CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, November 20, 2023

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

2. PROJECT NAME: Dish Wireless Facility at Port Place Shoppes; PLANNING AND ZONING PERMIT NO. 23-530-03 (Special Use Permit - Wireless); Bartolo Square South Neighborhood

A request to construct a new 70 foot mono-eucalyptus wireless telecommunication facility with a 500 square-foot accessory equipment enclosure on a 1.57-acre developed site located at 1301 West Channel Islands Boulevard (APN: 205-0-580-065) within the General Commercial Planned Development (C-2-PD) zone. The project includes landscape improvements. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Sonal Thakur, Project Manager — Phone: (949) 557-1616
City Contact: Alex Tellez, Assistant Planner — 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

DISH WIRELESS SITE NAME:

PORT PLACE

DISH WIRELESS SITE NUMBER:

LALAX02043B - MONOEUCALYPTUS

DISH WIRELESS SITE ADDRESS:

1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
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L-3	IRRIGATION PLAN
L-4	IRRIGATION SCHEDULES & NOTES
L-5	IRRIGATION DETAILS
L-6	GENERAL SPECIFICATIONS
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A-4	ELEVATIONS
A-5	EQUIPMENT PLAN AND DETAILS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA ADMINISTRATIVE CODE
2. 2022 CALIFORNIA BUILDING CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA MECHANICAL CODE
5. 2022 CALIFORNIA PLUMBING CODE
6. 2022 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS
8. CITY/COUNTY ORDINANCES
9. ANSI / TIA-222 STRUCTURAL CODE
10. NFPA 780 - LIGHTING PROTECTION CODE

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

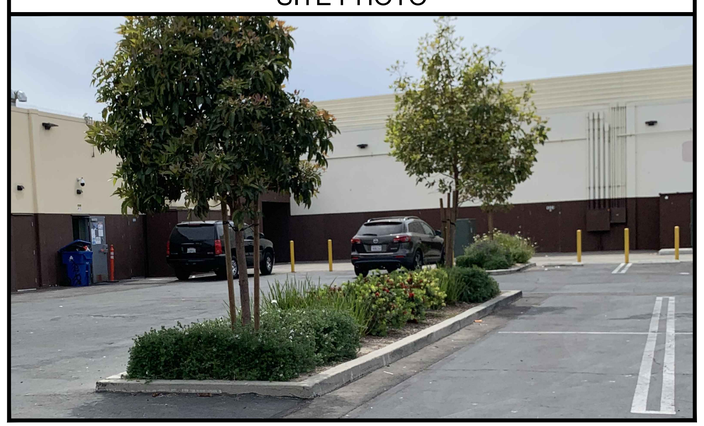
SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

SCOPE OF WORK:

- INSTALL (6) 6' TALL 8-PORT ANTENNAS ON NEW MONOEUCALYPTUS
- INSTALL (12) RADIOS AT ANTENNAS ON NEW MONOEUCALYPTUS
- INSTALL (3) SURGE SUPPRESSORS AT ANTENNAS
- INSTALL (3) HYBRID CABLES
- INSTALL (2) 8'-HIGH CHAIN LINK FENCE ENCLOSURES
- INSTALL (2) EQUIPMENT CABINETS ON NEW CONCRETE PAD
- INSTALL (1) H-FRAME W/ PPC AND TELCO CABINET
- INSTALL (1) GPS ANTENNA
- INSTALL (1) 200A ELECTRICAL METER SERVICE
- NO NEW LIGHTING WILL BE INSTALLED

SITE PHOTO



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

11"x17" PLOT IS HALF SCALE UNLESS OTHERWISE NOTED

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE INFORMATION

PROPERTY OWNER:	PORT PLACE SHOPPERS, LLC
ADDRESS:	1301 W CHANNEL ISLANDS BLVD.
	OXNARD, CA 93030
TOWER TYPE:	MONOEUCALYTUS
TOWER CO SITE ID:	TBD
TOWER APP NUMBER:	TBD
COUNTY:	VENTURA
LATITUDE (NAD 83):	34° 10' 38.00" N
	34.17721° N
LONGITUDE (NAD 83):	119° 11' 31.53" W
	119.19115° W
ZONING JURISDICTION:	CITY OF OXNARD
ZONING DISTRICT:	C1 - COMMERCIAL
PARCEL NUMBER:	205-0-058-065
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SCE
TELEPHONE COMPANY:	CROWN CASTLE
TOTAL PROPERTY S.F.:	68,196 S.F.

PROJECT DIRECTORY

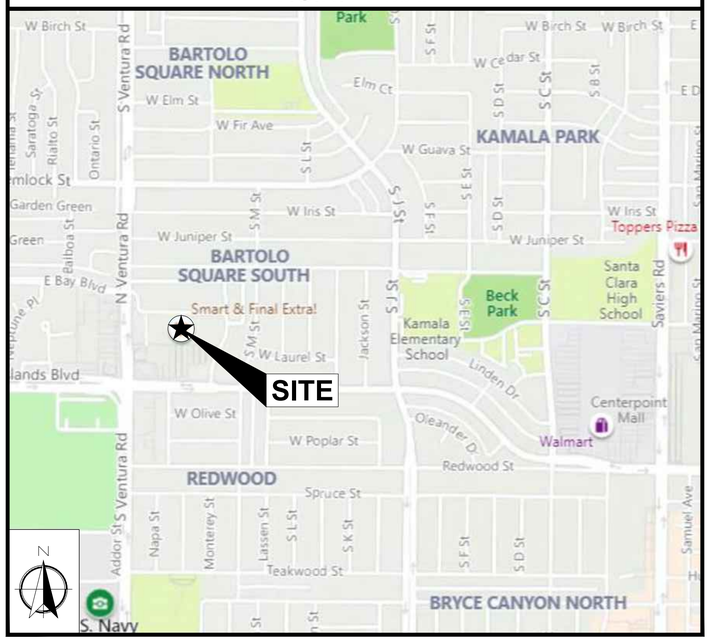
APPLICANT:	DISH WIRELESS
	7545 IRVINE CENTER BLVD, STE 250
	IRVINE, CA 92618
	RAQUEL BARNAS
	(714) 397-9401
	raquel.barnas@dish.com
ROOFTOP MANAGER:	N/A
SITE DESIGNER:	EUKON GROUP
	RICH BRUNET
	65 POST, SUITE 1000
	IRVINE, CA 92618
	(949) 553-8566
LEASING MANAGER:	JERRY AMBROSE
	(805) 637-7407
	jambrose@wireless01.com
PLANNING MANAGER:	JERRY AMBROSE
	(805) 637-7407
	jambrose@wireless01.com
CONSTRUCTION MANAGER:	FUMIHIKO ITOKAZU
	(626) 290-4928
	fumihiko.itokazu@dish.com
RF ENGINEER:	CRAIG STANZIANO
	craig.stanziano@dish.com

DIRECTIONS

DIRECTIONS FROM DISH WIRELESS OFFICE:

1. HEAD NW TOWARD ARMSTRONG AVE & TURN LEFT
2. TURN RIGHT ONTO ALTON PKWY.
3. TURN LEFT ONTO RED HILL AVE.
4. TURN RIGHT ONTO MACARTHUR BLVD.
5. MERGE ONTO CA-55 S/STATE RTE 55 S
6. TAKE EXIT 6A TO MERGE ONTO I-405 N
7. TAKE EXIT 53B FOR I-10 W/I-10 E TOWARD SANTA MONICA/LOS ANGELES
8. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR WEST SANTA MONICA/I-10 W AND MERGE ONTO I-10 W
9. KEEP LEFT TO STAY ON I-10 W
10. CONTINUE ONTO CA-1 N
11. USE LEFT LANE TO TURN SLIGHTLY LEFT ONTO S. RICE AVE.
12. TURN LEFT ONTO E CHANNEL ISLANDS BLVD.
13. TURN LEFT TO STAY ON E. CHANNEL ISLANDS BLVD.
14. TURN RIGHT ONTO MANZANITA DR.

VICINITY MAP



dish wireless

7545 IRVINE CENTER BLVD,
STE 250
IRVINE, CA 92618

Eukon
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	08/31/23	PLANNING COMMENTS
3	10/27/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

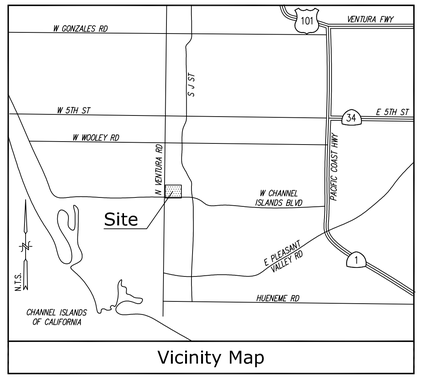
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

EUKON_DISH_TEMPLATE_V4_07-11-21



Vicinity Map

Title Report

PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER NO.: 92017350
DATED: FEBRUARY 25, 2022

Legal Description

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

PARCEL 1:
LOT 6 OF TRACT NO. 5974, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 166, PAGES 14 THROUGH 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT ALL OIL, OIL RIGHTS, MINERALS MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT TO DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME FROM SAID LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREIN DESCRIBED AND TO THE BOTTOM SUCH WHIPSTOCKED OR BEYOND THE EXTERIOR LIMITS THEREOF AND TO REDRILL, RETUNNEL EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL MINE, EXPLORE AND OPERATE ON AND THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY IGNATIUS FRIEDRICH, ET. AL., IN DEED RECORDED FEBRUARY 20, 1969 AS INSTRUMENT NO. 8925, IN BOOK 3446, PAGE 225 OR OFFICIAL RECORDS.

PARCEL 2:
NONEXCLUSIVE EASEMENTS AS DESCRIBED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON SEPTEMBER 8, 2016 AS INSTRUMENT NO. 2016–129534 OF OFFICIAL RECORDS, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED ON MARCH 2, 2018 AS INSTRUMENT NO. 2018–24727 AND BY SECOND AMENDMENT RECORDED MARCH 9, 2018 AS INSTRUMENT NO. 2018–27745 AND THIRD AMENDMENT RECORDED NOVEMBER 3, 2016 AS INSTRUMENT NO. 2016–163147 ALL OF OFFICIAL RECORDS.

Assessor's Parcel No.

205–0–058–065

Easements

(2) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES; RECORDED BOOK 3465, PAGE 342 OF OFFICIAL RECORDS. **(PLOTTED HEREON)**

(3) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES; RECORDED IN BOOK 3468, PAGE 375 OF OFFICIAL RECORDS. **(PLOTTED HEREON)**

(4) AN EASEMENT FOR WATER LINES PURPOSES; RECORDED IN BOOK 3509, PAGE 290, OFFICIAL RECORDS. **(PLOTTED HEREON)**

(5) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES; RECORDED IN BOOK 3540, PAGE 18 OF OFFICIAL RECORDS. **(PLOTTED HEREON)**

Date of Survey

MAY 25, 2021

Utility Routes

AS SHOWN

Geographic Coordinates at Proposed Monoecalyptus

1983 DATUM: LATITUDE 34° 10' 38.09"N LONGITUDE 119° 11' 32.24"W
ELEVATION = 30.6 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2020.00) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD–OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA REFERENCE NETWORK STATIONS (C.O.R.S.):

S.N.N.A. VNCO:
NORTHING = 1925039.65' EASTING = 6187775.95'

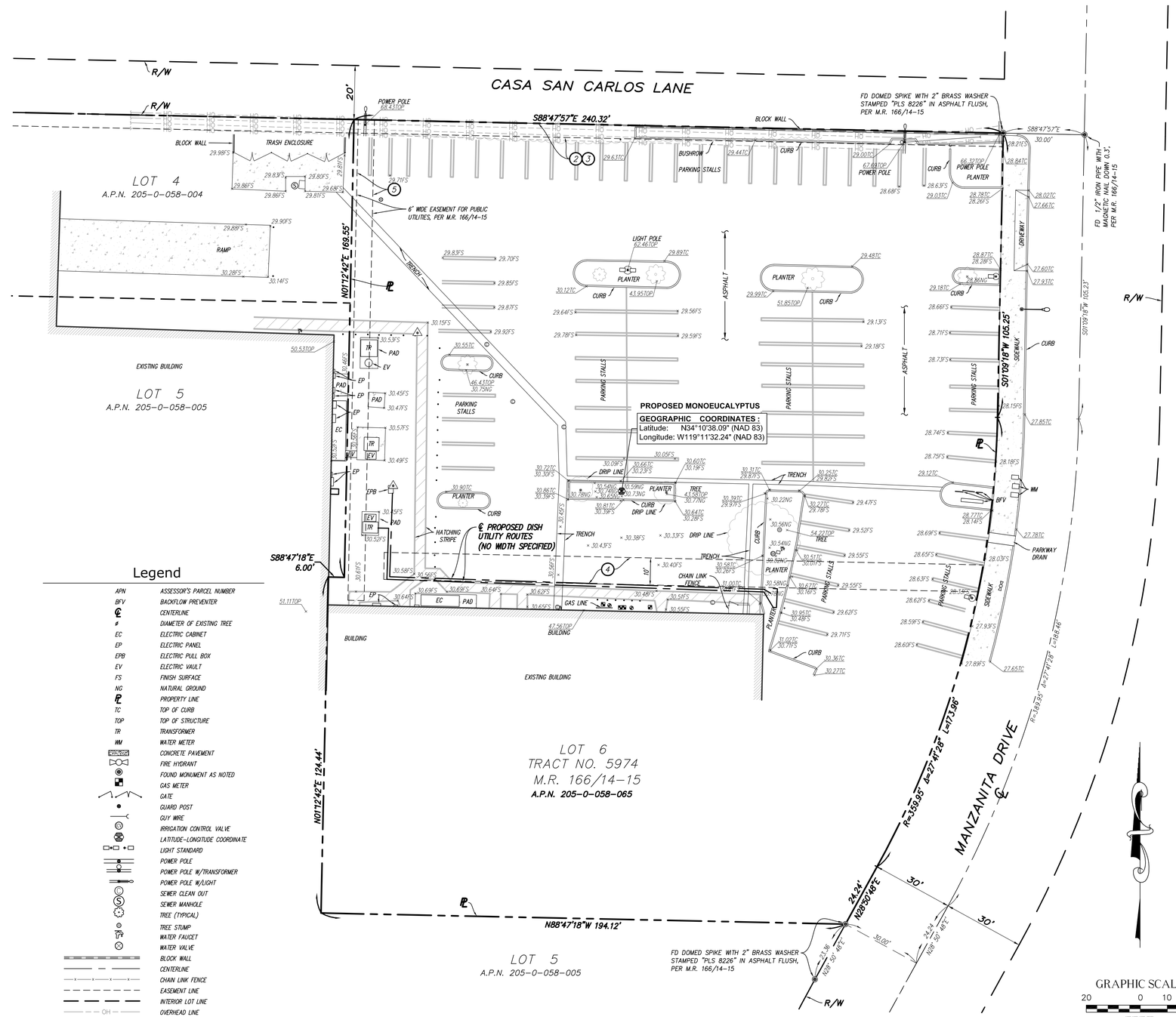
S.N.N.A. CSCI:
NORTHING = 1885291.05' EASTING = 6247392.72'

Benchmark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "VNCO", ELEVATION 204.23 FEET (NAVD 88).

Legend

APN	ASSESSOR'S PARCEL NUMBER
BFV	BACKFLOW PREVENTER
℄	CENTERLINE
#	DIAMETER OF EXISTING TREE
EC	ELECTRIC CABINET
EP	ELECTRIC PANEL
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
FS	FINISH SURFACE
NG	NATURAL GROUND
PL	PROPERTY LINE
TC	TOP OF CURB
TOP	TOP OF STRUCTURE
TR	TRANSFORMER
WM	WATER METER
	CONCRETE PAVEMENT
	FIRE HYDRANT
	FOUND MONUMENT AS NOTED
	GAS METER
	GATE
	GUARD POST
	GUY WIRE
	IRRIGATION CONTROL VALVE
	LATITUDE–LONGITUDE COORDINATE
	LIGHT STANDARD
	POWER POLE
	POWER POLE W/TRANSFORMER
	POWER POLE W/LIGHT
	SEWER CLEAN OUT
	SEWER MANHOLE
	TREE (TYPICAL)
	TREE STUMP
	WATER FAUCET
	WATER VALVE
	BLOCK WALL
	CENTERLINE
	CHAIN LINK FENCE
	EASEMENT LINE
	INTERIOR LOT LINE
OH	OVERHEAD LINE
	PROPERTY LINE
	RIGHT–OF–WAY



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/03/21	SUBMITTAL	GV
1	08/17/21	ZONING DRAWINGS	HP
2	09/24/21	UPDATED DESIGN	GBM
3	04/18/22	TITLE REPORT - FINAL	MN

Eukon
www.eukongroup.com
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO DISH.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO DISH IS STRICTLY PROHIBITED

dish
16812 ARMSTRONG AVE.,
SUITE 200 IRVINE, CA 92606
PHONE: (949) 690-0998

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 21335
L.S. 7780
Date Signed: 04/18/2022
LICENSED LAND SURVEYOR Andrew D. Dupray STATE OF CALIFORNIA

LALAX02043B

1341 WEST CHANEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET TITLE:
TITLE SHEET

C-1

PARKING SPACE INVENTORY

ADA PARKING SPACES: 0
NON-ADA PARKING SPACES: 96
TOTAL PARKING SPACES: 96
BUILDING GFA ON SUBJECT PARCEL: 14,600± SF

GRAPHIC SCALE

15 0 7.5 15 30 60

(IN FEET)
1 inch = 15 ft.

LICENSED LAND SURVEYOR
MATTHEW R. FORD
No. 9588
STATE OF CALIFORNIA

DATE: 08/11/2023

APPLICANT:

dish wireless

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

ENGINEER:

Eukon
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY:	SB
CHECKED BY:	XX

REVISIONS:

REV	DATE	DESCRIPTION
A	08/11/23	PRELIMINARY (SB)

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

PROJECT INFORMATION:

PORT PLACE
LALAX02043B
1341 WEST CHANNEL
ISLANDS BOULEVARD
OXNARD, CA 9303

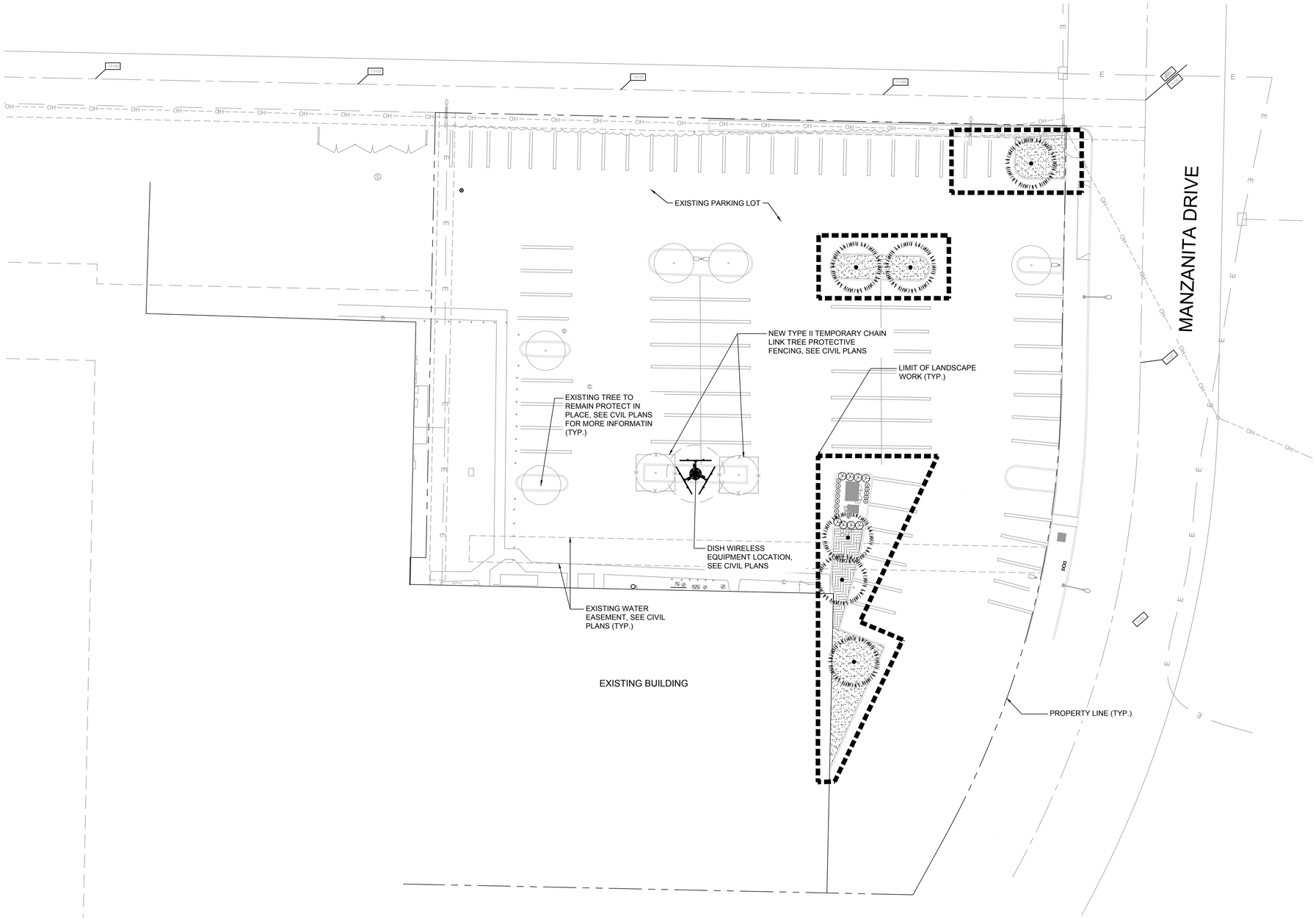
VENTURA COUNTY

SHEET TITLE:

PARKING SURVEY

SHEET NUMBER:

LS-1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	EC	7	EXISTING TREE TO BE PROTECTED IN PLACE	–			
	LC	6	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24" BOX	10–12' HT. X 4–5' SPR.	1" CAL.	MODERATE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	DB	14	DIETES BICOLOR / FORTNIGHT LILY	1 GAL.	2' O.C.	LOW
	MA	8	MYRSINE AFRICANA / AFRICAN BOXWOOD	15 GAL.	3' O.C.	LOW

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	MP	272 SF	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL.	3' O.C.	LOW
	S8	1,138 SF	WOOD BARK MULCH / 3" DEPTH, FADE INTO EXISTING	–	–	–

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

AFTER ROUGH GRADING HAS OCCURRED, CONTRACTORS SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING

CONTRACTOR SHALL APPLY RECOMMENDATION UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

EUKON_DISH_TEMPLATE_V4_07-11-21

dish wireless

7545 IRVINE CENTER BLVD,
STE 250
IRVINE, CA 92618

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TEL: (949) 553-8566
www.eukongroup.com

LICENSED LANDSCAPE ARCHITECT
Michael P. Madsen License No. 5798
Signature
Renewal Date
Date
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

LANDSCAPE PLAN

L-1

LANDSCAPE ARCHITECT NOTES

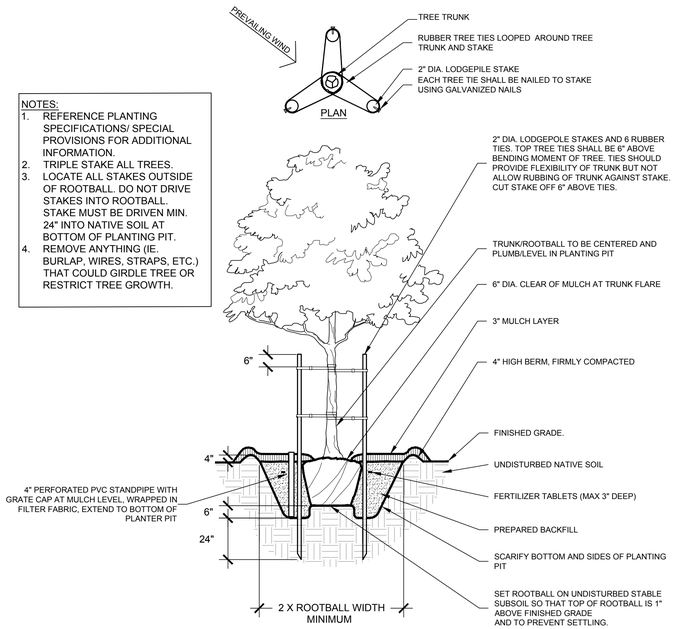
1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8. ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
13. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
14. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
15. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
16. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
17. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. 6" DIAMETER AROUND TREE TRUNKS SHALL BE FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
18. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
19. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
20. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING

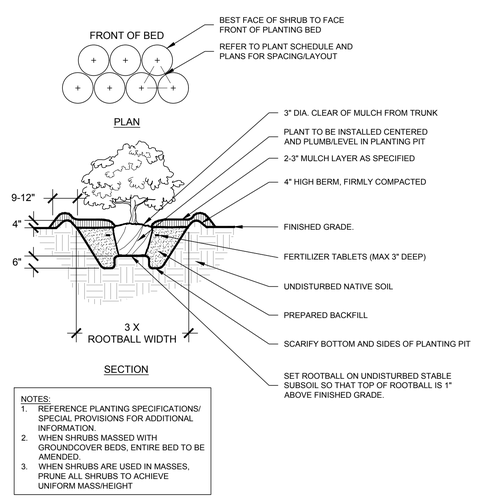
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL P. MADSEN, LLA 5798



A TYPICAL TREE PLANTING

NTS



B TYPICAL SHRUB PLANTING

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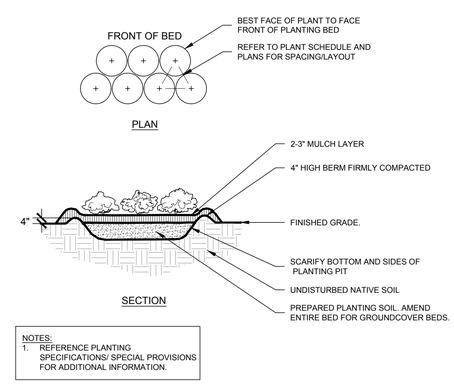

C TYPICAL GROUNDCOVER PLANTING

NTS

dish wireless

7545 IRVINE CENTER BLVD,
STE 250
IRVINE, CA 92618

Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

LICENSED LANDSCAPE ARCHITECT
Michael P. Madsen License No. 5798
Signature
Renewal Date
Date
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

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IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

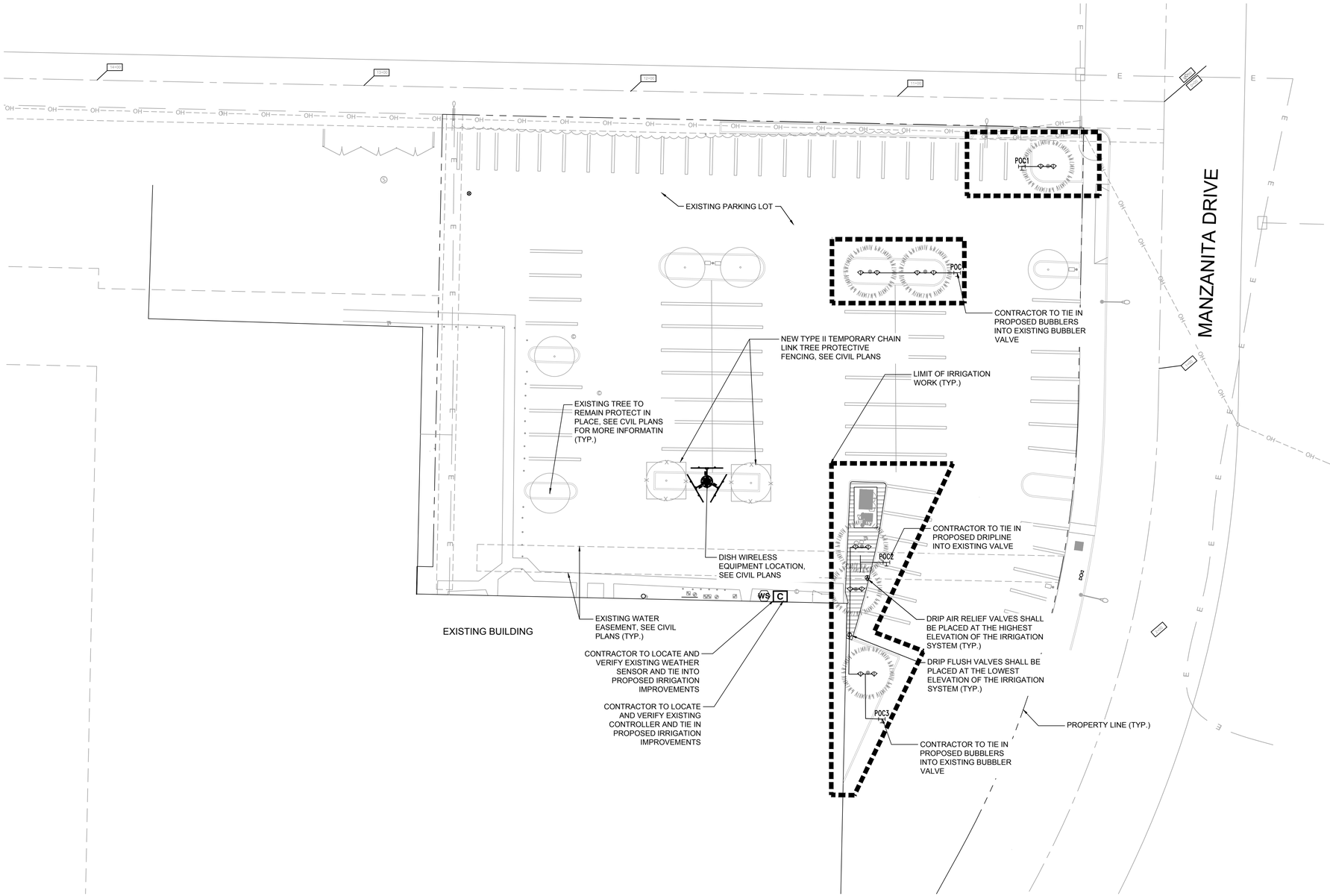
REV	DATE	DESCRIPTION
0	09/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

LANDSCAPE DETAILS

L-2



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404 1408	RAIN BIRD 1806–1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	12

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
F	NETAFIM TLSOV NETAFIM TLSOV– 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN.COBRAIN. TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR–RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE	1
A	NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.	1
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV–06–18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	403.3 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	EXISTING CONTROLLER CONTRACTOR TO LOCATE AND VERIFY	1
WS	EXISTING WEATHER SENSOR CONTRACTOR TO LOCATE AND VERIFY	1
POC 3	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	1
POC 1	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	2
POC2	POINT OF CONNECTION 1" EXISTING DRIP HYDROZONE, CONTRACTOR TO TIE IN PROPOSED DRIPLINE IN EXISTING VALVE.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	155.1 L.F.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

EUKON_DISH_TEMPLATE_V4_07-11-21

dish wireless

7545 IRVINE CENTER BLVD,
STE 250
IRVINE, CA 92618

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LICENSED LANDSCAPE ARCHITECT
Michael P. Madsen License No. 5798
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OXNARD, CA 93030

IRRIGATION PLAN

L-3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404 1408	RAIN BIRD 1806–1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	12

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
F	NETAFIM TLSOV NETAFIM TLSOV– 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN.COBRAIN. TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR–RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE	1
A	NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.	1
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV–06–18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	403.3 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	EXISTING CONTROLLER CONTRACTOR TO LOCATE AND VERIFY	1
WS	EXISTING WEATHER SENSOR CONTRACTOR TO LOCATE AND VERIFY	1
POC 3	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	1
POC 1	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	2
POC2	POINT OF CONNECTION 1" EXISTING DRIP HYDROZONE, CONTRACTOR TO TIE IN PROPOSED DRIPLINE IN EXISTING VALVE.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	155.1 L.F.

IRRIGATION NOTES

1. THE SYSTEM HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.
2. ALL IRRIGATION LINES AND VALVES ARE SHOWN DIAGRAMMATICALLY. ALL LINES AND VALVES TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
3. CONTRACTOR TO FIELD LOCATE ALL PROPOSED IRRIGATION WATER MAIN LINE LOCATIONS. CONTACT LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS ARE FOUND.
4. LOCATE ALL VALVES INSIDE LANDSCAPE AREAS, ALLOWING ACCESS FOR MAINTENANCE PURPOSES, BUT HIDING THEM FROM PUBLIC VIEW WHENEVER POSSIBLE.
5. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
6. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
7. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DPRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
8. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL
9. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPRATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
10. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
11. ELECTRIC SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
12. ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
    - CONTROL WIRES - #14
    - COMMON WIRES - #12
13. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
14. COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
15. CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR OPERATING PARAMETERS OF MASTER SYSTEM. THIS DESIGN REQUIRES 32 PSI TO OPERATE. IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, A BOOSTER PUMP, PRESSURE REDUCING VALVE, OR OTHER EQUIPMENT, AS NECESSARY. CONTRACTOR SHALL SUBMIT DESIGN REVISIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SUBMITTING BID.
16.
17. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESES SERVICES.
18. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
19. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
20. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Michael P. Madsen

MICHAEL P. MADSEN, LLA 5798

IRRIGATION MAINTENANCE SCHEDULE:

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED A S MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS. MAINTENANCE SHALL BE DONE TO ENSURE WATER EFFICIENCY. REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR APPROVED EQUIVALENTS.

FREQUENCY - QUARTERLY

TASK - CONTROLLER CABINET : OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY.CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

FREQUENCY - MONTHLY

TASK - IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

FREQUENCY - QUARTERLY

TASK - POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - REMOTE CONTROL VALVES : ISOLATION VALVES AND QUICK COUPLER VALVES: VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENTS OF TRENCH.

FREQUENCY - WEEKLY

TASK - FILTERS AND STRAINERS - VISUALLY CHECK FOR ANY BROKEN MALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FREQUENCY - MONTHLY

TASK - FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

EWU (HYDROZONE) = ESTIMATED WATER USE (GAL / YEAR)
ETO = REFERENCE EVAPOTRANSPIRATION (INCHES / YEAR)
PF = PLANT ETO ADJUSTMENT FACTOR
HA = HYDROZONE AREA (S.F.)
.62 = CONVERSION FACTOR
IE = IRRIGATION EFFICIENCY
SLA = SPECIAL LANDSCAPE AREA (S.F.)

EWU (HYRDROZONE) = (ETO * PF * HA * .62) / (IE)

HYDROZONE A (DRIP)

ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
42.3	.2	403	.81	.62	2610

HYDROZONE B (LOW WATER BUBBLER)

ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
42.3	.2	192	.81	.62	1243
ESTIMATED TOTAL WATER USE (ETWU)					3853

MAWA (MAXIMUM APPLIED WATER ALLOWANCE)

ETO	ET ADJUSTMENT FACTOR	TOTAL HA	CONVERSION FACTOR	MAWA
42.3	.45	595	.62	7022
ESTIMATED ANNUAL WATER USE (% OF MAWA)				55

dish wireless

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STE 250
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Michael P. Madsen License No. 5798
NOT FOR CONSTRUCTION
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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IB	GD	RB

RFDS REV #: 0

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SUBMITTALS

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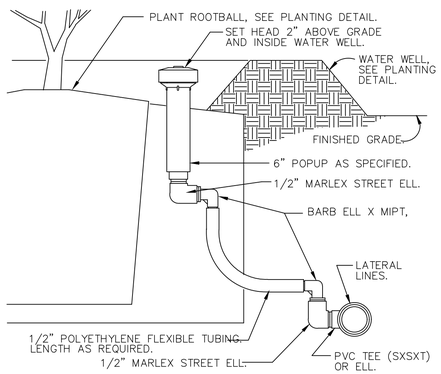
OXNARD, CA 93030

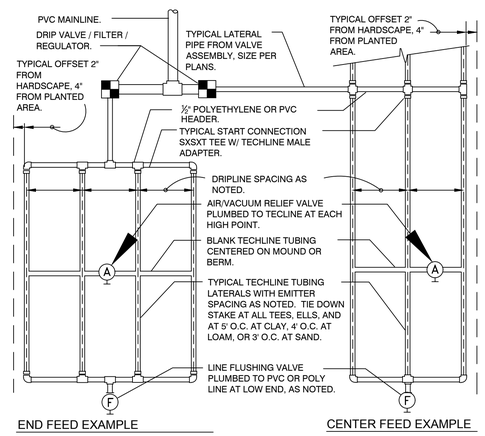
IRRIGATION SCHEDULES & NOTES

L-4



1 POPUP BUBBLER AT PLANT PIT

NTS



SLOPED CONDITION NOTES:

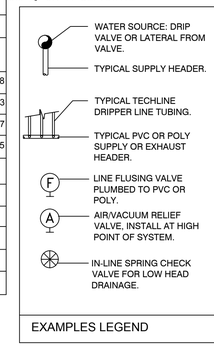
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECHLINE NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10' OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

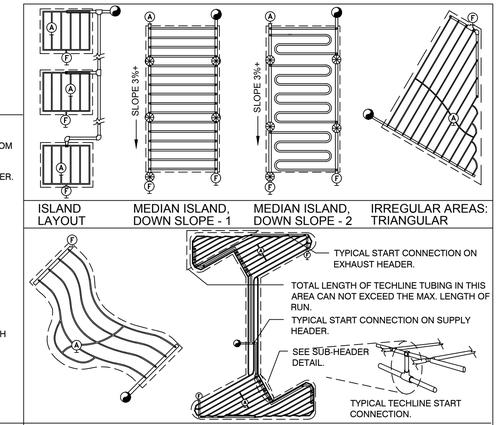
DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	292	233	175	410	322	247	405	308
	25	397	321	238	558	438	335	553	423
	35	486	365	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555

TECHLINE FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77

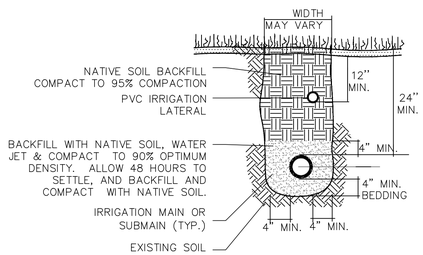


EXAMPLES LEGEND



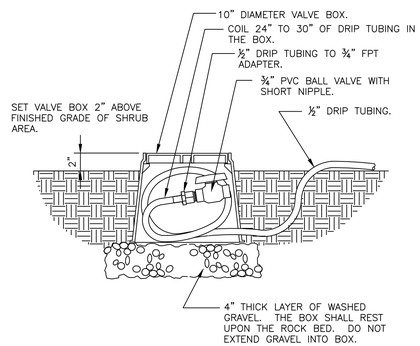
2 TYPICAL NETAFIM TECHLINE REQUIREMENTS

N.T.S.



3 TRENCHING DETAIL

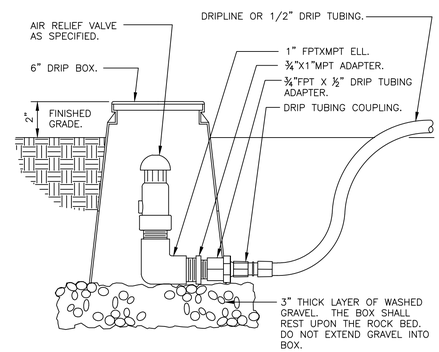
N.T.S.



4 DRIP FLUSH VALVE

1 1/2" = 1'-0"

P-PU-FON-03



5 DRIP AIR RELIEF VALVE IN BOX

3" = 1'-0"

5

EUKON_DISH_TEMPLATE_V4_07-11-21

dish wireless

7545 IRVINE CENTER BLVD,
STE 250
IRVINE, CA 92618

Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

LICENSED LANDSCAPE ARCHITECT
Michael P. Madsen License No. 5798
NOT FOR CONSTRUCTION
Signature
Renewal Date
Date
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

IRRIGATION DETAILS

L-5

Part 1.00 General

1.01 SCOPE OF WORK
A. This Section shall govern the furnishing of all labor, materials and equipment for a complete operating system for irrigation as specified herein and shown on the applicable drawings.

1.02 SUBMITTALS
A. Material List: Submit list of all materials for irrigation system.
B. Maintenance Items: Provide the following:
1. Two sets of sprinkler wrenches for adjusting, cleaning or disassembling each type of sprinkler.
2. Two service manuals for all equipment installed. Manuals shall be loose leaf and show drawings or exploded views of equipment and catalog numbers and current prices.
3. Operating instructions for all equipment installed.
4. One set of quick coupling keys to operate the quick coupling valves.
C. Project Record Documents: Correct daily to indicate changes from Contract Documents.
1. Horizontally at 90 degree angles, dimension the location of the following items from two permanent points of reference; i.e. curb junctures, light standards, building corners, survey hub points, or coordinates with a tolerance of 12 inch maximum.
a. Sprinkler main lines routing.
b. Connections to the existing water supply lines.
c. Sprinkler control valves.
d. Gate valves.
e. Electrical control wire path diagrammatically.
2. Vertical dimensions shall be given for mains when site conditions require installation deeper than 24 inches.

1.03 PRODUCT HANDLING
A. Exercise care in handling, loading, unloading and storing irrigation system materials to avoid damage. Store under cover.

1.04 PRODUCT CONDITIONS
A. The Contractor shall make all temporary repairs as necessary to keep the irrigation system in operating condition. This exercise shall not affect the requirements to be performed under the Contract Documents.
B. Coordinate work with that of other trades, all underground improvements, the location and planting of specimen trees and all other planting. Location of all planting requiring excavations 24 inch in diameter and larger shall be verified with Owner prior to installation of main lines.

1.05 INSPECTION
A. Verify dimensions and grades at job site.

Part 2.00 Products

2.01 MATERIALS
A. Plastic pipe: Extruded from 100% Virgin Polyvinyl Chloride (PVC).
1. Plastic pipe installed on pressure side of valves: (PVC) ASTM D1785, Schedule 40.
2. Plastic pipe installed on non-pressure side of valves: (PVC) ASTM D2241 Class 160.
B. Plastic fittings: (PVC) ASTM D1785, Type 2, IPS, Schedule 40, NSF.
C. Solvent & Cleaner: As recommended by pipe manufacturer.
D. Automatic Controller: Refer to Drawings.
E. Sprinkler Heads: Refer to Drawings.
F. Wire: Copper, UL approved direct burial wire. Minimum of 14 gauge or as specified on the drawings.
G. Remote Control Valve Boxes: Brooks #3 or Ametek VP-10. Box lids shall be marked 'R.C.V.'.
1. Valve boxes for gate valves 3" and smaller: Ametek.
2. Gate valve boxes shall be marked 'Irrigation' or 'Water'.
H. Conduit for Control Wires (if shown on drawings): (PVC) ASTM D1785, Schedule 40 in locations as indicated.
I. Miscellaneous Materials: As hereinafter specified and as necessary to complete this work and as shown on Drawings.

Part 3.00 Execution

3.01 EXCAVATION AND BACKFILLING
A. Trenching - General:
1. Dig trenches straight.
2. Provide continuous support of the pipe by the bottom of trench. Lay pipe to even grade. Bottom of trench shall be free from rocks or other sharp edge objects.
3. Trenching shall follow layout indicated.
4. Minimum cover: Pressure Lines: 24 inches.
Non-Pressure Lines: 12 inches.
5. All lines shall have a 6" minimum clearance from each other and from lines of other crafts. Do not install lines directly over another line.
6. Maintain 1' minimum between lines which cross at angles of 45 degrees to 50 degrees.
7. Exercise care in excavating, trenching and working near existing utilities.
B. Backfilling:
1. Compact to dry density equal to adjacent undisturbed soils.
2. Conform to adjacent grades without dips, sunken areas, humps or other irregularities.
3. Initial backfill on plastic lines shall be pulverized native soil no larger than 2" in diameter and free of foreign matter.
4. Restore grades and repair damage where settling occurs.
C. Routing of Piping:
1. Pressure and non-pressure piping lines are routed diagrammatically on Drawings.
2. Coordinate specimen trees and shrubs with routing of lines. Planting shall take precedence over sprinkler and piping location. Report any major deviation from routing indicated to landscape architect or owner prior to line installation.
3. Install lines in such manner as to conform with drawings without offsetting the various assemblies from the pressure supply line.

3.02 INSTALLATION
A. Water Supply: Refer to drawings.
B. Quick coupling valves: Installed at intervals so that not more than 150 feet of hose will be required to reach any plant or tree (if a pressurized main system is being used).
C. Assemblies:
1. No multiple assemblies shall be installed on pressure lines.
2. Provide each assembly with its own outlet.
D. Cathodic Protection: Provide in the piping systems where required by installing insulating couplings, flanges or unions between copper or brass pipe or tubing and steel or cast iron pipe.
E. Plastic Pipe: Install plastic pipe in accord with manufacturer's recommendations. Install sprinkler head on plastic pipe as indicated.
1. All welded joints shall be cleaned with manufacturer's cleaner prior to applying solvent.
a. Welded joints shall be given at least 15 minutes set-up curing time before moving or handling.
b. Pipe shall be partially center loaded to prevent arching and shifting under pressure.
c. No water shall be permitted in pipe until a period of at least four hours has elapsed for solvent weld setting or curing or as required by solvent manufacturer.
2. Backfilling shall be done when pipe is not in expanded condition due to heat.
Cooling of pipe can be accomplished by operating the system for a short time before backfill, or by backfilling in the early part of the morning before the heat of the day.
3. Curing: When the temperature is above 80 F. soluble weld joints shall be given at least 24 hours curing time before water is introduced under pressure.
F. Automatic Controller:
1. Contractor shall be responsible for making control wire and electric power connections to the automatic controller.
G. Remote Control Valves:
1. Install at sufficient depth to provide not more than 6" nor less than 4" cover from the top of the valve to finish grade.
2. Install valves in a plumb position with 24" minimum clearance from other equipment for proper maintenance.
3. All valves shall be installed in appropriate sized valve boxes with cover.
H. Wire Connections: All underground wire connections to electric remote control valves shall be made by using waterproof wire connectors as manufactured by King Technology Inc.
I. Gate Valves:
1. Line size and install where indicated and sufficient clearance from other materials for proper maintenance.
2. Equip valves, sizes 3' and smaller, with standard operating wheel for operation. Valve bonnet packing shall be checked and tightened before backfill. All valves shall be 150 psi rated.
3. All valves shall be installed in appropriate sized valve boxes with cover.
J. Drip Irrigation:
1. Provide drip irrigation in all sidewalk planters, parking field islands, and other non-turf locations as a means to mitigate water and energy usage for environmental purposes.
2. Drip Irrigation must be:
a. Self-flushing
b. Pressure Compensating
c. Root Deterrent
d. Equipped with appropriate filtration device
e. Stapled down to prevent movement according to the manufacturer's guide.
K. Thrust Blocks: Install thrust blocks on all main irrigation lines 4' or larger at all changes of direction, as detailed in manufacturer's recommendations on pipe installation or as shown on the drawings.
L. Flushing of System:
1. Flush main and lateral systems to clean out all debris and sediment prior to installation of heads.
2. This does not relieve requirements of future adjustments of system or reflushing system.

3.03 ELECTRICAL
A. Be responsible for making wire connections from remote control valves to controllers. All wiring shall be in accord with applicable codes.

3.04 PRESSSURE TEST
A. Test all pressure lines under hydrostatic pressure of 100 lbs. per square inch, 150 lbs. per square inch for mainline, and all non-pressure lines shall be tested under the existing static pressure and both be proven watertight.
B. Pressure shall be sustained in the lines for not less than four hours. If leaks develop, the joints shall be replaced and the test repeated until the entire system is proven watertight.
C. Perform tests prior to backfill.

3.05 ADJUST AND CLEAN
A. Installations and Operations: Make such adjustments and repairs as requested as necessary for acceptance at no additional cost to the owner.

3.06 COMPLETE AND ACCEPTANCE
A. Completion of work shall mean the full and exact compliance and conformity with provisions expressed or implied in the drawings and specifications.
B. All work under this contract shall not be finally accepted until expiration of the guarantee period.
C. The irrigation contractor shall demonstrate and fully acquaint the owner and/or owner's representative with the entire system, proving that all remote control valves are properly balanced, that all heads are properly adjusted for radius and arc of coverage, and that the system is workable, clean and efficient, and that the controller has been programmed and is operational. This shall be a requirement for acceptance of the work.
D. Contractor shall upon receipt for final payment, give owner a set on CD of as-built irrigation system with all valves, tees and heads indicated as installed.

3.07 GUARANTEE AND REPLACEMENT
A. The irrigation contractor shall furnish warranties in writing certifying that the quality and workmanship of all materials and installation furnished is in accordance with these specifications and in accordance with original manufacturer's warranties. Irrigation contractor shall further see to the fulfillment of all manufacturer's warranties. Irrigation contractor shall warrant the installation workmanship for a period of one (1) year from date of completion or acceptance of the job, or any accepted portion of the job.
B. Should the irrigation contractor be notified that work or replacements are warranted under these conditions, he shall provide the required service and/or replacements promptly within three (3) days.

END OF SECTION

SECTION 02800
LANDSCAPE

Part 1.00 General

1.01 SCOPE OF WORK
A. This section covers furnishing and installing all landscape plants and nonplant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT
A. Before beginning work, the contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the owner.
B. The contractor shall locate all general reference points, take precautions to prevent their disturbance, perform the layout work, be responsible for all lines, elevations and measurements of work executed under the contract, exercise proper precaution to verify figures on drawings before laying out work and be responsible for any error resulting from failure to exercise such precaution. The contractor shall make field measurements for his own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the owner before or at the time plant locations are staked out.
D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS
A. Unless otherwise noted, plant material, including collected materials, shall be grade No. 1 or better as outlined under Grades and Standards for Nursery Plants, and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-1996 as approved by the American Association of Nurserymen.
B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety names. Botanical name shall have precedence over common name.
C. The landscape architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION
A. All plant material shall be inspected by the Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURE STANDARDS will not be accepted.

Part 2.00 Non-Plant Materials

2.01 SOIL BACKFILL
A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement or any other material which may be harmful to plant growth or hinder planting operations. Poorly drained soil shall not be used.
B. After rough grading and prior to top soil installation, the contractor shall obtain current agronomic soils report, send to the Landscape Architect for review and include soil amendment recommendations on these plans.
C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the owner and verified by the landscape architect prior to being incorporated into the soil.
D. If additional soil is required; it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before + and shall be free of admixture of subsoil and foreign matter, stones, toxic substances and any material or substance that may be harmful to plant growth .
E. The contractor shall provide the following information on imported topsoil:
1. Specific location from which topsoil will be (or was) stripped.
2. Present owner of that property.
3. Approximate amount of topsoil available.
4. Test results showing topsoil composition and analysis.
F. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy '9' as published by the American Society of Agronomy and shall be performed at the Contractor's expenses.
G. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
H. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 87 and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
I. Planting soil backfill for tree wells, if applicable, shall be 2/3 approved topsoil and 1/3 coarse washed builder's sand.

2.02 FERTILIZER
A. Commercial fertilizer shall be 14-14-14 formulation of Osmocote brand, 3-4 month release of which 60% of the nitrogen is in urea-formaldehyde form and shall conform to the applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 PRE-EMERGENCE WEED CONTROL
A. Weed control shall be Ronstar 2G as manufactured by Rhodia, Inc., Monmouth Junction, New Jersey 08852 or Princap (Simazine) as manufactured by Gelgy Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 WATER
A. Water will be available for use on site during the landscape installation at no cost to the contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkalis, or any substance, which might be harmful to plant growth.

2.05 ANTIDESICCANT
A. Antidesiccant shall be an emulsion type; film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt-Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The antidesiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.06 BORICIDE
A. Boricide shall be Lindane as manufactured by Platt, or an approved equal.

2.07 MULCH
A. Wood Bark Mulch shall be premium organic, natural, non-stained 3" or less in length and be clean/free of leaves, rubbish and debris.

2.08 GUYING AND STAKING MATERIAL
A. Stakes for supporting trees shall be as detailed on the drawings. Wire for fastening trees to duckbill and turnbuckle shall be galvanized aircraft grade guying cable as specified in the detail. Wires in contact with trees shall be encased in two-ply reinforced garden hose. Material for wrapping tree trunks shall be burlap, heavy crepe paper, or other acceptable material in strips 6 to 10 inches wide.

2.09 DRAINAGE GRAVEL
A. Where indicated on the drawings, or where soil conditions deem it necessary, the contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the landscape architect. Drainage gravel shall consist of washed, clean gravel 3/4 inch to 2 inches in size.

2.10 SOIL SEPARATION MATS
A. Soil separation mats, if indicated on the drawings, shall be Bidim (gray felt) as manufactured by Monsanto Co., 800 North Lindbergh Road, St. Louis, MO 63166 or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be taken to prevent tearing or excessive crushing during the installation process.

Part 3.00 Plant Material

3.01 QUALITY OF PLANT MATERIAL
A. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the owner or owner's representative at his/her request.
B. In determining the quality of plant material, the following elements will be valued:
1. Root condition.
2. Plant size (above ground).
3. Insect and disease free condition.
4. General appearance (color, shape, pruning).
A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
C. The landscape architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

3.02 SIZE AND MEASUREMENTS
A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Department of Agriculture, Grades and Standards for Nursery Plants Part 1 and 11. Caliper of trees shall be taken 36 inches above the ground level and shall be the determining measurement for trees.
B. Plants, which have been headed back to conform to the size specified, will not be acceptable. Plants larger than specified may be used if approved by the owner; however, the use of such plants shall not increase the contract price.

3.03 LABEL
A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Plant materials which have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

3.04 COLLECTED PLANTS
A. All plant material shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater than nursery grown plants.

3.05 CONTAINERIZED PLANTS
A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

3.06 SPECIMEN PLANTS
A. After receiving the Notice to Proceed, the contractor shall locate all plants specified as specimen. The contractor shall notify the owner so they may agree on a time to mutually inspect the selected plants. The owner will inspect and tag those plants, which are acceptable for use. Expenses incurred by the owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time shall be the responsibility of the contractor.

3.07 SUBSTITUTIONS
A. The use of materials differing in kind, quality or size from those specified will be allowed only after the owner is convinced that all means of obtaining the specified materials have been exhausted.
B. Where it is indicated that the contractor may furnish or use a substitute that is equal to the material or equipment specified and if the contractor is to furnish or use a proposed substitute, he shall, after the award of the contract, make written application to the owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the owner and governing municipality.

Part 4.00 Delivery, Storage and Handling

4.01 PLANT MATERIAL
A. The contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
B. The contractor shall dig and prepare plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
C. Trees indicated on the plans where size, soil conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured specifically for use in tree handling may be used.
D. The contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
E. Before moving plants from the nursery or storage area to the site; they shall be thoroughly sprayed with a solution of antidesiccant. Antidesiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting or as specified by the product manufacturer; the material shall be sprayed again with the antidesiccant. The antidesiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. When transporting plants to and at the site, the contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
G. Any plant with signs of insects, their eggs or larvae or disease will be rejected and shall be removed from the project site.
H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the owner. All plants shall be stored in one location as designated by the owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the trees and shrubs.
I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or other bark slippage by means of burlap, wood battens or other acceptable method.

4.02 NONPLANT MATERIAL

A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk and a certificate indicating the above information shall accompany each delivery.
B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.
C. Storage of materials shall be in the area designated for use by the owner. All materials shall be kept in dry storage and away from contaminants.

Part 5.00 Installation

5.01 PREPARATION BEFORE PLANTING
A. The contractor shall verify that all final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the owner, and the contractor shall not proceed with this work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the contractor shall notify the owner for directions.
B. Should undesirable existing vegetation be present on the site at the time of installation, the contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the owner. Care shall be exercised to avoid any misuse of chemicals, which would create detrimental residual conditions. Care must also be used not to alter final grades, which have been established or cause damage to previously established turf areas.

5.02 SITE PREPARATION
A. If so called for by the owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the owner, before planting operations begin. The contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The contractor shall give the owner notice 24 hours prior to the completion staking described herein.
B. The contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

5.03 EXCAVATION OF PLANTING AREAS
A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.
C. Plant beds and pits shall be tested for proper drainage by filling with water twice succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the owner for acceptance, before proceeding with the work.
D. All tree pits curbed planting islands, tree wells, or in areas, in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth and diameter of the ball. The minimum depth and diameter of excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 201-C unsuitable soil to an approved location.
E. In shrub and groundcover beds where soils have been compacted to a density, which is detrimental to plant growth, the contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

5.04 PLANTING
A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
B. All synthetic strings, straps, and wire cages shall be removed from the top of third of the root ball. Synthetic burlap shall be removed completely.
C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the root ball, after positioning the plant and partially backfilling around it. The contractor shall hand water-containerized trees from the time of delivery until the time of the final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees, which go into shock due to insufficient water, may be rejected.
E. Plants shall be set in the center of the pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.
H. The contractor shall include adding a water retentive additive Terra-Sorb AG for all shrubs, groundcovers, annuals and trees at the manufacturers suggested rates.
DFPA Plyform, Exterior B-B, edge sealed.
1. Plastic Fiber:
Special forms of molded fiber, if required.
2. Cardboard:
Beam void forms "VOIDCO" or equal, as required under pier supported grade beams.
3. Metal:
Commercial standard, or as noted on drawings.

5.05 FERTILIZING
A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

5.06 STAKING, GUYING AND WRAPPING
A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.

5.07 MULCHING
A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a 3 inch layer of wood bark mulch. 3 Inch depth shall be provided throughout all landscape beds as indicated on the drawings. Limits of the mulch shall be as indicated on the drawings.

5.08 PRUNING
A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

5.09 CLEANUP
A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

5.10 DISTURBED AREAS
A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

Part 6.00 Guarantees

6.01 GUARANTEED PROVING PERIOD
A. There shall be a guarantee period of 1 year for trees and specimen material and 1 year for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material, which die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 1 year for shrubs).
B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, fertilizing, moving, maintaining the same orientation and grade level from the original location, and all other incidental work necessary for proper transplanting.

6.02 FINAL INSPECTION AND ACCEPTANCE
A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to reinspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

6.03 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE
A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

6.04 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL
A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at his own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements will be inspected for acceptance at the end of the proving period by the Owner.

6.05 REQUIRED MAINTENANCE
A. Landscape contractor shall be responsible for the maintenance and upkeep for 90 days past the final inspection.

END OF SECTION

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LICENSED LANDSCAPE ARCHITECT
Michael P. Madsen License No. 5798
NOT FOR CONSTRUCTION
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

GENERAL SPECIFICATIONS

L-6

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
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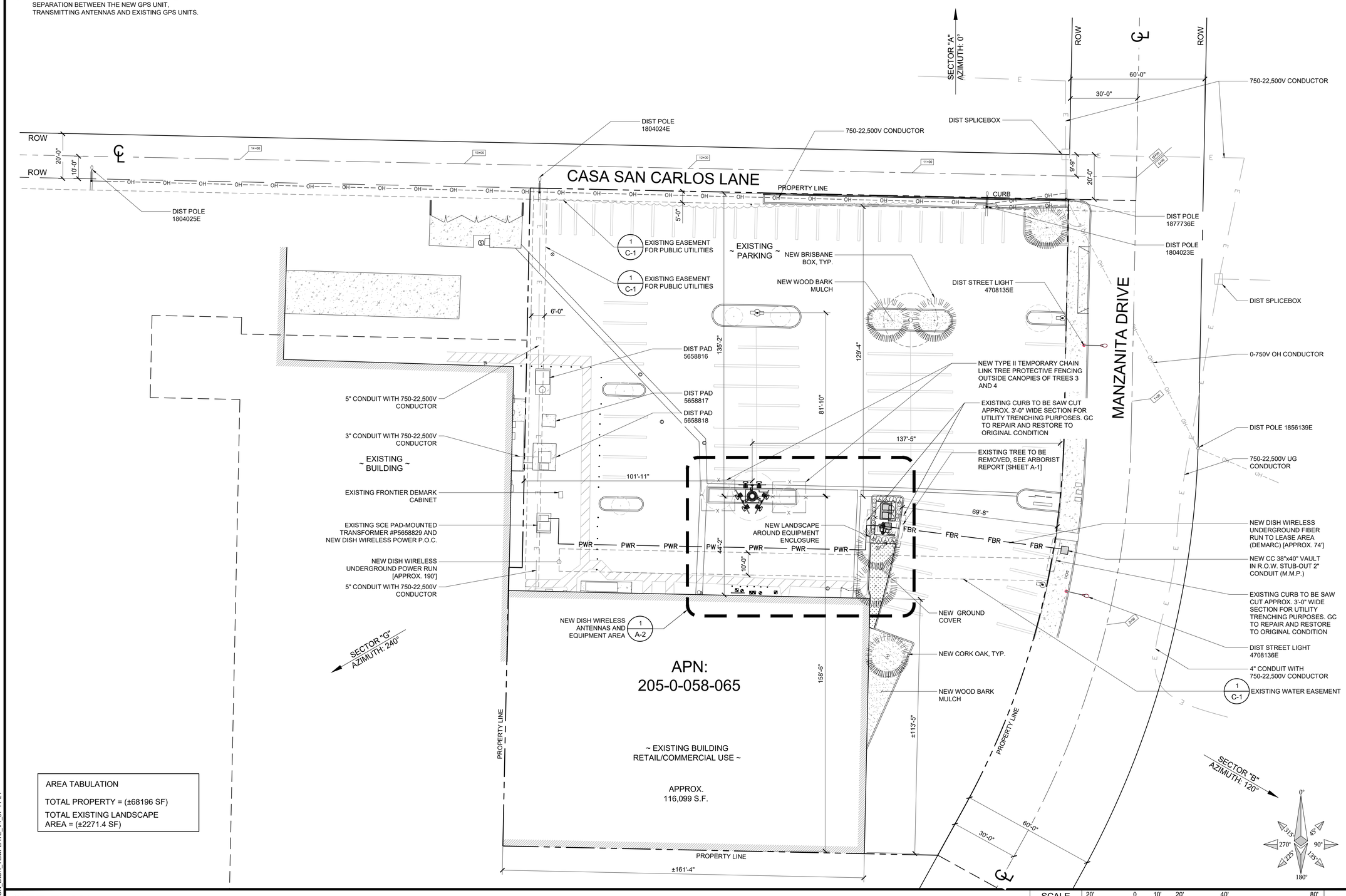
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



AREA TABULATION

TOTAL PROPERTY = (±68196 SF)

TOTAL EXISTING LANDSCAPE AREA = (±2271.4 SF)

SITE PLAN

SCALE	
1"=20'-0"	20' 0 10' 20' 40' 80'

1

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RFDS REV #: 0

ZONING DRAWINGS

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3	10/27/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

NOTES:

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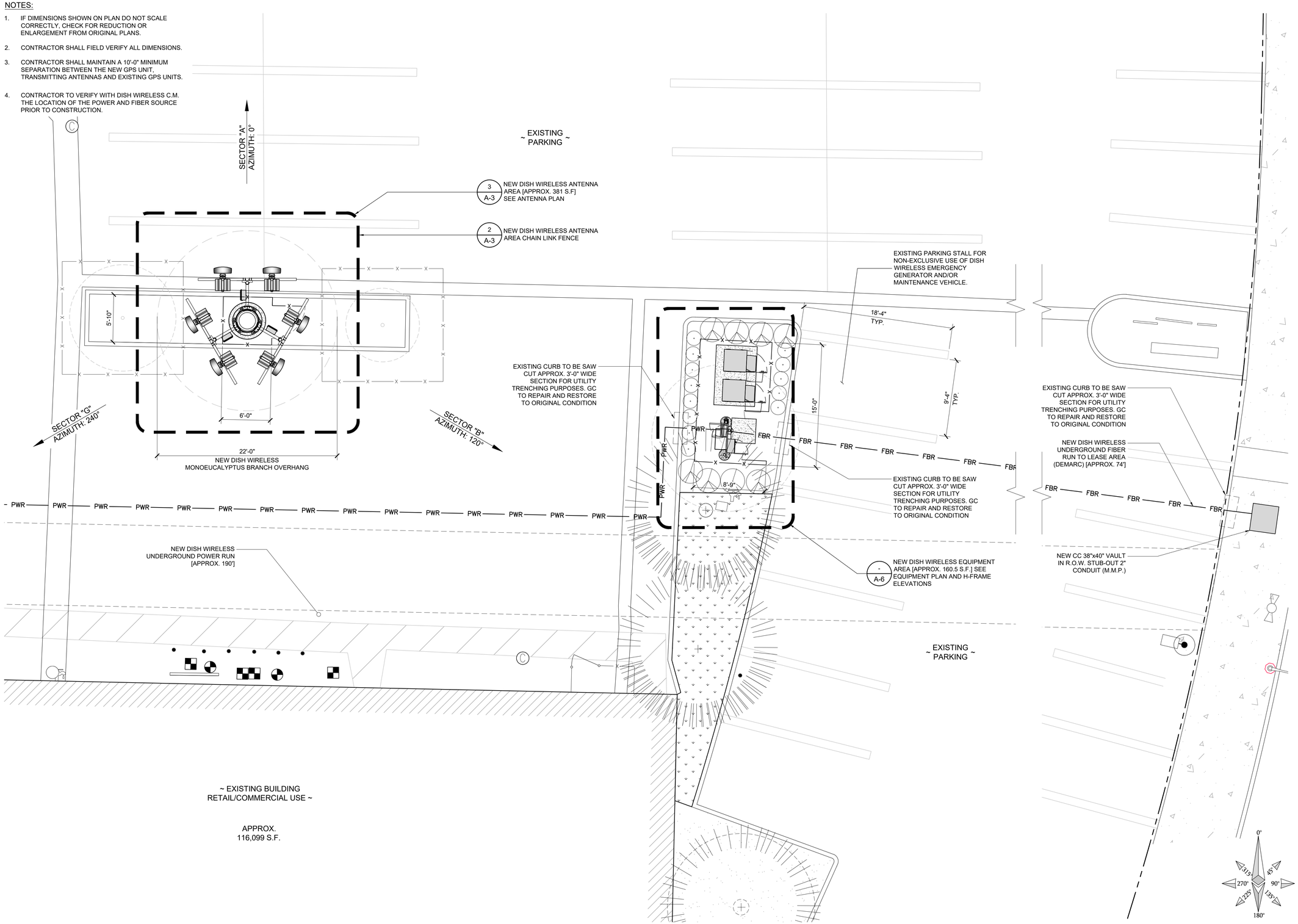
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
4. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.



ROOF PLAN

SCALE 3/16"=1'-0"

4' 0 2' 4' 8' 16'

1

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IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
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3	10/27/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
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OXNARD, CA 93030

SHEET TITLE

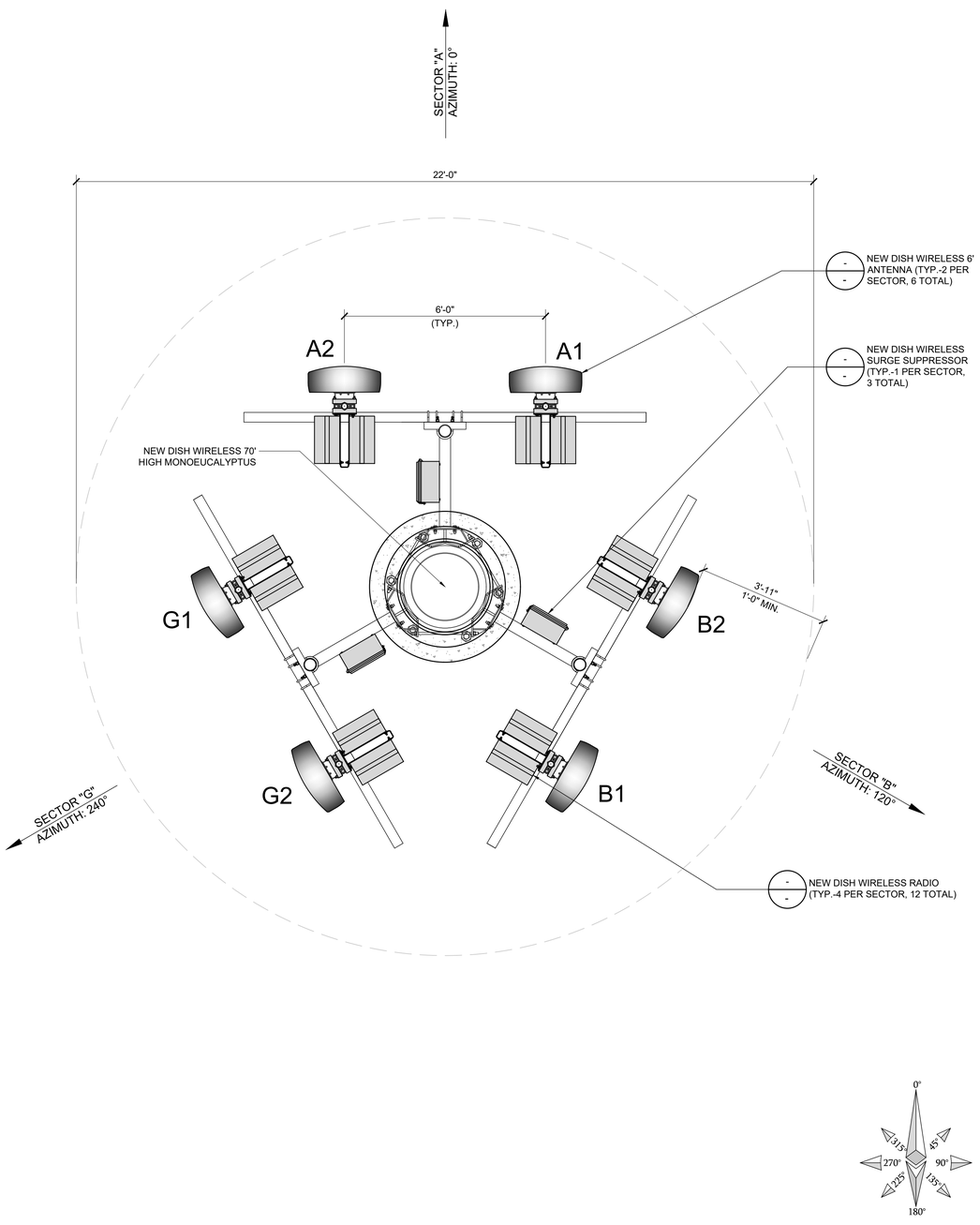
ROOF PLAN

SHEET NUMBER

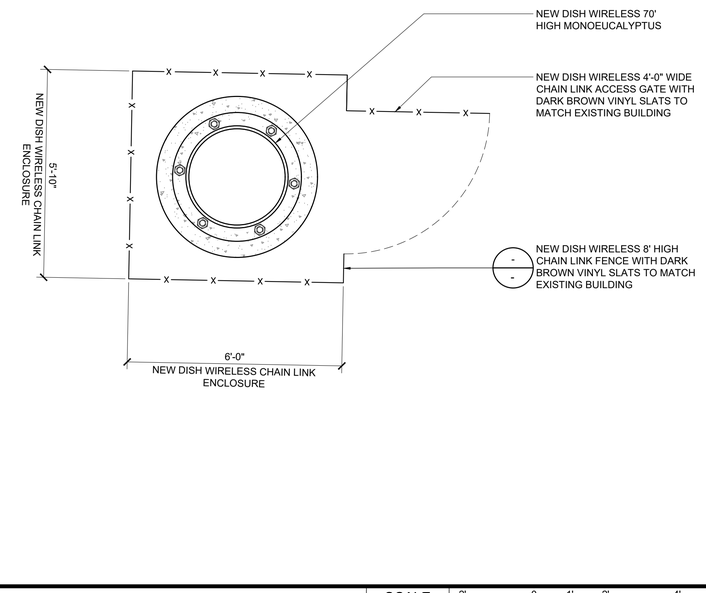
A-2

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
4. POLE MANUFACTURER TO INCLUDE A MINIMUM OF 4.0 BRANCHES PER LINEAR FOOT.



ANTENNA PLAN | SCALE 1/2"=1'-0" | 3



MONOEUCALYPTUS GROUND PLAN | SCALE 1/2"=1'-0" | 2

SECTOR	POSITION	ANTENNA								NEW DISH WIRELESS 8'-0" HIGH CHAIN LINK FENCE	ION CABLE
		EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	MECH. TILT	ELEC. TILT	COAX QTY. AND LENGTH	HYBRID QTY. AND LENGTH
ALPHA	A1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	0°	62'	0	2	--	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)
	A2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	0°	62'	0	2		
	A3	--	--	--	--	--	--	--	--		
BETA	B1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	120°	62'	0	2	--	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)
	B2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	120°	62'	0	2		
	B3	--	--	--	--	--	--	--	--		
GAMMA	G1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	240°	62'	0	2	--	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)
	G2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	240°	62'	0	2		
	G3	--	--	--	--	--	--	--	--		

SECTOR	POSITION	MICROWAVE DISH								TRANSMISSION CABLE	
		EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	DIAMETER	AZMUITH	RAD CENTER	MECH. TILT	ELEC. TILT	COAX QTY. AND LENGTH	HYBRID QTY. AND LENGTH
DELTA	MW1	--	--	--	--	--	--	--	--	--	--

SECTOR	POSITION	RRH			OVP JUNCTION BOX
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	QUANTITY	MANUFACTURER - MODEL NUMBER
ALPHA	A1	MANUF. - XXXX	MULTIBAND	2	MANUF. - XXXX
	A2	MANUF. - XXXX	MULTIBAND	2	
	A3	--	--	--	
BETA	B1	MANUF. - XXXX	MULTIBAND	2	MANUF. - XXXX
	B2	MANUF. - XXXX	MULTIBAND	2	
	B3	--	--	--	
GAMMA	G1	MANUF. - XXXX	MULTIBAND	2	MANUF. - XXXX
	G2	MANUF. - XXXX	MULTIBAND	2	
	G3	--	--	--	

NOTES:

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE NEW DESIGN AND STRUCTURAL ANALYSES.
3. NO FRP STRUCTURAL CROSS MEMBERS SHALL TRANSITION ACROSS ANTENNA FACES IN ALL LOCATIONS.

