CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 15, 2024

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

1. **PROJECT NAME: Albany Apartment; PLANNING AND ZONING PERMIT NOS. 24-300-03 (Tentative Parcel Map), 24-500-03 (Special Use Permit), and 24-535-01 (Density Bonus); College Estates Neighborhood**

   A request to merge two lots into one lot and convert an existing 8,353-square foot private school facility to a 42,204 square foot apartment complex on one parcels that total 1.23 acres located at 2929 and 2931 Albany Drive (APNs: 221-0-061-195 and -035) within the High Rise Residential-Planned Development (R-4-PD) zone. Proposed development includes relocating an alleyway, redevelopment of one existing building, constructing two two-story buildings, a total of 20 units (10 two-bedroom and 10 three-bedroom), parking area, and related development. The Density Bonus request includes a reduction to the front yard and railroad track setbacks and includes two additional affordable units. The project is exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

   Applicant: Andrew Althaus, 3 Sixty Architecture & Design — Phone: (805) 369-1750
   City Contact: Carlos Torres, Case Planner — Phone: (805) 385-8156

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

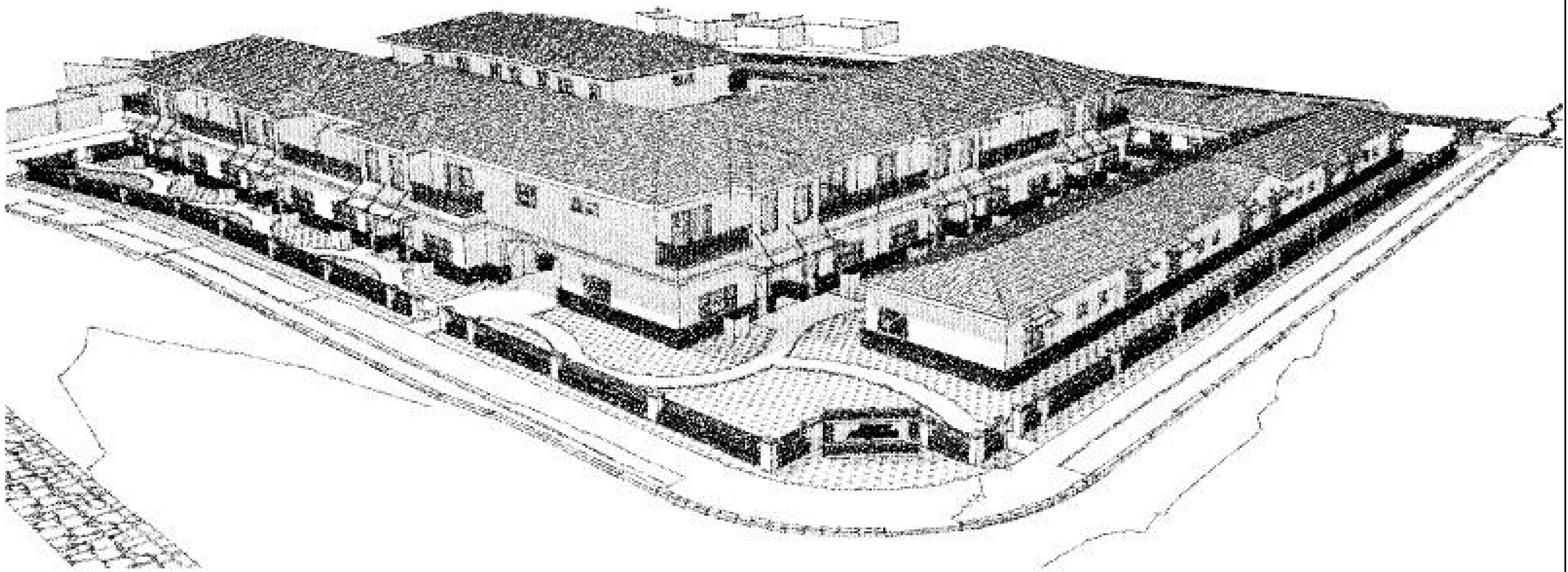
3/27/24 8:03 AM

ALBANY APARTMENTS

2929 & 2931 ALBANY DRIVE OXNARD CA 93033

EXPANSION & REMODEL

PZ# 23-200-06



PROJECT DATA

PROJECT DATA:

2929 & 2931 ALBANY DRIVE OXNARD CA 93033
APPLICATION CONTACT: MR. ANDREW ALTHAUS
(805) 657-0971

SITE DESCRIPTION:

JURISDICTION: CITY OF OXNARD
TRACT: 2269
ASSESSOR'S PARCEL NO.: 221-0-061-195 &
221-0-061-145 & 221-0-061-035
ZONE: R-4-PD
MAX. PERMITTED BLDG HEIGHT: 45 FEET

PROJECT DESCRIPTION:

OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B

SITE AREA:

LOTS 51 & 52 =	36, 216 SF
EXISTING ALLEY =	6,266 SF
LOT 53 =	14,368 SF
EXISTING SITE TOTAL =	56,850 SF
RELOCATED ALLEY =	- 3,055 SF
NEW SITE TOTAL =	53, 975 SF

EXISTING BUILDING AREAS:

(E) BUILDING ON LOTS 51 & 52:	
FIRST FLOOR AREA:	7,888 SF
SECOND FLOOR AREA:	465 SF
TOTAL BUILDING AREA =	8,353 SF
AREA TO BE DEMOLISHED =	3,035 SF
(E) BUILDINGS ON LOT 53:	
MULTIPLE BLDGS AREA:	4,942 SF
AREA TO BE DEMOLISHED =	4,942 SF

NEW BUILDING AREAS:

BUILDING A - FIRST FLOOR:	6,729.5 SF	
BUILDING A - SECOND FLOOR:	23,721.5 SF	
BUILDING A TOTAL AREA =	30,451 SF	
BUILDING A1 - FIRST FLOOR:	2,249.0 SF	
BUILDING A1 - SECOND FLOOR:	3,918.0 SF	
BUILDING A TOTAL AREA =	6,167 SF	
BUILDING B - SINGLE STORY:	5,586 SF	(E) REMAINING

APARTMENT UNITS SUMMARY:

BUILDING A - 2 STORY:	6 X 2 BED RM 6 X 3 BED RM
BUILDING A-1 - 2 STORY:	4 X 3 BED RM
BUILDING B - SINGLE STORY:	4 X 2 BED RM
TOTAL UNITS =	**20 UNITS**

UNIT SQUARE FOOTAGE TABLE - BUILDING A

UNIT 1 - 2 STORY 2 BEDROOMS	1,556 SQFT
UNIT 2 - 2 STORY 3 BEDROOMS	1,523 SQFT *
UNIT 3 - 2 STORY 2 BEDROOMS	1,523 SQFT
UNIT 4 - 2 STORY 3 BEDROOMS	1,549 SQFT
UNIT 5 - 2 STORY 3 BEDROOMS	1,549 SQFT
UNIT 6 - 2 STORY 2 BEDROOMS	1,527 SQFT
UNIT 7 - 2 STORY 2 BEDROOMS	1,630 SQFT
UNIT 8 - 2 STORY 2 BEDROOMS	1,586 SQFT
UNIT 9 - 2 STORY 3 BEDROOMS	1,521 SQFT
UNIT 10 - 2 STORY 3 BEDROOMS	1,548 SQFT
UNIT 11 - 2 STORY 3 BEDROOMS	1,548 SQFT
UNIT 12 - 2 STORY 2 BEDROOMS	1,529 SQFT

UNIT SQUARE FOOTAGE TABLE - BUILDING B

UNIT 13 - 1 STORY 2 BEDROOMS	1,083 SQFT
UNIT 14 - 1 STORY 2 BEDROOMS	1,076 SQFT *
UNIT 15 - 1 STORY 2 BEDROOMS	1,076 SQFT
UNIT 16 - 1 STORY 2 BEDROOMS	1,075 SQFT

UNIT SQUARE FOOTAGE TABLE - BUILDING A-1

UNIT 17 - 2 STORY 3 BEDROOMS	1,556 SQFT
UNIT 18 - 2 STORY 3 BEDROOMS	1,523 SQFT
UNIT 19 - 2 STORY 3 BEDROOMS	1,523 SQFT
UNIT 20 - 2 STORY 3 BEDROOMS	1,565 SQFT

* INDICATES DESIGNATED AFFORDABLE UNITS

DENSITY BONUS

CURRENT ALLOWABLE DENSITY UNDER R-4-PD = 1500 SF/UNIT OVER SITE AREA
53,975 SF SITE AREA/1500 = 35.98 UNITS THEREFORE 35 UNITS
NUMBER OF UNITS PROPOSED = 20 THEREFORE ONLY 57% OF ALLOWABLE

NUMBER OF AFFORDABLE UNITS = 2 OF 20 PROVIDED THEREFORE 10%
5% (1 UNIT) LOW INCOME + 5% (1 UNIT) VERY LOW

DENSITY BONUS REQUESTED FOR 1 CONCESSION OF MUNICIPAL CODE
USED FOR RESIDENTIAL SETBACK REDUCTIONS INCLUDING:
- FROM RR TRACK - REDUCTION FROM 85' REQUIREMENT
- SIDEYARD SETBACK @ CHANNEL ISLANDS BLVD - REDUCTION FROM 30' SCENIC CORRIDOR REQUIREMENT

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SITE AMENITIES PROVIDED:

• ON SITE LEASING OFFICE	95 SF
• COMMUNITY ROOM WITH KITCHEN FACILITIES	986 SF
• OUTDOOR BAR-B-QUE AREA	±300 SF
• PICNIC TABLES	±350 SF
• SITE PAR-COURSE FITNESS AREA	±1000 SF

INTERIOR YARD SPACE CALCULATIONS

NEW LOT SIZE (AFTER ALLEY RELOCATION)	53,975.00 sq ft.
INTERIOR YARD SPACE PROVIDED	18,930.00 sq ft.
TOTAL INTERIOR YARD SPACE	18,930.00 sq ft / 53,975.00 sq ft **= 35.1% IYS**
REQUIRED INTERIOR YARD SPACE	**30%**

LOT COVERAGE CALCULATIONS

NEW LOT SIZE (AFTER ALLEY RELOCATION)	53,975.00 sq ft.
LANDSCAPE	20,304.50 sq ft. 20,304.50 sq ft. / 53,975.00 sq ft. **= 37.6% LANDSCAPE**
STRUCTURE FOOTPRINT	14,564.75 sq ft. 14,564.75 sq ft. / 53,975.00 sq ft. **= 27.0% STRUCTURE COVERAGE**
PATHWAYS	8,422.00 sq ft. 8,422.00 sq ft. / 53.975.00 sq ft. **= 15.6% PATHWAYS COVERAGE**
DRIVEWAY & PARKING	10,301.50sq ft. 10,301.50 sq ft. / 53.975.00 sq ft. **= 19.1% DRIVEWAY & PARKING COVERAGE**
TRASH ENCLOSURE	382.25sq ft. 382.25 sq ft. / 53.975.00 sq ft. **= 0.70% TRASH ENCLOSURE COVERAGE**

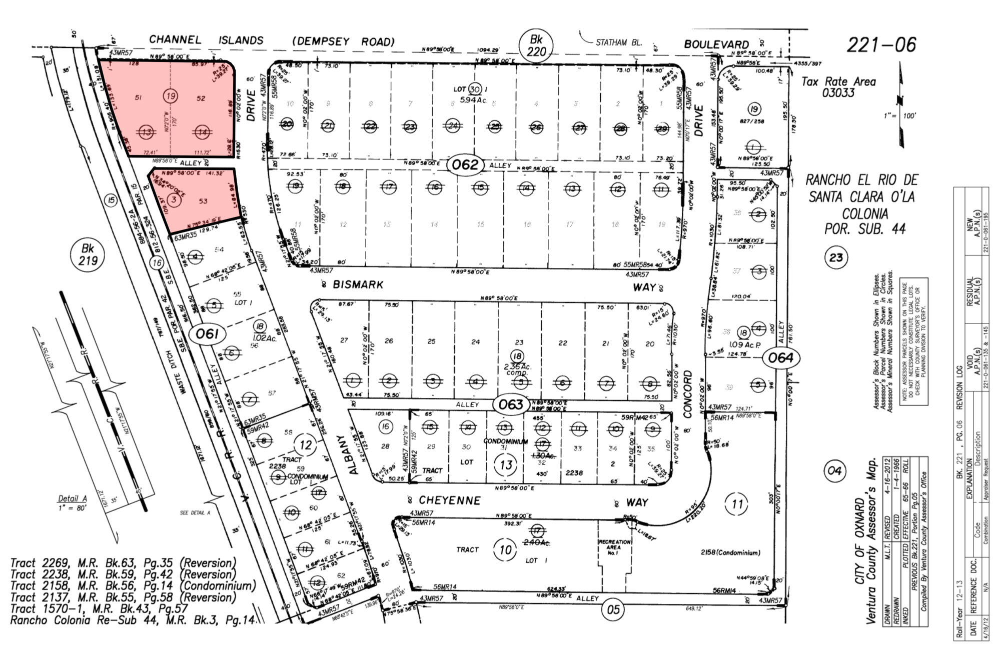
PARKING REQUIREMENTS

PARKING REQUIRED	
10 UNITS @ 2 BED RM	20
10 UNITS @ 3 BED RM	20
VISITOR @ 20 UNITS	20
TOTAL PARKING REQUIRED	60

PARKING PROVIDED	
TENANT PARKING	20
GUEST PARKING	9
MOTORCYCLE STALL	1
VAN ACCESSIBLE STALL	1
TOTAL PARKING PROVIDED	31

NOTE: REDUCTION IN PARKING PROVIDED & NON-ENCLOSED GARAGES REQUESTED AS PART OF AFFORDABLE HOUSING DENSITY BONUS PER CITY OF OXNARD ORDINANCE NO. 2721. ALL PARKING SPACES ARE COMPLETELY UNDER BUILDING OVERHANGS

ASSESSOR'S MAP



SHEET INDEX

ARCHITECTURAL SHEET LIST

SHEET #	SHEET NAME	REVISED
A0001	COVER / PROJECT INFORMATION	
A1001	SITE DEMOLITION PLAN	
A1100	SITE RESTRICTIONS	
A1102	SITE PLAN LOT COVERAGE	
A1201	SITE REFERENCE PLAN	
A2211	FIRST FLOOR REFERENCE PLAN - BLDG A	
A2212	SECOND FLOOR REFERENCE PLAN - BLDG A	
A2213	ROOF REFERENCE PLAN - BLDG A	
A2221	REFERENCE PLANS - BLDG B	
A2231	REFERENCE PLANS - BLDG A-1	
A3001	ENLARGED PLANS TRASH ENCLOSURE	
A3002	ENLARGED PLANS - PROPERTY FENCE WALLS	
A3003	ENLARGED PLANS - MONUMENT SIGN	
A5101	EXTERIOR ELEVATIONS - BLDG A	
A5102	EXTERIOR ELEVATIONS - BLDG B	
A5103	EXTERIOR ELEVATIONS - BLDG A-1	
A5201	EXTERIOR ELEVATIONS - BLDG A (COLOR)	
A5202	EXTERIOR ELEVATIONS - BLDG B (COLOR)	
A5203	EXTERIOR ELEVATIONS - BLDG A-1 (COLOR)	
A8000	PROJECT DETAILS	
A9001	EXISTING SITE CONTEXT IMAGES	

PROJECT TEAM

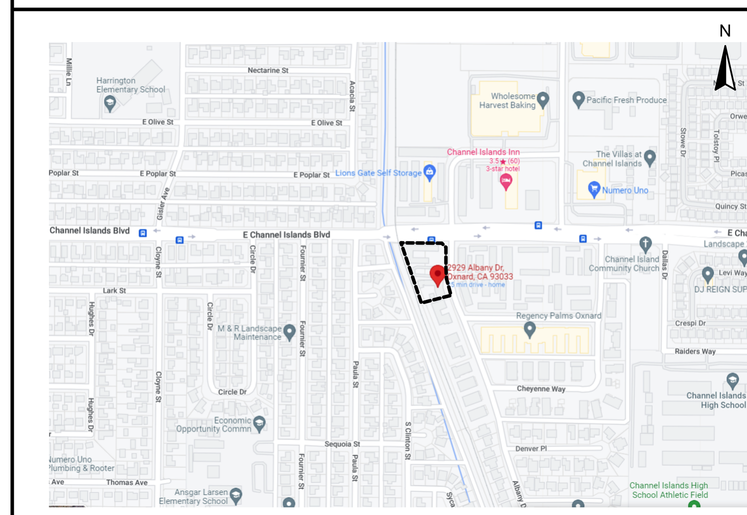
OWNER/CLIENT:
ALBANY APARTMENTS OF OXNARD LLC
PO BOX 1003
THOUSAND OAKS, CA 91358
ATTN: MR. JAMES ALLEN

PROJECT TEAM

ARCHITECT:
3 SIXTY ARCHITECTURE + DESIGN
31368 VIA COLINAS, SUITE #105
WESTLAKE VILLAGE, CA 91362
(805) 369-1750
CONTACT: MR. ANDREW E. ALTHAUS, AIA
EMAIL: Andrew@3sixtyArchitecture.com

CIVIL ENGINEER:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
(818) 865-4168
CONTACT: MR. RANDALL GREENWOOD
EMAIL: rag@pacificcoastcivil.com

VICINITY MAP



SCOPE OF WORK

PARTIAL DEMOLITION OF AN EXISTING 1 STORY BUILDING AND COMPLETE DEMOLITION OF EXISTING BUILDING ON SOUTHERN LOT.
ALTERATION OF REMAINING EXISTING 1-STORY BUILDING TO NEW APARTMENTS AND ASSOCIATED COMMUNITY ROOM AND LEASE OFFICE.
CONSTRUCTION OF 2 NEW 2-STORY APARTMENT BUILDINGS.

CONSTRUCTION OF NEW SITE WALLS AND FENCE INCLUDING NEW MONUMENT SIGN
CONSTRUCTION OF NEW SITE AMENITIES INCLUDING BBQ AREA, PICNIC AREA AND EXCERCISE AREA AND ALL ASSOCIATED HARDSCAPE AND LANDSCAPE
CONSTRUCTION OF NEW TRASH ENCLOSURE

3 SIXTY ARCHITECTURE + DESIGN
Commercial & Residential Architecture Interiors Visualizations Consulting
OFFICE: 805-369-1750
31368 Via Colinas Suite 105
Westlake Village, CA 91362
www.3sixtyArchitecture.com

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ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033
ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE
DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	03.25.24

Date:	3/27/24
Job:	22-39
Scale:	AS NOTED

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

COVER / PROJECT INFORMATION

A

A0001

Plotted On: 3/27/24

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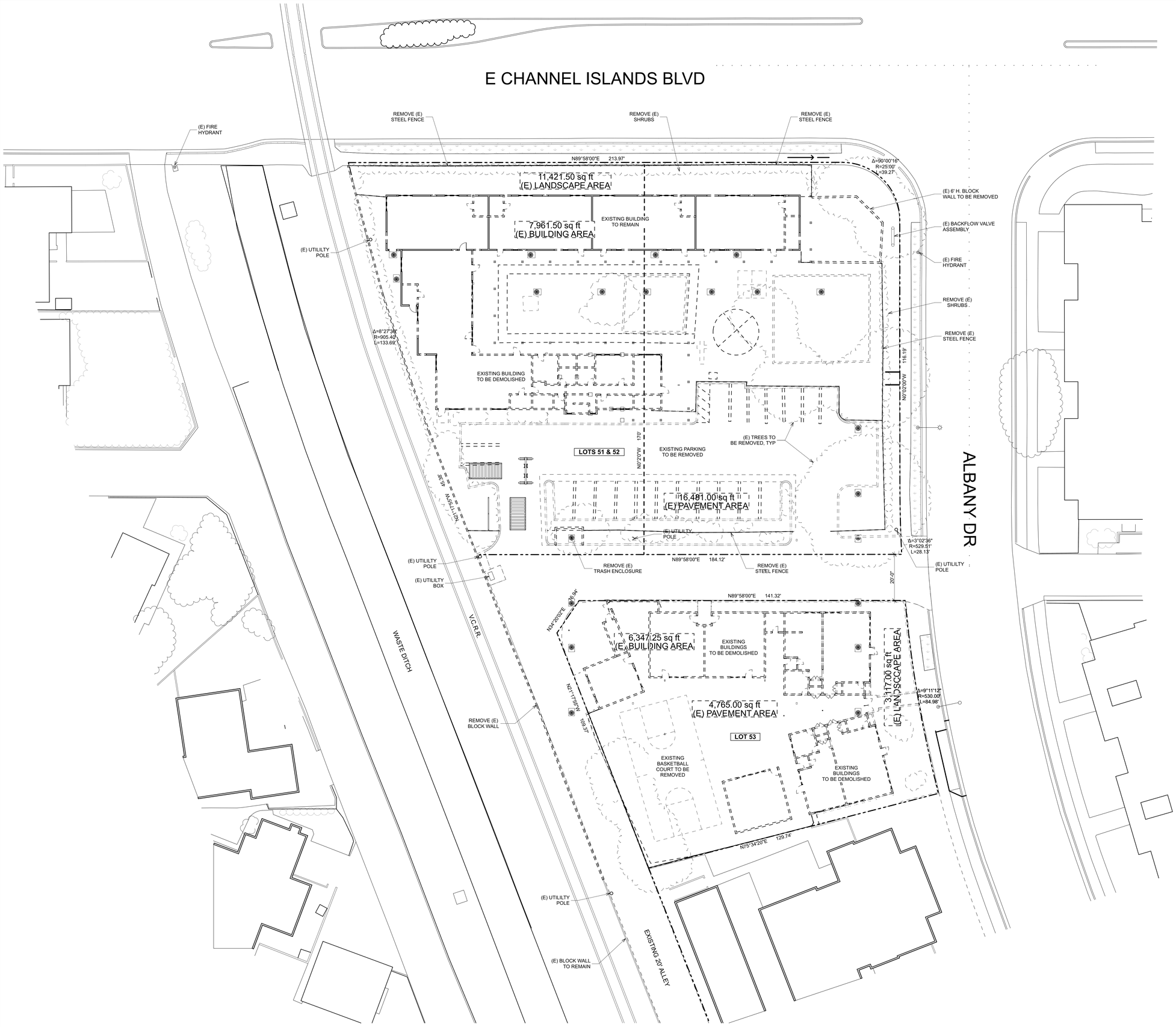
3/27/24 9:03 AM

DEMOLITION SITE PLAN NOTES

1.) REMOVE ALL WALLS, CEILINGS, & ROOF FRAMING EXCEPT AS INDICATED.
2.) REMOVE ALL FLOOR SLABS AND FOUNDATIONS, EXCEPT AS INDICATED.

EXISTING WALLS TO REMAIN
ELEMENTS TO BE REMOVED



A SITE DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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SITE DEMOLITION PLAN

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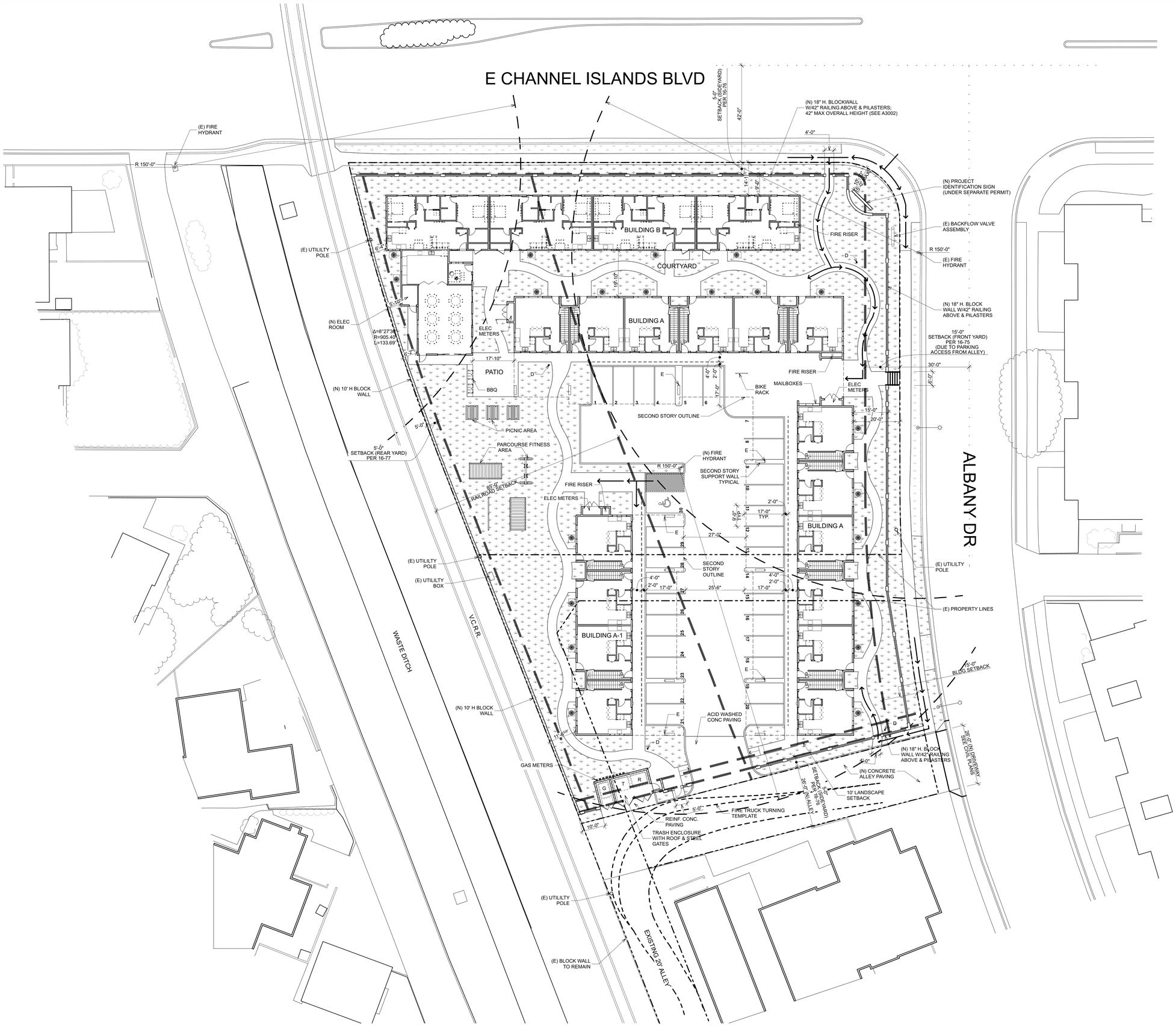

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2.) TREES NOT SHOWN FOR CLARITY, FOR TREES AND LANDSCAPING SEE LANDSCAPE PLANS.

