

COMMUNITY WORKSHOP

Monday, November 16, 2020

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

- 1. PROJECT NAME: Ventura Road Shell; PLANNING AND ZONING PERMIT NO. 17-550-02 (Major Modification Permit) 20-510-09 (Special Use Permit Alcohol) - Cabrillo, Windsor North RiverRidge, Sierra Linda, and Fremont North Neighborhoods**

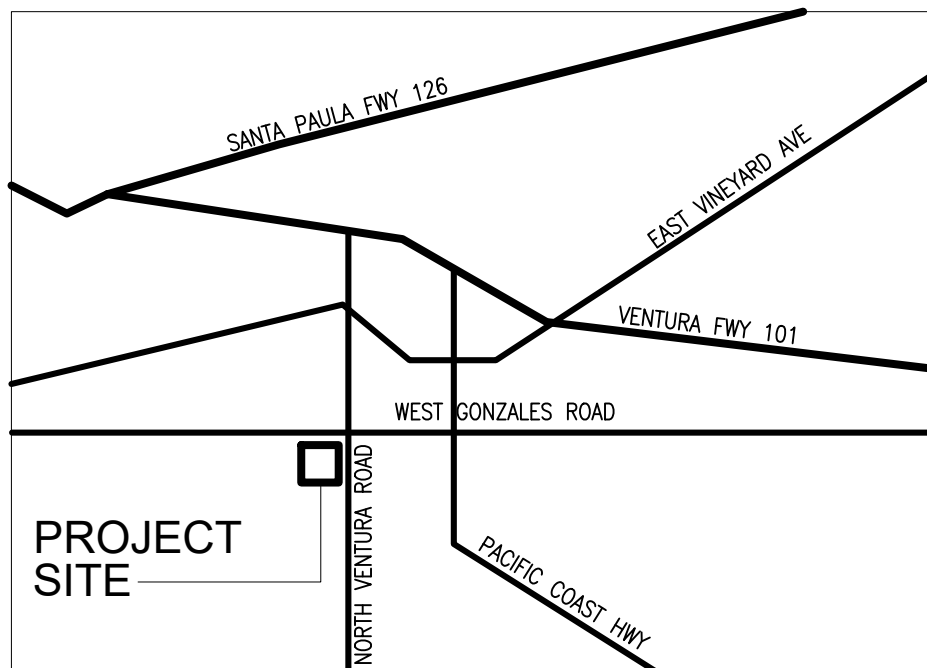
A request to redevelop a 22,394 square foot site currently used as a fuel station and convenience store selling beer and wine (ABC License Type 20), located at 1861 North Ventura Road (APN: 181-0-042-010) within the General Commercial Planned Development (C2-PD) zone. Proposed development includes demolition of an existing 1,384 square-foot convenience building, construction of a new 2,300 square-foot convenience store selling beer and wine (ABC License Type 20) between the hours of 5 a.m. and 11 p.m. (12 a.m. Saturday), and site improvements for parking, landscaping, lighting, trash enclosure, and closure of the vehicle access from Gonzales Road. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Sean Nourani, Architect
City Contact: Juan Martinez, Project Planner

Phone: (424) 365-2070
Phone: (805) 385-7556

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

ABBREVIATIONS				PROJECT:				INDEX OF DRAWINGS																			
& L @ C ø # (E) (R) (N) A.F.F. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH. BD. BITUM. BLDG. BLKG. BM. BOT. CAB. CEM. CER. C.I. CLG. CLKG. CLO. CLR./CL. C.O. COL. CONC. CONN. CONSTR. CONT. CTSK. CNTR. CTR. DBL. DEPT. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. D.S. DWG. E. EA. E.J. ELEC. E.P. EQ. EQPT. EXST. EXP. EXT. F.E. F.F. FDN. FIN. FL. FLASH'G FLUOR. F.O.C. F.O.F. F.O.S. FPR.F. F.S. FT. FTG. FURR. FUT. G.A. GALV. GL. GR. GSM. GYP. G.W.B. H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HT.	AND ANGLE AT CENTERLINE DIAMETER OF ROUND POUND OR NUMBER EXISTING RELOCATED NEW ABOVE FINISH FLOOR AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT BOARD BITUMINOUS BUILDING BLOCKING BEAM BOTTOM CABINET CEMENT CERAMIC CAST IRON CEILING CAULKING CLOSET CLEAR CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS COUNTERSUNK COUNTER CENTER DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWNSPOUT DRAWING EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELECTRICAL PANELBOARD EQUAL EQUIPMENT EXISTING EXPANSION EXTERIOR FIRE EXTINGUISHER FLOOR FINISH FOUNDATION FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIREPROOF FLOOR SINK FOOT OR FEET FOOTING FURRING FUTURE GAUGE GALVANIZED GLASS GRADE GALVANIZED SHEET METAL GYPSUM GYPSUM WALL BOARD HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	I.D. INSUL. INT. JT. KIT. LAM. LAV. L.T. L.E.D. MAX. M.C. MECH. MEMB. MTL. MFR. MIN. MIR. MISC. M.O. MOUNTED MUL. N. N.I.C. NO. OR # NO. N.T.S. O.A. OBS. O.C. O.D. OFF. OPNG. OPP. PL. P.LAM. PLAS. PLYWD. PR. PT. PTN. Q.T. QSR R OR RAD. R.D. REF. REFR. RGR. REINF. REQ'D RESIL. RM. R.O. R.W.L. S. S.C. SCHED. S.D. SECT. SH. SHR. SHT. SIM. SPEC. SQ. S.S. STD. STL. STOR. STR.L. SYM. T.B.S. TRD. T.B. T.C. TEL. TER. T&G THK. T.P. T.P.D. T.V. T.W. TYP. UNF. U.N.O. VERT. V.C.T. W. W/ W.B. W.C. WD. WO/ WP. WSCOT. WT.	INSIDE DIAMETER INSULATION INTERIOR JOINT KITCHEN LAMINATE LAVATORY LIGHT LIGHT EMITTING DIODE MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT PARTITION QUARRY TILE QUICK SERVE RESTAURANT RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING RAIN WATER LEADER SOLID CORE SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL TO BE SPECIFIED TREAD TOWEL BAR TOP OF CURB TELEPHONE TERRAZZO TONGUE & GROOVE THICK TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL UNFINISHED UNLESS NOTED OTHERWISE VERTICAL VINYL COMPOSITE TILE WEST WITH WALL BASE WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT WEIGHT																								
SYMBOLS				GENERAL PROJECT REQUIREMENTS				BUILDING DEPARTMENT NOTES				PROJECT DATA				FIRE DEPARTMENT NOTES											
SECTION MARK EXTERIOR ELEVATION TAG ELEVATION TAG ELEVATION MARK FINISH TAG WINDOW TAG DOOR TAG WALL TAG KEYED NOTE				1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER UNLESS AGREED OTHERWISE. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR. 2. IT IS THE INTENT OF THE OWNER, THE ARCHITECT AND THEIR CONSULTANTS, THAT ALL WORK DEPICTED IN THESE DRAWINGS AND SPECIFICATIONS IS TO BE PROVIDED BY THE GENERAL CONTRACTOR. ANY REFERENCES TO THE CONTRARY THROUGHOUT THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS IS NOT INTENDED. ADDITIONALLY, CONTRACTOR IS TO REFER TO THE BID DOCUMENT PACKET AND/OR OWNER'S SCOPE OF WORK DOCUMENT(S) WHICH SHALL TAKE PRECEDENCE OVER SCOPE THAT MAY BE PRESENTED IN THIS SET OF CONSTRUCTION DOCUMENTS OR SPECIFICATIONS. THE SCOPE OF WORK DOCUMENT IS INTENDED TO IDENTIFY ALL OWNER SUPPLIED ITEMS OR WORK PROVIDED BY OTHERS. ABSENCE OF THESE DOCUMENTS MEANS ALL WORK NOTED IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS THE OWNER HAS SPECIFIED OTHERWISE DURING THE BID PROCESS. 3. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION AS THE APPROVED PLANS. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS. 4. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT OR PROJECT MANAGER PRIOR TO COMMENCING WORK. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS, DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT OR PROJECT MANAGER SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK. 5. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS WITH GOVERNING CODE REQUIREMENTS BEFORE PROCEEDING FURTHER WITH THE AFFECTED WORK. 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. 7. THE CONTRACTOR TO PROVIDE FIRE SPRINKLER SYSTEM AND ALARM SYSTEM (WHEN REQUIRED BY CODE AND NOTED AS REQUIRED BY THESE PLANS) IN ACCORDANCE WITH NFPA REQUIREMENTS. FIRE SPRINKLER CONTRACTOR IS TO SUBMIT COMPLETE SHOP DRAWINGS, LAYOUT AND RELATED DATA TO BUILDING DEPARTMENT AND FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION. 8. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. 9. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF ALL UTILITIES INCLUDING FLOOR SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING AND STUBOUTS FOR FUTURE EQUIPMENT WHERE NOTED. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED. 11. ALL DEBRIS SHALL BE REMOVED FROM PREMISES REGULARLY AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES. 12. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. 13. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, TELEPHONE, FACSIMILE OR METHOD TO RECEIVE E-MAIL, PRINTER AND TOOL FACILITIES AS REQUIRED. 14. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER OR VENDOR FURNISHED ITEMS. 15. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT WITH PLASTIC PHENOLIC ENGRAVED PLATES ATTACHED TO IDENTIFY THE EQUIPMENT USE OR PURPOSE. 16. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK. SPECIAL INSPECTION REQUIREMENTS MAY APPLY TO ALL STRUCTURAL EMBEDMENTS OR POST INSTALLED ANCHORS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO INSTALLATION. 17. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE MEANS AND METHODS FOR ERECTION PROCEDURE AND SEQUENCE OF THE CONSTRUCTION. CONTRACTOR TO INSURE THE SAFETY OF ALL INSTALLED IMPROVEMENTS, BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. 18. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH AND ARE DEEMED EQUAL TO SPECIFIED MATERIAL. GENERAL CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY THE ARCHITECT OR PROJECT MANAGER. SUBSTITUTIONS WILL ONLY BE APPROVED IF SPECIFIED MATERIAL IS PROVEN TO BE UNAVAILABLE WITHIN A REASONABLE TIME FRAME OR THE SUBSTITUTION IS A BENEFIT TO THE OWNER RELATED TO COST OR SCHEDULE TIME SAVINGS. 19. THE PROJECT BOUNDARIES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNERS ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH CONSTRUCTION. 20. ALL LABOR, MATERIALS AND INSTALLATIONS MUST COMPLY WITH THE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCY WHICH EXISTS BETWEEN THE REQUIREMENTS BY THE PLANS, SPECIFICATIONS, SAID CODES, RULES AND REGULATIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING FOR RESOLUTION. IF ANY CHANGE IN THE PLANS AND / OR SPECIFICATIONS OCCURS AS A RESULT OF THE REQUIREMENTS OF THE LIFE SAFETY CODE (NFPA 101) OR ANY OTHER AUTHORITIES HAVING JURISDICTION AFTER THE SUBMISSION OF BIDS, THEN THE BIDDERS WILL BE GIVEN THE OPPORTUNITY TO ADJUST THEIR BIDS, IF NECESSARY, ONLY FOR THE CHANGE. 21. THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILING AND FLOORS. 22. ALL EXPOSED PIPES, CONDUITS OR DUCTS IN FINISHES AREAS, WHETHER SHOWN ON DRAWINGS OR NOT, SHALL BE FURRED OUT WITH GYPSUM BOARD. 23. LOCATION OF ACCESS DOORS SUPPLIED BY MECHANICAL TRADES AND INSTALLED BY OTHERS SHALL BE DETERMINED IN THE FIELD THROUGH COORDINATION OF TRADES. LOCATION OF LIGHT FIXTURES SHALL GOVERN POSITION OF DUCTS AND PIPES FOR WHICH ACCESS DOORS ARE REQUIRED. ACCESS DOORS SHALL NOT BE PLACED IN INACCESSIBLE POSITIONS OR IN THE WAY OF LIGHTS, GRILLS, REGISTERS, CONCEALED BY CASEWORK, ECT.				1. SEPARATE APPLICATION AND PERMIT REQUIRED FOR SIGNAGE ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL CBC 107.3.4.2 2. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NON COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX LESS THAN 25 AND A SMOKE DEVELOPED INDEX LESS THAN 50. (MC 602.2) 3. DISABLED ACCESSIBILITY HAS BEEN ADDRESSED FOR ROUTE OF TRAVEL FROM PUBLIC WAY TO MAIN ENTRANCE AND FROM DISABLED ACCESSIBLE PARKING SPACE ON SITE TO MAIN ENTRANCE AND ACCESSIBLE REST ROOM SEE SITE PLAN SHEET 4. THERE IS NO PROPOSED DRINKING FOUNTAIN OR PUBLIC TELEPHONE ON THIS SITE. THERE IS NO WHEEL CHAIR LEFT REQUIRED. SANITARY FACILITY AS OF REST ROOMS HAVE BEEN ADDRESSED SEE FLOOR PLAN 5. CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES OR INTO THE ALLEYS SHALL WITH BUILDING CODE 6. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION. REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY BUILDING CODE CHAPTER 33. (3306) 7. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS. THE WIDTH SHALL BE LESS THAN SPECIFIED ELSEWHERE IN THIS CODE MULTIPLIED MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. 1005.1 8. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 AND AS NOTED BELOW: A. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY LOCATION OF EGRESS TRAVEL B. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL C. NO POINT IN A CORRIDOR SHALL BE MORE THAN 100 FT. OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. 9. PROVIDE TACTILE EXIT SIGNS THAT COMPLY WITH SECTION 1117B5.1 ITEM ONE. (1011.3) 10. SOLID WASTE DISPOSAL SHALL BE PER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES 11. COMMERCIAL DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY LESS THAN 1.5 CUBIC YARDS SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE ROOF EAVES LINES UNLESS THE TRASH AREA IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. (F.C. 304.3.3) 12. THE MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH T-1505.1 BASED ON THE TYPE PF CONSTRUCTION OF THE BUILDING (1505.1) 13. ACCESS TO MECHANICAL APPLIANCES IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES MECHANICAL CODE (1209.3 MC 904-1.1) 14. PLANS FOR FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS, AND FIRE ALARM SYSTEMS SHOULD BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED. 15. SEISMIC ANCHORAGE CALCULATIONS AND DETAILS FOR MECHANICAL EQUIPMENT WILL BE A DEFERRED SUBMITTAL 16. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T- 803.9 17. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH CBC 804.2 THROUGH 804.4.1 18. DECORATIVE MATERIALS AND TRIM INSTALLED IN THE BUILDINGS GOVERNED BY THE SFM SHALL COMPLY WITH THE PROVISIONS OF CBC 806 19. PROVIDE A SEPARATE SOURCE OF POWER FOR EXIT SIGN ILLUMINATION CBC 1011.5.3 20. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES CBC 1210.1 21. PUBLIC TOILET ROOMS SHALL BE PROVIDED WITH A MECHANICAL EXHAUST SYSTEM CAPABLE OF PROVIDING A MIN. 50 CFM PER EACH WATER CLOSET AND URINAL AND A MIN. 70 CFM FOR HEAVY USE APPLICATION SUCH AS THEATER, SCHOOL, ETC. CMC T-4-4 22. WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE CERAMIC TILE OR OTHER APPROVED MATERIAL SURFACE TO A HEIGHT OF 4 FEET AND EXCEPT FOR STRUCTURAL ELEMENTS MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE CBC 1210.2				SCOPE OF WORK EXISTING MARKET BUILDING TO BE REMOVED BUILD A NEW MARKET BUILDING AT WEST SIDE OF PROPERTY EXISTING FUEL DISPENSERS AND CANOPY TO BE REMOVED ON THE NORTH SIDE OF THE PROPERTY EXISTING FUEL DISPENSERS AND CANOPY ON EAST SIDE TO REMAIN AND ADD TWO MORE FUELING ISLANDS WITH EXTENDED CANOPY SITE ADDRESS 1861 NORTH VENTURA ROAD OXNARD CALIFORNIA 93030 TELEPHONE 805 248 6020 PROPERTY OWNER: PARK LANE R E INVESTMENTS LLC ALBERT KOHANSAMAD 1861 NORTH VENTURA ROAD OXNARD CALIFORNIA 93030 TELEPHONE 805 248 6020 ARCHITECT SEAN NOURANI 2115 WEST CRESCENT AVE. SUITE 261 ANAHEIM CALIFORNIA 92801 TELEPHONE 424 365 2070 E FAX 714 844 4371 LOT AREA: APPROXIMATELY 22394 SQ. FT. NUMBER OF STORY ONE PROPOSED BUILDING HEIGHT MAXIMUM 24'-6" CONSTRUCTION TYPE V-B OCCUPANCY TYPE MARKET BUILDING M ZONING COMMERCIAL FIRE SPRINKLERS INSTALL FIRE SPRINKLER SYSTEM AT THE MARKET BUILDING FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13 ALSO PROVIDE FIRE SPRINKLER AT TRASH ENCLOSURE BASIC ALLOWABLE AREA OCCUPANCY AND TYPE V-B BUILDING 9,000 SQ. FT. ALLOWED BUILDING AREA EXISTING MARKET BUILDING 1384 SQ. FT. TO BE DEMOLISHED PROPOSED MARKET BUILDING 2300 SQ. FT. GROSS SITE COVERAGE LOT AREA: 22394 SQ. FT. BUILDING AREA: 2300 SQ. FT. PROPOSED BUILDING COVERAGE 10 % PAVED AREA: 16995 SQ. FT. PAVED COVERAGE: 75 % ON SITE LANDSCAPE AREA: 3099 SQ. FT. LANDSCAPE COVERAGE: 15 % PARKING CALCULATION MARKET BUILDING: 2300/ 300= 8 PARKING REQUIRED PARKING PROVIDED: 8 EXIT JUSTIFICATION M OCCUPANCY PROPOSED MARKET BUILDING OCCUPANT LOAD 30 SQ. FT. PER PERSON PER TABLE 1004.1.1 FOR GROUP "M" OCCUPANCY RETAIL STORE OCCUPANT SALES – 1070 S.F.(1070/30) = 36 CASHIER – 130 S.F.(130/100) = 2 OFFICE – 70 S.F. (70/100) = 1 RESTROOMS – 80 S.F. (EXEMPT) = 0 PREP/UTILITY – 400 S.F.(400/200) = 2 COOLER/FREEZER – 550 S.F. (*EXEMPT) = 0 TOTAL: 2300 S.F. = 41 OCCUPANTS TOTAL (GROSS): 3,000 S.F. M OCCUPANCY REQUIRES ONE EXIT PER 50 OCCUPANT OF AN OCCUPABLE SPACE. *COOLER IS A NON OCCUPIABLE SPACE PER SECTION 202 DEFINITION EXITS REQUIRED: 1 EXITS PROVIDED: 2 REST ROOM REQUIREMENTS MARKET BUILDING 2300 SQ. FT. MARKET BUILDING OCCUPIED AREA (NOT INCLUDING COOLER AREA) 1750 SQ. FT. 1750/ 200= 9 OCCUPANT LOAD ONE UNISEX REST ROOM REQUIRED AND PROVIDED FOR OCCUPANT LOAD OF 10 OR LESS BUILDING CODE CONSTRUCTION SHALL COMPLY WITH THE: LATEST CITY ADOPTED 2016, CBC, CPC, CMC, AND CEC CODE EDITIONS. 2010 ENERGY CODE AND 2016 GREEN CODE AND CITY MUNICIPAL CODE. THIS SUBMITTAL TO COMPLY WITH ALL WRITTEN POLICIES, RESOLUTIONS AND ORDINANCES AND ALL FEDERAL, STATE OF CALIFORNIA AND COUNTY LAWS, IN EFFECT AT				FIRE DEPARTMENT NOTES 1. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING FIRE LANE SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3 2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4 3. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH FIRE CODE 505.1 4. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS SHALL BE PER FIRE CODE 507.3 5. ALL NEW FIRE HYDRANTS SHALL BE 4" X 4" X 2 1/2" TRITON J- 4060 BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE CODE 507.5 6. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION FIRE CODE 501.4 7. THE MEANS OF EGRESS AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2 8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON SITE GENERATOR. BUILDING CODE 1006.3 9. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.				PROJECT NOTES 1. VERIFY ALL DIMENSIONS ON JOB SITE. IF ANY DISCREPANCIES ARISE, CONTACT THE DESIGNER. 2. EXIT SIGNS & DIRECTIONAL SIGNS TO COMPLY WITH CBC, SEC 3314. 3. ALL INTERIOR FINISHES SHALL HAVE A 1-2 HR. FIRE RATING MIN. W/CLASS III FLAME SPREAD. 4. PER TABLE 803.5 OF SECTION 803 OF LACOBBC, ALL INTERIOR FINISH MATERIALS SHALL COMPLY WITH FLAME-SPREAD CLASSIFICATION FOR MAXIMUM PERMITTED SMOKE DENSITY AS FOLLOWS: ALL ROOMS: CLASS C, W/FLAME SPREAD INDEX OF 76-200 EXIT WAYS: CLASS B, W/FLAME SPREAD INDEX OF 26-75. 5. ALL FINISH MATERIALS USED IN THIS PROJECT SHALL BE CERTIFIED BY MANUFACTURER AS TESTED BY AN APPROVED TESTING AGENCY FOR SURFACE BURNING CHARACTERISTICS AS SPECIFIED ON SECTION 803 OF LATEST ADOPTED LACOBBC. 6. WHERE NEW VENTS ARE REQUIRED, PENETRATE THE ROOF, PROVIDE SHEET METAL FLASHING AND MAKE WATER TIGHT. 7. PLUMBING FIXTURES SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 4 OF THE COUNTY OF LOS ANGELES PLUMBING CODE. 8. CONSTRUCTION ACTIVITY SHALL NOT BEGIN BEFORE 7 A.M. OR CONTINUE LATER THAN 7 P.M. AND 6 P.M. ON SATURDAYS, SUNDAYS AND HOLIDAYS 9. AN AMENDMENT TO SPECIAL USE PERMIT APPLICATION IS NEEDED FOR SALES OF ALCOHOL AT THIS PREMISES FOLLOWING THE REMODEL TO INCORPORATE THE ALCOHOL LICENSE THAT IS CURRENTLY HELD AT THIS SITE. 10. OPERATING BUSINESS HOURS: 5 AM TO 12 AM SALES OF ALCOHOL HOURS 6 AM TO 2 AM 11. SIGNALIZED INTERSECTIONS BE EQUIPPED WITH TRAFFIC PRE EMPTION EQUIPMENT PER THE TRAFFIC DIVISION SPECIFICATION. EMERGENCY VEHICLE PRIORITY SYSTEM (EMTRAC)				 PROJECT NORTH NOT TO SCALE			

Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424 365 2070 , E Fax, 714 844 4371
Email: architectseannourani@outlook.com

PROJECT: PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

REVISIONS
08 08 16
10 14 16
01 17 17
05 31 18
07 04 20
SHEET TITLE:
TITLE
SHEET NUMBER:
A0.0
SCALE: 1"= 10'

Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424 365 2070, E Fax, 714 844 4371
Email: architectseannourani@outlook.com

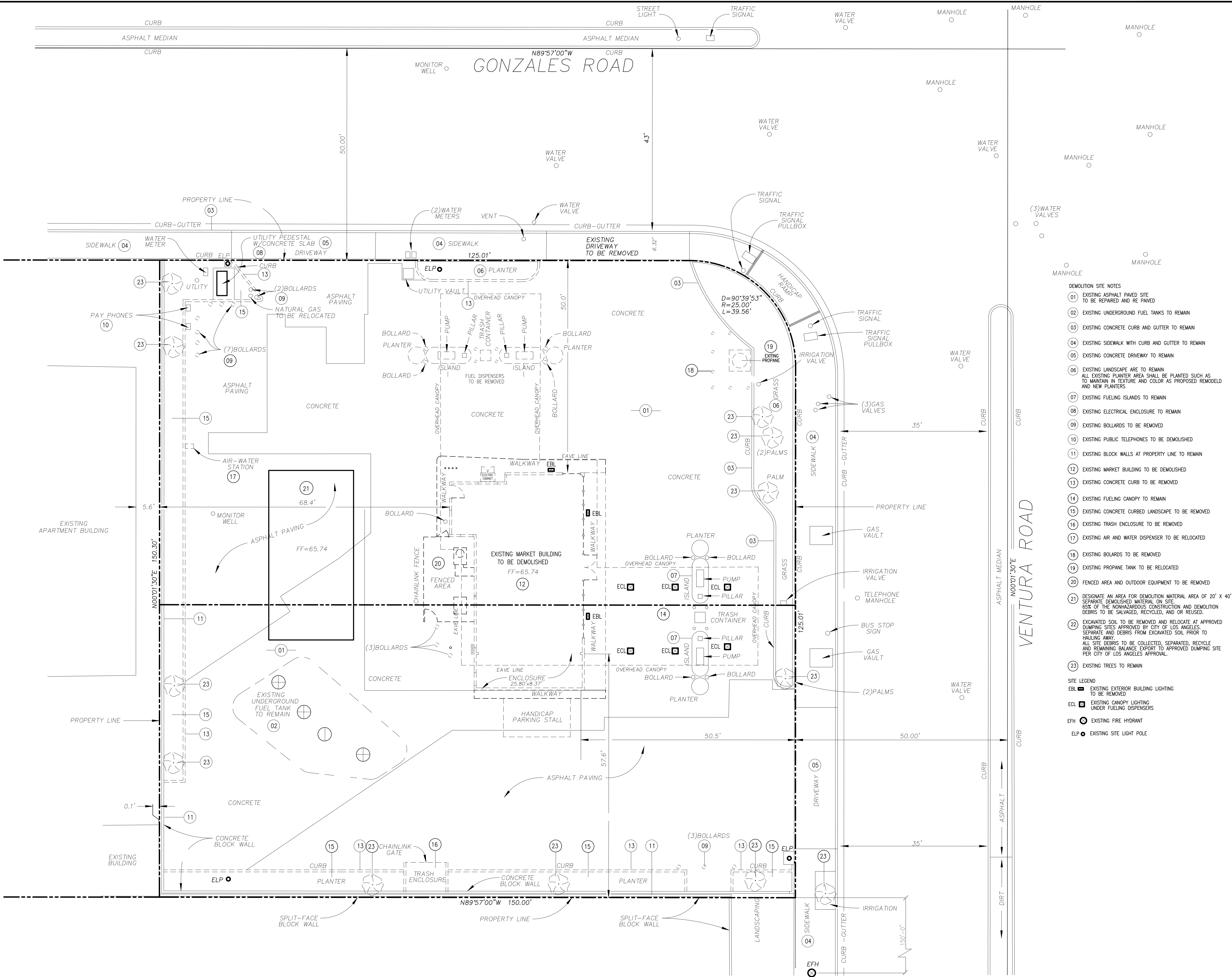
PROJECT:
PARK LANE R E INVESTMENTS LLC
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- DEMOLITION SITE NOTES
- EXISTING ASPHALT PAVED SITE TO BE REPAIRED AND RE PAVED
 - EXISTING UNDERGROUND FUEL TANKS TO REMAIN
 - EXISTING CONCRETE CURB AND GUTTER TO REMAIN
 - EXISTING SIDEWALK WITH CURB AND GUTTER TO REMAIN
 - EXISTING CONCRETE DRIVEWAY TO REMAIN
 - EXISTING LANDSCAPE ARE TO REMAIN
ALL EXISTING PLANTER AREA SHALL BE PLANTED SUCH AS TO MAINTAIN IN TEXTURE AND COLOR AS PROPOSED REMODEL AND NEW PLANTERS
 - EXISTING FUELING ISLANDS TO REMAIN
 - EXISTING ELECTRICAL ENCLOSURE TO REMAIN
 - EXISTING BOLLARDS TO BE REMOVED
 - EXISTING PUBLIC TELEPHONES TO BE DEMOLISHED
 - EXISTING BLOCK WALLS AT PROPERTY LINE TO REMAIN
 - EXISTING MARKET BUILDING TO BE DEMOLISHED
 - EXISTING CONCRETE CURB TO BE REMOVED
 - EXISTING FUELING CANOPY TO REMAIN
 - EXISTING CONCRETE CURBED LANDSCAPE TO BE REMOVED
 - EXISTING TRASH ENCLOSURE TO BE REMOVED
 - EXISTING AIR AND WATER DISPENSER TO BE RELOCATED
 - EXISTING BOLARDS TO BE REMOVED
 - EXISTING PROPANE TANK TO BE RELOCATED
 - FENCED AREA AND OUTDOOR EQUIPMENT TO BE REMOVED
 - DESIGNATE AN AREA FOR DEMOLITION MATERIAL AREA OF 20' X 40' SEPARATE DEMOLISHED MATERIAL ON SITE.
65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS TO BE SALVAGED, RECYCLED, AND OR REUSED.
 - EXCAVATED SOIL TO BE REMOVED AND RELOCATE AT APPROVED DUMPING SITES APPROVED BY CITY OF LOS ANGELES.
SEPARATE AND DEBRIS FROM EXCAVATED SOIL PRIOR TO HAULING AWAY.
ALL SITE DEBRIS TO BE COLLECTED, SEPARATED, RECYCLE AND REMAINING BALANCE EXPORT TO APPROVED DUMPING SITE PER CITY OF LOS ANGELES APPROVAL.
 - EXISTING TREES TO REMAIN