ANTENNA SCHEDULE | SCALE NONE | 1

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IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	08/31/23	PLANNING COMMENTS
3	10/27/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
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1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET TITLE

ANTENNA PLAN AND SCHEDULE

SHEET NUMBER

A-3

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NOTES:

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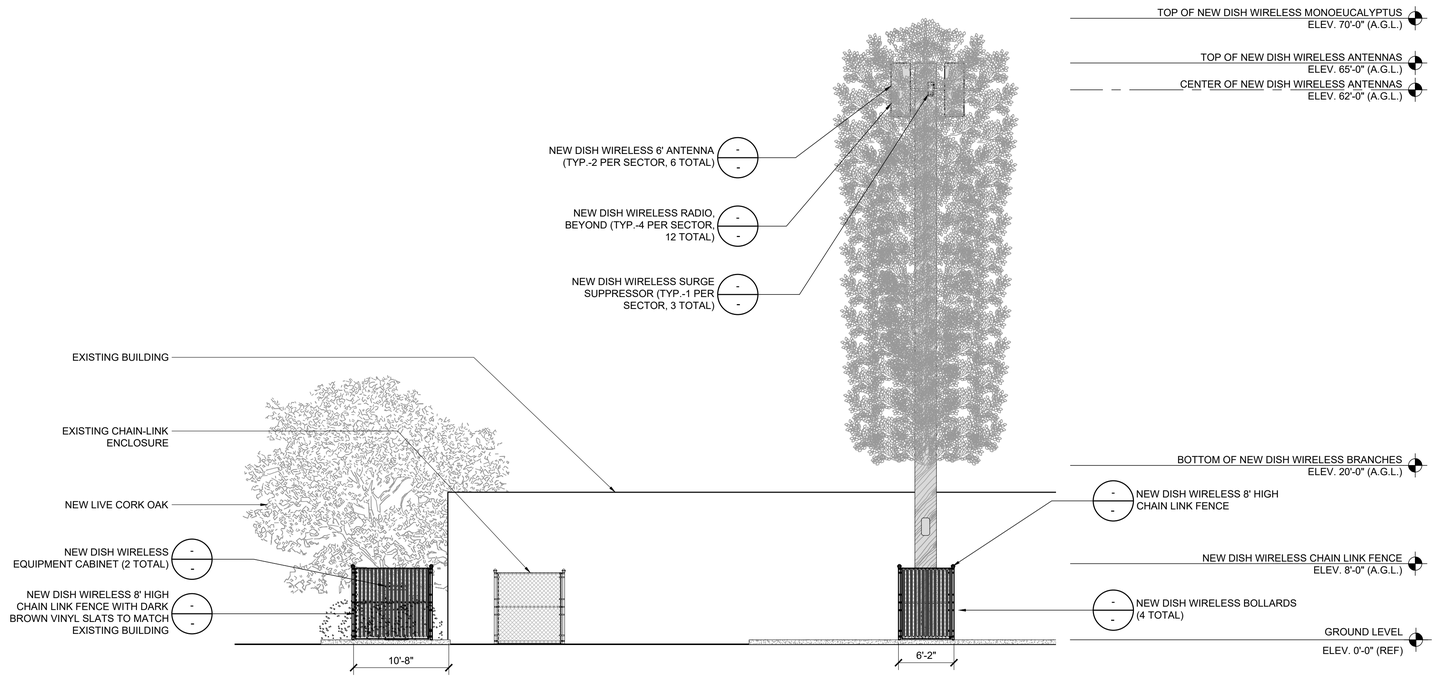
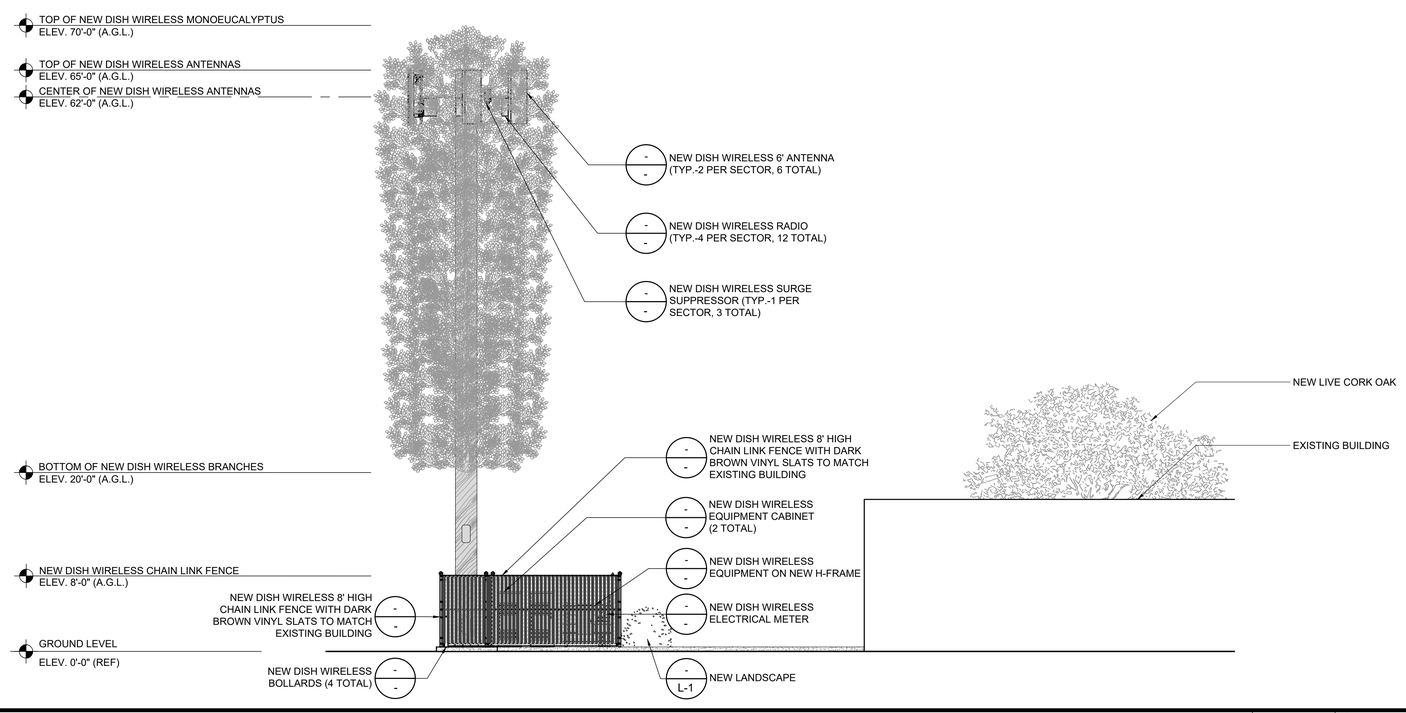


NEW NORTH ELEVATION

SCALE 1/8"=1'-0" — 8' 0 4' 8' 16' 32'

2



NEW WEST ELEVATION

SCALE 1/8"=1'-0" — 8' 0 4' 8' 16' 32'

1

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DISH WIRELESS PROJECT INFORMATION

PORT PLACE
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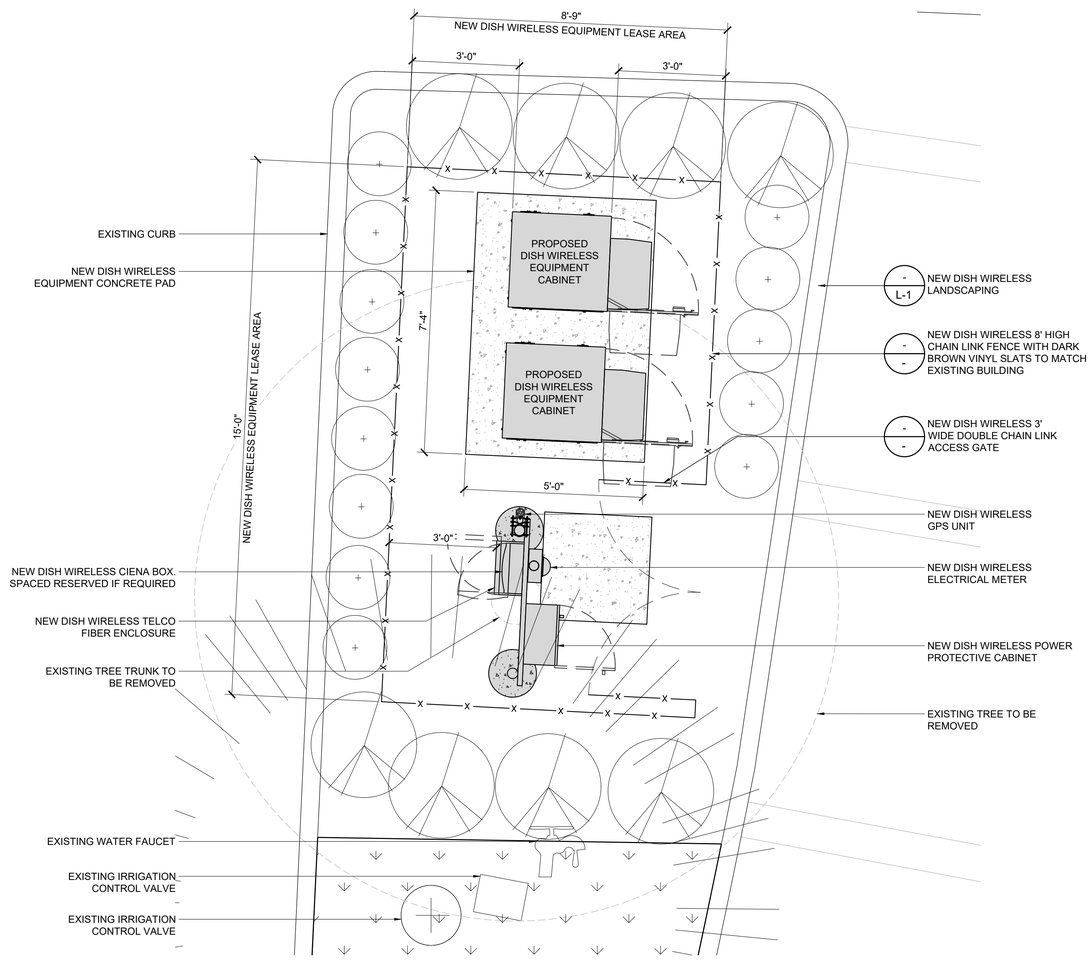
OXNARD, CA 93030

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4



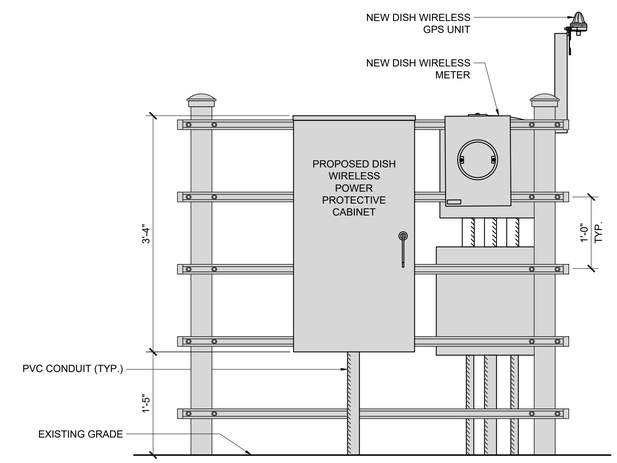
EQUIPMENT PLAN

SCALE 1/2"=1'-0" (2' 0 1' 2' 4' 8')

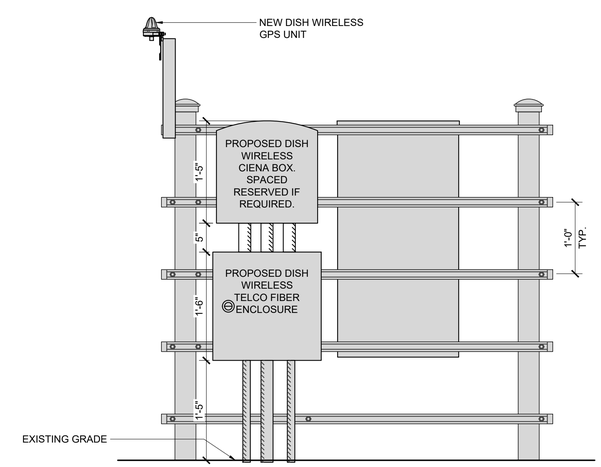
4

NOTE:

1. EQUIPMENT CABINET OMITTED FOR CLARITY.



FRONT ELEVATION



BACK ELEVATION

NOT USED

SCALE NONE

3

H-FRAME EQUIPMENT ELEVATION

SCALE 1"=1'-0" (6" 0 6" 1')

1

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DISH WIRELESS PROJECT INFORMATION

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SHEET TITLE

SHEET NUMBER

A-5

EUKON_DISH_TEMPLATE_V4_07-11-21

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, November 20, 2023

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

3. PROJECT NAME: 1505 Ninth Street Mixed Use; PLANNING AND ZONING PERMIT NO. 22-500-03 (Special Use Permit) and 22-535-02 (Density Bonus); Sea Air and Marina West Neighborhoods

A request to construct a new four-story (approximately 56 feet in height) mixed-use development with 23 dwelling units and 2,115 square feet of ground floor commercial space (for a total of 34,000 square feet) and one level of subterranean parking on a 20,341 square foot vacant parcel located at 1505 West Ninth Street (APN: 183-0-173-315) within the General Commercial and Affordable Housing Overlay Discretionary (C-2-AHD) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Nardi Associates, LLC - Attn: Norberto Nardi Phone: (626) 599-1776
City Contact: Lisa Gordon, Contract Planner Phone: (805) 324-7207

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

Oxnard Development

1505 W Ninth St., Oxnard, CA 93035

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PROJECT NARRATIVE:

The new proposed four-story mixed-use project is located in Oxnard, CA at the intersection of West Ninth Street and South Ventura Road. The project would replace the existing vacant lot and develop the 0.467 acre property with a Mixed-Use complex of commercial and residential.

The development consists of 2,360 sf of commercial space dedicated to general merchandising or similar, 23 unit apartments on levels 2-4 with community courtyard, gym and roof terrace. Thirty-six on-site parking spaces are provided; on-grade parking to serve commercial uses and subterranean parking to serve residential units. This project consists of 19-unit market rate apartment with 4-unit dedicated to affordable housing.

The market rate portion includes a mix of 1-bedroom, 2-bedroom, and 3-bedrom units. The roof terrace features a barbeque area, semi-covered lounge spaces and landscaping. The gym is equipped with fitness and yoga equipments. The ground level courtyards provide residence with seating spaces below canopies of trees, connecting the lobby from the parking.

The residential units occupy levels 2-4 with a step down for roof terrace to reduce the overall massing. Further articulation is accomplished by major breaks in the building facade through boxing different regions and through material articulation. The project has a contemporary style architecture, distinguished by the use of building massing and plane breaks, with large glazing areas as well as the use of metal canopies, railings and other decorative details. Finishes will be primarily plaster with some areas accented by contemporary horizontal siding and fiber cement cladding.

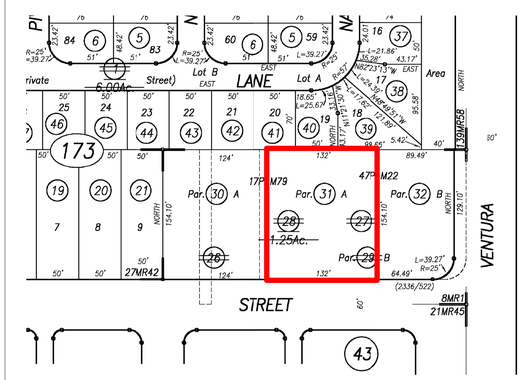
APPLICABLE CODES

- 2022 California Residential Code,
- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Plumbing Code
- 2022 California Mechanical Code
- 2022 California Energy Code, California Green
- City of Oxnard Municipal Code

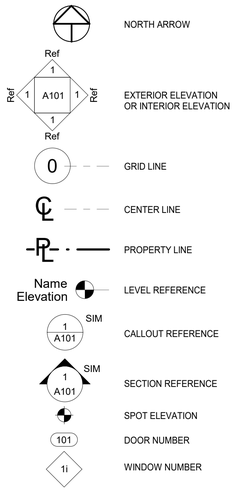
DEFERRED APPROVALS

- Fire alarm systems to be approved under separate permit.
  Alarm system to be NFPA 72.
- Fire sprinkler system to be approved under separate permit. Automatic fire prinkler system to be NFPA 13.
- Solar systems to be approved under serparate permit
- Any work within the City's right of way requries an encroachment permit

ASSESSOR'S MAP



SYMBOLS LEGEND



VICINITY MAP

* Major transit stop is defined as the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Affordable housing projects are exempt from parking requirements when project are within 1/2 mile of a public transit stop vs. 1/2 mile within major transit stop per density law.

MAJOR TRANSIT STOP*
DISTANCE: 1830 FT < 0.5 MI
SITE

N

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OXNARD MIXED-USE

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Issue / Revision:

no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

COVER SHEET

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-000

Scale 1/4" = 1'-0"

PROJECT SUMMARY (CONTINUED)

PARKING SPACES

PARKING REQUIRED

RESIDENTIAL*		
0.5 spaces per bedroom	0.5 X 45	
	total	**22.50**
TOTAL RESIDENTIAL PARKING REQUIRED		**23.00**

*a maximum of 0.5 parking spaces per bedroom shall apply when all the following conditions apply:
(a) The development includes the maximum percentage of low- or very low-income units provided for Section 16-410H (Density Bonus Allowance for Housing Development with Affordable Housing Component).
(b) The development is located within .5 mile of a major transit stop, as defined in subdivision (b) of Sec:on 21155 of the Public Resources Code.
(c) There is unobstructed access to the major transit stop from the development. A development shall have unobstructed access to a major transit stop if a resident is Page 12 of 19 – Density Bonus Ordinance - Oct. 25, 2016 able to access the major transit stop without encountering natural or constructed impediments.

COMMERCIAL*		
COMMERCIAL A: GENERAL MERCHANDISING (OR SIMILAR)	1500	
1 space per 250sf	250	
	total	**6.00**
COMMERCIAL B: GENERAL MERCHANDISING (OR SIMILAR)	860	
1 space per 250sf	250	
	total	**3.44**
TOTAL COMMERCIAL PARKING REQUIRED		**10.00**

PARKING PROVIDED

RESIDENTIAL			
residential stall	23	standard stalls (9' x 18')	
ADA stall	1	van accessible (9' x 18' + 5' aisle)	included in total
	total		**23.00**
COMMERCIAL			
commercial stall	11	standard stalls (9x18)	
EV charging stall	2	standard stalls (9x18)	
ADA stall	1	Van Accessible (9x18 + 8' aisle)	included in total
	total		**13.00**
TOTAL PARKING PROVIDED			**36.00**

ADA PARKING REQUIREMENTS

			REQUIRED	PROVIDED	CBC
RESIDENTIAL accessible parking for assigned stalls	2% of 23 stalls	0.48 stalls	minimum 1	1	CBC 1109A.4
COMMERCIAL accessible parking for commercial stalls	1 per 1-25 stalls	12 stalls (excludes EV)	minimum 1	1	CBC 11B-208.2
TOTAL ADA PARKING				2	

BIKE PARKING REQUIREMENTS

NUMBER OF BIKE PARKING REQUIRED PER CITY COMMENT:		5
NUMBER OF BIKE PARKING PROVIDED:		5

INTERIOR YARD SPACE

INTERIOR YARD SPACE REQUIREMENTS

LOT SIZE			20,341 SF	
REQUIRED INTERIOR YARD SPACE CALCULATION		**30% of Lot**	0.30 X 20,341	6,102.3
INTERIOR YARD SPACE	**LEVEL / LOCATION**			**SF**
A	1 / LOBBY ENTRY			0.00
B	1 / COMMERCIAL PLAZA			1,159.00
C	1 / REAR & SIDE YARD			2422.00
D	1 / PRIVATE RESIDENTIAL PLAZA			1000.00
E	1 / PRIVATE RESIDENTIAL PLAZA			204.00
F	4 / ROOF TERRACE AREA	ACTUAL ROOF DECK AREA: 3089 SF	Twenty-five percent of the required interior yard space may be on decks if such decks have a minimum dimension of ten feet and a minimum of 200 square feet	1,525.58
TOTAL INTERIOR YARD SPACE PROVIDED				**6310.58**
TOTAL INTERIOR YARD SPACE PROVIDED INCLUDING ENTIRE ROOF DECK				**7874.00**

PROJECT SUMMARY

Address	1505 W. Ninth Street, Oxnard, CA 93035
Zoning	C-2-AHD (General Commercial with affordable housing) R-4 Overlay (30 dwelling units per acre)
Lot Area	0.467 acres or 20,341 SF
APN	183-0-173-315
Number of Stories	4
Type of Construction	Type V-A over Type I-B

PROJECT PROGRAM

Commercial	Level -1: parking
	Level 1: retail, lobby & parking
Residential	Level 2 & 3: dwelling units
	Level 4: dwelling units, gym, roof terrace

ZONING CODE

BUILDING HEIGHT

Maximum building height*	56'-0"	dimension value	
Average curb elevation	32'-3"	spot elevation	
Maximum building elevation	88'-3"	spot elevation	
Lowest Adjacent Flowline	31'-11"	spot elevation	
Level 1 (Finish Floor)**	34'-0"	spot elevation	
Roof	83'-6"	spot elevation	
Proposed Building Height to Roof finish	**51'-2"**	dimension value	
Top of Parapet	87'-10"	spot elevation	
Proposed Building Height to Parapet	**55'-7"**	dimension value	

NOTES:	**Code Reference**
*The building height shall be measured from the top of the average curb elevation of the adjacent principal public street.	SEC 16-303. A
*Maximum building heights for residential development in the -AHD and -AHP additive zones of five stories shall be permitted but shall not exceed 56 feet. Ground floors shall have a minimum plate height of 12 feet and shall not exceed 16 feet.	SEC 16-420H. B
**finished floor of Level 1 is 25 inches above the lowest adjacent flow line per city code	

SETBACK

	LOCATION	ORIGINAL SETBACK (before incentive)	PROPOSED SETBACK (after applying 20% reduction)
Commercial	Front Yard	10'-0"	8'-0" (INCENTIVE 1)
	Side Yard	0'-0"	
	Rear Yard	15'-0"	
Residential	Front Yard	20'-0"	16'-0" (INCENTIVE 1)
	Side Yard (West)	10'-0"	8'-0" (INCENTIVE 2)
	Side Yard (East)	10'-0"	8'-0" (INCENTIVE 3)
	Rear Yard	10'-0"	

NOTES:	**Code Reference**
SETBACKS IN AHD OVERLAY ZONE - Buildings within the C-2 zone having commercial and or office uses on the lower floor and residential uses on the upper floor or floors shall comply with the front, side and rear yard regulations of the underlying zone for commercial and or office floors and the **R-4 zone for the residential** floors.	SEC 16-420H. C
C2 FRONT: There shall be a front yard of not less than ten feet.	SEC 16-139
C2 SIDE: Side yards shall be not less than five feet. Where a lot zoned general commercial abuts another lot so zoned, no setback shall be required.	SEC 16-140
C2 REAR: No rear yard setback shall be required of commercial structures of 16 feet in height or less, provided that there shall be no penetrations in the wall located on the zero property line. For buildings over 16 feet in height, a 15-foot rear yard setback shall be required. Buildings on properties which abut a public alley shall provide a ten-foot rear year setback.	SEC 16-141
R4 FRONT: The front yard depth shall be 20 feet	SEC 16-75
R4 SIDE: Side yards shall be five feet for one or two story buildings and shall be increased 2½ feet for each story over two. Street side yards need not exceed ten feet.	SEC 16-76
R4 REAR: Rear yards shall be five feet for one or two story buildings and shall be increased 2½ feet for each story over two. Street rear yards need not exceed ten feet.	SEC 16-77

BUILDING AREA

COMMERCIAL

	TYPE OF BUSINESS	OCCUPANCY M Habitable Floor Area (HFA)
Commercial A	Retail General Merchandising or Similar	
	total	1500
Commercial B	Retail General Merchandising or Similar	
	total	860
	TOTALS (in SF)	**2,360**

RESIDENTIAL GROSS FLOOR AREA

	LOCATION/ROOM	OCCUPANCY R-2 Habitable Floor Area (HFA)
Level 1	lobby	385
	mail room	65
	elevator	110
	stair #1	200
	stair #2	200
	total	**960**
Level 2	units	9,629.00
	balcony	1,025.00
	corridor	980
	total	**11,634.00**
Level 3	units	9,629.00
	balcony	935.00
	corridor	980
	total	**11,544.00**
Level 4	units	5,604.00
	balcony	545.00
	corridor	1,040
	gym	665
	total	**7,854.00**
	TOTALS (in SF)	**31,992**
PARKING		
Level -1	drivepath/circulation	7,445
	parking stalls	4,610
	rental storage spaces	315
	total	**12,370**
Level 1	drivepath/circulation	6,190
	parking stalls	2,650
	total	**8,840**
	TOTALS (in SF)	**21,210**

TOTALS (COMMERCIAL, RESIDENTIAL, PARKING)

Commercial	total	**2,360**
Residential	total	**31,992.00**
Parking/Utilities	parking	21,210
	Utilities	1,555
	TOTALS (in SF)	**57,117**
Landscaping	courtyard (level 1)	1,610
	landscape in setbacks (level 1)	1,155
	roof terrace (level 4)	2,985
	TOTALS (in SF)	**5,750**
	TOTALS (in SF)	**62,867**

3 PROJECT BREAKDOWN

RESIDENTIAL UNIT DATA

ALL AREAS CALCULATED IN GROSS SQUARE FEET (GSF)

Unit Type	Description	Unit Quantity	Total Unit Floor Area - lower level (average:including exterior walls)*	Total Unit Balcony Area (average)*	Total Unit Area (average: including exterior walls and balcony)*
A1	**ONE bedroom unit**	**4**	**638.00**	**32.00**	**670.00**
A2	**TWO bedroom unit**	**16**	**992.91**	**115.88**	**1,041.18**
A3	**THREE bedroom unit**	**3**	**1,441.00**	**140.00**	**1,581.00**
	TOTALS	**23**			

*residential unit averages are a separate calculation to display the overall unit typology sizes and do not count towards the areas listed below

TOTAL COUNT SUMMARY

Unit Number	BMR (below market rate units)	Bedrooms	Bathrooms	Unit Type	Floor Level	Unit (including exterior walls)	Private Balcony	Total Unit Area (including exterior walls and balcony)
201	**X**	3	2	A3	2	1,441.00	140.00	1,581.0
202		2	2	A2	2	1,149.50	35.00	1,184.5
203		2	2	A2	2	990.00	130.00	1,120.0
204		2	2	A2	2	990.00	115.00	1,105.0
205		2	2	A2	2	1,034.00	140.00	1,174.0
206		1	1	A1	2	726.00	40.00	766.0
207	**X**	1	1	A1	2	869.00	40.00	909.0
208		2	2	A2	2	1,116.50	205.00	1,321.5
209		2	2	A2	2	1,078.00	195.00	1,273.0
301		3	2	A3	3	1,441.00	140.00	1,581.0
302		2	2	A2	3	1,149.50	35.0	35.0
303		2	2	A2	3	990.00	130.00	1,120.0
304	**X**	2	2	A2	3	990.00	115.00	1,105.0
305		2	2	A2	3	1,034.00	140.00	1,174.0
306	**X**	1	1	A1	3	726.00	40.00	766.0
307		1	1	A1	3	869.00	40.00	909.0
308		2	2	A2	3	1,116.50	205.00	1,321.5
309		2	2	A2	3	1,078.00	105.00	1,183.0
401		3	2	A3	4	1,441.00	140.00	1,581.0
402		2	2	A2	4	1,149.50	35.00	1,184.5
403		2	2	A2	4	990.00	130.00	1,120.0
404		2	2	A2	4	990.00	115.00	1,105.0
405		2	2	A2	4	1,034.00	140.00	1,174.0
TOTALS (BMR)	**4**				**TOTALS (GSF)**	**24,392.50**	**2,550.00**	**25,793.00**
BMR REQ	**24% of 15 units**	**3.5%**						

NOTE:
Affordable Housing Restrictions. Rental Units. Affordable rental units must be restricted by an agreement which sets maximum incomes and rents for those units. As of January 1, 2015, the income and rent restrictions must remain in place for a 55-year term for very low or lower income units.

2 AFFORDABLE HOUSING ANALYSIS

1

DENSITY BONUS & INCENTIVE ANALYSIS

DENSITY BONUS

		Code Reference
zone	C-2-AHD	
density	30 dwelling units / acre	
Lot area (acre)	0.4669 acre	
base units allowed	30 x 0.4669 = 14.007	
base units rounded up	**15**	
50% of density bonus	15 x 0.50 = 7.5 = 8 UNITS	Cal. Gov't Code, Section 65915(f)(1)
units rounded up	8 additional units	
total units with density bonus	**23**	
Units dedicated to LOW income	15 x 0.24 (24%) = 3.45	Cal. Gov't Code, Section 65915(f)(1)
affordable units rounded up	**4 out of the 23 dedicated to LOW income housing**	
PROJECT REQUESTS THREE INCENTIVES FOR PROVIDING 24% LOW INCOME UNITS OR 15% VERY LOW INCOME UNITS		
INCENTIVE #1	20% setback reduction	
INCENTIVE #2	20% setback reduction	
INCENTIVE #3	20% setback reduction	
(C) Three incentives or concessions for projects that include at least **24%** of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.		SEC.16-410M(C) siting Cal. Gov't Code, Section 65915(d)(2)(B)
See A020 "project summary" data table under "zoning>setbacks" outlining which lot line is being requested for reductions		
UNIT TYPES PROVIDED FOR AFFORDABLE HOUSING*		
one bedroom	2	
two bedroom	1	
three bedroom	1	
See "Residential Unit Data" Table 2/A-020 for specific units designated for affordable housing.		

1 DENSITY BONUS ANALYSIS

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STAMP:

LICENSED ARCHITECT
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NO. C-28794
REN. 01-31-25
STATE OF CALIFORNIA

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Issue / Revision:

no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

PROJECT SUMMARY

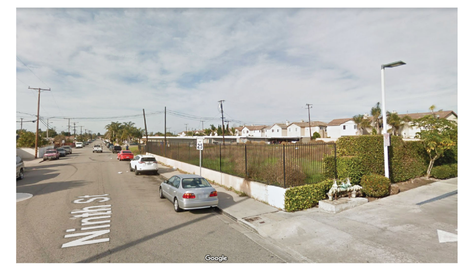
Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-020

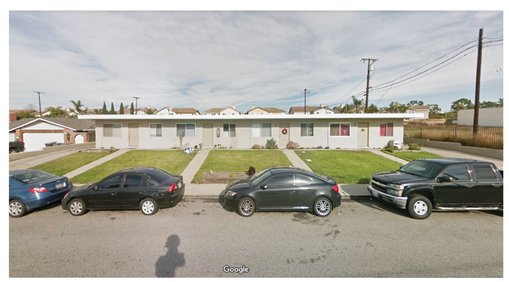
Scale

A: SOUTHWEST VIEW OF SITE

B: SOUTH VIEW OF SITE



C) SOUTHEAST VIEW OF SITE



D) ADJACENT WEST NEIGHBOR, ZONE C-2

E) ADJACENT EAST NEIGHBOR, ZONE C-2

F) NEIGHBORS ACROSS STREET, ZONE R-3

G) NEIGHBOR ACROSS STREET, ZONE R-1

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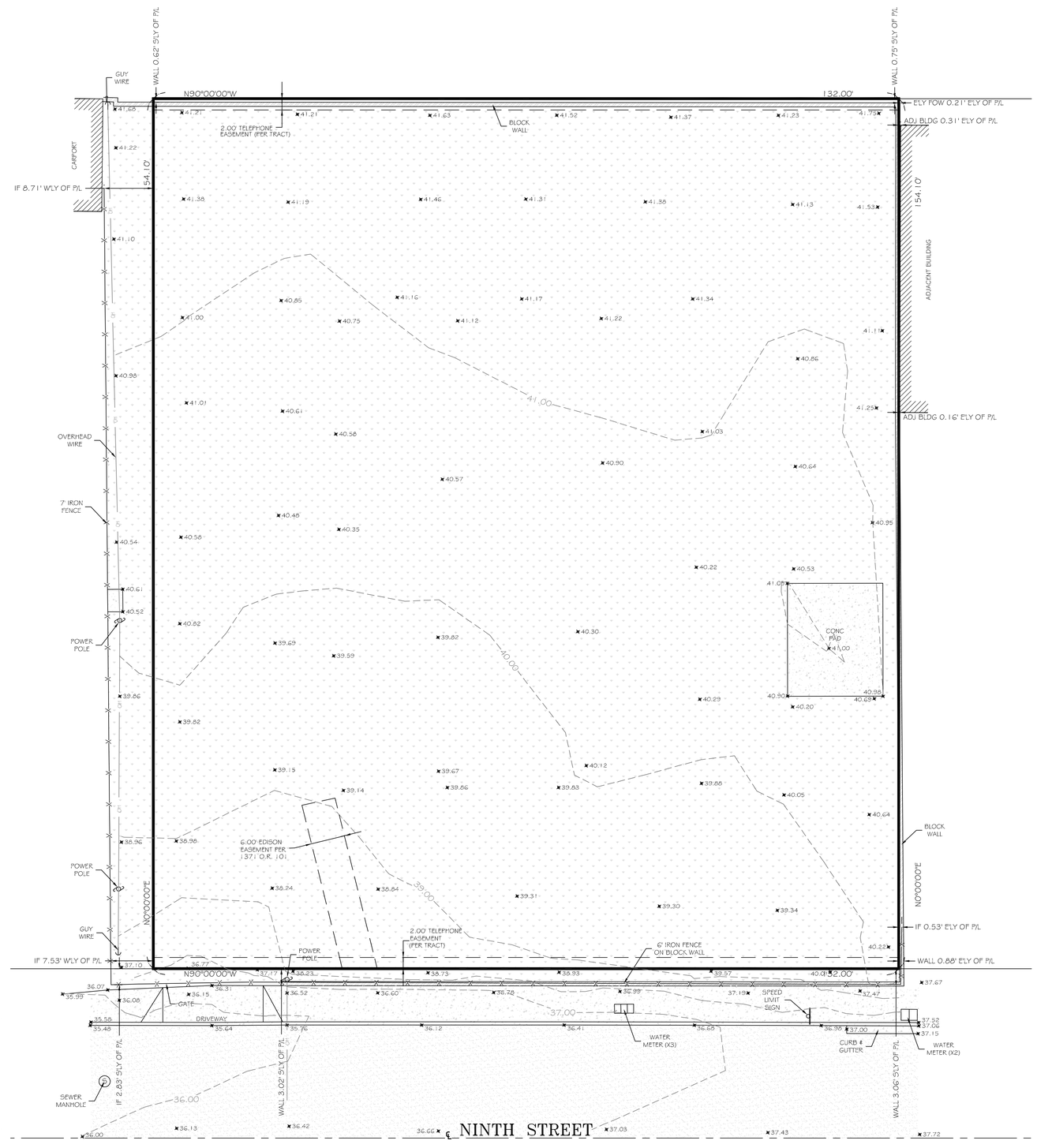
no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

SITE & SURROUNDING AREA

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-030

Scale



LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- METAL/ WIRE FENCE
- OVERHEAD WIRES
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS/ NATURAL GROUND
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIPLINE
- T. E. THRESHOLD ELEVATION

ABBREVIATIONS

ADJ	ADJACENT
BLDG	BUILDING
C/L	CENTERLINE
CONC	CONCRETE
E'LY	EASTERLY
FOW	FACE OF WALL
IF	IRON FENCE
N'LY	NORTHERLY
P/L	PROPERTY LINE
S'LY	SOUTHERLY
W'LY	WESTERLY

LEGAL DESCRIPTION

PARCEL "A" PARCEL MAP 86-25 RECORDED IN BOOK 47 PAGE 24 OF VENTURA COUNTY RECORDS

SURVEYOR'S NOTES

1. PROJECT BENCHMARK: BM 2-31; AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF VENTURA ROAD AND NINTH STREET; EL= 111.318 METERS
CONVERTED TO US SURVEY FOOT EL=37.132 FEET (NAVD88).

2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.

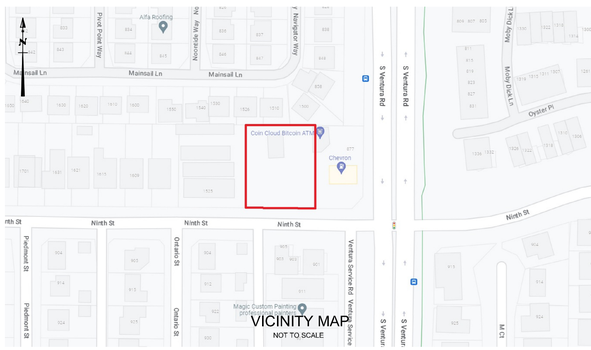
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.

PROFESSIONAL LAND SURVEYOR · KACIE A. PLOUFF · No. 9013 · STATE OF CALIFORNIA

KACIE A. PLOUFF, PLS 9013



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

CHRISTENSEN & PLOUFF
LAND SURVEYING
25570 RYE CANYON ROAD, SUITE A
VALENCIA, CA 91355
· 661-607-0000 · info@cpsurveying.com ·
· www.cplandsurveying.com ·

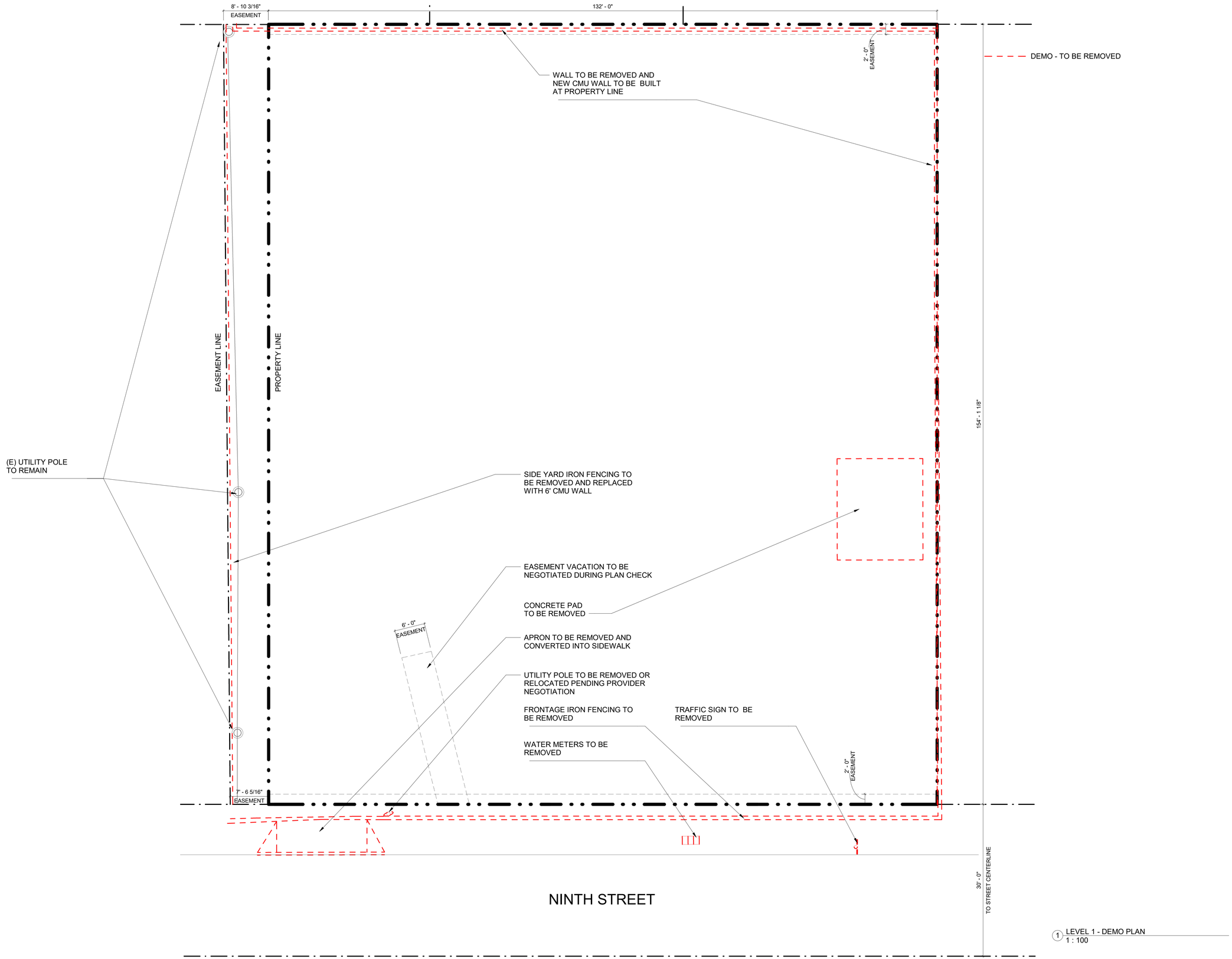
DATE: 03/01/2023
DRAWING SCALE: 1"=8'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: SCA-23-XXX - NINTH ST OXNARD_TOPO

NINTH STREET, OXNARD
COUNTY OF VENTURA
STATE OF CALIFORNIA
APN: 183-0-173-31

PROJECT: TOPOGRAPHIC SURVEY

PROJECT NO.
SCA-23-029

SHEET NO.
1 OF 1



1 LEVEL 1 - DEMO PLAN
1 : 100

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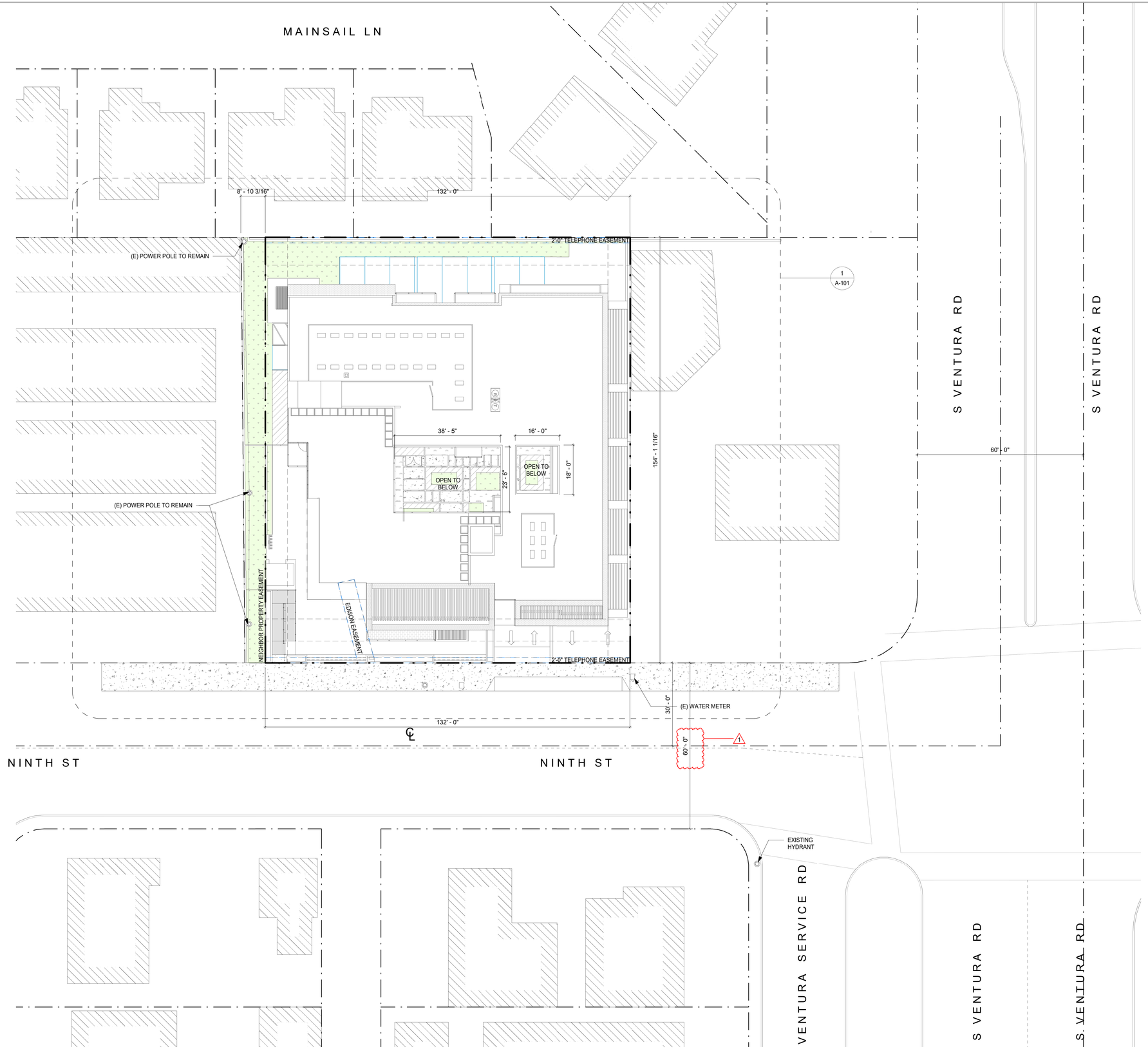
DEMO PLAN

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-040

Scale 1 : 100



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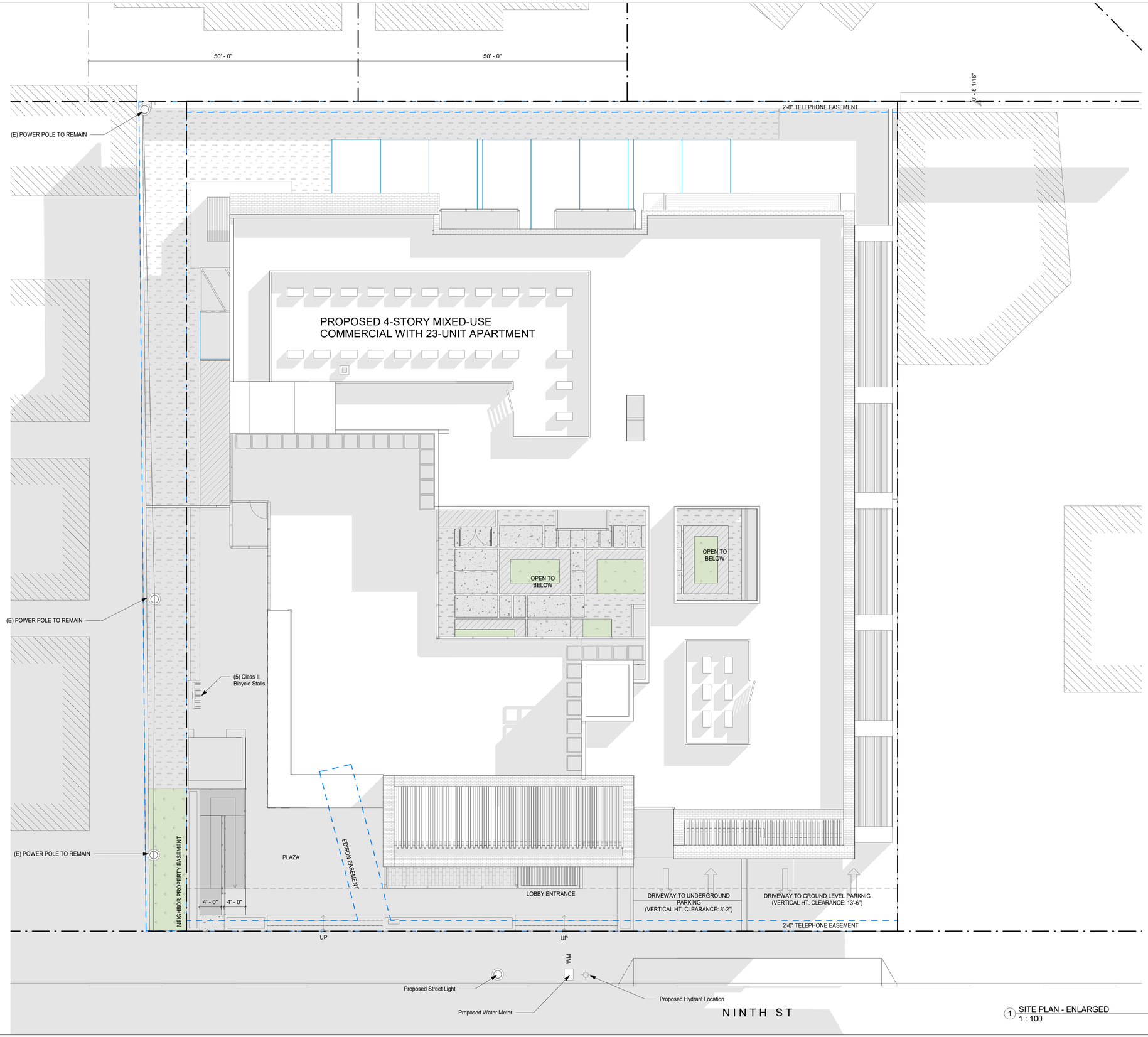
SITE PLAN

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-100

Scale 1 : 200



1 SITE PLAN - ENLARGED
1 : 100

N

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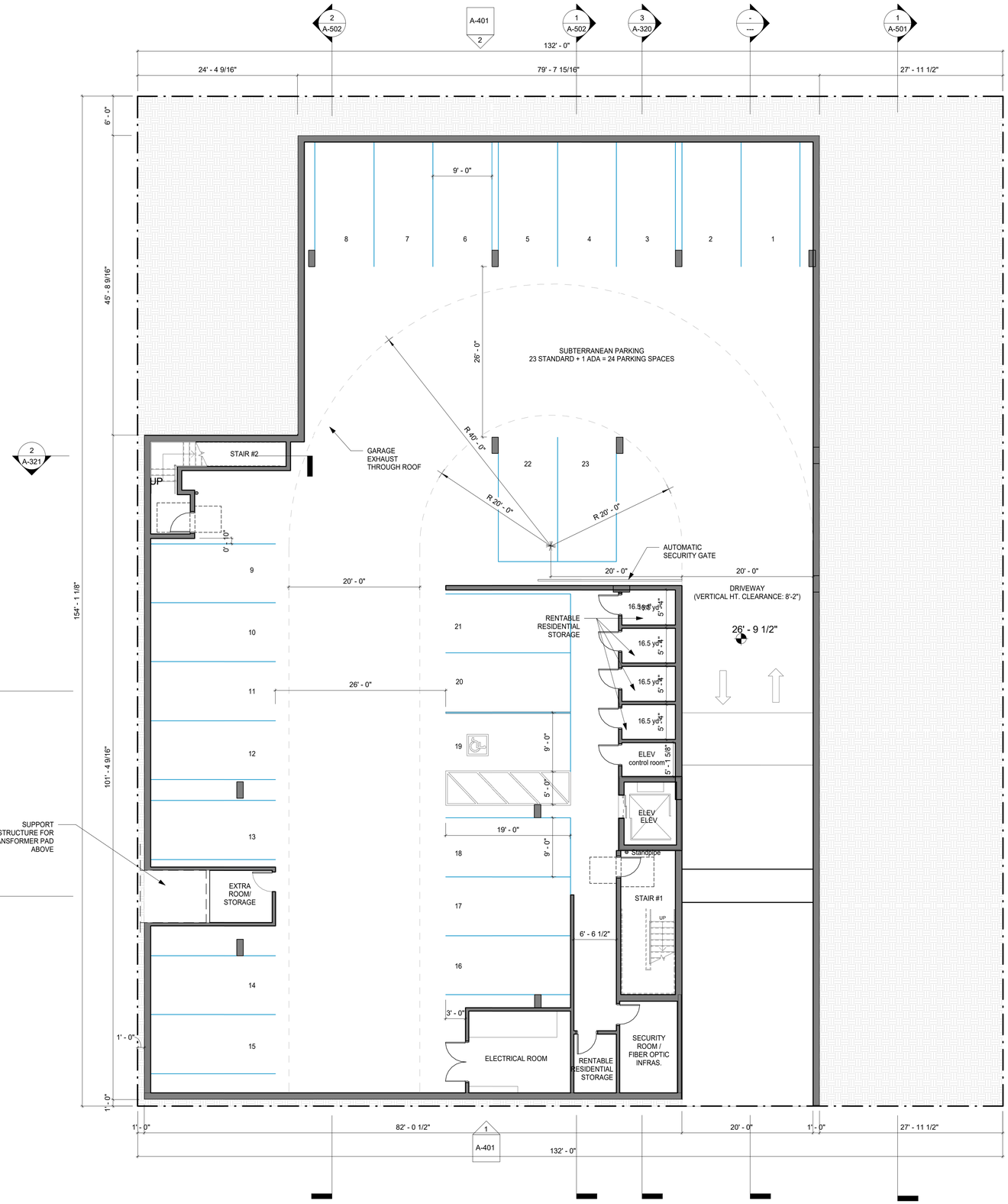
SITE PLAN - ENLARGED

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-101

Scale 1 : 100



1 UNDERGROUND LEVEL
1 : 100

2 A-402

N

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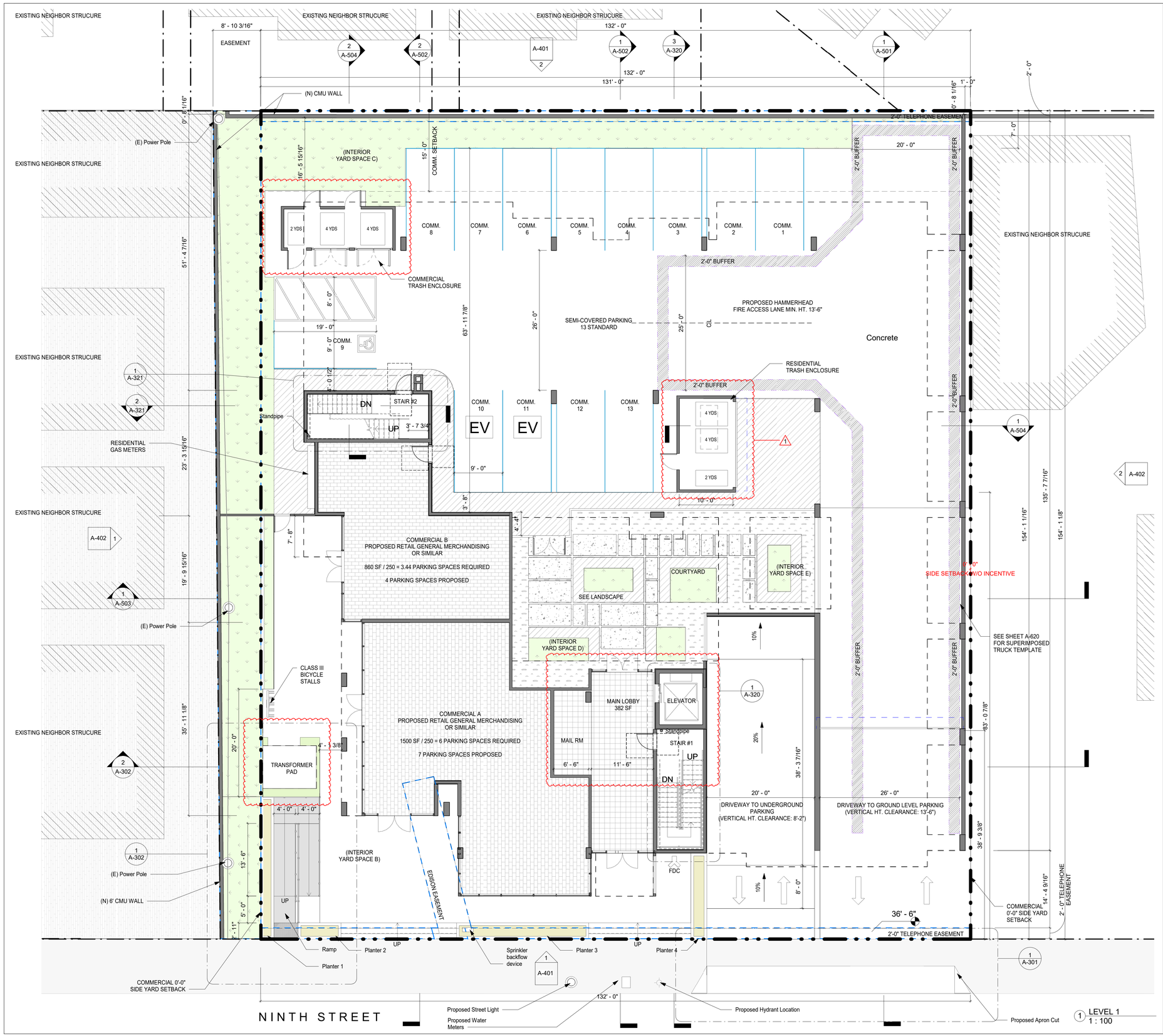
FLOOR PLAN - UNDERGROUND LEVEL

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-200

Scale 1 : 100



NOTES

1. RESIDENTIAL GARAGE ELECTRIC GATE TO BE EQUIPPED WITH CLICK-2-ENTER

2. COMMERCIAL GATE TO BE OPEN DURING BUSINESS HOURS ONLY AND LOCKED OTHERWISE

3.AFFORDABLE UNITS AND MARKET RATE UNITS IN THE SAME DEVELOPMENT SHALL BE CONSTRUCTED OF THE SAME OR SIMILAR EXTERIOR MATERIALS AND DETAILS SUCH THAT THE UNITS ARE NOT DISTINGUISHABLE.

4.(9) Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.

5.All secured mail and parcel distribution areas shall be well lit, secure, and shall remain open to the tenants at all times.

6.(1) Perimeter fencing utilized along a public street shall be constructed of decorative iron, pre-painted welded steel, CMU block, or wood picket material.

7.All wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers shall be located in the least prominent locations onsite as allowed by the utilities, and all equipment shall be camouflaged using building materials and colors and or landscaping included within the project design.

8.All refuse enclosures shall be designed to comply with the city material management And enclosure design guidelines.

9.All enclosures and gates shall be detailed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.

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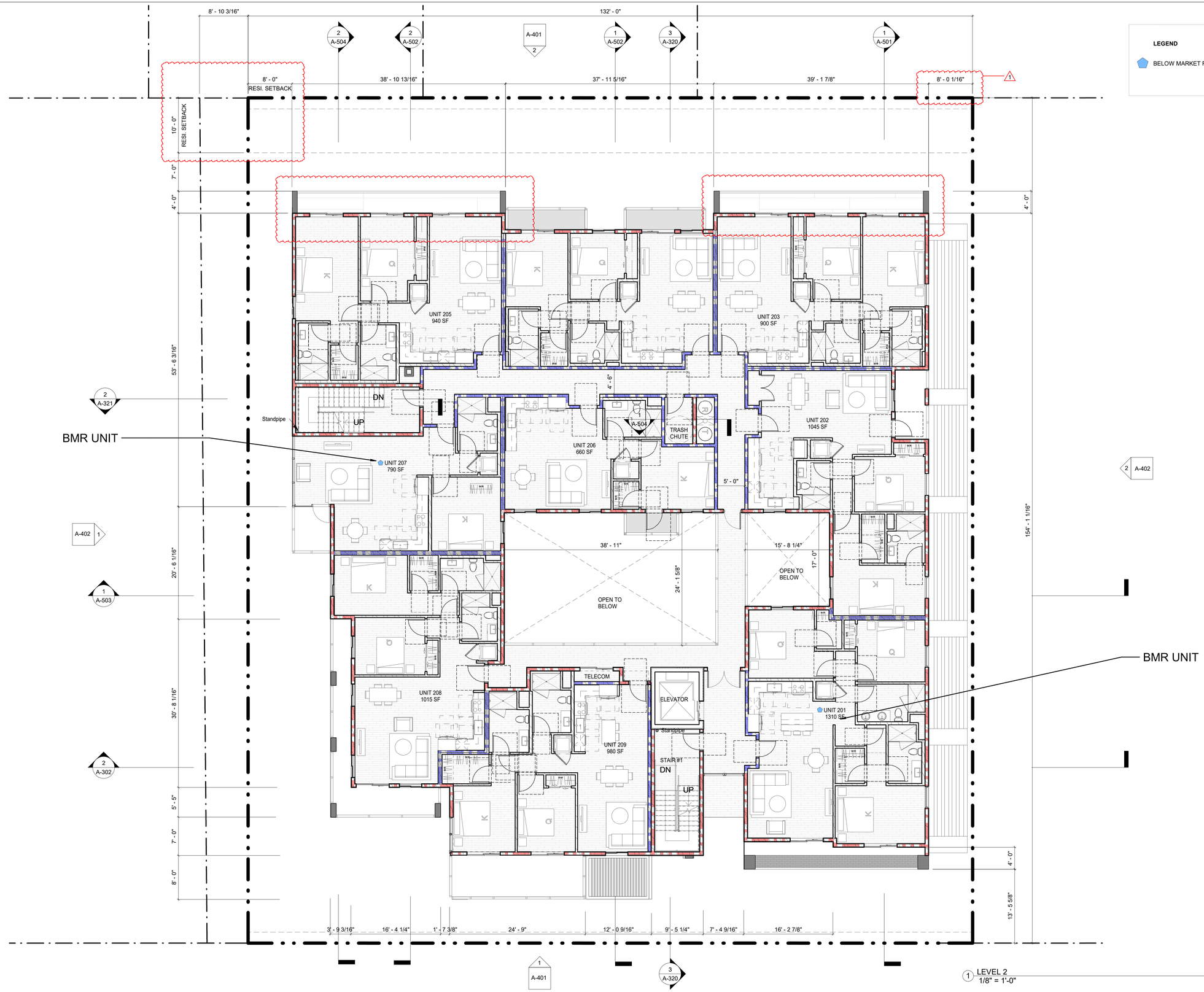
FLOOR PLAN - LEVEL 1

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-210

Scale: As indicated



1 LEVEL 2
1/8" = 1'-0"

N

LEGEND

BELOW MARKET RATE UNITS

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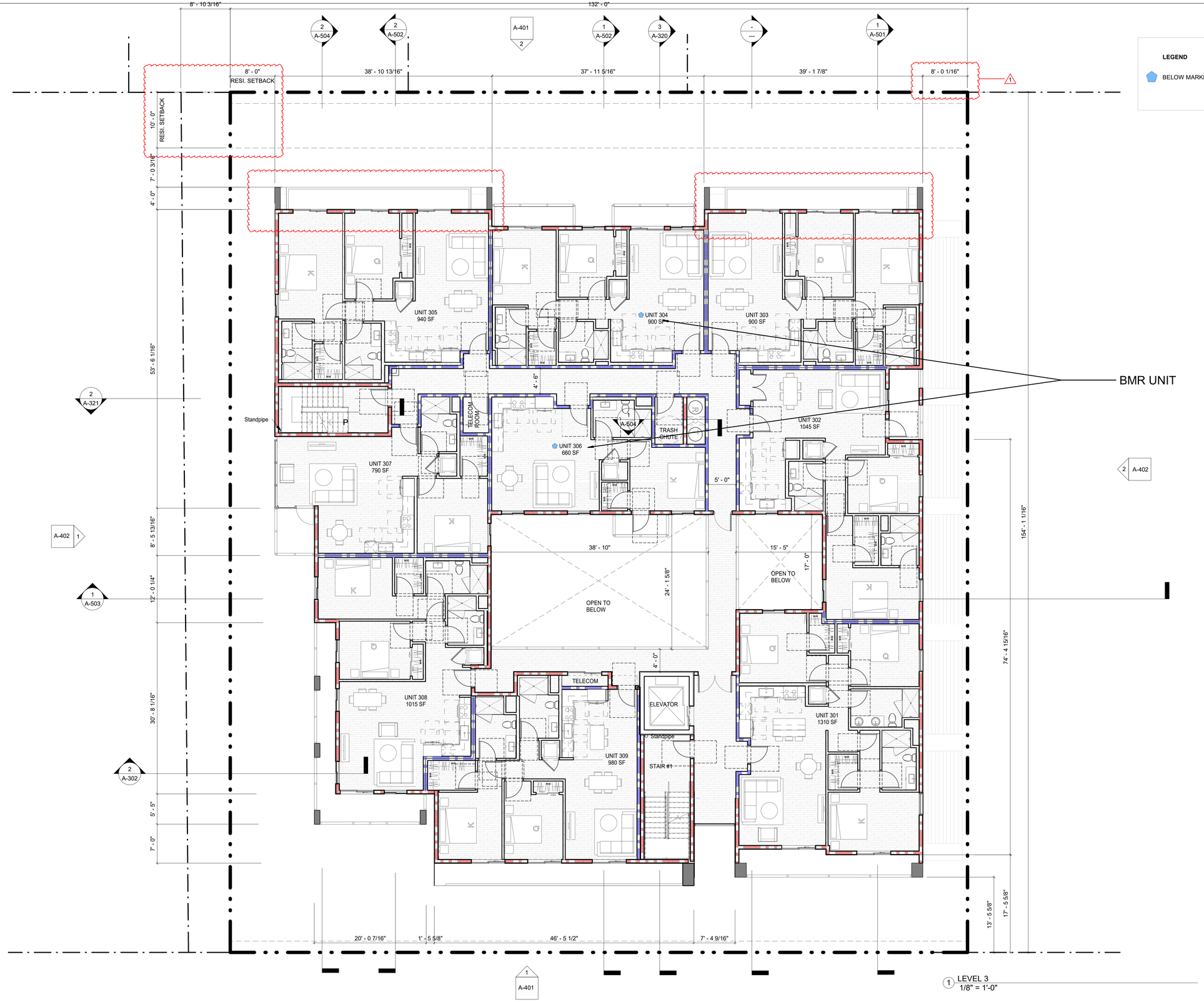
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

FLOOR PLAN - LEVEL 2

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-211

Scale As indicated



1 LEVEL 3
1/8" = 1'-0"

LEGEND

BELOW MARKET RATE UNITS

N

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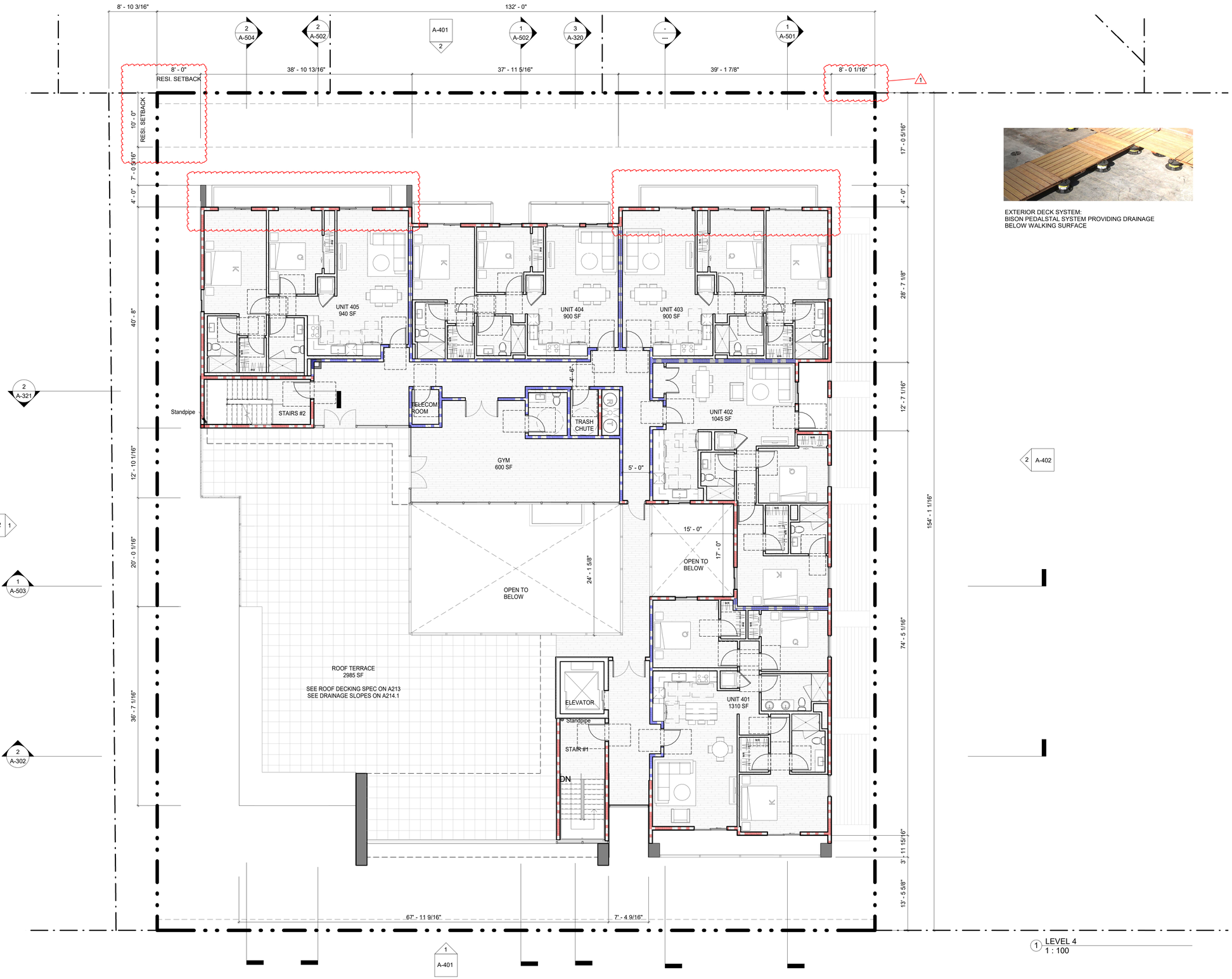
03	1	DAC Submittal 2	06/07/2023

FLOOR PLAN - LEVEL 3

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-212

Scale As indicated



EXTERIOR DECK SYSTEM:
BISON PEDALSTAL SYSTEM PROVIDING DRAINAGE
BELOW WALKING SURFACE

1 LEVEL 4
1 : 100

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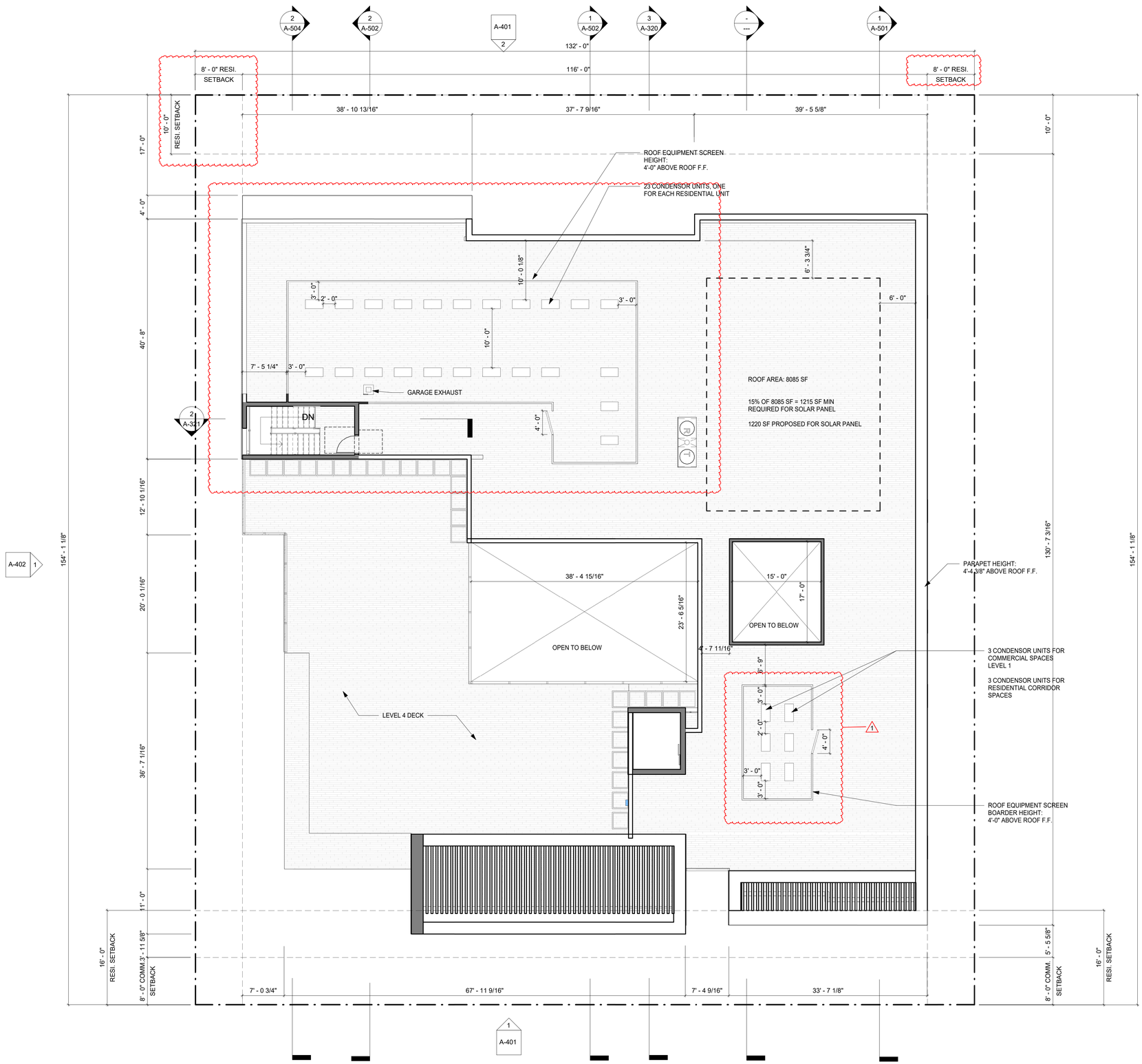
FLOOR PLAN - LEVEL 4

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-213

Scale 1 : 100



1 ROOF PLAN
1 : 100

NOTES

1. All roof top, wall mounted or ground mounted equipment must be screened. Rooftop screening must use the materials and colors from the building and be architecturally integrated.

Roof Equipment Screen

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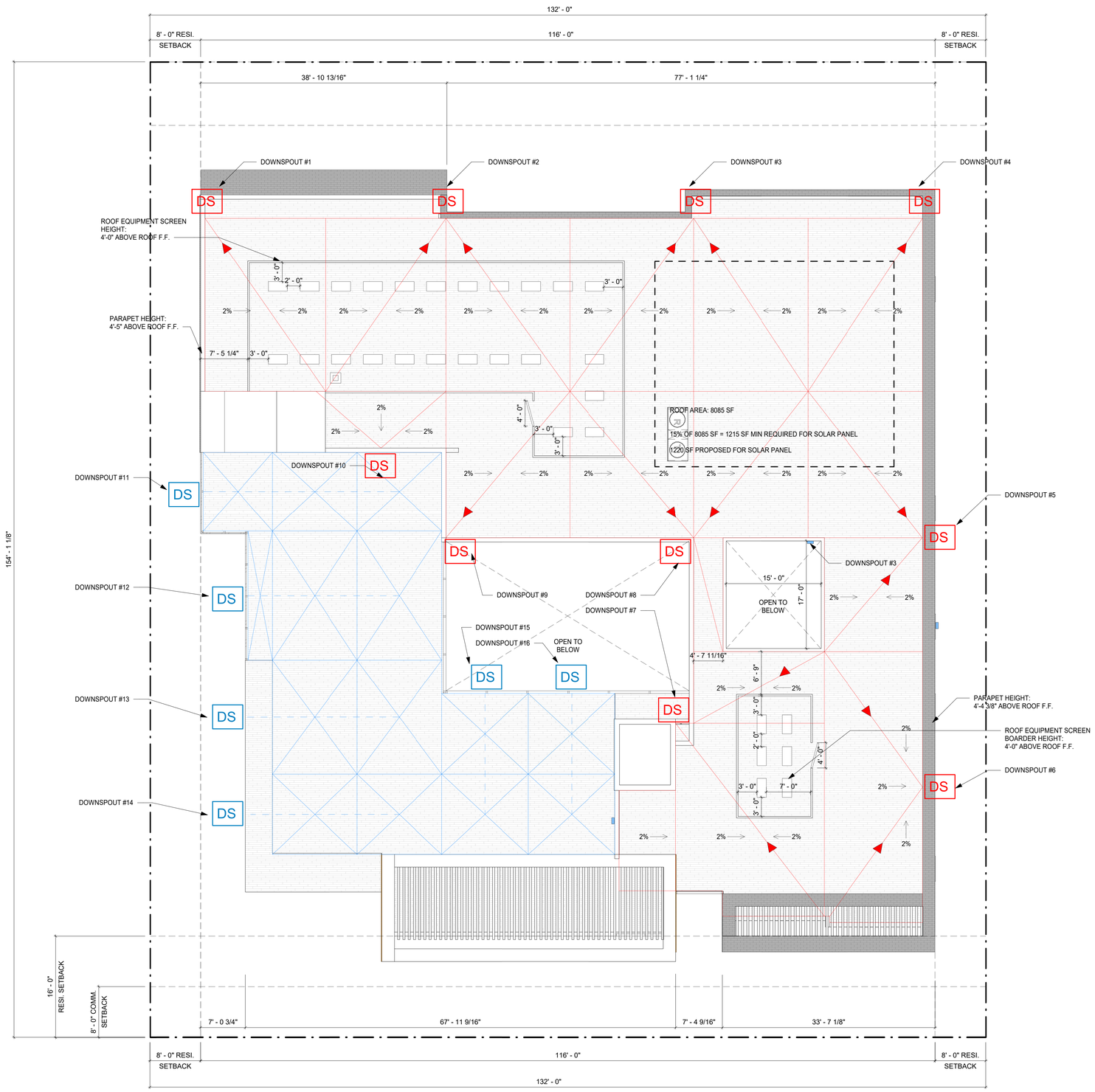
ROOF PLAN

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-214

Scale As indicated



1 ROOF PLAN - DRAINAGE
1 : 100

LEGEND

DS	ROOF DOWNSPOUTS
	ROOF - RIDGE/VALLEY LINES
DS	L4 - DOWNSPOUTS
	L4 - RIDGE/VALLEY LINES
	L4 - DRAIN LEADERS

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ROOF PLAN - DRAINAGE

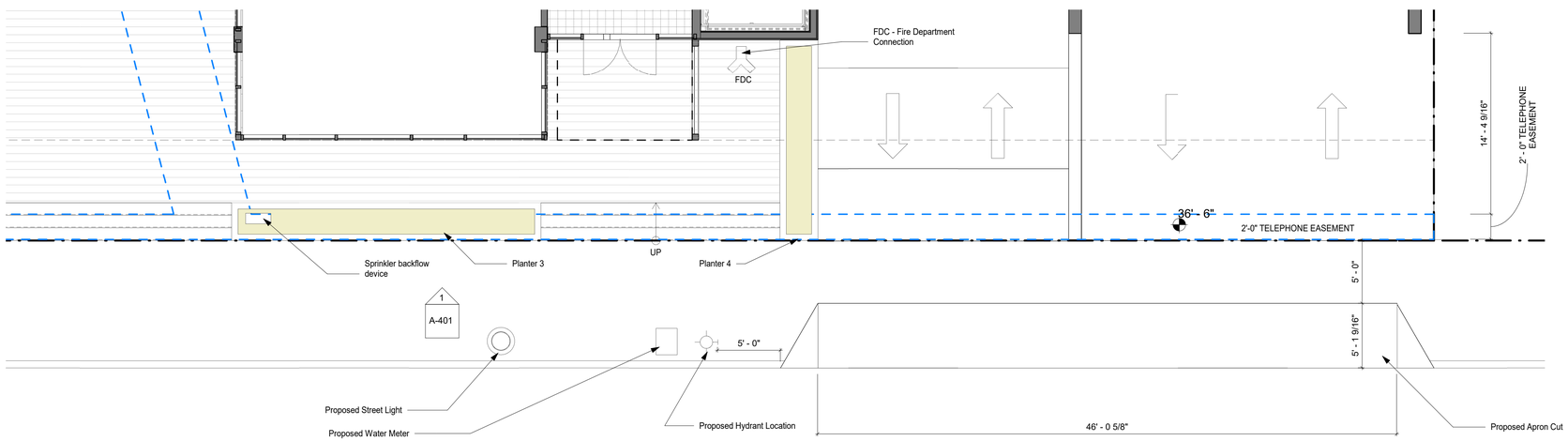
Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-214.1 (1)

Scale 1 : 100

NOTES:

1. The fire hydrant shall be at least 5 LF from the wings of the driveway approach. Final location to be determinted during plan check
2. The Fire Department Connection (FDC) is not allowed to be attached directly to the building.



