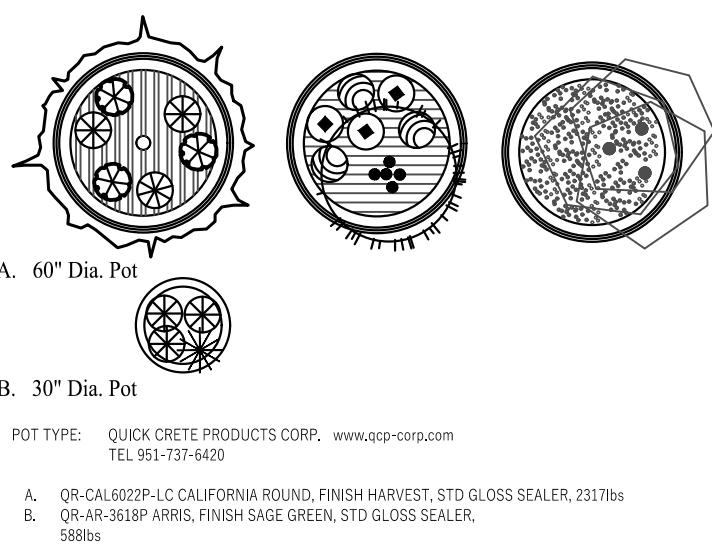
SHRUBS & VINES



GROUNDCOVERS



Pot configurations

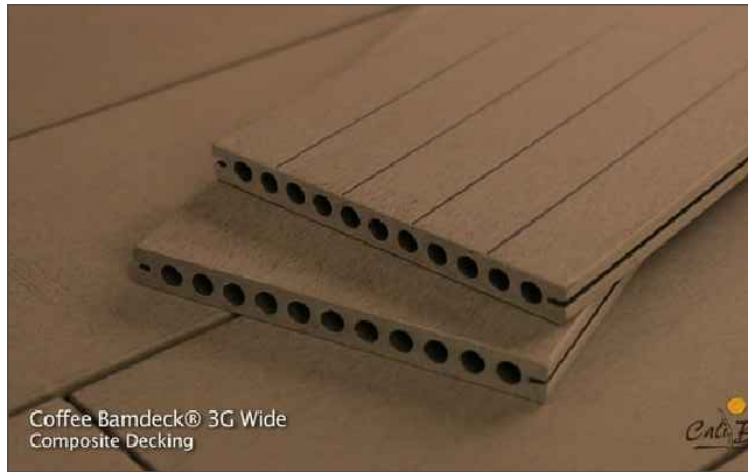
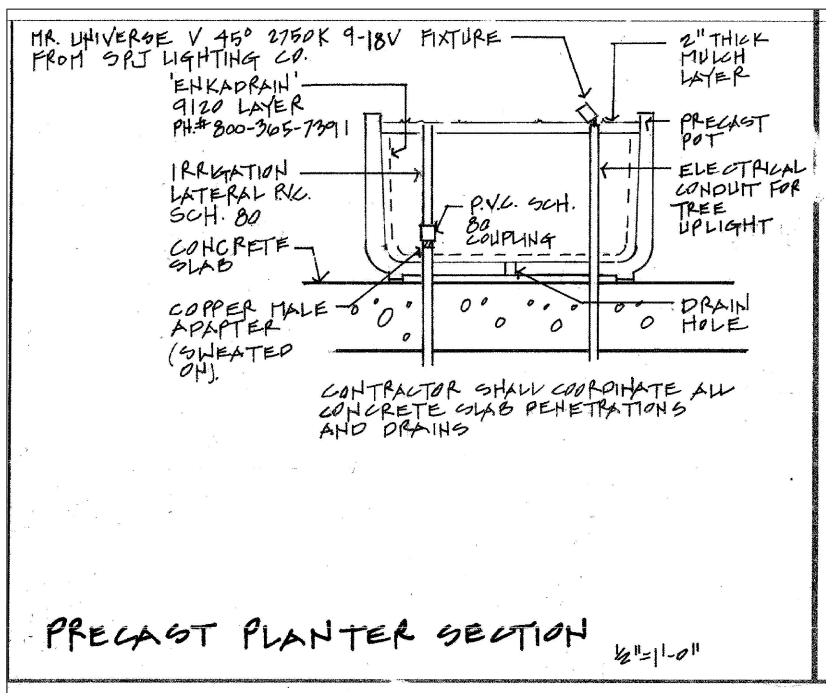


Planting Notes

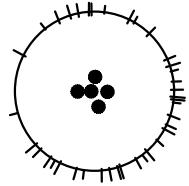
- The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery and Equipment necessary to completely install plants, turf, mowstrips, etc. as shown on the plans.
- Landscape contractor and all of his subcontractors shall comply with all state and local codes, ordinances and regulations.
- Landscape contractor and all of his subcontractors shall store all garbage generated from site construction out of site from street and completely remove all garbage generated from construction upon completion and prior to beginning of maintenance period.
- PLANTS - All plant material shall be well established, vigorous, of normal growth habit and free of disease and/or insect infestation. Plants shall have normal, healthy root systems filling their container, but without being rootbound. Plants that do not comply with these conditions shall be removed from the site and replaced at no cost to the owner.
- In the case of a discrepancy, the number of plants actually shown on the plan shall take precedent over the plant count shown on the callout. Landscape Contractor shall be responsible for supplying plants actually shown on plan without additional cost to the Owner.
- Trunk Guard required on all trees in turf areas. Manufactured by Deep Root Corp. or equal. Size and installation per manufacturer specifications and details.
- MULCH - Topdress all shrub areas with 2" layer of shredded mulch equal to Agromin ES2 Mulch (800)482-8749.
- Thirty days after installation, fertilize landscape areas with Best Fert. Co. 16-6-8 applied at the rate recommended by manufacturer or as specified in soil analysis. Fertilizer applications to continue thereafter at rate recommended by manufacturer.
- Contractor to contact the Parks and Facilities Division for inspection and approval of all trees prior to planting. Allow 48 hours notice. (805) 365-7950.
- SOIL AMENDMENT - nitrolyzed
- A organic soil amendment (AGROMEND or equal) shall be rototilled into the top six inches of soil after Finish grade has been established. For turf and shrub areas with slopes less than 2:1, rototill at the following rates per 1000 square feet. For SLOPES of 2:1 or greater, broadcast and scarify into the top 2" if topsoil.
- These amounts are for bidding purposes only. Landscape contractor shall provide an agronomic soil test per instructions in specifications Planting Materials, A.
- GENERAL SOIL PREPARATION:
4 cy nitrogen stabilized redwood, fir or cedar shavings
25 lbs. soil sulphur
150 lbs. 5-3-1 Gro-Power Fertilizer
25 lbs./cy agri. Gypsum
BACKFILL MIX: To be incorporated into plant holes at time of planting.
- Non Acidic Plants
4 parts nitrolyzed amendment
6 parts Native Soil
Gro-power 5-3-1
Iron sulphate
Agri. Gypsum
(All fertilizers and soil additives to be incorporated per the recommendations of the manufacturer)
- Acidic Plants (such as ferns, azaleas, camellias, et.)
2 part peatmoss
1 part sharp sand
Turf Supreme
Sequestrene Fe 330 Iron Chelate
(All fertilizers and soil additives to be incorporated per the recommendations of the manufacturer)
- Landscape shall comply with all applicable City of Oxnard Parks Landscape Standards.



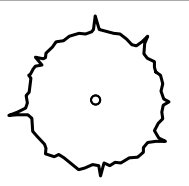
DECK POTS



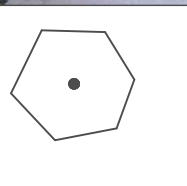
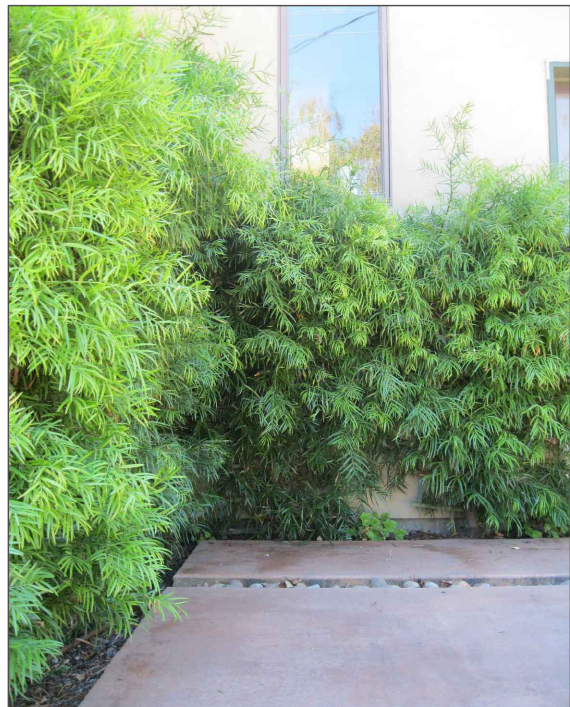
COMPOSITE DECKING



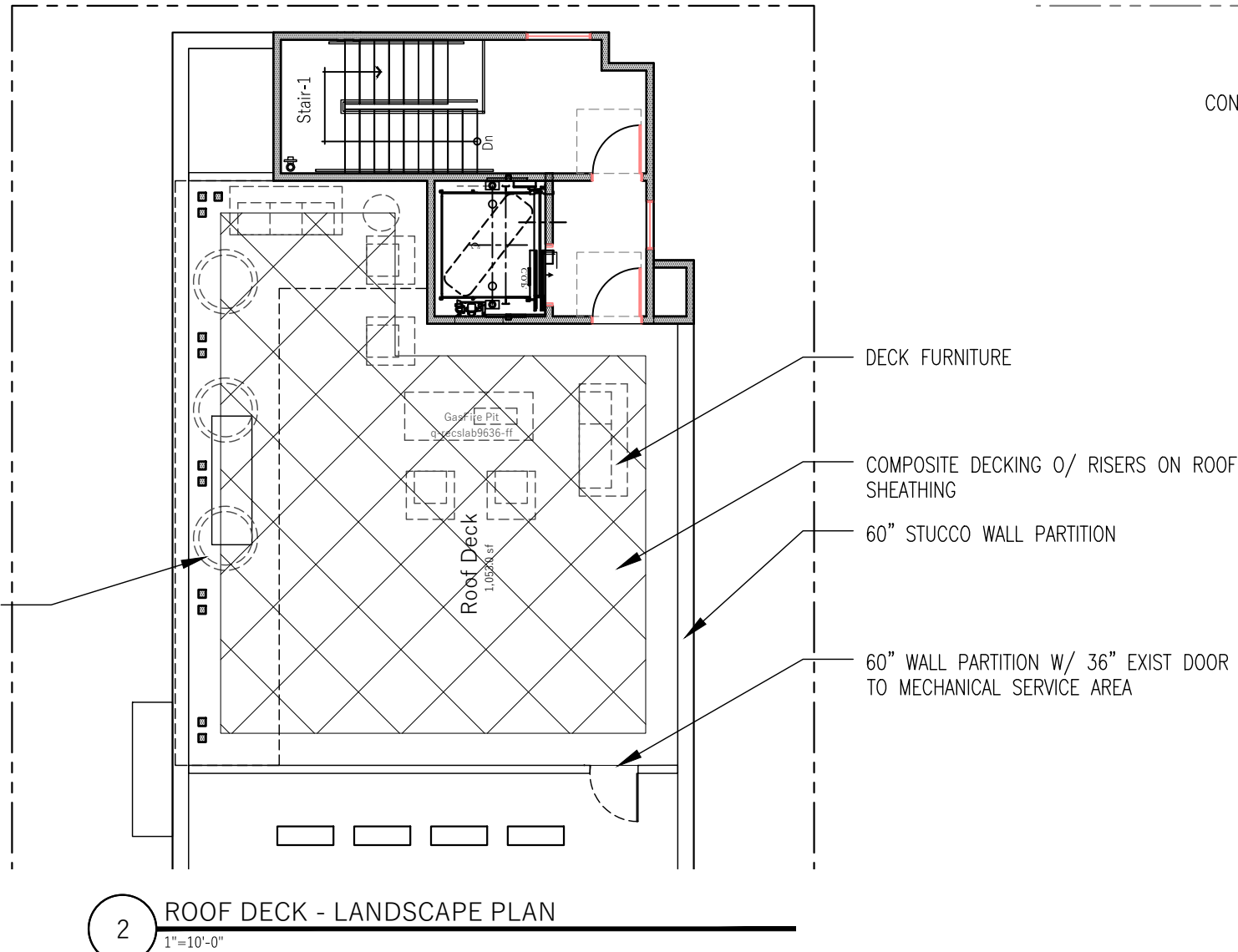
Chameroops humilis



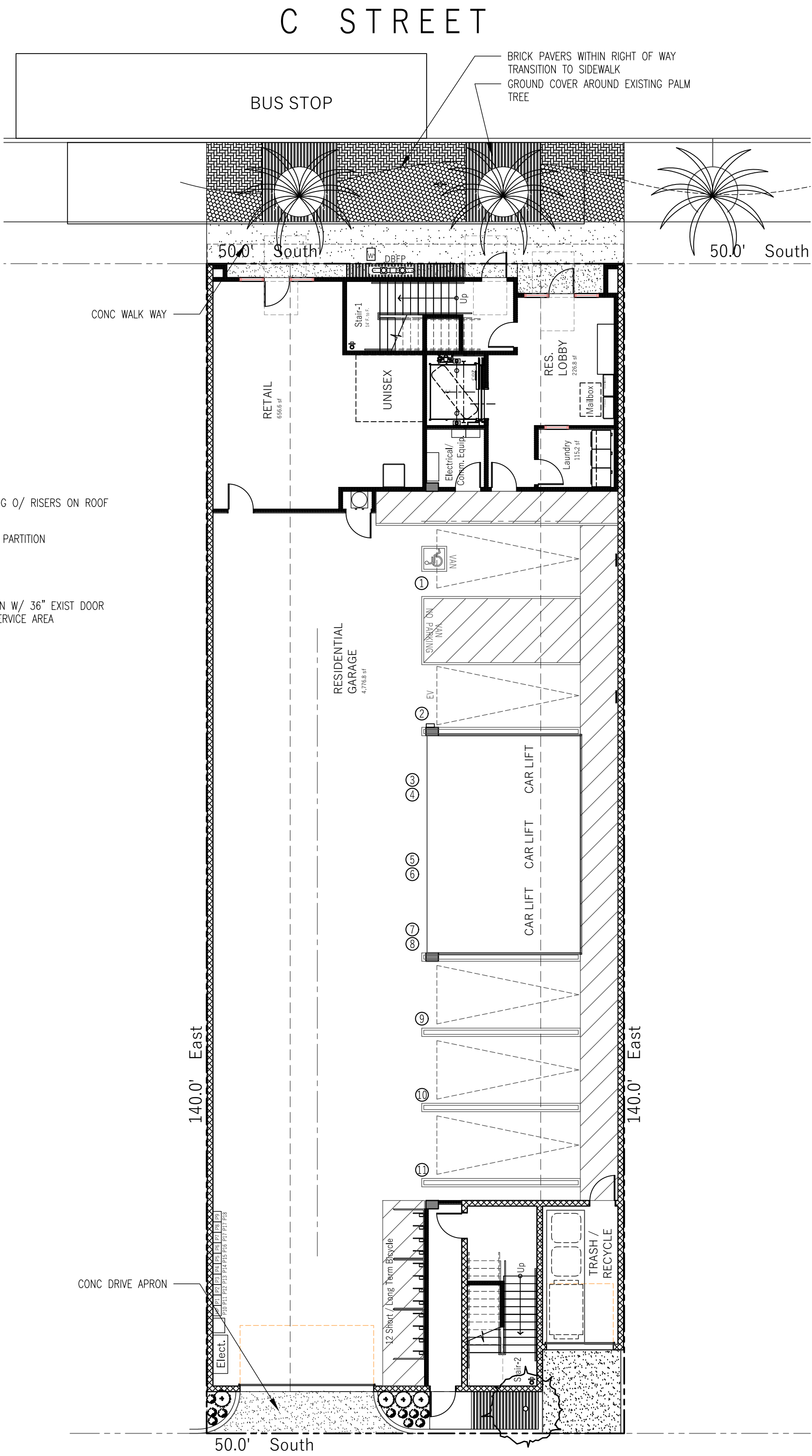
Eriobotrya Deflexa



Podocarpus_gracillior



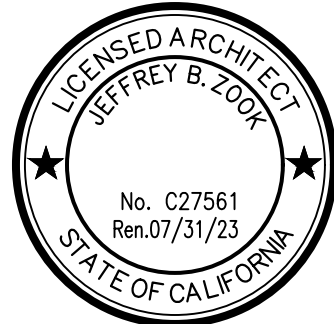
2 ROOF DECK - LANDSCAPE PLAN
1"=10'-0"



1 LANDSCAPE PLAN
1"=10'-0"



C Street Apartments
RESIDENTIAL DEVELOPMENT
613 S. 'C' STREET OXNARD CA 93030



Sheet Title:
LANDSCAPE PLAN
Sheet No:

L1

CLIENT: Raul Orozco
312 Camarillo Dr.
Camarillo CA 93010
auzcompany@aol.com

170903 July. 20 2021

VICINITY MAP
City of Oxnard



- ### GRADING NOTES

- ## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS FOLLOWS:

LOTS 2, 5, AND 6, BLOCK "Q" IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP ENTITLED "MAP NO. 4 OF TOWN OF OXNARD AND NORTH ADDITION TO TOWN OF OXNARD" RECORDED IN BOOK 5, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO'S: 202-0-133-020, 202-0-133-050, 202-0-133-060.

SITE ACREAGE

THE FOLLOWING ARE THE AREAS FOR EACH ADDRESS:

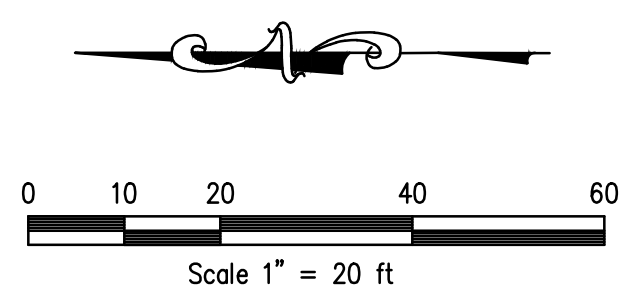
- 613 S. C STREET: 7,004 SQUARE FT (0.16 AC)
- 637 S. C STREET: 7,006 SQUARE FT (0.16 AC)
- 643 S. C STREET: 7,006 SQUARE FT (0.16 AC)

ABBREVIATIONS

AD	AREA DRAIN	FG	FINISHED GRADE
ARV	AIR RELEASE VALVE	FS	FINISHED SURFACE
BFP	BACKFLOW PREVENTION DEVICE	GFF	GARAGE FINISHED FLOOR
BO	BLOWOFF	GB	GRADE BREAK
BOW	BOTTOM OF WALL (AT GROUND)	HP	HIGH POINT
BW	BACK OF WALK	INV	INVERT ELEVATION
BLDG	BUILDING	LP	LOW POINT
CB	CATCH BASIN	LT	LIGHT
CG	CLEANOUT	MH	MANHOLE
CONC	CONCRETE	PV	PAVEMENT
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RIDGE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
ESMT	EASEMENT	ROD	ROD DRAIN
EG	EXISTING GRADE	SDJB	STORM DRAIN JUNCTION BOX
EW	EDGE OF WALK	SDMH	STORM DRAIN MANHOLE
FB	FACE OF BERM	TC	TOP OF CURB
FC	FACE OF CURB	TG	TOP OF GRATE
FW	FACE OF WALL	TW	TOP OF WALL
FF	FINISHED FLOOR	T	TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION	TR	TRAP CLOSURE
FL	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE
FF	FINISHED FLOOR		

LEGEND

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.**
450 Rosewood Ave. • Suite 202 • Camarillo, CA 93010
805.738.5434 • www.ccedesignassociates.com

RANDY CHAPMAN, P.E. _____
R.C.E. No. 69614 _____ DATE _____

REVISIONS				 Development Services Department
MARK	DATE	DESCRIPTION	BY	
REVIEWED BY:				C STREET APARTMENTS ENGINEERING SITE PLAN
				ACCEPTED BY: _____ CITY ENGINEER R.C.E. XXXXXX EXP. X/XX/XX _____ DATE _____
				SHEET DRAWING NUMBER _____
SCALE: HORIZ. _____ VERT. _____ 1"= 10'				SHEET No. _____ OF <u>12</u> DRAWING NUMBER _____
DATE _____				
DRAWN BY: RC				
CHECKED BY: RC				

COMMUNITY WORKSHOP

Monday, February 14, 2022

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

- 3. PROJECT NAME: 637/643 South C Street Apartments Project; PLANNING AND ZONING PERMIT NOS. 20-200-19 (Major Downtown Design Review Permit) and 21-310-10 (Lot Merger); Hobson Park East**

A request to demolish an existing 1,400 square foot residence and construct a 57,274 square foot 5-story mixed use apartment building with 36 residential units (4 affordable), 20 parking spaces, 1,619 square-feet of non-residential space and open space on a 0.32-acre project site located at 637 and 643 South C Street within the Downtown General (DT-G) zone. The proposed building is designed with 24 one-bedroom units and 8 two-bedroom units. All of the units open to the south side of the building. Approximately 3,605 square feet of open space for residents will be provided via a second floor plaza, roof deck, and private decks. The project is anticipated to be exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Raul Orozco, Property Owner
City Contact: Randy Baez, Associate Planner

Phone: (805) 207-4669
Phone: (805) 385-3923

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

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

SCOPE OF WORK

1. CONTEMPORARY BUILDING DESIGN
2. REMOVAL OF EXISTING SINGLE FAMILY RESIDENCE AGE DETACHED GARAGE.
3. NEW 6 STORY 57,274 SF MIXED-USE BUILDING CONSISTING OF ;
1,619 SF COMMERCIAL RETAIL, 9,646.9 SF COVERED PARKING GARAGE, 36 UNITS
APARTMENTS WITH ROOF DECK ACCESS.

BUILDING UNIT MIX

BUILDING UNIT MIX		COUNT PER FLOOR					TOTAL
	BEDS	SIZE	DECK	2ND	3RD	4TH	
UNIT - 1	1	774.4	105.5	1	1	1	4
UNIT - 2	1	749.6	124.5	1	1	1	4
UNIT - 3	2	862.7	73.1	2	2	2	8
UNIT - 4	1	780.5	85.2	2	2	2	8
UNIT - 5	1	587.8	58.7	3	3	3	12
44				9	9	9	36

PARKING ANALYSIS: (IN-LIEU PARKING FEE PER CITY OF OXNARD DOWNTOWN CODE)

PARKING REQUIRED		REQUIRED	IN LIEU
RESIDENTS	.5 SPACE/ 32 UNIT	18	18
RETAIL	1,619 SF 1:1000 SF		2
PARKING PROVIDED		PROVIDED	
STANDRAD STALL (9'x19')		13	
CAR LIFT STALL (9'x19')		4	
ACCESSIBLE STALL		1	
EV STALL		2	
TOTAL STALL		20	GARAGED
PROVIDED BICYCLE PARKING :		44 SPACES	
SHORT TERM		4 SPACES	
LONG TERM		8 SPACES	

PROJECT INDEX

- A0 PROJECT ANALYSIS / BUILDING RENDERING
A1 EXISTING DEMOLITION / PROPOSED SITE FIRST FLOOR PLAN
L1 LANDSCAPE PLAN
A2 SECOND FLOOR PLAN / THIRD - FIFTH FLOOR PLANS
A3 ROOF PLAN
A4 UNIT PLANS
A5 LOBBY PLANS
A6 ROOF DECK PLAN
A7 EXTERIOR ELEVATIONS
A8 EXTERIOR ELEVATIONS
A9 EXTERIOR ELEVATIONS
A10 EXTERIOR ELEVATIONS
A11 BUILDING SECTION
EXISTING EXTERIOR PHOTOS WITH KEY MAP
PHOTOMETRIC PLAN EXTERIOR LIGHTING

PROJECT DATA

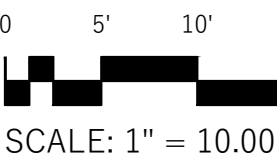
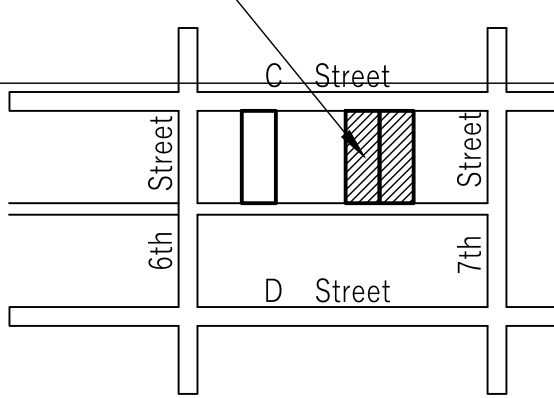
ASSESSORS PARCEL NUMBER:	202-0-133-060 & 050
PROJECT ADDRESS	643 - 637 S. C. STREET
ZONING	DT-G
OCCUPANCY GROUP	MULTI-FAMILY (R-2) COMMERCIAL (B/ A-2) GARAGE (S-2) APARTMENTS W/ AT GRADE COVERED GARAGE
NUMBER OF STORIES	6 STORIES
CONSTRUCTION TYPE	1A & VA
FIRE SPRINKLER SYSTEM	NFPA 13
FIRE ALARM REQUIRED	NFPA 72
PROPERTY ANALYSIS:	
SITE AREA (PER LOT)	14,000.0 SF (0.32 AC)
BUILDING FOOTPRINT	12,711.9 SF 90.8%
PAVING	365.9 SF 2.7%
LANDSCAPING	922.2 SF 6.5%
OPEN SPACE	
PLAZA (18.8'x 59.8')	1,126.6 SF
ROOF DECK (29'x 54.8')	1,775.6 SF
PRIVATE DECKS (6'x 8' Min.)	702.9 SF
TOTAL PROVIDED*	3,605.1 SF 25.7%
SITE SETBACKS:	
FRONT YARD *	COMMERCIAL REQ. 0" PROVIDED 0" RESIDENTIAL REQ. 0" PROVIDED 0"
SIDE YARD*	0" 1" 10' 10'
REAR YARD WITH ALLEY*	5' 5' 5' 7.5'
BUILDING HEIGHT	106' MAX 6-STORIES 73'
FRONT YARD PROJECTIONS	0 0 36"
COMMERCIAL RETAIL	1,619.2 SF
NUMBER OF UNITS	36 UNITS - STACKED FLATS

BUILDING ANALYSIS

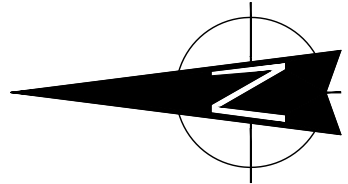
CONST. TYPE/ OC, GRP FLOORS	1A/ S-2,A-2/B 1ST FLOOR	VA/ R-2 2ND FLOOR	VA/ R-2 3RD FLOOR	VA/ R-2 4TH FLOOR	VA/ R-2 5TH FLOOR	VA/ R-2 ROOF
PARKING AREA	9,646.9					
TRASH ENCLOSURE	323.0					
RETAIL AREA	1,619.2					
UNITS AREA		6,593.3	6,593.3	6,593.3	6,593.3	
COMMON AREA	773.0	3,524.7	687.2	687.2	687.2	687.2
DECK AREA		2,914.5	722.9	722.9	722.9	1,900.4
EXIT CORRIDOR			1,760.6	1,760.6	1,760.6	
MECHANICAL AREA						2,520.0
TOTAL	12,362.1	13,032.5	9,764.0	9,764.0	9,764.0	2,587.6
BUILDING TOTAL	57,274.2 SF					

VICINITY MAP

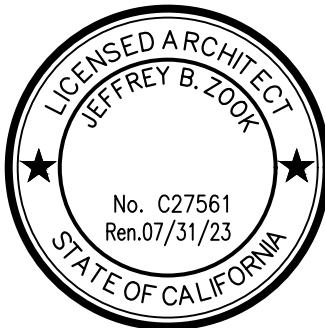
SITE - 637 , 643 C ST.



