

Legend

1575 Spinnaker area of remodel

Existing buildings to remain

Remodeled patio

New landscaping

Existing landscaping to remain

South Jetty beach

Marina

Existing tree to remain

Index of Drawings

1

Ventura Harbor Area Plan

2

Existing and Proposed Site Plans

3

Key Plan of First Story, 1575 Spinnaker

4

Key Plan of Second Story, 1575 Spinnaker

5

Existing First Story and Site Plans, 1575 Spinnaker

6

Existing Second Story Roof Deck Plan, 1575 Spinnaker

7

Proposed First Story and Site Plans

8

Proposed Second Story Roof Deck Plan

9

East and South Exterior Elevations

10

West and North Exterior Elevations

11

Perspective from Southeast

12

Perspective from Northeast

13

Perspective of Front Patio and Roof Deck

14

Perspective of Back Patio

15

Perspective of Back Patio and Roof Deck

16

Perspective of Cafe Entry

17

Perspective Through Tower

18

Site Images

19

Colors and Materials

20

Landscape Plans

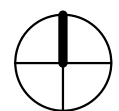
Project Description

This project proposes an interior and exterior remodel of the existing first floor restaurant spaces and dining patios that are located on the marina side of 1575 Spinnaker Drive. The three existing restaurant lease spaces will be combined into two restaurant lease spaces, each with enlarged kitchen areas. A new entry for each restaurant is proposed. The patios will be remodeled and re-landscaped. An enlarged and resurfaced roof deck is proposed for the second floor of the building.

APN 080 0 240 310; Zone: HC Harbor Commercial

1575 Spinnaker Restaurants: Ventura Harbor Area Plan

Ventura Harbor Village



scale: 1" = 30'-0"

8.29.2024

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Existing Site Plan

scale: 1" = 30'-0"



Existing Parking Spaces

Ventura Harbor Village (1691, 1591, 1583, 1575, 1567, 1559, and 1449 Spinnaker Drive)
Total Retail + Office Area: **57,113 sf + 54,161 sf = 111,274 sf**

Parking: 1 space / 300 gross sf of floor area for retail / office use

Total Required Parking: 371 spaces
Total Provided Parking: 910 spaces

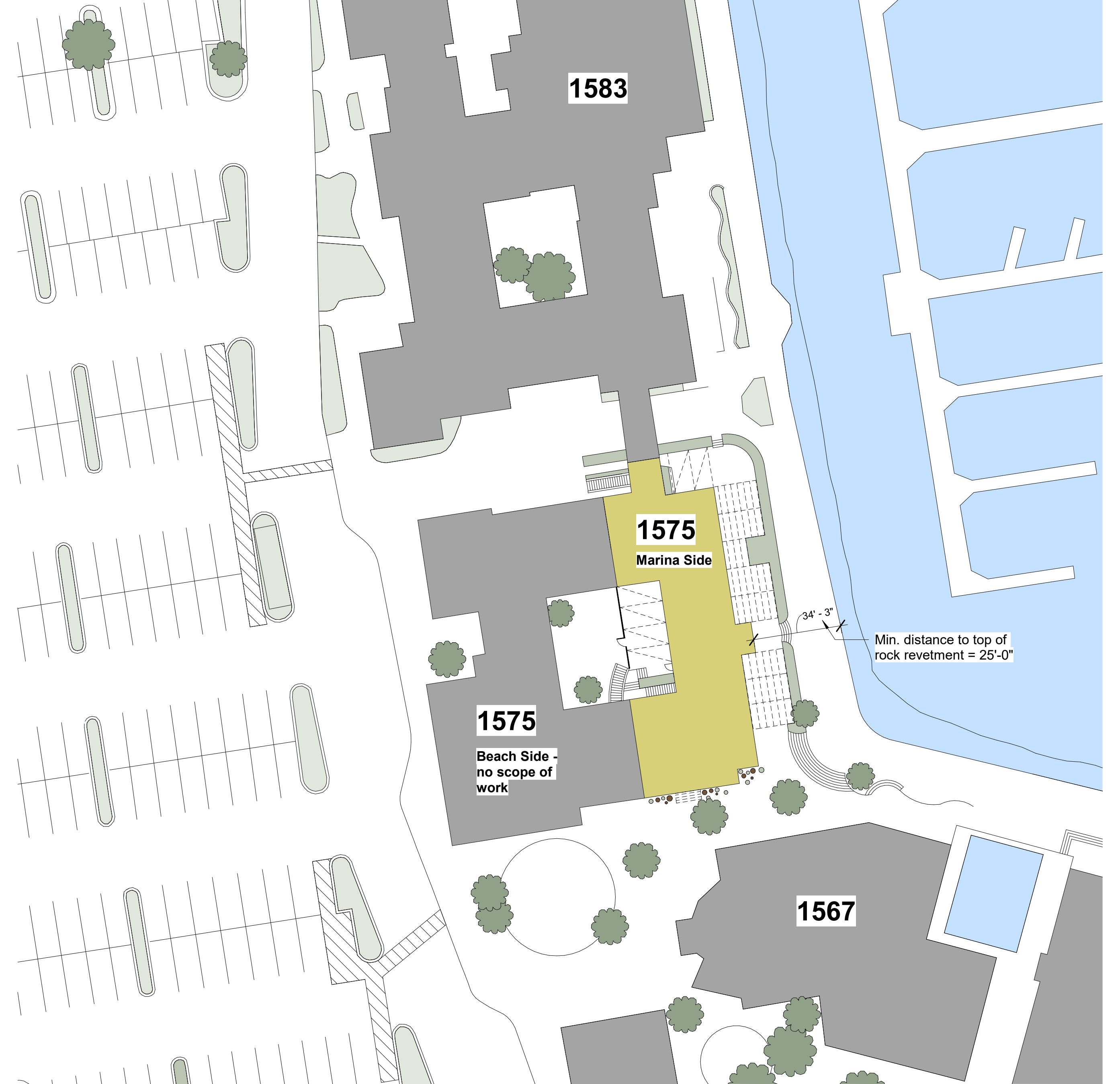
Total Required ADA spaces: 18 accessible spaces, of which 3 are van accessible
Total Provided ADA spaces: 21 accessible spaces, of which 10 are van accessible

Existing Project Area

1575 Spinnaker, Marina Side:

Existing First Story Area: 3,761 sf

Existing Second Story Area: 7,045 sf



Proposed Site Plan

scale: 1" = 30'-0"



Required Parking Spaces

Ventura Harbor Village (1691, 1591, 1583, 1575, 1567, 1559, and 1449 Spinnaker Drive)
Total Retail + Office Area: **57,482 sf + 54,161 sf = 111,643 sf**

Parking: 1 space / 300 gross sf of floor area for retail / office use

Total Required Parking: 372 spaces
Total Provided Parking: 910 spaces

Total Required ADA spaces: 18 accessible spaces, of which 3 are van accessible
Total Provided ADA spaces: 21 accessible spaces, of which 10 are van accessible

