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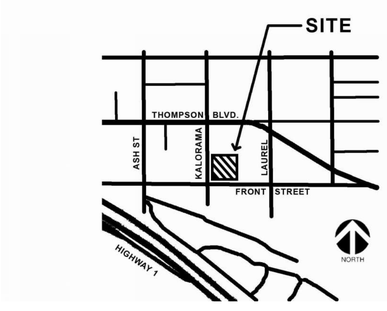

VICINITY MAP NTS

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300 Esplanade Drive, Suite 1550
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935 E. FRONT STREET
VENTURA, CA # 2019-0534

DESIGN REVIEW COMMITTEE
1ST SUBMITTAL MAY 27, 2020
2ND SUBMITTAL MARCH 04, 2021
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TITLE SHEET
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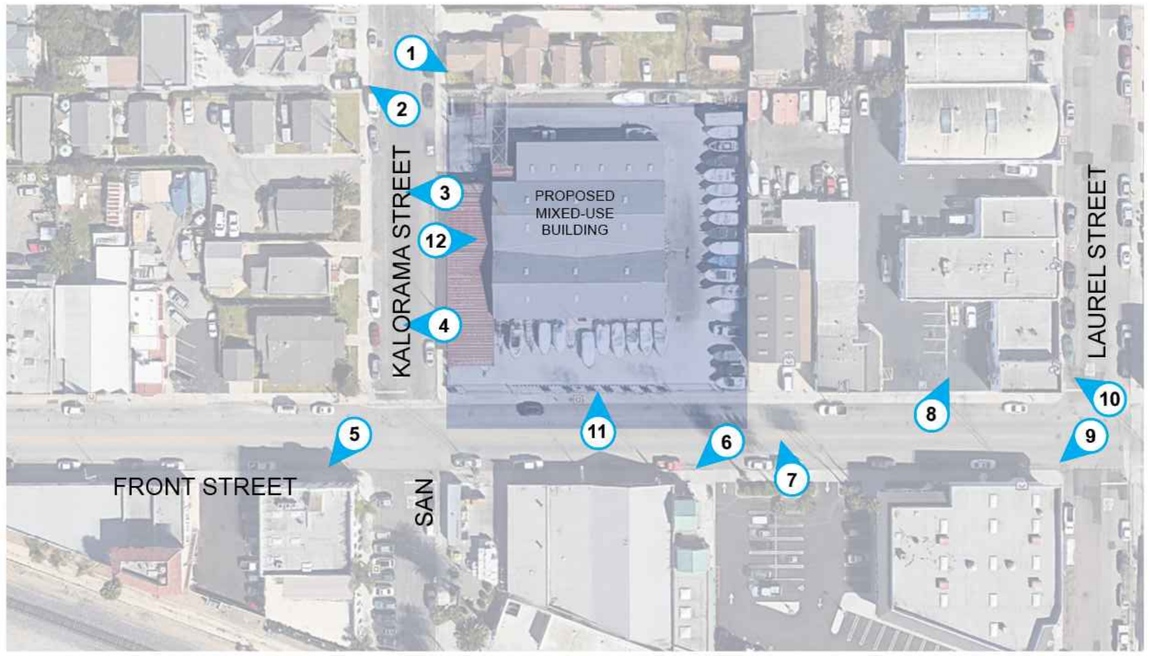

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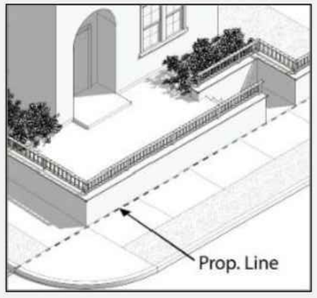
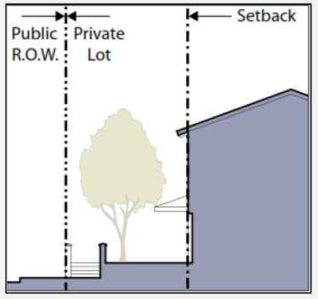
CONTEXT IMAGES

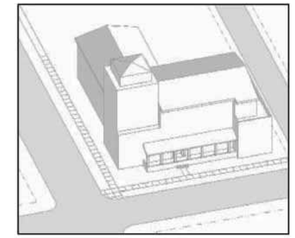
A-2

Downtown Specific Plan – T4.3 Urban General 3		
PROJ-20190534: 935 East Front Street, Front at Kalorama		
T4.3 Zone	**Required/Allowed**	**Proposed Project**
Parking	Residential 1. 1 space / 1500 sq ft 2. 71,872sf / 1500sf = 48 stalls required	**76 spaces** (residential; 67 standard, 9 compact)
Architectural Encroachments	*Balconies*: 6 feet maximum into street and side street build-to lines, and rear setback. *Bay windows, Chimneys, Cantilevered rooms, and eaves:* 3 feet maximum into all setbacks	**5 feet**
Frontage Types	Shopfront Forecourt Stoop Porch Dooryard	**Dooryard**
Building Types	Lot Width: 1. 25 to 150 feet: Row House, Live/Work 2. 75 to 100 feet: Mansion 3. 75 to 150 feet: Side Court Housing 4. 100 to 150 feet: Courtyard Housing 5. Stacked Dwelling Stacked Dwelling only allowed as part of Mixed Type Developments	**Stacked Dwelling** Project has been re-designed to provide townhome units where the residential engages with the public realm but is requesting an exception to exceed the % of stacked dwellings in the project. Project will provide 94% stacked flats and 6% townhomes.

Downtown Specific Plan – T4.3 Urban General 3		
PROJ-20190534: 935 East Front Street, Front at Kalorama		
T4.3 Zone	**Required/Allowed**	**Proposed Project**
Overlay	Choose All Applicable: Civic Building Coastal Zone Hillside Eastside Workplace Westside Workplace	**Coastal Zone** **Eastside Workplace**
PRIMARY BUILDING		
Front Setback or Street Build-to Line	10 feet	**10 feet**
Side Street Setback	5 feet	**5 feet**
Side Yard Setback	5 feet minimum	**5 feet**
Rear Setback	*With Alley:* 5 feet minimum *Without Alley:* 15 feet minimum	**15 feet**
Height	1. 3 stories, 15% of building footprint may be 4 story Frontage Based 2. Shopfront: 14 feet min and 17 feet max ground floor 3. All others: 15 feet max ground floor 4. 2nd Floor and above: 12 feet maximum 5. Accessory Buildings: 14 feet max to eave or parapet line	**59 feet 6 inches**, Project proposes 4 stories over a basement. A Density Bonus incentive is being requested to increase the % of the 4th floor from 15% to 100%.
Parking Setbacks	1. Street Setback: Rear 50% of lot depth. 2. 199.93'x.5=99.97' req'd. 3. Side Street w/Alley: 5 feet minimum 4. Side Street w/o Alley: 20 feet minimum 5. Side Yard: 5 feet minimum 6. Rear: 5 Feet Subterranean Parking may extend to a height of 3 feet max above finished grade, provided garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard frontage.	Street: **61 feet** (exception requested) Side Street: **5 feet** Side Yard: **5 feet** Rear: **15 feet**

Downtown Specific Plan Frontage Types – Dooryard			
PROJ-20190534: 935 EAST FRONT STREET, FRONT AT KALORAMA			
Sec. 4.10.010	**Required/Allowed**	**Existing**	**Proposed Project**
Overlay	Choose All Applicable: Civic Building Coastal Zone Eastside Workplace Hillside Westside Workplace NA		
Zone	T4.1 Urban General 1 T4.2 Urban General 2 T4.3 Urban General 3 T4.4 Thompson Corridor T5.1 Figueroa Frontage T6.1 Urban Core (Along Poli Street Only)		
Description			
	Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The Dooryard type is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.		
Diagrams			
 Axonometric Diagram		 Section Diagram	

Downtown Specific Plan Building Types – Stacked Dwelling		
PROJ-20190534: 935 East Front Street – Front at Kalorama		
Sec. 3.10.130	**Required/Allowed**	**Proposed Project**
5.	Where an alley is present, parking shall be accessed through the alley. [E]	**There is not alley present.**
6.	Where an alley is not present, parking shall be accessed from the street through the building. [E]	**The parking is accessible through Kalorama Street.**
7.	On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]	**The parking entrance is located from the side street. The main street is Front Street.**
8.	Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements: a) The open corridor length does not exceed 40 feet. [W] b) The open corridor is designed in the form of a Monterey balcony, a loggia, a terrace, or a wall with window openings. [DR]	**All corridors, single or double-loaded, are located internally to the project.**
C. Parking and Services		
1.	Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or uncovered. [W]	**All parking spaces are located within the garage on the ground floor.**
2.	Dwellings may have indirect access to their parking stalls. [DR]	**All dwellings have access to the parking stalls through the street or internally through stairs and elevator.**
3.	Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]	**There is no alley present.**
4.	Where an alley is not present, above ground equipment and trash container areas should be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]	**The trash container area is enclosed within the building on Kalorama Street. The location is situated to provide service to the project. All other ground equipment is placed 10 feet behind the façade.**

Downtown Specific Plan Building Types – Stacked Dwelling		
PROJ-20190534: 935 East Front Street – Front at Kalorama		
Sec. 3.10.130	**Required/Allowed**	**Proposed Project**
Overlay	Choose All Applicable: Civic Building Coastal Zone **Eastside Workplace** Hillside Westside Workplace NA	
Zone	***ONLY ALLOWED AS PART OF MIXED TYPE DEVELOPMENTS*** T4.1 Urban General 1 T4.1 Main Street Frontage T4.2 Urban General 2 **T4.3 Urban General 3** T4.4 Thompson Corridor T5.1 Neighborhood Center T5.1 Figueroa Frontage T6.1 Urban Core	
A. Description		
	An exclusively residential building comprised of flats and/or other dwelling units above or below, and not meeting the requirements of any other building type herein. This building type must be located within a Mixed Type Development project. The residential units within the Stacked Dwelling shall comprise no more than 30% of the project's total dwelling unit count. (See Mixed Type Development Standards in Article II). The following text provides performance standards for Stacked Dwelling.	
B. Access		
1.	The entrance to the building shall be through a street level lobby or through a combination of street/podium lobby directly accessible from the street. [E]	**The entrance is located on Front Street through a lobby space. There is also a courtyard that is accessible through stairs on the ground floor.**
2.	The main entrance to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator and corridor. [E]	**Every unit located on the lowest floor has an entrance directly from the street. There is also an elevator present in the building that provides a secondary access point.**
3.	Elevator access shall be provided between the subterranean garage and each level of the building where dwelling access occurs. [W]	**The elevator is centralized on the lobby and is accessible on all floors.**
4.	Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]	**The internal circulation is both single-loaded and double-loaded where available.**

Downtown Specific Plan Building Types – Stacked Dwelling		
PROJ-20190534: 935 East Front Street – Front at Kalorama		
Sec. 3.10.130	**Required/Allowed**	**Proposed Project**
2.	Trees may be placed in side yards to create a particular sense of place. [DR]	**Please see landscape drawings.**
3.	Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]	**Please see landscape drawings.**
F. Frontage		
1.	No arcade or gallery may encroach into the required minimum width of a courtyard. [W]	**The courtyard is fully opened above without obstruction.**
G. Building Size and Massing		
1.	Buildings may contain any of three dwelling type configurations: flats, townhouses, and lofts. [W]	**The building is comprised of flats and townhomes.**
2.	Dwellings may be as repetitive or unique, as determined by individual designs. [DR]	**Please see plans for unit variations.**
3.	Buildings should be composed of one dominant volume, flanked by secondary ones. [DR]	**Please see elevations for reference.**
4.	The intent of these regulations is to provide for buildings with varying heights through adherence to the applicable zones height ratios,	**Please see elevations for reference.**
Illustrative Photos		

Downtown Specific Plan Building Types – Stacked Dwelling		
PROJ-20190534: 935 East Front Street – Front at Kalorama		
Sec. 3.10.130	**Required/Allowed**	**Proposed Project**
5.	Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]	**The parking entry point is located on the side of the project. The entry is on Kalorama Street.**
D. Open Space		
1.	Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]	**The front yard is 10 feet as per zone requirements.**
2.	The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for common use gardens. [E]	**The courtyard is located on a podium.**
3.	Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West, and 30 feet when the courtyard is oriented North/South. [W]	**The courtyard is 104 feet by 53 feet.**
4.	Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]	**The courtyard width is 104 feet and the height at the courtyard is 53 feet. The proportion is greater than 1:1.**
5.	In 40-foot wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30-foot wide courtyard. [W]	**The courtyard is located on the center the project.**
6.	Private patios may be provided in side and rear yards. [DR]	**Private patios are located on the center to accommodate the studio spaces.**
E. Landscape		
1.	Front yard trees, if used, should be less than the height of the buildings, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. [DR]	**Please see landscape drawings.**

Project Description

The project is located at the intersection of Front Street and Kalorama Street. The proposal is for a residential building that will house 88 units that range from studios to 3-bedroom units. The units will be surrounded by a community courtyard. It will also include various types of amenity spaces throughout the project. These include semi-private decks, courtyards and viewing decks located at the roof and at the courtyard level. The building is grounded with the usage of units with tall ceilings and stooped entries off of the pedestrian edge. On the corner of Front Street and Kalorama you will find the main space where occupants will acquire all their general help. This is where you find the lobby, community room, mail room, leasing office, and access to the vertical circulation where one will go to their respective units.

The design is catered to the community by creating a communal gathering/meeting space on the ground floor. The inset happening at the front facade creates a pocket that allows a divide between the pedestrian edge units and the tenant facilities. This notch also creates an entry point that delivers tenants to go from the lower level to the courtyard. The other main component driving the design decision was the view to the oceans. Most units are facing out toward the ocean and the observation decks located on the roof are geared toward the coastline.

935 E FRONT STREET

Existing zoning designation: Downtown Specific Plan - Urban General 3 (T4.3)

Ventura, CA

4 Story Type III over Type I Podium

SITE SUMMARY

Location	935 EAST FRONT STREET
Total DU	88 DU
Site Area (Gross)	0.92 AC
Site Area (Net)	0.76 AC
Density	95.65 DU/AC
Height	ALLOWED: MAX 3 STORIES (15% OF FOOTPRINT MAY BE 4TH STORY) PROPOSED: REQUESTING A BONUS DENSITY, HENCE THE PROPOSED WOULD BE 4 STORIES ABOVE A BASEMENT (PER VMC 2.30.040 T4.3)
Setbacks	FRONT: 10' REAR: 15' SIDE: 5' (PER VMC 2.30.040 T4)
Floor Area Ratio	TOTAL GROSS BUILDING COVERAGE: 30,853.93 SF TOTAL GROSS BUILDING FLOOR AREA: 90,675.65 SF FLOOR AREA RATIO: 2.74
Stacked flat %	83 Stacked flats = 94% We are requesting a variance to allow greater than the 30% stacked flats allowed per zone.

