

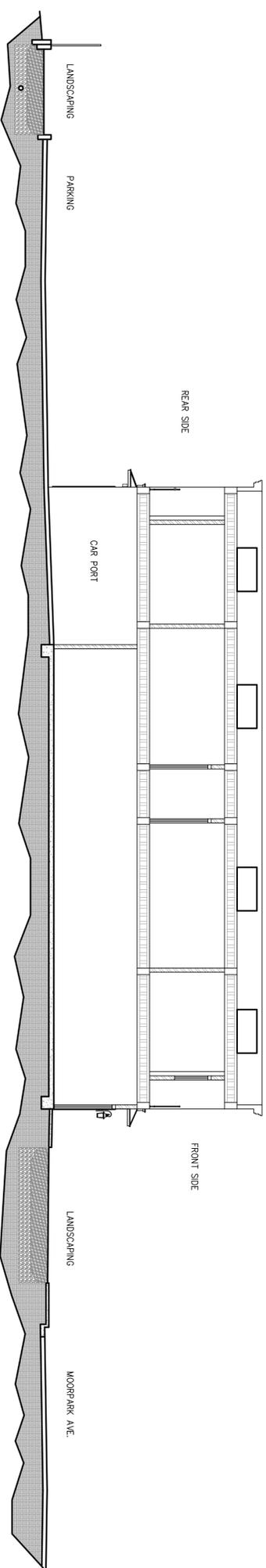
YOSSI BAR-ZION
21 CINDY AVE.
NEWBURY PARK, CA 91320
TEL: (805)300-0199

△ Date Title By

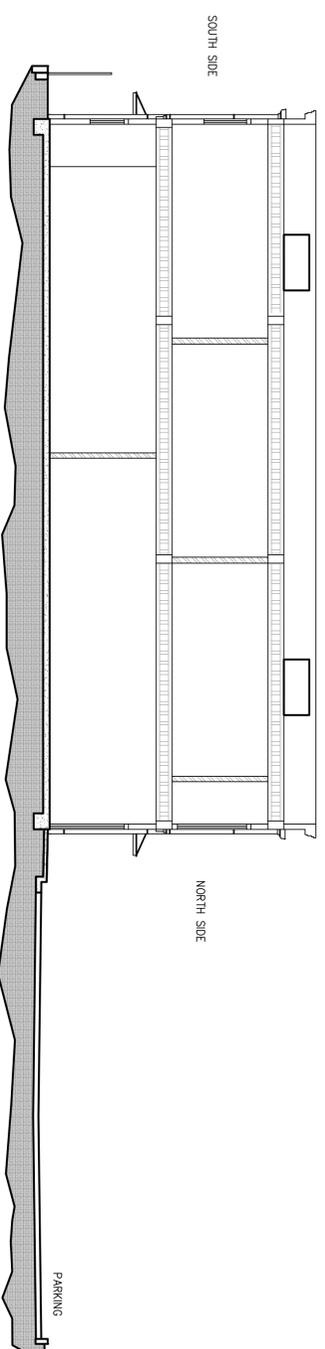
MIXED USE - OFFICE
347 MOORPARK RD.
MOORPARK, CA 93021

APN: 511-0-101-350

PRELIMINARY
SITE SECTIONS



1 SITE SECTION
SCALE: 1/8"=1'-0"



2 SITE SECTION
SCALE: 1/8"=1'-0"

ALL DIMENSIONS AND CONDITIONS SHOWN
ON THESE DRAWINGS ARE PRELIMINARY AND
BASED ON THE DIMENSIONS AND
CONDITIONS FURNISHED TO THE
ARCHITECT BY THE CLIENT. THE
ARCHITECT HAS NOT CONDUCTED A
VERIFICATION OF ALL EXISTING TENANT
SPACE DIMENSIONS AND CONDITIONS
AND THEIR OCCUPANCY WITH THESE
DRAWINGS. THE ARCHITECT SHALL
CONDUCT A VERIFICATION OF ALL
EXISTING DIMENSIONS AND CONDITIONS
BEFORE ANY CONSTRUCTION. ALL DISCREPANCIES
SHALL BE BROUGHT TO THE ATTENTION
OF THE ARCHITECT.

NOTES: ALL APPLICABLE BUILDING CODES
SHALL BE COMPLIED WITH THROUGHOUT
THE CONSTRUCTION OF THIS PROJECT.
DO NOT SCALE DRAWINGS

PROJECT NUMBER: 1701

CAD FILE: C:\PROJECTS\

DATE: 6/20/25

SCALE: AS NOTED

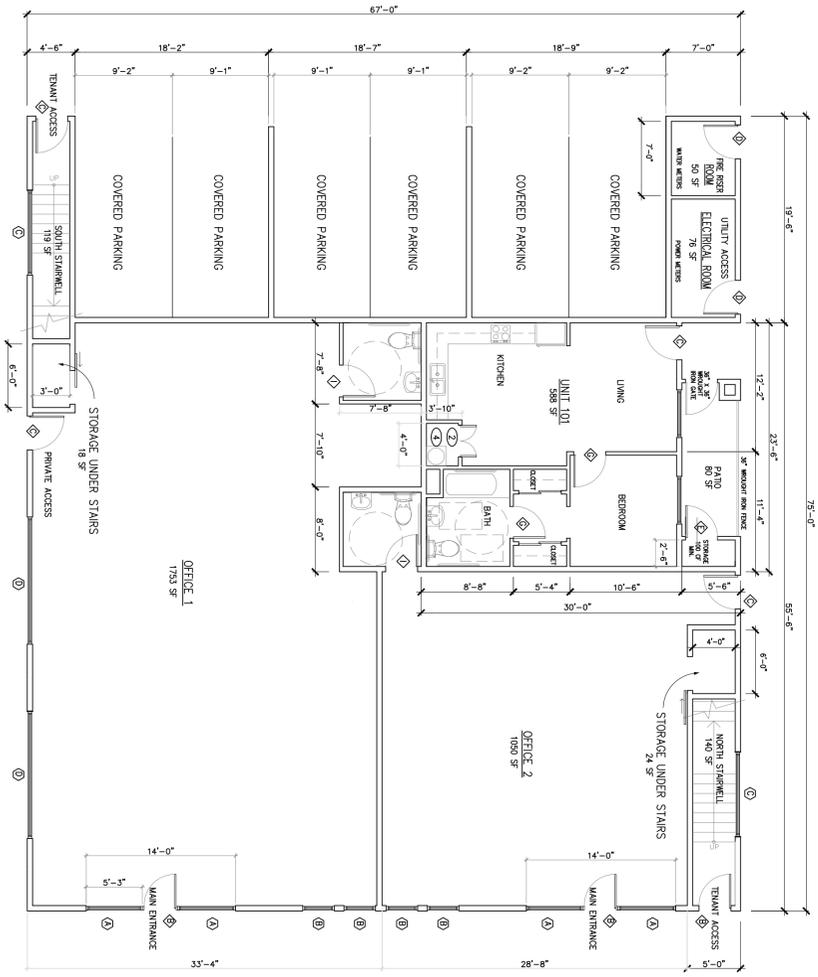
sheet number

YOSSI BAR-ZION
21 CINDY AVE.
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TEL: (805)300-0199

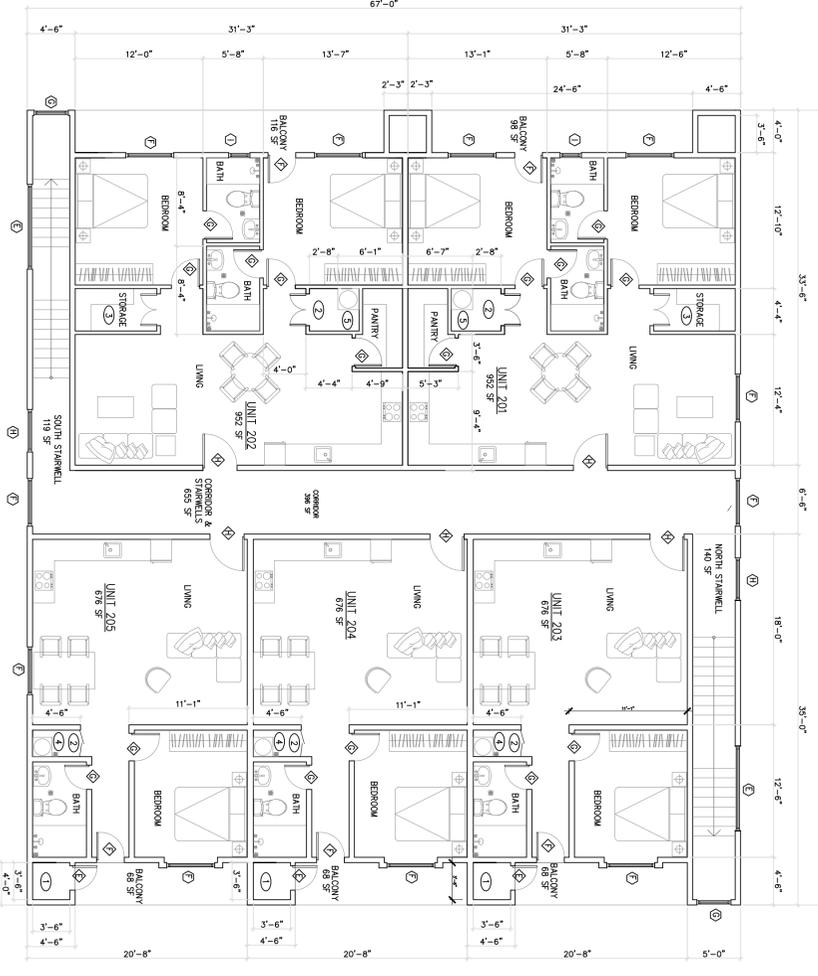
Date	Title	By

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347 MOORPARK RD.
MOORPARK, CA 93021

PROPOSED
FLOOR PLAN



- KEYNOTES:**
- 1) 64" OF STORAGE
 - 2) 1.5" WIDE
 - 3) 1.5" DEEP
 - 4) 1.5" DEEP
 - 5) 1.5" DEEP
 - 6) 1.5" DEEP
 - 7) 1.5" DEEP
 - 8) 1.5" DEEP
 - 9) 1.5" DEEP
 - 10) 1.5" DEEP
 - 11) 1.5" DEEP
 - 12) 1.5" DEEP
 - 13) 1.5" DEEP
 - 14) 1.5" DEEP
 - 15) 1.5" DEEP
 - 16) 1.5" DEEP
 - 17) 1.5" DEEP
 - 18) 1.5" DEEP
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 - 55) 1.5" DEEP
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 - 63) 1.5" DEEP
 - 64) 1.5" DEEP
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 - 86) 1.5" DEEP
 - 87) 1.5" DEEP
 - 88) 1.5" DEEP
 - 89) 1.5" DEEP
 - 90) 1.5" DEEP
 - 91) 1.5" DEEP
 - 92) 1.5" DEEP
 - 93) 1.5" DEEP
 - 94) 1.5" DEEP
 - 95) 1.5" DEEP
 - 96) 1.5" DEEP
 - 97) 1.5" DEEP
 - 98) 1.5" DEEP
 - 99) 1.5" DEEP
 - 100) 1.5" DEEP



1 PROPOSED 1ST LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED 2ND LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



NOTES: ALL APPLICABLE BUILDING CODES SHALL BE COMPLETED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. DO NOT SCALE DRAWINGS.

PROJECT NUMBER: 1701
CAD FILE: C:\PROJECTS\
DATE: 12/1/25
SCALE: AS NOTED

YOSSI BAR-ZION
21 CINDY AVE.
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TEL: (805)300-0199

Date	Title	By

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APN: 511-0-101-350

APARTMENT UNITS

ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AS THE BASIS FOR THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING TENANT SPACE DIMENSIONS AND CONDITIONS AND THEIR CORRELATION WITH THE SITE AND SURROUNDING AREAS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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PROJECT NUMBER: 1701

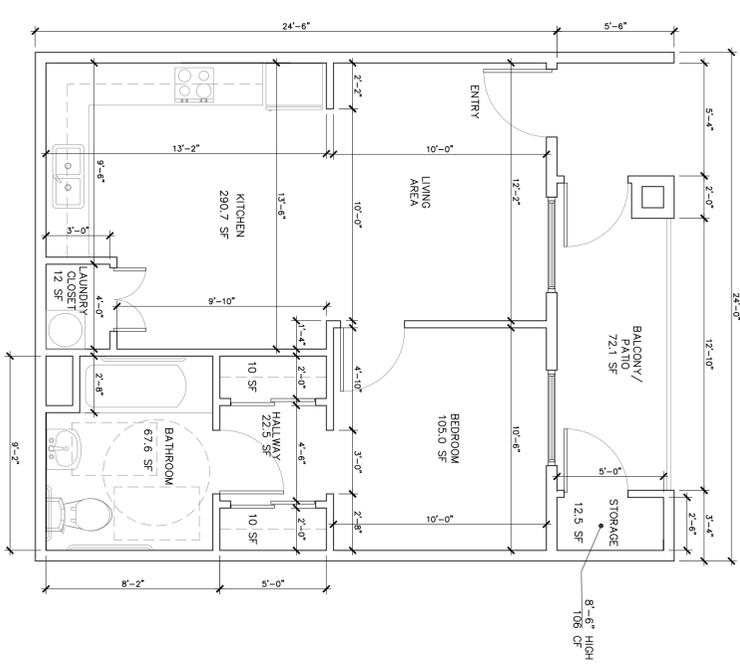
CAD FILE: C:\PROJECTS\

DATE: 12/1/25

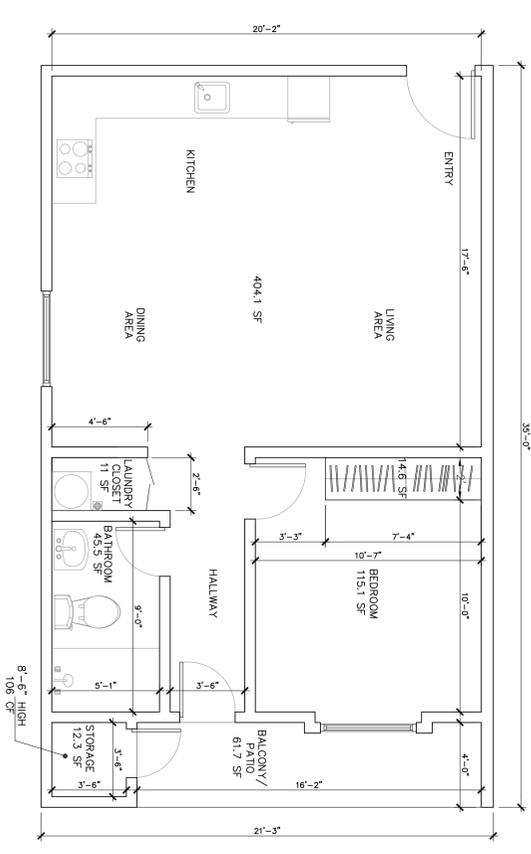
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sheet number

