

LEGEND:

- EXISTING PROPERTY LINE (DEDICATION)
- PROPERTY LINE
- SETBACK
- FENCE/WALL - SEE LANDSCAPE
- PRIVATE DRIVEWAY AND FIRE LANE: MINIMUM UNOBSTRUCTED WIDTH OF 30', EXCLUSIVE OF SHOULDERS, AND AN UNOBSTRUCTED VERTICAL CLEARANCE NOT LESS THAN 13'-6"

SITE LIGHTING SCHEDULE
SEE ELECTRICAL DRAWINGS, SHEET E400

Symbol

- 40" LED BOLLARD MOUNTED SITE LIGHT FIXTURE
- 10' LED POLE MOUNTED SITE LIGHT FIXTURE
- 10' LED POLE MOUNTED SITE LIGHT FIXTURE

SITE PLAN NOTES:

- SEE CIVIL DRAWINGS FOR SITE UTILITIES AND OFF SITE IMPROVEMENTS
- SEE LANDSCAPE DRAWINGS FOR SITE LANDSCAPE PLANTERS, AMENITIES & FURNISHINGS
- SEE ELECTRICAL E400 FOR SITE LIGHTING, SEE ELEVATIONS FOR BUILDING LIGHTING
- SIGNAGE TO BE A DEFERRED SUBMITTAL AND SHALL COMPLY WITH FIRE DISTRICT ADDRESSING STANDARDS AND SIGNAGE REQUIREMENTS.
- GATE AND GATE CONTROL
- ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

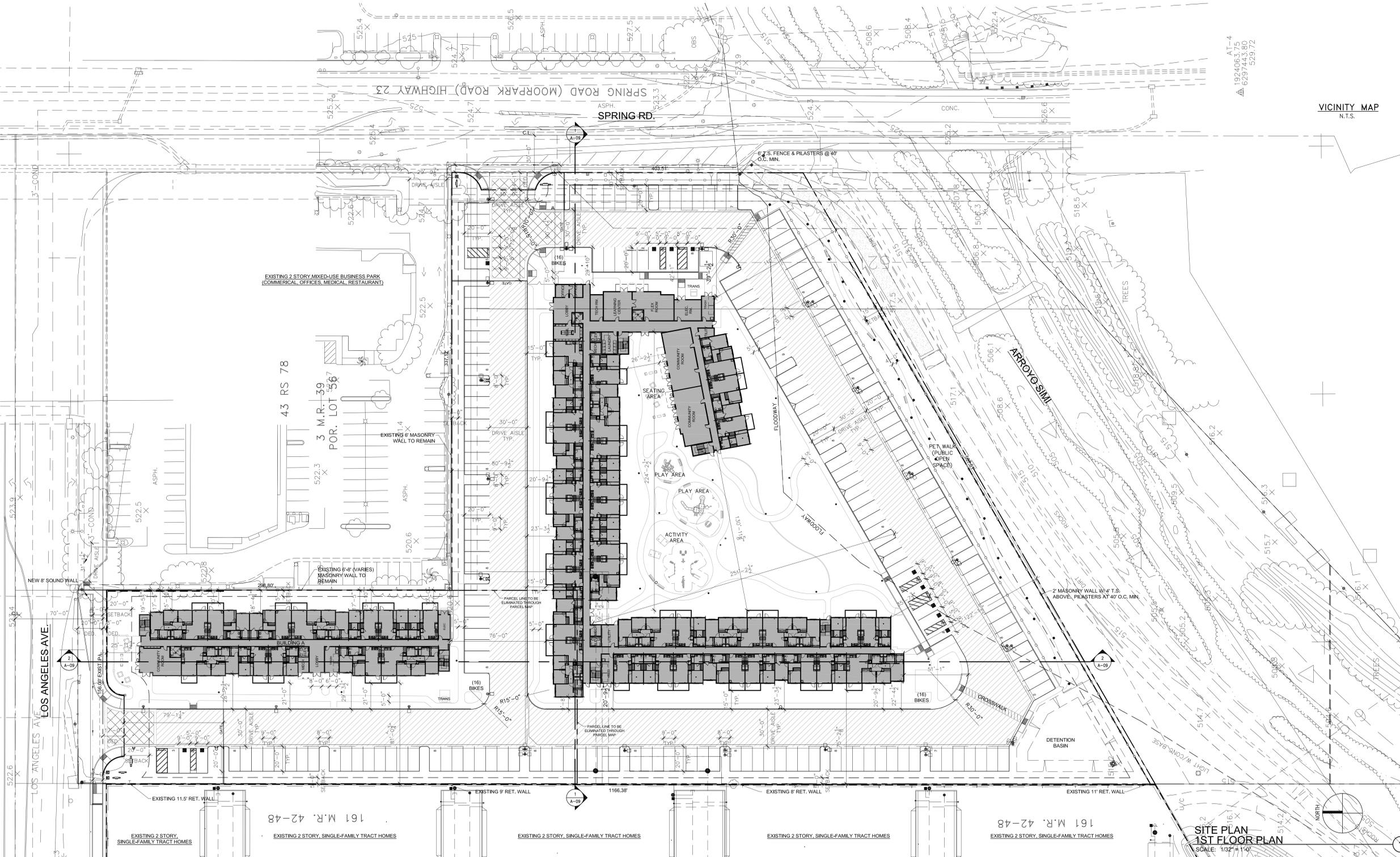
PROJECT SUMMARY:

EXISTING USES:
-4875 SPRING RD. - APN: 506-0-020-640 - RV STORAGE WITH TWO BUILDINGS AND APPROXIMATELY 200 PARKING SPACES
-384 E. LOS ANGELES - APN: 506-0-020-570 - SEVEN VACANT BUILDINGS

SITE AREA:
GROSS: 254,145 SF (5.83 ACRES)
NET: 250,034 SF (5.74 ACRES)

UNIT SUMMARY:

BUILDING A:	
15 - 1 BR UNITS	571 SF
11 - 2 BR UNITS	776 SF
12 - 3 BR UNITS	1,079 SF
38 TOTAL UNITS	
BUILDING B:	
53 - 1 BR UNITS	571 SF
28 - 2 BR UNITS	776 SF
25 - 3 BR UNITS	1,079 SF
112 TOTAL UNITS	



TOTAL
74 - 1 BR UNITS
39 - 2 BR UNITS
37 - 3 BR UNITS
150 TOTAL UNITS

DENSITY ALLOWED:
ZONING - R-3
5.74 ACRES X 32 U/A = 183.68 (184 UNITS)
80% DENSITY BONUS = 332 UNITS

PROVIDED:
150 UNITS / 5.74 ACRES = 26.1 UNITS / ACRE

LOT COVERAGE:
BUILDING COVERAGE: 53,000 SF - 21.2%
HARDSCAPE AREA: 118,622 SF - 47.4%
LANDSCAPE AREA: 78,412 SF - 31.4%

ON-SITE RECREATIONAL & RESIDENT AMENITIES:

REQUIRED:
150 UNITS X 100SF = 15,000 SF

PROVIDED:

OUTDOOR COMMUNITY AREA:
RECREATIONAL TURF = 4,537 SF
2-5 PLAY AREA = 477 SF
5-12 PLAY AREA = 1,307 SF
FITNESS/ACTIVITY AREA = 2,445 SF
SEATING AREA A = 808 SF
SEATING AREA B = 1,633 SF
TOTAL = 11,207 SF