- SITE LEGEND
- EBL EXISTING EXTERIOR BUILDING LIGHTING TO BE REMOVED
 - ECL EXISTING CANOPY LIGHTING UNDER FUELING DISPENSERS
 - EFH EXISTING FIRE HYDRANT
 - ELP EXISTING SITE LIGHT POLE

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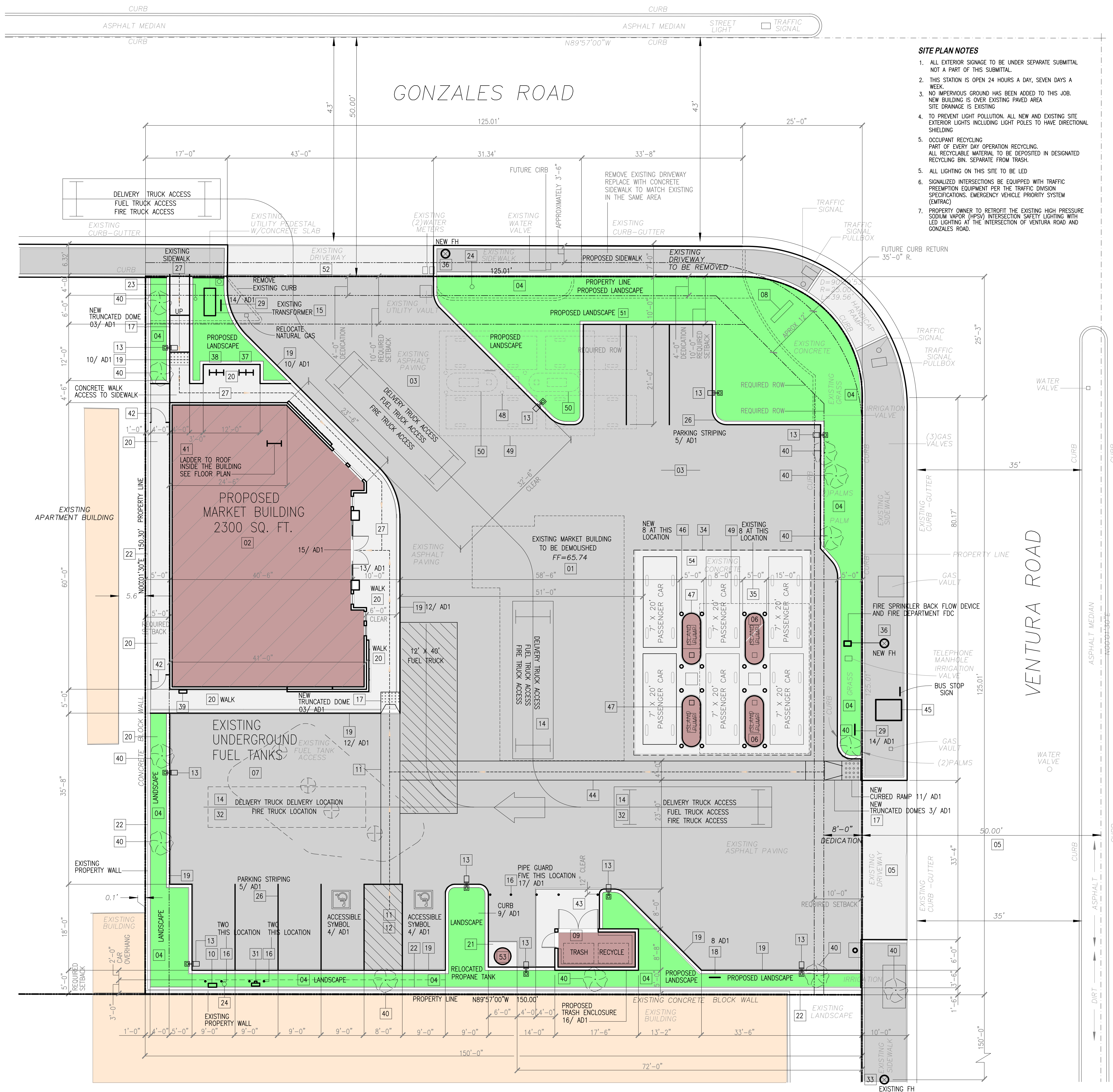
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05 31 18	
07 04 20	

SHEET TITLE:
SITE DEMOLITION PLAN
SCALE: 1"= 10'
SHEET NUMBER:
A1





- SITE PLAN NOTES**
- ALL EXTERIOR SIGNAGE TO BE UNDER SEPARATE SUBMITTAL NOT A PART OF THIS SUBMITTAL.
 - THIS STATION IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK.
 - NO IMPERVIOUS GROUND HAS BEEN ADDED TO THIS JOB. NEW BUILDING IS OVER EXISTING PAVED AREA. SITE DRAINAGE IS EXISTING.
 - TO PREVENT LIGHT POLLUTION, ALL NEW AND EXISTING SITE EXTERIOR LIGHTS INCLUDING LIGHT POLES TO HAVE DIRECTIONAL SHIELDING.
 - OCCUPANT RECYCLING PART OF EVERY DAY OPERATION RECYCLING. ALL RECYCLABLE MATERIAL TO BE DEPOSITED IN DESIGNATED RECYCLING BIN. SEPARATE FROM TRASH.
 - ALL LIGHTING ON THIS SITE TO BE LED
 - SIGNALIZED INTERSECTIONS BE EQUIPPED WITH TRAFFIC PREEMPTION EQUIPMENT PER THE TRAFFIC DIVISION SPECIFICATIONS. EMERGENCY VEHICLE PRIORITY SYSTEM (EVPCS).
 - PROPERTY OWNER TO RETROFIT THE EXISTING HIGH PRESSURE SODIUM VAPOR (HPSV) INTERSECTION SAFETY LIGHTING WITH LED LIGHTING AT THE INTERSECTION OF VENTURA ROAD AND GONZALES ROAD.

- PROPOSED SITE NOTES**
- EXISTING MARKET BUILDING TO BE DEMOLISHED
 - EXISTING ASPHALT PAVED AREA TO REMAIN. PATCH, REPAIR AND ADD AN SLURRY COAT
 - EXISTING LANDSCAPE AREA
 - LANDSCAPE FOR ENTIRE SITE SHALL BE BROUGHT UP TO MUNICIPAL CODE TITLE 21 STANDARD. INCLUDING MIN. 5 FEET WIDE PLANTERS NOT LESS THAN THREE INCHES HIGH. ONE CANOPY TREE IS REQUIRED FOR EVERY FOUR PARKING SPACES. A MINIMUM 4 FEET BY 4 FEET PLANTER SIZE SHALL BE PROVIDED TO ALLOW GROWTH OF TREES. PLANT HEIGHT SHALL NOT EXCEED 6 FEET IN CORNER CUT OFF AREA.
 - EXISTING DRIVEWAY TO REMAIN
 - EXISTING FUEL DISPENSER ISLANDS TO REMAIN. ALL EXISTING FUEL DISPENSERS ARE DISABLED ACCESSIBLE AND TO COMPLY WITH DETAIL 06/ AD2
 - EXISTING UNDERGROUND FUEL TANKS TO REMAIN
 - EXISTING M.I.D. SIGN
 - NEW TRASH ENCLOSURE TO INCLUDE A DOUBLE BIN TRASH ENCLOSURE WITH ONE REUSE BIN AND ONE RECYCLE BIN. TO COMPLY WITH CITY STANDARDS. THE ENCLOSURE TO BE SCREENED WITH A TWO FEET WIDE LANDSCAPING STRIP WITH A MIN. OF FIVE GALLON SIZE SHRUBS WITH VINES. ENCLOSURE FINISH TO MATCH BUILDING FINISHES SEE 16/ AD1
 - PROVIDE FIRE SPRINKLER AT TRASH ENCLOSURE PER NFPA 13
 - RELOCATED AIR WATER DISPENSER TO THIS LOCATION
 - NEW DISABLED ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING TO BUILDING MAIN ENTRANCE 4'-0" WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
 - NEW DISABLED ACCESSIBLE UNLOADING
 - NEW 20 FEET HIGH 1000 WATT LOT LED LIGHTING AT 100' TO 120' O.C. LIGHTS FACE AWAY FROM ONCOMING TRAFFIC WHEN POSSIBLE
 - FOOTINGS UNDER A SEPARATE PERMIT LIGHTING SPECIFICATION 1000 WATT METAL HALIDE ECONOMY SHOE BOX AREA LIGHT WITH 8 INCH MOUNTING BRACKET FLAT LENS ITEM NUMBER # 1000-MH-ESB BY LIGHT WART 888 698 6838 LIGHT POLE 2 INCH SQUARE ANODIZED BROWN ALUMINUM SHIELD ALL EXTERIOR LIGHTING ALLOW NO MORE THAN .01 HORIZONTAL FOOT CANDLE 15 FOOT BEYOND THE SITE CONTAIN ALL EXTERIOR LIGHTING WITHIN PROPERTY BOUNDARIES
 - FIRE TRUCK ACCESS ROUTE
 - EXISTING TRANSFORMER
 - NEW 4" GROUNDED STEEL PIPE GUARDS MINIMUM OF 3'-0" FROM TRANSFORMER AND AT MINIMUM OF 3'-0" ON CENTER SPACING 8 AT NEW TRANSFORMER
 - INSTALL NEW DETECTABLE WARNING SURFACE TRUNCATED DOMES
 - PARKING ENFORCEMENT SIGN
 - NEW 6 INCH CURBED
 - NEW 6 INCH RAISED SIDEWALK AT MARKET BUILDING
 - NEW 6 INCH CONCRETE PAD AT RELOCATED PROPANE TANK
 - EXISTING ADJACENT PROPERTY BUILDING WALL 8'-0" HIGH
 - EXISTING CITY ELECTRICAL POWER POLE
 - EXISTING SITE LIGHTING ON POLE
 - NEW PARKING STRIPPING PER CITY STANDARDS
 - ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCE FROM PUBLIC SIDEWALK 4 FEET WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
 - NEW DISABLED ACCESSIBILITY PARKING SIGN
 - UNAUTHORIZED PARKING WARNING SIGN
 - NEW WHEEL STOP
 - EV CHARGING STATION
 - DELIVERY PARKING SPACE DELIVERY TRUCKS SUPPLY TO THIS MARKET BUSINESS OWNER TO MONITOR PARKING IN LOADING/ FUELING AREA TO INSURE CUSTOMERS DO NOT PARK THERE DURING THE DELIVERY
 - EXISTING FIRE HYDRANT
 - NEW FUELING CANOPY CLEAR HEIGHT UNDER THE CANOPY SHALL BE MINIMUM OF 13'-6" CANOPY LIGHTING TO BE RECESSED. SEE NOTE 54 THIS SHEET SEE SHEET A3.2 FOR FINISHES CANOPY TO BE PAINTED TO MATCH BUILDING UNDER A SEPARATE PERMIT. DOCUMENTS AND PLANS TO BE SUBMITTED TO CITY PLAN CHECK FOR REVIEW AND PERMITTING
 - EXISTING 4" GROUNDED STEEL PIPE GUARDS
 - PROPOSED FIRE HYDRANT TO BE WITHIN 50 FEET OF FIRE DEPARTMENT CONNECTION
 - NEW BICYCLE PARKING RACK FOR 2 SHORT TERM
 - NEW BICYCLE PARKING RACK FOR 2 LONG TERM
 - NEW VAPOR RECOVERY SYSTEM SEE EXTERIOR ELEVATION A3.2 AND ED1 FOR EQUIPMENT DETAILS
 - EXISTING TREES TO REMAIN
 - EXTERIOR ROOF METAL LADDER FOR FIRE DEPARTMENT ACCESS TO THE ROOF FROM INSIDE THE BUILDING SEE FLOOR PLAN
 - PROVIDE A 3' W X 5' H METAL GATE WITH LOCKSET INSTALL GATE 12" OFF FINISHED SLAB
 - 5" THICK CONCRETE SLAB WITH 8"x 8"- 10-10 WMM OR EQUAL
 - DISABLED PATH OF TRAVEL FROM SIDEWALK BUS STOP TO BUILDING MAIN ENTRANCE TO COMPLY WITH CITY LATEST STANDARDS 4'-0" WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
 - PROPERTY OWNER TO PROVIDE AND INSTALL AN NEW BUS STOP SHELTER WITH SOLAR LIGHTING, BUS STOP BENCH, TRASH RECEPTACLE AND BIKE RACK AT EXISTING BUS STOP PER CITY STANDARDS
 - NEW 4" GROUNDED STEEL PIPE GUARDS
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 - EXISTING FUEL DISPENSER ISLANDS TO BE REMOVED
 - PLANTER EX. HEDGE NEED TO BE UP TO 3'-0" HIGH TO SCREEN THE CARS AT THIS AREA
 - EXISTING DRIVEWAY TO BE REMOVED AND BE REPLACED WITH A NEW DRIVEWAY PER CITY STANDARDS
 - LOCATION OF RELOCATED PROPANE TANK
 - FUELING CANOPY LIGHTING LSI INDUSTRIES LEGACY LED 132 WATT HO CANOPY LIGHT FIXTURE CRUS SC LED HO 50 UE WHF

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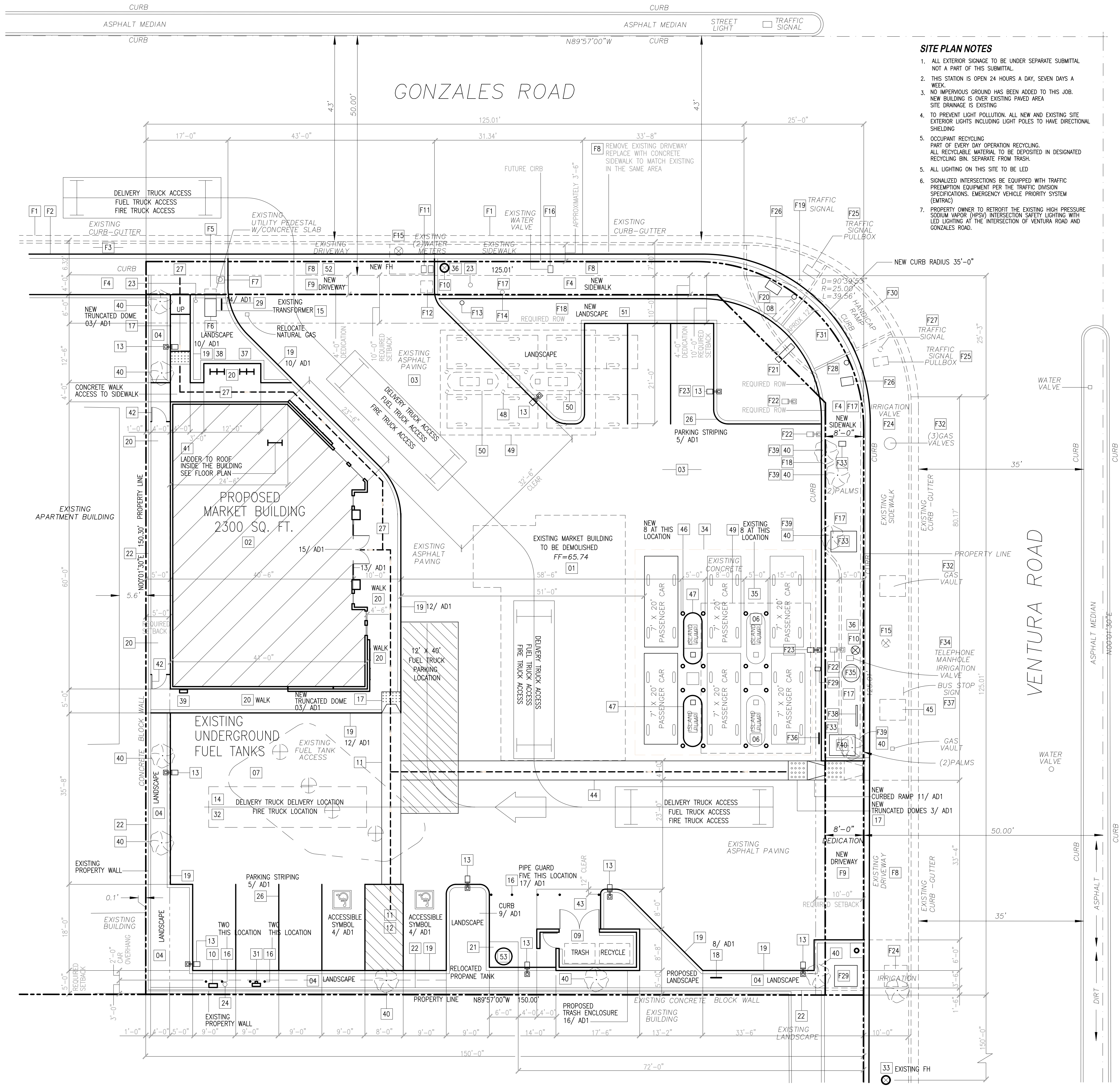
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SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
A1.1

SCALE: 1"= 10'

PROJECT NORTH



PROPOSED SITE NOTES

- 01 EXISTING MARKET BUILDING TO BE DEMOLISHED
- 02 PROPOSED MARKET BUILDING
- 03 EXISTING ASPHALT PAVED AREA TO REMAIN PATCH, REPAIR AND ADD AN SLURRY COAT
- 04 EXISTING LANDSCAPE AREA LANDSCAPE FOR ENTIRE SITE SHALL BE BROUGHT UP TP MUNICIPAL CODE TITLE 21 STANDARD, INCLUDING MIN. 5 FEET WIDE PLANTERS NOT LESS THAN THREE INCHES HIGH. ONE CANOPY TREE IS REQUIRED FOR EVERY FOUR PARKING SPACES. A MINIMUM 4 FEET BY 4 FEET PLANTER SIZE SHALL BE PROVIDED TO ALLOW GROWTH OF TREES. PLANT HEIGHT SHALL NOT EXCEED 6 FEET IN CORNER CUT OFF AREA
- 05 EXISTING DRIVEWAY TO REMAIN
- 06 EXISTING FUEL DISPENSER ISLANDS TO REMAIN ALL EXISTING FUEL DISPENSERS ARE DISABLED ACCESSIBLE AND TO COMPLY WITH DETAIL 06/ AD2
- 07 EXISTING UNDERGROUND FUEL TANKS TO REMAIN
- 08 EXISTING M.I.D. SIGN TO BE RELOCATED
- 09 NEW TRASH ENCLOSURE TO INCLUDE A DOUBLE BIN TRASH ENCLOSURE WITH ONE REFUSE BIN AND ONE RECYCLE BIN. TO COMPLY WITH CITY STANDARDS
- 10 THE ENCLOSURE TO BE SCREENED WITH A TWO FEET WIDE LANDSCAPING STRIP WITH A MIN. OF FIVE GALLON SIZE SHRUBS WITH VINES
- 11 ENCLOSURE FINISH TO MATCH BUILDING FINISHES SEE 16/ AD1
- 12 PROVIDE FIRE SPRINKLER AT TRASH ENCLOSURE PER NFPA 13
- 13 RELOCATED AIR WATER DISPENSER TO THIS LOCATION
- 14 NEW DISABLED ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING TO BUILDING MAIN ENTRANCE 4'-0" WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
- 15 NEW DISABLED ACCESSIBILITY UNLOADING
- 16 NEW 20 FEET HIGH 1000 WATT LOT LED LIGHTING AT 100' TO 120' O.C. LIGHTS FACE AWAY FROM ONCOMING TRAFFIC WHEN POSSIBLE
- 17 FOOTINGS UNDER A SEPARATE PERMIT LIGHTING SPECIFICATION 1000 WATT METAL HALIDE ECONOMY SHOE BOX AREA LIGHT WITH 8 INCH MOUNTING BRACKET FLAT LENS ITEM NUMBER # 1000-WH-ESBF BY LIGHT MARY 888 698 6838
- 18 LIGHT POLE 2 INCH SQUARE ANODIZED BROWN ALUMINUM SHIELD ALL EXTERIOR LIGHTING ALLOW NO MORE THAN .01 HORIZONTAL FOOT CANDLE
- 19 15 FOOT BEYOND THE SITE CONTAIN ALL EXTERIOR LIGHTING WITHIN PROPERTY BOUNDARIES
- 20 FIRE TRUCK ACCESS ROUTE
- 21 EXISTING TRANSFORMER
- 22 NEW 4" GROUNDED STEEL PIPE GUARDS MINIMUM OF 3'-0" FROM TRANSFORMER AND AT MINIMUM OF 3'-0" ON CENTER SPACING 8' AT NEW TRANSFORMER
- 23 INSTALL NEW DETECTABLE WARNING SURFACE TRUNCATED DOMES
- 24 PARKING ENFORCEMENT SIGN
- 25 NEW 6 INCH CURBED
- 26 NEW 6 INCH RAISED SIDEWALK AT MARKET BUILDING
- 27 NEW 6 INCH CONCRETE PAD AT RELOCATED PROPANE TANK
- 28 EXISTING ADJACENT PROPERTY BUILDING WALL
- 29 EXISTING CITY ELECTRICAL POWER POLE
- 30 EXISTING SITE LIGHTING ON POLE
- 31 NEW PARKING STRIPPING PER CITY STANDARDS
- 32 ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCE FROM PUBLIC SIDEWALK 4 FEET WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
- 33 NEW DISABLED ACCESSIBILITY PARKING SIGN
- 34 UNAUTHORIZED PARKING WARNING SIGN
- 35 NEW WHEEL STOP
- 36 EV CHARGING STATION
- 37 DELIVERY PARKING SPACE DELIVERY TRUCKS SUPPLY TO THIS MARKET BUSINESS OWNER TO MONITOR PARKING IN LOADING/ FUELING AREA TO INSURE CUSTOMERS DO NOT PARK THERE DURING THE DELIVERY
- 38 EXISTING FIRE HYDRANT
- 39 NEW FUELING CANOPY CLEAR HEIGHT UNDER THE CANOPY SHALL BE MINIMUM OF 13'-6" CANOPY LIGHTING TO BE RECESSED SEE SHEET A3.2 FOR FINISHES
- 40 CANOPY TO BE PAINTED TO MATCH BUILDING UNDER A SEPARATE PERMIT DOCUMENTS AND PLANS TO BE SUBMITTED TO CITY PLAN CHECK FOR REVIEW AND PERMITTING
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- 46 EXISTING TREES
- 47 EXTERIOR ROOF METAL LADDER FOR FIRE DEPARTMENT ACCESS TO THE ROOF FROM INSIDE THE BUILDING SEE FLOOR PLAN
- 48 PROVIDE A 3' W X 5' H METAL GATE WITH LOCKSET INSTALL GATE 12" OFF FINISHED SLAB
- 49 5" THICK CONCRETE SLAB WITH 8" X 8"- 10-10 WMM OR EQUAL
- 50 DISABLED PATH OF TRAVEL FROM SIDEWALK BUS STOP TO BUILDING MAIN ENTRANCE TO COMPLY WITH CITY LATEST STANDARDS 4'-0" WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
- 51 EXISTING BUS STOP SHALTER TO BE RELOCATED
- 52 NEW 4" GROUNDED STEEL PIPE GUARDS
- 53 NEW FUEL DISPENSER ISLANDS ALL FUEL DISPENSERS TO BE DISABLED ACCESSIBLE AND TO COMPLY WITH DETAIL 06/ AD2
- 54 EXISTING 4" GROUNDED STEEL PIPE GUARDS TO BE REMOVED
- 55 EXISTING FUELING CANOPY TO BE REMOVED
- 56 EXISTING FUEL DISPENSER ISLANDS TO BE REMOVED
- 57 PLANTER EX. HEDGE NEED TO BE UP TO 3'-0" HIGH TO SCREEN THE CARS AT THIS AREA
- 58 EXISTING DRIVEWAY TO BE REMOVED AND BE REPLACED WITH A NEW DRIVEWAY PER CITY STANDARDS
- 59 LOCATION OF RELOCATED PROPANE TANK

