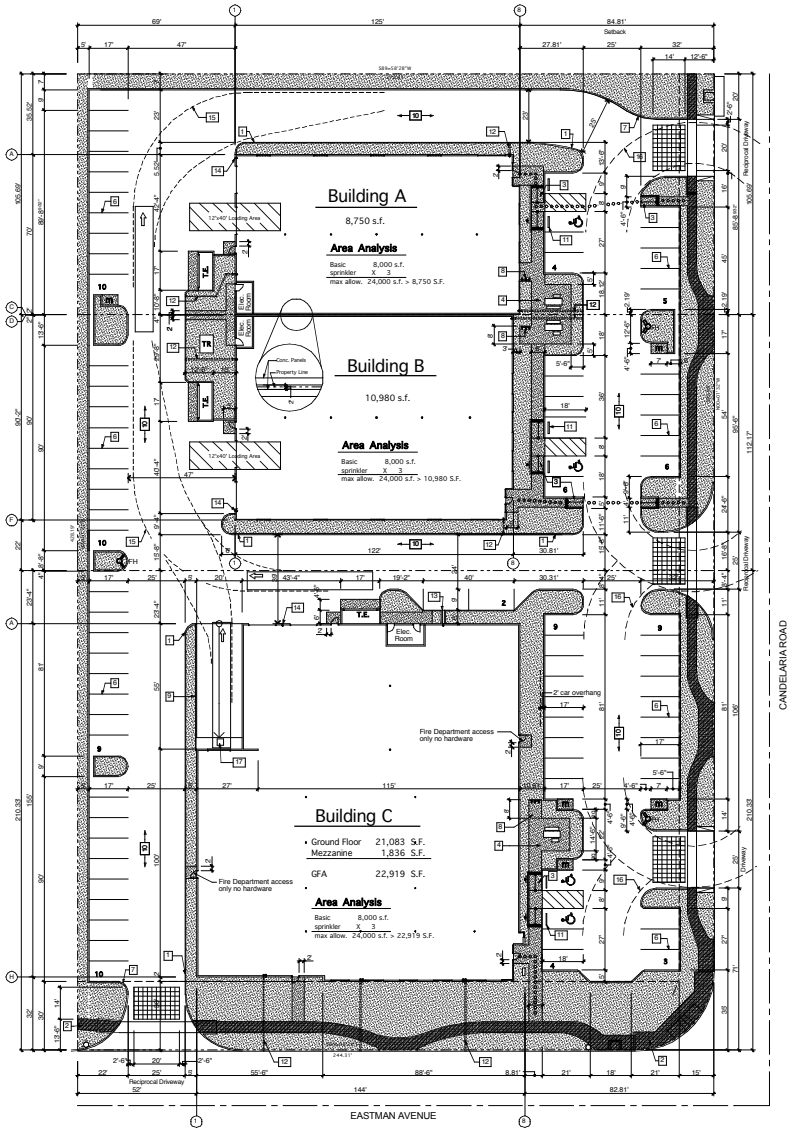

Building parallel to bearing S0°01'52E

Site Plan	North	Scale: 1"=20'-0"

Site Legend

- Property Line
- Path of travel
- H.C. Symbol per det.7/A-1.2
- H.C. Sign - see Site Note # 12
- T.E. Covered trash enclosure per det. 1/A-1.2
- TR Transformer Location- See elec.
- m Motorcycle stall- pour 4" concrete w/ # 4 bars @ 24" o.c. e.w.over base
- FH Fire Hydrant per civil
- Stub gas service to this point
- Light standard per elec.
- Key access for Fire Departmentand Police Department
- Planter Area
- 4" concrete slab walkway with 6"x6" #10 wire mesh over 2" sand over compacted soil per soils report, unless noted otherwise, see details 16 & 17 for control expansion joints
- Concrete sidewalk per civil drawings
- 7" P.C.C. decorative colored concrete with 2'x2' scored pattern, #4 rebar @ 24" o.c. on 4 inches of base material. Color to be _____

Site Keyed Notes

1. Paint curb red
2. Not Used
3. H.C. curb ramp, see det. 8/A-1.2
4. Lunch seating area per det. 4/A-1.2
5. Not Used
6. Painted parking stripping-see det. 3/A-1.2
7. Concrete curb see civil drawings
8. Bike rack per det. 12/A-1.2
9. 4'-3" high concrete screen wall
10. A.C. Paving
11. 6" conc. car bumper
12. Roof drain: under planter thru curb face -see det.15/A-1.2
13. Roof drain: spill to concrete trough @ 6" A.F.F.see det. 5/A-1.2
14. Roof drain: daylite thru wall @ 12" A.F.F.
15. 55' semi truck turning radius
16. 48' fire truck turning radius

Site Notes

1. The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect of any discrepancies or inconsistencies.
2. All painted lines indicated on the site plan are to be 4" wide white traffic paint unless noted otherwise.
3. Provide expansion joints at all concrete curbs and planters.
4. See electrical drawings for all site electric and telephone work.
5. See civil drawings for all grading, paving, curbs, off-site work, utilities and site details not indicated on this sheet.
6. See landscape drawings for all landscaping and irrigation work.
7. Locate all light standards a minimum of 3'-6" from all parking stalls.
8. The contractor shall telephone underground service alert (USA) toll free at 1-800-422-4133 48 hours prior to the start of construction.
9. Concrete walkways shall have a medium broom in the direction perpendicular to the direction of the walk.
10. See civil drawings for all curb radii.
11. Provide a sign, in a conspicuous place, at each entrance to off-street parking, not less than 17 inches by 22 inches in size with lettering not less than one inch in height, which clearly and conspicuously states the following: Unauthorized vehicles parked on designated accessible not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense."Towed vehicles may be reclaimed at _____ or by telephoning_____. The contractor shall verify the address and telephone number with the city prior to fabrication. Install galv. pipe and provide concrete footings as required, @ + 36" above fin. ground.
12. Each parking space reserved for the handicapped shall by identified by a permanently affixed reflectorized sign constructed of porcelin on steel, beaded text, or equal, displaying the international symbol of Accessibility. The sign shall not be smaller than 70 square inches (0.0452 mm) in area and shall be centered on the pole at the interior end of the parking space at a minimum height of 6'-6" (914.4 mm) from the parking space finished grade, ground, or sidewalk. Install "Van accessible stall" sign @ van space. Mount @ 4'-0" where shown on plans.
13. All property lines & buildings, both existing & proposed are shown on this site plan. See civil for easements.

DAC Consultant Package	4-15-02
DAC Submittal	5-5-02
DAC Corrections	7-01-02
Building Department Submittal	12-16-02

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Sheetconent: **Site Plan**

For: **Oxnard Merchant VII Ltd.**
569 Constitution Ave. Ste. H
Camarillo, CA 93012

Development Consultant: **Martin Teitelbaum**

Project: **PZ 02-200-4, 02-300-9**
Oxnard Merchant VII
Lot 19 of Northfield Business Park
2561 Eastman Ave.
Oxnard, California

Date:	12-16-02
Scale:	As Noted
Project No.:	0110
Sheet No.:	A-1.1