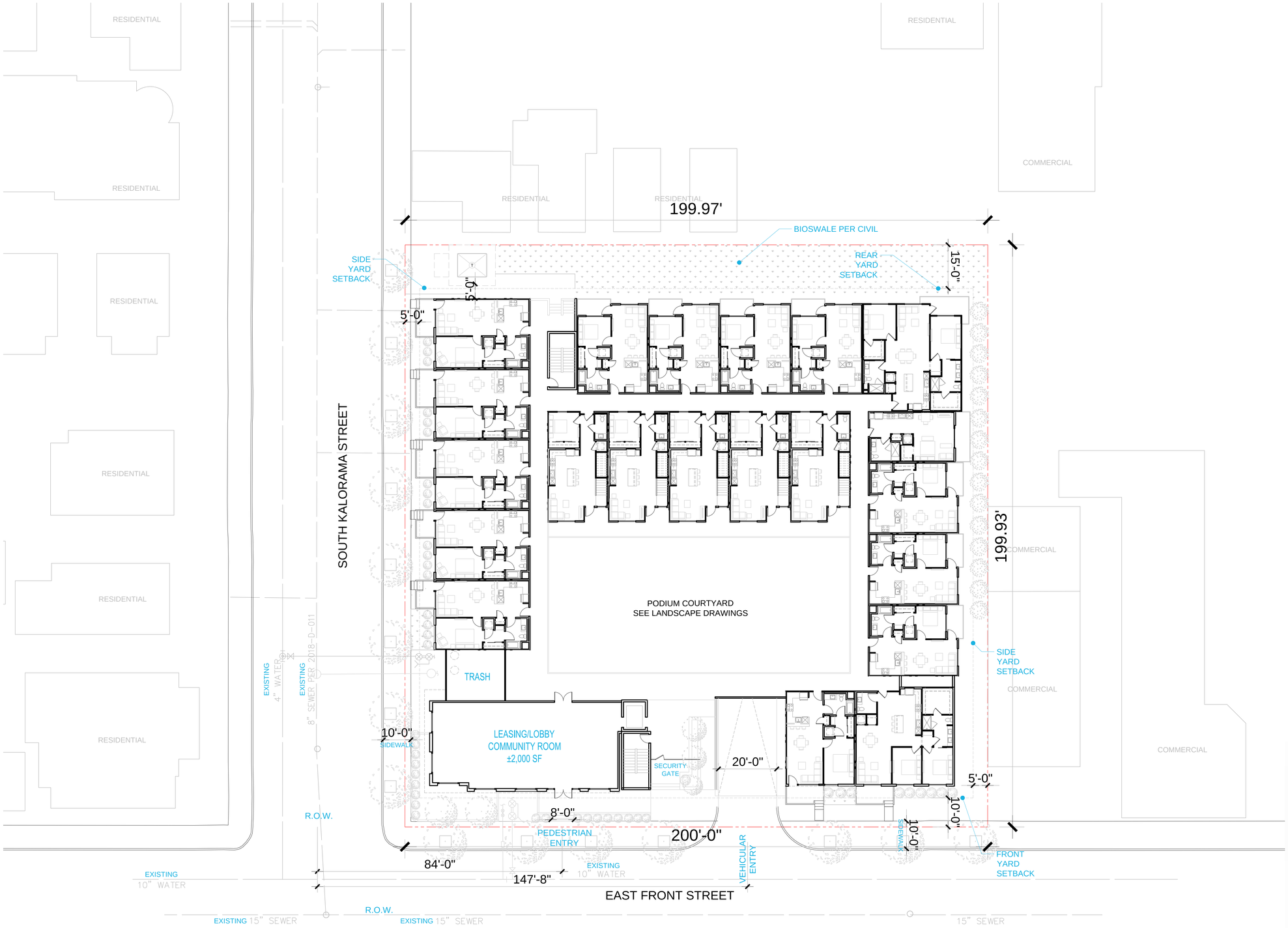
Unit Mix

Unit Summary				Levels				Total		Unit Type %				
	Bed	**Bath**	**NRSF***	**L1**	**L2**	**L3**	**L4**	**Count**	**%**	**studio**	**1-bed**	**2-bed**	**3-bed**	**net sf**
Plan 0A	0	1	523	1	1	1	1	4	28.6%					2,092
Plan 0B	0	1	624			5	5	10	71.4%					6,240
TOTAL STUDIOS				**1**	**1**	**6**	**6**	**14**		**15.9%**				8,332
Plan 1A	1	1	715	7	10	10	10	37	86.0%					26,455
Plan 1B	1	1.5	800	6				6	14.0%					4,800
TOTAL 1BR				**13**	**10**	**10**	**10**	**43**			**48.9%**			31,255
Plan 2A	2	2	1,140	2	2	2	2	8	28.6%					9,120
Plan 2B	2	1	847		5	5	5	15	53.6%					12,705
Plan TH-1	2	1.5	1,300	5				5	17.9%					6,500
TOTAL 2BR				**7**	**7**	**7**	**7**	**28**				**31.8%**		28,325
Plan 3A	3	2	1,320		1	1	1	3	100.0%					3,960
TOTAL 3BR				**0**	**1**	**1**	**1**	**3**					**3.4%**	3,960
	Total Level SF			**19,108**	**15,508**	**18,628**	**18,628**		**100.0%**					**71,872**
	Total Unit Count per Level			**21**	**19**	**24**	**24**							
				88	**Total Units**									
				817	**Average Unit SF**									

Required Parking: (per VMC2.30.040 T4.3)		
Residential :1 Stall / 1,500 SF		
71,872.00	/1500 =	**47.915**
Total Parking Required:		**47.915**

Parking Provided	
Standard	**67**
Tandem	**9**
Total Stalls provided:	**76**

Unit Mix		
Type	**Units**	**%**
0 Bed	14	15.91%
1 Bed	43	48.86%
2 Bed	28	31.82%
3 Bed	3	3.41%
Total	**88**	**100%**



SITE ANALYSIS

LOT SIZE: 39,984.23 SF

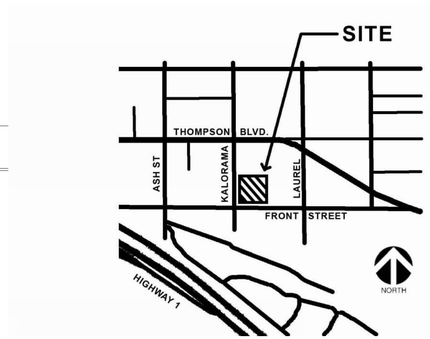
LOT COVERAGE: 76.2%
TOTAL: 30,853.93 SF

LANDSCAPE AREA: 16.3%
TOTAL: 6,546.91 SF

PAVED AREA: 10%
4,092.9 SF

LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING BOUNDAR
- STAIRS/ACCESSORY STRUCTURES
- SITELINES/PARKING



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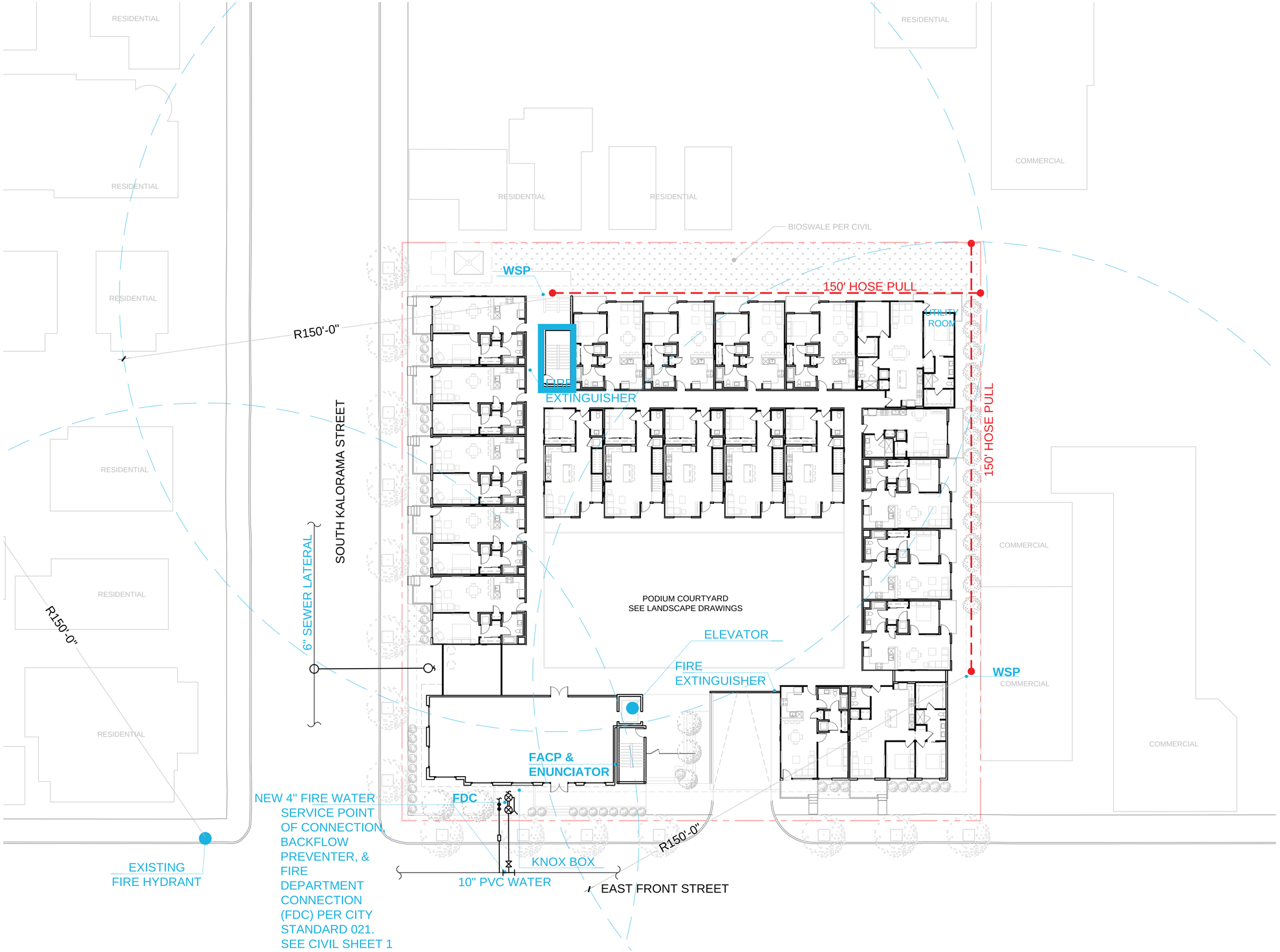
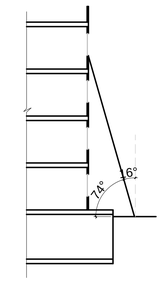
SITE PLAN
SITE PLAN

A-8





LADDER ACCESS DIAGRAM

SYMBOLS

FIRE LANE WITH SIGNAGE AND CURB MARKINGS.

150' HOSE PULL RADIUS & TRAVEL DISTANCE AS NOTED.

WSP — WET STAND PIPE AT STAIRS WITH 150' HOSEPULL.

2-HR FIRE RESISTIVE STAIR WITH ROOF ACCESS.

FIRE HYDRANT 150' RADIUS

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FIRE ACCESS PLAN

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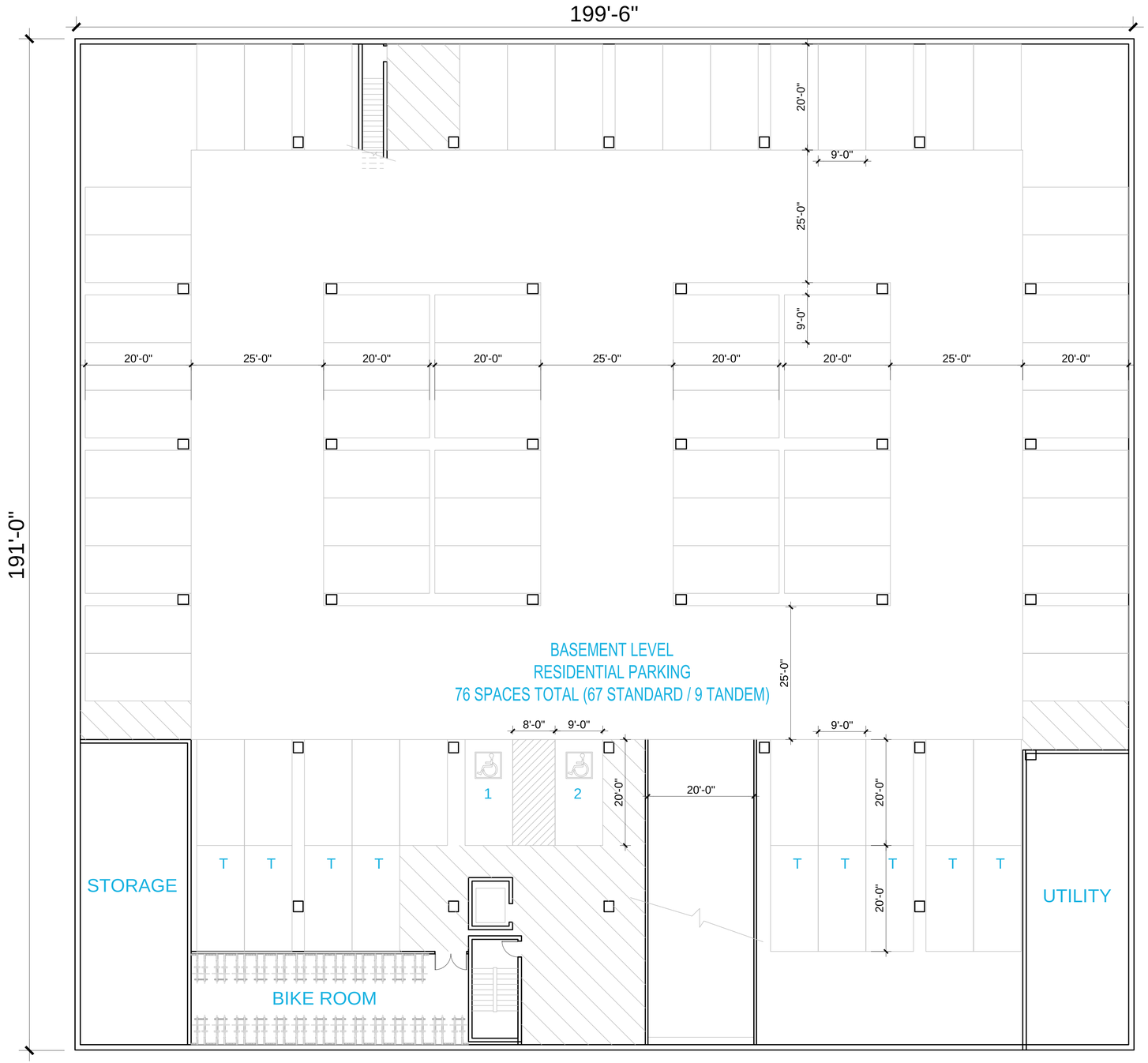
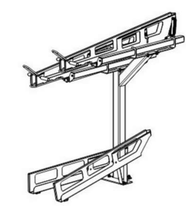
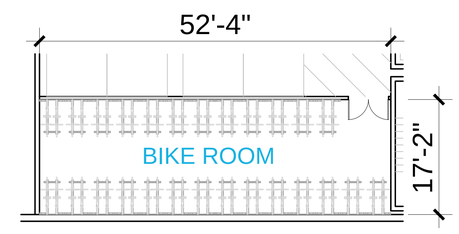


DERO | Dero **Decker**

Submittal Sheet



CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Surface only** Each upright has one ¼" plate feet that accept 1/2" wedge anchors



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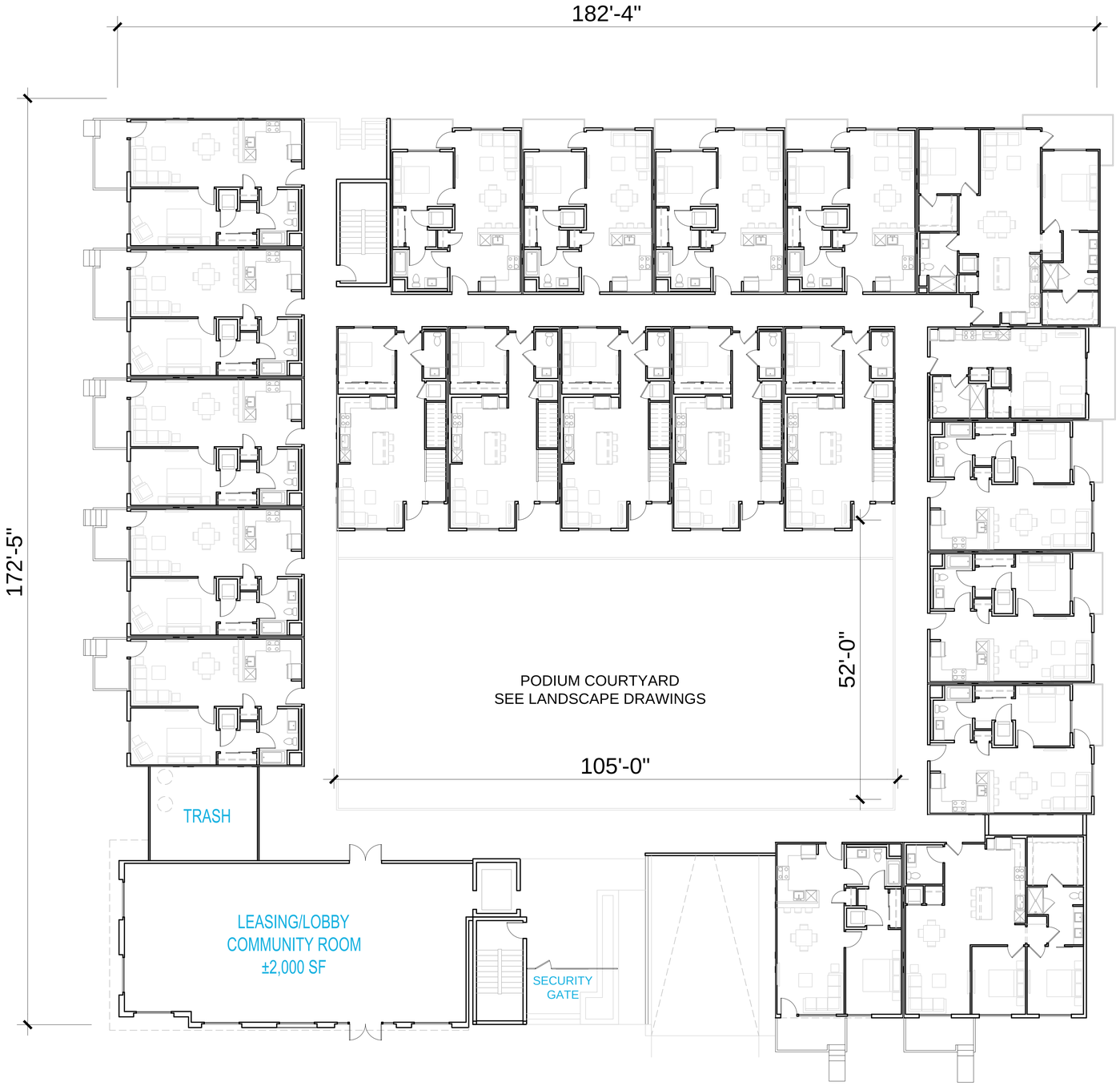
BUILDING PLANS
BASEMENT LEVEL