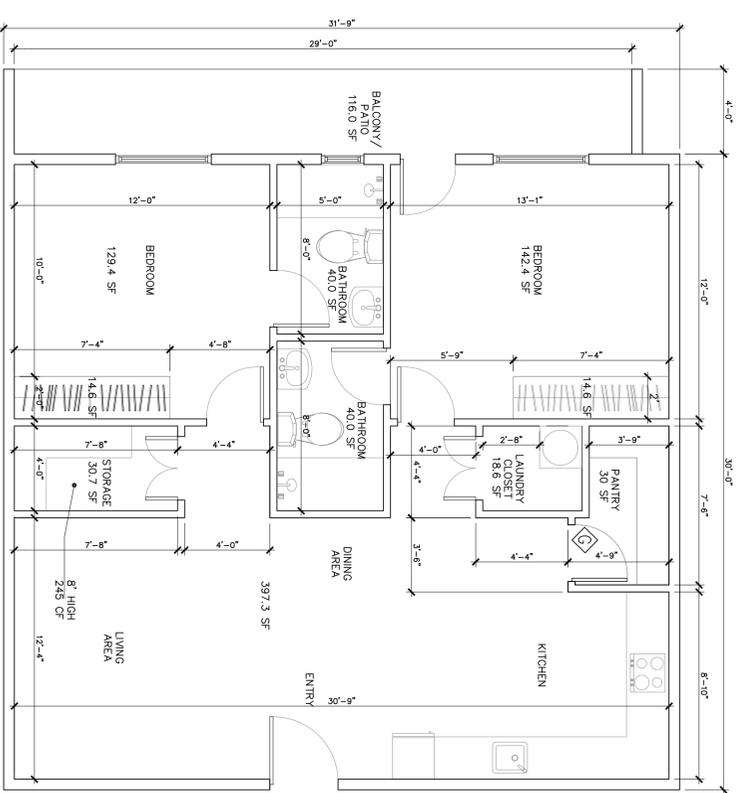
A-3B



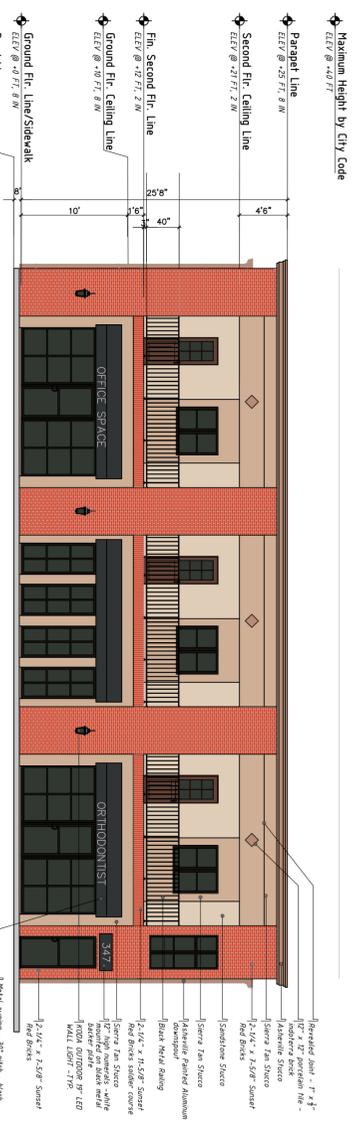
3 TYPICAL GROUND LEVEL ONE BEDROOM UNIT
SCALE: 1/4"=1'-0"
AREA: 607.25 SF



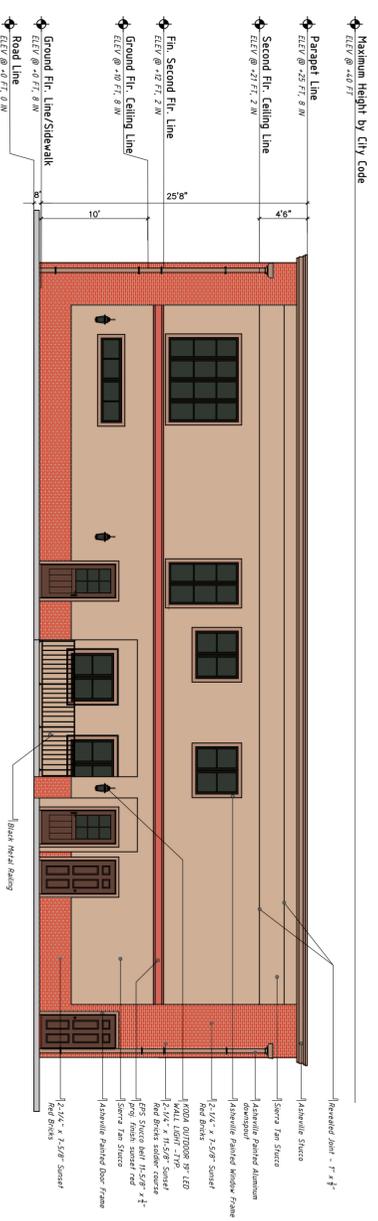
2 TYPICAL ONE BEDROOM UNIT
SCALE: 1/4"=1'-0"
AREA: 676.1 SF



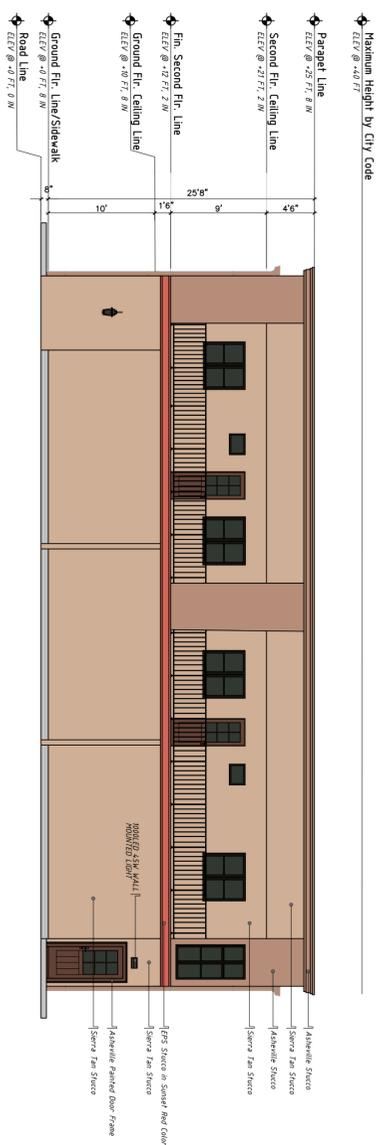
1 TYPICAL TWO BEDROOM UNIT
SCALE: 1/4"=1'-0"
AREA: 952.5 SF



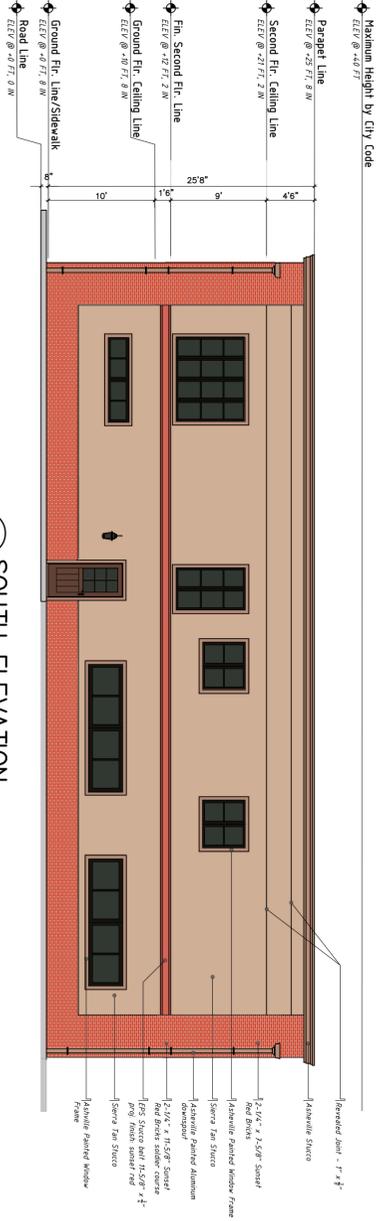
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



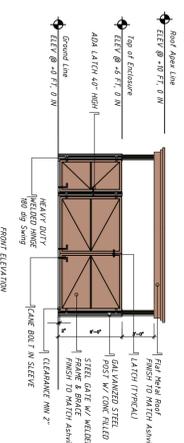
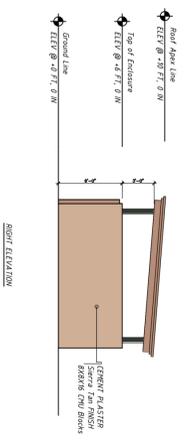
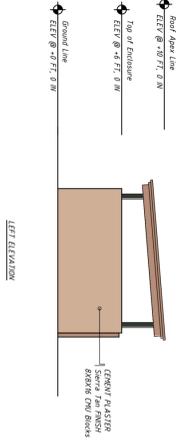
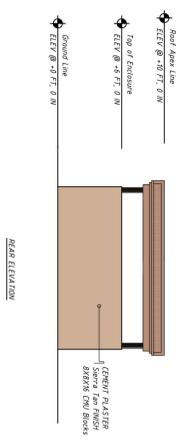
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



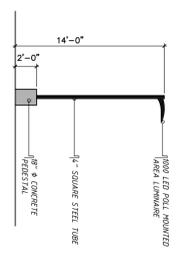
2 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8"=1'-0"



6 PARKING LOT LIGHT
SCALE: 1/8"=1'-0"

Date	Title	By

PROJECT: YOSSIBAR-ZION
21 CINDY AVE.
NEWBURY PARK, CA 91320
TEL: (805)300-0199

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347 MOORPARK RD.
MOORPARK, CA 93021
APN: 511-0-101-350

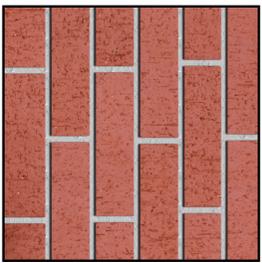
PROPOSED
ELEVATIONS
COLOR

ALL DIMENSIONS AND CONDITIONS SHOWN ARE BASED ON THE DIMENSIONS AND CONDITIONS FURNISHED TO THE ARCHITECT BY THE CLIENT. THE VERIFICATION OF ALL EXISTING TENANT SPACE DIMENSIONS AND CONDITIONS AND THEIR COMPLETION WITH THESE SPACE DIMENSIONS AND CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

NOTES: ALL APPLICABLE BUILDING CODES SHALL BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. DO NOT SCALE DRAWINGS.

PROJECT NUMBER: 1701
CAD FILE: C:\PROJECTS\
DATE: 11/26/25
SCALE: AS NOTED
sheet number

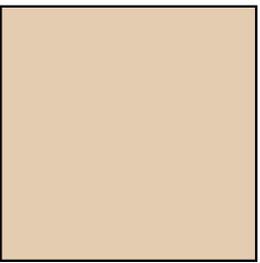
A-4B



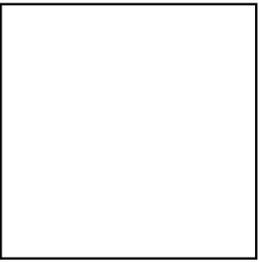
Sunset Red - Pacific Clay
THIN BRICK VENEER



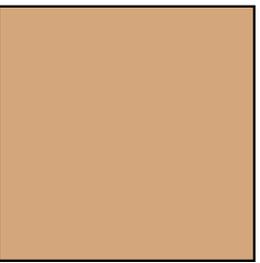
Natural Brown vintage leather Sherin Williams
DOORS/TRIM



Sierra Tan La Habra (smooth)
STUCCO (Primary Color)



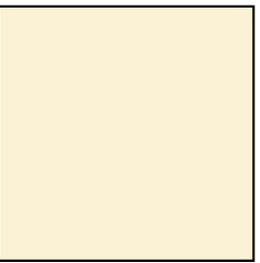
White pure white - Sherin Williams
DOORS/TRIM



Asheville- La Habra (smooth)
STUCCO (Accent Color)



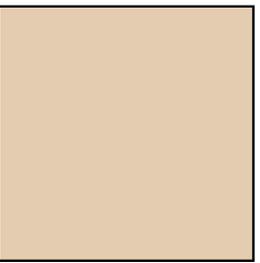
Black black emerald - Sherin Williams
RAILINGS/FENCE/AWNING



Sandstone - La Habra (smooth)
STUCCO (Accent Color)



