

MOORPARK APARTMENTS

CIVIL

- C1 CONCEPTUAL GRADING
- C2 CONCEPTUAL GRADING
- C3 HORIZONTAL CONTROL

ARCHITECTURAL

- AI.0 SITE PLAN
- AI.1 TYPE I & II FLOOR PLANS
- AI.2 TYPE I & II FLOOR PLANS
- AI.3 TYPE I ELEVATIONS
- AI.4 TYPE II ELEVATIONS
- AI.5 TYPE III & IV FLOOR PLANS
- AI.6 TYPE III & IV FLOOR PLANS
- AI.7 TYPE III & IV FLOOR PLANS
- AI.8 TYPE III ELEVATIONS
- AI.9 TYPE IV ELEVATIONS
- AI.10 TYPE V FLOOR PLANS
- AI.11 TYPE V FLOOR PLANS
- AI.12 TYPE V FLOOR PLANS
- AI.13 TYPE V ELEVATIONS
- AI.14 REC/LEASING FLOOR PLANS
- AI.15 REC/LEASING ELEVATIONS
- AI.16 POOL BUILDING ELEVATIONS
- AI.17 UNIT FLOOR PLANS
- AI.18 UNIT FLOOR PLANS
- AI.19 UNIT FLOOR PLANS
- AI.20 UNIT FLOOR PLANS
- AI.21 CARPORT BLDG. FLOOR PLANS & ELEVATIONS
- AI.22 TRASH BLDG. FLOOR PLANS & ELEVATIONS
- AI.23 DETAILS
- AI.24 DETAILS

LANDSCAPE

- LI.0 CONCEPTUAL LANDSCAPE PLAN
- LI.1 PARKING STALL SHADE COVERAGE EXHIBIT
- LI.2 CONCEPTUAL FENCE AND WALL PLAN
- LI.3 CONCEPTUAL LIGHTING PLAN

MOORPARK APARTMENTS

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Cannery Lofts
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Newport Beach, CA 92663
(949) 675-9964



MOORPARK, CALIFORNIA
K T G Y # 2012-0363 DATE 01.21.2013

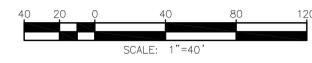
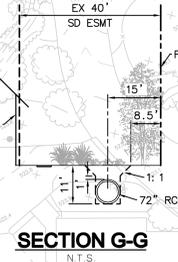
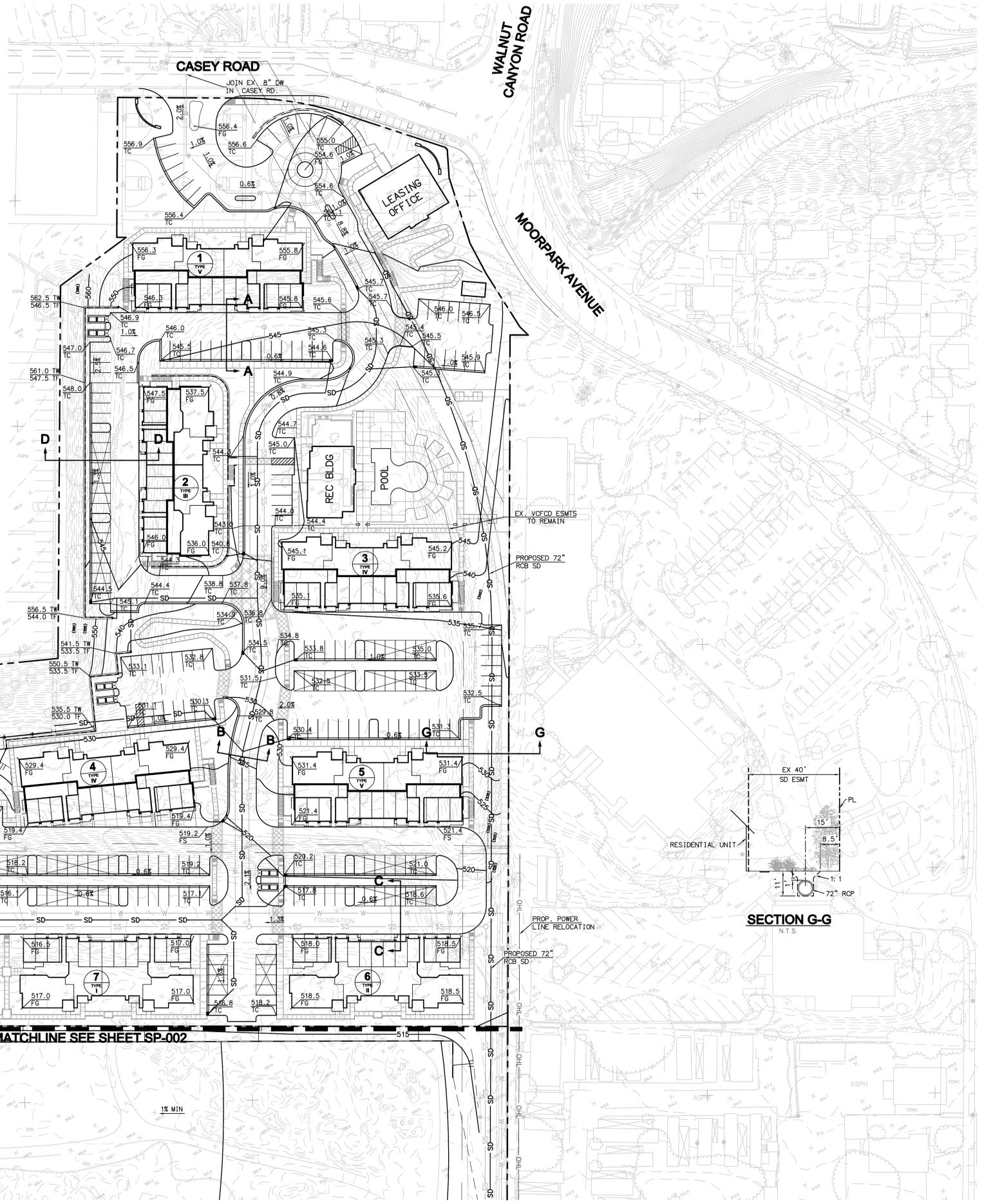
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NOTE: A LANDSCAPE MAINTENANCE DISTRICT (LMD) WILL BE FORMED TO PROVIDE FOR CONTINUED MAINTENANCE OF PARKWAY LANDSCAPING AND IRRIGATION OF THE LANDSCAPED AREA ABOVE THE RETAINING WALL ALONG THE SOUTHERN PERIMETER OF THE PROPERTY AND BASIN LANDSCAPING, IRRIGATION AND PUBLIC WORKS MAINTENANCE AND THE ACCESS DRIVE.

LEGEND

- CATCH BASIN AND STORM DRAIN SD
- DAYLIGHT LINE
- PROPOSED FINISH CONTOUR 800
- PROPERTY LINE
- DIRECTION OF GRADED SLOPE
- RETAINING WALL
- GEGRID RETAINING WALL
- SANITARY SEWER SS
- DOMESTIC WATER W
- RECYCLED WATER RW



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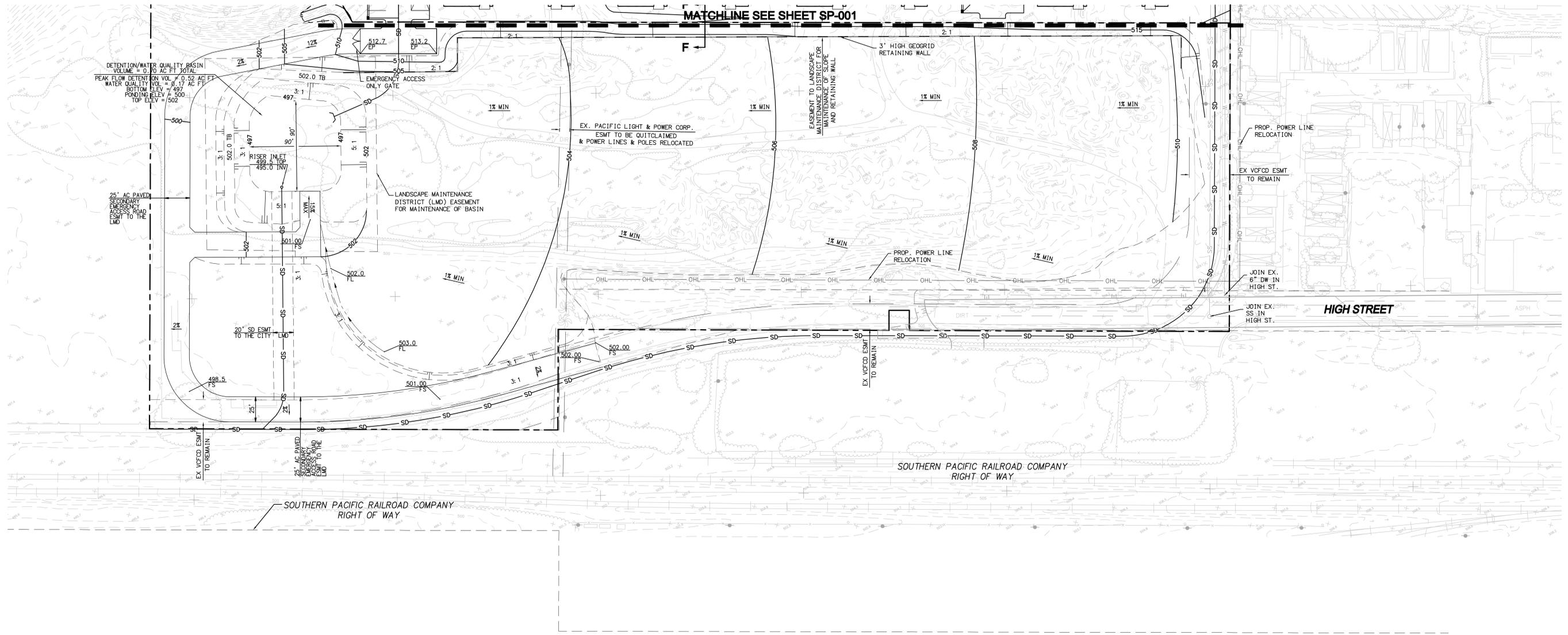
RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION
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**MOORPARK APARTMENTS
 CONCEPTUAL GRADING**

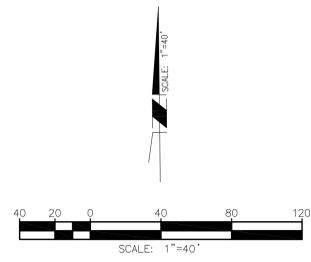
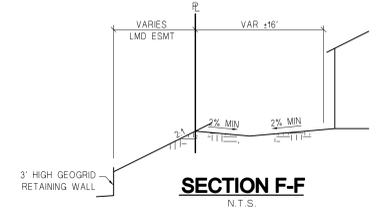
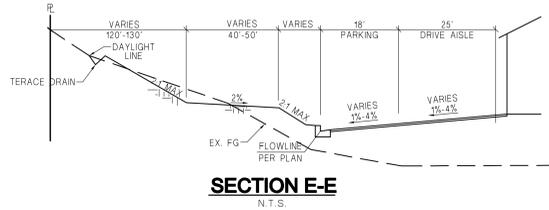
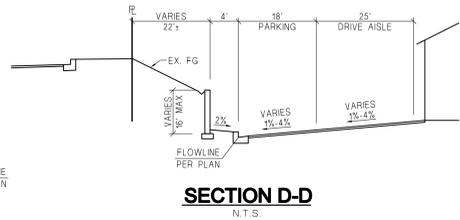
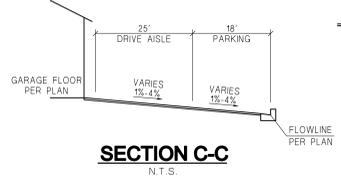
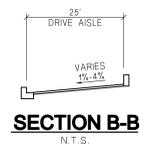
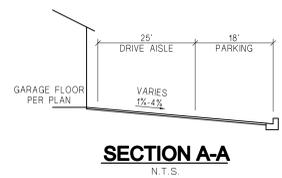


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MOORPARK APARTMENTS
CONCEPTUAL GRADING



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CASEY ROAD

WALNUT CANYON ROAD

MOORPARK AVENUE

14.5' LEASING OFFICE

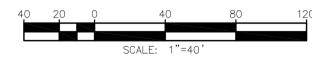
REC BLDG

EX. PACIFIC LIGHT & POWER CORP. ESMT TO BE QUIT CLAIMED AND POWER LINES AND POLES RELOCATED.

EX. VOFCD ESMTS TO REMAIN

EX. VOFCD ESMTS TO REMAIN

1% MIN



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HORIZONTAL CONTROL



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DEVELOPMENT SUMMARY

SITE AREA : 10.58 ACRES (460,865 SF)
NO. OF UNITS : (94) 1-BEDROOM 47 %
 (98) 2-BEDROOM 49 %
 (8) 3-BEDROOM 4 %
 200 TOTAL UNITS 100 %

DENSITY : 18.9 U/A

CONSTRUCTION TYPE: V-A
SPRINKLER TYPE: NFPA-13

BUILDING G.S.F.
 TYPE I & II 24,399 S.F. X 4 = 97,596 S.F.
 TYPE III & IV 29,942 S.F. X 4 = 119,768 S.F.
 TYPE V 30,032 S.F. X 1 = 30,032 S.F.
TOTAL = 247,396 G.S.F.

REC./LEASING BLDG. = 2,366 G.S.F.
POOL BLDG. = 1,600 G.S.F.

PARKING SUMMARY

PARKING PROVIDED :

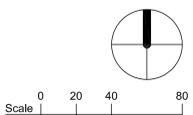
- 117 PRIVATE GARAGES 10'x20' Typ.
- 111 CARPORTS 9'x18' w/ 2' overhang Typ.
- 172 OPEN SPACES 9'x18' w/ 2' overhang Typ.
- 400 TOTAL PARKING PROVIDED (2.0)

NO. ACCESSIBLE PARKING REQUIRED:

- 2% OF PRIVATE GARAGES:
 .02 x 117 = 3
- 2% OF CARPORTS:
 .02 x 111 = 3
- 2% OF OPEN SPACES:
 .02 x 172 = 4
- ACCESSIBLE PARKING REQ'D = 10

UNIT SUMMARY

UNIT	A1	A2	A3	A4	B1	B2	B3	B4	C1	UNIT TOTAL
LIVABLE S.F.	735	681	711	640	912	952	924	1108		
TOTAL UNIT PLAN TYPES	5	45	16	28	5	45	30	18	8	200

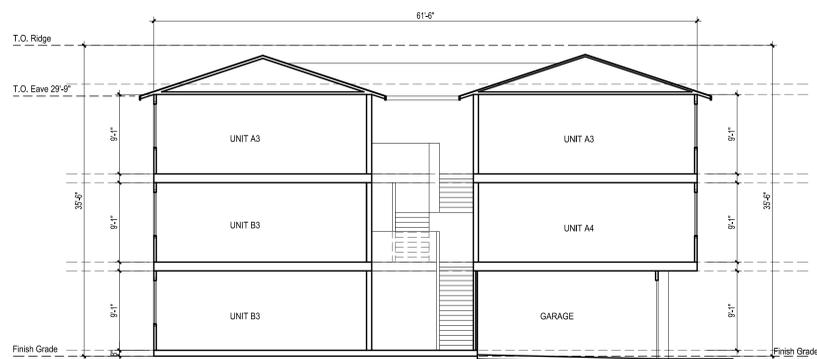
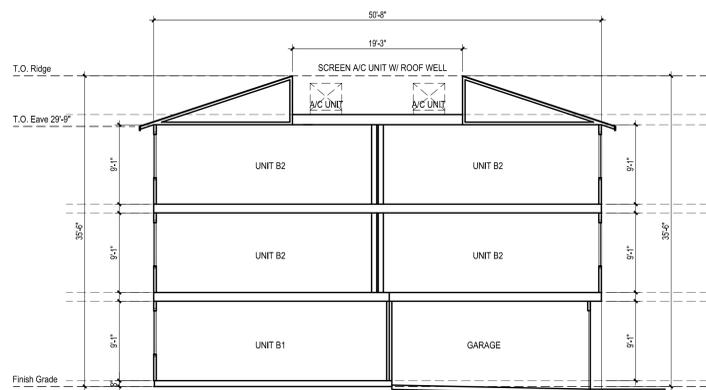
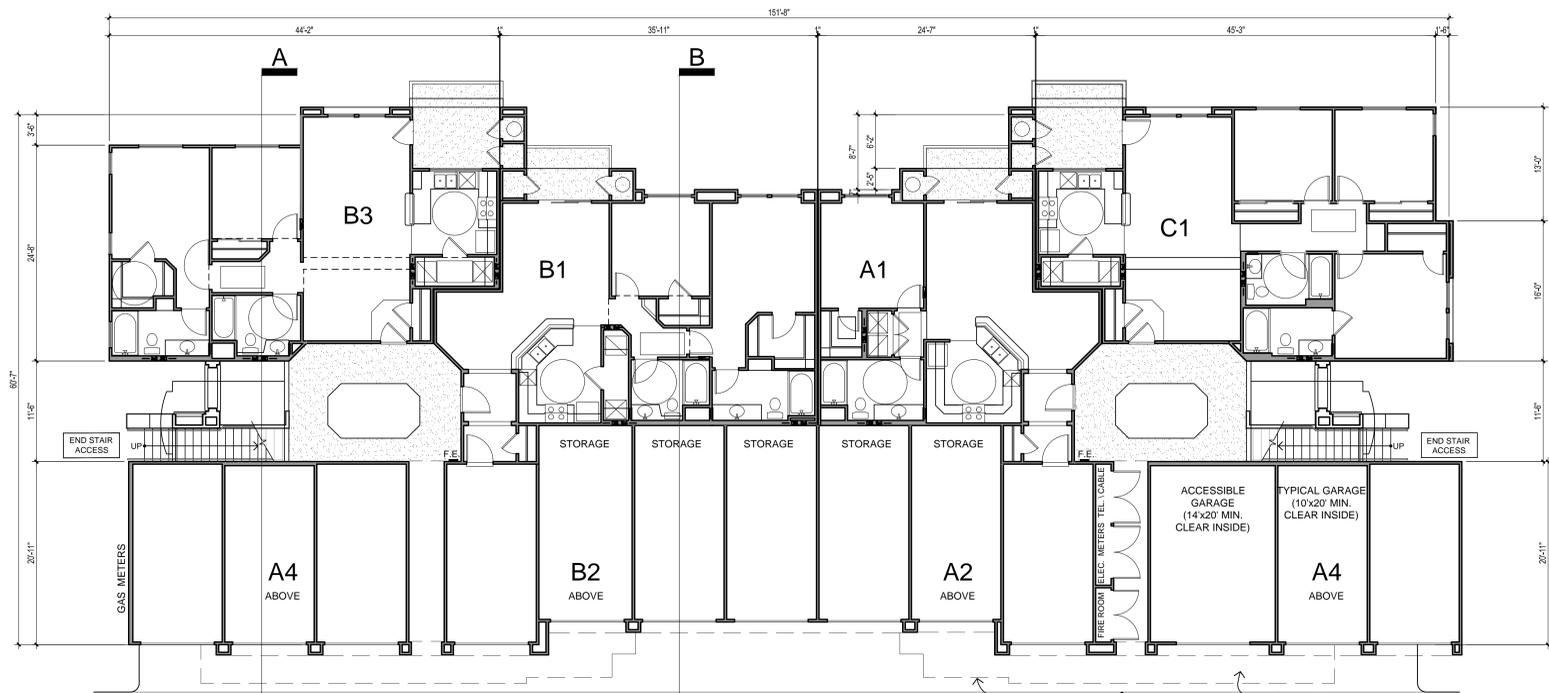
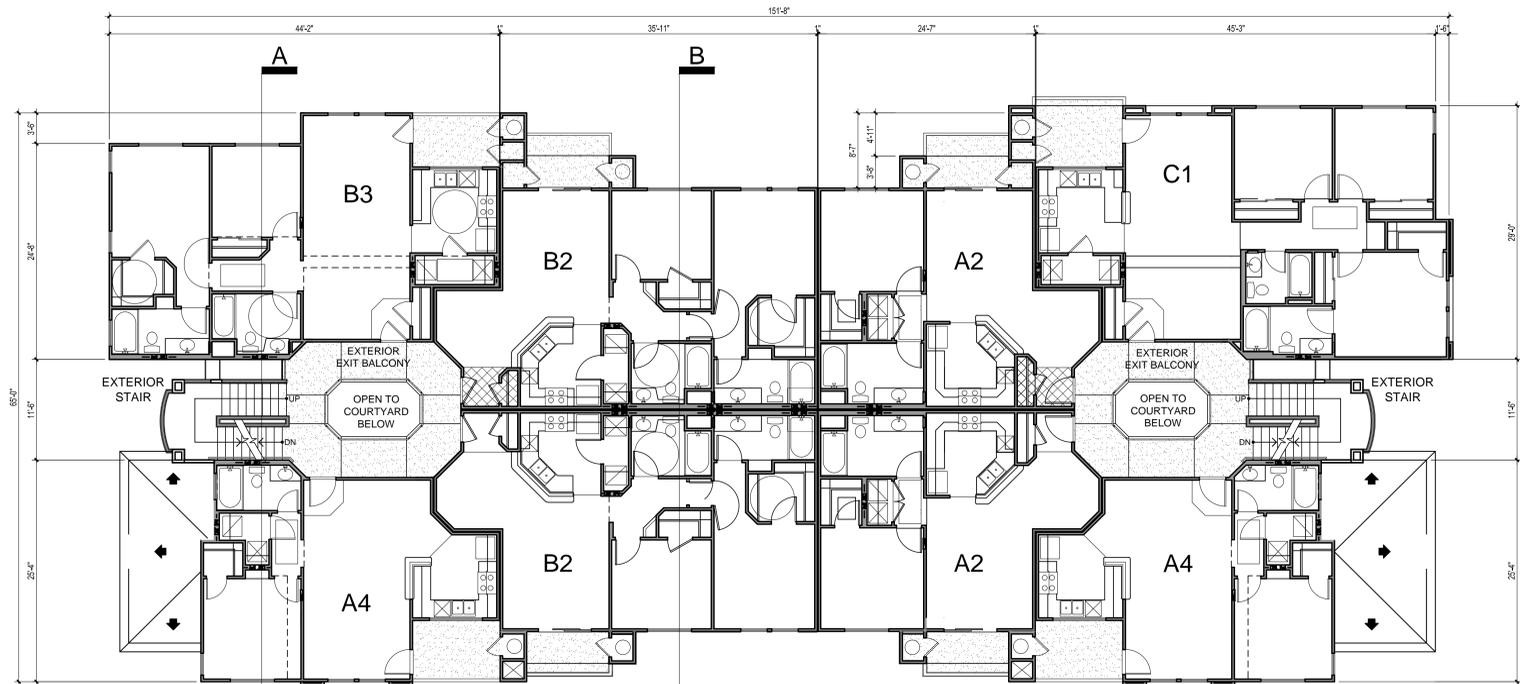