Proposed Project Area

1575 Spinnaker, Marina Side:

Existing First Story Area: 3,761 sf
Proposed First Story Addition: 369 sf

Total Proposed First Story Area: 4,130 sf

Existing Second Story Area: 7,045 sf
Proposed Second Story Area: 7,045 sf

Total Area Added by Project: 369 sf

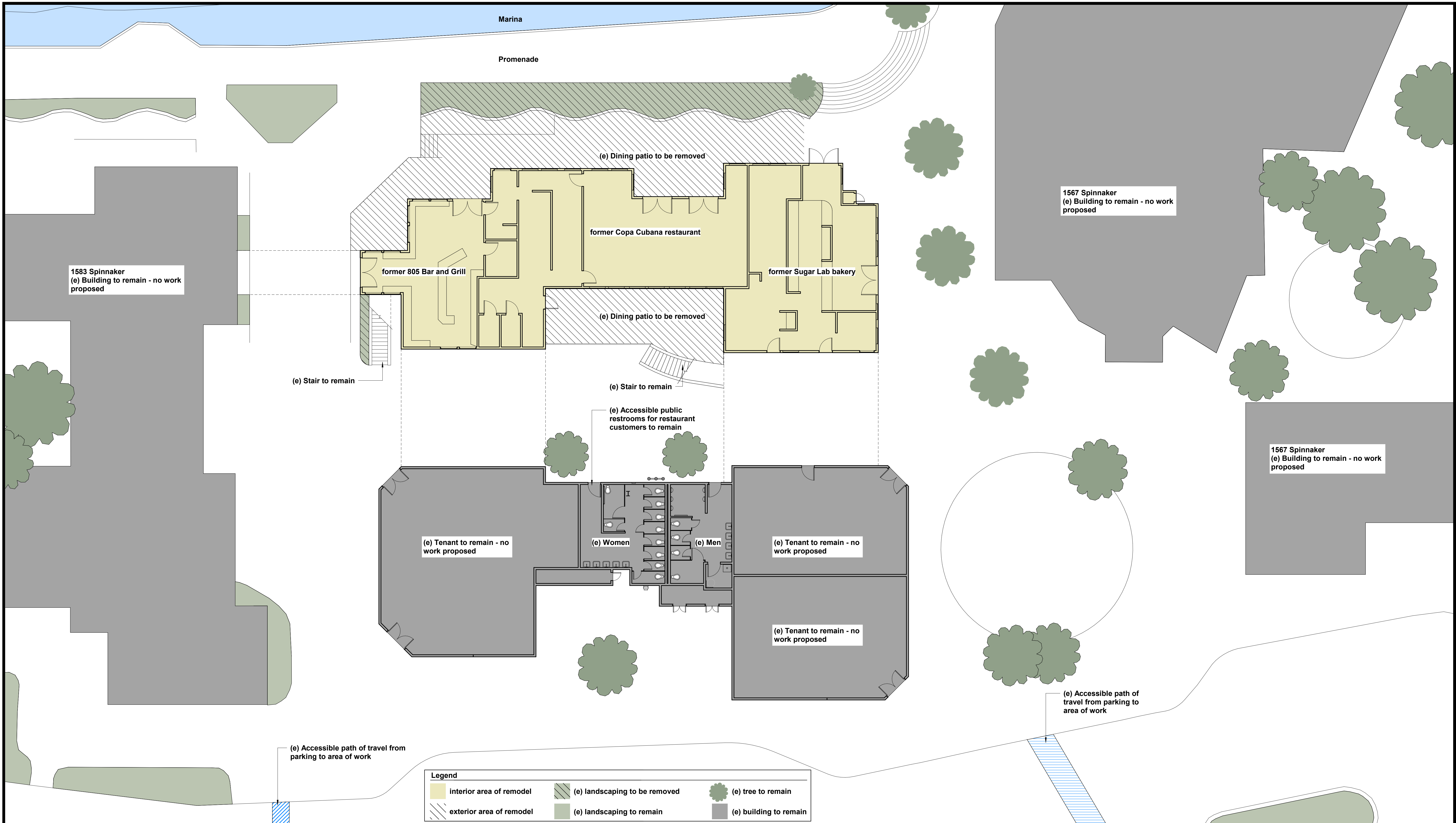
1575 Spinnaker Restaurants: Existing and Proposed Site Plans

Ventura Harbor Village

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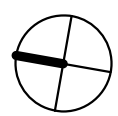
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1575 Spinnaker Restaurants : First Story Key Plan

Ventura Harbor Village

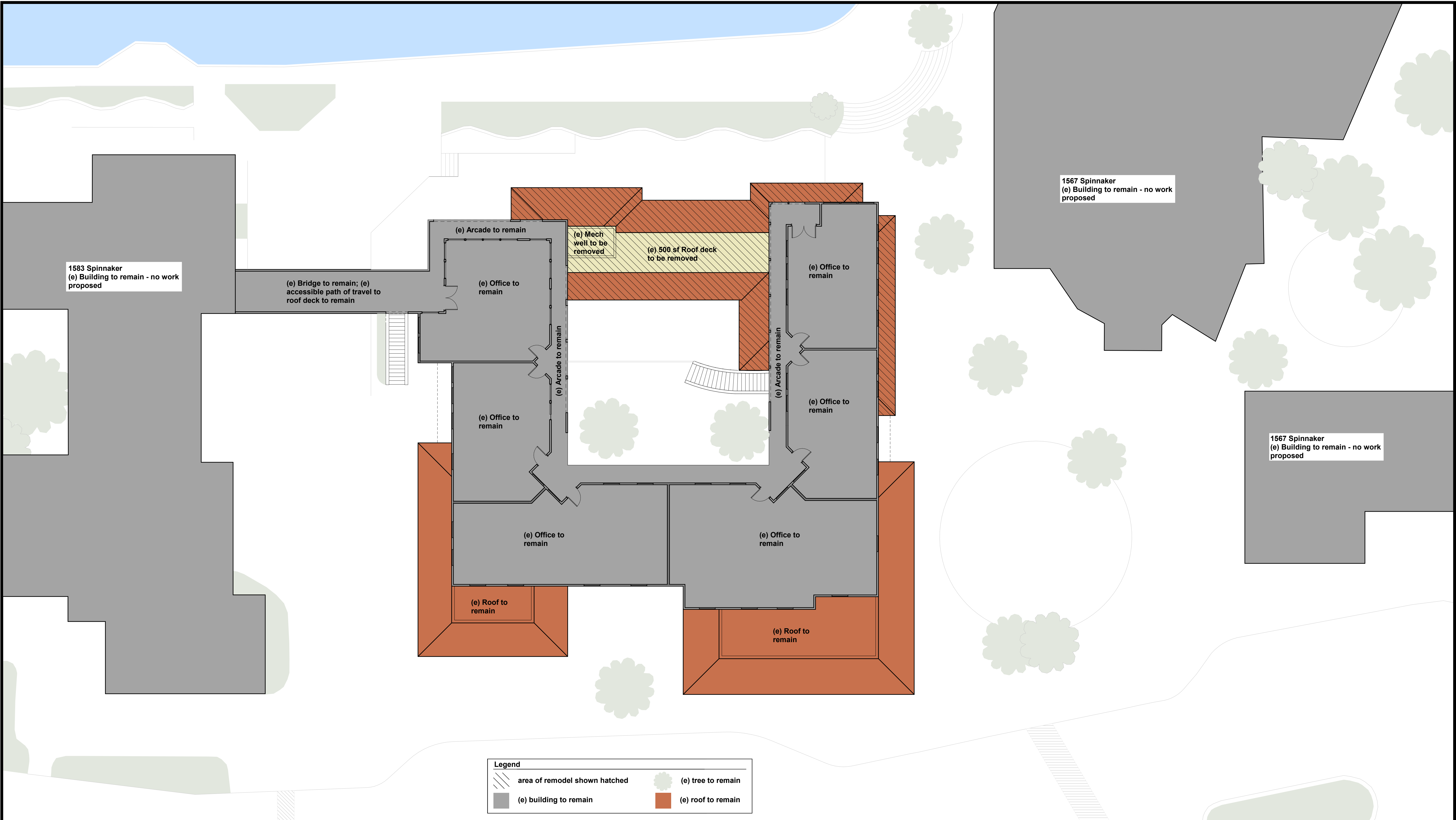


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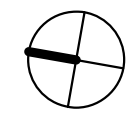
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1575 Spinnaker Restaurants : Second Story Key Plan

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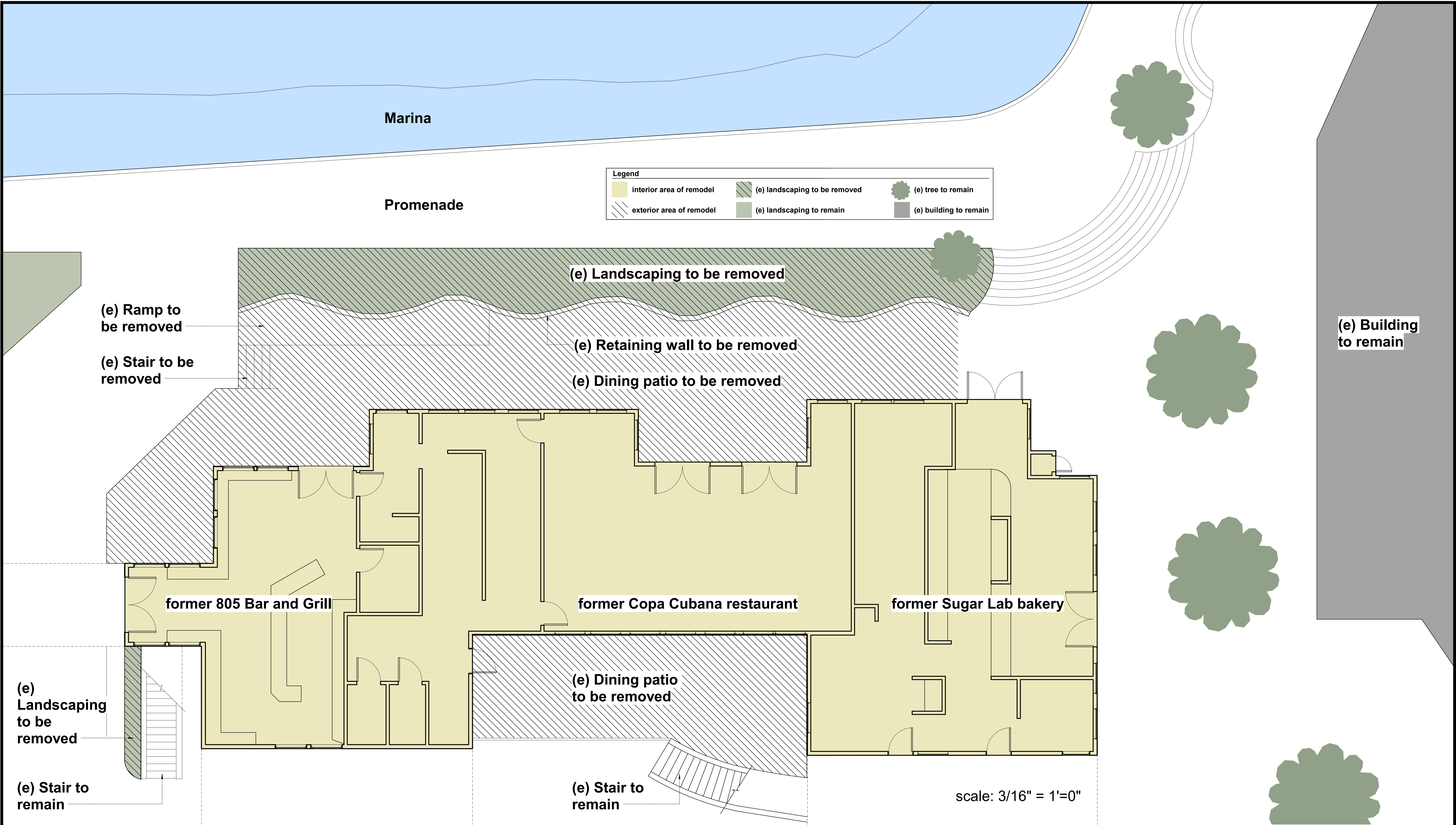