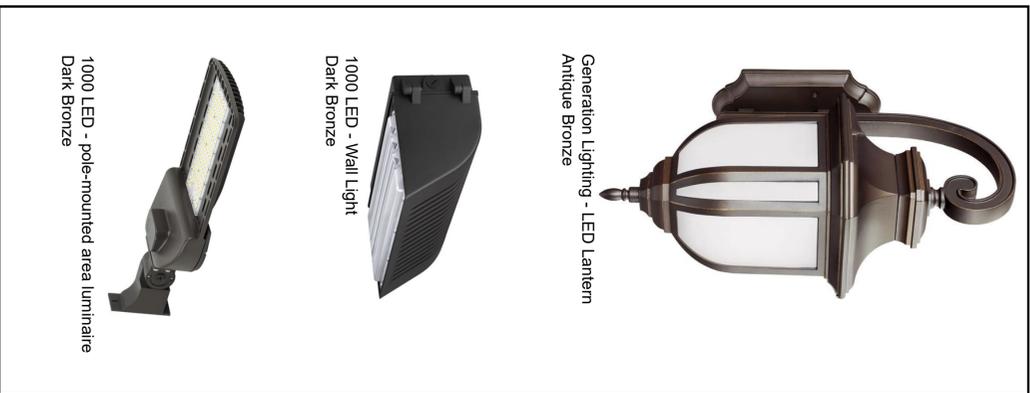
Bronze - Milgard
VINYL WINDOWS



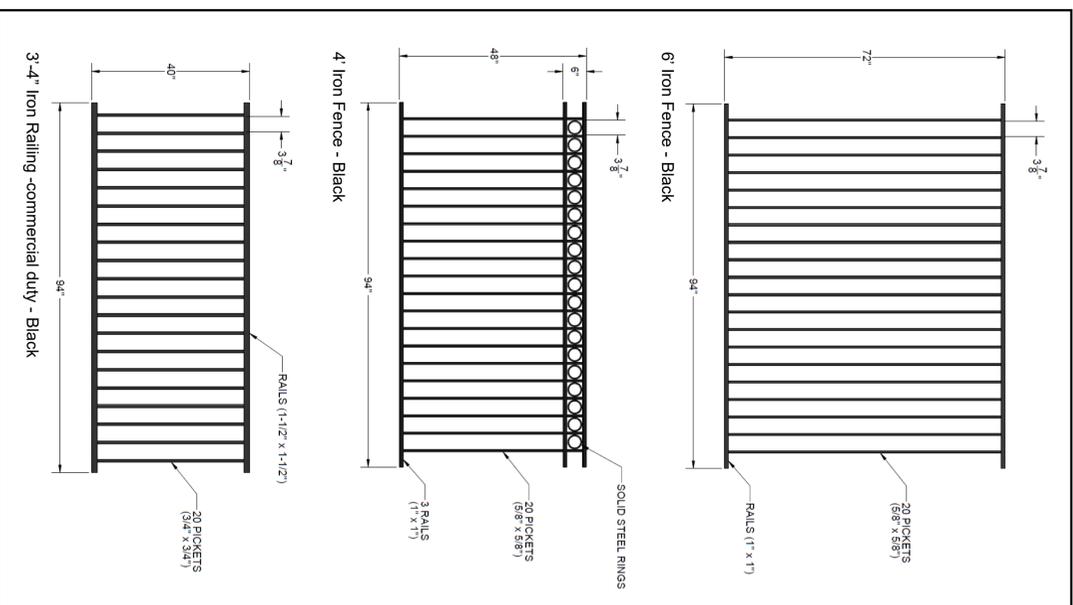
Alamo - La Habra (smooth)
STUCCO (Accent Color)



Dark Bronze - Aluminum Trim
STOREFRONT DOORS/WINDOWS



Indolterra Porcelain - Daltile
DECORATIVE TILE INLAY AT FRIEZE BAND



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MOORPARK, CA 93021

APN: 511-0-101-350

MATERIALS
SAMPLE BOARD

ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE BASED ON THE DIMENSIONS AND CONDITIONS SHOWN ON THE PERMITTED PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING TENANT AND LEASEHOLD CONDITIONS AND FOR THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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PROJECT NUMBER: 1701

CAD FILE: C:\PROJECTS\

DATE: 11/26/25

SCALE: AS NOTED

sheet number



EAST RENDERING - (some front trees were removed for better visualization of the building)



EAST RENDERING - (some front trees were removed for better visualization of the building)



NORTH RENDERING



SOUTH RENDERING



WEST RENDERING



EAST RENDERING



NORTH RENDERING



EAST RENDERING

RENDERING

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APN: 511-0-101-350

YOSSI BAR-ZION
21 CINDY AVE.
NEWBURY PARK, CA 91320
TEL: (805)300-0199

Date Title By

PROJECT:

APPLICANT:

ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE BASED ON THE DIMENSIONS AND CONDITIONS BY THE PLANT AND SPECIFICATIONS BY THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING TENDANT AND THE DESIGN AND THESE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

NOTES: ALL APPLICABLE BUILDING CODES SHALL BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION OF THIS PROJECT DO NOT SCALE DRAWINGS

PROJECT NUMBER: 1701

CAD FILE: C:\PROJECTS\

DATE: 11/28/25

SCALE: AS NOTED

sheet number

A-4D

YOSSI BAR-ZION
 21 CINDY AVE.
 NEWBURY PARK, CA 91320
 TEL: (805)300-0199

△ Date Title By

PROJECT:

MIXED USE - OFFICE
 347 MOORPARK RD.
 MOORPARK, CA 93021

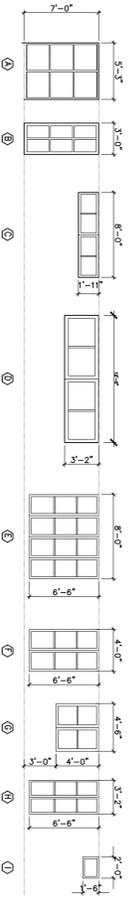
APN: 511-0-101-350

DOOR AND WINDOW SCHEDULE

ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS MINIMUMS. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH THE CONTRACTOR AND THE OWNER PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

NOTES: ALL APPLICABLE BUILDING CODES SHALL BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. DO NOT SCALE DRAWINGS.

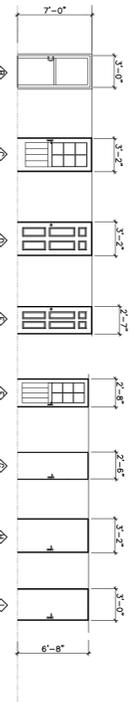
PROJECT NUMBER: 1701
 CAD FILE: C:\PROJECTS\
 DATE: 11/26/25
 SCALE: AS NOTED
 sheet number



1 WINDOW SCHEDULE

SCALE: 1/8"=1'-0"

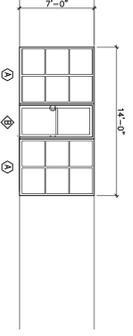
DESCRIPTION	PANEL	DIMENSIONS	FRAME MATERIAL	GLAZING	COLOR
① 6 PANELS WINDOW	FIXED	7'-0" HIGH X 5'-2" WIDE	ALUMINUM	DOUBLE TEMPERED INSULATED	DARK BRONZE
② 8 PANELS WINDOW	FIXED	7'-0" HIGH X 3'-0" WIDE	ALUMINUM	DOUBLE TEMPERED INSULATED	DARK BRONZE
③ 4 PANELS WINDOW	FIXED	2'-0" HIGH X 8'-0" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE
④ 4 PANELS WINDOW	FIXED	3'-2" HIGH X 12'-0" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE
⑤ 12 PANELS WINDOW	FIXED	6'-6" HIGH X 8'-0" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE
⑥ 6 PANELS WINDOW	FIXED	6'-6" HIGH X 4'-0" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE
⑦ 4 PANELS EGRESS WINDOW	SLIDER	4'-0" HIGH X 4'-0" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE
⑧ 8 PANELS WINDOW	FIXED	6'-6" HIGH X 3'-2" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE
⑨ 1 PANEL WINDOW	FIXED	1'-6" HIGH X 2'-0" WIDE	WINE	DOUBLE TEMPERED INSULATED	BRONZE



2 DOOR SCHEDULE

SCALE: 1/8"=1'-0"

DESCRIPTION	MATERIAL	DIMENSIONS	FRAME MATERIAL	GLAZING	FRAME COLOR	DOOR COLOR
① SINGLE ENTRY DOOR	METAL/GLASS	7'-0" HIGH X 3'-0" WIDE	ALUMINUM	DOUBLE TEMPERED INSULATED	DARK BRONZE	DARK BRONZE
② EXTERIOR DOOR WITH 6 PANELS	METAL/GLASS/INSULATED	7'-0" HIGH X 3'-2" WIDE	WOOD	DOUBLE TEMPERED INSULATED	NATURAL BROWN	NATURAL BROWN
③ SOLID EXTERIOR DOOR	METAL/INSULATED	7'-0" HIGH X 3'-2" WIDE	WOOD	NONE	NATURAL BROWN	NATURAL BROWN
④ SOLID EXTERIOR DOOR	METAL	6'-6" HIGH X 2'-6" WIDE	WOOD	NONE	NATURAL BROWN	NATURAL BROWN
⑤ EXTERIOR DOOR WITH 6 PANELS	METAL/GLASS	6'-6" HIGH X 2'-6" WIDE	WOOD	DOUBLE TEMPERED INSULATED	NATURAL BROWN	NATURAL BROWN
⑥ INTERIOR DOOR	WOOD/HOLLOW	6'-6" HIGH X 2'-6" WIDE	WOOD	NONE	WHITE	WHITE
⑦ INTERIOR ENTRY DOOR	METAL/SOLID CORE	6'-6" HIGH X 3'-2" WIDE	WOOD	NONE	WHITE	WHITE
⑧ INTERIOR DOOR	WOOD/HOLLOW	6'-6" HIGH X 3'-0" WIDE	WOOD	NONE	WHITE	WHITE



3 STOREFRONT

SCALE: 1/8"=1'-0"

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SECURITY PLAN

ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. DO NOT SCALE DRAWINGS.

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PROJECT NUMBER: 1701

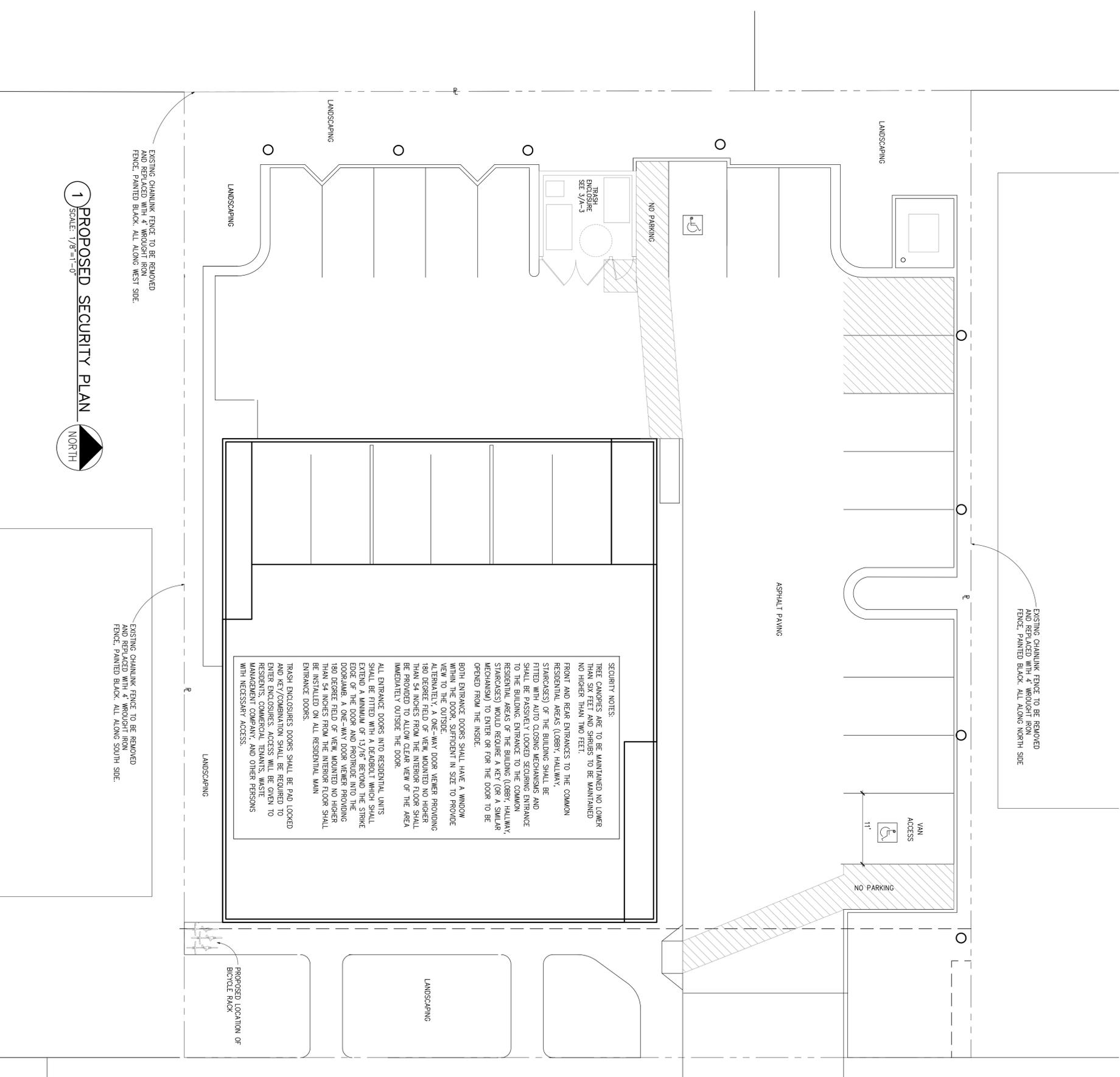
CAD FILE: C:\PROJECTS\

DATE: 12/13/25

SCALE: AS NOTED

sheet number

AS-1



1 PROPOSED SECURITY PLAN
SCALE: 1/8"=1'-0"



EXISTING CHAINLINK FENCE TO BE REMOVED AND REPLACED WITH 4" WROUGHT IRON FENCE, PAINTED BLACK, ALL ALONG WEST SIDE.

EXISTING CHAINLINK FENCE TO BE REMOVED AND REPLACED WITH 4" WROUGHT IRON FENCE, PAINTED BLACK, ALL ALONG SOUTH SIDE.