1 ENLARGED PLAN - RIGHT OF WAY
3/16" = 1'-0"

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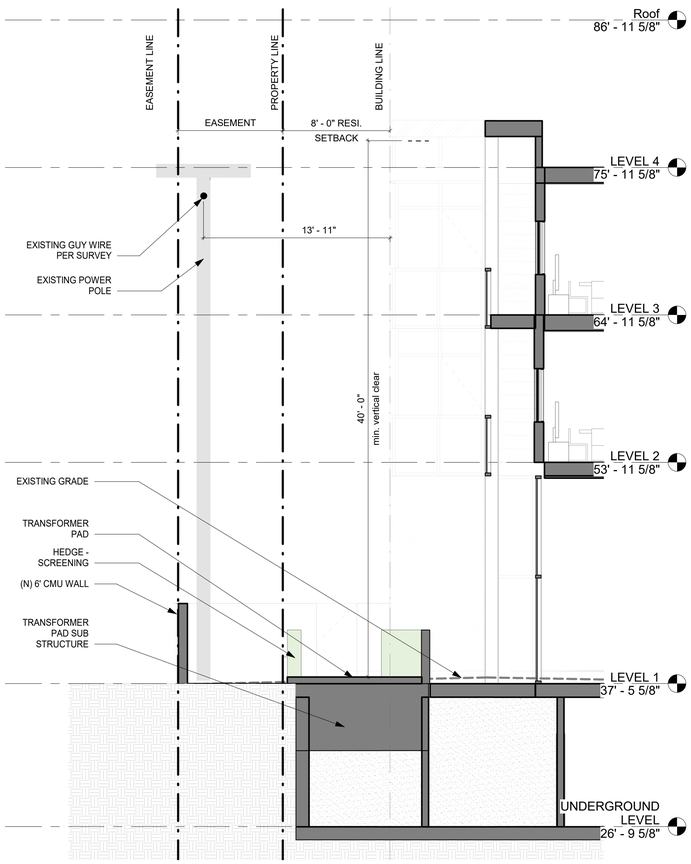
ENLARGED PLANS - RIGHT OF WAY

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

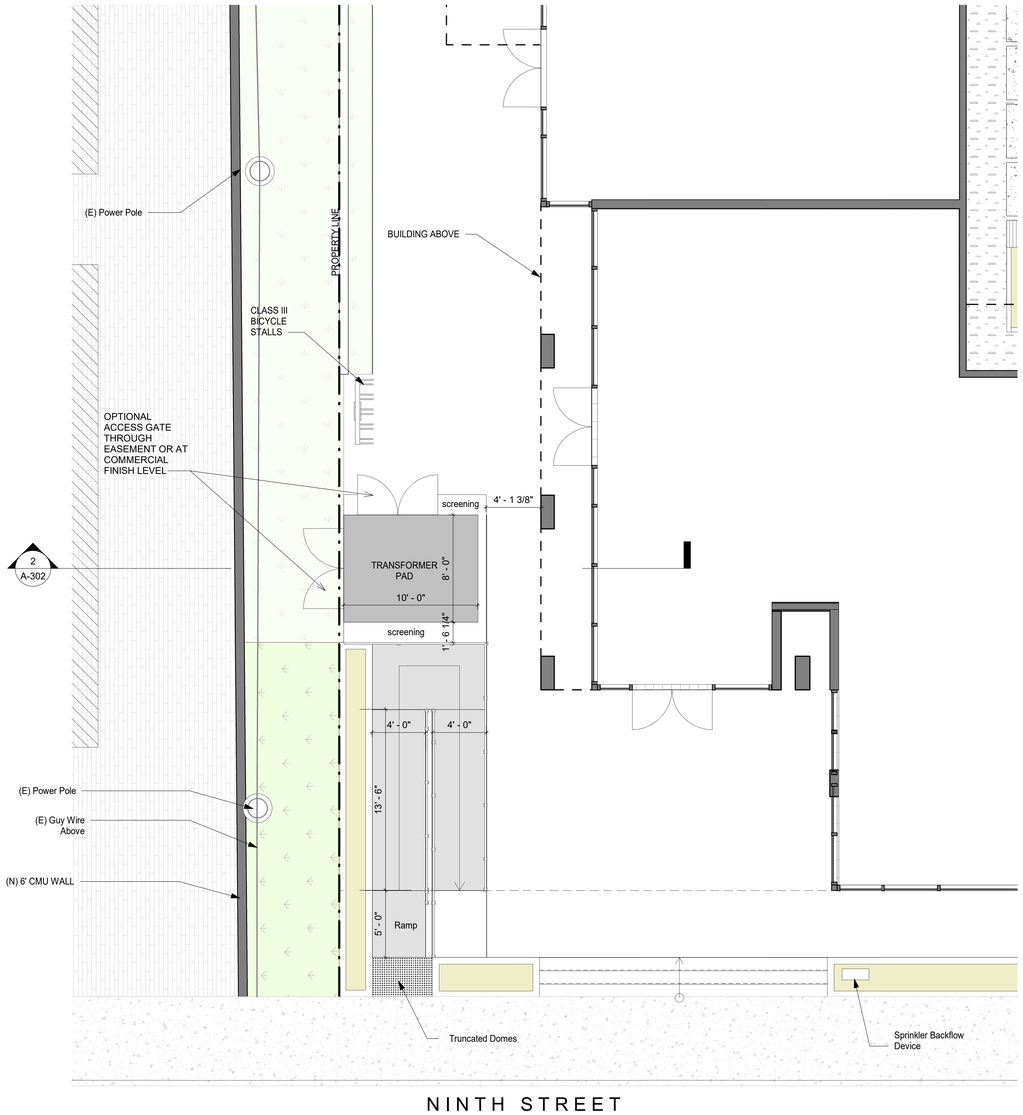
A-301 1

Scale 3/16" = 1'-0"



2 SECTION 6-Transformer
3/16" = 1'-0"

UTILITY LINE SITE IMAGES



1 LEVEL 1-Transformer
3/16" = 1'-0"

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ENLARGED PLANS - TRANSFORMER

Project number	85-10220
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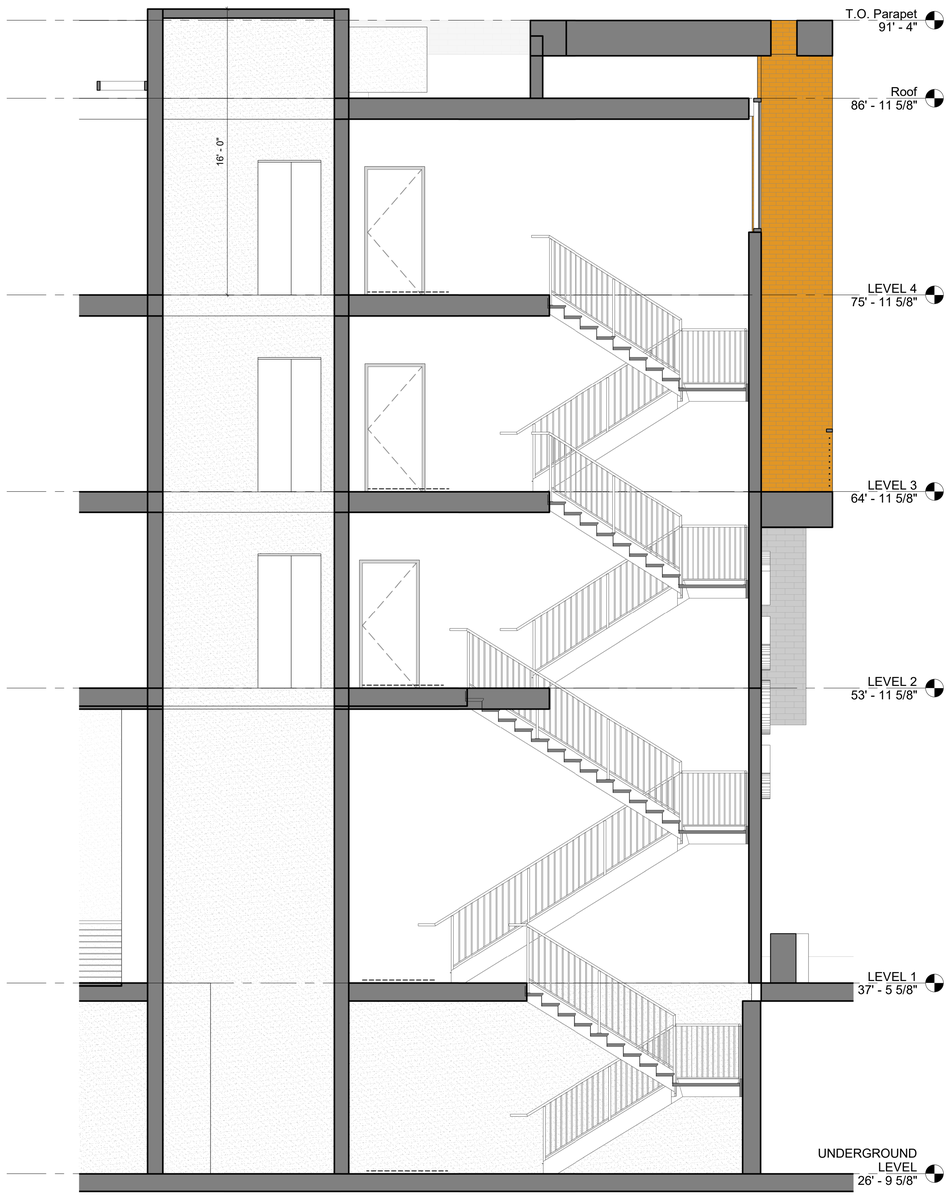
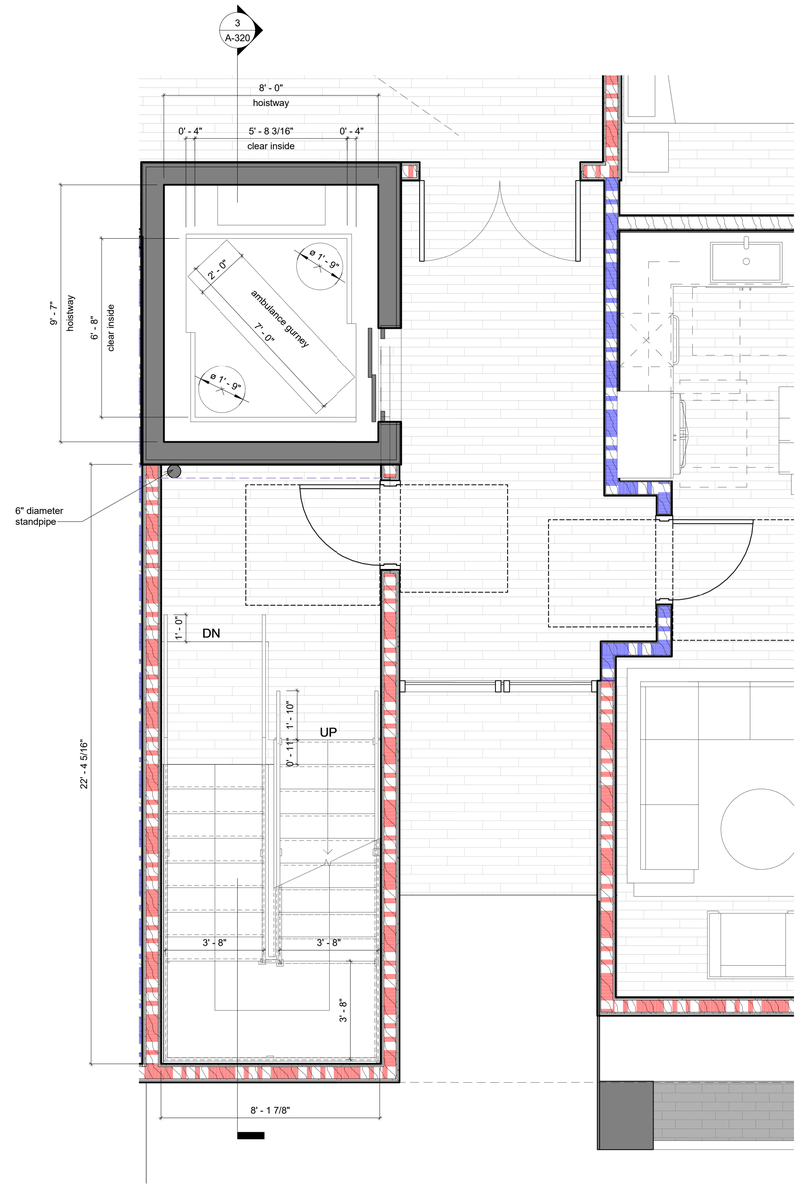
Drawn by	VK
Checked by	NFN
	A-302 (1)
Scale	3/16" = 1'-0"



3 SECTION - STAIR 1
1/4" = 1'-0"



1 LEVEL 2 - ELEVATOR
3/8" = 1'-0"

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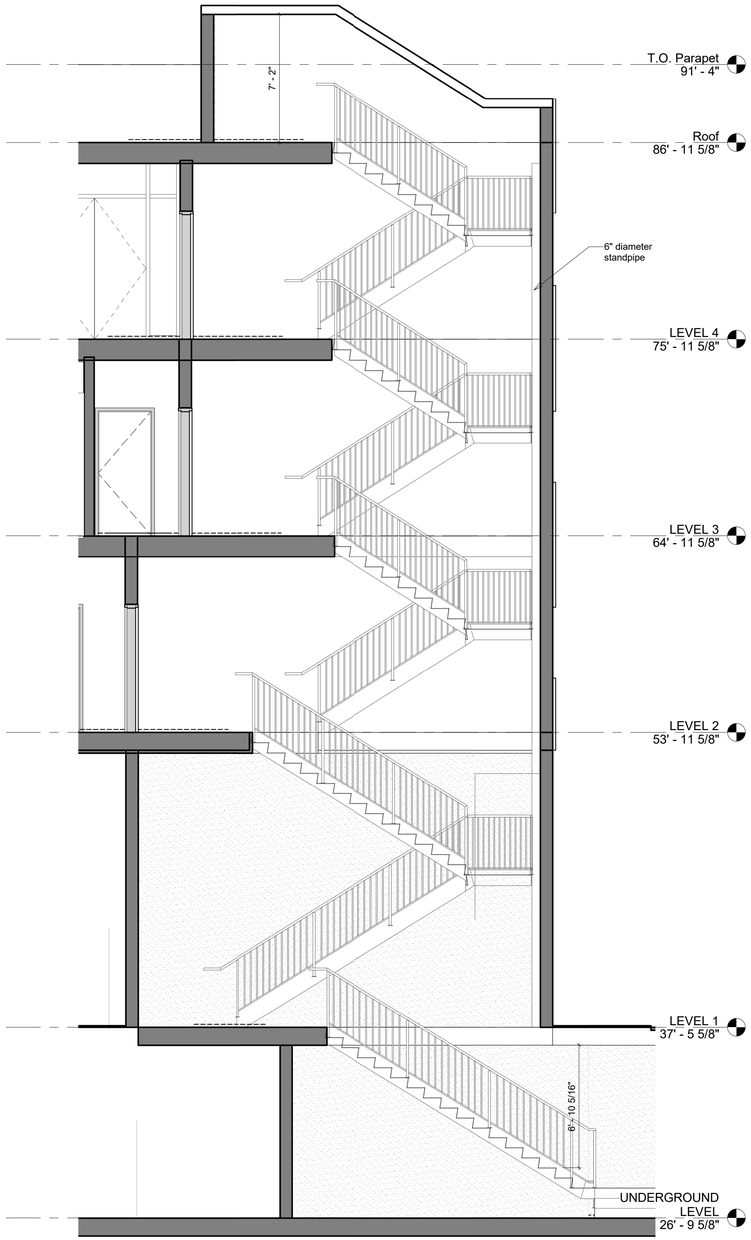
Issue / Revision:

no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

ENLARGED PLANS - STAIRS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN
	A-320 1
Scale	As indicated



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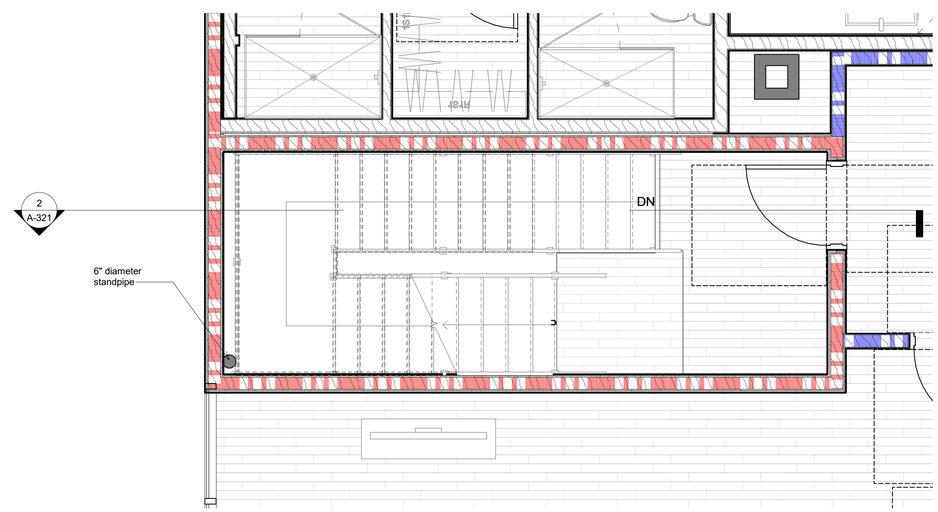

1 LEVEL 2 - STAIR #2
3/8" = 1'-0"

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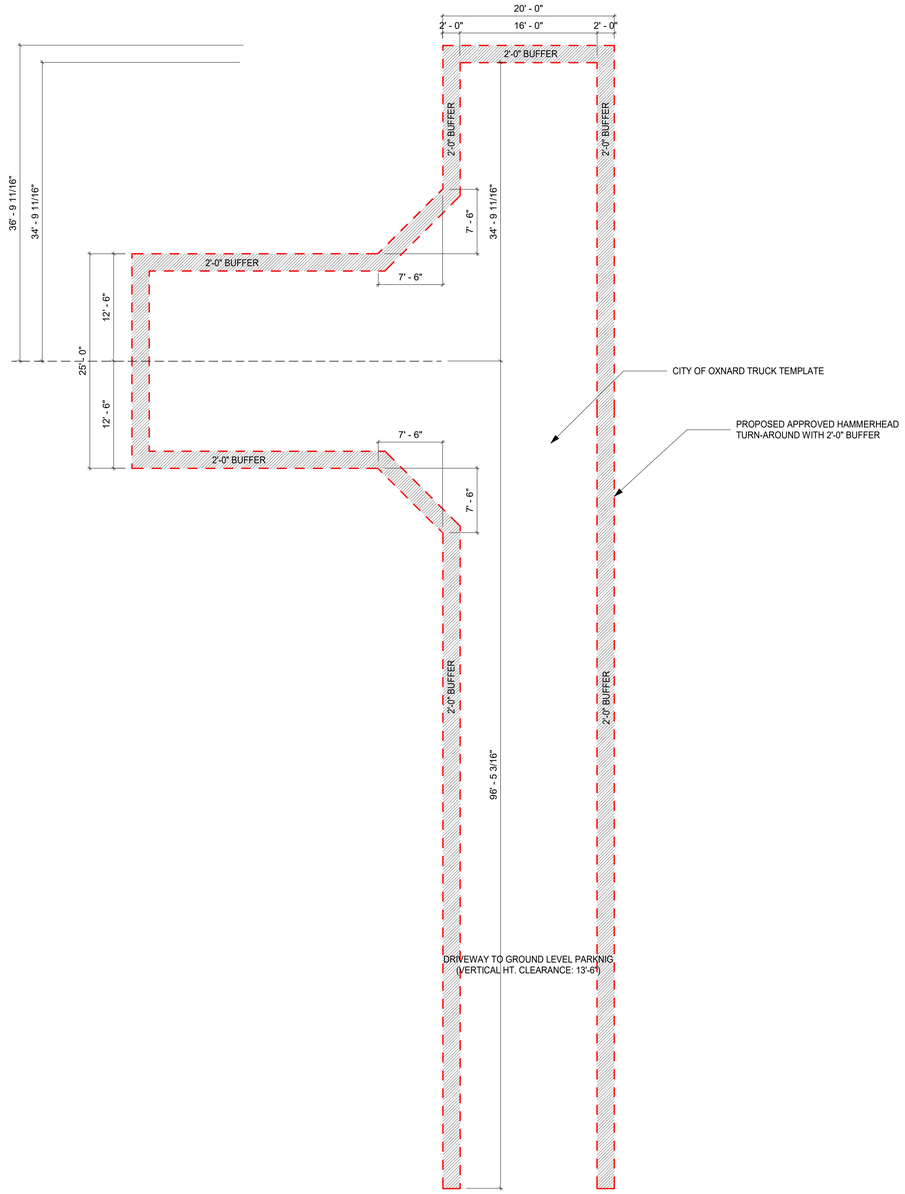
ENLARGED PLANS - STAIRS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN
	A-321 (1)
Scale	As indicated



1 TRUCK TURN RADIUS AND PROPOSED HAMMERHEAD END
1 : 100

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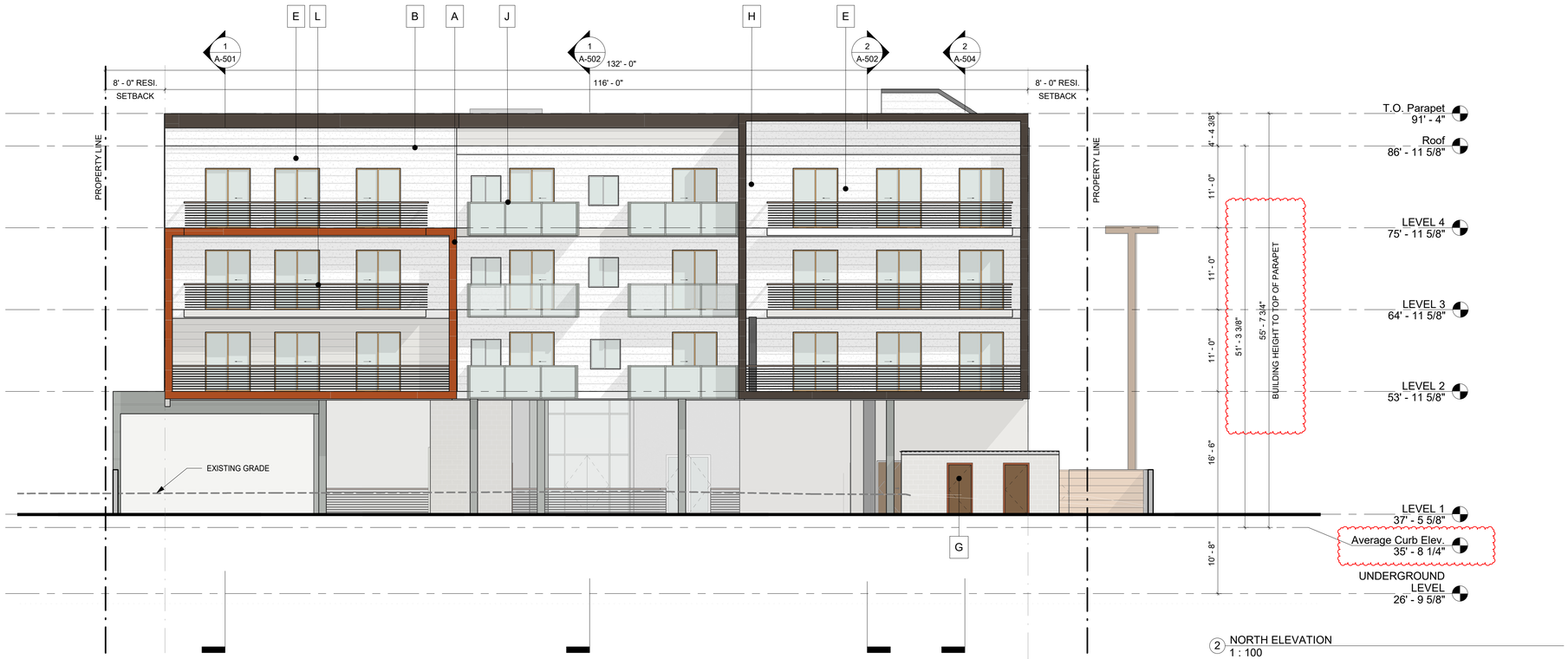
ENLARGED PLANS - TRUCK TURN RADIUS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-330

Scale 1 : 100



2 NORTH ELEVATION
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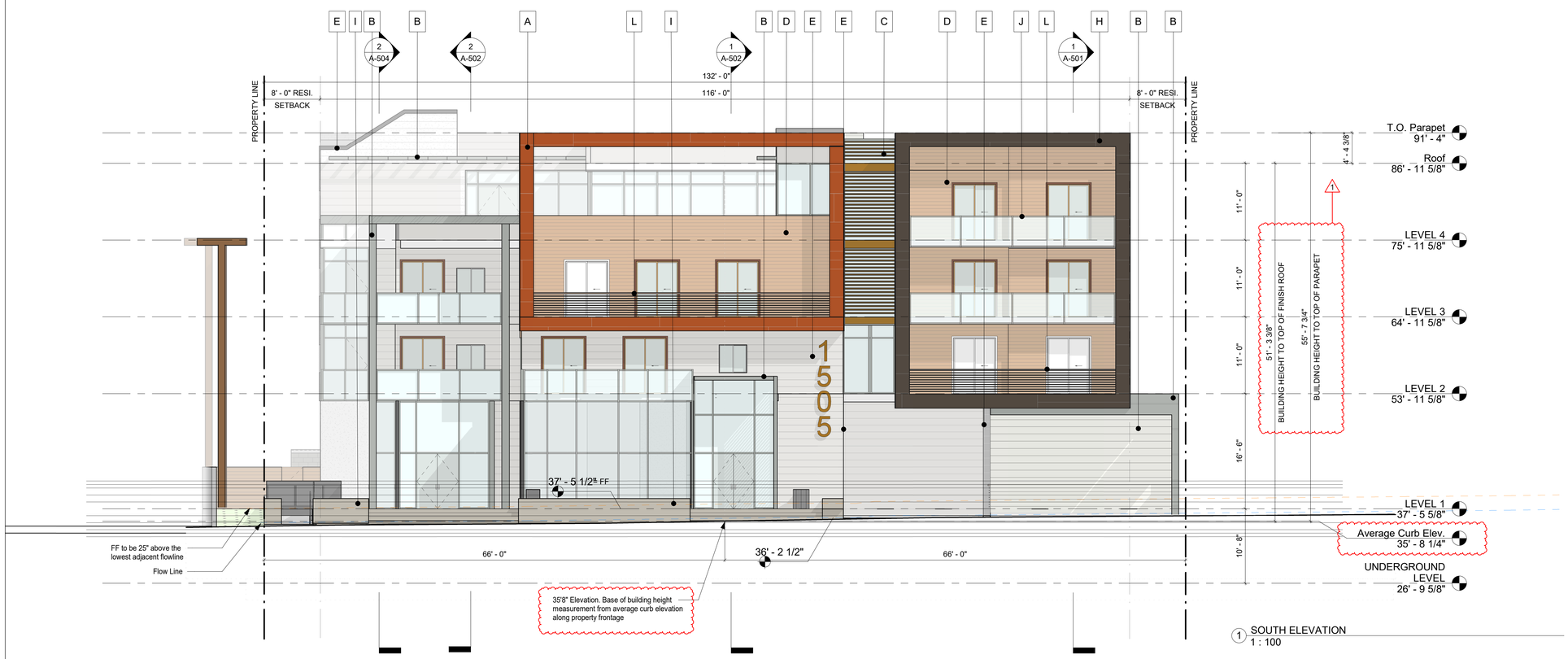

1 SOUTH ELEVATION
1 : 100

EXTERIOR FINISH LEGEND

A	SWISS PEARL FIBER CEMENT PANELS largo carat, coral 7030 R
B	DECOMETAL BRUSHED ALUMINUM laminate, m2022
C	METAL ALUMINUM TRELLIS bronze
D	FORTRESS COMPOSITE CLADDING apex, himalayan cedar
E	STUCCO FRY REGLET W/ REVEAL FINISH lahabra, dove grey
G	PAINT TO MATCH ITEM (E) dove grey
H	SWISS PEARL FIBER CEMENT PANELS largo reflex, black velvet 9221
I	DAVIS COLORS CONCRETE SMOOTH FINISH canyon 160
J	AGS GLASS RAILING with flat top, post stem reducer, brushed
L	AGS STAINLESS STEEL CABLE RAILING with flat top, horizontal, brushed, core drill

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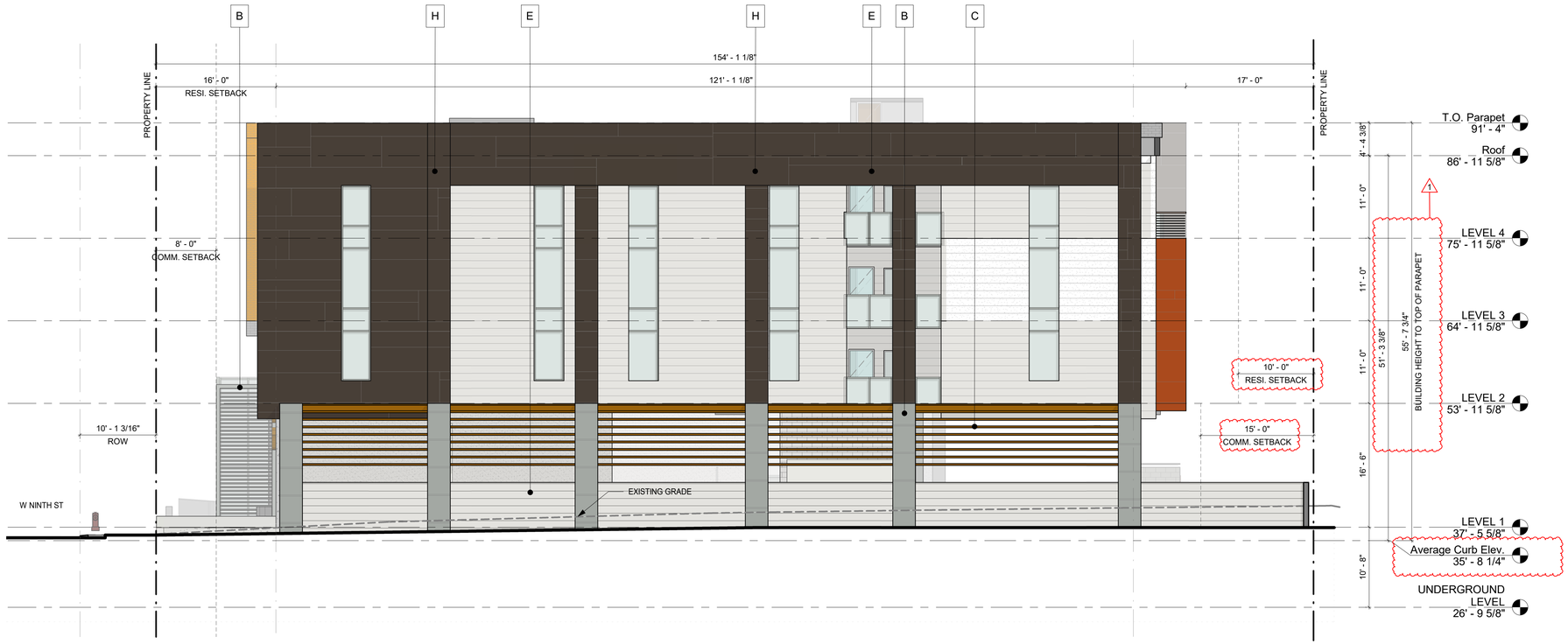
ELEVATIONS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-401

Scale As indicated



2 EAST ELEVATION
1 : 100

1 WEST ELEVATION
1 : 100

EXTERIOR FINISH LEGEND

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C	METAL ALUMINUM TRELLIS bronze
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J	AGS GLASS RAILING with flat top, post stem reducer, brushed
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ELEVATIONS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
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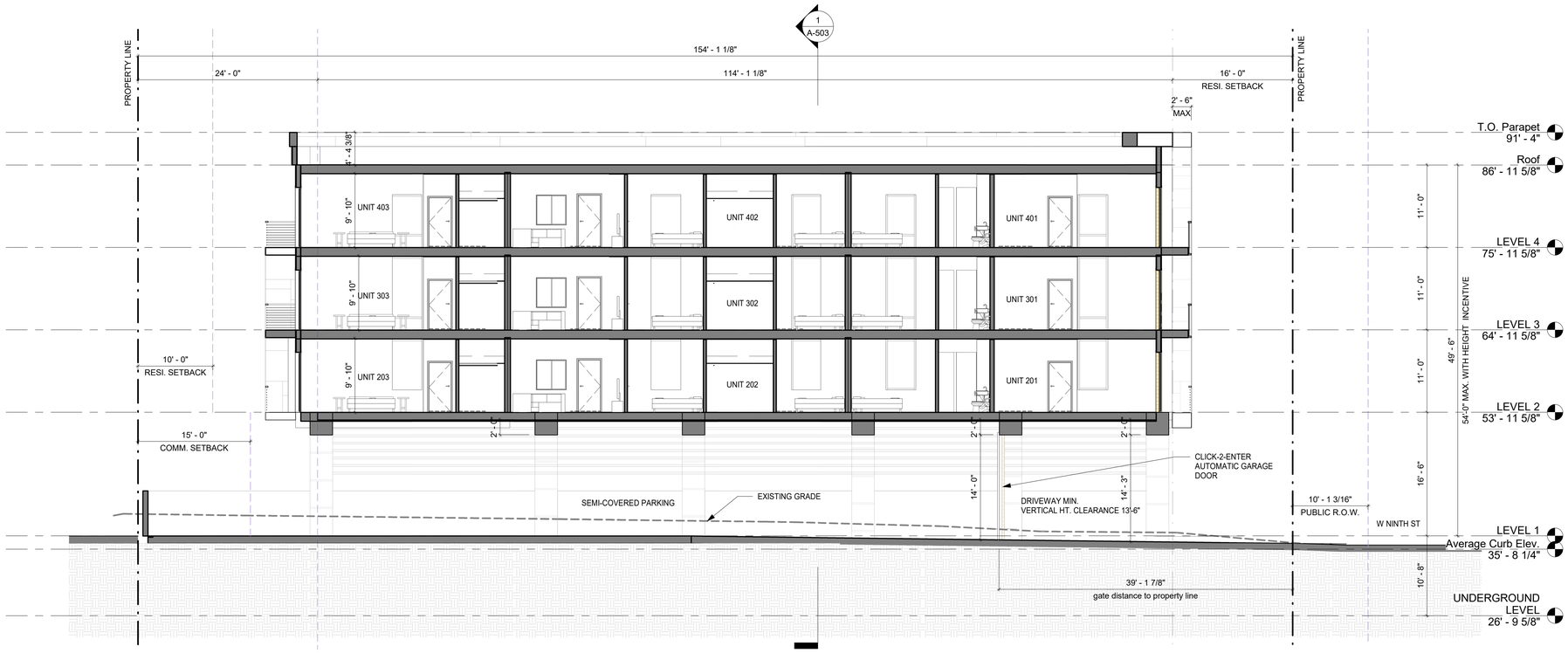
A-402

Scale As indicated



1 SECTION 1
1 : 100

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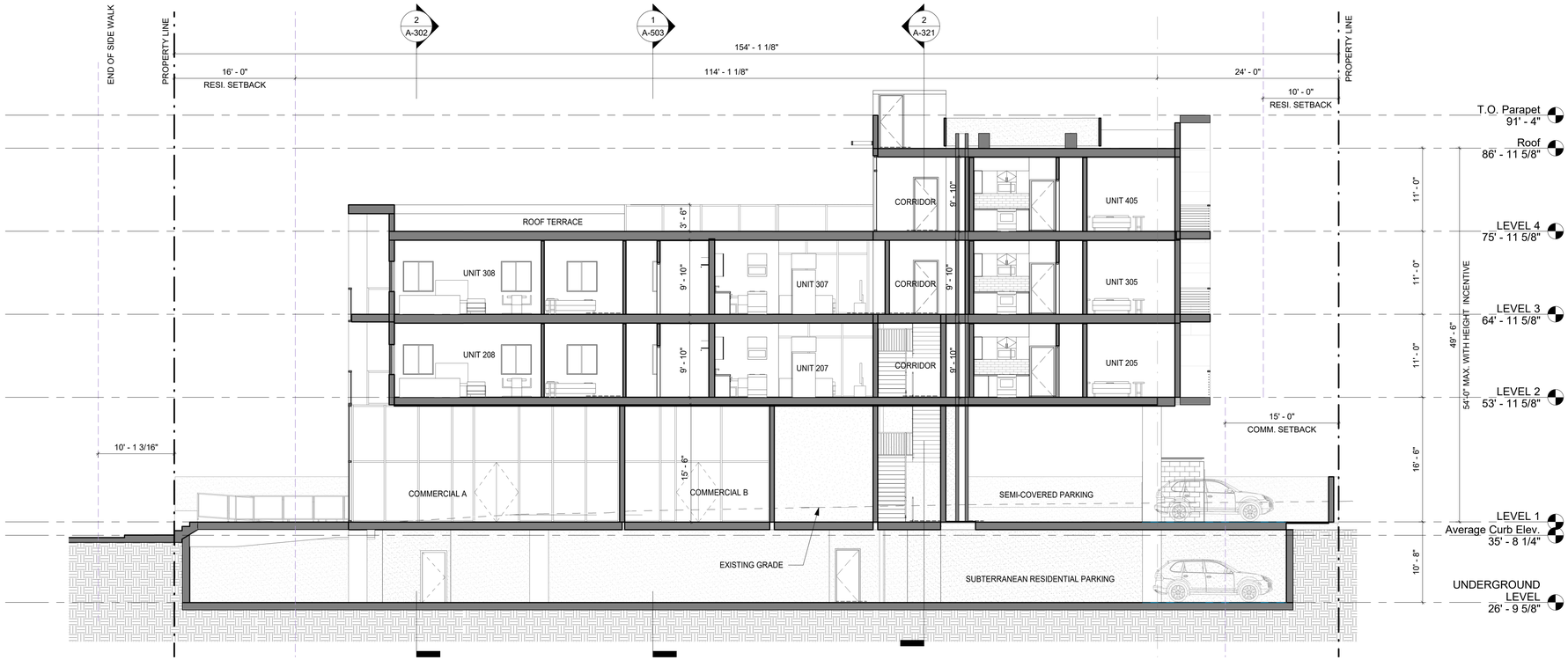
SECTIONS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-501

Scale 1 : 100



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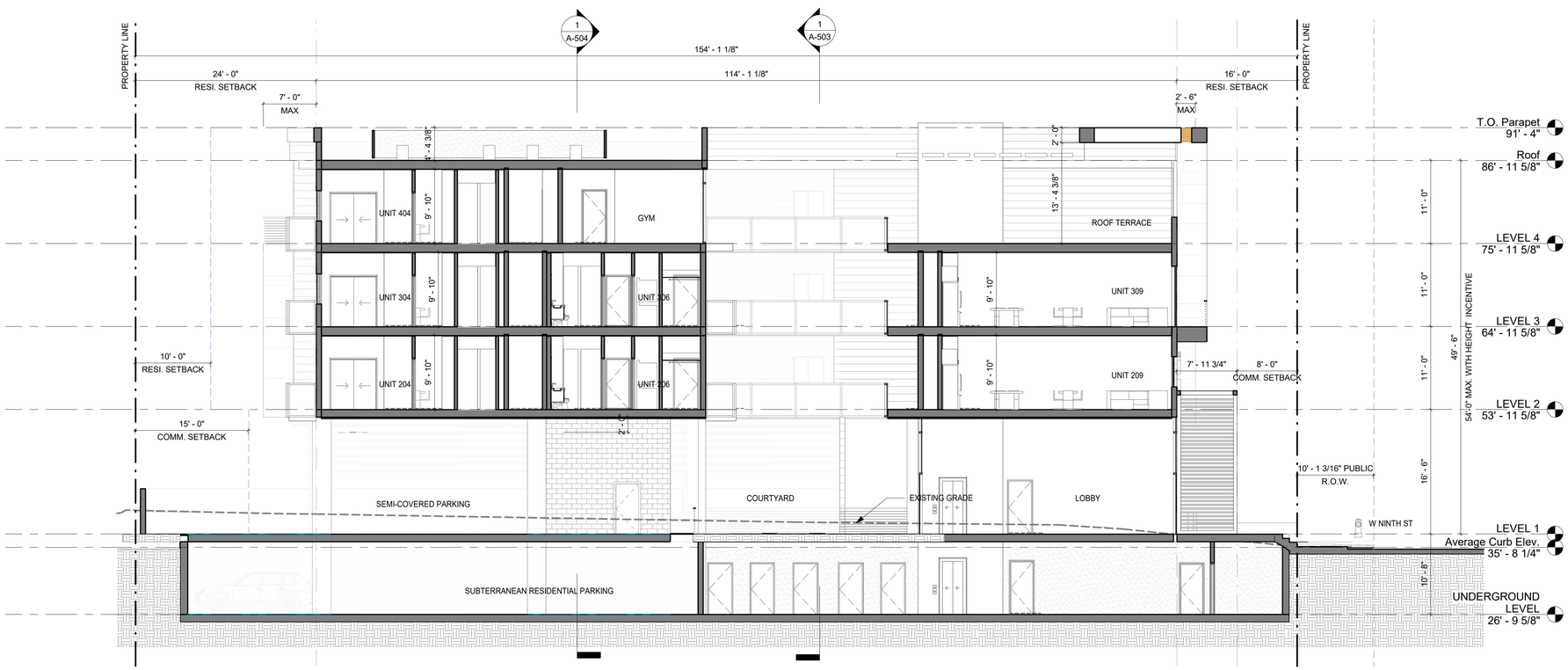

1 SECTION 3
1 : 100

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03	1	DAC Submittal 2	06/07/2023

SECTIONS

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-502

Scale 1 : 100

1 SECTION 5
1 : 100

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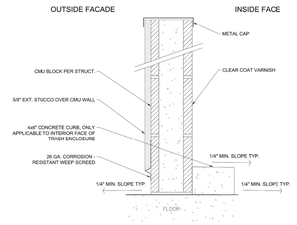
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

SECTIONS

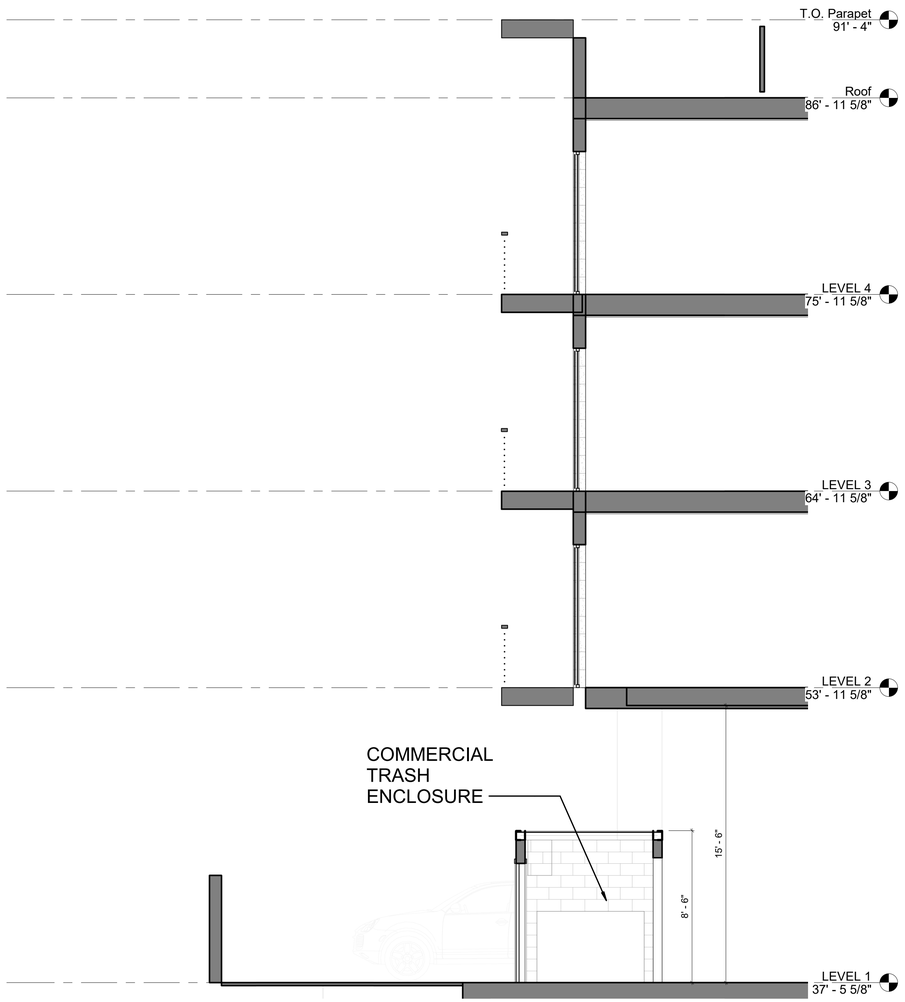
Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-503

Scale 1 : 100



-	CMU WALL @ TRASH ENCLOSURE	SCALE: NTS



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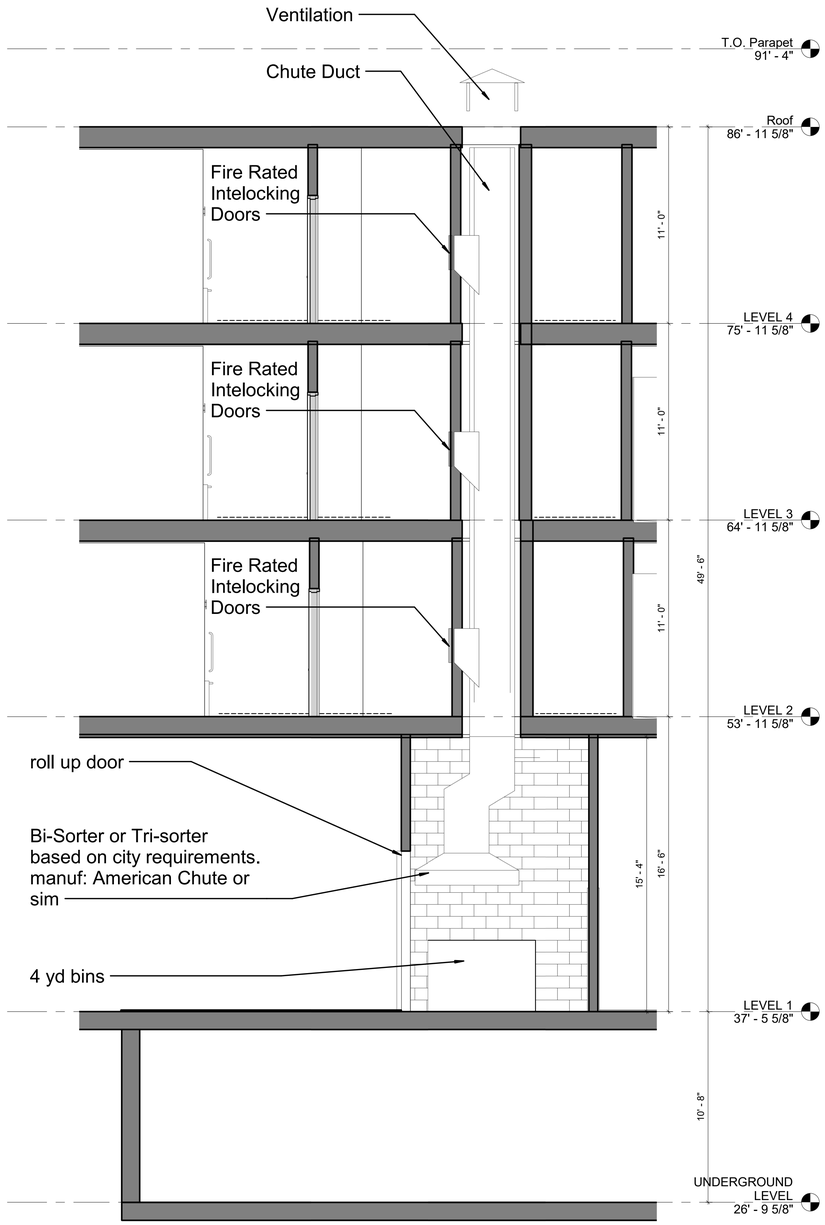
2 1/4" = 1'-0"



SECTION - TRASH CHUTE/ENCLSOURE RESIDENTIAL
1 1/4" = 1'-0"

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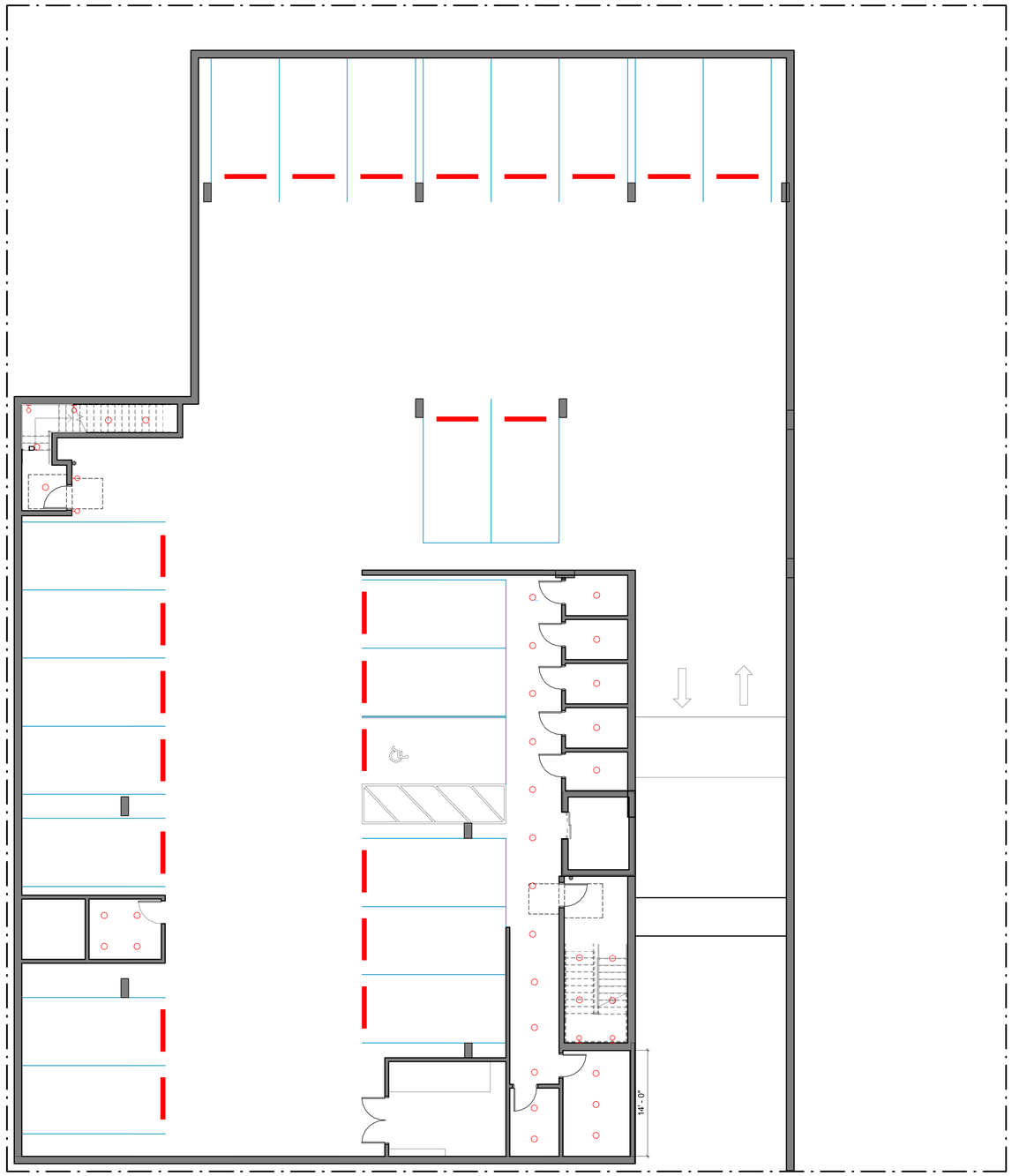
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

SECTIONS - TRASH ENCLOSURE

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-504

Scale 1/4" = 1'-0"



1 LIGHTING PLAN - UNDERGROUND LEVEL
1 : 100

LIGHTING SYMBOL LEGEND

	SCHEDULE SYM	LIGHTING
	CG, CP	LINEAR BOX 1'x4'
	DL, DL2	4"/5" LED RECESSED DOWN LIGHT
	WS, WS2	WALL MOUNTED LIGHT/SCONCE
	S8	LINEAR LED LIGHT - TRELLIS-HUNG
	S1	STAIR STEP LIGHT
	S0	PLANTING UPTHROW LIGHT
	P	CEILING MOUNTED PENDANT LUMINAIRE FIXTURE
	PR,PC	CEILING MOUNTED CHANDELIER LUMINAIRE FIXTURE
	-	RECESSED TROFFER LIGHTING 2'x4' - DROP CEILING
	F	EXHAUST FAN
	-	VAULTED/SLOPED CEILING
	WS5	LED SPOT WALL MOUNTED DOWNLIGHT(@10'- 0")
CD	S	CARBON MONOXIDE (HARD W/RED W/BATTERY BACK UP) FOR NEW ADDITION, INTERCONNECTED
SD	S	SMOKE DETECTOR(HARD W/RED W/BATTERY BACK UP) FOR NEW ADDITION, INTERCONNECTED
SCD	S	SMOKE DETECTOR/CARBON MONOXIDE COMBO (HARD W/RED W/BATTERY BACK UP) FOR NEW ADDITION, INTERCONNECTED
		T-GRID LIGHTING
		UP TURN THROW LIGHT/IN-GROUND FLUSH MOUNTED

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LIGHTING PLAN - UNDERGROUND LEVEL

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-601

Scale As indicated

1 LIGHTING PLAN - LEVEL 1
1 : 100

LIGHTING SYMBOL LEGEND

	SCHEDULE SYM	LIGHTING
	CG, CP	LINEAR BOX 1'x4'
	DL, DL2	4"/5" LED RECESSED DOWN LIGHT
	WS, WS2	WALL MOUNTED LIGHT/SCONCE
	S8	LINEAR LED LIGHT - TRELLIS-HUNG
	S1	STAIR STEP LIGHT
	S0	PLANTING UPTHROW LIGHT
	P	CEILING MOUNTED PENDANT LUMINAIRE FIXTURE
	PR,PC	CEILING MOUNTED CHANDELIER LUMINAIRE FIXTURE
	-	RECESSED TROFFER LIGHTING 2'x4' - DROP CEILING
	F	EXHAUST FAN
	-	VAULTED/SLOPED CEILING
	WSS	LED SPOT WALL MOUNTED DOWNLIGHT(@10'- 0")
CD	S	CARBON MONOXIDE (HARD W/RED W/BATTERY BACK UP) FOR NEW ADDITION, INTERCONNECTED
SD	S	SMOKE DETECTOR(HARD W/RED W/BATTERY BACK UP) FOR NEW ADDITION, INTERCONNECTED
SCD	S	SMOKE DETECTOR/CARBON MONOXIDE COMBO (HARD W/RED W/BATTERY BACK UP) FOR NEW ADDITION, INTERCONNECTED
		T-GRID LIGHTING
		UP TURN THROW LIGHT/IN-GROUND FLUSH MOUNTED

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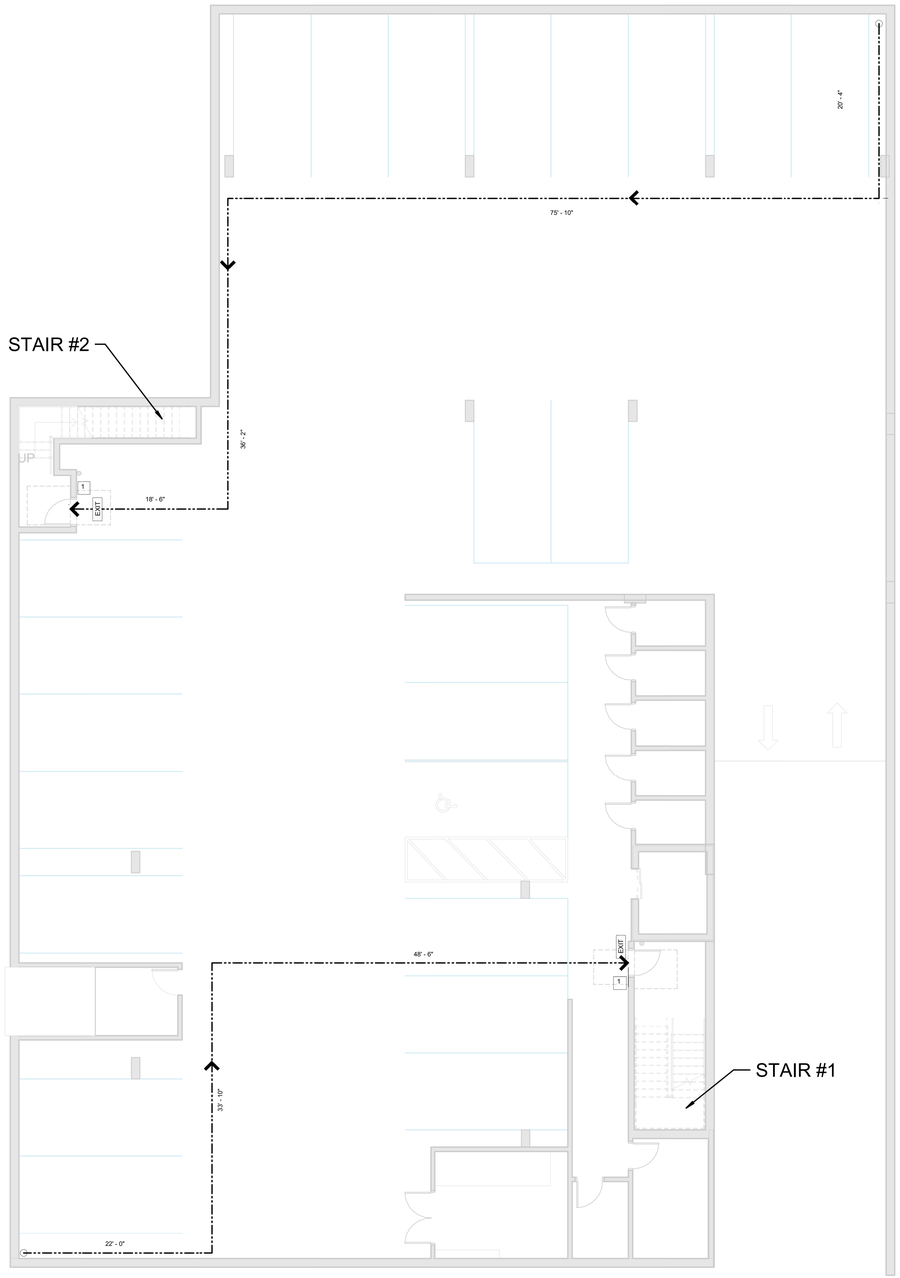
LIGHTING PLAN - LEVEL 1

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-602

Scale As indicated



1 UNDERGROUND LEVEL - EGRESS
1 : 100

LEGEND - EGRESS

- COMMON PATH OF EGRESS TRAVEL (CPET)
- EGRESS TRAVEL DISTANCE
- DEAD END DISTANCE
- 1 — TACTILE EXIT SIGNAGE, SEE 8/A-011
- EXIT — ILLUMINATED EXIT SIGNAGE
- F1 — FIRE EXTINGUISHER: minimum rating of 1-A:10-B:C
- F2 — FIRE EXTINGUISHER: minimum rating of 2-A:10-B:C

PORTABLE FIRE EXTINGUISHER NOTES:

PORTABLE FIRE EXTINGUISHERS SHALL BE SUBJECT TO CBC SECTION 906

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:
1. In Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R.3.1, R-4 and S occupancies.
Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

906.2 General requirements. Portable fire extinguishers shall be selected and installed in accordance with this section and California Code of Regulations, Title 19, Division 1, Chapter 3

906.3.1 Class A fire hazards. The minimum sizes and distribution of portable fire extinguishers for occupancies that involve primarily Class A fire hazards shall comply with Table 906.3(1)

906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

906.9.3 Floor clearance. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall not be less than 4 inches (102 mm)

EGRESS NOTES:

COMMON PATH OF EGRESS TRAVEL (CPET):

PER TABLE 1006.2.1, THE LENGTH OF A COMMON PATH OF EGRESS SHALL NOT BE MORE THAN 125', PROVIDED THAT THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

NUMBER OF EXITS:

PER SECTION 1006; TABLE 1006.2.1 AND TABLE 1006.3.1: FOR "R-2" OCCUPANCY 10 OR LESS , ONE EXIT
AT GRADE BETWEEN 11 AND 500 OCCUPANTS, 2 EXITS

EXIT SEPERATION:

PER SECTION 1007.1.1, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
(SEE EXIT SEPERATIONS AS DIMENSIONS ON DRAWINGS)

EXIT ACCESS TRAVEL DISTANCE:

PER TABLE 1017.2, FOR OCCUPANCIES R-2 & M 250' AND OCCUPANCY B 300' IS ALLOWED FOR BUILDINGS EQUIPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

DEAD ENDS:

PER SECTION 1020.4 EXCEPTION 2, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'

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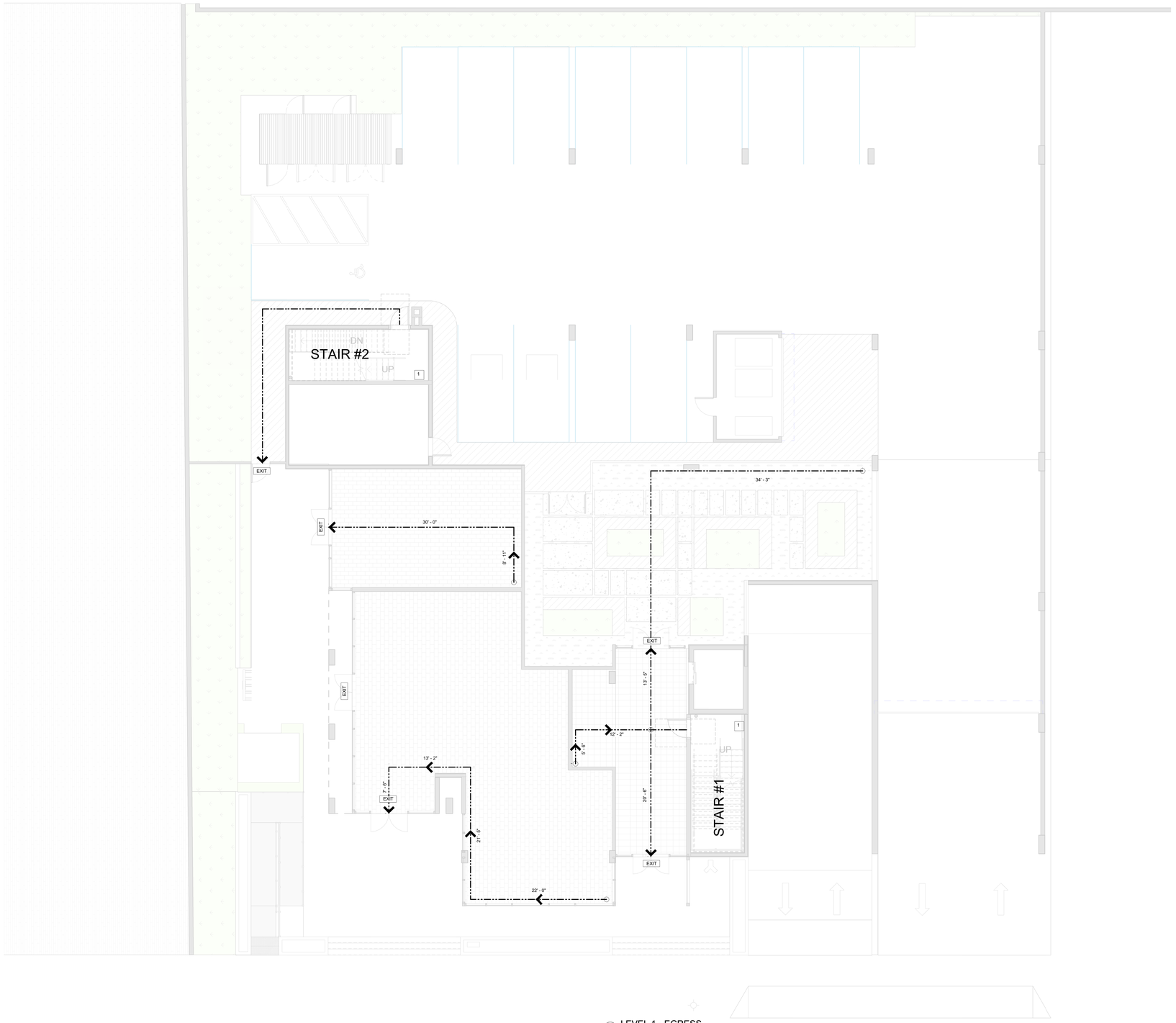
EGRESS - UNDERGROUND LEVEL

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-610

Scale As indicated



1 LEVEL 1 - EGRESS
1 : 100

LEGEND - EGRESS

- COMMON PATH OF EGRESS TRAVEL (CPET)
- EGRESS TRAVEL DISTANCE
- DEAD END DISTANCE
- 1 — TACTILE EXIT SIGNAGE, SEE 8/A-011
- EXIT — ILLUMINATED EXIT SIGNAGE
- F1 — FIRE EXTINGUISHER: minimum rating of 1-A:10-B:C
- F2 — FIRE EXTINGUISHER: minimum rating of 2-A:10-B:C

PORTABLE FIRE EXTINGUISHER NOTES:

PORTABLE FIRE EXTINGUISHERS SHALL BE SUBJECT TO CBC SECTION 906

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:
1. In Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R.3.1, R-4 and S occupancies.
Exceptiion: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

906.2 General requirements. Portable fire extinguishers shall be selected and installed in accordance with this section and California Code of Regulations, Title 19, Division 1, Chapter 3

906.3.1 Class A fire hazards. The minimum sizes and distribution of portable fire extinguishers for occupancies that involve primarily Class A fire hazards shall comply with Table 906.3(1)

906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

906.9.3 Floor clearance. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall not be less than 4 inches (102 mm)

EGRESS NOTES:

COMMON PATH OF EGRESS TRAVEL (CPET):

PER TABLE 1006.2.1, THE LENGTH OF A COMMON PATH OF EGRESS SHALL NOT BE MORE THAN 125', PROVIDED THAT THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

NUMBER OF EXITS:

PER SECTION 1006; TABLE 1006.2.1 AND TABLE 1006.3.1: FOR "R-2" OCCUPANCY 10 OR LESS , ONE EXIT
AT GRADE BETWEEN 11 AND 500 OCCUPANTS, 2 EXITS

EXIT SEPERATION:

PER SECTION 1007.1.1, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
(SEE EXIT SEPERATIONS AS DIMENSIONS ON DRAWINGS)

EXIT ACCESS TRAVEL DISTANCE:

PER TABLE 1017.2, FOR OCCUPANCIES R-2 & M 250' AND OCCUPANCY B 300' IS ALLOWED FOR BUILDINGS EQUIPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

DEAD ENDS:

PER SECTION 1020.4 EXCEPTION 2, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'

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Issue / Revision:

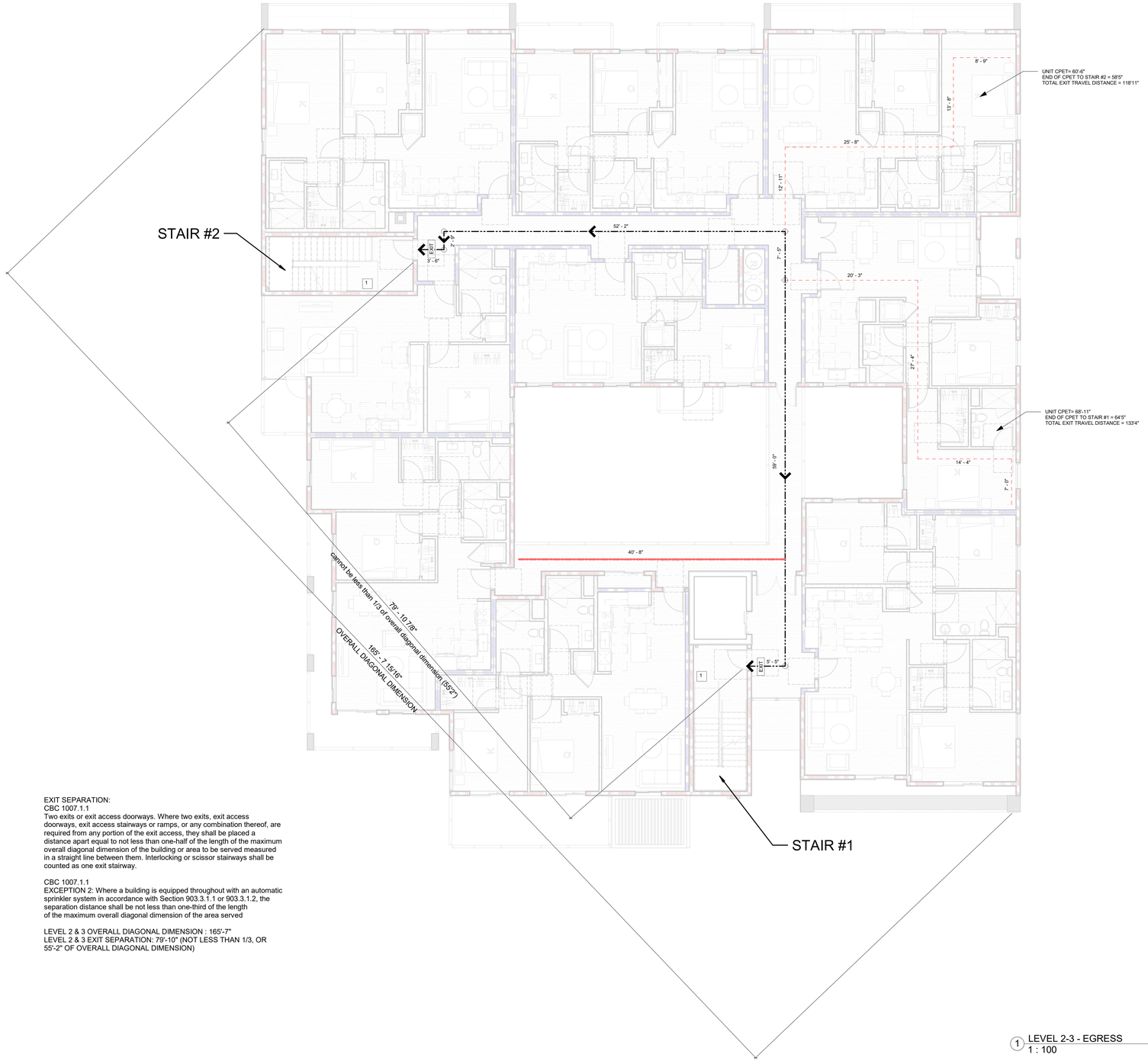
no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

EGRESS - LEVEL 1

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-611

Scale As indicated



EXIT SEPARATION:
CBC 1007.1.1
Two exits or exit access doorways. Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.

CBC 1007.1.1
EXCEPTION 2: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served

LEVEL 2 & 3 OVERALL DIAGONAL DIMENSION : 165'-7"
LEVEL 2 & 3 EXIT SEPARATION: 79'-10" (NOT LESS THAN 1/3, OR 55'-2" OF OVERALL DIAGONAL DIMENSION)

1 LEVEL 2-3 - EGRESS
1 : 100

LEGEND - EGRESS

- COMMON PATH OF EGRESS TRAVEL (CPET)
- EGRESS TRAVEL DISTANCE
- DEAD END DISTANCE
- 1 — TACTILE EXIT SIGNAGE, SEE 8/A-011
- EXIT — ILLUMINATED EXIT SIGNAGE
- F1 — FIRE EXTINGUISHER: minimum rating of 1-A:10-B:C
- F2 — FIRE EXTINGUISHER: minimum rating of 2-A:10-B:C

PORTABLE FIRE EXTINGUISHER NOTES:

PORTABLE FIRE EXTINGUISHERS SHALL BE SUBJECT TO CBC SECTION 906

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:
1. In Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R.3.1, R-4 and S occupancies.
Exceptiion: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

906.2 General requirements. Portable fire extinguishers shall be selected and installed in accordance with this section and California Code of Regulations, Title 19, Division 1, Chapter 3

906.3.1 Class A fire hazards. The minimum sizes and distribution of portable fire extinguishers for occupancies that involve primarily Class A fire hazards shall comply with Table 906.3(1)

906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

906.9.3 Floor clearance. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall not be less than 4 inches (102 mm)

EGRESS NOTES:

COMMON PATH OF EGRESS TRAVEL (CPET):

PER TABLE 1006.2.1, THE LENGTH OF A COMMON PATH OF EGRESS SHALL NOT BE MORE THAN 125', PROVIDED THAT THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

NUMBER OF EXITS:

PER SECTION 1006; TABLE 1006.2.1 AND TABLE 1006.3.1: FOR "R-2" OCCUPANCY 10 OR LESS , ONE EXIT
AT GRADE BETWEEN 11 AND 500 OCCUPANTS, 2 EXITS

EXIT SEPERATION:

PER SECTION 1007.1.1, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
(SEE EXIT SEPERATIONS AS DIMENSIONS ON DRAWINGS)

EXIT ACCESS TRAVEL DISTANCE:

PER TABLE 1017.2, FOR OCCUPANCIES R-2 & M 250' AND OCCUPANCY B 300' IS ALLOWED FOR BUILDINGS EQUIPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

DEAD ENDS:

PER SECTION 1020.4 EXCEPTION 2, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'

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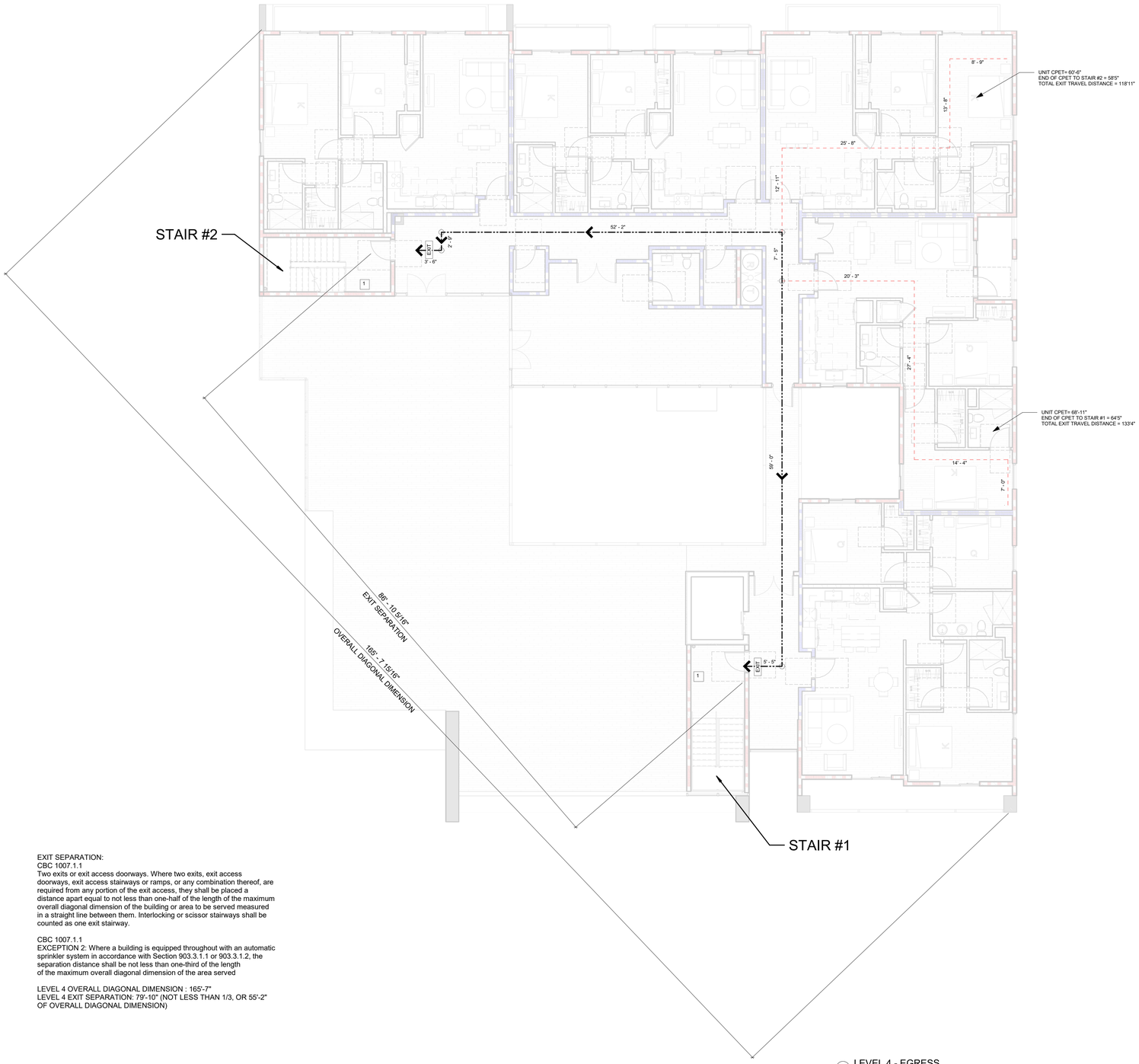
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

EGRESS - LEVEL 2-3

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-612

Scale As indicated



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CBC 1007.1.1
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LEVEL 4 OVERALL DIAGONAL DIMENSION : 165'-7"
LEVEL 4 EXIT SEPARATION: 79'-10" (NOT LESS THAN 1/3, OR 55'-2" OF OVERALL DIAGONAL DIMENSION)

1 LEVEL 4 - EGRESS
1 : 100

LEGEND - EGRESS

- COMMON PATH OF EGRESS TRAVEL (CPET)
- EGRESS TRAVEL DISTANCE
- DEAD END DISTANCE
- 1 — TACTILE EXIT SIGNAGE, SEE 8/A-011
- EXIT — ILLUMINATED EXIT SIGNAGE
- F1 — FIRE EXTINGUISHER: minimum rating of 1-A:10-B:C
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PORTABLE FIRE EXTINGUISHER NOTES:

PORTABLE FIRE EXTINGUISHERS SHALL BE SUBJECT TO CBC SECTION 906

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:
1. In Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R.3.1, R-4 and S occupancies.
Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

906.2 General requirements. Portable fire extinguishers shall be selected and installed in accordance with this section and California Code of Regulations, Title 19, Division 1, Chapter 3

906.3.1 Class A fire hazards. The minimum sizes and distribution of portable fire extinguishers for occupancies that involve primarily Class A fire hazards shall comply with Table 906.3(1)

906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

906.9.3 Floor clearance. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall not be less than 4 inches (102 mm)

EGRESS NOTES:

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DEAD ENDS:

PER SECTION 1020.4 EXCEPTION 2, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'

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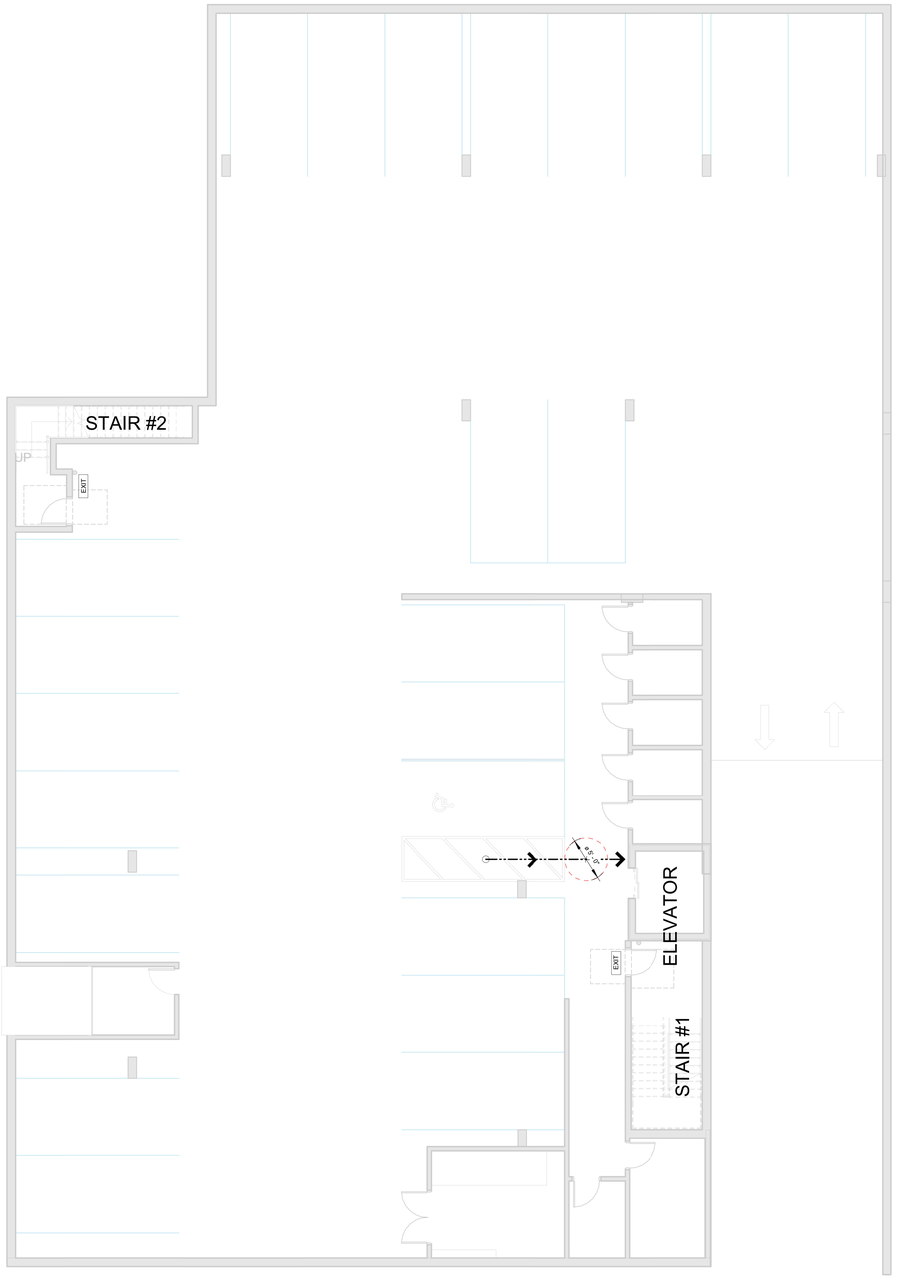
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

EGRESS - LEVEL 4

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-613

Scale As indicated



UNDERGROUND LEVEL - ACCESSIBILITY ROUTE
1 : 100

ACCESSIBILITY NOTES:

NOTE: ACCESSIBILITY NOTES APPLY TO SHEETS A074 & A077

1. CAR AND VAN PARKING SPACES SHALL COMPLY WITH CBC 11B-502
2. ACCESS AISLES SHALL COMPLY WITH CBC 11B-502.3
ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
3. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES
THEY SERVE SLOPE NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER CBC 11B-403.3
5. RAMPS SHALL COMPLY WITH CBC 11B-405 RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. THE CROSS SLOPE OF RAMPS SHALL NOT BE STEEPER THAN 1:48
6. PROVIDE A MAXIMUM OF 1/4" THRESHOLD HEIGHT FOR ALL MAIN BUILDING ENTRANCES.

