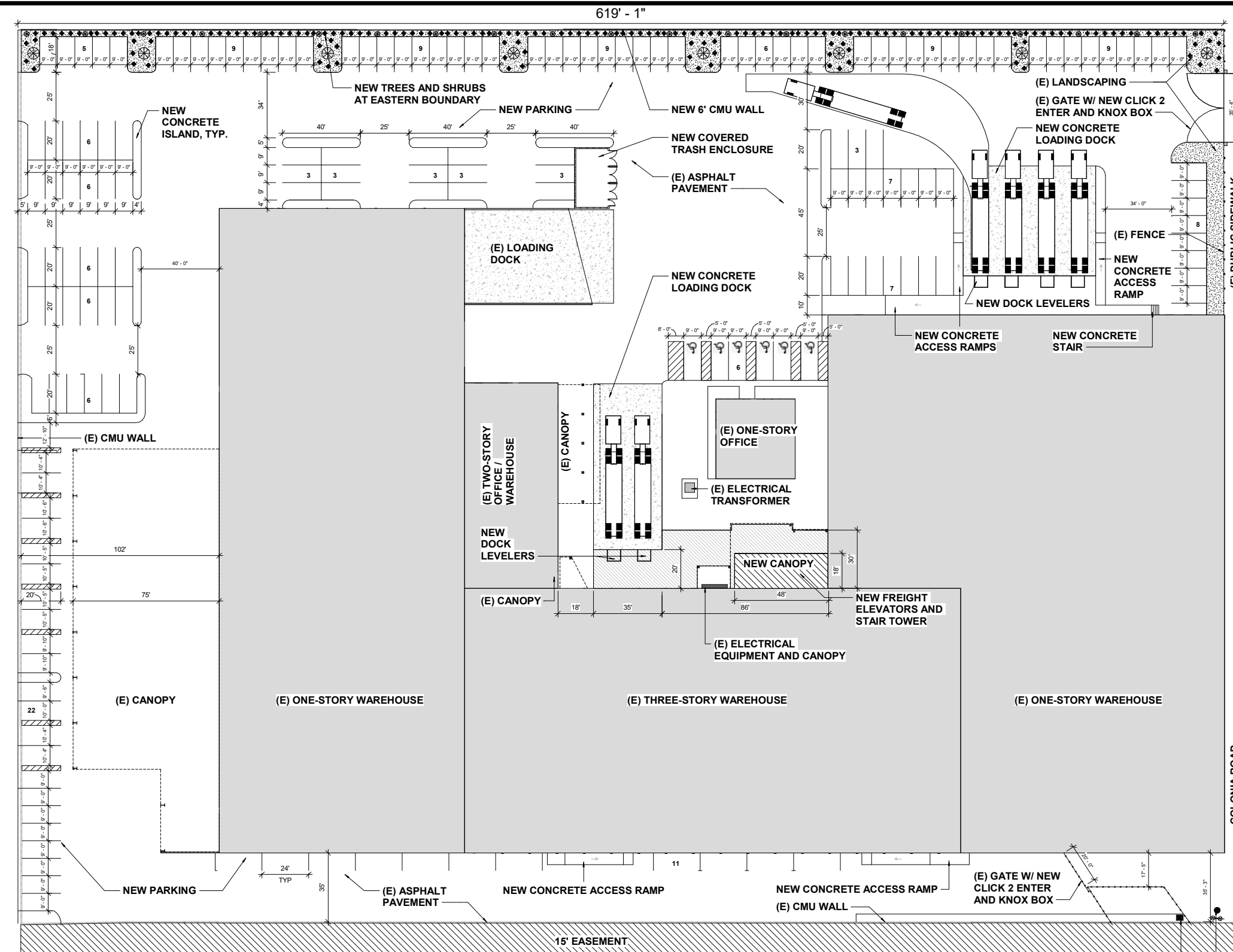


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INDEX OF DRAWINGS

- 1 PROPOSED SITE PLAN
- 2 EXISTING SITE PLAN
- 3 PROPOSED FIRST FLOOR PLAN
- 4 PROPOSED SECOND FLOOR PLAN
- 5 PROPOSED THIRD FLOOR PLAN
- 6 EXISTING ELEVATIONS
- 7 PROPOSED ELEVATIONS

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONVERT AN EXISTING LEMON PROCESSING PLANT INTO MULTIPLE TENANT SPACES FOR COMMERCIAL STORAGE. TWO TRUCK LOADING DOCKS AND TWO FREIGHT ELEVATORS WILL BE ADDED, IN ADDITION TO MINOR SITE AND INTERIOR IMPROVEMENTS.

