CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 19, 2021

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

2. PROJECT NAME: SGI Oxnard, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-01 (Special Use Permit - Commercial Cannabis Retail); Orchard Park, Rio Lindo, and Southbank Neighborhoods

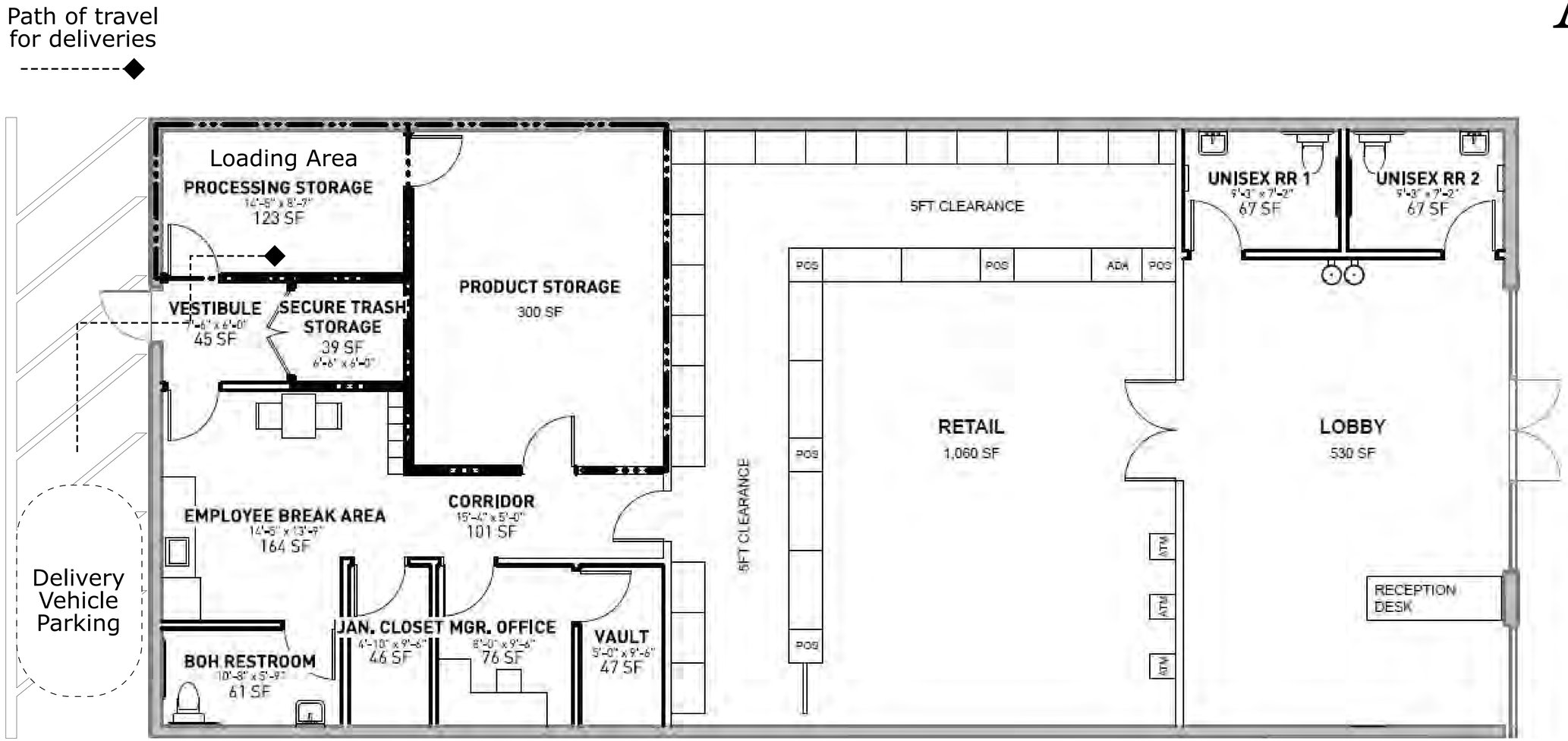
A request to permit the operation of a commercial cannabis retail facility within an existing 2,925 square-foot commercial suite of a 23,357 square-foot multi-tenant commercial building on a 5.47-acre site located at 2343 North Oxnard Boulevard (APN: 139-0-270-045) within the General Commercial Planned Development (C-2PD) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, and relocation of a loading service door. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Eric Lightman, SGI Oxnard, LLC. Phone: (215) 582-7666
City Contact: Jose Coyotl, Associate Planner Phone: (805) 385-7863

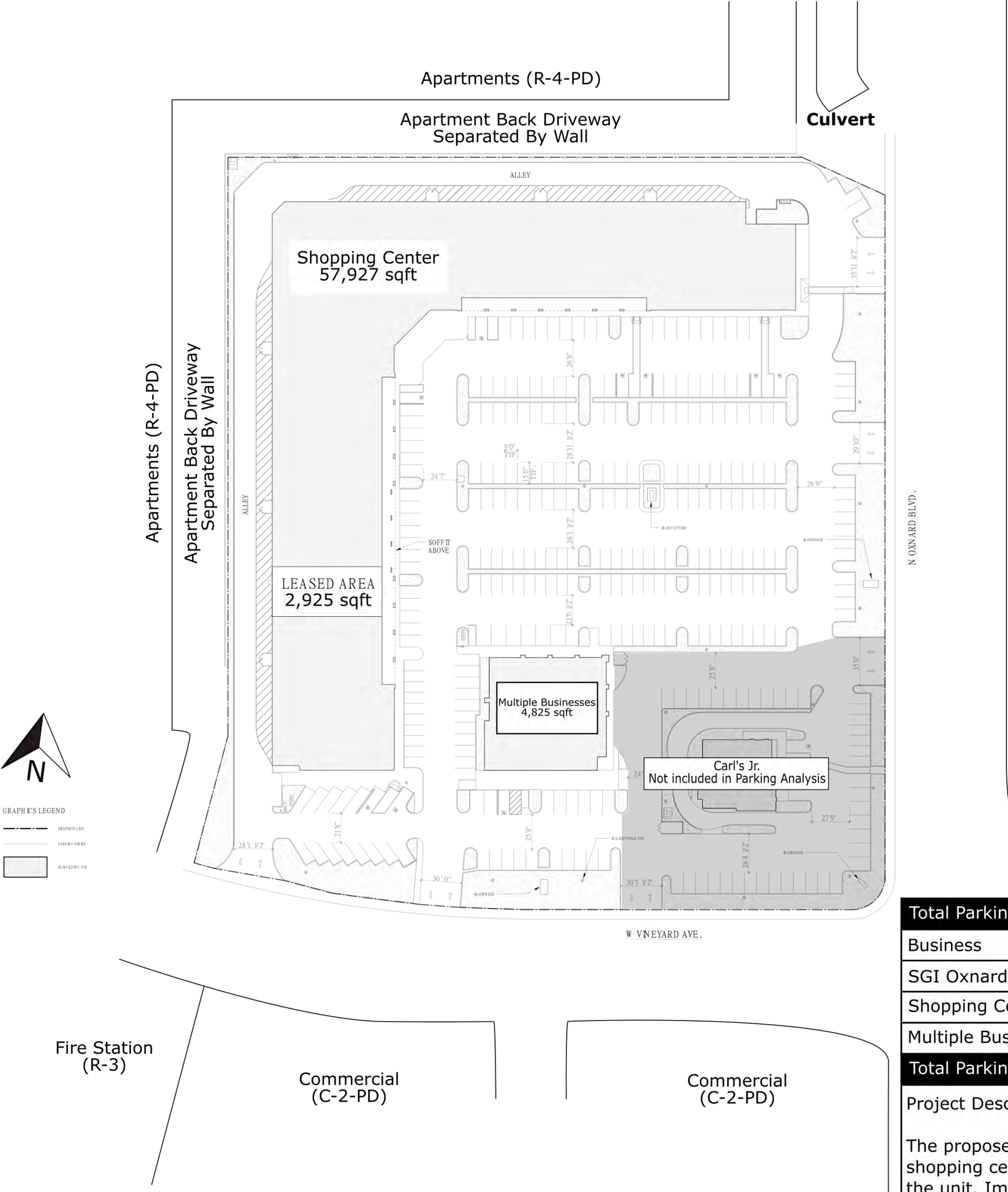
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

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

A1


Path of travel
for deliveries
Loading Area
PROCESSING STORAGE
14'-5" x 8'-7"
123 SF
VESTIBULE
7'-6" x 6'-0"
45 SF
SECURE TRASH
STORAGE
39 SF
6'-6" x 6'-0"
PRODUCT STORAGE
300 SF
CORRIDOR
15'-4" x 5'-0"
101 SF
EMPLOYEE BREAK AREA
14'-5" x 13'-7"
164 SF
Delivery
Vehicle
Parking
BOH RESTROOM
10'-8" x 5'-9"
61 SF
JAN. CLOSET
4'-10" x 9'-6"
46 SF
MGR. OFFICE
8'-0" x 9'-6"
76 SF
VAULT
5'-0" x 9'-6"
47 SF
5FT CLEARANCE
5FT CLEARANCE
POS
POS
ADA
POS
POS
POS
RETAIL
1,060 SF
ATM
ATM
ATM
UNISEX RR 1
5'-3" x 7'-2"
67 SF
UNISEX RR 2
5'-3" x 7'-2"
67 SF
LOBBY
530 SF
RECEPTION
DESK

A2



Occupancy Code	M
Zoning Designation	C-2-PD
APN	139-0-270-045

Total Parking Spots in Center			289
Business	Square Footage	Parking Multiplier	Required Parking
SGI Oxnard LLC	2,925	1/250	12
Shopping Center	55,002	1/250	220
Multiple Businesses	4,825	1/250	19
Total Parking Spots Required			251

Project Description:

The proposed project is a cannabis retail location situated within an existing shopping center. The scope of work is comprised of tenant improvements to the unit. Improvements include: security upgrades required by the Oxnard Police Department, new signage over the front entrance, coverings to the existing trash enclosures to the right and left of building back entrance, and the sealing of an existing back of house entrance to be replaced by an upgraded security door. There will be no expansion of the existing building's footprint.

Note 1: For required parking calculations, square footage total of the Shopping Center is less the square footage total of SGI Oxnard LLC.

Note 2: Updates to trash enclosures (roof covers) located to the North and South of back entrance will be implemented during the building permit process.

A3.1

EXTERIOR ELEVATION - EAST | 1

1/4" = 1'-0"

rdc.
Long Beach, CA | 562.628.8000 | rdcollaborative.com

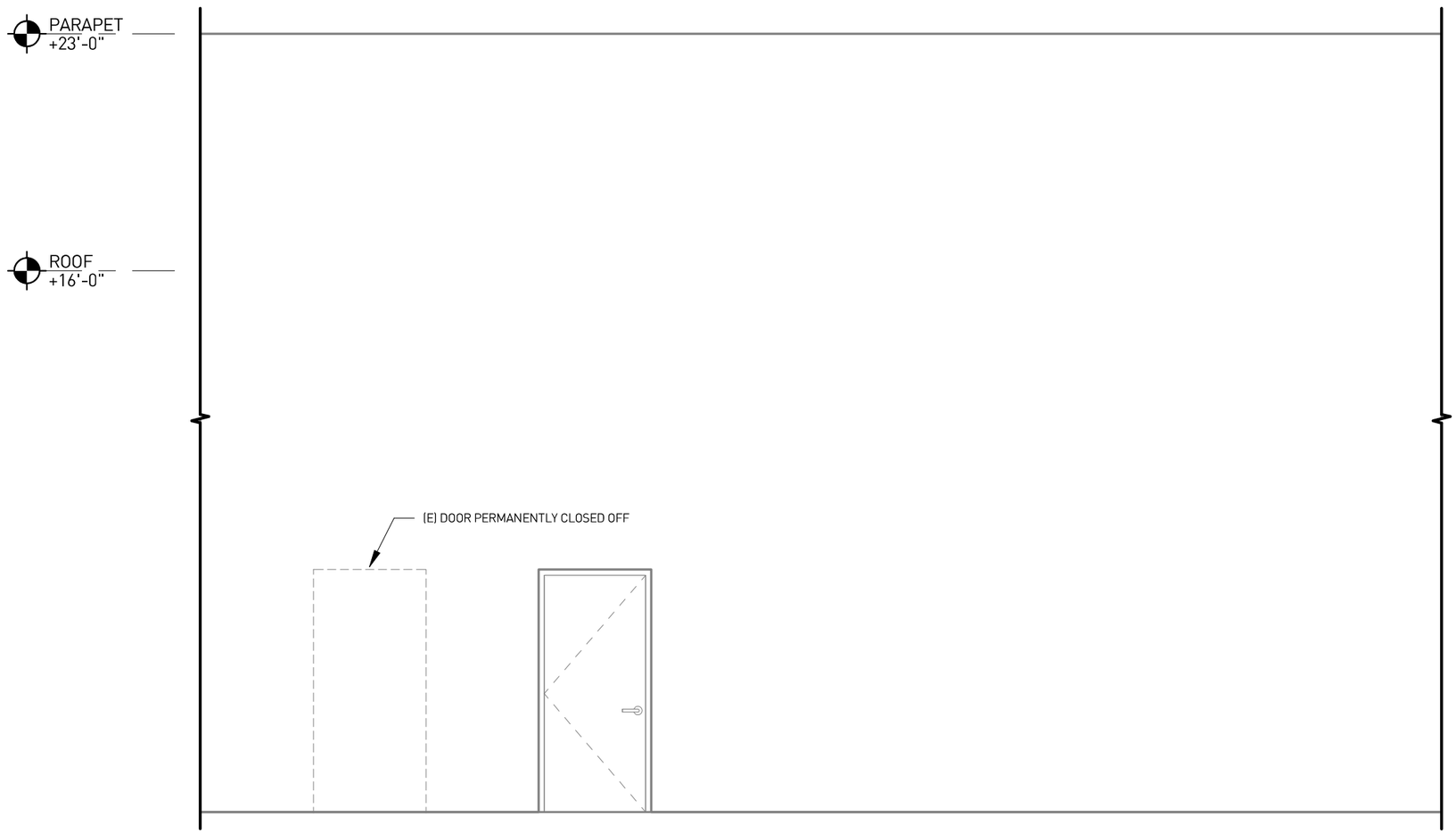
Client
SGI OXNARD LLC
728 E COMMERCIAL ST.
LOS ANGELES, CA 90012

Project
AUTHENTIC OXNARD
2343 N OXNARD BLVD.
OXNARD, CA 93036

03/27/20
EXTERIOR ELEVATION EAST

A1.08
19-300

A3.2



Note: Exterior patching will match the existing commercial building in color, style, and texture

EXTERIOR ELEVATION - WEST | 1

1/4" = 1'-0"

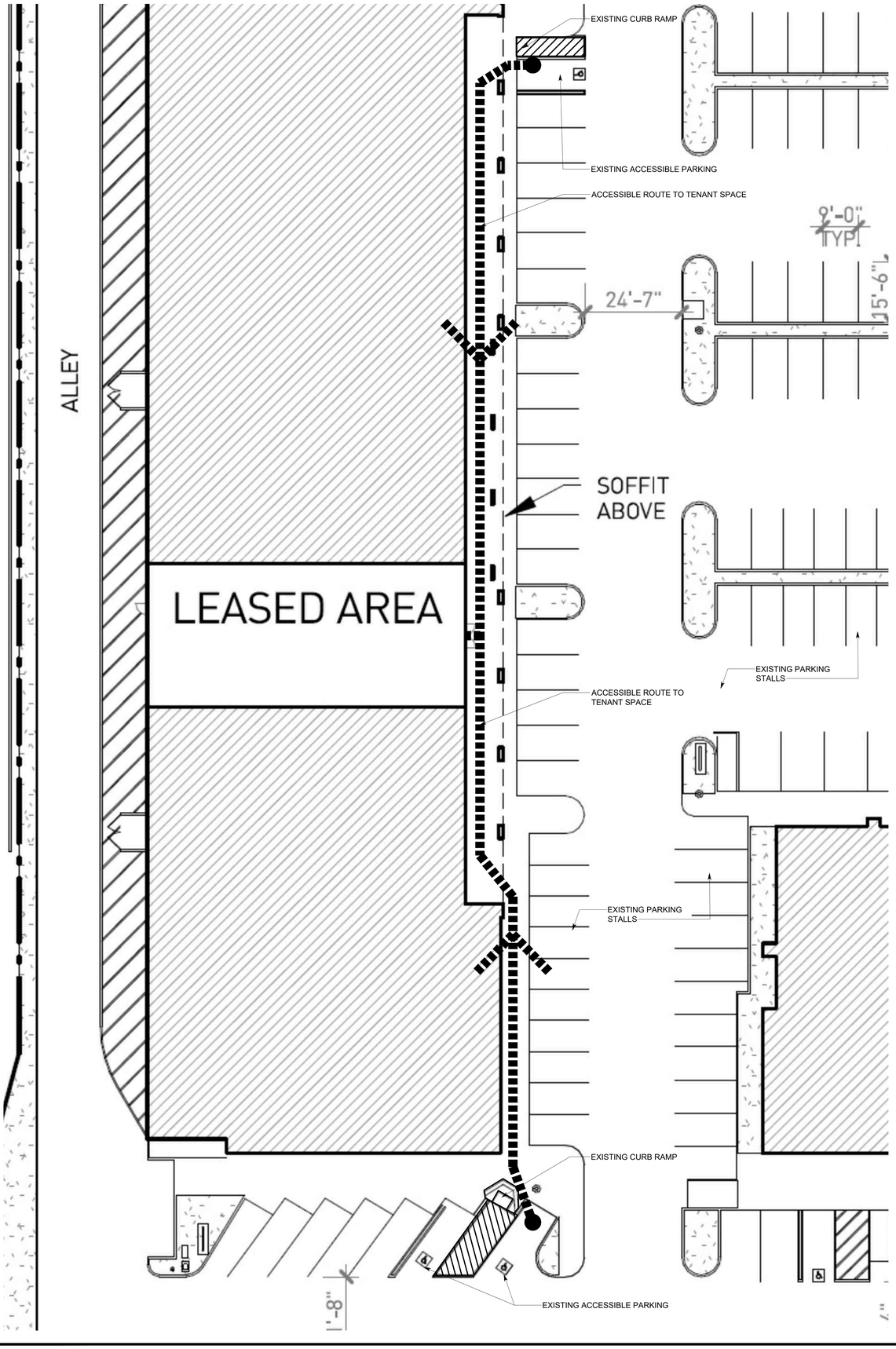
rdc.
Long Beach, CA | 562.628.8000 | rdcollaborative.com

Client
SGI OXNARD LLC
728 E COMMERCIAL ST.
LOS ANGELES, CA 90012

Project
AUTHENTIC OXNARD
2343 N OXNARD BLVD.
OXNARD, CA 93036

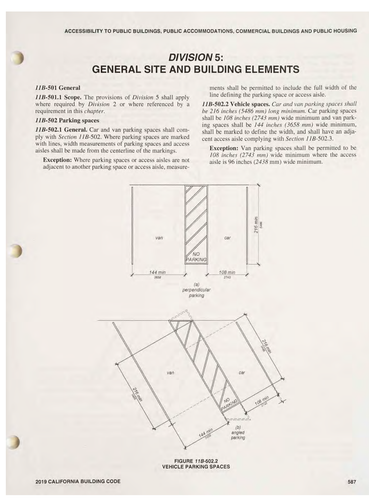
03/27/20
EXTERIOR ELEVATION WEST

A1.09
19-300



A4

IF ANY ACCESSIBLE COMPONENT IS NOT IN COMPLIANCE PER FIELD VERIFICATION BY THE CITY BUILDING INSPECTOR THEN IT WILL BE REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT ACCESSIBILITY STANDARDS.



ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING

DIVISION 5:
GENERAL SITE AND BUILDING ELEMENTS

***11B-501* General**

***11B-501.1* Scope.** The provisions of *Division* 5 shall apply where required by *Division* 2 or where referenced by a requirement in this *chapter*.

***11B-502* Parking spaces**

***11B-502.1* General.** Car and van parking spaces shall comply with *Section 11B-502*. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

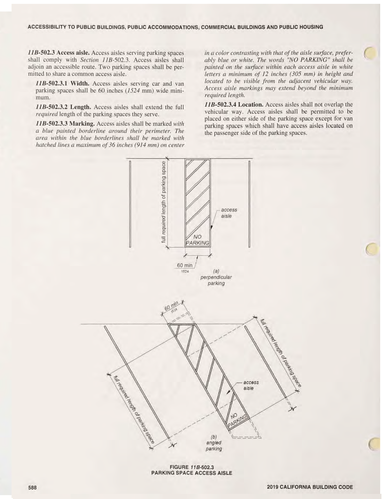
Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

***11B-502.2* Vehicle spaces.** *Car and van parking spaces shall be 216 inches (5486 mm) long minimum.* Car parking spaces shall be *108 inches (2743 mm)* wide minimum and van parking spaces shall be *144 inches (3658 mm)* wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with *Section 11B-502.3*.