SCALE: 1" = 10.00'



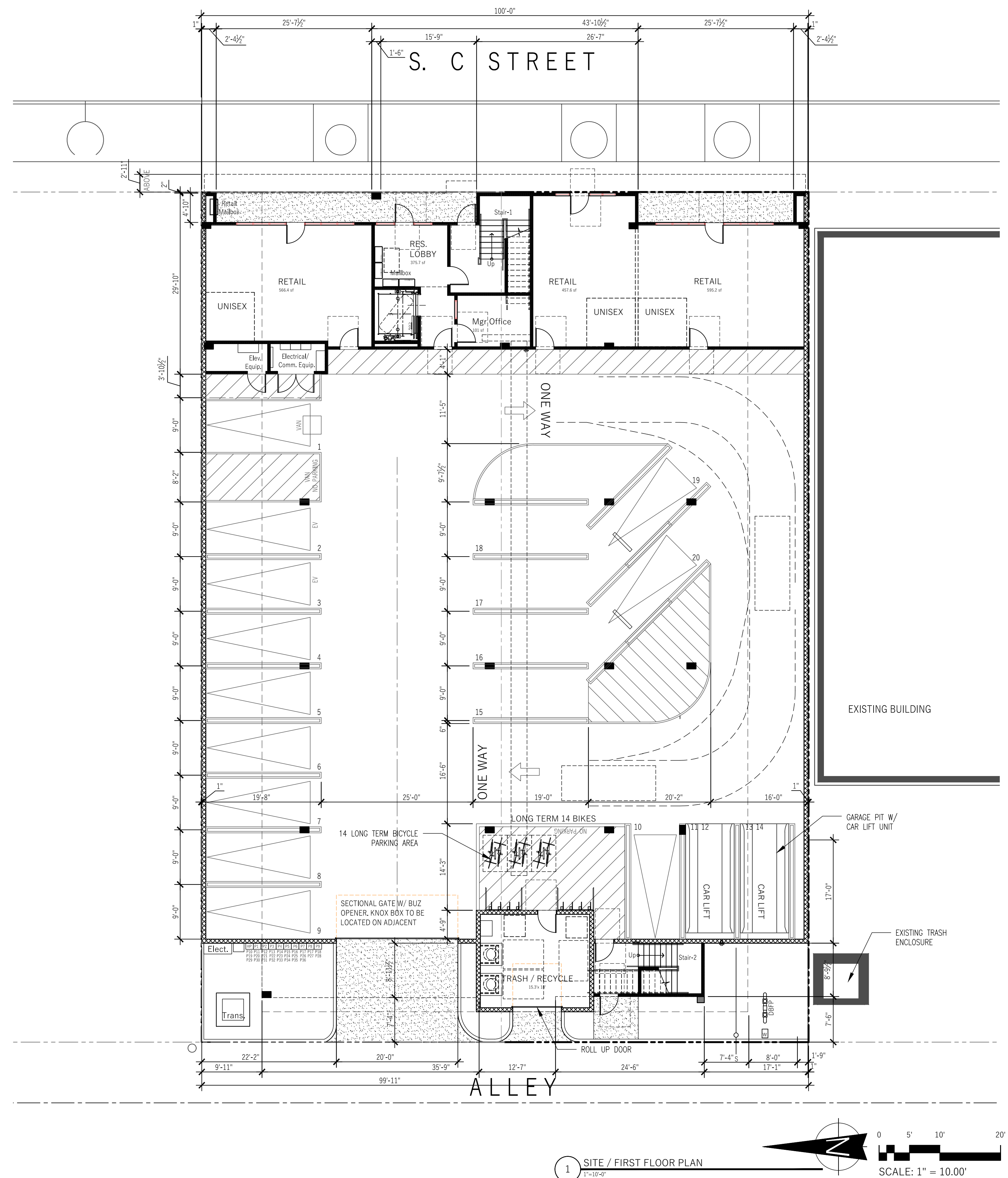
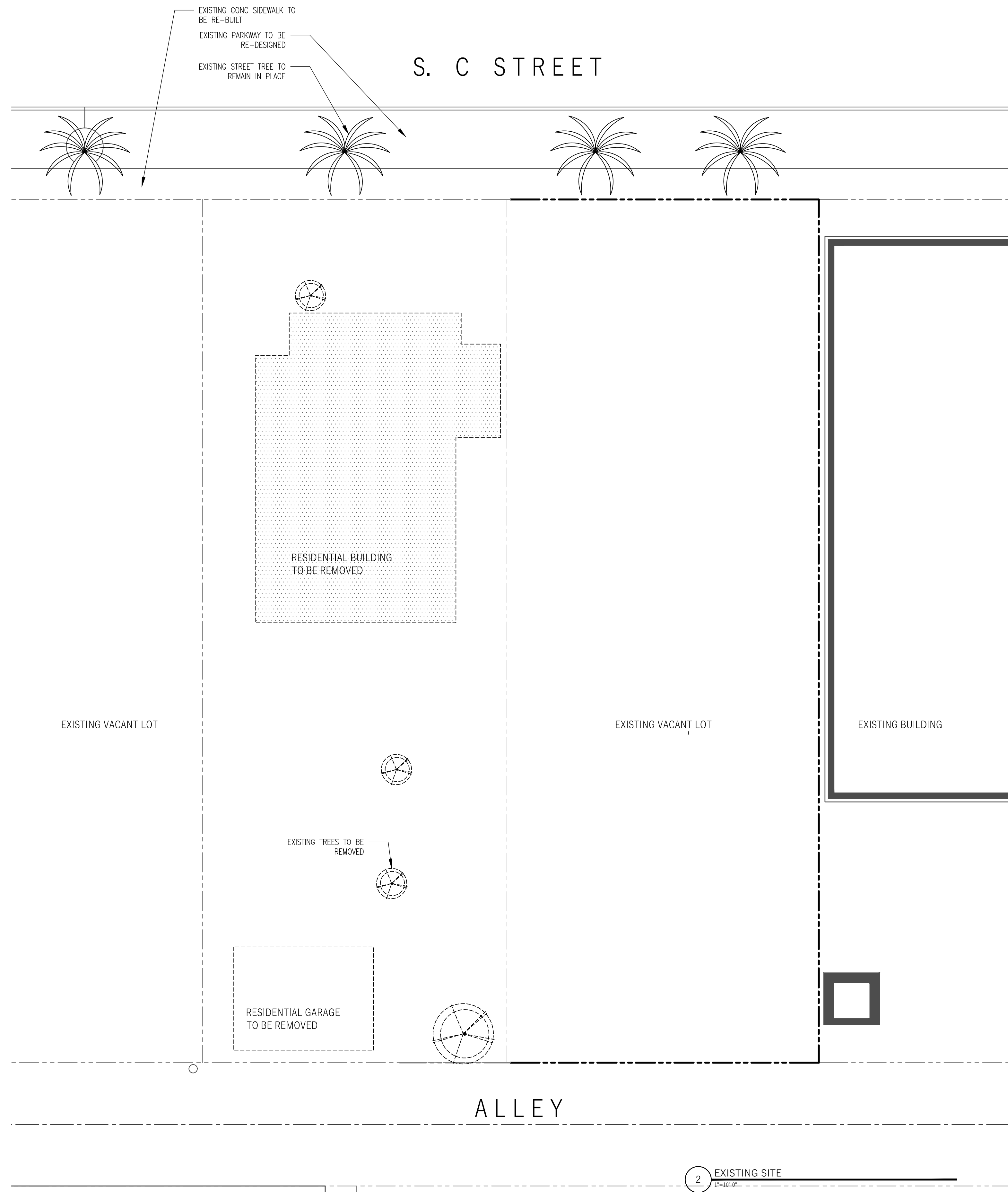
C Street Apartments
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:
PROJECT ANALYSIS
Sheet No:

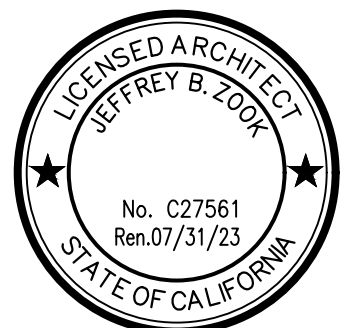
A-1

CLIENT: Raul Orozco
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Camarillo CA 93010
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C Street Apartments

RESIDENTIAL DEVELOPMENT
643-637 S. 'C' STREET OXNARD CA 93030



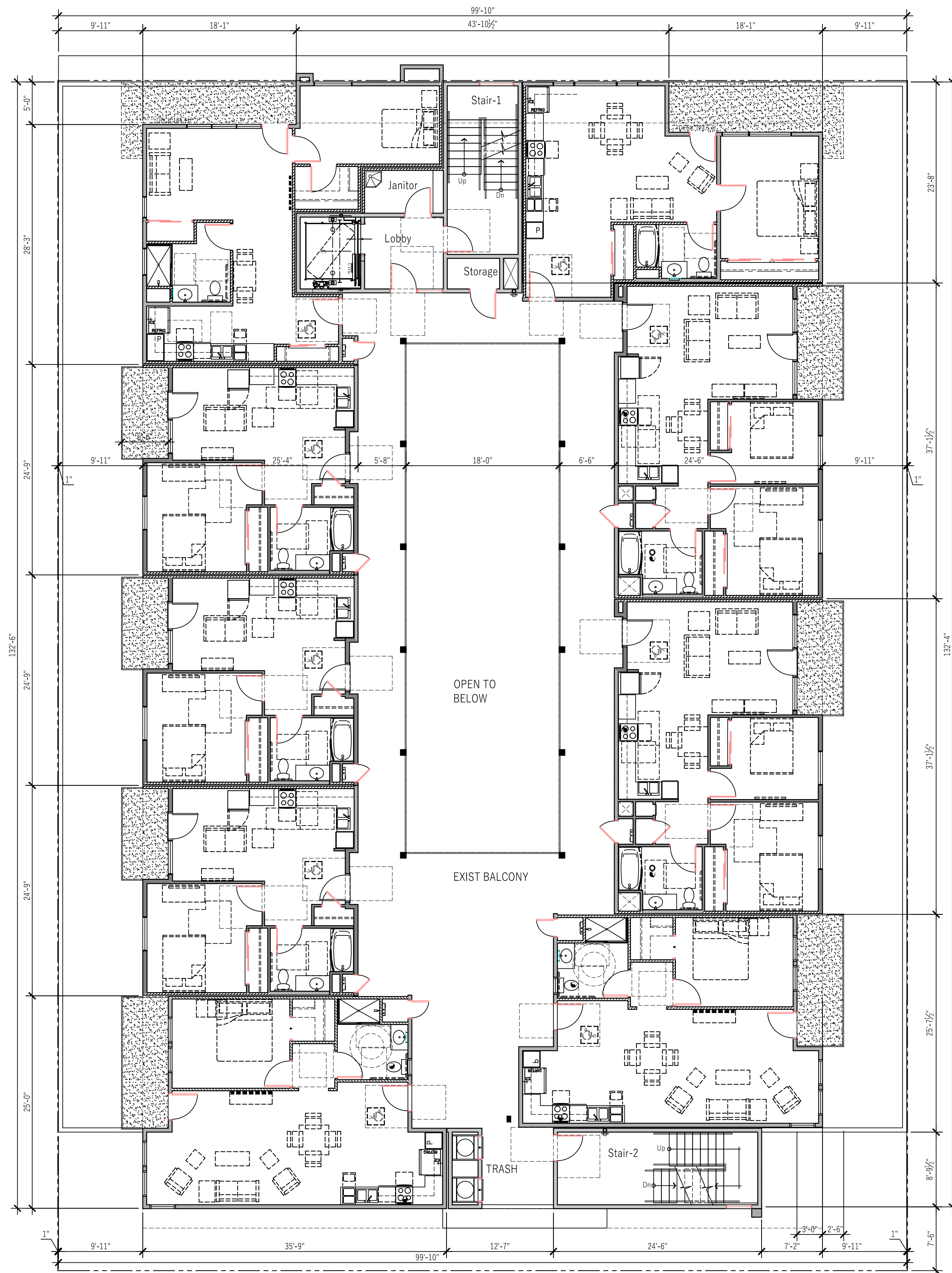
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SITE PLAN

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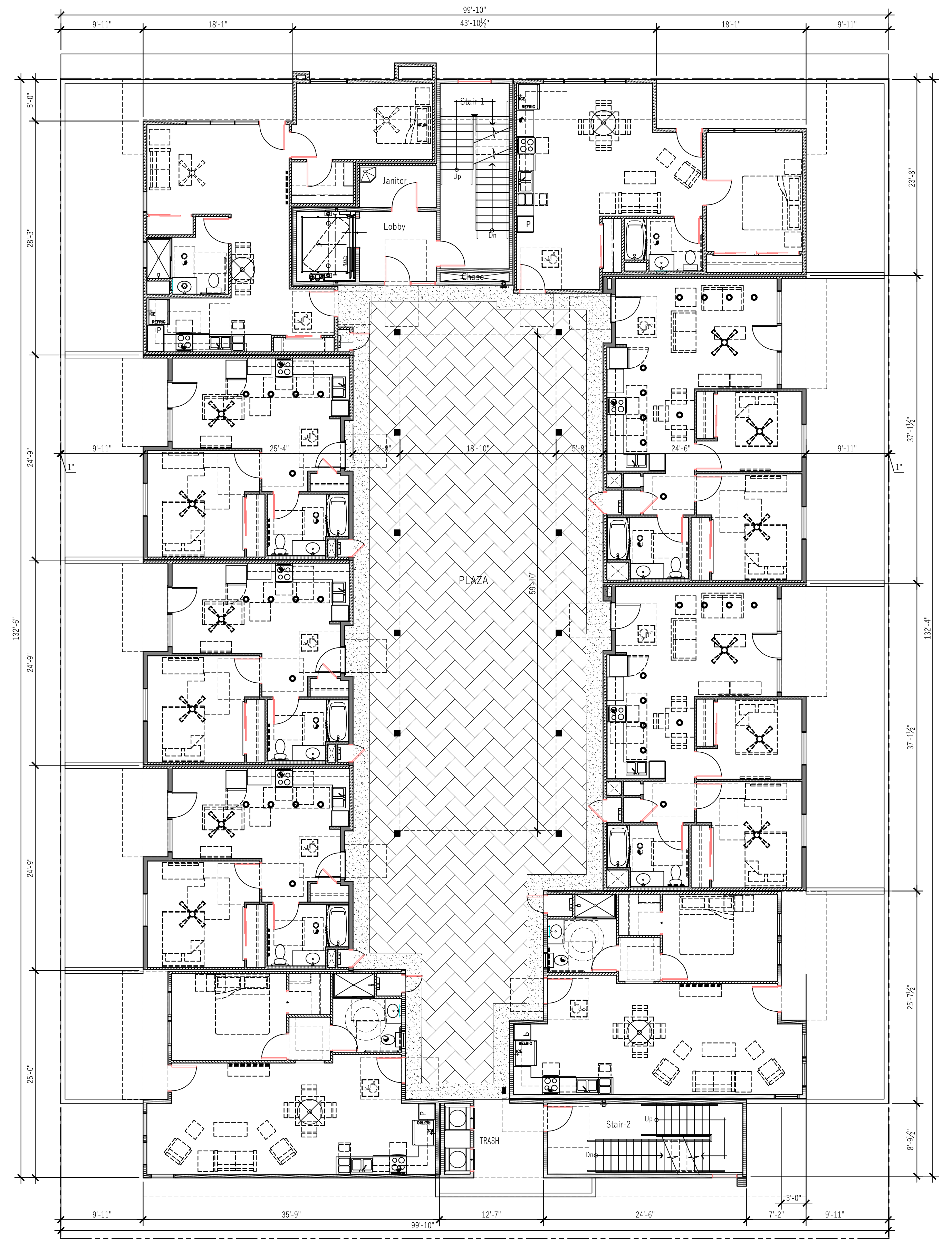
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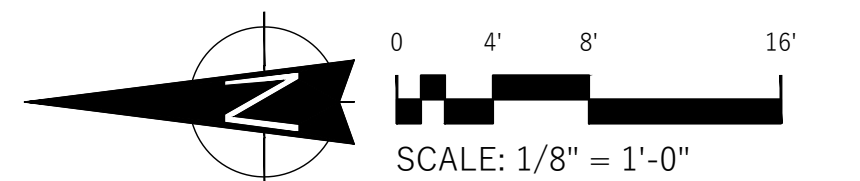
170903 July 20 2021



2 3RD - 5TH FLOOR PLAN
1/8"=1'-0"

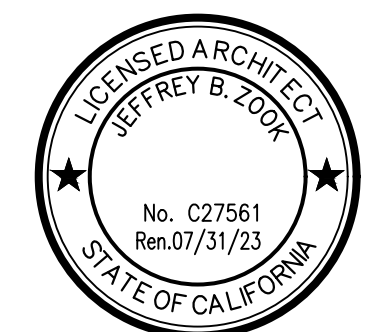


1 SECOND FLOOR PLAN
1/8"=1'-0"



C Street Apartments

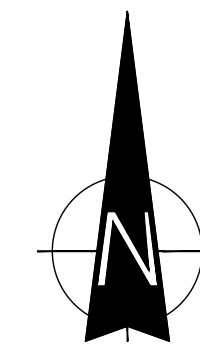
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:
FLOOR PLANS
Sheet No:

A2

CLIENT: Raul Orozco
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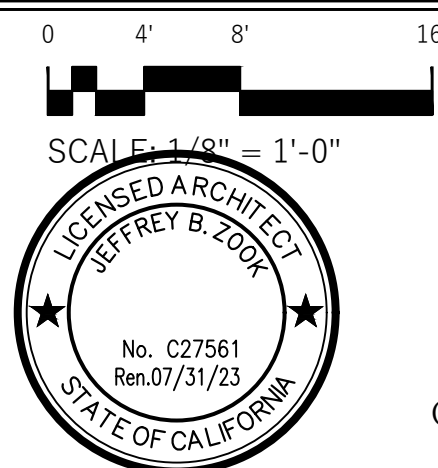


2 3RD - 5TH FLOOR PLAN
1/8"=1'-0"



C Street Apartments

RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030

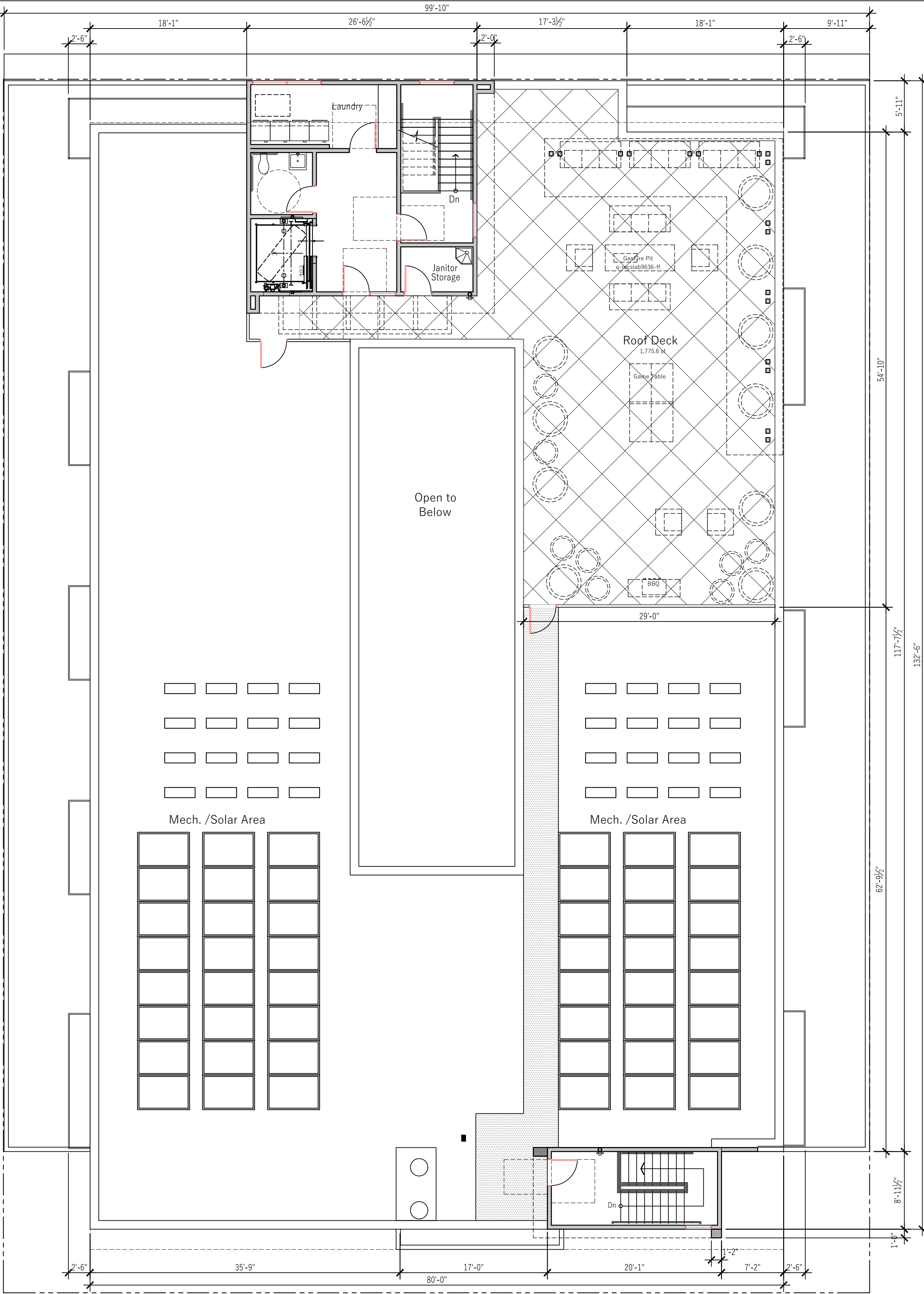


Sheet Title:
FLOOR PLANS
Sheet No:

A2

CLIENT: Raul Orozco
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170903 July 20 2021



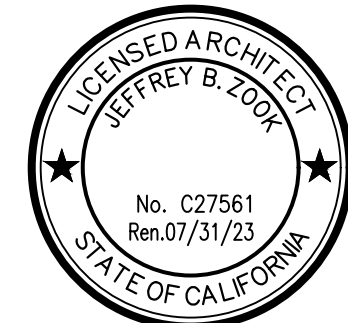
1 ROOF PLAN
1/8" = 1'-0"



COASTAL ARCHITECTS

505 S. A STREET, SUITE 200 OXNARD CA 93030 www.coastalarch.com TEL: 805.985.7654 FAX: 805.201.3023 ARCHITECT: JEFF ZOOK EMAIL: jeff@coastalarch.com PRINCIPAL PLANNER: MIKE SANCHEZ EMAIL: mike@coastalarch.com

C Street Apartments
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030

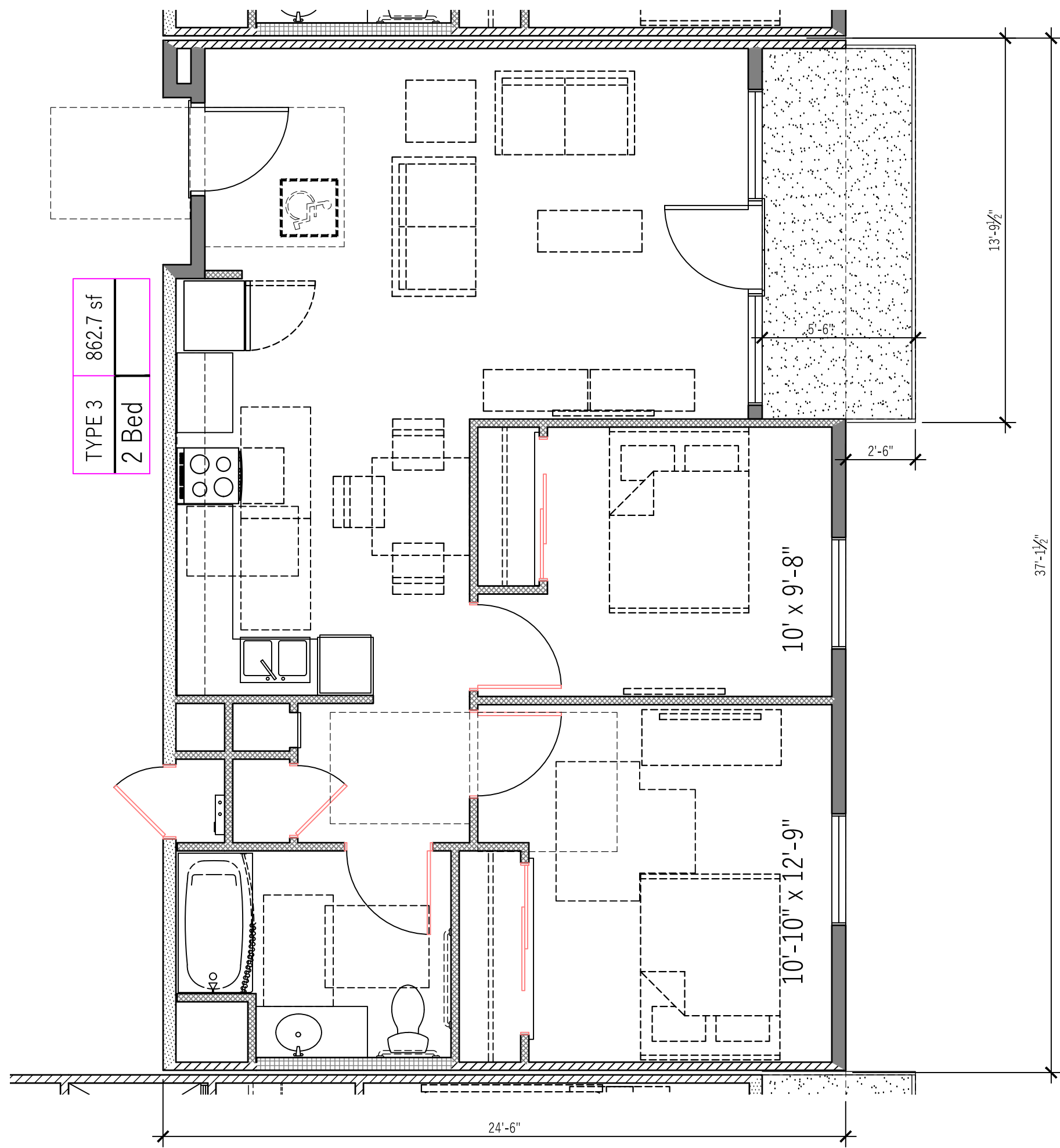


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ROOF PLAN
Sheet No:

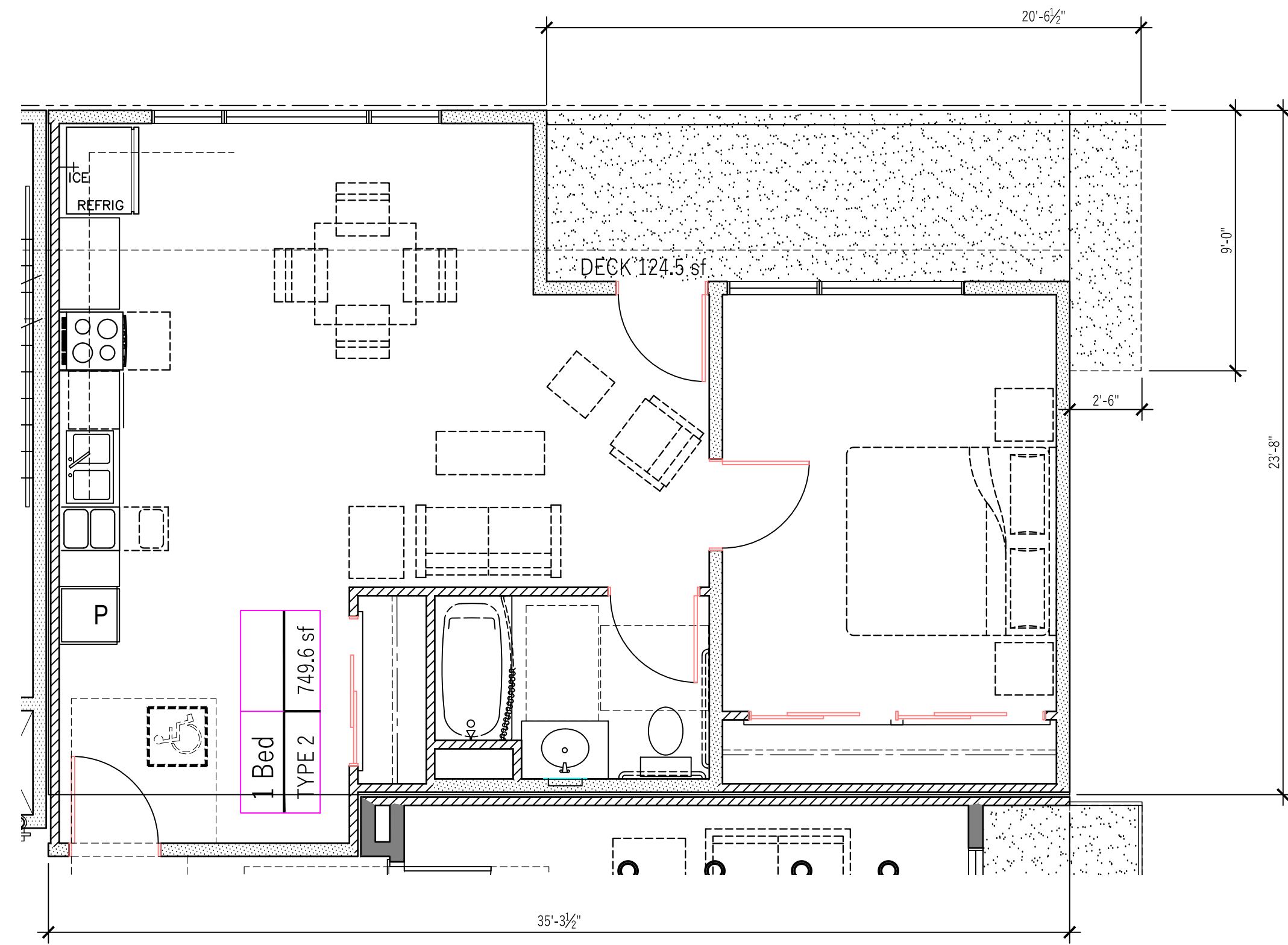
A3

CLIENT: Raul Orozco
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Camarillo CA 93010
auezcompany@aol.com

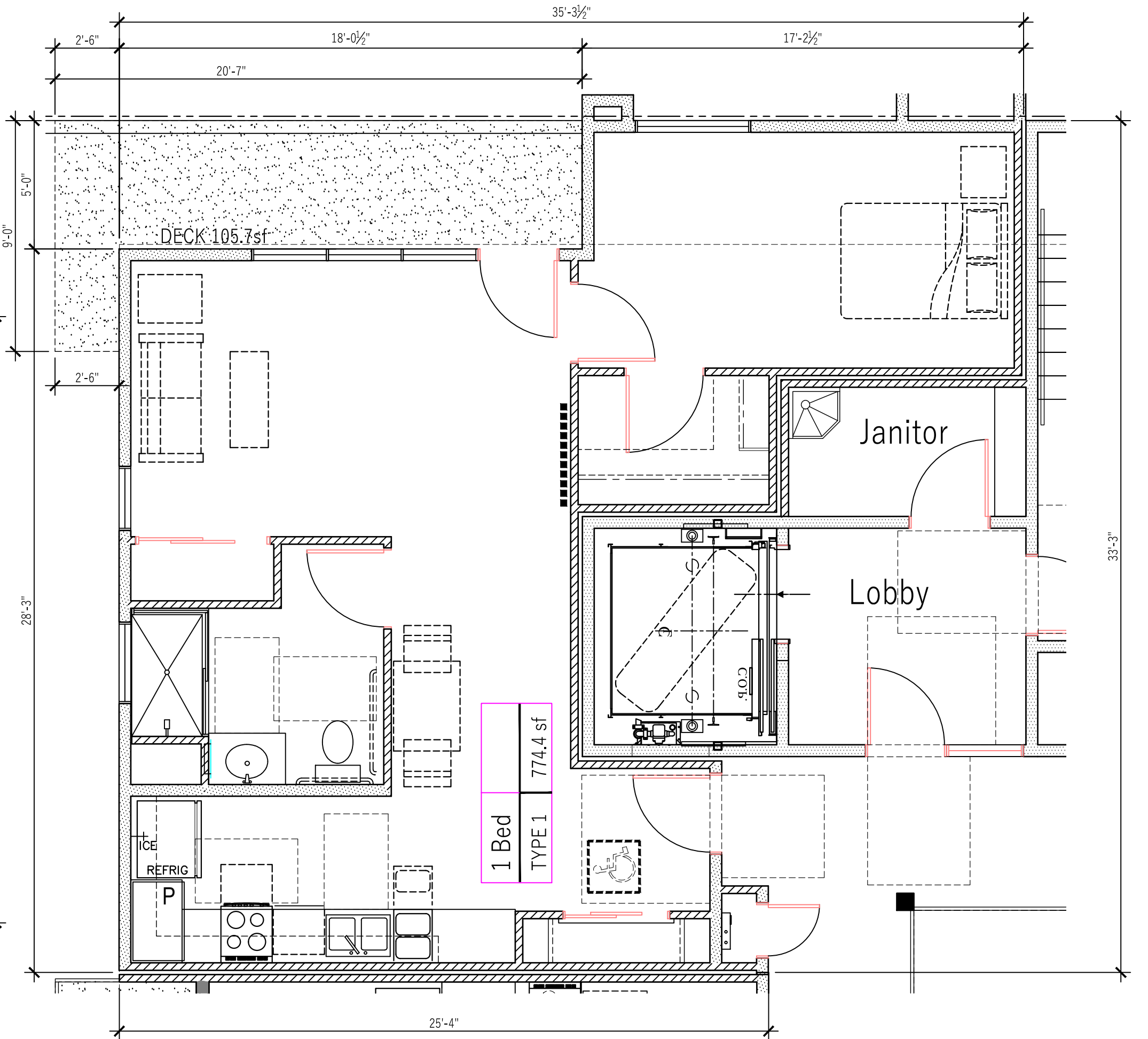
170903 July 20 2021



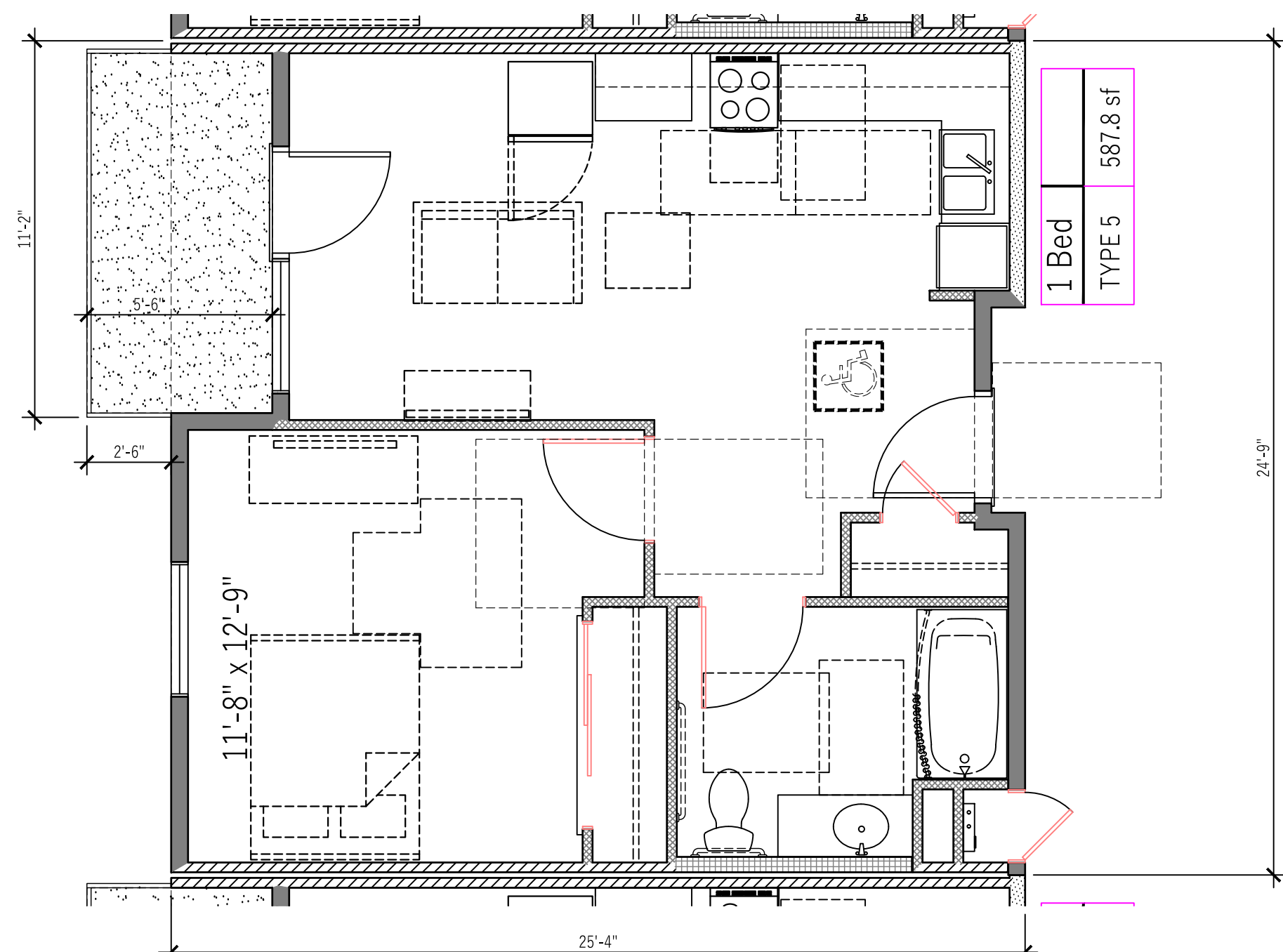
3 UNIT 3 PLAN
1/4"=1'-0"