LEGAL DESCRIPTION

APN: 201 0 021 160 001
 ZONE: M-L
 GP: ILM

SITE AREA: 284,446 SF / 6.5 ACRES

BUILDING COVERAGE: 132,407 SF / 46.5%

PAVING: 146,848 SF / 51.6%

LANDSCAPING: 5,191 SF / 1.8%

EXISTING FIRST FLOOR AREA: 132,407 SF
 PROPOSED FIRST FLOOR AREA: 130,306 SF

EXISTING SECOND FLOOR AREA: 40,097 SF
 PROPOSED SECOND FLOOR AREA: 40,019 SF

EXISTING THIRD FLOOR AREA: 34,624 SF
 PROPOSED THIRD FLOOR AREA: 35,485 SF

TOTAL EXISTING FLOOR AREA: 207,128 SF
 TOTAL PROPOSED FLOOR AREA: 205,810 SF

PARKING REQUIRED

OFFICE: 3,910 SF / 250 SF = 16 SPACES

WAREHOUSE: 20,000 SF / 1,000 SF = 20
 20,000 SF / 2,000 SF = 10
 86,863 SF / 4,000 SF = 22

TOTAL REQ PARKING: 68 SPACES

PARKING PROVIDED: 163 SPACES

ADA PARKING PROVIDED: 6 SPACES

VICINITY MAP



County of Ventura
 October 10, 2022
 Cultural Heritage Board Meeting
 Item 6c
 Exhibit 1 – Plans, Elevations, and Photos

245 E. COLONIA ROAD, OXNARD

PROPOSED SITE PLAN

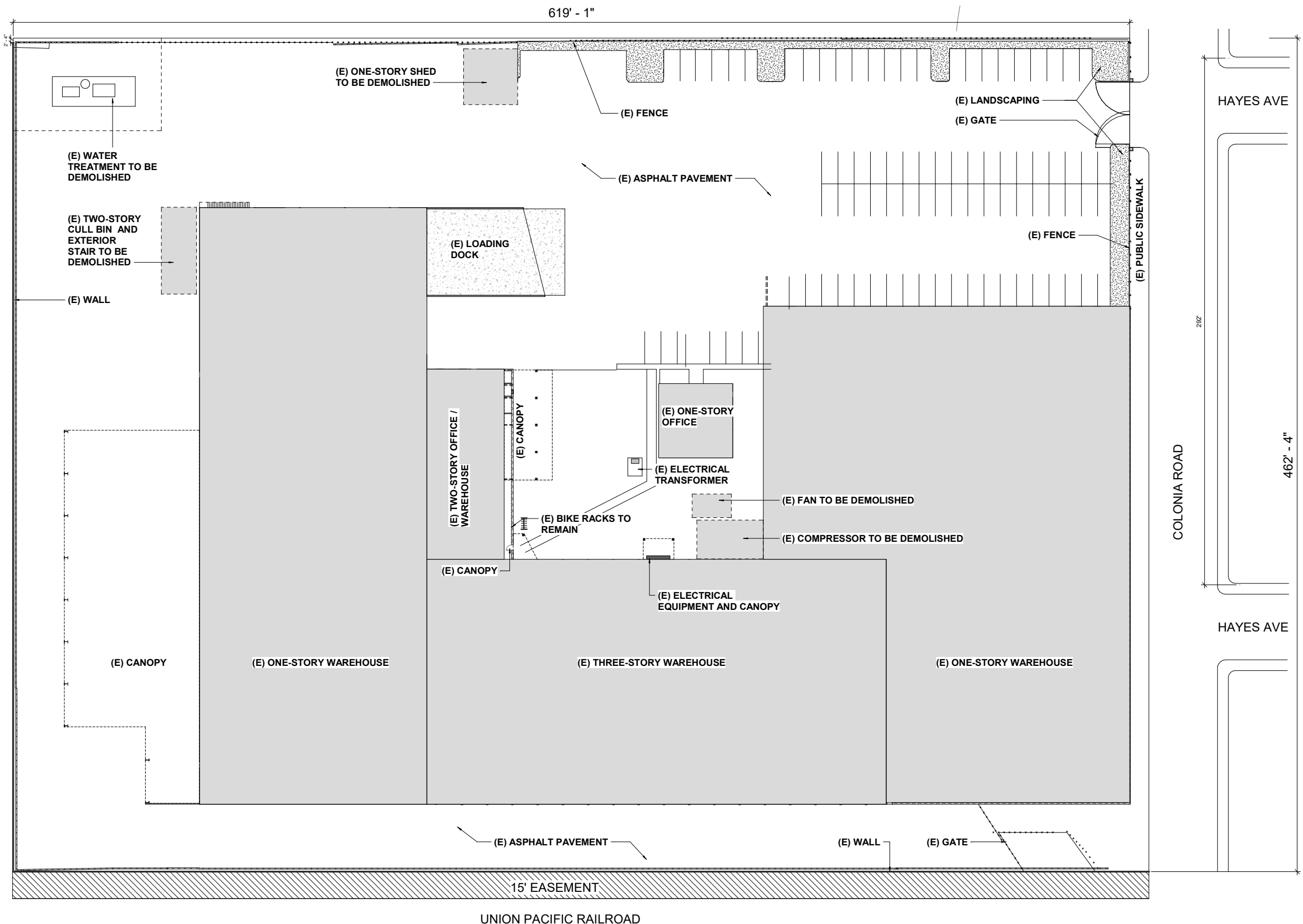
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10.1.2022