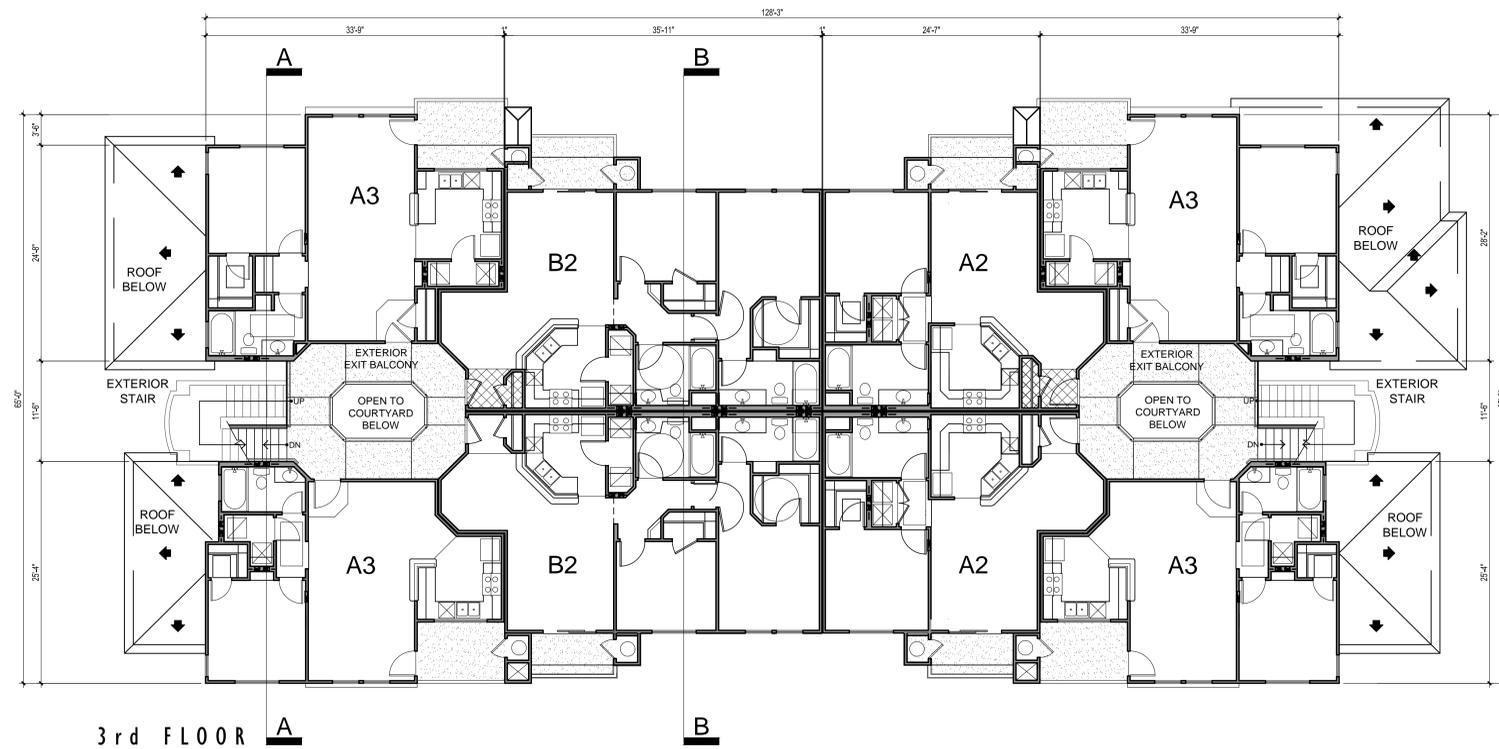
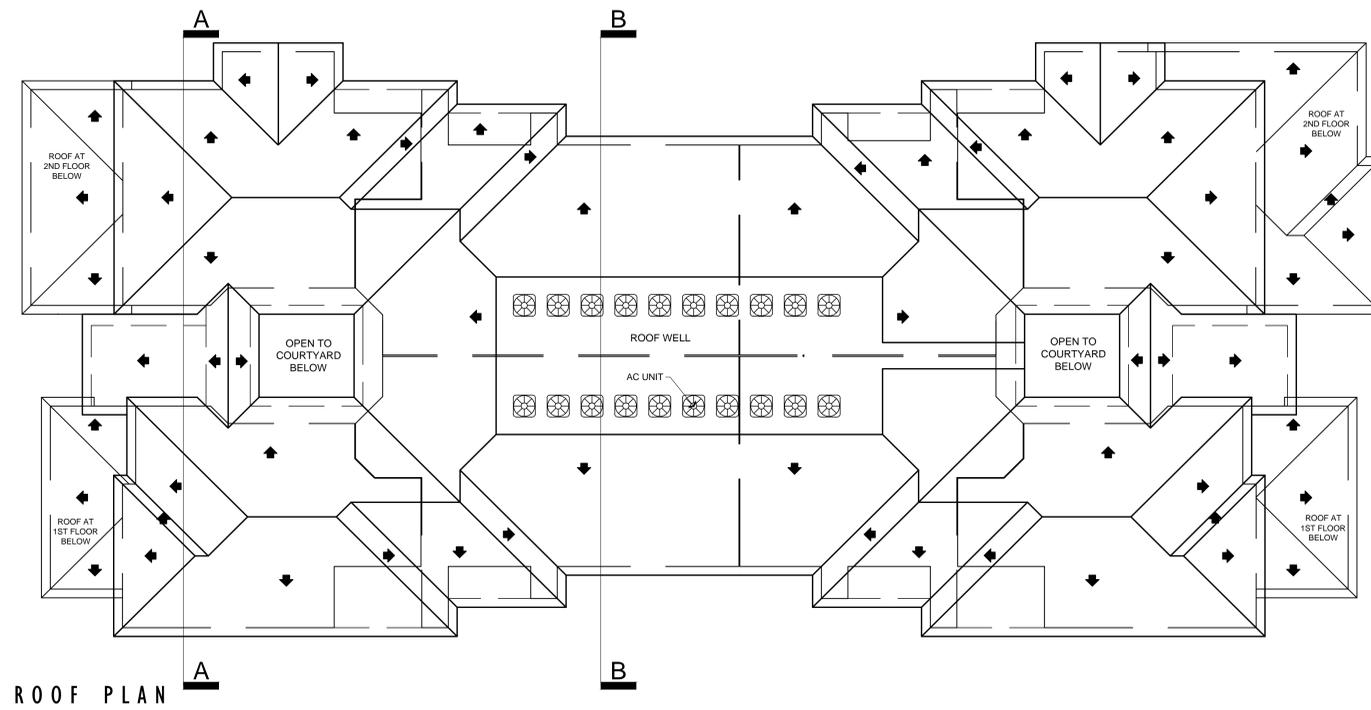
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CONCEPTUAL SITE PLAN
 MOORPARK, CALIFORNIA
 K T G Y # 2012-0363 DATE 01.21.2013

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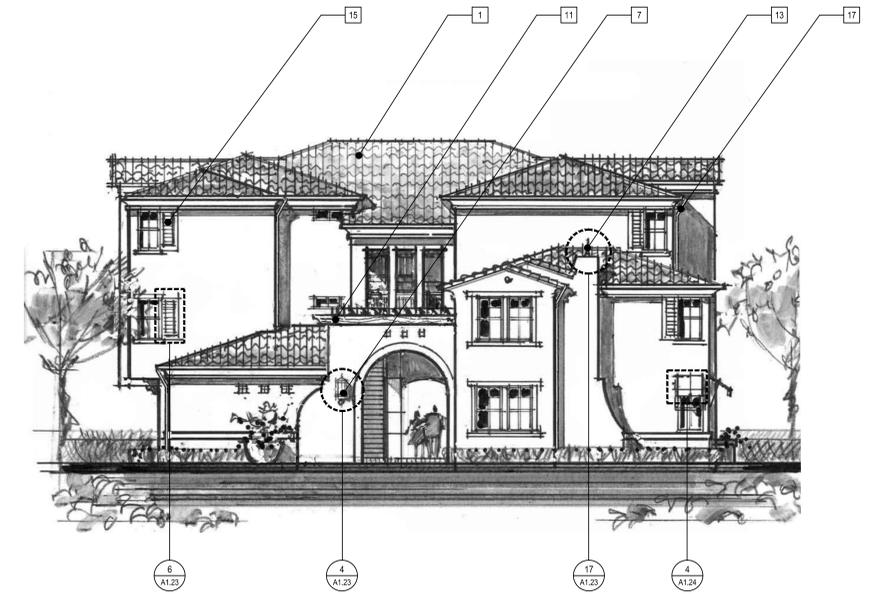




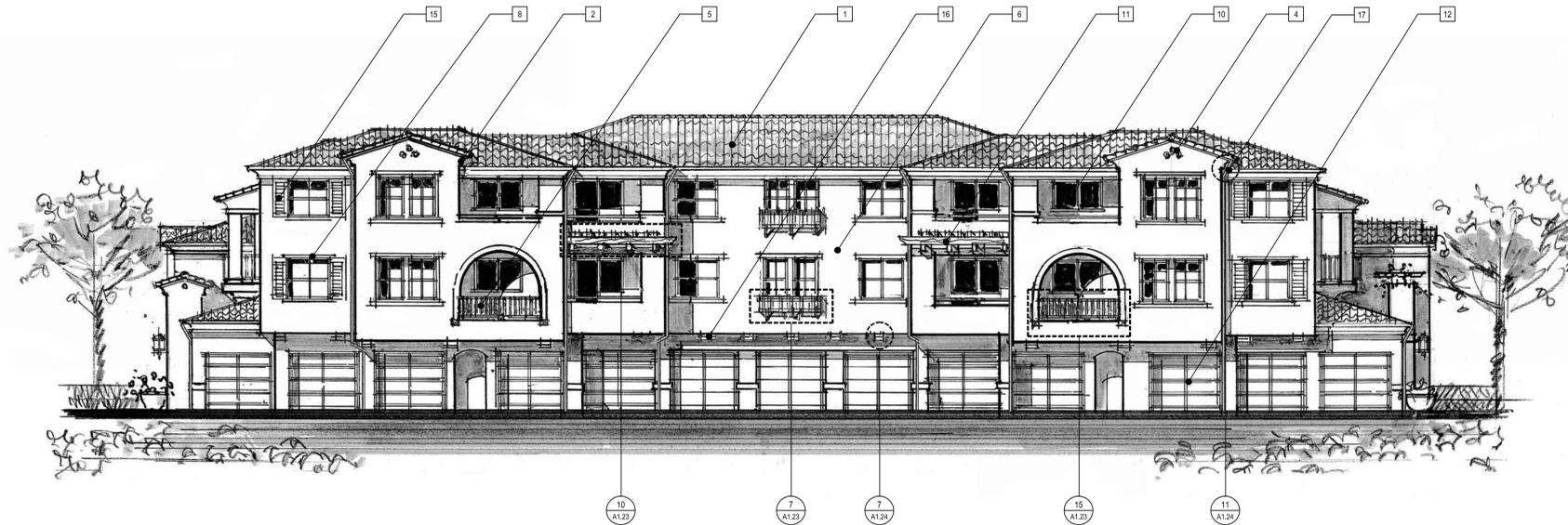




FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

ELEVATION KEY NOTE

1. CONCRETE "S" TILE ROOF
2. CORNICE
3. DECORATIVE AWNING
4. DECORATIVE GABLE END VENT
5. DECORATIVE METAL RAILING
6. EXTERIOR PLASTER
7. DECORATIVE LIGHT FIXTURE
8. WINDOW TRIM
9. SLIDING GLASS DOOR
10. VINYL WINDOW
11. WOOD TRELLIS
12. METAL GARAGE DOOR
13. DECORATIVE FINIAL
14. LOW PATIO SEAT WALL
15. SHUTTERS
16. CORBELS
17. GUTTER & DOWNSPOUTS

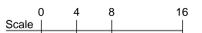
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BUILDING TYPE I
CONCEPTUAL ELEVATIONS

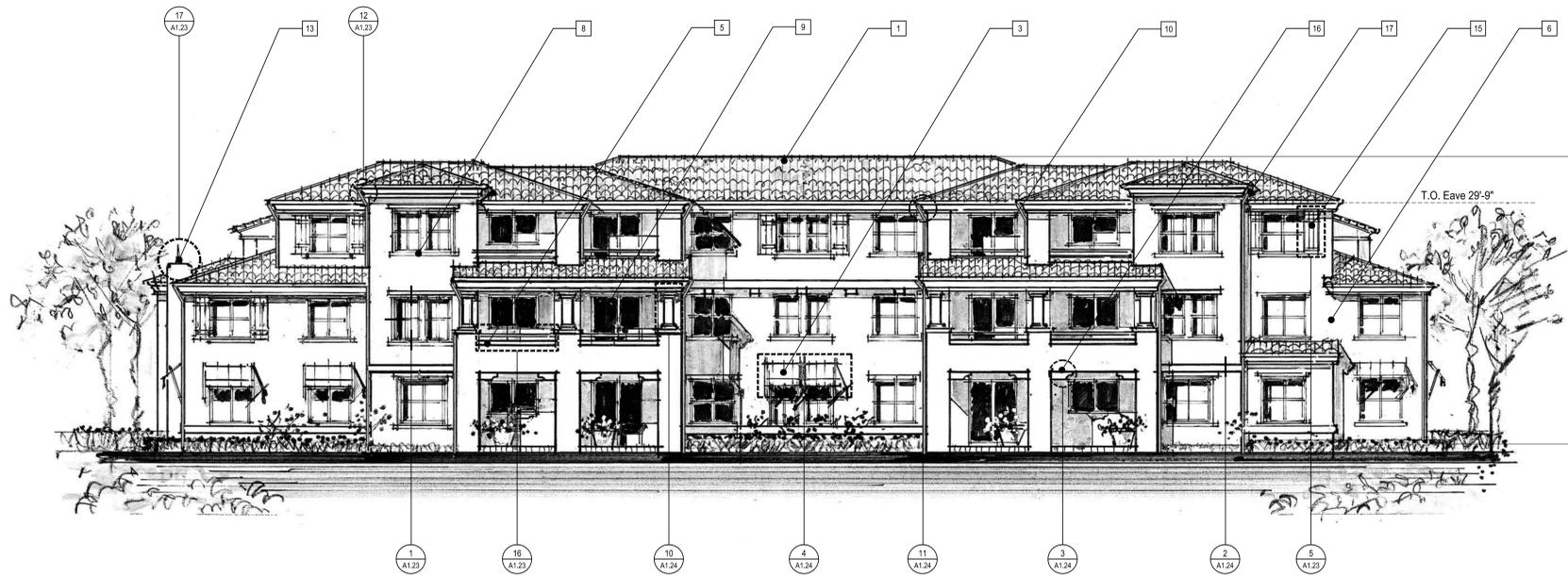
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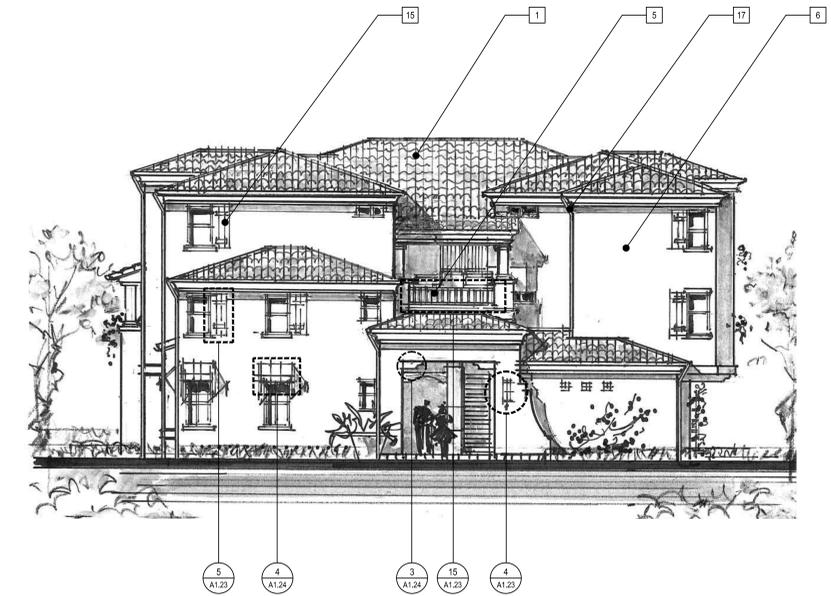


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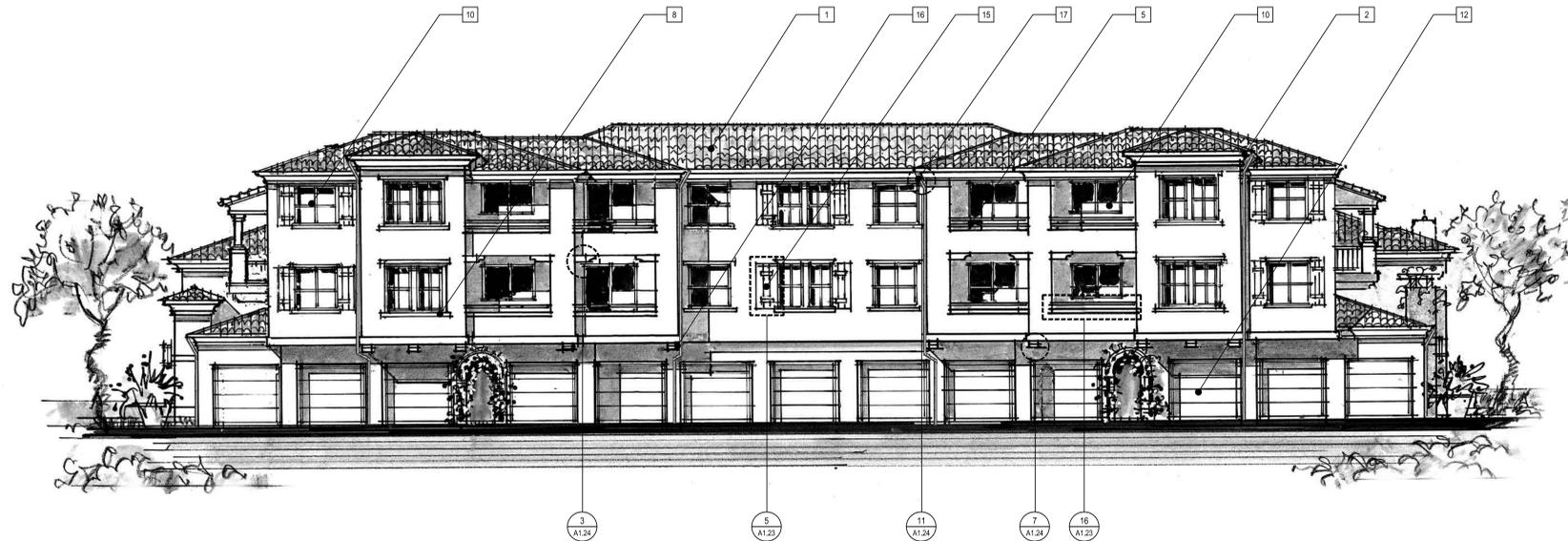




FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

ELEVATION KEY NOTE

1. CONCRETE "S" TILE ROOF
2. CORNICE
3. DECORATIVE AWNING
4. DECORATIVE GABLE END VENT
5. DECORATIVE METAL RAILING
6. EXTERIOR PLASTER
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BUILDING TYPE II
CONCEPTUAL ELEVATIONS

