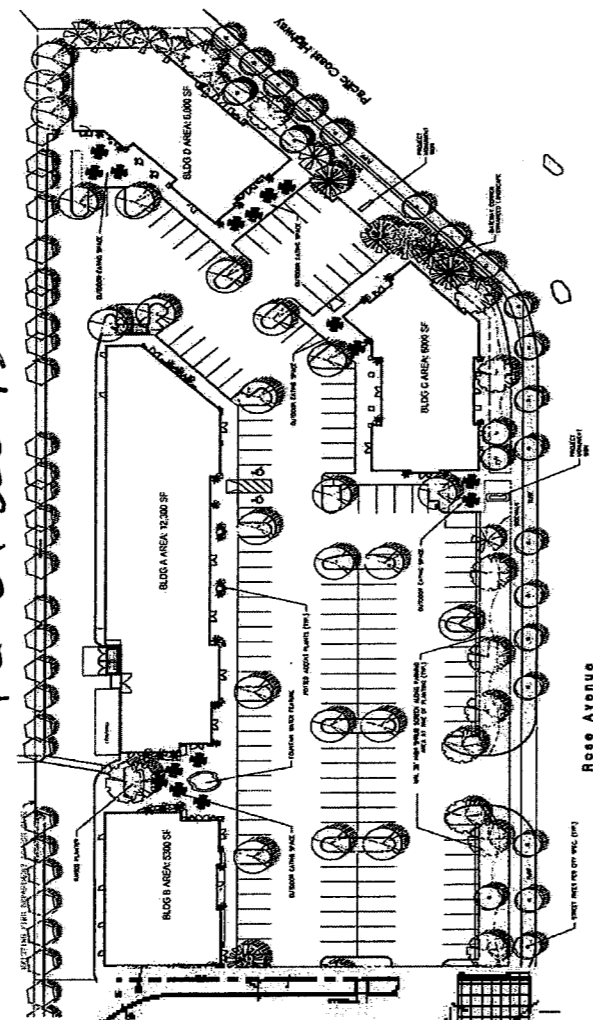


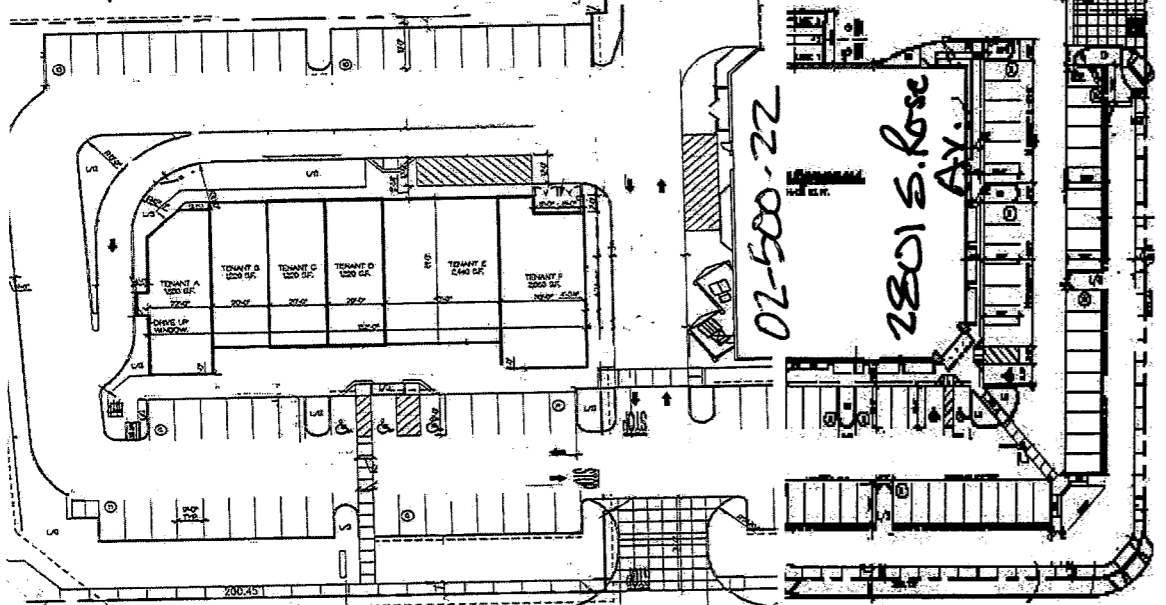


PZ 04-500-15

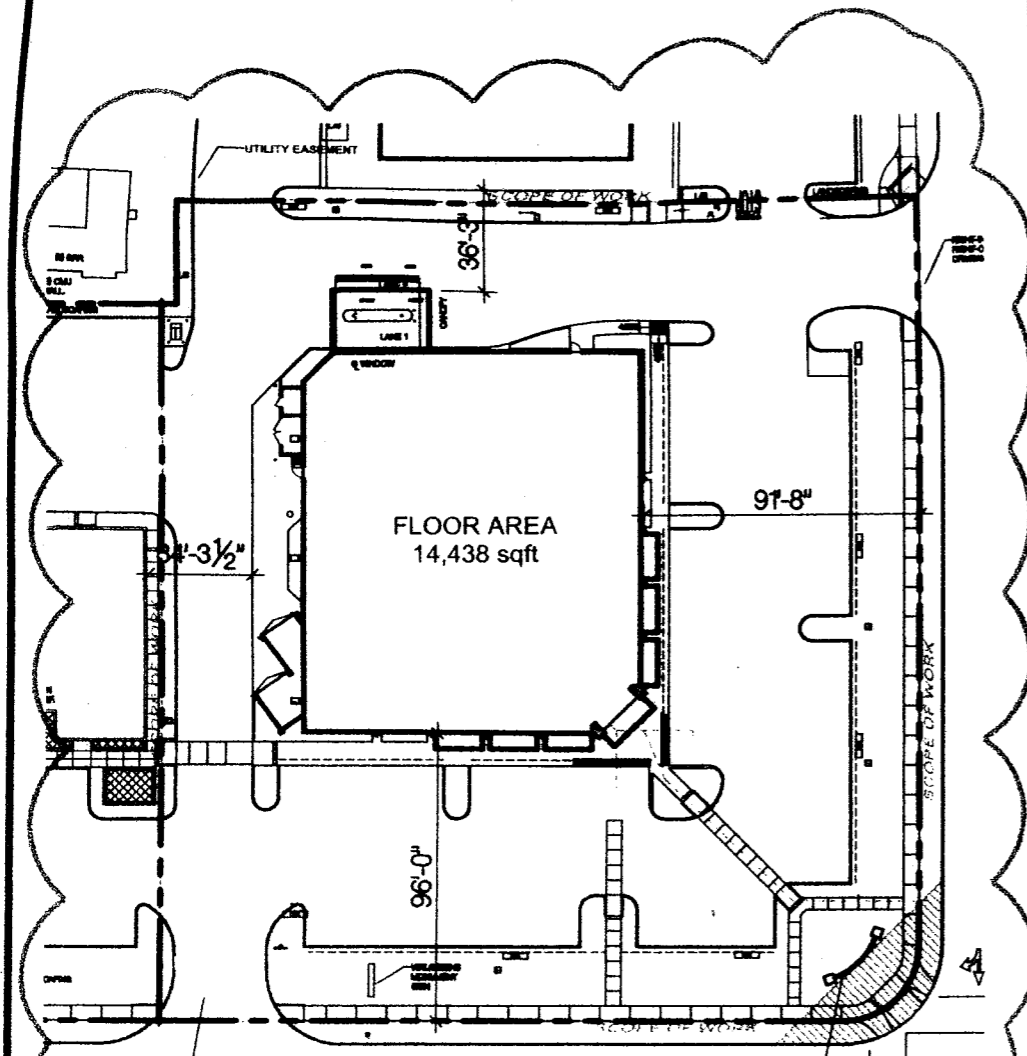


Rose Avenue

PZ 03-500-10



CHANNEL IS. BL.



FLOOR AREA
14,438 sqft

CHANNEL ISLANDS BLVD.

AREA BOUNDARY PLAN

1" = 64'

SEE A0.1 FOR ALLOWABLE AREA CALCULATIONS.