INDICATES A/C CONDENSER - SCREENED BY LANDSCAPING & COMPLYING WITH SECTION 7-185 FOR NOISE MITIGATION

INDICATES PLANTED AREA

ACCESSIBLE PATH OF TRAVEL

D PET WASTE DISPENSER/DISPOSAL UNIT

E EV CHARGER LOCATION

A SITE RESTRICTIONS PLAN

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

NORTH

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SITE RESTRICTIONS

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A1100

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A SITE LOT COVERAGE
SCALE: 1/16" = 1'-0"

N

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SITE PLAN LOT COVERAGE

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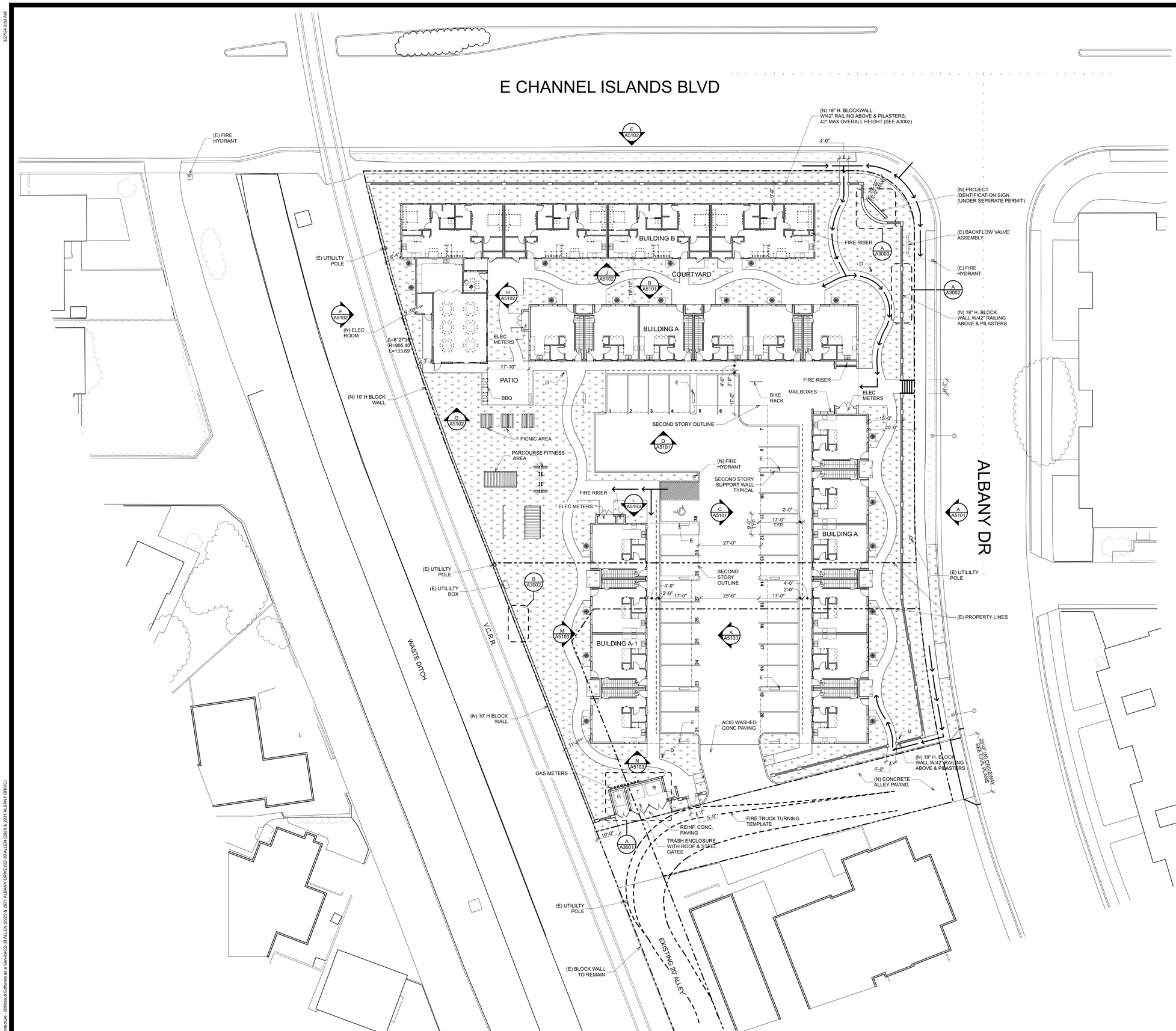

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INDICATES PLANTED AREA

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D PET WASTE DISPENSER/DISPOSAL UNIT

E EV CHARGER LOCATION

A SITE REFERENCE PLAN

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

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SITE REFERENCE PLAN

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A1201

Plotted On: 3/27/24

3/27/24 8:03 AM

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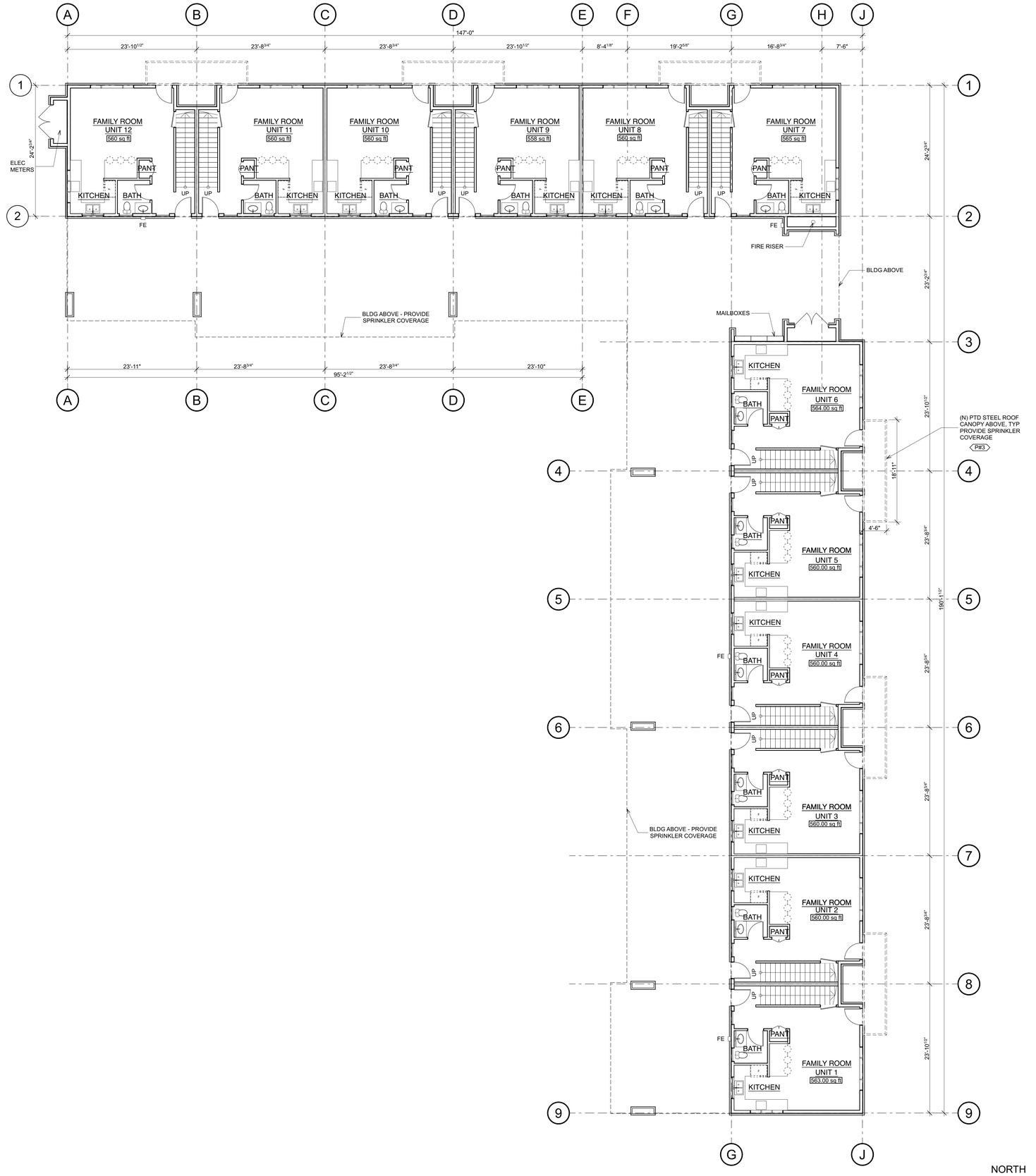

FLOOR PLAN NOTES

1.) FOR UNIT SQUARE FOOTAGE BREAKDOWN SEE PROJECT DATA SUMMARY ON SHEET A0001

FE INDICATES FIRE EXTINGUISHER CABINET

A FIRST FLOOR REFERENCE PLAN - BLDG A

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

SIXTY A+D ARCHITECTURE DESIGN
Commercial & Residential Architecture Interiors Visualizations Consulting

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ALBANY APARTMENTS

2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033

ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE

REVISIONS	DATE
DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	03.25.24

Date:	3/27/24
Job:	22-39
Scale:	AS NOTED

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FIRST FLOOR REFERENCE PLAN - BLDG A

A

A2211

Plotted On: 3/27/24

3/27/24 8:04 AM

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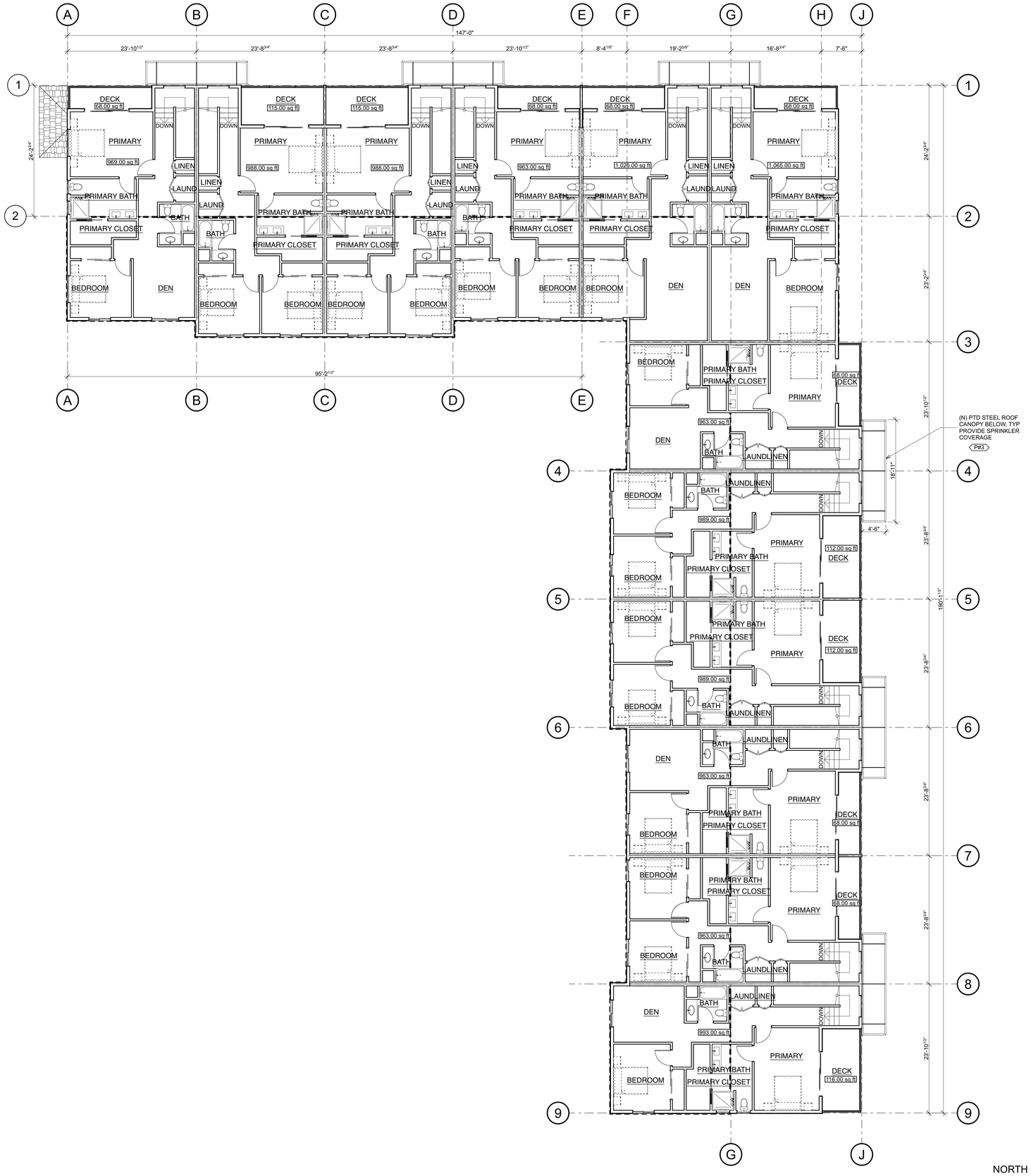
3/27/24 8:04 AM



FLOOR PLAN NOTES

1.) FOR UNIT SQUARE FOOTAGE BREAKDOWN SEE PROJECT DATA SUMMARY ON SHEET A0001

FE — INDICATES FIRE EXTINGUISHER CABINET

NORTH

A — SECOND FLOOR REFERENCE PLAN - BLDG A

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

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DP 2ND SUBMITTAL	03.25.24

Date:	3/27/24
Job:	22-39
Scale:	AS NOTED

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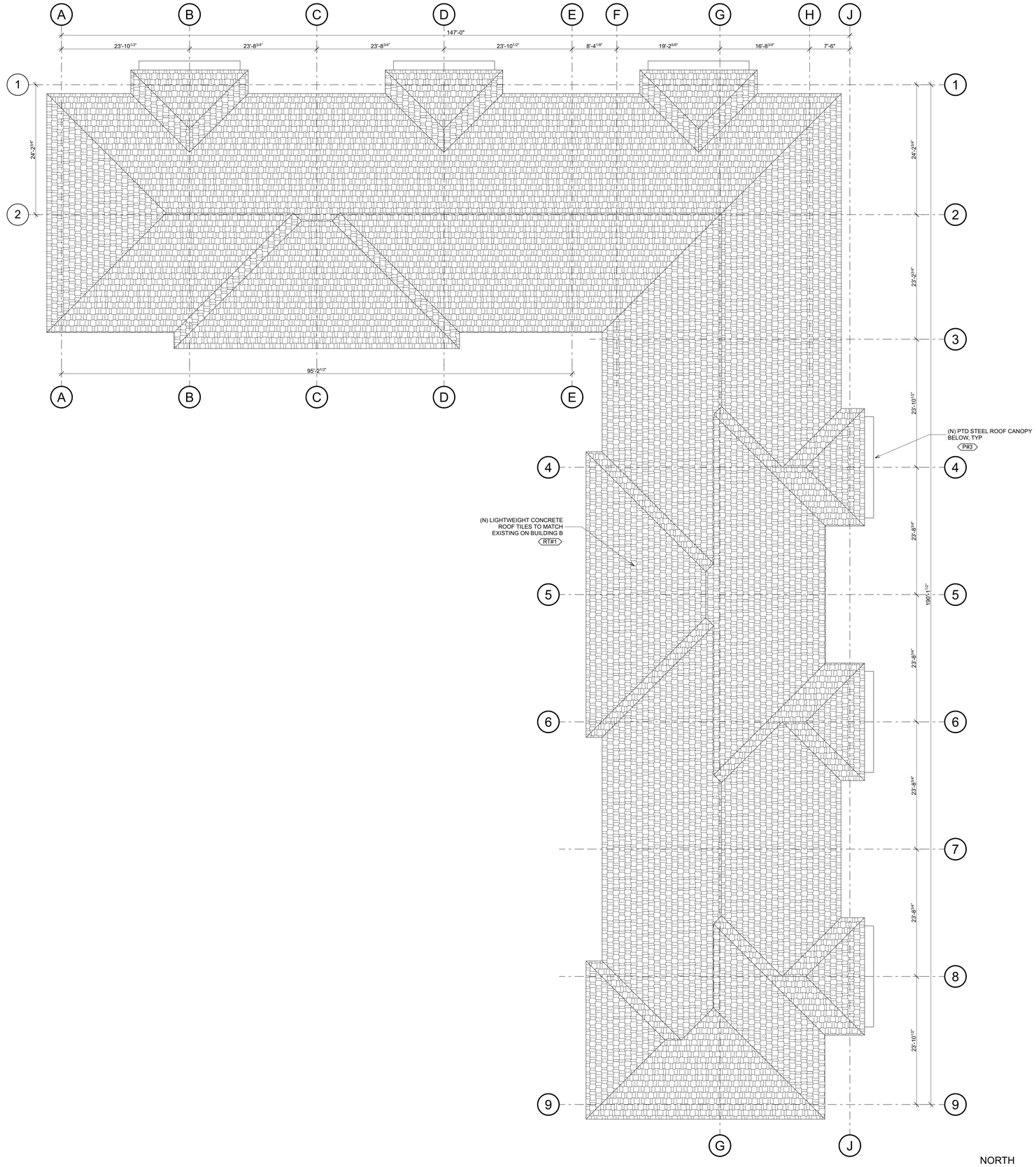
SECOND FLOOR REFERENCE PLAN - BLDG A

A

A2212

Plotted On: 3/27/24

Bitbucket: 3sixtyarchitecture Bitbucket Software as a Service/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)



A ROOF REFERENCE PLAN - BLDG A

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

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Scale:	AS NOTED

SPATIAL

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ROOF REFERENCE PLAN - BLDG A

A

A2213

Plotted On: 3/27/24

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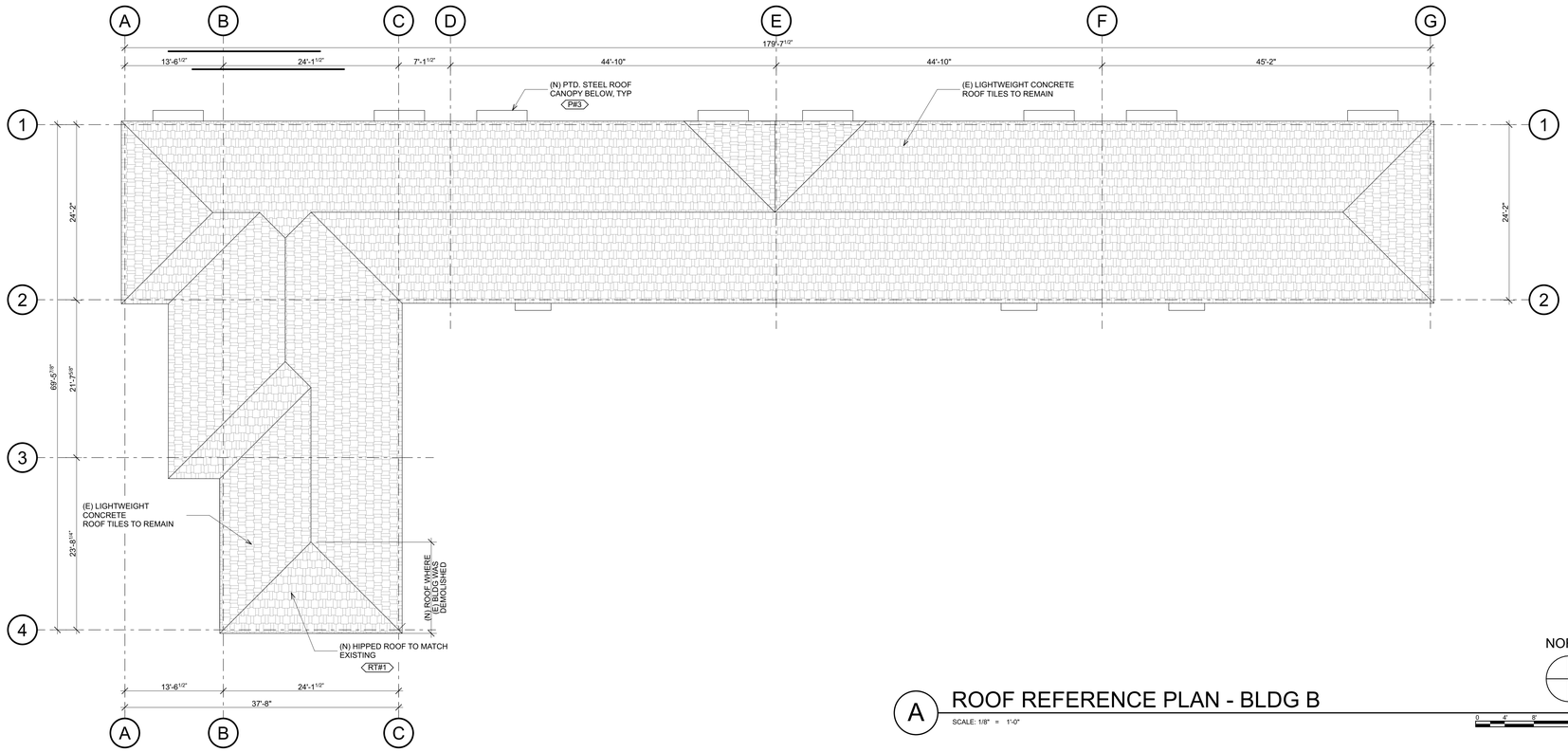
FLOOR PLAN NOTES

1.) FOR UNIT SQUARE FOOTAGE BREAKDOWN SEE PROJECT DATA SUMMARY ON SHEET A0001

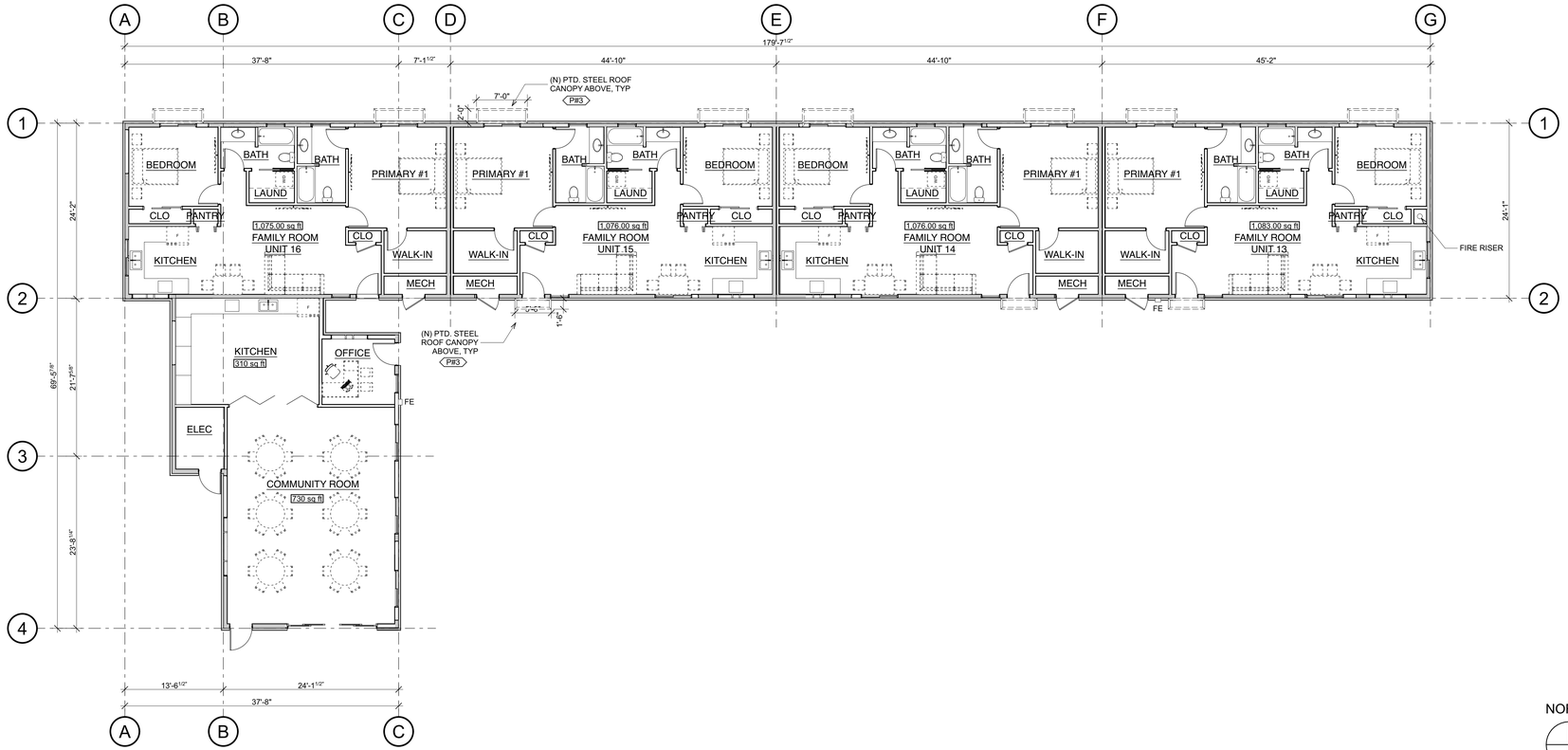
FE — INDICATES FIRE EXTINGUISHER CABINET