PROPOSED FUTURE SITE NOTES

- F1 EXISTING CURB AND GUTTER TO BE REMOVED
- F2 NEW CURB AND GUTTER
- F3 EXISTING SIDEWALK TO BE REMOVED PATCH AND REPAIR TO MATCH EXISTING ROAD ASPHALT PER CITY STANDARDS
- F4 NEW PUBLIC SIDEWALK PER CITY STANDARDS
- F5 EXISTING TRANSFORMER TO BE RELOCATED
- F6 EXISTING TRANSFORMER NEW LOCATION
- F7 EXISTING UTILITY POLE TO BE RELOCATED IF REQUIRED FIELD VERIFY
- F8 EXISTING DRIVEWAY TO BE REMOVED
- F9 NEW DRIVEWAY TO BE BUILT PER CITY STANDARDS
- F10 FIRE HYDRANT RELOCATED LOCATION
- F11 EXISTING WATER METERS TO BE RELOCATED
- F12 EXISTING UTILITY VAULT TO REMAIN TO BE RELOCATED
- F13 RELOCATED CITY LIGHT POLE
- F14 CITY LIGHT POLE TO BE RELOCATED
- F15 EXISTING FIRE HYDRANT TO BE RELOCATED
- F16 EXISTING WATER VALVE TO REMAIN
- F17 EXISTING LANDSCAPE AND CURB TO BE REMOVED
- F18 NEW CURBED LANDSCAPE AREA
- F19 EXISTING TRAFFIC SIGNAL TO BE RELOCATED
- F20 RELOCATED LOCATION OF TRAFFIC SIGNAL
- F21 RELOCATED LOCATION OF M.I.D. SIGN
- F22 SITE LIGHTING POLE TO BE RELOCATED
- F23 RELOCATED SITE LIGHTING POLE
- F24 EXISTING IRRIGATION VALVE TO BE RELOCATED
- F25 EXISTING TRAFFIC SIGNAL PULL BOX TO BE RELOCATED
- F26 EXISTING TRAFFIC SIGNAL PULL BOX TO BE RELOCATED TO THIS LOCATION
- F27 TRAFFIC SIGNAL TO BE RELOCATED
- F28 TRAFFIC SIGNAL TO BE RELOCATED TO THIS LOCATION
- F29 IRRIGATION VALVE TO BE RELOCATED TO THIS LOCATION
- F30 EXISTING DISABLED ACCESSIBLE SIDEWALK CURB TO BE REMOVED
- F31 NEW DISABLED ACCESSIBLE SIDEWALK CURB
- F32 EXISTING GAS VALVE TO BE RELOCATED
- F33 EXISTING GAS VALVE TO BE RELOCATED TO THIS LOCATION
- F34 EXISTING TELEPHONE MANHOLE TO BE RELOCATED
- F35 EXISTING TELEPHONE MANHOLE TO BE RELOCATED TO THIS LOCATION
- F36 UNAUTHORIZED PARKING WARNING SIGN TO BE RELOCATED TO THIS LOCATION
- F37 EXISTING BUS STOP SIGN TO BE RELOCATED
- F38 EXISTING BUS STOP SIGN TO BE RELOCATED TO THIS LOCATION
- F39 EXISTING TREE OFF SITE PROPERTY TO BE RELOCATED
- F40 PROPERTY OWNER TO PROVIDE AND INSTALL AN NEW BUS STOP SHELTER WITH SOLAR LIGHTING, BUS STOP BENCH, TRASH RECEPTACLE AND BIKE RACK AT EXISTING BUS STOP PER CITY STANDARDS

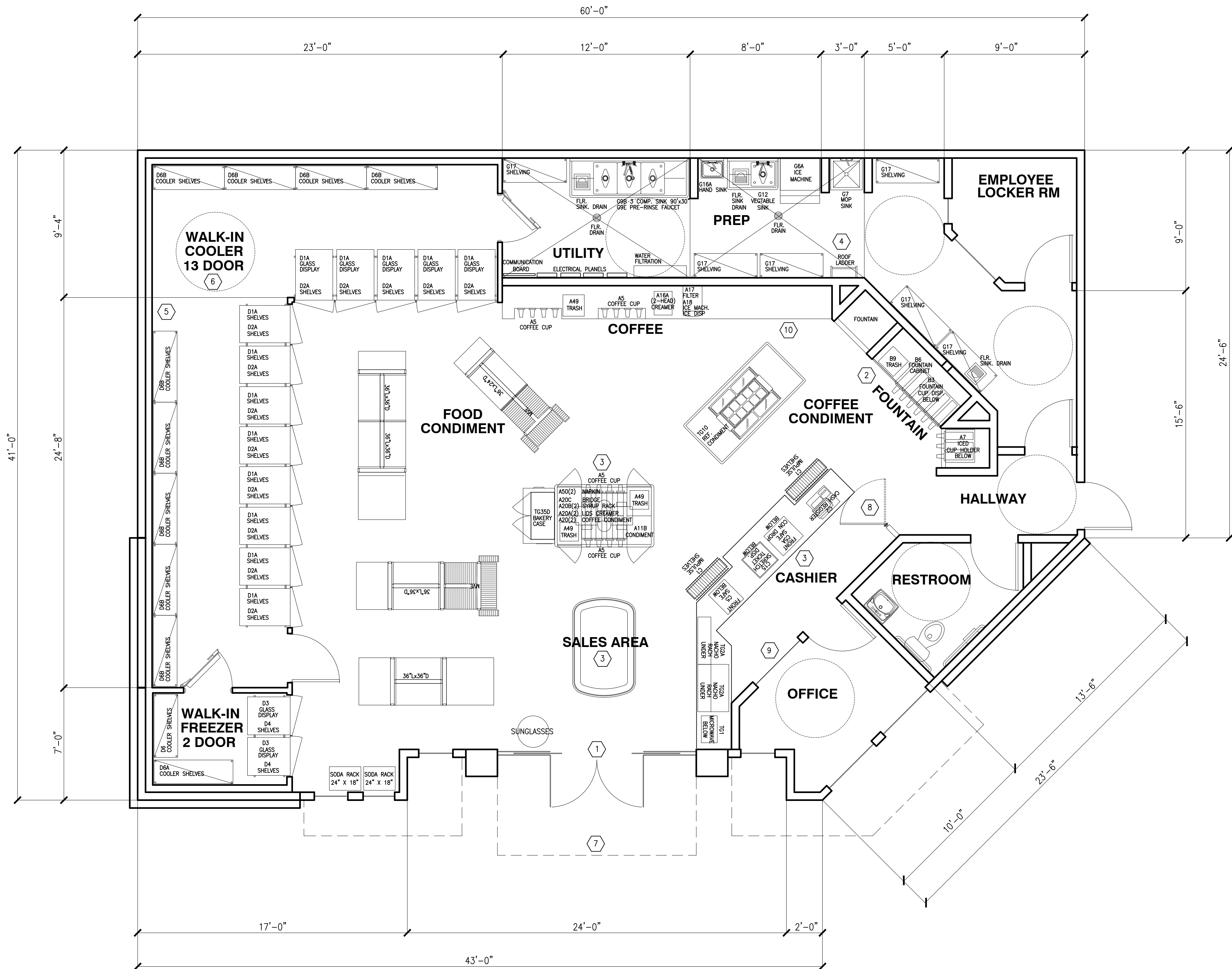
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SHEET TITLE:
**PROPOSED
DEDICATION
SITE PLAN**
SCALE: 1"= 10'
SHEET NUMBER:
A1.2





01 FLOOR PLAN
SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE							
INTERIOR FINISHES	SALES	CASHIER	HALLWAY	RESTROOMS	OFFICE	PREP/UTILITY	WALK-IN
FLOOR	GLAZED PORCELAIN TILE				COLORED CONCRETE SEALER		CLEAR CONCRETE SEALER
BASE	CERAMIC SANITARY COVE BASE				CERAMIC TOP SET THIN LIP COVE BASE.		INTEGRAL METAL COVE BASE WITH 3/8" RADIUS, BY COOLER MFR.
WALLS	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD.			WALL TILE OVER 5/8" WATER RESISTANT GYPSUM BOARD.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD.	WALL TILE AND FRP OVER 5/8" WATER RESISTANT GYPSUM BOARD.	STUCCO-GALVALUM. BY COOLER MFR.
FASCIA/SOFFIT	FASCIA PAINTED SMOOTH FINISH 1/2" GYPSUM BOARD. REFER TO CALLOUT ON A2.3 & A2.4. SOFFIT PAINTED SMOOTH FINISH 5/8" WATER RESISTANT GYPSUM BOARD.		NOT APPLICABLE				
CEILING	PAINTED PLYWOOD AND OPEN WEB TRUSSES.		PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD.		PAINTED SMOOTH FINISH 5/8" WATER RESISTANT GYPSUM BOARD.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD.	WASHABLE SUSPENDED WHITE CEILING TILE
							STUCCO-GALVALUM. BY COOLER MFR.

GENERAL NOTES

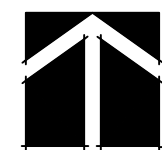
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL DENOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
- EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.N.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
- SEE PLUMBING PLANS FOR DIMENSIONS TO PLUMBING FIXTURES
- REFER TO SHEET Q1.1 FOR FOR EQUIPMENT PLAN.
- REFER TO SHEET Q2.1 FOR EQUIPMENT SCHEDULE.
- ALL EQUIPMENT SHALL MEET ACCESSIBILITY REACH RANGE REQUIREMENTS.
- PROVIDE PLASTIC CORNER GUARDS AT EDGES BELOW 6'-0".
- ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. WITH A 3'-FOOT WIDE TRANSACTION AREA AT CASHIER. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
- 4" HIGH BACKSPASH AT ALL COUNTERTOPS THAT TERMINATE AT WALL. BACKSPASH TO MATCH COUNTERTOP MATERIAL.
- THE CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MERCHANDISE GONDOLAS AND SHELVING AS SHOWN ON Q1.1.
- ALL EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREP EDGES FOR SAFETY.
- CONTRACTOR SHALL ROUTE ALL CONDENSATE DRAIN LINES TO FLOOR SINKS.
- CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED ON FINISH SCHEDULE AND INTERIOR ELEVATIONS ON SHEET A2.3 THRU A2.6. ALL PARTITIONS/WALLS SHALL BE BRACED FOR LATERAL FORCES, PER BUILDING CODE REQUIREMENTS.
- FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
- FIRE EXTINGUISHERS (2A:10B:C) SHALL BE INSTALLED AT SALES COUNTER, BACK ROOM, OFFICE, & FUEL CANOPY LOCATIONS IF NOT SHOWN ELSEWHERE ON THESE DRAWINGS. VERIFY WITH OWNER FOR DETAILS. CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
- CONTRACTOR SHALL ASSIST THE OWNER WITH STORE EQUIPMENT TO PREPARE A DELIVERY STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES, AS APPLICABLE.
- CONTRACTOR SHALL PROVIDE A CLEAN, SMOOTH SURFACE FOR GRAPHICS INSTALLATION.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
- WATER HEATERS SHALL BE CAPABLE OF DELIVERING MIN. 120' WATER TO ALL SINKS.
- ALL FLOOR/WALL TILE AND COVE BASE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70' OPEN TO 3" FROM THE LATCH.
- CARBONATOR BACK-FLOW PREVENTOR DRAIN LINE OUTLET SHALL BE TO NEW FLOOR SINK PROVIDED FOR THIS AREA.

KEYED NOTES

- ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- INSTALL 6" PVC CHASE FOR FOUNTAIN SYRUP LINES.
- FLOOR RECEPTACLES TO BE PROVIDED AT THESE LOCATIONS
- ROOF LADDER
- 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER
- DEPRESSED SLAB, REFER TO SLAB PLAN.
- LINE OF CANOPY ABOVE
- DOUBLE SWING METAL GATE PROVIDED BY SHOPCO
- ONE WAY GLASS WINDOW AT MANAGER'S OFFICE

FLOOR PLAN NOTE:

- THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WITH OF NOT LESS THAN 32 INCHES THE HEIGHT OF THE DOORS SHALL NOT BE LESS THAN 80 INCHES BUILDING CODE 1008.1.1
- EGRESS DOORS SHALL BE READILY OPEN ABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT BUILDING CODE 1008.1.9
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- ALL DOOR HARDWARE TO COMPLY WITH DISABLED ACCESSIBILITY STANDARDS. DOORS MUST BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
- FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH
- DIRECT WASTE PER PLUMBING CODE 704.3
- THE WINDOWS "U" FACTOR SHALL MEET OR BE BELOW THE VALUE MODELED IN THE ENERGY CALCULATION OF MECHANICAL PLANS
- WINDOW'S SHGC SHALL MEET OR BE BELOW THE VALUE MODELED IN ENERGY CALCULATION OF MECHANICAL PLANS
- THIS PROJECT, NO OVERHANG PROPOSED OVER THE WINDOWS
- CONSTRUCTION IN A PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES OR INTO THE ALLEYS SHALL COMPLY WITH BUILDING CODE CHAPTER 32
- WHERE KEY OPERATED LOCKING DEVICES ARE USED POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH ONE INCH LETTERING STATING "THIS DOOR TO TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- ACCESS TO MECHANICAL APPLIANCES IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES MECHANICAL CODE
- SURVEILLANCE SYSTEM WILL BE REQUIRED TO MEET OR EXCEED THE CITY'S STANDARD. CONDITION OF APPROVAL, WILL REQUIRE THAT AT TIME OF PLAN CHECK REVIEW, THE POLICE DEPARTMENT REVIEW AND APPROVE ON SITE SURVEILLANCE AND SECURITY SYSTEM.
- EXISTING ABC LICENSE WITH NEW CONDITIONS OF APPROVAL WILL BE ISSUED AT TIME OF PLAN CHECK.



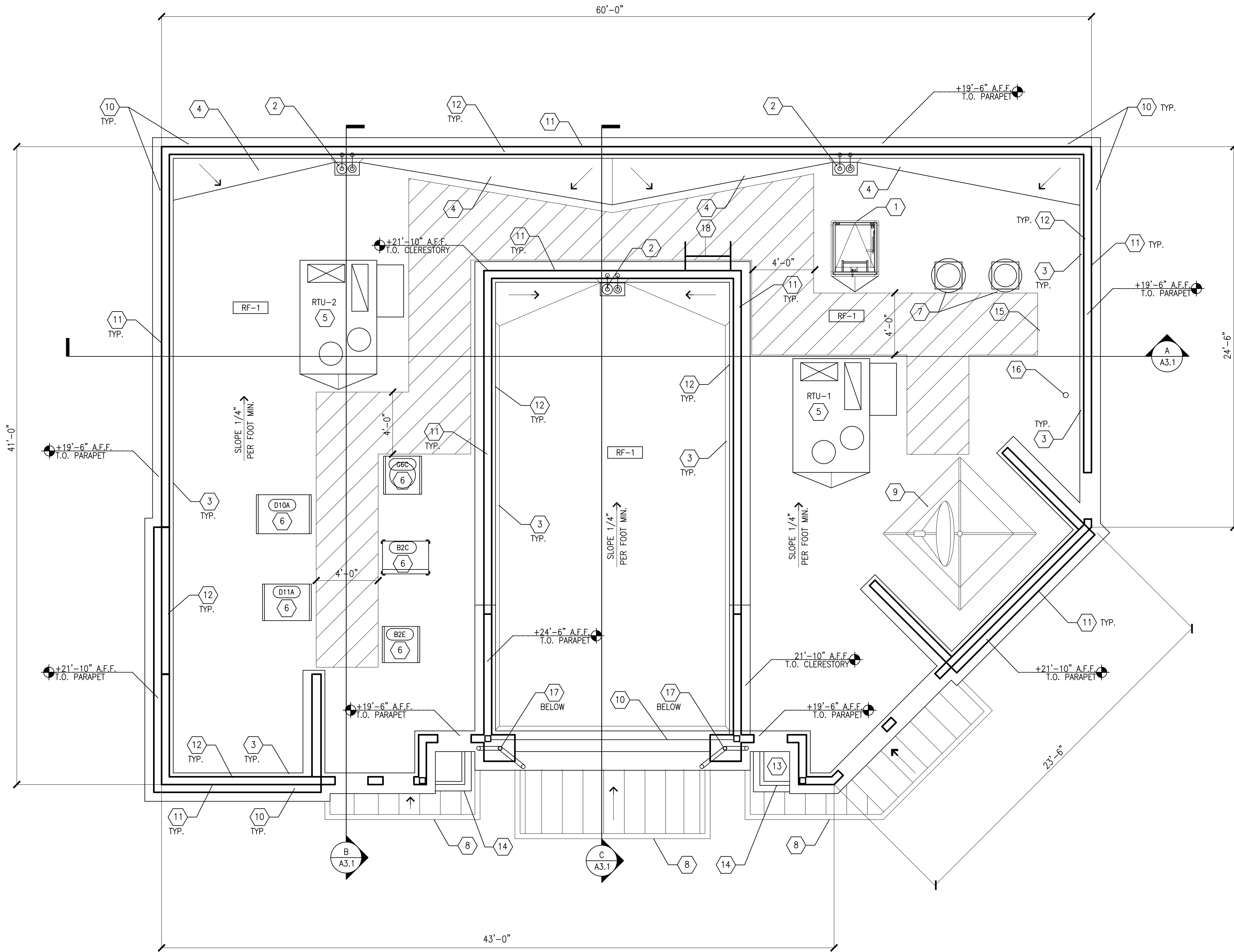
PROJECT
NORTH

PROJECT: **PARK LANE R E INVESTMENTS LLC**
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

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SHEET TITLE:
FLOOR PLAN
SCALE: 1/4"= 1'-0"
SHEET NUMBER:
A2

Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2715 West Crescent Avenue Suite 281, Anaheim California 92801
Telephone 424 365 2070 . E Fax. 714 844 4371
Email. architectseannourani@outlook.com



01 ROOF PLAN
SCALE: 1/4"=1'-0"



GAS/ELECTRIC PACKAGE ROOFTOP UNIT SCHEDULE

MARK	MANUFACTURER/MODEL #	SERVICE	COOLING							CONDENSING TEMP., °F	HEATING			INDOOR FAN			ELECTRICAL DATA					WEIGHT (LBS.)	MIN. OUTSIDE AIR CFM	LOCATION	REMARKS		
			NOMINAL TONS	TOTAL MBH	SENSIBLE MBH	ENT. AIR DB, °F	ENT. AIR WB, °F	EER	SEER		INPUT MBH	OUTPUT MBH	AFUE %	CFM	ESP IN.WG.	BHP (HP)	VOLTS	PHASE	FREQ. (Hz)	COMPR. RLA	MCA					MOCP	
RTU 1	"YORK" ZJ061N07	STORE	5.0	62.0	46.0	80.0	67.0	12.2	15.0	95	80.0	65.0	81	2,000	0.6	0.85	208	3	60	14.1	36.6	50.0	1,000	130	ROOF	110	
RTU 2																										211	
① GAS HEATING/ELECTRIC COOLING PACKAGED ROOFTOP UNIT. ② HIGH EFFICIENCY, STANDARD INDOOR FAN, LOW HEAT TYPE ROOFTOP UNIT ③ SET MINIMUM RTU FRESH AIR PER T-24 REQUIREMENT. ④ DUCT SMOKE DETECTOR IN SUPPLY AIR PLENUM. ⑤ PROVIDE PROGRAMMABLE THERMOSTAT. ⑥ R-410 REFRIGERANT. ⑦ MERV 8 FILTERS ⑧ PROVIDE THE FOLLOWING FACTORY INSTALLED OPTIONS: A. 12" HIGH ROOF CURB. B. COMPRESSOR HARD START KIT. C. CRANKCASE HEATER. D. FILTER RACK KIT. E. DUAL 115V GFCI CONVENIENCE OUTLET. ⑨ ECONOMIZER ⑩ FACTORY INSTALLED POWER EXHAUST. ⑪ DISCONNECT SWITCH.																											

GENERAL NOTES

- REFER TO SPECIFICATION FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ECT.
- REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- ROOF ASSEMBLY SHALL COMPLY WITH U.L. I-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- FOR EQUIPMENT COMPRESSOR & CONDENSER REFER TO EQUIPMENT PLAN ON SHEET Q1.1 AND EQUIPMENT SCHEDULE ON SHEET Q2.1.
- GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERIMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSCA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS. ALL ROOF PENETRATIONS SHALL BE THROUGH THE CURBS, UNLESS NOTED OTHERWISE.
- PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

KEYED NOTES

- ROOF HATCH AND LADDER TO THE ROOF
- ROOF DRAIN AND OVERFLOW
- CANT STRIP
- TAPERED INSULATION CRICKET
- ROOFTOP UNIT, SEE RTU SCHEDULE BELOW THIS SHEET. ALSO SEE SOUND CHART BELOW. AS THESE UNITS SIT INSIDE A WELL, FULLY SURROUNDED BY PARAPET WALLS, SOUND PRODUCED WILL NOT REACH ABOVE 65 DBA BEYOND PROPERTY LINES
- CONDENSER, REFER TO EQUIPMENT AND ELECTRICAL PLAN
- EXHAUST FAN, REFER TO MECHANICAL PLANS
- STEEL CANOPY BELOW
- SATELLITE ON BALLASTED CURB
- SHOP FORMED PRE-FINISHED METAL COPING
- FACE OF EXTERIOR WALL BELOW
- FACE OF PARAPET WALL
- METAL LID FLASHING
- STEEL CANOPY GUTTER
- ROOF JACK, REFER TO MECHANICAL PLANS.
- GAS WATER HEATER FLUE, REFER TO MECHANICAL PLANS.
- CANOPY DOWNSPOUT

ROOFING

- RF-1 REINFORCED MECHANICALLY FASTENED .045" THICK SINGLE-PLY EPDM MEMBRANE.
PRODUCT: FIRESTONE RUBBERCARD ECONWHITE ROOFING SYSTEM OR APPROVED
INSULATION PROTECTION BOARD: 3/8" OSB, PLYWOOD, OR EQUIVALENT.
ROOF INSULATION: RIGID POLYISOCYANURATE WITH A MINIMUM R-VALUE AS NOTED IN THE ENERGY CALCULATIONS.

EQUIPMENT MAINTENANCE PATH

528150-YTG-W-0315

UNIT DESCRIPTION / MODEL		ZH/ZJ/ZR061 / 5 Ton / Standard Static Belt Drive				
TEST CONFIGURATION		Vertical (Bottom Return) Ducted Inlet				
Indoor Blower Speed (RPM)	812 - 3 Turns Open Equivalent	915 - 1 Turn Open Equivalent				
External Static Pressure (W/G)	0.6	0.8				
Airflow (CFM)	1575	1600				
Blower Motor BHP	0.64	0.83				
Octave Center Freq. Hz	ID Blower Only (dB)	Cooling Operation1 (dB)	ID Blower Only (dB)	Cooling Operation1 (dB)		
63	75	78	80	80		
125	66	80	69	81		
250	59	66	62	65		
500	60	60	63	63		
1000	57	57	60	60		
2000	52	53	55	55		
4000	49	50	53	53		
8000	44	45	47	47		

1. Differentials for Cooling Operation (IDB, COMP, & ODP) are logarithmically calculated from the horizontal flow sound test.
* Tested in accordance with AHRI Standard 260-2001. Refer to 2001 Standard for Sound Rating of Ducted Air Moving and Conditioning Equipment.
* Testing datum includes effect of standard inlet air filters.
* Test duct dimension: 18 in. wide x 28 in. high x 8 ft. long, no elbows.
* Test duct termination is flush with reverberant room wall.
* Duct end (sound reflection) corrections included: (7, 2, 3, 4, 1, 2, 0, 4, 0, 1, 0, 0, 0) dB at (63, 125, 250, 500, 1k, 2k, 4k, 8k) Hz respectively.

Indoor Sound Power Levels (Vertical Ducted Discharge, Standard Static Belt Drive)

UNIT DESCRIPTION / MODEL		ZH/ZJ/ZR037 / 3 Ton / Standard Static Belt Drive				
TEST CONFIGURATION		Vertical (Bottom Supply) Ducted Discharge				
Indoor Blower Speed (RPM)	609 - 3 Turns Open Equivalent	712 - 1 Turn Open Equivalent				
External Static Pressure (W/G)	0.4	0.6				
Airflow (CFM)	850	950				
Blower Motor BHP	0.32	0.42				
Octave Center Freq. Hz	ID Blower Only (dB)	Cooling Operation1 (dB)	ID Blower Only (dB)	Cooling Operation1 (dB)		
63	76	77	81	81		
125	68	68	72	72		
250	55	65	57	57		
500	56	57	57	57		
1000	51	57	52	56		
2000	49	49	50	50		
4000	48	48	49	51		
8000	46	46	47	48		

1. Differentials for Cooling Operation (IDB, COMP, & ODP) are logarithmically calculated from the horizontal flow sound test.
* Tested in accordance with AHRI Standard 260-2001. Refer to 2001 Standard for Sound Rating of Ducted Air Moving and Conditioning Equipment.
* Testing datum includes effect of standard inlet air filters.
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Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
27115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424 365 2070, E Fax 714 844 4371
Email: architectseannourani@outlook.com

PROJECT: PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
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SHEET TITLE:
ROOF PLAN