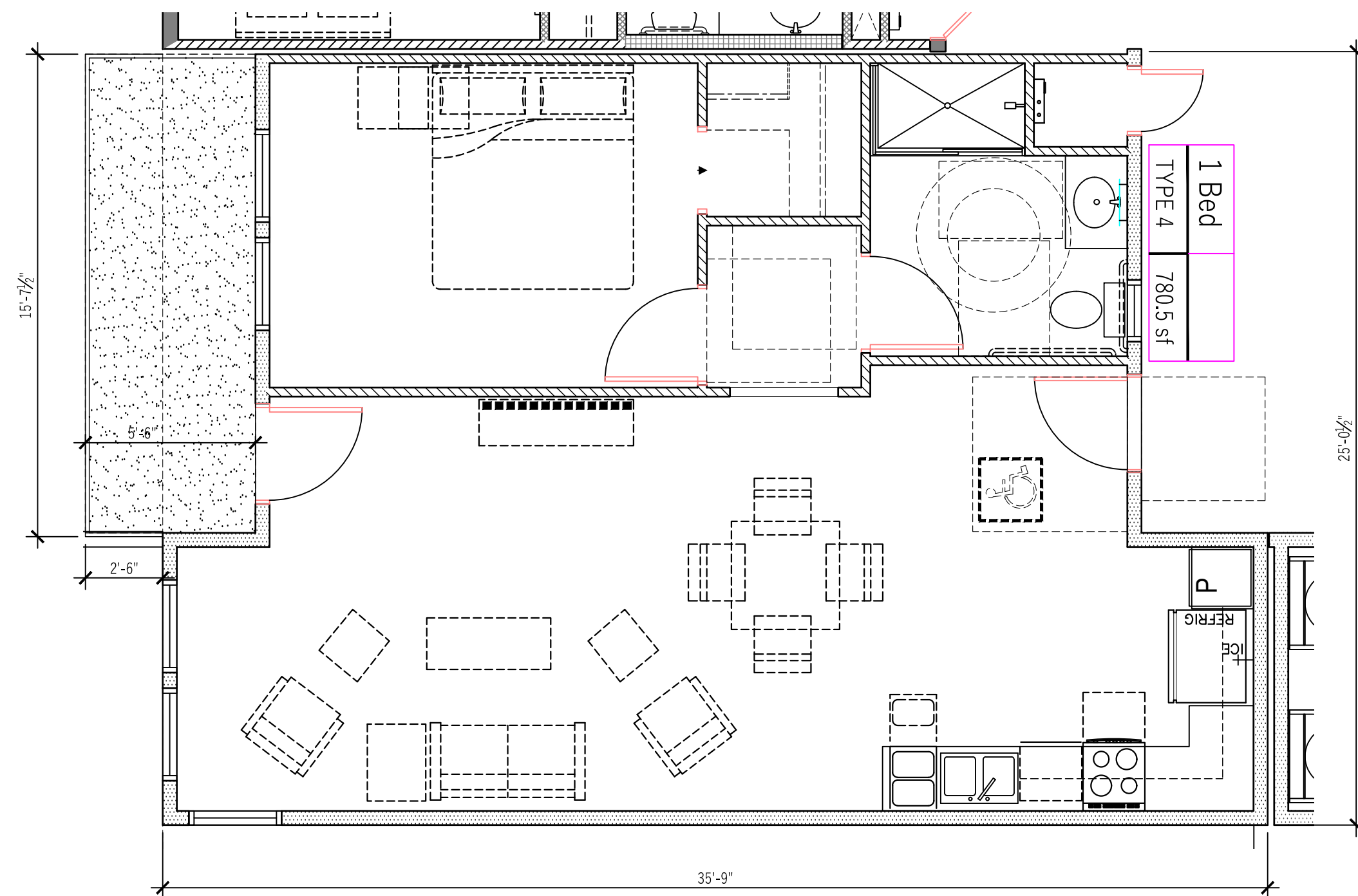
2 UNIT 2 PLAN
1/4"=1'-0"



1 UNIT 1 PLAN
1/4"=1'-0"



5 UNIT 5 PLAN
1/4"=1'-0"

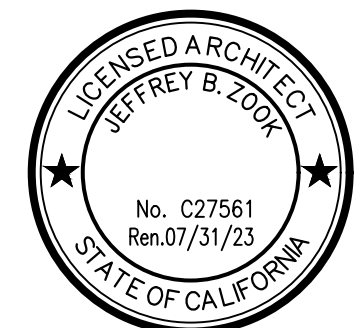


4 UNIT 4 PLAN
1/4"=1'-0"



COASTAL ARCHITECTS

C Street Apartments
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:

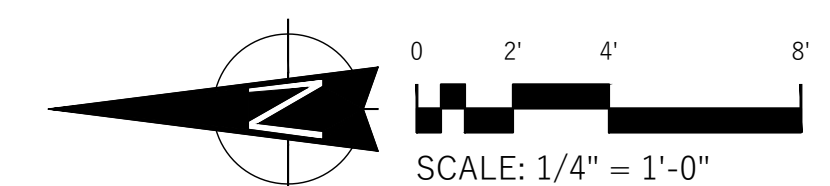
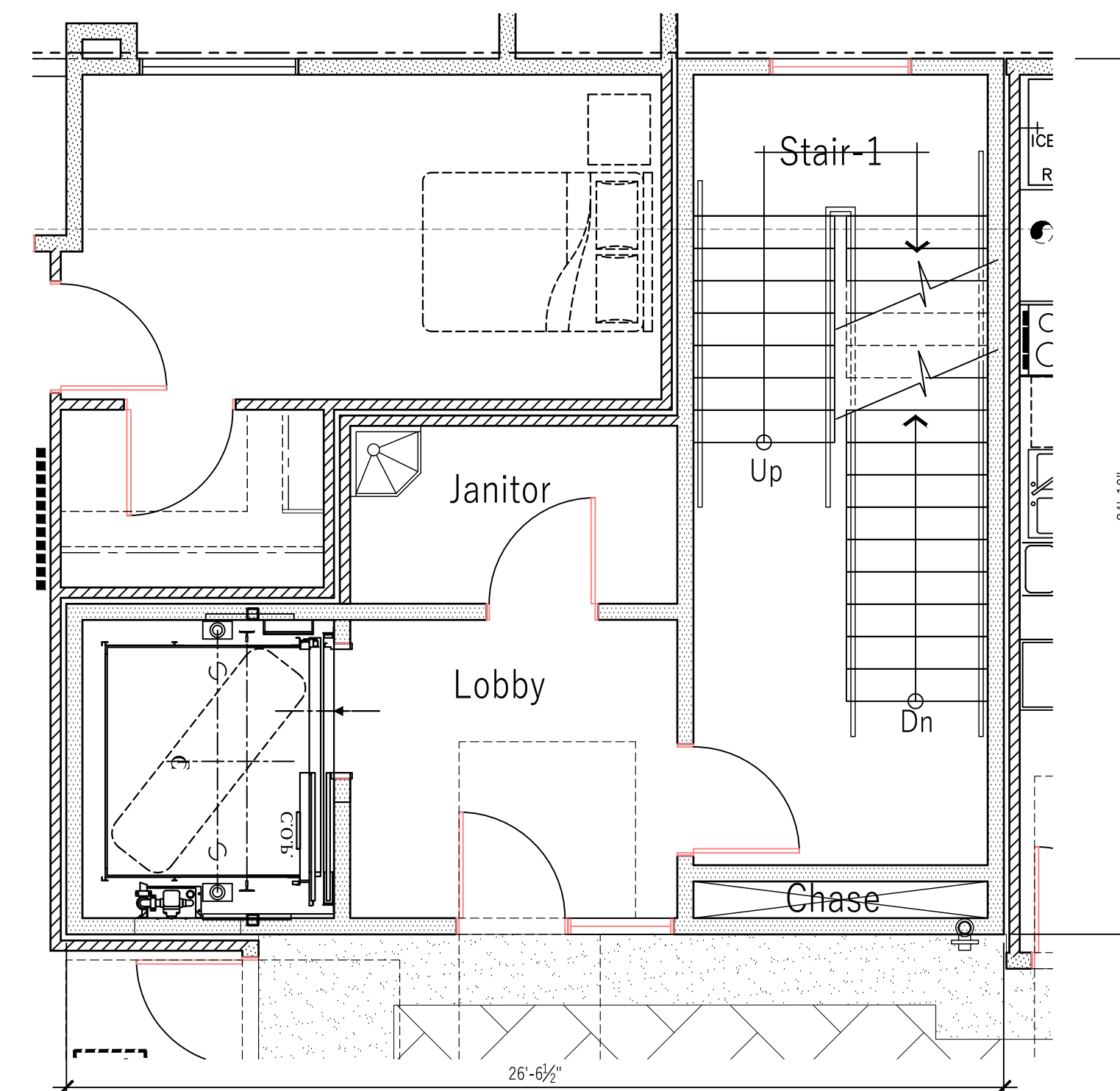
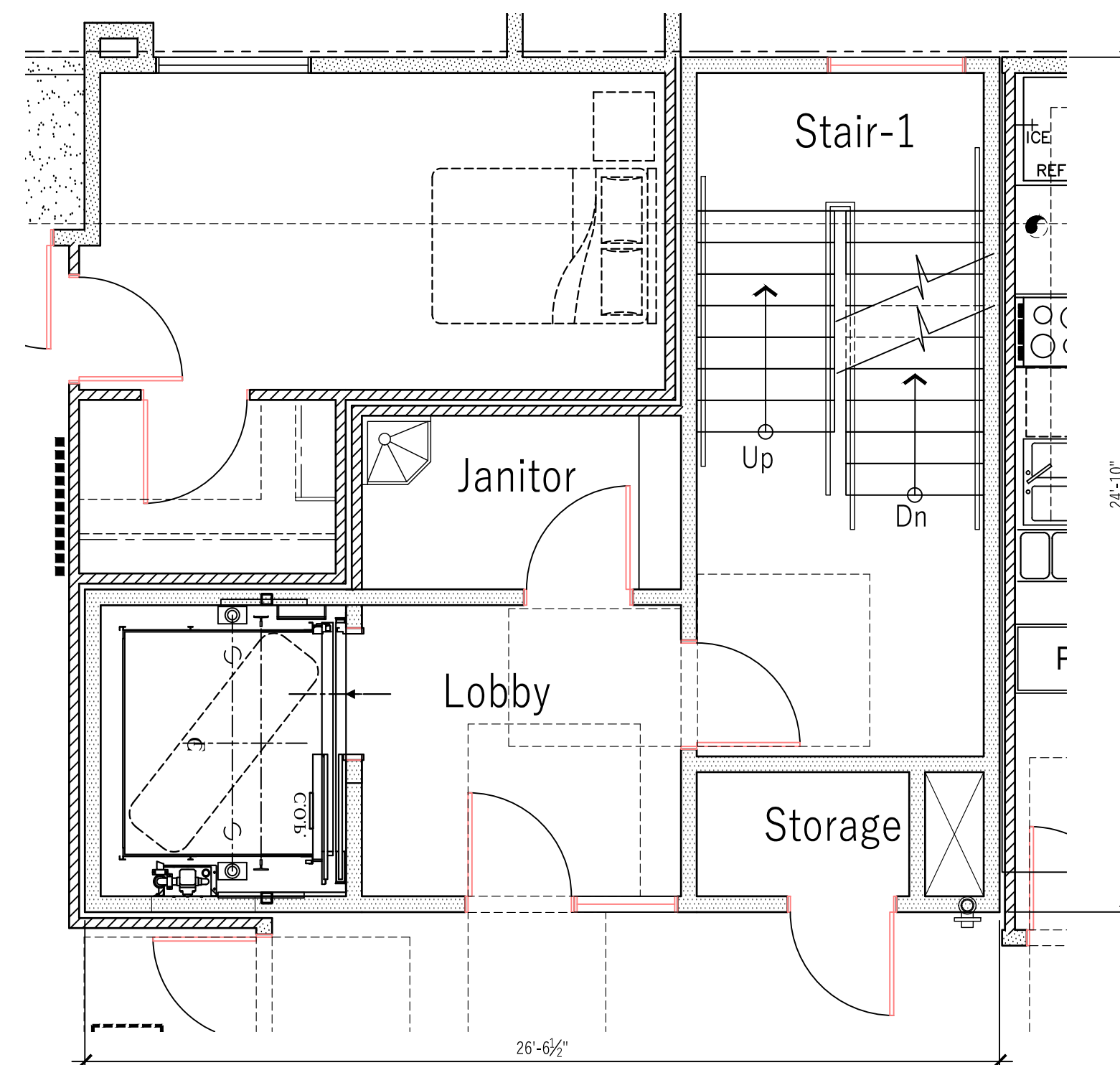
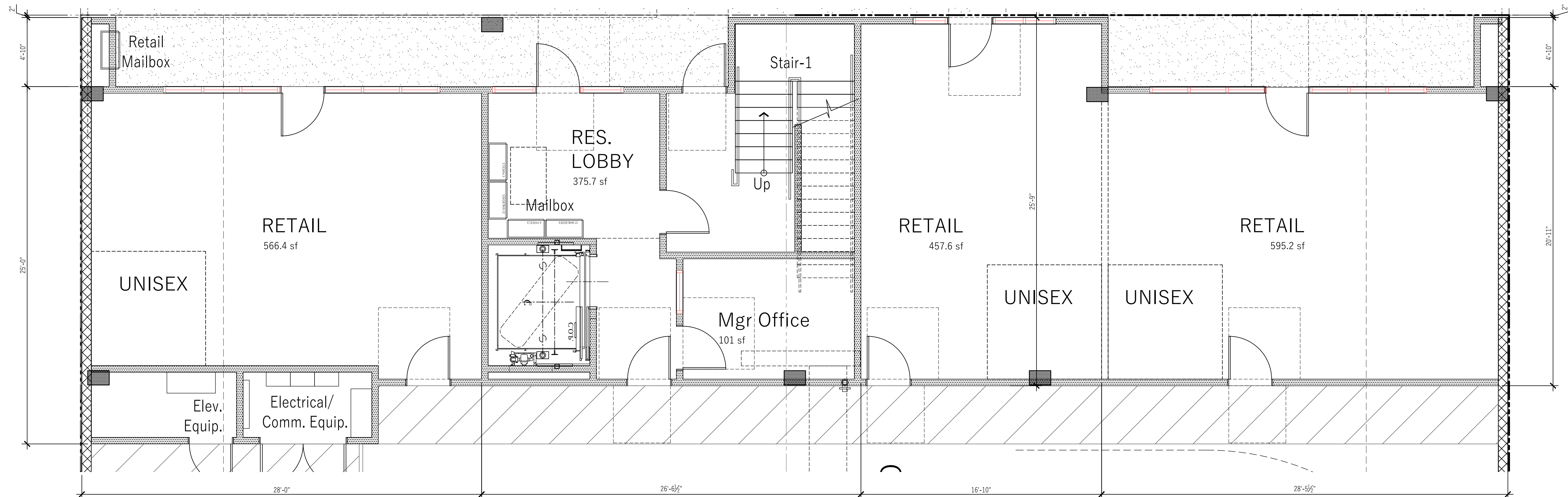
UNIT PLANS

Sheet No:

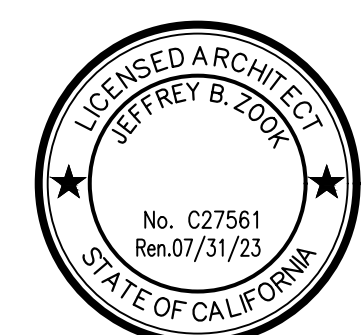
A4

CLIENT: Raul Orozco
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Camarillo CA 93010
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170903 July 20 2021



C Street Apartments RESIDENTIAL DEVELOPMENT 643 - 637 S. 'C' STREET OXNARD CA 93030

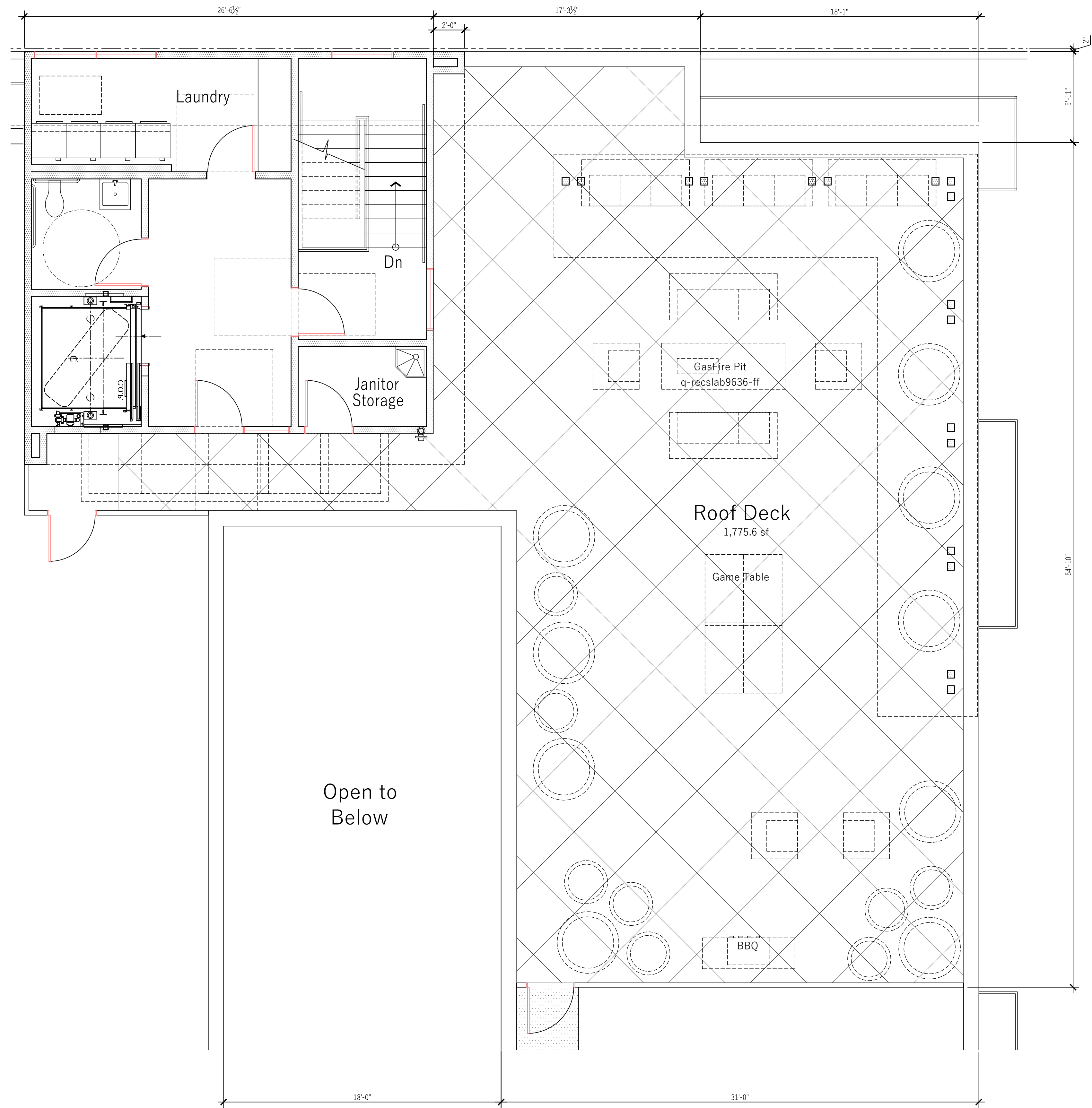


Sheet Title:
LOBBY PLANS
Sheet No:

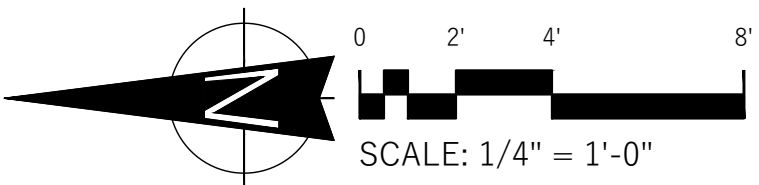
A5

CLIENT: Raul Orozco
312 Camarillo Dr.
Camarillo CA 93010
auezcompany@aol.com

170903 July 20 2021

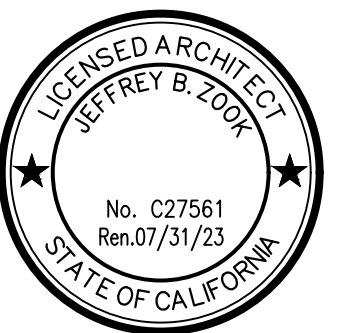


1 ROOF DECK / LOBBY PLAN
1/4"=1'-0"



COASTAL ARCHITECTS

C Street Apartments
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:
ROOF DECK PLAN
Sheet No:

A6

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Camarillo CA 93010
auzcompany@aol.com

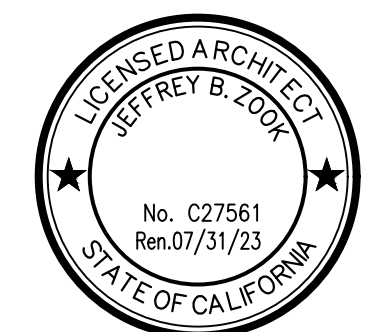


- ☐ ELEVATION KEY NOTES
- 1 ACRYLIC STUCCO FINISH
 - 2 CEMENT FIBER LAP SIDING
 - 3 CEMENT FIBER RIBBED PANEL RAINSCREEN PATTERN DESIGN
 - 4 VINYL WINDOW SYSTEM
 - 5 STAINLESS STEEL HAND RAILING SYSTEM
 - 6 ALUM. STOREFRONT SYSTEM
 - 7 MASONRY WALL W/ GRAFFITI PROOF FINISH 9" A.F.F.
 - 8 WOOD TRELLIS AT ROOF DECK
 - 9 SIGNAGE LOCATION - UNDER SEPARATE PERMIT
 - 10 ADDRESS W/ CONTRASTING COLOR
 - 11 SECURITY GARAGE DOOR



C Street Apartments

RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030

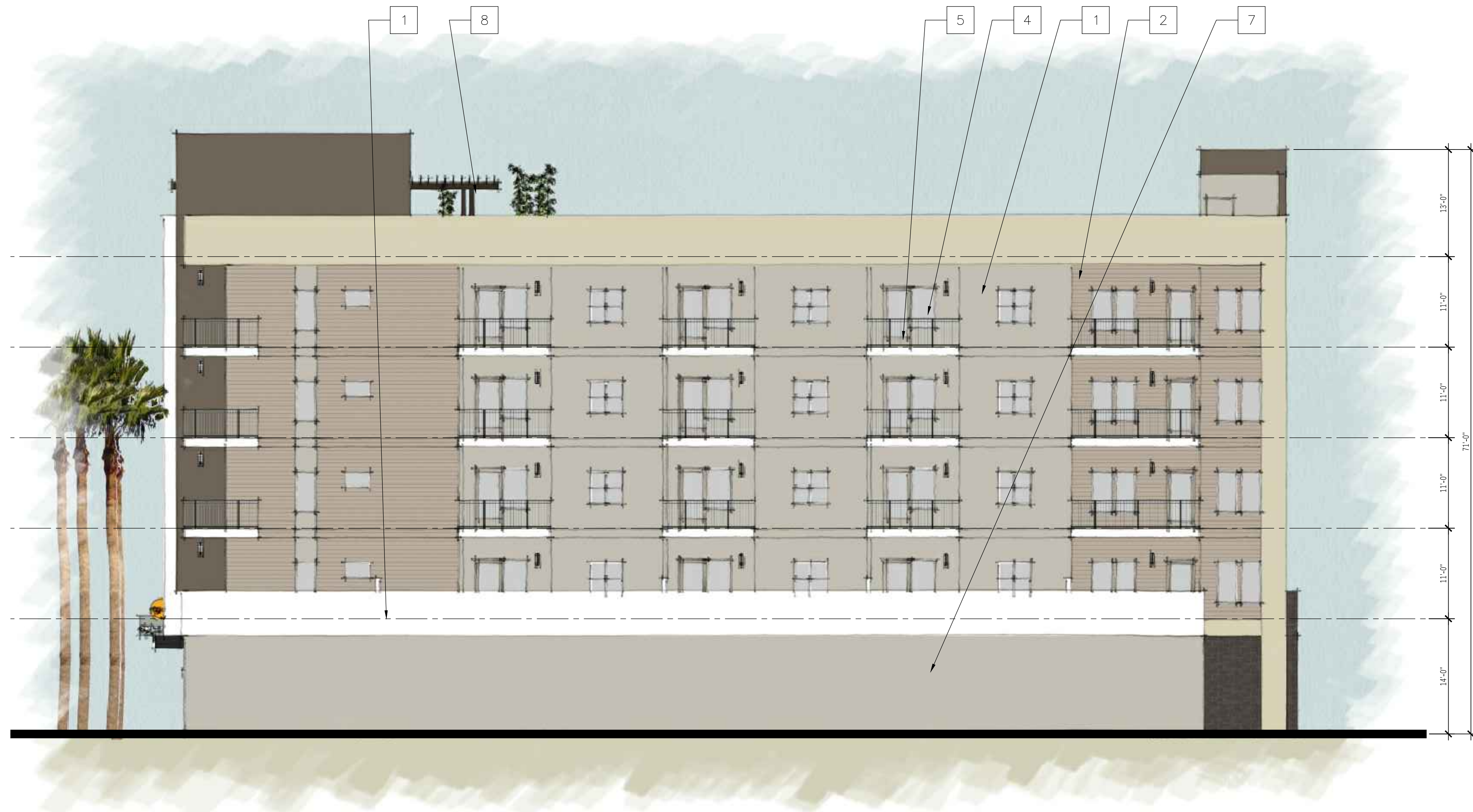


Sheet Title:
EXTERIOR ELEVATIONS
Sheet No:

A7

CLIENT: Raul Orozco
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Camarillo CA 93010
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170903 July 20 2021



- ELEVATION KEY NOTES
- 1 ACRYLIC STUCCO FINISH
 - 2 CEMENT FIBER LAP SIDING
 - 3 CEMENT FIBER RIBBED PANEL RAINSCREEN PATTERN DESIGN
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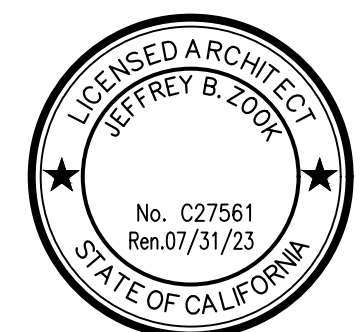
1 EXTERIOR ELEVATIONS - NORTH
1/8" = 1'-0"

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



COASTAL ARCHITECTS

C Street Apartments
RESIDENTIAL DEVELOPMENT
643-637 S. 'C' STREET OXNARD CA 93030



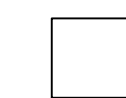
Sheet Title:
EXTERIOR ELEVATIONS
Sheet No:

A8

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-  ELEVATION KEY NOTES
- 1 ACRYLIC STUCCO FINISH
 - 2 CEMENT FIBER LAP SIDING
 - 3 CEMENT FIBER RIBBED PANEL RAINSCREEN PATTERN DESIGN
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 - 8 WOOD TRELLIS AT ROOF DECK
 - 9 SIGNAGE LOCATION - UNDER SEPARATE PERMIT
 - 10 ADDRESS W/ CONTRASTING COLOR
 - 11 SECURITY GARAGE DOOR

1 EXTERIOR ELEVATIONS - SOUTH
1/8" = 1'-0"

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



COASTAL ARCHITECTS

C Street Apartments
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:
EXTERIOR ELEVATIONS
Sheet No:

A9

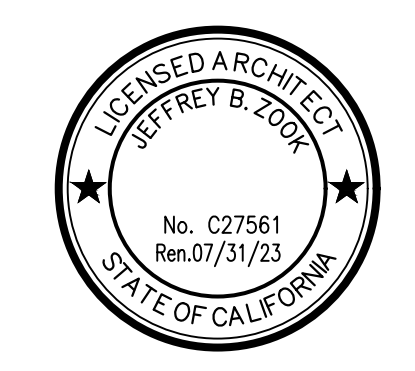
CLIENT: Raul Orozco
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Camarillo CA 93010
auezcompany@aol.com

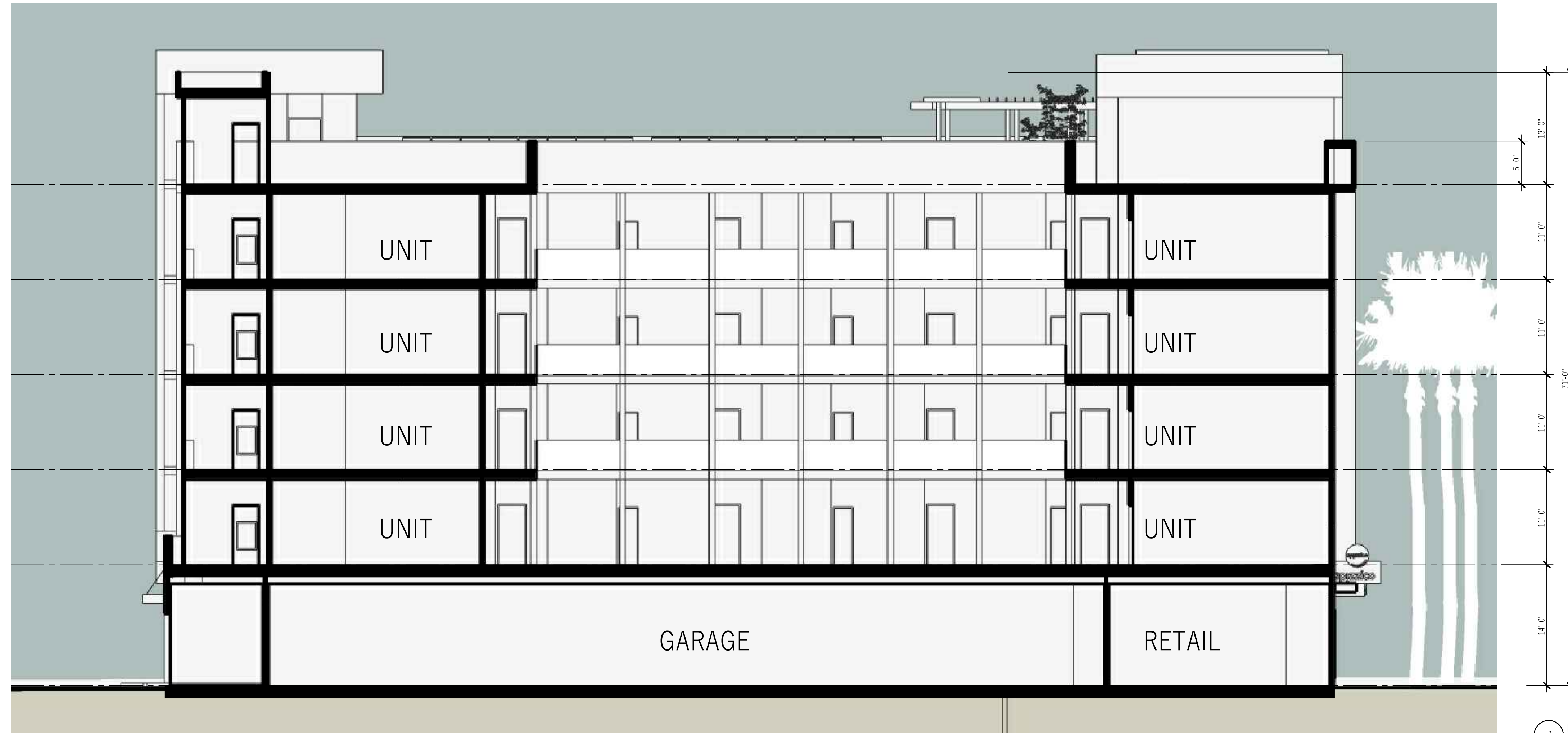


- ELEVATION KEY NOTES**
- 1 ACRYLIC STUCCO FINISH
 - 2 CEMENT FIBER LAP SIDING
 - 3 CEMENT FIBER RIBBED PANEL RAINSCREEN PATTERN DESIGN
 - 4 VINYL WINDOW SYSTEM
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1 EXTERIOR ELEVATION ALLEY - WEST
1/8" = 1'-0"