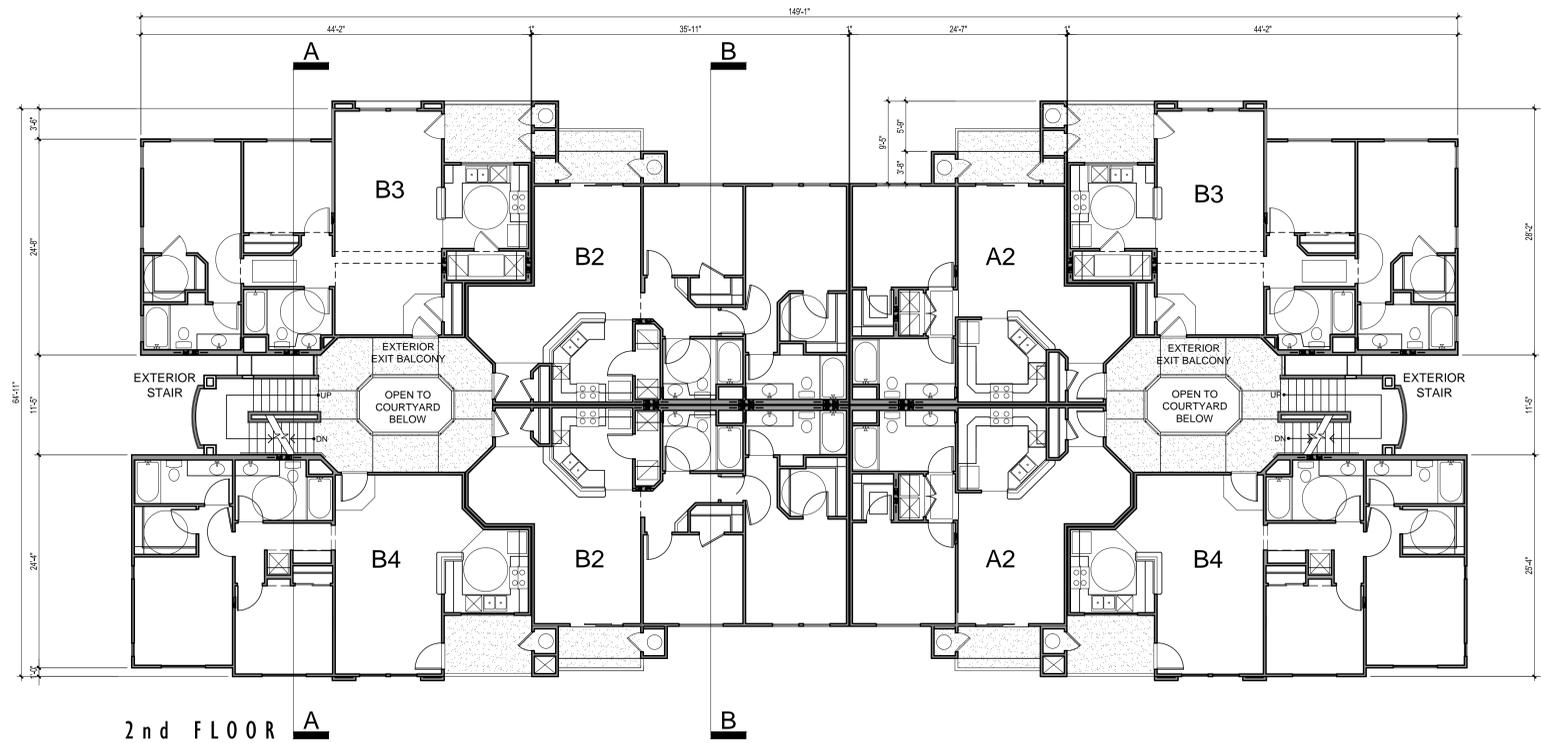
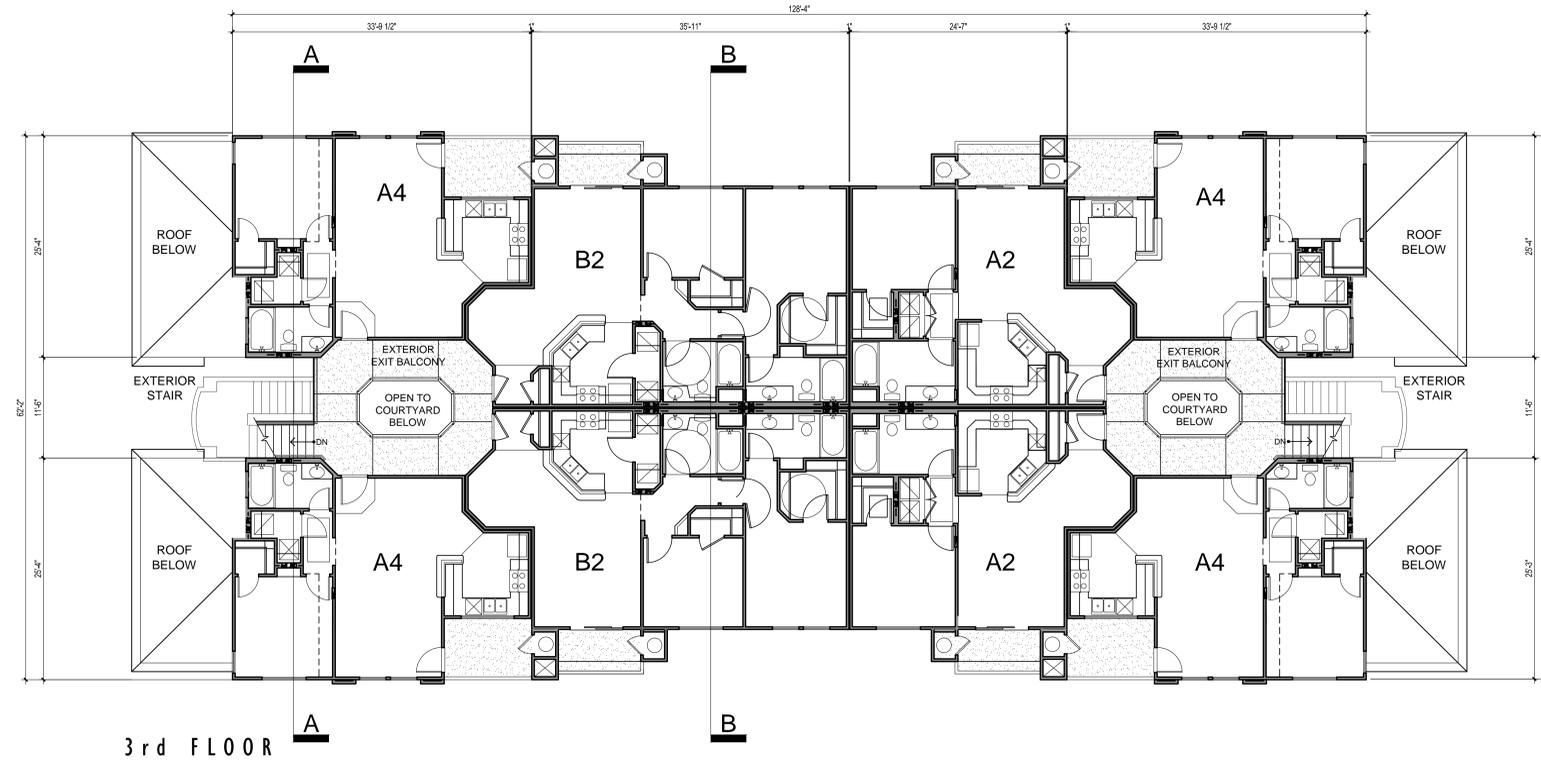
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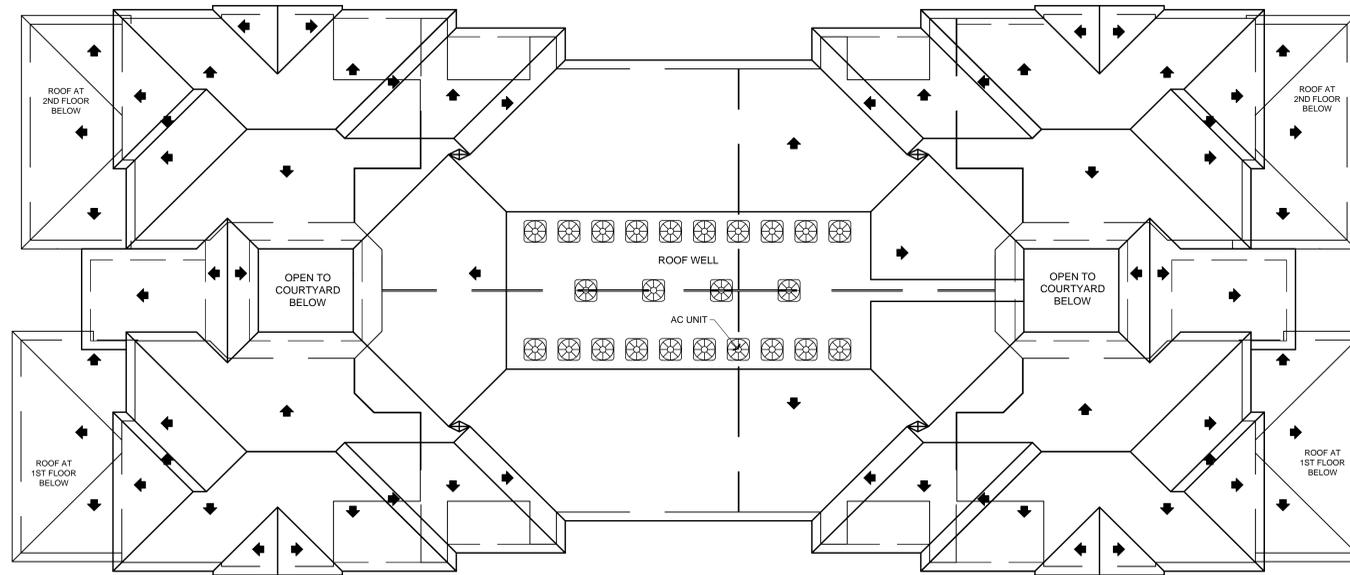
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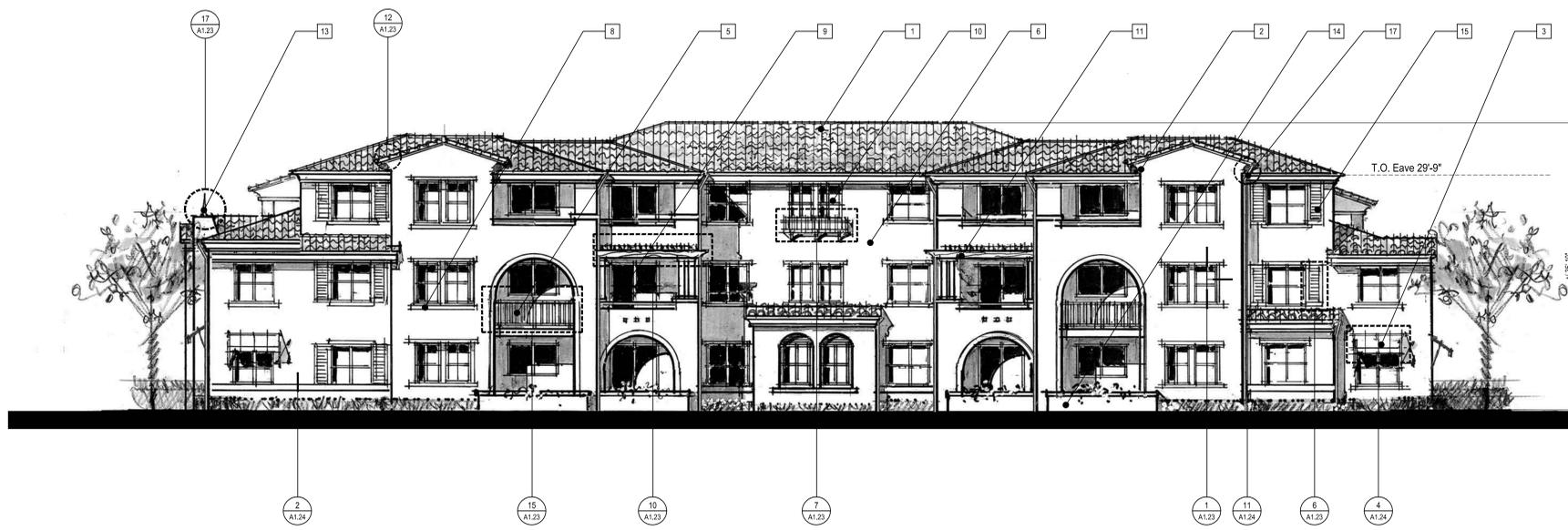
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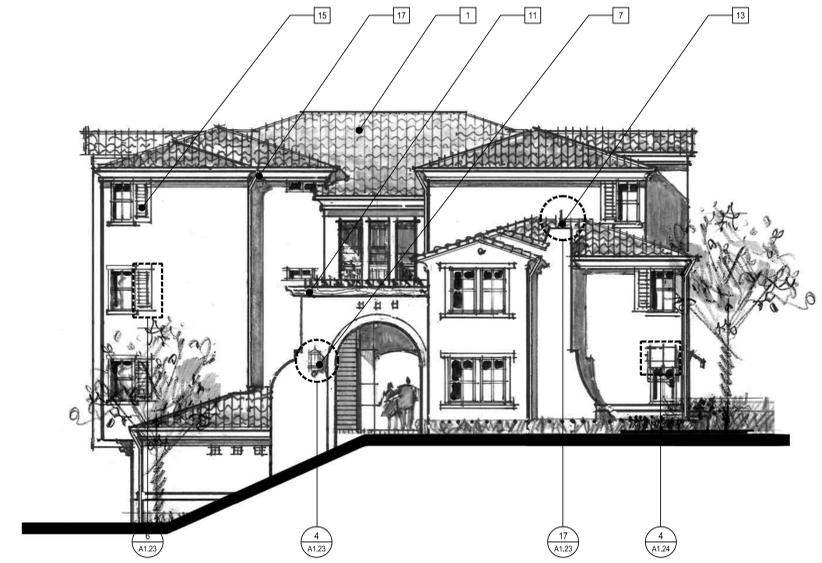




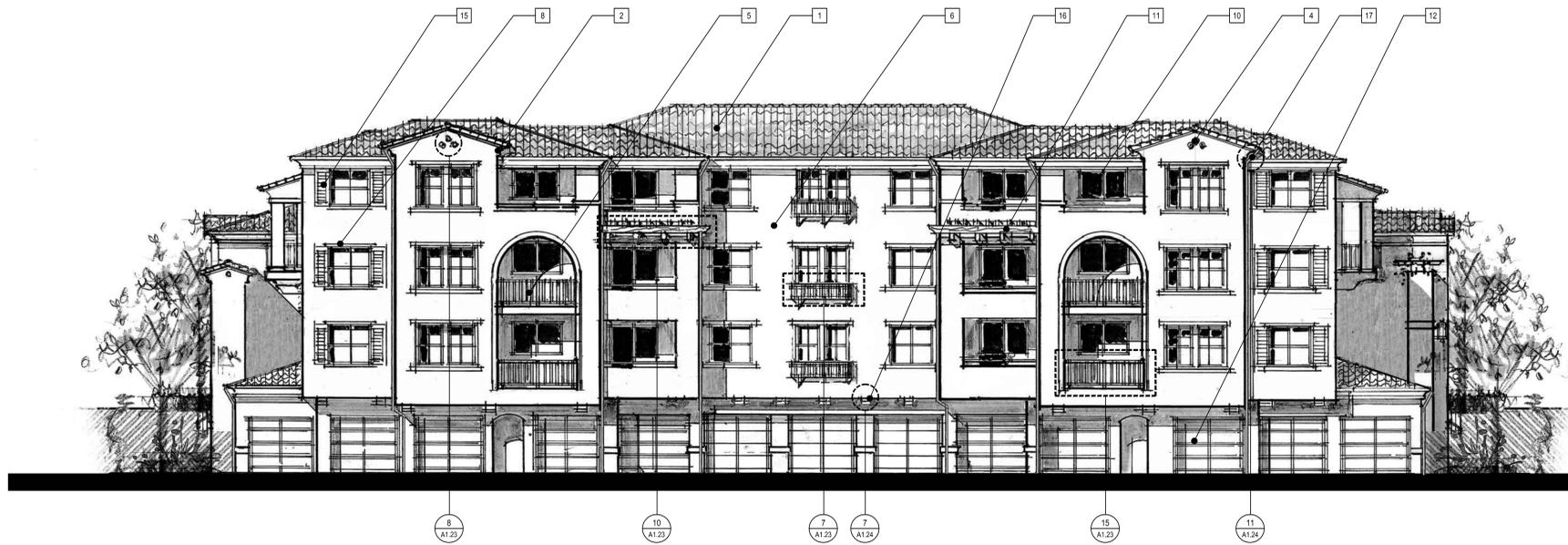
ROOF PLAN



FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

ELEVATION KEY NOTE

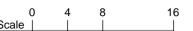
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BUILDING TYPE III
CONCEPTUAL ELEVATIONS

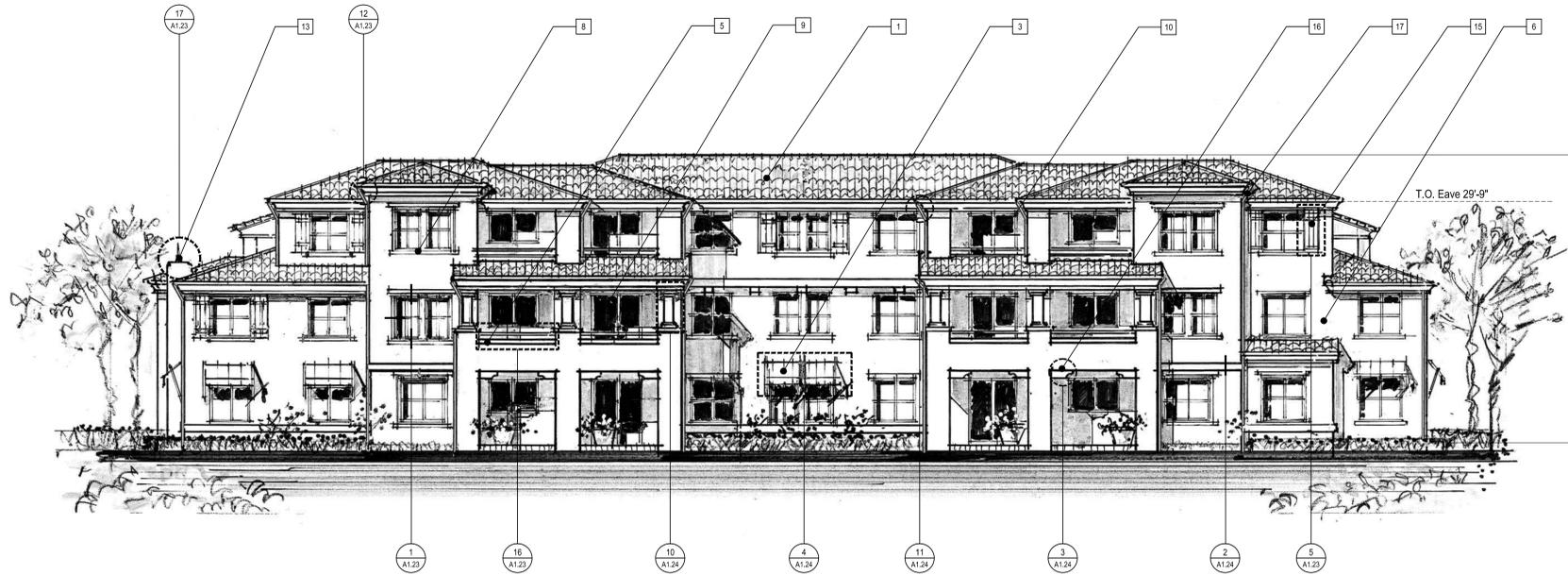
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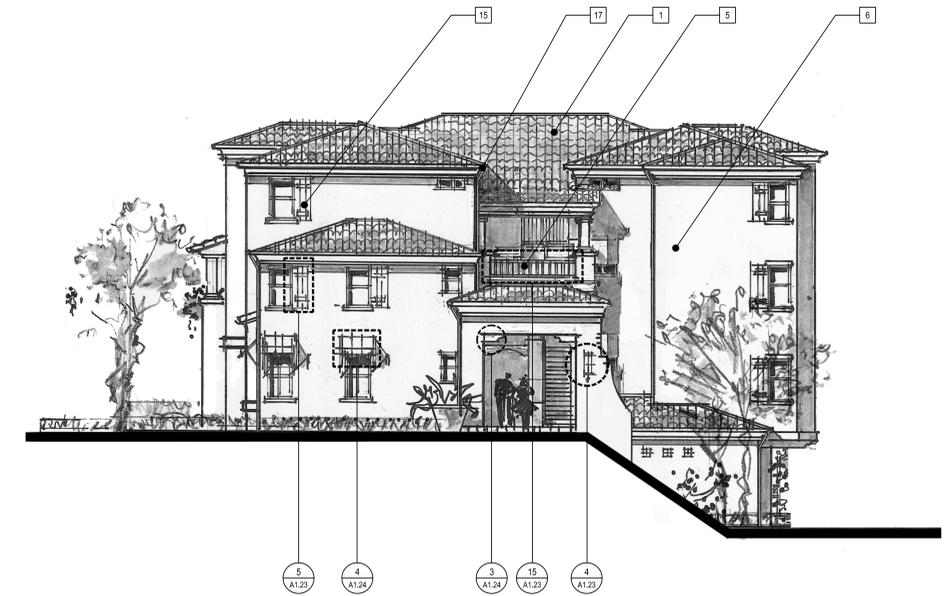


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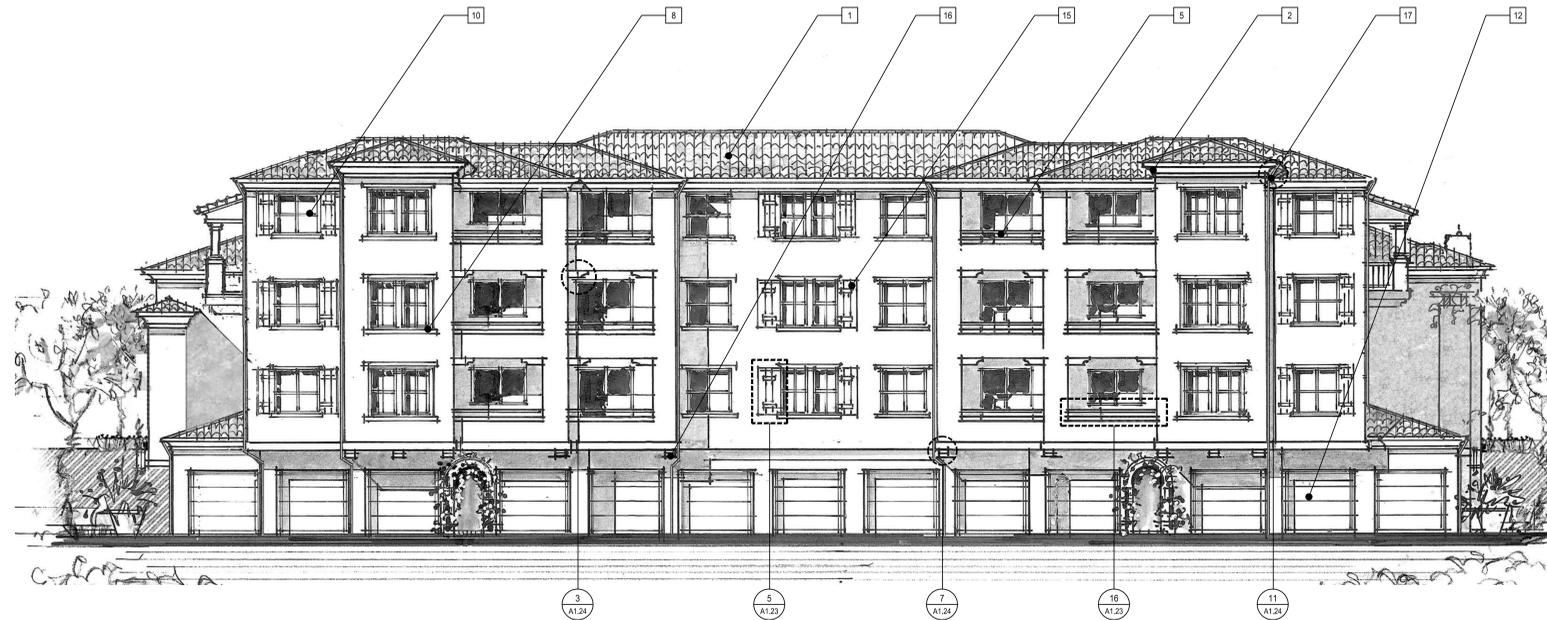




FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

ELEVATION KEY NOTE

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BUILDING TYPE IV
CONCEPTUAL ELEVATIONS