INTERIOR COMMUNITY AREA:
COMMUNITY ROOM A = 701 SF
COMMUNITY ROOM B = 1,087 SF
COMMUNITY ROOM B2 = 1,150 SF
TECH ROOM = 232 SF
LEARNING CENTER = 552 SF
FLEX ROOM = 696 SF
TOTAL = 4,418 SF

OVERALL TOTAL = 15,625 SF

PUBLIC AMENITY SPACE:
REQUIRED: = 10,000 SF
PROVIDED:
DOG WALK = 10,494 SF

PRIVATE OPEN AREA PROVIDED:
UNIT BALCONIES @ 50 SF
150 UNITS X 50 SF BALCONY = 7,500 SF

BUILDING AREA:

BUILDING A:
1ST FLOOR = 14,000 SF
2ND FLOOR = 14,000 SF
3RD FLOOR = 14,000 SF
TOTAL BUILDING AREA = 42,000 SF

BUILDING B:
1ST FLOOR = 39,000 SF
2ND FLOOR = 39,000 SF
3RD FLOOR = 39,000 SF
TOTAL BUILDING AREA = 117,000 SF

FLOOR AREA RATIO:
BUILDING AREA 159,000 SF /
SITE AREA 250,034 SF =
F.A.R. = .64:1

PARKING AREA LANDSCAPE COVERAGE:

PARKING AREA:
201 - 9x20 STALLS = 36,180 SF
REQUIRED: = 3,618 SF / 10%
PROVIDED: = 4,219 SF
*SEE LANDSCAPE DRAWINGS

PARKING:
74 - 1 BR UNITS @ 1.75 SPACES / UNIT = 130 SPACES
39 - 2 BR UNITS @ 2 SPACES / UNIT = 78 SPACES
37 - 3 BR UNITS @ 2 SPACES / UNIT = 74 SPACES
76 - GUEST @ 5/UNIT = 38 SPACES
TOTAL SPACES REQUIRED = 320 SPACES

DENSITY BONUS PARKING REDUCTION:
74 - 1 BR UNITS @ 1 SPACES / UNIT = 74 SPACES
39 - 2 BR UNITS @ 1.5 SPACES / UNIT = 59 SPACES
37 - 3 BR UNITS @ 1.5 SPACES / UNIT = 56 SPACES
TOTAL SPACES REQUIRED = 189 SPACES

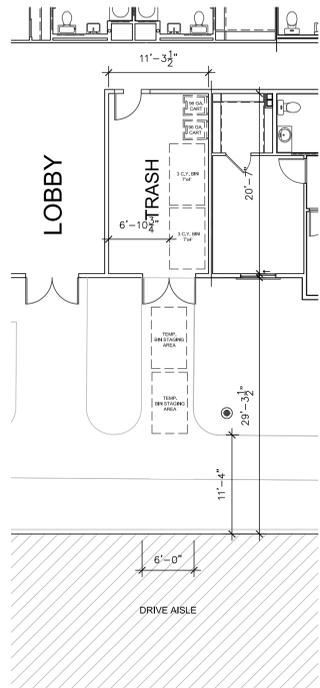
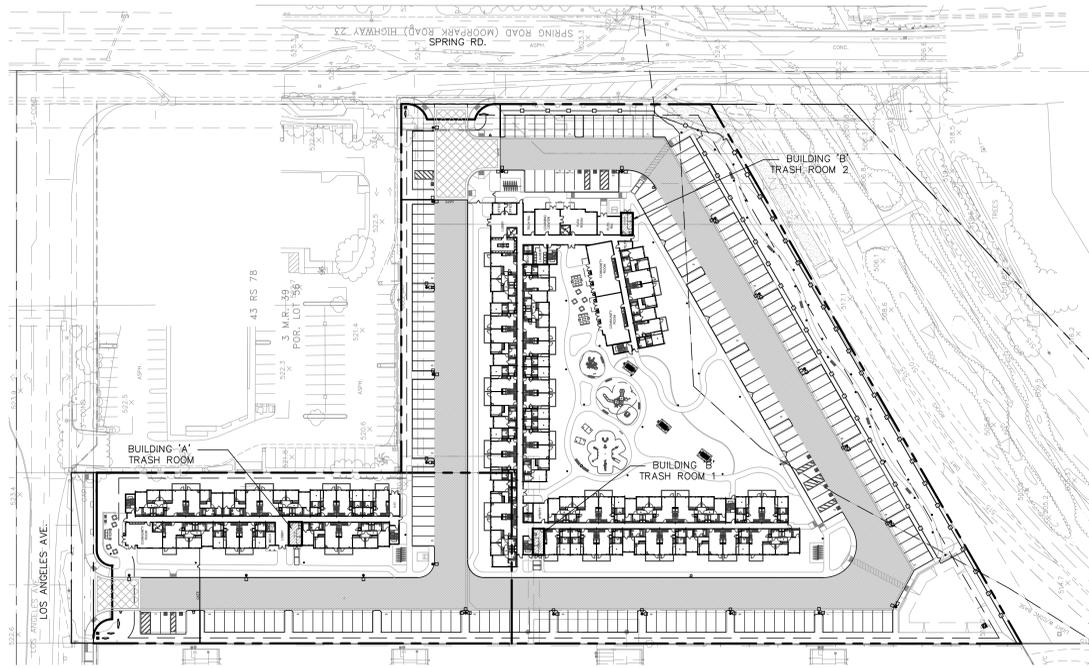
PROVIDED:
1ST ACCESS SPACES PROVIDED = 184 SPACES
ACCESSIBLE SPACES PROVIDED = 11 SPACES
GUEST SPACES = 8 SPACES
TOTAL SPACES PROVIDED = 203 SPACES

BICYCLE PARKING PROVIDED: 48 SPACES

WAIVERS/CONCESSIONS: HEIGHT, PRIVATE STORAGE

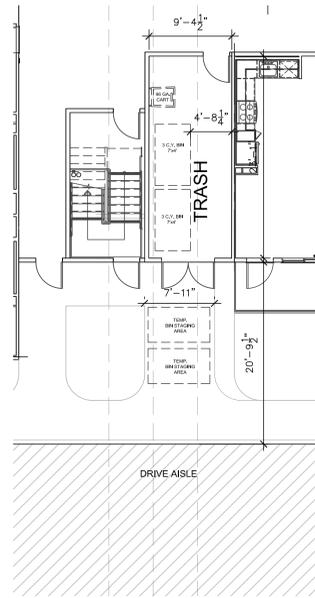
AREA
The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and they shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

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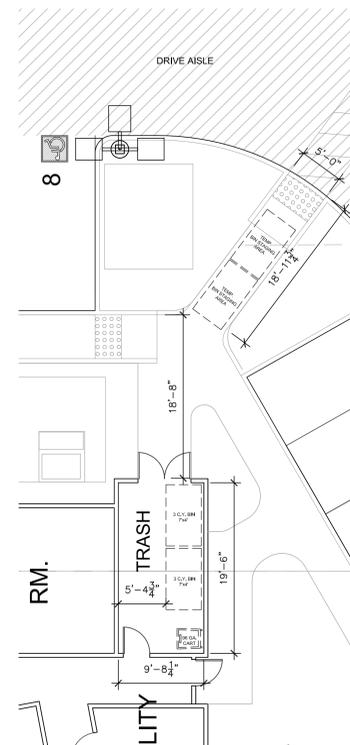
**BUILDING A
TRASH ROOM DIAGRAM**
SCALE: 1/32" = 1'-0"