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





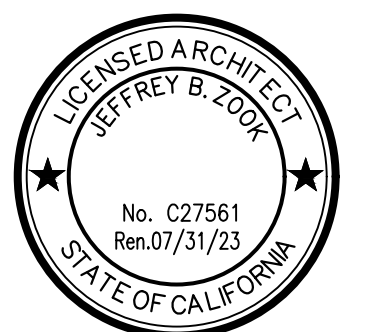
1 EXTERIOR ELEVATION - ALLEY - WEST
1/8" = 1'-0"

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



COASTAL ARCHITECTS

C Street Apartments
RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030

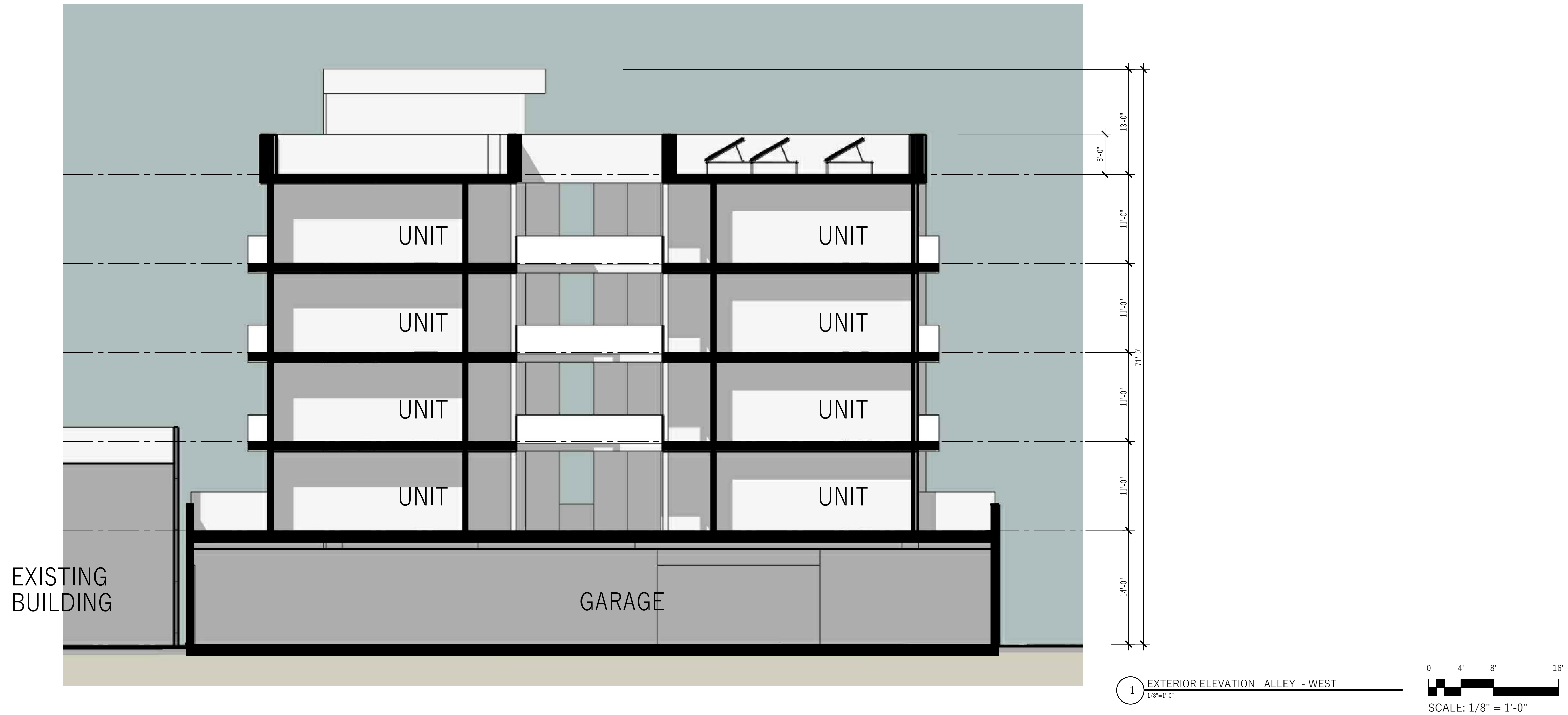


Sheet Title:
EXTERIOR ELEVATIONS
Sheet No:

A9

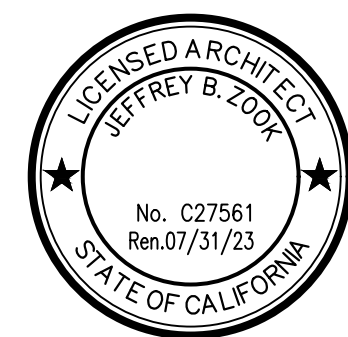
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170903 July 20 2021



C Street Apartments

RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:
EXTERIOR ELEVATIONS
Sheet No:

A9

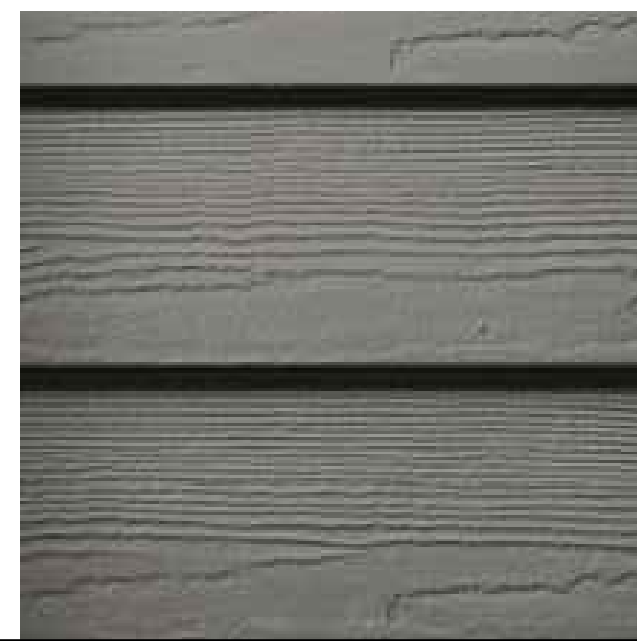
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170903 July 20 2021



EXPOSED MASONRY WALL
ONYX BURNISH
GRAY MORTAR
WITH ANTI GRAFFITI COATING

A



CEMENT FIBER PANEL SIDING
JAMES HARDIE - AGED PEWTER

B

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

C

SW 7641
Colonnade Gray
Interior / Exterior
Location Number: 283-C2

D

SW 7637
Oyster White
Interior / Exterior
Location Number: 254-C7

E

SW 7060
Attitude Gray
Interior / Exterior
Location Number: 237-C5

F



CEMENT FIBER RIBBED PANEL
RAIN SCREEN SYSTEM
PAINTED

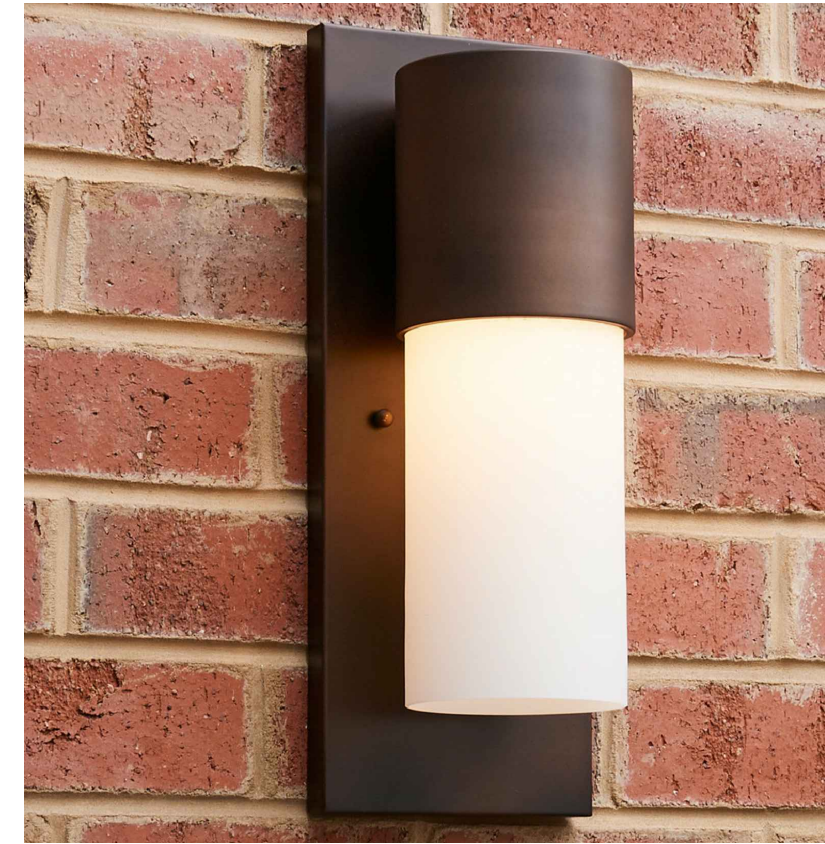
G

SW 6244
Naval
Interior / Exterior
Location Number: 253-C6



LIGHTING
SECURITY AT ALLEY

J



LIGHTING AT UNIT ENTRY
WALL MOUNTED SCONES

K



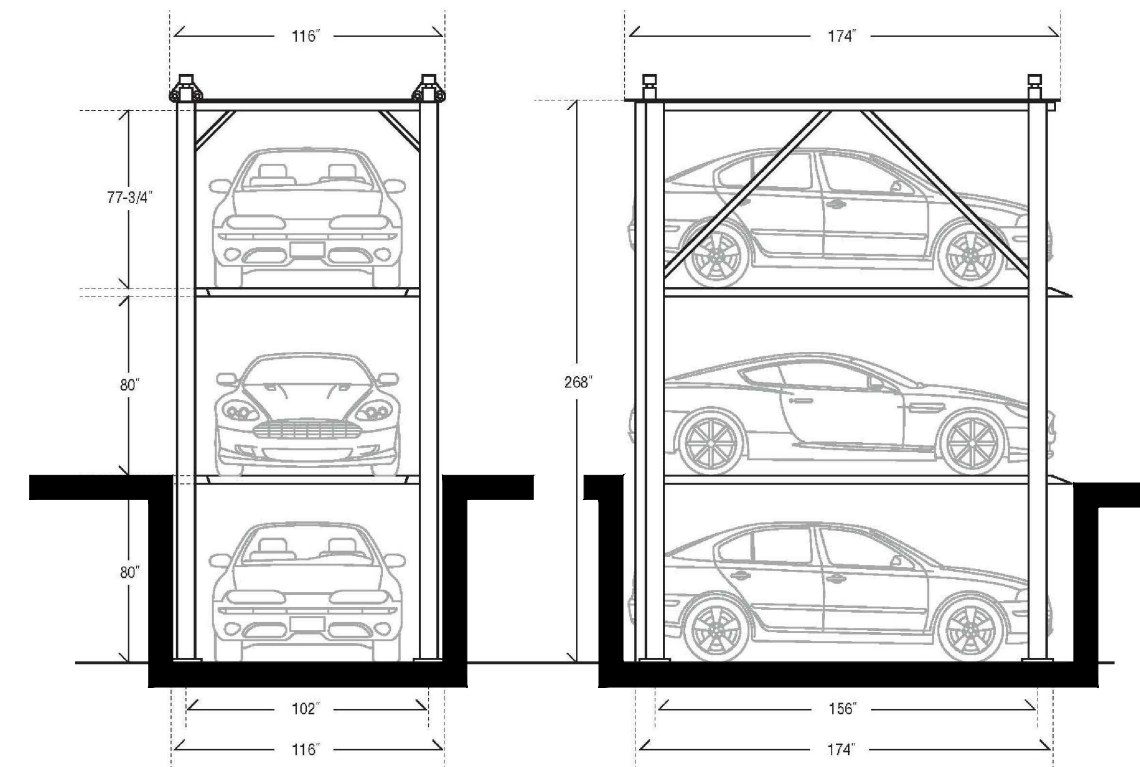
LIGHTING AT BUILDING
WALL MOUNTED SCONES
UP AND DOWN LIGHTING

L



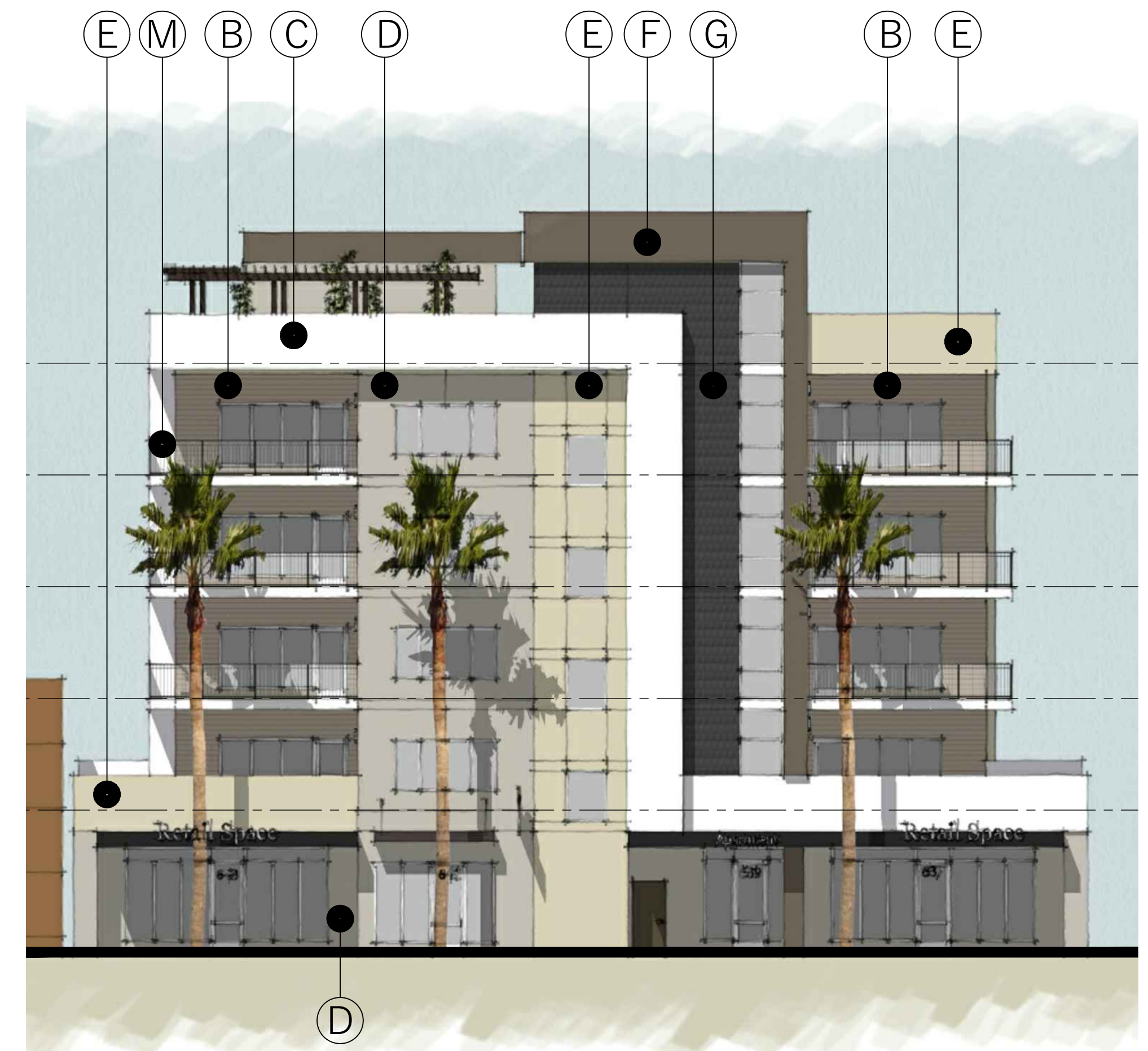
STAINLESS STEEL
HAND RAILING SYSTEM

M



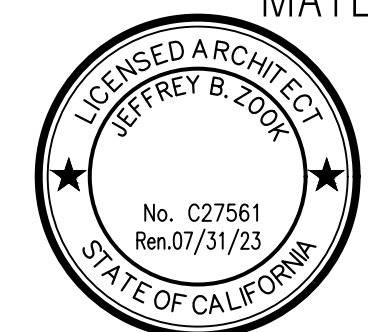
CAR LIFT

N



C Street Apartments

RESIDENTIAL DEVELOPMENT
643 - 637 S. 'C' STREET OXNARD CA 93030



Sheet Title:

MATERIALS/ LIGHTING/ COLORS

Sheet No:

A13

CLIENT: Raul Orozco
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Camarillo CA 93010
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170903 July 20 2021



SOUTH - ALLY AT VACANT LOT ①



SOUTHEAST - ALLEY AT LOT ②



EAST - AT ADJACENT VACANT LOT ③



WEST - C STREET ④



WEST - ADJACENT BUILDING ⑤



VICINITY SITE MAP

Planting Legend

TREES

- (E) Mexican Fan Palm to be Relocated
- (E) Mexican Fan Palm to be Removed
- (E) Carrot Wood to be Removed
- Podocarpus gracillior Fern Pine
- 8" BT Archontophoenix alexandras
- 18" Box Eriobotrya Dellexa
- King Alexander Palm
- Bronze Loquat Multi Trunk

SHRUBS & VINES

- Chamaecyparis humilis
- Mediterranean Fan Palm
- Raphiolepis indica 'Jack Evans'
- Indian Hawthorn
- Raphiolepis indica 'Clara'
- Indian Hawthorn
- Nerium oleander 'petite pink'
- Oleander
- Nerium oleander 'Petite Salmon'
- 1" Dwarf Oleander
- Phormium t. 'Dusky Chief'
- 15 gal Red Flax
- Phormium t. 'Maori Queen'
- 15 gal Red Flax

GROUNDCOVERS

- 12" o.c. Lampranthus productus
- Flats Purple Productus
- 12" o.c. Vinca minor
- Flats Periwinkle
- 12" o.c. Lantana monte 'purple and white'
- Flats Trailing Lantana 50/50 mix

Pot configurations

A. 60" Dia. Pot

B. 30" Dia. Pot

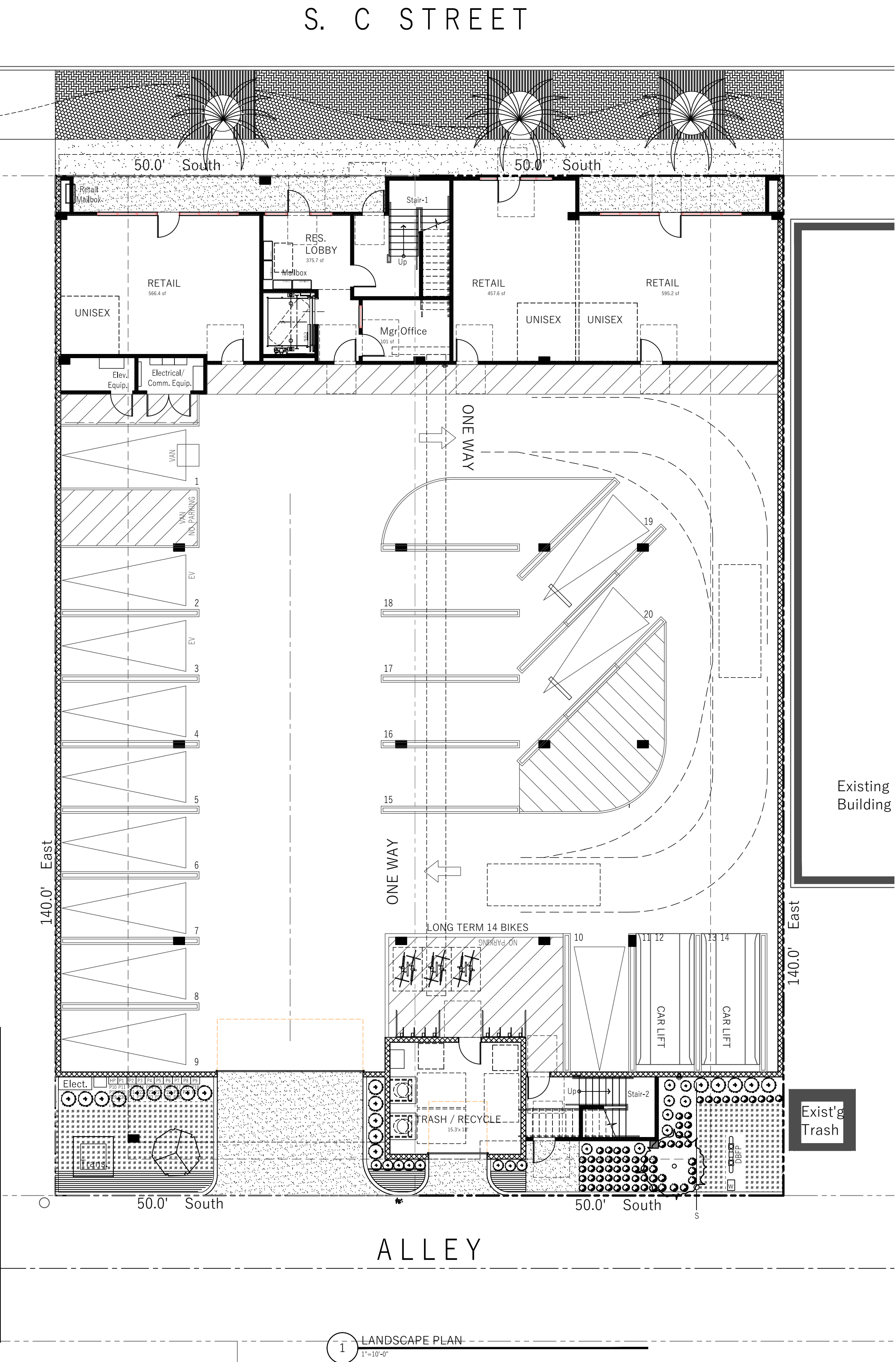
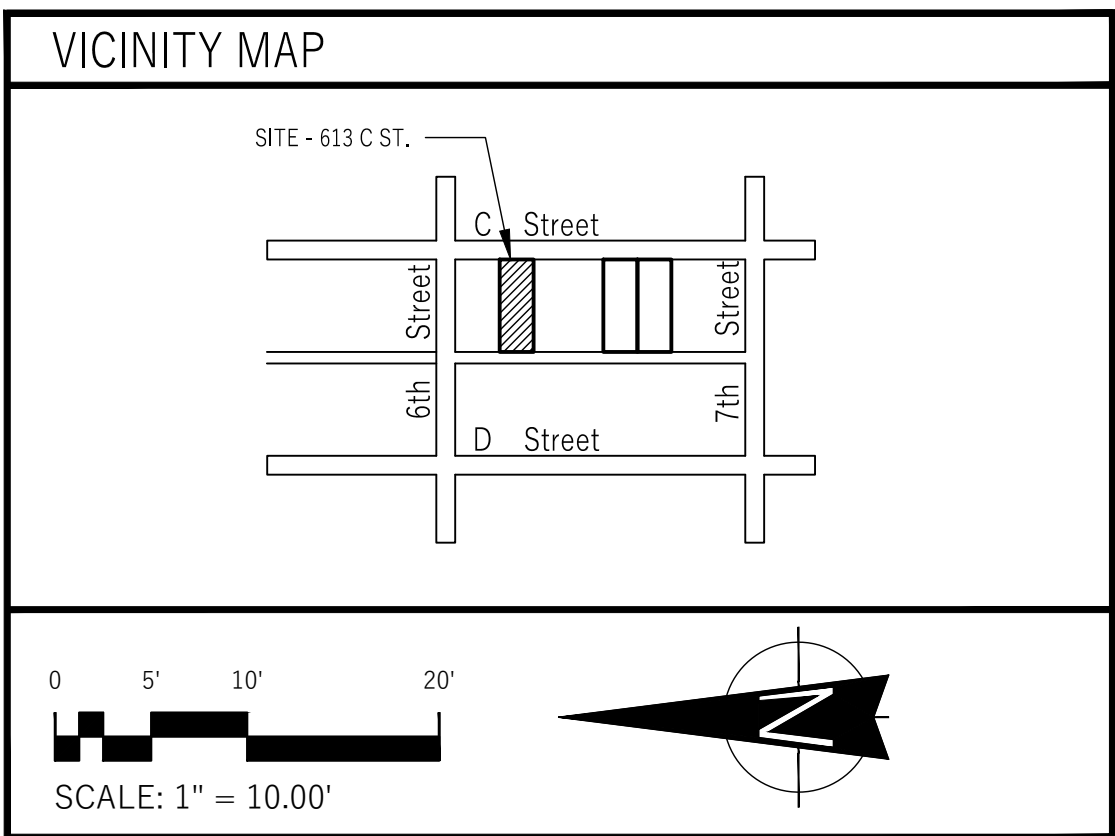
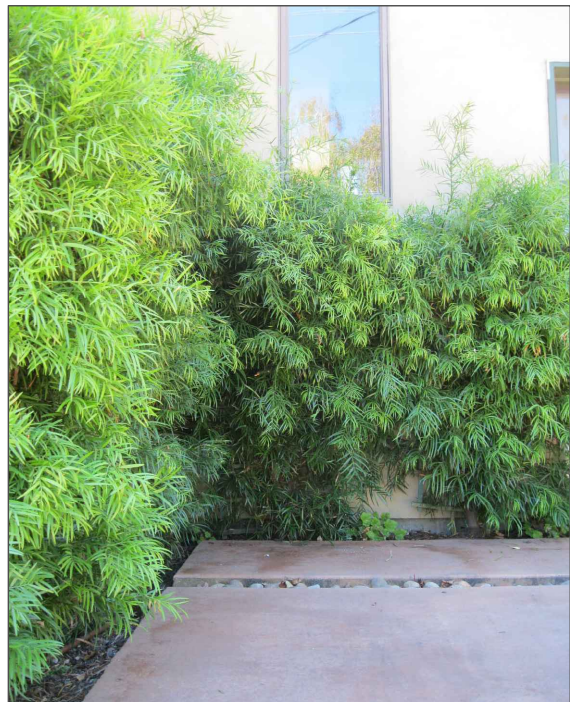
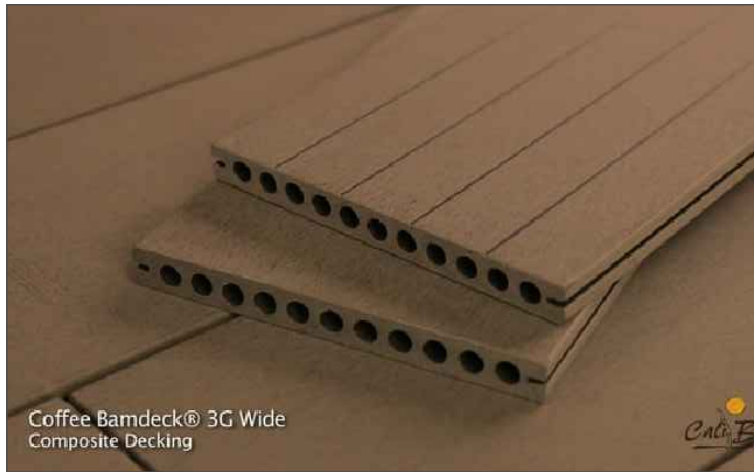
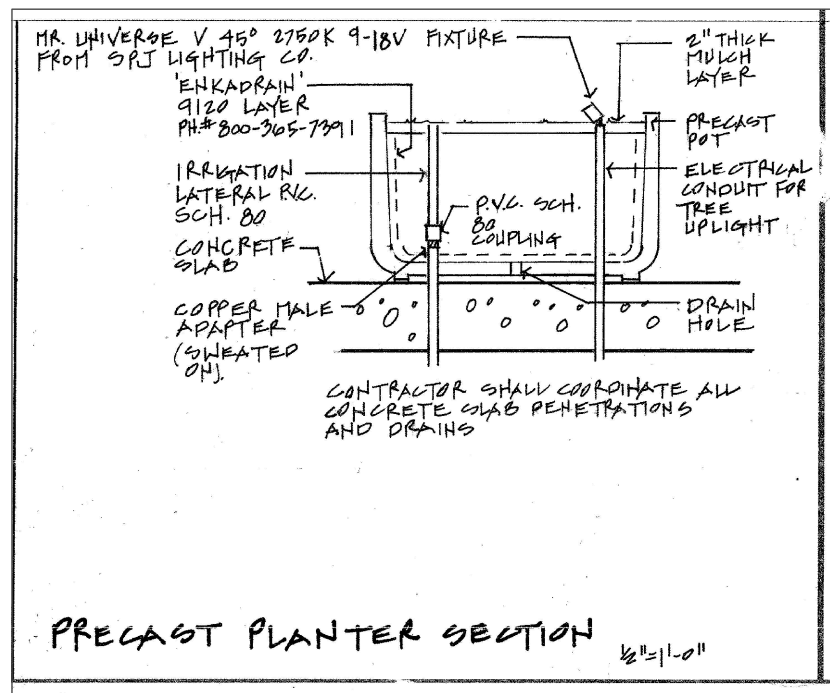
POT TYPE: QUICK ORTE PRODUCTS CORP. www.ortp.com
TEL: 951-737-6620

A. OR-CAL002P-1 LC CALIFORNIA ROUND, FINISH HARVEST, STD GLOSS SEALER, 231lbs

B. OR-A0-303P-1 POTS, FINISH SAGE GREEN, STD GLOSS SEALER, 388lbs

Planting Notes

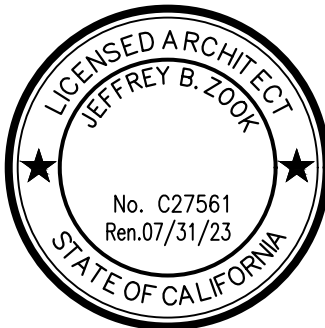
- The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery and Equipment necessary to completely install plants, turf, mowstrips, etc. as shown on the plans.
- Landscape contractor and all of his subcontractors shall comply with all state and local codes, ordinances and regulations.
- Landscape contractor and all of his subcontractors shall store all garbage generated from site construction out of site from street and completely remove all garbage generated from construction upon completion and prior to beginning of maintenance period.
- PLANTS - All plant material shall be well established, vigorous, of normal growth habit and free of disease and/or insect infestation. Plants shall have normal, healthy root systems filling their container, but without being rootbound. Plants that do not comply with these conditions shall be removed from the site and replaced at no cost to the owner.
- In the case of a discrepancy, the number of plants actually shown on the plan shall take precedent over the plant count shown on the callout. Landscape Contractor shall be responsible for supplying plants actually shown on plan without additional cost to the Owner.
- Trunk Guard required on all trees in turf areas. Manufactured by Deep Root Corp. or equal. Size and installation per manufacturer specifications and details.
- MULCH - Topdress all shrub areas with 2" layer of shredded mulch equal to Agromin ES2 Mulch (800)482-8749.
- Thirty days after installation, fertilize landscape areas with Best Fert. Co. 16-6-8 applied at the rate recommended by manufacturer or as specified in soil analysis. Fertilizer applications to continue thereafter at rate recommended by manufacturer.
- Contractor to contact the Parks and Facilities Division for inspection and approval of all trees prior to planting. Allow 48 hours notice. (805) 365-7950.
- SOIL AMENDMENT - nitrolyzed
- A organic soil amendment (AGROMEND or equal) shall be rototilled into the top six inches of soil after Finish grade has been established. For turf and shrub areas with slopes less than 2:1, rototill at the following rates per 1000 square feet. For SLOPES of 2:1 or greater, broadcast and scarify into the top 2" if topsoil.
- These amounts are for bidding purposes only. Landscape contractor shall provide an agronomic soil test per instructions in specifications Planting Materials, A.
- GENERAL SOIL PREPARATION:
 - 4 cy nitrogen stabilized redwood, fir or cedar shavings
 - 25 lbs. soil sulphur
 - 150 lbs. 5-3-1 Gro-Power Fertilizer
 - 25 lbs./cy agri. Gypsum
 - BACKFILL MIX: To be incorporated into plant holes at time of planting.
- Non Acidic Plants:
 - 4 parts nitrolyzed amendment
 - 6 parts Native Soil
 - Gro-power 5-3-1
 - Iron sulphate
 - Agri. Symbium
 - (All fertilizers and soil additives to be incorporated per the recommendations of the manufacturer)
- Acidic Plants (such as ferns, azaleas, camellias, et.)
 - 2 part peatmoss
 - 1 part sharp sand
 - Turf Supreme
 - Sequestrene Fe 330 Iron Chelate
 - (All fertilizers and soil additives to be incorporated per the recommendations of the manufacturer)
- Landscapeing shall comply with all applicable City of Oxnard Parks Landscape Standards.



