

COMMUNITY WORKSHOP

Monday, October 16, 2023

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

- 2. PROJECT NAME: Howell Road Single Family Dwelling and Accessory Dwelling Unit; PLANNING AND ZONING PERMIT NO. 23-200-07 (Development Design Review Permit); Cypress Neighborhood**

A request to convert an existing 1,840 square-foot church into a 1,296 square-foot Single Family Dwelling with an attached 408 square-foot garage and an attached 586 square-foot Accessory Dwelling Unit on an 11,855 square-foot site located at 412 Howell Road (APN: 222-0-051-050) within the Multiple Family Residential (R-2) zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Israel Palomares, Property Owner
City Contact: Daniel Houck, Associate Planner

Phone: (805) 760-2741
Phone: (805) 385-7556

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

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

BUILDING AND PROPERTY MAINTENANCE NOTE:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE PROPER AND COMPLETE MAINTENANCE OF ALL SYSTEMS DURING THE LIFE OF THE BUILDING AND PROPERTY, INCLUDING BUT NOT LIMITED TO: ROOF DRAINAGE AND WATERPROOFING, EXTERIOR PAINT AND MATERIAL PROTECTION COATINGS, EXTERIOR WINDOW AND DOOR WEATHER STRIPPING AND WATERPROOFING, DRAINAGE AWAY FROM THE BUILDING AND FOUNDATION, ELEVATOR SAFETY AND MAINTENANCE INSPECTIONS, EXTERIOR METAL PROTECTION, STEEL FRAMING PROTECTION, DECK WATERPROOFING AND DRAINAGE, EXTERIOR ROOF AND DECK DRAINS INCLUDING SCUPPERS AND OVERFLOW DRAINS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS THROUGHOUT.

PLAN DISCREPANCY AND NOTIFICATIONS NOTE:

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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL

FOR

ISRAEL PALOMARES RESIDENCE

412 HOWELL RD, OXNARD, CALIFORNIA 93033

PROJECT CODE COMPLIANCE STANDARDS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES

CBC - 2022 CALIFORNIA BUILDING CODE
CEC - 2022 CALIFORNIA ELECTRIC CODE
CMC - 2022 CALIFORNIA MECHANICAL CODE
CPC - 2022 CALIFORNIA PLUMBING CODE
CRC - 2022 CALIFORNIA RESIDENTIAL CODE
CBES - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
CGBS - 2022 CALIFORNIA GREEN BUILDING STANDARDS

CURRENT LOCAL CITY AND COUNTY ORDINANCES AND AMENDMENTS

SHEET INDEX

A-1.1 PROJECT INFORMATION
A-2.1 EXISTING SITE PLAN
A-2.2 PROPOSED SITE PLAN
A-2.3 PROPOSED LANDSCAPE PLAN
A-3.1 EXISTING FLOOR PLAN
A-3.2 EXISTING ROOF PLAN
A-3.3 EXISTING EXTERIOR ELEVATIONS
A-4.1 PROPOSED FLOOR PLAN
A-5.1 PROPOSED EXTERIOR ELEVATIONS
A-5.2 PROPOSED COLORED EXTERIOR ELEVATIONS
A-5.3 PROPOSED MATERIAL AND COLOR BOARD

FIRE SPRINKLER SYSTEM

NONE.

PROJECT PROPERTY & BUILDING INFORMATION

PROPERTY INFORMATION

ASSESSOR PARCEL NUMBER: 222-0-051-050
PROPERTY ADDRESS: 412 HOWELL RD
OXNARD, CALIFORNIA 93033
LOT: #####
MAP NUMBER: 11 M.R. 104
TRACT: #####
ZONING: R2, MULTIPLE-FAMILY RESIDENTIAL
LOT SIZE: 11,855.0 SQ. FT. (0.27 ACRES)
HIGH FIRE SEVERITY ZONE: NO

EXISTING BUILDING INFORMATION

OCCUPANCY GROUP: A-3, B
DESCRIPTION OF USE: EXISTING 1-STORY CHURCH
EXISTING 1-STORY ANNEX
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NO
NUMBER OF STORIES: 1
MAXIMUM BUILDING HEIGHT: 22'-8"

1ST FLOOR AREA: 1,840.0 SQ. FT.
TOTAL BUILDING AREA: 1,840.0 SQ. FT.
COVERED PORCH: 23.0 SQ. FT. [DEMOLISH]
UNCOVERED TERRACE: 144.0 SQ. FT. [CONVERT TO STORAGE]
YEAR BUILT: #####

PROPOSED BUILDING INFORMATION

OCCUPANCY GROUP: R-3, U
DESCRIPTION OF USE: RESIDENTIAL DUPLEX
CARPORT
STORAGE
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: 1
MAXIMUM BUILDING HEIGHT: 22'-8"

SINGLE FAMILY DWELLING (S.F.D.)

BEDROOMS: 4
BATHROOMS: 3
1ST FLOOR LIVING AREA: 1,296.0 SQ. FT.
TOTAL LIVING AREA: 1,296.0 SQ. FT.
GARAGE AREA: 408.0 SQ. FT.

ACCESSORY DWELLING UNIT (A.D.U.)

BEDROOMS: 2
BATHROOMS: 1
1ST FLOOR LIVING AREA: 586.0 SQ. FT.
TOTAL LIVING AREA: 586.0 SQ. FT.

STORAGE

STORAGE AREA: 158.0 SQ. FT.

PROJECT CLIENT & APPLICANT INFORMATION

CONTACT INFORMATION

ISRAEL PALOMARES
412 HOWELL RD
OXNARD, CALIFORNIA 93033

TELEPHONE: (805) 760-2741
EMAIL: ss4life@hotmail.com

DESIGN CONSULTANTS

BUILDING DESIGNER

TRAVIS RODRIGUEZ
5378 BELL ST
SOMIS, CALIFORNIA 93066

TELEPHONE: (805) 660-1202
EMAIL: travisrodriguez1@gmail.com

LANDSCAPE & PAVEMENT AREAS

EXISTING PAVING AREAS TO REMAIN = 450 FT²
PROPOSED PAVING AREAS = 1,347 FT²
TOTAL PAVING AREAS = 1,797 FT²
LOT AREA = 11,855 FT²
TOTAL PAVING AREA LOT COVERAGE = (1,797 FT² / 11,855 FT²) X 100 = 15.16 %

EXISTING LANDSCAPE AREAS TO REMAIN = 6,670 FT²
PROPOSED LANDSCAPE AREAS = 998 FT²
TOTAL LANDSCAPE AREAS = 7,668 FT²
LOT AREA = 11,855 FT²
TOTAL LANDSCAPE AREA LOT COVERAGE = (7,668 FT² / 11,855 FT²) X 100 = 64.68 %

ON SITE PARKING

TOTAL SINGLE FAMILY DWELLINGS = 1; 2 ENCLOSED PARKING STALLS REQUIRED.
TOTAL ACCESSORY DWELLING UNITS = 1; 0 ENCLOSED PARKING STALLS REQUIRED.

TOTAL PROVIDED ENCLOSED PARKING STALLS = 2

TOTAL VISITOR PARKING SPACES PROVIDED = 2

PROJECT SCOPE OF WORK

1. CONVERT THE EXISTING 1,840 FT² CHURCH AND ANNEX INTO A SINGLE FAMILY DWELLING WITH ATTACHED ACCESSORY DWELLING UNIT CONSISTING OF ONE 1,296 FT² S.F.D. AND ONE 586 FT² A.D.U.
2. CONVERT THE EXISTING 144 FT² UN-COVERED TERRACE INTO A COVERED STORAGE ROOM ADDITION.
3. DEMOLISH THE EXISTING FRONT 23 FT² COVERED PORCH.
4. CONSTRUCT A NEW 408 FT² 2 CAR GARAGE FOR THE S.F.D.

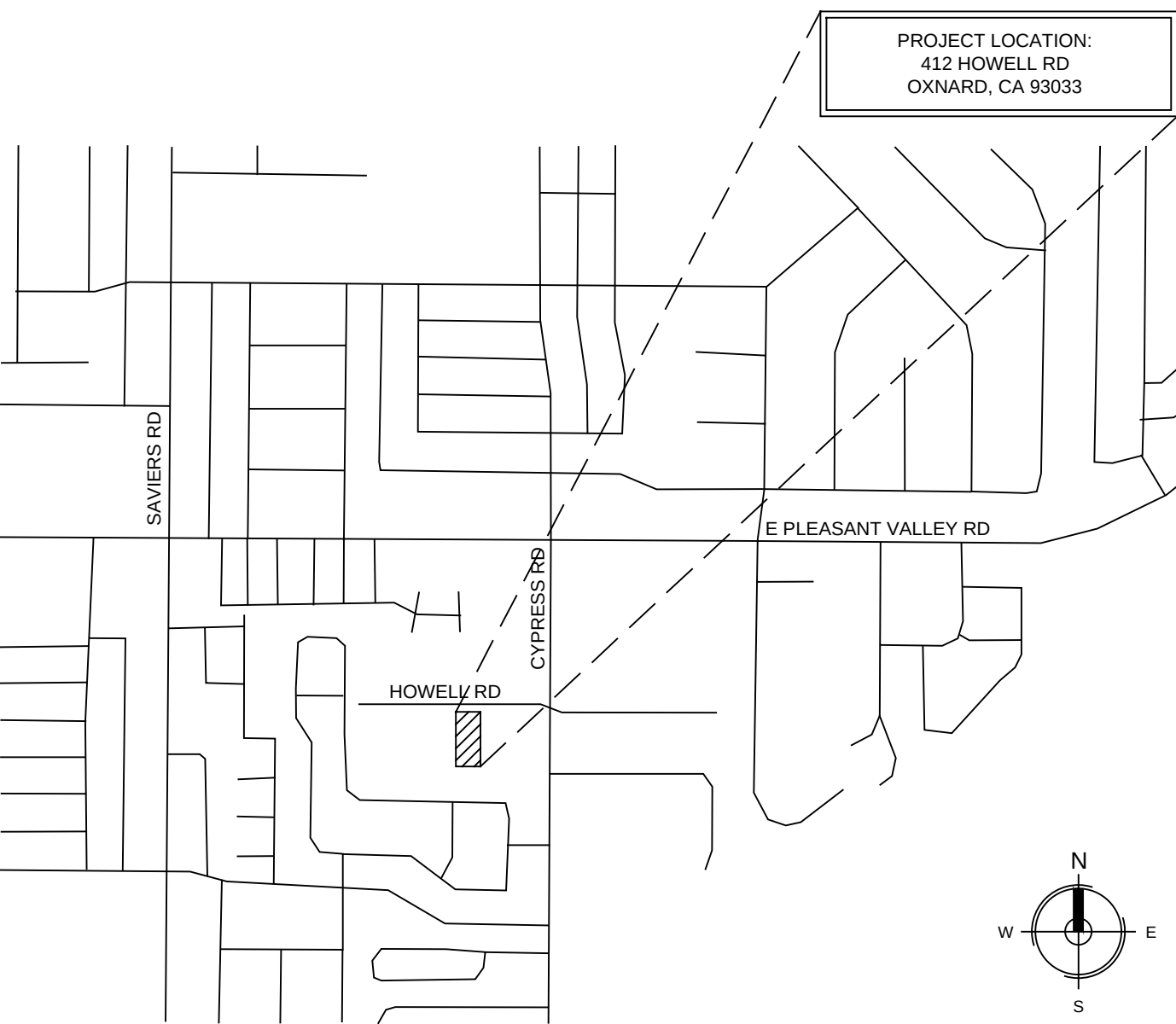
PROJECT BUILDING LOT COVERAGE & DENSITY

TOTAL PROPOSED BUILDING FOOTPRINT AREA:
S.F.D. + A.D.U. + GARAGE + STORAGE
= 1,296 + 586 + 408 + 158 = 2,448 SQ. FT.

LOT COVERAGE:
(BUILDING FOOTPRINT AREA / LOT AREA) x 100
= (2,448 / 11,855) x 100 = 20.65%

F.A.R.:
(S.F.D. + A.D.U. + GARAGE + STORAGE) / LOT AREA
= (1,296 + 586 + 408 + 158) / 11,855 = 0.206

PROJECT VICINITY MAP



REVISIONS:

PREPARED BY: TRAVIS RODRIGUEZ
SOMIS, CALIFORNIA 93066
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EMAIL: travisrodriguez1@gmail.com

S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL
FOR
ISRAEL PALOMARES RESIDENCE
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:
**TITLE SHEET
& PROJECT
INFORMATION**

ASSESSOR PARCEL NO.:
222-0-051-050

DATE: AUG 18,
2023

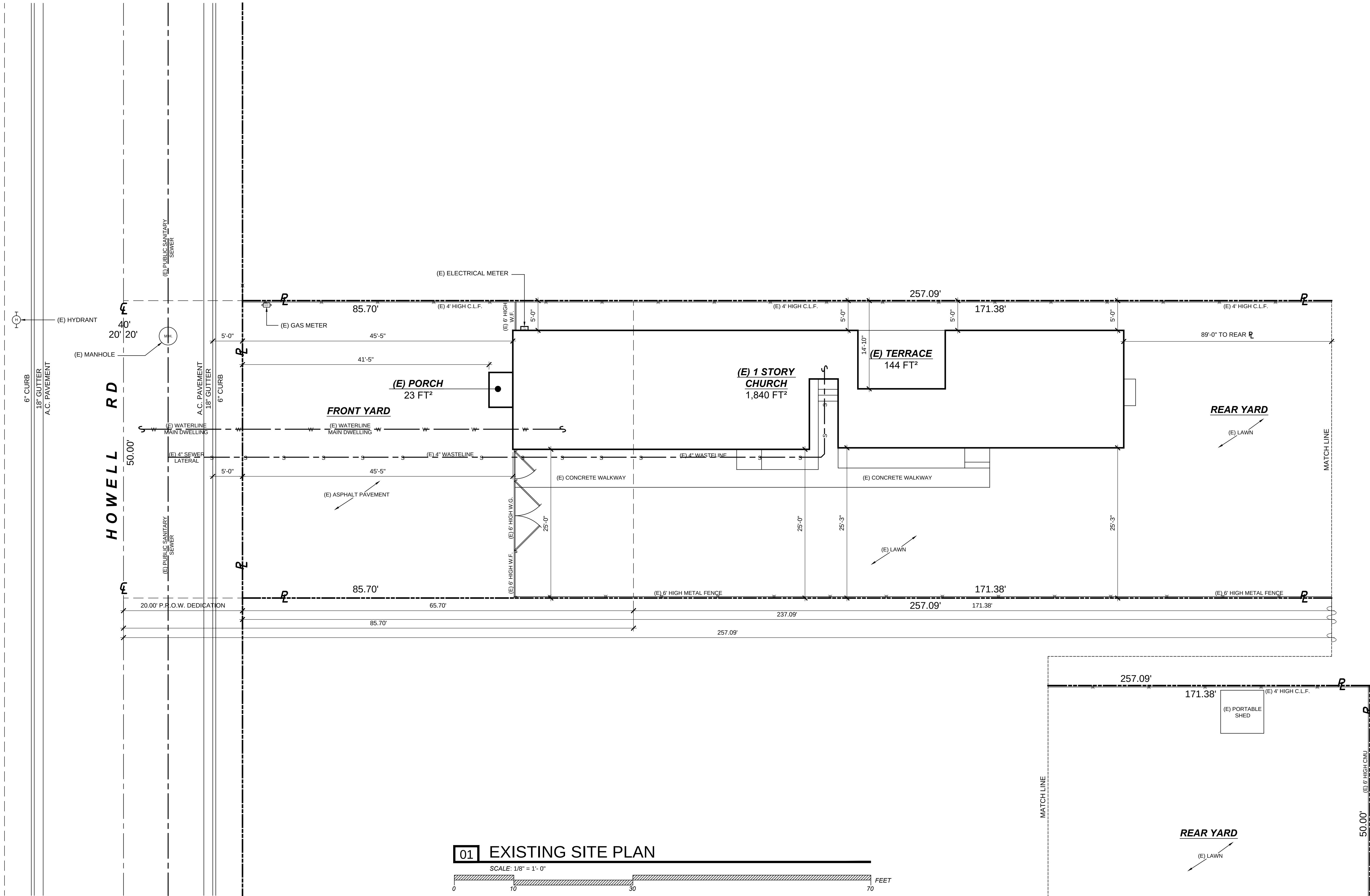
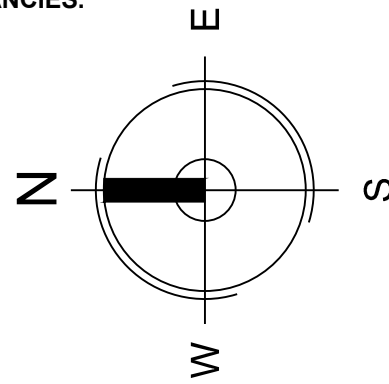
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A-1.1

BUILDING AND PROPERTY MAINTENANCE NOTE:

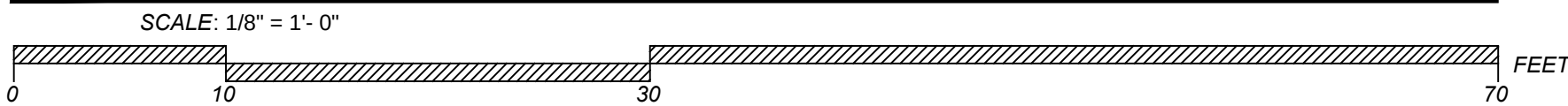
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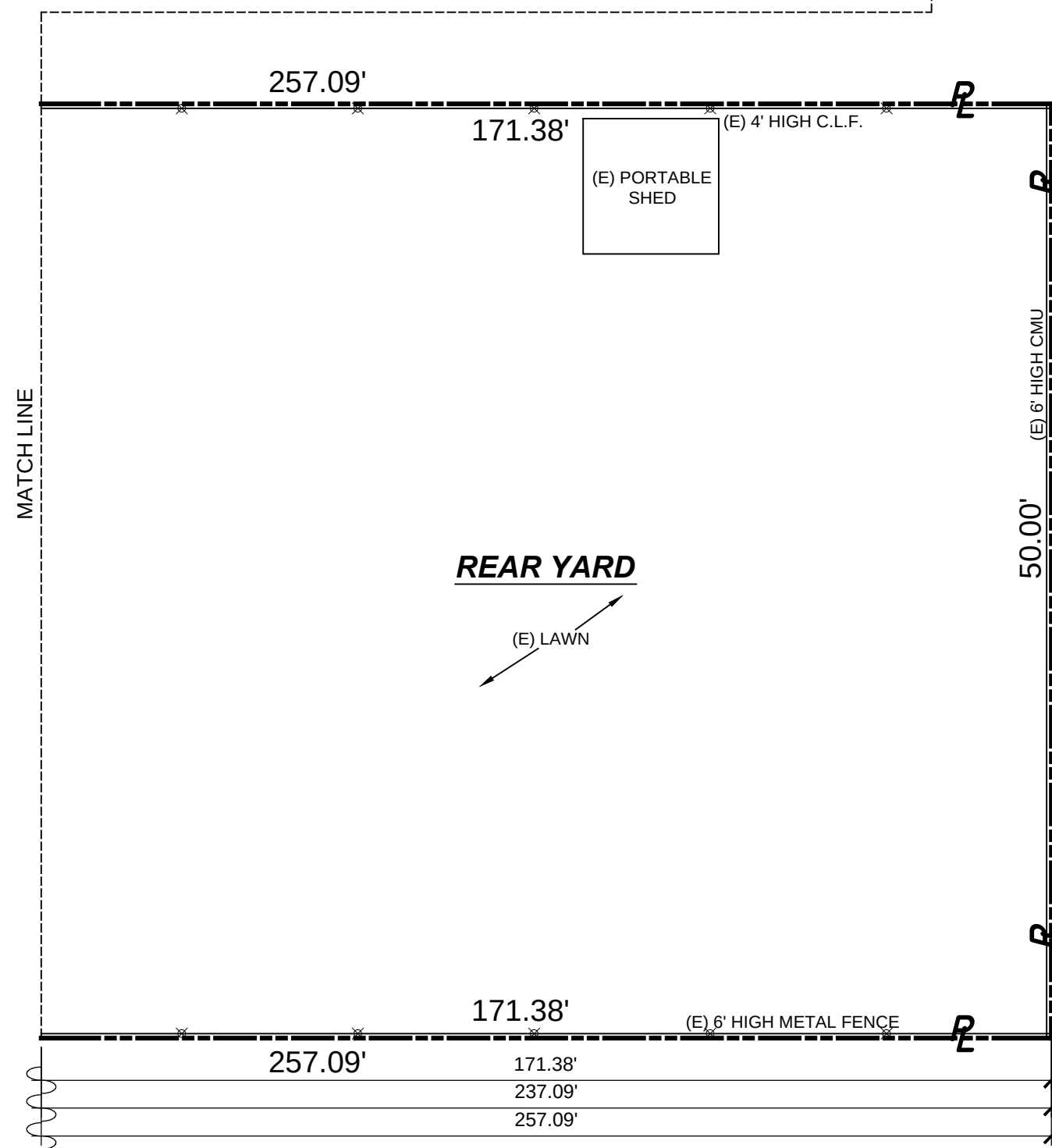


01 EXISTING SITE PLAN



SITE PLAN NOTES

- ADJACENT GRADE NEXT TO STRUCTURES SHALL SLOPE AWAY A MINIMUM FALL OF 6 INCHES FOR THE FIRST 10 FEET (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST 10 FEET (IMPERVIOUS SURFACES).
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.



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FOR
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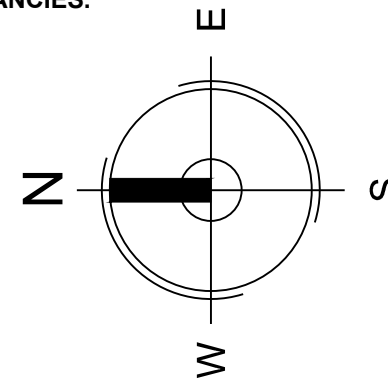
A-2.1

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INTERIOR LOT AREA

REQUIRED INTERIOR LOT AREA = 30.0%

TOTAL EXISTING LOT AREA = 11, 855 FT²

ACTUAL REQUIRED INTERIOR LOT AREA = 11, 855 FT² x 0.30 = 3,556.5 FT²

ACTUAL PROVIDED INTERIOR LOT AREA = 1,003 FT² + 2,554 FT² = 2,554 FT²

PROPERTY LINE SETBACKS

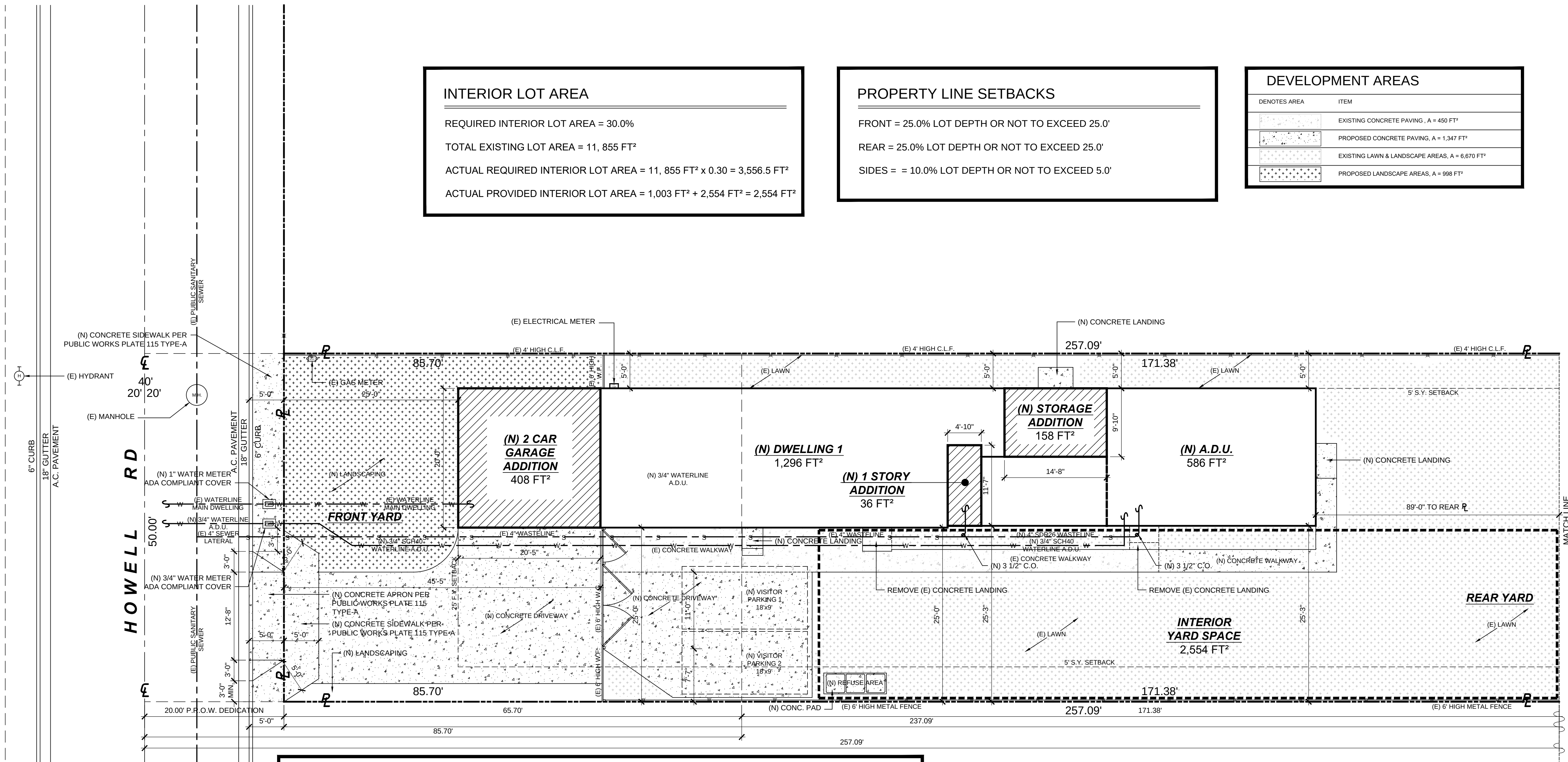
FRONT = 25.0% LOT DEPTH OR NOT TO EXCEED 25.0'

REAR = 25.0% LOT DEPTH OR NOT TO EXCEED 25.0'

SIDES = = 10.0% LOT DEPTH OR NOT TO EXCEED 5.0'

DEVELOPMENT AREAS

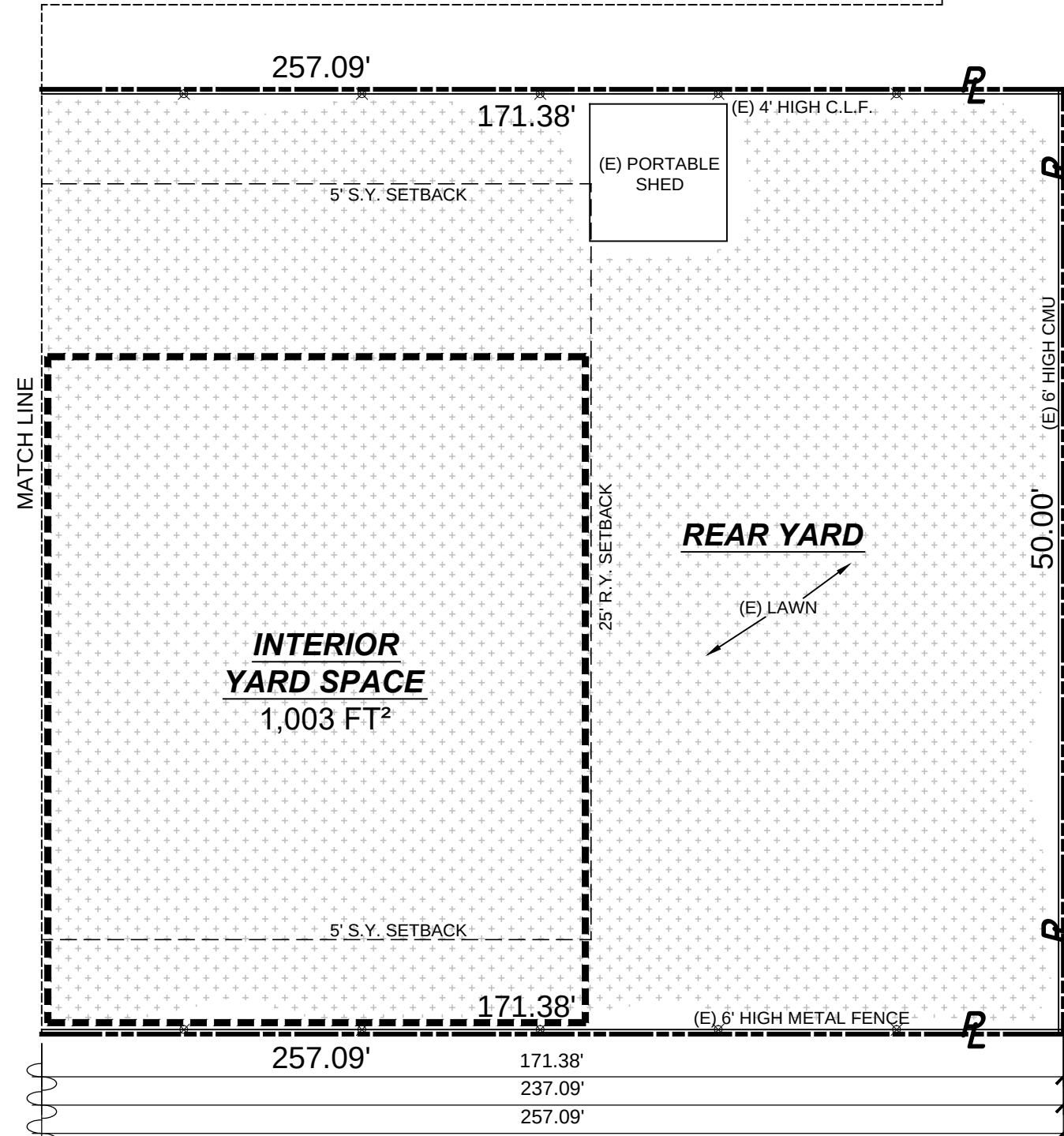
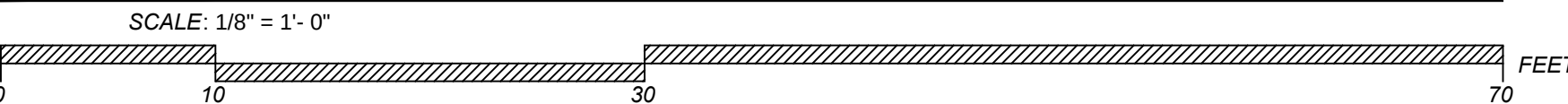
DENOTES AREA	ITEM
	EXISTING CONCRETE PAVING, A = 450 FT ²
	PROPOSED CONCRETE PAVING, A = 1,347 FT ²
	EXISTING LAWN & LANDSCAPE AREAS, A = 6,670 FT ²
	PROPOSED LANDSCAPE AREAS, A = 998 FT ²



SITE PLAN NOTES

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- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, IN PLATES AT ELECTRIC CABLES, CONDUITS OR OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE. (4.407.3)
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT. (4.504.1)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- ALL CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTRACTOR TO SORT WASTE MATERIAL FOR RECYCLING AND REUSE. WASTE IS TO BE HANDLED BY THE JURISDICTIONAL CITY OR COUNTY CERTIFIED HAULER.
- CONTRACTOR SHALL TURN OFF / PROTECT IN PLACE ALL UTILITIES DURING DEMOLITION AS TO NOT CAUSE HARM TO SELF, WORKERS OR THE BUILDING AND UTILITIES SYSTEMS.