①



**BUILDING B
TRASH ROOM DIAGRAM 1**
SCALE: 1/32" = 1'-0"

②



**BUILDING B
TRASH ROOM DIAGRAM 2**
SCALE: 1/32" = 1'-0"

③

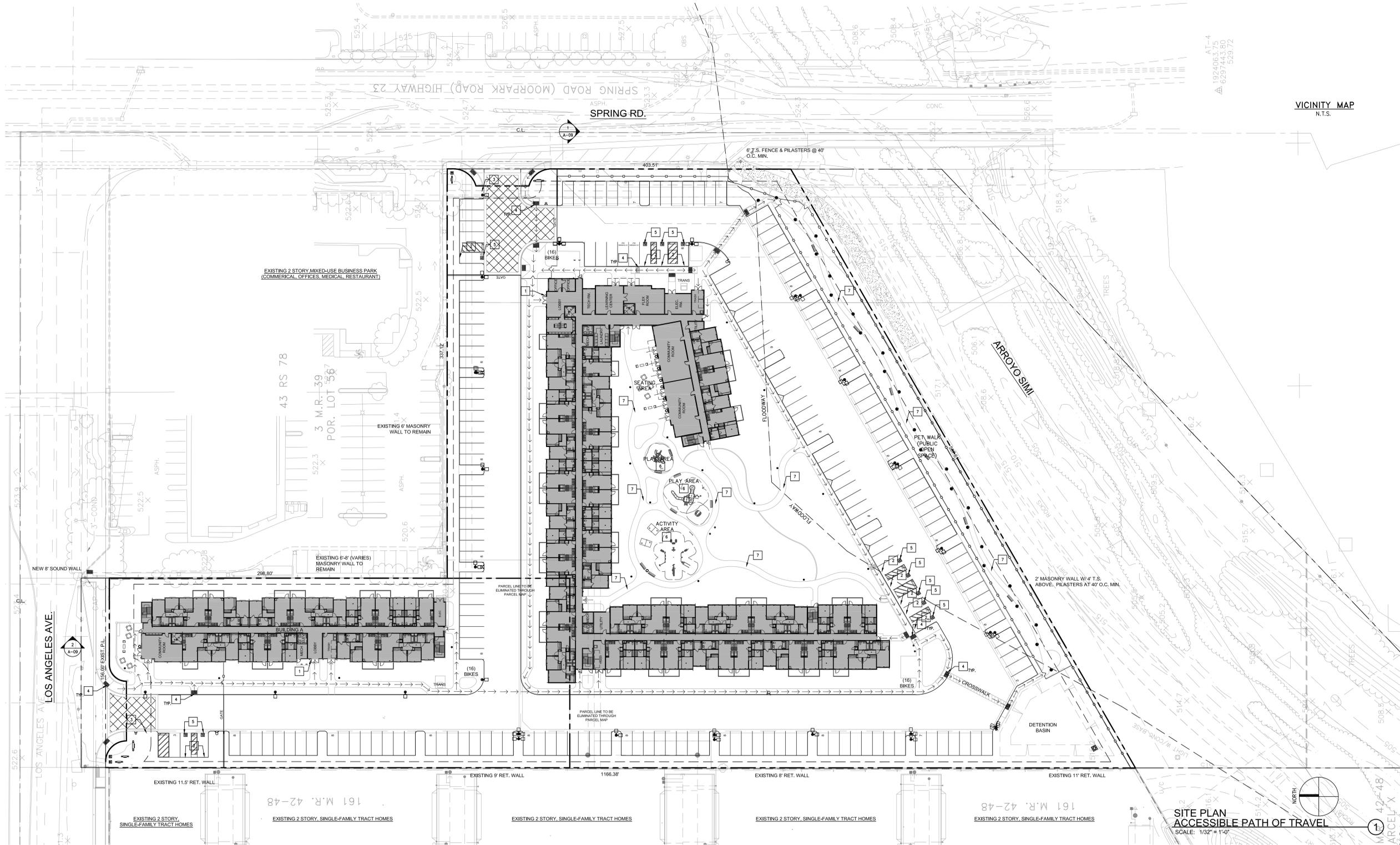


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- KEY NOTES:**
- INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE WITH DIRECTIONAL ARROW AT ENTRANCES TO BUILDING/ RESIDENTIAL UNIT.
 - ACCESSIBLE PARKING SPACE SIGNAGE
 - ACCESSIBLE NOTICE AT PARKING ENTRY SIGNAGE
 - DETECTABLE WARNING
 - ACCESSIBLE PARKING SPACE
 - PLAY AREA WITH PLAY RUBBER SURFACING (2% MAX SLOPE)
 - WALKING SURFACE (MAX 5% SLOPE; 2% MAX CROSS SLOPE)

LEGEND:
 ACCESSIBLE ROUTE

- SITE PLAN NOTES:**
- SEE CIVIL DRAWINGS FOR SITE UTILITIES AND OFF SITE IMPROVEMENTS
 - SEE LANDSCAPE DRAWINGS FOR SITE LANDSCAPE PLANTERS, AMENITIES & FURNISHINGS
 - SEE ELECTRICAL E400 FOR SITE LIGHTING, SEE ELEVATIONS FOR BUILDING LIGHTING
 - SIGNAGE TO BE A DEFERRED SUBMITTAL AND SHALL COMPLY WITH FIRE DISTRICT ADDRESSING STANDARDS AND SIGNAGE REQUIREMENTS.
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VICINITY MAP
N.T.S.



AT-4
 192406.5715
 6297443.80
 529.72

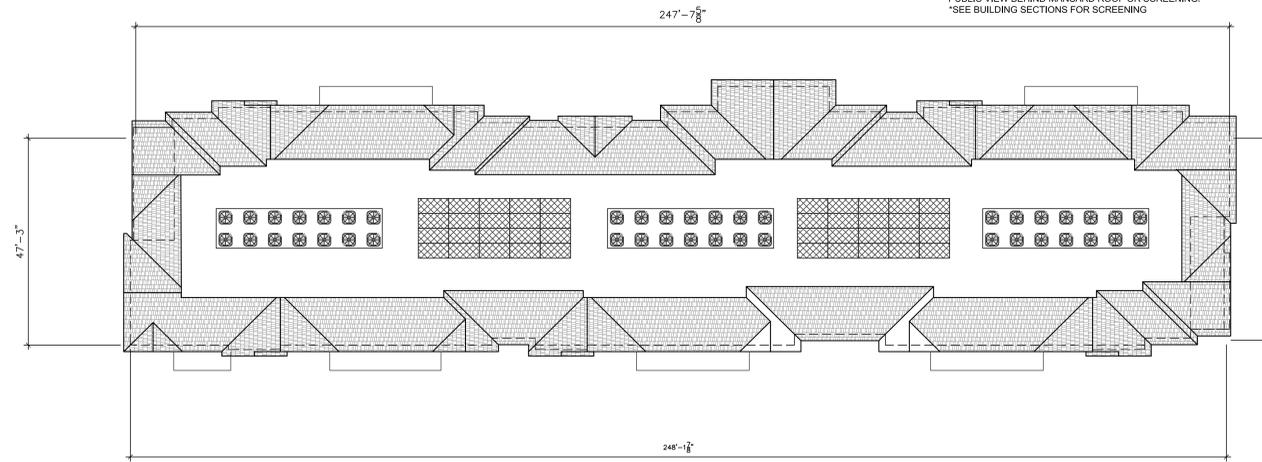
SITE PLAN
ACCESSIBLE PATH OF TRAVEL
 SCALE: 1/32" = 1'-0"