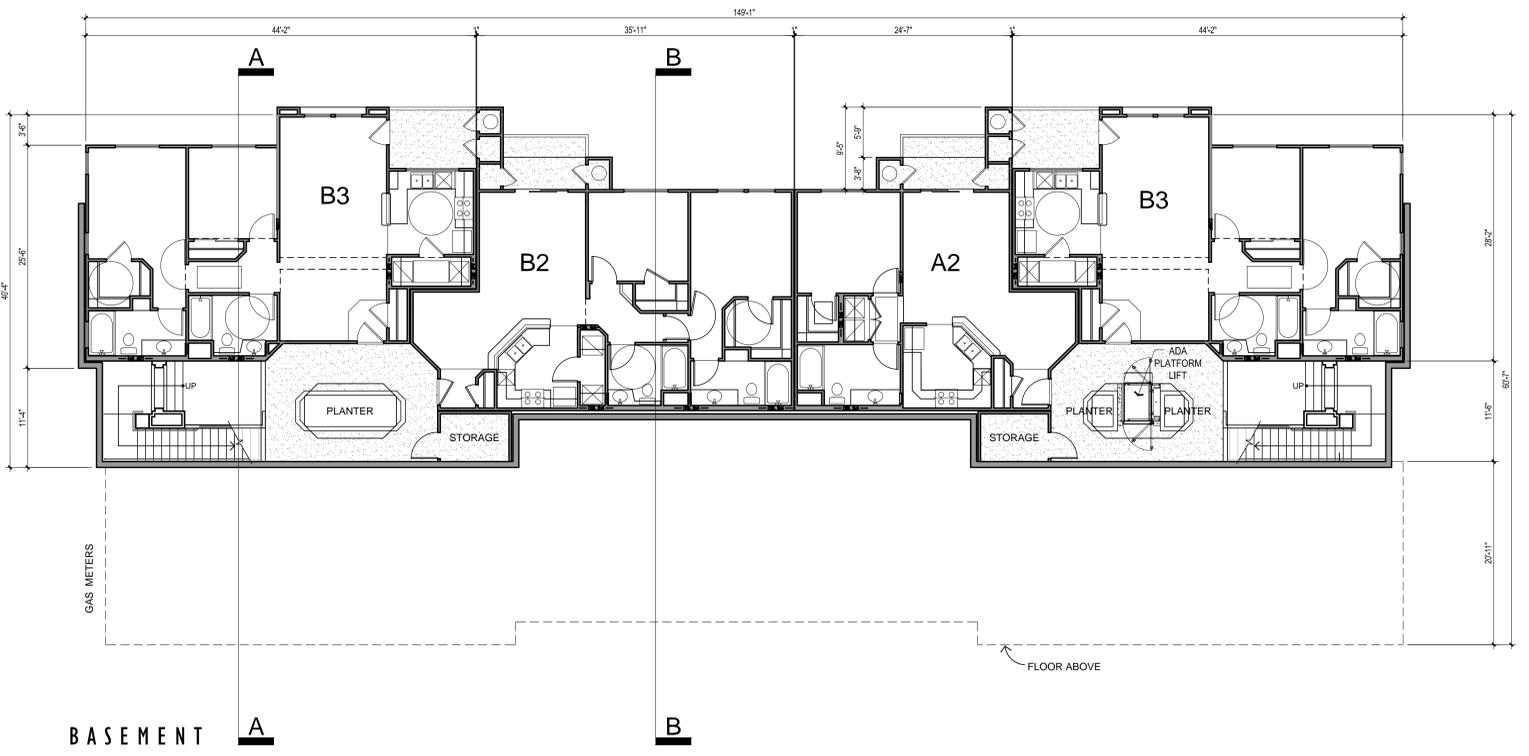
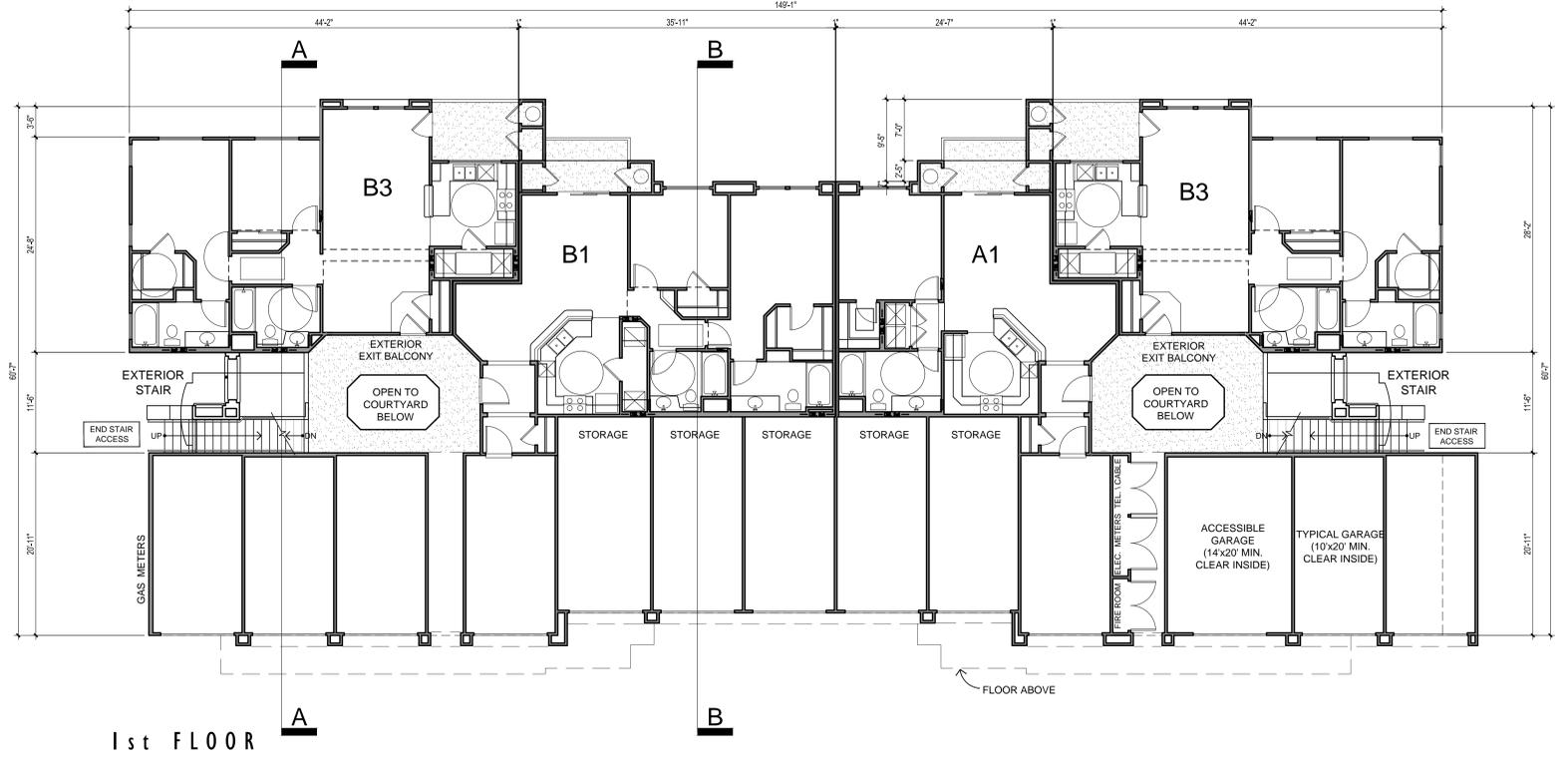
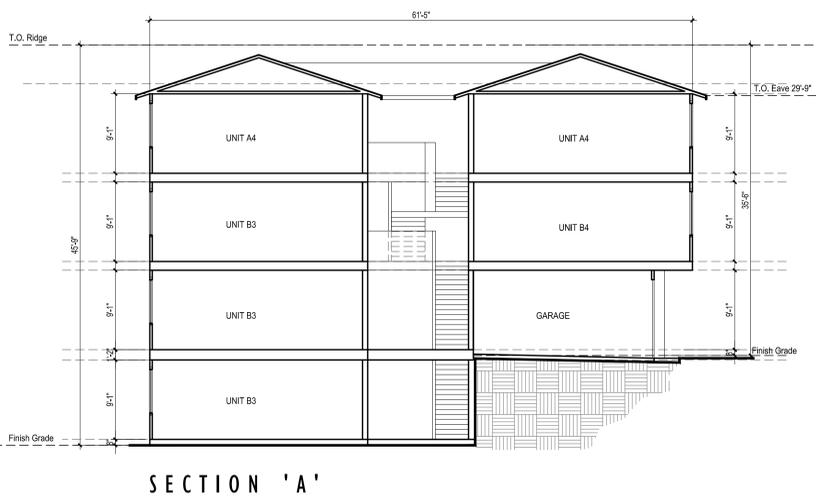
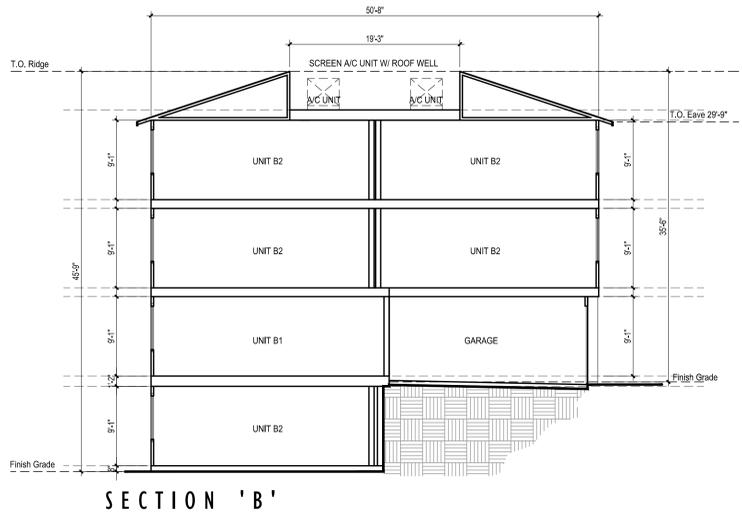
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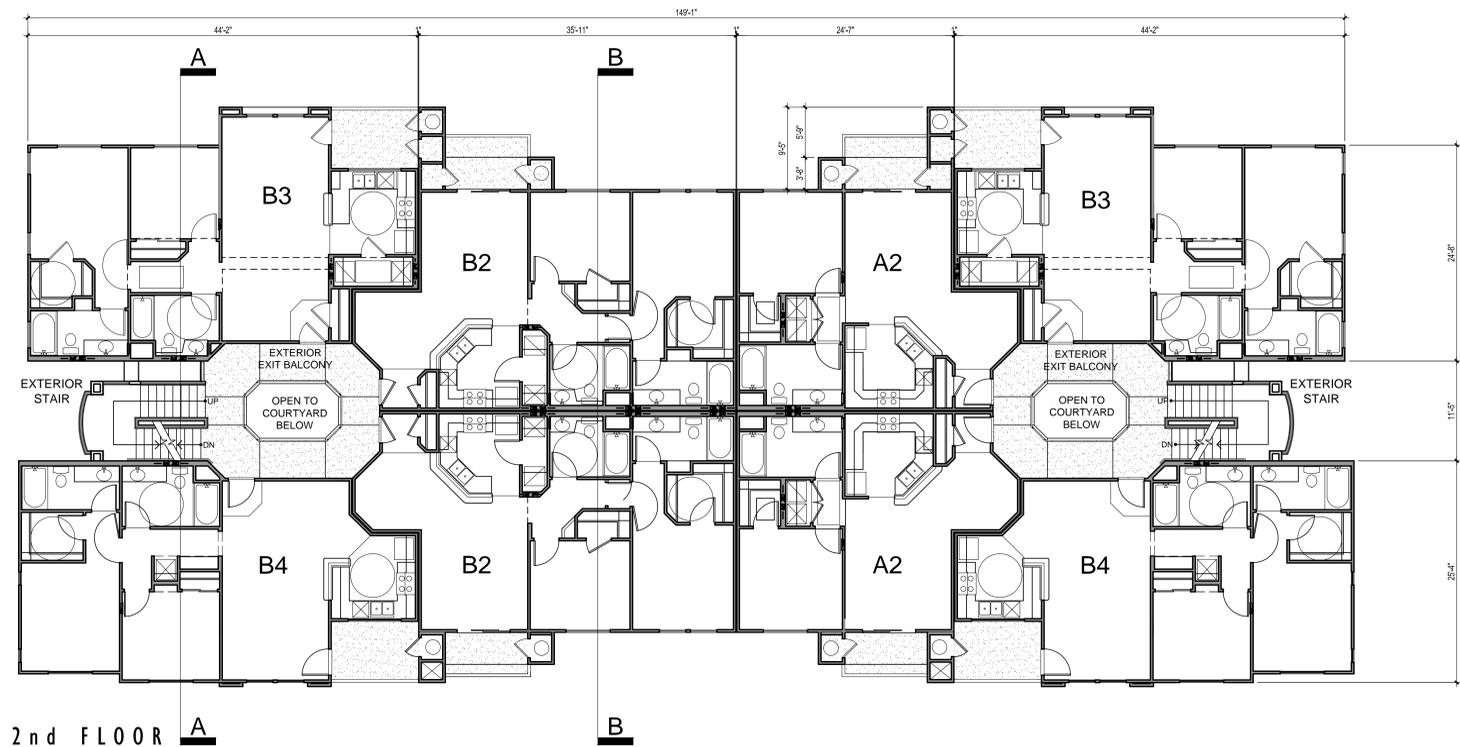
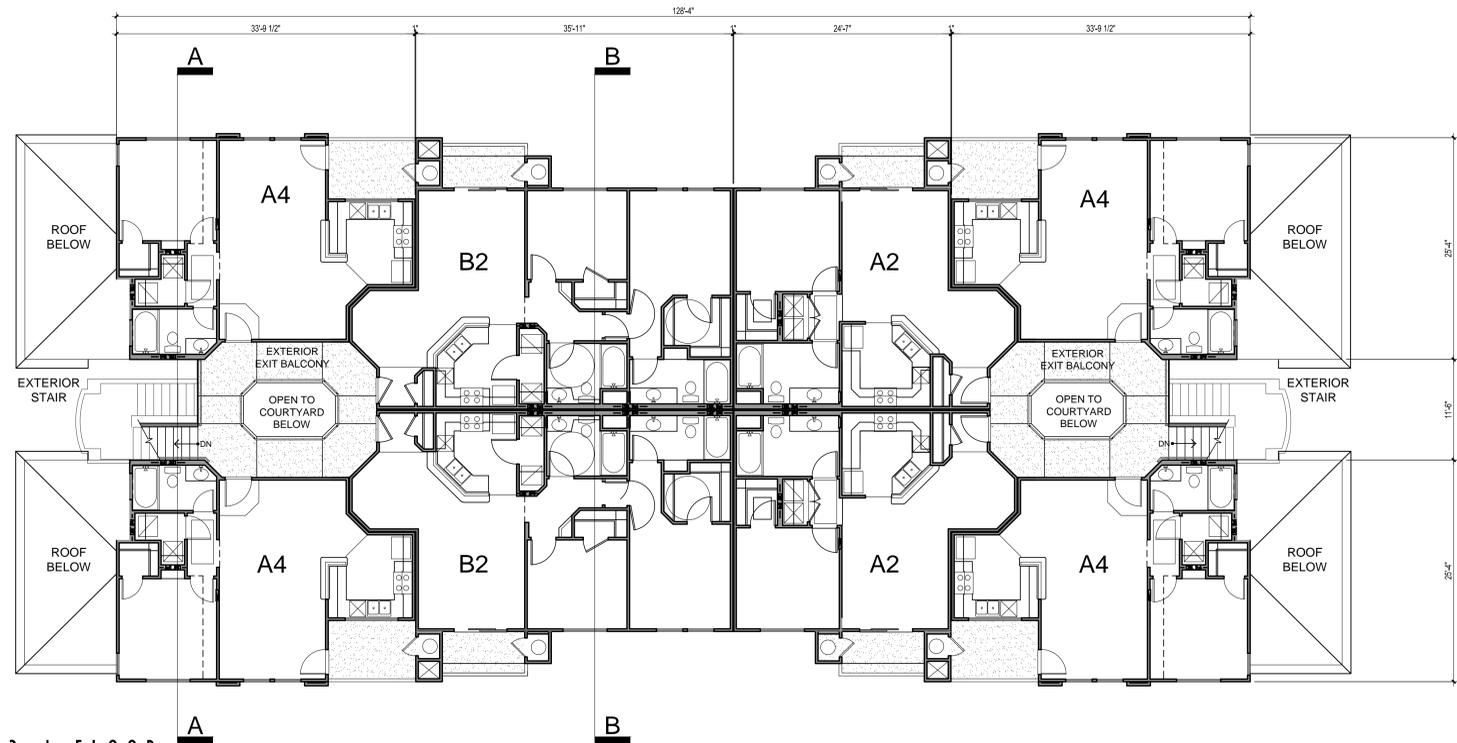


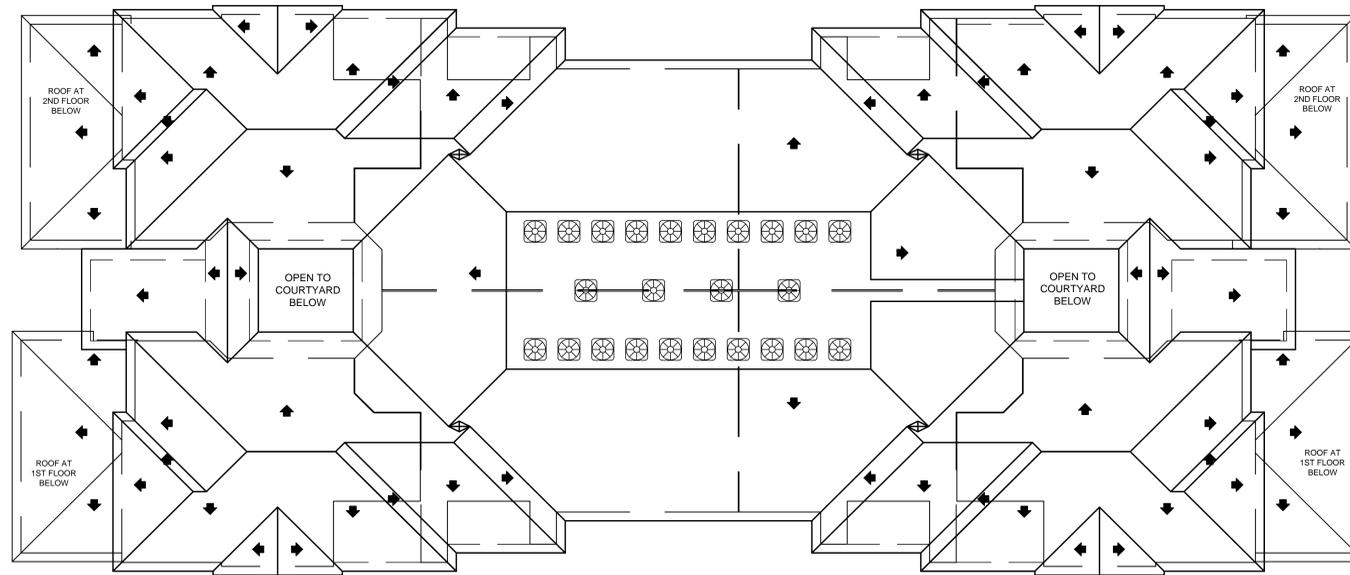


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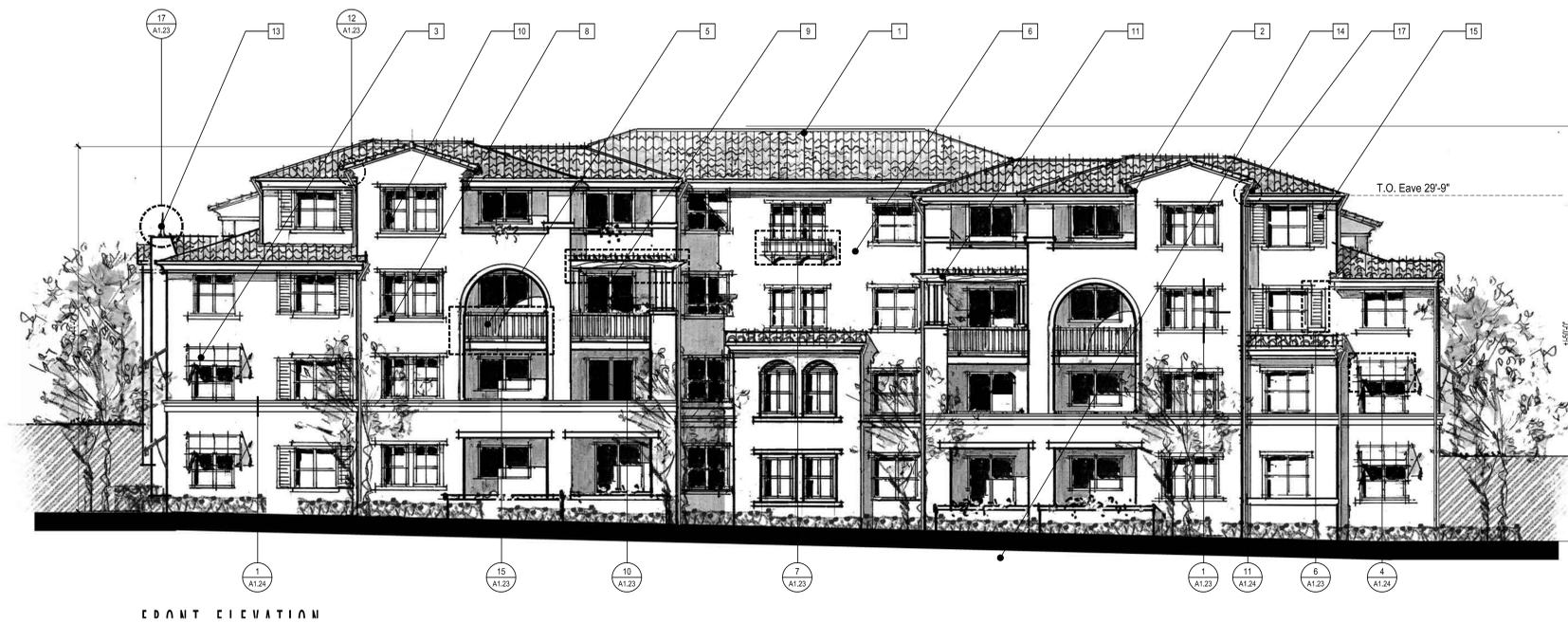
BUILDING TYPE V
FLOOR PLANS
 MOORPARK, CALIFORNIA
 K T G Y # 2012-0363 DATE 01.21.2013

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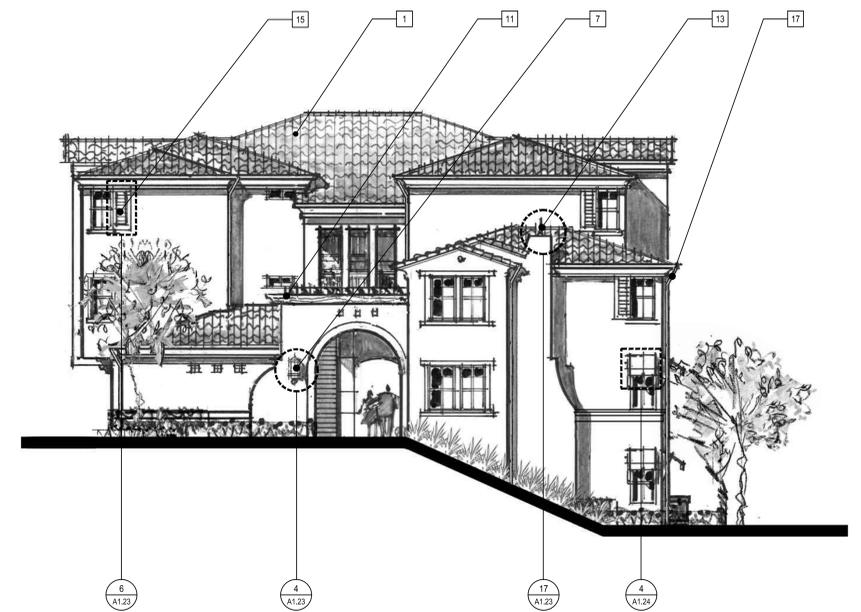