01 PROPOSED SITE PLAN



PREPARED BY: TRAVIS RODRIGUEZ
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EMAIL: travisrodriguez7@gmail.com

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SHEET CONTENT:
SITE PLAN

ASSESSOR PARCEL NO.:
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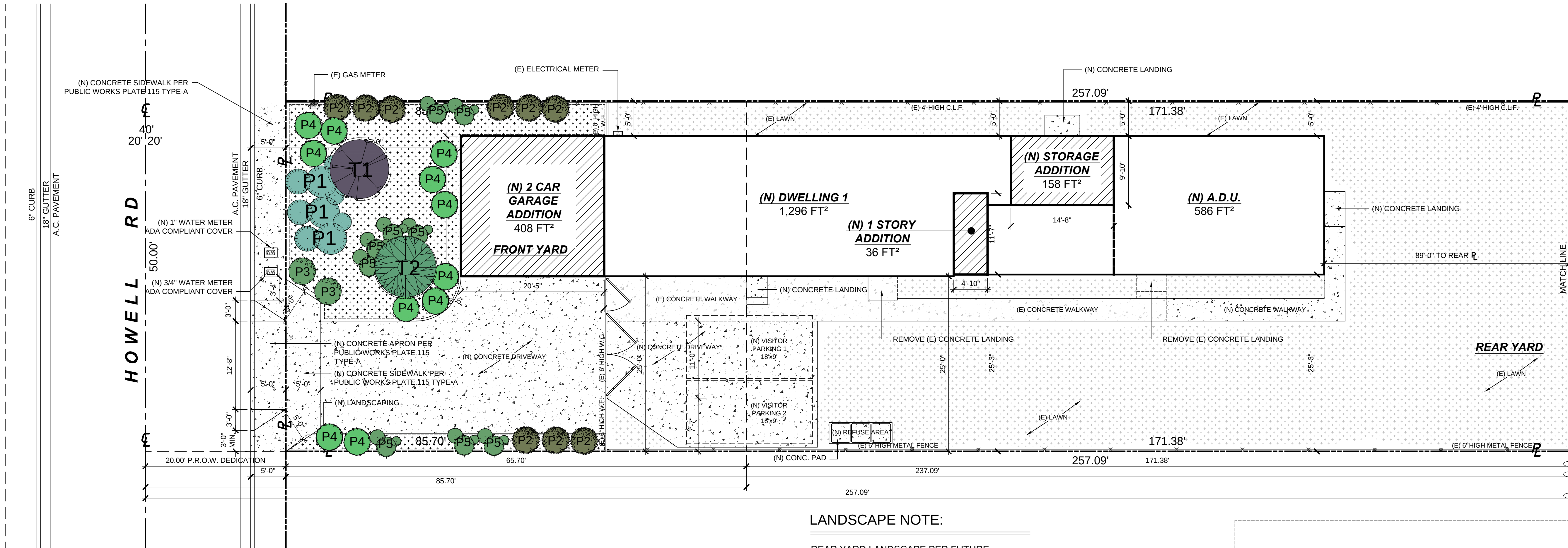
A-2.2

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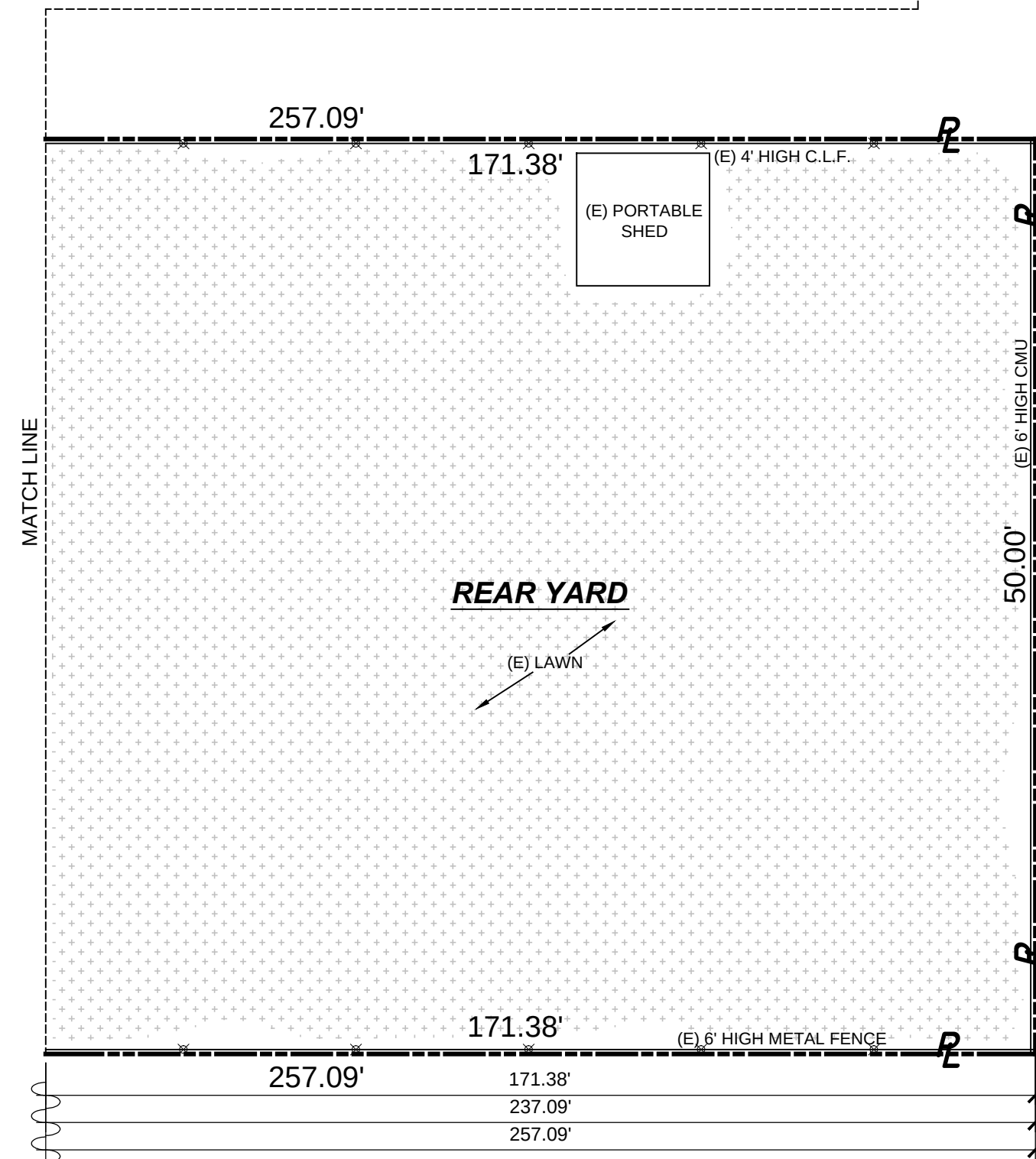
LANDSCAPE NOTE:

REAR YARD LANDSCAPE PER FUTURE PROPERTY OWNER

MWEO PRESCRIPTIVE COMPLIANCE - APPENDIX-D:

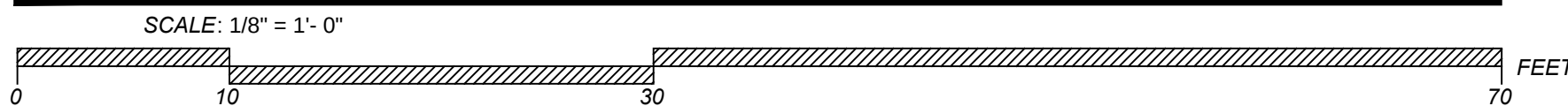
- (a) This appendix contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance.
- (b) Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:
- (1) Submit a Landscape Documentation Package which includes the following elements:
- (A) date: JUNE 12, 2023
- (B) project applicant: ISRAEL PALOMARES
- (C) project address (if available, parcel and/or lot number(s)): 412 HOWELL RD, OXNARD, CA 93033
- (D) total landscape area (square feet), including a breakdown of turf and plant material: LANDSCAPE = 998 FT², TURF = 0 FT²
- (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed): NEW RESIDENTIAL LANDSCAPE
- (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well: POTABLE
- (G) contact information for the project applicant and property owner: MISRAEL PALOMARES, 412 HOWELL RD, OXNARD, CA 93033
- (H) applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWEO".
- (2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test).
- (3) Plant material shall comply with all of the following:
- (A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;
- (B) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- (4) Turf shall comply with all of the following:
- (A) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;
- (B) Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;
- (C) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.
- (5) Irrigation systems shall comply with the following:
- (A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
- (B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
- (C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.
- (D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
- (E) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- (F) Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- (6) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.
- (c) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

LANDSCAPE PLANT LEGEND			
	COMMON NAME: BLUE CHALK STICKS BOTANICAL NAME: SENECIO MANDRALISCAE DIAMETER: 1' - 2' HEIGHT: 1' - 2' WATERING: LOW SUN / SHADE: FULL SUN, PARTIAL SUN		
	COMMON NAME: INDIAN HAWTHORN BOTANICAL NAME: RHAPHIOLEPIS INDICA DIAMETER: 4' - 6' HEIGHT: 4' - 6' WATERING: MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: KANGAROO PAW BOTANICAL NAME: ANIGOZANTHOS DIAMETER: 1' - 2' HEIGHT: 2' - 10' WATERING: LOW SUN / SHADE: FULL SUN		
	COMMON NAME: LANTANA BOTANICAL NAME: LANTANA CAMARA DIAMETER: 16" - 4' HEIGHT: 1' - 8' WATERING: MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: LAVENDER BOTANICAL NAME: L. ANGUSTIFOLIA DIAMETER: 10" - 14" HEIGHT: 10' - 14' WATERING: LOW, MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: PLUM TREE BOTANICAL NAME: PRUNUS MUME DIAMETER: 13' - 25' HEIGHT: 13' - 33' WATERING: MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: STRAWBERRY TREE BOTANICAL NAME: ARBUTUS UNEDO DIAMETER: 15' - 30' HEIGHT: 15' - 30' WATERING: MEDIUM SUN / SHADE: FULL SUN, PARTIAL SHADE		



DEVELOPMENT AREAS	
DENOTES AREA	ITEM
	EXISTING CONCRETE PAVING, A = 450 FT²
	PROPOSED CONCRETE PAVING, A = 1,347 FT²
	EXISTING LAWN & LANDSCAPE AREAS, A = 6,670 FT²
	PROPOSED LANDSCAPE AREAS, A = 998 FT²

01 PROPOSED LANDSCAPE PLAN



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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL
FOR
ISRAEL PALOMARES RESIDENCE
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:
LANDSCAPE PLAN PLAN

ASSESSOR PARCEL NO.:
222-0-051-050

DATE: AUG 18, 2023

SHEET NUMBER:

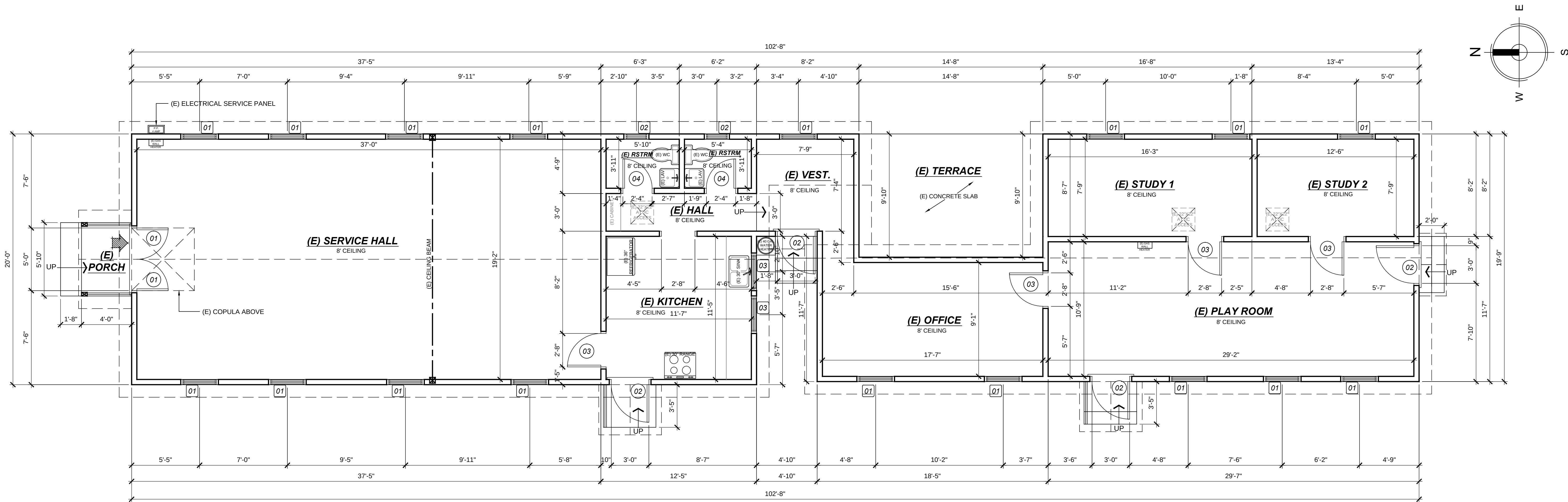
A-2.3

BUILDING AND PROPERTY MAINTENANCE NOTE:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE PROPER AND COMPLETE MAINTENANCE OF ALL SYSTEMS DURING THE LIFE OF THE BUILDING AND PROPERTY, INCLUDING BUT NOT LIMITED TO: ROOF DRAINAGE AND WATERPROOFING, EXTERIOR PAINT AND MATERIAL PROTECTION COATINGS, EXTERIOR WINDOW AND DOOR WEATHER STRIPPING AND WATERPROOFING, DRAINAGE AWAY FROM THE BUILDING AND FOUNDATION, ELEVATOR SAFETY AND MAINTENANCE INSPECTIONS, EXTERIOR METAL PROTECTION, STEEL FRAMING PROTECTION, DECK WATERPROOFING AND DRAINAGE, EXTERIOR ROOF AND DECK DRAINS INCLUDING SCUPPERS AND OVERFLOW DRAINS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS THROUGHOUT.

PLAN DISCREPANCY AND NOTIFICATIONS NOTE:

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01 EXISTING 1ST FLOOR / DEMOLITION PLAN

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

EXISTING WINDOW SCHEDULE

MARK	WIDTH (in)	HEIGHT (in)	GLAZING AREA (FT²)	TYPE	MANUFACTURER / SERIES	NOTES	U-FACTOR (NFRC)	SHGC (NFRC)
01	36	48	12	SINGLE HUNG	EXISTING WINDOW	-----	0.58	0.65
02	24	30	5	SINGLE HUNG	EXISTING WINDOW	-----	0.58	0.65
03	36	36	9	SINGLE HUNG	EXISTING WINDOW	-----	0.58	0.65

DOOR SCHEDULE

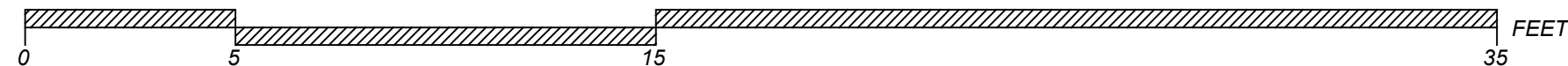
MARK	WIDTH (in)	HEIGHT (in)	GLAZING AREA (FT²)	TYPE	MANUFACTURER / SERIES	NOTES	U-FACTOR (NFRC)	SHGC (NFRC)
01	30	80	0	EXTERIOR HINGED	EXISTING DOOR	-----	----	----
02	36	80	0	EXTERIOR HINGED	EXISTING DOOR	-----	----	----
03	32	80	0	INTERIOR HINGED	EXISTING DOOR	-----	----	----
04	28	80	0	INTERIOR HINGED	EXISTING DOOR	-----	----	----

DEMOLITION PLAN NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, IN PLATES AT ELECTRIC CABLES, CONDUITS OR OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE. (4.407.3)
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT. (4.504.1)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- ALL CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTRACTOR TO SORT WASTE MATERIAL FOR RECYCLING AND REUSE. WASTE IS TO BE HANDLED BY THE JURISDICTIONAL CITY OR COUNTY CERTIFIED HAULER.
- CONTRACTOR SHALL TURN OFF / PROTECT IN PLACE ALL UTILITIES DURING DEMOLITION AS TO NOT CAUSE HARM TO SELF, WORKERS OR THE BUILDING AND UTILITIES SYSTEMS.

EXISTING PLAN WALL LEGEND

- EXISTING 2X STUD WALL
- REMOVE EXISTING 2X STUD WALL



REVISIONS:

1	
2	
3	
4	

PREPARED BY: TRAVIS RODRIGUEZ
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SHEET CONTENT:

EXISTING /
DEMOLITION
FLOOR PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

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2023

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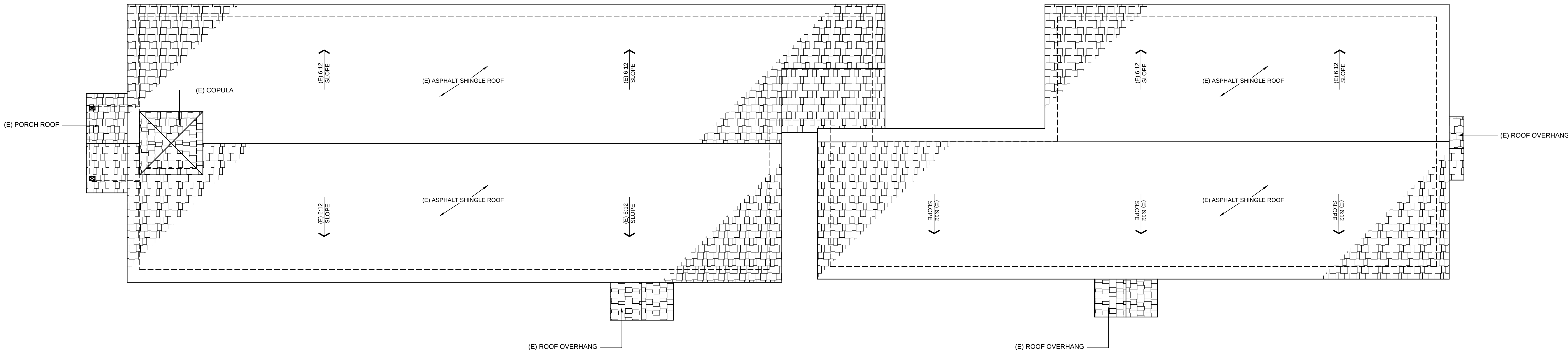
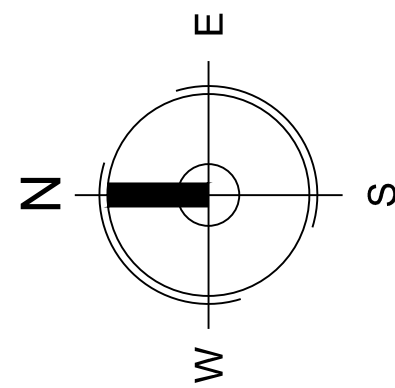
A-3.1

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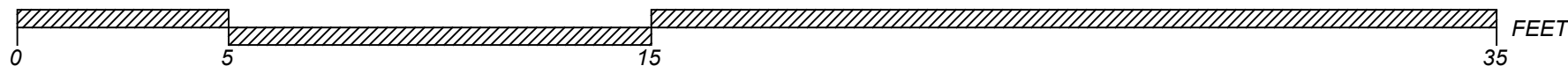


01 EXISTING ROOF / DEMOLITION PLAN

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

DEMOLITION PLAN NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, IN PLATES AT ELECTRIC CABLES, CONDUITS OR OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE. (4.407.3)
4. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT. (4.504.1)
5. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
6. ALL CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTRACTOR TO SORT WASTE MATERIAL FOR RECYCLING AND REUSE. WASTE IS TO BE HANDLED BY THE JURISDICTIONAL CITY OR COUNTY CERTIFIED HAULER.
7. CONTRACTOR SHALL TURN OFF / PROTECT IN PLACE ALL UTILITIES DURING DEMOLITION AS TO NOT CAUSE HARM TO SELF, WORKERS OR THE BUILDING AND UTILITIES SYSTEMS.



REVISIONS:

1	
2	
3	
4	

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SHEET CONTENT:

EXISTING /
DEMOLITION
ROOF PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

DATE:

AUG 18,
2023

SHEET NUMBER:

A-3.2

BUILDING AND PROPERTY MAINTENANCE NOTE:

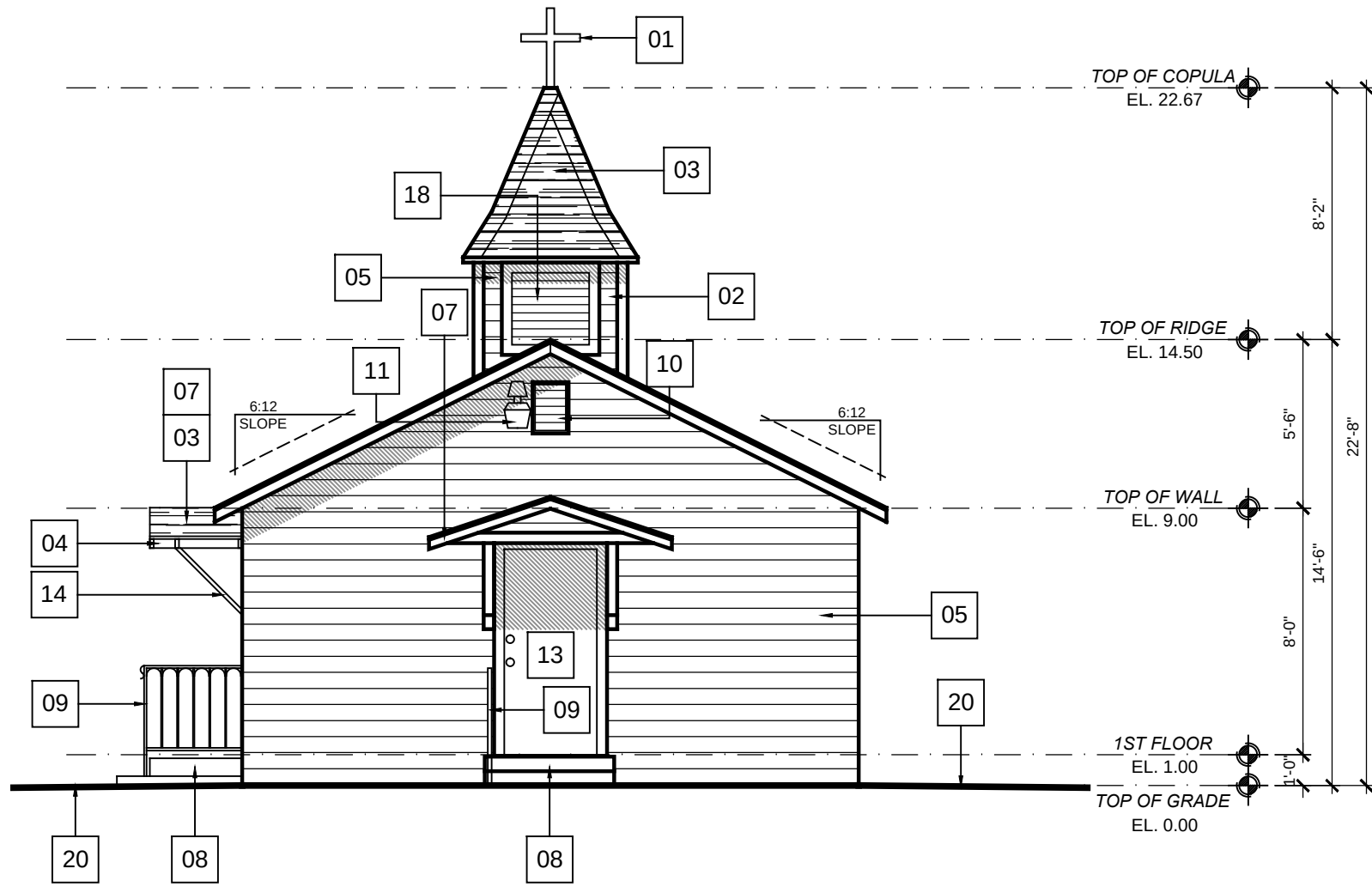
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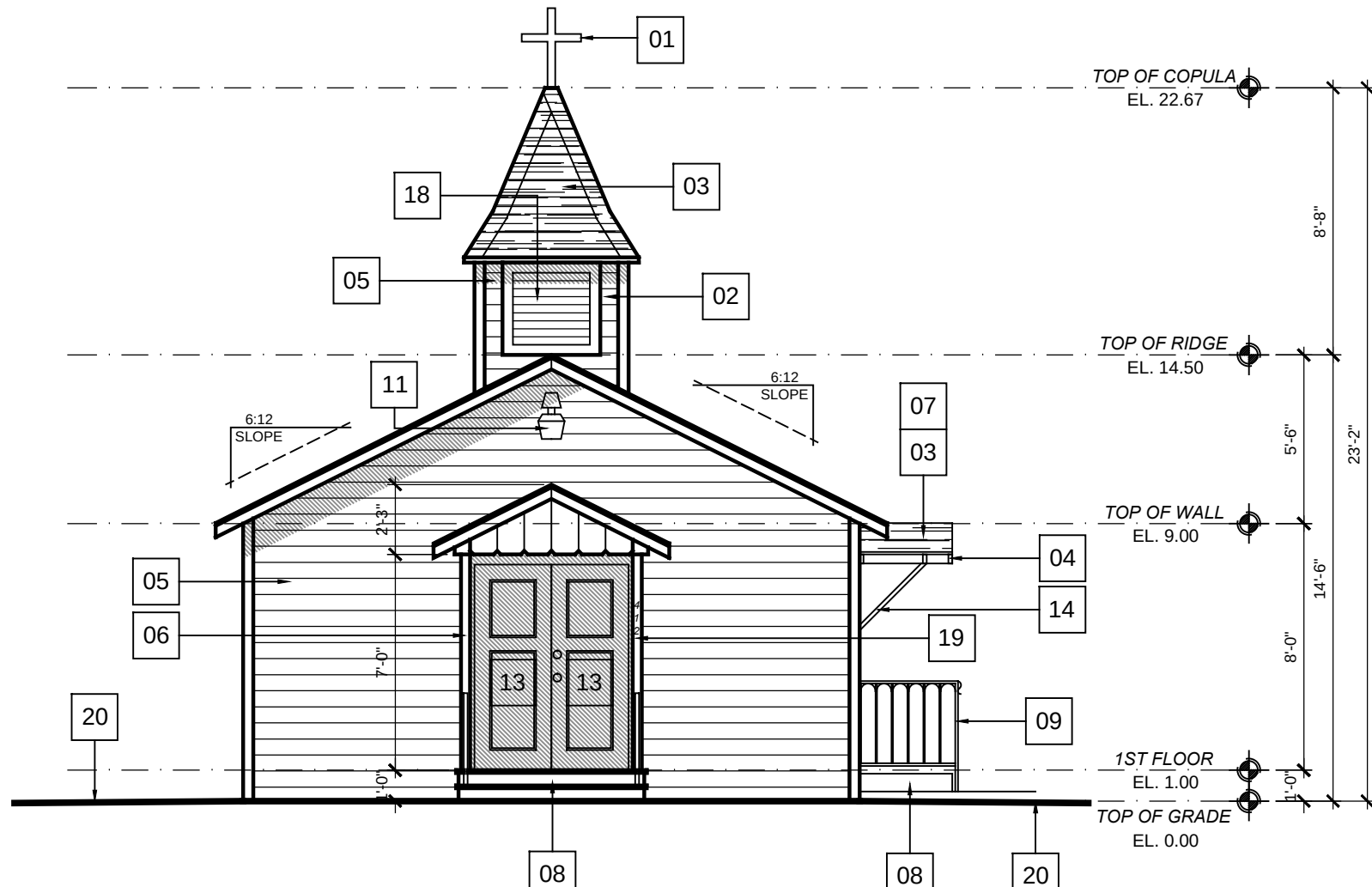
EXISTING ELEVATION NOTES:

- | | | | |
|----|-----------------------------|----|--|
| 01 | WOOD CROSS. | 11 | DOWN LIGHT FIXTURE. |
| 02 | ROOF COPULA. | 12 | SINGLE HUNG WOOD WINDOW. |
| 03 | ASPHALT SHINGLE ROOF. | 13 | HINGED WOOD DOOR. |
| 04 | EXPOSED RAFTER TAILS. | 14 | WOOD BRACE. |
| 05 | HORIZONTAL LAP WOOD SIDING. | 15 | WALL MOUNTED ELECTRICAL SERVICE METER. |
| 06 | WOOD POST. | 16 | SUB FLOOR VENT. |
| 07 | ROOF OVERHANG. | 17 | WATER HEATER ENCLOSURE. |
| 08 | CONCRETE STEPS. | 18 | LOUVERED VENT. |
| 09 | IRON RAILING. | 19 | 6 INCH ADDRESS NUMBERS. |
| 10 | LOUVERED ATTIC GABLE VENT. | 20 | EXTERIOR GRADE. |



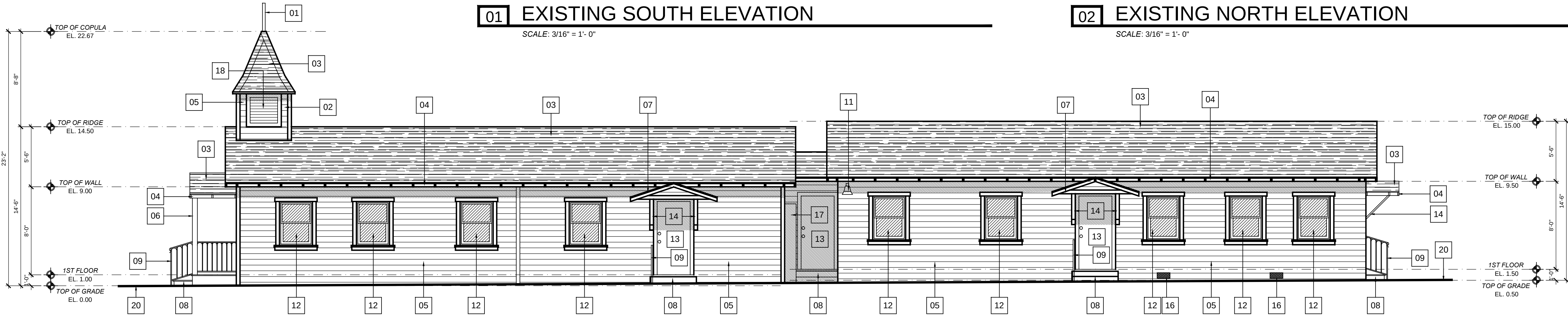
01 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'- 0"



02 EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'- 0"



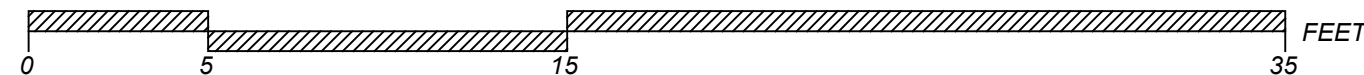
03 EXISTING WEST ELEVATION

SCALE: 3/16" = 1'- 0"



04 EXISTING EAST ELEVATION

SCALE: 3/16" = 1'- 0"



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SHEET CONTENT:

EXISTING /
DEMOLITION
EXTERIOR
ELEVATIONS

ASSESSOR PARCEL NO.:

222-0-051-050

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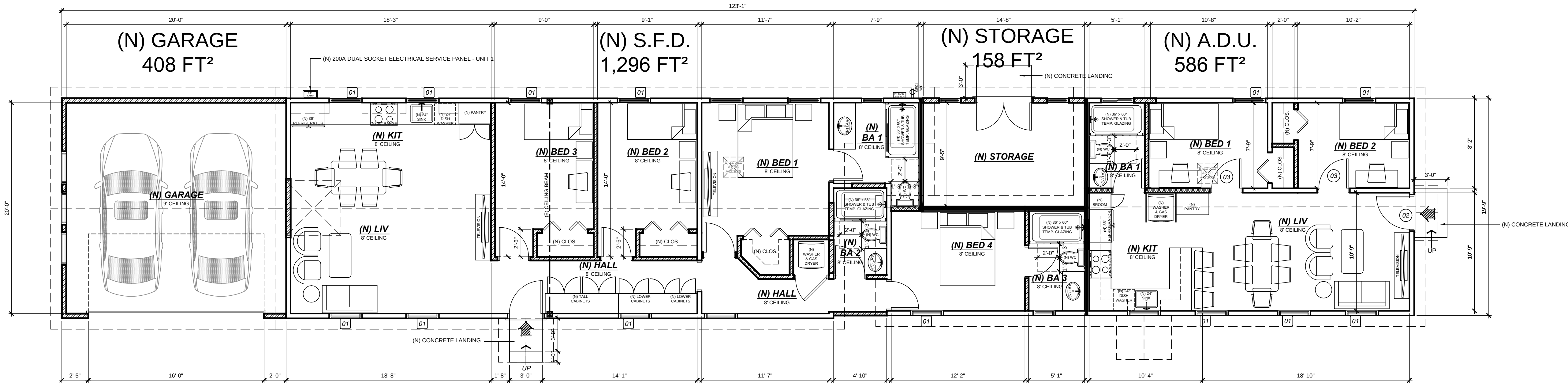
A-3.3

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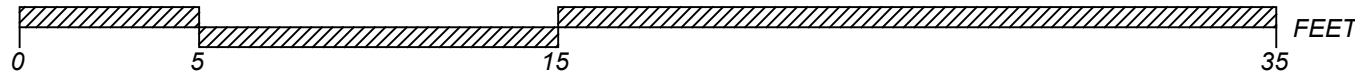
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01 PROPOSED FLOOR PLAN - 2 DWELLINGS

SCALE: 3/16" = 1'- 0"



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SHEET CONTENT:

PROPOSED
FLOOR PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: AUG 18,
2023

SHEET NUMBER:

A-4.1

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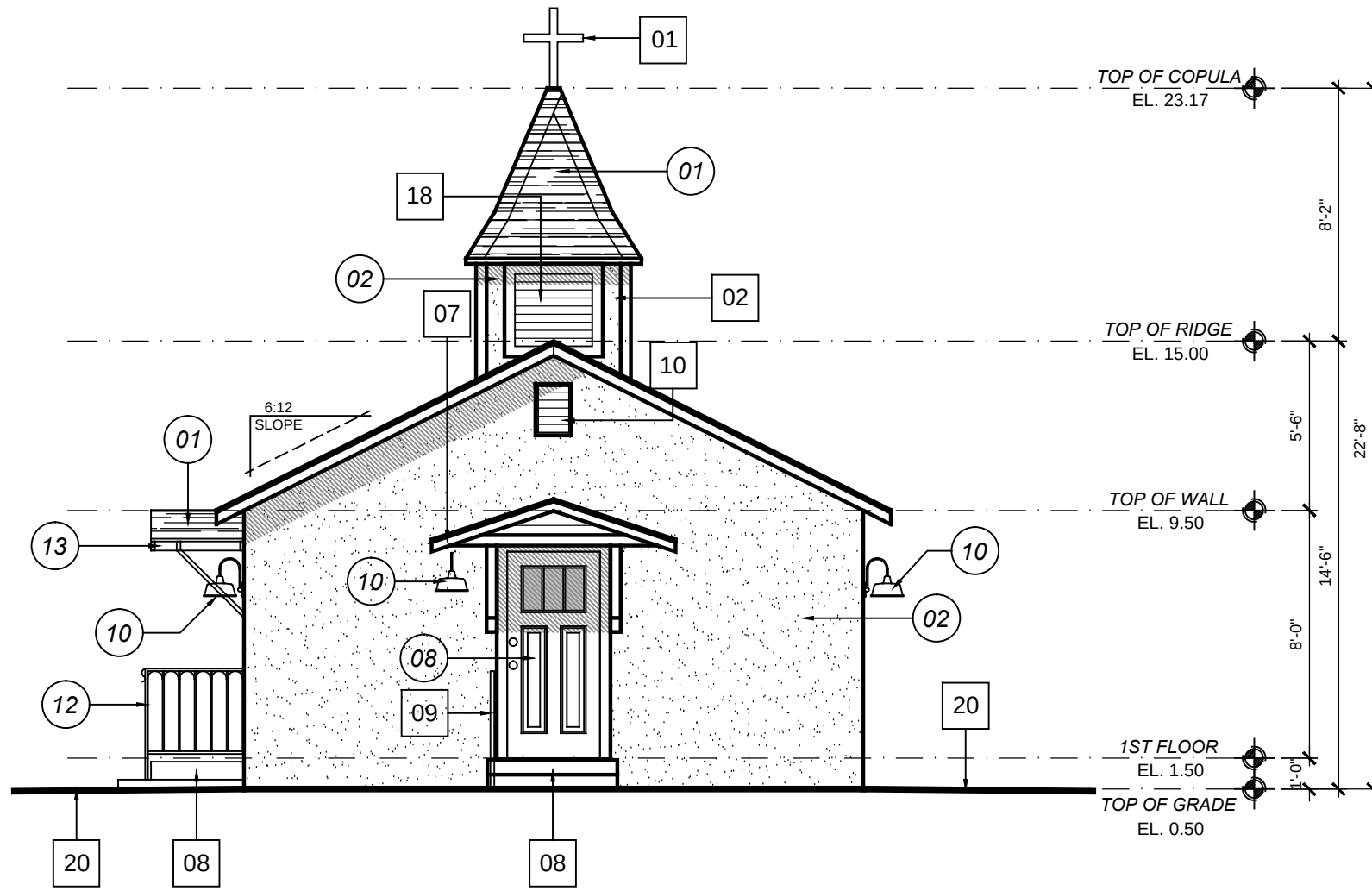
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EXISTING ELEVATION NOTES:

- | | | | |
|----|-----------------------------|----|--|
| 01 | WOOD CROSS. | 11 | DOWN LIGHT FIXTURE. |
| 02 | ROOF COPULA. | 12 | SINGLE HUNG WOOD WINDOW. |
| 03 | ASPHALT SHINGLE ROOF. | 13 | HINGED WOOD DOOR. |
| 04 | EXPOSED RAFTER TAILS. | 14 | WOOD BRACE. |
| 05 | HORIZONTAL LAP WOOD SIDING. | 15 | WALL MOUNTED ELECTRICAL SERVICE METER. |
| 06 | WOOD POST. | 16 | SUB FLOOR VENT. |
| 07 | ROOF OVERHANG. | 17 | WATER HEATER ENCLOSURE. |
| 08 | CONCRETE STEPS. | 18 | LOUVERED VENT. |
| 09 | IRON RAILING. | 19 | 6 INCH ADDRESS NUMBERS. |
| 10 | LOUVERED ATTIC GABLE VENT. | 20 | EXTERIOR GRADE. |