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245 E. COLONIA ROAD, OXNARD



EXISTING SITE PLAN

8.16.2022

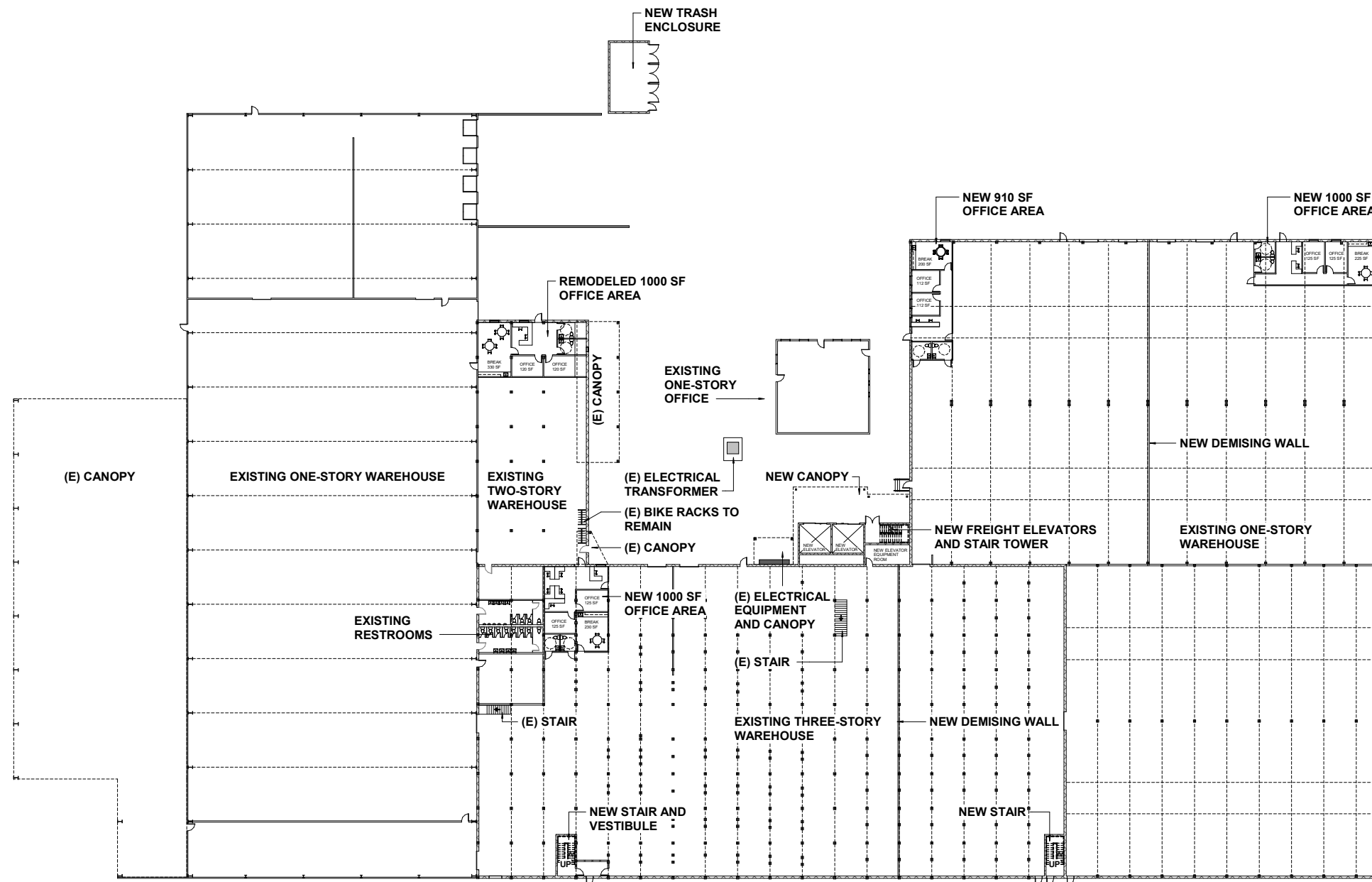
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245 E. COLONIA ROAD, OXNARD