NORTH

A ROOF REFERENCE PLAN - BLDG B

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



NORTH

A FIRST FLOOR REFERENCE PLAN - BLDG B

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

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Scale:	AS NOTED

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REFERENCE PLANS - BLDG B

A

A2221

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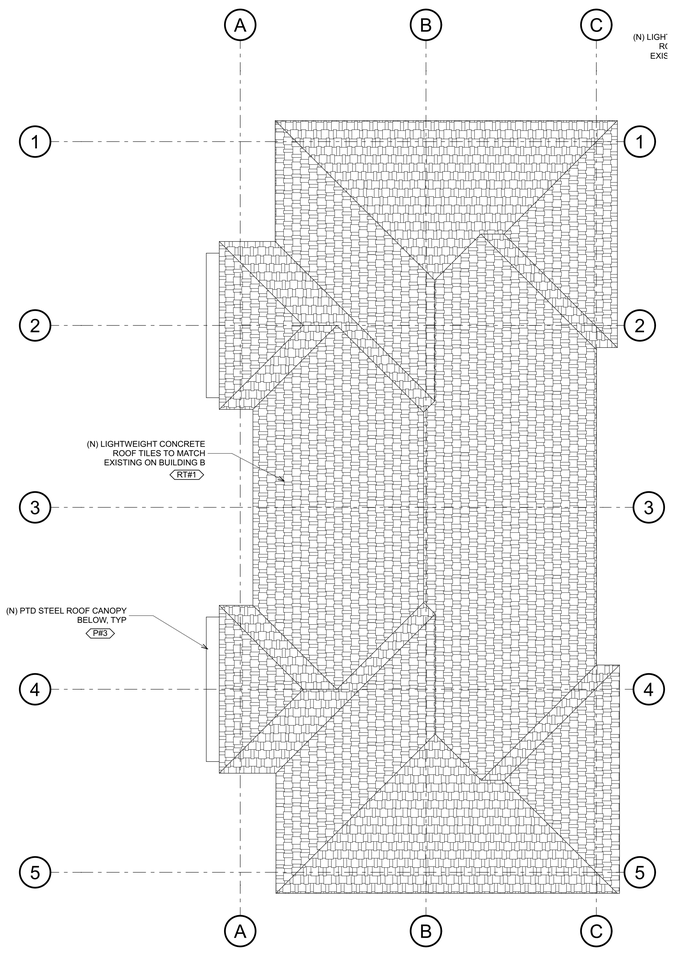
3/27/24 8:04 AM

FLOOR PLAN NOTES

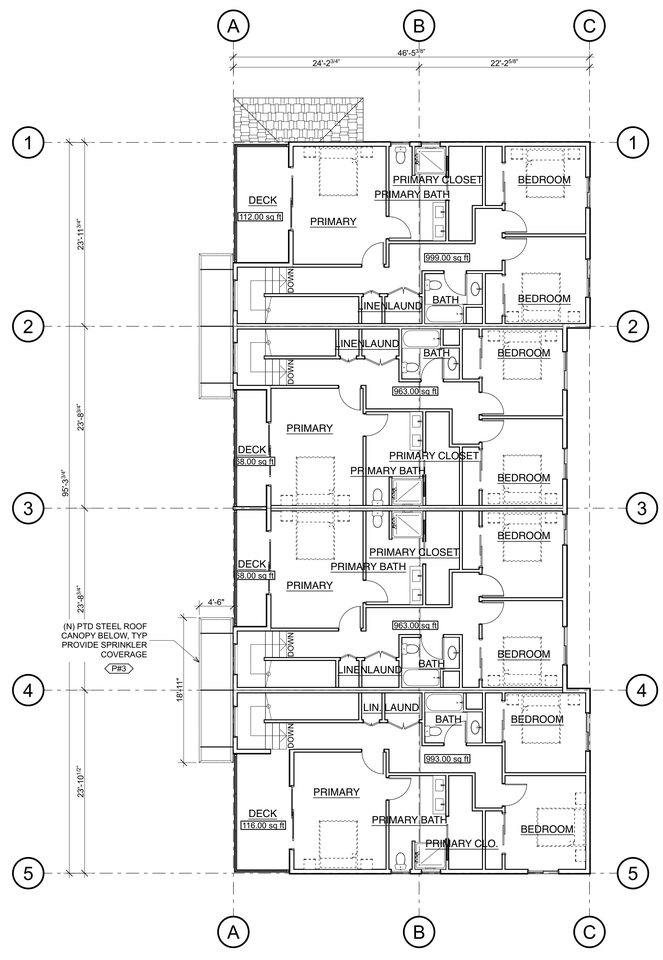
1.) FOR UNIT SQUARE FOOTAGE BREAKDOWN SEE PROJECT DATA SUMMARY ON SHEET A0001

FE — INDICATES FIRE EXTINGUISHER CABINET



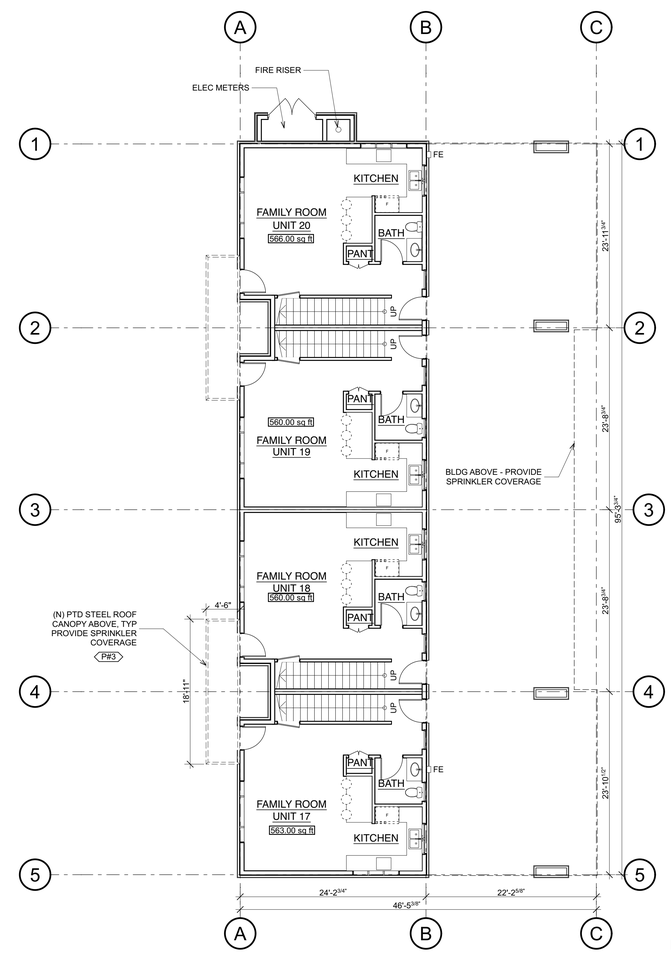
C ROOF REFERENCE PLAN - BLDG A-1

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



B SECOND FLOOR REFERENCE PLAN - BLDG A-1

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



A FIRST FLOOR REFERENCE PLAN - BLDG A-1

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

NORTH

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REFERENCE PLANS - BLDG A-1

A

A2231

Plotted On: 3/27/24

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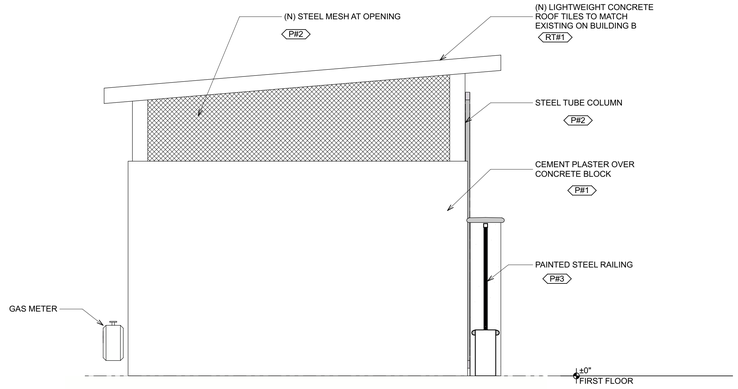
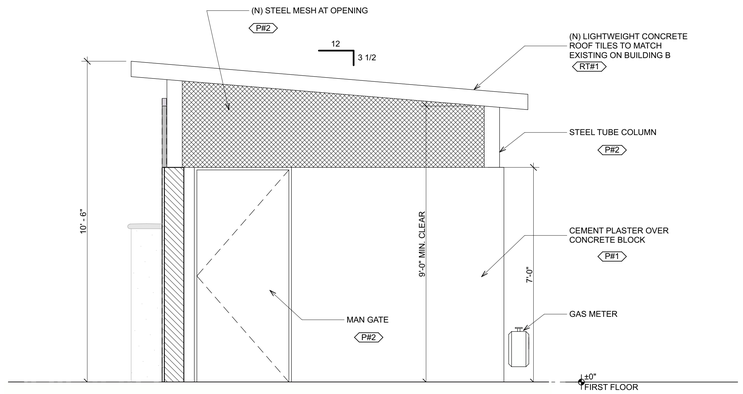


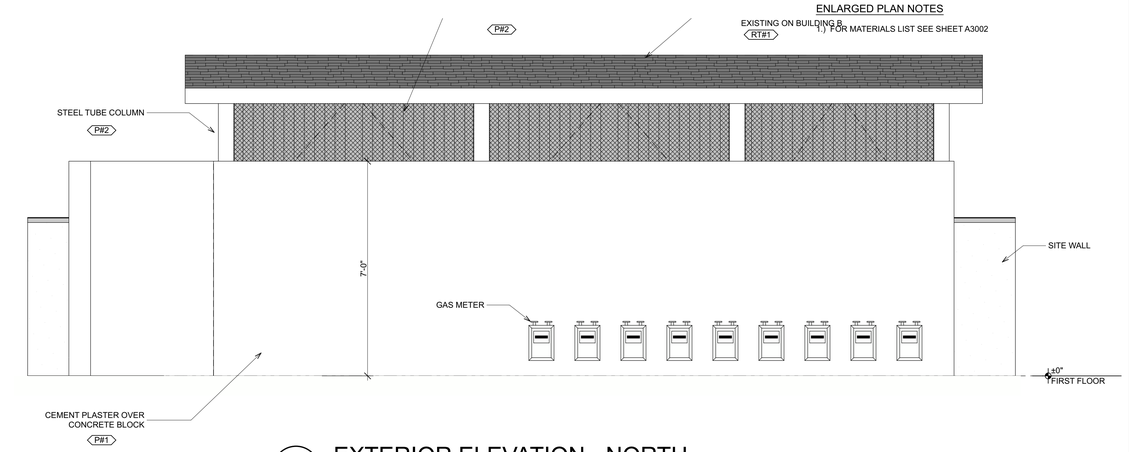
4 EXTERIOR ELEVATION - WEST

SCALE: 1/2" = 1'-0"



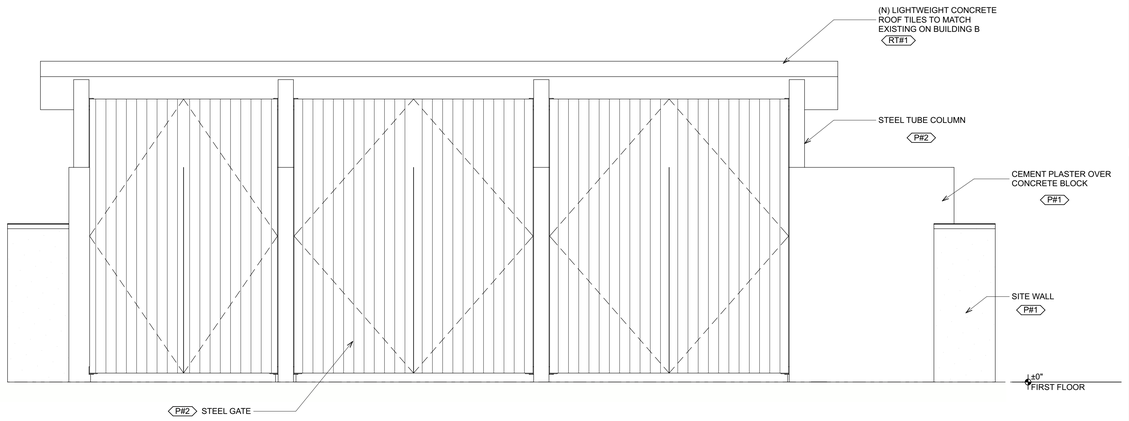
2 EXTERIOR ELEVATION - EAST

SCALE: 1/2" = 1'-0"



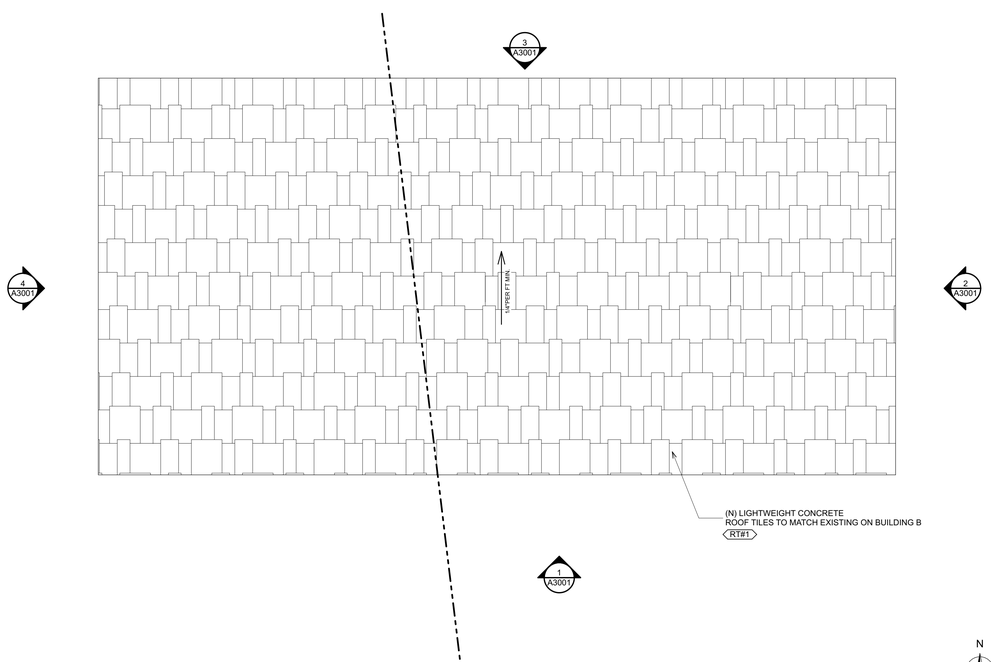
3 EXTERIOR ELEVATION - NORTH

SCALE: 1/2" = 1'-0"



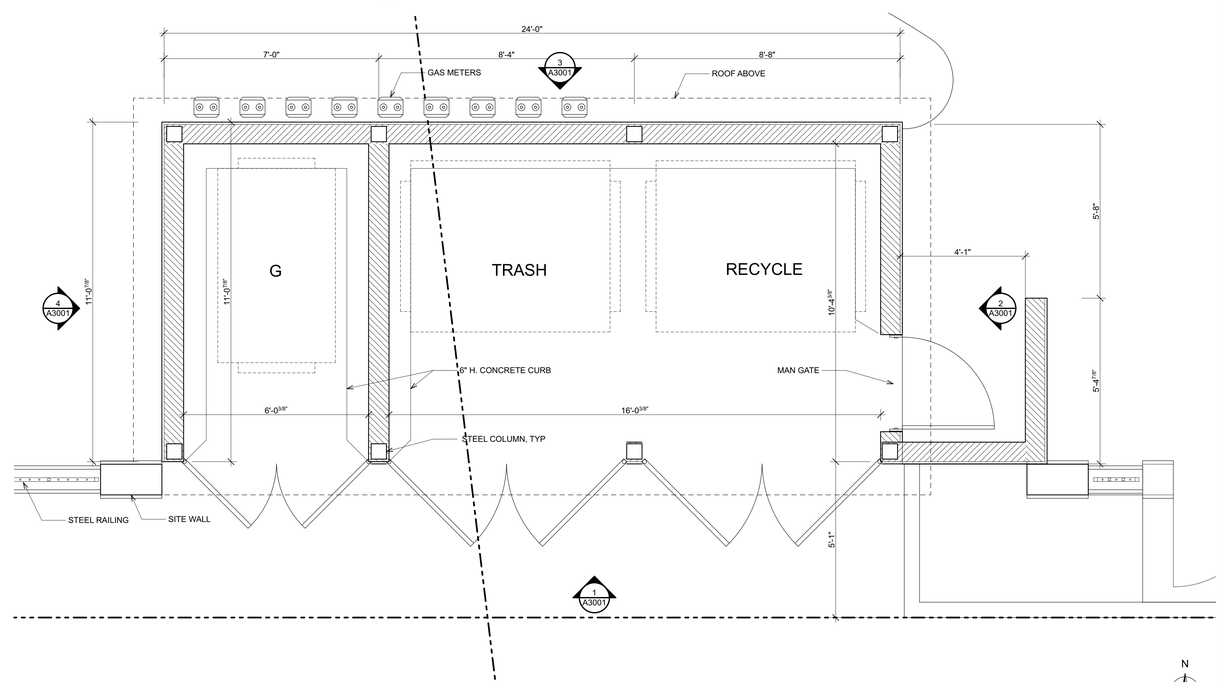
1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/2" = 1'-0"



B ROOF PLAN - TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"



A ENLARGED PLAN - TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"

ENLARGED PLAN NOTES

1.) FOR MATERIALS LIST SEE SHEET A3002

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ENLARGED PLANS TRASH ENCLOSURE

A

A3001

Plotted On: 3/27/24

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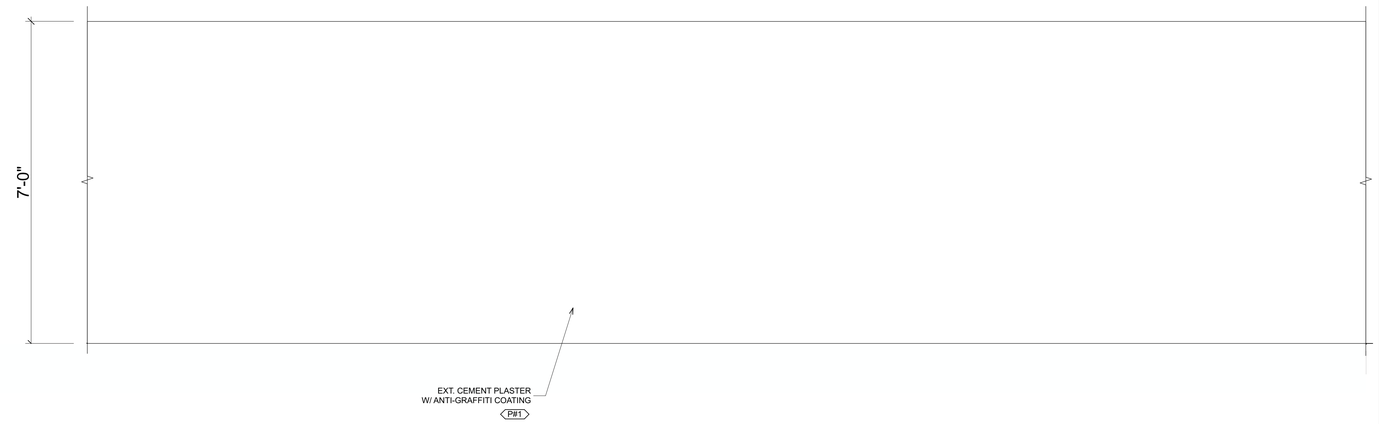
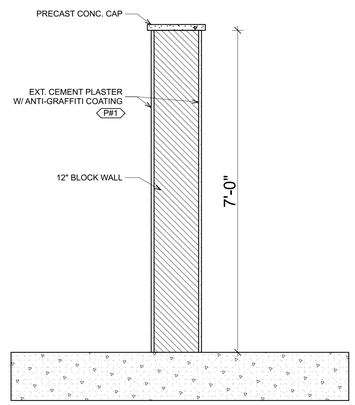
3/27/24 8:04 AM

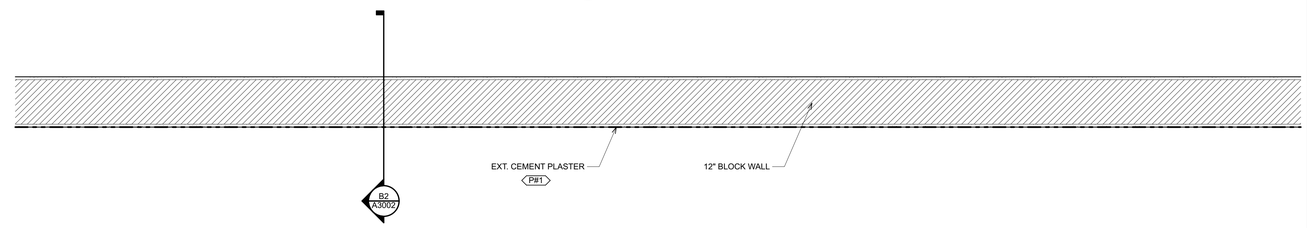
MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



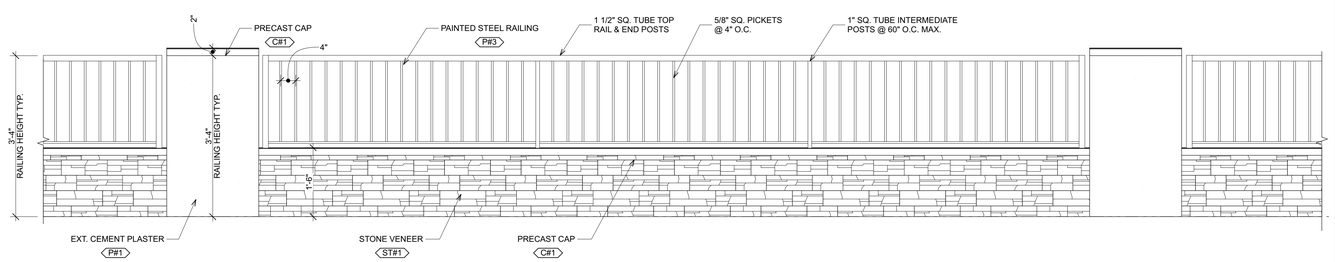
B1 REAR WALL @ RAILROAD - ELEVATION
SCALE: 3/4" = 1'-0"



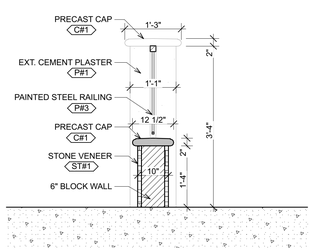
B2 WALL @ RAILROAD - SECTION
SCALE: 3/4" = 1'-0"



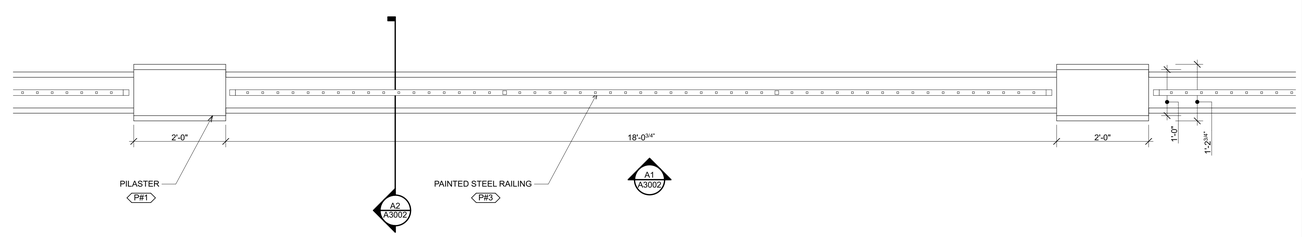
B REAR WALL @ RAILROAD - PLAN
SCALE: 3/4" = 1'-0"