A-10



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BUILDING PLANS
GROUND/PODIUM LEVEL

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BUILDING PLANS
LEVEL 2

A-12

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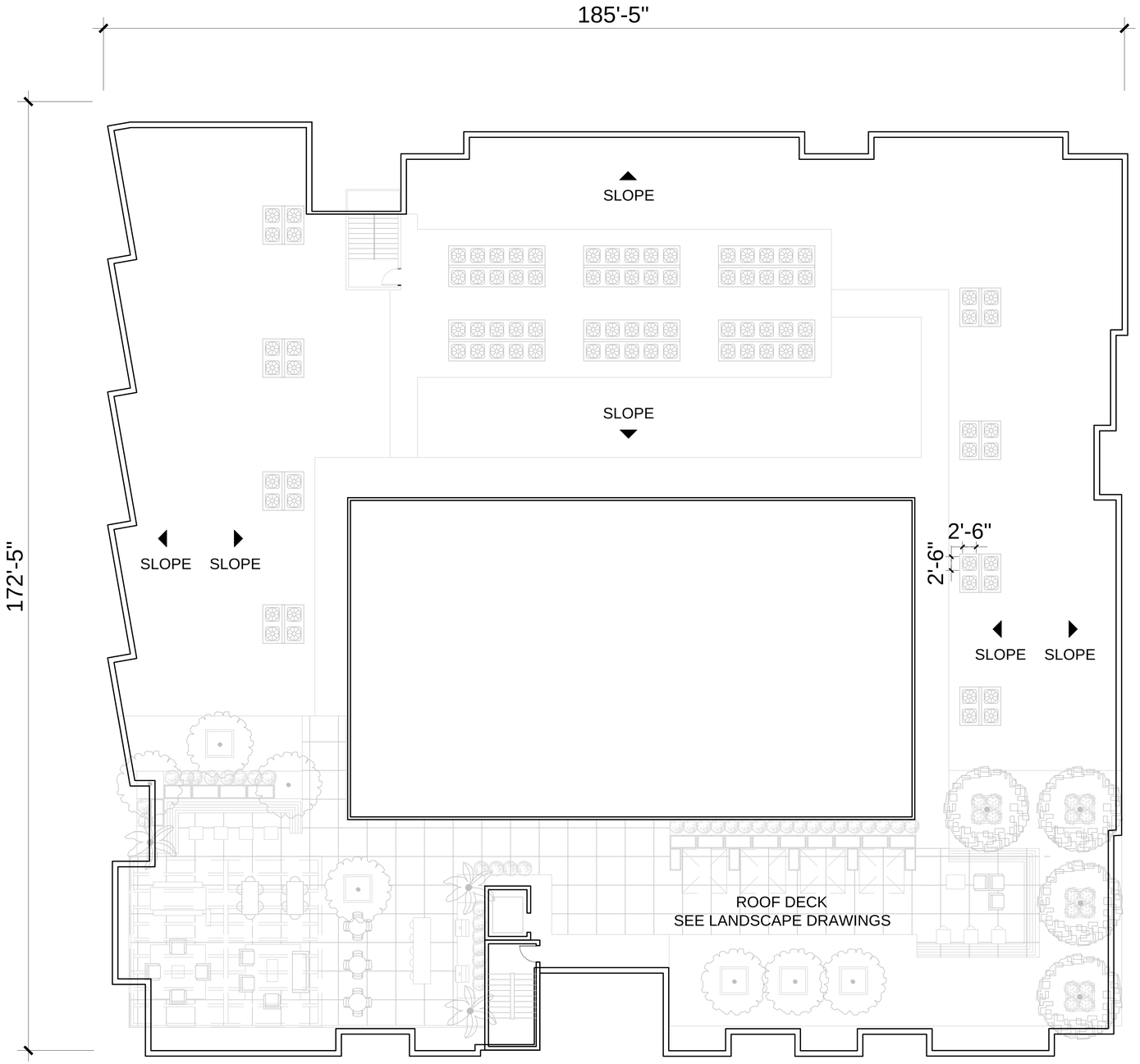
0 8 16 24

BUILDING PLANS
LEVELS 3-4

A-13



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VENTURA, CA # 2019-0534

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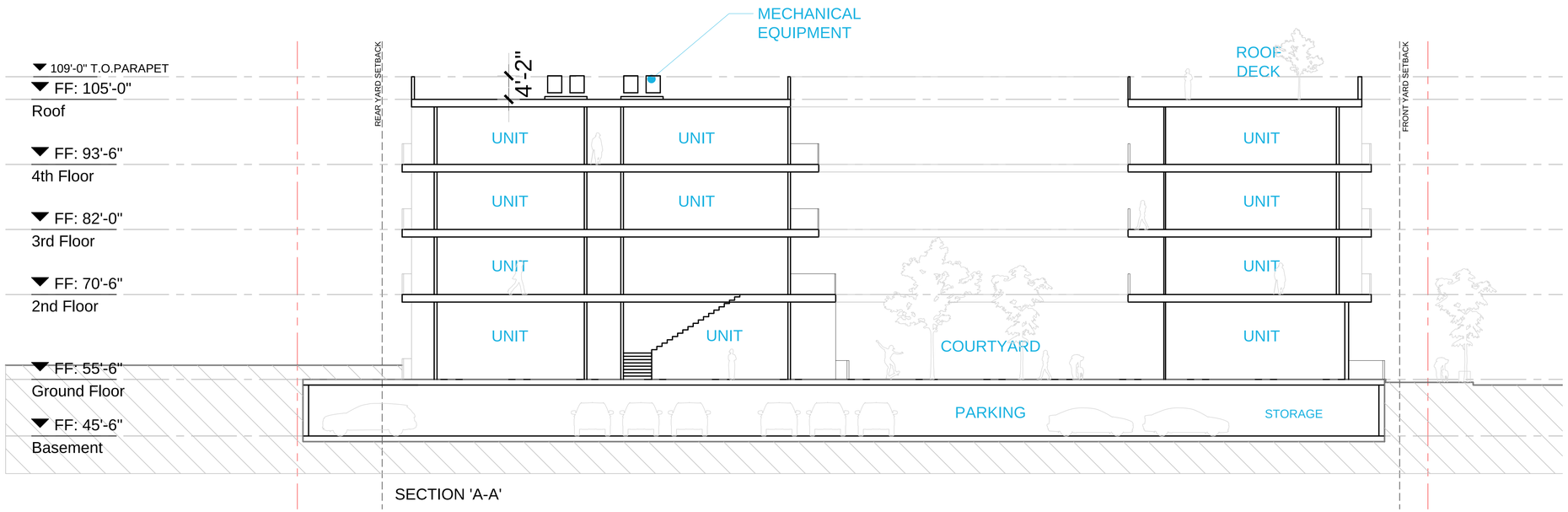
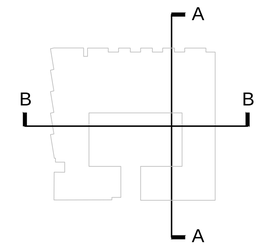
0 8 16 24

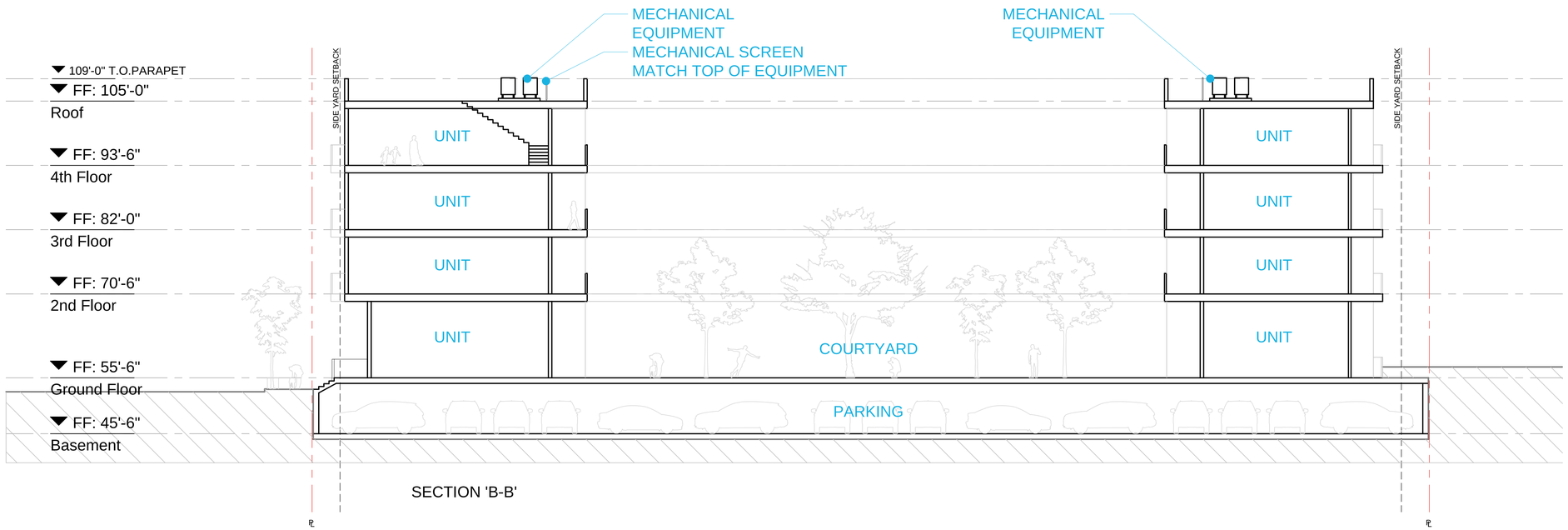
ROOF PLAN

A-14



SECTION 'A-A'





SECTION 'B-B'

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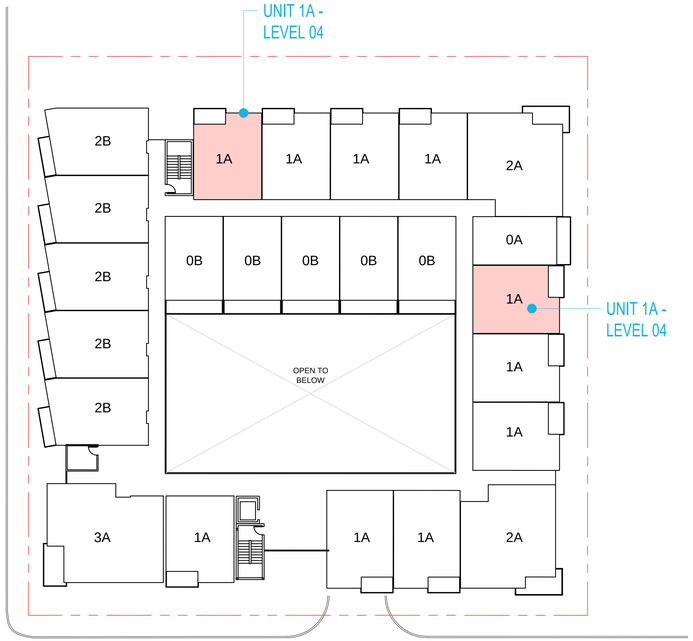
0 8 16 24

BUILDING SECTIONS
SECTIONS A-A & B-B

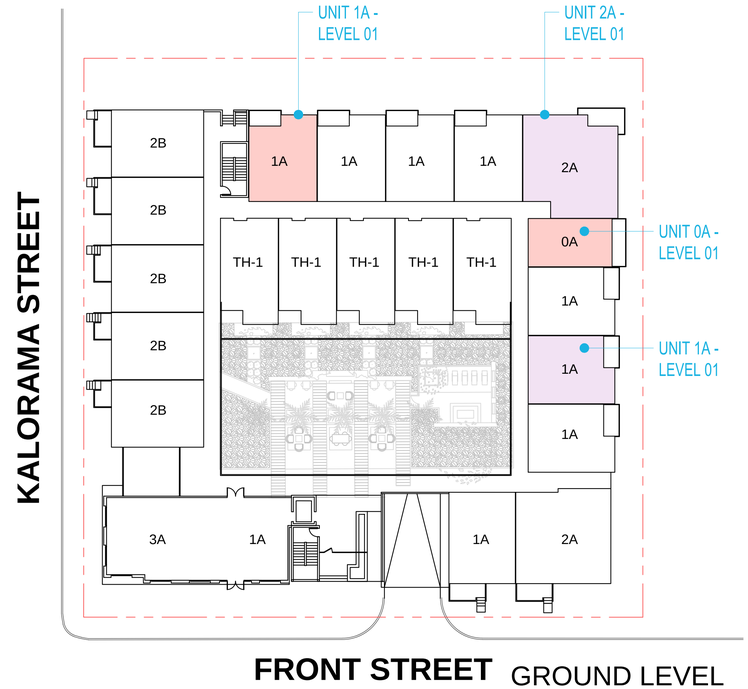
A-16



LEVEL 4

LEVEL 2

LEVEL 3



GROUND LEVEL

- INCLUSIONARY UNITS REQUIRED
  10 % LOW INCOME - 9 UNITS
  5% MODERATE INCOME - 5 UNITS

  14 UNITS TOTAL REQUIRED

- LOW INCOME UNITS PROVIDED
  STUDIO (523 SF) - 2 UNITS
  1 BED (900 SF) - 6 UNITS
  2 BED (900 SF) - 1 UNIT

  9 TOTAL LOW INCOME UNITS

- MODERATE INCOME UNITS PROVIDED
  STUDIO (523 SF) - 2 UNITS
  1 BED (900 SF) - 2 UNITS
  2 BED (900 SF) - 1 UNIT

  5 TOTAL MODERATE INCOME UNITS

- **14 INCLUSIONARY HOUSING UNITS TOTAL PROVIDED**

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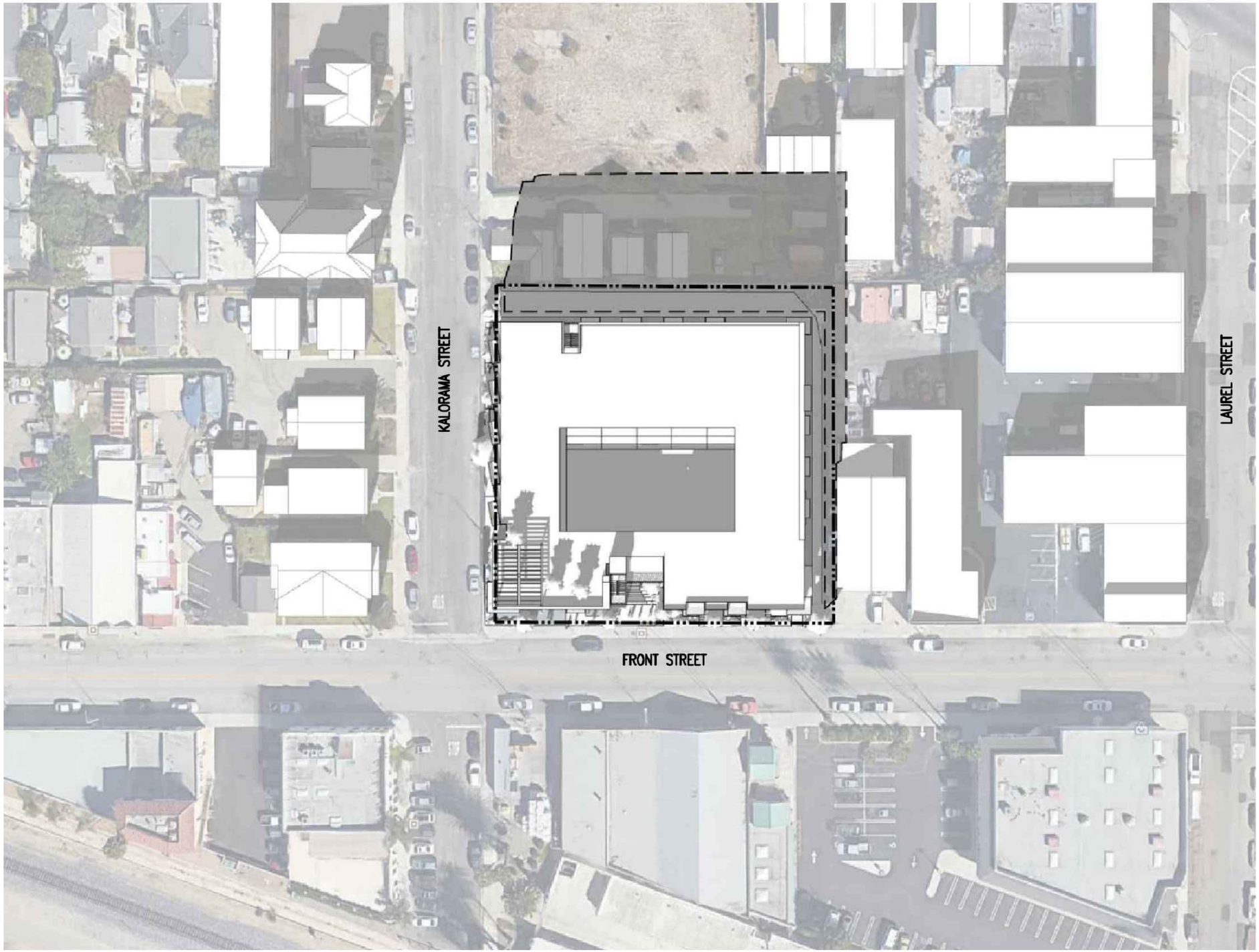
AFFORDABLE HOUSING
DIAGRAM

