

**Everett Street Terraces
Moorpark, California**

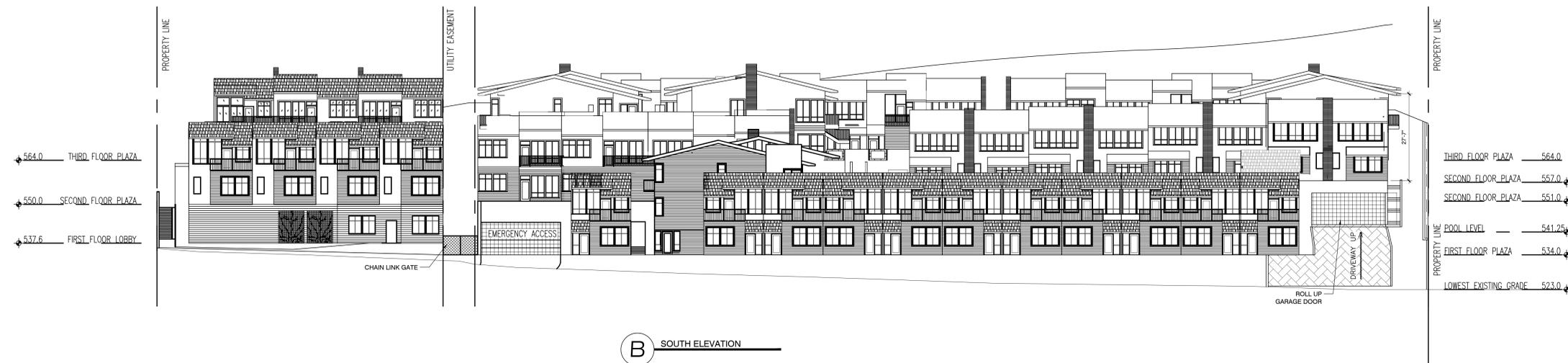
Prepared for:
John C. Chiu, FLPN
C/O:
John Newton & Associates Inc.
159 Moonsong Court
Moorpark, CA 93021

studiozhe

1035 Van Buren Avenue
Venice, CA 90291
T: (310) 463-0279
F: (877) 860-3594

KEY NOTES

1. XXXXX



REVISION HISTORY - THIS SHEET

SOUTH ELEVATIONS

COMM. NO.	
SCALE	1/16"=1'-0"
DATE	8/13/20
DRAWN	DH

DESIGN DEVELOPMENT

A2.10

**Everett Street Terraces
Moorpark, California**

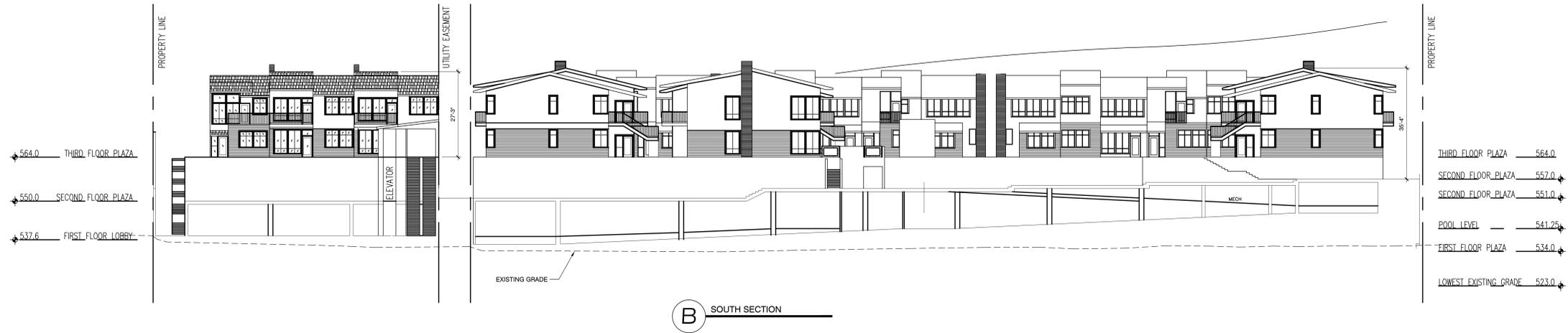
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A2.20

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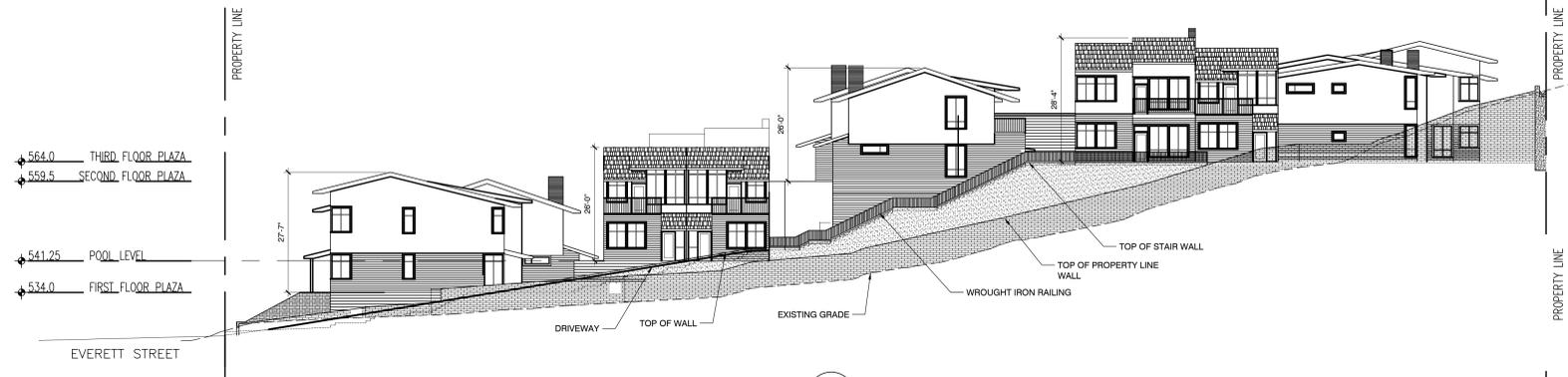
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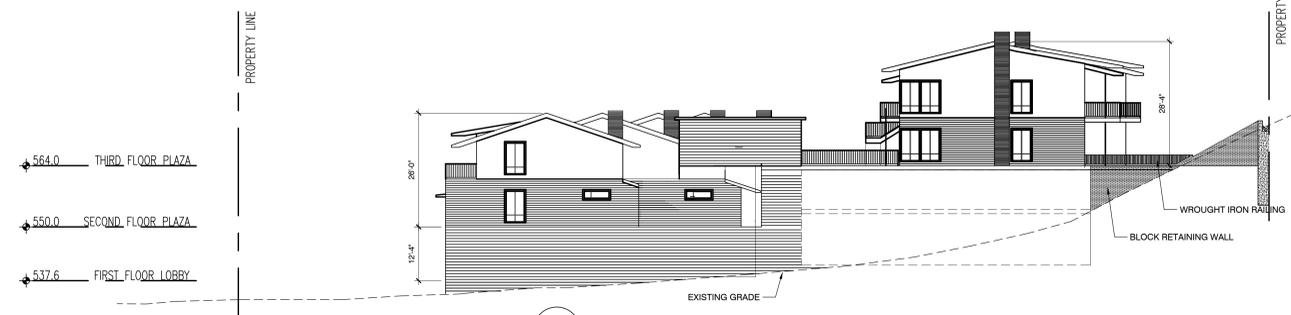
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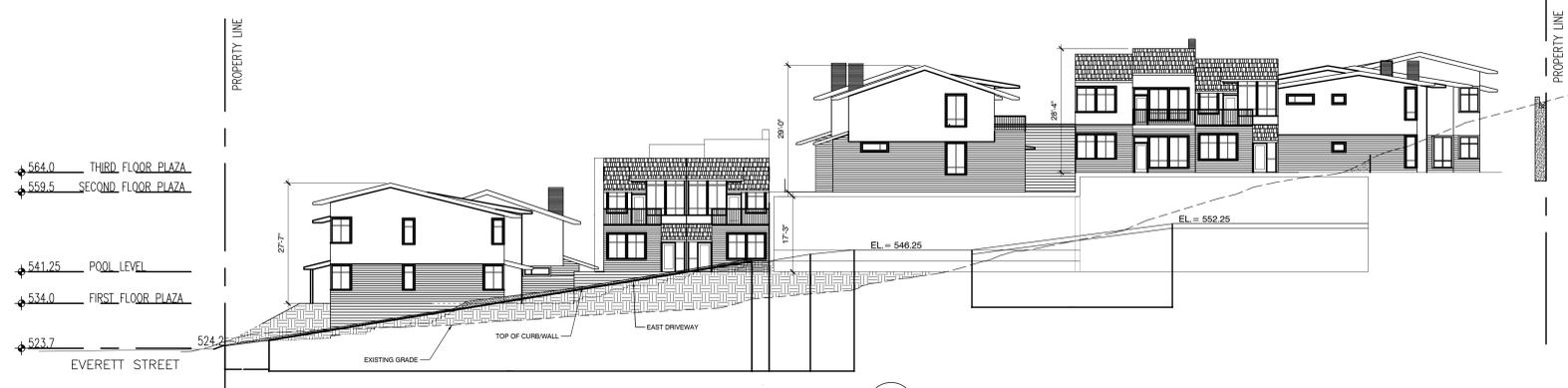
A EAST ELEVATION



B EAST SECTION



C EAST SECTION



D EAST SECTION

REVISION HISTORY - THIS SHEET

EAST ELEVATIONS

	COMM. NO.	
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DESIGN DEVELOPMENT