Exception: Van parking spaces shall be permitted to be *108 inches (2743 mm)* wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.

FIGURE 11B-502.2
VEHICLE PARKING SPACES

2019 CALIFORNIA BUILDING CODE 587



ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING

***11B-502.3* Access aisle.** Access aisles serving parking spaces shall comply with *Section 11B-502.3*. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

***11B-502.3.1* Width.** Access aisles serving car and van parking spaces shall be 60 inches (*1524 mm*) wide minimum.

***11B-502.3.2* Length.** Access aisles shall extend the full *required* length of the parking spaces they serve.

***11B-502.3.3* Marking.** Access aisles shall be marked with *a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.*

***11B-502.3.4* Location.** Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

FIGURE 11B-502.3
PARKING SPACE ACCESS AISLE

2019 CALIFORNIA BUILDING CODE 588

ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING

FIGURE 11B-502.3.3
ANGLED AND PERPENDICULAR PARKING IDENTIFICATION

***11B-502.4* Floor or ground surfaces.** Parking spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

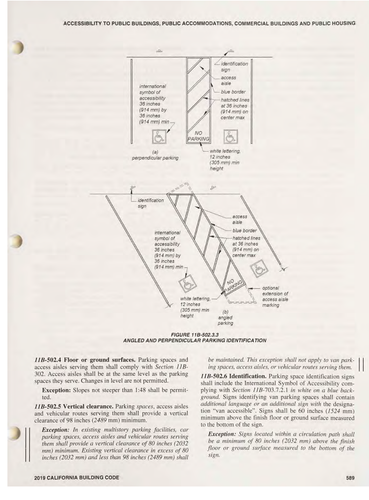
Exception: Slopes not steeper than 1:48 shall be permitted.

***11B-502.5* Vertical clearance.** Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Exception: *In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.*

***11B-502.6* Identification.** Parking space identification signs shall include the International Symbol of Accessibility complying with *Section 11B-703.7.2.1* in white on a blue background. Signs identifying van parking spaces shall contain *additional language or an additional sign* with the designation "van accessible". Signs shall be 60 inches (*1524 mm*) minimum above the finish floor or ground surface measured to the bottom of the sign.

Exception: *Signs located within a circulation path shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign.*



ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING

***11B-502.6.1* Finish and size.** *Parking identification signs shall be reflectorized with a minimum area of 70 square inches (45,161 mm²).*

***11B-502.6.2* Minimum line.** *Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250".*

***11B-502.6.3* Location.** *A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.*

***11B-502.6.4* Marking.** *Each accessible car and van space shall have surface identification complying with either Section 11B-502.6.4.1 or 11B-502.6.4.2.*

11B-502.6.4.1 *The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high (914 mm by 914 mm). The centerline of the International Symbol of Accessibility shall be a maximum of 8 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.*

11B-502.6.4.2 *The parking space shall be outlined in blue or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high (914 mm by 914 mm) in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 8 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.*

***11B-502.7* Relationship to accessible routes.** Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. *Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.*

11B-502.7.2 Wheel stops. *A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.*

11B-502.8 Additional signs. *An additional sign shall be posted either: 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space.*

***11B-502.8.1* Size.** *The additional sign shall not be less than 17 inches (432 mm) wide by 22 inches (559 mm) high.*

***11B-502.8.2* Lettering.** *The additional sign shall clearly state in letters with a minimum height of 1 inch (25 mm) the following:*

"Unauthorized" vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____.

Blank spaces shall be filled in with appropriate information as a permanent part of the sign.

***11B-503* Passenger drop-off and loading zones**

***11B-503.1* General.** Passenger *drop-off* and loading zones shall comply with *Section 11B-503*.

***11B-503.2* Vehicle pull-up space.** Passenger *drop-off* and loading zones shall provide a vehicular pull-up space 96 inches (2438 mm) wide minimum and 20 feet (6096 mm) long minimum.

***11B-503.3* Access aisle.** Passenger *drop-off* and loading zones shall provide access aisles complying with *Section 11B-503* adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

***11B-503.3.1* Width.** Access aisles serving vehicle pull-up spaces shall be 60 inches (1524 mm) wide minimum.

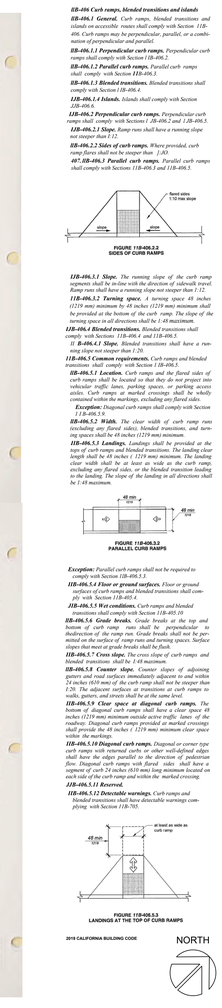
***11B-503.3.2* Length.** Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

***11B-503.3.3* Marking.** Access aisles shall be marked with a painted borderline around their perimeter. *The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface.*

FIGURE 11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

***11B-503.4* Floor and ground surfaces.** Vehicle pull-up spaces and access aisles serving them shall comply with *Section 11B-302*. Access aisles shall be at the same level as the

2019 CALIFORNIA BUILDING CODE 590



11B-406 Curb ramps, blended transitions and islands

11B-406.1 General. *Curb ramps, blended transitions and islands on accessible routes shall comply with Section 11B-406. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel.*

11B-406.1.1 Perpendicular curb ramps. *Perpendicular curb ramps shall comply with Section 11B-406.2.*

11B-406.1.2 Parallel curb ramps. *Parallel curb ramps shall comply with Section 11B-406.3.*

11B-406.1.3 Blended transitions. *Blended transitions shall comply with Section 11B-406.4.*

11B-406.1.4 Islands. *Islands shall comply with Section 11B-406.6.*

11B-406.2 Perpendicular curb ramps. *Perpendicular curb ramps shall comply with Sections 11B-406.2 and 11B-406.5.*

11B-406.2.1 Slope. *Ramp runs shall have a running slope not steeper than 1:12.*

11B-406.2.2 Sides of curb ramps. *Where provided, curb ramp flares shall not be steeper than 1:10.*

407. 11B-406.3 Parallel curb ramps. *Parallel curb ramps shall comply with Sections 11B-406.3 and 11B-406.5.*

FIGURE 11B-406.2.2
SIDES OF CURB RAMPS

11B-406.3.1 Slope. *The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.*

11B-406.3.2 Turning space. *A turning space 48 inches (1219 mm) minimum by 48 inches (1219 mm) minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum.*

11B-406.4 Blended transitions. *Blended transitions shall comply with Sections 11B-406.4 and 11B-406.5.*

If ***B-406.4.1 Slope.*** *Blended transitions shall have a running slope not steeper than 1:20.*

11B-406.5 Common requirements. *Curb ramps and blended transitions shall comply with Section 11B-406.5.*

11B-406.5.1 Location. *Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.*

Exception: *Diagonal curb ramps shall comply with Section 11B-406.5.9.*

11B-406.5.2 Width. *The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches (1219 mm) minimum.*

11B-406.5.3 Landings. *Landings shall be provided at the top of curb ramps. The landing clear width shall be at least as wide as the curb ramp leading to the landing. The landing clear length shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 maximum.*

FIGURE 11B-406.3.3
PARALLEL CURB RAMPS

Exception: *Parallel curb ramps shall not be required to comply with Section 11B-406.5.3.*

11B-406.5.4 Floor or ground surfaces. *Floor or ground surfaces of curb ramps and blended transitions shall comply with Section 11B-403.4.*

11B-406.5.5 Wet conditions. *Curb ramps and blended transitions shall comply with Section 11B-405.10.*

11B-406.5.6 Grade breaks. *Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.*

11B-406.5.7 Cross slope. *The cross slope of curb ramps and blended transitions shall be 1:48 maximum.*

11B-406.5.8 Counter slope. *Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches (610 mm) of the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.*

11B-406.5.9 Clear space at diagonal curb ramps. *The bottom of diagonal curb ramps shall have a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide a clear space 48 inches (1219 mm) minimum clear space within the markings.*

11B-406.5.10 Diagonal curb ramps. *Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.*

11B-406.5.11 Reserved.

11B-406.5.12 Detectable warnings. *Curb ramps and blended transitions shall have detectable warnings complying with Section 11B-705.*

FIGURE 11B-406.5.3
LANDINGS AT THE TOP OF CURB RAMPS

2019 CALIFORNIA BUILDING CODE 591

OWNER:

STIIZY

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
7775 Walton Parkway Suite 250 New Albany, OH 43054
t: 614 545 4550 | f: 614 545 4555 | shremshock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

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STIIZY
VINEYARD PLAZA
2343 N. OXNARD BLVD.
OXNARD, CA 93036

ISSUE TYPE	DATE
CD ISSUE	05/17/2021

* INDICATES NO REVISION TO THIS SHEET

ENLARGED SITE PLAN

DRAWN BY: BBG CHECKED BY: RHW

PROJECT NO: 210116

DRAWING NO:

G1.7

NORTH

N.T.S.
-

A

ENLARGED SITE PLAN

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 19, 2021

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

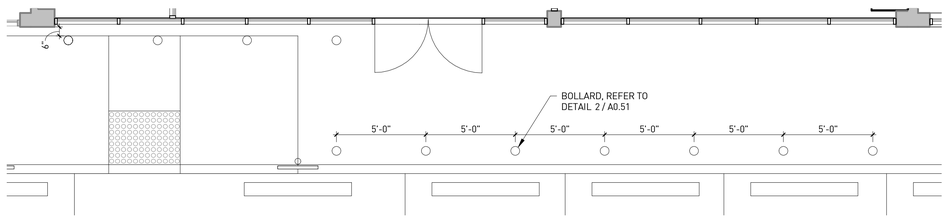
3. PROJECT NAME: Blue Enterprises Oxnard, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-25 (Special Use Permit - Commercial Cannabis Retail); El Rio and El Rio West Neighborhoods

A request to permit the operation of a commercial cannabis retail facility within an existing 2,856 square-foot commercial suite of a 16,890 square-foot multi-tenant commercial building on a 1.1-acre site located at 2655 North Vineyard Avenue (APN: 132-0-042-200) within the General Commercial Planned Development (C-2PD) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, relocation of a loading service door, and updating the color of the storefront trim. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

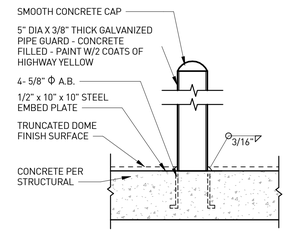
Applicant: Anna Mendoza, Blue Enterprises Oxnard, LLC. Phone: (714) 448-3649
City Contact: Jose Coyotl, Associate Planner Phone: (805) 385-7863

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

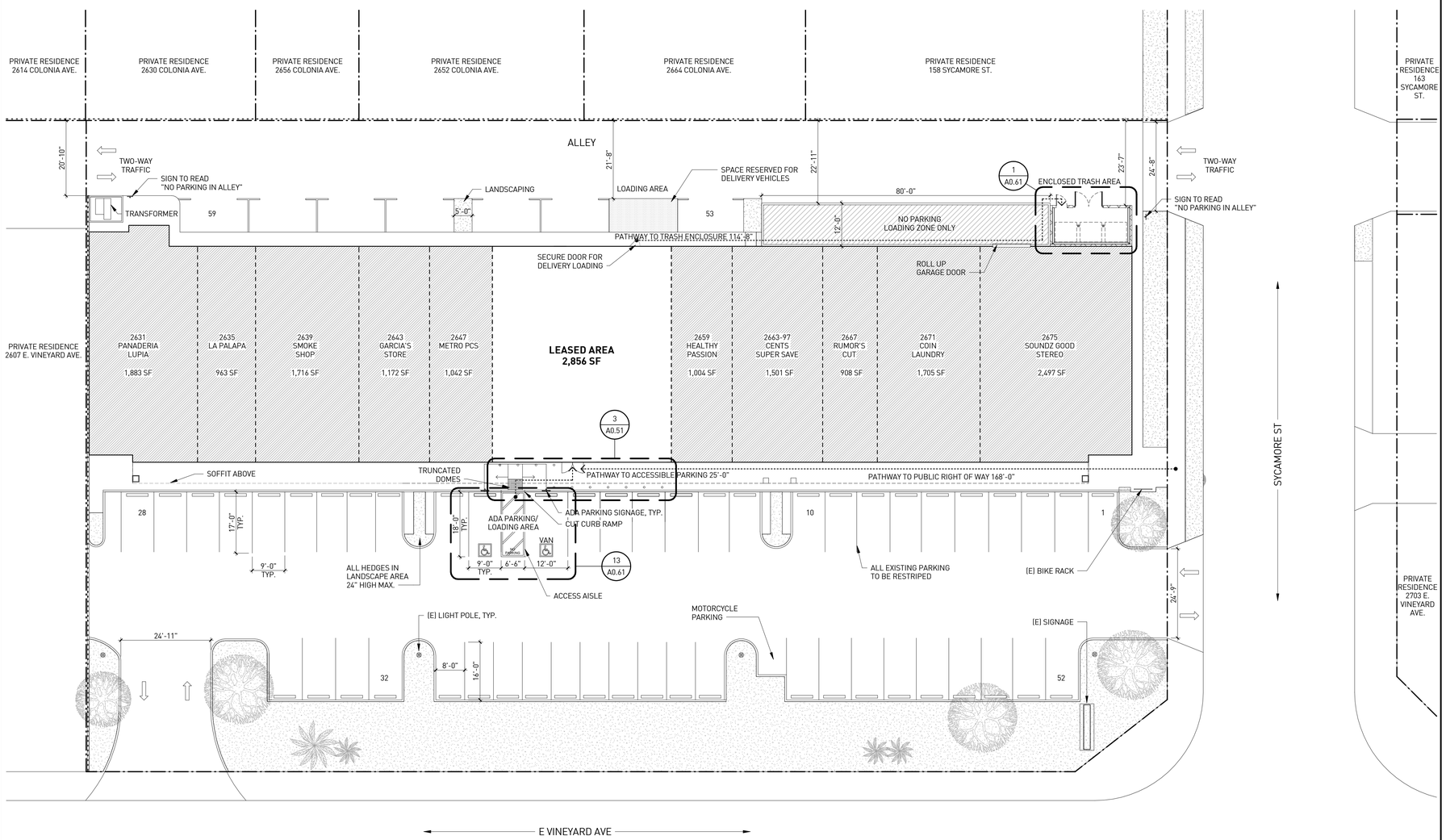
Para información en español, favor de llamar al (805) 385-7858



STOREFRONT | 3
1/4" = 1'-0"



BOLLARD AT PARKING | 2
1" = 1'-0"



SITE PLAN | 1
1/16" = 1'-0"

PARKING ANALYSIS

PER OXNARD, CALIFORNIA CODE OF ORDINANCES, CHAPTER 16: ZONING, DIVISION 2. PARKING SPACE AND LOADING REQUIREMENTS, SEC. 16-622 SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS:

COMMERCIAL - ONE PARKING SPACE PER 250 SQUARE FEET OF GROSS COMMERCIAL BUILDING FLOOR AREA.

- COMMERCIAL FLOOR AREA: 16,890 SF/250 SF = 68 PARKING SPACES REQUIRED
- 70 PARKING SPACES PROVIDED

PER OXNARD, CALIFORNIA CODE OF ORDINANCES, CHAPTER 16: ZONING, DIVISION 2. PARKING SPACE AND LOADING REQUIREMENTS, SEC. 16-651 ADMINISTRATIVE RELIEF FROM PARKING PROVISIONS:

- SHARED PARKING - PARKING SPACES MAY BE USED JOINTLY BY USES WITH DIFFERENT HOURS OF OPERATION OR DIFFERENT PEAK HOURS OF OPERATION.
- OFF-SITE PARKING SHALL NOT BE LOCATED FARTHER AWAY FROM THE USE SERVED THAN 500 FT.

PROJECT DESCRIPTION

INTERIOR TENANT REMODEL OF EXISTING RETAIL SPACES INTO NEW RETAIL SPACE. NO PROPOSED STRUCTURAL CHANGES. PARKING RESTRIPING REQUIRED.

DIRECTORY

OWNER/DEVELOPER
BLUE ENTERPRISES, LLC.
DBA COOKIES
4675 MAC ARTHUR COURT, SUITE 1500
NEWPORT BEACH, CA 92660
ATTN: MARCUS VIK
E-MAIL: marcus@cookiesre.com
TEL: (609) 558-5877

ARCHITECT OF RECORD
RDC
245 E 3RD ST,
LONG BEACH, CA 90802
ATTN: VIRGINIA MAGGIORE
E-MAIL: virginia.maggiore@rdcollaborative.com
TEL: (562) 628-8000

PROJECT SUMMARY

OVERALL SITE AREA	54,486 SF
TOTAL BUILDING AREA	16,890 SF
ACCESSOR PARCEL NUMBER	132-0-042-200
APPLICABLE BUILDING CODE	2019 CBC, CEC, CMC, CPC, CEC (ENERGY CODE), CFC
OCCUPANCY GROUP	M (MERCANTILE) - DISPENSARY
OCCUPANCY LOAD CALCULATION	TENANT SPACE SF: 2,856 SF 43 OCCUPANTS
CONSTRUCTION TYPE	TYPE VB ONE-STORY FIRE-SPRINKLED
REQUIRED EXIT CALC.	1 REQUIRED (2 SUPPLIED)
GENERAL PLAN DESIGNATION	COMMERCIAL GENERAL (CG)

GRAPHICS LEGEND

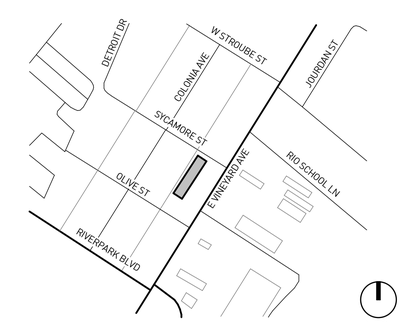
PROPERTY LINE
PARKING STRIPE
[E] FENCING
[E] BUILDING: NIC
LANDSCAPE: NIC
NORTH ARROW

TRESSPASS-LOITERING FORBIDDEN BY LAW NO DRINKING OF ALCOHOLIC BEVERAGES
Violaters will be subject to arrest or citation pursuant to 602 PC & 7-125 OCC
SIGN A

CUSTOMER PARKING ONLY ALL OTHERS SUBJECT TO TOW-AWAY AT VEHICLE OWNER'S EXPENSE
Pursuant to 22658 VC
SIGN B

EXACT LOCATIONS OF SIGNAGE TO BE CONFIRMED WITH POLICE DEPARTMENT PRIOR TO C OF O.

VICINITY PLAN



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245 East Third Street
Long Beach, Ca 90802
t 562.628.8000
rdcollaborative.com

Cookies

BLUE ENTERPRISES, LLC.
DBA COOKIES
OXNARD, CA
TENANT IMPROVEMENT
2655 E VINEYARD AVE,
OXNARD, CA 93036

REVISIONS

ISSUE	DATE

PROJECT NUMBER: 19246

SITE PLAN

A0.51

SUP PACKAGE: 07/06/2021

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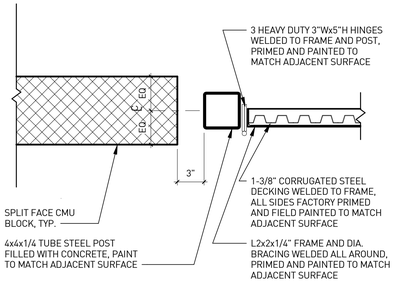
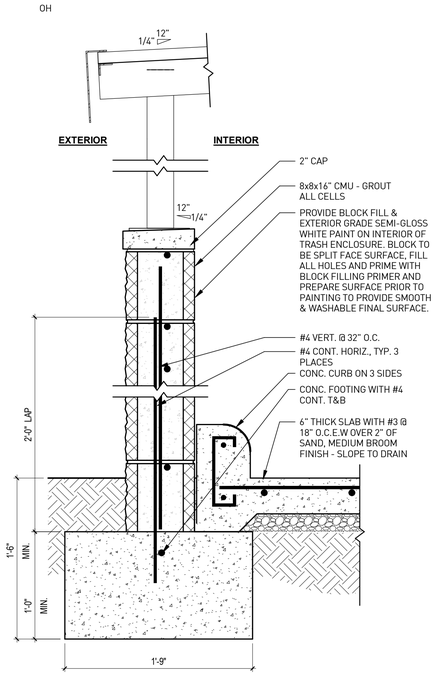


TRASH ENCLOSURE - DOOR | 12

1 1/2" = 1'-0"



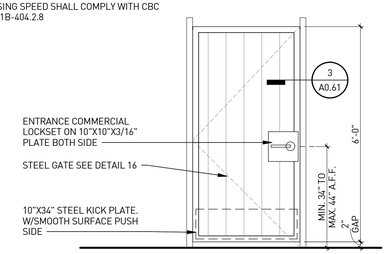
TRASH ENCLOSURE -CMU WALL SEC | 11

1 1/2" = 1'-0"

GATE HARDWARE AND OTHER OPERABLE PARTS SHALL COMPLY WITH CBC SECTIONS 11B-309.4

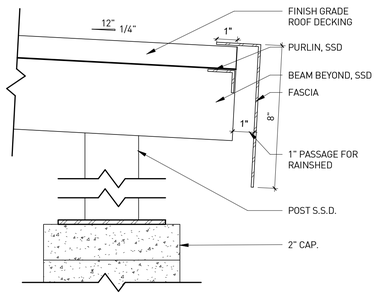
GATE LATCH SHALL BE OPERABLE WITH ONE HAND,WITHOUT TIGHT GRASPING,PINCHING,OR TWISTING OF THE WRIST.