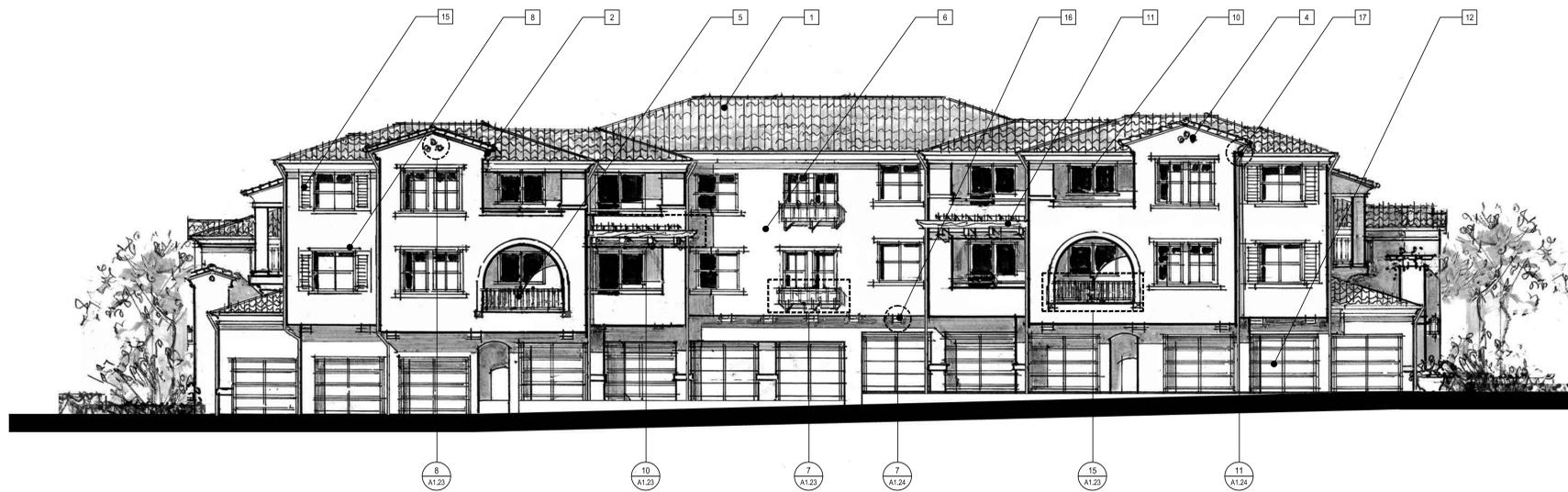
ROOF PLAN



FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

ELEVATION KEY NOTE

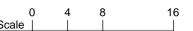
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BUILDING TYPE V
CONCEPTUAL ELEVATIONS

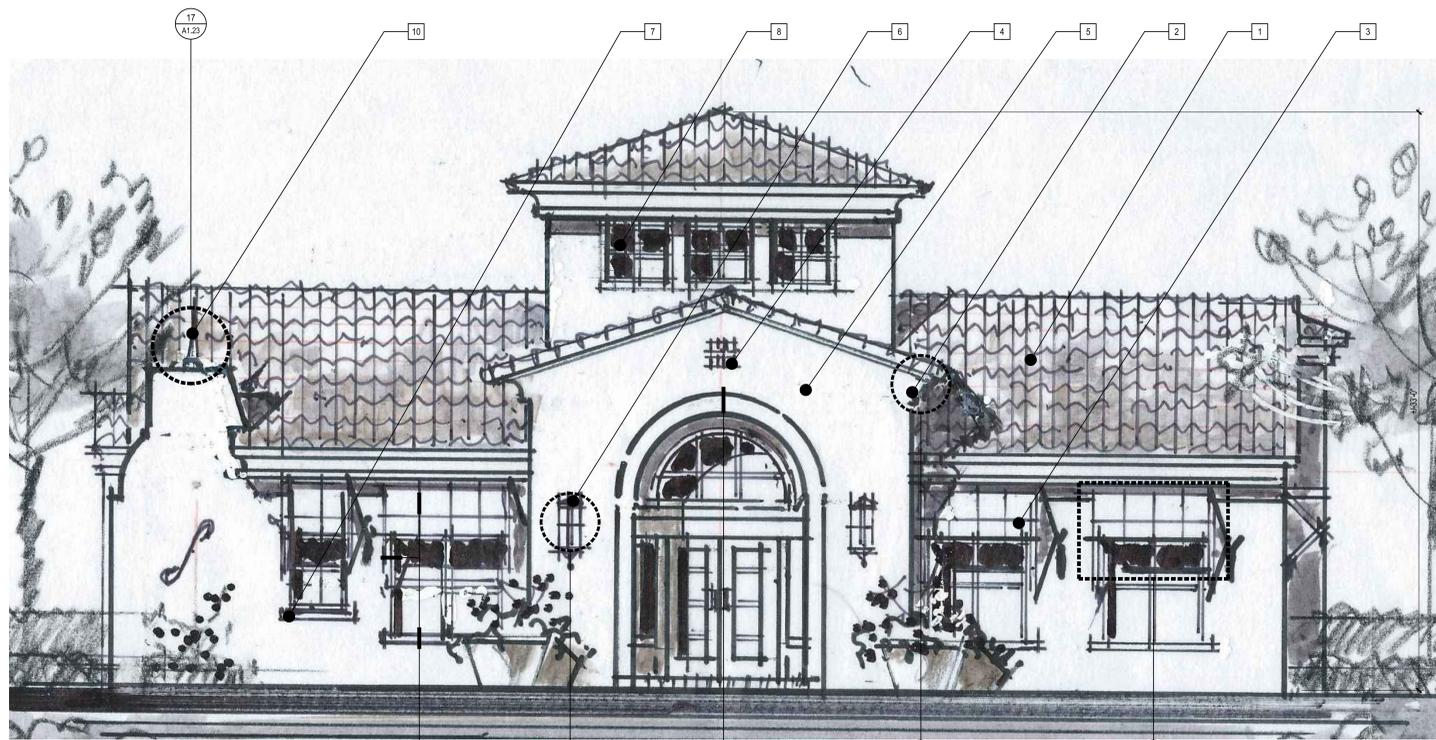
MOORPARK, CALIFORNIA
 K T G Y # 2012-0363 DATE 01.21.2013

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 ktgy.com
 310 394 2623



AI.13

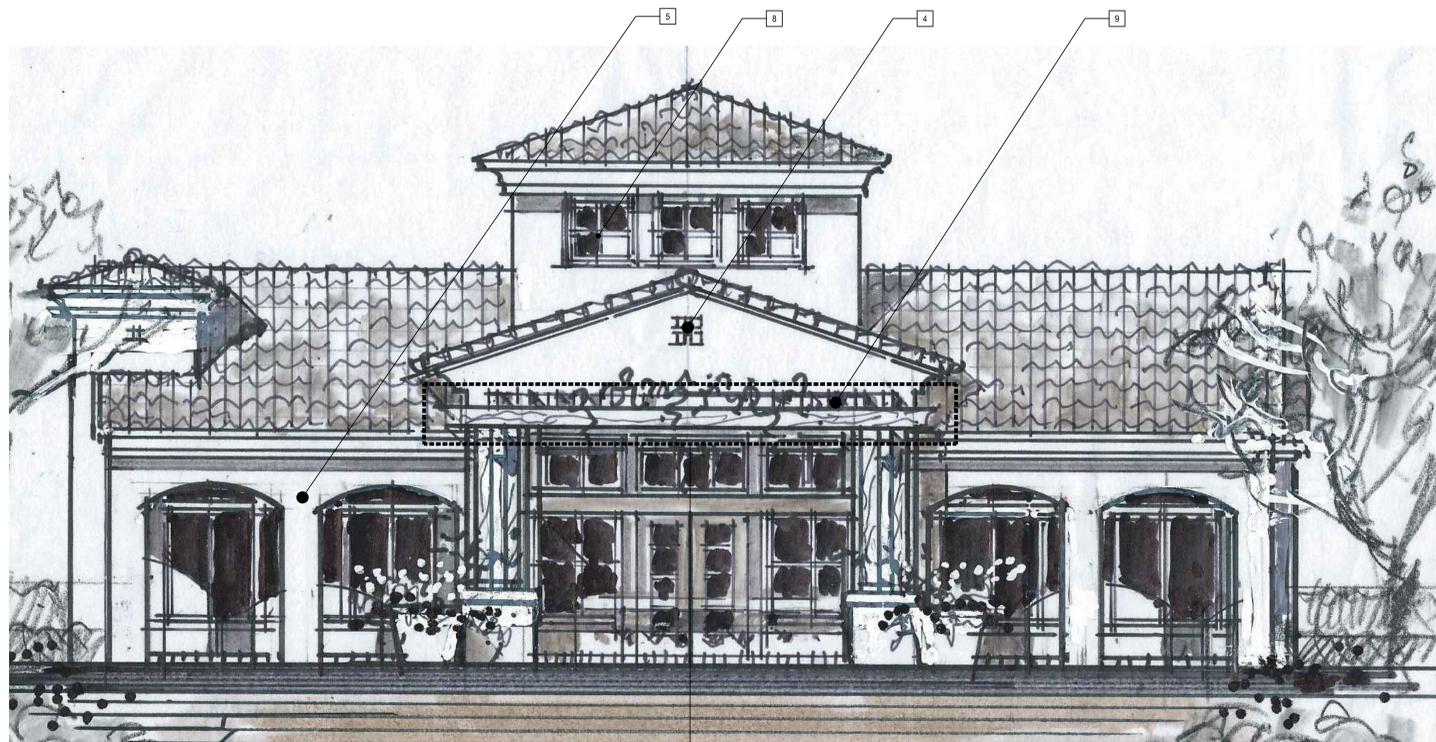




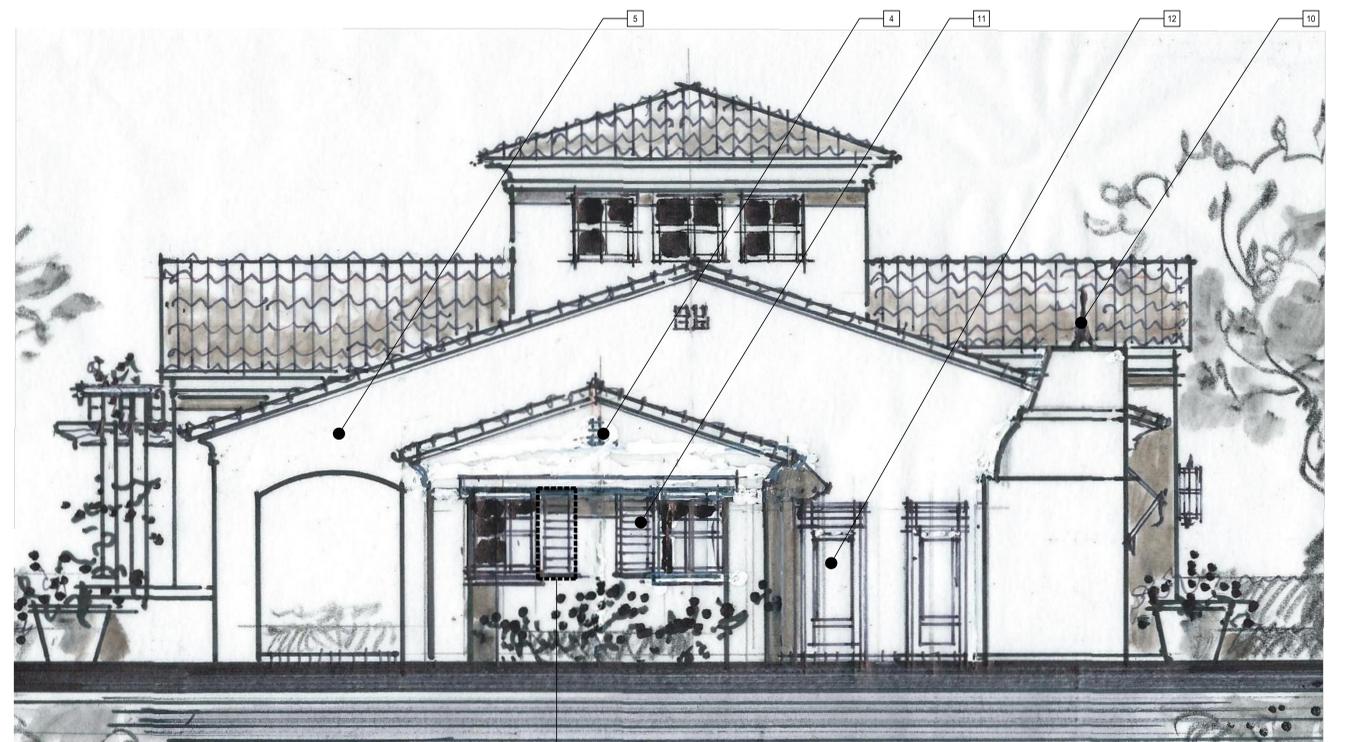
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- ELEVATION KEY NOTE
1. CONCRETE "S" TILE ROOF
 2. ROOF CORNICE
 3. DECORATIVE AWNING
 4. CABLE END DETAIL
 5. EXTERIOR PLASTER
 6. DECORATIVE LIGHT FIXTURE
 7. WINDOW TRIM
 8. VINYL WINDOW
 9. WOOD TRELLIS
 10. DECORATIVE FINIAL
 11. LOUVERED SHUTTERS
 12. UTILITY DOORS

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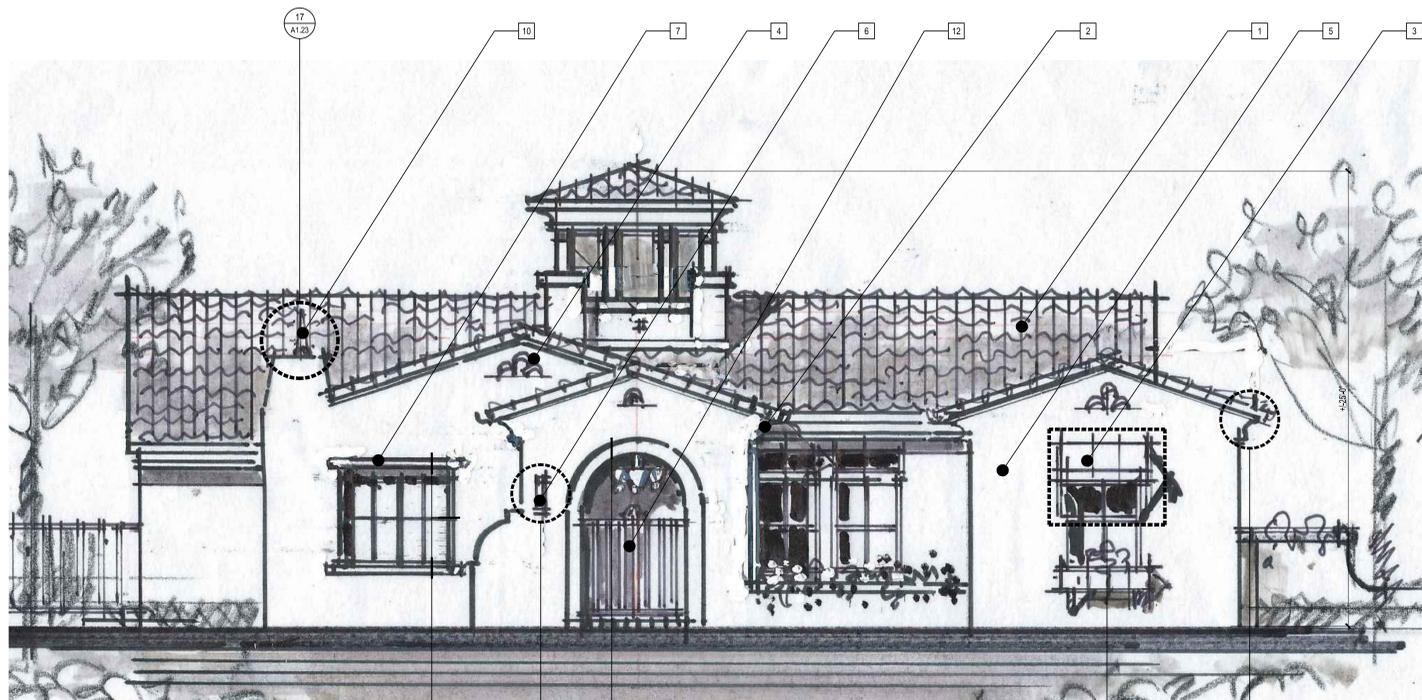
REC. / LEASING BUILDING
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 K T G Y # 2012-0363 DATE 01.21.2013

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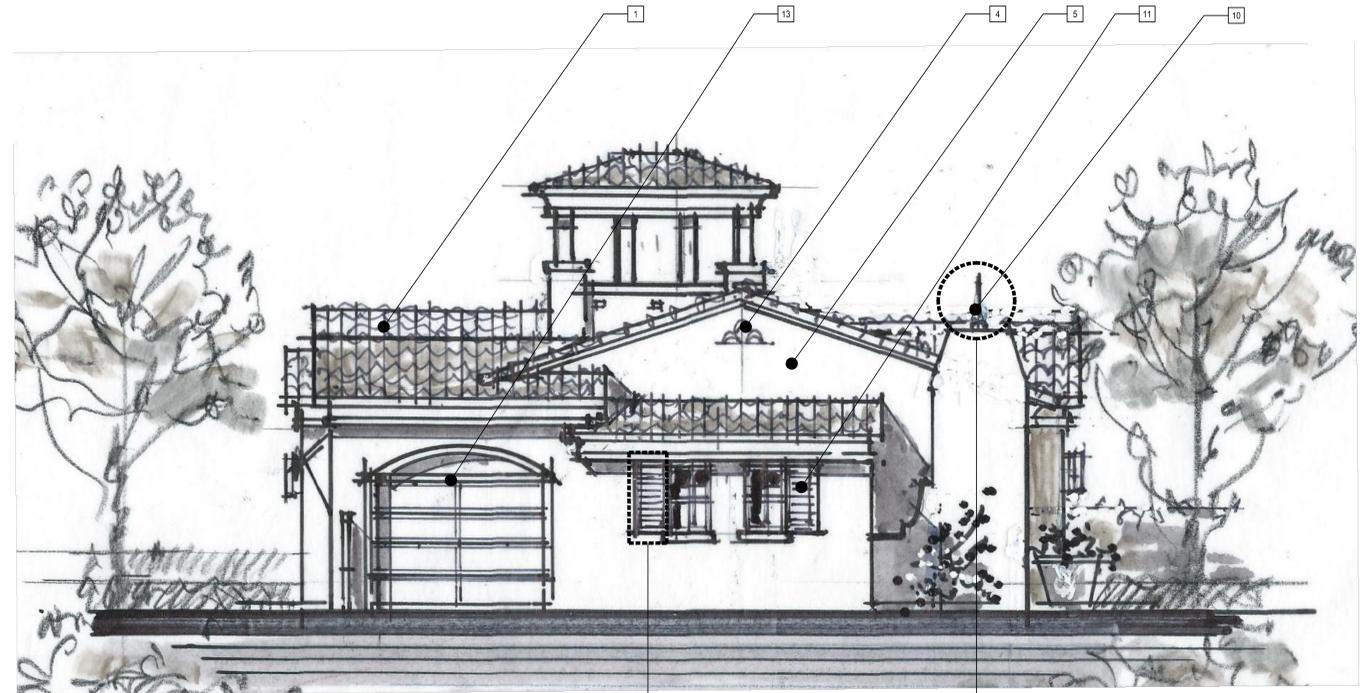
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AI.15

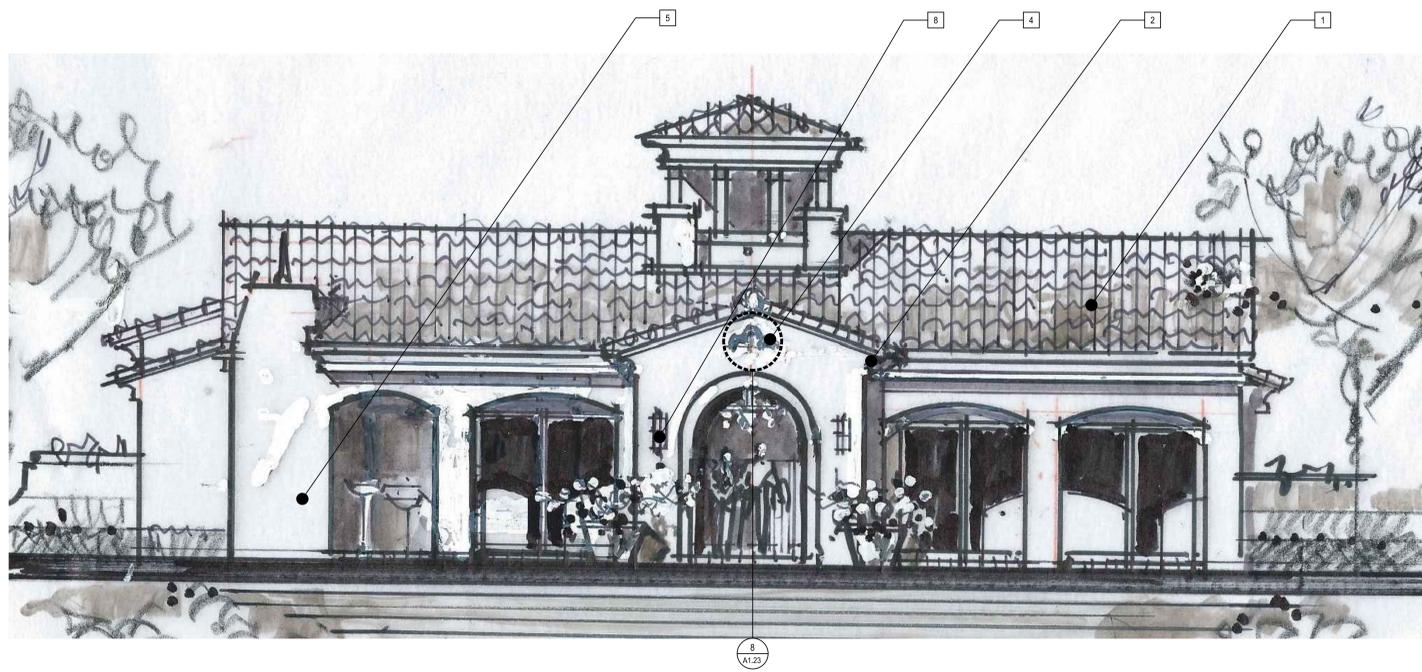




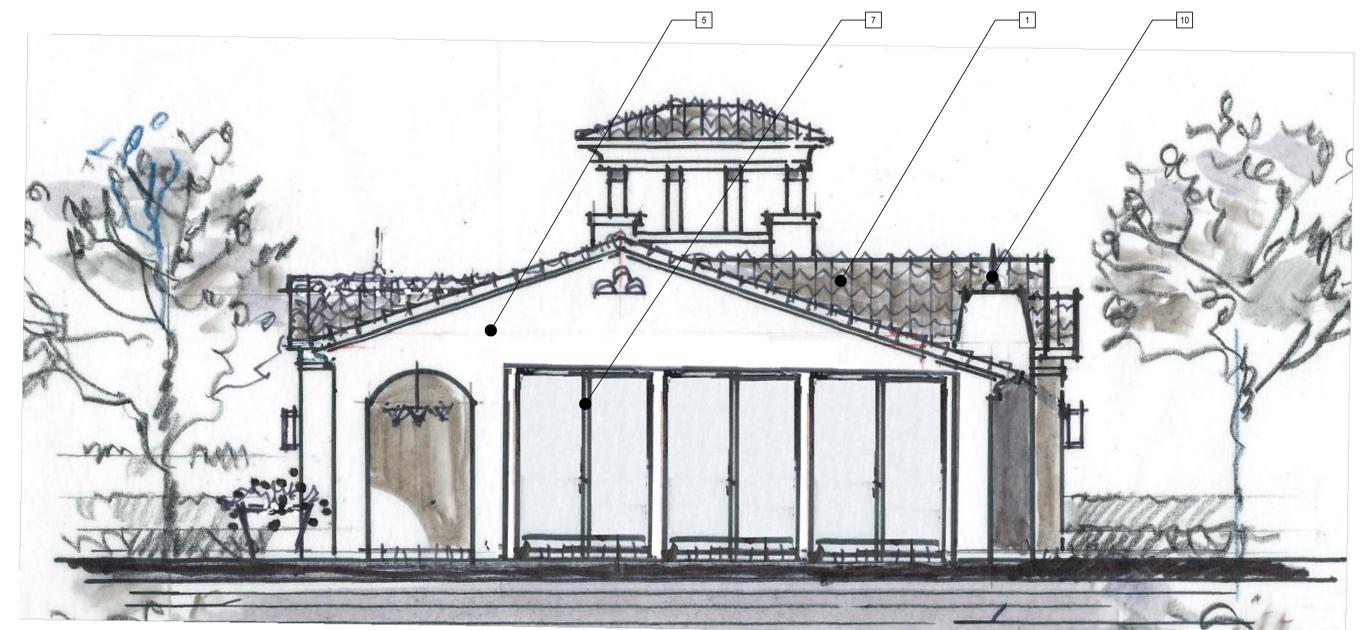
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ELEVATION KEY NOTE

