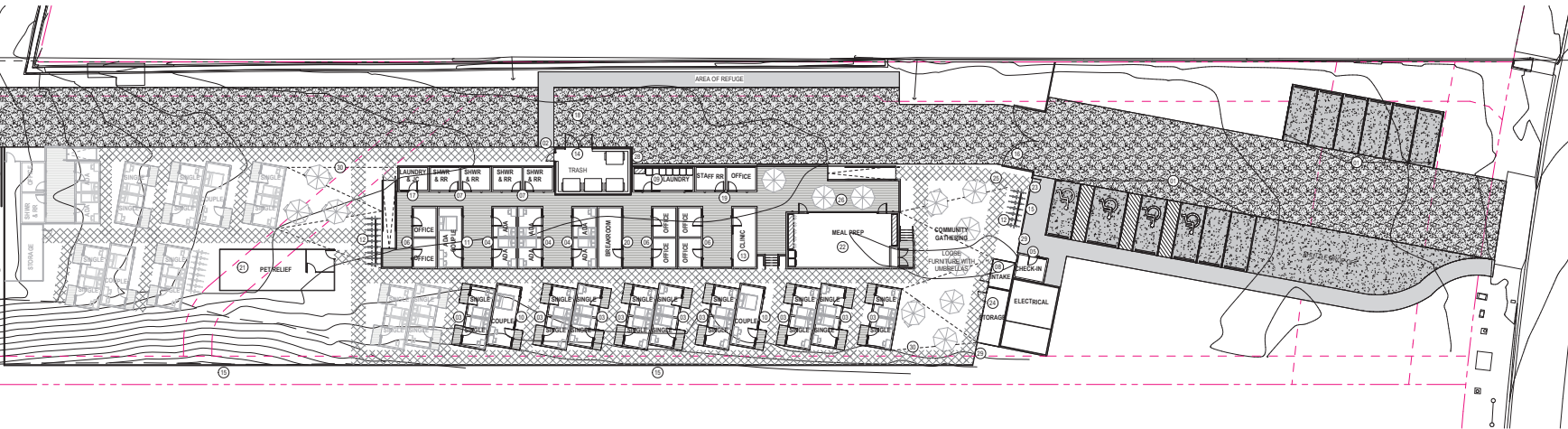
01 CONSTRUCTION PLAN - SITE  
SCALE: 1/32" = 1'-0"2 CONSTRUCTION PLAN - ENLARGED  
SCALE: 1/8" = 1'-0"

