

ARTISTIC RENDERING



PROJECT NARATIVE

PROJECT DESCRIPTION:
CONSTRUCT A NEW TWO (2) STORY MULTI-TENANT MEDICAL OFFICE BUILDING

WORK UNDER SEPARATE PERMITS

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- HVAC MECHANICAL
- PLUMBING
- ELECTRICAL
- ELEVATOR

SHEET INDEX

ENTITLEMENT DRAWINGS

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- CS02 ACCESSIBILITY REQUIREMENTS
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- CD9.1 DOOR AND WINDOW SCHEDULE

PROPERTY DATA

SITE ADDRESS
EXISTING ADDRESS: 105 BRAZIL STREET THOUSAND OAKS, CA 91360
REQUESTED NEW ADDRESS: 420 PENNSFIELD PLACE THOUSAND OAKS, CA 91360

ASSESSOR PARCEL NO. (APN)
669-0-021-080

EXISTING CONDITIONS

- VACANT SINGLE STORY RESTAURANT
- PARKING LOT
- LANDSCAPING
- HARDSCAPE

LOT AREA SPECIFICATIONS:

PER CITY OF THOUSAND OAKS ONLINE MAPPING: 29,899 SF*
PER COUNTY OF VENTURA: 29,705 SF
BASED ON AUTOCAD SURVEY BY STEVE OPDAHL: 30,051 SF

*THE ZONING ANALYSIS IS BASED ON THE SQUARE FOOTAGE REFERENCED BY THE CITY OF THOUSAND OAKS ONLINE MAPPING.

CIVIL

- SHEET 1 OF 4 COVER SHEET
- SHEET 2 OF 4 GRADING NOTES
- SHEET 3 OF 4 GRADING DRAINAGE PLAN
- SHEET 4 OF 4 CROSS SECTIONS

STRUCTURAL

- S1.1 GENERAL NOTES & DETAILS
- S2.1 FOUNDATION PLAN
- S2.2 ROOF/SECOND FLOOR FRAMING PLAN
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- S2.5 TRASH ENCLOSURE PLANS & DETAILS
- SD1 FOUNDATION DETAILS
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- SD4 FLOOR FRAMING DETAILS
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- SD7 STRUCTURAL DETAILS
- SD8 HARDY FRAME STANDARD PLANS
- SD9 HARDY FRAME STANDARD PLANS

LANDSCAPE

- L1 LANDSCAPE PLAN
- L2 IRRIGATION PLAN
- L3 DETAILS

BUILDING CODE ANALYSIS

APPLICABLE CODES

- THIS PROJECT SHALL COMPLY WITH CODES, ORDINANCES, AND LAWS HAVING JURISDICTION OF THE PROJECT. SUCH CODES, ORDINANCES AND LAWS INCLUDE BUT ARE NOT LIMITED TO:
 - 2022 CALIFORNIA BUILDING CODE (HEREINAFTER REFERRED TO AS CBC)
 - 2022 CALIFORNIA FIRE CODE (HEREINAFTER REFERRED TO AS CFC)
 - 2022 CALIFORNIA ADMINISTRATIVE CODE "TITLE 24" (HEREINAFTER REFERRED TO AS CAC)
 - 2022 CALIFORNIA PLUMBING CODE (HEREINAFTER REFERRED TO AS CPC)
 - 2022 CALIFORNIA MECHANICAL CODE (HEREINAFTER REFERRED TO AS CMC)
 - 2021 CALIFORNIA ELECTRICAL CODE (HEREINAFTER REFERRED TO AS CEC) INCLUDING 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS EFFECTIVE JANUARY 2023.
- ALL AREAS OF NEWLY DESIGN AND NEWLY CONSTRUCTED BUILDINGS AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDINGS AND FACILITIES SHALL COMPLY SEC. 11B-201.1
- ALL EXTERIOR DOORS, WINDOWS AND ROOF OPENINGS SHALL COMPLY WITH THE UNIFORM BUILDING SECURITY CODE.

OCCUPANCY CLASSIFICATION (Per 2019 CBC Chapter 303.4)
PROPOSED: B

CONSTRUCTION TYPE
PROPOSED: VB

ALLOWABLE HEIGHT/STORIES (Per 2019 CBC Table 504.3)
ALLOWABLE STORIES: 3 STORIES
ALLOWABLE HEIGHT: 35'-0"
PROPOSED: SEE "BUILDING HEIGHT" UNDER ZONING ANALYSIS (THIS SHEET)

FIRE SPRINKLERS
REQUIRED BY BUILDING CODE: NO
REQUIRED BY VENTURA COUNTY FIRE DEPARTMENT SECTION 903.2: YES
PROPOSED: YES

