

COMMUNITY WORKSHOP

Monday, October 21, 2024

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

- 1. PROJECT NAME: Sandhu Apartments; PLANNING AND ZONING PERMIT NOS. 24-310-02 (Lot Merger), 23-200-11 (Development Design Review), and 23-535-06 (Density Bonus); Kamala Park Neighborhood**

A request to merge two lots into one lot, and construct a three-story, 23-unit apartment building on a 0.99 acre site located at 1227 and 1239 South C Street (APNs: 203-0-062-010, and -020) within the Multiple-Family Residential (R-2) zone. Project includes a density bonus with concessions to increase maximum building height, and reduce required interior yard space. The project is exempt from environmental review pursuant to Section 15332 (In-fill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Rosy Hernandez
City Contact: Marcum Caldwell, Case Planner

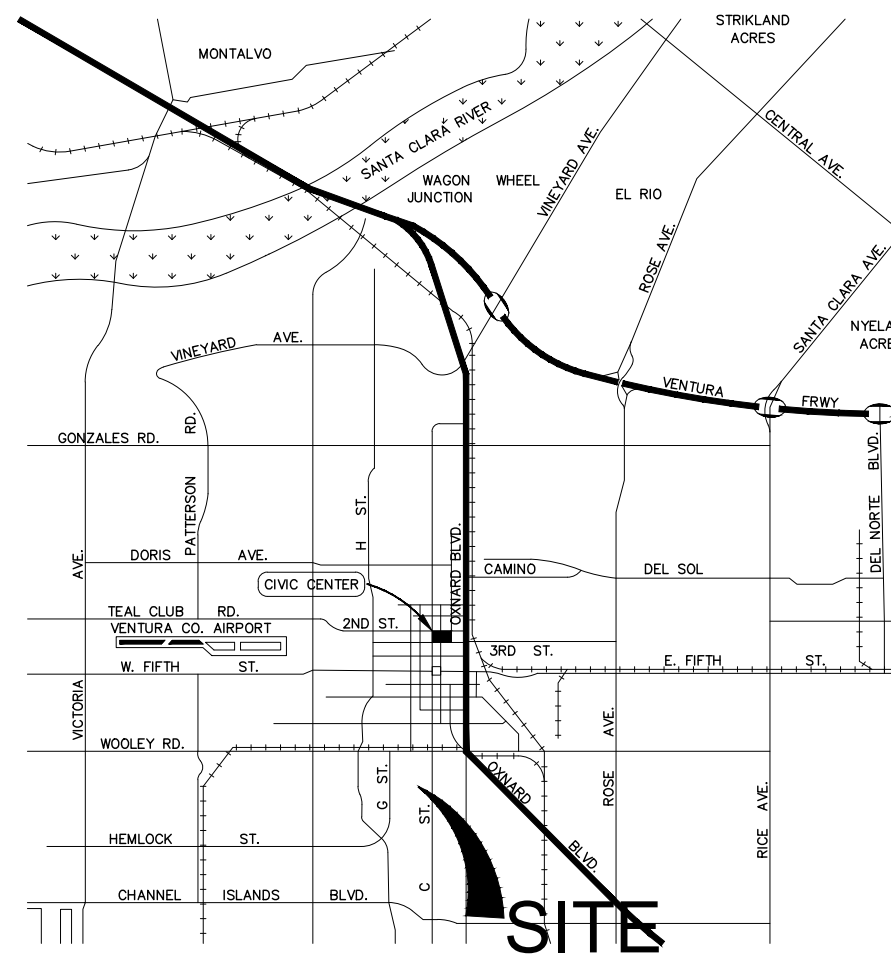
Phone: (805) 288-3368
Phone: (805) 385-7863

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

ENGINEERING SITE PLAN

APN: 203-0-062-010



GRADING CONSTRUCTION NOTES / LEGEND

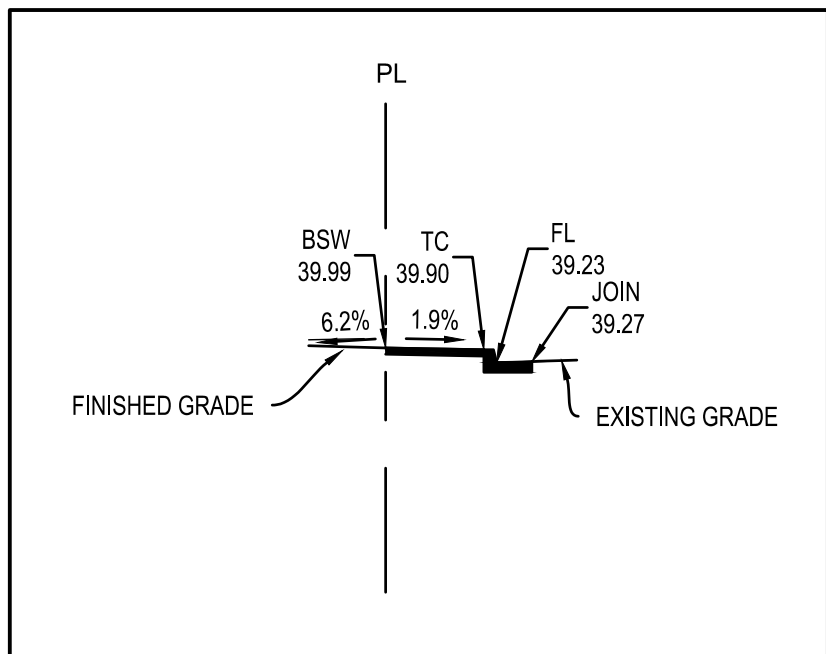
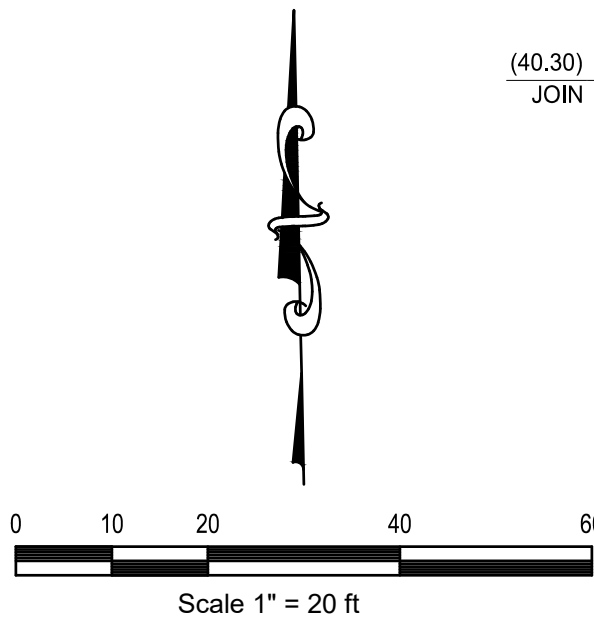
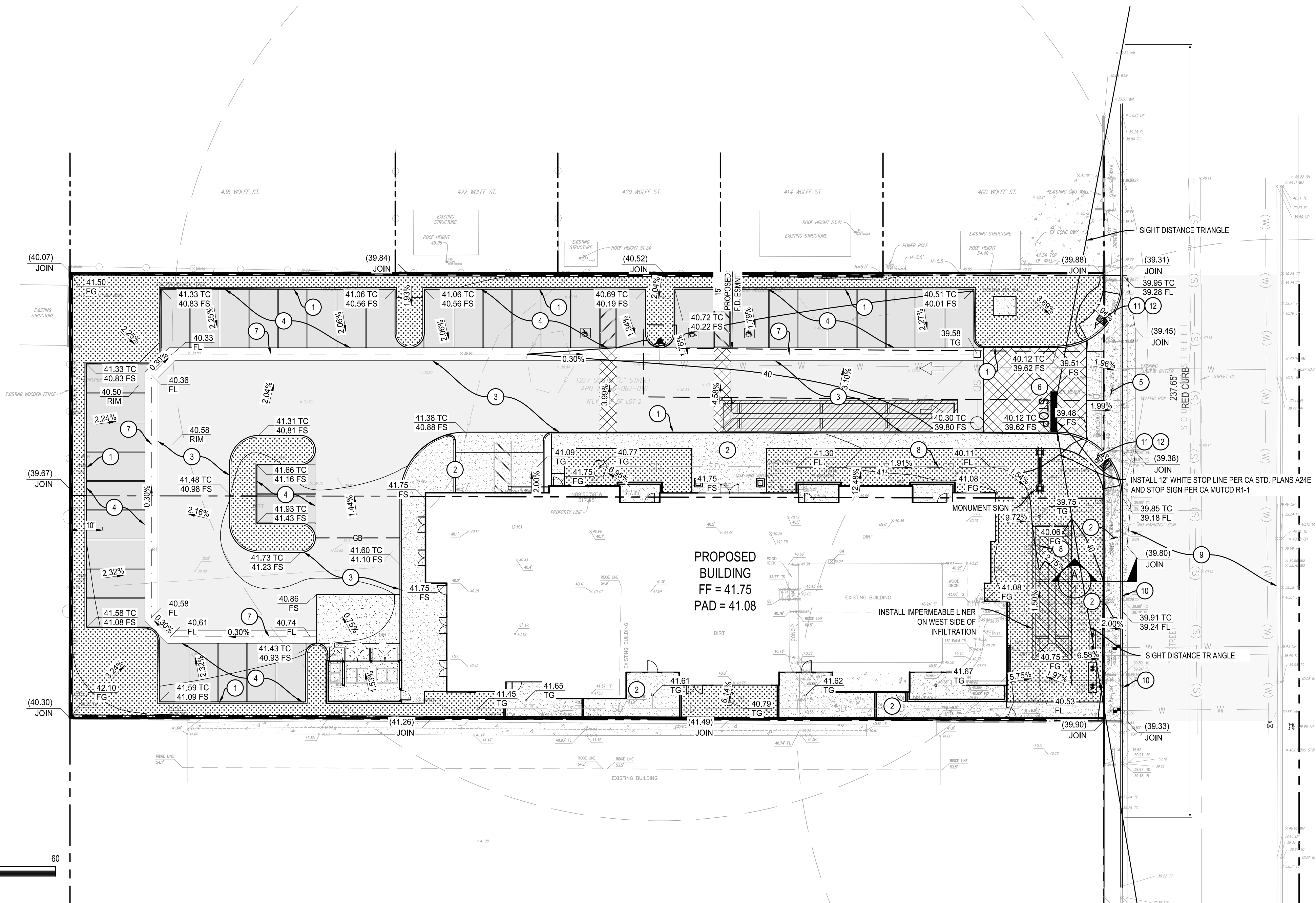
1. CONSTRUCT 6" CURB PER CITY OF OXNARD STANDARD PLATE NO. 111, TYPE A1-6.
2. CONSTRUCT HARDSCAPE. INSTALL MATERIAL ON 4" AGGREGATE BASE. SEE ARCHITECTURAL PLANS FOR PRODUCT SPECIFICATION. PRODUCT TO BE 4" P.C.C. UNLESS NOTED OTHERWISE.
3. CONSTRUCT A.C. PAVEMENT, 4" ASPHALT CONCRETE OVER 4" CLASS II BASE.
4. CONSTRUCT A.C. PAVEMENT, 4" ASPHALT CONCRETE OVER 4" CLASS II BASE.
5. CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116.
6. CONSTRUCT COLORED SCORED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS.
7. CONSTRUCT 4" CONCRETE RIBBON CUTTER PER CITY OF OXNARD STANDARD PLATE NO. 117.
8. CONSTRUCT EARTHEN SWALE.
9. 2" GRIND AND OVERLAY THE FULL WIDTH OF THE STREET.
10. CONSTRUCT 8" CURB AND GUTTER PER CITY OF OXNARD STANDARD PLATE NO. 111, TYPE A2-8
11. INSTALL DETECTABLE WARNING SURFACE PER CITY OF OXNARD STANDARD PLATE NO. 110.
12. CONSTRUCT CURB RAMP PER CITY OF OXNARD STANDARD PLATE NO. 110, CASE B, TYPE 2.

GRADING NOTES

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

ABBREVIATIONS

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



SECTION 'A'
SCALE: 1" = 10'

LEGEND

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

PREPARED BY:

CCE DESIGN ASSOCIATES, INC.

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805.738.5434 • www.ccedesignassociates.com

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

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

Oxnard CITY OF OXNARD		Development Services Department	
GRADING PLAN			
ACCEPTED BY: CITY ENGINEER		R.C.E. DATE	
SHEET DRAWING NUMBER			
REVIEWED BY:		DATE	
SCALE: HORIZ. 1"=20'		SHEET No. 1 OF 2	
VERT. 1"=20'		DRAWN BY: RC	
CHECKED BY: RC		DRAWING NUMBER XX-XXX	

ENGINEERING SITE PLAN

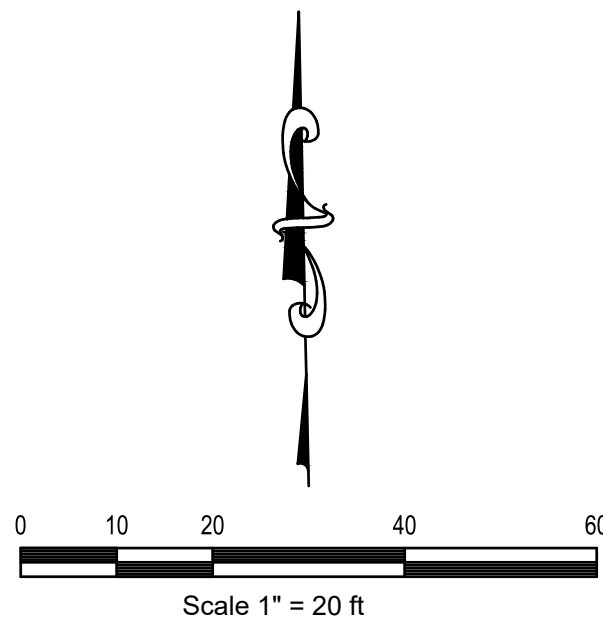
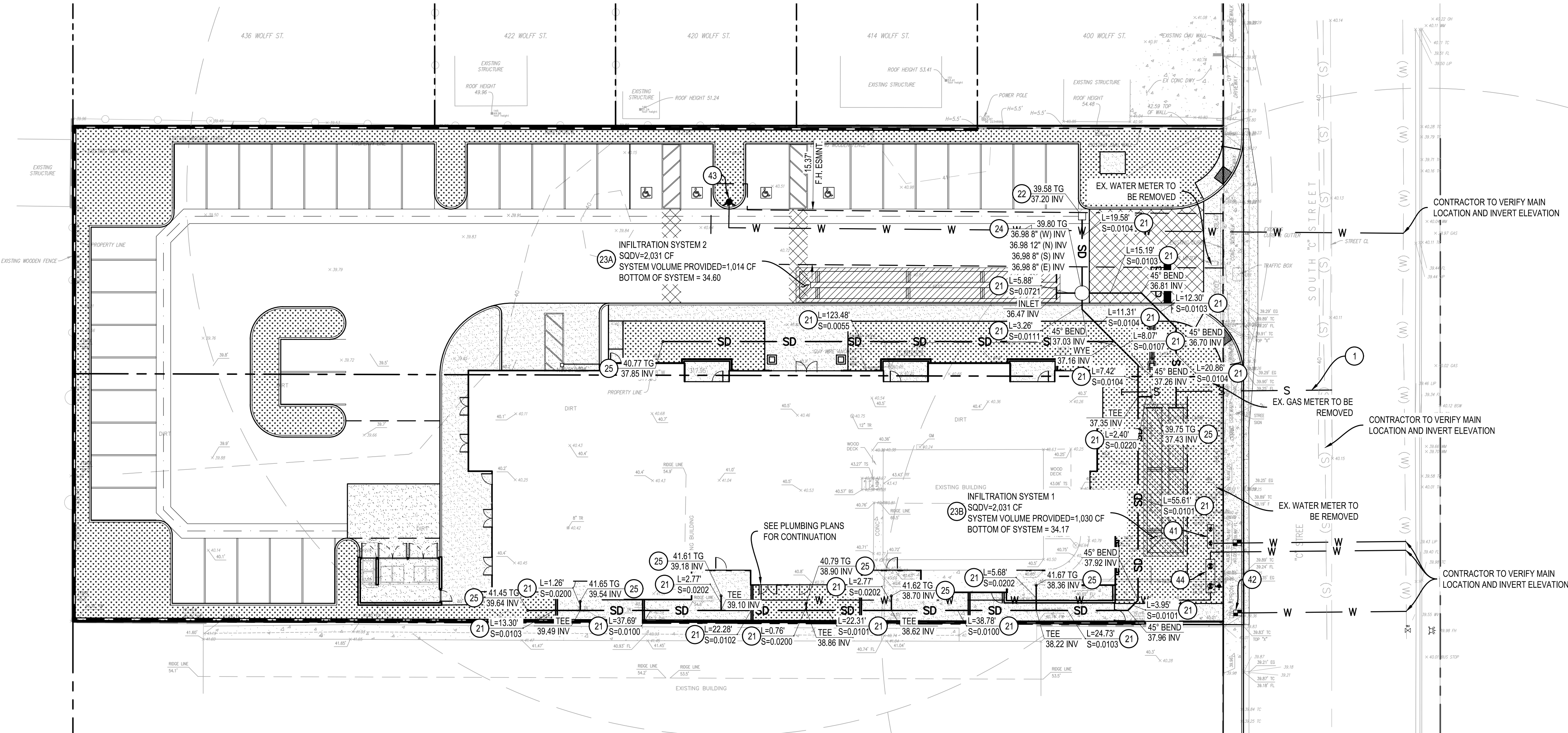
APN: 203-0-062-010

UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S — ① INSTALL 8" SEWER LATERAL. SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS. SHOWN FOR REFERENCE HEREON. TRENCH AND BACKFILL PER CITY OXNARD STD. PLATE NO. 602.
- SD — ②1 INSTALL 8" PVC SDR-35 STORM DRAIN PIPE. LENGTH AND SLOPE PER PLAN.
- ②2 INSTALL BROOKS PRODUCTS CATCH BASIN (2424) OR APPROVED EQUAL.
- ②3A INSTALL CONTECH 36" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- ②3B INSTALL CONTECH 48" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- ②4 INSTALL CONTECH CDS UNIT 2025-5 OR APPROVED EQUAL.
- ②5 INSTALL NYLOPLAST 6" AREA DRAINS OR APPROVED EQUAL.
- ②6 INSTALL SUMP PUMP TO OVERFLOW DRAINAGE TO THE STREET.
- ②7 INSTALL SIDEWALK DRAIN PER CITY OF OXNARD STD. PLATE NO. 122.
- W — ④1 INSTALL 2" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.
- W — ④2 INSTALL 1" IRRIGATION BACKFLOW DEVICE AND METER PER CITY OF OXNARD STD. PLATES NO. 305 & 309.
- ④3 INSTALL 6" WET BARREL FIRE HYDRANT WITH 4" x 4" x 2-1/2" CONNECTIONS (JONES TRITON J-4065 OR APPROVED EQUAL) PER CITY OF OXNARD STD. PLATE NO. 300.
- ④4 INSTALL FIRE WATER REDUCED PRESSURE DCV/FDC PER CITY OF OXNARD STD. PLATE NO. 311.

UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
- ALL EXISTING UTILITY LATERALS SUBBED TO THE SITE THAT WILL NOT BE USED SHALL BE REMOVED AND CAPPED AT THE MAIN.



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



REVISIONS				OXNARD		Development Services Department	
MARK	DATE	DESCRIPTION	BY			UTILITY PLAN	
						ACCEPTED BY: CITY ENGINEER R.C.E. DATE	
				SHEET DRAWING NUMBER		SHEET No. 2 OF 2	
REVIEWED BY:				SCALE: HORIZ. 1"=20'		DRAWING NUMBER XX-XXX	
				VERT. 1"=20'			
				DRAWN BY: RC			
				CHECKED BY: RC			

ENGINEERING SITE PLAN

APN: 203-0-062-010

EROSION CONSTRUCTION NOTES / LEGEND

- SE-1 SILT FENCE PER CASQA BMP SE-1, PER DETAIL 1 ON SHEET 4.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE / EXIT PER CASQA BMP TC-1, PER DETAIL 3 ON SHEET 4.
- SE-8 SANDBAG BARRIER PER CASQA BMP SE-8.
- SE-10 INLET PROTECTION PER CASQA BMP SE-10, SEE DETAIL 2 ON SHEET 4.
- THE FOLLOWING CASQA BMPs ARE PART OF THE EROSION CONTROL PLAN; HOWEVER, ARE NOT LOCATION BASED AND CANNOT BE SHOWN HEREON:
- EC-1 SCHEDULING PER CASQA BMP EC-1
- EC-4 HYDROSEEDING PER CASQA BMP EC-4
- SE-6 GRAVEL BAG BERM PER CASQA BMP SE-6 (ACCEPTABLE SUBSTITUTE FOR FIBER ROLLS)
- SE-7 STREET SWEEPING AND VACUUMING PER CASQA BMP SE-7
- WE-1 WIND EROSION CONTROL PER CASQA BMP WE-1
- TC-3 ENTRANCE / OUTLET TIRE WASH PER CASQA BMP TC-3
- NS-X ANY AND ALL APPLICABLE CASQA NON-STORMWATER BMPs (INCLUSIVE OF NS-1 THROUGH NS-16)
- WM-X ANY AND ALL APPLICABLE CASQA WASTE MANAGEMENT BMPs (INCLUSIVE OF WM-1 THROUGH WM-10)

EROSION CONTROL NOTES

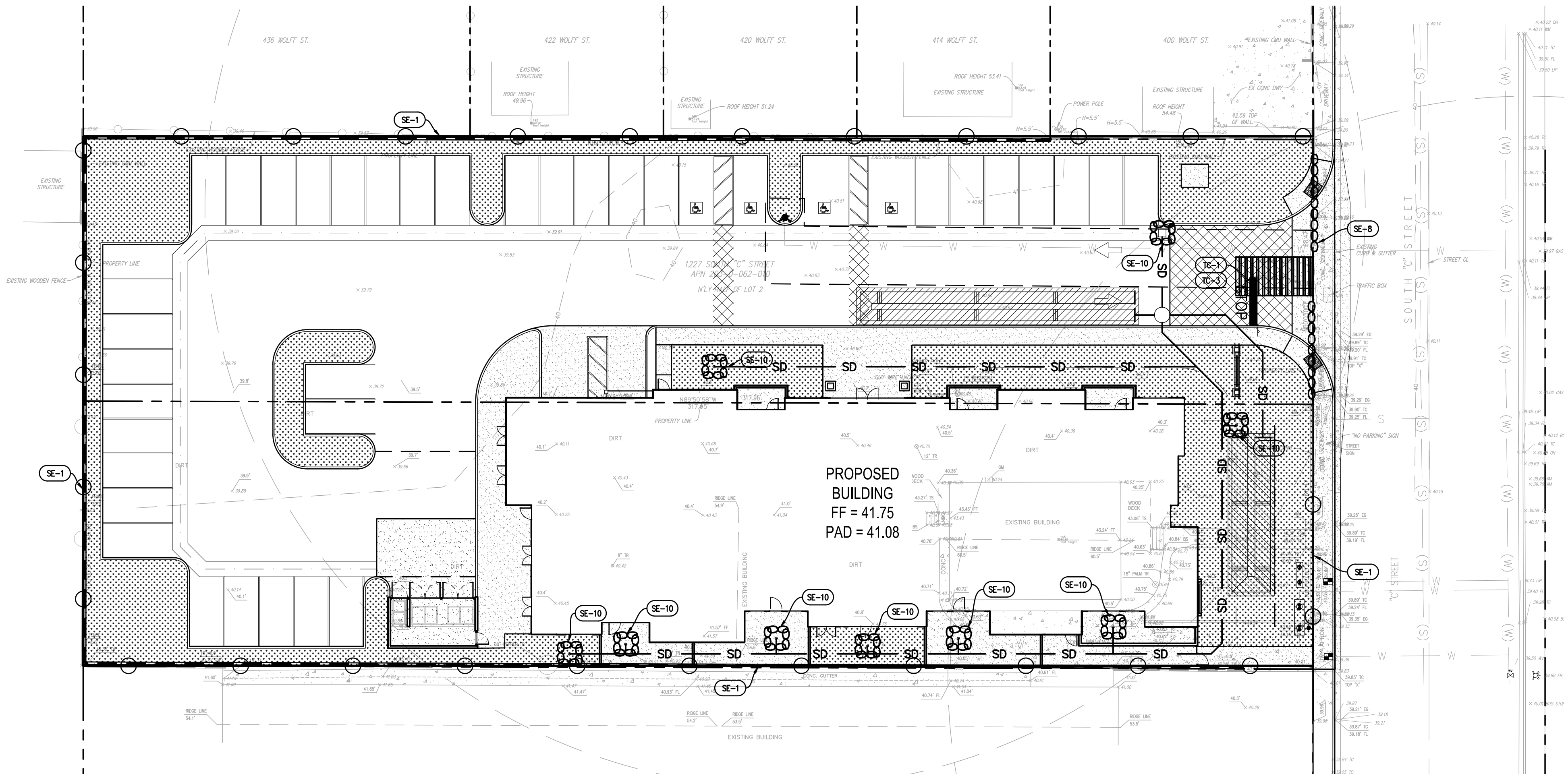
- TEMPORARY EROSION CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS SHALL BE PERFORMED BY THE CONTRACTOR AS INDICATED BELOW:
- ALL GRADED AREAS ARE TO RECEIVE HYDROSEED EROSION CONTROL. HYDROSEEDING TO EXTEND 5 FT BEYOND DAYLIGHT LINES.
 - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 - DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE RESIDENT ENGINEER.
 - THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER AFTER EACH RUNOFF PRODUCING RAINFALL.
 - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 - ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
 - GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 - TEMPORARY EROSION CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL HYDROSEEDING ARE ESTABLISHED AND NO EROSION IS EVIDENT.
 - EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF THE WORKING DAY WHEN THE 48 HOUR FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINY SEASON FROM OCTOBER 15TH TO APRIL 15TH OF THE SUCCEEDING YEAR.
 - EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
 - CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE CITY INSPECTOR.
 - THE LOCATIONS OF THE GRAVEL BAGS AS SHOWN MAY VARY DUE TO THE FIELD CONDITIONS AND ADDITIONAL GRAVEL BAGS MAY BE REQUIRED AS DIRECTED BY THE CITY INSPECTOR.
 - FIBER ROLLS MAY BE USED IN PLACE OF GRAVEL BAGS AND SPACING IS TO BE PER STREET SCHEDULE HEREON BELOW AND SHALL BE PLACED BY FIELD CONDITIONS ALSO. DRIVEWAYS SHALL HAVE GRAVEL BAGS PLACED AT 50 FOOT INTERVALS.
 - PLACE MIRAFI FILTER FABRIC INSERT INTO CATCH BASIN OPENING AND PROTECT WITH GRAVEL BAGS (BMP SE-10).

