

CRUZAN THOUSAND OAKS

1300 LAWRENCE DRIVE
THOUSANDS OAKS,CALIFORNIA 91320



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ARCHITECTURAL SHEET COUNT: 14

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LANDSCAPE SHEET COUNT: 3

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ELECTRICAL

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ELECTRICAL SHEET COUNT: 2

STRUCTURAL

S-1.1	FOUNDATION PLAN
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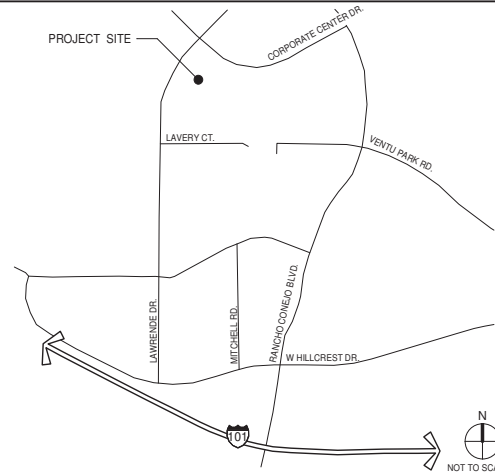
STRUCTURAL SHEET COUNT: 2

SIGNAGE

SGN-1	COVER SHEET
SGN-2	SIGN SITE PLAN
SGN-3	SIGNAGE ELEVATION OPTION 1
SGN-4	SIGNAGE ELEVATION OPTION 2
SGN-5	DIRECTION SIGNAGE ELEVATION

SIGNAGE SHEET COUNT: 5

VICINITY MAP



OWNER

COMPANY NAME CRUZAN 9171 WILSHIRE BLVD, SUITE 500 BEVERLY HILLS, CA 90210	PRIMARY CONTACT: TOM WOOD PH: (714) 421-0252 EMAIL: tom@cruzan.co
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GENERAL CONTRACTOR

COMPANY NAME COMPANY NAME ADDRESS LINE 1 ADDRESS LINE 2 CITY, STATE XXXXX (XXX) XXX-XXXX	PRIMARY CONTACT: CONTACT PH: (XXX) XXX-XXXX EMAIL: XXX@XXX.XXX ALTERNATE CONTACT: PH: (XXX) XXX-XXXX EMAIL: XXX@XXX.XXX
--	--

ARCHITECT

WARE MALCOMB

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CONSULTANTS

CIVIL ENGINEER WARE MALCOMB 915 WILSHIRE BLVD, SUITE 2150 LOS ANGELES, CALIFORNIA 90017 (310) 903-4000	PRIMARY CONTACT: KEITH MALLOY PH: (310) 903-4019 EMAIL: kmalloy@waremalcomb.com
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LANDSCAPE ARCHITECT COLLEEN M. NOLAN 7 ROBLE RANCHO SANTA MARGARITA CALIFORNIA 92688	PRIMARY CONTACT: COLLEEN M. NOLAN PH: (714) 743-7915 EMAIL:
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ELECTRICAL ENGINEER RTM ENGINEERING 1300 QUAIL ST, SUITE 200 NEWPORT BEACH, CA 92660	PRIMARY CONTACT: FRANK MCBRIDE PH: 949.336-5610 EMAIL: frank.mcbride@rtmec.com
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TITLE SHEET

DATE	REVISIONS
08/05/2022	SCHEMATIC DESIGN/MENT/LEMENT PACKAGE
09/12/2022	SCHEMATIC DESIGN/MENT/LEMENT PACKAGE
09/26/2022	SCHEMATIC DESIGN/MENT/LEMENT PACKAGE

P/APP:	M.DANNENBERG
DRAWN BY:	J.G / C.B
JOB NO.:	LAX20-0077-00

SHEET

A0.1



KEYNOTES

1 LIGHT WEIGHT PRECAST CONCRETE PANEL W/ 3/8" REVEAL AS SHOWN. PAINT FINISH, TYP. SW 7674 PEPPERCORN

2 TILT CONCRETE W/ REVEAL SW 7068 GRIZZLE GRAY

3 TILT CONCRETE W/ REVEAL SW 7656 RHINESTONE

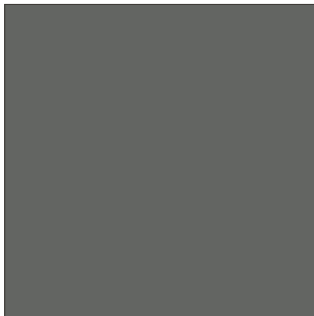
4 TILT CONCRETE W/ HORIZONTAL REVEAL SW 7068 GRIZZLE GRAY

5 TILT CONCRETE W/ REVEAL SW 7674 PEPPERCORN

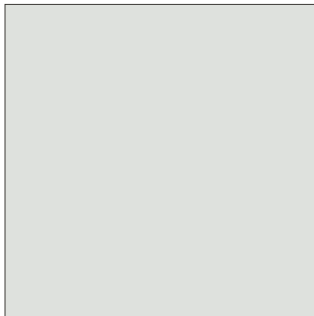
6 BUTT-GLAZED HIGH PERFORMANCE GLAZING SYSTEM STOREFRONT W/ CLEAR ANODIZED ALUMINUM MULLIONS

7 METAL CANOPY SW 7068 GRIZZLE GRAY

8 METAL FLASHING SW 7674 PEPPERCORN



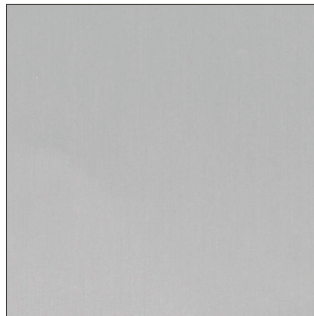
SHERWIN WILLIAMS
SW 7068 GRIZZLE GRAY



SHERWIN WILLIAMS
SW 7656 RHINESTONE



SHERWIN WILLIAMS
SW 7674 PEPPERCORN



STOREFRONT SYSTEM
CLEAR ANODIZED ALUMINUM

MATERIAL BOARD

DATE	REMARKS
08/05/2022	SCHEMATIC DESIGN/ITEMLEMENT PACKAGE
05/24/2023	SCHEMATIC DESIGN/ITEMLEMENT PACKAGE

P/APP:	M.DANNENBERG
DRAWN BY:	J.G / C.B
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CRUZAN
THOUSAND OAKS
1300 LAWRENCE DRIVE
THOUSANDS OAKS, CALIFORNIA 91320

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MATERIAL BOARD

	DATE	REMARKS
	08/02/2022	SCHEMATIC DESIGN/ITEM/LEMENT PACKAGE
	05/24/2023	SCHEMATIC DESIGN/ITEM/LEMENT PACKAGE

PA/PM:	M.DANNENBERG
DRAWN BY.:	J.G / C.B
JOB NO.:	LAX20-0077-00

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KEYNOTES:

100. PROPERTY LINE.
101. ACCESSIBLE ENTRY SIGNAGE.
102. ACCESSIBLE PARKING STALL WITH SIGNAGE.
103. PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG.
104. TRASH ENCLOSURE WITH RECYCLE BIN.
106. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
106. CONCRETE RAMP.
107. GALVANIZED RAILING.
108. CONCRETE PAVEMENT
109. BIKE RACK.
110. TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS).
111. (E) OAK TREE TO BE REMOVED. REFER TO LANDSCAPE DRAWINGS

FIRE DEPARTMENT NOTES

HYDRANT LOCATION MARKERS - PRIOR TO OCCUPANCY OF ANY STRUCTURE, BLUE REFLECTIVE HYDRANT LOCATION MARKERS SHALL BE PLACED ON THE ACCESS ROADS IN ACCORDANCE WITH FIRE DISTRICT STANDARDS. IF THE FINAL ASPHALT CAP IS NOT IN PLACE AT TIME OF OCCUPANCY, HYDRANT LOCATION MARKERS SHALL STILL BE INSTALLED AND SHALL BE REPLACED WHEN THE FINAL ASPHALT CAP IS COMPLETED.

FIRE SPRINKLERS - ALL STRUCTURES SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CURRENT VCPD ORDINANCE AT TIME OF BUILDING PERMIT APPLICATION.

FIRE PROTECTION SYSTEM PLANS - PLANS FOR ALL FIRE PROTECTION SYSTEMS (SPRINKLERS, DRY CHEMICAL, HOOD SYSTEMS, ETC.) SHALL BE SUBMITTED, WITH PAYMENT FOR PLAN CHECK, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. NOTE: FIRE SPRINKLER SYSTEMS WITH 20 OR MORE HEADS SHALL BE SUPERVISED BY A FIRE ALARM SYSTEM IN ACCORDANCE WITH FIRE DISTRICT REQUIREMENTS.

CONSTRUCTION ACCESS - PRIOR TO COMBUSTIBLE CONSTRUCTION, A PAVED ALL-WEATHER ACCESS ROAD/DRIVEWAY SUITABLE FOR USE BY A 20-TON FIRE DISTRICT VEHICLE SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE FIRE DISTRICT.

CONSTRUCTION ACCESS UTILITIES - PRIOR TO COMBUSTIBLE CONSTRUCTION, ALL UTILITIES LOCATED WITHIN THE ACCESS ROAD AND THE FIRST LEFT OF THE ACCESS ROAD PAVEMENT SHALL BE INSTALLED. A MINIMUM 20-FOOT CLEAR WIDTH SHALL REMAIN FREE OF OBSTRUCTION DURING ANY CONSTRUCTION ACTIVITIES WITHIN THE DEVELOPMENT ONCE COMBUSTIBLE CONSTRUCTION STARTS.

FIRE ALARM SYSTEM - A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ALL BUILDINGS IN ACCORDANCE WITH CALIFORNIA BUILDING AND FIRE CODE REQUIREMENTS.

FIRE ALARM/SPRINKLER MONITORING PLANS - PLANS FOR ANY FIRE ALARM SYSTEM OR SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED, WITH PAYMENT FOR PLAN CHECK, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TRASH DUMPSTER LOCATIONS - COMMERCIAL TRASH DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 5 FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY APPROVED AUTOMATIC FIRE SPRINKLERS.

FIRE EXTINGUISHERS - FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE AND CALIFORNIA FIRE CODE REQUIREMENTS. THE PLACEMENT OF EXTINGUISHERS SHALL BE SUBJECT TO REVIEW BY THE FIRE DISTRICT.

EMERGENCY LIGHTING AND EXIT SIGNS - EMERGENCY LIGHTING AND EXIT SIGNAGE SHALL BE INSTALLED IN ALL BUILDINGS IN ACCORDANCE WITH CALIFORNIA BUILDING CODE AND CALIFORNIA FIRE CODE REQUIREMENTS.

ACCESSORY ROOM DOOR LABELING - ALL ACCESSORY ROOM DOORS SHALL BE LABELED ON THE DOORS INDICATING USE OF THE ROOM (I.E., ELECTRICAL ROOM, RISER ROOM, FIRE ALARM PANEL INSIDE, STORAGE ROOM, JANITOR, ROOF ACCESS, ETC.).

KNOX DEVICE - EXTERIOR ACCESS DOORS LEADING TO FIRE SPRINKLER RISER ROOMS AND ALARM CONTROL PANELS SHALL BE PROVIDED WITH A KNOX BOX FOR EMERGENCY ACCESS.

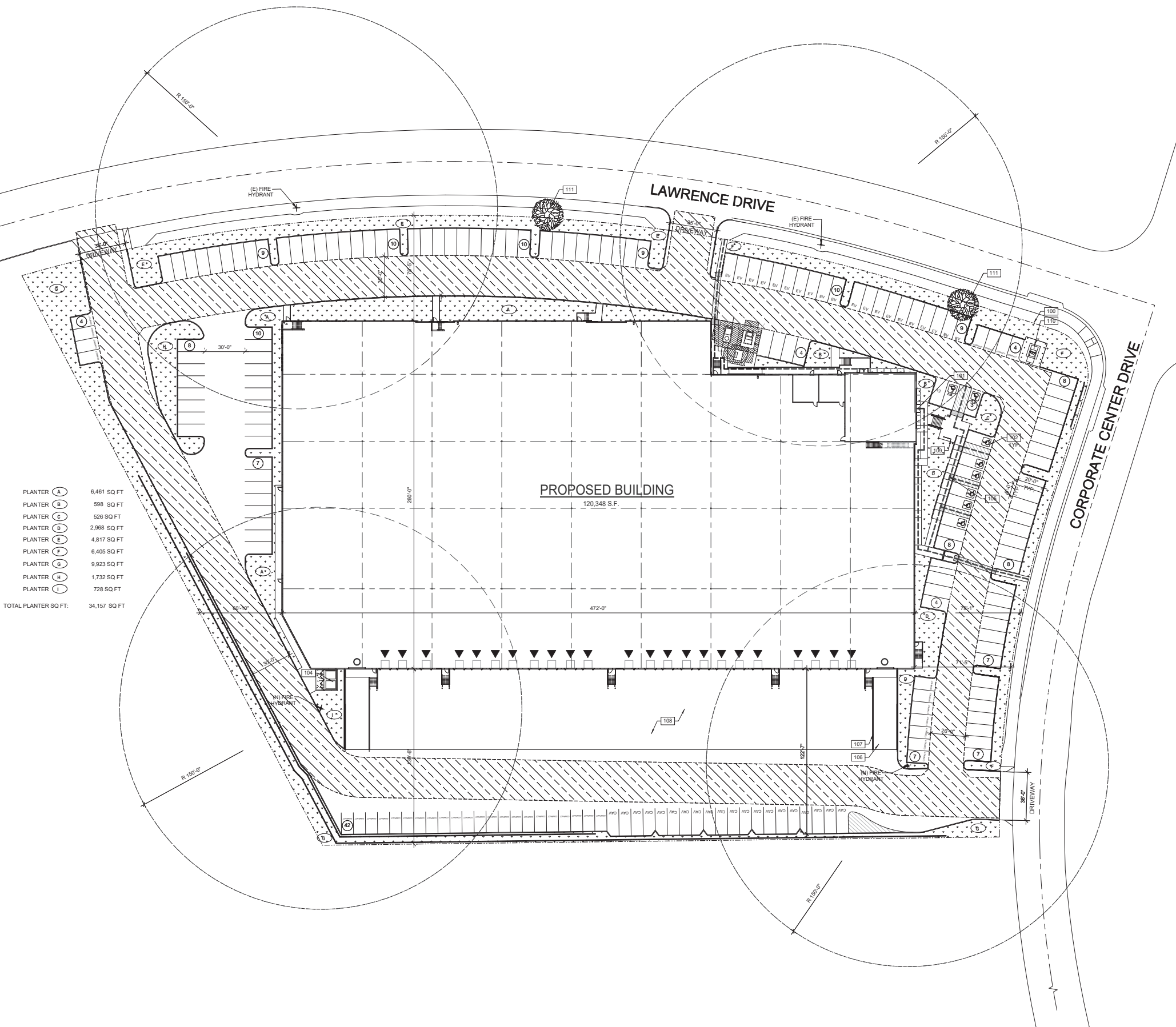
ADDRESS NUMBERS (COMMERCIAL, INDUSTRIAL, MULTI-FAMILY BUILDINGS) - BUILDING ADDRESS NUMBERS, A MINIMUM OF TEN INCHES (10") HIGH, SHALL BE INSTALLED PRIOR TO OCCUPANCY. SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND, AND SHALL BE READILY VISIBLE AT NIGHT. BRASS OR GOLD-PLATED NUMBERS SHALL NOT BE USED. WHERE STRUCTURES ARE SET BACK MORE THAN 150 FEET FROM THE STREET, LARGER NUMBERS WILL BE REQUIRED SO THAT THEY ARE DISINGUISHABLE FROM THE STREET. IN THE EVENT A STRUCTURE(S) IS NOT VISIBLE FROM THE STREET, THE ADDRESS NUMBER(S) SHALL BE POSTED ADJACENT TO THE DRIVEWAY ENTRANCE ON AN ELEVATED POST. INDIVIDUAL UNIT NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE POSTED AT THE FRONT AND REAR ENTRANCE TO EACH UNIT. ADDITIONAL ADDRESS DIRECTIONAL SIGNS MAY BE REQUIRED AT COMMON BUILDING ENTRANCES AND STAIRWAYS.

CONSTRUCTION ACCESS - PRIOR TO COMBUSTIBLE CONSTRUCTION, A PAVED ALL-WEATHER ACCESS ROAD/DRIVEWAY SUITABLE FOR USE BY A 20-TON FIRE DISTRICT VEHICLE SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE FIRE DISTRICT.

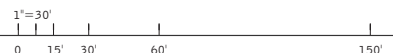
CONSTRUCTION ACCESS UTILITIES - PRIOR TO COMBUSTIBLE CONSTRUCTION, ALL UTILITIES LOCATED WITHIN THE ACCESS ROAD AND THE FIRST LEFT OF THE ACCESS ROAD PAVEMENT SHALL BE INSTALLED. A MINIMUM 20-FOOT CLEAR WIDTH SHALL REMAIN FREE OF OBSTRUCTION DURING ANY CONSTRUCTION ACTIVITIES WITHIN THE DEVELOPMENT ONCE COMBUSTIBLE CONSTRUCTION STARTS.

SITE LEGEND

- PROPERTY LINE
--- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE
(X) PARKING STALL COUNT TOTAL
▼ DOCK HIGH TRUCK DOOR
○ GRADE LEVEL TRUCK DOOR
FIRE LANE (HATCHED)
TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS).
▲ FIRE HYDRANT



PLANTER (A)	6,461 SQ FT
PLANTER (B)	598 SQ FT
PLANTER (C)	526 SQ FT
PLANTER (D)	2,968 SQ FT
PLANTER (E)	4,817 SQ FT
PLANTER (F)	6,405 SQ FT
PLANTER (G)	9,923 SQ FT
PLANTER (H)	1,732 SQ FT
PLANTER (I)	728 SQ FT
TOTAL PLANTER SQ FT:	34,157 SQ FT



SITE PLAN
SCALE: 1" = 30'-0"



CLIENT LOGO

CRUZAN
THOUSAND OAKS
1300 LAWRENCE DRIVE
THOUSANDS OAKS, CALIFORNIA 91320

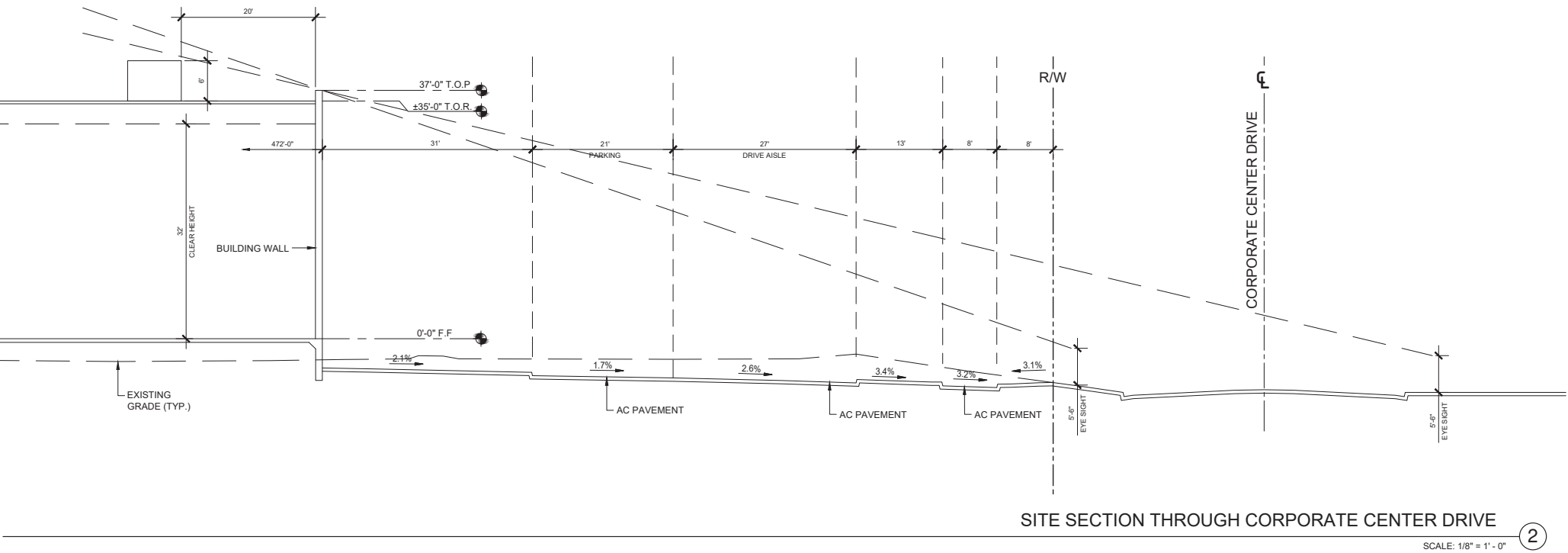
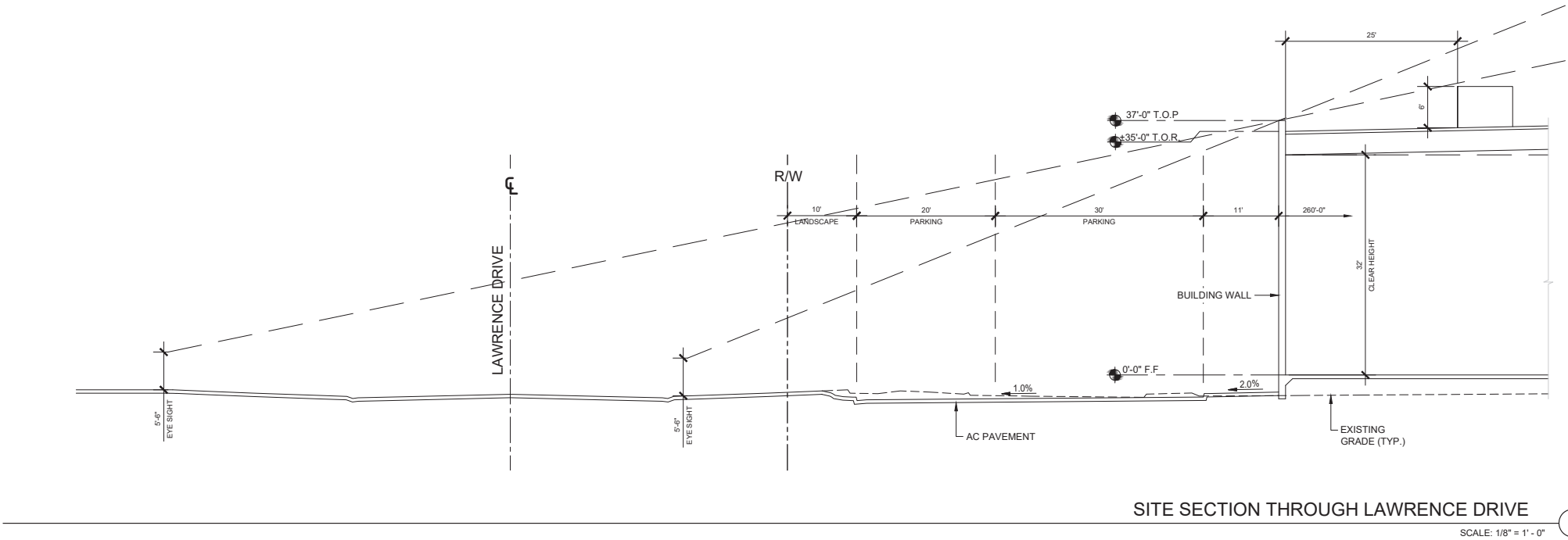
SITE PLAN