FIRE ALARM (Per 2019 CBC 907.2.9)
REQUIRED: YES
PROPOSED: YES

PARKING | ACCESSIBLE SPACE ALLOCATION
REQUIRED (26 TO 50 PARKING SPACE): 2 ACCESSIBLE PARKING SPACES (1 STANDARD ACCESSIBLE PLUS 1 VAN ACCESSIBLE)
PROPOSED: 2 ACCESSIBLE PARKING SPACES (1 STANDARD ACCESSIBLE PLUS 1 VAN ACCESSIBLE)

ZONING ANALYSIS

COMMERCIAL ZONE:
EXISTING: C2 HIGHWAY AND ARTERIAL BUSINESS ZONE

USE:
PERMITTED UNDER A DEVELOPMENT PERMIT REVIEW: MEDICAL OFFICE
PROPOSED: MEDICAL OFFICE
COMPLIANT: YES

GROSS BUILDING AREA
FIRST FLOOR: 6,349 SF
SECOND FLOOR: 5,944 SF
TOTAL: 12,293 SF

TENANT AREA CALCULATIONS
FIRST FLOOR: SUITE
NORTH TENANT SPACE: 2,894 SF
SOUTH TENANT SPACE: 2,304 SF
SECOND FLOOR
NORTH TENANT SPACE: 2,685 SF
SOUTH TENANT SPACE: 2,163 SF

TOTAL TENANT SPACE BUILDING*: 10,046 SF

YARDS
PER TOMC 9-4.2509 THE FOLLOWING ARCHITECTURAL FEATURES MAY PROJECT INTO A YARD: "Eaves, cornices, canopies, belt courses, sills, buttresses, or other similar architectural features may project into required yards provided such extensions shall not be nearer than two (2) feet to any rear or side line of the lot or parcel. Where more than one building is located on the same lot or parcel, such features shall not be nearer than two (2) feet to a line midway between the main walls of such buildings."

FRONT YARD (BRAZIL STREET)
REQUIRED FRONT YARD SETBACK: 20'-0"
PROPOSED FRONT YARD SETBACK: 10'-0"
COMPLIANT: NO*

*SEE "REQUEST FOR VARIANCE" UNDER PROJECT NARRATIVE (THIS SHEET)

SIDE YARD (PENNSFIELD STREET)
REQUIRED SITE YARD SETBACK: 10'-0"
PROPOSED SIDE YARD STREET SETBACK: 20'-0"
COMPLIANT: YES

LOT COVERAGE
ALLOWABLE BUILDING COVERAGE: 25% OF 29,899 SF=7,474.75 SF
PROPOSED BUILDING COVERAGE: 6,349 SF (BASED ON GROSS FIRST FLOOR)
COMPLIANT: YES

REQUIRED LANDSCAPE COVERAGE: 10% OF OPEN PARKING AND DRIVEWAYS PER TOMC 9-4.2404 SUB SECTION (e)(1). OPEN PARKING AREA +/-14800 SF
PROPOSED LANDSCAPE COVERAGE WITHIN OPEN PARKING AND DRIVEWAYS: +/-4,032 SF
PROPOSED LANDSCAPE COVERAGE ON SITE: 7,428 SF
COMPLIANT: NO

BUILDING HEIGHT
ALLOWABLE BUILDING HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 35'-0" AT HIGHEST POINT
COMPLIANT: YES

PARKING:
PARKING SPACE LOAD FACTOR FOR MEDICAL OFFICE USE: 1 SPACE FOR EVERY 200 SF
PARKING SPACES REQUIRED: 50
PARKING SPACES PROVIDED: 46 (REQUESTING 8% REDUCTION IN PARKING**)

ALLOWABLE BUILDING AREA (EXCLUDING COMMON AREAS*): UP-TO-10,099 SF
PROPOSED BUILDING AREA (EXCLUDING COMMON AREAS*): 10,046 SF SEE "TENANT AREA CALCULATIONS" UNDER "ZONING ANALYSIS" SHEET CS