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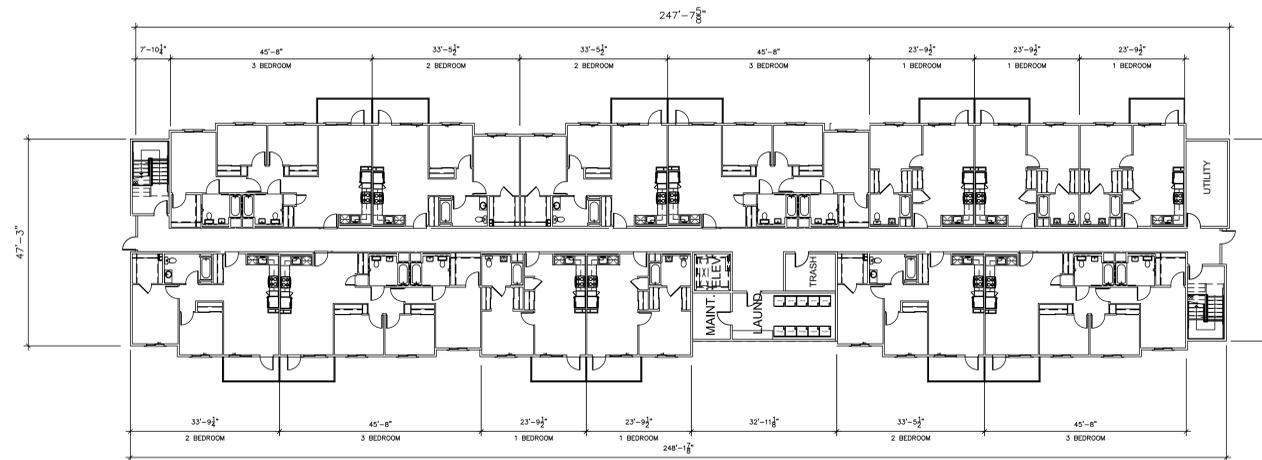
P:\2022\MOORPARK - ALLIANT\CAD\DWG_SHEETS\SCHEMATIC\SITE ACCESSIBILITY.DWG 6/12/2025 11:14 AM

ROOF GENERAL NOTES:
 -PROPOSED SCHEMATIC SOLAR ZONE.
 TO BE SUBMITTED & APPROVED UNDER SEPARATE
 PERMIT DURING PLAN CHECK

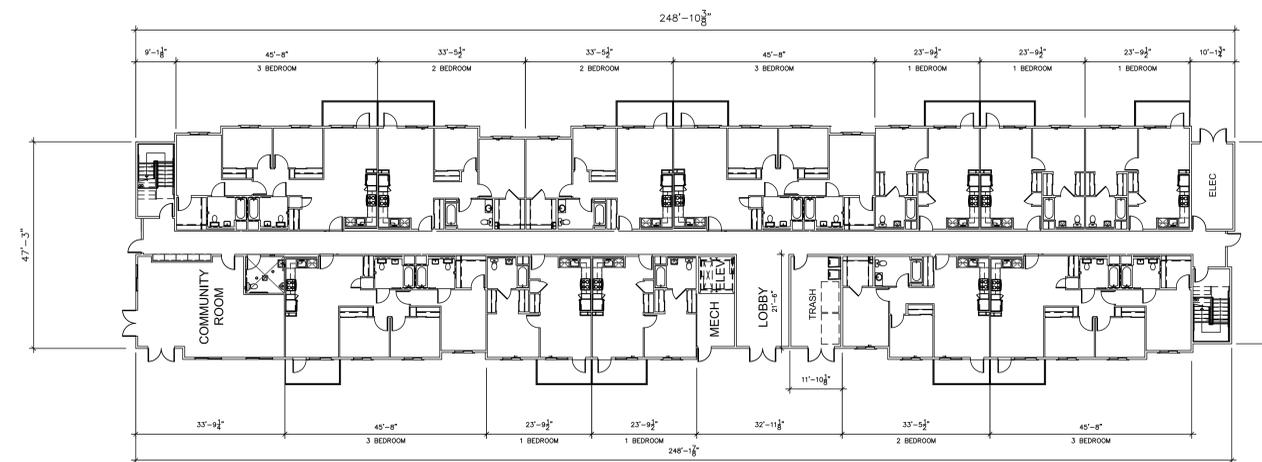
-ROOF MOUNTED EQUIPMENT SHALL BE HIDDEN FROM
 PUBLIC VIEW BEHIND MANSARD ROOF OR SCREENING.
 *SEE BUILDING SECTIONS FOR SCREENING