## SHEET NOTES

- 12 STALLS TOTAL, 3 ACCESSIBLE, 1 VAN ACCESSIBLE
- ALTERNATIVE ACCESSIBLE POINT OF ENTRY: RAMPED AND/OR AT ENTRY, NON-COMBUSTIBLE STRUCTURE WITH WALKING SURFACE TO MEET CLASS A FLAME SPREAD RATING. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION.
- PREFABRICATED ACCESSIBLE RESIDENTIAL BUILDING, TWO ROOMS PER MODULE, TOTAL OF 9 MODULES. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- PREFABRICATED ACCESSIBLE CHECK-IN BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- PREFABRICATED ACCESSIBLE OFFICE BUILDING, TWO ROOMS PER MODULE, TOTAL OF 3 MODULES. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- PREFABRICATED ACCESSIBLE SHOWER & RESTROOM BUILDING, TWO ROOMS PER MODULE, TOTAL OF 2 MODULES. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- 8' X 10' CONEX SHIPPING CONTAINER W/ OPERATOR PROVIDED BUS ZAPPER
- PREFABRICATED ACCESSIBLE LAUNDRY BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. 2 ACCESSIBLE WASHER, 2 ACCESSIBLE DRYER, 1 STACKED WASHER/DRYER COMBINATOR UNITS
- PREFABRICATED RESIDENTIAL COUPLES BUILDING, ONE ROOM PER MODULE, TOTAL OF 2 MODULES. RAMPED AND/OR AT ENTRY, NON-COMBUSTIBLE STRUCTURE WITH WALKING SURFACE TO MEET CLASS A FLAME SPREAD RATING. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION.
- PREFABRICATED ACCESSIBLE RESIDENTIAL COUPLES BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- BICYCLE RACKS TO ACCOMMODATE 16 BIKES, TOTAL OF 2.
- PREFABRICATED ACCESSIBLE CLINIC BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- TRASH ENCLOSURE WITH CURB TO ACCOMMODATE 4 4-CUBIC YARD DUMPSTERS. FINAL DETAILS TO BE DETERMINED BY TRASH HAULER.
- 6" HIGH CEDAR FENCING, REFERENCE SHEET A2.01.
- 21" WIDE DOUBLE GATES FOR EMERGENCY SERVICE ACCESS AND ACCESS TO BATTERY STORAGE FACILITY AT WESTERN END OF PROPERTY ONLY, TO REMAIN CLOSED.
- PREFABRICATED ACCESSIBLE LAUNDRY/MAINTENANCE/JANITOR CLOSET BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION.
- ALL WEATHER SURFACE FIRE LANE AND ACCESS TO BATTERY STORAGE FACILITY AT WESTERN END OF PROPERTY, 20' WIDE MINIMUM.
- PREFABRICATED ACCESSIBLE RESTROOM AND OFFICE BUILDING, TWO ROOMS PER MODULE, TOTAL OF 1. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- PREFABRICATED ACCESSIBLE STAFF BREAKROOM BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- DOG RELIEF WITH PET WASTE STATION, 4" HIGH CHAINLINK FENCE AROUND PERIMETER, SURFACE TO BE CRUSHER ROCK WITH FINES.
- PREFABRICATED ACCESSIBLE MEAL PREP BUILDING, ONE ROOM PER MODULE, TOTAL OF 1 MODULE. INTERIOR TO INCLUDE SINK, COUNTERTOP, REFRIGERATOR, FREEZER, AND DEDICATED OUTLETS FOR COUNTERTOP APPLIANCES. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION. SITE BUILT DECKING AND RAMP. REFERENCE SHEET A2.01.
- MAIN POINT OF ENTRY
- 8' X 20' CONEX SHIPPING CONTAINER FOR ON-SITE STORAGE
- PEDESTRIAN PATHWAY SHOWN AS CROSSHATCH THROUGHOUT, CRUSHER ROCK WITH FINES.
- RAISED DECKING, NON-COMBUSTIBLE STRUCTURE WITH WALKING SURFACE TO MEET CLASS A FLAME SPREAD RATING.
- 21" WIDE SLUNG GATE FOR EMERGENCY SERVICE ACCESS AND ACCESS TO BATTERY STORAGE FACILITY AT WESTERN END OF PROPERTY ONLY, TO REMAIN CLOSED.
- FIRE HYDRANT
- 6" HIGH STEEL FENCING WITH VERTICAL SPIRES, REFERENCE SHEET A2.01.
- PEDESTRIAN LIGHTING SHOWN AS DASHED LINE, MOUNTED 8'-0" ABOVE GRADE
- 8 TYPICAL STALLS
- 3 ACCESSIBLE STALLS
- 1 VAN ACCESSIBLE STALL
- BICYCLE PARKING:  
RACKS TO ACCOMMODATE 16 BIKES FOR PHASE ONE AND 24 BIKES FOR PHASE TWO.

## GENERAL NOTES

- SEE G-SHEET SERIES FOR SYMBOLS, ABBREVIATIONS, GENERAL NOTES & TYPICAL MOUNTING LOCATIONS, HEIGHTS AND ALIGNMENTS.
- GC TO VERIFY LIMITS OF DEMOLITION SCOPE WITH NEW CONSTRUCTION SCOPE PRIOR TO COMMENCING WORK.
- SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCOPE OF WORK AND ADDITIONAL INFORMATION. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.
- ALL DIMENSIONS ARE BASED OFF OF THE FACE OF PANELS.
- ALL NEW PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. PATCH WATERPROOFING TO MAINTAIN WATER-TIGHT BUILDING ENVELOPE.
- COORDINATE AND ALIGN ALL ACCESS PANELS WITH NEW CONSTRUCTION, WHERE ACCESS PANELS COME IN CONTACT WITH CONSTRUCTION, RELOCATE PANELS AS REQUIRED. VERIFY LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.

## VEHICLE PARKING:

- QUANTITIES AND DIMENSIONS OF ACCESSIBLE STALLS TO MEET 118 STANDARDS, OFF-STREET PARKING PROVIDED WILL INCLUDE 5 TOTAL STALLS WITH:

- 8 TYPICAL STALLS  
3 ACCESSIBLE STALLS  
1 VAN ACCESSIBLE STALL

## BICYCLE PARKING:

- RACKS TO ACCOMMODATE 16 BIKES FOR PHASE ONE AND 24 BIKES FOR PHASE TWO.