LEGEND

- ACCESSIBILITY ROUTE
- BICYCLE PARKING ROUTE
- EXIT — EXIT SIGN
- BICYCLE PARKING SIGN

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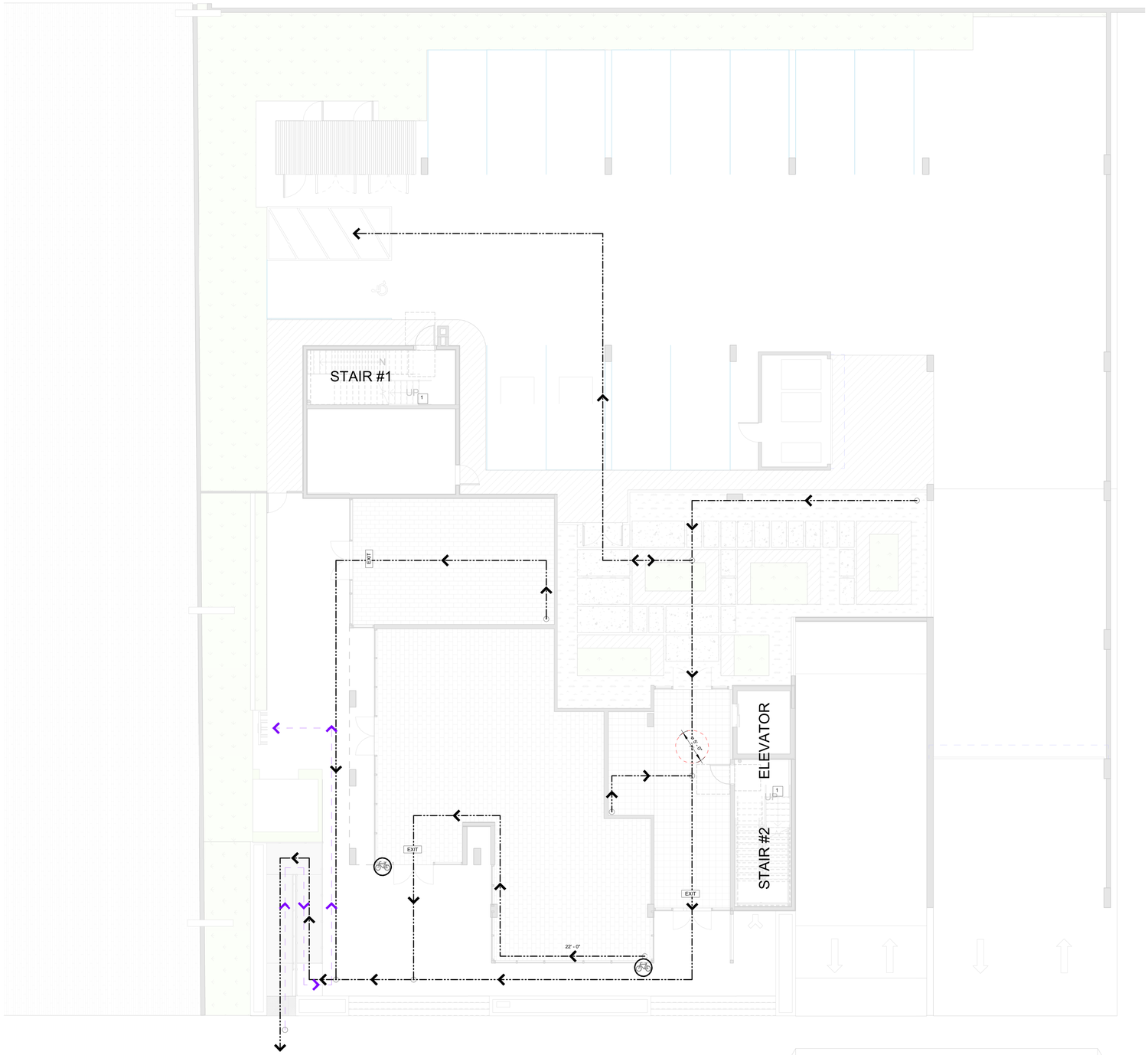
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

ACCESSIBILITY ROUTE - UNDERGROUND LEVEL

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-615

Scale: As indicated



1 LEVEL 1 - ACCESSIBILITY ROUTE
1 : 100

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NOTE: ACCESSIBILITY NOTES APPLY TO SHEETS A074 & A077

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5. RAMPS SHALL COMPLY WITH CBC 11B-405 RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. THE CROSS SLOPE OF RAMPS SHALL NOT BE STEEPER THAN 1:48
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LEGEND

	ACCESSIBILITY ROUTE
	BICYCLE PARKING ROUTE
EXIT	EXIT SIGN
	BICYCLE PARKING SIGN

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Issue / Revision:

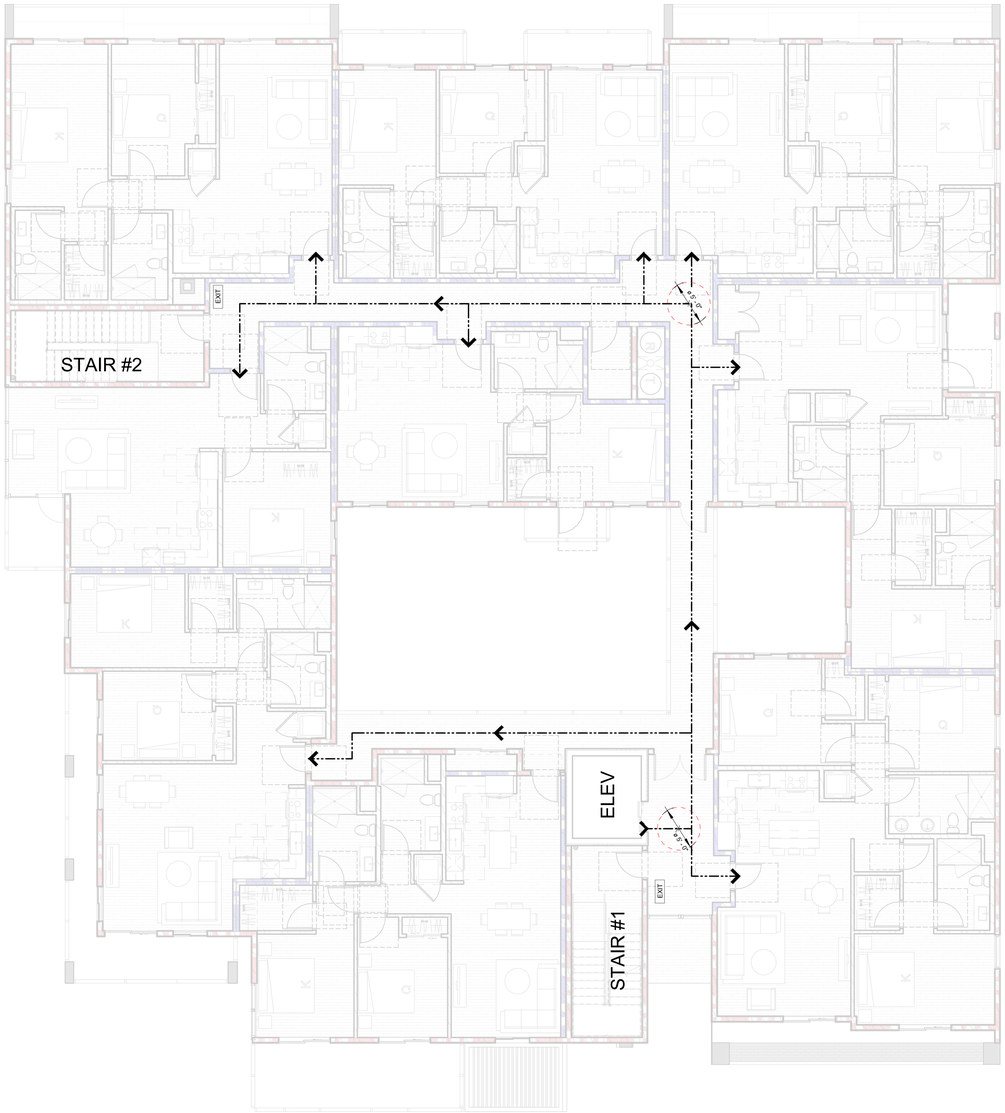
no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

ACCESSIBILITY ROUTE - LEVEL 1

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-616

Scale As indicated



1 LEVEL 2-3 - ACCESSIBILITY ROUTE
1 : 100

ACCESSIBILITY NOTES:

NOTE: ACCESSIBILITY NOTES APPLY TO SHEETS A074 & A077

1. CAR AND VAN PARKING SPACES SHALL COMPLY WITH CBC 11B-502
2. ACCESS AISLES SHALL COMPLY WITH CBC 11B-502.3
ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
3. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES
THEY SERVE SLOPE NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER CBC 11B-403.3
5. RAMPS SHALL COMPLY WITH CBC 11B-405 RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. THE CROSS SLOPE OF RAMPS SHALL NOT BE STEEPER THAN 1:48
6. PROVIDE A MAXIMUM OF 1/4" THRESHOLD HEIGHT FOR ALL MAIN BUILDING ENTRANCES.

LEGEND

ACCESSIBILITY ROUTE

BICYCLE PARKING ROUTE

EXIT — EXIT SIGN

BICYCLE PARKING SIGN

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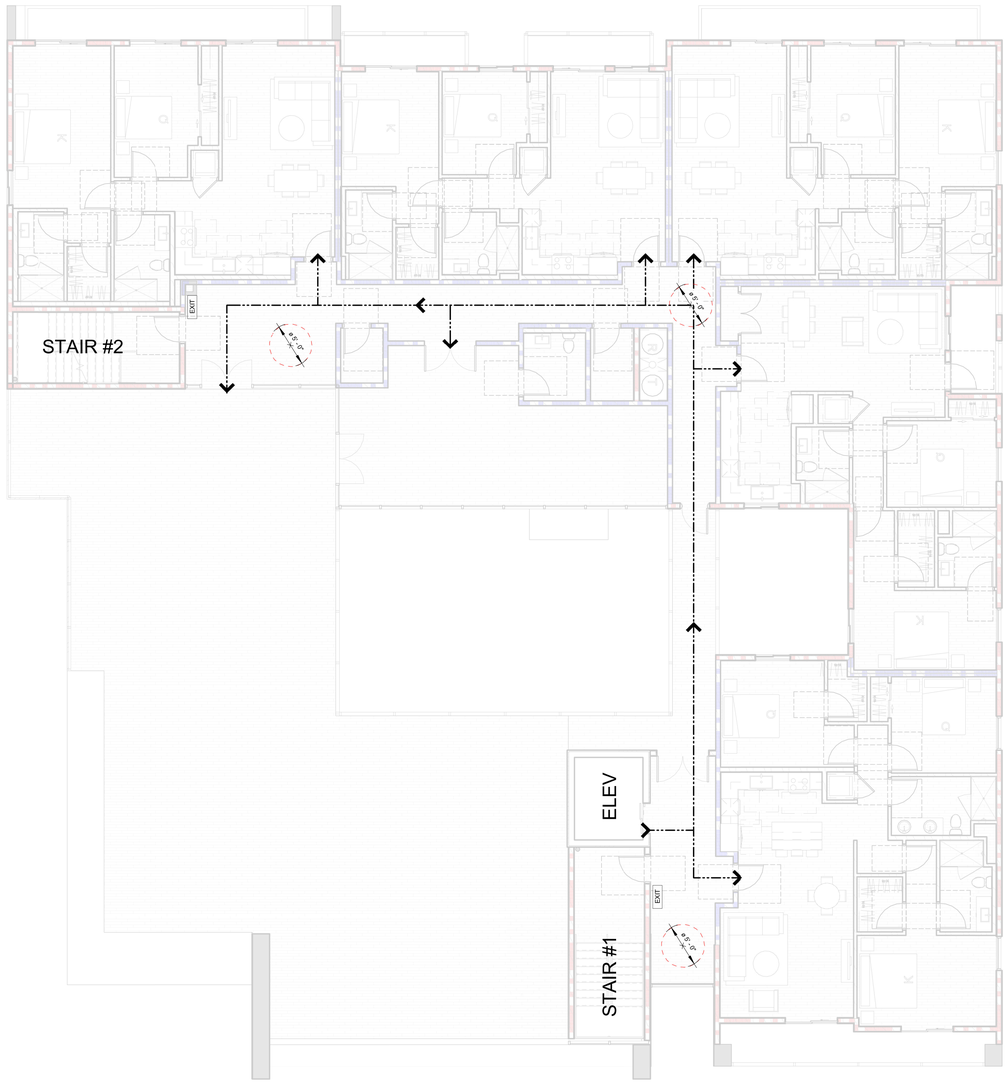
03	1	DAC Submittal 2	06/07/2023

ACCESSIBILITY ROUTE - LEVEL 2-3

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-617

Scale As indicated



1 LEVEL 4 - ACCESSIBILITY ROUTE
1 : 100

ACCESSIBILITY NOTES:

NOTE: ACCESSIBILITY NOTES APPLY TO SHEETS A074 & A077

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6. PROVIDE A MAXIMUM OF 1/4" THRESHOLD HEIGHT FOR ALL MAIN BUILDING ENTRANCES.

LEGEND

- ACCESSIBILITY ROUTE
- BICYCLE PARKING ROUTE
- EXIT — EXIT SIGN
- BICYCLE PARKING SIGN

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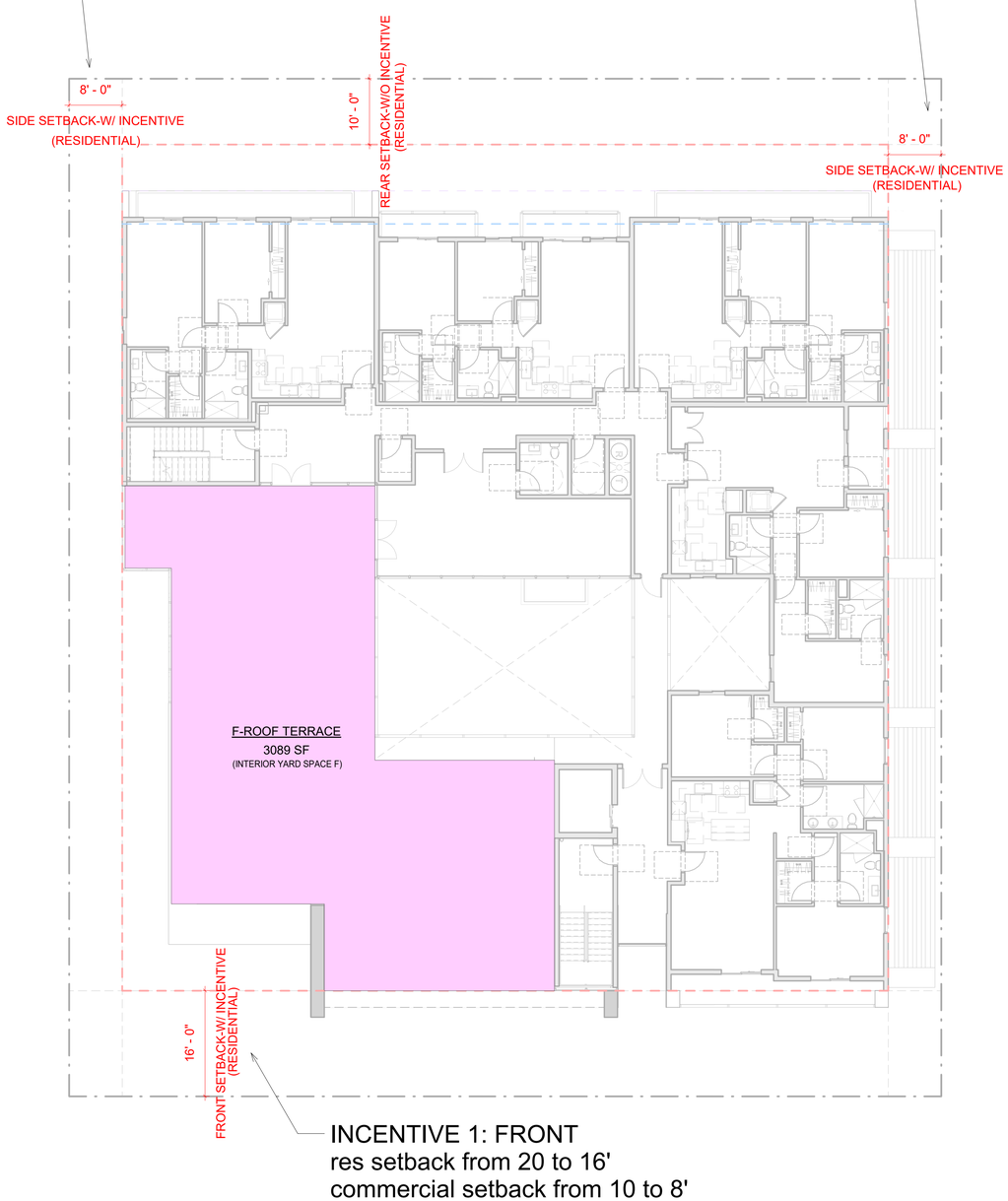
ACCESSIBILITY ROUTE - LEVEL 4

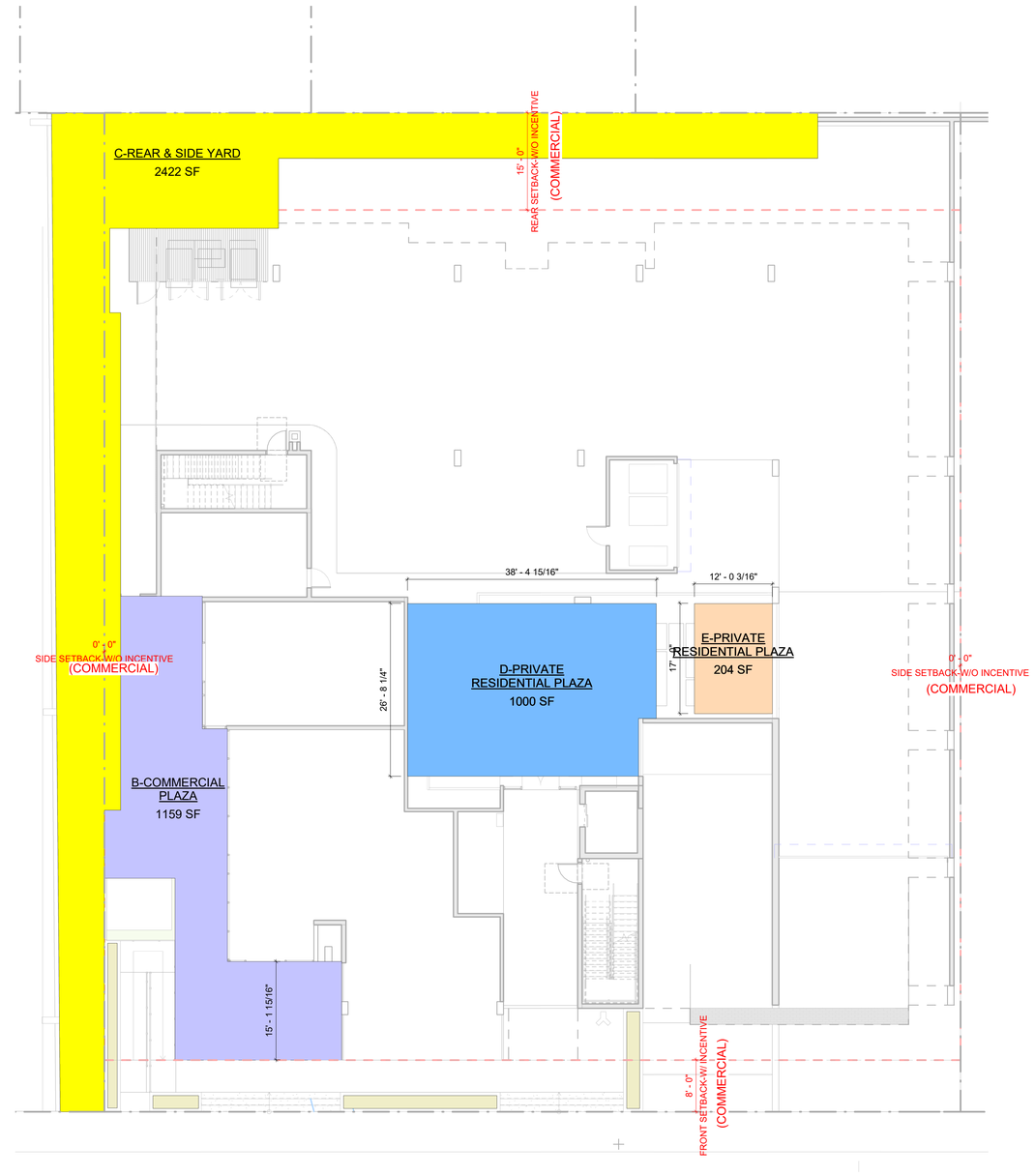
Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-618

Scale As indicated



LEVEL 4 - INTERIOR COURTYARD DIAGRAM
2 3/32" = 1'-0"



LEVEL 1 - INTERIOR COURTYARD DIAGRAM
1 3/32" = 1'-0"

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03	1	DAC Submittal 2	06/07/2023

DIAGRAM-INTERIOR YARD SPACE

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-620 1

Scale 3/32" = 1'-0"

Ⓐ SWISS PEARL FIBER CEMENT PANELS- largo carat, coral 7030 R

Ⓑ DECOMETAL BRUSHED ALUMINUM - laminate, m2022

Ⓒ METAL ALUMINUM TRELLIS - bronze

Ⓓ FORTRESS COMPOSITE CLADDING - apex, himalayan cedar

Ⓔ STUCCO FRY REGLET W/ REVEAL FINISH - lahabra, dove grey

Ⓖ PAINT TO MATCH ITEM (E) - dove grey

Ⓗ SWISS PEARL FIBER CEMENT PANELS- largo reflex, black velvet 9221

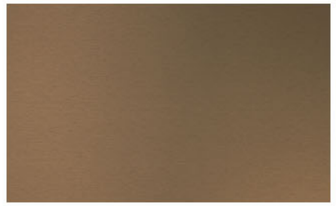
Ⓘ DAVIS COLORS CONCRETE SMOOTH FINISH - canyon 160

Ⓙ AGS GLASS RAILING - with flat top, post stem reducer, brushed

Ⓛ AGS STAINLESS STEEL CABLE RAILING - with flat top, horizontal, brushed, core drill

Ⓐ

Ⓑ



Ⓒ

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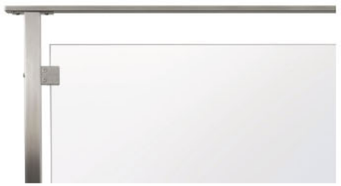

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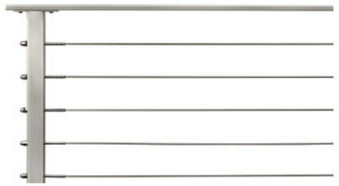

Ⓛ

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MATERIAL BOARD

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

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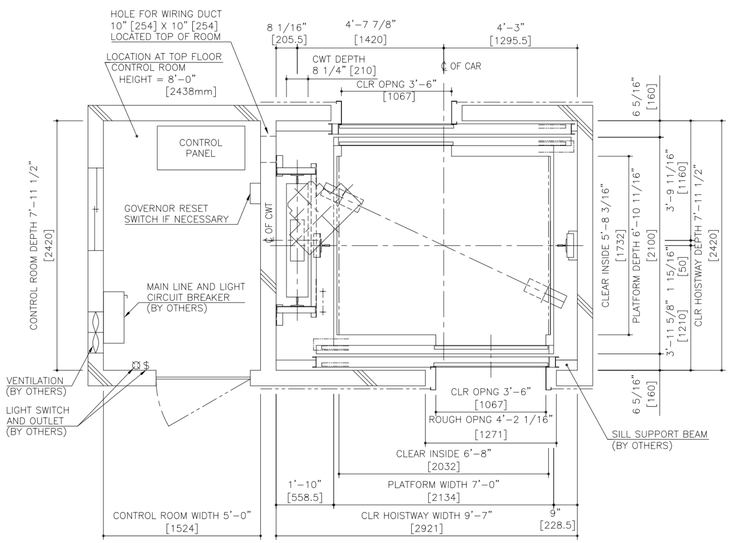
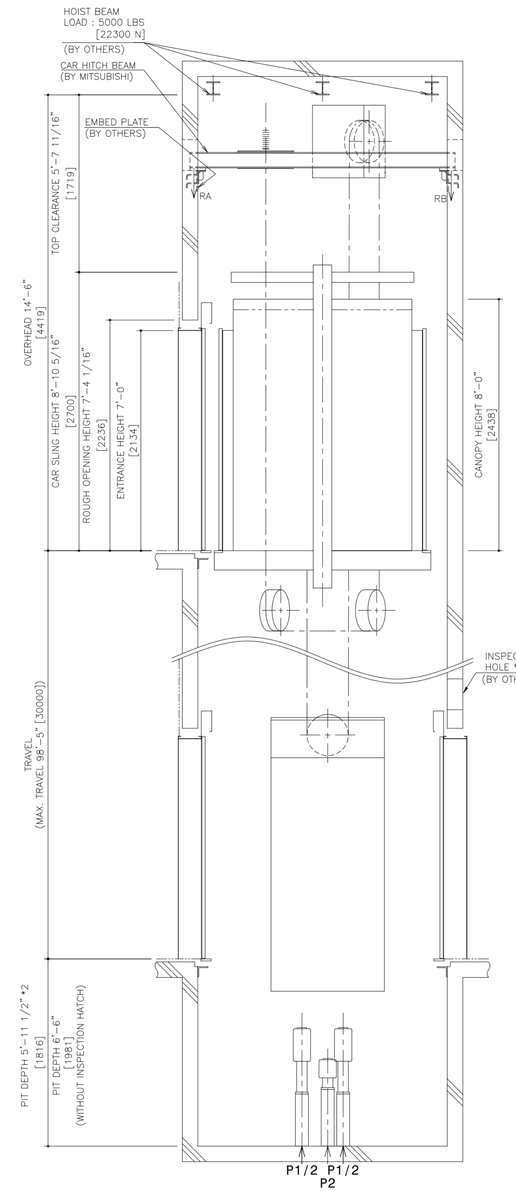
Scale

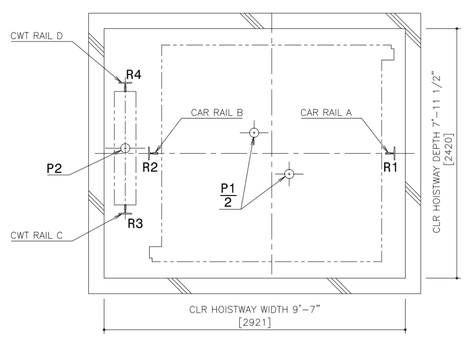


HOISTWAY PLAN
WITHOUT CWT SAFETY



HOISTWAY SECTION
WITHOUT CWT SAFETY

*1,*2 : AS SHOWN IN THE FIGURE ABOVE, AN INSPECTION HATCH FOR USE IN THE MAINTENANCE OF THE CAR DOOR OPERATOR SHALL BE PROVIDED ABOVE THE ENTRANCE ON THE BOTTOM FLOOR, IF THE LANDING IS THE ONLY ONE IN THAT SIDE. HOWEVER, THIS INSPECTION HATCH WILL BE UNNECESSARY, IF THE PIT DEPTH CAN BE DEEPENED BY 0'-6 1/2"[165].

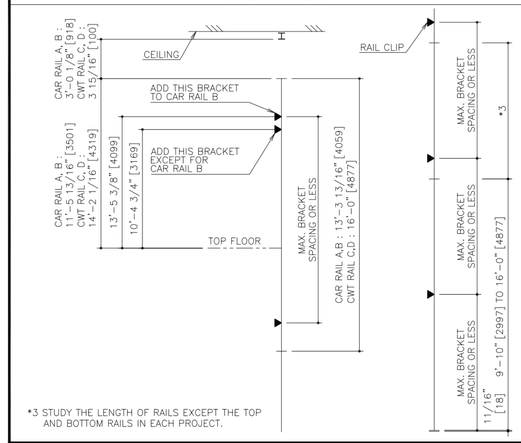


PIT PLAN
WITHOUT CWT SAFETY

SPECIFICATIONS

SERIES			DIAMOND TRAC
LOAD			3500 LBS [1600 kg]
SPEED			350 FPM [105 m/min]
REGULATION / CODE			ASME A17.1S – 2005
TRAVEL			MAX. TRAVEL : 98'-5" [30 m]
DOOR TYPE			SS
GUIDE RAIL	CAR	ZONE 0 TO 2	T127-1/B
		ZONE 3 & 4	T127-2/B
	CWT	ZONE 0 TO 2	T127-1/B
		ZONE 3 & 4	T127-2/B
CWT SAFETY			NOT APPLIED

RAIL STACKING

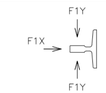


*3 STUDY THE LENGTH OF RAILS EXCEPT THE TOP AND BOTTOM RAILS IN EACH PROJECT.

RAIL BRACKET SPACING

SEISMIC ZONE (RAIL SIZE)	ZONE 0 TO 2 (T127-1/B)		ZONE 3 & 4 (T127-2/B)	
	CAR	CWT	CAR	CWT
RAIL BRACKET SPACING	12'-11 1/2" [3950]	14'-1 5/16" [4300]	11'-9 3/4" [3600]	11'-9 3/4" [3600]

RAIL REACTION LOAD



RAIL LOAD DETAIL

SEISMIC ZONE (RAIL SIZE)	CAR RAIL A, B		CWT RAIL C, D	
	F1X	F1Y	F1X	F1Y
ZONE 0 TO 2 (T127-1/B)	1500 LBS [6600 N]	800 LBS [3300 N]	1700 LBS [7200 N]	900 LBS [3600 N]
	F1X	F1Y	F1X	F1Y
ZONE 3 & 4 (T127-2/B)	3000 LBS [13100 N]	1500 LBS [6600 N]	3300 LBS [14300 N]	1700 LBS [7200 N]

CAR HITCH BEAM LOAD

STATIC LOAD		DYNAMIC LOAD	
RA	RB	RA	RB
3900 LBS [17000 N]	1600 LBS [7000 N]	7700 LBS [34000 N]	3000 LBS [13000 N]

PIT REACTION LOAD

	SEISMIC ZONE (RAIL SIZE)	RAIL REACTION LOAD				BUFFER REACTION LOAD	
		R1	R2	R3	R4	P1	P2
WITHOUT CWT SAFETY	ZONE 0 TO 2 (T127-1/B)	13500 LBS [60000 N]	11500 LBS [51000 N]	8800 LBS [39000 N]	3400 LBS [15000 N]	41000 LBS [182000 N]	33800 LBS [150000 N]
	ZONE 3 & 4 (T127-2/B)	13800 LBS [61000 N]	11700 LBS [52000 N]	9300 LBS [41000 N]	3900 LBS [17000 N]		

POWER FEEDER DATA 1CAR

MOTOR		STANDARD VOLTAGE 208V			STANDARD VOLTAGE 480V			POWER SUPPLY CAPACITY	HEAT EMISSION			
		CURRENT		BREAKER IN CONTROL PANEL	CURRENT		BREAKER IN CONTROL PANEL		HOISTWAY (EXCEPT CAR LIGHTING)		CONTROL PANEL ROOM	
[HP]	[kW]	FLU [A]	FLAcc [A]	[A]	FLU [A]	FLAcc [A]	[A]	[kVA]	[BTU/Hr]	[W]	[BTU/Hr]	[W]
24.5	18	78	138	100	34	60	40	17	3070	900	7000	2050

POWER CRRENT CORRESPONDING TO LOCAL SUPPLY VOLTAGE (FLU or FLAcc) [A]
= EACH CURRENT (FLU or FLAcc)[A] X STANDARD VOLTAGE (E1 or E2)[V] / LOCAL SUPPLY VOLTAGE (E) [V]

NO.	DATE	BY	REVISIONS
–	10/01/08	–	CREATED DRAWING

NOT TO BE USED FOR CONSTRUCTION

PROJECT: –
ELEV. NO.: –
DWG. TITLE: –
ADMIN. NO.: –
DWG. NO.: EZ-B-0069'
REV.

MITSUBISHI ELEVATORS & ESCALATORS
DIAMOND TRAC

ADMINI. NO | B-AM112KA-215SS-105-S0-NO

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NOTE :
WHEN THE CANOPY HEIGHT IS CHANGED FROM THE DIMENSION ON THIS DRAWING, OVERHEAD AND THE BRACKET SPAN FOR UPPER RAILS SHALL BE CHANGED AS WELL.

SCALE : 1/50

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OXNARD MIXED-USE

Mixed-Use Apartments & Commercial Development
1505 W. Ninth Street
Oxnard, CA 93035

OWNER / DEVELOPER
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MEP - Mechanical/Electrical/Plumbing
Hariton Engineering
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POST-CONSTRUCTION STORMWATER
YCE Incorporated
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NORBERTO FANDI
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REN.01-31-25
STATE OF CALIFORNIA

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Issue / Revision:

no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Submittal 1	07/21/2022
03	1	DAC Submittal 2	06/07/2023

PRODUCT SHEETS-ELEVATOR

Project number	85-10220
Date	06/07/2023
Drawn by	VK
Checked by	NFN

A-710 1

Scale

GENERAL NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF OXNARD GRADING ORDINANCE AND THE LATEST EDITIONS OF THE CITY OF OXNARD DEPARTMENT OF PUBLIC WORKS STANDARDS, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (SSPWC), AND THE CITY OF OXNARD STANDARD LAND DEVELOPMENT SPECIFICATIONS.

2. CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DIVISION AND ALL OTHER INTERESTED PARTIES AND ARRANGE FOR A PRECONSTRUCTION CONFERENCE 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION (PHONE 385–7840).

3. AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA – U.S.A. AT 1–800–422–4133) TO OBTAIN AN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING ALL SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.

4. ALL PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION SHALL BE OBTAINED BY THE CONTRACTOR.

5. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE CITY THROUGHOUT THE CONSTRUCTION OPERATION.

6. THE CONTRACTOR SHALL KEEP A STRICT RECORD OF ALL CHANGES AND SUBMIT THIS RECORD TO THE CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT. CERTIFIED "AS–BUILT" PLANS SHALL BE PROVIDED TO THE CITY OF OXNARD BY THE DEVELOPER'S ENGINEER BEFORE THE RELEASE FOR OCCUPANCY WILL BE ISSUED.

7. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ENGINEER'S SATISFACTION.

8. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY EXISTING BROKEN OR DAMAGED SIDEWALK, CURB, GUTTER OR ASPHALT PAVING (PATCH, REPAIR OR OVERLAY) AND UPGRADE THE ALLEY ADJACENT TO THE PROPERTY TO CURRENT CITY STANDARDS AS DIRECTED BY THE ENGINEER.

9. SAWCUT EXISTING PAVEMENT TO A CLEAN STRAIGHT EDGE AS DIRECTED BY THE CITY INSPECTOR.

10. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE CITY OF OXNARD STANDARDS AND SPECIFICATIONS. COMPACTION EFFORTS SHALL NOT DISTURB ADJACENT STREET STRUCTURAL SECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.

11. ALL UNDERGROUND SEWER, STORM DRAIN, AND WATER PIPELINES, ELECTRIC POWER, TELEPHONE OR CABLE TV CONDUITS AND CABLE AND GAS PIPELINES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS AND PAVEMENT.

12. WHERE JOINING THE EXISTING PAVEMENT, SAWCUT TO SOUND PAVEMENT AND OVERLAY AS REQUIRED TO PROVIDE PROPER GRADE AND 2% CROSS–SLOPE. ANY UNSOUND PAVEMENT SHALL BE REPLACED AS REQUIRED BY THE ENGINEER.

13. AT LEAST TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION, THE CONTRACTOR SHALL POTHOLE AND EXPOSE THE EXISTING UTILITIES AT ALL CROSSINGS AND AT THE POINT OF TIE–IN; THEN CONTACT THE ENGINEER TO VERIFY THE ELEVATION OF THE EXISTING FACILITIES.

14. THE DEVELOPER SHALL OBTAIN FINAL APPROVAL OF REIMBURSEMENT AMOUNTS PRIOR TO BEGINNING CONSTRUCTION ON REIMBURSABLE ITEMS.

15. ALL WATER WELLS LOCATED WITHIN THE SITE SHALL BE REPORTED TO THE CITY OF OXNARD WATER SUPERINTENDENT PRIOR TO THEIR MODIFICATION OR DESTRUCTION (CITY OF OXNARD ORDINANCE NO. 2219).

16. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION DURING GRADING AND ALL SUBSEQUENT CONSTRUCTION. CONTRACTOR SHALL GIVE THE ENGINEER ADEQUATE NOTICE, BEFORE DISTURBING SAID MONUMENTS, SO THE ENGINEER CAN REPLACE OR RELOCATE ANY EXISTING SURVEY MONUMENTATION.

17. THE SOIL ENGINEERS' RECOMMENDATIONS (AND ENGINEERING GEOLOGISTS' RECOMMENDATIONS, WHERE EMPLOYED) CONTAINED IN THE REPORTS REFERENCED HEREON AS APPROVED OR CONDITIONED BY THE CITY SHALL BE A PART OF THIS GRADING PLAN.

18. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

19. ALL DELETERIOUS MATERIAL (E.G. – LUMBER, LOGS, BRUSH, RUBBISH, ETC.) SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL AND HAULED TO A DUMP–SITE APPROVED BY THE ENGINEER.

20. ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR ANY FILLS.

21. ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY IMPORTED MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER PRIOR TO USE IN COMPACTED FILL. BLOCKY MATERIAL SHALL BE BROKEN INTO SUITABLE PARTICLE SIZES BEFORE BEING USED AS FILL IN CONFORMANCE WITH THE CITY STANDARDS.

22. ALL TREE ROOTS, ABANDONED IRRIGATION LINES, UTILITY SERVICES, SEPTIC TANKS AND SIMILAR MATERIALS SHALL BE REMOVED FROM THE SITE AND VOIDS CREATED THEREBY SHALL BE PROPERLY FILLED AND COMPACTED AS DIRECTED BY THE SOILS ENGINEER.

23. ALL EXCAVATED BACK SLOPES AND KEYS FOR BUTTRESS FILLS MUST BE EXAMINED BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER TO INSURE ALL POTENTIAL PLANES OF FAILURE HAVE BEEN EXPOSED IN THE EXCAVATION AND WILL BE ADEQUATELY SUPPORTED BY THE PROPOSED BUTTRESS FILLS.

24. THE SOILS ENGINEER SHALL SUBMIT RECOMMENDATIONS FOR CORRECTIVE WORK TO INSURE SLOPE STABILITY WHERE UNSTABLE MATERIAL IS EXPOSED AT THE TOP OF CUTS.

25. DURING THE RAINY SEASON (APPROXIMATELY OCTOBER THROUGH APRIL), THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING STORM DAMAGE PREVENTION MEASURES OR EROSION CONTROL DEVICES AND/OR TO PERFORM CERTAIN GRADING TO PREVENT SOIL OR EXCESS RUNOFF FROM FLOWING INTO PUBLIC STREETS OR ADJACENT PROPERTIES. IN THE EVENT OF SUCH AN OCCURRENCE, CLEANUP SHALL COMMENCE IMMEDIATELY. SHOULD CITY FORCES OR THE CITY CONTRACTOR PERFORM ANY CLEANUP RESULTING FROM THIS DEVELOPMENT, THE DEVELOPER SHALL PAY THE COST INCURRED WITHIN TEN (10) WORKING DAYS UPON RECEIPT OF BILLING.

26. THE DEVELOPER OR HIS AGENT SHALL BE RESPONSIBLE FOR REMOVAL AND CLEANUP OF ANY SPILL ON PUBLIC STREETS DURING THE GRADING OPERATION, AS WELL AS REPAIR OF DAMAGE TO HAUL ROUTES AND EXISTING FACILITIES.

27. MAXIMUM SLOPES FOR BOTH CUT AND FILL SHALL BE 2:1.

28. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE DEVELOPMENT SERVICES INSPECTOR'S GROUP (385–7840) AT LEAST 24 HOURS IN ADVANCE WHEN INSPECTION IS TO BE MADE.

29. NO OVERSIZE OR OVERWEIGHT LOADS ARE PERMITTED WITHOUT A SEPARATE MOVING PERMIT.

30. HAUL ROUTES MUST BE ON OFFICIAL TRUCK ROUTES AS SHOWN ON THE CITY TRUCK ROUTE MAP. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED WHEN IT IS NECESSARY TO FLAG TRAFFIC OR INSTALL ANY TRAFFIC CONTROL DEVICES ON CITY RIGHT–OF–WAY.

31. ALL WORK CONTEMPLATED UNDER THE PERMIT SHALL BE COMPLETED WITHIN THE TIME LIMIT SPECIFIED IN THE PERMIT OR ANY TIME EXTENSIONS GRANTED THEREON AND SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE GRADING PERMIT TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR AND ALL OTHER PROVISIONS OF THE CODE, APPLICABLE LAWS, AND ORDINANCES.

32. IN THE EVENT THE DEVELOPER FAILS TO COMPLY WITH THE PROVISIONS OF THE PERMIT AND APPLICABLE LAWS, THE SURETY WILL PROMPTLY COMPLETE THE WORK TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR. IN THE EVENT SAID SURETY FAILS TO PROMPTLY DO SO, THE SURETY SHALL PAY THE CITY ALL COSTS AND EXPENSES INCURRED BY SAID CITY IN MAKING THE PREMISES SAFE TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR.

33. FINE GRADING TO BE NO LESS THAN THE FOLLOWING:

	LONGITUDINAL–SLOPE	CROSS–SLOPE
PERVIOUS SURFACES	1.00%	2.0%
ASPHALT SURFACES	0.50%	1.0%
CONCRETE SURFACES	0.25%	0.5%

34. IF THE PROPERTY GRADES HAVE AN ELEVATION DIFFERENTIAL OF 12 INCHES, A RETAINING WALL SHALL BE REQUIRED (PERMIT TO BE OBTAINED FROM BUILDING DIVISION BEFORE APPROVAL OF GRADING PLAN). GRADE DIFFERENTIAL GREATER THAN THREE FEET SHALL REQUIRE A DOUBLE WALL WITH A 3 FOOT PLANTING STRIP BETWEEN WALLS. MAXIMUM WALL HEIGHT SHALL NOT EXCEED 8 FEET BETWEEN LOTS.

35. PERIOD OF SIX MONTHS AFTER THE ISSUANCE OF THE CERTIFICATE OF COMPLETION, THE DEVELOPER SHALL PERFORM ALL MAINTENANCE AND COMPLY WITH ALL CONDITIONS REQUIRED UNDER THE PERMIT.

36. PRIOR TO A FINAL INSPECTION AND ACCEPTANCE OF THE GRADING OPERATION, ALL CERTIFICATION HEREON SHALL BE FULLY EXECUTED BY THE APPROPRIATE REGISTERED PROFESSIONALS.

37. ALL SEWER AND STORM DRAIN LINES, 30" OR SMALLER IN DIAMETER SHALL BE VIDEOTAPED BY THE CONTRACTOR IN VHS FORMAT AND THE TAPE SHALL BE DELIVERED TO THE CITY INSPECTOR AT THE TIME OF TAPING.

CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE DEVELOPER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.

NOTICE TO CONTRACTORS:

1. ALL WORK PERFORMED IN THE CONTRACT SHALL CONFORM TO PROJECT SPECIFICATIONS.

2. UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL PERFORM ALL THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREON.

3. ALL OFF SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AGENCY. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS.

4. CONSTRUCT DESIGN GRADES SHOWN ON PLAN. CONSTRUCT STRAIGHT GRADES BETWEEN INDICATED ELEVATIONS UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATIONS FROM GRADING PLAN MUST HAVE PRIOR APPROVAL OF THE PROJECT ENGINEER.

5. NO CRUSHING OF EXISTING ASPHALTIC CONCRETE PAVEMENT IS ALLOWED ON SITE.

6. THE EXISTING CONDITIONS SHOWN ON THE PLANS WERE OBTAINED FROM AS–BUILT DRAWINGS AND FIELD SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND VERIFY THE EXACT EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.

7. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OR THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.

8. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

10. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.

11. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OR THE ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.

12. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRANCHES OR EXCAVATIONS, WHICH ARE 5 FEET OR DEEPER.

13. CONSTRUCTION SHALL BE RESTRICTED TO THE HOURS OF 7:00AM TO 6:00PM MONDAY THROUGH FRIDAY, AND 8:00AM TO 6:00PM ON SATURDAY.

14. THE PROJECT SPONSOR MUST COMPLY WITH THE NOISE INSULATION STANDARDS OF TITLE 24 OF THE CALIFORNIA CODE REGULATIONS, WHICH INSURE AN ACCEPTABLE INTERIOR NOISE ENVIRONMENT.

FILL NOTES:

1. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE CITY ENGINEER.

2. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE DENCITY THEREOF.

3. THE MINIMUM NUMBER OF TESTS SHALL BE AS FOLLOWS:

ONE TEST FOR EACH TWO–FOOT VERTICAL LIFT.

ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.

ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR–FOOT VERTICAL LIFT OR PORTION THEREOF

SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY COMPLIANCE OF THE SOIL PROPERTIES WITH THE DESIGN REQUIREMENTS INCLUDING SOILS TYPES AND SHEAR STRENGTHS.

4. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

5. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE GEOTECHNICAL ENGINEER AND APPROVED IN ADVANCE BY THE DEPUTY INSPECTOR.

6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.

7. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.

8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.

9. MAN–MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.

10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A AND B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 47, PAGE(S) 22 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: PARCEL A 183–0–173–315
APN: PARCEL B 183–0–173–325

LAND AREA

CONTAINING AN AREA OF 20,341 SQ. FT., OR 0.467 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING USED IN THIS MAP IS THE NORTHERN LINE OF NINTH STREET DUE WEST, 524.03' PER MAP 17 PM 79.

BENCHMARK

PROJECT BENCHMARK: BM 2–31

AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF VENTURA ROAD AND NINTH STREET.

EL=11.318 METERS
CONVERTED TO US SURVEY FOOT EL=37.132 FEET (NAVD88).

GENERAL UTILITY NOTES

1. SPECIAL PROVISIONS SUCH AS FLEXIBLE OR SWING JOINTS SHALL BE MADE FOR BURIED UTILITIES TO ALLOW FOR DIFFERENTIAL VERTICAL DISPLACEMENT.
2. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE.
3. INSTALLATION OF PIPES IN TRENCHES SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE STANDARD SPECIFICATIONS, AND APPLICABLE CITY OF LOS ANGELES STANDARD PLANS.
4. THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES AND BENDS IN NEW WATER LINES PER REFERENCED DETAIL. FOR THRUST BLOCK BASE SIZES SEE TABLE IN DETAIL 1 ON THIS SHEET.
5. DIMENSIONS TO PIPELINES ARE TO CENTERLINE, UNLESS OTHERWISE SHOWN.
6. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON, MECHANICAL JOINTS, CLASS 350, WRAPED IN PLASTIC, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR MAY VARY THE GRADE AND/OR ALIGNMENT OF THE WATER LINE IF FIELD CONDITIONS WARRANT WITH APPROVAL OF THE ENGINEER.
8. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE EXTRA STRENGTH D.L. MANUFACTURED PER ASTM C–700, UNLESS OTHERWISE NOTED.
9. STORM DRAIN PIPE AND FITTINGS WITH INSIDE DIAMETER OF 18" OR LARGER SHALL BE HIGH–DENSITY POLYETHYLENE (HDPE) SOLID–WALL. SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SEC. 207–19. AND SEC. 500–1.3; AND REINFORCED CONCRETE PIPE (RCP) MANUFACTURED PER ASTM C–76 AND CONFORMING TO SEC. 207–2 OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
10. INSTALLATION AND TESTING OF FIRE SERVICE LINE SHALL BE PER NFPA 24. FIRE DEPARTMENT IS TO WITNESS HYDROSTATIC TEST (8–9.3) AND FLUSH OF THE SYSTEM (8–8).
11. EXISTING FIRE MAINS SHALL BE TESTED WITH THE NEW INSTALLATION.
12. ALL UNDERGROUND PIPES AND STRUCTURES ARE TO CONFORM WITH THE SOIL CORROSIVITY STUDY.
13. CONTRACTOR TO PROTECT IN PLACE OR ADJUST WHERE NECESSARY ALL EXISTING UTILITY LINES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, THAT LAY WITHIN THE LIMITS OF THE NEW CONSTRUCTION, AND ARE NOT SPECIFICALLY MARKED TO BE REMOVED OR ABANDONED.
14. STORM DRAIN PIPE AND FITTINGS WITH INSIDE DIAMETER UP TO 15" SHALL BE PVC, SDR 35 AS PER ASTM D–3034.
15. ALL EXISTING IRRIGATION LINES AND FIXTURES, DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED, RECONNECTED OR REROUTED.
16. ALL TRENCHES SHALL BE RESURFACED AS PER THE SSPWC AND PROJECT SPECIFICATIONS.
17. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO

    SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT SHALL NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

18. THE CONTRACTOR SHALL PROVIDE THE DESIGN OF, OBTAIN THE REQUIRED PERMITS FOR, AND FURNISH AND INSTALL ALL THE TEMPORARY SHORING, UNDERPINNING AND BRACING REQUIRED TO SAFELY EXECUTE THE WORK AND PROTECT EXISTING IMPROVEMENTS.
19. CONTRACTOR SHALL EXPOSE EXISTING SEWER LINES AT THE DOWNSTREAM CONNECTION LOCATIONS FOR VERIFICATION OF JOIN ELEVATION BY THE CITY.
20. REMOVE EXISTING TREES INTERFERING WITH THE CONSTRUCTION, IN CONJUNCTION WITH THE LANDSCAPE PLANS.
21. CONTRACTOR TO REPLACE DAMAGED LANDSCAPE FEATURES.

AIR QUALITY NOTES:

A. MATERIALS SUCH AS OIL–BASED ARCHITECTURAL COATINGS, PAINTS AND ASPHALT USED IN CONSTRUCTION SHALL BE CONTROLLED ACCORDING TO SCAQMD REGULATIONS.

B. ALL MATERIALS TAKEN OFF–SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.

C. ON–SITE VEHICLE SPEED SHALL BE POSTED AT 15 MILES PER HOUR. STREETS ADJACENT TO THE SITE SHALL BE SWEPT AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.

D. ENGINES MUST BE MAINTAINED IN GOOD CONDITION ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

E. BOTH GRADING AND CONSTRUCTION ACTIVITIES ARE TO BE SCHEDULED TO EVEN OUT EMISSION PEAKS. GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND STAGE SMOG ALERTS.

F. THE SITE SHALL BE FENCED TO REDUCE WIND–BLOWN DUST. CONSTRUCTION MATERIALS NOT STORED BEHIND THE TEMPORARY FENCES SHALL BE COVERED. ALL STORED SOIL AND SAND SHALL BE COVERED OR TREATED WITH SOIL BINDERS.

G. ALL UNPAVED DEMOLITION AND CONSTRUCTION AREAS SHALL BE WETTED AT LEAST TWICE DAILY DURING EXCAVATION AND CONSTRUCTION, AND TEMPORARY DUST COVERS SHALL BE USED TO REDUCE DUST EMISSIONS AND MEET SCAQMD DISTRICT RULE 403. WETTING COULD REDUCE FUGITIVE DUST BY AS MUCH AS 50 PERCENT.

H. THE OWNER OR CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY GRADING AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.

I. ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE AND DUST.

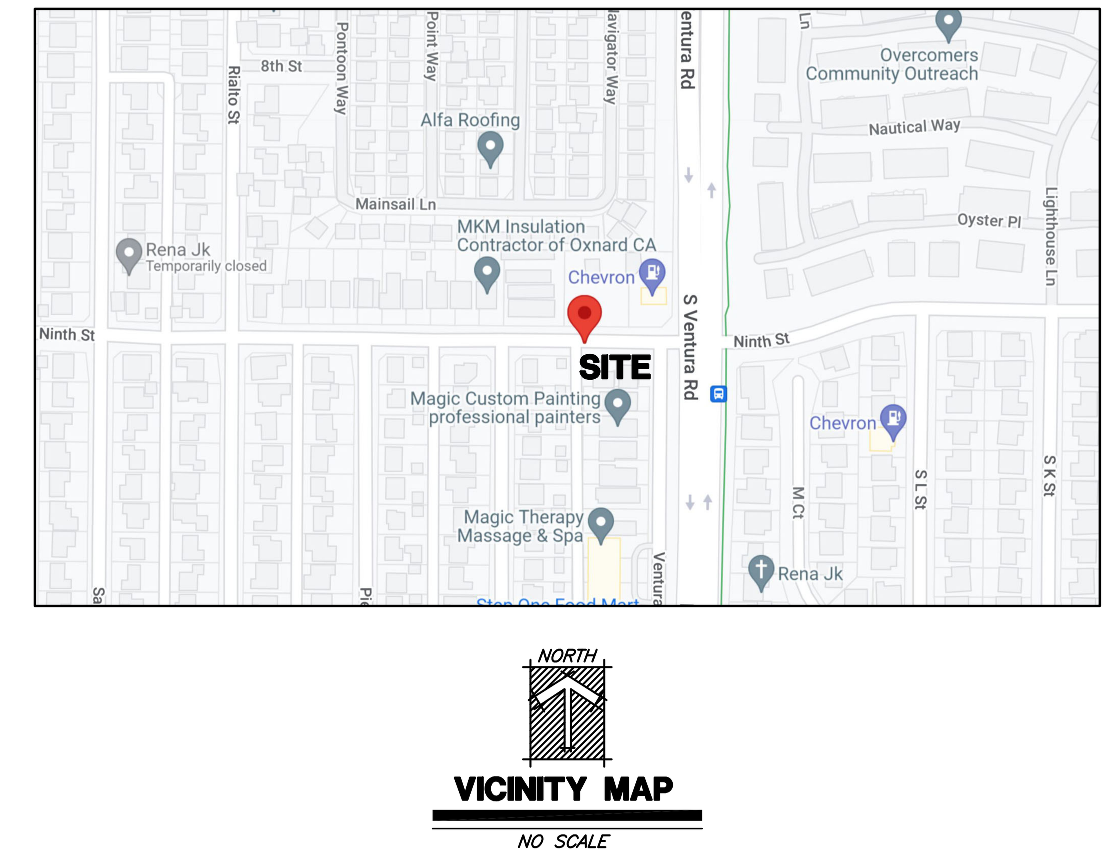
J. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WINDS (I.E., GREATER THAN 15 MPH), SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

K. GENERAL CONTRACTORS SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT SO AS TO MINIMIZE EXHAUST EMISSIONS.

LEGEND:

F.L.	FLOWLINE
F.S.	FINISHED SURFACE
GND	GROUND
T.C.	TOP OF CURB
T.W.	TOP OF WALL
H.P.	HIGH POINT
T.G.	TOP OF GRATE
TYP.	TYPICAL
C.F.	CURB FACE
GD.~BK.	GRADE BREAK
P.C.C.	POINT OF COMPOUND CURVE
P.R.C.	POINT OF REVERSE CURVE
INV.	INVERT
₯	DAYLIGHT
F.F.	FINISHED FLOOR
MIN.	MINIMUM

761.00 — EXISTING SPOT ELEVATION
T.C. — DESCRIPTION OF ELEVATION
761.00 — TOP OF CURB ELEVATION
760.50 — FINISH SURFACE OR FLOWLINE ELEVATION
761.00 — SPOT ELEVATION
F.S. — DESCRIPTION OF ELEVATION
2:1 — PROPOSED 2:1 SLOPE
CUT / FILL — CUT/FILL DAYLIGHT LINE
RETAINING/GARDEN WALL
1000 — EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED DAYLIGHT LINE
CENTERLINE
EM — ELECTRIC METER
FENCE, CHAIN–LINK
FENCE, WOOD
FENCE, PLASTIC
FIRE HYDRANT
GM — GAS METER
POWER POLE
PROPERTY LINE
SEWER CLEANOUT
SEWER MANHOLE
WATER METER
WATER VALVE
STREET LIGHT



VICINITY MAP

NO SCALE

YARDAGE CALCULATIONS:

GROSS YARDAGE VOLUMES:

CUT = 7,515 c.y. FILL = 0 c.y.

NET = 7,515 c.y. EXPORT

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SHEET INDEX

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C-1 GRADING NOTES
C-2 GRADING PLAN - FIRST LEVEL
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C-5 GRADING DETAILS

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Jeremiah M. Crowley
R.C.E.: 23325

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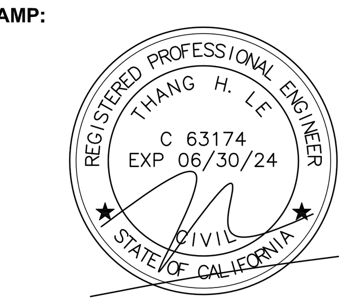

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02		DAC Review	07/21/2022
03		DAC Review	05/15/2022

GRADING NOTES

Project number	
Date	
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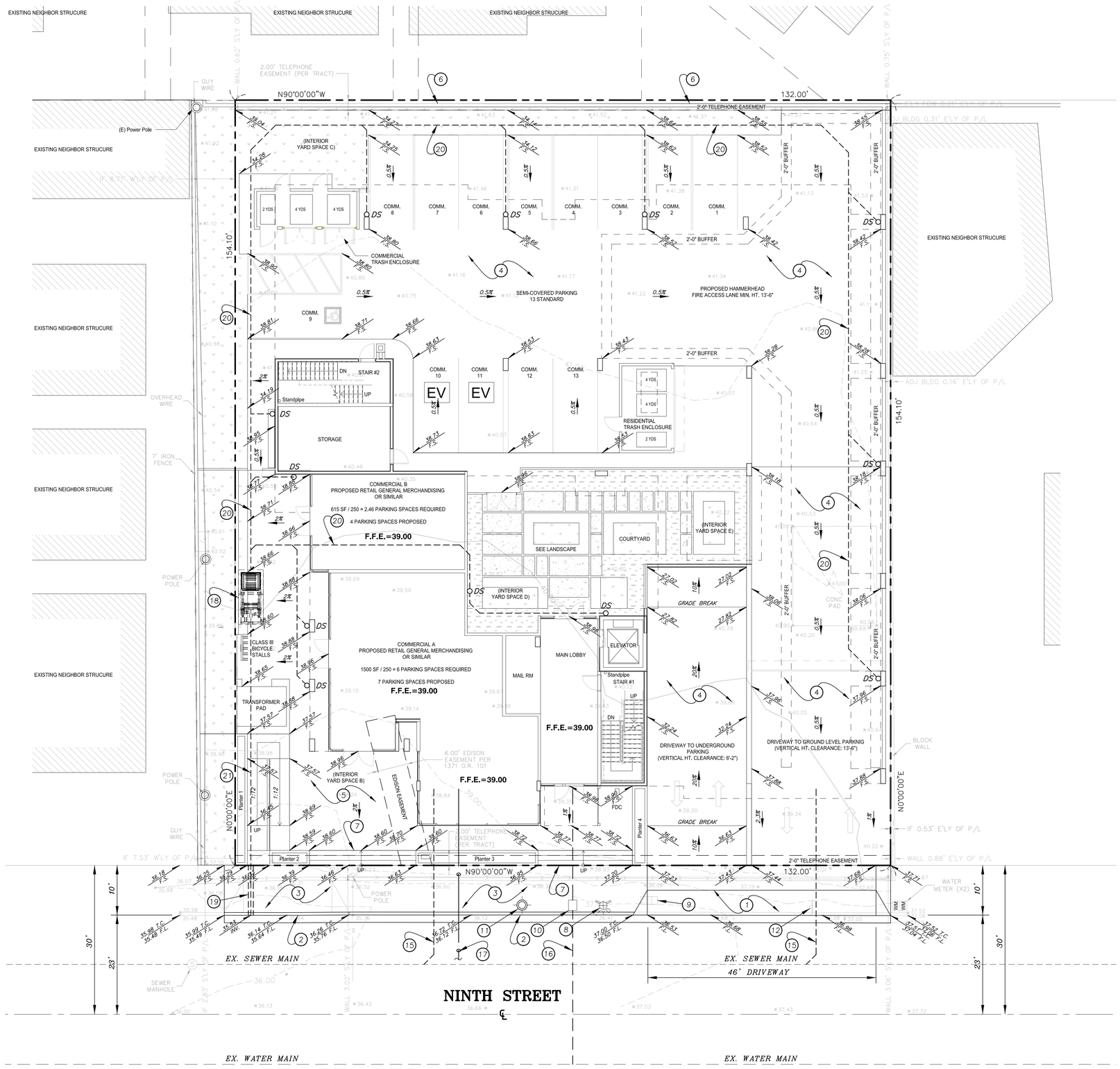
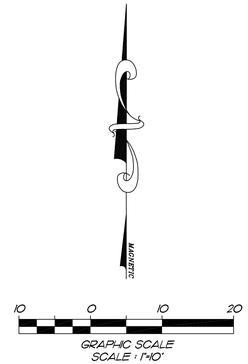
Checked by	NFN

C - 1.00

Scale





Construction Notes:

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GRADING PLAN
FIRST FLOOR

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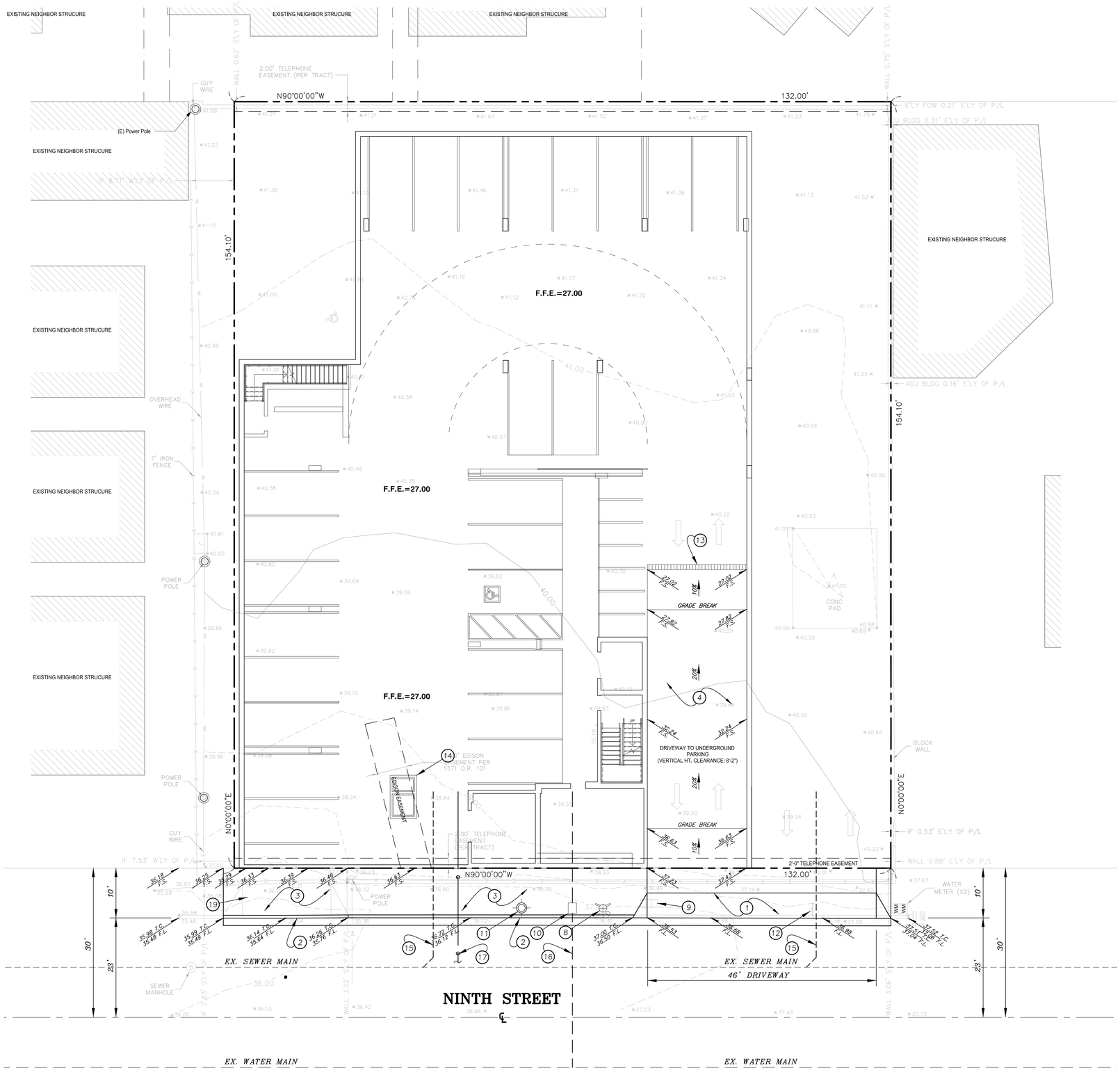
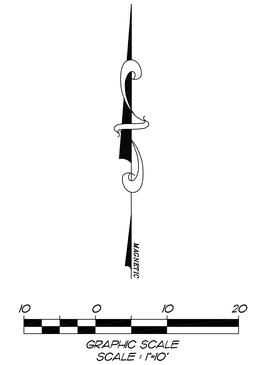
Scale





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03		DAC Review	05/15/2022

GRADING PLAN
BASEMENT

Project number
Date
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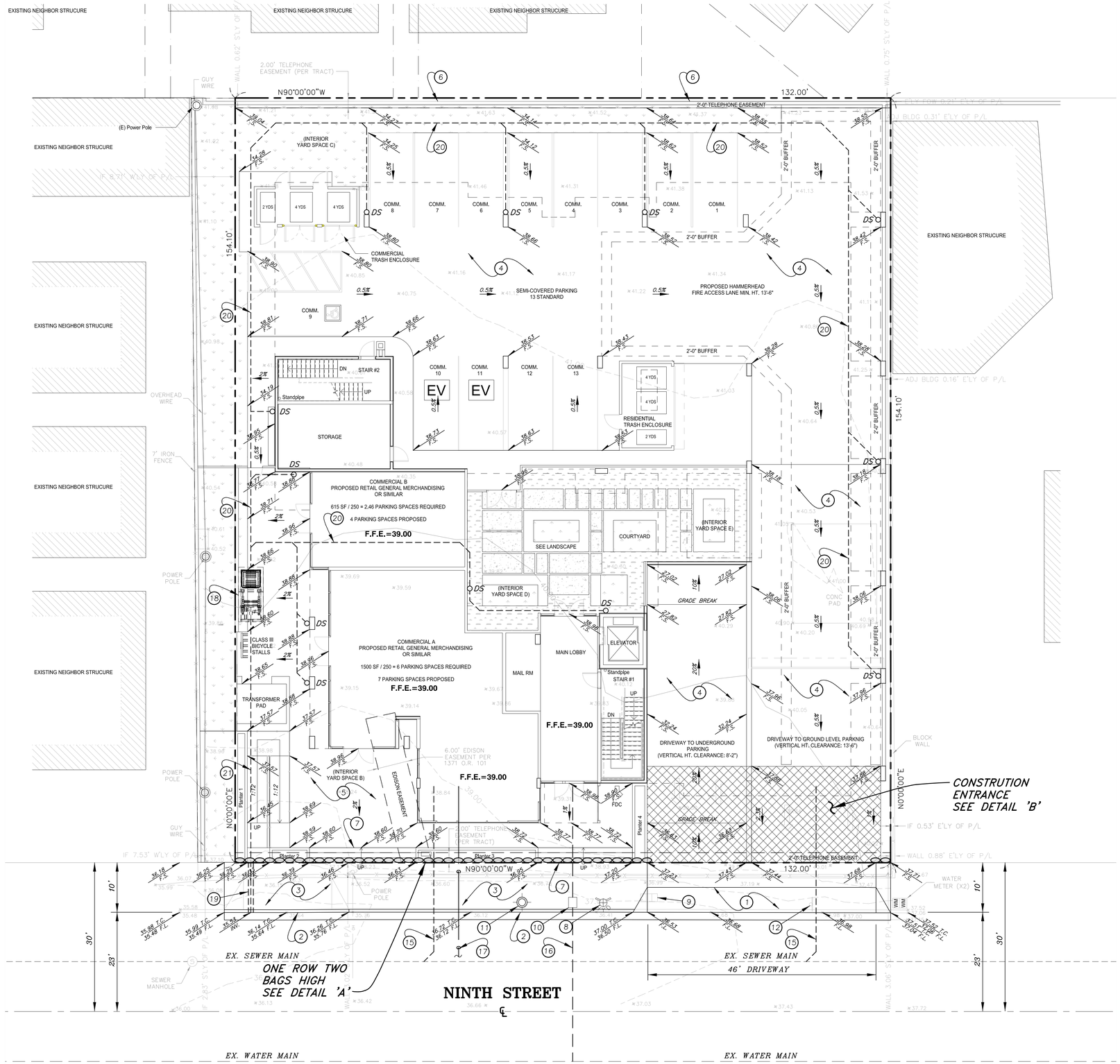

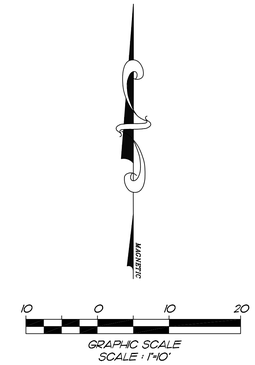

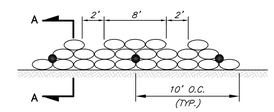

CHECK DAM AT OUTLET AREA AND DOWNHILL SIDE OF INTERSECTION
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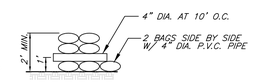
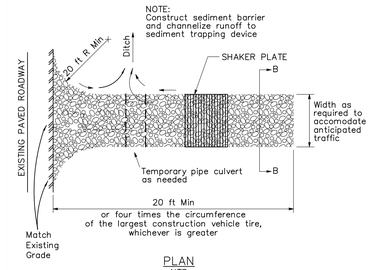
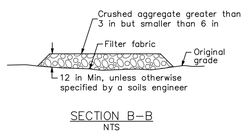


SECTION A - A
N.T.S.

CHECK DAM (A)





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EROSION CONTROL PLAN

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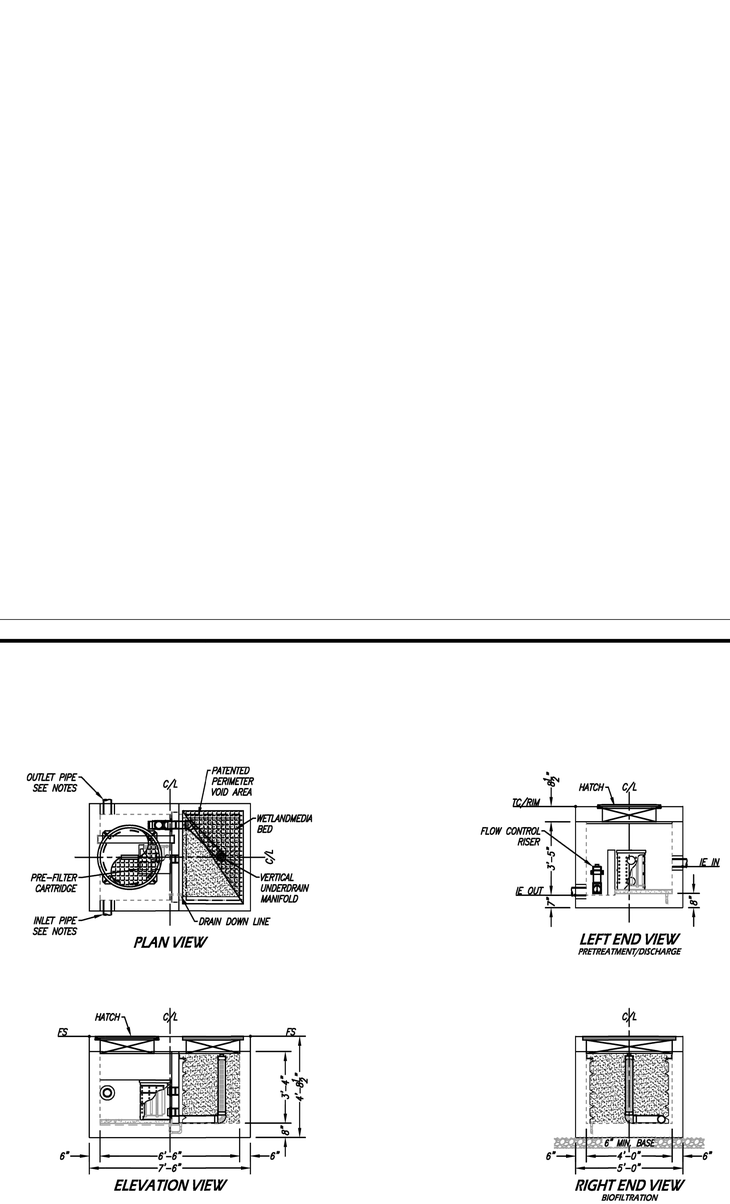
Scale



INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

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STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

MODULAR WETLAND SYSTEMS, LINEAR CURB TYPE

NO SCALE

A

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Jeremiah M. Crowley
R.C.E.: 23325

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REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
C 63174
EXP 06/30/24
CIVIL
STATE OF CALIFORNIA

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Issue / Revision:

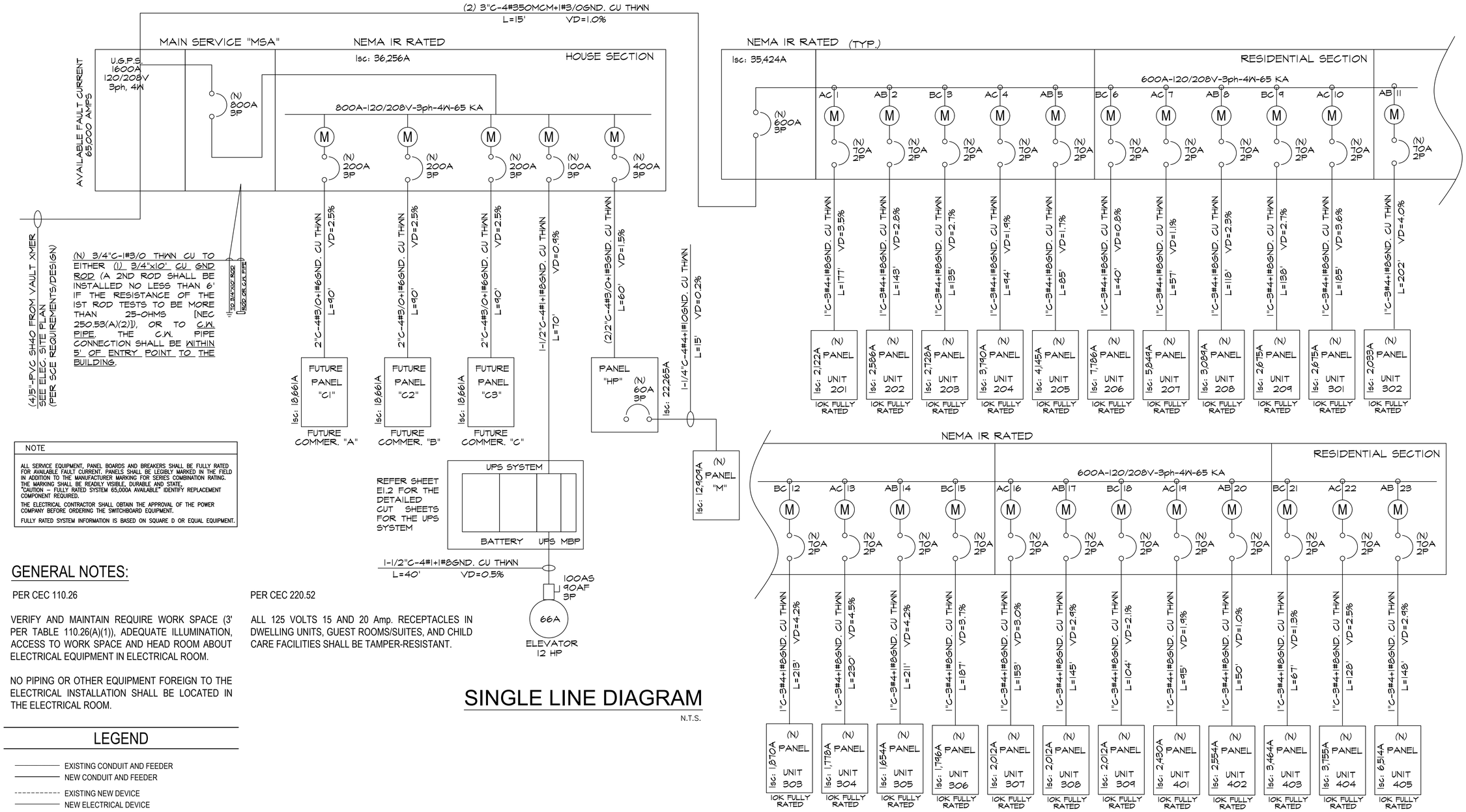
no.	rev.	description	date
01		Pre-DAC Review	10/25/2021
02		DAC Review	07/21/2022
03		DAC Review	05/15/2022

GRADING DETAILS

Project number	
Date	
Drawn by	TT
Checked by	NFN

C - 5.00

Scale



NOTE

ALL SERVICE EQUIPMENT, PANEL BOARDS AND BREAKERS SHALL BE FULLY RATED FOR AVAILABLE FAULT CURRENT. PANELS SHALL BE LEGIBLY MARKED IN THE FIELD IN ADDITION TO THE MANUFACTURER MARKING FOR SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE, DURABLE AND STATE, "CAUTION – FULLY RATED SYSTEM 65,000A AVAILABLE" IDENTIFY REPLACEMENT COMPONENT REQUIRED.

THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE POWER COMPANY BEFORE ORDERING THE SWITCHBOARD EQUIPMENT.

FULLY RATED SYSTEM INFORMATION IS BASED ON SQUARE D OR EQUAL EQUIPMENT.

GENERAL NOTES:

PER CEC 110.26

VERIFY AND MAINTAIN REQUIRE WORK SPACE (3' PER TABLE 110.26(A)(1)), ADEQUATE ILLUMINATION, ACCESS TO WORK SPACE AND HEAD ROOM ABOUT ELECTRICAL EQUIPMENT IN ELECTRICAL ROOM.

NO PIPING OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THE ELECTRICAL ROOM.

PER CEC 220.52

ALL 125 VOLTS 15 AND 20 Amp. RECEPTACLES IN DWELLING UNITS, GUEST ROOMS/SUITES, AND CHILD CARE FACILITIES SHALL BE TAMPER-RESISTANT.

SINGLE LINE DIAGRAM

N.T.S.

LEGEND

- EXISTING CONDUIT AND FEEDER
- NEW CONDUIT AND FEEDER
- EXISTING NEW DEVICE
- NEW ELECTRICAL DEVICE

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES IDENTIFIED ON SHEET E0.01.
2. FEEDER LENGTHS ARE SHOWN FOR VOLTAGE DROP CALCULATIONS ONLY.
3. PROVIDE ARC FLASH HAZARD LABELS ON ALL PANEL BOARDS.
4. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY UL OR CITY OF LOS ANGELES APPROVED THIRD PARTY TESTING FACILITY.
5. ALL ELECTRICAL EQUIPMENT ARE NEW UNLESS NOTED.
6. ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED UNLESS NOTED. NO SERIES RATED EQUIPMENT WILL BE PERMITTED
7. THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE POWER COMPANY BEFORE ORDERING THE SWITCHBOARD EQUIPMENT.

ARCHITECT:

CONSULTANTS:

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STAMP:

REGISTERED PROFESSIONAL ENGINEER CELESTIN HARITON No. E-17082 Exp. 09-30-23 STATE OF CALIFORNIA
09/30/2023

PROJECT NAME:

OXNARD DEVELOPMENT
1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

HE PROJ. #	22-040
DATE:	05.20.2022
DRAWN:	A.M.
CHECKED:	C.H.