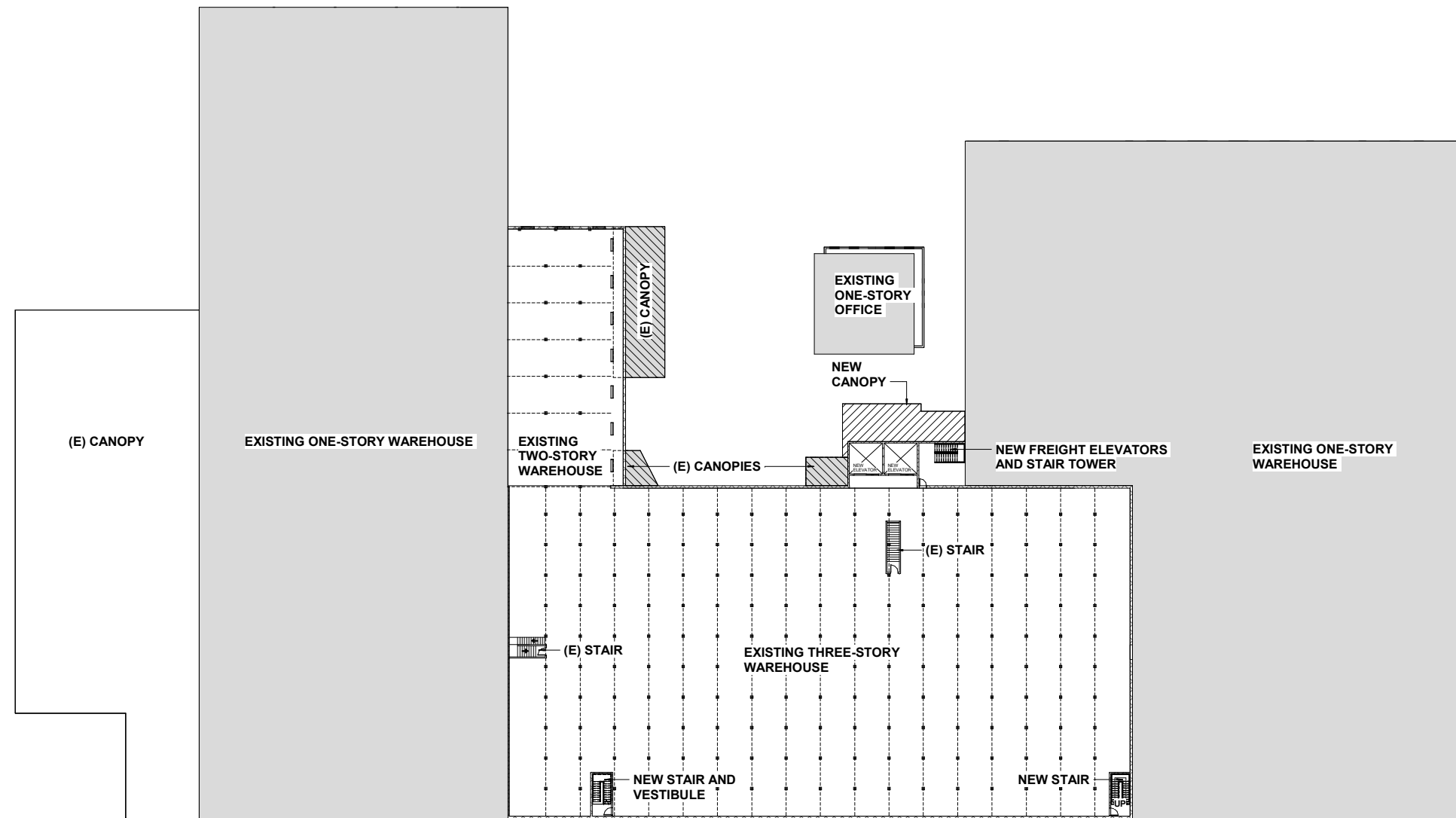
PROPOSED FIRST FLOOR PLAN

3.31.2022

SCALE: 1" = 20'-0"