COMPLIANT: NO* **
*EXCLUDING COMMON AREAS IN ACCORDANCE WITH TOMC SECT. 9-4.2403

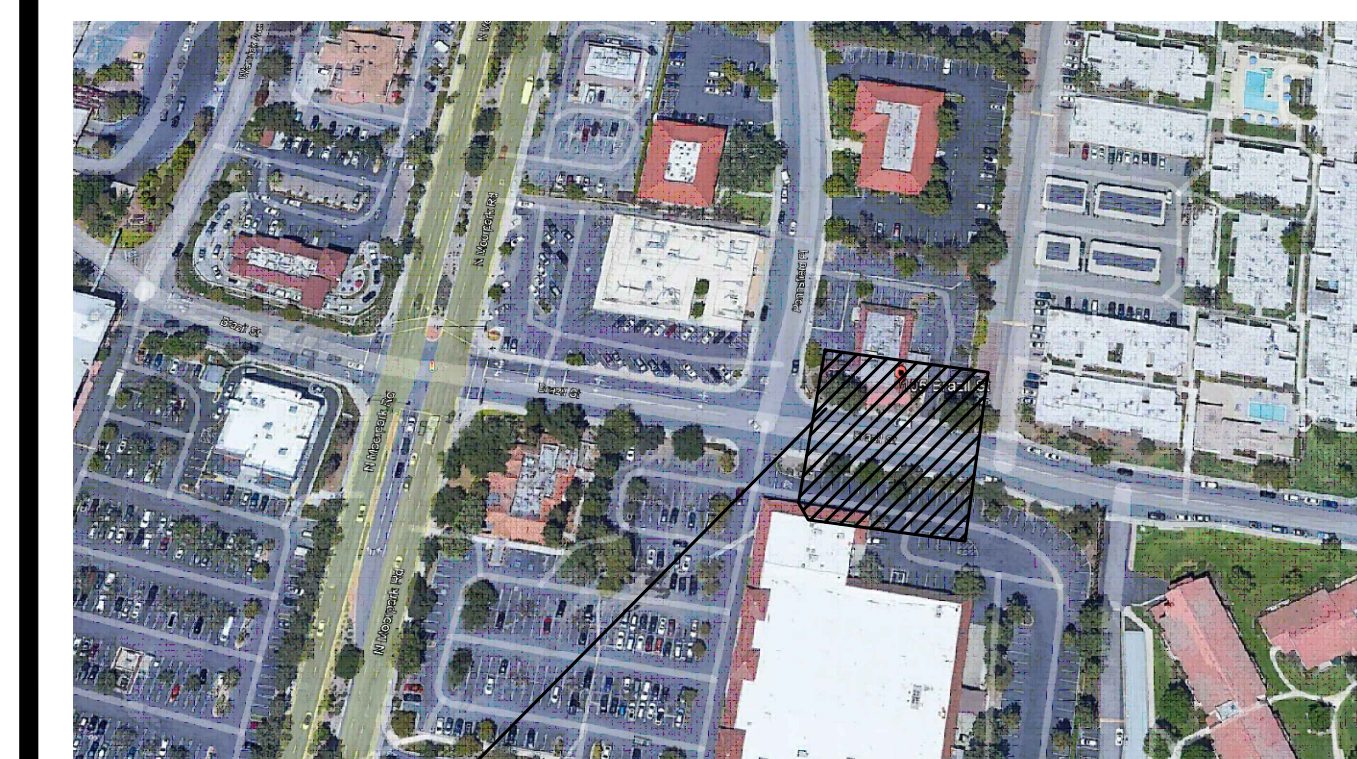
** REQUESTING REDUCTION IN REQUIRED UP-TO-10% IN ORDER TO MEET THE 2022 CALIFORNIA GREEN BUILDING CODE SECTION 5.106.12 REQUIREMENT FOR 50% SHADE COVERAGE ON PARKING LOTS.

PARKING | CODE REFERENCE | TOMC SEC. 9-4.2403:
TOMC SEC. 9-4.2403 COMPUTATION OF OFF-STREET PARKING SPACES SUBSECTION (d)(1) "New multi-tenant buildings. For the purpose of calculating parking space requirements for multi-tenant nonretail business, professional offices and other similar uses, approved under this Title after August 22, 1997, the square footage described in subsections (26) and (28) of Section 9-4.2402(c) shall mean only the building's gross leasable floor area. For the purpose of this calculation, "gross leasable floor area" shall mean the area within the total dimensions on each floor as measured from the outside walls, but excluding the interior common areas used for corridors, lobbies, stairways, common restrooms, elevator or mechanical shafts, and for any unmanned electrical or mechanical rooms. In order to qualify as a "corridor" under this section, the area shall be a shared interior circulation hallway or common walkway feature more than five (5) feet in width with permanent walls on both sides that are constructed from floor to ceiling."

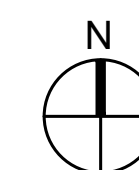
PARKING STALL TYPES
PERMITTED AS COMPACT: 25% OF 50 PARKING SPACES PROVIDED: 12
PROPOSED COMPACT: 10
COMPLIANT: YES, THE PROPOSED DEVELOPMENT IS UNDER THE MAXIMUM OF 12 ALLOWED.

LANDSCAPE COVERAGE
SEE LANDSCAPE PLANS

VICINITY MAP



PROJECT SITE
420 PENNSFIELD
THOUSAND OAKS, CALIFORNIA 91360



REVISIONS:

NO	DESCRIPTION	DATE

MEDICAL OFFICE BUILDING
420 PENNSFIELD PLACE
THOUSAND OAKS, CALIFORNIA
APN: 669-0-021-080

PROJECT NUMBER:

2021.10

SHEET NAME:

COVER SHEET

SHEET NUMBER:

CS