DATE	REMARKS
05/24/2023	SCHEMATIC DESIGN/LEMENT PACKAGE

P/A/P/M:	M.DANNENBERG
DRAWN BY:.	J.G. / C.B.
JOB NO.:	LAX20-0077-00

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**CRUZAN
THOUSAND OAKS**
1300 LAWRENCE DRIVE
THOUSANDS OAKS, CALIFORNIA 91320

SITE	SECTIONS	REMARKS
DATE	08/05/2022	SCHEMATIC DESIGN/TITLEMENT PACKAGE
DATE	05/24/2023	SCHEMATIC DESIGN/TITLEMENT PACKAGE

P/APP:	M. DANNENBERG
DRAWN BY:	J.G. / C.B.
JOB NO.:	LAX20-0077-00

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201	STRUCTURAL STEEL COLUMN
202	CONCRETE SLAB, PROVIDE VAPOR RETARDER OVER SAND
	BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER
205	FOR CONCRETE FLOOR AREA IN WAREHOUSE
206	STAIRS
207	EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS,
	DOWNSPOUT SIZE 1-1/4" W x 1'-0" H, OVERFLOW SCUPPERS SIZE
	1-1/2" W x 1'-0" H.
243	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND
	PAINTED.
244	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW
246	ROOF ACCESS LADDER
264	OUTLINE OF CANYON ABOVE
270	CONCRETE RAMP
271	CONCRETE RETAINING WALL

<u>WALL</u>	<u>BASIC DESCRIPTION</u>
	CONCRETE WALL
	1HR FIRE-RESISTANCE RATED

(SFI) 3'-0" x 8'-0"
CLEAR AND ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING
(NARROW STYLE)

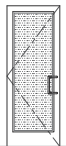
(SP2) 6'-0" x 8'-0" (PAR)
CLEAR AND ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING
(NARROW STYLE)

FRAME: MANUFACTURER

HARDWARE:

- 2 SETS PIVOT SET
- 2 SETS INTER PIVOT
- 1 EA MORTISE CYLINDER
- 2 SETS OFFSET PULL
- 1 EA CH CLOSER
- 1 EA THRESHOLD
- 1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER



(SF1) 3'-0" x 8'-0"
CLEAR AND ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING
(NARROW STYLE)

(SF2) 6'-0" x 8'-0" (PAIR)
CLEAR AND ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING
(NARROW STYLE)

FRAME: MANUFACTURER

HARDWARE:

- 2 SETS PIVOT SET
- 2 SETS INTER PIVOT
- 1 EA MORTISE CYLINDER
- 2 SETS OFFSET PULL
- 2 EA OH CLOSER
- 1 EA THRESHOLD
- 1 EA DECAL

NOTE: WEATHERSEAL BY DOOR
MANUFACTURER

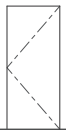
F1 3'-0" x 7'-0"
PAINTED INSULATED
HOLLOW METAL DOOR

F1* 4'-0" x 7'-0"
PAINTED INSULATED
HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:

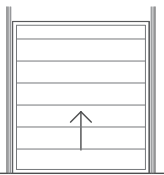
- 3 EA HINGES
- 1 EA EXIT DEVICE
- 1 EA CYLINDER
- 1 EA CLOSER
- 1 EA PERIMETER SEAL
- 1 EA BOTTOM DRIP
- 1 EA THRESHOLD
- 1 EA LOCK GUARD
- 1 EA Hvy DUTY FLOOR STOP



(SD1) 9'-0" x 10'-0"
DOCK HIGH SECTIONAL VERTICAL
LIFT OVERHEAD DOOR W/ FACTORY
PAINTED FINISH.

(SD2) 12'-0" x 14'-0"
SECTIONAL VERTICAL LIFT
OVERHEAD DOOR W/ FACTORY
PAINTED FINISH

HARDWARE:
1 EA SLIDE BOLT
1 EA PAD LOCK



FOR (SD1)

FOR (SD2)

BUTT HINGES:
 SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL
 ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.
VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

BUTT HINGES:
 SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL
 ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.
VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD



SCALE: 1" = 20'-0"

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GROUND FLOOR PLAN

GROUND FLOOR PLAN		
DATE	REMARKS	
05/24/2023	SCHWARTZ DESIGN/TITLEMENT PACKAGE	

PA/PM:	M.DANNENBERG
DRAWN BY.:	J.G / C.B
JOB NO.:	LAX20-0077-00

SHEET

A2.1

201 STRUCTURAL STEEL COLUMN
264 OUTLINE OF CANOPY ABOVE

WALL LEGEND

 CONCRETE WALL

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING	915 Wilshire Blvd, Suite #2150
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INTERIORS	BUILDING MEASUREMENT	P 310.903.4000

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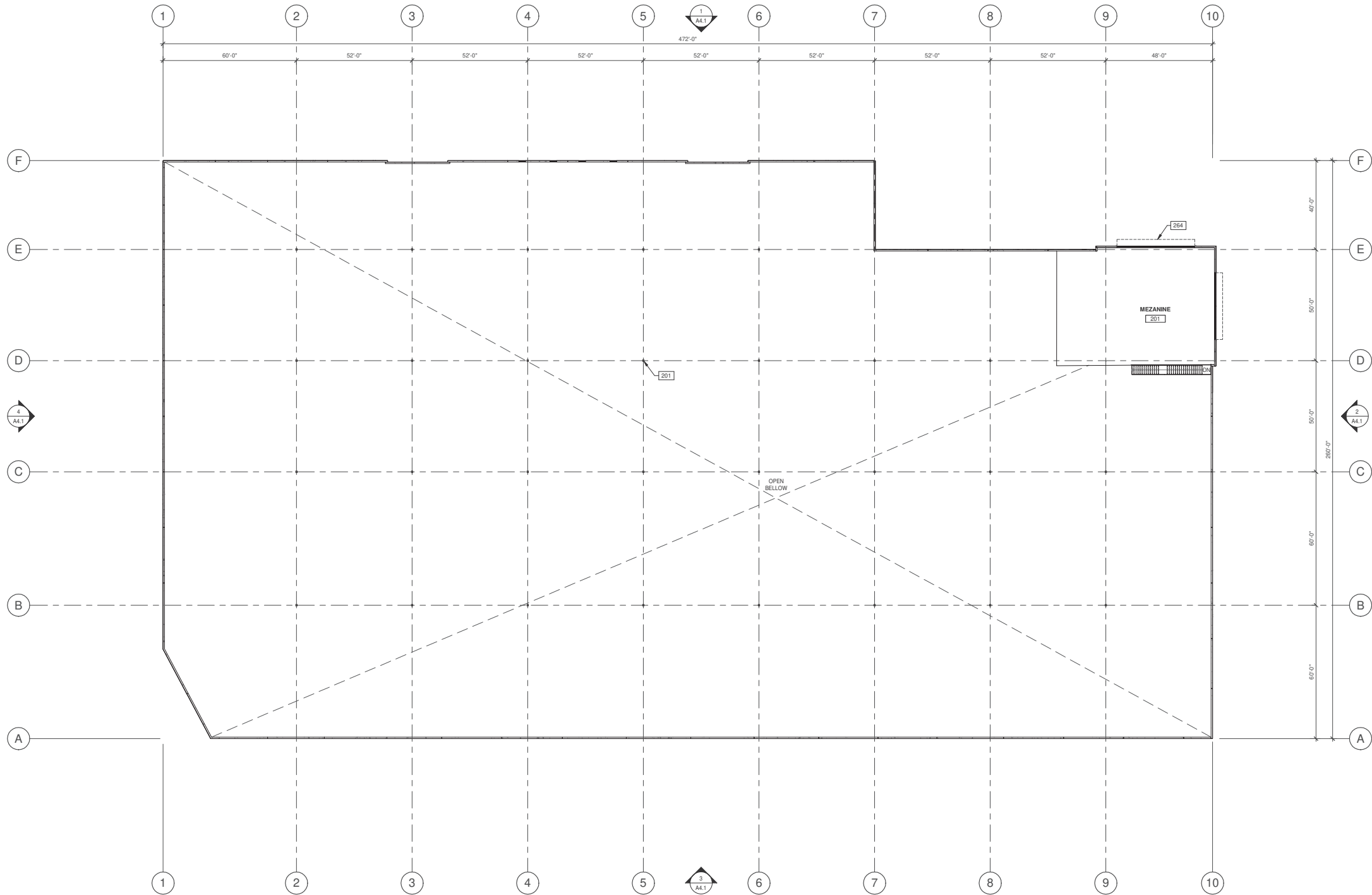
MEZZANINE PLAN		
DATE	REMARKS	
08/05/2022	SCHEMATIC DESIGN/TITLEMENT PACKAGE	
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PA/PM:	M.DANNENBERG
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JOB NO.:	LAX20-0077-00

SHEET

A2.2

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$$\begin{array}{c} 1'' = 20 \\ | \quad | \\ \hline 0 \quad : \end{array}$$

MEZZANINE PLAN

SCALE: 1" = 20'-0"

KEYNOTES: 

- 207 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
DOWNSPOUT SIZE 1'-4" W x 1'-0" h, OVERFLOW SCUPPERS SIZE 1'-6"W x 1'-0"H.
- 306 BUILT-UP ROOFING (ICC-ES REPORT ESR-1254 CBC AND CRC SUPPLEMENT) OVER RIGID INSULATION OVER WOOD DECK.
- 312 FUTURE RTU
- 318 FLOW LINE TO DRAIN. SLOPE OF MIN. 1/4" PER FOOT
- 321 4'-0" x 8'-0" PREFABRICATED UNIT SKYLIGHT WITH INTERGRAL CURB.
- 350 LINE OF STRUCTURAL FRAMING BELOW DECK (HIDDEN).
- 352 LINE OF CANOPY BELOW
- 361 RIDGELINE

ABBREVIATIONS

- T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT

CALCULATIONS

SKYLIGHTS:

SKYLIGHT SIZE: 48"x96"=32 S.F.
$$\frac{(\text{WAREHOUSE AREA S.F.}) \times 2.0\%}{(\text{SKYLIGHT SIZE})} = \frac{112,620 \times .02}{32}$$

DESIRED: 70 SKYLIGHTS
PROVIDED: 73 SKYLIGHTS

FUTURE SOLAR:

ROOF AREA:	115,190 S.F.
SKYLIGHT AREA:	2,240 S.F.
ROOF AREA LESS SKYLIGHT:	117,430 S.F.
15% OF ROOF AREA (LESS SKYLIGHTS):	16,943 S.F.
TOTAL AREA FOR FUTURE SOLAR REQUIRED:	16,943 S.F.*
TOTAL AREA FOR FUTURE SOLAR PROVIDED:	17,000 S.F.

* DEC SECTION 116.10(B)(4) DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

LEGEND



SKYLIGHT: (2%)
COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.



FUTURE RTU



FUTURE SOLAR AREA

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F: 310.353.4000

CRUZAN
THOUSAND OAKS
1300 LAWRENCE DRIVE
THOUSANDS OAKS, CALIFORNIA 91320

ROOF PLAN

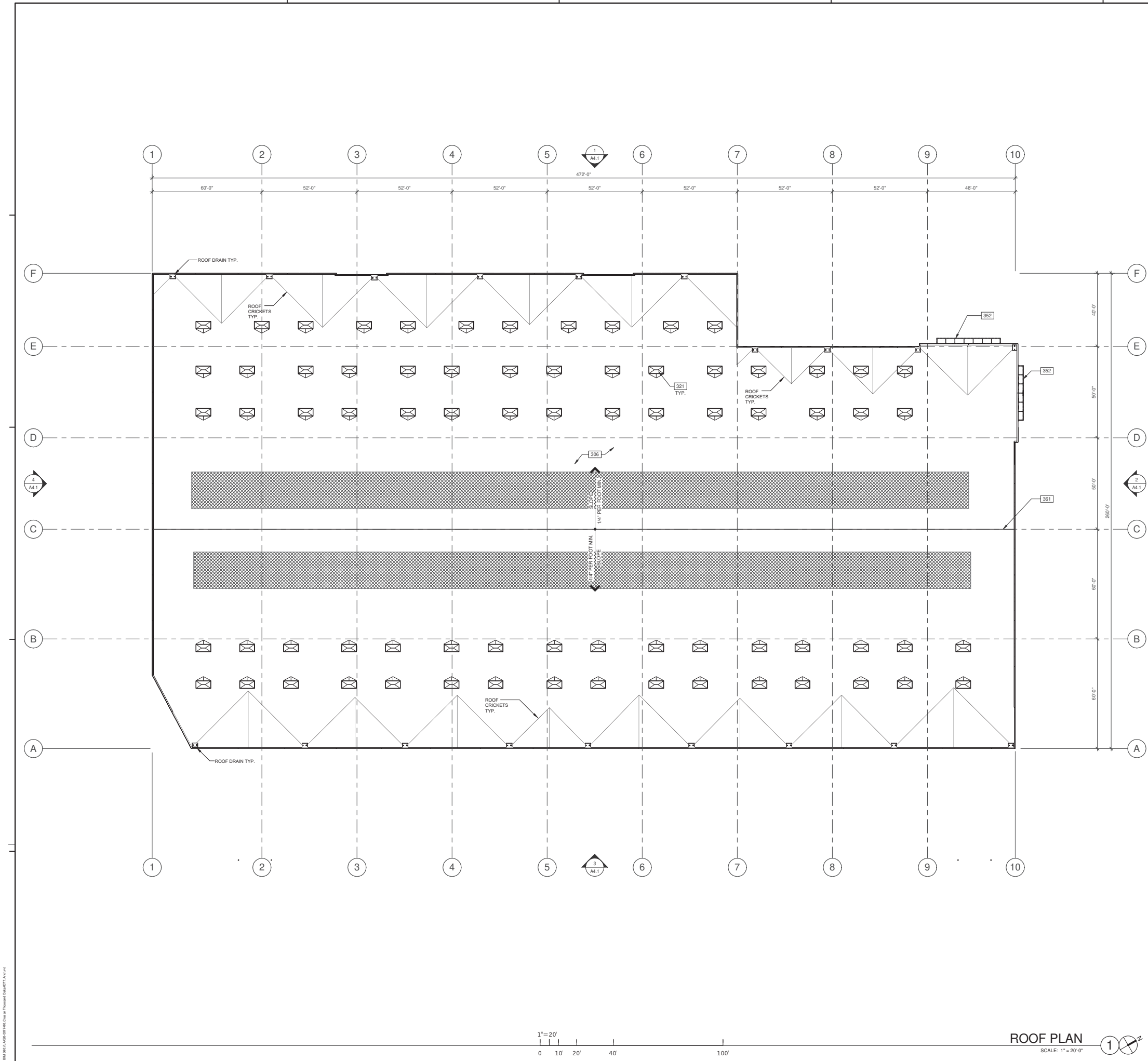
DATE	REMARKS
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05/24/2023	SCHEMATIC DESIGN/TITLEMENT PACKAGE

P/APP:	M.DANNENBERG
DRAWN BY:	J.G. / C.B.
JOB NO.:	LAX20-0077-00

SHEET

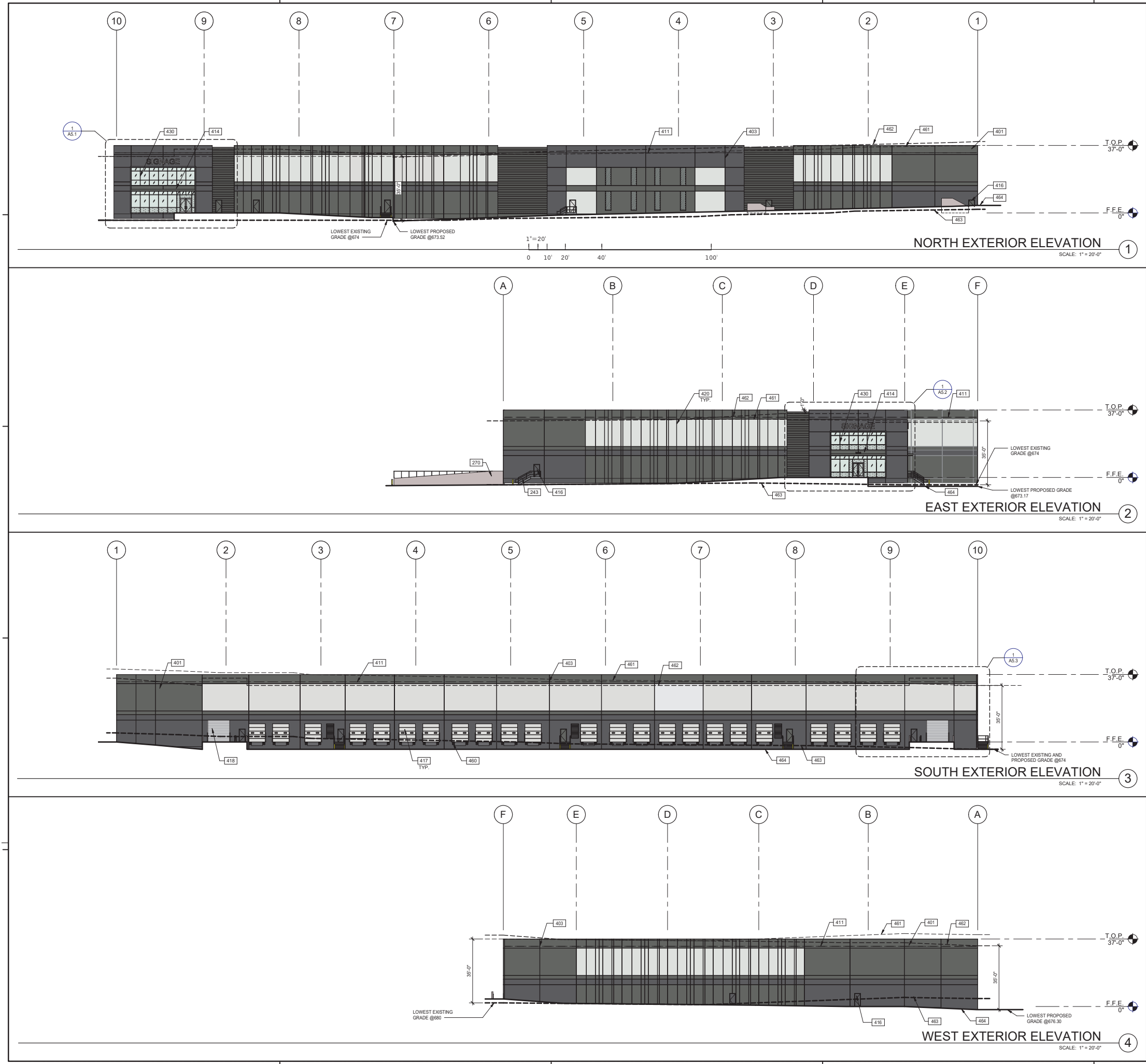
A3.1

8/5/2022 5:33:27 PM



ROOF PLAN

SCALE: 1" = 20'-0"



KEYNOTES: □

243. EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
265. PRIMARY AND SECONDARY ROOF DRAIN LEADERS, TRANSITION DIAGONALLY ATTACH TO WALL WITH UNI-STRUTS.
270. CONCRETE RAMP.
401. CONCRETE WALL, PAINTED.
403. CONCRETE WALL JOINT.
411. LINE OF ROOF BEYOND.
414. METAL CANOPY.
416. MAN DOOR.
417. SECTIONAL DOOR (DOCK HIGH).
418. SECTIONAL DOOR (ON GRADE).
420. 3/4" V-REVEAL.
430. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
432. EXTERIOR ALUMINUM COMPOSITE METAL.
455. DRAIN LEADER, PAINTED TO MATCH ADJACENT WALL.
460. DOCK BUMPER.
461. PROJECTED EXISTING IMAGINARY LINE 35' ABOVE.
462. PROJECTED PROPOSED IMAGINARY LINE 35' ABOVE.
463. EXISTING GRADE LINE.
464. PROPOSED GRADE LINE.