A1 STREET FENCE WALL - ELEVATION
SCALE: 3/4" = 1'-0"



A2 STREET FENCE - SECTION
SCALE: 3/4" = 1'-0"



A STREET FENCE WALL - PLAN
SCALE: 3/4" = 1'-0"

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ENLARGED PLANS - PROPERTY FENCE WALLS

A
A3002
Plotted On: 3/27/24

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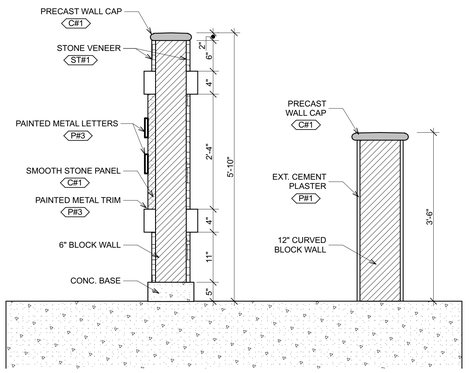
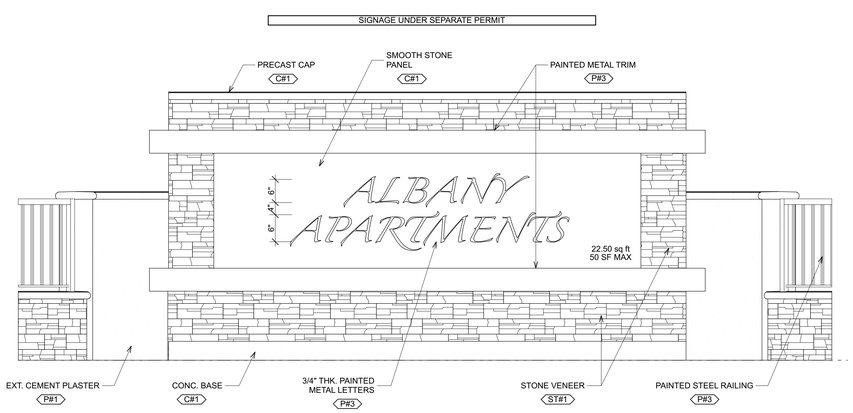
MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



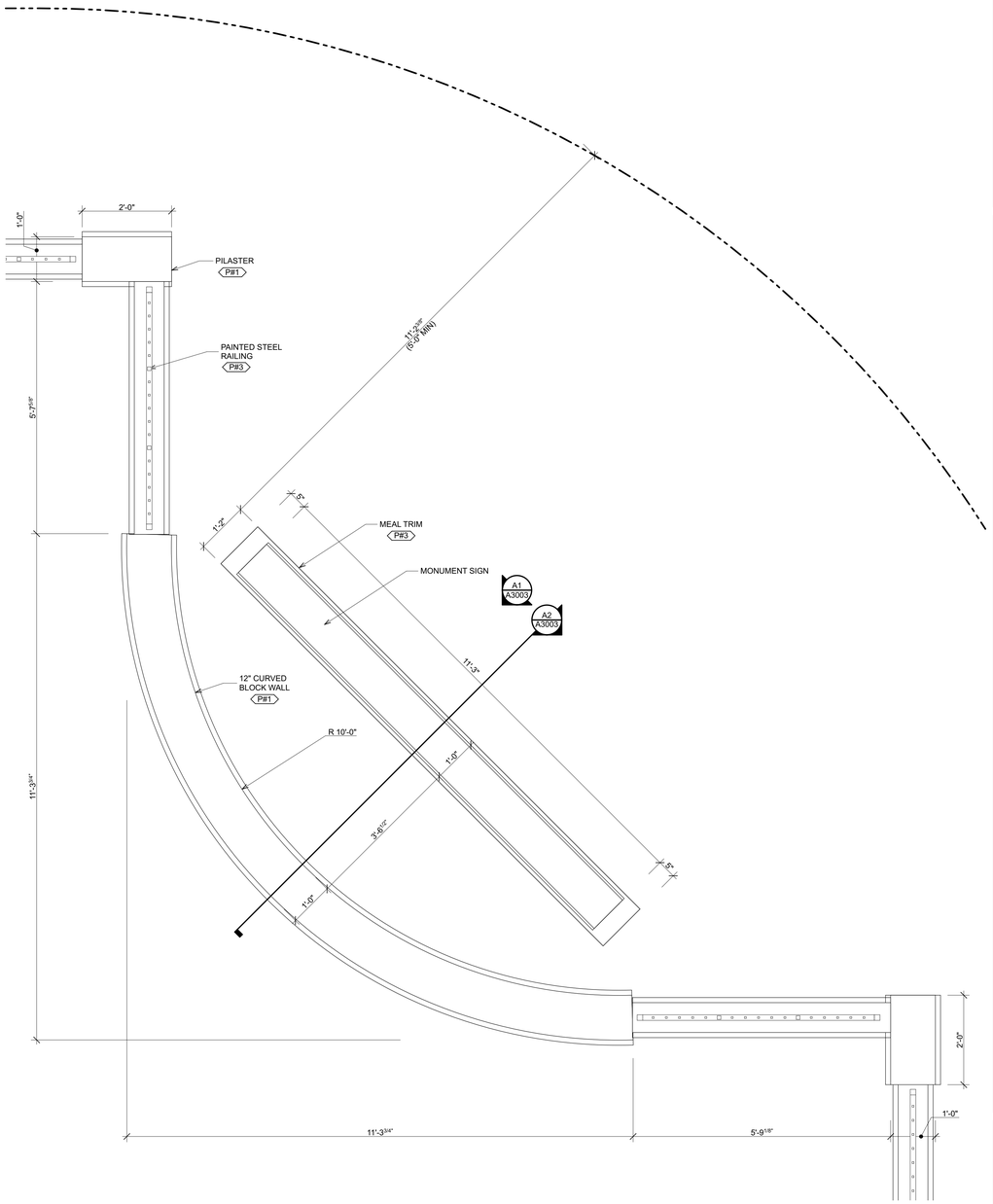
A2 MONUMENT SIGN - SECTION

SCALE: 3/4" = 1'-0"



A1 EXTERIOR ELEVATION - MONUMENT SIGN

SCALE: 3/4" = 1'-0"



A MONUMENT SIGN - PLAN

SCALE: 3/4" = 1'-0"

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ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE, OXNARD, CA 93033
ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE

REVISIONS	DATE
DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	03.25.24

Date: 3/27/24
Job: 22-39
Scale: AS NOTED

CAUTION
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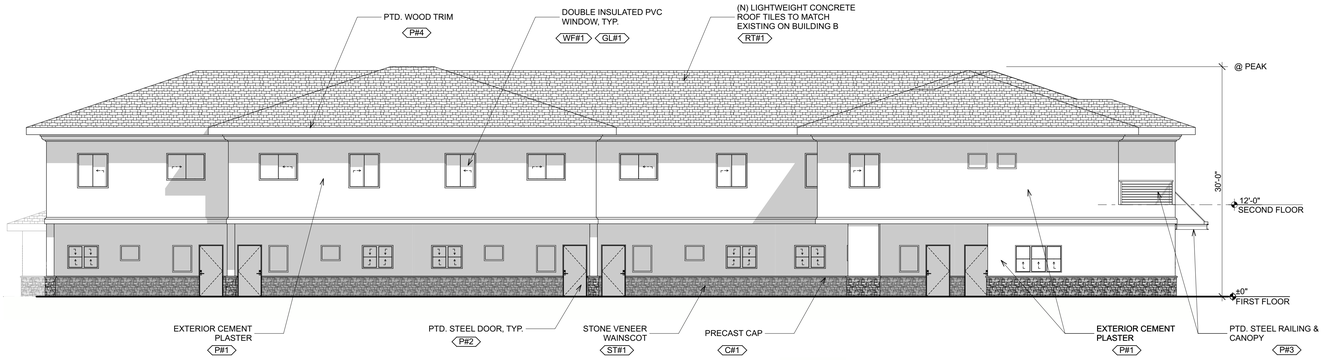
ENLARGED PLANS - MONUMENT SIGN

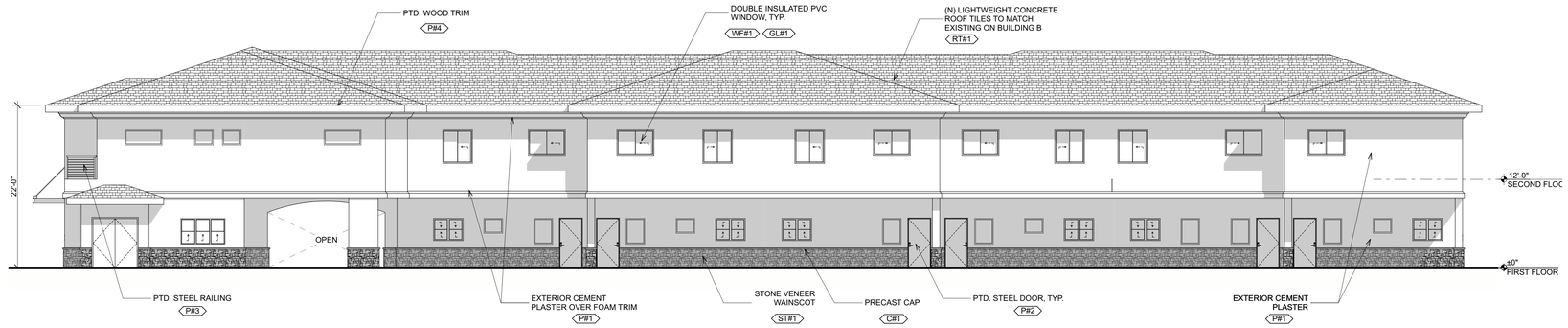
A
A3003
Plotted On: 3/27/24

Bitbucket: 3sixtyarchitecture - Bitbucket Software as a Service/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)



D EXTERIOR ELEVATION (BLDG A - SOUTH)

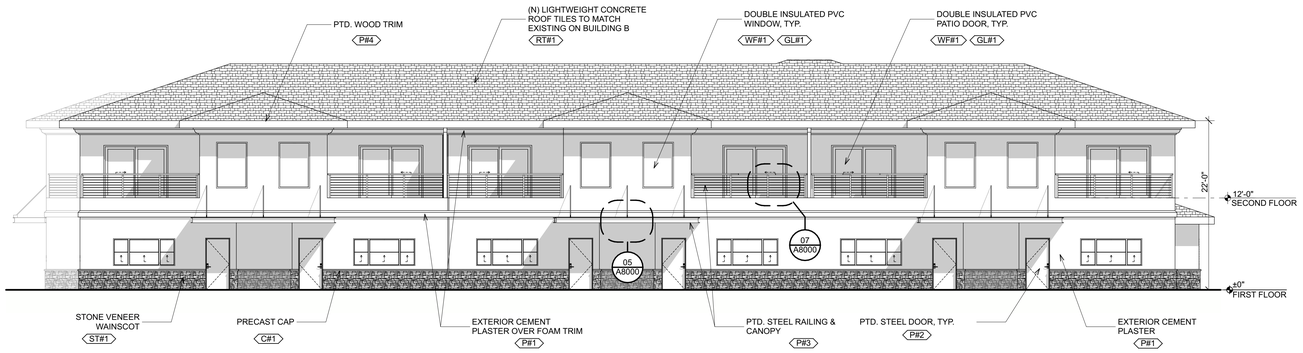
SCALE: 1/8" = 1'-0"



C EXTERIOR ELEVATION (BLDG A - WEST)

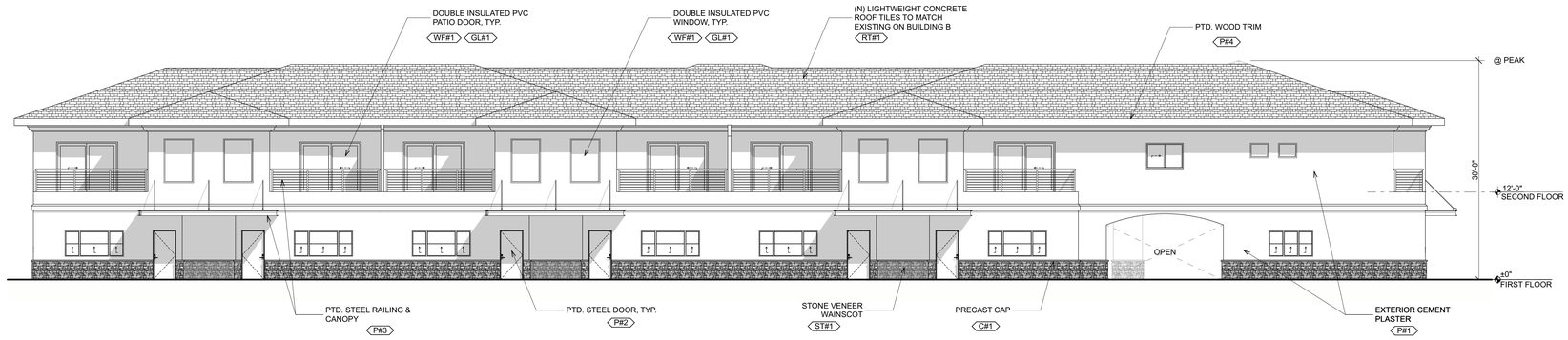
SCALE: 1/8" = 1'-0"

MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



B EXTERIOR ELEVATION (BLDG A - NORTH)

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



A EXTERIOR ELEVATION (BLDG A - EAST)

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

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REVISIONS	DATE

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DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	03.25.24

Date: 3/27/24
Job: 22-39
Scale: AS NOTED

1" ACTUAL

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EXTERIOR ELEVATIONS - BLDG A

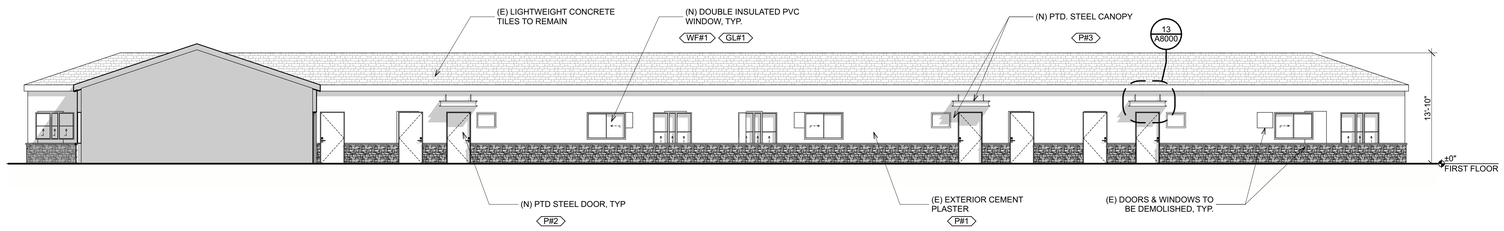
A

A5101

Plotted On: 3/27/24

3/27/24 8:05 AM
BIMcloud: 3sixtyarchitecture - BIMcloud Software as a Service/22-39 ALBEN (2929 & 2931 ALBANY DRIVE)/22-39 ALBEN (2929 & 2931 ALBANY DRIVE)

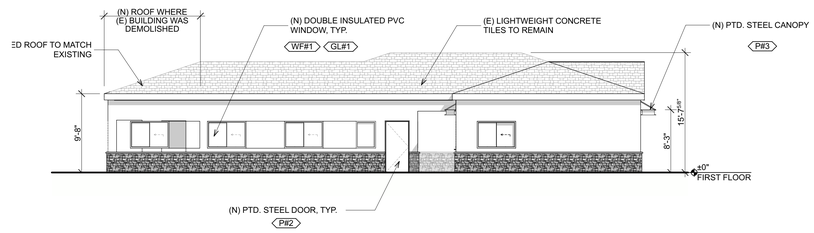
3/27/24 8:05 AM



J EXTERIOR ELEVATION (BLDG B - SOUTH)

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

0 4' 8' 16'

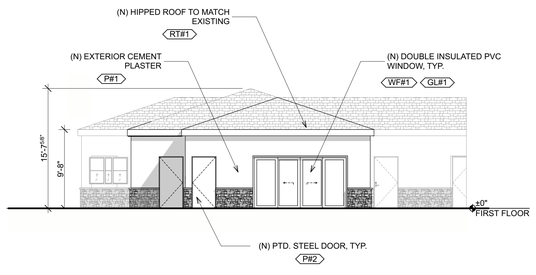


H EXTERIOR ELEVATION (BLDG B - EAST)

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

0 4' 8' 16'

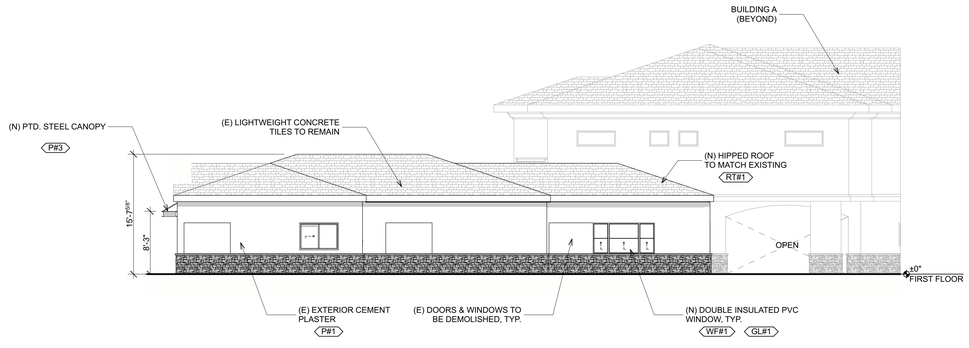
MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



G EXTERIOR ELEVATION (BLDG B - SOUTH)

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

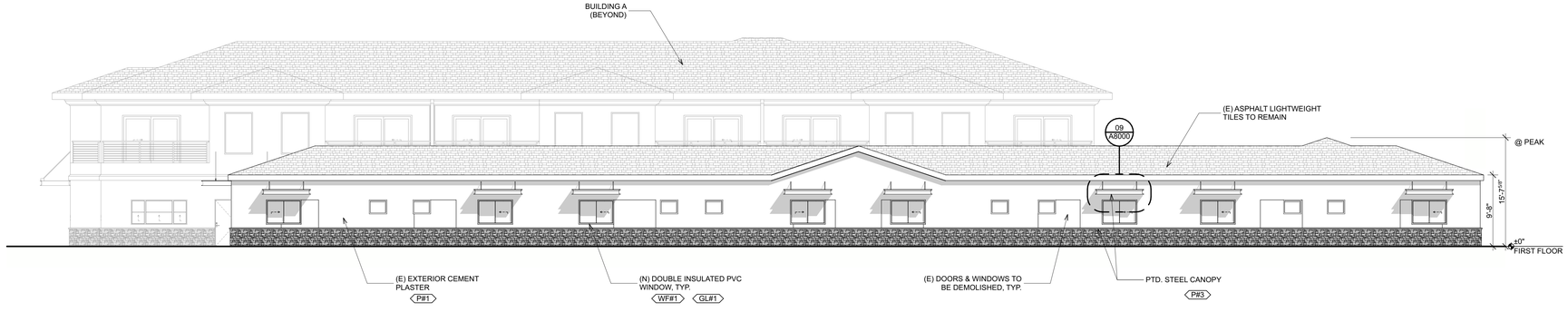
0 4' 8' 16'



F EXTERIOR ELEVATION (BLDG B - WEST)

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

0 4' 8' 16'



E EXTERIOR ELEVATION (BLDG B - NORTH)

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

0 4' 8' 16'

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ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE

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Date:	3/27/24
Job:	22-39
Scale:	AS NOTED

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

EXTERIOR ELEVATIONS - BLDG B

A

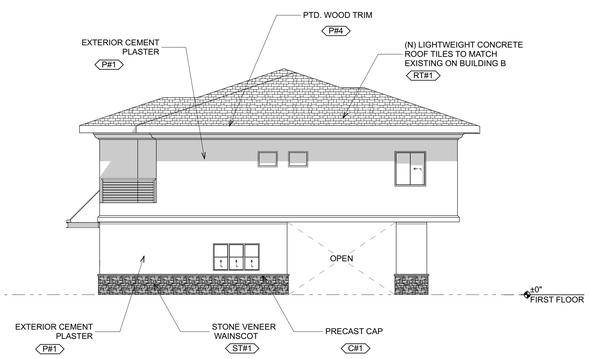
A5102

Plotted On: 3/27/24

Bitbucket: 3sixtyarchitecture Bitbucket Software as a Service/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)

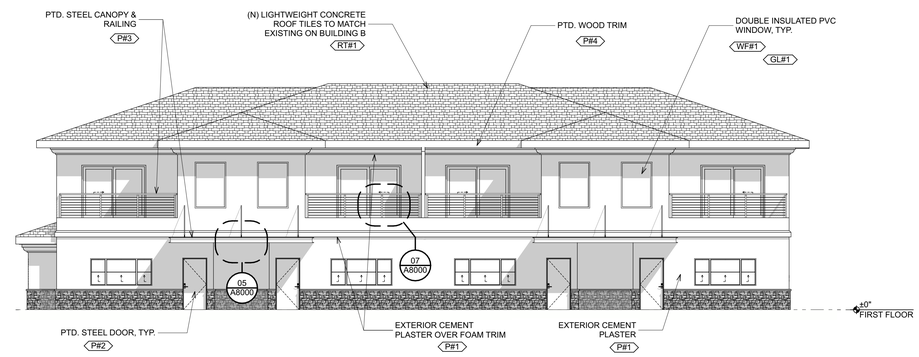
3/27/24 8:05 AM

MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



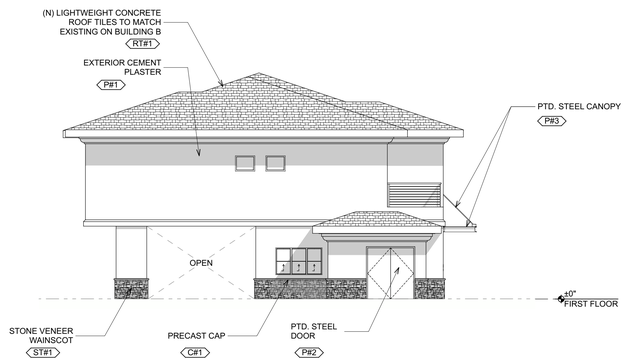
N EXTERIOR ELEVATION (BLDG A-1 - SOUTH)

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



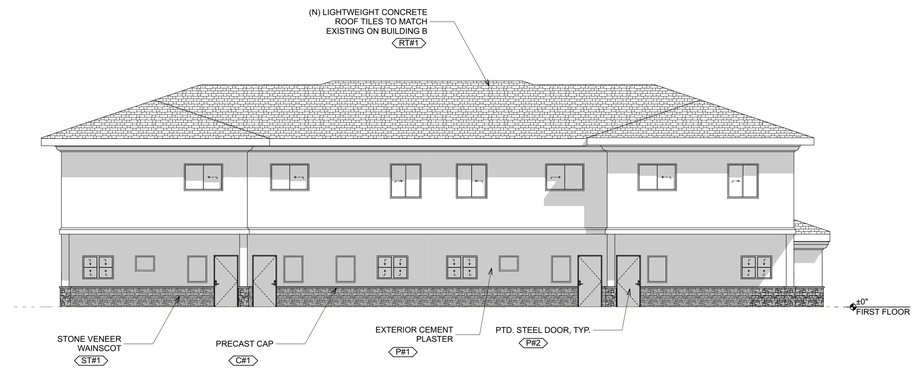
M EXTERIOR ELEVATION (BLDG A-1 - WEST)

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



L EXTERIOR ELEVATION (BLDG A-1 - NORTH)

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



K EXTERIOR ELEVATION (BLDG A-1 - EAST)

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

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1" ACTUAL

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EXTERIOR ELEVATIONS - BLDG A-1

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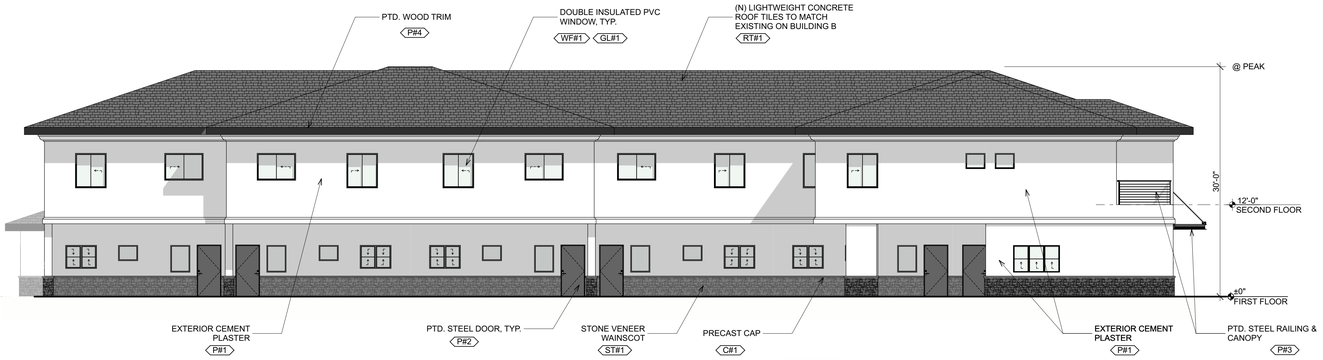
A5103