A2.30

KEY NOTES

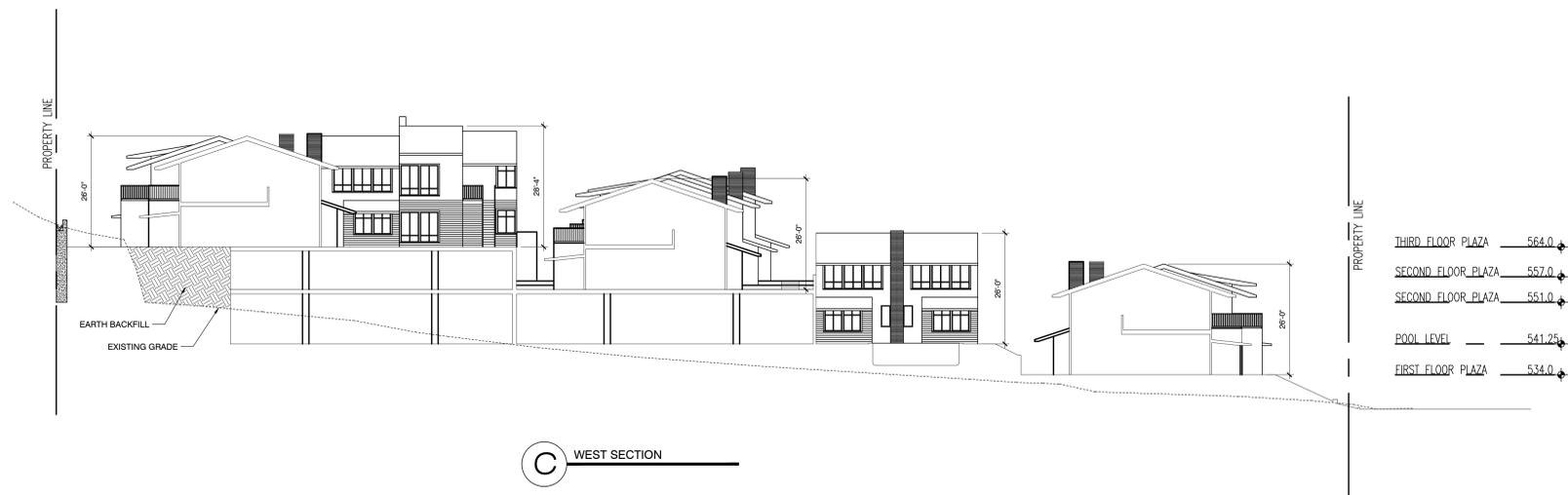
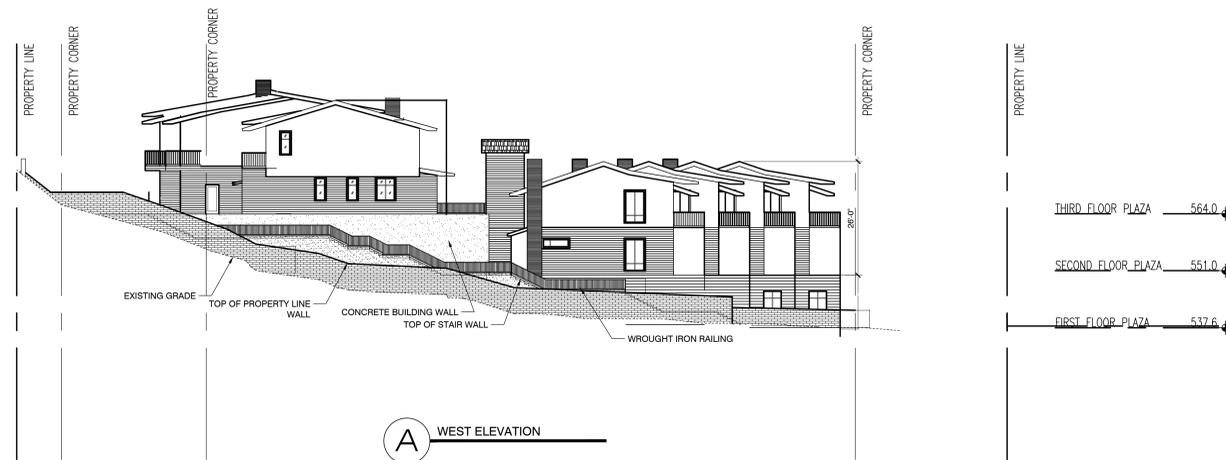
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WEST ELEVATIONS

COMM. NO.	
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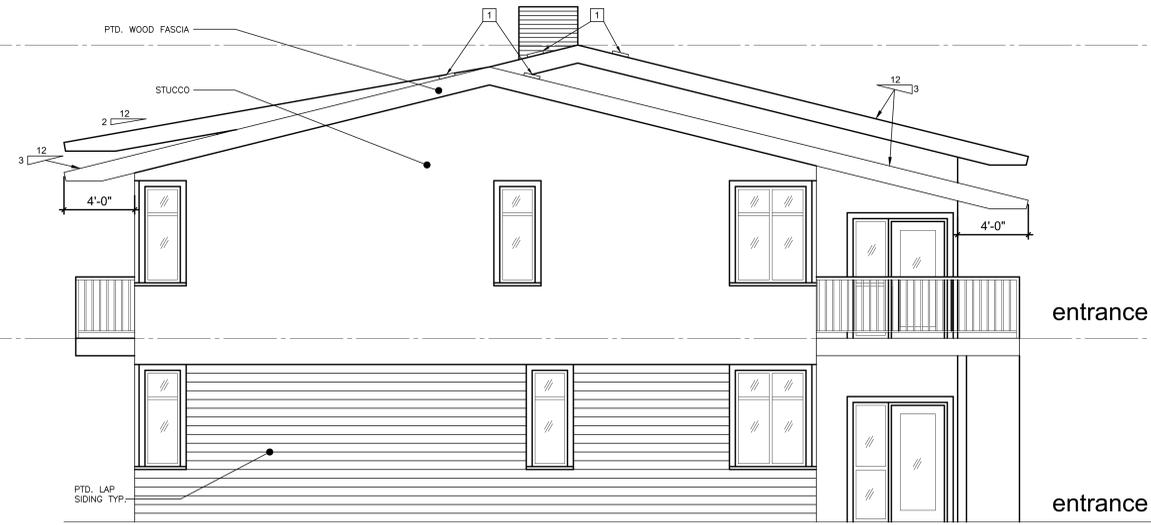
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LEGEND

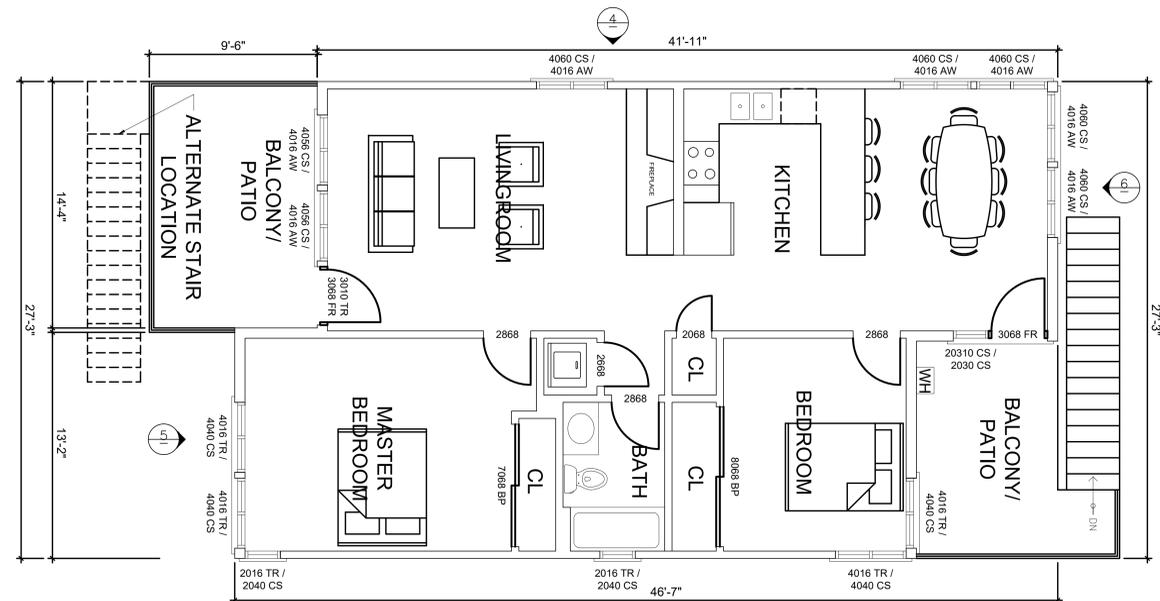
WH TANKLESS WATER HEATER

KEYNOTES X

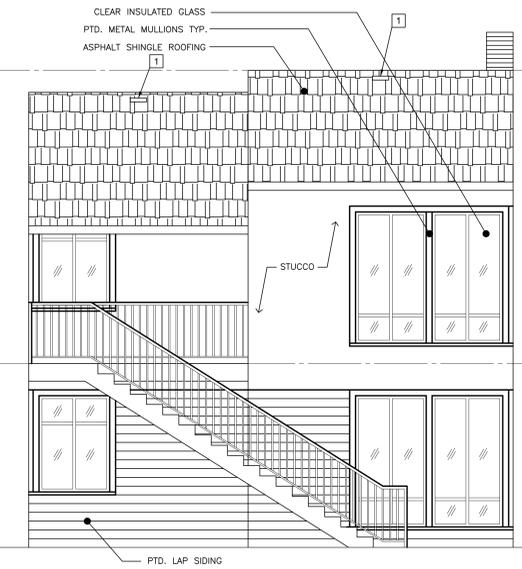
1. FLAT ROOF VENT, 11"x11"x5" [NET VENT AREA = 50 SQ. IN.]



3 UNIT C: SIDE ELEVATION
1/4"=1'-0"



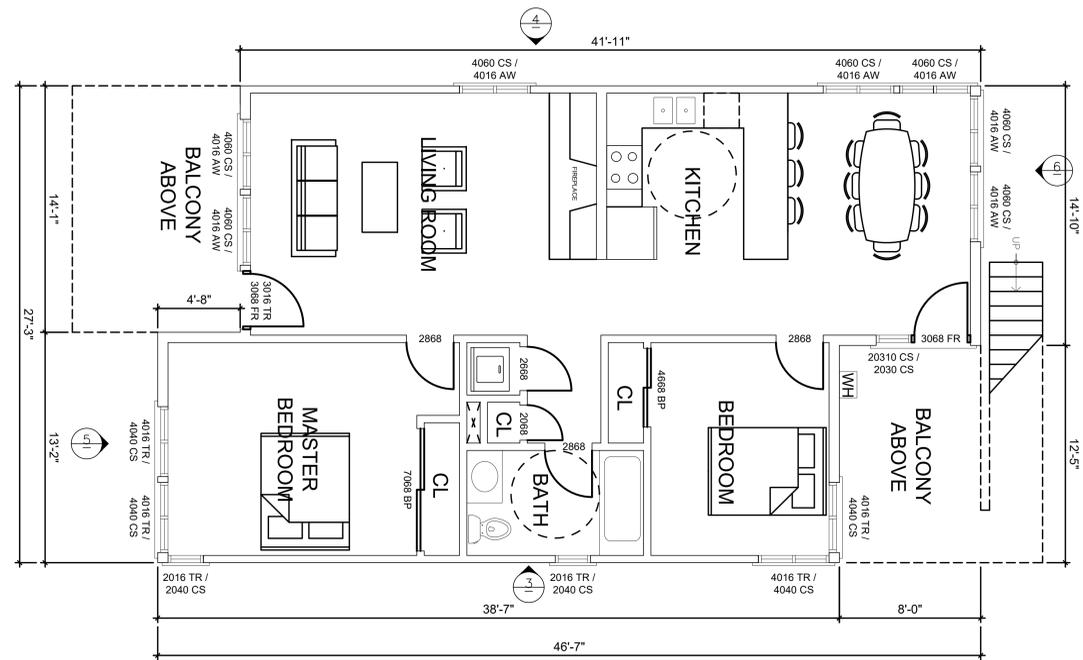
2 UNIT C: 2ND FLOOR PLAN
1/4"=1'-0"