COASTAL ARCHITECTS

C Street Apartments

RESIDENTIAL DEVELOPMENT
643-637 S. 'C' STREET OXNARD CA 93030



Sheet Title:
LANDSCAPE PLAN
Sheet No:

L1

CLIENT: Raul Orozco
312 Camarillo Dr.
Camarillo CA 93010
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- ### GRADING NOTES

- ## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS FOLLOWS:

LOTS 2, 5, AND 6, BLOCK "Q" IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP ENTITLED "MAP NO. 4 OF TOWN OF OXNARD AND NORTH ADDITION TO TOWN OF OXNARD" RECORDED IN BOOK 5, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO'S: 202-0-133-020, 202-0-133-050, 202-0-133-060.

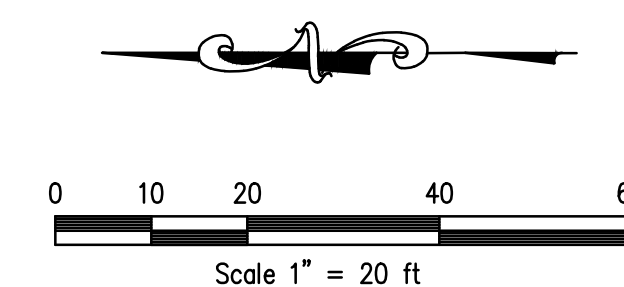
SITE ACREAGE

THE FOLLOWING ARE THE AREAS FOR EACH ADDRESS:

- 613 S. C STREET: 7,004 SQUARE FT (0.16 AC)
- 637 S. C STREET: 7,006 SQUARE FT (0.16 AC)
- 643 S. C STREET: 7,006 SQUARE FT (0.16 AC)

LEGEND

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.
450 Rosewood Ave. • Suite 202 • Camarillo, CA 93010
805.738.5434 • www.ccedesignassociates.com

RANDY CHAPMAN, P.E.
R.C.E. No. 69614

REVISIONS				 Development Services Department	
MARK	DATE	DESCRIPTION	BY		
				C STREET APARTMENTS ENGINEERING SITE PLAN	
REVIEWED BY: _____ _____ DATE _____ _____ DATE _____ CHECKED BY: RC				ACCEPTED BY: CITY ENGINEER R.C.E. XXXXXX EXP. X/XX/XX DATE _____ SHEET DRAWING NUMBER _____ SCALE: HORIZ. _____ 1"=10' VERT. _____ DRAWN BY: RC CHECKED BY: RC	
				SHEET No. _____ OF <u>12</u> DRAWING NUMBER _____	

COMMUNITY WORKSHOP

Monday, February 14, 2022

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

- 4. PROJECT NAME: Aspire Apartments Project; PLANNING AND ZONING PERMIT NOS. 21-200-01 (Major Downtown Design Review Permit), 21-535-01 (Density Bonus), 21-310-01 (Lot Merger); Fivepoints Northeast**

A request to demolish an existing 2,700 square foot commercial building and construct a 97,517 square foot 5-story mixed use affordable housing apartment building with 88 residential units, 53 parking spaces, 2,781 square-feet of non-residential (i.e. commercial / office) space, a 5,185 square-foot private open space courtyard, and a 5,606 square foot public open space (Paseo) on a 0.77-acre project site located at 536 Meta Street (APN: 201-0-213-080; 090; & 100) within the Downtown General (DT-G) zoning district. The proposed building is designed with 56 one-bedroom units and 32 two-bedroom units. The proposed Density Bonus application would allow for three concessions or incentives under State Density Law, to allow for modifications to the setbacks and parking requirements. Pursuant to Senate Bill 35, the project is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines.

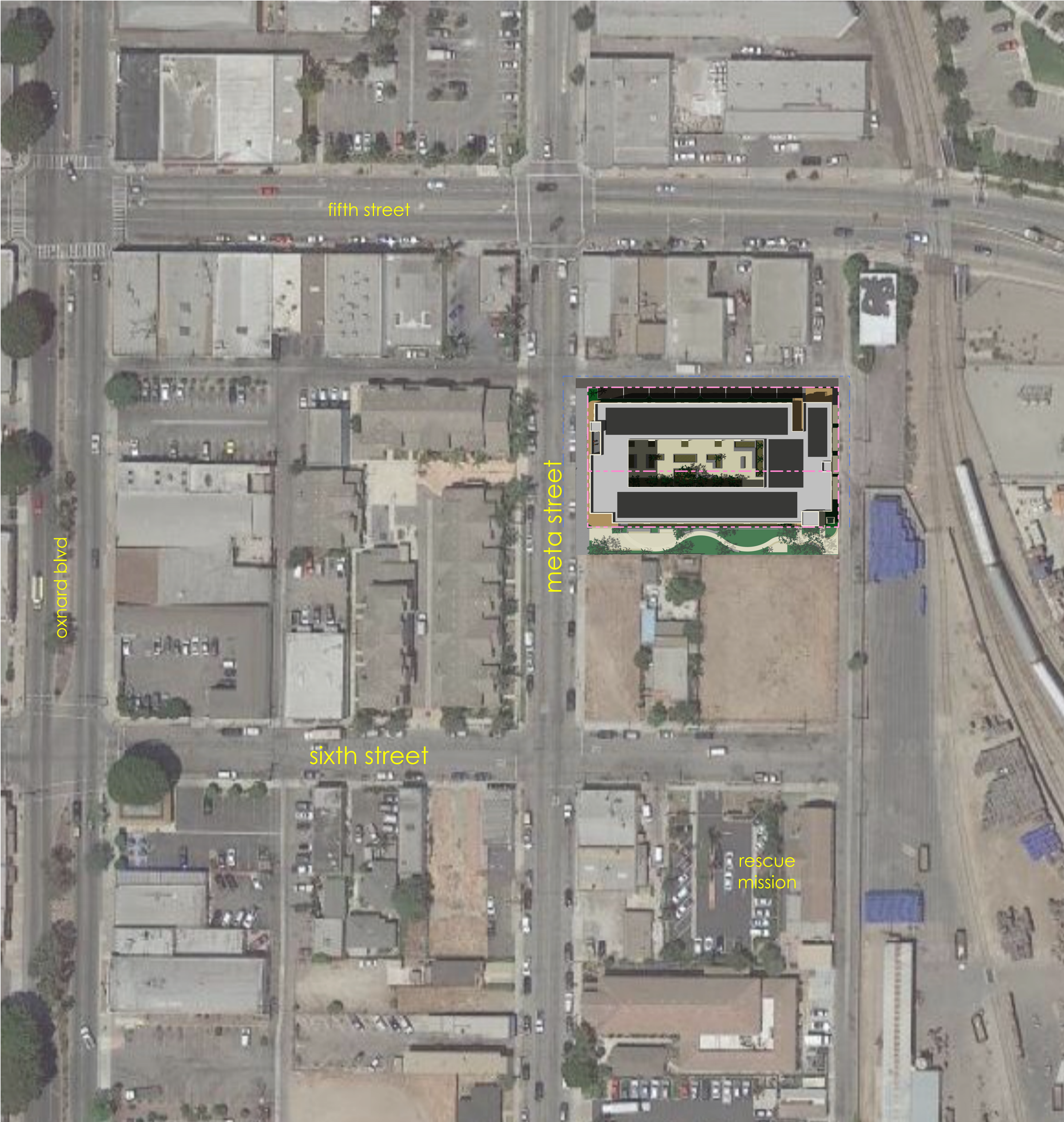
Applicant: Luis Hernandez of Many Mansion, Applicant
City Contact: Joe Pearson II, Senior Planner

Phone: (805) 496-4948
Phone: (805) 385-8272

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

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

Code Section	Description	Required Commercial	Required Residential	Provided Commercial	Provided Residential	Compliance?	AH Concession
16-147.4	Downtown General (DT-G) Zone						
C.1	Building Setbacks						
C.1.c	Fig 16-147.4.B Ground floor						
	1 Primary Street (6th)	0' or 10'	10 to 15'	0'		yes	
	2 Side Street (no)	0' or 10'	10 to 15'	0'		na	
	3 Side Yard (north and south)	0'	7'	0'	10' min	yes	
	4 Rear with Alley (east)	5'	5'	5'	5'	yes	structure in north alley
	Facade at build-to line	70%	70%	80%	na	yes	
	Roof Deck setback from	0	0	na	na	na	
	Upper floor sideyard setback		10'		10'	yes for units	circulation at south
C.1.d	Ground floor height	12'		14'2		yes	
C.1.e	Building Height						
Fig 16-147.4.C	1 Highest top plate	81'	102'		55'4	yes	
	2 Top of parapet	85'	104'		59'4	yes	
	4 Ground floor above grade	0	1.5'	0		yes	
	5 Ground story height	12'		14'2		yes	
C.1.f	Fig 16-147.4.D						
	6 Ground story depth	18'		30'		yes	
	7 Primary mass width or depth	80'		60'		yes	
	8 Secondary mass width or	20'		20'		yes	
C.1.g	Architectural style (16-157)	art deco	art deco	art deco	art deco	yes	
C.2	Visitor/pedestrian access						
C.2.a	Building access	50'		45'		yes	
C.2.b	Upper floor access		courtyard, paseo or lobby		lobby	yes	
C.2.c	Side street facade	materials consistent	materials consistent	materials consistent	materials consistent	yes	
C.3	Private frontages (16-150)						
	Common entry allowed			shopfront	common entry	yes	
C.4	Signage (16-154)					tbtd	
C.5	Private open space (16-152)		roof deck allowable		roof deck on podium	yes	
	size 10% of 28031 s.f. lot area, 15' min dimension		2803 s.f.		podium 5185 s.f.	yes	
C.5	Uses (16-148)		dwelling, multifamily		dwelling, multifamily	yes	
C.7	Vehicle access and parking (16-151)	commercial street frontage (16-151.C)		commercial street frontage		yes	
Fig 16-147.4.E	Parking placement						
	1 Primary Street	18'		30'		yes in podium	open parking to north
	2 Side Street within 75'	30'		na		na	
	3 Side Street over 75'	5'		na		na	
	4 Side yard	5', 0 in podium		0'		yes in podium	open parking to north
	5 Rear	5'		5'		yes	
C	Required parking						
	Commercial: 1/1000 s.f.	3		3		yes	
	Residential multifamily: .5/unit		44		50	yes	
	Loading	na (alley)				na	
	Motorcycle (16-638)	na		na		na	
16-149	Parking Areas and Facilities						
16-149.B	Vehicular access in alley		alley		alley	yes	
2.a.i	Pedestrian access		well defined		lobby	yes	
16-150	Private Frontage						
16-150.A	1 windows	windows		storefront		yes	
	2 Pedestrian access	access		storefront access		yes	
	3 build to line	build to line		build to line		yes	
16-150.G	Common entry (residential)						
A1	Awning height		10'		na	na	
A2	Awning depth		4'		na	na	
B	Entry Depth		8'		10'	yes	
C	Area of space		150 s.f.		200 s.f.	yes	
D	Glass area		70%		90%	yes	
16-150.H	Shopfront (commercial)						
A1	Height	12'		12'		yes	
A2	Height to bottom of awning	8'		na		na	
B	Width of shopfront bay	10		14'		yes	
C	height of shopfront base	6"		28		yes	
D	Glass of ground floor wall	70%		71%		yes	
E	Shopfront width on 2nd frontage	20'		20'		na	
F	Awning depth	5'				na	
16-153	Public Open Space						
	7% of lot area, 28,031	1962		5606		yes	
16-156	Architectural Guidelines						
16-156.A	Design Guidelines						
a	consistent design character	elements consistent on visible frontages				yes	
b	simple materials	metal and stucco				yes	
c	materials consistent with style	new traditional style				yes	
d	synthetic building materials	na				na	
e	pedestrian scale projections	awnings, light fixtures, base materials				yes	
f	entry coverings	awnings and shade structures				yes	
g	projecting balconies	projecting balconies				yes	
h	steel on contemporary balconies	steel balconies				yes	
i	bay windows	na				na	
j	glazing clear glass	energy compliant clear glass				yes	



Aspire Apartments

536 Meta Street

Oxnard, California

owner:

Many Mansions

contact: Luis Hernandez 805.496.4948

site information:

APN: 201-0-213-090

site: 28,031 square feet / .64 acre

paseo adjacent: 5,605 square feet

Zoning: ODC DT-G Downtown General

building information:

97,517 total sf

4 stories of affordable apartments over podium w/ elevator

ground floor: 2,781 sf common space including offices,

restroom, laundry& kitchenette

parking: 45 podium stalls, including 3 ADA

8 alley accessed stalls

floor 2-5: 56 - 464 sf one bedroom units

32 - 776 sf two bedroom units

88 total dwelling units

Consultants

architecture:

DiCecco Architecture Inc.

887 Patriot Drive, Suite C

Moorpark, CA 93021

805.552.0088

contact: Mark Di Cecco AIA

civil engineering:

Encompass Consulting Group

533 N. Lantana Street, Suite 130

Camarillo, CA 93010

805.322.4443

contact: Tristan J. Santos, PE

landscape architecture:

LA Group Design Works

24103 Ventura Blvd., Suite 201

Calabasas, CA 91302

818.251.9718

contact: Monica D'Angelo-Tomei

Sheet Index

architecture:

EA.1 Cover

EA.2 Site Plan

EA.3 Ground Floor

EA.4 Second Floor

EA.5 Third - Fifth Floor

EA.6 Roof Plan

EA.7 Unit Plans

EA.8 Elevations

EA.9 Elevations

EA.10 Rendered Elevations

EA.11 Rendered Elevations

EA.12 Northwest View

EA.13 Southwest View

EA.14 Massing

EA.15 Massing

EA.16 Elevation views

EA.17 Project Evolution

EA.18 Materials

civil engineering:

1. Civil Exhibit – Ground Level

2. Civil Exhibit – Ground Level

3. Civil Exhibit – Utilities

4. Civil Exhibit – Fire Hydrant Exhibit

5. Waste Collection Turning Exhibit

landscape architecture:

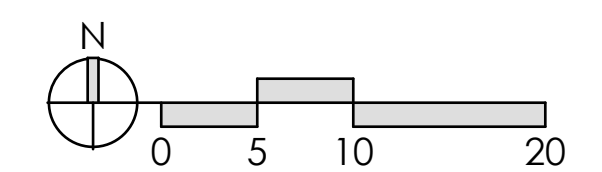
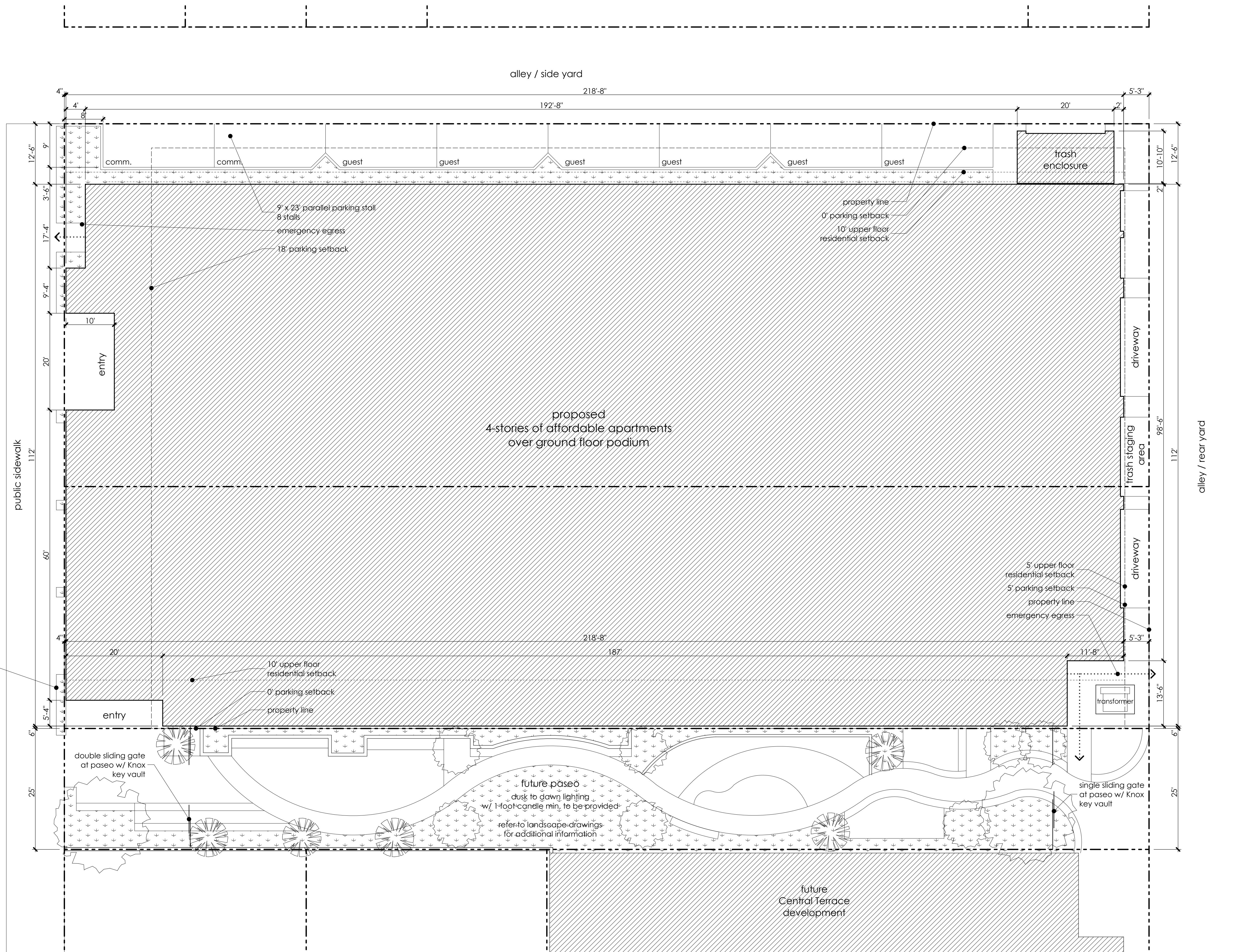
L-1 Conceptual Landscape Plan – Ground Level

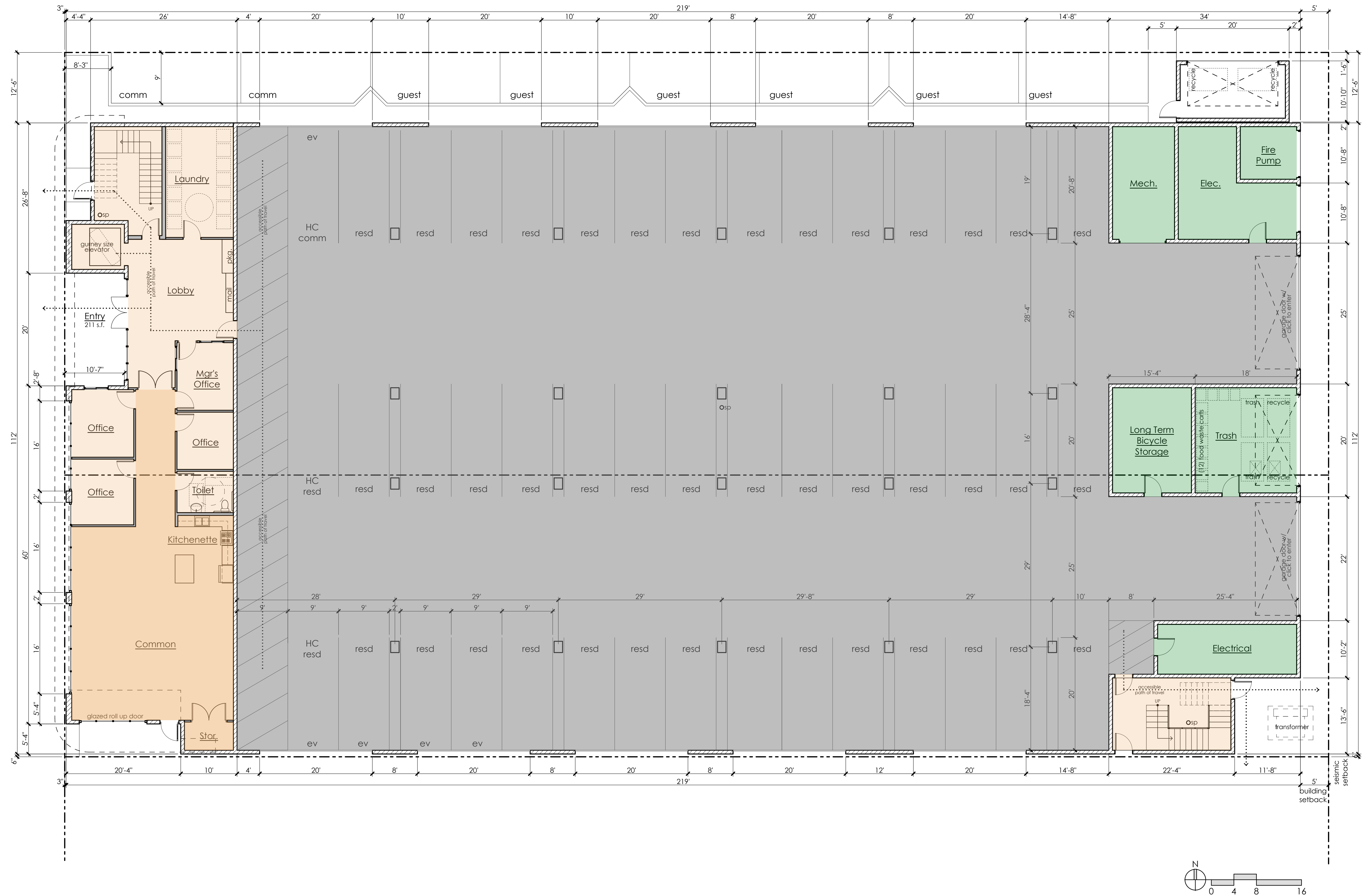
L-2 Conceptual Landscape Plan – Podium Level

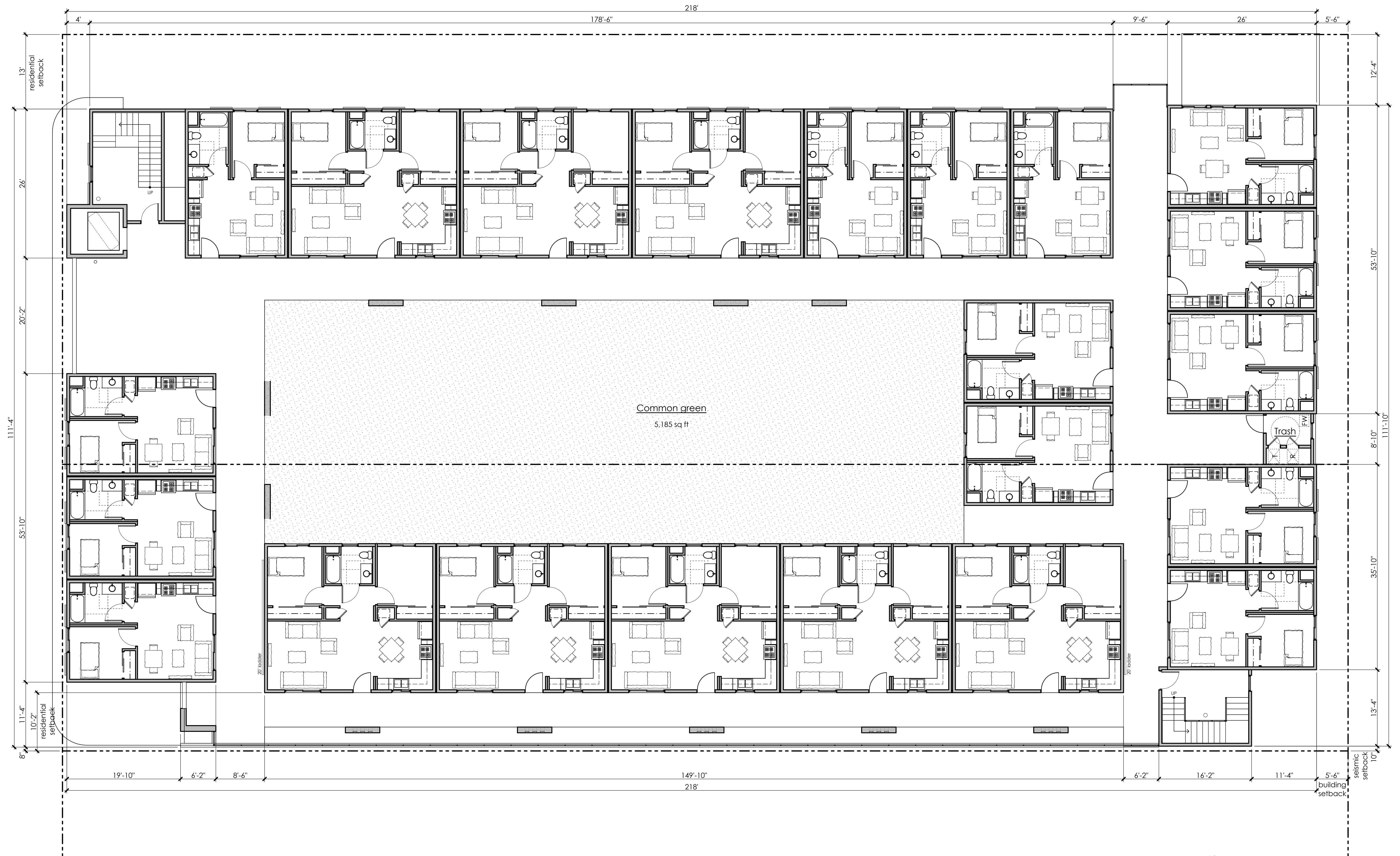
L-3 Conceptual Landscape Images

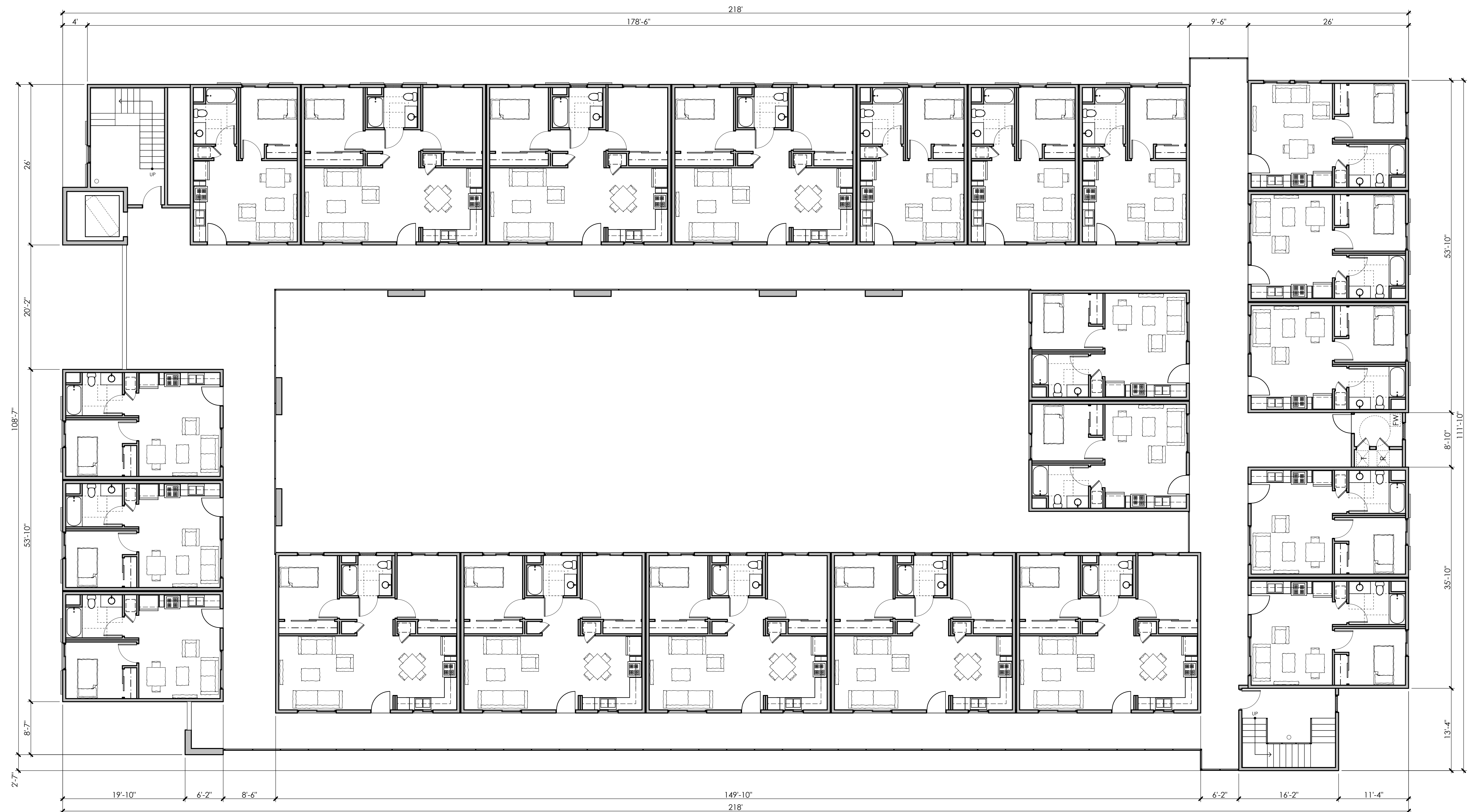
Meta Street

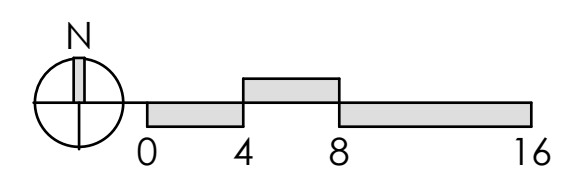
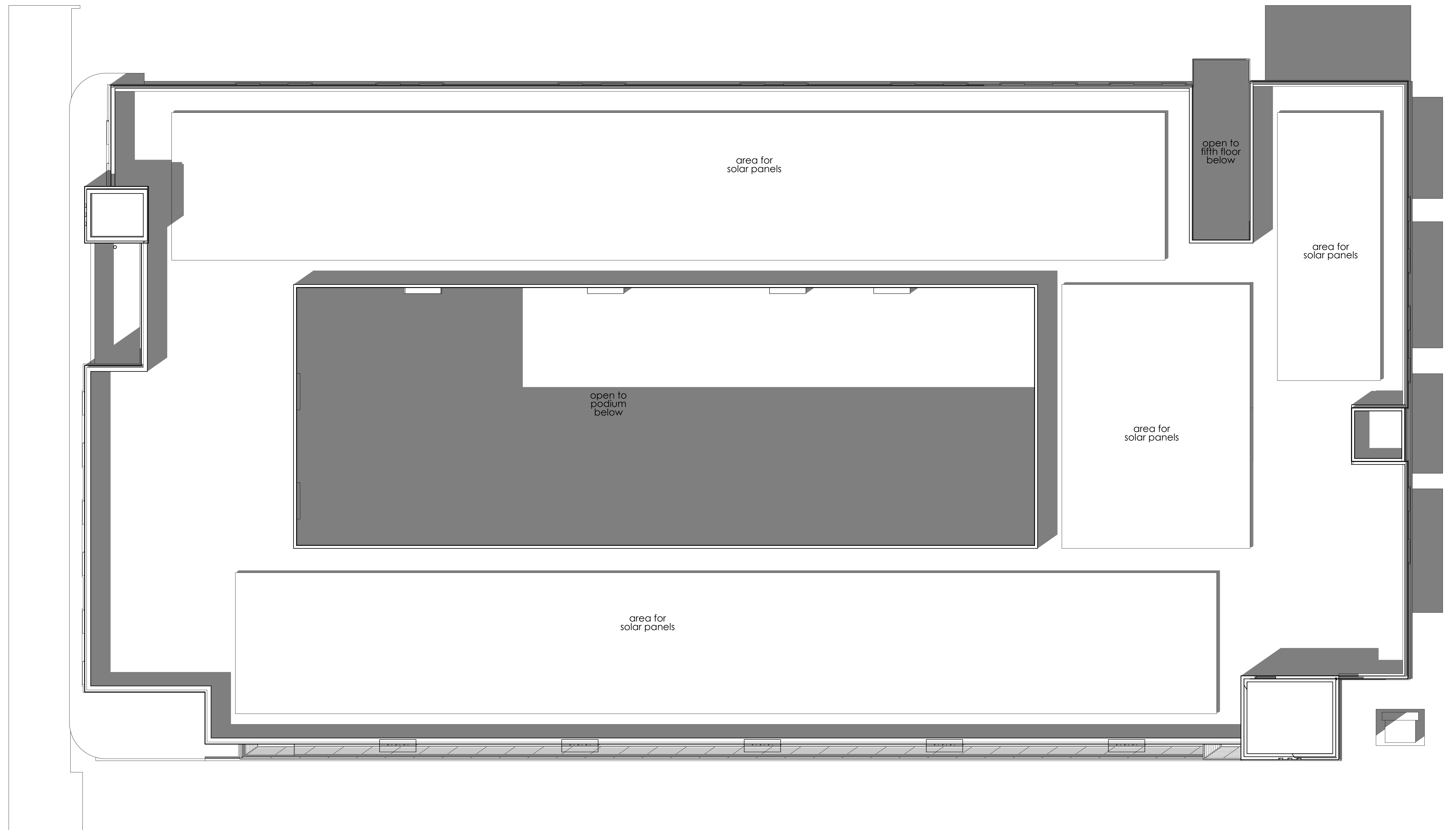
24" planter w/ vines
along building
frontage, typ.