A-17



SHADOW STUDY

SUN POSITION:
DECEMBER 21 @ 1:00 P.M.
27 DEGREES

SOFTWARE:
SKETCHUP 2018
GOOGLE EARTH PRO

PROPERTY LINE

SHADOW LINE

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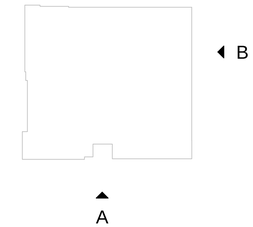
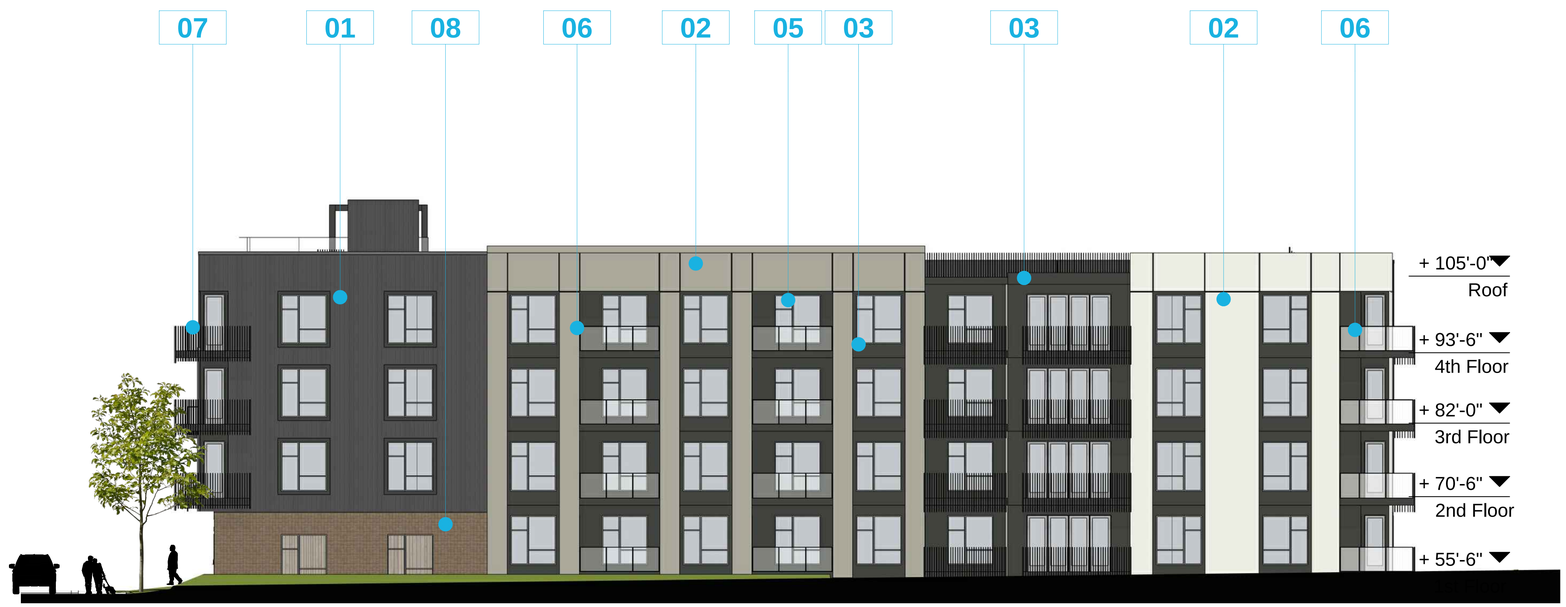
SOLAR SHADING STUDY

A-18





ELEVATION 'B' EAST

CALLOUT LEGEND

01	METAL PANEL
02	STUCCO 02
03	STUCCO 03
04	FIBER CEMENT SIDING
05	FIBERGLASS WINDOW
06	GLASS RAILING
07	METAL RAILING
08	BRICK VENEER

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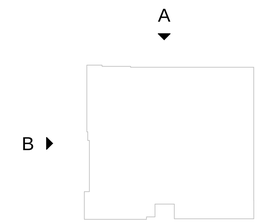
0 8 16 24

BUILDING ELEVATIONS
SOUTH AND EAST

A-19

ELEVATION 'A' NORTH



ELEVATION 'B' WEST

CALLOUT LEGEND

01	METAL PANEL
02	STUCCO 02
03	STUCCO 03
04	FIBER CEMENT SIDING
05	FIBERGLASS WINDOW
06	GLASS RAILING
07	METAL RAILING
08	BRICK VENEER

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BUILDING ELEVATIONS
NORTH AND WEST

A-20

MATERIAL 04
HORIZONTAL LAP FIBER CEMENT SIDING

MANUFACTURER: ALLURA OR EQUAL

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

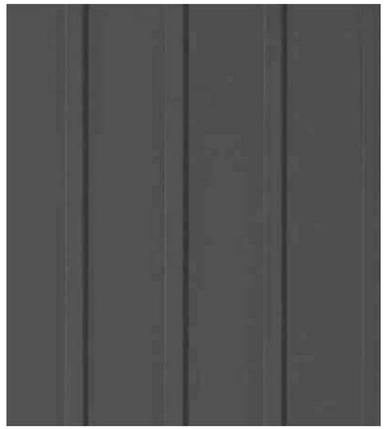
MATERIAL 03
SAND-TEXTURED STUCCO

SW 7674
PEPPERCORN

SW 7023
Requisite Gray
Interior / Exterior
Location Number: 241-C2

MATERIAL 02 (A)
SAND-TEXTURED STUCCO

SW 7023
REQUISITE GRAY



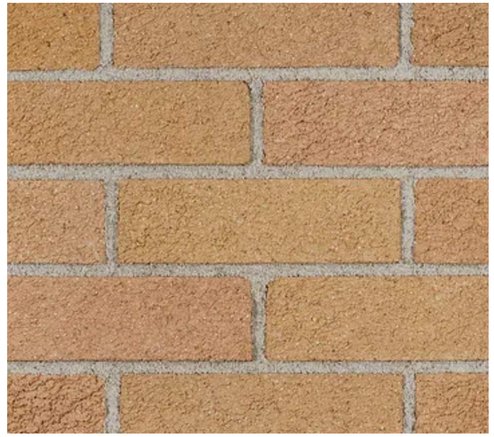
MATERIAL 01
VERTICAL METAL PANEL SYSTEM

MANUFACTURER: FABRAL OR EQUAL

SW 7014
Eider White
Interior / Exterior
Location Number: 256-C5

MATERIAL 02 (B)
SAND-TEXTURED STUCCO

SW 7014
EIDER WHITE



MATERIAL 08
THIN BRICK VENEER

MANUFACTURER: BELDEN OR EQUAL

MATERIAL 07
METAL TRIM AND RAILING COLOR

SW 6258
TRICORN BLACK

MATERIAL 06
CLEAR RAILING GLASS

MATERIAL 05
FIBERGLASS WINDOW

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MATERIALS

FRONT STREET AND KALORAMA CORNER PERSPECTIVE

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CONCEPTUAL PERSPECTIVES

FRONT STREET PERSPECTIVE

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CONCEPTUAL PERSPECTIVES

FRONT STREET ELEVATION

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CONCEPTUAL PERSPECTIVES

FRONT STREET PERSPECTIVE

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CONCEPTUAL PERSPECTIVES

KALORAMA PERSPECTIVE

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CONCEPTUAL PERSPECTIVES

KALORAMA PERSPECTIVE

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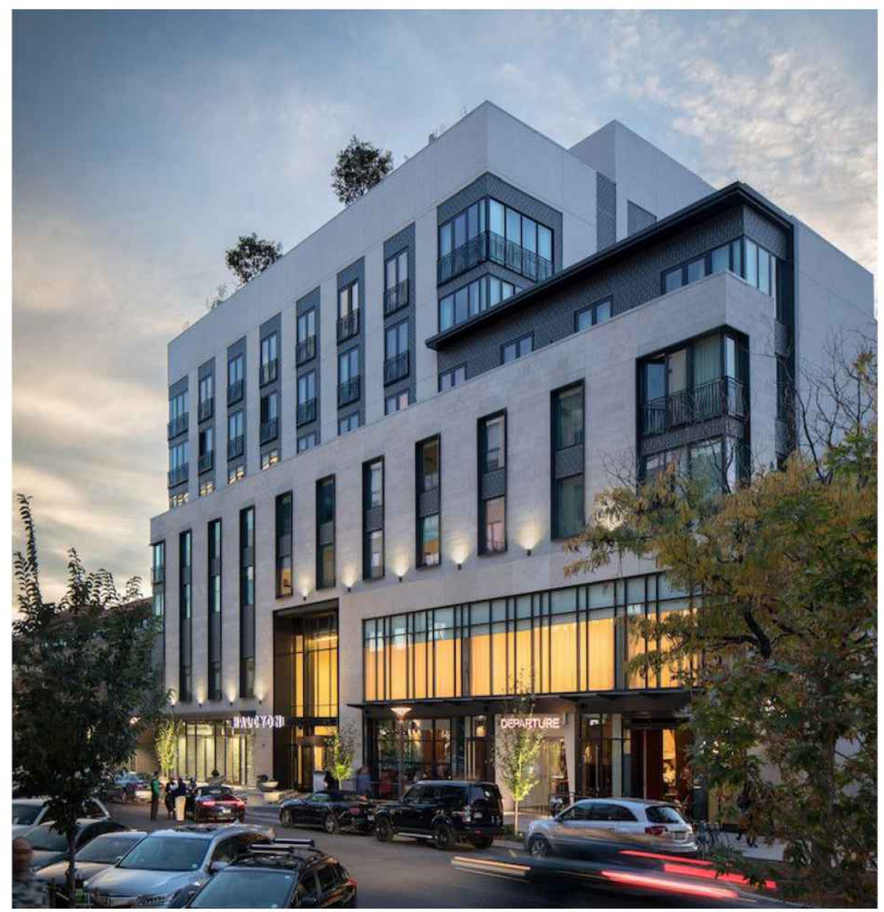
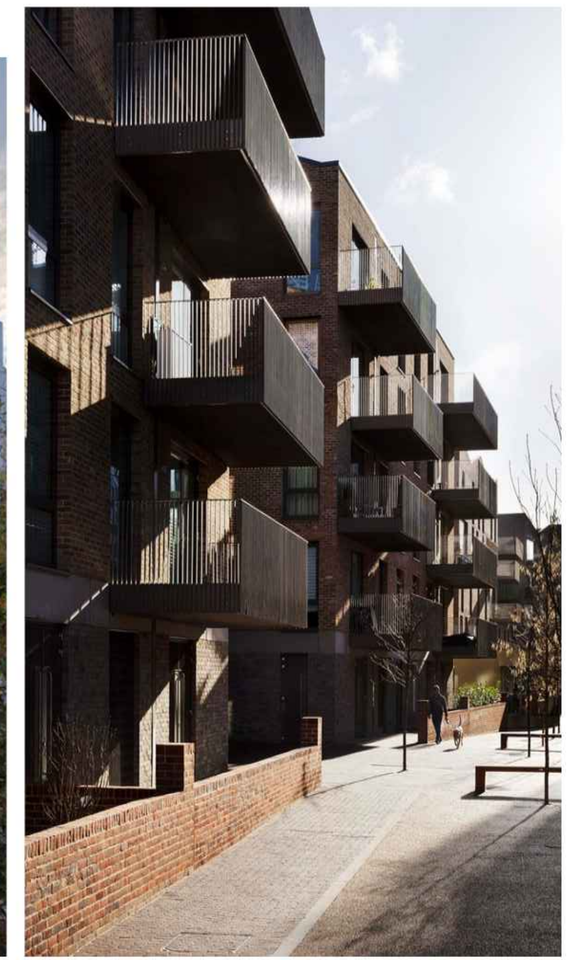
CONCEPTUAL PERSPECTIVES





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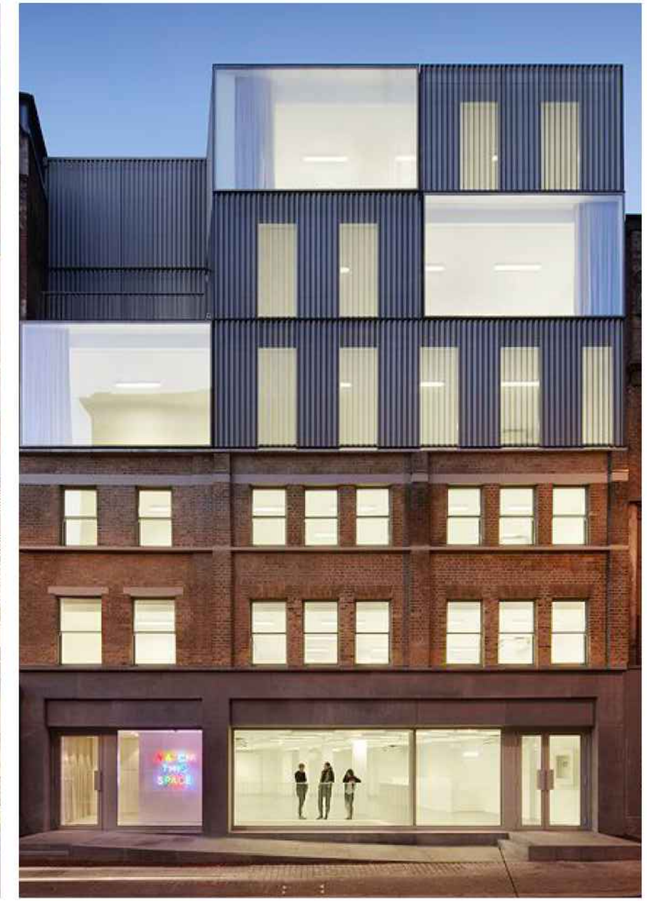
CONCEPT IMAGERY