LEGEND

- COLORS:
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- 1 SW 7674 PEPPERCORN
2 SW 7068 GRIZZLE GRAY
3 SW 7656 RHINESTONE

LEGEND

- MATERIALS:
- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
FORMLINER
GLASS:
VISION GLASS
TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR= 0.28 AND SHGC= 28
GLASS WIND LOAD RESISTANCE CALCULATION ARE UNDER SEPARATE PERMIT

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1300 LAWRENCE DRIVE
THOUSANDS OAKS, CALIFORNIA 91320

EXTERIOR ELEVATIONS

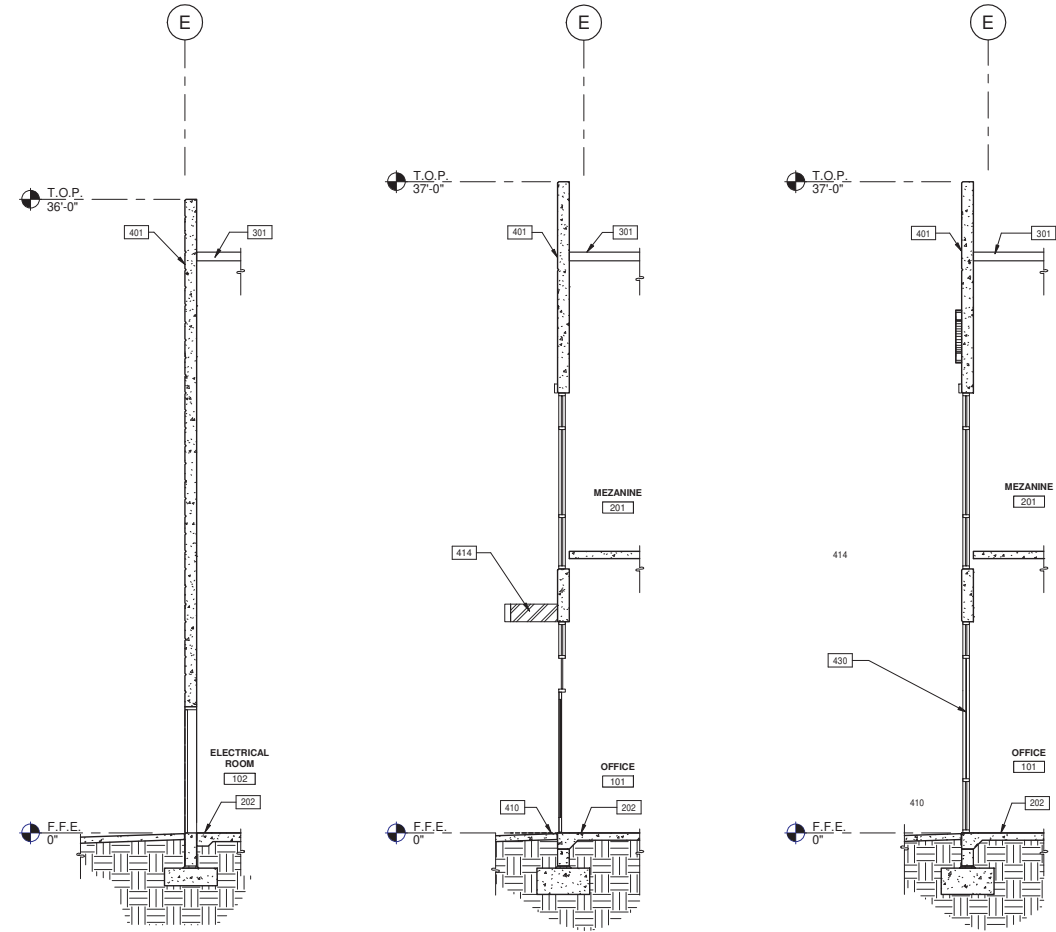
DATE	REMARKS
05/24/2023	SCHEMATIC DESIGN/LEMENT PACKAGE

P/APP:	M. DANNENBERG
DRAWN BY:	J.G. / C.B.
JOB NO.:	LAX20-0077-00

SHEET

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WALL SECTION ④

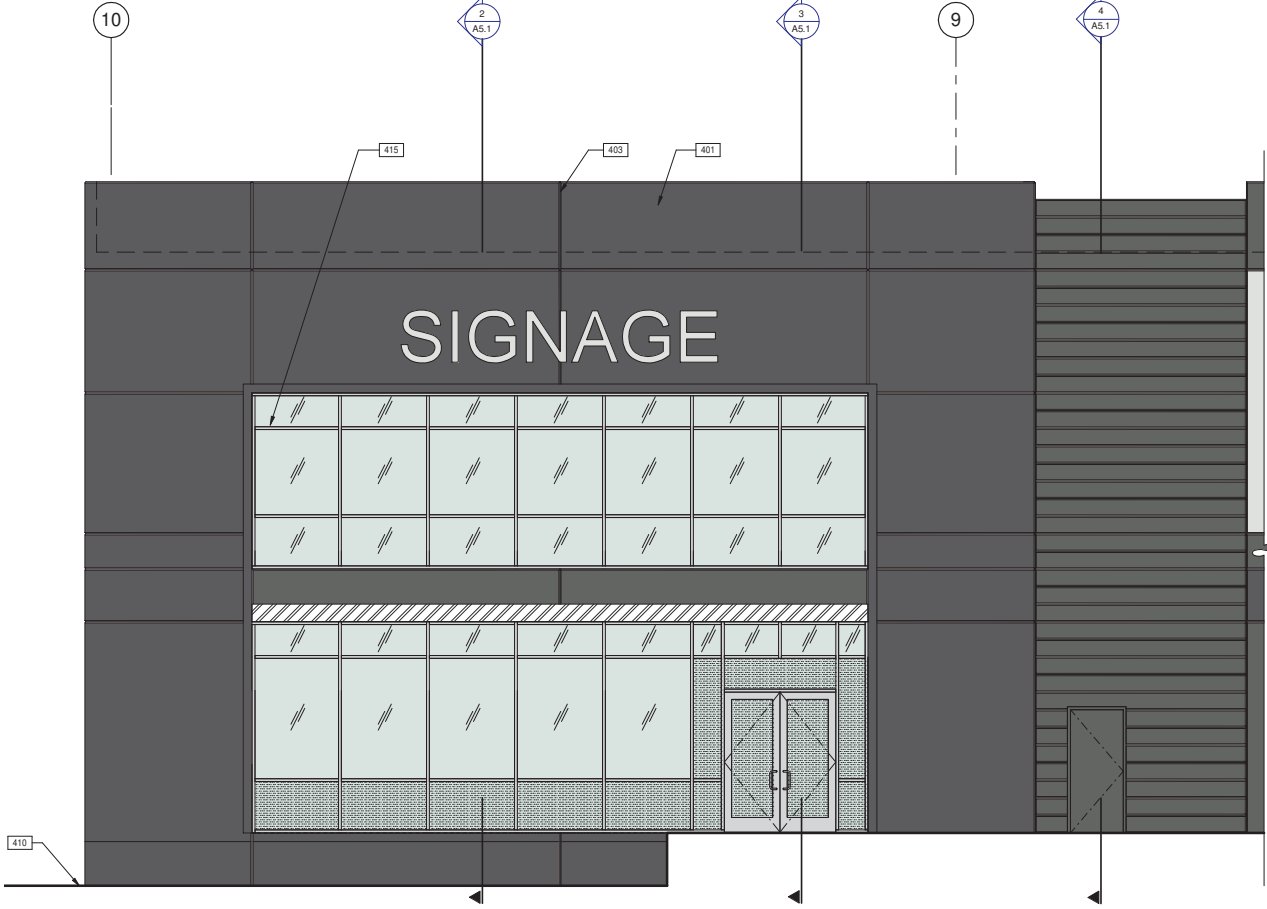
SCALE: 1/4" = 1'-0"

WALL SECTION ③

SCALE: 1/4" = 1'-0"

WALL SECTION ②

SCALE: 1/4" = 1'-0"



ENLARGED EXTERIOR ELEVATION ①

SCALE: 1/4" = 1'-0"

KEYNOTES:

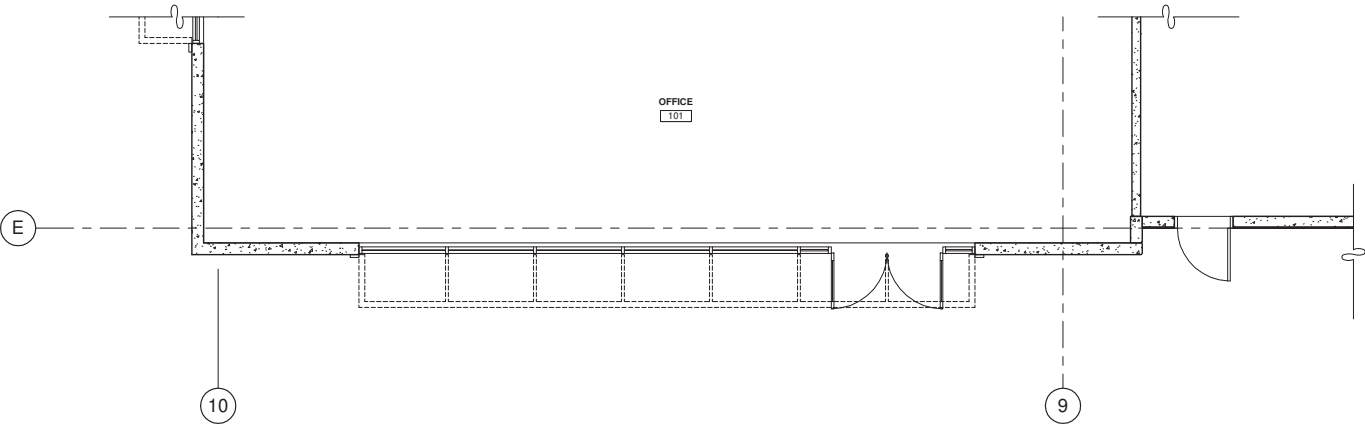
- 202. CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 301. BUILT-UP ROOFING OVER RIGID INSULATION.
- 401. CONCRETE WALL, PAINTED.
- 403. CONCRETE WALL JOINT.
- 410. FINISH GRADE VARIES.
- 411. LINE OF ROOF-BEYOND.
- 413. SPANDREL GLAZING.
- 414. METAL CANOPY.
- 415. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 420. 3/4" V-REVEAL.
- 430. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.

WALL LEGEND

CONCRETE WALL

LEGEND

GLASS:
VISION GLASS
TEMPERED GLASS



ENLARGED FLOOR PLAN ⑤

SCALE: 1/4" = 1'-0"

1/4" = 1'-0"
0 2' 4' 8' 16'

ENLARGED ELEVATION, PLAN AND WALL SECTIONS

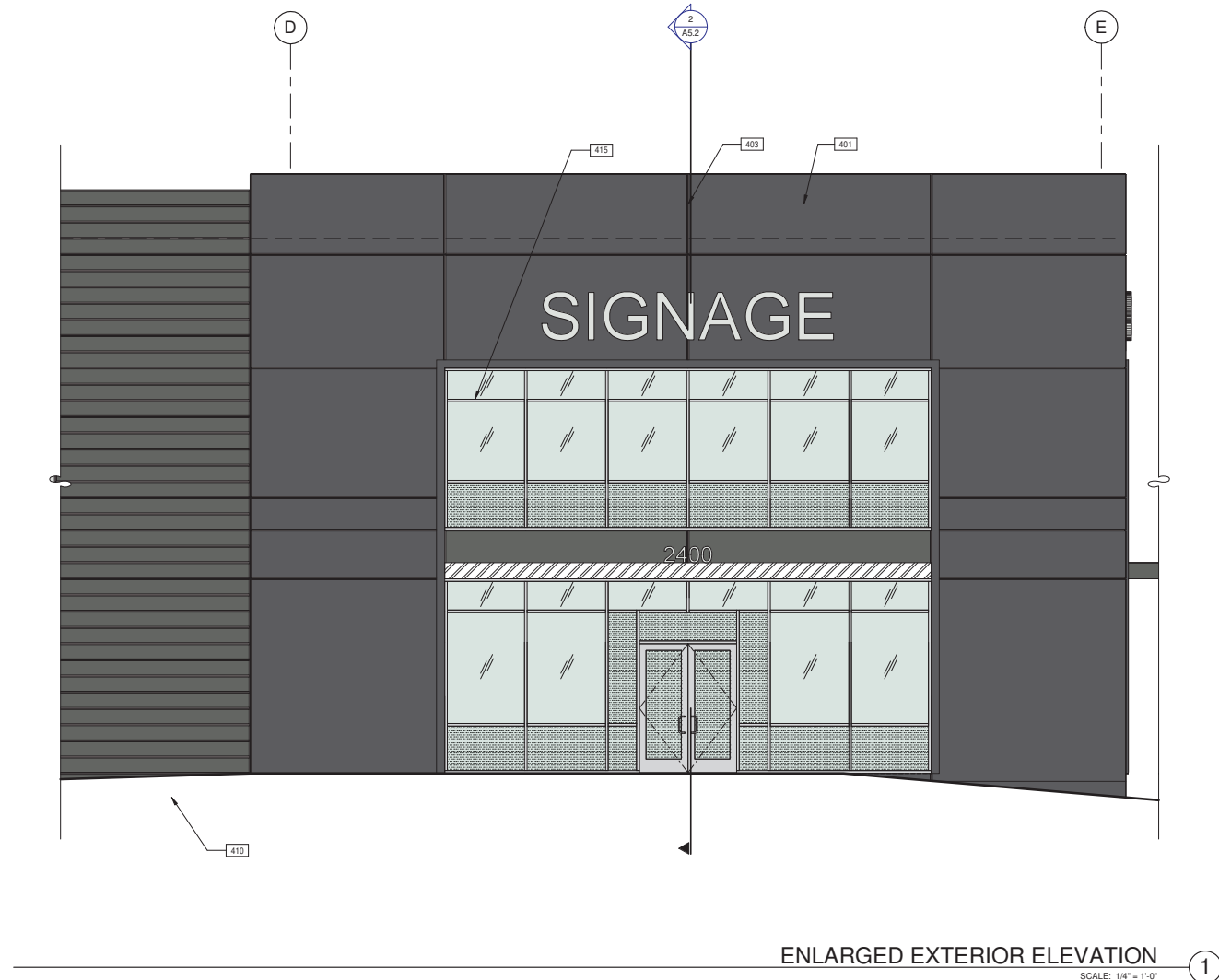
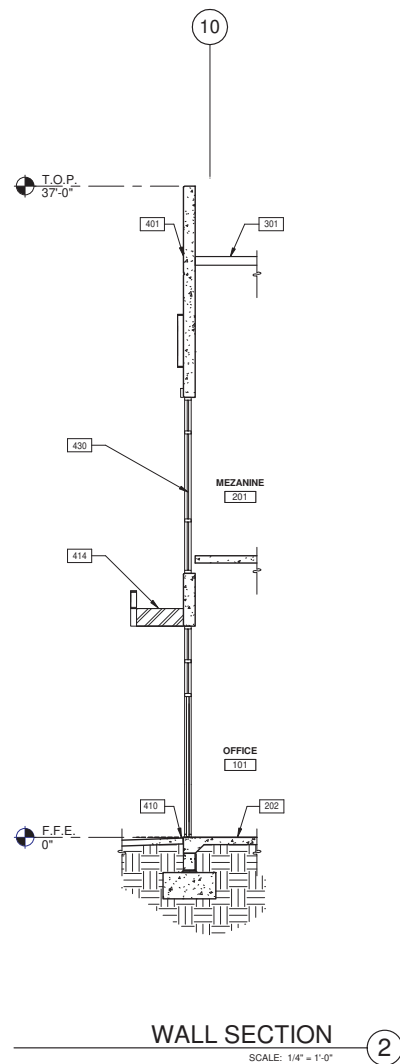
DATE	REMARKS
08/05/2022	SCHEMATIC DESIGN/TITLEMENT PACKAGE
05/24/2023	SCHEMATIC DESIGN/TITLEMENT PACKAGE

P/APP:	M. DANNENBERG
DRAWN BY:	J.G. / C.B.
JOB NO.:	LAX20-0077-00

SHEET

A5.1

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KEYNOTES:

202. CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
301. BUILT-UP ROOFING OVER RIGID INSULATION.
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WALL LEGEND

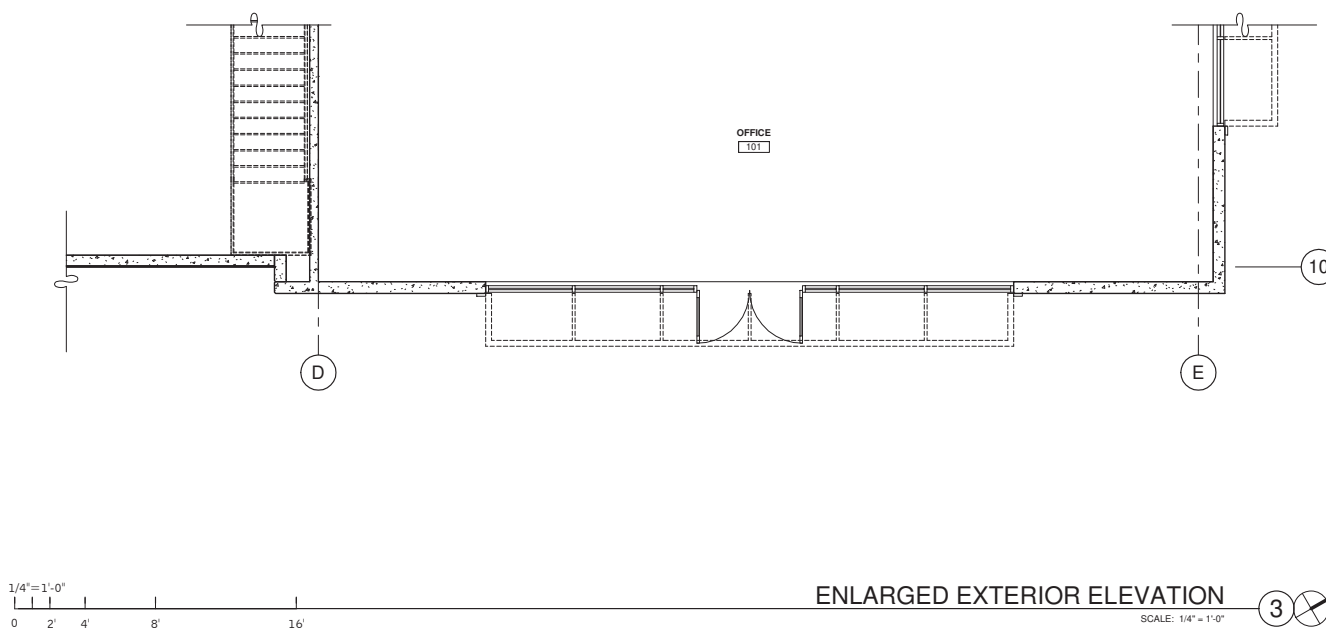
CONCRETE WALL

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS



ENLARGED ELEVATION, PLAN AND WALL SECTIONS

DATE	REMARKS
08/05/2022	SCHEMATIC DESIGN/TITLEMENT PACKAGE
05/24/2023	SCHEMATIC DESIGN/TITLEMENT PACKAGE

P/APP:	M.DANNENBERG
DRAWN BY:	J.G. / C.B.
JOB NO.:	LAX20-0077-00

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A5.2

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ENLARGED ELEVATION, PLAN AND WALL
SECTIONS

DATE	REVISIONS
08/05/2022	SCHEMATIC DESIGN/TITLEMENT PACKAGE
05/24/2023	SCHEMATIC DESIGN/TITLEMENT PACKAGE

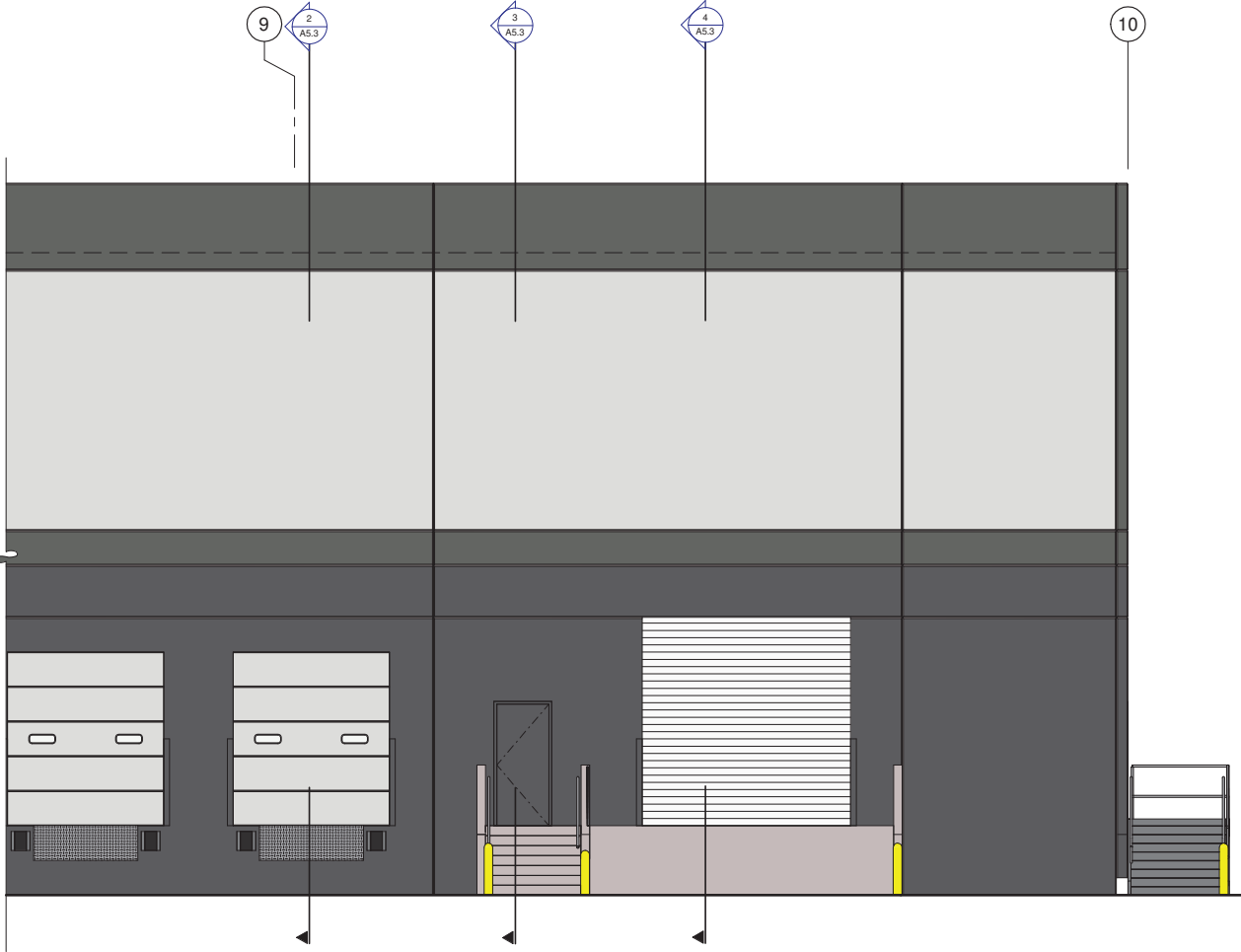
P/APP:	M. DANNENBERG
DRAWN BY:	J.G. / C.B.
JOB NO.:	LAX20-0077-00