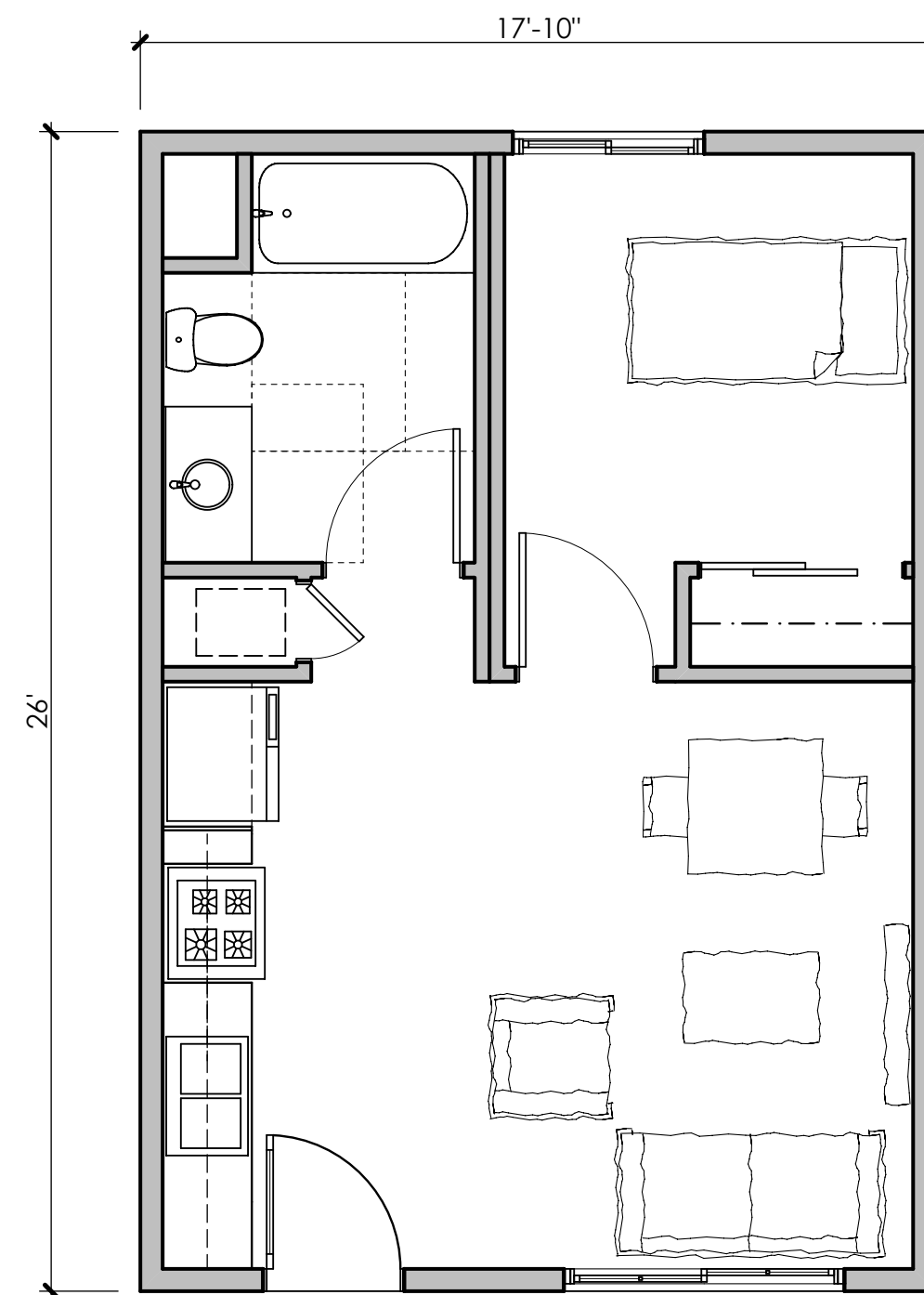




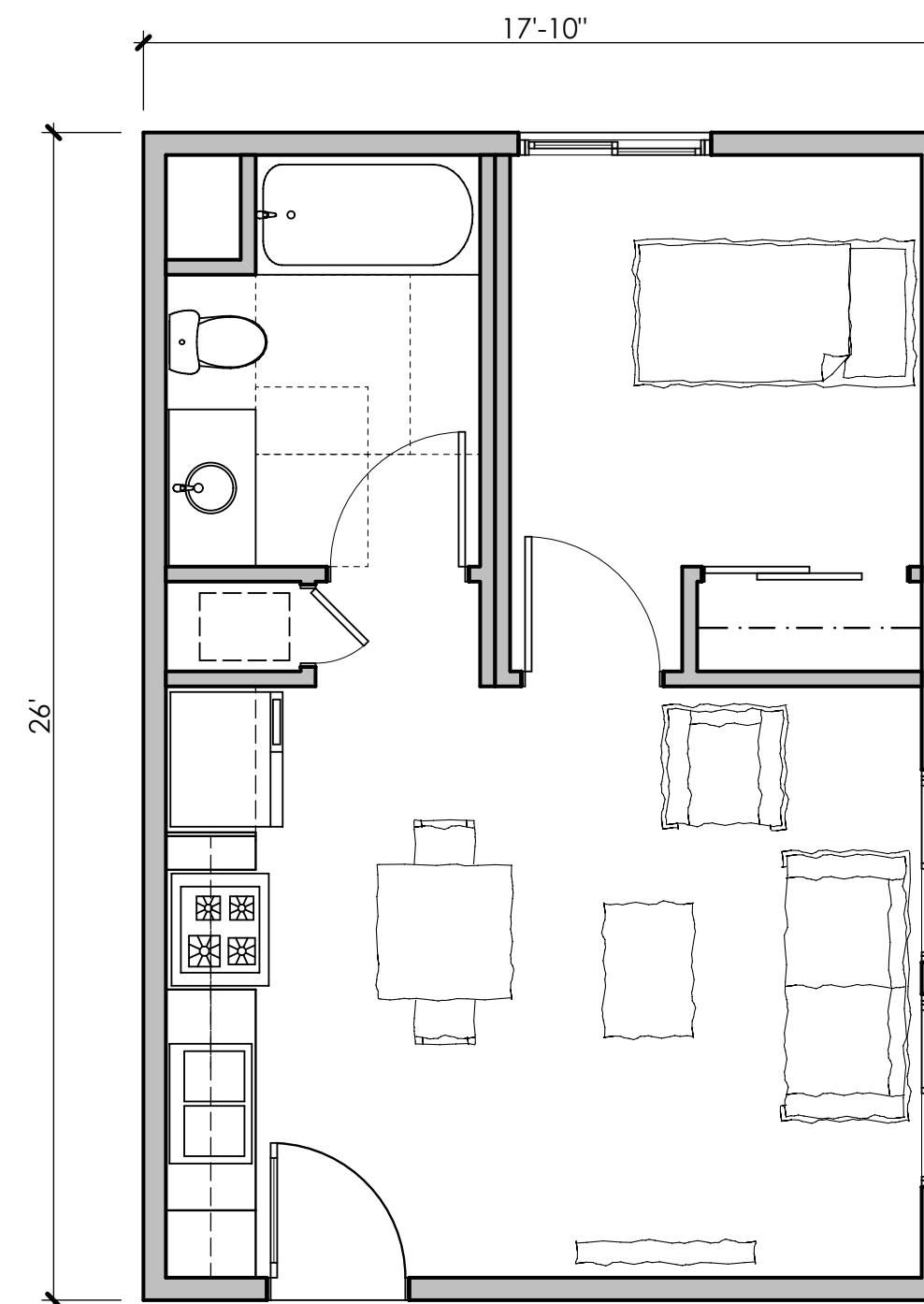




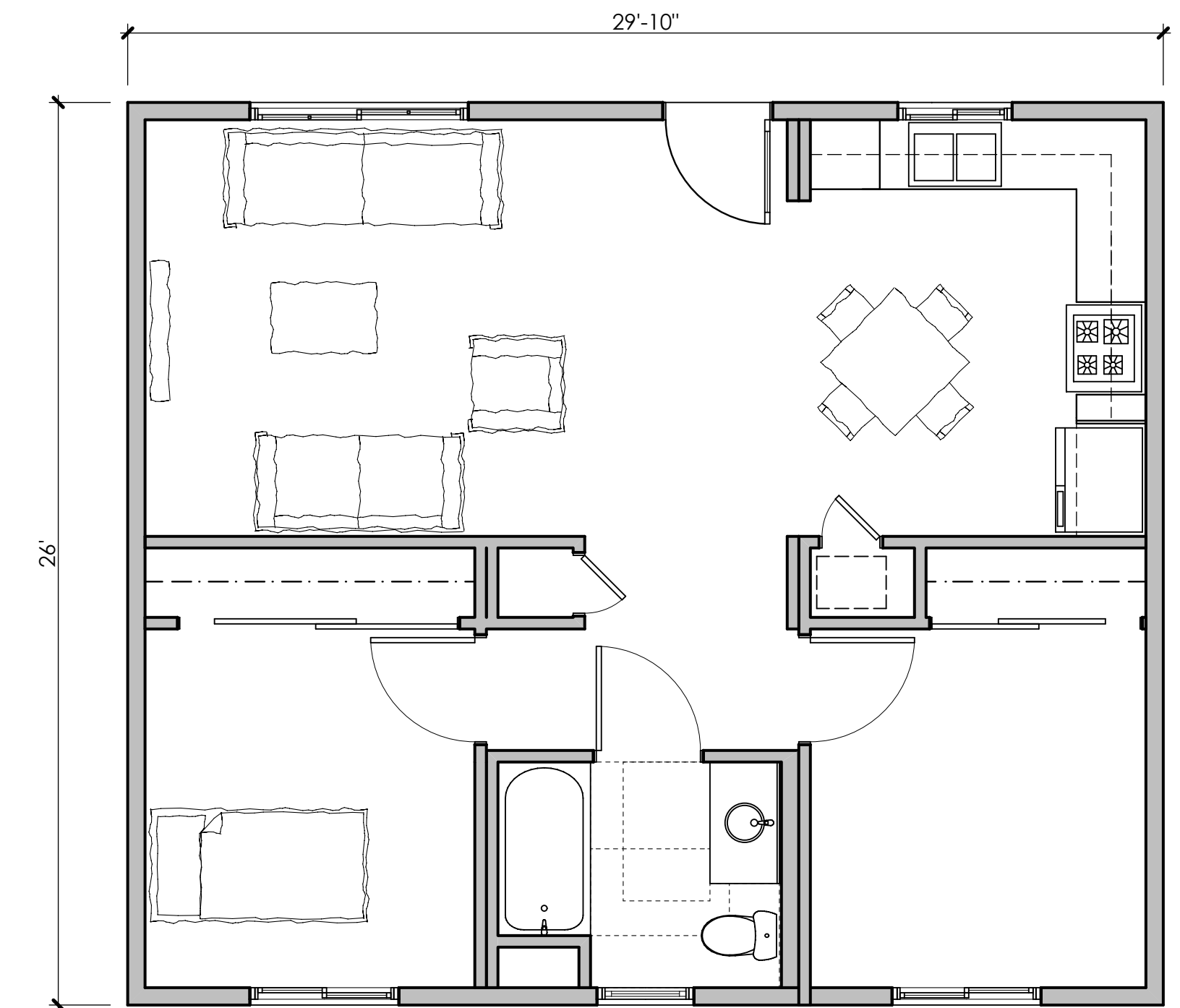




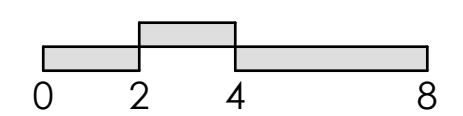
Unit A_464 sq. ft.



Unit B_464 sq. ft.



Unit C_776 sq. ft.

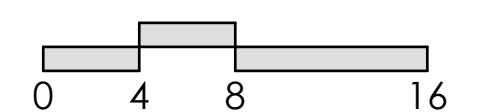


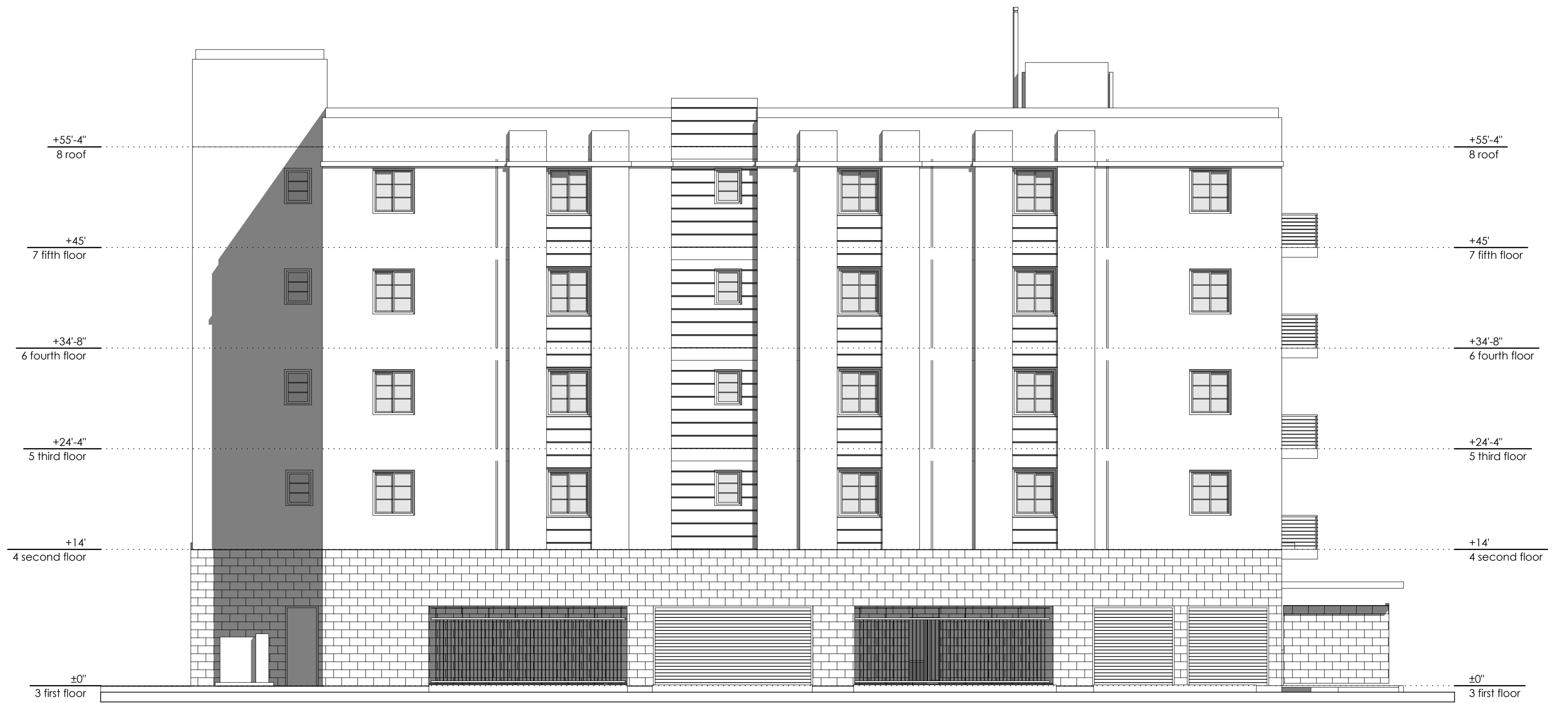


West Elevation

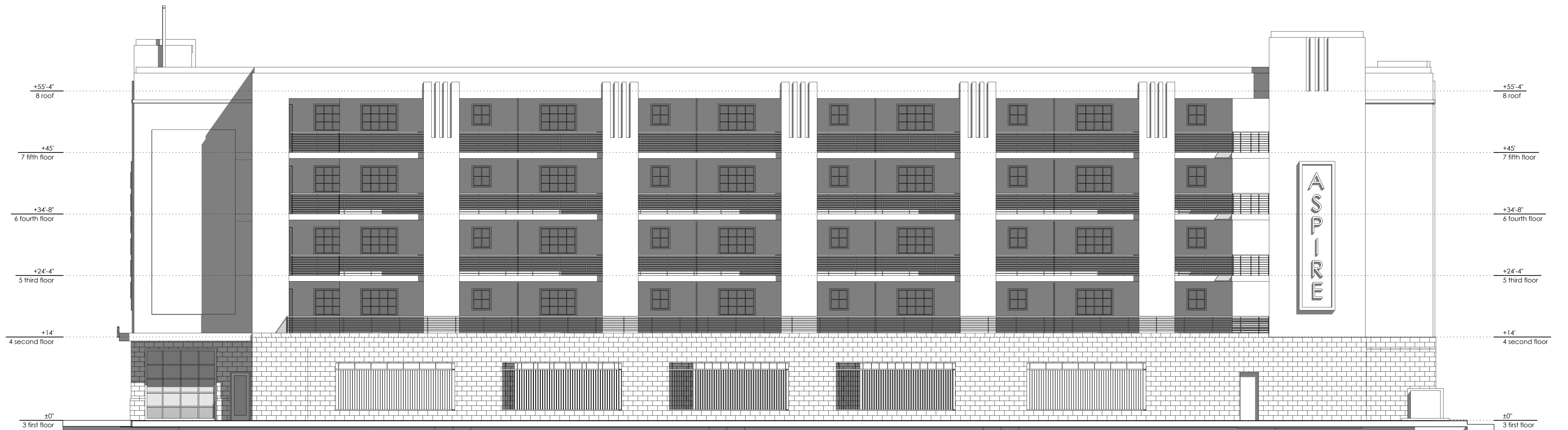


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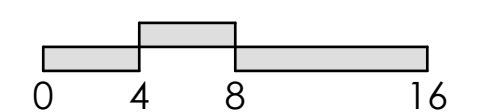




East Elevation



South Elevation

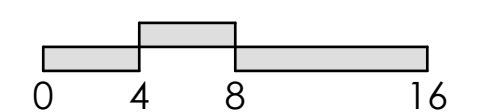




West Elevation



North Elevation

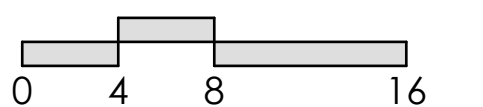




East Elevation



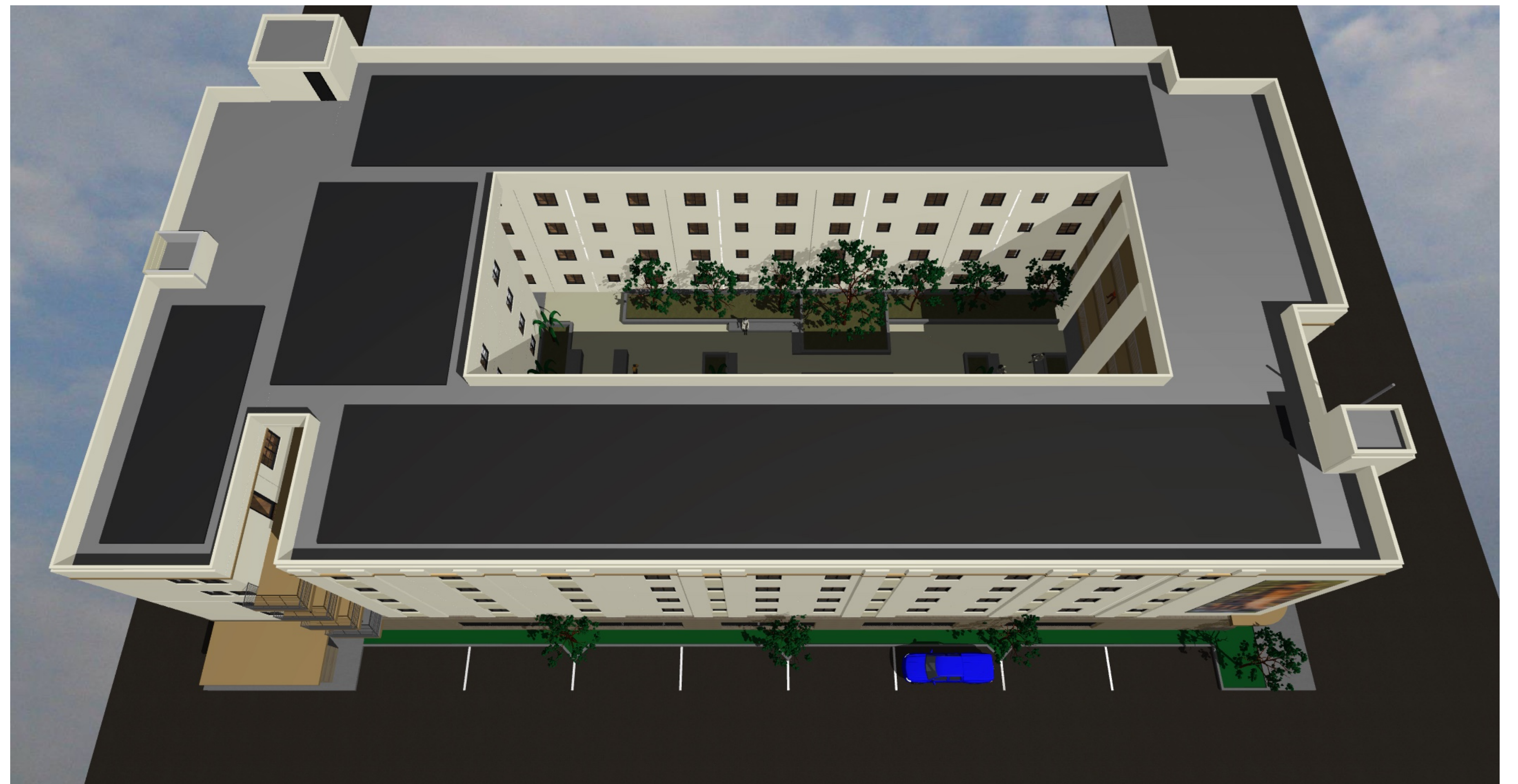
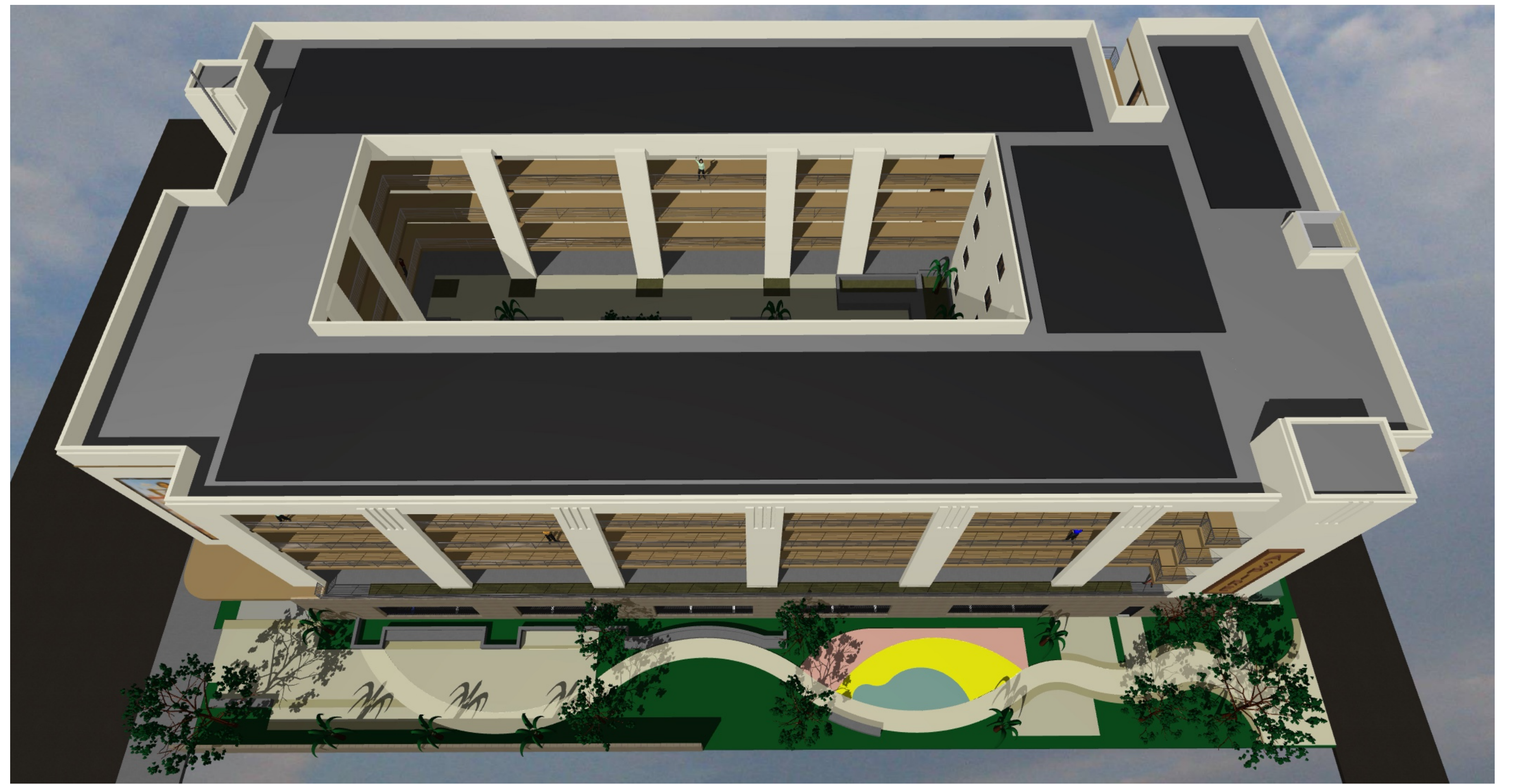
South Elevation













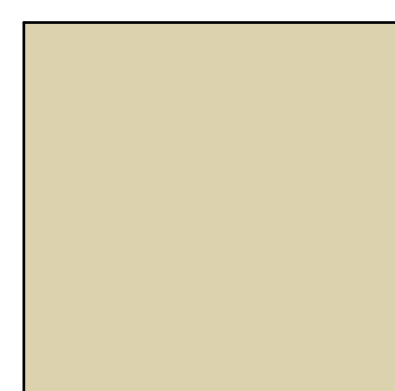




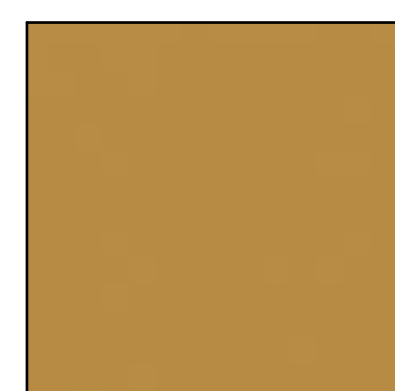
stucco body
Omega Colortek
434 Vanilla Cream



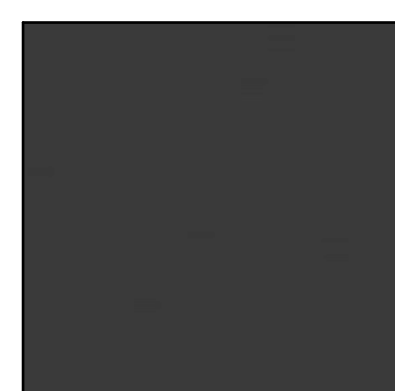
stucco accent color
Dunn Edwards
DE5499 Dull Sage



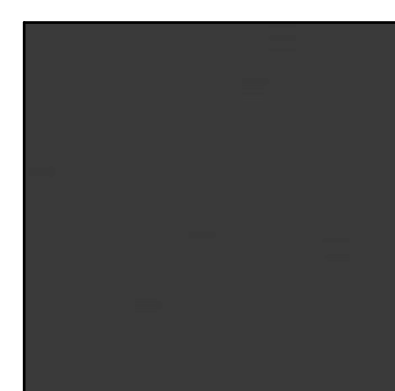
accent trim
Dunn Edwards
DE5370 Bread Crust



windows
Milgard Styleline
bronze



storefront/panels
US aluminium
PPG black



storefront glazing
sealed clear units
meet T24 requirements



parking screens
Dunn Edwards
DE 187 Black

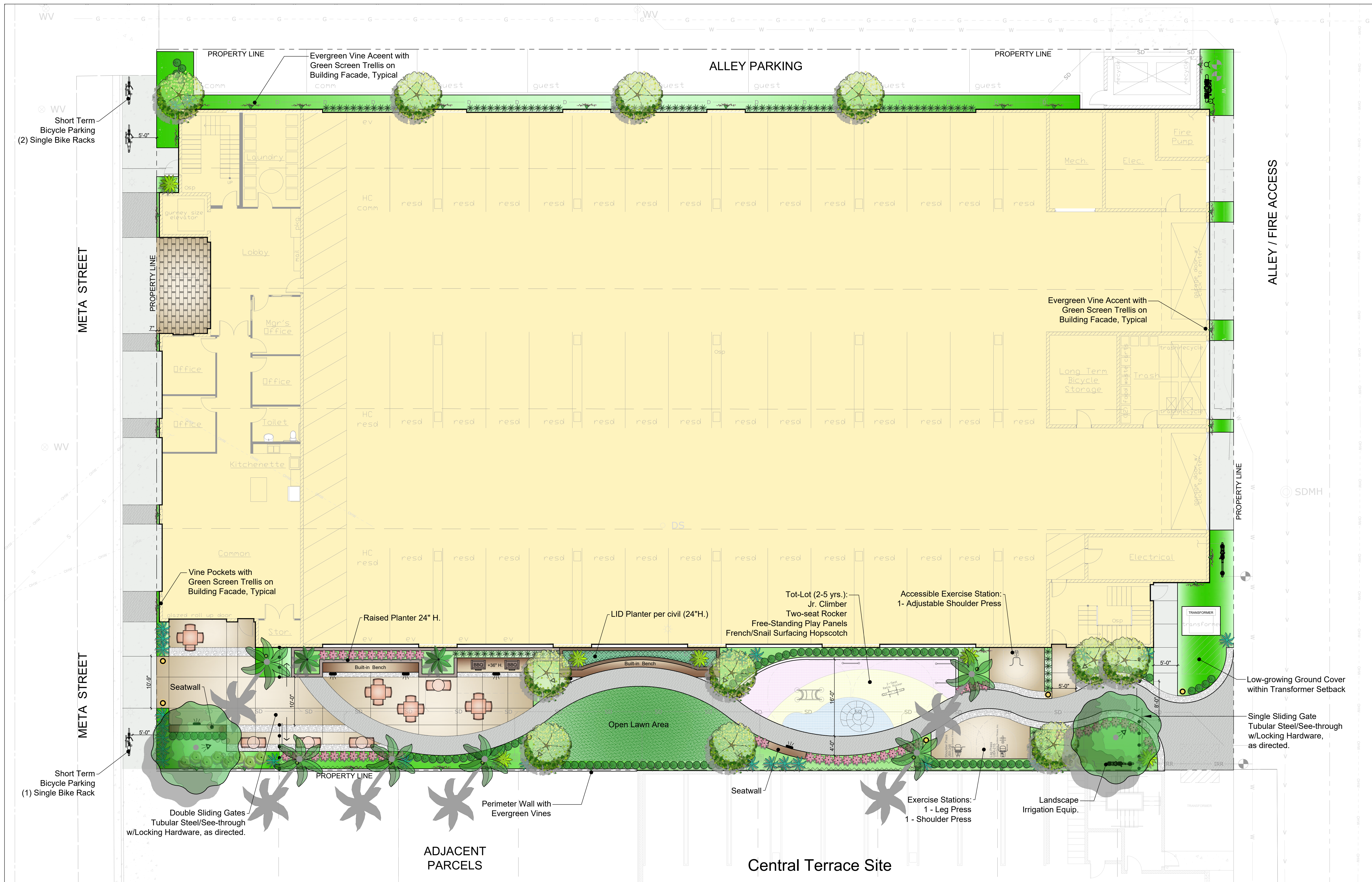


cmu podium wall
Angelus Block
Sandstone



podium watertable
Angelus Block
Sandstone Splifface





GROUND LEVEL

Scale: 1" = 1/8"

PREPARED FOR:
MANY MANSIONS
 1423 E. Thousand Oaks, Blvd.
 Thousand Oaks, CA 91362
 805.496.4948

ECG
 Encompass Consultant Group
 331 N. LINCOLN ST. SUITE 130, CARROLL, CA 93001
 PHONE: 805.322.4443 WEBSTE: WWW.ECGCIVIL.COM

dai
 1887 Patriot Drive, Suite C
 Moorpark, California 93021
 805.552.0088
 www.diceccoarch.com
dicecco architecture incorporated

ASPIRE APARTMENTS 536 Meta Street, Oxnard, CA CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE NOTES:
 1. LANDSCAPING WILL COMPLY WITH THE APPLICATION CITY OF OXNARD LANDSCAPE STANDARD.
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CONCEPTUAL LIGHTING	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DECORATIVE BOLLARD
	PALM TREE, TRUNK MOUNT DOWN LIGHT
	RECESSED WALL LIGHT
	TREE UPLIGHT

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 JOB # 4697

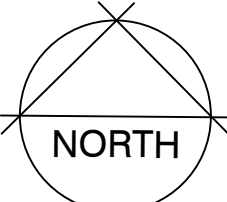
L-I

L.A. GROUP
Design Works
 Landscape Architecture
 24013 Ventura Blvd, Suite 201
 Calabasas, CA 91302
 p 818.251-9718 f 818.251-9719
 email: DesignWorks@lagroupinc.net



PODIUM LEVEL

Scale: 1" = 1/8"



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MANY MANSIONS
1423 E. Thousand Oaks, Blvd.
Thousand Oaks, CA 91362
805.496.4948



Encompass Consultant Group
333 N. LINDAVILLE ST., SUITE 130, CARROLLTON, TX 75006
PHONE: 805.322.4443 | WEBSITE: WWW.ECCGROUP.COM



1887 Patriot Drive, Suite C
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805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

L.A. Group Design Works, Inc.