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245 E. COLONIA ROAD, OXNARD



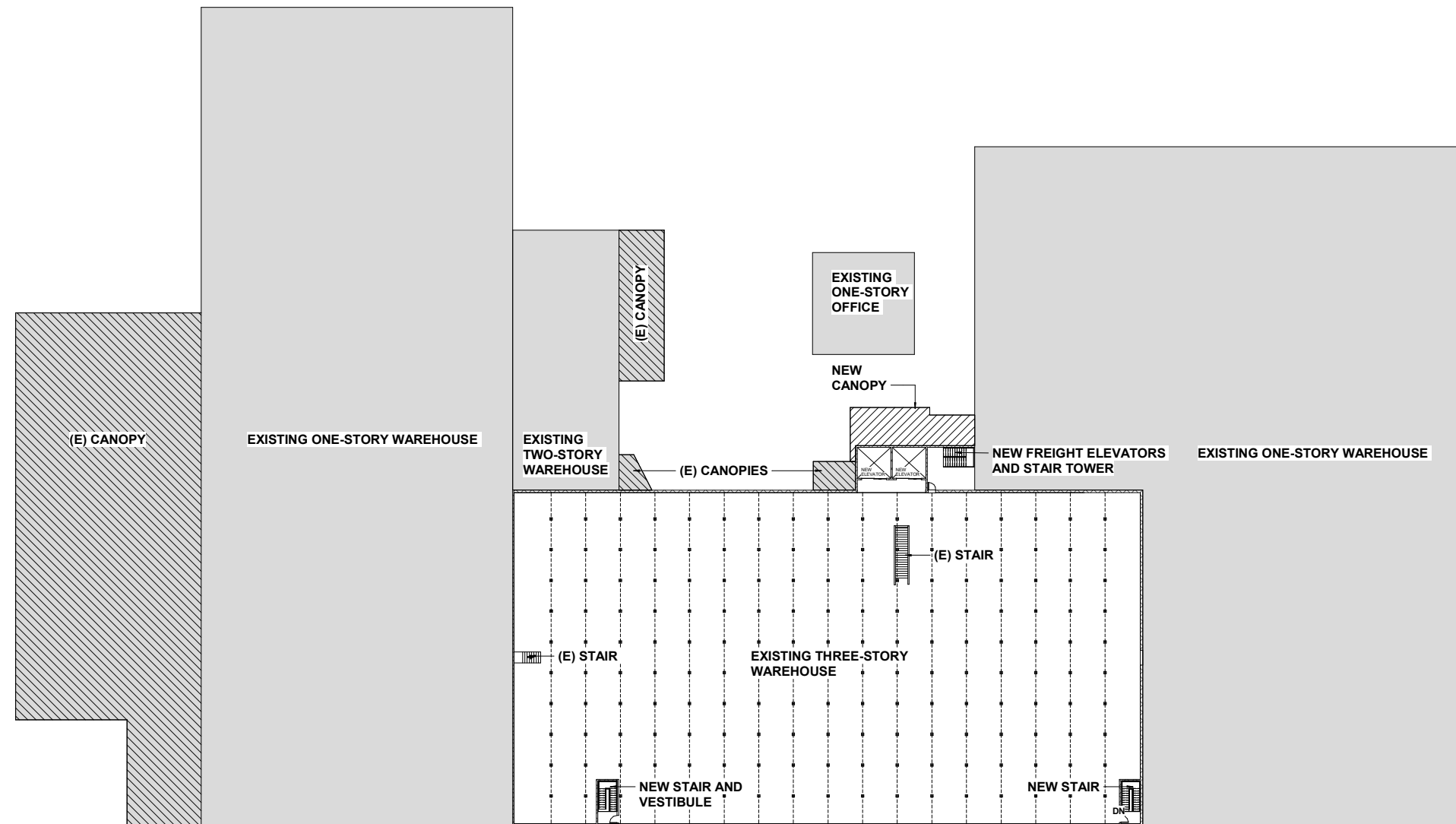
PROPOSED SECOND FLOOR PLAN

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245 E. COLONIA ROAD, OXNARD



PROPOSED THIRD FLOOR PLAN

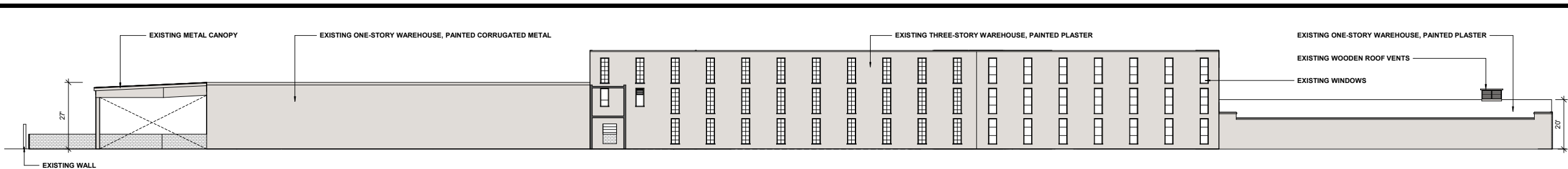
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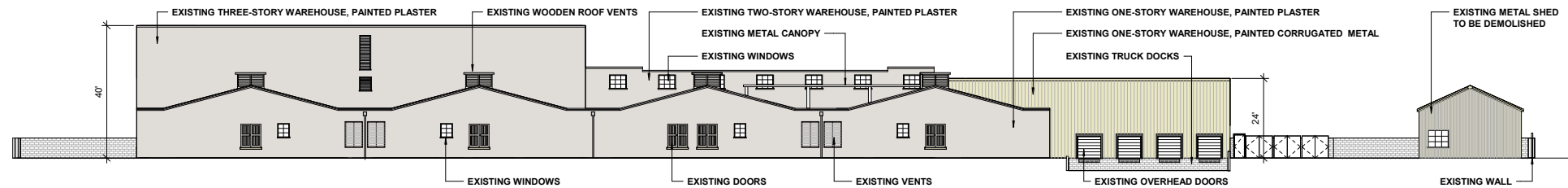
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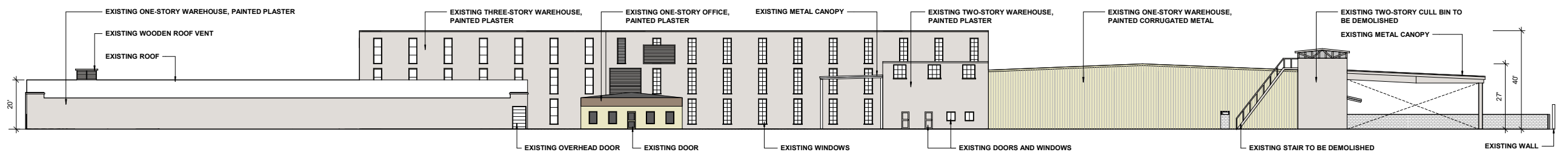
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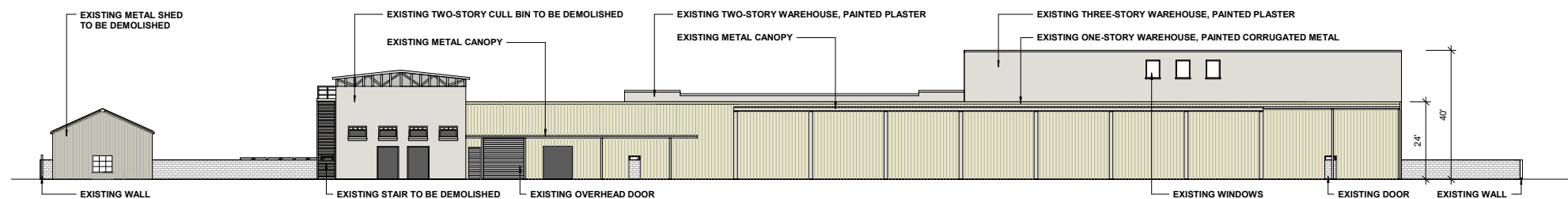
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