SHEET

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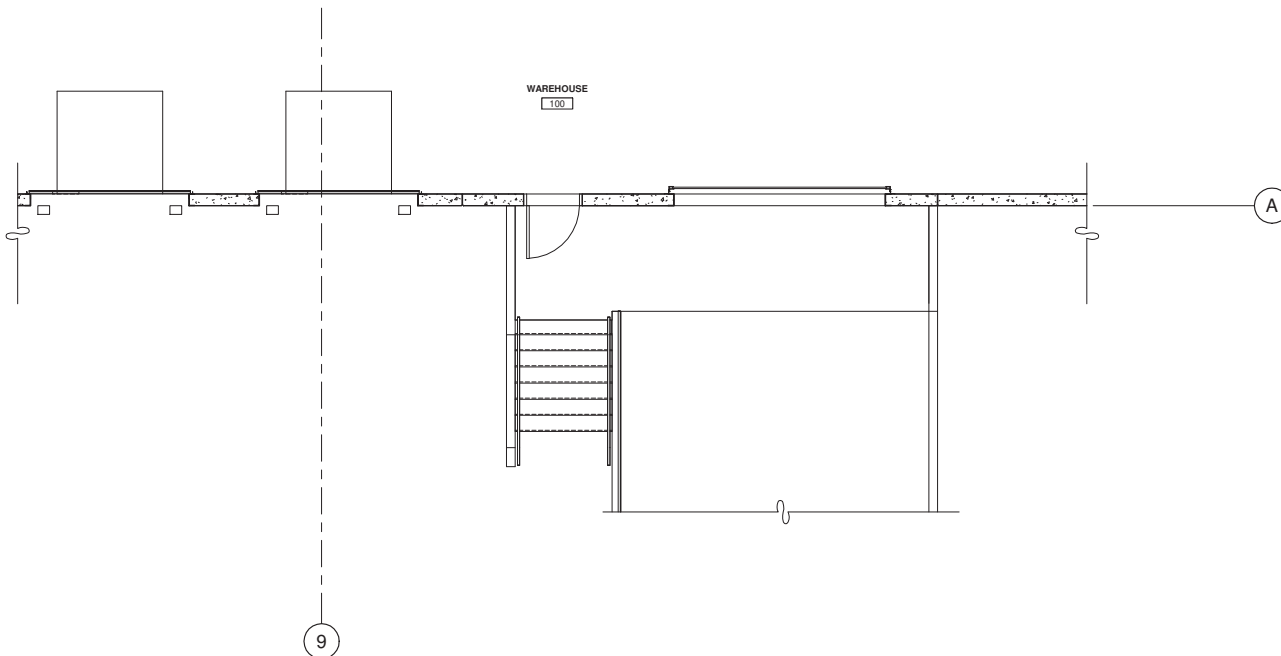
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ENLARGED EXTERIOR ELEVATION

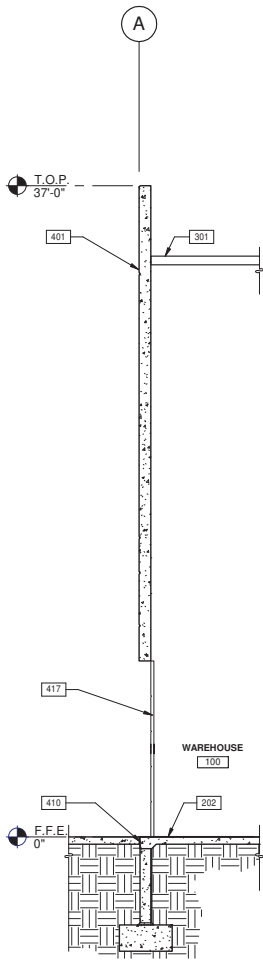
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN

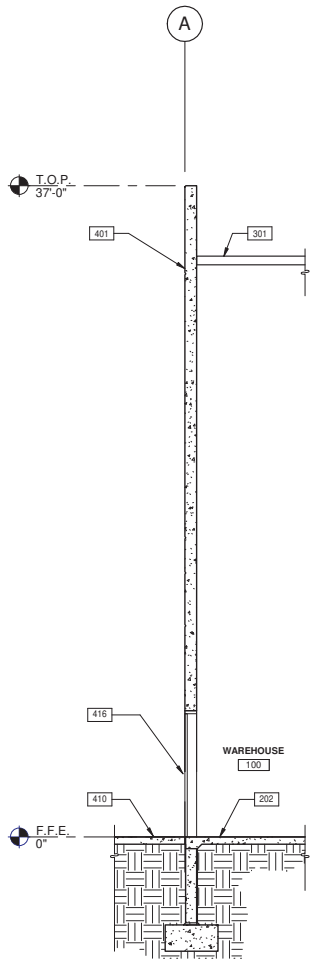
SCALE: 1/4" = 1'-0"

1/4" = 1'-0"
0 2' 4' 8' 16'



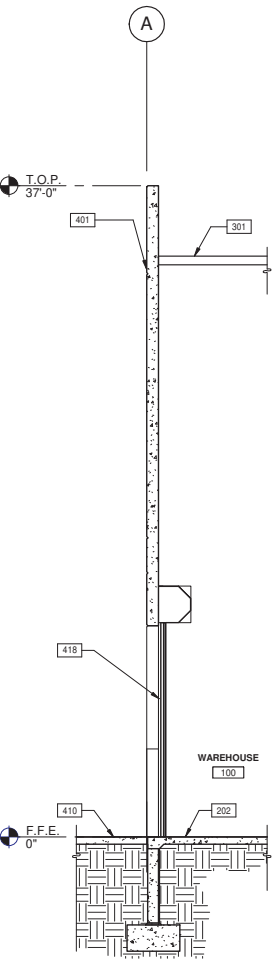
WALL SECTION

SCALE: 1/4" = 1'-0"



WALL SECTION

SCALE: 1/4" = 1'-0"



WALL SECTION

SCALE: 1/4" = 1'-0"

KEYNOTES:

- 202. CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 301. SINGLE-PLY ROOFING OVER RIGID INSULATION.
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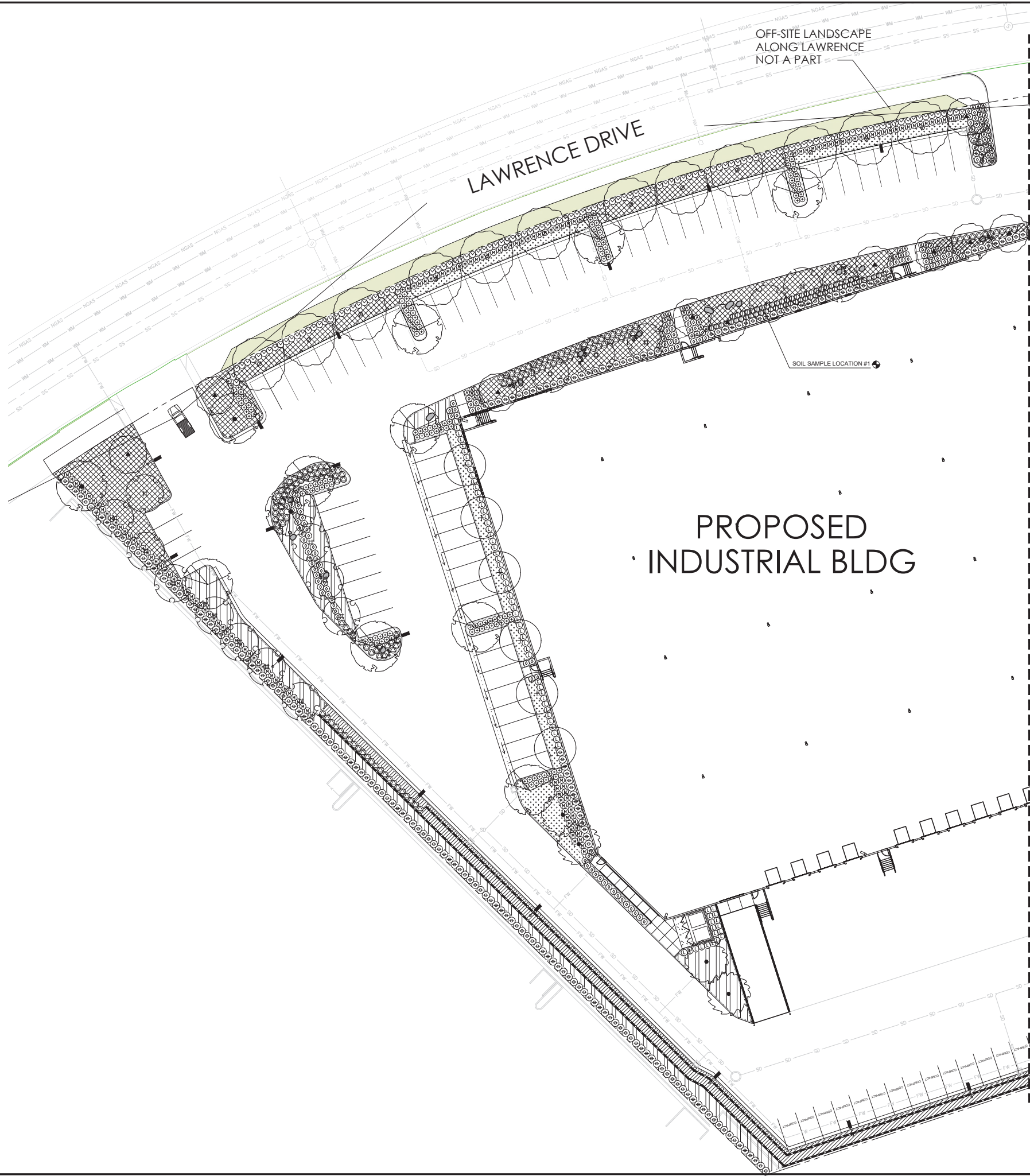
WALL LEGEND

CONCRETE WALL





LEGEND

GLASS:

VISION GLASS
TEMPERED GLASS



PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS	QUANT.
PROPOSED TREES				
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD	LOW	16
	CHITALPA TASHKENTENSIS / CHITALPA	24" BOX STANDARD	LOW	6
	MELALEUCA QUINQUENERVIA / PAPERBARK	15 GAL STANDARD	MOD	31
	QUERCUS LOBATA / VALLEY OAK	24" BOX STANDARD	LOW	4
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX STANDARD	LOW	2
	KOELERUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX STANDARD	MOD	14
	CUPANIOPSIS ANACARDIODES / 24" BOX CARROTWOOD	24" BOX STANDARD	MOD	19
	ARBUTUS UNEDO / STRAWBERRY TREE	24" BOX STANDARD	LOW	18
	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL STANDARD	LOW	14

SYMBOL		BOTANICAL / COMMON NAME		SIZE	REGION 3 WUCOLS	QUANT.
PROPOSED SHRUBS, GROUNDCOVER & VINES				SOUTH COASTAL		
☉		ELAEAGNUS PUNGENS / SILVERBERRY		5 GAL / 36" O.C.	LOW	348
☆		AGAVE DESMETIANUS / DWARF AGAVE		1 GAL / 36" O.C.	LOW	64
☾		ACHILLEA 'MOONSHINE' / YARROW		1 GAL / 30" O.C.	LOW	80
☪		CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH		1 GAL / 30" O.C.	LOW	231
☉		DIANELLA T. 'SILVER STREAK' / SILVER STREAK FLAX LILY		5 GAL / 36" O.C.	LOW	177
○		AEONIUM SP / AEONIUM		1 GAL / 24" O.C.	LOW	162
Ⓐ		LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER		5 GAL / 30" O.C.	LOW	87
☼		HESPERALOE PARVIFLORA / RED YUCCA		1 GAL / 36" O.C.	LOW	165
☾		DIETES VEGETA / FORTNIGHT LILY		1 GAL / 36" O.C.	LOW	255
☪		SALVIA CHAMAEDRYOIDES / GERMANDER SAGE		1 GAL / 30" O.C.	LOW	101
☉		SALVIA GREGII 'FURHMAN'S RED' / FURHMAN'S RED SAGE		1 GAL / 30" O.C.	LOW	99
☼		WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 GAL / 42" O.C.	LOW	241
		ROSA X 'FLOWERING CARPET' / FLOWERING CARPET ROSE - PINK		1 GAL / 30" O.C.	LOW	
		ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY		1 GAL / 30" O.C.	LOW	
		CEANOTHUS O. 'HORIZONTALIS' / PROSTRATE CEANOTHUS		5 GAL / 36" O.C.	LOW	
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH		1 GAL / 36" O.C.	LOW	

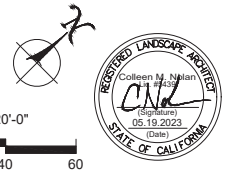
TOTAL PLANTING AREA FOR PROJECT SITE: 34,157 SF
10% ADDITIONAL AREA OF LANDSCAPE NOT A PART OF REQUIRED SETBACK AREAS: 3,716 SF = 1.6% PROVIDED

- NOTES:
- ON-CENTER SPACINGS NOTED ON THE PLANT LEGEND TAKE PRECEDENCE OVER PLANT COUNTS OR SYMBOLS SHOWN ON THE DRAWING.
 - CONTRACTOR TO SUBMIT SOIL PREPARATION AND BACKFILL SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
 - SOIL PREPARATION AND BACKFILL AMENDMENTS PER SPECIFICATION AS RECOMMENDED BY AGRONOMIC SOIL TEST REPORT.
 - PROVIDE LINEAR ROOT BARRIERS TO ALL TREES WITHIN 8'-0" OF HARDSCAPE.
 - APPLY 3" DEEP LAYER OF APPROVED MULCH TO ALL SHRUB AND GROUNDCOVER AREAS. BARK MULCH SHALL NOT BE APPLIED TO BIOSWALE OR TURF AREAS.

SYMBOL	DESCRIPTION
	INDICATES SOIL SAMPLE LOCATION (2 TOTAL) - REFER TO PLANTING NOTES, ITEM 'H', SHEET L6.1 FOR ADDITIONAL INFORMATION

CONTRACTOR SHALL ADJUST SHRUBS AND GROUNDCOVER AS NECESSARY TO SCREEN ALL ABOVE GROUND UTILITIES.

SCALE: 1"=20'-0"



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cnolan@cmn.net

CRUZAN INDUSTRIAL

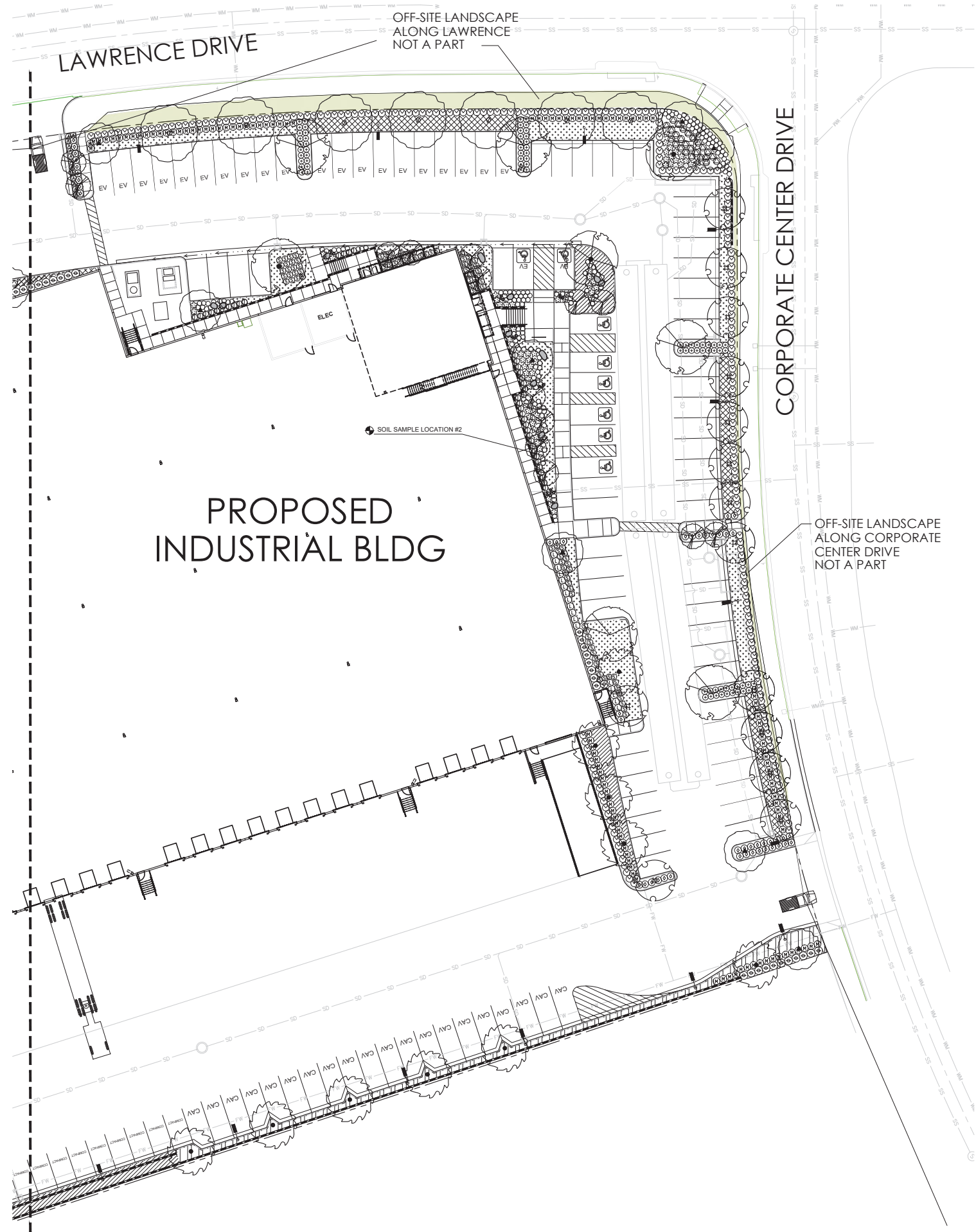
1300 LAWRENCE
THOUSAND OAKS, CALIFORNIA

LANDSCAPE PLANTING PLAN	
DATE	REVISIONS
11.30.2022	50% REVIEW SET
04.18.2023	RESUBMITTAL W/ AGRONOMIC REPORT INFO
05.12.2023	PLAN CHECK REVISIONS

PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET

L5.1



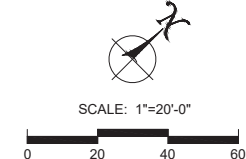
PLANTING LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANT.
PROPOSED TREES			
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD	LOW 16
	CHITALPA TASHKENTENSIS / CHITALPA	24" BOX STANDARD	LOW 6
	MELALEUCA QUINQUENERVIA / PAPERBARK	15 GAL STANDARD	MOD 31
	QUERCUS LOBATA / VALLEY OAK	24" BOX STANDARD	LOW 4
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX STANDARD	LOW 2
	KOELERUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX STANDARD	MOD 14
	CUPANIOPSIS ANACARDIOIDES / 24" BOX CARROTWOOD	24" BOX STANDARD	MOD 19
	ARBUTUS UNEDO / STRAWBERRY TREE	24" BOX STANDARD	LOW 18
	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL STANDARD	LOW 14

PROPOSED SHRUBS, GROUND COVER & VINES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANT.
	ELAEGNUS PUNGENS / SILVERBERRY	5 GAL / 36" O.C.	LOW 348
	AGAVE DESMETIANA / DWARF AGAVE	1 GAL / 36" O.C.	LOW 64
	ACHILLEA 'MOONSHINE' / YARROW	1 GAL / 30" O.C.	LOW 80
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.	LOW 231
	DIANELLA T. 'SILVER STREAK' / SILVER STREAK FLAX LILY	5 GAL / 36" O.C.	LOW 177
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	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL / 30" O.C.	LOW 87
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 36" O.C.	LOW 165
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	ROSA X 'FLOWERING CARPET' / FLOWERING CARPET ROSE - PINK	1 GAL / 30" O.C.	LOW
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.	LOW
	CEANOTHUS G. 'HORIZONTALIS' / PROSTRATE CEANOETHUS	5 GAL / 36" O.C.	LOW
	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	1 GAL / 36" O.C.	LOW

TOTAL PLANTING AREA FOR PROJECT SITE: 34,157 SF
10% ADDITIONAL AREA OF LANDSCAPE NOT A PART OF REQUIRED SETBACK AREAS: 5,716 SF = 16% PROVIDED

- NOTES:
- ON-CENTER SPACINGS NOTED ON THE PLANT LEGEND TAKE PRECEDENCE OVER PLANT COUNTS OR SYMBOLS SHOWN ON THE DRAWING.
 - CONTRACTOR TO SUBMIT SOIL PREPARATION AND BACKFILL SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
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- CONTRACTOR SHALL ADJUST SHRUBS AND GROUND COVER AS NECESSARY TO SCREEN ALL ABOVE GROUND UTILITIES.

SYMBOL	DESCRIPTION
	INDICATES SOIL SAMPLE LOCATION (2 TOTAL) - REFER TO PLANTING NOTES, ITEM 'H', SHEET L6.1 FOR ADDITIONAL INFORMATION



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cnolan@cmn.net

CRUZAN INDUSTRIAL

1300 LAWRENCE
THOUSAND OAKS, CALIFORNIA

LANDSCAPE PLANTING PLAN	
DATE	REVISIONS
11.30.2022	50% REVIEW SET
04.18.2023	RESUBMITTAL W/ AGRONOMIC REPORT INFO
05.19.2023	PLAN CHECK REVISIONS

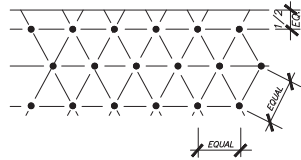
PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET

L5.2

PLANTING NOTES

- A. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
- B. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- C. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- D. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- E. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
- F. LOCATION OF N.L.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- G. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
- H. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION. HAVE SAMPLES TESTED BY WAYPOINT ANALYTICAL 714.282.8777 FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INITIAL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.
- J. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
- K. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
- L. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- M. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- N. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
- O. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED CENTER SPACING.
- P. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
- Q. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
- R. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
- S. DURING THE LENGTH OF THE GUARANTEE PERIOD, BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
- T. MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF) HAVING LESS THAN A 2:1 SLOPE WITH A 3" DEEP LAYER OF "FOREST FLOOR MULCH" (0"-1.5") SUPPLIED BY AGUNAGA GREEN INC. (714) 283-2572 AT THE CONCLUSION OF PLANTING OPERATIONS (OR APPROVED EQUAL). PROVIDE SAMPLES PER SPEC.
- U. ANNUAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM OF 48 HOURS IN ADVANCE OF NEED FOR DELIVERY.
- V. LANDSCAPE MAINTENANCE PERIOD IS TO BE NO LESS THAN 90 DAYS.