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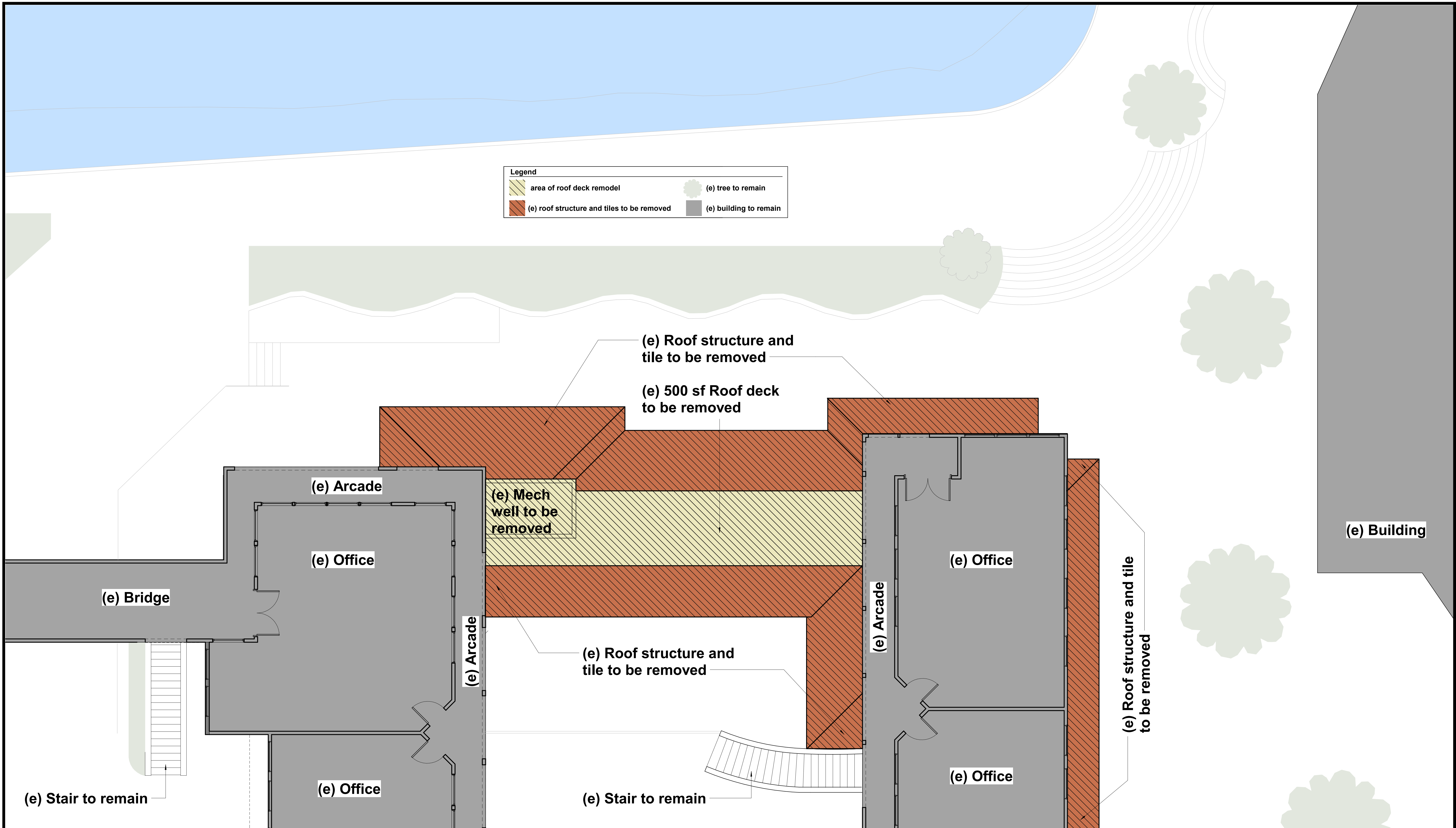
1575 Spinnaker Restaurants : Existing First Story & Site Plans

Ventura Harbor Village

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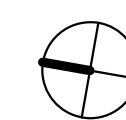
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1575 Spinnaker Restaurants : Existing Second Story Plan

Ventura Harbor Village

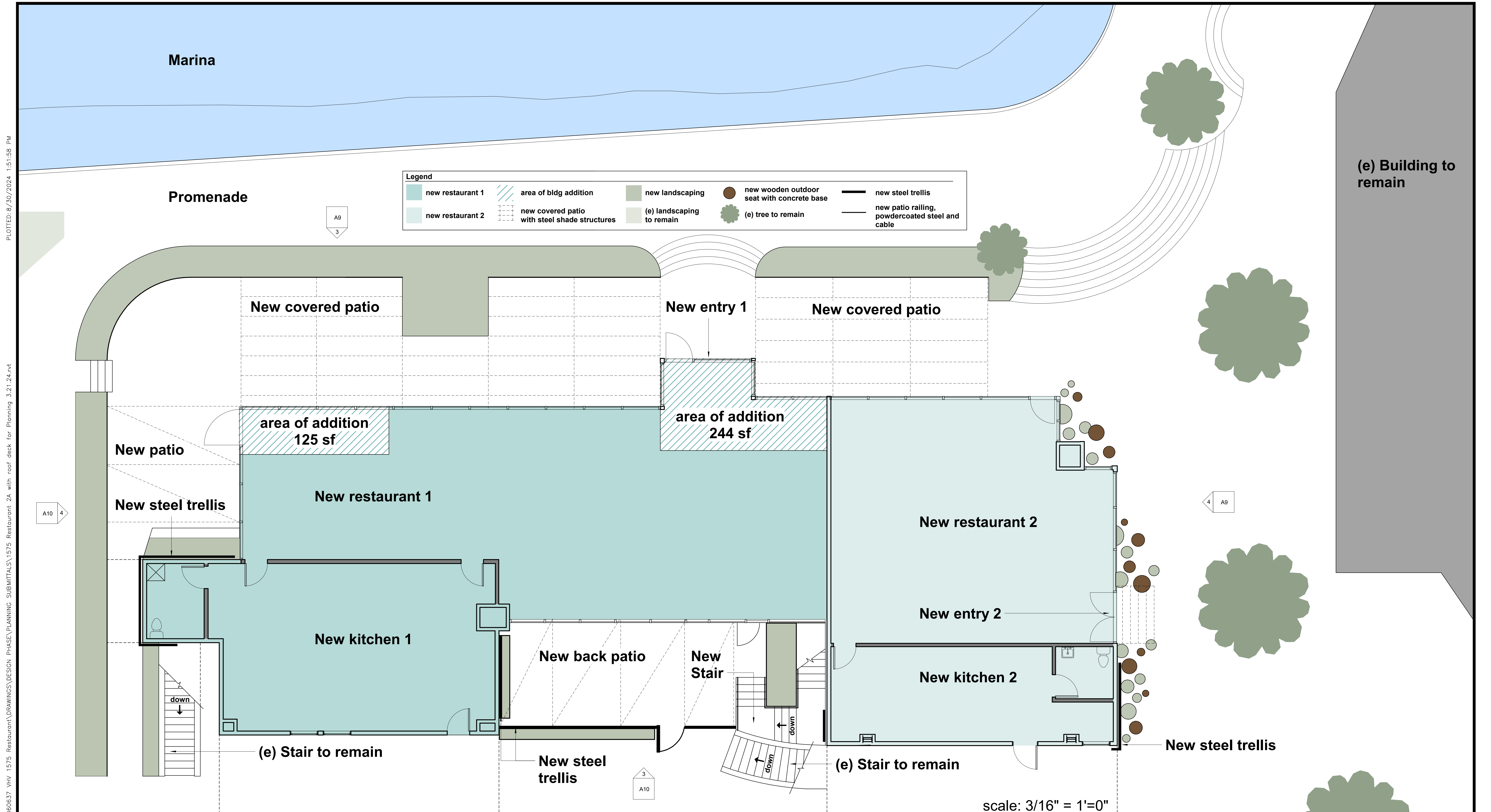


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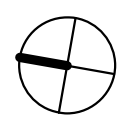
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1575 Spinnaker Restaurants : Proposed First Story and Site Plans