NOTE:

THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE TENTATIVE ONLY AND ARE SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR OR THE CITY ENGINEER. ACTUAL EROSION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR, AS CONDITIONS WARRANT. SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE CITY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL CONTROL MEASURES.

- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
- THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE CONSTRUCTION SUPERINTENDENT INDICATED HERE:

24 HOUR CONTACT TELEPHONE NUMBER: _____

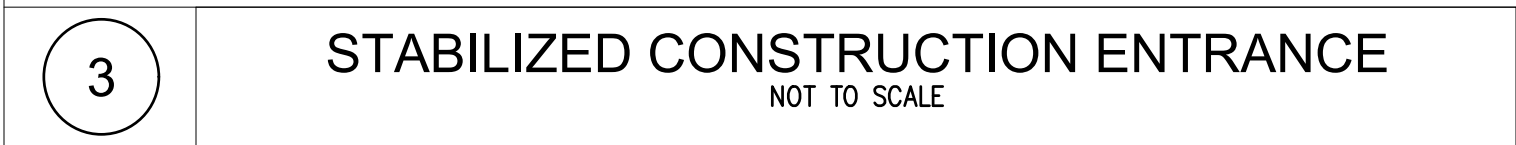


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JARED Q. ADAMS, P.E.
R.C.E. No. **86086** DATE _____



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



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PREPARED BY: CCE DESIGN ASSOCIATES, INC. 771 E. Daily Drive • Ste 120 • Camarillo, CA 93010 805.738.5434 • www.ccedesignassociates.com		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">MARK</th> <th style="width: 5%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> OXNARD WATER TREATMENT PLANT Development Services Department EROSION CONTROL DETAILS ACCEPTED BY: CITY ENGINEER _____ R.C.E. _____ DATE _____ SHEET DRAWING NUMBER _____ SCALE: HORIZ. _____ VERT. _____ DRAWN BY: RC _____ CHECKED BY: RC _____ REVIEWED BY: _____ DATE _____ _____ DATE _____	MARK	DATE	DESCRIPTION	BY																								
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JARED G. ADAMS, P.E. R.C.E. No. <u>86086</u>	DATE _____	SHEET No. <u>2</u> OF <u>2</u> DRAWING NUMBER <u>XX-XXX</u>																												

GENERAL NOTES			
1.	PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS.		
2.	TRASH ENCLOSURE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND MEET CLEARANCE REQUIREMENTS.		
3.	ELEVATORS SHALL BE GURNEY SIZE.		
4.	TRASH CHUTES TO BE ACCESSIBLE BY EVERYONE IN EACH BUILDING FLOOR.		
5.	SITE MUST MEET STORMWATER MS4 PERMIT DEVELOPMENT REQUIREMENTS AND THE STATEWIDE TRASH AMENDMENTS.		
6.	DEVELOPER SHALL PROVIDE SHORT-TERM BICYCLE PARKING STALLS. RACKS SHALL BE LOCATED CLOSE TO A MAIN BUILDING ENTRANCE, IN A LIGHTED, HIGH VISIBILITY AREA PROTECTED FROM THE ELEMENTS.		
7.	OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, PF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS AND THE PROVISIONS OF OXNARD CITY CODE 16-320.		

PARKING ANALYSIS			TOTAL UNITS: 23
STATE CODE (FOR REFERENCE PURPOSES ONLY)			
PARKING	UNITS	PER CODE	REQUIRED
1BD.	9	1 PARKING SPACE	= 9
2BD.	14	1.5 PARKING SPACE	= 21
	23		30
PROPOSED			
40 TOTAL	40 FULL SIZE SPACES + 3 EVCS		
<u>ACCESSIBLE PARKING REQUIREMENTS PER CBC 1109A</u>			
REQUIRED:	5% ACCESSIBLE	0.05 x 40 = 2 SPACES	
PROVIDED:	5 SPACES		
<u>ELEC. VEH. CHARGING STATIONS REQ. PER CGS TABLE 4.106.4.2</u>			
STALLS REQUIRED: 30			
REQUIRED EV CAPABLE (EVC): 30 x 10% = 3 SPACES		PROVIDED: 3 SPACES	
REQUIRED EV READY (EVR): 30 x 25% = 8 SPACES		PROVIDED: 8 SPACES	
REQUIRED EV CHARGERS (EVCs): 30 x 5% = 2 STATIONS		PROVIDED: 2 STATIONS	
TOTAL EV SPACES PROVIDED: 14 SPACES			
<u>ACCESSIBLE EVCS PER CBC TABLE 11B-228.3.2.1</u>			
REQUIRED: (1 TO 4) EVCS		(1) VAN ACCESSIBLE EVCS (BASED ON TOTAL 2 EV CHARGING STATIONS)	
PROVIDED:		(1) VAN ACCESSIBLE (1) VAN ACCESSIBLE COVERED	
<u>BICYCLE STORAGE REQUIREMENTS PER CITY OF OXNARD MASTER PLAN</u>			
REQ. SHORT TERM: 0.05/ BDRM: 0.05 x 35=		2 BIKE SPACES	
REQ. LONG TERM: 0.15/ BDRM: 0.15 x 35=		6 BIKE SPACES	
PROVIDED:		2 SHORT TERM, 16 LONG TERM	

PARKING SCHEDULE		
PARKING TYPE	PARKING SIZE	COUNT
ACCESSIBLE	9' x 18' MIN.	1
ACCESSIBLE EVR	9' x 18' MIN.	1
STANDARD	9' x 17' MIN.	24
STANDARD (COVERED)	10' x 18' MIN.	1
STANDARD EVC	9' x 18' MIN.	2
STANDARD EVCS	9' x 18' MIN.	1
STANDARD EVR	9' x 18' MIN.	8
STANDARD TANDEM	10' x 18' MIN.	1
STANDARD TANDEM WIDE	12' x 18' MIN.	1
VAN ACCESSIBLE	12' x 18' MIN.	1
VAN ACCESSIBLE EVCS	12' x 18' MIN.	1
VAN ACCESSIBLE EVCS (COVERED)	12' x 18' MIN.	1
TOTAL:		43

AMENITIES	
• MAIN FLOOR COMMUNITY LOUNGE	
• PACKAGE AND DELIVERY CENTER	
• BICYCLE STORAGE	
• SECOND FLOOR COMMUNITY ROOM	
• SECOND FLOOR FITNESS CENTER	
• THIRD FLOOR OPEN DECKS	

TOTAL BUILDING AREAS	
BUILDG AREAS	Area
CIRCULATION	1166 SF
CIRCULATION (VERTICAL)	636 SF
COMMON	1283 SF
PATIO/DECK	449 SF
RESIDENTIAL	5710 SF
TRASH ROOM	0 SF
UTILITY	274 SF
1ST FLOOR	9518 SF
CIRCULATION	1177 SF
CIRCULATION (VERTICAL)	636 SF
COMMON	1246 SF
PATIO/DECK	755 SF
RESIDENTIAL	6639 SF
UTILITY	24 SF
2ND FLOOR	10476 SF
CIRCULATION	1172 SF
CIRCULATION (VERTICAL)	576 SF
COMMON	1241 SF
PATIO/DECK	816 SF
RESIDENTIAL	6639 SF
UTILITY	24 SF
3RD FLOOR	10467 SF
GRAND TOTAL	30482 SF

LOT SIZE:	99 AC	100%
	43,543 S.F.	
SITE ANALYSIS		
GROSS BUILDING AREA	AREA	%
BUILDING FOOTPRINT	10670 SF	26%
LANDSCAPE	11536 SF	28%
PAVEMENT	21337 SF	49%
Grand total	43543 SF	100%

NON-RESIDENTIAL BUILDING AREAS - 1ST FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1166 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
BIKE AND SURF STORAGE	176 SF
ENTRY LOBBY	545 SF
LOUNGE	563 SF
TRASH ROOM	
TRASH ROOM	0 SF
UTILITY	
ELEV. EQ.	75 SF
FIRE RISER	24 SF
UTILITY	176 SF
Grand total	3359 SF

NON-RESIDENTIAL BUILDING AREAS - 2ND FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1177 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
COMMUNITY ROOM	620 SF
FITNESS ROOM	551 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3082 SF

NON-RESIDENTIAL BUILDING AREAS - 3RD FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1172 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	210 SF
COMMON	
BBO DECK	628 SF
LOUNGE DECK	539 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3012 SF

SANDHU APARTMENTS

1239 SOUTH C STREET, OXNARD, CA, 93036

SUKHI SANDHU

3490 TREGO COURT, SIMI VALLEY, CA 93065



SHEET INDEX	
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C-4	EROSION CONTROL DETAILS
ARCHITECTURAL	
A-0.1	SITE PHOTOS
A-0.2	SAFE ROUTES TO SCHOOLS EXHIBIT
A-0.3	PARKING AND PARKING LANDSCAPE AREAS
A-0.4	FIRE & TRASH TRUCK EXHIBIT
A-0.5	INTERIOR DESIGN ELEMENTS
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A-0.7	SECURITY PLAN - SITE & DRIVEWAYS
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A-0.12	INTERIOR YARD SPACE
A-0.13	FIRE SAFETY PLAN
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A-4.0	UNIT PLANS
LANDSCAPE	
L-1.1	PRELIMINARY SITE PLAN
L-1.2	PRELIMINARY 3RD FLOOR
PHOTOMETRICS	
Ph-1	PHOTOMETRIC PLAN

PROPERTY AND PROJECT INFO	
ADDRESS: 1239 SOUTH C STREET, OXNARD, CA, 93033	
1237 SOUTH C STREET, OXNARD, CA, 93033	
ASSESSOR'S PARCEL NUMBER: 203-0-062-020 203-0-062-010	
EXISTING LAND USE: USE: ZONE DESIGNATION: AREA PLAN:	
MULTIPLE - FAMILY RESIDENTIAL VERIFY	
APPROVALS REQUIRED: ZONE CLEARANCE	
FUNDING SOURCE: PRIVATELY FUNDED	

PROJECT DESCRIPTION	
PROJECT CONSISTS OF A THREE STORY 23 UNIT MULTIPLE FAMILY MIXED INCOME APARTMENT COMPLEX WITH RELATED SITE WORK, MERGING OF TWO 1/2 ACRE LOTS INTO ONE LOT AND DEMOLITION OF EXISTING RESIDENCE.	
PROPOSED ARCHITECTURE WILL FEATURE: • MAIN FLOOR COMMUNITY LOUNGE • PACKAGE AND DELIVERY CENTER • SECOND FLOOR COMMUNITY ROOM • SECOND FLOOR FITNESS CENTER • THIRD FLOOR OPEN DECKS • ALL UNITS HAVE PATIOS OR BALCONIES	

PROJECT DIRECTORY	
OWNER: Sukhi Sandhu 3490 Trego Court, Simi Valley, CA 93065 Attention: (Client Name) Phone: 000-000-0000 E-mail: (edn)@edn	LANDSCAPE: Brodersen Associates Brian Brodersen 422 E. Main St. Ventura, CA 93001 Phone: 805-320-4244 E-mail: brodersenassoc@gmail.com
ARCHITECT: Lauterbach & Associates Architects Mark Pettit, AIA, NCARB 300 Montgomery Avenue, Ste. C Oxnard, California, 93036 Phone: 805-988-0912 E-Mail: mark.pettit@la-arch.com	CIVIL: CCE Design Associates Randy Chapman 771 E Daily Dr., # 120, Cambridge, CA 95010 Phone: 805-738-5434 E-Mail: randy@cceassociates.com

VICINITY MAP	
W WOODLEY RD. PROJECT LOCATION 1239 SOUTH C ST. WOLFF ST. HILL ST. DURLEY PARK SAVIERS RD.	

COVER SHEET

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

LAUTERBACH & ASSOCIATES
A R C H I T E C T S
DANIEL C. KIRKMAN, ARCHITECT • MARK S. PETTIT, ARCHITECT
300 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93036 | 805-988-0912 | FAX 805-981-14510 | www.la-arch.com

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G-1



3



2



1



6



5



4



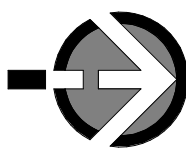
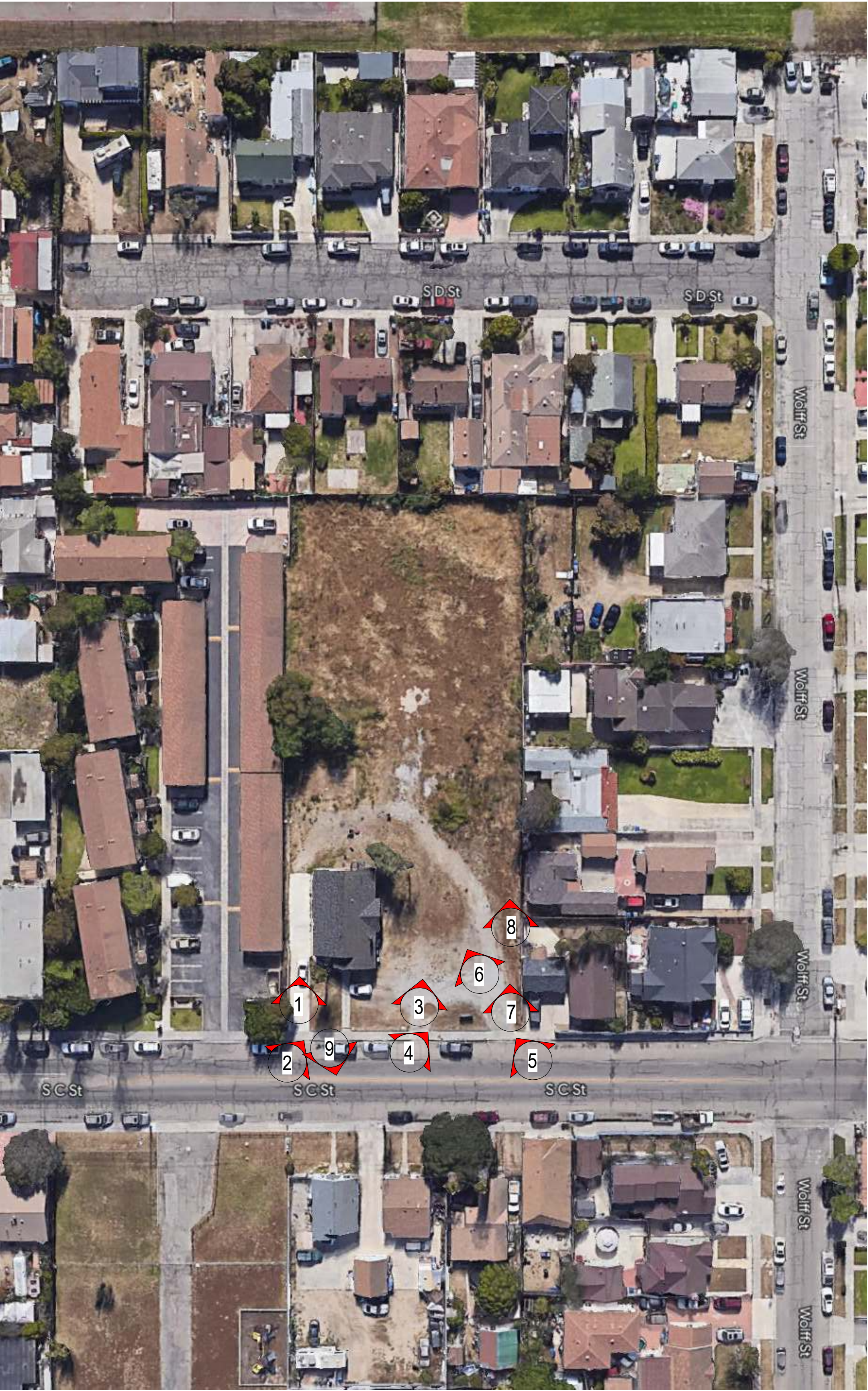
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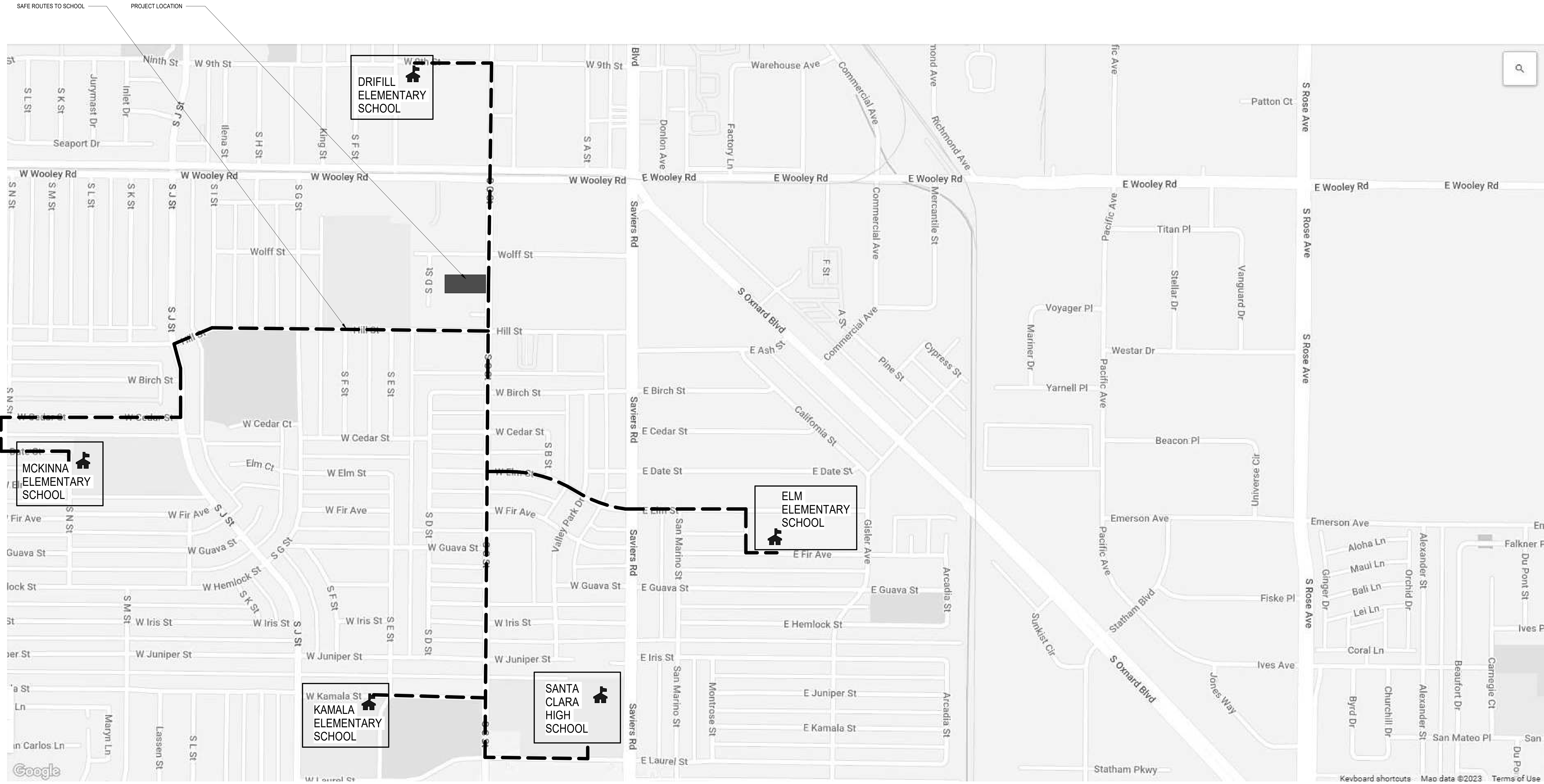


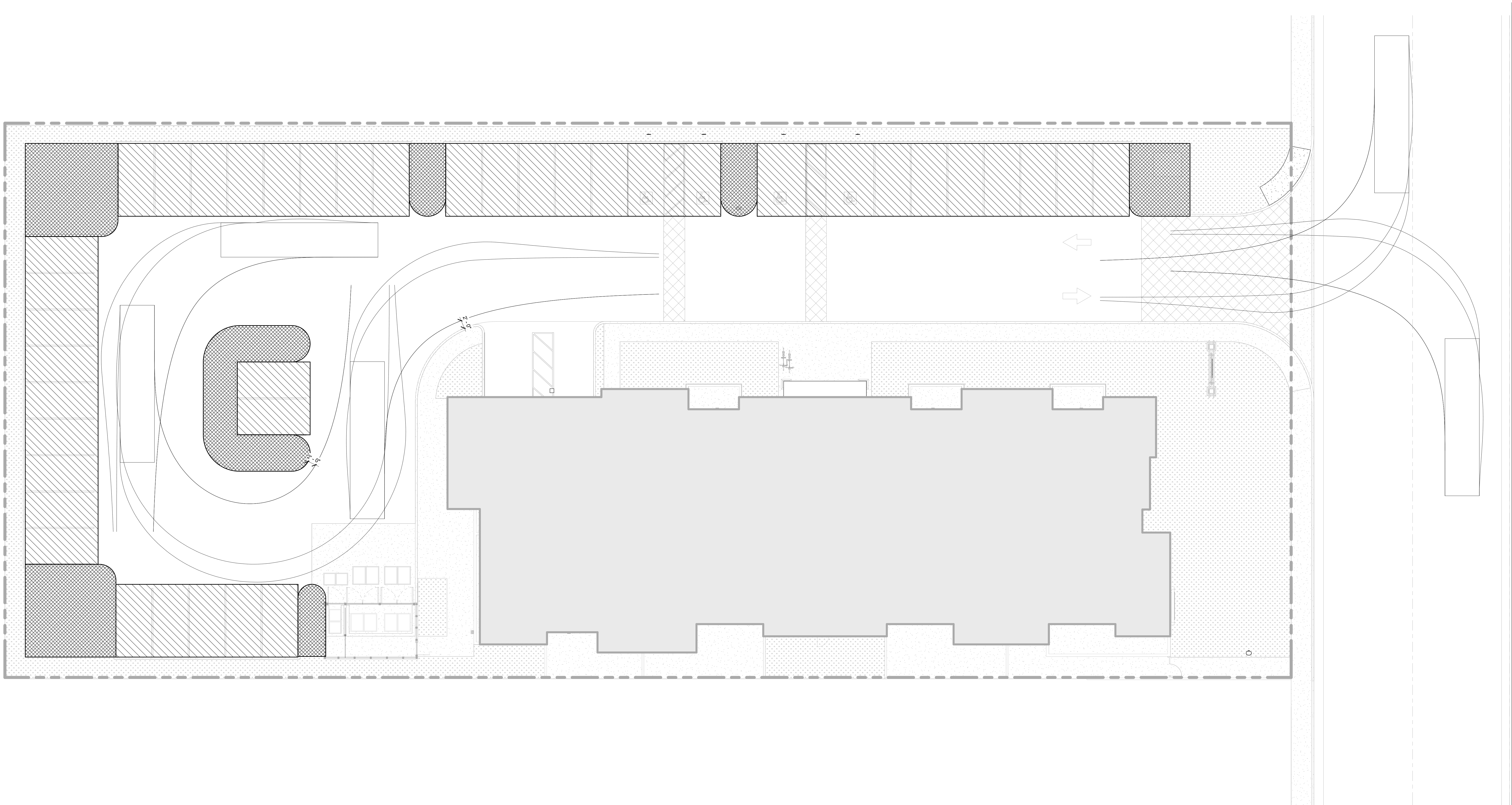
8



7







LEGEND	
	LANDSCAPE AREA: 2,302 S.F.
	PARKING AREA: 6,766 S.F.
REQUIRED PARKING LANDSCAPE: 5% OF PARKING AREA	
PROVIDED: 2,302/ 6,766 = 34%	

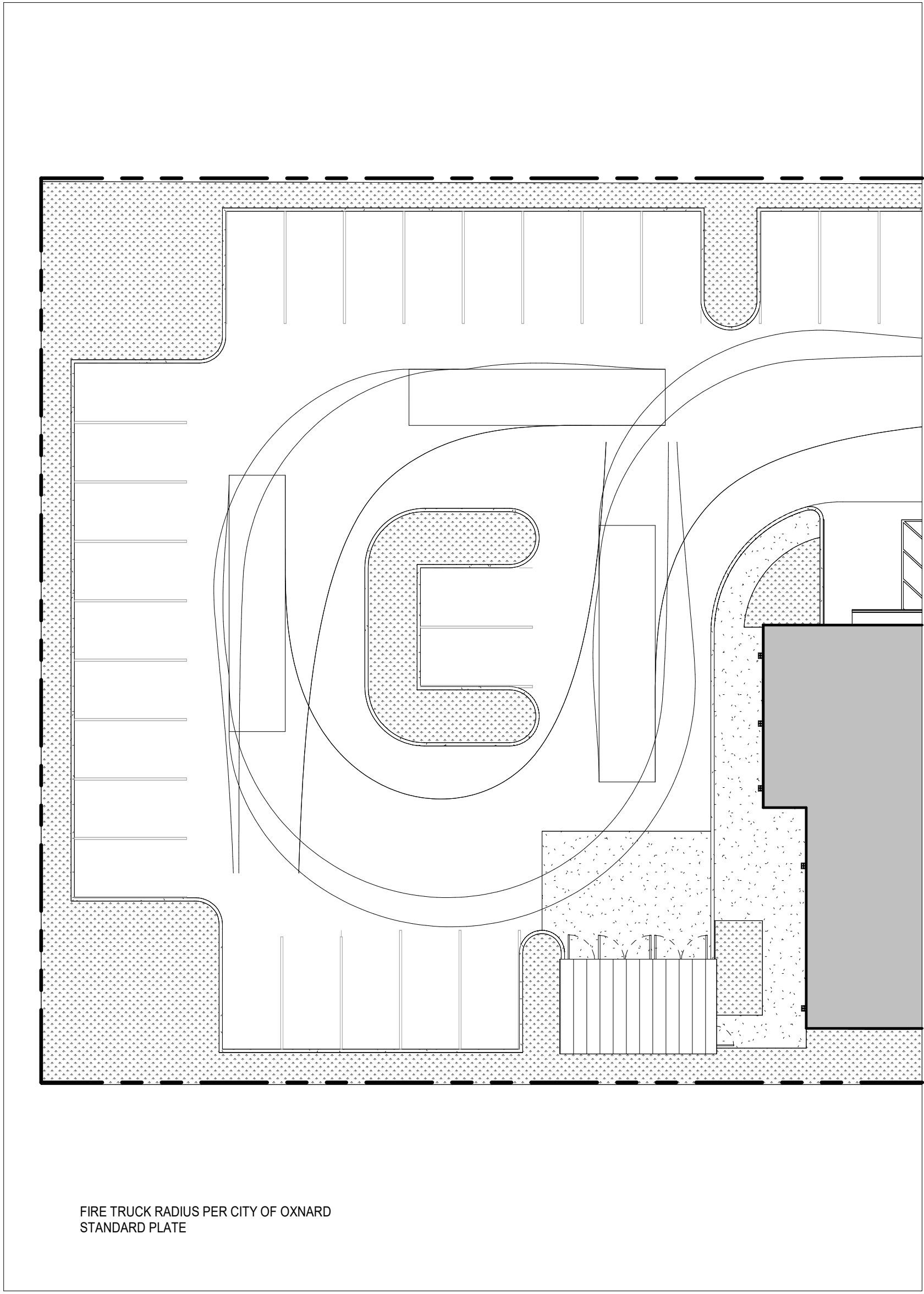
1 SITE PLAN - PARKIG & LANDSCAPE AREAS
1" = 10'-0"