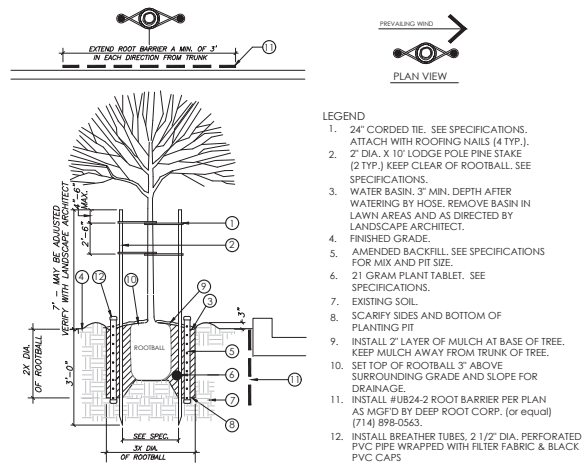


NOTES

- A. ALL SHRUBS/GROUND COVERS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.

C SHRUB & GROUND COVER PLANTING

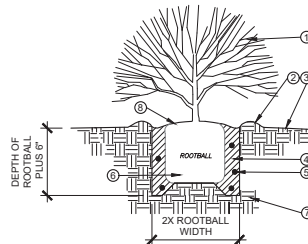
NOT TO SCALE



NOTE: ROOT BARRIERS ARE SHOWN SCHEMATICALLY. LOCATE ROOT BARRIER AT EDGE OF WALK OR BACK OF CURB. ROOT BARRIER SHALL NOT CIRCLE THE ROOT BALL. INSTALL ROOT BARRIERS AT ALL TREES LOCATED WITHIN 8 FEET OF ANY PAVING.

A TREE STAKE PLANTING

NOT TO SCALE

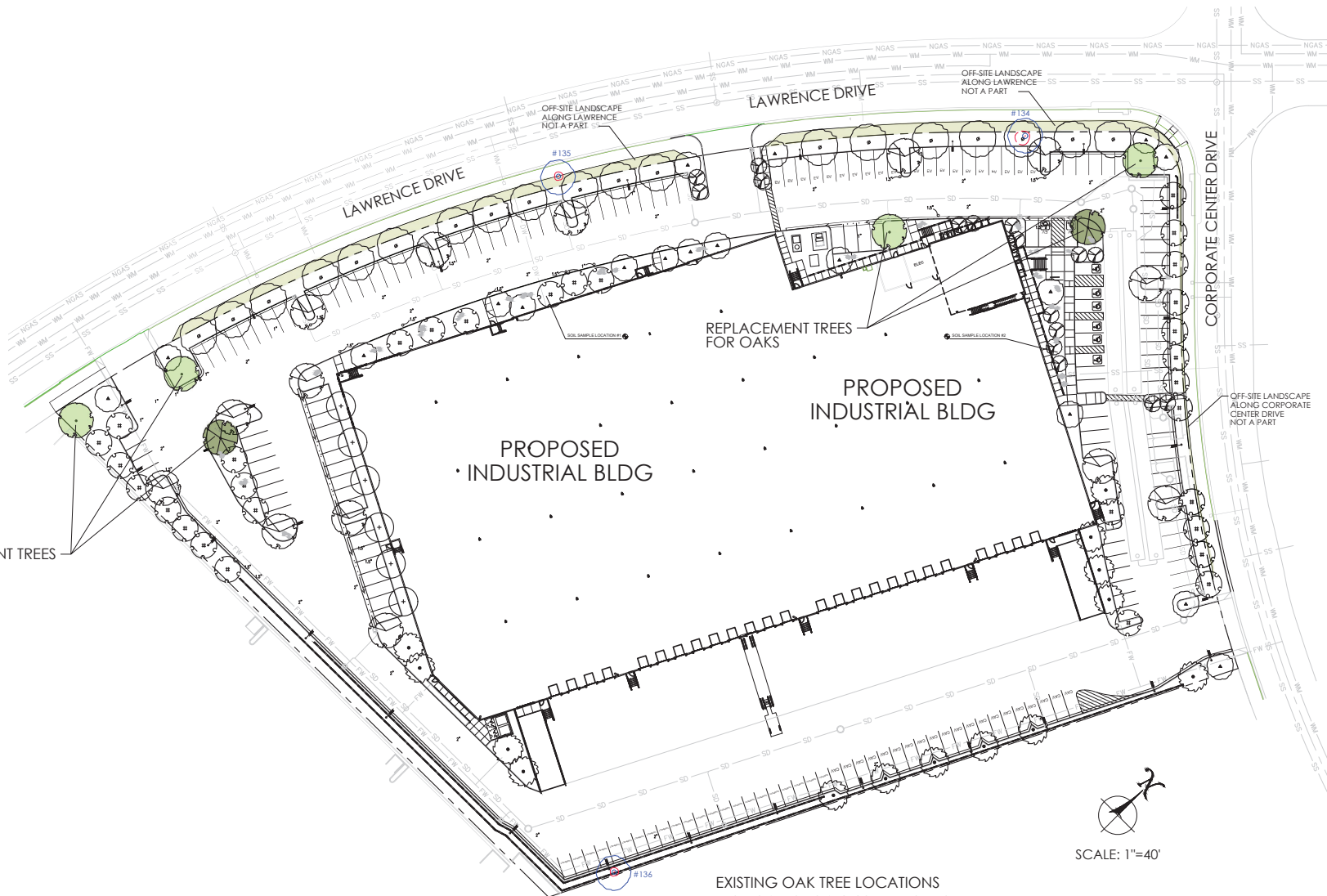


- LEGEND
- ONE THROUGH FIFTEEN GALLON CONTAINER SIZE PLANT
 - WATER BASIN-MIN. 6" DEPTH. REMOVE BASIN AFTER MAINTENANCE PERIOD
 - FINISHED GRADE
 - AMENDED BACKFILL MIX-SEE SPECIFICATIONS. TAMP OR WATER SETTLE SO PLANT DOES NOT SINK AFTER PLANTING
 - FERTILIZING TABLETS. SEE SPECIFICATIONS
 - ROOTBALL OF PLANT-MUST NOT BE ROOTBOUND. LOOSEN ANY TIGHT-PACKED ROOTS
 - EXISTING SOIL
 - "CROWN" OF PLANT MUST NOT BE BURIED BELOW LEVEL OF SURROUNDING SOIL

B SHRUB PLANTING

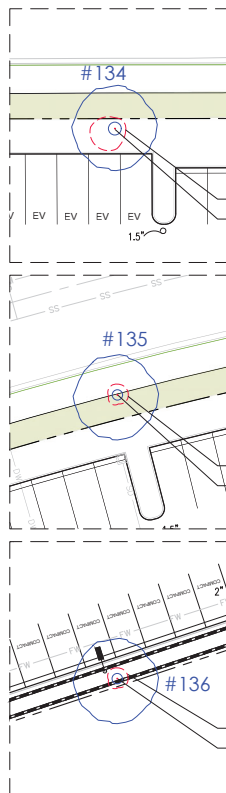
NOT TO SCALE

REPLACEMENT TREES FOR OAKS



EXISTING OAK TREE LOCATIONS

— REFER TO ARBORIST REPORT FOR SPECIFIC OAK TREE INFORMATION —



EXISTING OAK TREE #134 TO BE REMOVED

EXISTING OAK TREE #135 TO BE REMOVED

EXISTING OAK TREE #136 TO BE REMOVED

WARE MALCOMB

10 Hickman
Fremont, CA 94538
P 510.408.0128

CIVIL ENGINEERING
PLANNING
INTERIORS



Colleen M. Nolan
Landscape Architect #5429
13855 Shattuck Court
Clayton, CA 94520
714.242.7915 cell
cnolan@ware.com

CRUZAN INDUSTRIAL

1300 LAWRENCE
THOUSAND OAKS, CALIFORNIA

LANDSCAPE PLANTING DETAILS

DATE	50% REVIEW SET	REMARKS
11.30.2022		
04.18.2023	RESUBMITAL W/ ARBORIST REPORT INFO	
05.12.2023	PLAN CHECK REVISIONS	

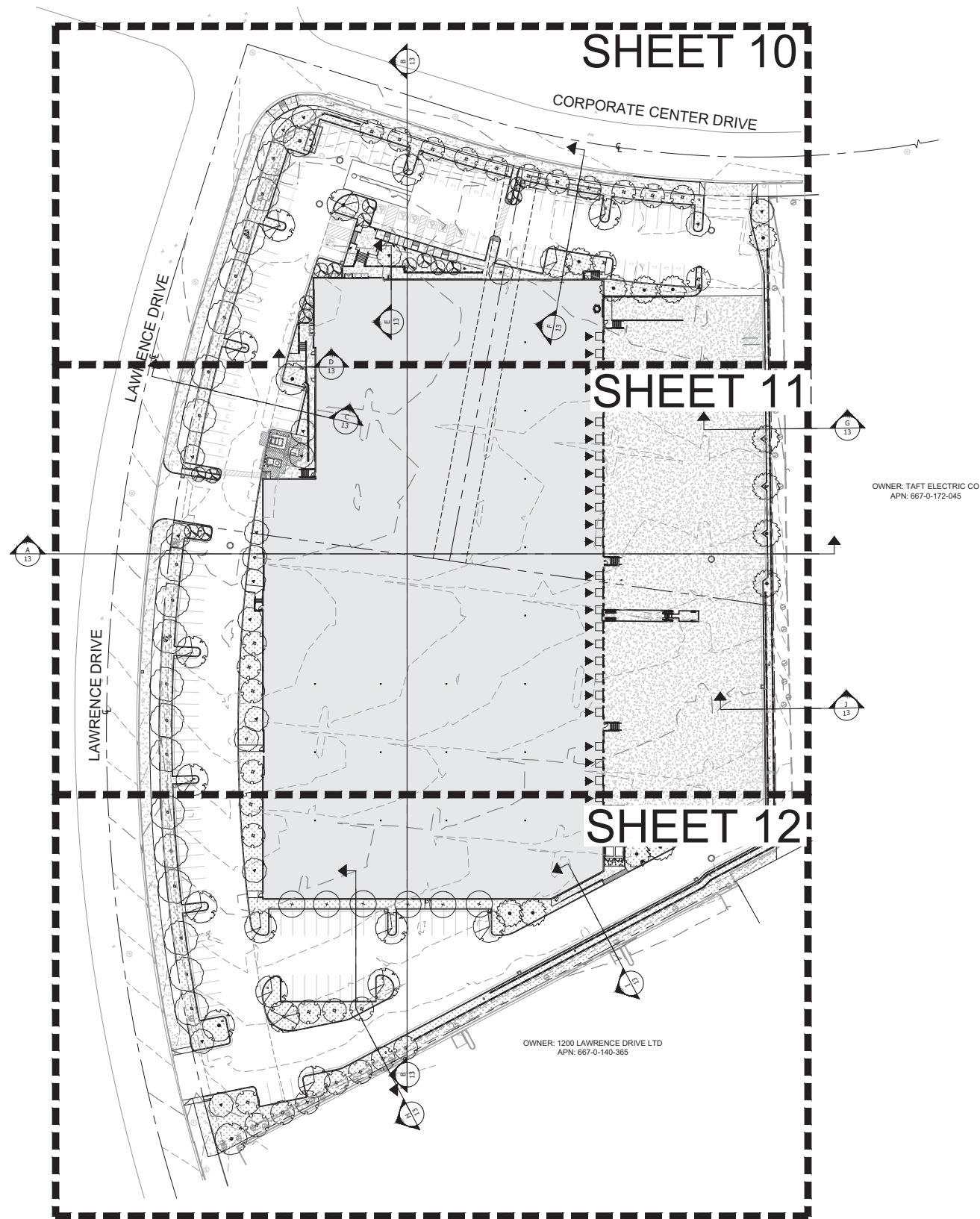
PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET

L6.1



W:\LAX\201007700\00\ICAD\Sheets\CD\LA\20-0077_6-9 Overall Grading and Drainage Plan.dwg 05/24/2023 AMA 1:1



LEGEND

- RIGHT OF WAY/PROPERTY LINE
- STREET CENTERLINE
- [Hatched Box] BUILDING
- [Dotted Box] CONCRETE
- [Patterned Box] LANDSCAPE

NOTE: NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

NOTE: CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:		THIS PLAN HAS BEEN REVIEWED BY _____ AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED _____ MAKES NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN GEOTECHNICAL.	
SIGNATURE _____	DATE _____	REGISTERED GEOLOGIST NO. _____ DATE _____	SOILS ENGINEER NO. _____ DATE _____
R.C.E. NO. _____	EXP. DATE _____		

811
Know what's below.
Call before you dig.
DIAL TOLL FREE 8 1 1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		1ST CITY SUBMITTAL CITY COMMENTS	KM	12/19/2022		
			KM	04/05/2023		

DESIGNED BY:	KM	12/19/2022
		DATE
DRAWN BY:	AM	12/19/2022
		DATE
CHECKED BY:	KM	12/19/2022
		DATE



PREPARED BY:

WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY
REGISTERED ENGINEER

C84456
RCE NUMBER

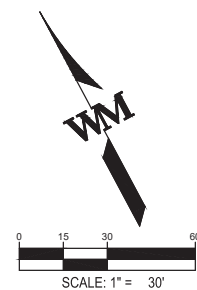
REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS	
DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION - ADA COMPLIANCE>	DATE
<COSCA>	DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

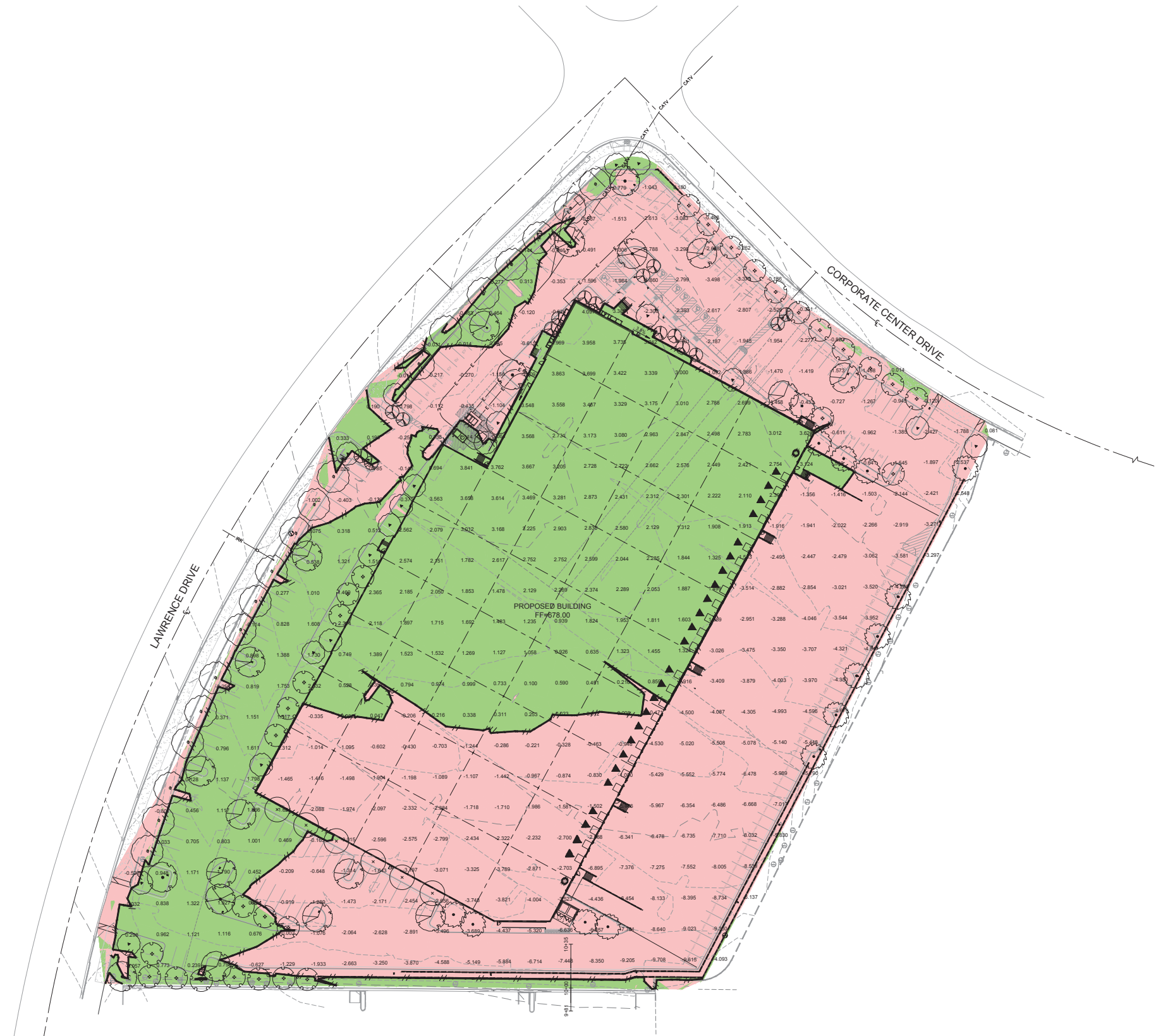
GRADING PLAN INDEX

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

CITY OF THOUSAND OAKS DWG. NO. _____ SHEET 9 OF 25



\\LAX200770\cadd\3p\wml\1300\1300_0077_Earthwork Quantities.dwg 5/24/2023 2:28 PM KMALDYY 11



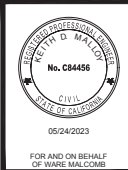
LEGEND

EXISTING	PROPOSED
BOUNDARY	BOUNDARY
EASEMENT	EASEMENT
CENTERLINE	CENTERLINE
CURB / GUTTER	CURB / GUTTER
BUILDING	BUILDING
RETAINING WALL	RETAINING WALL
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
CUT	CUT
FILL	FILL
DAYLIGHT LINE	DAYLIGHT LINE

RAW EARTHWORK ESTIMATE

	CUT (CY)	FILL (CY)
GENERAL	17,500	8,000
OX AND RECOMPACTION	22,365	22,365
SHRINKAGE FACTOR		1.09
GROSS	39,865	33,098
NET	6,767	-

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
915 Wilshire Blvd.
14th Floor
Los Angeles, CA 90017
p 310.903.4000
w@waremalcomb.com

1300 LAWRENCE DRIVE
1300 LAWRENCE DRIVE
THOUSAND OAKS, CA 91320

CONCEPT PLANS
EARTHWORK PLAN

NO.	DATE	DESCRIPTION
1	05/24/2023	PLANNING SUBMITTAL
2	05/24/2023	PLANNING SUBMITTAL

JOB NO.:	LAX20-077
PA / PM:	KM
DESIGNED:	AM
DATE:	05/24/2023
PLOT DATE:	05/24/23

SHEET	
1	of 1

NOT FOR CONSTRUCTION

W:\AX20\007700\CAD\Sheets\CD\AX20-0077_6-9_Grading and Drainage Plan.dwg 05/24/2023 AWA 1:1

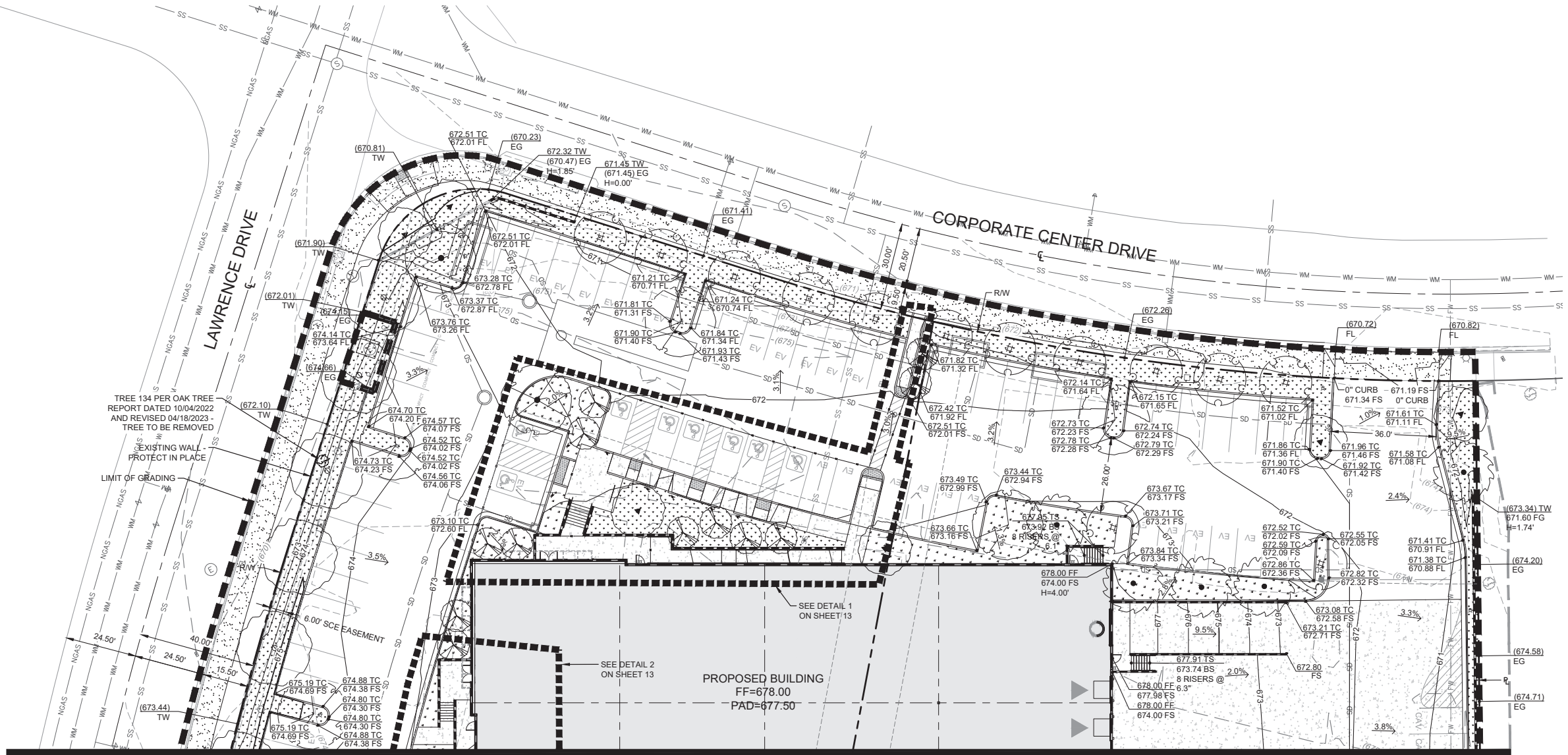
RAW EARTHWORK ESTIMATE		
	CUT (CY)	FILL (CY)
GENERAL	15,080	1,505
OX AND RECOMPACTION	22,365	22,365
SHRINKAGE FACTOR		1.09
GROSS	37,445	26,018
NET	11,427	-

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LEGEND	
EXISTING	PROPOSED
---	LIMIT OF GRADING
---	BOUNDARY
---	EASEMENT
---	CENTERLINE
---	CURB / GUTTER
---	BUILDING
---	STORM DRAIN
---	MODULAR WETLAND
---	RETAINING WALL
---	VALLEY GUTTER
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	GRADE BREAK
---	HIGH POINT
---	EXISTING GRADE
---	FINISHED FLOOR
---	FINISHED GRADE
---	FLOW LINE
---	FINISHED SURFACED
---	RETAINED HEIGHT
---	LENGTH
---	SOUTHERN CALIFORNIA EDISON
---	TOP OF CURB
---	TOP OF WALL

GRADING NOTES

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REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:

SIGNATURE DATE

R.C.E. NO. EXP. DATE

THIS PLAN HAS BEEN REVIEWED BY _____ AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED _____. I MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN GEOTECHNICAL.

