

GREEN ISLAND VILLAS

635 LOS ANGELES AVE
MOORPARK , CA

FOR

SKY LINE 66, LLC

23622 CALABASAS ROAD , 121
CALABASAS, CA. 91302

CONSULTANTS

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MECHANICAL		
ELECTRICAL		

BUILDING ANALYSIS
PER CBC BUILDING CODE 2016

PER CALIFORNIA BLDG CODE 2016
WITH AMENDMENTS BY CITY OF MOORPARK

JOB ADDRESS		635 LOS ANGELES AVE.
LEGAL DESCRIPTION:	TRACT:	1240
	LOT:	44 SOUTHEASTERLY CORNER
	LOT:	51 NORTHEASTERLY CORNER
ZONE :	C–2	PER GENERAL PLAN
ASSESOR PARCEL NUMBER (APN):		5110141130
LOT SIZE :		470.67' X 371.00'
LOT AREA:		174,618.57 SQ.FT.

SPACE CALCULATIONS

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

PROJECT DESCRIPTION

18 UNITS – 2 BEDROOMS + 2 1/2 BATHROOMS + 2 PARKING SPACES	1,813 SQ. FT.
51 UNITS – 3 BEDROOMS + 2 1/2 BATHROOMS + 2 PARKING SPACES	2,033 SQ. FT.

AREA CALCULATIONS

1,813 sq.ft x 18 UNITS–2 BDR	=32,634 SQ. FT.
2,033sq.ft x 51 UNITS–3 BDR	=103,683 SQ. FT.
TOTAL	=136,317 SQ. FT.

PARKING SPACES

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

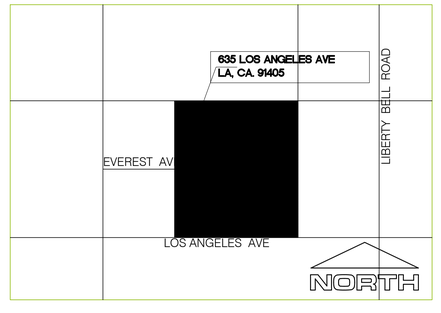
COMMUNITY CENTER

FIRST FLOOR LEVEL	=1,916 SQ. FT.
TOTAL	=1,916 SQ. FT.

• FULLY SPRINKLERED

REVISIONS

VICINITY MAP



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

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AB DWG ID:
DRAWN BY: J.G.L.M. DATE: 11–7–17
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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT | CLIENT

17–029

PROJECT NO.
SHEET NO.

A0.0

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 14, 2019

BUILDING AREA ANALYSIS

TYPE A		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 36	2 BDRM 2 1/2 BATH	1,813 SQ. FT.
UNIT 37	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
2 UNITS		3,846 SQ. FT.

TYPE AR		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 34	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 35	2 BDRM 2 1/2 BATH	1,813 SQ. FT.
2 UNITS		3,846 SQ. FT.

TYPE B		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 38	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 39	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 40	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 41	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 42	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 43	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
6 UNITS		12,198 SQ. FT.

TYPE D		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 29	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 30	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 31	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 32	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 33	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
5 UNITS		10,165 SQ. FT.

TYPE ER		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 23	2 BDRM 2 1/2 BATH	1,813 SQ. FT.
UNIT 24	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 25	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 26	2 BDRM 2 1/2 BATH	1,813 SQ. FT.
4 UNITS		7,692 SQ. FT.

TYPE E		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 27	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 28	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
2 UNITS		4,066 SQ. FT.

TYPE F		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 56	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
UNIT 57	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 58	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 59	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
4 UNITS		7,518 SQ. FT.

TYPE FR		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 60	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
UNIT 61	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 62	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 63	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
4 UNITS		7,518 SQ. FT.

TYPE F-1		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 48	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
UNIT 49	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 50	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 51	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
4 UNITS		7,518 SQ. FT.

TYPE FR-2		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 52	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
UNIT 53	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 54	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 55	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
4 UNITS		7,518 SQ. FT.

TYPE F-3		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 44	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
UNIT 45	3 BDRM 2 1/2 BATH	1,919 SQ. FT.
UNIT 46	3 BDRM 2 1/2 BATH	1,919 SQ. FT.
UNIT 47	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
4 UNITS		7,290 SQ. FT.

TYPE FR-4		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 1	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
UNIT 2	3 BDRM 2 1/2 BATH	1,919 SQ. FT.
UNIT 3	3 BDRM 2 1/2 BATH	1,919 SQ. FT.
UNIT 4	2 BDRM 2 1/2 BATH	1,726 SQ. FT.
4 UNITS		7,290 SQ. FT.

TYPE GR		
UNIT NUMBER	ROOM COUNT	UNIT GROSS AREA (INCLUDED GARAGE)
UNIT 64	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 65	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
UNIT 66	3 BDRM 2 1/2 BATH	2,033 SQ. FT.
3 UNITS		6,099 SQ. FT.

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

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

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

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

TOTAL AREAS		
BUILDING NUMBER	UNITS	AREA
BUILDING-A	2	3,846 SQ. FT.
BUILDING-AR	2	3,846 SQ. FT.
BUILDING-B	6	12,198 SQ. FT.
BUILDING-D	5	10,165 SQ. FT.
BUILDING-E	3	4,066 SQ. FT.
BUILDING-ER	3	7,692 SQ. FT.
BUILDING-F	4	7,518 SQ. FT.
BUILDING-FR	4	7,518 SQ. FT.
BUILDING-F-1	4	7,518 SQ. FT.
BUILDING-FR-2	4	7,518 SQ. FT.
BUILDING-F-3	4	7,290 SQ. FT.
BUILDING-FR-4	4	7,290 SQ. FT.
BUILDING-G	3	6,099 SQ. FT.
BUILDING-GR	3	6,099 SQ. FT.
BUILDING-I	6	11,978 SQ. FT.
BUILDING-J	6	11,978 SQ. FT.
BUILDING-K	6	12,198 SQ. FT.
TOTAL	69 UNITS	134,817 SQ. FT.

12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
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BUILDING ANALYSIS

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SHEET TITLE

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

PROJECT

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

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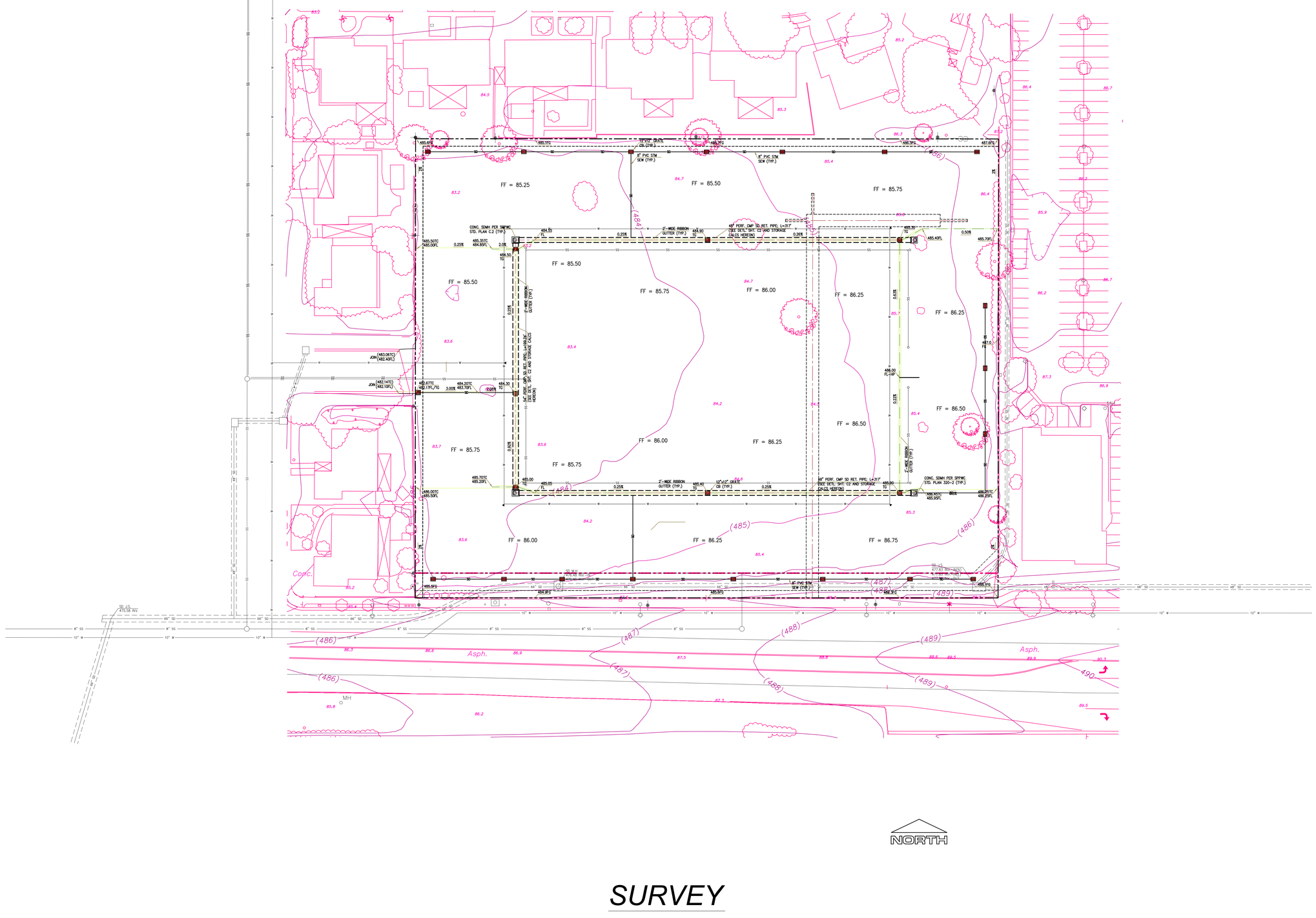
17-029

PROJECT NO.
SHEET NO.

A0.1

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



SURVEY

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

KETTER

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VAN NUYS, CALIFORNIA 91411
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SURVEY
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SHEET TITLE

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

PROJECT

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

CLIENT

17-029

PROJECT NO.

SHEET NO.

C1.0

January 23, 2019

FORM GRN 1

STORM WATER POLLUTION CONTROL
(2017 Los Angeles Green Building Code)

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

FORM GRN 11

VOC AND FORMALDEHYDE LIMITS
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

The tables below are taken from the 2017 Los Angeles Green Building Code
Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY[2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of $\frac{5}{16}$ inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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FORM GRN 14

2017 Los Angeles Green Building Code
GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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FORM GRN 4

2017 Los Angeles Green Building Code
MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # – – – – Date: 1-23-19

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	**Storm water drainage and retention during construction**	A0.1	FORM GRN 1 SHALL BE IN GRADING PLANS
2	4.106.3	**Grading and paving**	A2.0	SITE PLAN
3	4.106.4	**Electric vehicle (EV) charging**	A3.0	SEE GARAGE PLAN #6
4	4.106.5	**Cool roof for reduction of heat island effect**	D-3	SEE DETAILS
5	4.106.7	**Reduction of heat island effect for non-roof areas**	A2.0	SITE PLAN NOTES
		ENERGY EFFICIENCY		
6	4.211.4	**Solar ready buildings**	A4.0, D-3	DETAILS SHEET D-3
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	**Water conserving plumbing fixtures and fittings**	A0.1	NOTE#5
8	4.303.1.3.2	**Multiple showerheads serving one shower**	A0.1	NOTE#6 FORM GRN16
9	4.303.3	**Water submeters**	N/A	
10	4.303.4	**Water use reduction**	A0.1	NOTE#2 FORM GRN18R
11	4.304.1	**Outdoor potable water use in landscape areas**		LANDSCAPE PLAN
12	4.304.2	**Irrigation controllers**		LANDSCAPE PLAN
13	4.304.3	**Metering outdoor water use**	A0.1	NOTE#4 FORM GRN18R
14	4.304.4	**Exterior faucets**	N/A	
15	4.304.5	**Swimming pool covers**	N/A	
16	4.305.1	**Graywater ready**	A0.1	NOTE#7 FORM GRN18R
17	4.305.2	**Recycled water supply to fixtures**	A0.1	NOTE#8 FORM GRN18R
18	4.305.3.1	**Cooling towers (buildings ≤ 25 stories)**	N/A	
19	4.305.3.2	**Cooling towers (buildings > 25 stories)**	N/A	
20	4.305.4	**Groundwater discharge**	A0.1	NOTE#11 FORM GRN18R
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	**Rodent proofing**	A0.1	NOTE#9
22	4.407.3	**Flashing details**	D-2, D-1	DETAIL#2, DETAIL#10

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FORM GRN 16

PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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FORM GRN 4

2017 Los Angeles Green Building Code

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
23	4.407.4	**Material protection**	A0.1	NOTE#10
24	4.408.1	**Construction waste reduction of at least 65%**	A0.1	NOTE#11
25	4.410.1	**Operation and maintenance manual**	A0.1	NOTE#12
		ENVIRONMENTAL QUALITY		
26	4.503.1	**Fireplaces and woodstoves**	N/A	ELECTRIC F.P ONLY
27	4.504.1	**Covering of duct openings and protection of mechanical equipment during construction**	A0.1	NOTE#14
28	4.504.2	**Finish material pollutant control**	A0.1	NOTE#15 GRN 14, 11
29	4.504.2.1	– **Adhesives, sealants, caulks**	A0.1	↓
30	4.504.2.2	– **Paints and coatings**	A0.1	
31	4.504.2.3	– **Aerosol paints and coatings**	A0.1	
32	4.504.2.4	– **Verification**	A0.1	NOTES#16, #21
33	4.504.3	**Carpet systems**	A0.1	SEE #17(A-B-C-D)
34	4.504.3.1	**Carpet cushion**	A0.1	SEE #17
35	4.504.4	**Resilient flooring systems**	A0.1	NOTE#18
36	4.504.5	**Composite wood products**	A0.1	NOTE#19
37	4.504.6	**Filters**	A0.1	NOTE#21 FORM GRN14
38	4.505.2.1	**Capillary break**	S-3	DETAIL#1
39	4.505.3	**Moisture content of building materials**	A0.1	NOTE#23
40	4.506.1	**Bathroom exhaust fans**	A3.0	LEGEND
41	4.507.2	**Heating and air-conditioning system design**	A0.1	NOTE#26

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FORM GRN 18R

2017 Los Angeles Green Building Code
WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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DRAWER#:

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REVISIONS

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

NO.	DATE	ISSUED FOR

GREEN SHEET

ISSUED COPIES — SHEET TITLE

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

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

PROJECT — CLIENT

17-029

PROJECT NO.
SHEET NO.
A0.3

January 23, 2019

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, CONTRACTOR AND OR SUB-CONTRACTOR SHALL INSPECT JOB SITE AND STUDY CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO PRIOR TO START OF CONSTRUCTION. ARCHITECT DISCREPANCIES MUST BE RESOLVE BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND OR SUBCONTRACTORS SHALL REPORT ANY CONFLICTS BETWEEN THE VARIOUS ARCHITECT ELEMENTS OF THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH THAT PORTION OF WORK. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS, MUST BE REFERRED TO THE ARCHITECT FOR INTERPRETATION OR CLARIFICATION.

3. ARCHITECT AND PROJECT SUPERINTENDENT ARE TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR OR SUB-CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTORS SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

4. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE DRAWINGS AND SPECIFICATION AND LOCAL CITY AND BUILDING CODES OR ORDINANCES BUILDING CODE 2010 CDC EDITION.

5. PROVIDE CONSTRUCTION BARRICADES AS REQUIRED BY LOCAL CODES.

6. TEMPORARY TOILET FACILITIES AS REQUIRED BY LOCAL CODES.

7. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. EACH CONTRACTOR OR SUB-CONTRACTORS SHALL REPORT TO PROJECT SUPERINTENDENT, GENERAL CONTRACTOR & ARCHITECT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.

8. DIMENSIONS HAVE PREFERENCE OVER SCALE.

9. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUIDES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.

10. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS, ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.

11. THE DESIGN AND ADEQUACY AND SAFETY OF THE ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS.

12. THE ARCHITECT IS NOT RESPONSIBLE WHATSOEVER BY MAKING OBSERVATION VISITS TO THE SITE.

13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND LOCAL CODE AND ORDINANCES.

14. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT AND OR STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

15. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DRAWINGS INDICATING GENERAL AND TYPICAL DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW AND APPROVAL OF THE ARCHITECT.

16. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF DUCTS, PIPES AND ALL PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.

17. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED, FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.

18. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT ON THAT THE PROPER REVISIONS MAY BE MADE, MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

19. BRACING THE TEMPORARY SUPPORTS SHALL BE PROVIDED AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE AND TO SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION AND UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING.

20. ANY CHANGES IN PLANS AND/OR DETAILS NECESSITATES THE APPROVAL OF THE ARCHITECT, STRUCTURAL ENGINEER & OTHER CONSULTANTS OF THE PROJECT. THESE CHANGES MUST BE APPROVED BY THE DEPARTMENT OF BUILDING & SAFETY. OTHERWISE, ARCHITECT, ENGINEERS & OTHER CONSULTANTS OF THE PROJECT ARE NOT RESPONSIBLE.

21. APPROVAL BY THE INSPECTOR DOES NOT CONSTITUTE ACCEPTANCE OF ANY FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS.

22. WHERE APPLICABLE AN ACCEPTABLE TYPE OF PEDESTRIAN PROTECTION SHALL BE IN PLACE DURING THE CONSTRUCTION AND SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO COMMENCING QPRK ABOVE THE FOUNDATION.

23. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

24. FOR CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, OR SCAFFOLDING MORE THAN 3 STORIES OR 36 FEET HIGH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM CAL/OSHA PRIOR TO STARTING THE JOB.

WORKMANSHIP RECOMMENDATIONS

1. ALL CONSTRUCTION WORK MUST COMPLY WITH THE BUILDING CODES & USE THE RECOMMENDATIONS OF THE FOLLOWING LATEST BOOKS:

   A. PLASTER & DRYWALL SYSTEMS MANUAL.

   B. THE NRCA ROOFING AND WATERPROOFING MANUAL.

   D. SMACNA ARCHITECTURAL SHEET METAL BOOK OF SHEET METAL & AIR CONDITIONING CONTRACTORS.

2. PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR AND SUB-CONTRACTOR MUST REVIEW ALL OF THE ABOVE BOOKS AND FOLLOW ALL THEIR RECOMMENDATIONS.

3. SUB-CONTRACTOR SHALL: INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIAL OR ITEMS DAMAGED BY SUB-CONTRACTORS AND SUPPLIERS HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUB-CONTRACTOR WORKMANSHIP WILL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES LENDING INSTITUTIONS, OR BUILDER. ANY ONE, OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL, WITH NO EXTRA CHARGE, BE DONE IMMEDIATELY EACH SUB-CONTRACTOR UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS SUB-CONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER HIS WORK THAT THE TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION SHALL BE PROVIDED IN SEISMIC ZONE. THE OWNER SHALL EMPLOY THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION AS DEFINED IN SECTION 420. THE ENGINEER SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THAT THE SITE VISITS HAVE BEEN MADE AND WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS, OR TO REVISED DETAILS APPROVED BY THE BUILDING OFFICIAL.

GENERAL BUILDING NOTES

1. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS REQUIRES 1-HR. FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
2. PROVIDE 42" HIGH GUARDRAIL AT BALCONIES & PARAPETS. MAXIMUM CLEARANCE BETWEEN INTERMEDIATE RAILS IS 4".
3. DRAFT STOPs SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.
4. A FIRE RETARDANT ROOF IS REQUIRED.
5. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOORS OR OTHER HAZARDOUS LOCATION SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
6. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 171.874-FOR WORK OVER $10,000).
7. ATTIC (WITH OVER 30" HEADROOM) MUST HAVE ACCESS OPENING (22"x30" MIN.).
8. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW & EXISTING CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADOPTED FOR LOW CONSUMPTION.
9. PROVIDE 12" CLEARANCE UNDER FLOOR AND 18" CLEARANCE UNDER FLOOR JOIST (WHERE APPLICABLE)
10. MINIMUM 18" x 24" UNDER FLOOR ACCESS OPENING. (WHERE APPLICABLE)
11. (NOT USED)
12. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN FOR EACH 10 SQ. FT. OF ATTIC AREA IS REQUIRED.
13. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE.
14. A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREA.
15. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION. (1000 SQ. FT. & 60' MAX BETWEEN DRAFT STOPS)
16. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION. (3000 SQ. FT. & 60' MAX..)
17. ALL ROOF DRAIN MUST BE DIRECTED TO THE STREET DRAINAGE SYSTEM.
18. "PROVIDE 70 INCH HIGH NON-ABORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
19. ALL PLUMBING WALL MUST BE 2 X 6 STUDS.
20. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR." RGA 14-67

SECURITY NOTES

A SECURITY OPENING IS DEFINED AS ANY OPENING IN A WALL, PARTITION OR ROOF WHEN SUCH OPENING OCCURS IN ANY OF THE FOLLOWING LOCATIONS:

IN AN EXTERIOR WALL AND LESS THAN 16" ABOVE THE SURFACE OF ANY ADJOINING YARD, COURT, PASSAGEWAY, PUBLIC WAY, WALK, BREEZEWAY, PATIO, PLANTER, PORCH OR SIMILAR AREA.

IN AN EXTERIOR WALL AND LESS THAN 16" ABOVE THE GRADE OF ANY ADJOINING ROOF, BALCONY, LANDING, STAIR-TREAD PLATFORM, OR SIMILAR STRUCTURE WHEN THAT SURFACE IS ACCESSIBLE TO THE PUBLIC OR ANOTHER TENANT OR WHEN ANY PORTION OF SUCH SURFACE IS ITSELF LESS THAN 16' ABOVE AN ACCESSIBLE GRADE.

IN THE ENCLOSING PARTITIONS OF A DWELLING UNIT, PRIVATE GARAGE, GUEST ROOM, OR SINGLE-TENANT NON-RESIDENTIAL AREA.

IN A ROOF WHEN ANY PORTION OF SUCH ROOF IS LESS THAN 16" ABOVE AN ACCESSIBLE GRADE OR SURFACE ACCESSIBLE BY ANOTHER TENANT OR THE PUBLIC.

1. THE SYMBOL FOR ALL SECURITY OPENINGS IS *.
2. PROVIDING DOOR VIEWERS, VIEW PORTS, OR VIEWING WINDOWS FOR DWELLING OF GUEST ROOM ENTRANCE DOORS.
3. METAL OR WOOD OVERHEAD OR SLIDING DOORS TO BE SECURED
4. METAL GUIDES SHALL BE USED AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS. (WHERE APPLICABLE)
5. SWINGING DOORS IN SECURITY OPENINGS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

A) WOOD FLUSH-TYPE DOORS SHALL BE 3/8" THK. MINIMUM WITH SOLID CORK CONSTRUCTION OR;

B) HOLLOW CORE DOORS OR DOORS LESS THAN 3/8" IN THICKNESS COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" ON CENTERS AROUND THE PERIMETER OR EQUIVALENT OR;

C) WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 9/16" THICKNESS, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4 INCH THICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 SQ. FT. IN AREA STILES AND RAILS SHALL BE OF SOLID LUMBER WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" INCHES IN THICKNESS AND 3 INCHES IN WIDTH. MULLIONS SHALL BE CONSIDERED PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS.
EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. CARVED AREA SHALL HAVE A THICKNESS OF NOT LESS THAN 3/8" INCHES.

D) GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS

E) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

F) ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE-PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4. MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

G) THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
DEADBEATS WITH HARDENED INSERTS: DEADLOCKING
H) LATCH KEY-OPERATED LOCKS ON EXTERIOR; LOCKS OPEN ABLE WITHOUT HEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR; AND TYPE THROW, AND EMBEDMENT OF DEAD BOLTS FOR SINGLE SWINGING DOOR, ACTIVE LEAF OR PAIRS OF DOORS, OR BOTTOM LEAF OF DUTCH DOOR.

I) STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN ¾"

J) A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6711 (B)

K) CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.)

L) MEANS OF SECURING INACTIVE LEAF OF DOUBLE DOOR AND UPPER LEAF OF DUTCH DOOR.

6. SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SELECTED TOT THE TESTS
7. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
8. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (C).
9. ANY RELEASE FOR METAL BARS, GRILLS GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.
10. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FEET OF THE UTILITY POLE OR SIMILAR STRUCTURE.

PLUMING REQUIREMENTS NOTES

1. PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS
2. BATHROOM FIXTURES MUST INCLUDE LOW FLOW TOILETS (1.6 G. PER FLUSH), SHOWER HEADS (2.5 GPM.) AND FAUCETS (2.5 GPM.).
3. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS.
4. FOR GAS-BURNING WATER HEATERS PROVIDE TWO 100 SQUARE INCHES NET AIR OPENINGS DIRECTLY TO THE OUSIDE. FUEL BURNING WATER HEATERS SHALL NOT BE INSTALLED IN BEDROOMS BATHROOMS OR CLOSETS OPENING INTO A BEDROOM OR BATHROOM . .
5. PROVIDE 30" VERTICAL CLEARANCE ABOVE COOKING TOP TO UNPROTECTED COMBUSTIBLE MATERIALS.
6. BTU OF GAS APPLIANCES
   TANKLESS WATER HEATER WITH 175,000 BTU X 2=350,000 BTU
   OVEN RANGE WITH 112,000 BTU
   3 FIRE PLACES WITH 160,000 BTU EACH = 480,000 BTU
   POOL HEATER WITH 400,000 BTU
   TOTAL GAS APPLIANCES=1,342,000 BTU
7. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE.
8. Water heater shall be provided with temperature and pressure relief valves. The relief valves shall be provided with a drain which extends from the valves to the outside of the building. Show the drain line on the plans.
9. GAS BURN TANKLESS WATER HEATER SHALL BE PROVIDED, TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING." "THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2007 CALIFORNIA PLUMBING CODE."
   COPPER WATER LINES SHALL BE TYPE "L" MINIMUM (IF
10. UNDER BUILDING).

ENERGY REQUIREMENTS NOTES:

1. SPECIFIC NOTE:
   A. THE FOLLOWING OPENINGS IN THE EXTERIOR ENVELOPE OF THE BUILDING SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT INFILTRATION:
      I. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SILL PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS;
      II. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN WALLS, CEILING AND FLOORS;
      III. OPENINGS IN THE ATTIC, SUCH AS THE POINT WHERE CEILINGS MASONRY FIREPLACES.
   B. THERMOSTATIC ALLY CONTROLLED HEATING AND COOLING SYSTEMS, EXCEPT ELECTRIC HEAT PUMPS, SHALL HAVE AN AUTOMATIC THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
   C. ALL HEATING, VENTILATION AND AIR CONDITIONING (HVAC) EQUIPMENT SHALL BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION.
   D. WATER HEATERS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION
2. THE INSULATION INSTALLER AND THE CONTRACTOR SHALL POST A SIGNED CERTIFICATE OF COMPLIANCE IN A CONSPICUOUS LOCATION IN THE BUILDING. THIS CERTIFICATE SHALL STATE THAT THE INSTALLATIONS AND MATERIALS CONFORM TO THE APPROPRIATE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, AND 24 AND SHALL SPECIFY THE MANUFACTURE'S NAME AND TITLES 20 IDENTIFICATION, THE INSTALLED R-VALUE, AND WHEN LOOSE FILL IS STATE THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT MANUFACTURE'S LABELED DENSITY FOR THE DESIRED R-VALUE
3. DUCT SEALING IS MANDATORY AND REQUIRES INDEPENDENT FIELD CERTIFIED "HERS" RATER. ALL SUPPLY DUCTS SHALL EITHER BE IN VERIFICATION BY A OR HAVE MINIMUM INSULATION OR R-4.2. [151(F) 10]. CONDITIONED SPACE..
4. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. LABELED IN

ELECTRICAL REQUIREMENTS NOTES

1 PROVIDE A RECEPTACLE OUTLET WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS.
2 PROVIDE FOR EACH BLDG., SEPARATE MEANS FOR DISCONNECTING ALL UNDERGROUND CONDUCTORS.
3 LOCATION AND SPECIFICATION OF RECEPTACLE OUTLETS AND UNDERGROUND CONDUCTORS AND OTHER ELECTRICAL RELATED ITEMS SHALL BE PROVIDED IN ELECTRICAL DWGS. BY PROJECT ELECTRICAL ENGINEER AS SUBMITTED UNDER SEPARATE PERMIT.

SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FORA PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000).
(R314.6.2)

WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOWBATTERY SIGNAL. (R314)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
(R315

SPECIAL HAZARD NOTES:

1. PROVIDE AUTOMATIC EARTHQUAKE SHUTOFF VALVE.
2. SMOKE ALARMS ARE COMPLIANT WITH UL 217 [NFPA 72, 907.2.10]
3. PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
   a) GLAZING IN INGRESS AND EGRESS DOORS.
   b) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.
   c) GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACE.
   d) GLAZING IN RAILINGS AND STAIR LANDINGS.
   e) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5' OF STANDING SURFACE AND DRAIN INLET.
   f) GLAZING IN WALLS ANF FENCES USED AS THE BARRIER FOR SWIMMING POOLS AND SPAS.

ENVELOPE

1. Joints and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration. [117 CEnC]

SPACE CONDITIONING NOTES:

1. Portions of supply-air and return-air ducts and plenums shall either be insulated to a minimum installed level of R-4.2 or be enclosed entirely in conditioned space. If the package method is used, higher minimum insulation may apply. [150(k)(m) CEnC]
2. All pressure-sensitive tapes, mastics, aerosol sealants, or other closure systems used for installing field-fabricated duct systems shall meet the applicable requirements of UL181, UL181A or UL 181B." [124(b)(2) CEnC]
3. Air conditioners and condensing units shall meet the minimum efficiency requirements (EER) of Table 112-A.
4. The supply heating and cooling energy to each space-conditioning zone or dwelling unit shall be controlled by an individual thermostatic control that responds to temperature within the zone. [122(a) CEnC]
5. for installation of fireplaces, decorative gas appliances and gas logs: If a masonry or factory built fireplace is installed , it shall have the following :
   a) Closable metal or glass door covering the entire opening of the fire box;
   b) A combustion air intake to draw air from the outside of the building directly into the firebox with a minimum 6 sq inch in area a tight fitting damper or combustion -air control device, for exception see 150(e)1B
   c) A flue damper with a readily accessible control

LIGHTING NOTES:

1. Lights in bathrooms, garages, laundry rooms, and utility rooms must be high efficacy or controled by an occupant sensor. Such sensors shall be capable of automatically turning off the lights no more than 30 minutes after the area has been vacated." [150(k)(3) CEnC] [101 CEnC]
2. Lights in other than kitchens, bathrooms, garages, laundry rooms, and utility rooms must be high efficacy, controled by a controlled by a dimmer or controlled by an occupant sensor. Such sensors shall be capable of automatically turning off the lights no more than 30 minutes after the area has been vacated." [150(k)(4) CEnC] [101 CEnC]
3. Luminaries recessed into insulated ceilings shall be approved for zero clearance insulation cover (IC) by the Underwriters Laboratories or other testing/rating laboratory recognized by the ICC and shall include a label certifying air tight to show air leakage less than 2.0 CFM at 75 Pascals(1.75 #/sf) when tested in accordance with ASTM E 283 and shall be sealed with a gasket or caulk between the housing and ceiling.[150(k)(5)
4. All outdoor lighting attached to buildings must be high efficacy or controlled by a motion sensor with photo control. Photo control is an electric device that detects changes in illumination, then controls its electric load at predetermined illumination levels." [150(k)(6) CEnC] [101 CEnC]
5. Permanently installed lighting in the enclosed nondwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaries or controlled by an occupant sensor. Such sensors shall be capable of automatically turning off the lights no more than 30 minutes after the area has been vacated." [150(k)(8) CEnC] [101 CEnC]

WATER HEATING NOTE:

1. The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating systems shall be thermally insulated with a minimum of 1" (.75") thick insulation for hot (cold) water pipes with a diameter less than or equal to 2 inches or 1.5" (1") for hot (cold) water pipes with a diameter greater than 2 inches." [150(j)(2) CEnC]

FIXTURE NOTES:

1. Tank-type toilets shall have a maximum flush of 1.6 gallons [402.2 CPC]
2. Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [418 CPC]
3. Provide a permanently accessible 12-inch square bathtub trap access or note on plan that a non-slip-joint trap will be used. [404.2 CPC]
4. Provide a removable panel for the whirlpool bathtub pump located not more than 20' from the pump if through a crawl space. The panel shall be large enough to access and remove the pump. [414.1 CPC]

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		JG.I.M.		

REVISIONS

THESE DRAWINGS, ALL IDEAS, CONCEPTS DESIGNS

GENERAL INFORMATION					
01	Project Name	UNIT 25 Townhome			
02	Calculation Description	Title 24 Analysis			
03	Project Location	635 E. LOS ANGELES AVE			
04	City	MOORPARK	05	Standards Version	Compliance 2017
06	Zip Code	93021	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ9	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	0
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	1751	15	Number of Zones	3
16	Slab Area (ft^2)	710	17	Number of Stories	2
18	Addition Cond. Floor Area (ft^2)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft^2)	n/a	21	Glazing Percentage (%)	11.3%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (KTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	3.68	4.51	-1.43	-46.4%
Space Cooling	17.23	15.00	2.23	12.9%
IAQ Ventilation	1.25	1.25	0.00	0.0%
Water Heating	9.51	9.51	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	31.07	30.27	0.80	2.6%

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ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDV energy. If Excess EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).
As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen.

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
47.2	46.7	0.0	46.7

- ☐ Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.
- ☐ Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.
- ☐ Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ9 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QII must be verified.

Notes:
- **Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- **Cool roof**
- **Window overhangs and/or fins**
- **Non-standard duct location (any location other than attic)**

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- **High quality insulation installation (QII)**
- **IAQ mechanical ventilation**

Cooling System Verifications:
- **Minimum Airflow**
- **Verified EER**
- **Verified SEER**
- **Verified Refrigerant Charge**
- **Fan Efficacy Watts/CFM**

HVAC Distribution System Verifications:
- **Duct Sealing**
- **Ducts located entirely in conditioned space confirmed by duct leakage testing**
- **Low-leakage Air Handling Unit**

Domestic Hot Water System Verifications:
- **-- None --**

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BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
UNIT 25 Townhome	1750	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Unit 25 1st	Conditioned	AC-251	700	11	DHW Sys 1	n/a
Unit 25 2nd	Conditioned	AC-251	1050	8	DHW Sys 1	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)
E Wall	Unit 25 1st	R-15 Wall	45	- specify -	298	61	90
W Wall	Unit 25 1st	R-15 Wall	270	Right	59	26.1	90
S Wall	Unit 25 1st	R-15 Wall	180	Back	543	0	90
Interior Surface	Unit 25 1st>__Garage__	R-11 Wall	n/a	n/a	103	0	n/a
Interior Surface 2	Unit 25 1st>__Garage__	R-11 Wall	n/a	n/a	103	0	n/a
E Wall	Unit 25 2nd	R-15 Wall	90	Left	214	31.25	90
N Wall	Unit 25 2nd	R-15 Wall	0	Front	55	0	90
S Wall 2	Unit 25 2nd	R-15 Wall	180	Back	95	48	90
W Wall	Unit 25 2nd	R-15 Wall	270	Right	214	51.25	90
Interior Surface 3	Unit 25 2nd>__Garage__	R-19 Floor No Crawlspace	n/a	n/a	393	n/a	n/a
Interior Surface 4	Unit 25 2nd>>Unit 25 1st	R-0 Floor No Crawlspace	n/a	n/a	709	n/a	n/a
W Wall 2	__Garage__	R-0 Wall	270	Right	294	0	90
N Wall 2	__Garage__	R-0 Wall	0	Front	165	0	90

CalCERTS, Inc. HERS PROVIDER

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10
Name	Zone	Type	Orientation	Area (ft^2)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Unit 25 1st	R-30 Roof Deck	Front	59	0	0.1	0.85	No	
Roof 2	Unit 25 2nd	R-38 Roof Cool	Front	1050	0	0.75	0.86	Yes	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading
Window 5x8.6	Window	E Wall (- specify - -45)	----	----	1	43.0	0.30	0.21	Insect Screen (default)
Window 3x6	Window	E Wall (- specify - -45)	----	----	1	18.0	0.30	0.21	Insect Screen (default)
Window 3x2	Window	W Wall (Right-270)	----	----	1	6.0	0.30	0.21	Insect Screen (default)
Window 5x5	Window	E Wall (Left-90)	----	----	1	25.0	0.30	0.21	Insect Screen (default)
Window 2.5x2.5	Window	E Wall (Left-90)	----	----	1	6.3	0.30	0.21	Insect Screen (default)
Window 8x8	Window	S Wall 2 (Back-180)	----	----	1	48.0	0.30	0.21	Insect Screen (default)
Window 4x5	Window	W Wall (Right-270)	4.00	5.00	1	20.0	0.30	0.21	Insect Screen (default)
Window 2.5x2.5 2	Window	W Wall (Right-270)	----	----	1	6.3	0.30	0.21	Insect Screen (default)
Window 5x5 2	Window	W Wall (Right-270)	----	----	1	25.0	0.30	0.21	Insect Screen (default)

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door 3x6.7	W Wall	20.1	0.50

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
			Overhang			Left Fin				Right Fin			
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window 4x5	0	0	0	0	0	8	0	5	0	8	6	5	0

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-Factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	0.095	• Inside Finish: Gypsum Board • Cavity / Frame: R-15 / 2x4 • Exterior Finish: 3 Coat Stucco
R-11 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-11	0.089	• Inside Finish: Gypsum Board • Cavity / Frame: R-11 / 2x4 • Other Side Finish: Gypsum Board
R-30 Roof Deck	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	0.036	• Inside Finish: Gypsum Board • Cavity / Frame: R-30 / 2x12 • Roof Deck: Wood Sidings/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-38 Roof Cool	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-38	0.029	• Inside Finish: Gypsum Board • Cavity / Frame: R-38 / 2x12 • Roof Deck: Wood Sidings/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R-19 + 1.5 in. cavity (R-16)	0.049	• Floor Surface: Carpeted • Floor Deck: Wood Sidings/sheathing/decking • Cavity / Frame: R-19 in 5-1/2 in (R-19) / 2x6 • Ceiling Below Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.156	• Floor Surface: Carpeted • Floor Deck: Wood Sidings/sheathing/decking • Cavity / Frame: no insul. / 2x12 • Ceiling Below Finish: Gypsum Board

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade	Unit 25 1st	710	23	None	0.8	No
Slab-on-Grade 2	__Garage__	360	40	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

CalCERTS, Inc. HERS PROVIDER

WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	.0%

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (inc/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.82 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	02	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
AC-251	Heat Pump Heating and Cooling System	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11
			Heating		Cooling					
Name	System Type	Number of Units	HSPF/COP	Cap 47	Cap 17	SEER	EER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	SplitHeatPump	1	9	24000	19000	16	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Heat Pump System 1-hers-cool	Required	350	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsInAll	Specified Lower Leakage Target	6	Conditioned zone	None	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	Required

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
Sfam IAQVentRpt	48	0.35	Default	0	Required

CalCERTS, Inc. HERS PROVIDER

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Kaveh Dolatabady	
Company:	Signature Date:
L & D Engineering	2019-01-16 11:24:18
Address:	CEA/HERS Certification Identification (if applicable):
1330 Olympic Blvd #8	
City/State/Zip:	Phone:
Santa Monica, CA 90404	310-452-0575

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Kaveh Dolatabady	
Company:	Date Signed:
L & D Engineering	2019-01-16 11:24:18
Address:	License:
1330 Olympic Blvd #8	M26955
City/State/Zip:	Phone:
Santa Monica, CA 90404	310-452-0575

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

CalCERTS, Inc. HERS PROVIDER

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E MAIL--BOAZ@KETTERDESIGNS.COM

AR PWC ID:
OR RAWER #:

NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
10			J.C.L.M.	1/--/17	-	--/17
09						
08						
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01						

REVISIONS

THESE DRAWINGS, ALL IDEAS, CONCEPTS DESIGNS, DETAILS, AND SPECIFICATIONS DESCRIBED AND SHOWN HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. CONSTRUCTION FOREMEN AND CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. THEY ARE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CONSTRUCTION PERFORMED WITHOUT THE ARCHITECT'S KNOWLEDGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

GENERAL INFORMATION					
01	Project Name	UNIT35 Townhome			
02	Calculation Description	Title 24 Analysis			
03	Project Location	635 E. LOS ANGELES AVE			
04	City	MOORPARK	05	Standards Version	Compliance 2017
06	Zip Code	93021	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ9	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	0
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	1452	15	Number of Zones	2
16	Slab Area (ft^2)	531	17	Number of Stories	2
18	Addition Cond. Floor Area(ft^2)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft^2)	n/a	21	Glazing Percentage (%)	13.7%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTOV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.17	6.08	-1.91	-45.8%
Space Cooling	21.43	19.32	2.11	9.8%
IAQ Ventilation	1.18	1.18	0.00	0.0%
Water Heating	10.05	10.05	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	36.83	36.83	0.00	0.0%

ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home a characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).
As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen.

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
46.0	45.8	0.0	45.8

- ☐ Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and CII verification prerequisite.
- ☐ Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and CII verification prerequisite.
- ☐ Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ9 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and Oil must be verified.

Notes:
- **Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as conditions for meeting the modeled energy performance features (computer analysis).