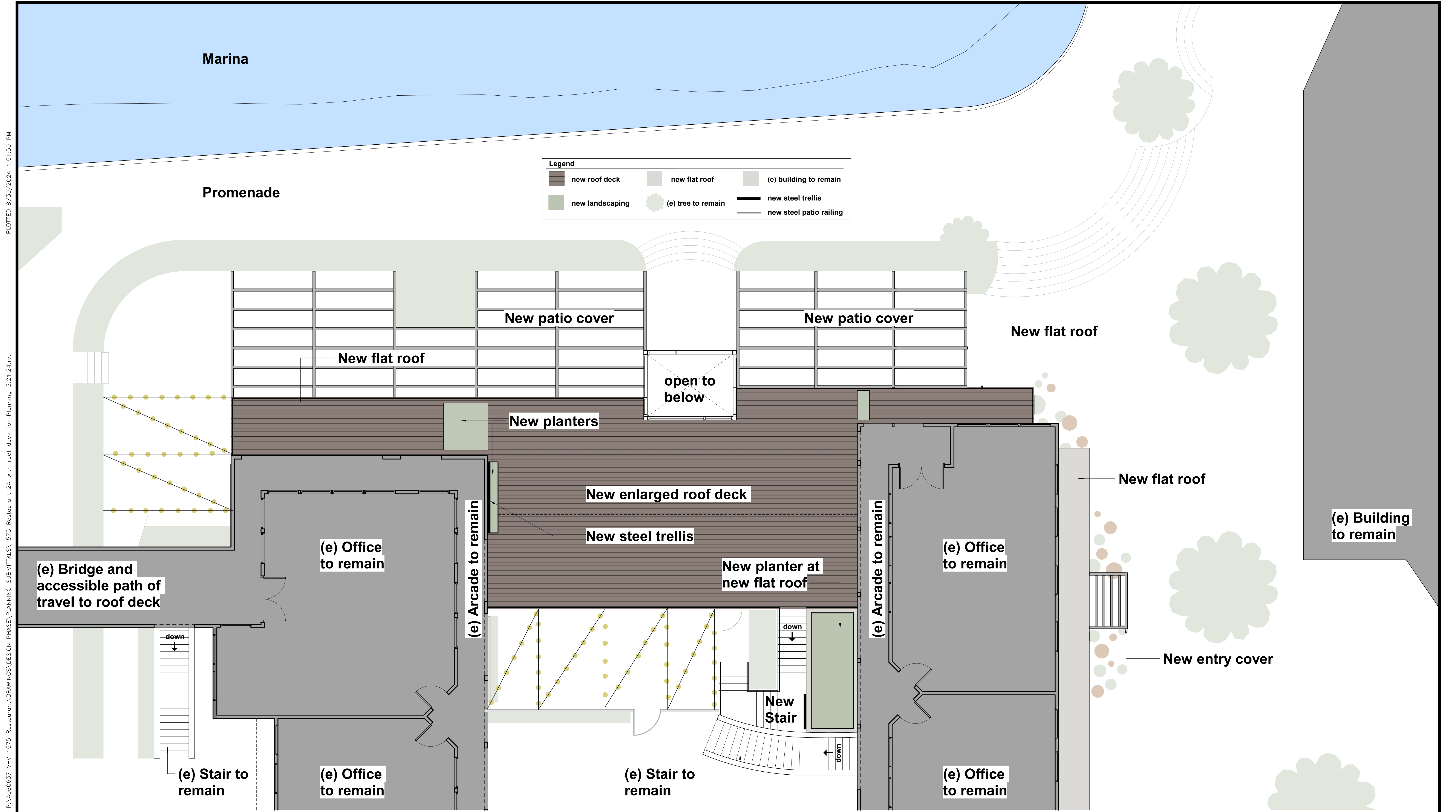
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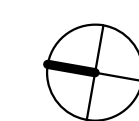
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1575 Spinnaker Restaurants : Proposed Second Story Deck

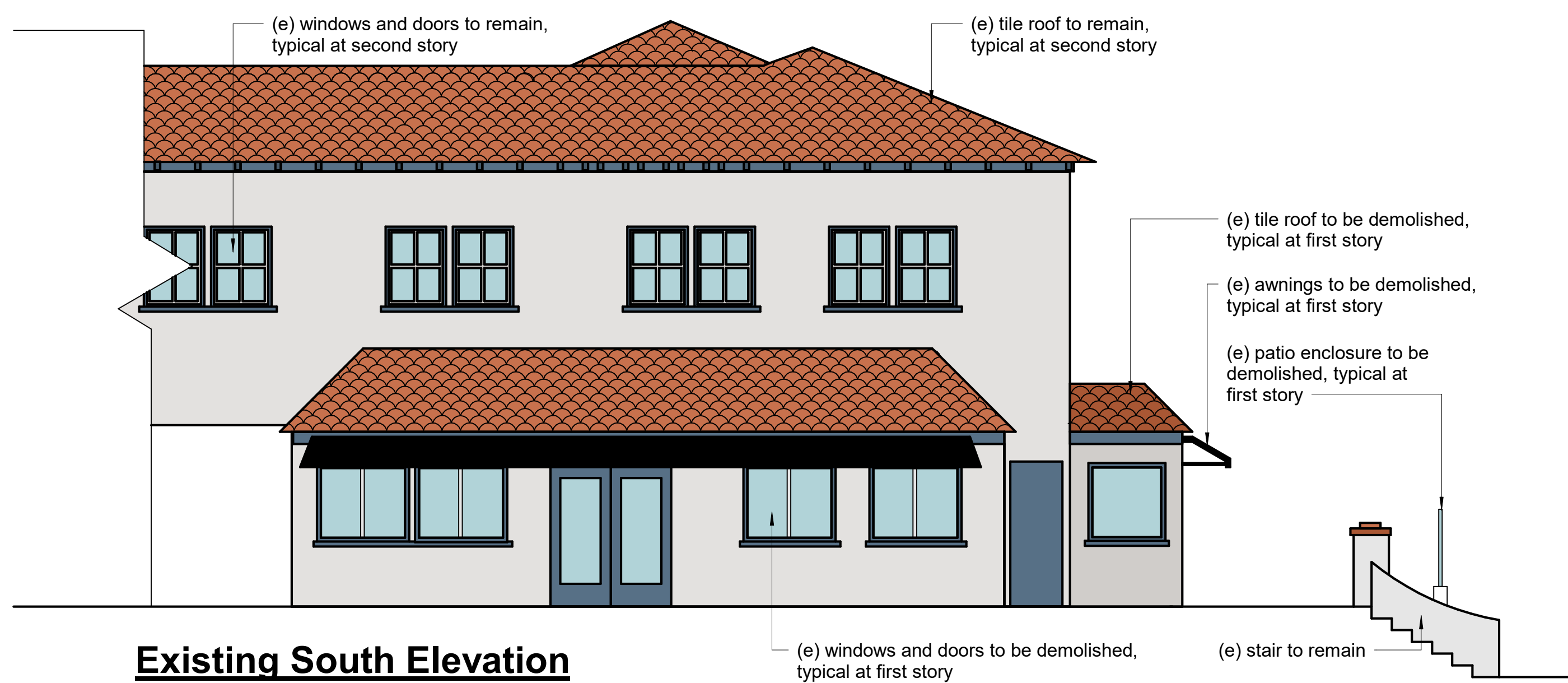
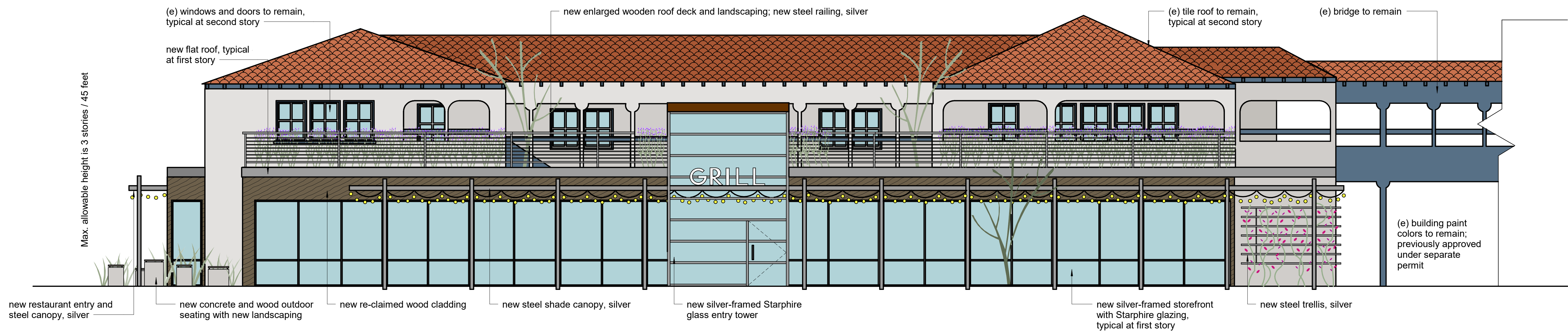
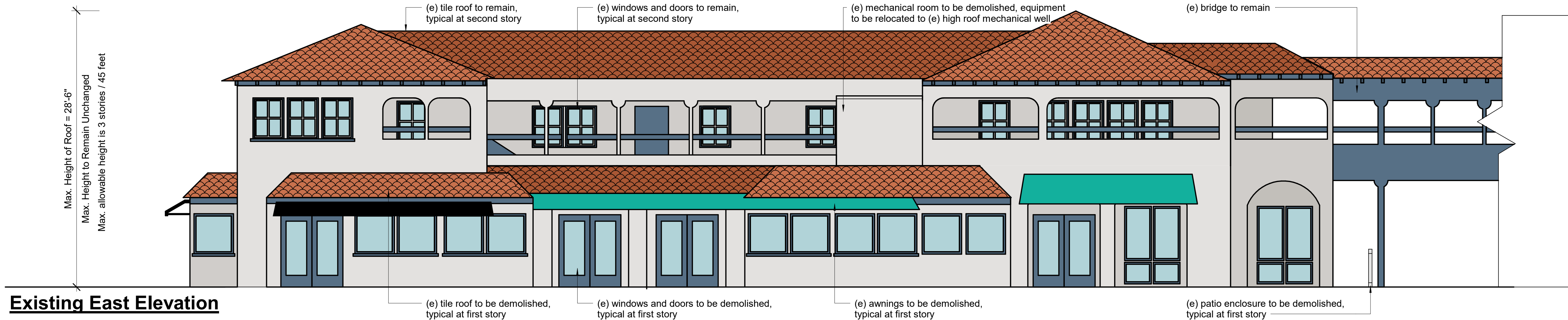
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scale: 3/16" = 1'=0"