0 10' 20'

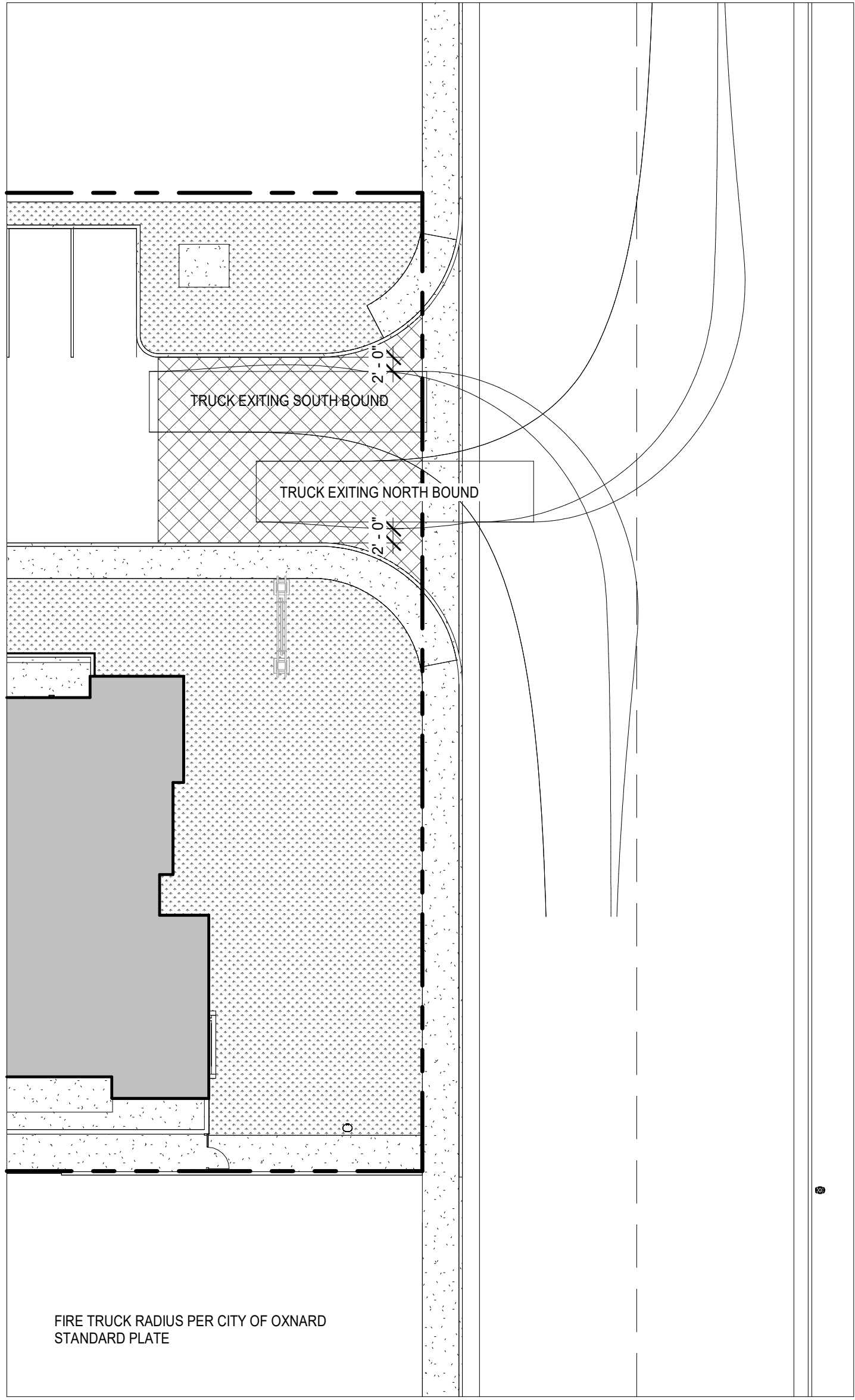


PARKING AND PARKING LANDSCAPE AREAS

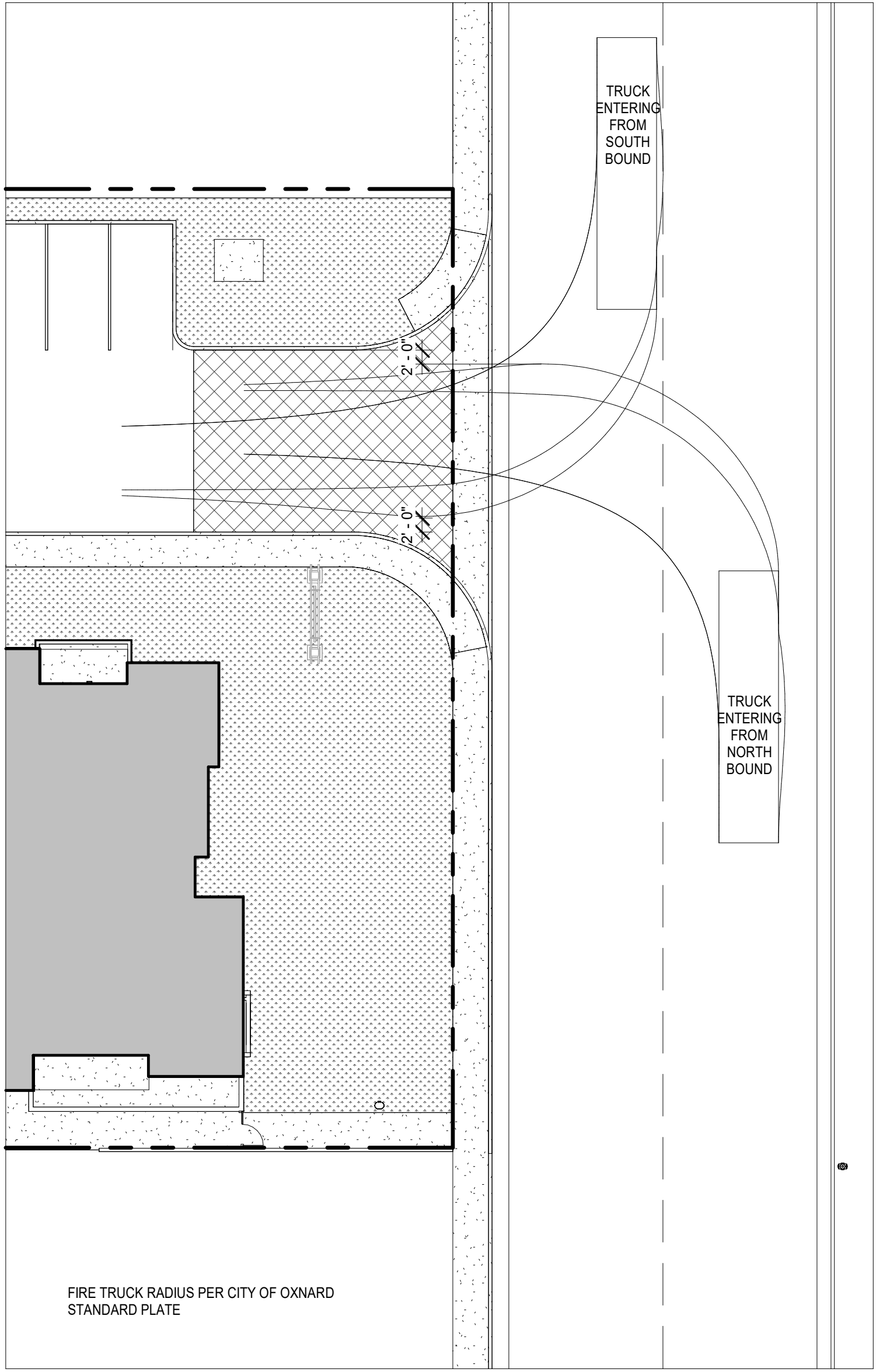
MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033



③ FIRE / TRASH TRUCK RADII
1/16" = 1'-0"



② FIRE / TRASH TRUCK EXIT
1/16" = 1'-0"



① FIRE / TRASH TRUCK ENTRY
1/16" = 1'-0"

FIRE & TRASH TRUCK EXHIBIT

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

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BEDROOM



KITCHEN



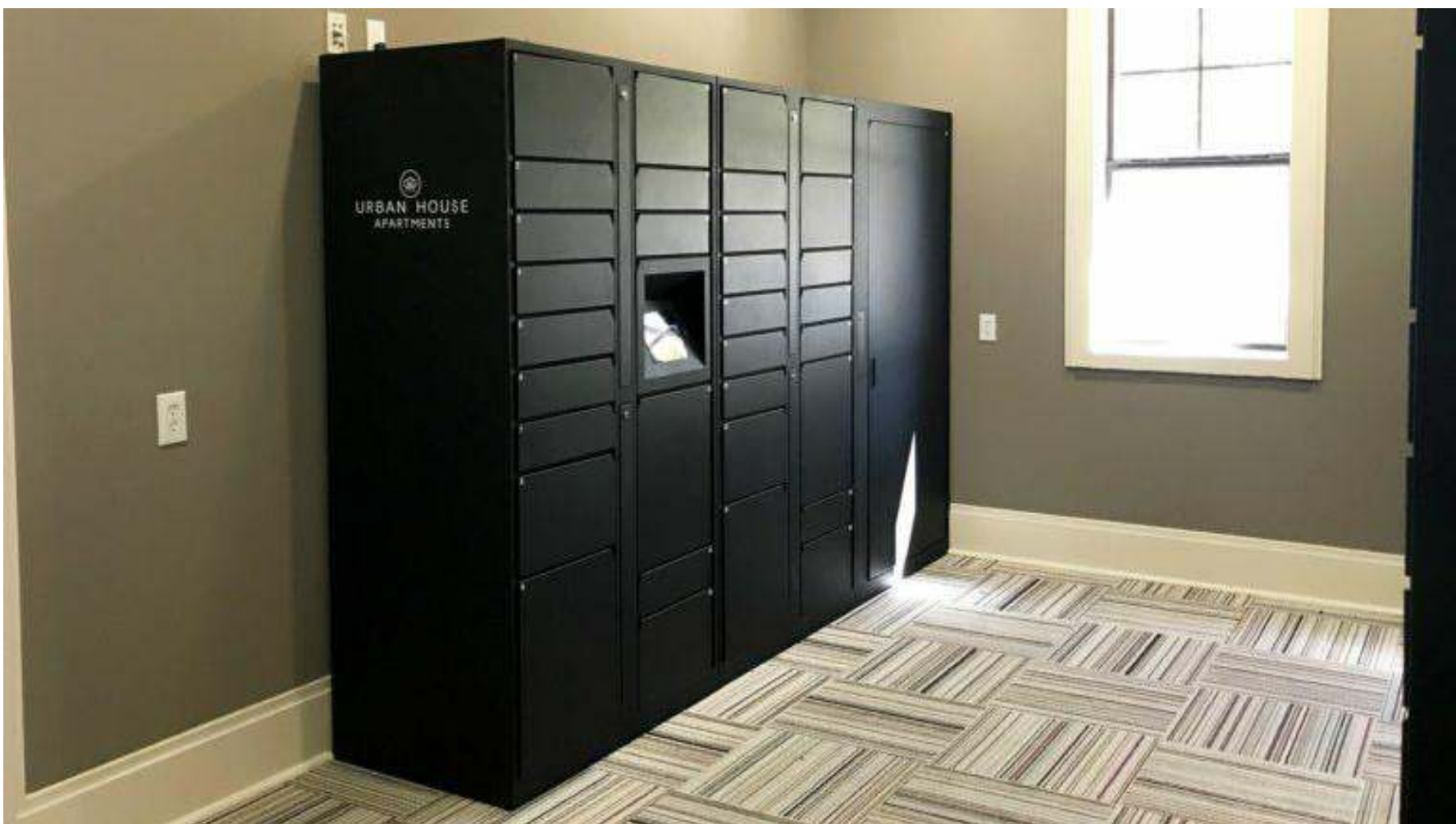
COMMUNITY ROOM



WASHER DRYER UNITS AT EA. UNIT



LOUNGE SEATING



MAIL, PACKAGE AND PARCEL



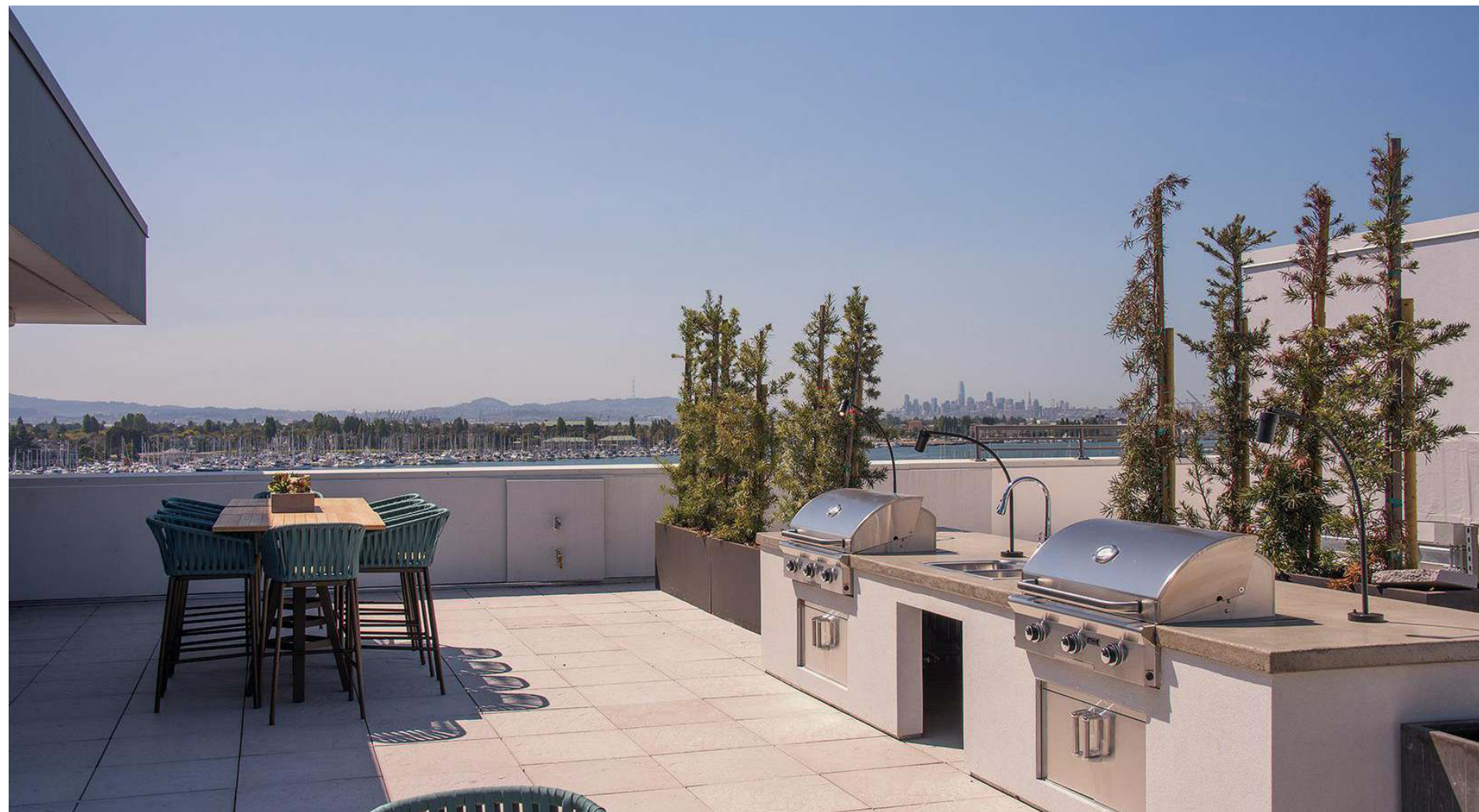
FITNESS CENTER



INTERIOR DESIGN ELEMENTS

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

DECK BARBECUE AREA



DECK FIRE PIT AND SEATING AREA



PRIVATE PATIOS



OUTDOOR SEATING

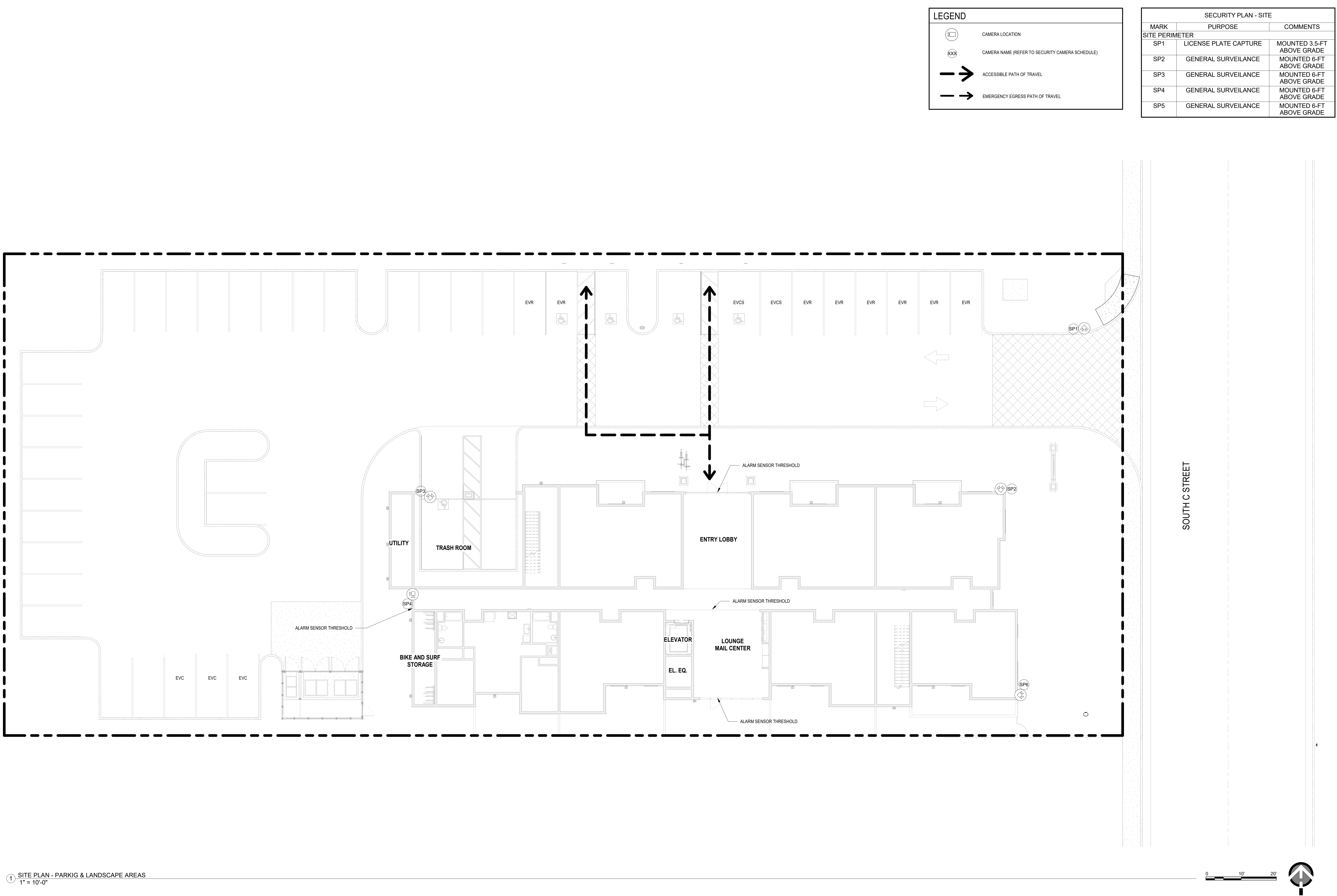


LARGE PLANTERS



BICYCLE STORAGE





LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	ACCESSIBLE PATH OF TRAVEL
	EMERGENCY EGRESS PATH OF TRAVEL

SECURITY PLAN - SITE		
MARK	PURPOSE	COMMENTS
SITE PERIMETER		
SP1	LICENSE PLATE CAPTURE	MOUNTED 3.5-FT ABOVE GRADE
SP2	GENERAL SURVEILLANCE	MOUNTED 6-FT ABOVE GRADE
SP3	GENERAL SURVEILLANCE	MOUNTED 6-FT ABOVE GRADE
SP4	GENERAL SURVEILLANCE	MOUNTED 6-FT ABOVE GRADE
SP5	GENERAL SURVEILLANCE	MOUNTED 6-FT ABOVE GRADE

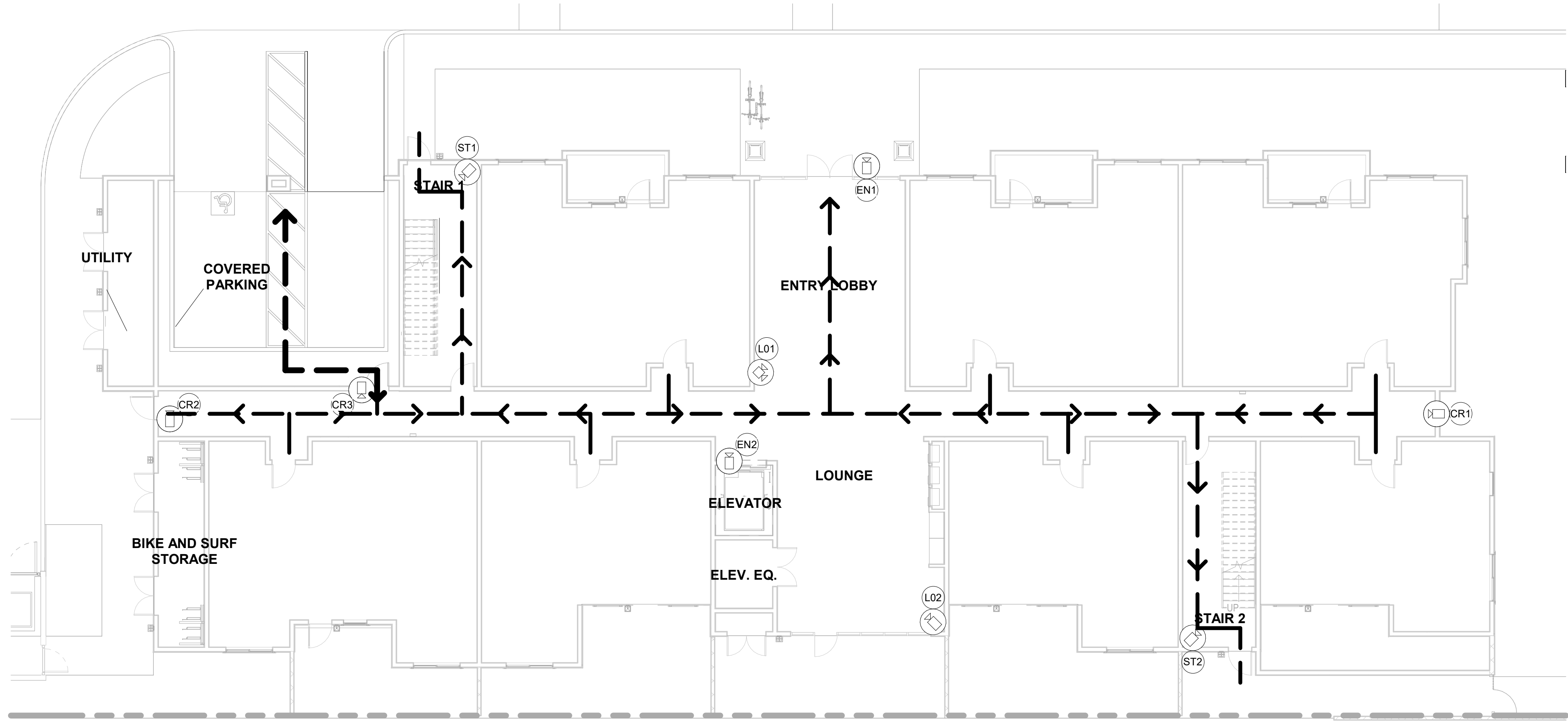
1 SITE PLAN - PARKIG & LANDSCAPE AREAS
1" = 10'-0"

0 10' 20'