DRAWING TITLE

ELECTRICAL
SINGLE-LINE DIAGRAM

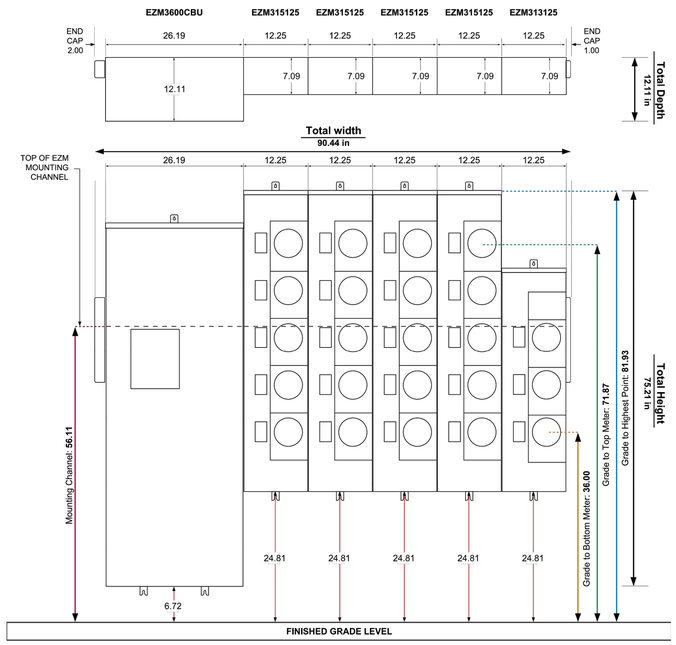
SCALE: AS SHOWN

SHEET NO: E0.03

SHEET SIZE: 24"X36"

NOT FOR CONSTRUCTION

ELEVATION / LINEUP DRAWING



METER CENTER GENERAL NOTES

General requirements

Overcurrent Protection Device
Integral Main Disconnect

Type of Main
Circuit Breaker

Utility Power System
3Ph 4W - 208Y/120V

Max Avail Fault Current (RMS)
65kA

Main Rating
600A

Energy Reduction Maintenance Switch
Not Required

Main Device Bus Material
AL (Aluminum)

Lugs
Not Required

Sealing Ring Type
AL - Snap-On (std)/None Required

5th Jaw Required on 1 Phase
Yes

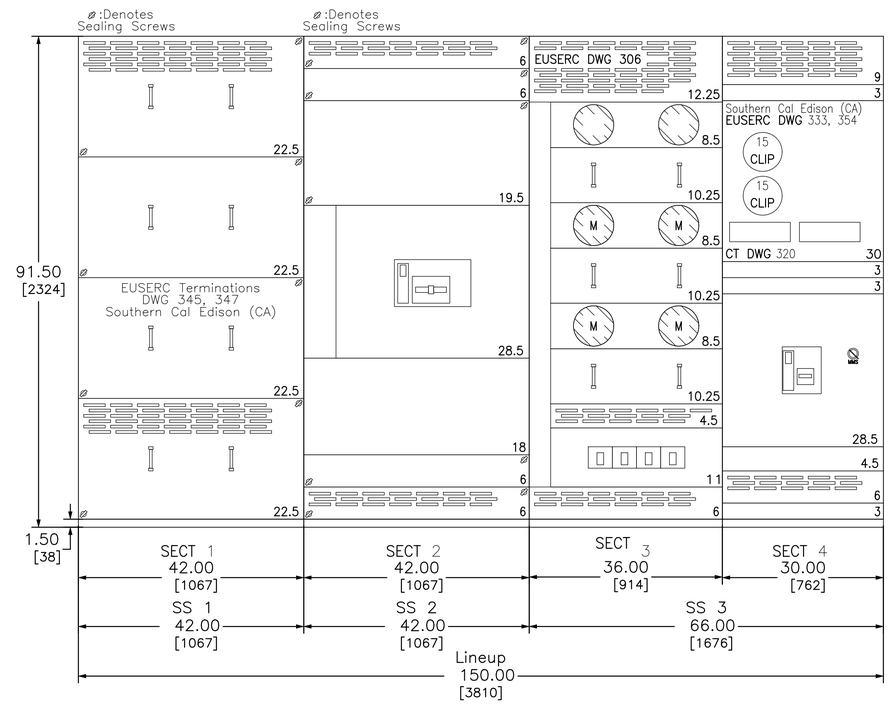
Residential Branch Bus Rating
800A AL

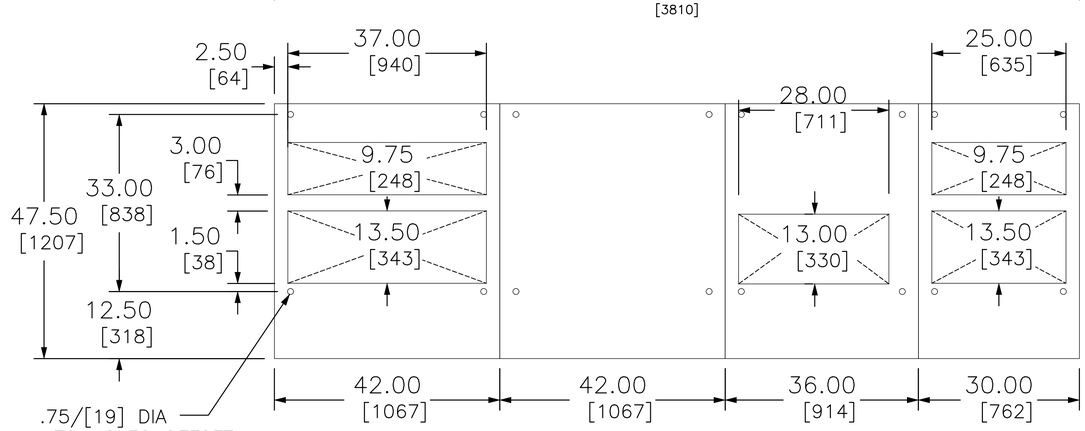
Commercial Branch Bus Rating
1200A CU hor / AL ver

NOTES

1. When Branch Units are connected to Left Side of Main an EZM Bus Extension may be Required.
2. With Main Rated 1000A - 1600A having Branch Units supplied with 800A Cross Bus... The Main must be "Centered Mounted" with Branch Units connected to Both Sides of the Main.
3. Follow local utility guidelines for correct mounting height. Observe local utility requirements and local electrical code regarding Minimum Socket Height, Maximum Socket Height, Minimum Circuit Breaker Height and/or Maximum Circuit Breaker Height.
4. Some dimensions listed are relative to the Finished Grade Level and based on manufacturer's recommended mounting height. Actual dimensions may vary according to final mounting location.

SQUARE D™ by Schneider Electric





NOTE:
A MINIMUM OF 2.00/[51] CLEARANCE BEHIND THE SWITCHBOARD IS REQUIRED FOR TOP COVER OVERHANG.

.75/[19] DIA MTG HOLES OFFSET 3.00/[76] TYP FOR SIDE

MAIN SERVICE ELEVATION

N.T.S.

NOT FOR CONSTRUCTION

ARCHITECT:

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09/30/2023

PROJECT NAME:

OXNARD DEVELOPMENT
1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

HE PROJ. #	22-040
DATE:	05.20.2022
DRAWN:	A.M.
CHECKED:	C.H.

DRAWING TITLE

MAIN SERVICE DETAILS

SCALE: AS SHOWN

SHEET NO: E0.04

SHEET SIZE: 24"X36"

Optional Load Calculation - Dwelling Units (Residential Section)

General Lighting Loads

1375	sq. ft.	3 VA	3		12375
635	sq. ft.	3 VA	3		5715
950	sq. ft.	3 VA	13		37050
525	sq. ft.	3 VA	2		3150
840	sq. ft.	3 VA	2		5040
Total			23		63330

Small Appliance Loads

1500 x 2 circuits 23 units 69000

Laundry

1500 x 1 circuits 23 units 34500

Total VA 166830

Fixed Appliance

Dishwasher	1200	X	23	27600	VA
Garbage Disposal	900	X	23	20700	VA
Electric Ranges	8000	X	23	184000	VA
Hood	360	X	23	8280	VA
Microwave	1200	X	23	27600	VA
Total					268180

HP Unit

HP - R1	3168	X	1	3168	VA
HP - R2	3244	X	22	71368	VA
FC - R1	346	X	1	346	VA
FC - R2	296	X	22	6512	VA
Total					81394

Largest Motor Load at 25% (A/C unit)
3244 VA x @ 25% 811

Demand Factor
Total Connected Load (VA) (Residential Section) @ 36% 186197
System : 120 / 208 V 3 Ph, 4 W 517

HP Panels
115285 x 1 circuit 1 115285

EV Chargers
7200 x 1 circuit 2 18000

Commercial A
34658 x 1 circuit 1 34658

Commercial B
34658 x 1 circuit 1 34658

Commercial C
34658 x 1 circuit 1 34658

Elevator
26948 33685

Total Connected Volt Amp Load (House Section) 270944
Total Connected Amp Load To The House Section 752
System : 120 / 208 V 3 Ph, 4 W

Total Connected Volt Amp Load 457141
Total Connected Amp Load To The House Section 1269
System : 120 / 208 V 3 Ph, 4 W

Main Electrical Service - 2000A, 120/208V, 3Ph, 4W

Load Calculation - Commercial Space A / B / C

General Lighting Loads
806 sq. ft. 3 VA 1 unit 2418

General Power Loads
806 sq. ft. 15 VA 1 unit 12090

General HVAC Loads
806 sq. ft. 25 VA 1 unit 20150

Total 34658
Total Connected Amp Load To The Main Service 96
System : 120 / 208 V 3 Ph, 4 W .

Standard Load Calculation - Dwelling Unit (201,301,401)

General Lighting Loads
1375 sq. ft. 3 VA 1 unit 4125

Small Appliance Loads
1500 x 2 circuits 1 units 3000

Laundry
1500 x 1 circuits 1 units 1500

Total VA 8625

Applying Demand Factors
First 3000 VA @ 100% 3000
5625 VA @ 35% 1969
Total 4969

Fixed Appliance

Dishwasher	1200	X	1	1200	VA
Garbage Disposal	900	X	1	900	VA
Hood	360	X	1	360	VA
Microwave	1200	X	1	1200	VA
Total				@ 75%	2745

HP Unit

HP - R2	3244	X	1	3244	VA
FC - R2	296	X	1	296	VA
Total					3540

Largest Motor Load at 25% (A/C unit)
3244 VA x @ 25% 811

Total Connected Volt Amp Load 12065
Total Connected Amp Load 58
System : 120 / 208 V 1 Ph, 3 W

Standard Load Calculation - Dwelling Unit (203,303,403,204,304,404) 205,305,405,206,306,208,308)

General Lighting Loads
950 sq. ft. 3 VA 1 unit 2850

Small Appliance Loads
1500 x 2 circuits 1 units 3000

Laundry
1500 x 1 circuits 1 units 1500

Total VA 7350

Applying Demand Factors
First 3000 VA @ 100% 3000
4350 VA @ 35% 1523
Total 4523

Fixed Appliance

Dishwasher	1200	X	1	1200	VA
Garbage Disposal	900	X	1	900	VA
Hood	360	X	1	360	VA
Microwave	1200	X	1	1200	VA
Total				@ 75%	2745

HP Unit

HP - R2	3244	X	1	3244	VA
FC - R2	296	X	1	296	VA
Total					3540

Largest Motor Load at 25% (A/C unit)
3244 VA x @ 25% 811

Total Connected Volt Amp Load 11619
Total Connected Amp Load 56
System : 120 / 208 V 1 Ph, 3 W

Standard Load Calculation - Dwelling Unit (207,307)

General Lighting Loads
525 sq. ft. 3 VA 1 unit 1575

Small Appliance Loads
1500 x 2 circuits 1 units 3000

Laundry
1500 x 1 circuits 1 units 1500

Total VA 6075

Applying Demand Factors
First 3000 VA @ 100% 3000
3075 VA @ 35% 1076
Total 4076

Fixed Appliance

Dishwasher	1200	X	1	1200	VA
Garbage Disposal	900	X	1	900	VA
Hood	360	X	1	360	VA
Microwave	1200	X	1	1200	VA
Total				@ 75%	2745

HP Unit

HP - R1	3244	X	1	3244	VA
FC - R1	296	X	1	296	VA
Total					3540

Largest Motor Load at 25% (A/C unit)
3244 VA x @ 25% 811

Total Connected Volt Amp Load 11172
Total Connected Amp Load 47
System : 120 / 240 V 1 Ph, 3 W

Standard Load Calculation - Dwelling Unit (202,302,402)

General Lighting Loads
635 sq. ft. 3 VA 1 unit 1905

Small Appliance Loads
1500 x 2 circuits 1 units 3000

Laundry
1500 x 1 circuits 1 units 1500

Total VA 6405

Applying Demand Factors
First 3000 VA @ 100% 3000
3405 VA @ 35% 1192
Total 4192

Fixed Appliance

Dishwasher	1200	X	1	1200	VA
Garbage Disposal	900	X	1	900	VA
Hood	360	X	1	360	VA
Microwave	1200	X	1	1200	VA
Total				@ 75%	2745

HP Unit

HP - R1	3168	X	1	3168	VA
FC - R1	346	X	1	346	VA
Total					3514

Largest Motor Load at 25% (A/C unit)
3168 VA x @ 25% 792

Total Connected Volt Amp Load 11243
Total Connected Amp Load 54
System : 120 / 208 V 1 Ph, 3 W

Standard Load Calculation - Dwelling Unit (209,309)

General Lighting Loads
840 sq. ft. 3 VA 1 unit 2520

Small Appliance Loads
1500 x 2 circuits 1 units 3000

Laundry
1500 x 1 circuits 1 units 1500

Total VA 7020

Applying Demand Factors
First 3000 VA @ 100% 3000
4020 VA @ 35% 1407
Total 4407

Fixed Appliance

Dishwasher	1200	X	1	1200	VA
Garbage Disposal	900	X	1	900	VA
Hood	360	X	1	360	VA
Microwave	1200	X	1	1200	VA
Total				@ 75%	2745

HP Unit

HP - R2	3244	X	1	3244	VA
FC - R2	296	X	1	296	VA
Total					3540

Largest Motor Load at 25% (A/C unit)
3244 VA x @ 25% 811

Total Connected Volt Amp Load 11503
Total Connected Amp Load 55
System : 120 / 208 V 1 Ph, 3 W

ARCHITECT:

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REGISTERED PROFESSIONAL ENGINEER
CELESTIN HARITON
No. E-17082
Exp. 06-30-24
ELECTRICAL
STATE OF CALIFORNIA
09/30/2023

PROJECT NAME:

OXNARD DEVELOPMENT
1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

HE PROJ. # 22-040
DATE: 05.20.2022
DRAWN: A.M.
CHECKED: C.H.

DRAWING TITLE

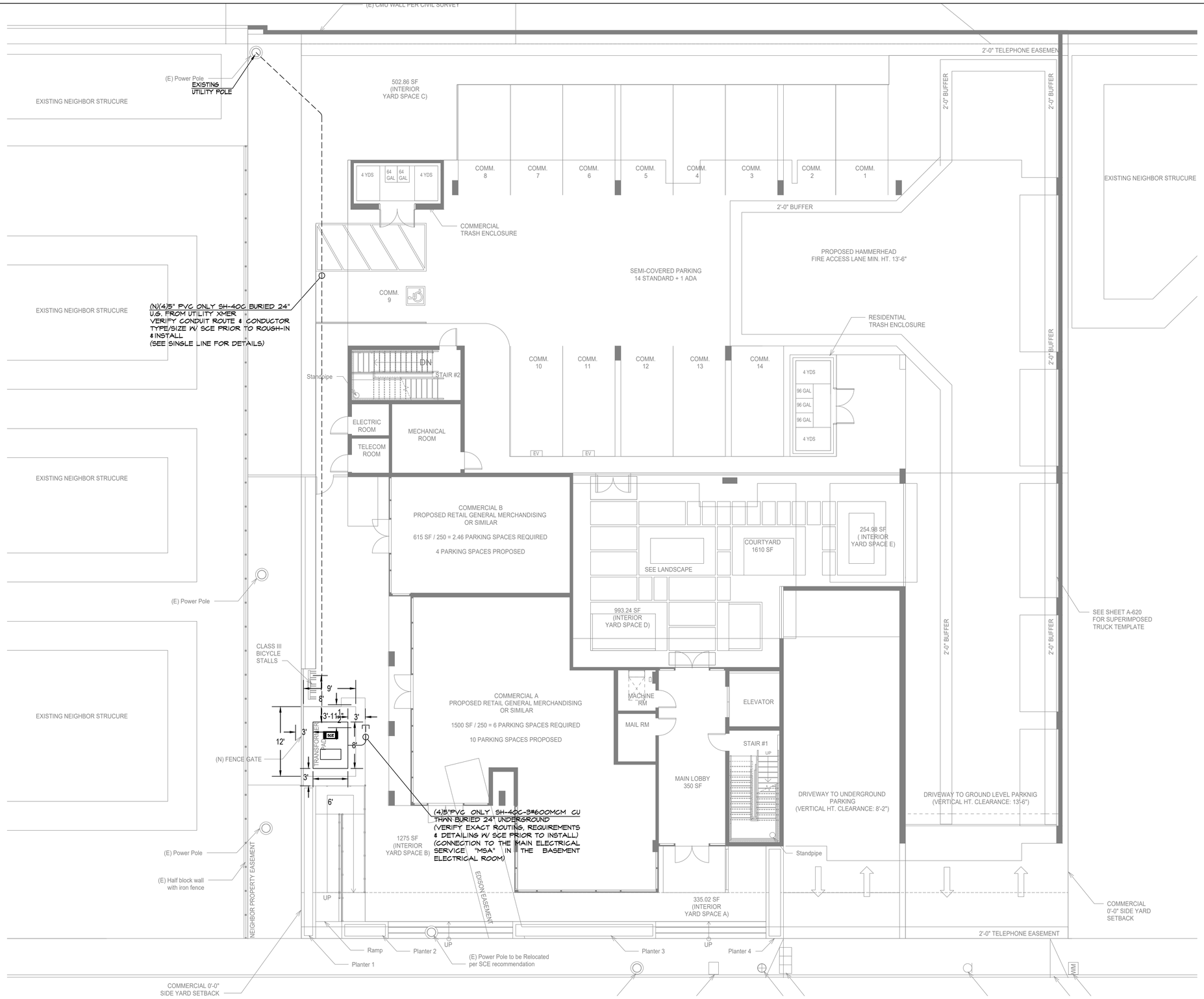
ELECTRICAL
SERVICE LOAD CALCULATION

SCALE: AS SHOWN

SHEET NO: E0.05

SHEET SIZE: 24"X36"

NOT FOR CONSTRUCTION



01 ELECTRICAL LEVEL 1 SITE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA ELECTRIC CODE.
2. RECEPTACLES GANGED TOGETHER SHALL BE MOUNTED UNDER SINGLE COVER PLATE.
3. COORDINATE EXACT LOCATION OF RECEPTACLES WITH ARCHITECT. SCALING OF ENGINEERING DOCUMENTS FOR LOCATIONS OF DEVICES SHALL NOT BE PERMITTED.
4. REFER TO THE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL EQUIPMENT.
5. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

ARCHITECT:

CONSULTANTS:

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No. E-17082
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ELECTRICAL
STATE OF CALIFORNIA
09/30/2023

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1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

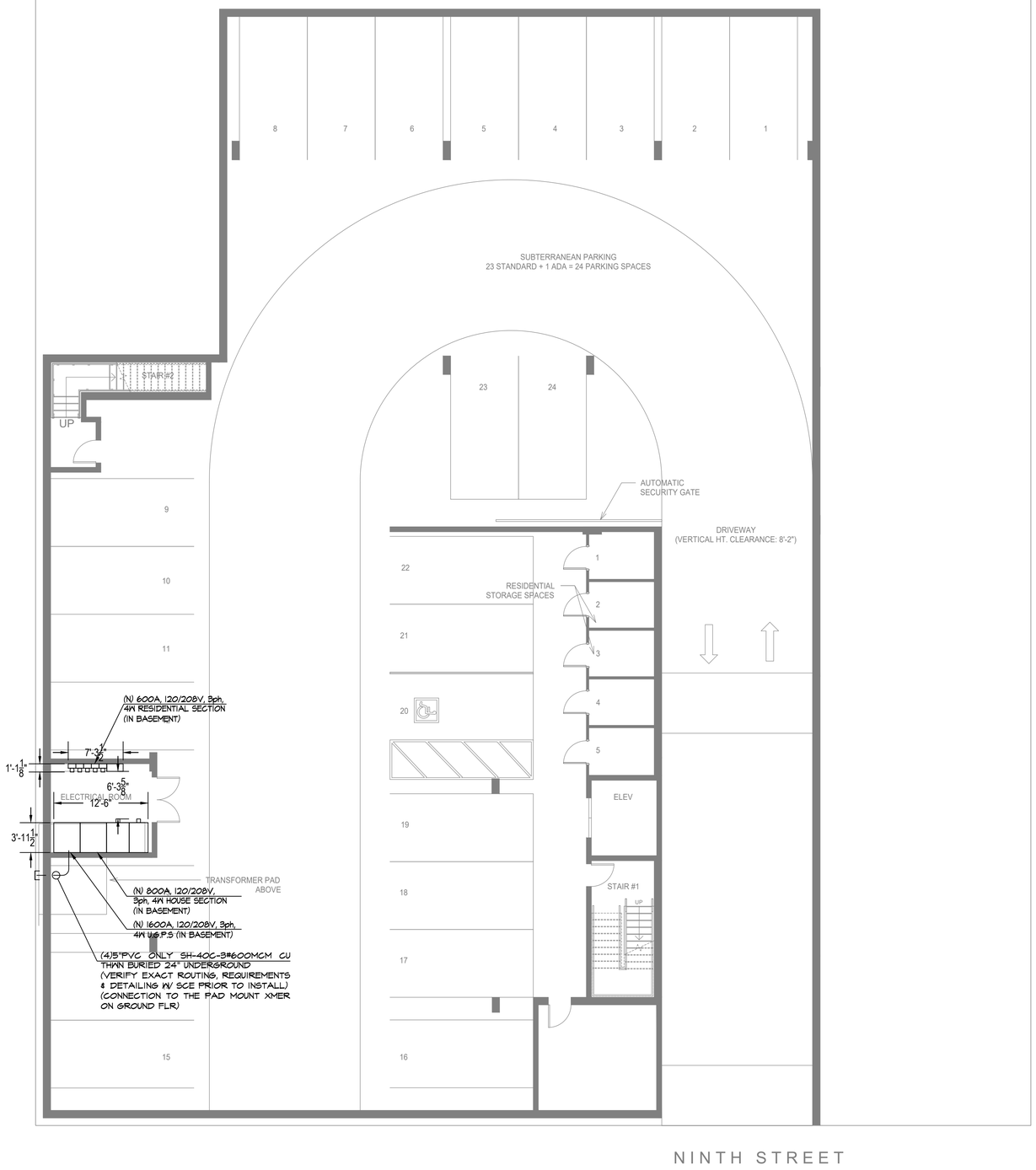
HE PROJ. #	22-040
DATE:	05.20.2022
DRAWN:	A.M.
CHECKED:	C.H.

DRAWING TITLE

ELECTRICAL LEVEL 1
SITE PLAN

SCALE:	AS SHOWN
SHEET NO:	E0.06
SHEET SIZE:	24"X36"

NOT FOR CONSTRUCTION



NINTH STREET

N

01 ELECTRICAL BASEMENT SITE PLAN

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

NOT FOR CONSTRUCTION

ARCHITECT:

CONSULTANTS:

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No. E-17082
Exp. 09-30-23
ELECTRICAL
STATE OF CALIFORNIA

09/30/2023

PROJECT NAME:

OXNARD DEVELOPMENT

1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

HE PROJ. #	22-040
DATE:	05.20.2022
DRAWN:	A.M.
CHECKED:	C.H.

DRAWING TITLE

ELECTRICAL BASEMENT SITE PLAN

SCALE: AS SHOWN

SHEET NO:

E0.07

SHEET SIZE: 24"X36"

SCOPE OF WORK

PLUMBING SYSTEM DESIGN INCLUDING POTABLE WATER, WASTE/VENT, STORM DRAIN AND GAS REQUIRED FOR NEW MIXED USED BUILDING INCLUDING 23 UNITS 3 STORY RESIDENTIAL APARTMENT AND 3 UNITS COMMERCIAL STORE PER CALIFORNIA PLUMBING AND GREEN BUILDING CODE CODE 2019 AND CITY OF OXNARD REQUIREMENTS.

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	CW	COLD WATER LINE
	HW	HOT WATER LINE
	HWR	HOT WATER RETURN
RO	RO	R.O. (REVERES OSMOSIS) COLD WATER LINE
G	G	GAS LINE
	V	VENT LINE
	S or W	SOIL OR WASTE BELOW FLR OR GRADE
	S or W	SOIL OR WASTE – SUSPENDED
DS	DS	DOWNSPOUT
OD	OD	OVERFLOW DRAIN
SD	SD	STORM DRAIN BELOW FLR OR GRADE
F	F	AUTO FIRE SPRINKLER (N.I.P.C.)
	GV/SOV	GATE VALVE / SHUT OFF VALVE
	CV	CHECK VALVE
CWV	CWV	COMBINATION WASTE AND VENT
	FS	FLOOR SINK
	FD OR AD	FLOOR OR AREA DRAIN
	RD OR OD	ROOF OR OVERFLOW DRAIN
	FCO	FLOOR CLEANOUT
	WCO/CCO	WALL CLEANOUT/CEILING CLEANOUT
	HB	HOSE BIB
	WH	WALL HYDRANT
	U	UNION
	D	DRAIN
	PC/SOC	PLUG COCK / SHUT-OFF COCK
SR	SR	SUD RELIEF
	A.P.	ACCESS PANEL
	BEL.	BELOW
	ABV.	ABOVE
	DN.	DOWN
	CLG.	CEILING
	C.I.	CAST IRON
	CONC.	CONCRETE
	CONN.	CONNECT
	DWG.	DRAWING
	FIN. FLR.	FINISHED FLOOR
	FLR.	FLOOR
	F.U.	FIXTURE UNIT
	G.P.M.	GALLONS PER MINUTE
	HDR.	HEADER
	HTR.	HEATER
	I.E.	INVERT ELEVATION
	N.I.P.C.	NOT IN PLUMBING CONTRACT
	P.O.C.	POINT OF CONNECTION
	P.R.V.	PRESSURE REDUCING VALVE
	REQ'D	REQUIRED
	V.T.R.	VENT THRU ROOF
	B.F.P.	BACKFLOW PREVENTER
	RP	REDUCED PRESSURE B.F.P.
	P.V.C.	POLYVINYLCHLORIDE
	RECT.	RECTANGULAR
	REQ'D	REQUIRED
	V.T.R.	VENT THRU ROOF
	Y.B.	YARD BOX
	IND	INDIRECT
	(N)	NEW
	(R)	RELOCATED
	EXIST. (E)	EXISTING
	WM	WATER METER
	GM	GAS METER
	ESV	EARTHQUAKE SHUT-OFF VALVE

GENERAL NOTES

1. NOTIFY WATER CO. OF PROPOSED NEW SERVICES TO EXISTING MAINS, AND PAY COST FOR METERS AND HOOKUP INSTALLATIONS.
2. SLOPE ALL SOIL & WASTE LINES MIN. 2% SLOPE (1/4" PER FT.) UNLESS OTHERWISE INDICATED.
3. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE PLUMBING PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE RUNS.
4. SUPPLY ROUGH-IN, INSTALL AND CONNECT PLUMBING FIXTURES AS REQUIRED UNLESS OTHERWISE NOTED.
5. PROVIDE AND INSTALL AN AUTOMATIC AIR VENT AT HIGH POINT OF ALL HOT WATER LINES.
6. VERIFY & COORDINATE ROUGH-IN AND FIXTURE LOCATIONS WITH MECHANICAL DWGS. ARCHITECTURAL DWGS. PRIOR TO FABRICATION OR INSTALLATION OF MATERIALS AND AGAIN PRIOR TO SLAB POUR.
7. VERIFY ALL ELECTRICAL CHARACTERISTICS WITH ELECTRICAL PLANS PRIOR TO BID OR MATERIAL PURCHASE.
8. WORK SHALL NOT BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE PLUMBING INSPECTOR OR OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
9. PROVIDE ACCESS DOORS/PANELS TO ALL CONCEALED VALVES. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
10. FLUSH VALVES, FAUCETS, STOPS, BUBBLERS, ETC., SHALL BE ADJUSTED TO THEIR NORMAL WORKING CONDITIONS.
11. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE OF THE COMPLETED WORK BY THE ARCHITECT, WITH SERVICE, REPLACEMENT OR REPAIR MADE AT NO EXTRA COST TO THE OWNER OR TENANT.
12. RECOMPACT ALL PLUMBING EXCAVATION.
13. ALL MATERIALS, EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO ALL REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES, ORDINANCES & REGULATIONS.
14. VERIFY SIZE, LOCATION, DEPTH, ETC., OF ALL UTILITIES IN THE FIELD.
15. FURNISH AND INSTALL ALL BACK FLOW PROTECTION AS REQUIRED BY STATE AND LOCAL HEALTH DEPT. AND APPLICABLE CODES.
16. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL SUPPLIES, STOPS, TRAPS, VALVES, SHOCK-STOPS, REGULATORS AND BACK FLOW PROTECTION PER CODE TO OWNER'S FURNISHED SINKS, EQUIPMENT, AND TO QUICK CLOSING VALVES.
17. PLUMBING CONTRACTOR TO SET IN PLACE ALL OWNER FURNISHED EQUIPMENT ON FIXTURE CONNECTION SCHEDULE AS DETAILED OR DIRECTED IN FIELD.
18. ALL SINKS AND LAVATORIES IN FOOD FACILITY AREAS SHALL BE SUPPLIED WITH A MIN. OF 120° F. HOT WATER.
19. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, AND SHALL CONFORM TO THE CALIFORNIA PLUMBING CODE, LATEST EDITION. (2019)
20. ALL PIPING IN FINISHED AREAS SHALL BE CONCEALED WHERE POSSIBLE, AND EXPOSED PIPING SHALL BE RUN AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
21. REFER TO AIR CONDITIONING PLANS FOR DRAINS, ETC., FROM EQUIPMENT.
22. INSULATE TAILPIECE, TRAP AND WATER LINES UNDER LAVATORIES DESIGNED FOR HANDICAP USE.
23. ALL INDIRECT DRAINS SHALL CONFORM TO CHAPTER 8, SECT. 803.0 CALIFORNIA PLUMBING CODE (2019).
24. THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER PER CHAPTER 6, SEC. 609.9 CALIFORNIA PLUMBING CODE (2019).
25. ALL FIXTURES, EQUIPMENT, PIPING, FITTINGS, AND MATERIALS SHALL BE LISTED.
26. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS OF CALGREEN CODE. THIS PROJECT REQUIRES 20% WATER REDUCTION FROM BASELINE.
27. ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING OR SELF-CLOSING METERING FAUCETS.
28. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110°.
29. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
30. THE PRESSURE REGULATING VALVE (PRV) SHALL BE INSTALLED AT ABOVE GRADE OR FINISHED FLOOR. THE PRV SHALL NOT BE INSTALLED IN A PIT WHERE IT CAN BECOME SUBMERGED IN WATER.
31. THE REDUCED PRESSURE BACKFLOW DEVICE (RP) SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE GRADE OR FINISHED FLOOR. THE RP SHALL NOT BE INSTALLED IN A PIT WHERE IT CAN BECOME SUBMERGED IN WATER.
32. THE SEISMIC GAS SHUT-OFF VALVE SHALL BE MOUNTED RIGIDLY TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
33. FOR NEWLY INSTALLED SHOWERHEADS, WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE MAXIMUM ALLOWABLE FLOW RATE COLUMN CONTAINED IN TABLE 10.303.2.3 OR THE SHOWER SHALL BE DESIGNED ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
34. SITES THAT PROVIDE A WATER SERVICE UPGRADE AND CONTAIN AT LEAST 1,000 SQ.FT. OF CUMULATIVE LANDSCAPE AREAS BEING SERVED BY A POTABLE WATER SERVICE SHALL HAVE SEPARATE METERS OR SUB-METERS FOR INDOOR AND OUTDOOR POTABLE WATER USE.
35. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALOWABLE FLOW RATE SPECIFIED IN SECTION 5.303.2 AND TABLE 10.303.2.3
36. ALL PIPING SHALL BE DEBURRED/REAMED TO FULL BORE OF PIPE.
37. PLUMBING PENETRATIONS THROUGH OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION NOT APPROVED.
38. APPLICATION FOR A NEW WATER SERVICE SHALL BE SUBMITTED TO LADWP PRIOR TO JANUARY 1, 2018. THIS IS COORDINATED WITH CIVIL AND ARCHITECT.
39. ALL HOT WATER PIPING SHALL BE THERMALLY INSULATED PER 609.11 OF THE 2019 CPC, AND SECTION 120.3, TABLE 120.3-A OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS WHICHEVER IS STRINGENT.
40. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.
41. PROVIDE TRAP PRIMER FOR ALL FLOOR DRAINS AND FLOOR SINKS.
42. SHOWER TUB-SHOWER COMBINATION SHALL HAVE INDIVIDUAL SHOWER CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SET AT 120F MAXIMUM.
43. GAS METER SHALL BE INSTALLED PER GAS COMPANY AND PROTECTED PER GAS COMPANY AND OTHER LOCAL AUTHORITY DIRECTION.

SERVICE - WATER HEATING NOTES

1. INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH 2019 CPC SECTION 609.11, AND SECTION 120.3, TABLE 120.3-A OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS WHICHEVER IS LARGER.

NOTES

1. ALL HOT WATER PIPE TO BE INSULATED WITH SNAP-ON TYPE FIBERGLAS INSULATION WITH STAPLED CANVAS JACKETS.
2. THE THICKNESS OF INSULATION LISTED ABOVE IS BASED ON MATERIALS HAVING A THERMAL RESISTANCE IN THE RANGE OF R-7.7 TO R-12.5 PER INCH. ADJUSTMENTS ARE REQUIRED FOR INSULATION MATERIALS OUTSIDE THIS RANGE.

ACOUSTICAL NOTES

1. ALL OF THE PLUMBING SYSTEM MUST BE ISOLATED FROM THE BUILDING FRAMEWORK.
   - FOR ½" TO 2" DIAMETER PIPES, USE HOLDRITE ACOUSTIPLUMB ISOLATOR.
   - FOR PIPING GREATER THAN 2" DIAMETER, FELT WRAP ALL PIPING WHERE IT IS IN DIRECT CONTACT WITH STRUCTURE. NO PIPING SHALL TOUCH STRUCTURE WITHOUT FELT WRAP.
2. THE ELBOWS BELOW TOILET AND TUB WASTE OUTLETS SHALL BE ISOLATED FROM ALL POSITIONING BLOCKS USING CARPET PADDING OR HIGH DENSITY ¼"THICK FELT MATERIAL.THE ENTIRE FRAMING CAVITY SURROUNDING THESE ELBOWS SHALL BE COMPLETELY PACKED WITH FIBERGLASS,OPEN FACED MINERAL WOOL OR SPRAY-ON ADHESIVE CELLULOSE INSULATION MATERIALS.

PIPING MATERIAL SCHEDULE

SERVICE	MATERIAL	COPPER, TYPE "K"	COPPER, TYPE "L"	COPPER, TYPE "M"	SCHED. 40 BLACK STEEL	C.I. SOIL PIPE & FITTINGS	SCH 40 P.V.C. DWV	SCH. 80 CPVC	CPVC CTS SDR11	PEX TUBING 2"≤	PEX TUBING W/COLD EXPANSION 2"≥	SCHED. 40 P.V.C.	CORRUGATED STAINLESS STEEL	POLYETHYLENE PLASTIC PIPE	SCHED. 40 GALV. STEEL	PERFORATED SDR 35	REMARKS
WATER SITE DISTRIBUTION	U.G.										●						BY CIVIL
	A.G.		●														
COLD/HOT WATER	INS./A.G		●														TYPE K BRAZED JOINTS FOR UNDER SLAB COPPER PIPING, DOUBLE WRAPPED W/ SCOTCH TAPE & COVERED W/ FOAM INSULATION WHEN UNDER SLAB. PLASTIC PIPE SHALL NOT BE INSTALLED EXPOSED TO THE SUNLIGHT. CPVC PIPE MANUFACTURED BY SPEARS Mfg. LARR #5700, PEX TUBING FOR INSIDE UNIT ONLY, MANUFACTURED BY UPONOR Inc. LARR #5482
	INS./U.G	●															
COLD/HOT WATER	OUT.S/A.G		●														
	OUT.S/U.G	●															
GAS	INSIDE				●												PROVIDE DOUBLE WALL PIPING W/VENTING WHEN INSTALLED UNDER SLAB. BLACK MALLEABLE IRON FITTING. PIPE EXPOSED TO WEATHER SHALL BE GALVANIZED STEEL PIPE.
	OUTSIDE				●												
SANITARY/WASTE SEWER	INSIDE					●											HUBLESS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY
	OUTSIDE					●											
SANITARY/WASTE VENT	INSIDE					●											HUBLESS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY
	OUTSIDE					●											
STORM DRAINAGE	INSIDE					●											HUBLESS CHARLOTTE PIPE AND FOUNDRY CONFIRM WITH ARCHITECT FOR EXTERIOR DOWN SPOUTS
	OUTSIDE					●											
CONDENSATE DRAIN	INSIDE			●													PROVIDE WITH FOAM INSULATION
	OUTSIDE			●													
TRAP PRIMER	INSIDE			●													ROLLED COPPER WITH SLEEVE
	OUTSIDE			●													
SUMP/SEWAGE PUMP FORCED PIPE	U.G.						●										SHALL NOT BE INSTALLED EXPOSED TO THE SUNLIGHT
	A.G.						●										

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PROJECT NAME:

OXNARD DEVELOPMENT
1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

-	06/03/22	PLBG. 50% SD SET

HE PROJ. # 22-040

DATE: 06.03.2022

DRAWN: M.M.

CHECKED: T.H.

DRAWING TITLE

PLUMBING LEGEND, SYMBOLS, AND ABBREVIATIONS

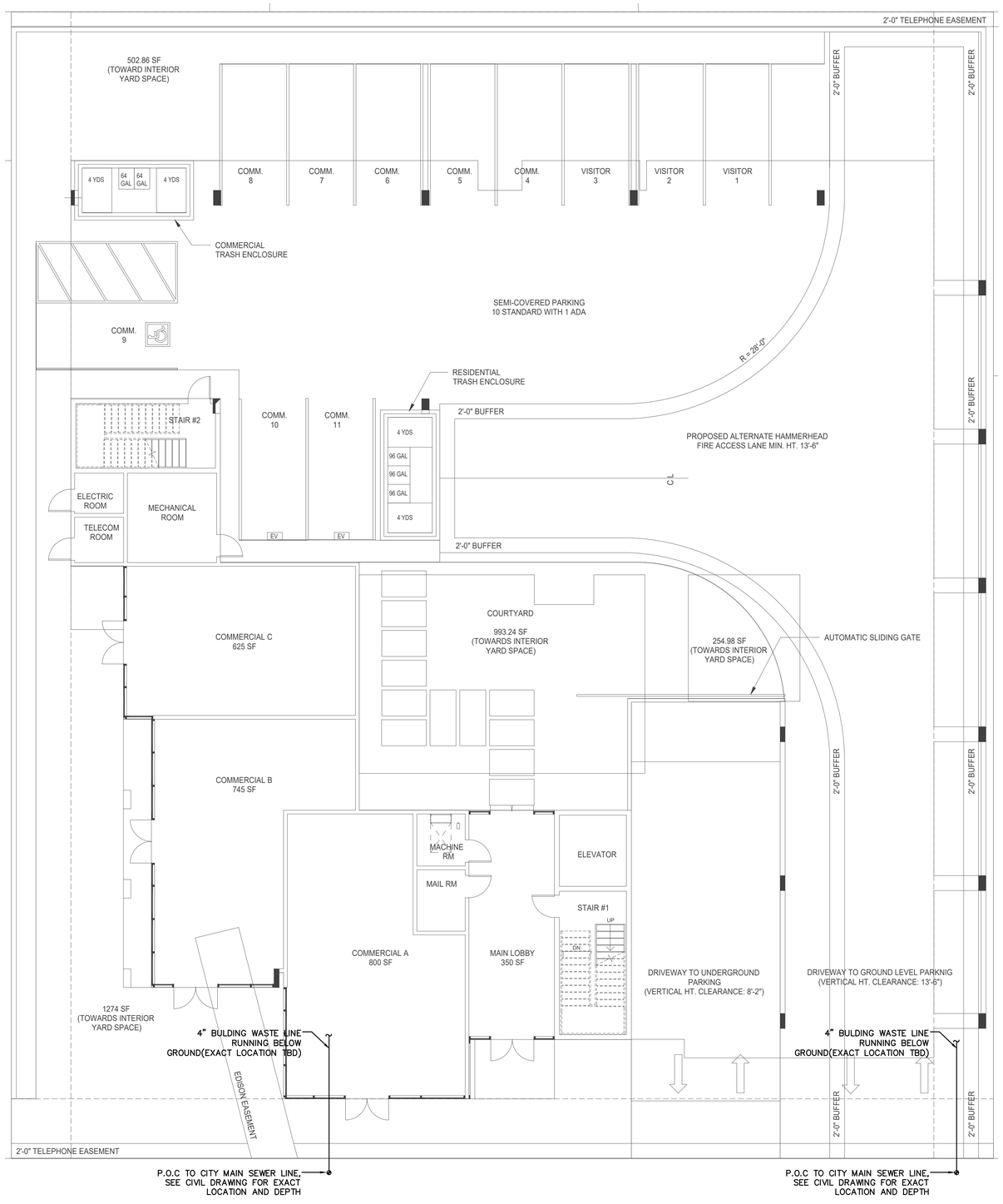
SCALE: AS SHOWN

SHEET NO: P0.01

SHEET SIZE: 24"X36"

GENERAL NOTES

1. XXXXXXXXXXXXXXXXXXX



NINTH STREET

01 LEVEL 1 WASTE & VENT PLAN
SCALE: 1/8"=1'-0"

SHEET NOTES:

1. PLUMBING CONTRACTOR SHALL CARRY ALLOWANCE TO PROVIDE A COMPLETE PLUMBING SYSTEM FOR ALL AREAS INCLUDING PLUMBING FIXTURE ROUGH–IN AND ALL UTILITY PIPES.
2. PLUMBING CONTRACTOR SHALL PROVIDE ROUGH–INS, EXTEND ALL PIPING (WASTE, VENT, COLD WATER, HOT WATER, ETC.) TO ALL FIXTURES AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
3. FOR EXACT LOCATION OF MECHANICAL EQUIPMENT REFER TO MECHANICAL DRAWINGS.
4. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE, 2019.
5. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED PER CPC 2019 AND LOCAL CITY REQUIREMENT.
6. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE 2019 AND CPC 2019.
7. PER CPC 408.3, SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE–BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWER HEAD.
8. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (SI) AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30–INCH CIRCLE (CPC 408.6).
9. THE WATER SUPPLY TO THE BATHTUB FILLER VALVE SHALL BE PROTECTED BY AN AIR GAP OR IN ACCORDANCE WITH CPC 417.0 (CPC 409.5).
10. HANDHELD SHOWERS SHALL COMPLY WITH ASME A112.1.8.1/CSAB125.1 AND PER CPC 417.3.

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Oxnard, CA. 93035

SUBMISSION RECORD:

-	06/03/22	PLBG. 50% SD SET

HE PROJ. # 22-040

DATE: 06.03.2022

DRAWN: M.M.

CHECKED: T.H.

DRAWING TITLE

LEVEL 1
WASTE AND VENT PLAN

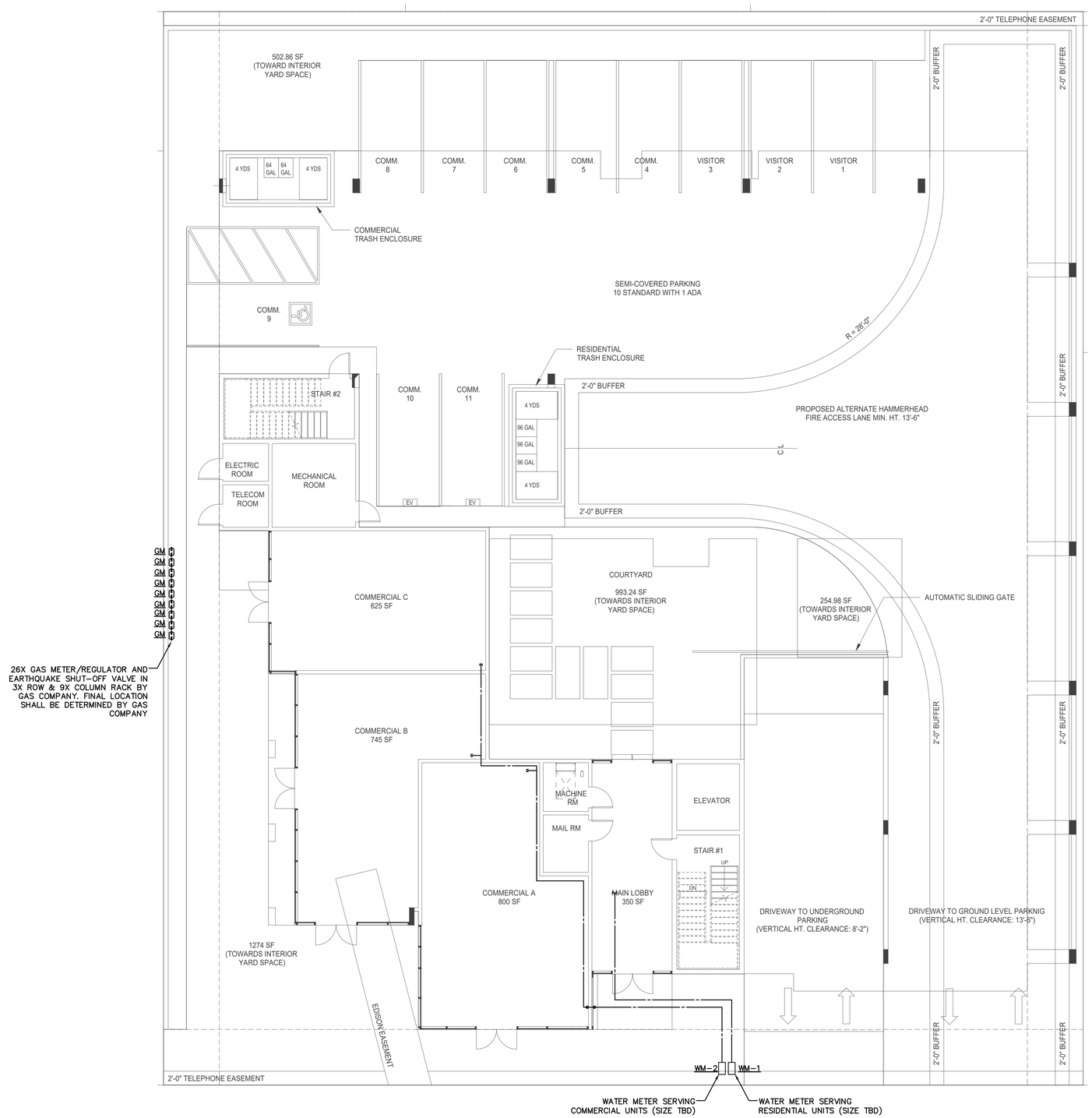
SCALE: AS SHOWN

SHEET NO: P2.00

SHEET SIZE: 24"X36"

GENERAL NOTES

1. XXXXXXXXXXXXXXXXXXX



NINTH STREET

SHEET NOTES:

1. PLUMBING CONTRACTOR SHALL CARRY ALLOWANCE TO PROVIDE A COMPLETE PLUMBING SYSTEM FOR ALL AREAS INCLUDING PLUMBING FIXTURE ROUGH-IN AND ALL UTILITY PIPES.
2. PLUMBING CONTRACTOR SHALL PROVIDE ROUGH-INS, EXTEND ALL PIPING (WASTE, VENT, COLD WATER, HOT WATER, ETC.) TO ALL FIXTURES AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
3. FOR EXACT LOCATION OF MECHANICAL EQUIPMENT REFER TO MECHANICAL DRAWINGS.
4. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE, 2019.
5. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED PER CPC 2019 AND LOCAL CITY REQUIREMENT.
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7. PER CPC 408.3, SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWER HEAD.
8. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (SI) AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE (CPC 408.6).
9. THE WATER SUPPLY TO THE BATHTUB FILLER VALVE SHALL BE PROTECTED BY AN AIR GAP OR IN ACCORDANCE WITH CPC 417.0 (CPC 409.5).
10. HANDHELD SHOWERS SHALL COMPLY WITH ASME A112.1.8.1/CSAB125.1 AND PER CPC 417.3.

01 LEVEL 1 WATER AND GAS PLUMBING PLAN
SCALE: 1/8"=1'-0"

ARCHITECT:

CONSULTANTS:

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PROJECT NAME:

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1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

-	06/03/22	PLBG. 50% SD SET

HE PROJ. # 22-040

DATE: 06.03.2022

DRAWN: M.M.

CHECKED: T.H.

DRAWING TITLE

LEVEL 1
WATER AND GAS
PLUMBING PLAN

SCALE: AS SHOWN

SHEET NO: P2.10

SHEET SIZE: 24"X36"

GENERAL NOTES

1. XXXXXXXXXXXXXXXXXXXX

SHEET NOTES:

1. PLUMBING CONTRACTOR SHALL CARRY ALLOWANCE TO PROVIDE A COMPLETE PLUMBING SYSTEM FOR ALL AREAS INCLUDING PLUMBING FIXTURE ROUGH–IN AND ALL UTILITY PIPES.
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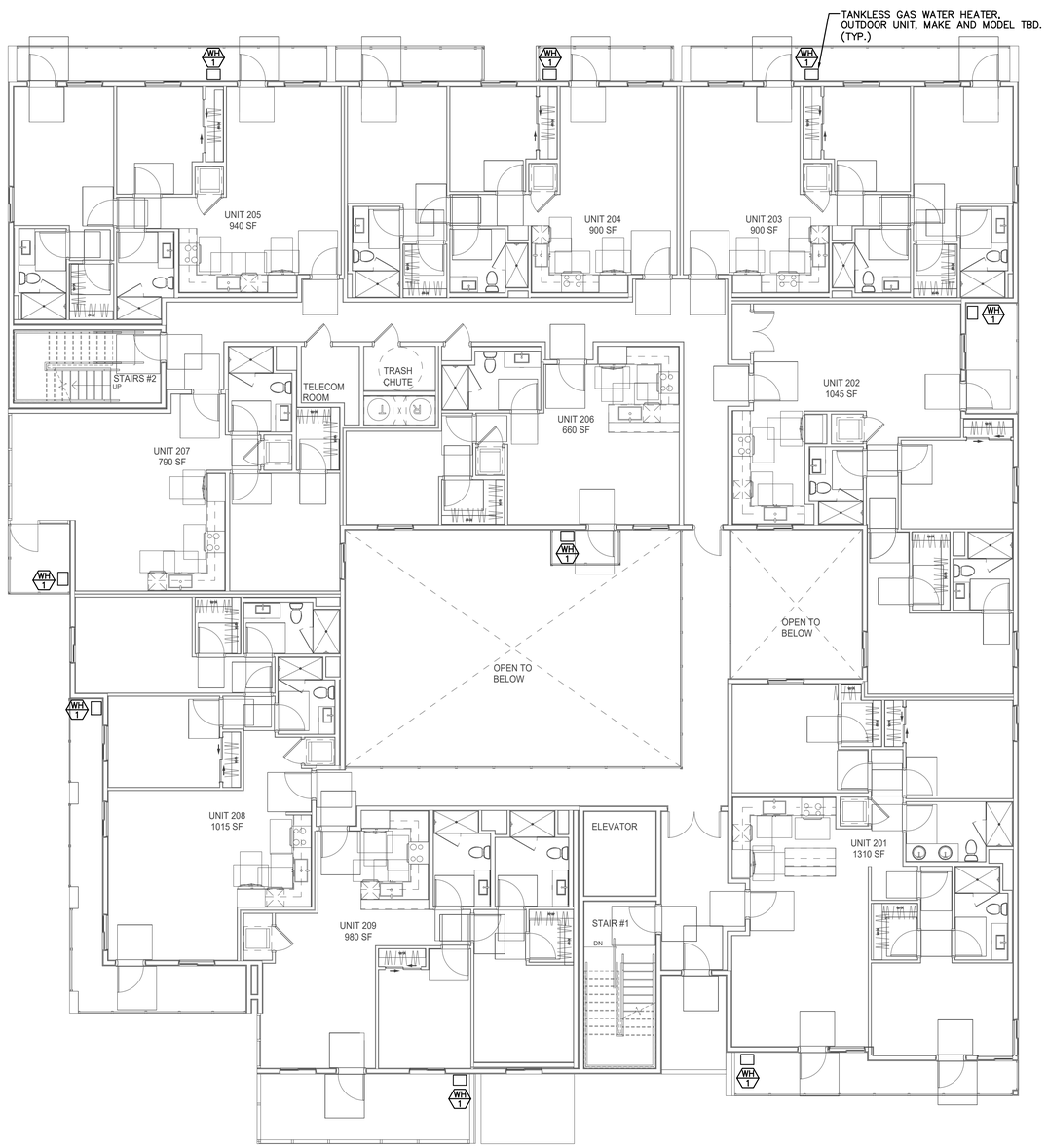

01 LEVEL 2 WATER AND GAS PLUMBING PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:

CONSULTANTS:

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PROJECT NAME:

OXNARD DEVELOPMENT
1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

-	06/03/22	PLBG. 50% SD SET

HE PROJ. # 22-040

DATE: 06.03.2022

DRAWN: M.M.

CHECKED: T.H.

DRAWING TITLE

LEVEL 2
WATER AND GAS
PLUMBING PLAN

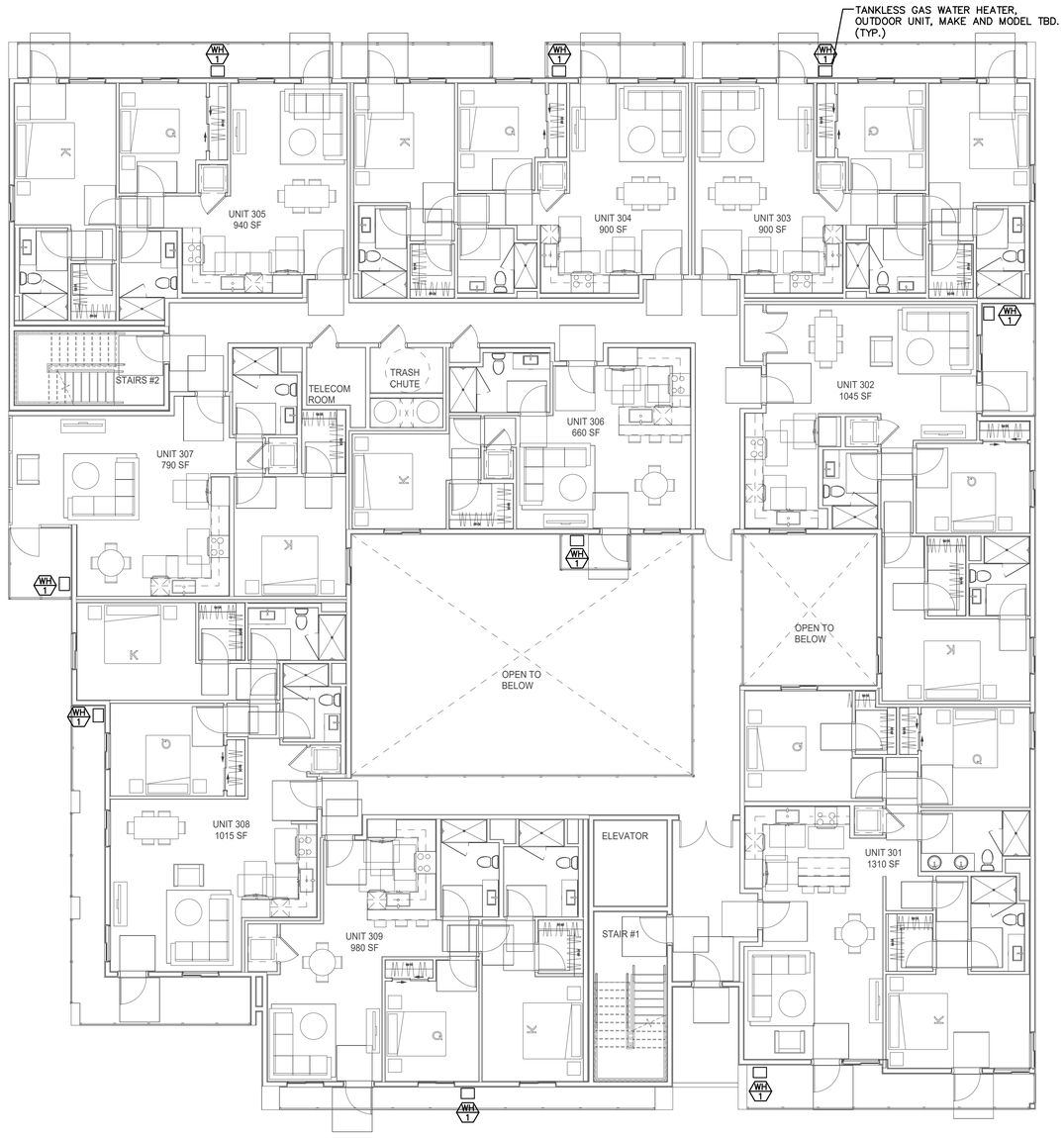
SCALE: AS SHOWN

SHEET NO:
P3.10

SHEET SIZE: 24"X36"

GENERAL NOTES

1. XXXXXXXXXXXXXXXXXXXX



SHEET NOTES:

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9. THE WATER SUPPLY TO THE BATHTUB FILLER VALVE SHALL BE PROTECTED BY AN AIR GAP OR IN ACCORDANCE WITH CPC 417.0 (CPC 409.5).
10. HANDHELD SHOWERS SHALL COMPLY WITH ASME A112.1.8.1/CSAB125.1 AND PER CPC 417.3.

01 LEVEL 3 WATER AND GAS PLUMBING PLAN
SCALE: 1/8"=1'-0"

ARCHITECT:

CONSULTANTS:

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PROJECT NAME:

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1505 W. Ninth Street
Oxnard, CA. 93035

SUBMISSION RECORD:

-	06/03/22	PLBG. 50% SD SET

HE PROJ. # 22-040

DATE: 06.03.2022

DRAWN: M.M.

CHECKED: T.H.

DRAWING TITLE

LEVEL 3
WATER AND GAS
PLUMBING PLAN

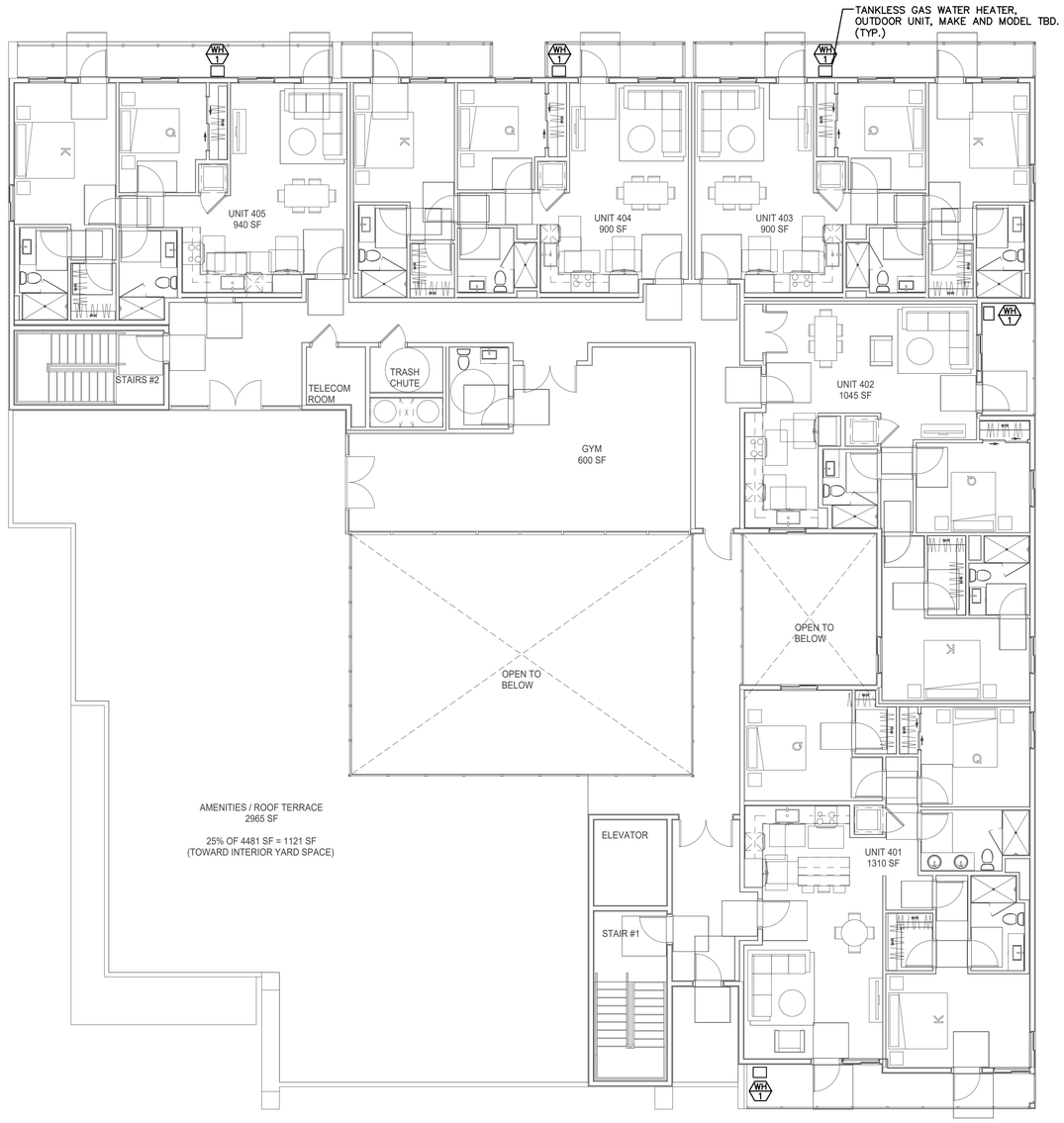
SCALE: AS SHOWN

SHEET NO:
P4.10

SHEET SIZE: 24"X36"

GENERAL NOTES

1. XXXXXXXXXXXXXXXXXXX



SHEET NOTES:

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9. THE WATER SUPPLY TO THE BATHTUB FILLER VALVE SHALL BE PROTECTED BY AN AIR GAP OR IN ACCORDANCE WITH CPC 417.0 (CPC 409.5).
10. HANDHELD SHOWERS SHALL COMPLY WITH ASME A112.1.8.1/CSAB125.1 AND PER CPC 417.3.

01 LEVEL 4 WATER AND GAS PLUMBING PLAN
SCALE: 1/8"=1'-0"

ARCHITECT:

CONSULTANTS:

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SUBMISSION RECORD:

-	06/03/22	PLBG. 50% SD SET

HE PROJ. # 22-040

DATE: 06.03.2022

DRAWN: M.M.

CHECKED: T.H.

DRAWING TITLE

LEVEL 4
WATER AND GAS
PLUMBING PLAN

SCALE: AS SHOWN

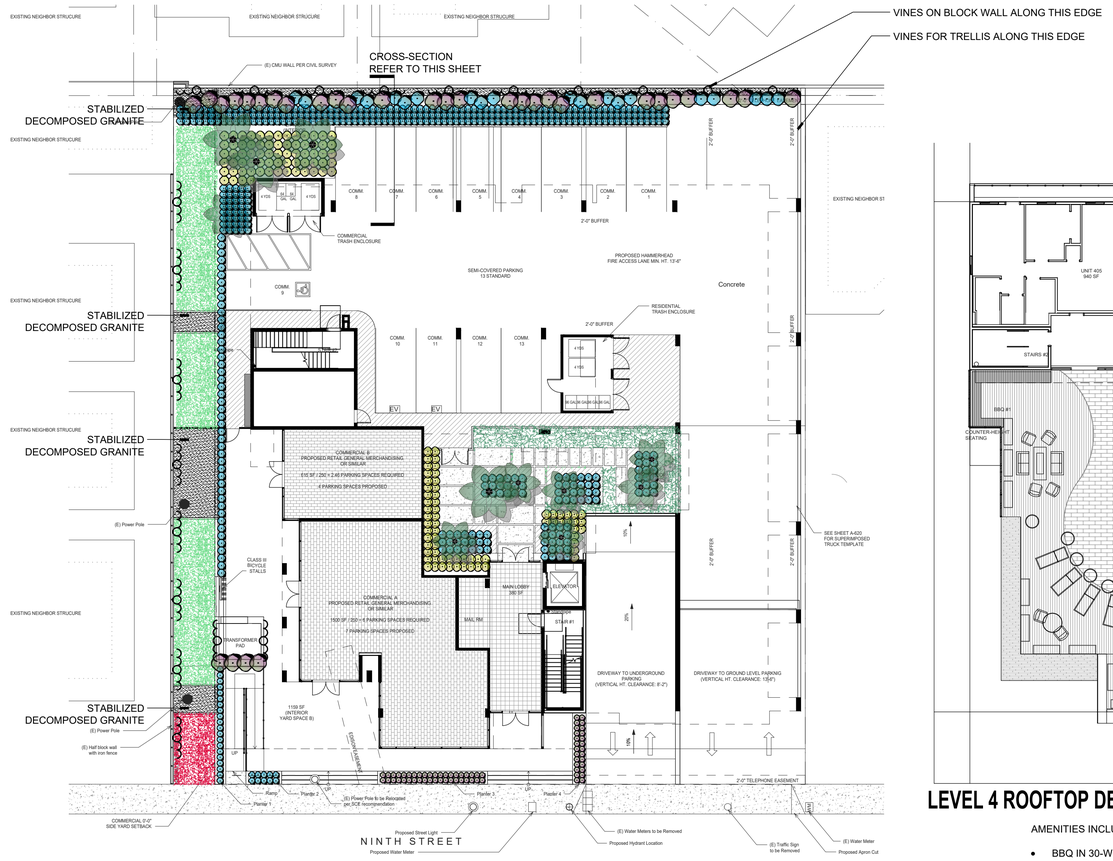
SHEET NO:
P5.10

SHEET SIZE: 24"X36"

PLANTING LEGEND	WUCOLS CLASSIFICATION
ARCONTOPHOENIX	WUCOLS 3: MED/LOW
CUNNINHAMIANA	40 TALL/12' WIDE
KING PALM	SUN/PART SHADE - RANDC
CLIVIA MINIATA	WUCOLS 3: LOW
CLIVIA	18" TALL/8' WIDE
5-GAL.	SUN 16" O.C. SPACING
SEDUM	WUCOLS 3: LOW
SHADE TOLERANT	4" TALL/SPREADING
FLATS	PART SHADE 9" TRI. O.C. S
MAHONIA COMPACTA	WUCOLS 3: LOW
OREGON GRAPE	30" TALL/42" WIDE
5-GAL.	SHADE - 36" MIN. RANDOM
SEDUM S. 'PURPUREUM'	WUCOLS 3: LOW
or SEDUM SPATHULIFOLIUM	48" TALL/36" WIDE
5-GAL.	SUN - 12" O.C. TRI. SPACIN
PORTULACARIA AFRA	WUCOLS 3: LOW
ELEPHANTS FOOD	72" TALL/36" WIDE
5-GAL.	SUN/SHADE - 32" MIN. RANI SPACING
GREVILLEA SP.	WUCOLS 3: LOW
5-GAL.	SUN/SHADE 42" O.C. SPACI
PARTHENOCISSUS	WUCOLS 3: LOW
SILVER VEIN CREEPER	CLINGING VINE
5-GAL.	SHADE/SUN - 18' O.C.SPAC
MACFADYANA UNGUIS-CATI	WUCOLS 3: MED/LOW
CAT CLAW VINE	TWINING VINE
5-GAL.	SHADE/SUN - 18' O.C. SPAC
LORIOPE GIGANTEA	WUCOLS 4: LOW
BIG BLUE LILY TURF	24" TALL/20" WIDE
5-GAL.	SUN/PART SHADE - 16" O.C
DYMONDIA MARGARETAE	WUCOLS 3: MED
SILVER CARPET	6" TALL/SPREADING
1-GAL. - 18" O.C.	SUN/SHADE - 12" O.C. TRI.
ACHILLEA MILLIFOLIUM	WUCOLS 3: MED
'PAPRIKA'	22" TALL/18' WIDE
4" POTS - 18" O.C.	SUN - 16" O.C. SPACING
BUCHLOE DACTYLOIDES	WUCOLS 3: LOW
BUFFALO GRASS	16" TALL/SPREADING
4" POTS - 9" O.C.	SUN - 8" O.C. SPACING

THE FINAL LANDSCAPE PLANS WILL COMPLY WITH THE APPLICABLE CITY OF OXNARD LANDSCAPE STANDARDS.

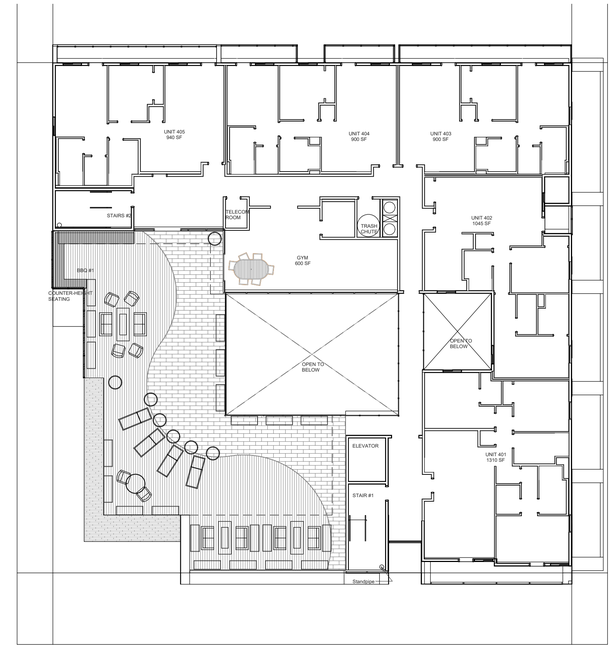
THE LANDSCAPING AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE NO. 2822, AND LANDSCAPE WATER CONSERVATION STANDARDS.



GROUND LEVEL COURTYARD PLANTING

THERE ARE NO PLANTED BERMS PROPOSED FOR THIS PROJECT.

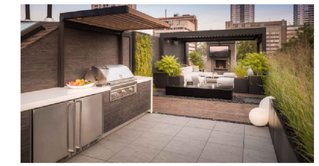
THERE ARE NO STREET FRONTAGE PARKING LOT AREAS.

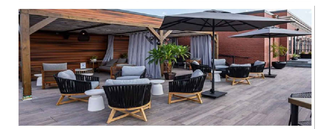


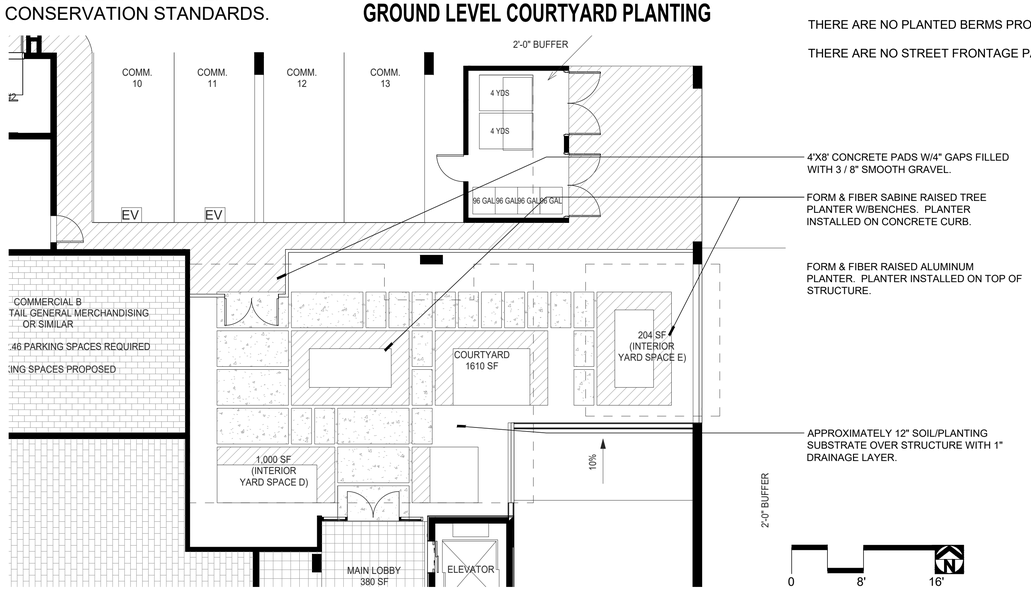
LEVEL 4 ROOFTOP DECKING & AMENITIES

AMENITIES INCLUDE:

- BBQ IN 30-WIDE COUNTERTOP
- GROUP AND INDIVIDUAL GATHERING SPACES
- 24" WIDE COUNTER HEIGHT SEATING/DINING
- MOVABLE CUSHIONED LOUNGE CHAIRS AND SITTING CHAIRS AROUND GAS FIRE PIT
- 6-8 PERSON DINING TABLE @ BBQ #2
- RAISED ALUMINUM PLANTER BOXES WITH EVERGREEN PLANT MATERIAL







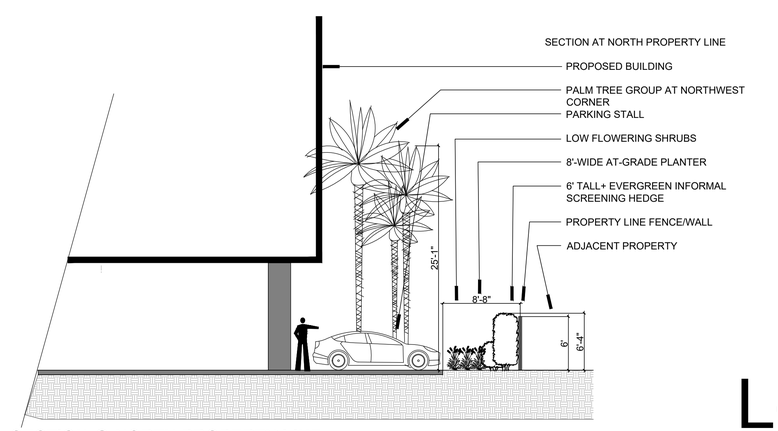
4'X8' CONCRETE PADS W/4" GAPS FILLED WITH 3 / 8" SMOOTH GRAVEL.

FORM & FIBER SABINE RAISED TREE PLANTER W/BENCHES. PLANTER INSTALLED ON CONCRETE CURB.

FORM & FIBER RAISED ALUMINUM PLANTER. PLANTER INSTALLED ON TOP OF STRUCTURE.

APPROXIMATELY 12" SOIL/PLANTING SUBSTRATE OVER STRUCTURE WITH 1" DRAINAGE LAYER.

GROUND LEVEL COURTYARD PAVING



SECTION @ NORTH PROPERTY LINE

L-1.00

OXNARD DEVELOPMENT - CONDOMINIUMS/COMMERCIAL - LANDSCAPE DESIGN

0 16' 32'

22MARCH2023

silver bar studio
landscape architecture
environmental design
mariposa, ca.