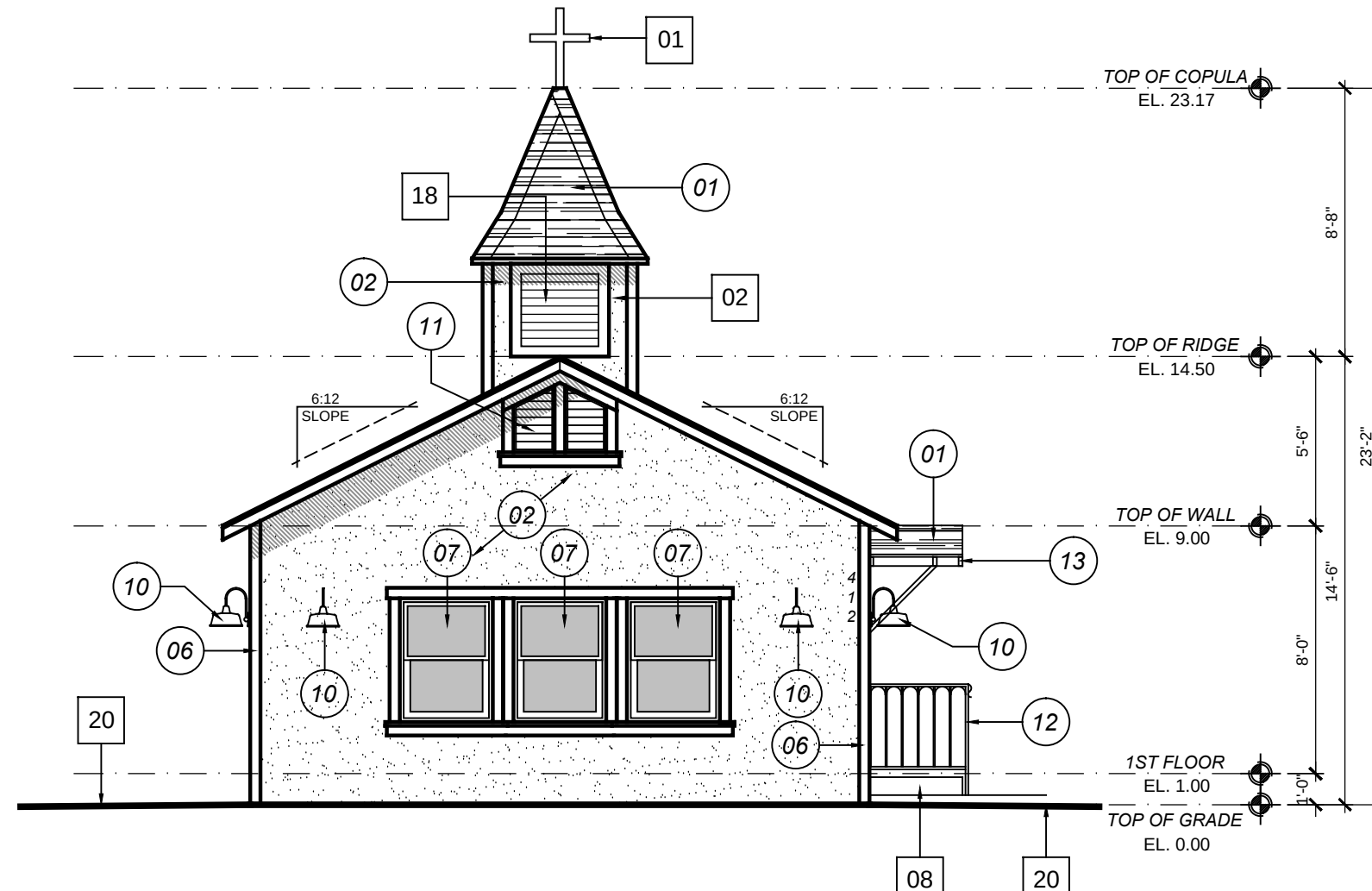
NEW ELEVATION NOTES:

- | | | | |
|----|---|----|--|
| 01 | CERTAINTED LANDMARK SOLARIS ASPHALT ROOF SHINGLES, GRAPHITE, CRRC PRODUCT ID - 0668-0155, SOLAR REFLECTANCE - 0.21, THERMAL EMITTANCE - 0.91, SRI - 21, ICC-ES - ESR-3537 | 08 | DOOR PER PLAN. |
| 02 | LA HABRA COLOR COLLECTION STUCCO - 215 MESA VERDE (48) BASE 200 - SAND FLOAT TROWEL TEXTURE - 5/8" THICK 3-COAT CEMENT STUCCO PLASTER, 3/8" SCRATCH, 3/8" BROWN, 3/8" FINISH, OVER 2 LAYERS TYPE-D PAPER W/ 16 GAUGE GALVANIZED WOVEN WIRE MESH & 16 GAUGE GALVANIZED STAPLES @ 6" O.C. B.W. - EACH LAYER SHALL BE INDEPENDENTLY APPLIED AND ALLOWED TO CURE PRIOR TO PLACING NEXT LAYER. | 09 | EXPOSED RAFTER TAILS, PRIME AND PAINT. |
| 03 | BEAM PER PLAN, PRIME AND PAINT. | 10 | WALL SCONCE LIGHT FIXTURE. |
| 04 | ROOF OVERHANG. | 11 | GABLE WALL LOUVERED ATTIC VENT. |
| 05 | ROOF BRACE. | 12 | METAL HANDRAIL. |
| 06 | 6" TRIM BOARD, PRIME AND PAINT. | 13 | ROOF OVERHANG AND BRACE. |
| 07 | WINDOW PER PLAN. | | |



01 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'- 0"



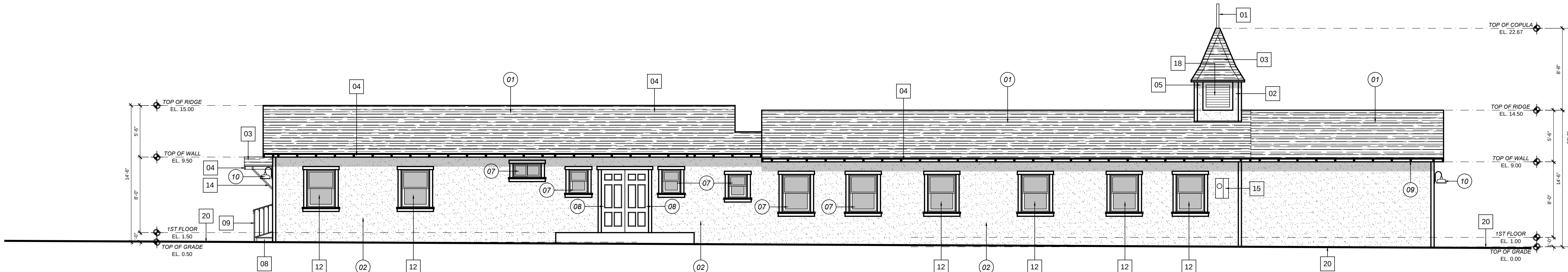
02 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'- 0"



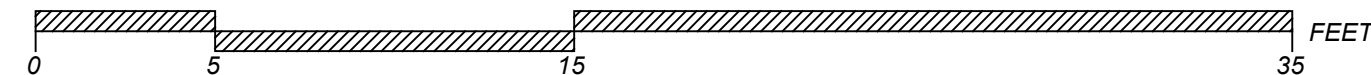
03 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'- 0"



04 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'- 0"



REVISIONS:



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EXTERIOR
ELEVATIONS

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222-0-051-050

DATE: SEP 20,
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SHEET NUMBER:

A-5.1

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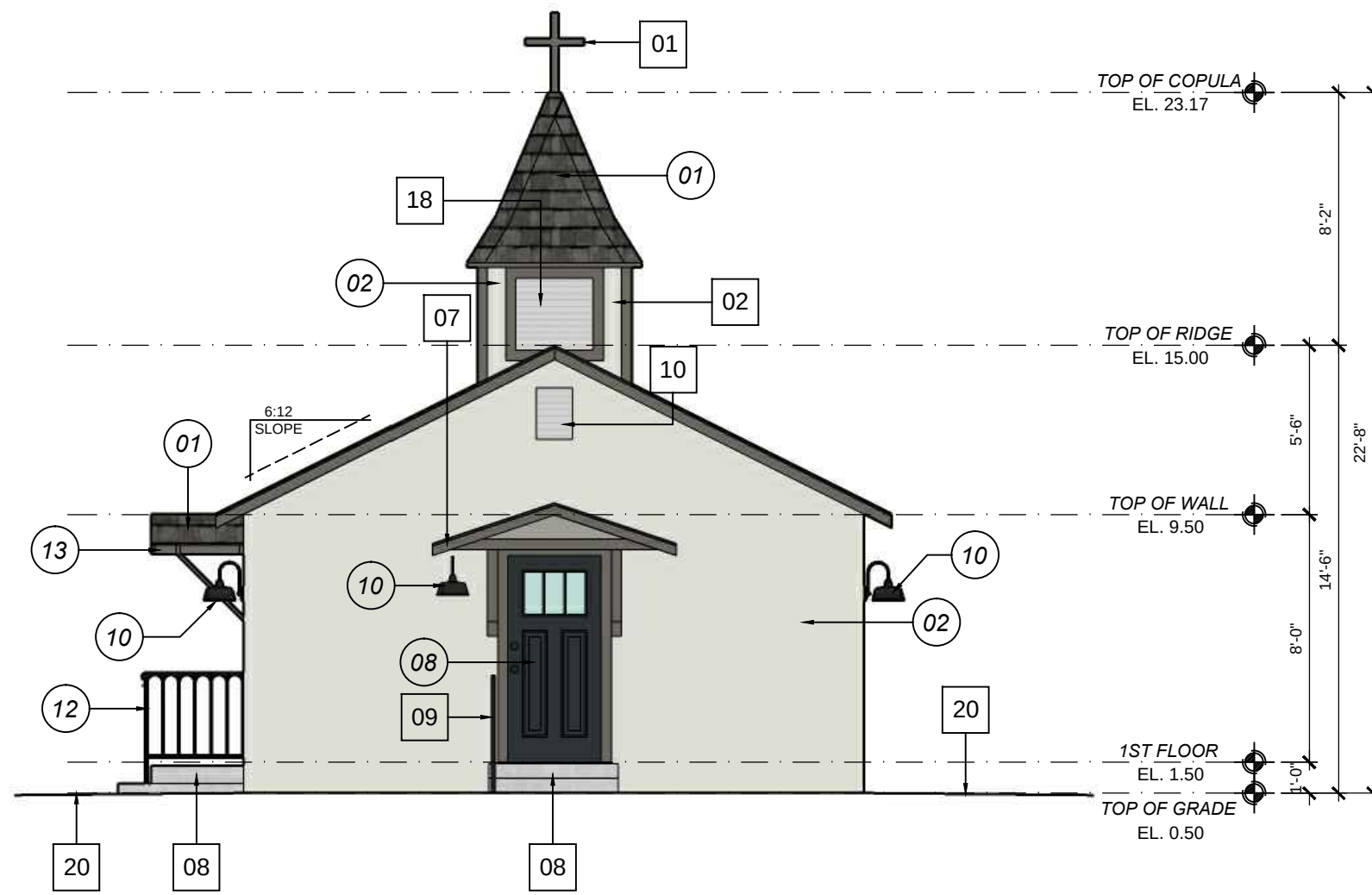
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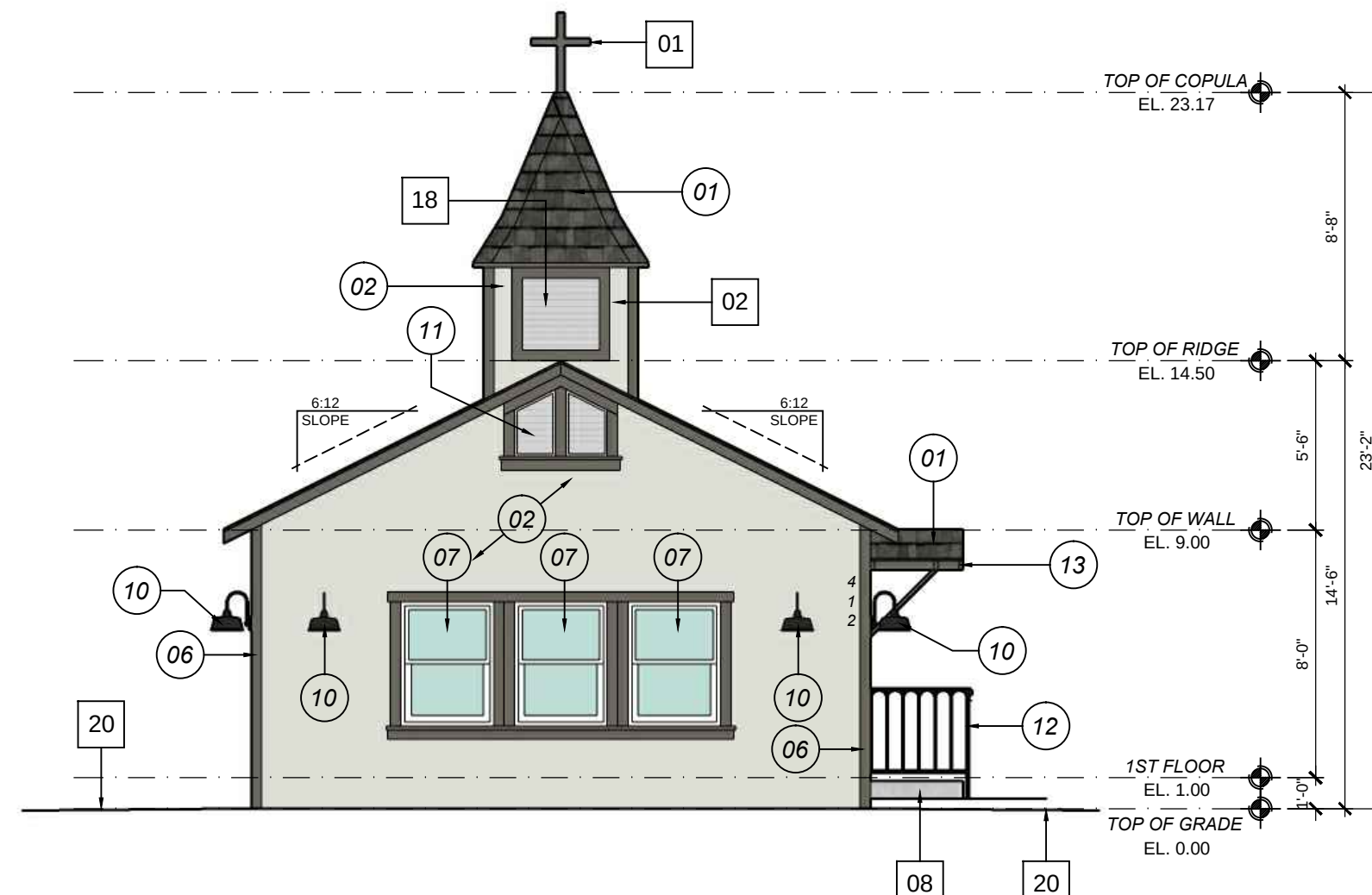
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|----|---|----|--|
| 01 | CERTAINTEED LANDMARK SOLARIS ASPHALT ROOF SHINGLES, GRAPHITE, CRRC PRODUCT ID - 0668-0155, SOLAR REFLECTANCE - 0.21, THERMAL EMITTANCE - 0.91, SRI - 21, ICC-ES - ESR-3537 | 08 | DOOR PER PLAN. |
| 02 | LA HABRA COLOR COLLECTION STUCCO - 215 MESA VERDE (48) BASE 200 - SAND FLOAT TROWEL TEXTURE - $\frac{3}{8}$ " THICK 3-COAT CEMENT STUCCO PLASTER, $\frac{3}{8}$ " SCRATCH, $\frac{3}{8}$ " BROWN, $\frac{3}{8}$ " FINISH, OVER 2 LAYERS TYPE-D PAPER W/ 16 GAUGE GALVANIZED WOVEN WIRE MESH & 16 GAUGE GALVANIZED STAPLES @ 6" O.C. B.W. - EACH LAYER SHALL BE INDEPENDENTLY APPLIED AND ALLOWED TO CURE PRIOR TO PLACING NEXT LAYER. | 09 | EXPOSED RAFTER TAILS, PRIME AND PAINT. |
| 03 | BEAM PER PLAN, PRIME AND PAINT. | 10 | WALL SCONCE LIGHT FIXTURE. |
| 04 | ROOF OVERHANG. | 11 | GABLE WALL LOUVERED ATTIC VENT. |
| 05 | ROOF BRACE. | 12 | METAL HANDRAIL. |
| 06 | 6" TRIM BOARD, PRIME AND PAINT. | 13 | ROOF OVERHANG AND BRACE. |
| 07 | WINDOW PER PLAN. | | |



01 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



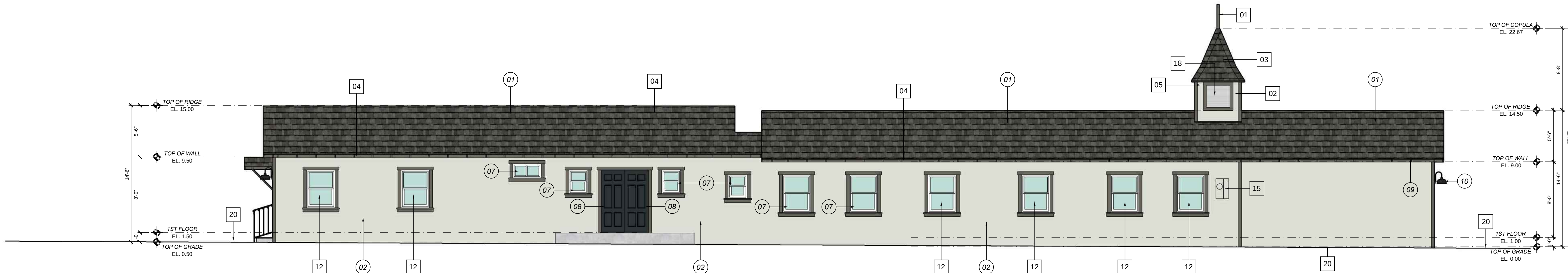
02 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



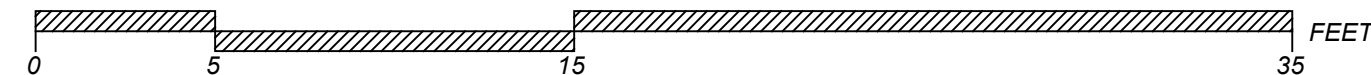
03 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



04 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



REVISIONS:



PREPARED BY: TRAVIS RODRIGUEZ
SOMIS, CALIFORNIA 93066
PHONE: (805) 660-1202
EMAIL: travisrodriguez7@gmail.com

S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL
FOR
ISRAEL PALOMARES RESIDENCE
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:

PROPOSED
COLORED
EXTERIOR
ELEVATIONS

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: SEP 20,
2023

SHEET NUMBER:

A-5.2

BUILDING AND PROPERTY MAINTENANCE NOTE:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE PROPER AND COMPLETE MAINTENANCE OF ALL SYSTEMS DURING THE LIFE OF THE BUILDING AND PROPERTY, INCLUDING BUT NOT LIMITED TO: ROOF DRAINAGE AND WATERPROOFING, EXTERIOR PAINT AND MATERIAL PROTECTION COATINGS, EXTERIOR WINDOW AND DOOR WEATHER STRIPPING AND WATERPROOFING, DRAINAGE AWAY FROM THE BUILDING AND FOUNDATION, ELEVATOR SAFETY AND MAINTENANCE INSPECTIONS, EXTERIOR METAL PROTECTION, STEEL FRAMING PROTECTION, DECK WATERPROOFING AND DRAINAGE, EXTERIOR ROOF AND DECK DRAINS INCLUDING SCUPPERS AND OVERFLOW DRAINS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS THROUGHOUT.

PLAN DISCREPANCY AND NOTIFICATIONS NOTE:

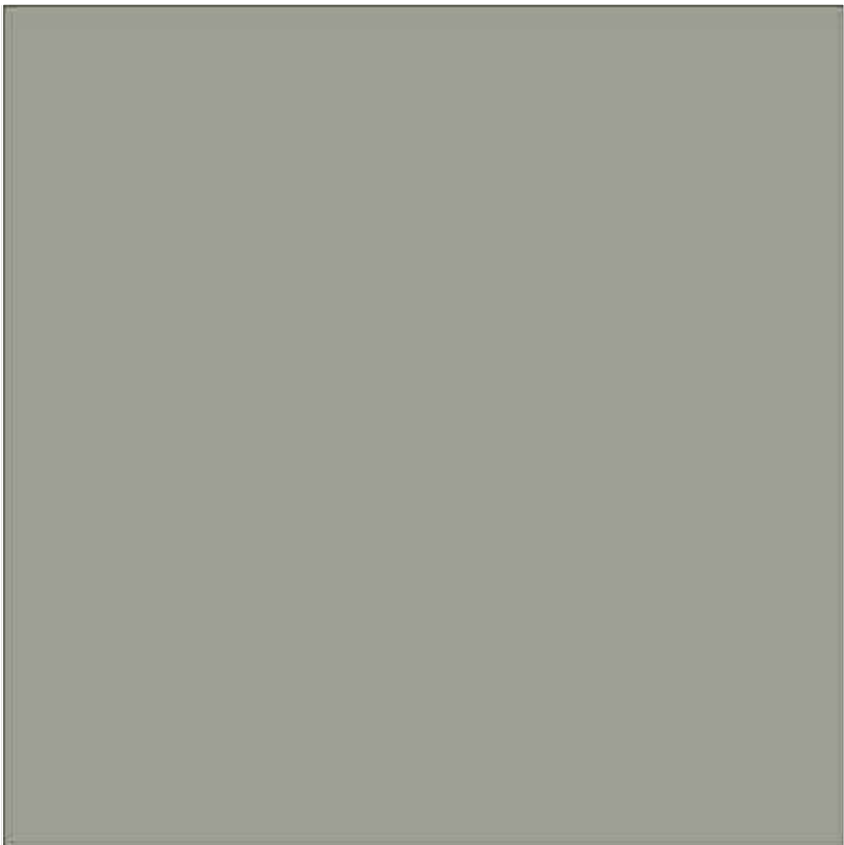
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE PLANS IN THEIR ENTIRETY PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ORDERING BUILDING MATERIALS AND SHALL CONTACT THE DESIGN PROFESSIONAL IN WRITING FOR ANY AND ALL QUESTIONS OR DISCREPANCIES. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE DESIGN PROFESSIONAL IN WRITING DURING CONSTRUCTION FOR ANY AND ALL QUESTIONS OR DISCREPANCIES.



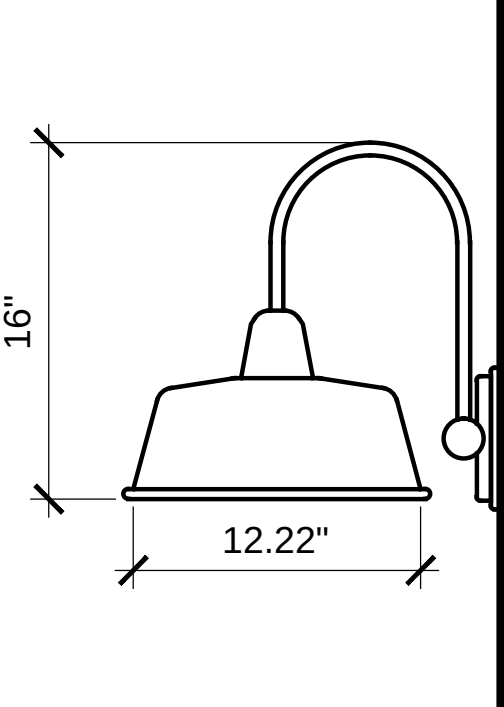
ROOFING:
CERTAINTEED LANDMARK
SOLARIS ASPHALT ROOF
SHINGLES, GRAPHITE



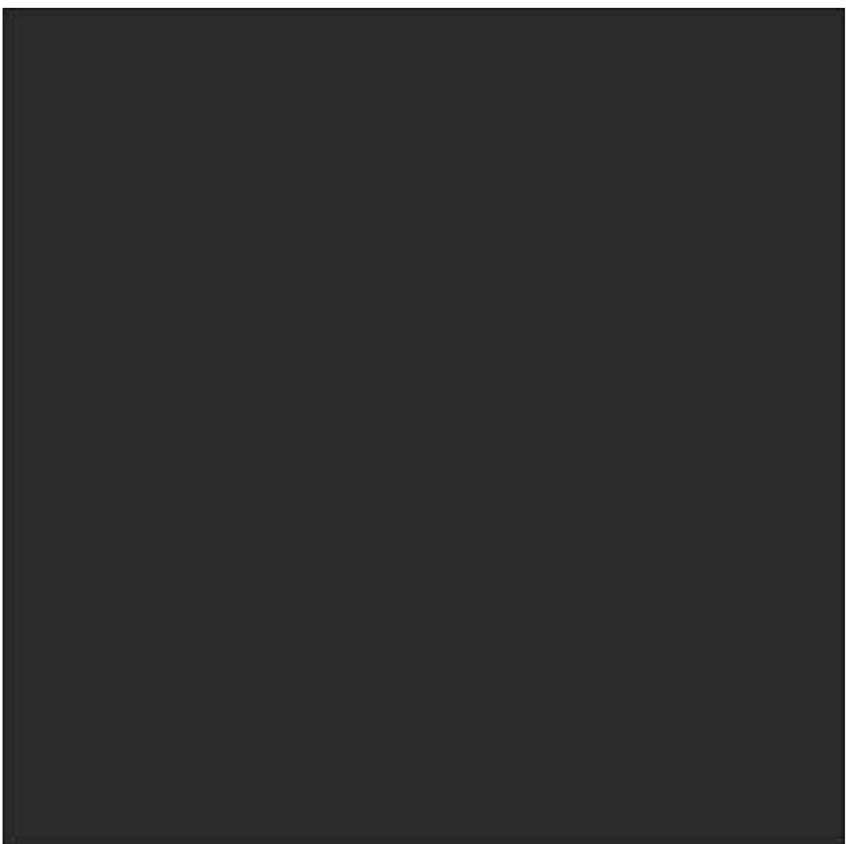
TRIM:
SHERWIN WILLIAMS
FOLKSTONE SW 6005
SATIN



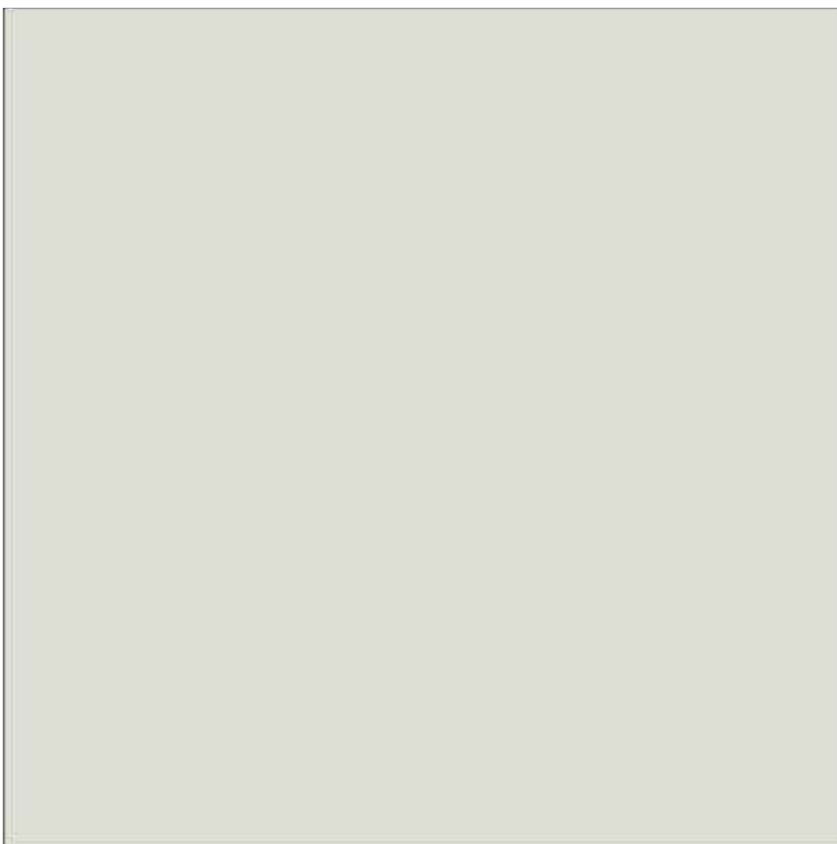
BODY 1:
SHERWIN WILLIAMS
LATTICE SW 7654
SATIN



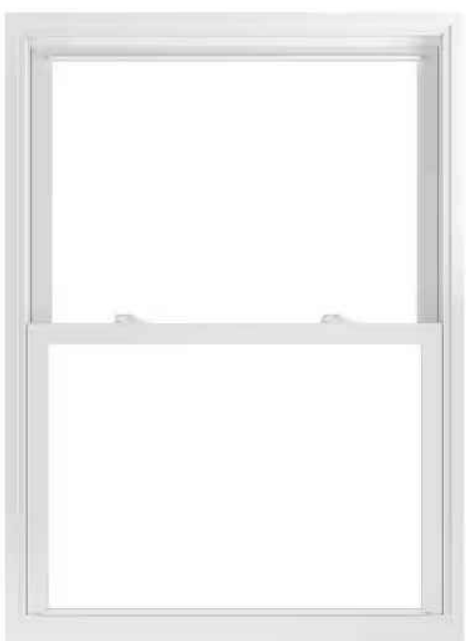
LIGHTING:
HARBOR BREEZE OAKDALE
12.2 INCH EXTERIOR WALL SCONE
BLACK SATIN FINISH, LED BULB
DARK SKY FIXTURE



IRON WORK:
SHERWIN WILLIAMS
BLACK SWAN SW 6279
SATIN



BODY 2:
SHERWIN WILLIAMS
FROSTY WHITE SW 6196
SATIN



NEW WINDOWS:
MILGARD WINDOWS
V450 HOMEMAKER SERIES
WHITE VINYL FRAME
DULE PANE



NEW DOORS:
MASONITE ENTRY DOOR
SOLID CORE CMPOSITE
SHERWIN WILLIAMS
CHARCOAL BLUE SW 2739
SATIN



EXISTING ENTRY DOOR:
TO BE REMOVED



EXISTING ENTRY DOOR:
TO BE REMOVED &
REPLACED



EXISTING WINDOWS:
TO BE REMOVED &
REPLACED

REVISIONS:	

PREPARED BY: TRAVIS RODRIGUEZ
SOMIS, CALIFORNIA 93066
PHONE: (805) 660-1202
EMAIL: travisrodriguez7@gmail.com

S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL
FOR
ISRAEL PALOMARES RESIDENCE
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:	
MATERIAL BOARD	
ASSESSOR PARCEL NO.: 222-0-051-050	
DATE:	AUG 18, 2023
SHEET NUMBER: A-5.3	

COMMUNITY WORKSHOP

Monday, October 16, 2023

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

**3. PROJECT NAME: Beverage House Market; PLANNING AND ZONING PERMIT NO. 23-510-02
(Special Use Permit - Alcohol); Marina West and Via Marina Neighborhoods**

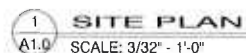
A request to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) at a 2,508 square foot site located at 1955 Patterson Avenue (APN: 187-0-112-575) within the Neighborhood Shopping Center (C-1-PD) zone. The proposed hours are 7am to 11pm Sunday through Thursday and 7am to 12am Friday and Saturday. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Steve Rawlings, Project Manager
City Contact: Alex Tellez, Assistant Planner

Phone: (951) 667-5152
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



COMMERCIAL
BEVERAGE
HOUSE MARKET
1955 So. Patterson Road
Oxnard, CA 90033

Persons	
DATE	DESCRIPTION OF WORKING
11/11/2011	WORKING ON THE PROJECT

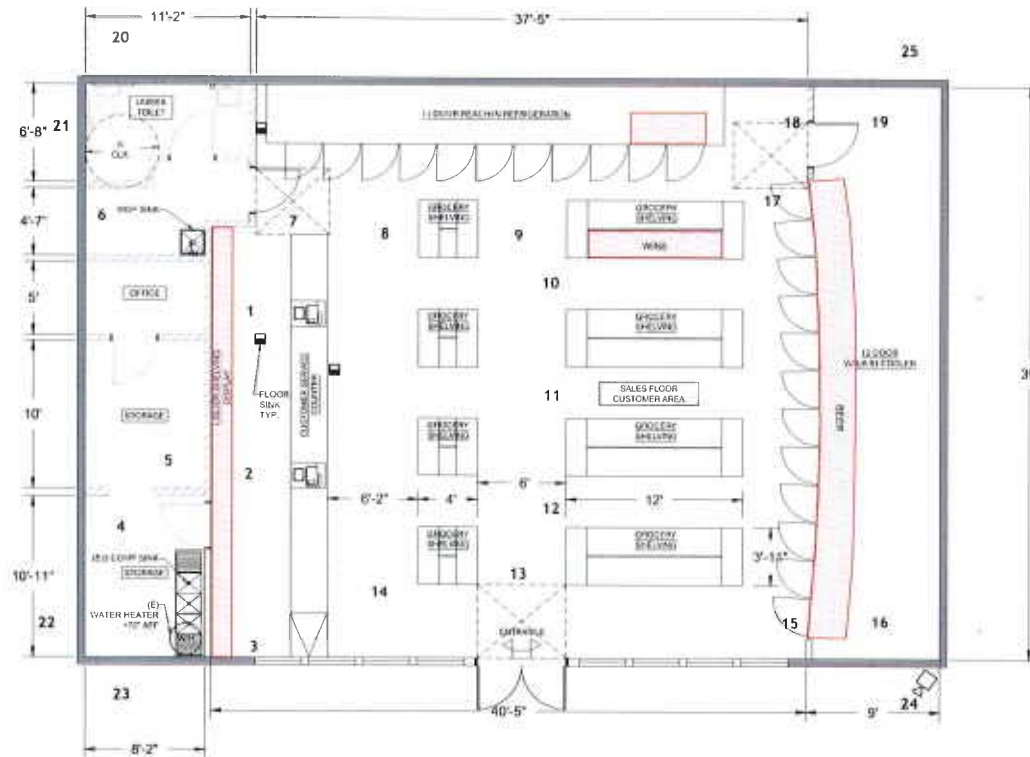
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[illegible]

FLOOR PLAN

Sheet Number:

A2.0



1 FLOOR PLAN
A20 SCALE: 1/4" - 1'-0"

STORE SIZE: 2,580 SF
ALCOHOL DISPLAY AREA: 149 SF
% OF STORE: 5.7%

WALL LEGEND

	2x12S DENSING WALL WOOD STUDS @ 16" O.C.
	2x12S WOOD STUDS @ 16" O.C.
	2x12S WOOD STUDS @ 16" O.C.



CCTV PLAN

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

WALL LEGEND

INTRODUCTION Water treatment and distribution is a critical public utility. The water supply industry is a highly regulated and competitive market. The industry is facing a number of challenges, including the need to invest in infrastructure, the need to improve operational efficiency, and the need to ensure the safety and quality of the water supply. The industry is also facing a number of opportunities, including the need to develop new technologies, the need to improve customer service, and the need to ensure the sustainability of the water supply.