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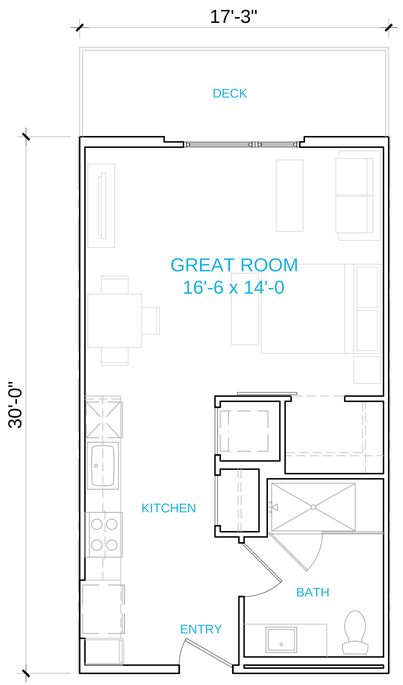
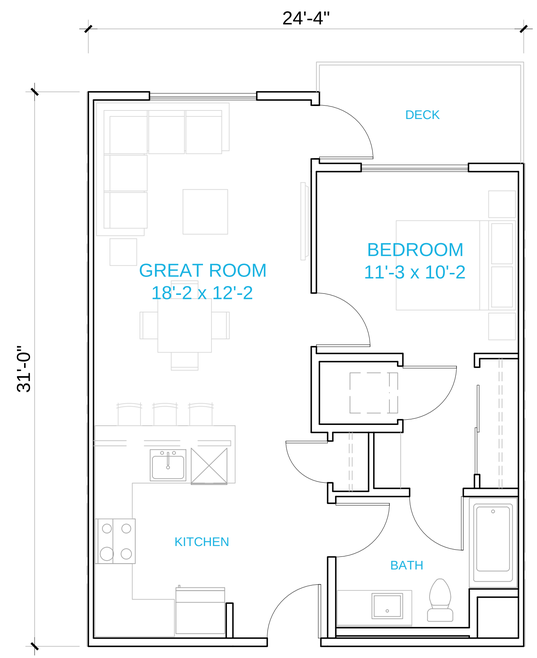
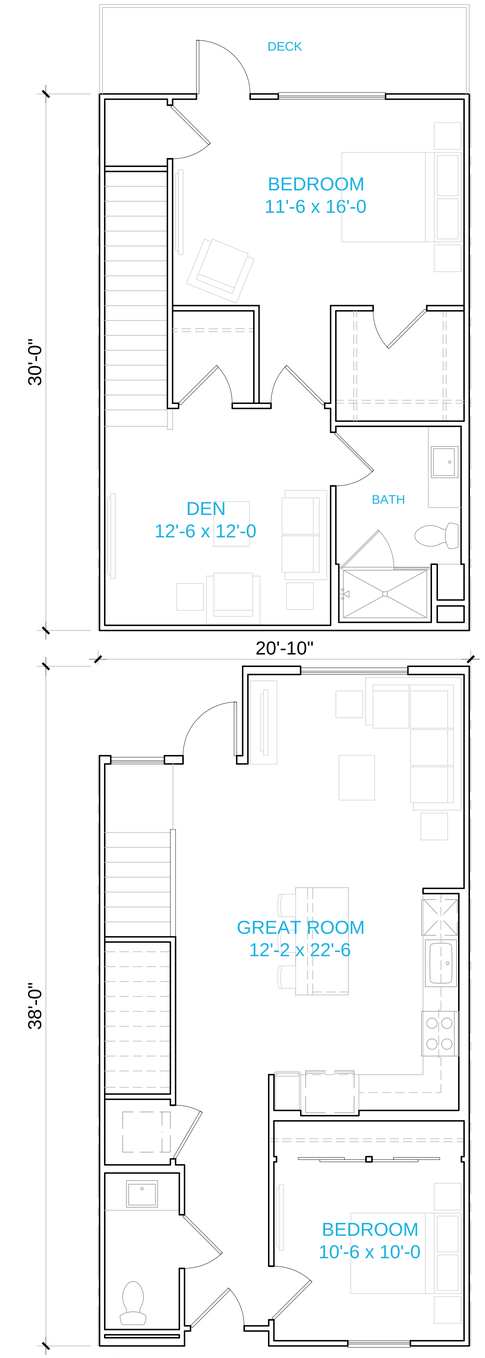
CONCEPT IMAGERY



PLAN 0
0 BEDROOM
1 BATH
523 SF



PLAN 1A
1 BEDROOM
1 BATH
715 SF



TOWNHOME 1
2 BEDROOM
1.5 BATH
1,300 SF

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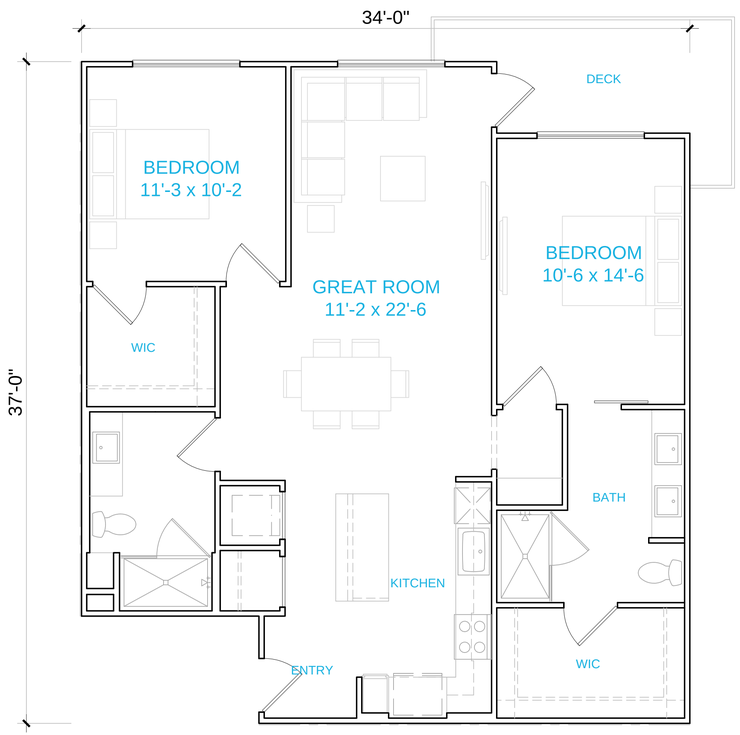
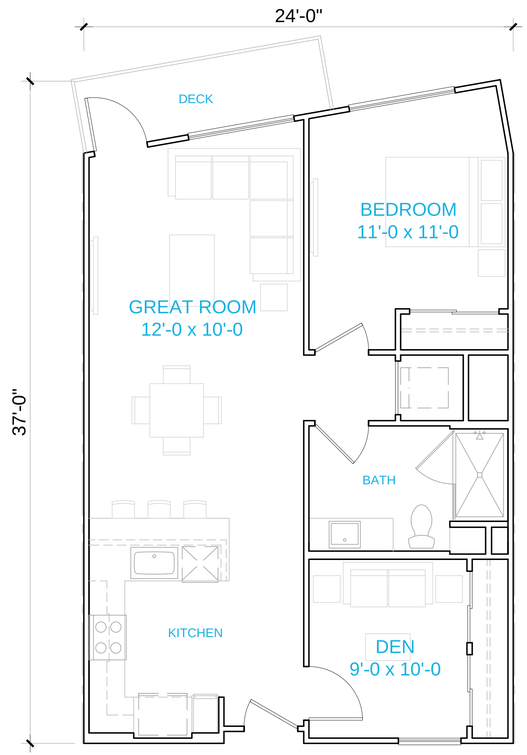
0 2 4 8

UNIT PLANS
TYPICAL STUDIO AND 1-BED

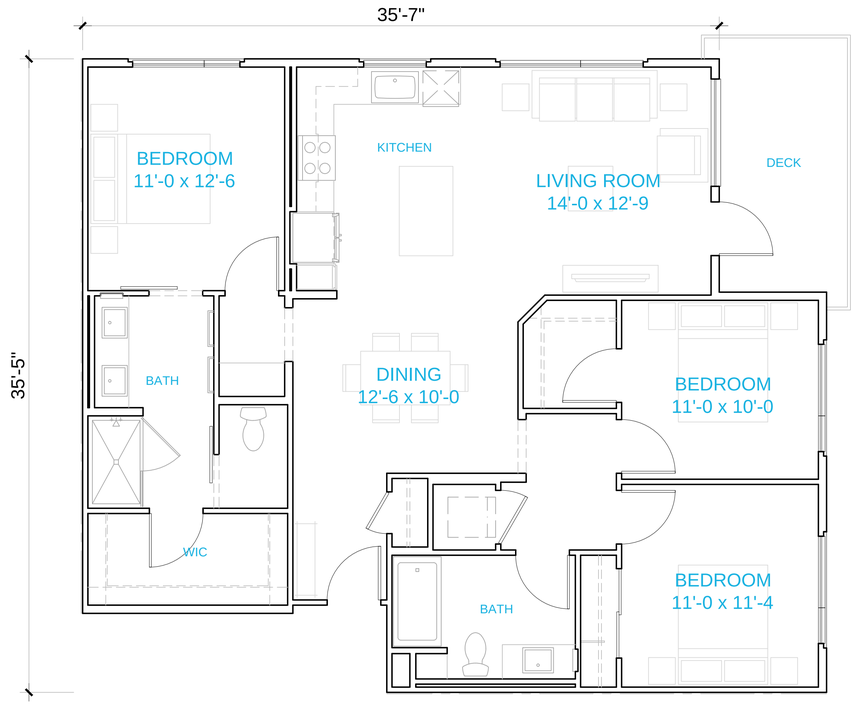
A-30



PLAN 2A
2 BEDROOM
2 BATH
1,140 SF



PLAN 2B
2 BEDROOM
1 BATH
847 SF



PLAN 3A
3 BEDROOM
2 BATH
1.320 SF

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0 2 4 8

UNIT PLANS
TYPICAL 2-BED AND 3-BED

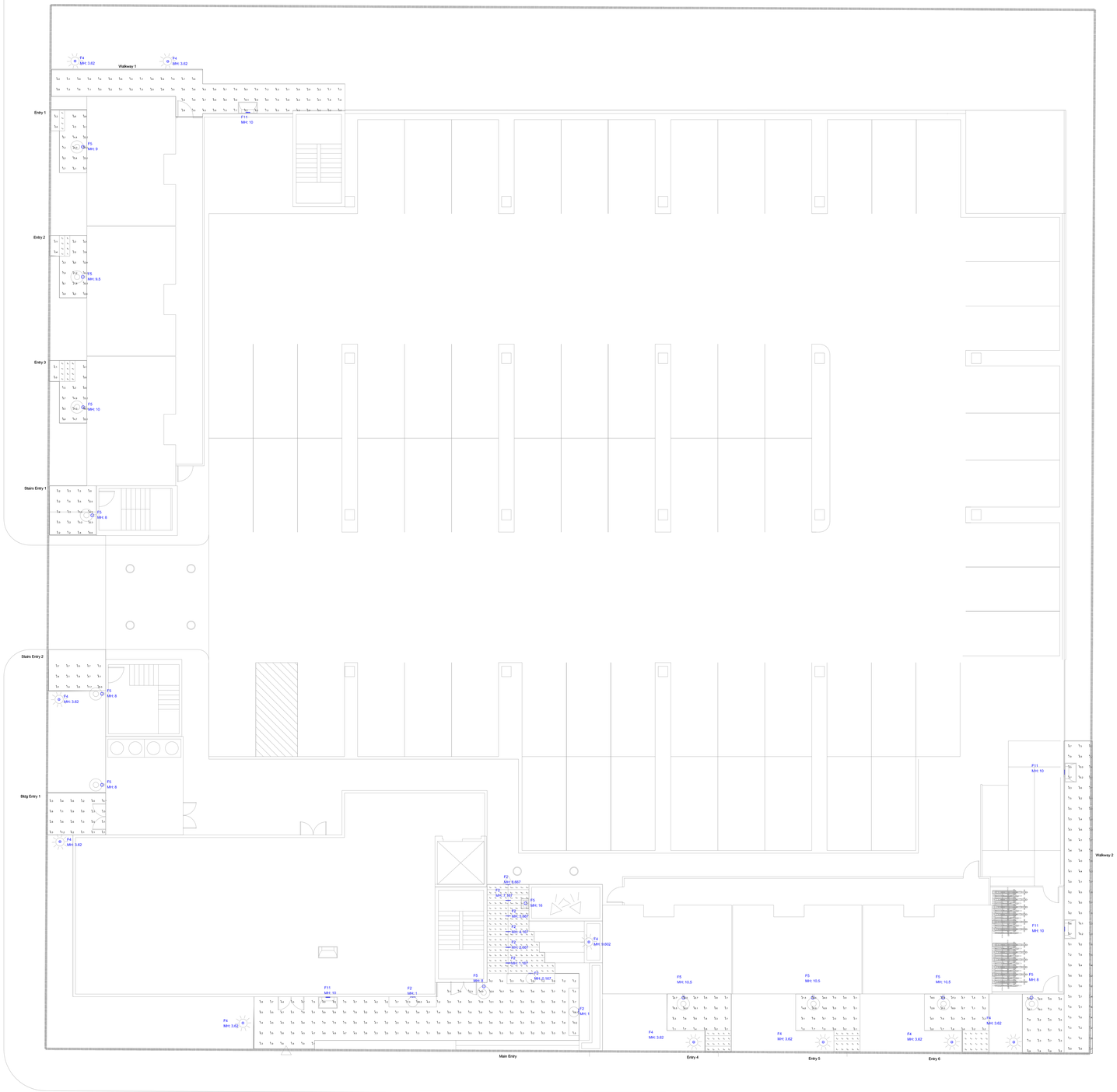
A-31

PROJECT: FRONT & KALORAMA
SPECIFIER: KTGY ARCHITECTS

VERIFY ALL OPTIONS AND PART NUMBERS. VERIFY ALL LIGHT LEVELS PER PHOTOMETRIC. SCI LIGHTING IS NOT RESPONSIBLE FOR INCORRECT PART NUMBERS. LEAD TIMES ARE AVERAGE AND EXPECTED BUT NOT GUARANTEED. BUDGET PRICING INCLUDES AVERAGE CONTRACTOR AND DISTRIBUTOR MARKUP AND IS TO BE USED FOR BUDGET PURPOSES ONLY. BUDGET NUMBERS DO NOT INCLUDE TAX OR SHIPPING. ALL CONTRACTORS AND ELECTRICAL DISTRIBUTORS SHOULD REQUEST A FORMAL QUOTE FROM: QUOTES@SCILIGHTS.COM

CONTACT CAITLIN MULLIGAN-ANKONY WITH QUESTIONS (586) 747-0495 / CMULLIGAN@SCILIGHTS.COM

TYPE	DESCRIPTION	IMAGE	MANUFACTURER	PART NUMBER	LINK			NOTES:
F2	RECESSED STEP LIGHT		PIL LIGHTING	INSERT +2 071407	https://www.performanceinlighting.com/downloads/18476/218/INSERT_cutsheet_16092020.pdf			*CONFIRM FINISH & COLOR TEMP
F3	ROUND BOLLARD		PEMCO	CAV 15 CAV15OQF1X17-U-3K-C-X	https://pemcolighting.com/wp-content/uploads/2020/10/cav15-101620_Optimized.pdf			*CONFIRM FINISH & COLOR TEMP
F4	SUSPENDED DECORATIVE LANDSCAPE LIGHT		LUMIERE	CAMBRIA 213 213-8LED3036-12-XX	https://www.cooperlighting.com/global/brands/lumiere/135191/cambria-213			*CONFIRM FINISH & COLOR TEMP
F5	WALL MOUNT EXTERIOR WET LOCATION CYLINDER		ALW	AQUA 300 ROUND OR SQUARE K3RL-N-V-D-13-83-30-40-DF-XX	https://alwusa.com/wp-content/uploads/2014/09/AQUA-SpecSheet-K3RL-191209.pdf			*CONFIRM FINISH & COLOR TEMP
F5 ALT	WALL MOUNTED SQUARE FIXTURE		DALS	CYLINDER LEDWALL-A-XX	https://4djosv1z3jc31eciy42hswhj-wpengine.netdna-ssl.com/wp-content/uploads/2018/03/dals-stockingguide2020-forms-ledwall-a-en.pdf			*CONFIRM FINISH & COLOR TEMP
F6	INGRADE LINEAR LED		PIL LIGHTING	STRIP SQUARE+INGROUND SERIES	https://www.performanceinlighting.com/us/us/products/dim-du00217#01_attachment			*CONFIRM LOCATIONS
F7	SMALL SCALE BOLLARD/ LANDSCAPE LIGHT		WAC	BALANCE 6061-30BZ	https://www.waclighting.com/product/balance/			*CONFIRM FINISH & COLOR TEMP
F8	RECESSED WET LISTED DOWNLIGHT		HALO	HC4 SERIES HC415D010-HM412830-41MDC	https://www.cooperlighting.com/api/assets/v1/file/Signify/content/31ebbd11f11c46a3af07ad41007beb5e/halocommercial-hc4-spec.PDF			*CONFIRM FINISH & COLOR TEMP
F9	NOT USED							
F10	NOT USED							
F11	WALL MOUNTED SQUARE FIXTURE		PIL	MIMIK 20 071154	https://www.performanceinlighting.com/downloads/15456/56/MIMIK_cutsheet_20200630.pdf			*CONFIRM FINISH & COLOR TEMP
F12	POST TOP PEDESTRIAN SCALE		PEMCO	ENTERPRISE ENT32Q-F-XX-U-3K-C-B-XX	https://pemcolighting.com/wp-content/uploads/2020/11/ENT31-and-32-112420_Optimized.pdf			*CONFIRM LOCATIONS *CONFIRM FINISH & COLOR TEMP
F13	TREE MOUNTED UPLIGHTS WITH 2 HEADS PER TREE		DG LIGHTS	PHOENIX SERIES PH-AL-30-36-15-00-01-TS-XX	http://dglights.com/wp-content/uploads/2021/01/PH_Specification_10121.pdf			*CONFIRM LOCATIONS *CONFIRM FINISH & COLOR TEMP
F14	LINEAR ARM MOUNTED WALL WASH		INSIGHT LIGHTING	PILOT PEX SERIES PEX-HO-30K-30X60-EXA-6-48-UNV-DIM-MG	https://insightlighting.com/download/pex-white-light-specification-sheets/			*CONFIRM FINISH & COLOR TEMP
F15	EXTERIOR RATED TAPE LIGHT		CALI LIGHTING	LLED8000 SERIES LLED8000-F-2.5W-10V-3.0K-WET-LENGTH	http://www.calilighting.com/assets/pdf/lipleds/LLED8000.pdf			*CONFIRM FINISH, COLOR TEMP & MOUNTING



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
	12	F5	SINGLE	ALW - X-RL-W-VD-13-83-80-DF-VIX
	10	F4	SINGLE	Pemco - CAV150DF1X17-U-3K-C-X
	9	F2	SINGLE	PIL - INSERT+2 - 071407
	4	F11	SINGLE	PIL - MB8-203-4k Type B - 071154

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bldg Entry 1	Illuminance	Fc	3.18	13.7	0.1	31.80	137.00
Entry 1	Illuminance	Fc	8.32	37.6	0.1	83.20	376.00
Entry 2	Illuminance	Fc	7.14	33.6	0.1	71.40	336.00
Entry 3	Illuminance	Fc	6.20	38.3	0.0	N.A.	N.A.
Entry 4	Illuminance	Fc	4.80	38.5	0.1	48.00	385.00
Entry 5	Illuminance	Fc	4.94	38.6	0.1	49.40	386.00
Entry 6	Illuminance	Fc	5.08	37.9	0.1	50.80	379.00
Main Entry	Illuminance	Fc	13.27	255.5	0.0	N.A.	N.A.
Stairs Entry 1	Illuminance	Fc	7.21	34.3	0.2	36.05	171.50
Stairs Entry 2	Illuminance	Fc	5.48	26.5	0.5	10.96	53.00
Walkway 1	Illuminance	Fc	4.18	10.1	0.0	N.A.	N.A.
Walkway 2	Illuminance	Fc	5.86	37.8	0.2	29.30	189.00

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- Refer to Calculation summary for placement of calculation points. I.E.: Workplane, Floor.
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- Reflectance levels are per SCI Standard:
Ceiling at 0.80, Floors at 0.20, Walls at 0.50 and Objects at 0.50 unless specified by client.

