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STRUCTURAL

ELECTRICAL

MECHANICAL

PLUMBING

ARCHITECTURAL

GREEN ISLAND VILLAS

635 LOS ANGELES AVE
MOORPARK , CA

FOR

SKY LINE 66, LLC

23622 CALABASAS ROAD , 121
CALABASAS, CA. 91302

CONSULTANTS

GENERAL CONTRACTOR

SUMMER LAND PARTNERS GROUP,INC
23622 CALABASAS RD. #121
CALABASAS, CA. 91302
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TEL: (747)247-2770

STRUCTURAL ENGINEER

NAIM + ASSOCIATES
12340 SANTA MONICA BLVD
LOS ANGELES, CA. 90025
–
TEL: (310)826-0091
FAX: ( )

CIVIL ENGINEER

LUND AND ASSOCIATES
349 VIRGINIA STREET #7
EL SEGUNDO, CA 90245
TEL: (310)364-3100

LANDSCAPE ARCHITECT

PAUL LEWIS
13351-D RIVERSIDE DRIVE #445
SHERMAN OAKS, CA 91423
TEL: (818)788-9382
FAX: (818)788-3217

BUILDING ANALYSIS
PER CBC BUILDING CODE 2016

PER CALIFORNIA BLDG CODE 2016
WITH AMENDMENTS BY CITY OF MOORPARK

JOB ADDRESS 635 LOS ANGELES AVE.
LEGAL DESCRIPTION:
TRACT: 1240
LOT: 44 SOUTHEASTERLY CORNER
LOT: 51 NORTHEASTERLY CORNER
ZONE : C-2 PER GENERAL PLAN
ASSESOR PARCEL NUMBER (APN): 511014130

LOT SIZE : 470.67' X 371.00'
LOT AREA: 174,618.57 SQ.FT.

SPACE CALCULATIONS

DRIVEWAY SPACE 35,116.00 SQ. FT.
OPEN SPACE 39,728.00 SQ. FT.

PROJECT DESCRIPTION

18 UNITS – 2 BEDROOMS
+ 2 1/2 BATHROOMS + 2 PARKING SPACES 1,813 SQ. FT.

51 UNITS – 3 BEDROOMS
+ 2 1/2 BATHROOMS + 2 PARKING SPACES 2,033 SQ. FT.

AREA CALCULATIONS

1,813 sq.ft x 18 UNITS-2 BDR =32,634 SQ. FT.
2,033sq.ft x 51 UNITS-3 BDR =103,683 SQ. FT.

TOTAL =136,317 SQ. FT.

PARKING SPACES

69 RESIDENTIAL UNITS -2 PARKING 138 PARKING SPACES
GUEST PARKING 35 PARKING SPACES

COMMUNITY CENTER

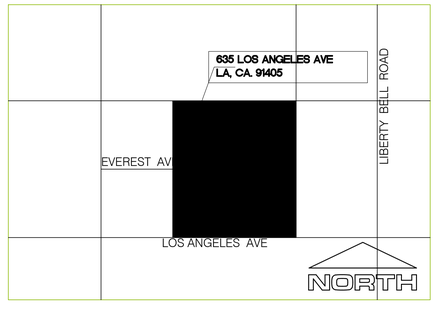
FIRST FLOOR LEVEL =1,916 SQ. FT.

TOTAL =1,916 SQ. FT.

• FULLY SPRINKLERED

REVISIONS

VICINITY MAP



KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 367-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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DRAWER#:

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REVISIONS

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COVER SHEET
1/8"=1'-0"

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GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT | CLIENT

17-029

PROJECT NO.
SHEET NO.
A0.0

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 6, 2020

PC ATTACHMENT 3

BUILDING AREA ANALYSIS

TYPE A		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 36	2 BDRM 2 1/2 BATH	1,764 SQ. FT.
UNIT 37	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
2 UNITS		3,753 SQ. FT.

TYPE AR		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 34	3 BDRM 2 1/2 BATH	1,984 SQ. FT.
UNIT 35	2 BDRM 2 1/2 BATH	1,764 SQ. FT.
2 UNITS		3,753 SQ. FT.

TYPE B		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 38	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 39	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 40	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 41	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 42	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 43	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
6 UNITS		11,934 SQ. FT.

TYPE D		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 29	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 30	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 31	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 32	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 33	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
5 UNITS		9,945 SQ. FT.

TYPE ER		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 23	2 BDRM 2 1/2 BATH	1,764 SQ. FT.
UNIT 24	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 25	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 26	2 BDRM 2 1/2 BATH	1,764 SQ. FT.
4 UNITS		7,506 SQ. FT.

TYPE E		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 27	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 28	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
2 UNITS		3,978 SQ. FT.

TYPE F		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 56	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
UNIT 57	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 58	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 59	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
4 UNITS		7,228 SQ. FT.

TYPE FR		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 60	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
UNIT 61	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 62	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 63	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
4 UNITS		7,228 SQ. FT.

TYPE F-1		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 48	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
UNIT 49	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 50	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 51	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
4 UNITS		7,228 SQ. FT.

TYPE FR-2		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 52	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
UNIT 53	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 54	3 BDRM 2 1/2 BATH	1,929 SQ. FT.
UNIT 55	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
4 UNITS		7,228 SQ. FT.

TYPE F-3		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 44	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
UNIT 45	3 BDRM 2 1/2 BATH	1,876 SQ. FT.
UNIT 46	3 BDRM 2 1/2 BATH	1,876 SQ. FT.
UNIT 47	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
4 UNITS		7,122 SQ. FT.

TYPE FR-4		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 1	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
UNIT 2	3 BDRM 2 1/2 BATH	1,876 SQ. FT.
UNIT 3	3 BDRM 2 1/2 BATH	1,876 SQ. FT.
UNIT 4	2 BDRM 2 1/2 BATH	1,685 SQ. FT.
4 UNITS		7,122 SQ. FT.

TYPE GR		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 64	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 65	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
UNIT 66	3 BDRM 2 1/2 BATH	1,989 SQ. FT.
3 UNITS		5,967 SQ. FT.

TYPE G		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 67	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 68	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 69	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
3 UNITS		6,099 SQ. FT.

TYPE I		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 11	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 12	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 13	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 14	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 15	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 16	2 BDRM 2 1/2 BATH	1,813 SQ. FT.
6 UNITS		11,978 SQ. FT.

TYPE J		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 17	2 BDRM 2 1/2 BATH	1,813 SQ. FT.
UNIT 18	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 19	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 20	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 21	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 22	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
6 UNITS		11,978 SQ. FT.

TYPE K		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 5	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 6	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 7	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 8	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 9	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 10	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
6 UNITS		12,198 SQ. FT.

TOTAL AREAS		
BUILDING NUMBER	UNITS	AREA
BUILDING-A	2	3,753 SQ. FT.
BUILDING-AR	2	3,753 SQ. FT.
BUILDING-B	6	11,934 SQ. FT.
BUILDING-D	5	9,945 SQ. FT.
BUILDING-E	2	3,978 SQ. FT.
BUILDING-ER	4	7,506 SQ. FT.
BUILDING-F	4	7,228 SQ. FT.
BUILDING-FR	4	7,228 SQ. FT.
BUILDING-F-1	4	7,228 SQ. FT.
BUILDING-FR-2	4	7,228 SQ. FT.
BUILDING-F-3	4	7,122 SQ. FT.
BUILDING-FR-4	4	7,122 SQ. FT.
BUILDING-G	3	5,967 SQ. FT.
BUILDING-GR	3	5,967 SQ. FT.
BUILDING-I	6	11,709 SQ. FT.
BUILDING-J	6	11,709 SQ. FT.
BUILDING-K	6	11,934 SQ. FT.
TOTAL	69 UNITS	131,311 SQ. FT.

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BUILDING AREA ANALYSIS

ISSUED COPIES — SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

17-029 — PROJECT NO.

SHEET NO.
A0.1

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 6, 2020

SITE PLAN

LOS ANGELES AVE.

STREET C

STREET A

STREET B

STREET D

RESIDENTIAL

PROPERTY LINE

EXISTING 6' EDISON EASEMENT PER DOC NO. 2000-1148251

EXISTING 6' EDISON EASEMENT PER DOC NO. 1935-PAGE 222

EXISTING 20' STORM EASEMENT PER DOC NO. 93-079359

8'HIGH MASONRY WALLFENCE

8'HIGH MASONRY WALLFENCE (SOUND BARRIER)

BLDG -K
UNIT 5 — 86.70'FF
UNIT 6 — 86.70'FF
UNIT 7 — 86.80'FF
UNIT 8 — 86.80'FF
UNIT 9 — 86.90'FF
UNIT 10 — 86.90'FF

BLDG -J
UNIT 11 — 87.0'FF
UNIT 12 — 87.10'FF
UNIT 13 — 87.20'FF
UNIT 14 — 87.20'FF
UNIT 15 — 87.30'FF
UNIT 16 — 87.40'FF

UNIT 17 — 87.50'FF

BLDG -I
UNIT 18 — 87.60'FF
UNIT 19 — 87.80'FF
UNIT 20 — 87.80'FF
UNIT 21 — 87.90'FF
UNIT 22 — 87.90'FF

BLDG -FR4
UNIT 4 — 86.62'FF
UNIT 3 — 86.52'FF
UNIT 2 — 86.52'FF
UNIT 1 — 86.42'FF

BLDG -F-1
UNIT 48 — 86.62'FF
UNIT 49 — 86.52'FF
UNIT 50 — 86.52'FF
UNIT 51 — 86.42'FF

BLDG -G
UNIT 69 — 86.80'FF
UNIT 68 — 86.90'FF
UNIT 67 — 87.00'FF

BLDG -GR
UNIT 66 — 87.20'FF
UNIT 65 — 87.30'FF
UNIT 64 — 87.40'FF

BLDG -FR
UNIT 63 — 88.00'FF
UNIT 62 — 88.10'FF
UNIT 61 — 88.10'FF
UNIT 60 — 88.20'FF
UNIT 59 — 88.30'FF
UNIT 58 — 88.20'FF
UNIT 57 — 88.20'FF
UNIT 56 — 88.10'FF

BLDG -ER
UNIT 23 — 88.00'FF
UNIT 24 — 88.10'FF
UNIT 25 — 88.10'FF
UNIT 26 — 88.20'FF

BLDG -E
UNIT 27 — 88.30'FF
UNIT 28 — 88.30'FF

BLDG -F-3
UNIT 47 — 86.52'FF
UNIT 46 — 86.62'FF
UNIT 45 — 86.62'FF
UNIT 44 — 86.72'FF

BLDG -FR2
UNIT 52 — 86.52'FF
UNIT 53 — 86.62'FF
UNIT 54 — 86.62'FF
UNIT 55 — 86.72'FF

BLDG -F
UNIT 34 — 87.85'FF
UNIT 35 — 87.75'FF
UNIT 36 — 87.4'FF
UNIT 37 — 87.3'FF

BLDG -B
UNIT 43 — 87.0'FF
UNIT 42 — 87.0'FF
UNIT 41 — 86.9'FF
UNIT 40 — 86.9'FF
UNIT 39 — 87.0'FF
UNIT 38 — 87.1'FF

BLDG -A

BLDG -AR

BLDG -D
FF= 86.75
UNIT 33 — 88.05'FF
UNIT 32 — 88.15'FF
UNIT 31 — 88.15'FF
UNIT 30 — 88.25'FF
UNIT 29 — 88.25'FF

COMMON AREA
PLAYGROUND AREA
RECREATION CENTER
DOG PARK
TRELLIS PER ARCH'T
RIGHT TURN ONLY

DRIVEWAY

NOTES

SPACE CALCULATION

DRIVEWAY SPACE - 45,130 S.F.

OPEN SPACE - 11,420 S.F.

PROJECT DESCRIPTION

18 UNITS - 2 BEDROOMS + 2 1/2 BATHROOMS + 2 PARKING SPACES (SQ.FT.GROSS AREA EACH UNIT SEE A0.1)

51 UNITS - 3 BEDROOMS + 2 1/2 BATHROOMS + 2 PARKING SPACES (GROSS AREA EACH UNIT SEE A01)

TOTAL
69 RESIDENTIAL UNITS
138 PARKING SPACES
35 GUEST PARKING

RECREATION CENTER

RECREATION
GYM ROOM
RESTROOM
STORAGE
(1,900 SQ.FT.GROSS AREA)

KEYNOTES

- CONCRETE WALKWAY
- ACCESS EASEMENT
- GUEST PARKING STANDARD STALL-9'x20'
- POOL AREA
- PLAYGROUND AREA
- WOOD FENCE
- DOG PARK
- 3' WIDE STAMPED CONCRETE WALKWAY
- 6' WIDE PERMEABLE PAVERS
- WHITE STRIPED CROSS WALK
- ACCESSIBLE THE HANDICAPPED AT PRIMARY ENTRY LEVEL
- H/C SURFACE (DOMES)

LEGEND

- STREET LIGHT
- EXISTING EDISON EASEMENT
- BUILDING ELEVATION

NORTH

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REVISIONS

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SHEET TITLE

SITE PLAN
1/16"=1'-0"

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
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PROJECT NO.

SHEET NO.

A2.0

January 13, 2020

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

RESIDENTIAL

PROPERTY LINE

RESIDENTIAL

STREET C

DRIVEWAY

STREET D

STREET B

STREET A

COMMON AREA

POOL

PLAYGROUND AREA

DOG PARK

ALL POOL GATES TO BE SELF CLOSING/SELF LATCHING PER POOL PLAN

TRELLIS PER ARCH

REMOVE CURB /PLANTER PAVE TO PROPERTY LINE

EASEMENT

CAREX DIVULSA PLANTED IN CUT OUT AT GARAGE (TYP)

RIGHT TURN ONLY

PROPERTY LINE

RESIDENTIAL

KEYNOTES

- CONCRETE WALKWAY
- ACCESS EASEMENT
- 3' WIDE CONTINUOUS STAMPED CONCRETE
- 6' WIDE PERMEABLE PAVERS
- WHITE STRIPED CROSS WALK
- ACCESSIBLE THE HANDICAPPED AT PRIMARY ENTRY LEVEL
- H/C SURFACE

FOR ADDITIONAL PAVEMENT INFORMATION SEE A2.3

NORTH

LOS ANGELES AVE.

SITE PAVING PLAN

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

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TEL.: (818) 367-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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SITE PAVING PLAN
1/16"=1'-0"

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

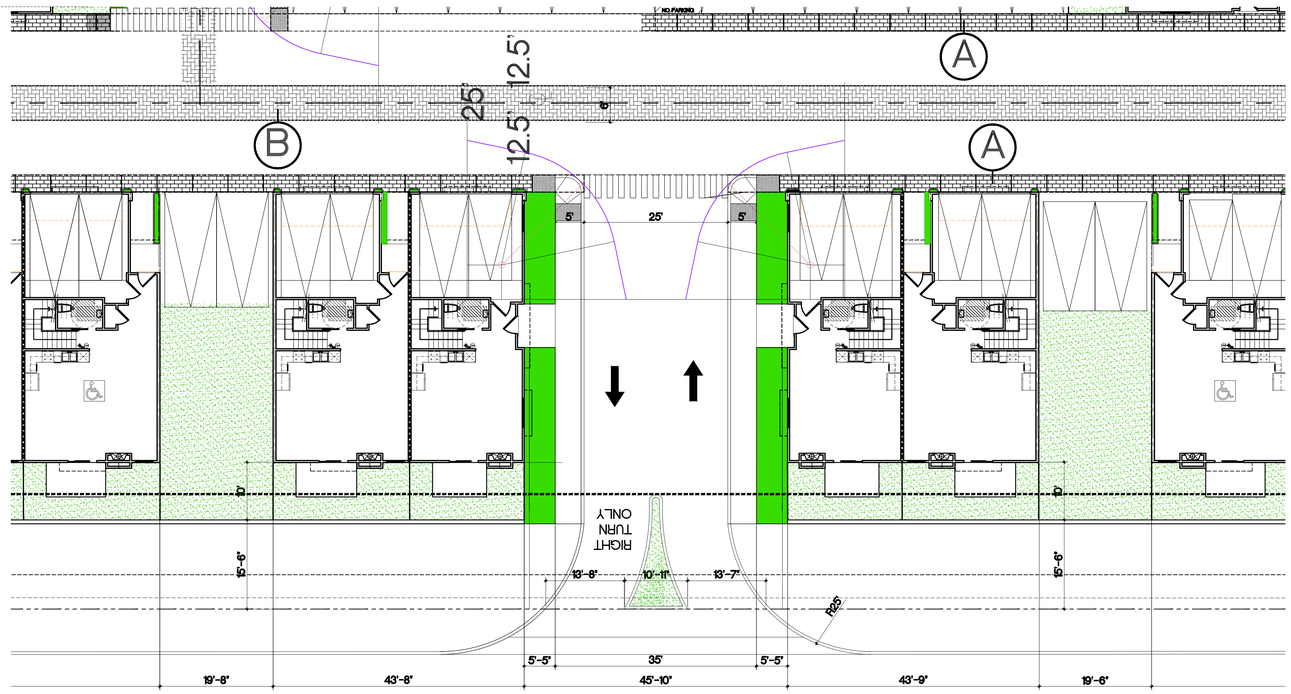
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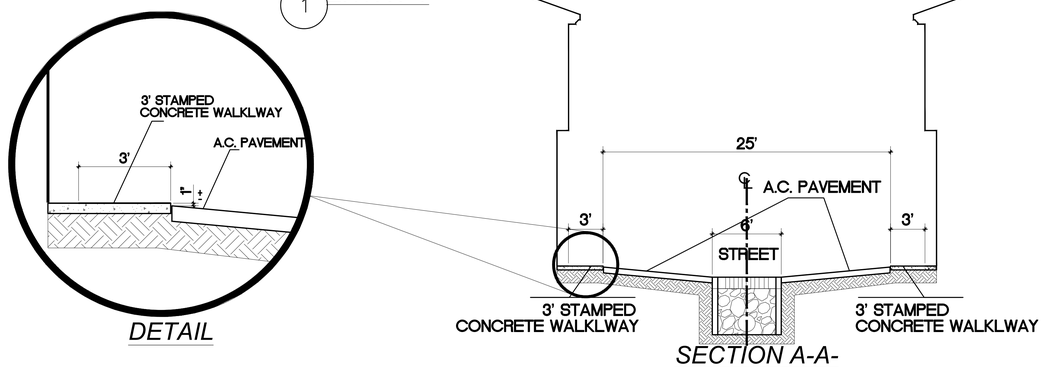
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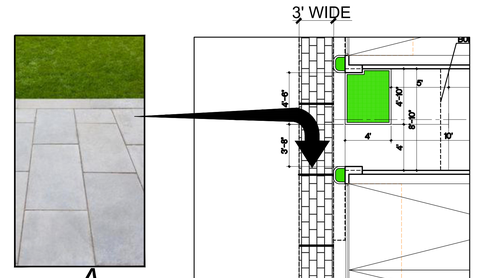
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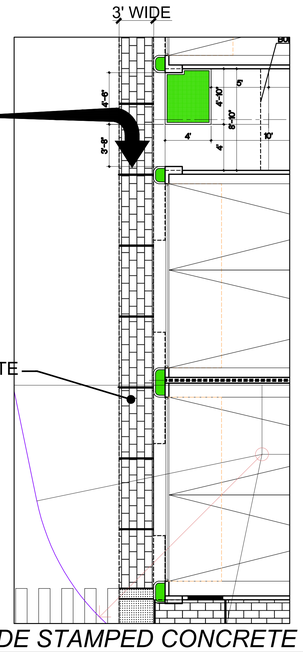
January 13, 2020



1 *ENTRY 1*



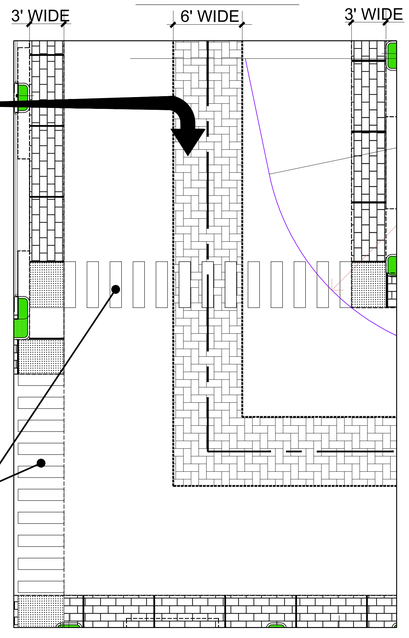




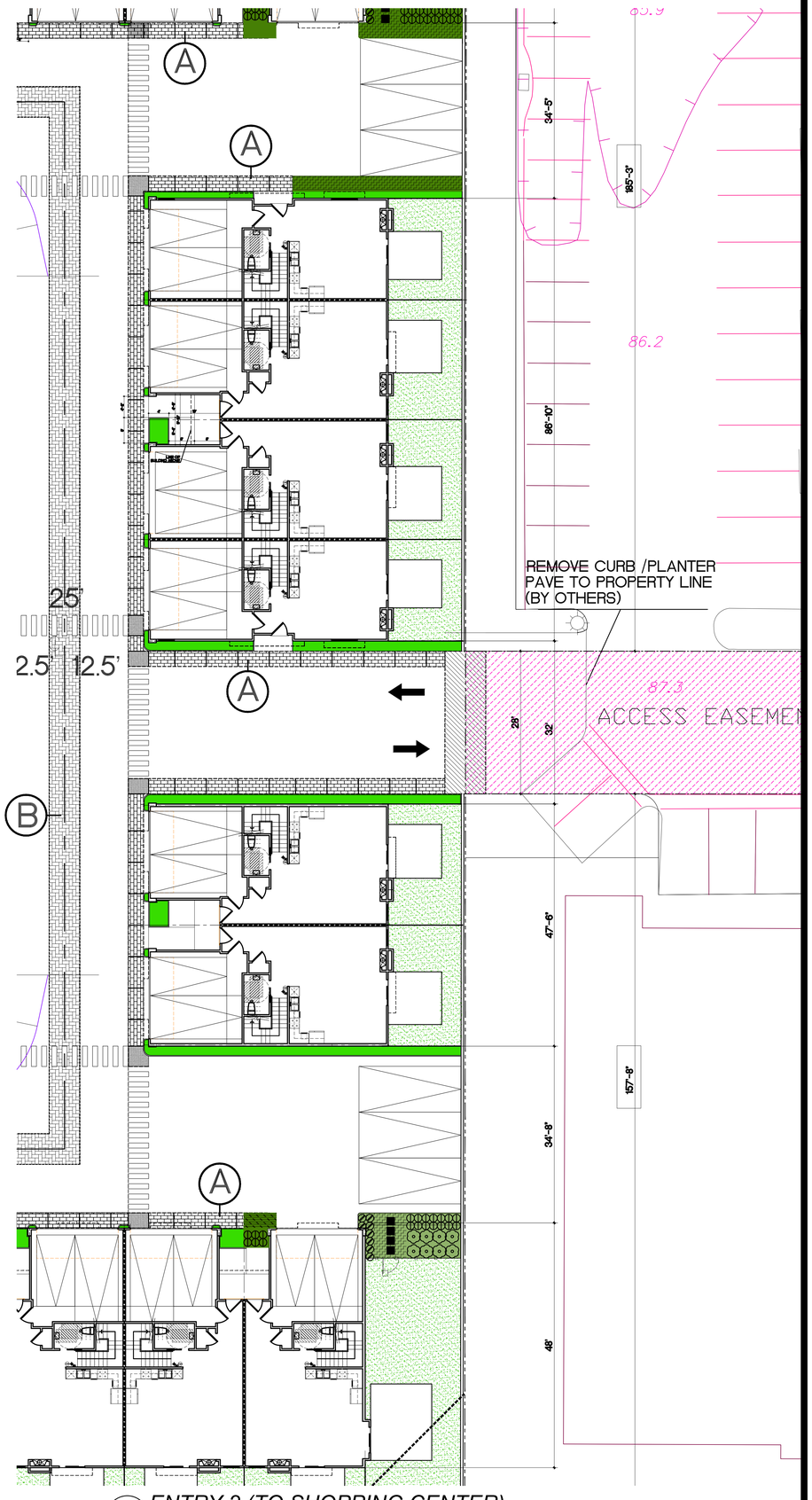


B

PERMEABLE INTERLOCKING PAVERS



3 *3' WIDE STAMPED CONCRETE WALKWAY*
4"x8" RUNNING BOND
COLOR: LIMESTONE



2 *ENTRY 2 (TO SHOPPING CENTER)*

NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL.: (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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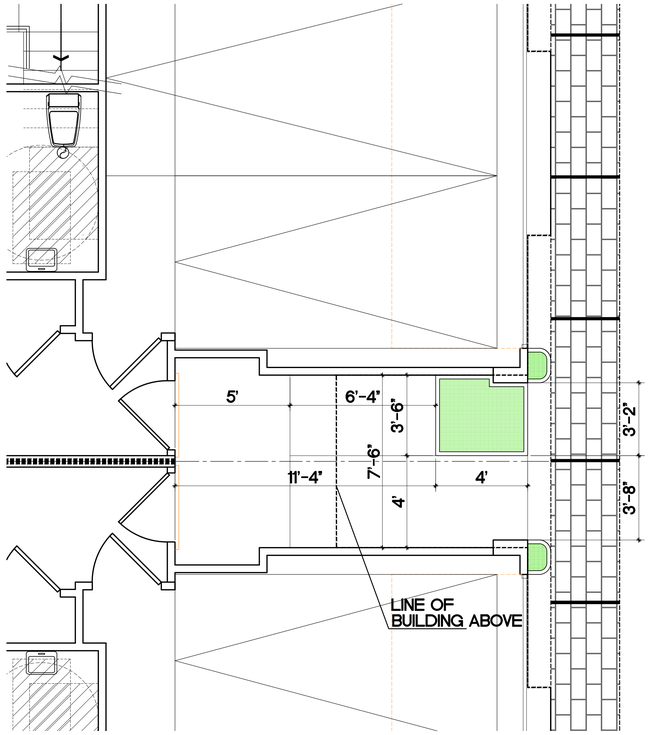
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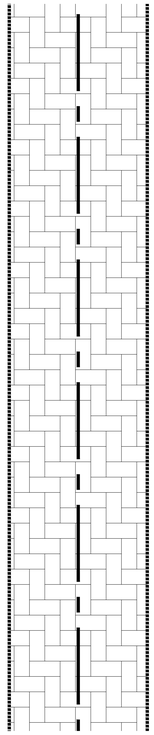
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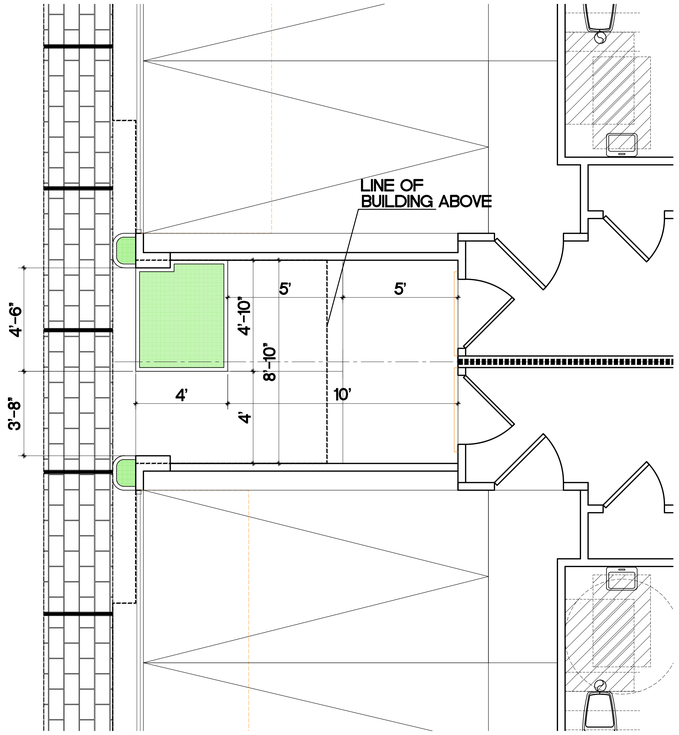
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January 13, 2020

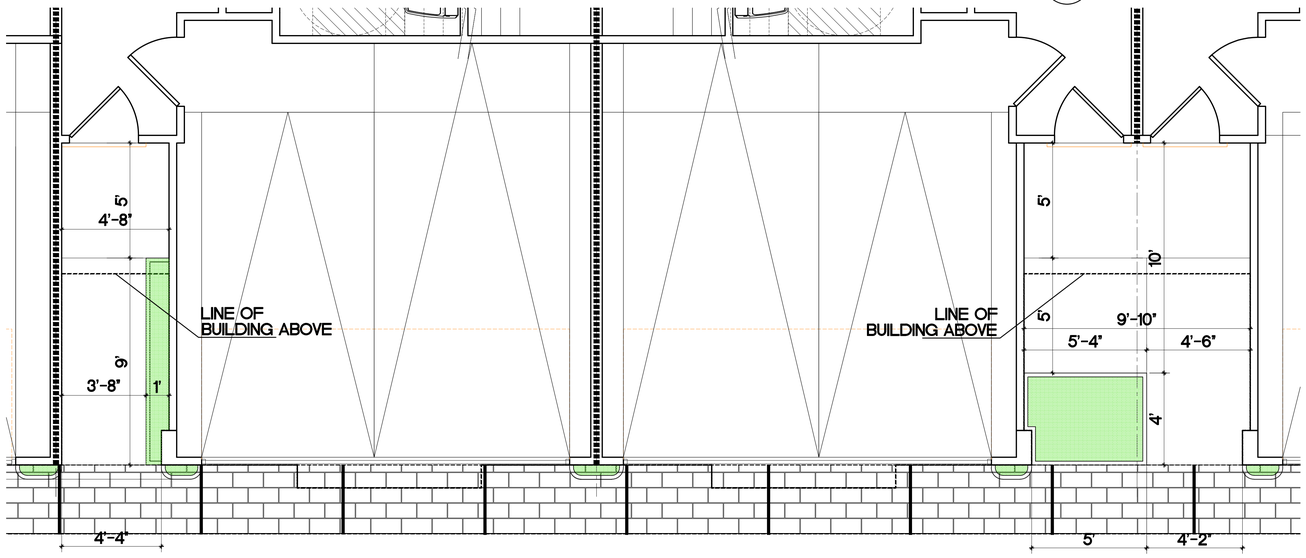
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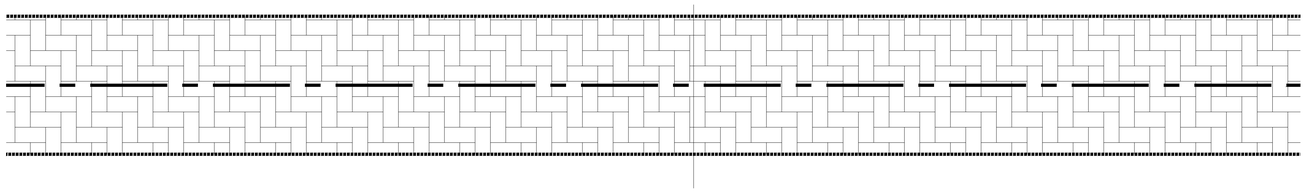


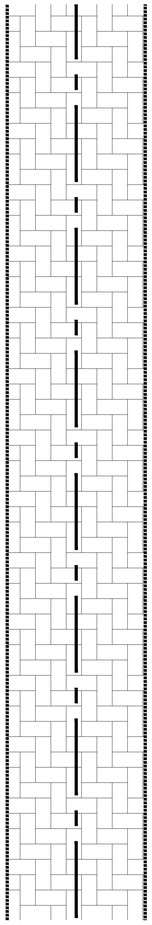


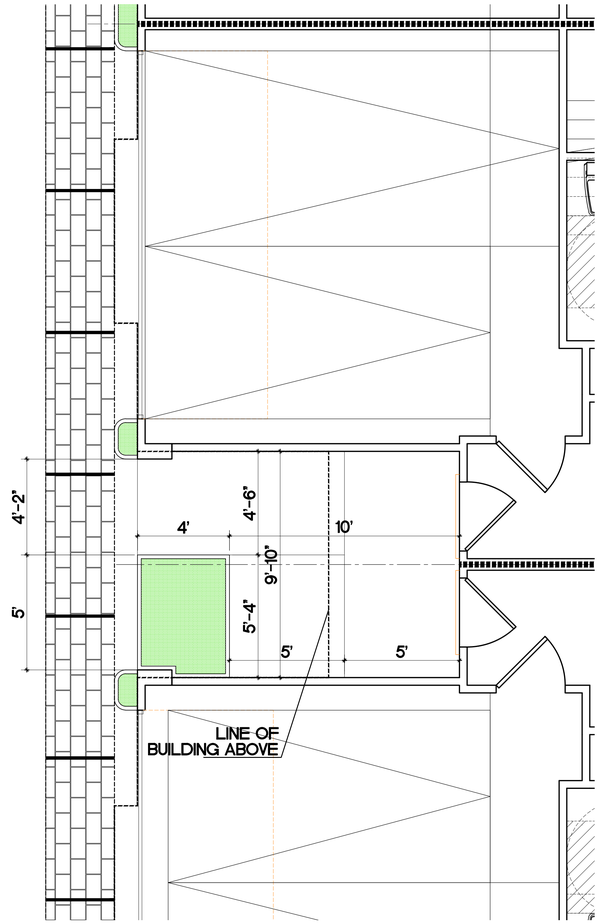


1 ENTRY UNIT(WEST)









2 ENTRY UNIT(NORTH-SOUTH)

3 ENTRY UNIT(EAST)

NORTH

KETTER
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NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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UNIT ENTRY (PLANTERS)
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CALABASAS, CA. 91302

PROJECT CLIENT

17-029

PROJECT NO.
SHEET NO.

A2.3

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 13, 2020



FIRST FLOOR PLAN

KETTER
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NORTH HOLLYWOOD, CA. 91411
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1ST FLOOR PLAN
1/16"=1'-0"

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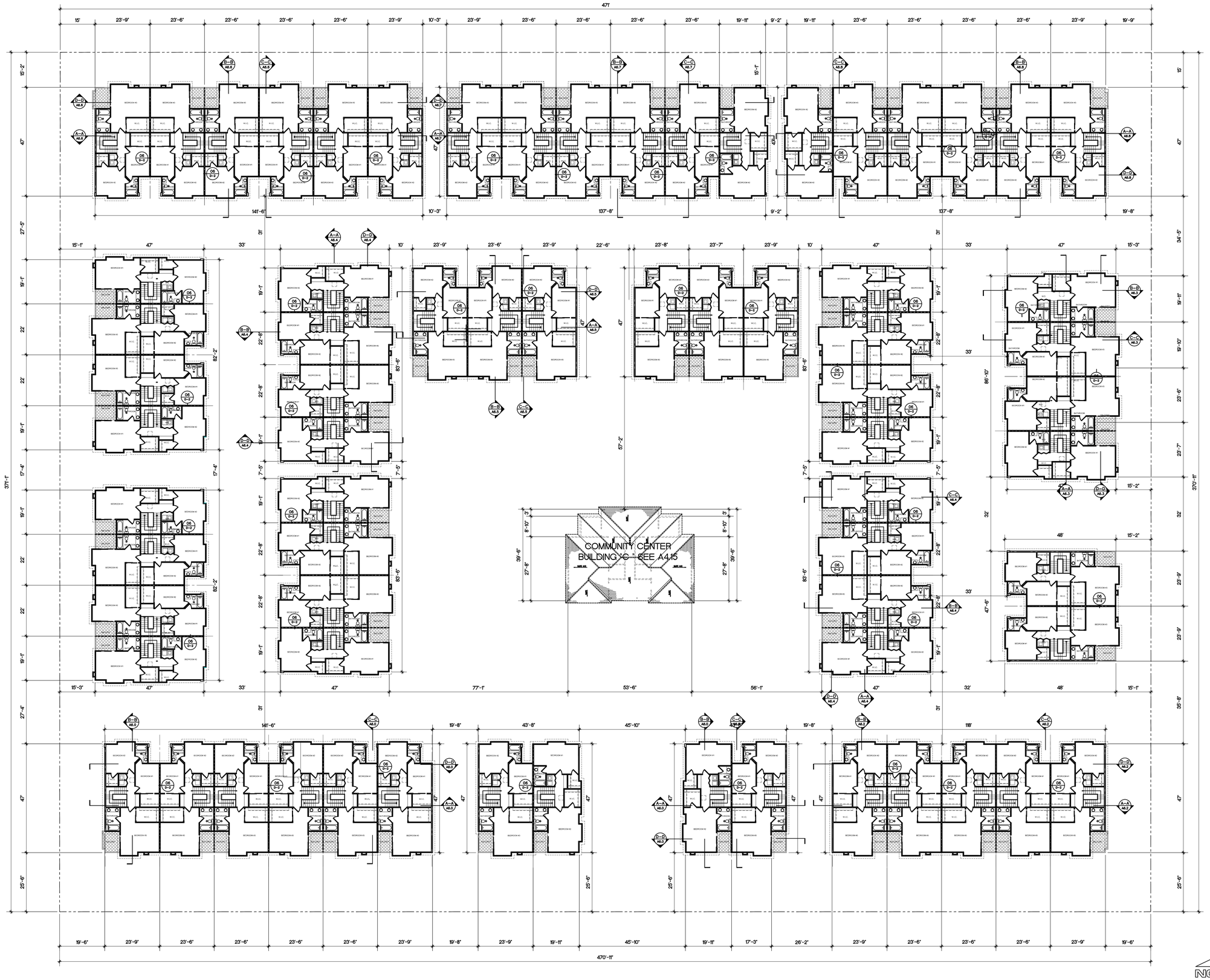
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CALABASAS, CA. 91302

PROJECT — CLIENT

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SHEET NO.
A3.0

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 13, 2020



SECOND FLOOR PLAN

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 367-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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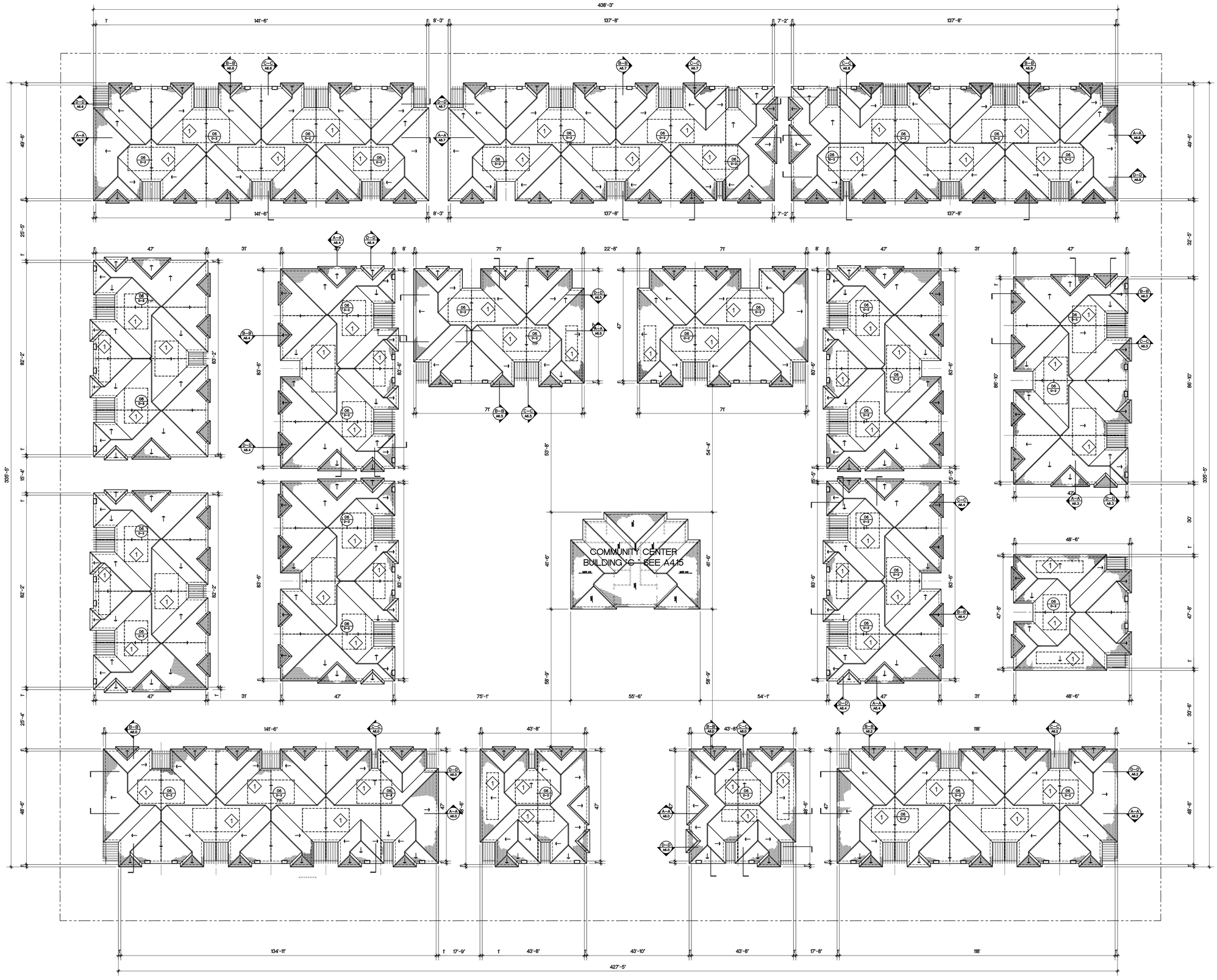
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SHEET NO.

A3.1

January 6, 2020

U.S. ARCHITECTURAL SHEET SIZE: D 42x30



ROOF PLAN

KEYNOTES

◇ LOCATION OF AREA FOR FUTURE INSTALLATION SOLAR PANELS

NORTH

KETTER
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NORTH HOLLYWOOD, CA. 91411
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ROOF PLAN
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PROJECT NO.