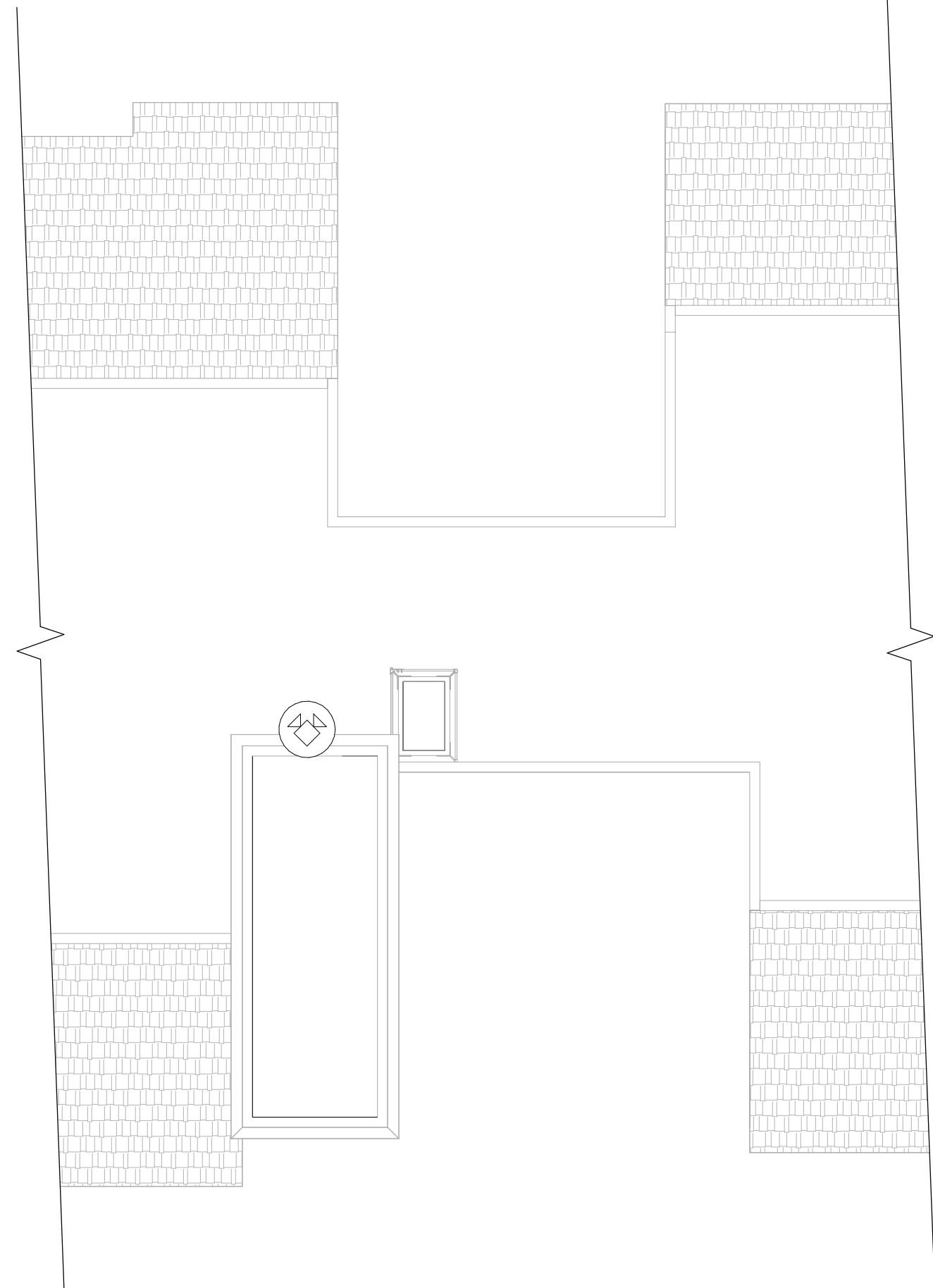
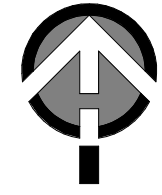
SECURITY PLAN - SITE & DRIVEWAYS

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

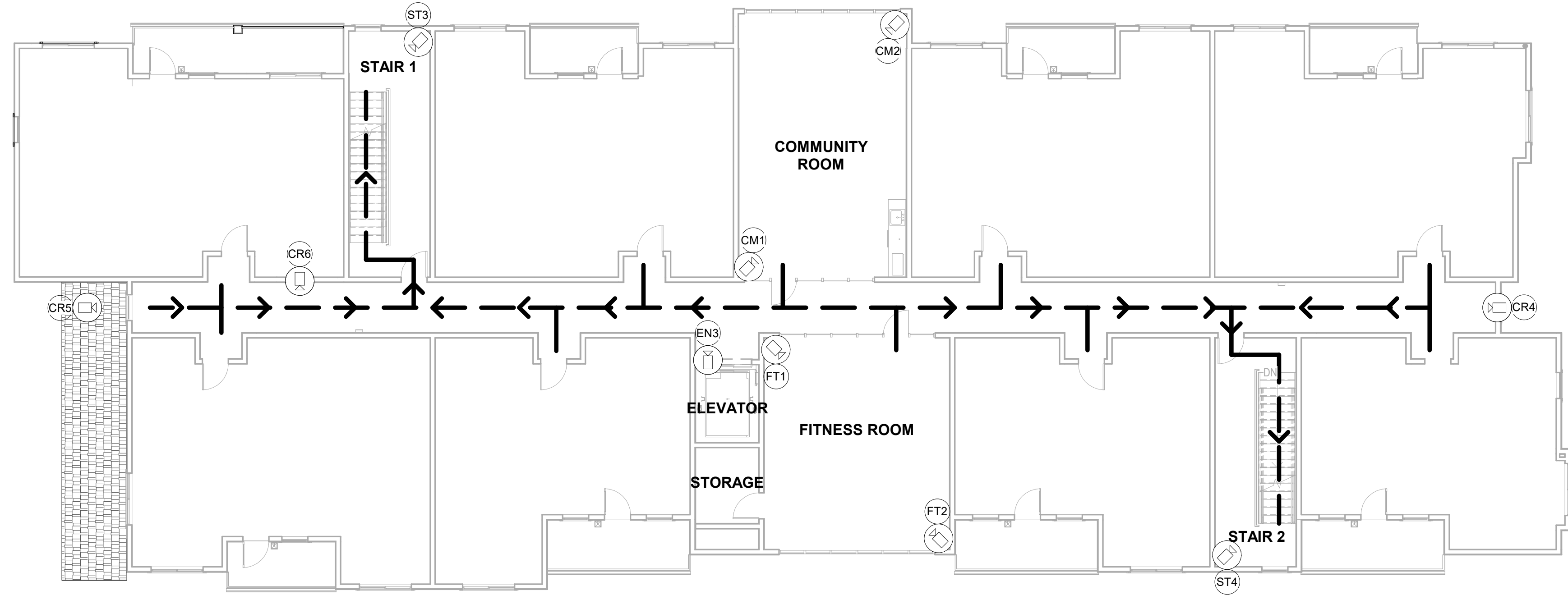


1 FLOOR PLAN - FIRST
1" = 10'-0"

0 10' 20'

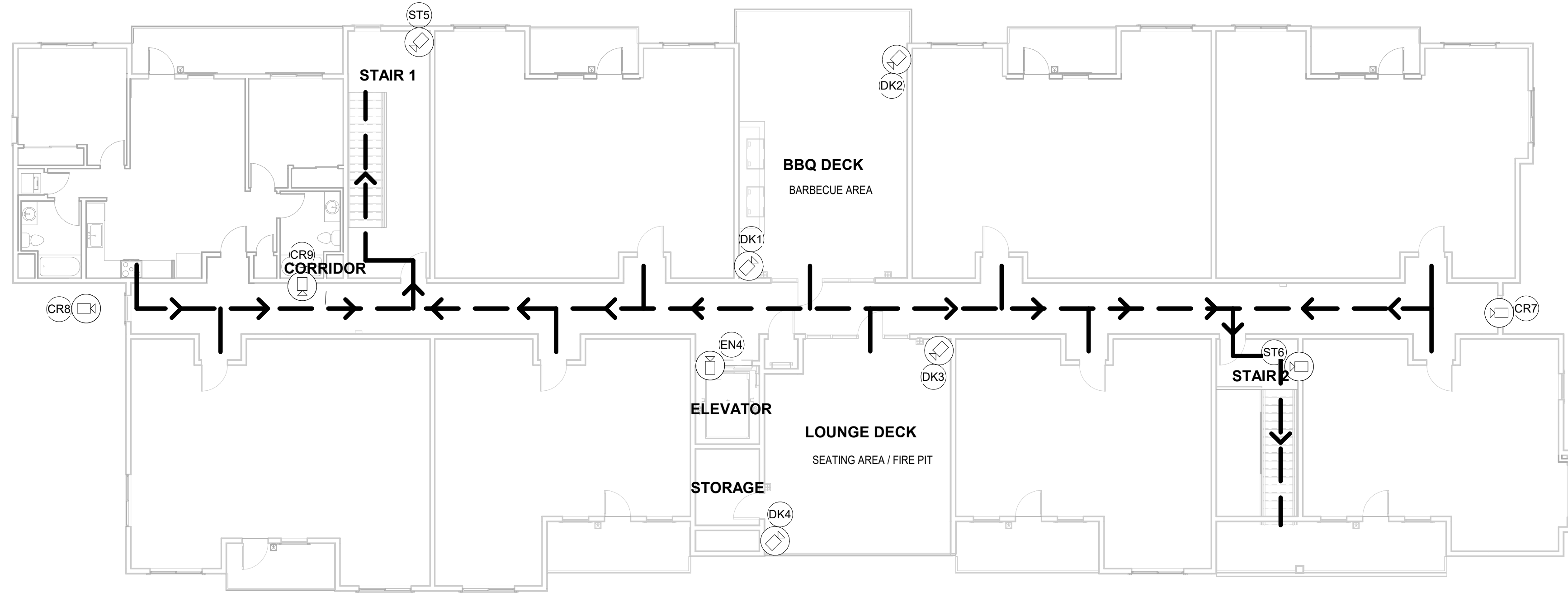
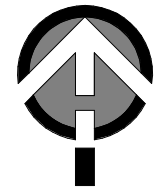


4 PLNG - SECURITY PLAN - ROOF
1/8" = 1'-0"



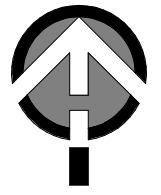
2 FLOOR PLAN - SECOND
1" = 10'-0"

0 10' 20'



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

0 10' 20'



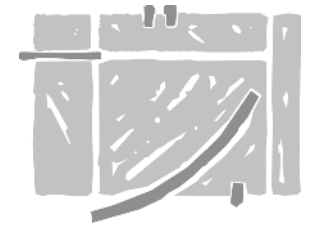
LEGEND		
	CAMERA LOCATION	
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)	
	ACCESSIBLE PATH OF TRAVEL	
	EMERGENCY EGRESS PATH OF TRAVEL	

SECURITY PLAN - ROOF		
MARK	PURPOSE	COMMENTS
ROOF		
R1	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

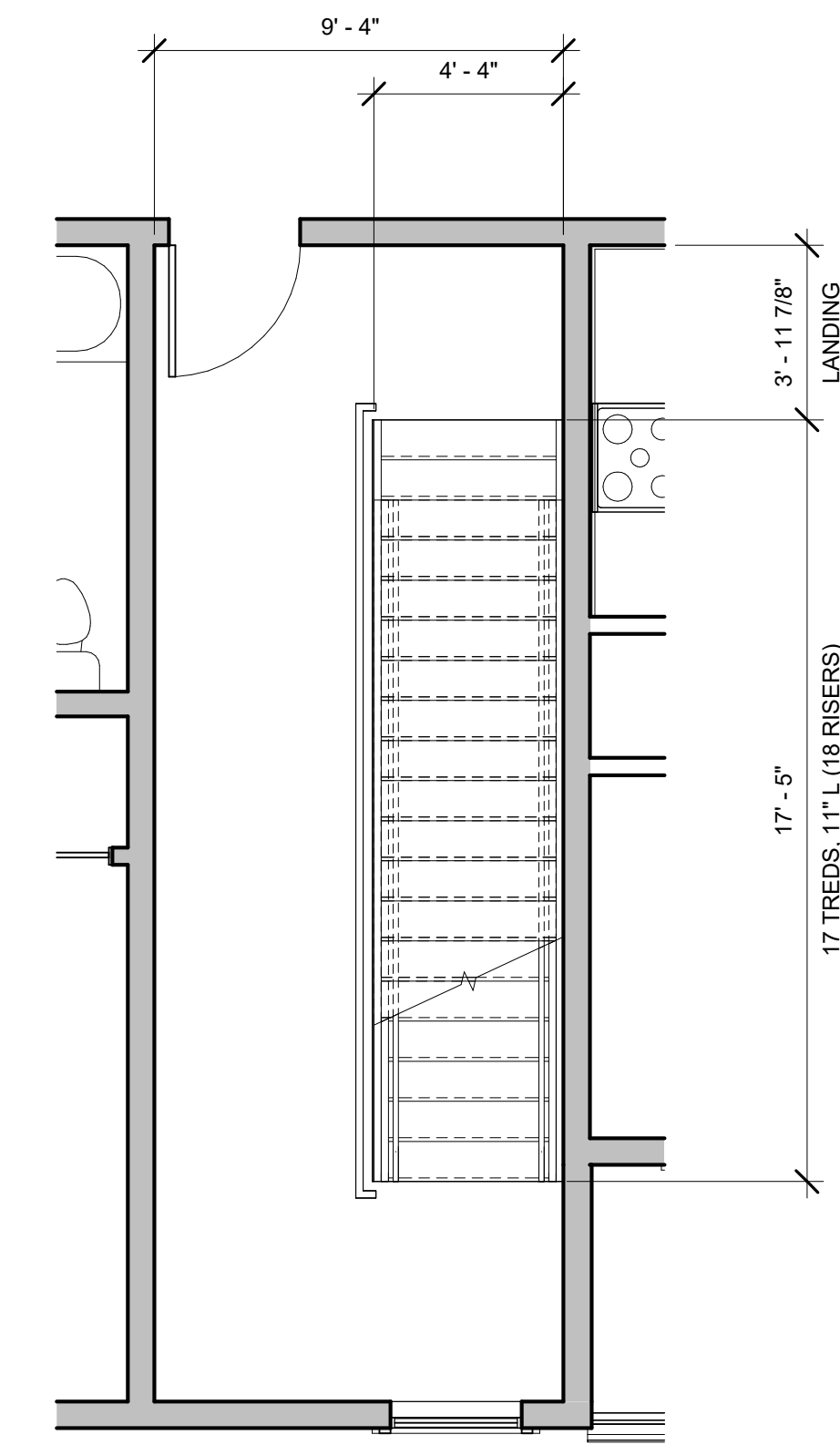
SECURITY PLAN - FIRST FLOOR		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR1	GENERAL SURVEILLANCE	CEILING MOUNTED
CR2	GENERAL SURVEILLANCE	CEILING MOUNTED
CR3	FACE CAPTURE	CEILING MOUNTED
ELEVATOR		
EN2	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
LOBBY		
EN1	FACE CAPTURE	LOBBY ENTRANCE
L01	GENERAL SURVEILLANCE	CEILING MOUNTED
LOUNGE		
L02	GENERAL SURVEILLANCE	CEILING MOUNTED
STAIRS		
ST1	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ST2	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

SECURITY PLAN - SECOND FLOOR		
MARK	PURPOSE	COMMENTS
COMMUNITY ROOM		
CM1	GENERAL SURVEILLANCE	CEILING MOUNTED
CM2	GENERAL SURVEILLANCE	CEILING MOUNTED
CORRIDOR		
CR4	GENERAL SURVEILLANCE	CEILING MOUNTED
CR5	GENERAL SURVEILLANCE	CEILING MOUNTED
CR6	FACE CAPTURE	CEILING MOUNTED
ELEVATOR		
EN3	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
FITNESS ROOM		
FT1	GENERAL SURVEILLANCE	CEILING MOUNTED
FT2	GENERAL SURVEILLANCE	CEILING MOUNTED
STAIRS		
ST3	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ST4	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

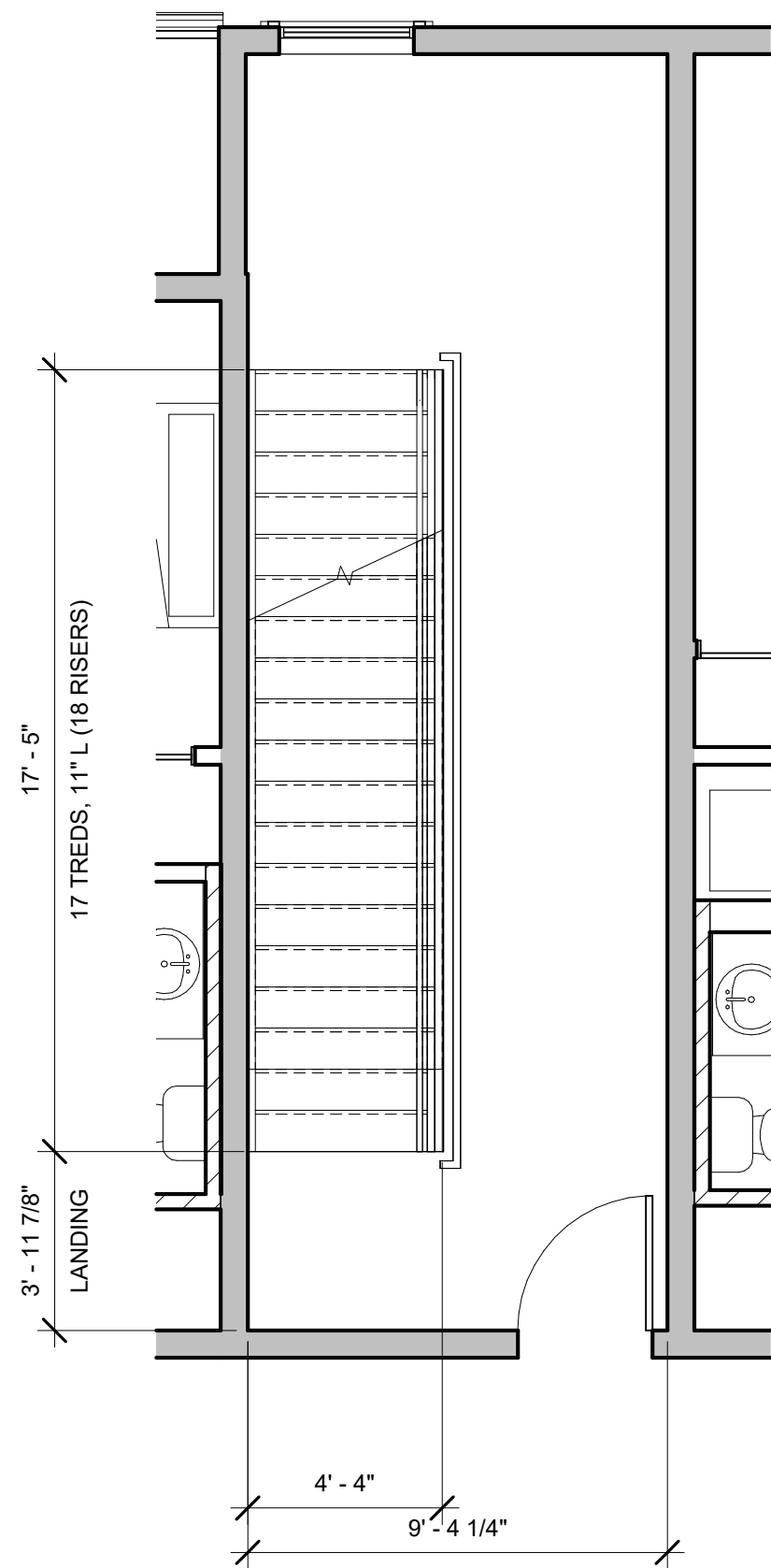
SECURITY PLAN - THIRD FLOOR		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR7	GENERAL SURVEILLANCE	CEILING MOUNTED
CR8	GENERAL SURVEILLANCE	CEILING MOUNTED
CR9	FACE CAPTURE	CEILING MOUNTED
DECK		
DK1	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
DK2	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
DK3	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
DK4	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ELEVATOR		
EN4	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIRS		
ST5	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ST6	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR



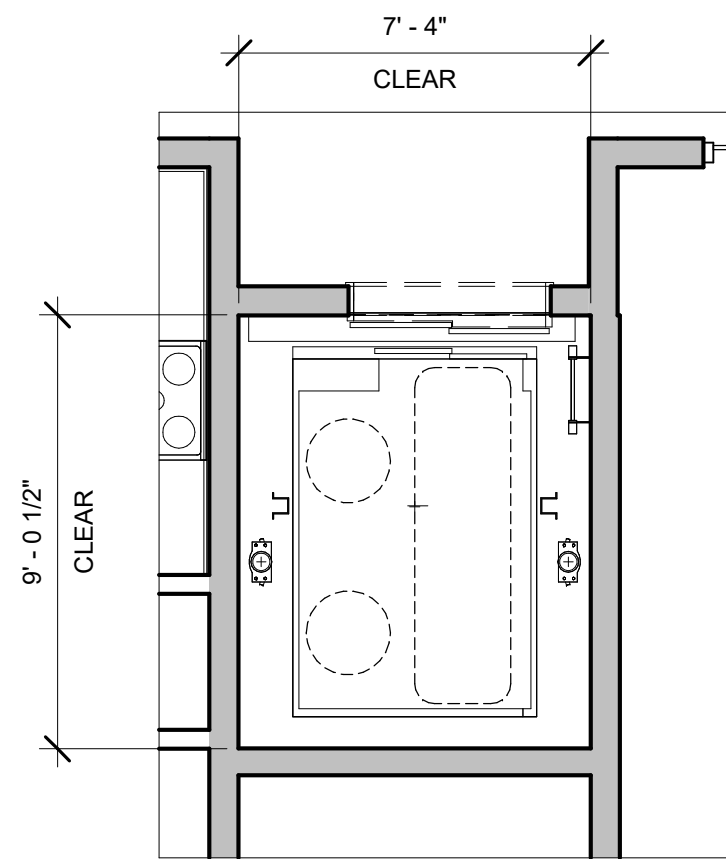
KEYNOTES	
14.04	GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS



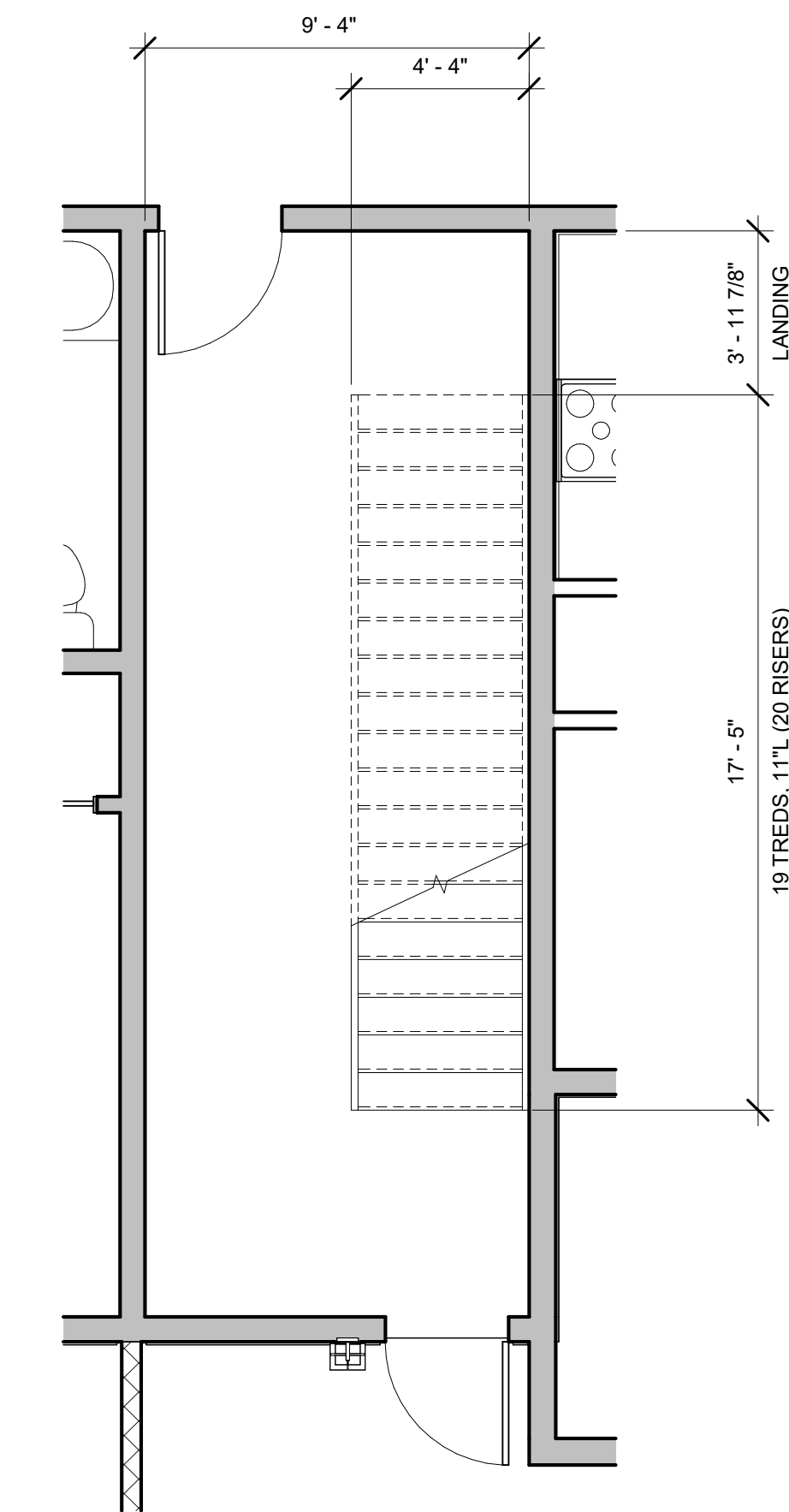
⑥ STAIR 2 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



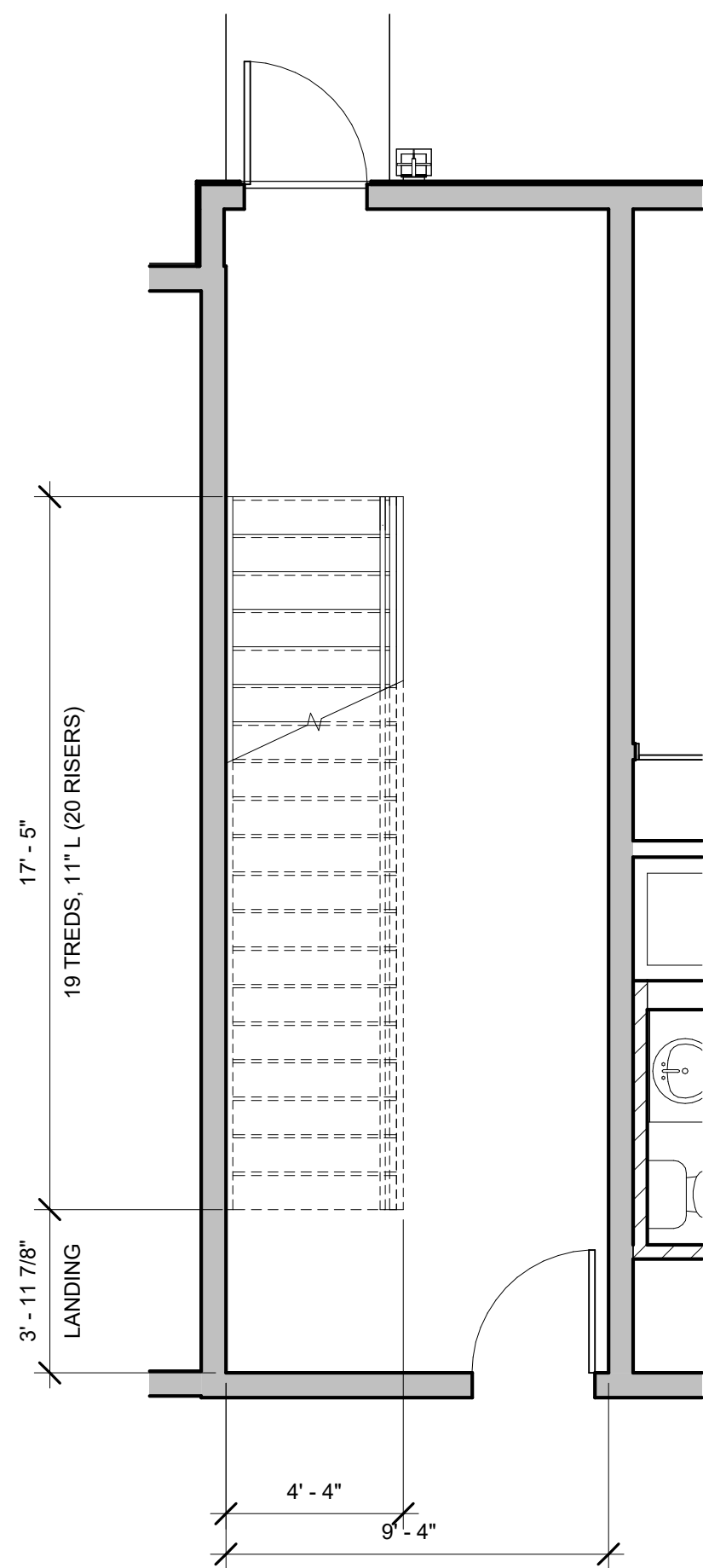
④ STAIR 1 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