COMMUNITY WORKSHOP

Monday, October 16, 2023

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

4. PROJECT NAME: First Street Apartments; PLANNING AND ZONING PERMIT NO. 22-200-11 (Development Design Review Permit); Wilson Neighborhood

A request to demolish two commercial buildings (a total of 9,800 square-feet) and construct a six-story, 34,443 square-foot, 53 unit apartment complex on a 21,000 square-foot site located at 137 West First Street (APN: 202-0-055-070) within the Downtown General (DT-G) zone. The apartment complex will provide a total of 27 total parking spaces. The project includes a rooftop community room and roof deck with amenities. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Mike Sanchez, Project Manager
City Contact: Serena Gonzalez, Assistant Planner

Phone: (805) 985-7654
Phone: (805) 385-7952

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 9,800 SF COMMERCIAL STRUCTURES.
2. NEW 6 STORY 44,338.6 SF, 53 UNITS APARTMENTS, WITH ROOF TERRACE
3. 5 TUCK-UNDER GARAGE SPACES
4. CARPORT PARKING AREA WITH CAR LIFTS

BUILDING UNIT MIX

BUILDING UNIT MIX										
	BEDS	SIZE	DECK	COUNT PER FLOOR						TOTAL
				1ST	2ND	3RD	4TH	5TH	Roof	
UNIT - 1	1	583.9	60.0		5	5	5	5		20
UNIT - 1.1	1	547.5	78.1	5						5
UNIT - 2	1	759.7	74.1		1	1	1	1		4
UNIT - 3	1	713.4	134.7		1	1	1	1		4
UNIT 3.1	1	744.6	113.4	1						1
UNIT - 4	1	705.5	153.4	1						1
UNIT - 4.1	1	750.2	180.2	1						1
UNIT - 4.2	1	822.1	173.6			1	1	1		3
UNIT - 5	STUDIO	906.6	67.7		1	1	1	1		4
UNIT - 6	2	964.8	69.2	1	1	1	1	1		5
UNIT - 7	1	758.4	78.1	1	1	1	1	1		5
TOTAL				9	11	11	11	11		53
BUILDING SF				7,353.3	9,039.1	9,113.7	9,113.7	9,113.7	605.1	44,338.6

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

PARKING REQ.	PARKING PROVIDED
RESIDENTS .5/UNIT = 27	27 SPACES + 27 IN LIEU .5/UNIT
PARKING PROVIDED	
LIFT STALL (9x19')	16 SPACES
STANDARD STALL (9x19')	8 SPACES
ACCESSIBLE STALL	1 SPACE (1 EV SPACE)
EV STALL	2 SPACE
TOTAL STALL	27 COVERED

PROVIDED BICYCLE PARKING:
TOTAL RESIDENT BEDROOMS 58 - 10 BICYCLE PARKING
SHORT TERM 5 SPACES
LONG TERM 5 SPACES

PROJECT INDEX

A0	PROJECT ANALYSIS	L1	SITE PLANTING PLAN
A0.1	DT-G ANALYSIS	L2	ROOF PLANTING PLAN
A1.0	EXISTING / DEMOLITION SITE PLAN		
A1.1	SITE PLAN	C1	TOPOGRAPHIC SURVEY
A1.2	CARPORT PLANS	C2	GRADING PLAN
A2	FIRST FLOOR PLAN	C3	UTILITY PLAN
A3	SECOND FLOOR PLAN	C4	UTILITY PLAN
A4	THIRD / FIFTH FLOOR PLANS		
A5	6TH FLOOR / ROOF PLAN		
A6	UNIT PLANS 1-3		
A7	UNIT PLANS 2, 5,7		
A8	UNIT PLANS 6		
A9	UNIT 8		
A10	ROOF DECK		
A11	EXTERIOR ELEVATIONS		
A12	EXTERIOR ELEVATIONS		
A13	EXTERIOR ELEVATIONS		
A14	EXTERIOR ELEVATIONS		
A15	SECTION		
A16	MATERIALS / COLORS		
A17	SITE PHOTOS, BUILDING SECTION		

PROJECT DATA

ASSESSORS PARCEL NUMBER: 202-0-133-060
PROJECT ADDRESS 137 FIRST STREET
ZONING DT-G
OCCUPANCY GROUP MULTI-FAMILY (R-2) CARPORT (S-2) APARTMENTS
NUMBER OF STORIES 6 STORIES
CONSTRUCTION TYPE III-A, V-A
FIRE SPRINKLER SYSTEM NFPA 13
FIRE ALARM REQUIRED NFPA 72

PROPERTY ANALYSIS:
SITE AREA (PER LOT) 21,000.0 SF (0.48 AC)
BUILDING FOOTPRINT 10,346.7 SF 49.3%
CARPORT FOOTPRINT 2,414.1 SF 11.5%
PAVING 6,278.5 SF 29.9%
LANDSCAPING 4,504. SF 21.4%

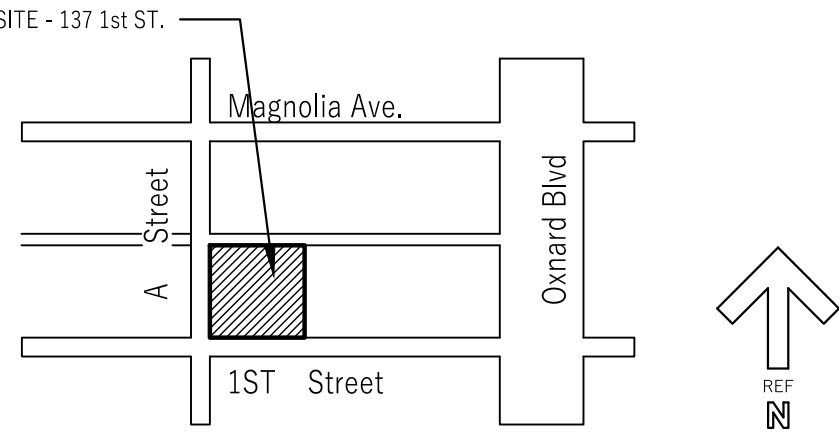
OPEN SPACE
ROOF DECK 2,846.1 SF
PRIVATE DECKS 4,916.7 SF
TOTAL PROVIDED* 7,762.8 SF 36.9%
POCKET PARK 4,916.7 SF 9.3%

SITE SETBACKS:
FRONT YARD PRIMARY 15' 15'
FRONT YARD SECONDARY 10' 10'
SIDE YARD 7' 7'
SIDE YARD UPPER FLOORS 10' 10'
REAR YARD WITH ALLEY 5' 5'
* MIN. 25' REQUIRED BETWEEN FACING GARAGE ACROSS AN ALLEY

BUILDING HEIGHT 106' MAX 70'
FRONT YARD PROJECTIONS 30' 30'

NUMBER OF UNITS 53 UNITS - STACKED FLATS

VICINITY MAP



SITE PRESPECTIVE

2



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
SITE PLAN

Sheet No:

A0

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023

Table 16-156.1.2.d	Side Yard Wall Height (at or behind building facade)	8 feet maximum	N/A
Table 16-156.1.2.e	Wall Setbacks (Fences built parallel to frontage between houses or structures, unless integral part of architecture)	should be setback 2 to 5 feet	N/A
Table 16-156.1.2.f	Retaining Walls at Frontages	5 feet maximum	N/A
Table 16-156.1.2.h	Parking Wall Height	must be between 36 inches and 48 inches	N/A
Table 16-156.1.3.a	Wood Siding Patterns (recommendation)	clapboard should not exceed 6 inches to the weather shingles should not exceed 8 inches to the weather dripshading should not exceed 12 inches and 4 inches, alternately	Rain Screen assembly

		Height of shopfront base	6 inch minimum and 3 feet maximum	
		Glass area of ground floor wall area (each facade)	70 percent minimum	
		Width of shopfront on second frontage (corner building)	20 feet minimum	
		Awning Depth	5 feet minimum up to within 2 feet of curb	
		Awning Location	located over shopfront opening only	
		Awning Design	quarter sphere or quarter cylinder configurations not allowed	
		Distance between openings in wall	10 linear feet maximum (primary street frontage)	
			25 linear feet maximum (side street frontage)	
		Traditional Shopfront	header: 24 inches minimum and 36 inches maximum	
			shopfront windows: recessed a minimum of 2 inches	
			base panels/shopfront base: 36 inch in height maximum	
Table 16-150.H		Shopfront Tint	10 percent maximum	N/A
Table 16-150.H	Gallery			N/A
		Height (sidewalk to ceiling)	12 feet minimum and 16 feet maximum	
		Depth (facade to interior column face)	10 feet minimum and 16 feet maximum	
		Length along frontage (% of building facade width)	25 feet minimum and 100 feet maximum	
		Setback from Back of Sidewalk	6 feet minimum and 5 feet maximum	
		Right-of-way	no encroachment	
		Distance between openings in wall	10 linear feet maximum	
Table 16-150.H	Arcade			N/A
			Architectural Guidelines	
Table 16-156.A.i	Bay windows		8 foot maximum width	
			height equal or greater than width	
			3 feet minimum from corner	N/A
			50 percent transparency or greater.	
Table 16-156.A.j	Door Glazing		glazing must provide at least 90 percent visible light transmission	N/A
Table 16-156.B.a	Orientation to Public Space		buildings must face open spaces and may not back on to open spaces.	Complies
Table 16-156.B.d	Residential Entry		access from the sidewalk is required if the unit is within 5 feet of grade.	Complies
Table 16-156.C.a	Building Wall Materials		walls must be finished in stone, brick, finished concrete block, poured in place or pre-cast concrete, smooth plaster or stucco, and wood. synthetic materials may be approved through design review	Masonry block / Stucco/Wood rain screen/ Metal Siding
Table 16-156.D.2.d	Upward Acting Doors (Contemporary Building Only)		maximum width: 16 feet maximum height: 10 feet minimum separation: 2 feet materials: clear, see-through glazing	Glazed Doors
Table 16-156.E.1.a	Window Materials		wood, vinyl-clad wood, aluminum-clad wood or metal. pvc and vinyl windows require design review approval.	Alum Clad
Table 16-156.E.2.a	Non Shopfront ground floor window		window sills should be 4-8 feet from public sidewalks and open spaces	N/A
Table 16-156.F.2.g	Window Recesses		minimum 2 inch recess from facade (Advisory)	2"
Table 16-156.F.1.e	Balconies		minimum of 5 feet in depth (Advisory)	6'
Table 16-156.F.2.e	Planter Boxes		should be between 18 to 42 inches tall (cannot block windows)	N/A
Table 16-156.F.3.a	Masonry and Stucco Arches		depth: 12 inches minimum piers/columns: 12 by 12 inches minimum	12"
Table 16-156.F.3.b	Wood Posts		6-by-6 inches minimum and articulated	N/A
Table 16-156.G	Building Colors		coordinated and subdued colors typical of natural building materials, such as earth tone colors (recommended)	Natural Earth Tones
			exterior facade colors should be limited to two or three	
Table 16-156.H.1.d	Gutters and Downspouts		should be made of: galvanized steel copper pre-finished aluminum	Hidden Downspouts
Table 16-156.H.2.a	Traditional Building Shed Roof Slope		minimum slope of two in twelve (2:12)	N/A
Table 16-156.H.2.a	Service Equipment		top equipment must be screened from public view	5' screen
Table 16-156.H.2.f	Skylights		must be flat and not visible from the public areas	N/A
Table 16-156.H.2.g	Gutters		half-round or ogee (rectangular allowed on contemporary buildings only)	N/A
Table 16-156.H.3.b	Exposed Rafter Tails		minimum nominal dimension of 3 inches by 4 inches.	6"
Table 16-156.H.3.c	Supporting Brackets		minimum dimension of 5 inches	6" at roof truss
Table 16-156.I.1	Vents		must be screened from public and semi-public areas	N/A
Table 16-156.I.3 and 156.I.3.d	Service Entrances and Waste Disposal Areas, etc		lots with alley access: must be adjacent to and accessed from alley	
			lots without alley access: must be screened and far from public view	Enclosed Trash Room
Table 16-156.I.5	Fire Sprinklers		should be building mounted rather than freestanding	Alley side building mounted
Table 16-156.I.2.a	Garden Walls		6 inches wide minimum with cap	N/A
Table 16-156.I.2.b	Fences		wood fences: maximum of 3 inch gap between vertical rails wrought iron, including steel bar: minimum of 4 inches between bars	Masonry wall
Table 16-156.I.2.c	Front Yard Wall Height (front yard or street side)		must be between 30 inches to 42 inches	42"

	of front property line) Frontages	18th Interpretation	
Table 16-150	Architectural Encroachment Into Setbacks	porch: up to 5 feet of sidewalk stoop: up to 1 foot of sidewalk terrace: within 1 foot of sidewalk storeyard: up to 1 foot of sidewalk shopfront: awning and canopy up to 2 feet of curb gallery: up to 3 feet of curb arcade: up to 3 feet of curb	N/A

Standard	Downtown Zone				Min ft Between PL and Facade*	Encroachment Into Intersecting Streets	See Guidelines†
	DTE	DTC	DTC	DFC			
Stop	0	0	0	0	17 ft sidewalk	Use 15' of sidewalk	16-150
Flash	0	0	0	0	4.5 ft	Use 15' of sidewalk	16-150
Turn	0	0	0	0	4.5 ft	Use 15' of sidewalk	16-150
Terrace	0	0	0	0	7.5 to 12 ft	Within 15' of sidewalk	16-150
Dormer	0	0	0	0	7.5 to 12 ft	Use 15' of sidewalk	16-150
Common Entry	0	0	0	0	18 to 13 ft	Not applicable	16-150
Shopfront	0	0	0	0	6' to 10 ft	Nothing (except 15' of sidewalk)	16-150
Gallery	0	0	0	0	12 to 20 ft	Use 15' of sidewalk	16-150
Arcade	0	0	0	0	12 to 20 ft	Use 15' of sidewalk	16-150

Notes

* If allowed in zone

† Not allowed in zone

‡ Not applicable to downtown zone; applies to all other zones.

* As measuring back, the edge of the required 15' x 15 ft sidewalk is considered the property line for the purposes of the setback (to increase setbacks standards).

		Private and Public Frontages	
		Required/Allowed	Proposed Project
Section 16-150	Private Frontages		
Table 16-150.D	Allowed Private Frontages	Porch Stoop Terrace Dooryard Common Entry Shopfront (November 23 Interpretation) Gallery (November 23 Interpretation) Arcade	Porch
Table 16-150.C	Porch	25 feet minimum/200 feet maximum	10'
	Distance between Property Line and Facade	12 feet to 20 feet	15'
	Porch Depth (Between Wall and Inside Column Face)	7 feet minimum	7'-6"
	Porch Width (Between Corner Column and Building Face)	10 feet minimum	11'
	Porch Height (Measured From Porch Surface to Top of Porch Columns)	8 feet minimum and 12 feet maximum	10'
	Floor Height for Residential Ground Floor (Measured From Adjacent Finish Grade)	18 inch minimum and 3 feet maximum	18"
	Separation Between Porch and Fence or Sidewalk	5 feet minimum	7'-6"
Table 16-150.D	Stoop		N/A
	Stoop Width	4 feet minimum and 8 feet maximum	
	Stoop Depth (Not Including Stairs)	4 feet minimum and 8 feet maximum	
	Stoop Floor Height (Measure from Adjacent Finished Grade)	18 inch minimum and 3 feet maximum	
	Planter/Fence Height	5 feet maximum	
	Setback From Back of Sidewalk	18 inch minimum	
Table 16-150.E	Terrace		N/A
	Depth, Clear	8 feet minimum	
	Finish Level Above Sidewalk	18 inch minimum (residential only) and 3 feet maximum	
	Length of Terrace	150 feet maximum	
	Distance Between Stairs	50 feet maximum	
Table 16-150.F	Dooryard		N/A
	Size of Dooryard	per building setback	
	Wall Height Above Adjacent Sidewalk	4 feet maximum	
	Wall Height Above Dooryard Floor	3 feet maximum	
	Dooryard Floor Height Above Adjacent Sidewalk	18 inch maximum	
	Dooryard Floor Height Below Adjacent Sidewalk	3 feet maximum	
Table 16-150.G	Common Entry		N/A
	Height To Bottom of Awning/Canopy (Clear)	10 feet minimum and 25 feet maximum	
	Awning/Canopy Depth	4 feet minimum and within 2 feet of curb maximum	
	Entry Distance to Back of Sidewalk	8 feet minimum and 20 feet maximum	
	Area of Outdoor Space (Does Not Include Public R.O.W)	150 square feet minimum	
	Glass Area of Ground Floor Lobby Wall Area	70 percent minimum	
Table 16-150.H	Shopfront		N/A
	Height to (clear)/top of shopfront	12 feet minimum and 18 feet maximum	
	Height to bottom of awning/canopy (clear)	8 feet minimum and 10 feet maximum	
	Width of shopfront	10 feet minimum and 20 feet	

	and when alley not present) Commercial Front Drive (Only within 25 feet of interior lot line)	18 feet minimum (1-way) 25 feet minimum (2-way)	N/A
	Alley Access	for lots less than 50 feet wide vehicular access must be provided via a rear service lane	Yes
Table 16-152	Private Open Space	5 percent of total lot area for lots $\leq 8,000$sf (250 sq ft required) 10 percent of total lot area for lots $> 8,000$sf (not including setback areas)	$2 \times = 2,100$ sf Required Decks = 4,916.7 sf Roof decks = 2,054.2 sf Total = 6,970.9 sf
Table 16-152.C	Rear Yard	15 feet x 15 feet minimum	N/A
	Rear Yard Architectural Encroachments	30 percent of width and/or length maximum	N/A
Table 16-152.D	Court	15 feet x 25 feet minimum	N/A
	Court Architectural Encroachments	30 percent of width and/or length maximum	N/A
Table 16-152.E	Side Yard	12 feet x 20 feet minimum	N/A
	Side Yard Architectural Encroachments	30 percent of width and/or length maximum	N/A
Table 16-152.F	Roof Deck	15 feet x 15 feet minimum	27' x 64'
Table 16-152.G	Passage	10 foot wide minimum	N/A
	Passage Architectural Encroachments	4 feet maximum	N/A
Table 16-152.H	Balcony	6 feet x 8 feet minimum	6' x 10' Min
Section 16-153	Public Open Space Type	Plaza Pocket Park Pavens Woonerf (July 20 interpretation)	POCKET PARK
Table 16-153	Required Public Space	7 percent of total lot area for lots 20,000sf to 2 acres. 10 percent of total lot area for lots > 2 acres (not applicable to lots less than 20,000 sf)	1,950 SF = 9.3%
Table 16-153.B	Plaza	25 feet x 50 feet minimum	N/A
Table 16-153.C	Pocket Park	36 inch maximum height	75'4" X 25.8'
Table 16-153.C.2.e	Pocket Park hedges and walls	36 inch maximum height	36" MAX
Table 16-153.C.2.f	Pocket Park Frontages	mid-block: at least one public frontage corner: at least two public frontages	A ST MID- BLOCK
Table 16-153.D	Paseo	10-25 feet wide minimum	N/A
Table 16-152.I.1	Limitation of Turf in Residential Development	30 percent maximum	N/A
Table 16-152.I.6	Site Lighting (Parking Areas, Buildings, Pedestrian Routes, and Public Ways)	1 foot candle minimum and 7 foot candle maximum.	1 ft candle min.
Table 16-152.I.6	Lighting Height (From Bottom of Lamp)	20 feet maximum above sidewalk or other path	N/A
Table 16-149.A	Surface Parking Lots		
Table 16-149.A.3.a	Screening	screening may include landscape screening, screening structures/facades, or public art/murals (walls or landscaping)	N/A
		excluding trees, are limited to 36 to 48 inches tall)	
Table 16-149.A.3.b	Landscape Shading (Including arbors, trellises, pergolas, mesh, and overhead canopies)	10 percent coverage (gross)	Provided trellis and potted planting at roof deck, landscaping at alley = 10% min.
	Solar Shade Structures (Allowed only were not visible from sidewalk or on existing structures)		
Table 16-149.A.3.c	Lighting Height	15 feet maximum	12'
Table 16-149.A.3.c	Lighting Type	lighting must be shielded and recessed	Shielded type
Table 16-149.A.3.c	Illumination Levels	1 foot candle minimum and 7 foot candle maximum.	1 ft candle min.
Table 16-149.A.3.d	Landscape Coverage	10 percent gross landscape coverage and 1 shade tree for every 8 parking spaces or 30 percent mature canopy coverage, whichever greater	10%
Table 16-149.B.2	Podium and Subterranean Parking Structures		N/A
Table 16-149.B.2.b; 16-149.B.3.b	Non-lined portion of garages	5 foot setback 0 ft interpretation	N/A
Table 16-149.B.2.b	Primary Street and Side Street	30 feet minimum depth of occupiable and walkable area	30'

	Setback Line (Residential) Ground Floor Above Grade At Building Setback Line (Non-Residential)	0 feet maximum	1"
	Ground Story Height	12 feet minimum	12'
July 20 Interpretation	Ground Story Depth	18' minimum interpretation	28'-2"
Figure 16-147.4.D	Massing Requirements	100 feet	
	Overall Building Dimensions For House-Form Buildings		45'-0" max
	Primary Mass Width or Depth (House Form Massing)	80 feet by 80 feet	120' x 130'
	Secondary Mass Width or Depth (House Form Massing)	20 feet	5'
	Allowable Architectural Styles	new traditional Spanish revival Victorian craftsman contemporary/modern art deco	contemporary/modern
Section 16-147.4.C.2	Visitor/Pedestrian Access		Yes
Section 16-147.4.C.2.a	Building Access	Sidewalk access required via Table 16-150	Yes
Section 16-147.4.C.2.a	Distance Between Entries on Each Building	50 feet maximum between entries	15'
Section 16-147.4.C.2.b	Upper Floor Access	sidewalk access required via shared courtyard, passses, or a lobby	Through Lobby
Section 16-147.4.C.2.c	Side Street Facades	architectural treatment and materials must be designed to same level of primary frontage	Yes
Figure 16-147.4.E	Required Parking Minimum		
	Commercial	1 space/1,000 sf (minimum of 50% of the required parking must be in-lieu fee)	N/A
	Residential (When Private Garages are Provided)	1. 1 space/unit for studios and 1-bedrooms 2. 2 spaces/unit for 2-bedrooms or more	N/A
	Residential-Multi-Family(Shared Parking/Open Structure)	0.5 spaces/unit minimum and 1.65 spaces/unit maximum (if less than 1 space/unit in-lieu fee payment is required)	53 units / 27 spaces
	Loading Space	1 space, if no loading spaces or alley within 350 feet of the subject property	Alley loaded
	Motorcycle Parking	As required in 16-342 & 16-638(B)	N/A
Figure 16-147.4.E	Vehicular Access	side or rear of lot via alley, or drive	Rear via alley
	Residential Side Street Driveway (Not within 50 feet of front facade and when alley not present)	12 feet minimum	N/A
	Residential Front Drive (Only within 25 feet of interior lot line)	12 feet minimum	26'
	Commercial Side Street Driveway (Not within 50 feet of front facade and when alley not present)	18 feet minimum (1-way) 25 feet minimum (2-way)	N/A
	Commercial Front Drive (Only within 25 feet of interior lot line)	18 feet minimum (1-way) 25 feet minimum (2-way)	N/A
	Alley Access	for lots less than 50 feet wide vehicular access must be provided via a rear service lane	Yes
Table 16-152	Private Open Space	1. 5 percent of total lot area for lots <8,000sf (250 sq ft required) 2. 10 percent of total lot area for lots >8,000sf (not including setback areas)	2. = 2,100sf Required Provided: Decks = 4,916.7 sf Roof Decks = 2,654.2 sf Total = 6,970.9 sf
Table 16-152.C	Rear Yard	15 feet x 15 feet minimum	N/A
	Rear Yard Architectural Encroachments	30 percent of width and/or length maximum	N/A
Table 16-152.D	Court	15 feet x 25 feet minimum	N/A
	Court Architectural Encroachments	30 percent of width and/or length maximum	N/A
Table 16-152.E	Side Yard	12 feet x 20 feet minimum	N/A
	Side Yard Architectural Encroachments	30 percent of width and/or length maximum	N/A
Table 16-152.F	Roof Deck	15 feet x 15 feet minimum	27' x 64'
Table 16-152.G	Passage	10 feet wide minimum	N/A
	Passage Architectural Encroachments	4 feet maximum	N/A
Table 16-152.H	Bulldozer	6 feet x 8 feet minimum	6'x 10' Min

Oxnard Downtown Code – Downtown General Zone			
PZ (Insert number): Project Name			
DT-G Zone	Required/Allowed		
Overlay Zone	Choose All Applicable: NA	—	DT-G

Code Section/Figure/Table Figure 16-147.4.A	Site Design, Building Size and Massing		
	Required/Allowed	Proposed Project	
Lot Size (With Alley Access)			
Width (interior lot, other)	25 feet minimum/200 feet maximum	150'	
Width (Corner)	add 10% to minimum		
Width (interior lot, SF attached)	75 feet minimum/160 feet maximum		
Width (interior lot, SF detached)	150 feet maximum		
Depth	100 feet minimum/140 feet maximum	140'	
Figure 16-147.4.A	Lot Size (Without Alley Access)		
	Width (interior lot)	50 feet minimum/150 feet maximum	
	Width (corner lot)	add 10% to minimum	
	Depth	90 feet minimum/140 feet maximum	
Figure 16-147.4.B	Building Setbacks (Residential)		
	Ground Floor Primary Street (build-to Line)	10 feet to 15 feet	15'
	Ground Floor Side Street (build-to Line)	10 feet to 15 feet	10'
	Ground Floor Side Yard	7 feet minimum	10'
	Ground Floor Rear with Alley	5 feet minimum	5'
	Ground Floor Rear without Alley	15 feet minimum	N/A
	Upper Story Side Yard Setback	10 feet minimum	10'
	Distance Between Facing Garages on Alley	25 feet minimum	
	Amount of Facade at Build-to-Line	70 percent minimum	N/A
	Roof Deck Setback from Facades	0 feet minimum	N/A
Figure 16-147.4.B	Building Setbacks (Non-Residential)		
	Ground Floor Primary Street (build-to Line)	0 feet or 10 feet	N/A
	Ground Floor Side Street (build-to Line)	0 feet to 10 feet	
	Ground Floor Side Yard	0 feet	
	Ground Floor Rear with Alley	5 feet minimum	
	Ground Floor Rear without Alley	15 feet minimum	
	Upper Story Side Yard Setback	0 feet minimum	
	Distance Between Facing Garages on Alley	25 feet minimum	
	Amount of Facade at Build-to-Line Frontage	70 percent minimum	
	Roof Deck Setback from Facades	0 feet minimum	
Figure 16-147.4.E	Above Ground Parking Placement Setbacks		
July 20 Interpretation	Primary Street	18ft Director's Interpretation	53'-4"
July 20 Interpretation	Side Street, within 75 feet of Front Property Line	18ft Director's Interpretation	83'
	Side Street, 75 feet back from Front Property Line	0 feet minimum	N/A
	Side Yard	0 feet minimum	5'
	Rear (With or Without Alley)	5 feet minimum	5'
Figure 16-147.4.E	Fully-subterranean Parking Placement Setbacks		N/A
	Primary Street	18 feet minimum	
	Side Street, within 75 feet of Front Property Line	18 feet minimum	
July 20 Interpretation	Side Street, 75 feet back from Front Property Line	0 feet minimum	
	Side Yard	0 feet minimum	
	Rear (With or Without Alley)	0 feet minimum	
Figure 16-147.4.C	Building Height		
	Highest Top Plate	81 feet maximum/102 feet maximum ¹	68'
	Top of Parapet of Flat Roof	85 feet maximum/106 feet maximum ¹	61'-4"
	Top of Pitched Roof Above Highest Top Plate	85 feet maximum/106 feet maximum ¹	N/A
	Ground Floor Above Grade at Building	1.5 to 4 feet maximum	N/A

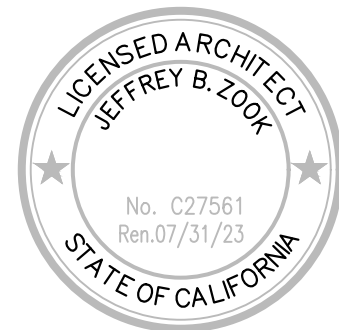
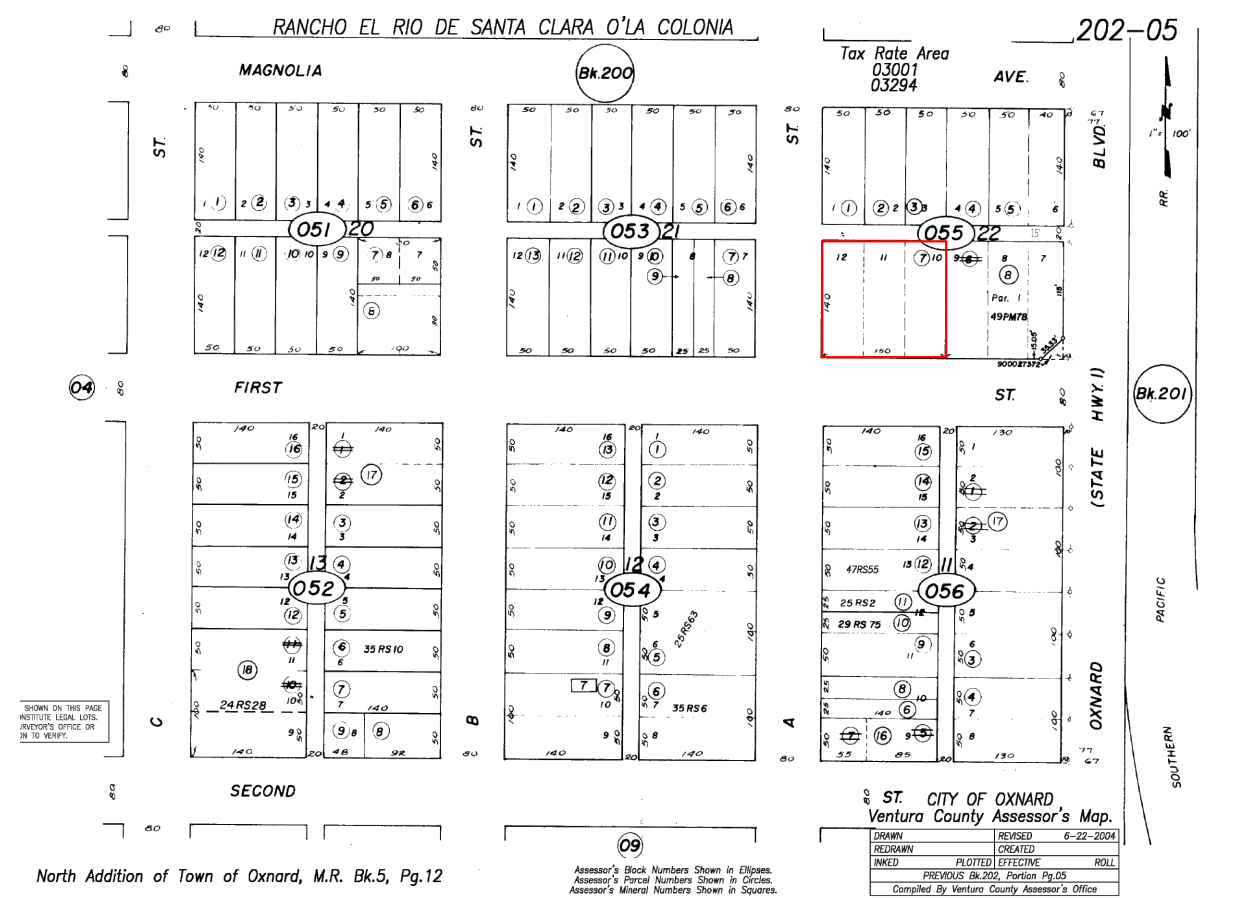


137 1ST STREET APARTMENTS
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
DTG Zoning Analysis
Sheet No:

A0.1

CLIENT: ALDERSGATE HOMES
220101
Oct. 31, 2022



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

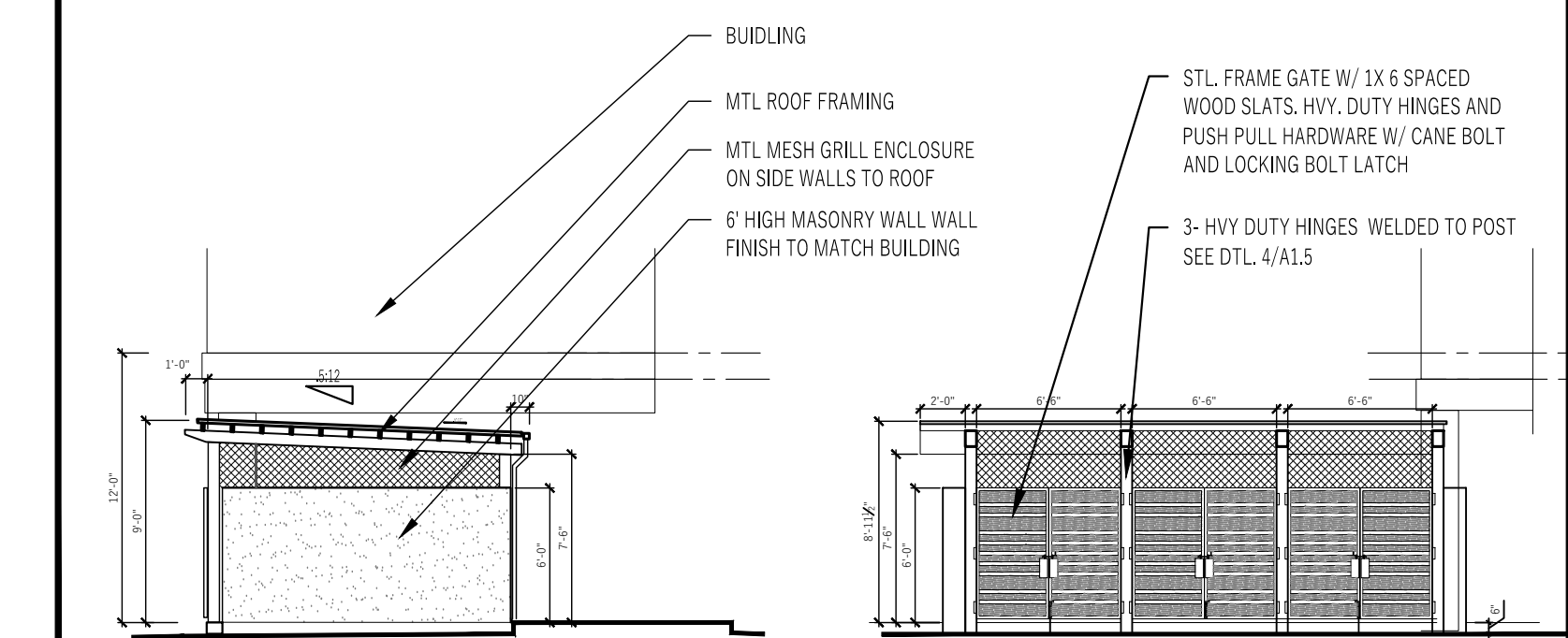
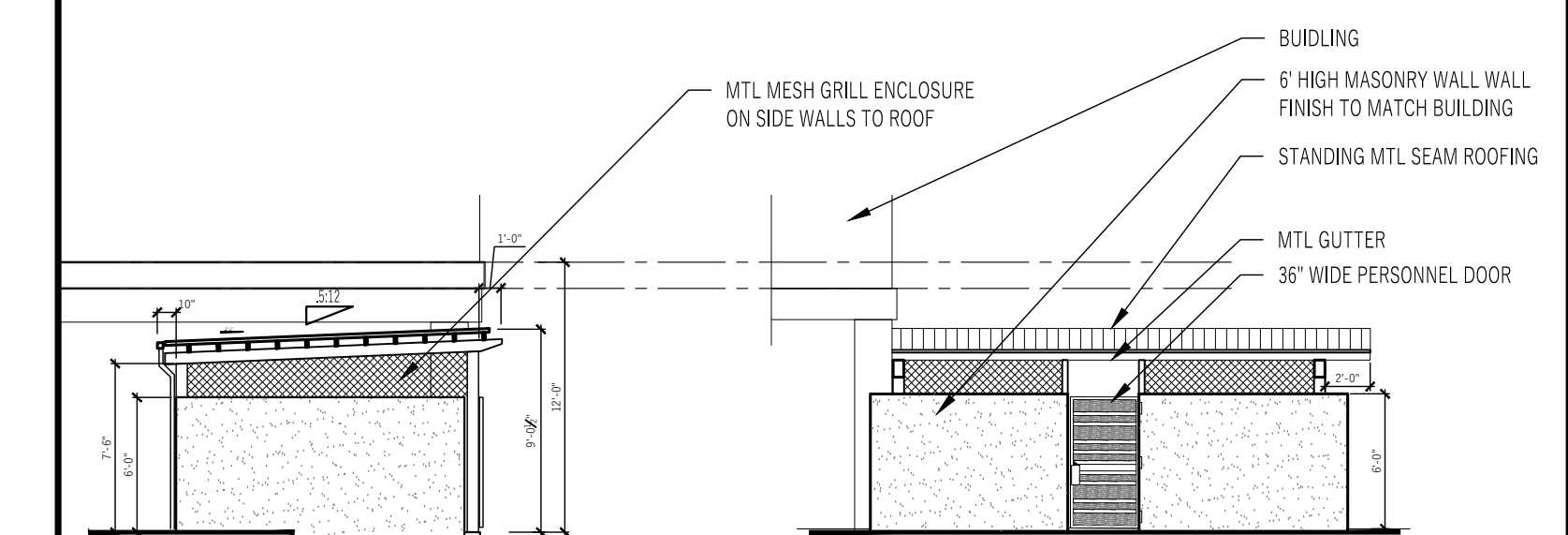
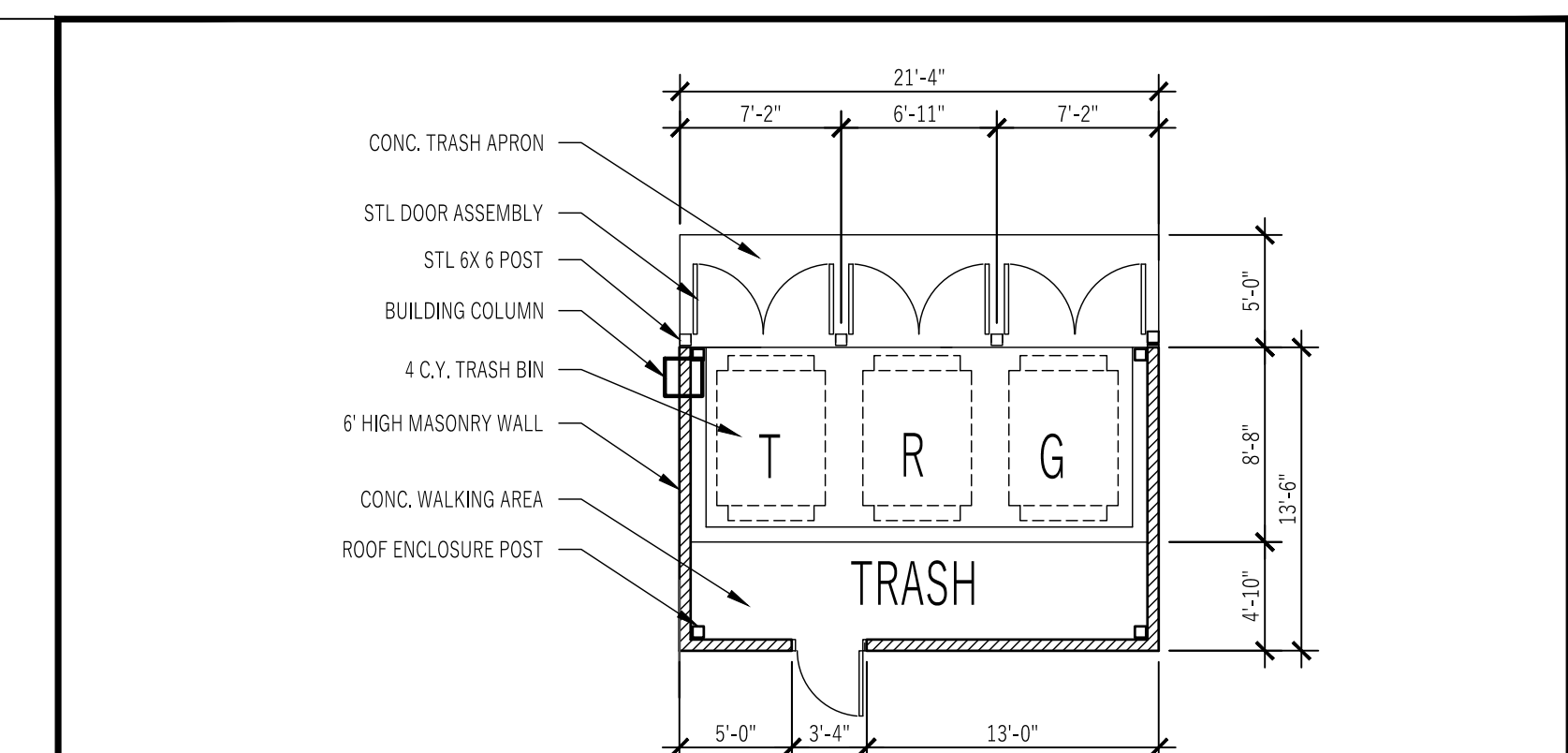
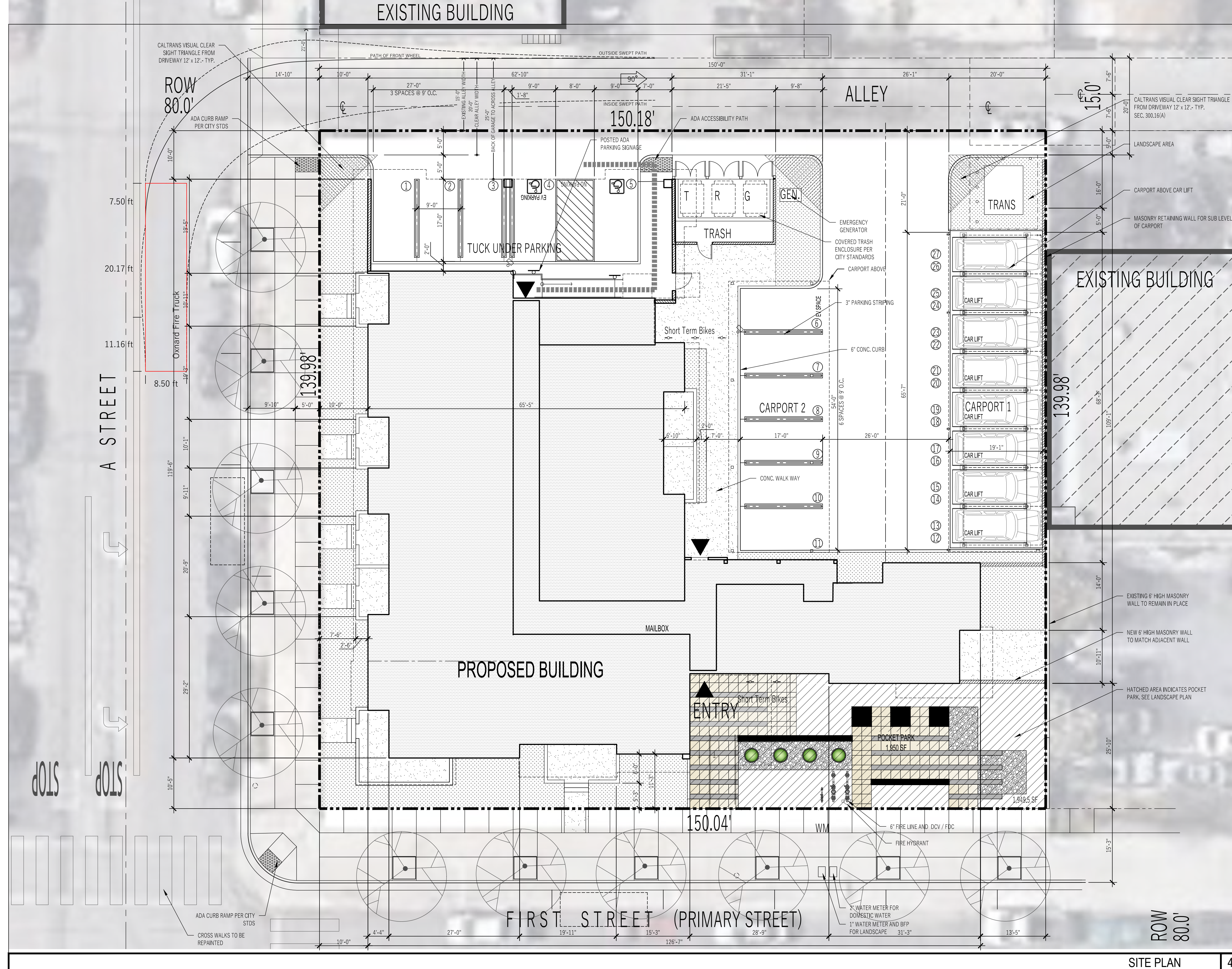
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EXISTING SITE PLAN
Sheet No:

A1.0

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JULY 11, 2023

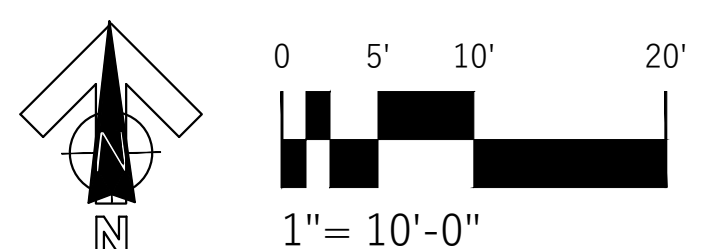
SITE PLAN

1



PER CONDITIONS OF APPROVAL:

1. SEE UNDER GROUNDING OF OVERHEAD UTILITY POLES ALONG THE ALLEY SHALL BE PROVIDED PRIOR TO PERMIT ISSUANCE.
2. 2" GRIND AND OVERLAY TO THE CENTERLINE OF N. A STREET, CURB TO CURB ON S. W. 1ST STREET, AND 20 LF BEYOND ALL OTHER TRENCHING. ALLEY TRENCHING SHALL BE REPAIRED SCORELINE TO SCORELINE ON ENTIRE SEGMENT WIDTHS.
3. ALL WATER SERVICES SHALL BE CONSTRUCTED PER CITY STANDARDS.
4. RELOCATE STREET LIGHT A MIN. OF 5LF FROM THE DRIVE APPROACH LOCATED ON OXNARD BLVD.
5. KNOX BOX TO BE PLACED AT ENTRY DOOR.
6. A SHELTER WITH SOLAR LIGHTING AT THE EXISTING BUS STOP LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF C AND 1ST STOP DESIGN TO BE CONSISTENT WITH GCTD BUS STOP GUIDELINES AND SHALL BE APPROVED BY THE CITY OF OXNARD TRAFFIC DIVISION.
7. SEE NOISE STUDY REPORT FOR NOISE ZONES A, B, C.



137 1ST STREET APARTMENTS

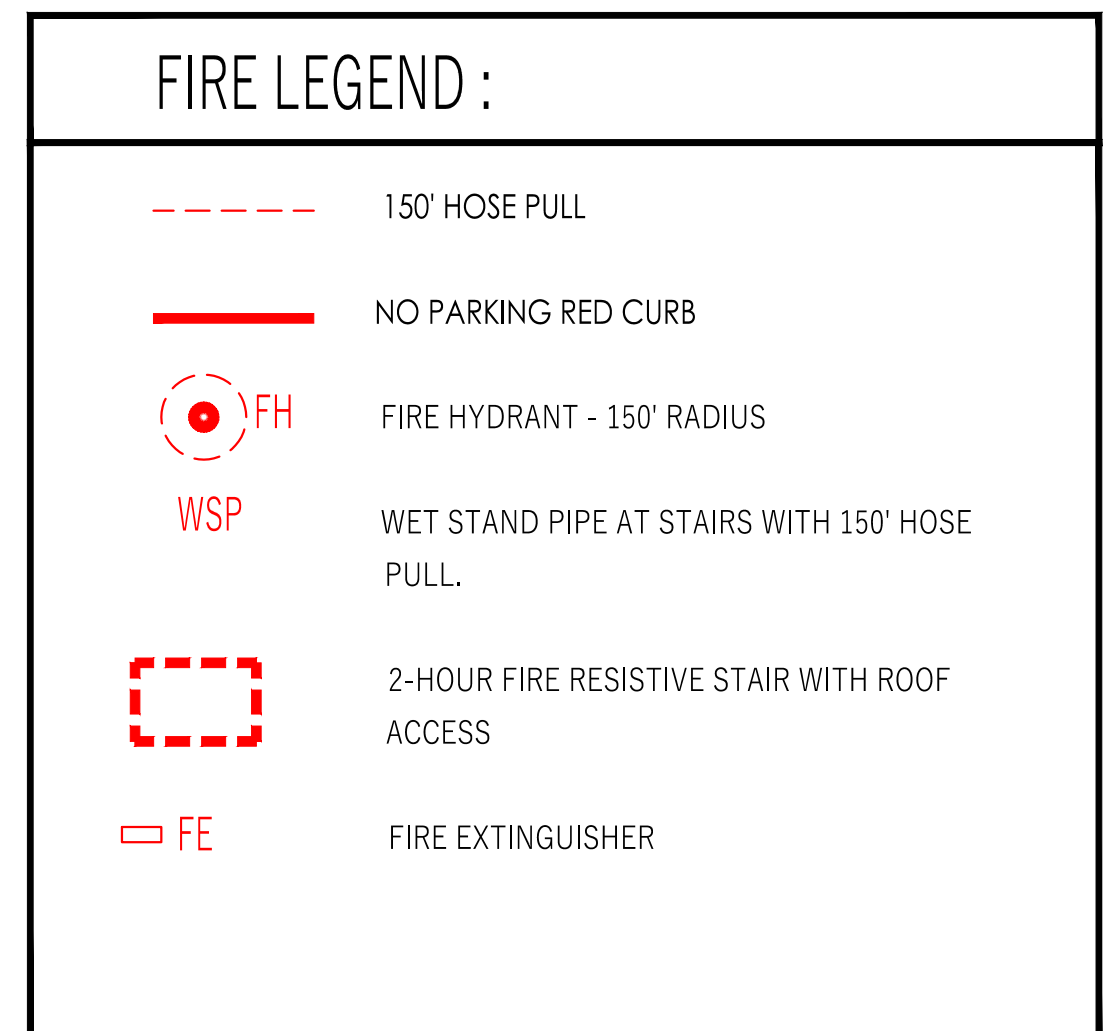
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

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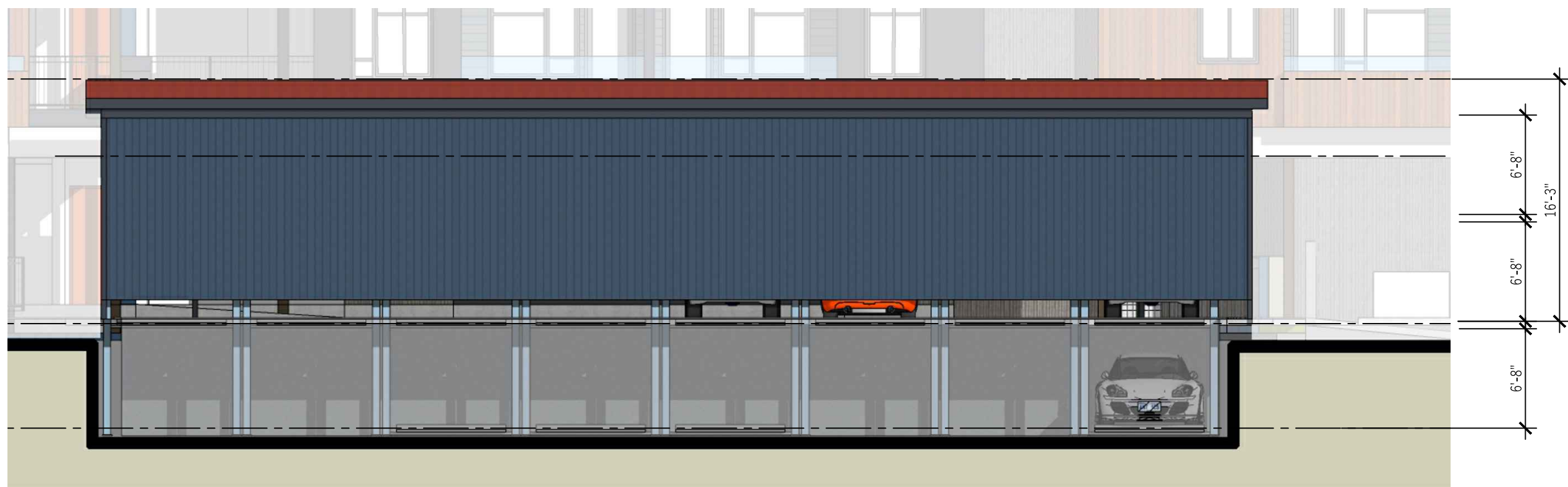
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jULY 11, 2023



A1.1.1

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220101
JULY 11, 2023



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

CARPORT 1

1

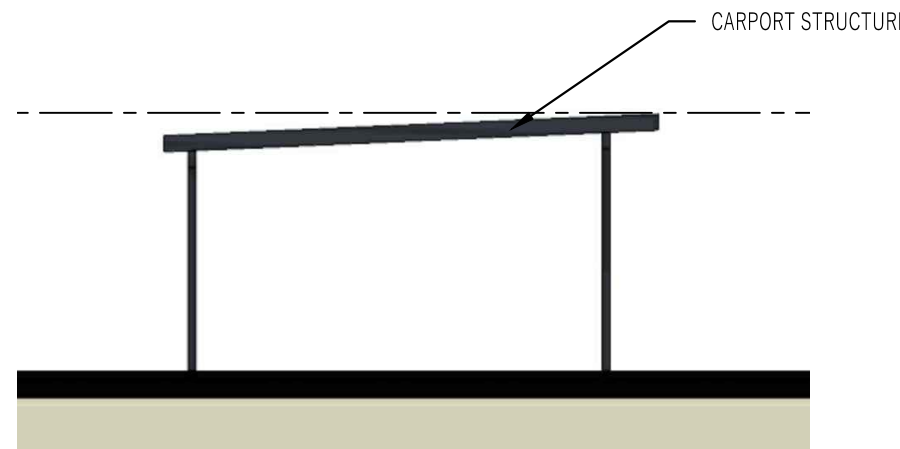


CARPORT SECTION

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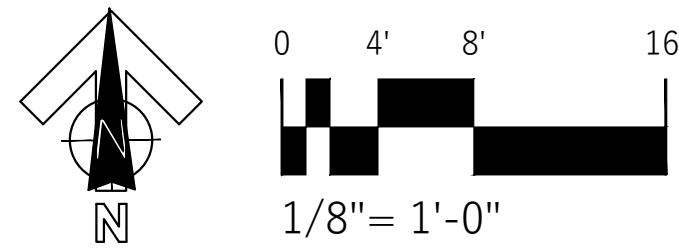
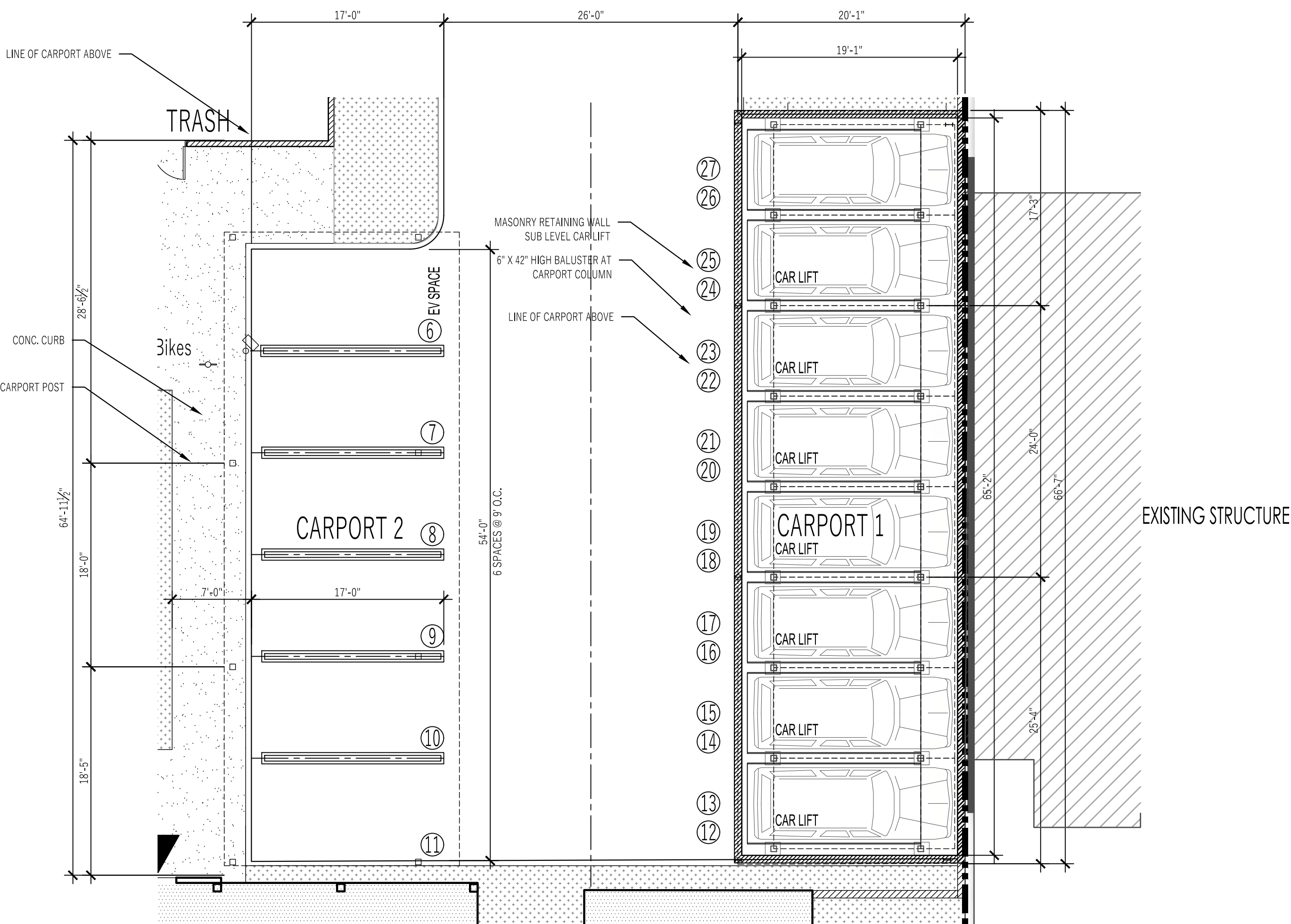
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SIDE ELEVATION

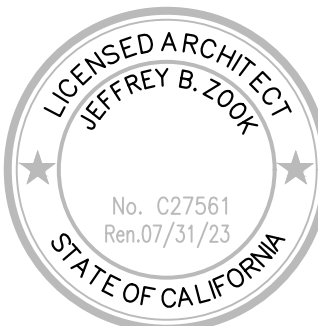
CARPORT 2

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CARPORT - SITE PLAN

1

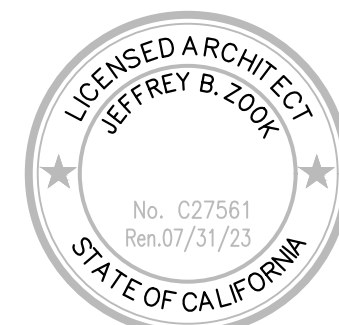
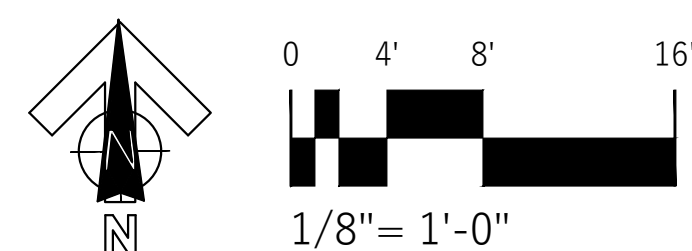
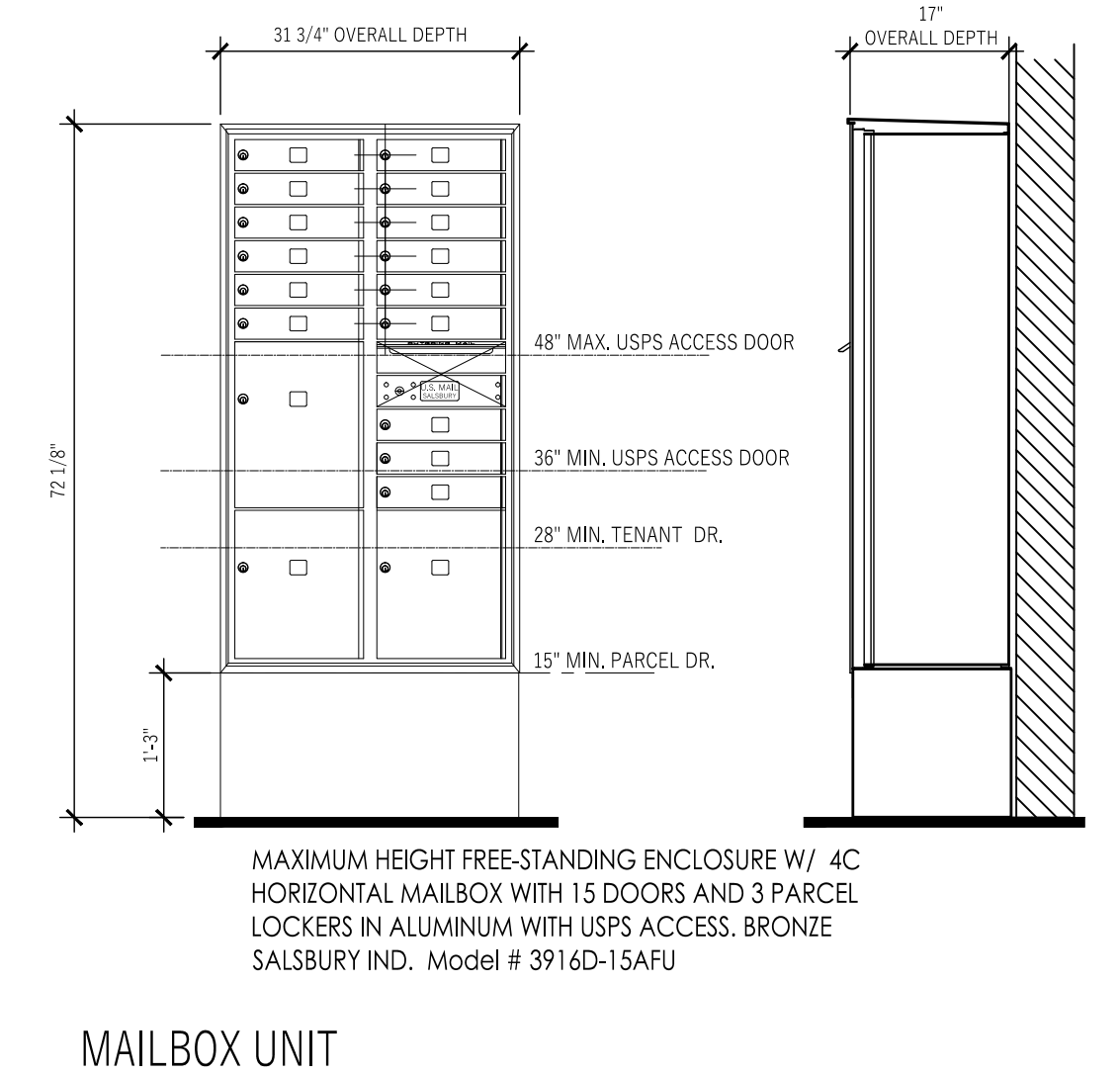
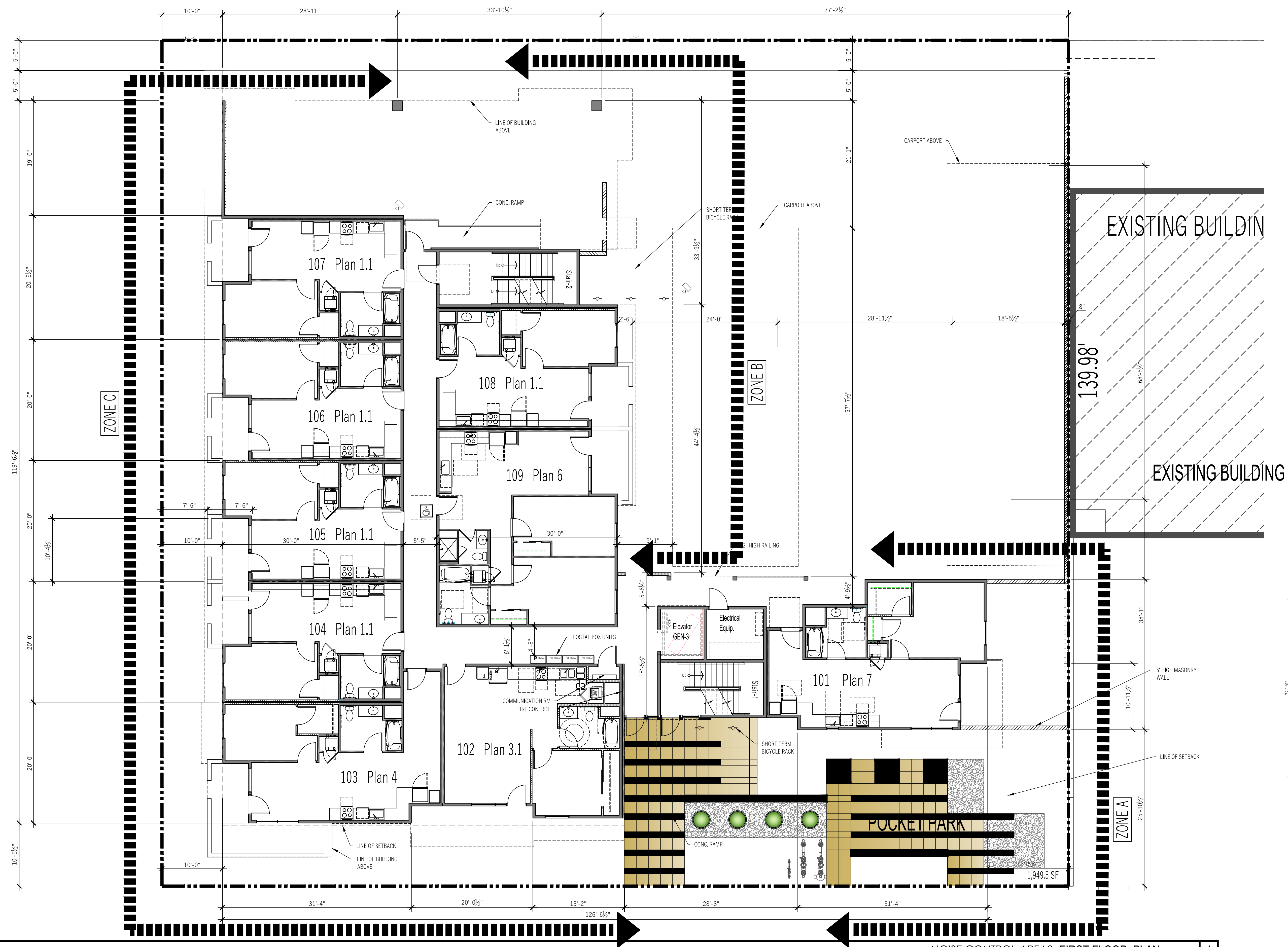


137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
CARPORT PLAN
Sheet No:

A1.2
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220101
JULY 11, 2023



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

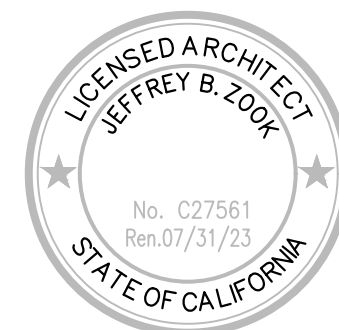
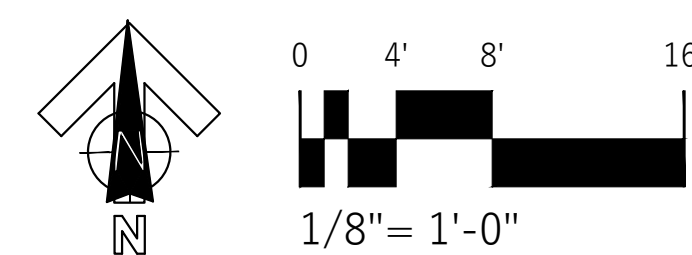
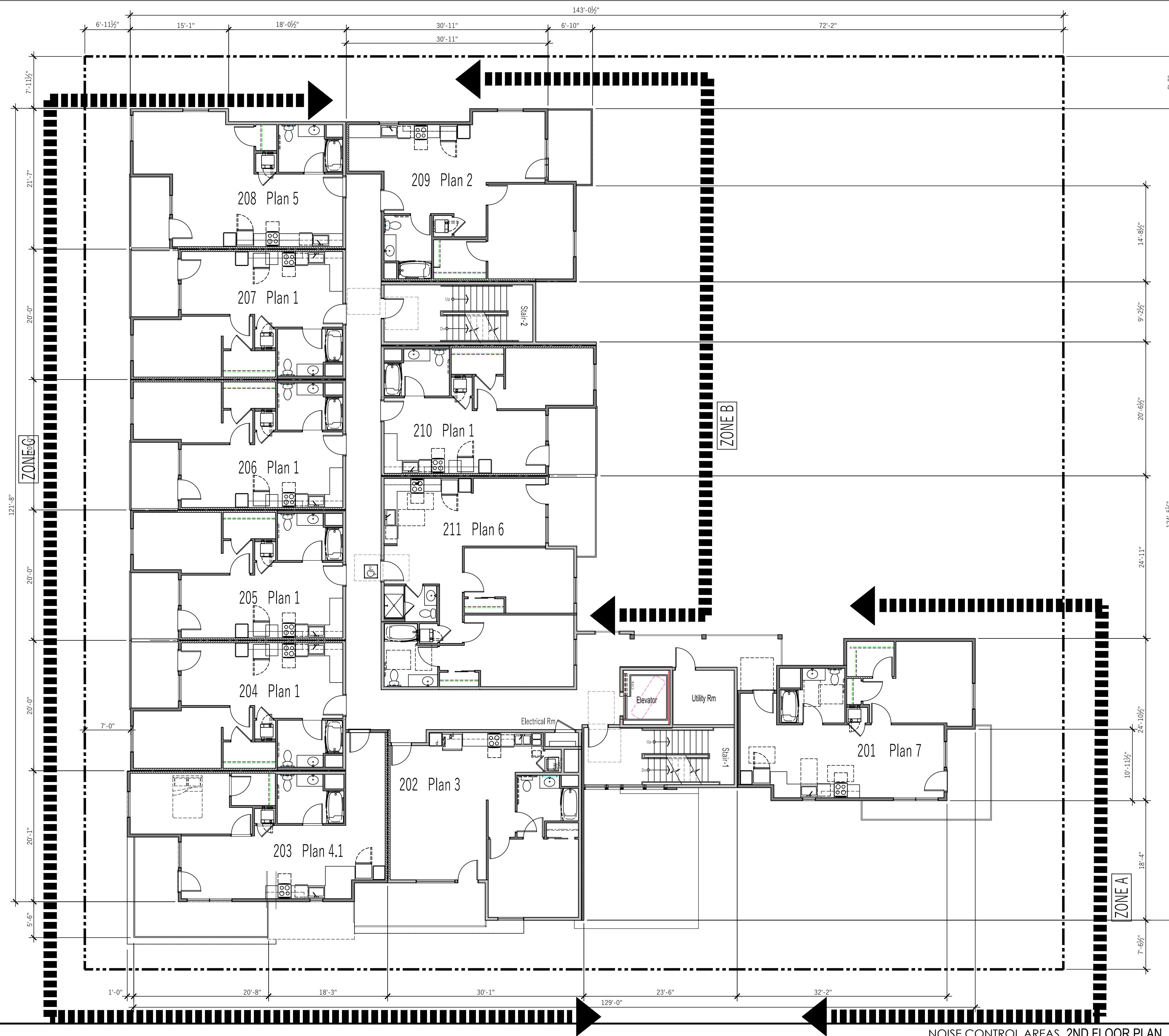
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FIRST FLOOR PLAN