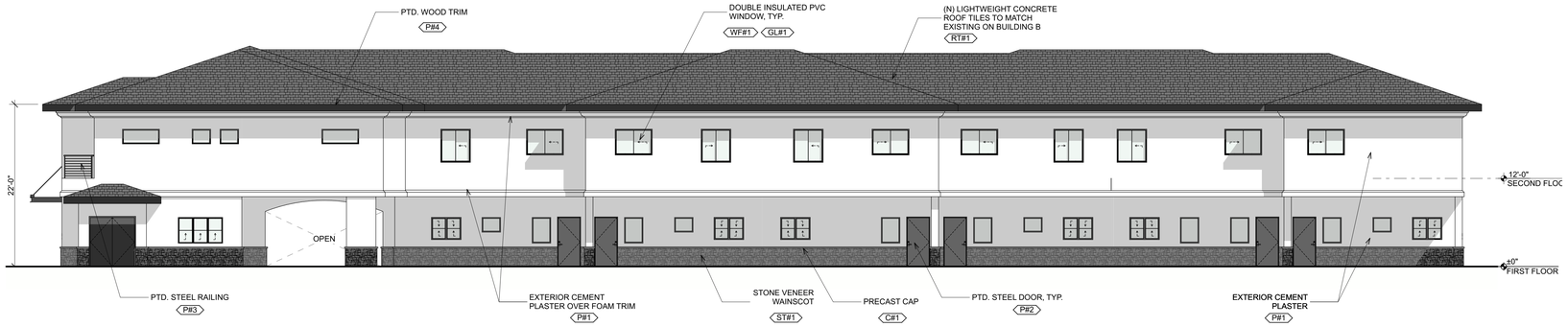
Plotted On: 3/27/24

Bluebeam Software as a Service(22-39 ALBANY DRIVE(2929 & 2931 ALBANY DRIVE(22-39 ALBANY DRIVE(2929 & 2931 ALBANY DRIVE)



D EXTERIOR ELEVATION (BLDG A - SOUTH)

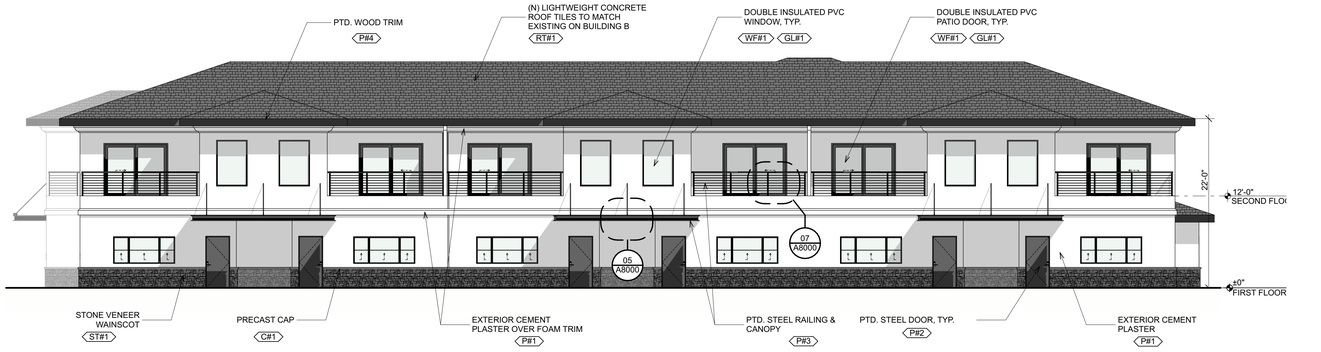
SCALE: 1/8" = 1'-0"



C EXTERIOR ELEVATION (BLDG A - WEST)

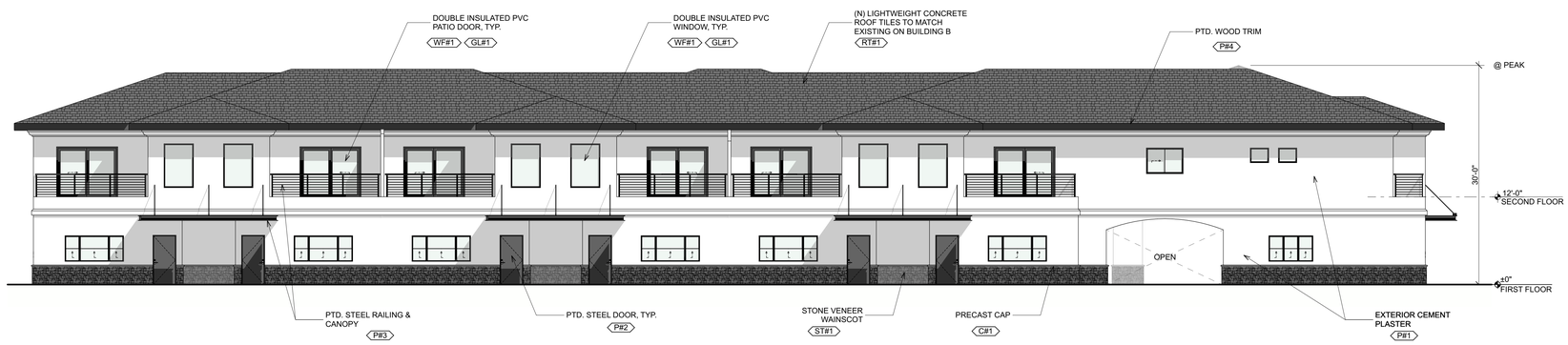
SCALE: 1/8" = 1'-0"

MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



B EXTERIOR ELEVATION (BLDG A - NORTH)

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



A EXTERIOR ELEVATION (BLDG A - EAST)

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

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1" ACTUAL

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EXTERIOR ELEVATIONS - BLDG A (COLOR)

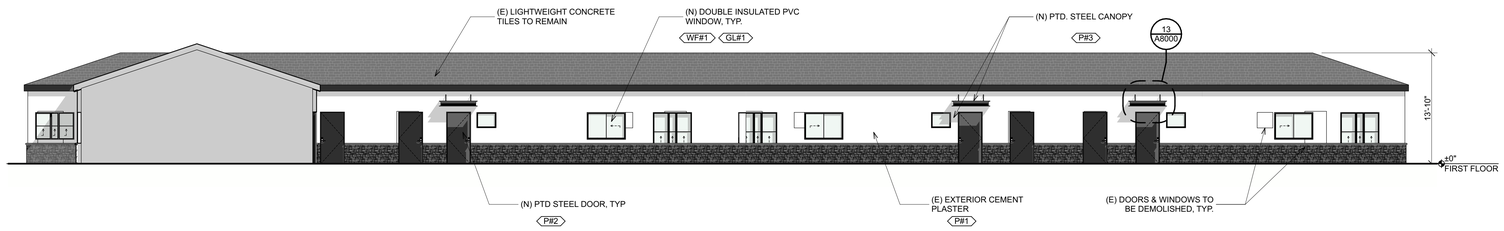
A

A5201

Plotted On: 3/27/24

3/27/24 8:05 AM
BIMcloud: 3sixtyarchitecture - BIMcloud Software as a Service/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)

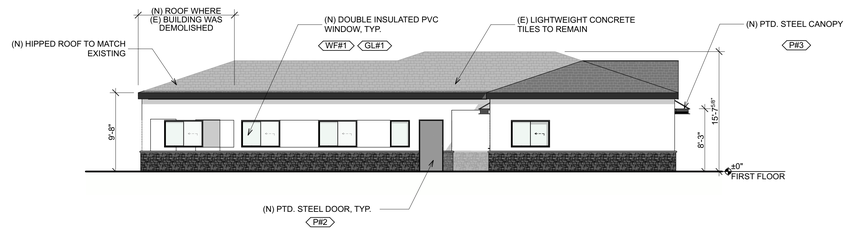
3/27/24 8:05 AM



J EXTERIOR ELEVATION (BLDG B - SOUTH)

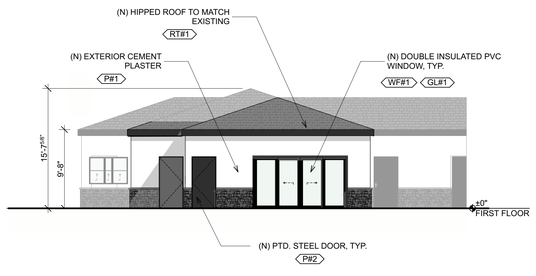
SCALE: 1/8" = 1'-0"

MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



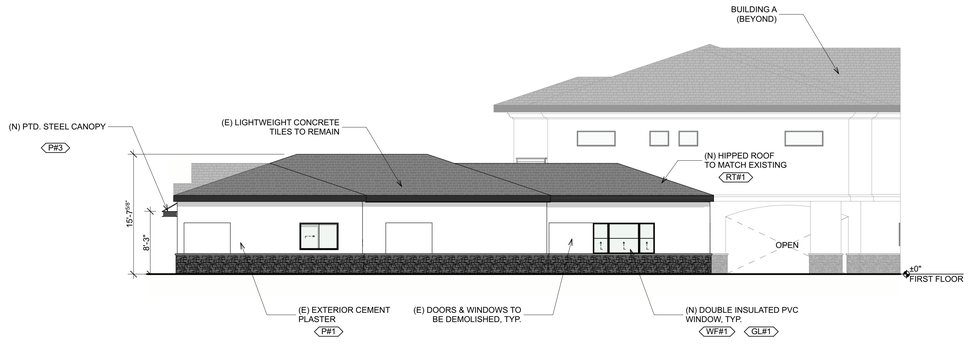
H EXTERIOR ELEVATION (BLDG B - EAST)

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



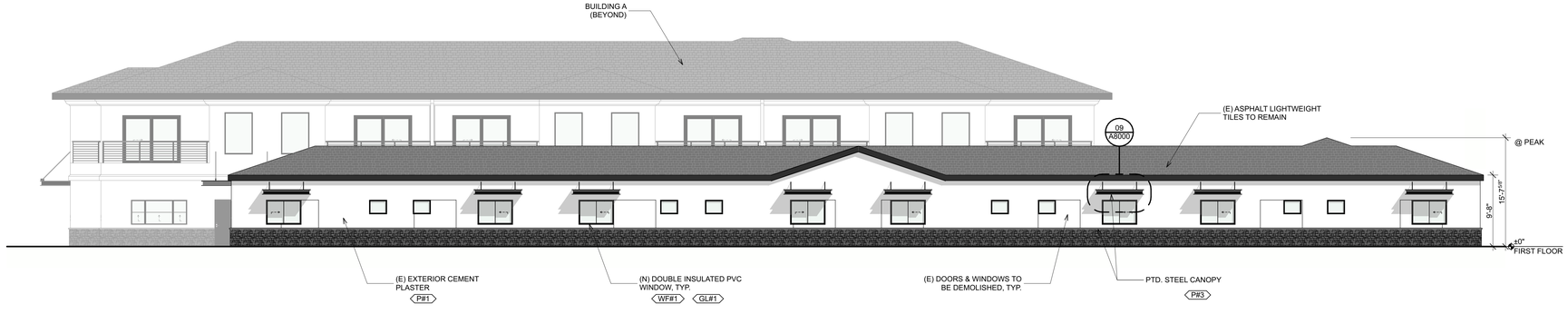
G EXTERIOR ELEVATION (BLDG B - SOUTH)

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



F EXTERIOR ELEVATION (BLDG B - WEST)

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



E EXTERIOR ELEVATION (BLDG B - NORTH)

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

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ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033
ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE

REVISIONS	DATE
DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	03.25.24

Date:	3/27/24
Job:	22-39
Scale:	AS NOTED

1" ACTUAL

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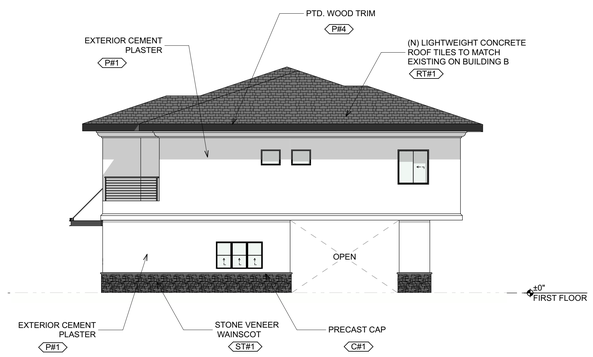
EXTERIOR ELEVATIONS - BLDG B (COLOR)

A
A5202
Plotted On: 3/27/24

Bluebeam Software as Service(22-39 ALLEN (2929 & 2931 ALBANY DRIVE)\22-39 ALLEN (2929 & 2931 ALBANY DRIVE)

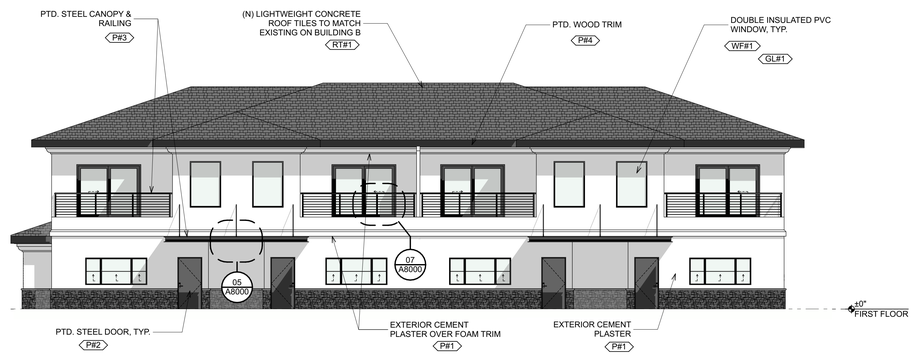
3/27/24 8:06 AM

MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



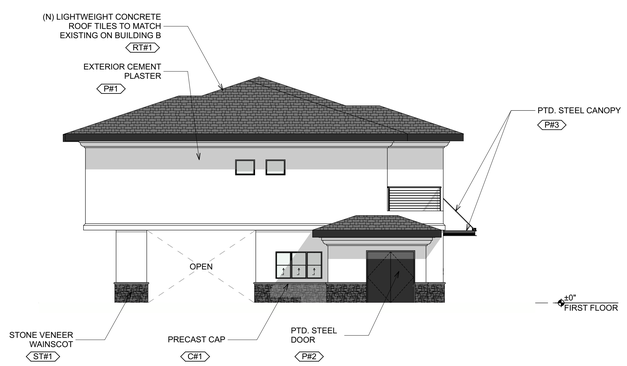
N EXTERIOR ELEVATION (BLDG A-1 - SOUTH)

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



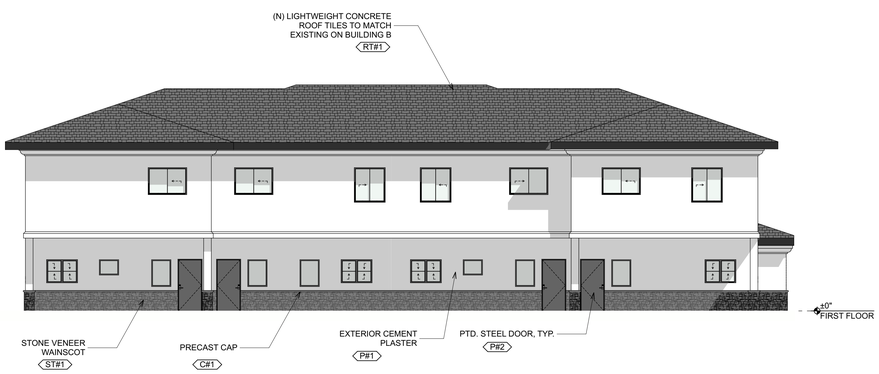
M EXTERIOR ELEVATION (BLDG A-1 - WEST)

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



L EXTERIOR ELEVATION (BLDG A-1 - NORTH)

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



K EXTERIOR ELEVATION (BLDG A-1 - EAST)

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

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ASSESSOR PARCEL NUMBER: 221-0-061-195

DATE	REVISIONS

DATE	REVISIONS
04.23.23	DP 1ST SUBMITTAL
03.25.24	DP 2ND SUBMITTAL

Date: 3/27/24
Job: 22-39
Scale: AS NOTED

1" ACTUAL

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EXTERIOR ELEVATIONS - BLDG A-1 (COLOR)

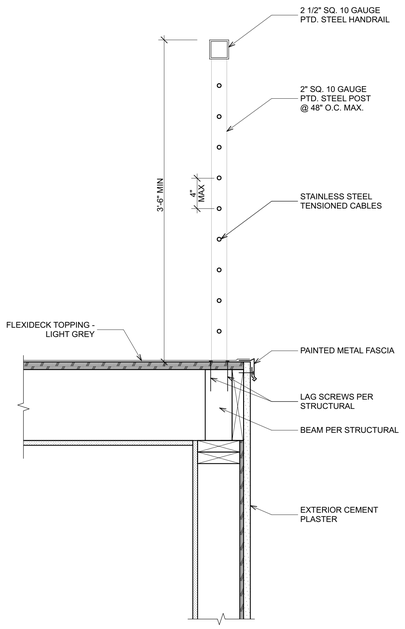
A

A5203

Plotted On: 3/27/24

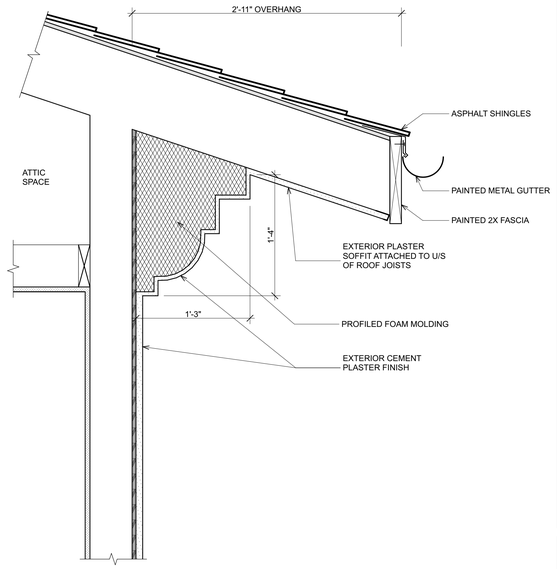
Bitbucket: 3sixtyarchitecture - BIMcloud Software as a Service/22-39 ALLEN (2920 & 2931 ALBANY DRIVE)/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)

3/27/24 8:06 AM



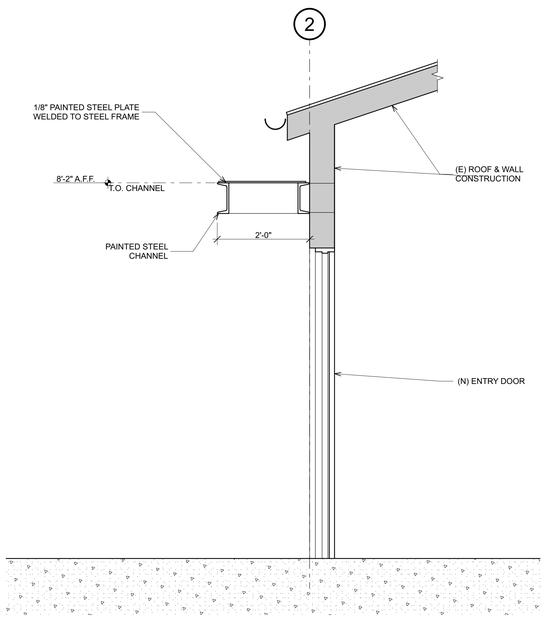
07 BALCONY RAIL DETAIL

SCALE: 1 1/2"= 1'-0"



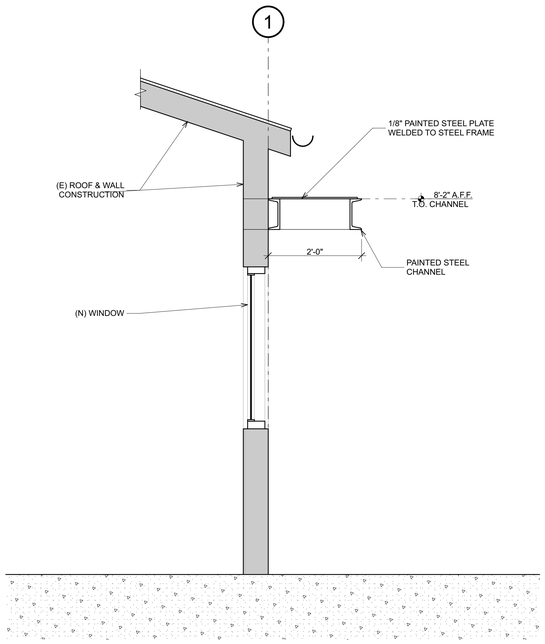
03 CORNICE DETAIL

SCALE: 1 1/2"= 1'-0"



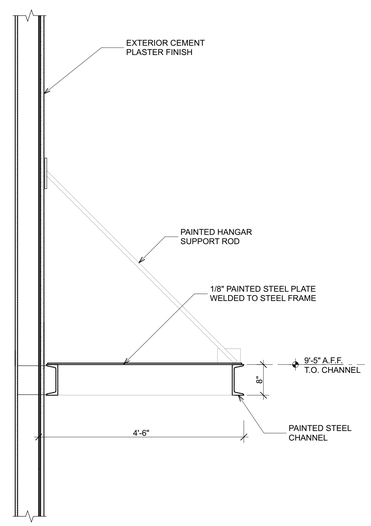
13 CANOPY DETAIL - BLDG B @ GRID 2

SCALE: 3/4" = 1'-0"



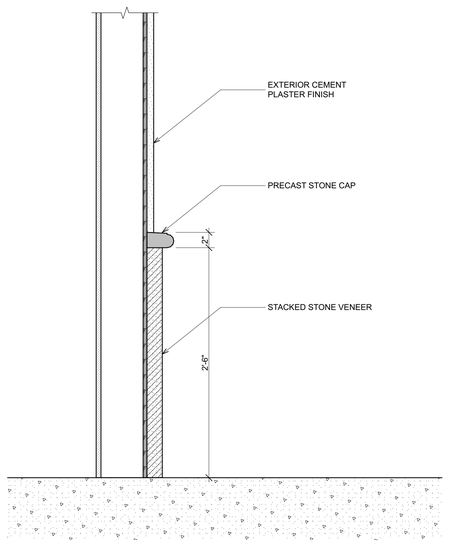
09 CANOPY DETAIL - BLDG B @ GRID 1

SCALE: 3/4" = 1'-0"



05 CANOPY DETAIL - BLDGS A & A-1

SCALE: 3/4" = 1'-0"



01 WAINSCOT DETAIL

SCALE: 1 1/2"= 1'-0"

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ALBANY APARTMENTS
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REVISIONS	DATE

REVISIONS	DATE
DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	01.08.24

Date: 3/27/24
Job: 22-39
Scale: AS NOTED

CAPITAL

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PROJECT DETAILS

A

A8000

Plotted On: 3/27/24

Bitbloud: 3sixtyarchitecture - Bitbloud Software as a Service\22-39 ALLEN (2929 & 2931 ALBANY DRIVE)\22-39 ALLEN (2929 & 2931 ALBANY DRIVE)

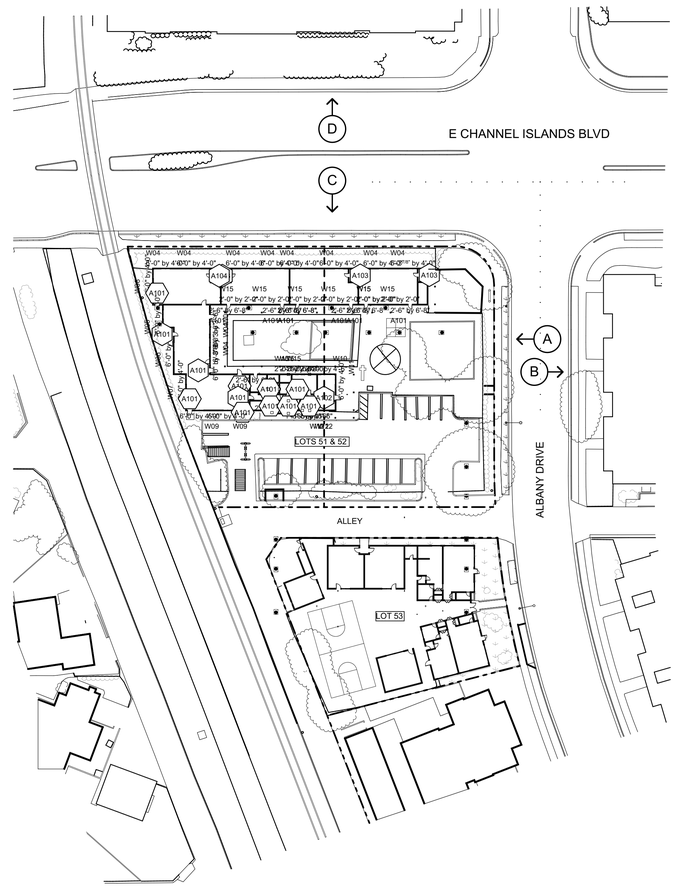
3/27/24 8:06 AM

A EXISTING ALBANY DRIVE LOOKING WEST

B EXISTING ALBANY DRIVE LOOKING EAST

C EXISTING E CHANNEL ISLANDS BLVD LOOKING SOUTH

D EXISTING E CHANNEL ISLANDS BLVD LOOKING NORTH



1 STREET VIEWS KEY MAP

SCALE: 1" = 40'