- **Cool roof**
- **Window overhangs and/or fins**
- **Non-standard duct location (any location other than attic)**

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- **High quality insulation installation (QII)**
- **IAQ mechanical ventilation**

Cooling System Verifications:
- **Minimum Airflow**
- **Verified EER**
- **Verified SEER**
- **Verified Refrigerant Charge**
- **Fan Efficacy Watts/CFM**

HVAC Distribution System Verifications:
- **Duct Sealing**
- **Ducts located entirely in conditional space confirmed by duct leakage testing**
- **Low-leakage Air Handling Unit**

Domestic Hot Water System Verifications:
- **-- None --**

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
UNIT35 Townhome	1432	1	2	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Unit 35 1st	Conditioned	AC-351	531	11	DHW Sys 1	n/a
Unit 35 2nd	Conditioned	AC-351	901	8	DHW Sys 1	n/a

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)
W Wall	Unit 35 1st	R-15 Wall	270	Right	320	69.1	90
S Wall	Unit 35 1st	R-15 Wall	180	Back	228	43	90
Interior Surface	Unit 35 1st>__Garage__	R-11 Wall	n/a	Down	166	0	n/a
Interior Surface 2	Unit 35 1st>__Garage__	R-11 Wall	n/a	Up	79	0	n/a
W Wall 2	Unit 35 2nd	R-15 Wall	270	Right	441	25	90
S Wall 2	Unit 35 2nd	R-15 Wall	180	Back	189	6.25	90
N Wall	Unit 35 2nd	R-15 Wall	0	Front	193	26	90
E Wall	Unit 35 2nd	R-15 Wall	90	Left	107	48	90
Interior Surface 3	Unit 35 2nd>__Garage__	R-19 Floor No Crawlspace	n/a	n/a	400	n/a	n/a
Interior Surface 4	Unit 35 2nd>>Unit 35 1st	R-0 Floor No Crawlspace	n/a	n/a	531	n/a	n/a
E Wall 2	__Garage__	R-0 Wall	90	Left	228	0	90
N Wall 2	__Garage__	R-0 Wall	0	Front	252	0	90

OPAQUE SURFACES -- Cathedral Ceilings									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Type	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Unit 35 1st	R-30 Roof Deck	Front	56	0	0.1	0.65	No	
Roof 2	Unit 35 2nd	R-38 Roof Cool	Front	901	0	0	0.75	0.86	Yes

FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading
Window 5x8.6	Window	W Wall (Right-270)	----	----	1	43.0	0.30	0.21	Insect Screen (default)
Window 3x2	Window	W Wall (Right-270)	----	----	1	6.0	0.30	0.21	Insect Screen (default)
Window 5x8.6 2	Window	S Wall (Back-180)	----	----	1	43.0	0.30	0.21	Insect Screen (default)
Window 5x5	Window	W Wall 2 (Right-270)	----	----	1	25.0	0.30	0.21	Insect Screen (default)
Window 2.5x2.5	Window	S Wall 2 (Back-180)	2.5	2.5	1	6.3	0.30	0.21	Insect Screen (default)
Window 5x5 2	Window	N Wall (Front-0)	----	----	1	25.0	0.30	0.21	Insect Screen (default)
Window 6x8	Window	E Wall (Left-90)	6.0	8.0	1	48.0	0.30	0.21	Insect Screen (default)

OPAQUE DOORS				
01	02		03	04
Name	Side of Building		Area (ft^2)	U-factor
Door 3x6.7	W Wall		20.1	0.50

OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
		Overhang				Left Fin				Right Fin			
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window 2.5x2.5	0	0	0	0	0	9	0	1.3	0	9	0	1.3	0
Window 6x8	0	0	0	0	0	0	0	0	0	6	0	0.5	0

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Exterior Finish: 3 Coat Stucco*
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	0.096	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-15 / 2x4* • *Exterior Finish: 3 Coat Stucco*
R-11 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-11	0.099	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-11 / 2x4* • *Other Side Finish: Gypsum Board*
R-30 Roof Deck	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	0.036	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-30 / 2x12* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-38 Roof Cool	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O.C.	R-38	0.029	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-38 / 2x12* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R-19 in 5.5" (2 in. cavity (R-18))	0.049	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6* • *Ceiling Below Finish: Gypsum Board*
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: no insul. / 2x12* • *Ceiling Below Finish: Gypsum Board*

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade	Unit 35 1st	531	46	None	0.8	No
Slab-on-Grade 2	__Garage__	400	40	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS					
01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	0%

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.82 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS					
01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
AC-351	Heat Pump Heating and Cooling System	R-410 Heat Pump System 1	R-410 Heat Pump System 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating Capacity			Cooling Capacity		Zonally Controlled	Compressor Type	HERS Verification
			HSPF/COP	Cap 47	Cap 17	SEER	EER			
Heat Pump System 1	SplitHeatPump	1	9	24900	18900	16	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-cool

HVAC COOLING - HERS VERIFICATION						
01	02	03	04	05	06	
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	
Heat Pump System 1-hers-cool	Required	350	Required	Required	Required	

HVAC - DISTRIBUTION SYSTEMS							
01	02	03	04	05	06	07	
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification	
Air Distribution System 1	DuctsInAll	Specified Lower Leakage Target	6	Conditioned zone	None	Air Distribution System 1-hers-dist	

HVAC DISTRIBUTION - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	Required

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	37	0.25	Default	0	Required

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kaveh Dolatabady	Documentation Author Signature: Kaveh Dolatabady
Company: L & D Engineering	Signature Date: 2019-01-16 11:16:01
Address: 1330 Olympic Blvd #8	CEA/HERS Certification Identification (If applicable):
City/State/Zip: Santa Monica, CA 90404	Phone: 310-452-0575

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Kaveh Dolatabady	Responsible Designer Signature: Kaveh Dolatabady
Company: L & D Engineering	Date Signed: 2019-01-16 11:16:01
Address: 1330 Olympic Blvd #8	License: M25955
City/State/Zip: Santa Monica, CA 90404	Phone: 310-452-0575

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06				
05				
04				
03				
02	DATE: 1/7-/17		J.C.L.M.	—
01				

REVISIONS

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635 WEST LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT — CLIENT

17-029 — PROJECT NO.
SHEET NO.
A1.2

January 23, 2019

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: UNIT 36 Townhome — **Calculation Date/Time:** 11:02, Wed, Jan 16, 2019 — Page 1 of 8
Calculation Description: Title 24 Analysis — **Input File Name:** UNIT 36 Townhome 635 Los Angeles 01-15-19.ribd16x

GENERAL INFORMATION					
01	Project Name	UNIT 36 Townhome			
02	Calculation Description	Title 24 Analysis			
03	Project Location	635 E. LOS ANGELES AVE			
04	City	MOORPARK	06	Standards Version	Compliance 2017
05	Zip Code	93021	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ9	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	0
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft²)	1432	16	Number of Zones	2
15	Slab Area (ft²)	531	17	Number of Stories	2
18	Addition Cond. Floor Area(ft²)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft²)	n/a	21	Glazing Percentage (%)	15.7%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTD/kft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.04	5.77	-1.73	-42.8%
Space Cooling	21.43	18.63	2.59	12.1%
IAQ Ventilation	1.18	1.18	0.00	0.0%
Water Heating	10.05	10.05	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	36.69	35.83	0.86	2.3%

Registration Number: 219-P010012689A-000-000-0000000-0000 — Registration Date/Time: 2019-01-16 11:26:50 — HERS Provider: CalCERTS Inc.
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ENERGY DESIGN RATING			
EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
46.0	48.4	0.0	48.4

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).
As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen.

- ☐ Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and Oil verification prerequisite.
- ☐ Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and Oil verification prerequisite.
- ☐ Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ9 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and Oil must be verified.

Notes:
- Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- High quality insulation installation (QII)
- IAQ mechanical ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

HVAC Distribution System Verifications:
- Duct Sealing
- Ducts located entirely in conditioned space confirmed by duct leakage testing
- Low-leakage Air Handling Unit

Domestic Hot Water System Verifications:
- -- None --

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BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
UNIT 36 Townhome	1432	1	2	2	1	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Unit 36 1st	Conditioned	AC-361	531	11	DHW Sys 1	n/a
Unit 36 2nd	Conditioned	AC-361	901	8	DHW Sys 1	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
E Wall	Unit 36 1st	R-15 Wall	90	Left	320.4	69.1	90
S Wall	Unit 36 1st	R-15 Wall	180	Back	228	43	90
Interior Surface	Unit 36 1st>>__Garage__	R-11 Wall	n/a	n/a	100	0	n/a
Interior Surface 2	Unit 36 1st>>__Garage__	R-11 Wall	n/a	n/a	100	0	n/a
E Wall 2	Unit 36 2nd	R-15 Wall	90	Left	441	25	90
S Wall 2	Unit 36 2nd	R-15 Wall	180	Back	164	6.25	90
N Wall	Unit 36 2nd	R-15 Wall	0	Front	164	25	90
W Wall	Unit 36 2nd	R-15 Wall	270	Right	157	48	90
Interior Surface 3	Unit 36 2nd>>__Garage__	R-19 Floor No Crawlspace	n/a	n/a	380	n/a	n/a
Interior Surface 4	Unit 36 2nd>>Unit 36 1st	R-0 Floor No Crawlspace	n/a	n/a	531	n/a	n/a
W Wall	__Garage__	R-0 Wall	270	Right	228	0	90
N Wall 2	__Garage__	R-0 Wall	0	Front	262	0	90

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (NC)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Unit 36 1st	R-30 Roof Deck	Front	56	0	0	0.1	0.85	No
Roof 2	Unit 36 2nd	R-38 Roof Cool	Front	901	0	0	0.76	0.86	Yes

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Calculation Description: Title 24 Analysis — **Input File Name:** UNIT 36 Townhome 635 Los Angeles 01-15-19.ribd16x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
Window 8x8.6	Window	E Wall (Left-90)	----	----	1	43.0	0.30	0.21	Insect Screen (default)
Window 3x2	Window	E Wall (Left-90)	----	----	1	6.0	0.30	0.21	Insect Screen (default)
Window 8x8.6.2	Window	S Wall (Back-180)	----	----	1	42.0	0.30	0.21	Insect Screen (default)
Window 5x5	Window	E Wall 2 (Left-90)	----	----	1	25.0	0.30	0.21	Insect Screen (default)
Window 2.5x2.5	Window	S Wall 2 (Back-180)	2.5	2.5	1	6.3	0.30	0.21	Insect Screen (default)
Window 5x5.2	Window	N Wall (Front-0)	----	----	1	25.0	0.30	0.21	Insect Screen (default)
Window 6x8	Window	W Wall (Right-270)	----	----	1	48.0	0.30	0.21	Insect Screen (default)

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 3x6.7	E Wall	20.1	0.50

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
	Overhang				Left Fin					Right Fin			
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window 2.5x2.5	0	0	0	0	0	9	0	1.3	0	9	0	1.3	0

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Calculation Description: Title 24 Analysis — **Input File Name:** UNIT 36 Townhome 635 Los Angeles 01-15-19.ribd16x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	0.055	• Inside Finish: Gypsum Board • Cavity / Frame: R-15 / 2x4 • Exterior Finish: 3 Coat Stucco
R-11 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-11	0.099	• Inside Finish: Gypsum Board • Cavity / Frame: R-11 / 2x4 • Other Side Finish: Gypsum Board
R-30 Roof Deck	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	0.036	• Inside Finish: Gypsum Board • Cavity / Frame: R-30 / 2x12 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (aspirated Shingle)
R-38 Roof Cool	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O.C.	R-38	0.029	• Inside Finish: Gypsum Board • Cavity / Frame: R-38 / 2x12 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (aspirated Shingle)
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R-19 in 5½" cavity (R-18)	0.049	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 • Ceiling Below Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: no insul. / 2x12 • Ceiling Below Finish: Gypsum Board

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade	Unit 36 1st	531	46	None	0.8	No
Slab-on-Grade 2	__Garage__	380	40	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

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WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	.0%

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.82 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
AC-361	Heat Pump Heating and Cooling System	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11
	System	Number of	Heating			Cooling		Zonally	Compressor	HERS
Name	Type	Units	HSPF/COP	Cap 47	Cap 17	SEER	EER	Controlled	Type	Verification
Heat Pump System 1	Split Heat Pump	1	9	24000	16000	16	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Heat Pump System 1-hers-cool	Required	350	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	Ducts in All	Specified Lower Leakage Target	6	Conditioned zone	None	Air Distribution System 1-hers-dist

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HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	Required

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	37	0.25	Default	0	Required

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Kaveh Dolatabady	
Company:	Signature Date:
L & D Engineering	2019-01-16 11:26:50
Address:	CEA/HERS Certification Identification (if applicable):
1330 Olympic Blvd #8	
City/State/Zip:	Phone:
Santa Monica, CA 90404	310-452-0575

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
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Responsible Designer Name:	Responsible Designer Signature:
Kaveh Dolatabady	
Company:	Date Signed:
L & D Engineering	2019-01-16 11:26:50
Address:	License:
1330 Olympic Blvd #8	M25955
City/State/Zip:	Phone:
Santa Monica, CA 90404	310-452-0575

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01 | DRAWN BY: JCLM | 1/4/17 | E--17

REVISIONS

THESE DRAWINGS, ALL IDEAS, CONCEPTS DESIGNS AND PLANS INDICATED OR REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN PART OR WHOLE FOR EXTENSIONS TO THIS PROJECT OR ON ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

ISSUED FOR

DATE | ISSUED

NO.

TITLE 24
3/32"=1'-0"

ISSUED COPIES — SHEET TITLE

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

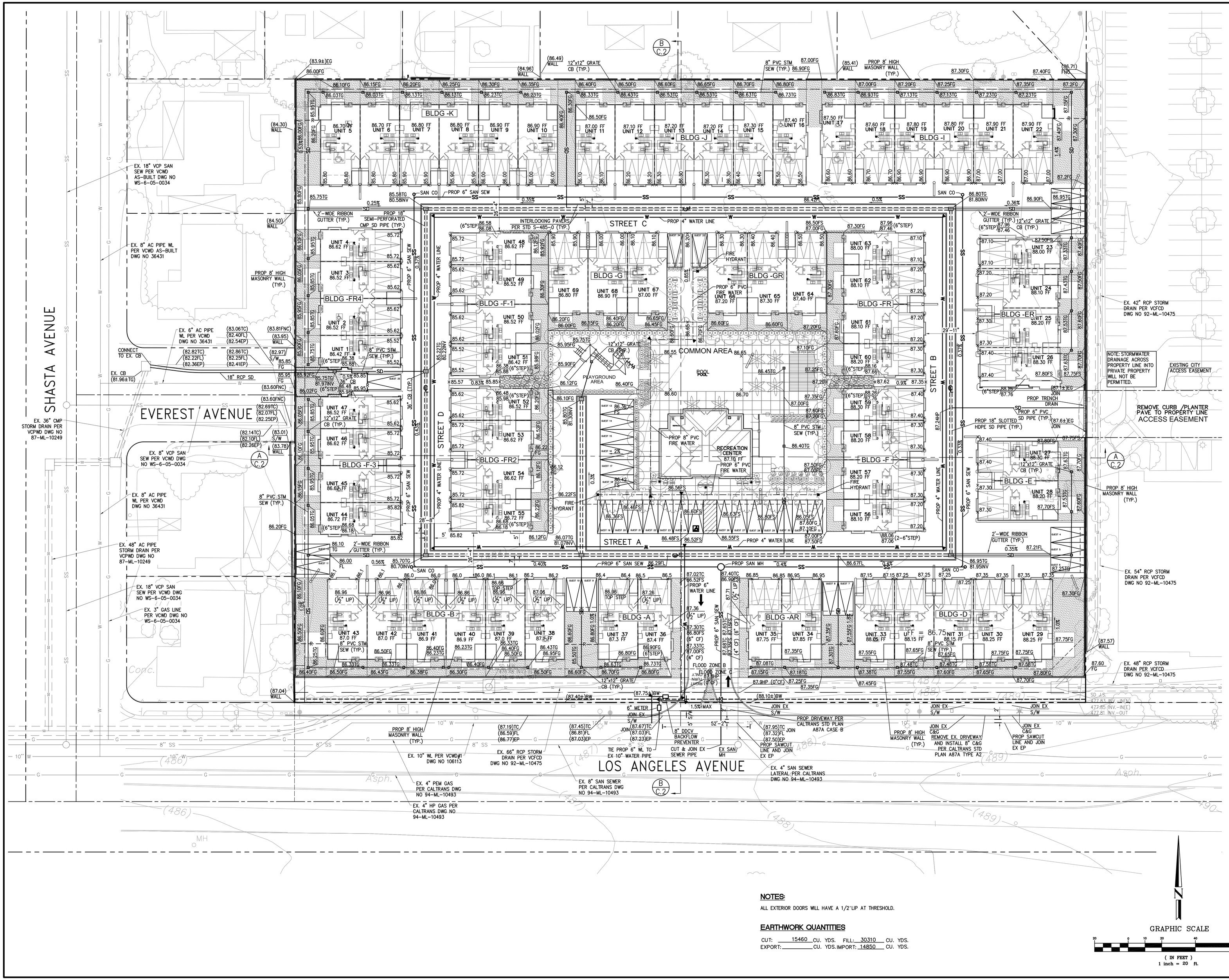
SKY LINE GG, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

17-029 — PROJECT NO.

SHEET NO.
A1.3

January 23, 2019



NOTES:

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

EARTHWORK QUANTITIES

CUT: 15460 CU. YDS. FILL: 30310 CU. YDS.
EXPORT: _____ CU. YDS. IMPORT: 14850 CU. YDS.

Lund and Associates Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
23116 Calve ave.
Torrance, California 90505
(424) 396-0299
TRACY LUND R.C.E. 52531 DATE

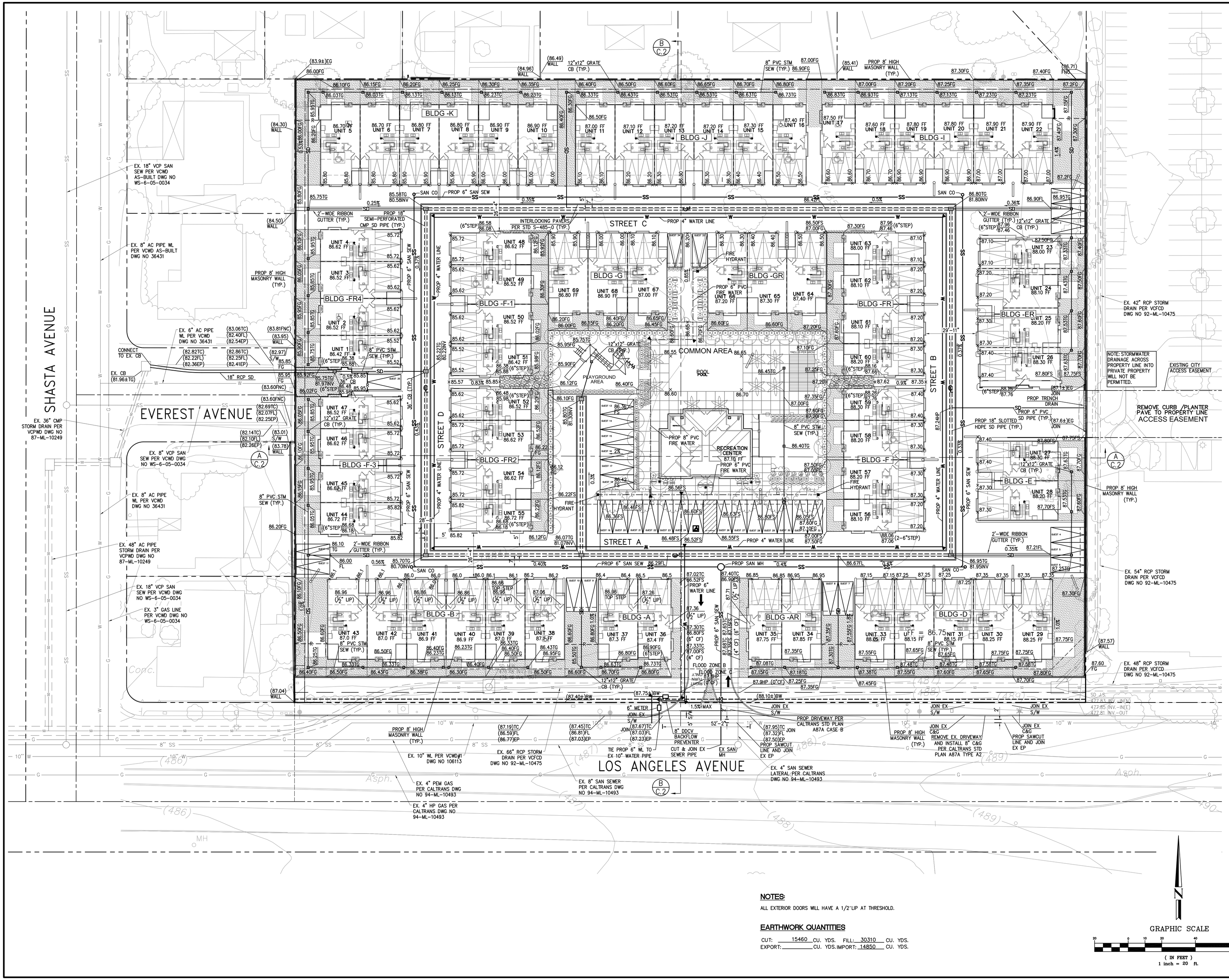
REGISTERED PROFESSIONAL ENGINEER TRACY LUND No. C-52531 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

NO.:	REVISION:	DATE:

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

DRAWING NAME: CONCEPT GRADING PLAN

ISSUE:	CONCEPT
DATE:	09/04/19
CHECKED: TL	DRAWN: JR
DRAWING FILE:	
PROJECT NO.:	LA-701
SHEET NUMBER:	C1
OF	2 SHEETS
SCALE:	AS SHOWN



NOTES:

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

EARTHWORK QUANTITIES

CUT: 15460 CU. YDS. FILL: 30310 CU. YDS.
EXPORT: _____ CU. YDS. IMPORT: 14850 CU. YDS.

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Civil Engineering/Land Surveying/Land Planning
23116 Calve ave.
Torrance, California 90505
(424) 396-0299
TRACY LUND R.C.E. 52531 DATE

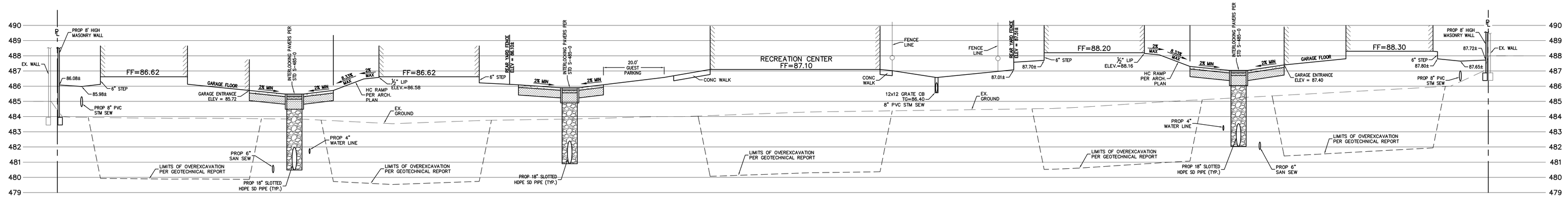
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NO.:	REVISION:	DATE:

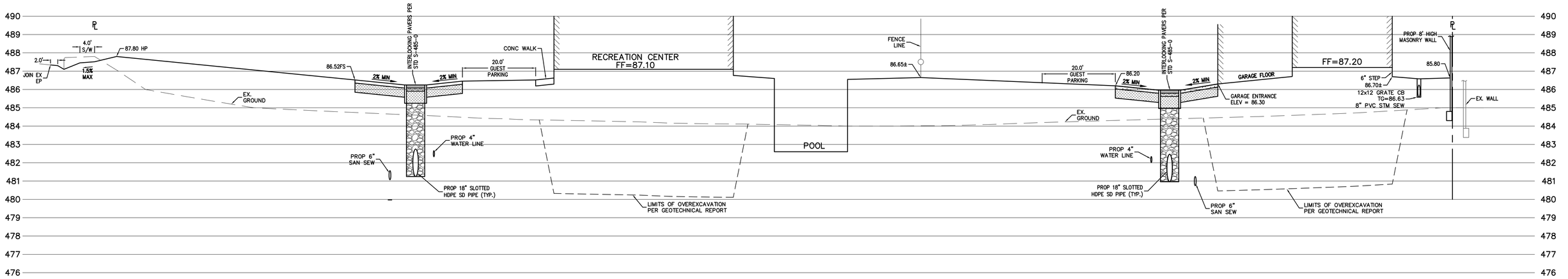
PROJECT: GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

DRAWING NAME: CONCEPT GRADING PLAN

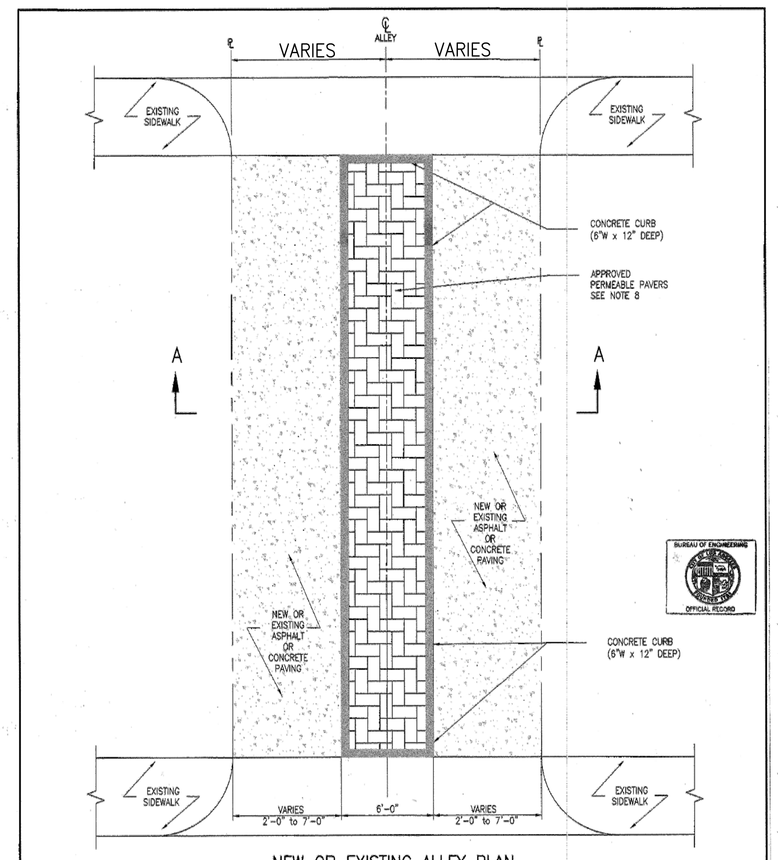
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DATE:	09/04/19
CHECKED: TL	DRAWN: JR
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PROJECT NO.:	LA-701
SHEET NUMBER:	C1
OF	2 SHEETS
SCALE:	AS SHOWN



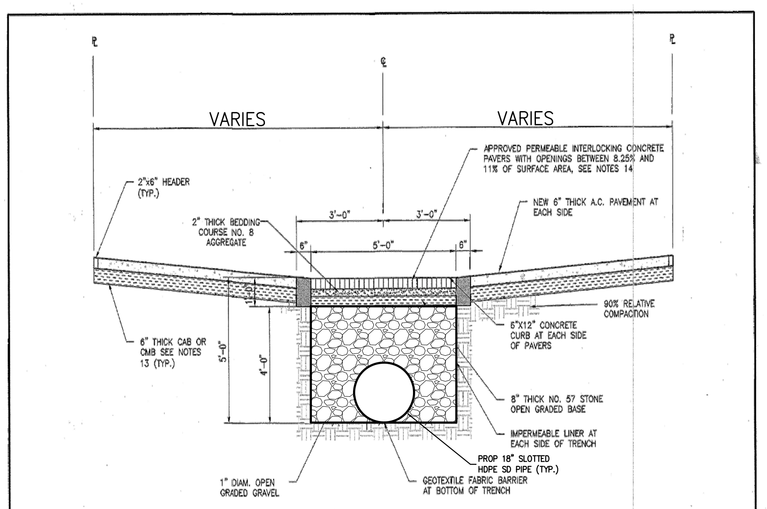
GRADING SECTION A–A
SCALE: NTS
C.1



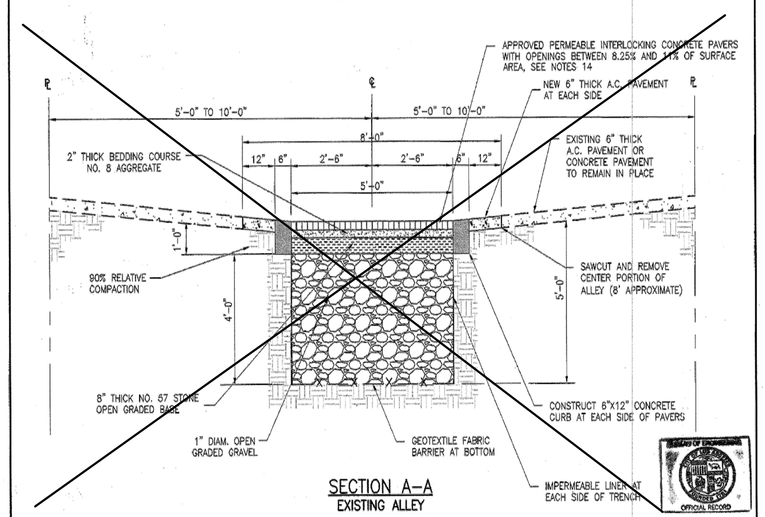
GRADING SECTION B–B
SCALE: NTS
C.1



NEW OR EXISTING ALLEY PLAN



SECTION A–A
NEW ALLEY



SECTION A–A
EXISTING ALLEY

NOTES:

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

BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS	CITY OF LOS ANGELES
INTERLOCKING PAVERS FOR VEHICULAR ALLEYS		STANDARD PLAN S-485-0

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
ALICE GONG, CE45937 BUREAU OF SANITATION ENRIQUE C. ZALDIVAR, P.E. DIRECTOR	GEORG PARK, P.E. ENGINEER OF DESIGN BUREAU OF ENGINEERING 6/24/10 DATE			S-420 S-480 S-601
CHECKED PATRICK LEE, CE42448 BUREAU OF ENGINEERING	KAMRAN FA ACTING DEPUTY CITY ENGINEER 6/24/10 DATE	GARY LEE MOORE, P.E. CITY ENGINEER 6-25-10 DATE		VAULT INDEX NUMBER B-4646
				SHEET 1 OF 3 SHEETS

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

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

Lund and Associates Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
23138 Caine ave.
Torrance, California 90505
(424) 386-0299
TRACY LUND
R.C.E. 52531
DATE

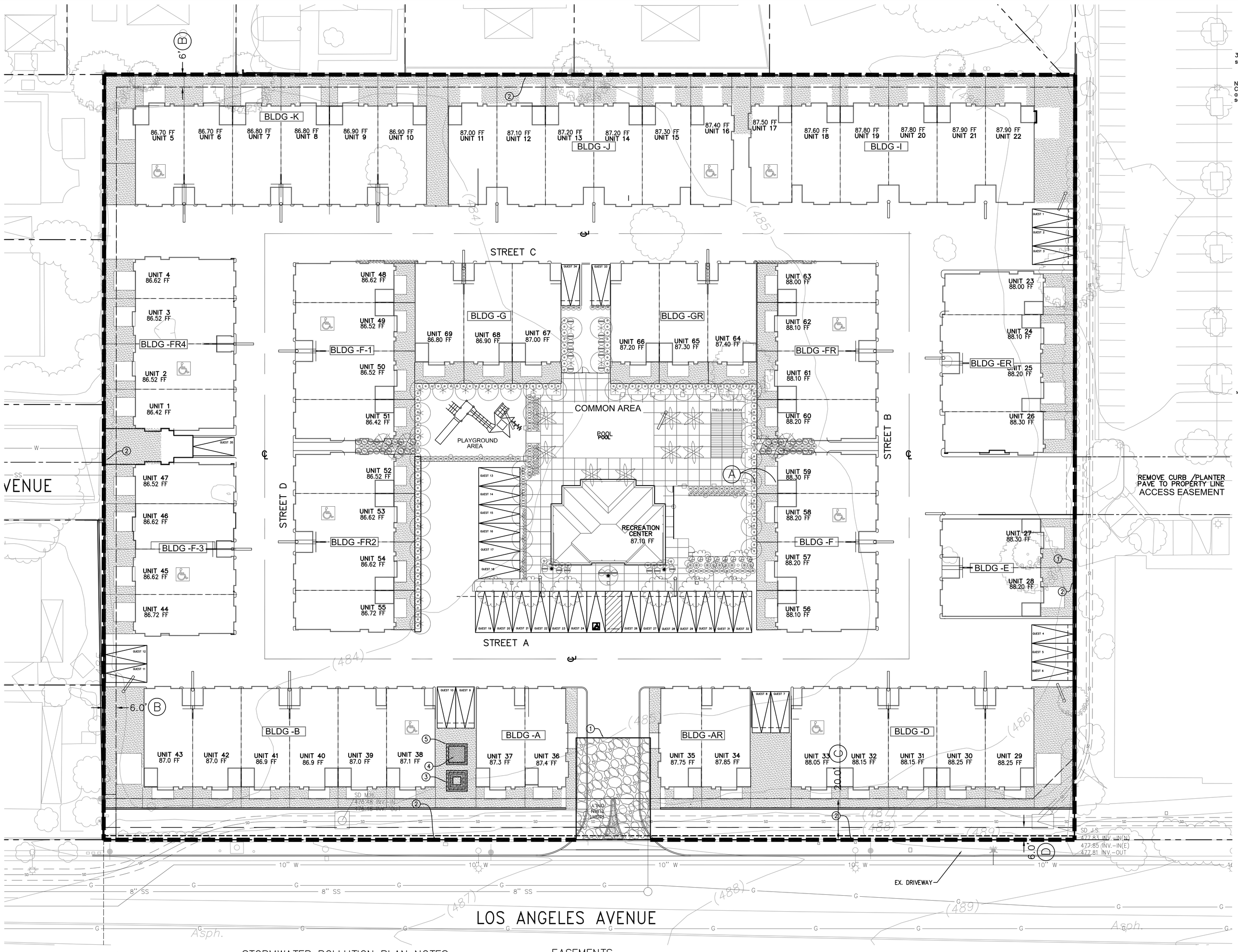
REGISTERED PROFESSIONAL ENGINEER
TRACY LUND
No. C-52531
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

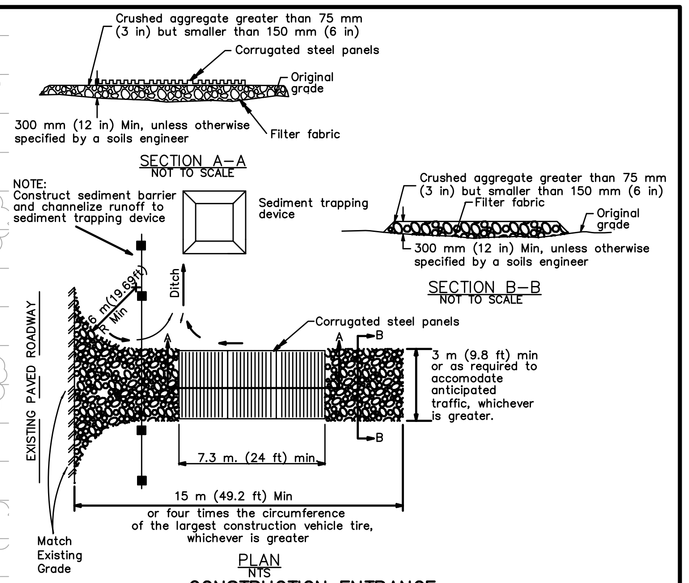
NO.:	REVISION:	DATE:

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

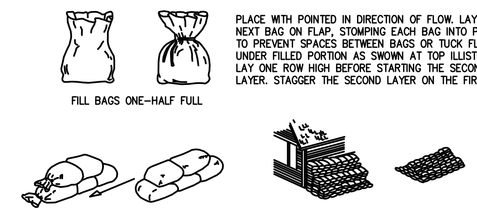
DRAWING NAME:
CONCEPT UNDERGROUND RETENTION SYSTEM DETAILS

ISSUE:	CONCEPT
DATE:	09/04/19
CHECKED: TL	DRAWN: JR
DRAWING FILE:	
PROJECT NO.: LA-701	
SHEET NUMBER:	C2
OF 2 SHEETS	
SCALE: AS SHOWN	

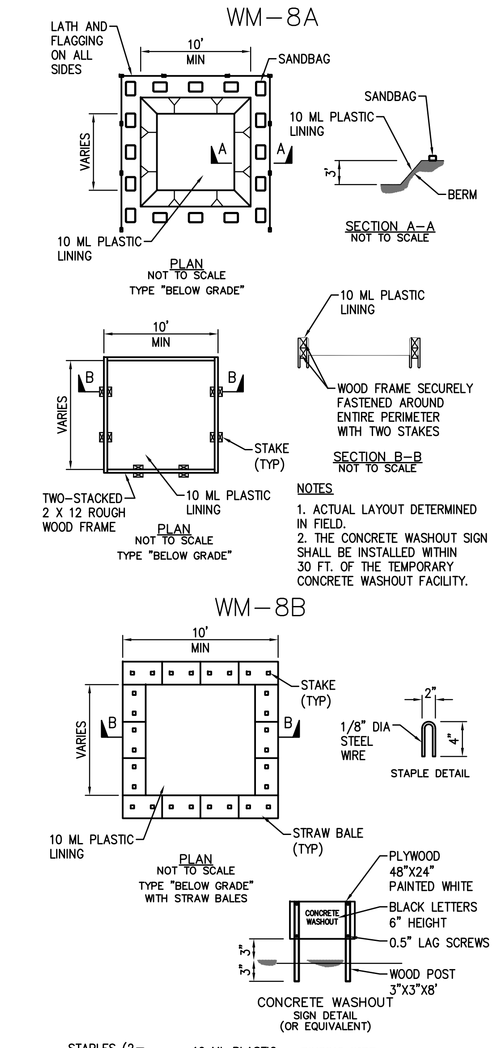




CONSTRUCTION ENTRANCE
SCALE: N.T.S.



TYPICAL SAND BAG DETAIL
SCALE: N.T.S.



CONCRETE WASTE MANAGEMENT DETAIL
SCALE: N.T.S.

KEY NOTES:

1. STABILIZED CONSTRUCTION ENTRANCE PER TC-1 W/WASH RACK.
2. SILT FENCE ALONG PERIMETER W/FIBER ROLLS PER SE-1, SE-5.
3. SEDIMENT TRAP FOR WASH-RACK RUNOFF PER SE-5.
4. DESIGNATED AREA FOR MATERIAL STORAGE AND STOCK PILING.
5. SANGBAG BARRIERS AROUND STOCKPILE.

NOTE:
CONTRACTOR TO APPLY FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM OR EQUAL TO STABILIZE ANY EXPOSED SOIL DUE TO VEGETATION REMOVALS.

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

STORMWATER POLLUTION PLAN NOTES

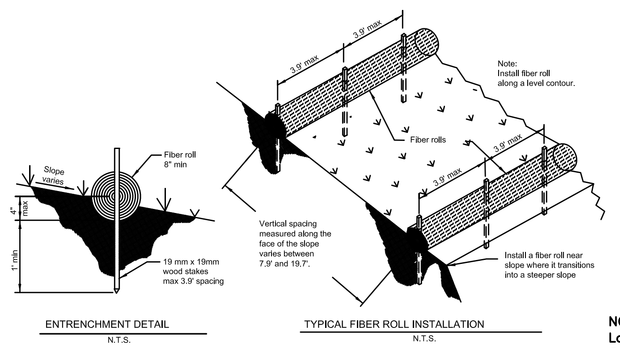
1. ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED AND/ OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRUCKED FROM THE SITE BE VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE STREET/ PUBLIC WAYS. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
8. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON-SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
9. WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.
10. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT

EASEMENTS

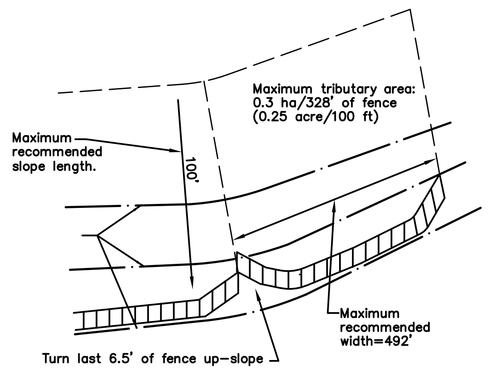
1 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1960 IN BOOK 1935 PAGE 222 OF OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL Ⓑ)

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

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FIBER ROLL DETAILS
SCALE: N.T.S.



NOTE:
Locate silt fence along a level contour.

TYPICAL SILT FENCE LAYOUT
SCALE: N.T.S.