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A4.0

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January 6, 2020

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

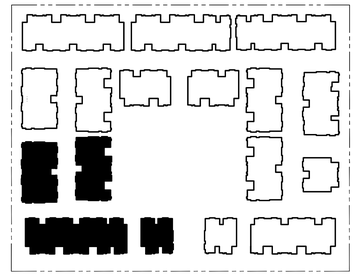
NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A-7.0

LEGEND :

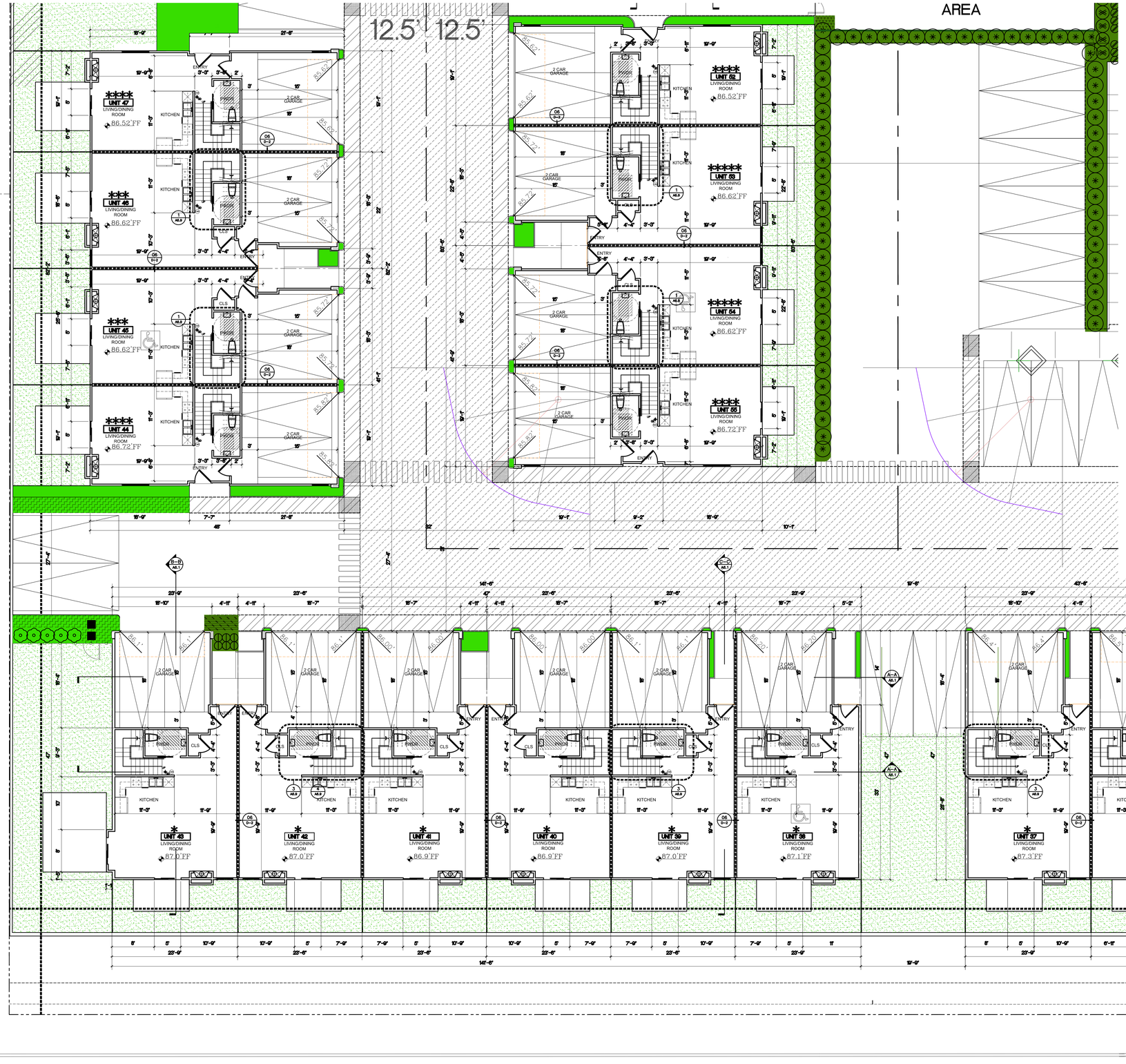
1. 5'-0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'-0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BY LENNOX" SERIES: CRESTLINE MODEL 36"LSBV NFI APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING
   PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. WATERHEATER 0/18" PLATFORM
7. WAREDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET
    TSD HARD-WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.
    SM THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
12. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:

a. A MINIMUM NUMBER OF 208/ 240 V40 AMP,GROUNDED AC OUTLETS EQUAL TO 5% OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.

b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING, OF A MINIMUM NUMBER OF 208/240 V40 AMP, GROUNDED AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.



KEY MAP



FIRST FLOOR PLAN (PORTION-A)

NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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CALABASAS, CA. 91302

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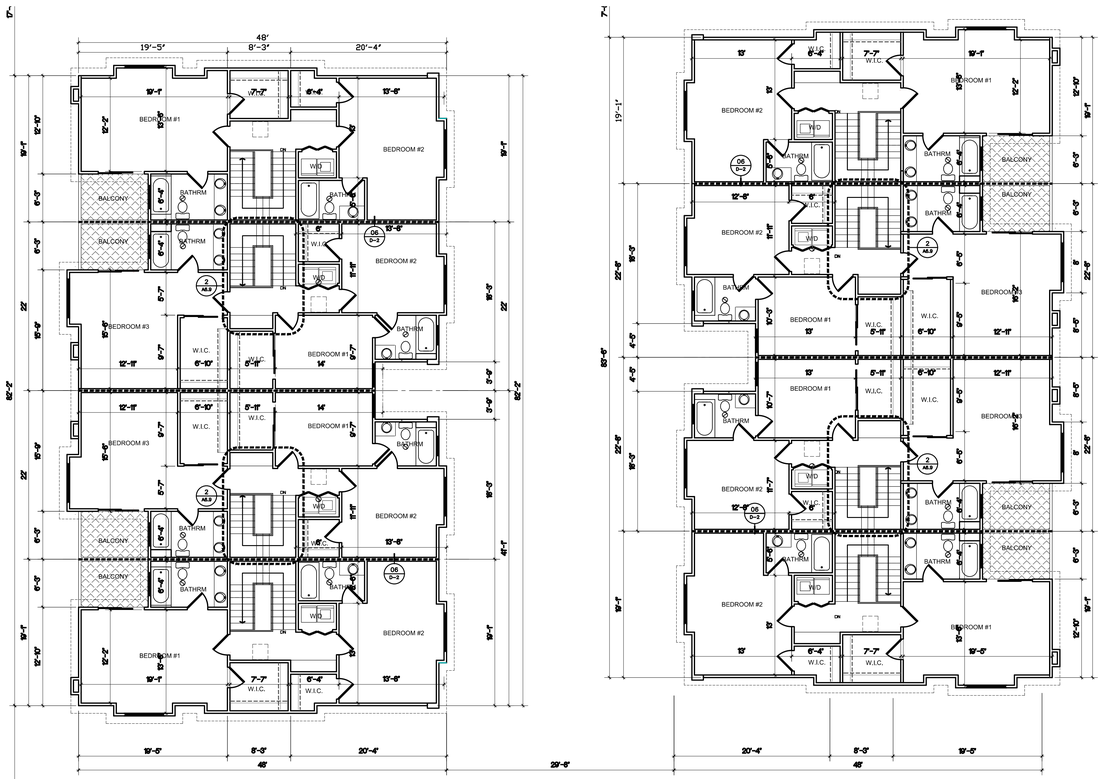
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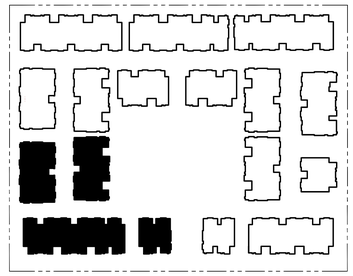
A4.1

January 14, 2020

U.S. ARCHITECTURAL SHEET SIZE: D 42x30



KEY MAP



SECOND FLOOR PLAN (PORTION-A)

NORTH

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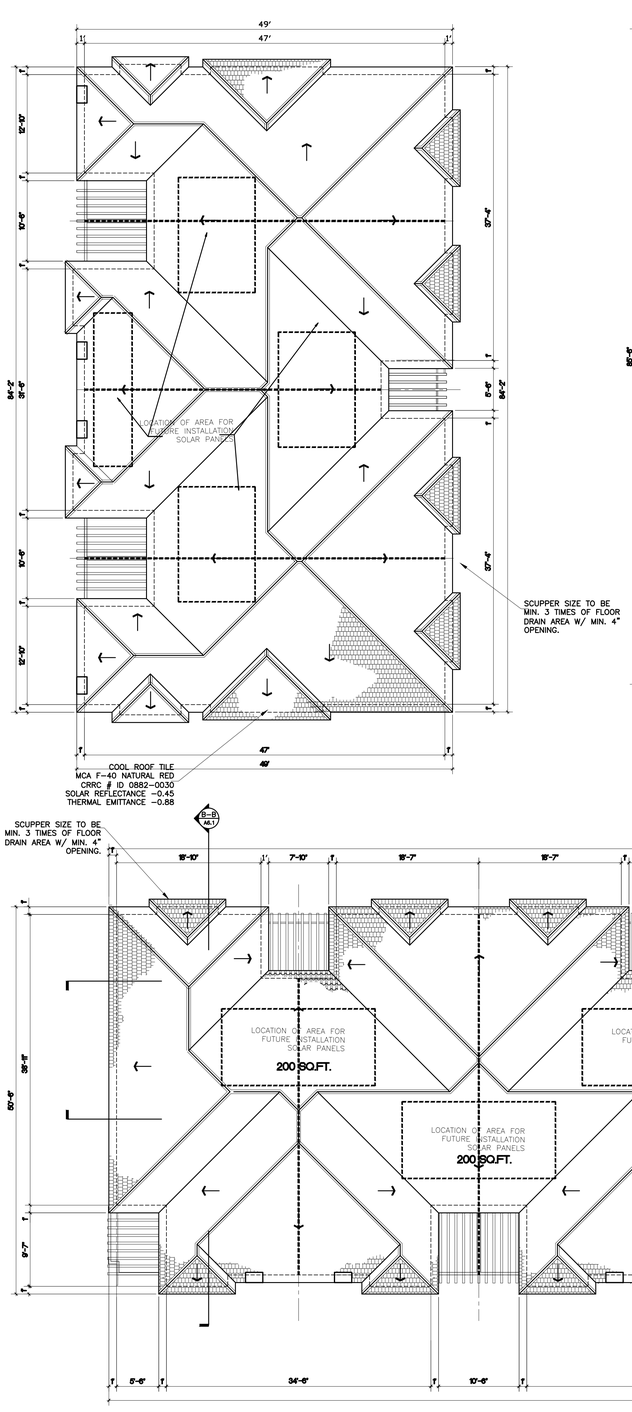
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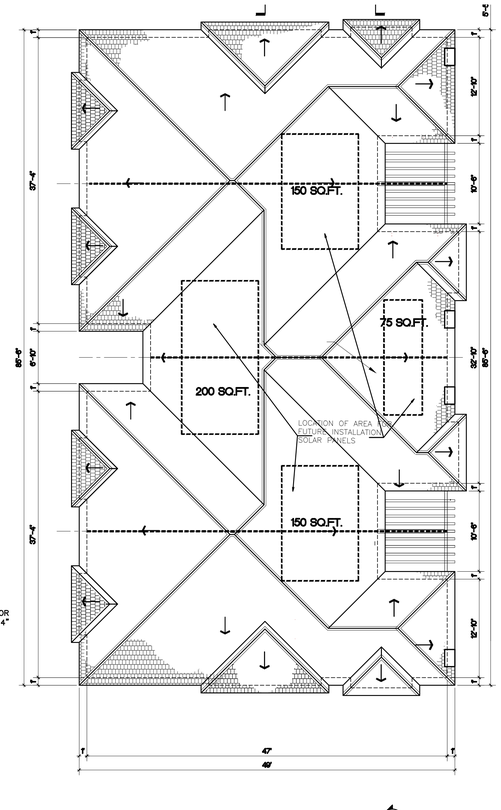
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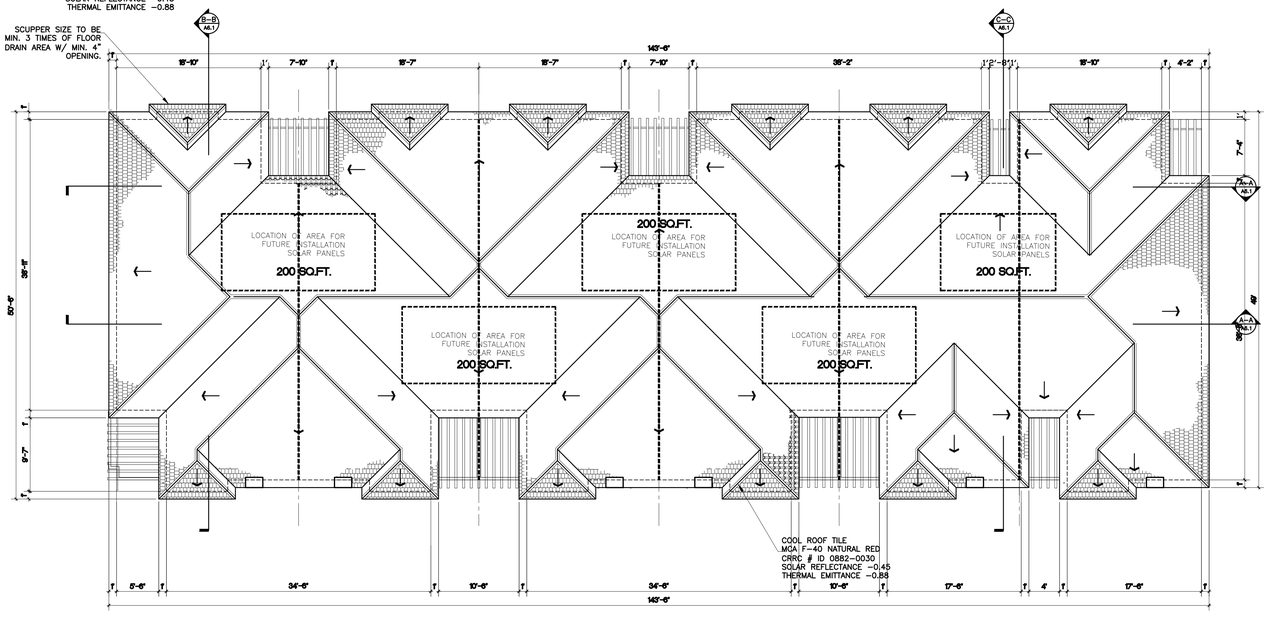
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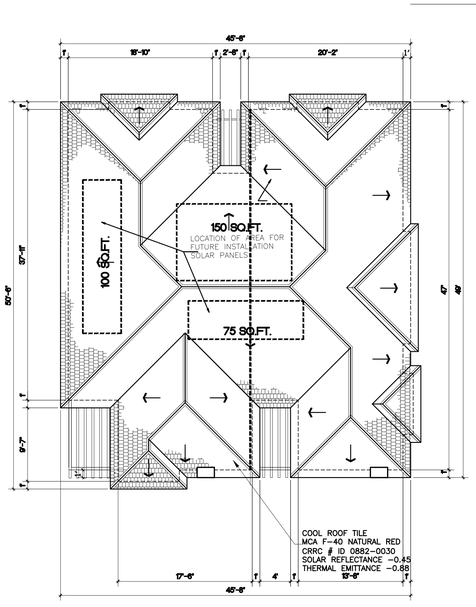
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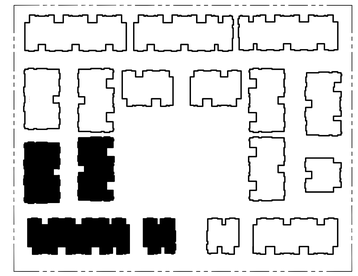
January 6, 2020











KEY MAP

ROOF PLAN (PORTION-A)

NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DATE	DESCRIPTION
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AB. DWG ID:
DRAWN#:
DRAWN BY: J.C.L.M. DATE: 11-/17 CHECKED BY: DATE: 11-/17

REVISIONS

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ROOF PLAN (PORTION-A)
1/16"=1'-0"

ISSUED COPIES — SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

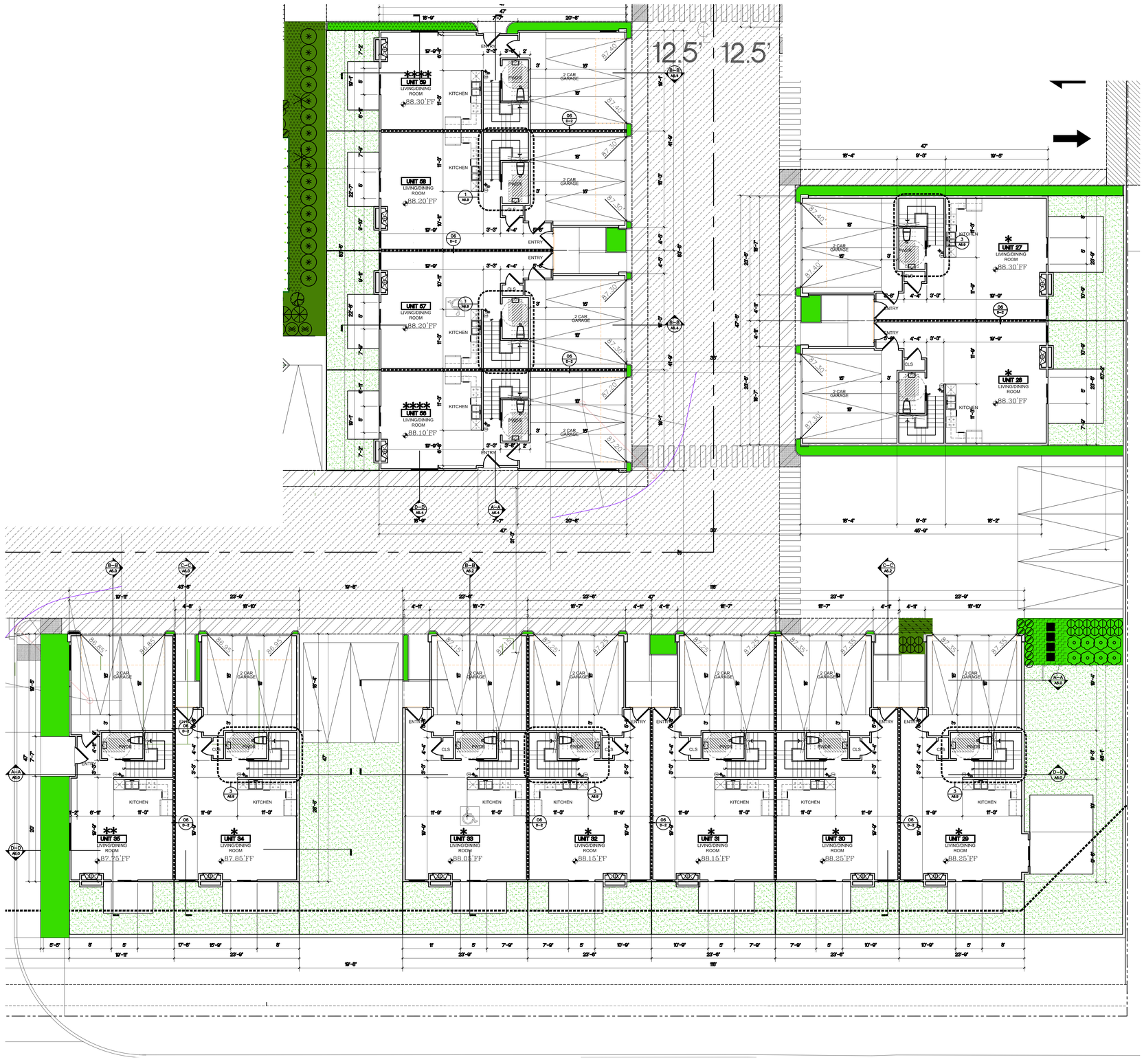
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PROJECT NO.
SHEET NO.

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January 6, 2020

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

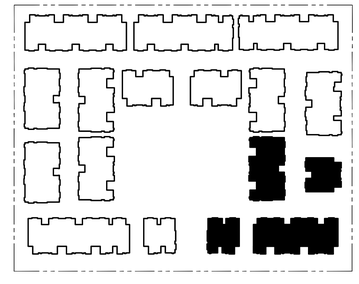


LEGEND :

1. 5'–0" TUB WITH OVERHEAD SHOWER SHATTER–PROOF GLASS ENCLOSURE, TILE WALL TO 6'–0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BY LENNOX" SERIES: CRESTLINE MODEL 36"LSBV NFI APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING
   PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. WATERHEATER 0/18" PLATFORM
7. WAREDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET
    HARD–WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.
    THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
12. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:

a. A MINIMUM NUMBER OF 208/ 240 V40 AMP,GROUNDED AC OUTLETS EQUAL TO 5% OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.

b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING, OF A MINIMUM NUMBER OF 208/240 V40 AMP, GROUNDED AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.



FIRST FLOOR PLAN (PORTION-B)

KEY MAP NORTH

KETTER
12605 RIVERSIDE DRIVE–SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387–8832
E MAIL–BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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REVISIONS

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1ST FLOOR PLAN (PORTION-B)
1/8"=1'–0"

NO.	DATE	ISSUED FOR

ISSUED COPIES — SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

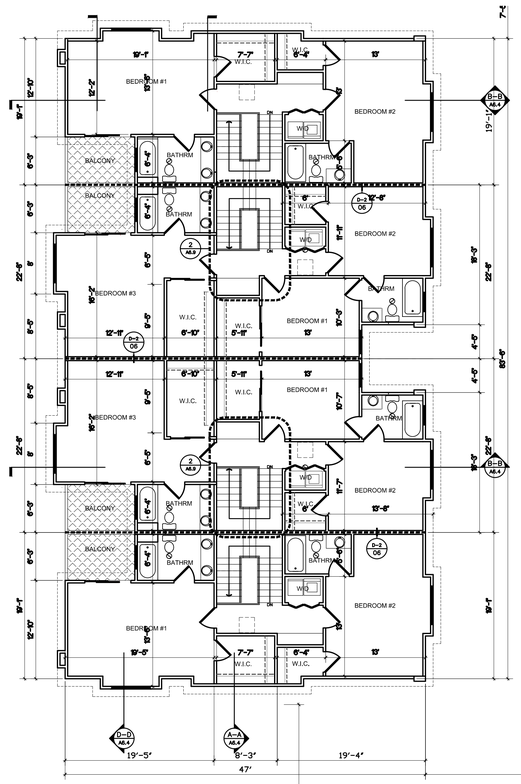
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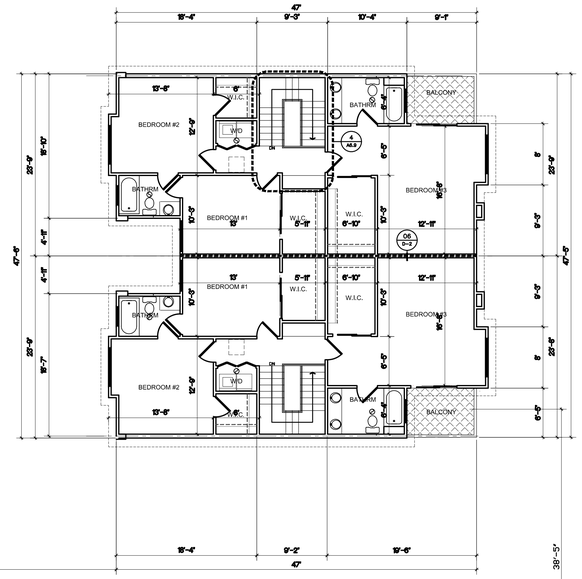
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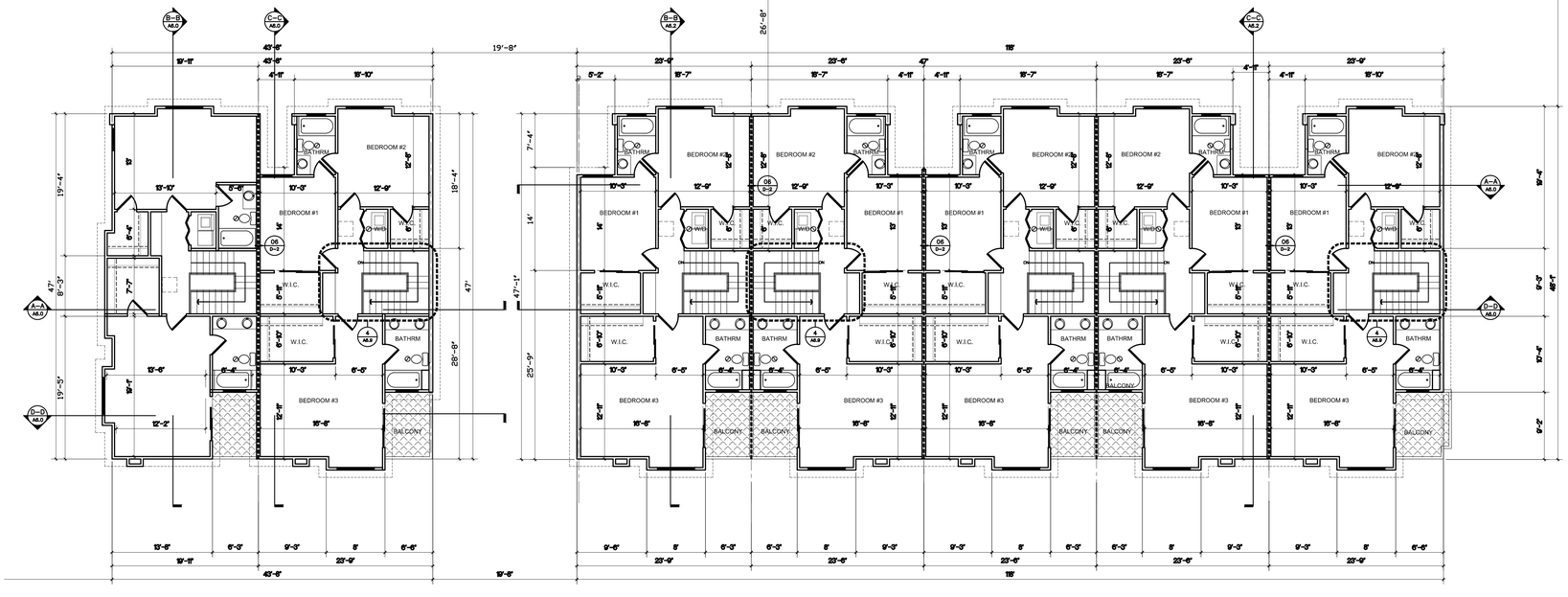
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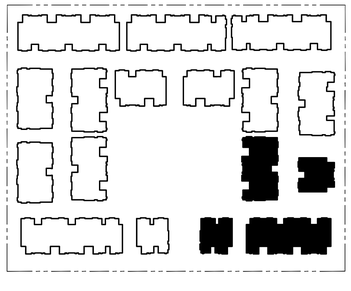
January 14, 2020

U.S. ARCHITECTURAL SHEET SIZE: D 42x30









SECOND FLOOR PLAN (PORTION-B)

KEY MAP NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DATE	DESCRIPTION
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48 DWG. ID:
DRAWER#:
DRAWN BY: J.C.L.M.
DATE: 1/-/17
CHECKED BY: -
DATE: --17
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NO.	DATE	ISSUED FOR

2ND FLOOR PLAN (PORTION-B)
1/8"=1'-0"

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

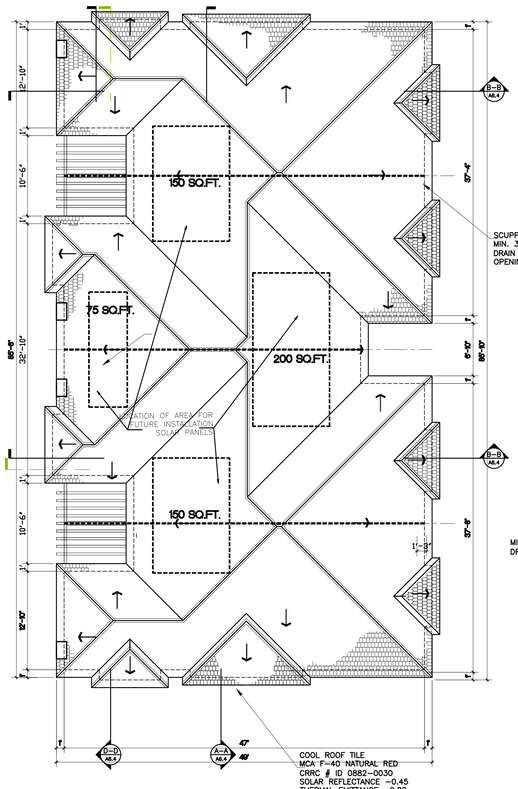
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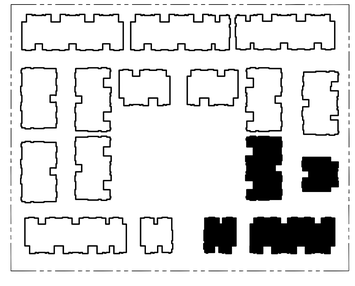
A4.5 — SHEET NO.

January 6, 2020

U.S. ARCHITECTURAL SHEET SIZE: 0' 42x30



ROOF PLAN (PORTION-B)



KEY MAP NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

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ROOF PLAN (PORTION-B)
1/8"=1'-0"

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MOORPARK, CA.

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CALABASAS, CA. 91302

PROJECT CLIENT

17-029

PROJECT NO.

SHEET NO.

A4.6

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 6, 2020

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A-7.0

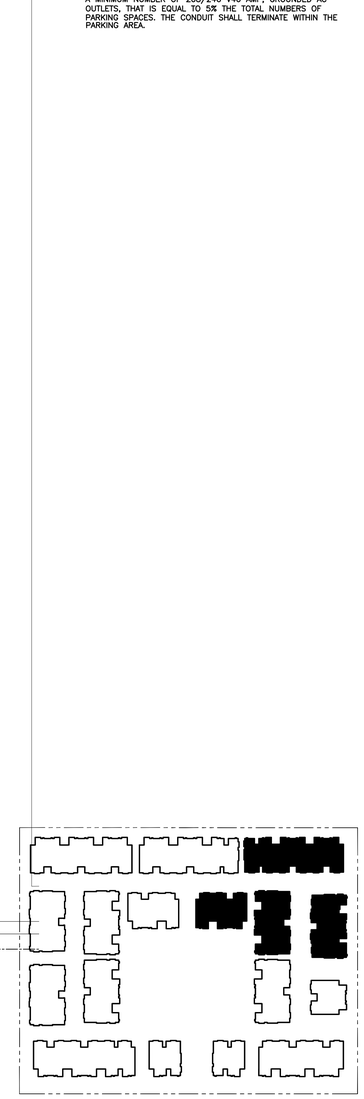
LEGEND :

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FIRST FLOOR PLAN (PORTION-C)

KEY MAP NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DESCRIPTION	DATE	DRAWN BY:	CHECKED BY:	DATE:
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AB DWG ID:
DRAWER #:

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NO.	DATE	ISSUED FOR

1ST FLOOR PLAN (PORTION-C)
1/8"=1'-0"

ISSUED COPIES — SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

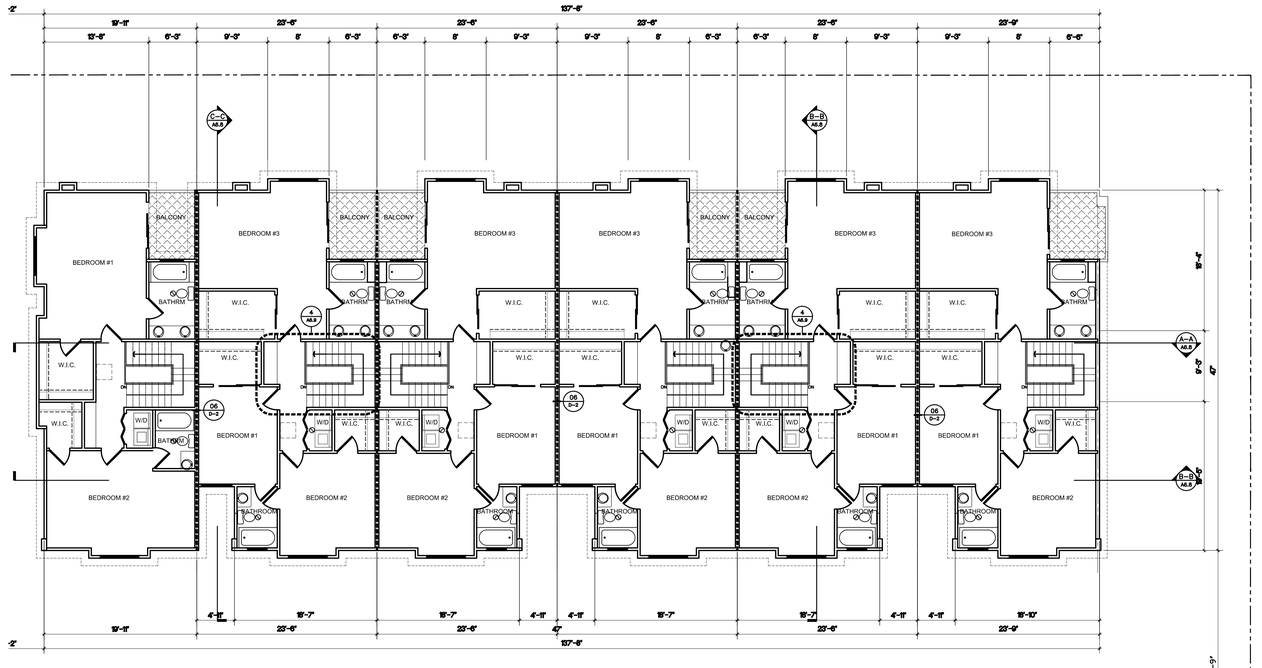
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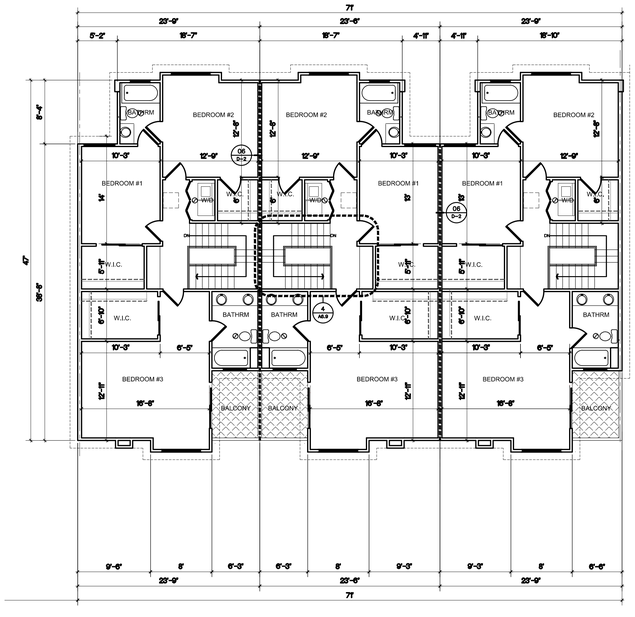
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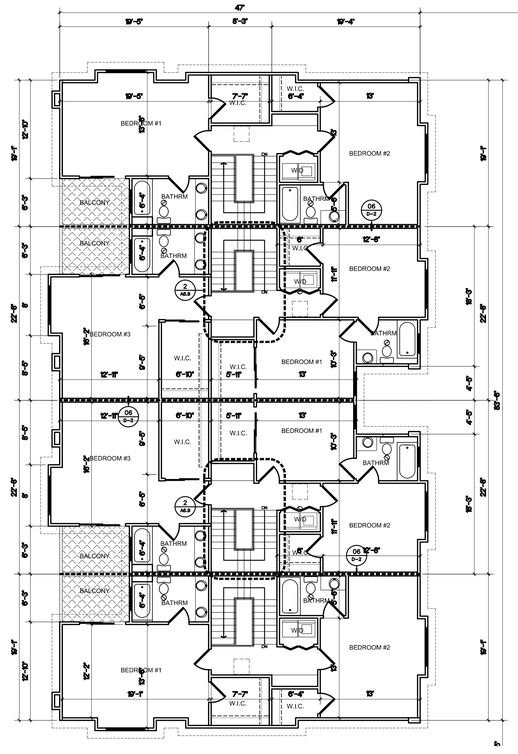
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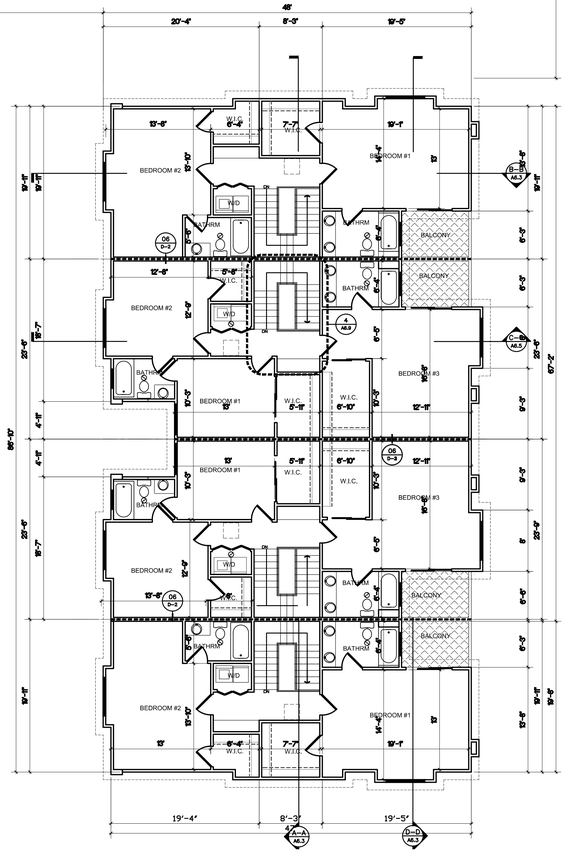
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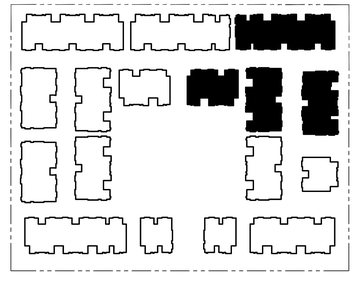
January 14, 2020











SECOND FLOOR PLAN (PORTION-C)

KEY MAP NORTH

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

KETTER
12605 RIVERSIDE DRIVE–SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL. : (818) 387–8832
E MAIL–BOAZ@KETTERDESIGNS.COM

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DRAWER#:

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REVISIONS

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NO.	DATE	ISSUED FOR

2ND FLOOR PLAN (PORTION-C)
1/8"=1'-0"

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635 LOS ANGELES AVE
MOORPARK, CA.

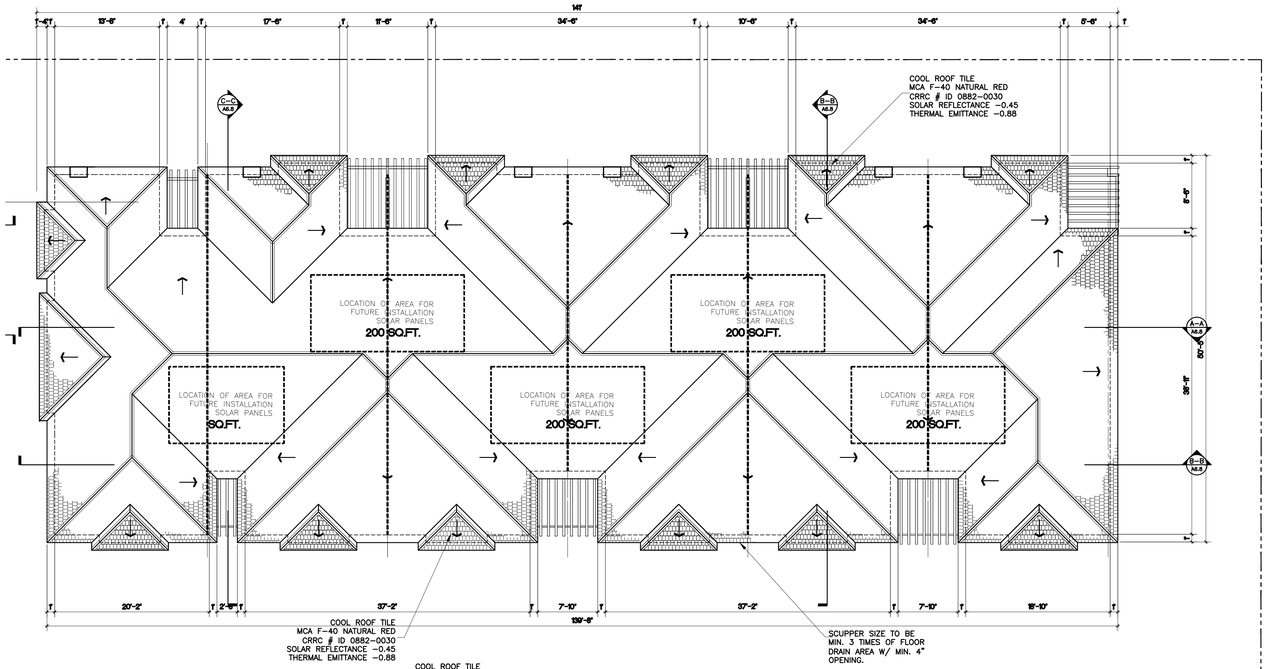
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

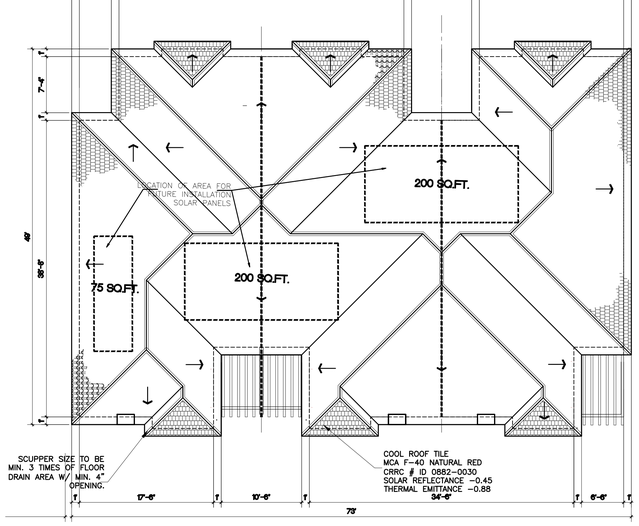
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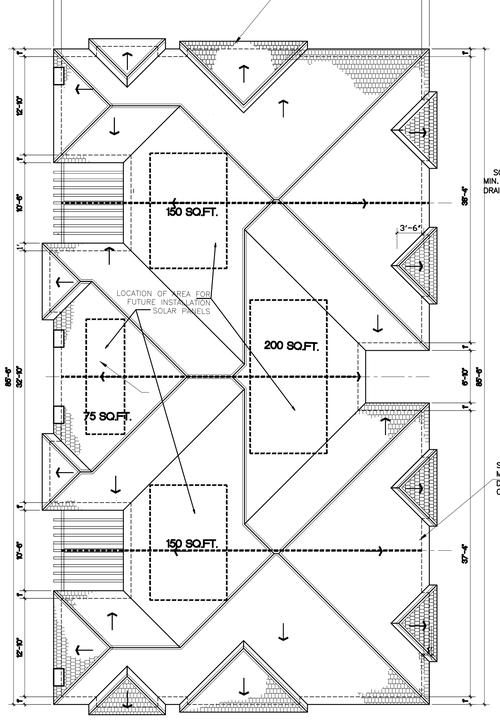
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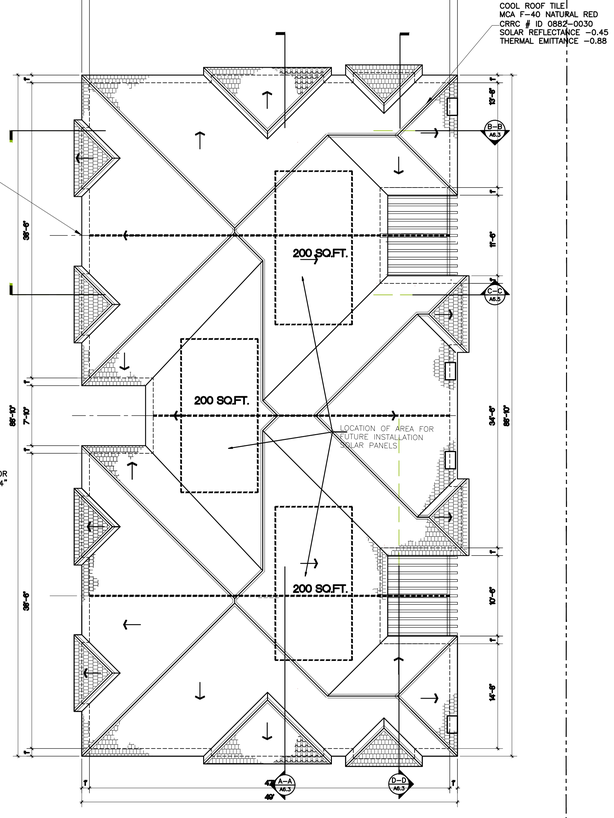
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SHEET NO.
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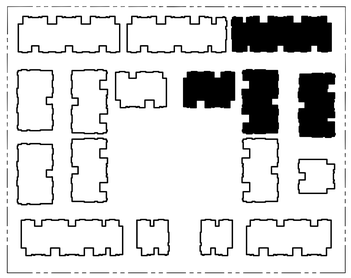
January 6, 2020











ROOF PLAN (PORTION-C)

KEY MAP

NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
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AB DWG ID:
DRAWER#:

REVISIONS

THESE DRAWINGS, ALL IDEAS, CONCEPTS DESIGNS AND PLANS INDICATED THEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART BY ANY PERSON OR ENTITY FOR ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS

NO.	DATE	ISSUED FOR

ROOF PLAN (PORTION-C)
1/8"=1'-0"

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SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT CLIENT

17-029

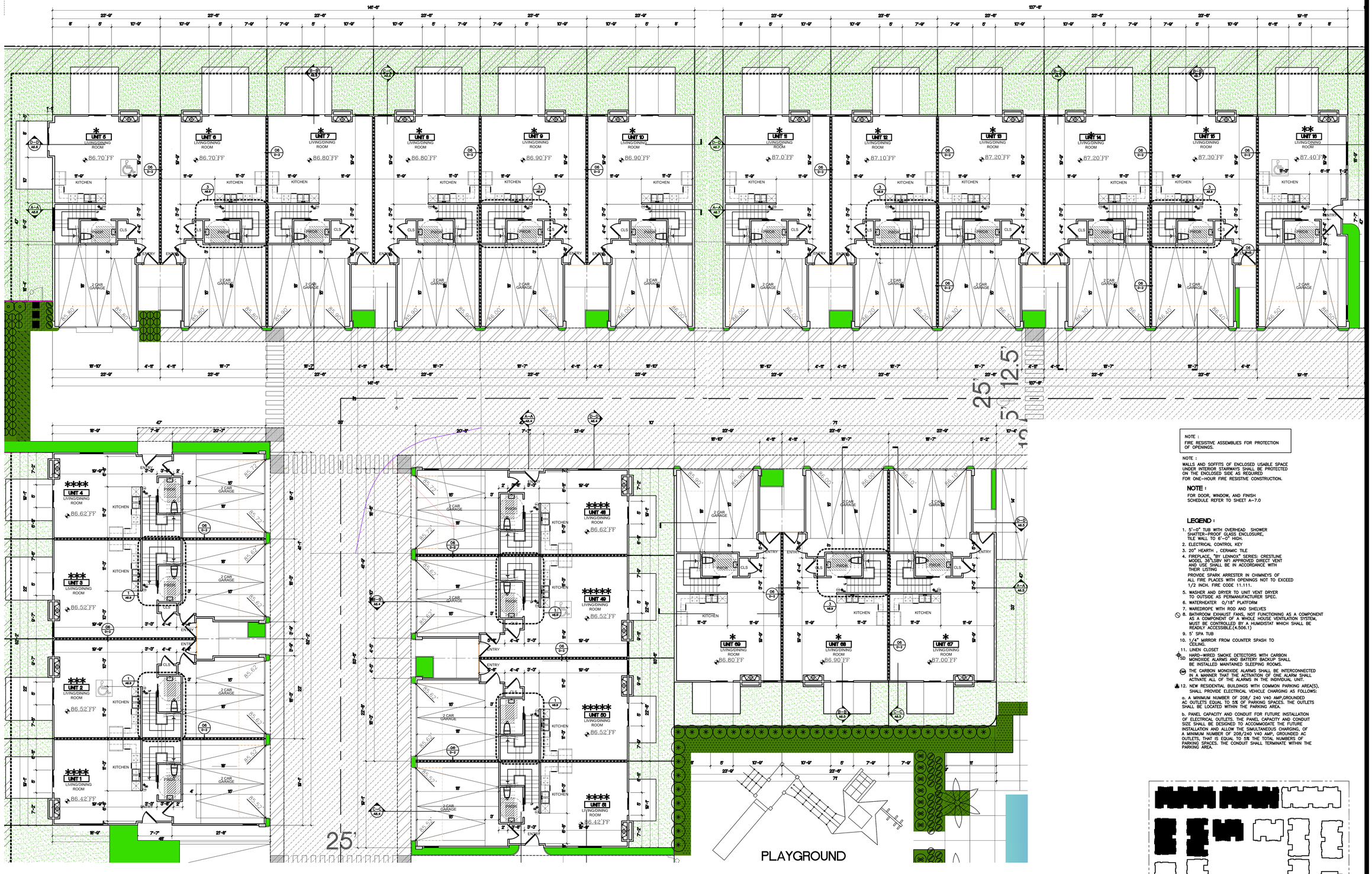
PROJECT NO.