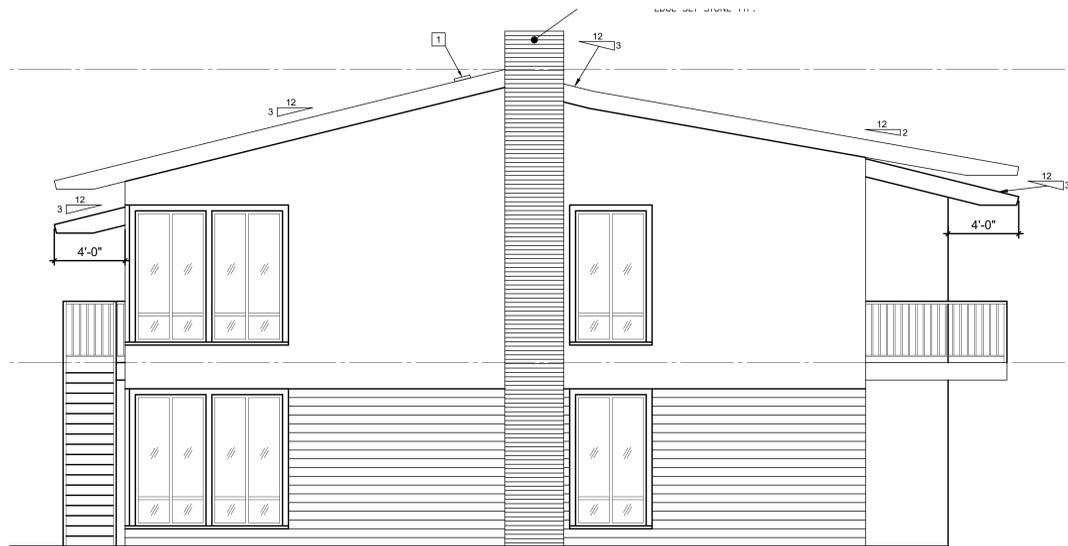
6 UNIT C: REAR ELEVATION
1/4"=1'-0"



5 UNIT C: FRONT ELEVATION
1/4"=1'-0"



1 UNIT C: 1ST FLOOR PLAN
1/4"=1'-0"



4 UNIT C: SIDE ELEVATION
1/4"=1'-0"

REVISION HISTORY - THIS SHEET

UNIT: C
FLOOR PLAN
EXTERIOR ELEVATIONS

COMM. NO.	
SCALE	1/4"=1'-0"
DATE	8/13/20
DRAWN	BL

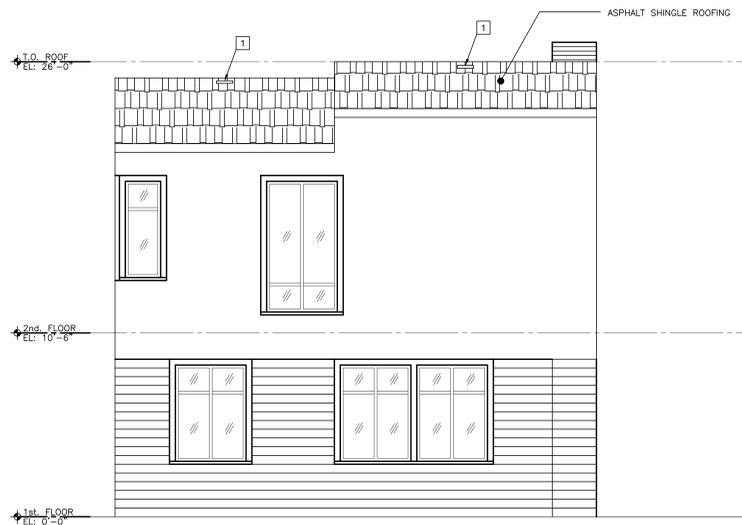
DESIGN DEVELOPMENT

LEGEND

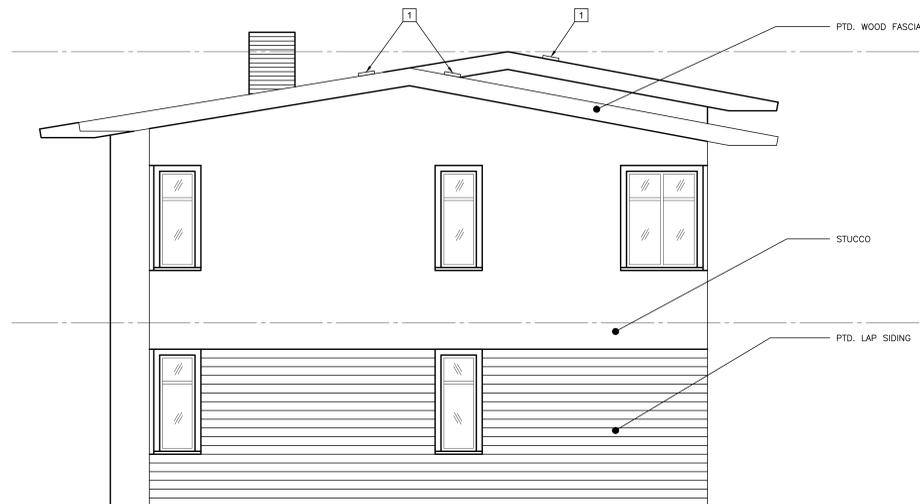
WH TANKLESS WATER HEATER

KEYNOTES

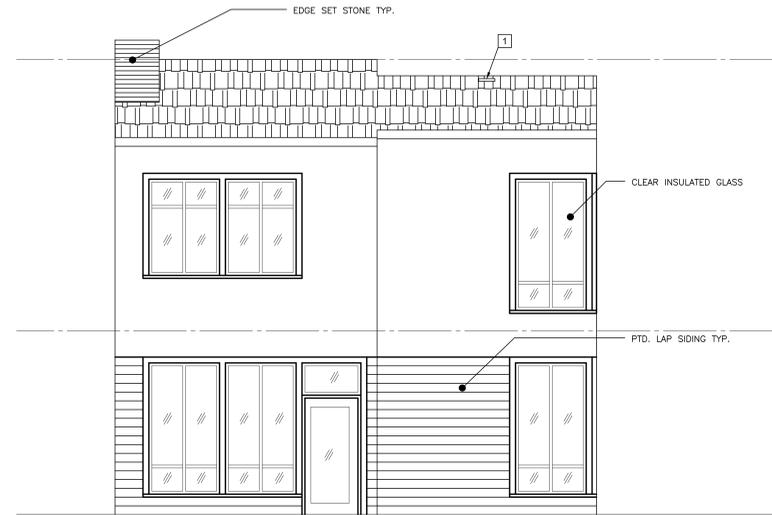
1. FLAT ROOF VENT, 11"x11"x5" [NET VENT AREA = 50 SQ. IN.]



6 UNIT D: REAR ELEVATION
1/4"=1'-0"



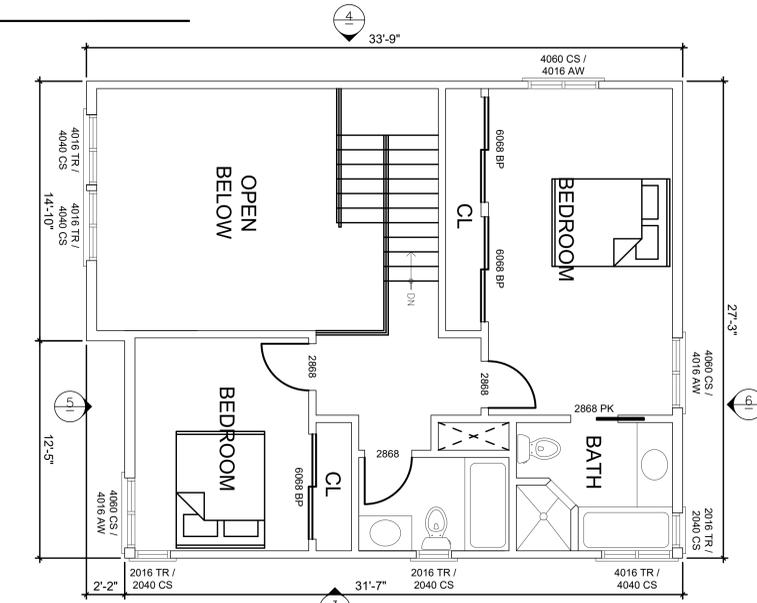
3 UNIT D: RIGHT SIDE ELEVATION
1/4"=1'-0"



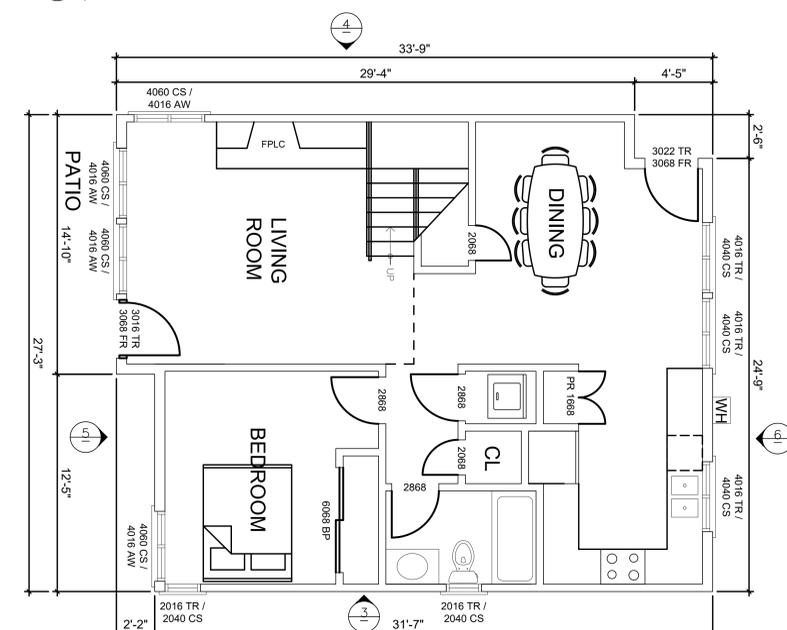
5 UNIT D: FRONT ELEVATION
1/4"=1'-0"