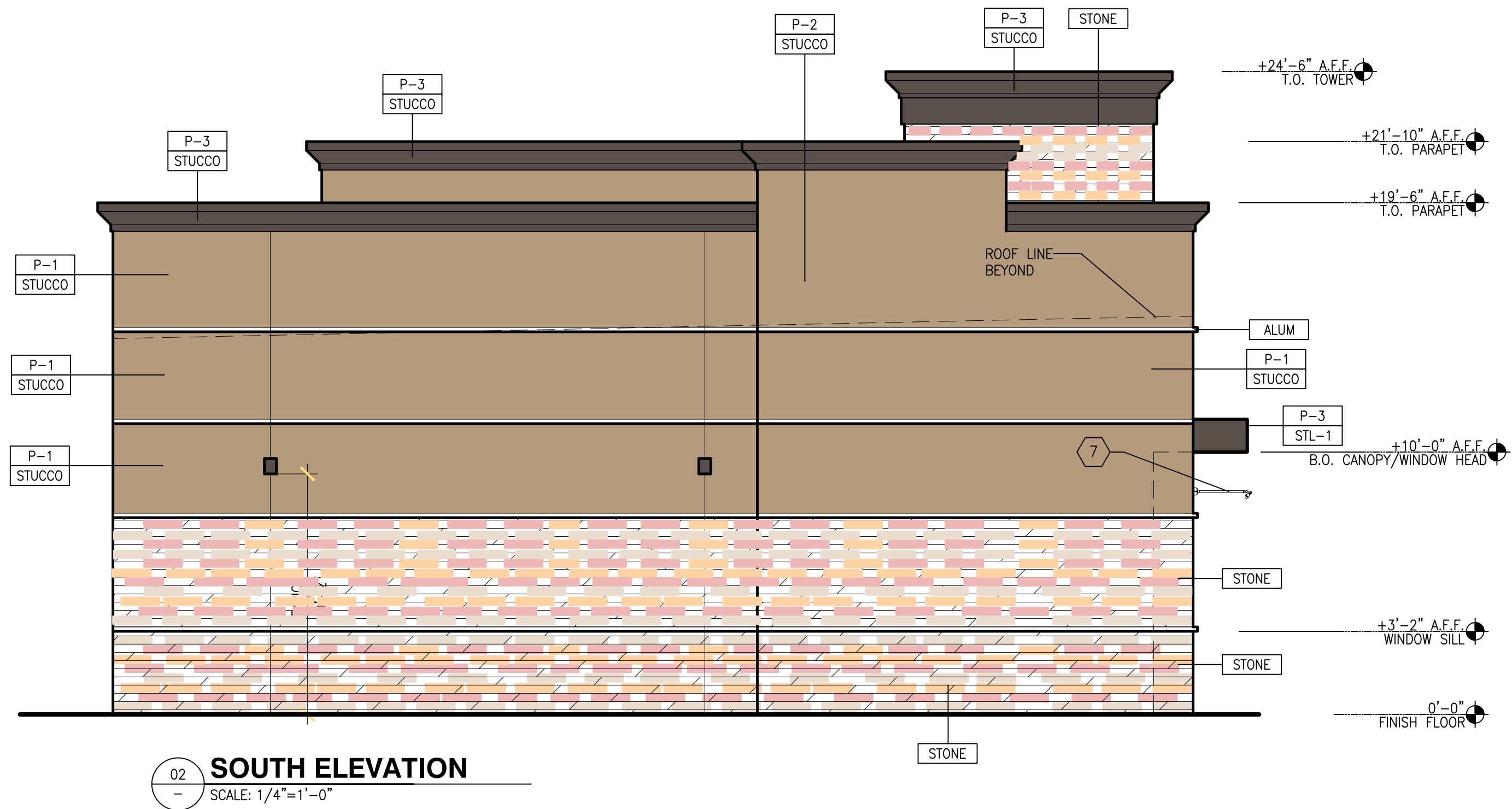
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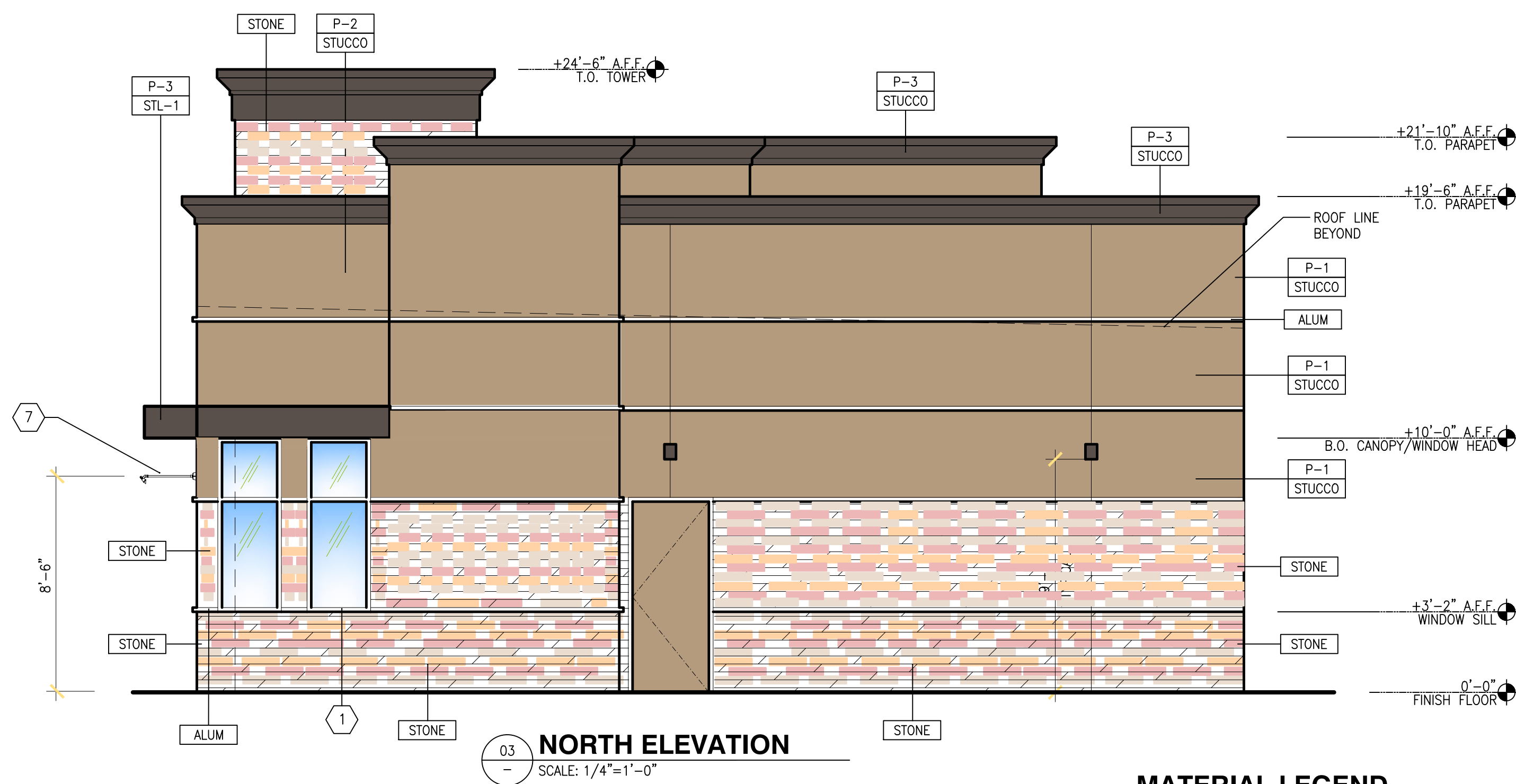
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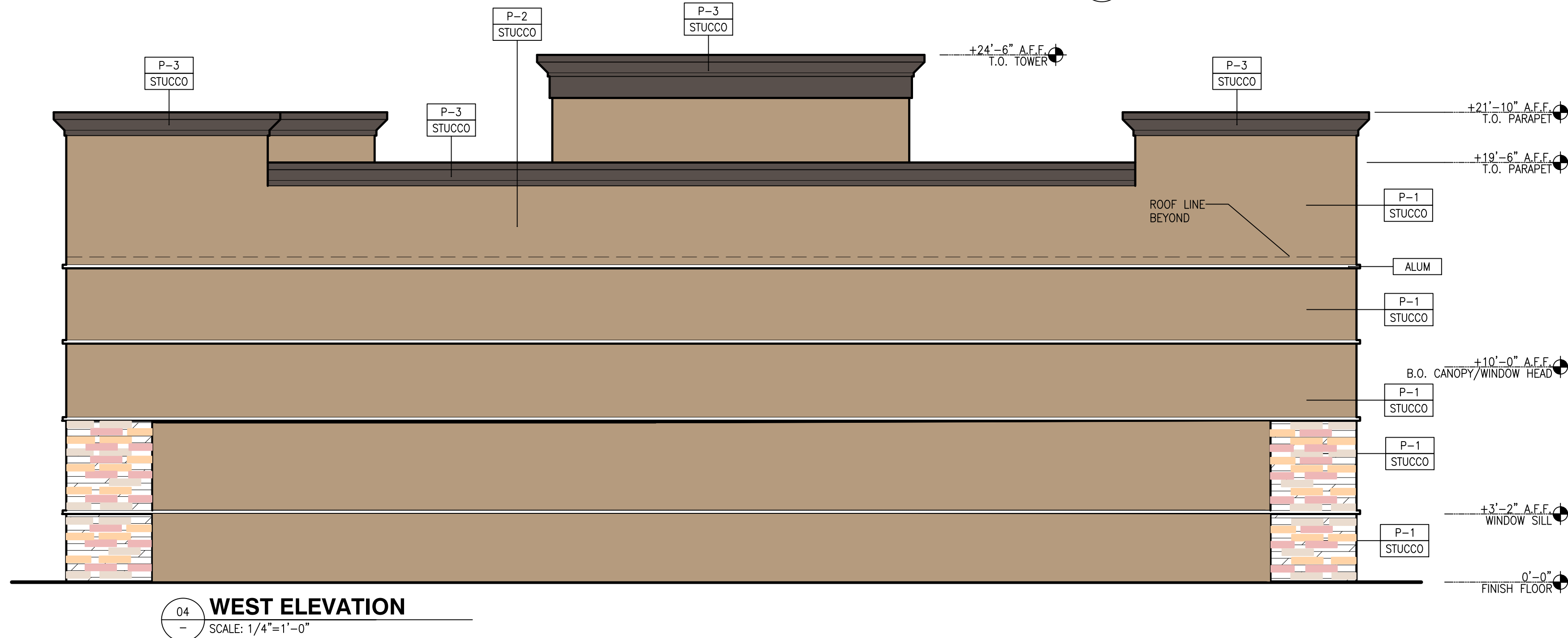
01 EAST ELEVATION
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



03 NORTH ELEVATION
SCALE: 1/4"=1'-0"



04 WEST ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM ANODIZED BRONZE
- 2 STEEL AWNING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 OMIT
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED EXTERIOR LIGHTING SLV WALL MOUNTED LED SIGN LIGHT. MODEL "EASLYTE DISPLAY GU10" WITH LED BULB OPTION #793442U"
- 8 ROOFTOP EQUIPMENT BEYOND

COLOR LEGEND

- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS
- STONE PANELIZED STONE VENEER
MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

MATERIAL LEGEND

- (STUCCO) 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
TEXTURE: FINE SAND FINISH
TEXTURE: FINE SAND FINISH
USE GRAFFITI PROOF PAINT
- (S-FLEX) STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
USE GRAFFITI PROOF PAINT
- (ALUM) CLEAR ANODIZED ALUMINUM
- (STL-1) STEEL AWNING
- (STONE) PANELIZED STONE VENEER
MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

COLOR LEGEND

- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS
- STONE PANELIZED STONE VENEER
MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

NOTE:
1. ROOF HEIGHTS AND ROOF PARAPET HAVE BEEN DESIGNED AND PLACED AT PROPER ELEVATIONS TO COVER ALL ROOF TOP UNITS INCLUDING SATELLITE DISH

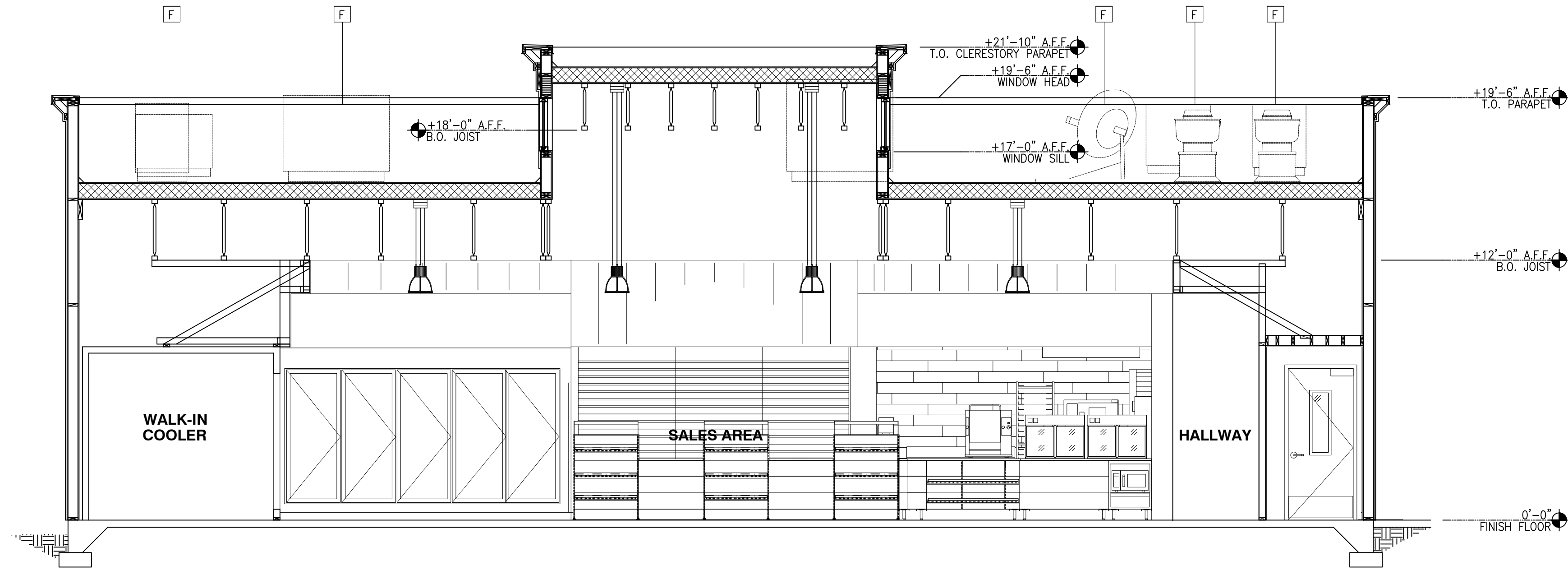
Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 201, Anaheim California 92801
Telephone 424 365 2070 E Fax 714 844 4371
Email: architectseannourani@outlook.com

PROJECT: PARK LANE R E INVESTMENTS LLC
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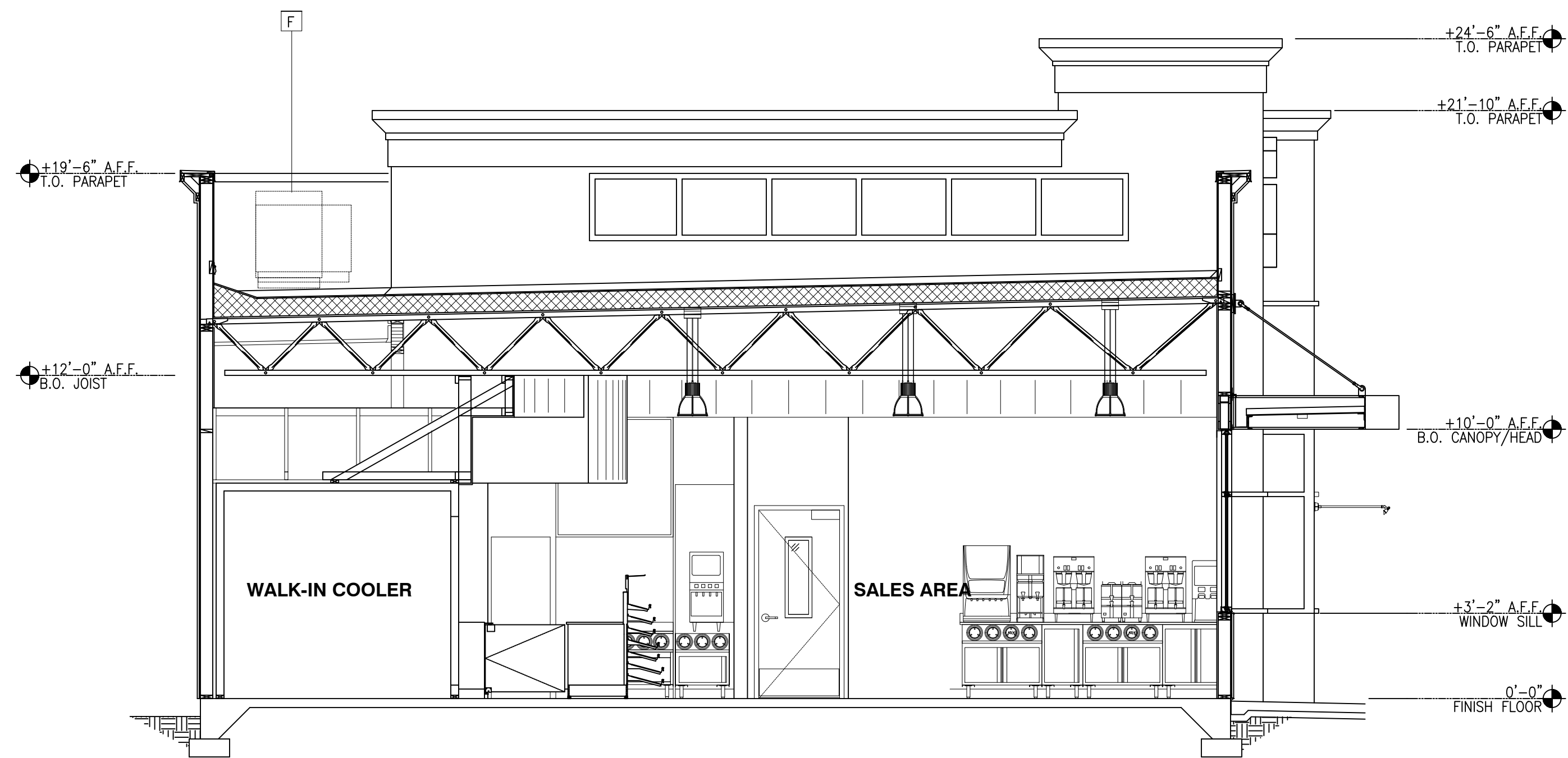
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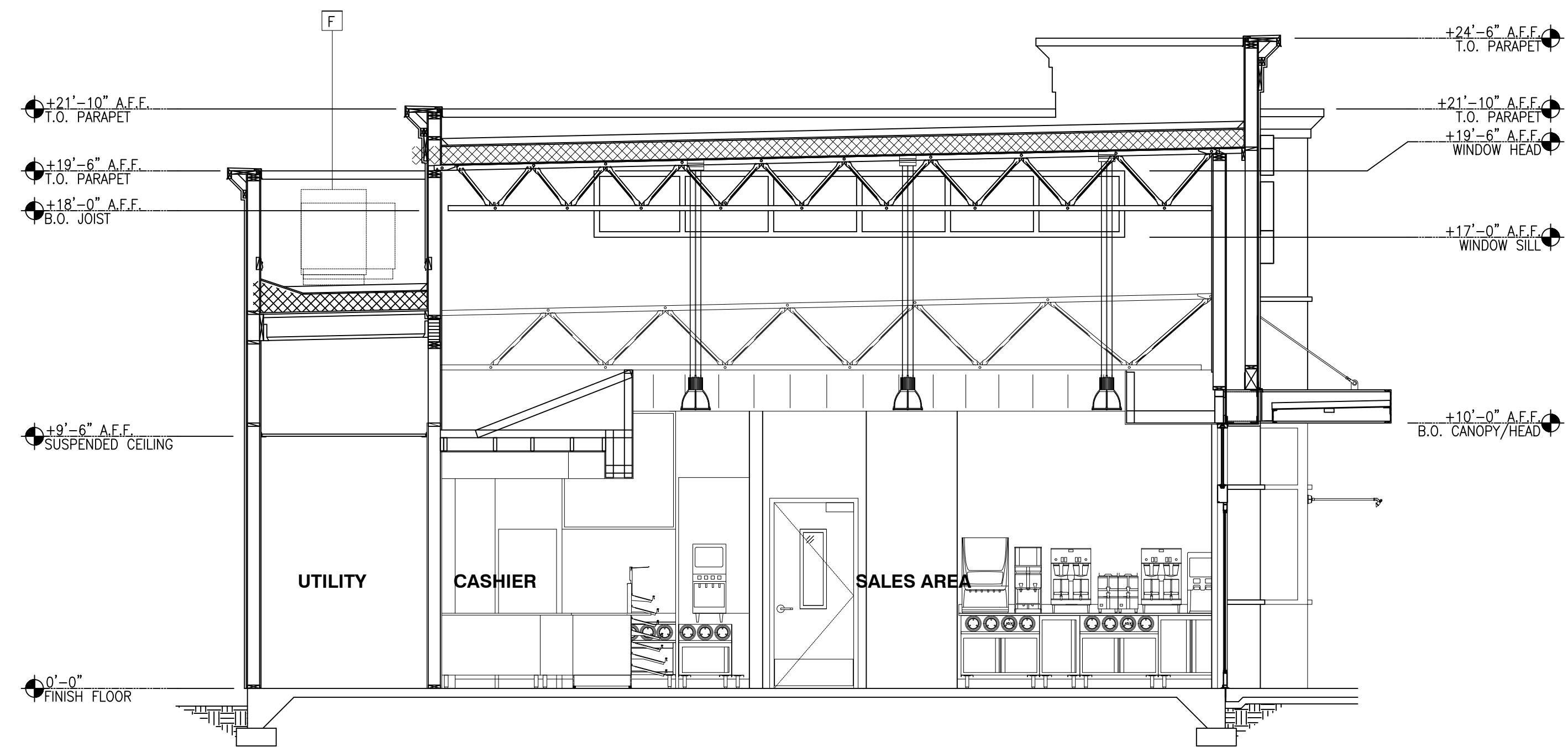
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A BUILDING SECTION
SCALE: 1/4"=1'-0"



B BUILDING SECTION
SCALE: 1/4"=1'-0"



C BUILDING SECTION
SCALE: 1/4"=1'-0"

GENERAL NOTES

- SEE GENERAL PROJECT NOTES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL FLASHING AND FOR ALL ROOF EQUIPMENT CURBS.
- GENERAL CONTRACTOR RESPONSIBLE FOR FURNISHING AND LOCATING ROOF TOP EQUIPMENT.
- SEE STRUCTURAL DRAWINGS FOR COMPLETE NOTES AND STRUCTURAL FRAMING DETAILS.
- REFER TO TYPICAL WALL SECTIONS FOR DIMENSIONS AND MATERIALS.
- PROFILE OF ROOF TOP EQUIPMENTS. ROOF TOP EQUIPMENTS WILL BE SCREENED BY BUILDING PARAPETS

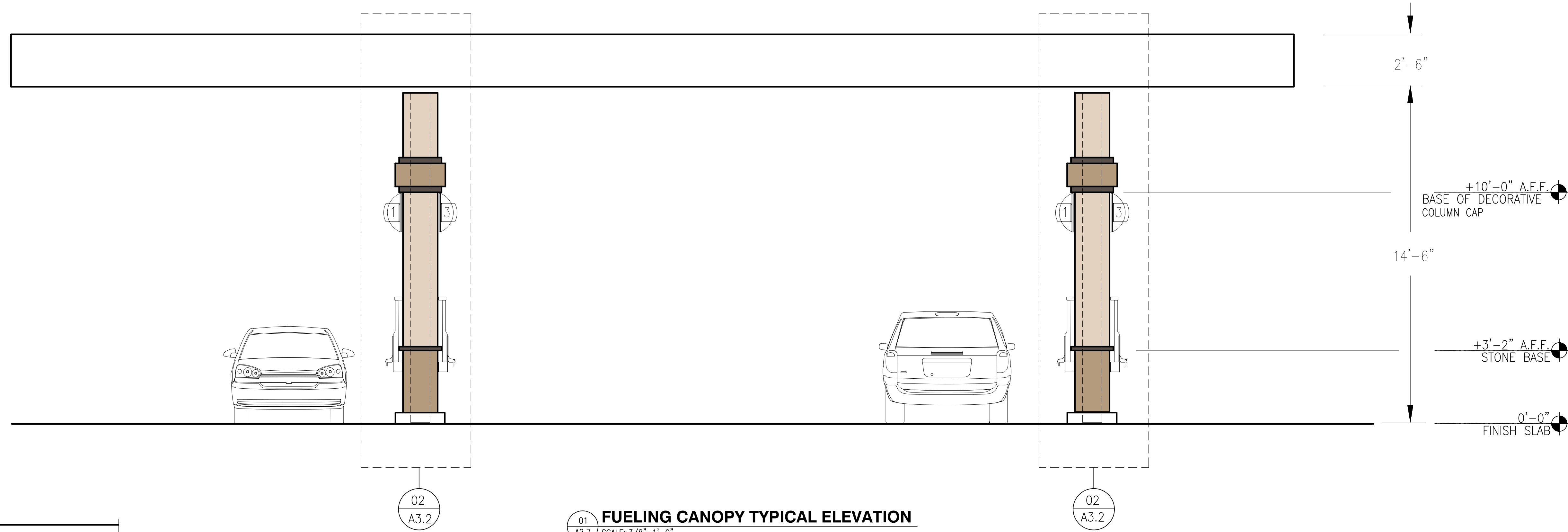
Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424 365 2070, E Fax 714 844 4371
Email: architectseannourani@outlook.com