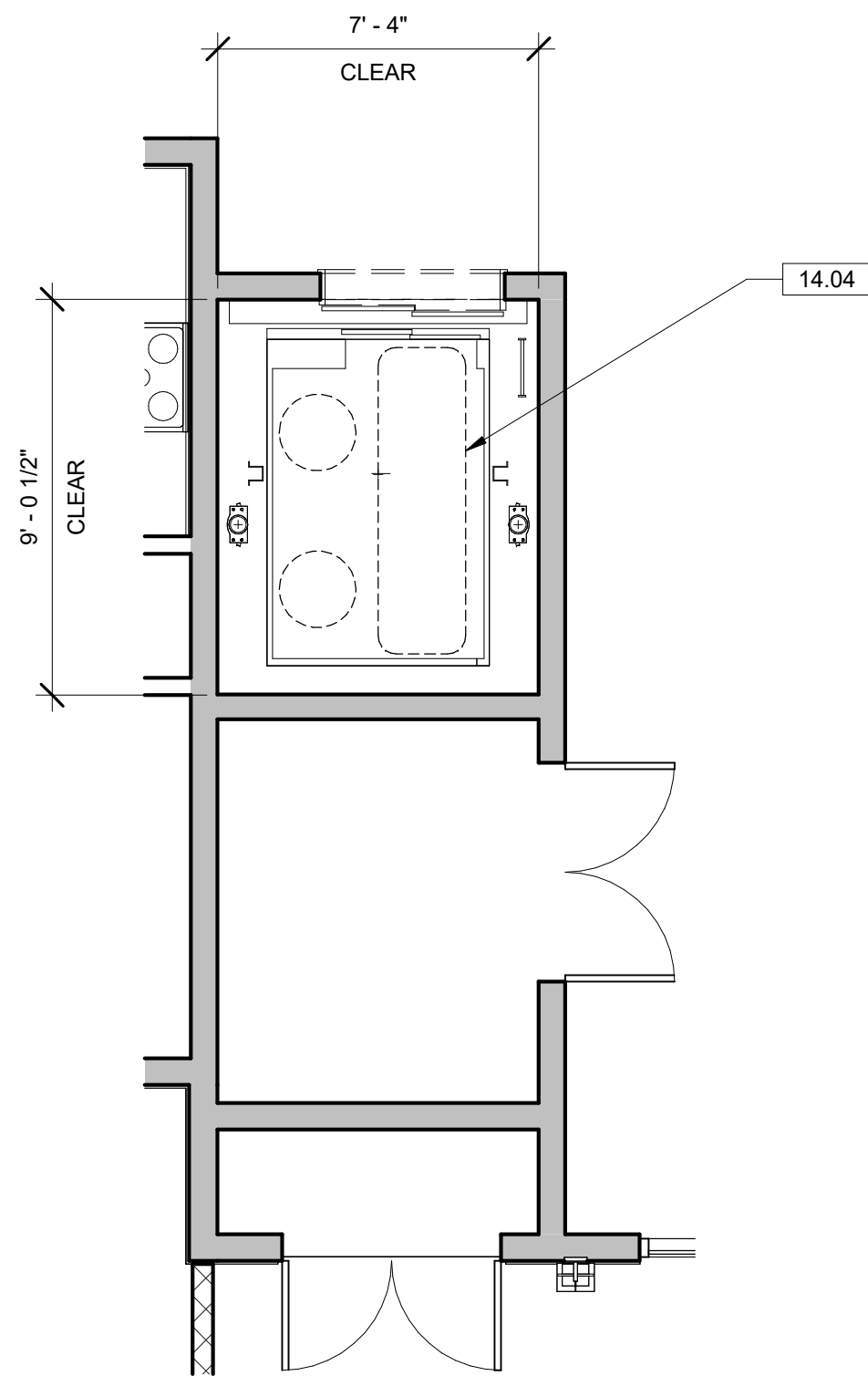
② ELEVATOR - UPPER FLOORS TYPICAL
1/4" = 1'-0"



⑤ STAIR 2 - 1ST FLOOR
1/4" = 1'-0"



③ STAIR 1 - 1ST FLOOR
1/4" = 1'-0"



① ELEVATOR - 1ST FLOOR
1/4" = 1'-0"

ELEVATOR AND STAIRS

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

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WARNING



**DUMPING OF
BULK ITEMS
PROHIBITED**

KEYNOTES

00.06	26 FRIE TURN RUCKING ROAD (PER CITY OF OXNARD STANDARD)
00.22	TRASH CHUTE PICK UP AREA, FORTLAND CONCRETE PAD WITHSTANDING 62,000 LBS
00.30	CONCRETE CURBS 8" W. 3" x 1/2"
04.01	CONCRETE MASONRY UNIT (CMU) BLOCK WALL 6HT. EXTERIOR CEMENT PLASTER FINISH TO MATCH MAIN BUILDING.
04.06	PEDESTRIAN GATE 3'-0" x 6'-0"
05.18	METAL MESH SCREEN
05.23	1" DIAMOND STEEL FABRIC
05.24	STEEL POST 1/2"
05.25	STEEL ROOF FRAMING HSS TYP.
05.26	STEEL ENCLOSURE GATES. 8'-0" L. X 6'-0" HT.
10.49	2-YARD ORGANIC WASTE BIN
10.60	4-YARD RECYCLING BIN
10.61	4-YARD MSW BIN

Development Name	C Street
Development Address	1239 South C St
Enclosure/Staging Location	Trash enclosure

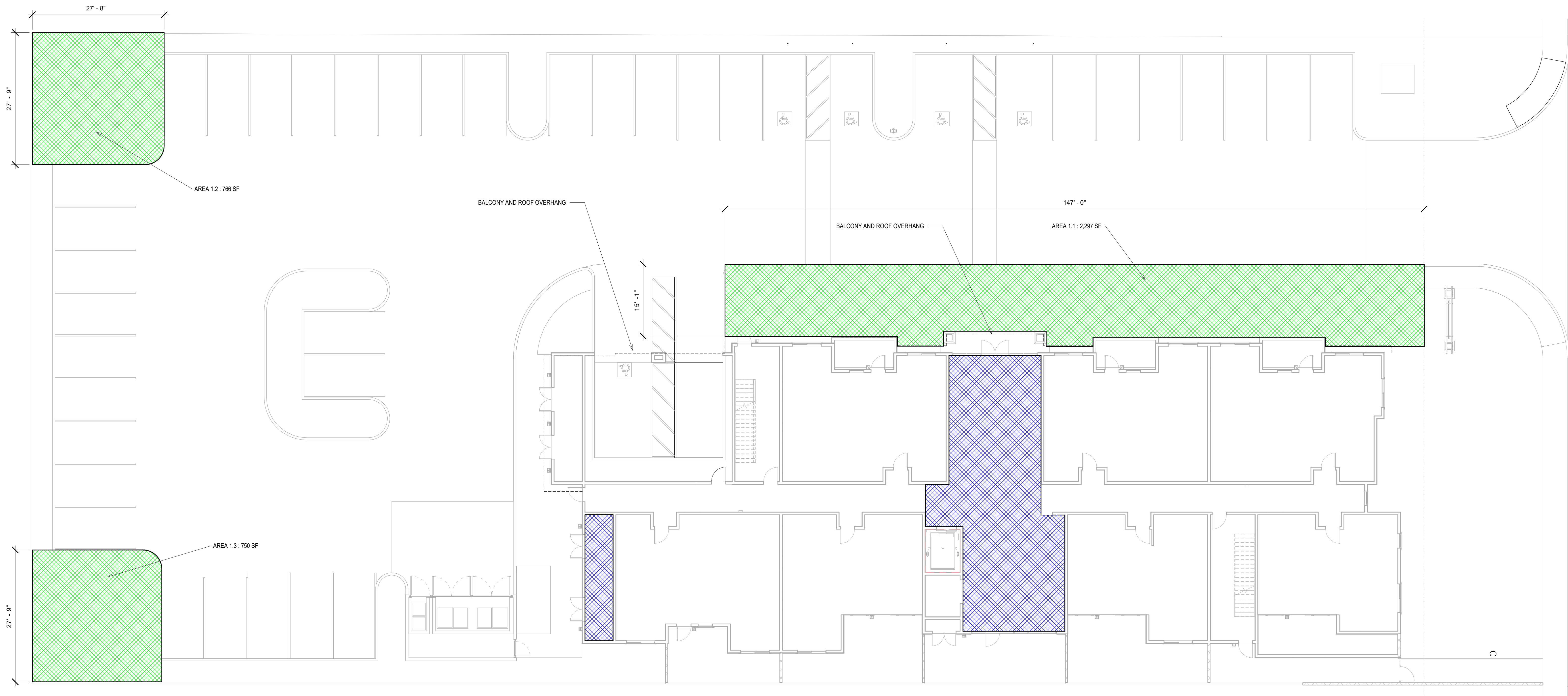
Step 1: List each development type using the enclosure and input development size based on units that appear when you choose a development type.

[illegible]

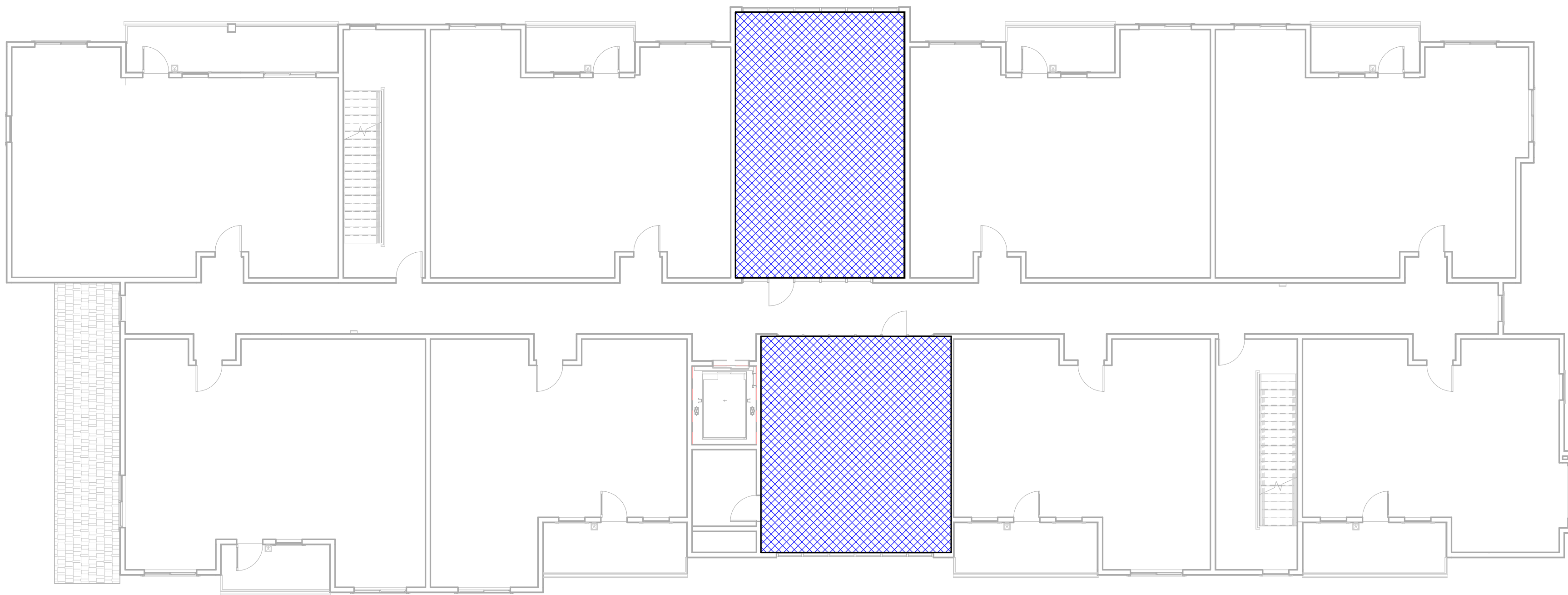
Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

		Total	Green	Recycle	Refuse
total generation	(yd ³ /week)	0.7	0.7	4.7	7.4
	(gallons/wk)	135.0	135.0	951.0	1,495.0
container size		64 gal. cart	64 gal. cart	3 yd3 bin	4 yd3 bin
quantity		1	1	1	1
service frequency (pickups per week)		2	2	2	2

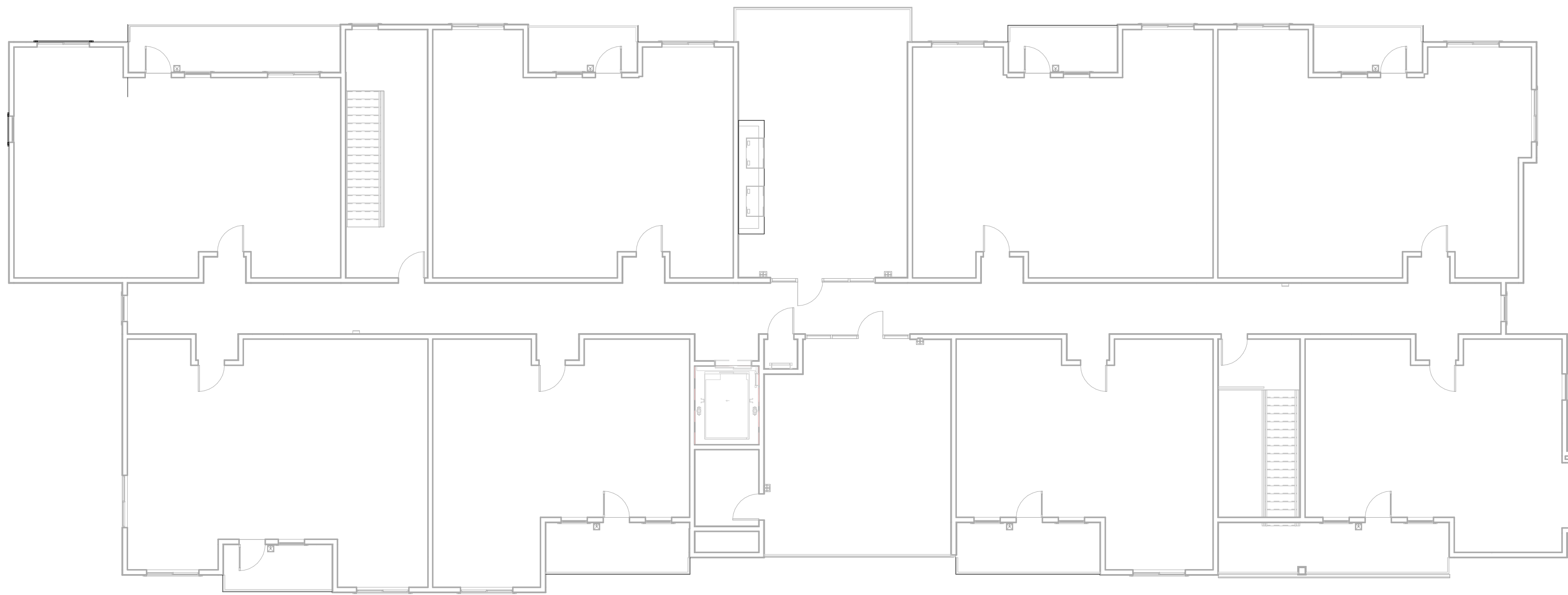
size & quantity requirements subject to change based on regulatory modifications, field audits, or land use modifications



1 FLOOR PLAN - FIRST
1" = 10'-0"



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

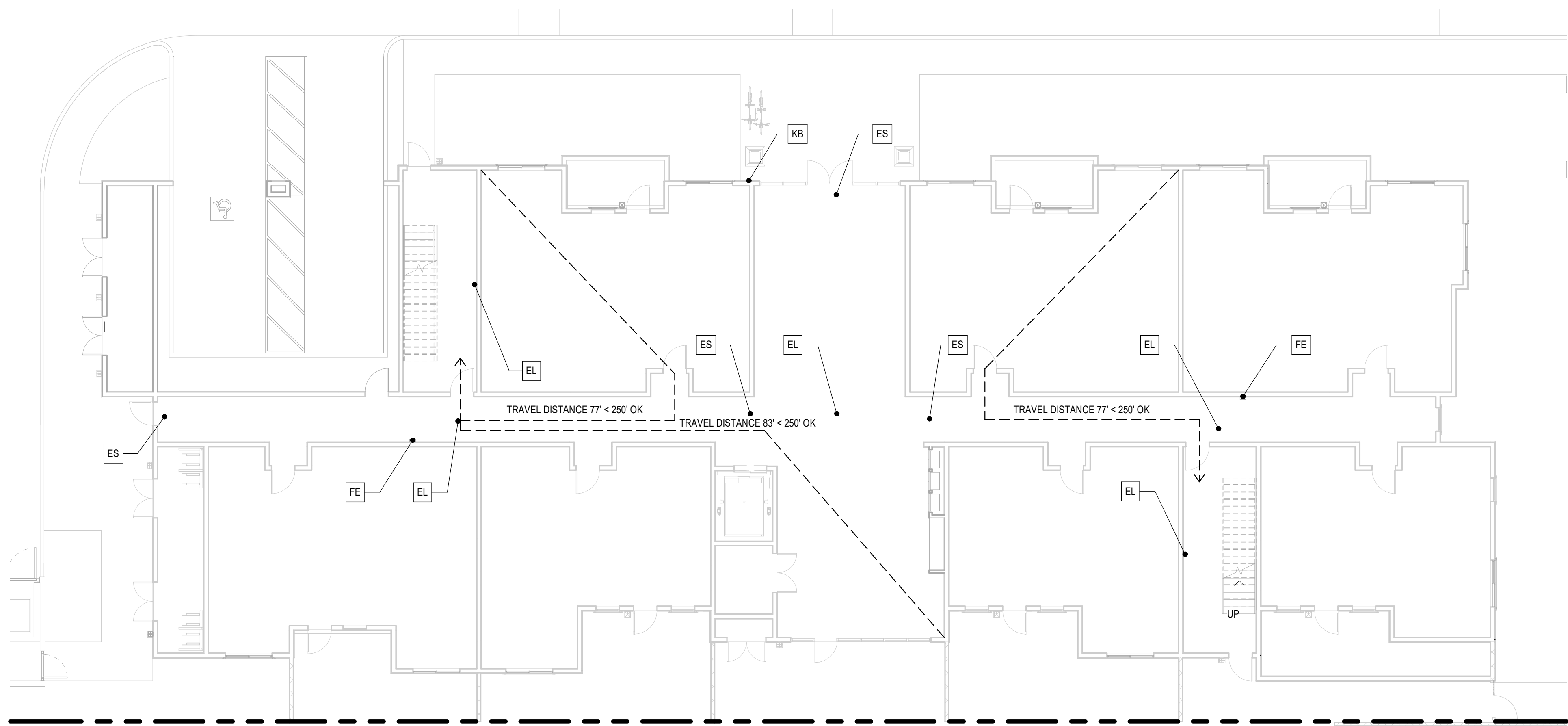


3 FLOOR PLAN - THIRD
1" = 10'-0"

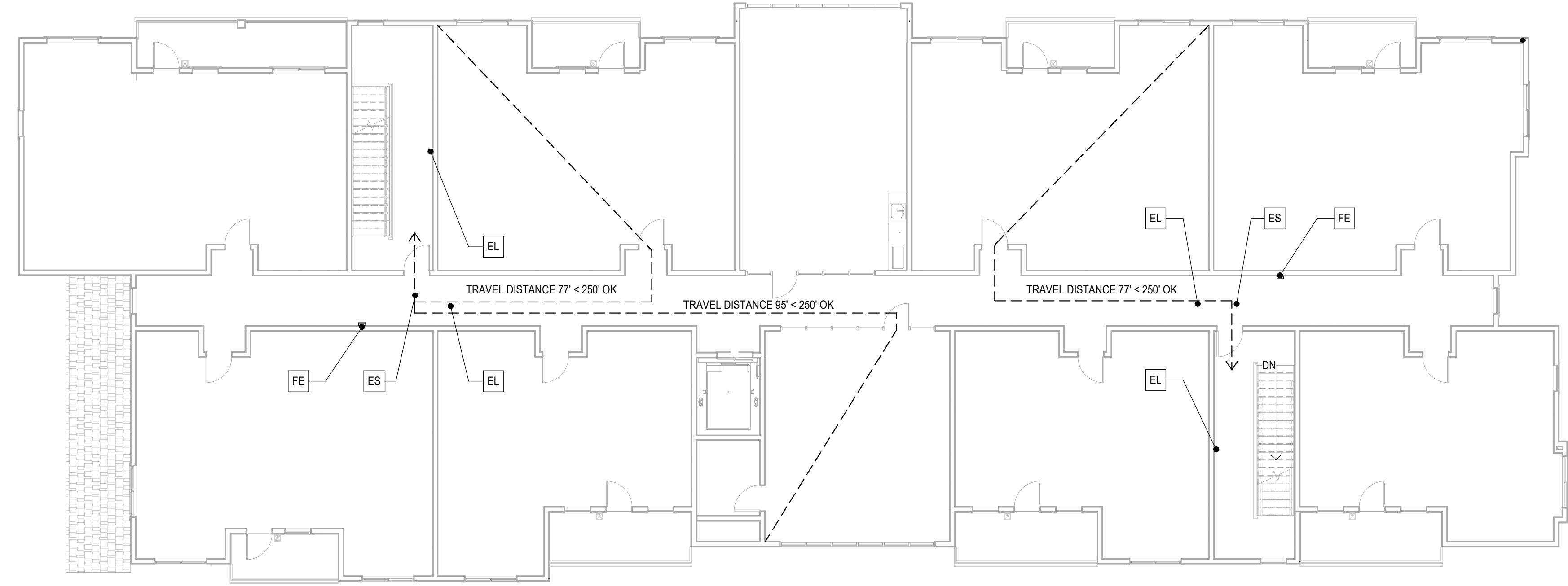
INTERIOR YARD SPACE CALCULATION		
SITE/ 1ST FLOOR	NO.	INTERIOR YARD SPACE AREA (SF)
	1.1	2,297
	1.2	766
	1.3	750
	TOTAL:	3,813
2ND AND 3RD FLOOR:		0.0
OVERALL TOTAL		3,813
	AREA (SF)	% OF LOT
LOT SIZE	43,543	100
REQUIRED	13,063	30
PROVIDED	3,813	8.8

- GENERAL NOTES**
1. EACH LOT IS REQUIRED TO PROVIDE FOR INTERIOR YARD SPACE EQUAL TO AT LEAST 30 PERCENT OF THE LOT AREA. HOWEVER A CONCESSION IS REQUESTED FOR A REDUCTION OF THE INTERIOR YARD SPACE
 2. THIS INTERIOR YARD SPACE SHALL BE COMPLETELY OPEN FROM GROUND TO SKY EXCEPT FOR A PATIO OR PERGOLA OR THE PROJECTIONS OF THOSE ITEMS REFERRED TO IN SECTIONS 16-304 THROUGH 16-307. THE INTERIOR YARD SPACE AREA SHALL HAVE A MINIMUM DIMENSION OF 15 BY 15 FEET.
 3. THE INTERIOR YARD SPACE SHALL BE COMPLETELY SEPERATE FROM ANY ARE REQUIRED FOR AUTOMOBILE CIRCULATION.

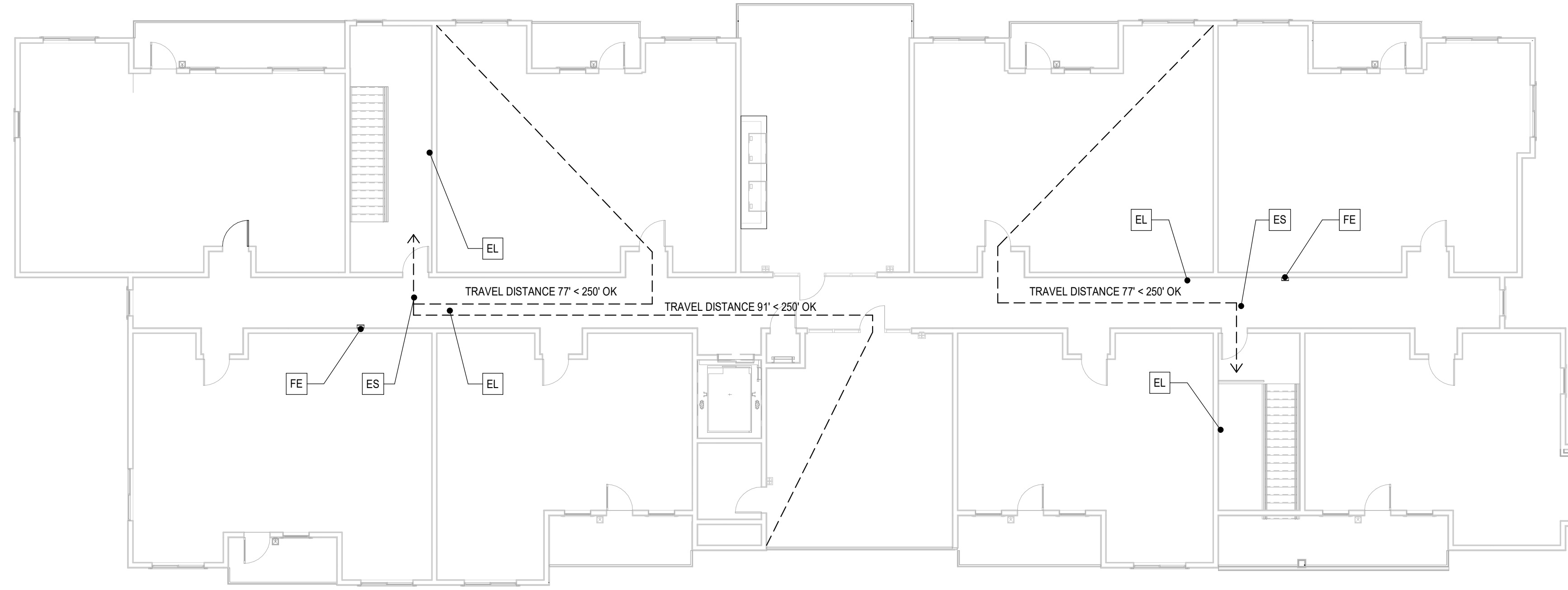
LEGEND	
	INTERIOR YARD SPACE: 4,251 S.F.
	AMENITY AREA: 2,507 S.F.