**BUILDING A
 SCHEMATIC ROOF PLAN**
 SCALE: 1/16" = 1'-0" ③



**BUILDING A
 2nd & 3rd FLOOR PLAN**
 SCALE: 1/16" = 1'-0" ②

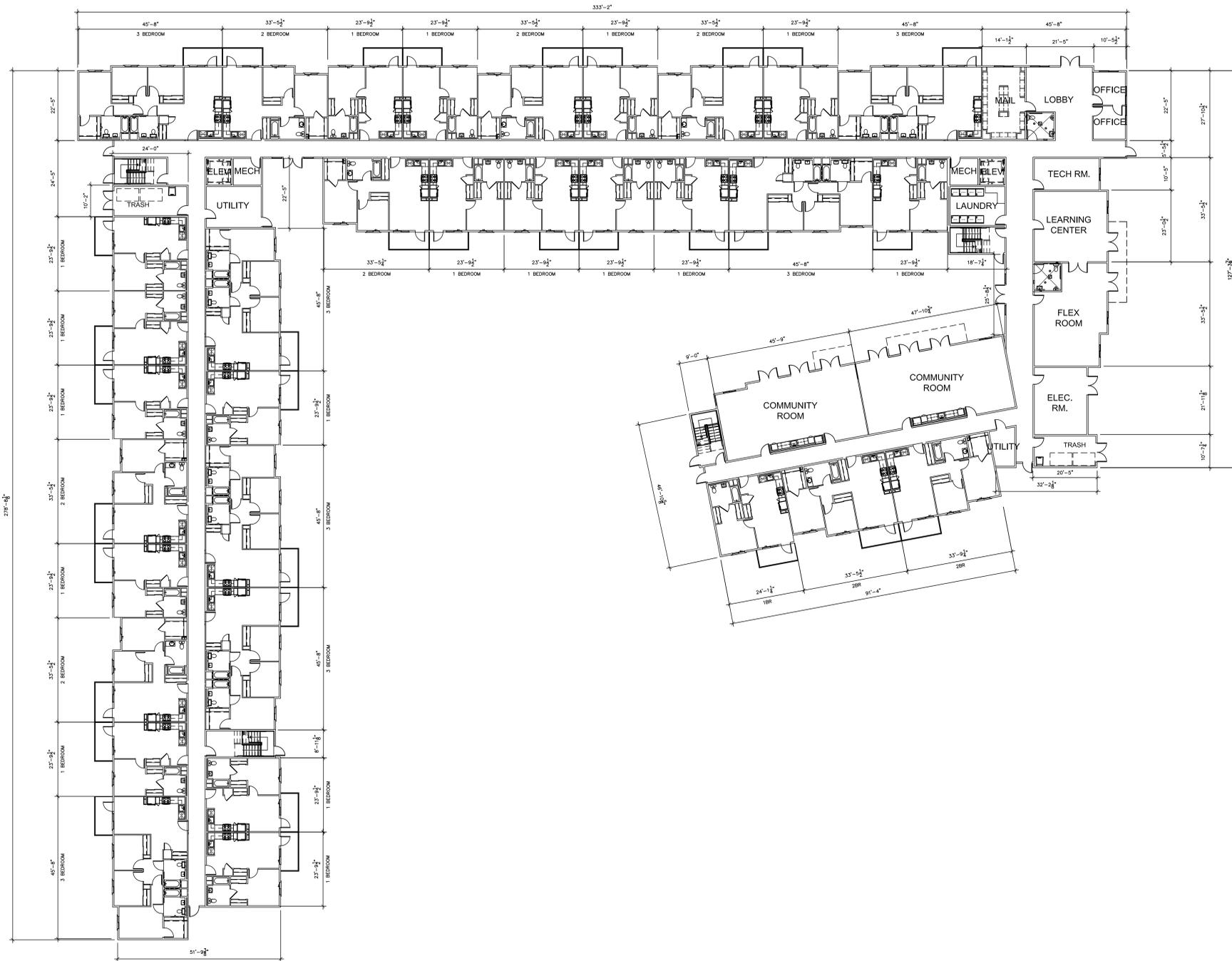


**BUILDING A
 1ST FLOOR PLAN**
 SCALE: 1/16" = 1'-0" ①



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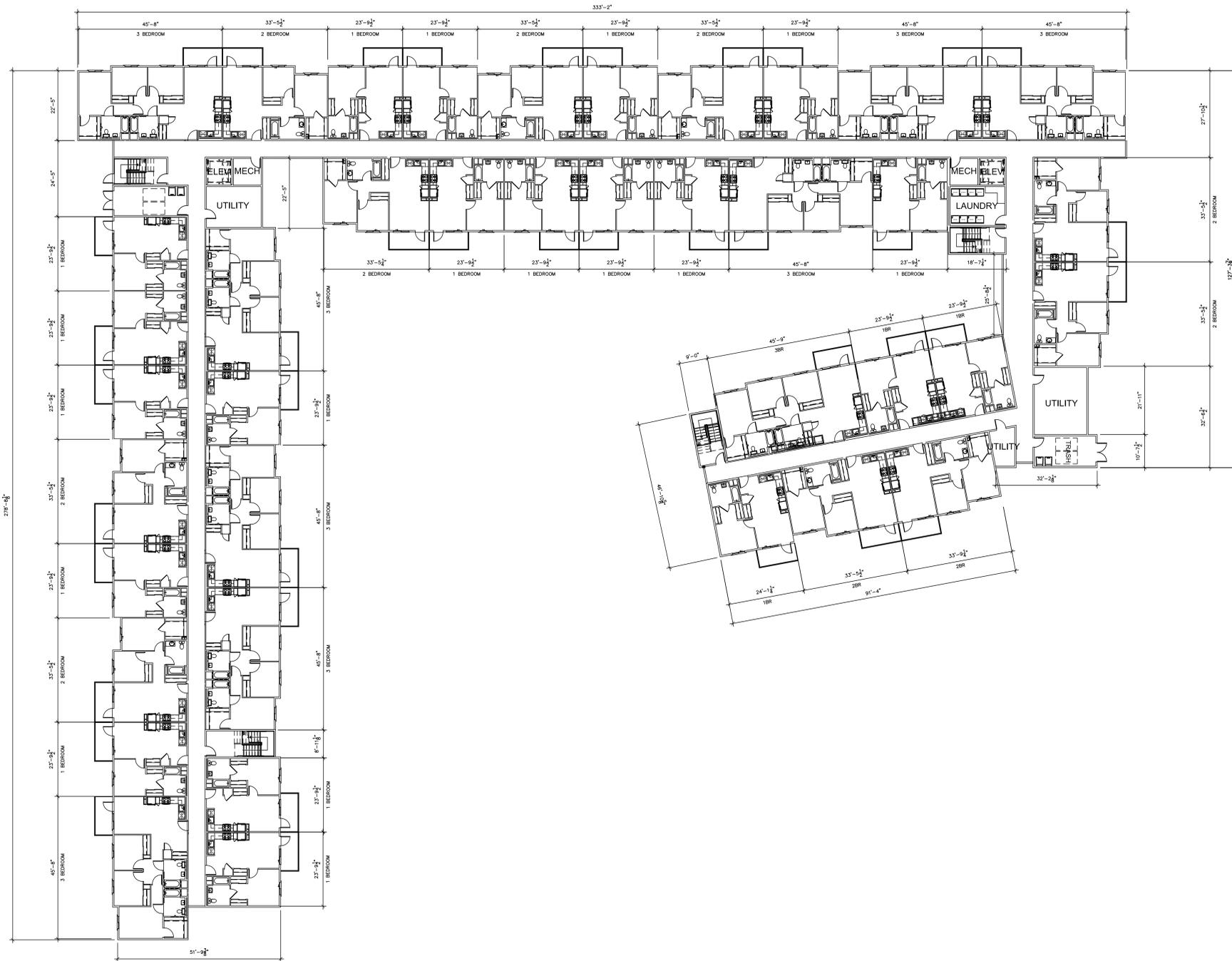


1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

1

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2nd & 3rd FLOOR PLAN

SCALE: 1/16" = 1'-0"