Controls Disclaimer:
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NOTE: Fluorescent fixtures will require a compatible
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Applications Department:
app@scilights.com
phone: (949) 622-3000
fax: (949) 622-3095

No.	Description	Date

KTGY

Front & Kalorama

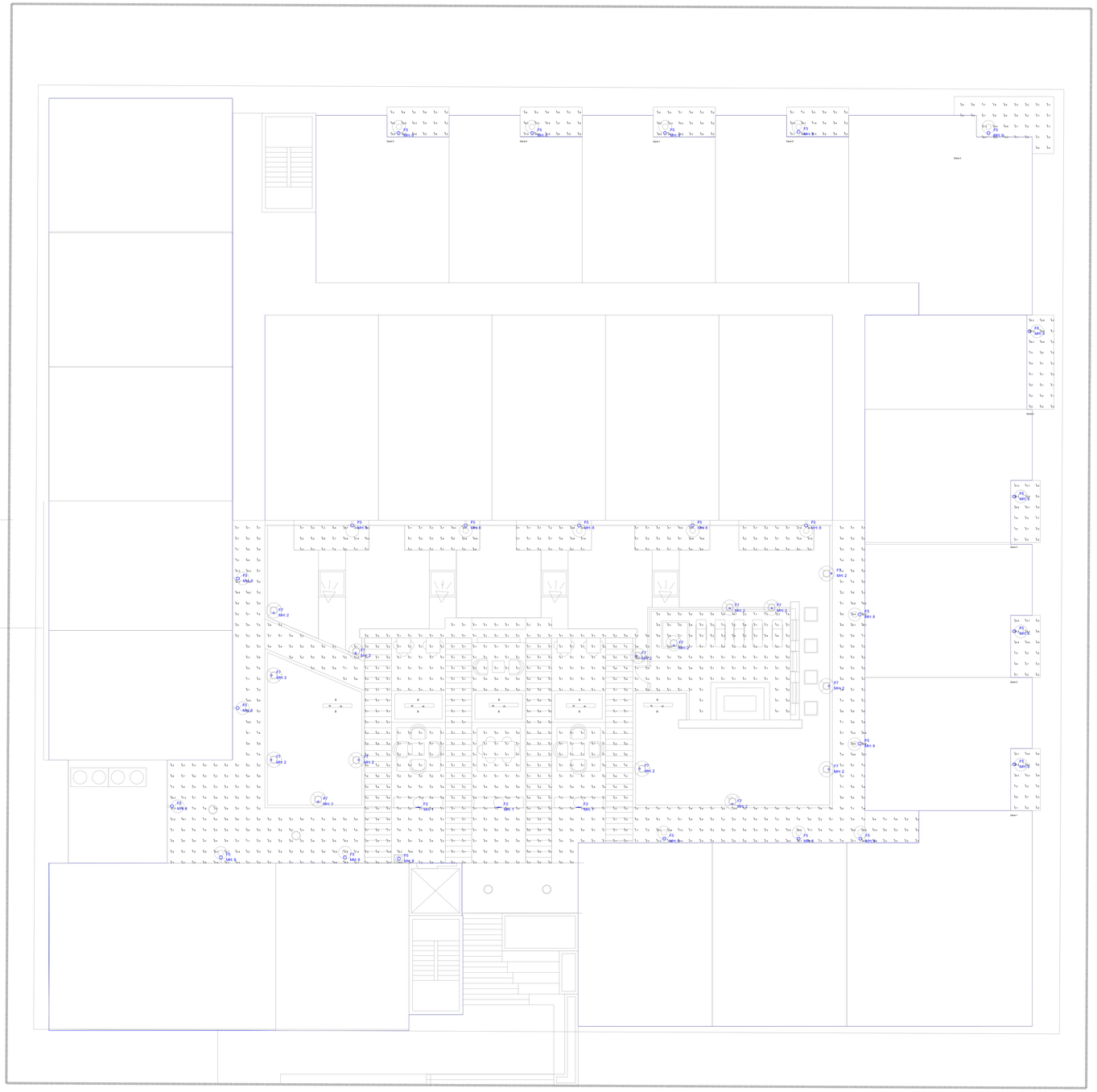
PHOTOMETRICS

Date:	7/28/2021
Drawn By:	AP3
Exergent #:	21-3428

P-SL-GroundLVL-1

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

F:\SCI 2021\KTGY\Front&Kalorama\P-SL-GroundLVL-1.dwg



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	3	F2	SINGLE	PIL - INSERT+2 - 071407
	25	F5	SINGLE	ALW - X3RL-W-VO-13-83-40-DF-XX
	15	F7	SINGLE	WAC - 6061-30-XX

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	3.02	41.0	0.0	N.A.	N.A.
Deck 1	Illuminance	Fc	9.69	41.4	0.1	96.90	414.00
Deck 2	Illuminance	Fc	9.68	41.4	0.1	96.80	414.00
Deck 3	Illuminance	Fc	9.71	41.1	0.1	97.10	411.00
Deck 4	Illuminance	Fc	6.44	40.5	0.0	N.A.	N.A.
Deck 5	Illuminance	Fc	5.49	36.2	0.0	N.A.	N.A.
Deck 6	Illuminance	Fc	9.84	40.6	0.2	49.20	203.00
Deck 7	Illuminance	Fc	9.35	40.3	0.2	46.75	201.50
Deck 8	Illuminance	Fc	9.33	40.5	0.2	46.65	202.50
Deck 9	Illuminance	Fc	9.27	40.1	0.2	46.35	200.50

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No.	Description	Date

KTGY

Front & Kalorama

PHOTOMETRICS

Date:	7/30/2021
Drawn By:	AP3
Exergent #:	21-3428

P-SL-LVL2-1

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

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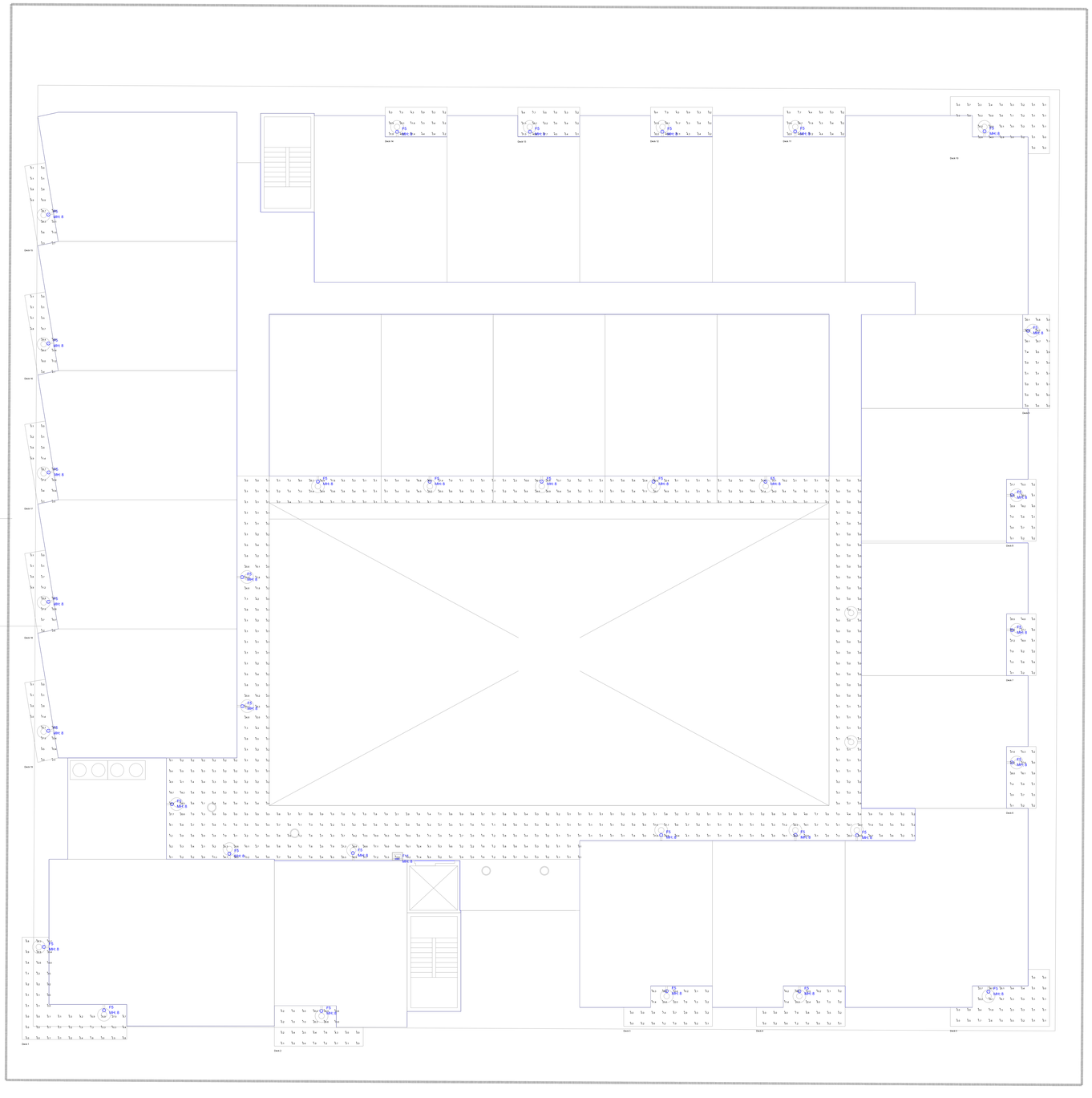

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	33	F5	SINGLE	ALW - X3RL-N-FI-D-13-835-40-DF-XX
	1	F11	SINGLE	PIL - MMBK204A-Type 8 - 071154

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Deck 1	Illuminance	Fc	6.33	36.4	0.0	N.A.	N.A.
Deck 10	Illuminance	Fc	5.78	34.9	0.0	N.A.	N.A.
Deck 11	Illuminance	Fc	9.93	40.4	0.2	49.65	202.00
Deck 12	Illuminance	Fc	9.84	40.4	0.2	49.20	202.00
Deck 13	Illuminance	Fc	9.93	40.6	0.1	99.30	406.00
Deck 14	Illuminance	Fc	9.83	40.6	0.2	49.15	203.00
Deck 15	Illuminance	Fc	10.70	34.8	0.0	N.A.	N.A.
Deck 16	Illuminance	Fc	10.70	34.6	0.0	N.A.	N.A.
Deck 17	Illuminance	Fc	10.60	35.6	0.0	N.A.	N.A.
Deck 18	Illuminance	Fc	10.67	35.1	0.0	N.A.	N.A.
Deck 19	Illuminance	Fc	10.63	35.2	0.0	N.A.	N.A.
Deck 2	Illuminance	Fc	6.91	40.5	0.0	N.A.	N.A.
Deck 3	Illuminance	Fc	6.96	38.8	0.0	N.A.	N.A.
Deck 4	Illuminance	Fc	7.00	38.6	0.0	N.A.	N.A.
Deck 5	Illuminance	Fc	6.10	38.1	0.0	N.A.	N.A.
Deck 6	Illuminance	Fc	10.38	41.2	0.1	103.80	412.00
Deck 7	Illuminance	Fc	10.43	40.9	0.1	104.30	409.00
Deck 8	Illuminance	Fc	10.41	41.2	0.1	104.10	412.00
Deck 9	Illuminance	Fc	7.20	40.0	0.0	N.A.	N.A.
Walkways	Illuminance	Fc	4.44	45.6	0.0	N.A.	N.A.

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fax: (949) 622-3095

No.	Description	Date

KTGY

Front & Kalorama

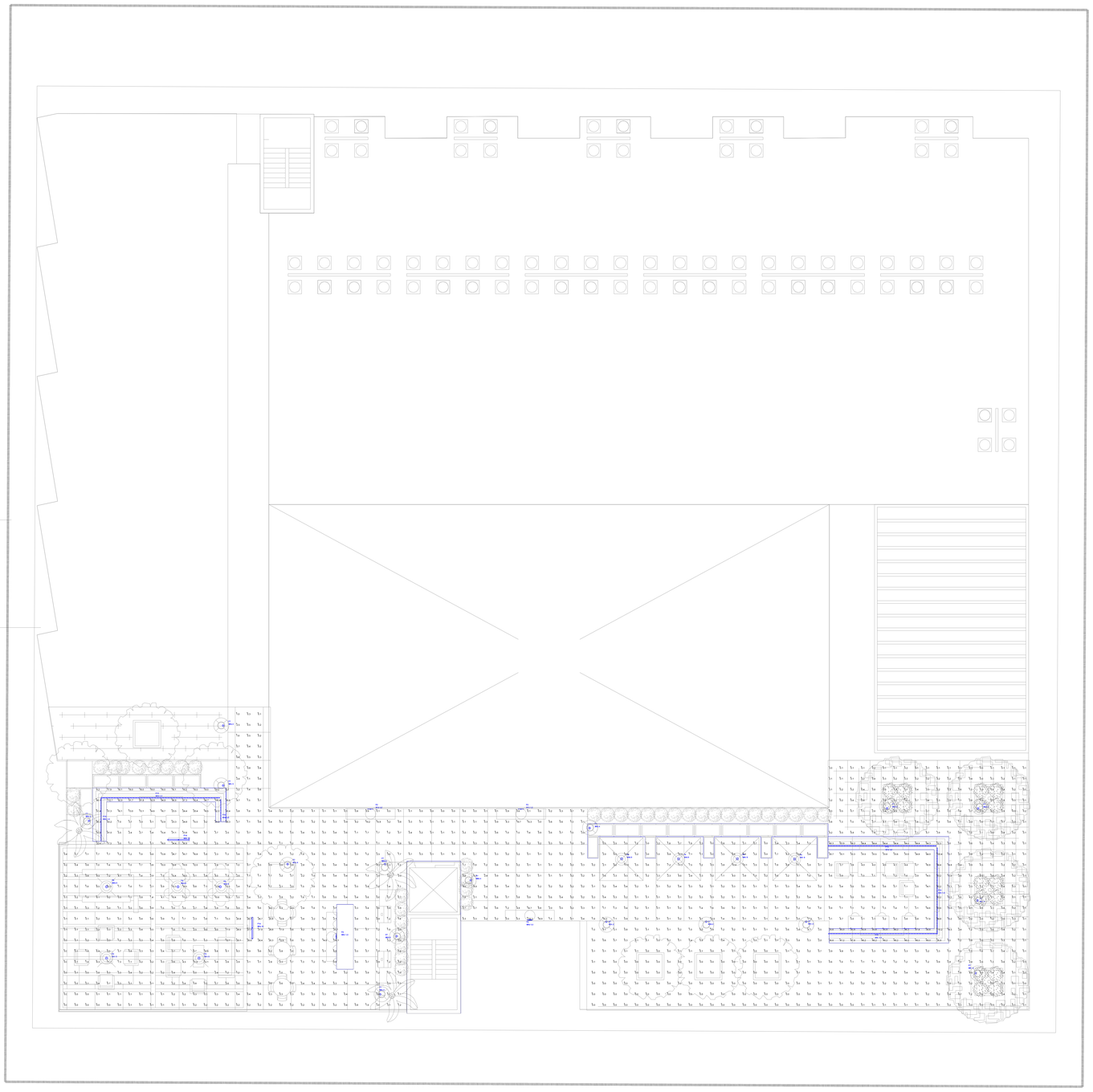
PHOTOMETRICS

Date:	7/30/2021
Drawn By:	AP3
Exergent #:	21-3428

P-SL-LVL3-1

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

F:\SCI 2021\KTGY\Front&Kalorama\P-SL-LVL3-1.dwg



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	4	F2	SINGLE	PIL - INSERT-2 - 071467
	9	F4	SINGLE	Lumkera - 203-B5-9LED3036-12-BK
	16	F7	SINGLE	WAC - 6061-30-XX
	2	F14	SINGLE	Insight - PEX-H0-30K-30X60-EXA-X-48-UNV-XX-XX
	90	F15	SINGLE	LLED8000-35K-2_SW

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof Deck	Illuminance	Fc	5.29	116.3	0.0	N.A.	N.A.