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, November 20, 2023

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

4. PROJECT NAME: Mister Softee Mobile Food Commissary; PLANNING AND ZONING PERMIT NO. 23-500-03 (Special Use Permit); Five Points Northeast Neighborhood

A request for the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel located at 811 Mercantile Street (APN: 204-0-172-080) within the Heavy Manufacturing (M-2) zone. Development includes the conversion of 4,290 square feet of existing tenant space into a new mobile food commissary, a 575 square foot truck wash area, a 262 square foot trash enclosure within 9,458 square feet of existing yard space, and parking for 17 food trucks located within the existing exterior yard space. The project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities), Class 1 and Section 15303 (New Construction or Conversion of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Lizette Elenes, Era Architects — Phone: (805) 824-4188
City Contact: Lisa Gordon, Contract Planner — Phone: (805) 324-7207

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

IMPROVEMENTS TO EXISTING MULTI-TENANT INDUSTRIAL/WAREHOUSE TENANT SPACE FOR NEW COMMISSARY USE. IMPROVEMENTS TO INCLUDE:

- EXISTING SERVICE REPAIR YARD TO BE IMPROVED FOR NEW OFF-STREET PARKING AND COMMISSARY MOBILE FOOD PARKING
- EXISTING TENANT A TO REMAIN, NO INTERIOR CHANGES
- EXISTING TENANT B TO BE DIVIDED INTO 2 TENANT SPACES
- NEW TRUCK WASH CANOPY
- NEW COVERED TRASH ENCLOSURE
- REPAIR WALKWAY/LANDINGS ALONG BUILDING DOORS
- RE- STRIPPING OF PARKING SPACES ALONG STREET

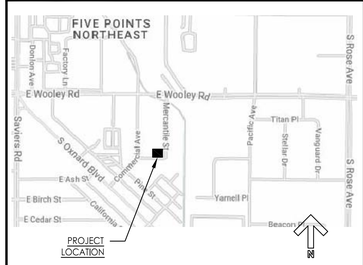
IMPROVEMENTS FOR:
MOBILE FOOD COMMISSARY
MISTER SOFTEE
811 MERCANTILE ST.
OXNARD, CA 93030

PROJECT ANALYSIS

PROJECT ADDRESS	811 MERCANTILE ST. OXNARD, CA 93030
ASSESSORS PARCEL NO.	204-0-172-080
ZONING	M-2
EXISTING USE	INDUSTRIAL/WAREHOUSE & AUTO REPAIR
PROPOSED USE	COMMISSARY/WAREHOUSE & AUTO REPAIR
OCCUPANCY GROUP	S-2 / B
EXISTING CONSTRUCTION TYPE	V-B
FIRE SPRINKLER SYSTEM	NO
NUMBER OF STORIES	1- STORY
EXISTING BUILDING AREAS	8,400.0 SF
TENANT SPACE A (AUTO REPAIR):	2,805.0 SF
TENANT SPACE B (INDUSTRIAL/WAREHOUSE):	5,595.0 SF
PROPOSED BUILDING AREAS	
(E) TENANT SPACE A (AUTO REPAIR):	2,805.0 SF
TENANT SPACE B (INDUSTRIAL/WAREHOUSE):	1,305.0 SF
TENANT SPACE C (COMMISSARY):	4,290.0 SF
	8,400.0 SF
(N) TRUCK WASH CANOPY	575.0 SF
(N) TRASH ENCLOSURE	286.0 SF

VICINITY MAP

NTS



APPLICABLE CODES

ALL WORK SHALL CONFORM TO:

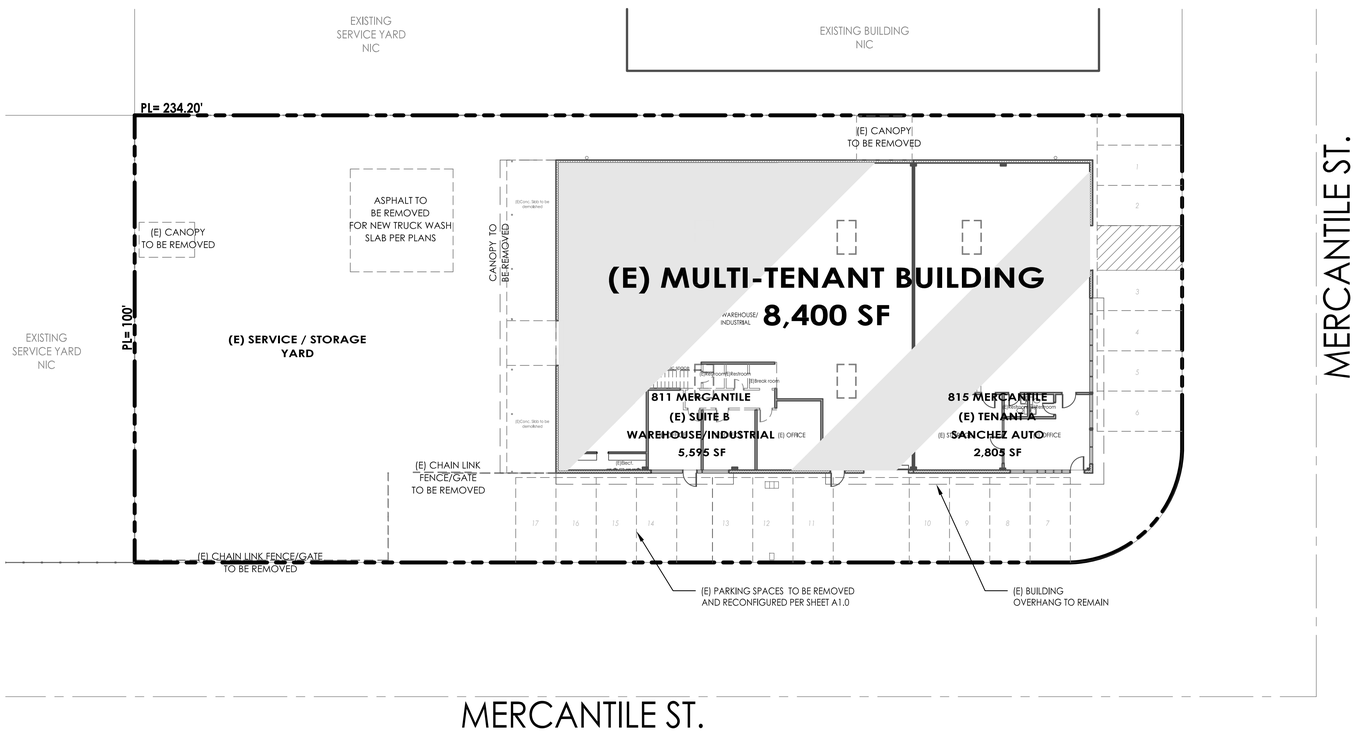
2022 BUILDING STDS. ADMIN. CODE, PT.1, TITLE 24 C.C.R.
2022 CA BUILDING CODE, PT. 2, TILE 24 C.C.R.
2022 CA ELECTRICAL CODE, PT. 3, TITLE 24 C.C.R.
2022 CA MECHANICAL CODE, PT. 4, TITLE 24 C.C.R.
2022 CA PLUMBING CODE, PT. 5, TITLE 24 C.C.R.
2022 CA FIRE CODE, PT. 9 TITLE 24 C.C.R.
2022 CA REFERENCED STDS. CODE, PT.12, TITLE 24 C.C.R.
CITY OF OXNARD ORDINANCES

PROJECT DIRECTORY

ARCHITECT:
ERA ARCHITECTS
ATTN: LIZETTE ELENES
P.O. BOX 6165
OXNARD CA
(805) 824-4188

ELECTRICAL:
JMPE ELECTRICAL ENGINEERING
ATTN: JOHN MALONEY
(805) 569-9216

ARCHITECT:
ERA ARCHITECTS
ATTN: LIZETTE ELENES
P.O. BOX 6165
OXNARD CA
(805) 824-4188



1 EXISTING SITE PLAN
1/16" = 1'-0"

N

SHEET INDEX

ARCHITECTURAL			
A0.0	03/15/23	07/31/23	COVER SHEET / EXISTING SITE PLAN
A0.1			PHOTO BOARD
A1.0			PROPOSED SITE PLAN
A1.1			SITE DETAILS
A1.2			SITE DETAILS
A2.1			EXISTING FLOOR PLAN
A2.2			PROPOSED FLOOR PLAN
A4.0			EXISTING EXTERIOR ELEVATIONS
A4.1			PROPOSED EXTERIOR ELEVATIONS
UTILITY PLAN			
U1.0			SITE - UTILITY PLAN
ELECTRICAL			
E1.0			SITE LIGHTING PHOTOMETRIC PLAN

FIRE DEPARTMENT NOTES

- A KNOX BOX IS REQUIRED FOR THE GATES AND BUILDING ENTRANCES. CONTACT THE FIRE DEPARTMENT FOR DETAILS. FIRE DEPARTMENT APPROVAL IS REQUIRED PRIOR TO FINAL BUILDING INSPECTION.
(KNOX SERIES 3200 IS USED FOR MOST COMMERCIAL APPLICATIONS. KNOX-BOXES MAY BE ORDERED ON-LINE. SEE THE KNOX COMPANY WEBSITE AT:
HTTP://WWW.KNOXBOX.COM/STORE/FINDDEPT.CFM
SELECT OXNARD FIRE DEPT.)
- FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS WITHIN SPECIFIED TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48" (1219mm) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS HERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

ERA
ARCHITECTS
Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
--	1ST SUBMITTAL - PLANNING	03/15/2023
--	2ND SUBMITTAL - PLANNING	07/31/2023

MOBILE FOOD COMMISSARY
MISTER SOFTEE
811 MERCANTILE STREET,
OXNARD, CA 93030

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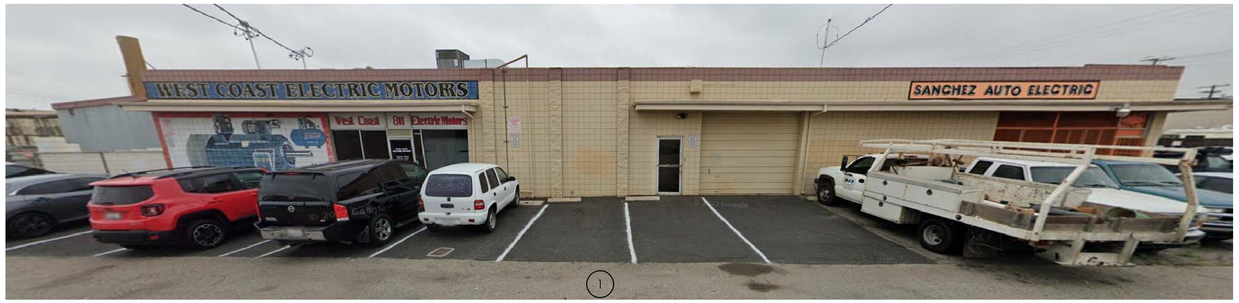
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

COVER SHEET &
EXISTING SITE PLAN

A0.0

SHEET X OF XX



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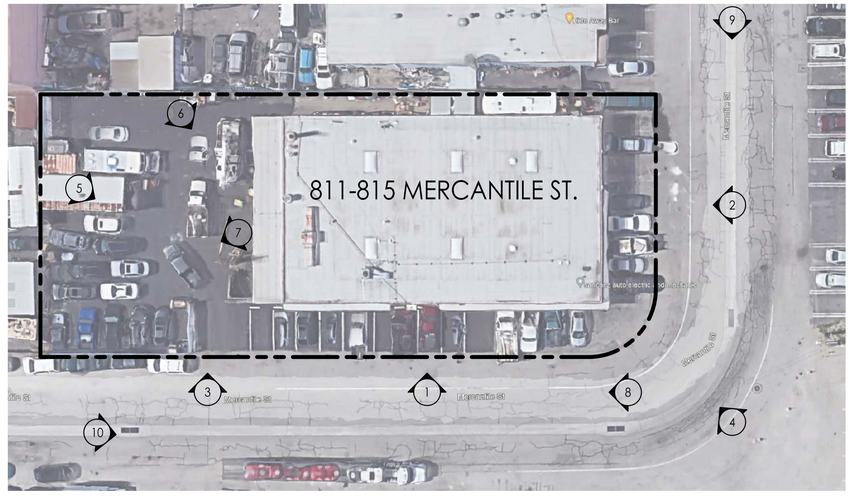

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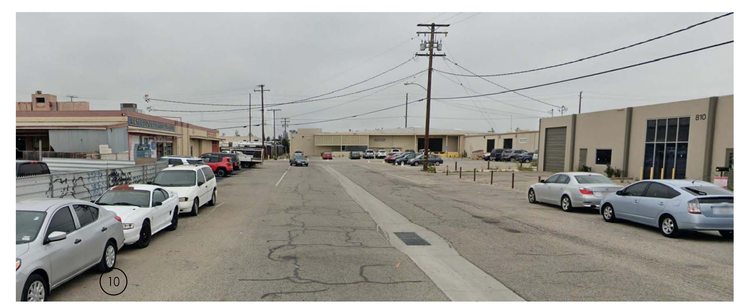

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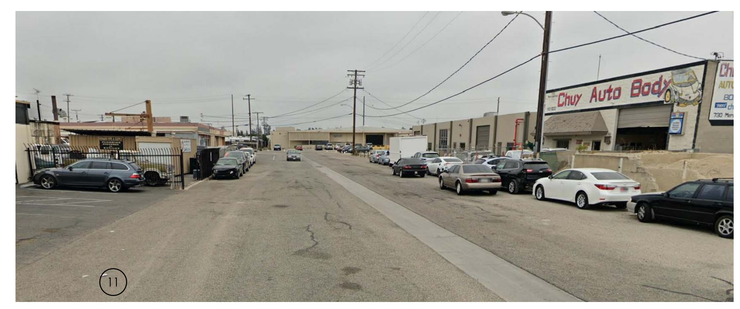

11

ERA
ARCHITECTS
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805.824.4188
OXNARD CA

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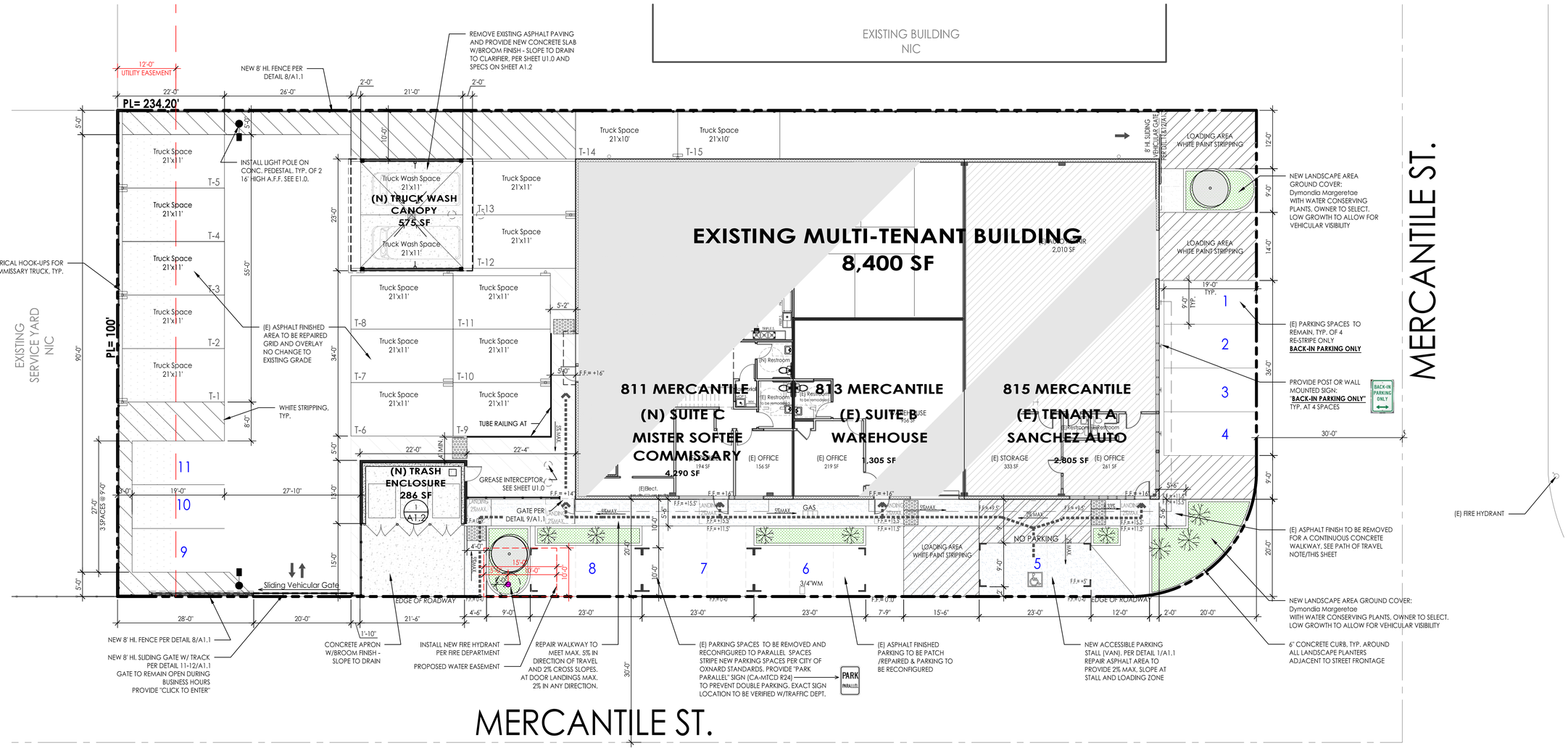
PROJECT: 221201
DRAWN BY: LE

PHOTO BOARD

A0.1

SHEET X OF XX



1 EXISTING SITE PLAN
3/32" = 1'-0"

N

GENERAL NOTES

- SECURITY CAMERAS ARE TO BE INSTALLED ON ALL SIDES OF THE BUILDING. AT GATES AND FRONT DOORS. CAMERAS TO BE ABLE TO CAPTURE FACES.
- ALARM TO BE DUAL TECHNOLOGY MOTION AND INFRARED IMAGE THAT CAPTURES PEOPLE.

PARKING CALCULATION

REQUIRED PARKING

WAREHOUSE:
333 SF + 956 SF + 3,288 SF +141 SF= 4,718 SF / 1,000 = 4.7

OFFICE:
261 SF + 219 SF + 156 SF + 194 SF = 830 SF / 250 = 3.3

AUTOMOTIVE:
2,010 SF = 3 SPACES /SERVICE BAY = 1 SERV. BAY = 1
+ 2 OFF STREET SPACES REQ. 2

TOTAL OFF STREET PARKING REQUIRED= 11 SPACES

PROPOSED

STANDARD	7
STANDARD (PARALLEL)	3
ACCESSIBLE (VAN - PARALLEL)	1
	11 SPACES PROVIDED

SITE LEGEND

INDICATES ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY AND FROM PARKING STALL TO BUILDING ENTRANCE. CONTINUOUS WALKWAY 48" MIN. WIDTH, WITH NO ABRUPT CHANGES IN LEVEL. 5% MAX SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.

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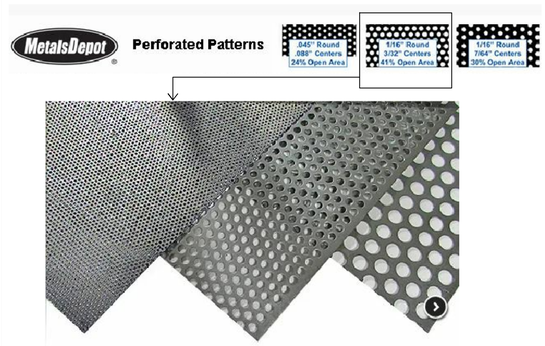
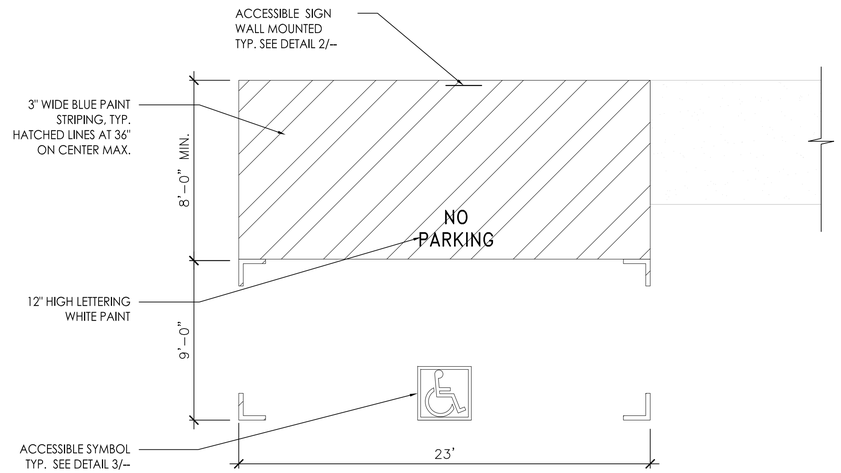
PROPOSED SITE PLAN

A1.0

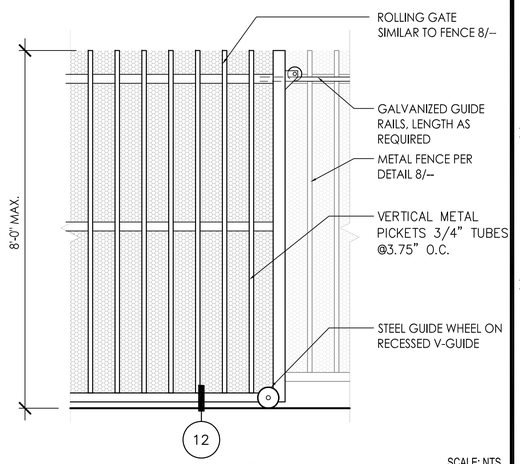
SHEET X OF XX



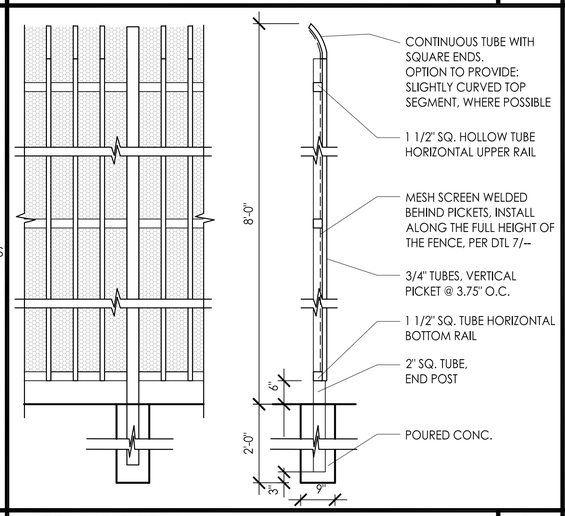
PERFORATED METAL SCREEN SCALE: NTS 7



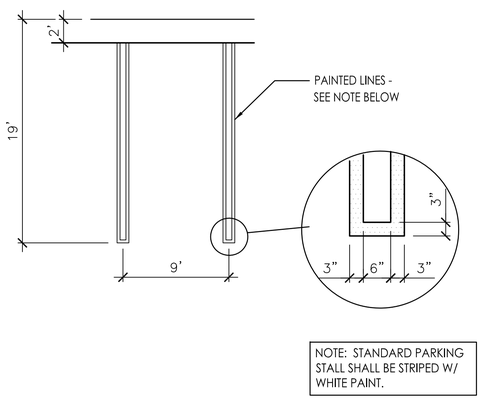
PARALLEL - ACCESSIBLE PARKING STALL SCALE: 3/16"= 1'-0" 1



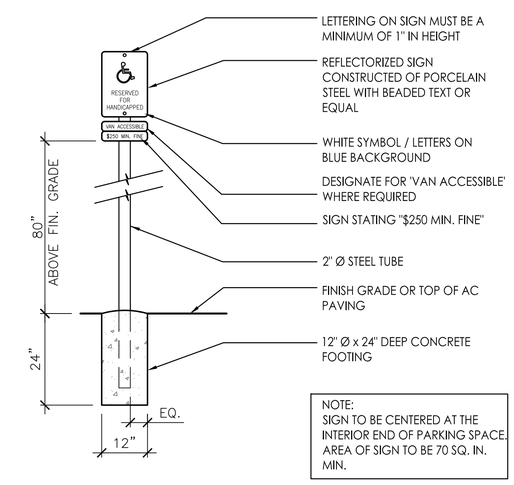
ROLLING GATE AT VEHICULAR ENTRY 11



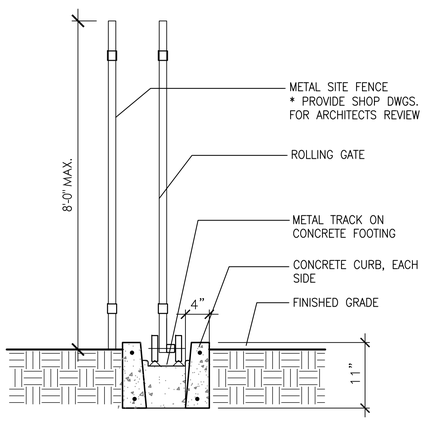
FENCE DETAIL SCALE: NTS 8



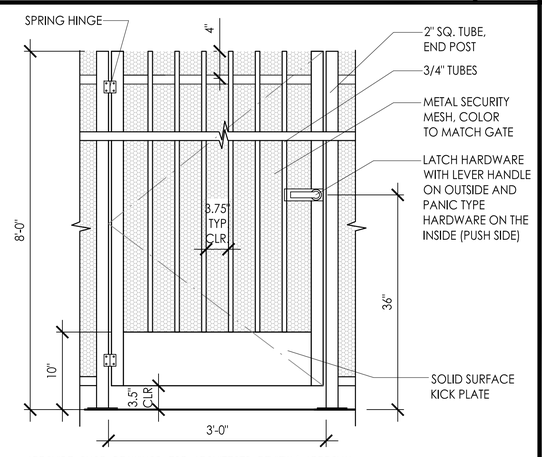
PARKING STRIPING - CITY STDS 5



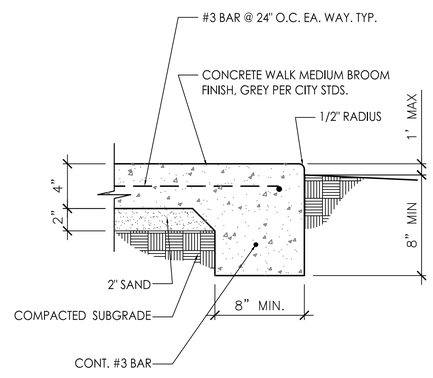
ACCESSIBLE PARKING POSTED SIGN 2



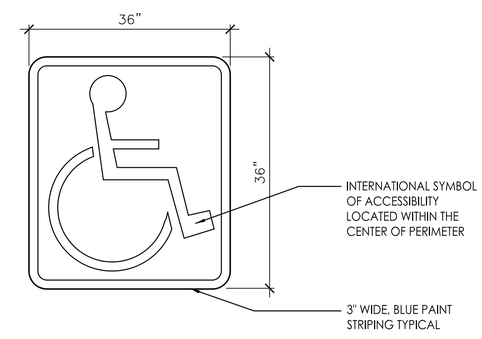
ROLLING GATE TRACK 12



GATE DETAIL SCALE: NTS 9



CONCRETE WALK 6



ACCESSIBLE PARKING SYMBOL SCALE: NTS 3

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805.824.4188
OXNARD CA

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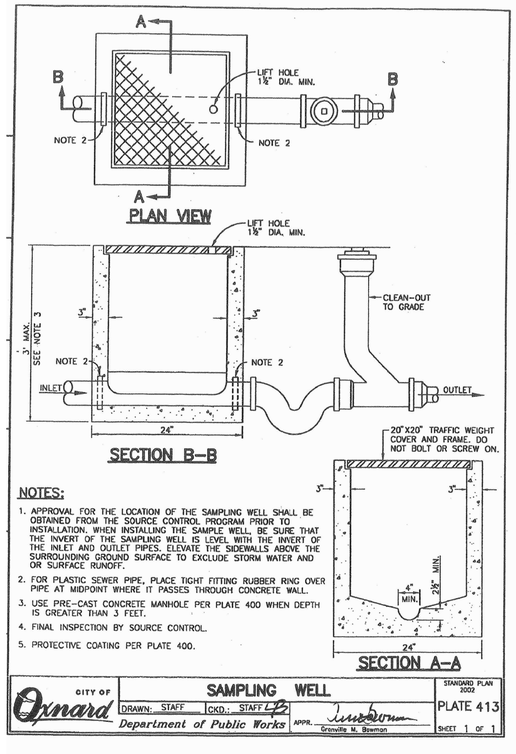
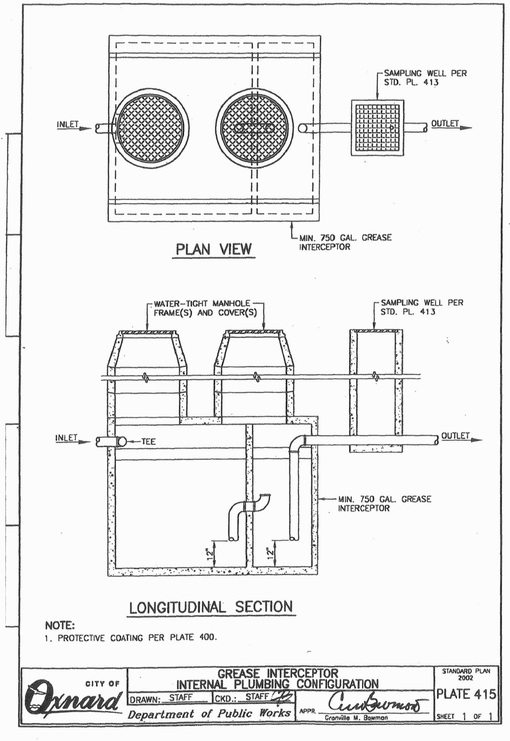
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

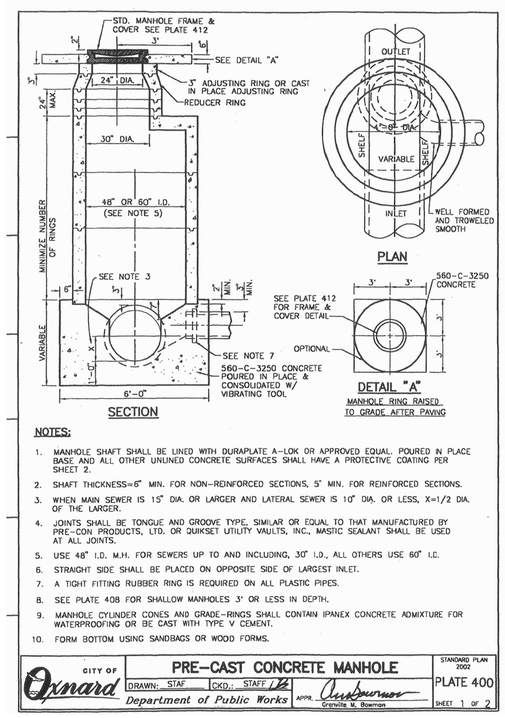
SITE DETAILS

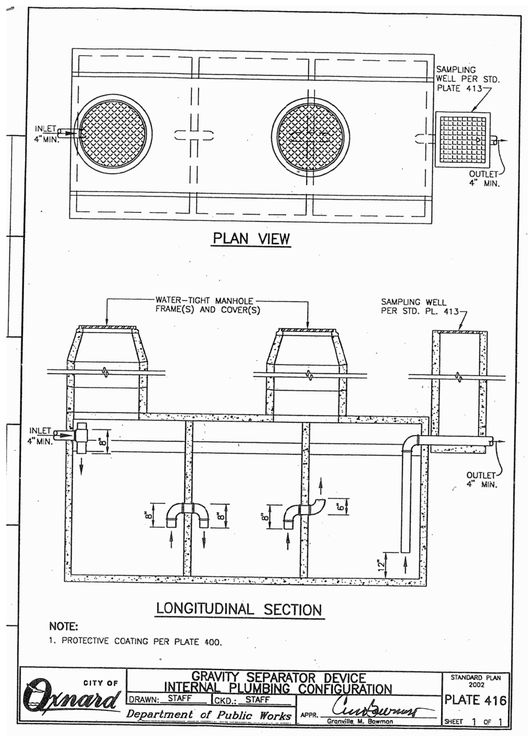
A1.1

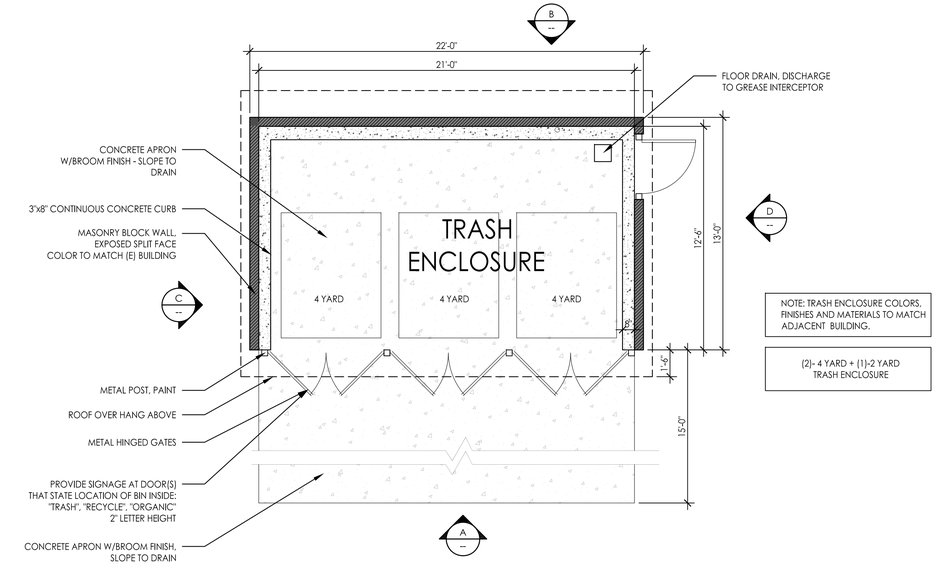
SHEET X OF XX



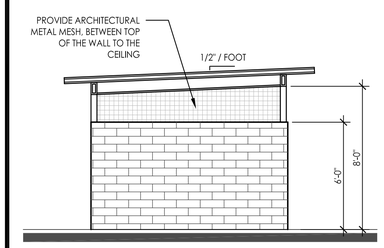




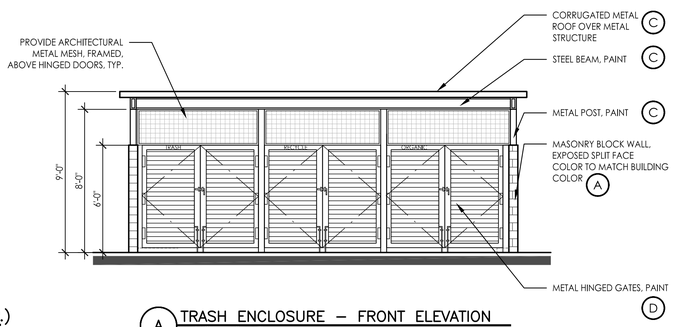




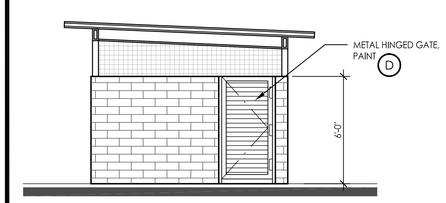
TRASH ENCLOSURE – FLOOR PLAN
1/4"= 1'-0"



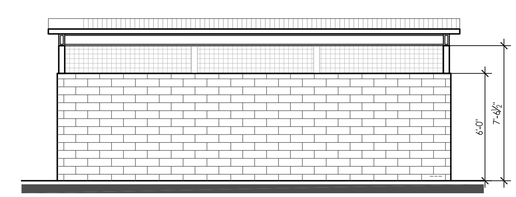
C TRASH ENCLOSURE –SIDE ELEVATION (TYP.)
1/4"= 1'-0"



A TRASH ENCLOSURE – FRONT ELEVATION
1/4"= 1'-0"



D TRASH ENCLOSURE –SIDE ELEVATION (TYP.)
1/4"= 1'-0"



B TRASH ENCLOSURE – REAR ELEVATION
1/4"= 1'-0"

COLOR LEGEND

- (A) WALL PAINT : DUNN-EDWARDS, DEC795 GRAY PEARL TYPICAL WALL BASE / PILASTERS
- (B) WALL PAINT : DUNN-EDWARDS, DEC791 CLOUD
- (C) PAINT : DUNN-EDWARDS, DEC797 BATTLESHIP GRAY TYPICAL AT METAL MEMBERS
- (D) ACCENTS: DUNN-EDWARDS, DEC92 CAPE COD BLUE WINDOW SCREENS

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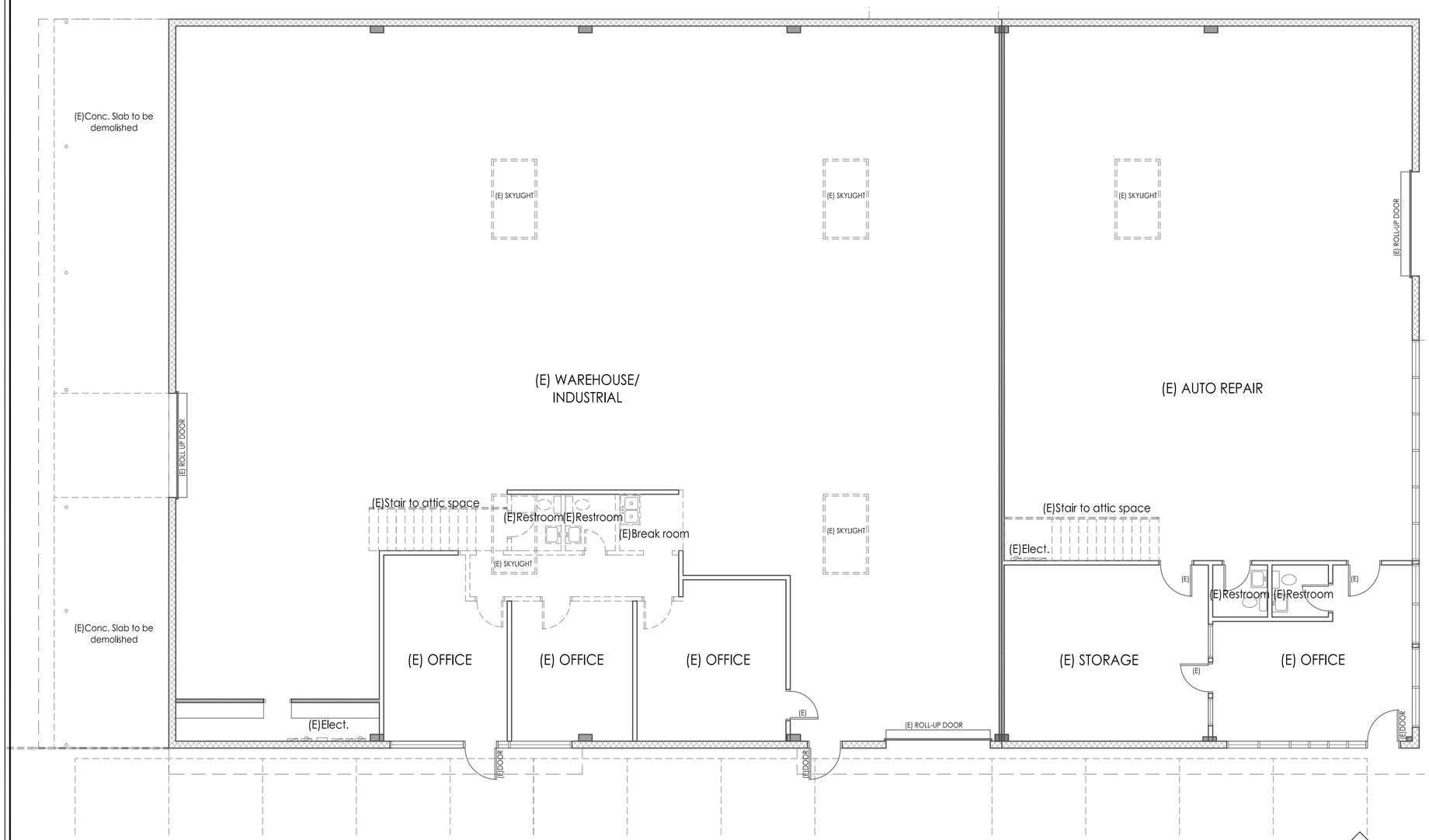
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

SITE DETAILS

A1.2

SHEET X OF XX



1 EXISTING-DEMOLITION FLOOR PLAN
3/16" = 1'-0"

KEY NOTES

WALL LEGEND

- EXISTING INTERIOR STUD WALL TO REMAIN
- EXISTING DEMISING STUD WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- WALL TO BE DEMO

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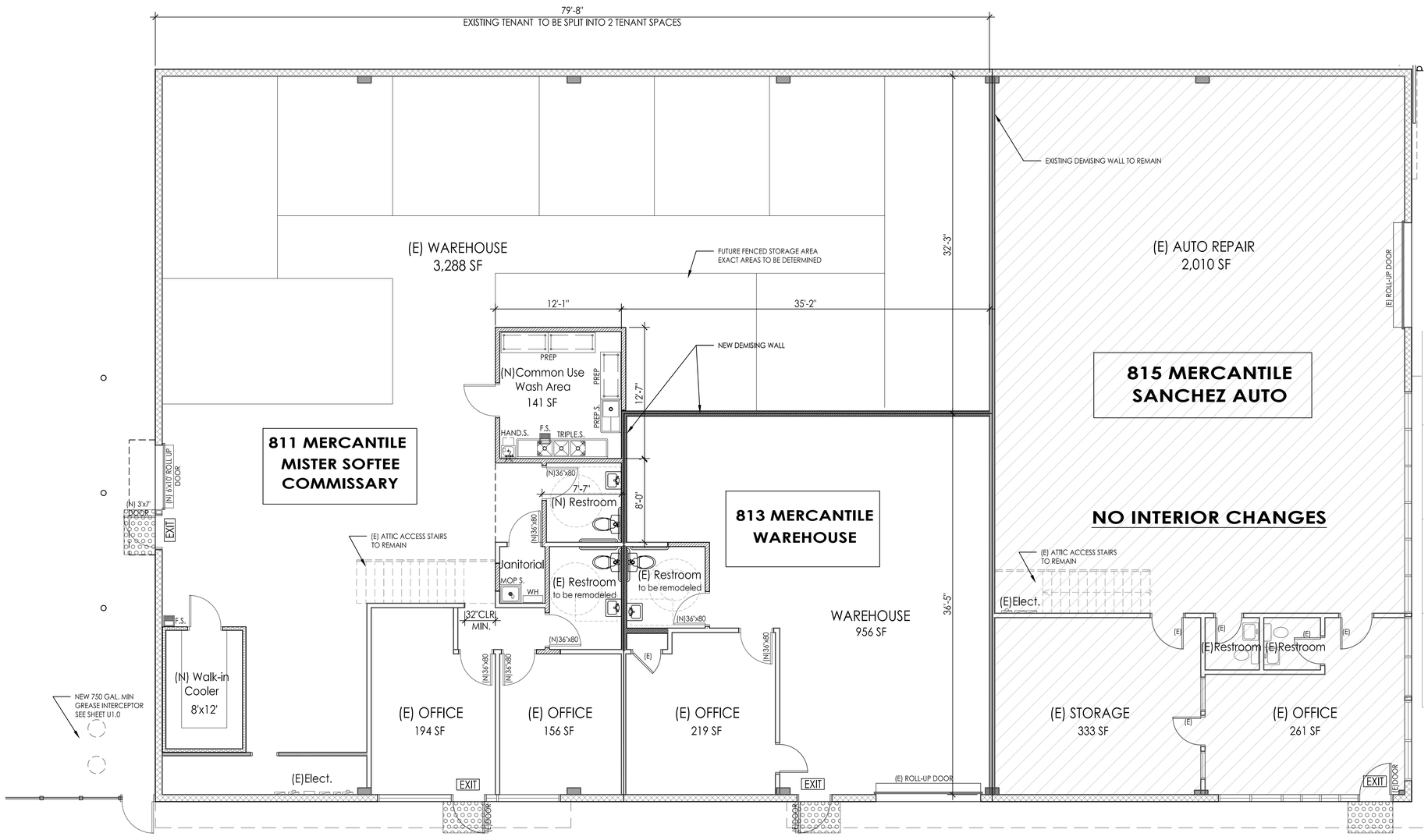
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

EXISTING & DEMOLITION FLOOR PLAN

A2.0

SHEET X OF XX



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

KEY NOTES

WALL LEGEND

- NEW DEMISING WALL
  6" METAL STUDS @16"O.C.
  W/5/8" GYP. BOARD AT EACH SIDE
- NEW INTERIOR WALLS
  3-5/8" METAL STUDS @16"O.C.
  W/5/8" GYP. BOARD AT EACH SIDE
- EXISTING INTERIOR STUD WALL TO REMAIN
- EXISTING DEMISING STUD WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- WALL TO BE DEMO
- EXIT — REQUIRED EXIT DOOR ILLUMINATED EXIT SIGN

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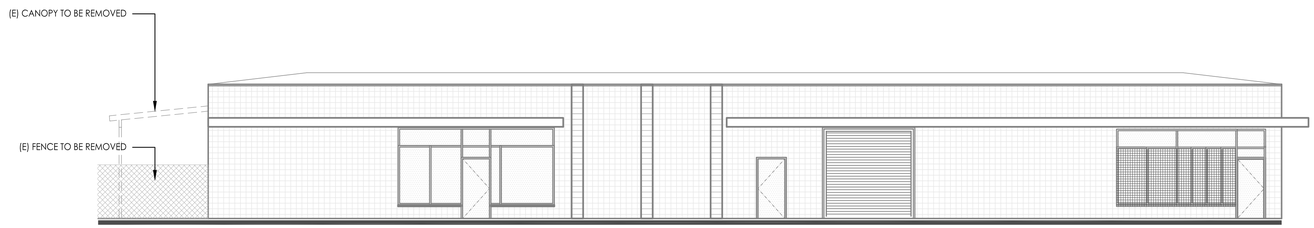
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

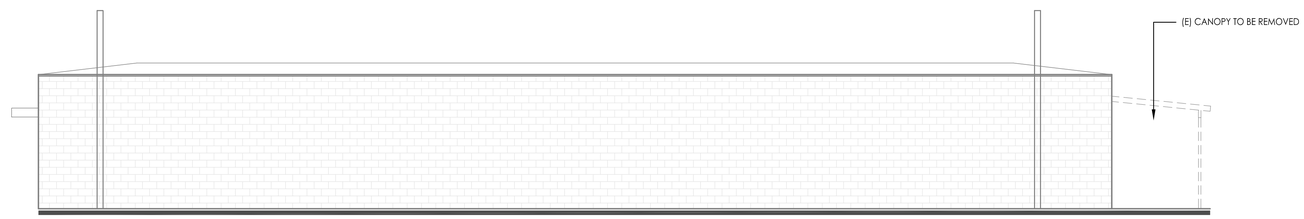
PROPOSED
FLOOR PLAN

A2.1

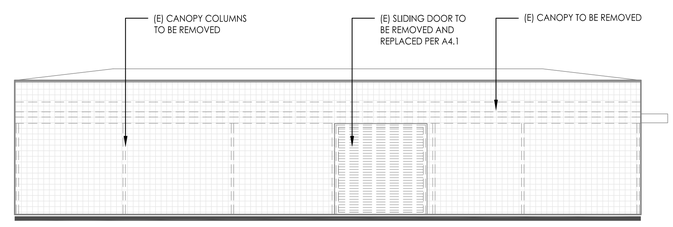
SHEET X OF XX



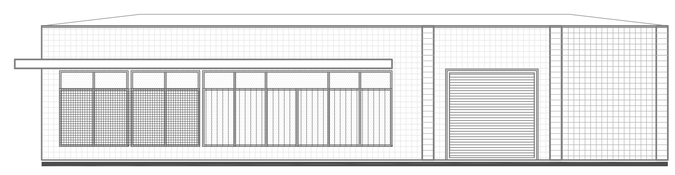
1 EXISTING ELEVATION (SOUTH)
1/8" = 1'-0"



2 EXISTING ELEVATION (NORTH)
1/8" = 1'-0"



3 EXISTING ELEVATION (WEST)
1/8" = 1'-0"



4 EXISTING ELEVATION (EAST)
1/8" = 1'-0"

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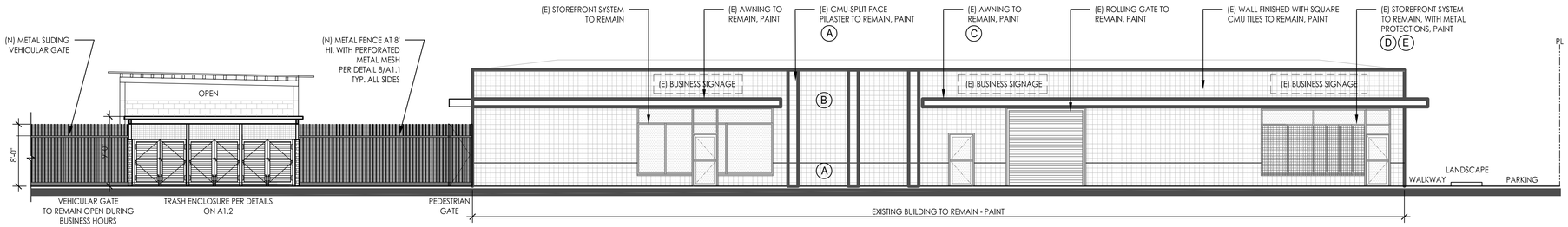
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

EXISTING & DEMOLITION EXTERIOR ELEVATIONS

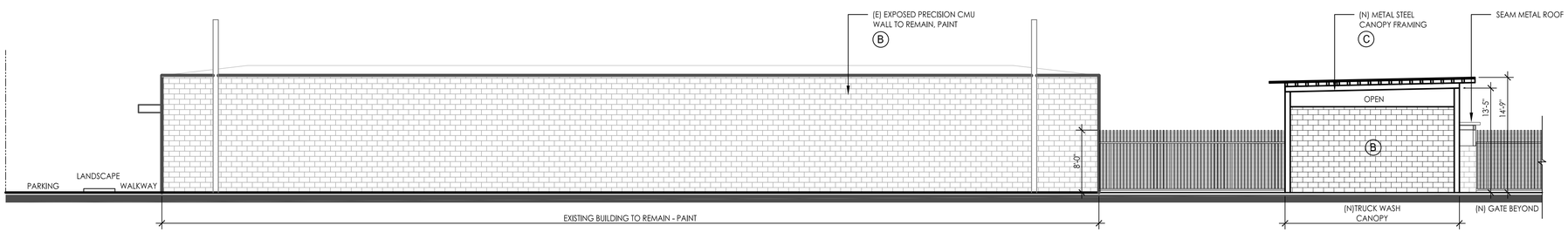
A4.0

SHEET X OF XX



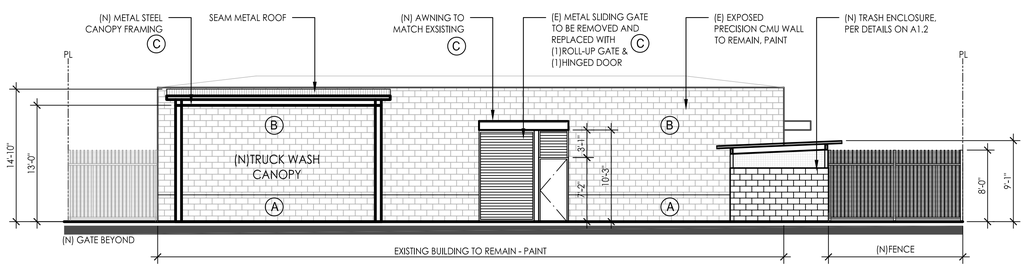
1 PROPOSED ELEVATION (SOUTH)
1/8" = 1'-0"

FACING MERCANTILE ST.



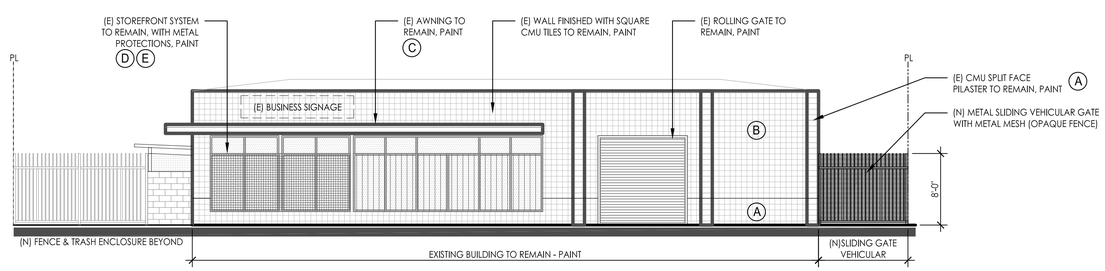
2 PROPOSED ELEVATION (NORTH)
1/8" = 1'-0"

REAR OF BUILDING



3 PROPOSED ELEVATION (WEST)
1/8" = 1'-0"

FACING TRUCK PARKING



4 PROPOSED ELEVATION (EAST)
1/8" = 1'-0"

FACING MERCANTILE ST.

COLOR & MATERIALS LEGEND

A WALL PAINT :
DUNN-EDWARDS, DEC795 GRAY PEARL
TYPICAL WALL BASE / PILASTERS

B WALL PAINT :
DUNN-EDWARDS, DEC791 CLOUD

C PAINT :
DUNN-EDWARDS, DEC797 BATTLESHIP GRAY
TYPICAL AT METAL MEMBERS

D ACCENTS:
DUNN-EDWARDS, DEC92 CAPE COD BLUE
WINDOW SCREENS

E STOREFRONT SYSTEM / WINDOWS:
ALUMINUM FRAME, TINTED GLASS

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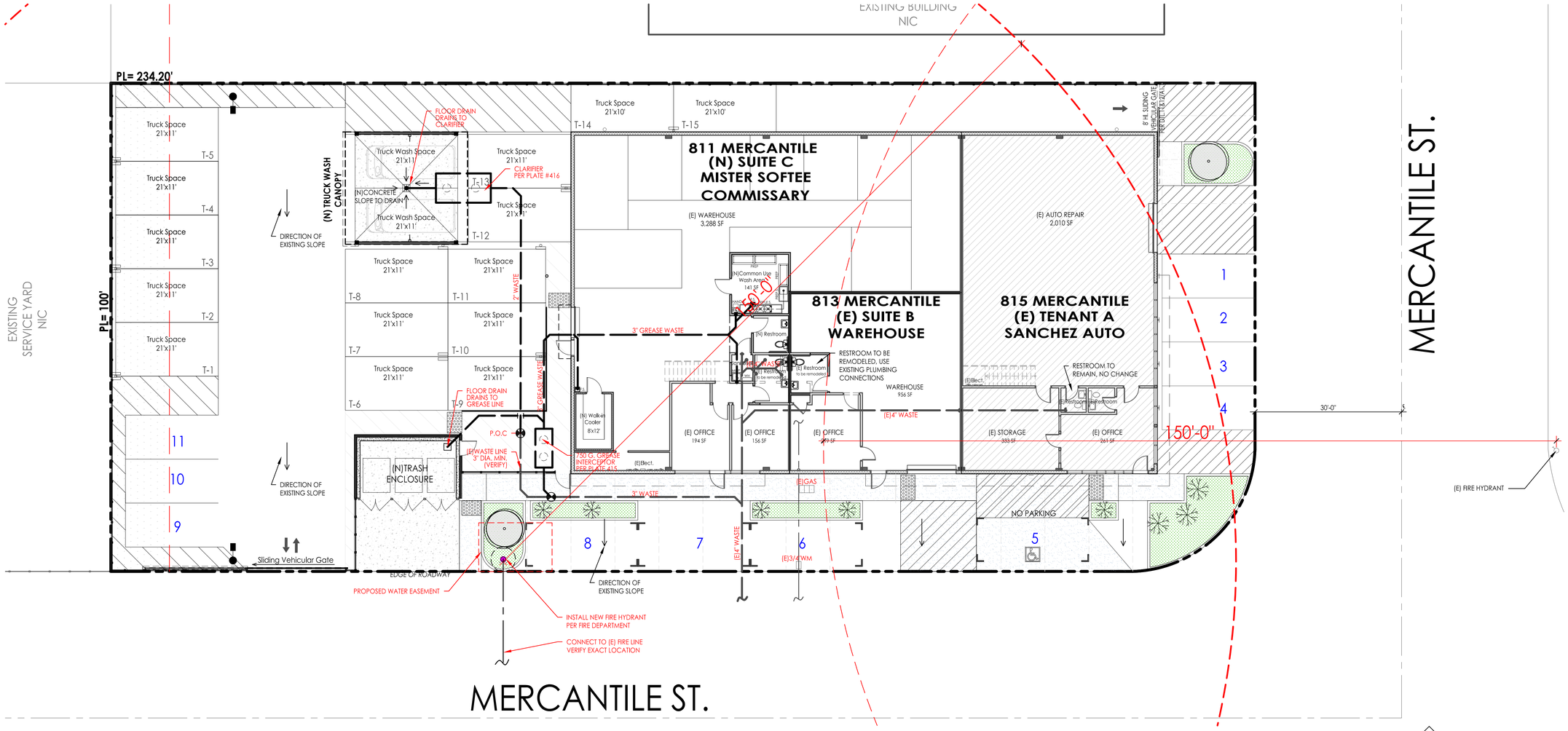
SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

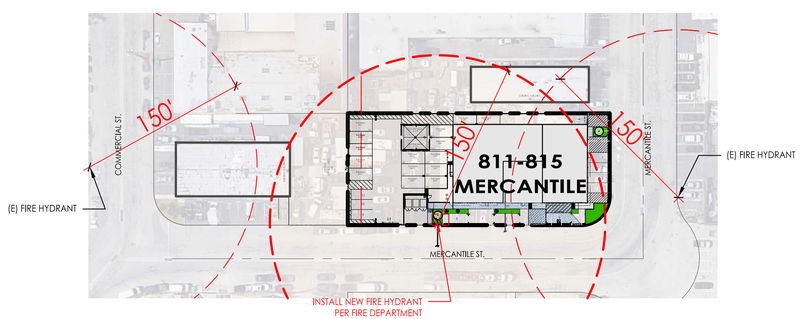
PROPOSED EXTERIOR ELEVATIONS

A4.1

SHEET X OF XX



1 UTILITY SITE PLAN
3/32" = 1'-0"



2 FIRE HYDRANT LOCATIONS
1/64" = 1'-0"

PLUMBING FIXTURE SPEC'S

SYMBOL	DESCRIPTOM	MANUFACTURER & MODEL No.	PIPING SCHEDULE: RAP SIZE	HW	CW	WASTE	VENT	QTY	FIXTURE UNIT COUNT: WSFU	TOTAL	DFU	TOTAL
	WATER CLOSET	AMERICAN STANDARD AFWALL #2856.128 ELONGATED; OPEN FRONT SEAT 1.281 GPF	INTERNAL	–	3/4"	3"	2"	5	3	15	3	15
	LAVATORY	AMERICAN STANDARD LUCERNE #055.012 WITH #1340 METERING FAUCET&605XTMV 0.4 GPM	1¼"	1/2"	1/2"	2"	1½"	5	1	5	2	10
	PREP. SINK	BLUE AIR	1¼"	1/2"	1/2"	2"	1½"	1	1	1	2	2
	FLOOR DRAIN	J.R. SMITH #2005 (SLOPE TO DRAIN)	2"	–	1/2"	2"	1½"	1	–	–	–	–
	FLOOR SINK	J.R. SMITH #3420C	2"	–	1/2"	2"	1½"	2	–	–	–	–
	TRAP PRIMER	PRECISION PLUMBING PRODUCTS MODEL PO-500	–	–	1/2"	–	–	3	–	–	–	–
	3-COMP SINK	BY OWNER	2"	–	1/2"	2"	1½"	1	2	2	2	2
	HAND SINK	BY OWNER	2"	–	1/2"	2"	1½"	1	1	1	1	1
	MOP SINK	BY OWNER	2"	–	1/2"	3"	1½"	1	3	3	1	3
	WATER HEATER	BY OWNER	2"	–	3/4"	3"	1½"	1	1	1	1	1
		TOTAL DEMAND (WATER) = 19 GPM, TOTAL DEMAND (WASTE) = 22 GPM							TOTAL	27	TOTAL	34

WATER DEMAND/DAY:

10 HRS/DAY X 19 GAL./MIN. X 60 MIN/HR. = 11,400 GAL./DAY

WASTE DEMAND/DAY:

10 HRS/DAY X 22 GAL./MIN. X 60 MIN./HR. = 13,200 GAL./DAY

WATER PRESSURE CHART

TOTAL DEMAND GPM (27 F.U.)	19 GPM
STREET PRESSURE HIGH__75____LOW__70____	+70 PSI
LOSS THRU (EXISTING) WATER METER	–5.0 PSI
LOSS THRU (EXISTING) P.R.V WILKINS MOD. 500XL YSBR	–6.0 PSI
ELEVATION LOSS..... [0.433 X 15 FT.]	–6.50 PSI
RESIDUAL PRESSURE	–25.0 PSI
TOTAL FRICTION LOSS	42.9 PSI
AVAILABE PRESSURE FOR LOSS...[70–42.9]	27.1 PSI
TOTAL DEVELOPED LENGTH OF PIPE, 100 FT. X 25%	125 FT.
ALLOWABLE LINE LOSS /100 Ft.... [(27.1 x 100)/125	21.7 PSI

PIPE SIZE CHART (BASED ON 21.7 PSI LOSS/100 FT)

PIPE SIZE, IN.	1/2"	3/4"	1"	1¼"	1½"	2"	2½"	3"	4"
CW_FV (8 FPS)	0	0	0	14	35	132	329	666	1668
CW_FT (8 FPS)	6	16	30	56	103	254	455	719	1668
HW (5 FPS)	3	8	16	28	46	119	245	406	840

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SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

UTILITY SITE PLAN

U1.0

SHEET X OF XX

FIXTURE SCHEDULE

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Source	Lumens Per LEE	LLF	Input Power	Distribution	Notes
	A		0	Lithonia Lighting	DSX0 LED P3 40K 70CRI BLC3	D-Series Size 0 Area Luminaire P3 Performance Package 400K CCT 70 CRI Type 3 Extreme Backlight Control		6398	0.95	68.56	TYPE III, SHORT, BUG RATING: B0 - U0 - G2	
	D1		0	Lithonia Lighting	LDN4 ALCD (1500LM) 30/40K (4000K) AR LSS 80CRI	4IN LDN Downlight 1500LM 4000K Clear Semi-Specular 80CRI	LED 4000K 80CRI	1975	0.92	19.97W	DIRECT, SC-D-0.92, SC-B0-0.92	
	F1		0	Lithonia Lighting	DM19 400SLM WD ADJ, MVOLT 40K 80CRI	DM19 L24 400SLM WD ADJ, MVOLT DZ1 40K 80CRI (GLEDS)	LED 4000K 80CRI	4479	0.92	39.9	DIRECT, SC-D-1.25, SC-B0-1.25	
	S1		2	Lithonia Lighting	WDGE2 LED P4 40K 70CRI T3M MVOLT SRM PIBBW PIRH WWX	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	LED 4000K 80CRI	4817	0.92	46.6589	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G1	
	S2		2	Lithonia Lighting	WDGE2 LED P4 40K 70CRI T1FM MVOLT SRM PIBBW PIRH WWX	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED 4000K 80CRI	4742	0.92	46.6589	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	
	S3		9	Lithonia Lighting	WDGE2 LED P3 40K 70CRI T3M MVOLT SRM PIBBW PIRH WWX	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	LED 4000K 80CRI	3629	0.92	32.1375	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G1	
	S4		3	Lithonia Lighting	WDGE2 LED P2SW 40K 80CRI VF MVOLT P6BW DXXX8	WDGE2 LED WITH P2SW - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED 4000K 80CRI	2049	0.92	14.78	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G0	
	S5		2	Lithonia Lighting	DSX0 LED P3 40K 70CRI BLC4 MVOLT SPA DBLXD DWHA DSLNWG DNAWGHXFR DSHORN SPD	NPT PARKING LOT FIXTURE MOUNTED ON A 3FT WITH A 14FT TALL SQUARE POLE.	LED 4000K 70CRI	9607	0.95	68.95	TYPE IV, SHORT, BUG RATING: B0 - U0 - G3	

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG
SITE LIGHTING	+	1.5 fc	7.3 fc	0.0 fc	N/A	N/A	-1.0

NOTES:

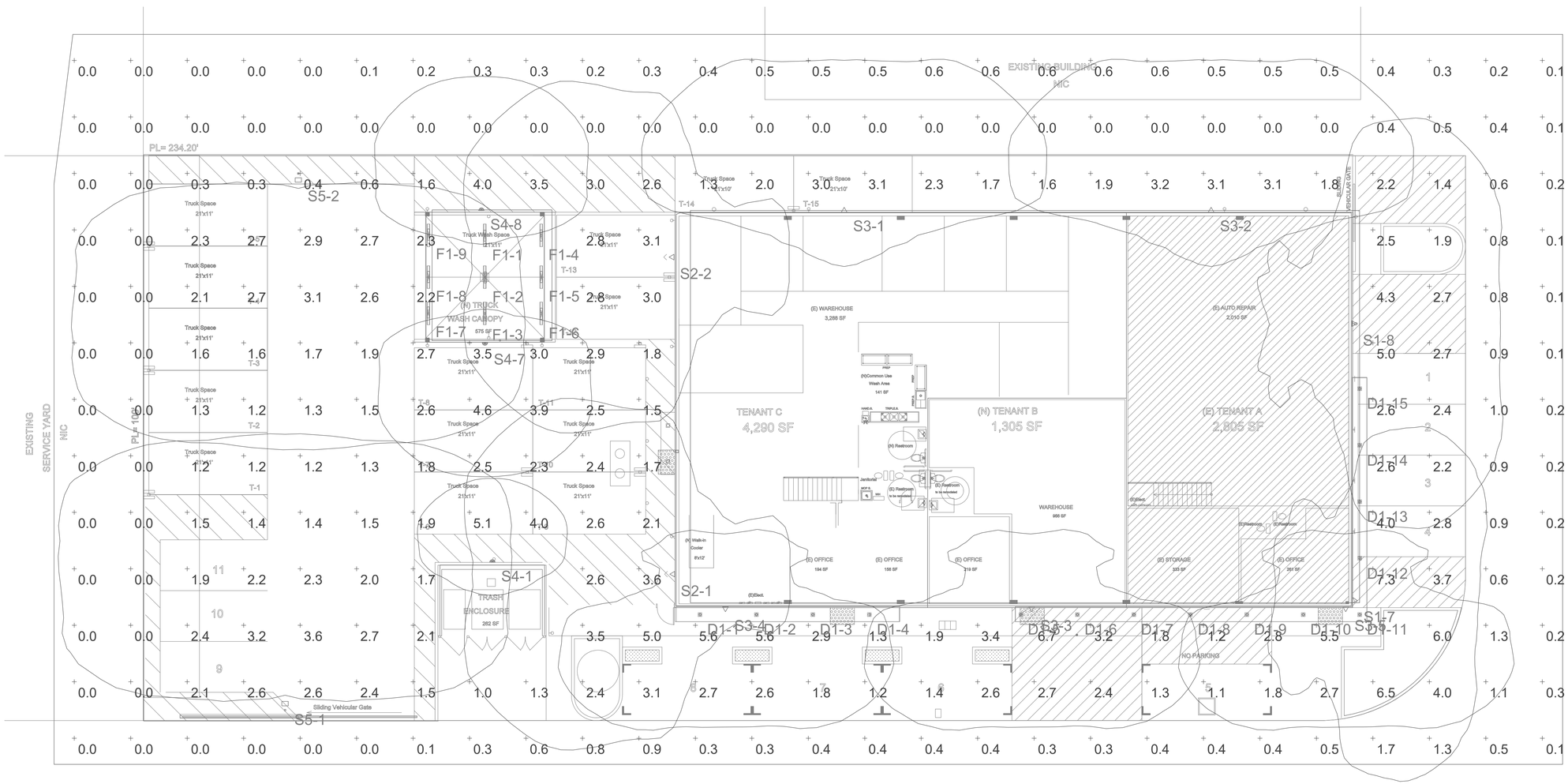
- Exterior Lighting - Outdoor Lighting Code & Guideline.
  a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
  c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
  d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
  e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet.
  To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

- Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.

- All exterior lighting shall operate from dusk to dawn.

- LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

- Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wallpacks and other luminaires that throw light laterally are not allowed unless specifically approved by the Police Department and Planning Division.



SITE LIGHTING PLAN

SCALE: 3/32" = 1'-0"

NORTH

ERA ARCHITECTS
LIZETTE@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
1		

MOBILE FOOD COMMISSARY
MISTER SOFTEE
811 MERCHANTILE STREET
OXNARD, CA 93030

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SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
23508
627 OLIVE STREET
SANTA BARBARA CA 93105
(805) 569-9216
FAX (805) 569-2405
email : maloney@jmpe.net
www.jmpe.net

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. MALONEY
ELECTRICAL
STATE OF CALIFORNIA
EXP. 06/30/2024

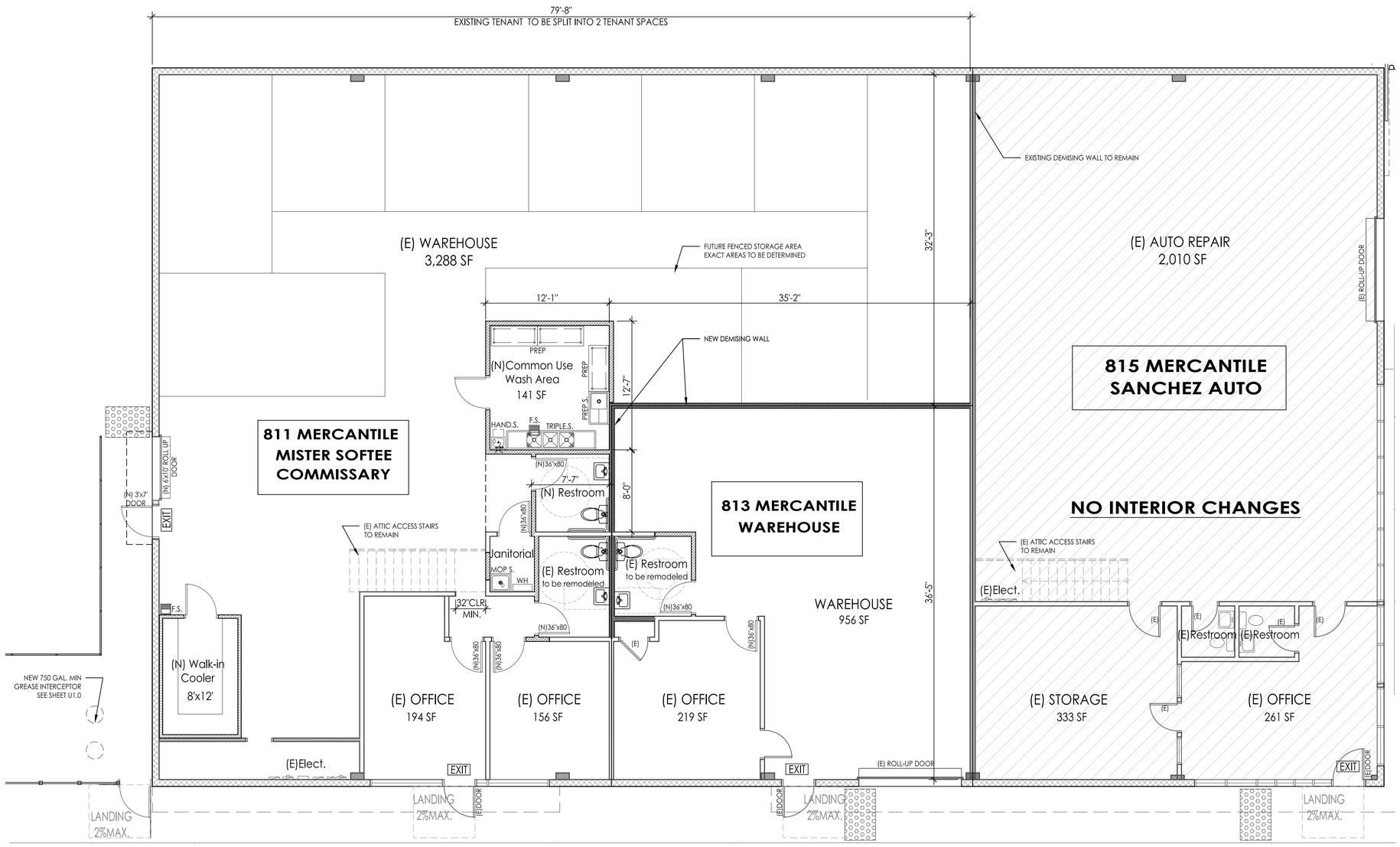
SITE LIGHTING PHOTOMETRIC PLAN

date printed: 2023-08-24

E1.0

SHEET X OF XX

C:\Users\robar\OneDrive - JMPE Electrical Engineering\DWG\2023 DWGS\23508\23508 E1-0.dwg, 8/30/2023 8:38:32 AM, DWG To PDF.pc3



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

KEY NOTES

WALL LEGEND

- NEW DEMISING WALL
  6" METAL STUDS @16"O.C.
  W/5/8" GYP. BOARD AT EACH SIDE
- NEW INTERIOR WALLS
  3-5/8" METAL STUDS @16"O.C.
  W/5/8" GYP. BOARD AT EACH SIDE
- EXISTING INTERIOR STUD WALL TO REMAIN
- EXISTING DEMISING STUD WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- WALL TO BE DEMO
- EXIT — REQUIRED EXIT DOOR ILLUMINATED EXIT SIGN

ERA
ARCHITECTS
Lizette@ERAarchitects.org
805.824.4188
OXNARD CA

No.	REVISIONS	DATE
--	1ST SUBMITTAL - PLANNING	03/15/2023
--	2ND SUBMITTAL - PLANNING	07/31/2023

MOBILE FOOD COMMISSARY
MISTER SOFTEE

811 MERCANTILE STREET,
OXNARD, CA 93030

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SCALE: AS SHOWN
PROJECT: 221201
DRAWN BY: LE

PROPOSED
FLOOR PLAN

A2.1

SHEET X OF XX

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, November 20, 2023

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

5. PROJECT NAME: The Pointe Apartments; PLANNING AND ZONING PERMIT NO. 23-200-01 (Development Design Review Permit); Riverpark Neighborhood

A request to construct a 4 story, 341,324 square foot, 280 unit apartment complex with a 6 story, 305,200 square foot wrapped parking structure and associated residential amenities, including a pool, dog park, and amenity rooms on a 4.85 square foot lot located at 2800 North Oxnard Boulevard (APN: 132-0-110-315) within the Residential Very High zone of the River Park Specific Plan. Pursuant to California Environmental Quality Act (CEQA) Guidelines, a consistency analysis will be prepared to evaluate consistency with a certified Environmental Impact Report for 280 residential units.

Applicant: Ann Walsh, Project Manager — Phone: (818) 419-6712
City Contact: Daniel Houck, Associate Planner — 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

OXNARD: THE POINTE

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

PROJECT DESCRIPTION

Oxnard The Pointe is a new residential development located in the beautiful coastal city of Oxnard, California. The project is designed to embody the boat house architectural style, with dynamic articulation and overhang shed roofs with exposed rafters. The building will be constructed as a 4 Story Wrap, Type V construction with 280 units in total and a 5.5 Story Type-I Parking structure providing resident/guest parking and secure tenant bicycle parking.

The design concept for The Pointe Apartments is to create a calm and natural environment that reflects the beauty of its coastal location. The exterior color palette will feature neutral and natural colors that blend seamlessly with the surrounding environment. The building will have two roof decks that offer breathtaking sunset ocean views, providing a perfect spot for relaxation and enjoyment. In addition, two generous courtyards will provide residents with access to pool amenities, a game area, and relaxation areas. The complex is pet-friendly and has a dedicated dog park for the furry residents.
Oxnard The Pointe offers an expansive 14,500 square feet of shared amenities, including top-notch leasing, club, fitness and study/work areas. The leasing office will be staffed with knowledgeable and friendly professionals who are dedicated to providing residents with exceptional service. The club area will be a social hub for residents, featuring a variety of amenities such as a pool table, lounge areas, and a kitchen. The fitness area will be equipped with state-of-the-art equipment, providing residents with an excellent workout experience.