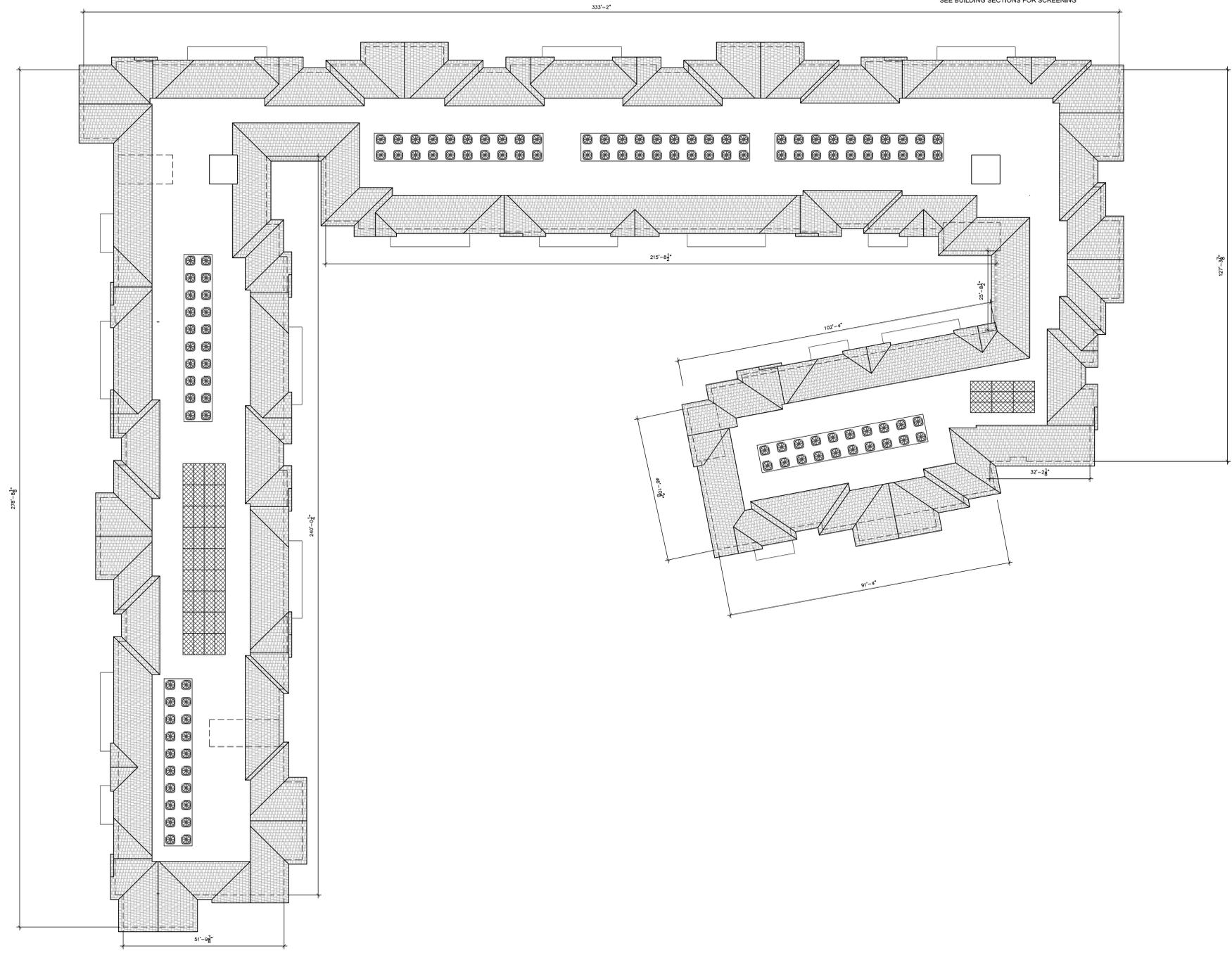
1

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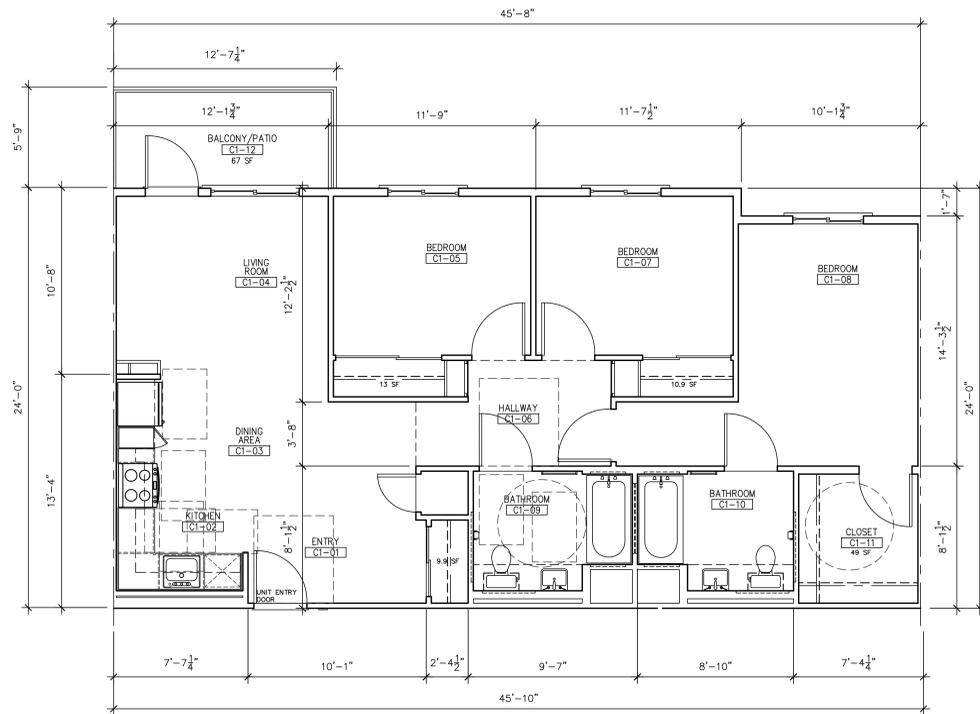
ROOF GENERAL NOTES:
 -PROPOSED SCHEMATIC SOLAR ZONE TO BE SUBMITTED & APPROVED UNDER SEPARATE PERMIT DURING PLAN CHECK
 -ROOF MOUNTED EQUIPMENT SHALL BE HIDDEN FROM PUBLIC VIEW BEHIND MANSARD ROOF OR SCREENING
 *SEE BUILDING SECTIONS FOR SCREENING



SCHEMATIC ROOF PLAN
 SCALE: 1/16" = 1'-0"

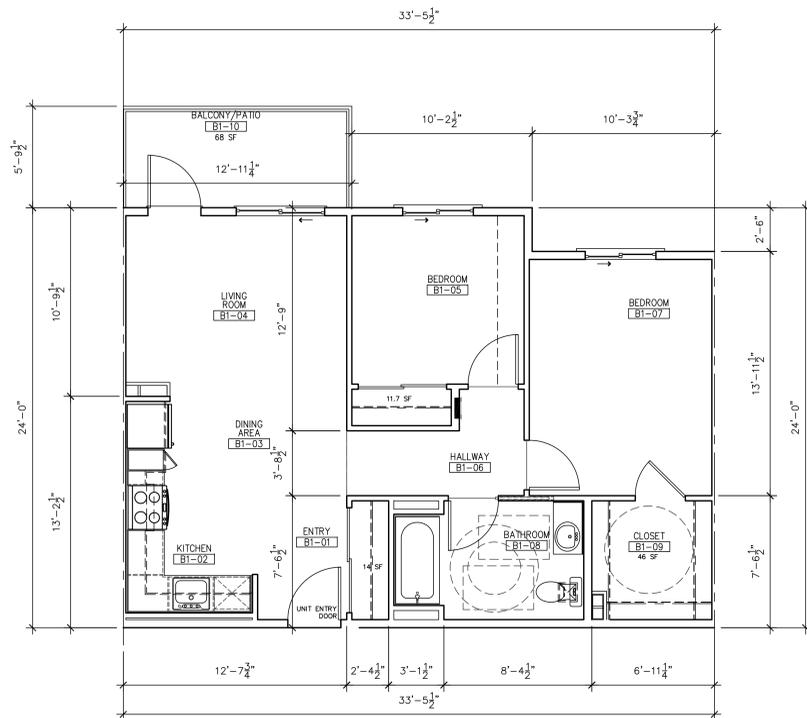
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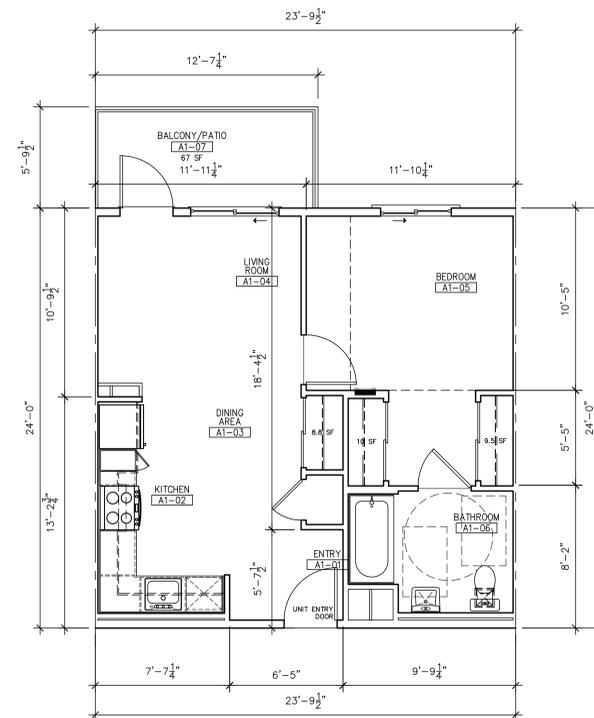
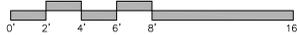
TYP. 3 BEDROOM UNIT
AREA: 1,079 SF