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1575 Spinnaker Restaurants : East and South Elevations

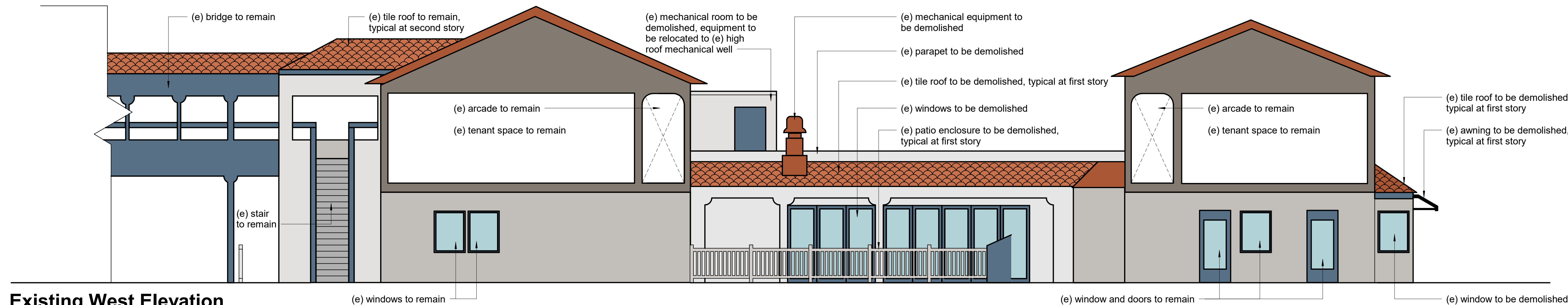
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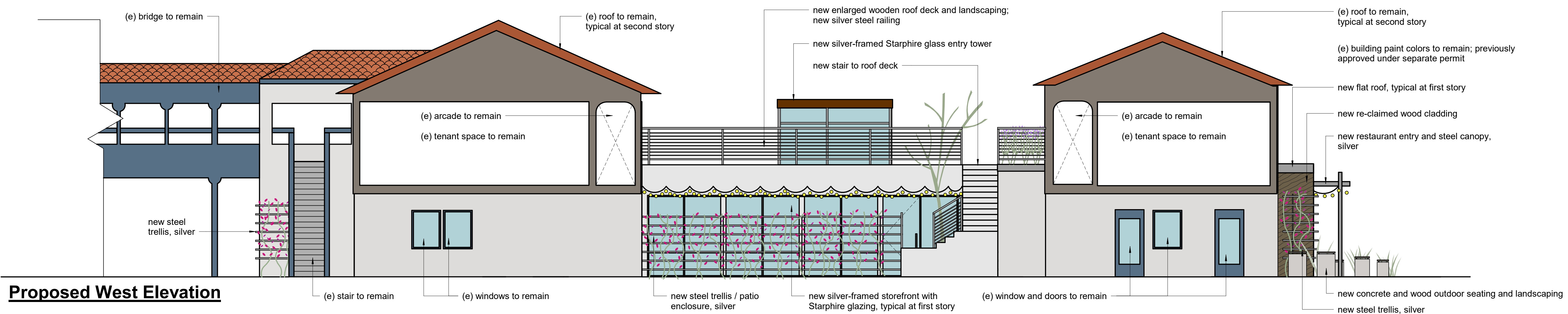
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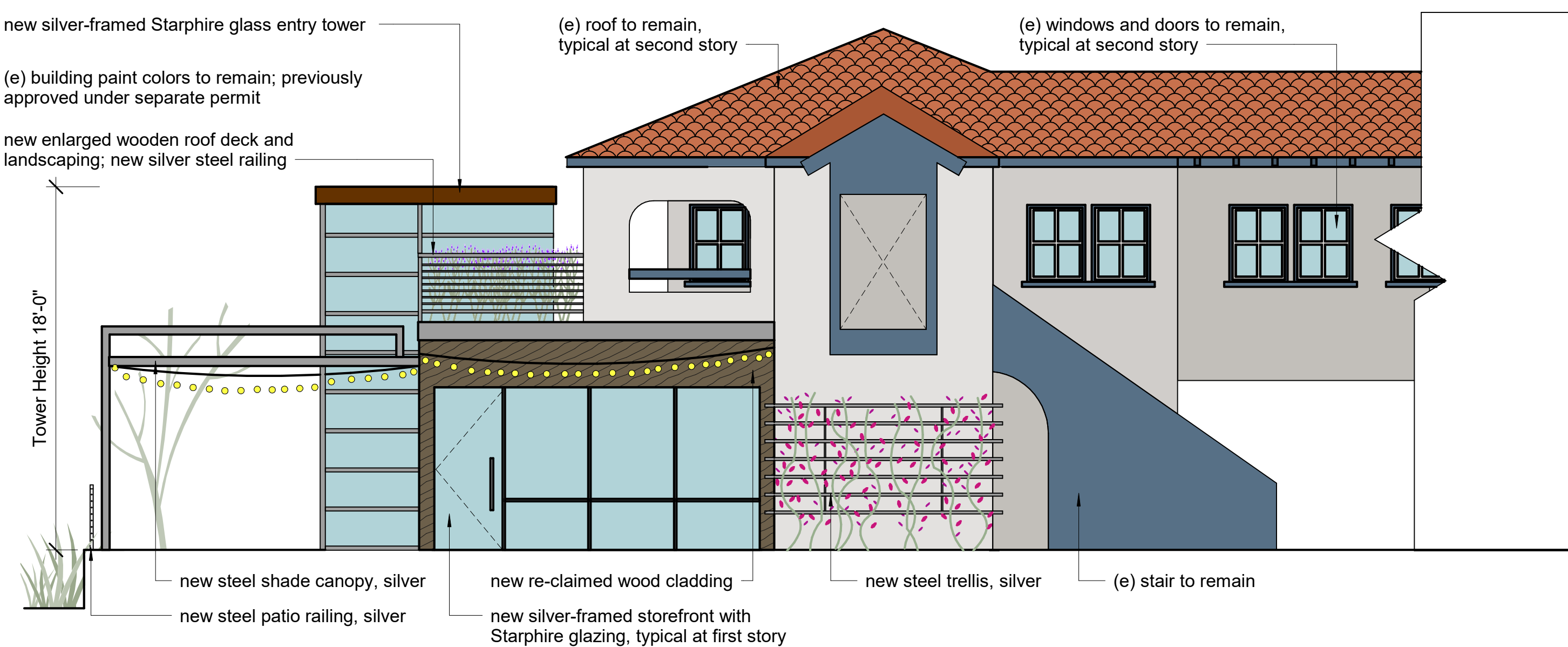
Existing West Elevation



Proposed West Elevation



Existing North Elevation



Proposed North Elevation

1575 Spinnaker Restaurants : West and North Elevations

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scale: 3/16" = 1'-0"

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MARINA SIDE VIEW 1 PERSPECTIVE

1575 Spinnaker Restaurants: Perspective from Southeast

Ventura Harbor Village

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1575 Spinnaker Restaurants: Perspective from Northeast

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1575 Spinnaker Restaurants: Perspective of Front Patio and Roof Deck

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COURTYARD VIEW 1 PERSPECTIVE

1575 Spinnaker Restaurants : Perspective of Back Patio

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COURTYARD VIEW 2 PERSPECTIVE

1575 Spinnaker Restaurants: Perspective of Back Patio and Roof Deck

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Cafe Entry - View

1575 Spinnaker Restaurants: Perspective of Cafe Entry

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1575 Spinnaker Restaurants : Perspective Through Tower