Lund and Associates Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
23116 Caine ave.
Torrance, California 90505
(424) 396-0299
DATE
R.C.E. 52531
TRACY LUND

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

NO.:	REVISION:	DATE:

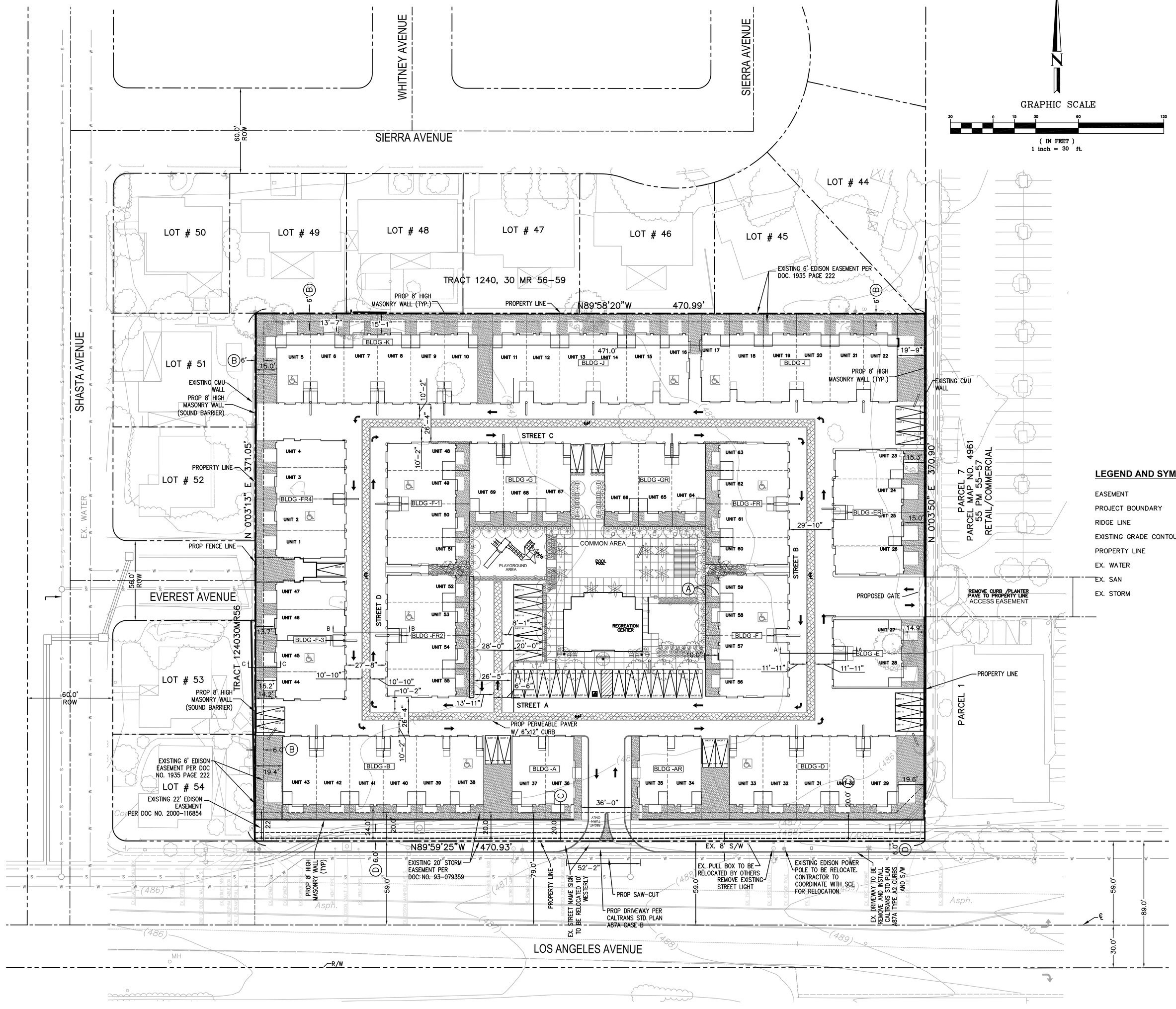
PROJECT:
GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

DRAWING NAME:
EROSION CONTROL PLAN - PROP SITE

ISSUE:	CONCEPT
DATE:	09/04/19
CHECKED: TL	DRAWN: JR
DRAWING FILE:	
PROJECT NO.: LA-701	
SHEET NUMBER:	1
OF 1	SHEETS
SCALE: AS SHOWN	

VESTING TENTATIVE TRACT MAP 5869

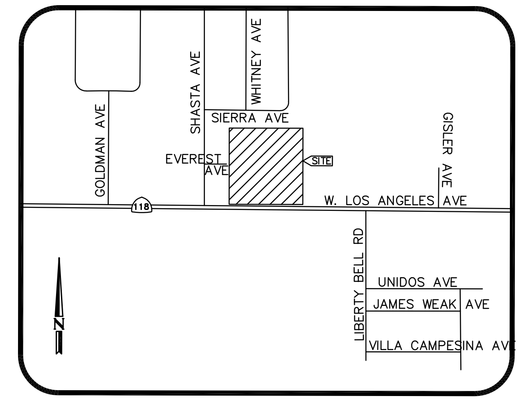
FOR GREEN ISLAND VILLAS IN THE CITY OF MOORPARK, COUNTY OF VENTURA STATE OF CALIFORNIA



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE 1"=500'

SITE ADDRESS:

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

ARCHITECT:

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

GEOTECH ENGINEER:

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

CIVIL ENGINEER:

LUND AND ASSOCIATES, INC.
23138 GALVA AVE.
TORRANCE, CALIFORNIA 90505
TEL: (424) 398-0299
CONTACT: TRACY LUND, P.E.
PROJECT NO. LA-701

SURVEYOR:

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

UTILITY COMPANIES

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

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

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

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

LEGAL DESCRIPTION

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

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

BASIS OF BEARINGS

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

BENCH MARK

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

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

CONTOUR INTERVAL=1'

LEGEND AND SYMBOLS

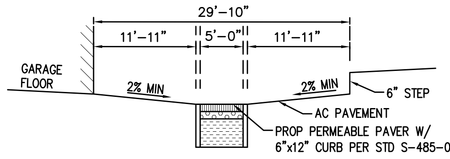
- EASEMENT
- PROJECT BOUNDARY
- RIDGE LINE
- EXISTING GRADE CONTOUR
- PROPERTY LINE
- EX. WATER
- EX. SAN
- EX. STORM

TITLE EASEMENTS

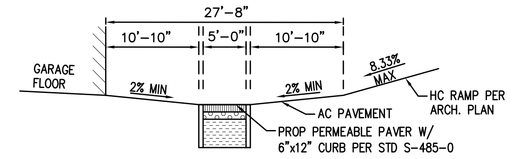
2 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1960 IN BOOK 1935 PAGE 222 OF OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL Ⓑ)

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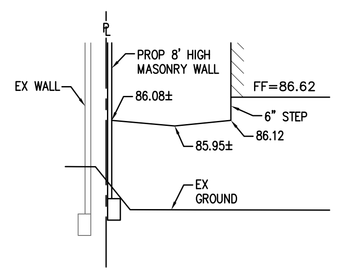
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SECTION A-A
TYPICAL DRIVE ALISE
SCALE = NTS



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



SECTION C-C
TYPICAL BOUNDARY SECTION
SCALE = NTS

NOTES

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

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

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

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

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

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

7 ALL PARKING AND ACCESS IS JOINT RECIPROCAL.

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Torrance, California 90505
(424) 398-0299

Lund and Associates Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

R.C.E. 52531
TRACY LUND
DATE

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

DATE:
NO.: REVISION:

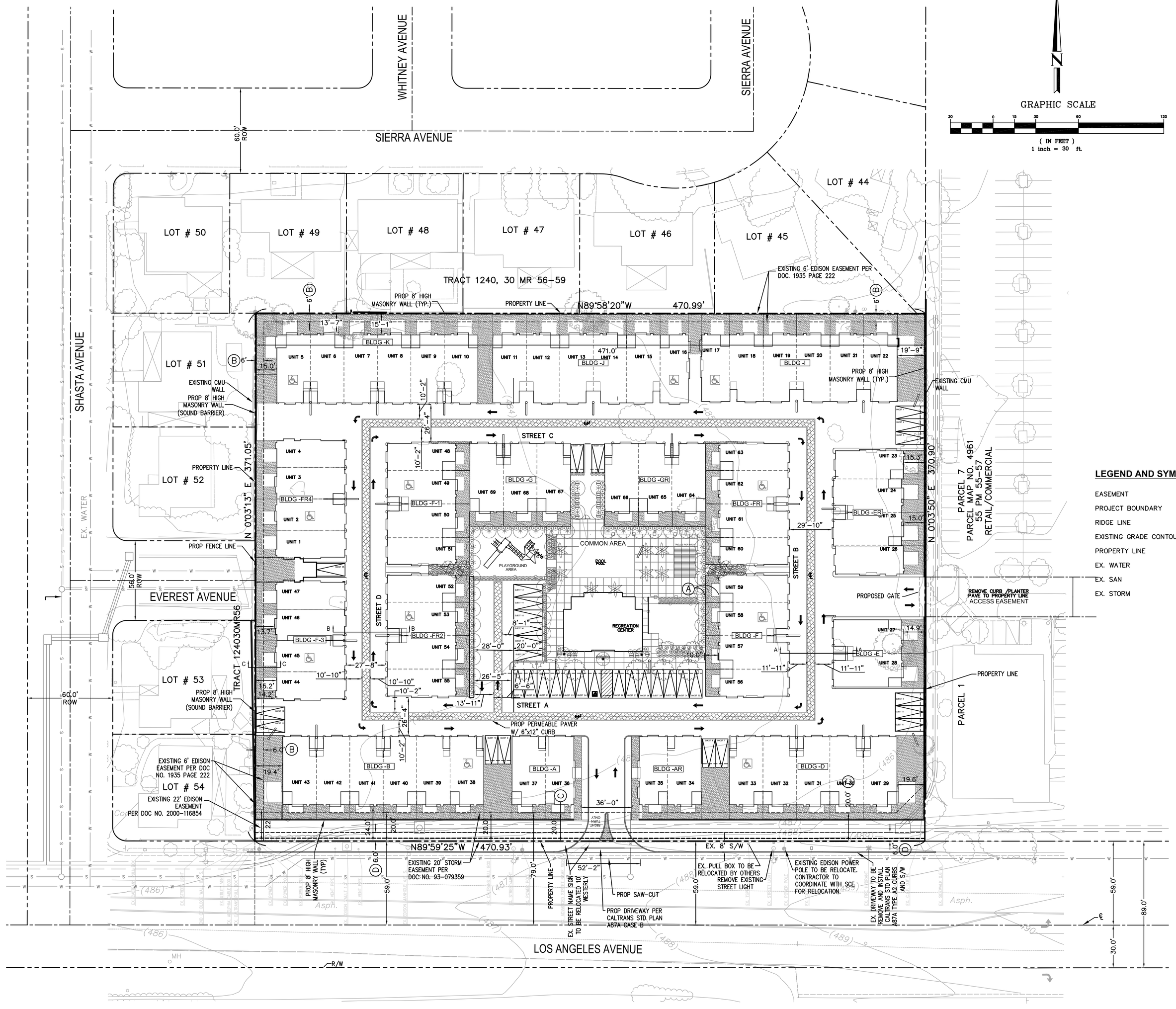
PROJECT: GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

DRAWING NAME: VESTING TENTATIVE TRACT MAP

ISSUE:	CONCEPT
DATE:	09/04/19
CHECKED: TL	DRAWN: JR
DRAWING FILE:	
PROJECT NO.: LA-701	
SHEET NUMBER:	1
OF 1	SHEETS
SCALE: AS SHOWN	

VESTING TENTATIVE TRACT MAP 5869

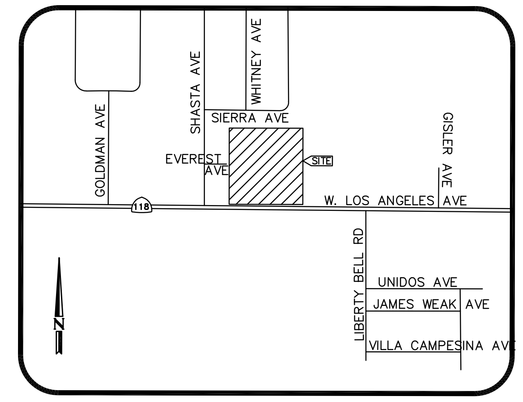
FOR GREEN ISLAND VILLAS IN THE CITY OF MOORPARK, COUNTY OF VENTURA STATE OF CALIFORNIA



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE 1"=500'

SITE ADDRESS:

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

ARCHITECT:

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

GEOTECH ENGINEER:

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

CIVIL ENGINEER:

LUND AND ASSOCIATES, INC.
23138 GALVA AVE.
TORRANCE, CALIFORNIA 90505
TEL: (424) 398-0299
CONTACT: TRACY LUND, P.E.
PROJECT NO. LA-701

SURVEYOR:

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

UTILITY COMPANIES

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

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

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

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

LEGAL DESCRIPTION

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

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

BASIS OF BEARINGS

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

BENCH MARK

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

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

CONTOUR INTERVAL=1'

LEGEND AND SYMBOLS

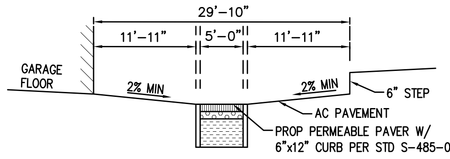
- EASEMENT
- PROJECT BOUNDARY
- RIDGE LINE
- EXISTING GRADE CONTOUR
- PROPERTY LINE
- EX. WATER
- EX. SAN
- EX. STORM

TITLE EASEMENTS

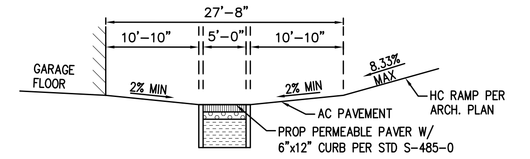
2 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1960 IN BOOK 1935 PAGE 222 OF OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL Ⓑ)

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

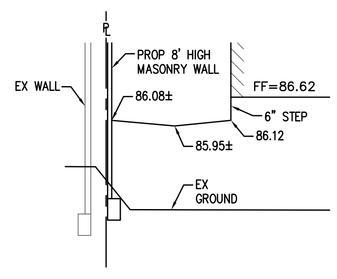
4 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 25, 2000 AS INSTRUMENT NO. 2000-116854 OF OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL Ⓓ)



SECTION A-A
TYPICAL DRIVE ALISE
SCALE = NTS



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



SECTION C-C
TYPICAL BOUNDARY SECTION
SCALE = NTS

NOTES

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

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

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

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

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

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

7 ALL PARKING AND ACCESS IS JOINT RECIPROCAL.

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Civil Engineering/Land Surveying/Land Planning

R.C.E. 52531
TRACY LUND
DATE

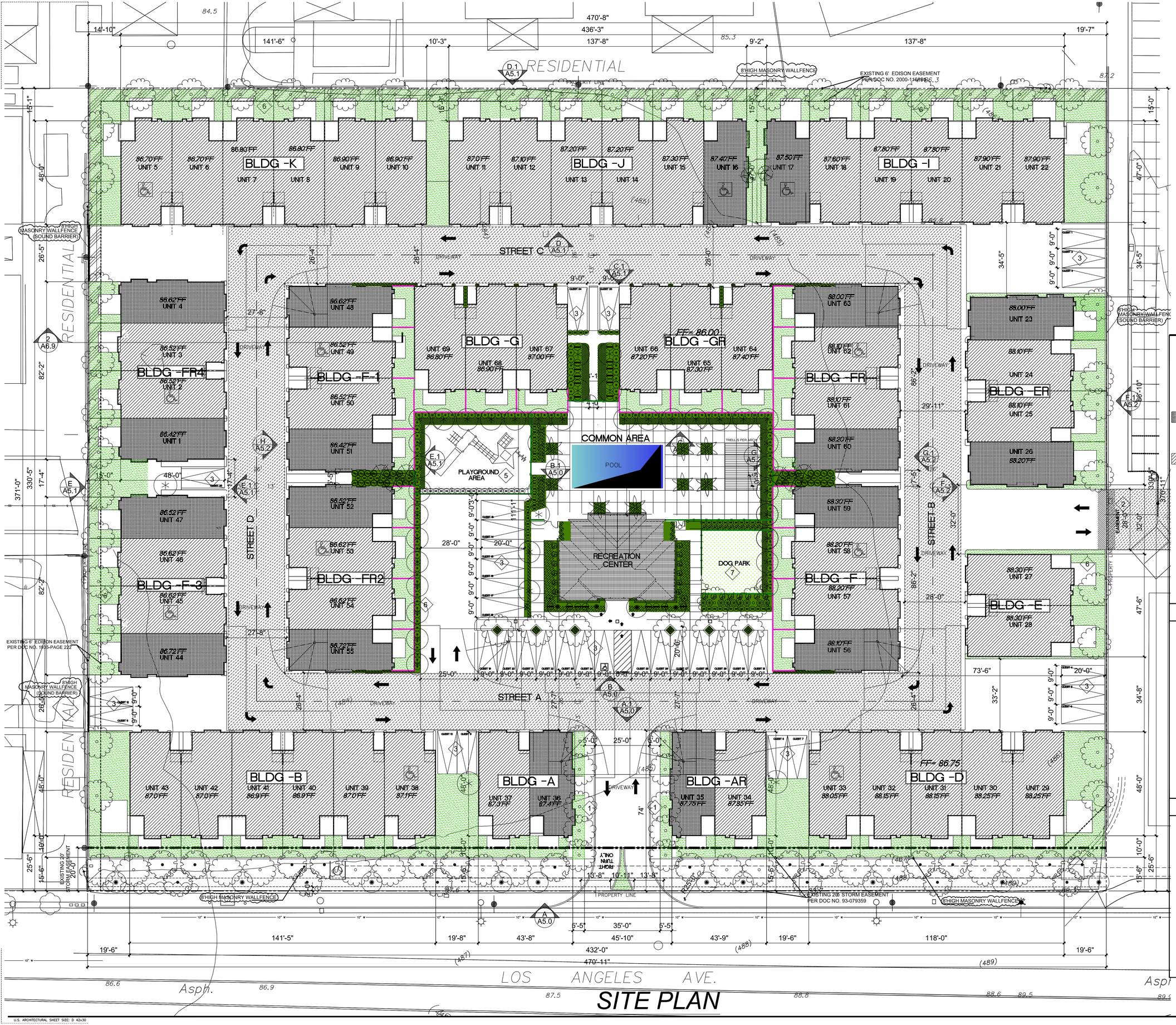
REGISTERED PROFESSIONAL ENGINEER
TRACY LUND
No. C-52531
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CIVIL
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DATE:
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PROJECT: GREEN ISLAND VILLAS
635 WEST LOS ANGELES AVENUE
MOORPARK, CALIFORNIA 91405

DRAWING NAME: VESTING TENTATIVE TRACT MAP

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PROJECT NO.: LA-701	
SHEET NUMBER:	1
OF 1	SHEETS
SCALE: AS SHOWN	



NOTES

SPACE CALCULATION

DRIVEWAY SPACE - 45,130 S.F.

OPEN SPACE - 11,420 S.F.

PROJECT DESCRIPTION

18 UNITS - 2 BEDROOMS + 2 1/2 BATHROOMS + 2 PARKING SPACES (1,813 SQ.FT,GROSS AREA EACH UNIT)

51 UNITS - 3 BEDROOMS + 2 1/2 BATHROOMS + 2 PARKING SPACES (2,033 SQ.FT,GROSS AREA EACH UNIT)

TOTAL
69 RESIDENTIAL UNITS
138 PARKING SPACES
35 GUEST PARKING

RECREATION CENTER

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

KEYNOTES

1. CONCRETE WALKWAY
2. ACCESS EASEMENT
3. GUEST PARKING STANDARD STALL-9'x20'
4. POOL AREA
5. PLAYGROUND AREA
6. WOOD FENCE
7. DOG PARK

ACCESSIBLE THE HANDICAPPED AT PRIMARY ENTRY LEVEL

LEGEND

STREET LIGHT

EXISTING EDISON EASEMENT

BUILDING ELEVATION

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

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DRAWER/FF:

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SHEET TITLE: SITE PLAN
1/16"=1'-0"

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

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

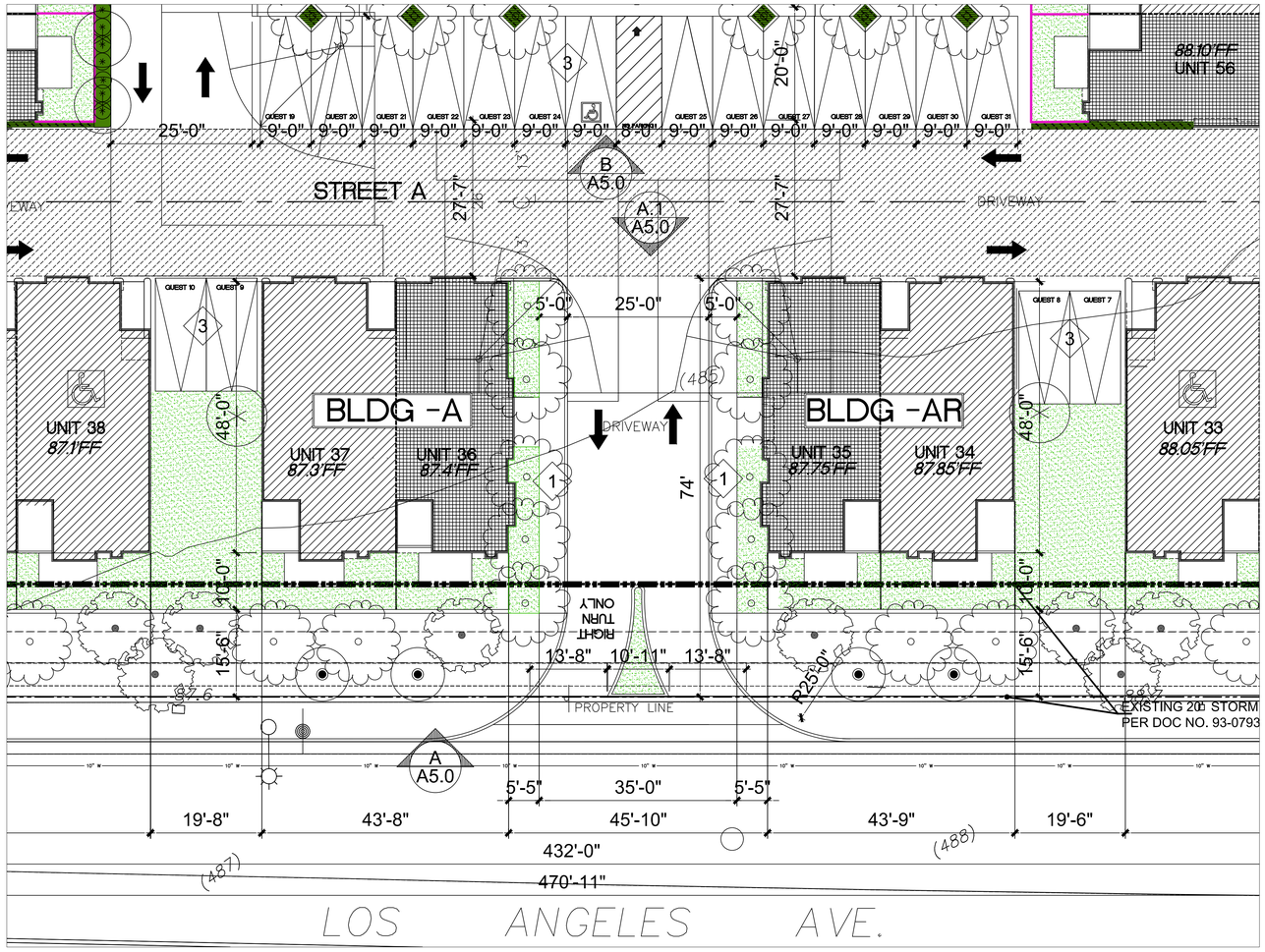
PROJECT CLIENT

17-029

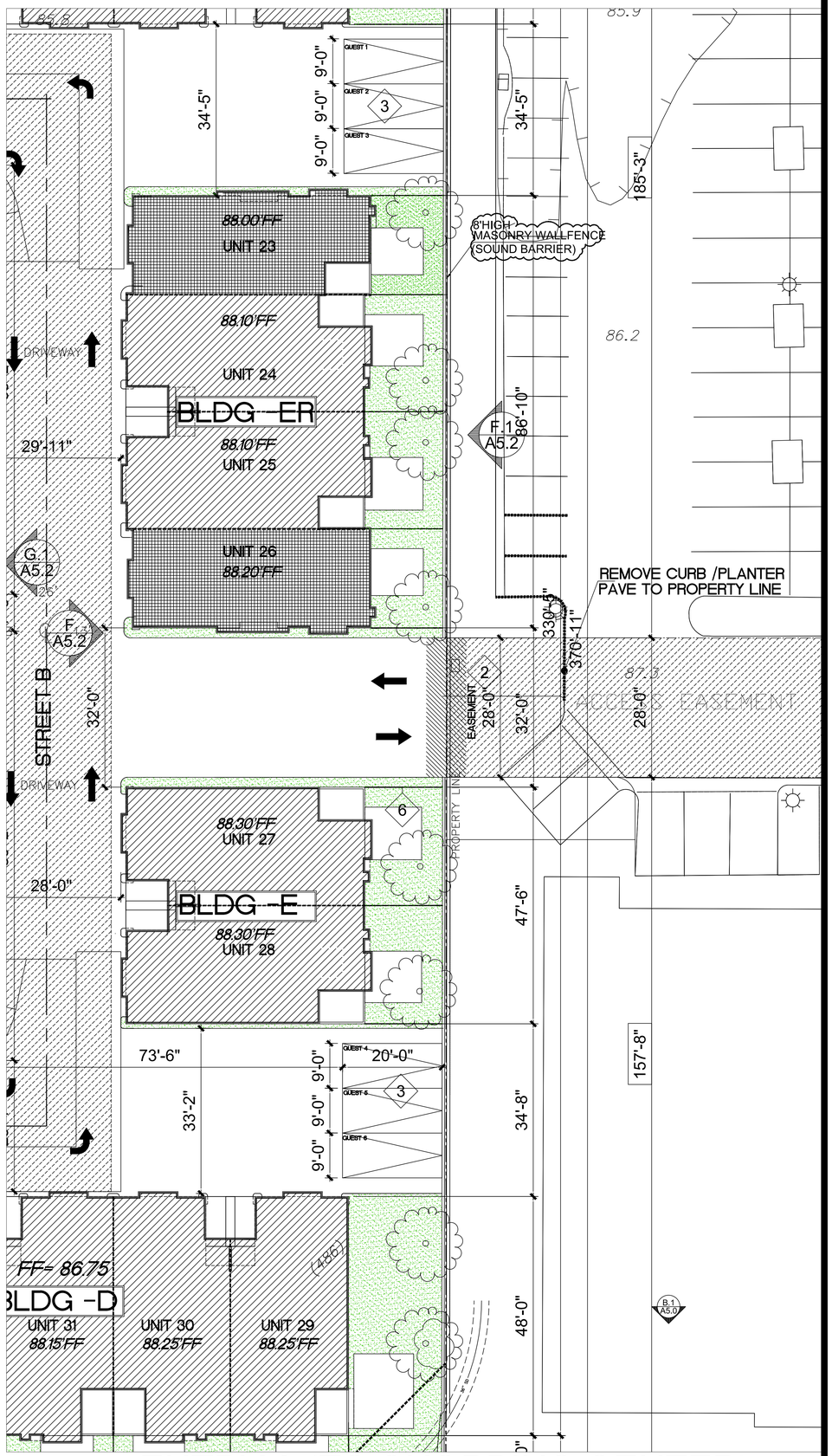
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A2.0

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



1 ENTRY 1



2 ENTRY 2 (TO SHOPPING CENTER)

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

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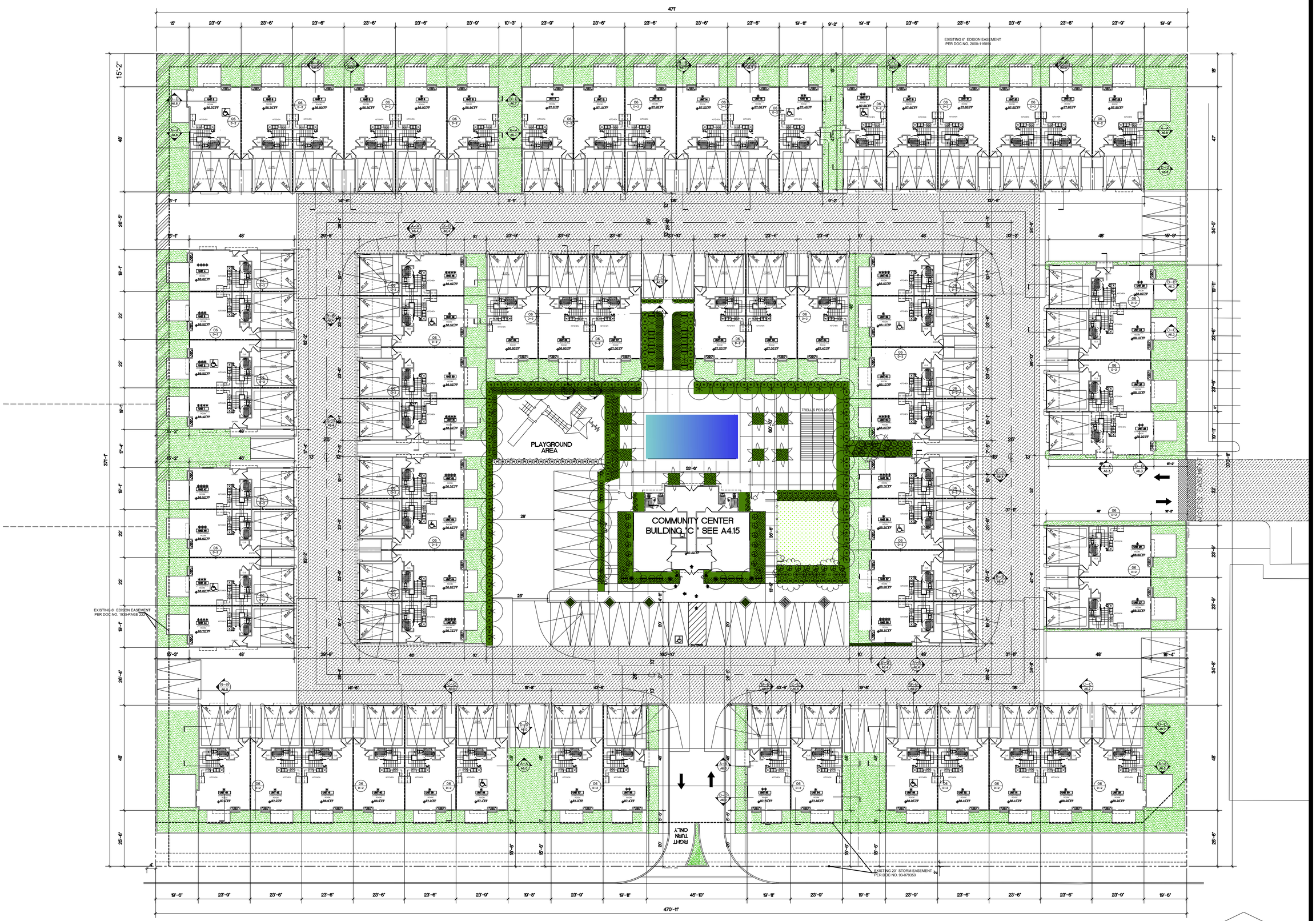
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A2.1

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FIRST FLOOR PLAN

FOR ENLARGED PLANS SEE:
* SEE A4.13
** SEE A4.14
*** SEE A4.15
**** SEE A4.16

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PROJECT

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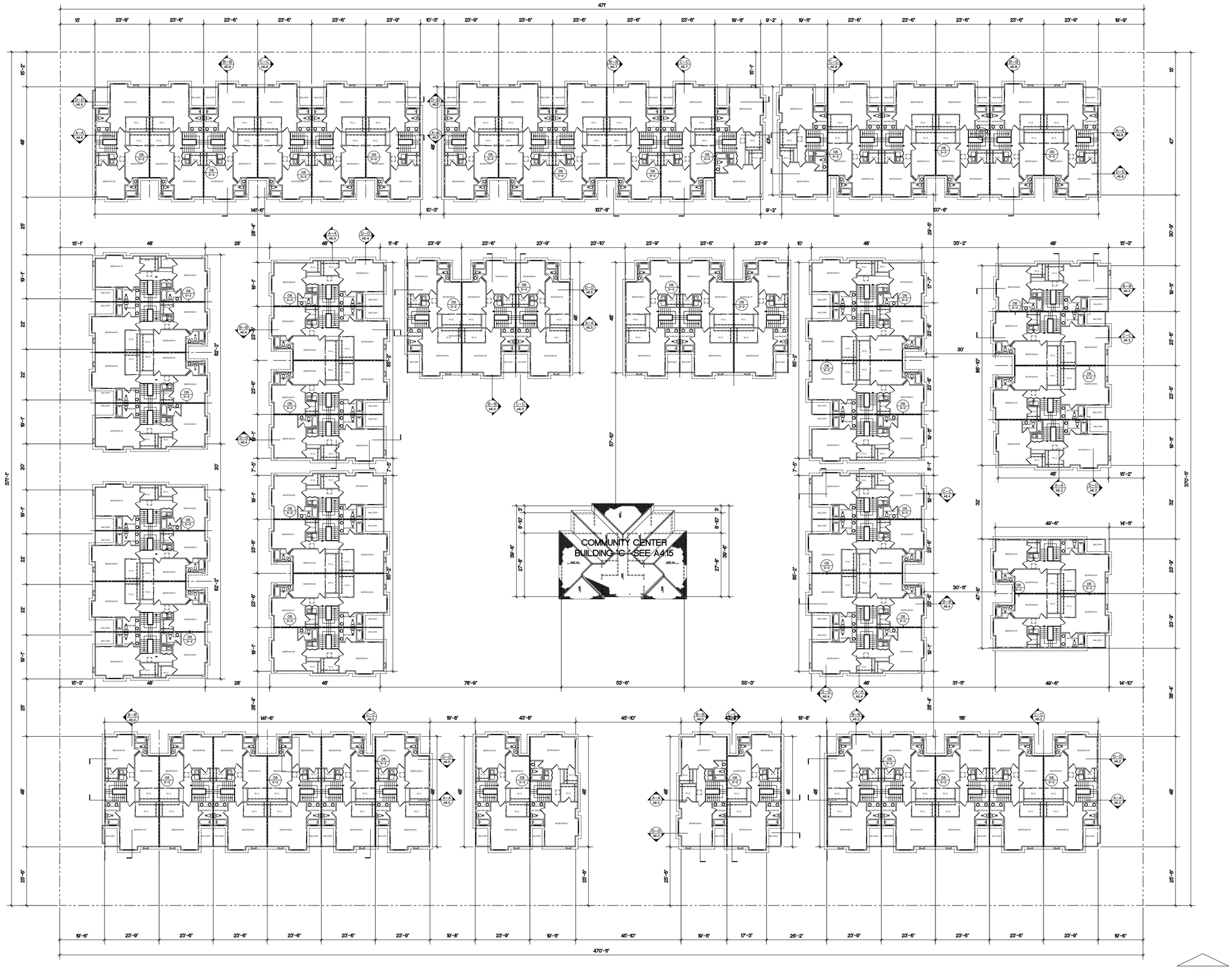
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SECOND FLOOR PLAN

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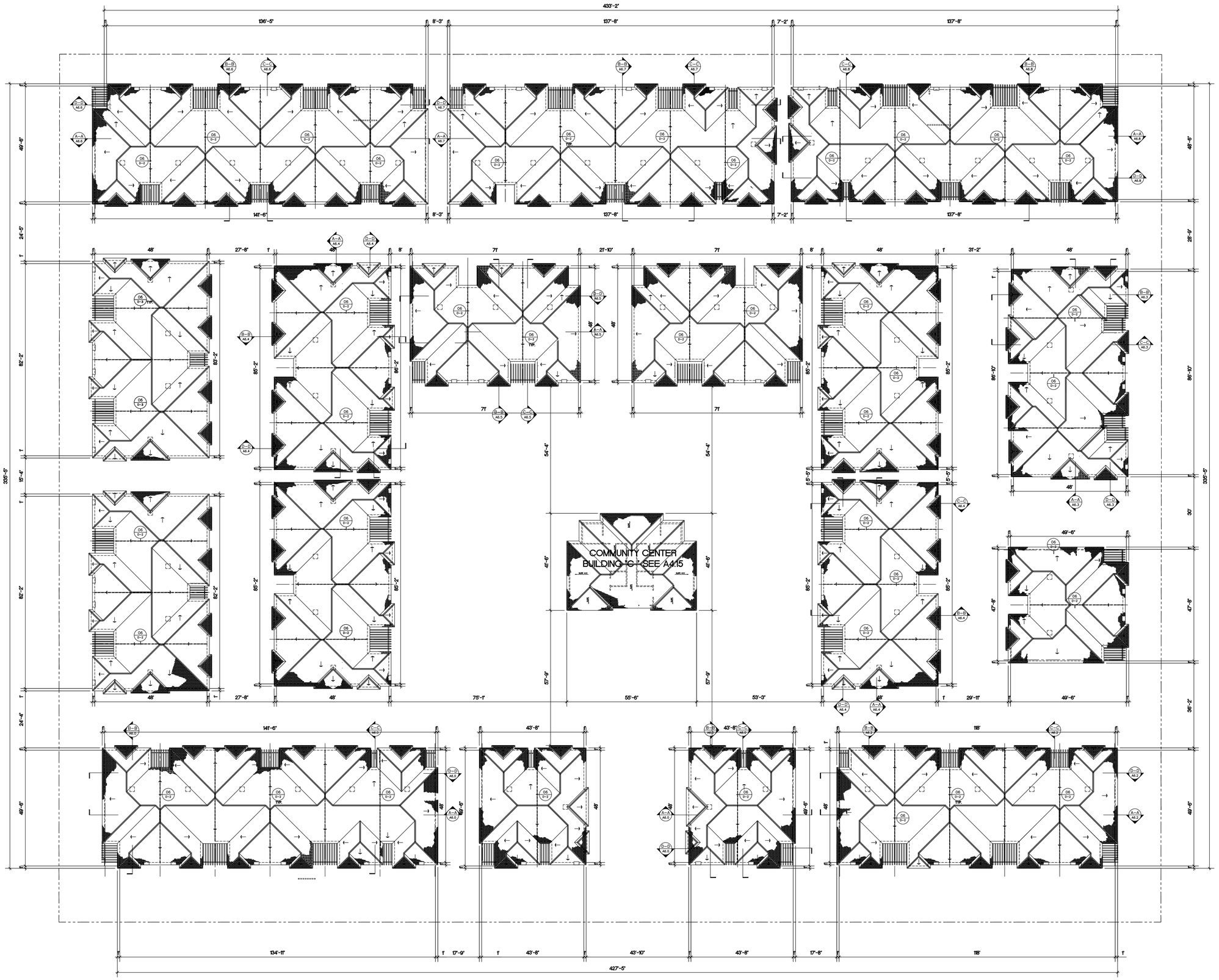
PROJECT: GREEN ISLAND VILLA
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ROOF PLAN

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AS TWO 11" X 17" PAPER

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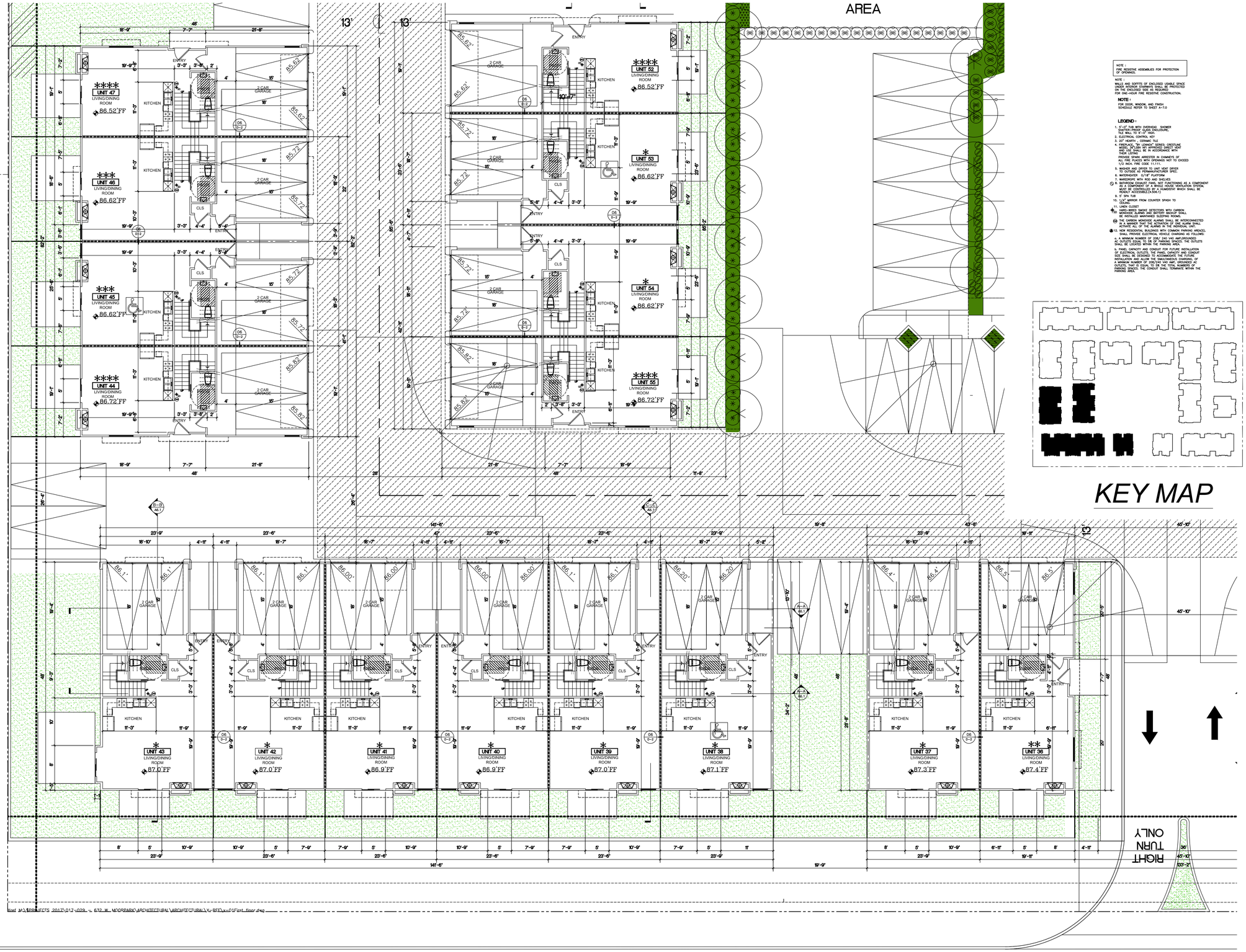
17-029

PROJECT NO.
SHEET NO.

A4.0

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October 11, 2019



NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

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

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

LEGEND :

1. 5'-0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'-0" HIGH.
2. ELECTRICAL CONTROL KEY
3. 30" HEARTH - CERAMIC TILE
4. FIREPLACE, SEE MANUFACTURER SERIES: DIRECTLINE 42, 36, 30, 24 GAS FIRED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. 24" WIDE SHELF AT 54" A.F.F.
7. MANTEL WITH TILE AND SHELVES.
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE ADJUSTABLE BETWEEN(4.5/08.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET
12. NEW RESIDENTIAL SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.
13. THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
14. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:

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

b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF 208/240 VAC AMP.GROUNDED AC OUTLETS. THE CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING OF ELECTRICAL VEHICLES AT 100& OF THE PARKING SPACES. THE OUTLETS, THAT IS EQUAL TO 5& OF THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.

KEY MAP

FIRST FLOOR PLAN (PORTION-A)

KETTER
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E MAIL-BOAZ@KETTERDESIGNS.COM

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AS TWO I.D:
PLANNER #:

REVISIONS

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1ST FLOOR PLAN (PORTION-A)
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GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT | CLIENT

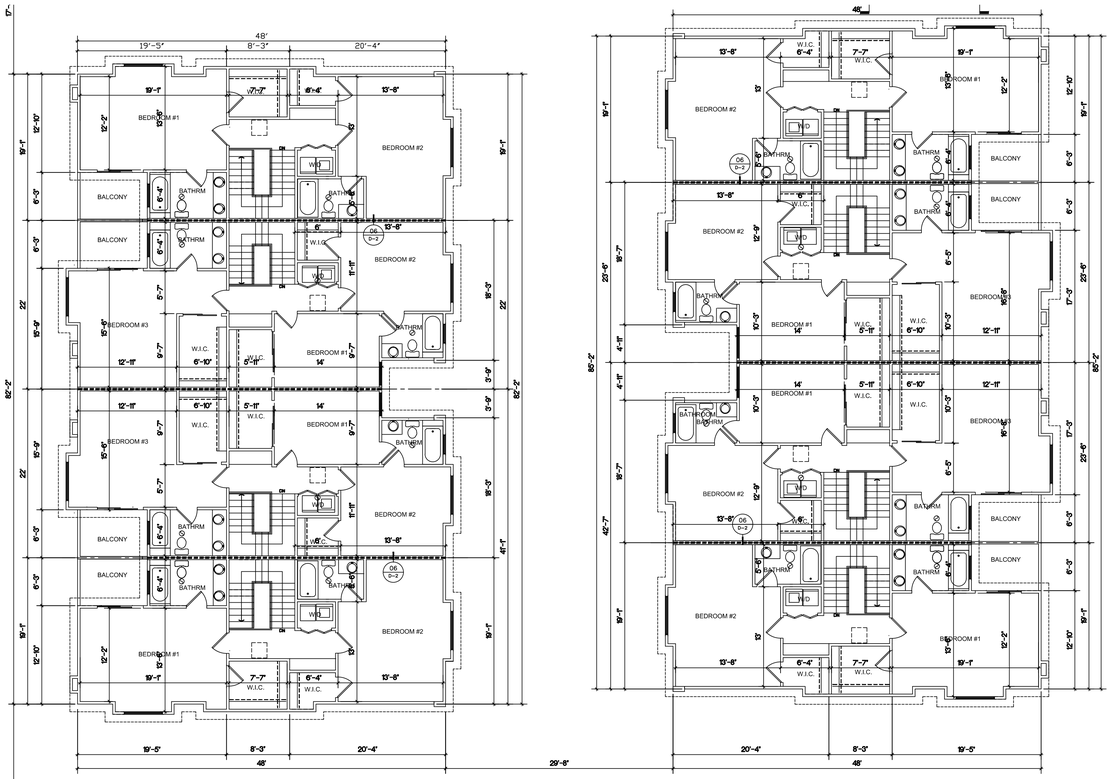
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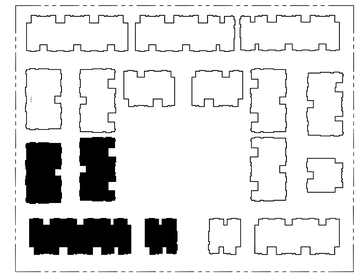
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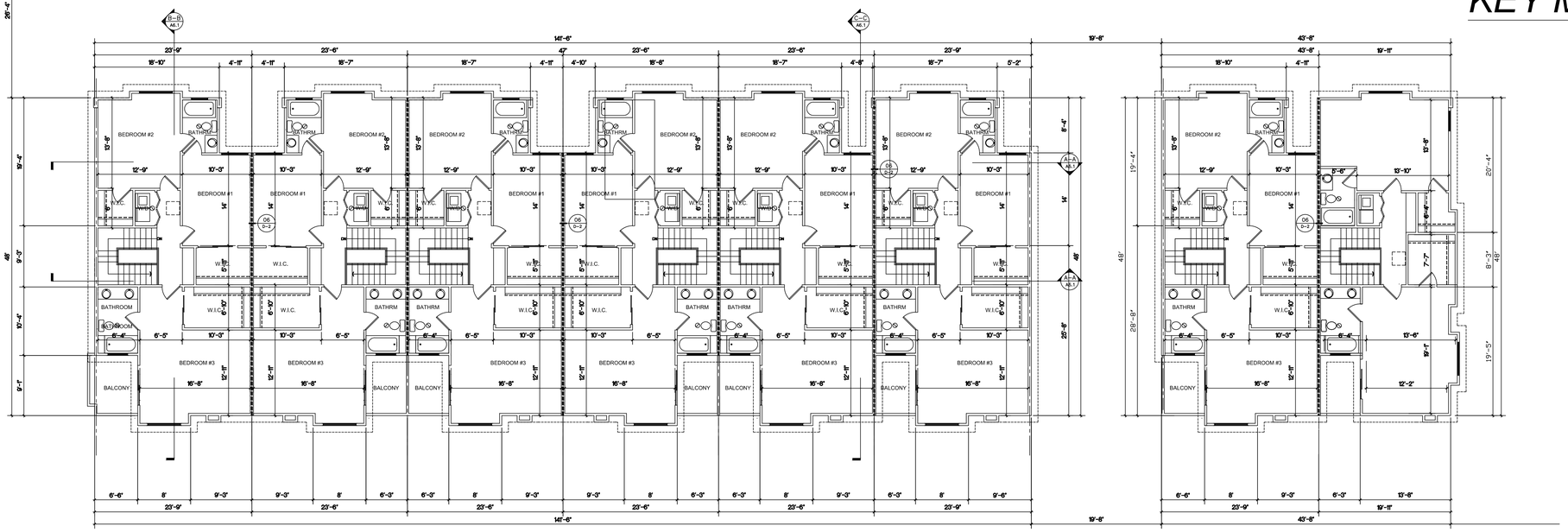
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019





KEY MAP



SECOND FLOOR PLAN (PORTION-A)

NORTH

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

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	J.C.L.M.	1/-/17	-	-/-/17

AB TWC ID:
AB PACE #:

REVISIONS

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2ND FLOOR PLAN (PORTION-A)
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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT | CLIENT

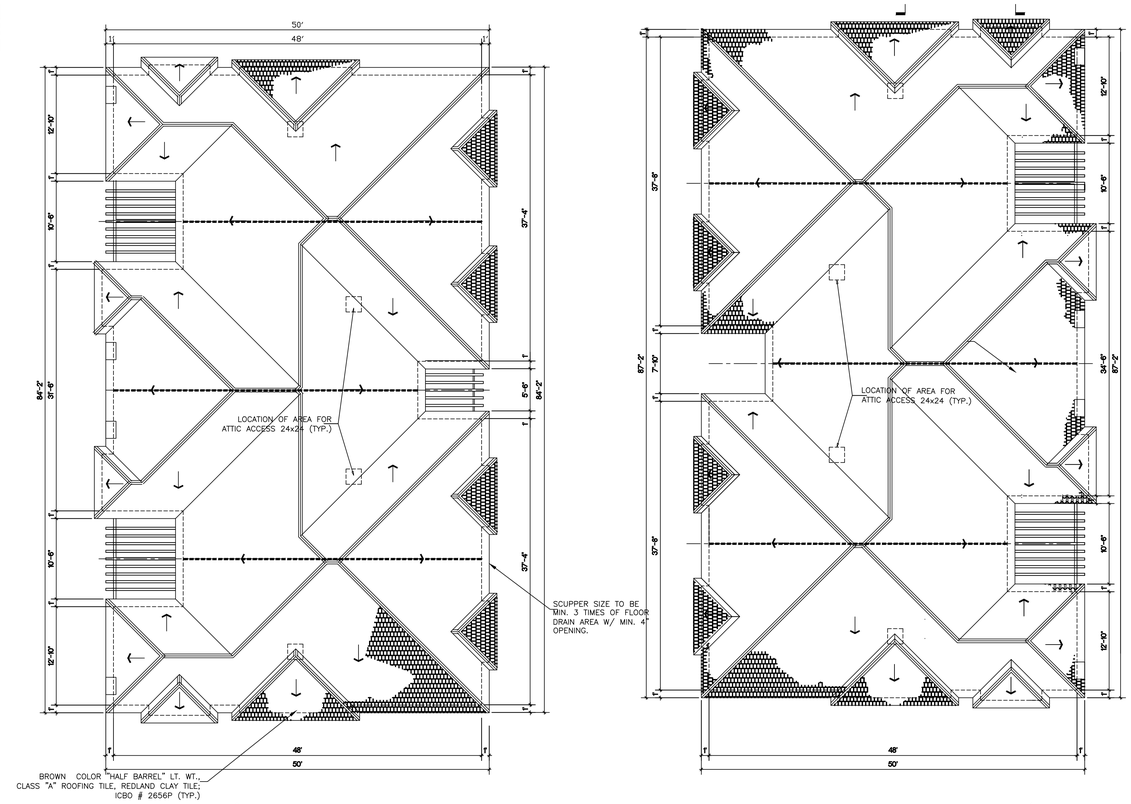
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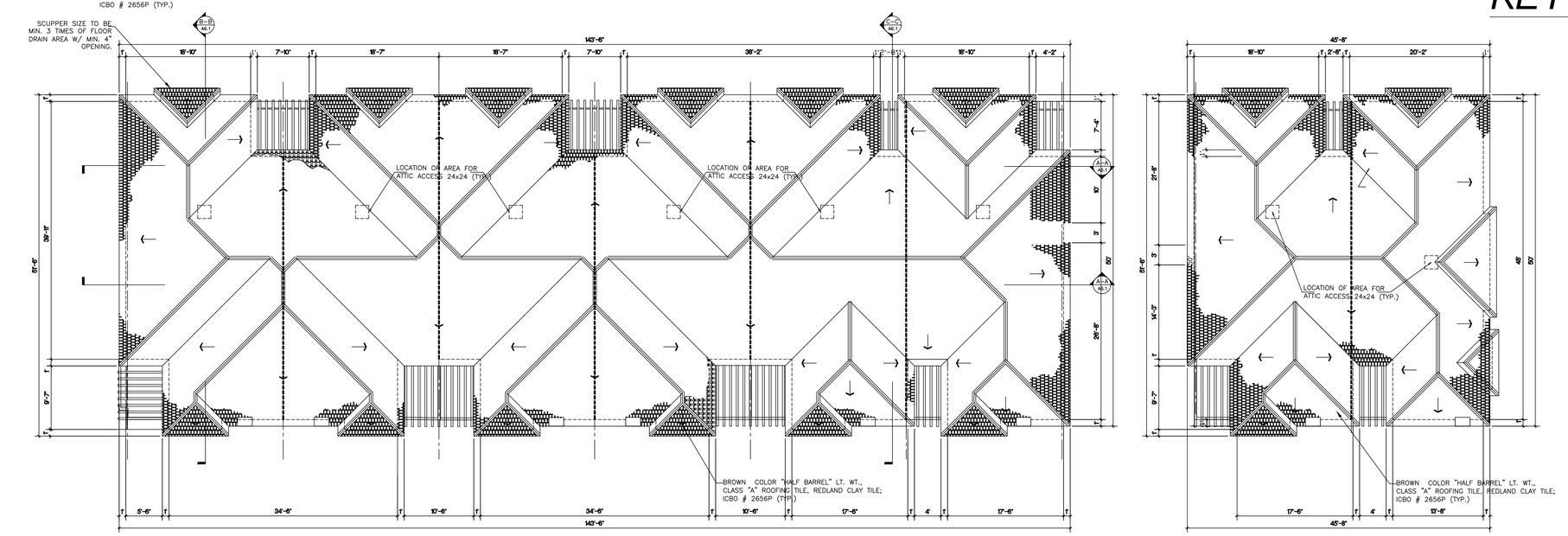
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SHEET NO.