245 E. COLONIA ROAD, OXNARD

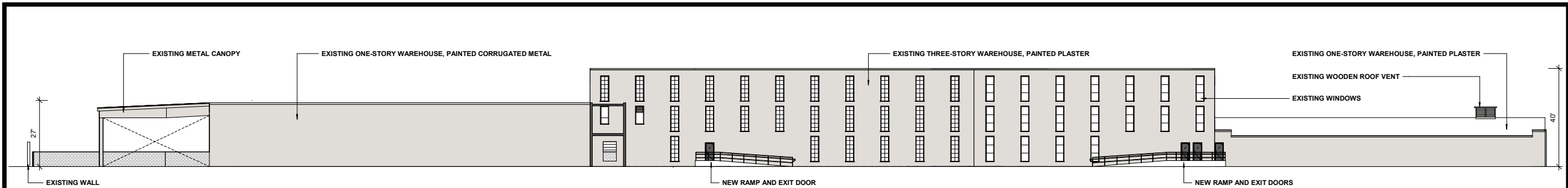
EXISTING ELEVATIONS

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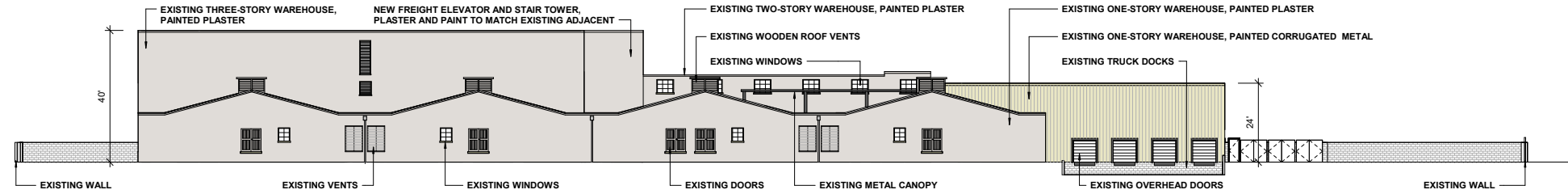
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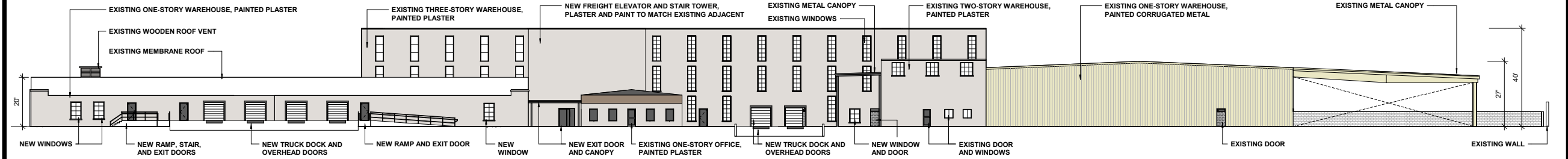
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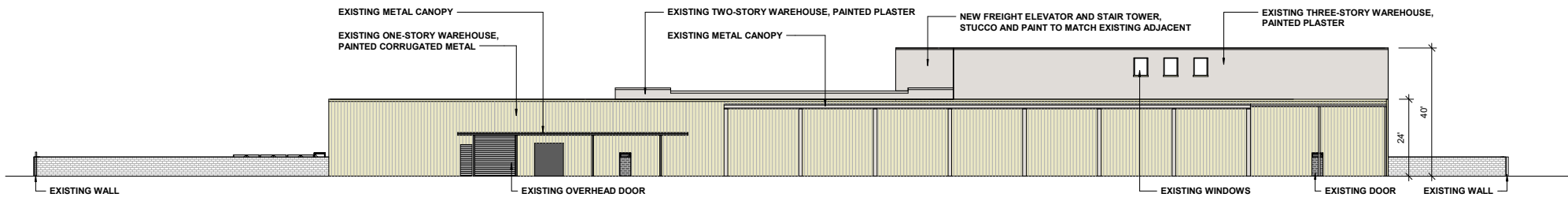
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

245 E. COLONIA ROAD, OXNARD

PROPOSED ELEVATIONS

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

3.31.2022

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WATER TREATMENT INFRASTRUCTURE