GATE CLOSING SPEED SHALL COMPLY WITH CBC SECTION 11B-404.2.8



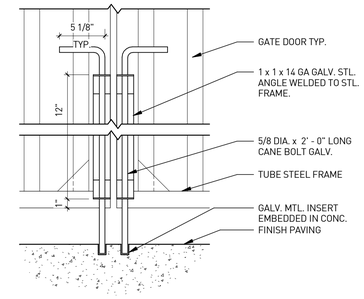
METAL GATE ELEVATION | 9

1/2" = 1'-0"



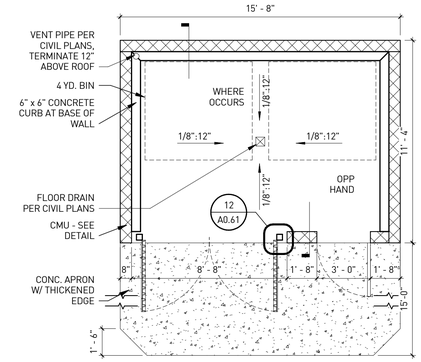
TRASH ENCLOSURE - ROOF SECTION | 10

3" = 1'-0"



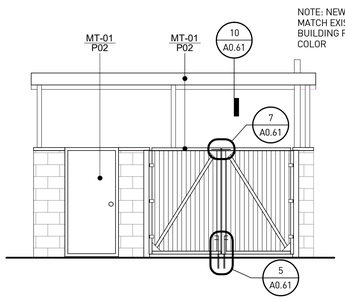
TRASH ENCLOSURE - CANE DETAIL | 5

1 1/2" = 1'-0"



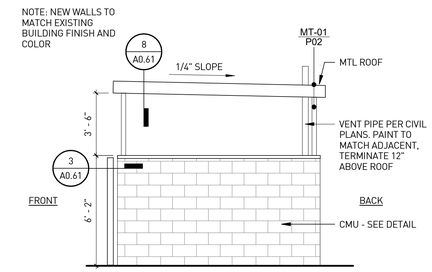
TRASH ENCLOSURE - PLAN | 1

1/4" = 1'-0"



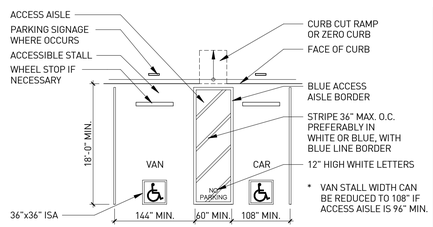
TRASH ENCLOSURE - FRONT ELEVATION | 6

1/4" = 1'-0"



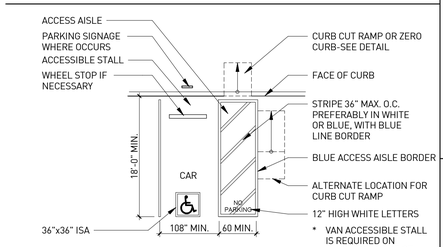
TRASH ENCLOSURE - SIDE ELEVATION | 2

1/4" = 1'-0"



* VAN STALL WIDTH CAN BE REDUCED TO 108" IF ACCESS AISLE IS 96" MIN.

DOUBLE STALLS



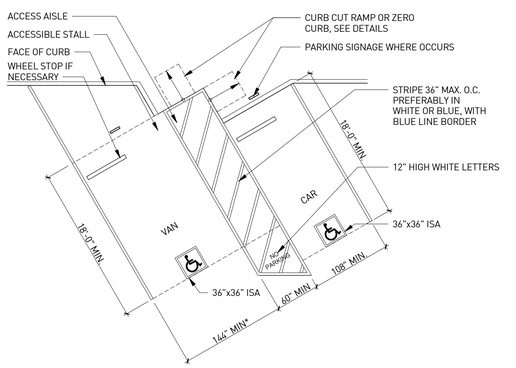
* VAN ACCESSIBLE STALL IS REQUIRED ON PASSENGER SIDE OF THE PARKING SPACE

SINGLE STALL

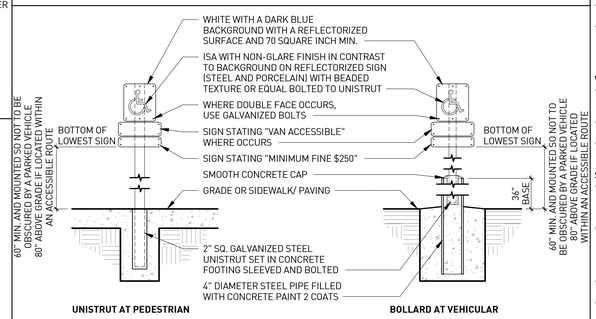
PARKING SPACES REQUIRED PER FACILITY

TOTAL NUMBER OF STALLS/FACILITY	MIN. REQUIRED ACCESSIBLE STALLS*
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% OF TOTAL
1001 - OVER	20 PLUS 1 PER 100 OR FRACTION OVER

* FOR EVERY 6 ACCESSIBLE STALLS OR FRACTION OF, 1 SHOULD BE VAN ACCESSIBLE, WITH A MIN. OF 1



DIAGONAL DOUBLE STALLS



POST-MOUNTED STALL SIGNAGE

ACCESSIBLE PARKING

- PARKING STALL AND ACCESS AISLE TO BE A MAX. OF 2% SLOPE IN ANY DIRECTION, NO DRAINAGE SWALES, BUILT-UP RAMPS, OR CURBS WITHIN SPACE.
- WIDTH TO BE MEASURED TO THE CENTERLINE OF MARKINGS.
- ACCESSIBLE PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRY.
- ACCESSIBLE PARKING CAN BE LOCATED IN DIFFERENT PARKING FACILITIES IF GREATER ACCESSIBILITY IS PROVIDED.
- PARKING STRUCTURES TO HAVE 98" VERTICAL CLEARANCE FROM ENTRY TO ACCESSIBLE PARKING TO EXIT FOR FULL VEHICULAR ROUTE.

ACCESSIBLE STALL

- PROVIDE A WHEEL STOP IF THE VEHICULAR OVERHANG INTRUDES ON THE REQUIRED CLR. WIDTH OF ADJ. ACCESSIBLE ROUTES.
- ACCESSIBLE STALLS WIDTH FROM CENTERLINE OF STRIPING TO BE 108" MIN.
- EITHER OUTLINE OR PAINT THE STALL IN BLUE WITH AN ISA PAINTED WHITE OR A CONTRASTING COLOR, OR PROVIDE AN ISA PAINTED IN WHITE WITH A BLUE BACKGROUND; ISA TO BE 36"x36" AND LOCATED ON THE GROUND AT THE END OF THE ACCESSIBLE STALL AND WITHIN 4" MAX. FROM CENTERLINE OF STALL.
- PROVIDE VERTICAL CLEARANCE OF 98" MIN. FOR ACCESSIBLE STALLS, ACCESS AISLE, AND VEHICULAR ROUTES SERVICE THEM.

ACCESS AISLE

- AISLE MUST ADJOIN AN ACCESSIBLE ROUTE AND ROUTE CANNOT PASS BEHIND OTHER PARKED VEHICLES OTHER THAN TO PASS BEHIND THE STALL IN WHICH THEY PARKED.
- AISLE TO BE CONTIGUOUS THE FULL LENGTH OF THE STALL THEY SERVE.
- BUILT-UP CURB RAMPS CAN NOT BE LOCATED IN THE ACCESS AISLE.
- MARKINGS SHOULD PREVENT PARKING IN THE AISLE; STRIPE ACCESS AISLE 36" O.C., PREFERABLY IN BLUE OR WHITE WITH BLUE BORDER.
- PAINT THE WORDS "NO PARKING" ON THE GROUND WITHIN THE ACCESS AISLE IN WHITE LETTERS 12" HIGH MIN.
- ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN STALLS THAT REQUIRE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE STALL.

VAN ACCESSIBLE PARKING

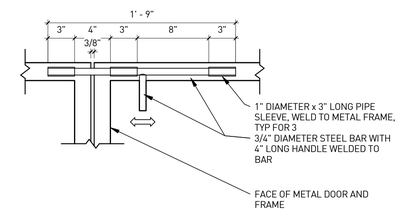
- PROVIDE VERTICAL CLEARANCE OF 98" MIN. FOR VAN ACCESSIBLE STALLS, THEIR ACCESS AISLE, AND THE FULL VEHICULAR ROUTE SERVING THEM.
- VAN ACCESSIBLE PARKING STALLS CAN BE REDUCED TO 108" MIN. WIDE IF ACCESSIBLE IS INCREASED TO 96" MIN.
- VAN ACCESSIBLE STALLS CAN BE GROUPED ON ONE LEVEL WITHIN A MULTI-STORY PARKING STRUCTURE.

SIGNAGE

- SIGNS IDENTIFYING ACCESSIBLE SPACES SHALL USE THE ISA AND BE POST OR WALL-MOUNTED DIRECTLY IN FRONT OF THE STALL ADD SIGN STATING "MINIMUM FINE $250" BELOW THE ISA AS PART OF THE SIGN OR A SEPARATE SIGN.
- SIGNS TO BE MOUNTED 60" MIN. ABOVE GRADE TO THE BOTTOM OF THE SIGN IF WALL MOUNTED OR NOT LOCATED ON A PEDESTRIAN ROUTE AND MOUNTED SO NOT TO BE OBSCURED BY A PARKED VEHICLE OR 80" ABOVE PARKING STALL GRADE IF IN AN ACCESSIBLE ROUTE.
- VAN ACCESSIBLE STALLS SHALL BE DESIGNATED WITH A SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE ISA
- EACH ACCESSIBLE STALL TO BE IDENTIFIED BY A REFLECTORIZED SIGN 70 SQUARE INCHES IN AREA MIN. CONTAINING AN ISA IN WHITE ON A DARK BLUE BACKGROUND.
- INSTALL CA TOW AWAY SIGN EITHER VIEWABLE FROM EACH ACCESSIBLE STALL OR AT EACH OFF STREET ENTRY.

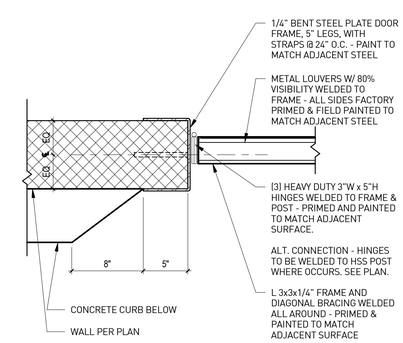
ACCESSIBLE PARKING | 13

3/32" = 1'-0"



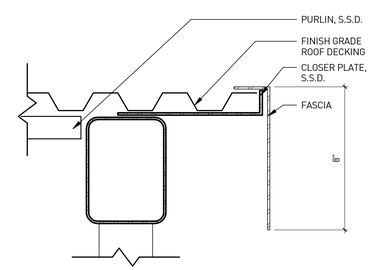
TRASH ENCLOSURE - SLIDING BAR LATCH | 7

1 1/2" = 1'-0"



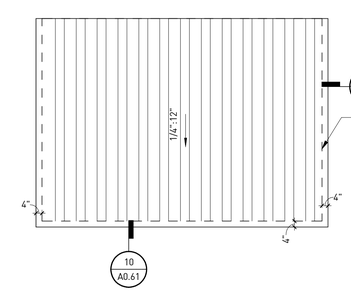
TRASH ENCLOSURE - PEDESTRIAN GATE | 3

1 1/2" = 1'-0"



TRASH ENCLOSURE - ROOF SECTION | 8

3" = 1'-0"



TRASH ENCLOSURE - ROOF PLAN | 4

1/4" = 1'-0"

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Cookies

BLUE ENTERPRISES, LLC.
DBA COOKIES
OXNARD, CA

TENANT IMPROVEMENT

2655 E VINEYARD AVE,
OXNARD, CA 93036

REVISIONS

⚠ ISSUE	DATE

PROJECT NUMBER: 19246

SITE DETAIL

A0.61

SUP PACKAGE: 07/06/2021

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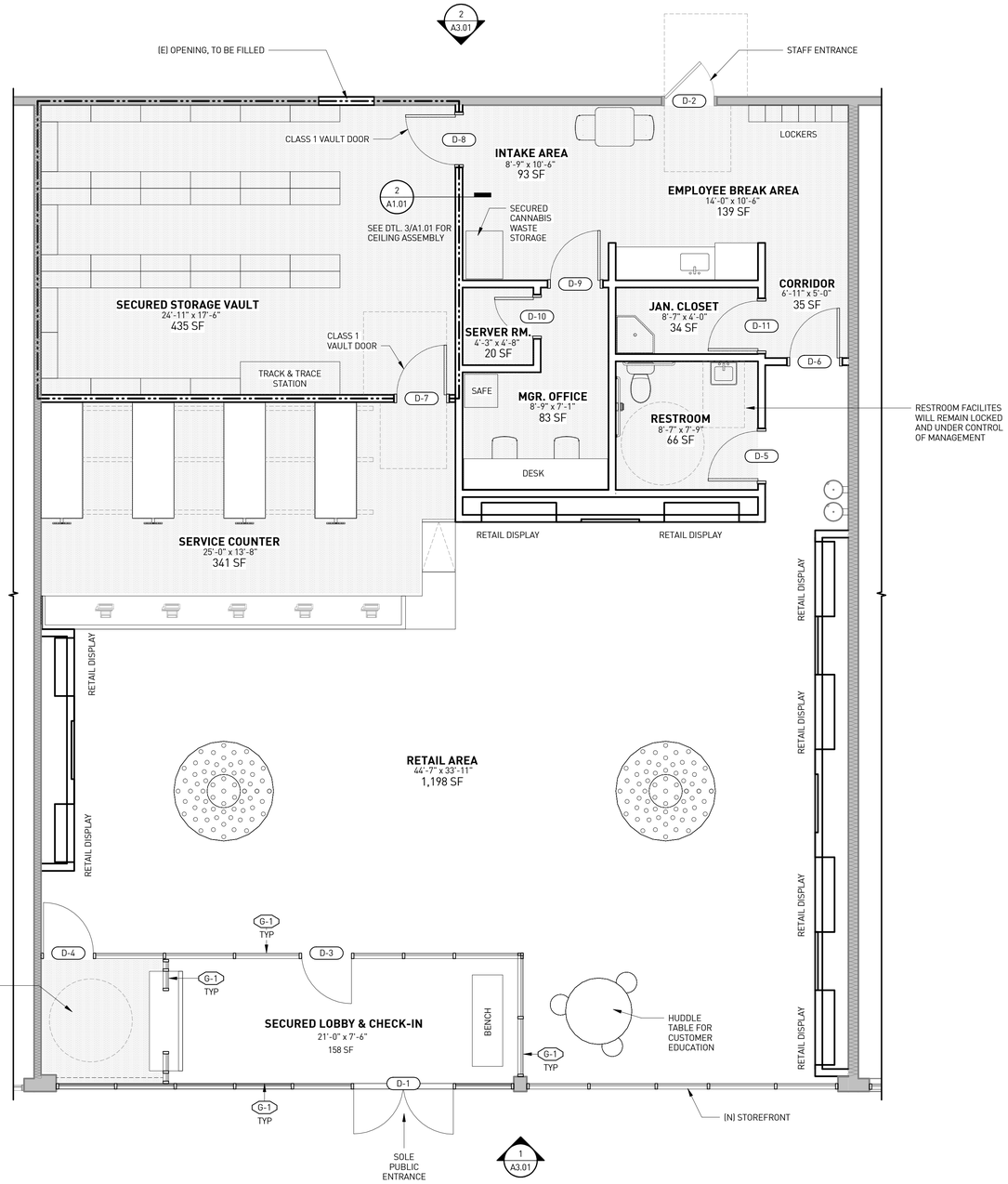
DOOR SCHEDULE

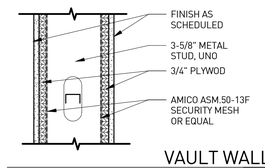
NO.	LOCATION 2	DOOR SGL.	DOOR PAIR	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	REMARKS
LEVEL 1						
D-1	**EXTERIOR STOREFRONT ENTRANCE**			6'-0"	7'-0"	SOLE PUBLIC ENTRANCE; DOOR WILL BE EQUIPPED WITH HARDWARE THAT WILL ALLOW OPENING FOR EGRESS FROM INSIDE
D-2	**EXTERIOR BACK ENTRANCE**	●		3'-0"	7'-0"	LIMITED ACCESS; EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES; DOOR WILL BE EQUIPPED WITH HARDWARE THAT WILL ALLOW OPENING FOR EGRESS FROM INSIDE
D-3	**RETAIL AREA**			3'-0"	7'-0"	LIMITED ACCESS; EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES; DOOR WILL BE EQUIPPED WITH HARDWARE THAT WILL ALLOW OPENING FOR EGRESS FROM INSIDE
D-4	**SECURED LOBBY & CHECK-IN**			3'-0"	7'-0"	EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES
D-5	**RESTROOM**	●		3'-0"	7'-0"	LIMITED ACCESS; EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES
D-6	**CORRIDOR**	●		3'-0"	7'-0"	LIMITED ACCESS; EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES
D-7	**SECURED STORAGE VAULT**	●		3'-0"	7'-0"	CLASS 1 VAULT DOOR; LIMITED ACCESS; SERVICES SAFE ROOM
D-8	**SECURED STORAGE VAULT**	●		3'-0"	7'-0"	CLASS 1 VAULT DOOR; LIMITED ACCESS; SERVICES SAFE ROOM
D-9	**MGR. OFFICE**	●		3'-0"	7'-0"	LIMITED ACCESS; SERVICES SAFE ROOM
D-10	**SERVER RM.**	●		2'-4"	7'-0"	LIMITED ACCESS
D-11	**JANITOR CLOSET**	●		3'-0"	7'-0"	LIMITED ACCESS

WINDOW SCHEDULE

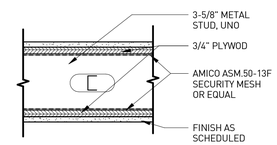
TYPE	MATERIAL	COLOR	REMARKS
G-01	RIOT GLASS	PANTONE 2191 COOKIES BLUE	2" X 4" CURTAIN WALL; LENGTH & HEIGHT V.I.F.



FLOOR PLAN | 1
1/4" = 1'-0"



VAULT WALL | 2
1 1/2" = 1'-0"



VAULT CEILING | 3
1 1/2" = 1'-0"

PROJECT DESCRIPTION

INTERIOR TENANT REMODEL OF EXISTING RETAIL SPACES INTO NEW RETAIL SPACE. NO PROPOSED STRUCTURAL CHANGES. PARKING RESTRIPING REQUIRED.