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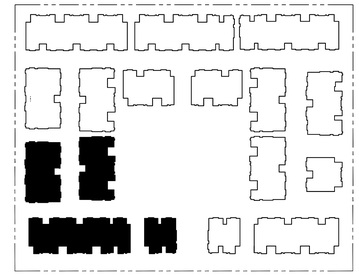
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019





ROOF PLAN (PORTION-A)



KEY MAP

NORTH

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

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REVISIONS

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ROOF PLAN (PORTION-A)
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635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT | CLIENT

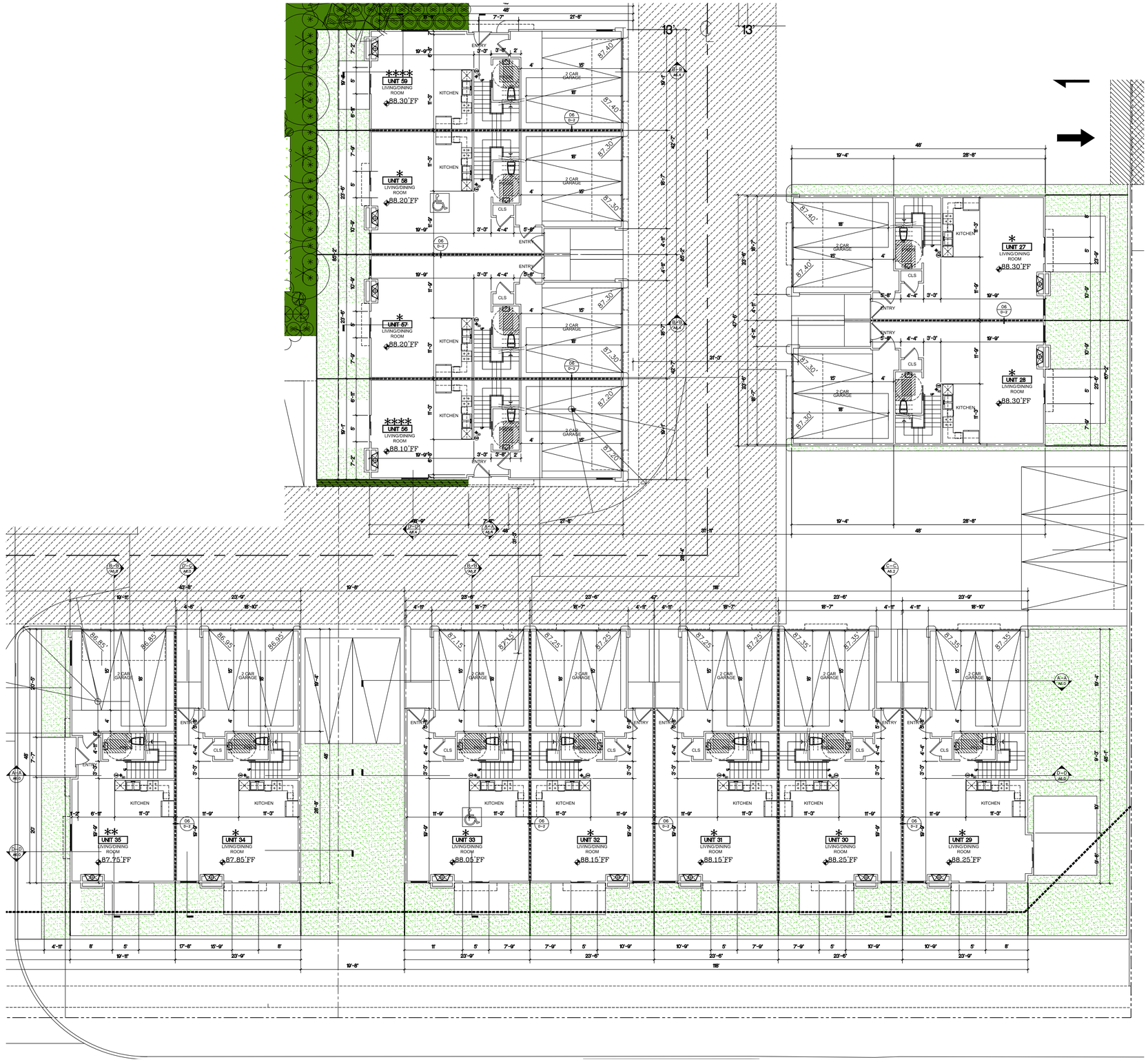
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PROJECT NO. | SHEET NO.

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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



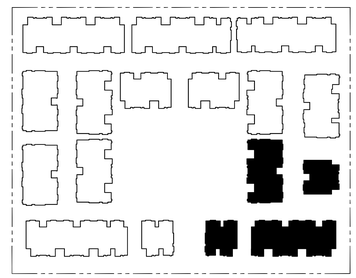
NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS

NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH NOT LESS THAN FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

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

LEGEND :

1. 5'-0" TUB WITH OVERHEAD SHOWER SHATTERPROOF GLASS ENCLOSURE, 1/4" TEMPERED GLASS
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BY LENNOX" SERIES, CRESTLINE MODEL 36TL68V NFI APPROVED DIRECT VENT GAS APPLIANCE TO BE IN ACCORDANCE WITH THEIR LISTING. PROVIDE SPARK ARRESTER IN CHIMNEYS OF WOOD BURNING APPLIANCES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 13.113.1
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PERMANUFACTURER SPEC.
6. WATERHEATER 0/16" PLATFORM
7. WARDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OR PART OF A WHOLE HOUSE FAN SYSTEM, SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.(4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING
11. LINEN CLOSET
12. HARD-WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT IN EACH SLEEPING ROOM AND
13. THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
14. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:
   a. FOR EACH DWELLING UNIT, AT LEAST ONE NEC COMPLIANT AC OUTLETS EQUAL TO OR OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.
   b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE SUFFICIENT TO ACCOMMODATE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING OF A MINIMUM NUMBER OF 208/240 VAC AMP, GROUNDED AC OUTLETS, THAT IS EQUAL TO OR THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.



FIRST FLOOR PLAN (PORTION-B)

KEY MAP NORTH

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

AB TWC ID:
DRAWING #:

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REVISIONS

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

PROJECT

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

CLIENT

17-029

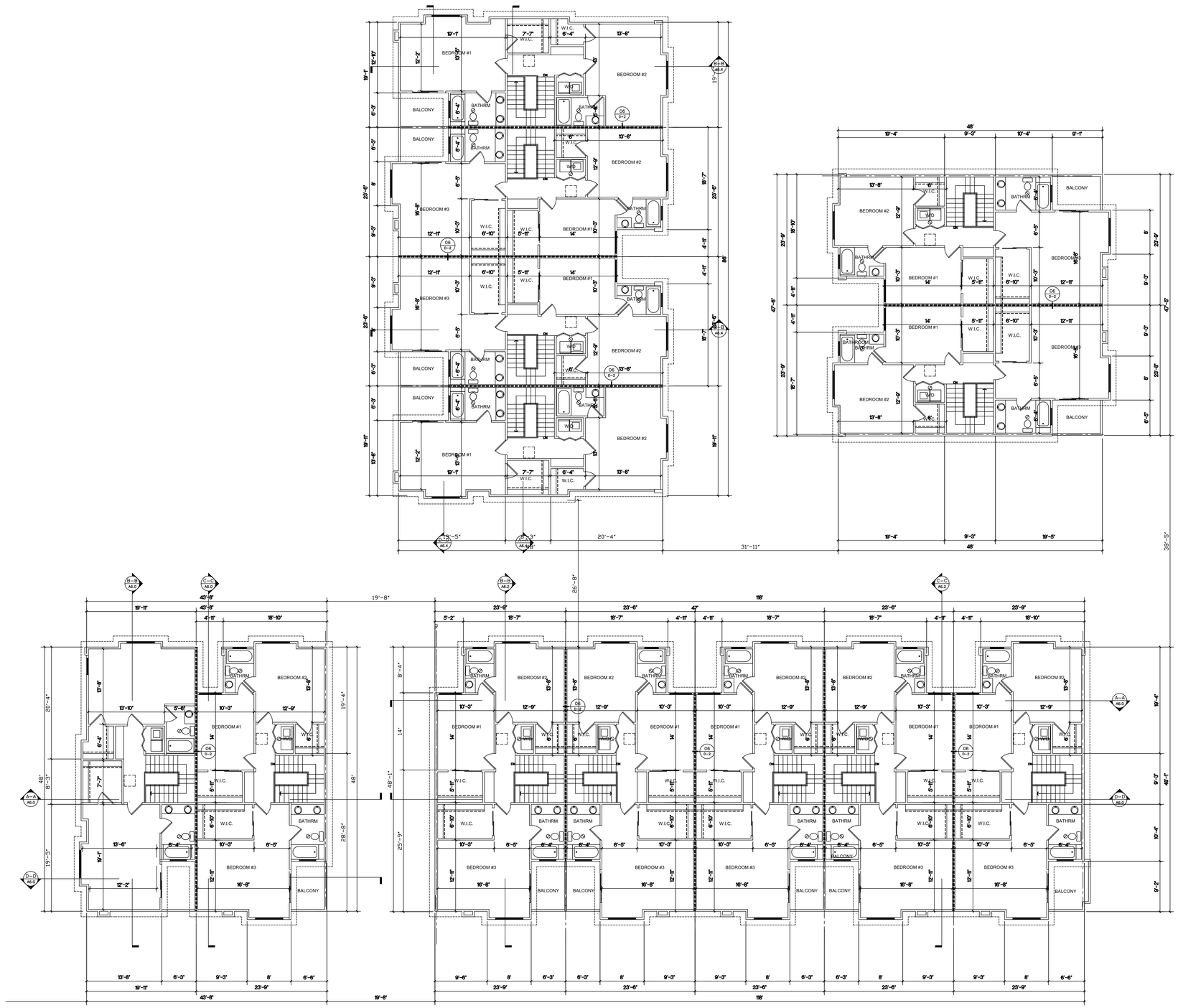
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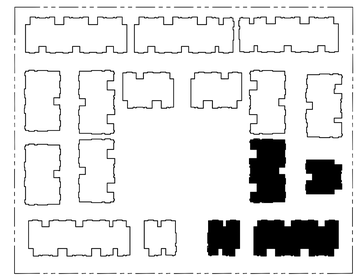
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October 11, 2019

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SECOND FLOOR PLAN (PORTION-B)

KEY MAP

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

AB TWC ID:
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NO.	DATE	ISSUED FOR

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

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635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT | CLIENT

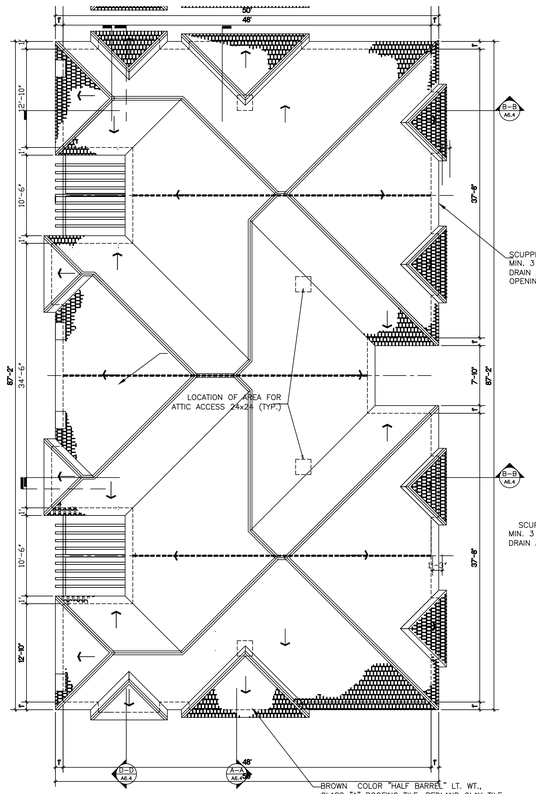
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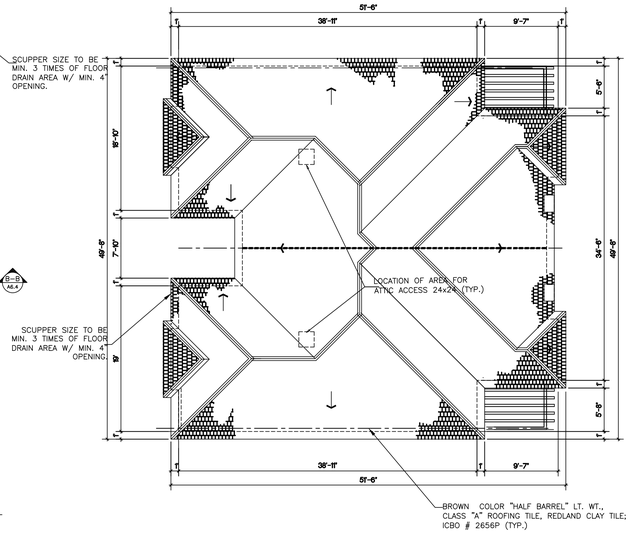
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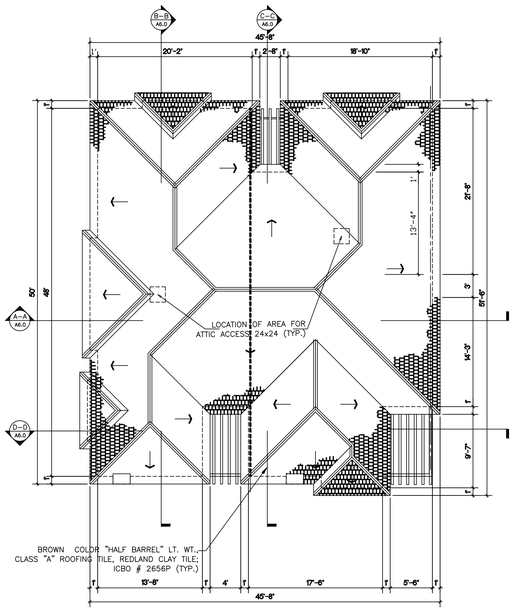
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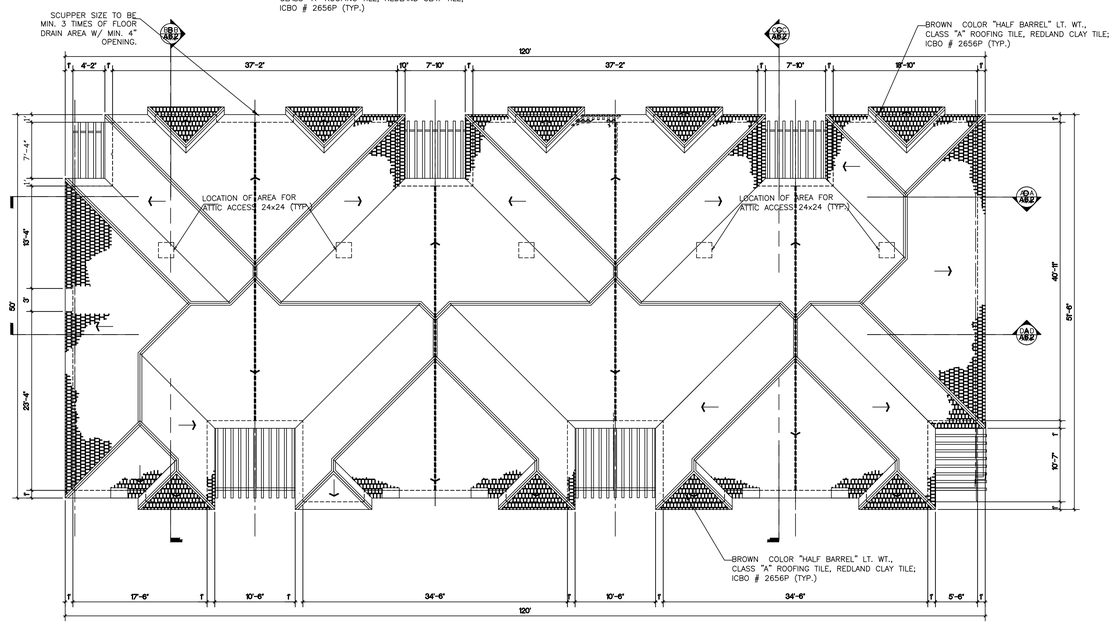
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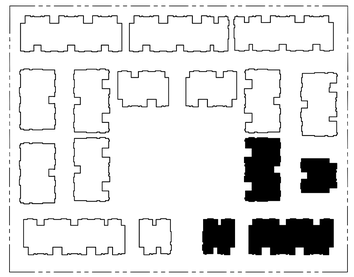
October 11, 2019











ROOF PLAN (PORTION-B)

KEY MAP NORTH

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

AB TWC ID:
DRAWING #:

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REVISIONS

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

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

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

PROJECT | CLIENT

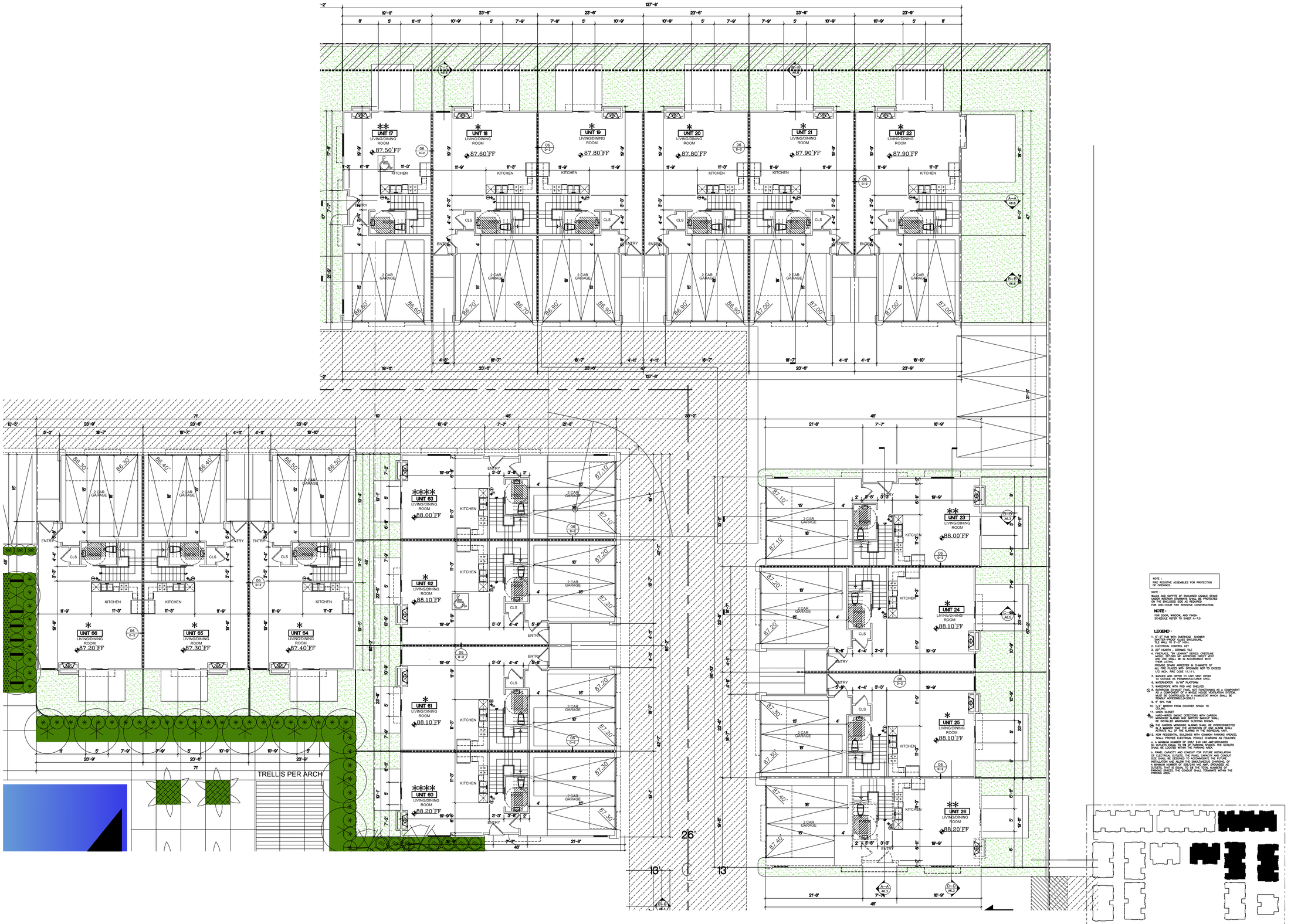
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PROJECT NO. | SHEET NO.

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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

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

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

LEGEND :

1. 5'-0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'-0" HIGH.
2. SHOWER CONTROL & VALVE
3. FLAT PLANTER W/ CERAMIC TILE
4. FIXED WINDOW, MILGARD SERIES, GREETLINE MODEL 3FL28W SET APPROVED DIRECT VENT AND USE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO EXTERIOR PER MANUFACTURE SPEC.
6. WATERHEATER, 2-1/2" PLATFORM
7. WARDROPE WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, SHALL BE CONTROLLED BY A HUMIDOST WHICH SHALL BE READILY ACCESSIBLE BY A
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING.
11. LINEN CLOSET
12. ALL HARDWIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED WARDWIRED SLEEPING ROOMS.
   THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS TO ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
13. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:
   a). A MINIMUM NUMBER OF 208/ 240 VAC AMP GROUNDED, SINGLE PHASE OUTLETS SHALL BE INSTALLED. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.
   b). PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION AND ALLOW THE SIMULTANEOUS CHARGING OF ELECTRICAL VEHICLES AT THE GREATEST RATE OF CHARGE OF OUTLETS THAT IS EQUAL TO OR THE SMALLER NUMBER OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.

FIRST FLOOR PLAN (PORTION-C)

KEY MAP NORTH

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

AB TWC ID:
DRAWING #:

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00	DRAWN BY: JC L.M.	DATE: 1/-/17 CHECKED BY: - DATE: -/-/17

REVISIONS

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SHEET TITLE

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

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT CLIENT

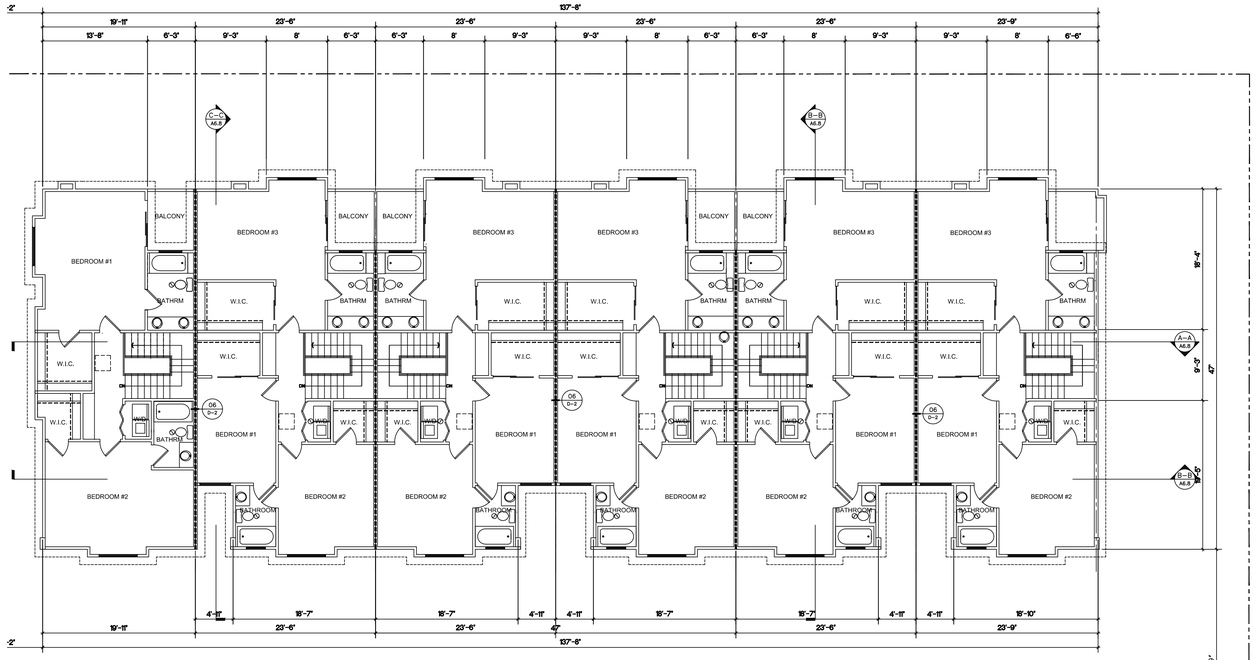
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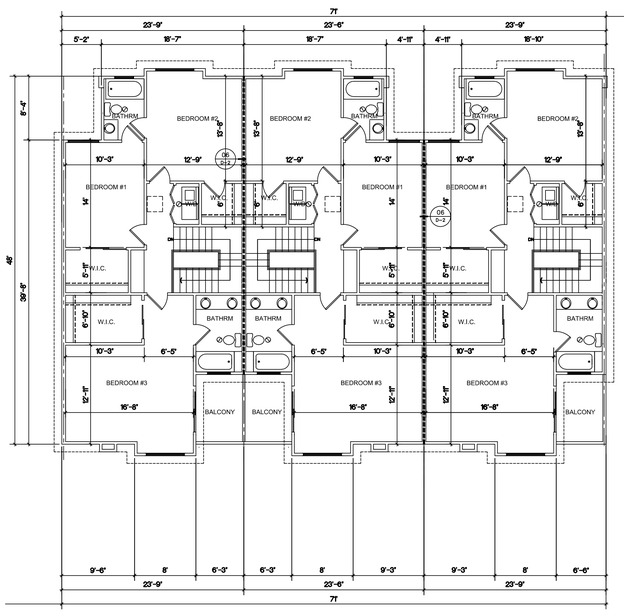
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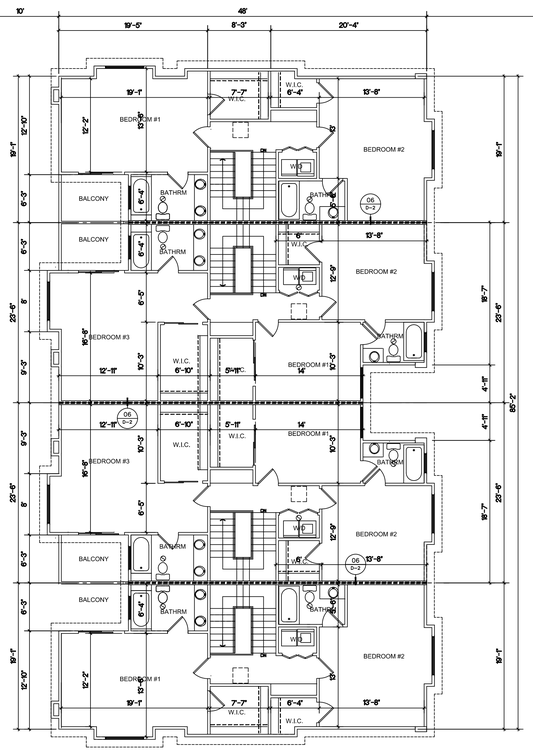
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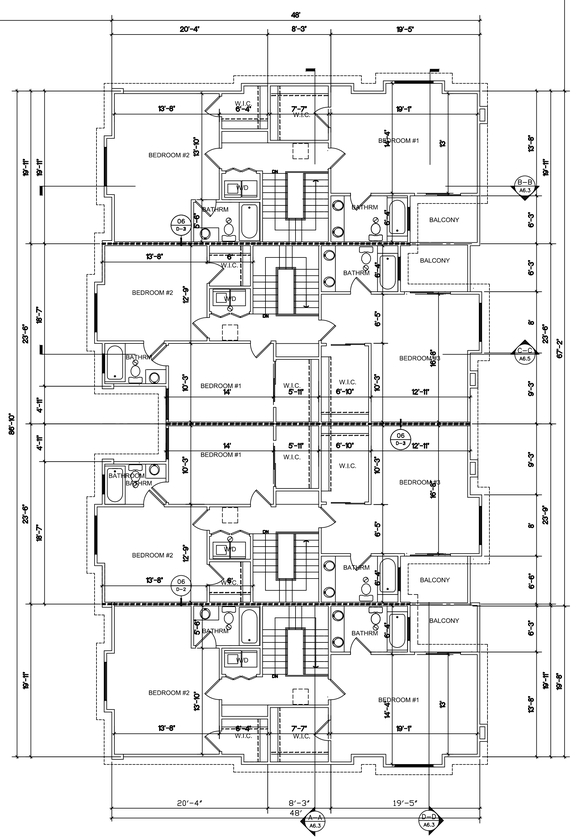
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

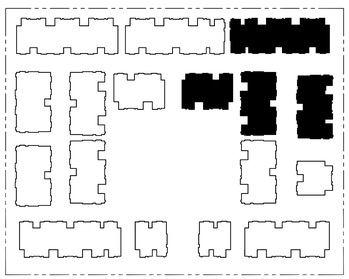
October 11, 2019











SECOND FLOOR PLAN (PORTION-C)

KEY MAP NORTH

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

AB TWC ID:
DRAWING #:

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

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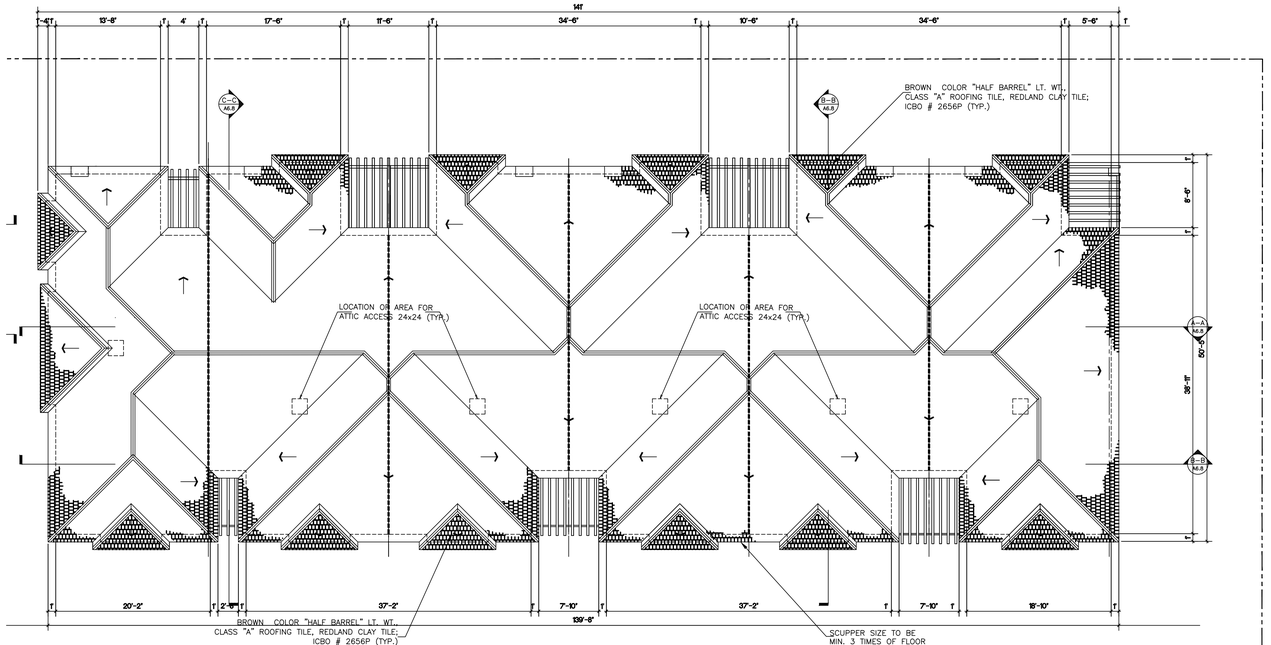
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

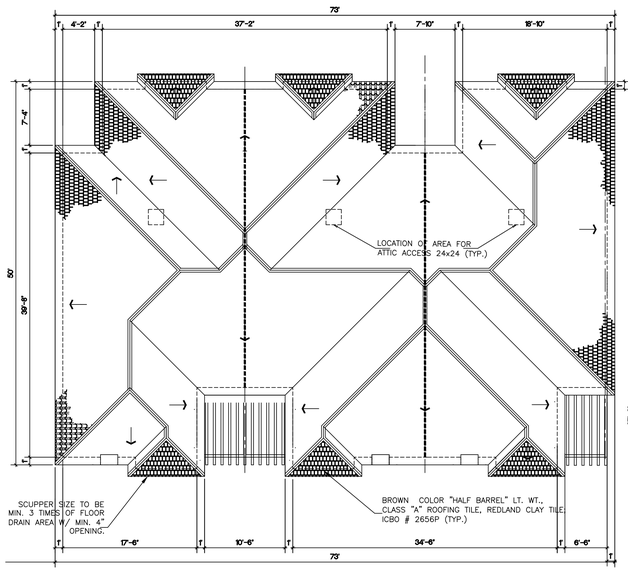
PROJECT | CLIENT

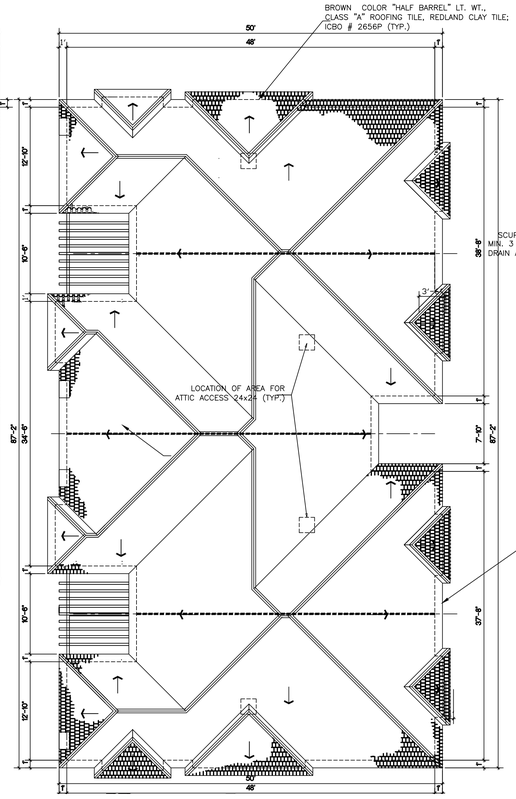
17-029 | PROJECT NO. | SHEET NO. | A4.8

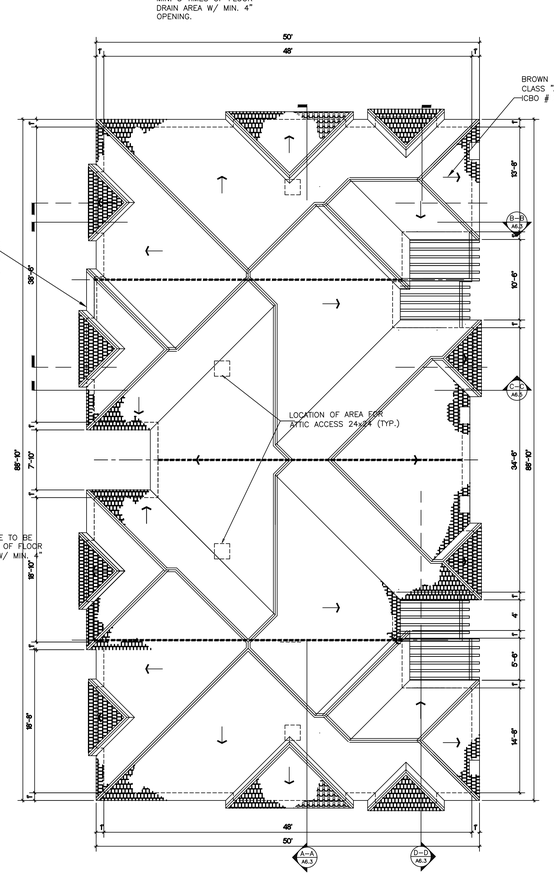
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

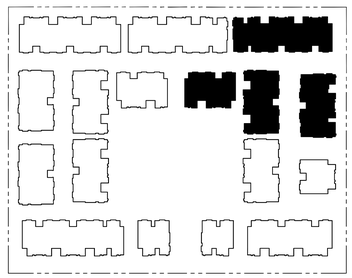
October 11, 2019











KEY MAP NORTH

ROOF PLAN (PORTION-C)

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E MAIL-BOAZ@KETTERDESIGNS.COM

AB TWC ID:
DRAWING #:

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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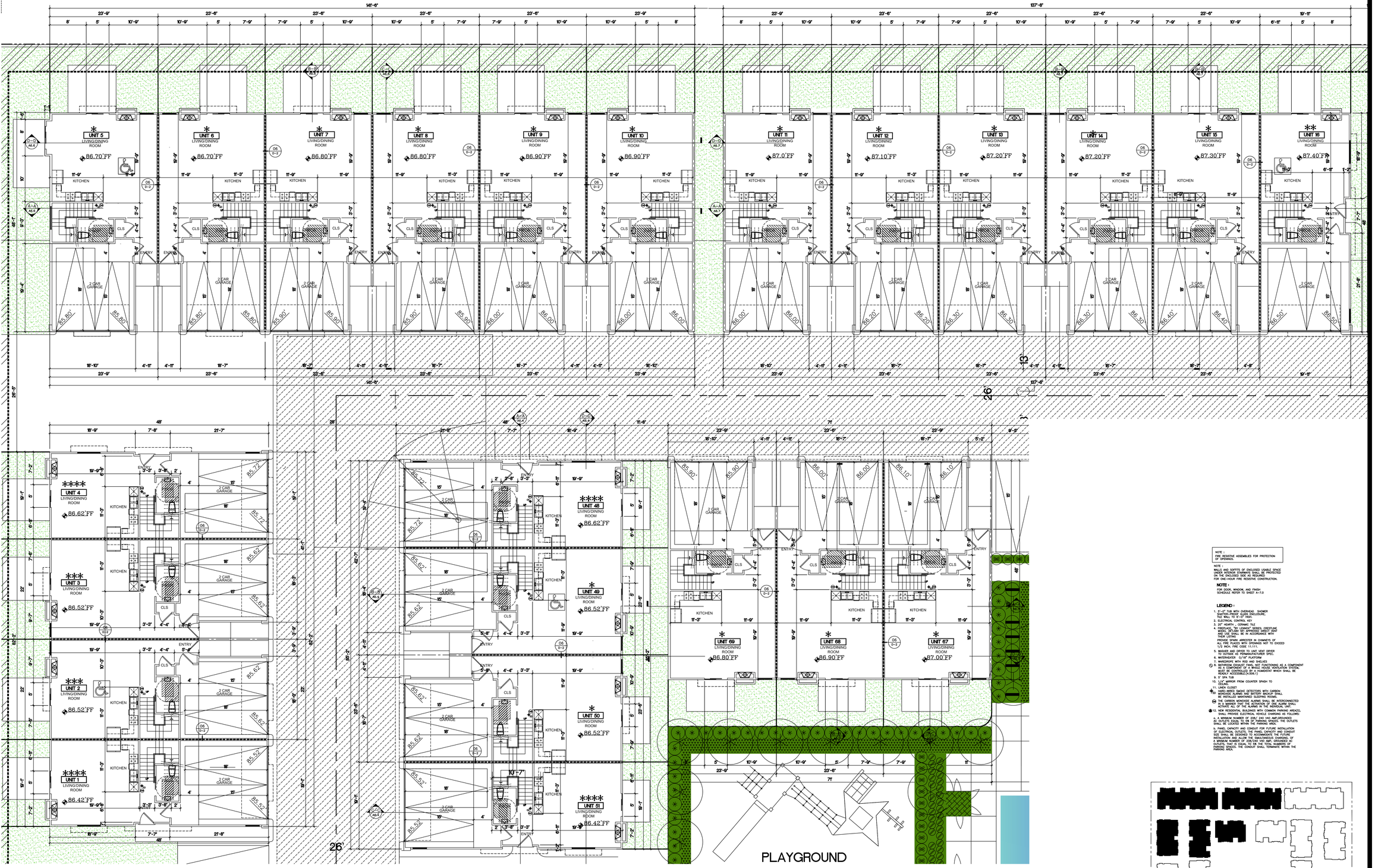
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October 11, 2019