REGISTERED GEOLOGIST NO. DATE SOILS ENGINEER NO. DATE

DESIGNED BY:

KM 12/19/2022 DATE

DRAWN BY:

AM 12/19/2022 DATE

CHECKED BY:

KM 12/19/2022 DATE



PREPARED BY:

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY
REGISTERED ENGINEER

C84456
RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE

PLANNING DIVISION DATE

<TRAFFIC ENGINEER> DATE

<BLDG. DIVISION - ADA COMPLIANCE> DATE

<COSCA> DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING AND DRAINAGE PLAN

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

CITY OF THOUSAND OAKS DWG. NO. _____

SHEET 10 OF 25



DIAL TOLL FREE
8 1 1

AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		1ST CITY SUBMITTAL	KM	12/19/2022		
		CITY COMMENTS	KM	04/05/2023		

SEE SHEET 10
MATCHLINE

MATCHLINE
SEE SHEET 12

LEGEND

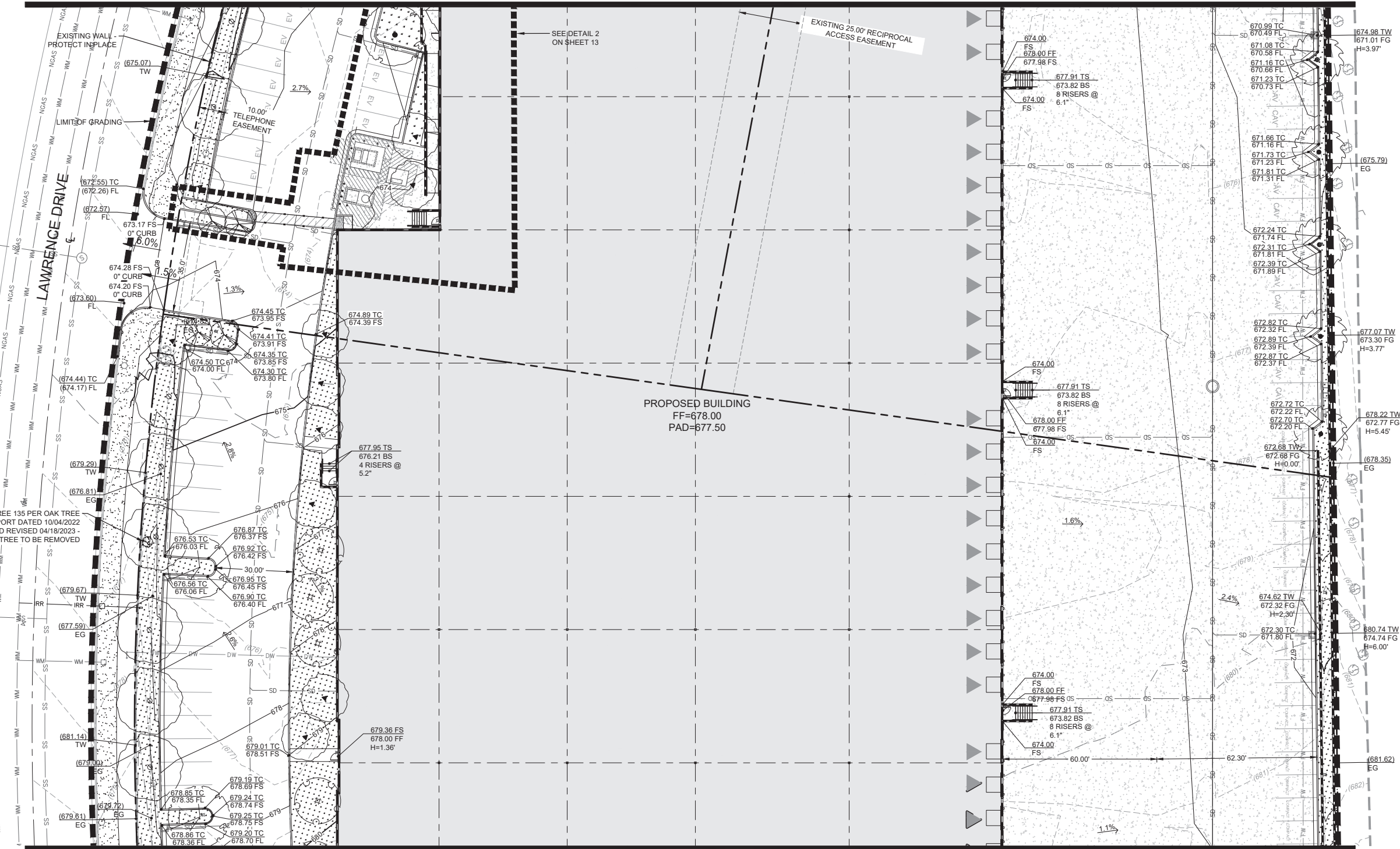
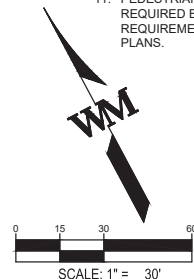
EXISTING

PROPOSED

---	LIMIT OF GRADING	---
---	BOUNDARY	---
---	EASEMENT	---
---	CENTERLINE	---
---	CURB / GUTTER	---
---	BUILDING	---
---	STORM DRAIN	---
---	MODULAR WETLAND	---
---	RETAINING WALL	---
---	VALLEY GUTTER	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
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---	EXISTING GRADE	---
---	FINISHED FLOOR	---
---	FINISHED GRADE	---
---	FLOW LINE	---
---	FINISHED SURFACED	---
---	RETAINED HEIGHT	---
---	LENGTH	---
---	SOUTHERN CALIFORNIA EDISON	---
---	TOP OF CURB	---
---	TOP OF WALL	---

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REVIEWED IN ACCORDANCE WITH CITY'S
POLICY CONDITIONS OF APPROVAL BY:

SIGNATURE DATE

R.C.E. NO. EXP. DATE

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GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED
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DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN
GEOTECHNICAL.

REGISTERED GEOLOGIST NO. DATE SOILS ENGINEER NO. DATE

DESIGNED BY:
KM 12/19/2022
DATE
DRAWN BY:
AM 12/19/2022
DATE
CHECKED BY:
KM 12/19/2022
DATE



PREPARED BY:
WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY
REGISTERED ENGINEER
C84456
RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE
PLANNING DIVISION DATE
<TRAFFIC ENGINEER> DATE
<BLDG. DIVISION - ADA COMPLIANCE> DATE
<COSCA> DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING AND DRAINAGE PLAN

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

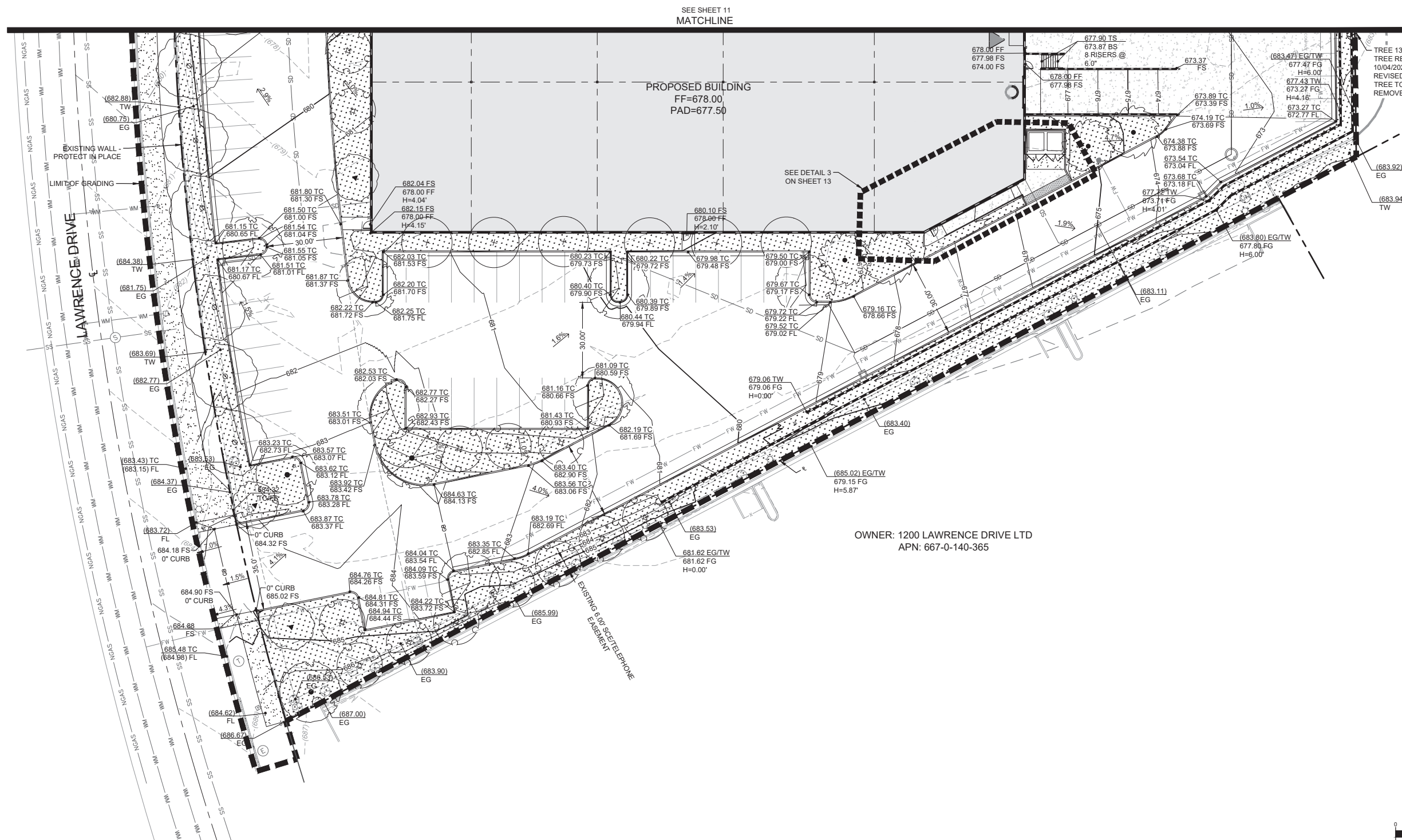
CITY OF THOUSAND OAKS DWG. NO. SHEET 11 OF 25



DIAL TOLL FREE
8 1 1

AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

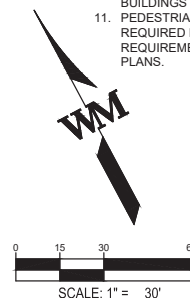
REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		1ST CITY SUBMITTAL	KM	12/19/2022		
		CITY COMMENTS	KM	04/05/2023		



- | LEGEND | | |
|----------|----------------------------|----------|
| EXISTING | | PROPOSED |
| | LIMIT OF GRADING | |
| | BOUNDARY | |
| | EASEMENT | |
| | CENTERLINE | |
| | CURB / GUTTER | |
| | BUILDING | |
| | STORM DRAIN | |
| | MODULAR WETLAND | |
| | RETAINING WALL | |
| | VALLEY GUTTER | |
| | MAJOR CONTOUR | |
| | MINOR CONTOUR | |
| | GRADE BREAK | |
| | HIGH POINT | |
| | EXISTING GRADE | EG |
| | FINISHED FLOOR | FF |
| | FINISHED GRADE | FG |
| | FLOW LINE | FL |
| | FINISHED SURFACED | FS |
| | RETAINED HEIGHT | H |
| | LENGTH | L |
| | SOUTHERN CALIFORNIA EDISON | SCE |
| | TOP OF CURB | TC |
| | TOP OF WALL | TW |

GRADING NOTES

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POLICY CONDITIONS OF APPROVAL BY:

SIGNATURE

DATE

R.C.E. NO.	EXP. DATE
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GEOTECHNICAL.

REGISTERED GEOLOGIST	NO.	DATE	SOILS ENGINEER	NO.	DATE
----------------------	-----	------	----------------	-----	------

DESIGNED BY:	
KM	12/19/2022
	DATE

DRAWN BY: AM 12/19/2022

CHECKED BY: _____
 _____ 12/19/2022
 _____ DATE



OWNER: 1200 LAWRENCE DRIVE LTD
APN: 667-0-140-365

SEAL SEAL

PREPARED BY:

WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY
REGISTERED ENGINEER

SEAL

C84456
RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE

PLANNING DIVISION DATE

<TRAFFIC ENGINEER> _____ DATE _____

<BLDG DIVISION - ADA COMPLIANCE> DATE

<COSCA> _____ DATE _____

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING AND DRAINAGE PLAN

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

CITY OF THOUSAND OAKS DWG. NO. _____

SHEET 12 OF 25



Know what's below.
Call before you dig.

DIAL TOLL FREE
8 1 1

AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

[illegible]

KM	12/19/2022		
KM	04/05/2023		
R.C.F.	DATE	P.D.F.	DATE

DESIGNED BY:	
KM	12/19/2022
	DATE
DRAWN BY:	
AM	12/19/2022
	DATE
CHECKED BY:	
KM	12/19/2022
	DATE

REGISTERED PROFESSIONAL ENGINEER
KEITH D. MALLOY
No. C84456
CIVIL
STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:

WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY
REGISTERED ENGINEER

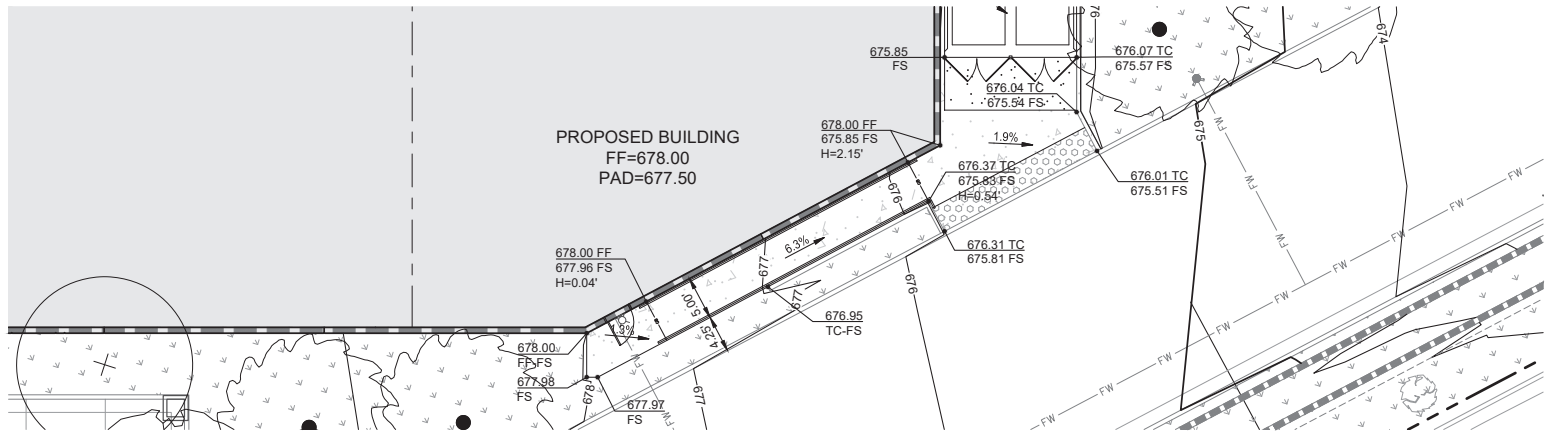
C84456
RCE NUMBER

DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION - ADA COMPLIANCE>	DATE
<COSCA>	DATE

GRADING AND DRAINAGE PLAN

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

CITY OF THOUSAND OAKS DWG. NO. _____ SHEET 12 OF 25

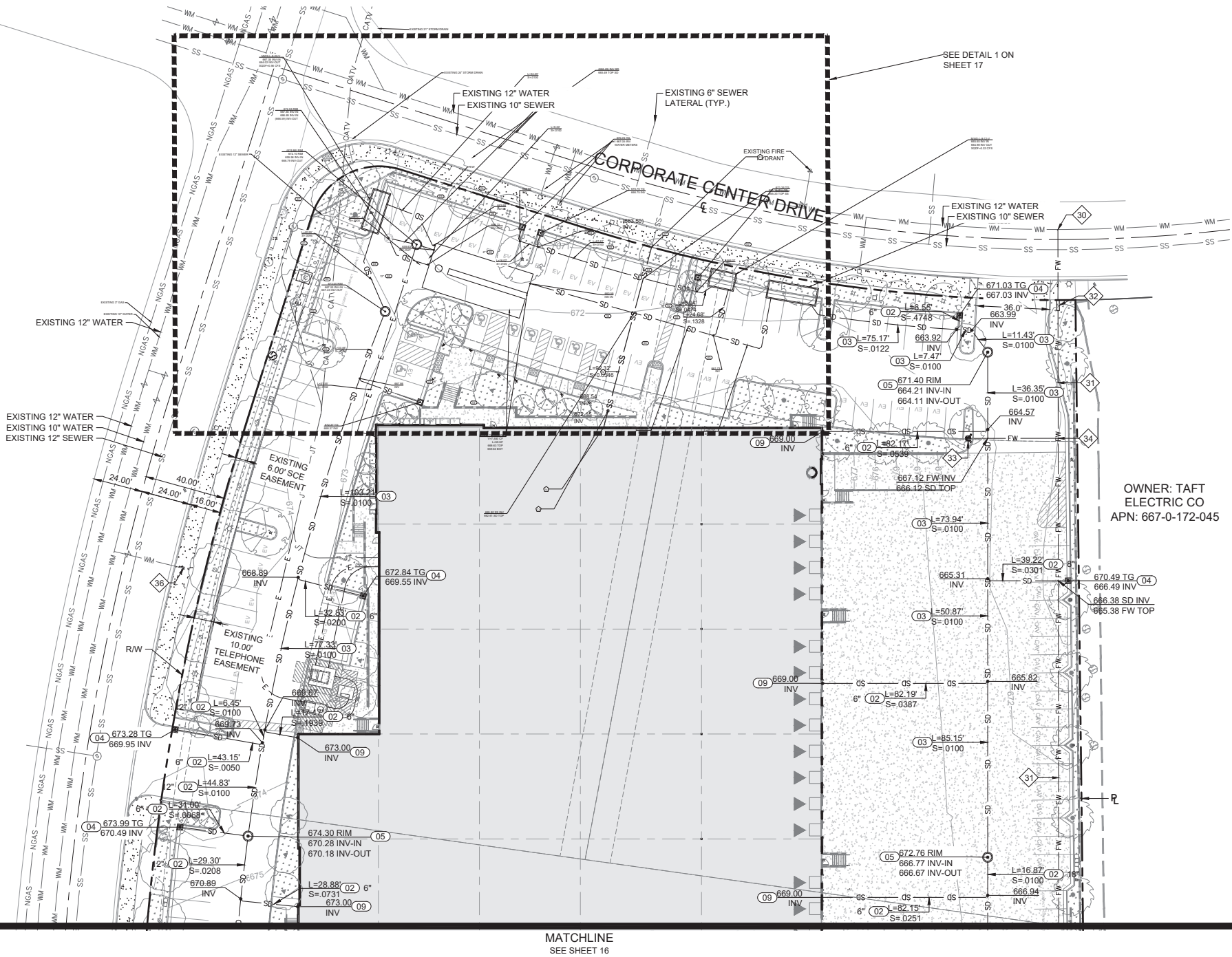


DETAIL 3
SCALE: 1" = 10'

SHEET 13 OF 25



		1ST CITY SUBMITTAL	KM	12/19/2022		
1		CITY COMMENTS	KM	04/05/2023		
REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE



UTILITY NOTES

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- SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
- PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
- EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
- REFER TO THE GEOTECH REPORT FOR GROUNDWATER ELEVATIONS.
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- ALL WATER PVC TO BE C900 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.
- DRY UTILITY SHOWN ON PLAN ARE FOR REFERENCE ONLY.