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



TYP. 2 BEDROOM UNIT
AREA: 778 SF

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



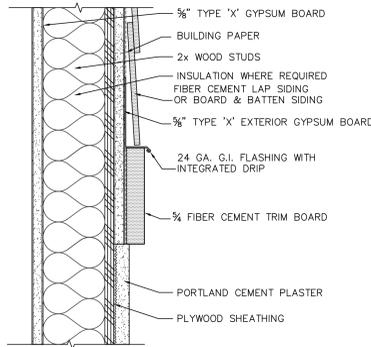
TYP. 1 BEDROOM UNIT
AREA: 575 SF

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

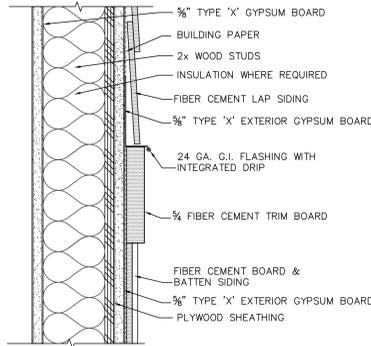


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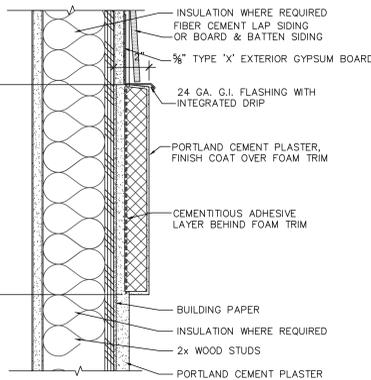
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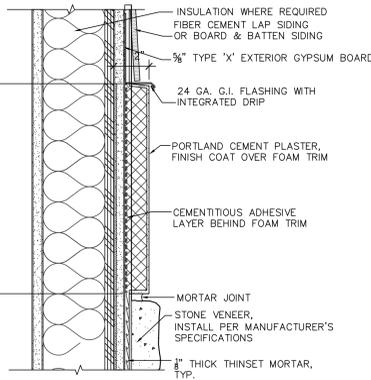
SIDING / PLASTER TRANSITION
SCALE: 3"=1'-0"



LAP SIDING / BOARD & BATTEN SIDING TRANSITION
SCALE: 3"=1'-0"



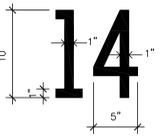
SIDING / PLASTER TRANSITION
SCALE: 3"=1'-0"



SIDING / STONE VENEER TRANSITION
SCALE: 3"=1'-0"

GENERAL REQUIREMENTS:
 * PERSONS HAVING OWNERSHIP OR CUSTODY OF BUILDINGS ARE RESPONSIBLE FOR POSTING ADDRESS NUMBERS.
 * THE DESIGN, STYLE, AND SHAPE OF ADDRESS NUMBERS MUST RENDER THEM EASILY READABLE FROM THE STREET. NUMBERS MUST CONTRAST WITH BACKGROUND.
 * IN CASES WHERE CONDITIONS (SHADOWS, OVERGROWN VEGETATION, BUILDING LOCATION, ETC.) ADVERSELY AFFECT THE LEGIBILITY OF NUMBERS, THE DEPARTMENT HAS THE AUTHORITY TO PRESCRIBE LARGER NUMBERS.
 * ADDRESSES MAY BE REQUIRED TO BE POSTED ADJACENT TO DRIVEWAYS, ALLEYS, WALKWAYS, OR OTHER ACCESS WAYS.

SPECIFIC REQUIREMENTS:
 * THE WIDTH OF ANY FIGURE MUST BE 1 ITS HEIGHT.
 FOR EXAMPLE:
 A NUMERAL THAT IS 10 INCHES TALL WILL BE 5 INCHES WIDE.
 * THE WIDTH OR STROKE OF ANY PORTION OF A NUMERAL OR LETTER MUST BE 1/10 OF ITS HEIGHT.
 FOR EXAMPLE:
 ANY PORTION OF A 10 INCH TALL FIGURE MUST BE 1 INCH WIDE.



ALL STREET ADDRESS NUMBERS SHALL COMPLY WITH THE VENTURA COUNTY FIRE DEPARTMENT

STREET ADDRESS LETTERING GUIDELINE
SCALE: 3"=1'-0"



BUILDING A NORTH ELEVATION LOS ANGELES RD.
SCALE: 3/32"=1'-0"



BUILDING A SOUTH ELEVATION
SCALE: 3/32"=1'-0"



BUILDING A EAST ELEVATION
SCALE: 3/32"=1'-0"



BUILDING A WEST ELEVATION
SCALE: 3/32"=1'-0"

NOTE: SUN AND SHADOWS HAVE BEEN ADDED TO THE ELEVATIONS TO HELP SHOW DEPTH. REFERENCE COLOR BOARD FOR FINISHES

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BUILDING B NORTH ELEVATION

SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



BUILDING B SOUTH ELEVATION

SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



BUILDING B EAST ELEVATION

SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



BUILDING B WEST ELEVATION

SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'

NOTE: SUN AND SHADOWS HAVE BEEN ADDED TO THE ELEVATIONS TO HELP SHOW DEPTH. REFERENCE COLOR BOARD FOR FINISHES

P:\2022\MOORPARK-ALLIANT\01_CAD\00_SHEETS\SCHEMATIC\04\9 EXTERIOR ELEVATIONS.DWG 3/4/2025 12:08 PM



**BUILDING B- COURTYARD
NORTH ELEVATION**

SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



**BUILDING B- COURTYARD
SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'

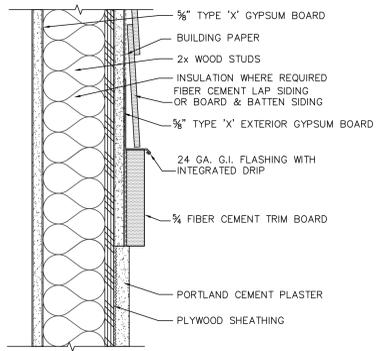


**BUILDING B- COURTYARD
WEST ELEVATION**

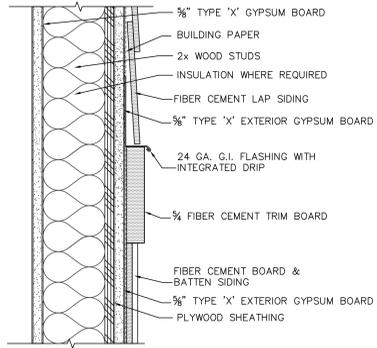
SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'

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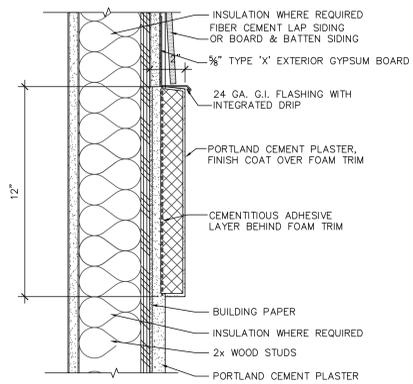
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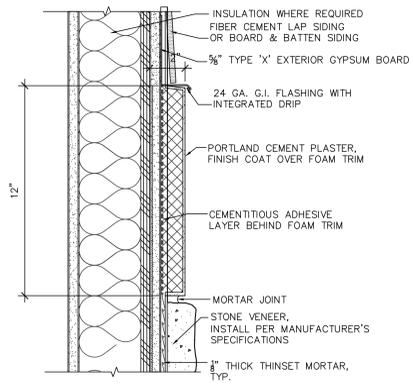
SIDING / PLASTER TRANSITION ④
SCALE: 3"=1'-0"



LAP SIDING / BOARD & BATTEN SIDING TRANSITION ③
SCALE: 3"=1'-0"



SIDING / PLASTER TRANSITION ②
SCALE: 3"=1'-0"



SIDING / STONE VENEER TRANSITION ①
SCALE: 3"=1'-0"



ENLARGED ELEVATION TYPICAL SIDING TRANSITION DETAILS ①
SCALE: 1/4" = 1'-0"

NOTE: SUN AND SHADOWS HAVE BEEN ADDED TO THE ELEVATIONS TO HELP SHOW DEPTH. REFERENCE COLOR BOARD FOR FINISHES

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BUILDING A PERSPECTIVE
VIEW FROM LOS ANGELES AVE.