DIRECTORY

OWNER/DEVELOPER
BLUE ENTERPRISES, LLC.
DBA COOKIES
4675 MAC ARTHUR COURT, SUITE 1500
NEWPORT BEACH, CA 92660
ATTN: MARCUS VIK
E-MAIL: marcus@cookiesre.com
TEL: (609) 558-5877

ARCHITECT OF RECORD
RDC
245 E 3RD ST,
LONG BEACH, CA 90802
ATTN: VIRGINIA MAGGIORE
E-MAIL: virginia.maggiore@ rdcollaborative.com
TEL: (562) 628-8000

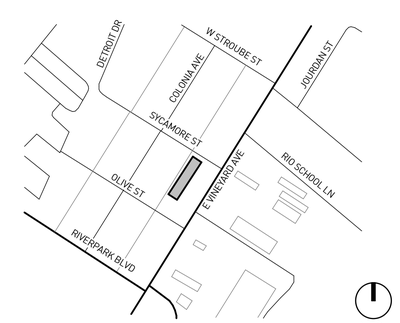
PROJECT SUMMARY

OVERALL SITE AREA	54,486 SF
TOTAL BUILDING AREA	16,890 SF
ACCESSOR PARCEL NUMBER	132-0-042-200
APPLICABLE BUILDING CODE	2019 CBC, CEC, CMC, CPC, CEC (ENERGY CODE), CFC
OCCUPANCY GROUP	M (MERCANTILE) - DISPENSARY
OCCUPANCY LOAD CALCULATION	TENANT SPACE SF: 2,856 SF 43 OCCUPANTS
CONSTRUCTION TYPE	TYPE VB ONE-STORY FIRE-SPRINKLED
REQUIRED EXIT CALC.	1 REQUIRED (2 SUPPLIED)
GENERAL PLAN DESIGNATION	COMMERCIAL GENERAL (CG)

GRAPHICS LEGEND

- VAULT WALL
- NEW WALL
- RATED SEPERATION BETWEEN TENANTS
- (E) WALL
- ALUM. MULLIONS + GLASS WALL
- LIMITED ACCESS AREAS

VICINITY PLAN



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Cookies

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OXNARD, CA
TENANT IMPROVEMENT
2655 E VINEYARD AVE,
OXANRD, CA 93036

REVISIONS

△ ISSUE	DATE

PROJECT NUMBER: 19246

FLOOR PLAN

A1.01

SUP PACKAGE: 07/06/2021

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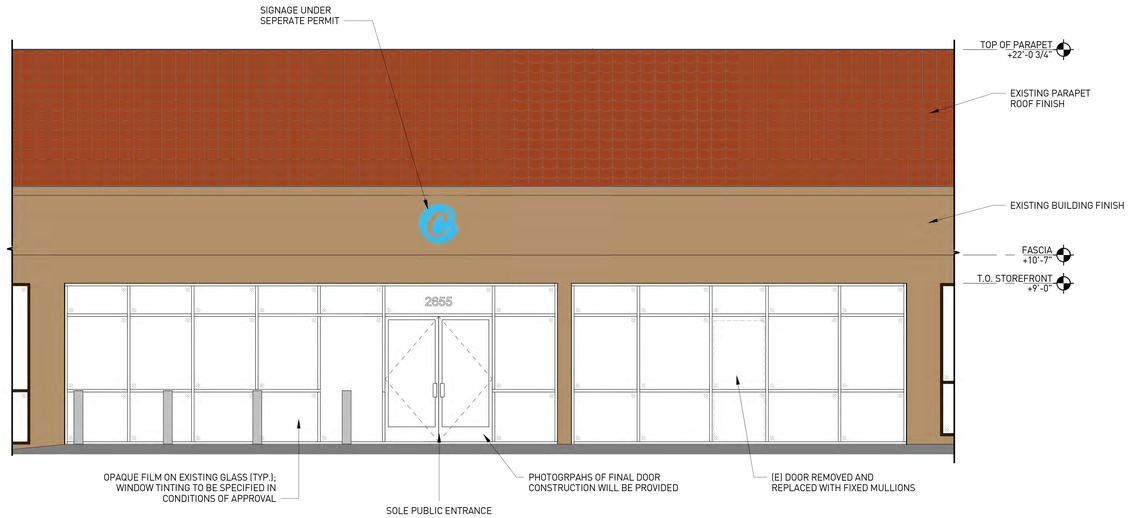
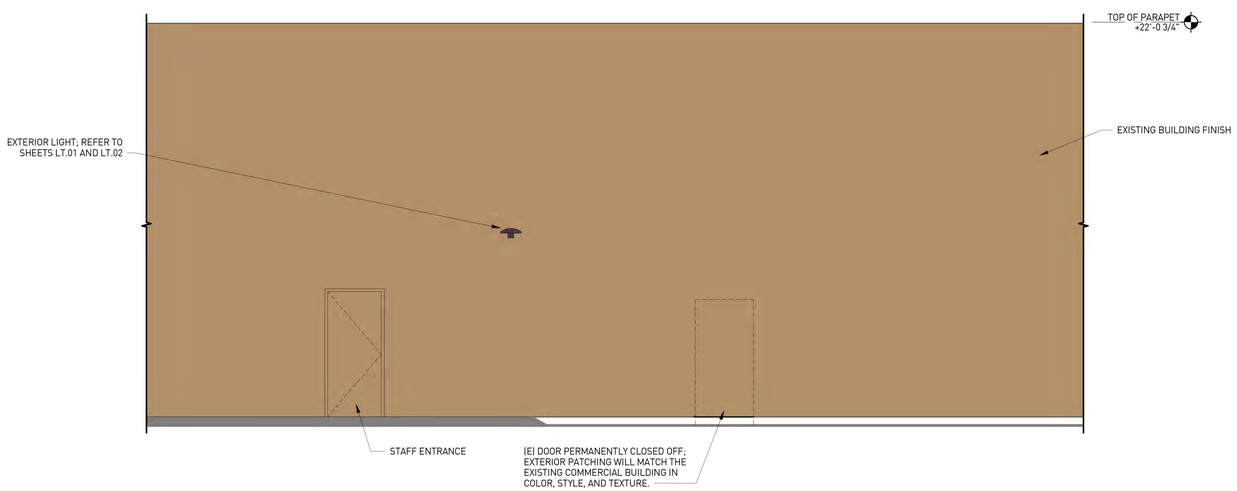


EXTERIOR ELEVATION - NORTH | 1

1/4" = 1'-0"



EXTERIOR ELEVATION - SOUTH | 2

1/4" = 1'-0"

PROJECT DESCRIPTION

INTERIOR TENANT REMODEL OF EXISTING RETAIL SPACES INTO NEW RETAIL SPACE. NO PROPOSED STRUCTURAL CHANGES. PARKING RESTRIPING REQUIRED.

DIRECTORY

OWNER/DEVELOPER

BLUE ENTERPRISES, LLC.
DBA COOKIES
4675 MAC ARTHUR COURT, SUITE 1500
NEWPORT BEACH, CA 92660
ATTN: MARCUS VIK
E-MAIL: marcus@cookiesre.com
TEL: (609) 558-5877

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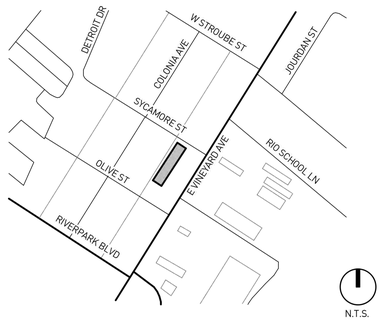
- NEW WALL
- RATED SEPERATION BETWEEN TENANTS
- (E) WALL
- ALUM. MULLIONS + GLASS WALL
- LIMITED ACCESS AREAS

COOKIES BLUE

PANTONE 1291C

VICINITY PLAN



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REVISIONS

ISSUE	DATE

PROJECT NUMBER: 19246

EXTERIOR ELEVATIONS

A3.01

SUP PACKAGE: 07/06/2021

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CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 19, 2021

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

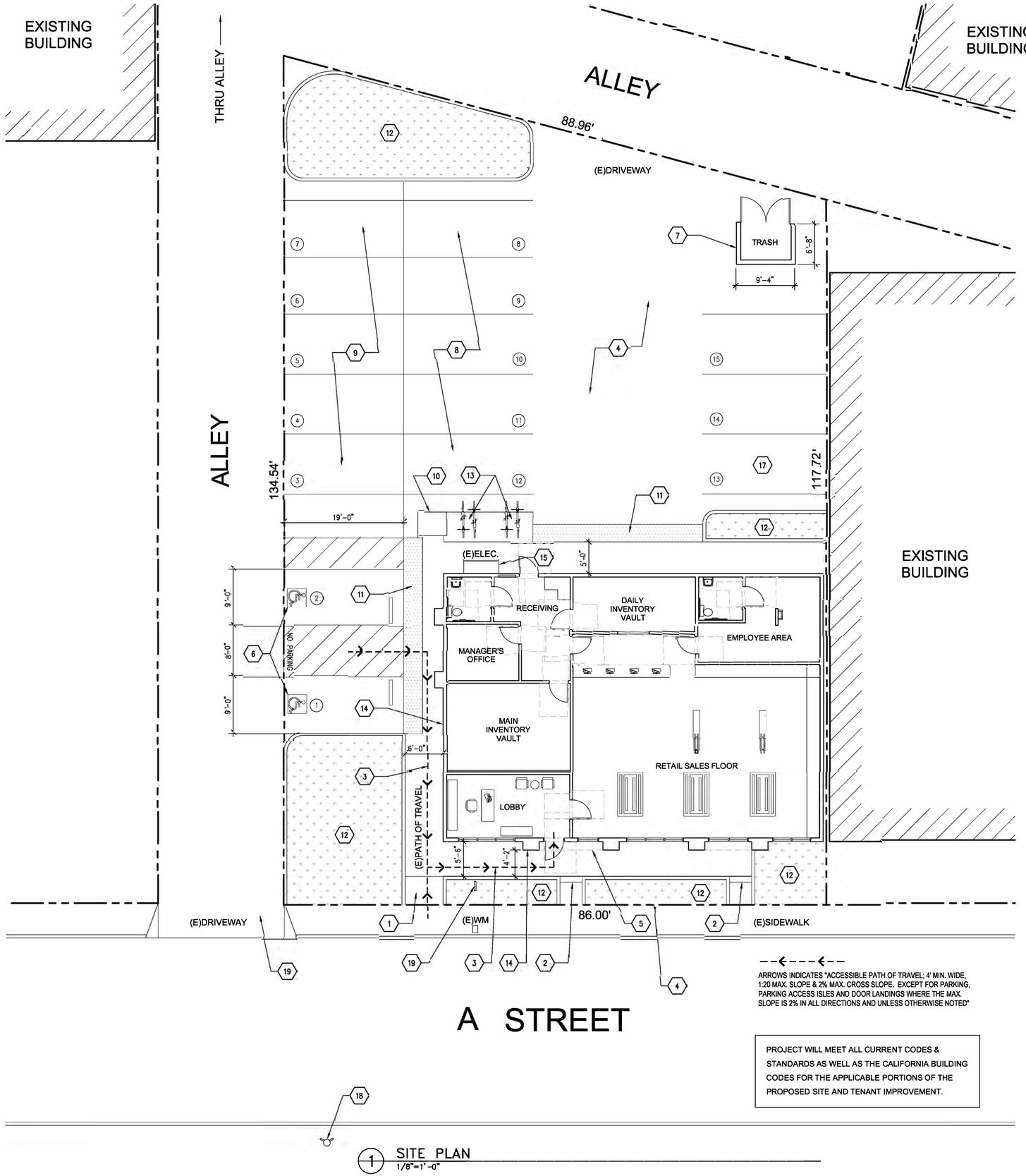
4. PROJECT NAME: TAT OXN, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-26 (Special Use Permit - Commercial Cannabis Retail); (Carriage Square and Wilson Neighborhoods

A request to permit the operation of a commercial cannabis retail facility within an existing 2,546 square-foot commercial building on a 0.24-acre site located at 600 North A Street (APN: 200-0-252-140) within the General Commercial (C-2) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, and relocation of a loading service door. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Lauren Fontein, TAT OXN, LLC. Phone: (213) 700-6858
City Contact: Jose Coyotl, Associate Planner Phone: (805) 385-7863

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

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



ARROWS INDICATES "ACCESSIBLE PATH OF TRAVEL; 4' MIN. WIDE, 1:20 MAX. SLOPE & 2% MAX. CROSS SLOPE. EXCEPT FOR PARKING, PARKING ACCESS ISLES AND DOOR LANDINGS WHERE THE MAX. SLOPE IS 2% IN ALL DIRECTIONS AND UNLESS OTHERWISE NOTED"

PROJECT WILL MEET ALL CURRENT CODES & STANDARDS AS WELL AS THE CALIFORNIA BUILDING CODES FOR THE APPLICABLE PORTIONS OF THE PROPOSED SITE AND TENANT IMPROVEMENT.

1 SITE PLAN
1/8"=1'-0"

PROJECT ADDRESS

600 NORTH A STREET
OXNARD, CA 93030

ASSESSOR PARCEL NUMBER

200025214

SITE DATA

CONSTRUCTION TYPE:	TYPE V-B
ZONE:	C-2 (GENERAL COMMERCIAL)
OCCUPANCY GROUP:	M (RETAIL)
NUMBER OF STORIES:	1
GROSS SITE AREA:	10,589 SF

BUILDING AREA (GROSS SF)

PROJECT FLOOR AREA:	2,546 SF

PARKING CALCULATIONS

USE	AREA	PARKING RATIO	PARKING SPACES
CANNABIS RETAIL	2,546	1 PER 250 SF	10.2
REQUIRED PARKING SPACES:			**10**
PARKING SPACES PROVIDED:			
STANDARD SPACES (INCLUDES 1 DESIGNATED DELIVERY SPACE)			13
ACCESSIBLE SPACES			2
PROVIDED PARKING TOTAL:			**14**
PROVIDED BICYCLE PARKING:			**4**

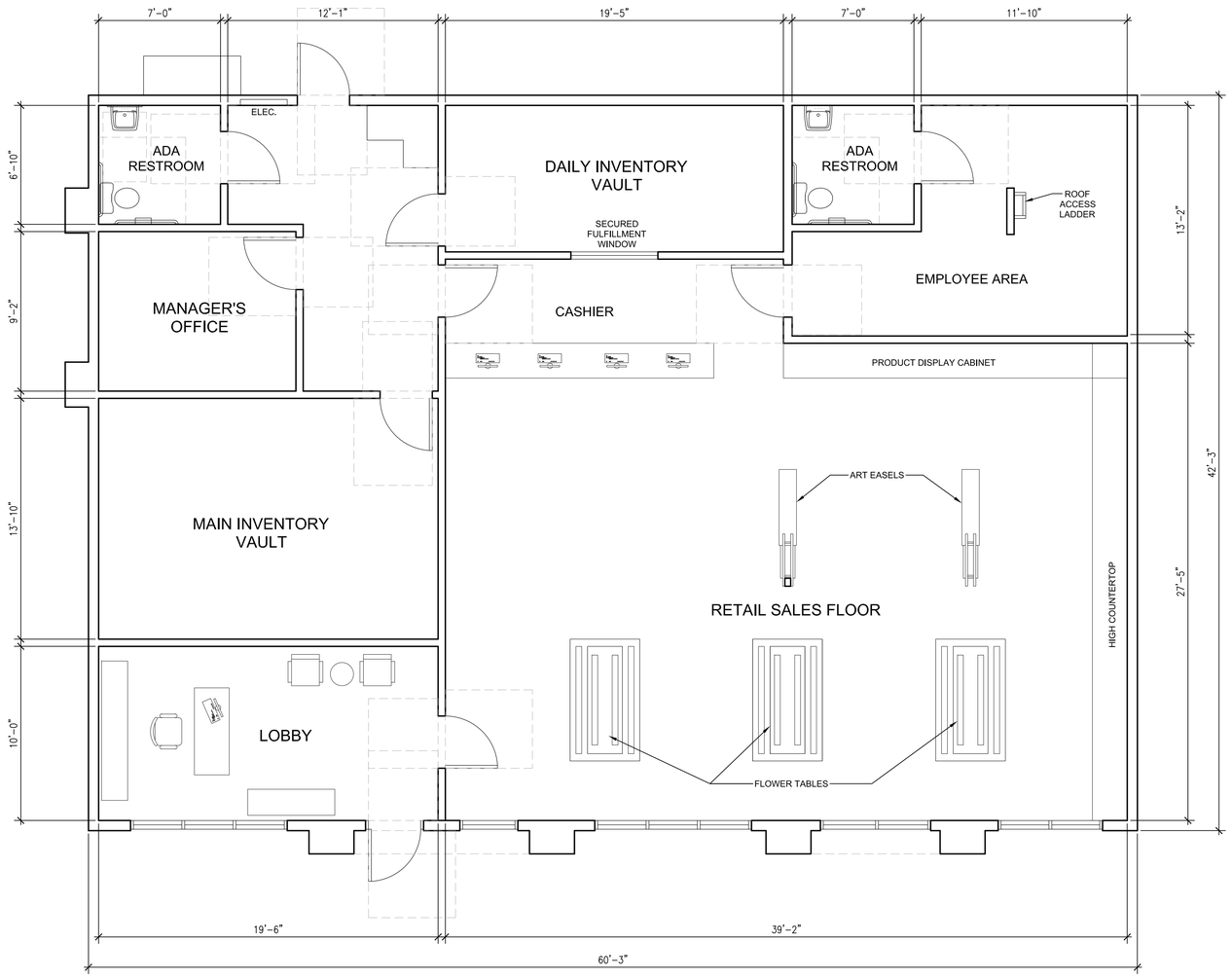
Key Notes

1. EXISTING CURB RAMP
2. EXISTING STEPS
3. EXISTING ADA ACCESSIBLE PATH OF TRAVEL
4. FIRE TRUCK ACCESS
5. NEW NON-ILLUMINATED SIGNAGE ABOVE ENTRY
6. EXISTING VAN ACCESSIBLE PARKING SPACES
7. EXISTING TRASH ENCLOSURE
8. EMPLOYEE PARKING
9. CUSTOMER PARKING
10. EXISTING TRANSFORMER
11. EXISTING TRUNCATED DOME
12. EXISTING LANDSCAPING
13. NEW BIKE RACKS
14. NEW PAINT ENTIRE BUILDING
15. EXISTING ELECTRICAL SWITCHGEAR
16. EXISTING PARKING LOT - NO WORK
17. DESIGNATED TAT DELIVERY CAR PARKING
18. EXISTING FIRE HYDRANT
19. EXISTING BACKFLOW PREVENTER

0 4' 8' 16' 24'

TAT OXN, LLC
dba THE ARTIST TREE
600 NORTH A STREET, OXNARD, CA 93030

KEUN Architecture, Inc.
2329 Sparta Drive, Rnacho Palos Verdes, CA 90275
(310) 341-3436 kenahn@keunarch.com

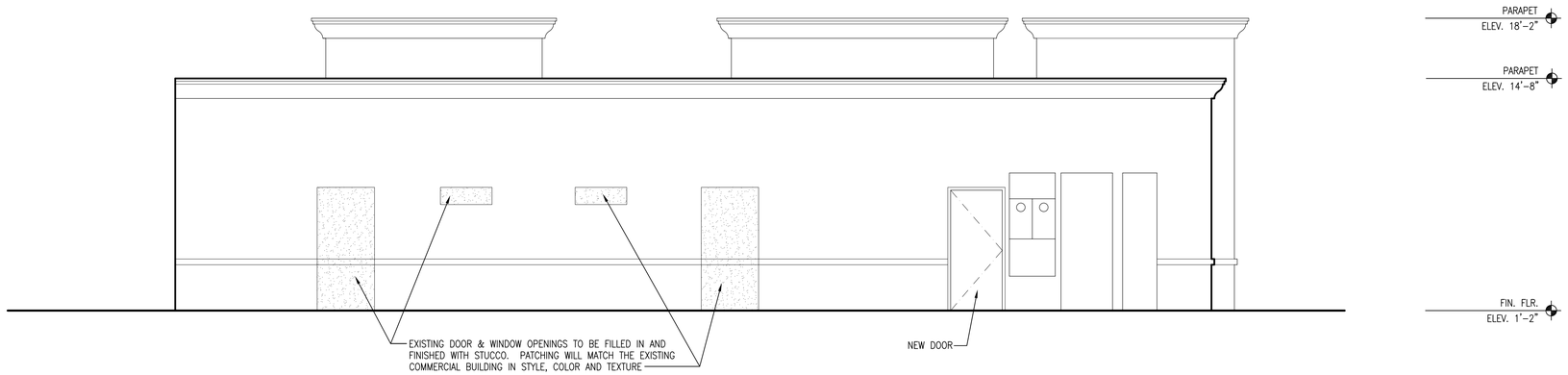


1 FLOOR PLAN
1/4"=1'-0"

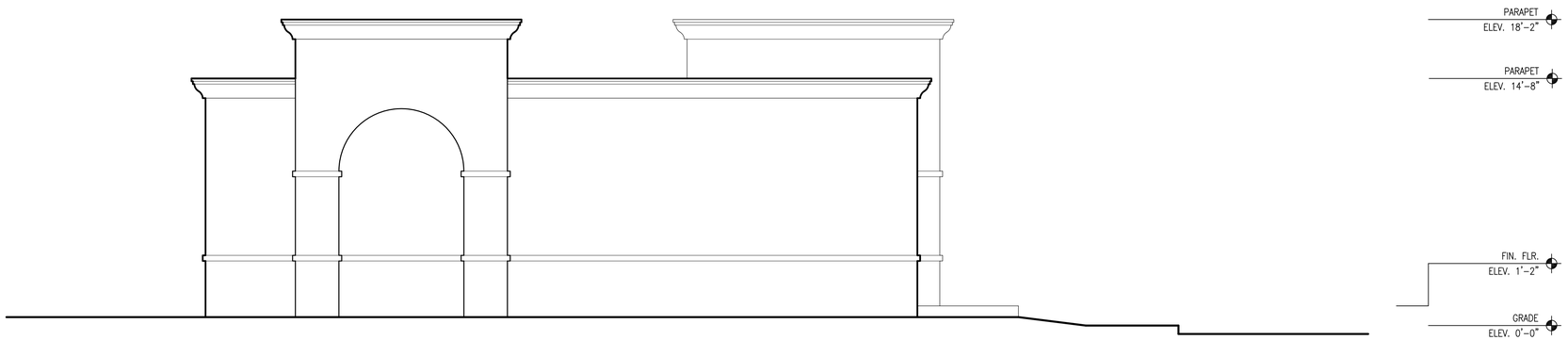
0 4' 8' 16' 24'