## PROJECT INFORMATION

NAME: DIGNITYMOVES - THOUSAND OAKS

ADDRESS: 1205 LAWRENCE DRIVE THOUSAND OAKS, CA 91320

AREA OF WORK: APPROX 99,500 SF

SCOPE OF WORK: THE BUILD-OUT OF PREFABRICATED TRANSITIONAL HOUSING UNITS FOR 27 ROOMS TO ACCOMMODATE 30 RESIDENTS, WITH AN OPTION TO EXPAND THE SITE TO 40 ROOMS TO ACCOMMODATE 50 RESIDENTS. PROJECT TO INCLUDE AMENITY BUILDINGS FOR OFFICES/SUPPORT SERVICES, LAUNDRY/RESTROOMS, AND MEAL PREP/COMMUNITY GATHERING.

## APPLICABLE CODES

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE, WITH LOCAL AMENDMENTS
BUILDING MATERIALS:	2022 CALIFORNIA BUILDING CODE, CHAPTER 1A
EMERGENCY HOUSING:	2022 CALIFORNIA BUILDING CODE, APPENDIX P
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
SUSTAINABILITY CODE:	2022 CALIFORNIA GREEN BUILDING STANDARDS
FIRE CODE:	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	2022 CBC, APPENDIX P, SECTION P107, CHAPTER 118

OCCUPANCIES:	R-2, A-2, B, S-2, U
HEIGHT:	1 STORY, +/- 12 FEET
ALLOWABLE AREA:	8,838 TOTAL SQFT (MULTIPLE BUILDINGS)
TYPE OF CONSTRUCTION:	1.0
FIRE SPRINKLER SYSTEM:	YES (NFA 13K OR NFA 130)
SEPARATION:	SEPARATED BUILDINGS, AREA NOT TO EXCEED 6,000 SQFT

## ZONING STANDARDS

ZONING:	M-1 INDUSTRIAL PARK
APR:	607000105
MINIMUM LOT AREA:	20,000 SQFT
FRONT YARD:	100' FROM CENTERLINE OF PUBLIC STREET
REAR YARD:	10' WHEN ABUTTING R OR C ZONES
SIDE YARD (INTERIOR):	10' WHEN ABUTTING R OR C ZONES
SIDE YARD (CORNER):	100' FROM CENTERLINE OF PUBLIC STREET
MINIMUM HEIGHT:	30' MAX, 10' MAX WITHIN HEIGHT OVERLAY ZONE
MINIMUM LOT WIDTH:	100' MINIMUM STREET FRONTAGE
MAX BUILDING COV:	80%

## AREA CALCULATIONS

	PHASE 1:	PHASE 2:	TOTAL:	LOT AREA	EXCLUDING ACCESS LANE
				59,520 sqft	43,346 sqft
BUILDINGS:	5989	2339	8328	13.99%	19.21%
RAMP AND STAIRS	278	120	398		
RESIDENTIAL LANDINGS	504	252	756		
ACCESSIBLE DECKING	2500	240	2740		
TOTAL RAISED WALKING SURFACES:	3282	632	3914	6.58%	9.03%
ELECTRICAL	438		438		
TRASH	476		476		
PET RELIEF	587		587		
UTILITY CHASE	231		231		
TOTAL ENCLOSURES (NO ROOF):	1501	231	1732	2.91%	4.60%
TOTALS:	10771	3202	13973	23.48%	32.24%
SURFACE TREATMENTS:				REF CIVIL	

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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	2.62	5.9	0.2	10.10	29.50

DignityMoves  
Thousand Oaks

Gensler

40 Fremont Street  
Suite 1000  
San Francisco, CA 94105  
United States

Tel: 415.633.2000  
Fax: 415.635.4000

BKF ENGINEERS

CIVIL ENGINEER  
280 Broadway Drive, Suite 200  
Rapidan City, CA 94955  
Tel: 408.462.8300

PAE

MEP ENGINEER  
45 Golden Gate Avenue  
San Francisco, CA 94102  
Tel: 415.544.7200

Degenkolb

STRUCTURAL ENGINEER  
375 Beale Street, Suite 500  
San Francisco, CA 94105  
Tel: 415.392.6900

peter wolfe

LANDSCAPE ARCHITECT  
823 Hayes Avenue  
Alameda, CA 94601  
Tel: 510.864.1202

Date Description



Arch Stamps

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name  
Dignity Moves - Thousand  
Oaks