NOISE CONTROL AREAS

A2

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220101
JULY 11, 2023



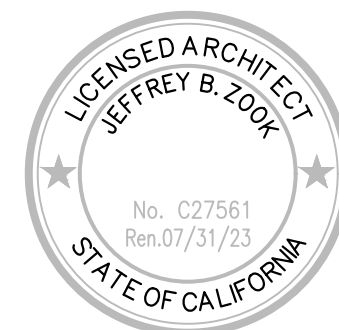
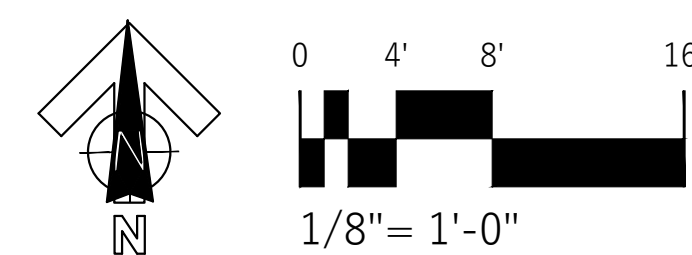
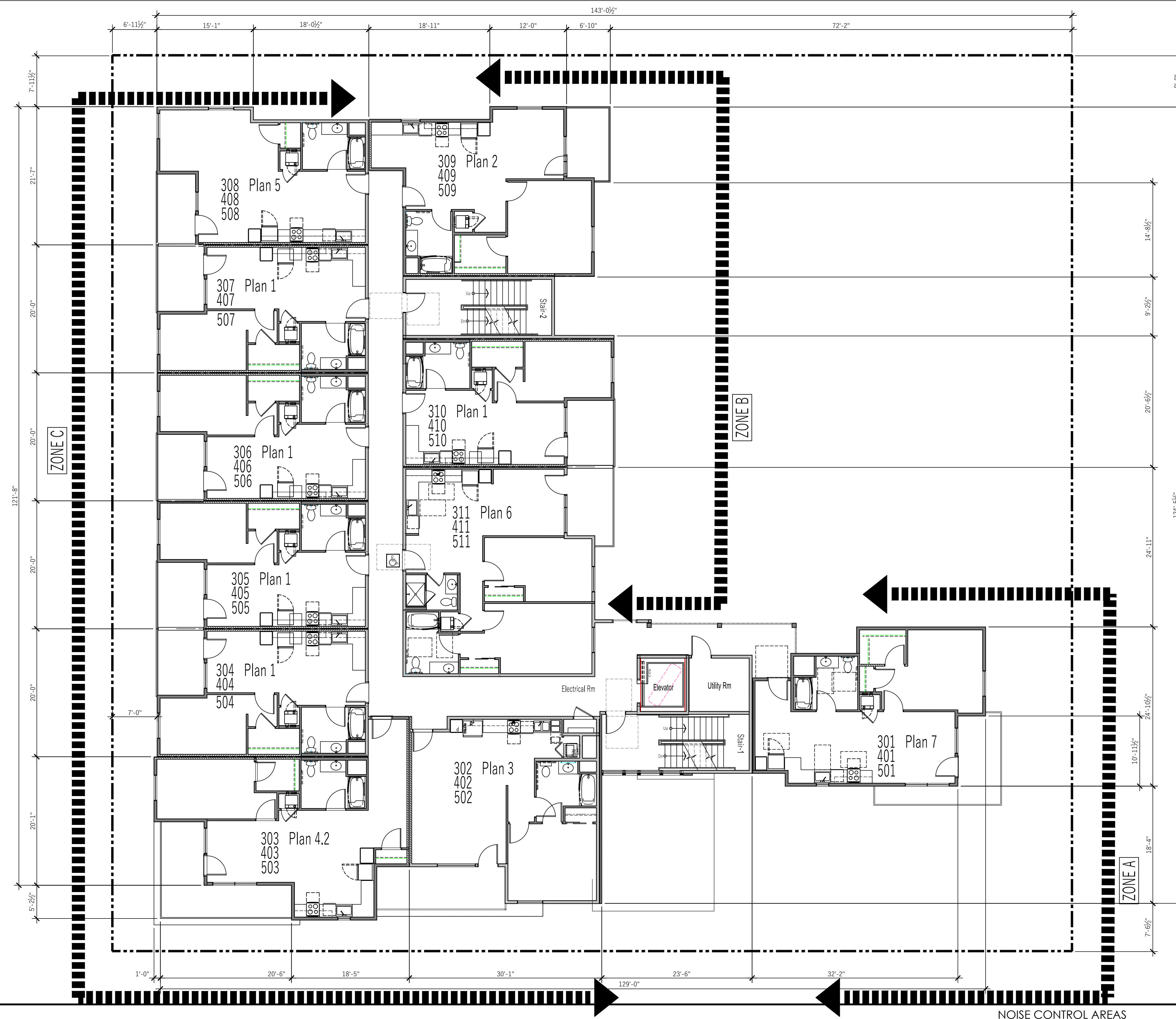
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RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
2ND FLOOR PLAN
NOISE CONTROL AREAS

A3

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JULY 11, 2023



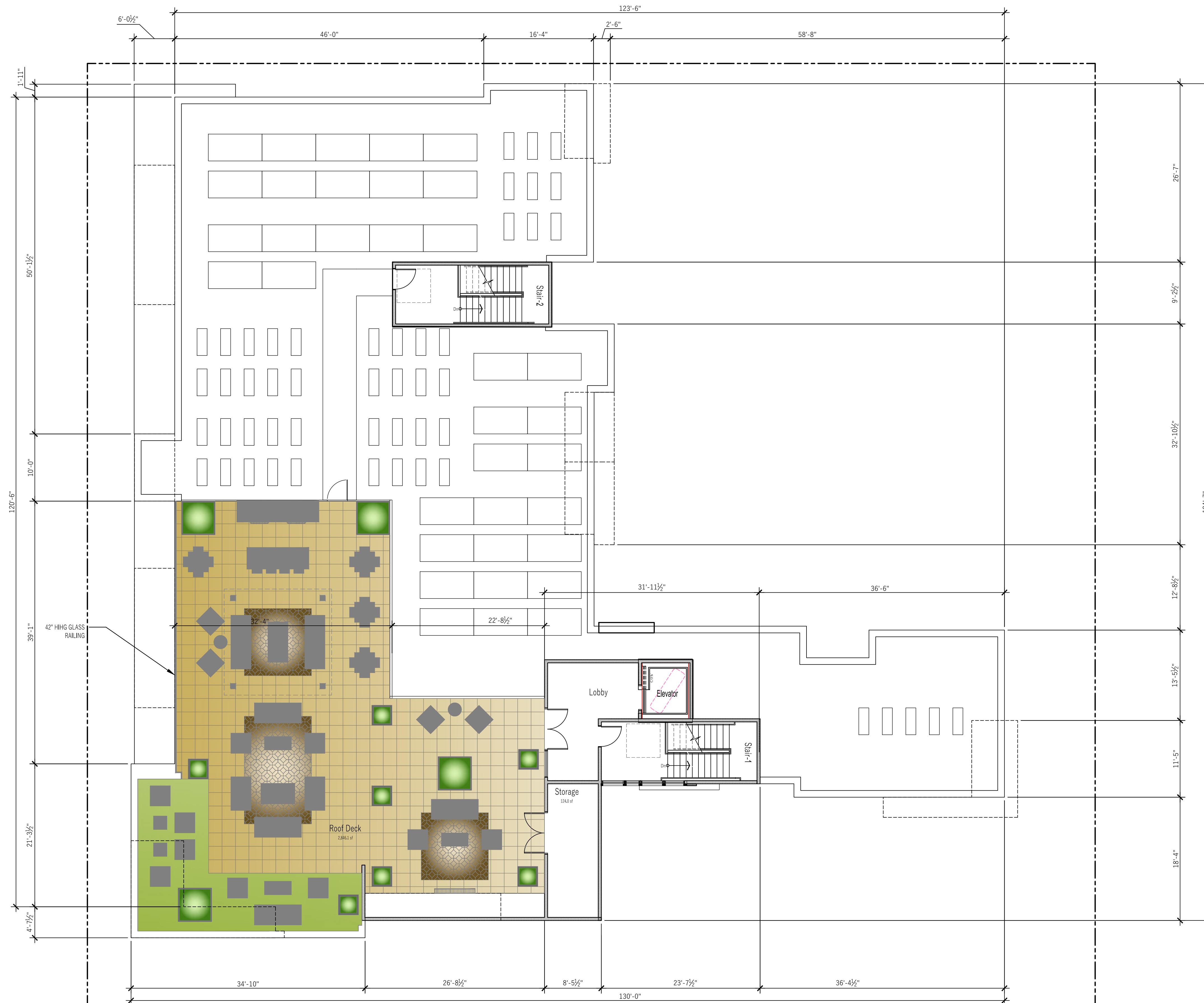
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RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

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3rd thru 5th FLOOR PLAN
NOISE CONTROL AREAS

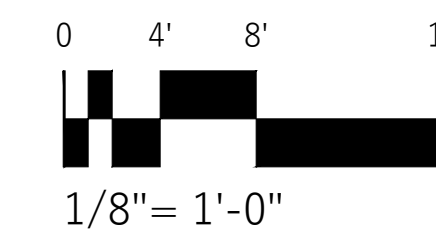
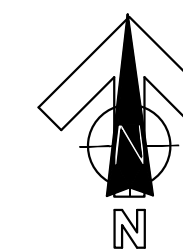
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JULY 11, 2023



6th FLOOR / ROOF PLAN

1



137 1ST STREET APARTMENTS

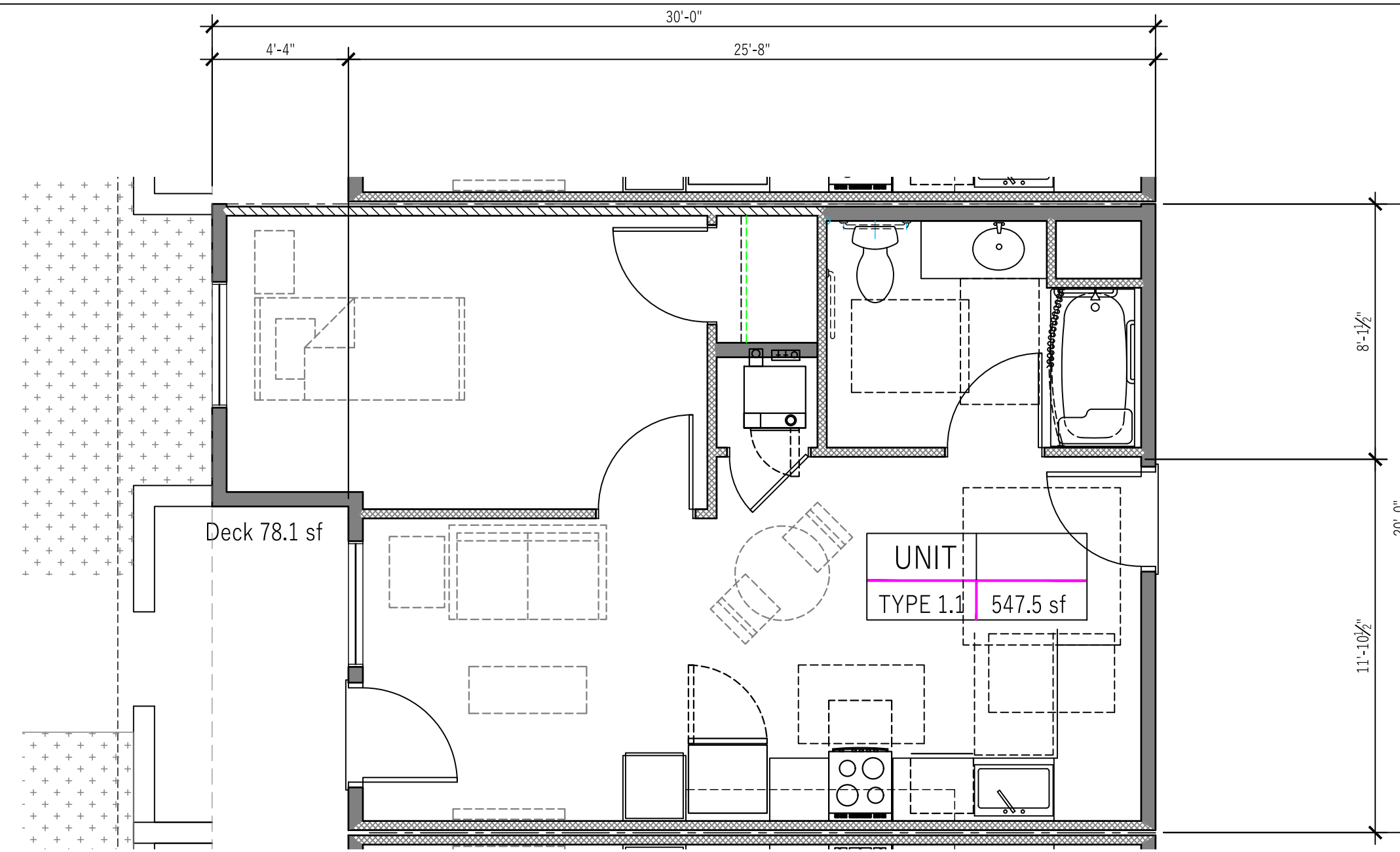
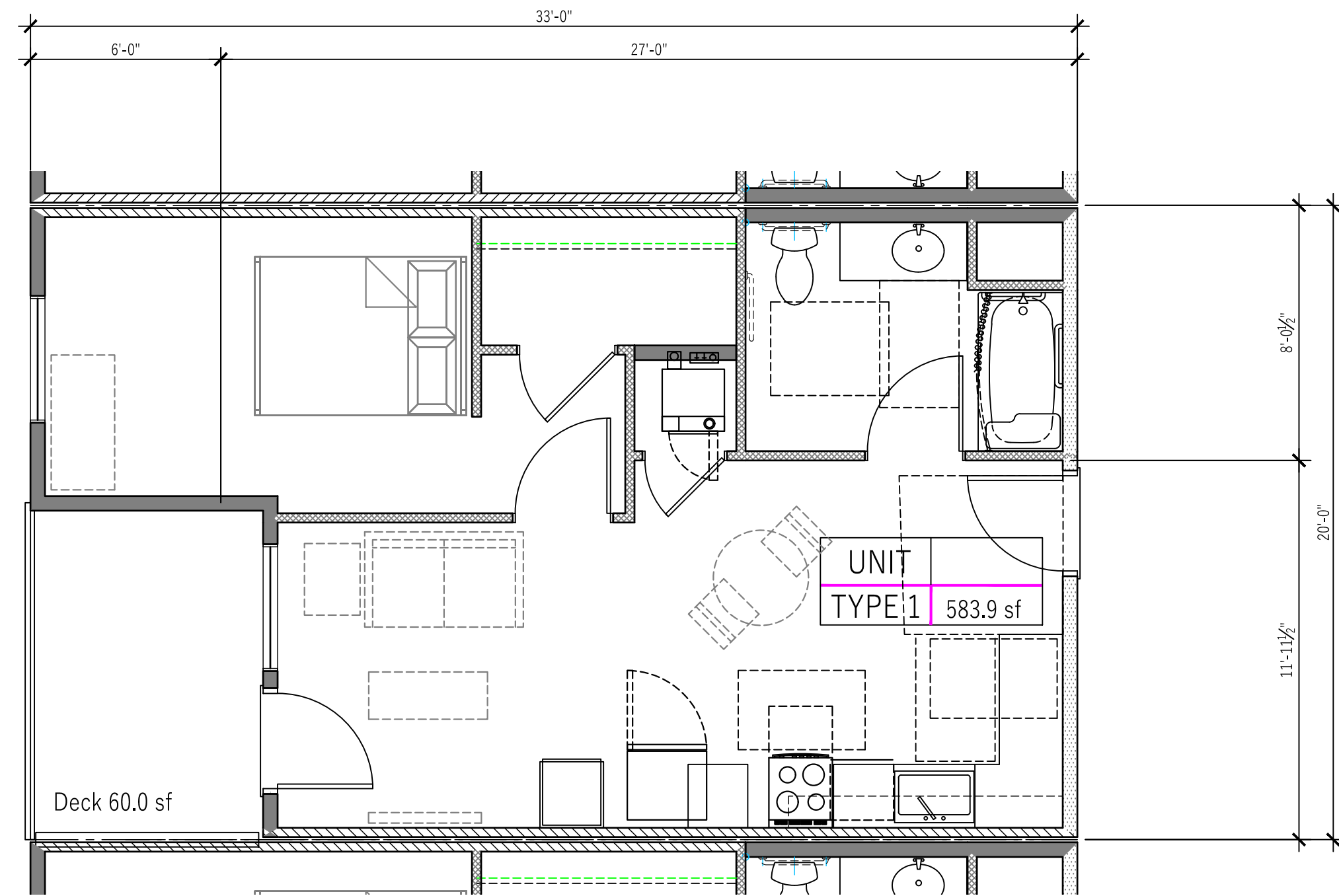
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137 FIRST STREET OXNARD CA 93030

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6th FLOOR / ROOF PLAN

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JULY 11, 2023

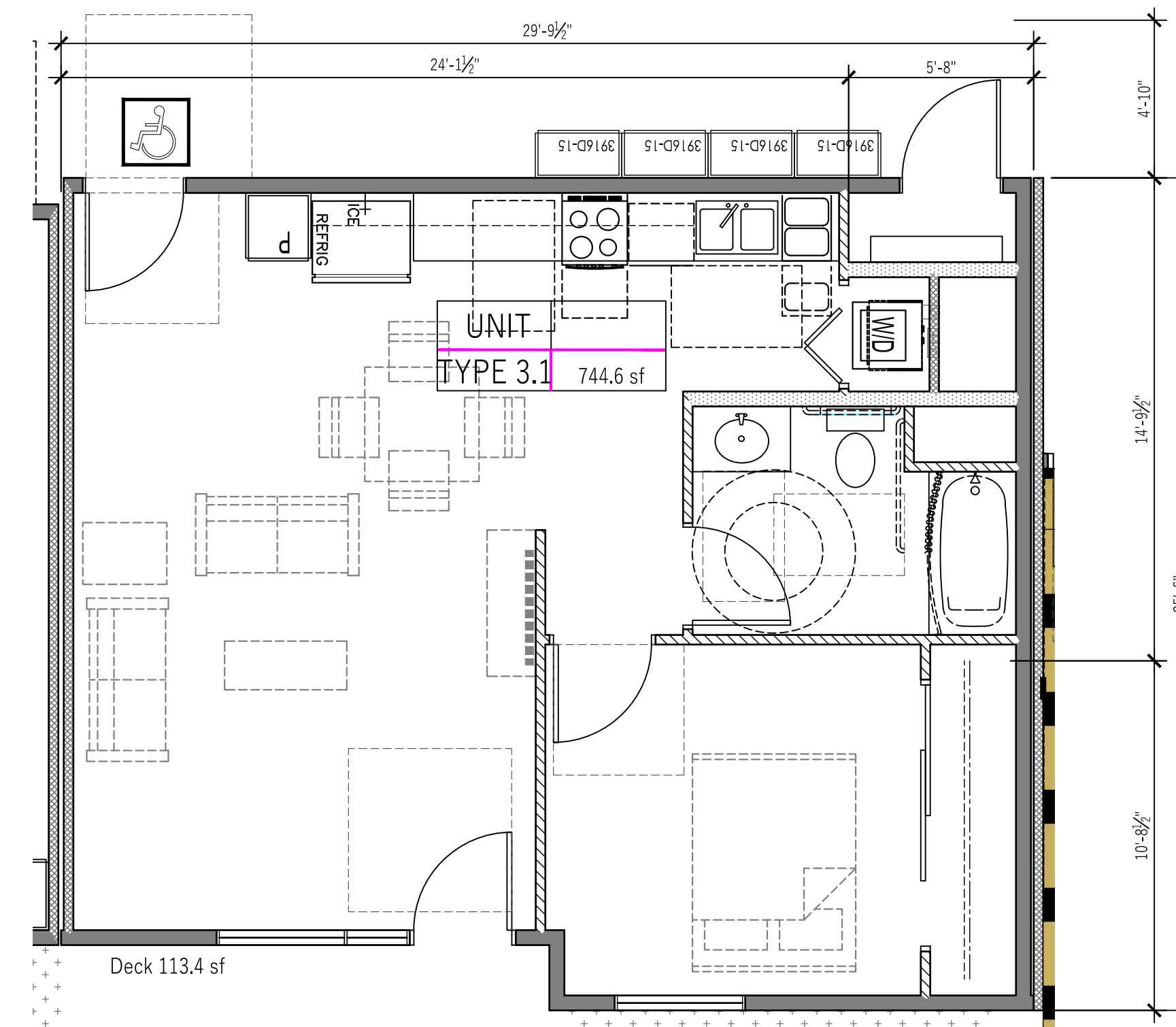
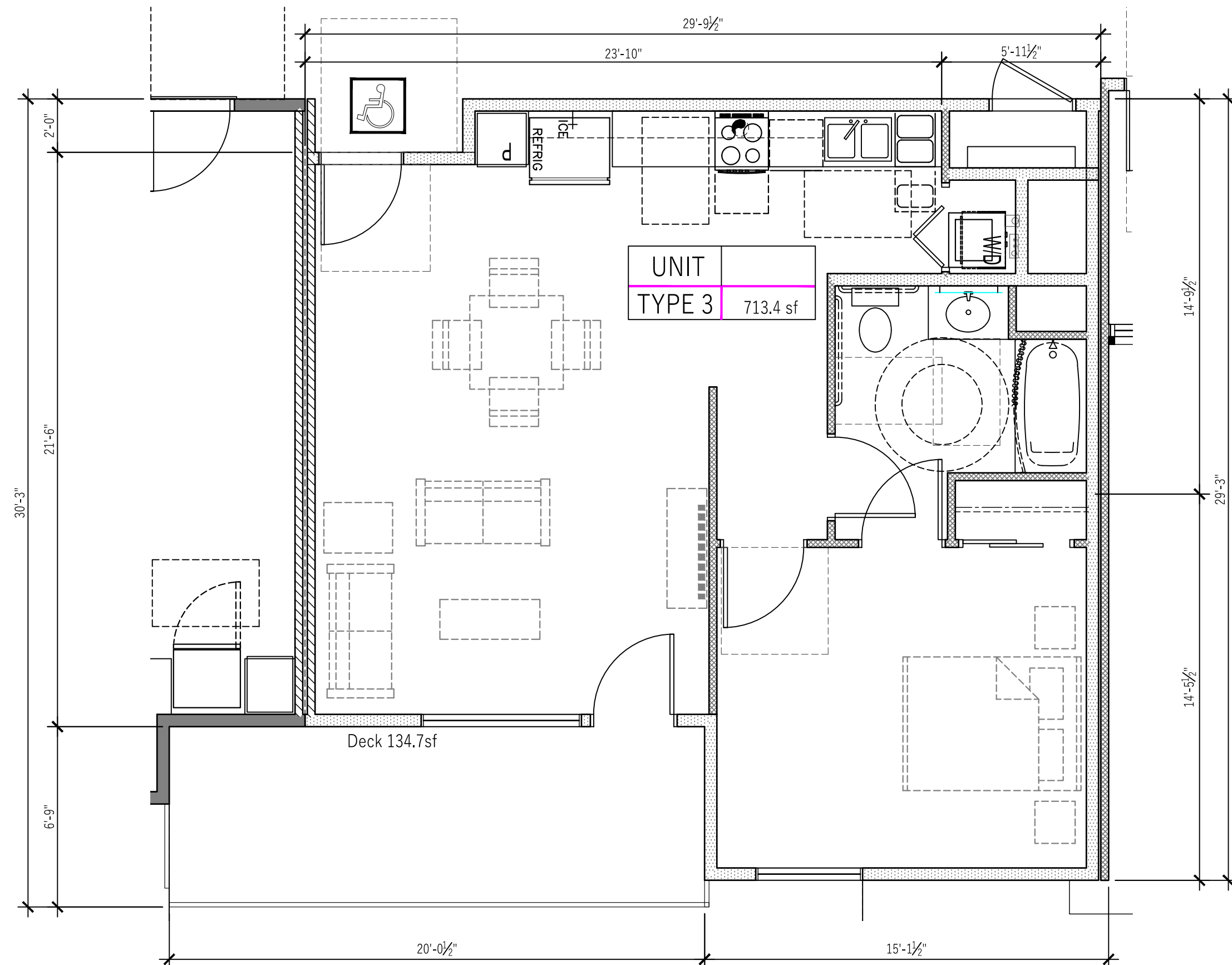


UNIT PLAN 1

3

UNIT PLAN 1.1

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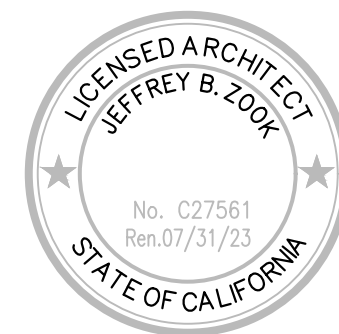
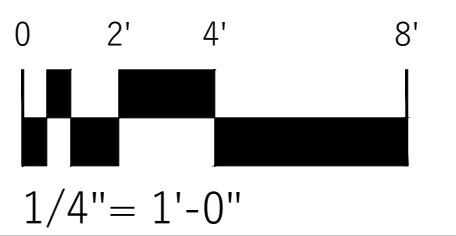


UNIT PLAN 3

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UNIT PLAN 3.1

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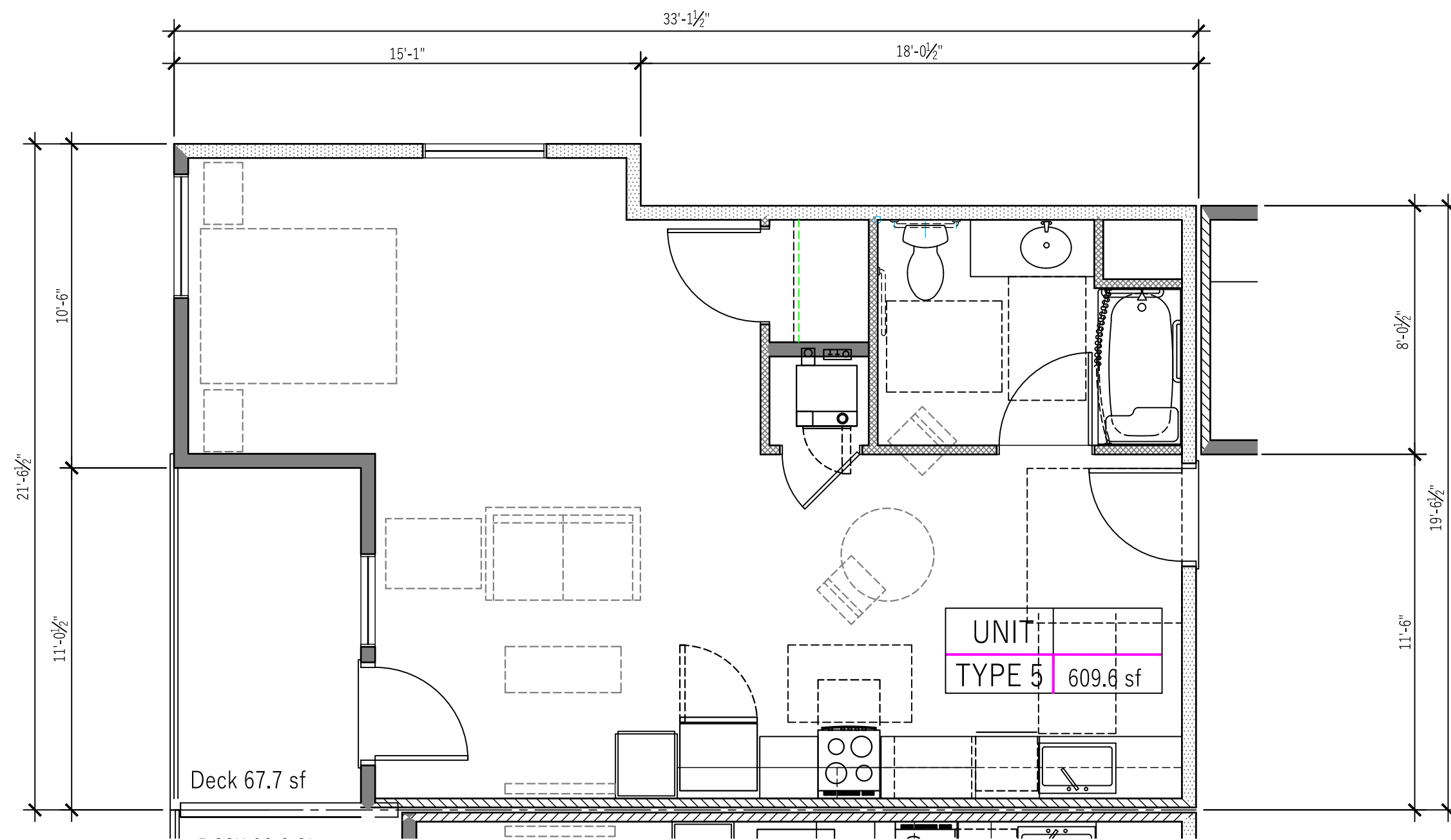
137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

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Sheet No:

A6

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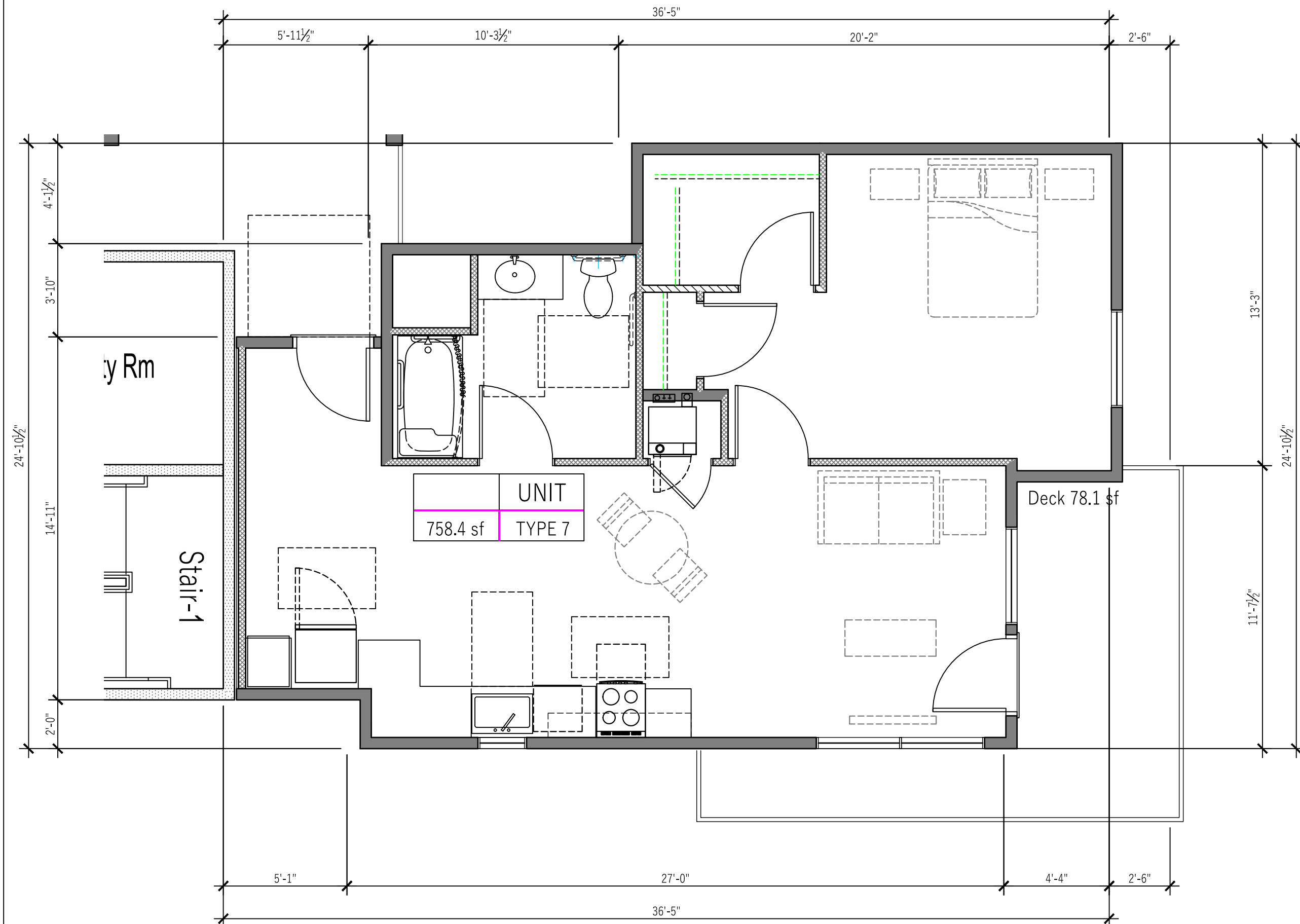
UNIT PLAN 5