- 7 ASPHALT PAVING PER
- 8 CONC. PAVEMENT FOR
- 9 ACCESSIBLE PARKING
- 10 CANOPY COLUMN.
- 11 ACCESSIBLE LOADING
- 12 ASPHALT PAVING SH.
- 13 TRASH ENCLOSURE,
- 14 MONUMENT SIGN PER
- 15 2'-0" VEHICLE OVER
- 16 PARKING STRIPING F
- 17 CANOPY ABOVE.
- 18 FIRE HYDRANT PER
- 19 RED CURB ALONG D
- 20 LIGHT POLE, TYP. \
- 21 ADA ACCESSIBLE PA
- 22 (E) SPLIT FACE CON
- 23 DIRECTIONAL SIGN F
- 24 FULLY ACCESSIBLE
- 25 BLUE STRIPING @ F
- 26 CONCRETE NON-DEF
- 27 CONC. PAD @ DRIVE
- 28 PLANTER TYP.
- 29 BACKFLOW PREVENTI
- 30 LOCATION FOR WHITE
- 31 FIRE DEPT. SIAMESE
- 32 WALL MTD. SITE LIG
- 33 9'-0" x 19'-0" STI
- 34 PAINTED WHITE DIRE
- 35 24" OCTAGONAL STC
- 36 ADA STORE ENTRANC
- 37 ADA HC PKG SIGN I
- 38 PIPE BOLLARD PER
- 39 ADA ENTRANCE SIGN
- 40 ADA PKG SIGN PER
- 41 ACCESSIBLE PATH O

UCT. DWGS. COLOR TO MATCH
 ONE WHITE"
 7'-0" COURSE 8" AIRVOL PRECISION
 HEMLOCK GREEN.
 METAL COPING, GUTTERS, PARAPET
 FLASHING ADJACENT TO STANDING
 SCRIPT SIGN. INTERNALLY ILLUMINATED.
 GN. SEE A5.2
 ID.
 2
 HT, MOUNT MAX +14' AFF PER DESIGN
 A5.2, NO. 7
 SH" PREFIN.
 BC WHITE
 ALUM FIN. O/STRUCT. STEEL COL
 CLADDING TO MATCH
 R ANOD. ALUM.
 ER TUBE.
 AIRVOL COLOR #60d612e, EVERY 4TH
 AND DOWNSPOUT TO BE FABRICATED
 SHEETMETAL TO MATCH IMSA
 DING W/ CLEAR STAIN FIN.
 60d612e.
 O MATCH ICI 325 AUTUMN BLUSH.
 R TO MATCH BUILDING WAINSCOT
 COI OR: POWDER COAT TO MATCH
 FIN MTL CLADDING. COLOR: HEMLOCK
 ANSPARENT & NON-REFLECTIVE

DRAWINGS/SPECIFICATIONS BY:

WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

SIGN AREA SUMMARY		
	PROVIDED	ALLOWED
ELEVATION #1 (SOUTH ELEVATION)	FRONTAGE 128'	128' X 5' = 64 SF.
20'-8 3/4" WALGREENS SCRIPT SIGN	33.5 S.F.	
12" 1-HR PHOTO INDIVIDUAL LETTER	9.30 S.F.	
12" PHARMACY INDIVIDUAL LETTER	8.50 S.F.	
	51.3 S.F.	64 S.F.
CHANNEL ISLANDS ENTRANCE		
MONUMENT SIGN (BOTH SIDES COUNTED)	34.2 S.F.	50.0 S.F.
ELEVATION #2 (WEST ELEVATION)	FRONTAGE 148'	148' X 5' = 73 SF.
EXIT INDIV LETTER SIGN (DIRECTIONAL)	2.1 S.F.	73.0 S.F.
ELEVATION #3 (NORTH ELEVATION)	FRONTAGE 117'	117' X 5' = 585 SF.
26'-8 1/2" WALGREENS SCRIPT SIGN	55.8 S.F.	58.5 S.F.
ELEVATION #4 (EAST ELEVATION) (PRIMARY FRONTAGE)	FRONTAGE 148'	148' X 2' = 296 SF.
20'-8 3/4" WALGREENS SCRIPT SIGN	33.5 S.F.	
12" 1-HR PHOTO INDIVIDUAL LETTER	9.30 S.F.	
12" PHARMACY INDIVIDUAL LETTER	8.50 S.F.	
D.T. PHARMACY INDIV. LETTER SIGN (DIRECTIONAL)	12.6 S.F.	
	63.9 S.F.	74 S.F.
ROSE ENTRANCE		
MONUMENT SIGN (BOTH SIDES COUNTED)	34.2 S.F.	50.0 S.F.
GATEWAY SIGNAGE		
RETAIL DISTRICT IDENTIFIER	32.0 S.F.	EXEMPT
TOTAL BUILDING SIGNAGE	173.1 S.F.	491.5 S.F.
TOTAL SITE SIGNAGE	68.4 S.F.	100.0 S.F.
TOTAL SIGNAGE AREA	241.5 S.F.	591.5 S.F.