LEGEND

EXISTING		PROPOSED
---	BOUNDARY	---
---	EASEMENT	---
---	CENTERLINE	---
---	CURB / GUTTER	---
---	BUILDING	---
---	STORM DRAIN	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	SANITARY	---
---	SANITARY CLEANOUT	---
---	SANITARY MANHOLE	---
---	WATERLINE	---
---	DOMESTIC WATER	---
---	FIRE WATER	---
---	IRRIGATION	---
---	BACKFLOW PREVENTER	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	NATURAL GAS	---
---	BURIED ELECTRIC	---
---	CABLE TV	---
---	JOINT TRENCH	---
---	TELEPHONE	---

DOMESTIC WATER CONSTRUCTION NOTES

- JOIN EXISTING WATER METER AND BACKFLOW PREVENTER PER CITY OF THOUSAND OAKS STANDARD PLATE NO. 36-4 AND DETAIL 25 ON SHEET 24
- INSTALL 2" PVC SCH80 DOMESTIC WATER LINE (WATER TIGHT), BEDDING PER DETAIL 21 ON SHEET 23
- INSTALL THRUST BLOCK PER DETAIL 29 ON SHEET 25
- JOIN BUILDING POC PER PLUMBING PLANS

FIRE WATER CONSTRUCTION NOTES

- JOIN EXISTING WATER SYSTEM
- INSTALL 6" PVC SCH80 FIRE LINE (WATER TIGHT), BEDDING PER DETAIL 21 ON SHEET 23
- INSTALL DOUBLE DETECTOR CHECK BACKFLOW PREVENTER AND FDC PER DETAIL 26 ON SHEET 24
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- INSTALL THRUST BLOCK PER DETAIL 29 ON SHEET 25
- JOIN BUILDING POC PER PLUMBING PLANS
- UPGRADE EXISTING FIRE HYDRANT TO STANDARD 6-INCH WET BARREL HYDRANT WITH (1) 4-INCH AND (2) 2.5-INCH OUTLET AND PER CITY OF THOUSAND OAKS STANDARD PLATE NO. 34-3

IRRIGATION CONSTRUCTION NOTES

- JOIN EXISTING WATER SYSTEM AND INSTALL IRRIGATION METER PER CITY OF THOUSAND OAKS STANDARD PLATE NO. 36-4 AND DETAIL 25 ON SHEET 24
- INSTALL BACKFLOW PREVENTER (FEBCO 825YA) PER DETAIL 28 ON SHEET 25

STORM DRAIN CONSTRUCTION NOTES

- JOIN EXISTING STORM DRAIN MANHOLE PER DETAIL 23 ON SHEET 24
- INSTALL PVC SCH40 STORM DRAIN PIPE (INNER DIAMETER SIZE PIPE PER PLAN, WATER TIGHT), BEDDING PER DETAIL 21 ON SHEET 23
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- INSTALL MANHOLE PER DETAIL 23 ON SHEET 24
- INSTALL MANHOLE WITH PUMP PER DETAIL 23 ON SHEET 24 AND DETAIL 6 ON SHEET 20
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- INSTALL CISTERNS PER DETAIL 6 ON SHEET 20
- JOIN BUILDING POC PER PLUMBING PLANS AND INSTALL DOWNSPOUT FILTER PER DETAIL 4 ON SHEET 19
- ADJUST MANHOLE TO GRADE

SEWER CONSTRUCTION NOTES

- REMOVE EXISTING CAP AND JOIN TO EXISTING SEWER LATERAL
- INSTALL PVC 6" SDR35 SEWER LINE (WATER TIGHT), BEDDING PER DETAIL 21 ON SHEET 23
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NOTE: NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

NOTE: CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR (800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:

SIGNATURE DATE

R.C.E. NO. EXP. DATE

THIS PLAN HAS BEEN REVIEWED BY _____ AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED _____. MAKES NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN GEOTECHNICAL.

REGISTERED GEOLOGIST NO. DATE SOILS ENGINEER NO. DATE

DESIGNED BY:

KM 12/19/2022 DATE

DRAWN BY:

AM 12/19/2022 DATE

CHECKED BY:

KM 12/19/2022 DATE



PREPARED BY:

WARE MALCOMB LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY REGISTERED ENGINEER

C84456 RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE

PLANNING DIVISION DATE

<TRAFFIC ENGINEER> DATE

<BLDG. DIVISION - ADA COMPLIANCE> DATE

<COSCA> DATE

CITY OF THOUSAND OAKS PUBLIC WORKS DEPARTMENT

UTILITY PLAN

PARCEL MAP NO. 4013 1300 LAWRENCE DRIVE, THOUSAND OAKS, CA 91320

CITY OF THOUSAND OAKS DWG. NO. _____

SHEET 15 OF 25



Know what's below. Call before you dig.

DIAL TOLL FREE 8 1 1

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

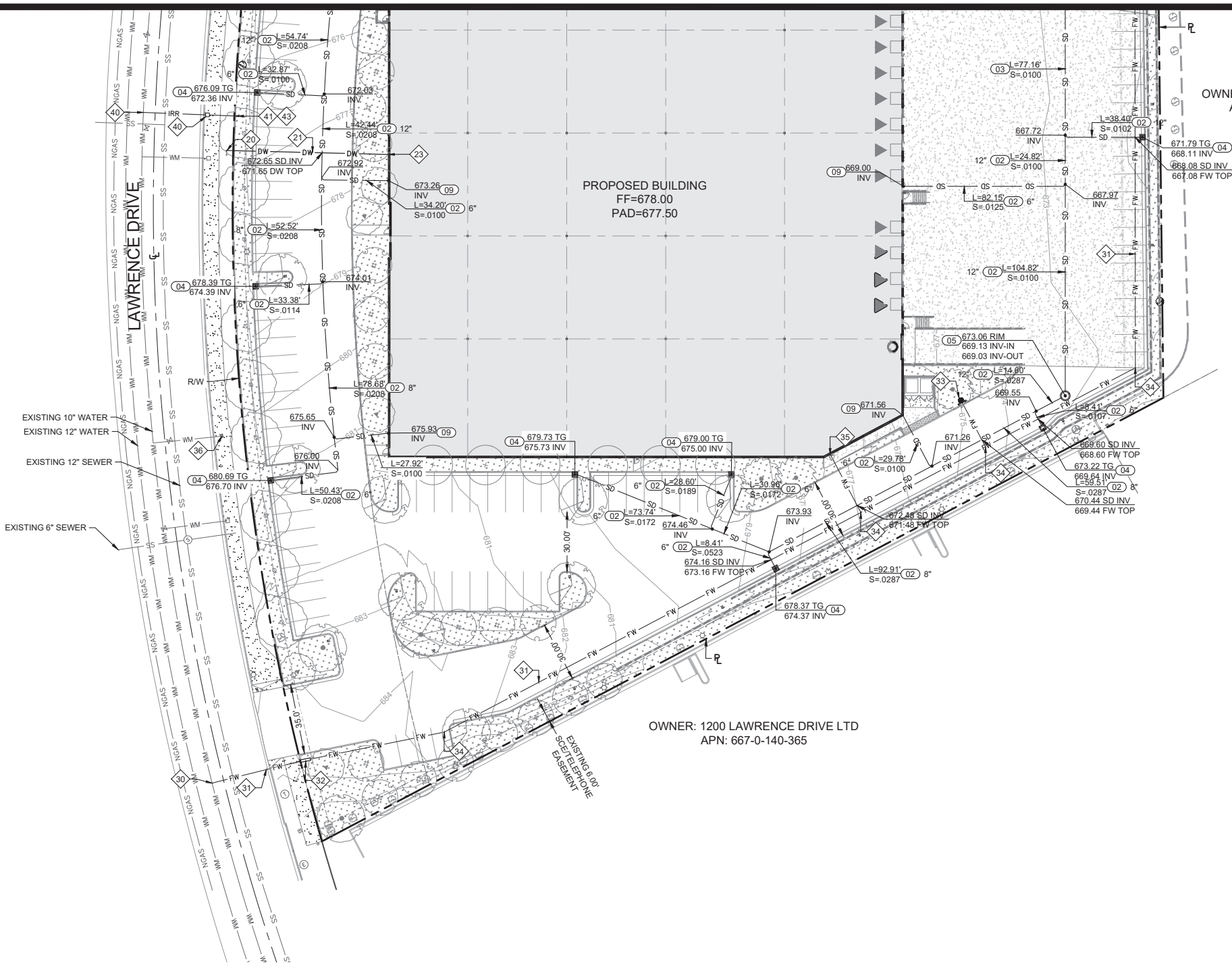
REV	SYMBOL	DESCRIPTION OF CHANGE
1		1ST CITY SUBMITTAL CITY COMMENTS

R.C.E.	DATE	P.D.E.	DATE
KM	12/19/2022		
KM	04/05/2023		

DESIGNED BY:	DATE
KM	12/19/2022
DRAWN BY:	DATE
AM	12/19/2022
CHECKED BY:	DATE
KM	12/19/2022

REGISTERED GEOLOGIST	NO.	DATE	SOILS ENGINEER	NO.	DATE

SEE SHEET 15
MATCHLINE



LEGEND

EXISTING	PROPOSED
---	BOUNDARY
---	EASEMENT
---	CENTERLINE
---	CURB / GUTTER
---	BUILDING
SD	STORM DRAIN
SS	STORM INLET
SS	STORM MANHOLE
SS	SANITARY
SS	SANITARY CLEANOUT
SS	SANITARY MANHOLE
WM	WATERLINE
DW	DOMESTIC WATER
FW	FIRE WATER
IRR	IRRIGATION
PRE	BACKFLOW PREVENTER
HYD	FIRE HYDRANT
WM	WATER METER
NGAS	NATURAL GAS
E	BURIED ELECTRIC
CATV	CABLE TV
JT	JOINT TRENCH
T	TELEPHONE

DOMESTIC WATER CONSTRUCTION NOTES

- 20 JOIN EXISTING WATER METER AND BACKFLOW PREVENTER PER CITY OF THOUSAND OAKS STANDARD PLATE NO. 36-4 AND DETAIL 25 ON SHEET 24
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- 23 JOIN BUILDING POC PER PLUMBING PLANS

FIRE WATER CONSTRUCTION NOTES

- 30 JOIN EXISTING WATER SYSTEM
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- 36 UPGRADE EXISTING FIRE HYDRANT TO STANDARD 6-INCH WET BARREL HYDRANT WITH (1) 4-INCH AND (2) 2.5-INCH OUTLET AND PER CITY OF THOUSAND OAKS STANDARD PLATE NO. 34-3

IRRIGATION CONSTRUCTION NOTES

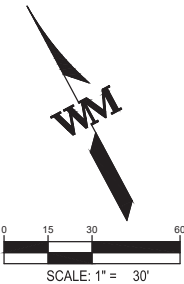
- 40 JOIN EXISTING WATER SYSTEM AND INSTALL IRRIGATION METER PER CITY OF THOUSAND OAKS STANDARD PLATE NO. 36-4 AND DETAIL 25 ON SHEET 24
- 41 INSTALL BACKFLOW PREVENTER (FEBCO 825YA) PER DETAIL 28 ON SHEET 25
- 43 JOIN TO PROPOSED IRRIGATION LINE PER LANDSCAPE PLAN

STORM DRAIN CONSTRUCTION NOTES

- 01 JOIN EXISTING STORM DRAIN MANHOLE PER DETAIL 23 ON SHEET 24
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SEWER CONSTRUCTION NOTES

- 11 REMOVE EXISTING CAP AND JOIN TO EXISTING SEWER LATERAL
- 12 INSTALL PVC 6" SDR35 SEWER LINE (WATER TIGHT), BEDDING PER DETAIL 21 ON SHEET 23
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AM 12/19/2022 DATE

CHECKED BY:

KM 12/19/2022 DATE



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WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

KEITH MALLOY
REGISTERED ENGINEER

C84456
RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE

PLANNING DIVISION DATE

<TRAFFIC ENGINEER> DATE

<BLDG. DIVISION - ADA COMPLIANCE> DATE

<COSCA> DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

UTILITY PLAN

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

CITY OF THOUSAND OAKS DWG. NO. _____

SHEET 16 OF 25



DIAL TOLL FREE
8 1 1

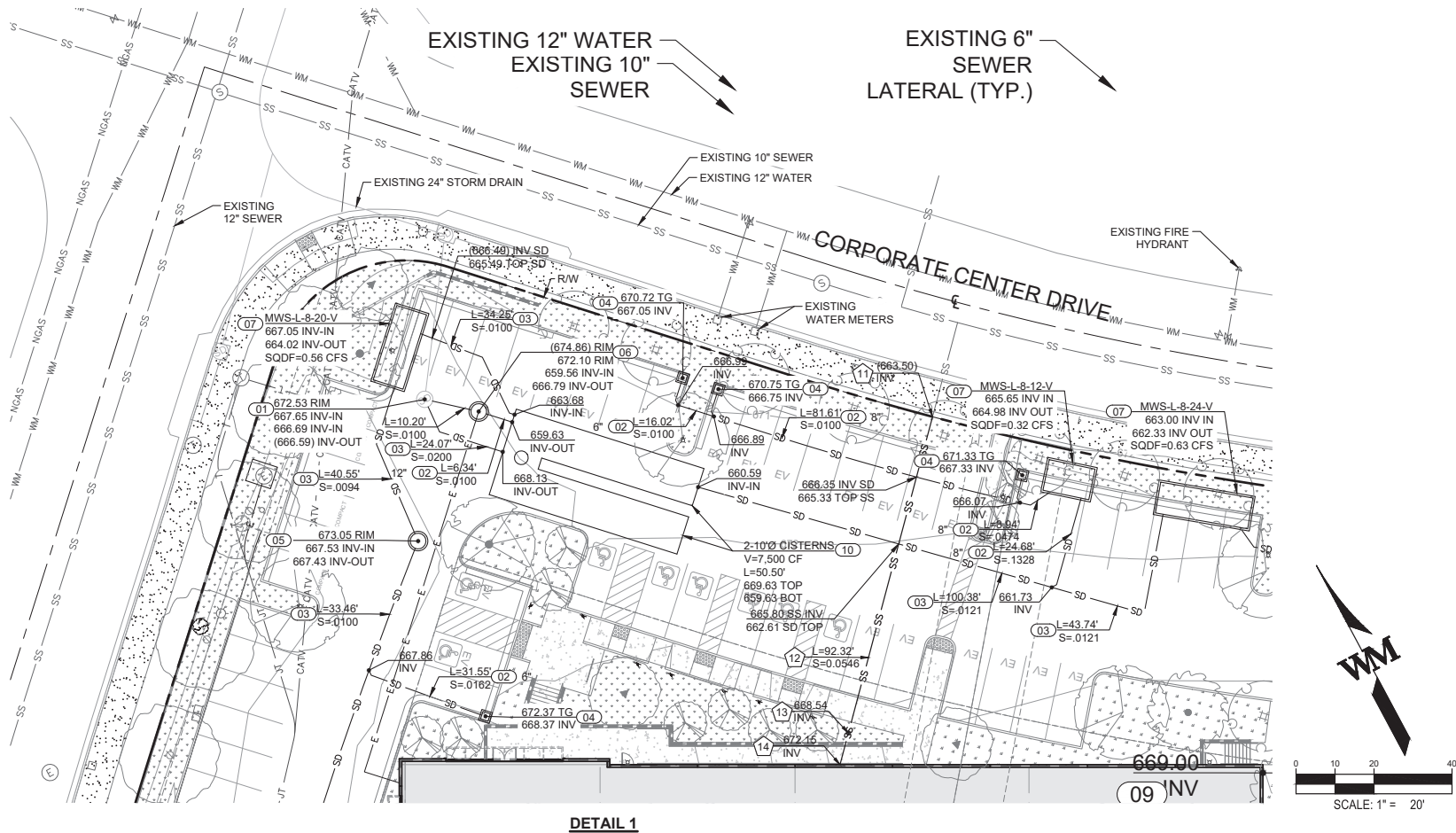
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV	SYMBOL	DESCRIPTION OF CHANGE
1		1ST CITY SUBMITTAL
		CITY COMMENTS

R.C.E.	DATE	P.D.E.	DATE
KM	12/19/2022		
KM	04/05/2023		

DATE	DATE
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12/19/2022	
12/19/2022	



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---	BOUNDARY	---
---	EASEMENT	---
---	CENTERLINE	---
---	CURB / GUTTER	---
---	BUILDING	---
---	SD	---
---	STORM DRAIN	---
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---	STORM MANHOLE	---
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---	SANITARY	---
---	SANITARY CLEANOUT	---
---	SANITARY MANHOLE	---
---	WM	---
---	WATERLINE	---
---	DW	---
---	DOMESTIC WATER	---
---	FW	---
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DESIGNED BY: KM 12/19/2022
DATE
DRAWN BY: AM 12/19/2022
DATE
CHECKED BY: KM 12/19/2022
DATE



SEAL SEAL
PREPARED BY:
WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
KEITH MALLOY REGISTERED ENGINEER C84456 RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS
DEVELOPMENT ENGINEER DATE
PLANNING DIVISION DATE
<TRAFFIC ENGINEER> DATE
<BLDG. DIVISION - ADA COMPLIANCE> DATE
<COSCA> DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

UTILITY PLAN

PARCEL MAP NO. 4013
1300 LAWRENCE DRIVE,
THOUSAND OAKS, CA 91320

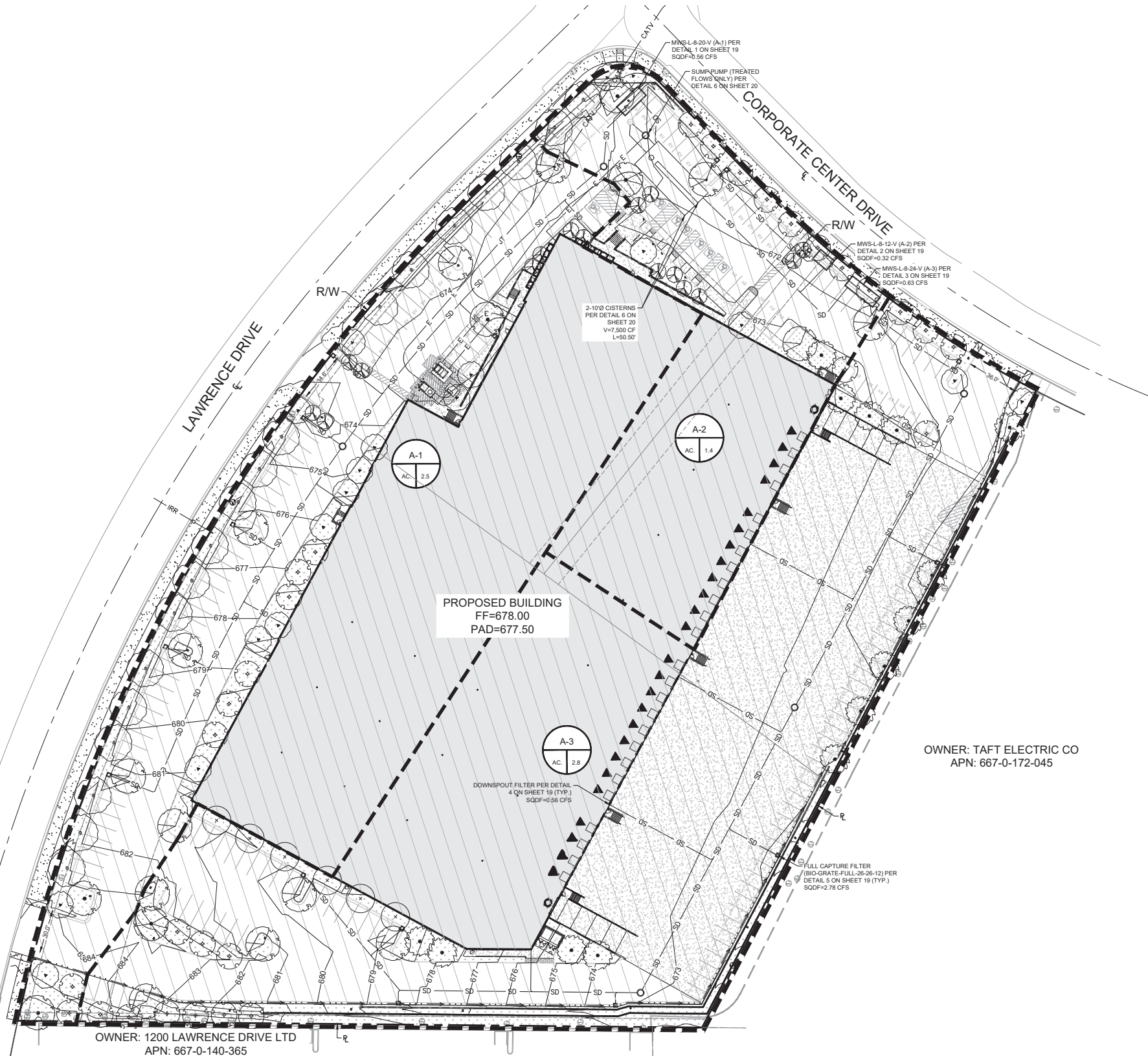
CITY OF THOUSAND OAKS DWG. NO. _____ SHEET 17 OF 25



REV	SYMBOL	DESCRIPTION OF CHANGE
1		1ST CITY SUBMITTAL CITY COMMENTS

R.C.E.	DATE	P.D.E.	DATE
KM	12/19/2022		
KM	04/05/2023		

W:\LAX\2007\00Civ\CD\Sheet\CDLAX20-0077_11-12_LID Plan and Details.dwg 05/24/2023 ANA 1:1



LEGEND

- RIGHT OF WAY/ PROPERTY LINE
- LID AREA BOUNDARY
- IMPERVIOUS AREA
- PERVIOUS AREA
- FLOW PATH
- PROPOSED BUILDING
- SD STORM DRAIN
- MODULAR WETLAND
- STORM DRAIN MANHOLE
- INLET

LID AREA	
	AREA 1
TOTAL AREA	6.64 AC
PERVIOUS AREA	0.82 AC (12.4%)
IMPERVIOUS AREA	5.82 AC (87.6%)
UNIT BASIN STORAGE VOLUME	0.98"
SOIL TYPE	5
REQUIRED VOLUME MITIGATED	7,500 CF
REQUIRED FLOW MITIGATED	1.51 CFS