SHEET NO.

A4.9

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 6, 2020



NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

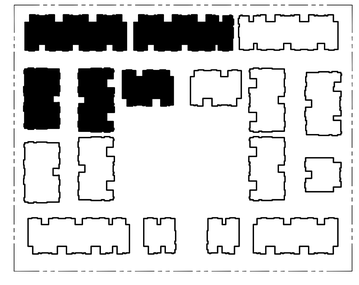
NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A-7.0

LEGEND :

1. 5'-0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'-0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "29" LENNOX" SERIES: CRESTLINE MODEL 36"LSBV NFI APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING
   PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. WATERHEATER 0/18" PLATFORM
7. WAREDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET
    HARD-WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.
    THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
12. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:

a. A MINIMUM NUMBER OF 208/ 240 V40 AMP GROUNDED AC OUTLETS EQUAL TO 5% OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.

b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING, OF A MINIMUM NUMBER OF 208/240 V40 AMP, GROUNDED AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.



FIRST FLOOR PLAN (PORTION-D)

KEY MAP NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 367-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
10			J.C.L.M.	11-17	F.	11-17
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REVISIONS

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(CD-NOTICE)

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SHEET TITLE

1ST FLOOR PLAN (PORTION-D)
1/8"=1'-0"

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

PROJECT

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

CLIENT

17-029

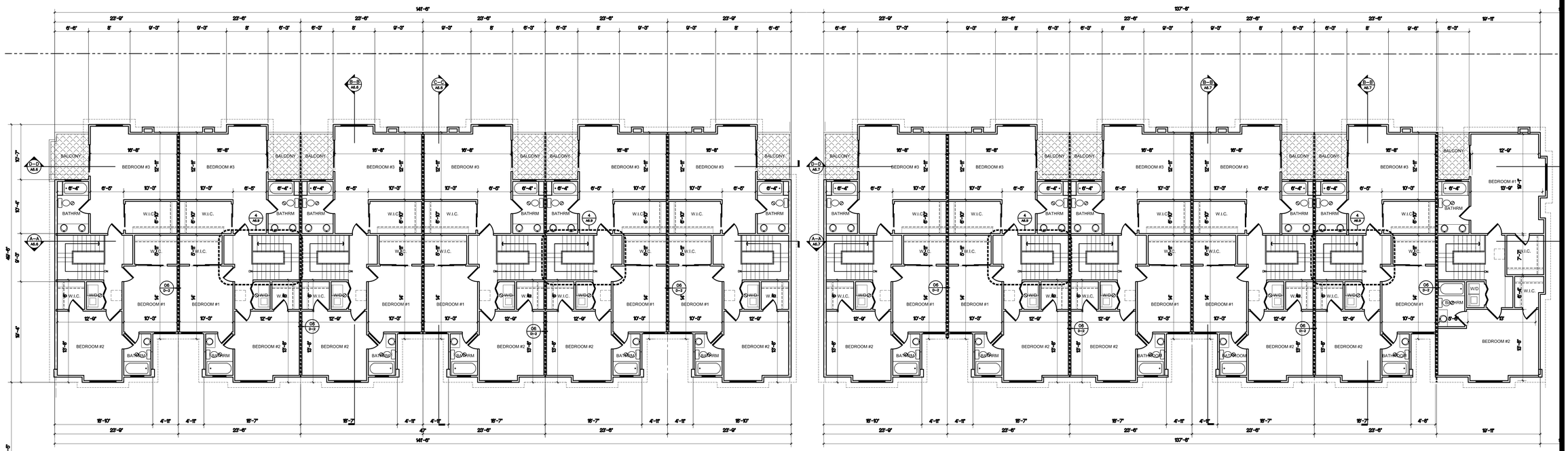
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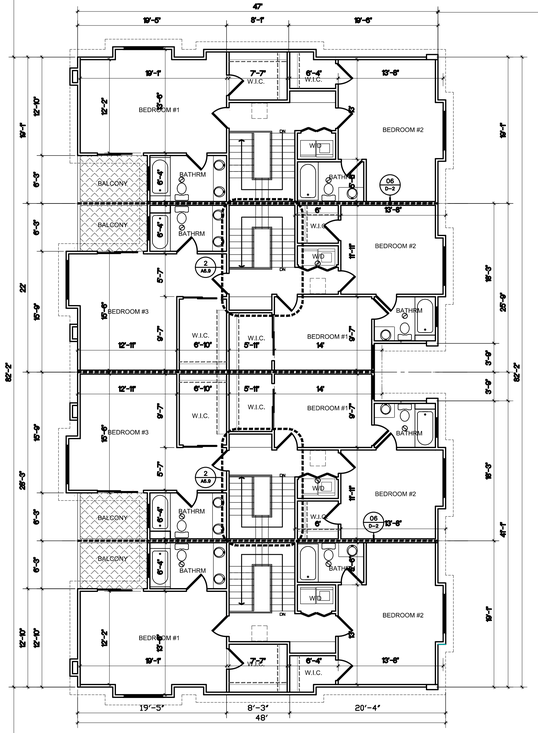
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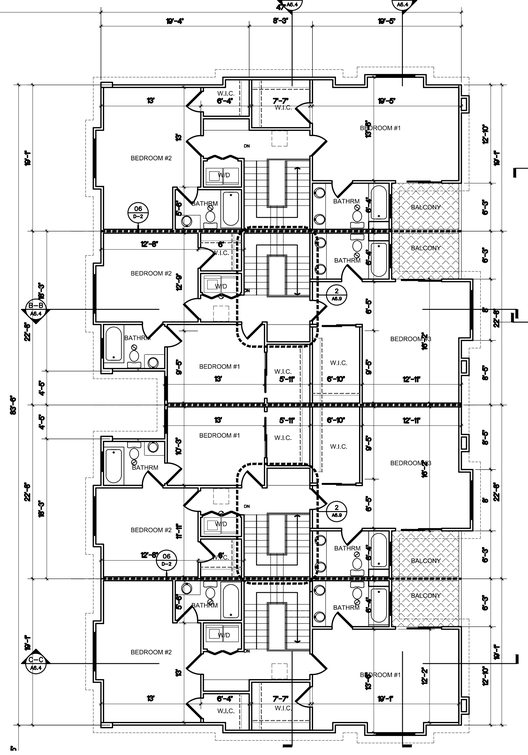
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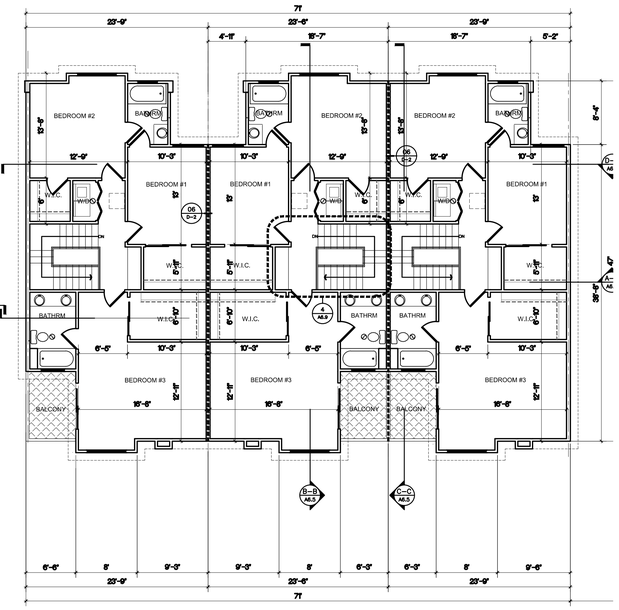
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

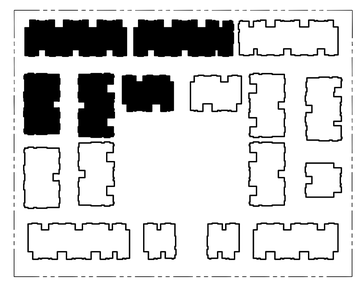
January 14, 2020











SECOND FLOOR PLAN (PORTION-D)

NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DESCRIPTION	DATE:
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AB DWG ID:
DRAWN BY: J.C.I.M. DATE: 11-7-17 CHECKED BY: DATE: 11-7-17

REVISIONS

THESE DRAWINGS & ALL IDEAS, CONCEPTS DESIGNS SHOWN THEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS

NO.	DATE	ISSUED FOR

2ND FLOOR PLAN (PORTION-D)
1/8"=1'-0"

ISSUED COPIES — SHEET TITLE

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

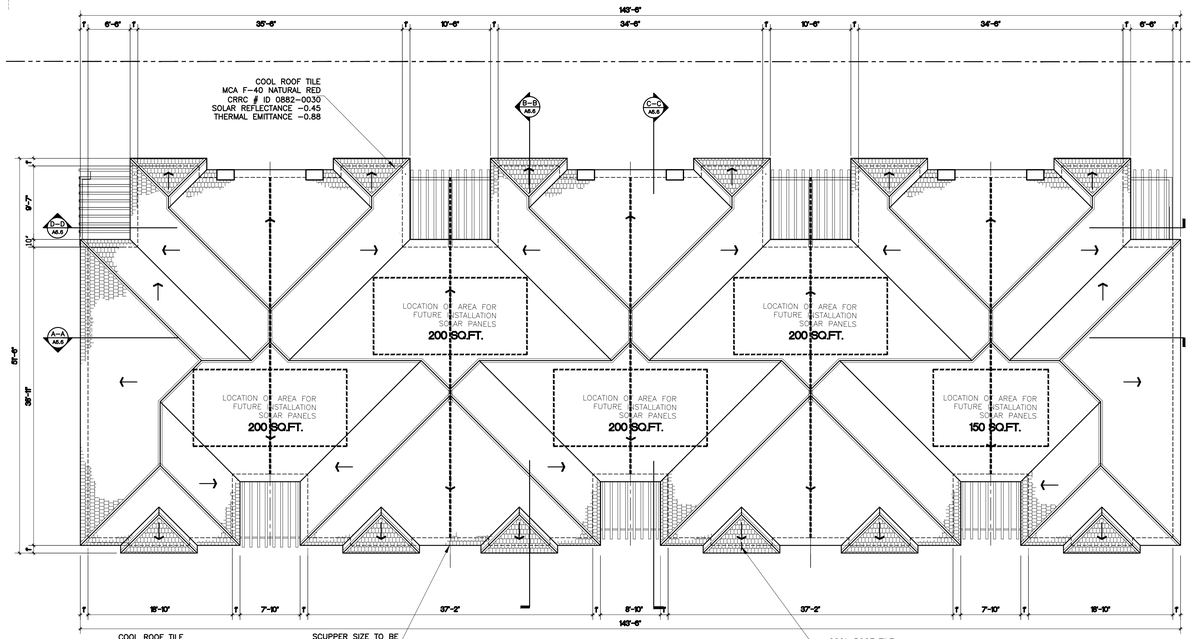
PROJECT — CLIENT

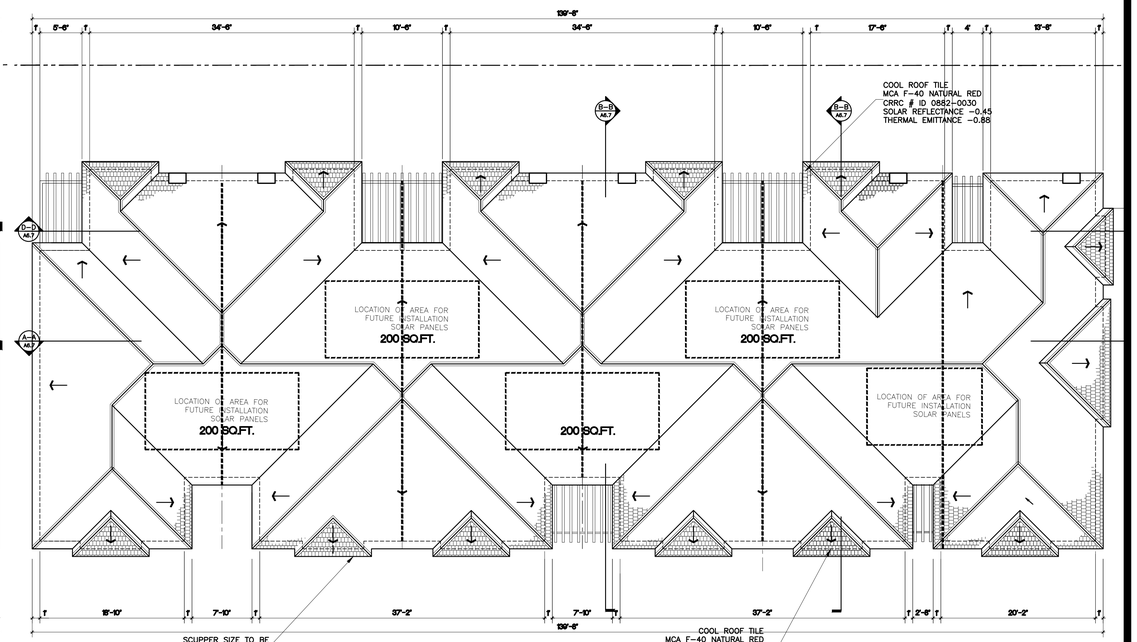
17-029

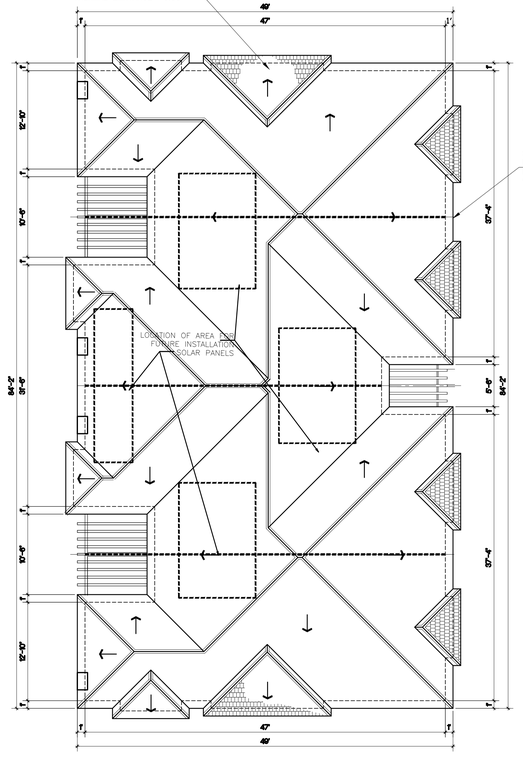
PROJECT NO.
SHEET NO.
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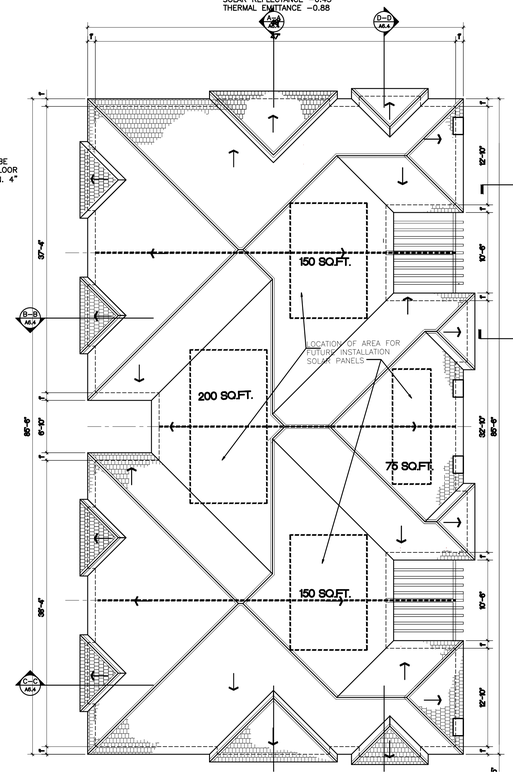
January 6, 2020

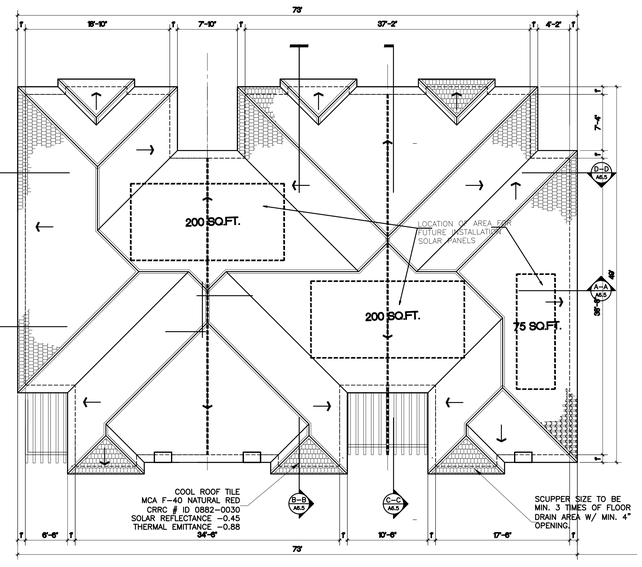
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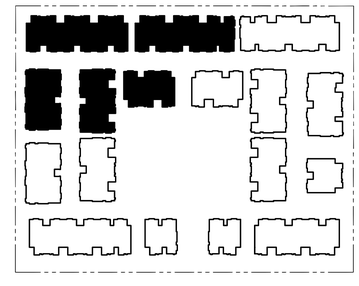












NORTH

ROOF PLAN (PORTION-D)

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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ROOF PLAN (PORTION-D)
1/8"=1'-0"

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SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT

CLIENT

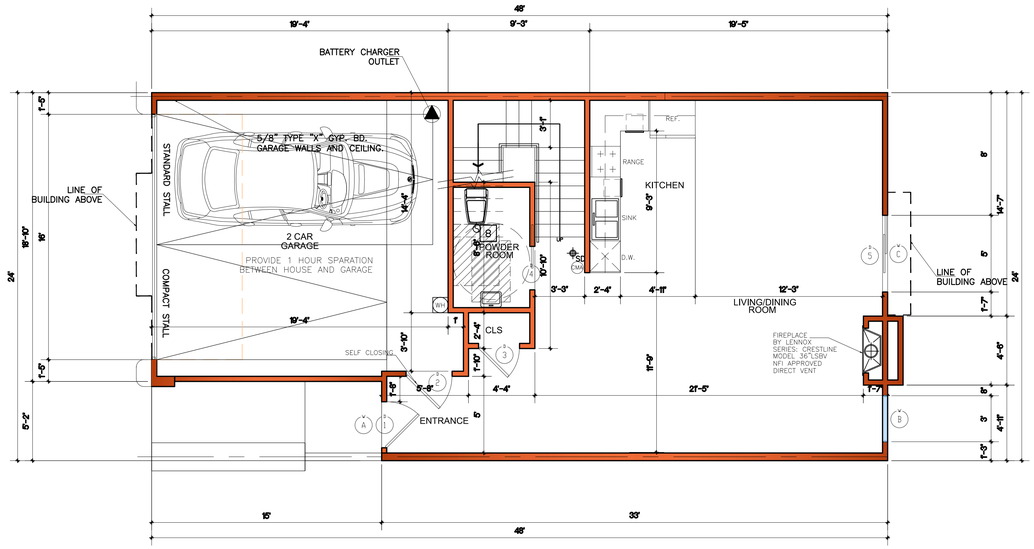
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PROJECT NO.

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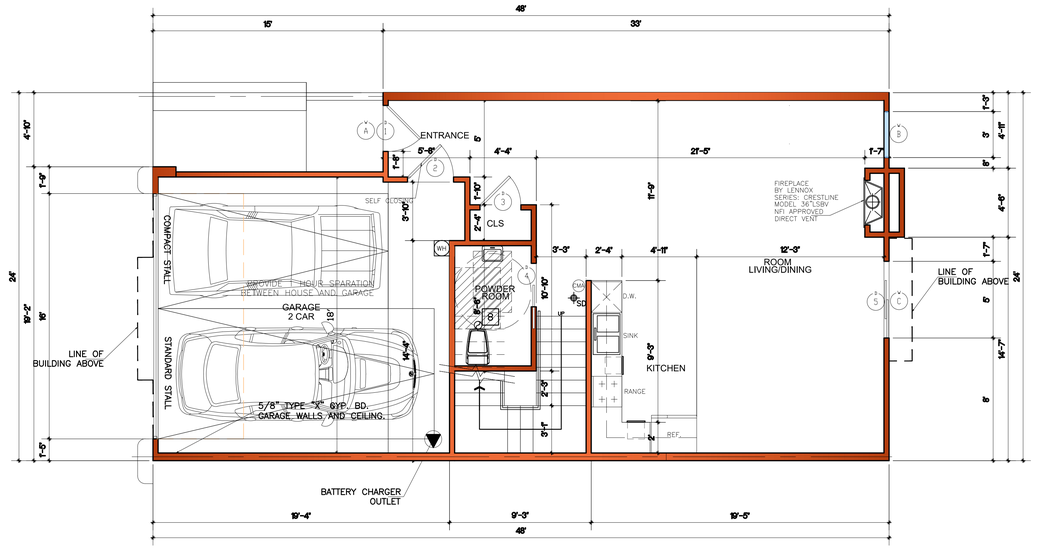
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January 6, 2020



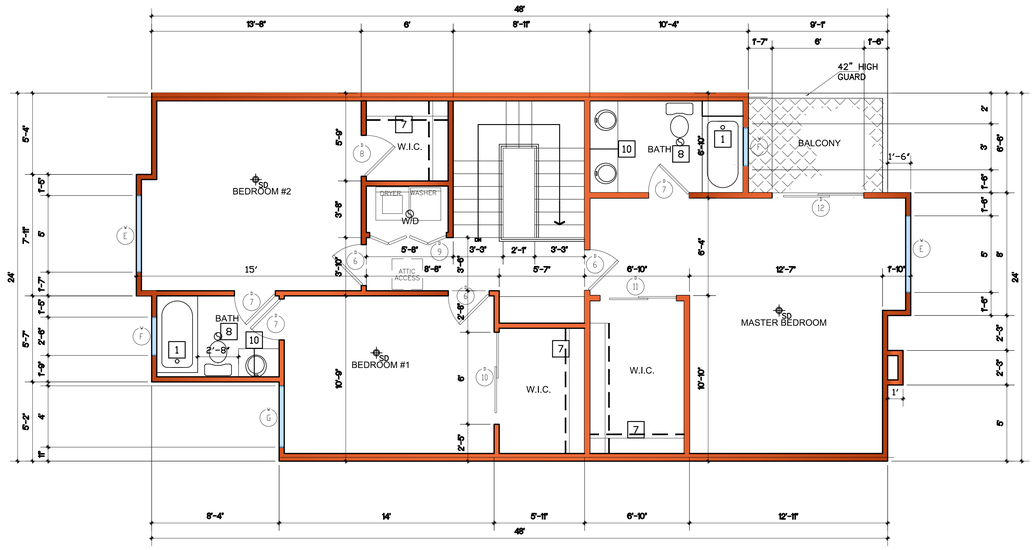
FIRST FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



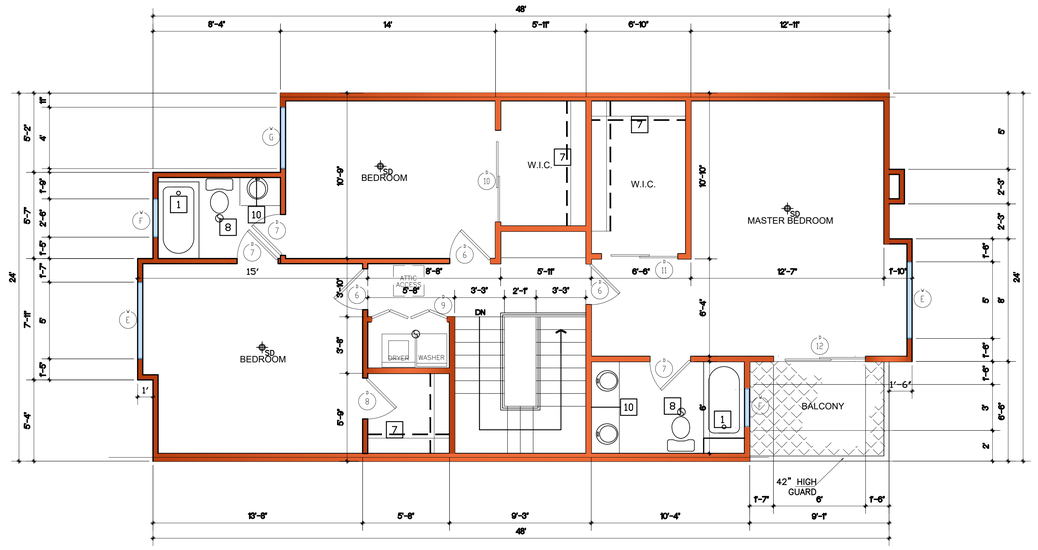
FIRST FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE–HOUR FIRE RESISTIVE CONSTRUCTION.

NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A–7.0

LEGEND :

1. 5'–0" TUB WITH OVERHEAD SHOWER SHATTER–PROOF GLASS ENCLOSURE, TILE WALL TO 6'–0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BY LENNOX" SERIES: CRESTLINE MODEL 36"LSBV NFI APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING
   PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. WATERHEATER 0/18" PLATFORM
7. WAREDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET
    HARD–WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.
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12. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:

a. A MINIMUM NUMBER OF 208/ 240 V40 AMP,GROUNDED AC OUTLETS EQUAL TO 5% OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.

b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING, OF A MINIMUM NUMBER OF 208/240 V40 AMP, GROUNDED AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.

* 3 BEDROOMS+INCLUDED GARAGE (2,033 SQ,FT,GROSS AREA EACH UNIT)

KETTER
12605 RIVERSIDE DRIVE–SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 367–8832
E MAIL–BOAZ@KETTERDESIGNS.COM

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AB DWG ID:
DRAWER#:
DRAWN BY: JC/LM
DATE: 11–17
CHECKED BY: F
DATE: 1–17

REVISIONS

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FIRST –SECOND FLOOR PLAN (3 BEDROOMS)
3/8"=1'-0"

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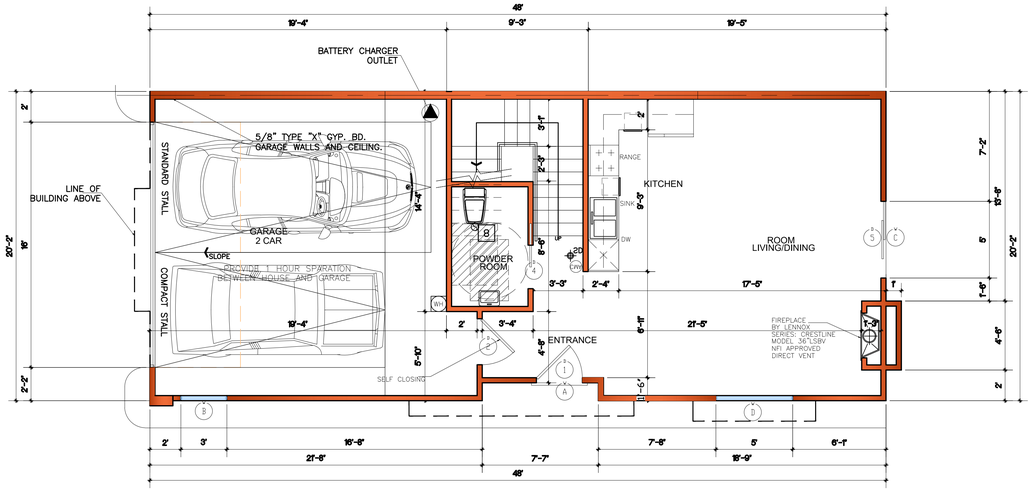
GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

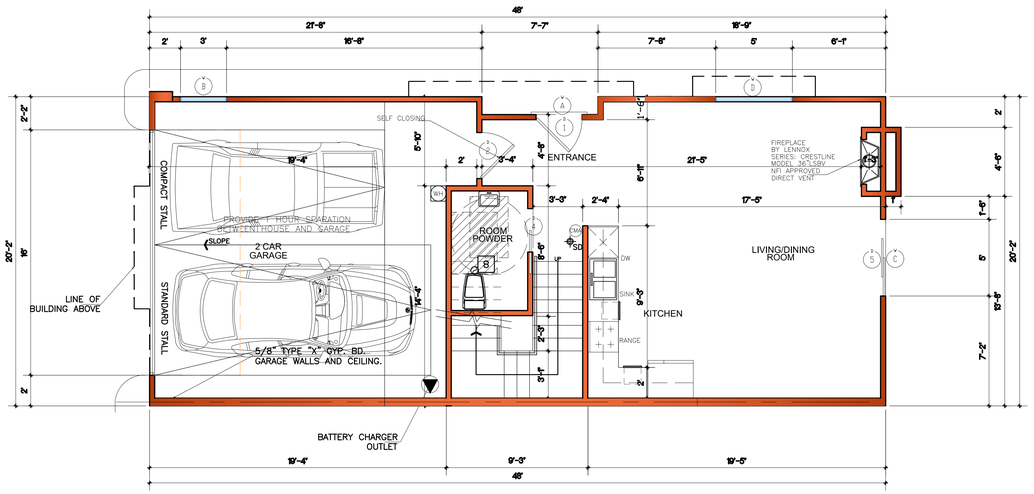
17–029 — PROJECT NO.

SHEET NO.
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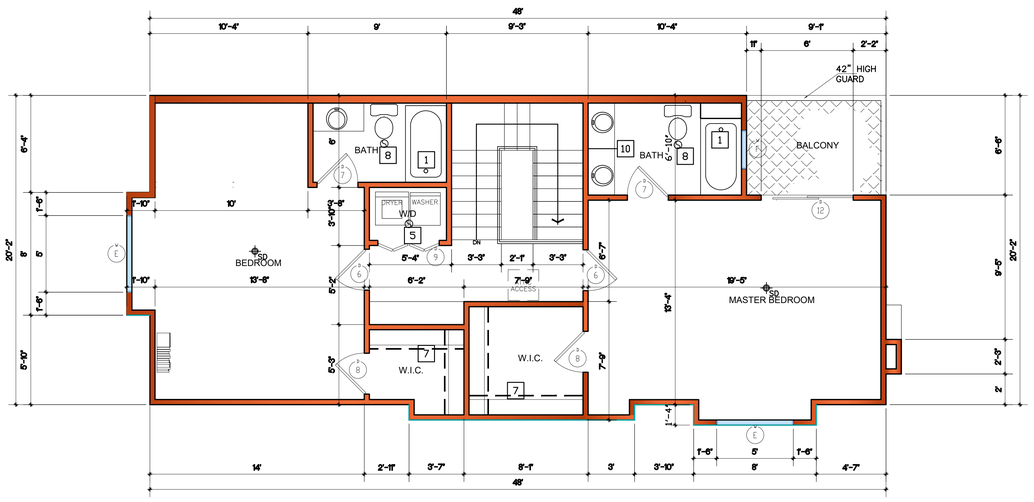
FIRST FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



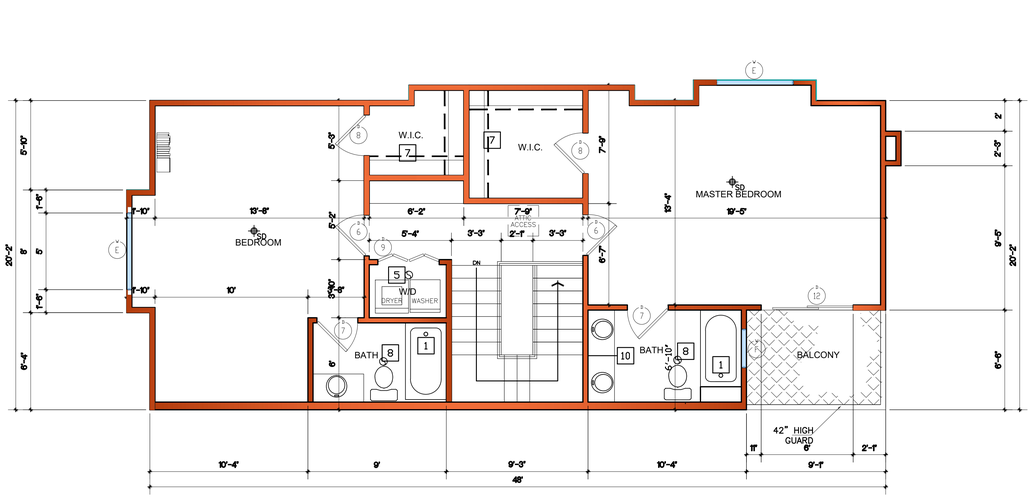
FIRST FLOOR PLAN–BR– (2 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–BR– (2 BEDROOMS)

1/4" = 1'-0"

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

NOTE :
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NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A–7.0

LEGEND :

1. 5'–0" TUB WITH OVERHEAD SHOWER SHATTER–PROOF GLASS ENCLOSURE, TILE WALL TO 6'–0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BY LENNOX" SERIES: CRESTLINE MODEL 36"LSBV NFI APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING
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8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET

SD HARD–WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.

CM THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

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** 2 BEDROOMS+INCLUDED GARAGE
(1,813 SQ,FT,GROSS AREA EACH UNIT)

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

November 11, 2019

KETTER
12605 RIVERSIDE DRIVE–SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 367–8832
E MAIL–BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

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DRAWN BY: J.C.L.M. | DATE: 11-17 | CHECKED BY: F | DATE: 1-17

REVISIONS

NO.	DATE	ISSUED FOR

FIRST –SECOND FLOOR PLAN (2 BEDROOMS)
3/8"=1'-0"

ISSUED COPIES | SHEET TITLE

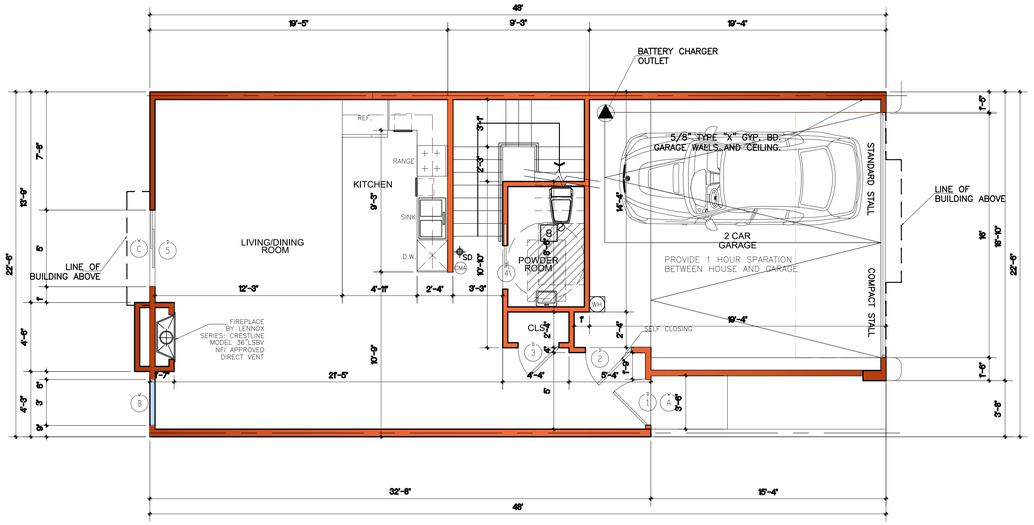
GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT | CLIENT

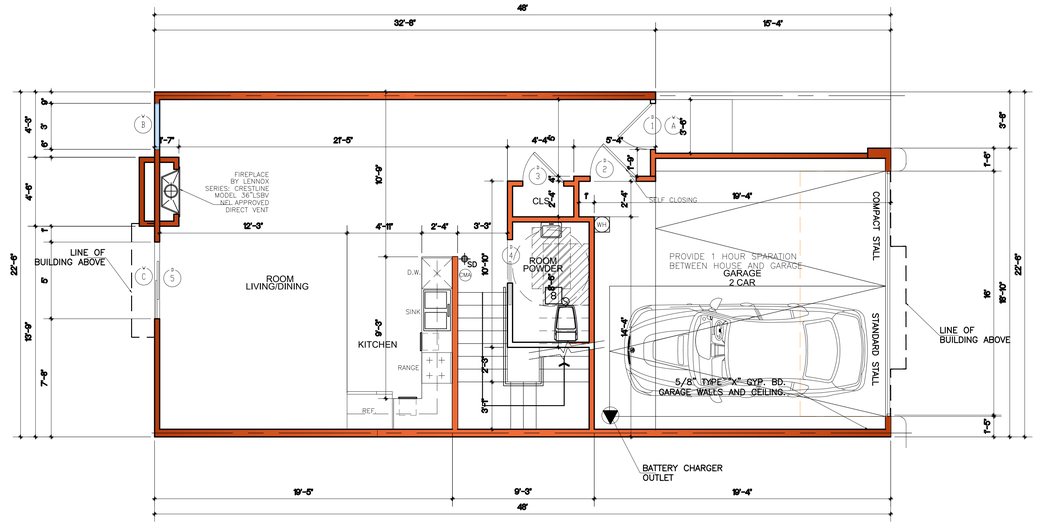
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A4.14



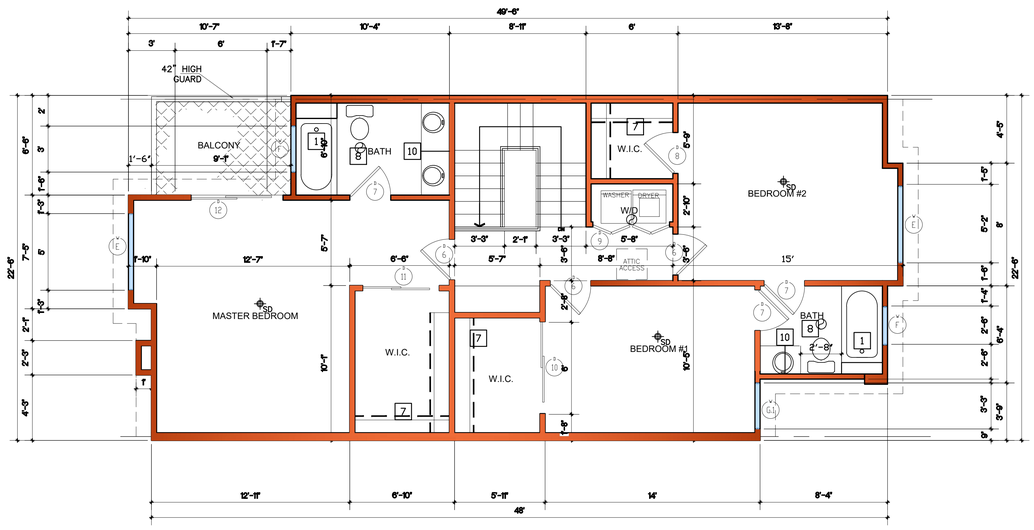
FIRST FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



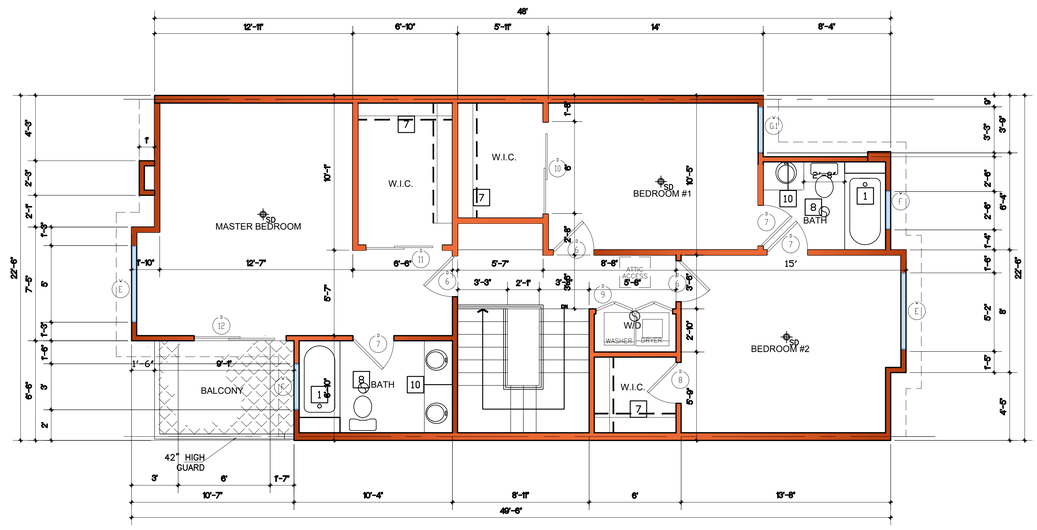
FIRST FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE–HOUR FIRE RESISTIVE CONSTRUCTION.

NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A–7.0

LEGEND :

1. 5'–0" TUB WITH OVERHEAD SHOWER SHATTER–PROOF GLASS ENCLOSURE, TILE WALL TO 6'–0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BY LENNOX" SERIES: CRESTLINE MODEL 36"LSBV NFI APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING
   PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. WATERHEATER 0/18" PLATFORM
7. WAREDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET

SD. HARD–WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.

(CM) THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

12. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:

a. A MINIMUM NUMBER OF 208/ 240 V40 AMP,GROUNDED AC OUTLETS EQUAL TO 5% OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.

b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING, OF A MINIMUM NUMBER OF 208/240 V40 AMP, GROUNDED AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.

*** 3 BEDROOMS+INCLUDED GARAGE
(1,919 SQ,FT,GROSS AREA EACH UNIT)

KETTER
12605 RIVERSIDE DRIVE–SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL.: (818) 387–8832
E MAIL–BOAZ@KETTERDESIGNS.COM

AB DWG ID:
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NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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3/8"=1'-0"

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MOORPARK, CA.

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

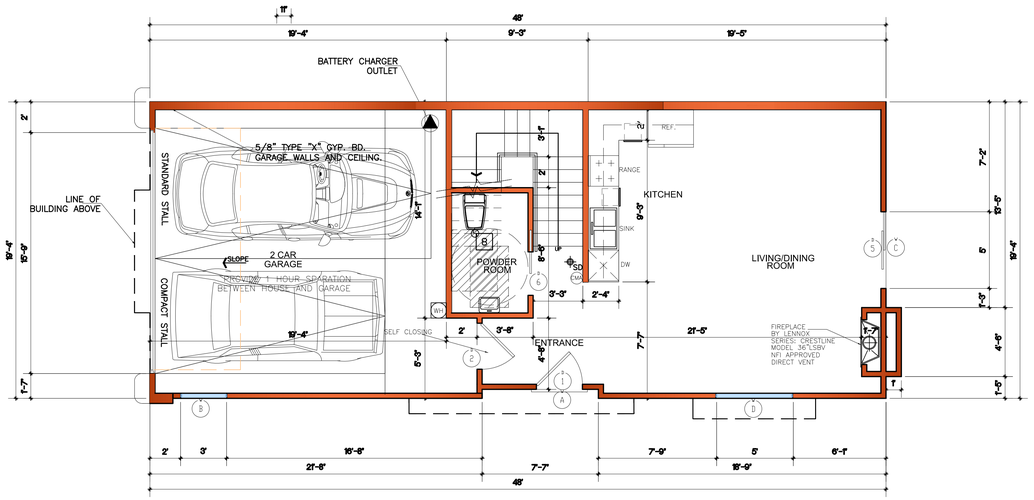
PROJECT | CLIENT

17-029

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SHEET NO.
A4.15

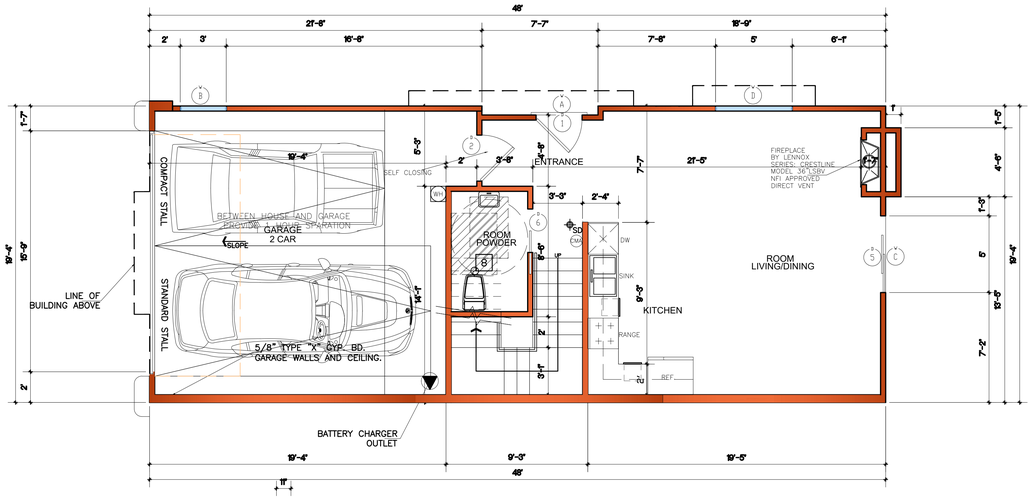
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

November 11, 2019



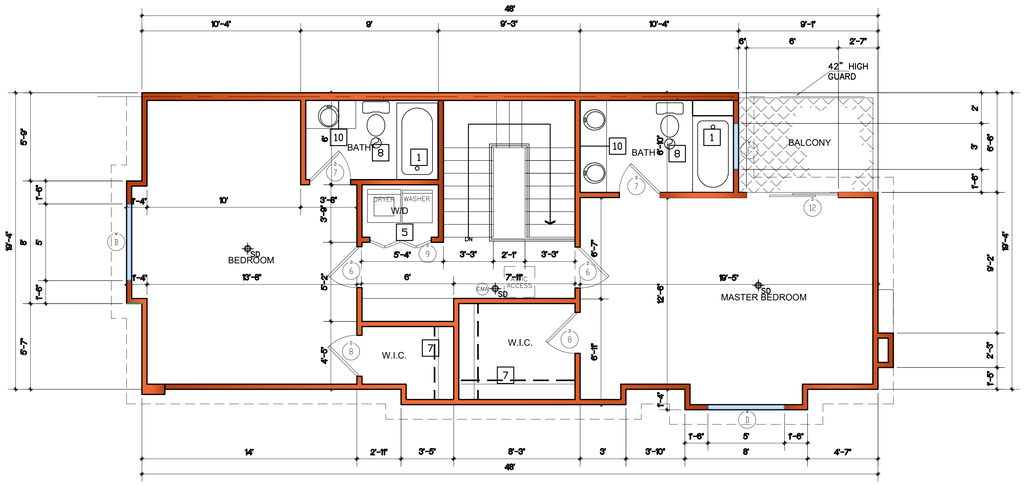
FIRST FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



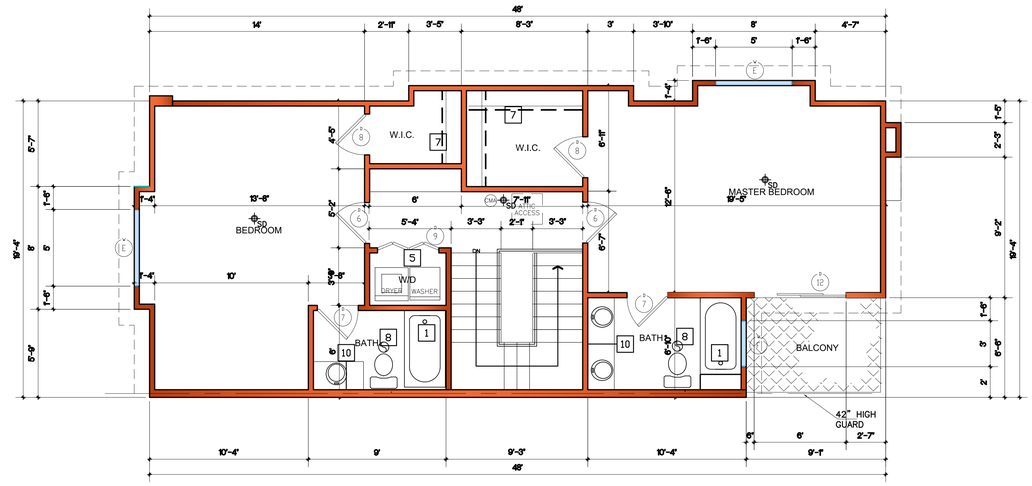
FIRST FLOOR PLAN–BR– (2 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–BR– (2 BEDROOMS)

1/4" = 1'-0"

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**** 2 BEDROOMS+INCLUDED GARAGE (1,726 SQ,FT,GROSS AREA EACH UNIT)

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DRAWER#:

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REVISIONS

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3/8"=1'-0"

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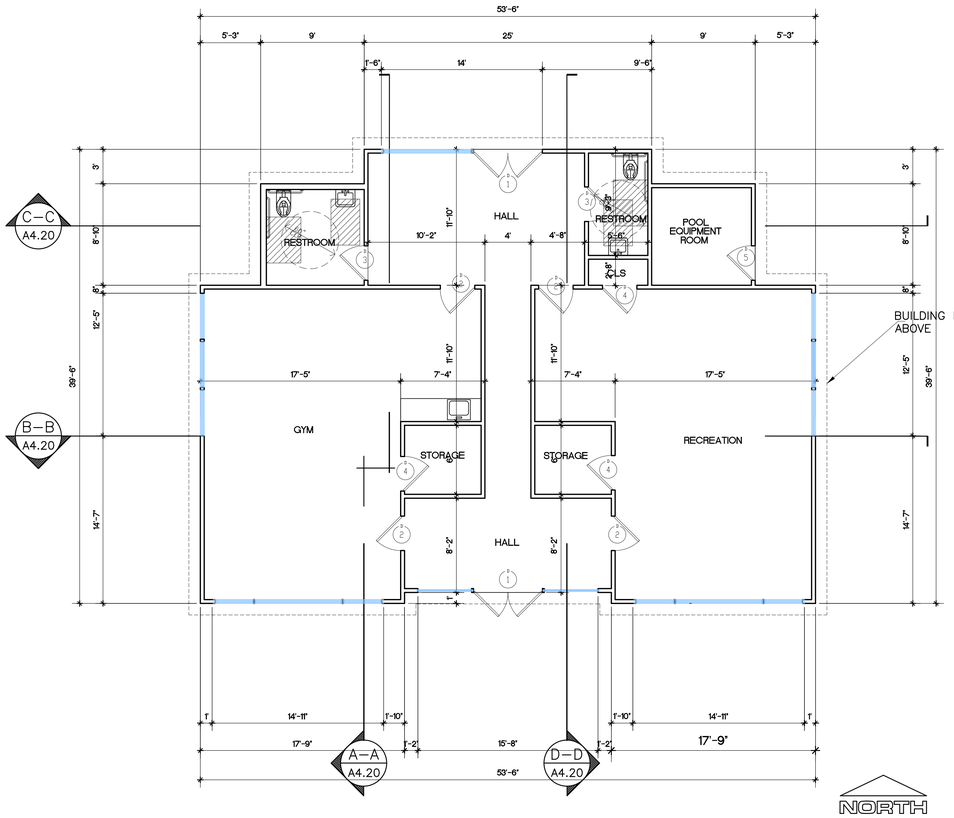
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MOORPARK, CA.

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

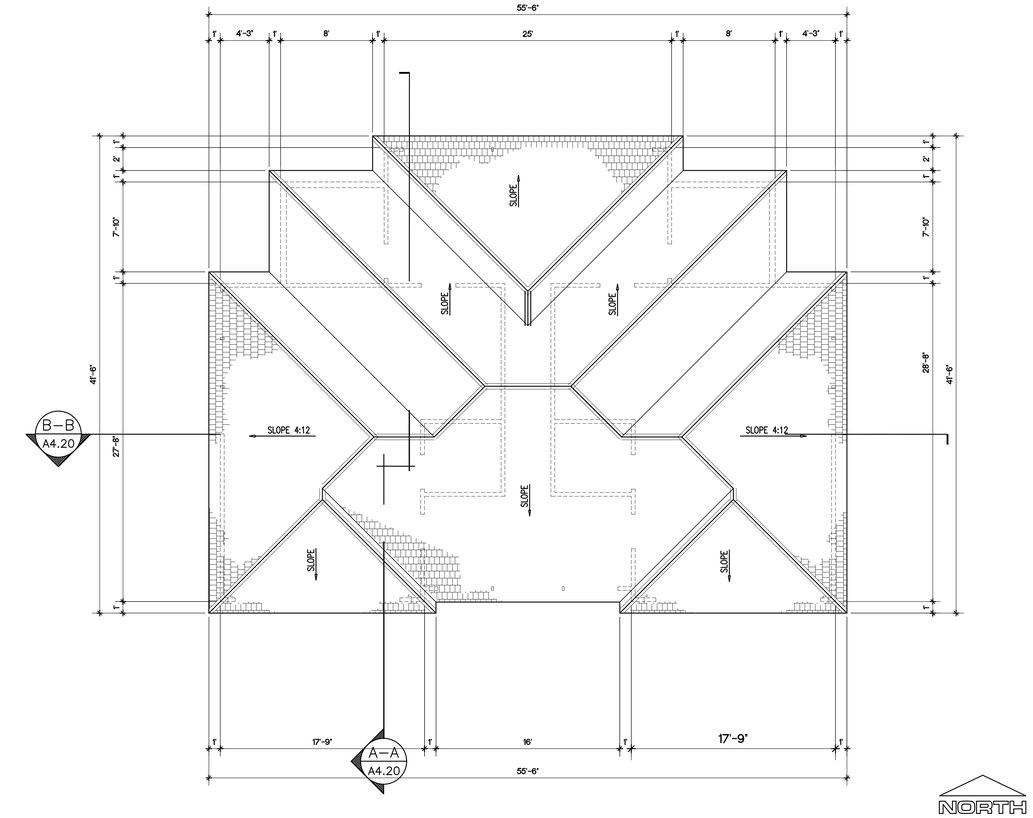
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FLOOR PLAN



ROOF PLAN

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FLOOR PLANS-COMMUNITY CENTER
3/16"=1'-0"

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MOORPARK, CA.

PROJECT

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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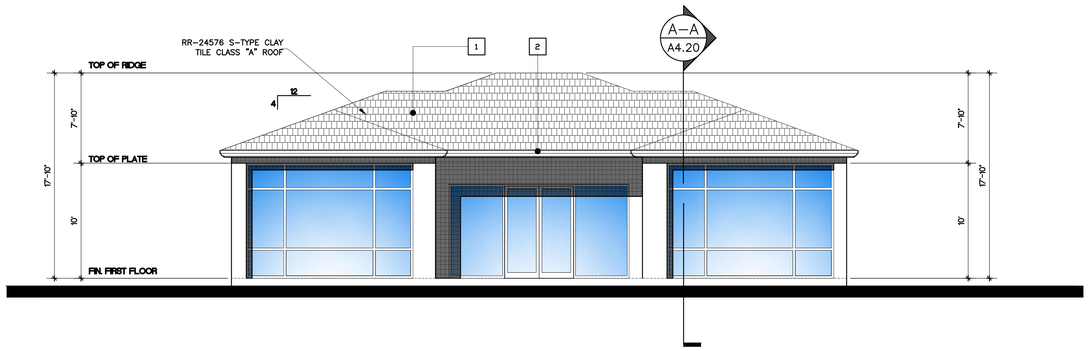
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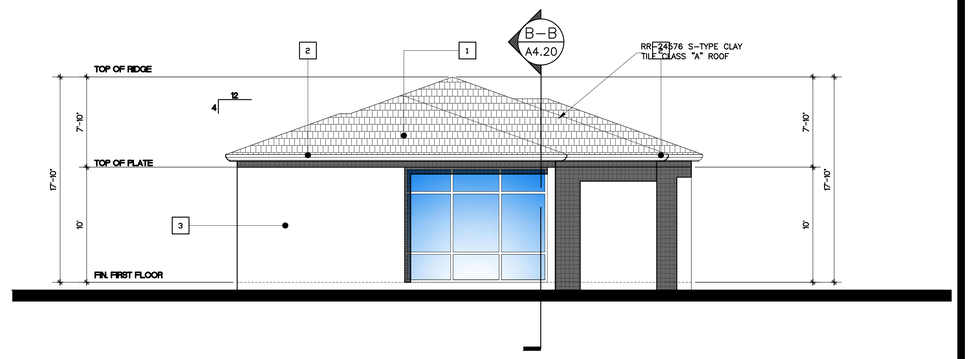
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

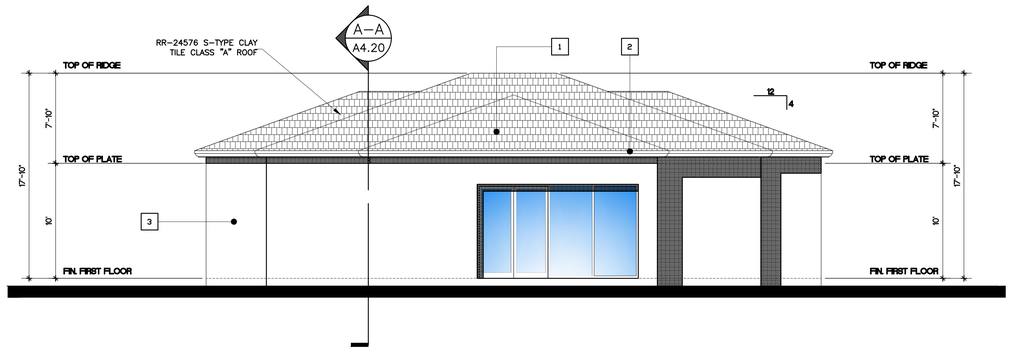
November 11, 2019



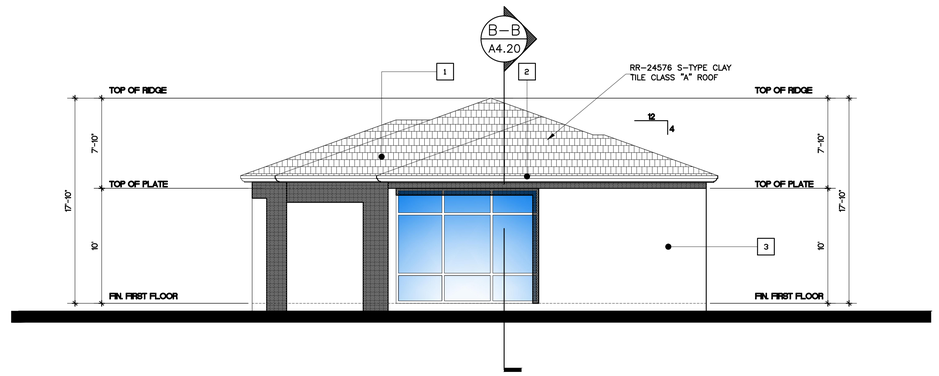
NORTH BUILDING ELEVATION



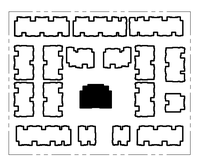
EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



WEST BUILDING ELEVATION



KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2456P (TYP.)
2	EXPOSED WOOD FASCIA
3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR PLASTER CHIMNEY WITH FIREPLACE
9	"MARTINS"T.P. SHROUD ICBO#NERQA-403, UL# U264, 55.5A AND RAISED EXTERIOR PLASTER TRIM.
10	LINE OF G.I ROOF TO WALL FLASHING
11	OVERHEAD SECTIONAL GARAGE DOOR.
12	EXTERIOR ENTRY FLOOR DESIGN.
13	OUTDOOR WALL LANTERN.
14	STREET LAMP

KETTER
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3/16"=1'-0"

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CALABASAS, CA. 91302

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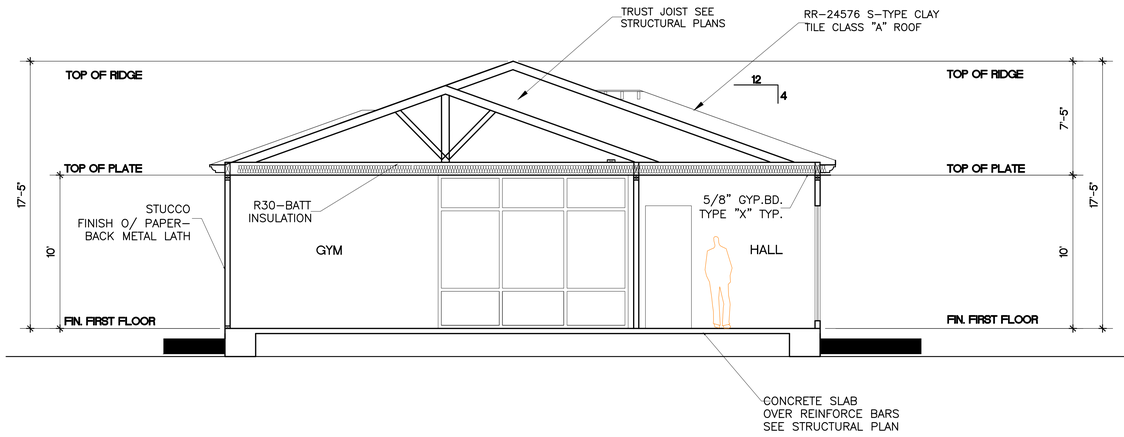
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PROJECT NO.
SHEET NO.

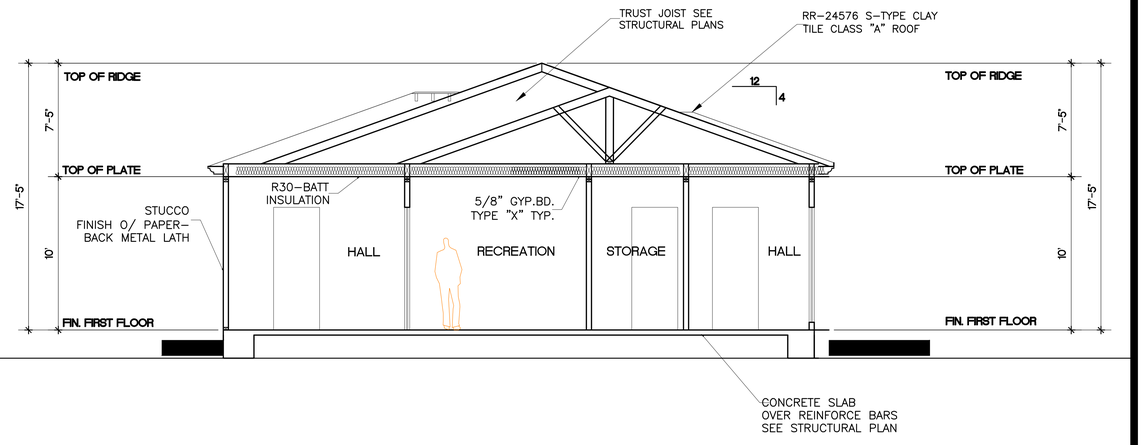
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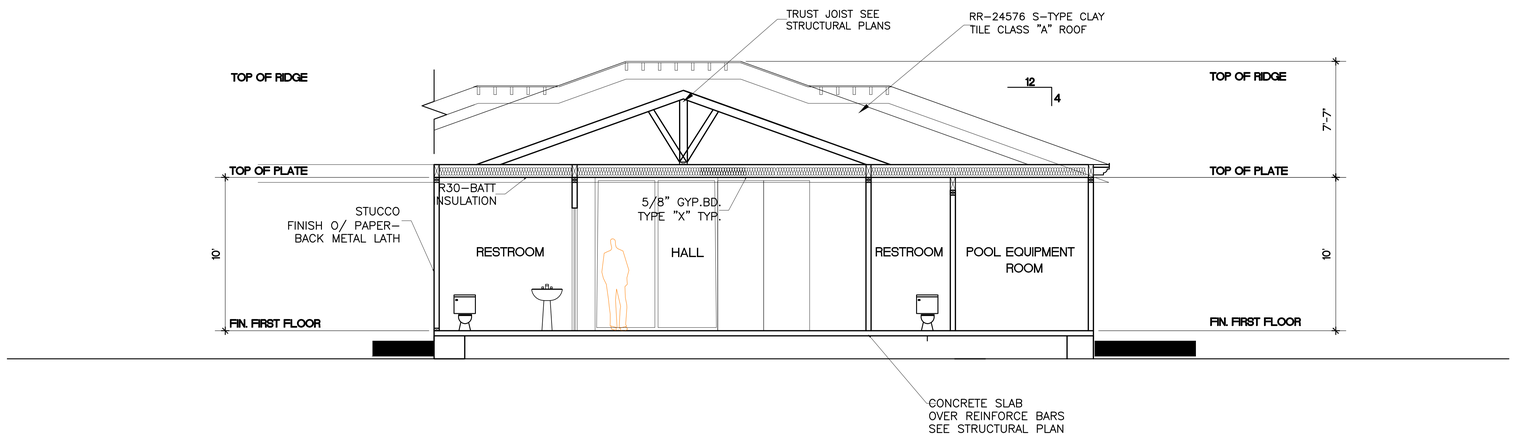
November 11, 2019



SECTION A-A



SECTION B-B



SECTION C-C

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
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TEL.: (818) 387-8832
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NO.	DESCRIPTION	DATE:	CHECKED BY:	DATE:
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01		DRAWN BY:	JC/LM	11-/17

AB DWG ID:
DRAWER#:

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BUILDING SECTIONS-COMMUNITY CENTER

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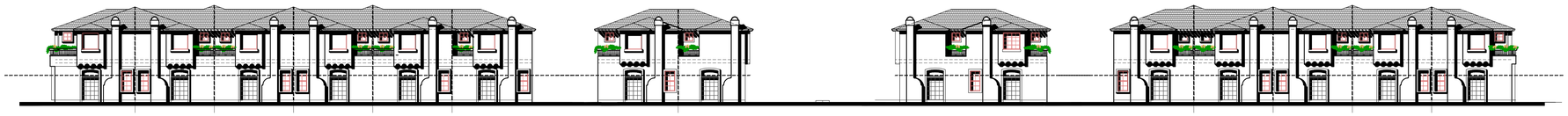
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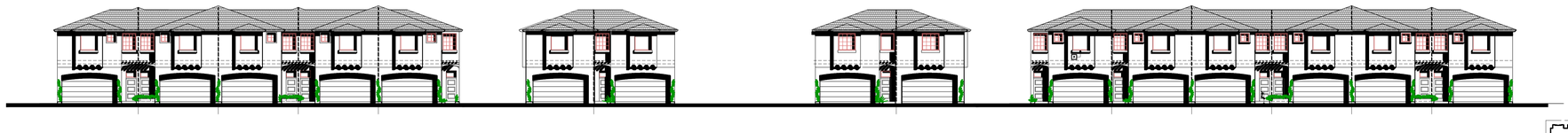
17-029

PROJECT NO.
SHEET NO.

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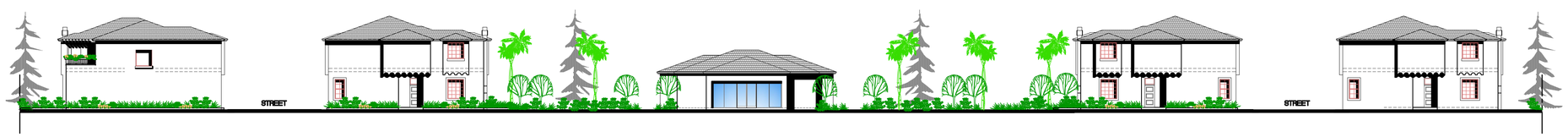
ELEVATION "A"



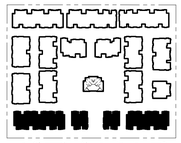
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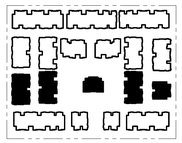
ELEVATION "B"



ELEVATION "B.1"



KEY MAP NORTH



KEY MAP NORTH

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

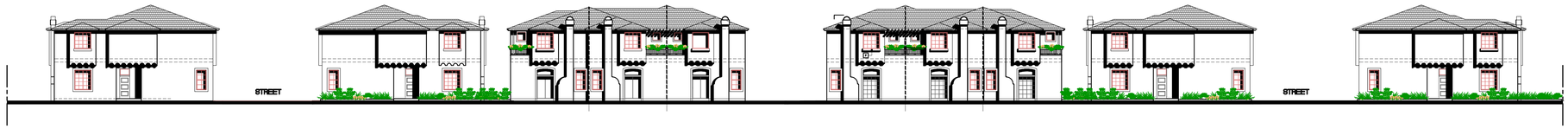
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PROJECT NO.
SHEET NO.

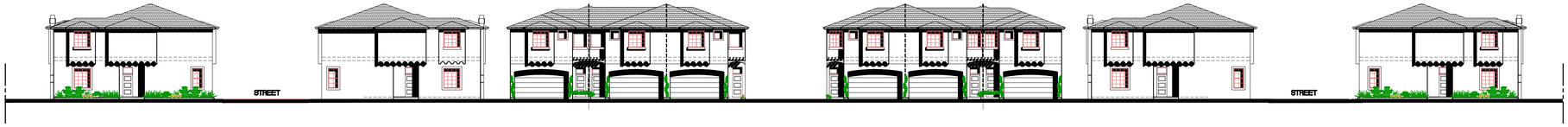
A5.0

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 6, 2020



ELEVATION "C"



ELEVATION "C.1"



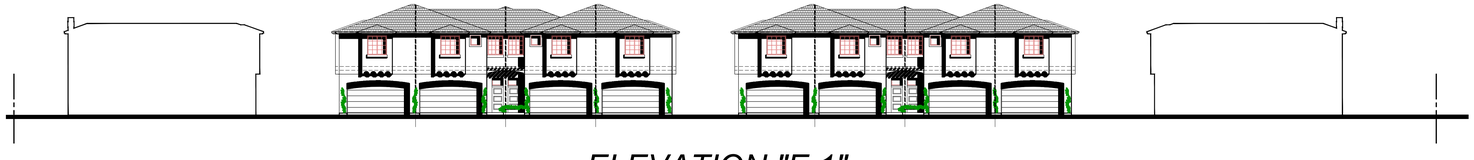
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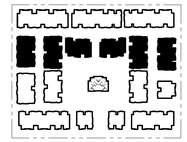
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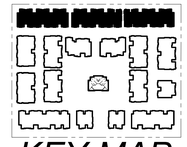
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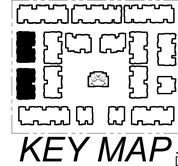
ELEVATION "E.1"



KEY MAP NORTH



KEY MAP NORTH



KEY MAP NORTH

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12605 RIVERSIDE DRIVE-SUITE#100
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TEL : (818) 387-8832
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01			J.G.L.M.	11-17	F.	1-17
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PROJECT

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CALABASAS, CA. 91302

CLIENT

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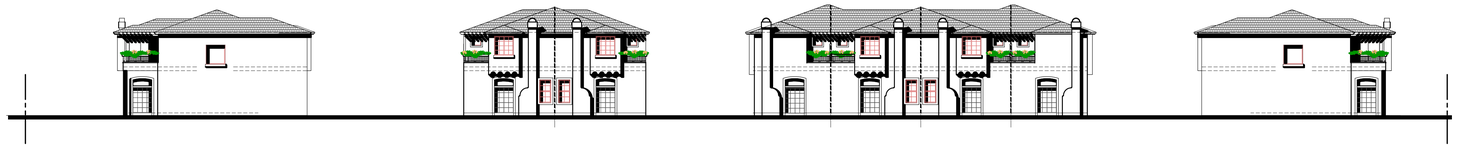
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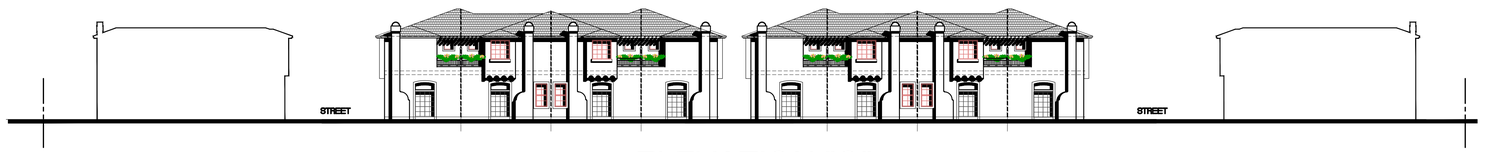
January 6, 2020



ELEVATION "F."



ELEVATION "F.1"



ELEVATION "G"



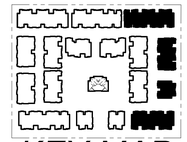
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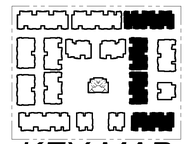


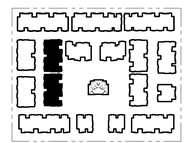
ELEVATION "H"



ELEVATION "H.1"







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CHECKED BY: F.
DATE: 1--17

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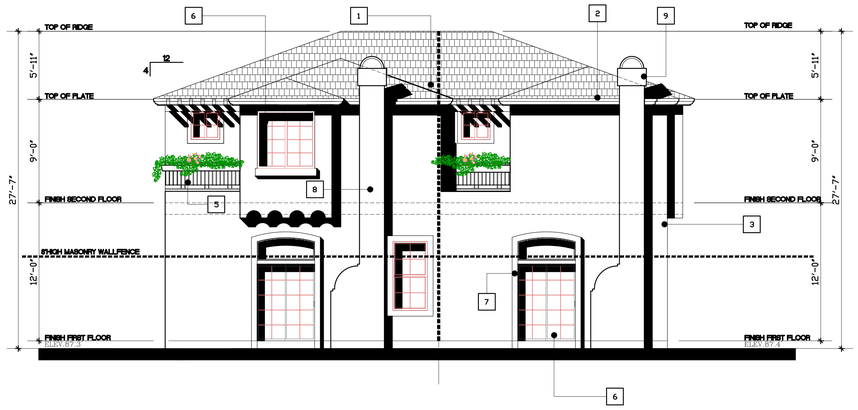
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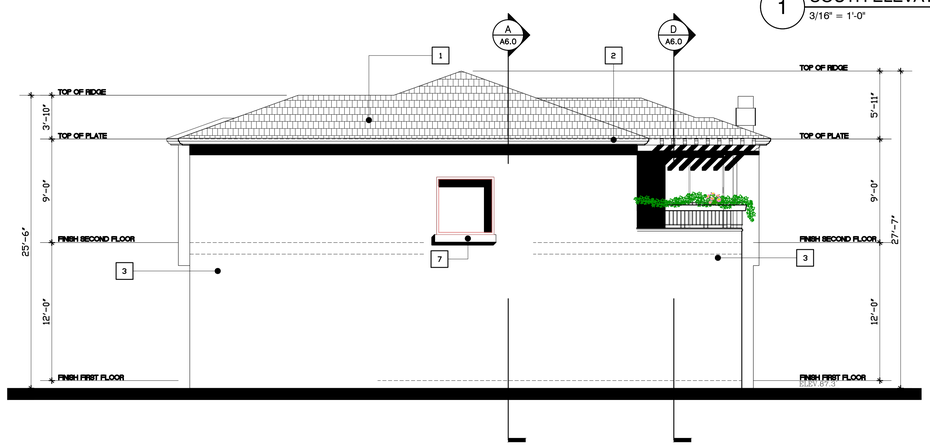
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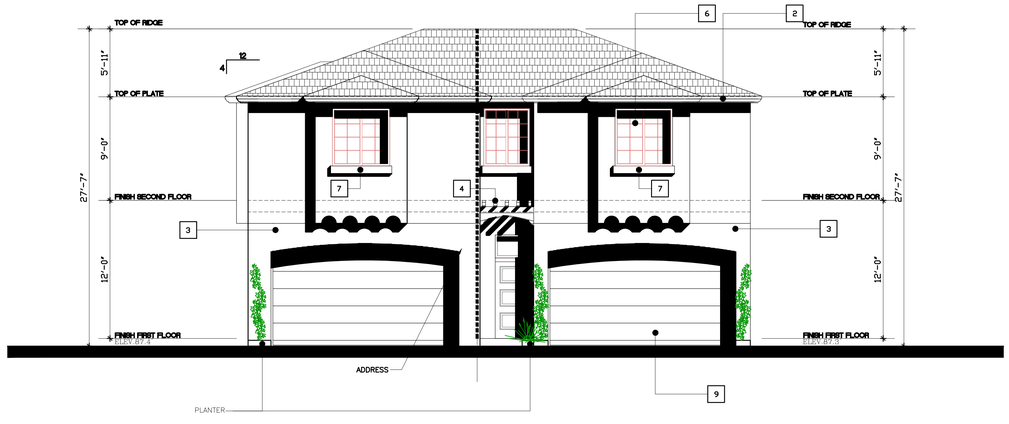
1 SOUTH ELEVATION-A (LOS ANGELES AVE.BUILDING -A)
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



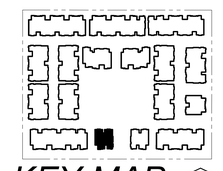
3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

KEY NOTES LEGEND

1	COOL ROOF TILE MCA F-40 NATURAL RED CRRC# ID 0882-0030-SOLAR REFLECTANCE-0.45 THERMAL EMITTANCE-0.38
2	EXPOSED WOOD FASCIA
3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)INSTALL 2 LAYERS OF PAPER OVER WOOD SHEATHING LAYERS SHALL BE INTALLED INDEPENTLY.
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR CHIMNEY WITH FIREPLACE
9	"LUX GARAGE DOORS"LONG RAISED PANEL DESIGN. STEEL GARAGE DOOR



KEY MAP NORTH

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12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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CALABASAS, CA. 91302

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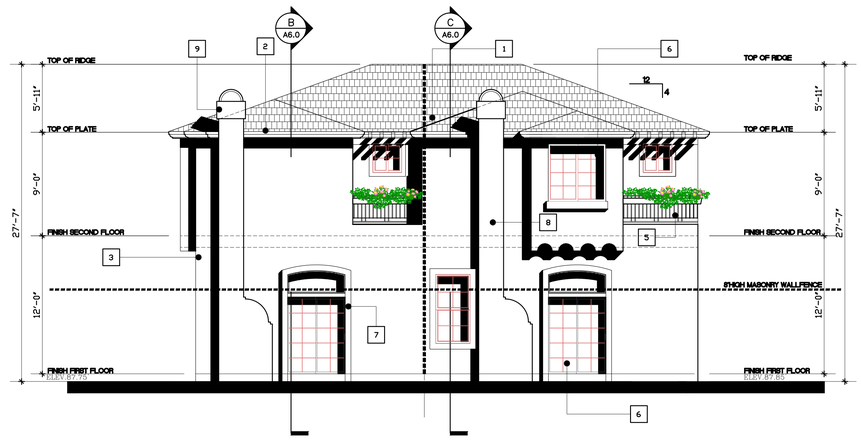
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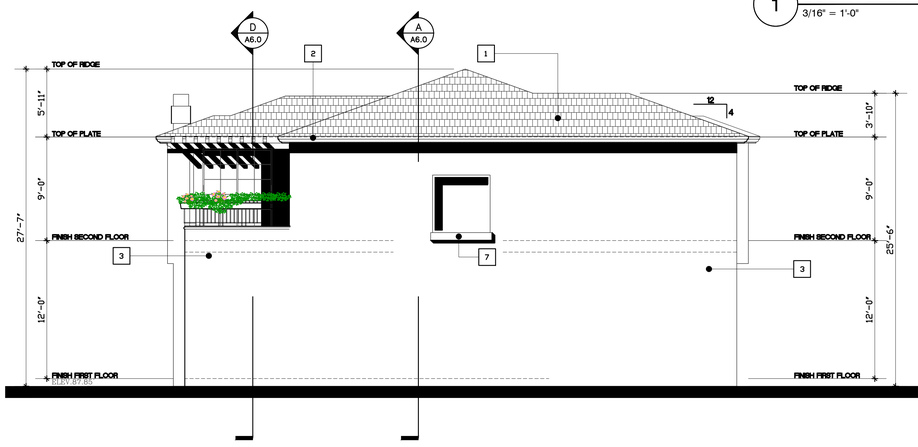
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

January 6, 2020



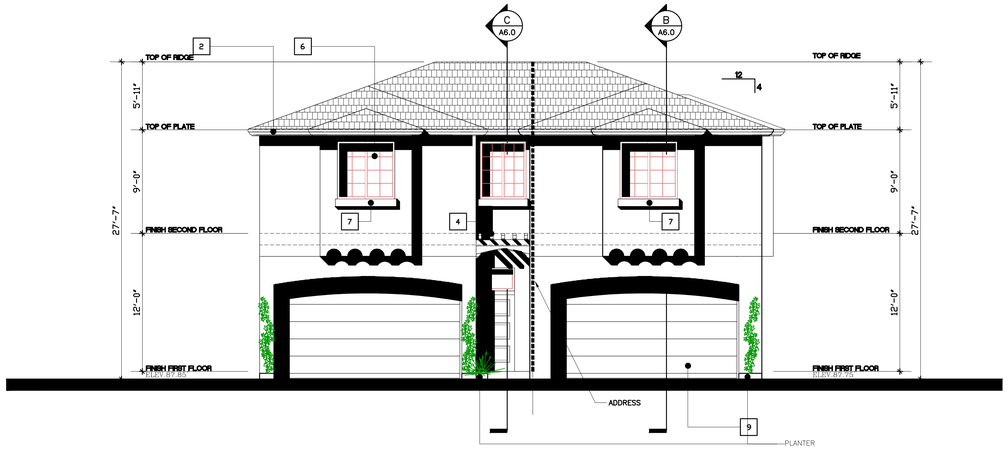
1 SOUTH ELEVATION-A (LOS ANGELES AVE.BUILDING -AR)
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



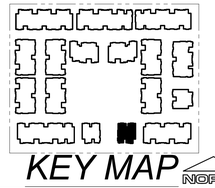
3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION EL
3/16" = 1'-0"

KEY NOTES LEGEND

1. COOL ROOF TILE MCA F-40 NATURAL RED CRRC# ID 0882-0030-SOLAR REFLECTANCE-0.45 THERMAL EMITTANCE-0.38
2. EXPOSED WOOD FASCIA
3. SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)INSTALL 2 LAYERS OF PAPER OVER WOOD SHEATHING LAYERS SHALL BE INTALLED INDEPENTLY.
4. WOOD TRELLIS
5. DECORATIVE W.I. METAL GUARDRAIL
6. CLEAR GLASS
7. RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8. EXTERIOR CHIMNEY WITH FIREPLACE
9. "LUX GARAGE DOORS"LONG RAISED PANEL DESIGN. STEEL GARAGE DOOR



KEY MAP NORTH

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

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CALABASAS, CA. 91302

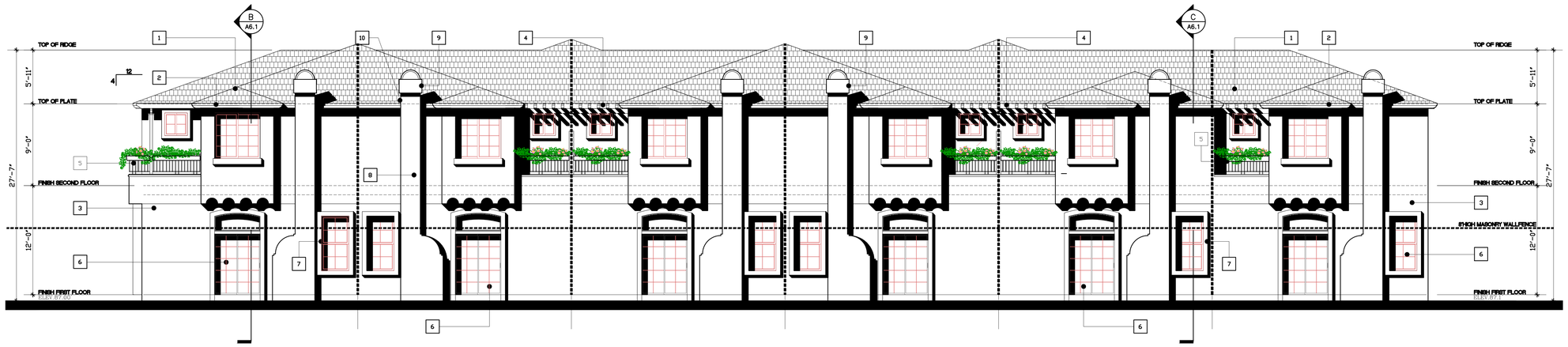
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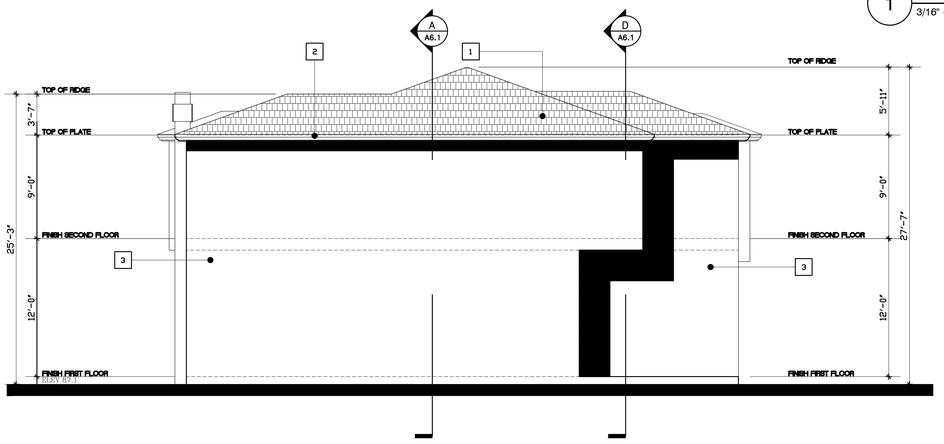
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SHEET NO.