EXISTING CHAINLINK FENCE TO BE REMOVED AND REPLACED WITH 4" WROUGHT IRON FENCE, PAINTED BLACK, ALL ALONG NORTH SIDE.

ASPHALT PAVING

NO PARKING

11'

VAN ACCESS

NO PARKING

TRASH ENCLOSURE SEE 3/A-3

LANDSCAPING

LANDSCAPING

LANDSCAPING

PROPOSED LOCATION OF BICYCLE RACK

LANDSCAPING

MOORPARK AVENUE

XING

PED

XING

PED

AHEAD

SIGNAL

APPLICANT:
 YOSSI BAR-ZION
 21 CINDY AVE.
 NEWBURY PARK, CA 91320
 TEL: (805)300-0199

△	Date	Title	By

PROJECT:

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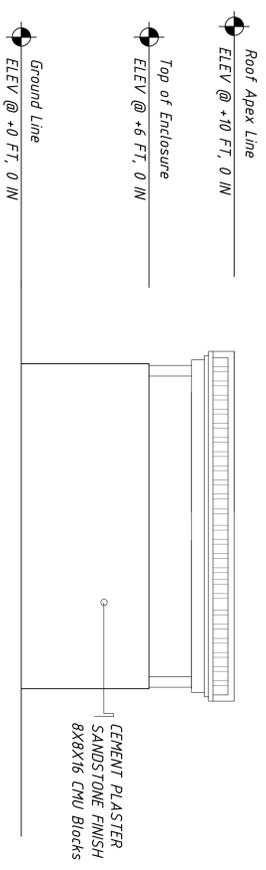
TRASH ENCLOSURE
 AND LIGHT POLE

ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AS THE BASIS FOR THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING TENANT SPACE DIMENSIONS AND CONDITIONS AND THEIR COORDINATION WITH THE APPLICANT'S REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

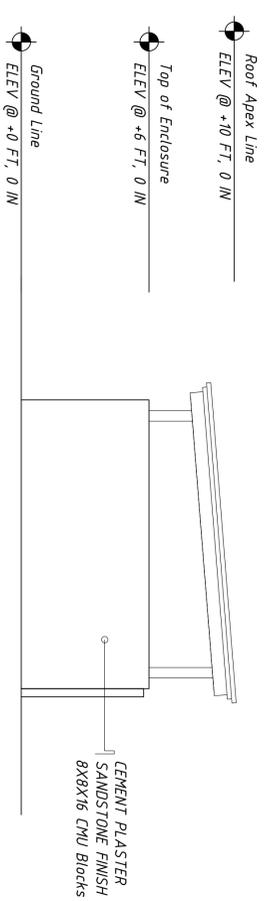
NOTES: ALL APPLICABLE BUILDING CODES SHALL BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 DO NOT SCALE DRAWINGS

PROJECT NUMBER: 1701
 CAD FILE: C:\PROJECTS\
 DATE: 12/14/25
 SCALE: AS NOTED
 SHEET NUMBER

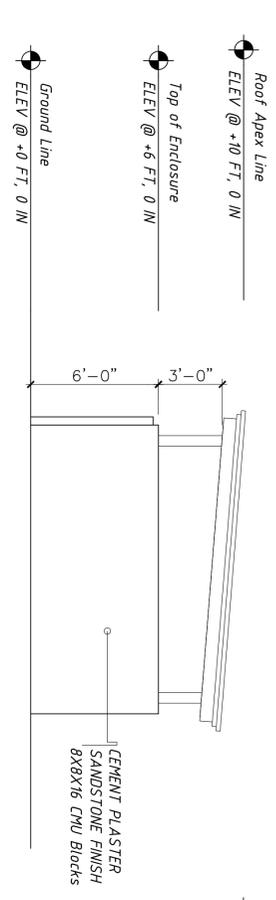
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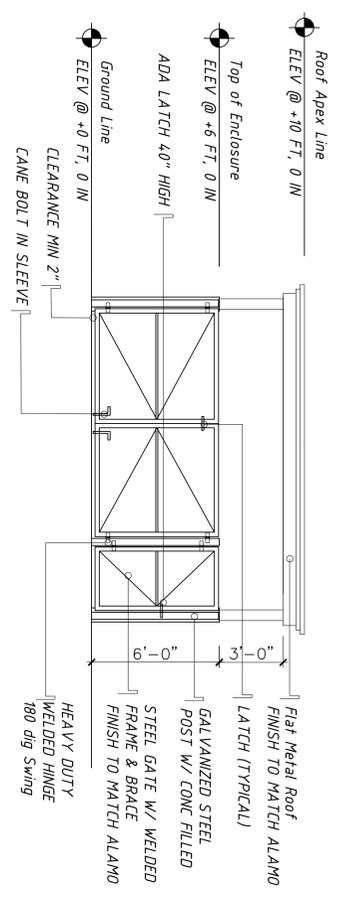
REAR ELEVATION



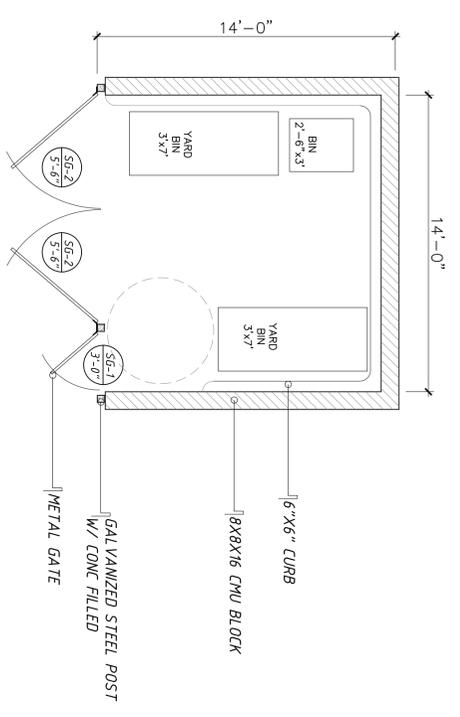
LEFT ELEVATION



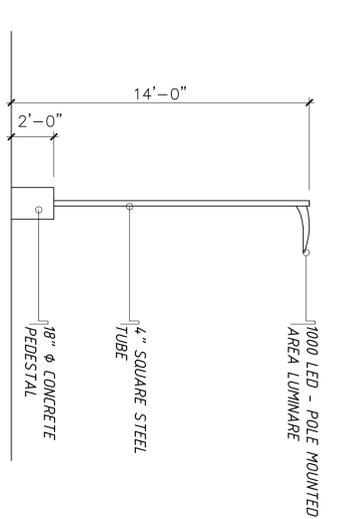
RIGHT ELEVATION



FRONT ELEVATION



1 TRASH ENCLOSURE - TOP VIEW
 SCALE: 1/4"=1'-0"



2 LIGHT POLE AND CONCRETE PEDESTAL
 SCALE: 1/4"=1'-0"

YOSSI BAR-ZION
21 CINDY AVE.
NEWBURY PARK, CA 91320
TEL: (805)300-0199

APPLICANT:

By _____ Date _____ Title _____

PROJECT:

MIXED USE - OFFICE
347 MOORPARK RD.
MOORPARK, CA 93021

APN: 511-0-101-350

DETAILS
FENCE

ALL DIMENSIONS AND CONDITIONS SHOWN
ON THESE DRAWINGS ARE TO BE CONSIDERED
AS THE BASIS FOR THE DIMENSIONS AND
CONDITIONS FURNISHED TO THE
ARCHITECT BY THE CLIENT. THE
RESPONSIBILITY FOR THE VERIFICATION OF ALL EXISTING TENANT
SPACE DIMENSIONS AND CONDITIONS
AND THEIR CORROBORATION WITH THESE
DRAWINGS SHALL BE THE RESPONSIBILITY OF
ANY CONSTRUCTION. ALL DISCREPANCIES
SHALL BE BROUGHT TO THE ATTENTION
OF THE ARCHITECT.

NOTES: ALL APPLICABLE BUILDING CODES
SHALL BE COMPLIED WITH THROUGHOUT
THE CONSTRUCTION OF THIS PROJECT.
DO NOT SCALE DRAWINGS

PROJECT NUMBER: 1701

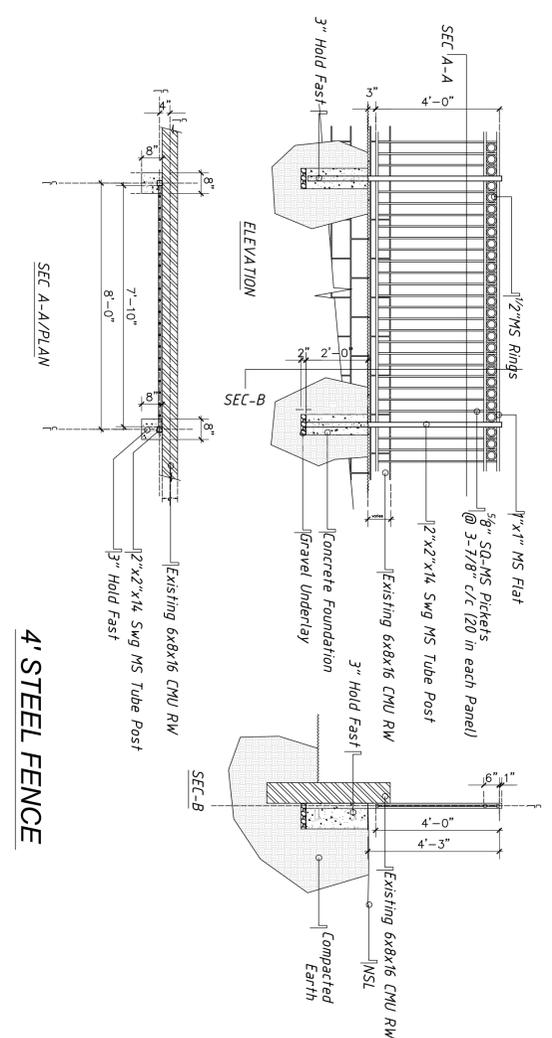
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DATE: 6/20/25

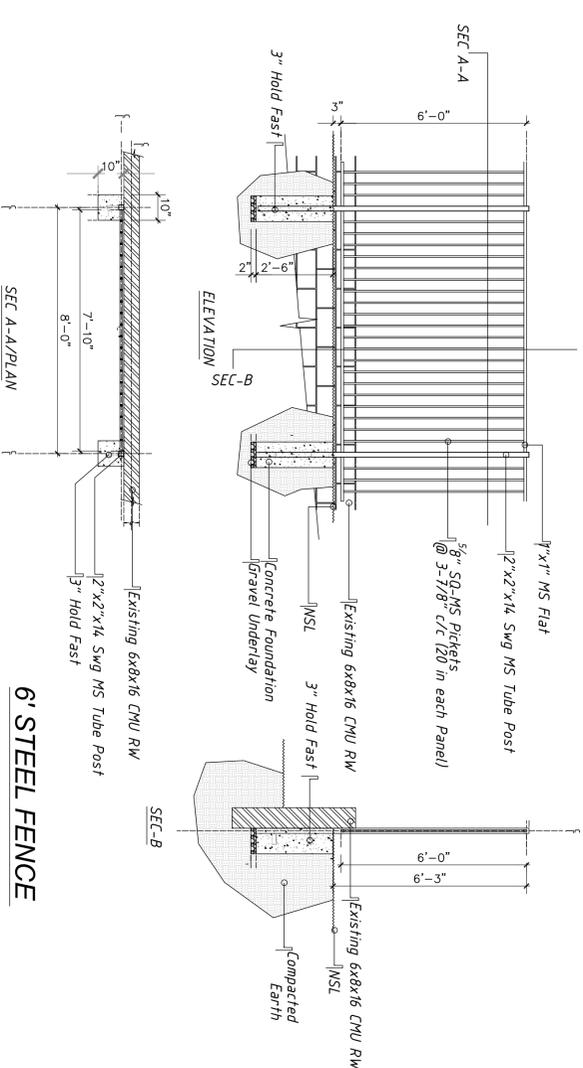
SCALE: AS NOTED

sheet number

D-1



4' STEEL FENCE



6' STEEL FENCE

LANDSCAPE INSPECTION SCHEDULE

The City's landscape representative will inspect construction for compliance with the approved landscape plans. Contractor shall notify the City's landscape representative 48 hours in advance of each required inspection:

1. Irrigation coverage test and planting inspection. The irrigation coverage test shall be completed concurrently with the planting inspection.
2. Final inspection: at the start of the 90-day maintenance period. Preliminary Certificate of Compliance may be granted at this time.
3. Document submittal: As-built plans, backflow assembly certifications, soils analysis reports, four (4) sets of controller keys, laminated controller charts, product data and warranties. 30 days prior to the end of the maintenance period.
4. Final Certificate of Compliance: at the end of the 90-day maintenance period or as specified by the City's Community Development Director.