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East Elevation



Main Entry of former Copa Cubana restaurant



Perspective from Northeast



South Elevation of former Sugar Lab bakery



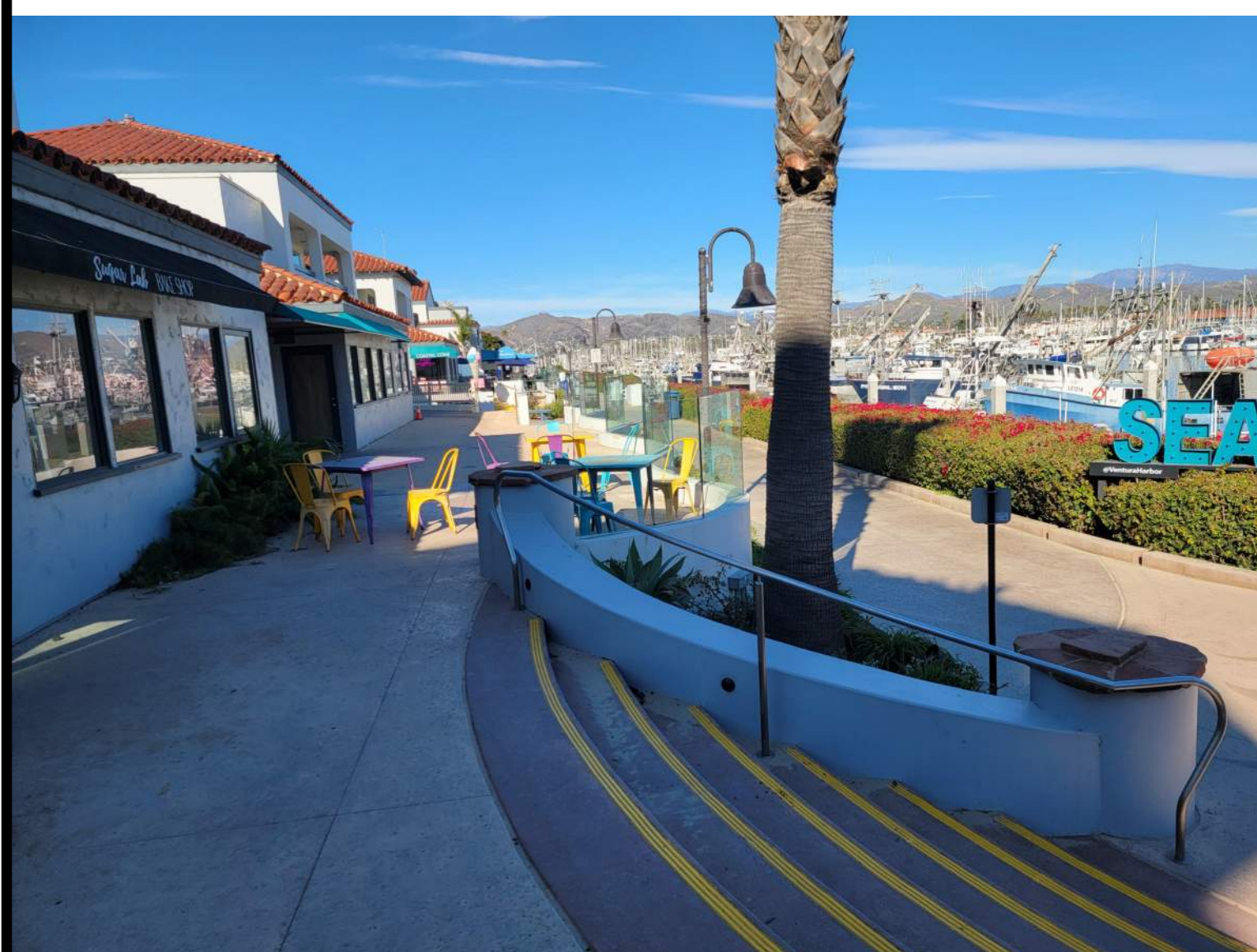
Perspective from Southeast



North Elevation of former 805 Bar & Grill



North Elevation of Front Patio



South Elevation of Front Patio



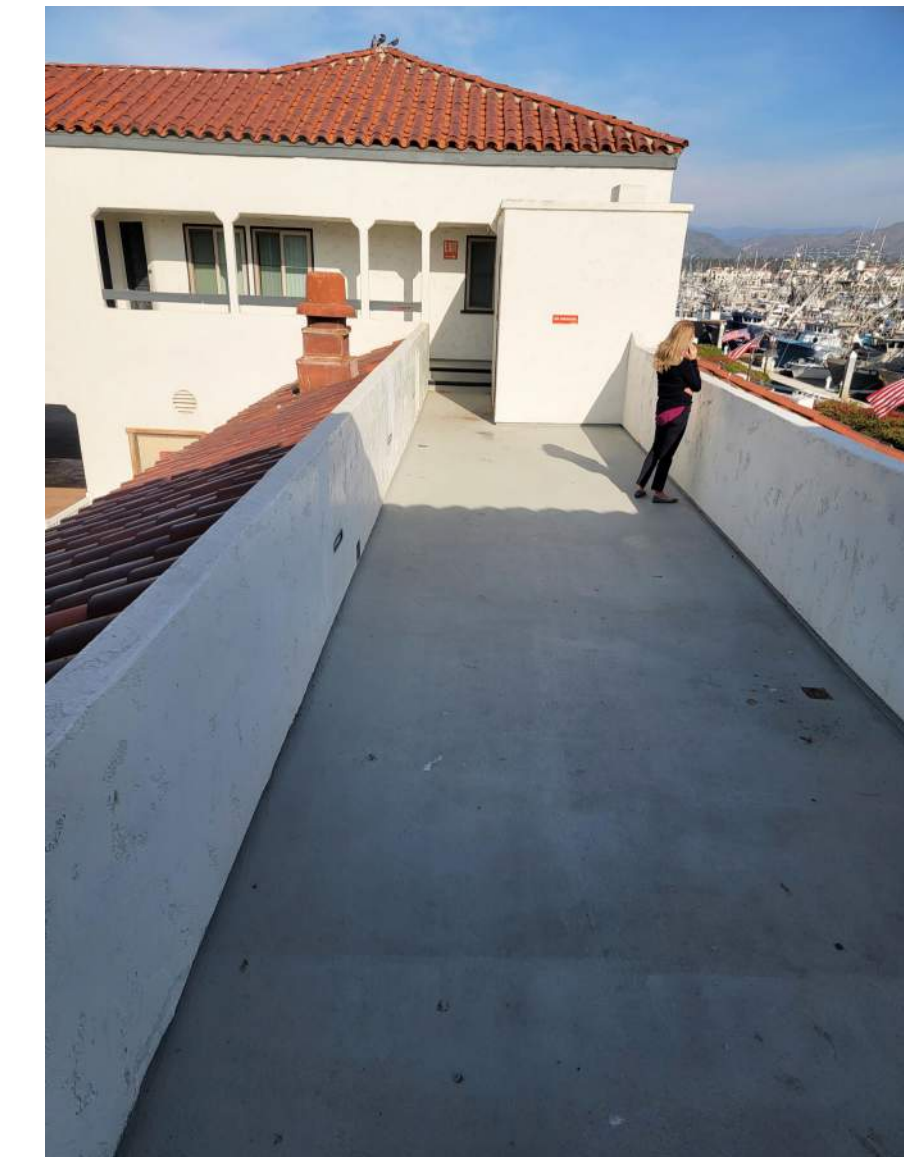
Front Patio Retaining Wall



Back Patio



Back Patio and Roof Deck



Roof Deck

1575 Spinnaker Restaurants: Site Images 1.2024 to 3.2024

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First Story Cladding

Delta Millworks

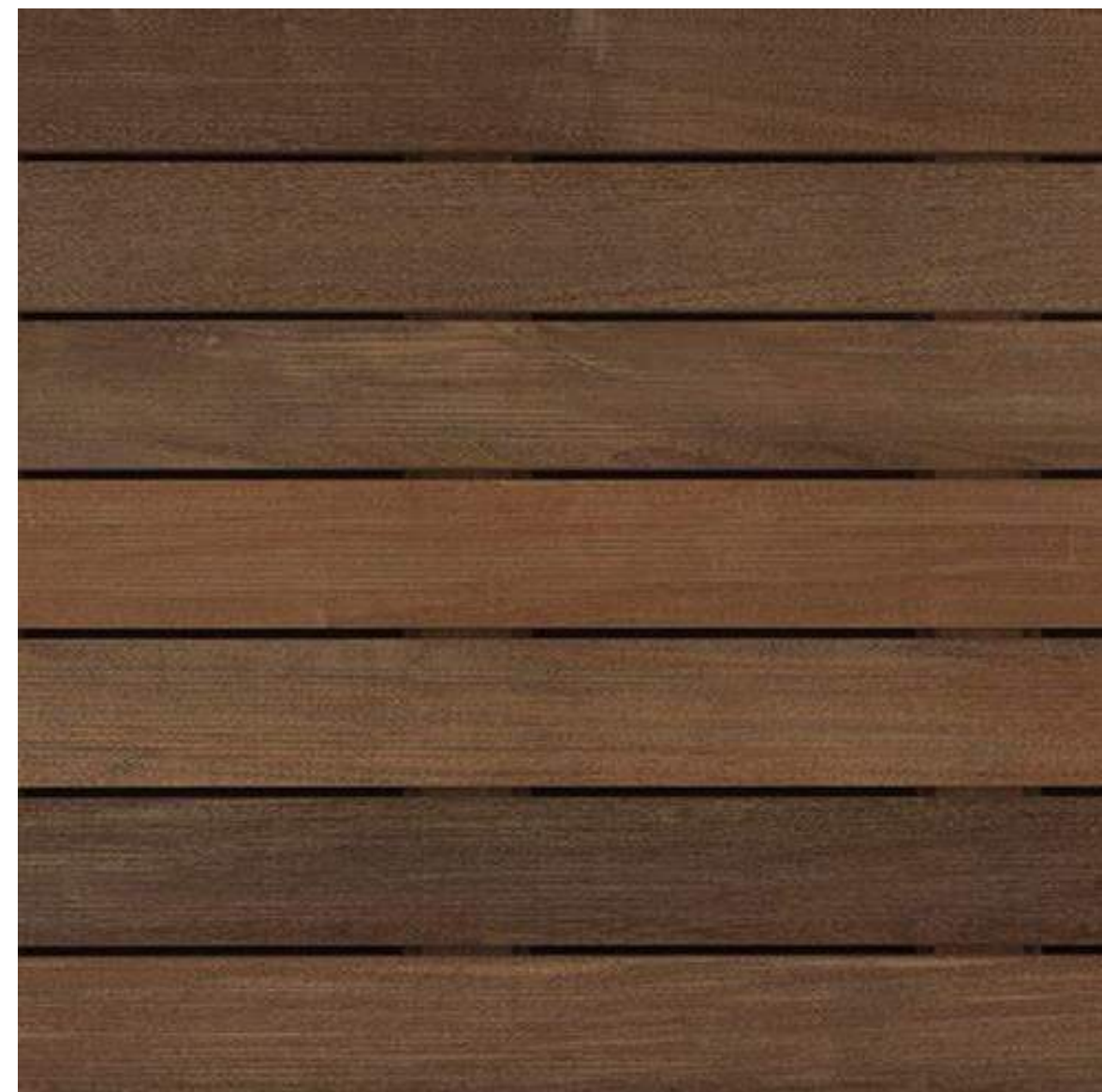
Old Souls
St. Augustine - S
Reclaimed Lumber

Size: 1 x 6