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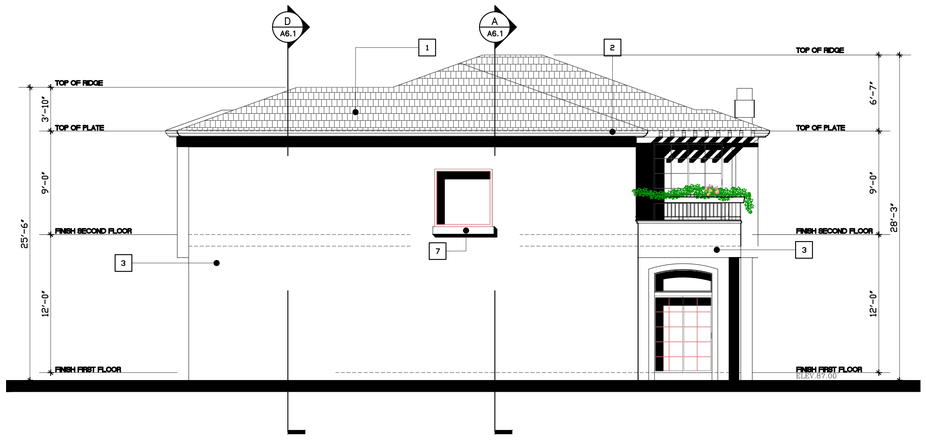
January 6, 2020



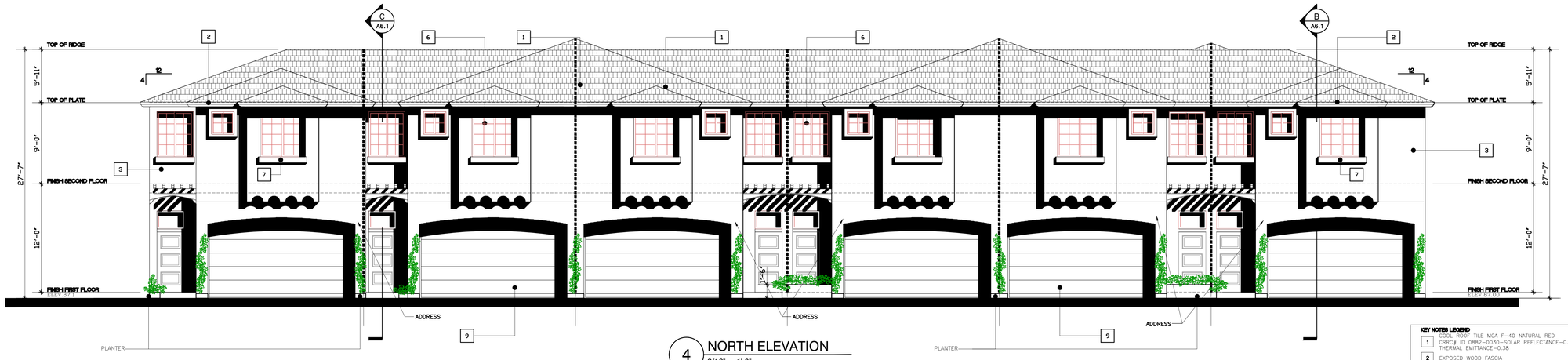
1 SOUTH ELEVATION (LOS ANGELES AVE.-BUILDING-B)
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



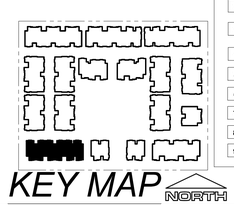
3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

KEY NOTES LEGEND

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KEY MAP NORTH

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
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DRAWER#:
DRAWN BY: J.C.I. M.
DATE: 1/7/17
CHECKED BY: I.K.
DATE: 1-17

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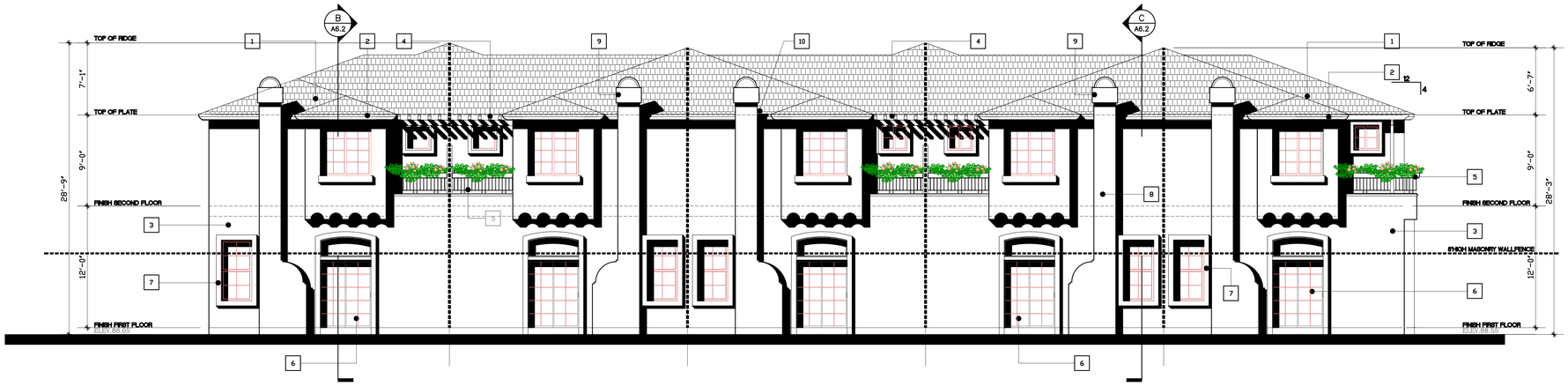
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CALABASAS, CA. 91302

PROJECT | CLIENT

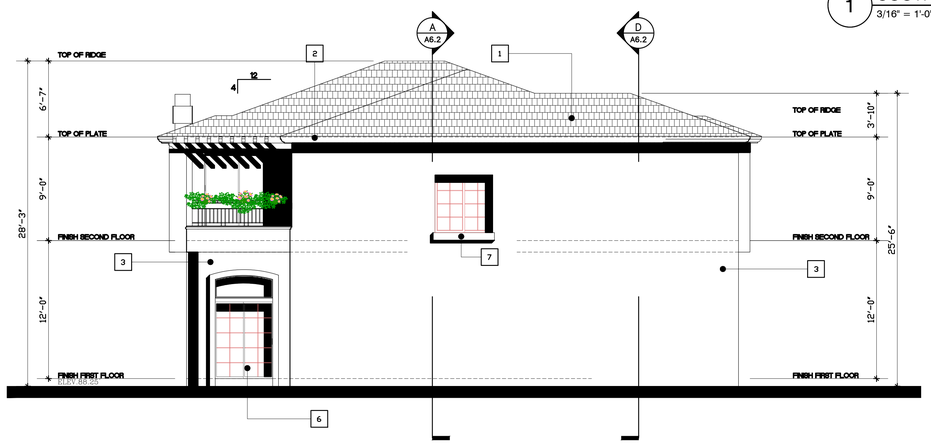
17-029

PROJECT NO.
SHEET NO.
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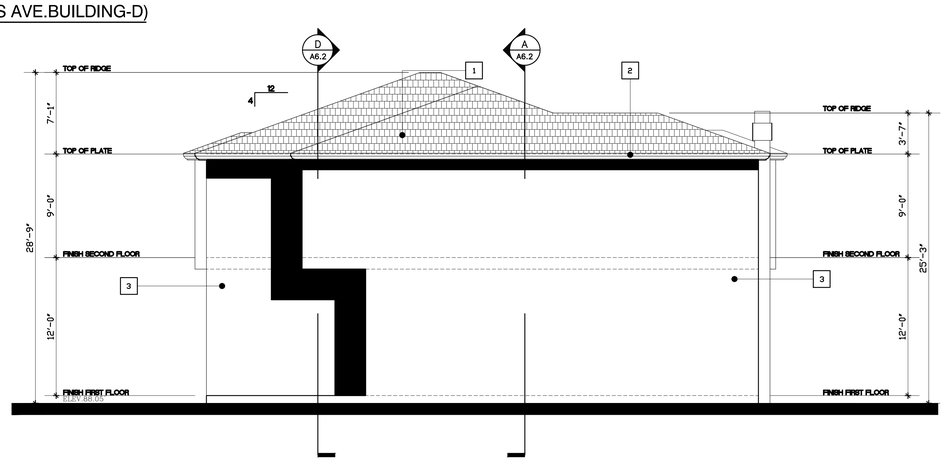
January 6, 2020



1 SOUTH ELEVATION-A (LOS ANGELES AVE.BUILDING-D)
3/16" = 1'-0"



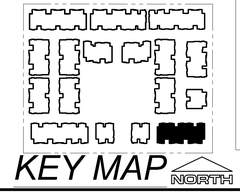
2 EAST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"



KEY MAP NORTH

KEY NOTES LEGEND

1	COOL ROOF TILE MCA F-40 NATURAL RED CRRC# ID 0882-0030-SOLAR REFLECTANCE-0.45 THERMAL EMITTANCE-0.38
2	EXPOSED WOOD FASCIA
3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)INSTALL 2 LAYERS OF PAPER OVER WOOD SHEATHING LAYERS SHALL BE INTALLED INDEPENTLY.
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR CHIMNEY WITH FIREPLACE
9	"LUX GARAGE DOORS"LONG RAISED PANEL DESIGN. STEEL GARAGE DOOR

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
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TEL : (818) 357-8632
E MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID: DRAWING #	DESCRIPTION	DATE:	CHECKED BY:	DATE:
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01	DRAWN BY: J.G.L.M.	11-/-17		1-17

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BUILDING ELEVATIONS (BUILDING-D)
3/16"=1'-0"

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT | CLIENT

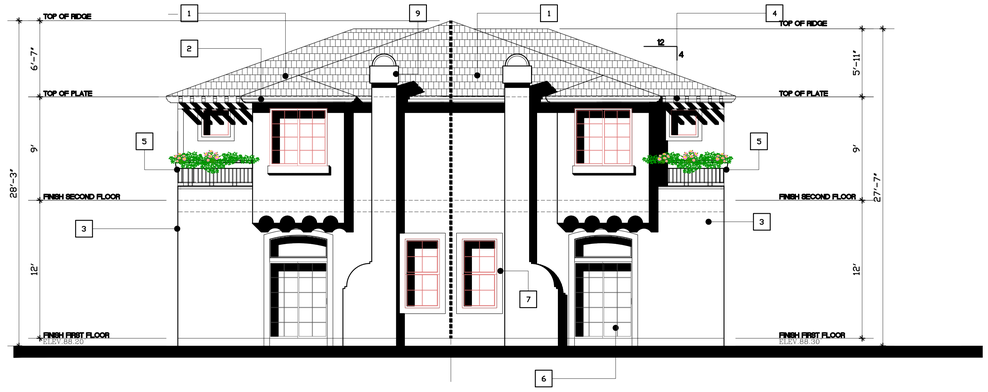
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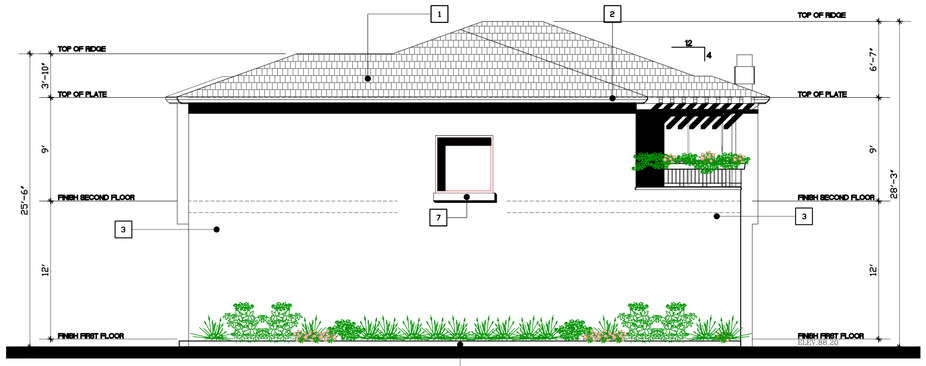
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January 6, 2020

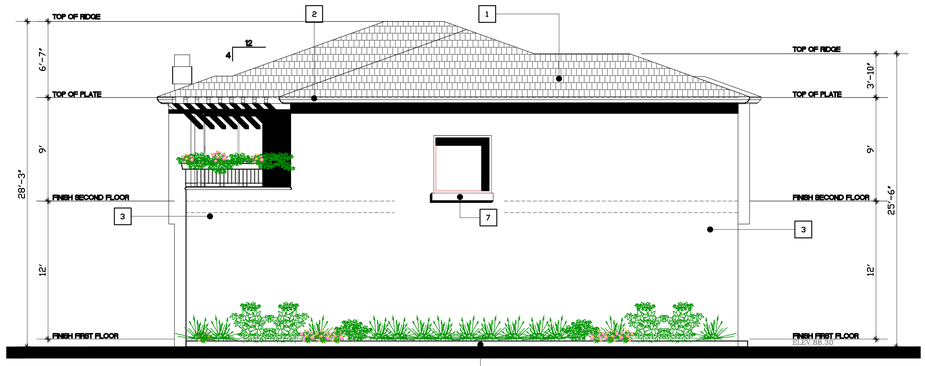
U.S. ARCHITECTURAL SHEET SIZE: D 42x30



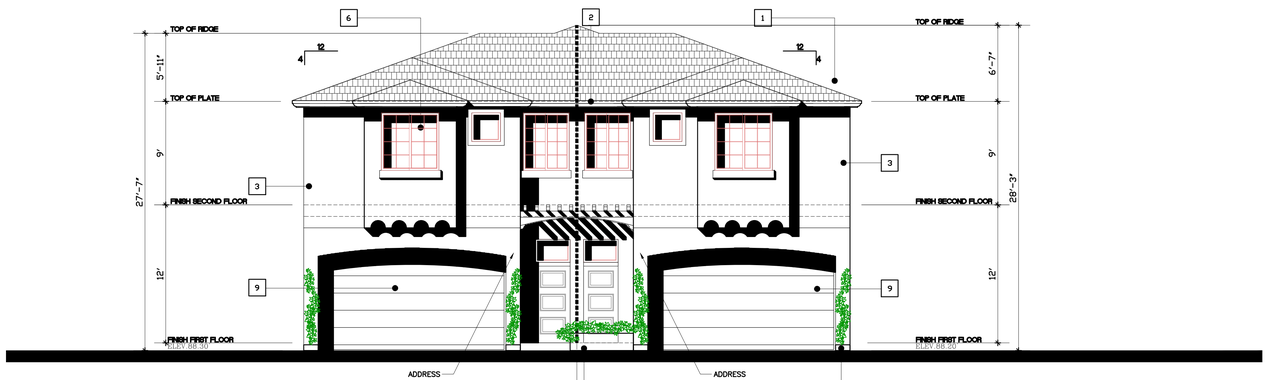
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3/16" = 1'-0"



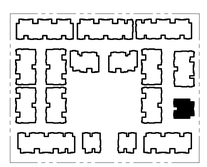
2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



KEY NOTES LEGEND

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E MAIL-BOAZ@KETTERDESIGNS.COM

AS DWG. ID:
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10			J.C.L.M.	1/-/17	-	-/-/17
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REVISIONS

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BUILDING ELEVATIONS (BUILDING-E)
3/16"=1'-0"

ISSUED COPIES — SHEET TITLE

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

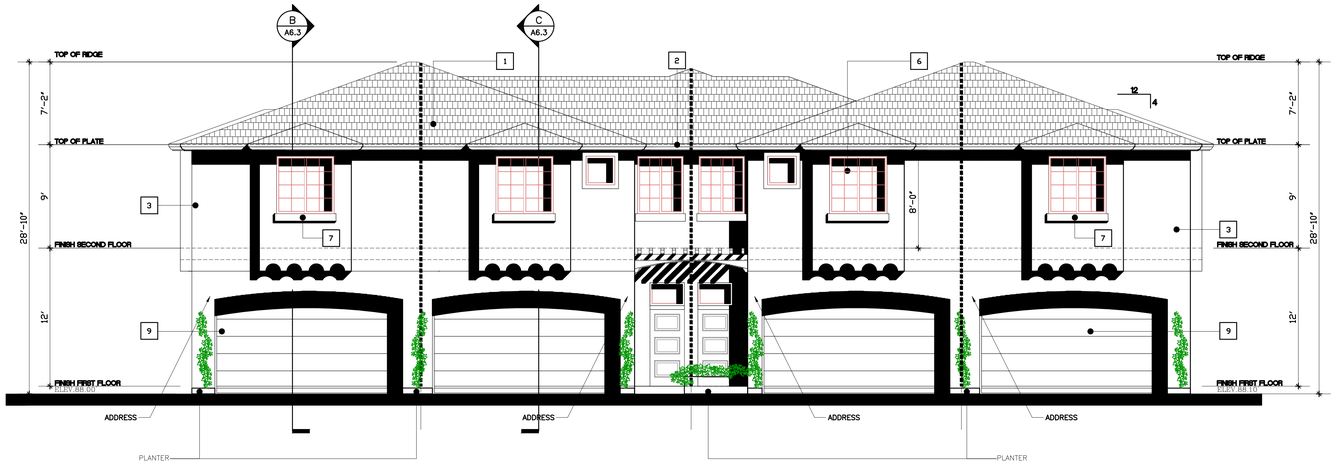
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

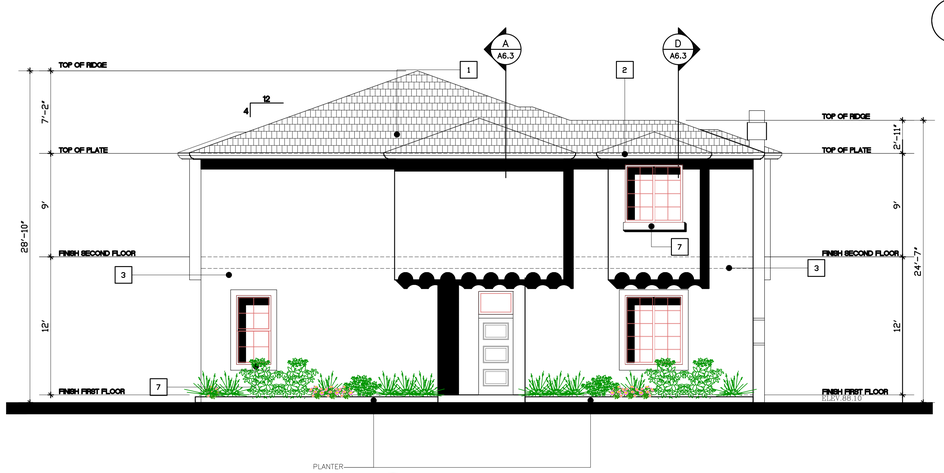
17-029 — PROJECT NO.
SHEET NO.
A5.7

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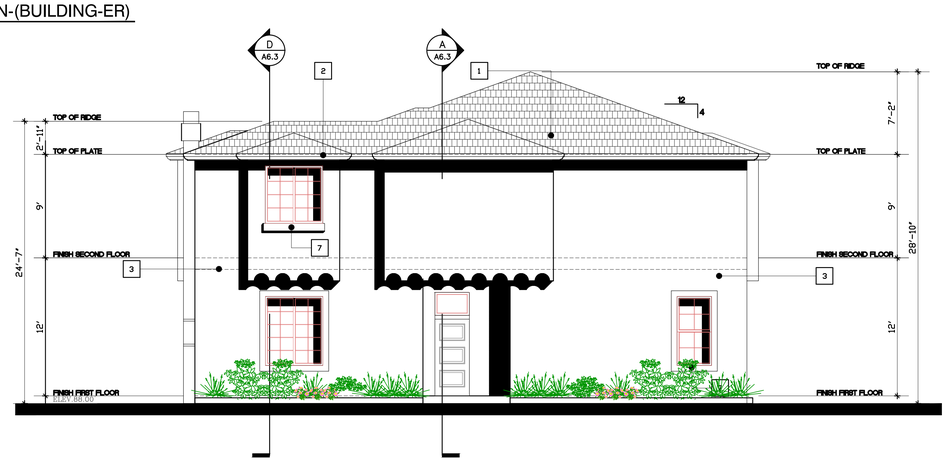
January 6, 2020



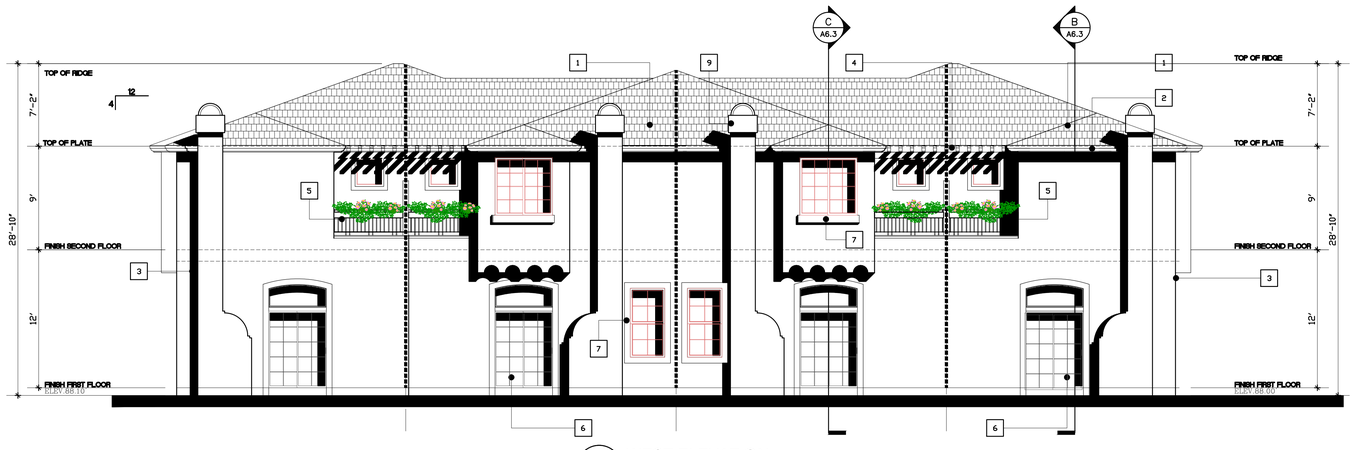
1 EAST ELEVATION-(BUILDING-ER)
3/16" = 1'-0"



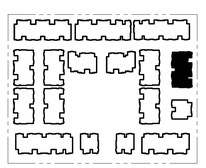
2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



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CHECKED BY: DATE: /--/17

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BUILDING ELEVATIONS (BUILDING-ER)
3/16"=1'-0"

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635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT | CLIENT

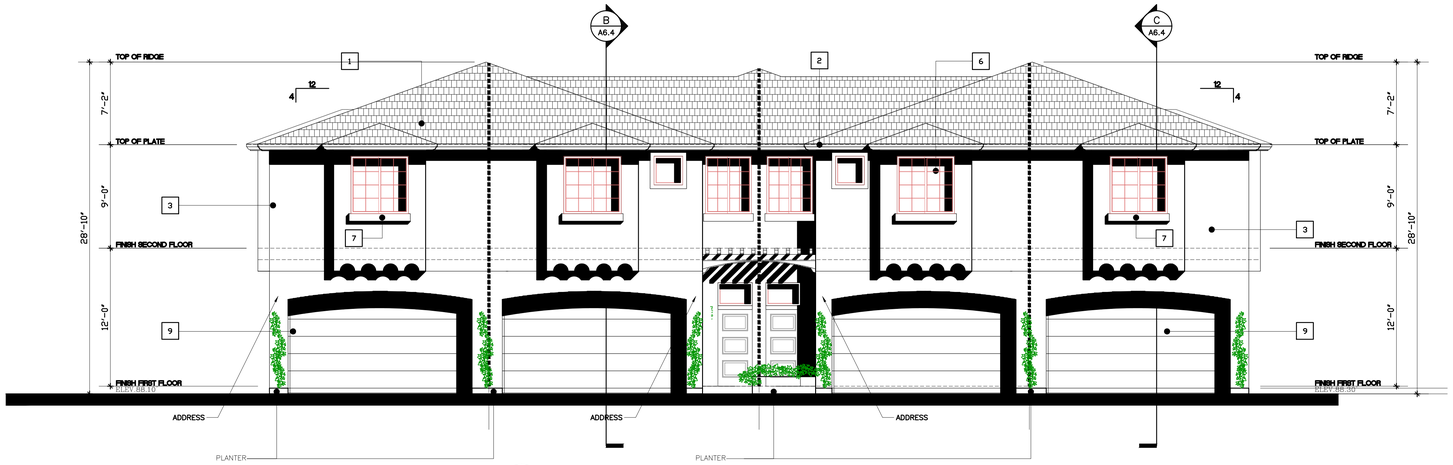
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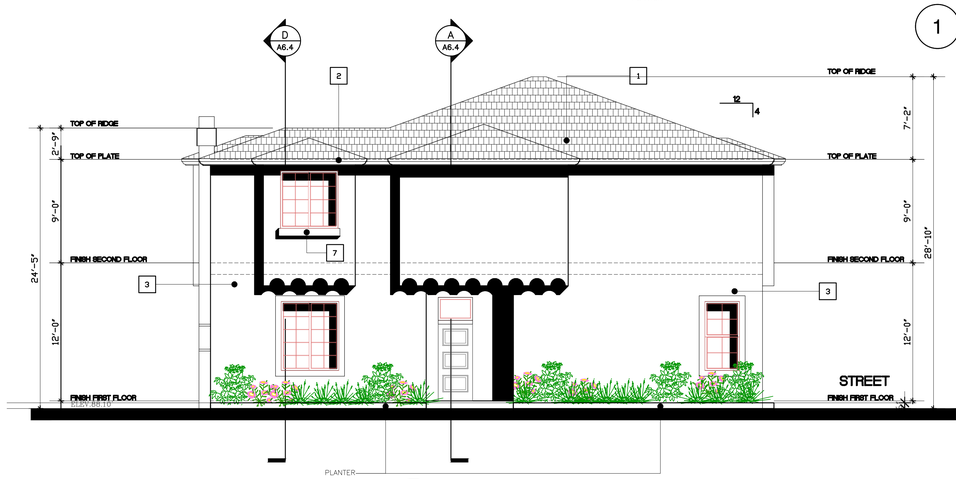
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January 6, 2020

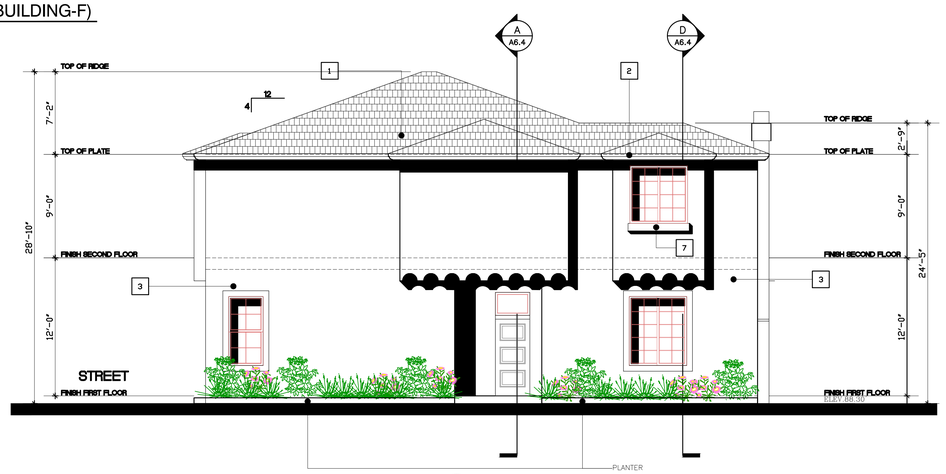
U.S. ARCHITECTURAL SHEET SIZE: D 42x30



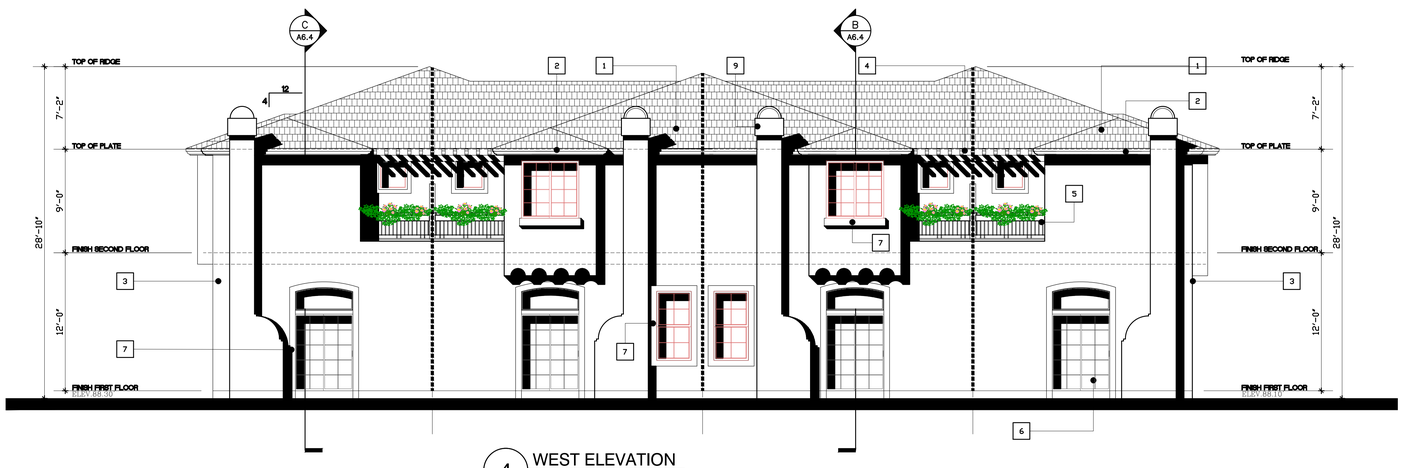
1 EAST ELEVATION-(BUILDING-F)
3/16" = 1'-0"



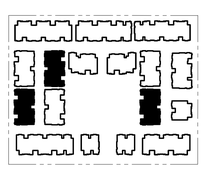
2 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



KEY NOTES LEGEND

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TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

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AB DWG ID:
DRAWN BY: J.C.L.M.
DATE: 11-/17
CHECKED BY: K
DATE: 11-/17

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BUILDING ELEVATIONS (BUILDING-F-F1-F3)
3/16"=1'-0"

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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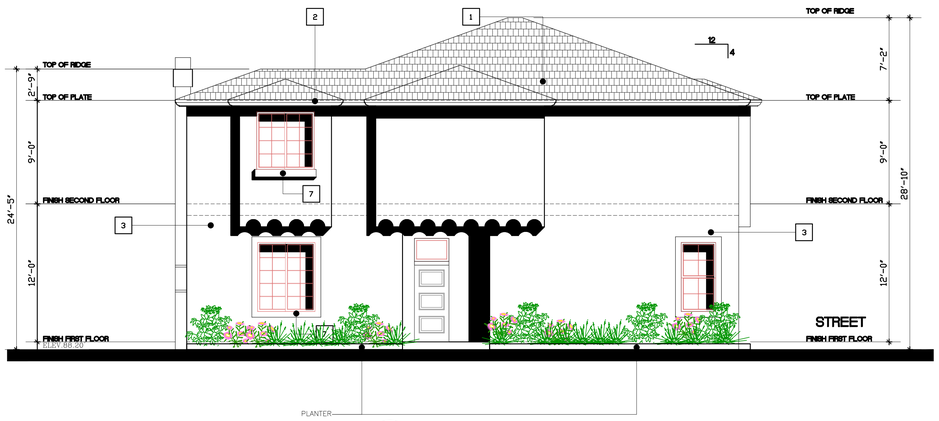
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SHEET NO.
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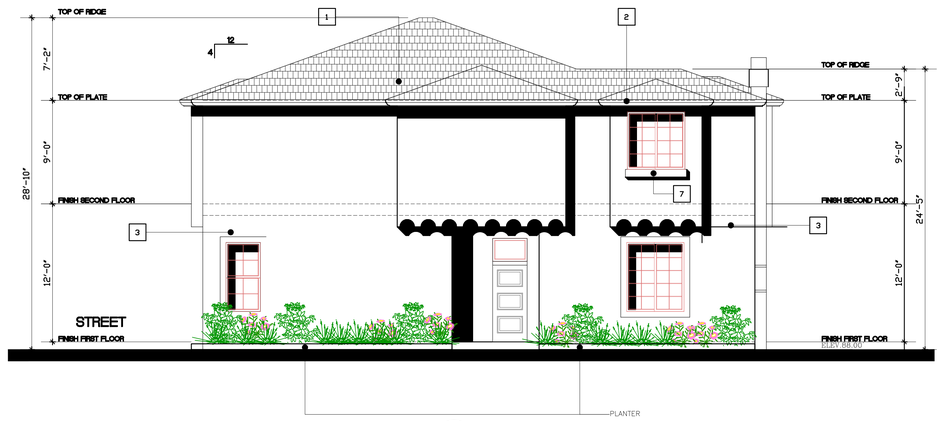
January 6, 2020



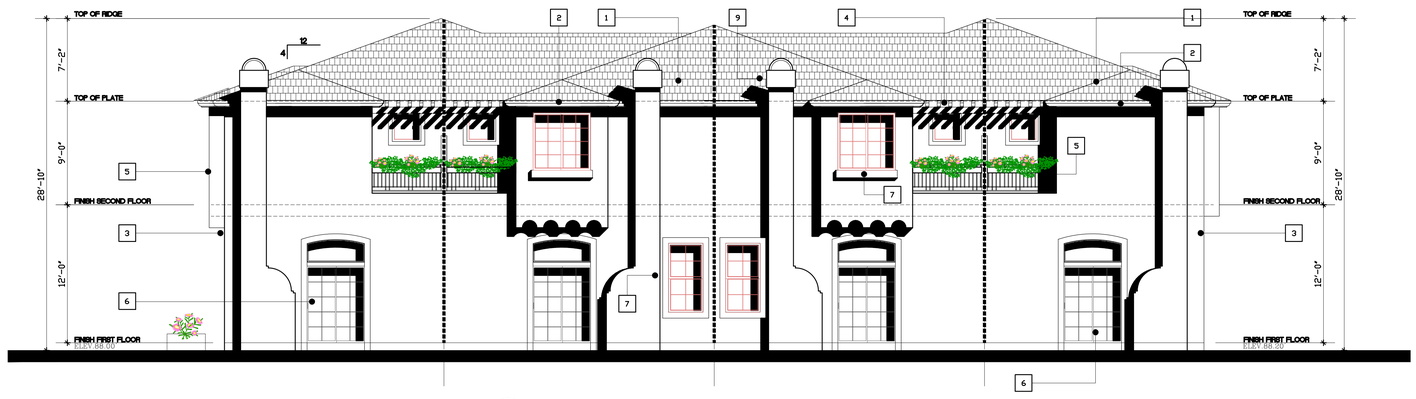
1 EAST ELEVATION-(BUILDING-FR)
3/16" = 1'-0"



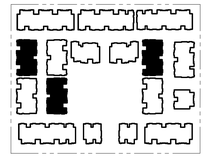
2 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



KEY NOTES LEGEND

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DRAWER#:

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DRAWN BY: J.C.L.M. | DATE: 12-/17 | CHECKED BY: - | DATE: --17

REVISIONS

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BUILDING ELEVATIONS (BUILDING-FR-FR2-FR4)

3/16"=1'-0"

SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

PROJECT

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

CLIENT

17-029

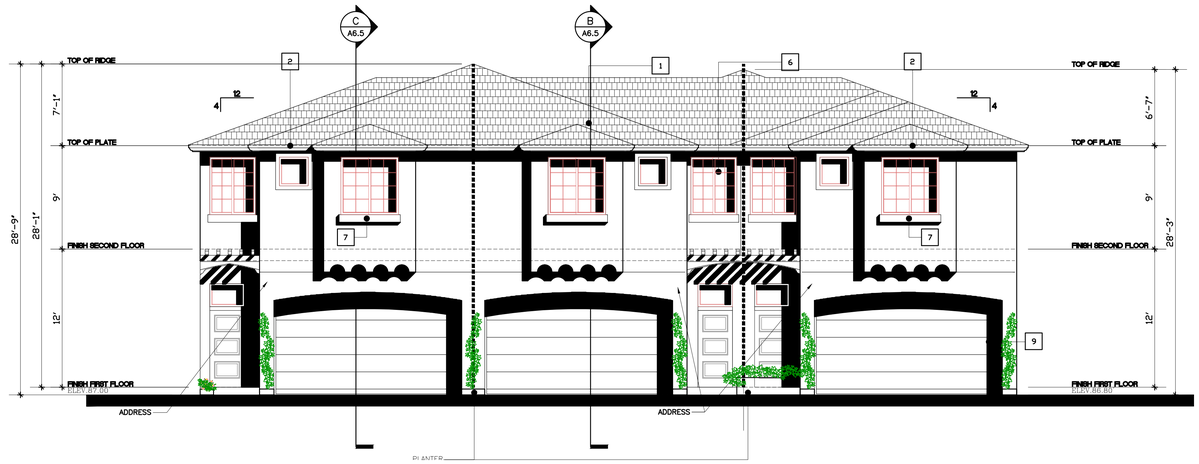
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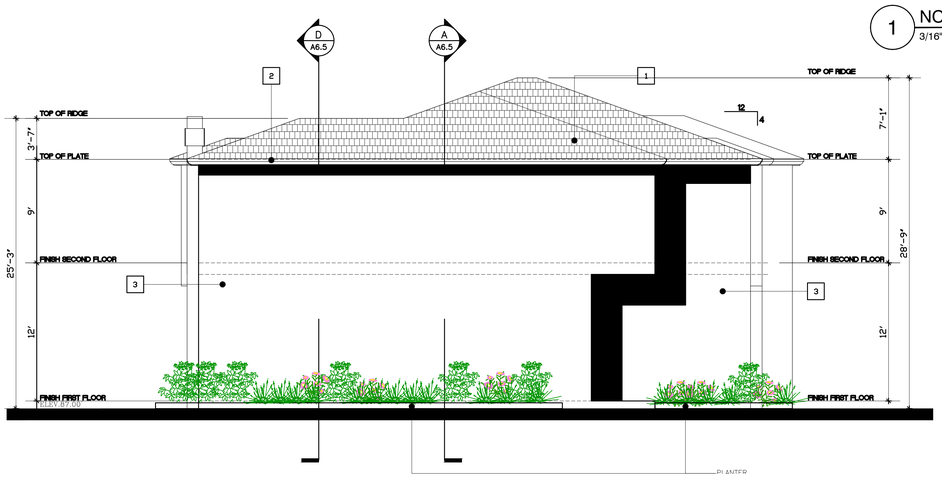
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January 6, 2020

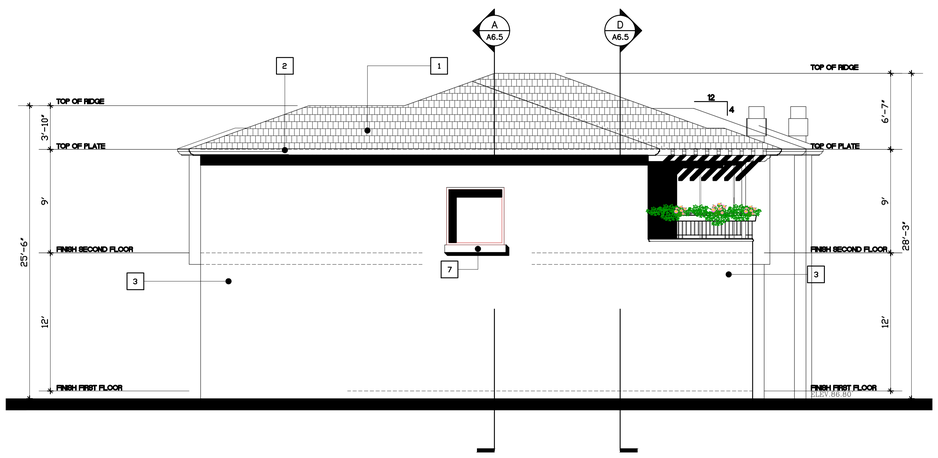
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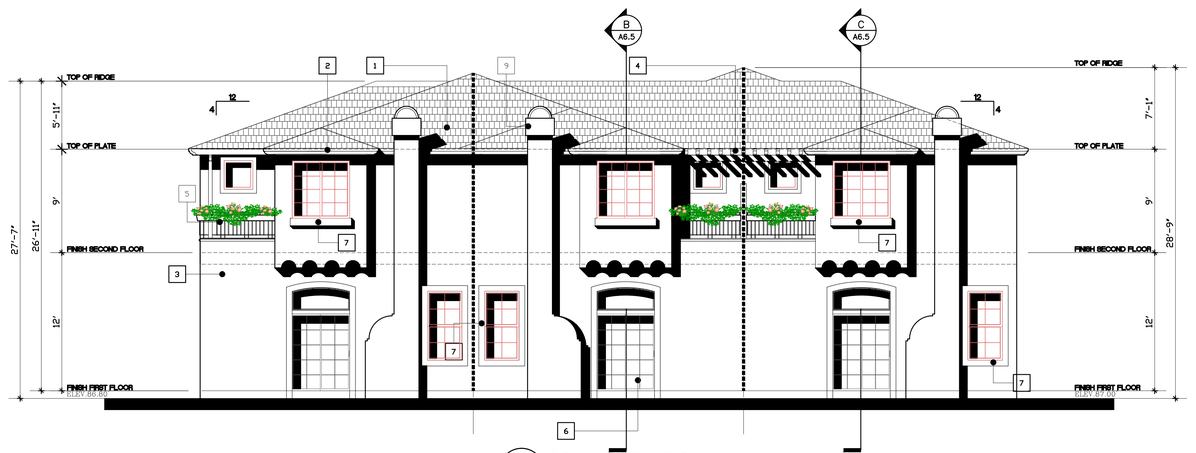
1 NORTH ELEVATION (TYPE-G)
3/16" = 1'-0"



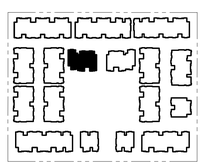
2 EAST ELEVATION
3/16" = 1'-0"



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3/16" = 1'-0"



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3/16" = 1'-0"