APPROVED CITY OF MOORPARK

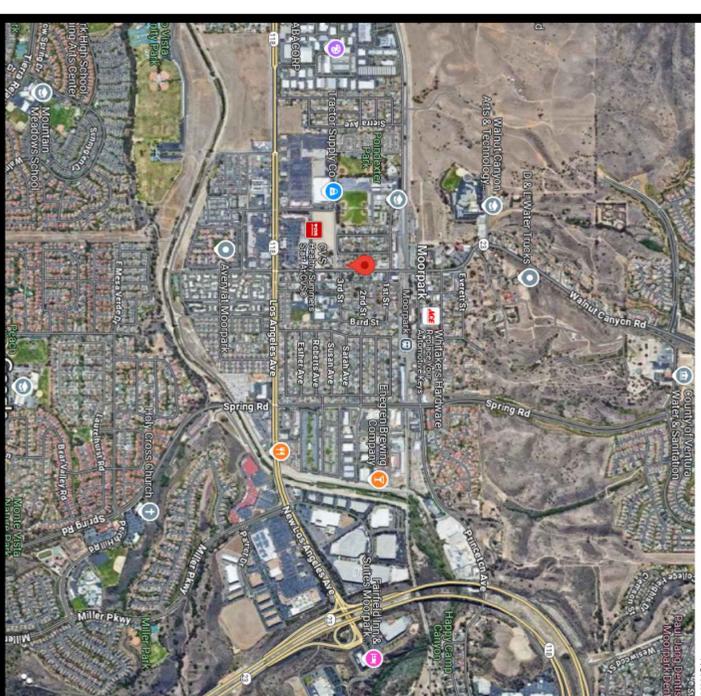
These plans have been reviewed and found to be in compliance with relevant sections of the Moorpark Municipal Code and the Conditions of Approval for Permit no. D6440. Landscaping and Irrigation shall be installed on the subject property substantially as shown herein.

approved by: _____
Community Development Director

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
@	AND	EQ	EQUAL	PVMT	PAVEMENT
#	AT	EXT	EXTERIOR	RD	RADIUS
AB	NUMBER	FEE	FINISH FLOOR ELEVATION	REF	REFER
AD	AGGREGATE BASE	FG	FINISH GRADE	REINF	REINFORCED
AD	AREA DRAIN	FS	FINISH SURFACE	REV	REVISION/REVISED
ALT	ALTERNATE	FT	FOOT OR FEET	RM	ROOM
APPROX	APPROXIMATE	HB	HOSE BIB	SAD	SEE ARCHITECTURAL DRAWING
ARCH	ARCHITECTURAL	HP	HIGH POINT	SCD	SEE CIVIL DRAWING
ASPH	ASPHALT	IN	INCH	SECT	SECTION
AVC	ARCHITECTURAL VAULT COVER	INFO	INFORMATION	SED	SEE ELECTRICAL DRAWING
BC	BOTTOM OF CURB	INT	INTERIOR	SHT	SHEET
BIDG	BUILDING	IRR	IRRIGATION	SID	SEE IRRIGATION DRAWING
BS	BOTTOM OF STAIR	IRC	IRREGULAR VAULT COVER	SIM	SIMILAR
BSW	BACK OF SIDEWALK	IVC	INTEGRAL VAULT COVER	SPEC	SPECIFICATION
BW	BOTTOM OF WALL	LT	LIGHT	SF	SQUARE FOOT/FEET
CP	CAST-IN-PLACE	LP	LIMIT OF WORK	SQ	SQUARE
CJ	CONTROL JOINT	LP	LOW POINT	SSD	SEE STRUCTURAL DRAWING
CL	CENTERLINE	LP	LOW POINT	SS	SEE STRUCTURAL DRAWING
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	STD	STANDARD
CONC	CONCRETE	MISC	MISCELLANEOUS	TBD	TO BE DETERMINED
CUP	CONCRETE UNIT PAVER	(N)	NEW	TC	TOP OF CURB
DET/DETL	DETAIL	N/A	NOT APPLICABLE	TEMP	TEMPORARY
DG	DECOMPOSED GRANITE	NIC	NOT IN CONTRACT	TOC	TOP OF CONCRETE
DIA	DIAMETER	NOM	NOMINAL	TS	TOP OF STAIR
DIM	DIMENSION	NTS	NOT TO SCALE	TW	TOP OR WALL
DWG	DRAWING	OC	ON CENTER	TYP	TYPICAL
(E)	EXISTING	OCBW	ON CENTER BOTH WAYS	VAR	VARIABLES
EA	EACH	PA	PLANTING AREA	VIF	VERTY IN FIELD
EA/ELEV	EXPANSION JOINT	PERF	PERFORATED	W	WITH
ELEV	ELEVATION	PL	PROPERTY LINE	W/O	WITHOUT
ELEC	ELECTRICAL	PROP	PROPERTY	WT	WEIGHT
		PTF	PRESSURE TREATED FIR		

VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION
NEW CONSTRUCTION OF MIXED-USE OFFICE BUILDING WITH PARKING AREA AND LANDSCAPE INCLUDING RAIN GARDEN RETENTION AREAS.

SITE ADDRESS
347 MOORPARK AVENUE
MOORPARK CA 93021

LEGAL DESCRIPTION
PORTION OF BLOCK B, TOWNSHIP OF MOORPARK (5 MR 5), IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS DESCRIBED IN 3527 O. R. 599.

APN
511-0-101-350

PROJECT TYPE
PRIVATE

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PRECISE LOCATIONS, DEPTH, AND SIZES OF ALL UNDERGROUND FACILITIES AT LEAST SEVEN (7) BUSINESS DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA 1-800-227-2600) PRIOR TO START OF WORK TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF UTILITIES.

"ALL IMPROVEMENTS SHALL BE MAINTAINED BY THE OWNER."

PROJECT DIRECTORY

CLIENT
YOSSI BAR-ZION
21 CINDY AVE
NEWBURY PARK, CA 91320

LANDSCAPE ARCHITECT
RICHFIELD LAND DESIGN
P.O. BOX 426
EASTSOUND, WA 98245

SHEET INDEX

SHEET #	DESCRIPTION	REVISIONS
L-0	COVER SHEET	
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE DETAILS	
L-3	IRRIGATION PLAN	
L-4	IRRIGATION DETAILS	
L-5	IRRIGATION DETAILS	

RICHFIELD LAND DESIGN

LANDSCAPE ARCHITECTURE AND LAND PLANNING
(435)633-1142

MIXED-USE OFFICE

347 MOORPARK AVENUE
MOORPARK CA 93021
APN: 511-0-101-350

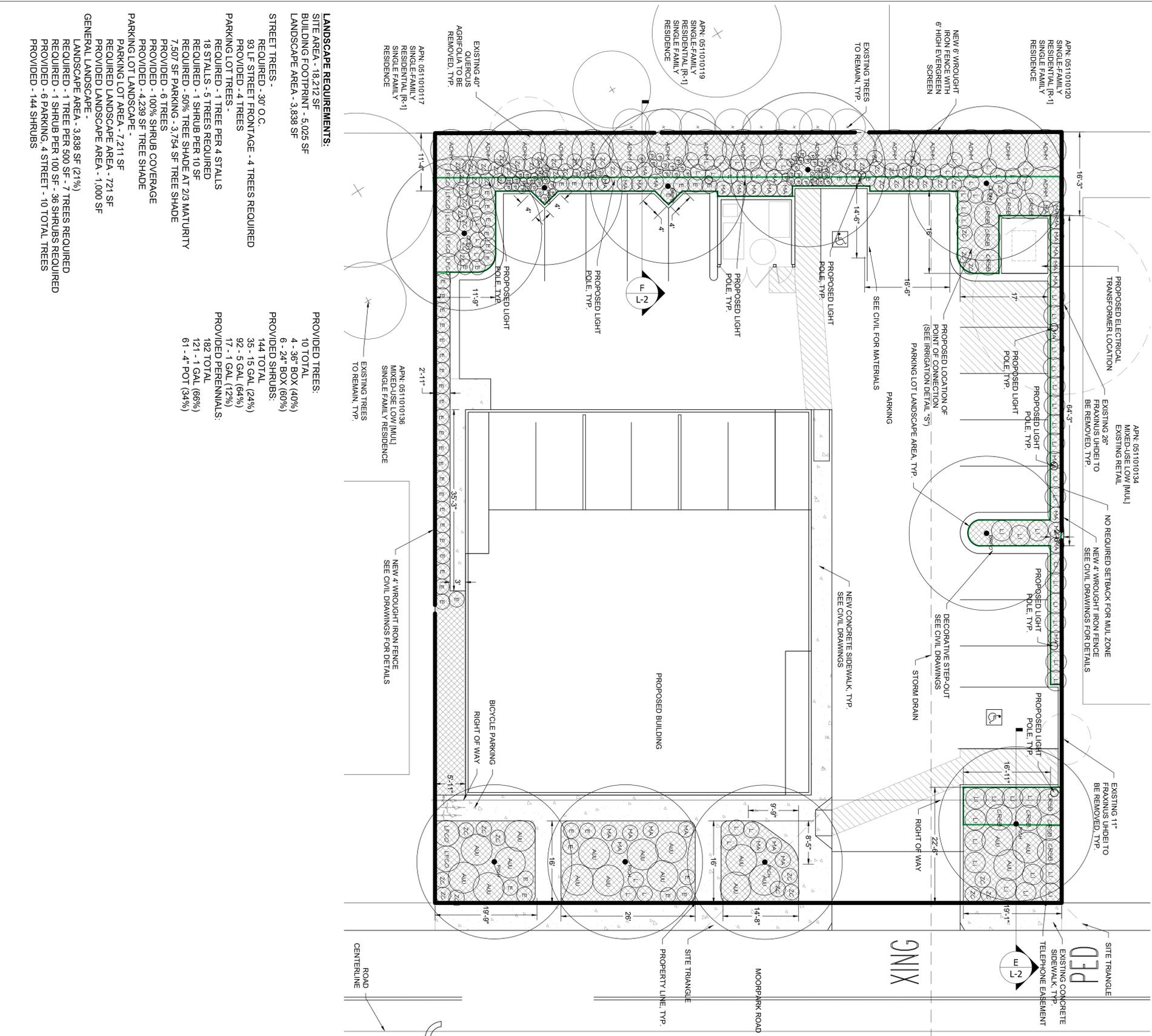
LANDSCAPE COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 12/16/25
DRAFTED BY: WJ

L-0



LANDSCAPE REQUIREMENTS:

SITE AREA - 18,212 SF
BUILDING FOOTPRINT - 5,025 SF
LANDSCAPE AREA - 3,838 SF

STREET TREES -
 REQUIRED - 30' O.C.
 93 LF STREET FRONTAGE - 4 TREES REQUIRED
PARKING LOT TREES -
 REQUIRED - 1 TREE PER 4 STALLS
 18 STALLS - 5 TREES REQUIRED
 REQUIRED - 1 SHRUB PER 10 SF
 7,307 SF PARKING - 3,754 SF TREE SHADE
PROVIDED - 6 TREES
PROVIDED - 100% SHRUB COVERAGE
PROVIDED - 4,239 SF TREE SHADE

PARKING LOT LANDSCAPE -
 REQUIRED LANDSCAPE AREA - 721 SF
 PROVIDED LANDSCAPE AREA - 1,000 SF
GENERAL LANDSCAPE -
 LANDSCAPE AREA - 3,838 SF (21%)
 REQUIRED - 1 TREE PER 500 SF - 7 TREES REQUIRED
 REQUIRED - 1 SHRUB PER 100 SF - 36 SHRUBS REQUIRED
 PROVIDED - 6 PARKING, 4 STREET - 10 TOTAL TREES
 PROVIDED - 144 SHRUBS

PROVIDED TREES:
 10 TOTAL
 4 - 36" BOX (40%)
 6 - 24" BOX (60%)
 PROVIDED SHRUBS:
 144 TOTAL
 35 - 15 GAL (24%)
 92 - 5 GAL (64%)
 17 - 1 GAL (12%)
 182 TOTAL
 121 - 1 GAL (66%)
 61 - 4" POT (34%)

PROVIDED PERENNIALS:
 182 TOTAL
 121 - 1 GAL (66%)
 61 - 4" POT (34%)

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	HWT	SPACING	WINDLSS
4	PCH	PISTACHIA NUTTENSIS	CHINESE PISTACHE	36" BOX	36" X 36"	30' O.C.	MOD(0.5)
3	BRD	BACCHARIS FORTUNATA	PARKING LOT TREES	24" BOX	36" X 36"	25' O.C.	LOW(0.3)
3	OLIV	OLEA EUROPAEA WILSONII*	FRUITLESS OLIVE	24" BOX	36" X 36"	35' O.C.	LOW(0.3)
18	AUHL	ARTOCARPUS FORTUNATUS DENISEI ORA HOWARD MCKINNY	HOWARD MCKINNY MANZANITA	#15	16" X 12"	18' O.C.	LOW(0.3)
10	GRS	NEOLOMA SCOPOLIENSIS	SNOWBALL GERANIUMS	#15	3" X 3"	9' O.C.	LOW(0.3)
7	UDC	LEUCOMYSSUS FLORENTINUS COMPOSITA	COMPOSITA TEAS NUMBER	#15	3" X 3"	9' O.C.	LOW(0.3)
20	MA	ZALUSPHERA CALIFORNICA	RED BUSH MONKEY FLLOWER	#5	3" X 3"	9' O.C.	V. LOW(0.1)
60	ZC	ZALUSPHERA CALIFORNICA	CALIFORNIA FUCHSIA	#5	3" X 3"	9' O.C.	V. LOW(0.1)
50	E	ERIGONOMA UMBELLATUM	SILPHUR BUCKWHEAT	#1	18" X 36"	9' O.C.	LOW(0.3)
61	P	ERIGONOMA UMBELLATUM	CALIFORNIA POPPY	4" POT	18" X 36"	18' O.C.	V. LOW(0.1)
31	L	LANIATA MONTEBERENSI	TRAILING LANIATA	#1	18" X 36"	4' O.C.	LOW(0.3)
40	L	LANIATA MONTEBERENSI	HIDCOTE LAVENDER	#1	3" X 3"	9' O.C.	LOW(0.3)
17	AUJ	ARCTOSTAPHYLOS UVA-URSI WOODS COMPACT*	WOODS COMPACT MANZANITA	#1	8" X 8"	6' O.C.	LOW(0.3)

LANDSCAPE NOTES:

- ALL TREES IN PARKING AREAS AND WITHIN 10' OF PAVEMENT SHALL HAVE 10' LONG BY 2" DEEP ROOTBARRIER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO WITHIN THE AREA SHOWN. ANY ACTIVITY IN UNDISTURBED AREAS SHALL BE REPAIRED ACCORDING TO OWNER'S DIRECTION.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE PLANTING AND IRRIGATION DRAWINGS.
- ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS SHALL HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. WORK SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES, LAWS ETC., RELATING TO THE WORK.
- UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISKS AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
- THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND/OR UNWANTED GRASSES (INCLUDING THE ROOTS) EXISTING IN THE LANDSCAPE AREAS.
- ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
- INCORPORATE COMPOST AT A RATE OF FOUR CUBIC YARDS PER 1,000 SF TO A DEPTH OF SIX INCHES IN ALL LANDSCAPE AREAS.
- ALL PLANT MATERIALS MUST BE VIGOROUS, HEALTHY, FREE FROM DISEASE, NOT ROOT BOUND AND LABELED. SOIL IN CONTAINER SHOULD BE MOIST. ALL TREES MUST SHOW A TAPERING TRUNK, HAVE MULTIPLE ROOTS IN ALL DIRECTIONS, PREFERABLY FEATHERED WITH MULTIPLE BRANCHES, ESPECIALLY AT THE 3-5' HEIGHT. DO NOT PRUNE ANY PLANTS.
- NURSERY CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ANY BURLAP OR TWINE SHALL BE LOOSEND AND REMOVED, WHERE POSSIBLE, PRIOR TO BACKFILLING PLANTING HOLES.
- PLANTING HOLES SHALL EXTEND TO THREE TIMES THE ROOTBALL WIDTH.
- CARE SHALL BE TAKEN TO NOT OVER DIG HOLES. PLANTS SHALL BE PLANTED ON UNDISTURBED SOIL.
- WHEN BACKFILLING PLANTER HOLES, STOP AT LEAST TWICE TO WATER IN PLANT AND SOIL. COMPLETE PLANTING WITH A THOROUGH WATERING OF EACH PLANT.
- LANDSCAPE AREAS SHALL BE TREATED WITH 3" DEEP SHREDDED BARK MULCH. ALL MATERIALS SHALL BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. MULCH SUPPLIER SHALL BE PEACH HILL SOILS, 10951 E. LOS ANGELES AVE, MOORPARK CA 93021, (805)529-6164.
- SHOULD TREE STAKING BE NECESSARY, TREES SHALL BE STAKED ACCORDING TO STANDARD NURSERY PRACTICES ALLOWING FOR HEALTHY, STRONG TREE GROWTH.
- ALL LANDSCAPE AREAS SHALL RECEIVE THE PRE-EMERGENT HERBICIDE PER MANUFACTURERS INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
- TREES ADJACENT TO PAVEMENT SHALL BE PLANTED WITH DEEPROOT UB 24-24" X 24" ROOT BARRIER PER MANUFACTURERS RECOMMENDATIONS.
- AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SUPPLUS MATERIALS, NURSERY TAGS AND WASTE SHALL BE REMOVED FROM THE SITE.
- *A NINETY (90) DAY MAINTENANCE PERIOD IS REQUIRED. ALL EXPENSES SHALL BE PAID BY THE OWNER. AFTER INSTALLATION DAYS THE CITY'S LANDSCAPE REPRESENTATIVE SHALL INSPECT ALL LANDSCAPE AREAS FOR INSTALLATION AND MAINTENANCE COMPLIANCE. 100% PLAN SURVIVABILITY SHALL BE REQUIRED.
- "THE LANDSCAPING AND IRRIGATION WILL COMPLY WITH THE CITY OF MOORPARK WATER EFFICIENT LANDSCAPE ORDINANCE AND LANDSCAPE WATER CONSERVATION STANDARDS."
- "THE LANDSCAPING WILL COMPLY WITH THE APPLICABLE CITY OF MOORPARK LANDSCAPE STANDARDS."
- *I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE."

MAINTENANCE GUIDELINES:

- ALL ALTERATIONS TO THE LANDSCAPE MUST BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR, CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.
- PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPECIAL LIMITATIONS, REMOVAL OF DEADWOOD, CROSS-BRANCHING, ETC., PER INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS. PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.
- WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH ZERO RUNOFF OR OVERSPRAY. ADJUST CONTROLLERS PER CURRENT CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMS) DATA. INFORMATION CAN BE OBTAINED AT WWW.CIMS.CA.GOV.
- ALWAYS REPLACE HEADS WITH THE SAME KIND OF HEAD, OR HEAD WITH A MATCHING PRECIPITATION RATE REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS.
- BACKFLOW DEVICE SHALL BE TESTED AND CERTIFIED ANNUALLY BY THE VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION.
- INSPECT TREE SUPPORTS FREQUENTLY, AND REMOVE AS SOON AS THE PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRL THE TRUNK OR BRANCHES.
- LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING THE NIGHT OR EARLY MORNING HOURS.
- A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT LIMITED TO ROUTINE INSPECTION, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT, AERATING AND DE-THATCHING TURF AREAS, REPLACING MULCH, FERTILIZING, PRUNING, WEEDING, REMOVING LITTER IN ALL LANDSCAPED AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE ONLY. VERIFY WITH VENTURA COUNTY WATER WORKS DISTRICT FOR CURRENT ALLOWABLE TIME FOR IRRIGATION WATER USE.

CONTACT INFORMATION:

APPLICANT -
 YOSHI BAR-ZION
 21 CINDY AVE
 NEWBERRY PARK, CA 91320
 TEL: (805)300-0199

Scale: 1" = 10'

RICHFIELD LAND DESIGN
 LANDSCAPE ARCHITECTURE AND LAND PLANNING
 (435)633-1142

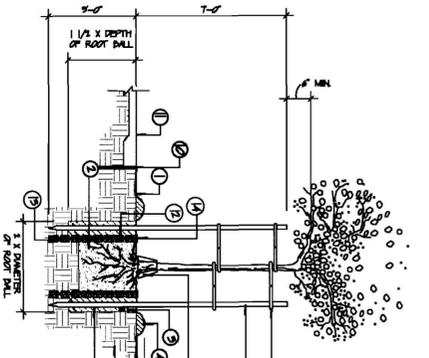
MIXED-USE OFFICE
 347 MOORPARK AVENUE
 MOORPARK CA 93021
 APN: 511-0-101-350

LANDSCAPE PLAN

REVISIONS	DATE	DESCRIPTION
1225	CITY SITE REVISION	

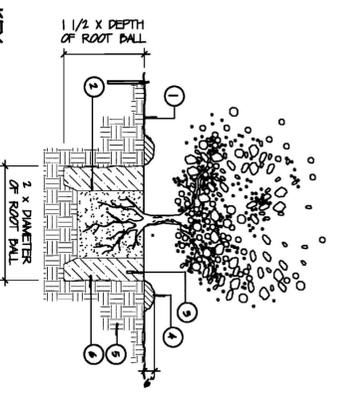
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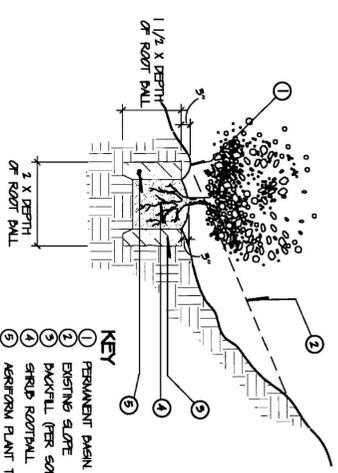
- KEY**
- 1 FINISH GRADE
 - 2 ROOTBALL
 - 3 ASPERFORM OR EQ PLANT TIPS (TOP 1/2 OF ROOT BALL - 4 PER 5-GAL., 6 PER 14 1/2" BOX, 8 PER 48" BOX AND GREATER)
 - 4 TEMPORARY 6" WATERING BASIN
 - 5 WHITE SOIL
 - 6 BACKFILL MIX (PER SOILS ANALYSIS)
 - 7 2" DIA. TREATED LOPSTROKE PINE STAKE OR GREATER SIZE BOX
 - 8 1/2" DIA. 1/2" DIA. DEPTH LINEAR ROOT BARRIER
 - 9 1/2" DIA. 1/2" DIA. DEPTH LINEAR ROOT BARRIER
 - 10 3/4" GRAVEL
- NOTE: STAKES SHALL NOT PERCEDE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.
- PLACE PRE-MANUFACTURED WALK RECOMMENDATIONS.
- CITY APPROVED ROOT BARRIERS SHALL BE INSTALLED ON ALL TREES WITHIN 12'-0" OF ALL WALKS, DRIVEWAYS, WALLS AND OTHER HARDSCAPE AREAS AND STRUCTURES.

A TREE PLANTING AND STAKING DETAIL



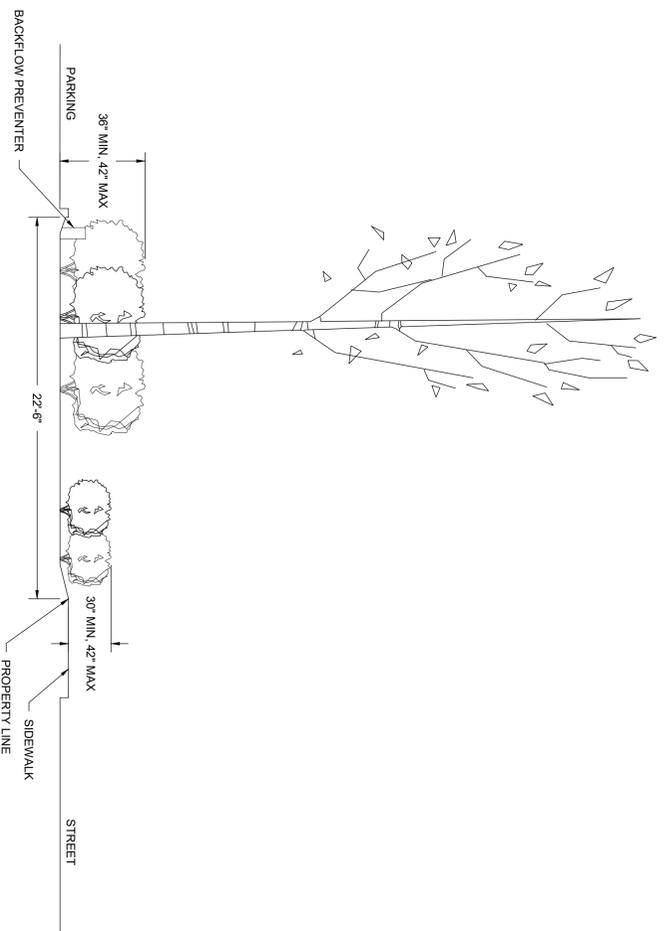
- KEY**
- 1 FINISH GRADE
 - 2 ROOTBALL
 - 3 ASPERFORM PLANT TIPS OR EQ (TOP 1/2 OF ROOT BALL)
 - 4 PER 5-GAL., 2 PER 5-GAL., 4 PER 14 1/2" BOX, 6 PER BOX (CONTAINERS)
 - 5 6" WATERING BASIN (TO BE REMOVED PRIOR TO END OF MAINTENANCE)
 - 6 WHITE SOIL
 - 7 BACKFILL MIX (PER SOILS REPORT RECOMMENDATIONS)

B SHRUB PLANTING DETAIL

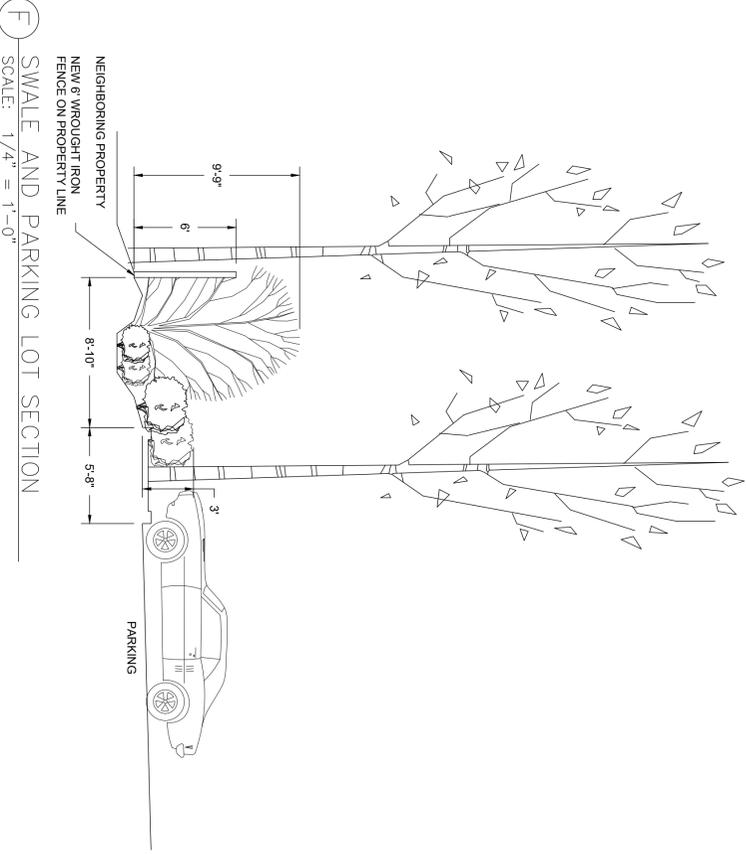


- KEY**
- 1 PERMANENT BASIN
 - 2 EXISTING SLOPE
 - 3 BACKFILL (PER SOILS REPORT)
 - 4 STRIP ROOTBALL
 - 5 ASPERFORM PLANT TIPS OR EQ (1 PER 5-GAL., 2 PER 5-GAL., 4 PER 14 1/2" BOX, 6 PER BOX (CONTAINERS))

C SHRUB PLANTING ON SLOPE DETAIL



E STREET AND PARKING LOT BUFFER SECTION



F SWALE AND PARKING LOT SECTION

CONTACT INFORMATION:
 APPLICANT -
 YOSHI BAR-ZION
 21 CINDY AVE
 NEWBERRY PARK, CA 91320
 TEL.: (659)300-0199

DATE: 12/16/25
 DRAFTED BY: WJ
L-2

REVISIONS		

LANDSCAPE DETAILS

MIXED-USE OFFICE
 347 MOORPARK AVENUE
 MOORPARK CA 93021
 APN: 511-0-101-350

RICHFIELD LAND DESIGN
 LANDSCAPE ARCHITECTURE AND LAND PLANNING
 (435)633-1142

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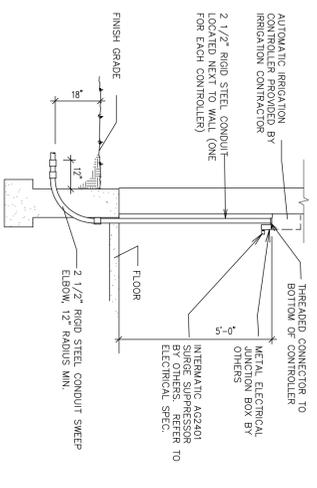
**RICHFIELD
 LAND DESIGN**
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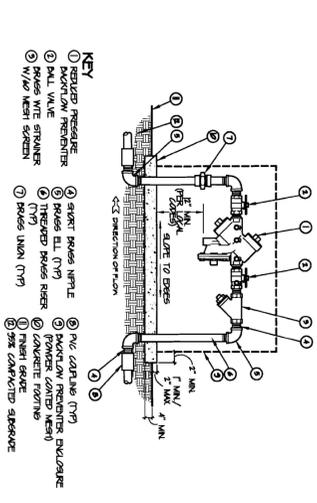
**IRRIGATION
 DETAILS**