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No.	Description	Date

KTGY

Front & Kalorama

PHOTOMETRICS

Date:	7/30/2021
Drawn By:	AP3
Exergent #:	21-3428

P-SL-Roof-1

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

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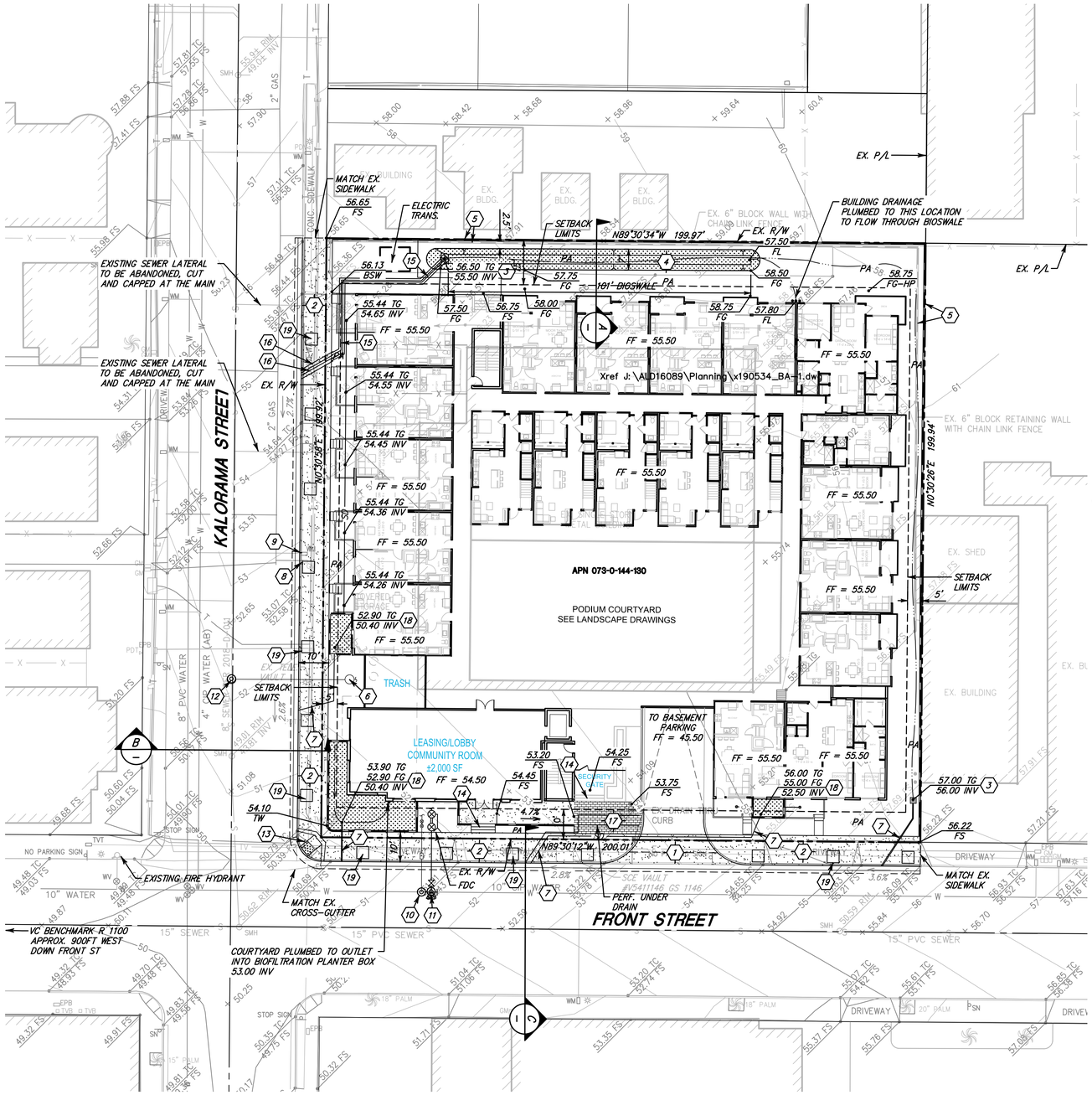
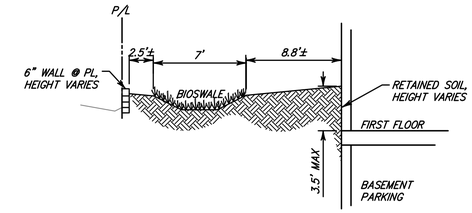
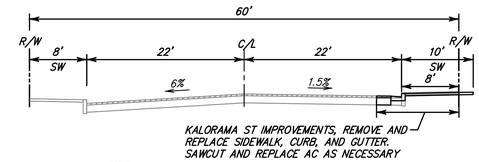




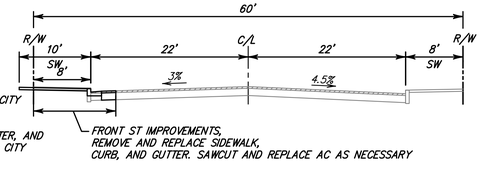
A — NORTH PL SECTION

SCALE: 1" = 5'



B — KALORAMA STREET SECTION

SCALE: 1" = 10'



C — FRONT STREET SECTION

SCALE: 1" = 10'

EASEMENT SCHEDULE

(NO EASEMENTS RECORDED ON PROPERTY)

LAND USE DATA

PROJECT LOCATION

935 EAST FRONT STREET
VENTURA, CA 93001

SITE DATA

A.P.N.: 073-0-144-130
GROSS LOT AREA: 39,984 S.F. = 0.92 AC

PROPOSED D.U.: 88
GROSS BLDG. AREA: 30,681 S.F.
TOTAL PARKING SPACES: 76 INCLUDING 2 ACCESSIBLE STALLS

EXISTING ZONING: T4.3 (DOWNTOWN SPECIFIC PLAN)

PROPOSED ZONING: NO CHANGE REQUESTED

PROJECT No: 14570

CASE No: DRC-6-20-55312; CDP-6-20-55370

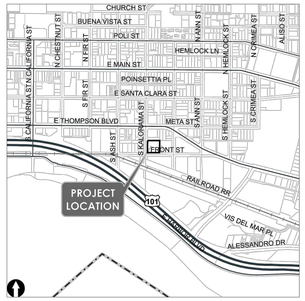
GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
2. NO IRRIGATION LINES, TILE DRAINS, WELLS, AND OTHER UNDERGROUND FACILITIES OR IMPROVEMENTS WERE FOUND OR ARE NOT KNOWN WITHIN THE PROJECT BOUNDARY.
3. PRELIMINARY EARTHWORK ESTIMATE:
   CUT – 2,950 C.Y.
   FILL – 150 C.Y.
   (APPROX. LOSS FROM OVEREX/SHRINKAGE = 1,300 C.Y.)
   EXPORT – 1,500 C.Y.

CONSTRUCTION NOTES

1. INSTALL VEHICLE DRIVEWAY ENTRANCE PER CITY STANDARD PLAN 104.
2. REMOVE AND REPLACE EXISTING CURB, GUTTER, AND SIDEWALK. SAWCUT AC AS NECESSARY, PER CITY STANDARDS.
3. INSTALL GRATE INLET WITH FLOGARD CATCH BASIN INLET FILTER. 12" "SHALLOW" DEPTH OPTION.
4. PROPOSED BIO-3 VEGETATED SWALE, DIMENSIONS AS SHOWN.
5. REMOVE EXISTING 6" BLOCK RETAINING WALL. CONSTRUCT NEW 6" BLOCK RETAINING WALL AT THE PROPERTY LINE.
6. INSTALL MANHOLE (PRIVATE) PER CITY STANDARD PLAN 201.
7. INSTALL 3" UNDER-SIDEWALK DRAIN PER CITY STANDARD PLAN 310, TYPE A.
8. RELOCATE EXISTING GAS SERVICE AND METER, BY OTHERS.
9. EXISTING WATER METER ABANDONED BY CITY FORCES, PAID FOR BY DEVELOPER.
10. NEW 2" DOMESTIC WATER SERVICE POINT OF CONNECTION PER CITY STANDARDS 009 AND 010.
11. NEW 4" FIRE WATER SERVICE POINT OF CONNECTION, BACKFLOW PREVENTER, AND FIRE DEPARTMENT CONNECTION (FDC) PER CITY STANDARD 021.
12. NEW 6" SEWER LATERAL SERVICE POINT OF CONNECTION. INSTALL NEW (PUBLIC) SEWER MANHOLE.
13. INSTALL ACCESSIBLE CURB RAMP PER SPPWC STANDARD 111-5.
14. INSTALL RISERS PER CALIFORNIA BUILDING CODE, QUANTITY AND HEIGHT AS NECESSARY.
15. INSTALL (2) 8" PVC STORM DRAINS IN PARALLEL TO LARGE SIDEWALK UNDER-SIDEWALK DRAINS.
16. INSTALL 12" WIDE UNDER-SIDEWALK DRAIN PER CITY STANDARD PLAN 310, TYPE B.
17. INSTALL PERMEABLE PAVERS WITH IMPERMEABLE LINER AND PERFORATED UNDERDRAIN PER VENTURA COUNTY TECHNICAL GUIDANCE MANUAL INF-5.
18. INSTALL IMPERMEABLE BIOFILTRATION PLANTER BOX WITH UNDER DRAIN AND OVERFLOW GRATE INLET TO CURB FLOW LINE PER VENTURA COUNTY TECHNICAL GUIDANCE MANUAL BIO-2.
19. INSTALL TREE WELL.

VICINITY MAP



LEGEND

ABBREVIATIONS		EXISTING	
FS	FINISH SURFACE	W	WATER
FG	FINISH GRADE	S	SEWER
FF	FINISH FLOOR	G	GAS
TW	TOP OF WALL	⊗	WATER VALVE
GB	GRADE BREAK		FIRE HYDRANT
TG	TOP OF GRATE		STREET LIGHT
EX	EXISTING	10	CONTOUR LINE
FL	FLOW LINE		STREET SIGN
BM	BENCH MARK		
WM	WATER MAIN		
DN	DOWN		
POC	POINT OF CONNECTION		
SW	SIDEWALK		
DU	DWELLING UNIT		

BENCH MARK

VENTURA COUNTY BENCH MARK No. R 1100

ELEVATION: 40.453 (NAVD 88)

0.20 MILE SOUTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE JUNCTION OF CALIFORNIA STREET IN VENTURA, IN THE TOP OF THE EAST END OF THE NORTHEAST CONCRETE WINGWALL OF A RAILROAD BRIDGE OVER U.S. HIGHWAY 101, 6.3 FEET NORTH OF THE NORTH RAIL, 14.5 FEET EAST OF THE EAST END OF THE NORTH STEEL STRUCTURE OF THE BRIDGE, AND ABOUT LEVEL WITH THE TRACK.

TOPOGRAPHY SOURCE: JENSEN DESIGN & SURVEY, INC.

UTILITIES

GAS:	THE GAS COMPANY 1650 MOUNTAIN VIEW AVE. OXNARD, CA 93030-108 805-385-4829	ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 10060 TELEGRAPH RD. VENTURA, CA. 93003 805-654-7482
WATER:	CITY OF SAN BUENAVENTURA WATER DISTRICT 336 SANJON ROAD VENTURA, CA 93002	CABLE:	AVENUE CABLE CO. 1954 EAST MAIN. VENTURA, CA. 93002 805-648 5253
SEWER:	CITY OF SAN BUENAVENTURA SANITATION DISTRICT 1400 SPINNAKER DR. VENTURA, CA 93002	PHONE:	SBC 41 SOUTH CHESTER AVE. PASADENA, CA 91106 805-388-2260

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER S. JAMES KELLY No. C 088317 Exp. 03-31-21 CIVIL STATE OF CALIFORNIA

REVISION	DATE

SUBDIVIDER/OWNER:

ALDERSGATE HOME
300 E. Esplanade Dr, Suite 1550
Oxnard, CA 93036
Contact: Matt Mansi
805/988-4114

ENGINEER:

JENSEN DESIGN & SURVEY, INC.
www.jdsurvey.com
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

12-29-2021
S. JAMES KELLY RCE C88317 (EXP. 3-31-2022) DATE

FRONT & KALORAMA

935 E FRONT STREET

PRELIMINARY GRADING PLAN

CITY OF VENTURA COUNTY OF VENTURA STATE OF CALIFORNIA

LOT 3, BLOCK 18 OF THE ADDITION TO THE TOWN OF SAN BUENAVENTURA, IN THE CITY OF SAN BUENAVENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 142 OF MISCELLANEOUS RECORDS.

SCALE: 1"=20' | J.N.: ALD1.6089
DATE: Dec 29, 2021 | DWG. NAME: 6089 PGP-NEWDESIGN.dwg

SHEET 1 OF 1

GRADING

J:\ALD16089\Planning\Prelim Grading\6089 PGP-NEWDESIGN.dwg Dec 29, 2021, 4:50pm jkelly

FRONT AND KALORAMA STREET

VENTURA, CA

GROUND and PODIUM LEVEL

Date: 01-04-2022
Date: 08-02-2021
Date: 02-11-2021
Date: 02-05-2021
Date: 04-24-2020
JOB # 4661

L-I

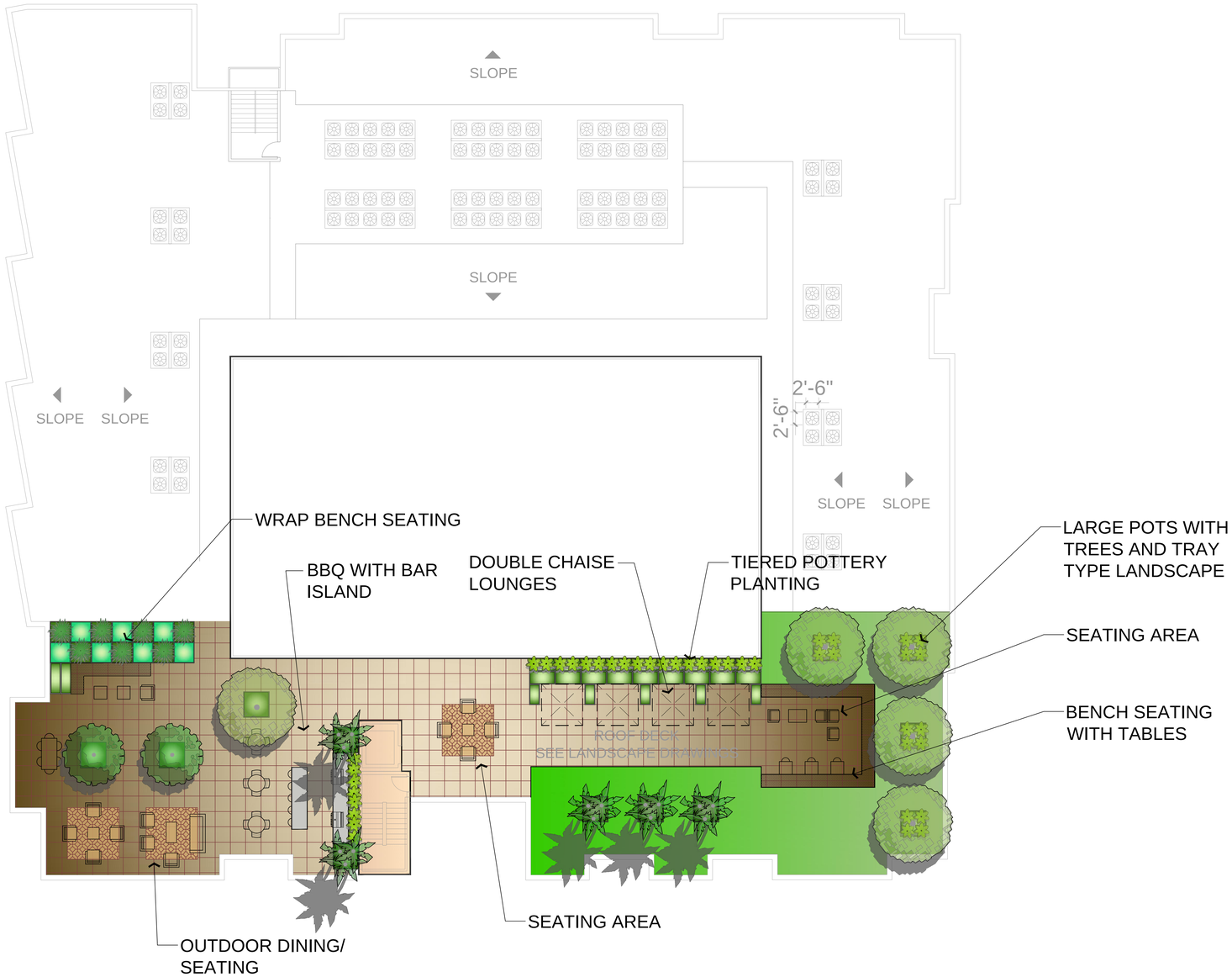
L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

NORTH

0 10 20 30 feet
SCALE: 1" = 10'

L.A. Group Design Works, Inc.