Orientation: horizontal
Profile: shiplap



Railings

Silver powdercoated tube
steel with stainless steel
cables



Roof Decking

Bison Modular Deck System

Natural Ipe Wood Tile

Size: 4' x 2'



Trellises

Silver powdercoated
tube steel

Purple Coral Pea

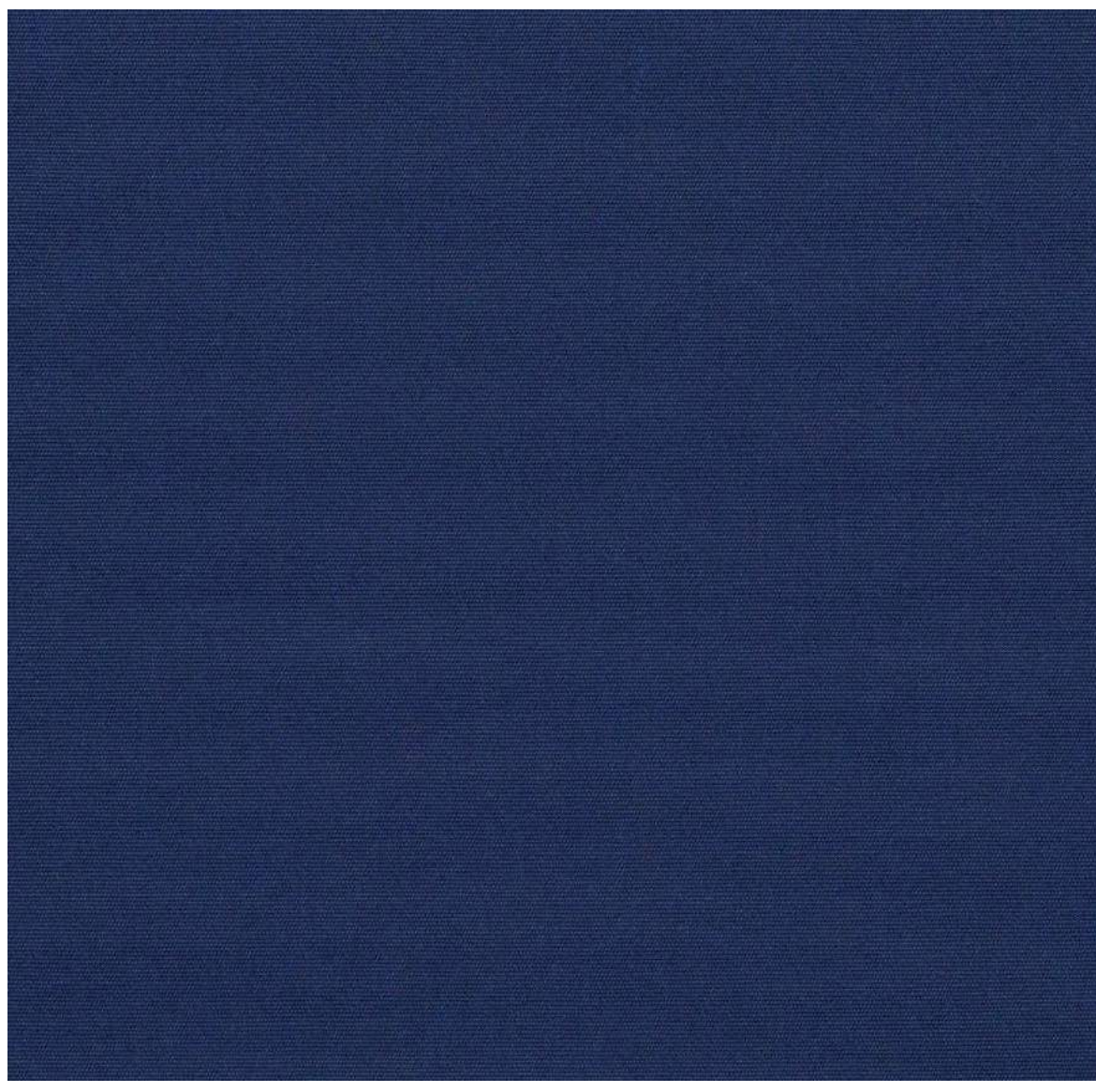


Exterior Seating at Entry

Site-cast cylindrical concrete
base; heights and diameters
vary

Wooden seat to match
Natural Ipe Wood

LED light at underside of
wooden seat



**Patio Covers with Wood
Slats and Awnings**

Silver powdercoated tube
steel

Sunbrella Shade fabric
color: "Marine Blue"

Wood Slats: Delta
Millworks, Old Souls
St. Augustine - S
Reclaimed Lumber



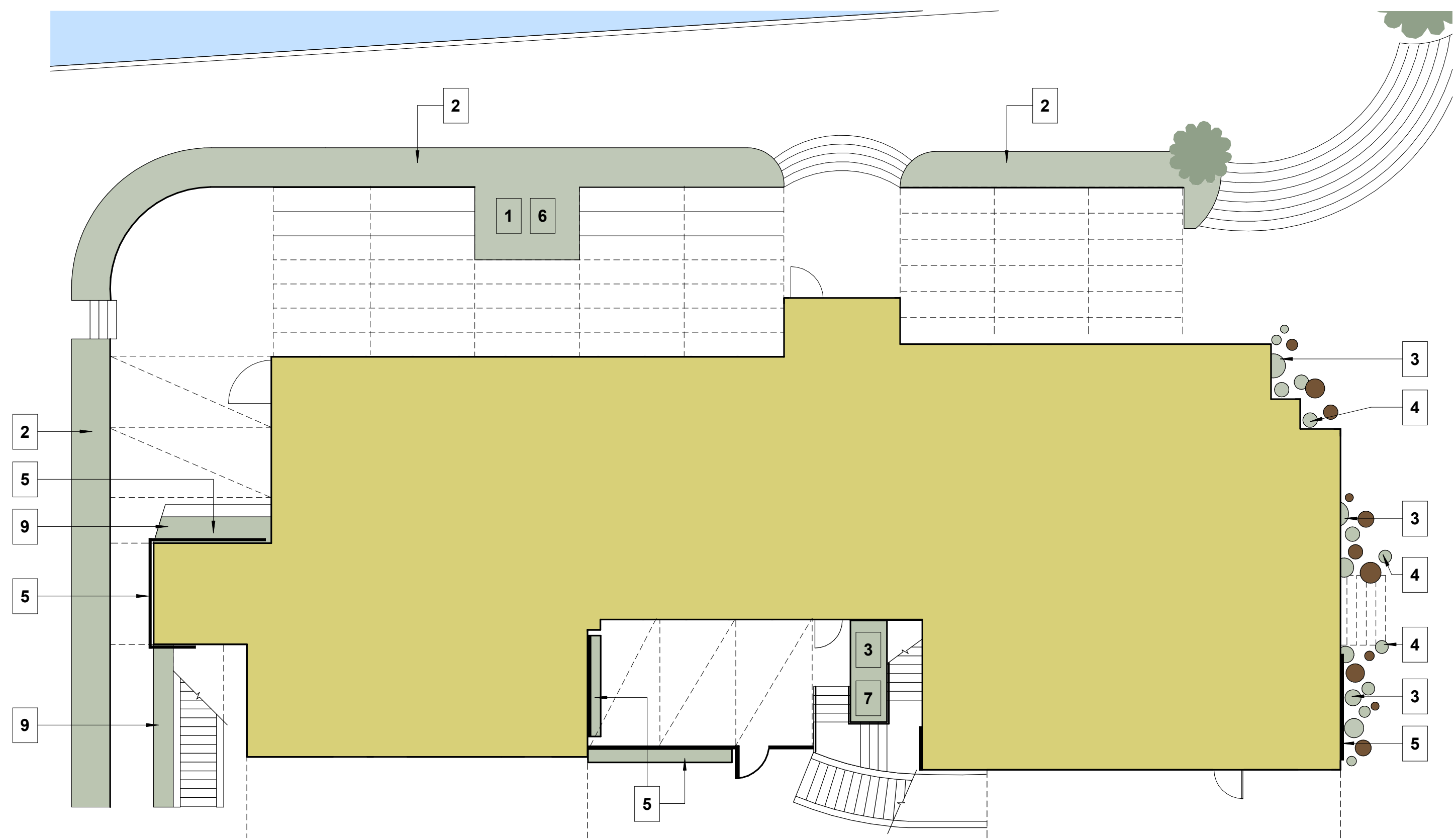
1575 Spinnaker Restaurants: Colors, Materials, and Plants