REVISIONS

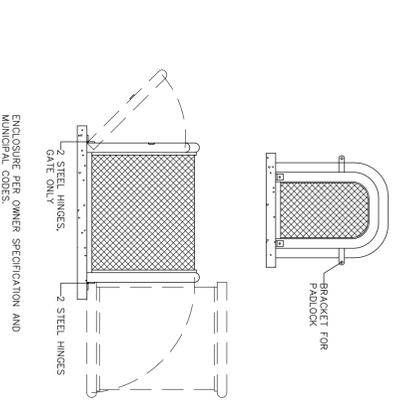
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L-4



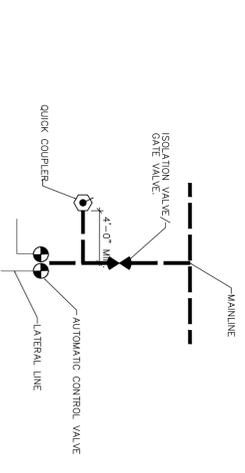
A IRRIGATION CONTROLLER



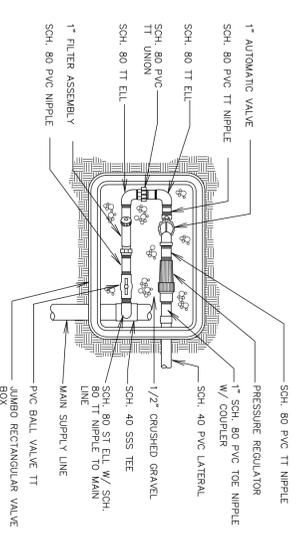
B BACKFLOW PREVENTOR



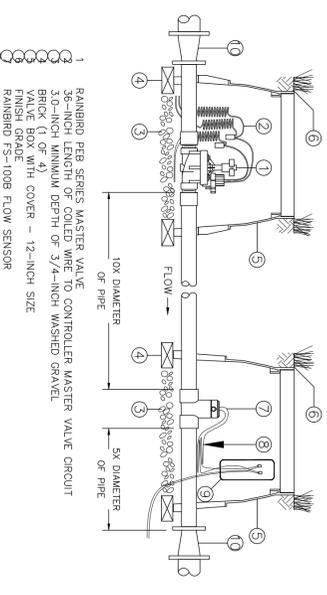
C BACKFLOW PREVENTER ENCLOSURE



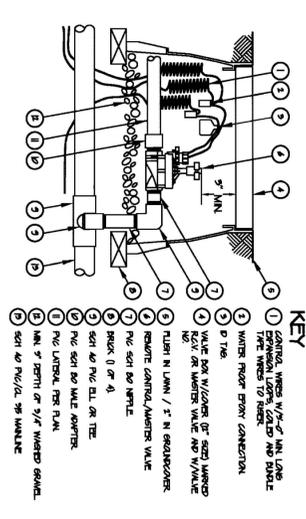
D SCHEMATIC VALVE LAYOUT



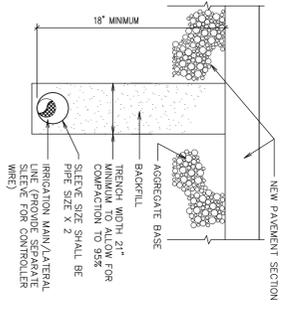
E DRIP VALVE ASSEMBLY



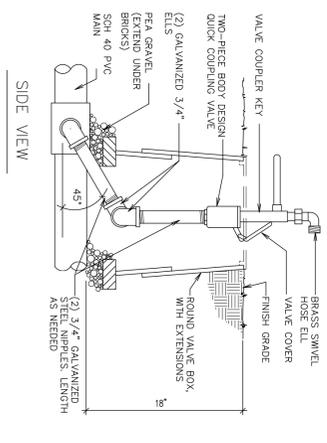
F MASTER VALVE AND FLOW SENSOR



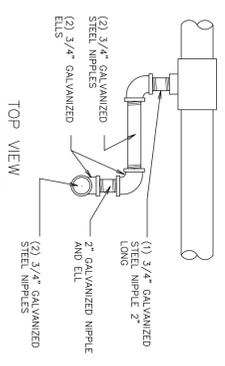
G AUTOMATIC VALVE



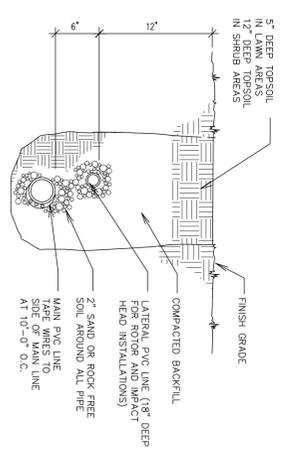
H TRENCH SECTION (NEW PAVEMENT)



I QUICK COUPLING VALVE



J TRENCH SECTION

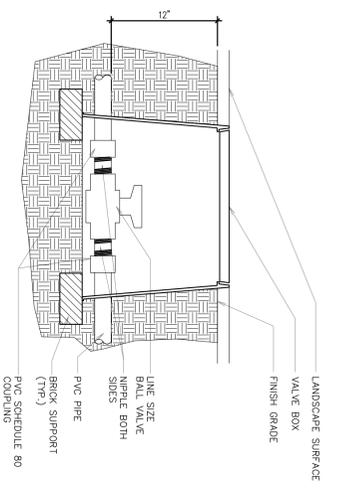


K TRENCH SECTION

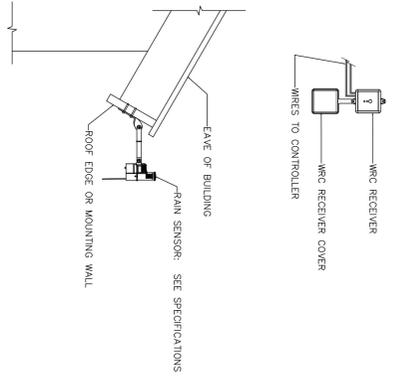
CONTACT INFORMATION:
 APPLICANT -
 YOSSI BAR-ZION
 21 CINDY AVE
 NEWBERRY PARK, CA 91320
 TEL: (805)300-0199

REVISIONS

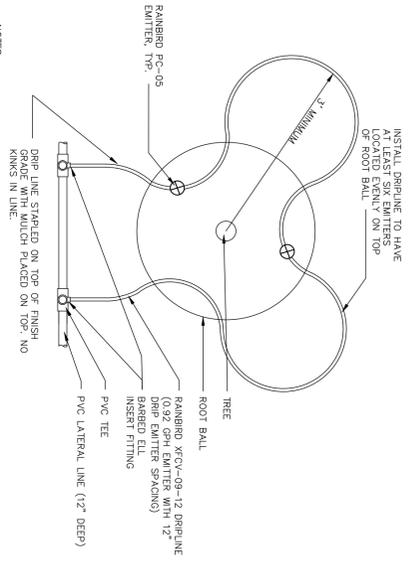
DATE: 12/16/25
 DRAFTED BY: WJ



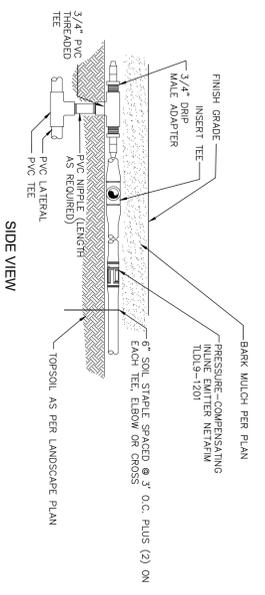
L MAIN LINE ISOLATION VALVE



M RAIN SENSOR DETAIL



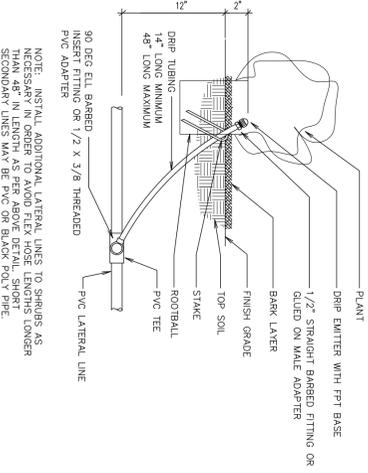
N TREE DRIP - PLAN VIEW



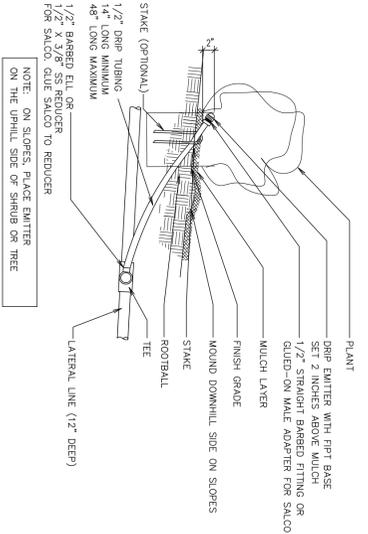
P TREE DRIP - DETAIL

- DRIP IRRIGATION NOTES:**
1. USE RAINBIRD LANDSCAPE DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM OR AN APPROVED EQUAL.
 2. APPROVED EQUAL: BLOW CONTROL ZONE KITS OR APPROVED EQUAL.
 3. INSTALL DRIPLINE ON TOP OF SOIL AND COVER WITH BARK MULCH PER PLANS.
 4. ALL SUPPLY LINES ARE TO BE AS NOTED ON PLAN.
 5. RUN TUBING PARALLEL TO CONTIGUOUS WHEN POSSIBLE.

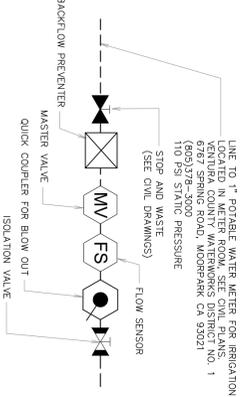
Q DRIP EMITTER



R DRIP EMITTER (SLOPE)



STATION NO.	PLANT FACTOR	IRRIGATION METHOD	PROGRAM NO.	MINUTES PER CYCLE	CYCLES PER DAY	START TIME	WATERING DAYS PER WEEK												
							JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
A1	0.30	DRIP	1	60	1	3:30 AM	-	-	-	1	1	1	2	2	1	1	-	-	-
A2	0.30	DRIP	2	30	2	3:AM/5:30 AM	-	-	-	1	1	1	2	2	1	1	-	-	-
A3	0.3000	DRIP	1	60	1	4:30 AM	-	-	-	1	1	1	2	2	1	1	-	-	-



S CONNECTION DIAGRAM

TASK	TIME	FREQUENCY
IRRIGATION SYSTEM START-UP	APRIL	ANNUALLY
INSPECT IRRIGATION SYSTEM FOR LEAKS AND EFFICIENCY	APRIL	MONTHLY
IRRIGATION SCHEDULE ADJUSTMENT	MARCH	WEEKLY
IRRIGATION SYSTEM SHUT-DOWN	OCTOBER	ANNUALLY
TREE AND SHRUB PRUNING FOR HEALTH, SIZE, AND FORM	MARCH	ANNUALLY
TREE AND SHRUB HEALTH INSPECTION AND PRUNING	WEEKLY	WEEKLY
WEEDING	WEEKLY	WEEKLY
SHRUB AND FLOWER DEADHEADING	MONTHLY	MONTHLY
FERTILIZING	MAY	ANNUALLY
MULCH INSPECTION AND REPLISHMENT	APRIL	ANNUALLY
PLANTER BED CLEAN-UP AND LEAF REMOVAL	NOVEMBER	ANNUALLY

LANDSCAPE MAINTENANCE SCHEDULE

LEGAL DESCRIPTION

PORTION OF BLOCK B, TOWNSHIP OF MOORPARK (5 MR 5), IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA AS DESCRIBED IN 3527 O.R. 599.

APN 511-0-101-350

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK PER COUNTY OF VENTURA - PUBLIC WORKS AGENCY SURVEY MONUMENT DATA SHEET: FOUND 3.5" BRASS DISK, STAMPED "VENTURA COUNTY BENCHMARK" AT THE NORTHWEST CORNER OF THE INTERSECTION OF HIGH STREET AND WALKER STREET, 44.9 FEET WESTERLY FROM THE CENTER OF WALKER STREET, 24.3 FEET NORTHERLY FROM THE CENTER OF HIGH STREET AND 0.7 FEET ABOVE THE SURFACE OF HIGH STREET IN THE CENTER OF A CONCRETE CURB.