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SIGNATURE _____	DATE _____	SIGNATURE _____	DATE _____
R.C.E. NO. _____	EXP. DATE _____	REGISTERED GEOLOGIST NO. _____	DATE _____
		SOILS ENGINEER NO. _____	DATE _____

811
Know what's below.
Call before you dig.
DIAL TOLL FREE 8 1 1
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

1	1ST CITY SUBMITTAL	KM	12/19/2022
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SEAL
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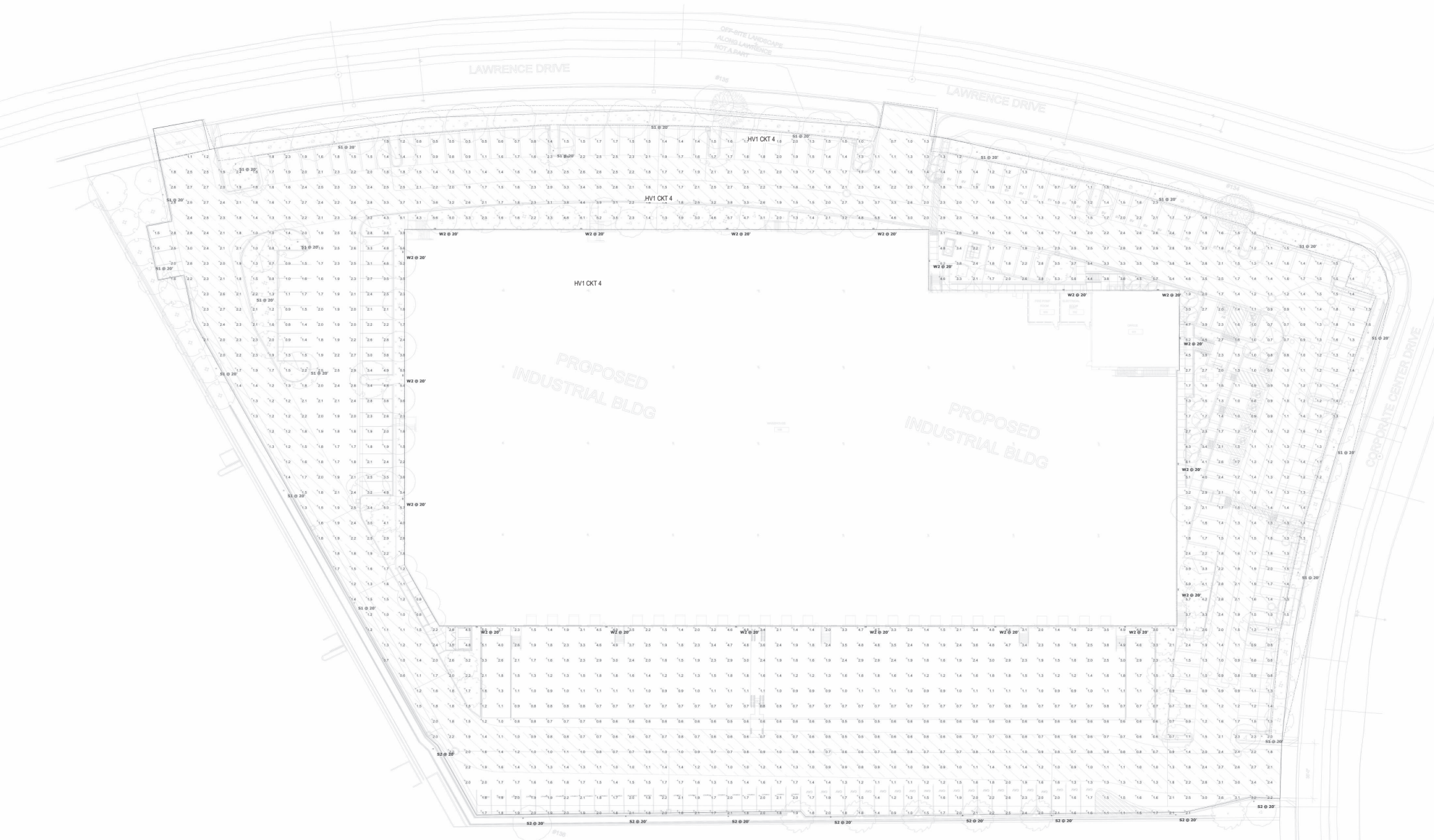
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CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

LID PLAN

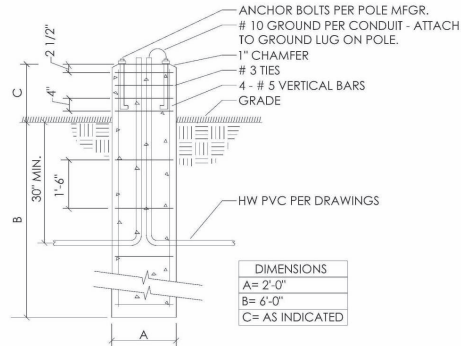
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CITY OF THOUSAND OAKS DWG. NO. _____ SHEET 18 OF 25

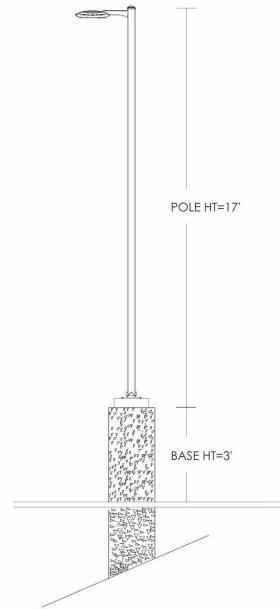


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.9 fc	6.2 fc	0.5 fc	12.4:1	3.8:1

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output
	S1	20	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLNA-AF-01-LED-E1-T4W	GALLEONNAIRE AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K CCT 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND Type IV Wide OPTICS	1	6171
	S2	9	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLNA-AF-01-LED-E1-SL4	GALLEONNAIRE AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K CCT 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND Type V Square Wide OPTICS	1	5895
	W2	19	Lithonia Lighting	WDGE3 LED P4 70CRI RFT 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	12277



2 POLE BASE DETAIL
N.T.S. ELECTRICAL

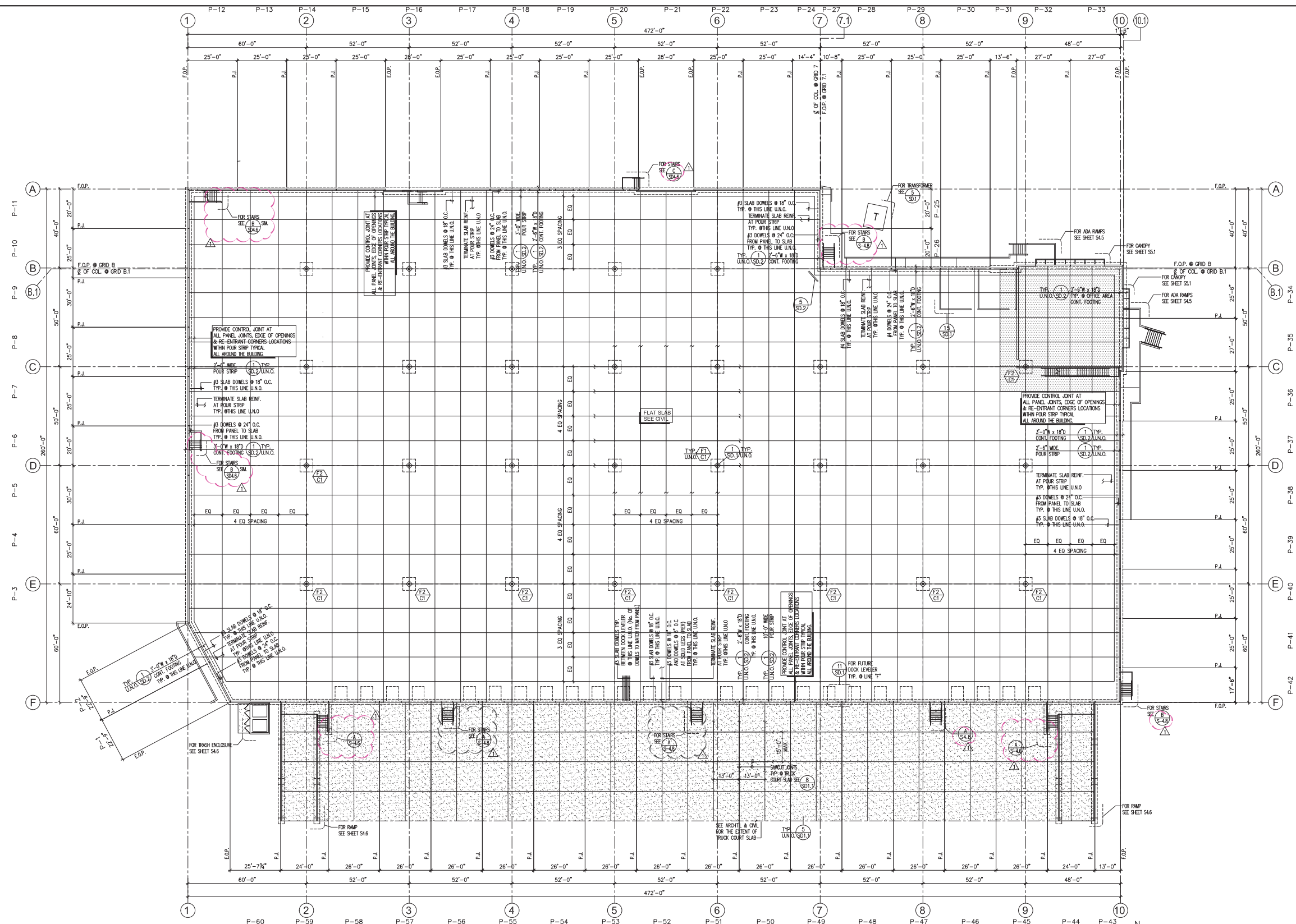


3 POLE HEIGHT DETAIL
N.T.S. ELECTRICAL

1 ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN
ES.1 1" = 1'-0"

ELECTRICAL SITE PHOTOMETRICS PLAN	
DATE	REMARKS

PA/PM:	Approver
DRAWN BY:	AMCL
JOB NO.:	LAX20-0077



FOUNDATION PLAN

SCALE: 1"=20' 0"

FOUNDATION NOTES:

- FOR GENERAL NOTES SEE SHEET "SD-0" & "SD-0.1".
- PERIMETER POUR STRIP TO BE POURED AFTER ALL PANELS HAVE BEEN ERECTED.
- PROVIDE GROUT UNDER THE PANELS FOR THE FULL LENGTH OF THE FOOTING BEFORE PANELS HAVE BEEN ERECTED. AS AN ALTERNATE FOR CONTINUOUS GROUT, USE 18" SQ. GROUT PADS LOCATED AT 6'-0" O.C. MAX., 3'-0" FROM PANEL JOINT, AND AT EACH SIDE OF PANEL OPENING. THEN GROUT FULL LENGTH OF THE PANEL AFTER PANELS ARE ERECTED. SEE DETAIL "19/SD-2".
- SEE ARCHITECTURAL, ELECTRICAL, PLUMBING MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ELECTRICAL TRENCH W/ELECTRICAL DWG'S. SEE DETAIL "10/SD-1" FOR TYPICAL FOOTING BLOCK-OUT.
- F.O.P.= DENOTES FACE OF CONC. PANEL.
E.O.P.= DENOTES EDGE OF CONC. PANEL.
P.J.= DENOTES PANEL JOINTS.
W.P.= DENOTES WORKING POINT.
K.O.P.= DENOTES KNOCK OUT PANEL.
- CONTRACTOR SHALL VERIFY BOTTOM OF PANEL WITH THE LATEST GRADING PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE FORMING OF PRECAST CONCRETE PANELS.
- CONTRACTOR TO COORDINATE LOCATION OF SPRINKLER MAIN RISER W/FIRE PROTECTION DWG'S. SEE DETAIL "9/SD-1".
- CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL TRENCH W/ELECTRICAL DWG'S. SEE DETAIL "10/SD-1" FOR TYPICAL FOOTING BLOCK-OUT.
- FOR FINISH FLOOR ELEVATION SEE CIVIL DRAWING.
- WHERE SLOPED FLOOR OCCURS, SEE DETAIL "12/SD-2".
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- SEE DETAIL "5/SD-1.1" FOR TYPICAL EDGE OF SLAB.
- CONTRACTOR REFER TO DETAIL "11/SD-1" FOR SAW-CUT OPENING OF FUTURE DOCK LEVELER.
- CONTRACTOR TO BE RESPONSIBLE FOR DAMAGE TO SLAB FROM HEAVY LOADING DURING CONSTRUCTION.
- ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL. A WRITTEN REPORT PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD STATING THE RESULTS OF THE GEOTECHNICAL ENGINEER'S INSPECTION SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO THE PERFORMANCE OF ANY FOUNDATION INSPECTION. EXCAVATION SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
- A LINE AND GRADE CERTIFICATION PREPARED BY CIVIL ENGINEER OF RECORD SHALL BE GIVEN TO THE CITY INSPECTOR PRIOR TO PERFORMANCE OF ANY FOUNDATION INSPECTION. THIS CERTIFICATION SHALL STATE THAT THE CORRECT LOCATION FOR ALL STRUCTURES IS ESTABLISHED IN ACCORDANCE WITH THE CITY APPROVED PRECISE GRADING PLAN.
- THE FINAL COMPACTION REPORT AND GEOTECHNICAL ENGINEER EXCAVATION INSPECTION REPORT MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION AND THAT CITY INSPECTOR MUST INSPECT EXCAVATIONS BEFORE POURING ANY CONCRETE.
- PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
A) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
C) THE FOUNDATION EXCAVATION WAS MADE TO COMPLY THE RECOMMENDATION FOR EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY.
- PERIMETER POUR STRIP AT DOCK LEVELERS SHALL BE FREE OF ALL UNDERGROUND PIPING, CONDUIT ETC. TO ALLOW FOR FUTURE RECESSED DOCK LEVELERS (MINIMUM 10'-0" WIDE).
- ROOF LADDER DESIGN, OR MEMBERS, BRACES AND CONNECTIONS TO STRUCTURE WILL BE DONE BY THE SUPPLIER IN ACCORDANCE WITH THE BUILDING CODE.
- CONTRACTOR TO RE-RUN SAW BLADE THROUGH CONTROL JOINTS FOR PROPER CLEAN-OUT AT END OF PROJECT.

LEGENDS:

- DENOTES WAREHOUSE AREA
6" THK. MIN. REINFORCED CONCRETE SLAB
FOR ADD. INFO. SEE DET. (18/SD-1)
- DENOTES OFFICE AREA
6" THK. MIN. REINFORCED CONCRETE SLAB
FOR ADD. INFO. SEE DET. (18/SD-1)
- 8" THK. MIN. CONCRETE TRUCK COURT SLAB
FOR ADD. INFO. SEE DET. (8/SD-1)
- SEE CIVIL DRAWINGS FOR EXTENT EDGE OF SLAB
- SLAB THK AS SAME WITH TRUCK COURT SLAB
TYPICAL AT DRIVE THROUGH RAMP FOR ADD'L INFO. SEE ENLARGE RAMP ON "S4.6"
- DENOTES FOOTING TYPE, SEE SCHEDULE
- DENOTES COLUMN TYPE, SEE SCHEDULE

FOOTING AND COLUMN SCHEDULE

FOOTING SCHEDULE (F)			
MARK	FOOTING (WxLxT)	REINFORCING	DETAIL
(F1)	5'-6" x 5'-6" x 18"	(5)-#6 E.W.	(18/SD-1)
(F2)	6'-0" x 6'-0" x 18"	(6)-#6 E.W.	(18/SD-1)

COLUMN SCHEDULE (C)			
MARK	COLUMN	HEIGHT	BASE PLATE
(C1)	HSS 9 x 9 x 1/4	TO ROOF	16" x 15" x 1'-3"
			(4)-#6 A.B.

FOUNDATION PLAN

DATE	REMARKS
7/27/23	K.O. Change request
4/5/2023	CITY COMMENTS

PA / PM:	M.DANNENBERG
DRAWN BY:	
JOB NO.:	LAX20-0077-00

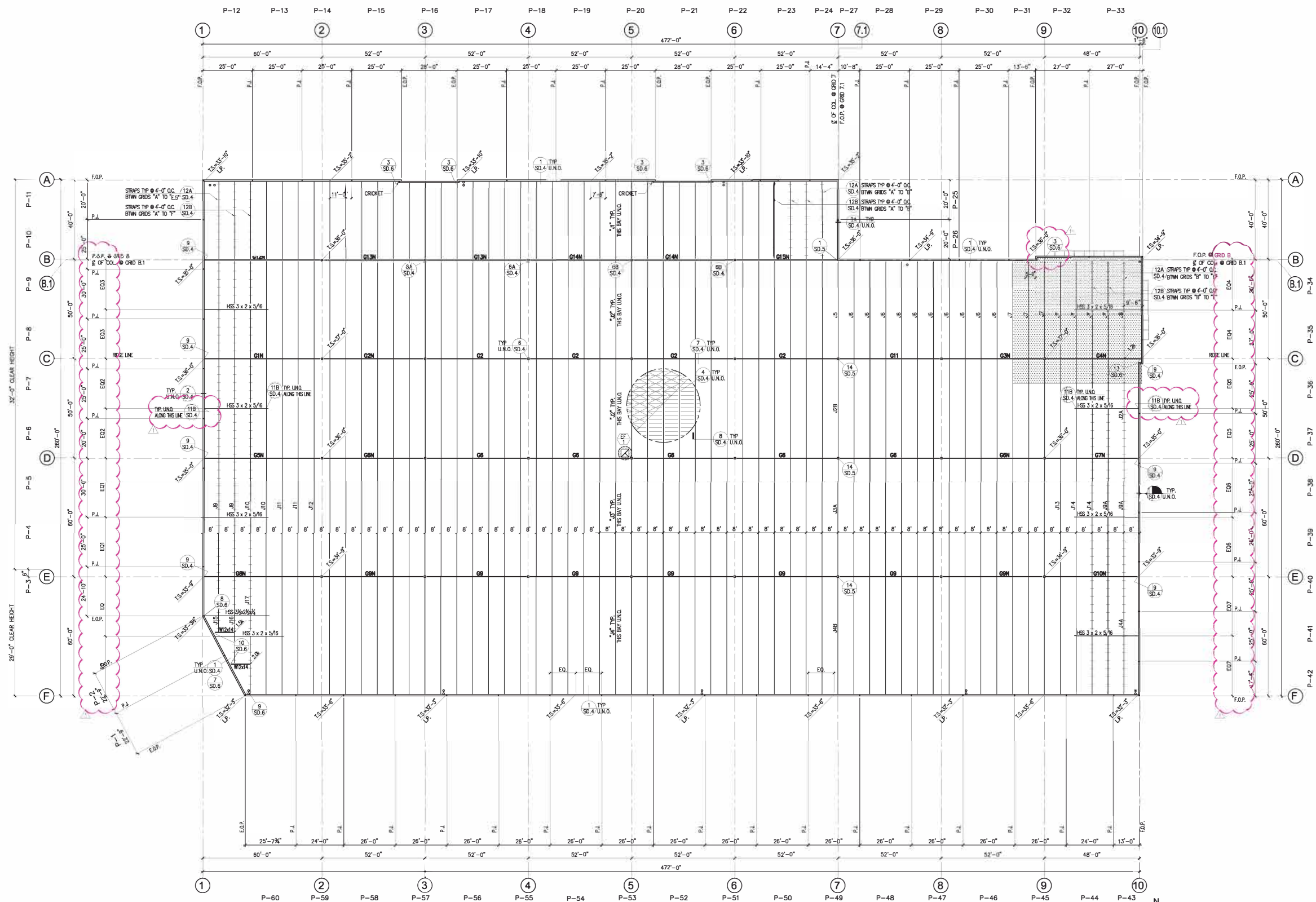
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-HSA-
HSA & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
1000 S. GATEWAY BLVD., SUITE 100
PUEBLO, CO 81001
HSA PROJECT NO.: 22-017

CRUZAN
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1300 LAWRENCE DRIVE
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ROOF FRAMING PLAN

NOTE:

1. FOR GENERAL NOTES SEE SHEET "SD-0" & "SD-0.1".
FOR TYPICAL ROOF FRAMING DETAILS
SEE SHEET "SD.4", "SD.5" AND "SD.6".
 2. FOR GIRDER JOIST SCHEDULE,
ROOF NAILING DIAGRAM AND NOTES
SEE SHEET "S-3.1".
 3. T.S. = DENOTES TOP OF SHEATHING
- ALL ROOF ELEVATIONS ARE TAKEN
DIRECTLY FROM THE FINISH FLOOR
RIGHT BELOW REFERENCE POINT
4. SEE ARCHT'L AND MECHANICAL DRAWINGS
FOR EXACT LOCATION OF MECH. EQUIPMENTS
FOR DETAIL SEE "10" / "14".
SD.4
 5. SEE SPRINKLER DRAWINGS FOR EXACT
LOCATION & WEIGHT OF SPRINKLER MAINS
 6. SEE ARCHT'L FOR SKYLIGHT LOCATION
FOR OPENING SEE DETAIL "5"
SD.4
 7. ADEQUACY OF SUPPORTS FOR SPRINKLER
SYSTEM DESIGN LOADS SHALL BE REVISED
AND APPROVED BY ENGINEER OF RECORD PRIOR
TO FIELD INSTALLATION AND INSPECTION.

LEGENDS:

- DENOTES OFFICE AREA
U.N.O.
- DENOTES EXHAUST FAN
VERIFY LOCATIONS & NO. OF UNITS
W/ LATEST ARCHT'L DWG'S &
MECH DWG'S. SEE DETAIL "14".
SD.4

MECH. UNIT SCHEDULE

UNIT NO.	OPER. WT. (LBS)
EF-1	126

NOTE:
VERIFY WEIGHT OF MECH. UNITS
W/ LATEST MECH. & ARCHT'L DWG'S.

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ROOF FRAMING PLAN

DATE	REMARKS
7/27/23	K.O. change request
4/25/2023	CITY COMMENTS

PA / PM: M.DANNENBERG
DRAWN BY:
JOB NO.: LAV20-0077-00
S-2.1
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