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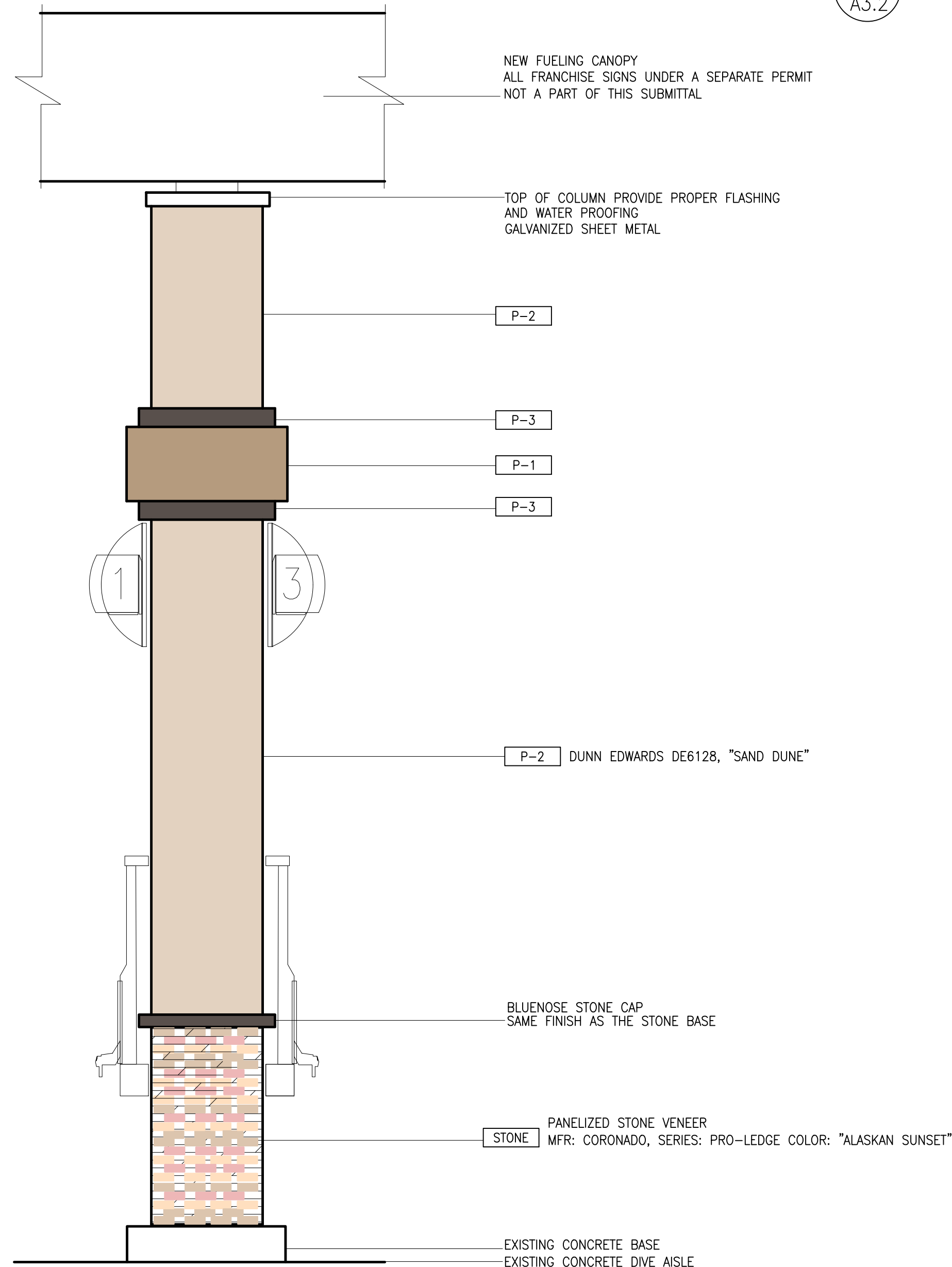
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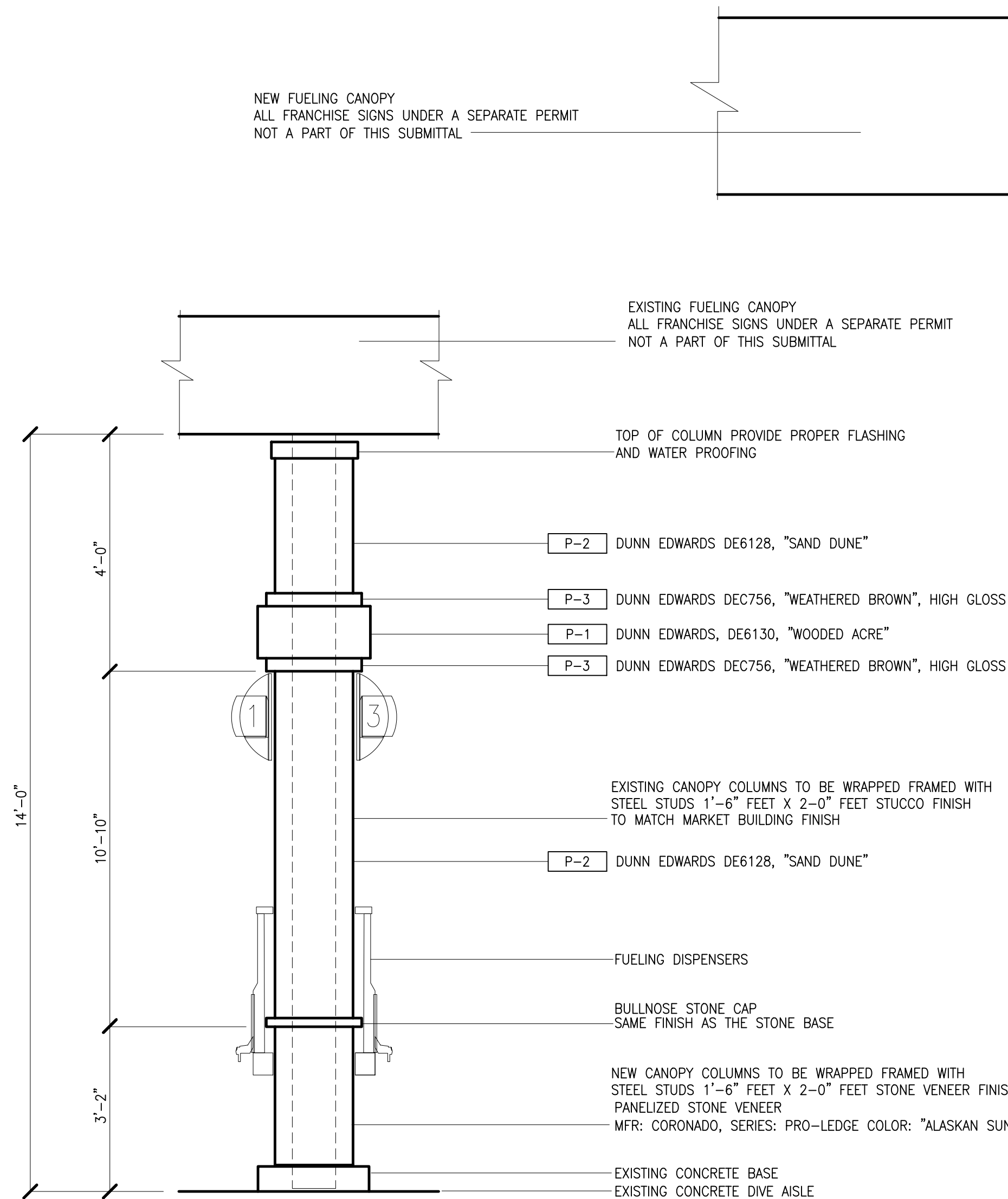
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01
A2.7
FUELING CANOPY TYPICAL ELEVATION
SCALE: 3/8"=1'-0"

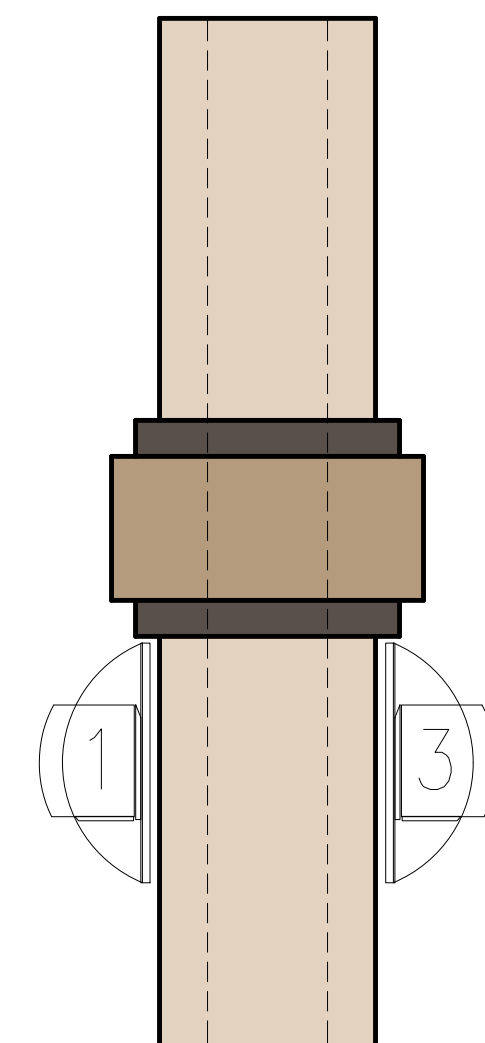


04
A3.2
FUELING CANOPY COLUMN ENLARGED ELEVATION
SCALE: 3/4"=1'-0"
COLORED FINISHES



03
A3.2
FUELING CANOPY COLUMN ENLARGED ELEVATION
SCALE: 1/2"=1'-0"

NOTE:
SEE 04
A3.2 FOR COLUMN COLOR FINISHES



02
A3.2
ENLARGED CANOPY ELEVATION
SCALE: 3/4"=1'-0"

COLOR LEGEND	
	P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
	P-2 DUNN EDWARDS DE6128, "SAND DUNE"
	P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS

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1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

Architect sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424.365.2070, E Fax, 714.844.4371
Email: architectseannourani@outlook.com

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10 14 16	
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SHEET TITLE:
FUELING CANOPY
FINISH
ELEVATION
SCALE: 1/4"= 1'-0"
SHEET NUMBER:
A3.2

Alternate Vent Stack Installations

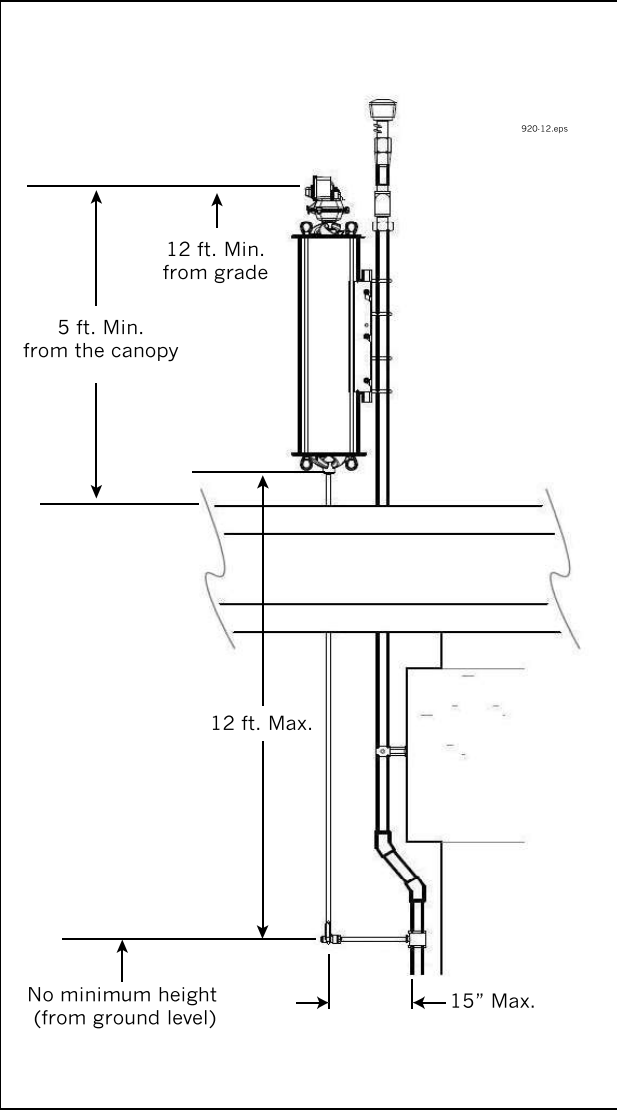


Figure 8. Through canopy w/extended plumbing

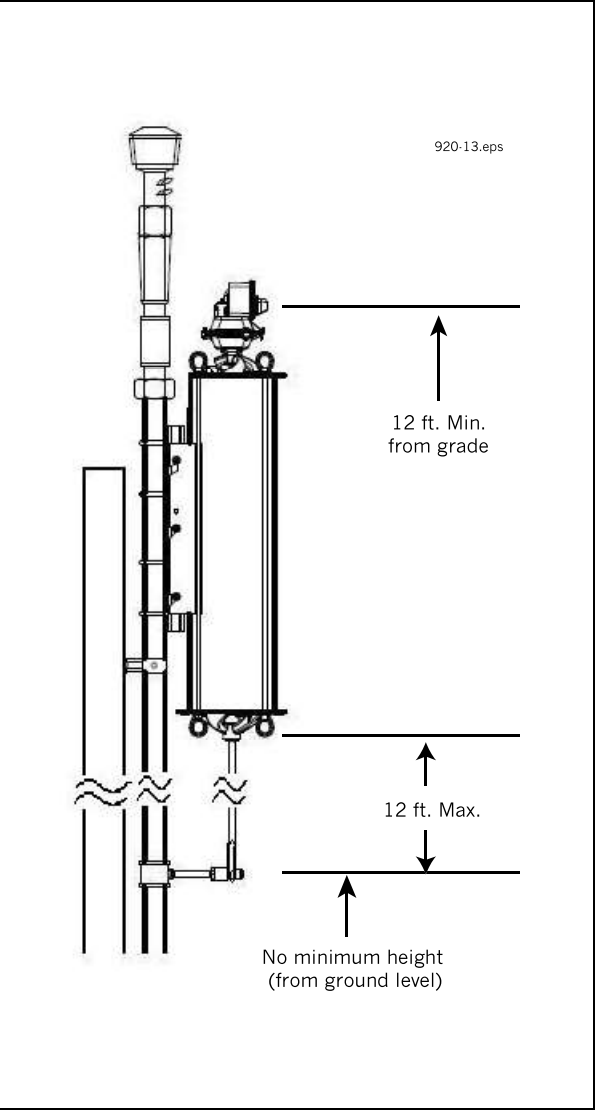


Figure 9. Vent stack mounting

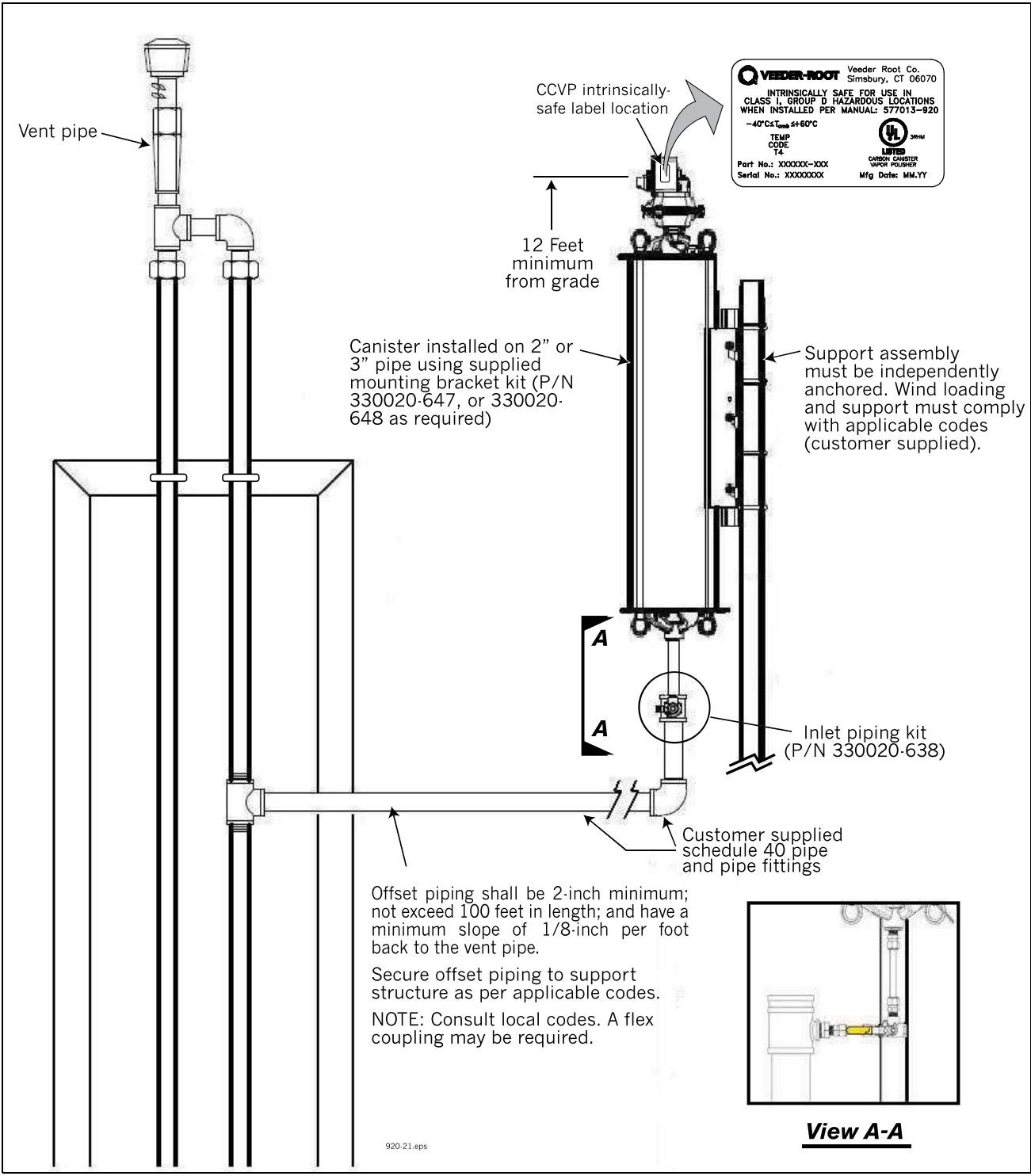
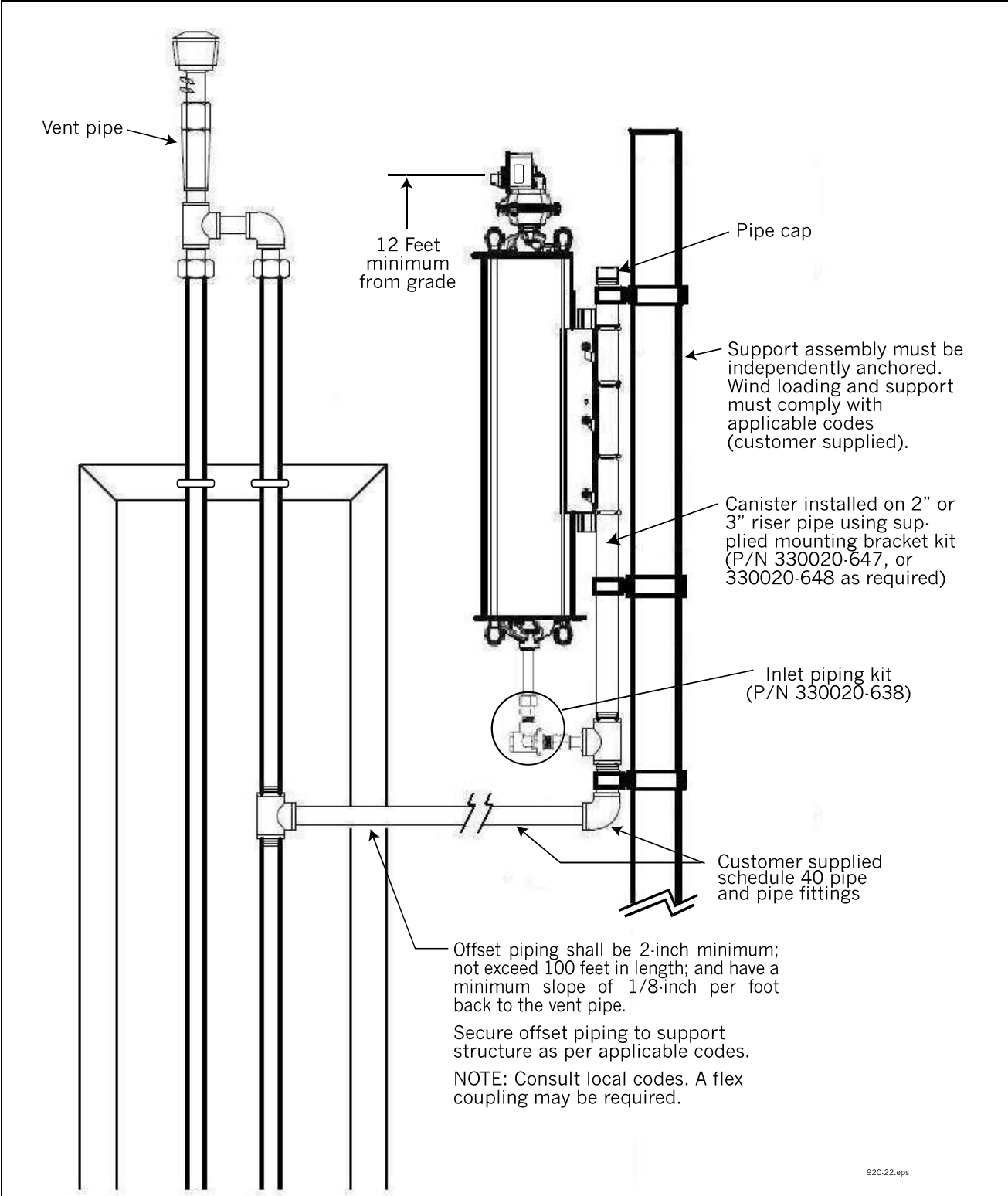


Figure 10. Offset mount on a 2" or 3" pipe

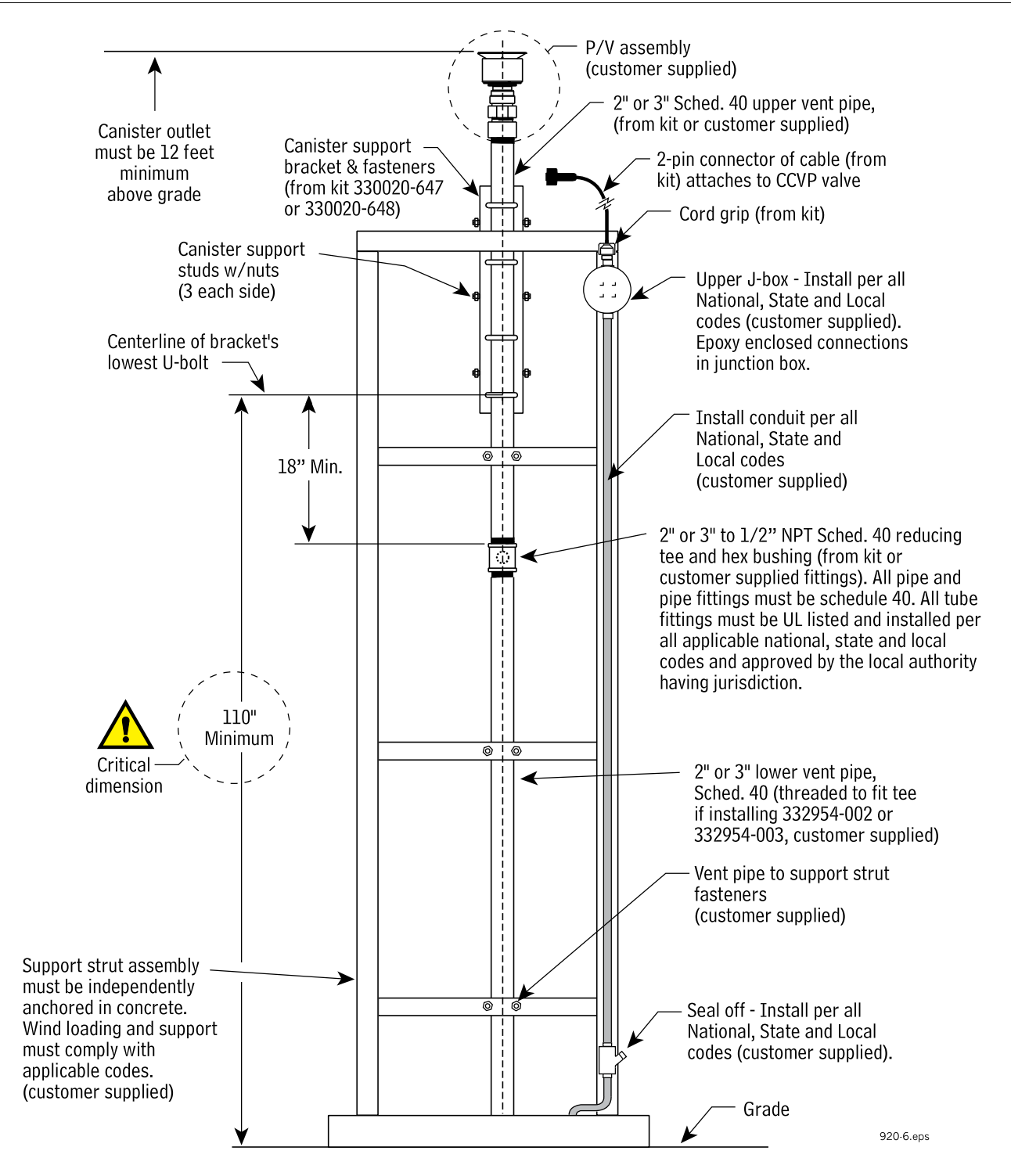
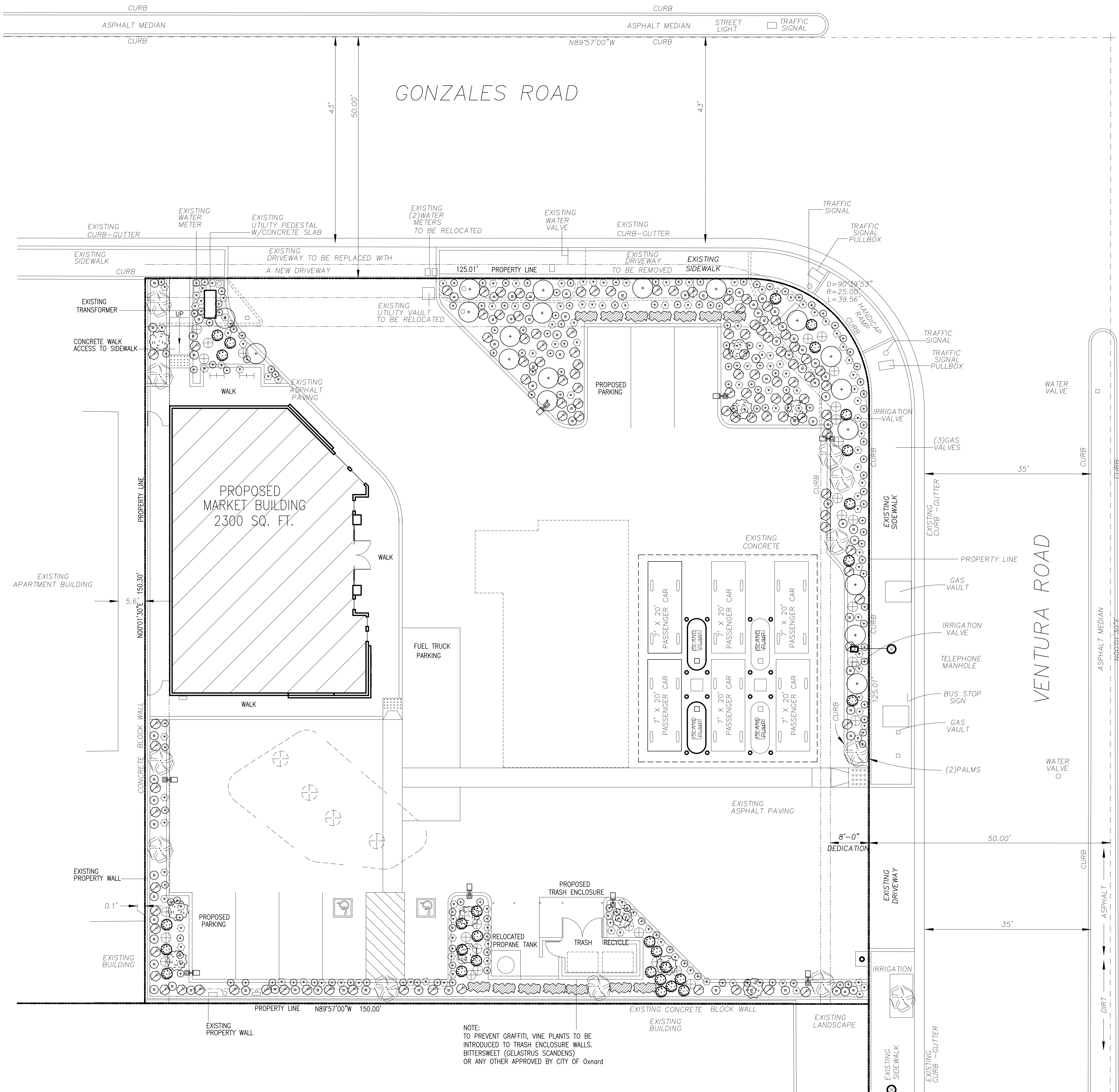


Figure 1. Typical direct wired installation example

Architect sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424 365 2070 , E Fax 714 844 4371
Email: architectseannourani@outlook.com

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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	LEYLANDII (GREEN)	LEYLAND CYPRESS (OTHER NAME)	PRUNUS LAUROCARPUS	
PLANTER NEED TO BE UP TO 3'-0" HIGH TO SCREEN THE CARS AT THIS AREA				
TREES				
	PARKINSONIA	PALO VERDE	15 GAL. 24" box	
	CHITALPA TASHKENTENSIS	CHITALPA	15 GAL. 24" box	
	EXISTING TREES TO REMAIN			
SHRUB				
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 gal. MOD	
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 gal. MOD	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 gal. MOD	
PERENNIALS				
	HESPERALOE PARVIFOLIA	RED YUCCA	1 gal. LOW	
	ALOE STRIATA	CORAL ALOE	1 gal. LOW	
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 gal. LOW	
	HEMEROCALLIS HYBRIDS	DAYLILY	1 gal. LOW	

NOTE

1. PARKING LOT SCREEN HEDGES ADJACENT TO THE ROADWAY TO BE 36" IN HEIGHT AT TIME OF PLANTING
2. AT TIME OF LANDSCAPE PLAN CHECK SUBMITTAL, ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH ORDINANCE NO. 2822 WHICH ADOPTED THE CITY OF OXNARD LANDSCAPE WATER CONSERVATION STANDARDS AND APPLICABLE WATER CONSERVATION REQUIREMENTS OF THE STATE OF CALIFORNIA

SCOPE OF WORK

EXISTING MARKET BUILDING TO BE REMOVED
BUILD A NEW MARKET BUILDING AT WEST SIDE OF PROPERTY
EXISTING FUEL DISPENSERS AND CANOPY TO REMAIN

SITE ADDRESS

1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

PROPERTY OWNER:

PARK LANE R E INVESTMENTS LLC
ALBERT KOHANSAMAD
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030
TELEPHONE 805 248 6020

ARCHITECT

SEAN NOURANI
2115 WEST CRESCENT AVE, SUITE 261
ANAHEIM CALIFORNIA 92801
TELEPHONE 424 365 2070
E FAX 714 844 4371

LOT AREA:

APPROXIMATELY 22394 SQ. FT.