TAT OXN, LLC
dba THE ARTIST TREE
600 NORTH A STREET, OXNARD, CA 93030

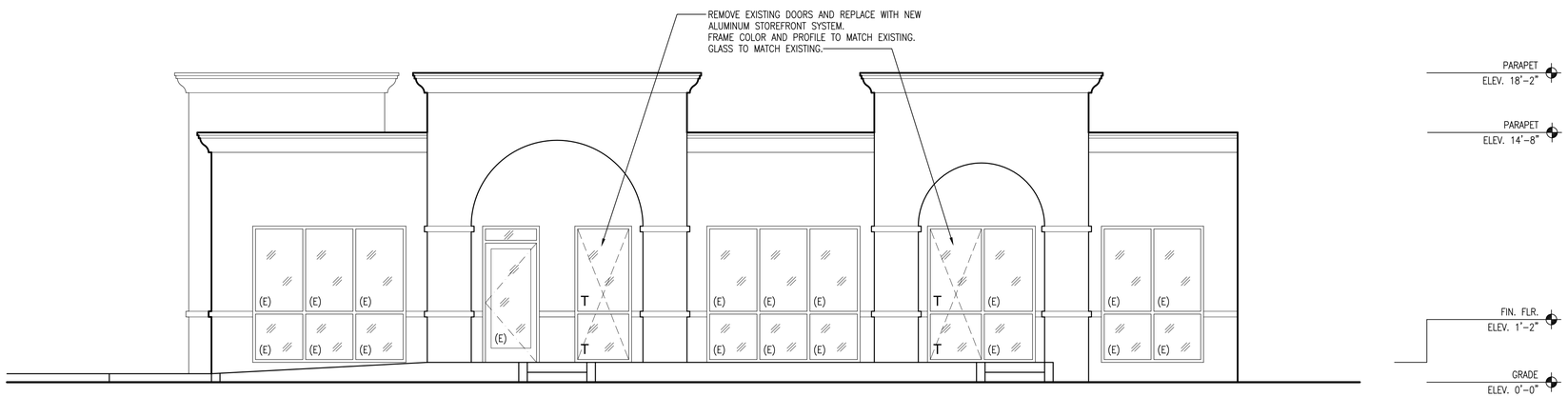
KEUN Architecture, Inc.
2329 Sparta Drive, Rnacho Palos Verdes, CA 90275
(310) 341-3436 kenahn@keunarch.com



3 PROPOSED REAR ELEVATION
1/4"=1'-0"



2 EXISTING SIDE ELEVATION – NO CHANGE
1/4"=1'-0"



T = TEMPERED GLASS

1 PROPOSED STREET ELEVATION
1/4"=1'-0"

0 4' 8' 16' 24'

TAT OXN, LLC
dba THE ARTIST TREE
600 NORTH A STREET, OXNARD, CA 93030

KEUN Architecture, Inc.
2329 Sparta Drive, Rnacho Palos Verdes, CA 90275
(310) 341-3436 kenahn@keunarch.com

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 19, 2021

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

5. PROJECT NAME: Vista Real Charter High School; PLANNING AND ZONING PERMIT NO. 21-520-01 (SUP); Pleasant Valley Village & Southwinds Neighborhoods

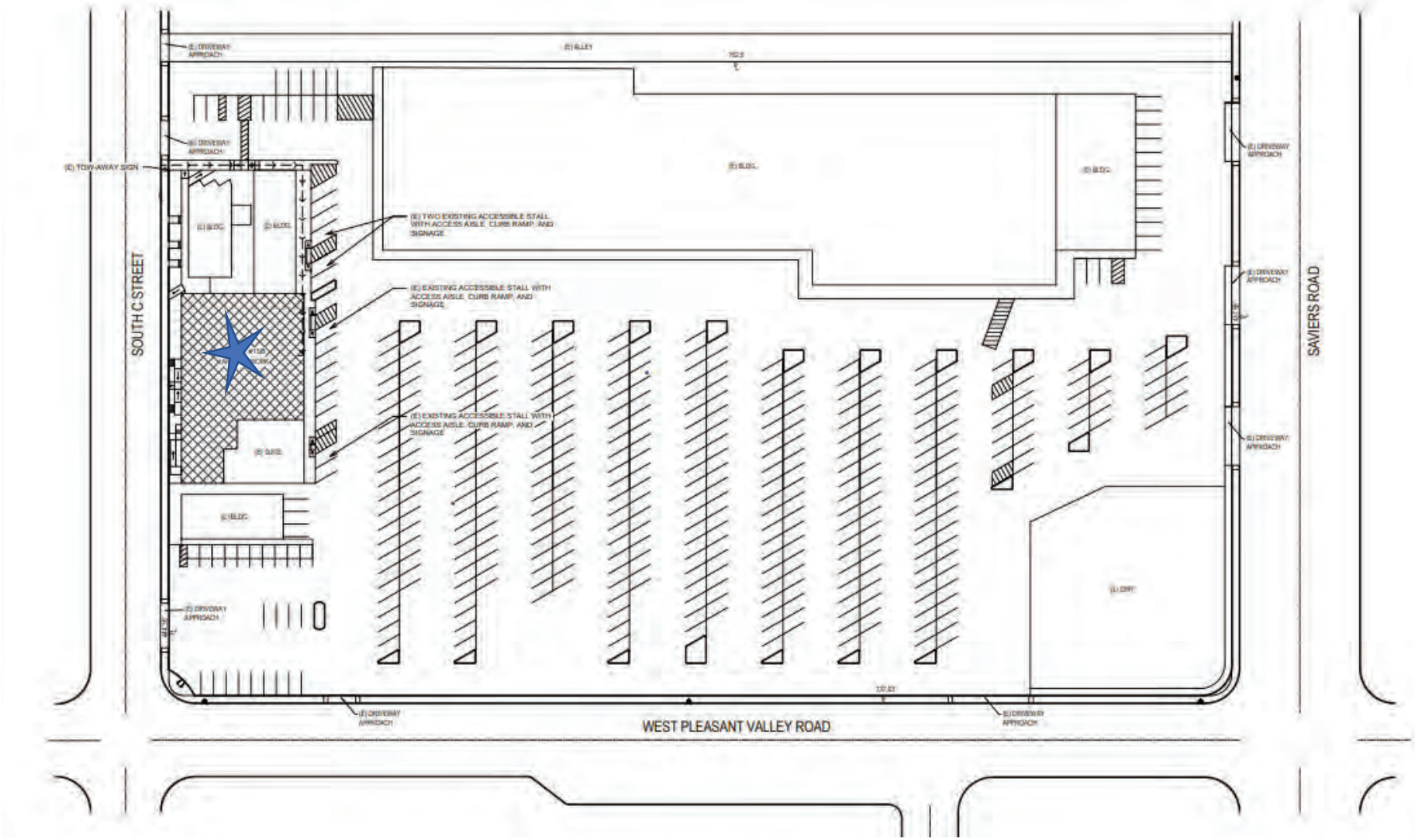
A request to permit the expansion of an existing charter high school (Vista Real Public Charter School) from 5,270 square feet to 8,833 total square-feet. The charter school will consolidate two tenant spaces of an existing 12,000 square-foot multi-tenant commercial building located at 5000/5008 South C Street (APN: 205-0-141-325) within the 7.93 acre Pleasant Valley Shopping Center and zoned General Commercial (C-2). No exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the expansion of the charter school. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Tracy Woods, Learn 4 Life — Phone: (661) 341-1168
City Contact: Juan Martinez, Associate Planner — 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

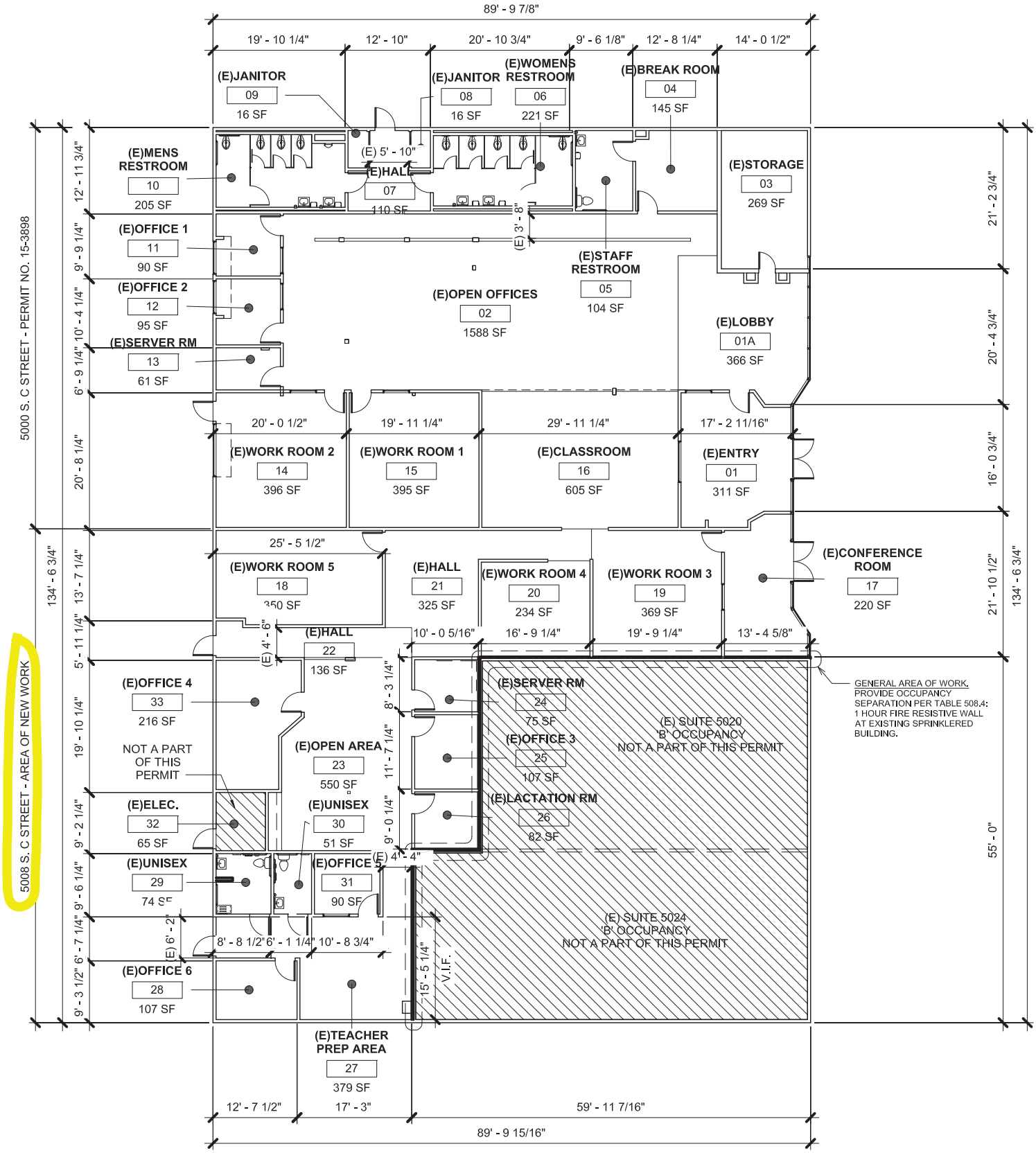
Para información en español, favor de llamar al (805) 385-7858

PLOT PLAN 5000 C STREET OXNARD, CA.



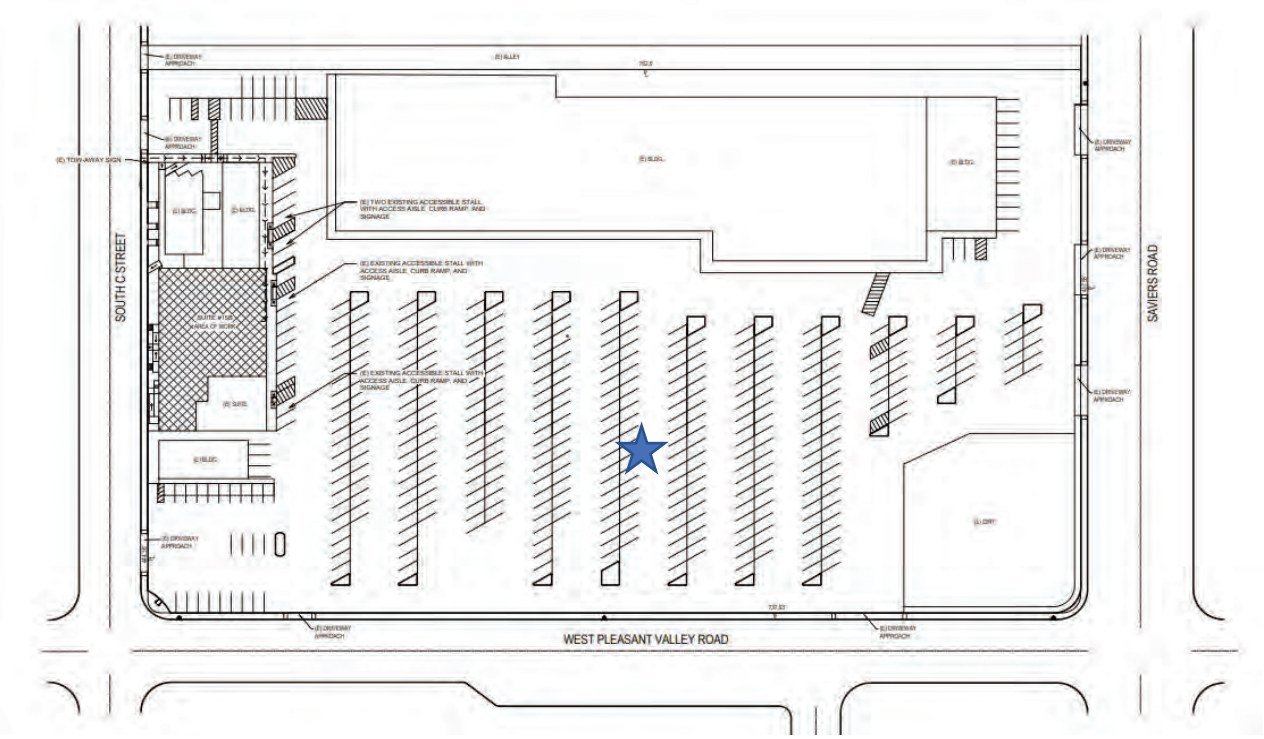
N

Area of work


89' - 9 7/8"
19' - 10 1/4"
12' - 10"
20' - 10 3/4"
9' - 6 1/8"
12' - 8 1/4"
14' - 0 1/2"
(E)JANITOR
09
16 SF
(E)JANITOR
08
16 SF
(E)WOMENS RESTROOM
06
221 SF
(E)BREAK ROOM
04
145 SF
(E)MENS RESTROOM
10
205 SF
(E) 5' - 10"
(E)HALL
07
110 SF
(E)STORAGE
03
269 SF
(E)OFFICE 1
11
90 SF
(E) 3' - 8"
(E)STAFF RESTROOM
05
104 SF
(E)OFFICE 2
12
95 SF
(E)OPEN OFFICES
02
1588 SF
(E)LOBBY
01A
366 SF
(E)SERVER RM
13
61 SF
20' - 0 1/2"
19' - 11 1/4"
29' - 11 1/4"
17' - 2 11/16"
(E)WORK ROOM 2
14
396 SF
(E)WORK ROOM 1
15
395 SF
(E)CLASSROOM
16
605 SF
(E)ENTRY
01
311 SF
25' - 5 1/2"
(E)WORK ROOM 5
18
350 SF
(E)HALL
21
325 SF
(E)WORK ROOM 4
20
234 SF
(E)WORK ROOM 3
19
369 SF
(E)CONFERENCE ROOM
17
220 SF
(E) 4' - 6"
(E)HALL
22
136 SF
10' - 0 5/16"
16' - 9 1/4"
19' - 9 1/4"
13' - 4 5/8"
(E)OFFICE 4
33
216 SF
(E)SERVER RM
24
75 SF
(E) SUITE 5020
'B' OCCUPANCY
NOT A PART OF THIS PERMIT
GENERAL AREA OF WORK.
PROVIDE OCCUPANCY SEPARATION PER TABLE 508.4:
1 HOUR FIRE RESISTIVE WALL AT EXISTING SPRINKLERED BUILDING.
NOT A PART OF THIS PERMIT
(E)OPEN AREA
23
550 SF
(E)OFFICE 3
25
107 SF
(E)ELEC.
32
65 SF
(E)UNISEX
30
51 SF
(E)LACTATION RM
26
82 SF
(E) 4' - 4"
(E)UNISEX
29
74 SF
(E)OFFICE 5
31
90 SF
(E) SUITE 5024
'B' OCCUPANCY
NOT A PART OF THIS PERMIT
(E) 6' - 2"
8' - 8 1/2"
6' - 1 1/4"
10' - 8 3/4"
15' - 5 1/4"
V.I.F.
(E)OFFICE 6
28
107 SF
(E)TEACHER PREP AREA
27
379 SF
12' - 7 1/2"
17' - 3"
59' - 11 7/16"
89' - 9 15/16"
134' - 6 3/4"
55' - 0"
5000 S. C STREET - PERMIT NO. 15-3898
5008 S. C STREET - AREA OF NEW WORK

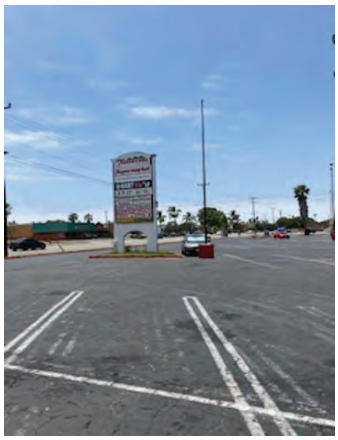
SCALE: 1" = 20'-0"

Key Plan for Photos

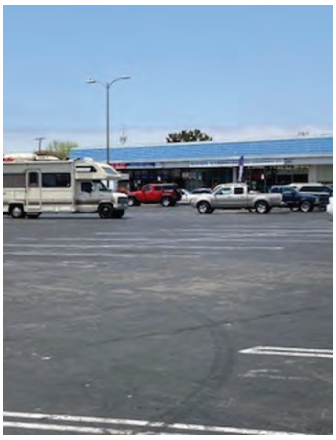


pictures are taken @ this location

Photo Report
5000 C Street Oxnard, CA.
Vista Real Public School Charter



1. view looking southwest



2. view looking northwest

3. view looking northwest

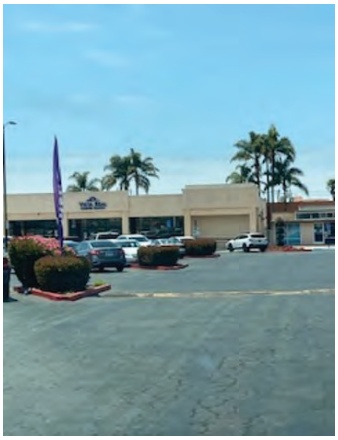
4. view looking west

5. view looking west (our entrance)

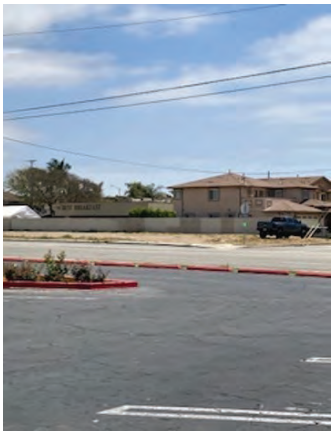
6. view looking southeast

7. view looking west

8. view looking northwest



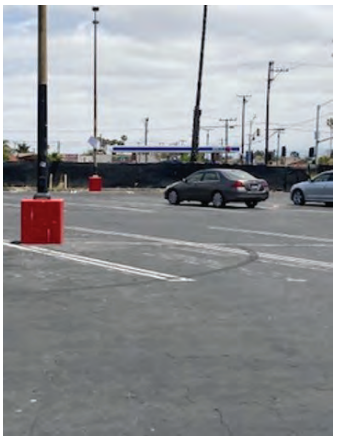
9. view looking west (our entrance)