Ventura Harbor Village

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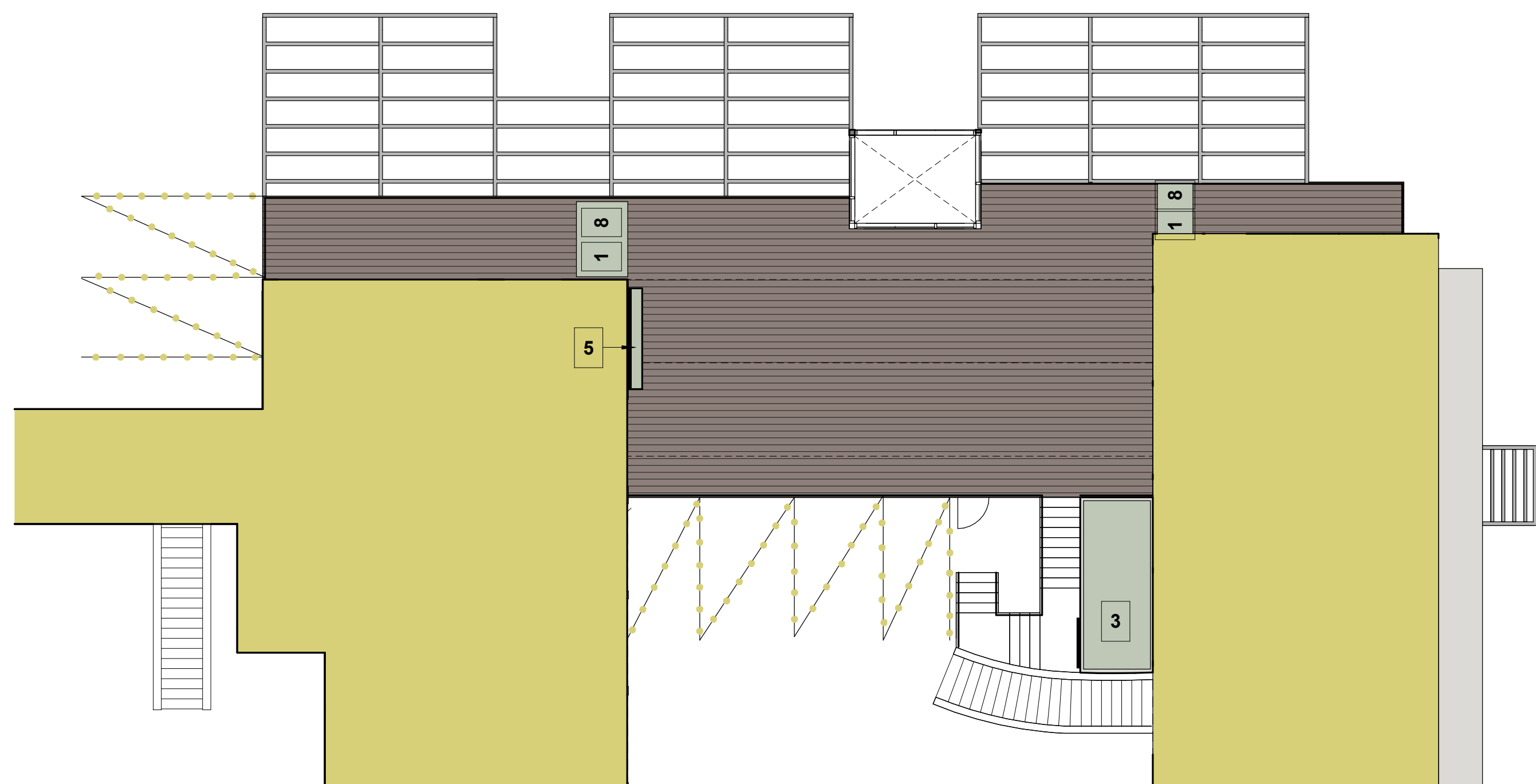
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First Floor Patio Landscape Plan

scale: 1" = 10'-0"



Roof Deck Landscape Plan

scale: 1" = 10'-0"

1575 Spinnaker Restaurants: Landscape Plans

Ventura Harbor Village



Mexican Sage

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

Size: 5 gallon
Spacing: 4'-0" O.C.



Coastal Rosemary

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

Size: 5 gallon
Spacing: 4'-0" O.C.



Muhly Grass -
larger planters

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

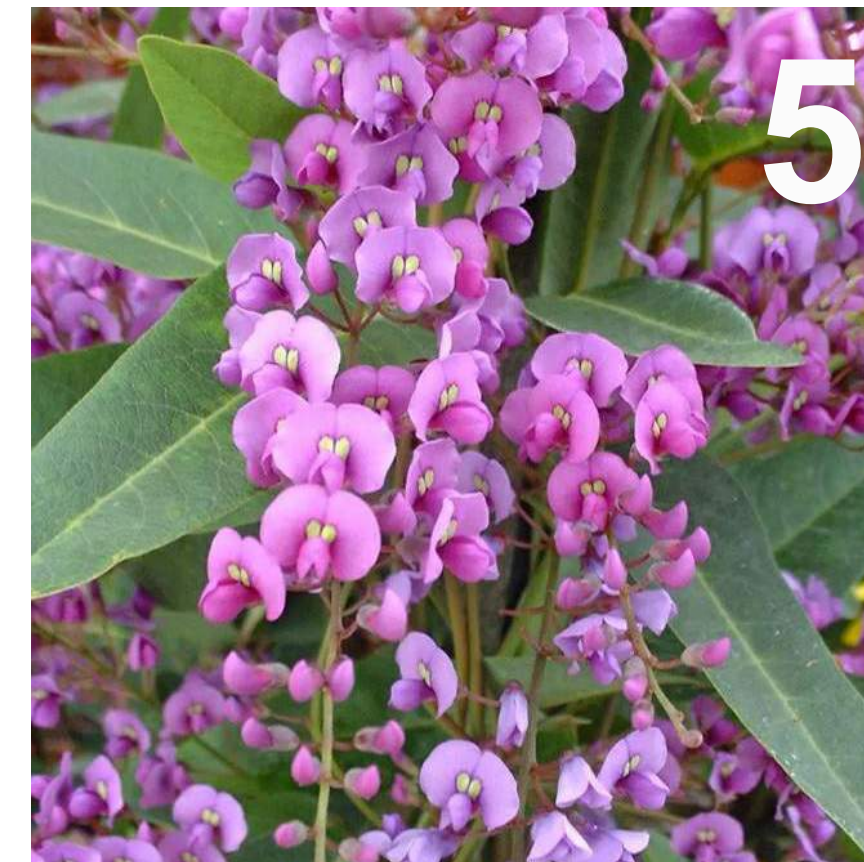
Size: 1 gallon
Quantity: thirty



Prairie Dropseed Grass -
smaller planters

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

Size: 1 gallon
Quantity: ten



Purple Coral Pea

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

Size: 5 gallon
Spacing: 3'-0" O.C.



Jacaranda

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

Height: 25' - 50'

Size: 24" box
Quantity: one



Frantoio Olive

Drought-tolerant
Height: up to 20' - 25'

Size: 24" box
Quantity: one



Montra Dwarf Olive

See Ventura Port District "Landscape Masterplan" by Design Studios, January 2024

Size: 15 gallon
Quantity: two



Spiny Head Mat Rush
Spacing: 3' O.C.
Size: 1 gallon
Quantity: ten

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