1. CONCRETE "S" TILE ROOF
2. ROOF CORNICE
3. DECORATIVE AWNING
4. CABLE END DETAIL
5. EXTERIOR PLASTER
6. DECORATIVE LIGHT FIXTURE
7. NANA WALL
8. VINYL WINDOW
9. WOOD TRELLIS
10. DECORATIVE FINIAL
11. LOUVERED SHUTTERS
12. DECORATIVE GATE
13. MAINTENANCE ROLL UP DOOR

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POOL BUILDING

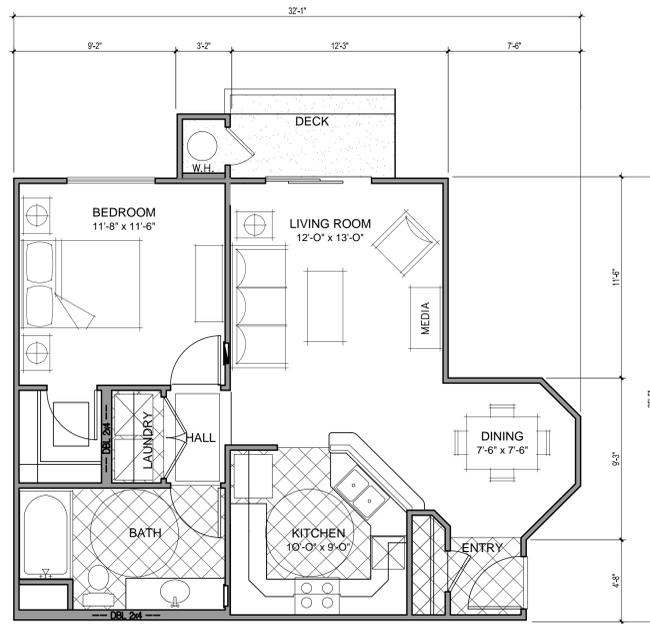
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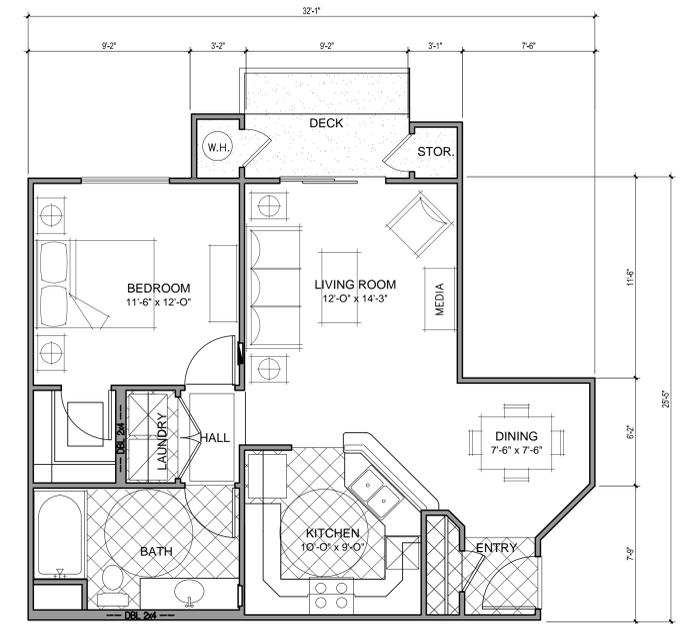


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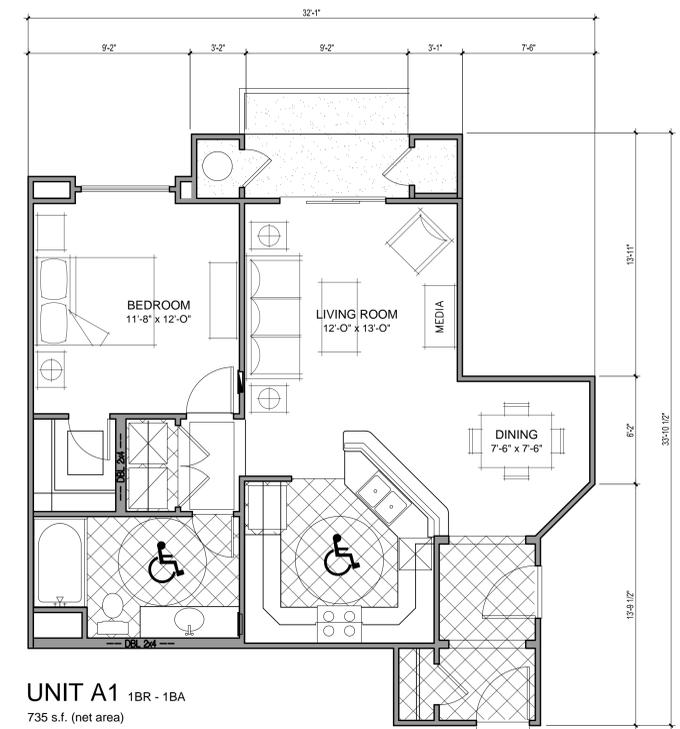




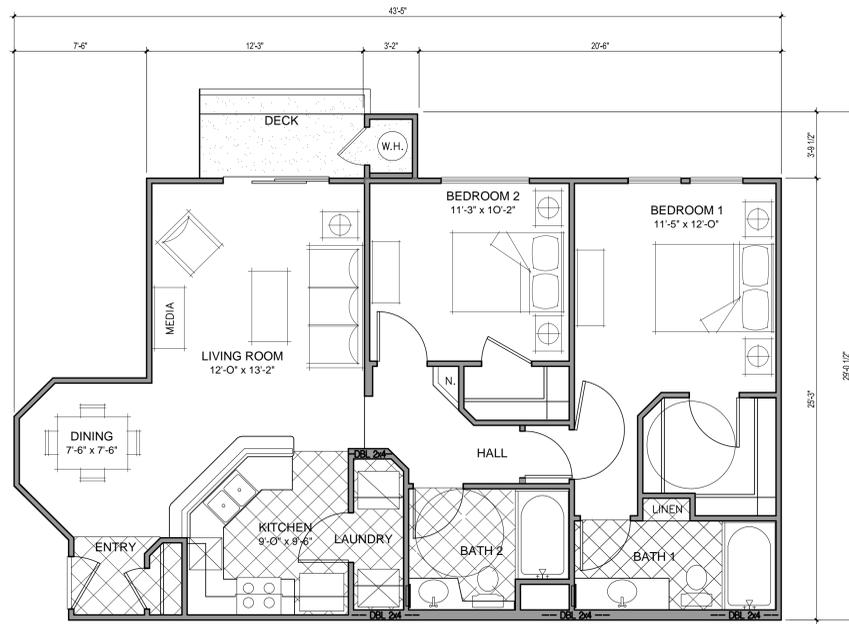
UNIT A2 1BR - 1BA
 671 s.f. (net area)
 719 s.f. (gross area)



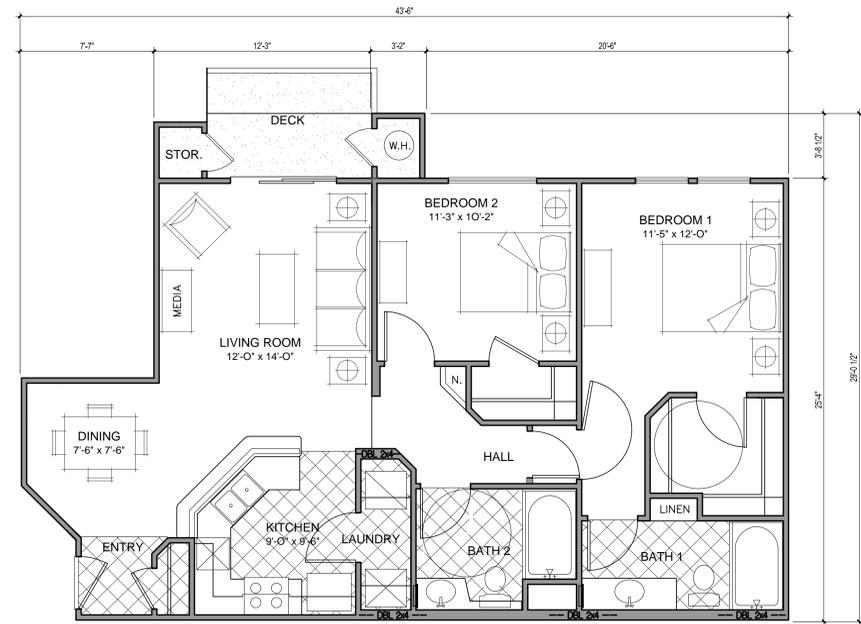
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 731 s.f. (gross area)



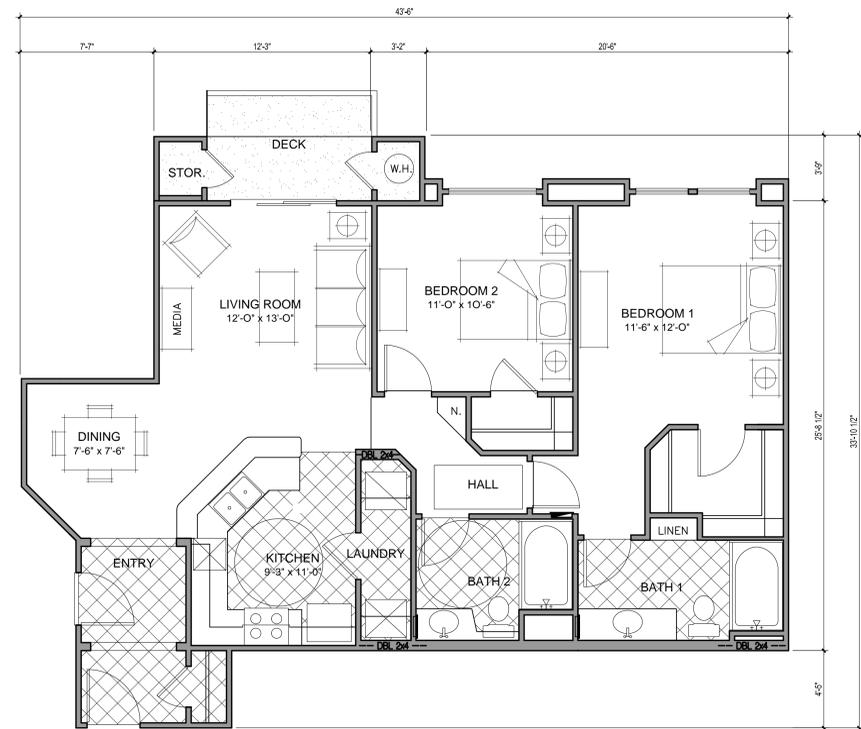
UNIT A1 1BR - 1BA
 735 s.f. (net area)
 787 s.f. (gross area)



UNIT B2 2BR - 2BA
 946 s.f. (net area)
 1007 s.f. (gross area)



UNIT B2 2BR - 2BA
 956 s.f. (net area)
 1019 s.f. (gross area)



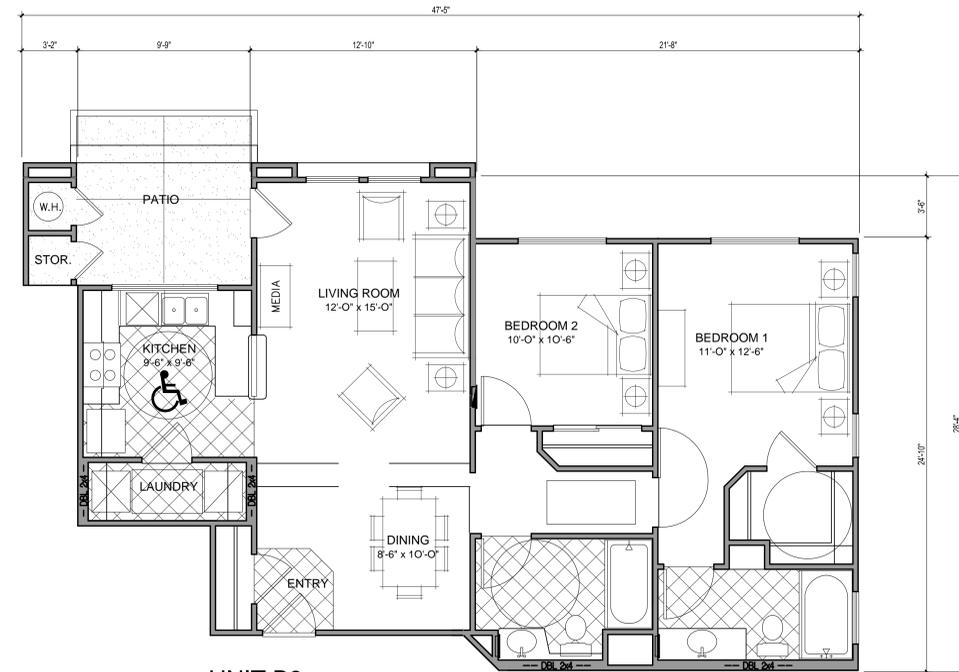
UNIT B1 2BR - 2BA
 1007 s.f. (net area)
 1082 s.f. (gross area)



UNIT A3 1BR - 1BA
 711 s.f. (net area)
 775 s.f. (gross area)



UNIT B3 2BR - 2BA
 952 s.f. (net area)
 1047 s.f. (gross area)



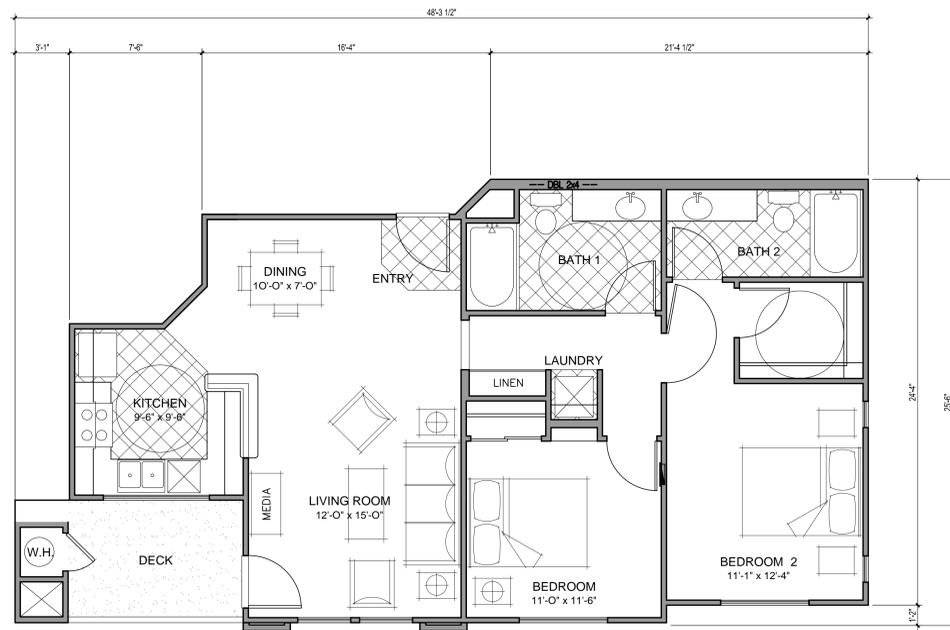
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 1045 s.f. (gross area)



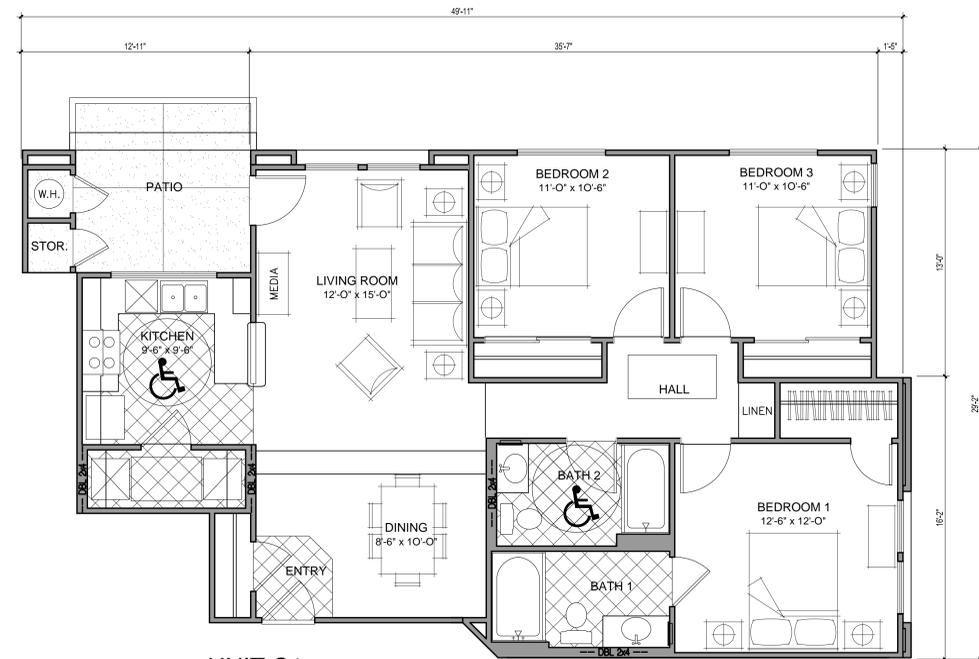
UNIT A4 1BR - 1BA
 640 s.f. (net area)
 713 s.f. (gross area)



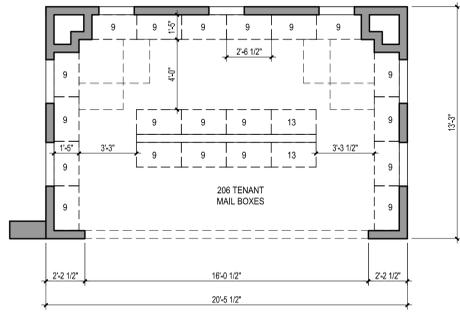
UNIT C1 3BR - 2BA
 1108 s.f. (net area)
 1206 s.f. (gross area)



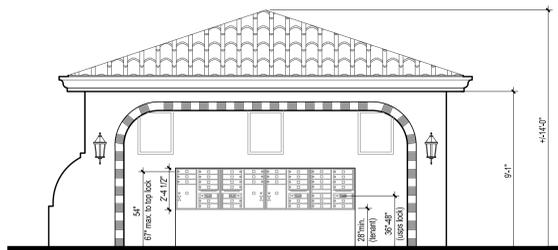
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 970 s.f. (gross area)



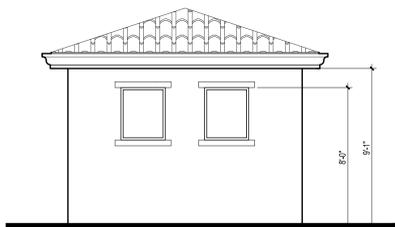
UNIT C1 3BR - 2BA
 1108 s.f. (net area)
 1206 s.f. (gross area)