NORTH

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OXNARD, CA 93033

ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE
DP 1ST SUBMITTAL	04.23.23
DP 2ND SUBMITTAL	03.25.24

DATE

Date: 3/27/24
Job: 22-39
Scale: AS NOTED

1" ACTUAL

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EXISTING SITE CONTEXT IMAGES

A

A9001

Plotted On: 3/27/24

Bitbucket: 3sixtyarchitecture Bitbucket Software as a Service/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)/22-39 ALLEN (2929 & 2931 ALBANY DRIVE)

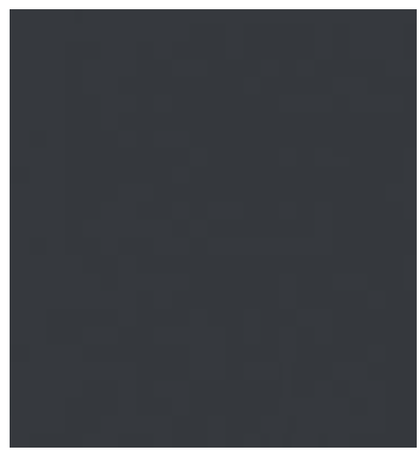
RT#1 ROOF - LIGHTWEIGHT CONCRETE TILES
MATCH EXISTING BUILDING B

WF#1 VINYL - WINDOWS AND PATIO DOORS
MILGARD TRIASSIC V300 - BRONZE

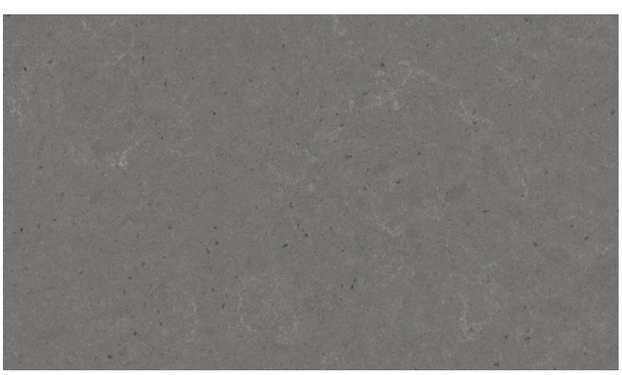
P#1 PAINT - EXT. WALLS & SOFFITS
DUNN EDWARDS - BOYSENBERRY SHADOW
DEW391

P#2 PAINT - EXT DOORS
DUNN EDWARDS - BOXWOOD
DEC778

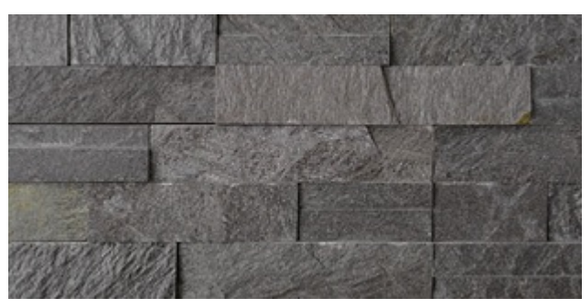
P#3 PAINT - EXT. METALS & CANOPIES
TENEMEC - TO MATCH P#2



P#4 PAINT - WOOD TRIM
DUNN EDWARDS - BOXWOOD
DEC778



C#1, C#2 CONCRETE PAVING & PRECAST WALL CAPS
ACID WASHED - NATURAL GREY



ST#1 STONE VENEER
NORSTONE - ROCK PANEL

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REVISIONS	DATE

Date:	3/27/24	Drawn:	XX
Scale:	AS NOTED	Job:	22-39

ALBANY APARTMENTS

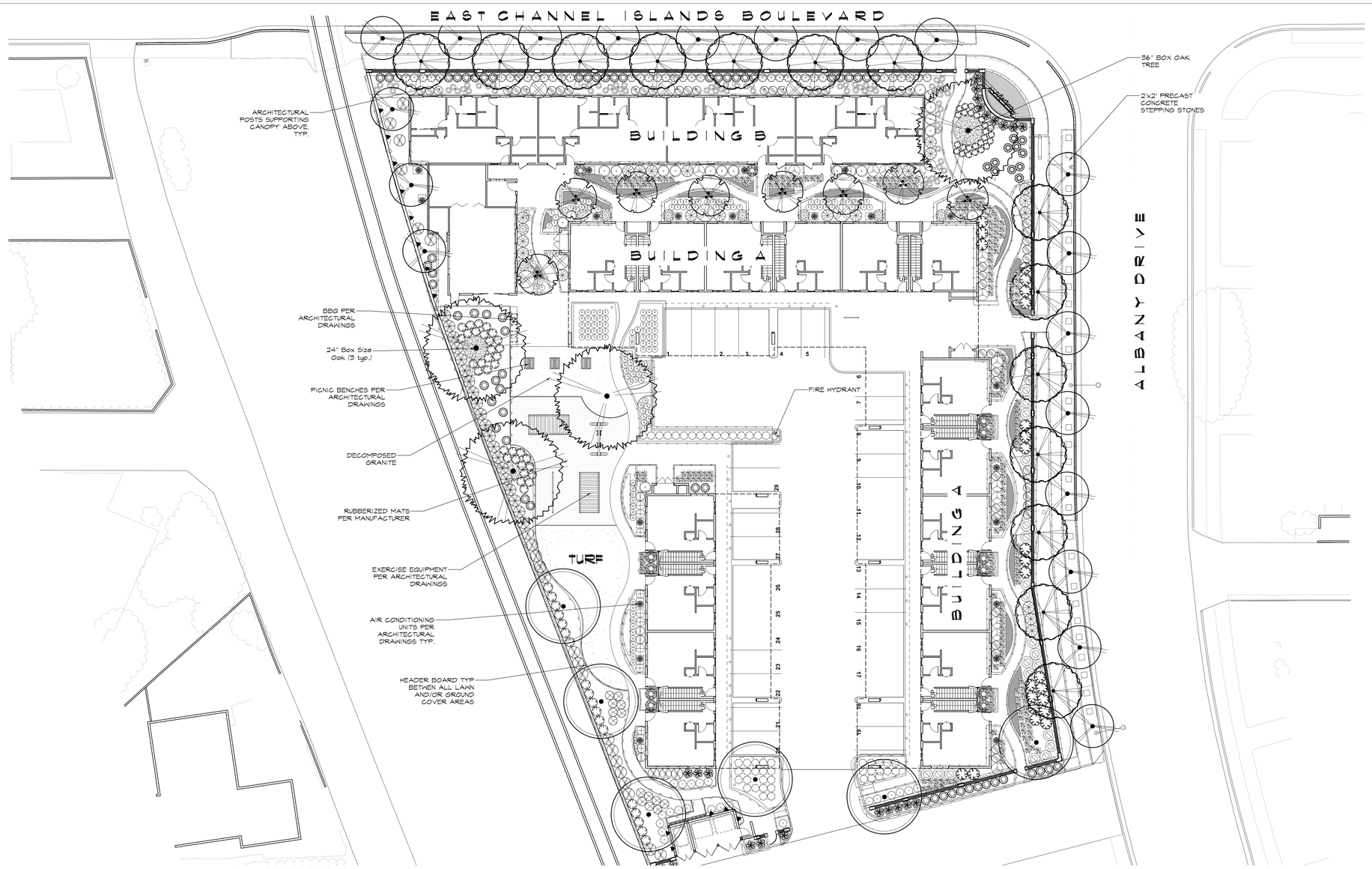
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033

MATERIALS BOARD (OPT A)

A

MB-A1

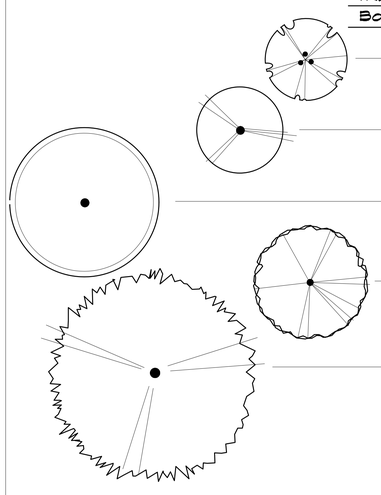
Plotted On: 3/27/24



0' 8' 16' 32' 64'
1/16" =1'-0"

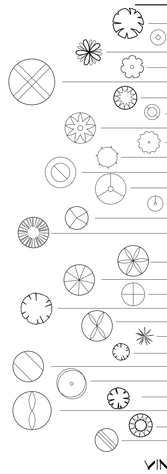
PLANTING LEGEND

TREES



Botanical Name	Common Name	QTY	Size	WUCOLS	Notes
Acer palmatum	Japanese Maple	8	24" Box	M	Detail L2/A
Cercis occidentalis 'Alba'	White Western Red Bud	19	24" Box	L	Detail L2/A
Koelreuteria paniculata	Chinese Flame Tree	6	24" Box	M	Detail L2/A
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	14	24" Box	L	Detail L2/A
Quercus agrifolia	Coastal Live Oak	3 1	24" Box 36" Box	L L	Detail L2/A Detail L2/A (See Plan for

SHRUBS



Botanical Name	Common Name	QTY	Size	WUCOLS	Notes
Acanthus mollis	Bear's Breech	19	5 gal	M	Detail L2/B
Aeonium 'Zwartkop'	Purple Aeonium	22	1 gal	L	Detail L2/B
Agave 'Blue Flame'	Agave Blue Flame	23	5 gal	L	Detail L2/B
Agapanthus orientalis 'Albus'	White Lily of the Nile	38	5 gal	L	Detail L2/B
Alocasia odora	Night Scented Lily	7	15 gal	H	Detail L2/B
Aloe 'Safari Orange'	Safari Orange Aloe	71	5 gal	L	Detail L2/B
Anemone x hybrida	Japanese Anemone	73	1 gal	L	Detail L2/B
Asplenium nidus	Birds Nest Fern	9	5 gal	L	Detail L2/B
Bulbine frutescens	Bulbine	22	5 gal	M	Detail L2/B
Bulbinella floribunda	Cat's Tail	49	1 gal	L	Detail L2/B
Camellia sasanqua 'Pink'	White Camellia	20	5 gal	M	Detail L2/B
Camellia japonica 'White'	Pink Camellia	14	5 gal	M	Detail L2/B
Clivia miniata	Kaffir Lily	147	1 gal	L	Detail L2/B
Crassula ovata 'Gollum'	Gollum Jade Plant	14	5 gal	L	Detail L2/B
Gardenia jasminoides 'August Beauty' w/Thunbergia Stock	Gardenia	12	5 gal	M	Detail L2/B
Heteromeles arbutifolia	Toyon	20	5 gal	VL	Detail L2/B
Hydrangea macrophylla	Big Leaf Hydrangea	23	5 gal	M	Detail L2/B
Kniphofia uvaria	Red Hot Poker	10	5 gal	L	Detail L2/B
Leucadendron 'Jester'	Jester Conebush	18	5 gal	L	Detail L2/B
Leucospermum 'Scarlet Ribbon'	Pin Cushion	26	5 gal	L	Detail L2/B
Liriope muscari	Lily Turf	221	1 gal	M	Detail L2/B
Muhlenbergia rigens	Deer Grass	59	1 gal	L	Detail L2/B
Myrtus communis 'Compacta'	Dwarf Myrtle	19	5 gal	L	Detail L2/B
Nandina domestica	Heavenly Bamboo	19	5 gal	L	Detail L2/B
Osmanthus fragrans	Sweet Olive	5	5 gal	M	Detail L2/B
Protea cynaroides 'Arctic Ice'	King Protea	4	5 gal	L	Detail L2/B
Salvia leucophylla	Purple Sage	11	5 gal	L	Detail L2/B
Zantedeschia aethiopica	Cally Lilly	54	1 gal	L	Detail L2/B

VINES

Botanical Name	Common Name	Area	Size	WUCOLS	Notes
Bougainvillea	Bougainvillea	14	5 gal	L	Detail L2/C

GROUNDCOVERS

Botanical Name	Common Name	Area	Size	WUCOLS	Notes
Dymondia margaretae	NCN	3986 sf	Flats	L	12" O.C.
Echeveria elegans	Hen and Chicks	91 sf	4" Pots	L	12" O.C.
Fragaria chiloensis	Ornamental Strawberry	5621 sf	Flats	M	12" O.C.
Gazania 'Mitsuwa White'	Mitsuwa White Gazania	2670 sf	Flats	L	12" O.C.
Lantana 'White Lighting'	White Lighting Gazania	2888 sf	Flats	L	12" O.C.
Ophiopogon planiscapus	Black Mondo Grass	537 sf	Flats	M	12" O.C.
Senecio mangraliscae	Blue Chalksticks	767 sf	Flats	L	12" O.C.
Viola odorata	Sweet Violet	678 sf	Flats	L	9" O.C.
Trachelospermum jasminoides	Star Jasmine	1849 sf	1 gal	M	36" O.C.
Stabilized Decomposed Granite	California Gold	Per Plan	-	-	3" Thick on
Rubberized Mat Surfacing	-	-	-	-	Per Manufa
Turf	Marathon II		SOD	H	
Mulch	Walk on Chips 3" Depth	-	-	-	

THESE PLANS SHALL COMPLY WITH THE CITY OF OXNARD'S LANDSCAPE STANDARDS AND THE STATE OF CALIFORNIAS MWELO REQUIREMENTS

REVISIONS BY

REGISTERED LANDSCAPE ARCHITECT
LYNN C. JOHNSON NO. 2624
Signature
Date
STATE OF CALIFORNIA

DESIGNED FOR:
ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033

PROJECT:
ALBANY APARTMENTS

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

NORTH:

DATE: 01.26.24

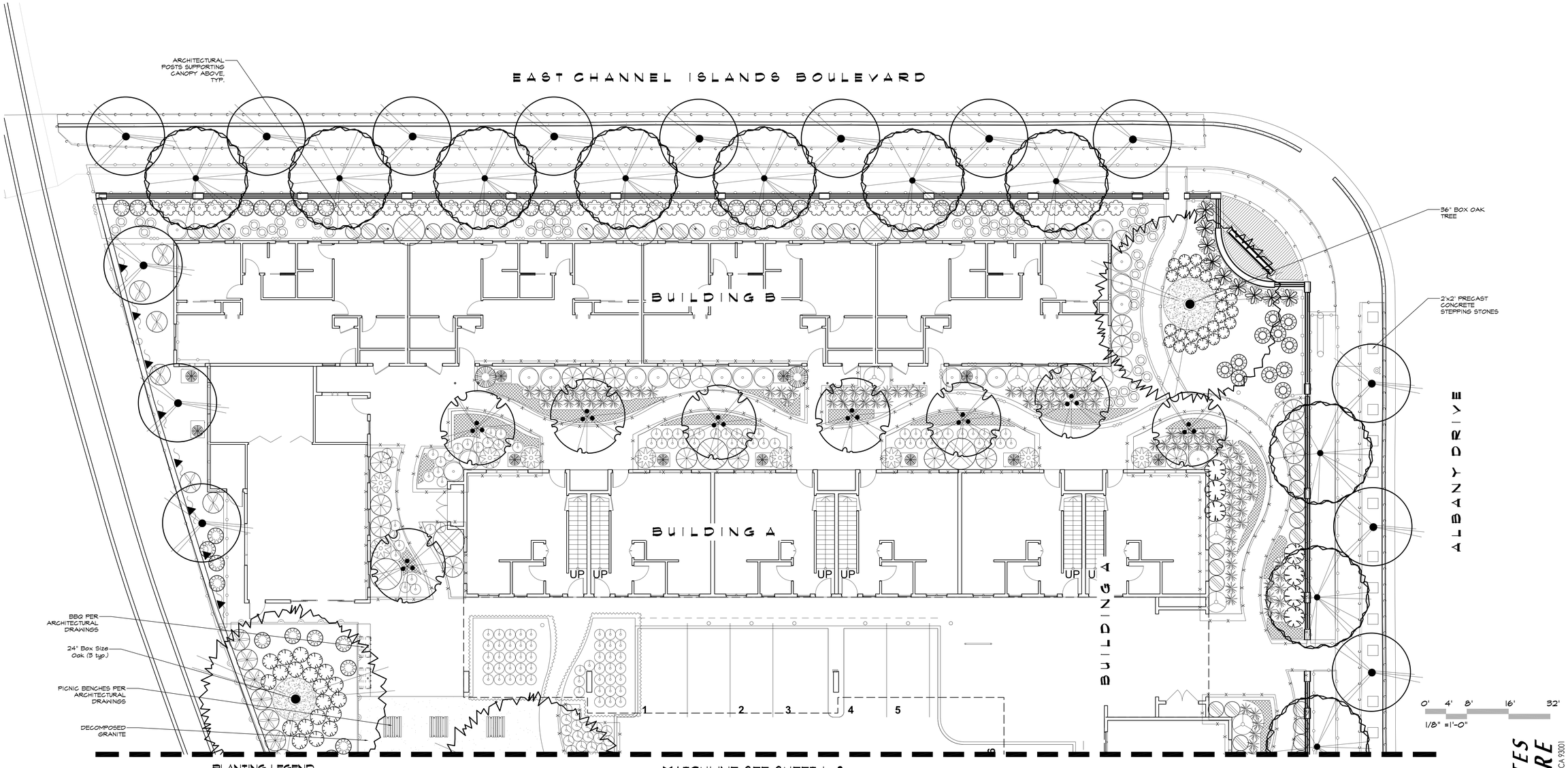
SCALE: 1/16" = 1'-0"

DESIGN / DRAWN: LCJ/JW

JOB # 23-101

SHEET L-1

LYNN C. JOHNSON ASSOCIATES
LANDSCAPE ARCHITECTURE
805.667.8053 | lynncjohnsonassociates@gmail.com | 1056 E. MEIA ST. SUITE 203 VENTURA CA 93001



MATCHLINE SEE SHEET L-2

PLANTING LEGEND

TREES

Botanical Name	Common Name	QTY	Size	WUCOLS	Notes
Acer palmatum	Japanese Maple	8	24" Box	M	Detail L2/A
Cercis occidentalis 'Alba'	White Western Red Bud	19	24" Box	L	Detail L2/A
Koelreuteria paniculata	Chinese Flame Tree	6	24" Box	M	Detail L2/A
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	14	24" Box	L	Detail L2/A
Quercus agrifolia	Coastal Live Oak	3	24" Box	L	Detail L2/A
		1	36" Box	L	Detail L2/A (See Plan for Sizes)

SHRUBS

Botanical Name	Common Name	QTY	Size	WUCOLS	Notes
Acanthus mollis	Bear's Breech	19	5 gal	M	Detail L2/B
Aeonium 'Zwartkop'	Purple Aeonium	22	1 gal	L	Detail L2/B
Agave 'Blue Flame'	Agave Blue Flame	23	5 gal	L	Detail L2/B
Agapanthus orientalis 'Albus'	White Lily of the Nile	38	5 gal	L	Detail L2/B
Alocasia odora	Night Scented Lily	7	15 gal	H	Detail L2/B
Aloe 'Safari Orange'	Safari Orange Aloe	71	5 gal	L	Detail L2/B
Anemone x hybrida	Japanese Anemone	73	1 gal	L	Detail L2/B
Asplenium nidus	Birds Nest Fern	9	5 gal	L	Detail L2/B
Bulbine frutescens	Bulbine	22	5 gal	M	Detail L2/B
Bulbinella floriunda	Cat's Tail	49	1 gal	L	Detail L2/B
Camellia sasanqua 'Pink'	White Camellia	20	5 gal	M	Detail L2/B
Camellia japonica 'White'	Pink Camellia	14	5 gal	M	Detail L2/B
Clivia miniata	Kaffir Lily	147	1 gal	L	Detail L2/B
Crassula ovata 'Gollum'	Gollum Jade Plant	14	5 gal	L	Detail L2/B
Gardenia jasminoides 'August Beauty' w/Thunbergia Stock	Gardenia	12	5 gal	M	Detail L2/B
Heteromeles arbutifolia	Toyon	20	5 gal	VL	Detail L2/B
Hydrangea macrophylla	Big Leaf Hydrangea	23	5 gal	M	Detail L2/B
Kniphofia uvaria	Red Hot Poker	10	5 gal	L	Detail L2/B
Leucadendron 'Jester'	Jester Conebush	18	5 gal	L	Detail L2/B
Leucospermum 'Scarlet Ribbon'	Pin Cushion	26	5 gal	L	Detail L2/B
Liriope muscari	Lily Turf	221	1 gal	M	Detail L2/B
Muhlenbergia rigens	Deer Grass	59	1 gal	L	Detail L2/B
Myrtus communis 'Compacta'	Dwarf Myrtle	19	5 gal	L	Detail L2/B
Nandina domestica	Heavenly Bamboo	19	5 gal	L	Detail L2/B
Osmanthus fragrans	Sweet Olive	5	5 gal	M	Detail L2/B
Protea cynaroides 'Arctic Ice'	King Protea	4	5 gal	L	Detail L2/B
Salvia leucophylla	Purple Sage	11	5 gal	L	Detail L2/B
Zantedeschia aethiopica	Calla Lilly	54	1 gal	L	Detail L2/B

VINES

Botanical Name	Common Name	Area	Size	WUCOLS	Notes
Bougainvillea	Bougainvillea	14	5 gal	L	Detail L2/C

GROUNDCOVERS

Botanical Name	Common Name	Area	Size	WUCOLS	Notes
Dymondia margaretae	NCN	3986 sf	Flats	L	12" O.C.
Echeveria elegans	Hen and Chicks	91 sf	4" Pots	L	12" O.C.
Fragaria chiloensis	Ornamental Strawberry	5627 sf	Flats	M	12" O.C.
Gazania 'Mitsuwa White'	Mitsuwa White Gazania	2670 sf	Flats	L	12" O.C.
Lantana 'White Lighting'	White Lighting Gazania	2888 sf	Flats	L	12" O.C.
Ophiopogon planiscapus	Black Mondo Grass	537 sf	Flats	M	12" O.C.
Senecio mangrallisae	Blue Chalksticks	767 sf	Flats	L	12" O.C.
Viola odorata	Sweet Violet	678 sf	Flats	L	9" O.C.
Trachelospermum jasminoides	Star Jasmine	1849 sf	1 gal	M	36" O.C.
Stabilized Decomposed Granite	California Gold	Per Plan	-	-	3" Thick on
Rubberized Mat Surfacing	-	-	-	-	Per Manufa
Turf	Marathon II		SOD	H	
Mulch	Walk on Chips 3" Depth	-	-	-	

THESE PLANS SHALL COMPLY WITH THE CITY OF OXNARD'S LANDSCAPE STANDARDS AND THE STATE OF CALIFORNIAS MWELO REQUIREMENTS

REVISIONS	BY

REGISTERED LANDSCAPE ARCHITECT
LYNN C. JOHNSON NO. 2524
Signature
Date
STATE OF CALIFORNIA

DESIGNED FOR:
ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033

LYNN C. JOHNSON ASSOCIATES
LANDSCAPE ARCHITECTURE
805.667.8053 | lynncjohnsonassociates@gmail.com | 1056 E. MEIA ST. SUITE 203 VENTURA CA 93001

PROJECT: **ALBANY APARTMENTS**

SHEET TITLE: **CONCEPTUAL LANDSCAPE PLAN**

NORTH:

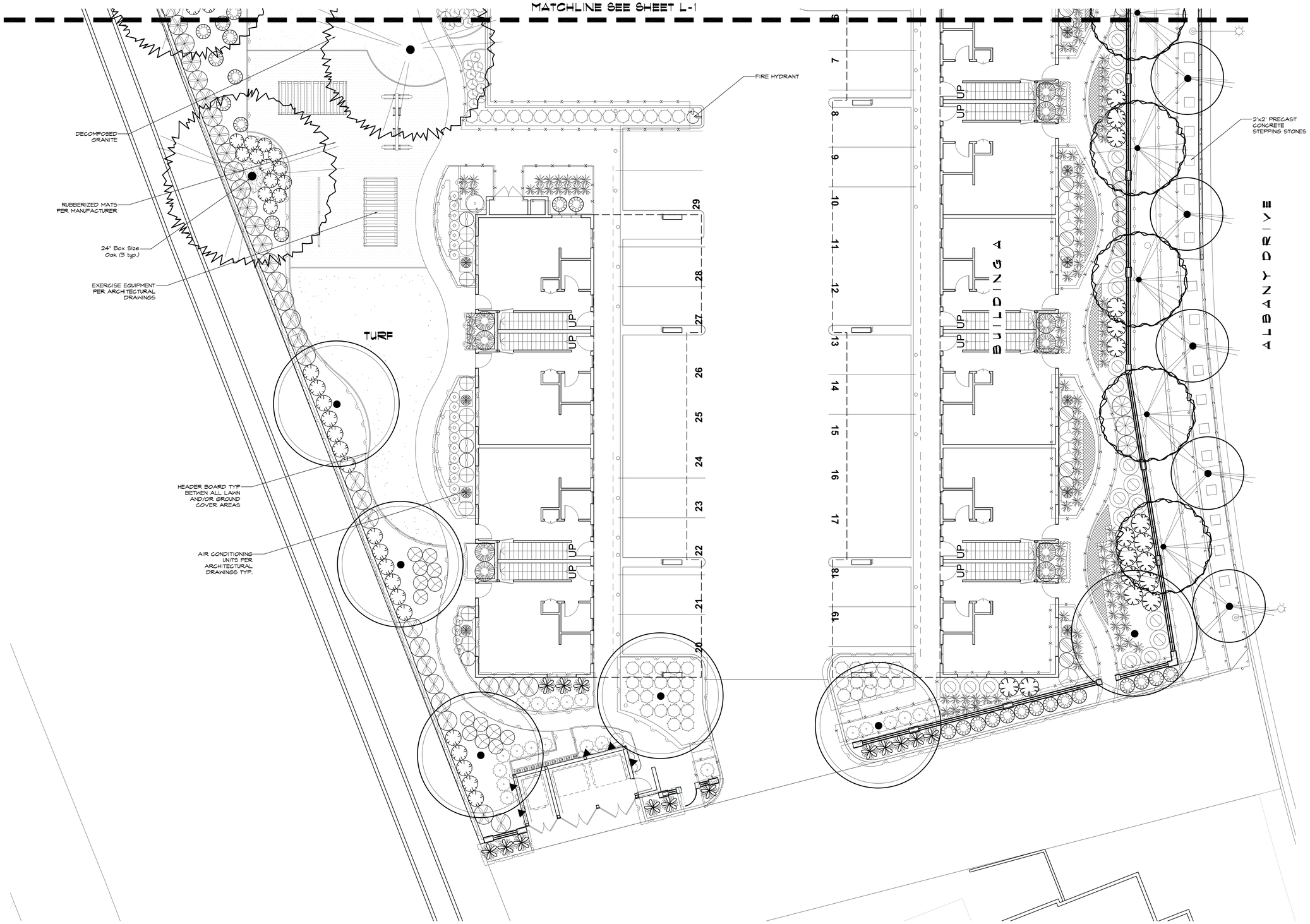
DATE: 01.26.24

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

DESIGN / DRAWN: LCJ/JW

JOB # 23-101

SHEET **L-2**



SEE SHEET L-2 FOR MASTER PLANTING LEGEND

THESE PLANS SHALL COMPLY WITH THE CITY OF OXNARD'S LANDSCAPE STANDARDS AND THE STATE OF CALIFORNIAS MWELO REQUIREMENTS

8' 4' 8' 16' 32'
1/8" = 1'-0"

LYNN C. JOHNSON ASSOCIATES
LANDSCAPE ARCHITECTURE
805.667.8033 | lynncjohnsonassociates@gmail.com | 1056 E. MEIA ST. SUITE 203 VENTURA CA 93001

REVISIONS	BY

REGISTERED LANDSCAPE ARCHITECT
LYNN C. JOHNSON NO. 2624
Signature
Date
STATE OF CALIFORNIA

DESIGNED FOR:
ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033

PROJECT:
ALBANY APARTMENTS

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

NORTH:

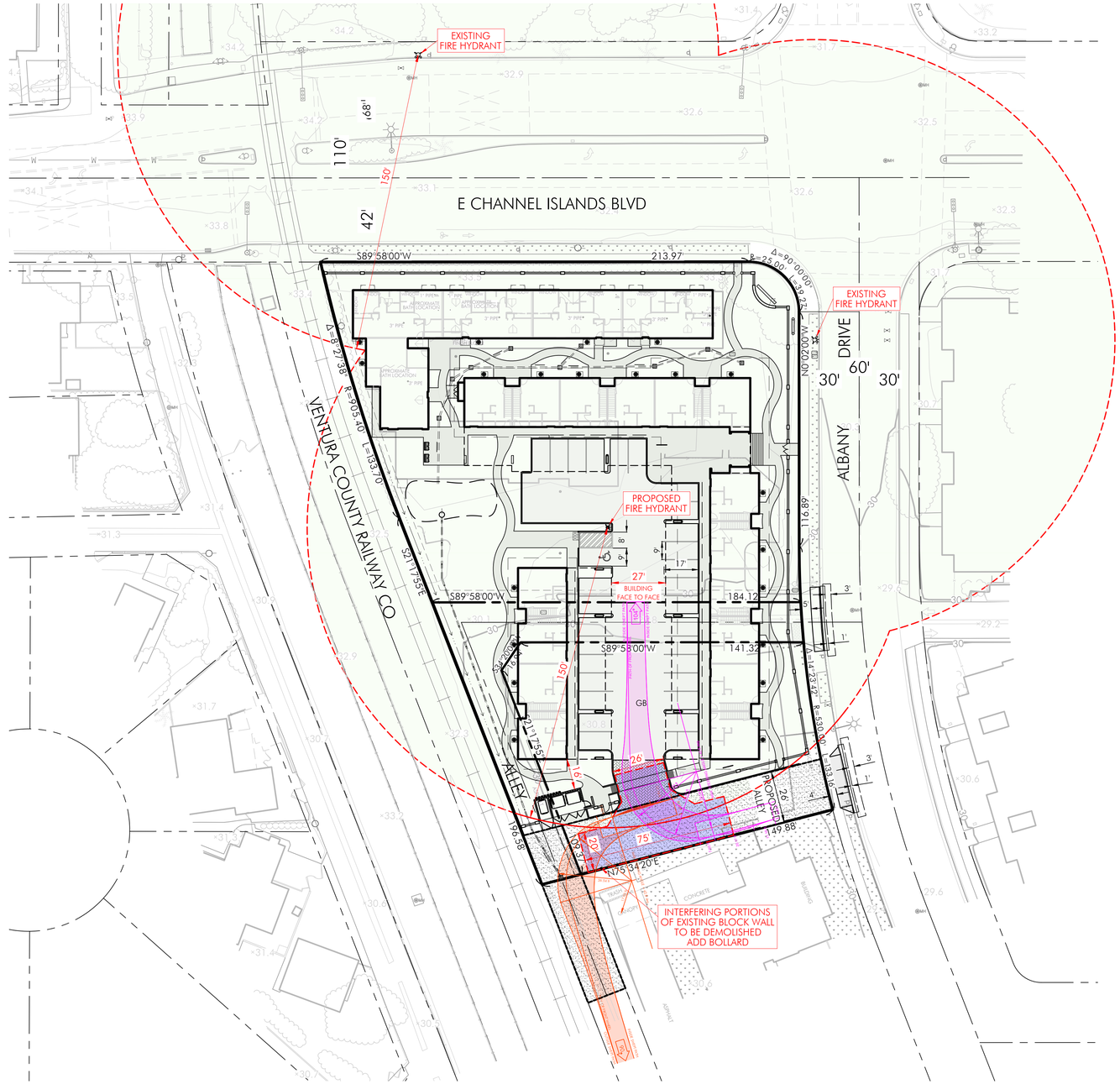
DATE: 01.26.24

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

DESIGN / DRAWN: LCJ/JW

JOB # 23-101

SHEET
L-3



SCALE: 1" = 30'

0 30 60 90

PZ # 23-200-06
ALBANY APARTMENTS

FIRE DEPARTMENT ACCESS EXHIBIT

2929 - 2931 ALBANY DRIVE
OXNARD, CALIFORNIA
A.P.N.: 221-0-061-195, 221-0-061-035

22-1793
RELEASE DATE:
February 5, 2024

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

CIVIL ENGINEER:
RICHARD E. DOSS R.C.E. C48987
2.5.2024
DATE

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-24
CIVIL
STATE OF CALIFORNIA

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

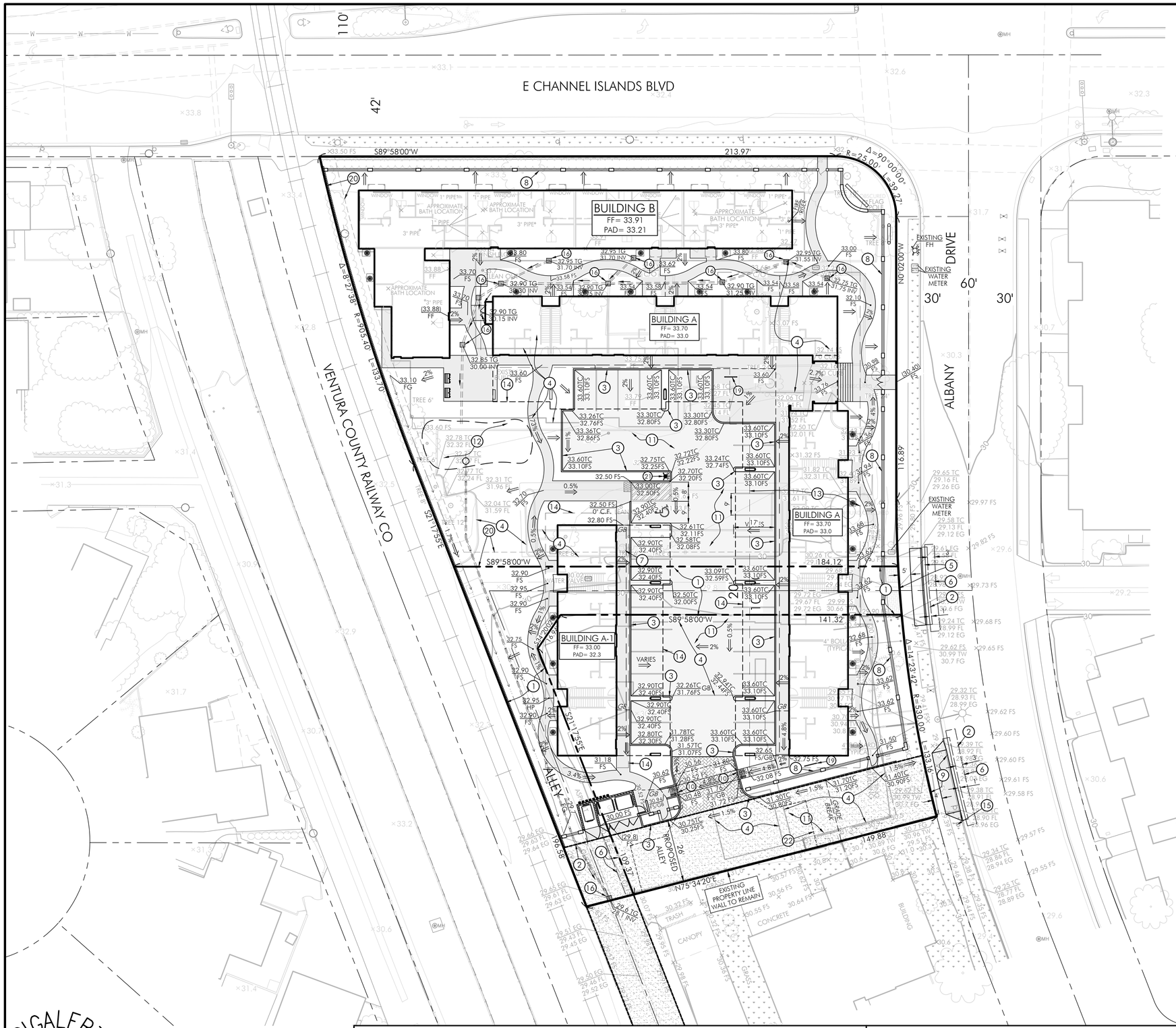
CITY OF OXNARD
Development Services Department

FIRE DEPARTMENT ACCESS EXHIBIT

ACCEPTED BY: CITY ENGINEER R.C.E. DATE
SCALE: HORIZ. VERT.
SHEET No 1 OF 1
DRAWN BY:
DRAWING NUMBER
CHECKED BY:

CD DATE: 2.5.2024

P:\OXNARD\22-1793 2929-2931 ALBANY DR\PLOT\22-1793 FIRE DEPARTMENT EXHIBIT.DWG



CONSTRUCTION NOTES:

1. INTERFERING PORTIONS OF EXISTING ALLEY TO BE DEMOLISHED AND REMOVED
2. SAWCUT AT LIMITS OF NEW CONSTRUCTION. MATCH EXISTING
3. CONSTRUCT 'A' CURB PER CITY OF OXNARD STANDARD PLAN PLATE 111
4. EXISTING STRUCTURES/PORTIONS OF EXISTING STRUCTURES, LANDSCAPE & HARDSCAPE TO BE DEMOLISHED UNDER SEPARATE PERMIT - SEE ARCHITECTURAL PLANS
5. EXISTING DRIVEWAY APRON TO BE REMOVED. CONSTRUCT NEW CURB & GUTTER, SIDEWALK PER CITY OF OXNARD STANDARD PLAN PLATE 115
6. COLD PLAN 3' MINIMUM WIDTH @ 1" MINIMUM DEPTH. REPLACE WITH NEW ASPHALT
7. OVERHEAD ELECTRICAL LINES TO BE REMOVED/UNDERGROUNDED BY S.C.E./OTHERS
8. NEW SITE WALL TO BE CONSTRUCTED. SEE LANDSCAPE PLAN FOR DETAILS
9. CONSTRUCT NEW DRIVEWAY AND SIDEWALK PER CITY OF OXNARD STANDARS, X=4' Y=26'
10. CONSTRUCT ADA RAMP PER CITY OF OXNARD STANDARD PLANS PLATE 110
11. ASPHALT CONCRETE PAVING - MINIMUM 3" AC OVER 6" BASE PER WORKMAN GEOTECHNICAL RECOMMENDATION
12. PROPOSED L.I.D. BRIOINFILTRATION RAIN GARDEN PER DETAIL 4 ON SHEET 2 OF 2
13. LIMITS OF OVER-EXCAVATION/REMOVAL/RECOMPACTION PER WORKMAN GEOTECHNICAL RECOMMENDATION
14. LIMITS OF BUILDING OVERHEAD
15. SIGN TO BE RELOCATED
16. 24 X 24 CATCH BASIN PER DETAIL 3 ON SHEET 2 OF 2
17. CONSTRUCT 6" CURB PER DETAIL 2 ON SHEET 2 OF 2
18. CONCRETE ALLEY
19. BIKE RACK PER ARCHITECTURAL PLANS
20. 6' PUBLIC UTILITY EASEMENT TO BE QUITCLAIMED OVERHEAD UTILITY LINES TO BE REMOVED.
21. PROPOSED FIRE HYDRANT PER CITY OF OXNARD STANDARD PLATE
22. CITY OF OXNARD FIRE DEPARTMENT HAMMERHEAD TURN-AROUND

LEGEND:

AL	AREA LIGHT	SD	STORM DRAIN
AC	ASPHALT	SL	STREET LIGHT
BFD	BACKFLOW DEVICE	SS	SANITARY SEWER
BW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TS	TRAFFIC SIGNAL
CONC	CONCRETE	TW	TOP OF WALL±
CF	CURB FACE	WM	WATER METER
CTV	CABLE TELEVISON	WV	WATER VALVE
DCD	DOUBLE CHECK DETECTOR	XFMR	ELECTRIC TRANSFORMER
DS	DOWNSPOUT W/4" PVC PIPE CONNECT TO STORM DRAIN		FIRE HYDRANT
			STREET SIGN
	DAY LIGHT LINE CUT/FILL		
FDC	FIRE DEPT. CONNECTION		CONCRETE BLOCK WALL
FF	FINISHED FLOOR	(X)	EXISTING
FL	FLOWLINE	(X)	EXISTING CONTOUR
FS	FINISHED SURFACE	X	PROPOSED CONTOUR
GB	GRADE BREAK	X%	DIRECTION & RATE OF FLOW
GTE	GENERAL TELEPHONE		GRADED SWALE 1% MIN SLOPE
NG	NATURAL GRADE	(E)	EXISTING
PB	PULL BOX		
PIV	POST INDICATOR VALVE		
PM	PARKING METER		
SCE	SO. CAL. EDISON		
SCO	SEWER CLEAN OUT		

LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.

SCALE: 1" = 20'

0 20 40 60

DIGALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

CIVIL ENGINEER:

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987 DATE

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-24 CIVIL STATE OF CALIFORNIA

PRECISE GRADING PLAN

2929 - 2931 ALBANY DRIVE

OXNARD, CALIFORNIA
A.P.N.: 221-0-061-195, 221-0-061-035

22-1793
RELEASE DATE:
APRIL 2023

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

OXNARD Development Services Department

PRECISE GRADING PLAN

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

SCALE: HORIZ. VERT.

SHEET No. 1 OF 2

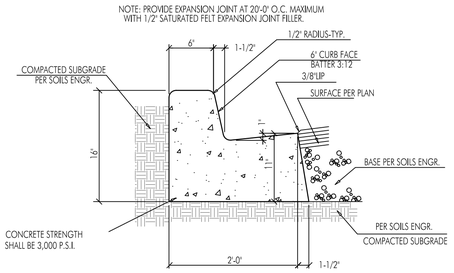
DRAWN BY:

DRAWING NUMBER **XX-XXX**

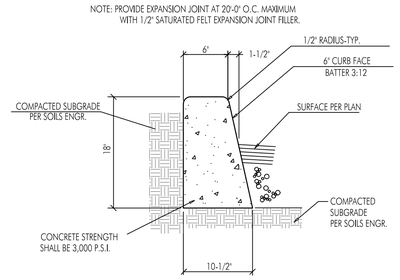
CHECKED BY:

NOT DATE: 2.2.2024

O:\OXNARD\22-1793 2929-2931 ALBANY DR\ENG\GRADING\22-1793 - GRADING PLAN.DWG



CONCRETE CURB AND GUTTER (1) N.T.S.



CONCRETE CURB (2) N.T.S.

- - - (X) N.T.S.

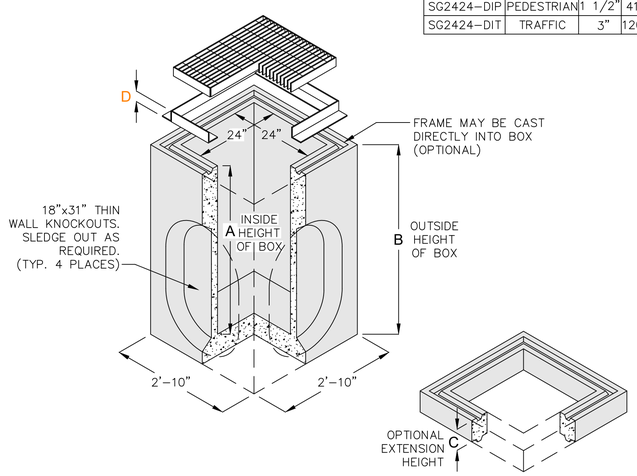
- - - (X) N.T.S.

- - - (X) N.T.S.

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.



EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

- FRAME AND GRATE ASSEMBLY AVALIABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION: FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

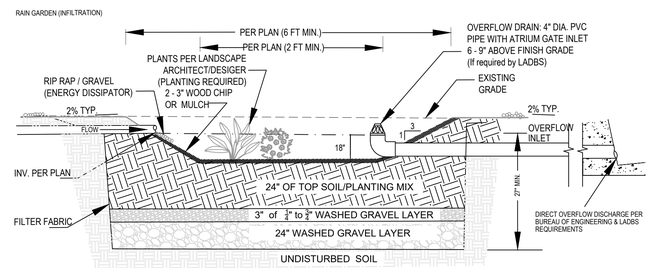
24" X 24" DRAIN INLET

JENSEN PRECAST

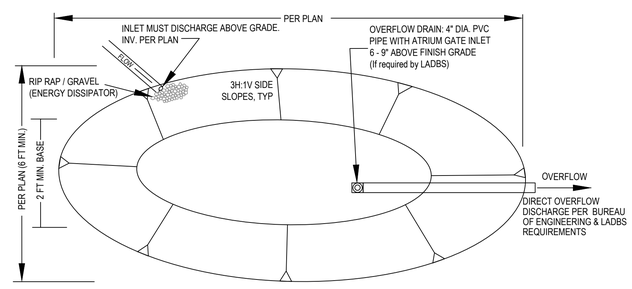
ORIG. DWG. DATE 11-28-00 | REV. DWG. DATE

DI2424

24" X 24" CATCH BASIN (3) N.T.S.



SECTION
NOT TO SCALE



PLAN
NOT TO SCALE

NOTES:

1. OVERFLOW DEVICE: VERTICAL RISER OR EQUIVALENT.
2. PERFORATED 6" MIN PVC PIPE UNDERDRAIN (OPTIONAL).
3. OPTIONAL CHOKING GRAVEL LAYER.
4. 2' MIN PLANTING MIX; 3' PREFERRED.
5. PONDING DEPTH 18" WITH FENCE; 6" WITHOUT FENCE.
6. 2' MIN GRAVEL LAYER DEPTH.

STORMWATER RAIN GARDEN (INFILTRATION) (4) N.T.S.

SCALE: 1" = 20'

0 20 40 60

DIGALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PREPARED BY:

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CIVIL ENGINEER:

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987 DATE

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-24
CIVIL
STATE OF CALIFORNIA

DETAIL SHEET

2929 - 2931 ALBANY DRIVE
OXNARD, CALIFORNIA
A.P.N.: 221-0-061-195

22-1793
RELEASE DATE:
APRIL 2023

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE DATE

CITY OF OXNARD
Development Services Department

DETAIL SHEET

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

SCALE: HORIZ. VERT.

SHEET No. 2 OF 2

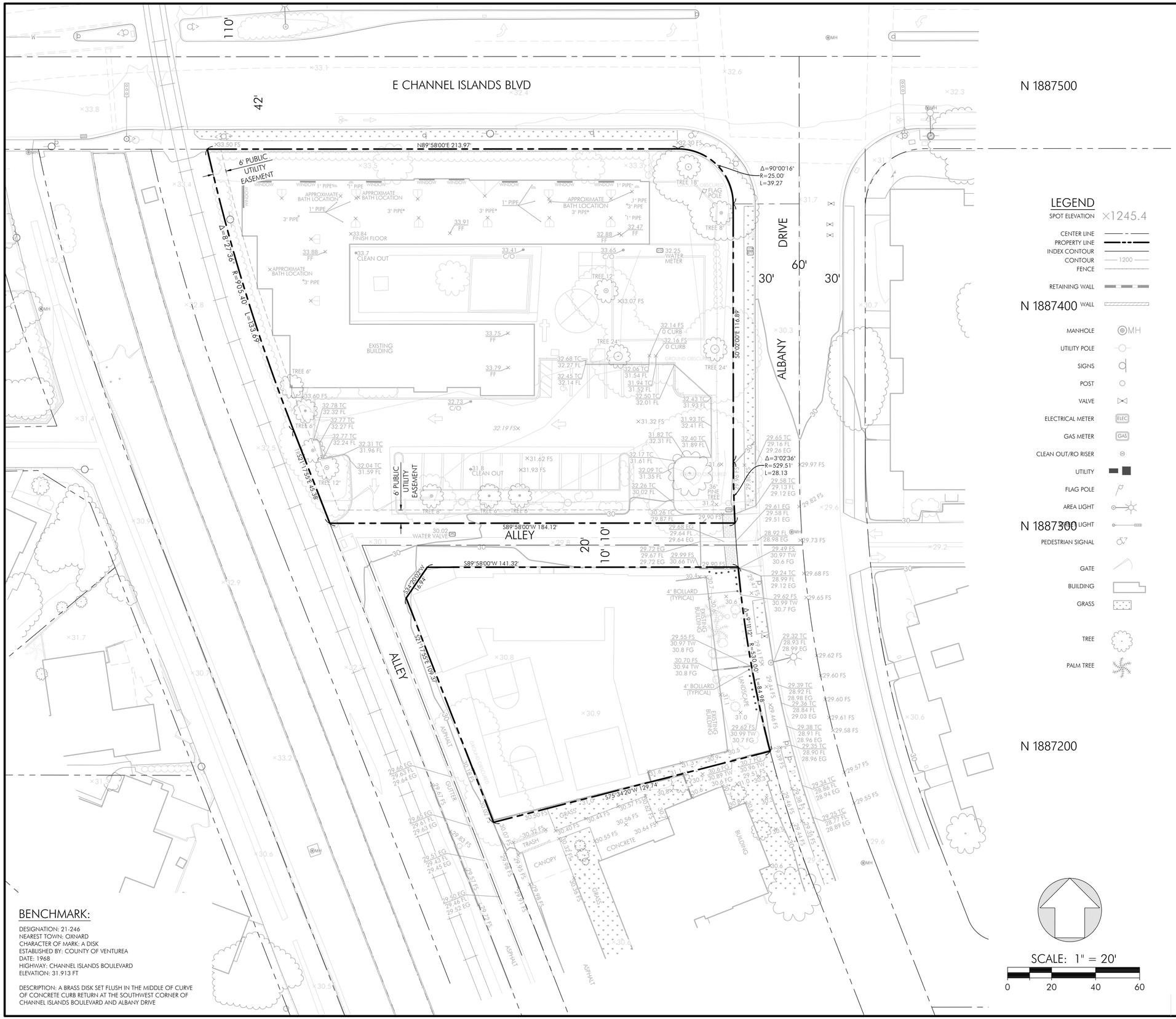
DRAWN BY:

DRAWING NUMBER **XX-XXX**

CHECKED BY:

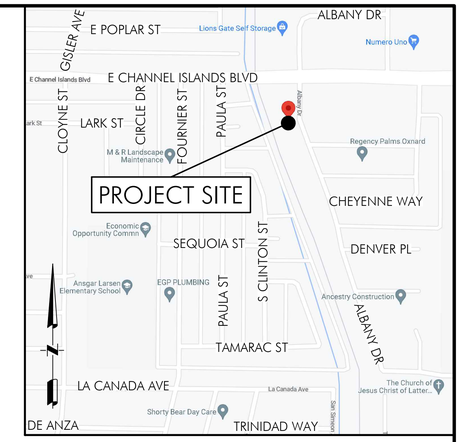
PLOT DATE: 2-2-2024

G:\OXNARD\22-1793 2929-2931 ALBANY DR\ENG\GRADING\22-1793 GRADING PLAN.DWG



LEGEND

- SPOT ELEVATION ×1245.4
- CENTER LINE
- PROPERTY LINE
- INDEX CONTOUR
- CONTOUR 1200
- FENCE
- RETAINING WALL
- WALL
- MANHOLE MH
- UTILITY POLE
- SIGNS
- POST
- VALVE
- ELECTRICAL METER ELEC
- GAS METER GAS
- CLEAN OUT/RO RISER
- UTILITY
- FLAG POLE
- AREA LIGHT
- STREET LIGHT
- PEDESTRIAN SIGNAL
- GATE
- BUILDING
- GRASS
- TREE
- PALM TREE



VICINITY MAP
N.T.S.