NUMBER OF STORY

ONE

PROPOSED BUILDING HEIGHT

MAXIMUM 24'-6"

CONSTRUCTION TYPE

V-B

OCCUPANCY TYPE

MARKET BUILDING M

ZONING

COMMERCIAL

FIRE SPRINKLERS

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13

BASIC ALLOWABLE AREA

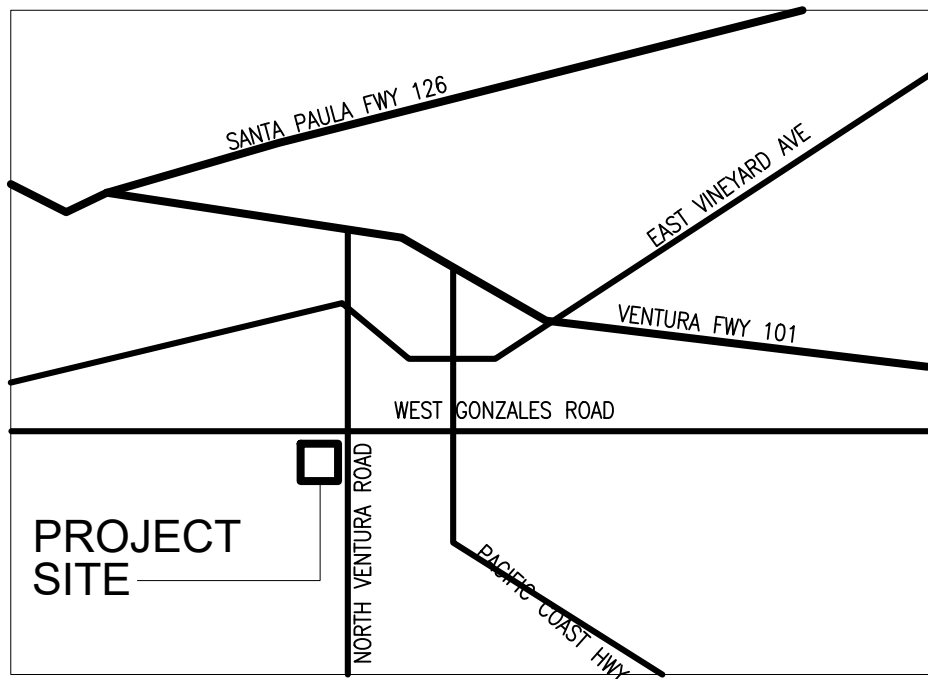
OCCUPANCY AND TYPE V-B BUILDING 9,000 SQ. FT. ALLOWED

BUILDING AREA
EXISTING MARKET BUILDING 1384 SQ. FT. TO BE DEMOLISHED

PROPOSED MARKET BUILDING 2300 SQ. FT. GROSS

SITE COVERAGE

LOT AREA:	22394 SQ. FT.
BUILDING AREA:	2300 SQ. FT.
PROPOSED BUILDING COVERAGE:	10 %
PAVED AREA:	16995 SQ. FT.
PAVED COVERAGE:	75 %
ON SITE LANDSCAPE AREA:	3099 SQ. FT.
LANDSCAPE COVERAGE:	15 %



VICINITY MAP

NOT TO SCALE



PROJECT NORTH

PROJECT:

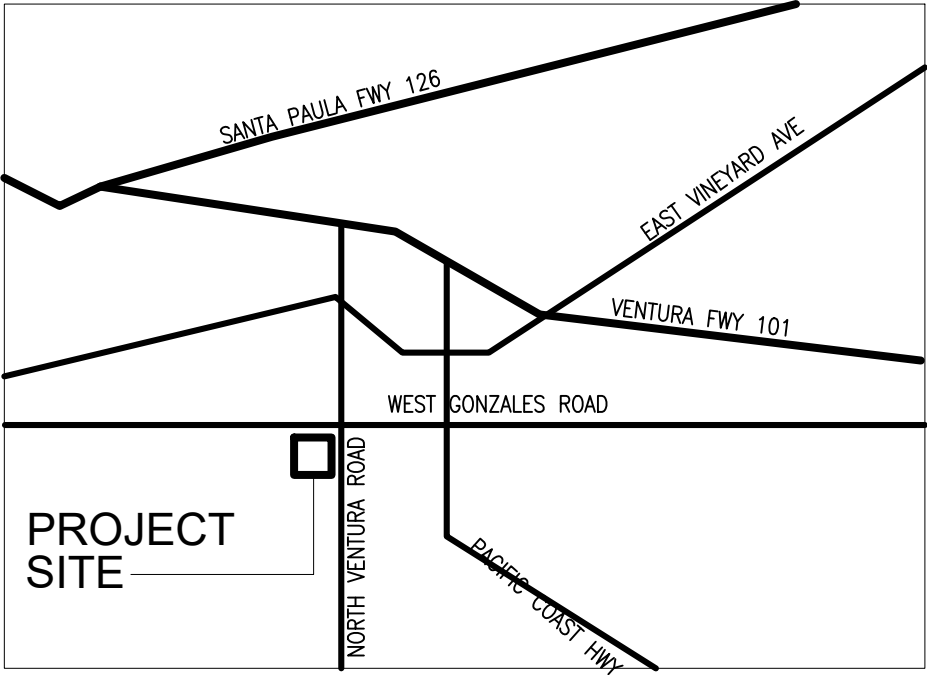
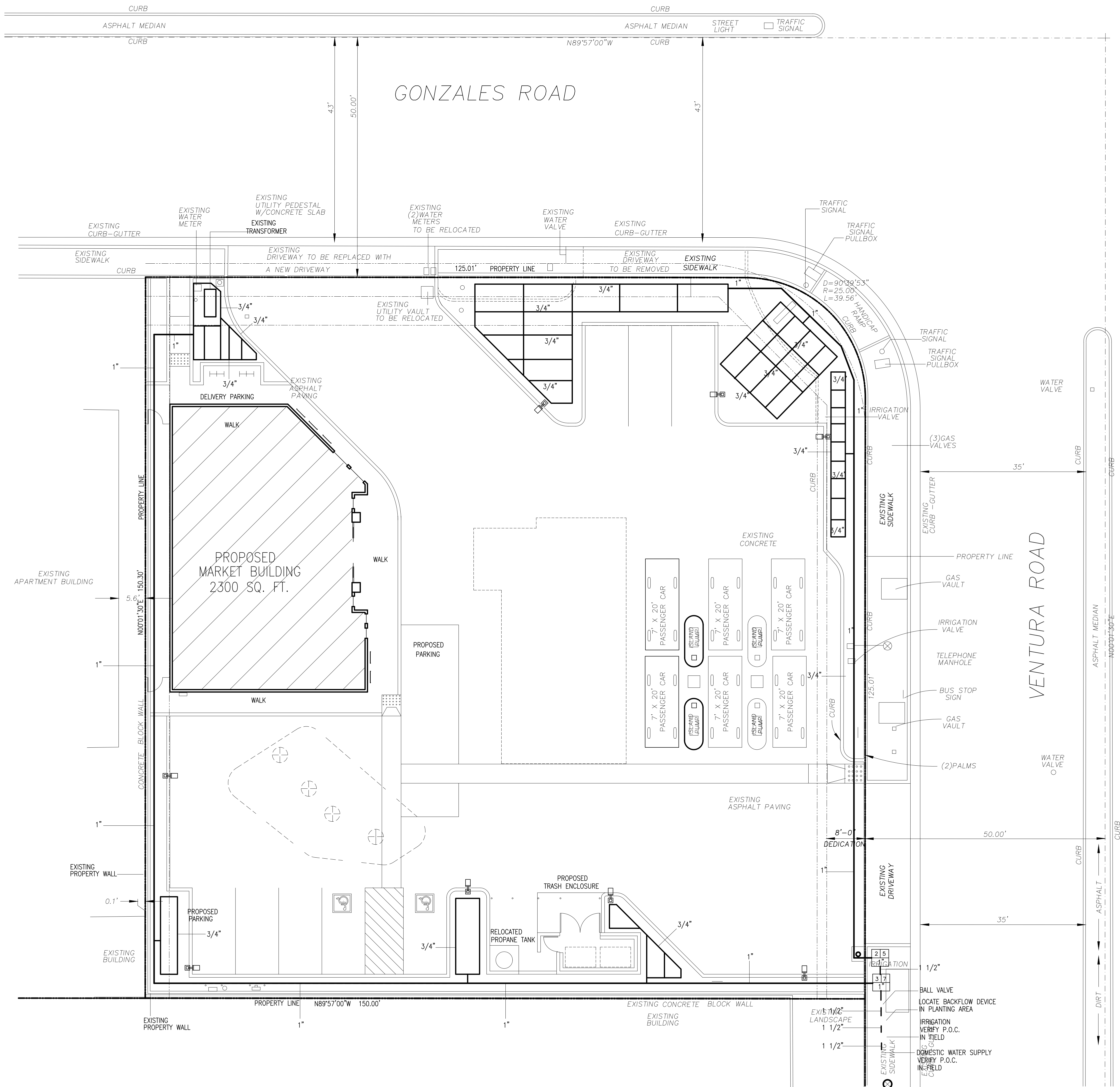
PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

REVISIONS	
02 22 17	
05 31 18	
07 04 20	

SHEET TITLE:
**PLANTING
SITE PLAN**
SCALE: 1"= 10'
SHEET NUMBER:

L1

Architect sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424 365 2070, E Fax 714 844 4371
Email: architectseannourani@outlook.com



VICINITY MAP
NOT TO SCALE



Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 201, Anaheim California 92801
Telephone 424 365 2070, E Fax, 714 844 4371
Email: architectseannourani@outlook.com

PROJECT: PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

REVISIONS	
02 22 17	
05 31 18	
07 04 20	

SHEET TITLE:
IRRIGATION
SITE PLAN
SCALE: 1" = 10'
SHEET NUMBER:
L2

- Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flattened groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Fertilizer for all lawn areas shall be a slow-release, high-nitrogen fertilizer incorporated into the soil during planting.

For areas to be landscaped and irrigated, the following amendments shall be uniformly broadcast and thoroughly incorporated 6" deep by means of a rototiller or equal.
Amount per 1000 square feet
4 cu. yds. nitrogen stabilized organic compost
50 pounds agricultural gypsum
8. The planting areas for trees shall be dug three times the diameter of the root ball and two inches shallower than the rootball. The planting pit, to be dug in the center of the tilled area, shall be as wide as, and two inches shallower than, the rootball. Planting pits for shrubs and perennials shall be dug twice as wide and one-and-a-half times as deep as the rootball.
9. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
10. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthy appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal



A cross-sectional diagram of a concrete curb and gutter. The curb is shown as a raised concrete wall with vertical slats. The sidewalk is on top of the curb. The ground is below the curb. Labels include 'Sidewalk' pointing to the top surface and 'Ground Locks' pointing to the vertical slats.

PROJECT:

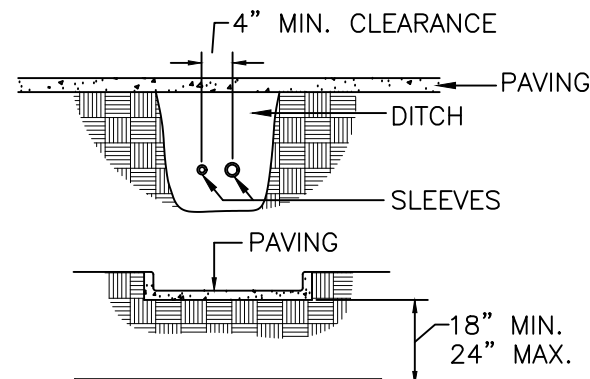
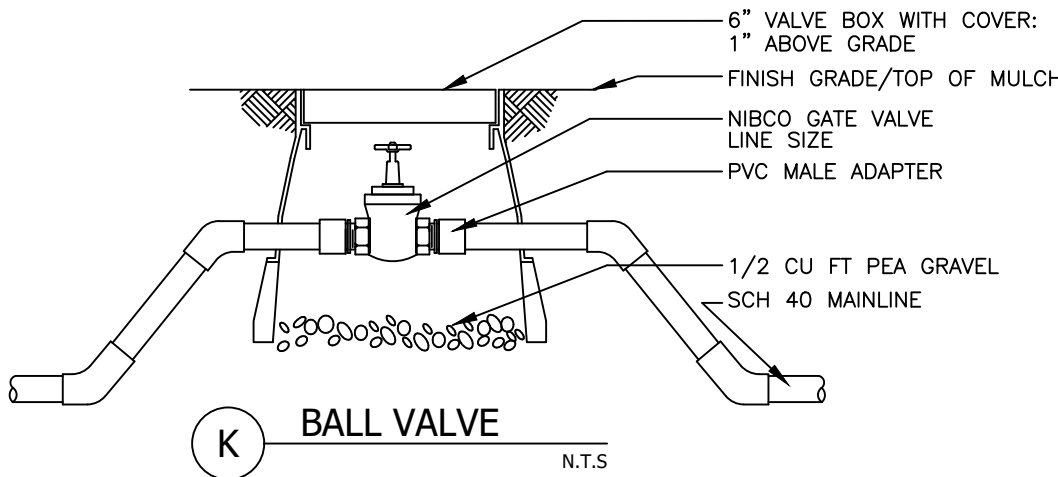
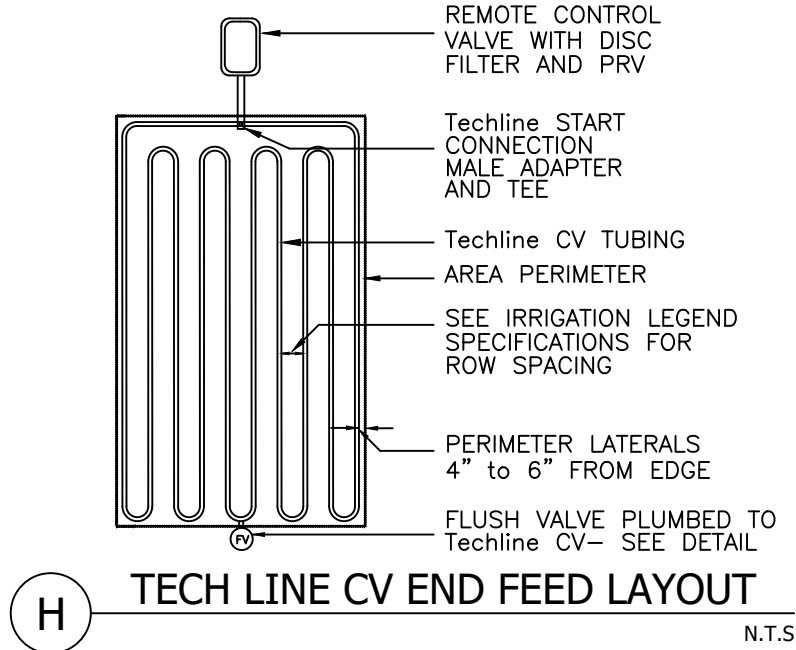
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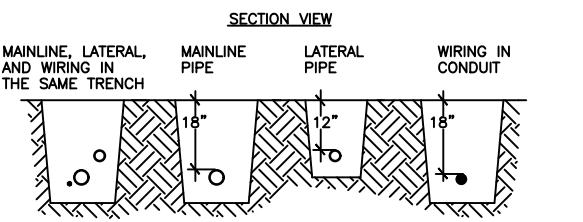
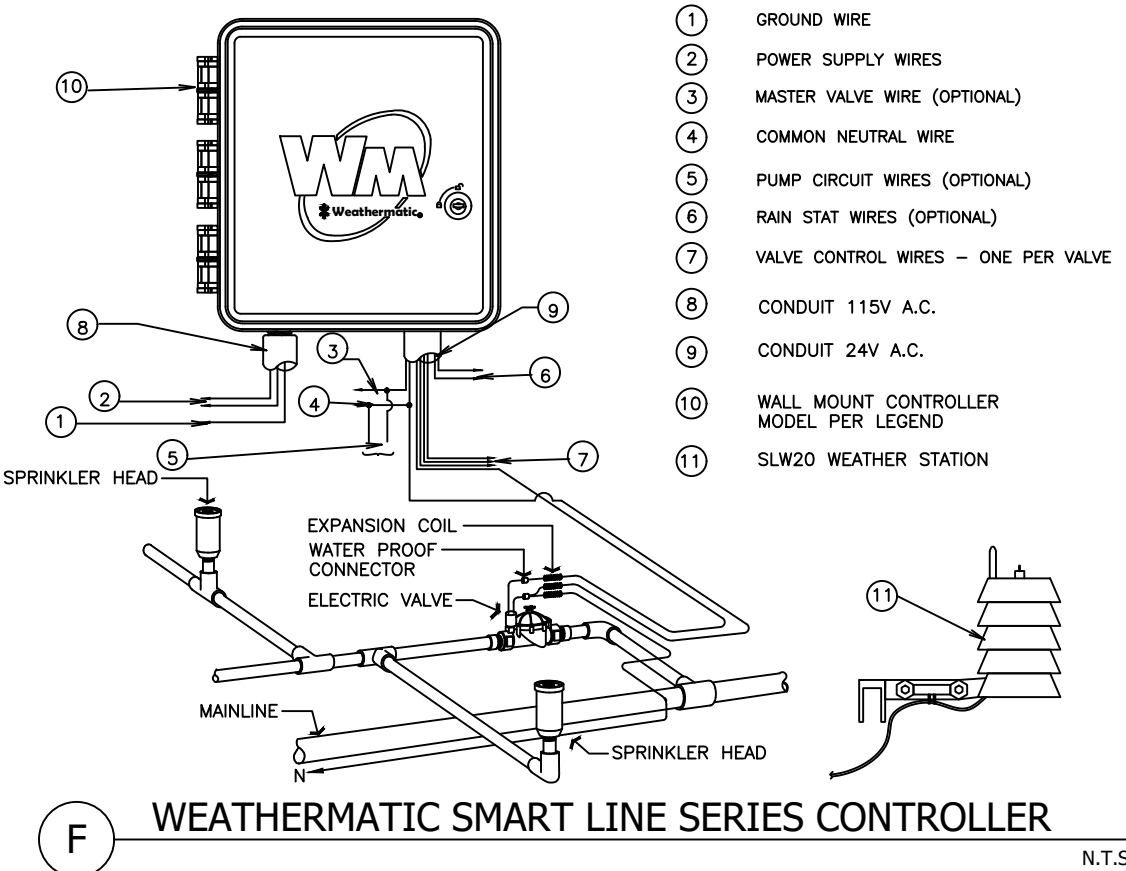
L3

IRRIGATION NOTES

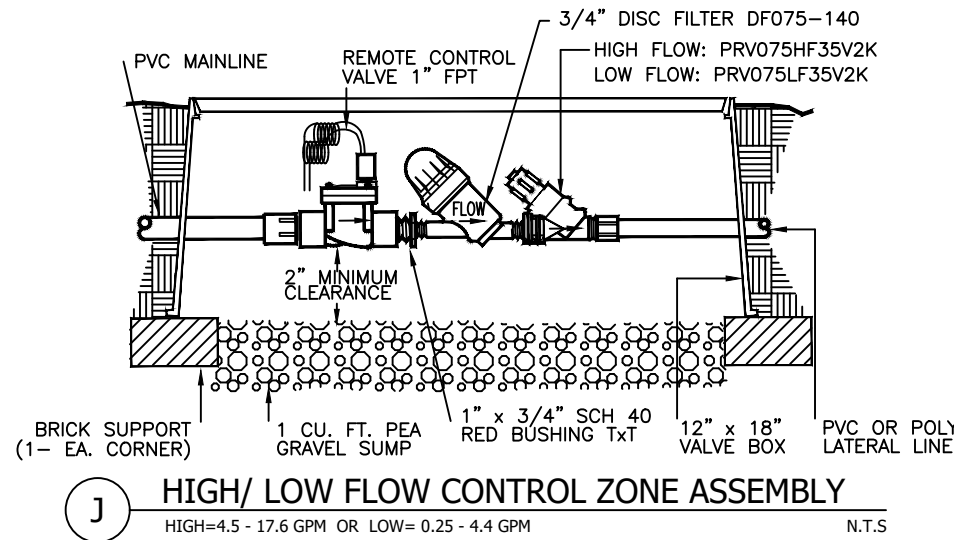
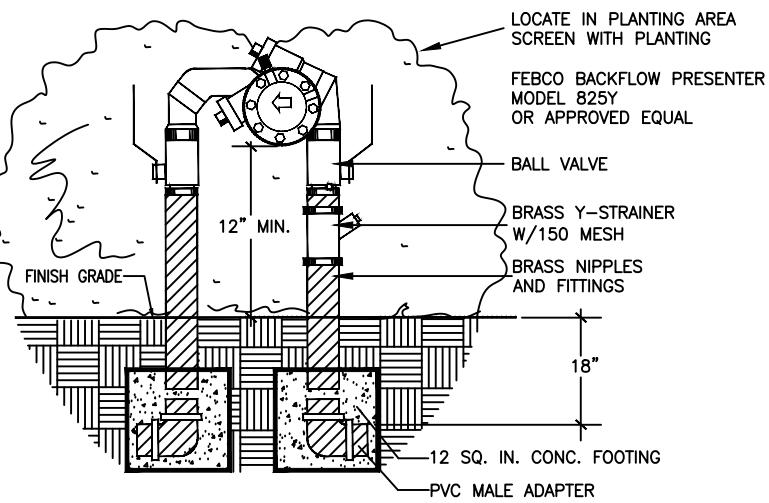
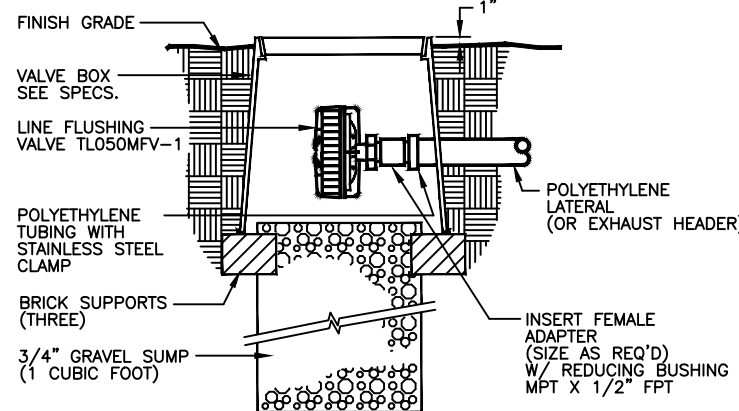
- It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
- The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
- The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
- The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 7.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
- Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
- All main in piping, lateral line piping, and control wires under paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified. Install all heads with double swing joints as per detail. All heads adjacent to parking lots, walks, roads, or other paved areas shall be installed with pop-up bodies.
- The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
- All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- Drip tubing shall be installed in parallel rows (wherever possible) 18" apart and 4" below the finish grade, with emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (2' on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the ends of drip tubing runs, and air/vacuum relief valves at the circuit's major high points (as indicated on plans). Install flush valves and air relief valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply and exhaust manifolds where indicated on the plans.
- All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtac, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
- 120 VAC electrical power source at controller location shall be provided by others. The Contractor shall make the final connection from the electrical source to the controller.
- Pressure test Mainline at 150 PSI per three(3) hours constant.



- NOTES:
- ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
 - SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
 - MECHANICALLY TAMP TO 95% COMPACTION.



- NOTES:
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.



Architect sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 201, Anaheim California 92801
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PROJECT: PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXYNARD CALIFORNIA 93030

REVISIONS	
02 22 17	
05 31 18	

SHEET TITLE:
IRRIGATION
NOTES & DETAILS
SCALE: 1"= 10'
SHEET NUMBER:

L4

GRADING GENERAL NOTES

PROJECT ADDRESS: 1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030 PERMIT # _____
WORK DESCRIPTION: CONSTRUCTION OF A NEW RETAIL MARKET

1. Grading work shall be done in accordance with the California Building Code 2016 and local amendments adopted by the City of Long Beach.
2. Recommendations included in the consultant soils and geology report by

and all addenda shall be complied with and area a part of the grading plans and specifications.

3. Yardage quantities for permit purposes:

Cut 115 CY Fill 45 CY Import 70 CY
Removal/Recompaction 514 CY

4. The contractor shall obtain a permit from California Division of Industrial Safety for the construction of trenches or excavations which are five feet or deeper. Sheeting, shoring, and bracing for the trench excavation shall conform to the requirements of "Construction Safety Orders," Title 8, Division of Industrial Safety, State of California.

5. For projects greater than 1 acre in size, a copy of the Storm Water Pollution Prevention Plan (SWPPP) with Notice of Intention (NOI) must be in the possession of a responsible person and available at the site at all times.

6. All property line and corners (lot boundary) shall be clearly delineated in the field prior to commencement of any construction/grading.

7. Dust shall be controlled by watering or other approved methods.

8. Fill placement areas shall be inspected and approved by the consultant geologist and soils engineer prior to placement of any fill.

9. The construction documents and related works are required as follows:

a. All grading sloped shall be planted and sprinklered.

b. No fill to be placed until city inspectors has inspected and approved the bottom excavation.

c. All fill shall be compacted to a min. relative compaction of 90%.

d. Temporary erosion control to be installed during construction.

10. The following BMPs shall be used as applicable: CA-10, 11, 12, 20, 21, 23, 30, 31, 32, CD-4(2) and ESC-1 through 56.

11. A registered civil engineer shall submit to the City of Long Beach Development Services Center written certification of completion in accordance with the approved grading plan prior to issuance of the building permit. Certifications shall be to line, grade, elevation and location of cut and fill slopes.