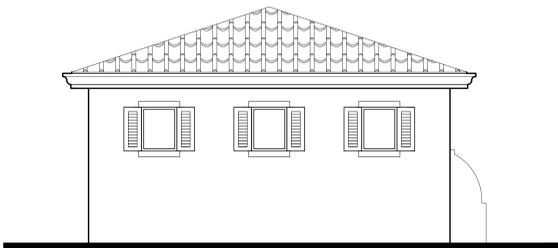
MAIL ROOM FLOOR PLAN



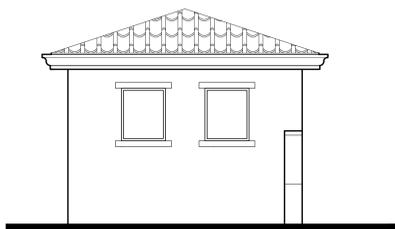
MAIL ROOM FRONT ELEVATION



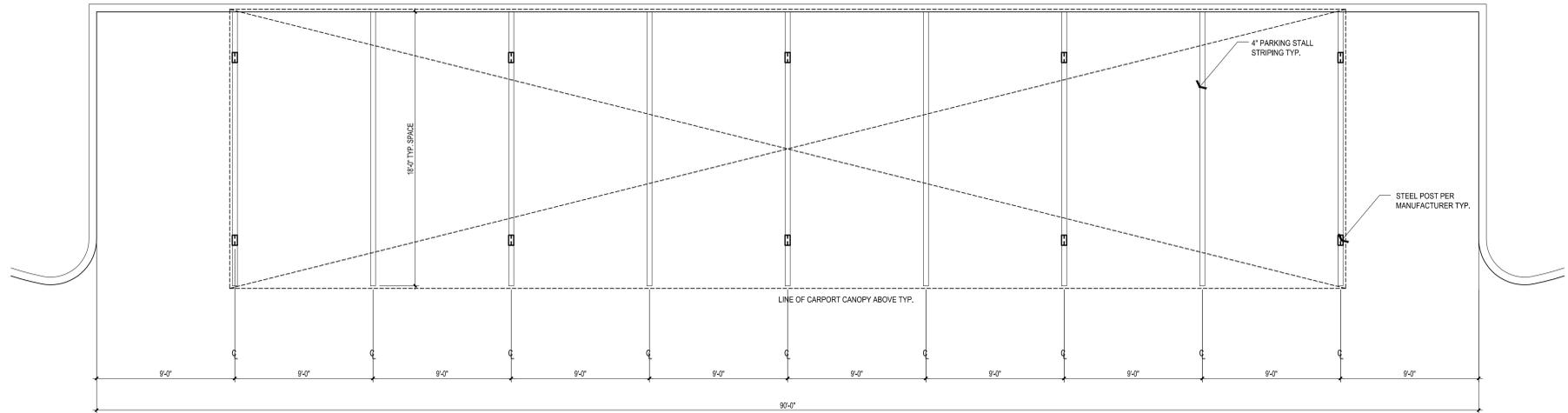
MAIL ROOM RIGHT ELEVATION



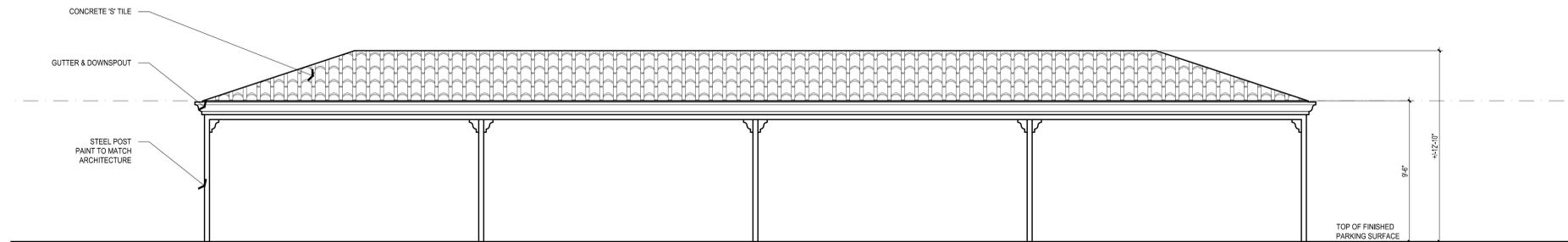
MAIL ROOM REAR ELEVATION



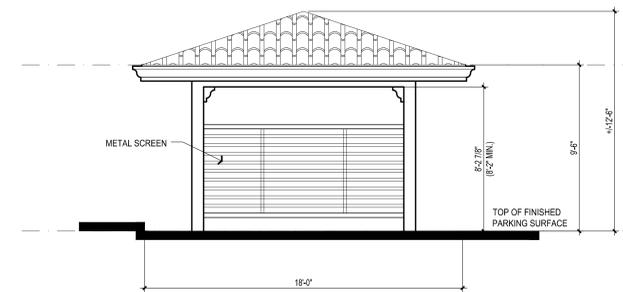
MAIL ROOM LEFT ELEVATION



TYP. CARPORT FLOOR PLAN

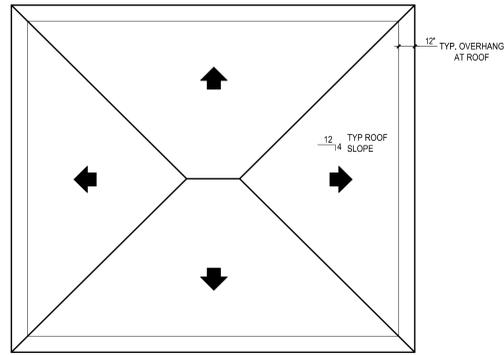


TYP. CARPORT FRONT ELEVATION

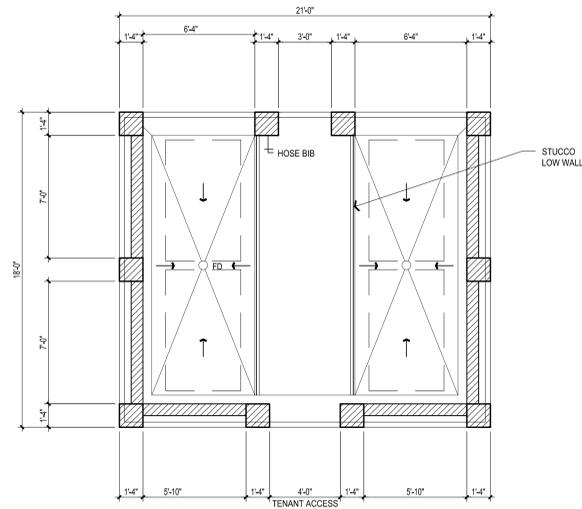


TYP. CARPORT SIDE ELEVATION

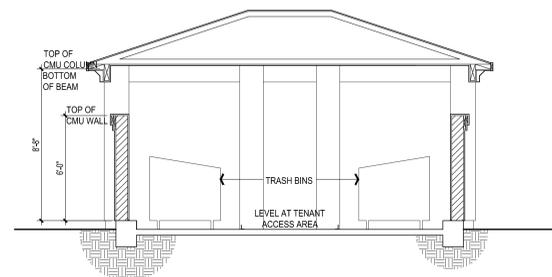
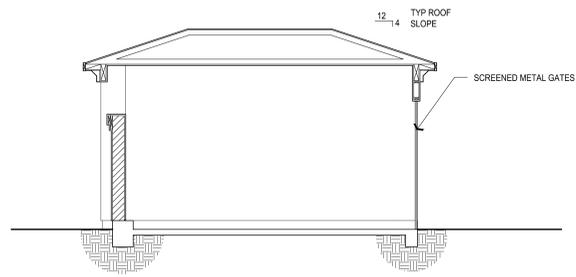




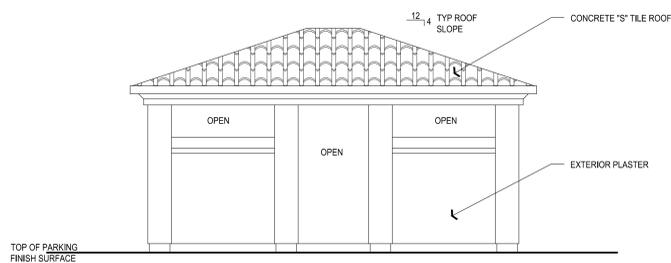
TYP. TRASH ROOF PLAN



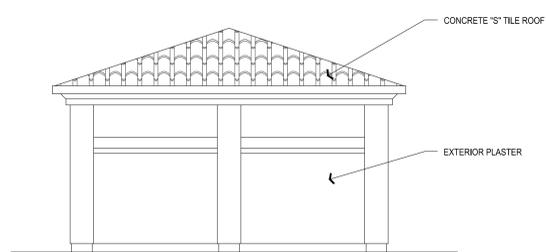
TYP. TRASH FLOOR PLAN



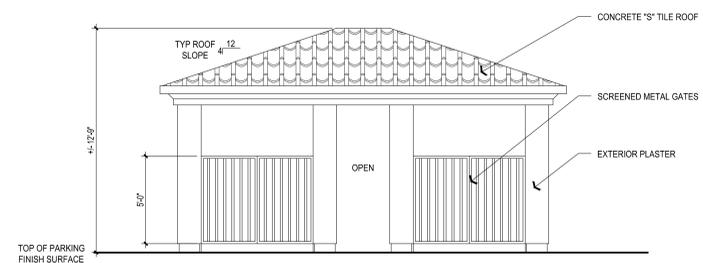
TYP. TRASH SECTIONS



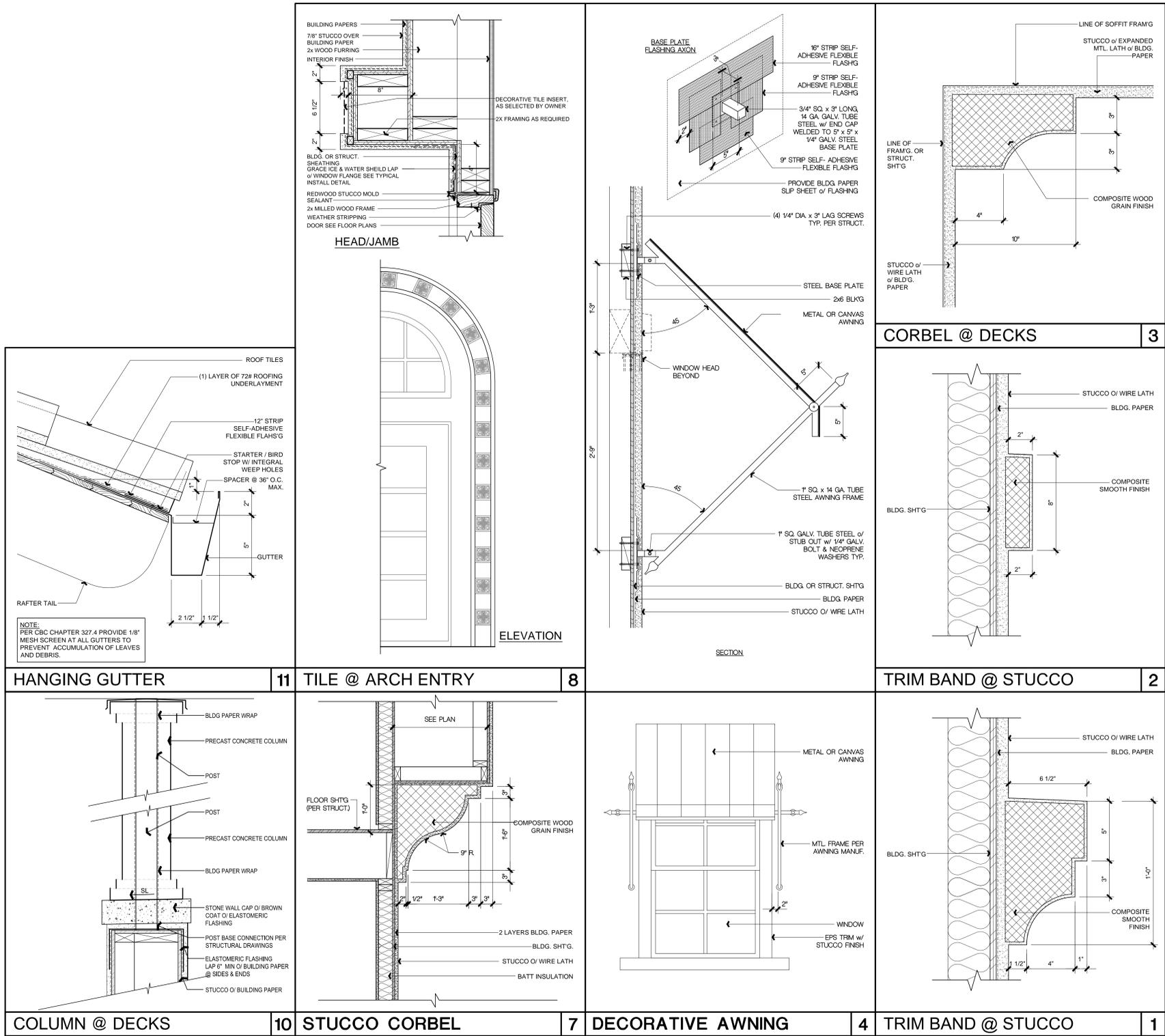
TYP. TRASH REAR ELEVATION



TYP. TRASH SIDE ELEVATION

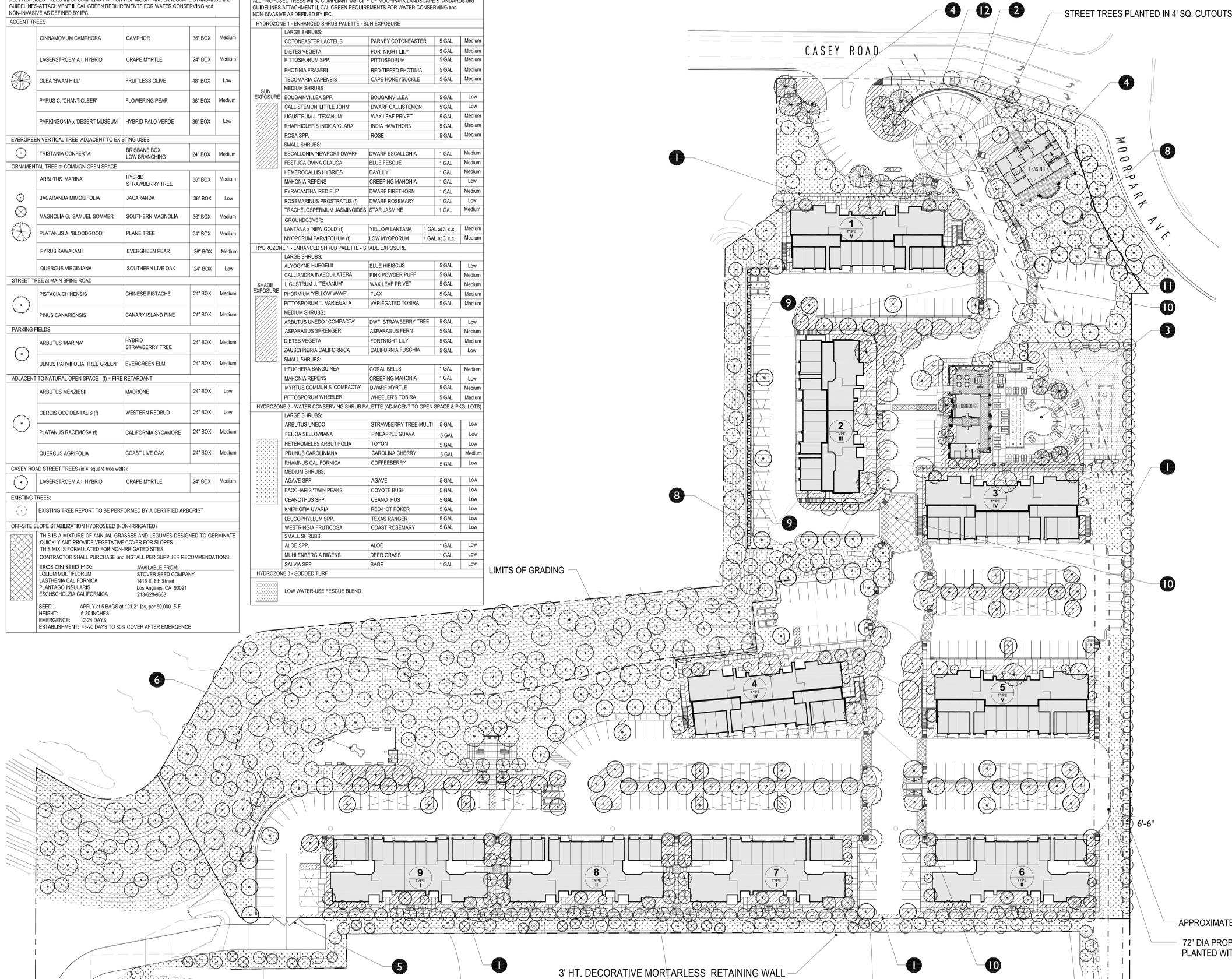


TYP. TRASH FRONT ELEVATION



PROPOSED TREE LIST			
ALL PROPOSED TREES WILL BE COMPLIANT WITH CITY OF MOORPARK LANDSCAPE STANDARDS AND GUIDELINES-ATTACHMENT II. CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY IPC.			
ACCENT TREES			
CINNAMOMUM CAMPHORA	CAMPHOR	36" BOX	Medium
LAGERSTROEMIA I. HYBRID	CRAPE MYRTLE	24" BOX	Medium
OLEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX	Low
PYRUS C. 'CHANTICLEER'	FLOWERING PEAR	36" BOX	Medium
PARKINSONIA x 'DESERT MUSEUM'	HYBRID PALO VERDE	36" BOX	Low
EVERGREEN VERTICAL TREE ADJACENT TO EXISTING USES			
TRISTANIA CONFERTA	BRISBANE BOX LOW BRANCHING	24" BOX	Medium
ORNAMENTAL TREE AT COMMON OPEN SPACE			
ARBUSUS 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	Medium
JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	Low
MAGNOLIA G. 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	36" BOX	Medium
PLATANUS A. 'BLOODGOOD'	PLANE TREE	24" BOX	Medium
PYRUS KAWAKAMI	EVERGREEN PEAR	36" BOX	Medium
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	Low
STREET TREE AT MAIN SPINE ROAD			
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	Medium
PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	Medium
PARKING FIELDS			
ARBUSUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	Medium
ULMUS PARVIFOLIA 'TREE GREEN'	EVERGREEN ELM	24" BOX	Medium
ADJACENT TO NATURAL OPEN SPACE (f) = FIRE RETARDANT			
ARBUSUS MENZIESII	MADRONE	24" BOX	Low
CERCIS OCCIDENTALIS (f)	WESTERN REDBUD	24" BOX	Low
PLATANUS RACEMOSA (f)	CALIFORNIA SYCAMORE	24" BOX	Medium
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	Medium
CASEY ROAD STREET TREES (in 4' square tree wells):			
LAGERSTROEMIA I. HYBRID	CRAPE MYRTLE	24" BOX	Medium
EXISTING TREES:			
EXISTING TREE REPORT TO BE PERFORMED BY A CERTIFIED ARBORIST			
OFF-SITE SLOPE STABILIZATION HYDROSEED (NON-IRRIGATED)			
THIS IS A MIXTURE OF ANNUAL GRASSES AND LEGUMES DESIGNED TO GERMINATE QUICKLY AND PROVIDE VEGETATIVE COVER FOR SLOPES. THIS MIX IS FORMULATED FOR NON-IRRIGATED SITES. CONTRACTOR SHALL PURCHASE AND INSTALL PER SUPPLIER RECOMMENDATIONS.			
EROSION SEED MIX:		AVAILABLE FROM:	
LOLIUM MULTIFLORUM		STOVER SEED COMPANY	
LASTHENIA CALIFORNICA		1415 E. 8th Street	
PLANTAGO INSULARIS		Los Angeles, CA 90021	
ESCHSCHOLZIA CALIFORNICA		213-428-4668	
SEED: APPLY AT 5 BAGS AT 121.21 lbs. per 50,000. S.F.			
HEIGHT: 6-30 INCHES			
EMERGENCE: 12-24 DAYS			
ESTABLISHMENT: 45-90 DAYS TO 80% COVER AFTER EMERGENCE			

PROPOSED SHRUB LIST			
ALL PROPOSED TREES WILL BE COMPLIANT WITH CITY OF MOORPARK LANDSCAPE STANDARDS AND GUIDELINES-ATTACHMENT II. CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY IPC.			
HYDROZONE 1 - ENHANCED SHRUB PALETTE - SUN EXPOSURE			
LARGE SHRUBS:			
COTONEASTER LACTEUS	PARNEY COTONEASTER	5 GAL	Medium
DIETES VEGETA	FORTNIGHT LILY	5 GAL	Medium
PITTIOSPORUM SPP.	PITTIOSPORUM	5 GAL	Medium
PHOTINIA FRASERI	RED-TIPPED PHOTINIA	5 GAL	Medium
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL	Medium
MEDIUM SHRUBS:			
BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL	Low
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	Low
LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL	Medium
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	Medium
ROSA SPP.	ROSE	5 GAL	Medium
SMALL SHRUBS:			
ESCALLONIA 'NEWPORT DWARF'	DWARF ESCALLONIA	1 GAL	Medium
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	Medium
HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL	Medium
MAHONIA REPENS	CREeping MAHONIA	1 GAL	Low
PYRACANTHA 'RED ELF'	DWARF FIRETHORN	1 GAL	Medium
ROSEMARINUS PROSTRATUS (f)	DWARF ROSEMARY	1 GAL	Low
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	Medium
GROUND COVER:			
LANTANA x 'NEW GOLD' (f)	YELLOW LANTANA	1 GAL at 3' o.c.	Medium
MYOPORIUM PARVIFOLIUM (f)	LOW MYOPORIUM	1 GAL at 3' o.c.	Medium
HYDROZONE 1 - ENHANCED SHRUB PALETTE - SHADE EXPOSURE			
LARGE SHRUBS:			
ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	Low
CALLIANDRA INAEQUILATERA	PINK POWDER PUFF	5 GAL	Medium
LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL	Medium
PHORNIUM 'YELLOW WAVE'	FLAX	5 GAL	Medium
PITTIOSPORUM T. VARIEGATA	VARIEGATED TOBIRA	5 GAL	Medium
MEDIUM SHRUBS:			
ARBUSUS UNEDO 'COMPACTA'	DWF. STRAWBERRY TREE	5 GAL	Low
ASPARAGUS SPRENGERI	ASPARAGUS FERN	5 GAL	Medium
DIETES VEGETA	FORTNIGHT LILY	5 GAL	Medium
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	5 GAL	Low
SMALL SHRUBS:			
HEUCHERA SANGUINEA	CORAL BELLS	1 GAL	Medium
MAHONIA REPENS	CREeping MAHONIA	1 GAL	Low
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	Medium
PITTIOSPORUM WHEELERI	WHEELER'S TOBIRA	5 GAL	Medium
HYDROZONE 2 - WATER CONSERVING SHRUB PALETTE (ADJACENT TO OPEN SPACE & PKG. LOTS)			
LARGE SHRUBS:			
ARBUSUS UNEDO	STRAWBERRY TREE-MULTI	5 GAL	Low
FELICIA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	Low
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	Low
PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL	Medium
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	Low
MEDIUM SHRUBS:			
AGAVE SPP.	AGAVE	5 GAL	Low
BACCHARIS 'TWIN PEAKS'	COYOTE BUSH	5 GAL	Low
CEANOTHUS SPP.	CEANOTHUS	5 GAL	Low
KNIPHOFIA UVARIA	RED-HOT POKER	5 GAL	Low
LEUCOPHYLLUM SPP.	TEXAS RANGER	5 GAL	Low
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	Low
SMALL SHRUBS:			
ALOE SPP.	ALOE	1 GAL	Low
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	Low
SALVIA SPP.	SAGE	1 GAL	Low
HYDROZONE 3 - SODDED TURF			
LOW WATER-USE FESCUE BLEND			



- ### LANDSCAPE AMENITIES KEY:
- 6' HT. TUBULAR STEEL PERIMETER FENCE on LOW WALL WITH PILASTERS
SEE CONCEPTUAL FENCE AND WALL PLAN FOR ELEVATION
 - PROJECT ENTRY
 - 2- PROJECT SIGN WALLS
 - UPGRADED PAVING
 - MOTORIZED VEHICULAR GATES
 - PEDESTRIAN ACCESS TO CASEY ROAD SIDEWALK
 - RECREATION AREA COURTYARD
 - 50' x 45' RESORT POOL with 2- LAP LANES
 - 8' x 13' SPA WITH
 - METAL POOL ENCLOSURE FENCING
 - ENHANCED PAVING AT LOGGIA
 - DINING TERRACE WITH BUILT-IN BARBECUE
 - OUTDOOR FURNITURE AND POTTERY
 - TURF AREA FOR OPEN PLAY
 - METAL BENCHES
 - PROJECT MONUMENT SIGN
 - E.V.A. GATE
 - WEST OPEN SPACE
 - BARK PARK WITH METAL FENCING and BENCHES
 - DINING TERRACE WITH BUILT-IN BARBECUE WITH COUNTER
 - 2- TABLES
 - MAINTENANCE ACCESS GATE
 - ACCESSIBLE CONCRETE WALK
 - INFORMAL HEDGE and CLIMBING VINE to MITIGATE WALL.
Hedge: 5 g. *Photinia fraseri* at 4' o.c.
Vine: 5 g. *Parthenocissus tricuspidata* at 8' o.c.
 - DECORATIVE PAVING IN STREET FOR IMPROVED PEDESTRIAN LINKAGE
 - MAILBOX BUILDING (PER ARCHITECT)
 - 36" HT. DECORATIVE STONE WALL
SEE CONCEPTUAL FENCE AND WALL PLAN

WATER USE CLASSIFICATION of LANDSCAPE SPECIES (WUCOLS):

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

CROP FACTOR	PERCENT OF Eto
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

- ### GENERAL PLANTING NOTES
- ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL RECEIVE ROOT BARRIERS.
 - ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF SHREDDED WOOD MULCH.
- ALL PLANTING AND IRRIGATION TO BE INSTALLED PER THE CITY OF MOORPARK LANDSCAPE STANDARDS AND GUIDELINES.
- SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.