PROJECT TEAM

DEVELOPER:

Shea Properties
130 Vantis Street, Suite 200
Aliso Viejo, CA 92656
Contact: Willis Chin
P: 949.389.7227
P: 949.389.7434
www.SheaProperties.com
willis.chin@sheaproperties.com

ARCHITECT:

TCA Architects
18821 Bardeen Avenue
Irvine, CA 92612
Contact: Irwin Yau
P: 949.862.0270
P: 949.862.0289
www.tca-arch.com
iyau@tca-arch.com

LANDSCAPE ARCHITECT:

MJS Landscape Architecture
507 30th St.
Newport Beach, CA 92663
Contact: Matt Jackson
P: 949.675.9964
P: 949.636.1940
www.mjs-la.com
matt@mjs-la.com

CIVIL ENGINEER:

Huitt Zollars
2603 Main Street, Suite 400
Irvine, CA 92614-4250
Contact: Marc Haslinger
P: 949.988.5815
P: 949.988.5820
www.huitt-zollars.com
mhaslinger@huitt-zollars.com

DRY UTILITIES:

Moran Utility Services, INC.
27121 Calle Arroyo, Ste. 2220
San Juan Capistrano, CA 92675
Contact: Steve Lynn
P: 949.429.5566
www.moranutility.com
slynn@moranutility.com

ELECTRICAL & MECHANICAL ENGINEER:

Salas O'Brien
4160 Temescal Canyon Rd. Ste 308
Corona, CA 92883
Contact: Jeff Van Parys
P: 949.753.1553
www.salasobrien.com
jeff.vanparys@salasobrien.com

PLUMBING ENGINEER:

Ampam Parks Mechanical
17036 Avalon Blvd
Carson, CA 90746
Contact: Jack Li
P: 310.835.1532
www.ampam.com
jack.li@ampam.com

FIRE ENGINEER:

Woden
555 W 5th St, 35th Floor
Los Angeles, CA 90013
Contact: Nicole R.Mills
P: 508.523.7412
www.wodenfire.com
nmills@wodenfire.com

VICINITY MAP

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PROJECT DATA

SITE INFORMATION

ASSESSOR PARCEL #	132-0-110-315
ADDRESS	701 Town Center Drive / 2801 North Oxnard Boulevard
SITE AREA	211,298 SF
	4.85 AC

DEVELOPMENT PARAMETERS

		PERMITTED/REQUIRED	PROPOSED
ZONING		CR	RH
SETBACKS	(FRONT/SIDE/REAR)	5'/5'/5'	5'/5'/5'
FAR		N/A	2.59
FLOOR AREA*		N/A	546,524 SF
MAX. BLDG HEIGHT	(PER ZONING)	75'	64'
NUMBER OF UNITS		146 DU - 388 DU	280
DENSITY	(UNITS PER ACRE)	30-80 DU/AC	58 DU/AC

* Floor area includes…

FLOOR AREA SUMMARY**

Residential Floor Area	259,760 SF
Circulation \ Lobby	55,166 SF
Residential Amenities \ Leasing	14,494 SF
Roof Decks	1,877 SF
Utilities	10,027 SF
Total Type V Building Area	**341,324 SF**
Type I Parking Structure	**205,200 SF**
TOTAL	**546,524 SF**

BUILDING INFORMATION

4-STORY RESIDENTIAL WRAP - TYPE V CONSTRUCTION
5.5 STORY PARKING STRUCTURE - TYPE I CONSTRUCTION

Site Area	211,298 SF	4.85 AC	
Building Coverage (Footprint)	127,547 SF	2.93 AC	60%
Paved Area	43,043 SF	0.99 AC	20%
Landscape Area	40,708 SF	0.93 AC	19%

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	588	10	3.6%	5,880
S2	616	7	2.5%	4,312
	TOTAL	**17**	**6.1%**	**10,192**
1 Bedroom:				
A1	685	38	13.6%	26,030
A2	702	25	8.9%	17,550
A3	738	27	9.6%	19,926
A4	752	4	1.4%	3,008
A5	796	4	1.4%	3,184
A6	836	29	10.4%	24,244
A7	878	11	3.9%	9,658
A8	943	5	1.8%	4,715
	TOTAL	**143**	**51.1%**	**108,315**
2 Bedrooms:				
B1	1,098	51	18.2%	55,998
B2	1,134	32	11.4%	36,288
B3	1,147	21	7.5%	24,087
	TOTAL	**104**	**37.1%**	**116,373**
3 Bedrooms:				
C1	1,555	16	5.7%	24,880
TOTAL	**928**	**280**		**259,760**

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	17	1.0	17
1-Bedroom	143	1.0	143
2-Bedrooms	104	1.5	156
3-Bedrooms	16	2.0	32
	280		**348**
Guest	280	0	0
TOTAL RESIDENTIAL REQ.		**1.24**	**348**

PROVIDED PARKING

LEVEL	Guest			Resident					Total Level
	Standard	HC	EV Installed	Standard	HC	EV Capable	EVSE Ready	EVSE Installed	
Level 1	14	2	3	26	3	10	16	2	76
Level 2	0	0	0	47	4	10	23	5	89
Level 3	0	0	0	48	4	10	23	5	90
Level 4	0	0	0	48	4	10	23	5	90
Level 5	0	0	0	48	4	10	23	5	90
Level 6	0	0	0	32	4	0	14	5	55
TOTAL	**14**	**2**	**3**	**249**	**23**	**50**	**122**	**27**	
								TOTAL PARKING	**490**
								PARKING RATIO	**1.75**

HC	**5%**
EV Capable	**10%**
EVSE Ready	25%
EVSE Installed	**5%**

BICYCLE PARKING - RESIDENTIAL REQUIRED/PROVIDED

	Ratio	# BD	Total
Short-term	0.05/BD	416	21
Long-Term	0.15/BD	416	62
		TOTAL	**83**

OPEN SPACE SUMMARY

REQUIRED

20% OF LOT AREA (COMMON & PRIVATE AREA COMBINED)		
10% MINIMUM COMMON SPACE		
LOT AREA	211,298 SF	
TOTAL REQ. OPEN SAPCE		**42,260 SF**

PROVIDED

		Total
Private balconies	approx.	14,760 SF
Courtyards	approx.	32,000 SF
Amenities	approx.	14,494 SF
Roof Decks	approx.	1,877 SF
	TOTAL	**63,131 SF**

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

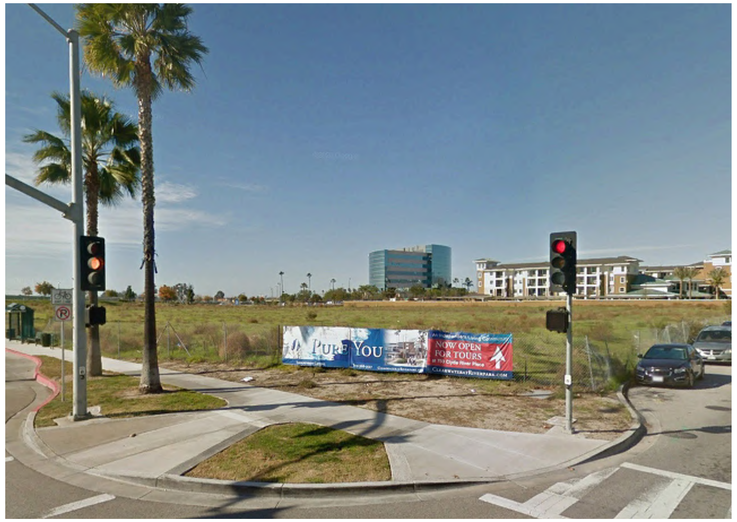
DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

SITE SURROUNDINGS

1 - ALONG SOUTHBOUND ENTERPRISE

2 - ALONG TOWN CENTER DR LOOKING EAST

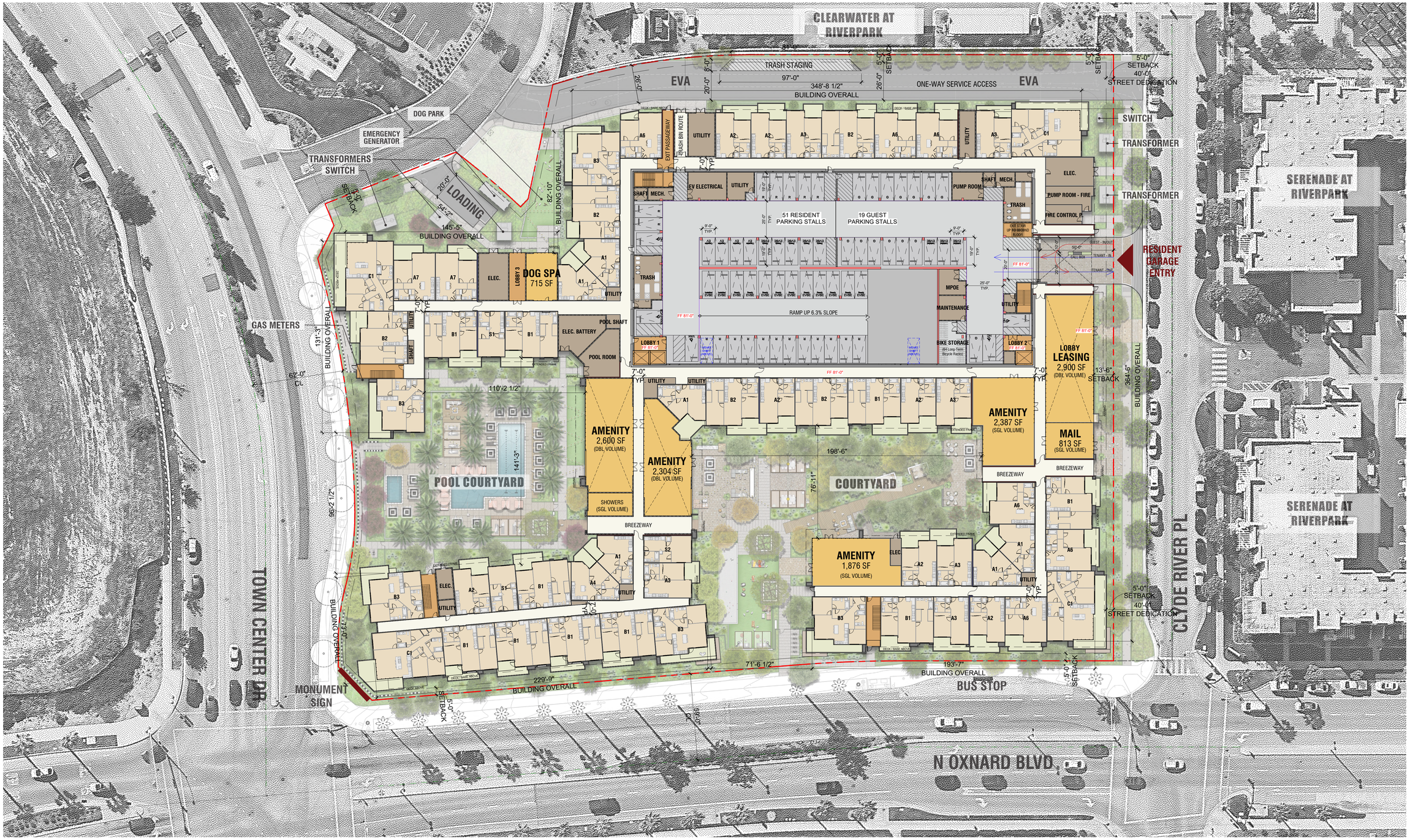
3 - TOWN CENTER DR & N OXNARD BLVD. INTERSECTION



4 - N OXNARD BLVD. & CLYDE RIVER PL INTERSECTION

5 - ALONG CLYDE RIVER PL LOOKING SOUTH

KEY MAP



NOTE: FOR SITE VEGETATION/FURNITURE/FIXTURES & LIGHTING PLEASE REFER TO LANDSCAPE DRAWINGS. FOR DETAILED SITE INFORMATION PLEASE REFER TO CIVIL DRAWINGS

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

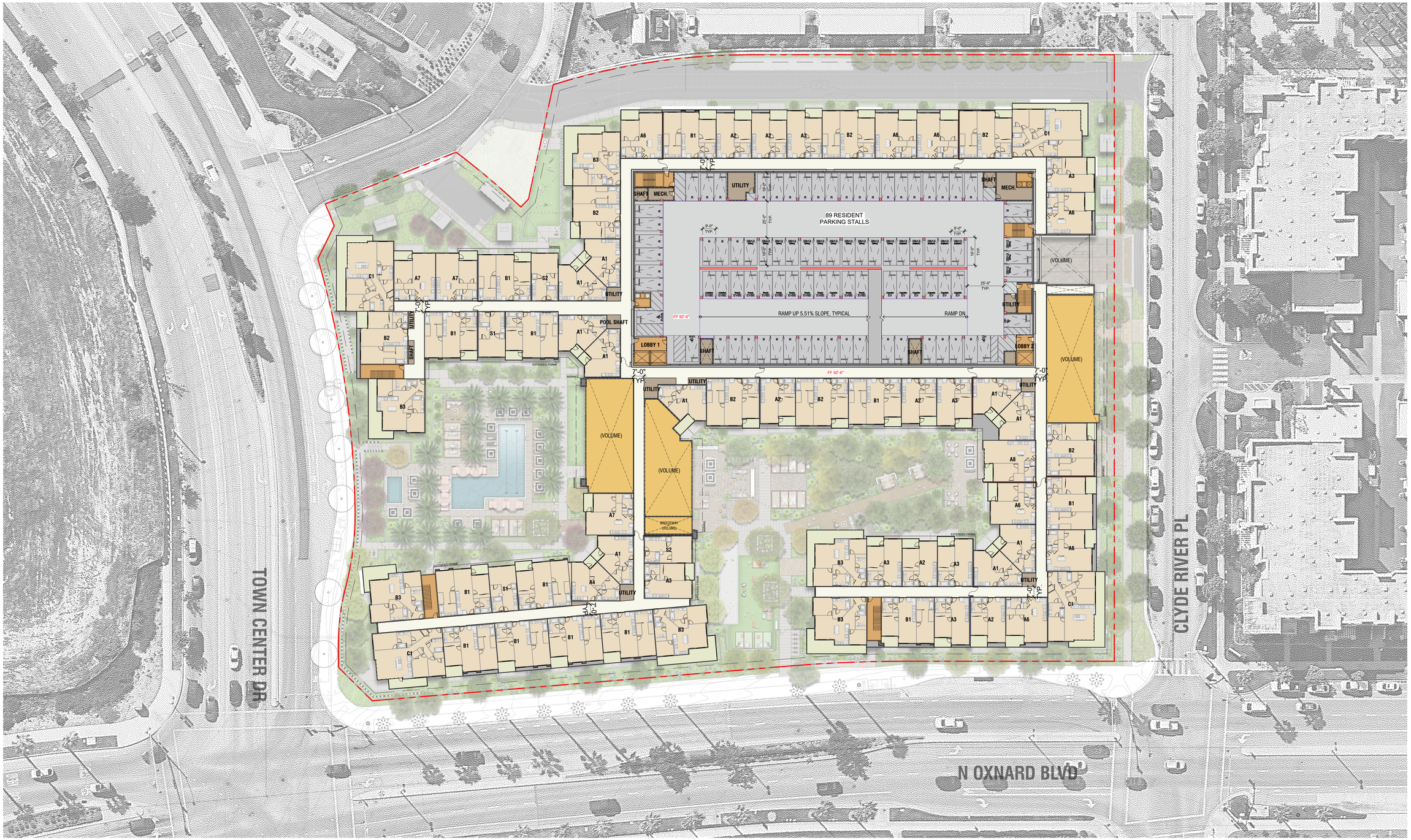
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING PLANS
ARCHITECTURAL SITE PLAN / GROUND FLOOR

A-1.1



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

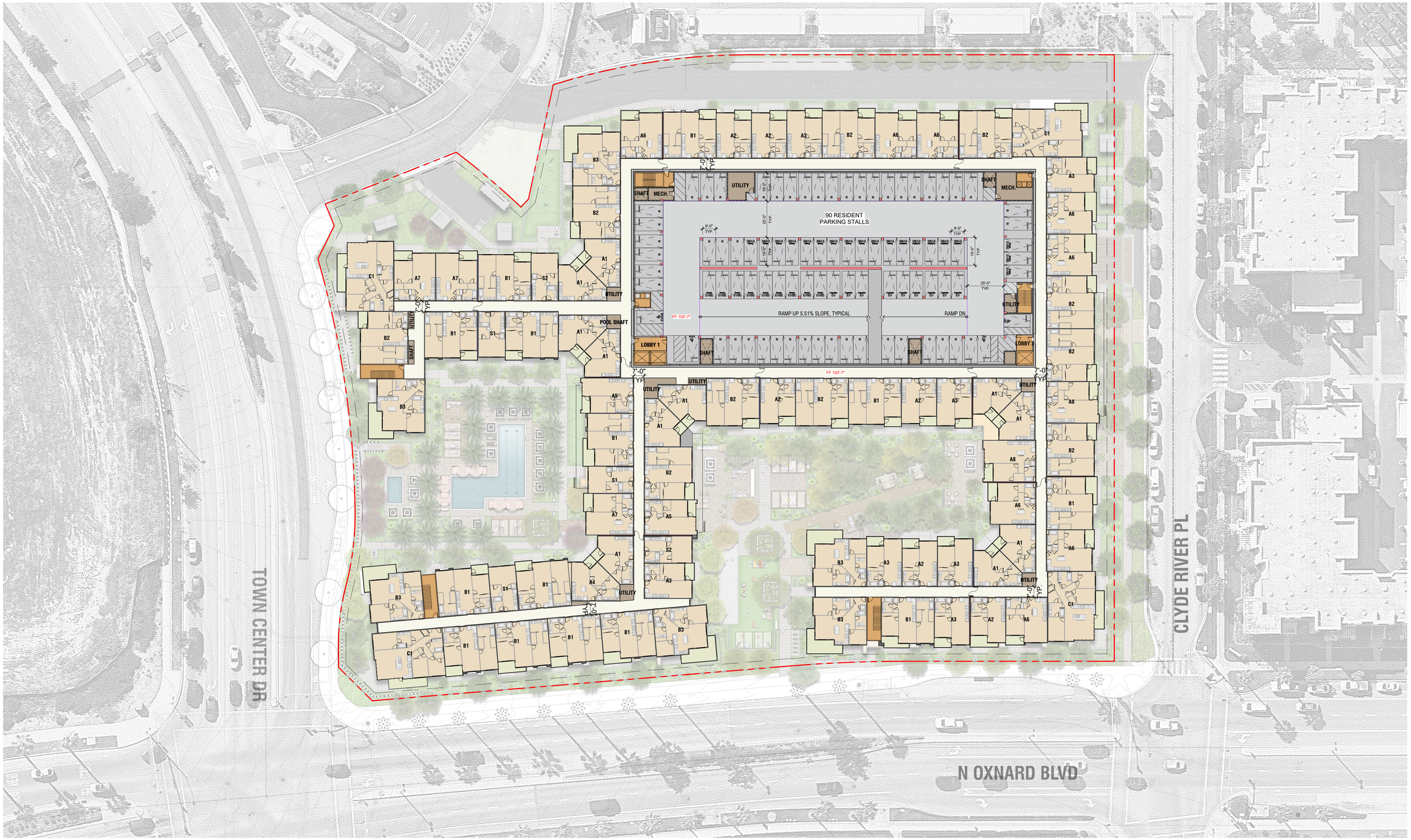
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING PLANS
2ND FLOOR

A-1.2



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

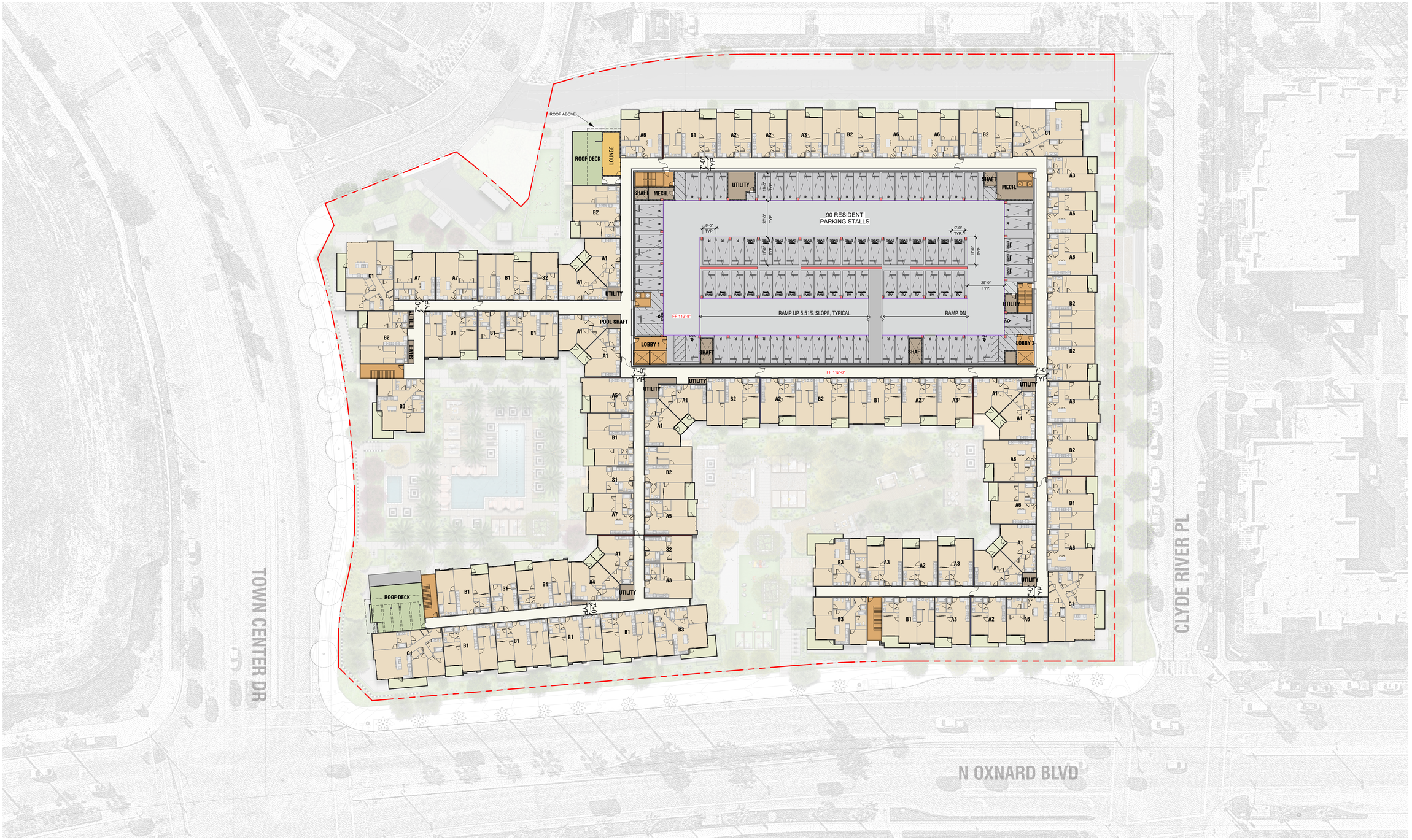
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING PLANS
3RD FLOOR

A-1.3



OXNARD: THE POINTE

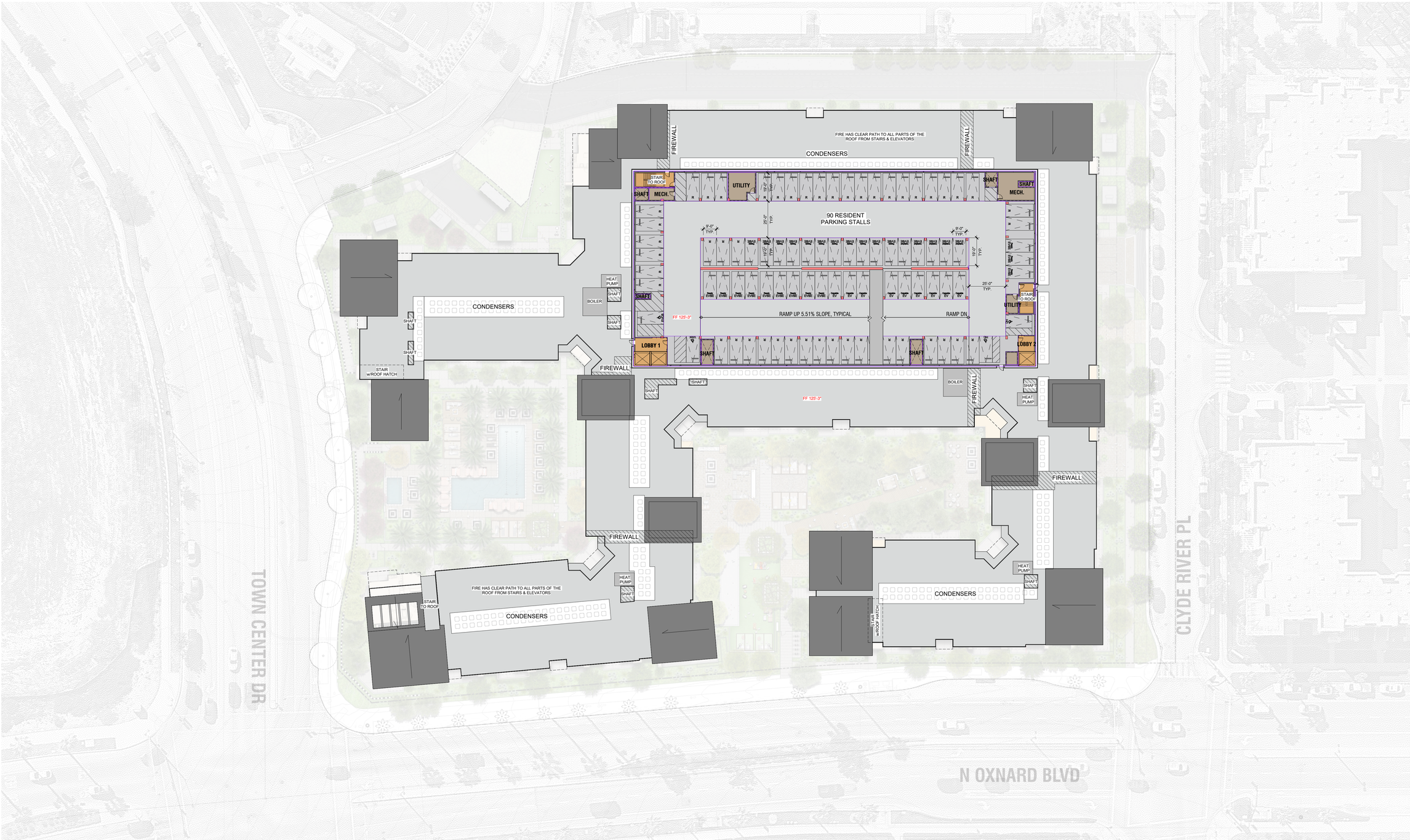
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING PLANS
4TH FLOOR

A-1.4



NOTE: ROOF EQUIPMENT SHOWN IS AT CONCEPTUAL LEVEL BUT ALL OF IT WILL BE SCREENED BY PARAPETS

OXNARD: THE POINTE

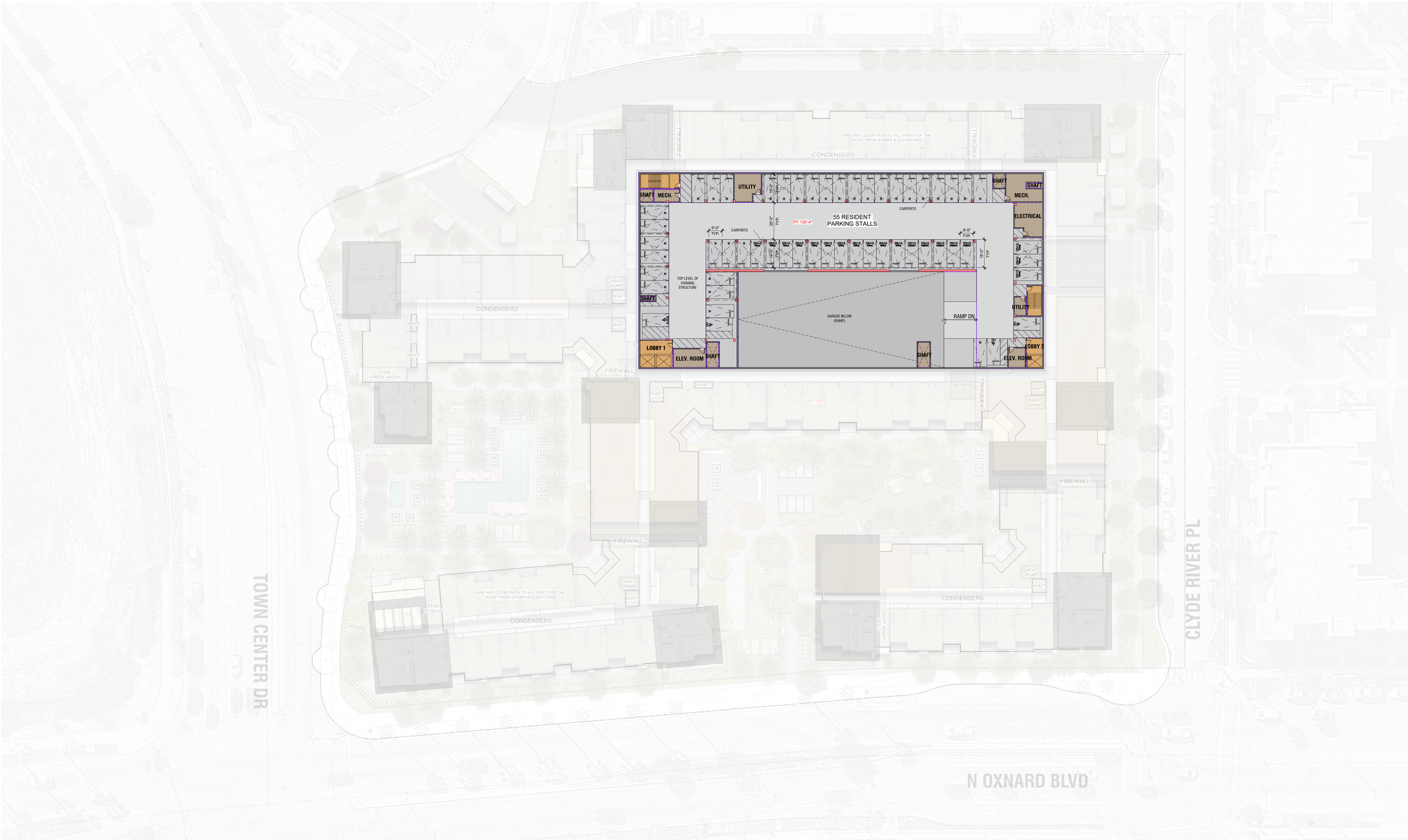
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING PLANS
RESIDENTIAL ROOF / 5TH PARKING FLOOR

A-1.5



OXNARD: THE POINTE

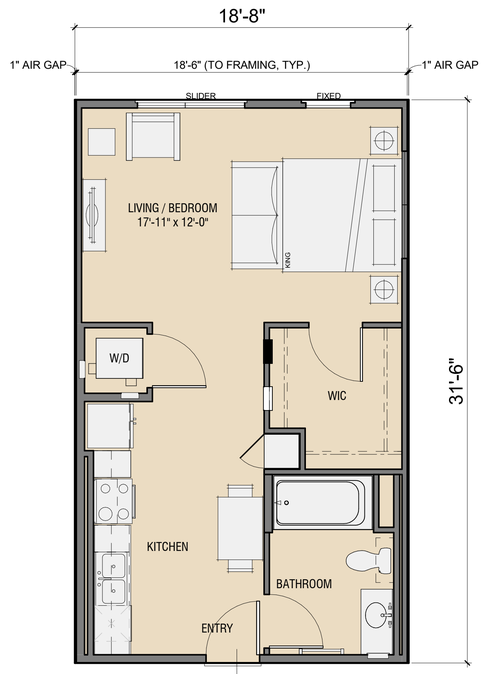
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING PLANS
6TH PARKING FLOOR (PARTIAL)

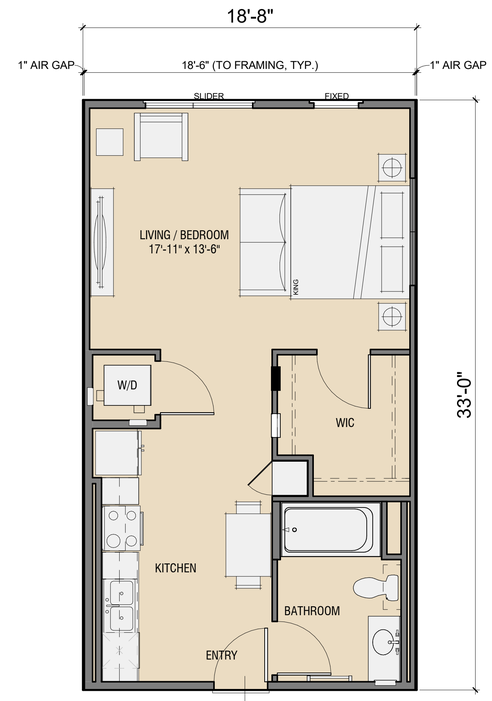
A-1.6



S1

588 SF

TOTAL 10 DU



S2

616 SF

TOTAL 7 DU

OXNARD: THE POINTE

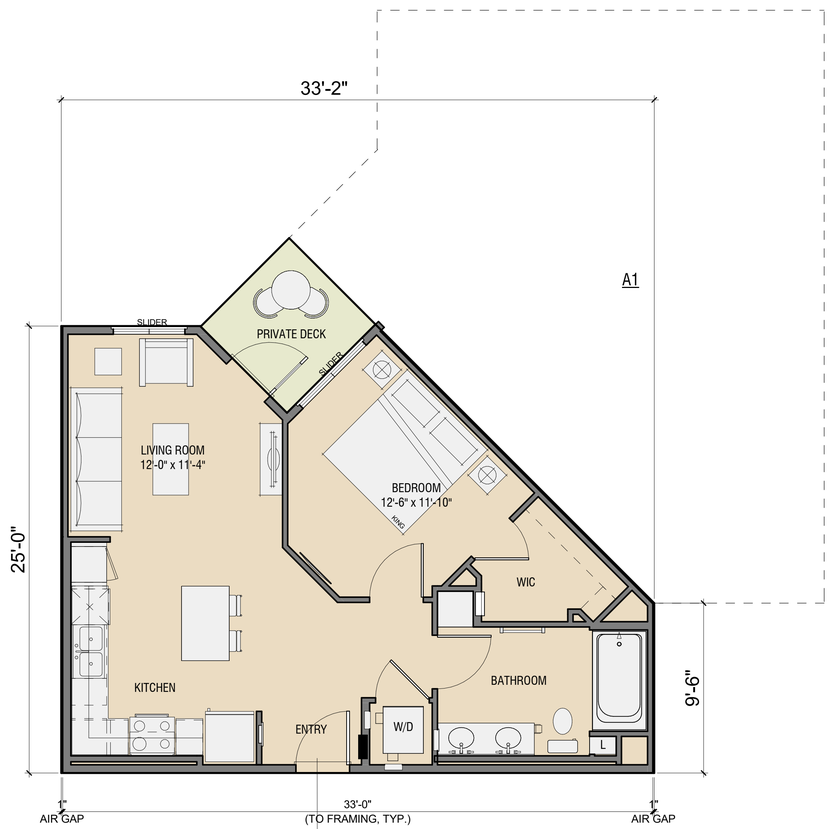
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 4' 8' 16'

UNIT PLANS
STUDIO

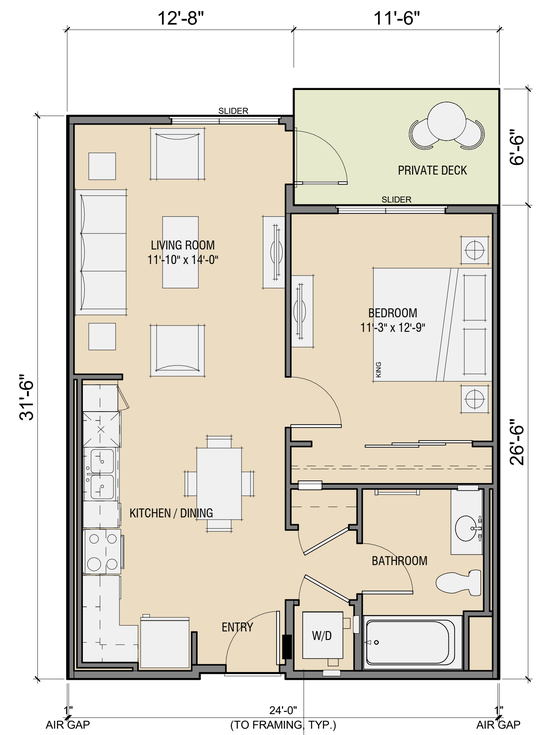
A-2.1



A1

685 SF

TOTAL 38 DU



A2

702 SF

TOTAL 25 DU

OXNARD: THE POINTE

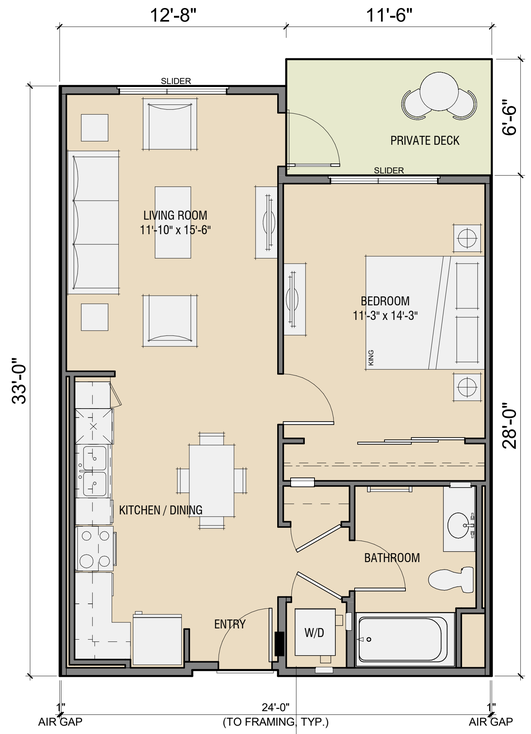
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

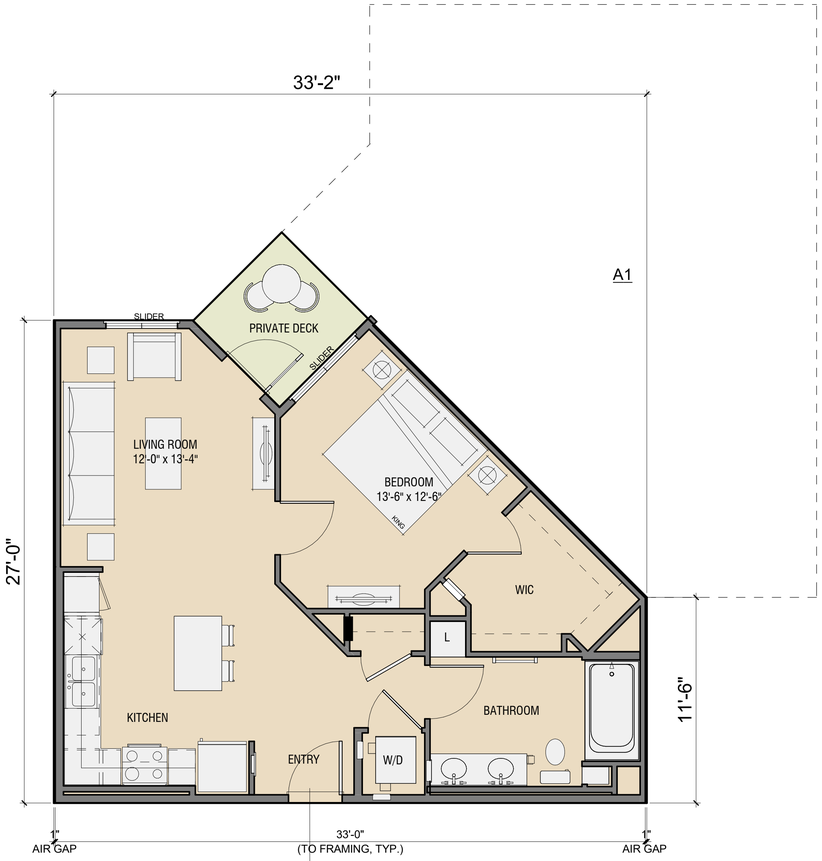
A-2.2



A3

738 SF

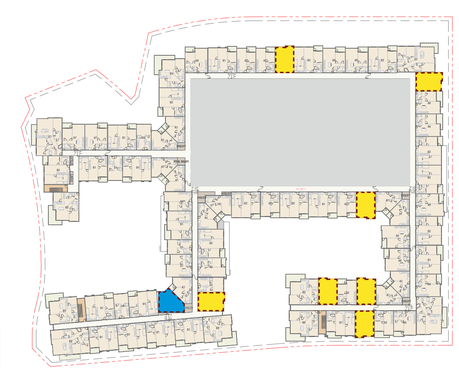
TOTAL 27 DU



A4

752 SF

TOTAL 4 DU



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

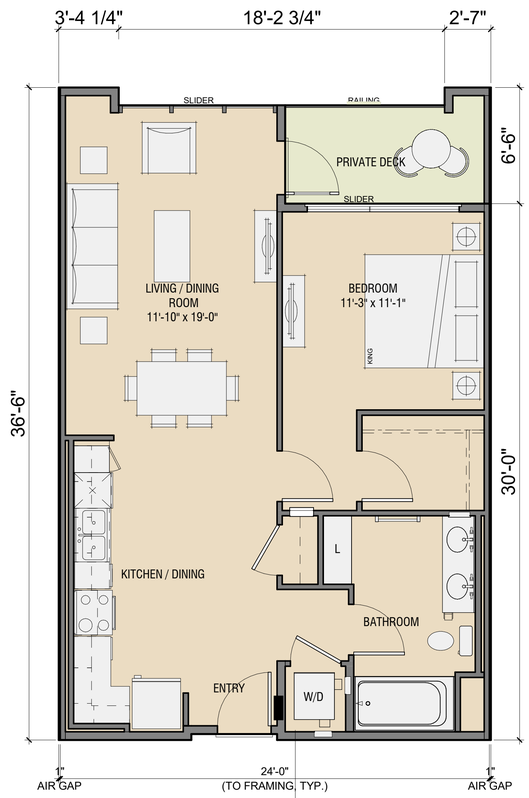
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WODEN | Salas O'Brien | AMPAR Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

A-2.3

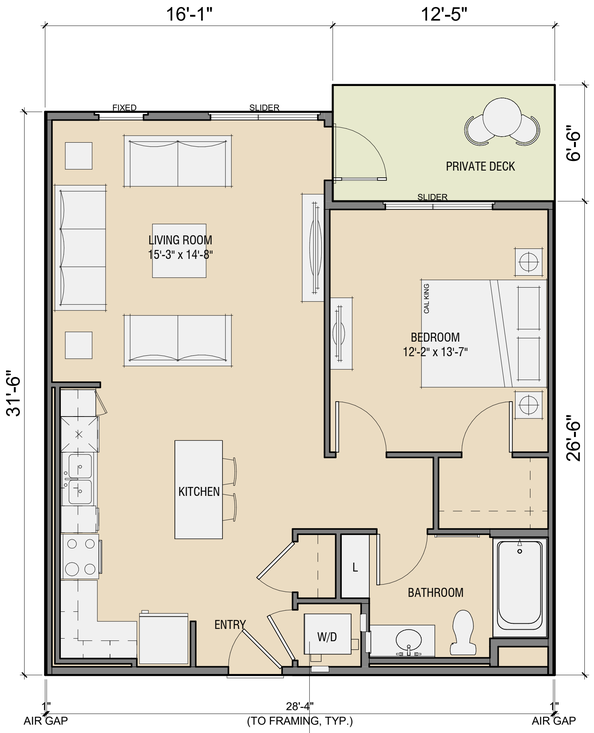


A5

796 SF

(TOWER)

TOTAL 4 DU



A6

836 SF

TOTAL 29 DU

OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT

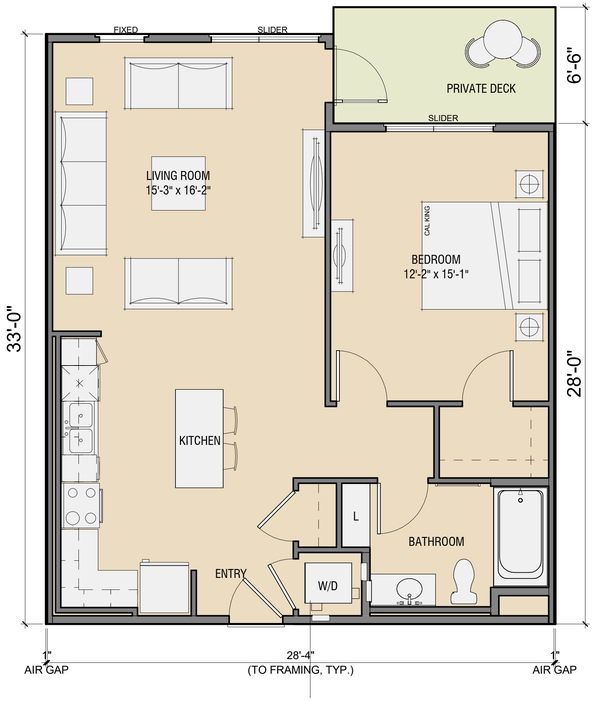
SEPTEMBER 18, 2023

0' 4' 8' 16'

UNIT PLANS

1 BEDROOM

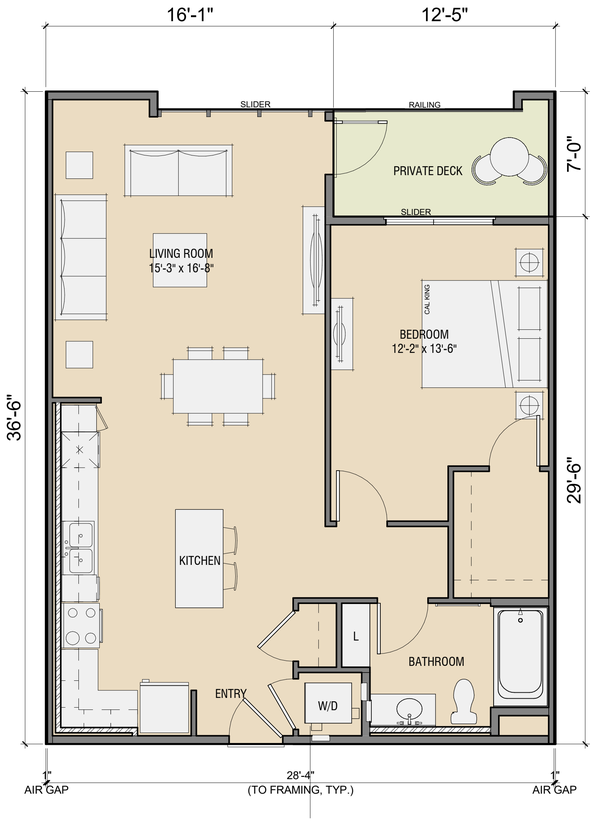
A-2.4



A7

878 SF

TOTAL 11 DU



A8

943 SF

(TOWER)

TOTAL 5 DU

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

A-2.5

B1

1,098 SF

TOTAL 51 DU

B2

1,134 SF

TOTAL 32 DU

OXNARD: THE POINTE

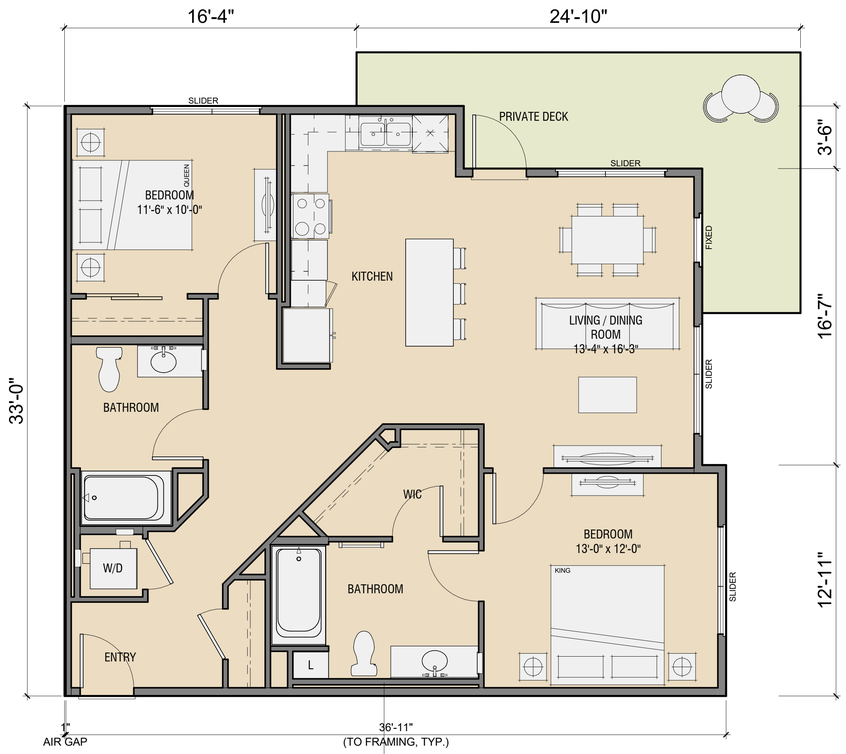
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 4' 8' 16'

UNIT PLANS
2 BEDROOM

A-2.6



B3

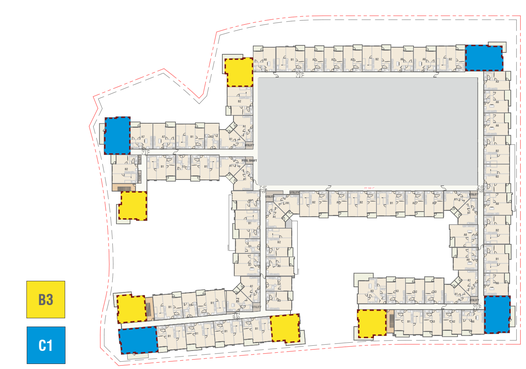
1,148 SF

TOTAL 21 DU

C1

1,555 SF

TOTAL 16 DU



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 4' 8' 16'

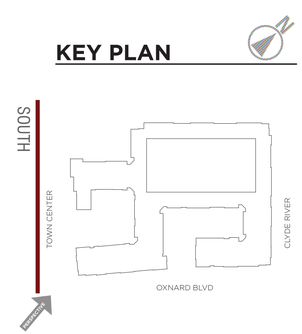
UNIT PLANS
2 & 3 BEDROOM

A-2.7

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

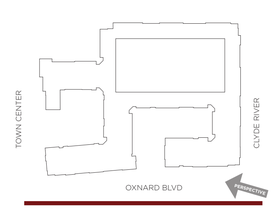
BUILDING EXTERIOR ELEVATIONS
SOUTH

A-3.1

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN



EAST

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

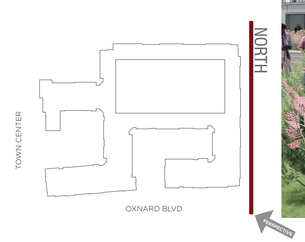
BUILDING EXTERIOR ELEVATIONS
EAST

A-3.2

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

BUILDING EXTERIOR ELEVATIONS
NORTH

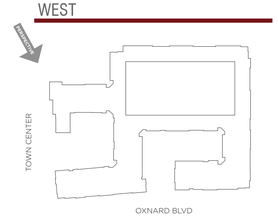
A-3.3

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN

WEST



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

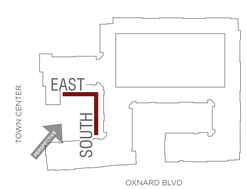
BUILDING EXTERIOR ELEVATIONS
WEST

A-3.4

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN



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OXNARD: THE POINTE

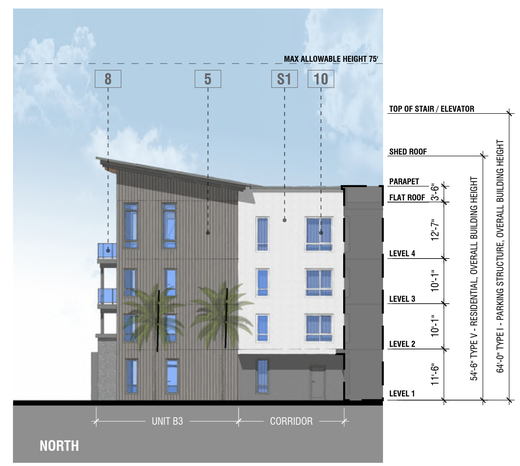
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

POOL COURTYARD ELEVATIONS
SOUTH & EAST

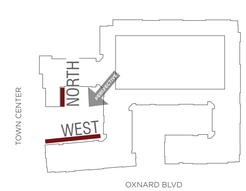
A-3.5



MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

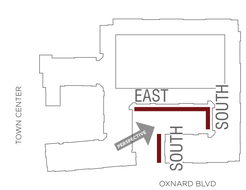
POOL COURTYARD ELEVATIONS
NORTH & WEST

A-3.6

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

COURTYARD ELEVATIONS
SOUTH & EAST

A-3.7

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL

KEY PLAN

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

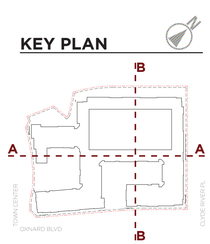
DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 16' 32' 64'

COURTYARD ELEVATIONS
NORTH & WEST

A-3.8

SECTION A



SECTION B

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPMAN Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

0' 20' 40' 80'

BUILDING SECTIONS
A & B

A-4.1

S1 **S2** **S3** **S4** STUCCO

FINISHES: 16/20 MEDIUM

MANUFACTURER: OMEGA OR SIMILAR

COLORS: SHERWIN WILLIAMS OR SIMILAR

S1
SW 7006
EXTRA WHITE

S2
SW 7066
GRAY MATTERS

S3
SW 7067
CITYSCAPE

S4
SW 9167
POLISHED CONCRETE

5 COMPOSITE SIDING

FINISHES: N/A

MANUFACTURER: FIBERON OR SIMILAR

COLORS: SAHARA COLLECTION - PALO OR SIMILAR

6 BRICK / STONE VENEER (OR SIMILAR)

FINISHES: N/A

MANUFACTURER: CREATIVE MINES OR SIMILAR

COLORS: CRAFT WAREHOUSE BRICK - RAINCLOUD OR SIMILAR

7 PICKET RAILING

FINISHES: SHOP PRIMED, FIELD PAINTED OR SIMILAR

MANUFACTURER: TBD

COLORS: SHERWIN WILLIAMS OR SIMILAR

SW 7067
CITYSCAPE

8 GLASS RAILING

FINISHES: TBD

MANUFACTURER: TBD

COLORS: CLEAR GLASS / SHERWIN WILLIAMS OR SIMILAR

METAL MEMBERS
SW 7067
CITYSCAPE

9 STOREFRONT

FINISHES: NATURAL ANODIZED OR SIMILAR
GLAZING: CLEAR WITH U-FACTOR OR SIMILAR

MANUFACTURER: ARCADIA OR SIMILAR

COLORS: CHARCOAL (E399B159/C439Z5629) OR COLOR MATCH / SIMILAR

E399B159 / C439Z5629
CHARCOAL

COLOR MATCH
SW 7067
CITYSCAPE

10 VINYL WINDOW

FINISHES: DOUBLE PANE NON-METAL TINTED GLAZING WITH U-FACTOR OR SIMILAR

MANUFACTURER: VPI WINDOWS OR SIMILAR

COLORS: SHERWIN WILLIAMS (BASED ON FACADE DESIGN) & STANDARD WHITE FOR INTERIOR OR SIMILAR

SW 7067
CITYSCAPE

SW 7006
EXTRA WHITE

11 WINDOW WALL

FINISHES: SHOP PRIMED, FIELD PAINTED OR SIMILAR

MANUFACTURER: ARCADIA OR SIMILAR

COLORS: CHARCOAL (E399B159 / C439Z5629) / COLOR MATCH SHERWIN WILLIAMS OR SIMILAR

E399B159 / C439Z5629
CHARCOAL

COLOR MATCH
SW 7067
CITYSCAPE

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
OXNARD BLVD & CLYDE RIVER INTERSECTION

A-6.1

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
SOUTHBOUND OXNARD BLVD

A-6.2

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
SOUTHBOUND OXNARD BLVD

A-6.3

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
NORTHBOUND OXNARD BLVD

A-6.4

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
TOWN CENTER & OXNARD BLVD INTERSECTION

A-6.5

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
TOWN CENTER & OXNARD BLVD INTERSECTION

A-6.6

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
EASTBOUND TOWN CENTER

A-6.7

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.8

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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.9

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
POOL COURTYARD

A-6.10

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

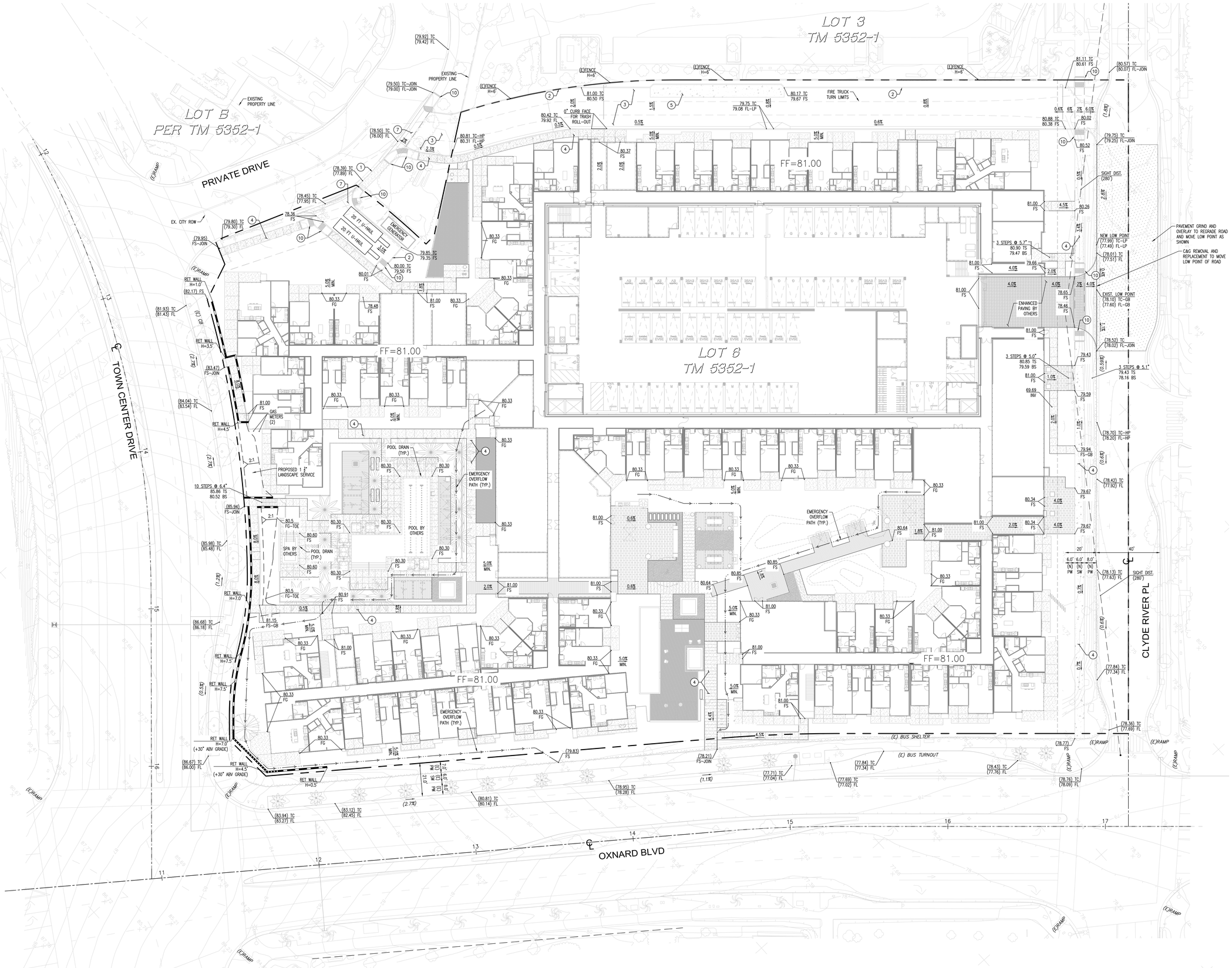
OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
SEPTEMBER 18, 2023

BUILDING PERSPECTIVE
SECONDARY COURTYARD

A-6.11



CONSTRUCTION NOTES

1. 6" CURB & GUTTER
2. 6" CURB
3. AC/AB PAVEMENT
4. P.C.C. SIDEWALK
5. P.C.C. TRASH ROLL-OUT SLAB
6. P.C.C. RIBBON GUTTER
7. COMMERCIAL DRIVEWAY
8. REDWOOD HEADER
9. REMOVE EXISTING AC/AB PAVEMENT
10. CURB RAMP PER CITY OF OXNARD STD PLATE 110
11. P.C.C. PAVEMENT

SCALE: 1" = 20'

THE POINTE WRAP APARTMENTS

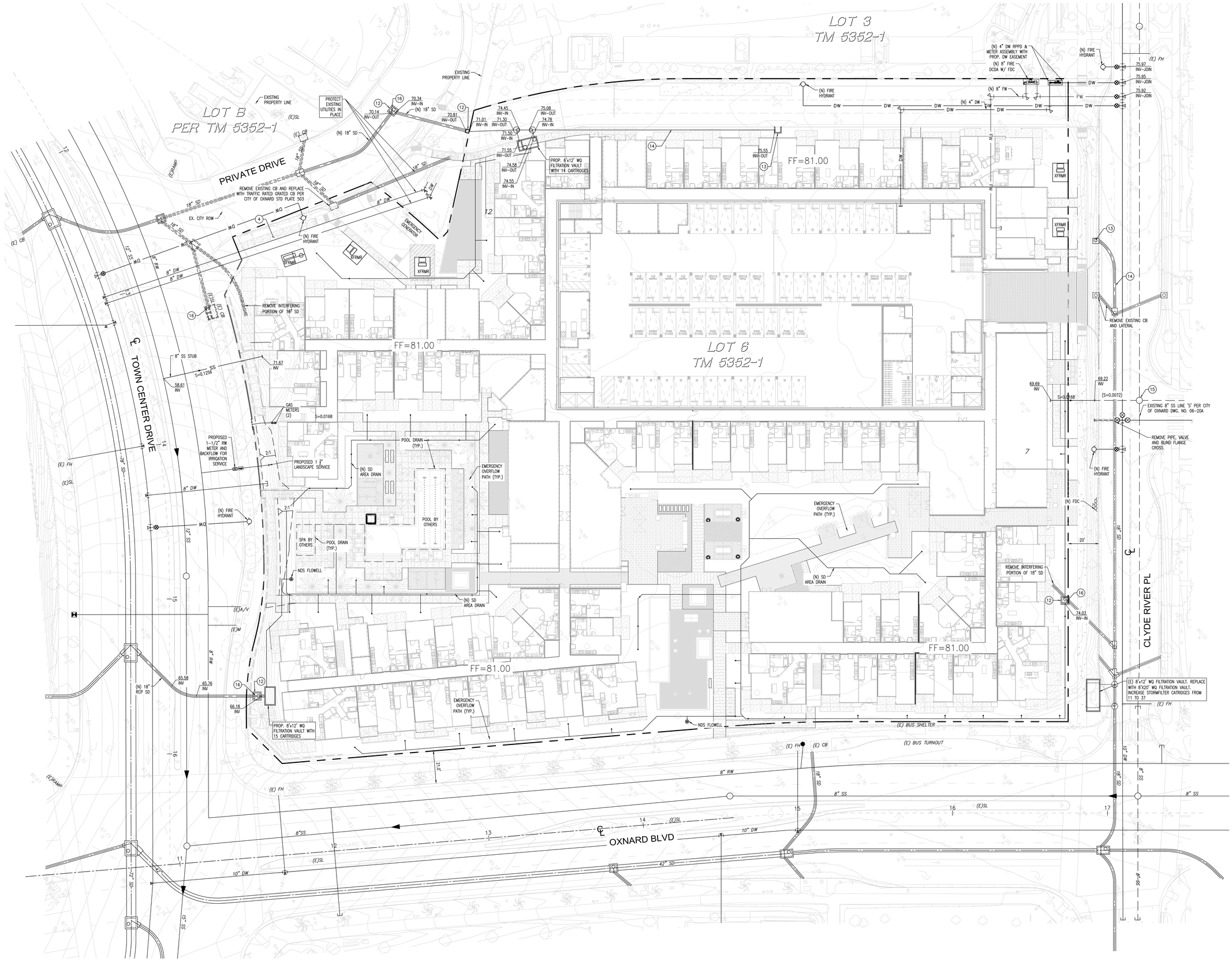
ENGINEERING SITE PLAN - GRADING

9/11/2023

SHEET ESP-1

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



CONSTRUCTION NOTES

12 STORM DRAIN MANHOLE
13 STORM DRAIN CATCH BASIN
14 STORM DRAIN PIPE
15 SEWER MANHOLE
16 FULL CAPTURE TRASH DEVICE

THE POINTE WRAP APARTMENTS

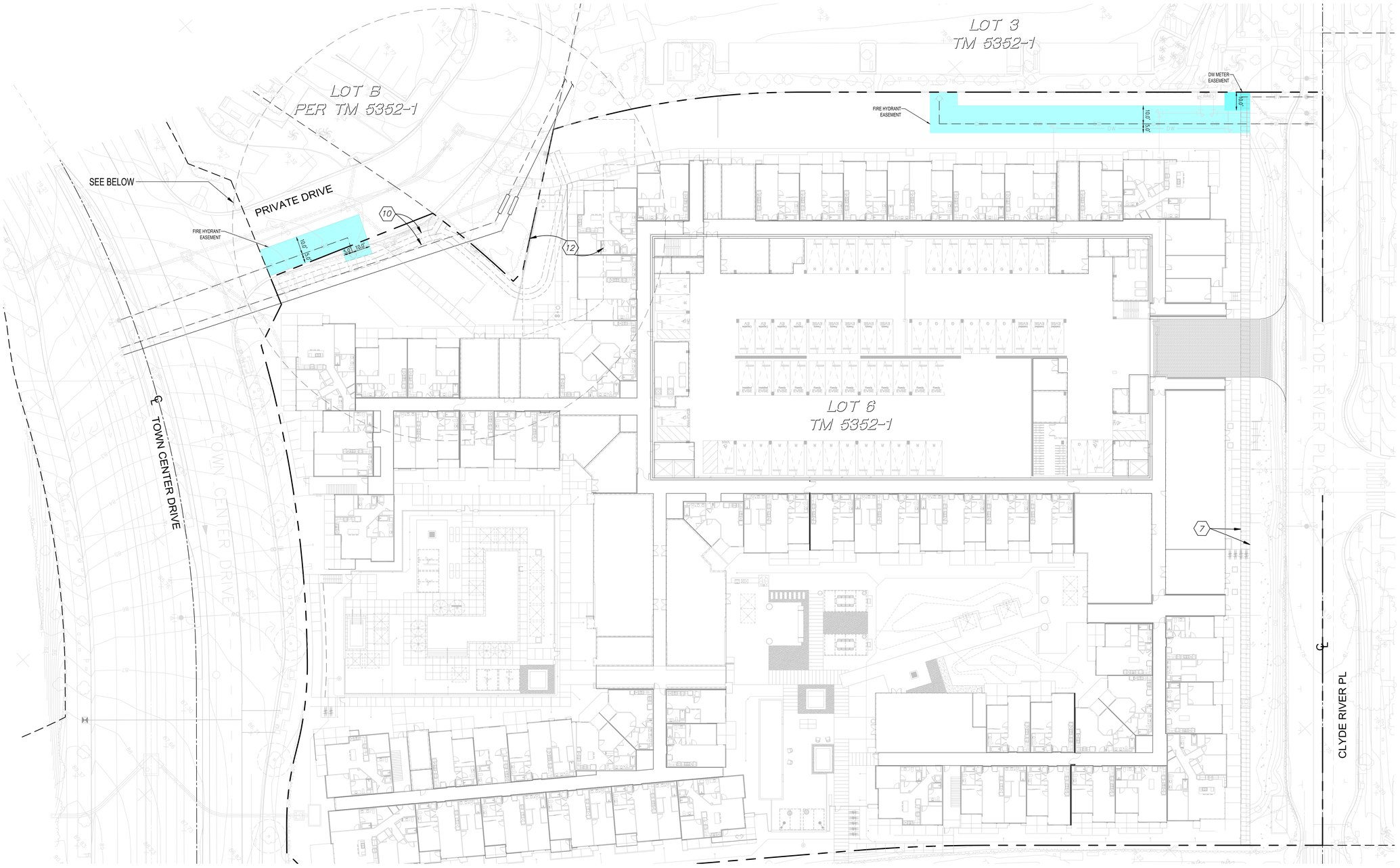
ENGINEERING SITE PLAN - UTILITY

9/11/2023

SHEET ESP-2

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



EASEMENT NOTES

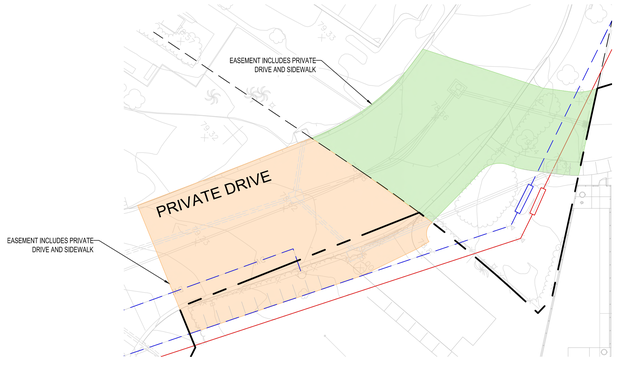
(7) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED IRREVOCABLE OFFER OF DEDICATION RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 05-21254 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED

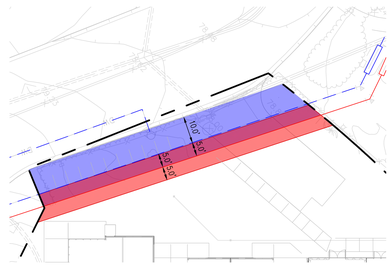
(10) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2007 AS INSTRUMENT NO. 20070705-00133240-0 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED

(12) AN EASEMENT FOR FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF VERIZON CALIFORNIA, INC., A CALIFORNIA CORPORATION, RECORDED APRIL 14, 2008 AS INSTRUMENT NO. 20080414-00057773-0 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED

EASEMENT LEGEND

- TO CITY OF OXNARD FROM SHEA (FOR JOHNSON DW PURPOSES)
- TO CITY OF OXNARD FROM SHEA (FOR DW PURPOSES)
- TO JOHNSON FROM SHEA (FOR JOHNSON FW PURPOSES)
- TO SHEA FROM JOHNSON (FOR INGRESS/ENGRESS PURPOSES)
- TO JOHNSON FROM SHEA (FOR INGRESS/ENGRESS PURPOSES)
- SCE EASEMENT (FORMER UNBUILT PROJECT) TO BE QUITCLAIMED
- GENERAL UTILITY EASEMENT (FORMER UNBUILT PROJECT) TO BE QUITCLAIMED
- VERIZON EASEMENT (EQUIPMENT TO BE ABANDONED) TO BE QUITCLAIMED





20' 10' 0 20' 40'
SCALE:1"=20'

THE POINTE WRAP APARTMENTS

ENGINEERING SITE PLAN - EASEMENTS

9/11/2023

SHEET ESP-3

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815

NOTE: THE DEVELOPER'S LANDSCAPE ARCHITECT OR ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THE NPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE LANDSCAPE REQUIREMENTS OF THE SPECIFIC PLAN AND THE CITY'S LANDSCAPE

CONCEPTUAL LANDSCAPE PLAN HAS BEEN PREPARED BY A LANDSCAPE ARCHITECT: MATTHEW JACKSON #4403

PROVIDED BIKE PARKING:

SHORT-TERM PARKING REQUIRED: 21
SHORT-TERM PARKING PROVIDED: 22

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

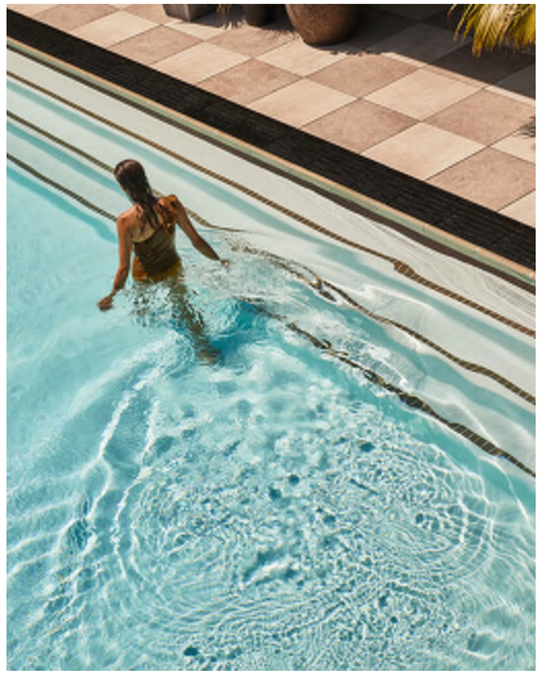
Shea Properties

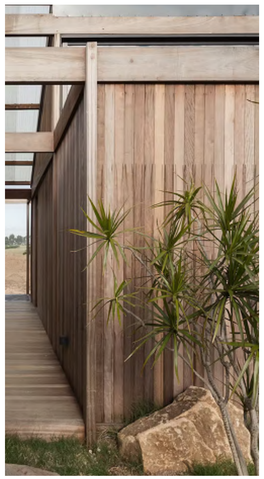
DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023

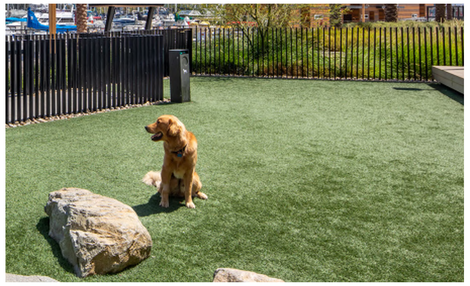
0' 15' 30' 60'

CONCEPTUAL LANDSCAPE PLAN

L.1







SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023

LIFESTYLE IMAGERY

DINNER PARTY
- outdoor kitchen
- communal dining table
- lounge furnishings
- fireplace
- festival lighting
- private dining pavilions

ENLARGED PATIOS

LOW CONCRETE WALL W/ BOARD FORM FINISH

GARDEN BOARDWALK
- landscape mounds with ornamental grasses
- lounge pods nestled in the landscape
- fire pit
- shade trees

CO-WORK TERRACE
- communal work tables
- umbrellas
- hanging pendant lights

LOW CONCRETE WALL W/ BOARD FORM FINISH

CONCRETE PLANTER WALL W/ BOARD FORM FINISH

GAME LAWN
- synthetic turf
- lounge seating
- cabanas
- ping pong
- corn hole
- bocce ball court

6' H PRIVACY WALL

6' HIGH TUBULAR STEEL GATE

6' HIGH TUBULAR STEEL FENCE

HARDSCAPE KEY
SEE SHEET L.6

ENLARGED PATIOS

SHORT TERM BIKE PARKING (10)

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023

0' 5' 10' 20'

COURTYARD ENLARGEMENT PLAN

L.3

HARDSCAPE KEY
SEE SHEET L.6

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW
SUBMITTAL
September 18, 2023

0' 5' 10' 20'

POOL TERRANCE ENLARGEMENT PLAN

L.4

NORTH ROOF TERRACE
- lounge seating
- day beds
- pottery
- dining tables
- bbq

NORTH ROOF TERRACE

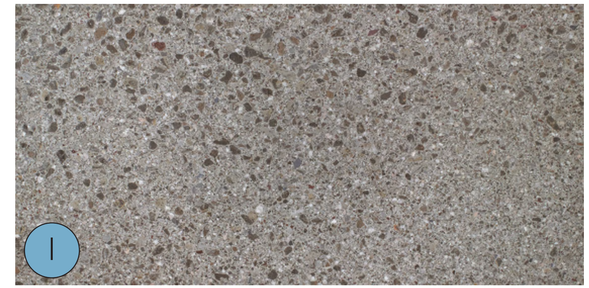
SOUTH ROOF TERRACE
- lounge seating
- fire pit
- pottery
- dining tables
- pottery w/ trees
- bbq

SOUTH ROOF TERRACE

HARDSCAPE KEY
SEE SHEET L.6

NATURAL GREY POURED IN PLACE CONCRETE

PAVER W/ BURNISH FINISH



GRAY BURNISHED BLOCK WALL

TILE AT SPA WALL

COBBLE

SYNTHETIC TURF

CONCRETE LOW WALL W/ GREY BOARDFORM FINISH

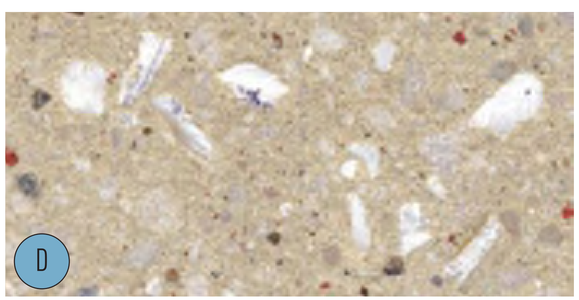
OUTDOOR PENDANT LIGHTING

HONEY PORCELAIN WOOD PAVER

ASCALE 'TIVOLI WHITE' BBQ COUNTERTOP

2X6 WATERLINE POOL TILE

FIRE PIT A - CONCRETE ROUND FIRE PIT



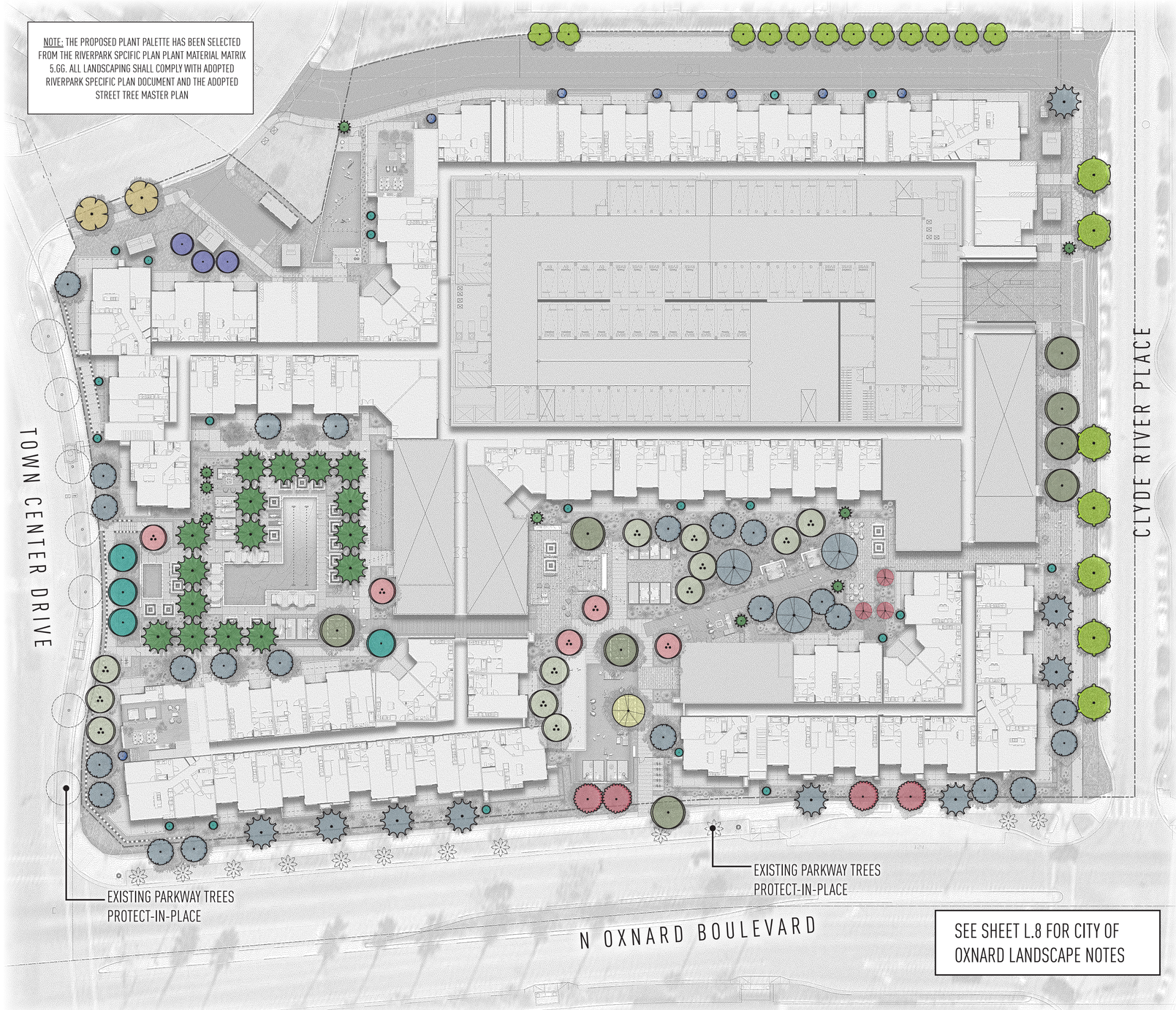
CONCRETE PAVER WITH SHELL AGGREGATE AT POOL DECK

CLE TILE 'MALLOW' BRICK BBQ VENEER TILE

FIREPLACE VENEER TILE

FIRE PIT B -CONCRETE SQUARE FIRE PIT

NOTE: THE PROPOSED PLANT PALETTE HAS BEEN SELECTED FROM THE RIVERPARK SPCIFIC PLAN PLANT MATERIAL MATRIX 5.GG. ALL LANDSCAPING SHALL COMPLY WITH ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN



SEE SHEET L.8 FOR CITY OF OXNARD LANDSCAPE NOTES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	5
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	MODERATE	4
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	36"BOX	LOW	1
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	36"BOX	MODERATE	3
	CHILOPSIS LINEARIS DESERT WILLOW	36"BOX	LOW	3
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	9
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE	24"BOX	MEDIUM	20
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	24"BOX	LOW	12
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK MULTI-TRUNK	24"BOX	LOW	12
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	23
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE - STANDARD FORM	48"BOX	LOW	8
	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL DATE PALM	20` B.T.H.	LOW	16
	PINUS ELDARICA AFGHAN PINE	20` B.T.H.	MODERATE	9
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	36"BOX	MODERATE	7
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	48"BOX	VERY LOW	3
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MODERATE	4
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	2

NO EXISTING TREES ON THE DEVELOPMENT PARCEL

PRELIMINARY PLANT PALETTE NOTES:

1. THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.

2. THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.

3. THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF OXNARD GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES.

FOR TREE LIST SEE SHEET L.7

PLANT PALETTE NOTE:

THE PROPOSED PLANT PALETTE HAS BEEN SELECTED FROM THE RIVERPARK SPCIFIC PLAN PLANT MATERIAL MATRIX 5.GG. ALL LANDSCAPING SHALL COMPLY WITH ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 38.42 **ETAF for MAWA** 0.55

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
Regular Landscape Areas						
HYDROZONE 1: N/E PERIMETER	0.300	drip	0.81	0.37	8,189	3,033
HYDROZONE 2: S/W PERIMETER	0.30	drip	0.81	0.37	6,142	2,275
HYDROZONE 3: N/E FACING COURTYARD	0.50	drip	0.81	0.62	14,331	8,846
HYDROZONE 3: S/W FACING COURTYARD	0.50	drip	0.81	0.62	12,284	7,583
			0.81			
				Totals	40,946	21,737
Special Landscape Areas						
				1.00		
				1.00		
				1.00		
				Totals		
						ETWU Total
						Maximum Allowed Water Allowance (MAWA)[e]

[a]Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings

[b]Irrigation Method
overhead spray
or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

***[d]ETWU* (Annual**
= Eto x 0.62 x ET
where
factor f

2023.05.11_Shea Oxnard_Water Calcs.xlsx printed 5/11/2023

PRELIMINARY PLANT PALETTE

SHRUBS - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS:			
ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X `KEN TAYLOR`	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS:			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X `PEACHES AND CREAM`	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR `POM POM`	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT`	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTOSPORUM CRASSIFOLIUM `NANA`	KARO PITTOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS:			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS `WAYNE RODERICK`	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS `MARGARITA BOP`	BEARD TONGUE	1 GAL	LOW
PITTOSPORUM TENUIFOLIUM `GOLF BALL`	GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `PROSTRATUS`	ROSEMARY	5 GAL	LOW
SALVIA X `MRS. BEARD`	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS:			
AEONIUM X `MINT SAUCER`	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE PLICATILIS	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
ORNAMENTAL GRASSES:			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS:			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN `CLAIRE AUSTIN`	ENGLISH ROSE	15 GAL	MODERATE
ROSA X `CECILE BRUNNER`	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

TURF:

TURF : SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF
DOG PARK: IMPERIAL 'PET PRIDE PRO' W/ WASH-DOWN SYSTEM

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF OXNARD DEPARMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF OXNARD CALLEGUAS MUNICIPAL WATER DISTRICT (CMWD). THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

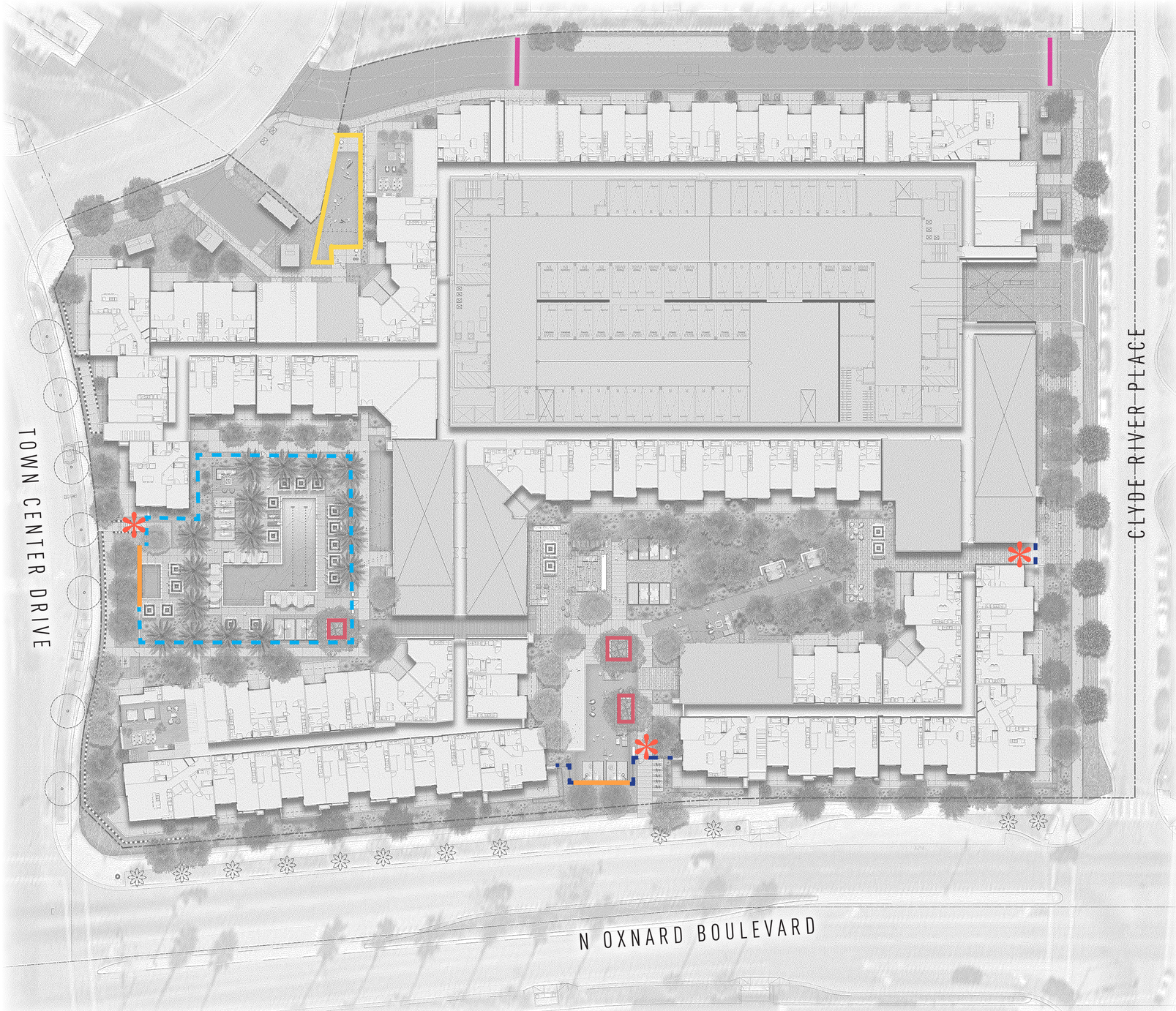
TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL CONFORM WITH CITY OF OXNARD WATER CONSERVATION REQUIREMENTS.