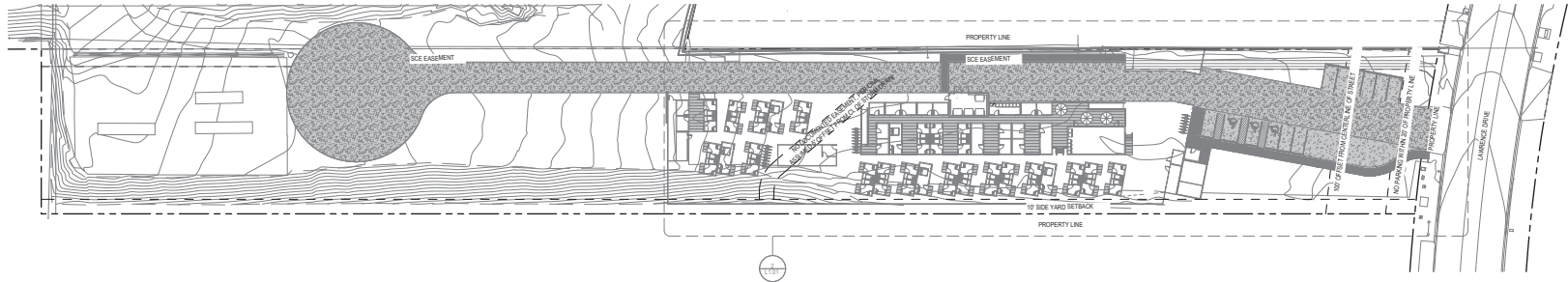
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Description  
LANDSCAPE CONCEPT  
PLAN

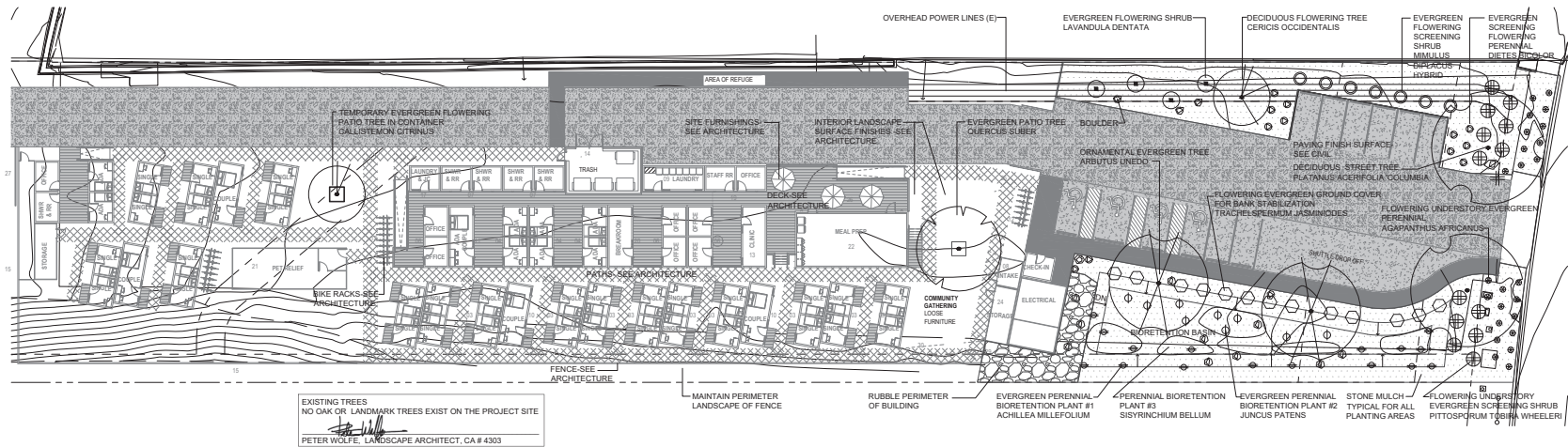
Scale  
As indicated

L1.01

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01 SITE PLAN  
SCALE: 1/32" = 1'-0"