3



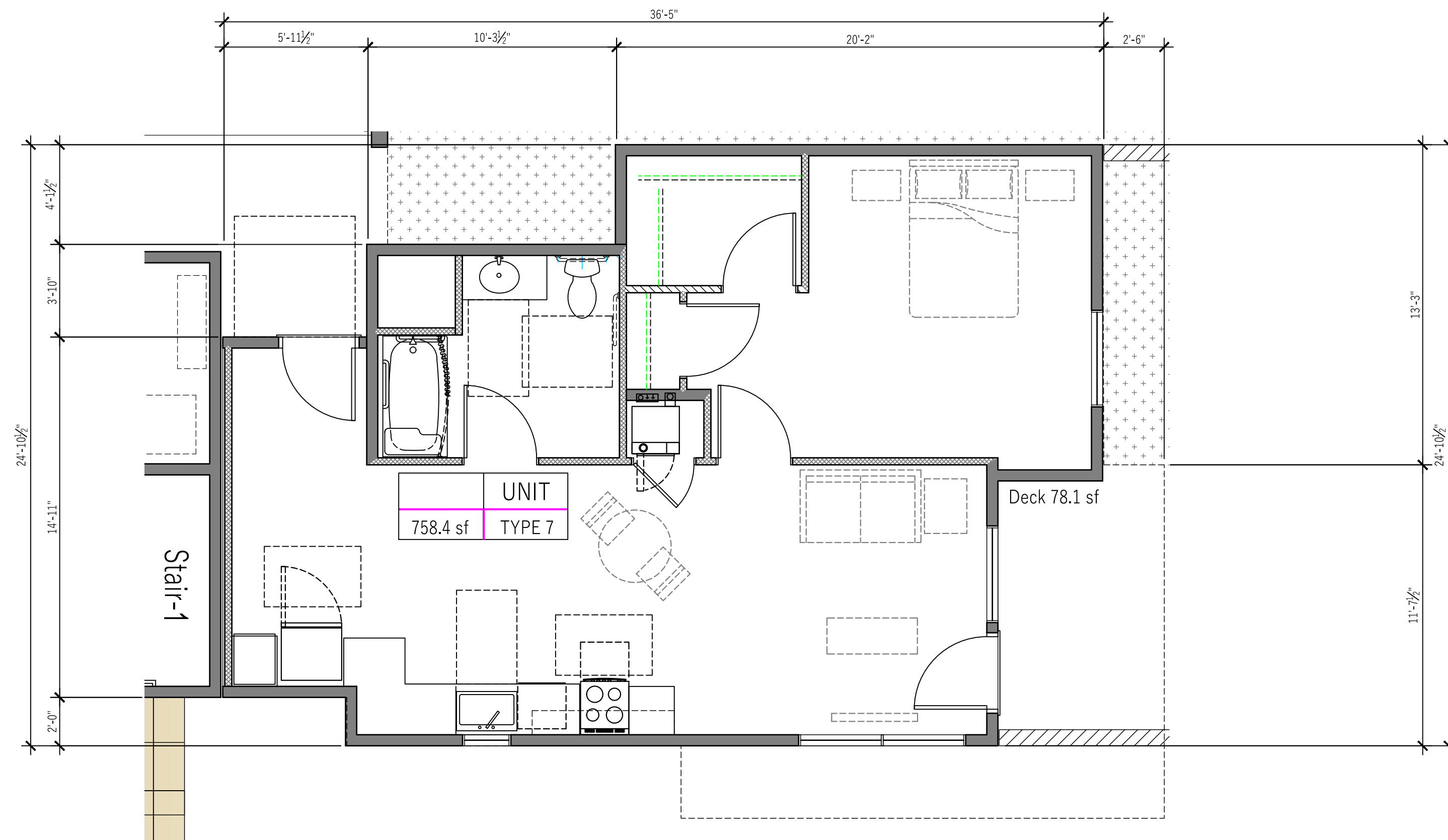
UNIT PLAN 2

1



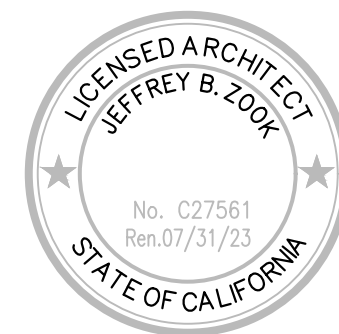
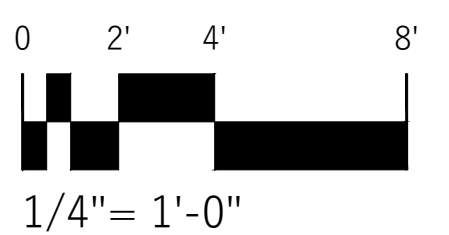
UNIT PLAN 7.2

4



UNIT PLAN 7.1

2



137 1ST STREET APARTMENTS

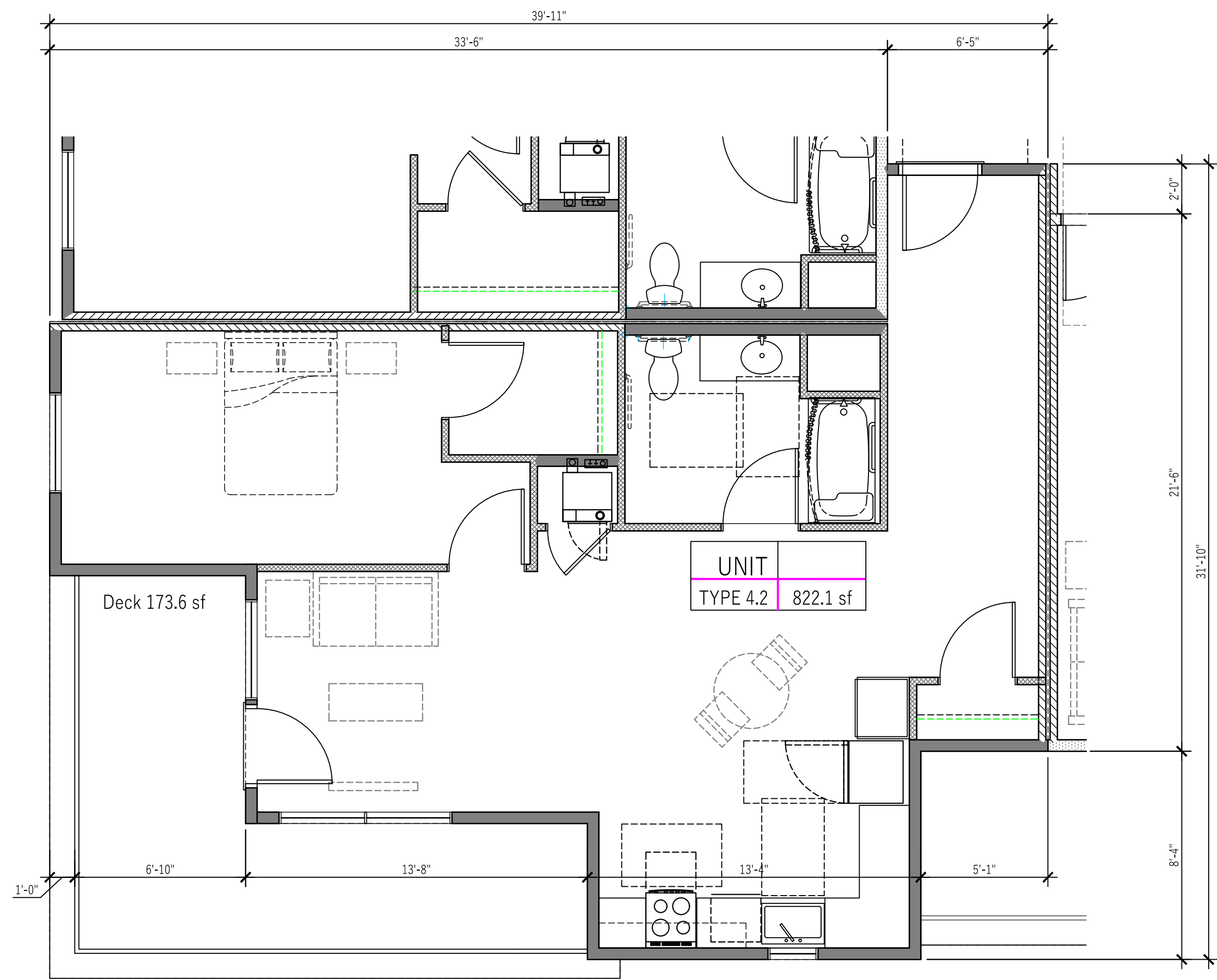
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
UNIT 2, 4 & 5 PLANS

Sheet No:

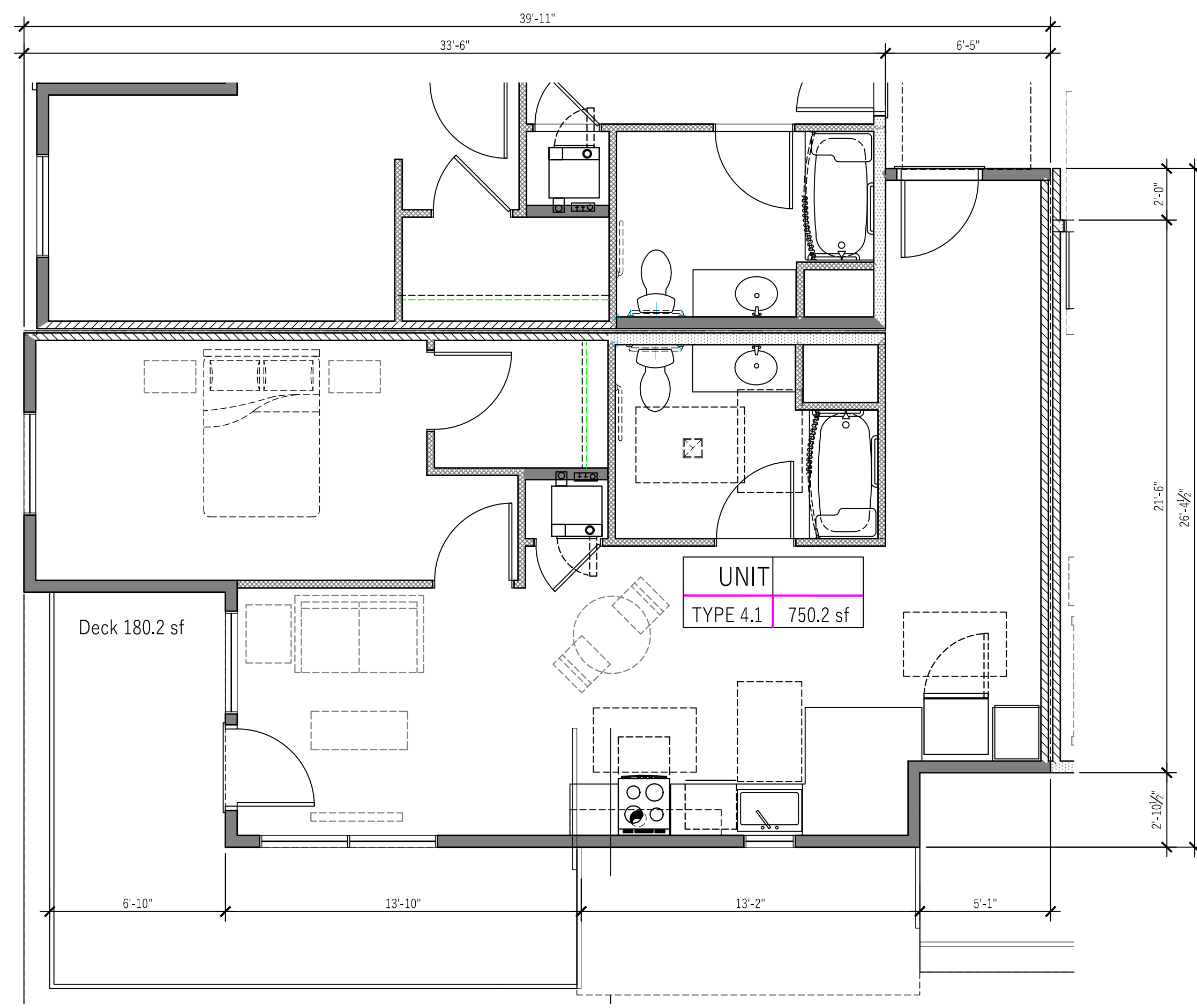
A7

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



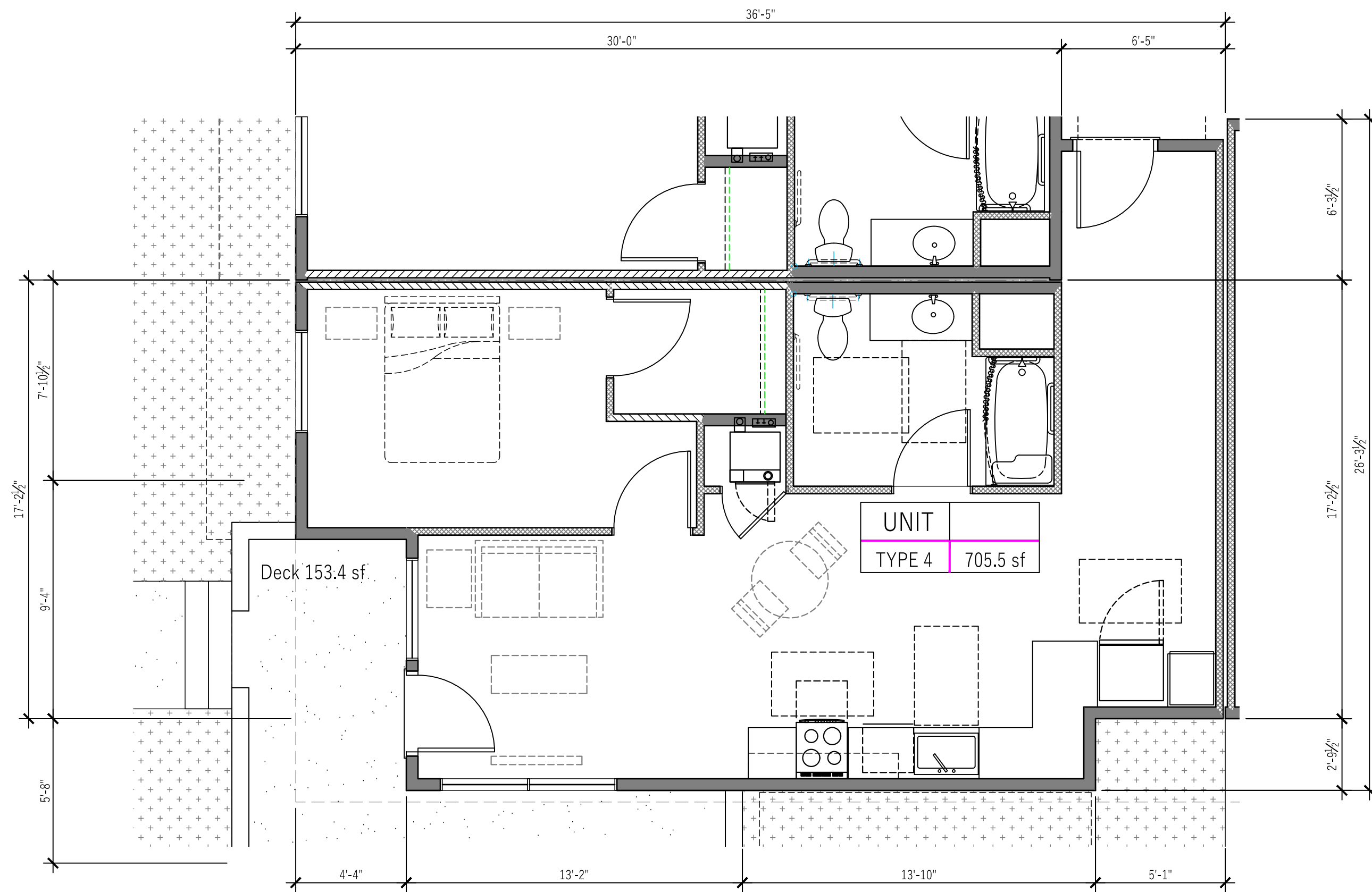
UNIT PLAN 6.3 (floor 3 thru 5)

3



UNIT PLAN 6.2E (floor 2)

1

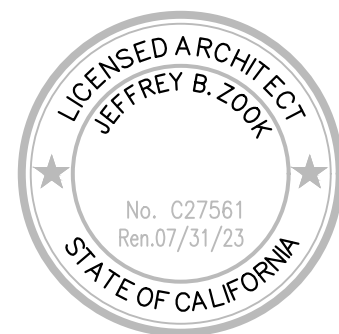
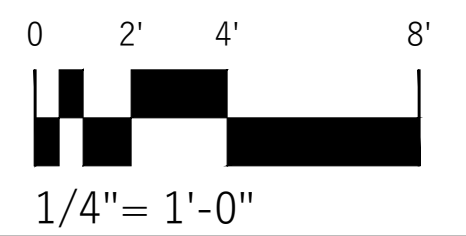


UNIT PLAN 6.1E (floor 1)

2

UNIT PLAN 4

4



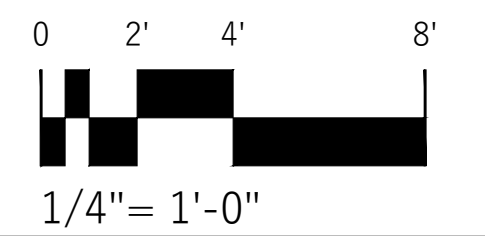
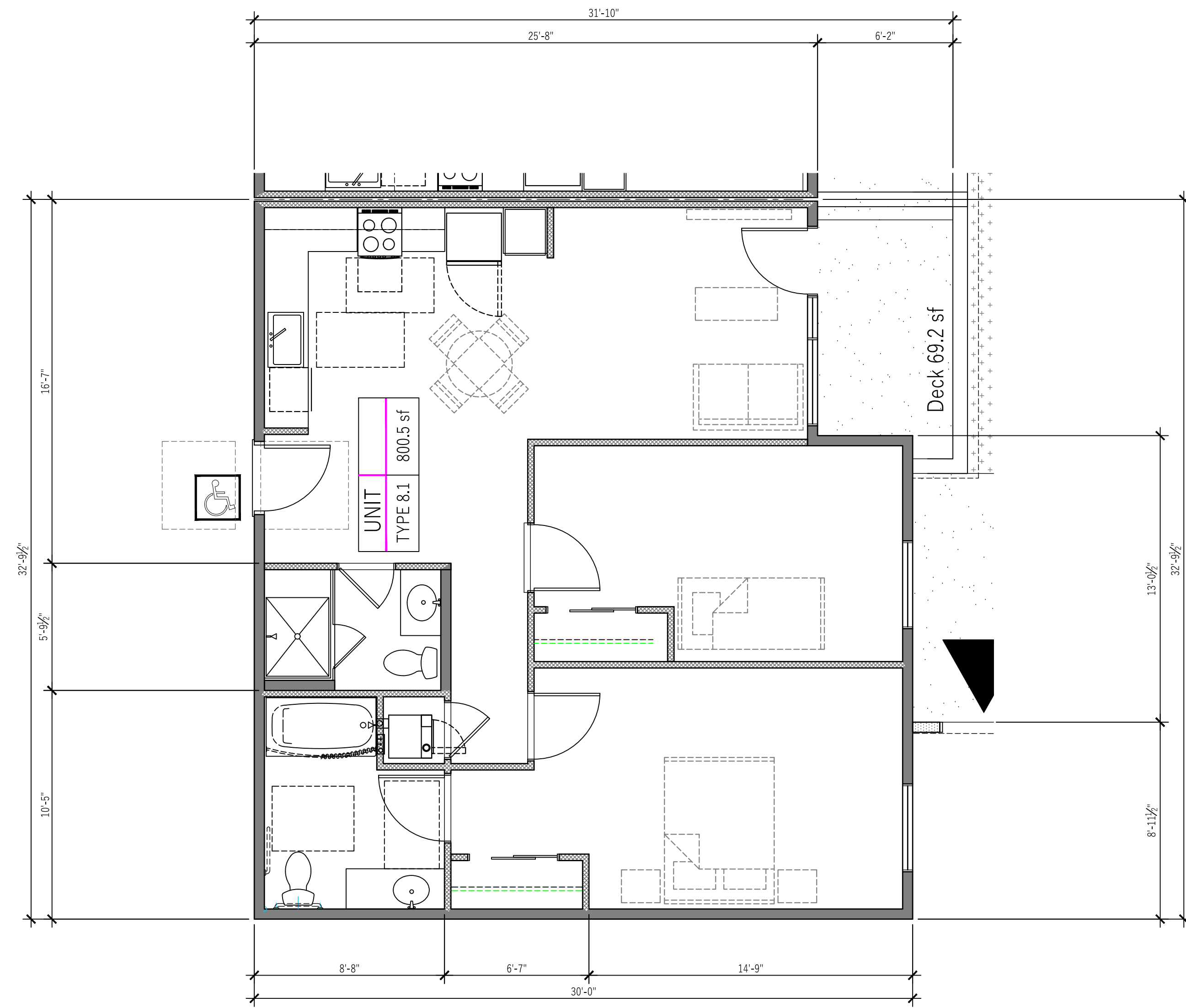
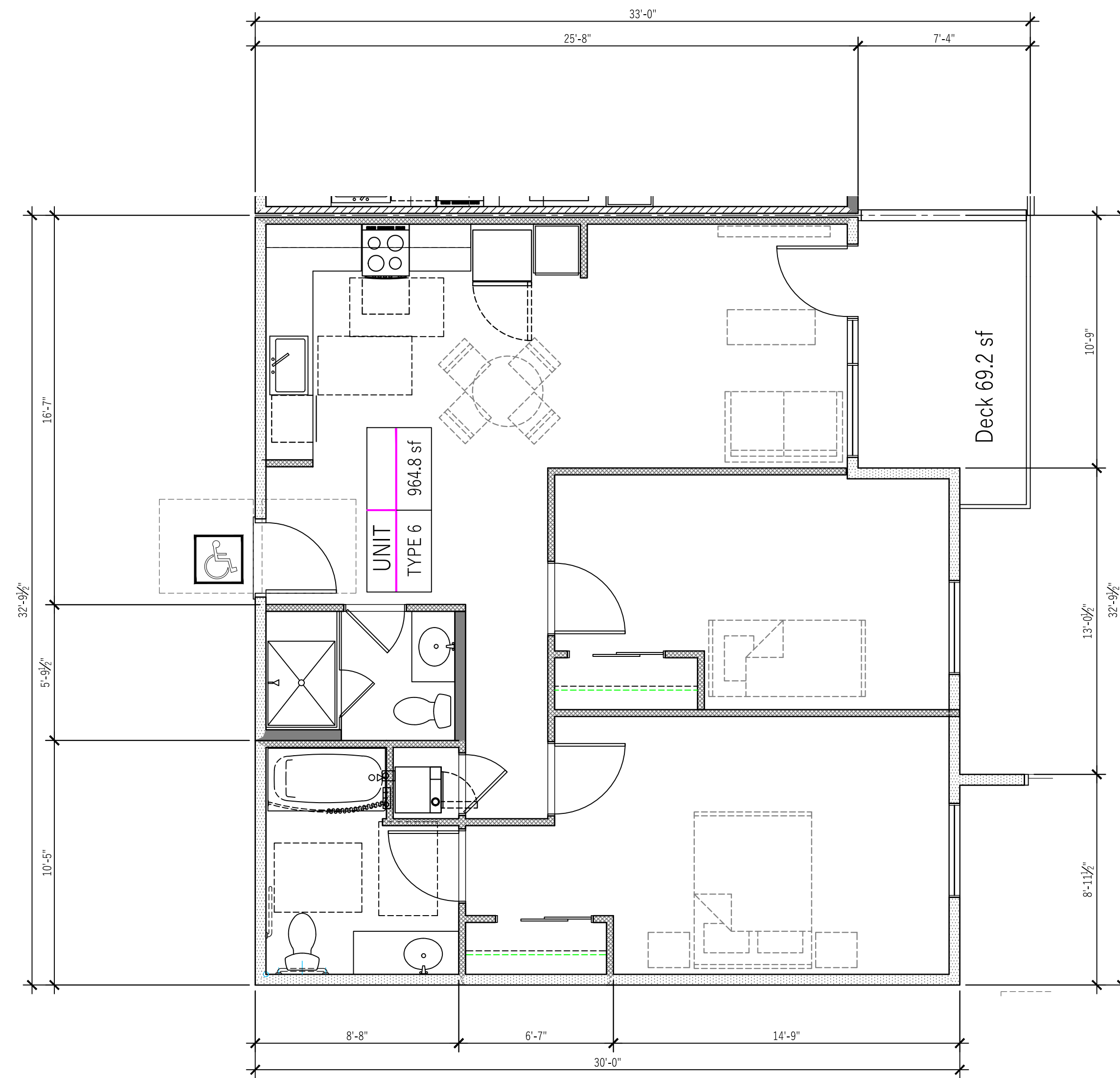
137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
UNIT 6 PLANS
Sheet No:

A8

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023

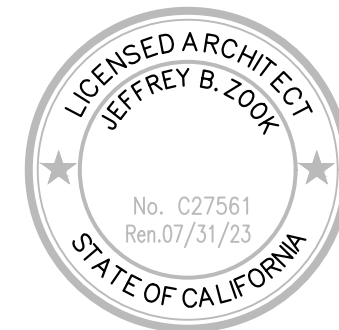


UNIT PLAN 8.2

4

UNIT PLAN 8.1 (floor 1)

2



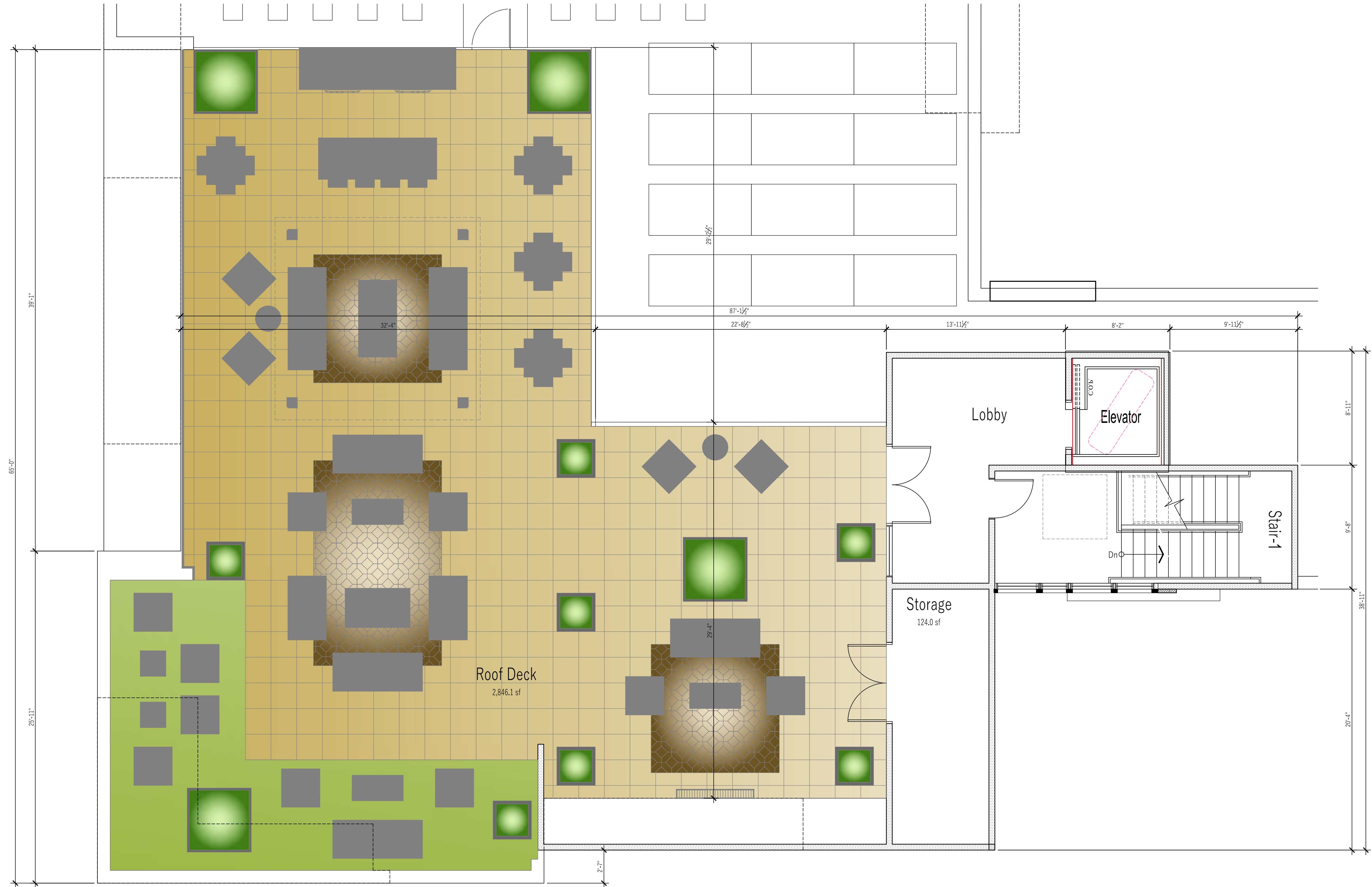
137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
UNIT 6 PLANS
Sheet No:

A9

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023

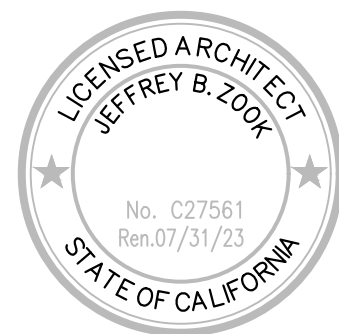


UNIT PLAN 4

4

UNIT PLAN 1.1E (floor 1)

2



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
ROOF DECK
Sheet No:

A10

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



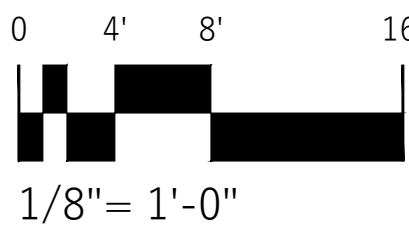
BUILDING PERSPECTIVES 1



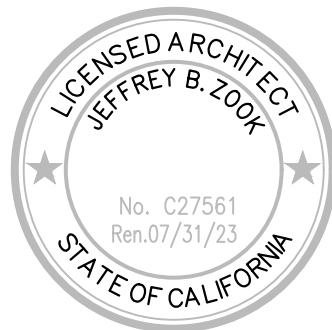
BUILDING NOTES

- 1 STUCCO EXTERIOR FINISH
- 2 STANDING METAL SEEM SIDING
- 3 STUCCO BANDING.
- 4 CEMENT FIBER VERTICAL RAIN SCREEN SIDING
- 5 42" HIGH GLASS RAILING WITH S.S. RAIL SUPPORTS
- 6 FIBER GLASS FRAME WINDOWS WITH CLEAR GLAZING
- 7 4X STEEL TRELLIS W/ STEEL 6X6 POSTS
- 8 MASONRY WALL W/ GRAFFITI PROTECTION 9' A.F.F.
- 9 12" RAISED ALUM STOREFRONT MULLION EXTENDED BANDING
- 10 SIGNAGE UNDER SEPARATE PERMITS AND APPROVALS
- 11 CEMENT FIBER HORIZONTAL SIDING
- 12 CEMENT FIBER PANEL ENTRY CANOPY
- 13 ALUM STOREFRONT SYSTEM
- 14 NOT USED
- 15 24" GLASS RAILING O/ 18" HIGH STUCCO ENTRY PRIVACY WALL
- 16 42" HIGH STN STL HANDRAIL.
- 17 FIRE DEPT. ACCESS AT AGGRESS WINDOW / DECK WITH A FIRE LADDER AT 70° ANGLE.

GENERAL NOTES
A. STUCCO CONTROL JOINTS TO BE PLACE ACCORDINGLY .



EXTERIOR SOUTH ELEVATIONS - FIRST STREET 2



137 1ST STREET APARTMENTS
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
SOUTH ELEVATION
Sheet No:

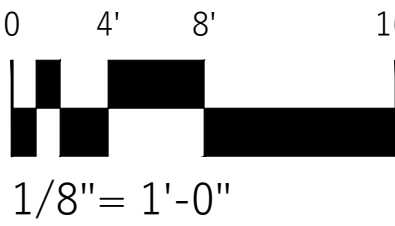
A11
CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



BUILDING NOTES

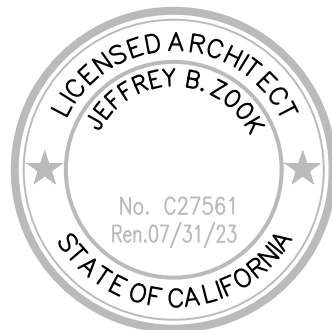
- 1 STUCCO EXTERIOR FINISH
- 2 STANDING METAL SEEM SIDING
- 3 STUCCO BANDING.
- 4 CEMENT FIBER VERTICAL RAIN SCREEN SIDING
- 5 42" HIGH GLASS RAILING WITH S.S. RAIL SUPPORTS
- 6 FIBER GLASS FRAME WINDOWS WITH CLEAR GLAZING
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- 16 42" HIGH STN STL HANDRAIL.
- 17 FIRE DEPT. ACCESS AT AGGRESS WINDOW / DECK WITH A FIRE LADDER AT 70° ANGLE.

GENERAL NOTES
A. STUCCO CONTROL JOINTS TO BE PLACE ACCORDINGLY .



EAST EXTERIOR ELEVATIONS

1



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
EAST ELEVATION
Sheet No:

A12

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



BUILDING NOTES

- 1 STUCCO EXTERIOR FINISH
- 2 STANDING METAL SEEM SIDING
- 3 STUCCO BANDING.
- 4 CEMENT FIBER VERTICAL RAIN SCREEN SIDING
- 5 42" HIGH GLASS RAILING WITH S.S. RAIL SUPPORTS
- 6 FIBER GLASS FRAME WINDOWS WITH CLEAR GLAZING
- 7 4X STEEL TRELLIS W/ STEEL 6X6 POSTS
- 8 MASONRY WALL W/ GRAFFITI PROTECTION 9' A.F.F.
- 9 12" RAISED ALUM STOREFRONT MULLION EXTENDED BANDING
- 10 SIGNAGE UNDER SEPARATE PERMITS AND APPROVALS
- 11 CEMENT FIBER HORIZONTAL SIDING
- 12 CEMENT FIBER PANEL ENTRY CANOPY
- 13 ALUM STOREFRONT SYSTEM
- 14 NOT USED
- 15 24" GLASS RAILING O/ 18" HIGH STUCCO ENTRY PRIVACY WALL
- 16 42" HIGH STN STL HANDRAIL.
- 17 FIRE DEPT. ACCESS AT AGGRESS WINDOW / DECK WITH A FIRE LADDER AT 70° ANGLE.

GENERAL NOTES
A. STUCCO CONTROL JOINTS TO BE PLACE ACCORDINGLY .

NORTH EXTERIOR ELEVATIONS - ALLEY

1



137 1ST STREET APARTMENTS
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
NORTH ELEVATION
Sheet No:

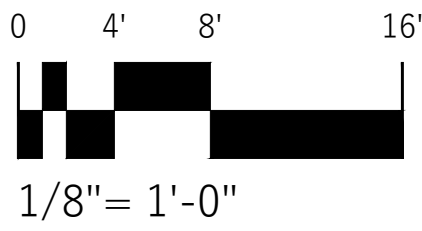
A13
CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



BUILDING NOTES

- 1 STUCCO EXTERIOR FINISH
- 2 STANDING METAL SEEM SIDING
- 3 STUCCO BANDING.
- 4 CEMENT FIBER VERTICAL RAIN SCREEN SIDING
- 5 42" HIGH GLASS RAILING WITH S.S. RAIL SUPPORTS
- 6 FIBER GLASS FRAME WINDOWS WITH CLEAR GLAZING
- 7 4X STEEL TRELLIS W/ STEEL 6X6 POSTS
- 8 MASONRY WALL W/ GRAFFITI PROTECTION 9' A.F.F.
- 9 12" RAISED ALUM STOREFRONT MULLION EXTENDED BANDING
- 10 SIGNAGE UNDER SEPARATE PERMITS AND APPROVALS
- 11 CEMENT FIBER HORIZONTAL SIDING
- 12 CEMENT FIBER PANEL ENTRY CANOPY
- 13 ALUM STOREFRONT SYSTEM
- 14 NOT USED
- 15 24" GLASS RAILING O/ 18" HIGH STUCCO ENTRY PRIVACY WALL
- 16 42" HIGH STN STL HANDRAIL.
- 17 FIRE DEPT. ACCESS AT AGGRESS WINDOW / DECK WITH A FIRE LADDER AT 70° ANGLE.