Landscape Architecture



FRONT AND KALORAMA STREET

VENTURA, CA

ROOF LEVEL

Date: 01-04-2022
Date: 08-02-2021
Date: 02-05-2021
Date: 04-24-2020
JOB # 4661

L-2

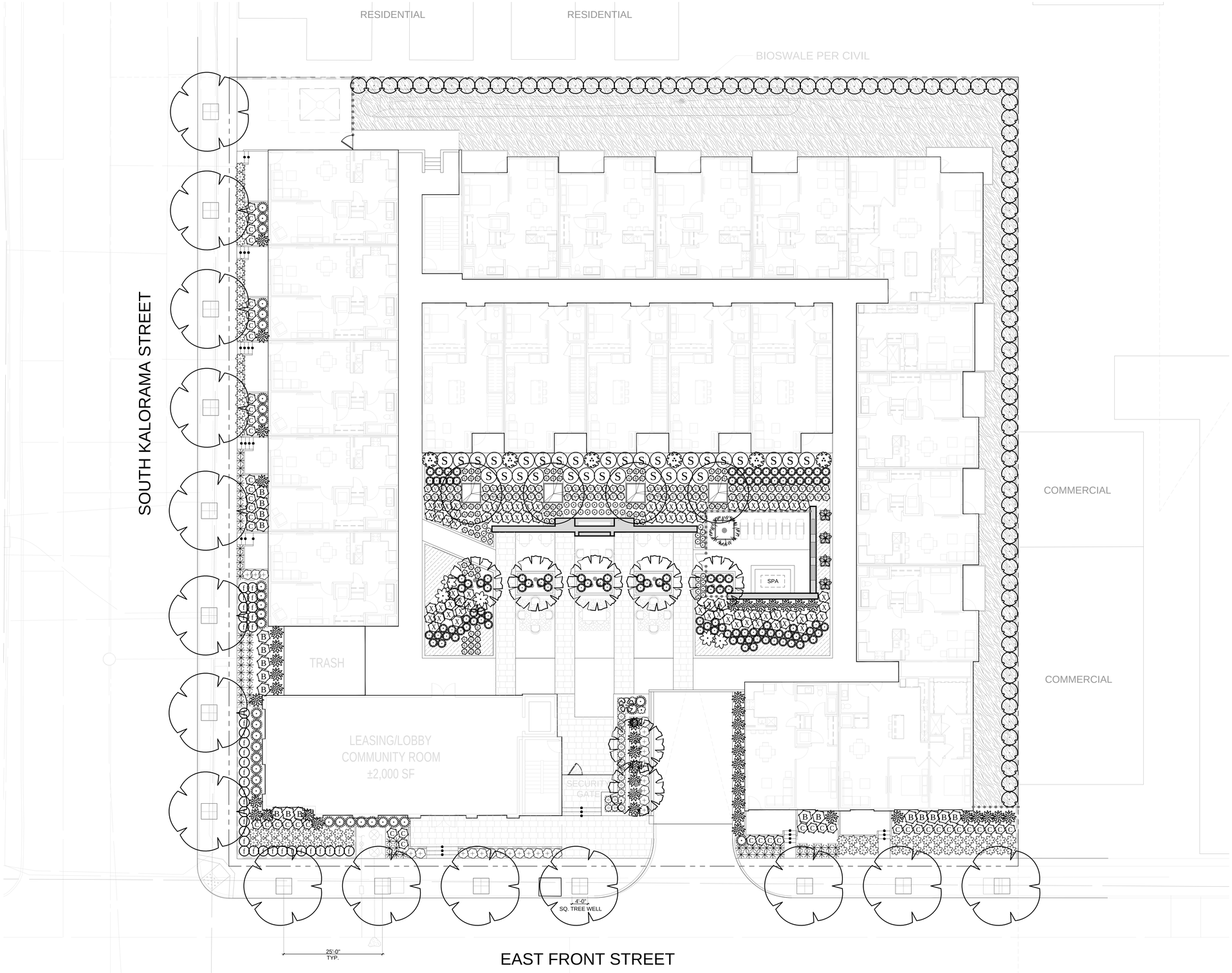
L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

NORTH

0 10 20 30 feet
SCALE: 1" = 10'

L.A. Group Design Works, Inc.

Landscape Architecture



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS
	ARB HYB	Arbutus x `Marina` Arbutus Standard	36"box		8	Low
	ARC MUL	Archontophoenix cunninghamiana King Palm Multi-Trunk	36"box		12	Low
	CHA HUM	Chamaerops humilis Mediterranean Fan Palm	24"box		5	Low
	OLE SWA	Olea europaea `Swan Hill` TM Swan Hill Olive	24"box		5	Low
	POD MAC	Podocarpus macrophyllus Yew Pine	15 gal		89	Column/ Mod
	RHA EXC	Rhapis excelsa Lady Palm	24"box		3	Mod
	THE PER	Thevetia peruviana Yellow Oleander	24"box		2	Low Standard
STREET TREE	CODE	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS
	LOP CO2	Lophostemon confertus Brisbane Box	15 gal		15	Mod
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS
	AEO MIN	Aeonium x `Mint Saucer` Mint Saucer Aeonium	5 gal		18	Low
	AEO BLU	Aeonium x 'Blushing Beauty' Blushing Beauty Aeonium	5 gal		3	Low
	AGA NOV	Agave attenuata `Nova` Blue Clone	15 gal		8	Low
	ANI JOE	Anigozanthos x `Pink Joey` Pink Joey Kangaroo Paw	5 gal		36	Mod
	ASP MYR	Asparagus densiflorus `Myers` Myers Asparagus	5 gal		148	Mod
	ASP ELA	Aspidistra elatior Cast Iron Plant	5 gal		67	Mod
	BAM ALP	Bambusa multiplex `Alphonse Karr` Alphonse Karr Bamboo	15 gal		11	Mod
	BOU GLA	Bougainvillea glabra Paper Flower	5 gal		19	Low
	CAR TUT	Carissa macrocarpa `Tuttlei` Natal Plum	5 gal		47	Low
	CHO TEC	Chondropetalum tectorum Cape Rush	5 gal		33	Low
	CRA HUM	Crassula ovata 'Hummel's Sunset' Variegated Jade Plant	5 gal		33	Low
	CYC RE2	Cycas revoluta Japanese Sago Palm	15 gal		10	Mod
	DIA LI3	Dianella revoluta `Little Rev` Little Rev Flax Lily	5 gal		98	Low
	DIA VAR	Dianella tasmanica `Variegata` Flax Lily	5 gal		186	Mod
	DRA DER	Dracaena deremensis 'Warneckii' Warneckii Dracaena	5 gal		8	Low
	LOM TRO	Lomandra hystrix 'Tropic Belle' Tropic Belle Mat Rush	5 gal		209	Mod
	LOM IRA	Lomandra longifolia 'Breeze' TM Breeze Mat Rush	5 gal		100	Low
	PHI XAN	Philodendron x xanadu Philodendron	5 gal		154	Mod
	PHO SEA	Phormium tenax `Sea Jade` New Zealand Flax	15 gal		54	Mod
	PIT TEN	Pittosporum tenuifolium Tawhiwhi	15 gal		8	Mod
	RHA MIN	Rhaphiolepis umbellata `Minor` Yedda Hawthorn	5 gal		21	Low
	STR REG	Strelitzia reginae Bird Of Paradise	5 gal		53	Mod
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa Sanddune Sedge	1 gal	24" o.c.	1,153	Mod
	ECH ELE	Echeveria elegans Mexican Snowball	4" pot	6" o.c.	588	Low
	OPH JAP	Ophiopogon japonicus Mondo Grass	1 gal	18" o.c.	310	Mod

Revised: 01-04-2022
JOB # 4661

L-3

FRONT AND KALORAMA STREET

VENTURA, CA

GROUND LEVEL

NORTH

0 10 20 30 feet
SCALE: 1" = 10'

L.A. GROUP
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Landscape Architecture
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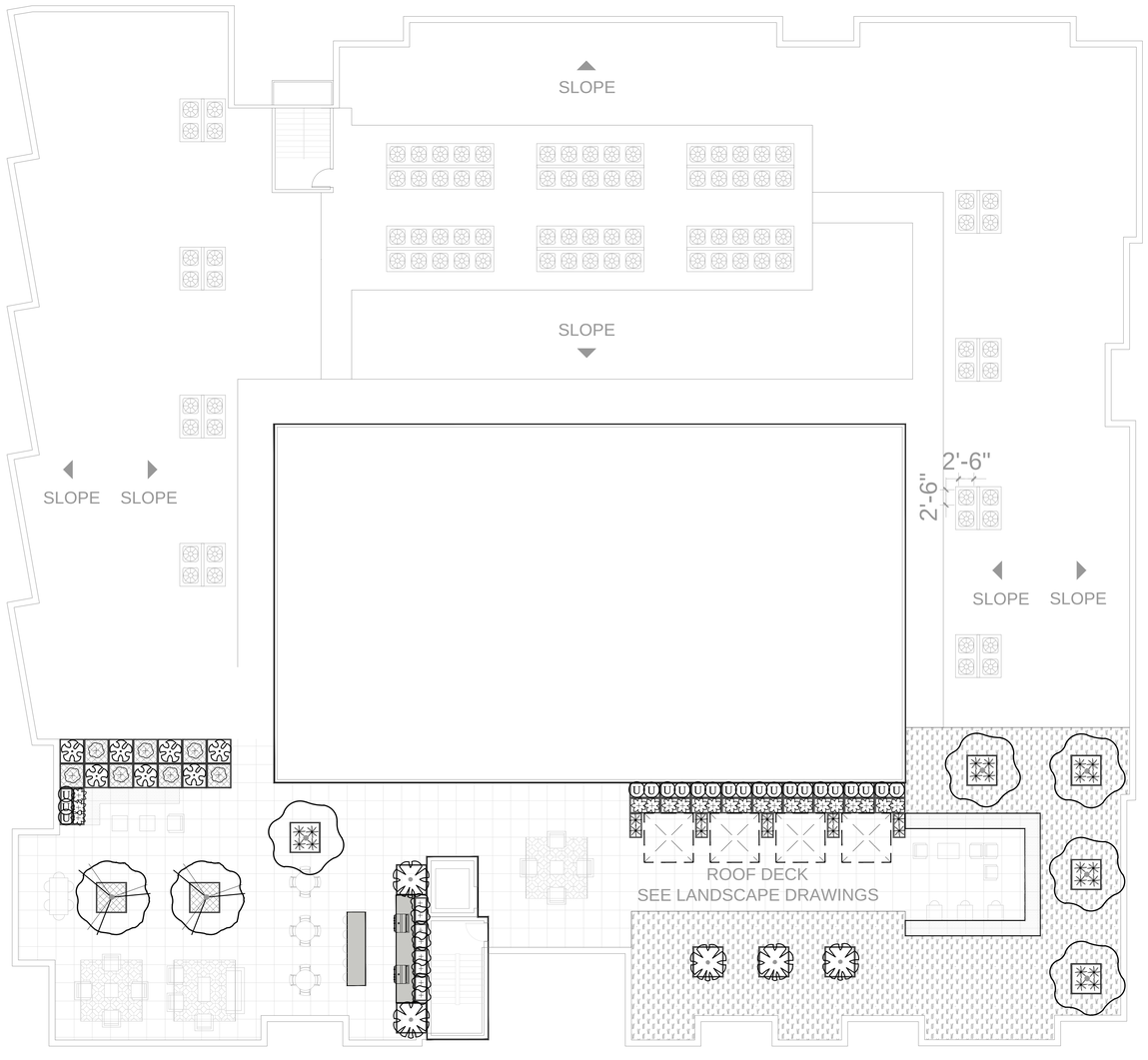

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS
	ARB HYB	Arbutus x `Marina` Arbutus Standard	36"box		8	Low
	ARC MUL	Archontophoenix cunninghamiana King Palm Multi-Trunk	36"box		12	Low
	CHA HUM	Chamaerops humilis Mediterranean Fan Palm	24"box		5	Low
	OLE SWA	Olea europaea `Swan Hill` TM Swan Hill Olive	24"box		5	Low
	POD MAC	Podocarpus macrophyllus Yew Pine	15 gal		89	Column/ Mod
	RHA EXC	Rhapis excelsa Lady Palm	24"box		3	Mod
	THE PER	Thevetia peruviana Yellow Oleander	24"box		2	Low Standard
STREET TREE	CODE	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS
	LOP CO2	Lophostemon confertus Brisbane Box	15 gal		15	Mod
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS
	AEO MIN	Aeonium x `Mint Saucer` Mint Saucer Aeonium	5 gal		18	Low
	AEO BLU	Aeonium x 'Blushing Beauty' Blushing Beauty Aeonium	5 gal		3	Low
	AGA NOV	Agave attenuata `Nova` Blue Clone	15 gal		8	Low
f	ANI JOE	Anigozanthos x `Pink Joey` Pink Joey Kangaroo Paw	5 gal		36	Mod
6	ASP MYR	Asparagus densiflorus `Myers` Myers Asparagus	5 gal		148	Mod
	ASP ELA	Aspidistra elatior Cast Iron Plant	5 gal		67	Mod
	BAM ALP	Bambusa multiplex `Alphonse Karr` Alphonse Karr Bamboo	15 gal		11	Mod
B	BOU GLA	Bougainvillea glabra Paper Flower	5 gal		19	Low
C	CAR TUT	Carissa macrocarpa `Tuttlei` Natal Plum	5 gal		47	Low
	CHO TEC	Chondropetalum tectorum Cape Rush	5 gal		33	Low
	CRA HUM	Crassula ovata 'Hummel's Sunset' Variegated Jade Plant	5 gal		33	Low
	CYC RE2	Cycas revoluta Japanese Sago Palm	15 gal		10	Mod
	DIA LI3	Dianella revoluta `Little Rev` Little Rev Flax Lily	5 gal		98	Low
V	DIA VAR	Dianella tasmanica `Variegata` Flax Lily	5 gal		186	Mod
	DRA DER	Dracaena deremensis 'Warneckii' Warneckii Dracaena	5 gal		8	Low
	LOM TRO	Lomandra hystrix 'Tropic Belle' Tropic Belle Mat Rush	5 gal		209	Mod
	LOM IRA	Lomandra longifolia 'Breeze' TM Breeze Mat Rush	5 gal		100	Low
X	PHI XAN	Philodendron x xanadu Philodendron	5 gal		154	Mod
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S	STR REG	Strelitzia reginae Bird Of Paradise	5 gal		53	Mod
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa Sanddune Sedge	1 gal	24" o.c.	1.153	Mod
	ECH ELE	Echeveria elegans Mexican Snowball	4" pot	6" o.c.	588	Low
	OPH JAP	Ophiopogon japonicus Mondo Grass	1 gal	18" o.c.	310	Mod

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FRONT AND KALORAMA STREET

VENTURA, CA

ROOF LEVEL

NORTH

0 10 20 30 feet
SCALE: 1" = 10'

L.A. Group Design Works, Inc.

Landscape Architecture