SIGN CODE SUMMARY

THE ARRANGEMENT AND CALCULATION FOR THE SIGN AREA SUMMARY IS PER THE CITY PROJECT PLANNER. SIGNAGE AREAS PROVIDED BY THIS DRAWING SET ARE LIMITED TO THE DISCRETION OF THE PROJECT PLANNER, THE DESIGN GUIDELINES, THE MASTER SIGN PROGRAM, AND THE CITY COUNCIL. THESE AREAS ARE THE MAXIMUM ALLOWANCES OF BUILDING AND SITE SIGNAGE AS

6250022
 Per Building Permit
 04-2355
 * 10' max 44'
 8.2' φ
 7.5' φ
 2.1' φ
 120' φ
 8.2' φ
 7.5' φ
 12.6' φ
 32.6' φ
 305.6' φ
 TOTAL SIGNAGE
 8/24/04
 JOE HERRONIA
 ALLOWED
 319.5' φ

MONUMENT SIGN NOTES

THIS SIGN WORK SHALL CONSIST OF THE CONSTRUCTION AND INSTALLATION OF ONE NEW DOUBLE-FACED MONUMENT SIGN. SIGN POWER, MASONRY BASE AND FOUNDATION BY LANDLORD'S CONTRACTOR. WALGREENS' SIGN FACES, STRUCTURAL SUPPORTS AND CABINETS BY WALGREENS' SIGN CONTRACTOR.

LOCAL SIGN CODE LIMITS THE FACE AREA OF FREESTANDING SIGNAGE TO 17 SQ.FT. AND A MAXIMUM SIGN HEIGHT OF 5'-0". CODE MANDATES USE OF BRICK BASE.

WALGREENS' PRIMARY PANEL SIGN FACES TO BE FABRICATED FROM ROHM AND HAAS #7328 WHITE IMPACT RESISTANT DR ACRYLIC. SIGN FACES TO HAVE RED BACKGROUND WITH WHITE COPY AND STARS; BLUE MORTAR AND PESTLE FORMATTED WITH 3M #3630-53 "CARDINAL RED" AND 3M #3630-36 "BLUE" SURFACE APPLIED VINYL FILMS.

PROVIDE TWO (2) CONDUITS TO PYLON: ONE FOR LIGHTING CIRCUIT. THE OTHER FOR COAXIAL CABLE FROM CONTROL CENTER TO POSSIBLE FUTURE LED READERBOARD. PROVIDE 300' COAXIAL CABLE FOR EACH GROUND SIGN (REFER TO SITE PLAN).

THE MORTAR AND PESTLE SYMBOL:
9" OVERALL SYMBOL HEIGHT AND 8" OVERALL SYMBOL WIDTH.

"WALGREENS" EXTENDED SCRIPT COPY:
8" CAPITAL AND 6" LOWER CASE LETTER HEIGHTS; 11" OVERALL COPY HEIGHT AND 6'-6" OVERALL LENGTH.

"DRIVE-THRU PHARMACY" HELVETICA MEDIUM COPY: 3" CAPITAL LETTER HEIGHT AND 5'-10" OVERALL COPY LENGTH.

INTERNAL C.W.H.O. FLUORESCENT ILLUMINATION.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD BY THE SIGN CONTRACTOR PRIOR TO SIGN FABRICATION.

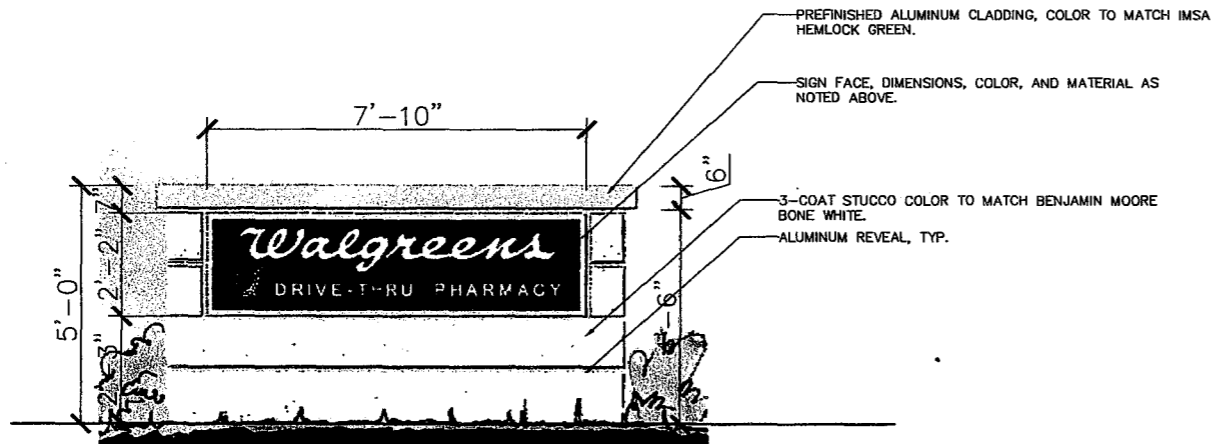
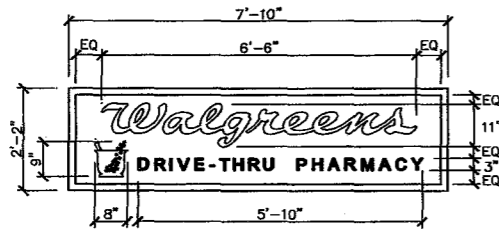
SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNS' COMPLIANCE TO ALL APPLICABLE CODES AND ORDINANCES.