4 UNIT D: LEFT SIDE ELEVATION
1/4"=1'-0"



2 UNIT D: 2ND FLOOR PLAN
1/4"=1'-0"



1 UNIT D: 1ST FLOOR PLAN
1/4"=1'-0"

REVISION HISTORY - THIS SHEET

UNIT: D
FLOOR PLAN
EXTERIOR ELEVATIONS

COMM. NO.	
SCALE	1/4"=1'-0"
DATE	8/13/20
DRAWN	BL

DESIGN DEVELOPMENT

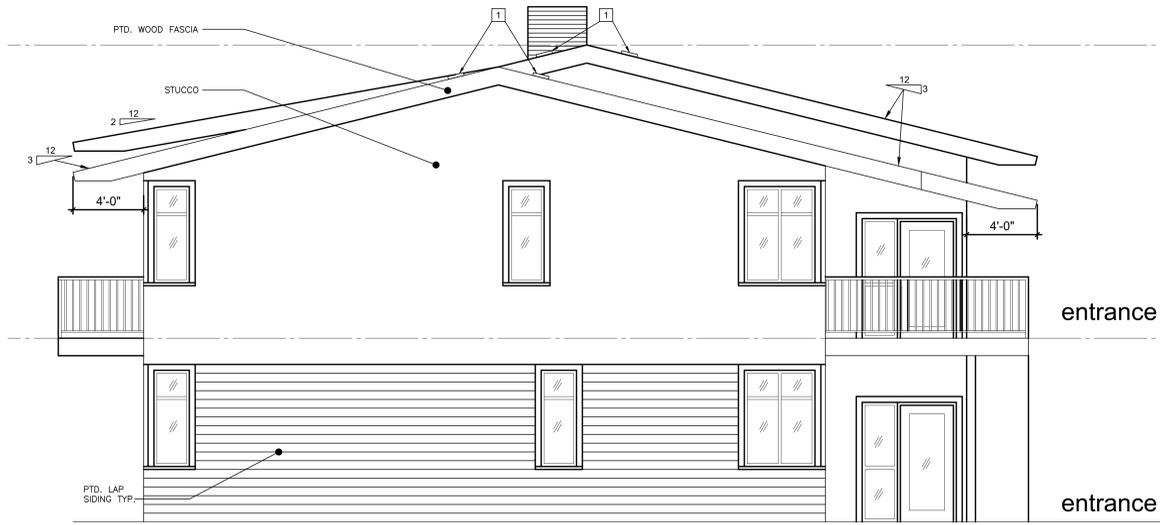
A3.40

LEGEND

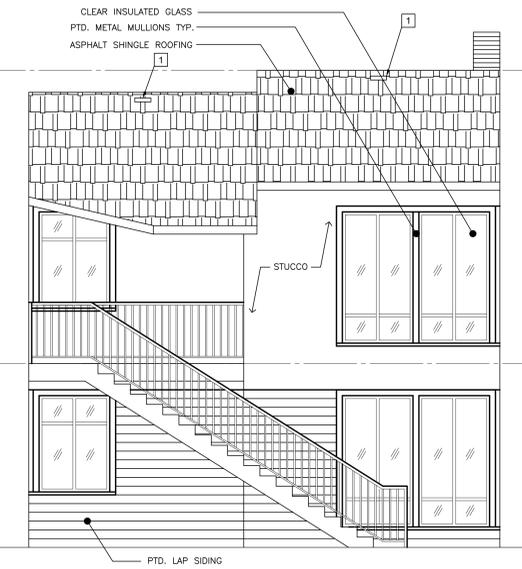
WH TANKLESS WATER HEATER

KEYNOTES X

1. FLAT ROOF VENT, 11"x11"x5" [NET VENT AREA = 50 SQ. IN.]



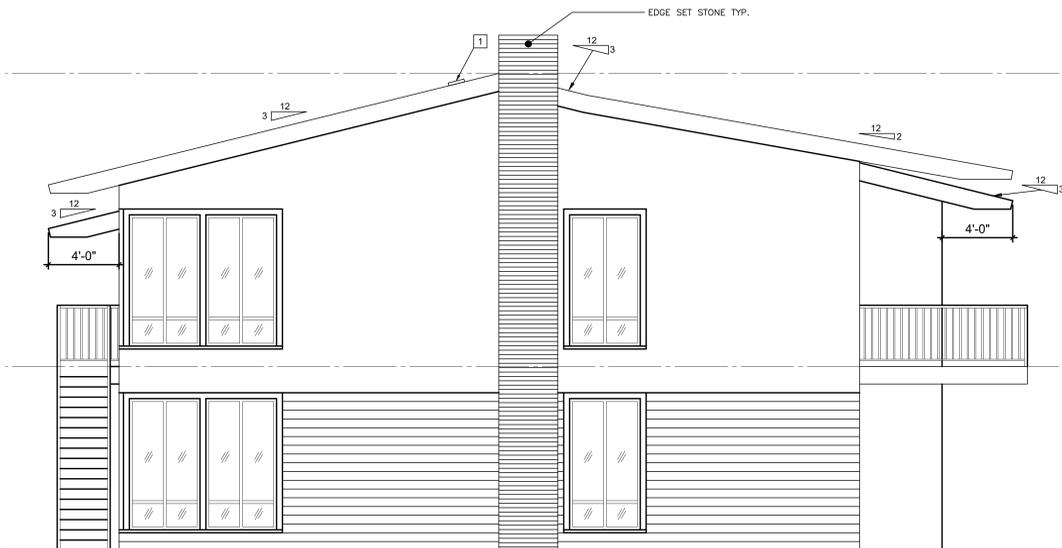
3 UNIT C-2: SIDE ELEVATION
1/4"=1'-0"



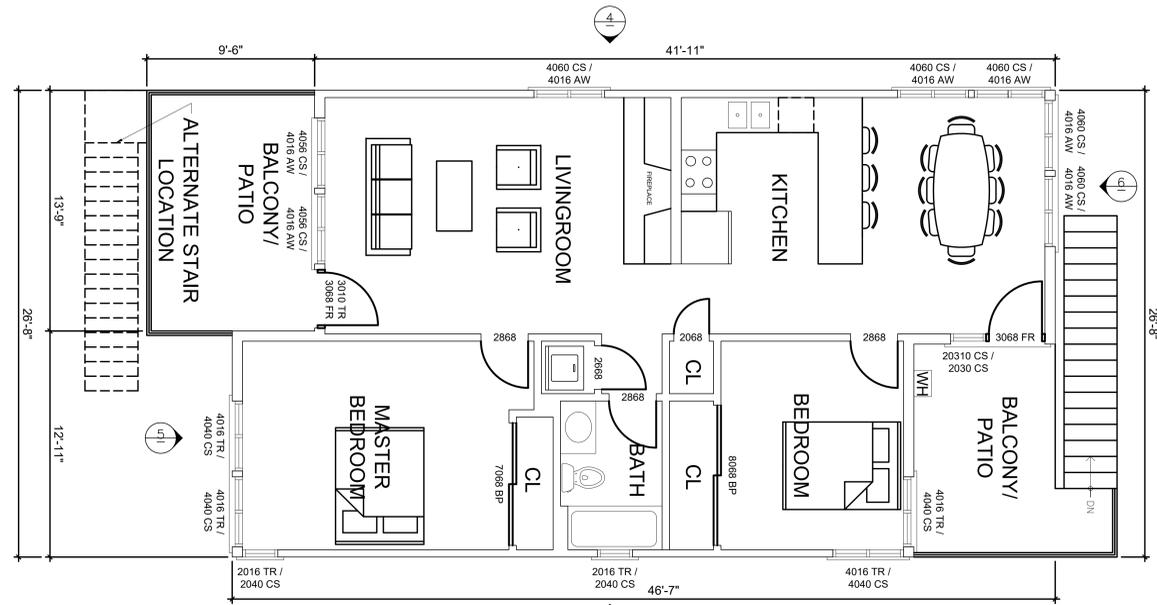
6 UNIT C-2: REAR ELEVATION
1/4"=1'-0"



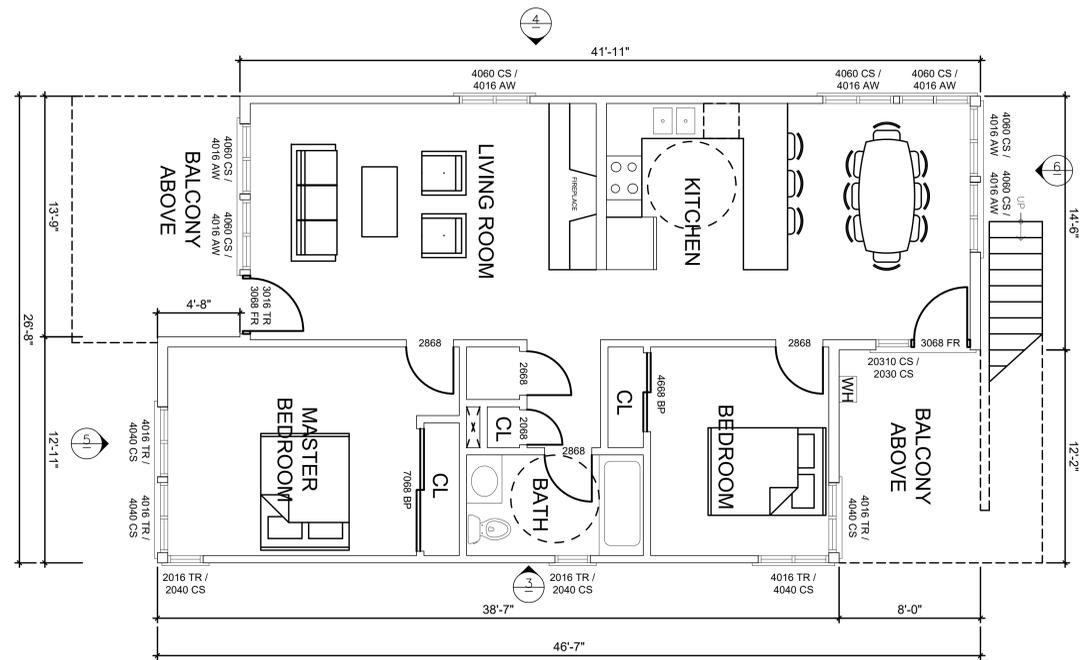
5 UNIT C-2: FRONT ELEVATION
1/4"=1'-0"



4 UNIT C-2: SIDE ELEVATION
1/4"=1'-0"



2 UNIT C-2: 2ND FLOOR PLAN
1/4"=1'-0"



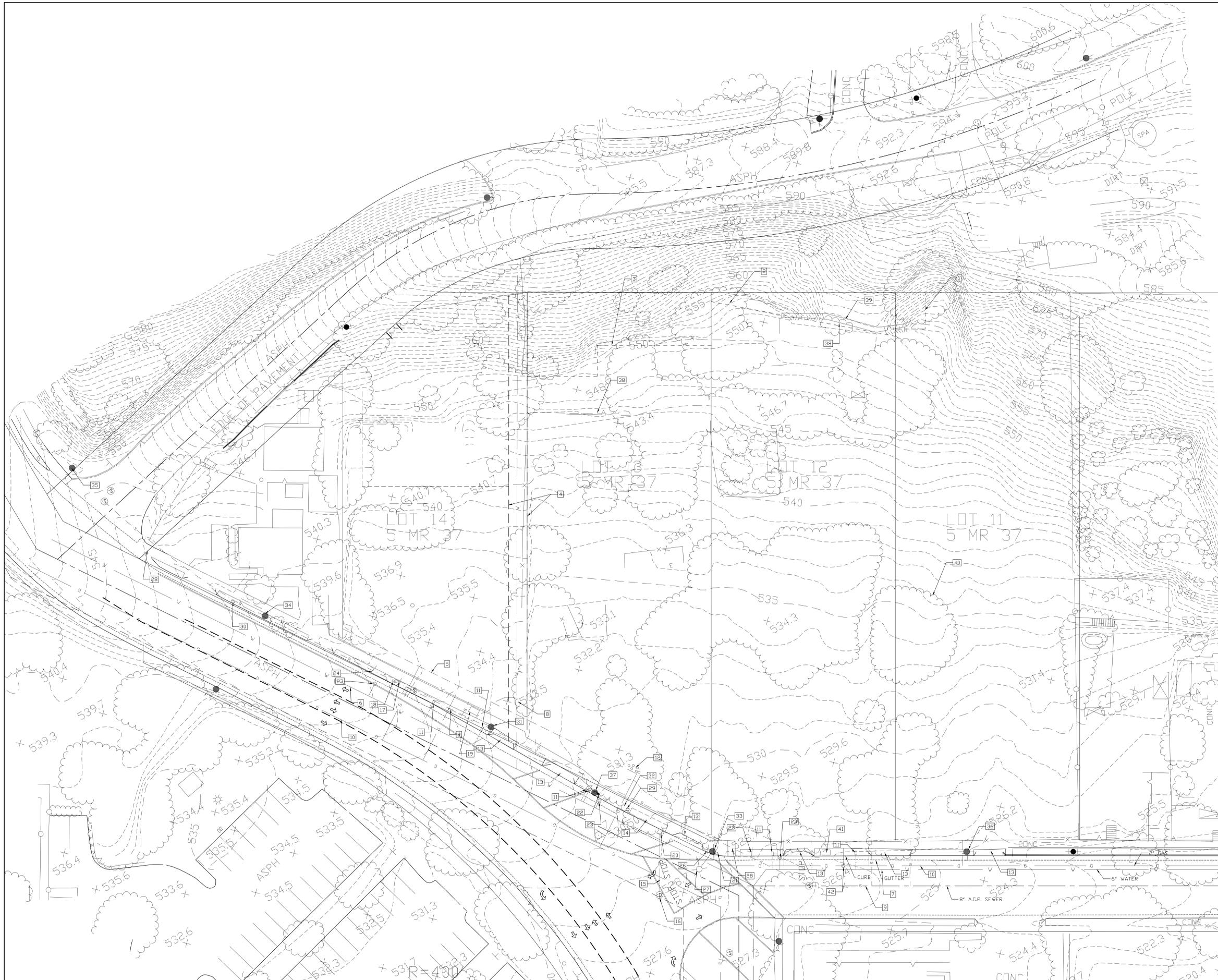
1 UNIT C-2: 1ST FLOOR PLAN
1/4"=1'-0"