1 FLOOR PLAN - FIRST
1" = 10'-0"

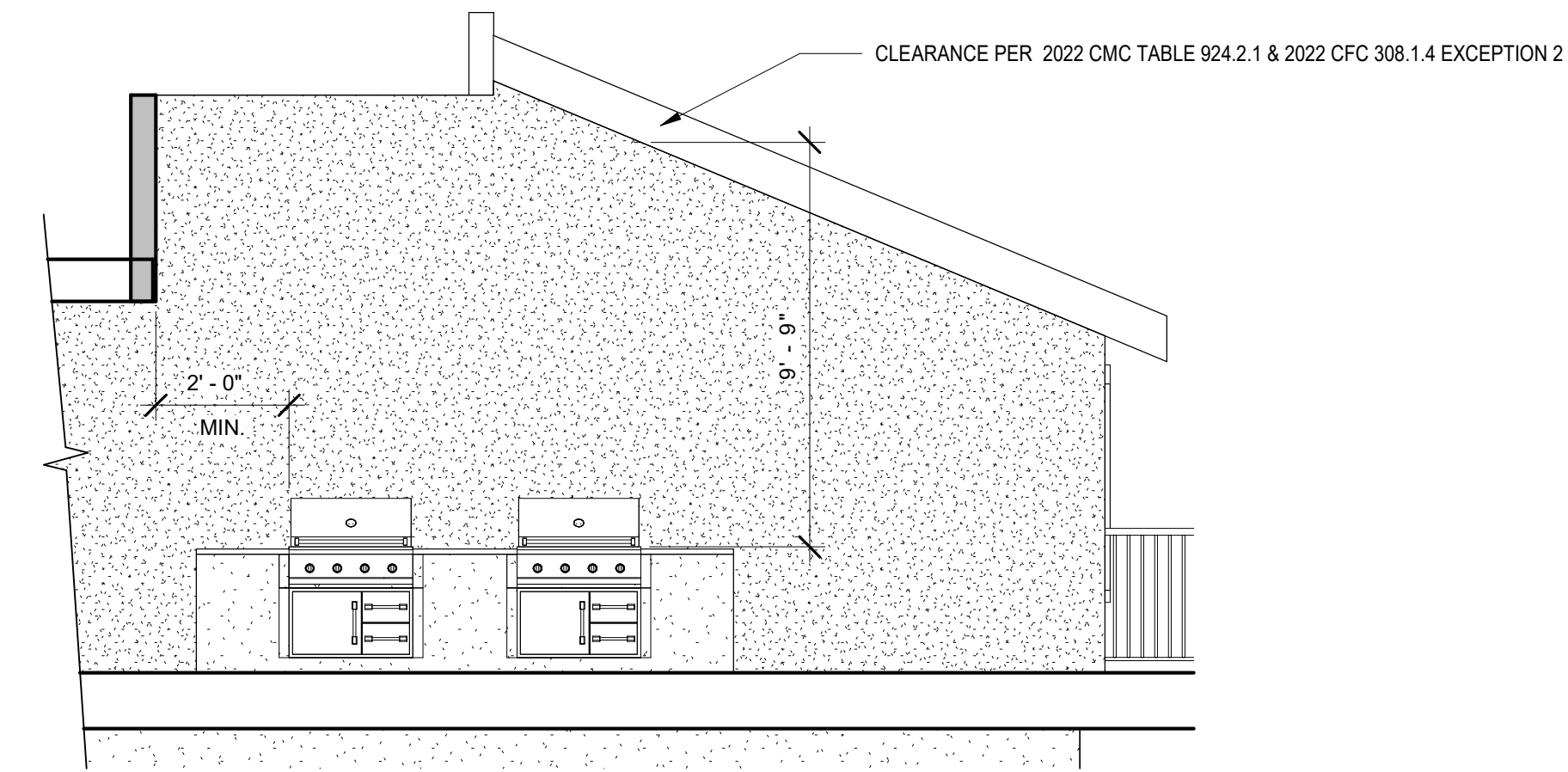


2 FLOOR PLAN - SECOND
1" = 10'-0"



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

LEGEND	
	DISTANCE TO EXIT
	FIRE EXTINGUISHER - 2A-10BC
	EXIT SIGN
	KNOX BOX
	EMERGENCY EGRESS LIGHTING



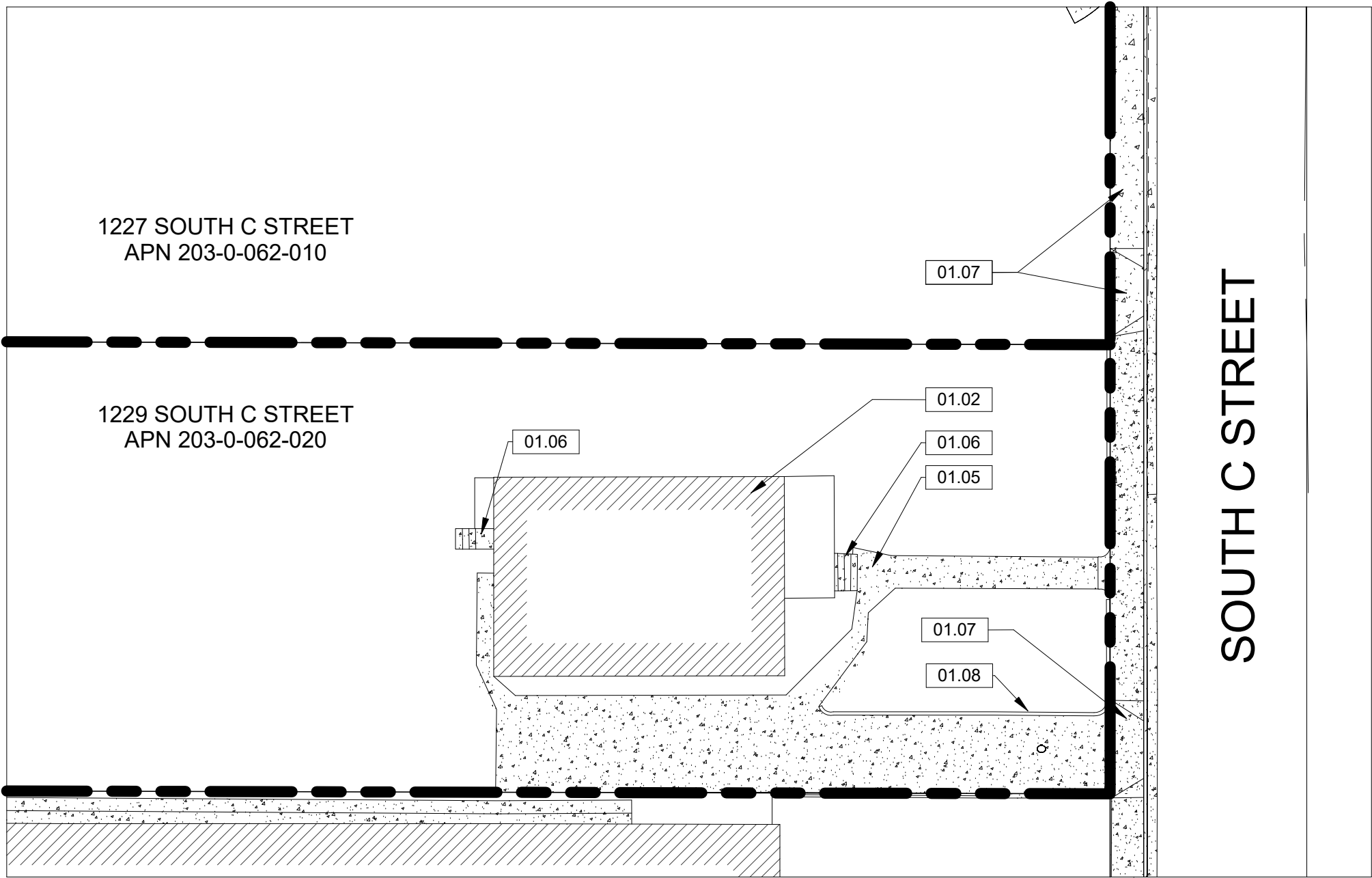
4 GRILL OPEN FLAME CLEARANCE
1/4" = 1'-0"

FIRE SAFETY PLAN

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

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2 PARTIAL SITE PLAN - DEMO
1" = 20'-0"

PARKING SCHEDULE		
PARKING TYPE	PARKING SIZE	COUNT
ACCESSIBLE	9' x 18' MIN.	1
ACCESSIBLE EVR	9' x 18' MIN.	1
STANDARD	9' x 17' MIN.	24
STANDARD (COVERED)	10' x 18' MIN.	1
STANDARD EVC	9' x 18' MIN.	2
STANDARD EVCS	9' x 18' MIN.	1
STANDARD EVR	9' x 18' MIN.	8
STANDARD TANDEM	10' x 18' MIN.	1
STANDARD TANDEM WIDE	12' x 18' MIN.	1
VAN ACCESSIBLE	12' x 18' MIN.	1
VAN ACCESSIBLE EVCS	12' x 18' MIN.	1
VAN ACCESSIBLE EVCS (COVERED)	12' x 18' MIN.	1
TOTAL		43

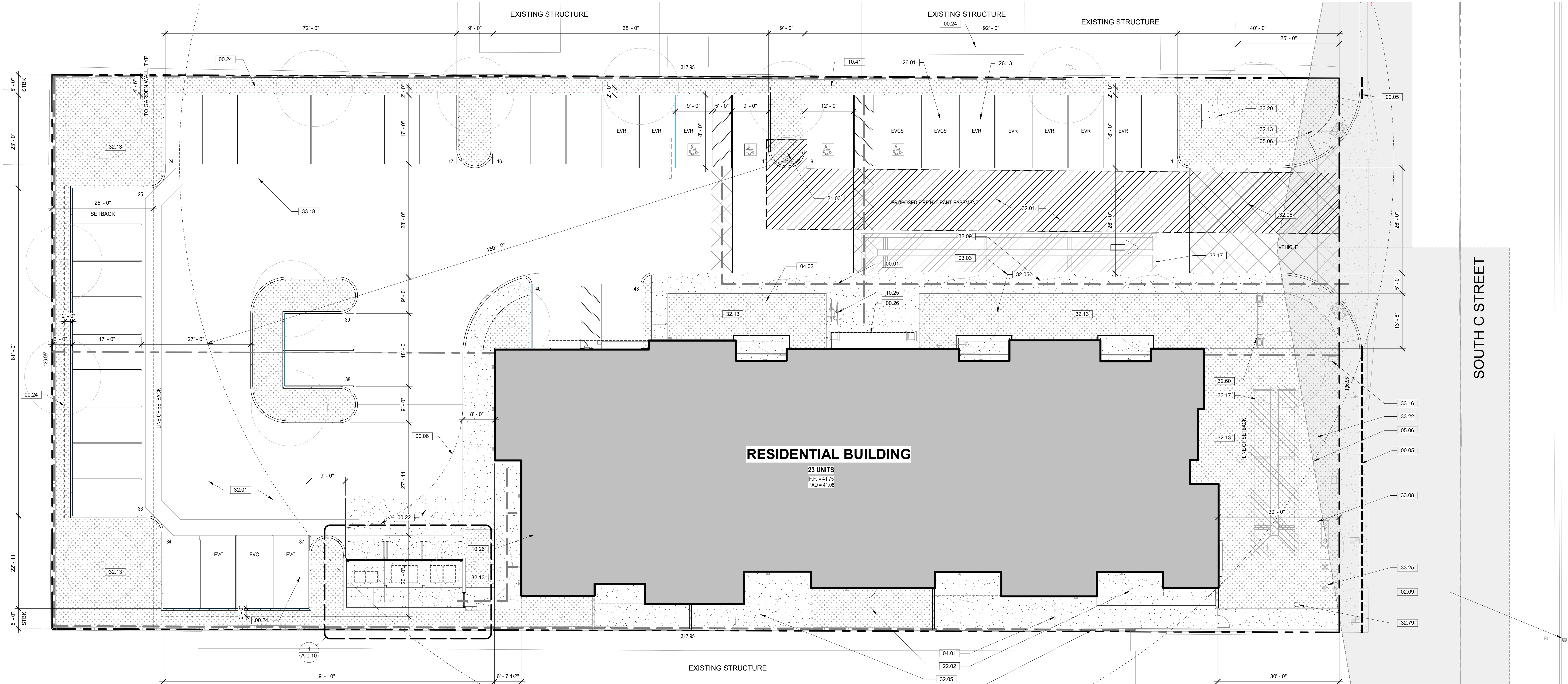
GENERAL NOTES		
1.	DEMOLISH ALL UTILITY LINES AND CAP TO THE POINT OF CONNECTION. UTILITIES SUBJECT TO CREDIT.	
2.	PERFORM A 2-INCH GRIND AND OVERLAY THE FULL WIDTH OF C STREET ALONG THE PROJECT FRONTAGE, PROPERTY LINE TO PROPERTY LINE.	
3.	RECONSTRUCT THE CURB, GUTTER, AND SIDEWALK ALONG THE PROJECT FRONTAGE.	
4.	PAVEMENT AT DRIVEWAYS SHALL WITHSTAND REFUSE AND RECYCLE EQUIPMENT WEIGHING UP TO 62,000 LBS.	
5.	THE INSTALLATION OF A BUS SHELTER WITH SOLAR LIGHTING, BENCH AND TRASH CAN SHALL BE PROVIDED AT THE NORTHBOROUGH C STREET AND HILL BUS STOP. AMENITY INSTALLATION SHALL BE CONSISTENT WITH OCTO'S BUS STOP GUIDELINES AND TO BE APPROVED BY THE TRAFFIC DIVISION.	
6.	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.	
7.	OUTDOOR LIGHT SHALL COMPLY WITH OXNARD CITY CODE 16-320.	
8.	REMOVE EXISTING DRIVEWAYS AND RECONSTRUCT CONCRETE SIDEWALK FRONTING THE PROPERTY.	
9.	PROJECT SHALL UNDERGROUND THE ELECTRICAL POWER FROM ACROSS THE STREET.	
10.	THE ONSITE FIRE WATER SYSTEM AND THE WATER EASEMENT SHALL BE GRANTED TO THE CITY. THIS EASEMENT IS SHOWN AS "PROPOSED".	

PARKING ANALYSIS			
TOTAL UNITS: 23			
STATE CODE (FOR REFERENCE PURPOSES ONLY)			
PARKING	UNITS	PER CODE	REQUIRED
180	9	1 PARKING SPACE	9
280	14	1.5 PARKING SPACE	21
	23		30
PROPOSED			
40 TOTAL	40 FULL SIZE SPACES	+ 3 EVCS	
ACCESSIBLE PARKING REQUIREMENTS PER CBC 1109A			
REQUIRED:	5% ACCESSIBLE	0.05 x 40 = 2 SPACES	
PROVIDED:	5 SPACES		
ELEC. VEH. CHARGING STATIONS REQ. PER CGS TABLE 4.106.4.2			
STALLS REQUIRED: 30			
REQUIRED EV CAPABLE (EVC):	30 x 10% = 3 SPACES	PROVIDED: 3 SPACES	
REQUIRED EV READY (EVR):	30 x 25% = 8 SPACES	PROVIDED: 8 SPACES	
REQUIRED EV CHARGERS (EVCS):	30 x 5% = 2 STATIONS	PROVIDED: 2 STATIONS	
TOTAL EV SPACES PROVIDED: 14 SPACES			
ACCESSIBLE EVCS PER CBC TABLE 11B-228.3.2.1			
REQUIRED: (1 TO 4) EVCS	(1) VAN ACCESSIBLE EVCS (BASED ON TOTAL 2 EV CHARGING STATIONS)		
PROVIDED:	(1) VAN ACCESSIBLE (1) VAN ACCESSIBLE COVERED		
BICYCLE STORAGE REQUIREMENTS PER CITY OF OXNARD MASTER PLAN			
REQ. SHORT TERM: 0.05 BDRM:	0.05 x 35 =	2 BIKE SPACES	
REQ. LONG TERM: 0.15 BDRM:	0.15 x 35 =	6 BIKE SPACES	
PROVIDED:	2 SHORT TERM, 16 LONG TERM		

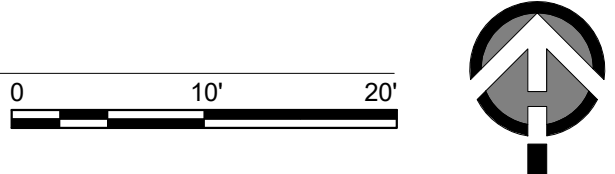
SITE ANALYSIS		
GROSS BUILDING AREA	AREA	%
BUILDING FOOTPRINT	10670 SF	25%
LANDSCAPE	11536 SF	26%
PAVEMENT	21337 SF	49%
Grand total	43543 SF	100%
SETBACKS		
R-2 ZONING STANDARDS		
REQUIRED:		
FRONT SETBACK:	25'	
REAR SETBACK:	25'	
SIDE SETBACK:	5'	
PROVIDED:		
FRONT SETBACK (SOUTH C ST.):	30'	
REAR SETBACK (WEST):	100'	
SIDE SETBACK (NORTH):	67'	
SIDE SETBACK (SOUTH):	10'	
LEGEND		
(Hatched Box)	ENHANCED PAVEMENT	
(Dotted Box)	CONCRETE SLAB	
(Stippled Box)	LANDSCAPE AREA	
(R)	ASSIGNED RESIDENT PARKING	
(V)	ASSIGNED VISITOR PARKING	
(EVC)	ELECTRIC VEHICLE CHARGING STATION	
(EVR)	ELECTRIC VEHICLE READY	
(EVC)	ELECTRIC VEHICLE CAPABLE	
(Dashed Line)	ADA PATH OF TRAVEL	

KEYNOTES	
00.01	ACCESSIBLE PATH OF TRAVEL
00.05	FIRE LANE STRIPING AS REQUIRED BY FIRE MARSHALL
00.06	26' FIRE TRUCK TURNING RADIUS (PER CITY OF OXNARD STANDARD)
00.22	TRASH STAGING PICK UP AREA: PORTLAND CONCRETE PAD WITHSTANDING 62,000 LBS
00.24	PARKING 2' OVERHANG
00.26	EXTENT OF WALL ABOVE
01.02	EXISTING BUILDING, CONCRETE FOOTINGS AND PADS TO BE REMOVED. SEE CIVIL GRADING DRAWINGS
01.05	EXISTING CONCRETE WALK TO BE REMOVED
01.06	EXISTING CONCRETE STEPS TO BE REMOVED
01.07	EXISTING CURB CUT TO BE REMOVED
01.08	EXISTING CURB TO BE REMOVED
02.09	EXISTING FIRE HYDRANT. SEE CIVIL GRADING DRAWINGS
03.03	CONCRETE CURB. SEE CIVIL GRADING DRAWINGS
04.01	CONCRETE MASONRY UNIT (CMU) BLOCK WALL, 6HT. EXTERIOR CEMENT PLASTER FINISH TO MATCH MAIN BUILDING
04.02	CONCRETE MASONRY UNIT (CMU) BLOCK WALL, 36" HT. STONE VENEER FINISH
05.06	PROPOSED DECORATIVE FENCE, SEE LANDSCAPE PLANS
10.25	BICYCLE RACKS
10.26	BICYCLE STORAGE
10.41	SIGNAGE - ACCESSIBLE PARKING
21.03	FIRE HYDRANT (150' RADIUS INDICATED)

KEYNOTES	
22.02	AREA DRAIN
26.01	ELECTRIC VEHICLE CHARGING STATION (EVCS)
26.13	ELECTRIC VEHICLE READY PARKING STALL (EVR)
32.01	A.C. PAVING, CLASS II BASE. SEE CIVIL GRADING DRAWINGS
32.05	CONCRETE PATIO SEE LANDSCAPE DRAWINGS
32.06	CONCRETE PAVING, ENHANCED (INTEGRAL COLORED, SCORED)
32.09	CONCRETE SIDEWALK. SEE CIVIL GRADING DRAWINGS
32.13	LANDSCAPE AREAS. SEE LANDSCAPE DRAWINGS
32.26	PROPOSED 6" HT. CMU SITE WALL
32.60	MONUMENT SIGN: CMU WITH PLASTER FINISH, METAL ADDRESS NUMERAL AND LETTERS
32.79	PET WASTE STATION
33.08	DOMESTIC WATER SERVICE & METER. SEE CIVIL GRADING AND PLUMBING DRAWINGS
33.16	GAS METER. SEE PLUMBING DRAWINGS
33.17	INFILTRATION SYSTEM. SEE CIVIL GRADING DRAWINGS
33.18	RIBBON GUTTER. SEE CIVIL GRADING DRAWINGS
33.20	SCE TRANSFORMER
33.22	SEWER POINT OF CONNECTION TO BUILDING. SEE CIVIL GRADING
33.25	FIRE WATER REDUCED PRESSURE DCV/VDC. SEE CIVIL PLANS

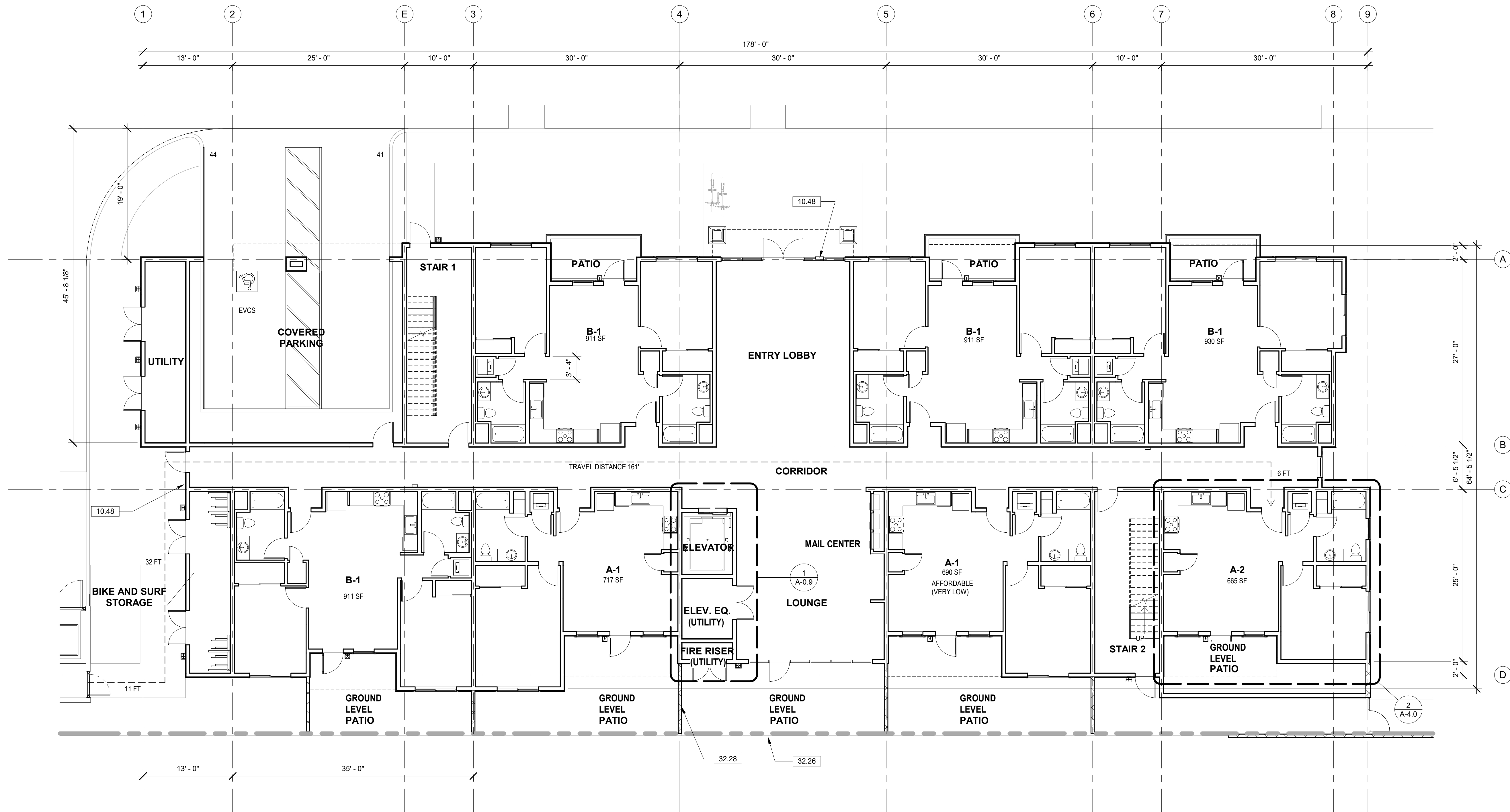


1 SITE PLAN
1" = 10'-0"



SITE PLAN

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033



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



KEYNOTES		
10.48	ACCESS CONTROL SYSTEM	
32.26	PROPOSED 6' HT. C.M.U. SITE WALL	
32.28	PATIO PRIVACY FENCE, TYP.	