CITY of OXNARD LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL COMPLY WITH THE ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN.
2. A CONDITION WILL BE REQUIRED THAT THE DEVELOPER'S LANDSCAPE ARCHITECT OR ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THAT THE NPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE LANDSCAPE REQUIREMENTS OF THE SPECIFIC PLAN AND THE CITY'S LANDSCAPE REQUIREMENTS.
3. ALL LANDSCAPING SHALL BE INSTALLED PER THE CITY OF OXNARD LANDSCAPE STANDARDS.
4. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
5. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
6. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
7. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

GENERAL PLANTING NOTES:

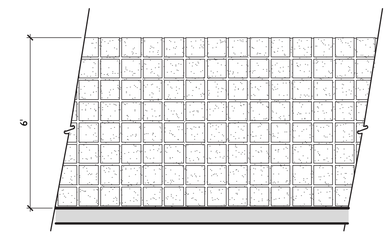
1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
4. PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS



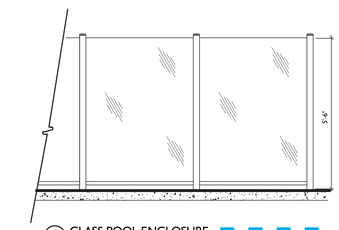
LEGEND

	DECORATIVE WALL
	GLASS POOL ENCLOSURE
	TUBULAR STEEL FENCING
	VEHICULAR GATE at FIRE LANE
	DOG PARK FENCE
*	PEDESTRIAN GATES
	24" H BOARDFORM CONCRETE PLANTER WALL

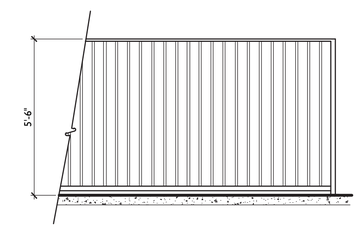
ACCESS CONTROL SYSTEM NOTE:
KNOX BOX / KEY SWITCH AT GATES TO BE INSTALLED PER CITY OF VENTURA FIRE DEPTARTMENT STANDARDS



(A) DECORATIVE WALL
6' HIGH

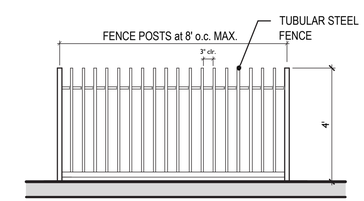


(B) GLASS POOL ENCLOSURE
5' 6" HIGH

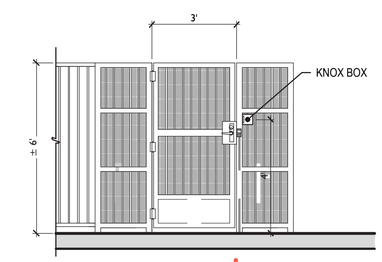


(C) TUBULAR STEEL FENCING
5'-6" HIGH

(D) VEHICULAR GATE at FIRE LANE
42" HIGH



(E) DOG PARK FENCE
4' HIGH



(F) PEDESTRIAN GATE - TUBULAR STEEL
6' HIGH

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

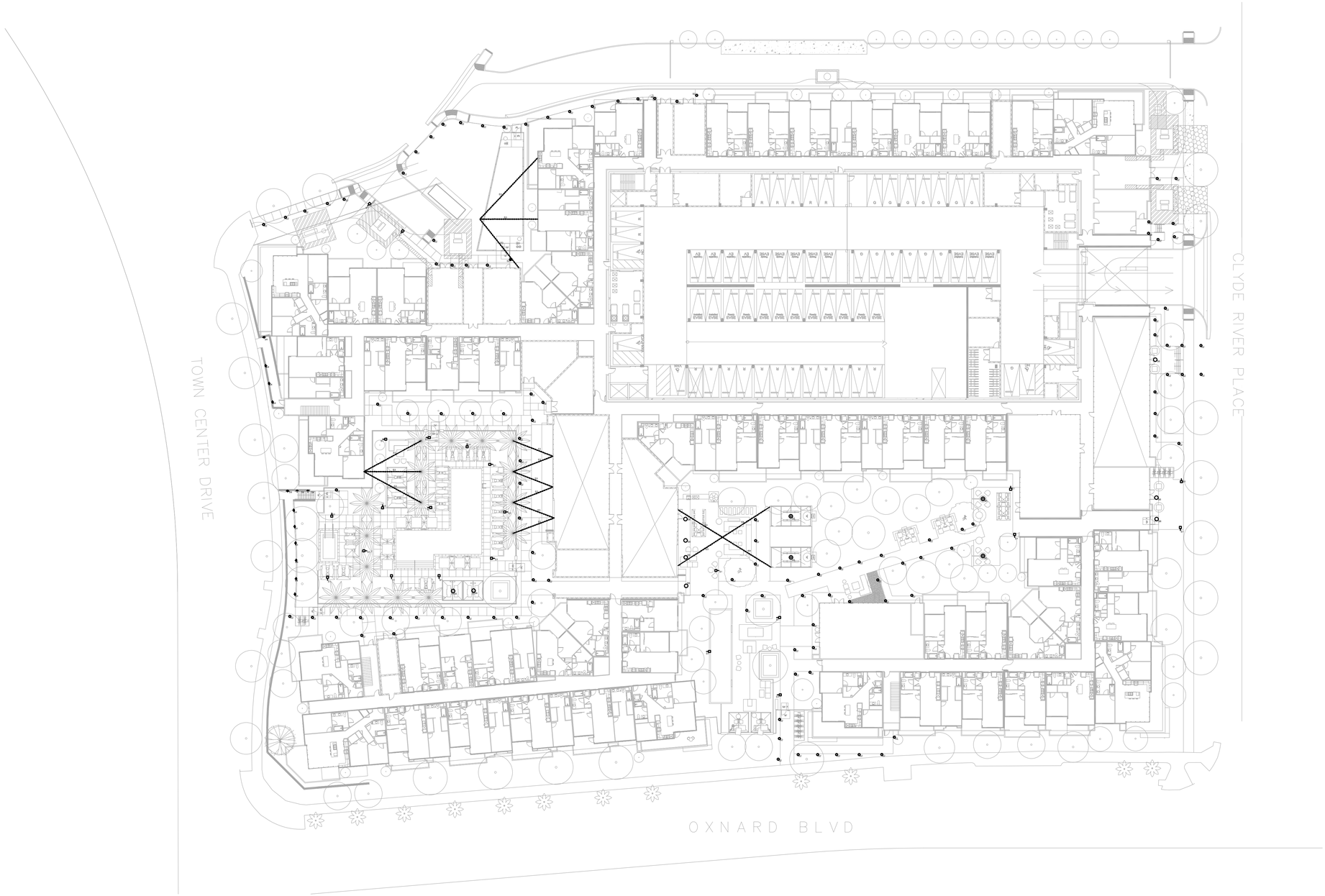
Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023

0' 15' 30' 60'

WALL AND FENCE PLAN

L.9



1 ELECTRICAL SITE PLAN
1" = 30'-0"

LIGHTING FIXTURE SCHEDULE

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	S1	BEGA	77 120	Pole Light	2654	23.4
	S2	BEGA	77 221	BOLLARD PATH LIGHTING	843	10
	S3	TOKISTAR LIGHTING	EX-12-MH	FESTIVAL LIGHTING	18	0.5
	S4	BEGA	24110	RECESSED WALL FIXTURE	525	8
	S5	BOVER	FORA 90	3 FOOT EXTERIOR PENDUNT ENCLOSED AND GASKETED	1750	58
	S6	BEGA	66 973	6" EXTERIOR DOWNLIGHT	553	7

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
2ND CITY SUBMITTAL
SEPTEMBER 18, 2023

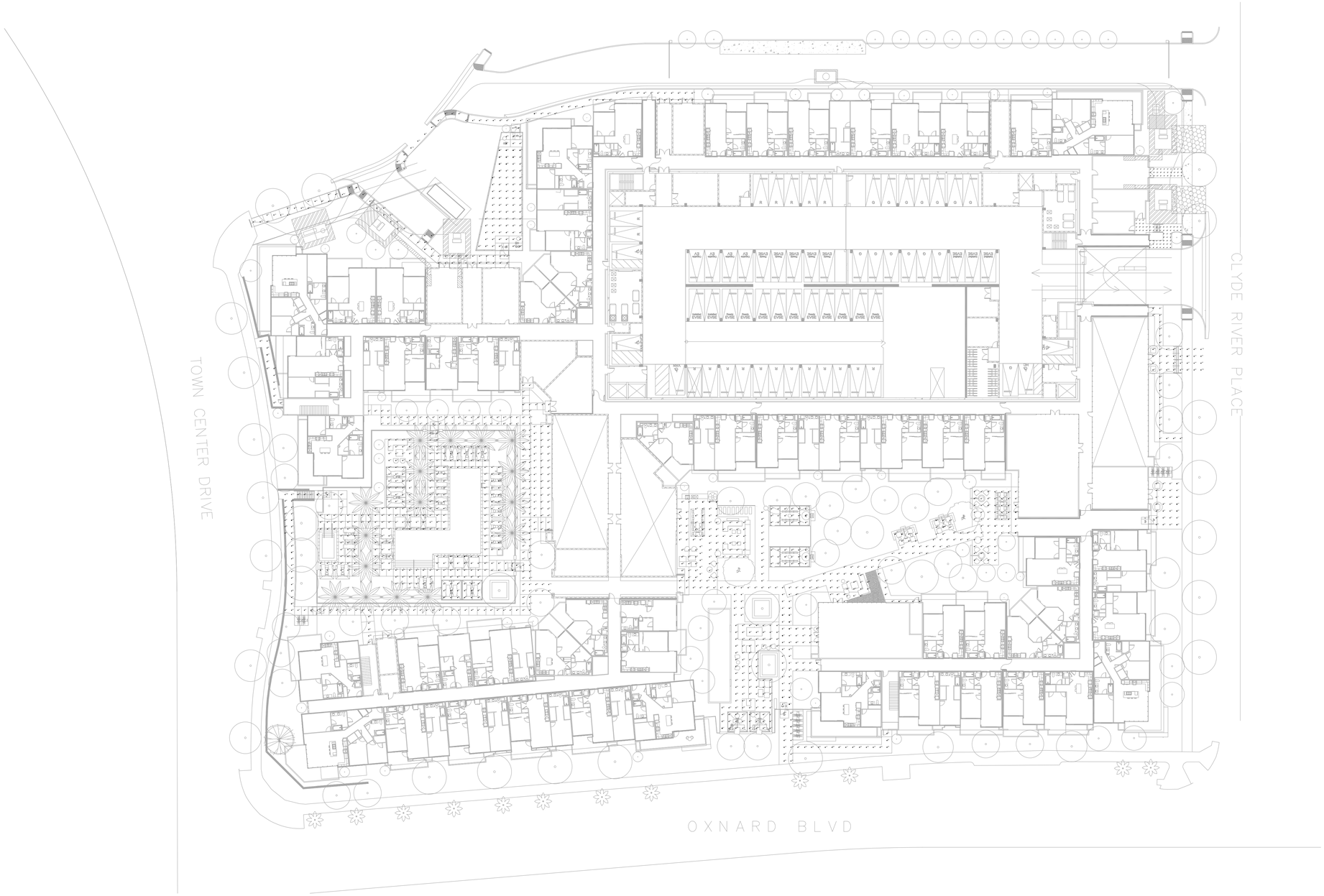
REGISTERED PROFESSIONAL ENGINEER ROY T. LOPEZ No. 13442 Exp. 09/30/24 ELECTRICAL STATE OF CALIFORNIA

0' 10' 20' 40'

N

ELECTRICAL SITE PLAN

E100



1 ELECTRICAL SITE PHOTOMETRICS
1" = 30'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Courtyard Central Exterior Amenity Space	+	0.7 fc	6.7 fc	0.1 fc	67.0:1	7.0:1
Courtyard East Exterior Amenity Space	+	2.7 fc	10.2 fc	0.9 fc	11.3:1	3.0:1
Courtyard Northwest Exterior Amenity Space	+	1.7 fc	9.4 fc	0.1 fc	94.0:1	17.0:1
Courtyard Sidewalk	+	3.3 fc	22.1 fc	1.0 fc	22.1:1	3.3:1
Courtyard Southwest Exterior Amenity Space	+	0.6 fc	1.2 fc	0.1 fc	12.0:1	6.0:1
Dog Park Entrace Sidewalk	+	1.3 fc	1.4 fc	1.3 fc	1.1:1	1.0:1
Dogpark	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
East Electrical Room Exit	+	5.5 fc	21.1 fc	1.1 fc	19.2:1	5.0:1
East Fire Control/Pump Rm Exit	+	6.6 fc	24.6 fc	1.1 fc	22.4:1	6.0:1
Leasing Area Sidewalk	+	5.0 fc	14.1 fc	1.2 fc	11.8:1	4.2:1
Mail Room Exit	+	2.4 fc	4.8 fc	1.0 fc	4.8:1	2.4:1
North Sidewalk	+	5.1 fc	17.3 fc	1.0 fc	17.3:1	5.1:1
Northwest Side Sidewalk	+	5.6 fc	24.3 fc	1.1 fc	22.1:1	5.1:1
Pool Area	+	1.6 fc	9.6 fc	1.0 fc	9.6:1	1.6:1
Pool Area Exterior Amenity Space	+	0.8 fc	2.8 fc	0.2 fc	14.0:1	4.0:1
Pool Area Perimeter Sidewalk	+	4.2 fc	27.9 fc	1.0 fc	27.9:1	4.2:1
South Sidewalk	+	3.5 fc	8.5 fc	1.0 fc	8.5:1	3.5:1
West Exit Sidewalk	+	6.4 fc	22.9 fc	1.0 fc	22.9:1	6.4:1

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
2ND CITY SUBMITTAL
SEPTEMBER 18, 2023

REGISTERED PROFESSIONAL ENGINEER
ROY T. LOPEZ
No. 13442
Exp. 09/30/24
ELECTRICAL
STATE OF CALIFORNIA

0' 10' 20' 40'

N

ELECTRICAL SITE PHOTOMETRICS

E101

Pole top luminaires with symmetrical light distribution

Housing/fitter: Die-cast aluminum construction with a spun aluminum cap. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four (4) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Molded 1/8" high impact acrylic diffuser with light diffusing matte white surface.

Electrical: 23.4W LED luminaire, 27 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

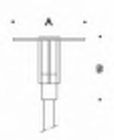
UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 22.0 lbs.

EPA (Effective projection area): 1.3 sq. ft.

Luminaire Lumens: 2654

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



	Lamp	A	B
77 120	23.4W LED	25⅝	23⅝

Recommended for use with 14' to 16' poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

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Bollard - shielded, directed light

BEGA

Application
Bollard with shielded, direct light for illuminating entrances, paths, and many areas of public and private spaces. These luminaires provide glare-free illumination with a high degree of visual comfort for uniform lighting of ground surfaces.

Materials
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Impact resistant polycarbonate diffuser
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 10.1 lbs

Electrical

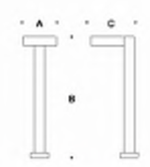
Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	7.8W
System wattage	10.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	643 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Bollard · shielded, directed light

	LED	A	B	C	Anchorage
77 221	7.8W	7 ½	39 ½	11	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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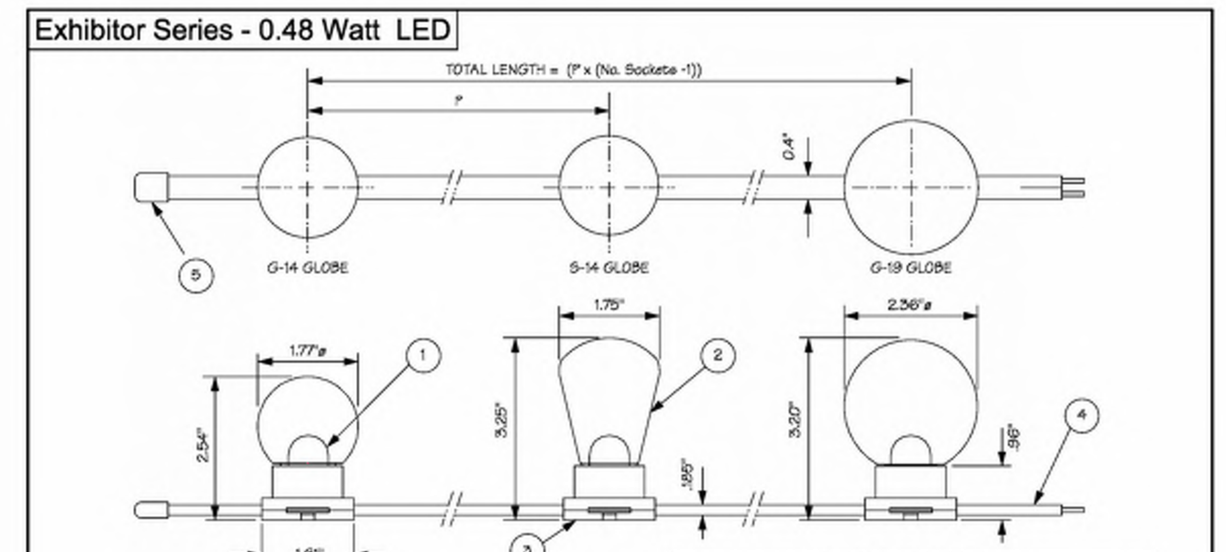
Exhibitor Series - 0.48 Watt LED



CATALOG#	P(INCH)	MAXIMUM LENGTH
EX(BK,WH)-6-(LED CODE)-(G14, S14, G19)	6" ± .075	250'
EX(BK,WH)-12-(LED CODE)-(G14, S14, G19)	12" ± .075	350'
EX(BK,WH)-18-(LED CODE)-(G14, S14, G19)	18" ± .075	420'
EX(BK,WH)-24-(LED CODE)-(G14, S14, G19)	24" ± .075	500'

CABLE COLOR CODE: BK=BLACK, WH=WHITE

0.48 WATT EX-LED 24VAC/20.0mA

PART#	LED CODE	COLOR	LUMEN	WAVELENGTH (K)
EX-WW	WW	WARM WHITE	12.5Lm	2500K
EX-WH	WH	WHITE	18.0Lm	5500K
EX-BL	BL	BLUE	1.4Lm	469.5
EX-GR	GR	GREEN	4.6Lm	527.9
EX-OR	OR	ORANGE	2.5Lm	593.3
EX-PL	PL	PURPLE	3.8Lm	430.1
EX-RD	RD	RED	2.6Lm	636.6
EX-YG	YG	YELLOW-GREEN	8.0Lm	542.4

TOKISTAR LIGHTING INC.
1015 E. DISCOVERY LANE
ANAHEIM, CA 92801
TEL: 714 772 7005 FAX: 714 772 7014
email: info@tokistar.com Website: tokistar.com

EXHIBITOR SERIES SUBMITTAL	NO.	PART	MATERIAL
CATALOG#: EX(BK,WH)-(SPACING)-(LED CODE)-(G14, S14, G19)	1	LED	SOLID-STATE LED
DATE: JANUARY 16, 2014	2	GLOBE	POLYCARBONATE
DRAWN BY: R.CORDOVA	3	SOCKET	PBT
SCALE: 1/2	4	#12 AWG WIRE	PVC WITH PLATED COPPER CONDUCTOR
WEIGHT: 80g/per PER SOCKET	5	END CAP	PVC

Recessed wall luminaire - directed light

BEGA

Application
Recessed wall luminaire with directed light distribution for the illumination of ground surfaces, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Safety glass with optical texture
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.7 lbs

Electrical

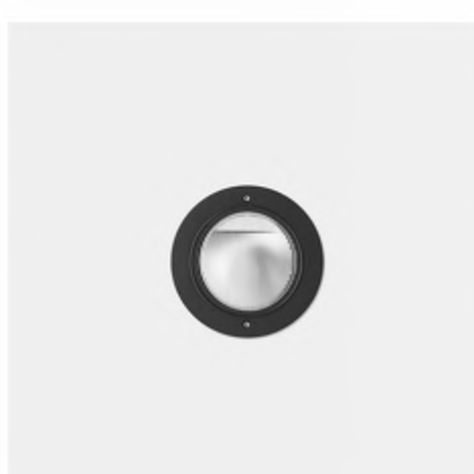
Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	6.0W
System wattage	8.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	525 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unicure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Recessed wall luminaire · directed light

		LED	A	B
24 110	ADA	6.0 W	5 ⅛	5 ½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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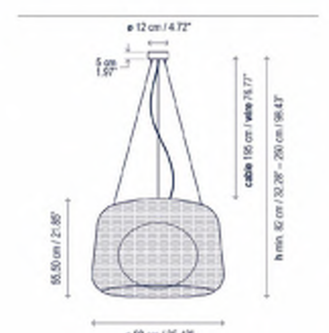
Fora 90

Design / *Diseño:*
Alex Fernández Camps | Gonzalo Milà / 2010

Typology: Pendant lamp
Tipología: Suspensión

Environment: Outdoor
Ambiente: Exterior



Technical description / *Descripción técnica:*

Net Weight: 22.05 lbs
Peso Neto: 22.05 lbs

1 Box/*Caja*
41.73 x 38.19 x 29.53 inches | 27.233 ft³
Gross Weight / *Peso bruto:* 41.89 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructuras de metal acabadas con cataforesis y pintura de poliéster epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable. Stainless steel tensor cable.
Cable de neopreono negro resistente al agua. Cable tensor acero inoxidable.

Custom options upon request
Opciones de personalización bajo demanda

*Bulbs not included
**Bombillas no incluidas*

Certifications *Certificaciones* | ETL | CE | EAC

Spare parts / *Recambios:*
R907014U Neoprene Cable / *Cable Neopreno*

Lamps description / *Descripción lámpara:*

120V 60Hz | WET | IP-66 | 2 x 10 W E26 LED A19 | BIG

Ref	Finishing / *Acabados*	Ean13
*4030301U/P707C	Natural White - Light Beige Shade *Blanco Roto - Pantalla Beige Claro*	8435493716671
*4030303U/P708C	Graphite Brown - Rattan Brown Shade *Marrón Grafito - Pantalla Marrón Rattan*	8435493723808

Please note that the shades may have small variations in tone. / *Por favor, tenga en cuenta que los tonos de color de la pantalla pueden no ser los mismos en todos los casos.*

Note of use: For environments with a high salinity, proper maintenance of the luminaire will be necessary. We recommend cleaning it with a soft brush and remove salt, dust, or dirt deposited by moisture or wind.
Nota de uso: Para ambientes con alto grado de salinidad, será necesario realizar un correcto mantenimiento de la luminaria. Recomendamos limpiar con un cepillo suave y retirar la sal, el polvo, o la suciedad depositada por la humedad o el viento.

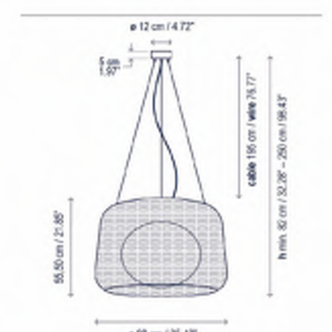
bover
barcelona lights

1231 Collier Road, Suite C
Atlanta, GA 30318
United States

T. +1 (404) 924 2342
info@boverusa.com
www.boverusa.com

04/01/2022 - 17:13

Fora 90



Technical description / *Descripción técnica:*

Net Weight: 22.05 lbs
Peso Neto: 22.05 lbs

1 Box/*Caja*
41.73 x 38.19 x 29.53 inches | 27.233 ft³
Gross Weight / *Peso bruto:* 41.89 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Low voltage 24 DC upon request
Baja tensión 24 DC bajo pedido

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructuras de metal acabadas con cataforesis y pintura de poliéster epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable. Stainless steel tensor cable.
Cable de neopreono negro resistente al agua. Cable tensor acero inoxidable.

Custom options upon request
Opciones de personalización bajo demanda

Certifications *Certificaciones* | ETL | CE | EAC

Spare parts / *Recambios:*
R907014U Neoprene Cable / *Cable Neopreno*

Lamps description (Dimmable Triac) / *Descripción lámpara (Regulable Triac):*

120V 60Hz | WET | IP-66 | TRIAC | 24,7 W LED / CRI: 90 / 2700K 3000 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
30302214128U	Dimmable Triac - Natural White Light Beige Shade *Regulable Triac - Blanco Roto Pantalla Beige Claro*	8435493738659
30302214127U	Dimmable Triac - Graphite Brown Rattan Brown Shade *Regulable Triac - Marrón Grafito Pantalla Marrón Rattan*	8435493738642

Lamps description (Dimmable 0-10v) / *Descripción lámpara (Regulable 0-10v):*

120V 60Hz | WET | IP-66 | 0-10V | 24,7 W LED / CRI: 90 / 2700K 3000 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
30302204128U	Dimmable 0-10v - Natural White Light Beige Shade *Regulable 0-10v - Blanco Roto Pantalla Beige Claro*	8435493734217
30302204127U	Dimmable 0-10v - Graphite Brown Rattan Brown Shade *Regulable 0-10v - Marrón Grafito Pantalla Marrón Rattan*	8435493734200

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barcelona lights

1231 Collier Road, Suite C
Atlanta, GA 30318
United States

T. +1 (404) 924 2342
info@boverusa.com
www.boverusa.com

Family / *Familia:* Fora

04/01/2022 - 17:13

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA Architects | Shea Properties | MJS Landscape Architecture | Huitt-Zollars | Moran Utility Services, Inc. | Wöden | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
2ND CITY SUBMITTAL
SEPTEMBER 18, 2023

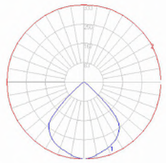
ELECTRICAL SITE LIGHTING CUTSHEETS

E102

BEGA

Photometric Filename: 66973.IES

TEST: BE_66973
TEST LAB: BEGA
DATE: 11/27/2017
LUMINAIRE: 66 973
LAMP: 4.9W LED

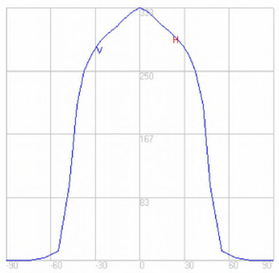


Characteristics

NEMA Type	6 H x 6 V
Maximum Candela	333.4
Maximum Candela Angle	0 H 0 V
Horizontal Beam Angle (50%)	88.5
Vertical Beam Angle (50%)	88.5
Horizontal Field Angle (10%)	106.4
Vertical Field Angle (10%)	106.4
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Beam Lumens	472
Beam Efficiency	N.A.
Field Lumens	540
Field Efficiency	N.A.
Spill Lumens	12
Luminaire Lumens	553
Total Efficiency	N.A.
Total Luminaire Watts	7
Ballast Factor	1.00

Zonal Lumen Summary

Zone	Lumens
0-10	31.10
10-20	87.91
20-30	135.14
30-40	163.21
40-50	113.63
50-60	15.23
60-70	2.93
70-80	0.14
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00



Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2017 **11/27/2017**

PLUMBING SHEET LIST	
SHEET NUMBER	SHEET NAME
P0.0	PLUMBING NOTES AND SCHEDULES
P0.1	PLUMBING SITE PLAN

PIPE SCHEDULE

2019 CPC

BUILDING TYPE: SLAB ON GRADE WRAP

PIPE MATERIALS

SERVICES		TYPE L COPPER	TYPE L COPPER	C.P.V.C. (APPROVED)	SCH 40 BLACK STEEL	COST	PVC (WITH LINE PRS)	CAST IRON SCH 150	SCH 40 PVC	SCH 80 PVC	NOTES:
HOT WATER	ABOVE SLAB			●							
	CIRCULATION LOOP			●							
COLD WATER	ABOVE SLAB			●							
	BELOW SLAB								●		UNDERGROUND, OUTSIDE BUILDING FOOTPRINT
SANITARY DRAINAGE	ABOVE SLAB							●			
	BELOW SLAB								●	●	
SANITARY VENT	ABOVE SLAB							●	●		
	BELOW SLAB								●	●	
STORM DRAINAGE	ABOVE SLAB							●			
	BELOW SLAB								●		
INDIRECT WASTE	INSIDE			●							
	OUTSIDE	●									
GAS	INSIDE				●						ABOVE GROUND, INSIDE BUILDING.
	OUTSIDE						●				UNDERGROUND, OUTSIDE BUILDING

NOTES:

1. CPVC PIPE SHALL BE INSTALLED AS FOLLOWS: 1/2" TO 2" SHALL BE SDR11 CPVC, 2-1/2" AND LARGER SHALL BE SCH. 80 CPVC.
2. CPVC PIPE SHALL COMPLY WITH ASTM D2846, ASTM F441, ASTM F442
   CPVC FITTINGS SHALL COMPLY WITH ASTM D2846, ASTM F437, ASTM F438, ASTM F439, ASTM F1970

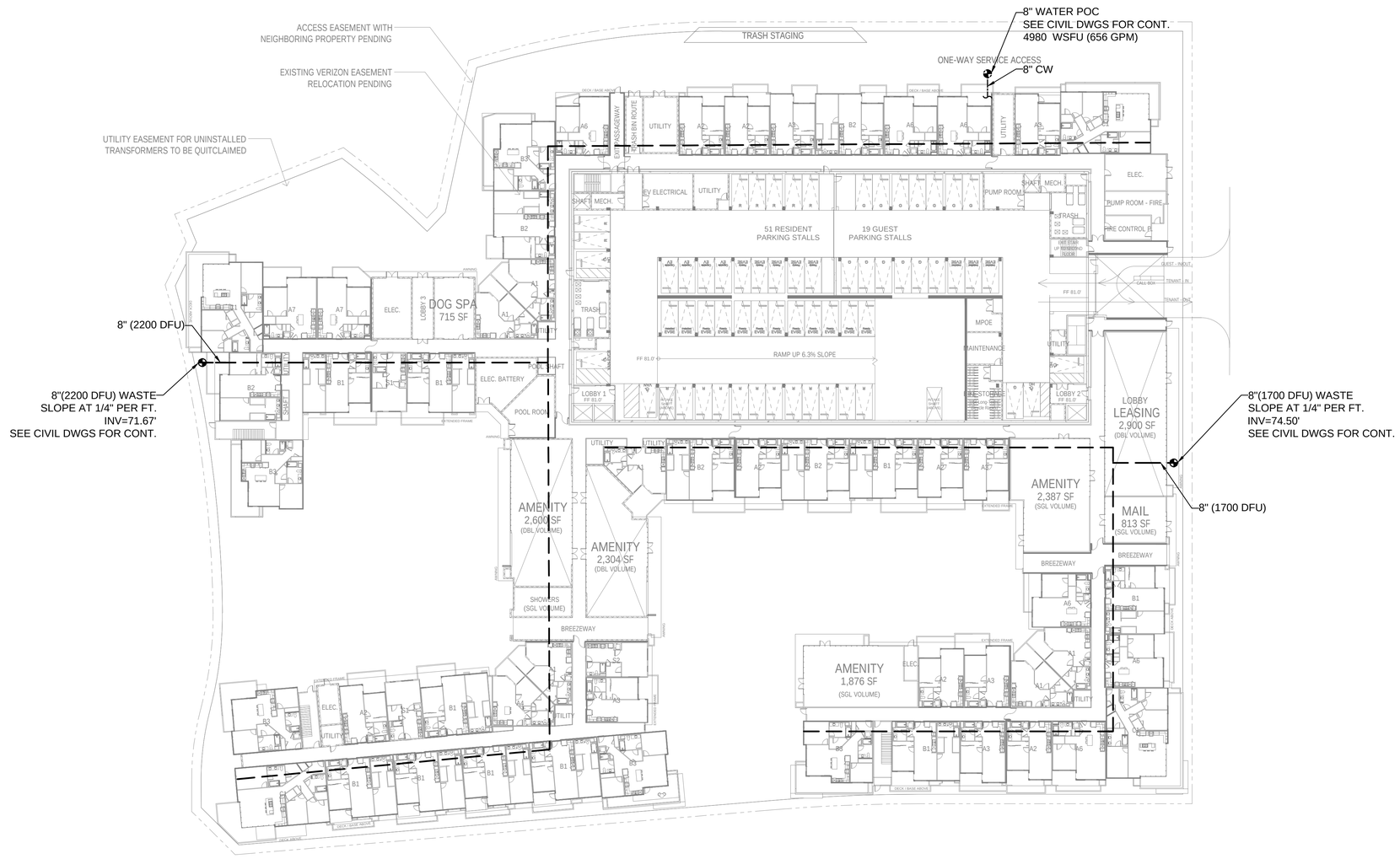
PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
		SOIL/WASTE PIPE ABOVE GRADE
		SOIL/WASTE PIPE BELOW GRADE
	V	VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWC	HOT WATER CIRCULATING PIPING
SD	SD	STORM DRAIN PIPING
G	G	NATURAL GAS PIPING
	SOV	SHUT-OFF VALVE
	FCO	FLOOR CLEAN OUT
	POC	POINT OF CONNECTION
CD	CD	CONDENSATE DRAIN
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	WCO	WALL CLEAN OUT
	RD	ROOF DRAIN
	OD	OVERFLOW DRAIN
	WH	WATER HEATER
	WM	WATER METER
	FF	FINISHED FLOOR ELEVATION
	I.E.	INVERT ELEVATION
	B/G	BELOW GRADE
	HB	HOSE BIBB
	VTR	VENT THRU ROOF
	LOC	LOCATION
	CONN	CONNECTION
	MPG	MEDIUM PRESSURE GAS
	GPM	GALLONS PER MINUTE
	S.O.V.	SHUT OFF VALVE
	T.D.L.	TOTAL DEVELOPED LENGTH
	FU	FIXTURE UNITS
	DFU	DRAINAGE FIXTURE UNITS
	TP	TRAP PRIMER
	COTG	CLEAN OUT TO GRADE
WV		WASTE/VENT RISER
WTR		WATER RISER
G		GAS RISER

PLUMBING GENERAL NOTES

ALL WORKS COMPLY TO 2022 CPC.

1. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO ENSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
2. CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL LOCATIONS, SIZES, P.O.C.'S, INVERT ELEVATIONS, AND AVAILABILITY OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY MATERIAL OF EQUIPMENT.
4. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
5. NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING EQUIPMENT LOCATIONS, P.O.C.'S, AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURERS RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN ON THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICES SHOULD BE DONE CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE INSTALLATIONS AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORMS TO MANUFACTURERS INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS. ALL PLUMBING EQUIPMENT, MATERIAL, AND ALL CONNECTIONS THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
8. SEWER, AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM OR 2%.
9. ALL PLUMBING SOLDER SHALL BE LEAD FREE.
10. SUBSTITUTION OF PLUMBING EQUIPMENT WITH EFFICIENCIES LOWER THAN THOSE INDICATED ON THE PLANS MAY REQUIRE RECALCULATION OF TITLE 24 DOCUMENTS. IF THE CONTRACTOR CHOOSES TO UTILIZE SUCH EQUIPMENT, HE ASSUMES FULL RESPONSIBILITY FOR THE RECALCULATION AND JURISDICTIONAL APPROVAL OF TITLE 24 DOCUMENTS.
11. SUBMITTALS: APPROVAL OF THE SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATION.
12. ALL PENETRATIONS AND OPENINGS IN PARTY WALLS AND FLOOR/CEILING ASSEMBLIES DUE TO PLUMBING WORK, SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND SOUND RATINGS.
13. NO ROOF PENETRATIONS WITHIN FIVE FEET OF TWO HOUR FIREWALL, (UNLESS NOTED OTHERWISE).
14. PROVIDE ANTI-SCALD VALVES ON ALL SHOWERS AND TUB/SHOWERS PER C.P.C. 420.0.
15. PROVIDE NON-REMOVABLE VACUUM BREAKERS ON ALL HOSE BIBBS.
16. PROVIDE PRESSURE RELIEF VALVES WITH DRAIN TO OUTSIDE AT WATER HEATERS.
17. UNITS WHICH ARE REQUIRED TO HAVE ADJUSTABLE SINKS: LOWER DRAIN LINES AS REQUIRED TO ACHIEVE A SINK HEIGHT OF 28" ABOVE FINISHED FLOOR (TYPICAL), REAR CORNER DISCHARGE MAX. 6-1/2" DEEP ALSO REQUIRED AT ACCESSIBLE/ADAPT. UNITS. INSTALL TUB CONTROL PER CHFA & CBC WITHIN 15" OF OUTSIDE EDGE. HANDHELD SHOWER HEAD AT BUILT OUT UNITS.
18. AN APPROVED GAS VALVE SHALL BE INSTALLED IMMEDIATELY PRECEDING EACH REGULATOR.
19. CLEANOUT LOCATIONS TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
20. ALL DUCTS AND VENTS TO BE SUBMITTED FOR OWNER REVIEW.
21. ALL STORM DRAIN PIPING SHALL SLOPE AT 1% UNLESS OTHERWISE NOTED.
22. GAS PIPING PRESSURE TESTING PER CPC SECTION 1213. PRESSURE SHALL BE MAINTAINED FOR INSPECTION BY THE BUILDING OFFICIAL. PURGING OF GAS PIPING PER CPC SECTION 1213.6.
23. WATER SYSTEM TESTING PER CPC SECTION 609.4. SYSTEM TEST TO BE MAINTAINED FOR INSPECTION BY THE BUILDING OFFICIAL.
24. DISINFECTION OF THE POTABLE WATER SYSTEM PER CPC SECTION 609.9



OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN
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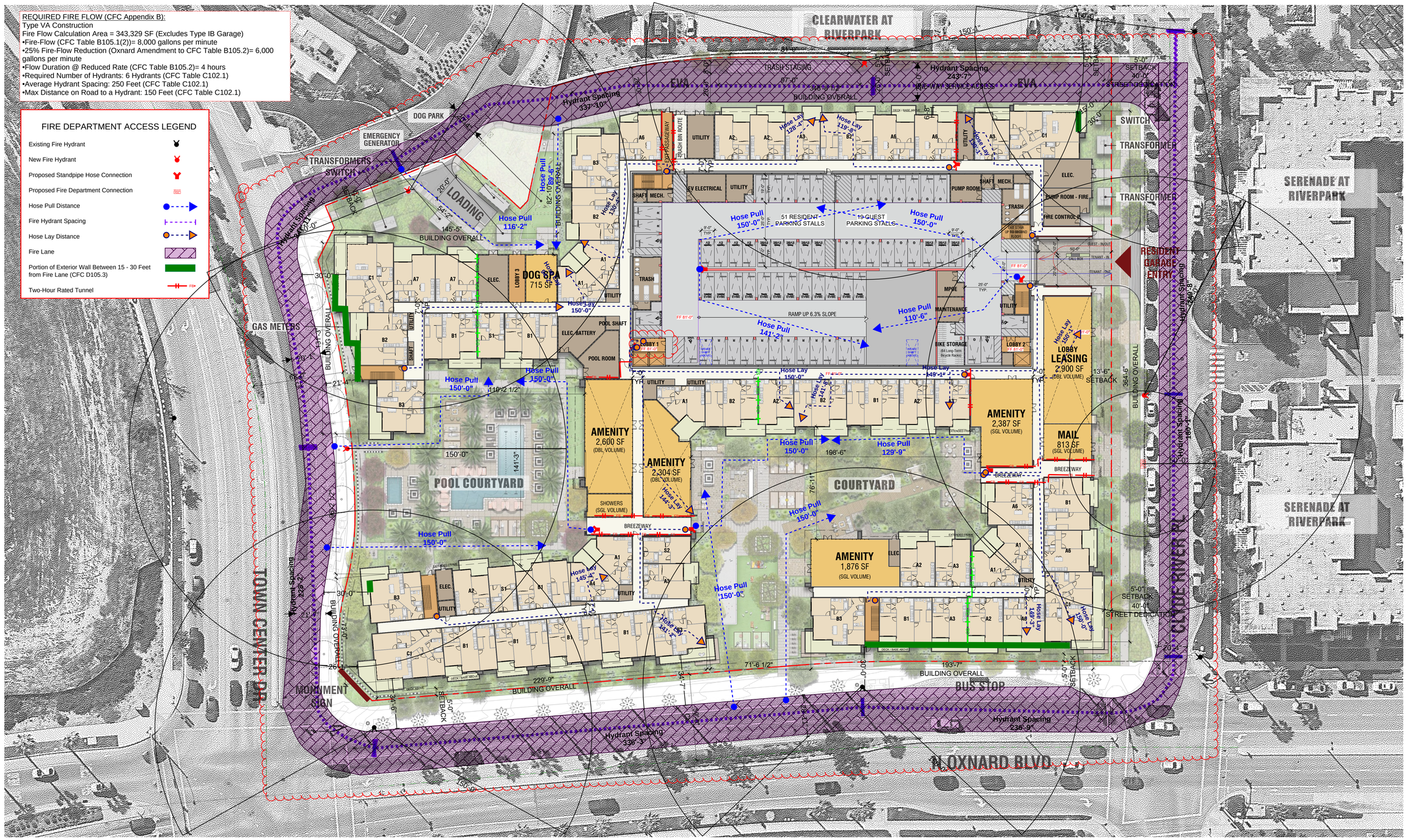
SEP. 18, 2023

PLUMBING SITE PLAN

P0.1

REQUIRED FIRE FLOW (CFC Appendix B):
Type VA Construction
Fire Flow Calculation Area = 343,329 SF (Excludes Type IB Garage)
•Fire-Flow (CFC Table B105.1(2))= 8,000 gallons per minute
•25% Fire-Flow Reduction (Oxnard Amendment to CFC Table B105.2)= 6,000 gallons per minute
•Flow Duration @ Reduced Rate (CFC Table B105.2)= 4 hours
•Required Number of Hydrants: 6 Hydrants (CFC Table C102.1)
•Average Hydrant Spacing: 250 Feet (CFC Table C102.1)
•Max Distance on Road to a Hydrant: 150 Feet (CFC Table C102.1)



NOTE: FOR SITE VEGETATION/FURNITURE/FIXTURES & LIGHTING PLEASE REFER TO LANDSCAPE DRAWINGS. FOR DETAILED SITE INFORMATION PLEASE REFER TO CIVIL DRAWINGS

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

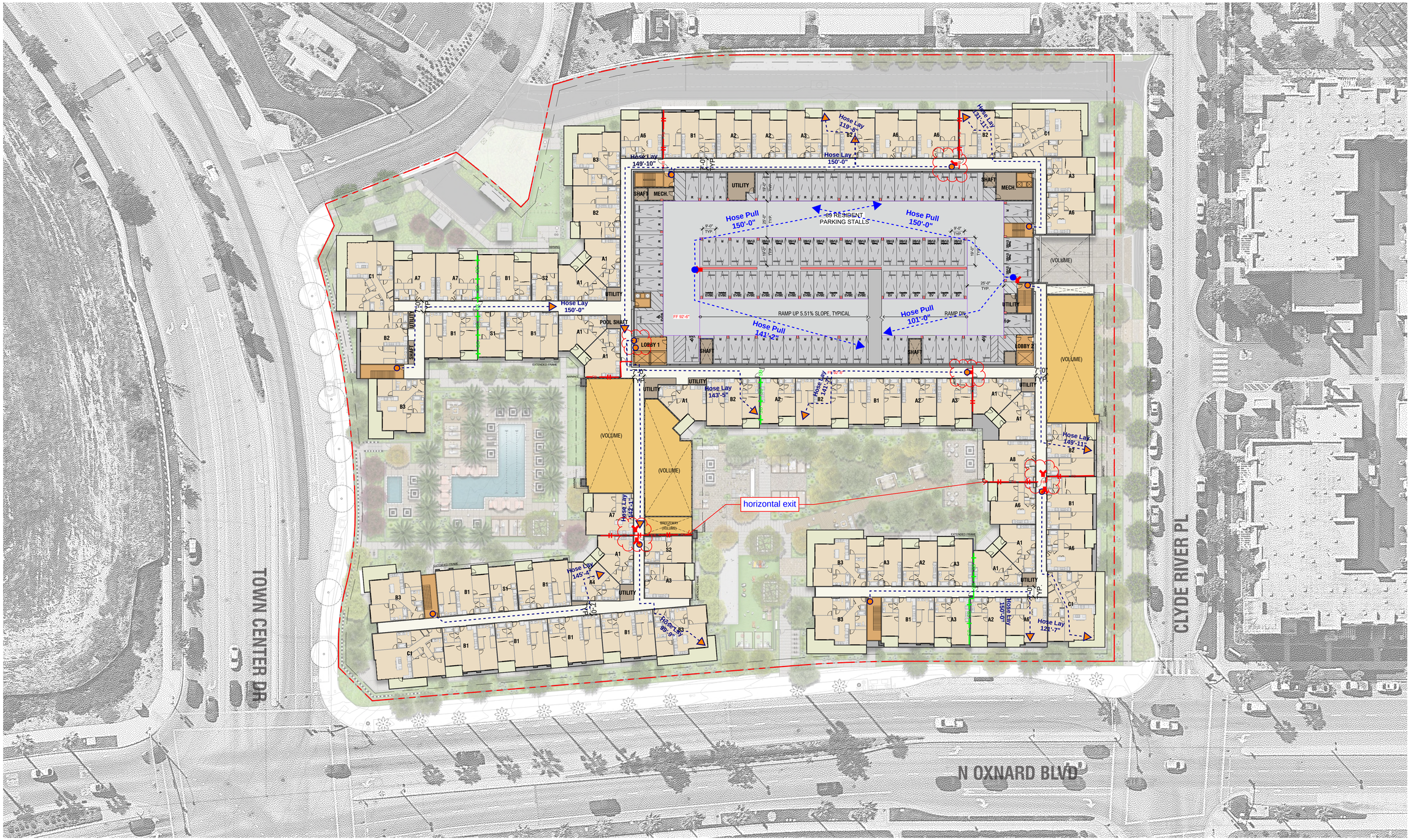
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMERIAN Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING FIRE PLANS
GROUND FLOOR

F-1



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

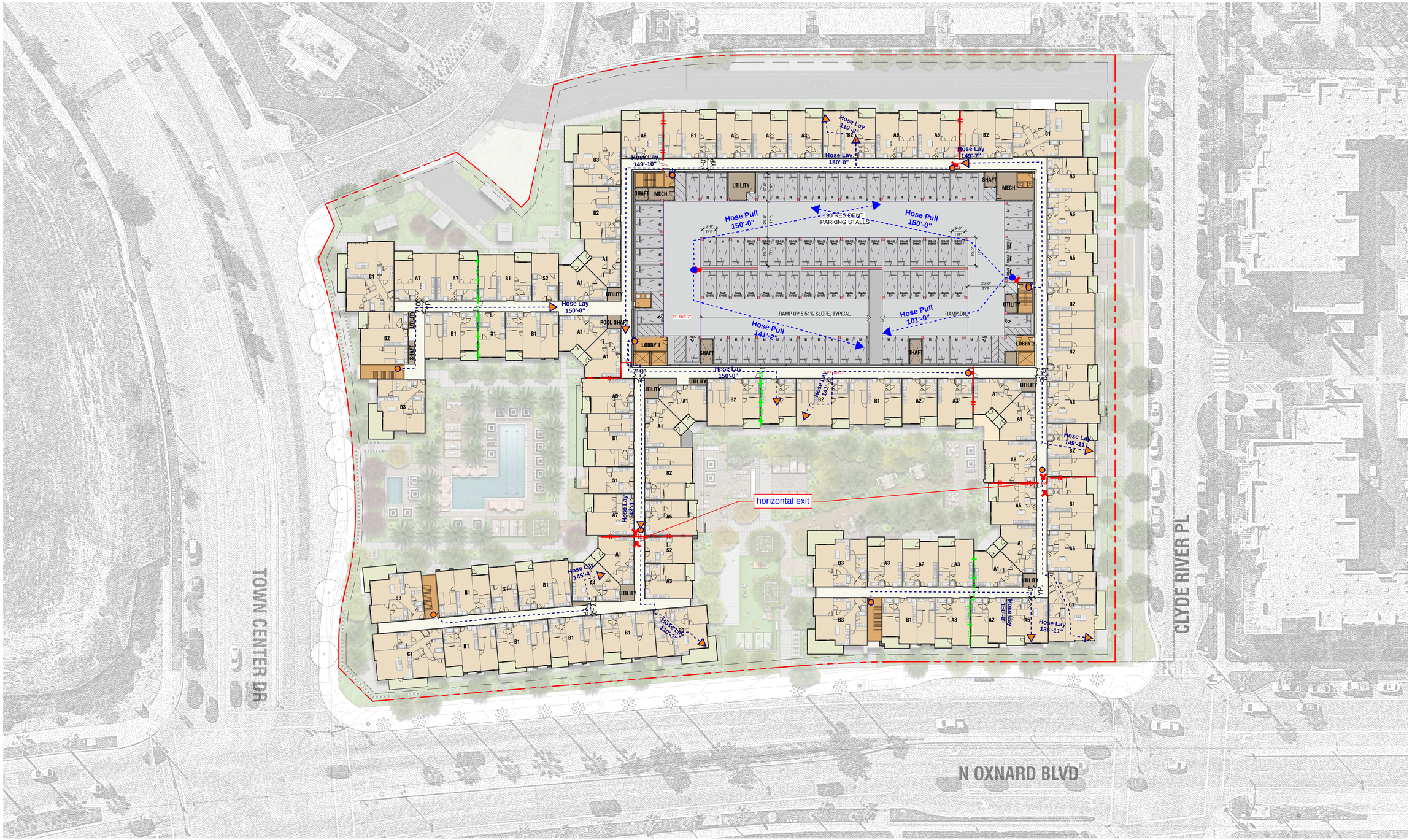
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | MEPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING FIRE PLANS
2ND FLOOR

F-2



OXNARD: THE POINTE

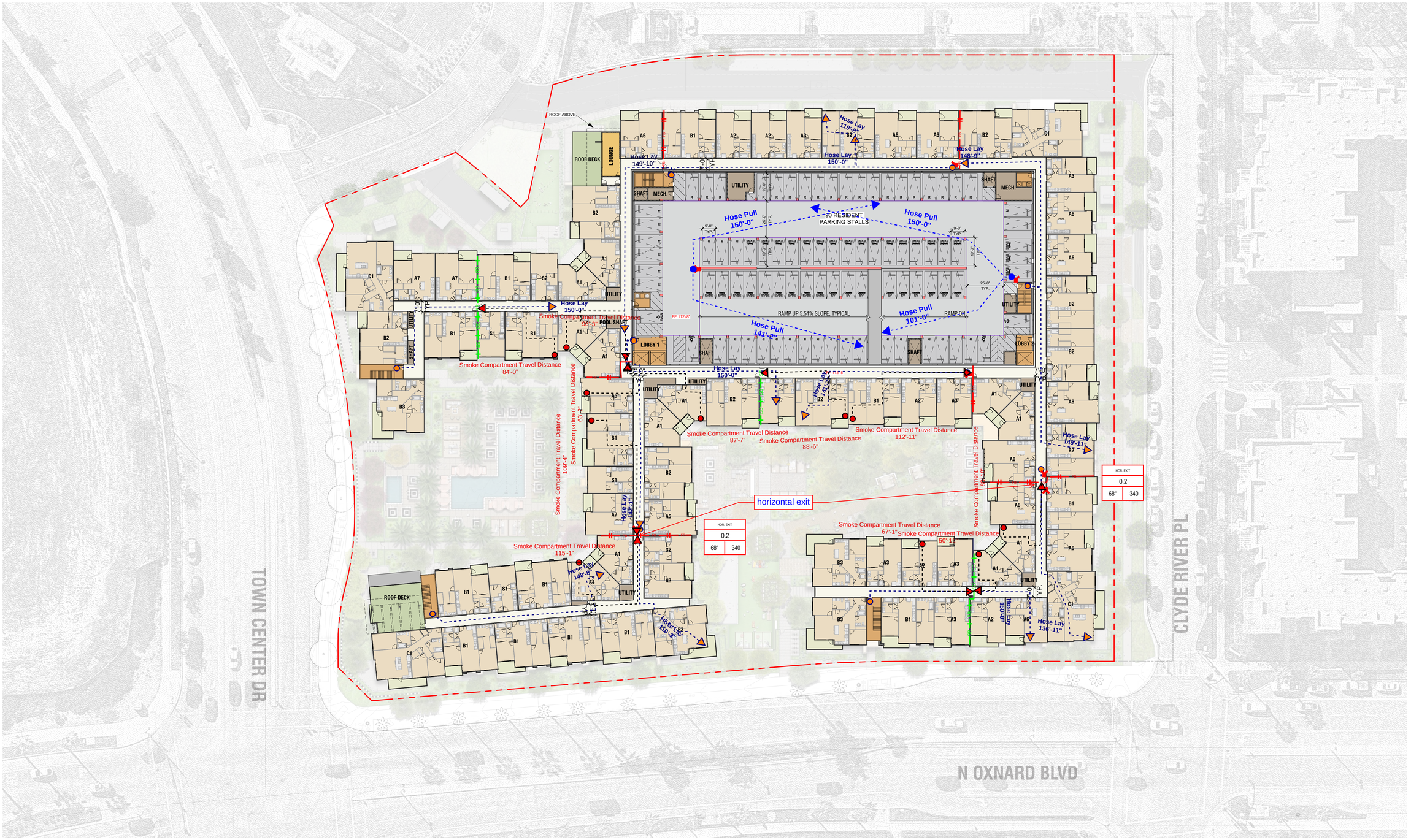
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING FIRE PLANS
3RD FLOOR

F-3



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

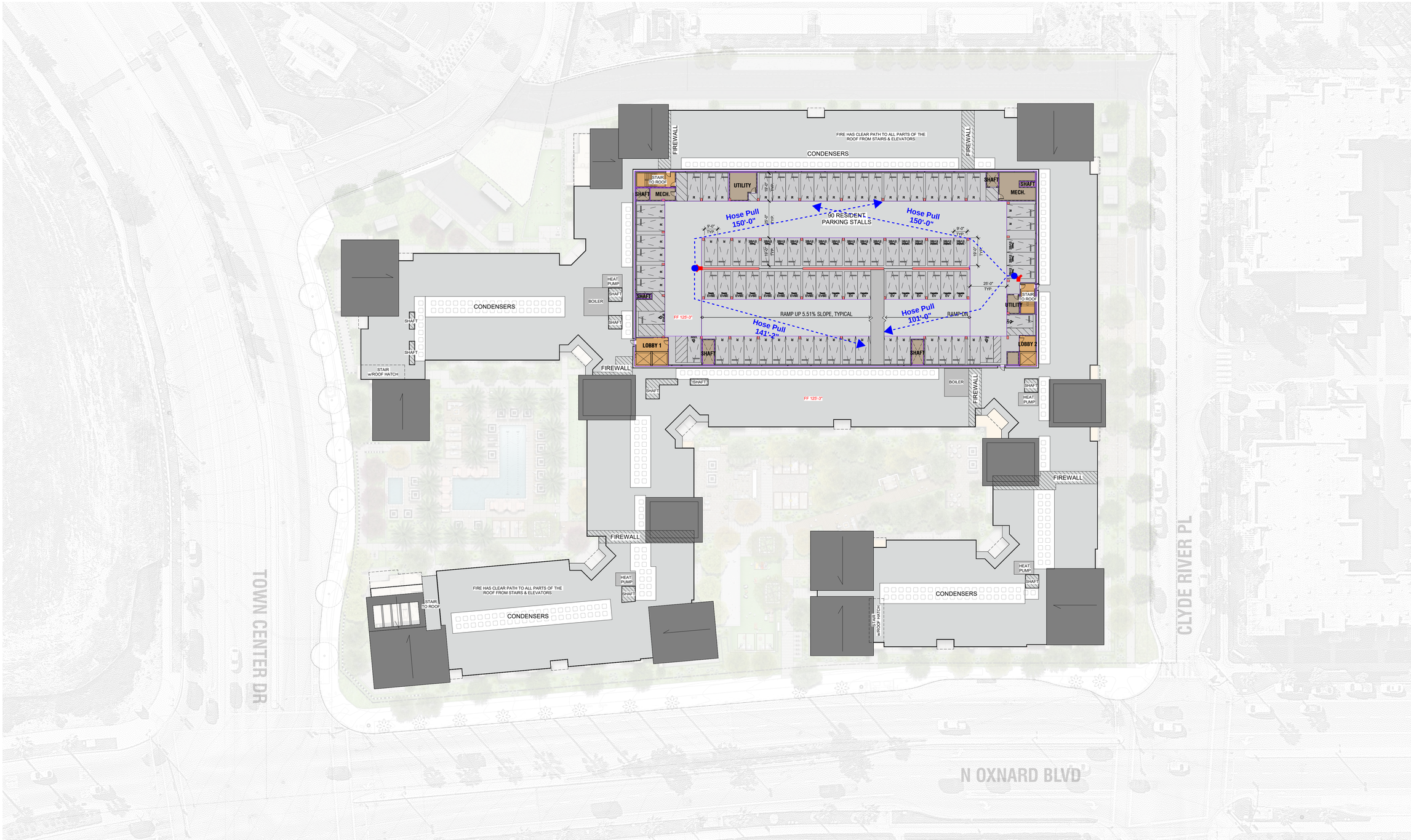
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING FIRE PLANS
4TH FLOOR

F-4



NOTE: ROOF EQUIPMENT SHOWN IS AT CONCEPTUAL LEVEL BUT ALL OF IT WILL BE SCREENED BY PARAPETS

OXNARD: THE POINTE

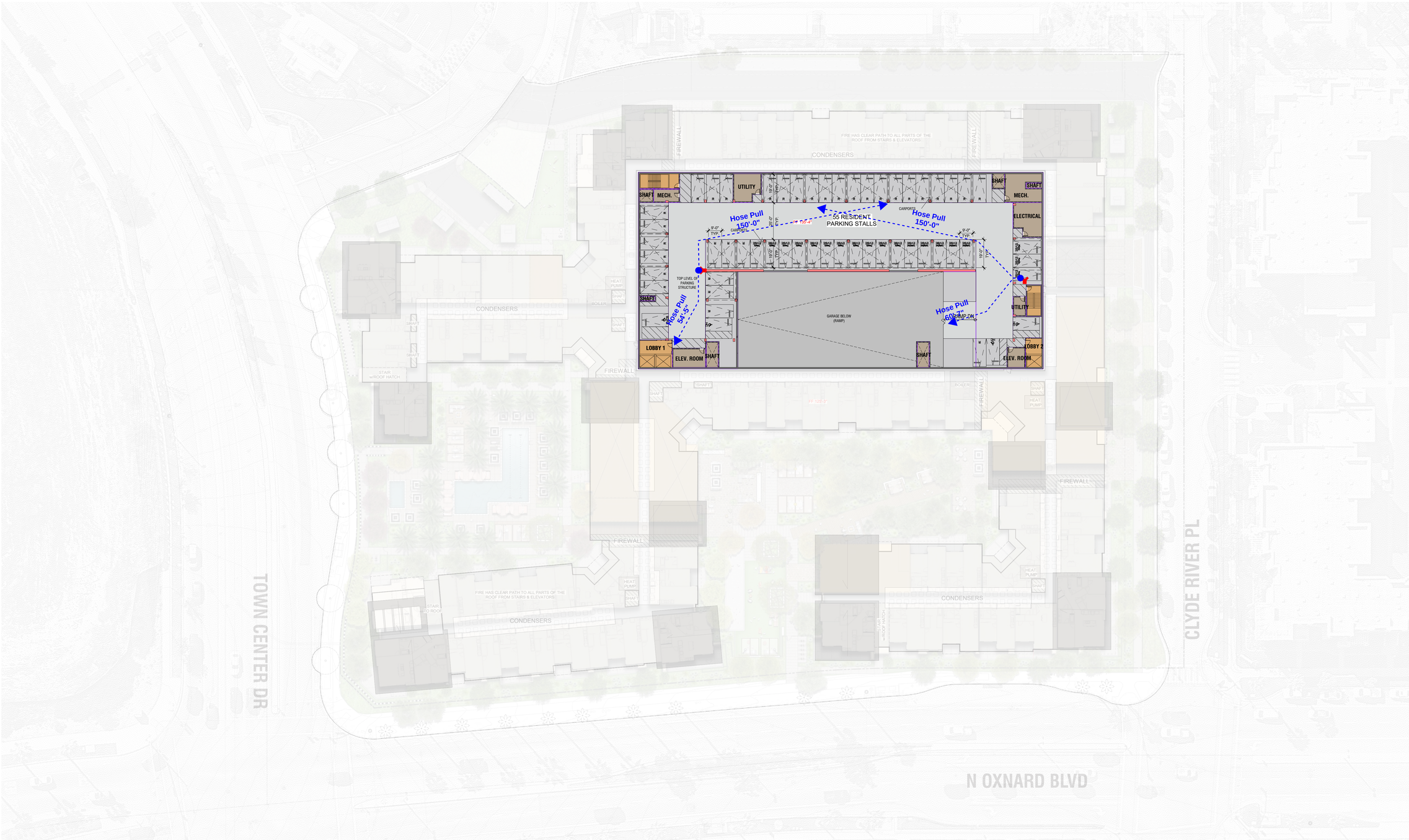
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING FIRE PLANS
5TH FLOOR

F-5



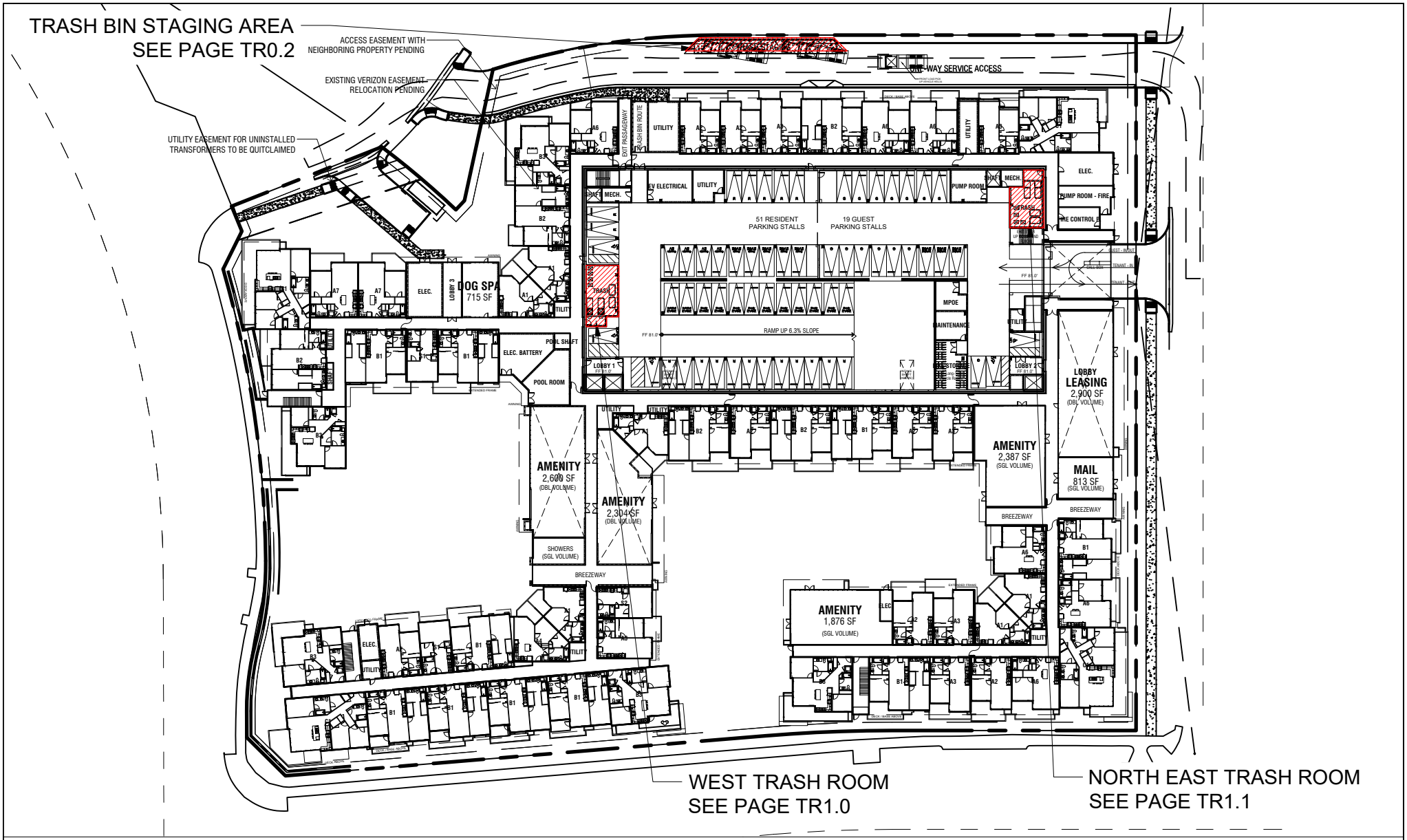
OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
SEPTEMBER 18, 2023

0' 30' 60' 120'

BUILDING FIRE PLANS
6TH FLOOR



OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

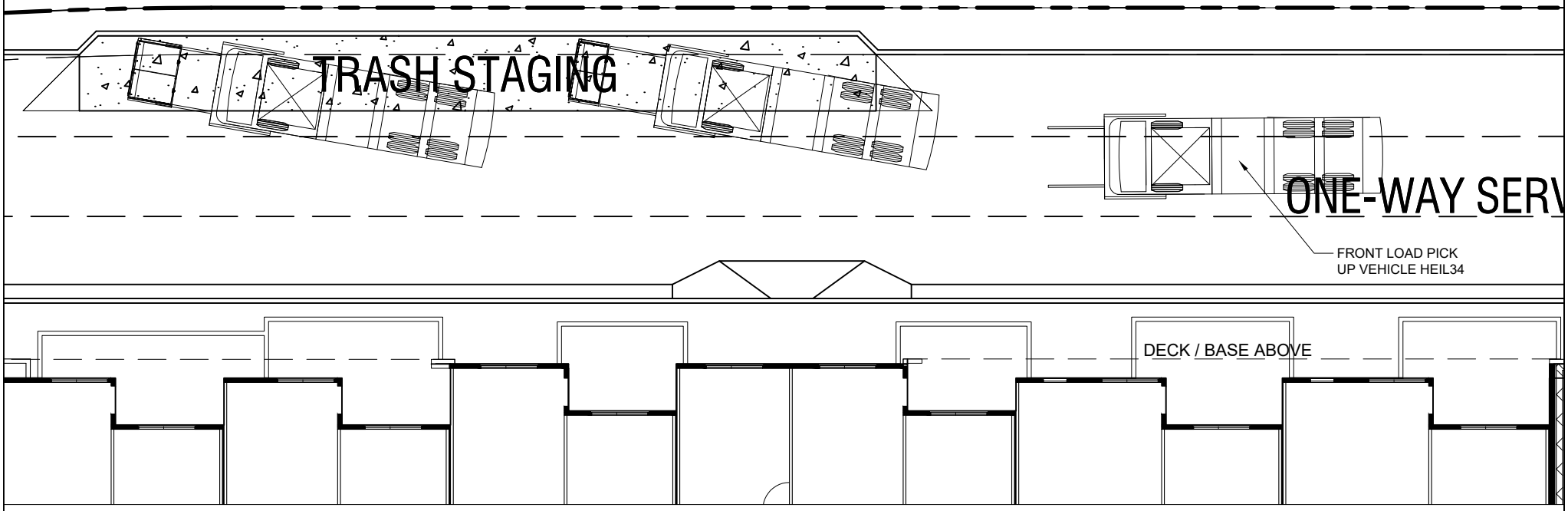
DEVELOPMENT DESIGN
REVIEW PERMIT
MAY 17, 2023

SHEET NAME

SITE PLAN TR0.1

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

WEST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)	1			1			
RECYCLE (4CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	3		2		3		
NORTH EAST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY)	1			1			
RECYCLE (2CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	2		1		1		

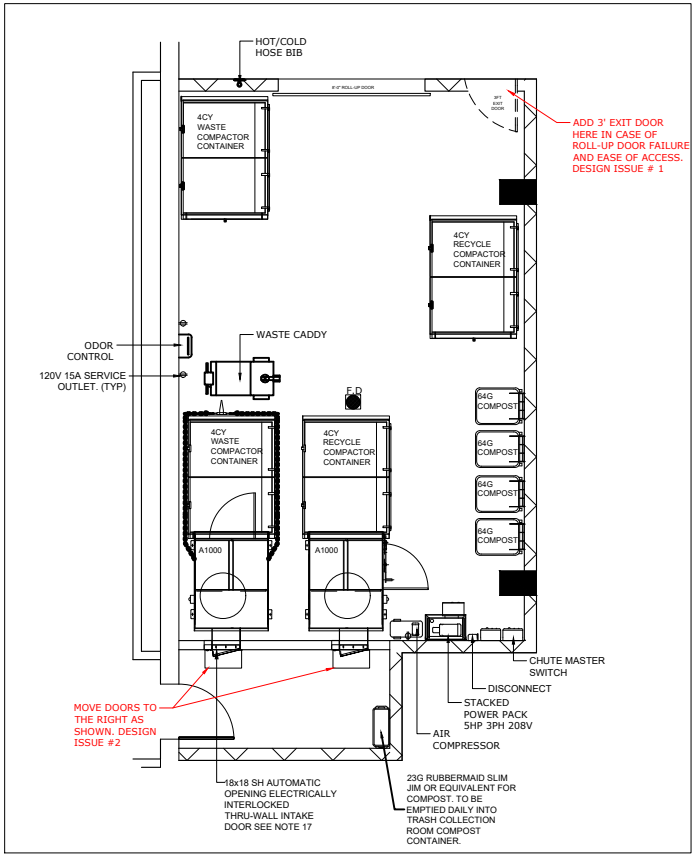


OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

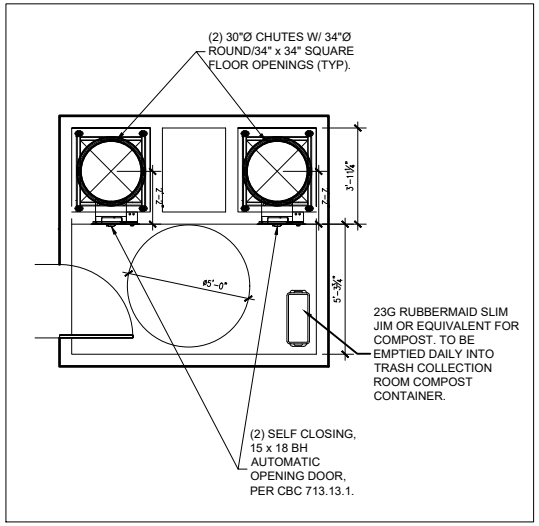
DEVELOPMENT DESIGN
REVIEW PERMIT
MAY 17, 2023

SHEET NAME

STAGING TR0.2



WEST TRASH TERMINATION ROOM



WEST UPPER CHUTE VESTIBULE

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-½"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/DIVERTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 4CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208V. 30A DISCONNECTS 60" AFF.
9. (2) CHUTE MASTER SWITCH SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
9. (1)AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS 60" AFF.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET 60" AFF.
11. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED, REQUIRES 120V 20A SERVICE OUTLET.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MASTER SWITCH/MCP. SEE DETAIL 1/TR2.0.
18. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

WEST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)	1			1			
RECYCLE (4CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	3		2		3		

OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

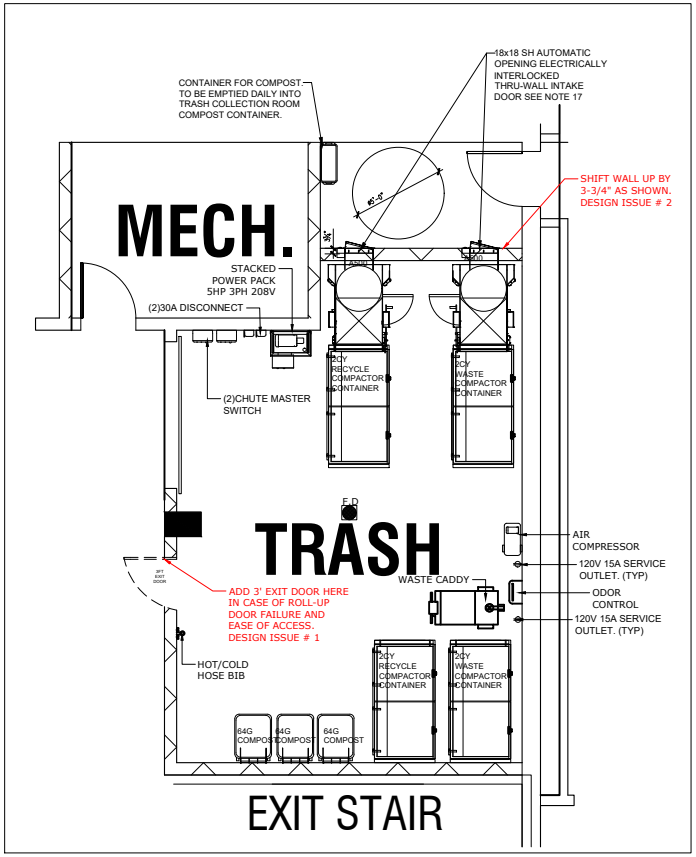
DEVELOPMENT DESIGN REVIEW PERMIT

MAY 17, 2023

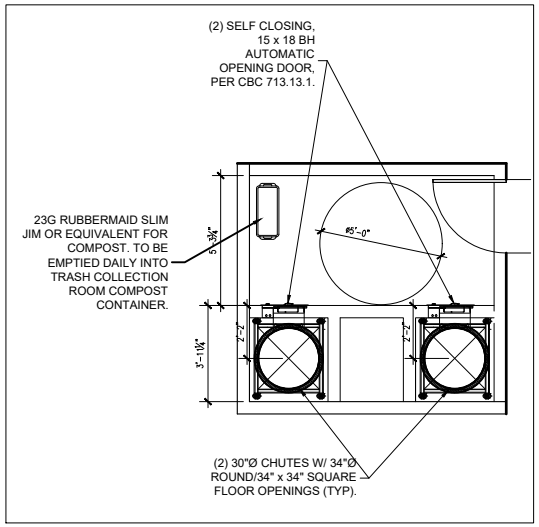
SHEET NAME

WEST TRASH ROOMS

TR1.0



NORTH EAST TRASH TERMINATION ROOM



NORTH EAST UPPER CHUTE VESTIBULE

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-½"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/DIVERTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208V. 30A DISCONNECTS 60" AFF.
9. (2) CHUTE MASTER SWITCH SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
9. (1)AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS 60" AFF.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET 60" AFF.
11. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED, REQUIRES 120V 20A SERVICE OUTLET.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS – RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MASTER SWITCH/MCP. SEE DETAIL 1/TR2.0.
18. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

NORTH EAST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY)	1			1			
RECYCLE (2CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	2		1		1		

OXNARD: THE POINTE

OXNARD, CALIFORNIA

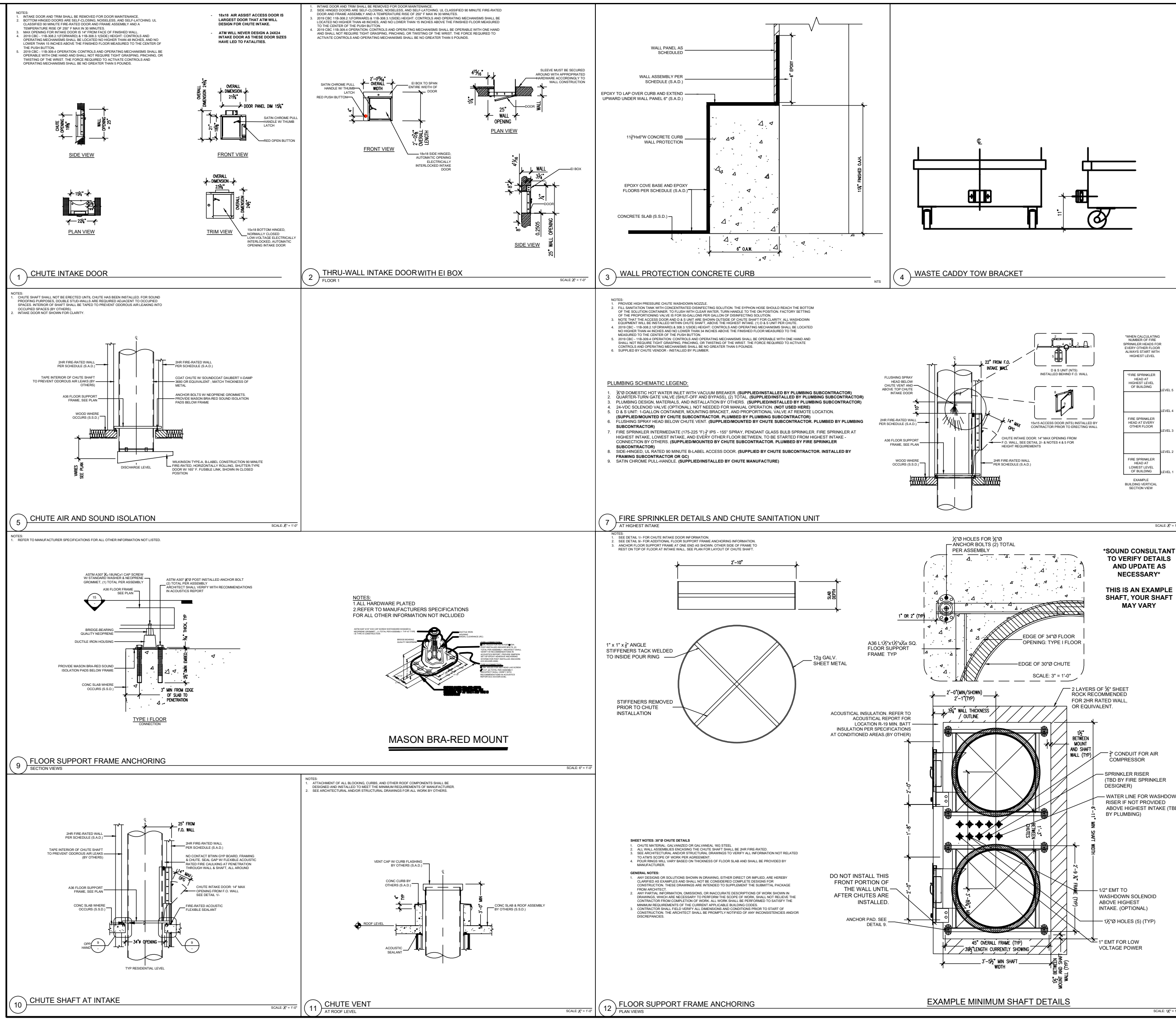
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT

MAY 17, 2023

SHEET NAME

NORTHEAST TRASH ROOMS TR1.1



OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT

MAY 17, 2023

SHEET NAME

CHUTE DETAILS TR2.0

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, November 20, 2023

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

6. PROJECT NAME: Juanita Avenue Single-Family Residence; PLANNING AND ZONING PERMIT NO. 18-200-01 (Development Design Review Permit); La Colonia Neighborhood

THIS ITEM IS CONTINUED TO A FUTURE MEETING

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