REVISION HISTORY - THIS SHEET

UNIT: C-2
FLOOR PLAN
EXTERIOR ELEVATIONS

COMM. NO.	
SCALE	1/4"=1'-0"
DATE	8/13/20
DRAWN	BL

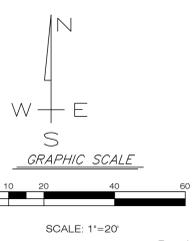
DESIGN DEVELOPMENT



- 1 EASEMENT TO CITY OF MOORPARK FOR CONSTRUCTING RETAINING WALL PER DOCUMENT NO. 97-024610 (TO BE ABANDONED)
- 2 EASEMENT TO CITY OF MOORPARK FOR CONSTRUCTING RETAINING WALL PER DOCUMENT NO. 97-024609 (TO BE ABANDONED)
- 3 EASEMENT TO CITY OF MOORPARK FOR CONSTRUCTING RETAINING WALL PER DOCUMENT NO. 97-024611 (TO BE ABANDONED)
- 4 EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT FOR WATER LINES PER 3001/164 DR.
- 5 EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR WATER LINES PER 3221/405, 3347/405, AND 3499/357 DR.
- 6 EXISTING 8" WATER LINE
- 7 EXISTING 6" A.C.P. WATER LINE
- 8 EXISTING 24" WATER LINE
- 9 EXISTING 8" A.C.P. SEWER LINE
- 10 EXISTING 2" GAS LINE
- 11 EXISTING 3/4" WATER METER
- 12 EXISTING GAS MANIFOLD (ABANDONED)
- 13 EXISTING DRIVEWAY
- 14 EXISTING 20' CATCH BASIN INV. EL. 525.50
- 15 EXISTING 20" STORM DRAIN
- 16 EXISTING STORM DRAIN MANHOLE INV. EL. 524.45
- 17 EXISTING TRAFFIC SIGNAL
- 18 EXISTING TRAFFIC SIGNAL HAND HOLE
- 19 EXISTING PAC BELL UNDERGROUND VAULT
- 20 EXISTING 40"x30" GRATE
- 21 EXISTING 4"x4"x3" HIGH CONCRETE POST
- 22 EXISTING FIRE HYDRANT
- 23 EXISTING WATER VALVE
- 24 EXISTING SPEED SIGN
- 25 EXISTING STOP SIGN
- 26 EXISTING STREET NAME SIGN
- 27 EXISTING STREET LIGHT
- 28 EXISTING ADA RAMP
- 29 EXISTING 12 BOX MAIL BOX
- 30 EXISTING TRAFFIC SIGNAL HAND HOLE
- 31 EXISTING POWER POLE W/ND #, GUY WIRE AND 4" CONDUIT
- 32 EXISTING NO PARKING ANY TIME SIGN
- 33 EXISTING POWER POLE #328409E W/4" CONDUIT
- 34 EXISTING POWER POLE #3005436E
- 35 EXISTING POWER POLE #103713E
- 36 EXISTING POWER POLE #1713194E W/2-4" CONDUIT- ONE EMPTY AND ONE WITH CABLE TV (C/R PHONE)
- 37 EXISTING POWER POLE #73278H W/1-4" CONDUIT FOR CABLE TV (C/R PHONE)
- 38 EXISTING RETAINING WALLS
- 39 EXISTING CONCRETE V-DITCH
- 40 EXISTING TREES- NONE ARE PROTECTED
- 41 EXISTING 34"x52" ELECTRIC VAULT
- 42 EXISTING GAS VALVE

LEGEND

- G — EXISTING GAS LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- ☁ EXISTING TREE
- - - 740 - - - EXISTING 5' MAJOR CONTOURS
- - - EXISTING 1' MINOR CONTOURS
- EG EXISTING GRADE
- F.F. FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- INV INVERT ELEVATION
- RET. RETAINED
- TG TOP OF GRATE
- TW TOP OF WALL
- EXISTING SPOT ELEVATION
- PROPOSED FINISH ELEVATION
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- ⊙ EXISTING STREET LIGHT



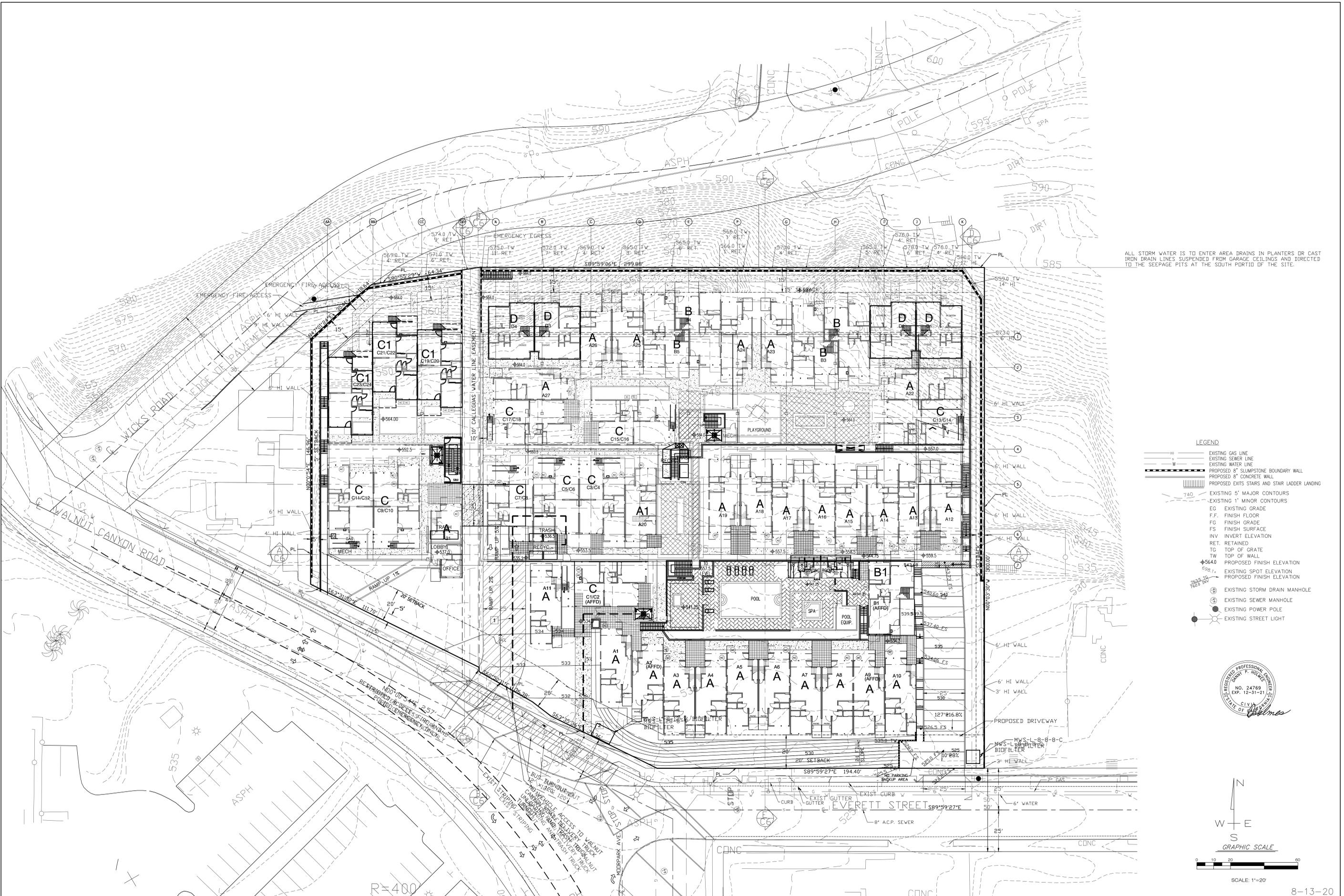
H & E inc.
Holmes Enterprises, inc.
 Structural and Civil Engineering
 200 Wicks Rd. Moorpark, CA. 93021
 (805) 532-1571 fax: (805) 532-1596

REVISION	APP	DATE	RCE

OWNER :
 JOHN CHIU c/o NEWTON AND ASSOCIATES
 P. O. BOX 471
 MOORPARK, CA 91021
 805 529 3494

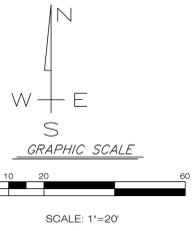
EXISTING SITE PLAN
 EVERETT STREET TERRACES
 MOORPARK, CA

C-1
 OF
 C-6



ALL STORM WATER IS TO ENTER AREA DRAINS IN PLANTERS OR CAST IRON DRAIN LINES SUSPENDED FROM GARAGE CEILINGS AND DIRECTED TO THE SEEPAGE PITS AT THE SOUTH PORTION OF THE SITE.