TOPOGRAPHIC SURVEY

ALBANY DRIVE

2929-2931 ALBANY DR.
OXNARD, CA 93033
APNs: 221-0-061-195, 221-0-061-035

TRACT No.1570-1
43 M.R. 57
SHEET 2 OF 3

February 2, 2024

SCALE: 1" = 20'

0 20 40 60

BENCHMARK:

DESIGNATION: 21-246
NEAREST TOWN: OXNARD
CHARACTER OF MARK: A DISK
ESTABLISHED BY: COUNTY OF VENTUREA
DATE: 1968
HIGHWAY: CHANNEL ISLANDS BOULEVARD
ELEVATION: 31.913 FT

DESCRIPTION: A BRASS DISK SET FLUSH IN THE MIDDLE OF CURVE OF CONCRETE CURB RETURN AT THE SOUTHWEST CORNER OF CHANNEL ISLANDS BOULEVARD AND ALBANY DRIVE

PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
WWW.PACIFICCOASTCIVIL.COM

OWNER/DEVELOPER:

JAMES ALLEN
JAMES@ALLENLAWCORP.COM

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 15, 2024

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

2. PROJECT NAME: 901 Cheyenne Way Multi-Family Development; PLANNING AND ZONING PERMIT NO. 23-200-02 (Development Design Review); College Estates Neighborhood

This item has been continued to August 19, 2024

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

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 15, 2024

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

3. PROJECT NAME: Marez Event Center Alcohol SUP; PLANNING AND ZONING PERMIT NO. 24-510-02 (Special Use Permit - Alcohol); Wilson Neighborhood

A request for a new alcohol license (ABC Type 47) to authorize the sale of distilled spirits for on-site consumption within an existing event center of approximately 7,510 square feet located at 141 West Fifth Street within the Downtown Core (DT-C) zone. The proposed hours of sales are 8:00am to 12:00am Sunday through Saturday. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Steve Rawlings — Phone: (951) 667-5152
City Contact: Serena Gonzalez, Case Planner — Phone: (805) 385-7952

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

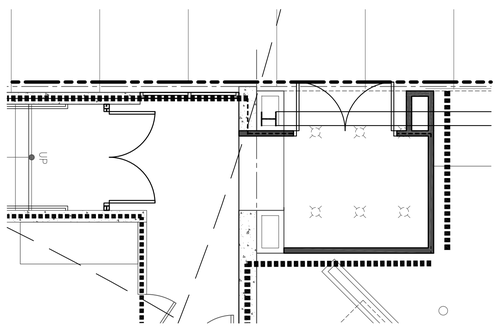
Para información en español, favor de llamar al (805) 385-7858

ACCESSIBLE EGRESS NOTES

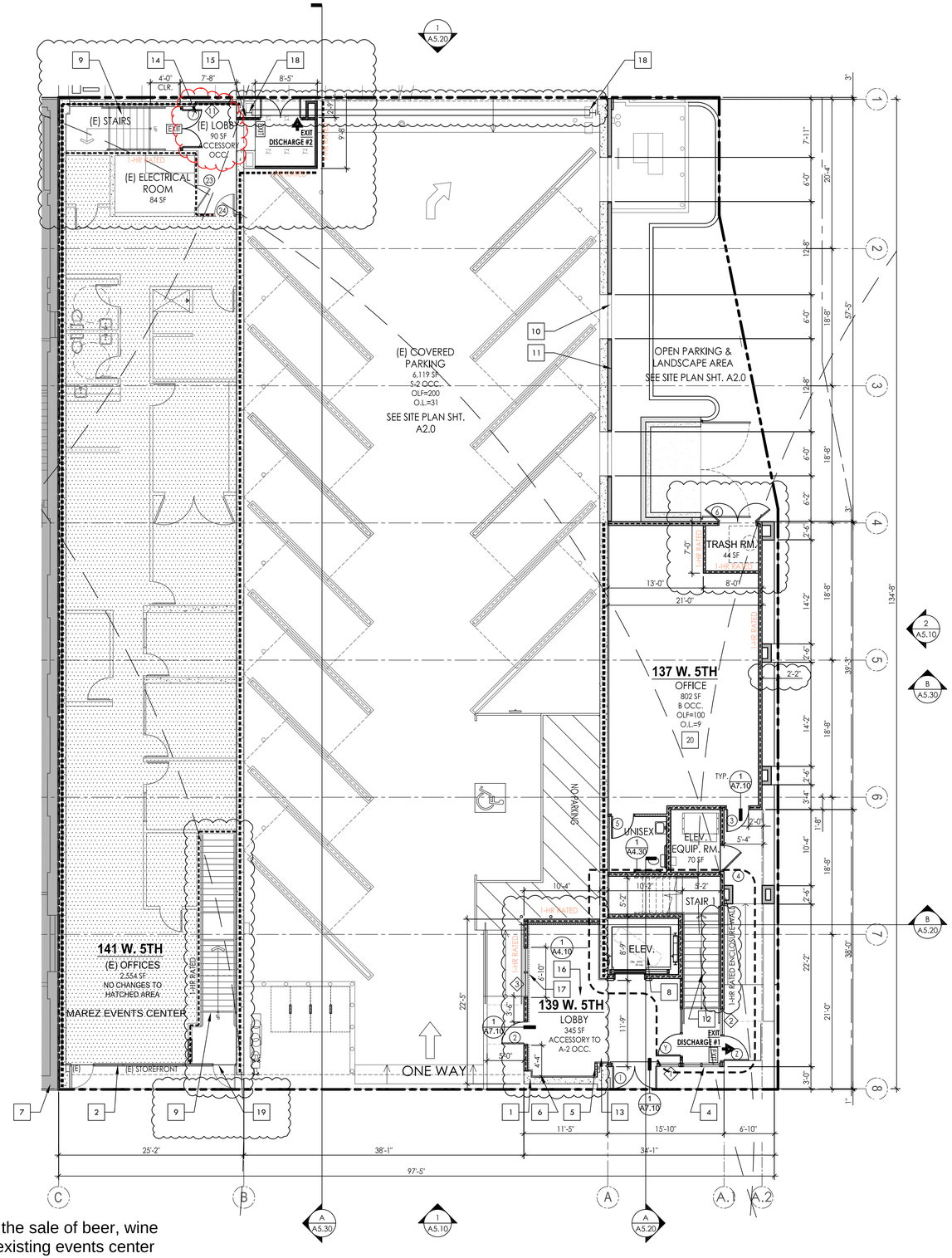
TWO WAY COMMUNICATION SYSTEM SHALL BE INCLUDED UNDER FIRE ALARM DEFERRED SUBMITTAL :
2-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.
TWO-WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT. WHERE THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, A TWO-WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO AN APPROVED MONITORING LOCATION. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.
DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE SPECIFIC STORY, FLOOR LOCATION AND BUILDING ADDRESS OR OTHER BUILDING IDENTIFIER SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM.

DIRECTIONAL SIGNAGE:
PROVIDE DIRECTIONAL SIGNAGE (INDICATING THE LOCATION OF THE OTHER MEANS OF EGRESS AND WHICH ARE ACCESSIBLE MEANS OF EGRESS AT THE FOLLOWING:
- AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AND APPROVED ACCESSIBLE MEANS OF EGRESS
- AT ELEVATOR LANDINGS

TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
PROVIDE TACTILE EXITS SIGNS PER DETAIL AT THE FOLLOWING:
- AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD **"EXIT"**.
- AT EACH DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE APPROPRIATE WORDS; **"EXIT STAIR DOWN"**, **"EXIT RAMP DOWN"**, **"EXIT STAIR UP"**, **"EXIT RAMP UP"**.
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE -LEVEL EXTERIOR DOOR BY MEANS OF AND EXIT ENCLOSURE OR AN EXIT PASSAGE WAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS **"EXIT ROUTE"**
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD **"EXIT ROUTE"**.



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



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

PROPOSED USE: Minor modification of SUP 13-500-04 to allow the sale of beer, wine and distilled spirits for on-site consumption (ABC Type 47) at an existing events center that is allowed to serve beer and wine through an outside caterer.

ALL IMPROVEMENTS ARE EXISTING. NO NEW CONSTRUCTION PROPOSED.

KEY LEGEND

1. (E) MASONRY WALL W/ STUCCO FINISH TO REMAIN. PAINT PER EXTERIOR ELEVATIONS
2. (E) CLEAR ALUM. STOREFRONT SYSTEM TO REMAIN, REPLACE GLASS WITH NEW TO MATCH NEW STOREFRONTS. SEE EXTERIOR ELEVATIONS AND WINDOW SCHEDULES FOR SPECIFICATIONS
3. NOT USED
4. (N) ALUM. STOREFRONT GLAZING PER WINDOW SCHEDULES A6.10
5. (E) DOWNSPOUT TO REMAIN. FURR WITH 2x STUDS FINISH WITH DRYWALL, FIELD VERIFY
6. FINISH INTERIOR SIDE OF MASONRY WALL WITH FURRING CHANNELS AND DRYWALL. PER DETAIL 10/A7.20, TYP. WHERE OCCURS
7. (E) ADJACENT BUILDING
8. GURNEY RATED HYDRAULIC ELEVATOR - OTIS HYDROFIT 4500 7'-10" x 5'-5" INSIDE CAR DIMENSIONS, AND 4' WIDE CLEAR OPENING, SIDE SLIDE DOOR. SEE DETAIL 1-7/A7.70.
9. EXISTING STAIR WITH MAX. 7"HI. RISERS AND 11"MIN TREADS AND HANDRAILS AT BOTH SIDES TO REMAIN. REPAIR HANDRAILS TO PROVIDE EXTENSIONS AT TOP AND BOTTOM PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
10. 6'X6' VENTILATION OPENINGS WITHIN EXISTING MASONRY WALL, TYP. OF 3 ALONG EAST WALL. SEE GARAGE VENTILATION ON SHEET A2.00
11. HORIZONTAL ALUMINUM SIDING WITH 4" WIDE ALUMINUM TRIM AROUND EDGES AND WINDOW OPENINGS, INSTALLATION PER DETAIL 2 & 6/A7.20
12. NEW STAIR WITH HANDRAILS AT BOTH SIDES. PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
13. FIRE EXTINGUISHER CABINET, PER DETAIL 4/A7.10
14. (E) DOOR TO BE REMOVED AND REPLACED WITH NEW, SEE DOOR SCHEDULES A6.10
15. (E) GATE TO BE REMOVED AND REPLACED WITH NEW 4' WIDE W.I. GATE WITH PANIC HARDWARE ON THE INTERIOR SIDE AND LEVER AT EXTERIOR SIDE. PROVIDE 10" HI. KICKPLATE.
16. (N) CONCRETE SLAB PER STRUCTURAL PLANS
17. (N) CONCRETE CURB PER STRUCTURAL PLANS. CONSTRUCT 2x STUD WALL ABOVE CURB
18. (N) STRUCTURAL COLUMN AND ASSOCIATED BRACED FRAME ABOVE. EXPOSED STEEL SHALL BE FIRE-PROTECTED PER DETAIL 9, SHEET A7.60 OR PROVIDE SPRAYED ON FIRE-RESISTIVE MATERIAL IN THICKNESS PER MANUFACTURER'S INSTRUCTION AND CBC 722.5.1.3 FOR COLUMNS AND 755.5.2.2 FOR BEAMS AND GIRDERS.
19. EXISTING DOOR LANDING SHALL BE LEVEL AND CLEAR, 2% MAX CROSS SLOPE IN ANY DIRECTION. EXISTING DOOR THRESHOLD SHALL COMPLY WITH DETAILS.
20. NEW OFFICE LEASE SPACE ADDRESS SHALL BE COORDINATED GEORGE ROBERTS AT CITY OF OXNARD AT TIME OF PERMIT ISSUANCE. CONTACT GEORGE ROBERTS AT (805)-385-7890.

GENERAL NOTES

A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

B. OWNER TO SELECT ALL INTERIOR PAINT COLORS AND ALL FINISHES SHOWN ON THIS PLAN.

C. ALL MAIN EXIT DOORS SHOULD HAVE A READLY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHOULD BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND.

FIRE-PROTECTED RATED GLAZING

1. WINDOW NUMBERS 3 & 4 IN LOBBY ARE ¾ HOUR FIRE WINDOWS, WITH GLAZING TO BE MARKED AS OH-45 OR W-60 PER TABLE 716.6
2. WALL ASSEMBLY IN THIS LOCATION TO BE MINIMUM 1-HOUR RATED OCCUPANCY SEPARATION WALL.
3. TOTAL AREA OF FIRE GLAZING SHALL NOT EXCEED 25% OF TOTAL WALL AREA:
   TOTAL WALL AREA = 9' TALL x 32-10" = 295 SF
   25% OF 295 = 73 SF MAX.

PROPOSED WINDOW = 6'1-" WIDE X 7' TALL = 48 SF...O.K.

WALL LEGEND

- 2x FURRED EXTERIOR WALL PER ELEVATIONS SHEET A5.1
- EXISTING STUD INTERIOR WALL TO BE REMOVED
- (E) INTERIOR STUD FRAMED WALL TO REMAIN
- (E) CONCRETE BLOCK WALL TO REMAIN
- (E) CONCRETE BLOCK WALL TO REMAIN, 1 HOUR RATING
- 2x WOOD STUDS, @16"O.C. WITH 5/8" TYPE 'X' GYP. BD. AT BOTH SIDES, 1 RATED HOUR SHAFT
- 1 HOUR RATED EXTERIOR WALLS: WOOD STUDS PER STRUCTURAL PLANS (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP. BD. INT SIDE. AND EXT. PLASTER AT EXTERIOR SIDE, W/ R-19 BATT INSULATION. SEE DETAIL 1, SHEET A7.00
- INTERIOR WALLS: 6" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/R-19 BATT INSULATION (FOR SOUND)
- INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/ R-15 BATT INSULATION (FOR SOUND)
- 1-1/2" FURRING CHANNELS @ 24"O.C. HORIZONTAL, W/5/8" GYP. BD. AT EXPOSED SIDE
- EXIT — ILLUMINATED EXIT SIGN. SEE ELECTRICAL PLANS FOR EXACT LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTING. NOTE: MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.

COASTAL ARCHITECTS
505 So. A Street, Suite 200 Oxnard CA 93030
Tel 805.985.7654 Fax 805.201.3023 www.CoastalArch.com
Principal Architect - Jeff B. Zook

Consultants:

Project Designed For:

Marez Events Center

BUILDING ADDITION & TENANT IMPROVEMENT
137, 139, 141 W. Fifth Street
Oxnard CA 93030

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISIONS
--	08/16/2016	BUILDING & SAFETY - 1ST SUBMITTAL
1	11/16/2017	BUILDING & SAFETY - 2ND SUBMITTAL
2	05/29/18	BUILDING & SAFETY - 3RD SUBMITTAL
3	09/13/18	BUILDING & SAFETY - 4TH SUBMITTAL
4	03/12/19	BUILDING & SAFETY - 5TH SUBMITTAL

Approvals:

DATE:	2016.03.01	Project Designer	MFS
SCALE:	AS SHOWN	APPROVED:	
PROJECT:	160202		
DRAWN:	LE		

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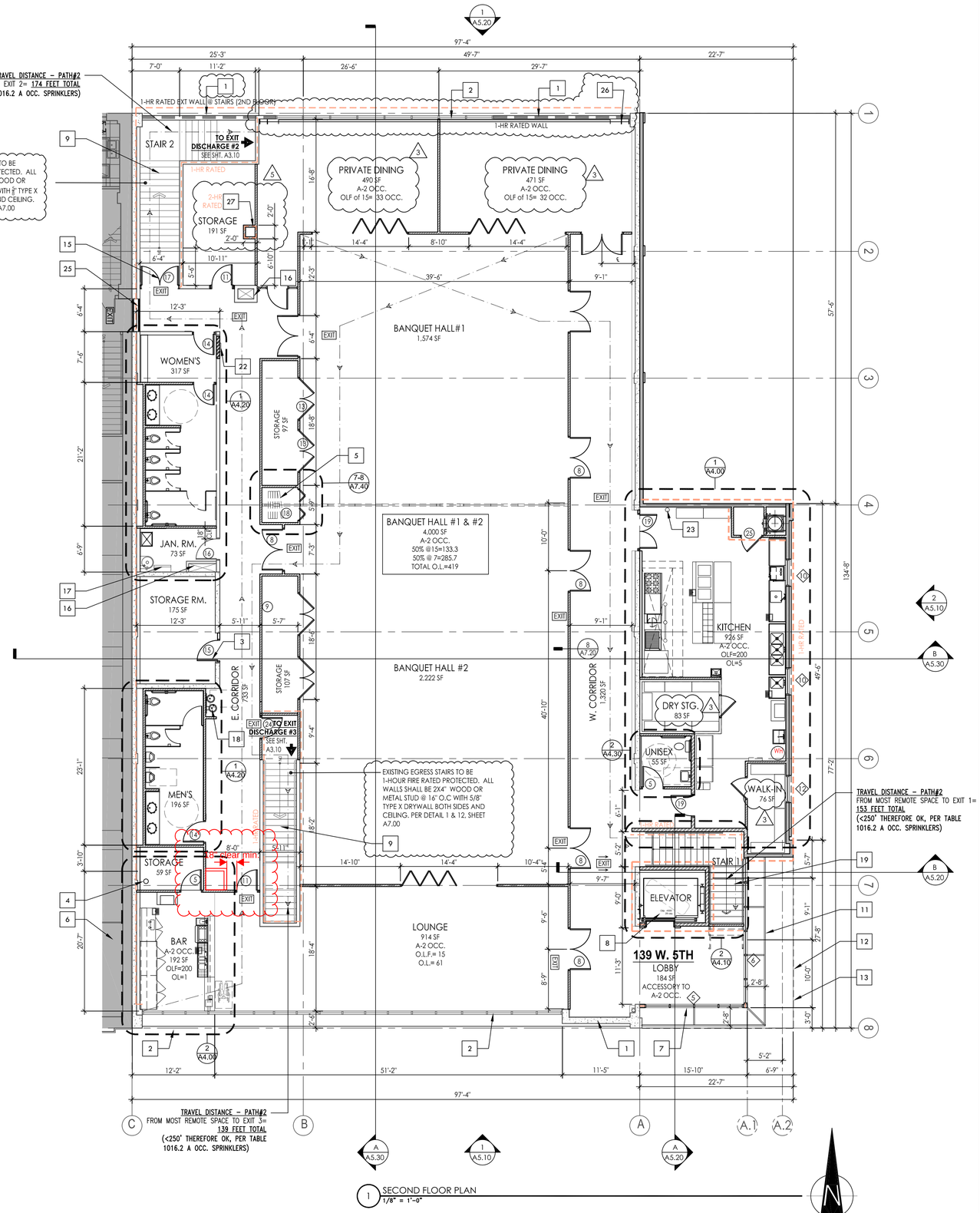
Sheet Title:

1st FLOOR PLAN

Sheet Title:

A3.1

SHEET OF XX



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

ALL IMPROVEMENTS ARE EXISTING. NO NEW CONSTRUCTION PROPOSED.

KEY NOTES

1. (E) METAL STUDS WALL AT SECOND FLOOR. W./ EXTERIOR STUCCO FINISH TO REMAIN. PAINT PER EXTERIOR ELEVATIONS. WALL TO BE RETROFITTING PER ELEVATION 1, SHEET A5.20, REFER TO DETAIL15 ON SHEET A7.00
2. (E) CLEAR ALUM. STOREFRONT SYSTEM TO REMAIN. REPLACE GLASS WITH NEW TO MATCH NEW STOREFRONTS, SEE EXTERIOR ELEVATIONS AND WINDOW SCHEDULES FOR SPECIFICATIONS
3. (E) SAFE DOOR
4. FIRE RISER LOCATION. SEE SPRINKLER DRAWINGS, UNDER SEPARATE PERMIT AND SUBMITTAL
5. SINGLE OPENING FOLDING DOOR/WALL ASSEMBLY, HUFCOR 632 SERIES- STC 51 (10.2 LBS/SF) TOP SUPPORTED, CENTER STACK, MANUALLY OPERATED. SEE DETAILS 7 & 8/A7.40
6. (E) ADJACENT BUILDING
7. (N) ALUM. STOREFRONT GLAZING PER WINDOW SCHEDULES A6.10
8. GURNEY SIZED ELEVATOR, PER DETAIL 1/A7.70
9. EXISTING STAIR WITH MAX. 7"HI. RISERS AND 11"MIN TREADS AND HANDRAILS AT BOTH SIDES TO REMAIN. REPAIR HANDRAILS TO PROVIDE EXTENSIONS AT TOP AND BOTTOM PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
10. NOT USED.
11. DECORATIVE ALUM. SCREEN. SEE EXTERIOR ELEVATIONS
12. 6" CANOPY BELOW, FINISH TO MATCH EXISTING, PER DETAIL 11/A7.50
13. LINE OF ROOF BROW ABOVE
14. NOT USED.
15. (E) DOOR TO BE REMOVED AND REPLACED WITH NEW, SEE DOOR SCHEDULES A6.10
16. (E) HVAC SHAFT TO REMAIN. SERVES (E) OFFICE ON GROUND FLR.
17. (E) ROOF ACCESS LADDER, TO REMAIN
18. HI-LOW WATER FOUNTAINS PER DETAIL 5/A7.10
19. NEW STAIR WITH HANDRAILS AT BOTH SIDES, PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
20. NOT USED
21. BUILT-UP ROOFING, SEE ROOF PLANS
22. FIRE EXTINGUISHER CABINET, PER DETAIL 4/A7.10
23. TYPE K FIRE EXTINGUISHER. MOUNT PER DETAIL 4/A7.10
24. NOT USED.
25. (E) 2 - HOUR RATED WALL TO REMAIN. REMOVE (E) W.I. DOOR AND PATCH WITH DRYWALL
26. (N) STRUCTURAL COLUMN AND ASSOCIATED BRACED FRAME ABOVE. EXPOSED STEEL SHALL BE FIRE-PROTECTED PER DETAIL 9, SHEET A7.60 OR PROVIDE SPRAYED ON FIRE-RESISTIVE MATERIAL IN THICKNESS PER MANUFACTURER'S INSTRUCTION AND CBC 722.5.1.3 FOR COLUMNS AND 755.5.2.2 FOR BEAMS AND GIRDERS.
27. (N) 2-HOUR VERTICAL SHAFT PER 8/A7.00. SEE WALL LEGEND, THIS SHEET

NOTE:
POSTING OF OCCUPANT LOAD, TYP. AT EVERY BANQUET HALL EXIT DOOR. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE. NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

WALL LEGEND

- 8 / A7.00 — INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. (2 HOUR RATED). GA FILE #WP 4135
- (E) INTERIOR STUD FRAMED WALL TO REMAIN
- (E) CONCRETE BLOCK WALL TO REMAIN
- 2x WOOD STUDS, @16"O.C. WITH 5/8" TYPE 'X' GYP. BD. AT BOTH SIDES. 1 RATED HOUR SHAFT
- 1 / A7.00 — 1 HOUR RATED EXTERIOR WALLS: WOOD STUDS PER STRUCTURAL PLANS (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP. BD. INT SIDE. AND EXT. PLASTER AT EXTERIOR SIDE. W/ R-19 BATT INSULATION. SEE DETAIL 1, SHEET A7.00
- INTERIOR WALLS: 6" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/R-19 BATT INSULATION (FOR SOUND)
- INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/ R-15 BATT INSULATION (FOR SOUND)
- 10 / A7.20 — 1-1/2" FURRING CHANNELS @ 24"O.C. HORIZONTAL. W/5/8" GYP. BD. AT EXPOSED SIDE
- EXIT — ILLUMINATED EXIT SIGN. SEE ELECTRICAL PLANS FOR EXACT LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTING. NOTE: MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE. SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
- 1 HOUR RATED INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/ R-15 BATT INSULATION (FOR SOUND)

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5	05/02/19	BUILDING & SAFETY - 6TH SUBMITTAL

Approvals:

DATE:	2016.03.01	Project Designer	MFS
SCALE:	AS SHOWN	APPROVED:	
PROJECT:	160202		
DRAWN:	LE		

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Sheet Title:

2nd FLOOR PLAN

Sheet Title:

A3.30

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