GENERAL NOTES
A. STUCCO CONTROL JOINTS TO BE PLACE ACCORDINGLY .



WEST EXTERIOR ELEVATIONS - A STREET 1



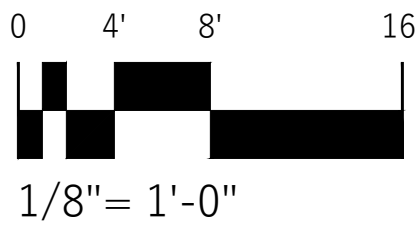
137 1ST STREET APARTMENTS
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
NORTH ELEVATION
Sheet No:

A14
CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



EXISTING BUILDING



BUILDING SECTIONS | 1



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
BUILDING SECTIONS
Sheet No:

A15

CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



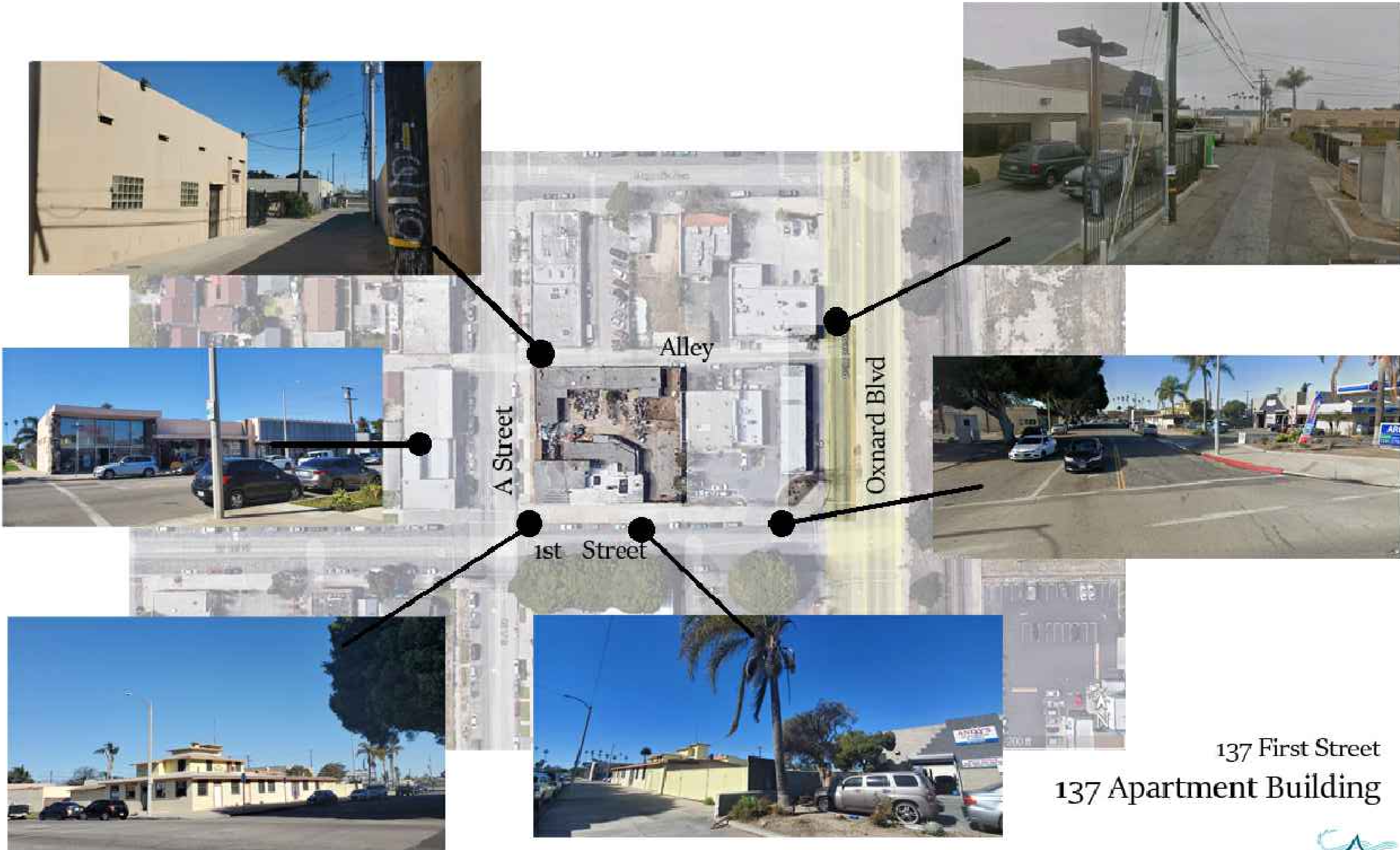
- A FIBER CEMENT PANELS CANOPY / ALUM. STOREFRONT / WINDOWS
- B FIBER CEMENT HORIZONTAL BANDING
- C FIBER CEMENT HORIZONTAL SIDING
- D VERTICAL METAL STANDING SEAM SIDING
- E EXTERIOR STUCCO PLASTER
- F CONCRETE BLOCK RIBBED SPLIT FACE VERTICAL
- G RAIN SCREEN SYSTEM VERTICAL VINTAGEWOOD SPRUCE
- H BUILDING LIGHTING UP & DOWN
- J BUILDING LIGHTING AT UNIT DOORS
- k GLASS RAILING



137 1ST STREET APARTMENTS
RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

Sheet Title:
COLOR / MATERIALS
Sheet No:

A16
CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



137 First Street
137 Apartment Building



EXTERIOR SOUTH ELEVATIONS - FIRST STREET | 2



137 1ST STREET APARTMENTS

RESIDENTIAL DEVELOPMENT
137 FIRST STREET OXNARD CA 93030

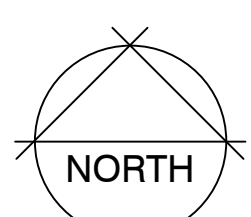
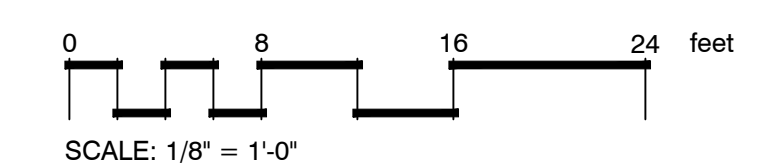
Sheet Title:
SITE PHOT BOARD
Sheet No:

A17
CLIENT: ALDERSGATE HOMES
220101
JULY 11, 2023



137 1st STREET APARTMENTS Oxnard, CA Ground Level

L.A. Group Design Works, Inc.



Date: 10-27-2022
JOB # 4783
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

BBQ WITH BAR COUNTER

SHADE TRELLIS
WITH SEATING

OUTDOOR SEATING
WITH FIRE PIT

SYNTHETIC TURF
WITH SEATING

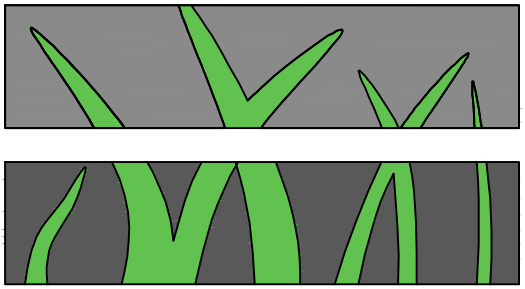
PLANT SCHEDULE

TREES		
BOTANICAL / COMMON NAME	CONT	REMARKS
Aloe bainesii / Tree Aloe	24"box	Low
Arbutus x 'Marina' / Arbutus Standard	36"box	Low
Archontophoenix cunninghamiana / King Palm Multi-Trunk	36"box	Low
Cercidium x 'Desert Museum' / Desert Museum Palo Verde	36"box	Low
Chamaerops humilis- multi / Mediterranean Fan Palm	24"box	Low
Cinnamomum camphora / Camphor Tree Multi-trunk	36"box	Mod.
Dracaena draco / Dragon Tree	24"box	Low
Olea europaea 'Swan Hill' TM / Swan Hill Olive	36"box	Low
Thevetia peruviana / Yellow Oleander	36"box	Low
Trachycarpus fortunei / Windmill Palm	12'-14' BTH	Low
Tristania laurina / Water Gum	24"box	Mod.
Washingtonia robusta / Mexican Fan Palm	Existing	Low
SHRUBS		
BOTANICAL / COMMON NAME	CONT	REMARKS
Aeonium x 'Blushing Beauty' / Aeonium	5 gal	Low
Aeonium x 'Mint Saucer' / Mint Saucer Aeonium	5 gal	Low
Aeonium x 'Sunburst' / Sunburst Aeonium	5 gal	Low
Agave attenuata 'Nova' / Blue Clone	15 gal	Low
Agave desmettiana 'Variegata' / Variegated Agave	15 gal	Low
Agave x 'Blue Glow' / Blue Glow Agave	15 gal	Low
Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw	5 gal	Low
Asparagus densiflorus 'Myers' / Myers Asparagus	5 gal	Mod.
Bambusa multiplex 'Golden Goddess' / Golden Goddess Bamboo	15 gal	Mod.
Carex divulsa / European Grey Sedge	5 gal	Low
Chondropetalum tectorum / Cape Rush	5 gal	Low
Crassula ovata / Large Jade Plant	5 gal	Low
Cycas revoluta / Sago Palm	15 gal	Low
Dianella tasmanica 'Variegata' / Flax Lily	5 gal	Mod.
Dracaena draco / Dragon Tree	24"box	Low
Ligustrum japonicum 'Texanum' / Wax Leaf Privet	5 gal	Mod.
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	5 gal	Low
Muhlenbergia capillaris / Pink Muhly	5 gal	Low
Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal	Low
Phormium x 'Amazing Red' / Amazing Red New Zealand Flax	15 gal	Low
Podocarpus macrophyllus 'Maki' / Maki Podocarpus	15 gal	Mod.
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal	Low
GROUND COVERS		
BOTANICAL / COMMON NAME	CONT	REMARKS
Ajuga reptans 'Green' / Ajuga	flats	Mod.
Carex divulsa / European Grey Sedge	1 gal	Low
Senecio serpens / Blue Chalksticks	4" pot	Low

137 1st STREET APARTMENTS
Oxnard, CA
6th Floor

L.A. Group Design Works, Inc.

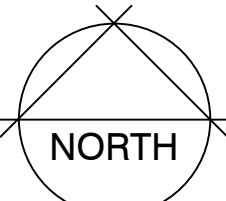
Date: 10-27-2022
JOB # 4783



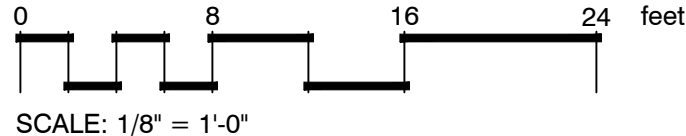
L.A. GROUP

Design Works

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

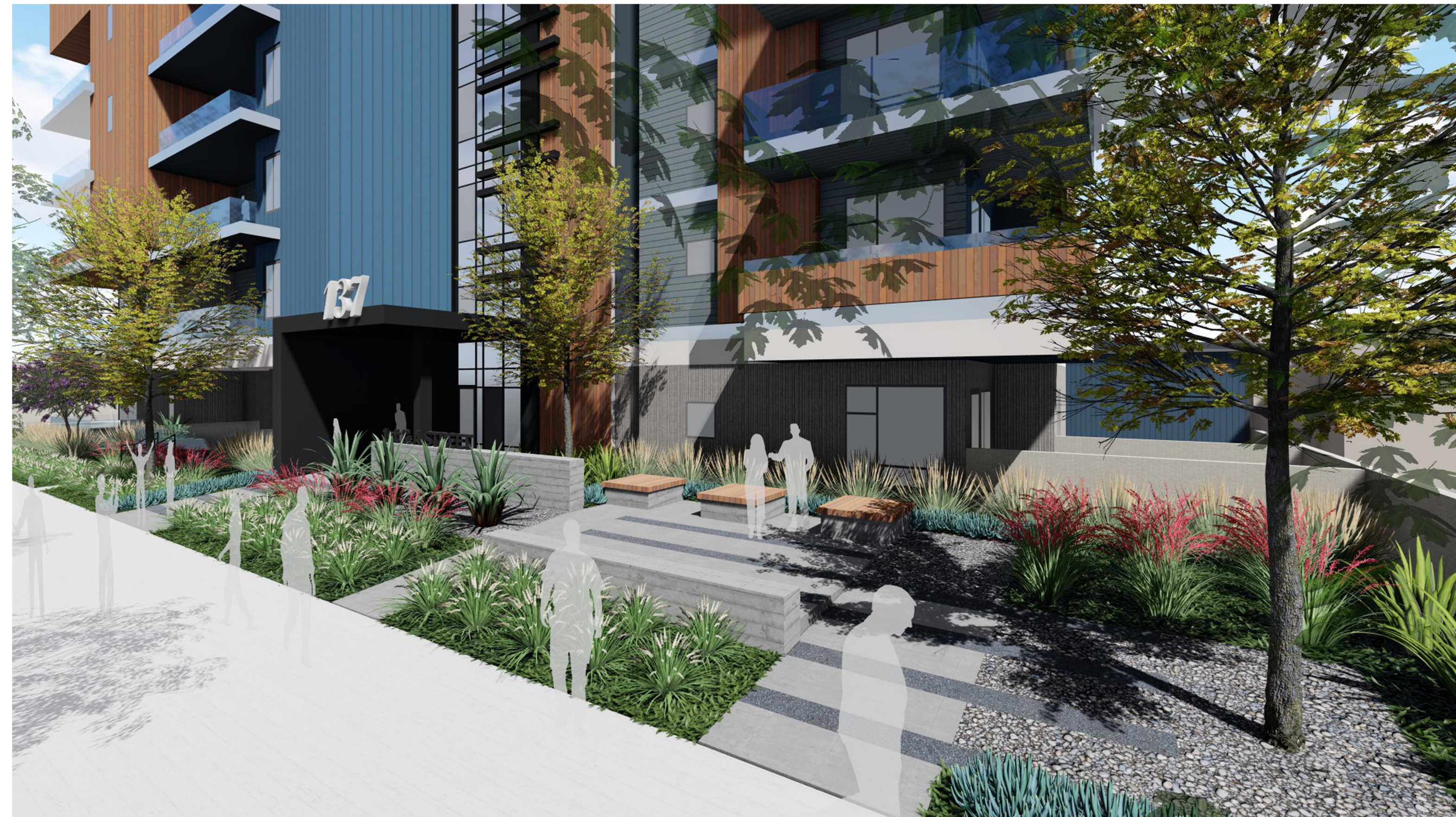


NORTH



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

Landscape Architecture



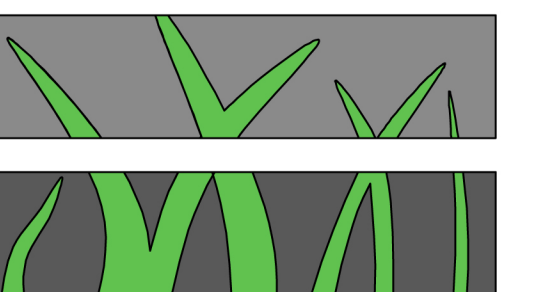
137 1st STREET APARTMENTS

Oxnard, CA
POCKET PARK IMAGES

L.A. Group Design Works, Inc.

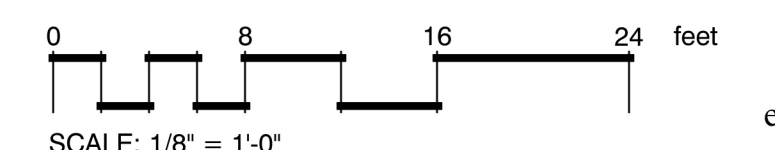
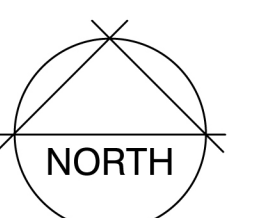
Date: 10-27-2022
JOB # 4783

L-3



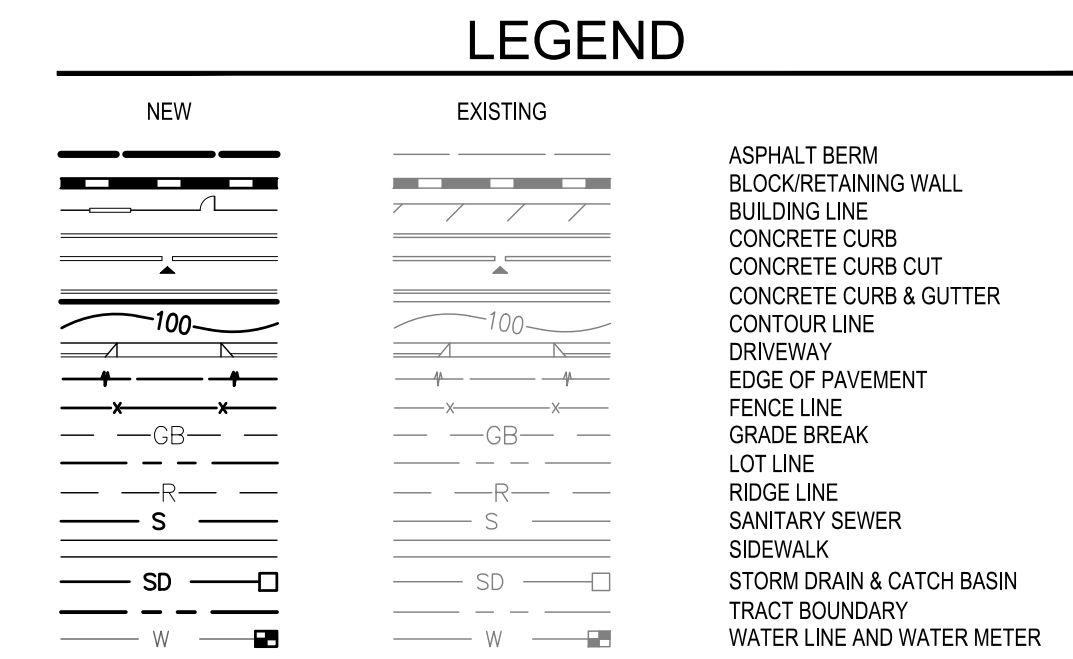
L.A. GROUP
Design Works

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



Landscape Architecture

APN: 2020-055-070



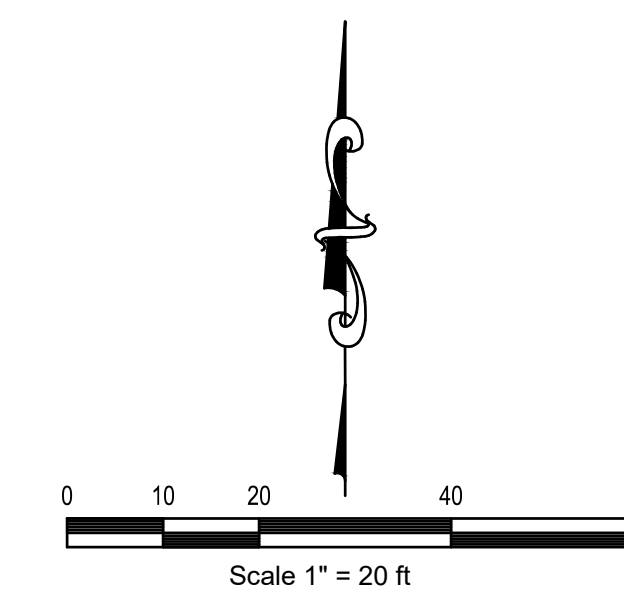
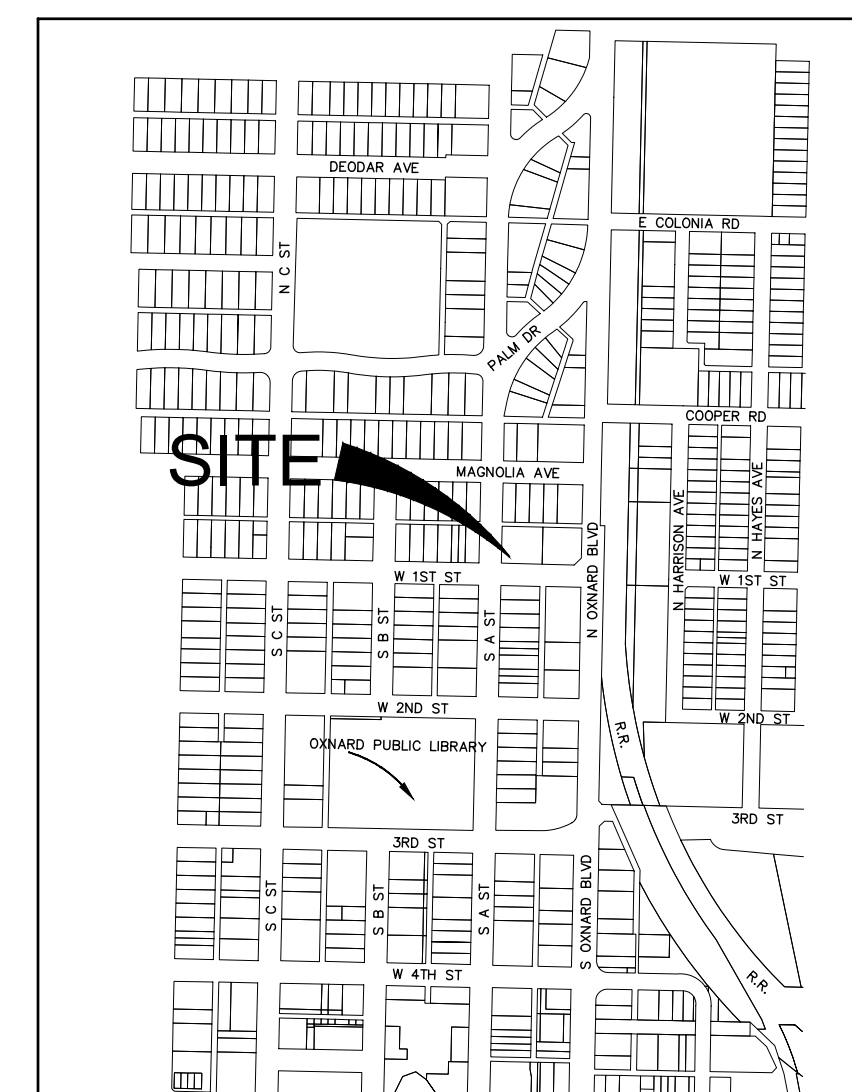
REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 10, 11 AND 12 IN BLOCK 22, NORTH ADDITION TO OXNARD, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 202-0-055-070

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

NOT TO SCALE



PREPARED BY:

CCE DESIGN ASSOCIATES, INC.

771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com



REVISIONS					
MARK	DATE	DESCRIPTION	BY	Development Services Department	
				137 W 1ST ST APARTMENTS	
REVIEWED BY: _____ _____ DATE _____ _____ DATE _____				ACCEPTED BY: _____ CITY ENGINEER R.C.E. DATE _____	
				SHEET DRAWING NUMBER _____	
SCALE: HORIZ. _____ VERT. _____ DRAWN BY: JC CHECKED BY: RC				SHEET No. <u>1</u> of <u>4</u>	
				DRAWING NUMBER XX-XXX	

APN: 2020-055-070

- 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 HARDSCAPE. INSTALL MATERIAL ON 4" AGGREGATE BASE, SEE ARCHITECTURAL PLANS FOR PRODUCT SPECIFICATION. PRODUCT TO BE 4" P.C.C. UNLESS NOTED OTHERWISE.
- ④ CONSTRUCT A.C. PAVEMENT, 5" ASPHALT CONCRETE OVER 6" CLASS II BASE.
- ⑤ CONSTRUCT A.C. PAVEMENT, 4" ASPHALT CONCRETE OVER 4" CLASS II BASE
- ⑥ INSTALL 3" CONCRETE LONGITUDINAL GUTTER PER CITY OF OXNARD STANDARD PLAN NO. 117.
- ⑦ SAWCUT EXISTING PAVEMENT.
- ⑧ CONSTRUCT CURB RAMP PER CITY OF OXNARD STANDARD PLATE NO. 110, CASE A, TYPE 4.
- ⑨ CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116.
- ⑩ CONSTRUCT 8" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
- ⑪ PERFORM 2-INCH GRIND AND OVERLAY. LIMITS SHOULD BE FROM PROJECT JOIN TO CENTERLINE OF N. A STREET AND CURB TO CURB ON 1ST STREET ALONG PROJECT FRONTAGE. ALLEY TRENCHING SHALL BE REPAIRED SCORELINE TO SCORELINE ON ENTIRE ALLEY SEGMENT WIDTHS.

1. UTILITY PROVIDERS ARE AS FOLLOWS:
 - 1.1. GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - 1.2. ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - 1.3. TELEPHONE: FRONTIER / SPECTRUM
 - 1.4. CABLE: FRONTIER / SPECTRUM
 - 1.5. WATER: CITY OF OXNARD
 - 1.6. SEWER: CITY OF OXNARD
2. PROJECT SITE IS WITHIN OXNARD SCHOOL DISTRICT.
3. DRAINAGE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF OXNARD DRAINAGE STANDARDS.
4. STREET IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE CITY OF OXNARD STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
5. ALL SLOPES TO BE CONSTRUCTED AT A MAXIMUM 2:1 (H:V) SLOPE.
6. THIS PROJECT DOES NOT MEET THRESHOLDS OF THE VENTURA COUNTY TECHNICAL GUIDANCE MANUAL FOR STORMWATER QUALITY CONTROL, AND THEREFORE, DOES NOT REQUIRE STORMWATER TREATMENT BMPs.

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

LOTS 10, 11 AND 12 IN BLOCK 22, NORTH ADDITION TO OXNARD, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 202-0-055-070

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

NEW

EXISTING

100

100

GB

R

S

SD

W

GB

R

S

SD

W

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

54.30 TC

53.93 BSW

53.73 TC

53.11 FL

0

5

10

20

30

Scale 1" = 10 FT

NOT TO SCALE

CEGAR AVE

COLLEGE ST

WISCONSIN AVE

STATE CAPITOL

STATE CAPITOL GROUNDS

3RD ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

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PREPARED BY:

CCE DESIGN ASSOCIATES, INC.

CCE
DESIGN ASSOCIATES

771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com

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

DATE



REVISIONS				 CITY OF OXNARD OFFICIAL SEAL	
MARK	DATE	DESCRIPTION	BY		
				Development Services Department 137 W 1ST ST APARTMENTS	
REVIEWED BY: _____ _____ DATE _____				ACCEPTED BY: _____ CITY ENGINEER R.C.E. _____ DATE _____	
				SHEET DRAWING NUMBER _____	
SCALE: HORIZ. _____ VERT. _____ DRAWN BY: XX CHECKED BY: _____				SHEET No. <u>2</u> of <u>4</u>	
				DRAWING NUMBER XX-XXX	

ENGINEERING SITE PLAN - UTILITIES

APN: 213-0-090-105

NOTE: SEE SHEET 4 FOR OFFSITE
UTILITY IMPROVEMENTS

UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S — ① INSTALL 6" 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.
- FM — ② INSTALL 3-INCH AWWA C900 PCV FORCE MAIN TO CONNECT TO EXISTING 8-INCH SEWER LINE.
- ③ INSTALL SUMP PUMP WITHIN CAR LIFT PIT.
- ②① ALL DOWNSPOUTS TO BE DIRECTED TO LANDSCAPE AREAS.
- ②② INSTALL CERTIFIED FULL TRASH CAPTURE DEVICE, REM TRITON TRC (CURB INLET) SERIES, OR APPROVED EQUAL, IN EXISTING CITY STORM DRAIN INLET.
- W — ④① INSTALL 2" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.
- W — ④② INSTALL 1" IRRIGATION WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 305.
- FW — ④③ INSTALL 8" FIRE WATER LINE.
- ④④ INSTALL FIRE WATER DCV / FDC PER CITY OF OXNARD STD. PLATE NO. 311.
- ④⑤ INSTALL 6" WET BARREL FIRE HYDRANT WITH 4" x 4" x 2-1/2" CONNECTIONS (JONES TRITON J4065 OR APPROVED EQUAL) PER CITY OF OXNARD STD. PLATE 300.
- ⑤① INSTALL TRANSFORMER PER OTHERS.
- E — ⑤② INSTALL SCE UNDERGROUND LINES PER OTHERS. DRAWN SCHEMATICALLY HERE.
- ⑤③ INSTALL EMERGENCY GENERATOR PER OTHERS.

LEGEND

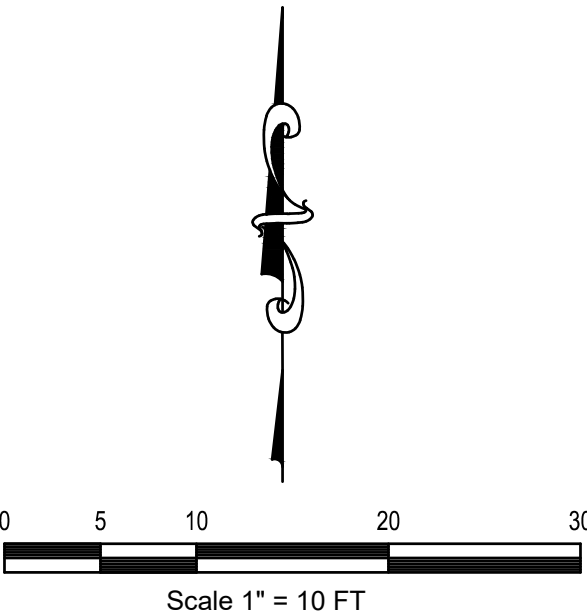
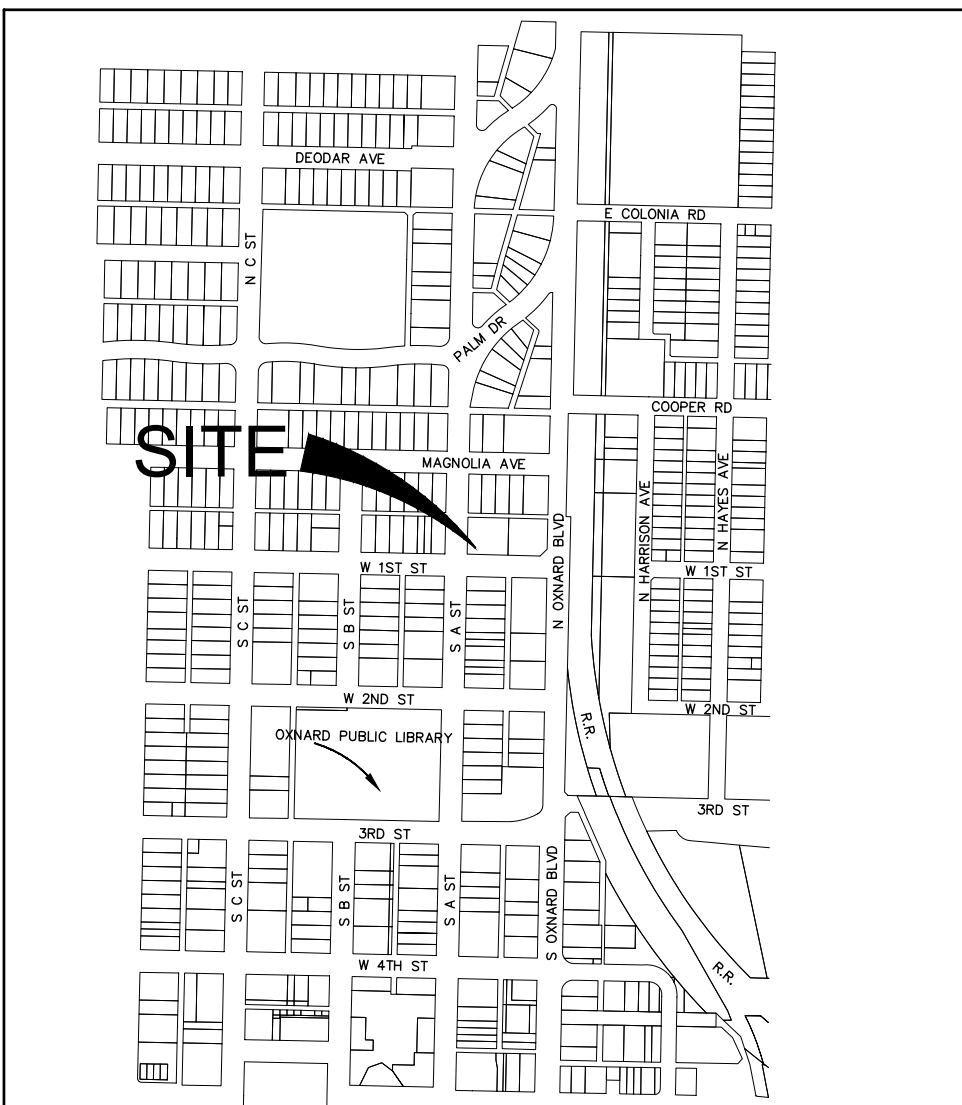
NEW	EXISTING	
		ASPHALT BERM
		BLOCK RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		GRADE BREAK
		LOT LINE
		RIDGE LINE
		SANITARY SEWER
		SIDEWALK
		STORM DRAIN & CATCH BASIN
		TRACT BOUNDARY
		WATER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

ABBREVIATIONS

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BO	BLOWOFF	FC	FACE OF CURB	MH	MANHOLE
BOW	BOTTOM OF WALL (AT GROUND)	FF	FINISHED FLOOR	P/V	POST INDICATOR VALVE
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DR	DOOR	GB	GRADE BREAK	TE	TRASH ENCLOSURE
DS	DOWNSPOUT	HP	HIGH POINT	WM	WATER METER
ESMT	EASEMENT	INV	INVERT ELEVATION	WV	WATER VALVE

VICINITY MAP

NOT TO SCALE



PREPARED BY:
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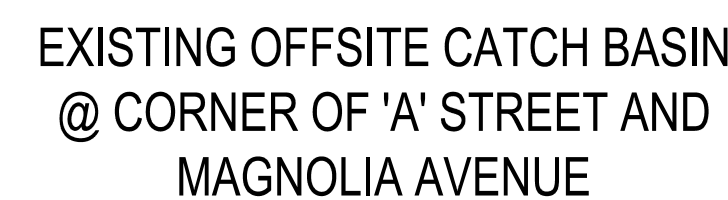
RANDY CHAPMAN, P.E.
R.C.E. No. 69614 DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY

OXNARD Development Services Department	
137 W 1ST ST APARTMENTS	
ACCEPTED BY: CITY ENGINEER	R.C.E. DATE
SHEET DRAWING NUMBER	
SCALE: HORIZ. VERT.	SHEET No. 3 OF 4
DRAWN BY: JC	DRAWING NUMBER XX-XXX
CHECKED BY: RC	

APN: 213-0-090-105



Architectural drawing of a decorative finial, likely for a lamp or chandelier. The finial features a central vertical stem with a bulbous, ornate body. The body has a central horizontal flange and is decorated with intricate scrollwork and a central diamond-shaped motif. Below the finial is a scale bar indicating measurements in feet (FT). The scale bar is marked from 0 to 3, with intermediate markings at 5, 10, and 20. The text "Scale 1" = 10 FT" is written below the scale bar.

NUMBER XX-XXX

COMMUNITY WORKSHOP

Monday, October 16, 2023

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

NOTE: ITEM 5 IS CONTINUED TO NOVEMBER 20, 2023

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