SIGN CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO INSTALL THE SIGN.

SIGN CONTRACTOR SHALL FURNISH (2) TWO SETS OF SHOP DRAWINGS FOR APPROVAL TO THIS OFFICE BEFORE FABRICATION.

ALL SIGNS TO BE FABRICATED ACCORDING TO THE UNDERWRITERS LABORATORIES SPECIFICATIONS AND TO BEAR UL LABELS.

PROVIDE DISCONNECT SWITCH ON EXTERIOR OF SIGN FOR EACH CIRCUIT TO COMPLY WITH STATE AND LOCAL CODES.



TOTAL SIGN FACE AREA = 17 S.F.

1 MONUMENT SIGN ELEVATION

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

REVISIONS				
NO.	DATE	BY	DESCRIPTION	CONST

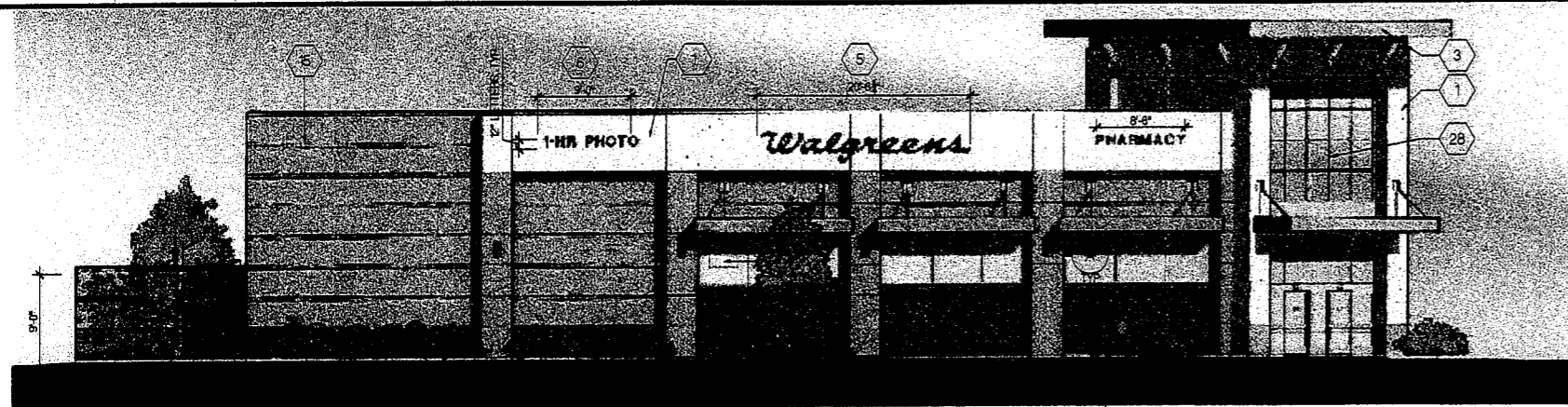


200 WILMOT ROAD
DEERFIELD, IL 60015-4616

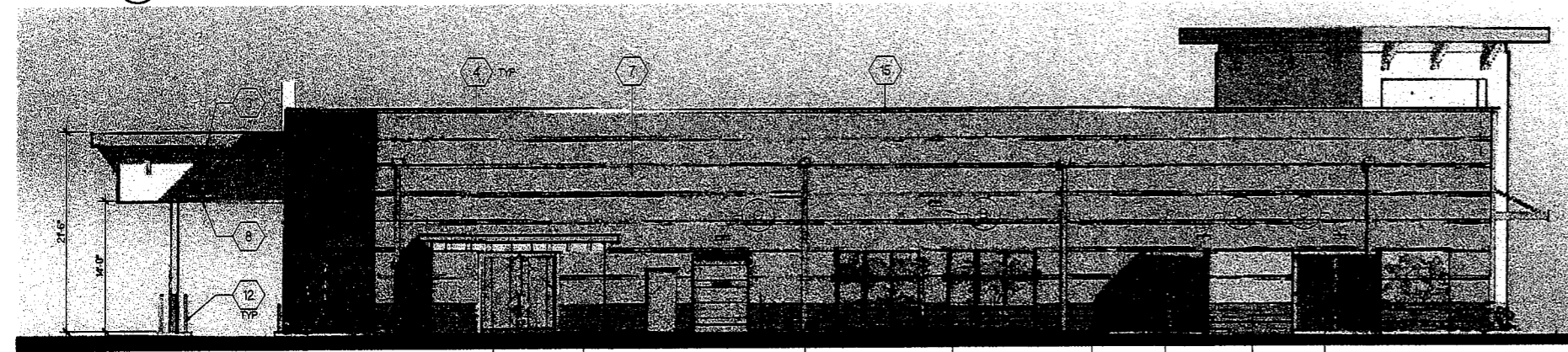
TITLE: FREESTANDING SIGNAGE
ADDRESS: (NWC) ROSE & CHANNEL ISLANDS BLVD.
LOCATION: OXNARD, CA.
STORE #: 07305

SCALE: AS SHOWN
DRAWN BY: HERWEG
DATE: 3/7/03
CADD PLOT: d507305ox.dwg

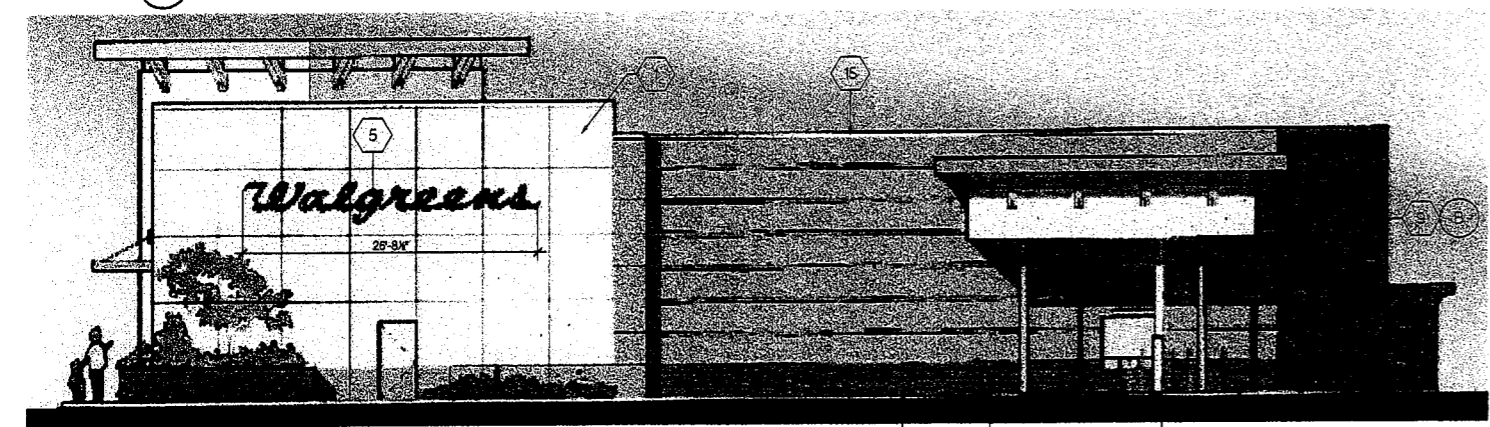
SHEET: D-5



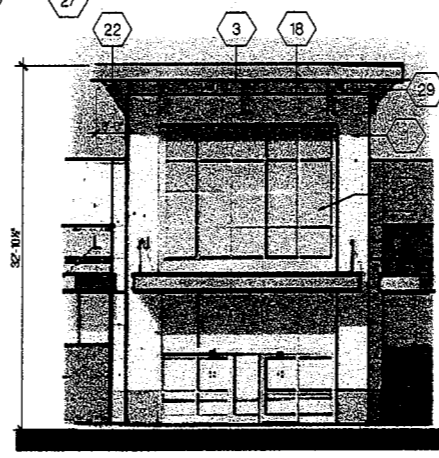
1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