10. view looking southeast

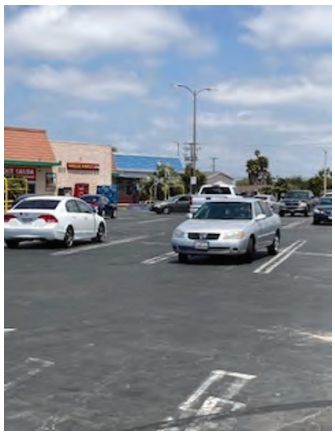
11. view looking south

12. view looking south

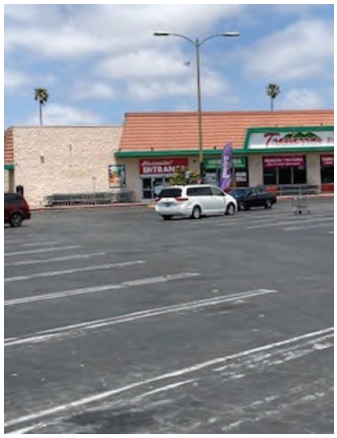


13. view looking east

14. view looking southeast



15. view looking northeast



16. view looking northwest

17. view looking southwest

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, July 19, 2021

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

6. PROJECT NAME: Vineyard Starbucks Site Renovations; PLANNING AND ZONING PERMIT NO. 21-550-01 (Major Modification); El Rio West, El Rio and, RiverPark Neighborhoods

A request for modifications to an existing 2,400 square foot drive-thru fast food restaurant building and to allow a Starbucks coffee shop on a 0.66 acre site located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial (C-2) zone. Proposed development includes an exterior facade remodel, signage, upgraded landscaping, new parking striping, drive-thru lane modification to allow for an extended queuing lane, and a parking modification to allow for a reduction in the amount of required parking. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Hollee King Winegar, Agent Phone: (805)-901-2261
City Contact: Joe Pearson II, Senior Planner 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

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  - EXISITING SITE PLAN
  - PROPOSED SITE PLAN
  - PROPOSED DIMENSION PLAN
  - PROPOSED FLOOR PLAN
  - PROPOSED ELEVATIONS
  - SITE PHOTOS
  - PROPOSED PHOTOMETRIC PLAN
  - PROPOSED LANDSCAPE PLAN
  - PROPOSED PYLON SIGNAGE
  - PROPOSED SIGNAGE & BIKE RACK DETAIL
  - TRASH ENCLOSURE & CMU WALL DETAIL
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- **SUPPLEMENTARY DOCUMENT**
  - RESPONSE LETTER
  - TRASPORTAION DEMAND MANAGEMENT PLAN
  - SIGNAGE PACKAGE
  - LIGHTING SPECIFICATION
  - CIVIL PLANS
  - LETTER OF DRAINAGE ASSESSMENT

DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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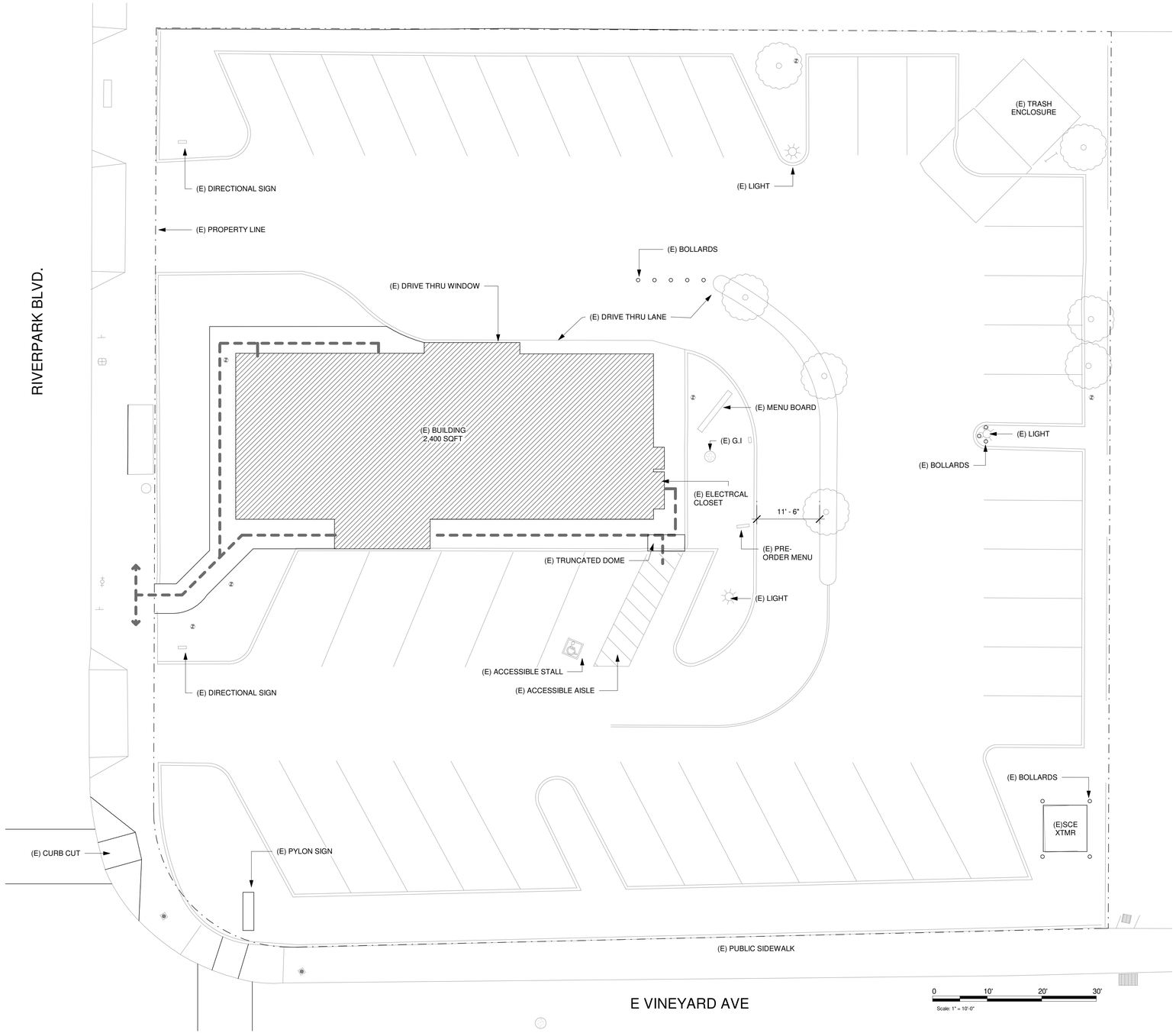
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification along with Client, Tenant, and Governing Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

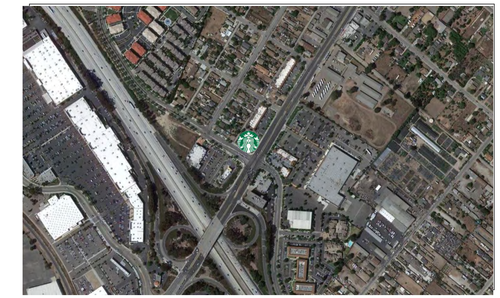
FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

15635 Alton Pkwy, Suite 100
Irvine, California 92618
T 949.553.1117 F 949.474.7056
www.mcgarchitecture.com



VICINITY MAP



PROJECT SUMMARY

PROJECT ADDRESS:	2551 E. VINEYARD AVE. OXNARD, CA 93036
APN:	132-0-043-214

SCOPE OF WORK

REPURPOSE AN EXISTING RESTAURANT BUILDING WITH DRIVE-THRU FOR A NEW TENANT. EXTERIOR MODIFICATIONS ARE DRIVE-THRU BUMP OUT AND WINDOW ADDITION (40 SQFT REMOVED/ 60 SQFT ADDED) AND PAINT/FINISHES FOR REBRANDING. SITE MODIFICATIONS INCLUDE ADDITIONAL ACCESSIBLE PARKING STALL AND NEW CURB AT THE DT LANE. THERE IS NO CHANGE IN USE.

SITE SUMMARY

EXISTING BUILDING SQFT:	2,400 SQFT
LOT SIZE:	+/-0.66 ACRES

REQUIRED PARKING

EXISTING ZONE: C2PD	
PARKING REQUIRED (1 PER 50 SQFT):	48 SPACES

EXISTING PARKING

EXISTING PARKING SPACES:	42 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	105 LNFT / 23 = 5
TOTAL:	47

BUILDING INFORMATION

	EXISTING	PROPOSED
LOT SIZE	+/-0.66 ACRES(+/-28,750 SQFT)	
BUILDING	2,450 SQFT (8.5%)	2,500 SQFT (8.7%)
PAVING	19,755.4 SQFT (68.7%)	18,669 SQFT (64.9%)
LANDSCAPE	6,553.6 SQFT (22.8%)	7,581 SQFT (26.4%)
BUILDING HEIGHT	21FT	
PARKING	47	36
-	DEMO 40 SQFT	ADDITION 90 SQFT

DATE:	07/01/21
MCG JOB #:	20006.30

DATE:	REVISIONS

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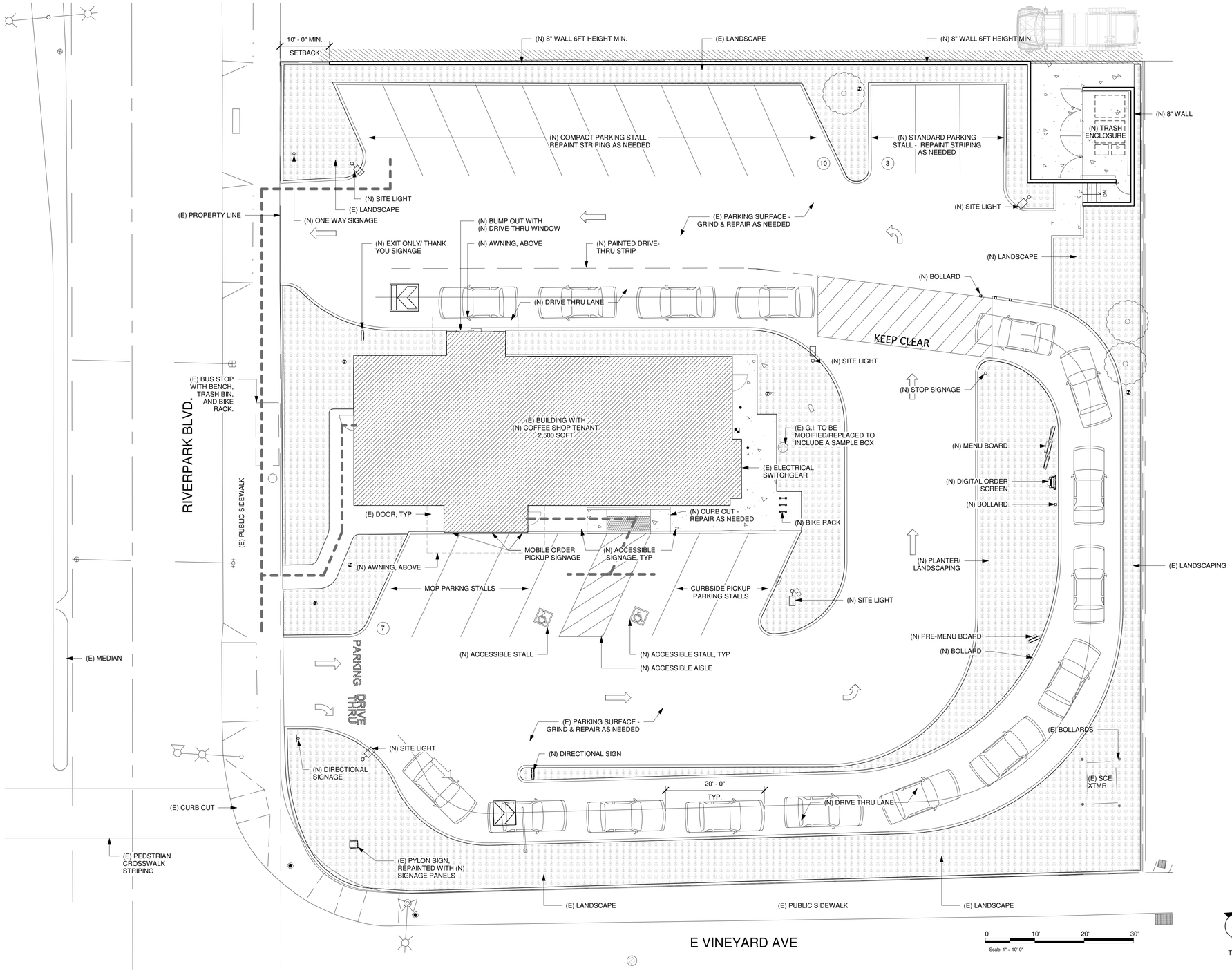
EXISTING SITE PLAN

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

15635 Alton Pkwy, Suite 100
Irvine, California 92618
T 949.553.1117 F 949.474.7056
www.mcgarchitecture.com



SITE SUMMARY

PROPOSED BUILDING SQFT:	2,500 SQFT
GROSS LAND:	+/-0.66 ACRES +/-28,750 SQFT

LAND COVERAGE:

BUILDING:	8.7%(2,500 SQFT)
PAVING:	65.5%(18,832 SQFT)
LANDSCAPE:	25.8%(7,418 SQFT)

REQUIRED PARKING

EXISTING ZONE: C2PD	
PARKING REQUIRED (1 PER 50 SQFT):	48 SPACES

EXISTING PARKING

EXISTING PARKING SPACES:	42 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	105 LNFT / 23 = 5
TOTAL:	47

PROPOSED PARKING

PROPOSED PARKING SPACES:	20 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	368 LNFT / 23 = 16
TOTAL:	36
PROPOSED BIKE RACK:	6 SPACES

BUILDING INFORMATION

	EXISTING	PROPOSED
LOT SIZE	+/-0.66 ACRES(+/-28,750 SQFT)	
BUILDING	2,450 SQFT (8.5%)	2,500 SQFT (8.7%)
PAVING	19,755.4 SQFT (68.7%)	18,669 SQFT (64.9%)
LANDSCAPE	6,553.6 SQFT (22.8%)	7,581 SQFT (26.4%)
BUILDING HEIGHT	21FT	
PARKING	47	36
-	DEMO 40 SQFT	ADDITION 90 SQFT

NOTE: THE DELIVERY TIME IS 4AM AND THE LOADING VEHICLE WILL USE ONE STANDARD PARKING SPACE.

DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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PROPOSED SITE PLAN

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

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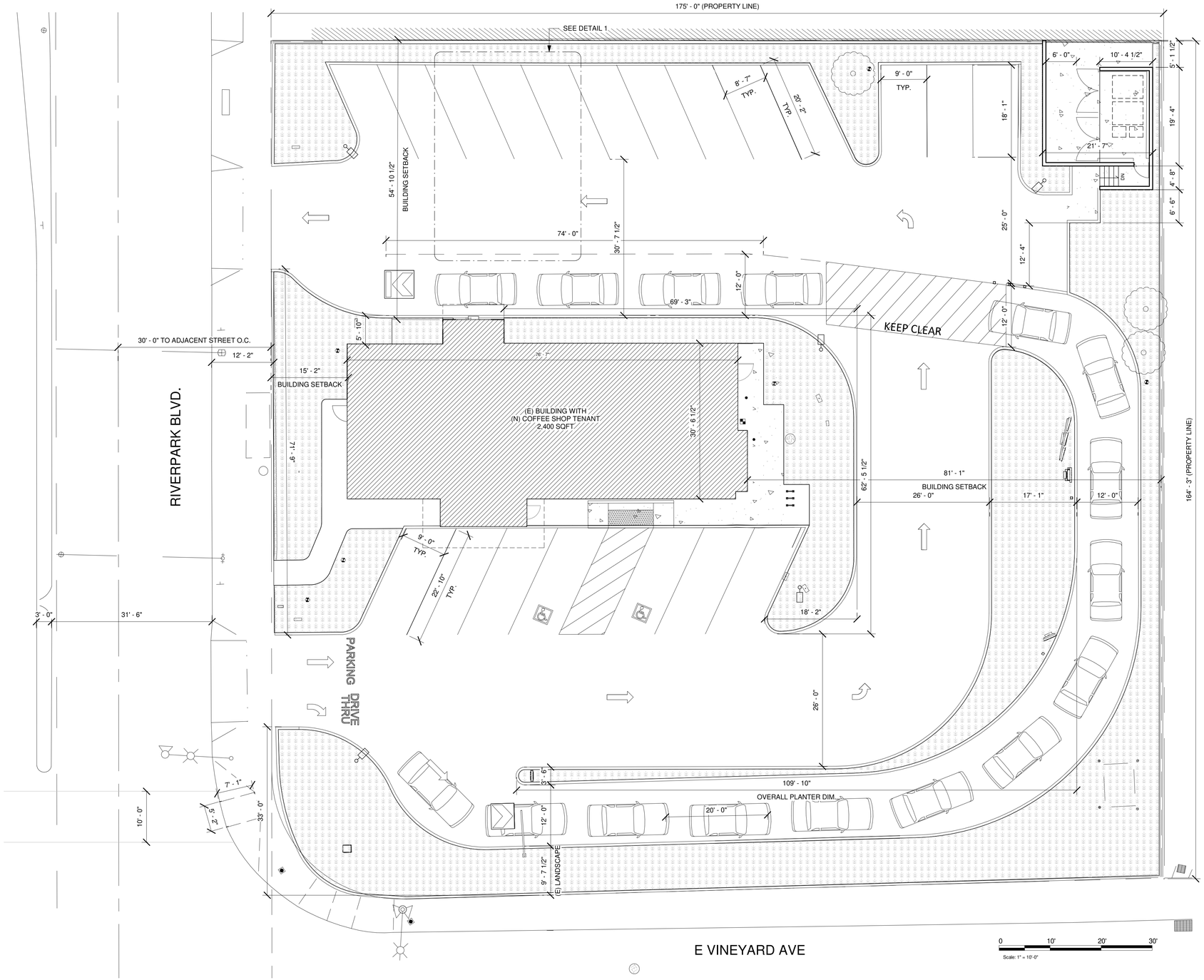

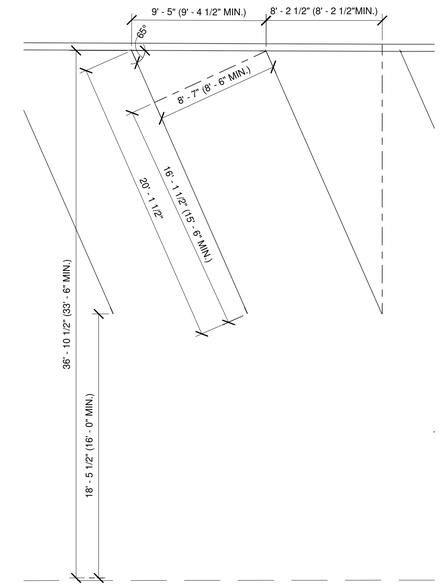

1 ENLARGED ANGLED PARKING STALL
Scale: 1 : 60

DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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PROPOSED DIMENSION PLAN