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
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SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

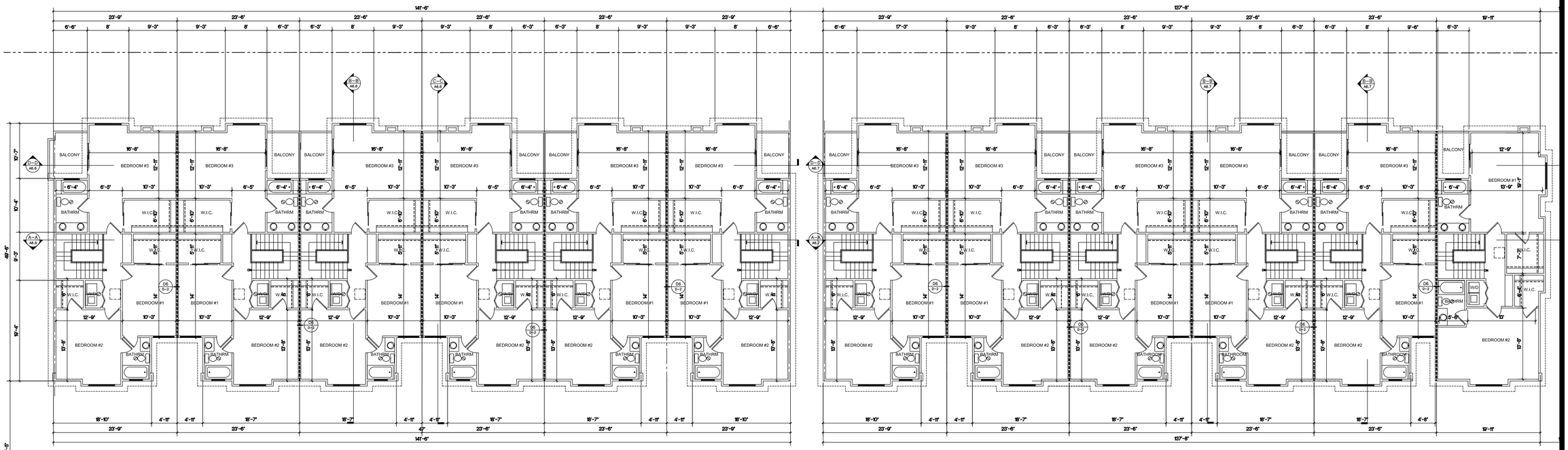
NOTE :
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

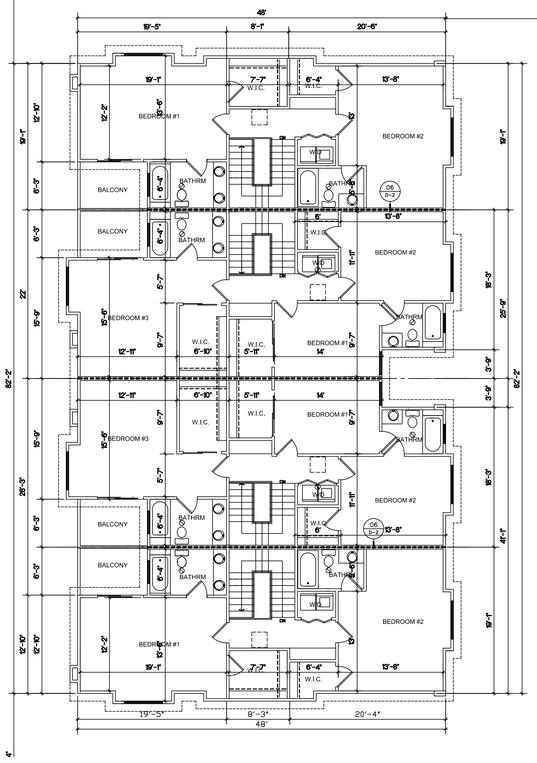
NOTE :
FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A-7.0

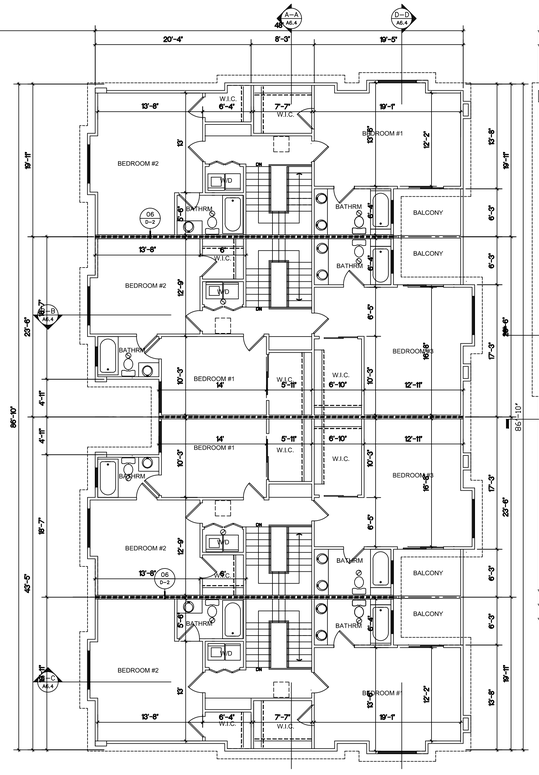
LEGEND :
1. 5'-0" TUB WITH OVERHEAD SHOWER WITH TEMPERED GLASS ENCLOSURE. SEE WALL TYP. 5" SHEET A4.0
2. ELECTRICAL CONTROL KEY
3. 20" HEARTH , CERAMIC TILE
4. FIREPLACE, "BI LEVAGO" SERIES, GREENLINE MODEL, NATURAL GAS, NOT APPROVED UNTIL FINAL INSPECTION, SEE IN ACCORDANCE WITH THEIR LISTING.
PROVIDE SPARK ARRESTER IN CHIMNEYS OF ALL FIRE PLACES WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 11.111.
5. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AIR PER MANUFACTURER SPEC.
6. WATERHEATER , 6/19" PLAFOW
7. WAINSCROFT, WITH ROD AND SHELVES
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1)
9. 5' SPA TUB
10. 1/4" MIRROR FROM COUNTER SPASH TO CEILING
11. LINEN CLOSET
12. HARD-WIRED SMOKE DETECTORS WITH CARBON MONOXIDE ALARMS AND BATTERY BACKUP SHALL BE INSTALLED MAINTAINED SLEEPING ROOMS.
13. THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
14. NEW RESIDENTIAL BUILDINGS WITH COMMON PARKING AREA(S), SHALL PROVIDE ELECTRICAL VEHICLE CHARGING AS FOLLOWS:
a. A MINIMUM NUMBER OF 208/ 240 VAC AMP.GROUNDED, AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE OUTLETS SHALL BE LOCATED WITHIN THE PARKING AREA.
b. PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS. THE PANEL CAPACITY AND CONDUIT SIZE SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE INSTALLATION OF A MINIMUM NUMBER OF 208/240 VAC GROUNDED AC OUTLETS, THAT IS EQUAL TO 5% THE TOTAL NUMBERS OF PARKING SPACES. THE CONDUIT SHALL TERMINATE WITHIN THE PARKING AREA.

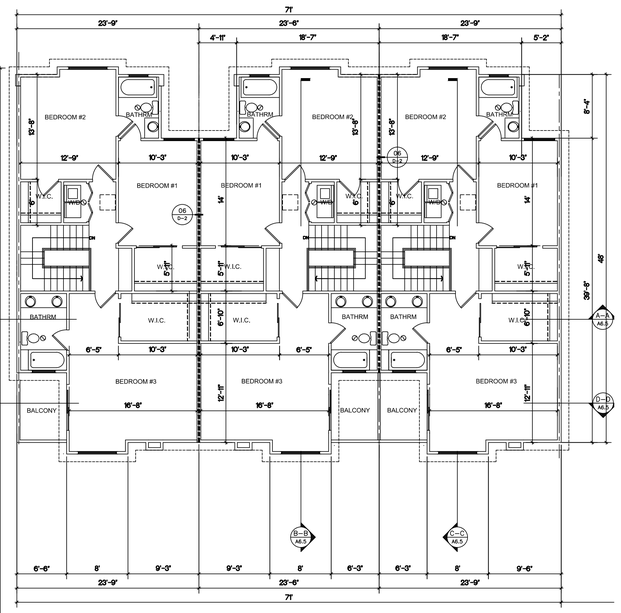
KEY MAP NORTH

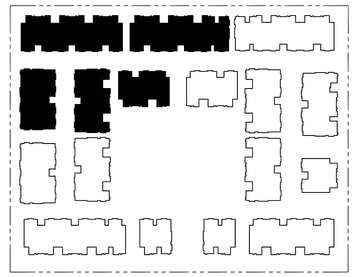
17-029
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SHEET NO.
A4.10











NORTH

SECOND FLOOR PLAN (PORTION-D)

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AB TWC ID:
PLANCHECK #:

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT CLIENT

17-029

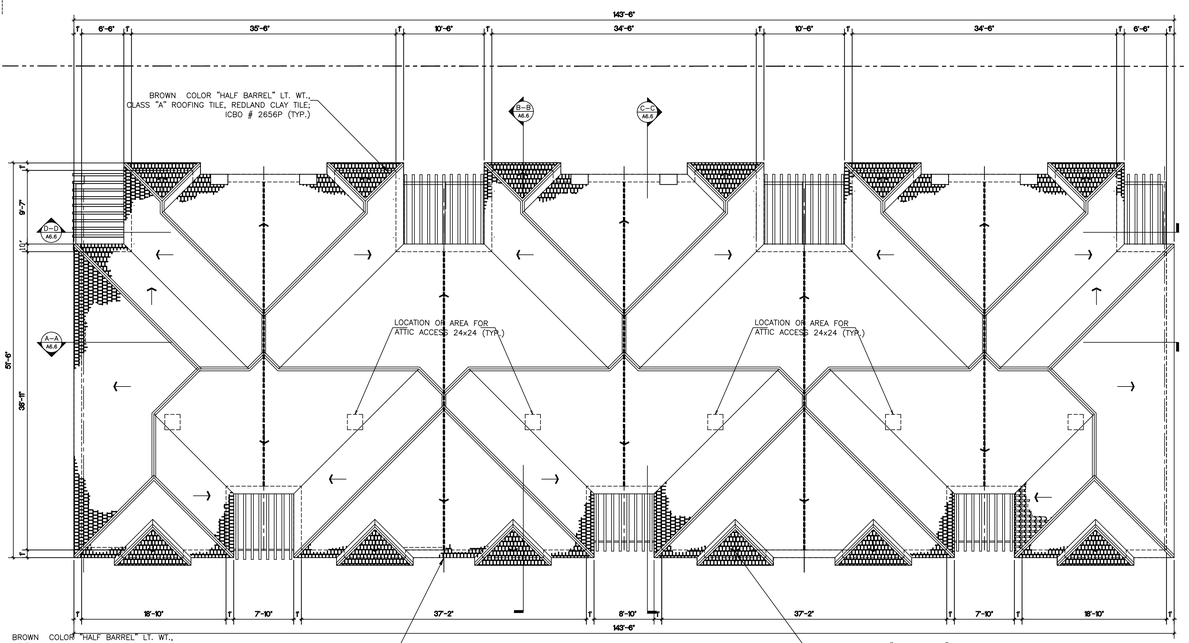
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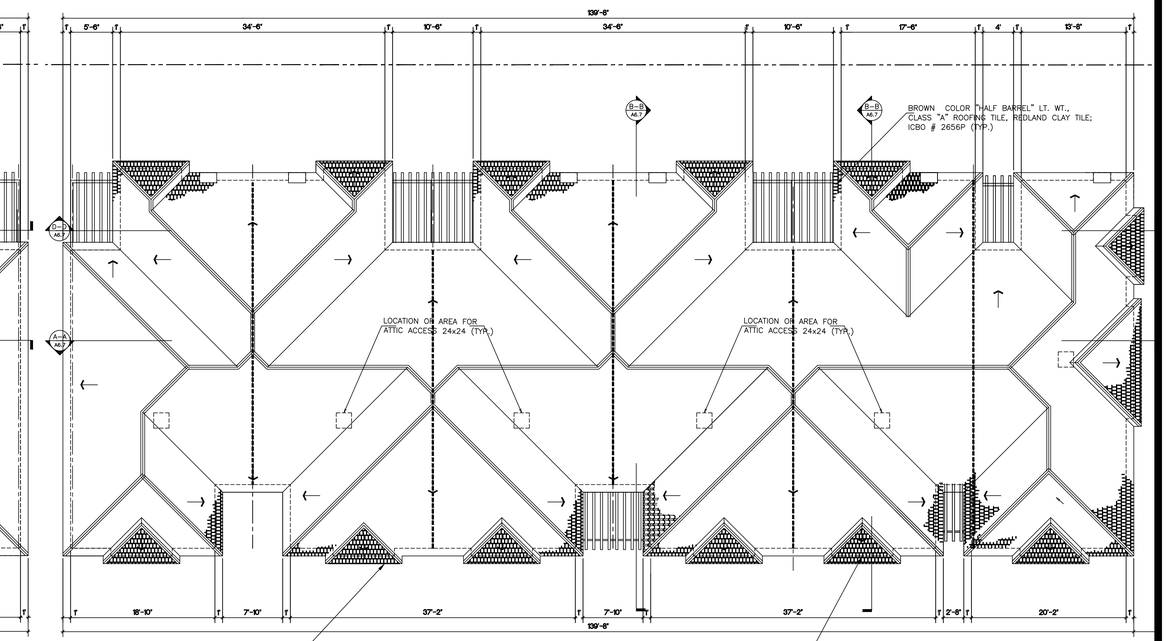
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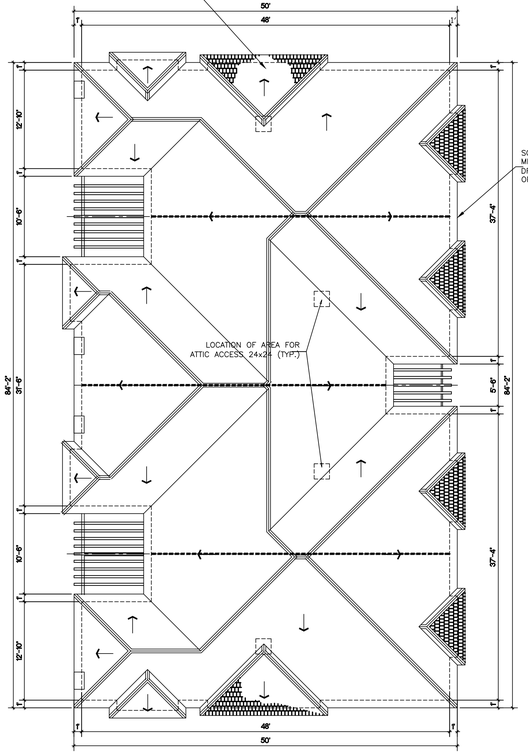
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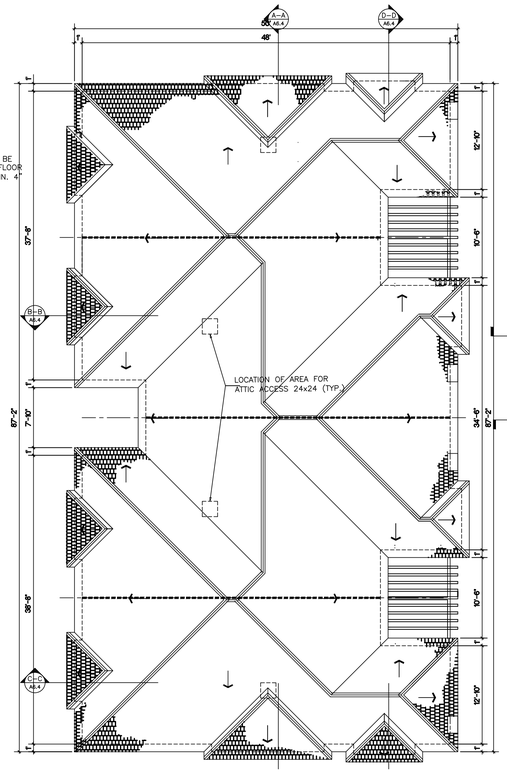
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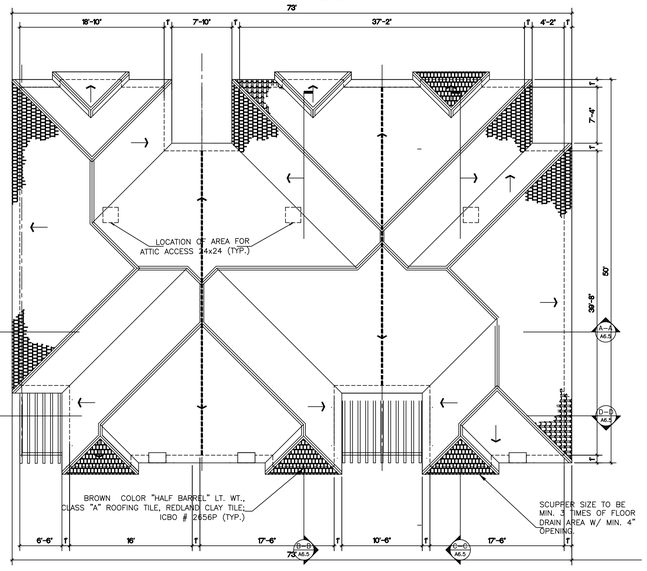
October 11, 2019

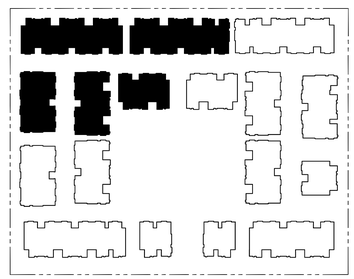












NORTH

ROOF PLAN (PORTION-D)

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ABAKER ID#:

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01			J.C.L.M.	11-17	-	-17

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ROOF PLAN (PORTION-D)

1/8"=1'-0"

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS

635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT CLIENT

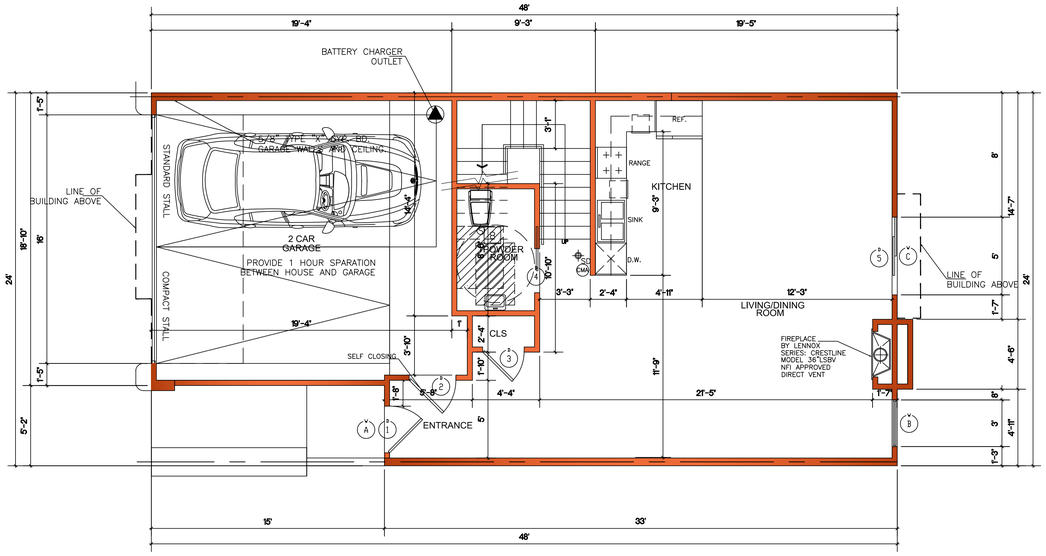
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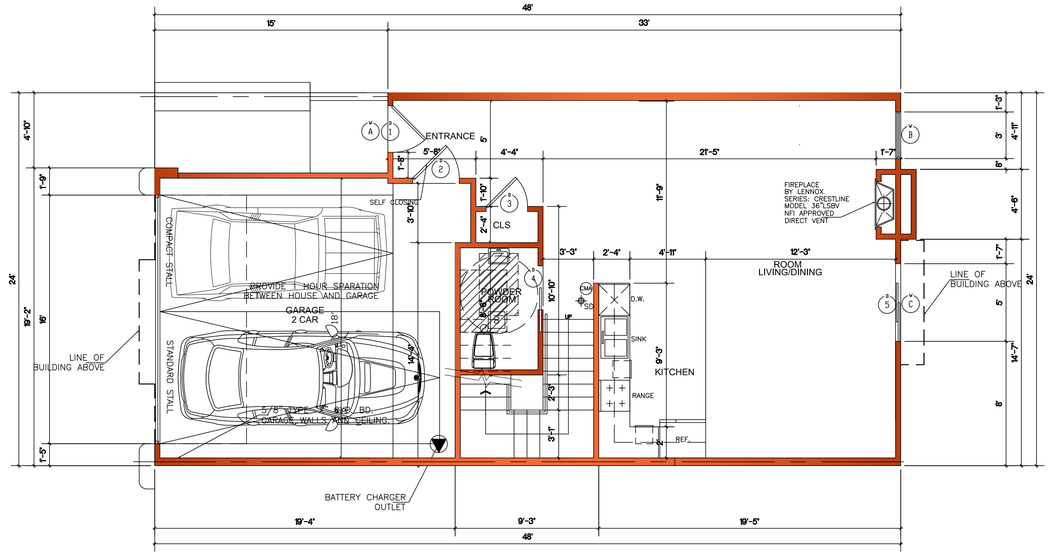
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



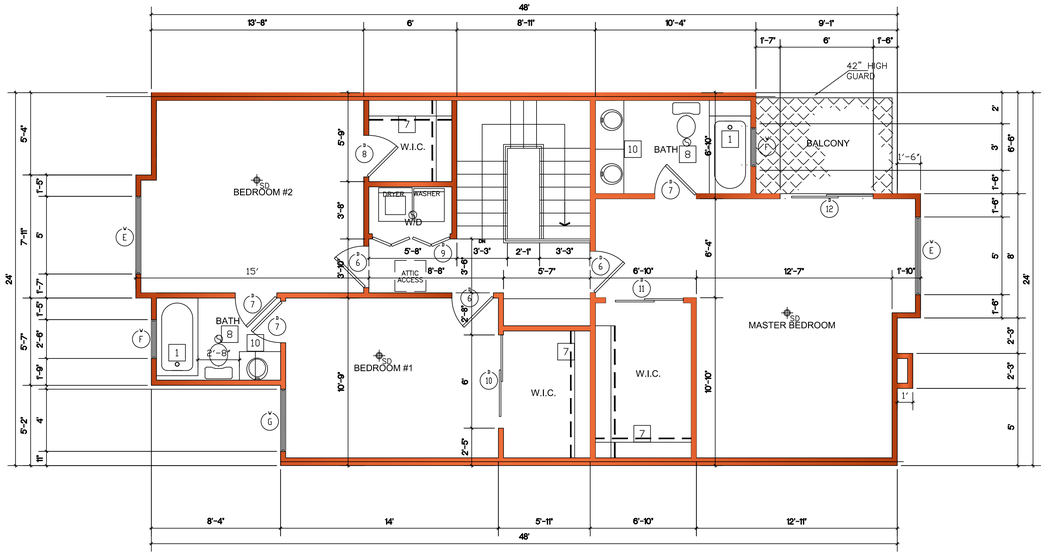
FIRST FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



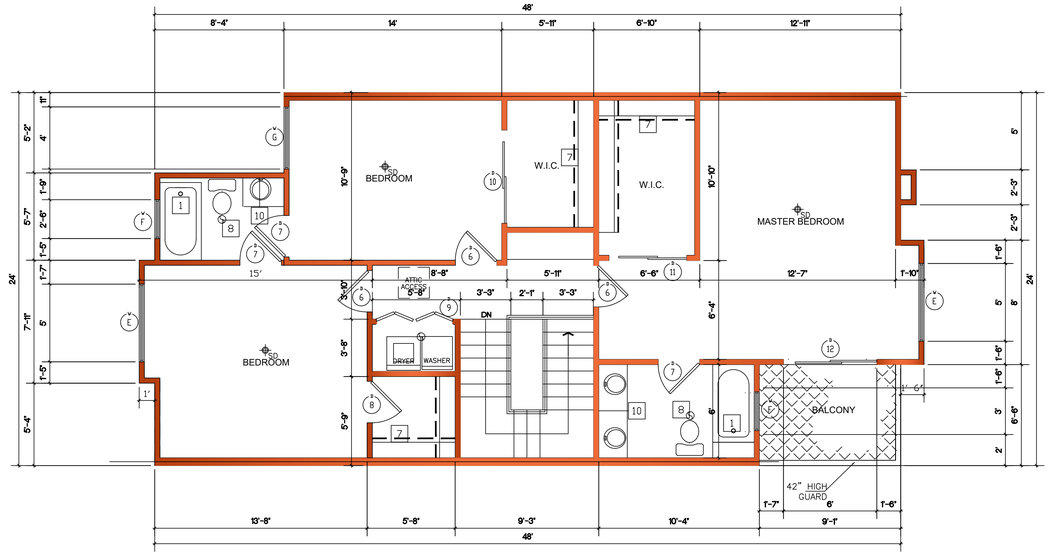
FIRST FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

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

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

LEGEND :

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

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

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

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

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AB DWG ID:
DRAWER#:

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

THESE DRAWINGS ALL IDEAS, CONCEPTS DESIGNS, ARRANGEMENTS AND PLANS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED BY THE CLIENT OR ANY OTHER PERSON ON ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES AN AGREEMENT TO THESE RESTRICTIONS. ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

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FIRST –SECOND FLOOR PLAN (3 BEDROOMS)

3/8"=1'–0"

ISSUED COPIES — SHEET TITLE

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

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

PROJECT — CLIENT

17-029

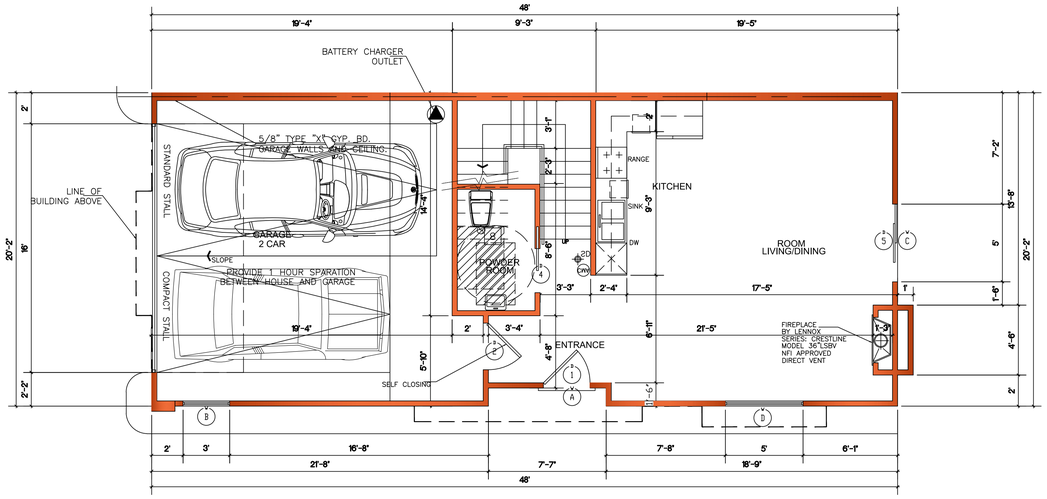
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SHEET NO.

A4.13

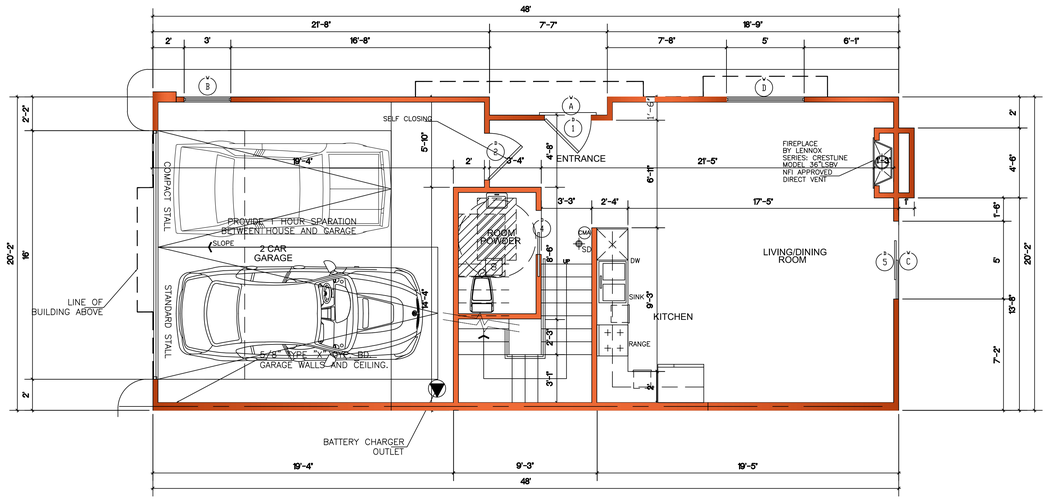
October 11, 2019

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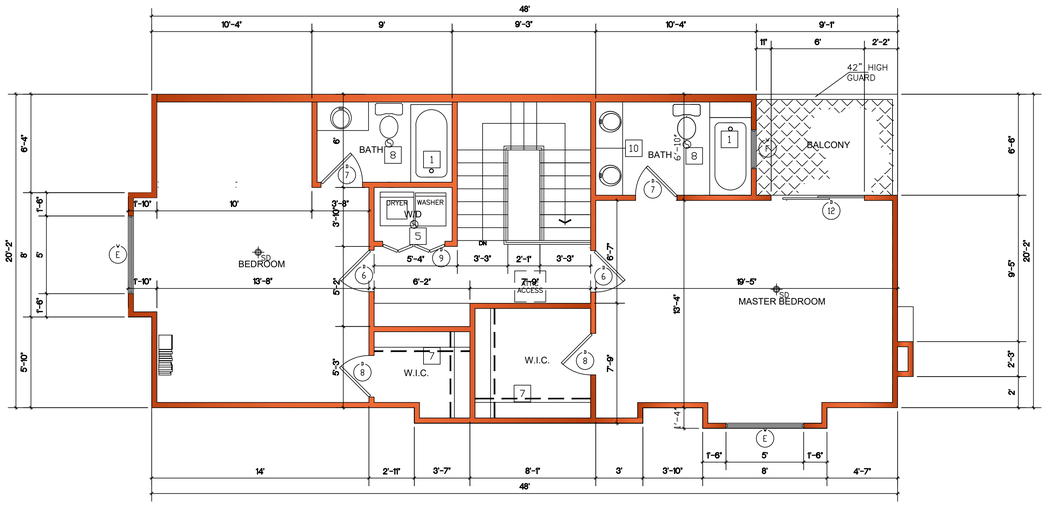
FIRST FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



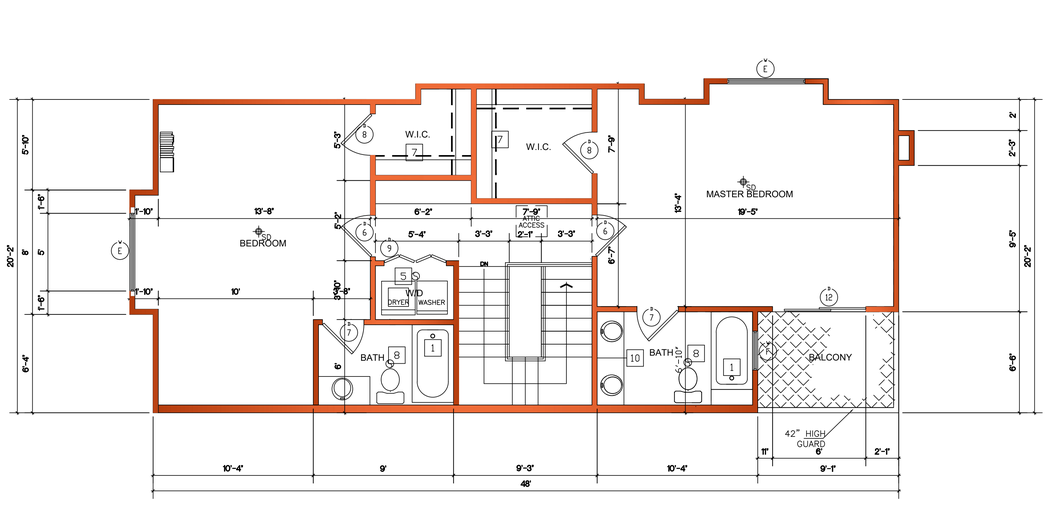
FIRST FLOOR PLAN–BR– (2 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–BR– (2 BEDROOMS)

1/4" = 1'-0"

**

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

NOTE :
FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS.

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

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

LEGEND :

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

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

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

NO.	DESCRIPTION	DATE:	CHECKED BY:	DATE:
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AB DWG ID:
DRAWER#:
DRAWN BY: J.C.I.M. 11–/17

REVISIONS

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

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635 LOS ANGELES AVE
MOORPARK, CA.

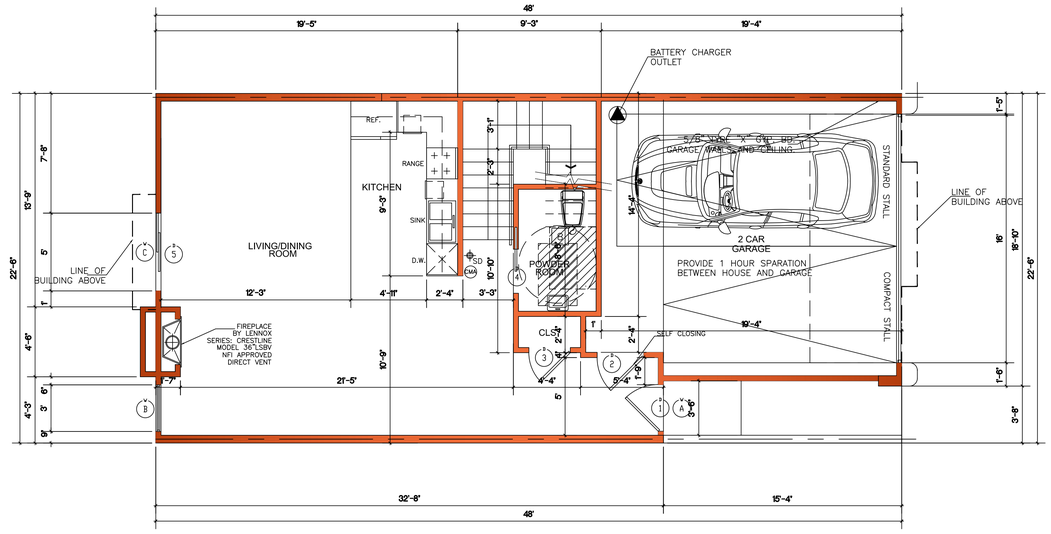
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT — CLIENT

17–029 — PROJECT NO.
SHEET NO.
A4.14

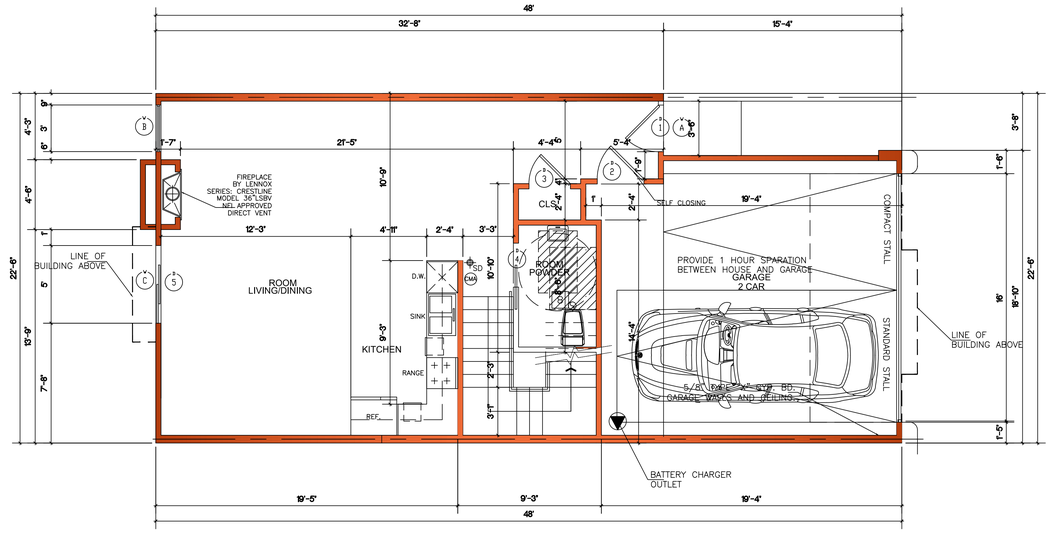
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



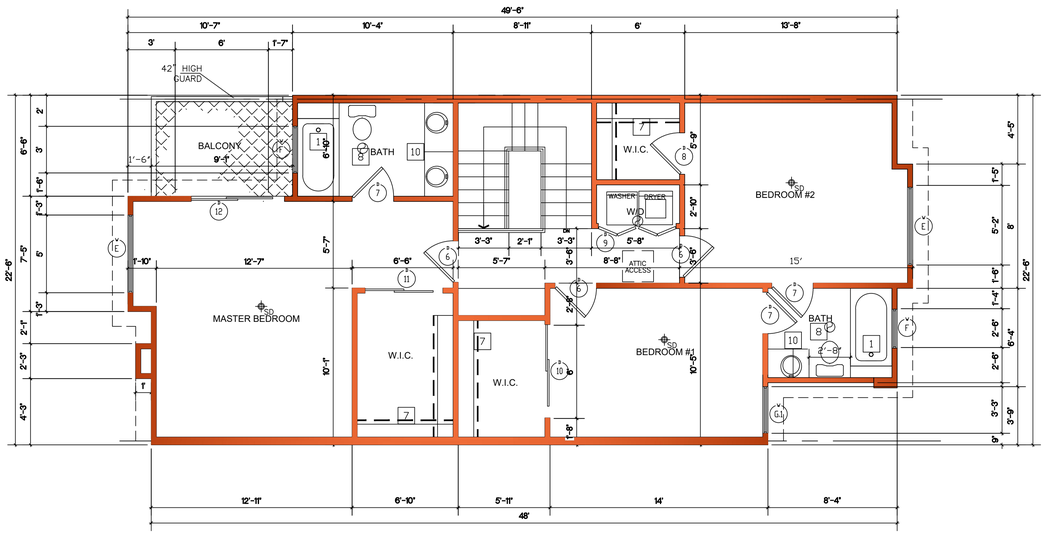
FIRST FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



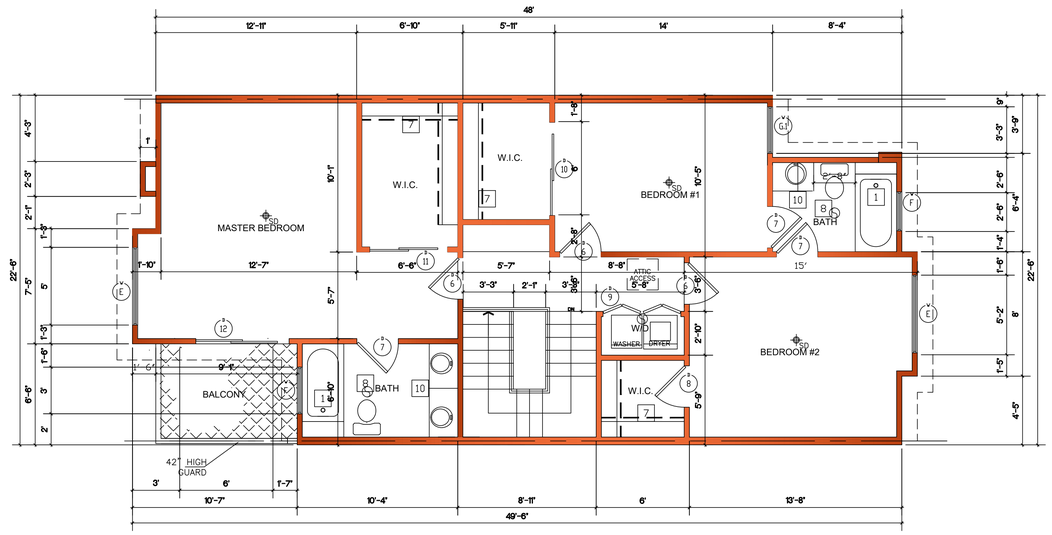
FIRST FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–A– (3 BEDROOMS)

1/4" = 1'-0"



SECOND FLOOR PLAN–AR– (3 BEDROOMS)

1/4" = 1'-0"

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

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

AB DWG ID:
DRAWER#:

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DRAWN BY: J.C.I.M. | DATE: 11–/17 | CHECKED BY: – | DATE: 1–17

REVISIONS

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FIRST –SECOND FLOOR PLAN (3 BEDROOMS)
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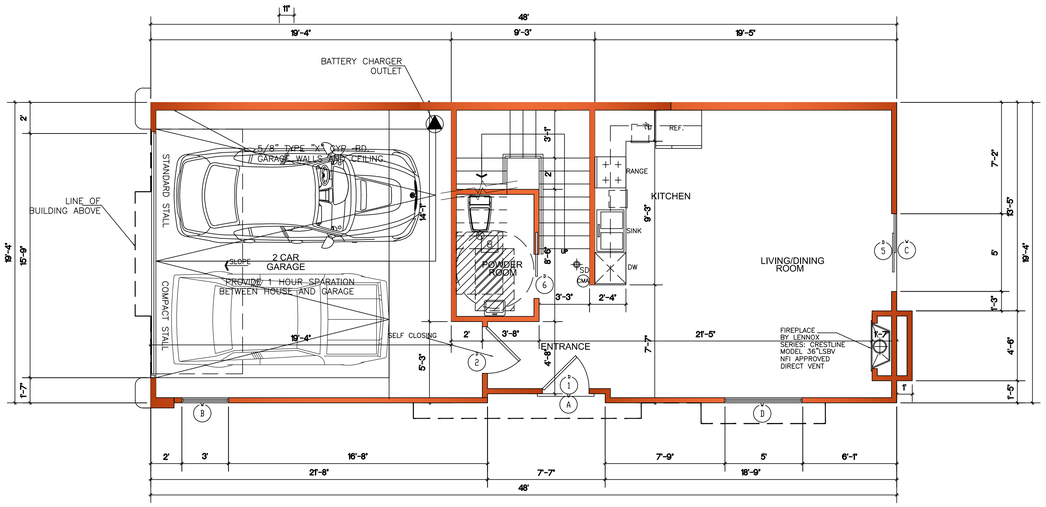
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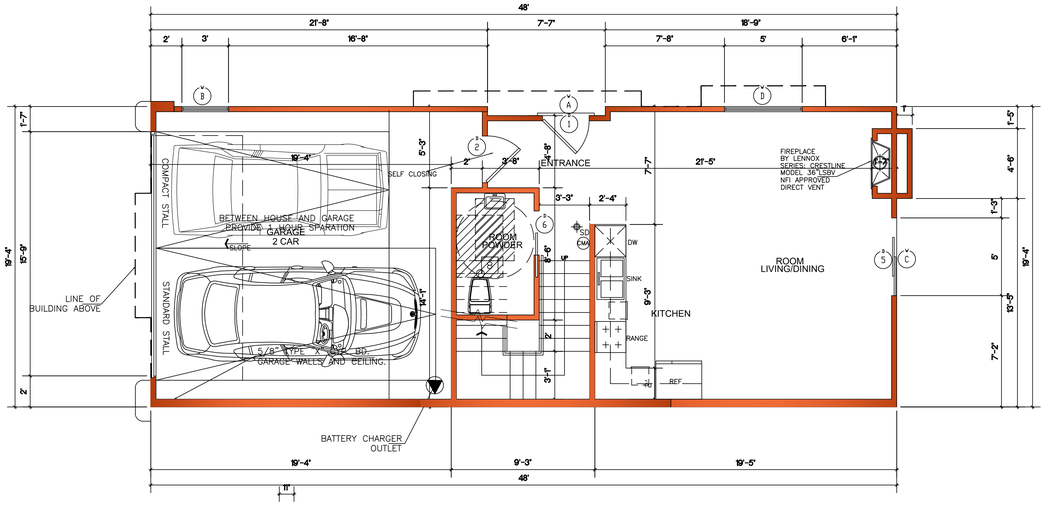
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