12. Grading shall be done under the supervision of a soils engineer who shall certify that all fill has been properly placed and who shall submit a final compaction report for all fills over 1 foot deep.

13. A California registered civil engineer or licensed land surveyor shall submit certification of building pad elevation where specific elevations are required. The elevation with respect to mean sea level shall be given. If an elevation with respect to adjacent ground surface is required the actual distance above the adjacent ground shall be given.

14. Approximate date of: Beginning operation _____ completion _____
A standby crew for emergency work shall be available at all times during the rainy season (October 1 to April 15). The contractor shall provide protective measures and temporary drainage facilities to protect adjoining properties and the public right-of-way from mud, silt and storm waters originating on or diverted from the construction site. Construct temporary desilting basin for trapping mud, debris, etc., and to clear the water prior to dewatering by any acceptable means like pumping. When water has been cleared, pumping can be made directly into the existing public storm drain system. The contractor shall be responsible for cleaning the said storm drain after completion of dewatering. Dewatering or pumping directly, or sheet flow over public sidewalk and road surface, will not be permitted. Dewatering or pumping into the Los Angeles County or Caltrans storm drain system may require permits from said agencies. They shall be consulted before doing the work.

15. Sanitary facilities shall be maintained on the site from beginning to completion of grading operation.

16. Any modifications of or chances in approved grading plans must be approved by the building official.

17. Final grading must be completed before occupancy of building will be allowed.

18. For sites suspected to contain hazardous materials or for the purpose of determining applicability of the hazardous waste control laws, the contractor/developer prior to starting of grading operations shall file applications for site characterization permit with the Department of Health. All site remediation if required shall conform with all applicable local and state regulatory agencies and contractor/developer shall obtain the necessary permits. For additional information, please contact the Fire Prevention Bureau at (562) 570-2560.

LID NOTES:

a. The permeable (porous) pavement shall be installed in accordance with the requirements of the State of California Accessibility Code and local accessibility codes having jurisdiction.

b. Bed bottom must be level.

c. All systems shall be designed and installed with an overflow system.

d. If vector breeding occurs as a result of contained stormwater or inadequately maintained BMPs, City of Long Beach Department of Health and Human Services, bureau of Environmental Health, has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 – 2067).

e. Applicant shall contact dig alert/UAS prior to the commencement of any demolition or earth disturbance.

f. An original LID Observation report shall be submitted to the Building and Safety Bureau prior to the issuance of the Certificate of Occupancy or building final for all BMPs installation.

g. Public Works inspection shall be required for all BMPs installation in the public right of way prior to the issuance of the Certificate of Occupancy or building final.

GRADING AND DRAINAGE PLANS

GRADING NOTES

1. All work shall be in accordance with the Grading Code of the County of Los Angeles, and any special requirements of the permit. A copy of the Grading Code and Manual shall be retained on the job site while work is in progress. When referenced on the plans, a copy of OC Public Works Standard Plans shall also be retained on the site.
2. Grading shall not be started without first notifying the District Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Engineering Geologist, District Grading Inspector, and when required, the Archaeologist and Paleontologist. The required inspections for grading will be explained at the meeting.
3. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.
4. The Grading Permit and an approved copy of the Grading Plan shall be on the permitted site while work is in progress.
5. Preliminary soil and geology reports, and all subsequent reports as approved by LA Planning, Grading Section, are considered a part of the approved grading plan.
6. The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the Code within their purview.
7. The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, Code and any special conditions of the permit within their purview.
8. The Soil Engineer and Engineering Geologist shall, after clearing and prior to placement of fill in canyons, inspect each canyon for signs of adverse stability, and to determine the presence or absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.
9. Subdrain outlets shall be completed at the beginning of the subdrain construction.
10. The exact location of the subdrains shall be surveyed in the field for line/grade and shown on as-graded plans.
11. Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building Official prior to placing fill.
12. Fills shall be benched into competent material per LA Public Works Standard Plan No 1322.
13. All existing fills shall be approved by the Building Official or removed prior to placing additional fills.
14. Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphaltic areas shall be compacted to a minimum of 95% relative compaction. Maximum density shall be determined by Uniform Building Code Standard go. 70-1 or approved equivalent and field density by Uniform Building Code No. 70-2 or approved equivalent.
15. Cut and fill slopes shall be no steeper than 2-feet horizontal to 1-foot vertical (2:1) except where specifically approved otherwise.
16. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problems exist. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.
17. Where support or buttressing of cut and natural slopes is determined necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.
18. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted, and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.
19. All trench backfill shall be tested and approved by the Soil Engineer per the Grading Code.
20. Any existing irrigation lines and cisterns shall be removed or crushed in place and approved by the Building Official and Soil Engineer.
21. Any existing water wells shall be abandoned in compliance with the specifications approved by Orange County Health Care Agency and Division of Environmental Health.
22. Any existing cesspools and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code to the approval of OC Planning/Building Inspection.
23. Stockpiling of excess material shall be approved by the Building Official prior to excavation.
24. Export soil must be transported to a legal dump or to a permitted site approved by the District Building Inspector.
25. The permittee shall comply with the Grading Code requirements for haul routes when an excess of 5,000 cubic yards of earth is transported to or from a permitted site on public roadways.
26. The permittee is responsible for dust control measures.
27. The permittee shall give reasonable notice to the owner of adjoining lands and building prior to beginning excavations which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of excavation and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.
28. All concrete structures that come in contact with the on-site soils shall be constructed with Type V cement, unless deemed unnecessary by soluble sulfate-content tests conducted by the Soil Engineer.
29. Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with an approved irrigation system, unless otherwise approved by the Building Official.
30. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional, however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.
31. Sanitary facilities shall be maintained on site.
32. The location and protection of all utilities is the responsibility of the permittee.
33. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

34. Grading operations including maintenance of equipment within one-mile of a human occupancy shall not be conducted between the hours of 8:00 p.m. and 7:00 a.m. daily, on Sunday or on a Federal Holiday.
- a) All construction vehicles or equipment, fixed or mobile, operated within 1000 feet of a dwelling shall be equipped with properly operational and maintained mufflers.
- b) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
- c) Stockpiling and/or vehicle staging areas shall be located as far as practical from dwellings and within the limits of the grading permit.
35. Grading and excavation shall be halted during periods of high winds. According to AQMD Measure F-4, high winds are defined as 30 MPH or greater. This level occurs only under extreme conditions such as Santa Ana Wind conditions.
36. Asphalt sections must be per Code: Parking stall – 3" A/C over 6" A/B, Drives 3" A/C over 10" (Commercial) 12" (Industrial). Or: Prior to rough grade release for Building Permits by the District Grading Inspector, the Soil Engineer shall submit for approval pavement section recommendations based on ?R? value analysis of the sub-grade soils, and expected traffic indices.
37. Asphalt concrete shall be constructed per the requirements of OC Public Works Standard Plan No.1805.
38. Aggregate base section shall be constructed per OC Public Works Standard Plan No. 1804.
39. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes.
40. The Civil Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits, and a blue top with witness stake set at the drainage swale high-point reflecting the high point elevation for Preliminary Permits.
41. Prior to final approval, the Civil Engineer shall certify to the Building Official the amount of earth moved during the grading operation.
42. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
43. The Grading Contractor shall submit a statement of compliance to the approved Grading Plan prior to final approval.
44. The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. The method of obtaining the in-place density shall be identified whether sand cone, drive ring or nuclear, and shall be noted for each test. Sufficient maximum density determinations shall be performed to verify accuracy of the maximum density curves used by the Field Technician.
45. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by the Health Care Agency/Environmental Health and PDSD/Grading.

EROSION CONTROL

46. In the case of emergency, call ARCHITECT, SEAN NOURANI Telephone #424 365 2070
47. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
48. Erosion control devices shall not be moved or modified without the approval of the Building Official.
49. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
50. After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.
51. Graded areas of the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed towards desilting facilities.
52. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
53. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plan.

ENVIRONMENTAL NOTES

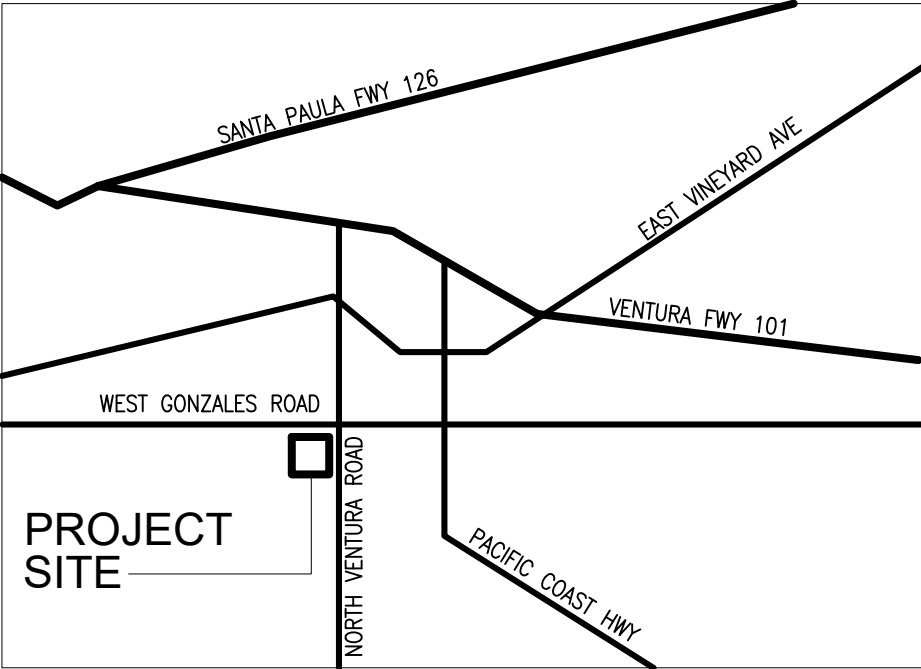
54. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
55. Permittee shall maintain construction site in a condition that an anticipated storm does not carry wastes or pollutants off the site. Potential pollutants include but are not limited to: solid or liquid chemical spills, wastes from paint, stains, sealants, glues, limes, pesticides herbicides, wood preservatives and solvents; asbestos fibers, point flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.
56. Permittee may discharge material other than storm water only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulation 40 CFR, Parts 117 and 302.
57. Dewatering of contaminated groundwater or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.

SPECIAL NOTE:

Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code.

NPDES NOTES

1. In the case of emergency, call ARCHITECT, SEAN NOURANI AT 424 365 2070
2. Sediment from areas disturbed by construction shall be retained on site using structural controls for the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tacking or wind.
4. appropriate BMP's for construction related materials, wastes spills shall be implemented to minimize transport from the site to streets, drainage facilities or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than storm water only when necessary for performance and completion of construction practice and when they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution contamination, or nuisance, or contain a hazardous substance in a quantity reportable under federal regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, point flakes or stucco fragments, fuels, oils, lubricants, and hydraulic radiator or battery fluids; fertilizers; vehicle /equipment wash water and concrete wash water; concrete, detergent or floatable wastes; waste from any engine/equipment steam or chemical degreasing and superchlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking or wind.
18. Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.



VICINITY MAP

NOT TO SCALE

Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424-365 2070 , E Fax, 714 844 4371
Email: architectseannourani@outlook.com

PROJECT: PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030

PROJECT:

LANDMARK
ENGINEERING INC

1820 SOUTH GRAND AVENUE
SANTA ANA, CALIFORNIA 92705
TELEPHONE 949 677 0952

hectoregadio@yahoo.com

REVISIONS

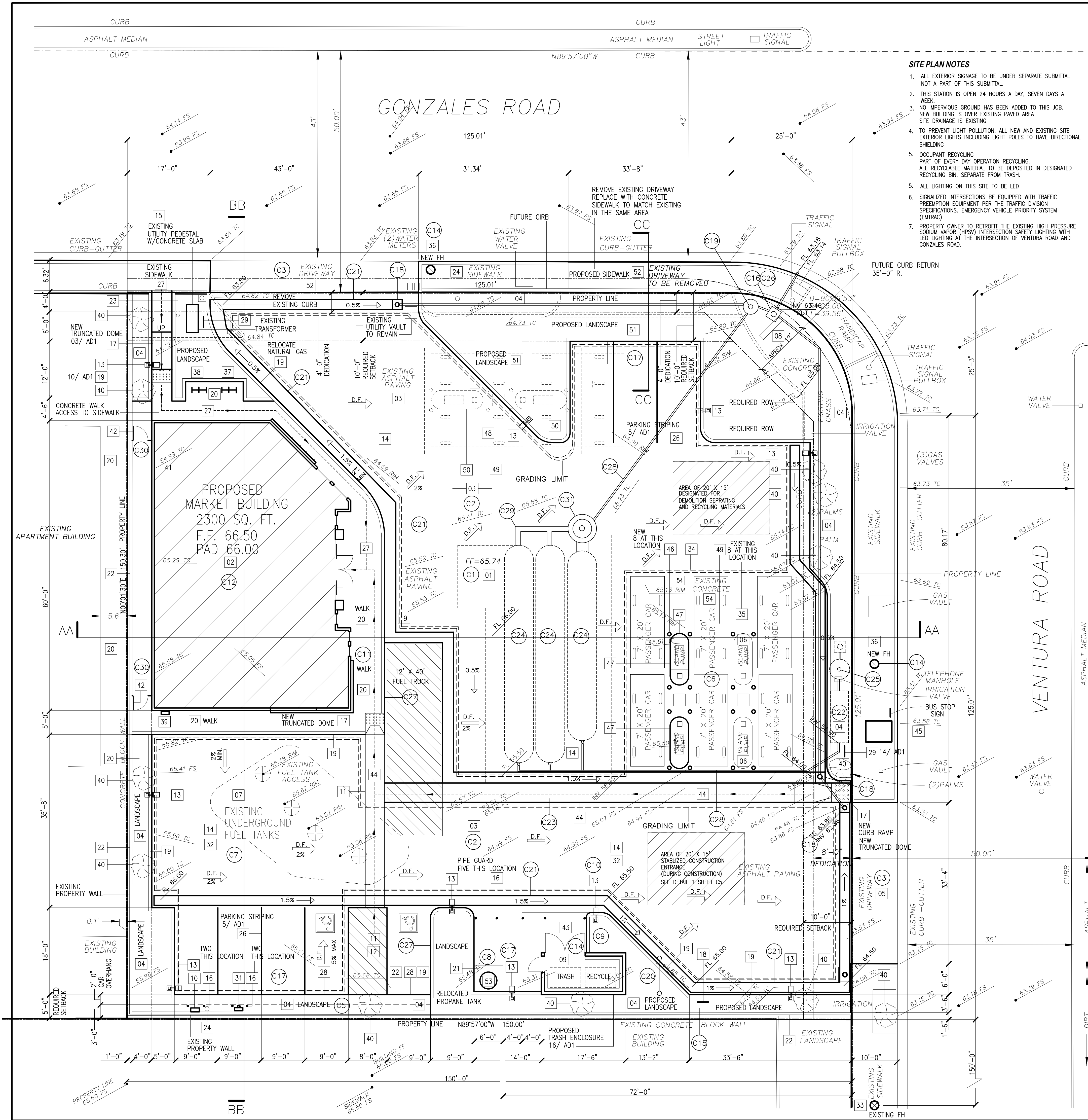
07	04	20

SHEET TITLE:
GRADING AND
DRAINAGE
REQUIREMENTS

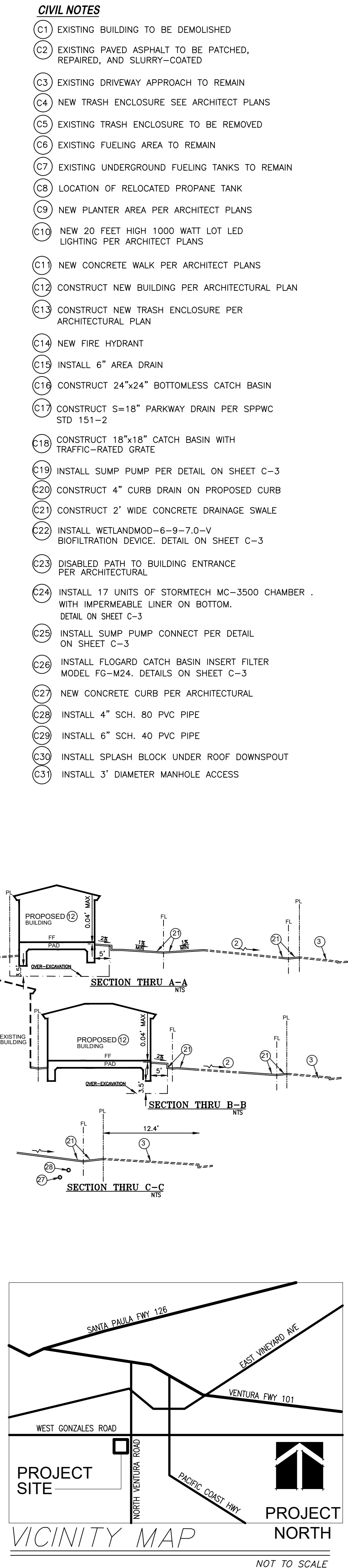
SCALE: 1"= 10'

SHEET NUMBER:

C1



- PROPOSED SITE NOTES**
- EXISTING MARKET BUILDING TO BE DEMOLISHED
 - PROPOSED MARKET BUILDING
 - EXISTING ASPHALT PAVED AREA TO REMAIN PATCH, REPAIR AND ADD AN SLURRY COAT
 - EXISTING LANDSCAPE AREA
 - LANDSCAPE FOR ENTIRE SITE SHALL BE BROUGHT UP TO MUNICIPAL CODE TITLE 21 STANDARD, INCLUDING MIN. 5 FEET WIDE PLANTERS NOT LESS THAN THREE INCHES HIGH. ONE CANOPY TREE IS REQUIRED FOR EVERY FOUR PARKING SPACES. A MINIMUM 4 FEET BY 4 FEET PLANTER SIZE SHALL BE PROVIDED TO ALLOW GROWTH OF TREES. PLANT HEIGHT SHALL NOT EXCEED 6 FEET IN CORNER CUT OFF AREA
 - EXISTING DRIVEWAY TO REMAIN
 - EXISTING FUEL DISPENSER ISLANDS TO REMAIN
 - ALL EXISTING FUEL DISPENSERS ARE DISABLED ACCESSIBLE AND TO COMPLY WITH DETAIL 06/ AD2
 - EXISTING UNDERGROUND FUEL TANKS TO REMAIN
 - EXISTING M.I.D. SIGN
 - NEW TRASH ENCLOSURE
 - TO INCLUDE A DOUBLE BIN TRASH ENCLOSURE WITH ONE REUSE BIN AND ONE RECYCLE BIN
 - TO COMPLY WITH CITY STANDARDS
 - THE ENCLOSURE TO BE SCREENED WITH A TWO FEET WIDE LANDSCAPING STRIP WITH A MIN. OF FIVE GALLON SIZE SHRUBS WITH VINES
 - ENCLOSURE FINISH TO MATCH BUILDING FINISHES SEE 16/ AD1
 - PROVIDE FIRE SPRINKLER AT TRASH ENCLOSURE PER NFPA 13
 - RELOCATED AIR WATER DISPENSER TO THIS LOCATION
 - NEW DISABLED ACCESSIBLE PATH OF TRAVEL
 - FROM ACCESSING PARKING TO BUILDING MAIN ENTRANCE
 - 4'-0" WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
 - NEW DISABLED ACCESSIBLE UNLOADING
 - NEW 20 FEET HIGH 1000 WATT LOT LED LIGHTING AT 100 TO 120 C.F.
 - LIGHTS FACE AWAY FROM ONCOMING TRAFFIC
 - WHEN POSSIBLE
 - FOOTINGS UNDER A SEPARATE PERMIT
 - LIGHTING SPECIFICATION
 - 1000 WATT METAL HALIDE ECONOMY SHOE BOX AREA LIGHT WITH 8 INCH MOUNTING BRACKET FLAT LENS
 - ITEM NUMBER # 1000-MH-ESBF
 - BY LIGHT MARY 888 688 6838
 - LIGHT POLE 2 INCH SQUARE ANODIZED BROWN ALUMINUM
 - SHIELD ALL EXTERIOR LIGHTING
 - ALLOW NO MORE THAN 15 FEET BEYOND THE SITE
 - 15 FOOT BEYOND THE SITE
 - CONTAIN ALL EXTERIOR LIGHTING
 - WITHIN PROPERTY BOUNDARIES
 - FIRE TRUCK
 - ACCESS ROUTE
 - EXISTING TRANSFORMER
 - NEW 4" GROUND STEEL PIPE GUARDS
 - MINIMUM OF 3'-0" FROM TRANSFORMER AND AT MINIMUM OF 3'-0" ON CENTER SPACING
 - 8 AT NEW TRANSFORMER
 - INSTALL NEW DETECTABLE WARNING SURFACE
 - TRUNCATED DOMES
 - PARKING ENFORCEMENT SIGN
 - NEW 6 INCH CURBED
 - NEW 6 INCH RAISED SIDEWALK AT MARKET BUILDING
 - NEW 6 INCH CONCRETE PAD AT RELOCATED PROPANE TANK
 - EXISTING ADJACENT PROPERTY BUILDING WALL
 - 6'-0" HIGH
 - EXISTING CITY ELECTRICAL POWER POLE
 - EXISTING SITE LIGHTING ON POLE
 - NEW PARKING STRIPPING PER CITY STANDARDS
 - ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCE
 - FROM PUBLIC SIDEWALK 4 FEET WIDE
 - MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
 - NEW DISABLED ACCESSIBILITY PARKING SIGN
 - UNAUTHORIZED PARKING WARNING SIGN
 - OMIT
 - EV CHARGING STATION
 - DELIVERY TRUCKS SUPPLY TO THIS MARKET
 - BUSINESS OWNER TO MONITOR PARKING IN LOADING/ FUELING AREA
 - TO INSURE CUSTOMERS DO NOT PARK THERE DURING THE DELIVERY
 - EXISTING FIRE HYDRANT
 - NEW FUELING CANOPY
 - CLEAR HEIGHT UNDER THE CANOPY SHALL BE MINIMUM OF 13'-6"
 - CANOPY LIGHTING TO BE RECESSED. SEE NOTE 54 THIS SHEET
 - SEE SHEET A3.2 FOR FINISHES
 - CANOPY TO BE PAINTED TO MATCH BUILDING
 - UNDER A SEPARATE PERMIT. DOCUMENTS AND PLANS TO BE SUBMITTED TO CITY PLAN CHECK FOR REVIEW AND PERMITTING
 - EXISTING 4" GROUND STEEL PIPE GUARDS
 - PROPOSED FIRE HYDRANT TO BE WITHIN 50 FEET OF FIRE DEPARTMENT COLLECTION
 - NEW BICYCLE PARKING RACK FOR 2 SHORT TERM
 - NEW BICYCLE PARKING RACK FOR 2 LONG TERM
 - NEW VAPOR RECOVERY SYSTEM SEE EXTERIOR ELEVATION A3.2 AND EDIT FOR EQUIPMENT DETAILS
 - EXISTING TREES TO REMAIN
 - OMIT
 - PROVIDE A 3' W X 5' H METAL GATE WITH LOCKSET
 - INSTALL GATE 12" OFF FINISHED SLAB
 - 5" THICK CONCRETE SLAB WITH 8" X 8" - 10-10 WMM OR EQUAL
 - DISABLED PATH OF TRAVEL FROM SIDEWALK
 - BUS STOP TO BUILDING MAIN ENTRANCE
 - TO COMPLY WITH CITY LATEST STANDARDS
 - 4'-0" WIDE MAXIMUM 2% SLOPE AT DIRECTION OF TRAVEL AND 1% SLOPE AT CROSS DIRECTION
 - PROPERTY OWNER TO PROVIDE AND INSTALL AN NEW BUS STOP SHELTER WITH SOLAR LIGHTING, BUS STOP BENCH, TRASH RECEPTACLE AND BIKE RACK AT EXISTING BUS STOP PER CITY STANDARDS
 - NEW 4" GROUND STEEL PIPE GUARDS
 - NEW FUEL DISPENSER ISLANDS
 - ALL FUEL DISPENSERS TO BE DISABLED ACCESSIBLE AND TO COMPLY WITH DETAIL 06/ AD2
 - EXISTING 4" GROUND STEEL PIPE GUARDS
 - TO BE REMOVED
 - EXISTING FUELING CANOPY TO BE REMOVED
 - EXISTING FUEL DISPENSER ISLANDS
 - TO BE REMOVED
 - PLANTER EX. HEDGE NEED TO BE UP TO 3'-0" HIGH
 - TO SCREEN THE CARS AT THIS AREA
 - EXISTING DRIVEWAY TO BE REMOVED AND BE REPLACED WITH A NEW DRIVEWAY PER CITY STANDARDS
 - LOCATION OF RELOCATED PROPANE TANK
 - FUELING CANOPY LIGHTING LSI INDUSTRIES LEGACY LED 132 WATT HO CANOPY LIGHT FIXTURE CRUS SC LED HO 50 UE WHIT



Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 924 385 2070, E Fax, 714 844 4371
Email: architectseannourani@outlook.com

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LANDMARK ENGINEERING INC
1820 SOUTH GRAND AVENUE
SANTA ANA, CALIFORNIA 92705
TELEPHONE 949 677 0952
hctoregadio@yahoo.com

REVISIONS	
05 31 14	06 30 17
06 02 14	05 31 18
04 05 15	03 05 20
06 10 15	07 04 20
03 10 16	
11 10 16	
11 14 16	
11 22 16	
01 08 17	
01 17 17	

SHEET TITLE: GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'
SHEET NUMBER: C-2

INSERTA TEE DETAIL

NTS

CONVEYANCE PIPE MATERIAL MAY VARY (PVC, HDPE, ETC.)

INSERTA TEE CONNECTION

PLACE ADS ECOBENTHICS 36 WOVEN GEOTEXTILE (CENTERED ON INSERTA TEE INLET) OVER BIDDING STONE FOR SOOR PROTECTION AT SIDE INLET CONNECTIONS. GEOTEXTILE MUST EXTEND 6" (150 mm) PAST CHAMBER FOOT.

SECTION A-A

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-780	10" (250 mm)	4" (100 mm)
MC-3600	12" (300 mm)	6" (150 mm)
MC-4800	12" (300 mm)	6" (150 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 PS, GASKET & SOLVING WELD, N-12, HP STORM, C-600 OR DUCTILE IRON

MC-SERIES END CAP INSERTION DETAIL

NTS

STORMTECH END CAP

12" (300 mm) MIN INSERTION

12" (300 mm) MIN SEPARATION

MANIFOLD STUB

MANIFOLD HEADER

MANIFOLD STUB

MANIFOLD HEADER

12" (300 mm) MIN INSERTION

12" (300 mm) MIN SEPARATION

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN CAP OPENING

MC3500 TECHNICAL SPECIFICATION

NTS

VALLEY STIFFENING RIB

CREST STIFFENING RIB

WEB

LOWER JOINT CORRUGATION

FOOT

UPPER JOINT CORRUGATION

BUILD ROW IN THIS DIRECTION →

86"0" (2184 mm) INSTALLED

80.0" (2036 mm) ACTUAL LENGTH

22" (557 mm) INSTALLED

25" (635 mm)

NOMINAL CHAMBER SPECIFICATIONS

SIZE (DIA X H) INSTALLED (LGT)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE WEIGHT

77'0" X 45'0" X 80'0" (3.11 m³)
106.9 CUBIC FEET (3.00 m³)
774.0 CUBIC FEET (21.84 m³)
50.0 lbs.