EXISTING TREES  
NO OAK OR LANDMARK TREES EXIST ON THE PROJECT SITE  
PETER WOLFE, LANDSCAPE ARCHITECT, CA #4303

2 LANDSCAPE CONCEPT PLAN  
SCALE: 1/8" = 1'-0"

SHEET NOTES

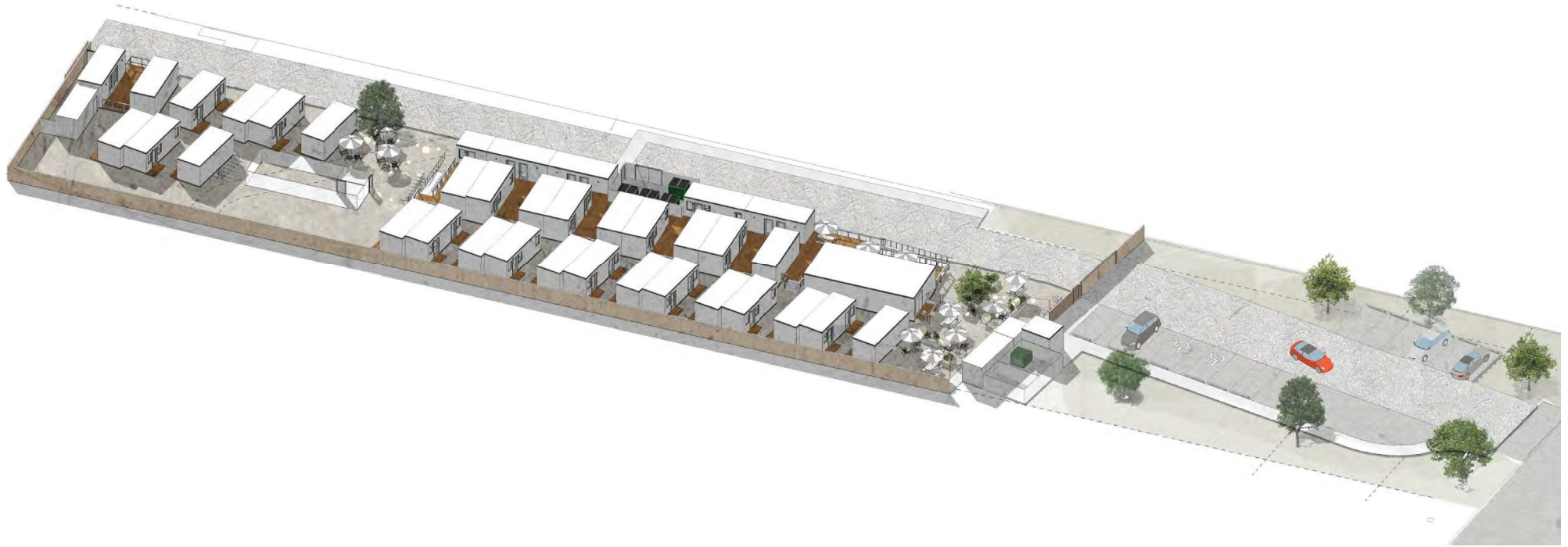
PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	NATIVE	NOTE
	Arbutus unedo and cultivars	Strawberry Tree	Low	15 Gal.		
	Callistemon citrinus	Lemon Bottlebrush	Low	24" box		Temporary Tree in Container
	Cercis occidentalis	Western Redbud	Low	15 Gal.	X	
	Platanus acerifolia "Columbia"	Columbia Plane Tree	Mod	15 Gal.		
	Quercus suber	Cork Oak	Low	24" box		

PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	NATIVE	NOTE
	Dielsia bicolor	Fortnight Lily	Low	1 Gal.		
	Lavandula dentata	French Lavender	Low	1 Gal.		
	Mimulus (Diplacus) hybrids	Slick Monkeyflower	Low	5 Gal.	X	
	Trachelospermum jasminoides	Star Jasmine	Mod	5 Gal.		
	Pittosporum tobira "Wheeler"	Wheeler's Dwarf Tobira	Mod	5 Gal.		
	Agapanthus africanus	Lily of the Nile	Mod	1 Gal.		
	Achillea millefolium (Native Cultivars)	Yarrow	Low	1 Gal.	X	
	Juncus patens	Wire Rush	Low	1 Gal.	X	
	Sisyrinchium bellum	Blue Eyed Grass	Low	Seed	X	





DignityMoves

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BIRD'S EYE VIEW

THOUSAND OAKS

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MAIN ENTRANCE & PARKING LOT

THOUSAND OAKS

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COMMUNITY GATHERING AREA

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THOUSAND OAKS

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09/26/23

cdd:420-78/sk/H:COMMON/Planning Commission/Agenda Packet/2023/2023-10-23/Navigation Center/07A Navigation Ctr SUP-2023-70013 Attach 5/pz (FILE ID: SUP-2023-70013)