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3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP.)INSTALL 2 LAYERS OF PAPER OVER WOOD. SHEATHING LAYERS SHALL BE INTALLED INDEPENTLY.
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR CHIMNEY WITH FIREPLACE
9	"LUX GARAGE DOORS"LONG RAISED PANEL DESIGN STEEL GARAGE DOOR

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
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BUILDING ELEVATIONS (BUILDING-G)
3/16"=1'-0"

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT
CLIENT

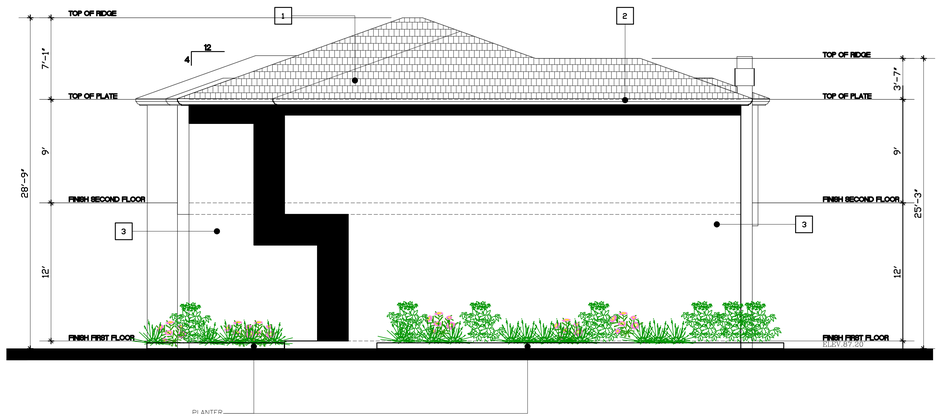
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SHEET NO.
A5.11

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

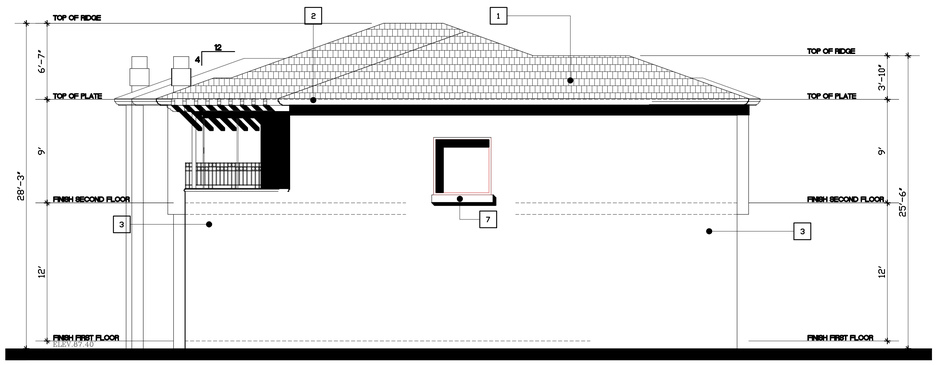
January 6, 2020



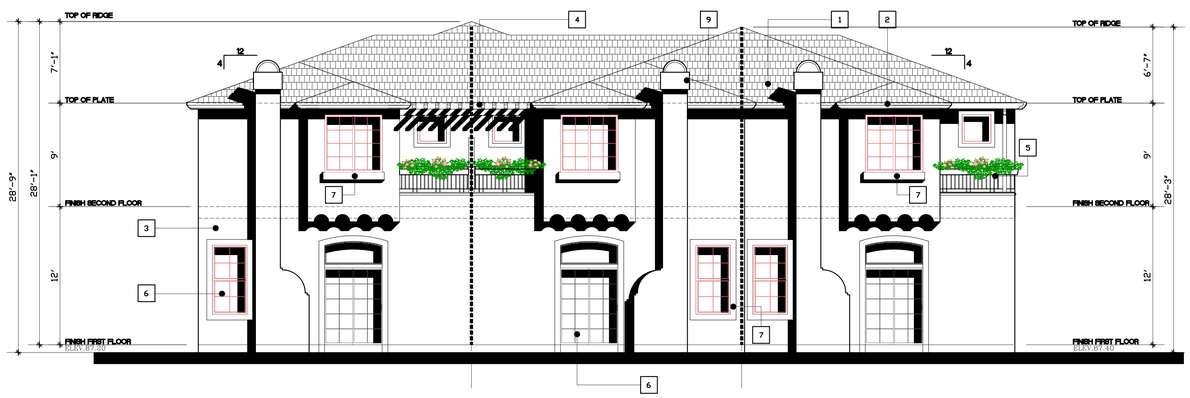
1 NORTH ELEVATION (TYPE-GR)
3/16" = 1'-0"



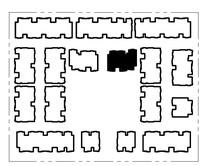
2 WEST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



KEY NOTES LEGEND

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CHECKED BY: - DATE: --17

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BUILDING ELEVATIONS (BUILDING-GR)

3/16"=1'-0"

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CALABASAS, CA. 91302

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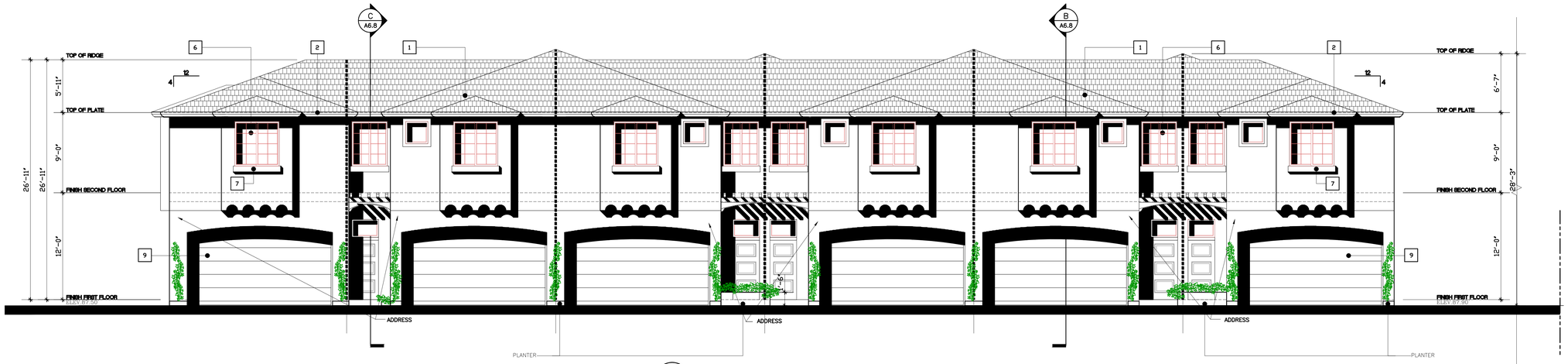
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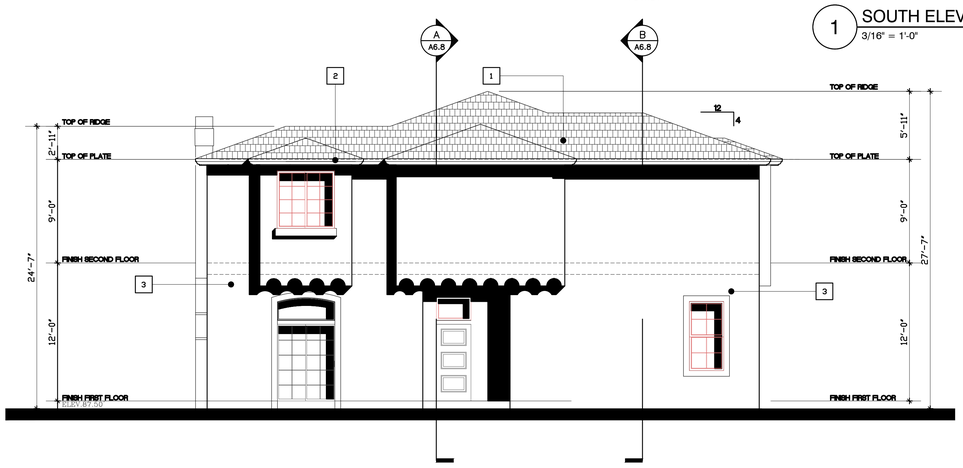
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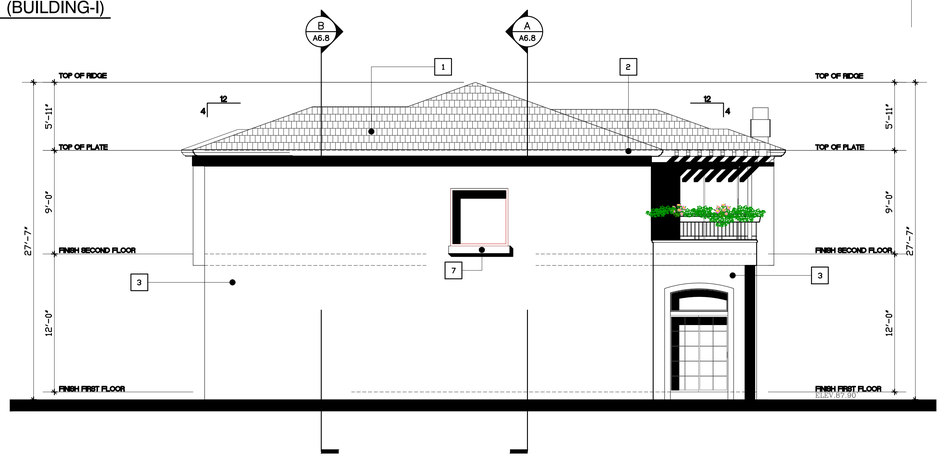
January 6, 2020



1 SOUTH ELEVATION (BUILDING-I)
3/16" = 1'-0"



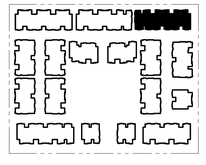
3 WEST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"



KEY NOTES LEGEND

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BUILDING ELEVATIONS (BUILDING-I)
3/16"=1'-0"

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635 LOS ANGELES AVE
MOORPARK, CA.

PROJECT

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CALABASAS, CA. 91302

CLIENT

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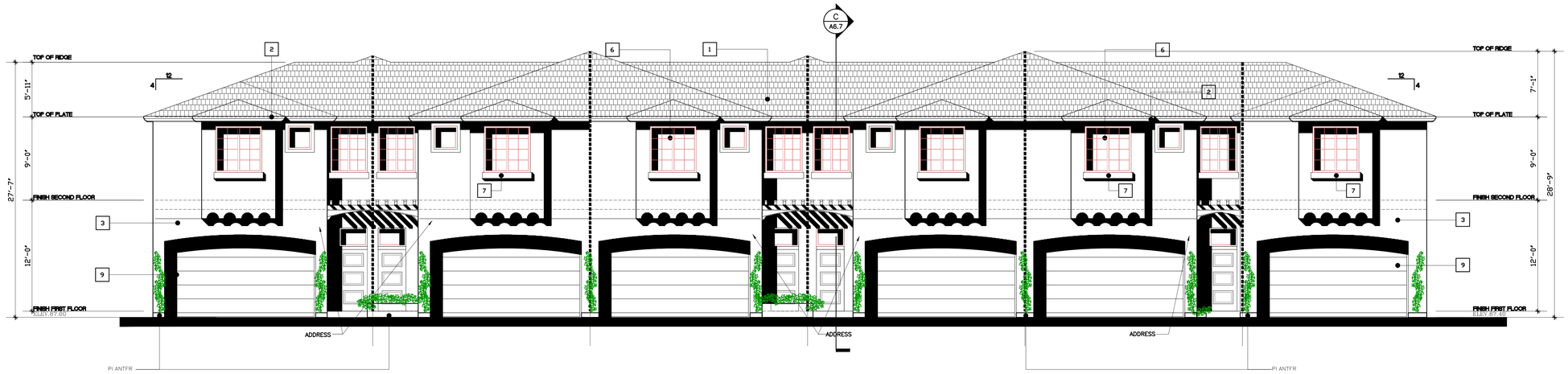
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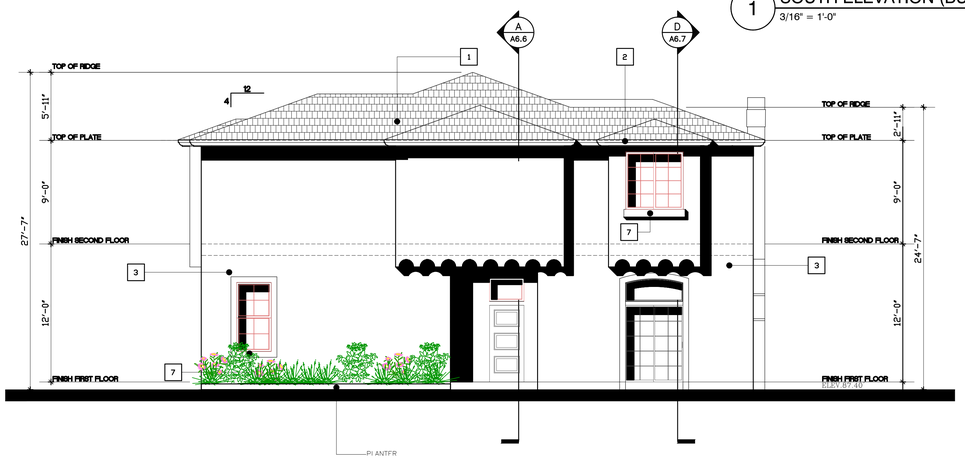
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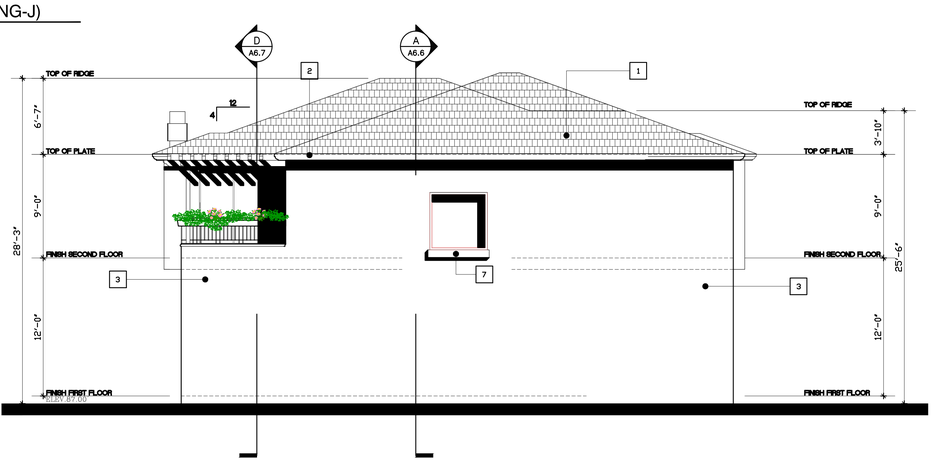
January 6, 2020



1 SOUTH ELEVATION (BUILDING-J)
3/16" = 1'-0"



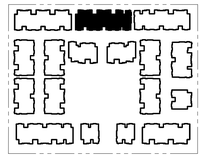
2 EAST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION (BUILDING-J)
3/16" = 1'-0"



KEY NOTES LEGEND

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BUILDING ELEVATIONS (BUILDING-J)
3/16"=1'-0"

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PROJECT

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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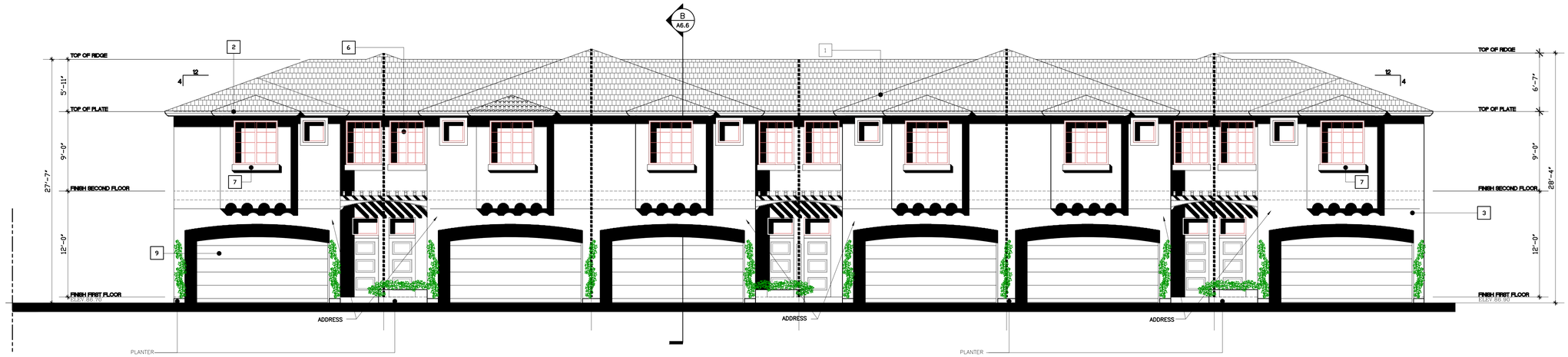
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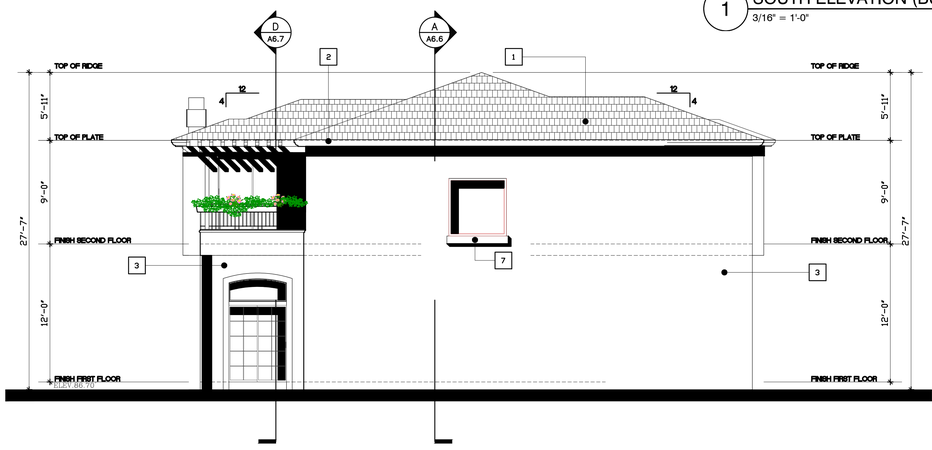
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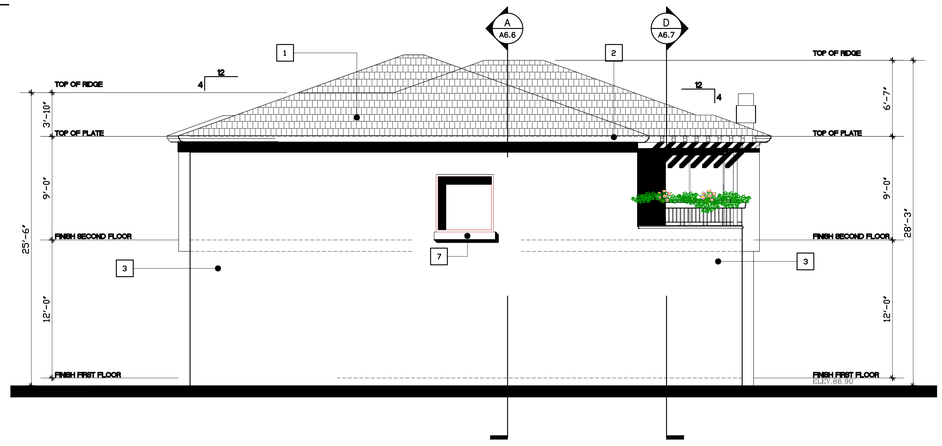
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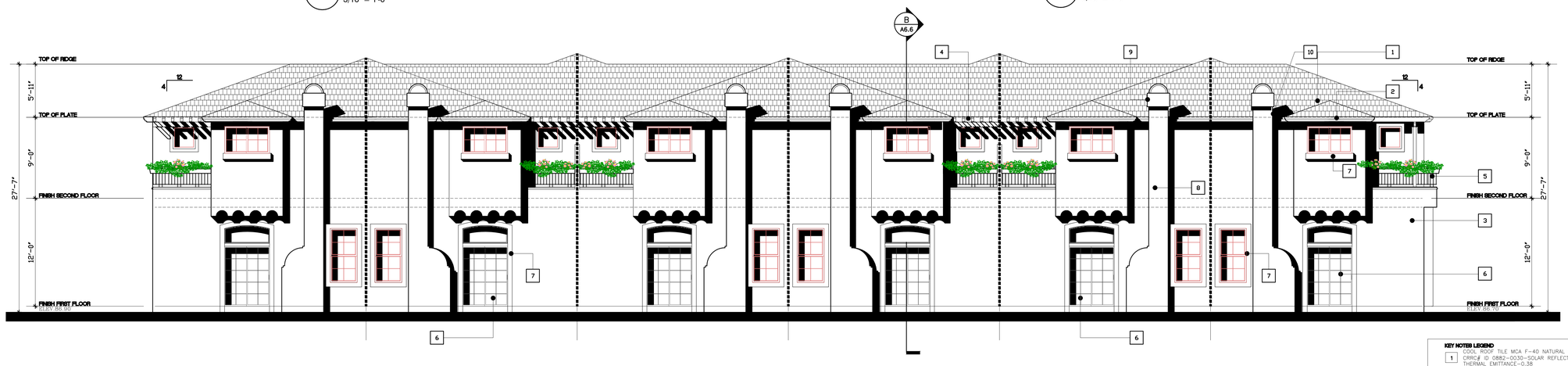
1 SOUTH ELEVATION (BUILDING-K)
3/16" = 1'-0"



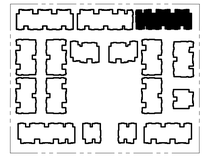
2 EAST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION (BUILDING-K)
3/16" = 1'-0"



KEY NOTES LEGEND

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3/16"=1'-0"

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MOORPARK, CA.

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CALABASAS, CA. 91302

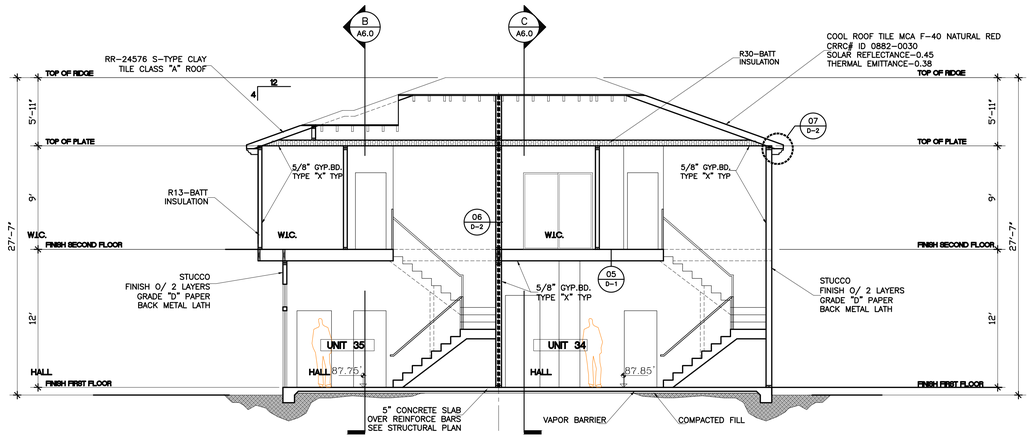
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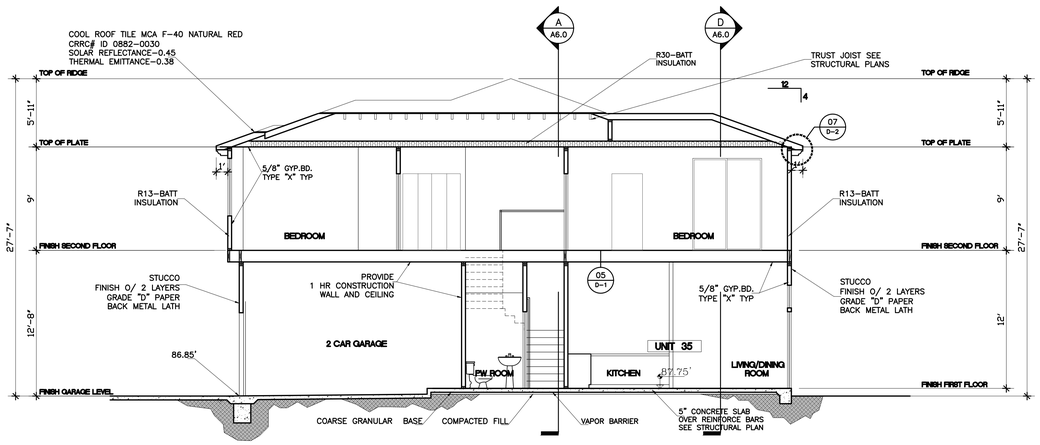
SHEET NO.
A5.15

January 6, 2020

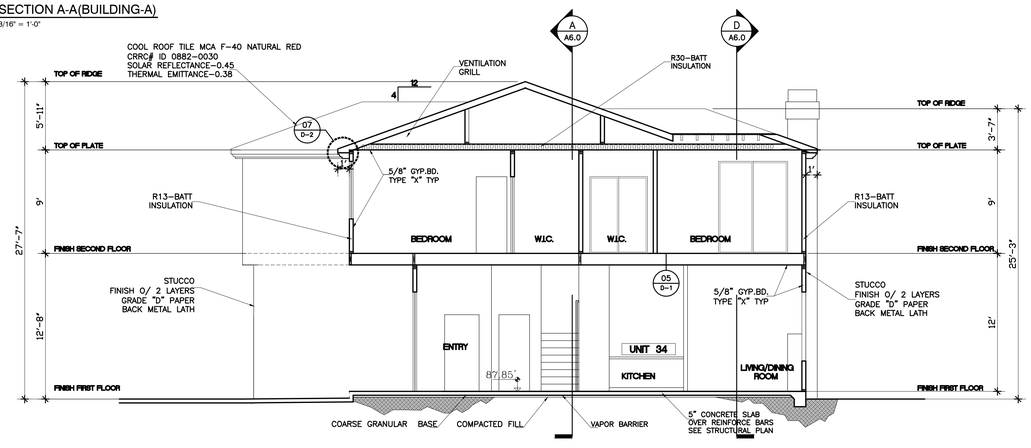
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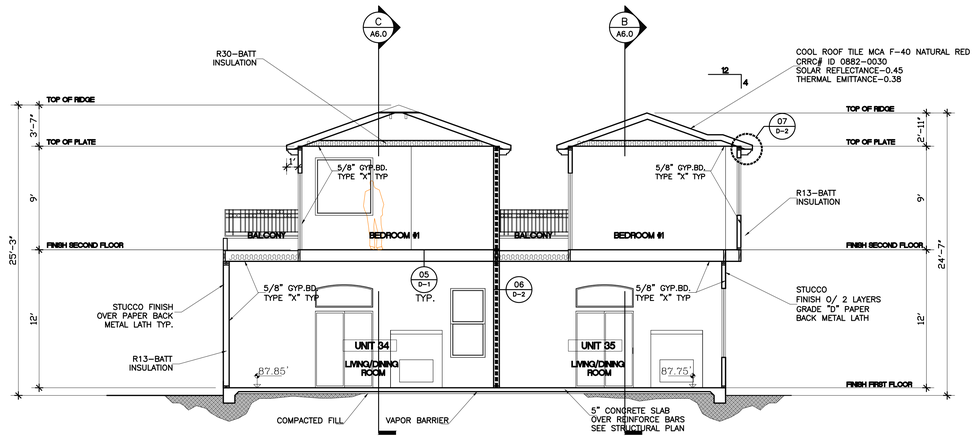
1 SECTION A-A(BUILDING-A)
3/16" = 1'-0"



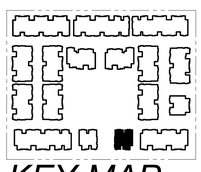
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KEY MAP

NORTH

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

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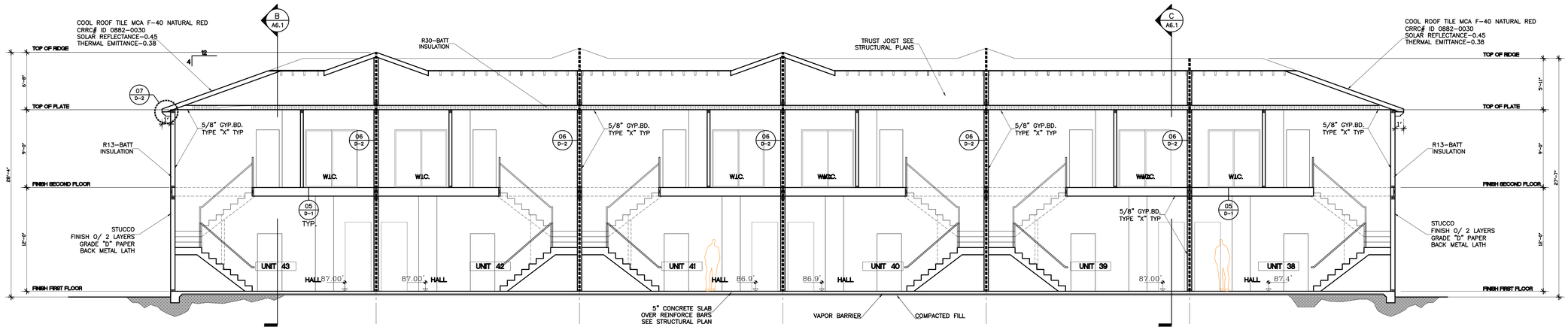
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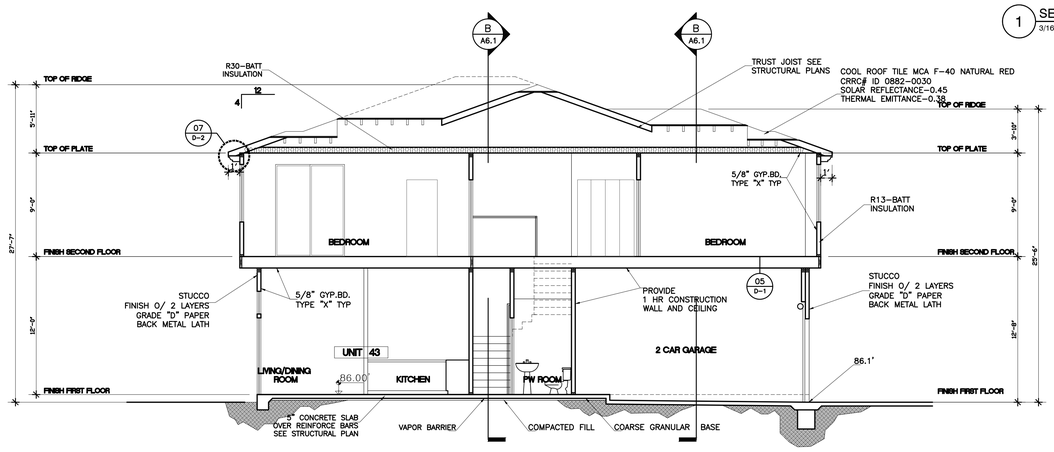
SHEET NO.

A6.0

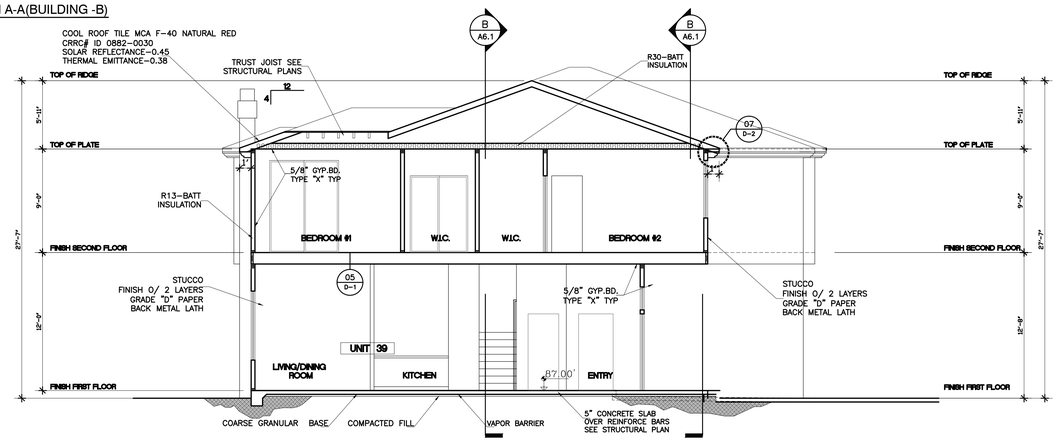
January 6, 2020



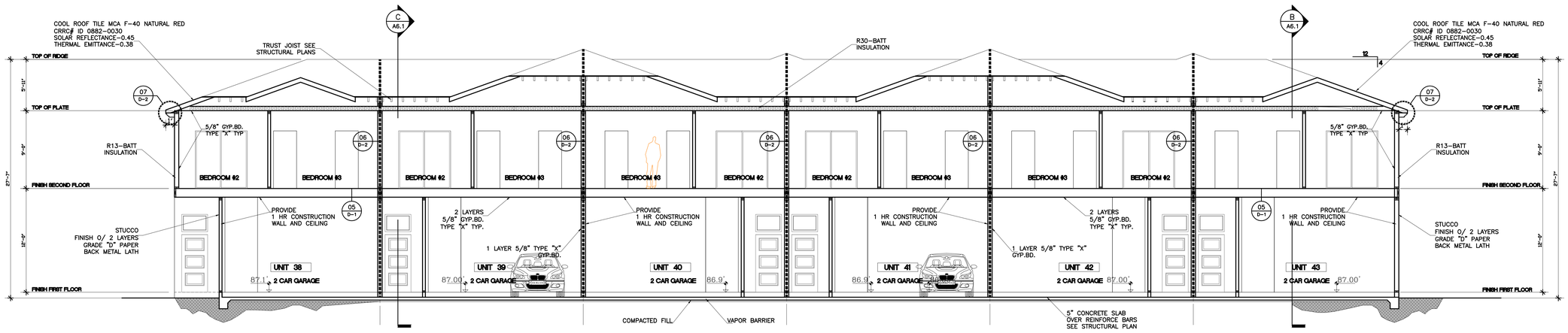
1 SECTION A-A(BUILDING -B)
3/16" = 1'-0"



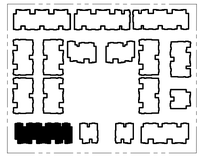
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KETTER
12605 RIVERSIDE DRIVE-SUITE#100
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E MAIL-BOAZ@KETTERDESIGNS.COM

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DRAWER#:

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DRAWN BY: J.C.L.M. | DATE: 11-17 | CHECKED BY: F. | DATE: 11-17

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3/16"=1'-0"

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MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT | CLIENT

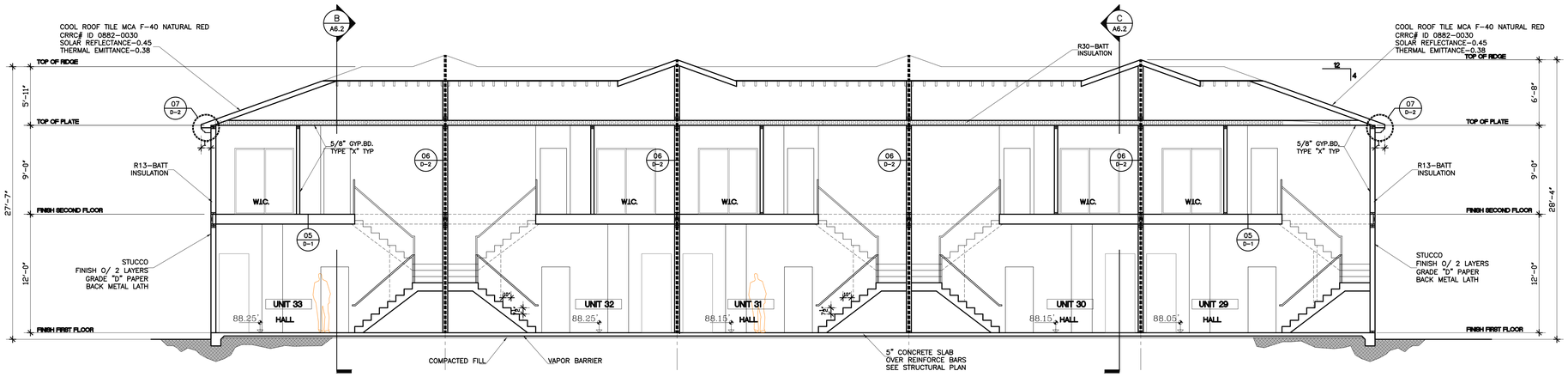
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PROJECT NO.
SHEET NO.

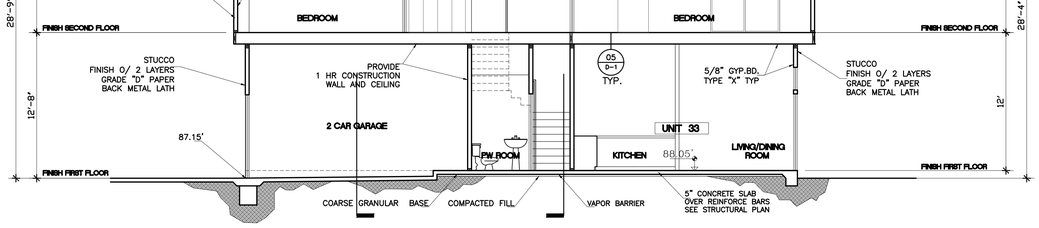
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

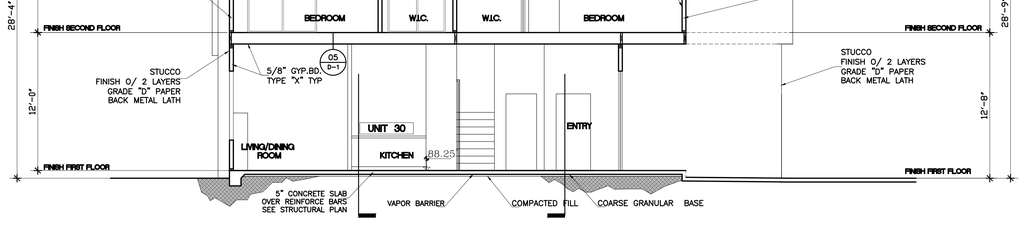
January 6, 2020



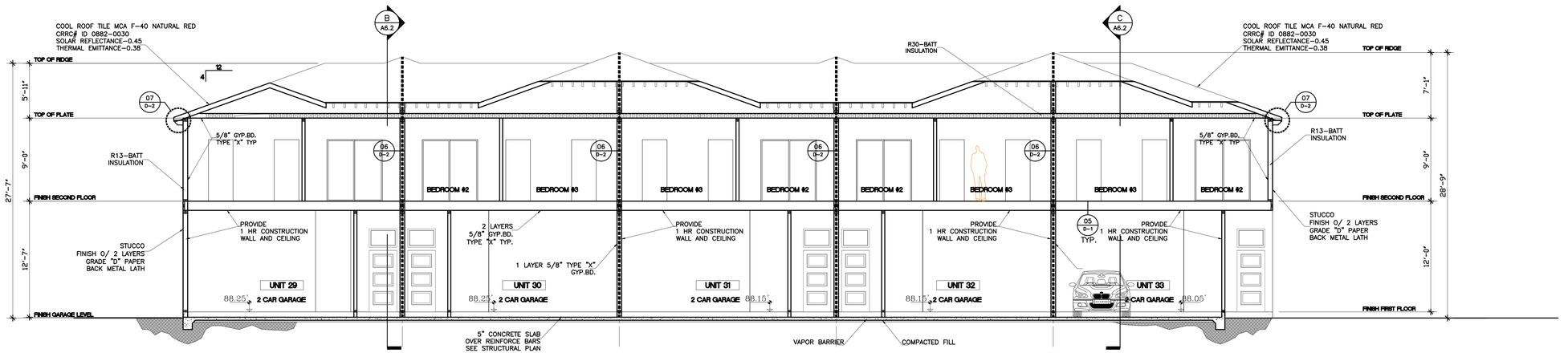
1 SECTION A-A(BUILDING-D)
3/16" = 1'-0"



2 SECTION B-B
3/16" = 1'-0"



3 SECTION C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KEY MAP

KETTER
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E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DATE	DESCRIPTION	CHECKED BY:	DATE:
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01			DRAWN BY: J.C.L.M.	DATE: 11-/17

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CALABASAS, CA. 91302

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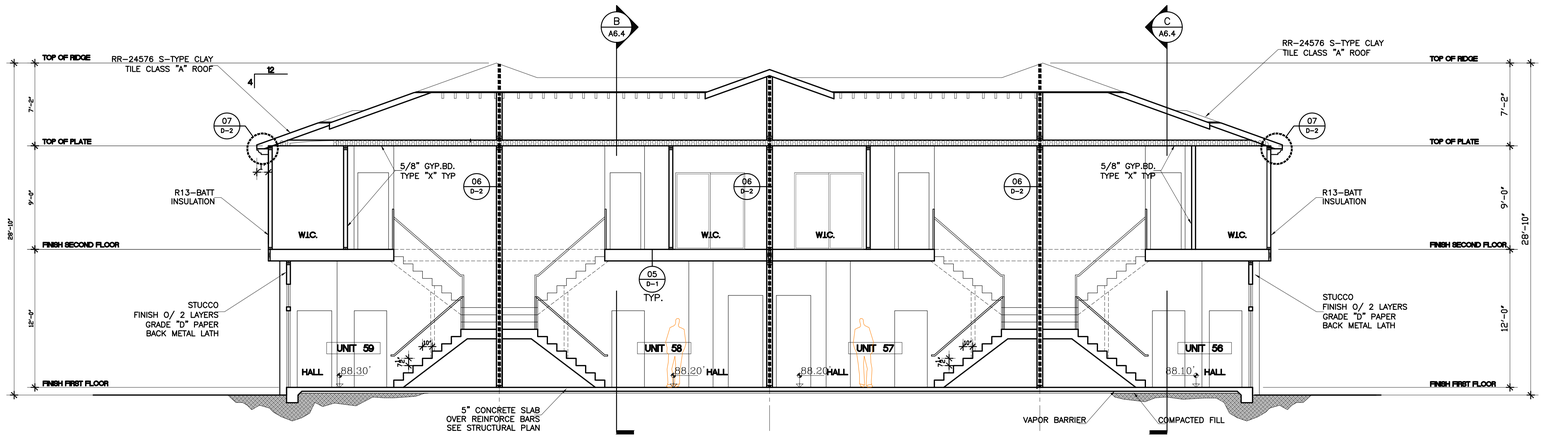
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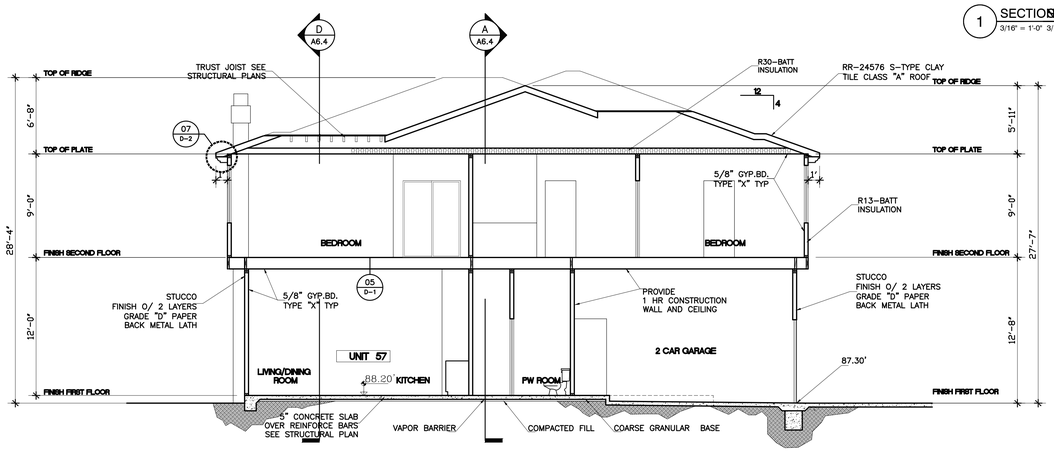
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January 6, 2020