- LEGEND**
- (G)— EXISTING GAS LINE
 - (S)— EXISTING SEWER LINE
 - (W)— EXISTING WATER LINE
 - (B)— PROPOSED 8" SLUMPSTONE BOUNDARY WALL
 - (C)— PROPOSED 8" CONCRETE WALL
 - (L)— PROPOSED EXITS STAIRS AND STAIR LADDER LANDING
 - (7.0)— EXISTING 5' MAJOR CONTOURS
 - (7.0)— EXISTING 1' MINOR CONTOURS
 - EG EXISTING GRADE
 - F.F. FINISH FLOOR
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - INV INVERT ELEVATION
 - RET. RETAINED
 - TC TOP OF GRATE
 - TW TOP OF WALL
 - ±564.0 PROPOSED FINISH ELEVATION
 - ±538.7 EXISTING SPOT ELEVATION
 - ±538.7 PROPOSED FINISH ELEVATION
 - ⊕ EXISTING STORM DRAIN MANHOLE
 - ⊕ EXISTING SEWER MANHOLE
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING STREET LIGHT



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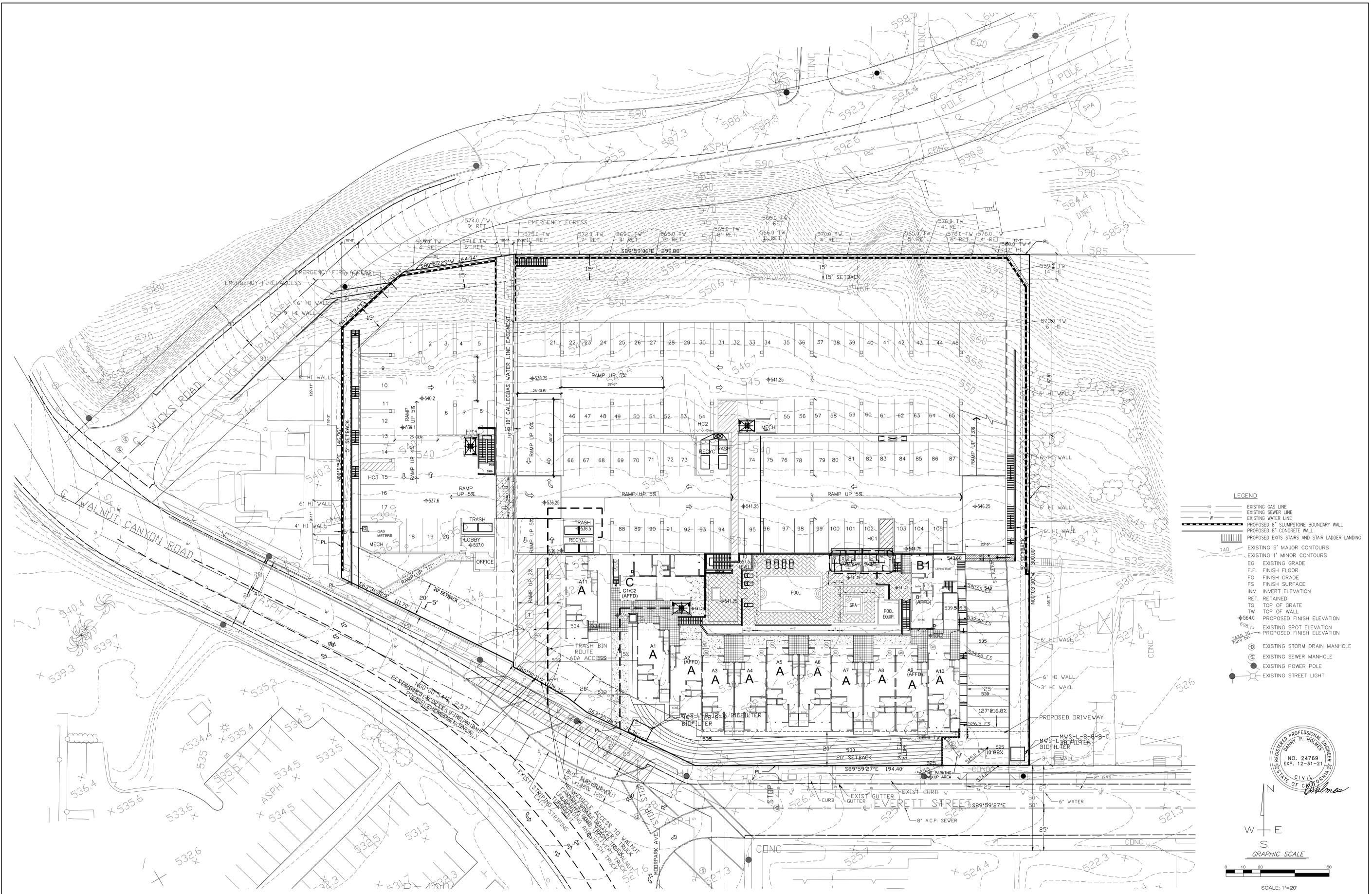
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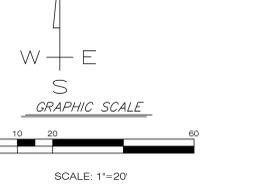
SITE PLAN
 EVERETT STREET TERRACES
 MOORPARK, CA

C-2
 OF
 C-6

8-13-20



- LEGEND**
- EXISTING GAS LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED 8' SLUMPSTONE BOUNDARY WALL
 - PROPOSED 8' CONCRETE WALL
 - PROPOSED EXITS STAIRS AND STAIR LADDER LANDING
 - EXISTING 5' MAJOR CONTOURS
 - EXISTING 1' MINOR CONTOURS
 - EG EXISTING GRADE
 - F.F. FINISH FLOOR
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - INV INVERT ELEVATION
 - RET. RETAINED
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - +5640 PROPOSED FINISH ELEVATION
 - 698.11 EXISTING SPOT ELEVATION
 - 740.10 TO 740.10 PROPOSED FINISH ELEVATION
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING POWER POLE
 - EXISTING STREET LIGHT



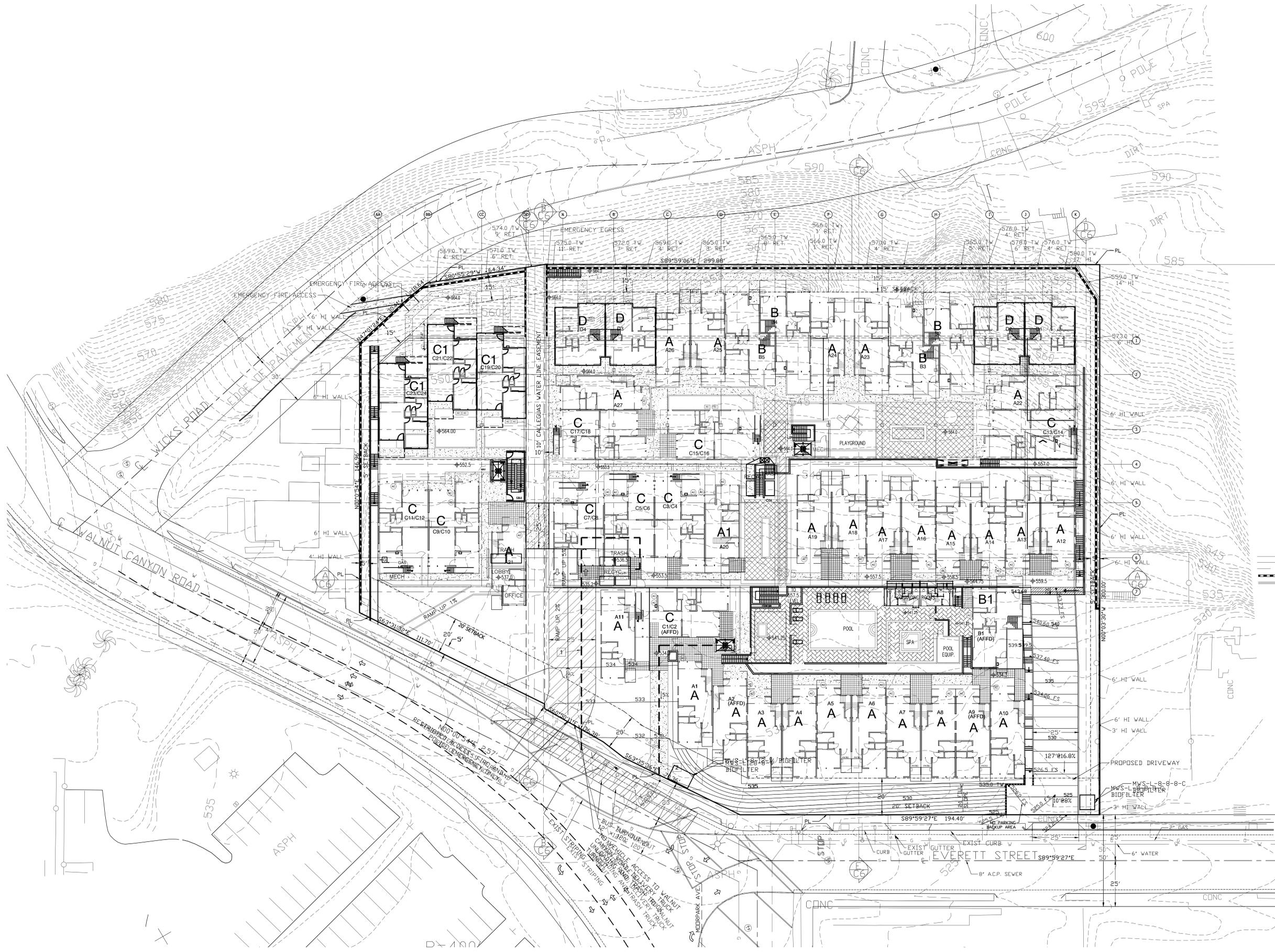
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REVISION	APP	DATE	RCE

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LOWER LEVEL PLAN
 EVERETT STREET TERRACES
 MOORPARK, CA

C-3
 OF
 C-6



- LEGEND**
- G — EXISTING GAS LINE
 - S — EXISTING SEWER LINE
 - W — EXISTING WATER LINE
 - B — PROPOSED 8" SLUMPSTONE BOUNDARY WALL
 - C — PROPOSED 8" CONCRETE WALL
 - S — PROPOSED EXITS STAIRS AND STAIR LADDER LANDING
 - 1' — EXISTING 5' MAJOR CONTOURS
 - 1' — EXISTING 1' MINOR CONTOURS
 - EG — EXISTING GRADE
 - FF — FINISH FLOOR
 - FG — FINISH GRADE
 - FS — FINISH SURFACE
 - INV — INVERT ELEVATION
 - RET. — RETAINED
 - TG — TOP OF GRATE
 - TW — TOP OF WALL
 - ±564.0 — PROPOSED FINISH ELEVATION
 - ±562.7 — EXISTING SPOT ELEVATION
 - ±562.8 — PROPOSED FINISH ELEVATION
 - ⊕ — EXISTING STORM DRAIN MANHOLE
 - ⊙ — EXISTING SEWER MANHOLE
 - ⊙ — EXISTING POWER POLE
 - ⊙ — EXISTING STREET LIGHT

GRAPHIC SCALE

 SCALE: 1"=20'