RESIDENTIAL UNIT COUNT - 1ST FLOOR		
UNIT TYPE	BDRMS.	AFFORDABILITY
A-1	1	VERY LOW
A-1	1	
A-2	1	
B-1	2	
B-1	2	
B-1	2	
B-1	2	
Grand total: 7		

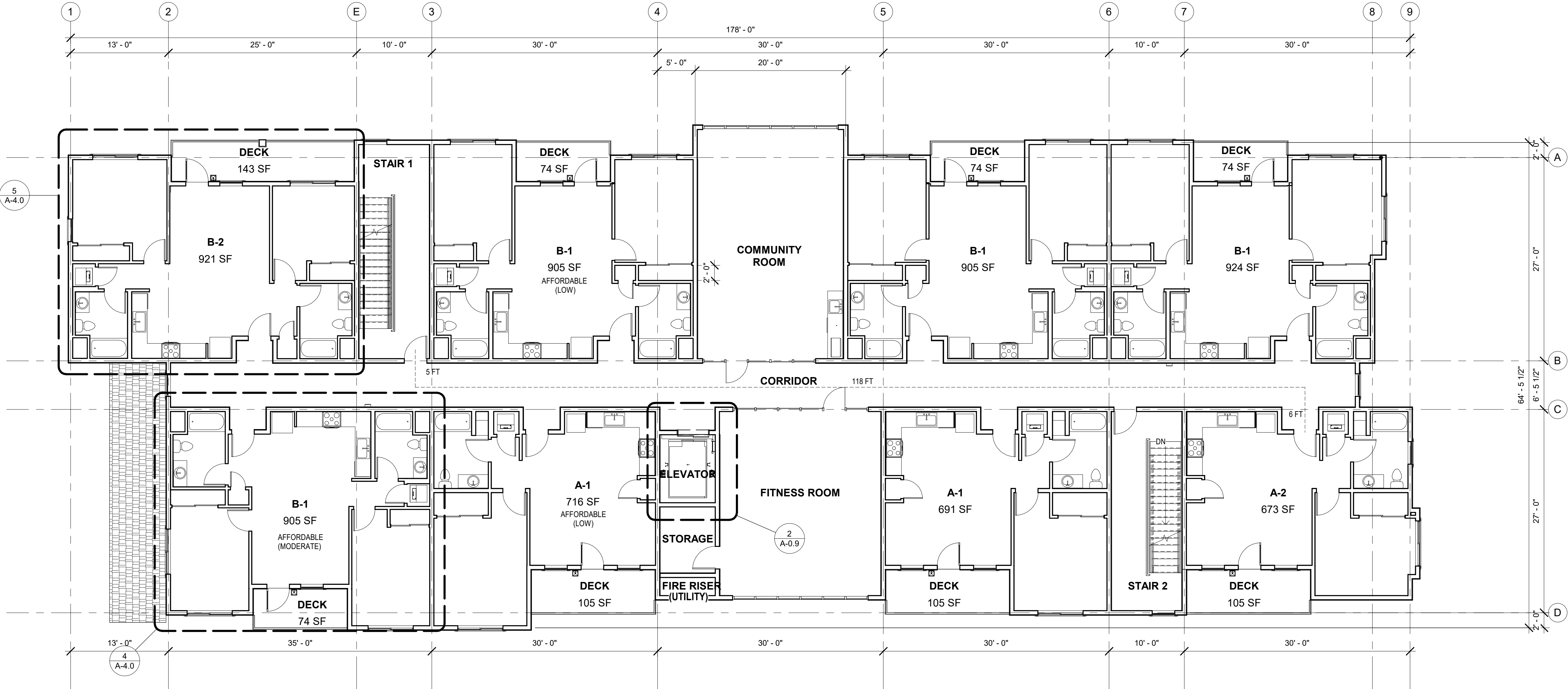
NON-RESIDENTIAL BUILDING AREAS - 1ST FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1166 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
BIKE AND SURF STORAGE	176 SF
ENTRY LOBBY	545 SF
LOUNGE	563 SF
TRASH ROOM	
TRASH ROOM	0 SF
UTILITY	
ELEV. EQ	75 SF
FIRE RISER	24 SF
UTILITY	176 SF
Grand total	3359 SF

1. SEE FLOOR PLANS FOR UNIT AREAS
2. AREAS ARE TAKEN TO THE CENTER LINE OF THE PERIMETER WALL

RESIDENTIAL UNIT COUNT - 2ND FLOOR		
UNIT TYPE	BDRMS.	AFFORDABILITY
A-1	1	LOW
A-1	1	
A-2	1	
B-1	2	
B-1	2	
B-1	2	LOW
B-1	2	MODERATE
B-2	2	
Grand total: 8		

NON-RESIDENTIAL BUILDING AREAS - 2ND FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1177 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
COMMUNITY ROOM	620 SF
FITNESS ROOM	551 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3082 SF

1. SEE FLOOR PLANS FOR UNIT AREAS
2. AREAS ARE TAKEN TO THE CENTER LINE OF THE PERIMETER WALL



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

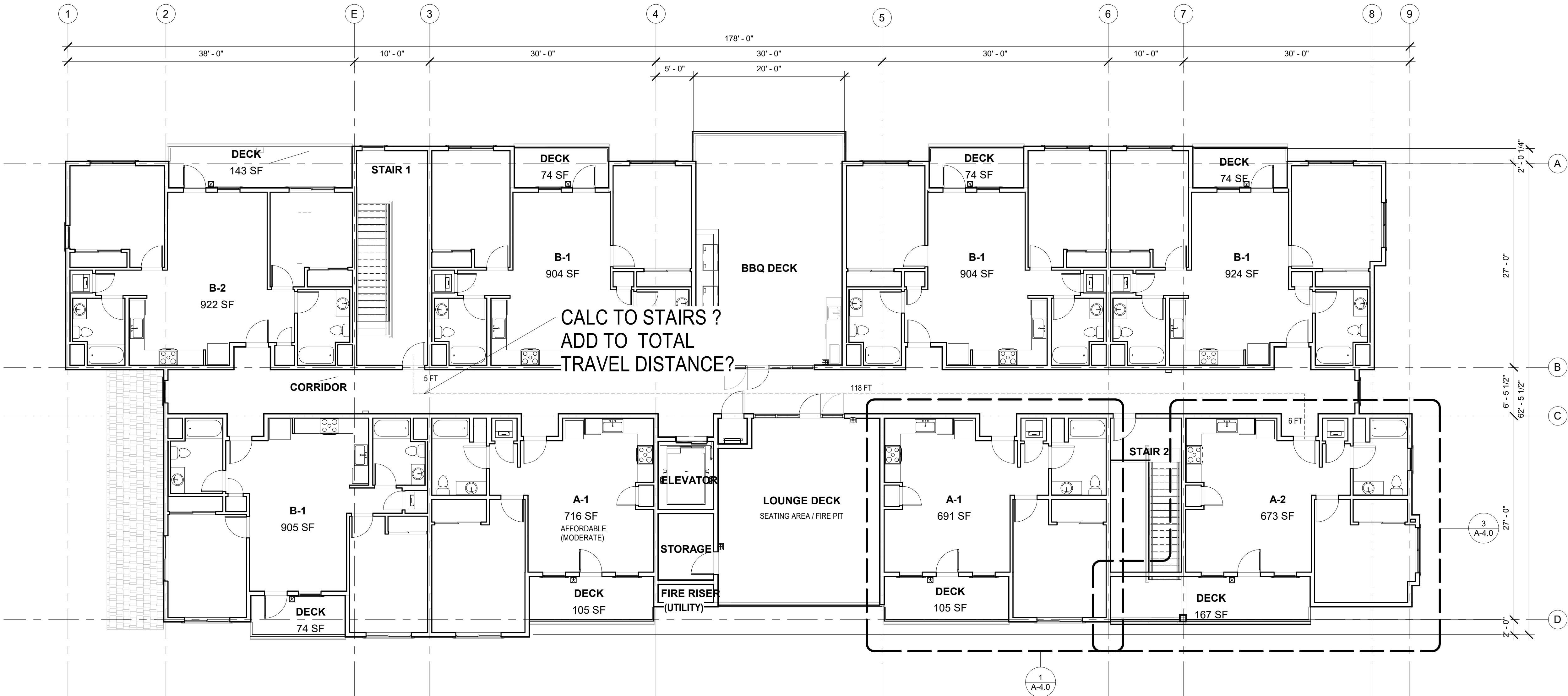
FLOOR PLAN - SECOND

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

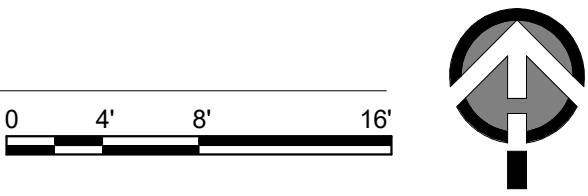
RESIDENTIAL UNIT COUNT - 3RD FLOOR		
UNIT TYPE	BDRMS.	AFFORDABILITY
A-1	1	MODERATE
A-1	1	
A-2	1	
B-1	2	
B-1	2	
B-1	2	
B-1	2	
B-2	2	
Grand total: 8		

NON-RESIDENTIAL BUILDING AREAS - 3RD FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1172 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	210 SF
COMMON	
BBQ DECK	628 SF
LOUNGE DECK	539 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3012 SF

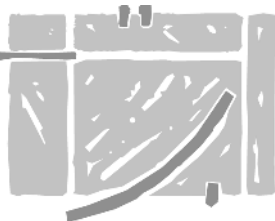
1. SEE FLOOR PLANS FOR UNIT AREAS
2. AREAS ARE TAKEN TO THE CENTER LINE OF THE PERIMETER WALL



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



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SUKHI SANDHU
3409 TREGO COURT SIMI VALLEY, CA 93065

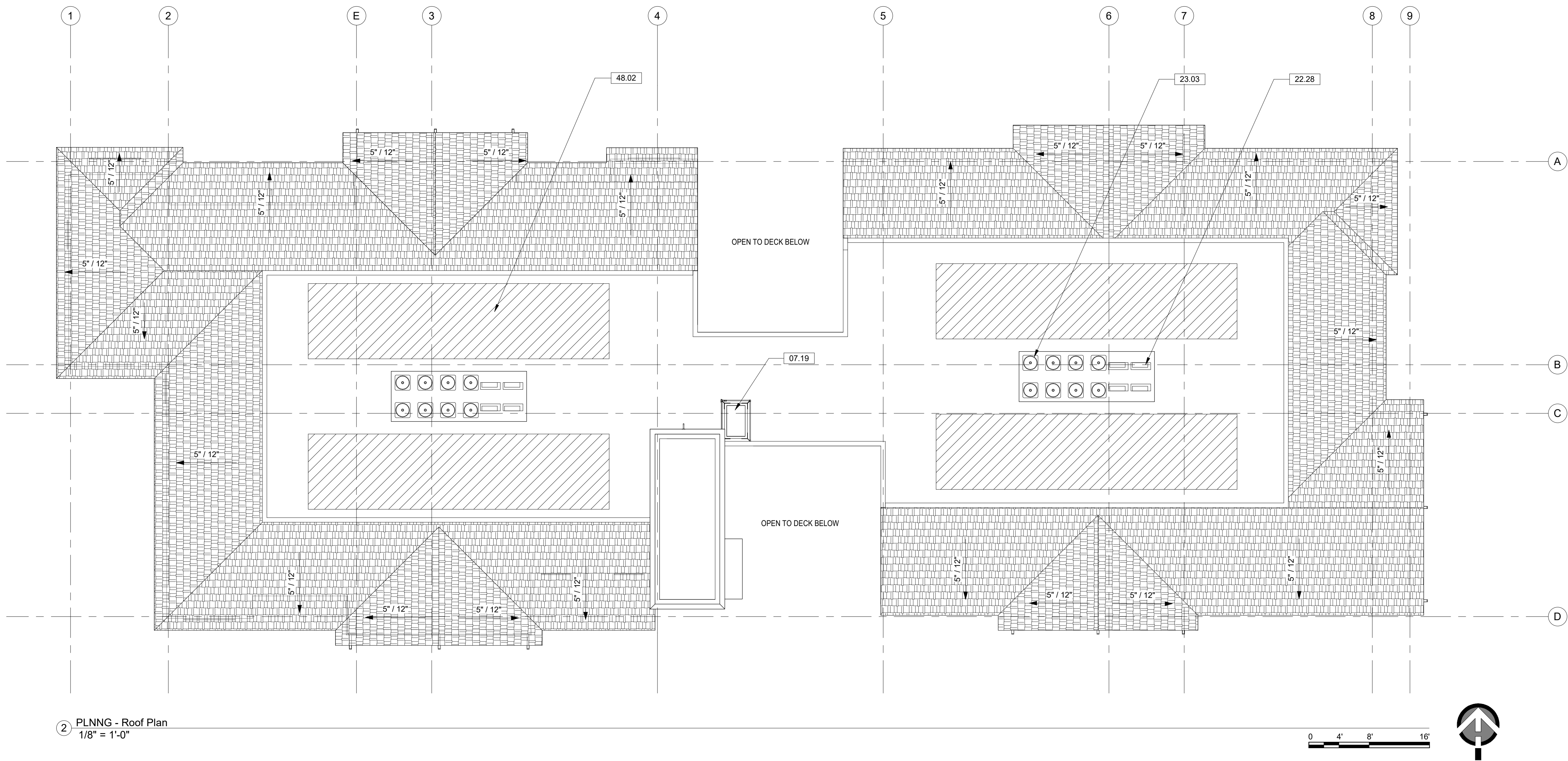
FLOOR PLAN - THIRD

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

A-1.3

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KEYNOTES	
07.19	ROOF HATCH
22.28	WATER HEATER SYSTEM, 10 GAL. WALL MOUNTED, SEE PLUMBING DRAWINGS
23.03	CONDENSING UNIT
48.02	SOLAR PANEL EQUIPMENT



② PLNG - Roof Plan
1/8" = 1'-0"

ROOF PLAN

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

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A-1.4



② West
1/8" = 1'-0"



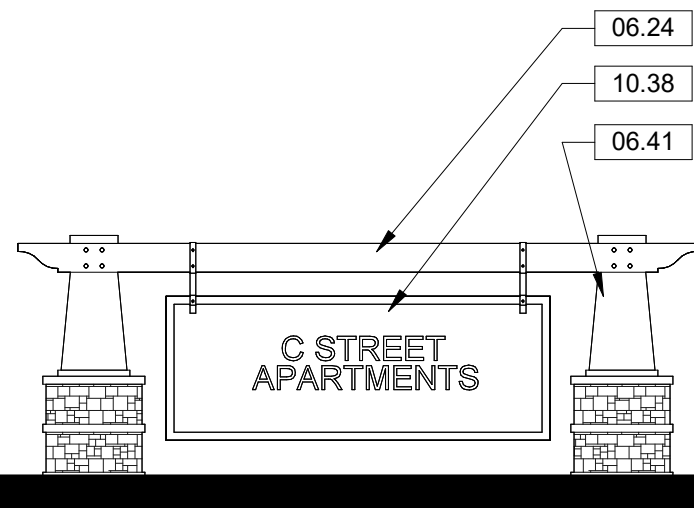
① North
1/8" = 1'-0"



④ East
1/8" = 1'-0"



③ South
1/8" = 1'-0"



⑤ MONUMENT SIGN ELEVATION
1/4" = 1'-0"

LEGEND

(A)		PAIN: SHERWIN WILLIAMS SW 6232 MISTY	(E)		PAIN: SHERWIN WILLIAMS SW 9134 DELFT
(B)		PAIN: SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY	(F)		CORONADO STONE: CARMEL MOUNTAIN
(C)		PAIN: SHERWIN WILLIAMS SW 7006 EXTRA WHITE	(G)		MILGARD: ESPRESSO
(D)		PAIN: SHERWIN WILLIAMS SW 6229 TEMPE STAR			

KEYNOTES

00.35	LINE OF FLAT ROOF BEYOND
00.42	LINE OF FENCE OMITTED FOR CLARITY
05.04	PEDESTRIAN GATE 3'-0" x 6'-0"
05.36	STEEL TUBE GUARDRAIL, 1 1/2" DIA., 42" HT.
06.24	SHAPED BEAM
06.40	KNEE BRACE
06.41	TAPERED COLUMN WITH STONE BASE VENEER
06.42	WOOD FASCIA, PAINTED
07.05	GUTTERS WITH SCUPPERS, PAINTED TO MATCH ADJ. SURFACE
07.24	ROOF: COMPOSITE SHINGLE
08.03	ALUMINUM STOREFRONT WINDOW SYSTEM
08.07	DOOR PER SCHEDULE - UTILITY
08.20	PATIO DOORS: SINGLE-LIGHT FRENCH, PAINT
08.21	WINDOW: TINTED GLAZING (AS REQUIRED)
09.03	CORNICE TRIM: COMPOSITE WOOD
09.14	WALL FINISH: ADHERED MANUFACTURED STONE VENEER
09.16	WALL FINISH: EXTERIOR CEMENT PLASTER
09.17	WALL FINISH: FIBER CEMENT BOARD SIDING
09.23	WALL FINISH: FIBER CEMENT BOARD AND BATTEN
09.25	WALL TRIM: FIBER CEMENT
10.24	METAL AWNING
10.38	ADDRESS SIGN: 25 SF AREA
10.39	WALL MOUNTED ILLUMINATED ADDRESS SIGN, 8" HIGH LETTERS
23.03	CONDENSING UNIT
26.07	EXTERIOR LIGHT FIXTURE

LEGEND

A

PANT: SHERWIN WILLIAMS
SW 6232 MISTY

B

PANT: SHERWIN WILLIAMS
SW 6234 UNCERTAIN GRAY

C

PANT: SHERWIN WILLIAMS
SW 7006 EXTRA WHITE

D

PANT: SHERWIN WILLIAMS
SW 6229 TEMPE STAR

E

PANT: SHERWIN WILLIAMS
SW 9134 DELFT

F

CORONADO STONE:
CARMEL MOUNTAIN

G

MILGARD: ESPRESSO

WINDOW

STOREFRONT

KEYNOTES	
00.34	WALL POP-OUT BELOW
00.42	LINE OF FENCE OMITTED FOR CLARITY
05.04	PEDESTRIAN GATE 3'-0" x 6'-0"
05.36	STEEL TUBE GUARDRAIL, 1 1/2" DIA., 42" HT.
06.40	KNEE BRACE
06.42	WOOD FASCIA, PAINTED
07.05	GUTTERS WITH SCUPPERS, PAINTED TO MATCH ADJ. SURFACE
07.24	ROOF: COMPOSITE SHINGLE
08.03	ALUMINUM STOREFRONT WINDOW SYSTEM
08.07	DOOR PER SCHEDULE - UTILITY
08.20	PATIO DOORS, SINGLE-LIGHT FRENCH, PAINT
08.21	WINDOW, TINTED GLAZING (AS REQUIRED)
09.03	CORNICE TRIM, COMPOSITE WOOD
09.14	WALL FINISH: ADHERED MANUFACTURED STONE VENEER
09.16	WALL FINISH: EXTERIOR CEMENT PLASTER
09.17	WALL FINISH: FIBER CEMENT BOARD SIDING
09.23	WALL FINISH: FIBER CEMENT BOARD AND BATTEN
09.25	WALL TRIM: FIBER CEMENT
10.24	METAL AWNING
10.39	WALL MOUNTED ILLUMINATED ADDRESS SIGN, 8" HIGH LETTERS
19.17	CONDENSING UNIT
23.03	CONDENSING UNIT
26.07	EXTERIOR LIGHT FIXTURE



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



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



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

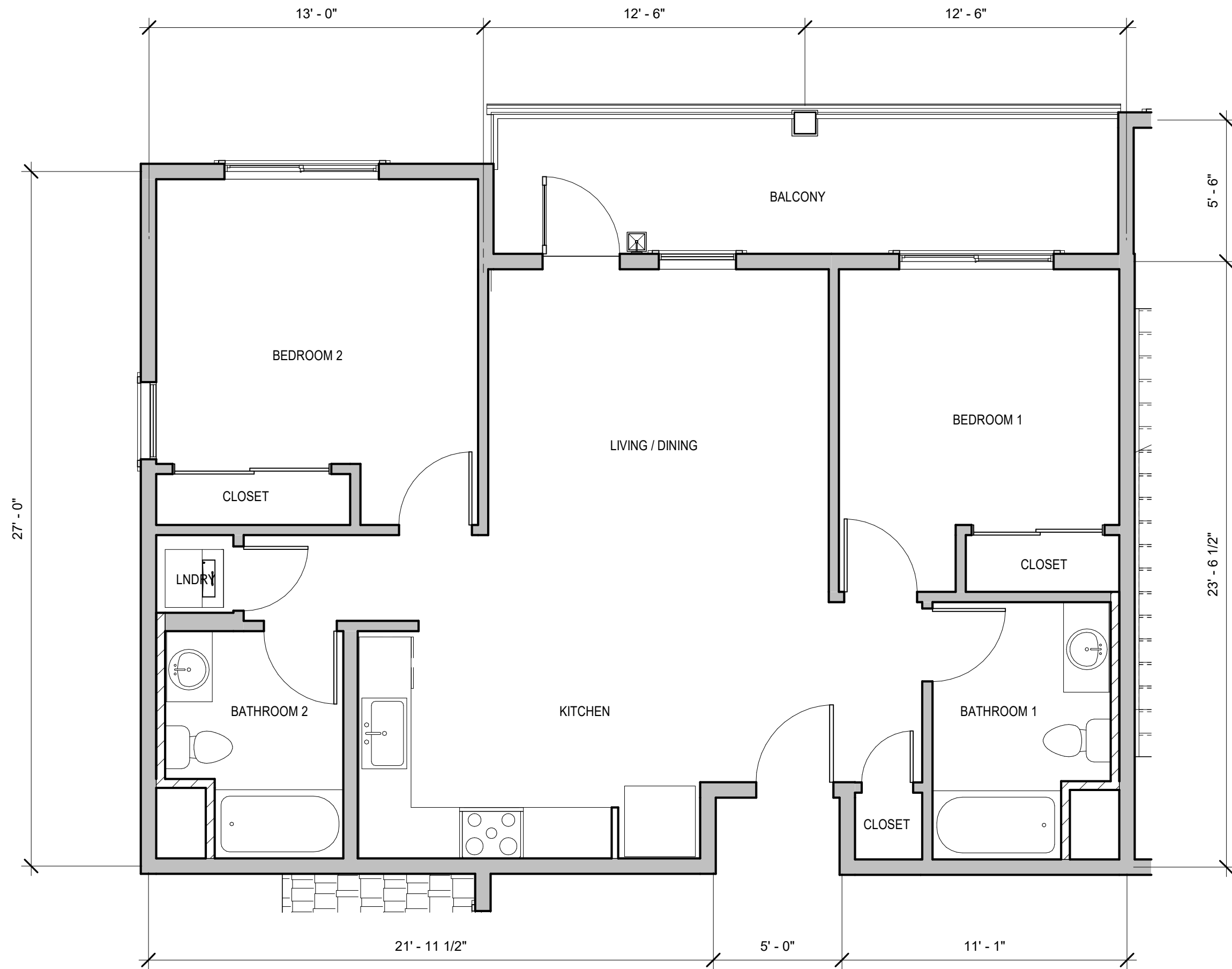


4 SOUTH
1/8" = 1'-0"

EXTERIOR ELEVATIONS - COLOR

MULTI-FAMILY RESIDENTIAL
"C" STREET APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

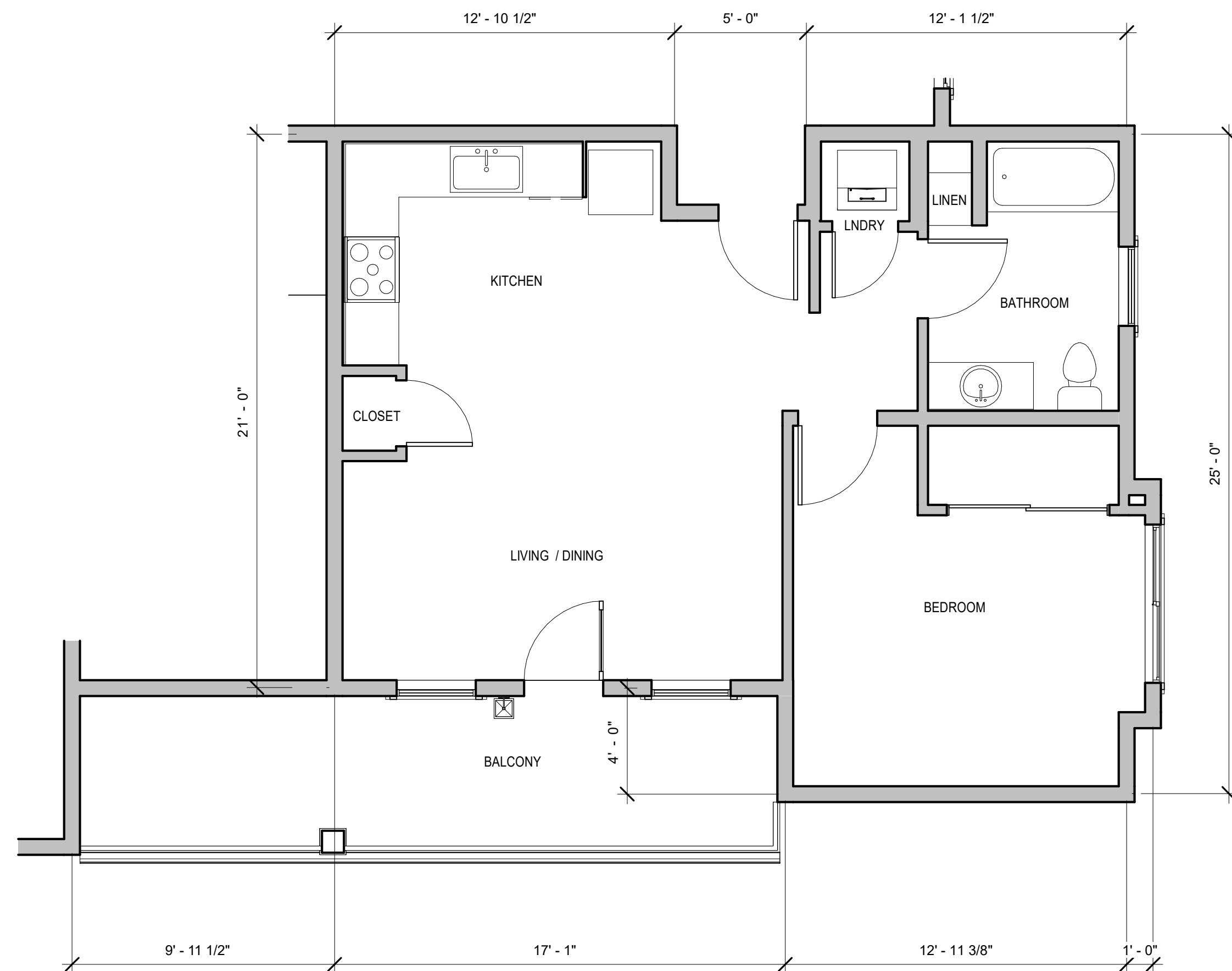




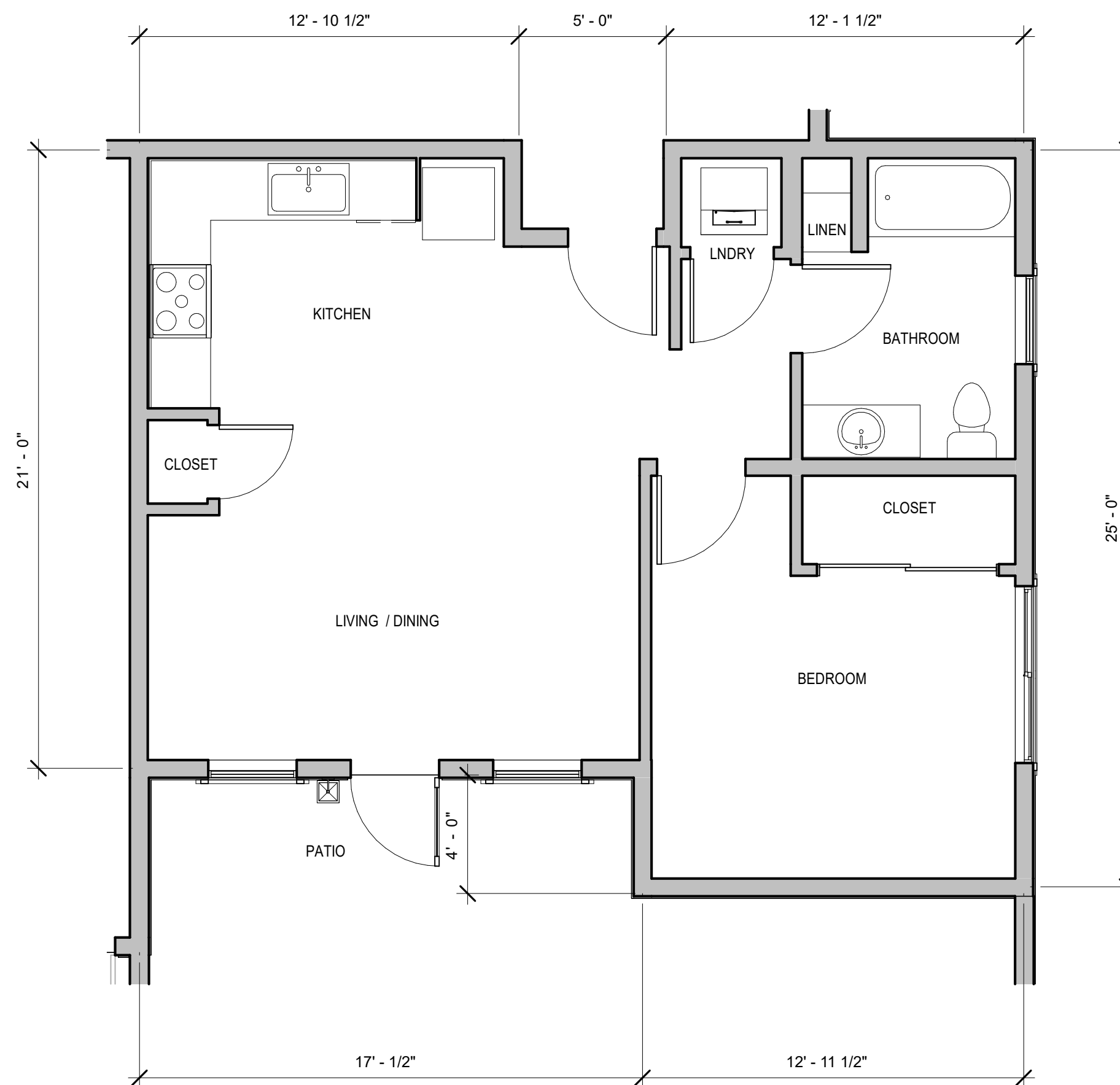
⑤ UNIT TYPE B-2
1/4" = 1'-0"