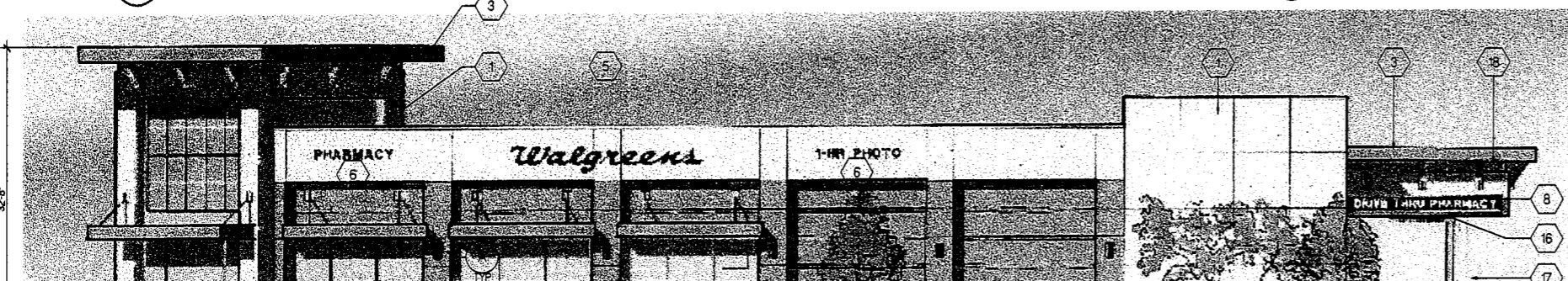
2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



5 FRONT TOWER ELEVATION
1/8" = 1'-0"



- EXTERIOR ELEVATIONS KEYED NOTES
- DESCRIPTION
- 7/8 CEMENTITIOUS PLASTER OVER MTL LATH, OVER 2 LAYERS GRADE D BLDG PAPER WOOD FRAME STRUCTURE PER STRUCT DWGS. COLOR TO MATCH BENJAMIN MOORE 'BONE WHITE'
 - 8" CMU BLOCK TO +7'-0" COURSE 8" AIRVOL PRECISION COLOR #671609g.
 - METAL ROOF. COLOR IMSA HEMLOCK GREEN.
 - PREFINISHED SHEET METAL COPING, GUTTERS, PARAPET CAP FLASHING, AND FLASHING ADJACENT TO STANDING SEAM ROOF.
 - RED 'WALGREENS' SCRIPT SIGN, INTERNALLY ILLUMINATED.
 - INDIVIDUAL LETTER SIGN. SEE A52
 - ROOF DECK BEYOND.
 - BOX SIGN. SEE A52
 - WALL-MOUNTED LIGHT, MOUNT MAX +14" AFF PER DESIGN GUIDELINES.
 - TOTE ENCLOSURE
 - TRASH COMPACTOR
 - PIPE BOLLARD.
 -
 - WINDOW SIGN. SEE A52, NO. 7
 - PARAPET. CAP FLASHING, PREFIN. COLOR TO MATCH BONE WHITE
 - 'CLEARANCE' SIGN.
 - COL. W/ BRUSHED ALUM FIN. O/STRUCT. STEEL COL.
 - PREFINISHED METAL CLADDING TO MATCH STOREFRONT CLEAR ANOD. ALUM.
 - PNEUMATIC TRANSFER TUBE
 - 4" SPLIT-FACE CMU, AIRVOL COLOR #600612a, EVERY 4TH COURSE
 - CONDUCTOR HEAD AND DOWNSPOUT TO BE FABRICATED FROM PREFINISHED SHEETMETAL TO MATCH IMSA 'HEMLOCK GREEN'
 - WOOD TIMBER BRACING W/ CLEAR STAIN FIN.
 - PRECISION: AIR VOL 600612a
 - STUCCO PILASTER TO MATCH ICI 325 AUTUMN BLUSH.
 - STUCCO PLANTER TO MATCH BUILDING WAINSCOT COLOR.
 - 2 x 2 TS. ESPALIER, COLOR: POWDER COAT TO MATCH HEMLOCK GREEN.
 - STL. GATES W/ PREFIN MTL CLADDING. COLOR: HEMLOCK GREEN.
 - GLAZING TO BE TRANSPARENT & NON-REFLECTIVE
 - TIMBER BRACING W/CLEAR STAIN FIN. W/BRUSHED ALUM BLOCKING BEHIND.