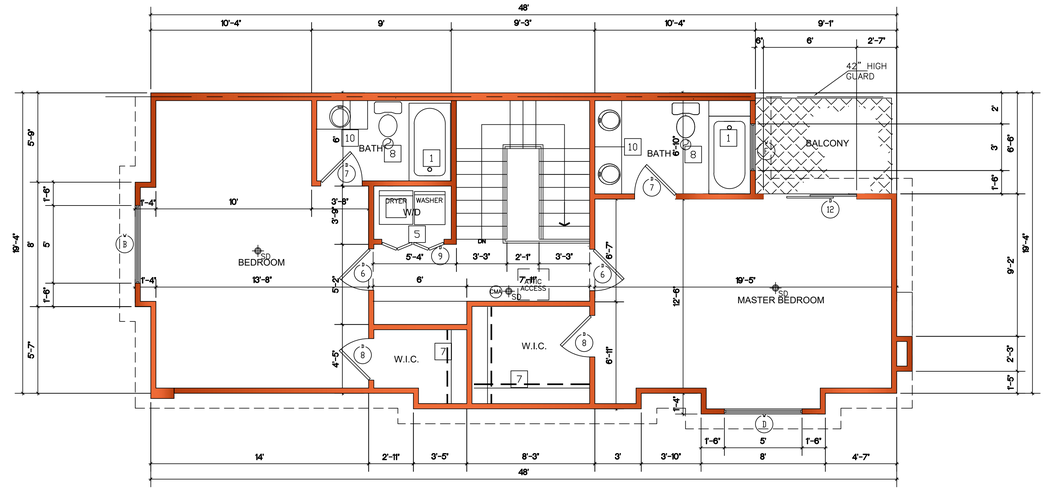
FIRST FLOOR PLAN–B– (2 BEDROOMS)

1/4" = 1'-0"



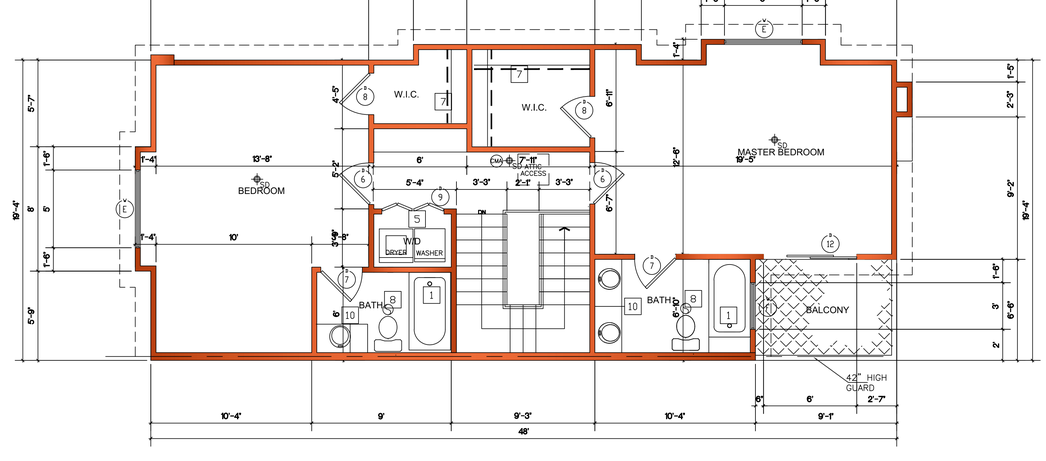
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**** 2 BEDROOMS+INCLUDED GARAGE (1,726 SQ,FT,GROSS AREA EACH UNIT)

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

AB DWG ID:
DRAWER#:

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DRAWN BY: J.C.I.M. | CHECKED BY: – | DATE: 1–17

REVISIONS

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FIRST –SECOND FLOOR PLAN (2 BEDROOMS)

3/8"=1'–0"

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

PROJECT | CLIENT

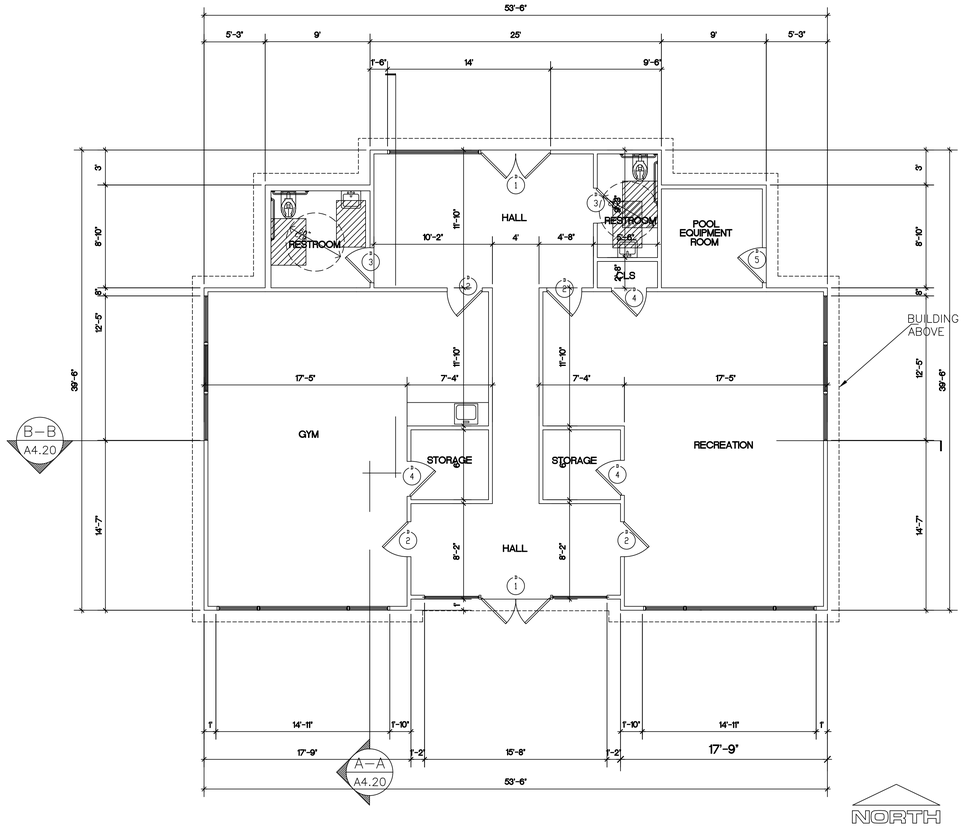
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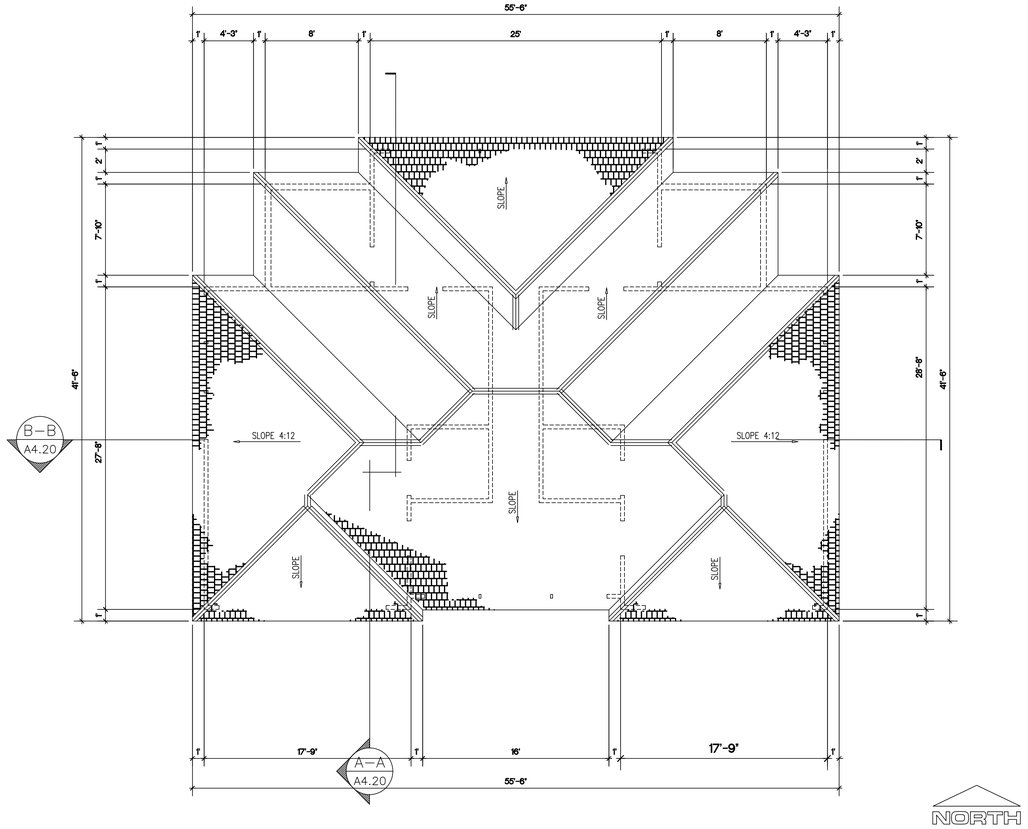
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October 11, 2019



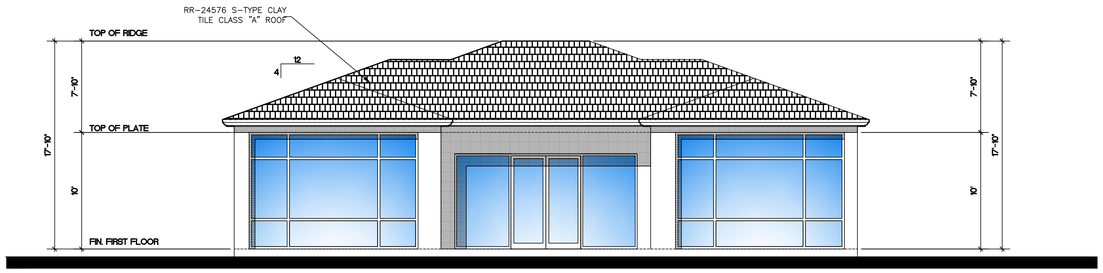
FLOOR PLAN



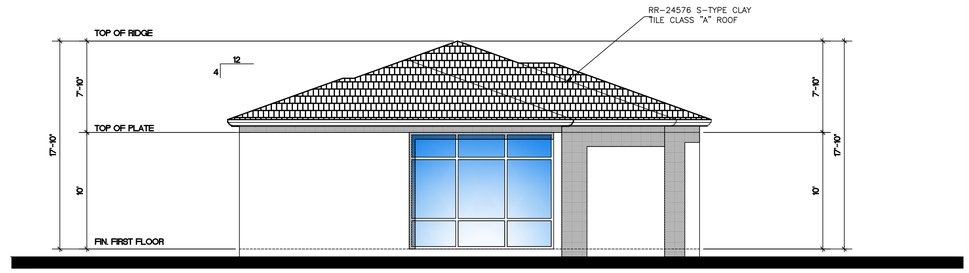
ROOF PLAN

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

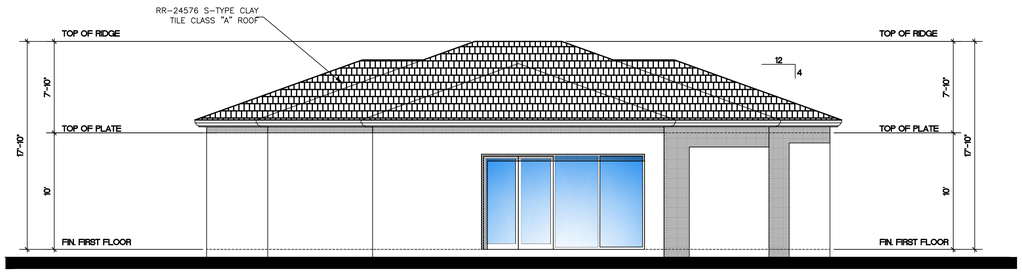
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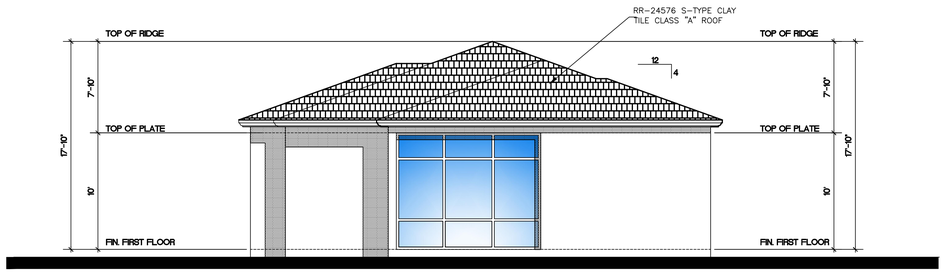
NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



WEST BUILDING ELEVATION

KETTER
12605 RIVERSIDE DRIVE-SUITE#100
NORTH HOLLYWOOD, CA. 91411
TEL : (818) 387-8832
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NO.	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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NO.	DATE	ISSUED FOR

BUILDING ELEVATIONS-COMMUNITY CENTER
3/16"=1'-0"

ISSUED COPIE

SHEET TITLE

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
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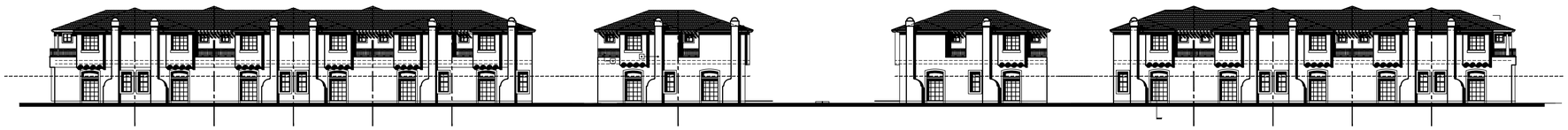
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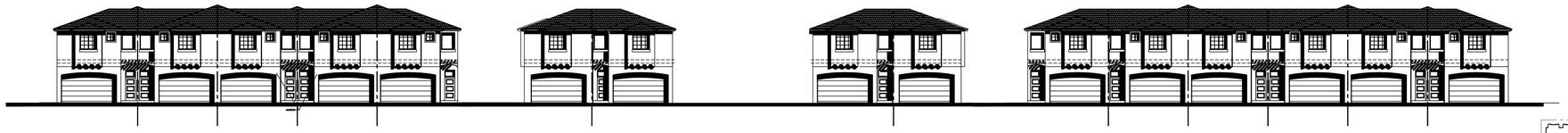
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

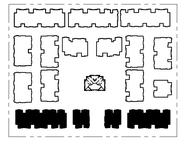
October 11, 2019



ELEVATION "A"

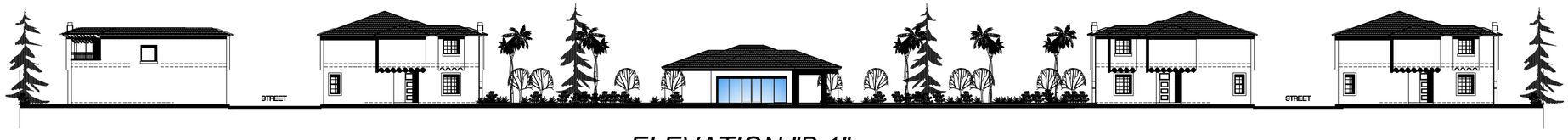


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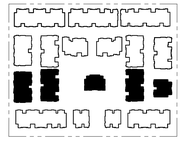




ELEVATION "B"



ELEVATION "B.1"



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REVISIONS

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SITE BUILDING ELEVATIONS
1/16"=1'-0"

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

PROJECT
CLIENT

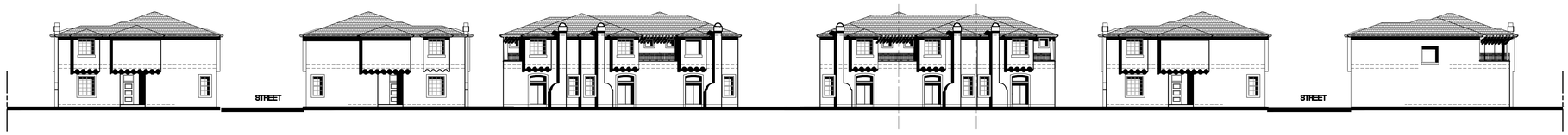
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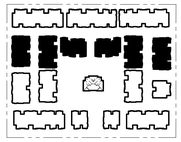
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

October 11, 2019



ELEVATION "C"

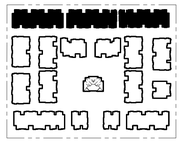




ELEVATION "C.1"

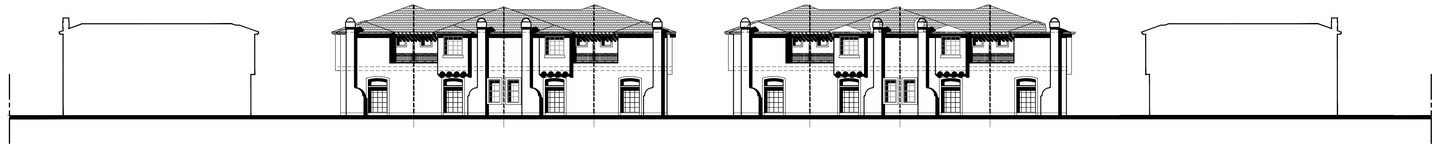


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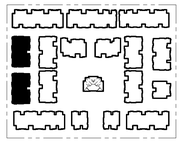




ELEVATION "D.1"



ELEVATION "E"





ELEVATION "E.1"

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SHEET TITLE: SITE BUILDING ELEVATIONS
1/16"=1'-0"

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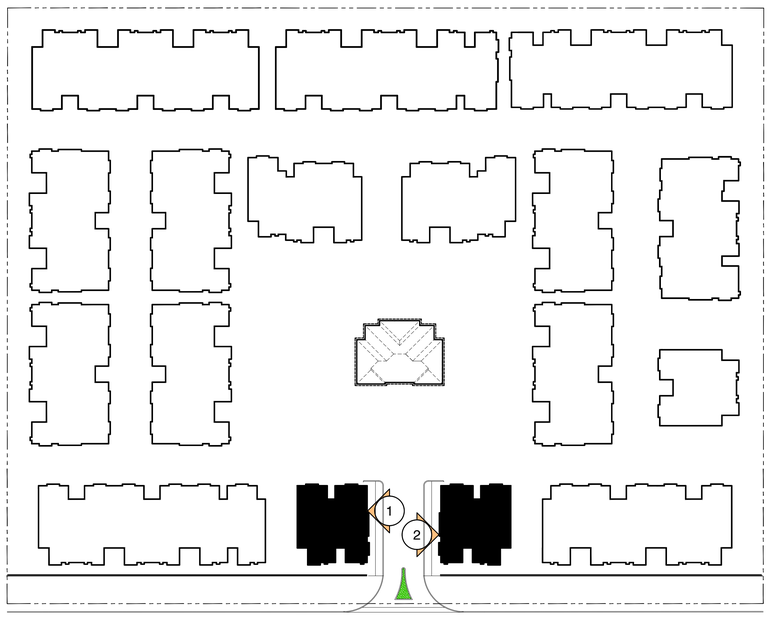
September, 9, 2019



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



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



NORTH

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BUILDING ELEVATIONS (ENTRY)

3/16"=1'-0"

ISSUED DATES

SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS

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PROJECT

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23622 CALABASAS ROAD, #121
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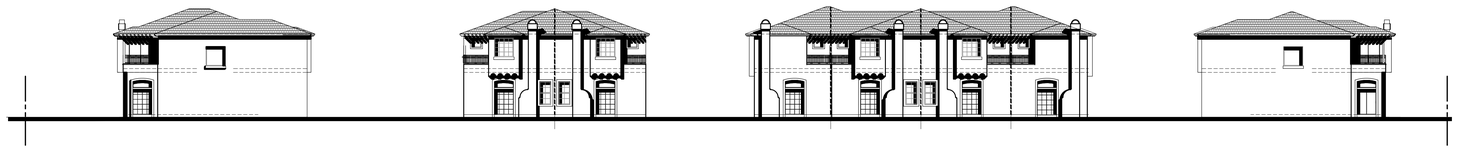
PROJECT NO.

SHEET NO.

A5.2a

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

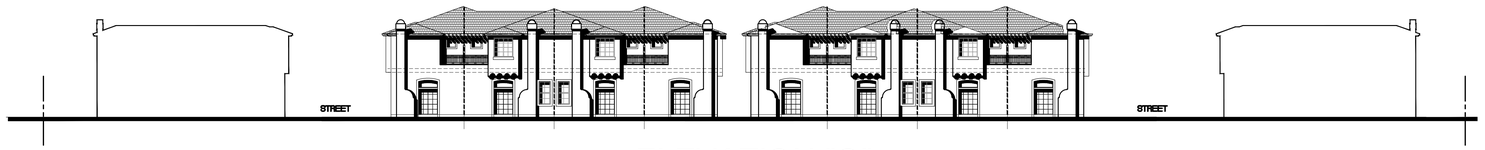
September 12, 2019



ELEVATION "F."



ELEVATION "F.1"



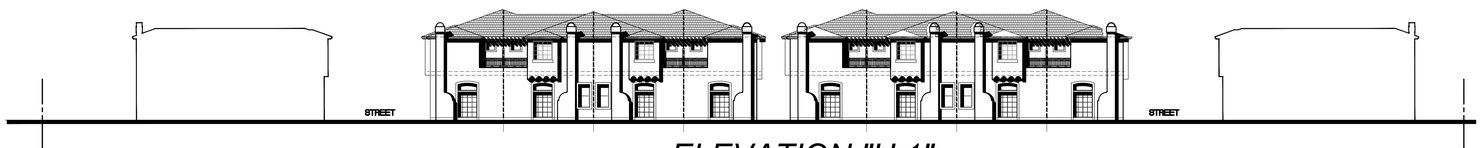
ELEVATION "G"



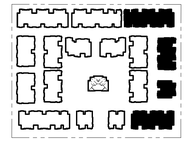
ELEVATION "G.1"

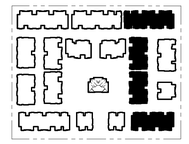


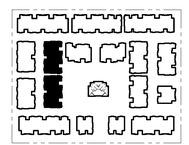
ELEVATION "H"



ELEVATION "H.1"







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NO.	DATE	ISSUED FOR

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SITE BUILDING ELEVATIONS

1/16"=1'-0"

SHEET TITLE

GREEN ISLAND VILLA
69 RESIDENTIAL UNITS

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MOORPARK, CA.

PROJECT

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

CLIENT

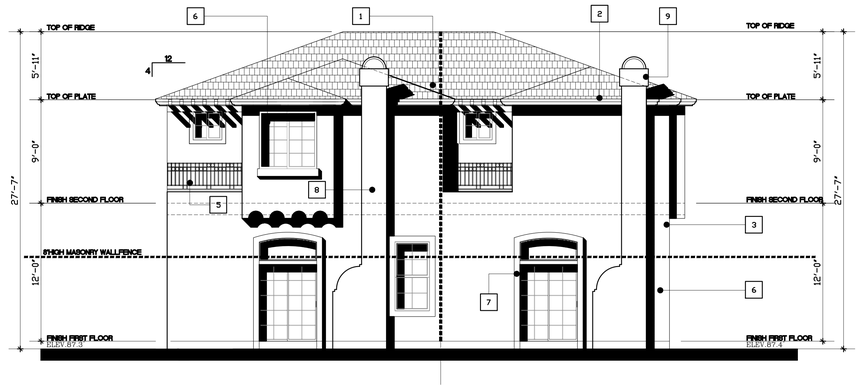
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PROJECT NO.
SHEET NO.

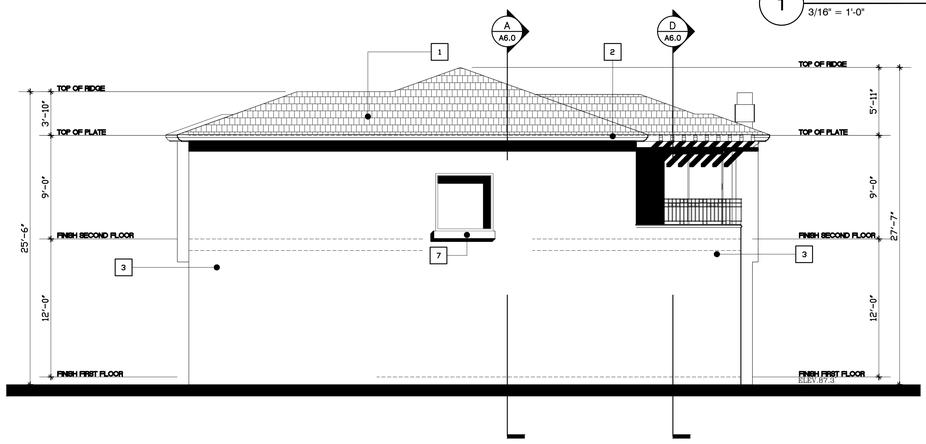
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September 9, 2019



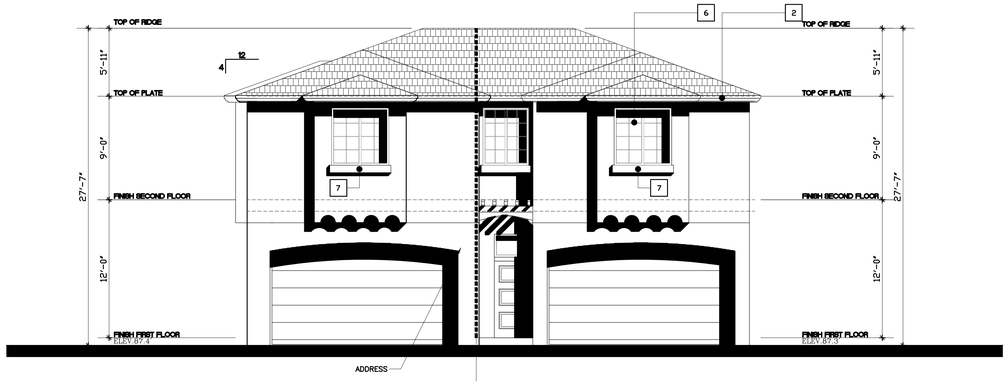
1 SOUTH ELEVATION-A (LOS ANGELES AVE.BUILDING -A)
3/16" = 1'-0"



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



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



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

KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
2	EXPOSED WOOD FASCIA
3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR PLASTER CHIMNEY WITH FIREPLACE
9	"MARTINS"F.P. SHROUD ICBO#NER0A-403, UL# U264, 553A AND RAISED EXTERIOR PLASTER TRIM.
10	LINE OF GJ ROOF TO WALL FLASHING
11	OVERHEAD SECTIONAL GARAGE DOOR.
12	EXTERIOR ENTRY FLOOR DESIGN.
13	OUTDOOR WALL LANTERN.
14	STREET LAMP

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DRAWN BY: J.C.L.M.

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

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

PROJECT

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

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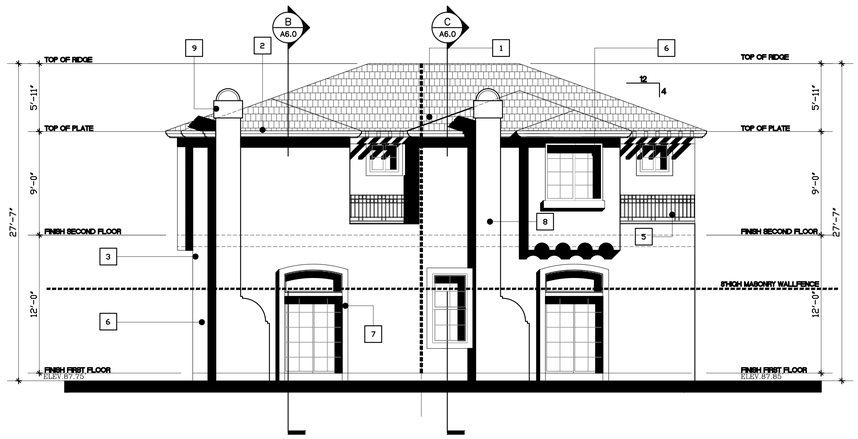
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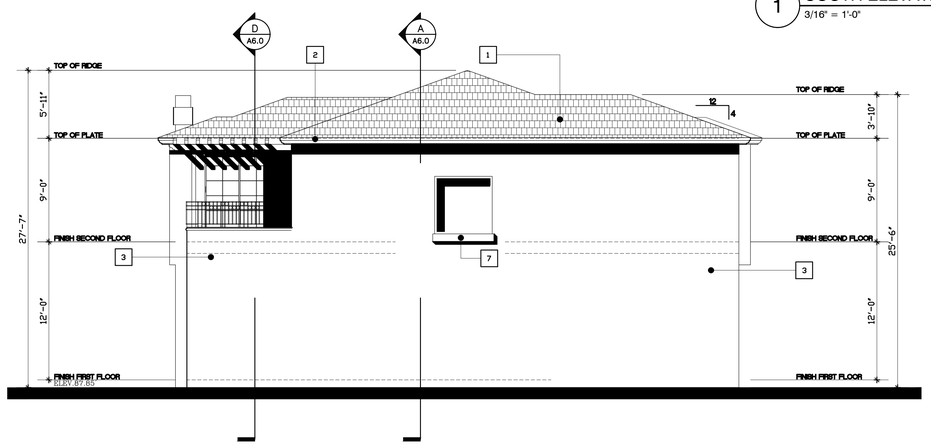
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September 12, 2019



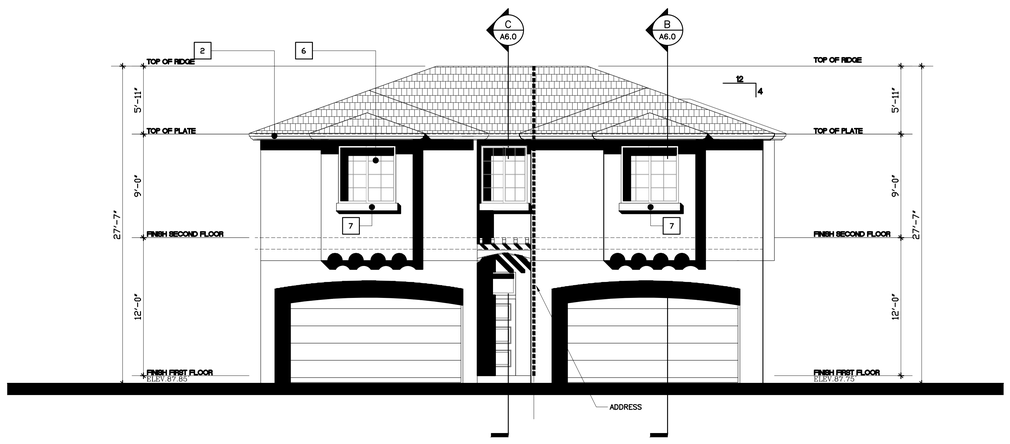
1 SOUTH ELEVATION-A (LOS ANGELES AVE.BUILDING -AR)
3/16" = 1'-0"



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



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



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

KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
2	EXPOSED WOOD FASCIA
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NO.	DATE	ISSUED FOR

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

ISSUED DATE

SHEET TITLE

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PROJECT

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23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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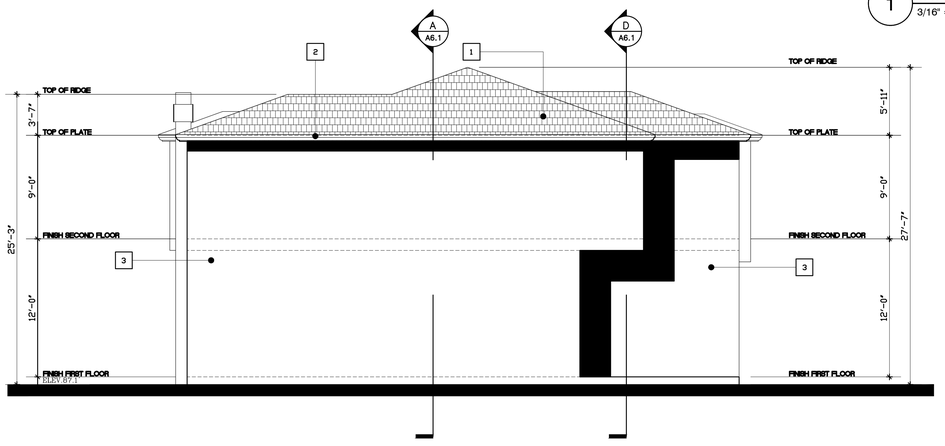
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

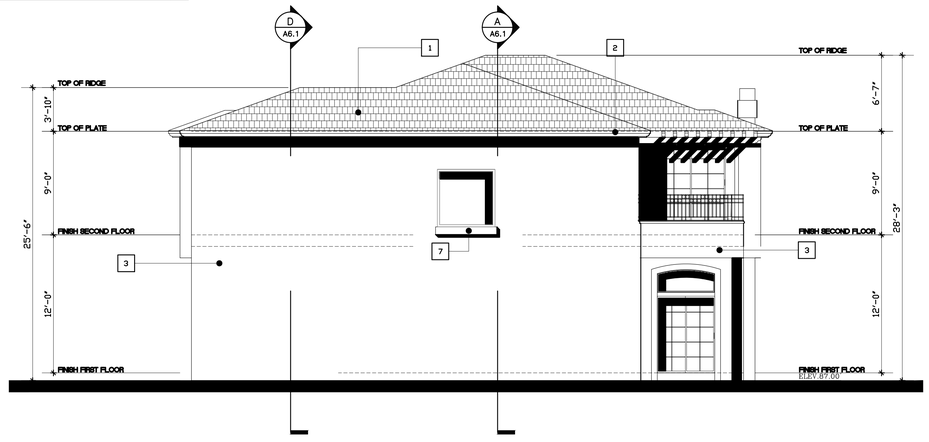
September 12, 2019



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



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



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



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

KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
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AB. DWG ID:
DRAWN BY: J.C.L.M.
DATE: 11-17
CHECKED BY: F.
DATE: 11-17

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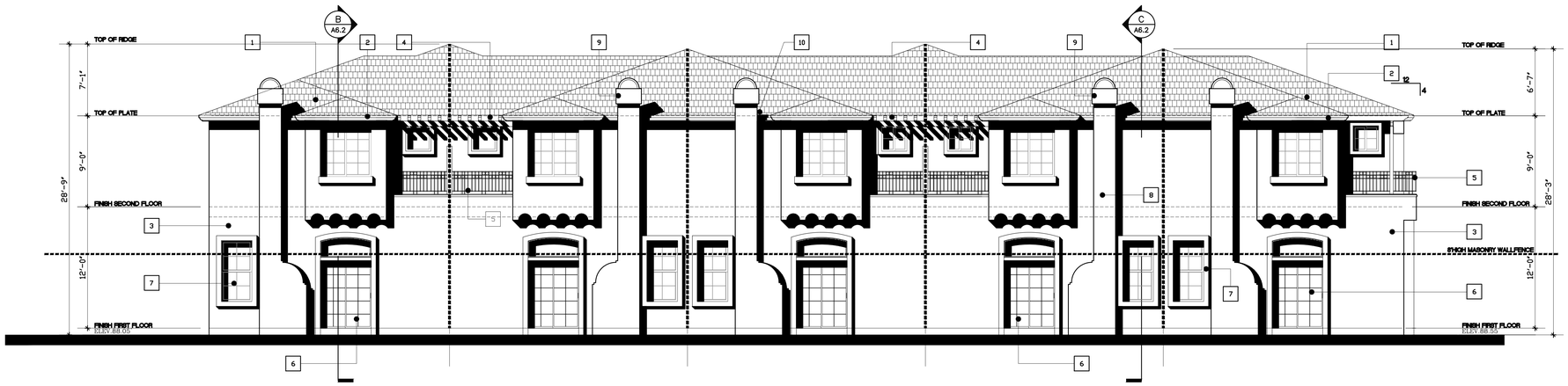
PROJECT NO.