ASPIRE APARTMENTS

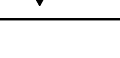
536 Meta Street, Oxnard, CA

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE NOTES:

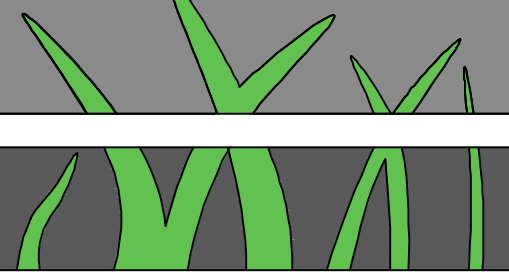
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CONCEPTUAL LIGHTING

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PALM TREE, TRUNK MOUNT DOWN LIGHT
	RECESSED WALL LIGHT
	TREE UPLIGHT

REV: 12.23.2021
JOB # 4697

L-2



L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd, Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

Landscape Architecture

PRILIMINARY PLANT LIST

TREES		
Arecastrum romanzoffianum / Queen Palm		14' BTH
Pyrus calleryana 'Chanticleer' / Chanticleer Pear		24" box
Tristania laurina 'Elegant' / Elegant Water Gum		24" box

SHRUBS		
Agave celsii 'Multicolor'		
Agave 'Cream Spike'		
Anigozanthos x 'Kanga Pink' / Dwarf Pink Kangaroo Paw	1 gal	
Carissa macrocarpa / Natal Plum	5 gal	
Chondropetalum tectorum 'El Campo' / Cape Rush	5 gal	
Clivia miniata / Orange Bush Lilly	5 gal	
Coprosma repens / Mirror Plant	5 gal	
Correa x 'Ray's Tangerine' / Orange Austalian Fuchsia	5 gal	
Crassula ovata / Large Jade Plant	5 gal	
Dianella revoluta 'Little Rev' / Little Rev Flax Lily	5 gal	
Nandina domestica / Heavenly Bamboo	5 gal	
Phoenix roebelinii / Pigmy Date Palm	15 gal	
Phormium tenax / New Zealand Flax	5 gal	
Podocarpus m. 'Maki'/Columnar Shrubby Yew Pine	15 gal	
Pyracantha c. 'Lowboy' / Lowboy Scarlet Firethorn	5 gal	
Sesleria autumnalis / Autumn Moor Grass	1 gal	

VINES		
Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	
Ficus pumila / Creeping Fig	5 gal	
Macfadyena unguis-cati / Yellow Trumpet Vine	5 gal	

GROUND COVERS		
Ajuga reptans / Carpet Bugle	4" pots	
Bougainvillea / Bougainvillea	1 gal	
Geranium incanum 'Sugar Plum' / Crane's Bill	4" pots	
Heuchera x 'Santa Ana Cardinal' / Cardinal Coral Bells	1 gal	
Pelargonium tomentosum / Peppermint Geranium	4" pots	
Mahonia repens / Creeping Oregon Grape	1 gal	
Vinca minor / Common Periwinkle	4" pots	

TREES



ARECASTRUM ROMANZOFFIANUM



PYRUS CALLERYANA 'CHANTICLEAR'



TRISTANIA LAURINA 'ELEGANT'

SHRUBS



AGAVE 'MULTICOLOR'



AGAVE 'CREAM SPIKE'



ANIGOZANTHOS 'DWARF MAGENTA'



CARISSA M. 'TUTTLE'



CHONDROPETALUM TECTORUM



CLIVIA MINIATA



CORREA 'RAY'S TANGERINE'



CRASSULA OVATA



DIANELLA REVOLUTA



NANDINA DOMESTICA



PHORMIUM T. 'FIREBIRD'



PHORMIUM T. 'SEA JADE'



PHOENIX ROBELENI



PODOCARPUS M. 'MAKI'



SESLERIA AUTUMNALIS



PYRACANTHA C. 'LOWBOY'

GREEN SCREEN



GREEN SCREEN

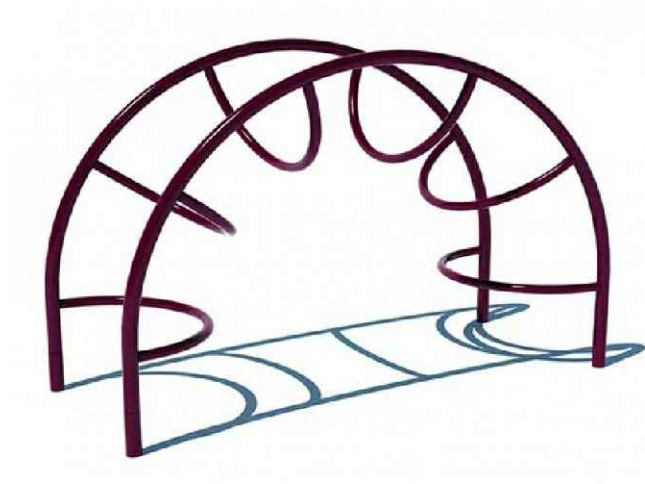


BIKE RACK Available by: The Park Catalog



HORSESHOE BIKE RACK / Avail. by: The Park Catalog

PLAY AMENITIES Available by: Zoom Recreation



JR. CLIMBER



RETRO ROCKER



FRENCH-SNAIL HOPSCOTCH



FREE-STANDING PLAY PANELS

VINES



DISTICTIS BUCCINATORIA



FICUS PUMILA



MACFADYENA UNGIS-CATI

GROUND COVER



AJUGA REPTANS



BOUGAINVILLEA



HEUCHERA X 'SANTA ANA CARDINAL'



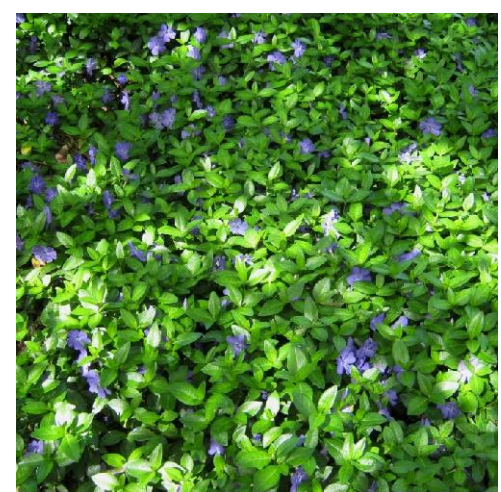
MAHONIA REPANS



GERANIUM I. 'SUGAR PLUM'



PELARGONIUM TOMENTOSUM



VINCA MINOR

PLANTER POTS Available by: Old Town Fiberglass



STANDARD RECTANGLE



STANDARD SQUARE

FITNESS AMENITIES Available by: Greenfields Outdoor Fitness



ACCESSIBLE ADJ. SHOULDER PRESS



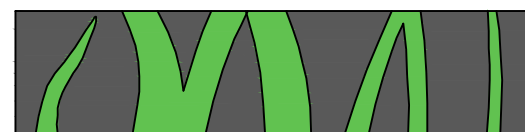
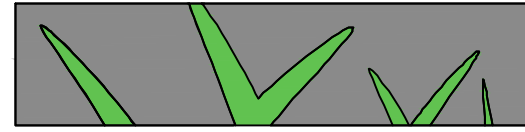
LEG PRESS



SHOULDER PRESS

REV: 12.23.2021
JOB # 4697

L-3



L.A. GROUP

Design Works

Landscape Architecture
24013 Ventura Blvd, Suite 201
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p 818.251-9718 f 818.251-9719
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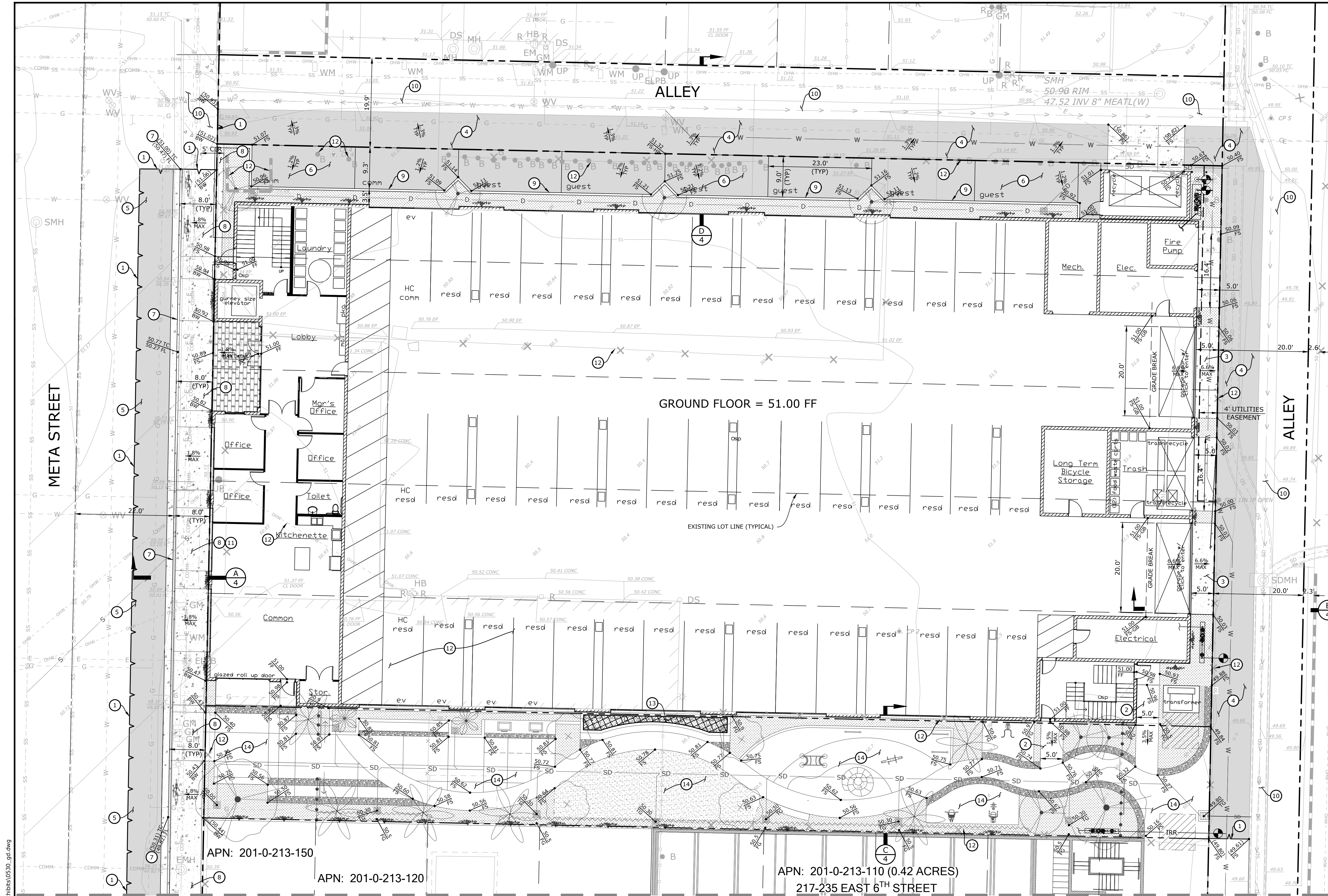
L.A. Group Design Works, Inc.

ASPIRE APARTMENTS
536 Meta Street, Oxnard, CA
CONCEPTUAL LANDSCAPE IMAGES

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Landscape Architecture

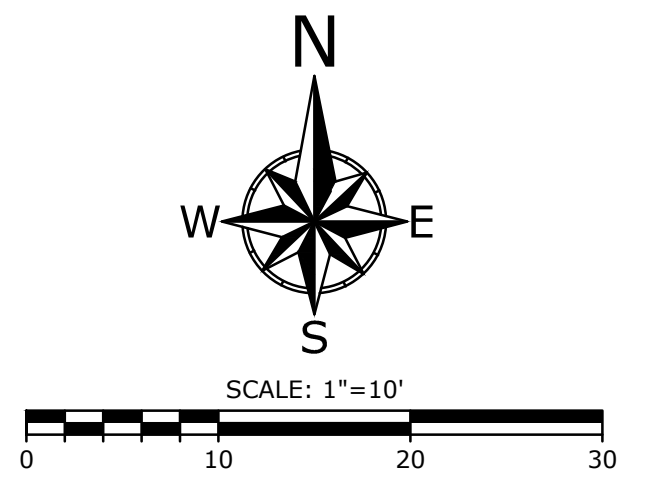
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LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVEMENT
- PROPOSED LANDSCAPED AREA
- STORMWATER QUALITY BMP
- EXISTING LOT LINE
- PROPERTY LINE
- EARTHEN SWALE
- EXISTING SANITARY SEWER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD WIRE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- SAWCUT LINE
- EXISTING BLOCK WALL

NOTE:
PROTECT ALL EXISTING UTILITIES IN PLACE,
UNLESS OTHERWISE NOTED. ADJUST TO PROPOSED
FINISHED GRADE AS REQUIRED.



DIAL TOLL FREE
8 1 1
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CONSTRUCTION NOTES

- MATCH EXISTING.
- CONSTRUCT CONCRETE WALKWAY. WIDTH PER PLAN.
- CONSTRUCT VEHICULAR CONCRETE PAVEMENT. WIDTH PER PLAN.
- GRIND AND OVERLAY ASPHALT CONCRETE PAVEMENT.
- REMOVE AND REPLACE EXISTING ASPHALT CONCRETE PAVEMENT TO LIMITS SHOWN.
- CONSTRUCT ASPHALT CONCRETE PAVEMENT. SECTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. TI TESTING TO BE PERFORMED AT GRADING.
- CONSTRUCT CURB & GUTTER PER COX STD. PLATE 111, TYPE A2-6.
- CONSTRUCT CONCRETE SIDEWALK PER COX STD. PLATES 112 AND 113.
- CONSTRUCT CONCRETE CURB PER COX STD. PLATE 111, TYPE A1-6. PROVIDE CURB CUT FOR EACH PARKING STALL.
- PROTECT EXISTING DRIVEWAY / RIBBON GUTTER.
- REMOVE EXISTING DRIVEWAY.
- REMOVE EXISTING STRUCTURE / IMPROVEMENTS.
- CONSTRUCT CONTECH FILTERRA BIOSCAPE BMP, 140 IN/HR TREATMENT RATE. PROVIDE 65 SF OF TREATMENT AREA, MINIMUM.
- REFER TO LANDSCAPE PLAN FOR PARK IMPROVEMENTS.

SHEET 2

REVISIONS			
MARK	DATE	DESCRIPTION	BY
REVIEWED BY:		DATE	DATE



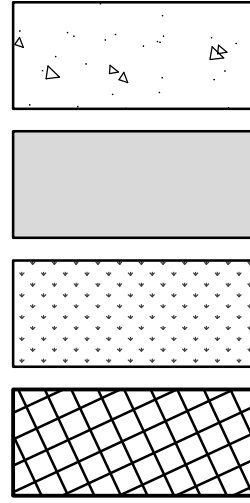
TRISTAN J. SANTOS DATE: 12/16/2021
PROJECT ENGINEER
R.C.E. 71473

ASPIRE APARTMENTS PROJECT
536-538 META STREET
CIVIL EXHIBIT - GROUND LEVEL
CITY OF OXNARD

SCALE: HORIZ. 1" = 10'	VERT. _____
WORK ORDER 0530	SHEET NO. <u>1</u> OF <u>5</u>
CHECKED BY: _____	

SHEET 1

LEGEND



NOTE:
PROTECT ALL EXISTING UTILITIES IN PLACE,
UNLESS OTHERWISE NOTED. ADJUST TO PROPOSED
FINISHED GRADE AS REQUIRED.

CONSTRUCTION NOTES

- ① MATCH EXISTING.
- ⑤ REMOVE AND REPLACE EXISTING ASPHALT CONCRETE PAVEMENT TO LIMITS SHOWN
- ⑦ CONSTRUCT CURB & GUTTER PER COX STD. PLATE 111, TYPE A2-6.
- ⑧ CONSTRUCT CONCRETE SIDEWALK PER COX STD. PLATES 112 AND 113.



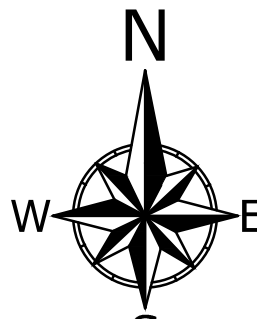
Know what's below.
Call before you dig

DIAL TOLL FREE

81

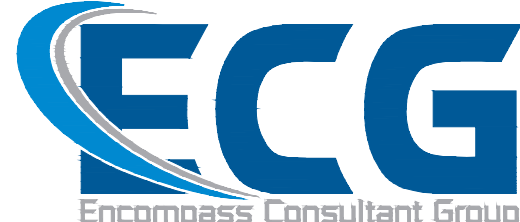
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____



TRISTAN J. SANTOS DATE: 12/16/2021
PROJECT ENGINEER
B.C.E. 71473

ASPIRE APARTMENTS PROJECT
536-538 META STREET
CIVIL EXHIBIT - GROUND LEVEL
CITY OF OXNARD

SCALE: HORIZ. $1'' = 10'$ VERT. _____

WORK ORDER	0530
DRAWN BY:	
REVISION:	

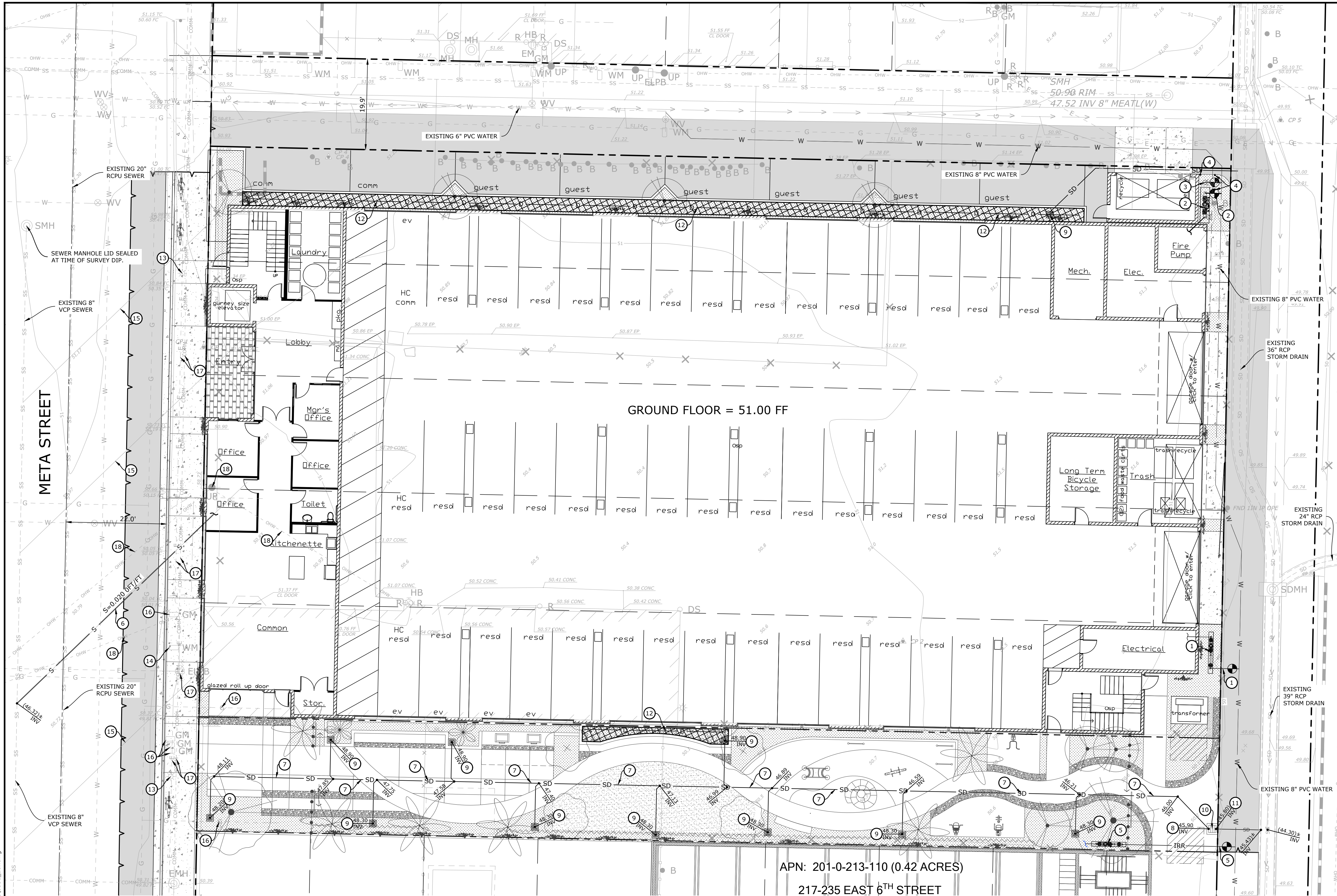
PROJECT NO. 0530

DATE: 05/10/2010

BY: [Signature]

SHEET NO. 2 OF 5

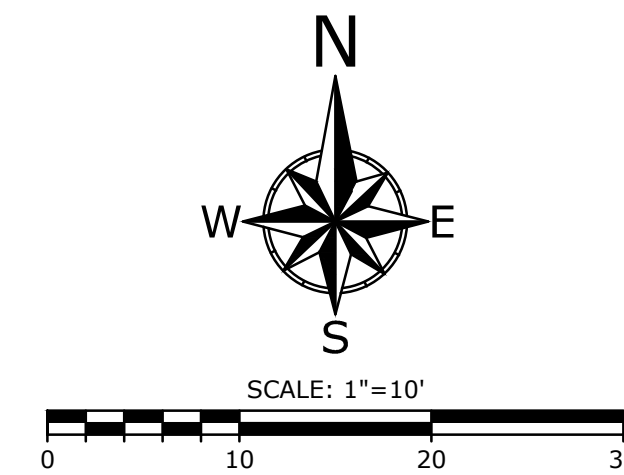
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LEGEND

	CONCRETE PAVEMENT
	ASPHALT CONCRETE PAVEMENT
	PROPOSED LANDSCAPED AREA
	STORMWATER QUALITY BMP
	EXISTING LOT LINE
	PROPERTY LINE
	EARTHEN SWALE
	EXISTING SANITARY SEWER LINE
	EXISTING DOMESTIC WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD WIRE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	SAWCUT LINE
	EXISTING BLOCK WALL

NOTE:
PROTECT ALL EXISTING UTILITIES IN PLACE,
UNLESS OTHERWISE NOTED. ADJUST TO PROPOSED
FINISHED GRADE AS REQUIRED.



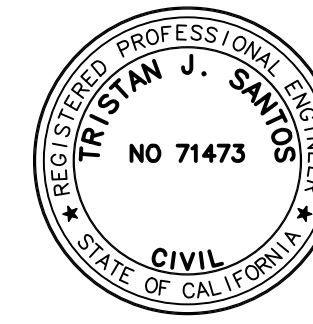
8 1 1
DIAL TOLL FREE
Call before you dig.
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CONSTRUCTION NOTES

- | | | |
|---|--|--|
| 1. CONSTRUCT DOMESTIC WATER SERVICE AND METER INSTALLATION PER COX STD. PLATE 310. | 7. CONSTRUCT 12" STORM DRAIN LINE WITH A MINIMUM 1.0% SLOPE. | 14. REMOVE EXISTING WATER METER. REMOVE AND DISCONNECT SERVICE LINE AT THE MAIN. |
| 2. CONSTRUCT FIRE WATER LINE INSTALLATION PER COX STD. PLATE 311, WITH FIRE DEPARTMENT CONNECTION. | 8. CONNECT TO EXISTING STORM DRAIN INLET. | 15. REMOVE EXISTING SEWER LATERAL AND DISCONNECT SERVICE LINE AT THE MAIN. |
| 3. CONSTRUCT FIRE HYDRANT PER COX STD. PLATE 300. REMOVE EXISTING WATER SERVICE LATERAL. | 9. CONSTRUCT STORM DRAIN INLET WITH 6" LATERAL TO MAIN. | 16. REMOVAL OF EXISTING GAS LINE AND APPURTENANCES TO BE COORDINATED WITH GAS COMPANY. |
| 4. CONSTRUCT TYPICAL BARRICADES FOR FIRE HYDRANT PER COX STD. PLATE 301, TYPE C. | 10. ADJUST EXISTING RIM ELEVATION TO PROPOSED FINISHED GRADE. GRATE SHALL BE TRAFFIC RATED AND HEEL PROOF. | 17. PROTECT EXISTING UTILITY LINES AND APPURTENANCES. |
| 5. CONSTRUCT IRRIGATION SERVICE WITH BACKFLOW PREVENTER PER COX STD. 309. | 11. FURNISH AND INSTALL CONNECTOR PIPE SCREEN, FLEX STORM OR OTHER CERTIFIED TRASH TREATMENT CONTROL DEVICE. | 18. EXISTING OVERHEAD WIRES ALONG THE META STREET FRONTAGE TO BE RELOCATED. COORDINATE WITH SOUTHERN CALIFORNIA EDISON ALL RELOCATION OF EXISTING OVERHEAD WIRES, POWER POLE, AND APPURTENANCES. |
| 6. REMOVE AND REPLACE EXISTING LATERAL WITH 6" SANITARY SEWER HOUSE CONNECTION PER COX STD. PLATE 405 (6" & BELOW). | 12. CONSTRUCT 6" PVC PERFORATED UNDERDRAIN FOR BMP. CONNECT TO OVERFLOW INLET. | |
| | 13. PROTECT EXISTING STREET LIGHT. | |