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL
847-940-2500 80015-4816

DRAWING/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

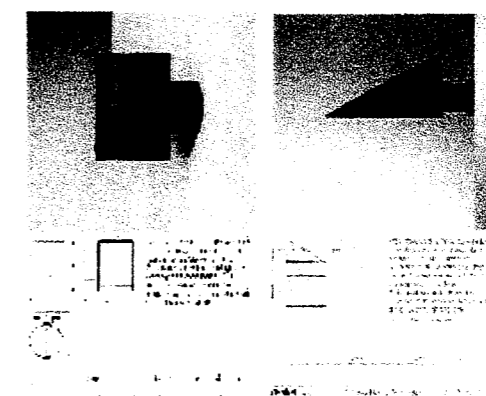
STORE		BUILDING	
NEW	<input checked="" type="checkbox"/>	NEW	<input checked="" type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

SIGN AREA SUMMARY

	PROVIDED	ALLOWED
ELEVATION #1 SOUTH ELEVATION	FRONTAGE 148'	188' X 8' = 84 S.F.
20'-0" W/ WALGREENS SCRIPT SIGN		33.5 S.F.
12" 1-HR PHOTO INDIVIDUAL LETTER	9.30 S.F.	
12" PHARMACY INDIVIDUAL LETTER	8.50 S.F.	
MONUMENT SIGN (BOTH SIDES COUNTED)	34.2 S.F.	50.0 S.F.
	85.5 S.F.	114.0 S.F.
ELEVATION #2 WEST ELEVATION	FRONTAGE 148'	148' X 8' = 78 S.F.
EXIT BOX SIGN (DIRECTIONAL)	10.0 S.F.	73.0 S.F.
	10.0 S.F.	
ELEVATION #3 NORTH ELEVATION	FRONTAGE 117'	117' X 8' = 686 S.F.
20'-0" W/ WALGREENS SCRIPT SIGN	55.5 S.F.	55.5 S.F.
	55.5 S.F.	55.5 S.F.
ELEVATION #4 EAST ELEVATION	FRONTAGE 148'	148' X 2' = 296 S.F.
20'-0" W/ WALGREENS SCRIPT SIGN	33.5 S.F.	
12" 1-HR PHOTO INDIVIDUAL LETTER	9.30 S.F.	
12" PHARMACY INDIVIDUAL LETTER	8.50 S.F.	
DRIVE THRU PHARMACY BOX SIGN (DIRECTIONAL)	34.2 S.F.	
MONUMENT SIGN (BOTH SIDES COUNTED)	34.2 S.F.	50.0 S.F.
	119.5 S.F.	346 S.F.
TOTAL BUILDING SIGNAGE	202.4 S.F.	481.5 S.F.
TOTAL SITE SIGNAGE	84.0 S.F.	100.0 S.F.
TOTAL SIGNAGE AREA	272.8 S.F.	581.5 S.F.

SIGN CODE SUMMARY
 THE ARRANGEMENT AND CALCULATION FOR THE SIGN AREA SUMMARY IS PER THE CITY PROJECT PLANNER. SIGNAGE AREAS PROVIDED BY THIS DRAWING SET ARE LIMITED TO THE DISCRETION OF THE PROJECT PLANNER, THE DESIGN GUIDELINES AND THE CITY COUNCIL. THESE AREAS ARE THE MAXIMUM ALLOWANCES OF BUILDING AND SITE SIGNAGE AS INTERPRETED UNDER THE APPLICABLE ORDINANCES. W/REQUESTED VARIANCE FOR SOUTHERN ELEVATION AND SECOND MONUMENT SIGN.

Paul Poirier + Michael David
ARCHITECTS
150 West Alameda, Suite C Santa Barbara, CA 93105
phone: (805)365-6664 fax: 805-665-6665



FIXTURE A FIXTURE B

NO.	DATE	BY	DESCRIPTION	CONS.

REVISIONS
 CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.



STORE NUMBER 07305
 PROJECT NAME
 WALGREENS STORE
 NWC ROSE AVE. & CHANNEL ISLANDS BLVD.
 OXNARD, CALIFORNIA 93033
 DRAWING TITLE