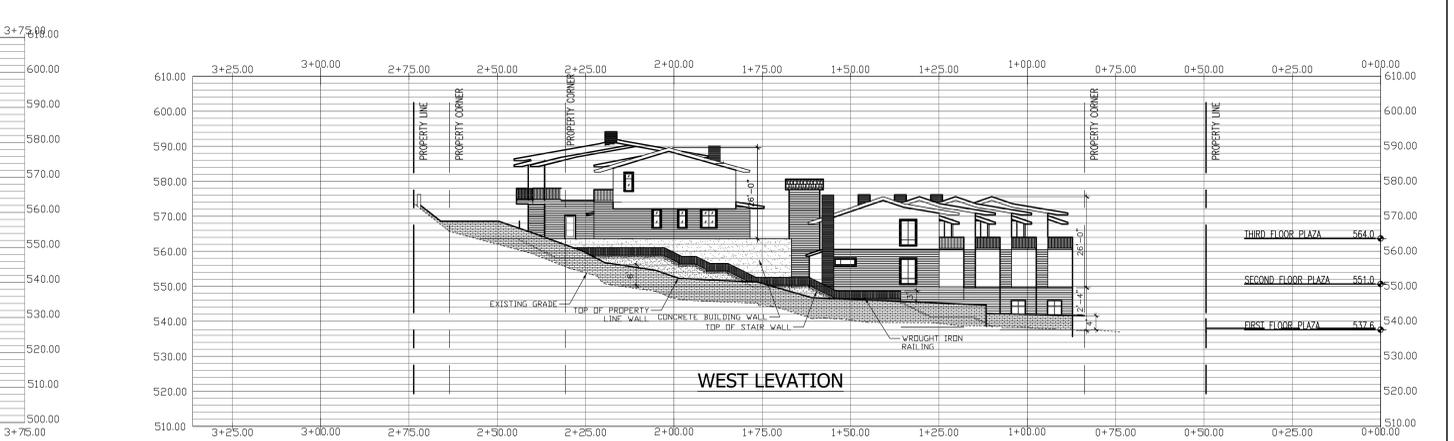
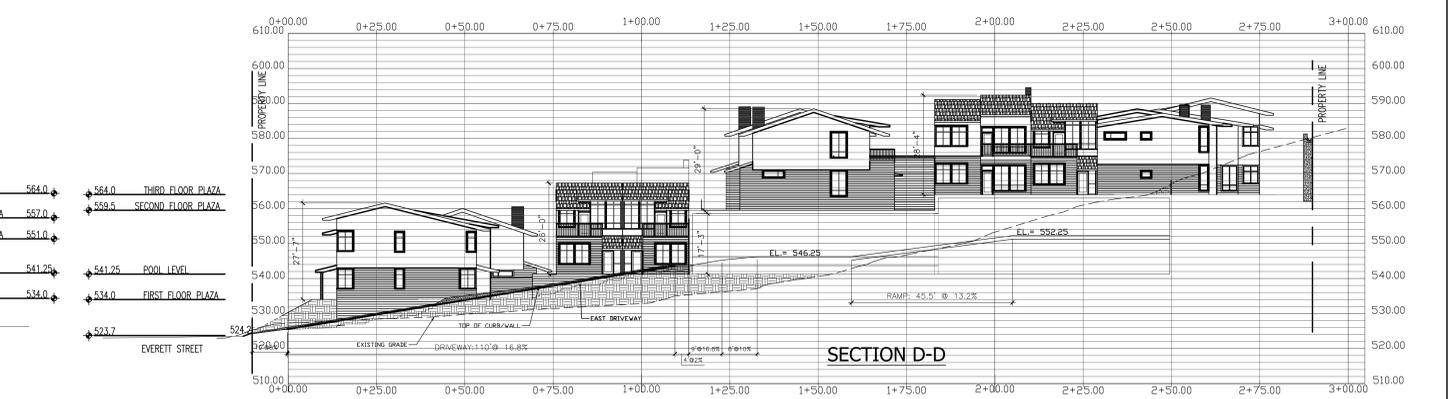
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UPPER LEVEL PLAN
 EVERETT STREET TERRACES
 MOORPARK, CA

C-5
 OF
 C-6



THIRD FLOOR PLAZA 564.0
 SECOND FLOOR PLAZA 557.0
 SECOND FLOOR PLAZA 551.0
 POOL LEVEL 541.25
 FIRST FLOOR PLAZA 534.0
 LOWEST EXISTING GRADE 523.0

GRAPHIC SCALE

0 10 20 40 60

SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
 GRANT P. HOLMES
 NO. 24769
 EXP. 12-31-21
 CIVIL
 STATE OF CALIFORNIA

H&E inc. Holmes Enterprises, inc.
 Structural and Civil Engineering
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REVISION	APP	DATE	RCE

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 MOORPARK, CA 91021
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CROSS SECTIONS
 EVERETT STREET TERRACES
 MOORPARK, CA

C-6
 OF
 C-6



PLANT LEGEND (TREES)

Botanical Name	Common Name	WUCOLS R.3	Size	Quantity	Mitigation replacement upgrades
PALM TREES (on interior of project & in raised planters)					
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	L	24" BOX	(36)	36" BOX
SYAGRUS ROMANZOFFIANA	QUEEN PALM	M	24" BOX	(3)	36" BOX
EVERGREEN BROAD DOME TREES					
SCHINUS TEREBIN.	BRAZILIAN PEPPER	L	24" BOX	(1)	60" BOX
ULMUS PARVIFOLIA	TRUE GREEM	L	24" BOX	(1)	60" BOX
SMALL EVERGREEN FRUITING TREE					
CITRUS (DIWARF)	LEMON / ORANGE	M	15 GAL	(7)	NA
FEJODA (ACCA SELLOWIANA)	PINEAPPLE GUAVA	M	15 GAL	(2)	36" BOX
COLORFUL TALL VERTICAL DECIDUOUS TREE					
LIQUIDAMBER STRYACI.	SWEET GUM	M	15 GAL	(11)	24" BOX
DECIDUOUS CALIFORNIA NATIVE					
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M	24" BOX	(4)	72" BOX
EVERGREEN CALIFORNIA NATIVE					
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	24" BOX	(4)	60" BOX
ARBUSUTUS 'UNEDO'	STRAWBERRY TREE	L	15 GAL	(14)	36" BOX
SMALL BROAD DOME TREE WITH COLORFUL FLOWERS					
LAGERSTROEMIA SPP	LAGERSTROEMIA	M	15 GAL	(3)	36" BOX
TALL VERTICAL EVERGREEN TREE					
LOPHOSTEMON CONFERTUS	BRISBANE BOX	L	24" BOX	(11)	36" BOX
CITY STREET TREE / EVERETT (E) / WALNUT (W)					
(E) LAGERSTROEMIA ZUNI	ZUNI CRABE MYRTLE	M	24" BOX	(5)	36" BOX
(W) KOEHLERUTERIA BIPINAKATA	CHINESE FLAME TREE	M	24" BOX	(5)	36" BOX
(SPACED 30' ON CENTER)					

PLANT LEGEND (SHRUBS & GROUNDCOVER)

Botanical Name	Common Name	WUCOLS Region 3
SHRUBS ALL SHRUBS 5 GALLON MINIMUM		
Aloe spp.	Aloe	L
Agave spp.	Agave	L
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	L
Calyptophyllum hartwegii spp.	Sundrops	L
Cassia mexicana	Mexican Bird of Paradise	L
Cistus 'Sunset'	Sunset Rockrose	L
Coleonema pulchrum spp.	Breath of Heaven	M
Dianella spp.	Flax Lily	L
Hemerocallis Hybrids	Daylily Hybrids	M
Lantana 'Moritensis' spp.	Sweet Lantana	L
Laurus 'Nobilis'	Sweet Bay	L
Lavandula spp.	Lavender	L
Leptospermum laevigatum spp.	Australian Tea Tree	L
Nandina spp.	Heavenly Bamboo	M
Pittosporum tobira spp.	Tobira	M
Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	M
Rosa 'Red Meidland'	Red Meidland Rosa	M
Rosa floribunda 'Iceberg'	Iceberg Floribunda Rose	M
Salvia spp.	Sage	L
GRASSES (24" ON CENTER)		
Bouteloua Gracilis	Blue Grama	L
Festuca Ovina 'Elijah Blue'	Blue Fescue	L
Lyneis condensatus 'Canyon Prince'	Blue Lyme Grass	L
Muhlenbergia rigens	Deer Grass	L
Stipa tenuissima	Mexican Feather Grass	M
VINES		
Dicentra buccinatoria	Blood-Red Trumpet Vine	M
Hardenbergia violacea	Lilac Vine	L
Lonicera Japonica	Japanese Honeysuckle	L
GROUNDCOVER (12" ON CENTER)		
Duchesnea indica	Indian Mock Orange	M
Erigeron karvinskianus	Santa Barbara Daisy	L
Myoporum p. 'Prostratum'	Dwarf Myoporum	L
Rosmarinus o. 'Lockwood de Forest'	Prostrate Rosemary	L
Agromim ES2	Bark Mulch	NA
POTTERY SHRUBS		
Agave attenuata	Agave	M
Aloe spp.	Aloe species	L
Cordyline australis spp.	Cordyline	M
Leptospermum scoparium spp.	New Zealand Tea Tree	M
Phormium tenax spp.	New Zealand Flax	M
Strelitzia reginae	Bird of Paradise	M

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 - (B) DROUGHT TOLERANT PLANT MATERIAL
 - (C) IRON FENCE WITH PLANTERS
 - (D) SPECIAL ENTRY PAVING
 - (E) RAISED ON DECK PLANTERS WITH TREES & SHRUBS
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 - (S) SIDEWALK
 - (T) PLAYGROUND
 - (U) RECREATION AREA (POOL AND SPA)
- LIGHTING**
- SPOT LIGHT
 - WALKWAY LIGHT
 - FLOOD LIGHT
 - 8" POLE LIGHT
 - FOUNTAIN LIGHT
 - WALL LIGHT

ALL COURTYARDS & PATHS WILL BE AESTHETICALLY ILLUMINATED WITH CONSIDERATION OF SAFETY, AESTHETICS & NIGHT SKY ORDINANCE.

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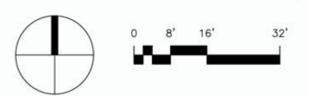
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LEGAL DESCRIPTION:
CITY OF MOORPARK
CORNER OF WALNUT CANYON ROAD
AND EVERETT STREET
APN 512-0-061-040, 512-0-061-050,
512-081-060, 512-0-061-210,
512-0-61-3101

LAND AREA: 2.438 ACRES
LANDSCAPE AREA: 27,800 S.F.