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

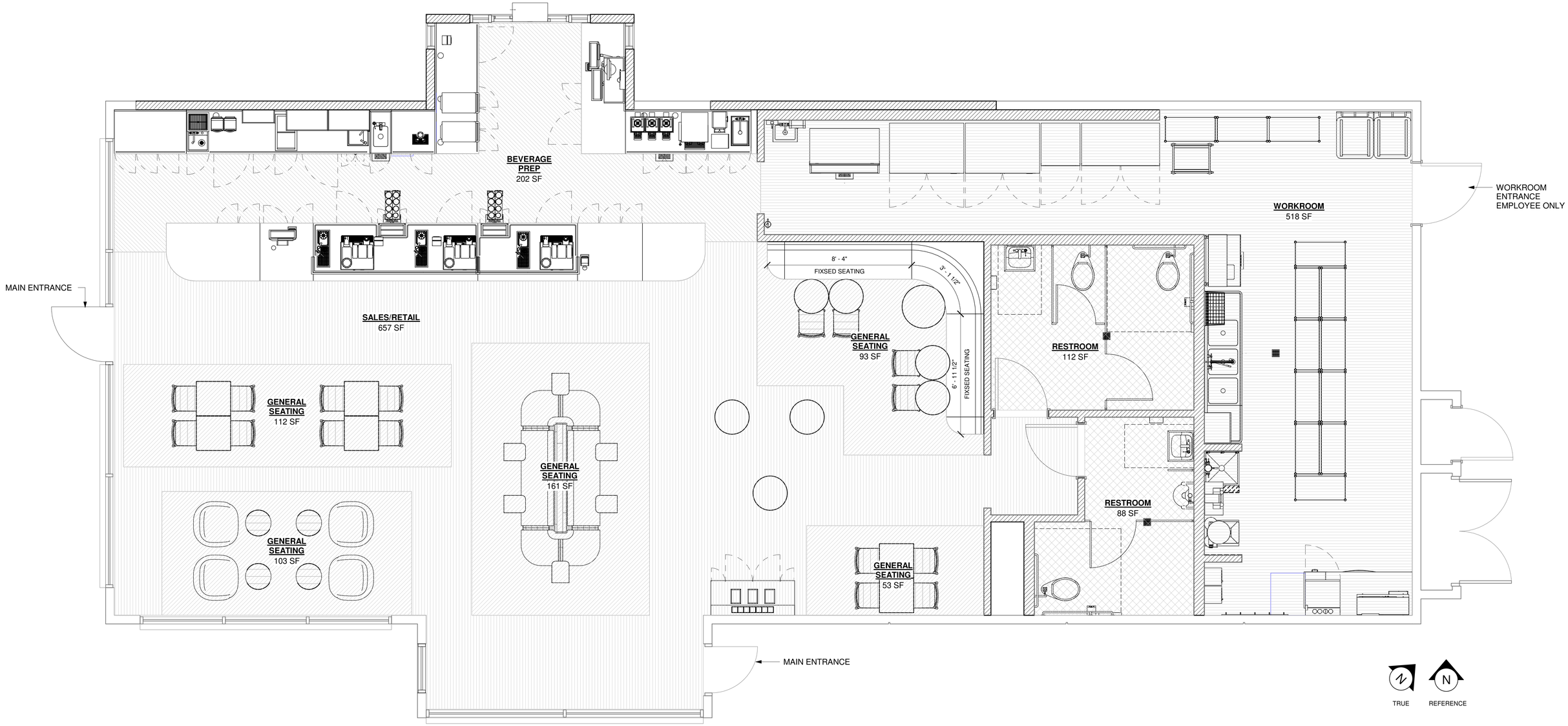
15635 Alton Pkwy, Suite 100
Irvine, California 92618
T 949.553.1117 F 949.474.7056
www.mcgarchitecture.com

ROOM SCHEDULE

NAME	AREA
BEVERAGE PREP	202 SF
GENERAL SEATING	522 SF
RESTROOM	199 SF
SALES/RETAIL	657 SF
WORKROOM	518 SF
GRAND TOTAL	2098 SF

LEGEND

- BEVERAGE PREP
- GENERAL SEATING
- SALES/RETAIL
- WORKROOM
- RESTROOM
- DIM. — FIXED SEATING



DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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PROPOSED FLOOR PLAN

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

15635 Alton Pkwy, Suite 100
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T 949.553.1117 F 949.474.7056
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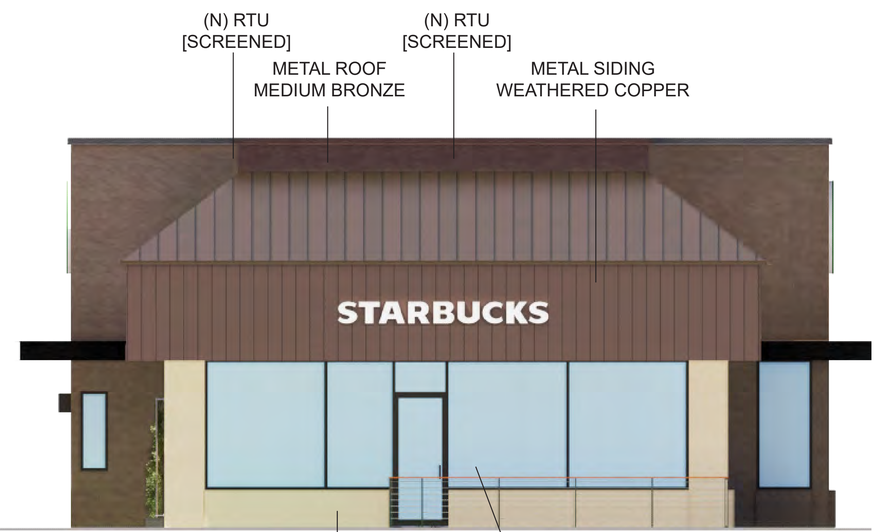
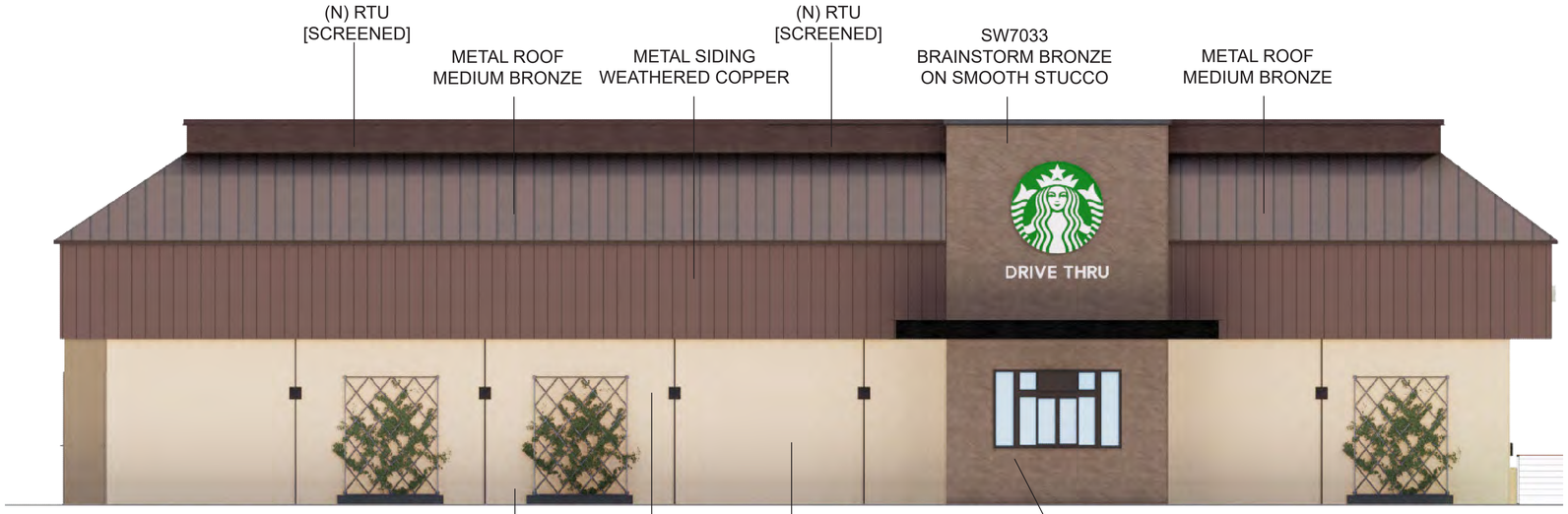
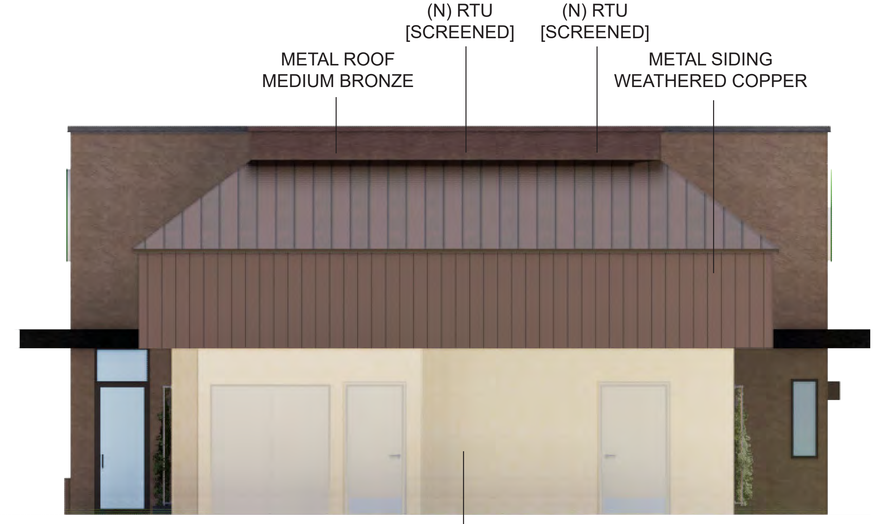
SOUTH ELEVATION (MAIN ENTRANCE)



WEST ELEVATION



NORTH ELEVATION (DRIVE-THRU WINDOW)



EAST ELEVATION

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PROPOSED ELEVATIONS

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SITE PHOTOS

FACADE REMODEL

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LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	MOUNTING	LAMP QTY	LAMP DESCRIPTION	LAMP TYPE	SELECTED BY OTHERS?	DIMMING PROTOCOL	REMARKS
A	SONNEMAN	2714.72-WL	120	18	WALL, SURFACE	–	INTEGRAL	LED	YES	ELV/TRAIL EDGE/REV.PHASE	
S1	HUBBELL	RAR2-320L-165-3K7-50W-UNV-A_U-BLT-SCP-40F-CD	208	165	GRADE, POLE	–	INTEGRAL	LED	YES	0-10V	
S2	HUBBELL	RAR1-80L-50L-3K7-50W-UNV-A_U-BLT	208	50	GRADE, POLE	–	INTEGRAL	LED	YES	0-10V	

LAMP TYPE CODES: FL=LINEAR FLUORESCENT, CFL=COMPACT FLUORESCENT, IND=INCANDESCENT, MH=METAL HALIDE, HPS=HIGH PRESSURE SODIUM, LED=LIGHT EMITTING DIODE

LUMINAIRE SCHEDULE GENERAL NOTES:

A. LUMINAIRE SYMBOLS THAT ARE SHOWN HALF-SHADED, OR LABELED "EM", ON THE PLAN(S) INDICATE LUMINAIRES THAT SERVE AS EMERGENCY LIGHTING. UNLESS SERVED BY A CIRCUIT ORIGINATING AT AN EMERGENCY PANELBOARD OR CENTRAL LIGHTING INVERTER, EMERGENCY LIGHTING LUMINAIRES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY TO PROVIDE EMERGENCY ILLUMINATION FOR A MINIMUM OF 90 MINUTES.

B. INTEGRAL EMERGENCY BATTERIES SHALL MEET THE FOLLOWING MINIMUM PERFORMANCE REQUIREMENTS UNLESS OTHERWISE INDICATED:
- LINEAR FLUORESCENT LUMINAIRES: 1400 LUMENS, MINIMUM, PER LUMINAIRE.
- COMPACT FLUORESCENT LUMINAIRES: 1100 LUMENS, MINIMUM, PER LUMINAIRE.
- INTEGRATED LED LUMINAIRES RATED 1000 LUMENS OR LESS: 10 WATT, MINIMUM, OUTPUT.
- INTEGRATED LED LUMINAIRES RATED GREATER THAN 1000 LUMENS: 20 WATT, MINIMUM, OUTPUT.

C. ANY PROPOSED SUBSTITUTIONS FOR LUMINAIRES THAT ARE SELECTED BY OTHERS REQUIRE THE APPROVAL OF THE SPECIFYING ENTITY.

D. PROVIDE LIGHT EMITTING DIODES (LEDS) BINNED WITHIN A MAXIMUM THREE-STEP MACADAM ELLIPSE TO ENSURE COLOR CONSISTENCY AMONGST LUMINAIRES OF THE SAME TYPE AND LEDS THAT MEET UL STANDARD 8750 "LIGHT EMITTING DIODE EQUIPMENT FOR USE IN LIGHTING PRODUCTS," IES STANDARD LM-79 "ELECTRICAL AND PHOTOMETRIC MEASUREMENTS OF SOLID-STATE LIGHTING PRODUCTS," IES STANDARD LM-80 "MEASURING LUMEN MAINTENANCE OF LED LIGHT SOURCES," IES STANDARD TM-21 "PROJECTING LONG TERM LUMEN MAINTENANCE OF LED LIGHT SOURCES," AND ANSI C78.377 "SPECIFICATIONS FOR THE CHROMATICITY OF SOLID STATE LIGHTING PRODUCTS." LED LUMINAIRES SHALL BE MODULAR AND ALLOW FOR SEPARATE REPLACEMENT OF LED LAMPS AND DRIVERS. USER SERVICEABLE LED LAMPS AND DRIVERS SHALL BE REPLACEABLE FROM THE ROOM SIDE. LED DRIVERS SHALL BE ELECTRONIC-TYPE, LABELED AS COMPLIANT WITH RADIO FREQUENCY INTERFERENCE (RFI) REQUIREMENTS OF FCC TITLE 47 PART 15, AND COMPLY WITH NEMA SSL 1 "ELECTRONIC DRIVERS FOR LED DEVICES, ARRAYS, OR SYSTEMS." LED DRIVERS SHALL HAVE A SOUND RATING OF "A," HAVE A MINIMUM EFFICIENCY OF 85 PERCENT, AND SHALL HAVE A TOTAL HARMONIC DISTORTION (THD) OF LESS THAN 20 PERCENT AT ALL INPUT VOLTAGES.

SITE LIGHTING POLE SCHEDULE

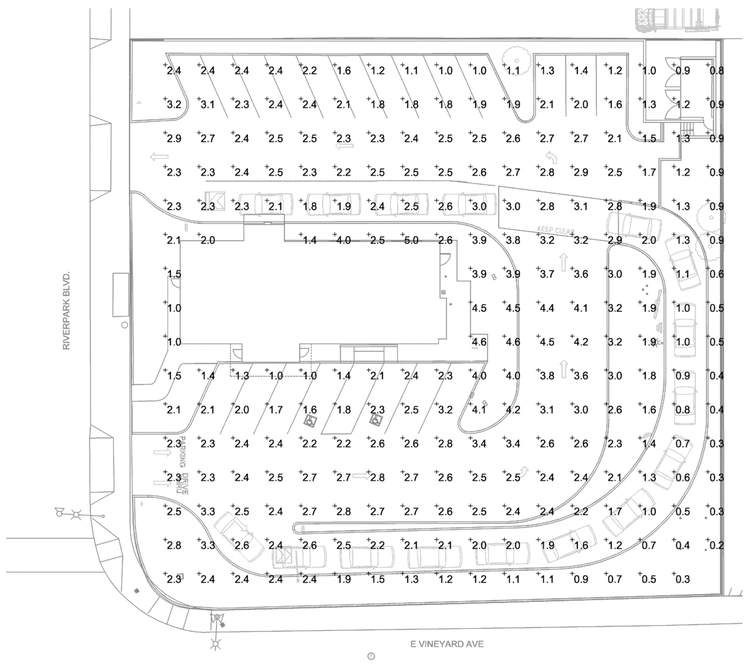
MARK	POLE TYPE	POLE HEIGHT	POLE BASE HEIGHT	GFCI RECEPTACLE?	FINISH	REMARKS
P1	STEEL; ROUND STRAIGHT	18 FEET	30 INCHES AFG	NO	TBD	

GENERAL NOTES:

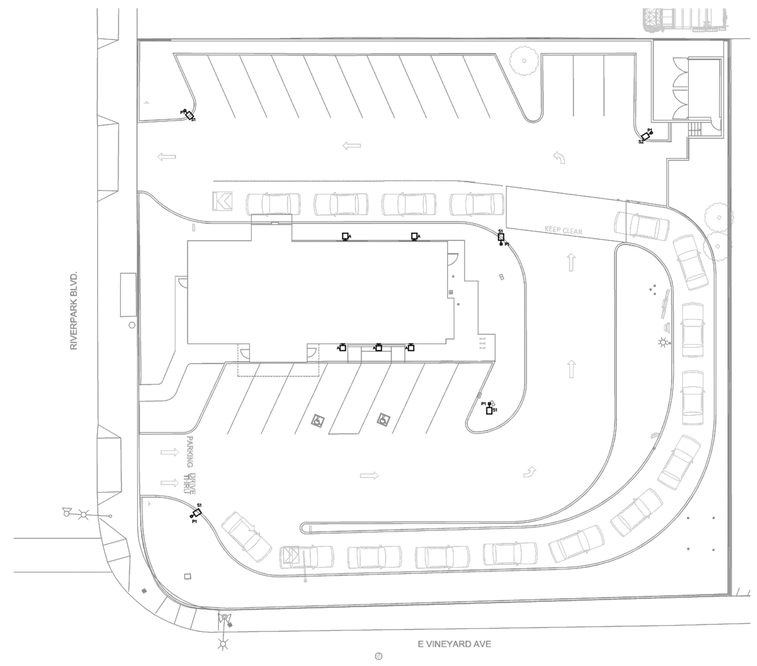
A. PROVIDE POLES WITH MAXIMUM EPA RATING GREATER THAN TOTAL EPA OF INSTALLED FIXTURE HEADS FOR WIND SPEED REGION IN WHICH THE PROJECT IS LOCATED.
B. PROVIDE POLES WITH MAXIMUM SUPPORTED WEIGHT RATING GREATER THAN THE TOTAL WEIGHT OF THE INSTALLED FIXTURE HEADS.
C. PROVIDE AN ADDITIONAL 25% EPA AND WEIGHT CARRYING CAPACITY ABOVE WHAT IS REQUIRED FOR THE INSTALLED FIXTURE HEADS WHEN CAMERAS OR BANNERS WILL BE MOUNTED ON POLES.
D. PROVIDE APPROPRIATE DRILLING OR TENONS TO INSTALL FIXTURE HEADS AS REQUIRED.
E. PROVIDE POLE CAP, HANDHOLE, ANCHOR BOLTS, AND ANCHOR BOLT COVERS FOR ALL POLES.
F. PROVIDE HINGED POLES WHEN LOCATED ON TOP DECK OF PARKING GARAGE AND WHERE INDICATED.
G. PROVIDE 300VA TRANSFORMER WITH FUSED 120 VOLT SECONDARY INSTALLED WITHIN POLE AND WIRED TO RECEPTACLE FOR POLES WITH GFCI RECEPTACLES WHEN VOLTAGE OF FIXTURE HEADS IS OTHER THAN 120 VOLTS.
H. PROVIDE 20 AMP INLINE FUSE AND FUSEHOLDER WITHIN HANDHOLE FOR EACH UNGROUNDED CONDUCTOR.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.2 fc	5.0 fc	0.2 fc	25:0:1	11:0:1



2 PHOTOMETRIC PLAN
Scale: 1" = 10'-0"



1 ELECTRICAL SITE PLAN
Scale: 1" = 10'-0"

Schnackel engineers
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www.schnackel.com

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ENGINEER STAMP
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
06-22-21

PROJECT NAME:
VINEYARD AND RIVERPARK

PROJECT ADDRESS:
2551 E. VINEYARD AVE.
OXNARD, CA 93036

STORE #:	64612
PROJECT #:	89321-001
PROFILE TYPE:	CORE
ISSUE DATE:	12-15-20
PROGRAM MANAGER:	
STORE DESIGNER:	K.RIFFKIN
LEED® AP:	N/A
CHECKED BY:	GRS
MCG PROJECT #:	20007
MCG PROJ. MANAGER:	C.LEE
MCG PROJ. SPECIALIST:	S.PARK

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
ELECTRICAL SITE PLAN
SCALE: AS SHOWN

SHEET NUMBER:
E-0000

DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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PROPOSED PHOTOMETRIC PLAN