SLOPE EROSION CONTROL

ALL MANUFACTURED SLOPES GREATER THAN 3:1 AND GREATER THAN 5' VERTICAL HEIGHT SHALL RECEIVE JUTE MESH FABRIC OR EQUAL PER CITY STANDARDS.

LMD NOTE:

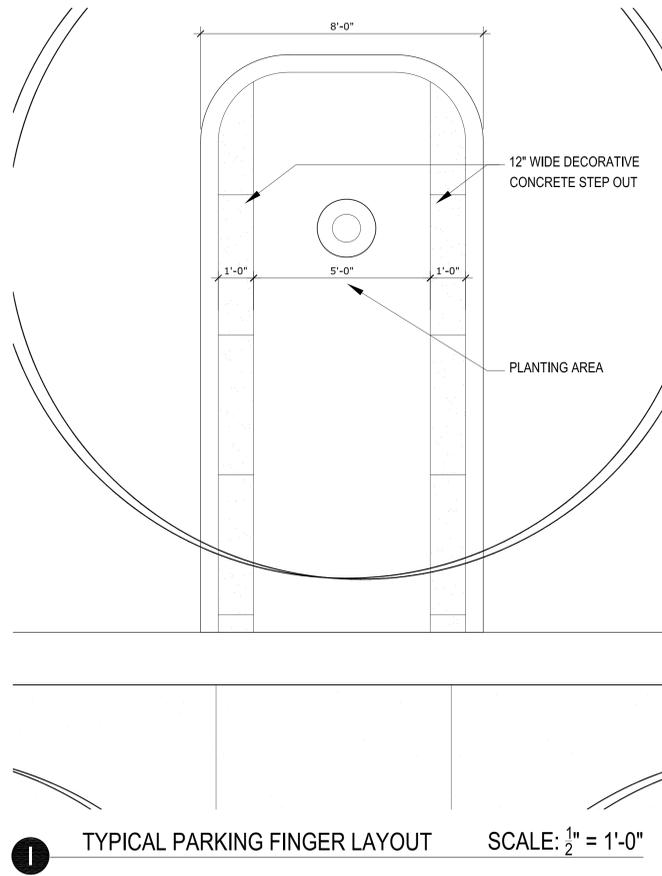
A LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT WILL BE FORMED TO PROVIDE CONTINUED LANDSCAPE MAINTENANCE FOR PARKWAY LANDSCAPING ON CASEY ROAD WALNUT CANYON ROAD R.O.W. AND THE SLOPE ADJACENT TO THE RETAINING WALL ALONG THE SOUTHERN PERIMETER OF THE PROPERTY INCLUDING THE SLOPES AT THE BASIN.

MOORPARK APARTMENTS
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CONCEPTUAL LANDSCAPE PLAN LI.0
 MOORPARK, CALIFORNIA
 DATE 01.17.2013

MJS Design Group
 Cannery Lofts
 507 30th Street
 Newport Beach, CA 92663
 (949) 675-9964





UNCOVERED PARKING STALLS	8
REQUIRED NUMBER OF TREES	2
PROVIDED NUMBER OF TREES	4

UNCOVERED PARKING STALLS	7
REQUIRED NUMBER OF TREES	2
PROVIDED NUMBER OF TREES	4

UNCOVERED PARKING STALLS	16
REQUIRED NUMBER OF TREES	4
PROVIDED NUMBER OF TREES	5

UNCOVERED PARKING STALLS	8
REQUIRED NUMBER OF TREES	2
PROVIDED NUMBER OF TREES	8

UNCOVERED PARKING STALLS	17
REQUIRED NUMBER OF TREES	5
PROVIDED NUMBER OF TREES	8

UNCOVERED PARKING STALLS	12
REQUIRED NUMBER OF TREES	3
PROVIDED NUMBER OF TREES	9

UNCOVERED PARKING STALLS	21
REQUIRED NUMBER OF TREES	5
PROVIDED NUMBER OF TREES	11

UNCOVERED PARKING STALLS	24
REQUIRED NUMBER OF TREES	6
PROVIDED NUMBER OF TREES	10

UNCOVERED PARKING STALLS	6
REQUIRED NUMBER OF TREES	2
PROVIDED NUMBER OF TREES	4

UNCOVERED PARKING STALLS	14
REQUIRED NUMBER OF TREES	4
PROVIDED NUMBER OF TREES	6

UNCOVERED PARKING STALLS	8
REQUIRED NUMBER OF TREES	2
PROVIDED NUMBER OF TREES	4

UNCOVERED PARKING STALLS	30
REQUIRED NUMBER OF TREES	8
PROVIDED NUMBER OF TREES	17

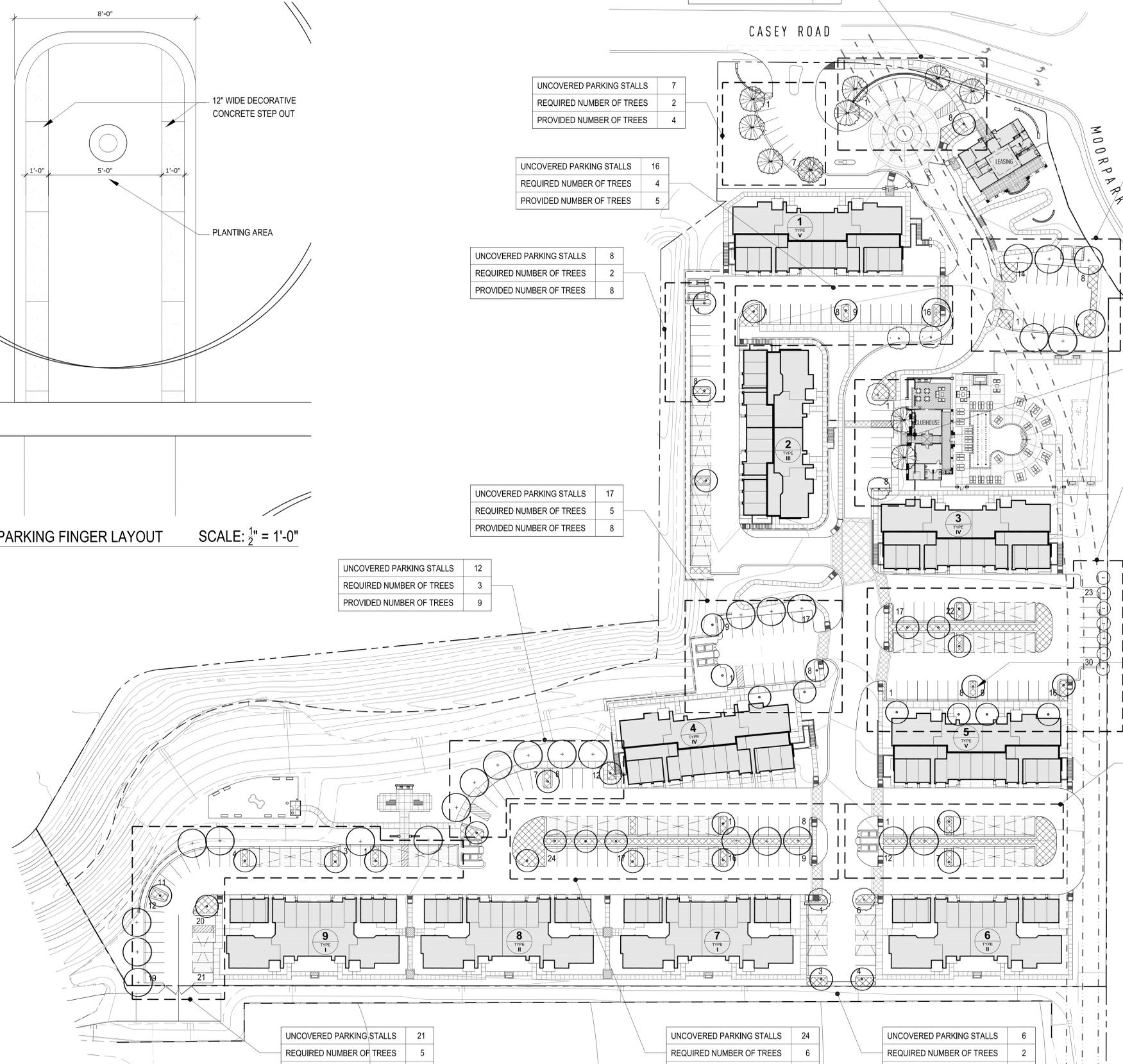
UNCOVERED PARKING STALLS	12
REQUIRED NUMBER OF TREES	3
PROVIDED NUMBER OF TREES	4

PARKING STALL TREES				
SHALL PROVIDE 50% SHADE COVER AT 1/3 MATURITY				
ACCENT TREES				
	CINNAMOMUM CAMPHORA	CAMPHOR	36" BOX	22' DIA.
EVERGREEN VERTICAL TREE ADJACENT TO EXISTING USES				
	TRISTANIA CONFERTA	BRISBANE BOX LOW BRANCHING	24" BOX	10' DIA.
STREET TREE at MAIN SPINE ROAD				
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	20' DIA.
PARKING FIELDS				
	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	20' DIA.
	ULMUS PARVIFOLIA 'TREE GREEN'	EVERGREEN ELM	24" BOX	25' DIA.

KEY:	
	CARPORT PER ARCHITECT

- NOTES:
- A MINIMUM OF (1) TREE PER (4) PARKING STALLS IS REQUIRED.
 - TREES INDICATED ON PLAN ARE INDICATED AT 1/3 MATURITY.
 - MINIMUM 50% SHADE COVERAGE AT PARKING STALLS REQUIRED

PARKING LOT LANDSCAPING:			
		PARKING STALL AREA: 47,470 S.F.	
		LANDSCAPE AREA	
		REQUIRED 10%	PROVIDED
		4,768 S.F.	9,901 S.F.

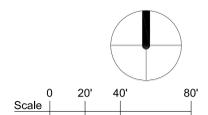


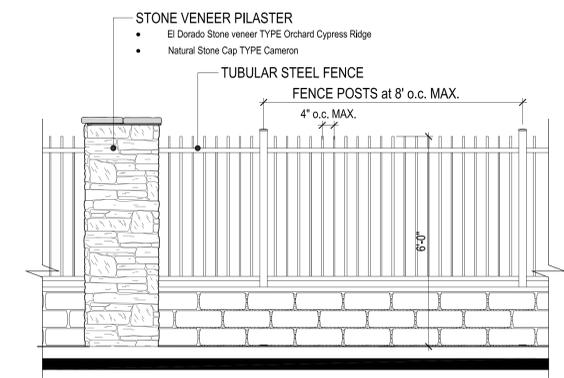
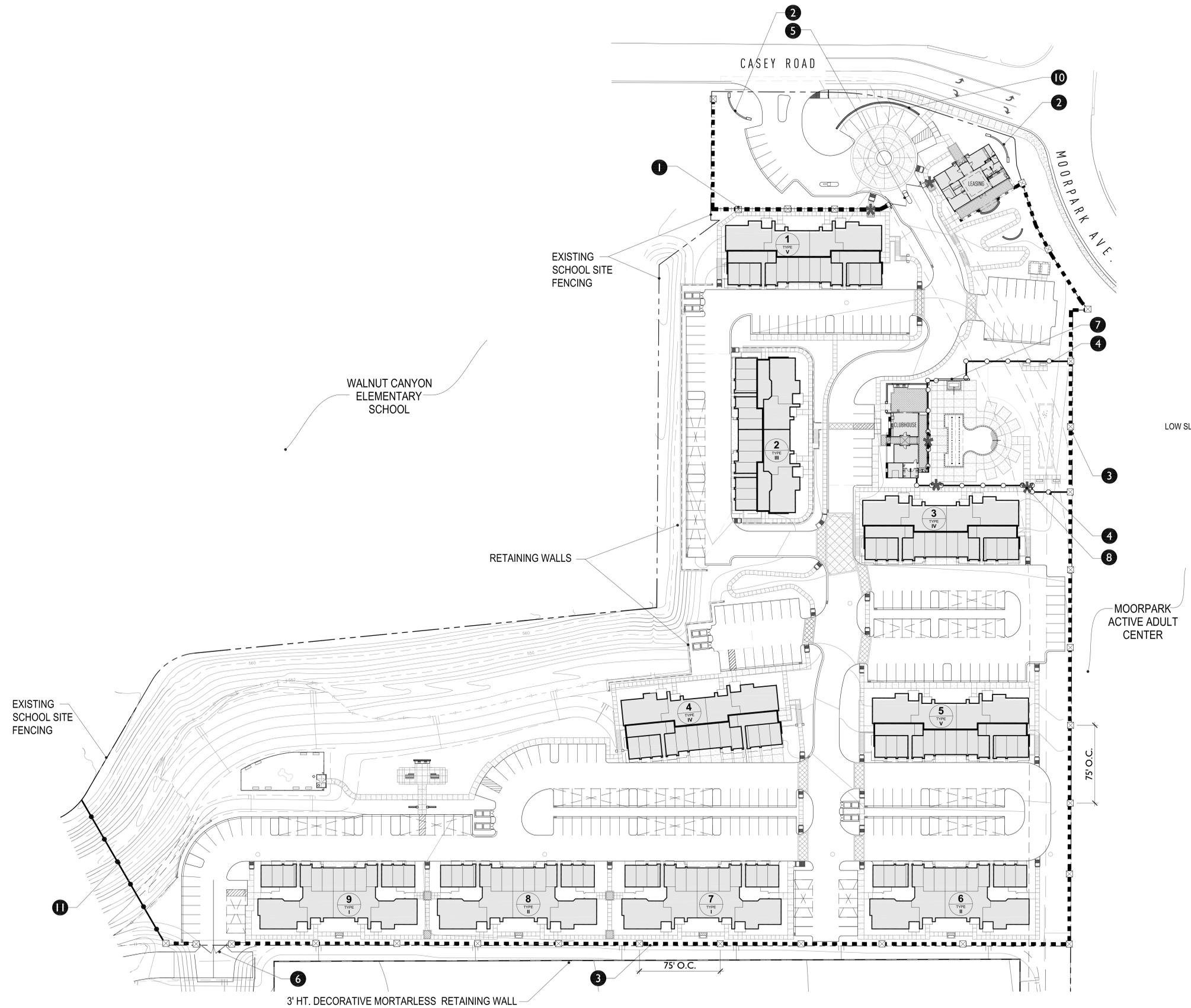
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PARKING STALL SHADE COVERAGE EXHIBIT 1.1

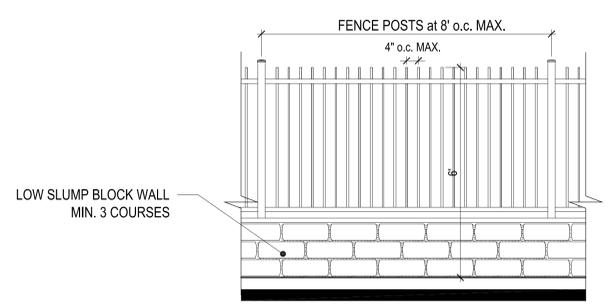
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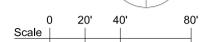


1 TUBE STEEL FENCE on LOW SLUMPBLOCK WALL with STONE VENEER PILASTER & STONE CAP ELEVATION SCALE: 1/2" = 1'-0"



2 TUBE STEEL FENCE on LOW SLUMPBLOCK WALL ELEVATION SCALE: 1/2" = 1'-0"

WALL and FENCE KEY:	
1	6' HT TUBULAR STEEL FENCE with STONE VENEER PILASTERS as SHOWN (SEE ELEVATION 1 THIS SHEET)
2	PROJECT SIGN WALL (2 TOTAL)
3	TUBE STEEL FENCE on LOW SLUMPBLOCK WALL (SEE ELEVATION 2 THIS SHEET)
4	5'-6" HT. TUBULAR STEEL POOL ENCLOSURE
5	TUBULAR STEEL VEHICULAR ENTRY ACCESS GATE W/ KNOX BOX
6	6' HT. TUBULAR STEEL EMERGENCY VEHICULAR ACCESS GATE W/ KNOX BOX
7	5'-6" HT. SPA WALL
8	6' HT TUBULAR STEEL PEDESTRIAN GATE
9	MAINTENANCE ACCESS GATE
10	3' HT. LOW SCREEN WALL AT LEASING OFFICE PARKING
11	6' HT. TUBULAR STEEL FENCE ON SLOPE



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CONCEPTUAL FENCE AND WALL PLAN L1.2
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GENERAL SITE LIGHTING NOTES

- 1 ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY.
- 2 CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- 3 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 4 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMIT REQUIREMENTS AND STATE AND HEALTH SAFETY REQUIREMENTS.
- 5 ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS.

LIGHTING CONCEPT

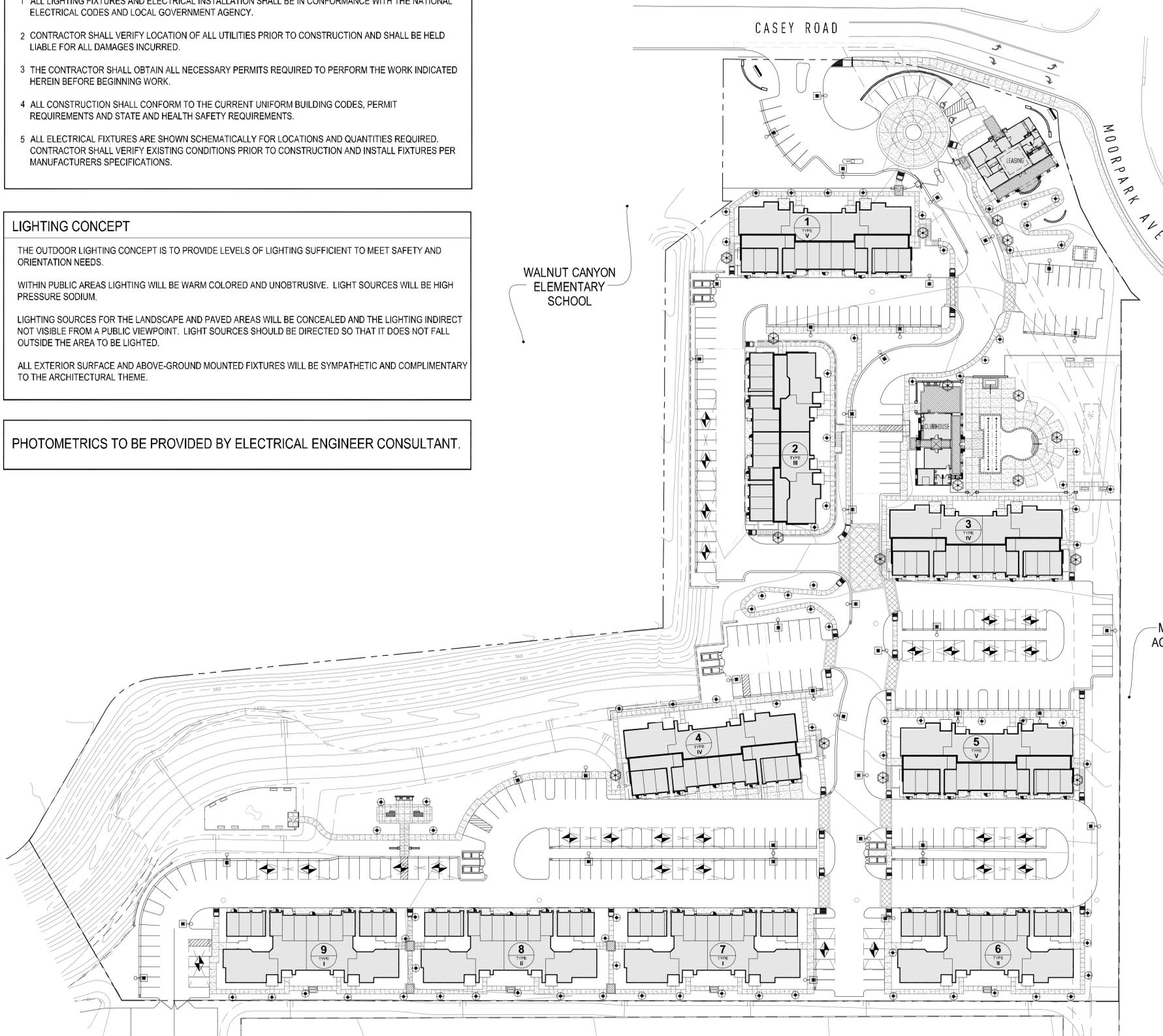
THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTUSIVE. LIGHT SOURCES WILL BE HIGH PRESSURE SODIUM.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS TO BE PROVIDED BY ELECTRICAL ENGINEER CONSULTANT.



■ - 14' POLE LIGHT AT VEHICULAR DRIVES/ PARKING AREAS



⊕ - 42" HT. BOLLARD LIGHT AT PEDESTRIAN PATHWAYS

LANDSCAPE LIGHTING LEGEND:

SYMBOL	TYPE / TECHNIQUE:	LOCATION	FINISH
⊕	42" HT BOLLARD	PEDESTRIAN WALKWAYS, DINING TERRACE	BRONZE
■	14' POLE LIGHT ON 24" CONCRETE BASE	VEHICULAR DRIVES/ PARKING FIELDS	BRONZE
⊗	10' POLE LIGHT ON 24" CONCRETE BASE	POOL DECK AREA/ STEPS	BRONZE
▲	WALL SCONCE	WALL MOUNTED TO BUILDING PER ARCHITECT	BRONZE
▬	MONUMENT SIGN UPLIGHT	SIGN WALL at ENTRANCE	BRONZE
↔	CEILING MOUNTED LIGHT AT CARPORT	BY CARPORT CONTRACTOR	

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CONCEPTUAL LIGHTING PLAN LI.3

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