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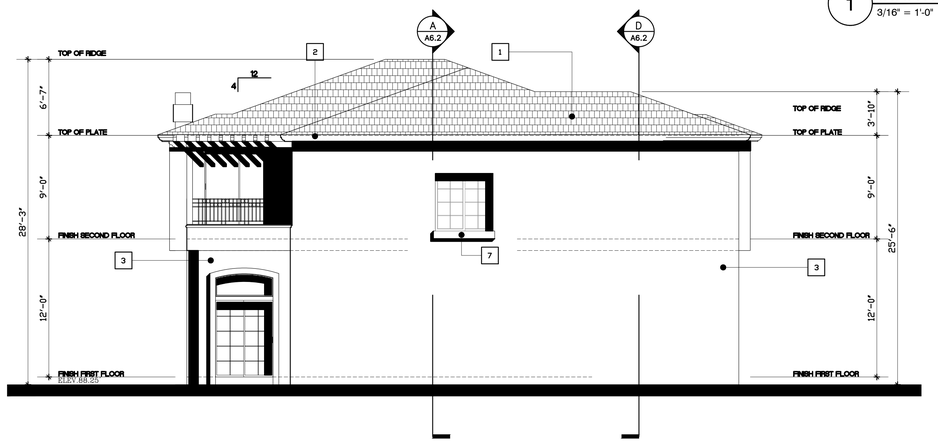
A5.5

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

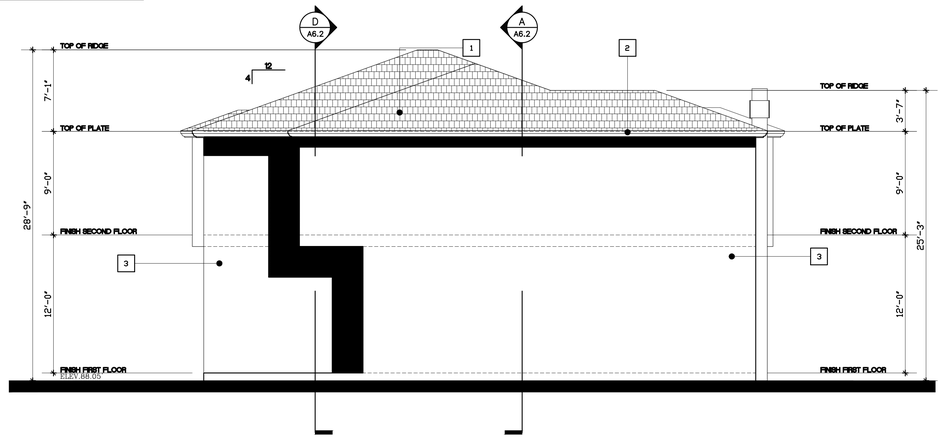
September 9, 2019



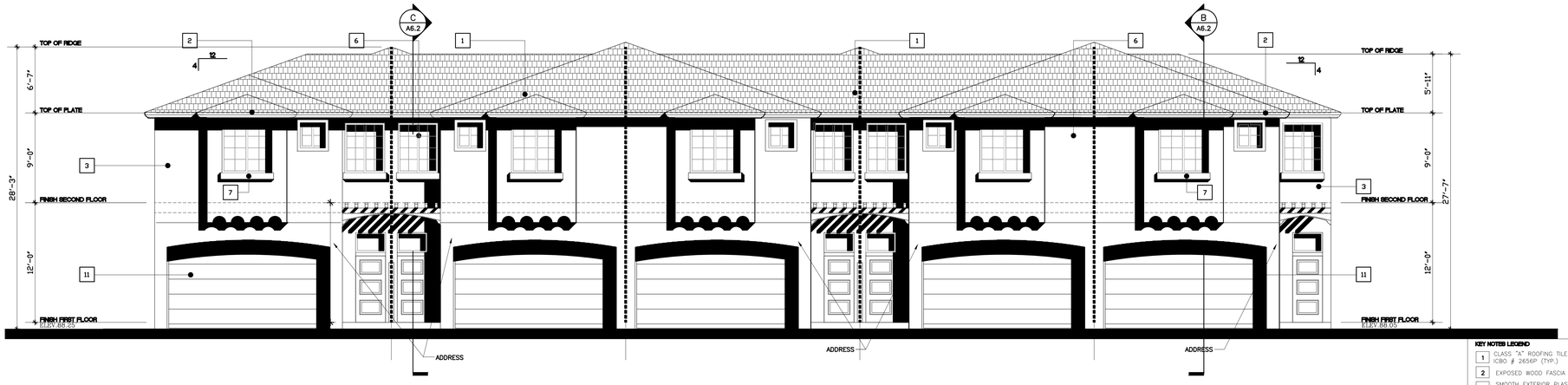
1 SOUTH ELEVATION-A (LOS ANGELES AVE.BUILDING-D)
3/16" = 1'-0"



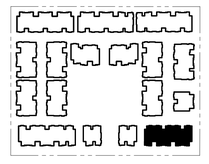
2 EAST ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
2	EXPOSED WOOD FASCIA
3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR PLASTER CHIMNEY WITH FIREPLACE
9	"MARTINS"F.P. SHROUD ICBO#NER0A-403, UL# U264, 553A AND RAISED EXTERIOR PLASTER TRIM.
10	LINE OF G.I ROOF TO WALL FLASHING
11	OVERHEAD SECTIONAL GARAGE DOOR.
12	EXTERIOR ENTRY FLOOR DESIGN.
13	OUTDOOR WALL LANTERN.
14	STREET LAMP

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01			DRAWN BY: JC/LM	DATE: 11-/17

AB DWG ID:
DRAWER#:

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NO.	DATE	ISSUED FOR

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

ISSUED DATES

SHEET TITLE

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

PROJECT

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

CLIENT

17-029

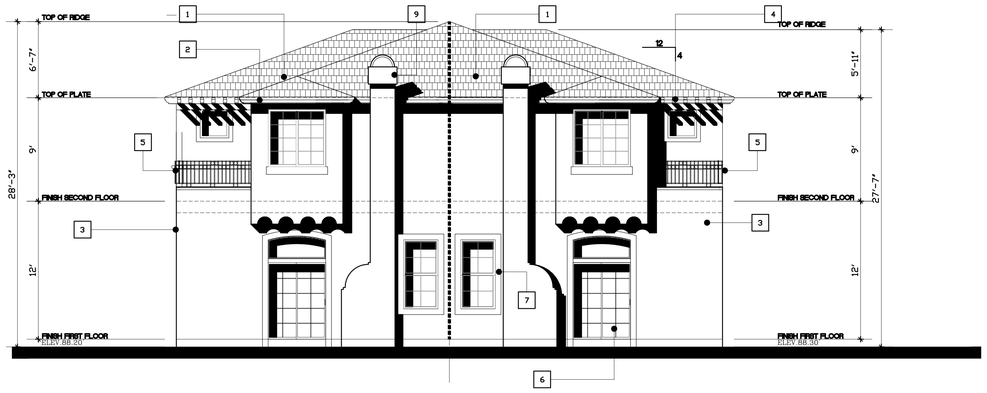
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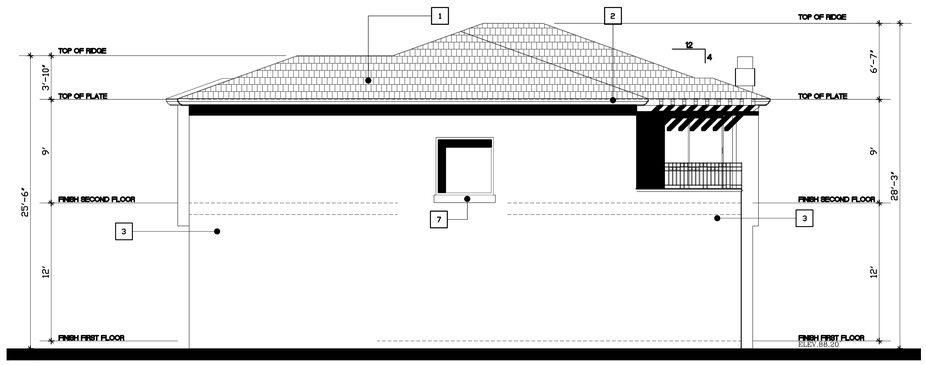
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

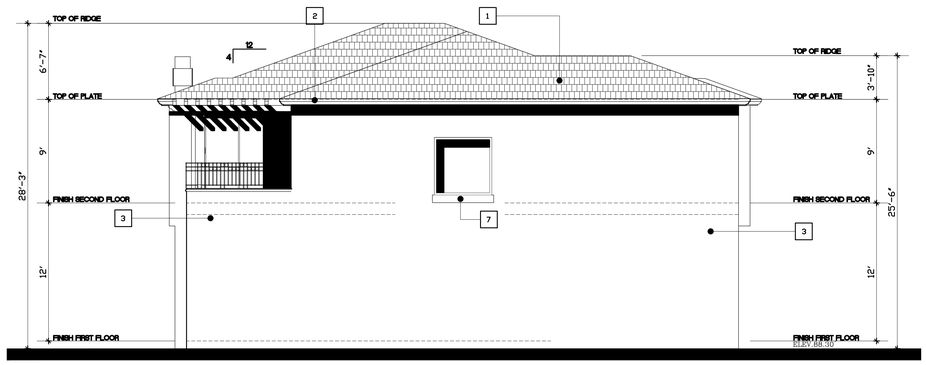
September 9, 2019



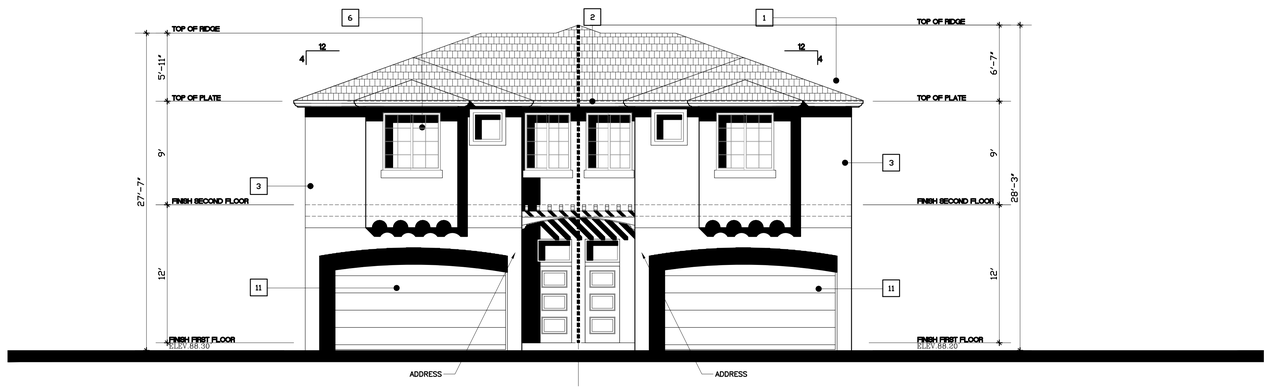
1 EAST ELEVATION-(BUILDING-E)
3/16" = 1'-0"



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



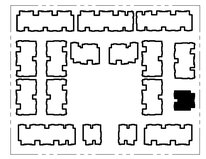
3 WEST ELEVATION
3/16" = 1'-0"



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

KEY NOTES LEGEND

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6	CLEAR GLASS
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8	EXTERIOR PLASTER CHIMNEY WITH FIREPLACE
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ISSUED DATES

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

SHEET TITLE

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

PROJECT CLIENT

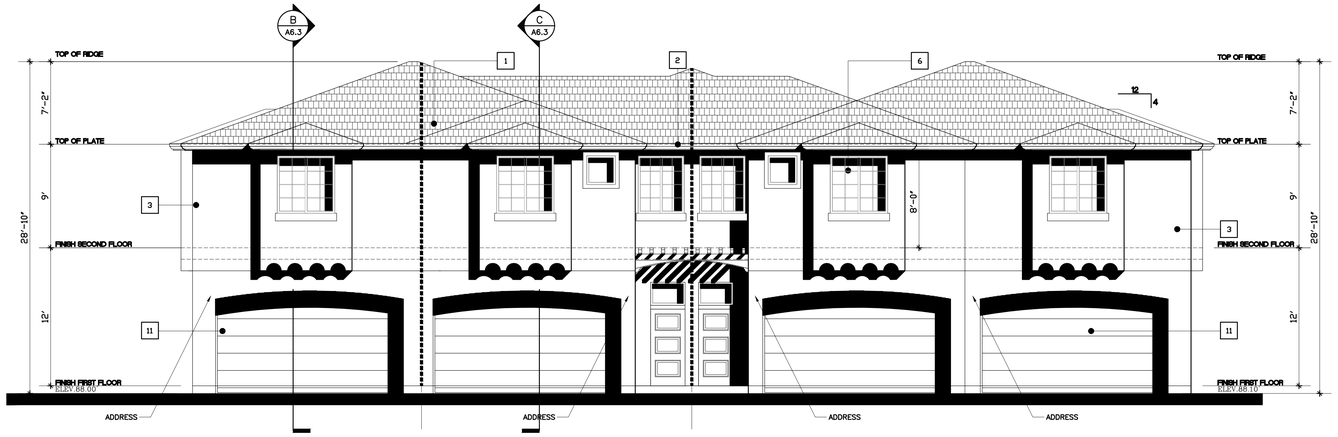
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PROJECT NO.
CLIENT NO.

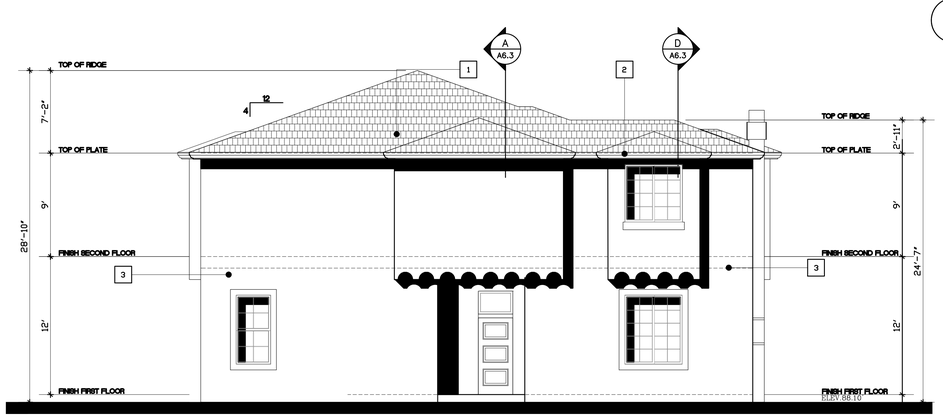
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

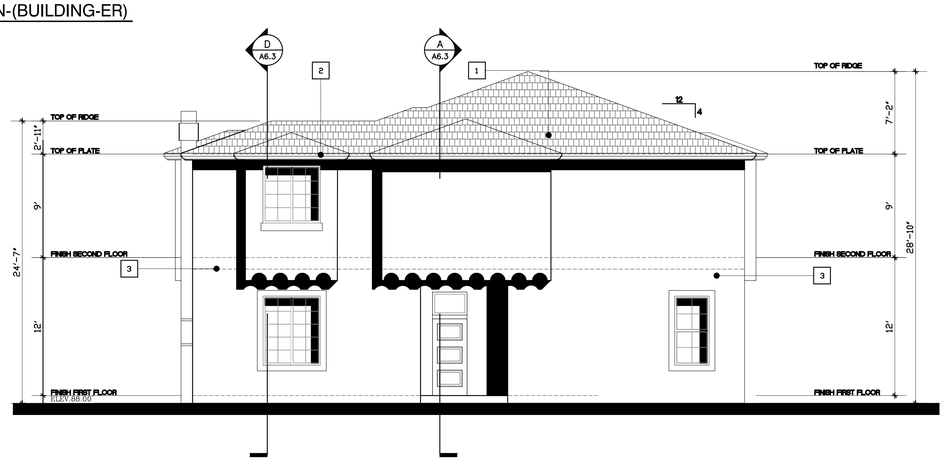
September 12, 2019



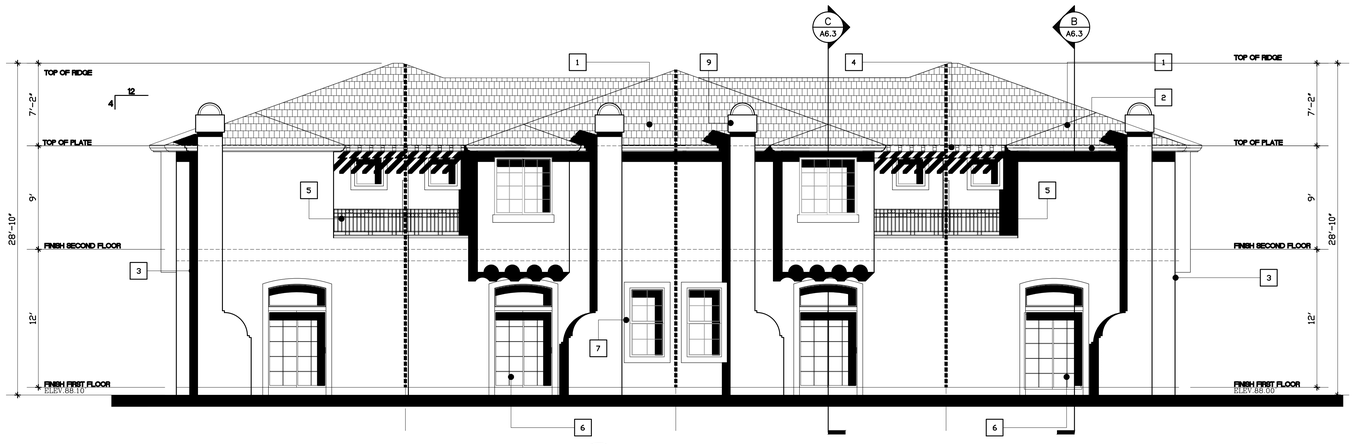
1 EAST ELEVATION-(BUILDING-ER)
3/16" = 1'-0"



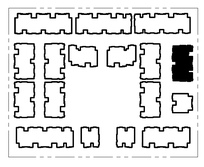
2 SOUTH ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

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PROVISIONS

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NO.	DATE	ISSUED FOR

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

ISSUED DATE

SCALE AS NOTED

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

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

PROJECT

CLIENT

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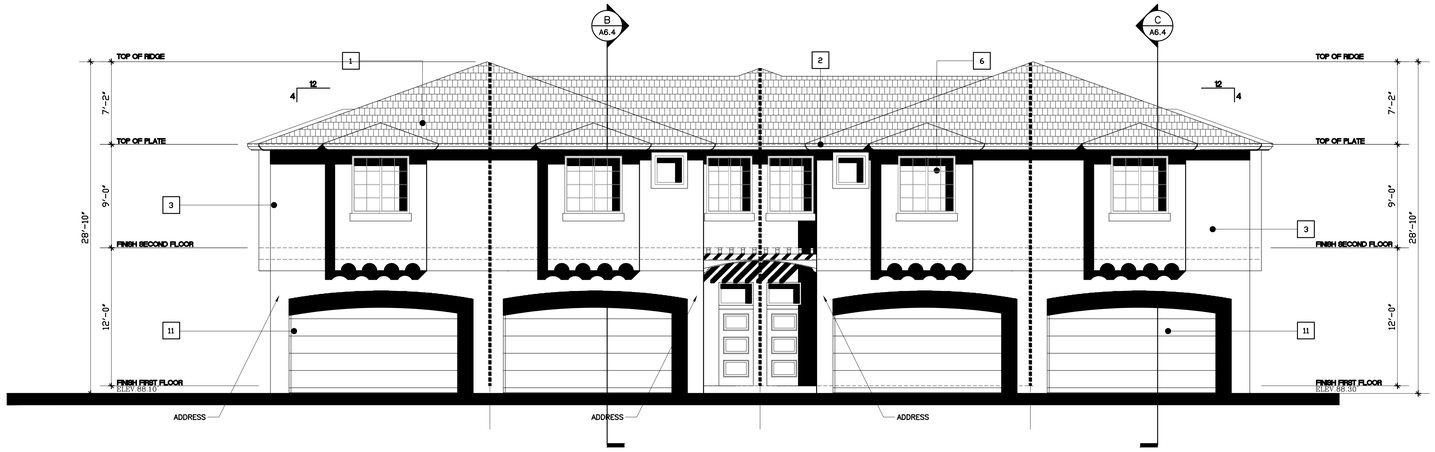
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CLIENT NO.

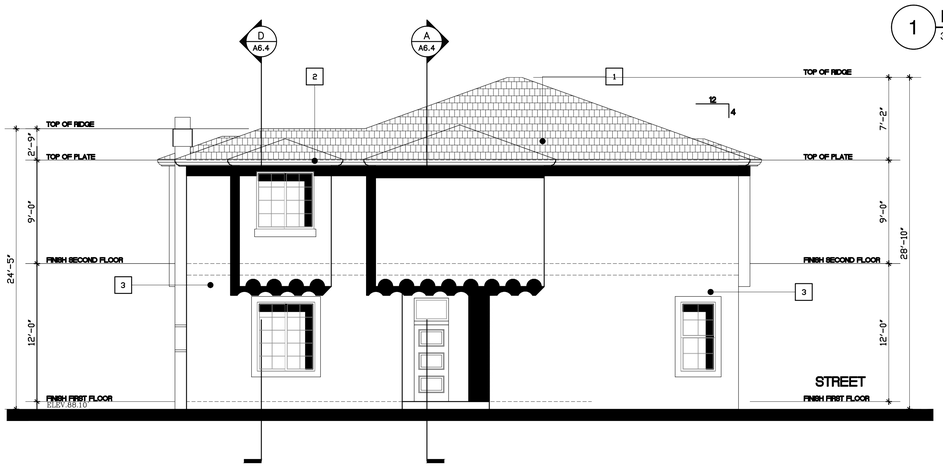
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

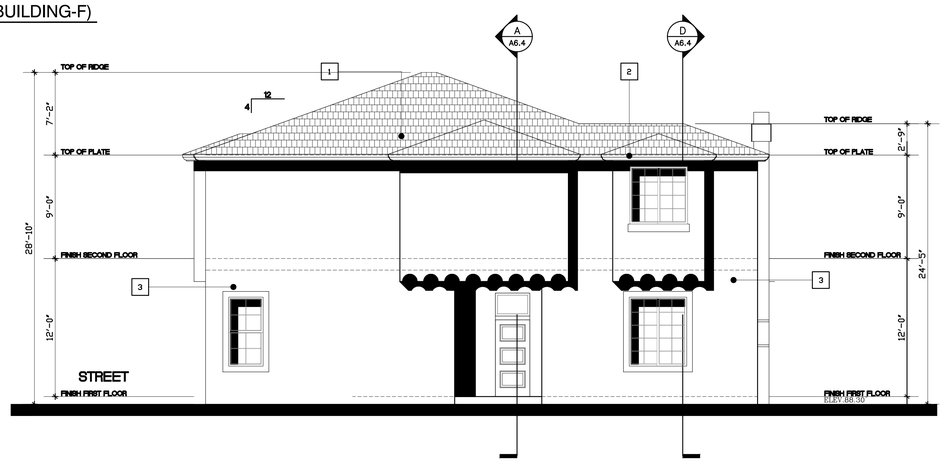
September 12, 2019



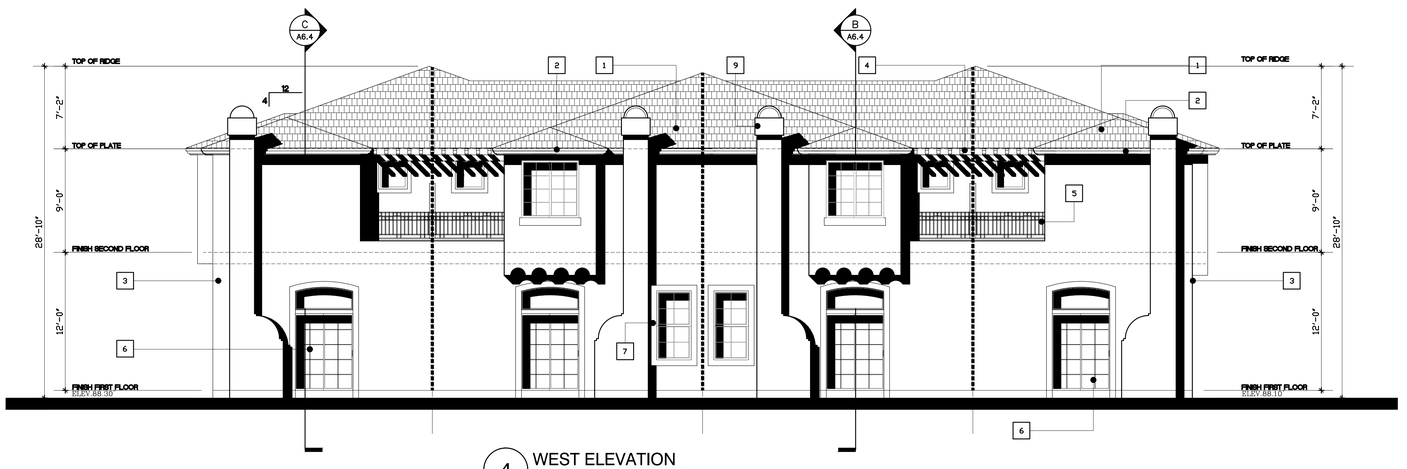
1 EAST ELEVATION-(BUILDING-F)
3/16" = 1'-0"



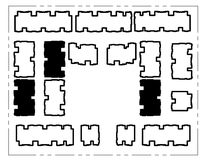
2 SOUTH ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
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14	STREET LAMP

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

REVISIONS

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NO.	DATE	ISSUED FOR

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

ISSUED DATES | SHEET TITLE

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

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

PROJECT | CLIENT

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SHEET NO.

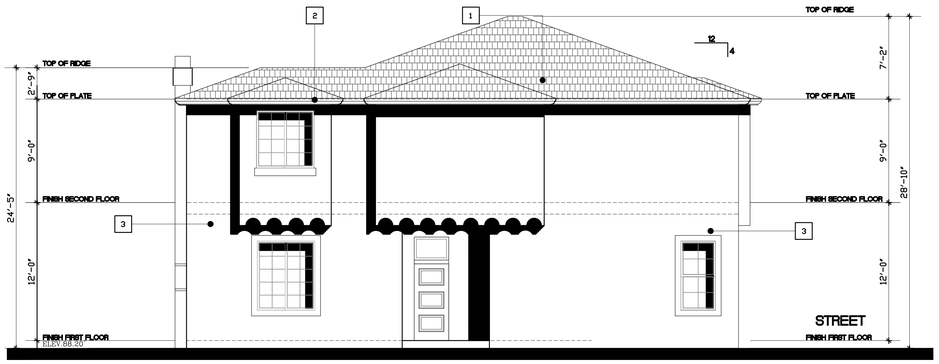
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

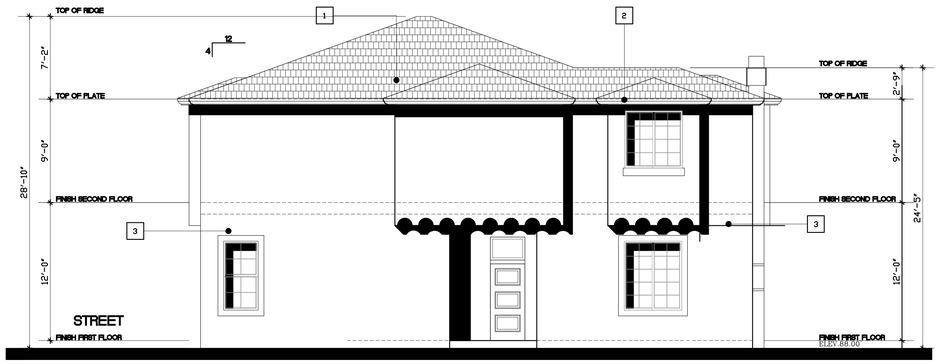
September 9, 2019



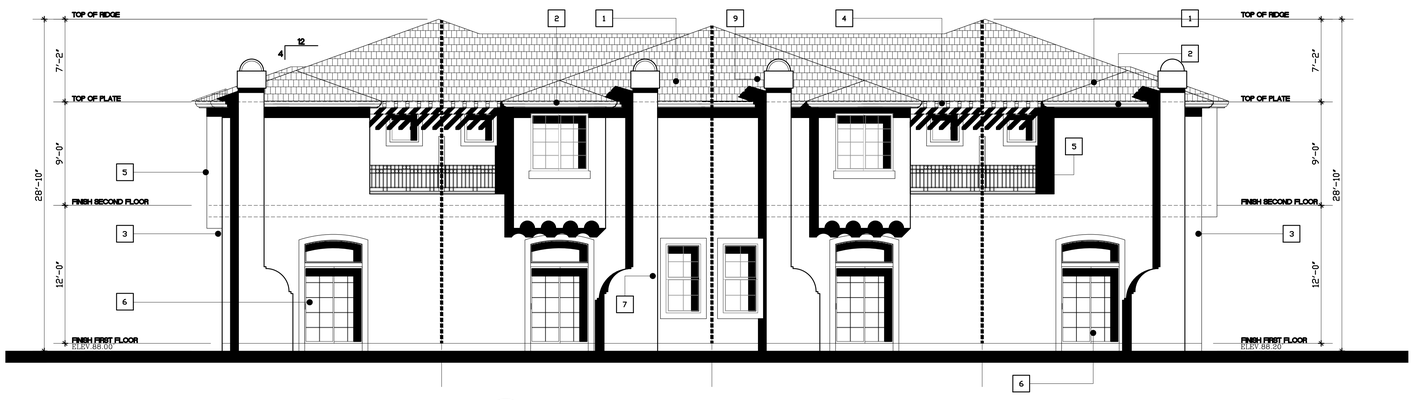
1 EAST ELEVATION-(BUILDING-FR)
3/16" = 1'-0"



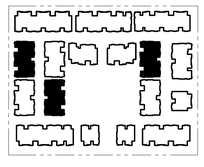
2 SOUTH ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

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

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ISSUED FOR

DATE

NO.

BUILDING ELEVATIONS (BUILDING-FR-FR2-FR4)
3/16"=1'-0"

ISSUED DATES

SHEET TITLE

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

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

PROJECT

CLIENT

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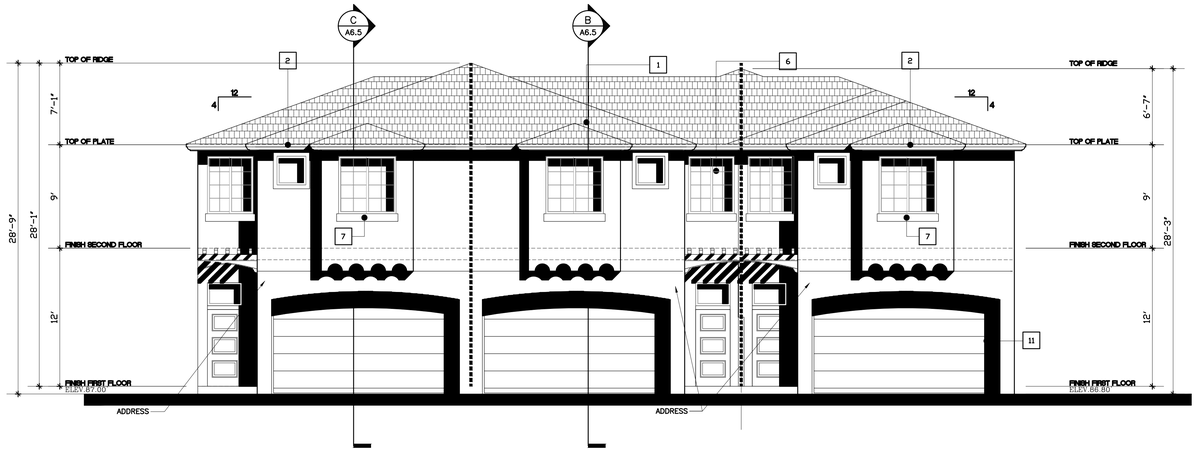
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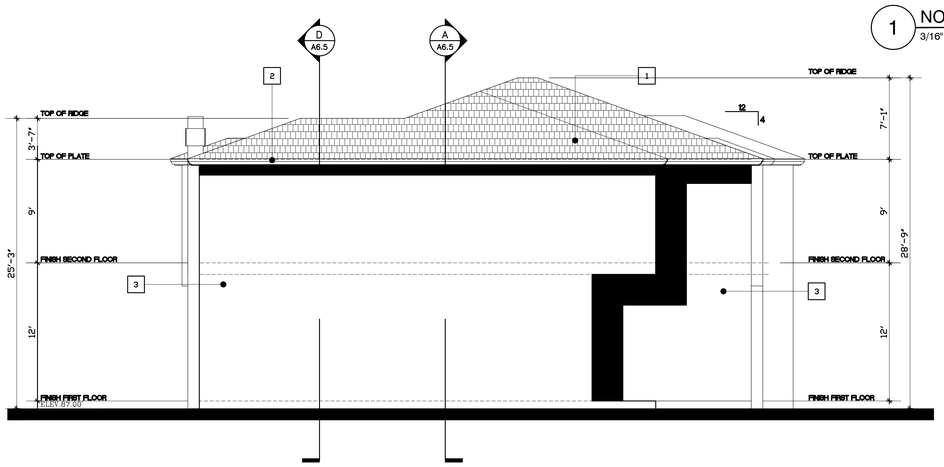
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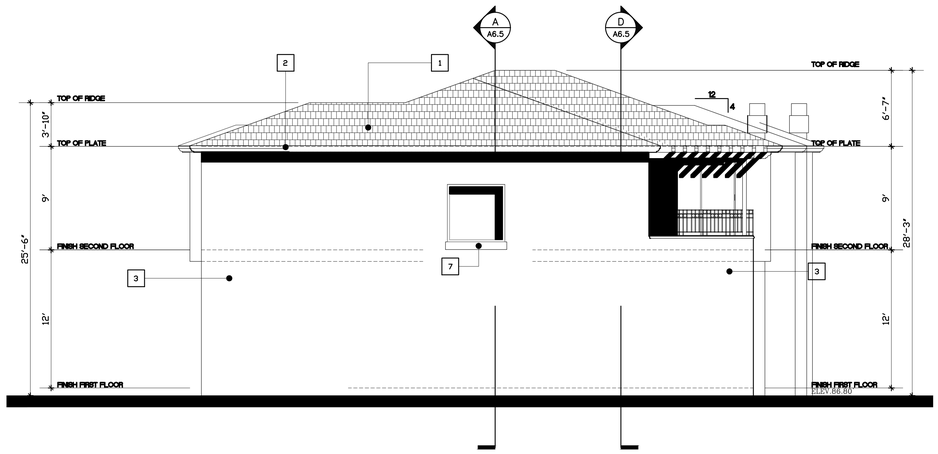
September 9, 2019



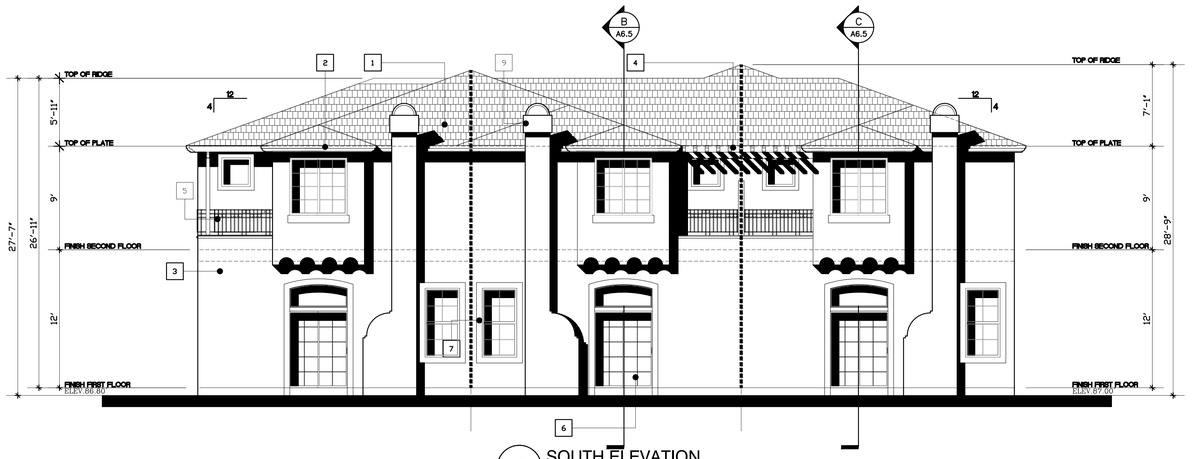
1 NORTH ELEVATION (TYPE-G)
3/16" = 1'-0"



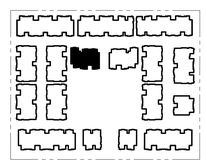
2 EAST ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

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5	DECORATIVE W.I. METAL GUARDRAIL
6	CLEAR GLASS
7	RAISED PLASTER TRIM W/ SMOOTH STEEL TROWEL
8	EXTERIOR PLASTER CHIMNEY WITH FIREPLACE
9	"MARTINS" F.P. SHROUD ICBO#NERQA-403, UL# U264, 553A AND RAISED EXTERIOR PLASTER TRIM.
10	LINE OF GJ ROOF TO WALL FLASHING
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12	EXTERIOR ENTRY FLOOR DESIGN.
13	OUTDOOR WALL LANTERN.
14	STREET LAMP

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

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ISSUED FOR

NO.	DATE	ISSUED FOR

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

ISSUED DATES | SHEET TITLE

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

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

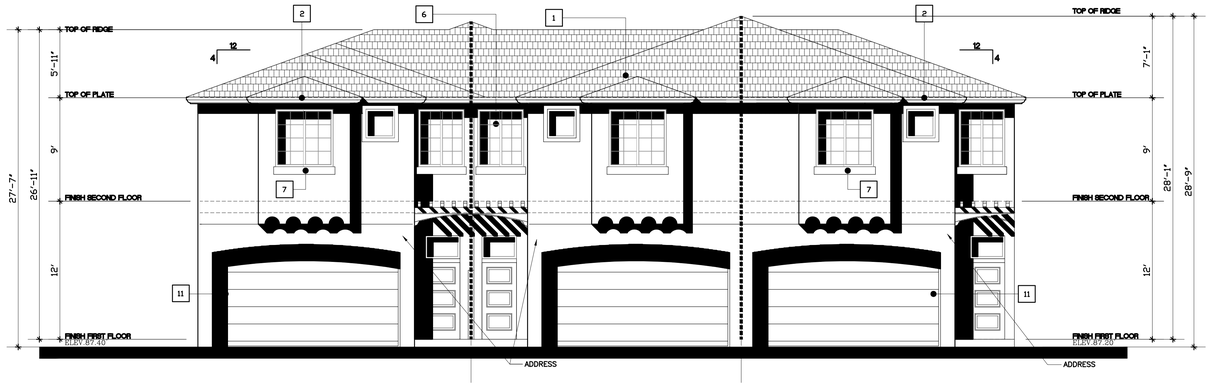
PROJECT | CLIENT

17-029

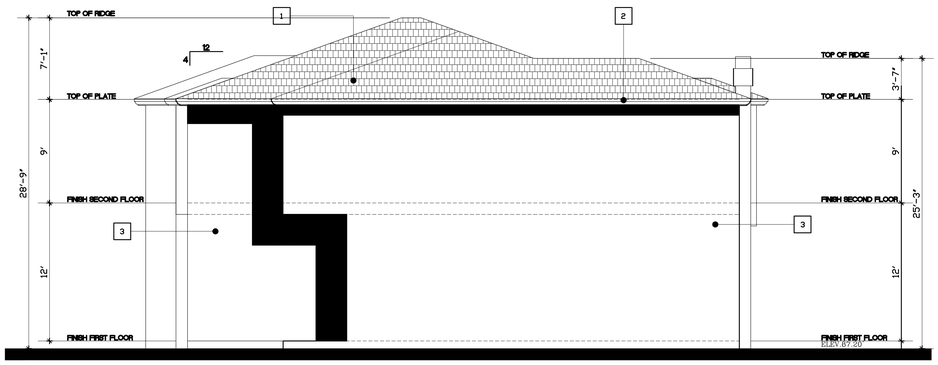
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SHEET NO.
A5.11

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

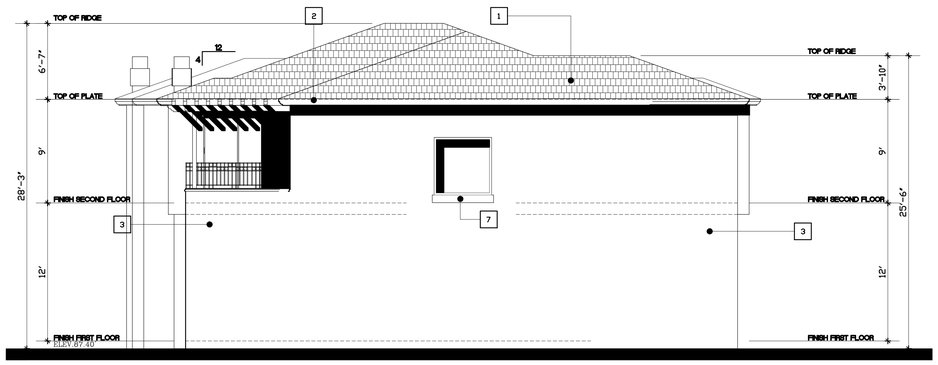
September 12, 2019



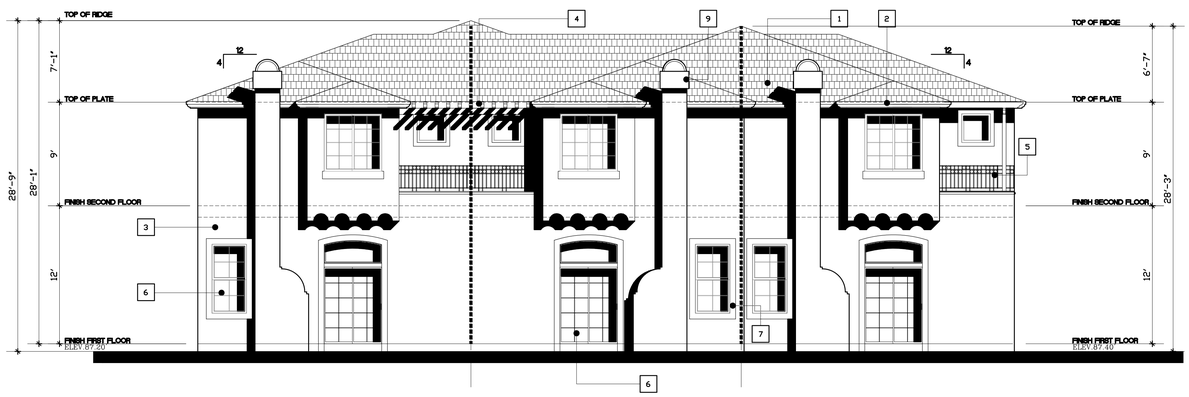
1 NORTH ELEVATION (TYPE-GR)
3/16" = 1'-0"



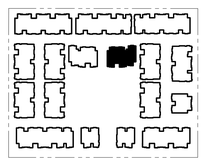
2 WEST ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
2	EXPOSED WOOD FASCIA
3	SMOOTH EXTERIOR PLASTER OVER PAPER BACKED METAL LATH (TYP)
4	WOOD TRELLIS
5	DECORATIVE W.I. METAL GUARDRAIL
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01		DRAWN BY: J.C.L.M.		11-/17

AB DWG ID:
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NO.	DATE	ISSUED FOR

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

ISSUED DATES

SHEET TITLE

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

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

PROJECT CLIENT

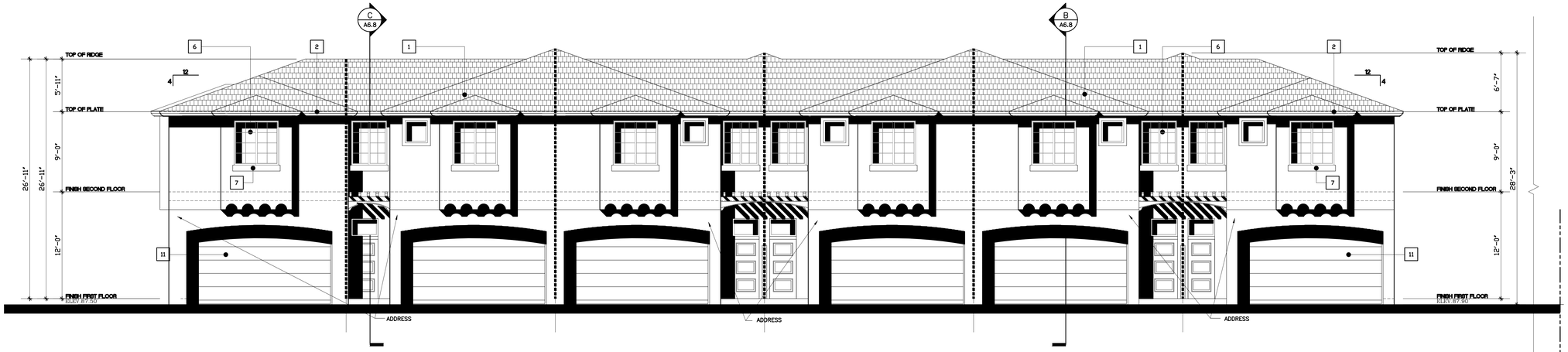
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PROJECT NO.
SHEET NO.

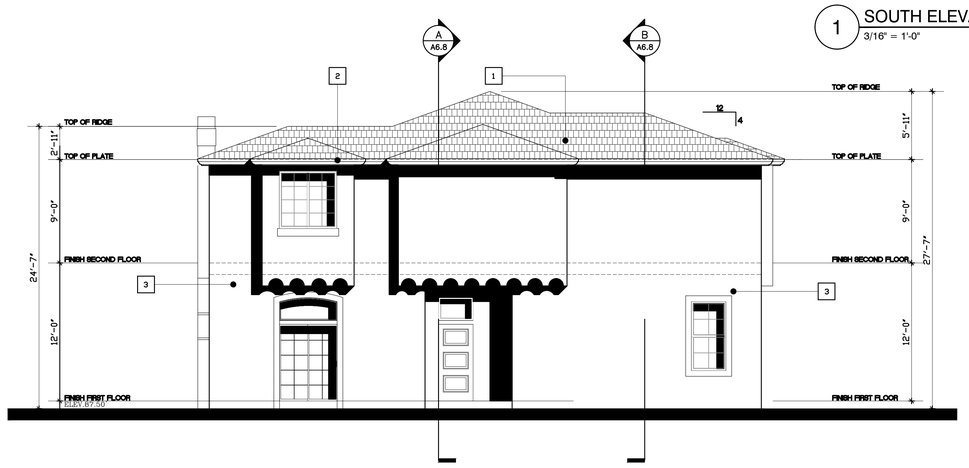
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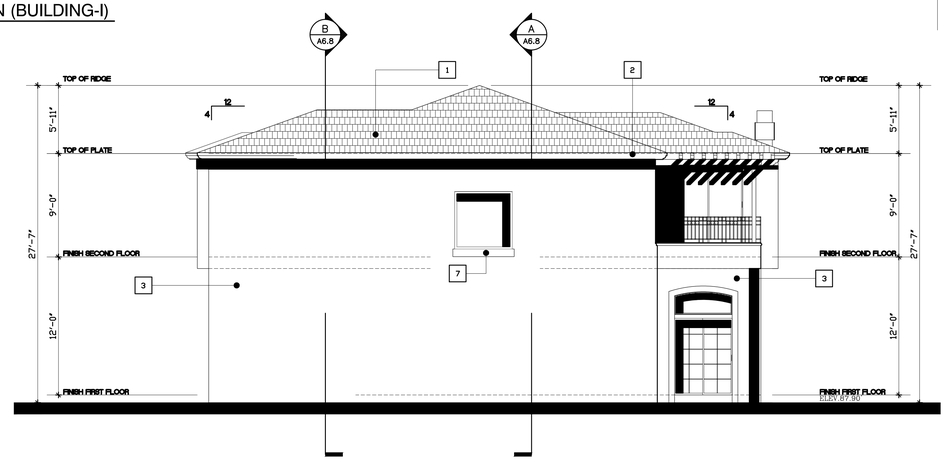
U.S. ARCHITECTURAL SHEET SIZE: D 42x30

September, 9, 2019



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



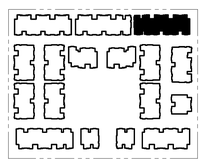


3 WEST ELEVATION
3/16" = 1'-0"

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



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



KEY NOTES LEGEND

1	CLASS "A" ROOFING TILE, REDLAND CLAY TILE; ICBO # 2656P (TYP.)
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AB DWG ID:
DRAWER#:
DRAWN BY: J.C.L.M.
DATE: 11-/17
CHECKED BY: F.
DATE: /--/17

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NO.	DATE	ISSUED FOR

ISSUED FOR:

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

SHEET TITLE

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69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

PROJECT

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

CLIENT

17-029

PROJECT NO.

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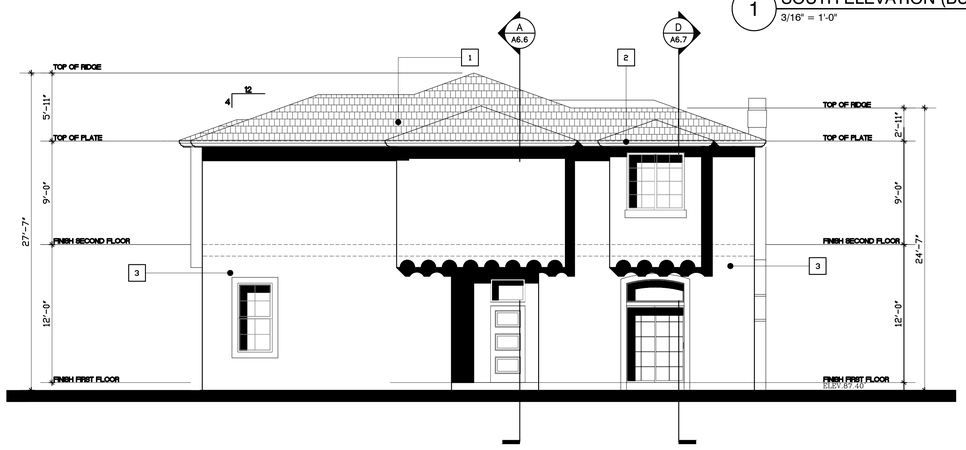
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

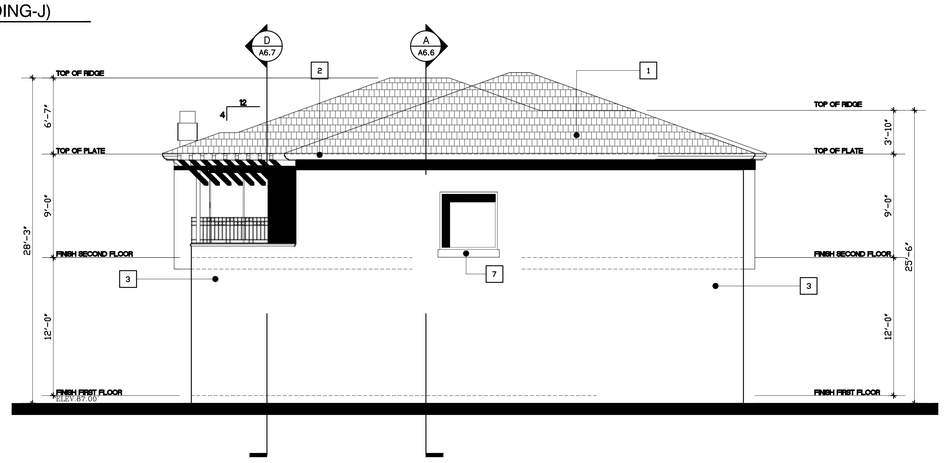
September 12, 2019



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



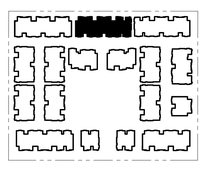
2 EAST ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

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NO.	DATE	ISSUED FOR

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

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MOORPARK, CA.