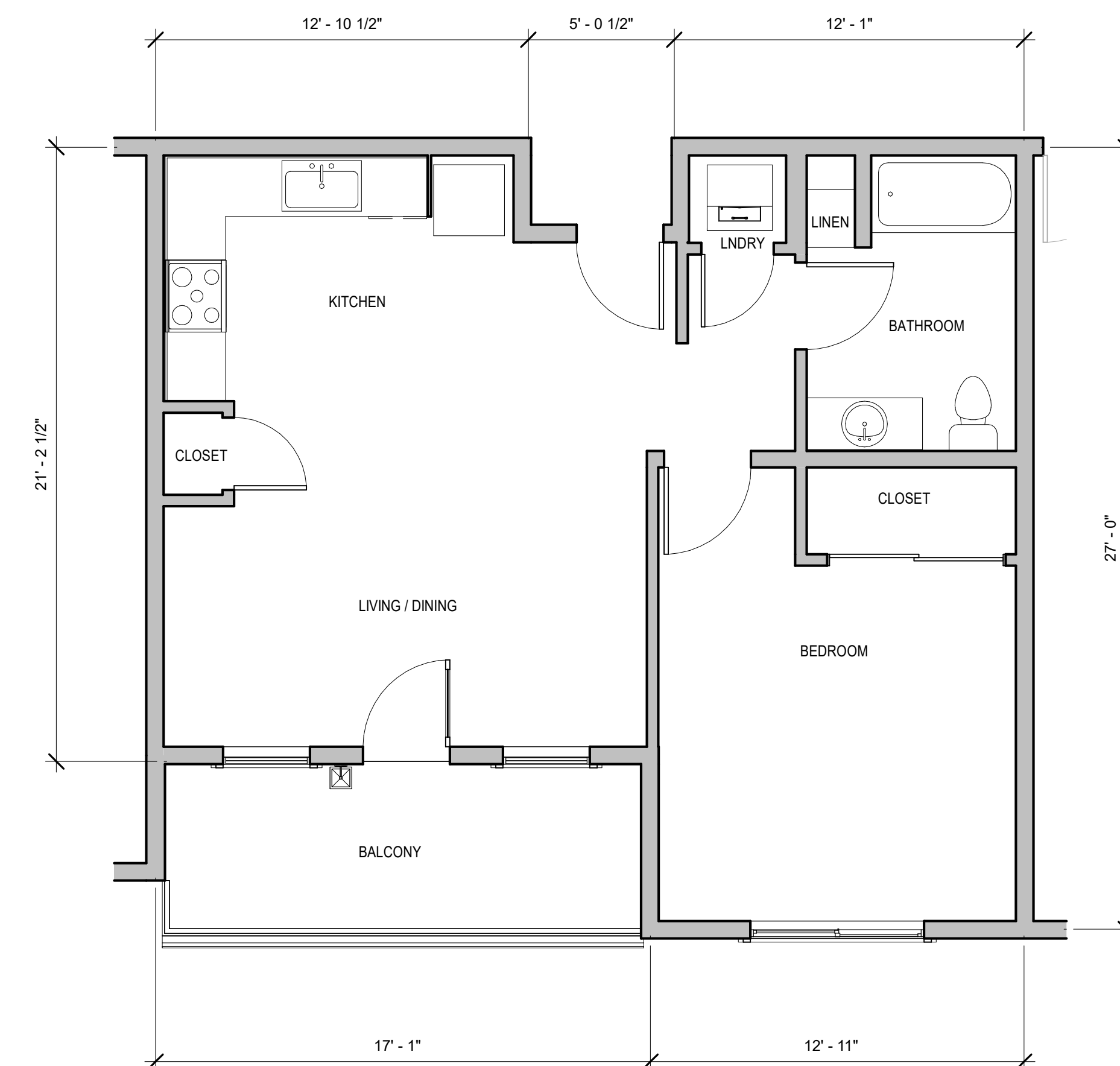
④ UNIT TYPE B-1
1/4" = 1'-0"



③ UNIT TYPE A-2.1
1/4" = 1'-0"



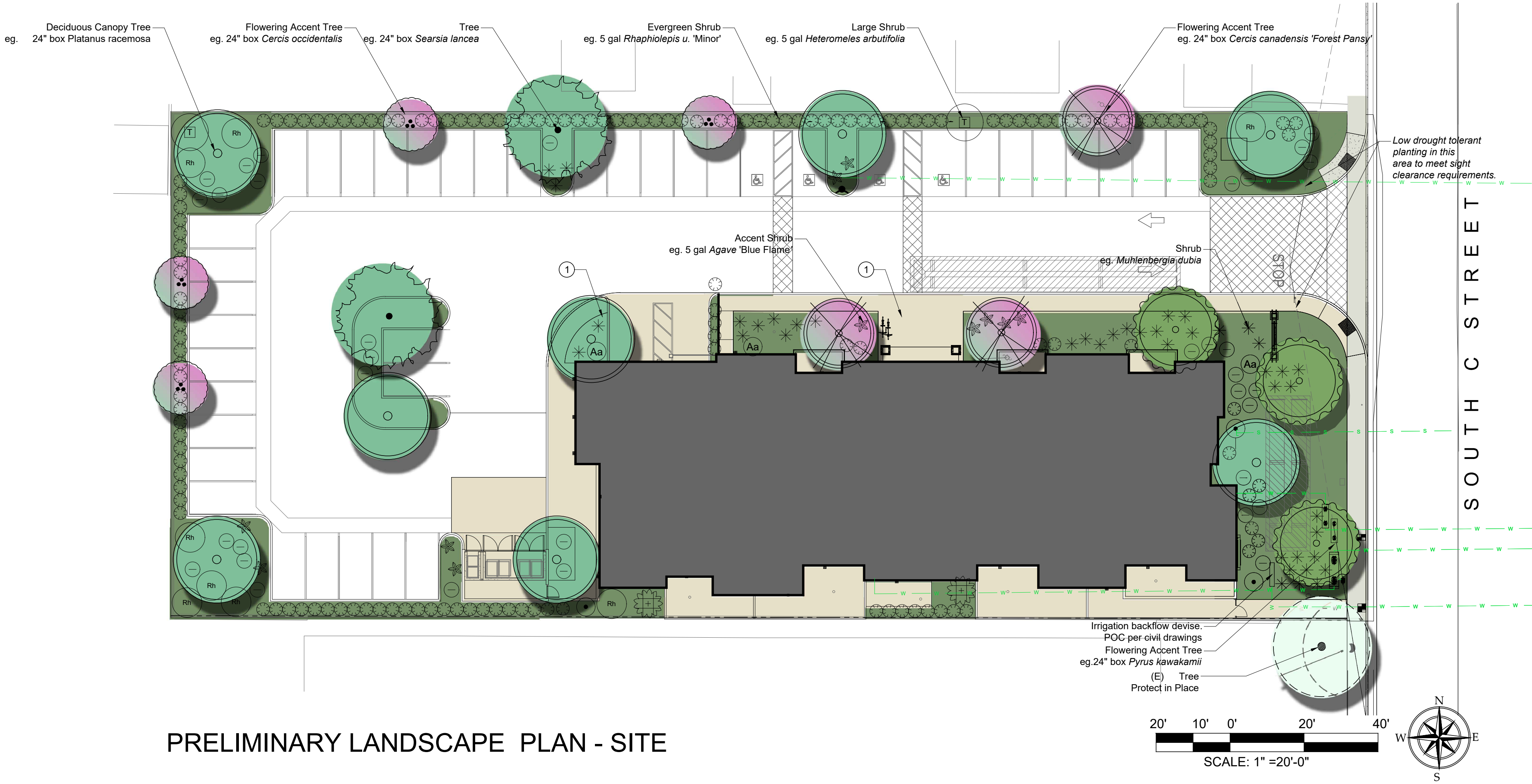
② UNIT TYPE A-2
1/4" = 1'-0"



① UNIT TYPE A-1
1/4" = 1'-0"

UNIT COUNT - TOTAL		
UNIT TYPE	AREA	BD RMS.
A-1	717 SF	1
A-1	691 SF	1
A-1	716 SF	1
A-1	691 SF	1
A-1	716 SF	1
A-1	691 SF	1
A-2	665 SF	1
A-2	673 SF	1
A-2	673 SF	1
B-1	924 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	924 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	924 SF	2
B-1	904 SF	2
B-1	905 SF	2
B-2	921 SF	2
B-2	922 SF	2
Grand total: 23		

PRELIMINARY LANDSCAPE PLAN - SITE



SITE IMPROVEMENT LEGEND

- 1 Concrete paving
- 2 Decorative Fence, 42" HT.

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	WUCOLS	NOTES
TREES			
<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	L	Flowering Deciduous Tree
<i>Cercis occidentalis</i>	Western Redbud	L	Flowering Deciduous Tree
<i>Platanus racemosa</i>	Western Sycamore		Deciduous Tree
<i>Pyrus kawakamii</i>	Evergreen Pear		Flowering Evergreen
<i>Searsia lancea</i>	African Sumac		

SHRUBS, GRASSES

<i>Agave 'Blue Flame'</i>	Blue Flame Agave		
<i>Arctostaphylos 'Howard McMinn'</i>	Howard McMinn Manzanita	L	
<i>Callistemon 'Little John'</i>	Compact Bottlebrush	L	
<i>Dianella tasmanica 'Variegata'</i>	White Striped Flax Lily	M	
<i>Frangula c. 'Eve Case'</i>	Coffeeberry	L	
<i>Furcraea foetida 'Mediopicta'</i>	Variegated Furcaea	L	
<i>Lomandra l. 'Breeze'</i>	Dwarf Mat Rush	M	
<i>Mahonia repens</i>	Creeping Mahonia	L	
<i>Muhlenbergia rigens</i>	Deer Grass		
<i>Myrsine africana</i>	African Boxwood	M	
<i>Rhaphiolepis u. 'Minor'</i>	Dwarf Yeddo Hawthorn	M	
<i>Rhus integrifolia</i>	Lemonade Berry		
<i>Salvia apiana</i>	White Sage	L	
<i>Salvia leucantha</i>	Mexican Sage	L	
<i>Heteromeles arbutifolia</i>	Toyon		

GROUNDCOVERS

<i>Baccharis p. 'Twin Peaks'</i>	Twin Peaks Coyote Brush	L	
<i>Bulbine frutescens</i>	Orange Stalked Bulbine	L	
<i>Senecio mandraliscae</i>	Blue Chalksticks	L	
<i>Carex divulsa</i>	Berkeley Sedge	L	
<i>Zephyranthes candida</i>	Fairy Lily	L	

PROPOSED TREE IMAGES



Cercis occidentalis



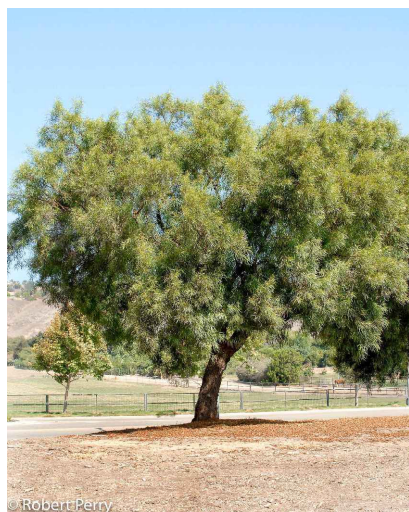
Hymenosporum flavum



Platanus racemosa



Pyrus kawakamii

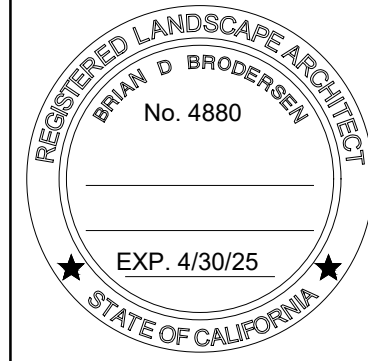


Searsia lancea

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CA#44880



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C STREET APARTMENTS

1239 SOUTH C STREET
OXNARD, CA 93036

Date
09.15.23

23.12

Drawn by AH	Checked by BB
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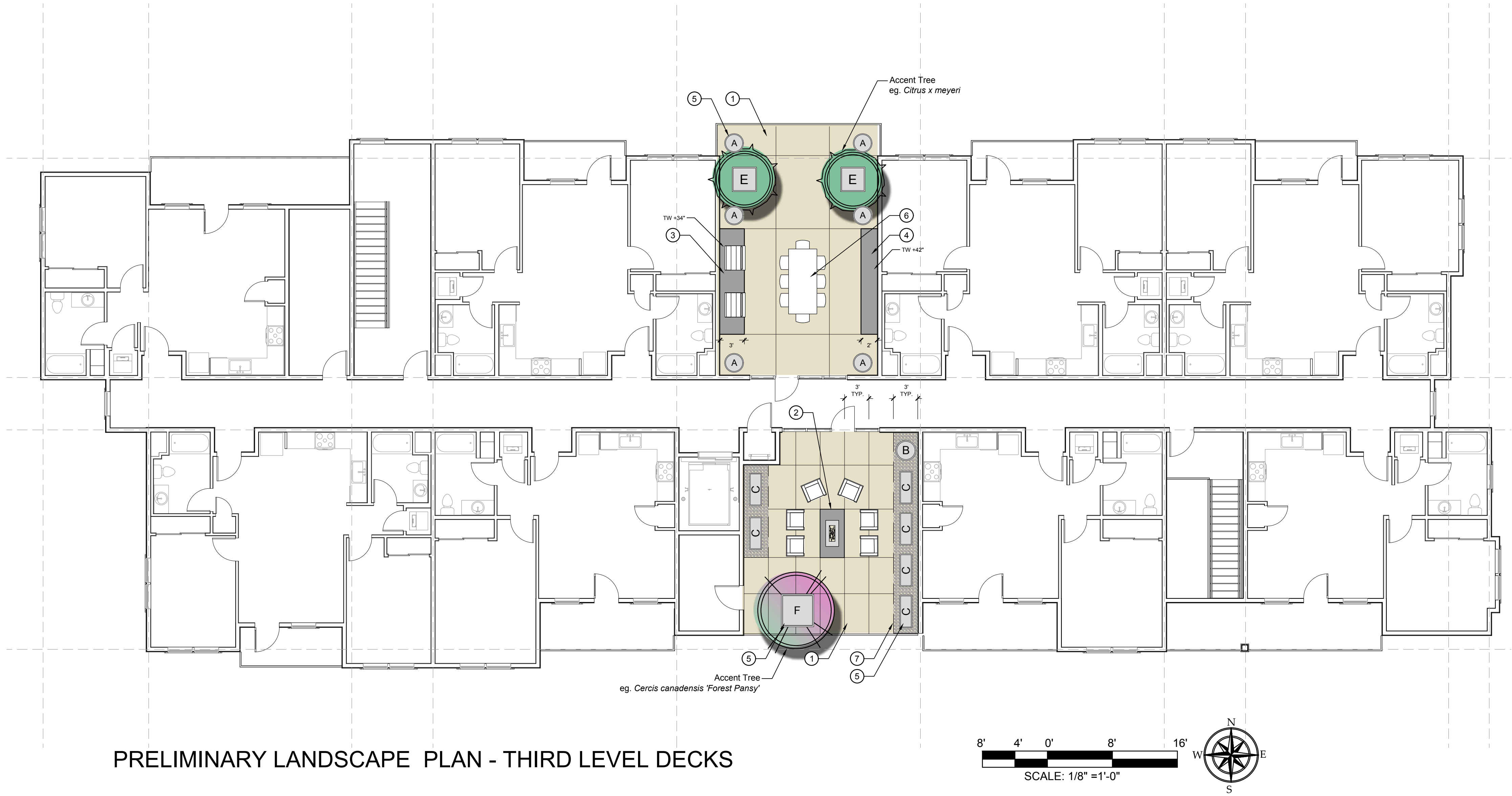
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Of X Sheets

PRELIMINARY PLAN

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SITE IMPROVEMENT LEGEND

- 1 Concrete Paving - Integral color TBD, light sand float finish 2-blade width sawcut control joints per plan.
- 2 Fire Pit - 26" x 72". Custom color, honed finish.
- 3 Outdoor Kitchen with BBQ, 34" ht.
- 4 Concrete Island - Concrete to match Outdoor Kitchen, height per plan
- 5 Planters (in Gravel where shown), various sizes & shapes
- 6 Table + Chairs - to be selected by Owner
- 7 Metal Edging, 6" HT, 3/16" thick weathering steel (Borcon TM)

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	WUCOLS	NOTES
TREES			
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	L	Flowering Deciduous Tree
<i>Citrus x meyeri</i>	Meyer Lemon		Small Fruit Tree
SHRUBS, GRASSES			
<i>Dianella tasmanica</i> 'Variegata'	White Striped Flax Lily	M	
<i>Fragula c.</i> 'Eve Case'	Coffeeberry	L	
<i>Furcraea foetida</i> 'Mediopicta'	Variegated Furcaea	L	
<i>Lomandra l.</i> 'Breeze'	Dwarf Mat Rush	M	
<i>Muhlenbergia rigens</i>	Deer Grass		
<i>Myrsine africana</i>	African Boxwood	M	

PROPOSED TREE IMAGES



Cercis canadensis 'Forest Pansy'



Citrus x meyeri

SITE ELEMENTS



Planters in Gravel



Outdoor Kitchen

BRODERSEN ASSOCIATES

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C STREET APARTMENTS

1239 SOUTH C STREET

OXNARD, CA 93036

Date

09.15.23

23.12

Drawn by

AH

Checked by

BB

Sheet

L1.2

Of X Sheets

PRELIMINARY PLAN

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Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	S1	8	Lithonia Lighting	DSX0 LED P3 40K 80CRI BLC3 MVOLT SPA P8H DOBK/SSS 14FT 4C DM19AS (FINISH)	16FT OAH D-Series Size 0 Area Luminaire P3 Performance Package Type 3 Extreme Backlight Control	1	5070	0.92	68.52
	S2	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI 13W MVOLT SPA P8H DOBK/SSS 14FT 4C DM29AS (FINISH)	16FT OAH D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 5 Wide	1	8563	0.92	137.9
	S3	5	Lithonia Lighting	WEDGE LED P2SW 40K 80CRI VF MVOLT DOBK	WEDGE LED WITH P2SW - PERFORMANCE PACKAGE - 4000K 80CRI - VISUAL COMFORT FORWARD OPTIC. MTG HEIGHT 7'-2"	1	2049	0.92	14.78
	S5	4	Lithonia Lighting	RADPT LED P2 40K PACT MVOLT PFL DNAD/SSS 12FT 4C PFL XXX	12FT OAH RADEAN Post-Top with P2 4000K Pathway distribution	1	4009	0.92	38.01
									
									
									
									

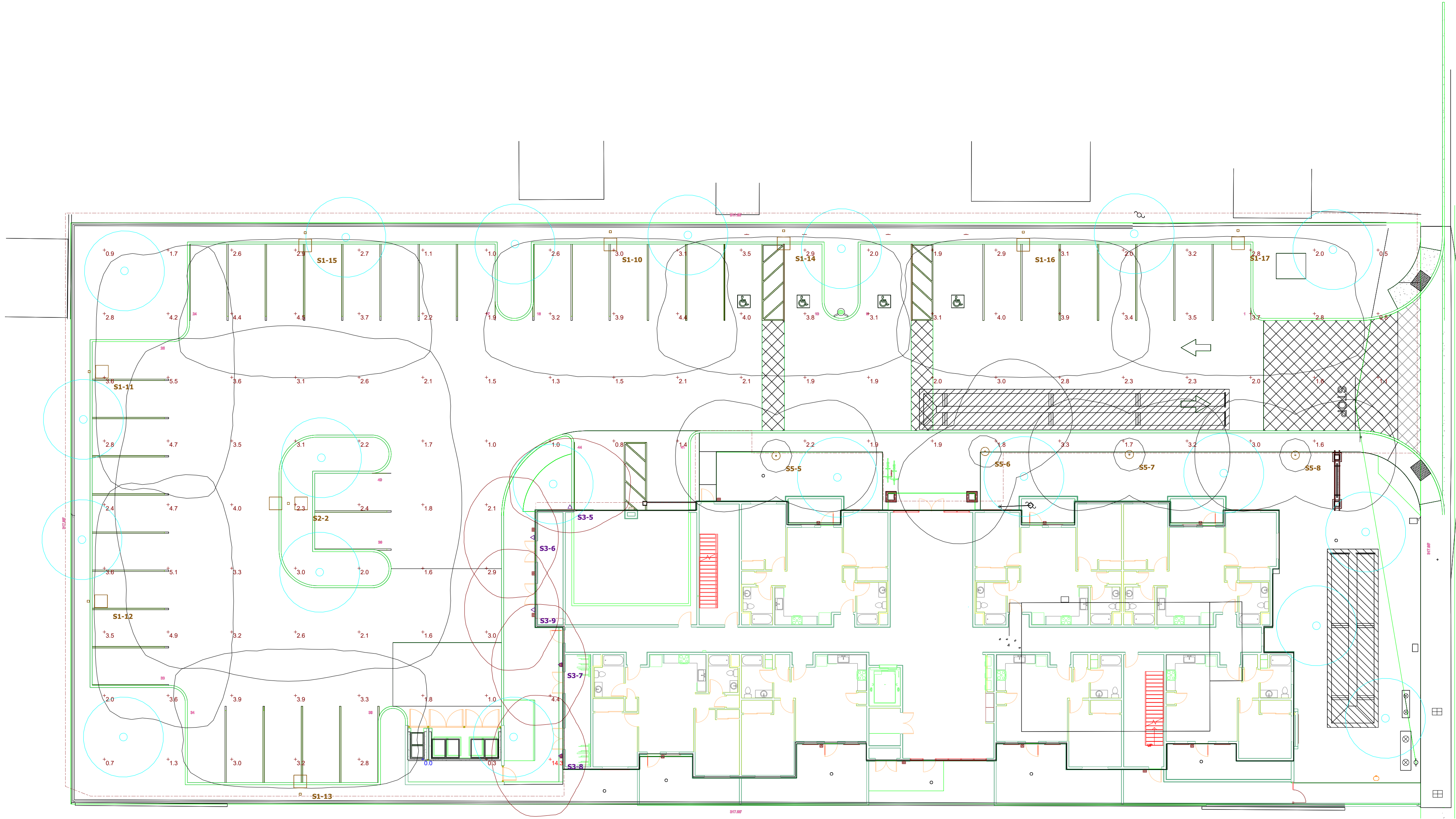


STATISTICS

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg	UG
SITE LIGHTING W/LANDSCAPE	+	14.3 fc	0.0 fc	N/A	N/A	2.7 fc	-1.0

LUMINAIRE LOCATIONS

No.	Label	Location			
		X	Y	Z	MH
	S2-1	-96.43	-46.77	15.00	15.00
	S2-2	-102.43	-46.77	15.00	15.00
5	S3	-33.09	-47.68	7.00	7'
6	S3	-41.82	-54.78	7.00	7'
7	S3	-35.30	-84.77	7.00	7'
8	S3	-35.25	-106.25	7.00	7'
9	S3	-41.70	-71.82	7.00	7'
5	S5	15.44	-35.55	12.00	12'
6	S5	64.67	-34.52	12.00	12'
7	S5	98.66	-35.25	12.00	12'
8	S5	137.76	-35.40	12.00	12'
10	S1	-23.58	17.25	15.00	15'
11	S1	-146.33	-15.72	15.00	15'
12	S1	-146.54	-69.83	15.00	15'
13	S1	-96.62	-115.29	15.00	15'
14	S1	17.24	17.48	15.00	15'
15	S1	-95.45	17.03	15.00	15'
16	S1	73.67	17.16	15.00	15'
17	S1	124.26	17.54	15.00	15'
2	S2	-99.43	-46.77	15.00	15'



Plan View
Scale - 1" = 16ft

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.