APN: 201-0-213-110 (0.42 ACRES)
217-235 EAST 6TH STREET

REVISIONS			
MARK	DATE	DESCRIPTION	BY
REVIEWED BY:		DATE	DATE

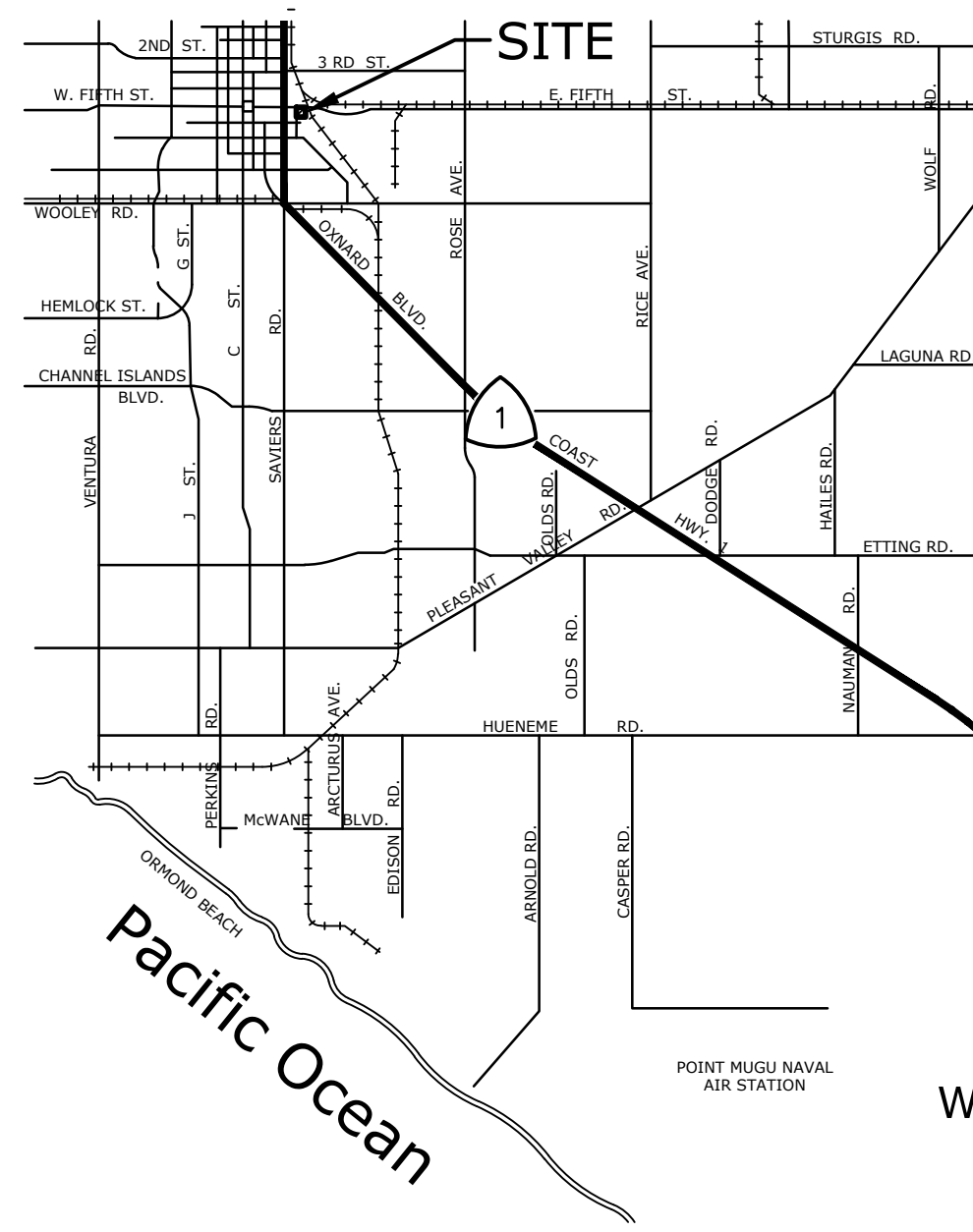
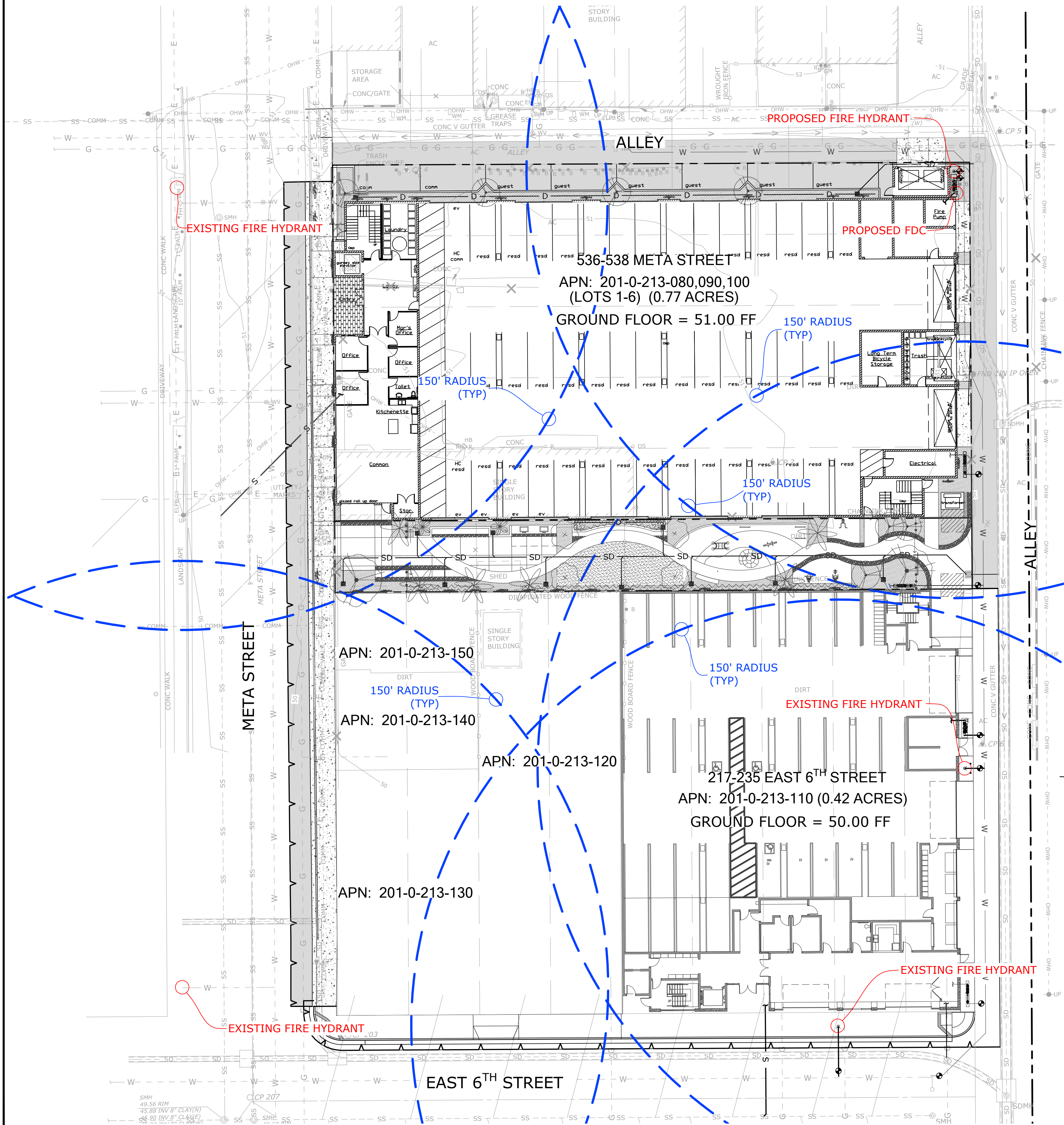


TRISTAN J. SANTOS DATE: 12/16/2021
PROJECT ENGINEER
R.C.E. 71473

ASPIRE APARTMENTS PROJECT
536-538 META STREET
CIVIL EXHIBIT - UTILITIES
CITY OF OXNARD

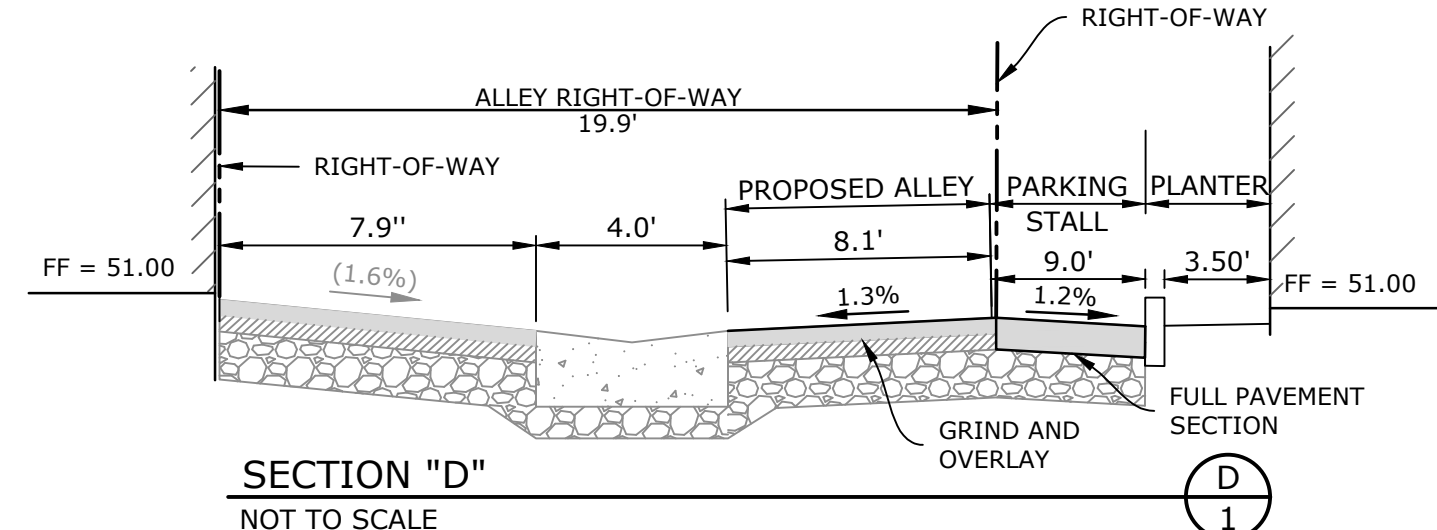
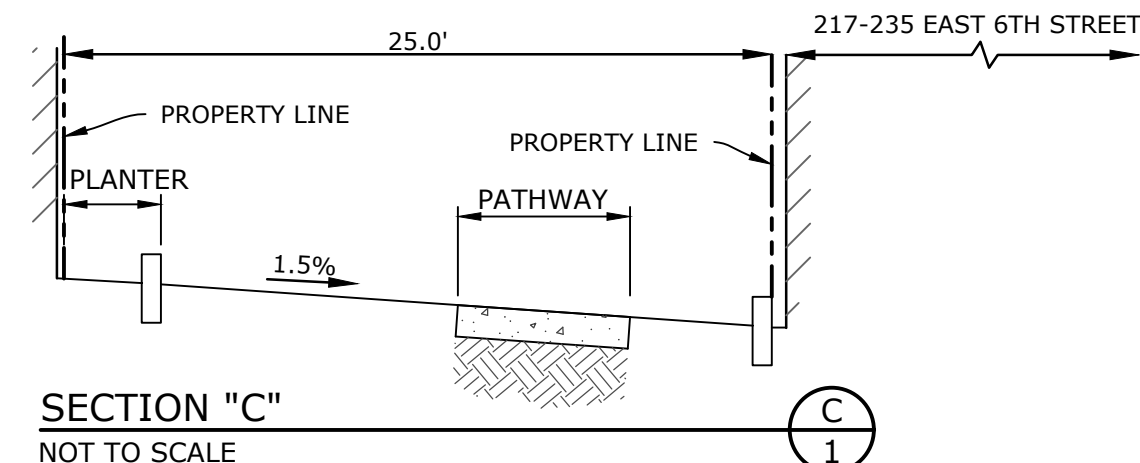
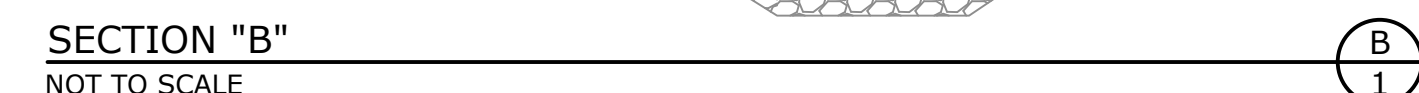
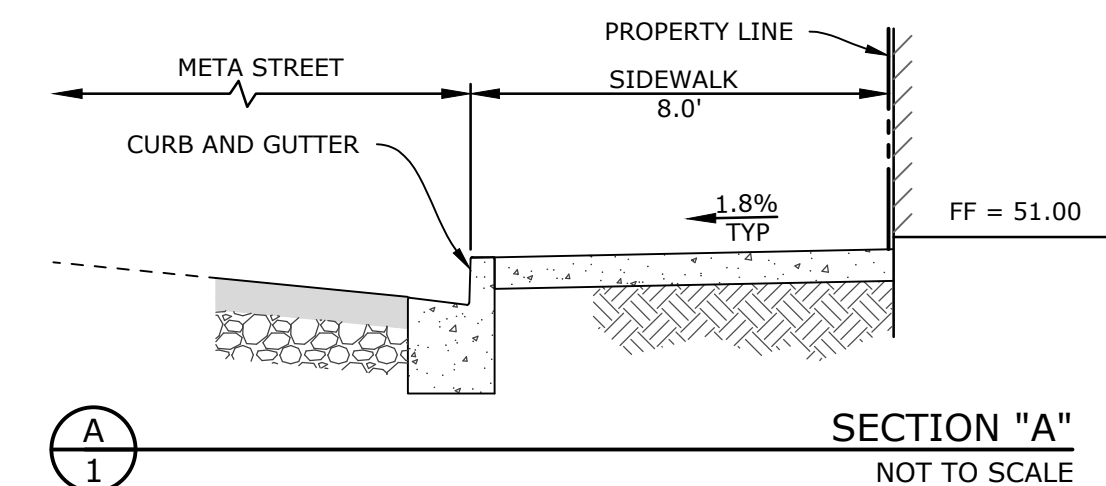
SCALE: HORIZ. 1" = 10'	VERT. _____
WORK ORDER 0530	SHEET NO. 3 OF 5
CHECKED BY: _____	

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VICINITY MAP

SCALE: NOT TO SCALE



LOT/ZONING INFORMATION

ZONING	EXISTING: CBD / CENTRAL BUSINESS DISTRICT	PROPOSED: MULTI-FAMILY RESIDENTIAL
AREA	NET AREA: 0.77-ACRE	
FLOOD ZONE	"AREA OF MINIMAL FLOOD HAZARD" - ZONE X (NO SCREEN)	
LOTS	APN: 201-0-213-080, 090, 100 (LOTS 1-6)	
OWNER	MANY MANSIONS	
UNITS	APARTMENTS	= 88 UNITS TOTAL 56 ONE-BEDROOM 32 TWO-BEDROOM

UTILITIES

WATER	CITY OF OXNARD
SEWER	CITY OF OXNARD
STORM DRAIN	CITY OF OXNARD/VCWPD
ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	(SEMPRA ENERGY) FRONTIER CHARTER

GENERAL

OWNER/DEVELOPER	MANY MANSIONS 1259 E. THOUSAND OAKS BLVD. THOUSAND OAKS, CA 91362 ATTN: LUIS A. HERNANDEZ (PROJECT MANAGER) (805) 708-5048
ARCHITECT	DICECCO ARCHITECTURE, INC. 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST, SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1698
GEOTECHNICAL ENGINEER	ADVANCED GEOTECHNICAL SERVICES, INC. 5251 VERDUGO WAY, SUITE L CAMARILLO, CA 93012 ATTN: SCOTT W. MOORE, GE 2560 (805) 388-6162
LANDSCAPE ARCHITECT	L.A. GROUP DESIGN WORKS 24013 VENTURA BLVD, SUITE 201 CALABASAS, CA 91302 ATTN: MONICA D'ANGELO-TOMEI (818) 251-9718

LEGAL DESCRIPTION

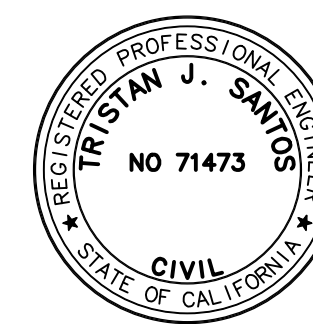
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 6, BLOCK A THE RICE TRACT, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 1A, PAGE 34 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

LOTS 1, 2, 3, 4 AND 5 IN BLOCK "A" OF THE RICE TRACT, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1A, PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

APN: 201-0-213-080, 090, 100 (LOTS 1-6)

REVISIONS			
MARK	DATE	DESCRIPTION	BY
REVIEWED BY:		DATE	DATE



TRISTAN J. SANTOS DATE: 12/16/2021
PROJECT ENGINEER
R.C.E. 71473

ASPIRE APARTMENTS PROJECT
536-538 META STREET
FIRE HYDRANT EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 20'	VERT. 1" = 20'
WORK ORDER 0530	SHEET NO. 4 OF 5
CHECKED BY: TJS	

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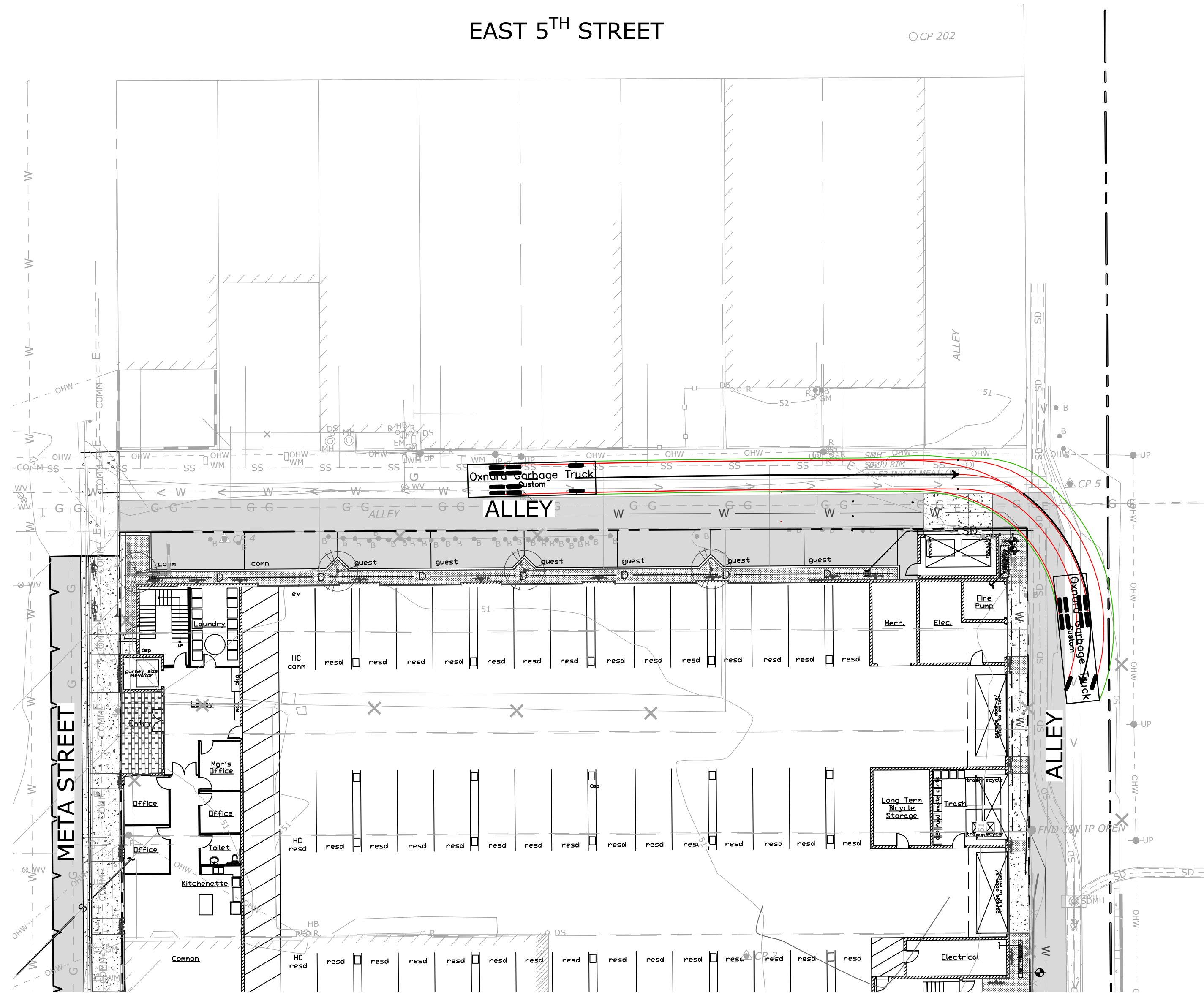


FIGURE 1: NORTH BOUND - LEFT TURN

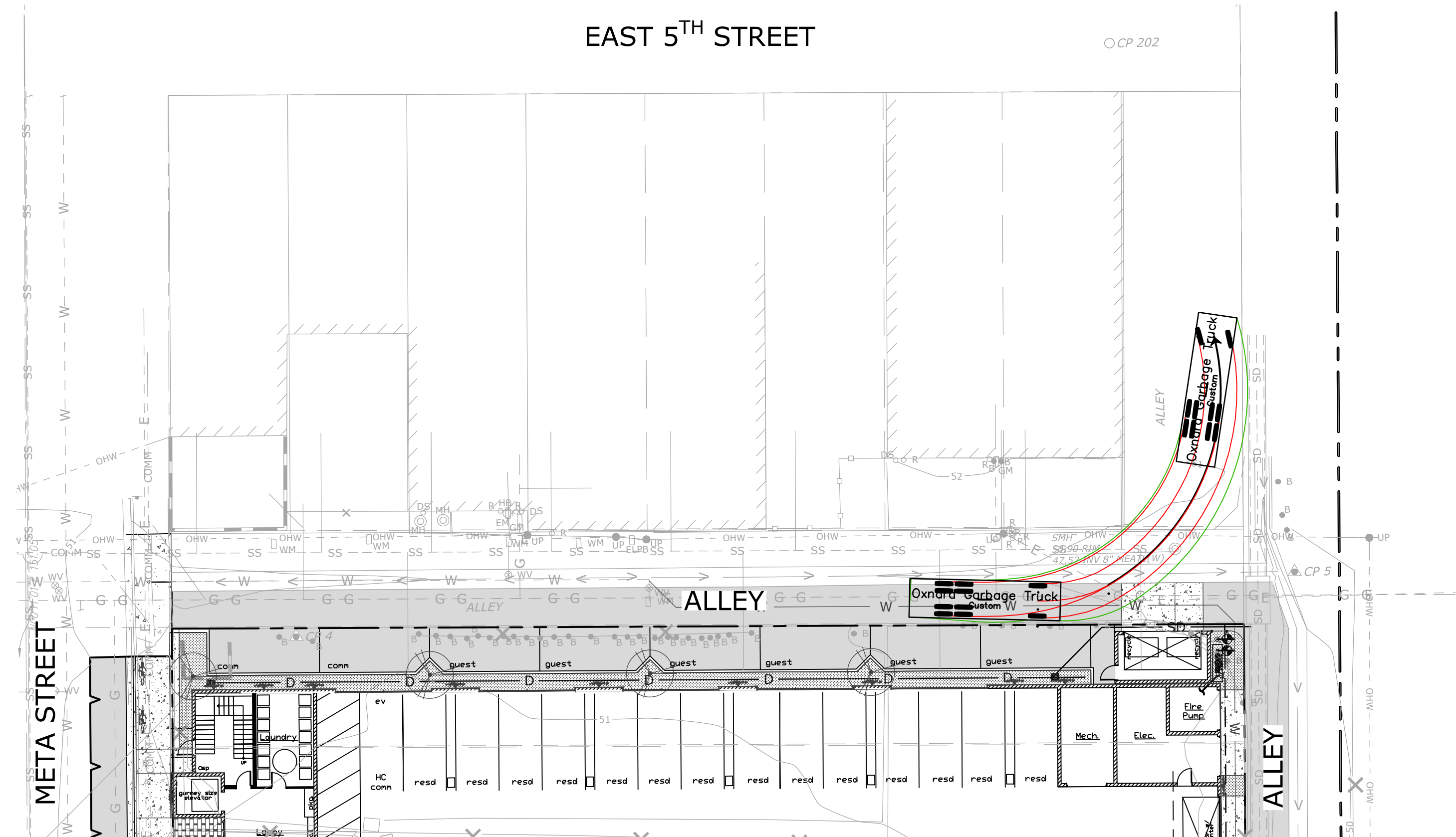


FIGURE 2: EAST BOUND - LEFT TURN

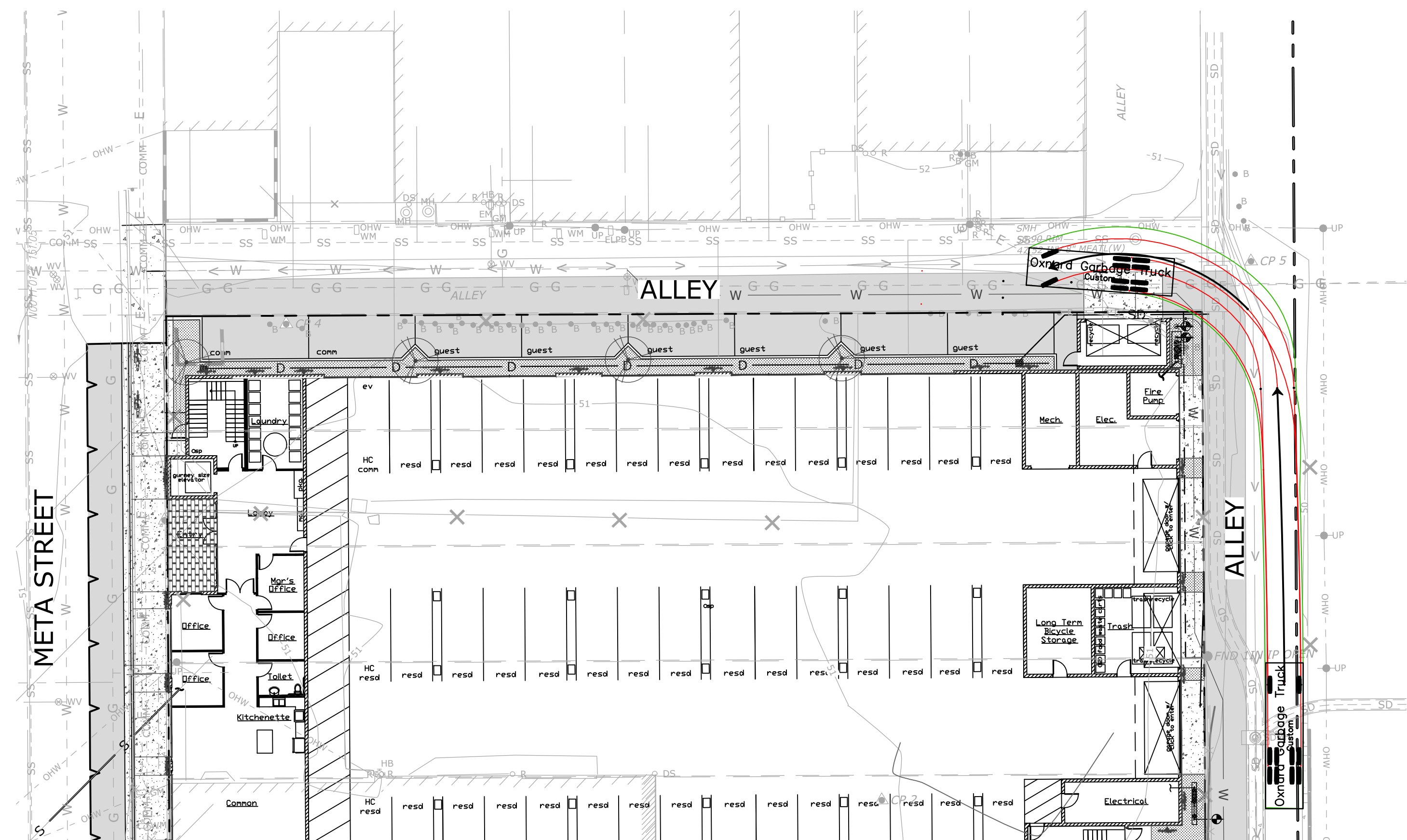
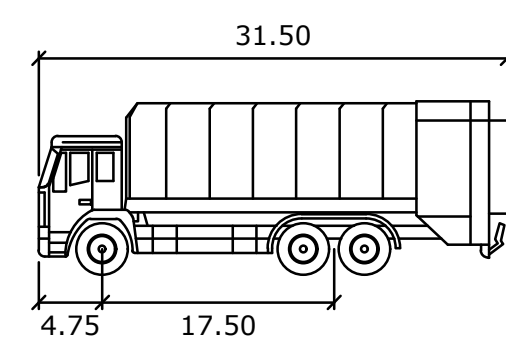
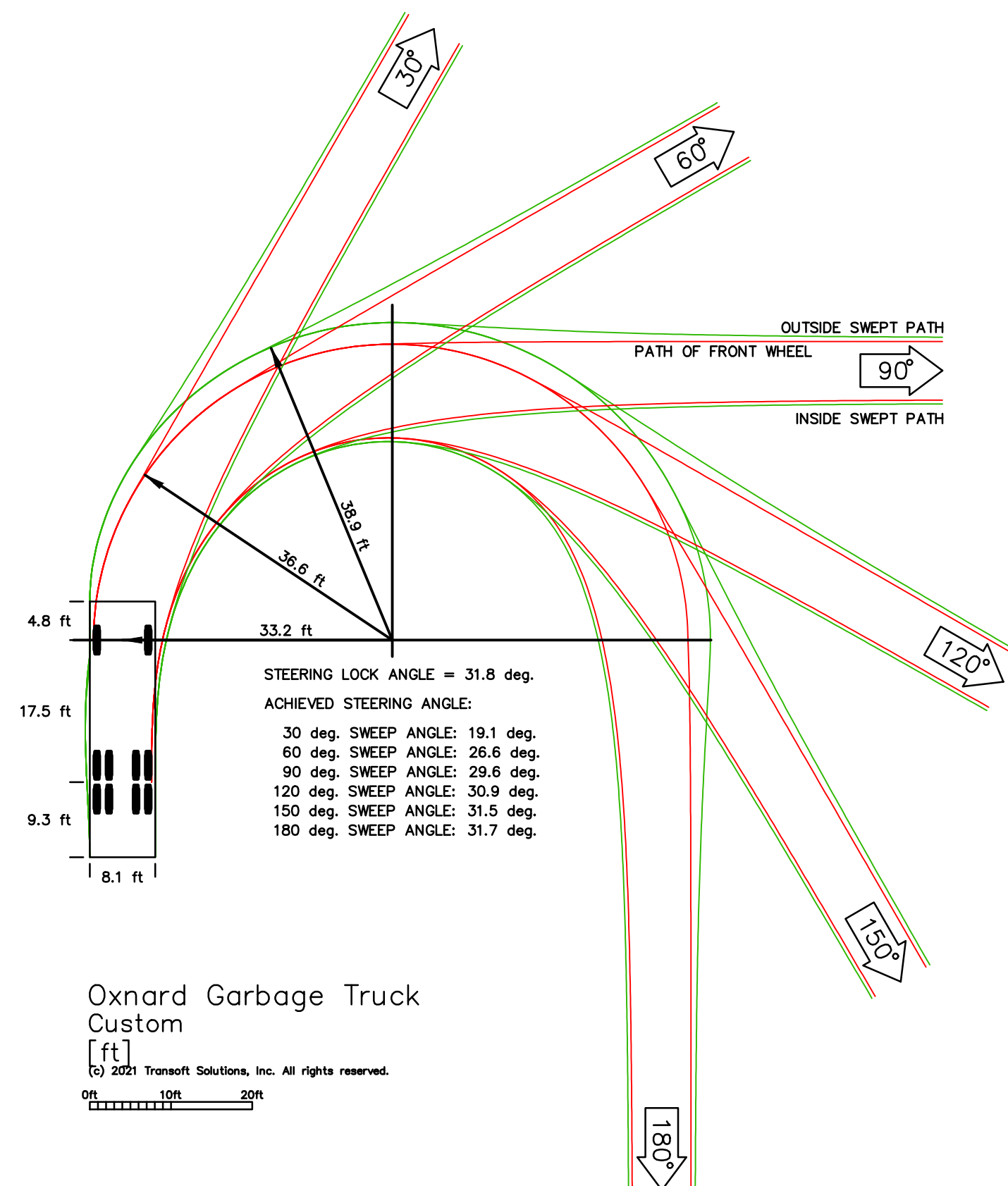
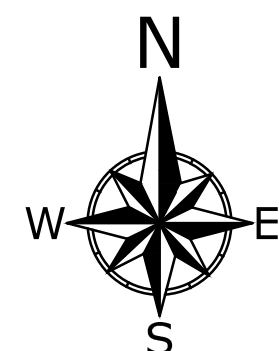


FIGURE 3: EAST BOUND - RIGHT TURN

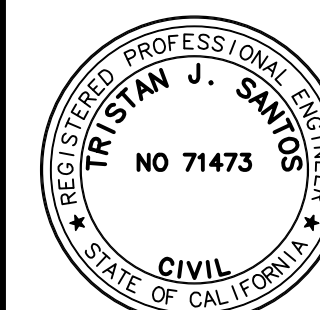


Oxnard Garbage Truck
Width : 4.75
Track : 7.15
Lock to Lock Time : 6.0
Steering Angle : 31.8



SCALE: 1"=20'

REVISIONS			
MARK	DATE	DESCRIPTION	BY
REVIEWED BY:		DATE	DATE



ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 12/16/2021
PROJECT ENGINEER
R.C.E. 71473

ASPIRE APARTMENTS PROJECT
536-538 META STREET
WASTE COLLECTION VEHICLE TURNING EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1"=20' VERT. 1"=20'

WORK ORDER 0530
DRAWN BY: TJS
CHECKED BY: SHEET NO. 5 OF 5