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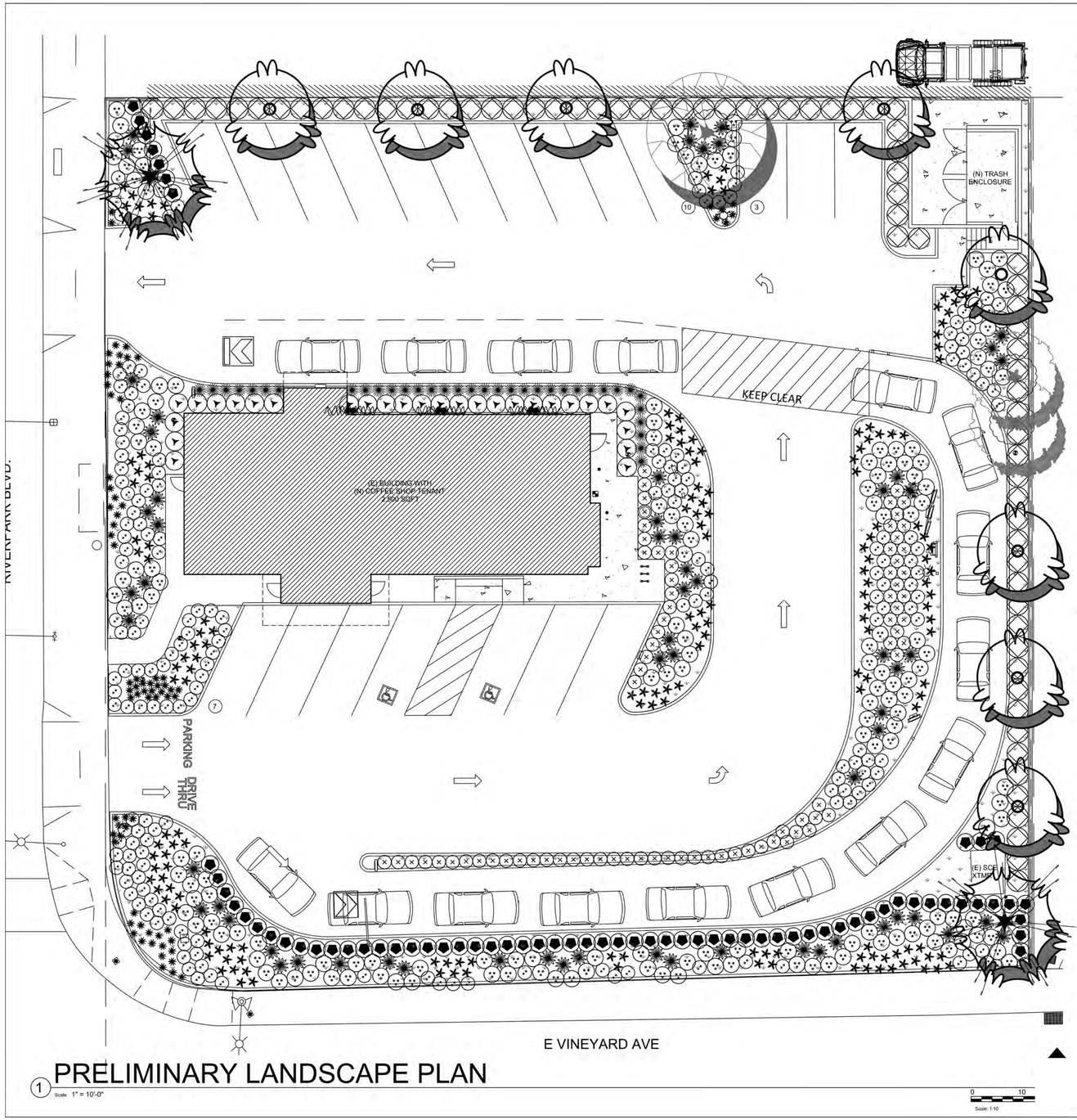

1 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 10'-0"

PROPOSED PLANT PALETTE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QNTY
TREES				
	RHUS LANCEA	AFRICAN SUMAC	36" BOX STANDARD	8
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	48" BOX LOW BRANCHING	8
SHRUBS				
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	
	LEUCOPHYLLUM L. 'LYNN'S LEGACY'	TEXAS RANGER	5 GAL	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	
	LEUCOPHYLLUM L. 'GREEN CLOUD'	TEXAS RANGER	5 GAL	
	LANTANA MONTEVEDENSIS	TRAILING LANTANA	1 GAL	
	AGAVE 'PARRYI	PARRY'S AGAVE	5 GAL	
	ALOE STRIATA	CORAL ALOE	5 GAL	
	CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL	
	HESPERALOE P. 'BRAKELIGHT'	RED YUCCA	5 GAL	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	
VINES				
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	15 GAL ESPALLIER	
GROUNDCOVER				
	AGUINAGA 'FOREST FLOOR'	MULCH 1 / 2" - 1-1/2"	3" THICK LAYER	

NOTE:
LANDSCAPING WILL COMPLY WITH THE APPLICABLE PARKS DEPARTMENT LANDSCAPE STANDARDS AND WATER CONSERVING LANDSCAPE ORDINANCE.

TREE TABULATION CHART

EXISTING TREES TO REMAIN

MELALEUCA QUINQUENERVIA	FLAX LEAF PAPER BARK	PROTECT-IN-PLACE	3
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	PROTECT-IN-PLACE	1
PINUS CANARIENSIS	CANARY ISLAND PINE	PROTECT-IN-PLACE	1

PERIMETER TREES

TREE QUANTITIES
PERIMETER TREES REQUIRED = 9
PERIMETER TREES PROVIDED = 12 (4 EXISTING + 8 PROPOSED)
EXCESS PERIMETER TREES = 3 (PROPOSED)

TREE COSTS
24" BOX INSTALLED = $ 250.00
36" BOX INSTALLED = $ 650.00
48" BOX INSTALLED = $ 1,150.00
UPGRADE 24" BOX TO 36" BOX = $ 400.00
UPGRADE 24" BOX TO 48" BOX = $ 900.00

TREE UPGRADE COSTS
5 - 24" BOX PERIMETER AFRICAN SUMAC TREES UPGRADED TO 36" BOX @ 400.00 EA = $ 2,000.00
3 - 36" BOX EXCESS PERIMETER AFRICAN SUMAC TREES @ 650.00 EA = $ 1,950.00
4 - 24" BOX PALO VERDE TREES UPGRADED TO 48" BOX @ 900.00 EA = $ 3,600.00
SUBTOTAL = $ 7,550.00

TOTAL COSTS
TOTAL VALUE OF TREE UPGRADES = $ 7,550.00
TOTAL VALUE OF 3 EXISTING FLAX LEAF PAPER BARK TREES TO BE REMOVED = $ 7,050.00

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LANDSCAPE ARCHITECTURE LIC. # 2242

PROJECT NAME:
VINEYARD & RIVERPARK

PROJECT ADDRESS:
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OXNARD CA, 93036

STORE #:	88762-001
PROJECT #:	TBD
PROFILE TYPE:	
ISSUE DATE:	
PROGRAM MANAGER:	
STORE DESIGNER:	
LEED® AP:	N/A
CHECKED BY:	
MCG PROJECT #:	20006
MCG PROJ. MANAGER:	C.LEE
MCG PROJ. SPECIALIST:	

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN
SCALE: AS SHOWN

SHEET NUMBER:
LP-1

DATE:	07/01/21
MCG JOB #:	20006.30

DATE:	REVISIONS

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PROPOSED LANDSCAPE PLAN

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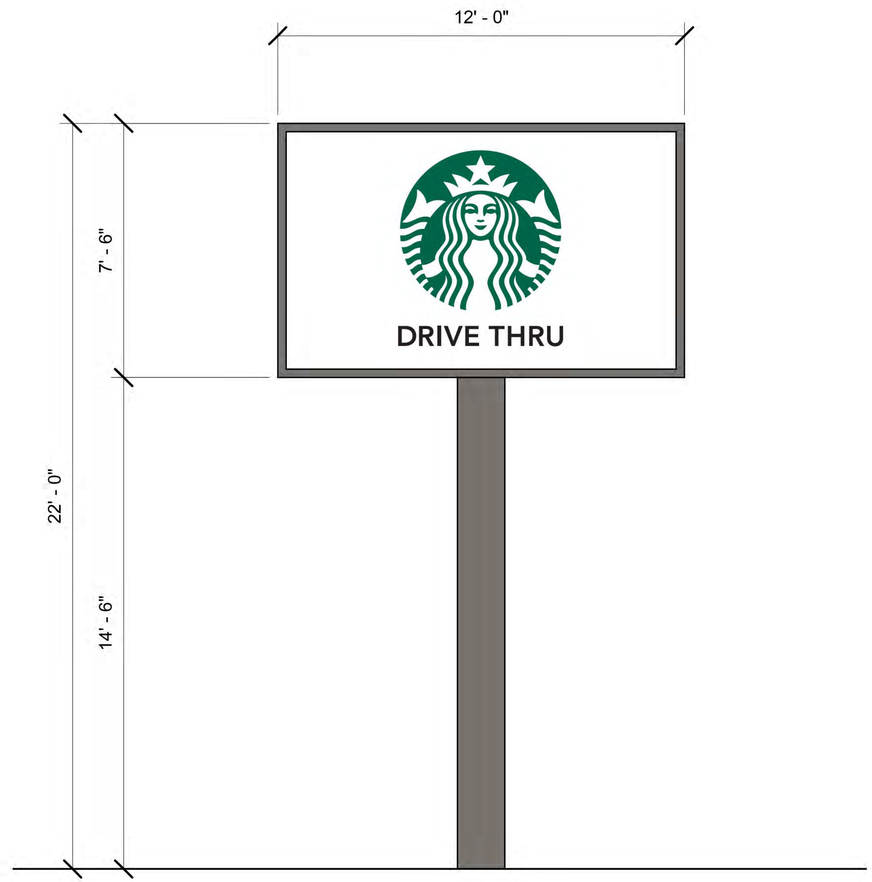
	REQUIRED	PROVIDED
MAXIMUM OVERALL HEIGHT	24FT	22FT
SETBACK REQUIRED	10FT	**NOTE: EXISTING SIGN LIES WITHIN THIS SETBACK.**

ANY OTHER RESTRICTIONS OR COMMENTS?
SHALL BE LOCATED WITHIN THE CENTER 80% OF THE PROPERTY FRONTAGE AS MEASURED FROM THE SIDE PL. ON A CORNER LOG, THE 80% MAY BE MEASURED FROM THE CORNER TO ONE SIDE LINE OR RM THE RESPECTIVE SIDE LINES **AND AROUND THE CORNER**, AT THE OPTION OF THE PROPERTY OWNER.

TOTAL AGGREGATE SIGN AREA:
NTE 2SF PER 1LF BLDG ON THE PRINCIPAL STREET OR 1SF PER 1LF LOT FRONTAGE ON THE PRINCIPAL STREET, WHICHEVER IS LARGER, NTE 1,200SF PER BUSINESS. WHEN A BUSINESS HAS A SECOND OR THIRD BLDG FRONTAGE AND AN ENTRANCE FACING A PEDESTRIAN ARCADE OR MALL, THE BUSINESS MAY HAVE AN ADDT'L 0.5SF PER 1LF BLDG FRONTAGE FACING SAID ARCADE OR MALL, TO BE USED ONLY ON SUCH FRONTAGE AND SUBJECT TO ALL OTHER CONDITIONS, PROVIDED NO OTHER SIGN APPEARS ON SAID FRONTAGE.

LOT FRONTAGE ON PRINCIPAL STREET: 175'-0"	X 1 SF PER 1LF =	175 SF
BUILDING ON PRINCIAL STREET: 80'-9"	X 1 SF PER 1LF =	161.5 SF

	REQUIRED	PROVIDED
MAXIMUM SIGN AREA:	175 SF	90SF



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PROPOSED PYLON SIGNAGE

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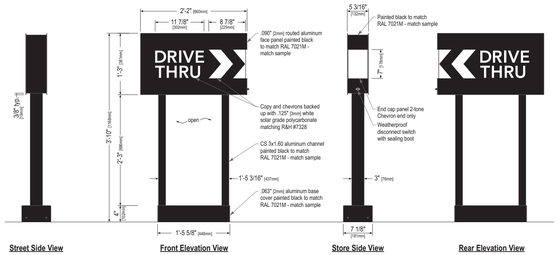
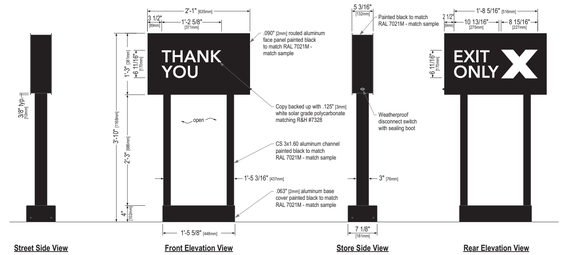
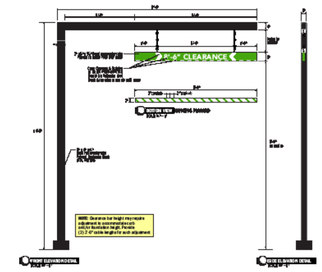


DIRECTIONAL SIGNAGE



EXIT ONLY/THANK YOU SIGNAGE



CLEARANCE BAR

PRE-MENU BOARD

DIGITAL ORDER SCREEN

5-PANEL MENU BOARD

MOBILE ORDER PICKUP SIGNAGE

ACCESSIBLE SIGNAGE

STOP SIGNAGE

ENTRANCE SIGNAGE

Product Specifications

LENGTH INCHES	14-1/2
HEIGHT INCHES	34
COLOR FINISH	Black
ASSEMBLY	Unassembled
BRAND	Global Industrial
CONSTRUCTION	12-Gauge Steel
MOUNT TYPE	Flange for Existing Cement
TUBE DIAMETER INCHES	1-5/8
TYPE	U-Bike Rack
WEIGHT LBS	12.2

Accepts Up to 2 Bikes Alone or Can Be Used Side-by-Side to Store Multiple Bikes

BIKE RACK DETAIL

DATE: 07/01/21
MCG JOB #: 20006.30

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PROPOSED SIGNAGE & BIKE RACK DETAIL

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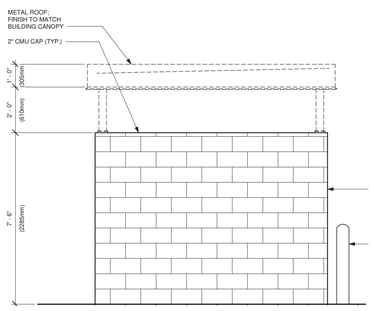
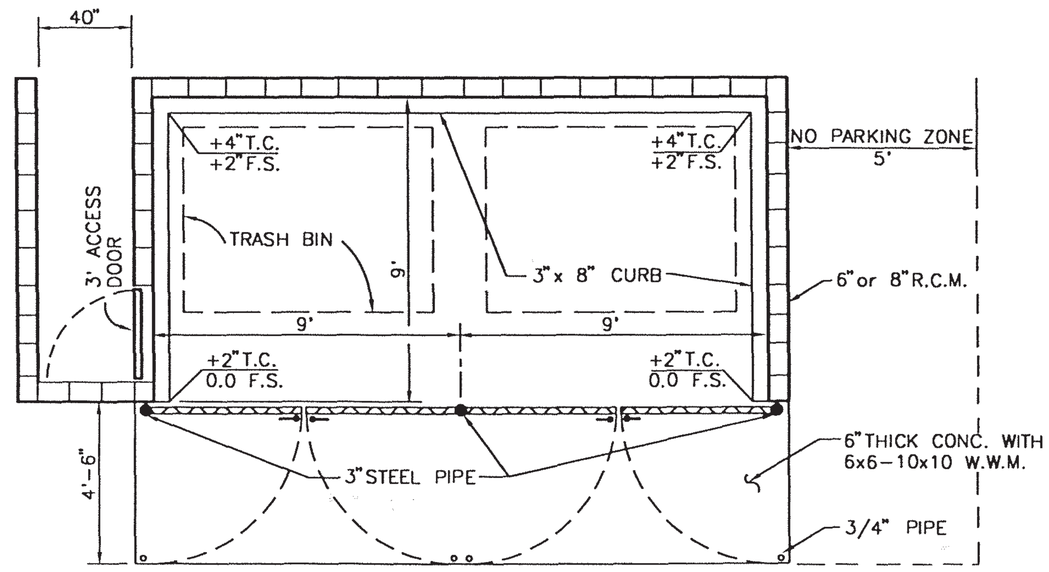
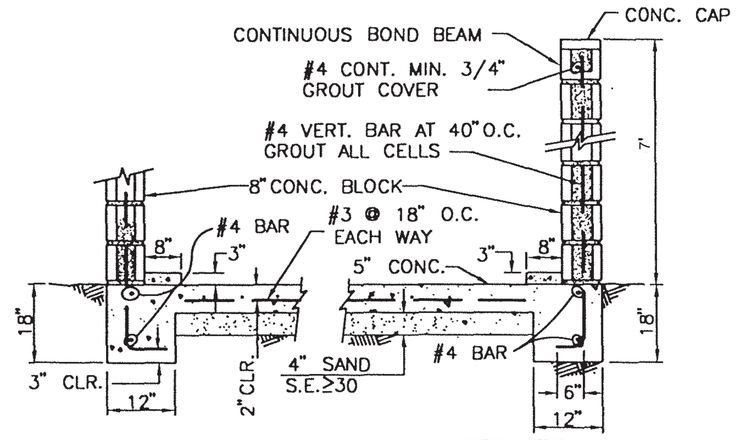
ROOF: A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.





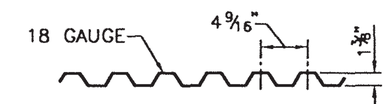
PLAN VIEW

10'-4" X 19'-4" TRASH ENCLOSURE WILL BE PROVIDED TO ACCOMMODATE DOUBLE 4 YARD DUMPSTERS AND DOUBLE 64 GALLON TOTES.

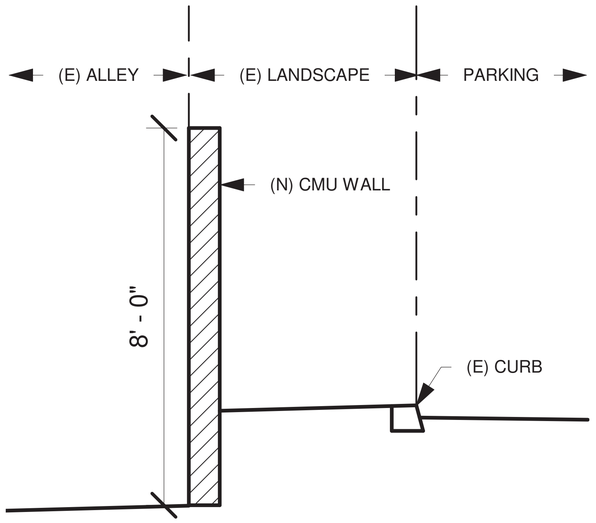


FOOTING SECTION

ALTERNATE FOOTING



GATE SECTION



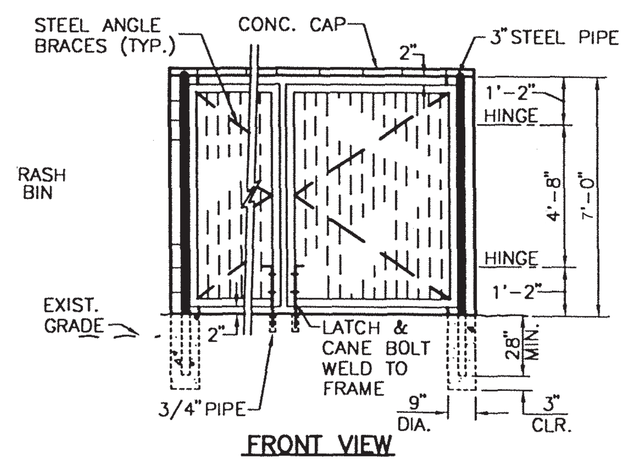
CMU WALL SECTION

CMU WALL ELEVATION

PLEASE SEE CIVIL DRAWING FOR MORE INFORMATION.

SMOOTH CONCRETE BLOCK PAINTED SW7031 MEGA CREIGE

BOSTON IVY



FRONT VIEW

DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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TRASH ENCLOSURE & CMU WALL DETAIL

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

15635 Alton Pkwy, Suite 100
Irvine, California 92618
T 949.553.1117 F 949.474.7056
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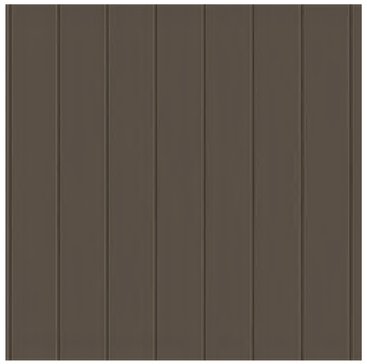
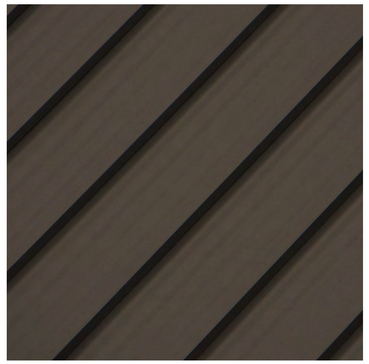
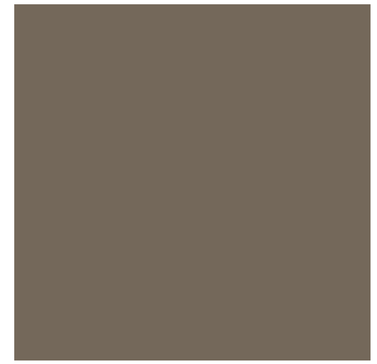


METAL SIDING
WEATHERED COPPER



STANDING SEAM ROOF
MEDIUM BRONZE

SW6141 SOFTER TAN



SW7033 BRAINSTORM
BRONZE

SMOOTH STUCCO TO BE
PAINTED

WALL CABLE TRELLIS WITH
PLANT BASE

DATE: 07/01/21
MCG JOB #: 20006.30

DATE:	REVISIONS

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PROPOSED MATERIAL

FACADE REMODEL

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