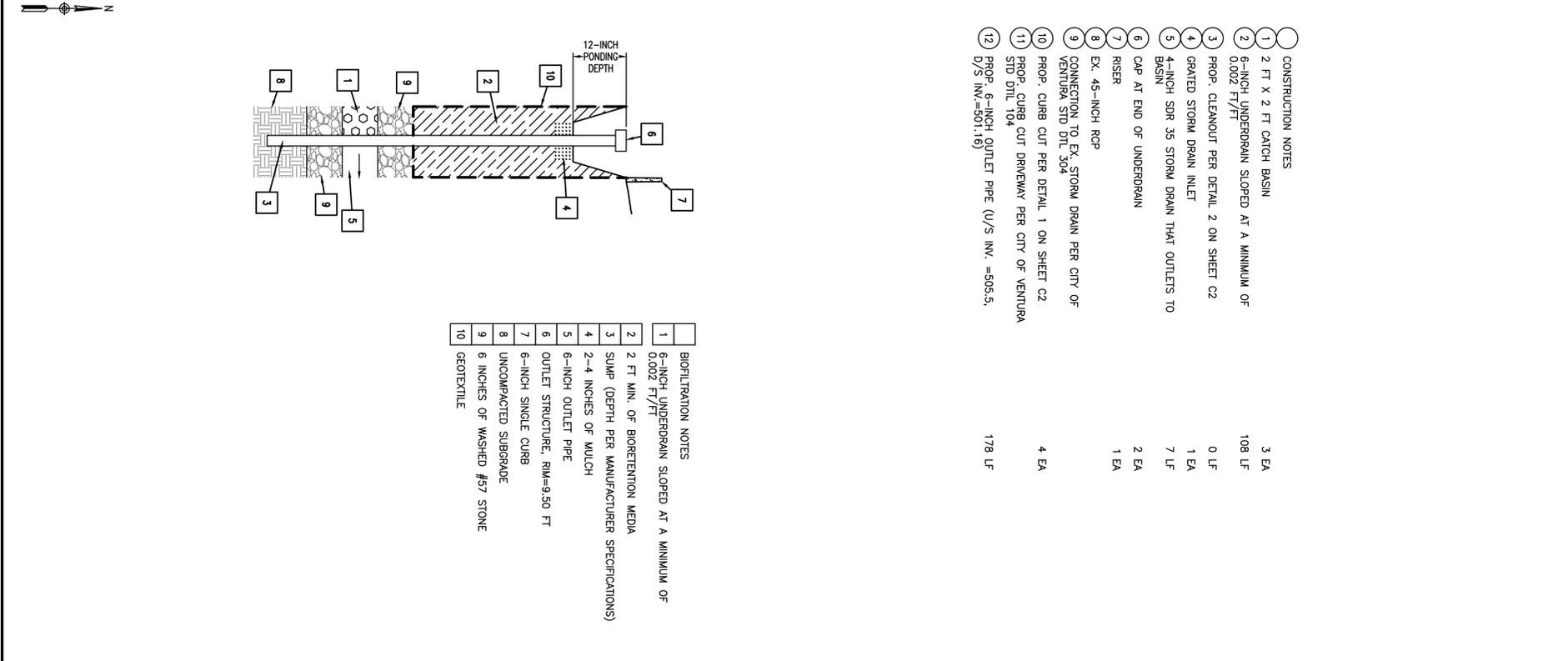
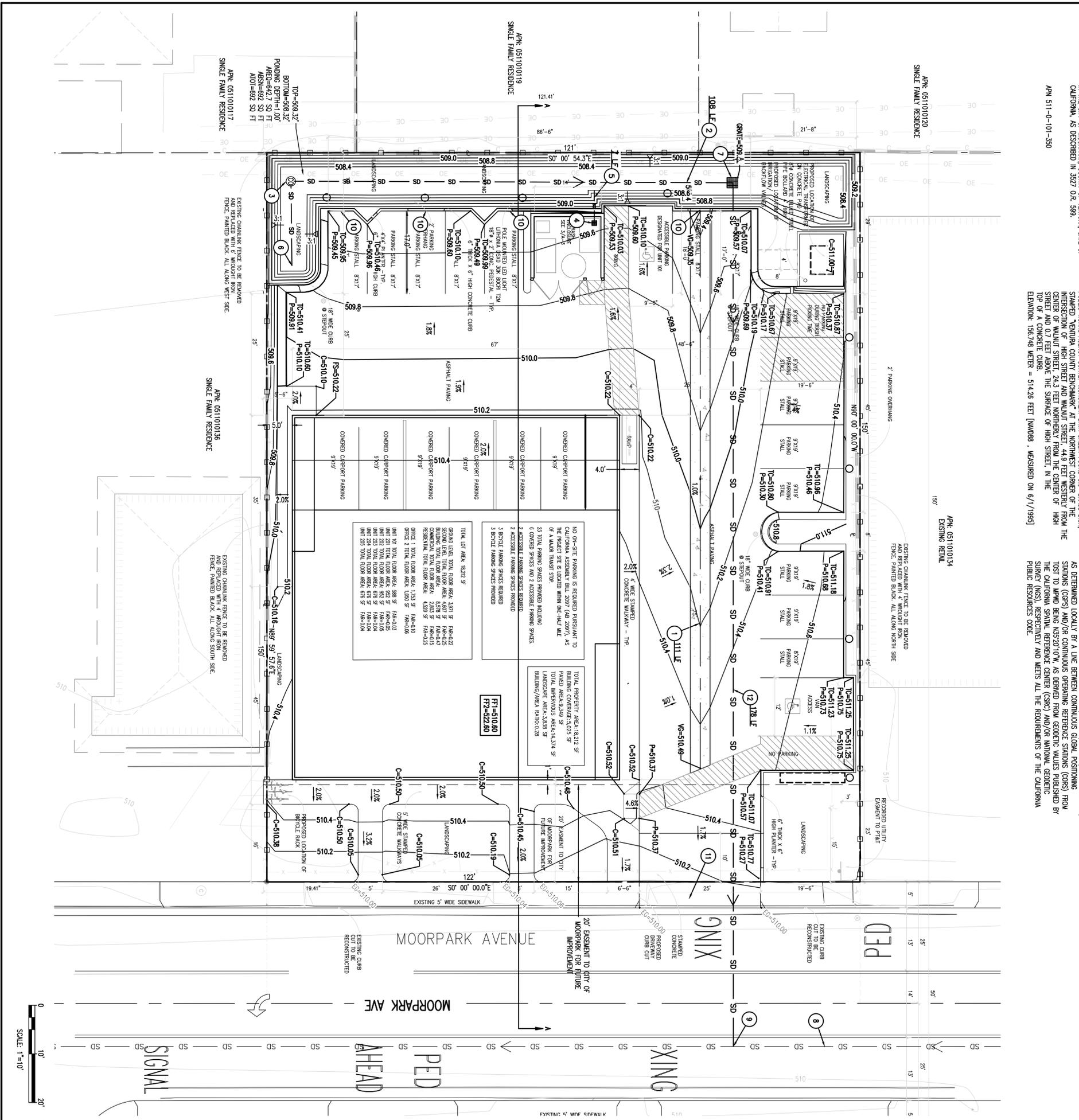
APN 05110101134

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 2017.50, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS GLOBAL POSITIONING STATIONS (GPS) AND/OR CONTIGUOUS OPERATING REFERENCE STATIONS (ORS) FROM THE TOSTI TO MURDO BEING N53°20'10"W, AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

BASIS OF BEARING

DATE OF SURVEY

9/11/2024



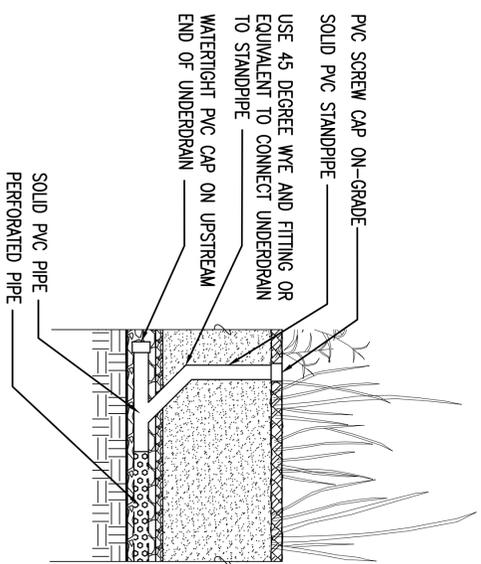
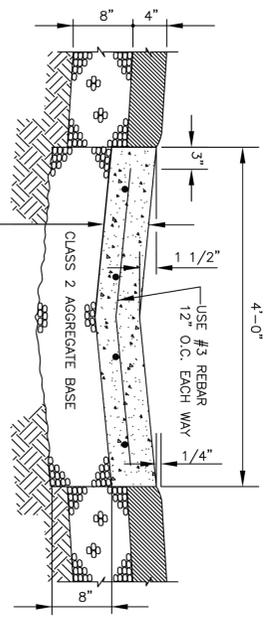
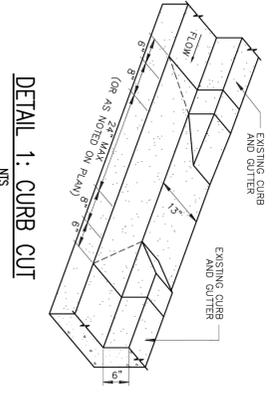
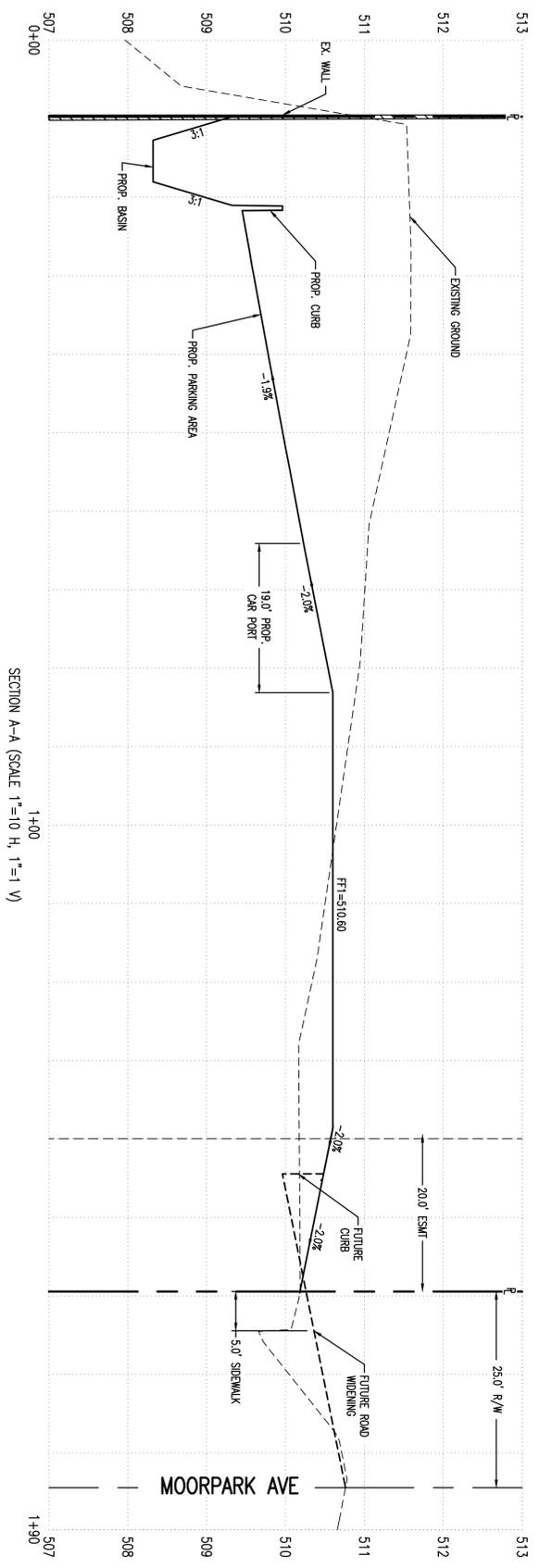
- CONSTRUCTION NOTES**
- 2 FT X 2 FT CATCH BASIN
 - 6-INCH UNDERDRAIN SLOPED AT A MINIMUM OF 0.002 FT/FT
 - PROP. CLEANOUT PER DETAIL 2 ON SHEET C2
 - GRADED STORM DRAIN INLET
 - 4-INCH SDR 35 STORM DRAIN THAT OUTLETS TO BASIN
 - CAP AT END OF UNDERDRAIN
 - RISER
 - EX. 45-INCH RCP
 - CONNECTION TO EX. STORM DRAIN PER CITY OF VENTURA STD DTL 304
 - PROP. CURB CUT PER DETAIL 1 ON SHEET C2
 - PROP. CURB CUT DRIVEWAY PER CITY OF VENTURA STD DTL 104
 - PROP. 6-INCH OUTLET PIPE (U/S INV. = 505.5, D/S INV. = 501.18)

- BIOFILTRATION NOTES**
- 6-INCH UNDERDRAIN SLOPED AT A MINIMUM OF 0.002 FT/FT
 - 2 FT MIN. OF BIOTRETENTION MEDIA
 - SUMP (DEPTH PER MANUFACTURER SPECIFICATIONS)
 - 2-4 INCHES OF MULCH
 - 6-INCH OUTLET PIPE
 - OUTLET STRUCTURE, RIM=9.50 FT
 - 6-INCH SINGLE CURB
 - UNCOMPACTED SUBGRADE
 - 6 INCHES OF WASHED #57 STONE
 - GEOTEXTILE

ENGINEERED SITE PLAN
MIXED USE OFFICE
 347 MOORPARK AVE, MOORPARK, CA 93021

811
 Know what's below. Call before you dig.
 LICENSED PROFESSIONAL ENGINEER
 C 91542
 EXP. 09/30/26
 STATE OF CALIFORNIA
 JBR NO. **23020**
 DRAWN BY: JPB
 DATE: 12/13/2025
 SHEET NO. **C1**
 PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION	DATE
1	9/11/2024



DETAIL 1: CURB CUT
N/S

DETAIL 2: VALLEY GUTTER
N/S

DETAIL 3: CLEANOUT
N/S



REVISION	DATE
1.	
2.	
3.	
4.	
5.	

ENGINEERED SITE PLAN
MIXED USE OFFICE
347 MOORPARK AVE, MOORPARK, CA 93021

PROJECT:
C 91542
EPR 09/30/24
STATE OF CALIFORNIA
LICENSED PROFESSIONAL ENGINEER
JACQUELINE R. WIFE
Know what's Below,
Call before you dig.

811
JOB NO.
23020
DRAWN BY: JPB
DATE: 12/13/2025
SHEET NO.
C2
PRELIMINARY
NOT FOR CONSTRUCTION