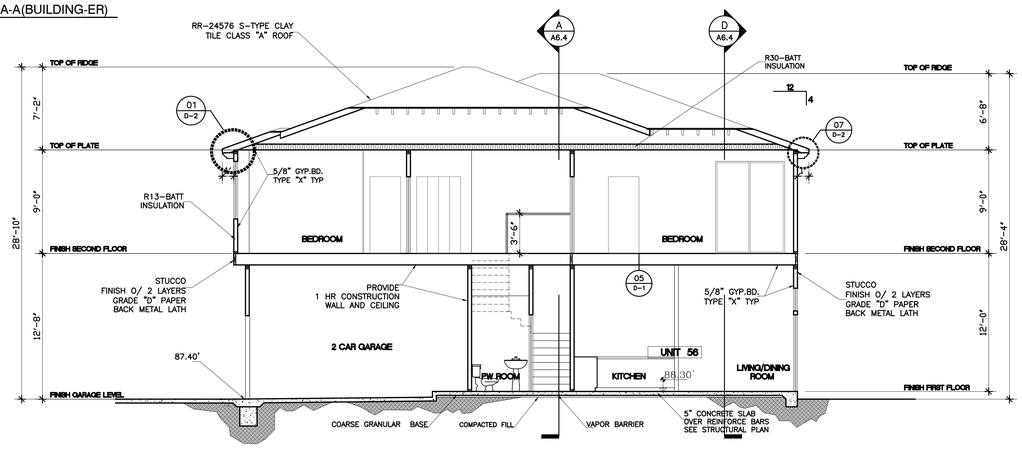
U.S. ARCHITECTURAL SHEET SIZE: D 42x30



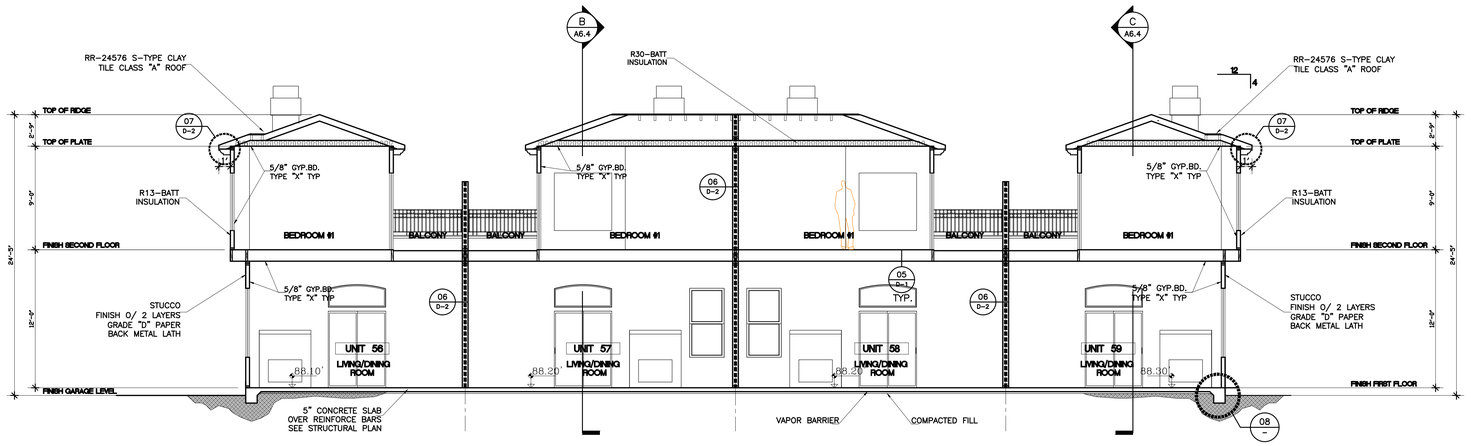
1 SECTION A-A(BUILDING-ER)
3/16" = 1'-0" 3/16" = 1'-0"



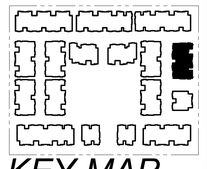
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



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KEY MAP

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DRAWN BY: J.C.L.M.
DATE: 11-/17
CHECKED BY: F.
DATE: /-17

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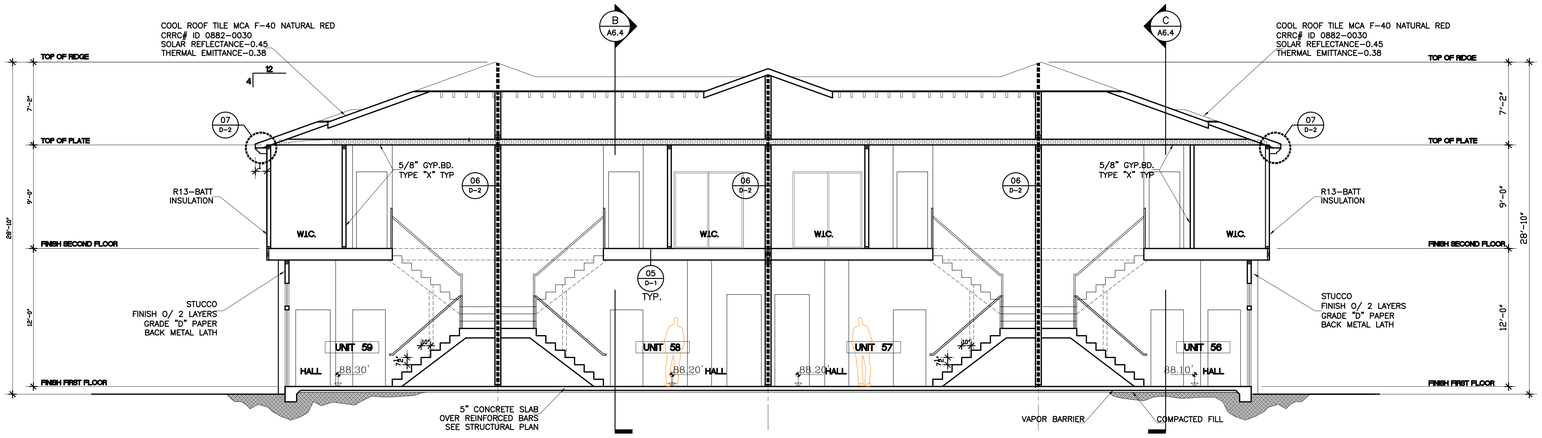
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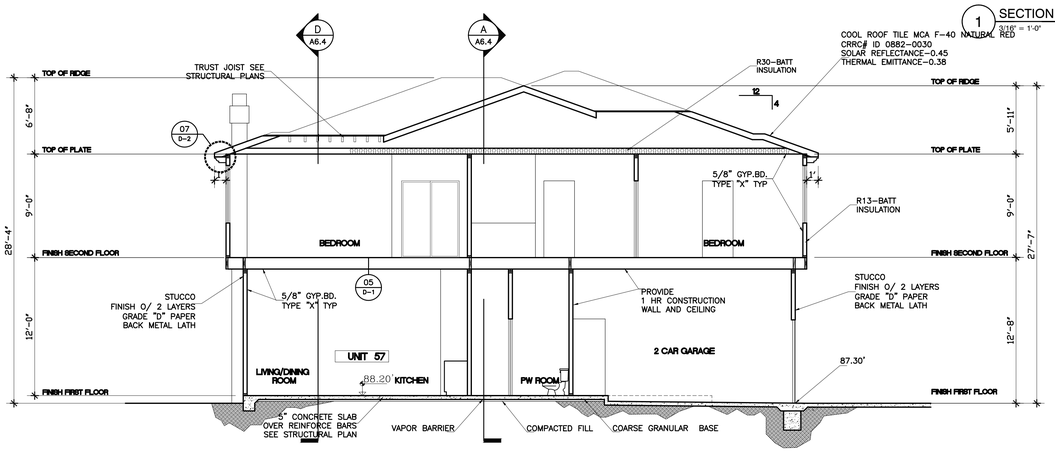
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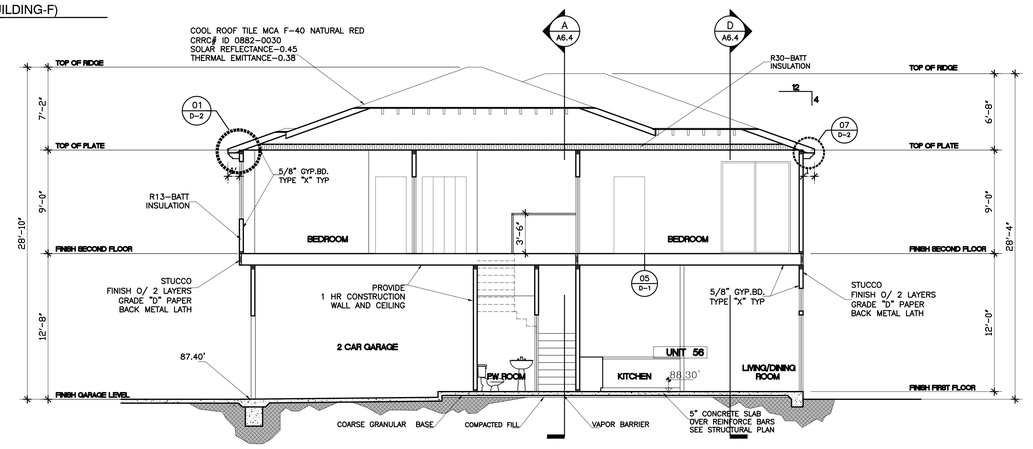
January 6, 2020



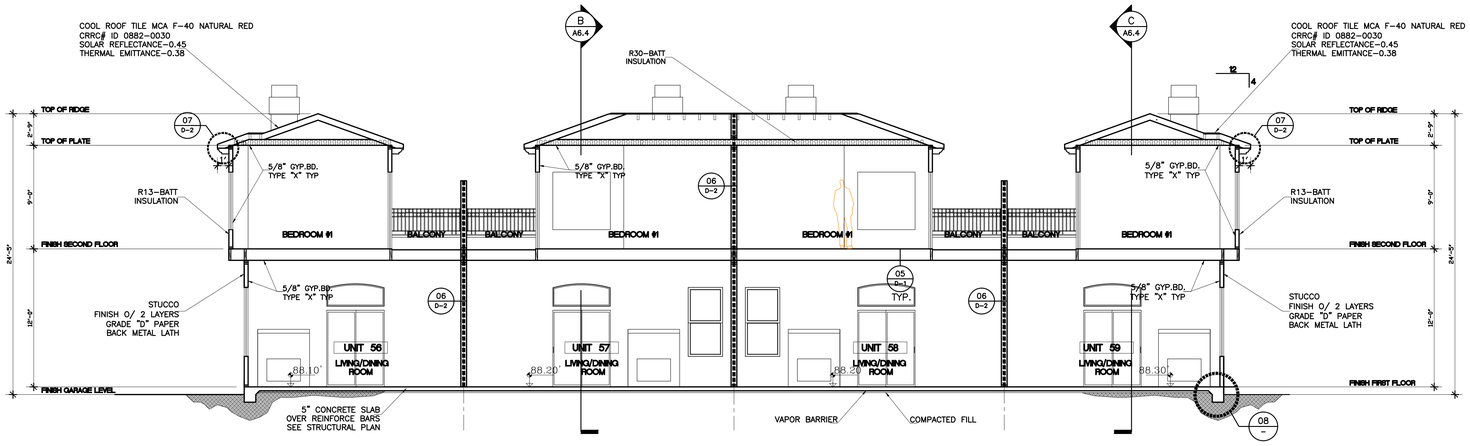
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3/16" = 1'-0"



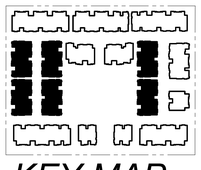
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KEY MAP

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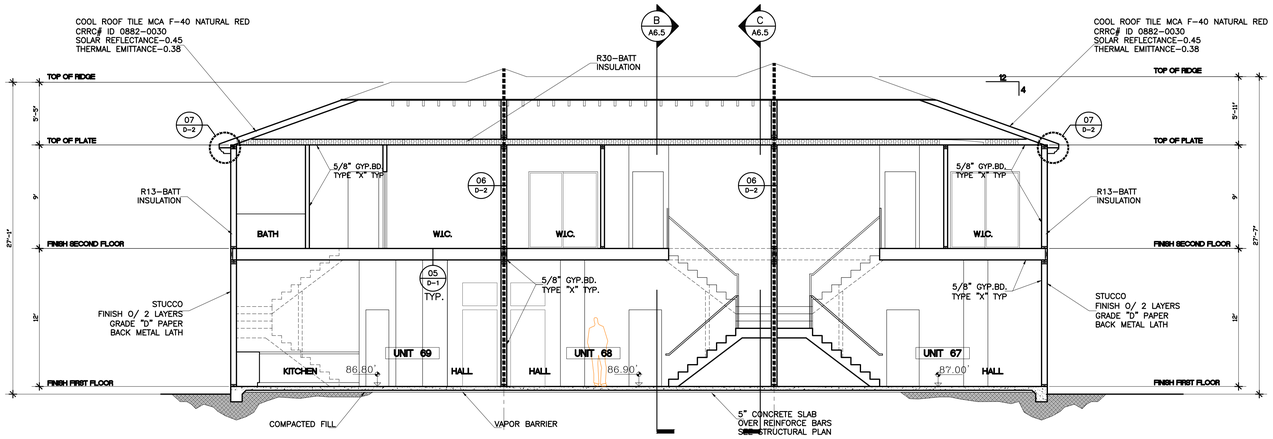
PROJECT | CLIENT

17-029

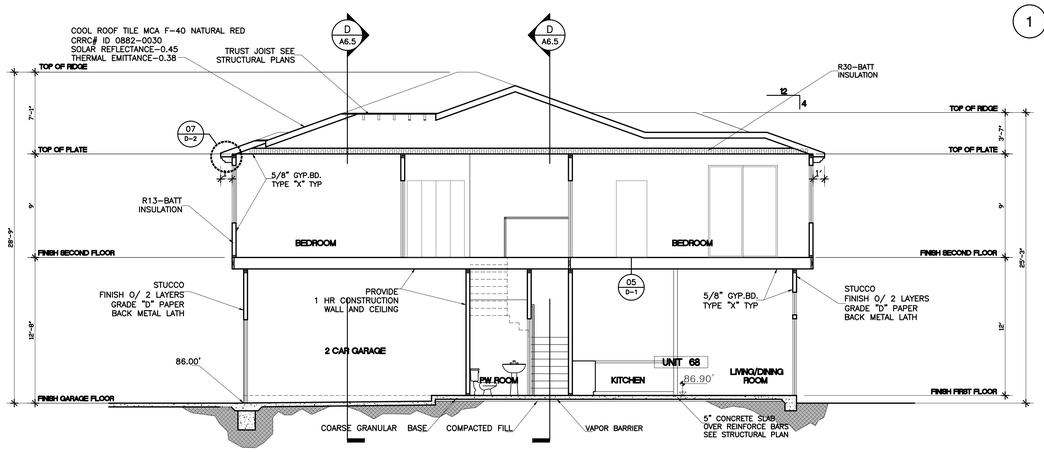
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A6.4

January 6, 2020

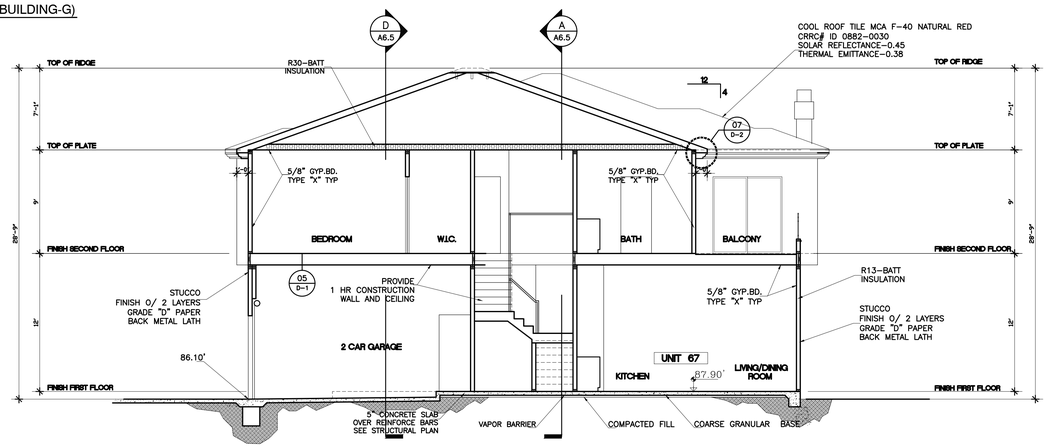
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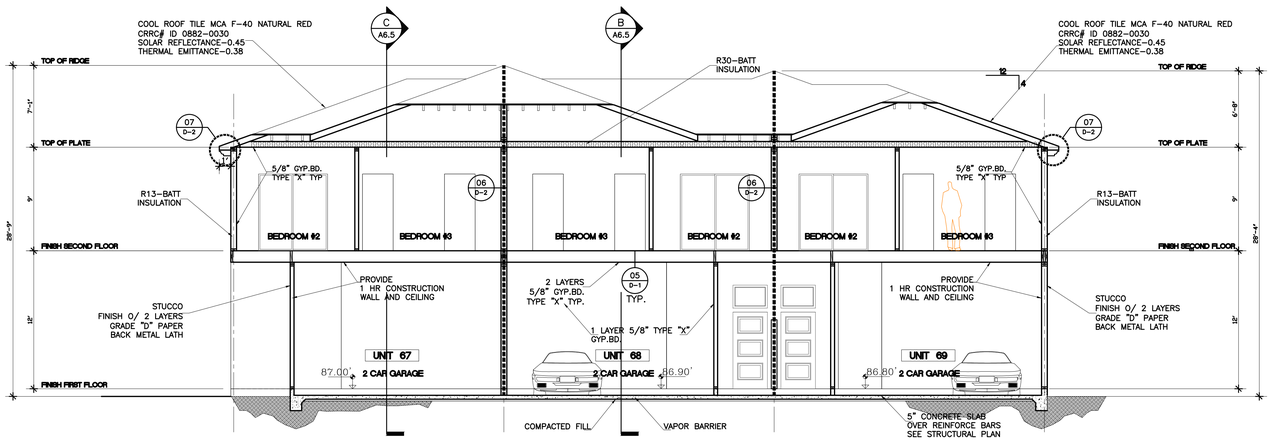
1 SECTION A-A(BUILDING-G)
3/16" = 1'-0"



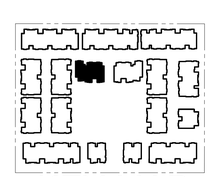
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



NORTH

KEY MAP

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MOORPARK, CA.

PROJECT

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

CLIENT

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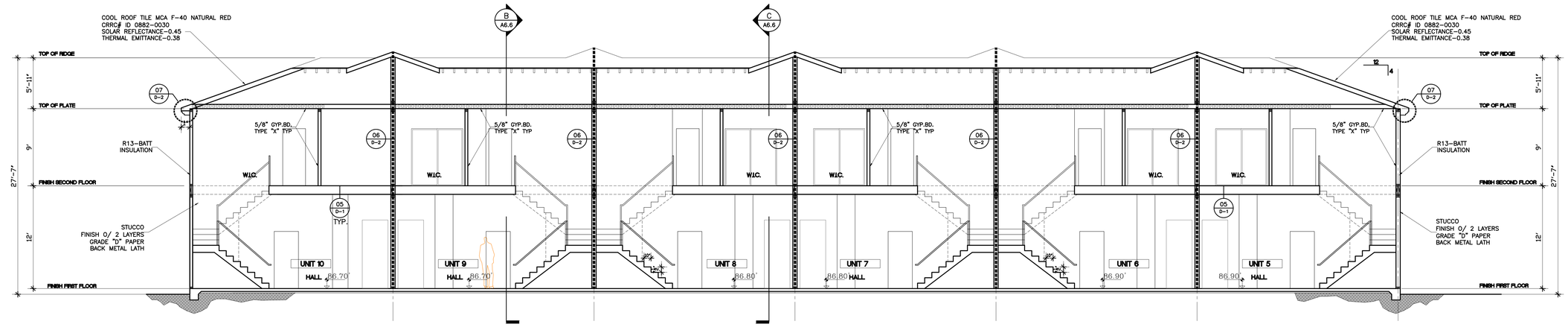
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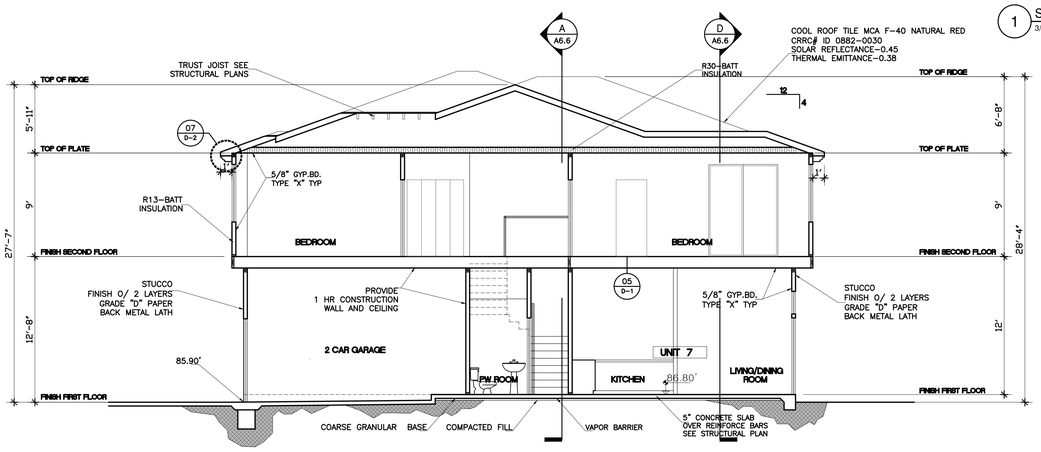
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

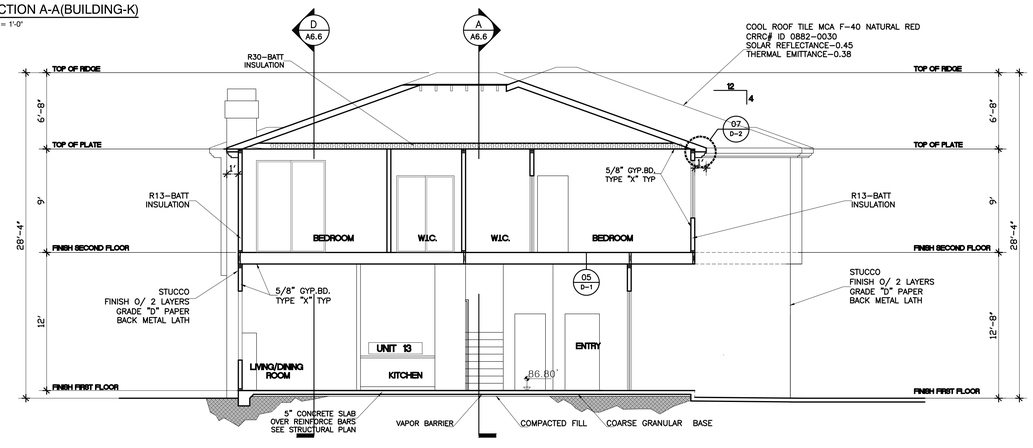
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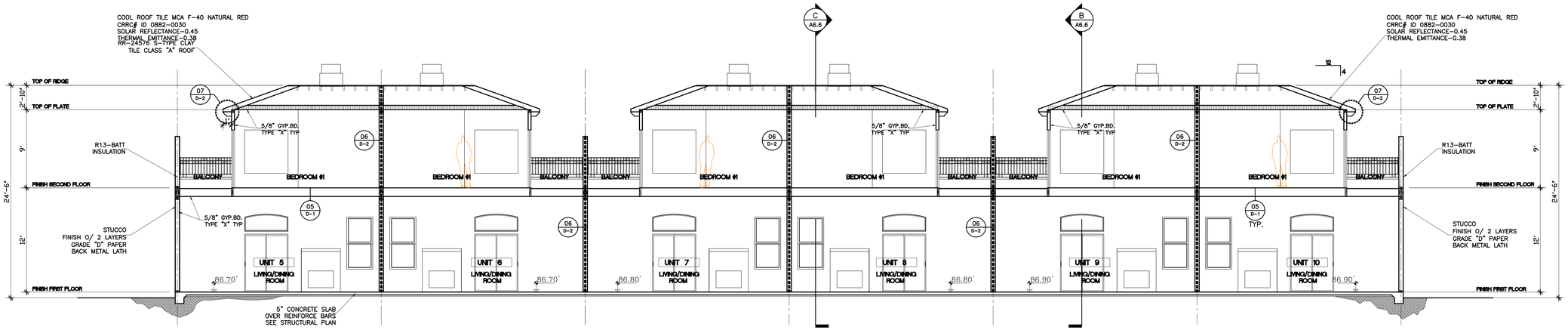
1 SECTION A-A(BUILDING-K)
3/16" = 1'-0"



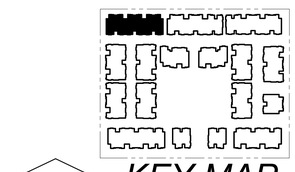
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KEY MAP

NORTH

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10			J.C.L.M.	11-/17	F.	1-17
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MOORPARK, CA.

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT CLIENT

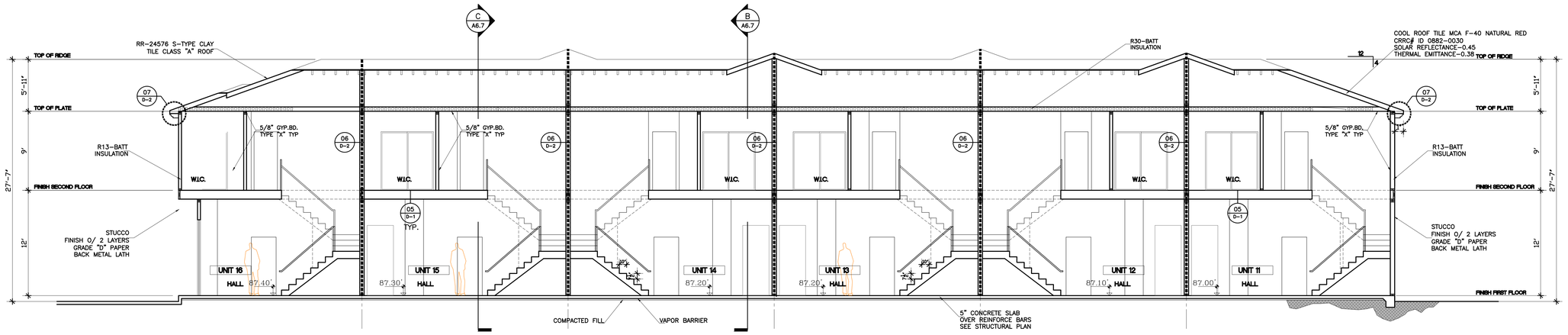
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PROJECT NO.

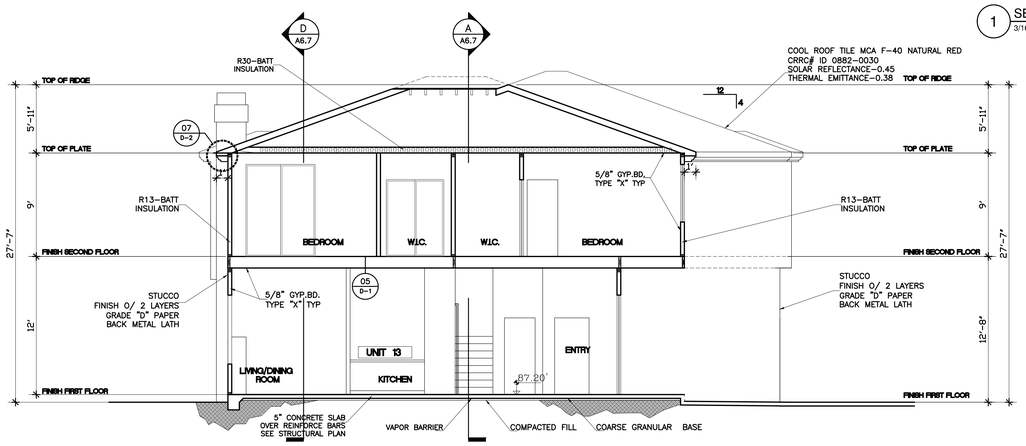
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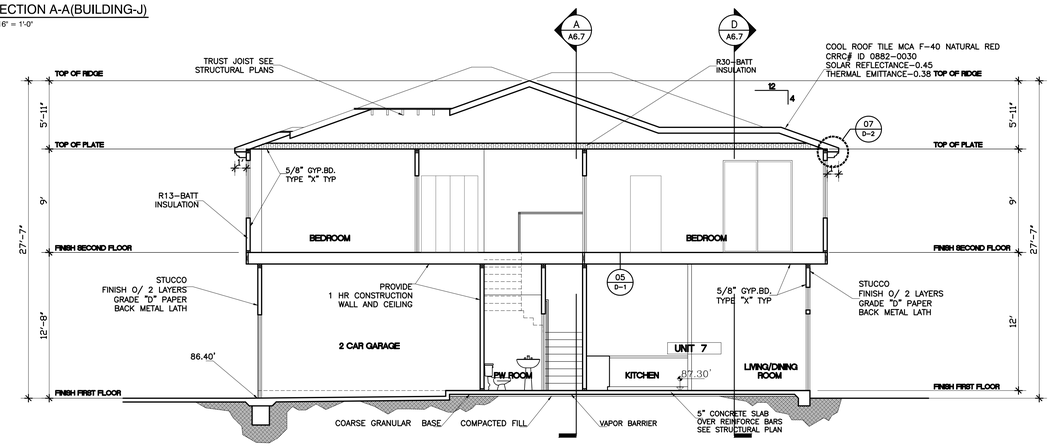
January 6, 2020



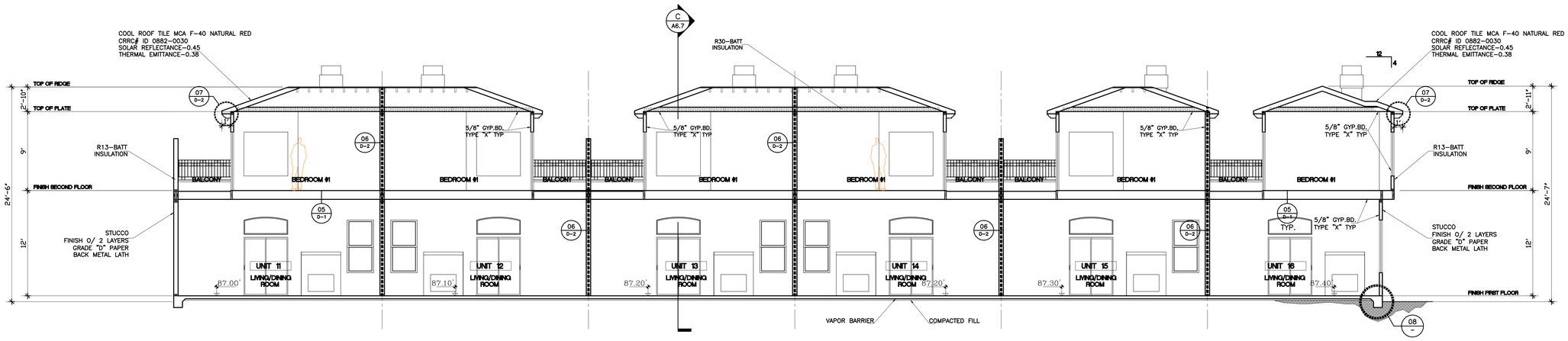
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3/16" = 1'-0"



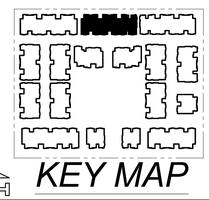
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KEY MAP

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E MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWN BY: J.C.L.M.
CHECKED BY:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
10						
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01			J.C.L.M.	11-/17	F.	-17

REVISIONS

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NO.	DATE	ISSUED FOR

BUILDING SECTIONS (BUILDING-J)
3/16"=1'-0"

ISSUED COPIES

SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT

CLIENT

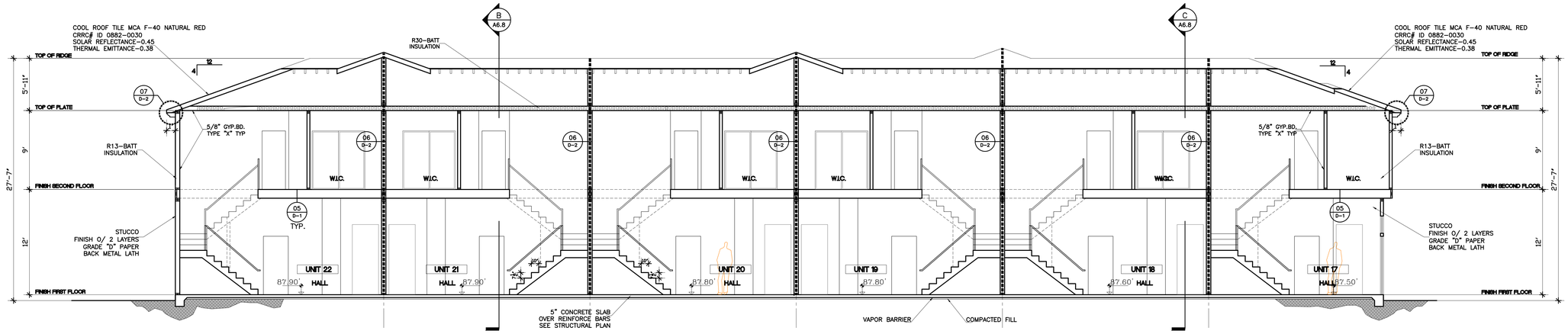
17-029

PROJECT NO.

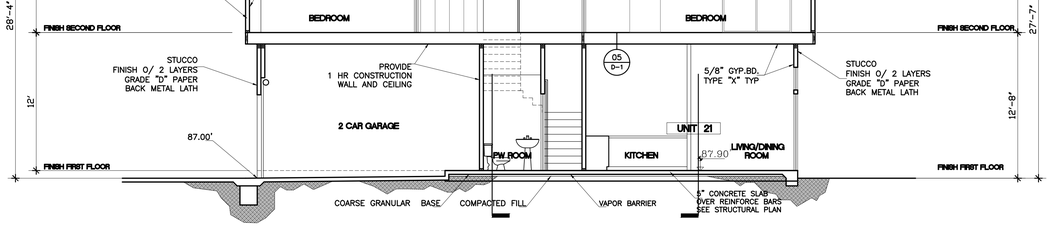
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A6.7

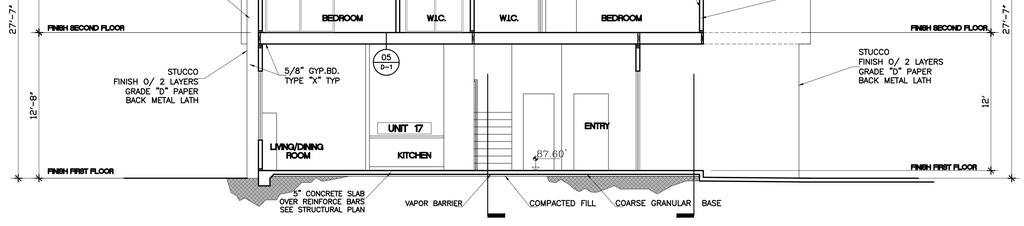
January 6, 2020



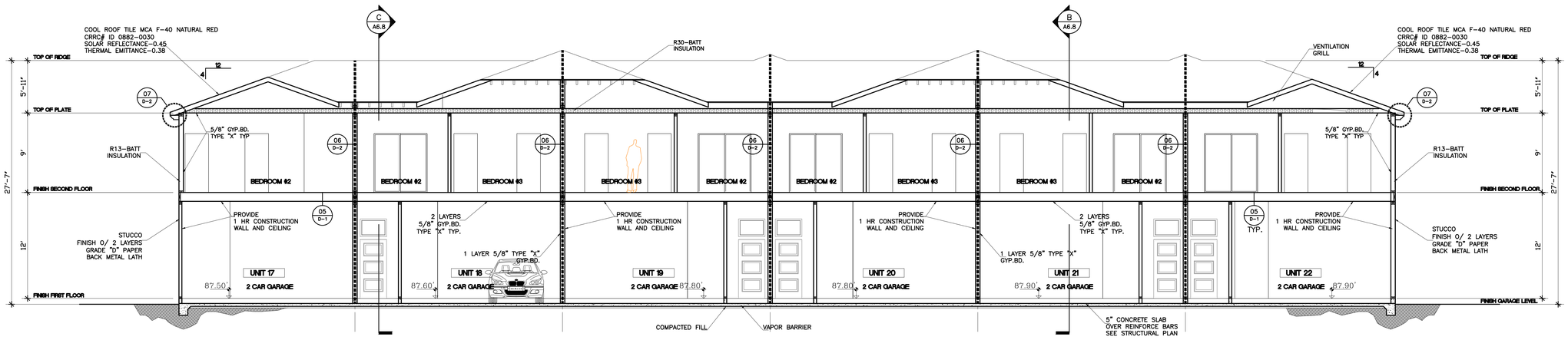
1 SECTION A-A(BUILDING-I)
3/16" = 1'-0"



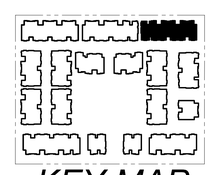
2 SECTION B-B
3/16" = 1'-0"



3 SECTION C-C
3/16" = 1'-0"



4 SECTION D-D
3/16" = 1'-0"



KEY MAP

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

REVISIONS

NO.	DATE	DESCRIPTION
01		
02		
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AB DWG ID:
DRAWER#:
DRAWN BY: J.C.L.M.
DATE: 11-7-17
CHECKED BY: F.K.
DATE: 11-7-17

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NO.	DATE	ISSUED FOR

BUILDING SECTIONS (BUILDING-I)
3/16"=1'-0"

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SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT

CLIENT

17-029

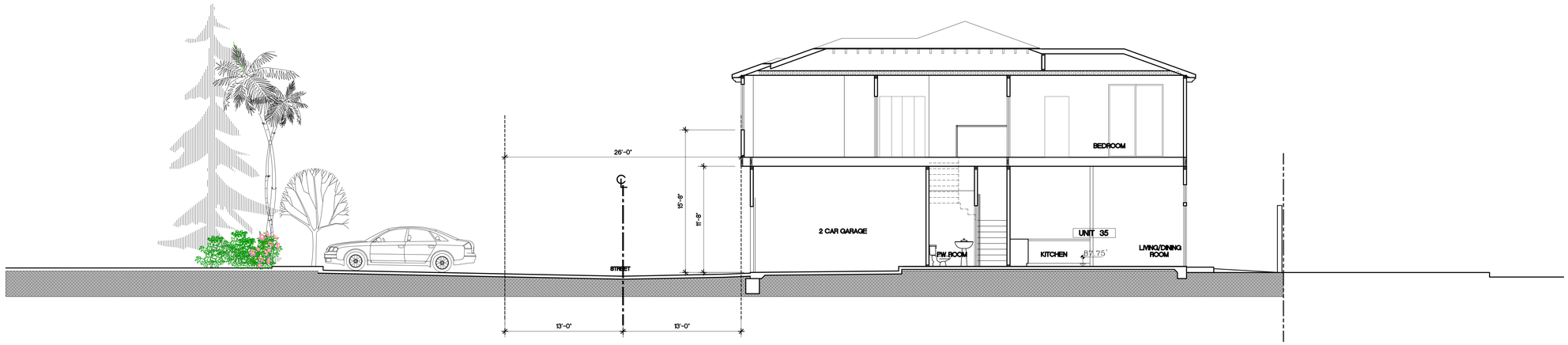
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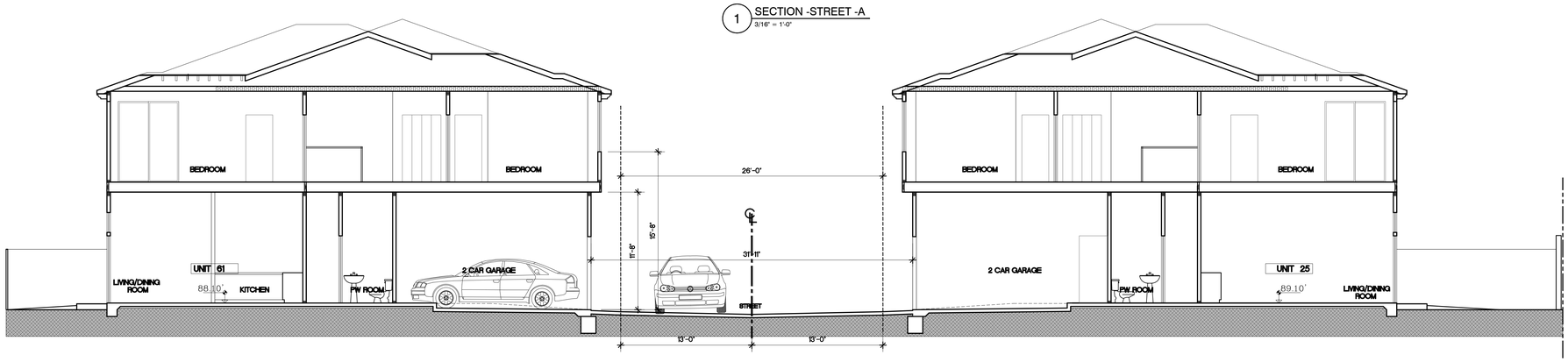
A6.8

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

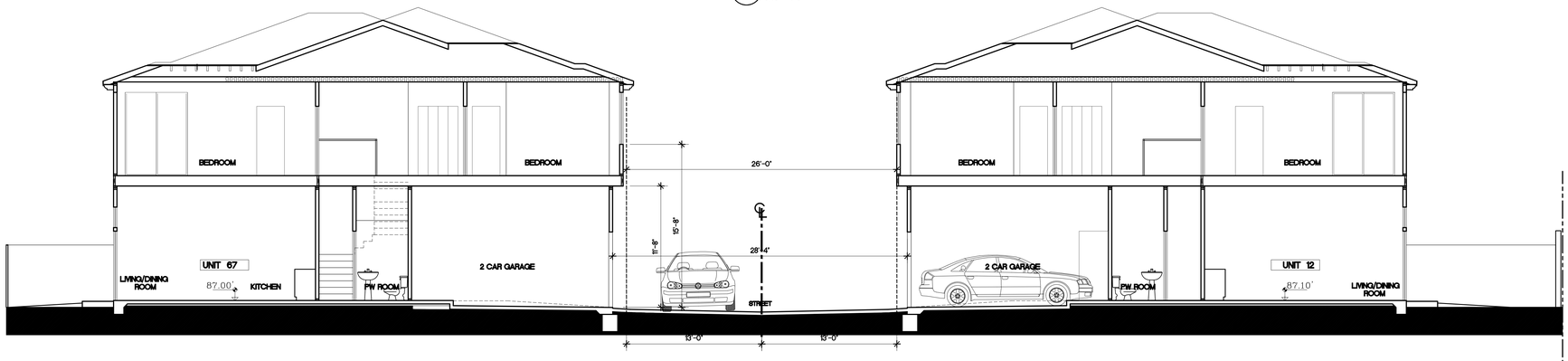
January 6, 2020



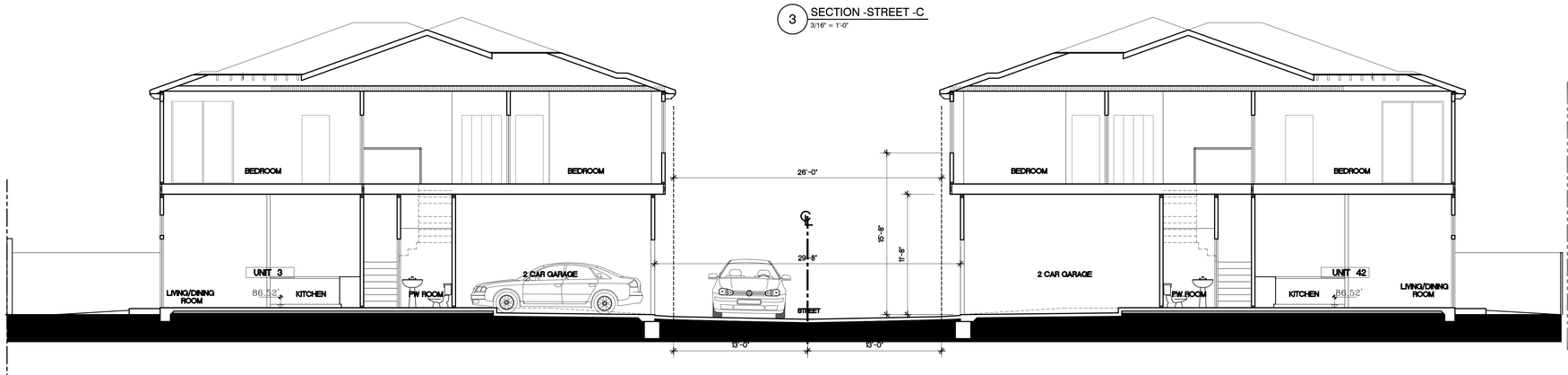
1 SECTION -STREET -A
3/16" = 1'-0"



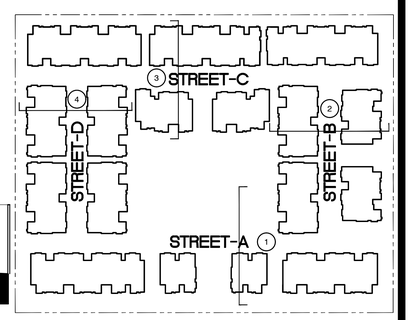
2 SECTION -STREET -B
3/16" = 1'-0"



3 SECTION -STREET -C
3/16" = 1'-0"



4 SECTION -STREET -D
3/16" = 1'-0"



KEY MAP

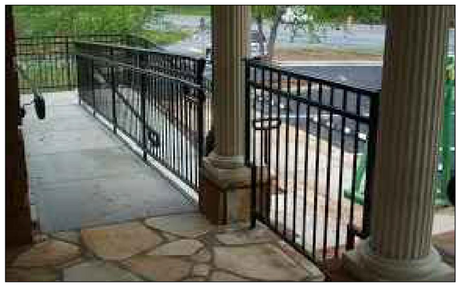
KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 367-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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REVISIONS

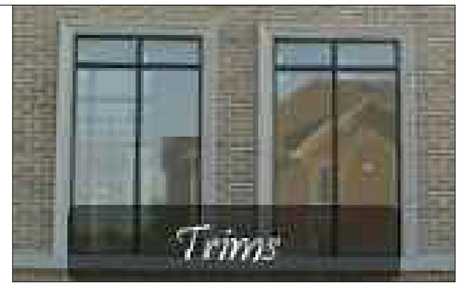
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5 DECORATIVE METAL GUARDRAIL



6 CLEAR GLASS



7 RAISED PLASTER TRIM



8 EXTERIOR PLASTER CHIMNEY



9 SHROUD AND RAISED EXTERIOR PLASTER



11 OVERHEAD SECTIONAL GARAGE DOOR



12 EXTERIOR ENTRYWAY DESIGN



13 OUTDOOR WALL LANTERN



4 WOOD TRELLIS

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E-MAIL-BOAZ@KETTERDESIGNS.COM

AB DWG ID:
DRAWER#:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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REVISIONS

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

SKY LINE GG, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT
CLIENT

17-029
PROJECT NO.
SHEET NO.
A7.1

May 28, 2019

U.S. ARCHITECTURAL SHEET SIZE: D 42x30



EAGEL 8709 EL MORADO BLEND
CLASS "A" ROOFING TILE



CAST STONE SUNROUND
LOS ANGELES CAST STONE CO.