NOMINAL END CAP SPECIFICATIONS

SIZE (DIA X H) INSTALLED (LGT)

END CAP STORAGE

MINIMUM INSTALLED STORAGE WEIGHT

77'0" X 45'0" X 22'0" (0.42 m³)
14.9 CUBIC FEET (4.20 m³)
46.0 CUBIC FEET (13.00 m³)
50.0 lbs. (22.7 kg)

*ASSUMES 1" (25 mm) STONE ABOVE, 6" (150 mm) STONE FOUNDATION AND BETWEEN CHAMBER

12" (300 mm) STONE PERIMETER IN FRONT OF END CAPS AND 4% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC3500EPP08T	8" (150 mm)	33.2" (849 mm)	—
MC3500EPP08B	—	—	699" (17 m)
MC3500EPP08T	8" (200 mm)	31.16" (791 mm)	—
MC3500EPP08B	—	—	687" (17 m)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	699" (24 mm)
MC3500EPP10B	—	—	699" (24 mm)
MC3500EPP12T	12" (300 mm)	28.38" (719 mm)	335" (34 mm)
MC3500EPP12B	—	—	335" (34 mm)
MC3500EPP15T	15" (375 mm)	23.38" (594 mm)	150" (38 mm)
MC3500EPP15B	—	—	150" (38 mm)
MC3500EPP18T	18" (450 mm)	20.03" (509 mm)	77" (46 mm)
MC3500EPP18B	—	—	77" (46 mm)
MC3500EPP24T	24" (600 mm)	14.48" (368 mm)	20" (50 mm)
MC3500EPP24B	—	—	20" (50 mm)
MC3500EPP30B	30" (750 mm)	—	—

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM INCISED INVERT ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12" (300 mm) SIZE ON SIZE AND 15-48" (38-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN "B" ARE THE HIGH-TEST POSSIBLE FOR THE PIPE SIZE.

CONTROL BOX

INCLUDES CIRCUIT BREAKER FOR EACH PUMP; MAGNETIC STARTER WITH 3 LEG PROTECTION FOR EACH PUMP; HAND-OFF-AUTO SWITCHES AND RUN LIGHTS FOR EACH PUMP; AND BELL ALARM AT SEPARATE ENCLOSURE

NON-TRAFFIC STEEL GRATE

ANGLE FRAME-WEATHER-PROOF J-BOX BY ELEC. CONTR.

RR.48(TO)

FLG TEE

HIGH WATER ALARM

NO. 2 PUMP ON

NO. 1 PUMP ON

4" PIPE

PRE-FAB FIBERGLASS PIT BY MANUFACTURER OR EQUAL

PUMPED DISCHARGE 1-4" PVC PIPE

82.48(INV.)

PROVIDED MIN. 12" X 12" OPENING WITH GRAVEL FOR DRAINAGE

SUMP PUMP DETAIL

LEGEND:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
-(530).....EXISTING COUNTOUR
-----DRAINAGE PATTERN
-----PROPOSED STRUCTURE
-----PROPOSED 6' BLOCK WALL

D.F. → DRAINAGE FLOW

SW.....SIDE WALK
G.....LIGHT
C.....CENTER LINE
P.....PROPERTY LINE
9.....CONSTRUCTION NOTES
.....SANDBAG LINE

T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D/W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRADE
D.S.....DOWNSPOUT
.....CONCRETE AREA

CONTROL BOX

INCLUDES CIRCUIT BREAKER FOR EACH PUMP; MAGNETIC STARTER WITH 3 LEG PROTECTION FOR EACH PUMP; HAND-OFF-AUTO SWITCHES AND RUN LIGHTS FOR EACH PUMP; AND BELL ALARM AT SEPARATE ENCLOSURE

NON-TRAFFIC STEEL GRATE

ANGLE FRAME-WEATHER-PROOF J-BOX BY ELEC. CONTR.

RR.35(TO)

FLG TEE

HIGH WATER ALARM

NO. 2 PUMP ON

NO. 1 PUMP ON

4" PIPE

PRE-FAB FIBERGLASS PIT BY MANUFACTURER OR EQUAL

PUMPED DISCHARGE 1-4" PVC PIPE

75.04(INV.)

PROVIDED MIN. 12" X 12" OPENING

CATCH BASIN STENCIL DETAIL

ALL CATCH BASINS AND INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN

SITE SPECIFIC DATA

PROJECT ID	9918.00		
PROJECT NAME	ATLANTIC RETAIL		
PROJECT LOCATION	LONG BEACH, CA		
STRUCTURE ID			
TREATMENT REQUIRED	FLOW BASED (CFS)		
VOLUME BASED (CY)	1882		
TREATMENT HQL AVAILABLE (FT)	-----		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	OFFLINE		
PIPE DATA	1E	MATERIAL	DIAMETER
INLET PIPE	82.75	PVC	6"
INLET PIPE	N/A	N/A	N/A
OUTLET PIPE	81.85	PVC-SUR35	6"
	PRETREATMENT	ENCIGULATION	N/A
RIM ELEVATION	88.85	88.85	N/A
SURFACE LOAD	PEDESTRIAN	OPEN PLANTER	N/A
FRAME & COVER	36" x 36"	N/A	N/A
LA COUNTRY MEDIA MAX VOLUME (CY)			3.80
GRAVEL LAYER WITHIN MEDIA CHAMBER (CY)			0.80
ORIFICE DIAMETER (IN)	-----		

NOTES: PRELIMINARY, NOT FOR CONSTRUCTION.

PLAN VIEW

ELEVATION VIEW

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND ACCESSORIES REQUIRED TO INSTALL AND OPERATE THE SYSTEM AND APPOINTMENTS IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND SLAB). INLET OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURER'S STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE. UNLESS SPECIFIED OTHERWISE, DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS OBTAINING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

INTERNAL CAGE DETAILS

INLET VIEW

WETLAND MEDIA BIOFILTRATION SYSTEM STANDARD DETAIL

REQUIRED HORIZ. MEDIA THICKNESS (INCHES) 24

TREATMENT VOLUME (CY) 1882

TARGETED DRANOON/DURATION (HR) 72

WETLAND/MEDIA INFILTRATION RATE (IN/HR) 12

WETLAND/MEDIA LOADING RATE (GPM/SF) 0.12

DISCHARGE RATE (CFS) 0.007

REQUIRED TOTAL MEDIA SURFACE AREA (SQ) 27.16

PROVIDED TOTAL MEDIA SURFACE AREA (SQ) 38.95

NUMBER OF ROW(S) 1

OUTLET VIEW

REQUIRED HORIZ. MEDIA THICKNESS (INCHES) 24

TREATMENT VOLUME (CY) 1882

TARGETED DRANOON/DURATION (HR) 72

WETLAND/MEDIA INFILTRATION RATE (IN/HR) 12

WETLAND/MEDIA LOADING RATE (GPM/SF) 0.12

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OUTLET VIEW

REQUIRED HORIZ. MEDIA THICKNESS (INCHES) 24

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WETLAND/MEDIA INFILTRATION RATE (IN/HR) 12

WETLAND/MEDIA LOADING RATE (GPM/SF) 0.12

FGLP-0001

ADDITIONAL INLET OPTIONS
CAN BE ACCOMMODATED.
SEE NOTE 5.

SPECIFIER CHART

MODEL	CATCH BASIN IS	SLOD STORAGE CAPACITY, CUBIC FEET	FLOW CAPACITY, FEET/SECOND	TOTAL INLET/OUTLET CAPACITY, CUBIC FEET/SECOND
FG-M12	12" X 12"	0.59	0.59	0.59
FG-M18	18" X 18"	0.55	0.55	1.00
FG-M24	24" X 24"	0.55	0.55	1.75
FG-M48	24" X 36"	0.43	0.55	2.30
FG-M60	36" X 36"	0.80	0.80	2.80
FG-M66	36" X 36"	0.80	0.80	4.10
FG-M96	36" X 48"	1.10	1.20	4.80
FG-M168	48" X 48"	1.60	1.60	6.90

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Inlet flume & bypass weir frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be Flocast[™], installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to imposing filtering bypass.
5. Additional inlets are limited to one only with a 6" diameter maximum, and to a wall opposite or at a right angle to insert. See Detail A.

SHALLOW CONCRETE
CATCH BASIN.

INLET FLUME
WITH RUBBER GASKET.

BYPASS WEIR FRAME.

MATRIX FILTER BODY
WITH GEOTEXTILE COVER.

DETAIL A
ADDITIONAL INLETS
SCALE: 1X

OUTLET.

GRATE OR
SOLID COVER.

OUTLET

"CLIP-IN" FOSSIL ROCK[™]
ABSORBENT POUCH.

FloGard[®]

Catch Basin Insert Filter

Shallow Catch Basin Style

Oldcastle[®]
Stormwater Solutions

2801 Southpark Plaza, Suite 100 (Mtn.) Denver, CO 80120 P: 800.678.8810 info@oldcastlestormwater.com
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FG-LP-0001 F APR 7/13/18 APR 12/14/18 SHEET 1 OF 2

Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 261, Anaheim California 92801
Telephone 424-365 2070, E Fax, 714 844 4371
Email: architectseannourani@outlook.com

**PARK LANE R E INVESTMENTS LLC
PROPOSED NEW MARKET BUILDING
1861 NORTH VENTURA ROAD
OXNARD CALIFORNIA 93030**

PROJECT:

LANDMARK
ENGINEERING INC

1820 SOUTH GRAND AVENUE
SANTA ANA, CALIFORNIA 92705
TELEPHONE 949 677 0952

hectoregadio@yahoo.com

REVISIONS

07 04 20

1

SHEET TITLE

GRADI

DRAIN.

[illegible]

SHEET NUMBER

[illegible][illegible][illegible]

COMMUNITY WORKSHOP

Monday, November 16, 2020

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

2. PROJECT NAME: Pizza Chief; PLANNING AND ZONING PERMIT NO. 20-510-07 (Special Use Permit - Alcohol) - El Rio and El Rio West Neighborhoods

A request to sell beer and wine (ABC License Type 41) at an existing sit-down restaurant (Pizza Chief), within a existing shopping center on a 1.01-acre site located at 2550 North Vineyard Avenue #160 (APN: 145-0-232-165) in the General Commercial (C-2-PD) zone. The applicant proposes the sale of beer and wine between the hours of 11am and 11pm. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Cecilia Serrano
City Contact: Joe Pearson II, Project Planner

Phone: (805) 760-8223
Phone: (805) 385-8272

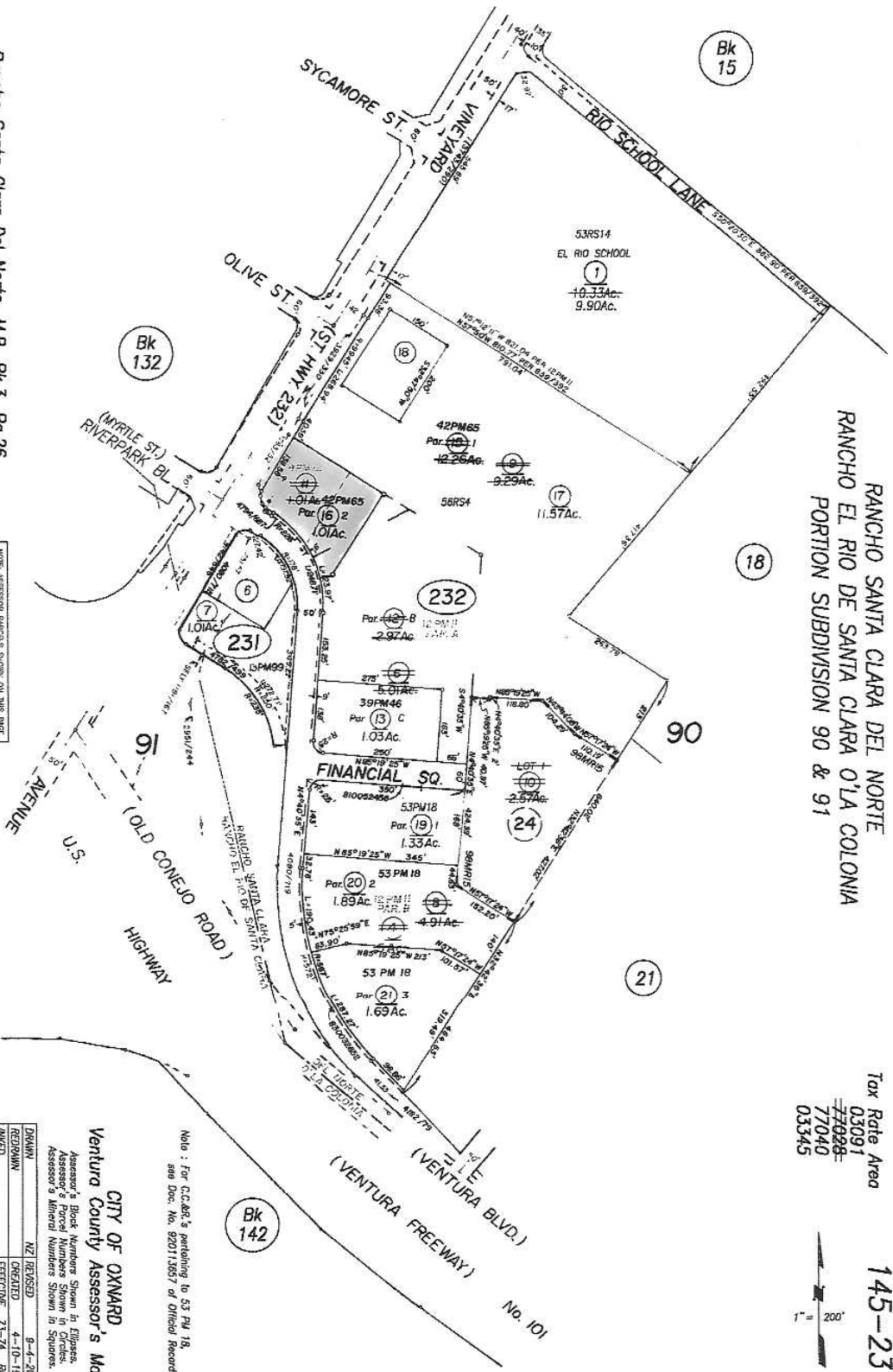
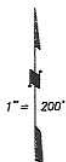
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

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

RANCHO SANTA CLARA DEL NORTE
RANCHO EL RIO DE SANTA CLARA O'LA COLONIA
PORTION SUBDIVISION 90 & 91

Tax Rate Area
03091
~~77628~~
77040
03345

145-23



Rancho Santa Clara Del Norte, M.R. Bk. 3, Pg. 26
Rancho Santa Clara O'la Colonia, M.R. Bk. A, Pg. 339

NOTE: ASSASSOR, ASSASSOR'S SUCCESSION, AND NAME HAVE
NOT BEEN NECESSARILY CORRECTED. LANDS
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

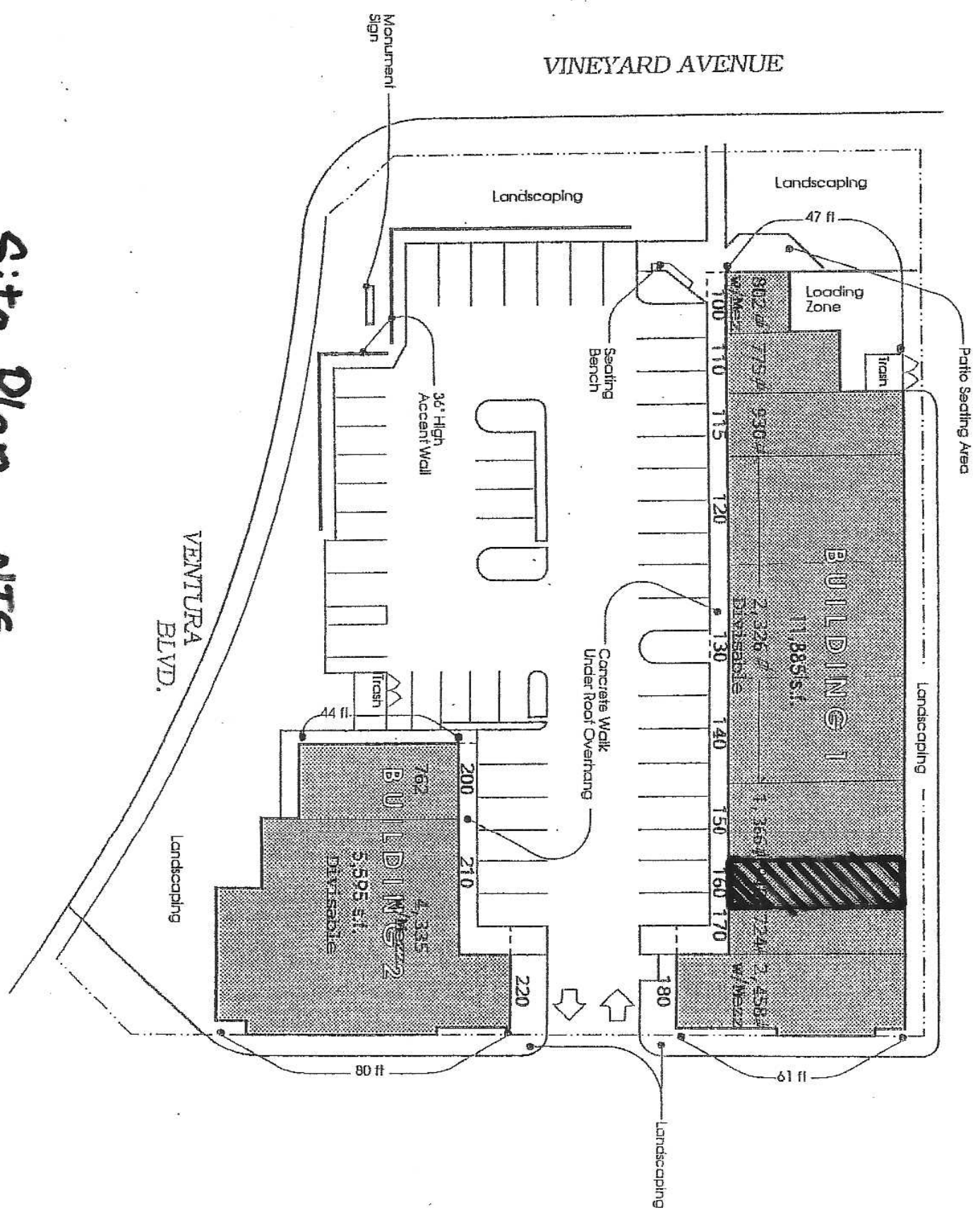
Note: For C.L.A.R.'s pertaining to 53 PM 18,
see Doc. No. 820115857 of Official Records

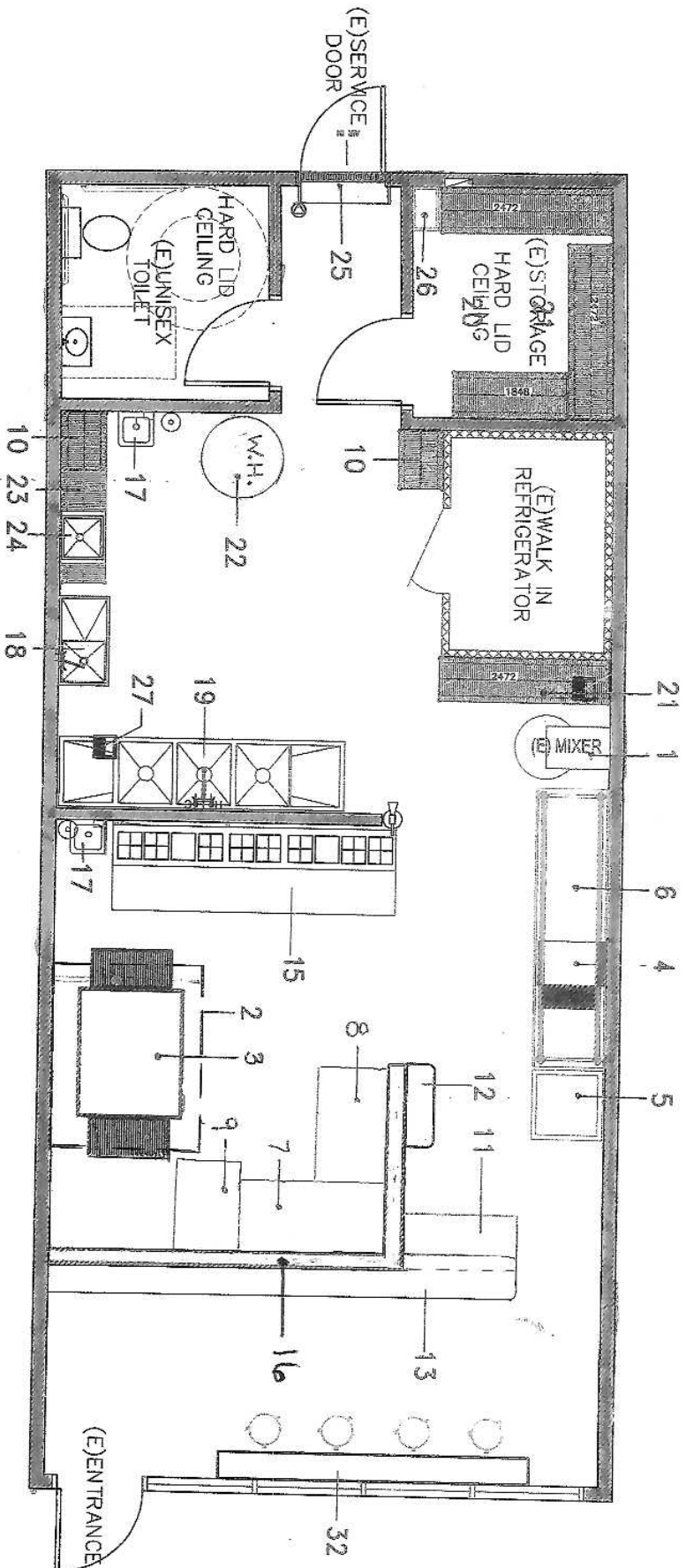
CITY OF OXNARD
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Acreal Numbers Shown in Squares.

DATE	0-4-2008
REVISION	4-10-1973
REVISION	7-3-78 ROLL
REVISION	PREVIOUS Bk. 145, Portion Pg. 17
COMPILED BY	Ventura County Assessor's Office

Site Plan N.T.S.





Floor Plan

N.T.S.

EQUIPMENT FLOOR PLAN

ITEM	DESCRIPTION	BASE	MANUFACTURER	WATER	WASTE	REMARKS
①	(E) COMMERCIAL MIXER		HOBART			NSF APPROVED UL APPROVED
②	(E) STAINLESS STEEL HOOD		CAPTIVE AIRE OR EQUAL 7'X5' HOOD			NSF APPROVED UL APPROVED
③	(E) GAS PIZZA OVEN		MIDDLEBY MARSHALL #PS220FS, BTU 100,000			NSF APPROVED UL APPROVED
④	(E) COMMERCIAL DOUGH SHEETER		EWM MANUFACTURING #20-B DOUGH SHEETER, COUNTER TOP			NSF APPROVED UL APPROVED
⑤	(E) SODA REFRIGERATOR		BEVERAGE AIR LV1218LED			NSF APPROVED UL APPROVED
⑥	(E) STAINLESS STEEL WORK TABLE		REGENCY 10'X30"			CAPTIVE AIRE NSF APPROVED
⑦	(E) STAINLESS STEEL WORK TABLE		REGENCY 5'X30"			NSF APPROVED UL APPROVED
⑧	(E) STAINLESS STEEL WORK TABLE		REGENCY 4'X30"			NSF APPROVED UL APPROVED
⑨	(E) STAINLESS STEEL WORK TABLE		REGENCY 3'X30"			NSF APPROVED UL APPROVED
⑩	(E) STORAGE RACKS		VALUE SERIES 4 SHELF 18" X 24"	N/A	N/A	N/A NSF APPROVED UL APPROVED
⑪	(E) ORDER DESK					
⑫	(E) PHONE ORDER COUNTER					
⑬	(E) FRONT COUNTER					
⑭	(E) GUMBALL MACHINE					
⑮	(E) COLD TABLE		TRUE TPP-119 10'X30"	1/2"	1/2"	FLOOR NSF APPROVED UL APPROVED
⑯	(E) LOW WALL					
⑰	(E) HAND SINK W/ SOAP & TOWEL DISPENSER	MOUNT ON WALL	HIGH QUALITY TSS-1-H NSF	1/2"	1/2"	FLOOR NSF APPROVED SOAP & TOWEL DISP. ON WALL
⑱	(E) FOOD -PREP SINK	20" LEGS	REGENCY 39" LONG 23"X2"X14" NSF	1/2"	1/2"	FLOOR SINK VIA LEGAL AIR GAP W/INTEGRAL DRAINBOARD
⑲	(E) 3 COMPSINK INTEGRAL DRAINBOARDS	20" LEGS	REGENCY 121" LONG 23"X23" X14" NSF	1/2"	1/2"	FLOOR SINK DUAL DRAINBOARDS
⑳	(E) STORAGE RACKS		METRO ADJUSTABLE SHELVING 18"X48"X74" #5A557C	N/A	N/A	N/A NSF APPROVED UL APPROVED
㉑	(E) STORAGE RACKS		VALUE SERIES 4 SHELF 18" X 72"	N/A	N/A	N/A NSF APPROVED UL APPROVED
㉒	(E) WATER HEATER GAS, 76,000 BTU		BRADFORD WHITE CORP. #5T80B2N, 75 GAL	3/4"	3/4"	F.S NSF APPROVED UL APPROVED
㉓	(E) MOP & BROOM RACK			N/A	N/A	
㉔	(E) MOP SINK	24X24X10H Z1996-24		1/2" COLD	1/2" HOT	FLOOR SINK NSF STANDARD
㉕	(E) AIR CURTAIN	WALL MOUNTED	MARS 120V			NSF APPROVED UL APPROVED
㉖	(E) LOCKERS					
㉗	(E) FLOOR SINK					
㉘	(N) MINI STEAM TABLE, SNEEZE GUARD		NEMCO FOOD EQUIPMENT #6060A			NSF APPROVED UL APPROVED
㉙	(N) BUFFET WARMER SNEEZE GUARD, LIGHT, HEATED BASE		HATCO #GRBW-48 240, COUNTERTOP			NSF APPROVED UL APPROVED
㉚	(N) COFFEE CARAFE SELF SERVE					
㉛	(N) SALAD BAR WITH SNEEZE GUARD		CARLISLE #660003, COUNTERTOP			NSF APPROVED UL APPROVED
㉜	(E) COUNTER WITH BAR STOOLS					