245 E. COLONIA ROAD, OXNARD

09/29/22

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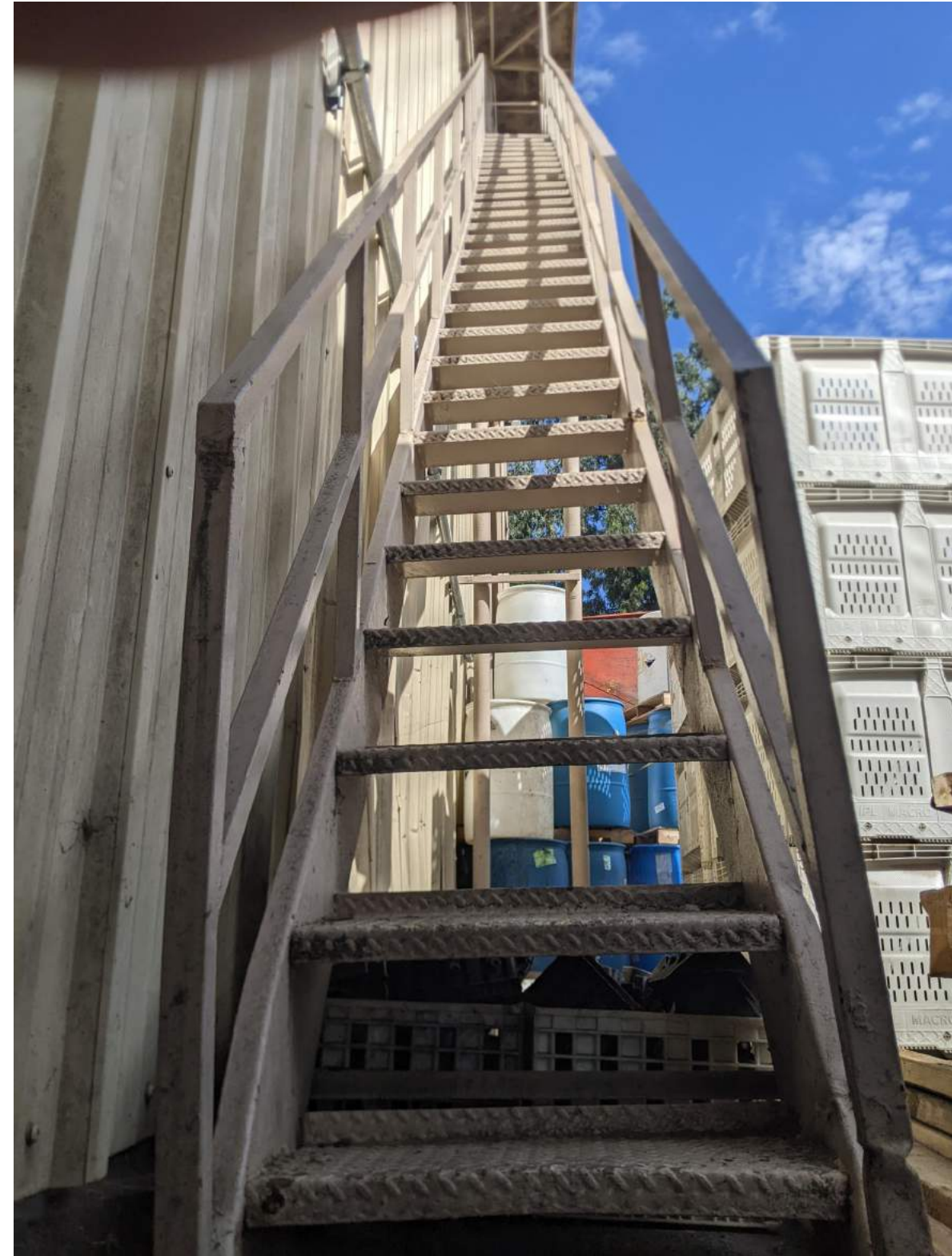
245 E. COLONIA ROAD, OXNARD

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09/29/22

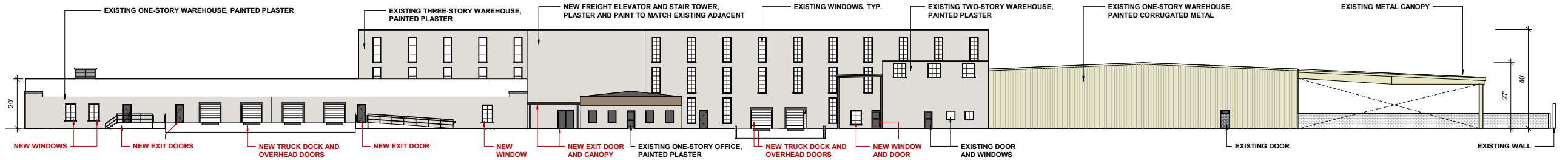
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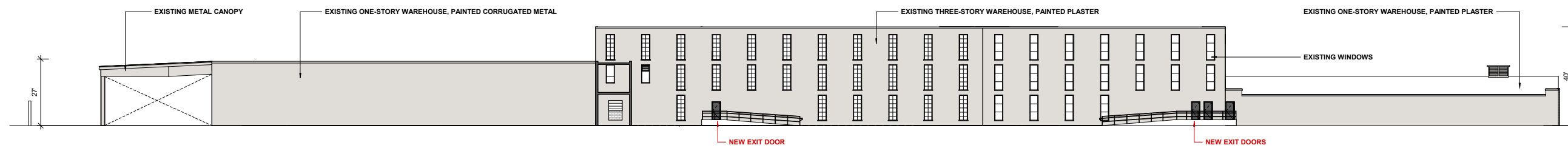


METAL STAIR

245 E. COLONIA ROAD, OXNARD



1 EAST ELEVATION NEW WINDOWS AND DOORS
1/16" = 1'-0"



2 WEST ELEVATION NEW WINDOWS AND DOORS
1/16" = 1'-0"



PROPOSED OVERHEAD DOCK DOORS



PROPOSED STEEL DOORS



PROPOSED STEEL WINDOWS

VIEW 3D

Standard Features

- 1-1/8" nominal TDL concave muntins & applied grids, replicates historic steel profiles
- Slim-line integral and fixed-stack mull for minimal sightlines
- Floating vent design with 2" perimeter sight-line
- Stainless steel concealed hinges
- White bronze cam lock hardware
- Overlap of vent to frame for historic replication
- Concave exterior glazing leg
- Out-swing operation only
- Receptor and panning systems available for installation

Optional Features

- Triple grids - simulated TDL muntins in conjunction with true muntins
- Vent limit devices
- Interior screens with wicket doors
- Receptor frame