BUILDING COLOR LEGEND (TYPICAL)
BEHR COLORS

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DATE	DESCRIPTION
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01	11-/17	

AB DWG ID:
DRAWER#:
DRAWN BY: J.C./ L.M.
CHECKED BY: -
DATE: 11-/17
DATE: --/17
REVISIONS

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SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.
PROJECT

SKY LINE GG, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302
CLIENT

17-029
PROJECT NO.
SHEET NO.
A7.2

May 28, 2019

Lund and Associates Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
511 W GRAND AVE.
EL SEGUNDO, CA 90245
(310) 364-3100
TRACY LUND R.C.E. 52531 DATE

REGISTERED PROFESSIONAL ENGINEER TRACY LUND No. C-52531 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE:
NO.: REVISION:

SHASTA AVENUE

EVEREST AVENUE

LOS ANGELES AVENUE

STREET A

STREET B

STREET C

STREET D

BLDG -K
BLDG -J
BLDG -I
BLDG -G
BLDG -GR
BLDG -F-1
BLDG -FR4
BLDG -FR
BLDG -ER
BLDG -F-3
BLDG -FR2
BLDG -F
BLDG -E
BLDG -B
BLDG -A
BLDG -AR
BLDG -D

COMMON AREA
POOL
RECREATION CENTER
87.10 FF
PROP 8' HIGH MASONRY WALL (TYP.)
PROP 4" WATER LINE
PROP 6" SAN SEW
PROP 8" PVC FIRE WATER
PROP 6" PVC FIRE WATER
PROP 8" PVC STM SEW (TYP.)
PROP 6" PVC SD PIPE (TYP.)
PROP 18" SLOTTED HDPE SD PIPE (TYP.)
PROP TRENCH DRAIN
REMOVE CURB /PLANTER PAVE TO PROPERTY LINE ACCESS EASEMENT
EXISTING CITY ACCESS EASEMENT
NOTE: STORMWATER DRAINAGE ACROSS PROPERTY LINE INTO PRIVATE PROPERTY WILL NOT BE PERMITTED.
EX. 42" RCP STORM DRAIN PER VCFCD DWG NO 92-ML-10475
EX. 54" RCP STORM DRAIN PER VCFCD DWG NO 92-ML-10475
EX. 48" RCP STORM DRAIN PER VCFCD DWG NO 92-ML-10475
EX. 18" VCP SAN SEW PER VCWD AS-BUILT DWG NO WS-6-05-0034
EX. 8" AC PIPE WL PER VCWD AS-BUILT DWG NO 36431
EX. 6" AC PIPE WL PER VCWD DWG NO 36431
EX. CB (81.96±TG)
EX. 36" CMP STORM DRAIN PER VCPWD DWG NO 87-ML-10249
EX. 8" VCP SAN SEW PER VCWD DWG NO WS-6-05-0034
EX. 8" AC PIPE WL PER VCWD DWG NO 36431
EX. 48" AC PIPE STORM DRAIN PER VCPWD DWG NO 87-ML-10249
EX. 18" VCP SAN SEW PER VCWD DWG NO WS-6-05-0034
EX. 3" GAS LINE PER VCWD DWG NO WS-6-05-0034
EX. 10" WL PER VCWD#1 DWG NO 106113
EX. 66" RCP STORM DRAIN PER VCFCD DWG NO 92-ML-10475
EX. 8" SAN SEWER PER CALTRANS DWG NO 94-ML-10493
EX. 4" PEM GAS PER CALTRANS DWG NO 94-ML-10493
EX. 4" HP GAS PER CALTRANS DWG NO 94-ML-10493
PROP 18" SEMI-PERFORATED CMP SD PIPE (TYP.)
PROP 18" RCP SD
MH PER STD 321
INTERLOCKING PAVERS PER STD S-485-0 (TYP.)
2'-WIDE RIBBON GUTTER (TYP.)
4' WIDE STAMP CONCRETE PATH (TYP.)
FIRE HYDRANT
PLAYGROUND AREA
12"x12" GRATE CB (TYP.)
8" PVC STM SEW (TYP.)
2'-WIDE RIBBON TG GUTTER (TYP.)
PROP 8' HIGH MASONRY WALL (TYP.)
PROP 6" SAN SEW
PROP 4" WATER LINE
PROP 8" PVC FIRE WATER
PROP 6" PVC FIRE WATER
PROP SAN MH
PROP SAWCUT LINE AND JOIN EX EP
PROP DRIVEWAY PER CALTRANS STD PLAN A87A CASE B
PROP 8' HIGH MASONRY WALL (TYP.)
JOIN EX C&G REMOVE EX. DRIVEWAY AND INSTALL 8" C&G PER CALTRANS STD PLAN A87A TYPE A2
PROP SAWCUT LINE AND JOIN EX EP
6" METER
8" DDCV BACKFLOW PREVENTER
TIE PROP 6" WL TO EX 10" WATER PIPE
CUT & JOIN EX SEWER PIPE
EX. SAN MH
EX. 4" SAN SEWER LATERAL PER CALTRANS DWG NO 94-ML-10493
SD J.S. 477.83 INV.-IN(E) 477.83 INV.-IN(W) 477.81 INV.-OUT
SAN CO
Conc.
Asph.
MH

CONSTRUCTION NOTES:

1. PROP CURB RAMP PER SPPWC STD 111-3, CASE 'D', TYPE 2.
2. PROP STM MH PER SPPWC STD 321.
3. PROP 18" HDPE STM PIPE.
4. PROP 24" ø OPENING RISER AND DISTRIBUTION MAINFOLD TOP SLABS
5. PROP 112LF 3-48" CONTECH TERRA ARCH STORAGE UNITS.
6. PROP 3' WIDE SIDEWALK WITH 1" LIP AND MAX 2% CROSS SLOPE. .

NOTES:

ALL EXTERIOR DOORS WILL HAVE A 1/2" LIP AT THRESHOLD.

EARTHWORK QUANTITIES

CUT: 15460 CU. YDS. FILL: 30190 CU. YDS.
EXPORT: CU. YDS. IMPORT: 14730 CU. YDS.

N

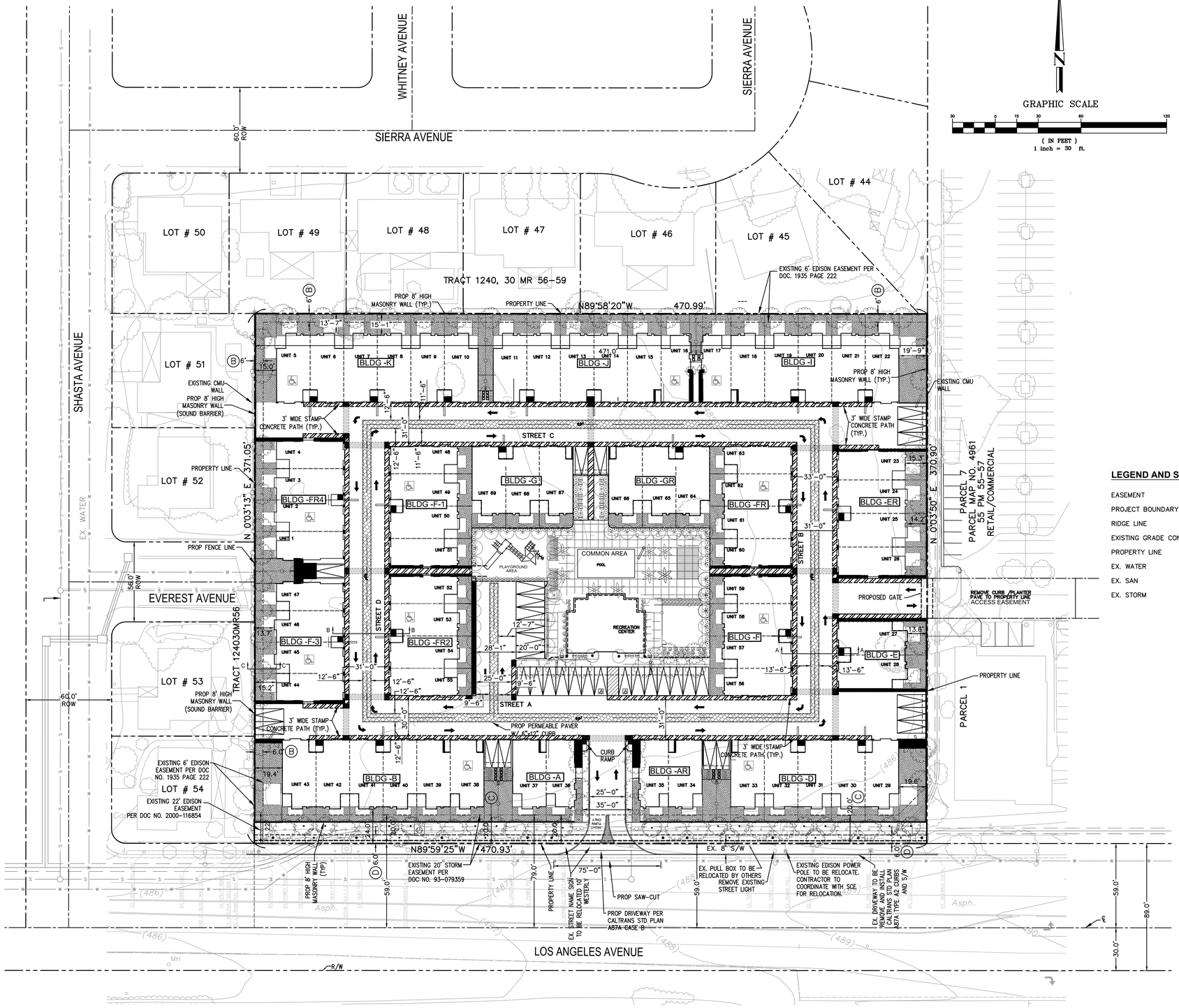
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROJECT: GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405
DRAWING NAME: CONCEPT GRADING PLAN

ISSUE:	CONCEPT
DATE:	01/07/20
CHECKED: TL	DRAWN: JR
DRAWING FILE:	
PROJECT NO.: LA-701	
SHEET NUMBER:	C1
OF 2	SHEETS
SCALE: AS SHOWN	

VESTING TENTATIVE TRACT MAP 5869

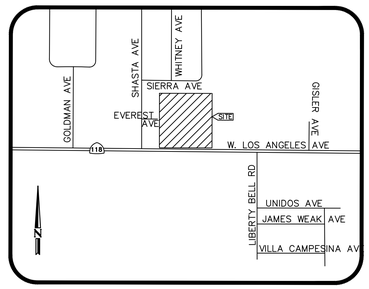
FOR GREEN ISLAND VILLAS IN THE CITY OF MOORPARK, COUNTY OF VENTURA STATE OF CALIFORNIA



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE 1"=500'

SITE ADDRESS:

GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

ARCHITECT:

KETTER DESIGN
14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL: (818) 387-8832
EMAIL: BOAZ@KETTERDESIGNS.COM

GEOTECH ENGINEER:

ADVANCED GEOTECHNIQUES
3467 OCEAN VIEW BOULEVARD, SUITE C
GLENDALE, CALIFORNIA 91208
TEL: (818) 549-0330

CIVIL ENGINEER:

LUND AND ASSOCIATES, INC.
511 W GRAND AVE.
EL SEGUNDO, CALIFORNIA 90245
TEL: (310) 364-3100
CONTACT: TRACY LUND, P.E.
PROJECT NO. LA-701

SURVEYOR:

DRC ENGINEERING, INC.
160 S OLD SPRINGS RD # 210
ANAHEIM, CA 92808
PHONE: 714-685-6860
CONTACT: PASCAL APOTHELOZ

UTILITY COMPANIES

ELECTRICITY;
SOUTHERN CALIFORNIA EDISON
PO BOX 800
ROSEMEAD, CA 91770

GAS;
SOUTHERN CALIFORNIA GAS COMPANY
PO BOX 3150
SAN DIMAS, CA 91773

WATER AND SEWER;
VENTURA COUNTY WATERWORKS DISTRICT 1
PO BOX 250
MOORPARK, CA 93020

CABLE AND TELEPHONE;
AT&T
800-288-2020
www.att.com

LEGAL DESCRIPTION

ALL THAT PERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PART OF LOT "P" AS THE SAME IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLES, "MAP OF A PART OF TRACT "L" OF THE RANCHO SIMI, IN THE CITY OF MOORPARK; COUNTY OF VENTURA, STATE OF CALIFORNIA, SHOWING THE TOWN SITE OF MOORPARK AND LANDS OF MADELEINE R. POINDEXTER AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY , IN BOOK 5 OF MISCELLANEOUS RECORDS (MAPS), PAGE 5.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LOS ANGELES AVENUE AS SHOWN ON THE MAP OF TRACT NO. 1240, FILED IN BOOK 30, PAGES 56-59 OF MISCELLANEOUS RECORDS, BEING NORTH 89°59'25" WEST.

BENCH MARK

BM No.: 37-14 ELEV.: 472.886' (VENTURA COUNTY BENCHMARK)

AT NORTHWEST CORNER OF LOS ANGELES AVENUE AND GABBERT ROAD. 39 FEET NORTH FROM THE CENTER OF LOS ANGELES AVENUE, 74 FEET WEST FROM THE CENTER OF GABBERT ROAD, 0.3 FEET WEST FROM THE EAST END OF TOP OF CONCRETE STEP TO SOUTHERN CALIFORNIA EDISON COMPANY SUBSTATION BUILDING. A A BRASS CAPPED MONUMENT, SET IN CONCRETE, FLUSH.

CONTOUR INTERVAL=1'

LEGEND AND SYMBOLS

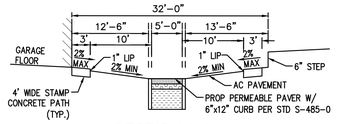
- EASEMENT
- PROJECT BOUNDARY
- RIDGE LINE — R —
- EXISTING GRADE CONTOUR (480)
- PROPERTY LINE
- EX. WATER — W —
- EX. SAN — S —
- EX. STORM

TITLE EASEMENTS

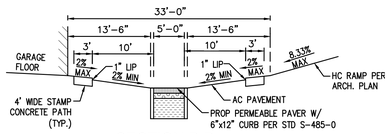
2 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1960 IN BOOK 1935 PAGE 222 OF OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL Ⓑ)

3 AN EASEMENT GRANTED TO THE CITY OF MOORPARK FOR THE PURPOSE OF STORM DRAINAGE AND ALL NECESSARY APPURTENANCES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 5, 1993 AS INSTRUMENT NO. 93-079359 OF OFFICIAL RECORDS. (DENOTED HEREON SYMBOL Ⓒ)

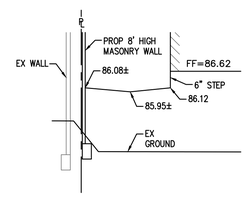
4 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 25, 2000 AS INSTRUMENT NO. 2000-116854 OF OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL Ⓓ)



SECTION A-A
TYPICAL DRIVE ALISE
SCALE = NTS



SECTION B-B
TYPICAL DRIVE ALISE AT HC RAMP
SCALE = NTS



SECTION C-C
TYPICAL BOUNDARY SECTION
SCALE = NTS

NOTES

1 SITE IS A 1 LOT TRACT MAP FOR CONDOMINIUM PURPOSES FOR GREEN ISLAND VILLAS.

2 SITE AREA IS 174,469 SQ. FT (4.01 ACRES) NET AND 202,118 SQ. FT (4.64 ACRES) GROSS.

3 SITE IS DESIGNATED COMMERCIAL IN THE MOORPARK GENERAL PLAN AND IS ZONED CPD (COMMERCIAL PLANNED DEVELOPMENT). PROPOSED SITE TO BE ZONED FOR MULTIFAMILY RESIDENTIAL.

4 ASSESSOR'S PARCEL NUMBER IS 511-0-141-130.

5 LANDSCAPING IS 28081 SQ. FT 16.1 % OF SITE.

6 SITE IS IN FLOOD ZONE X ON FIRM PANELS 06111C0819E, REVISED LOMR CASE NO 10-09-2904P EFF DATE 6/13/2011..

7 ALL PARKING AND ACCESS IS JOINT RECIPROCAL.

Lund and Associates Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
511 W GRAND AVE.
EL SEGUNDO, CA 90245
(310) 364-3100
R.C.E. 52531
TRACY LUND
DATE

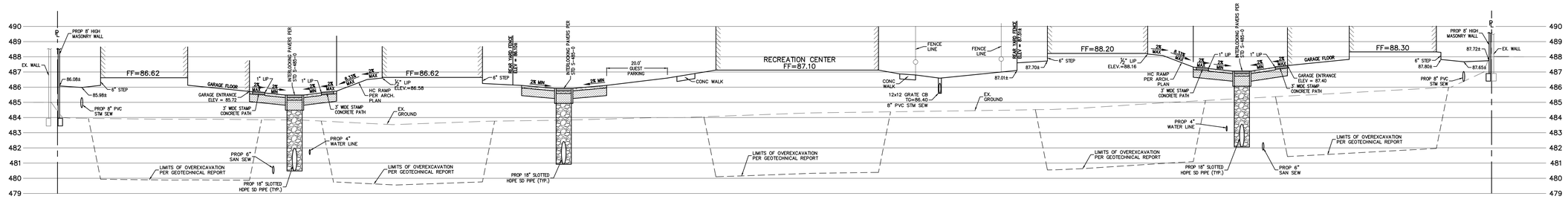
REGISTERED PROFESSIONAL ENGINEER
TRACY LUND
No. C-52531
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

DATE:
NO.: REVISION:

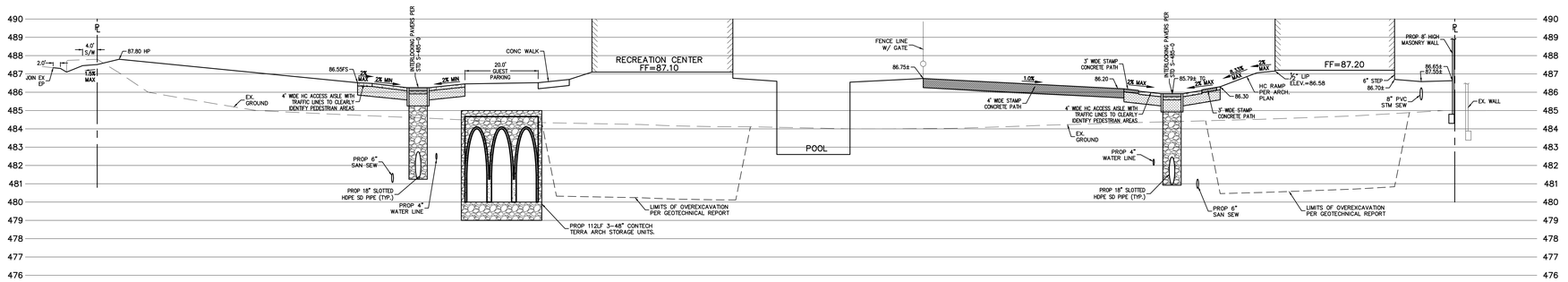
PROJECT: GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

DRAWING NAME: VESTING TENTATIVE TRACT MAP

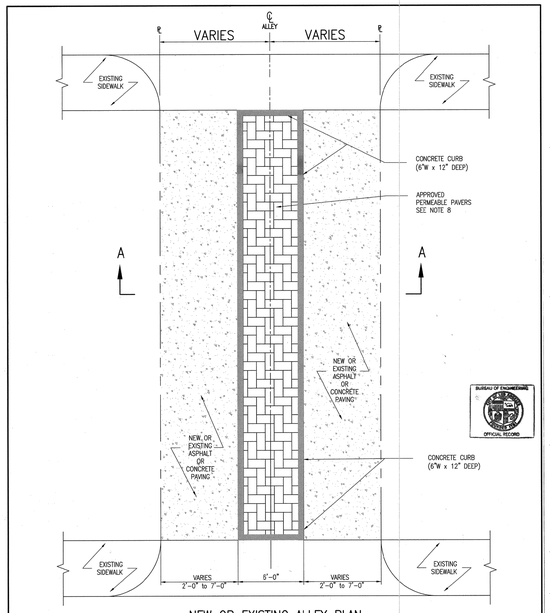
ISSUE:	CONCEPT
DATE:	01/07/20
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DRAWING FILE:	
PROJECT NO.: LA-701	
SHEET NUMBER:	1
OF 1	SHEETS
SCALE: AS SHOWN	



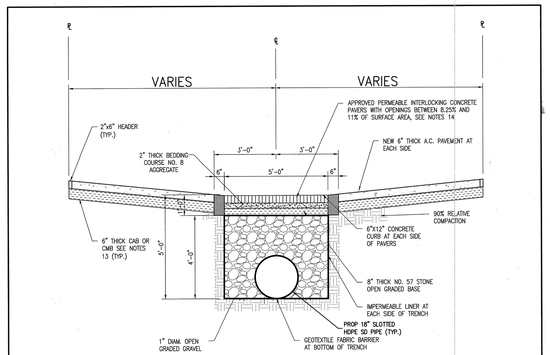
GRADING SECTION A–A (C.1)
SCALE: NTS



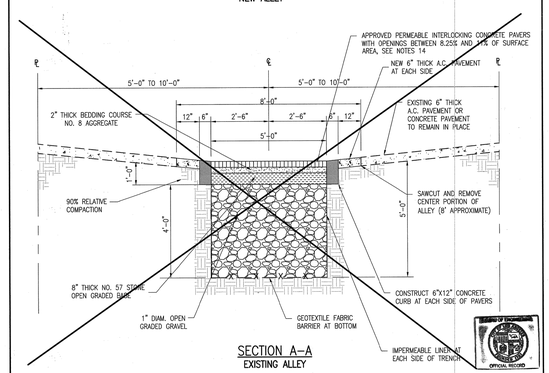
GRADING SECTION B–B (C.1)
SCALE: NTS



NEW OR EXISTING ALLEY PLAN



SECTION A–A
NEW ALLEY



SECTION A–A
EXISTING ALLEY

NOTES:

1. ALL WORKS SHALL CONFORM TO SSPWC AS AMENDED BY THE CITY'S BROWN BOOK, LATEST EDITION. FOR GENERAL REQUIREMENTS, SEE STANDARD PLAN S-480 AND S-601, LATEST EDITION.
2. PERMEABLE ALLEY GUTTERS SHALL ONLY BE CONSTRUCTED IN AREAS WITH WELL DRAINING SOILS. THE MINIMUM SITE SOIL PERCOLATION RATE SHALL BE 0.5 INCHES PER HOUR.
3. NEW AC PAVEMENT TO MATCH EXISTING PAVEMENT THICKNESS.
4. AFTER SAWCUT AND REMOVAL OF PAVEMENT (AC AND CONCRETE GUTTER) OF THE 8-FOOT CENTER PORTION OF ALLEY, EXCAVATE AND REMOVE SITE SOILS OF THE CENTER 5-FOOT WIDE SECTION OF THE ALLEY TO A DEPTH OF 5 FEET MAXIMUM.
5. EXISTING SUB-GRADE SOILS AT BOTTOM OF TRENCH EXCAVATION TO BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION PER ASTM D-1557.
6. CLEAR ALL DEBRIS FROM 5'X5' TRENCH PRIOR TO PLACING GRAVEL BACKFILL. GRAVEL PLACEMENT TO BE SELF-COMPACTING.
7. BEDDING COURSE AND STONE BASE LAYER TO BE PLACED AND COMPACTED PER APPROVED PERMEABLE PAVER MANUFACTURER'S SPECIFICATIONS.
8. TYPE AND PATTERN OF PERMEABLE PAVERS TO BE APPROVED BY THE BUREAU OF ENGINEERING. APPROVED PAVERS ARE LISTED ON THE "APPROVED PRODUCTS FOR USE IN THE PUBLIC RIGHT-OF-WAY", http://boe.lacity.org/spm/
9. CONCRETE CURBS SHALL BE CONSTRUCTED WITH CLASS 520-C-2500 PORTLAND CEMENT CONCRETE AND SHALL HAVE EDGES ROUNDED TO A RADIUS OF 1/4-INCH.
10. PLACEMENT OF GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECT.300-8 OF THE GREEN BOOK AND STANDARD PLAN S-480.
11. IMPERMEABLE LINER SHALL BE A MINIMUM OF 30 MILS IN THICKNESS AND SHALL MEET THE REQUIREMENTS OF SECTION 210-2 OF THE GREEN BOOK AND STANDARD PLAN S-480.
12. AGGREGATE BASE LAYER FOR NEW ASPHALT PAVEMENT SHALL CONSIST ENTIRELY OF CRUSHED ROCK CONFORMING TO THE REQUIREMENTS OF SECTIONS 200-1.1, 200-1.2, AND 200-2.2 OF THE GREEN BOOK.
13. DRIVEWAYS AT EACH END OF ALLEY'S SHALL BE RECONSTRUCTED WHERE REQUIRED (I.E. WHERE GUTTER FLOW LINE DEPTH AND/OR ALIGNMENT HAS BEEN MODIFIED). ALLEY INTERSECTION TO STREET SHALL BE CONSTRUCTED PER STANDARD PLAN S-420 WITH V=1 INCH OR LESS.
14. PERMEABLE PAVER SHALL HAVE TOTAL VOID AREA OR VOID RATIO NOT TO EXCEED 11% AND NOT LESS THAN 8.25% WITHIN ONE SQUARE FOOT OF THE INSTALLATION. NO PAVER OPENING OR COMBINATION OF JOINT AND PAVER OPENINGS SHALL EXCEED 1/2 INCH WIDE.

BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

INTERLOCKING PAVERS FOR VEHICULAR ALLEYS

STANDARD PLAN S-485-0

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
ALICE GONG, CE49197 BUREAU OF SANITATION ENRIQUE C. ZALDIVAR, P.E. DIRECTOR	JEONG PARK, S.E. ENGINEER OF DESIGN BUREAU OF ENGINEERING 6/24/10 DATE	GARY LEE MOORE, P.E. CITY ENGINEER 6-29-10 DATE		S-420 S-480 S-601
CHECKED PATRICK LEE, CE42448 BUREAU OF ENGINEERING	KEN REED, P.E. ACTING DEPUTY CITY ENGINEER 6/24/10 DATE		VAULT INDEX NUMBER	B-4646
			SHEET 1 OF 3 SHEETS	

REGISTERED PROFESSIONAL ENGINEER GARY LEE MOORE No. C-49446 Exp. 9-30-10 CIVIL STATE OF CALIFORNIA

BUREAU OF ENGINEERING OFFICIAL RECORD

STANDARD PLAN NO. S-485-0 | B-4646 | SHEET 2 OF 3 SHEETS

STANDARD PLAN NO. S-485-0 | B-4646 | SHEET 3 OF 3 SHEETS

Lund and Associates Engineering, Inc.
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(310) 364-3100
R.C.E. 52531
TRACY LUND

REGISTERED PROFESSIONAL ENGINEER TRACY LUND No. C-52531 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

NO.:	REVISION:	DATE:

PROJECT: GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

DRAWING NAME: CONCEPT UNDERGROUND RETENTION SYSTEM DETAILS

ISSUE:	CONCEPT
DATE:	01/07/20
CHECKED: TL	DRAWN: JR
DRAWING FILE:	
PROJECT NO.: LA-701	
SHEET NUMBER:	C2
OF 2 SHEETS	
SCALE: AS SHOWN	



LANDSCAPE AREAS

PRI□ATE LANDSCAPE

HOA MAINTAINED

LANDSCAPE COURT LAND STUDIO ARCHITECTURE

COURTLAND STUDIO, LLC
505 E Colorado Blvd, Mezz C
Pasadena CA 91101
P: 818-788-9392
F: 818-788-3217
Licensed Landscape Architect #3620

GREEN BUILDING COMPLIANCE

I AGREE TO COMPLY WITH THE RE□UIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

PAUL LEWIS□LANDSCAPE ARCHITECT — DATE

AREA SUMMARY

TOTAL LOT AREA □ APPROX. 174□618 SF

POTENTIAL LANDSCAPE AREA□TOTAL LOT (174□618 SF) - BUILDING (99□774SF) □ 74□844 SF OF POTENTIAL LS AREA

LANDSCAPE PRO□IDED IN PUBLIC AREA MAINTAINED BY HOA□14□930 SF

LANDSCAPE PRO□IDED IN PRI□ATE PATIO AREA□18□508 SF

PLANTING LEGEND

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GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A □UALIFIED SUPER□ISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

2. THE CONTRACTOR SHALL □ERIFY ALL PLANT MATERIAL □UANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL □UANTITIES LISTED FOR CON□ENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HA□E PRIORITY O□ER □UANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES□ SHRUBS AND □INES□INCLUDING SEEDED AND SODDED TURF□HYDROMULCHES AND FLATTED GROUNDCO□ERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR□PLANTING OF ALL PLANT MATERIALS□THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS□THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRI□AL AT THE SITE.

4. ALL PLANT MATERIAL SHALL BE SUB□ECT TO APPRO□AL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

5. ALL BOXED TREES IN PA□ING SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATI□E IN CON□UNCTION WITH PA□ING CONTRACTOR AND GENERAL CONTRACTOR. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY FOR ACCURATE PLACEMENT OF TREES.

6. ALL □INE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMO□ED AND □INE RUNNERS SHALL BE ESPALIERED TO THE AD□ACENT WALL OR FENCE.

7. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PRO□IDED AND PAID FOR BY THE SUBCONTRACTOR. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.

8. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PRO□IDE FOR A SOILS AGRONOMY REPORT FROM WALLACE SOILS LABORATORY (310) 615-0116 AND□OR ANY ADDITIONAL SPECIFICATION PRO□IDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

9. FOR BIDDING AREA TO BE LANDSCAPED□THE FOLLOWING AMENDMENTS SHALL BE USED UNTIL CONTRACTOR IS PRO□IDED WITH SOILS AGRONOMY REPORT. AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR E□UAL.

AMOUNT PER 1□000 S□UARE FEET

4 CU. YDS. NITROGEN STABILI□ED ORGANIC AMENDMENT
DERI□ED FROM REDWOOD SAWDUST□
FIR SAWDUST OR CEDAR SAWDUST.
15 LBS. SOIL SULFUR
15 LBS. 12-12-12 FERTILI□ER

10. A MINIMUM 3" (THREE INCHES) LAYER OF SHREDDED BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS□ CREEPING OR ROOTING GROUNDCO□ERS□OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. CONTRACTOR TO SUBMIT 1□2 CU. FT BAG AS SAMPLE FOR APPRO□AL PRIOR TO INSTALLATION.

11. THE PLANTING PITS FOR BOXED TREES SHALL BE EXCA□ATED TWICE THE DIAMETER OF THE ROOTBALL WITH A MAXIMUM OF THE HEIGHT OF THE ROOTBALL TO THE BOTTOM OF THE PLANTING PIT.

DO NOT O□ER EXCA□ATE□□

THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA□:

6 PARTS ON-SITE SOIL
4 PARTS BY □OLUME ORGANIC AMENDMENT PER ABO□E SOIL PREPARATION
1 LB.□CU.YD. OF MIX 12-12-12 COMMERCIAL FERTILI□ER
2 LBS.□CU. YD. OF MIX IRON SULFATE
10 LBS.□CU. YD. OF MIX AGRICULTURAL GYPSUM

12. THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILI□ED WITH BEST FERTILI□ER COMPANY 16-6-8 OR APPRO□ED E□UAL□APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1□000 S□UARE FEET OR PER SOIL AGRONOMY REPORT. FERTILI□ER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTER□ALS.

13. FOR ALL STAKED TREES□SEE DETAIL 1□THIS SHEET.

14. FOR ALL SHRUBS□SEE DETAIL 2□THIS SHEET.

15. FERTILI□ER TABLETS SHALL BE AGRIFORM□21 GRAM TABLETS (20-10-5) IN □UANTITIES AS FOLLOWS□:

1 GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON SHRUBS	5
BOXED TREES	1 PER 4" OF BOX SI□E

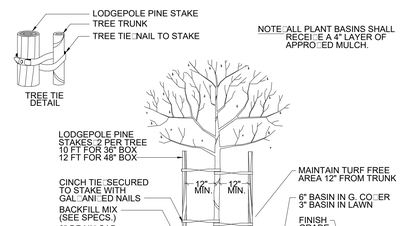
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

16. ALL EXISTING LANDSCAPE AREAS DISTURBED DURING THE CONSTRUCTION PROCESS WILL BE RECONDITIONED TO THEIR ORIGINAL STATE AT NO ADDITIONAL COST TO THE OWNER.

17. INSTALL 24" DEEP ROOT BARRIER ON ALL TREES WITHIN 4 FEET OF PA□ING.

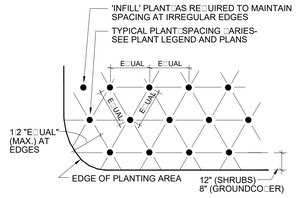
18. FOR SOILS LESS THAN 6□ ORGANIC MATTER IN THE TOP 6" (SIX INCHES) OF SOIL□COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1□000 S□UARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

19. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.



DOUBLE STAKED TREE — 1

SCALE□N.T.S.



NOTE□
ALL GROUNDCO□ER SHALL BE PLANTED AT E□UAL SPACING
SEE SPECIFICATIONS FOR FURTHER INFORMATION

SHRUB AND GROUNDCOVER SPACING — 2

SCALE□N.T.S.

SCALE□1/16" □ 1'-0"

0' 8' 16' 32'

NORTH

14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL - (818) 387-8832
E MAIL - BOAZ@KETTERDESIGNS.COM

KETTER

AB DWG ID:
DRAWER#:

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REVISIONS

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ISSUED FOR

NO.	DATE	ISSUED FOR

LANDSCAPE PLAN

1/16"=1'-0"

ISSUED COPIES — SHEET TITLE

LOS ANGELES LANDSCAPE ARCHITECT — PAUL LEWIS — No. 3620 — EXP. 3/31/21 — STATE OF CALIFORNIA

69 RESIDENTIAL UNITS

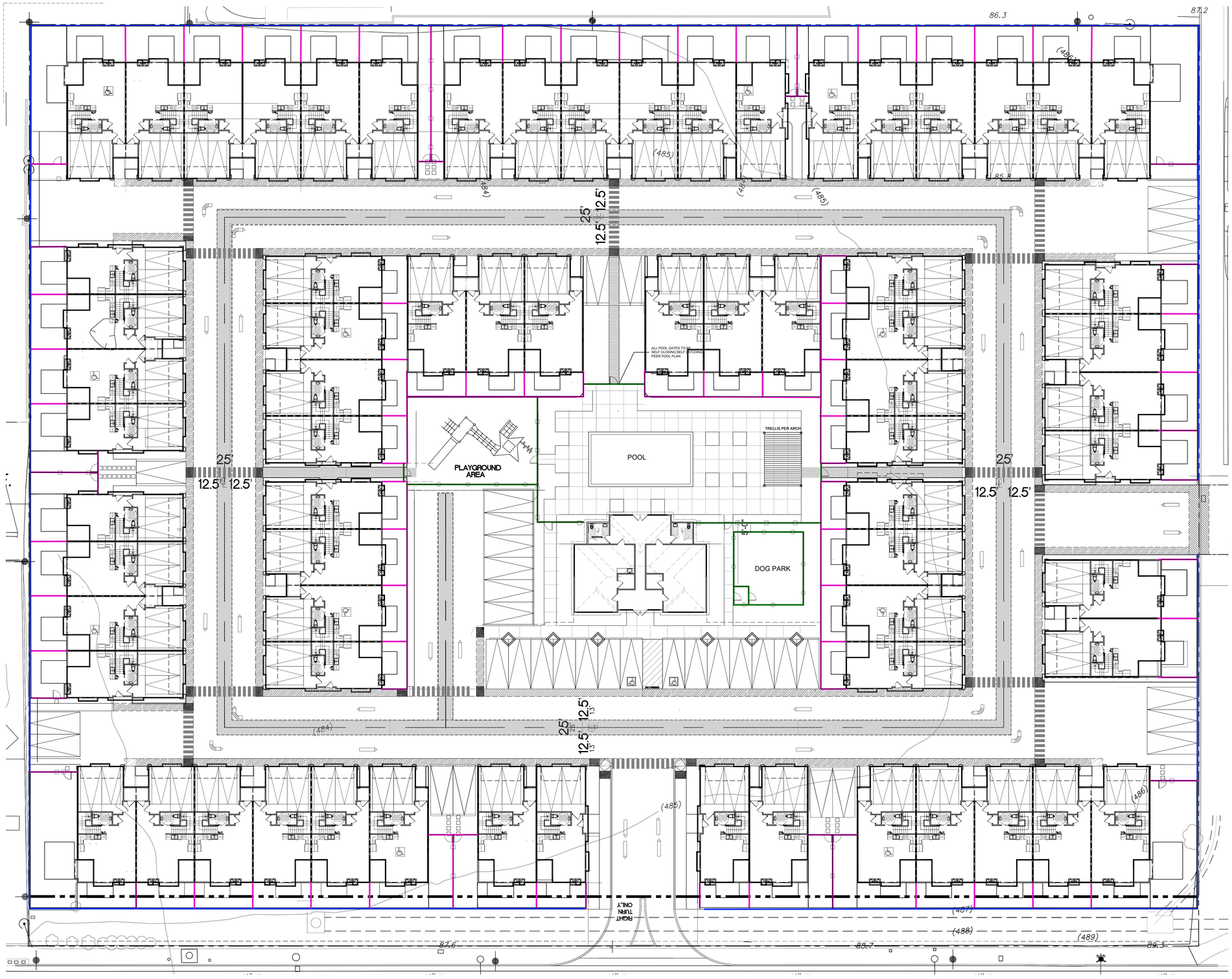
635 LOS ANGELES AVE.
MOORPARK, CA 93021

PROJECT — CLIENT

L

PROJECT NO.
SHEET NO.

L1.0



FENCE LEGEND

- BLACK WROUGHT IRON FENCE (6FT HEIGHT)
- TAN □INYL PERIMETER FENCE (6FT HEIGHT)
- TAN SLUMPSTONE WALL (6FT HEIGHT)

SCALE□1:16" □1'-0"
0' 8' 16' 32'
NORTH

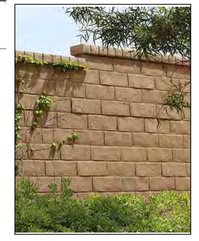
WROUGHT IRON

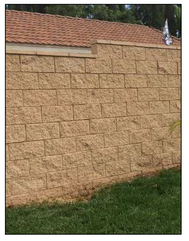


□INYL FENCE



SLUMPSTONE WALL





LANDSCAPE
COURT LAND STUDIO
ARCHITECTURE

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Licensed Landscape Architect #3620

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REVISIONS

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SHEET TITLE

WALL/FENCE PLAN

1/16"=1'-0"

LICENSED LANDSCAPE ARCHITECT
P□□A. L□□□
N□. 3620
EXP. 12/31/21
STATE OF CALIFORNIA

69 RESIDENTIAL UNITS

635 LOS ANGELES AVE.
MOORPARK, CA 93021

PROJECT CLIENT

1

PROJECT NO.
SHEET NO.

L1.1

2020-01-13 LOS ANGELES AVE. LANDSCAPE SET FOR PLANNING SUBMITTAL

TREES



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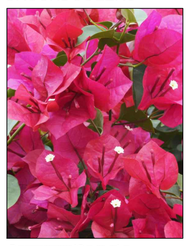


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AB DWG ID:
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PLANT PHOTO SHEET
1/16"=1'-0"

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E□□ 3-28-20
STATE OF CALIFORNIA

69 RESIDENTIAL UNITS
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MOORPARK, CA 93021

PROJECT | CLIENT

I

PROJECT NO.
SHEET NO.

L1.2

U.S. ARCHITECTURAL SHEET SIZE: D 42x30