①

SCALE: N.T.S.



BUILDING B PERSPECTIVE
VIEW FROM SPRING RD.

②

SCALE: N.T.S.

MOORPARK APARTMENTS

ALLIANT STRATEGIC DEVELOPMENT

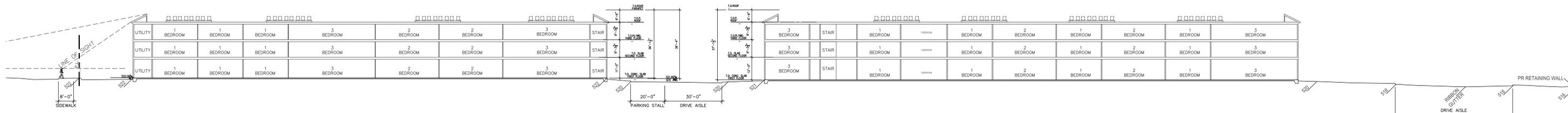
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Project: 4875 Spring Rd., 384 E. Los Angeles
Moorpark, CA

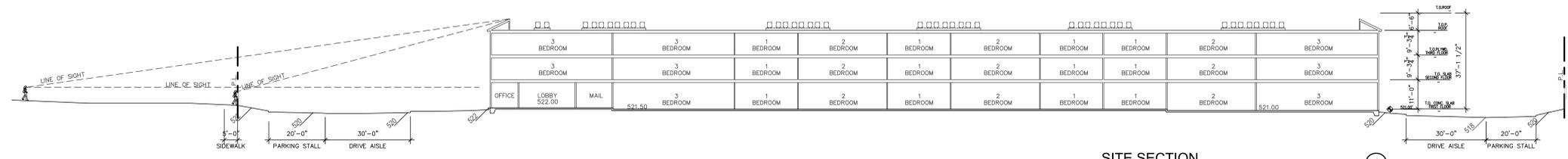
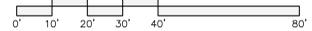
Developer: 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

Date

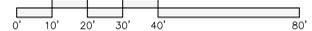
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SITE SECTION
SCALE: 1" = 20'-0"
②



SITE SECTION
SCALE: 1" = 20'-0"
①



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PROJECT DEMO SUMMARY:

ENTIRE SITE TO BE CLEARED FOR PREPARATION OF NEW AFFORDABLE HOUSING DEVELOPMENT.

NOTES:

- ASPHALT PARKING LOT TO BE REMOVED
- EXISTING BRUSH AND TREES TO BE REMOVED. SEE ARBORIST REPORT BY TREE CARE CONSULTING DATED MAY 8, 2023
- EXISTING BUILDINGS AND INTERNAL SITE FEATURES TO BE DEMOLISHED AND REMOVED
- SEE CIVIL FOR OFF-SITE DEMO AND IMPROVEMENTS

SITE AREA:

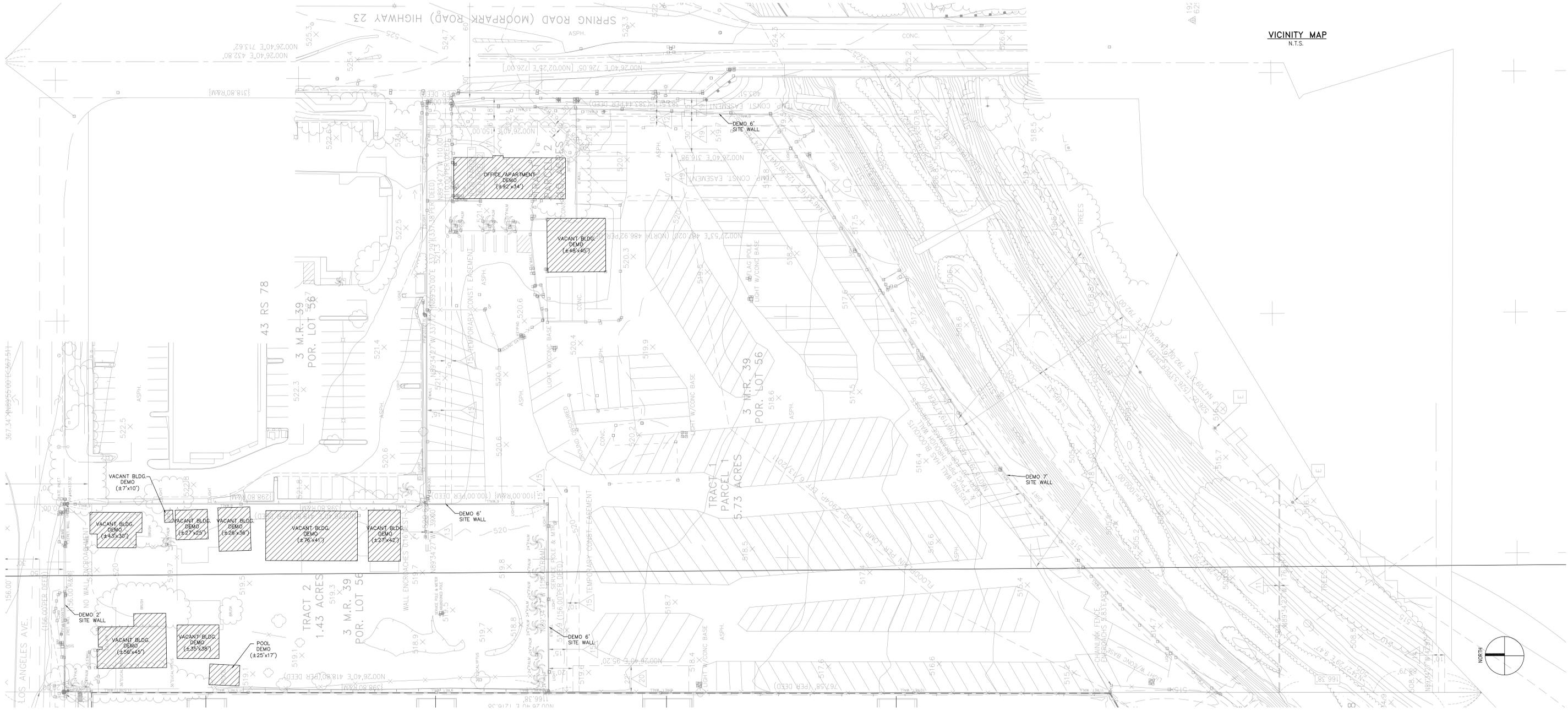
GROSS: 254,145 SF (5.83 ACRES)
NET: 249,092 SF (5.72 ACRES)



DEMO EXISTING VACANT STRUCTURE



VICINITY MAP
N.T.S.



DEMO SITE PLAN

SCALE: 1/32" = 1'-0"

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MOORPARK APARTMENTS

Project: 4875 Spring Rd., 384 E. Los Angeles
Moorpark, CA

ALLIANT STRATEGIC DEVELOPMENT

Developer: 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

03.10.25A-13

Date Page