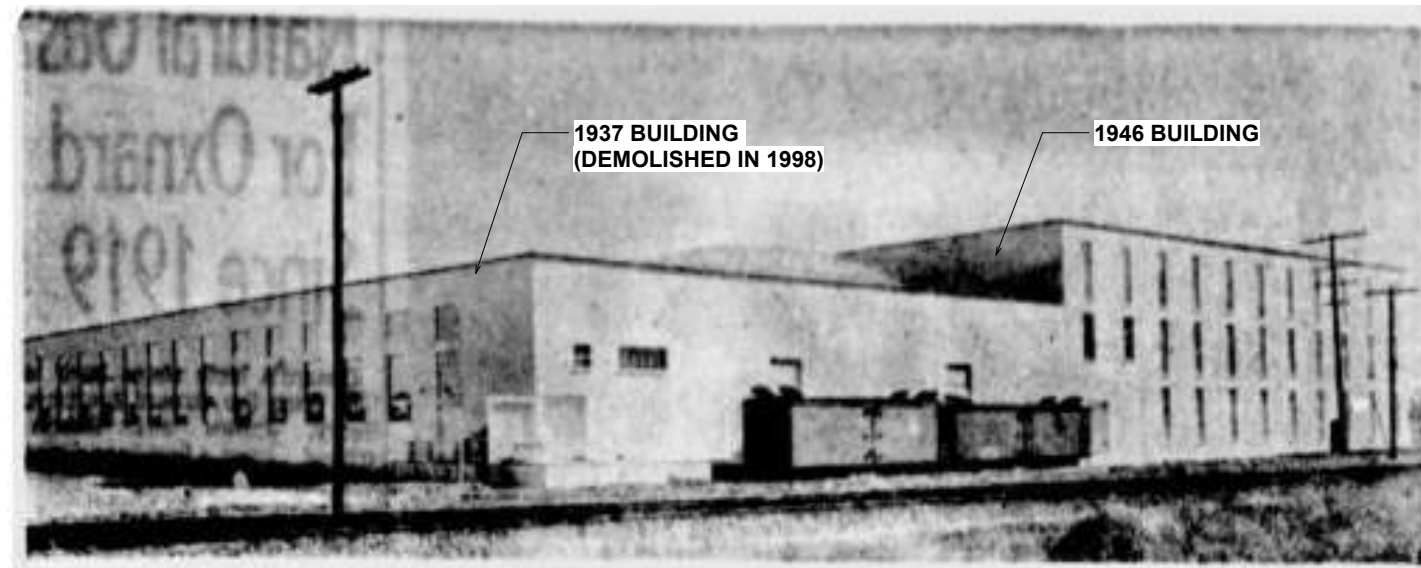
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PERSPECTIVE FROM COLONIA ROAD, VIEW TOWARDS NORTH EAST, 1970s



EAST ELEVATION OF WAREHOUSES ALONG COLONIA ROAD, 1970s



PERSPECTIVE FROM OXNARD BOULEVARD, VIEW TOWARDS SOUTH EAST, LATE 1940s

THE SEABOARD LEMON ASSOCIATION'S FIRST STRUCTURE WAS OPENED IN 1937 AT THE CURRENT SITE OF THE ORGANIZATION'S UNIT NO. 1 ON NORTH HARRISON IN OXNARD. A SECOND UNIT WAS CONSTRUCTED IN 1946. THE ASSOCIATION HAS ENJOYED TREMENDOUS SUCCESS DURING ITS 37-YEAR HISTORY.

THE OXNARD PRESS-COURIER, 1974

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245 E. COLONIA RD, OXNARD

HISTORICAL IMAGES

10.4.2022

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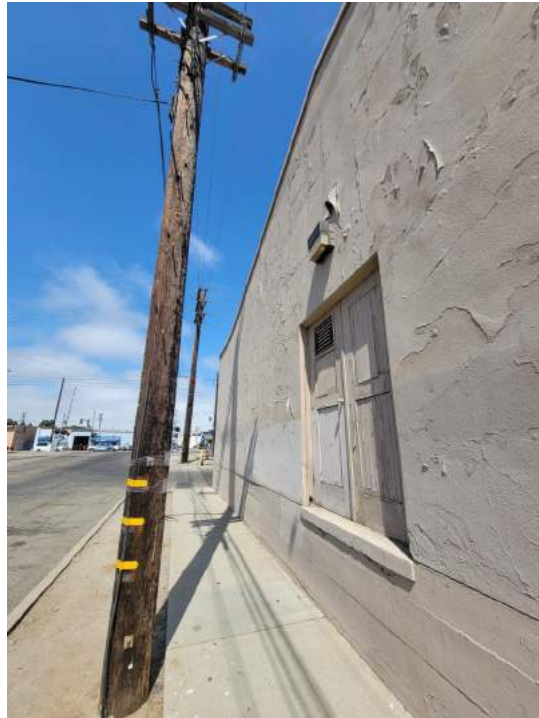


245 E. COLONIA RD, OXNARD

METAL SHED TO BE DEMOLISHED

10.4.2022

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245 E. COLONIA RD, OXNARD

SOUTH ELEVATIONS

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245 E. COLONIA RD, OXNARD

WEST ELEVATIONS

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245 E. COLONIA RD, OXNARD

EAST ELEVATIONS

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245 E. COLONIA RD, OXNARD

NORTH ELEVATIONS

10.4.2022

17

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245 E. COLONIA RD, OXNARD

COURTYARD ELEVATIONS

10.4.2022