Preliminary Landscape Plan



CONCEPTUAL IRRIGATION HYDROZONE STUDY

IRRIGATION HYDROZONE DESIGNATION (DESIGNATED BY NUMBERS ON MAP)

MEDIUM WATER REQUIREMENTS

VALVES: 1-3, 7-13, 15, 23-24, 30-36, 41-43, 46-48, 54-55

LOW WATER REQUIREMENTS

VALVES: 4-6, 14, 16-22, 25, 27-29, 37-40, 44-45, 49-53

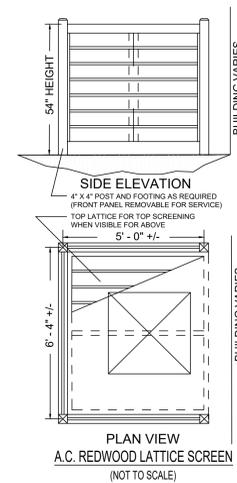
TREE BUBBLERS

VALVES: (● 43), (● 44), (● 45), (● 46)
(● 47), (● 48), (● 49), (● 50)
(▲ 51), (▲ 52), (▲ 53), (▲ 54)

Reference Evapotranspiration (E _t) = 51.1								
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Area								
Trees	0.50	Bubbler	0.81	0.6	2,000	1,235	39,114	
Shrub & Groundcover	0.50	Subsurface Drip	0.81	0.6	17,000	10,494	332,465	
Shrub & Groundcover	0.30	Subsurface Drip	0.81	0.4	8,600	3,185	100,913	
Pottery	0.50	Subsurface Drip	0.81	0.6	200	123	3,911	
				Totals	27,800	15,037	476,403	
Special Landscape Areas								
Pool / Spa				1	800	800	25,346	
Fountains				1	103	103	3,263	
				Totals	800	800	28,609	
							Estimated Total Water Use (ETWU)	505,012
							Maximum Allowed Water Allowance (MAWA)	509,763

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	10,494
Total Area	17,000
Average ETAF	0.62
All Landscape Area	
Total ETAF x Area	11,294
Total Area	28,600
Sitewide ETAF	0.39

WATER EFFICIENCY WORKSHEET



QCP POTTERY / LIGHTWEIGHT



ON DECK PODIUM RAISED PLANTERS / TYPICAL



DUMOR TRASH RECEPTACLES

DUMOR BENCH

PRELIMINARY WEIGHT STUDY - ON PODIUM DECK
THE BUILDING STRUCTURAL SUPPORT SHALL TAKE INTO CONSIDERATION BEYOND THE RAISED PLANTERS THAT WILL BE CONSTRUCTED OF WOOD FRAMING WITH CUSTOM TUB INSERTS FOR WATERPROOFING OR 6" CMU LIGHTWEIGHT BLOCK, LIGHTWEIGHT SOIL, WATERPROOFING DRAINAGE AND PLANTS (BOTH CASE WITH OR WITHOUT TREES). IN THIS CASE IT IS ANTICIPATED TO USE THE FOLLOWING (WORSE CASE)
TO ESTABLISH A SQUARE FOOT WEIGHT FOR BOTH THE PLANTER TYPES WITH - SHRUBS ONLY. TREES WITH SHRUBS COMBINED.
6" CMU LIGHTWEIGHT BLOCKS = 25 LBS / CU. FT.
LIGHT WEIGHT SOIL MIX - WET = 40 LBS PLUS 80 LBS = 120 LBS / CU. FT. G.C. + SHRUBS (18" O.C.) = 8 LBS / CU. FT.
DRAIN SYSTEM = 3 LBS / CU. FT.
TOTAL WEIGHT FOR PLANTER SHRUBS ONLY AND WET SOIL IS 168 LBS / CU. FT.
FOR PLANTERS THAT ALSO HAVE PALMS - QUEEN PALMS (MATURE) 1800 LBS CU YARD = 67 LBS CU. FT.
TOTAL WEIGHT FOR PLANTERS THAT HAVE QUEEN PALMS = 225 LBS CU. FT.

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LANCASTER LOUNGE CHAIRS AT POOL AREA

LINEAR FOUNTAIN W/ FROTHY NOZZLES

WALL FOUNTAIN



MIRACLE PLAY EQUIPMENT OR EQUAL AT PLAYGROUND AREA

HANDICAP ACCESS MAT

PLAN VIEW OF PLAYGROUND AREA (NOT TO SCALE)

JOB #2270-01 REVISED DATE 01-28-2022 DATE 11-11-2021

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Preliminary Elements



PLANT LEGEND (TREES)

Botanical Name	Common Name	WUCOLS R. 3	Size	Quantity	Mitigation replacement upgrades
PALM TREES (on interior of project & in raised planters)					
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	L	24" BOX	(36)	36" BOX
SYAGRUS ROMANOFFIANA	QUEEN PALM	M	24" BOX	(3)	36" BOX
EVERGREEN BROAD DOME TREES					
SCHINUS TEREBIN.	BRAZILIAN PEPPER	L	24" BOX	(1)	60" BOX
ULMUS PARVIFOLIA	TRUE GREEM	L	24" BOX	(1)	60" BOX
SMALL EVERGREEN FRUITING TREE					
CITRUS (DWARF)	(LEMON / ORANGE)	M	15 GAL	(7)	NA
FELUOA (ACCA SELLOWIANA)	PINEAPPLE GUAVA	M	15 GAL	(2)	36" BOX
COLORFUL TALL VERTICAL DECIDUOUS TREE					
LIQUIDAMBER STYRACI.	SWEET GUM	M	15 GAL	(11)	24" BOX
DECIDUOUS CALIFORNIA NATIVE					
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M	24" BOX	(4)	72" BOX
EVERGREEN CALIFORNIA NATIVE					
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	24" BOX	(4)	60" BOX
				(7)	72" BOX
SMALL COLORFUL EVERGREEN FLOWERING TREE					
ARBUTUS 'UNEDO'	STRAWBERRY TREE	L	15 GAL	(14)	36" BOX
SMALL BROAD DOME TREE WITH COLORFUL FLOWERS					
LAGERSTROEMIA SPP.	LAGERSTROEMIA	M	15 GAL	(3)	36" BOX
TALL VERTICAL EVERGREEN TREE					
LOPHOSTEMON CONFERTUS	BRISBANE BOX	L	24" BOX	(31)	36" BOX
CITY STREET TREE					
LAGERSTROEMIA ZUNI	ZUNI CRAPE MYRTLE	M	24" BOX	(10)	36" BOX

PLANT LEGEND (SHRUBS & GROUNDCOVER)

Botanical Name	Common Name	WUCOLS Region 3
SHRUBS		
ALL SHRUBS 5 GALLON MINIMUM		
Aloe spp.	Aloe	L
Agave spp.	Agave	L
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	L
Calliophis hortwegii spp.	Sundrops	L
Ceanothus Mexicana	Mexican Bird of Paradise	L
Cistus 'Sunset'	Sunset Rockrose	L
Coleonema pulchrum spp.	Breath of Heaven	M
Dianella spp.	Flax Lily	M
Hemerocallis Hybrids	Daylily Hybrids	M
Lantana Montevdensis spp.	Trailing Lantana	M
Laurus Nobilis	Sweet Bay	L
Lavandula spp.	Lavender	L
Leptospermum laevigatum spp.	Australian Tea Tree	M
Nandina spp.	Heavenly Bamboo	M
Pitiosporum tobira spp.	Tobira	M
Rhaphitolepis indica 'Ballarina'	Ballarina Indian Hawthorn	M
Rosa 'Red Medallion'	Red Medallion Rose	L
Rosa floribunda 'Iceberg'	Iceberg Floribunda Rose	M
Salvia spp.	Sage	L
GRASSES		
Bouteloua Gracilis	Blue Grama	L
Festuca Ovina 'Elijah Blue'	Blue Fescue	M
Leymus condensatus 'Canyon Prince'	Blue Lyme Grass	L
Muhlenbergia rigens	Deer Grass	L
Stipa tenuissima	Mexican Feather Grass	M
VINES		
Distictis buccinatoria	Blood-Red Trumpet Vine	M
Hardenbergia Violacea	Lilac Vine	L
Lonicera Japonica	Japanese Honeysuckle	L
GROUNDCOVER		
Duchesnea indica	Indian Mock Orange	M
Eriogon kevinianus	Santa Barbara Daisy	L
Myoporum s. 'Prostratum'	Dwarf Myoporum	L
Rosmarinus o. 'Lockwood de Forest'	Prostrate Rosemary	L
Agromin ES2	Bark Mulch	NA
POTTERY SHRUBS		
Agave attenuata	Agave	M
Aloe spp.	Aloe species	L
Cordylina australispp.	Cordylina	M
Leptospermum scoparium spp.	New Zealand Tea Tree	M
Phormium tenax spp.	New Zealand Flax	M
Strelitzia reginae	Bird of Paradise	M

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Everett Street Terraces Moorpark, California

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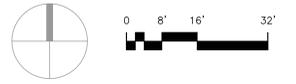
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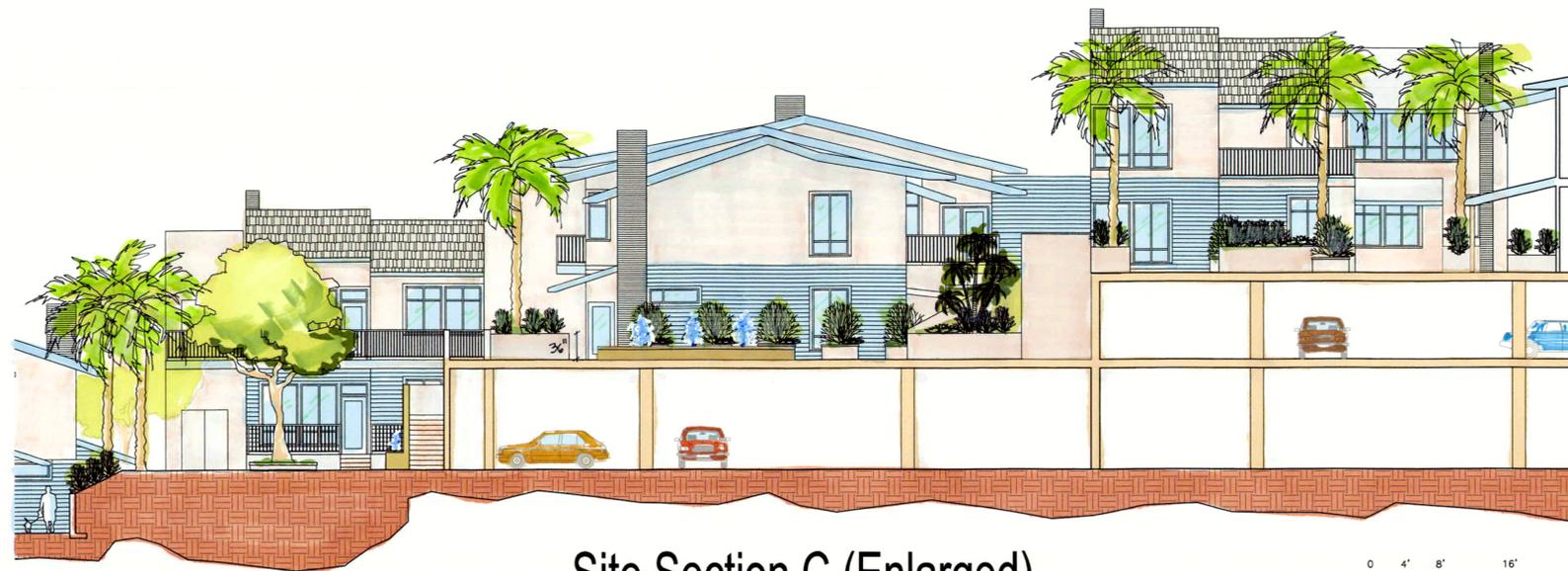
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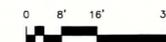
Preliminary Lighting Plan



Site Section C (Enlarged)



Site Section B



Site Section A



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- ▲ DATE 10-09-2015
- ▲ DATE 4-3-2009
- ▲ DATE 1-24-2008
- ▲ DATE 1-30-2007
- ▲ DATE 12-12-2006

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Preliminary Section Plan