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

PROJECT

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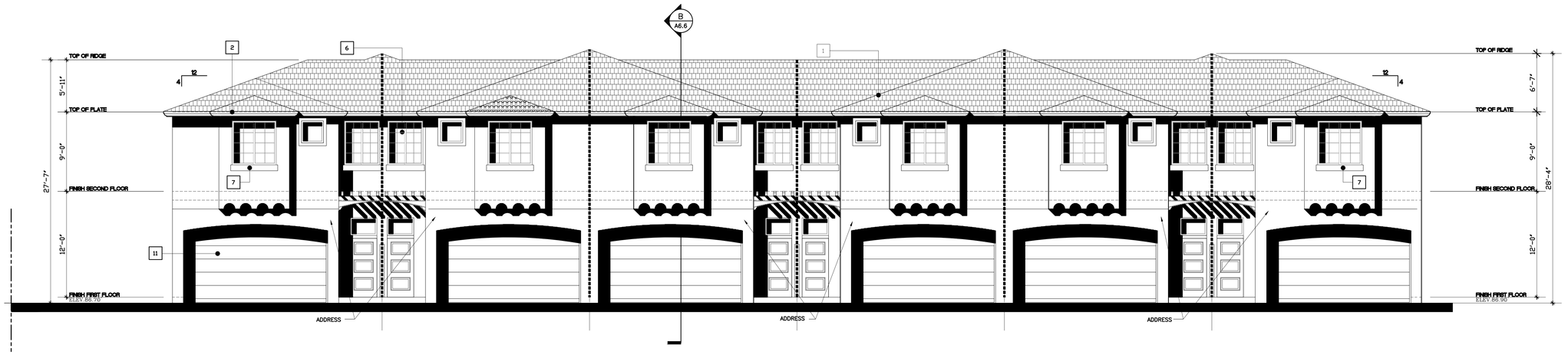
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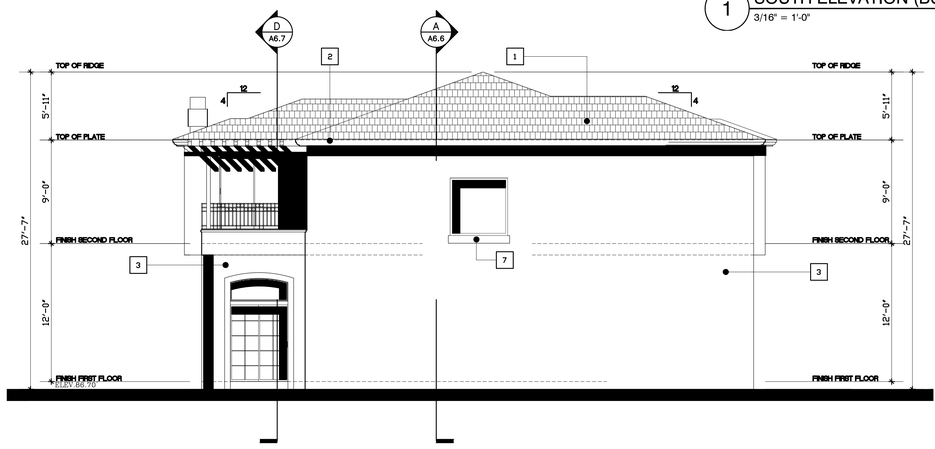
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

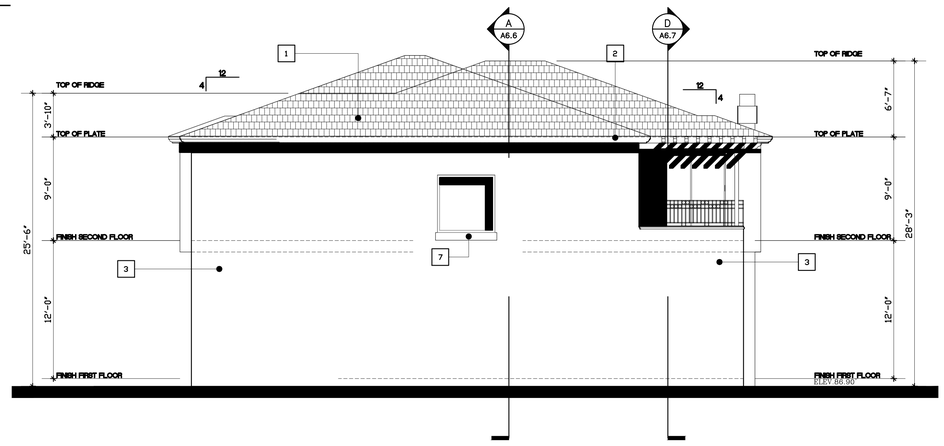
September 12, 2019



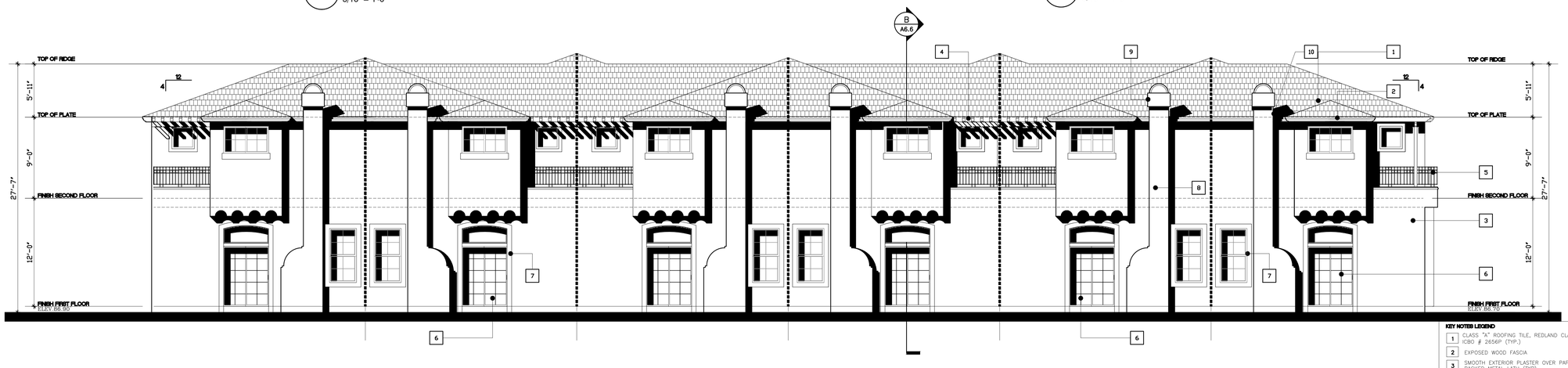
1 SOUTH ELEVATION (BUILDING-K)
3/16" = 1'-0"



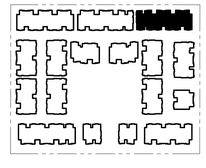
2 EAST ELEVATION
3/16" = 1'-0"



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



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



KEY NOTES LEGEND

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NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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NO.	DATE	ISSUED FOR

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

ISSUED DATES | SHEET TITLE

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

PROJECT | CLIENT

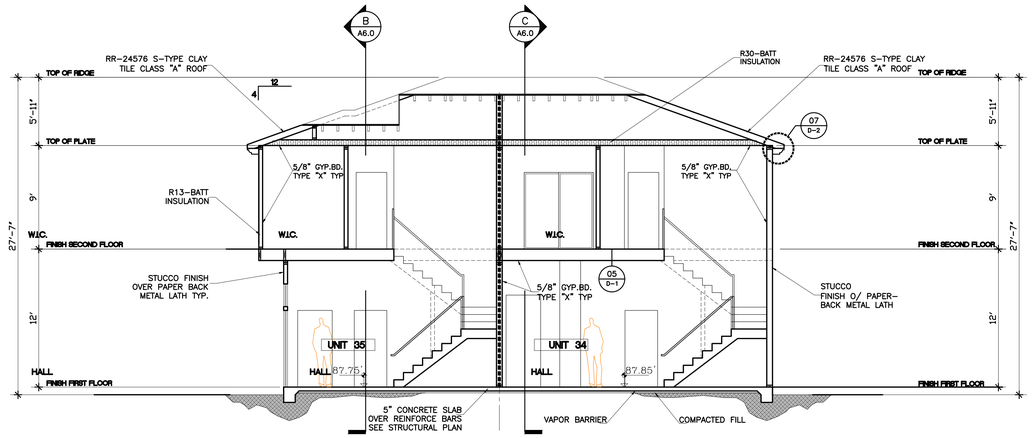
17-029

PROJECT NO.
SHEET NO.

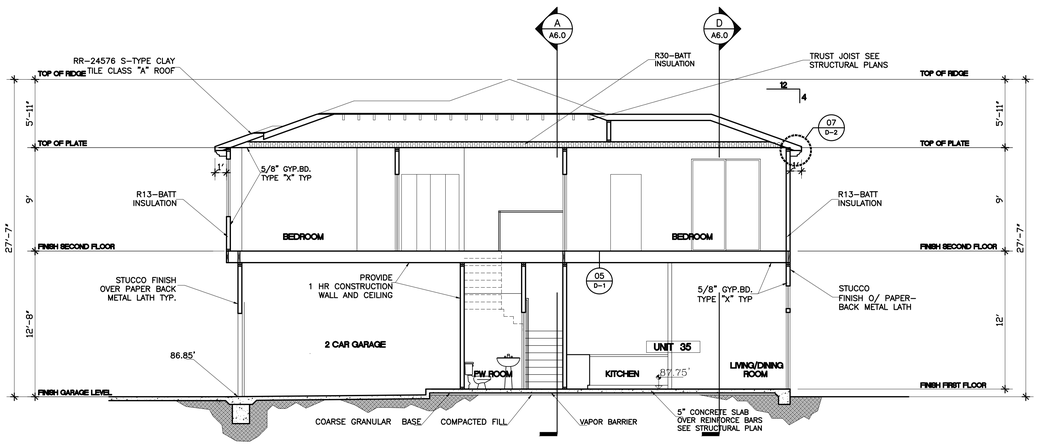
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

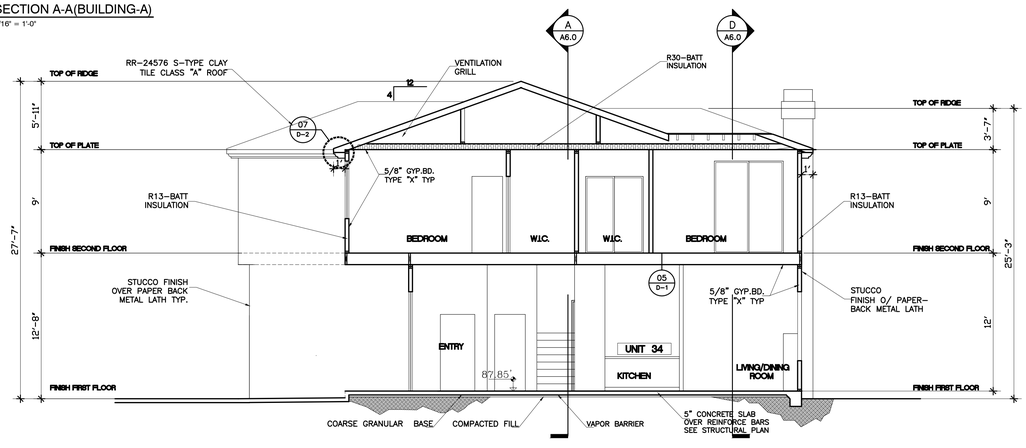
September 12, 2019



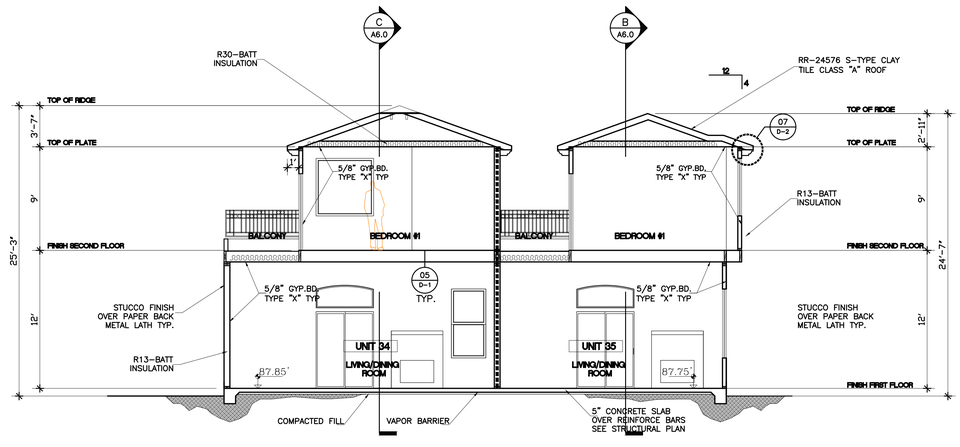
1 SECTION A-A(BUILDING-A)
3/16" = 1'-0"



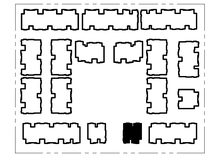
2 SECTION B-B
3/16" = 1'-0"



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



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



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01		J.C.L.M.	11-/17	F	1-17

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

ISSUED DATE

SHEET TITLE

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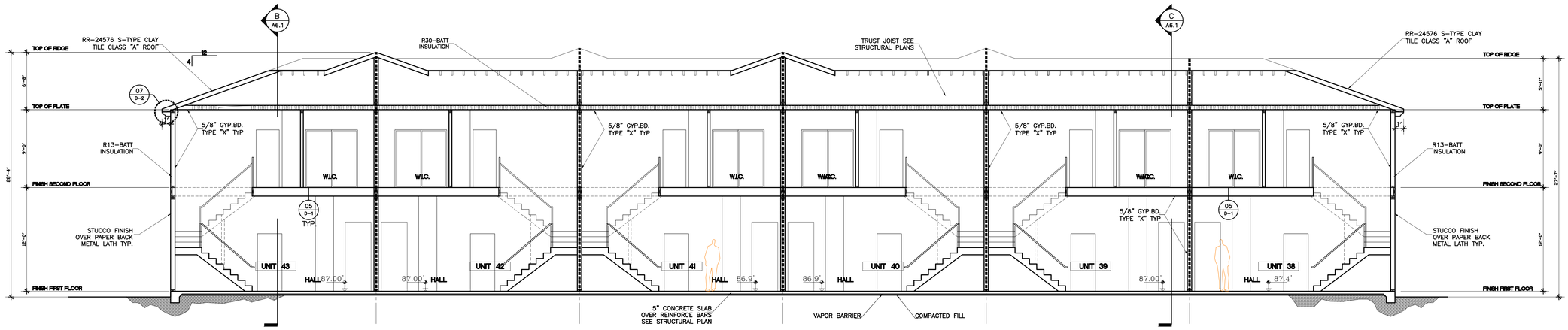
17-029

PROJECT NO.
SHEET NO.

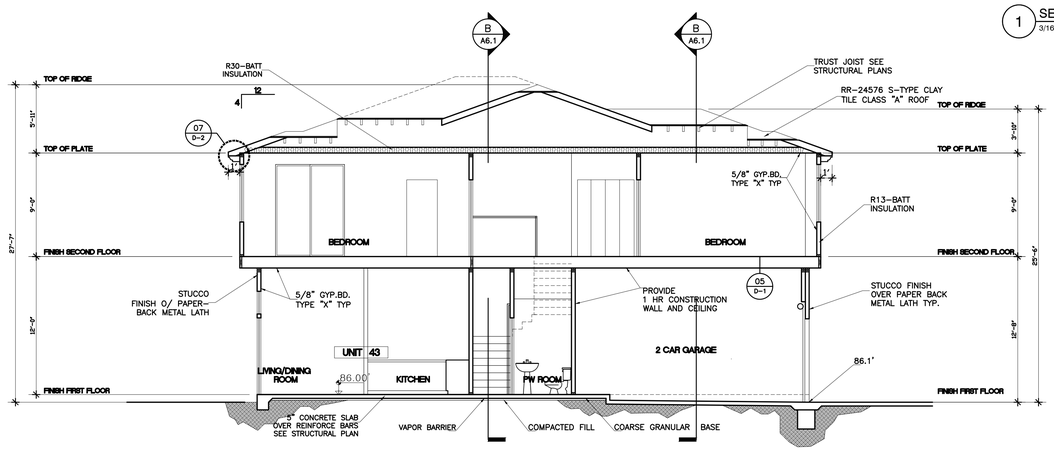
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

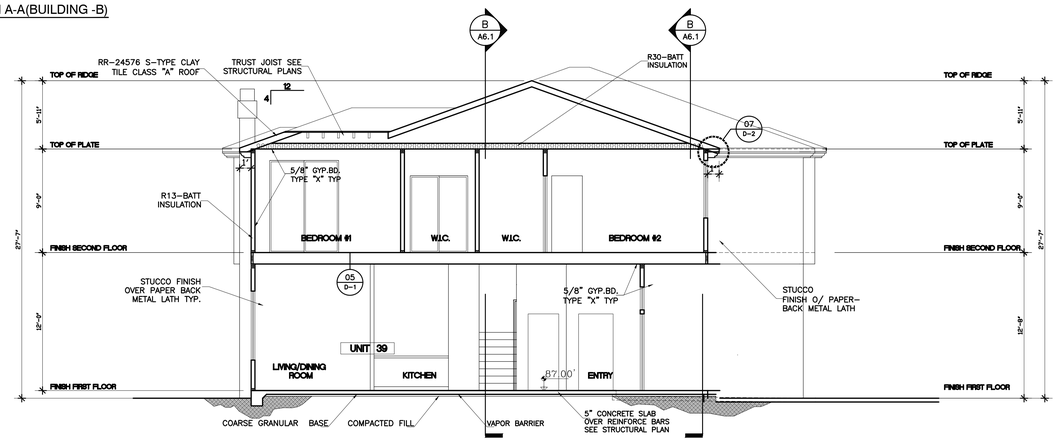
September 10, 2019



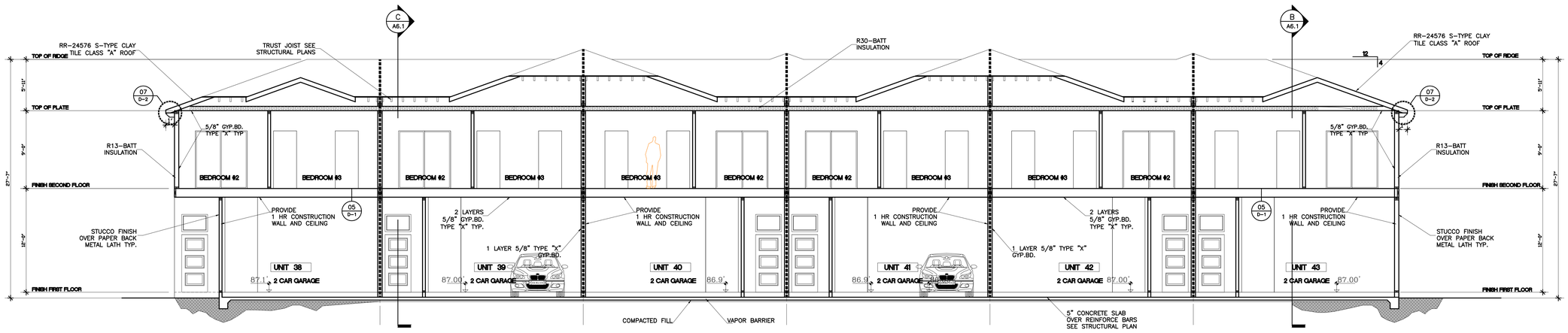
1 SECTION A-A(BUILDING -B)
3/16" = 1'-0"



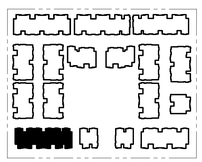
2 SECTION B-B
3/16" = 1'-0"



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



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



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NO.	DESCRIPTION	DATE:
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AB DWG ID:
DRAWN BY: J.G.L.M.
DATE: 11-17
CHECKED BY: E
DATE: 11-17

REVISIONS

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NO.	DATE	ISSUED FOR

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

ISSUED CHECK SHEET TITLE

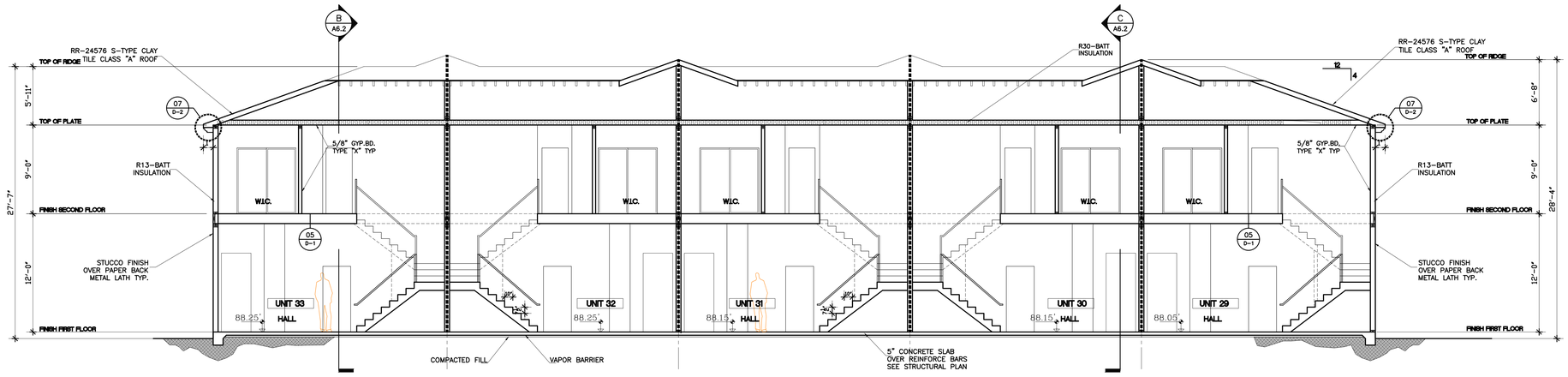
GREEN ISLAND VILLA
69 RESIDENTIAL UNITS
635 LOS ANGELES AVE
MOORPARK, CA.

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

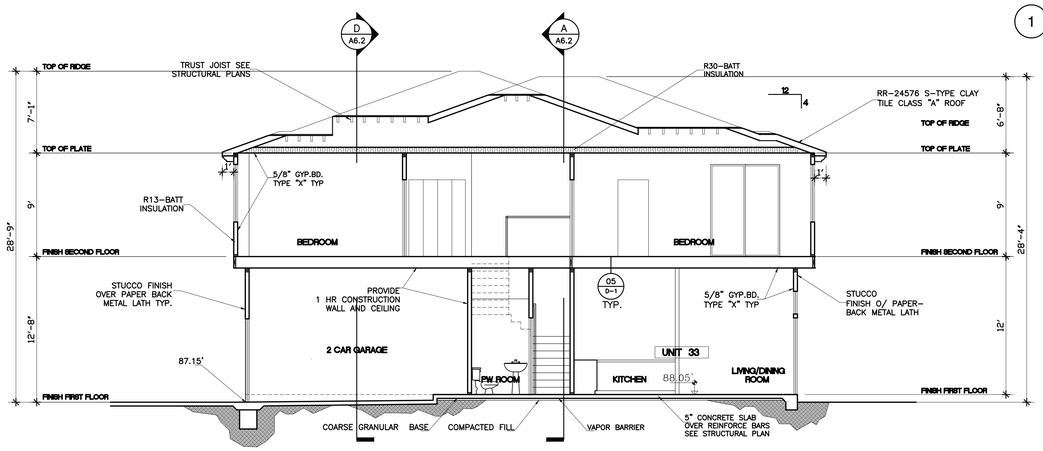
PROJECT CLIENT

17-029

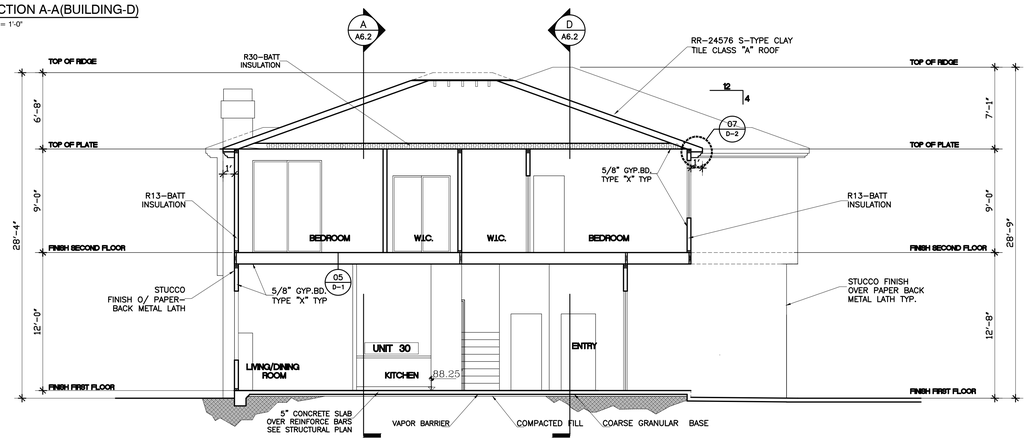
PROJECT NO.
SHEET NO.
A6.1



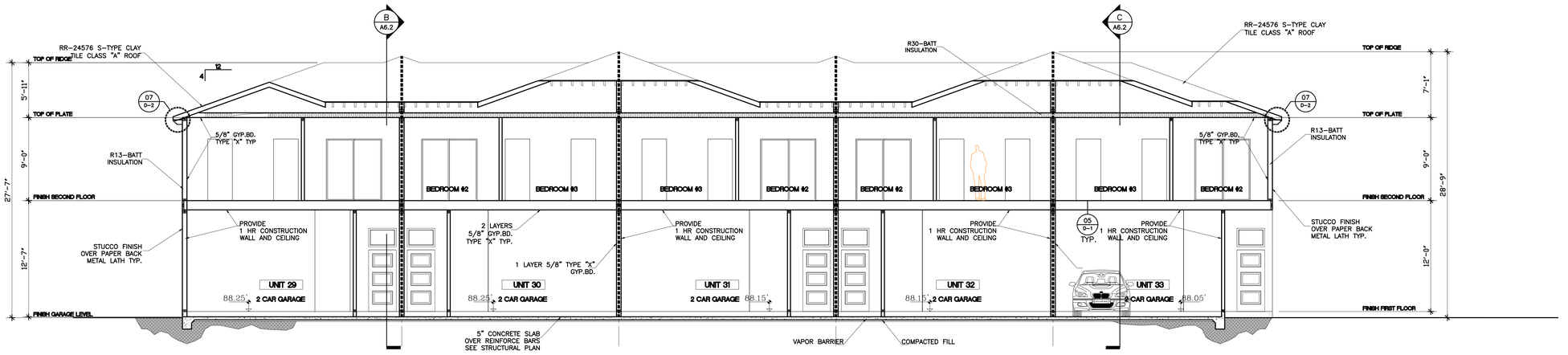
1 SECTION A-A(BUILDING-D)
3/16" = 1'-0"



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



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



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

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

REVISIONS

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

NO.	DATE	ISSUED FOR

ISSUED DATES
SHEET TITLE

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

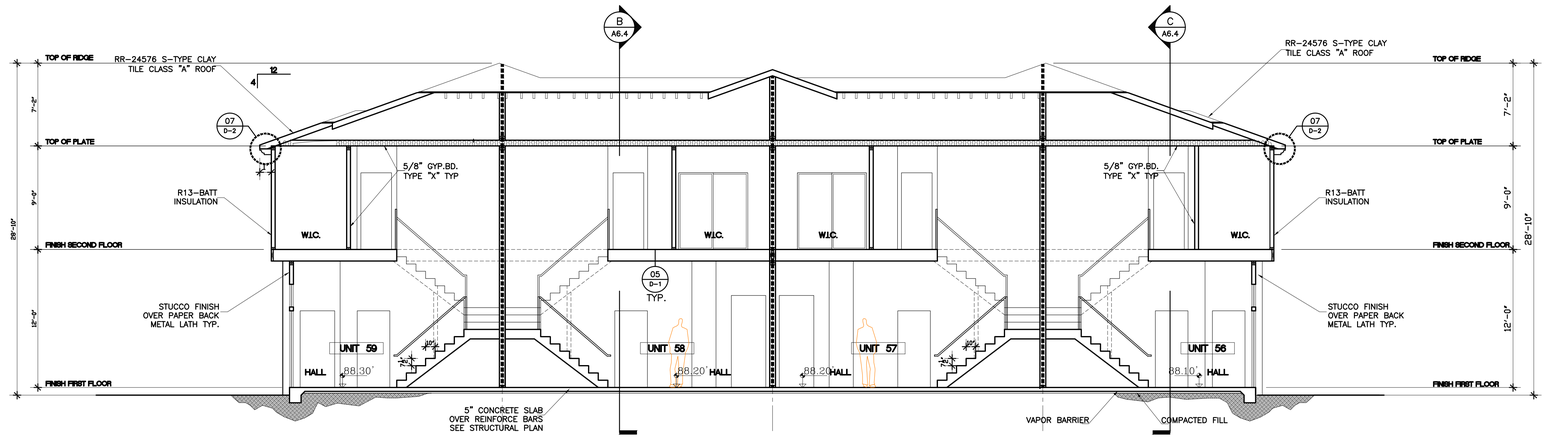
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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CLIENT

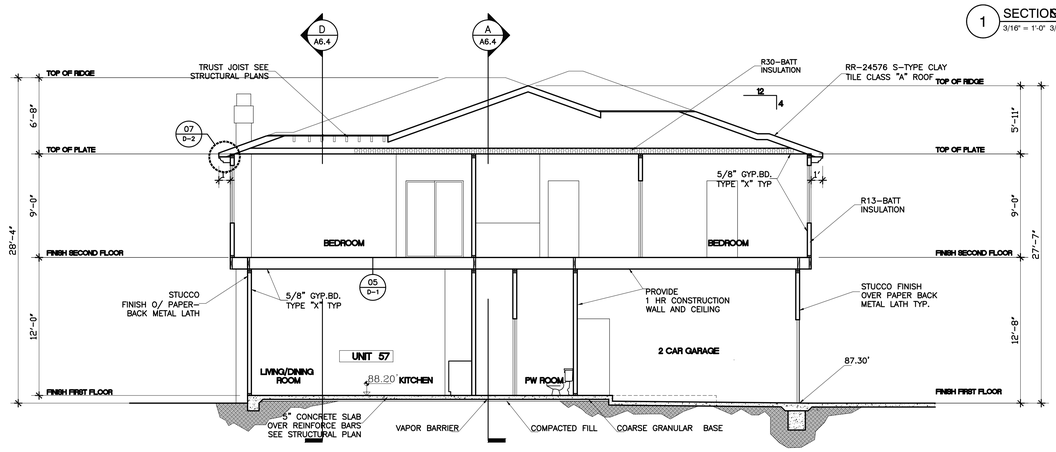
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PROJECT NO.
SHEET NO.
A6.2

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

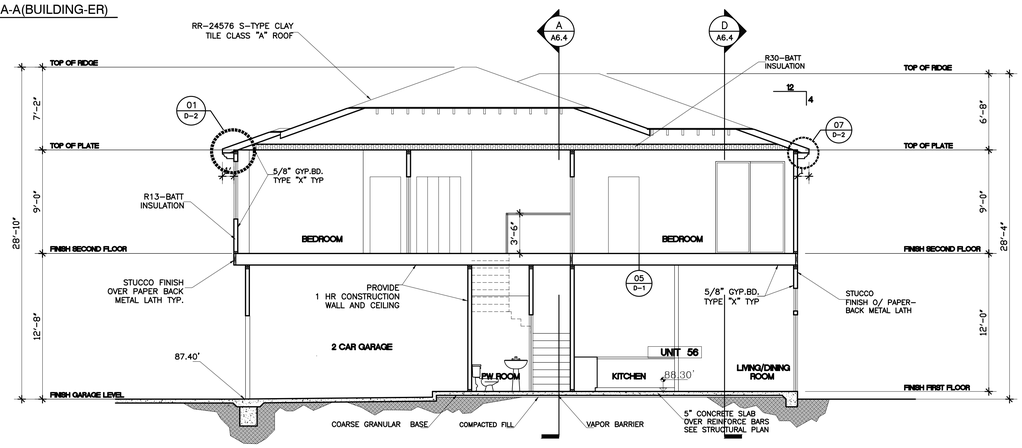
September 10, 2019



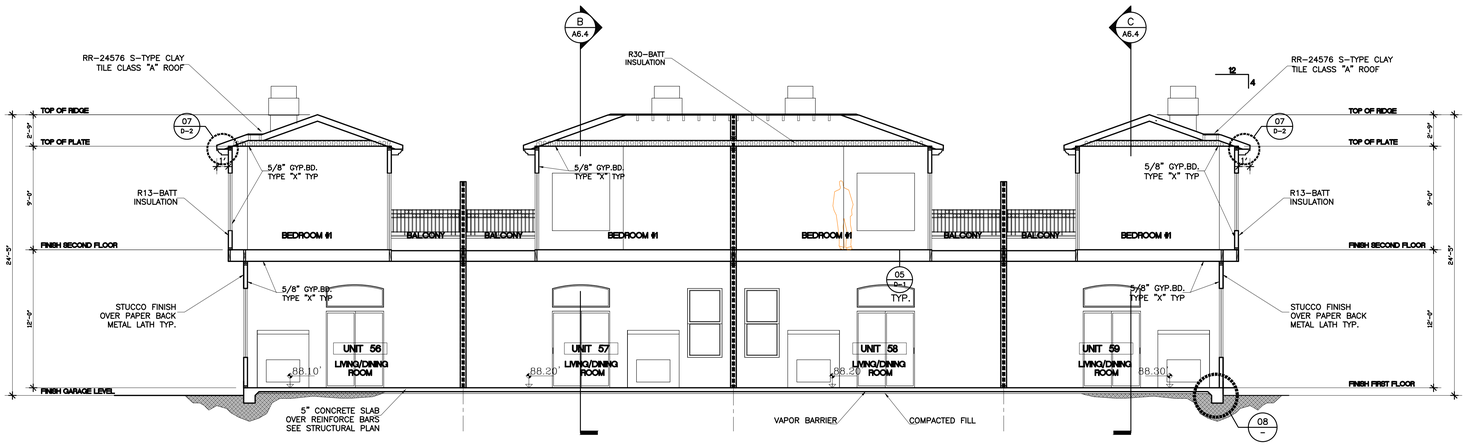
1 SECTION A-A(BUILDING-ER)
3/16" = 1'-0" 3/16" = 1'-0"



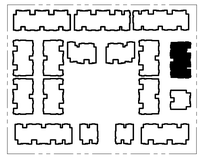
2 SECTION B-B
3/16" = 1'-0"



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



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



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10			JC.L.M.	11-/17	F	1-17
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AB DWG ID:
DRAWER#:

REVISIONS

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NO.	DATE	ISSUED FOR

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

ISSUED DATE
SHEET TITLE

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

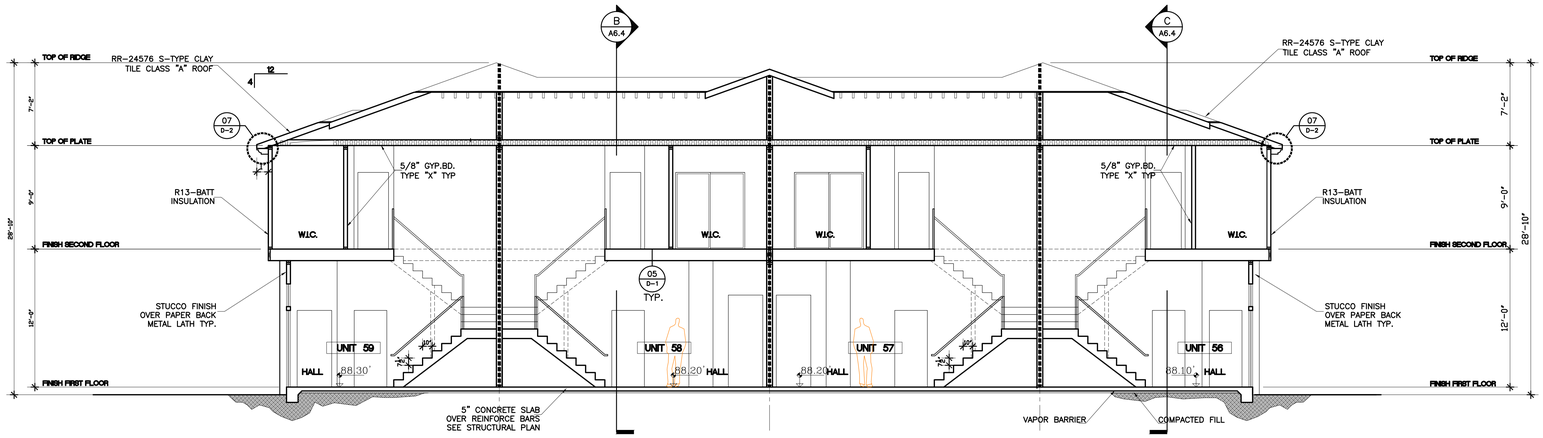
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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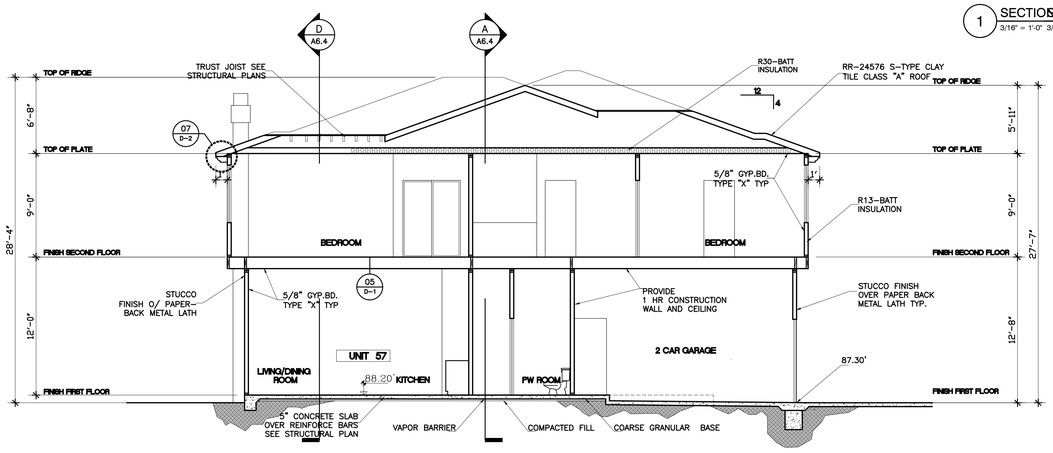
17-029
PROJECT NO.
SHEET NO.
A6.3

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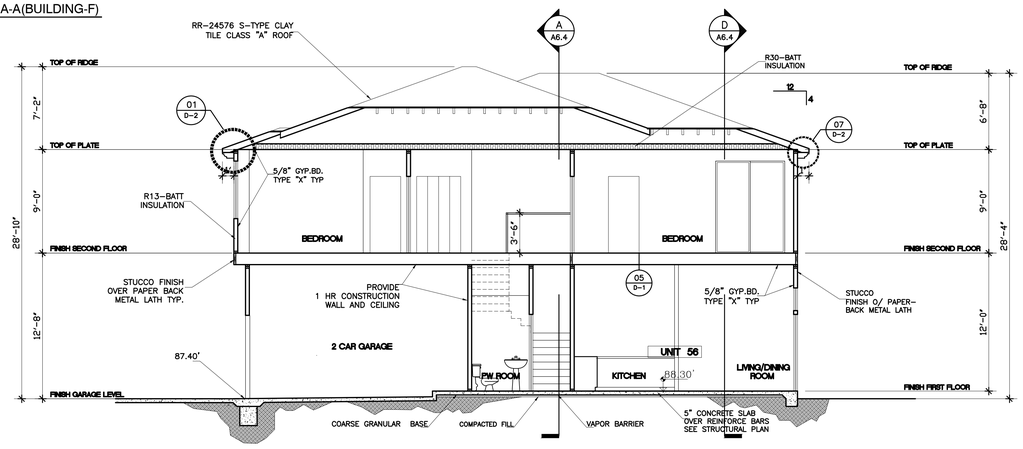
September 10, 2019



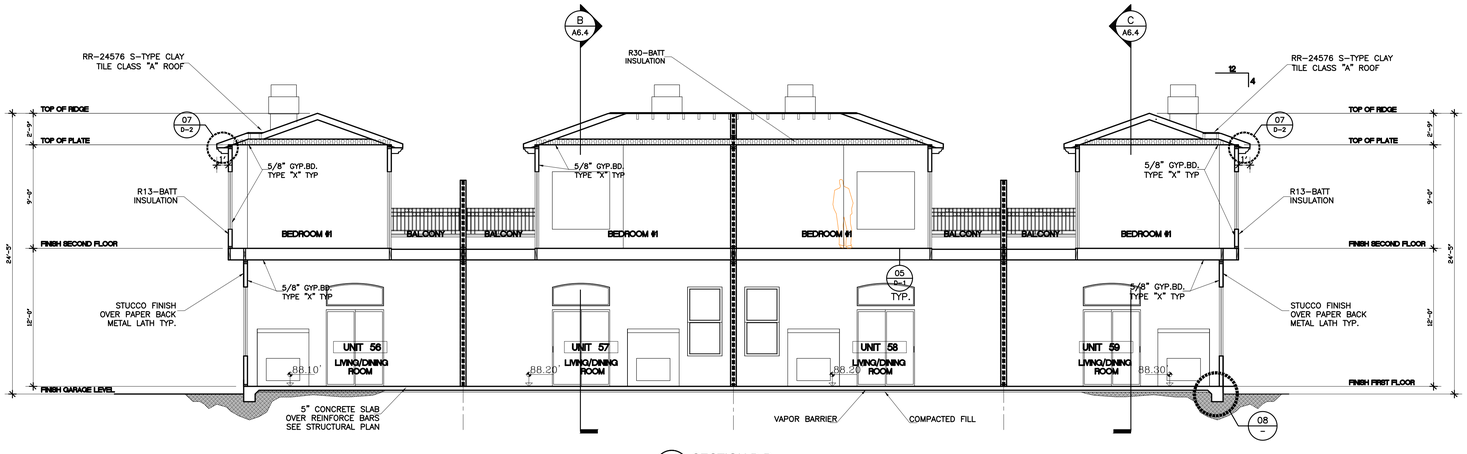
1 SECTION A-A(BUILDING-F)
3/16" = 1'-0" 3/16" = 1'-0"



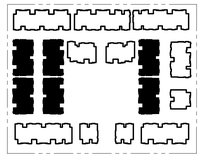
2 SECTION B-B
3/16" = 1'-0"



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



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



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NO.	DATE	ISSUED FOR

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

ISSUED DATE
SHEET TITLE

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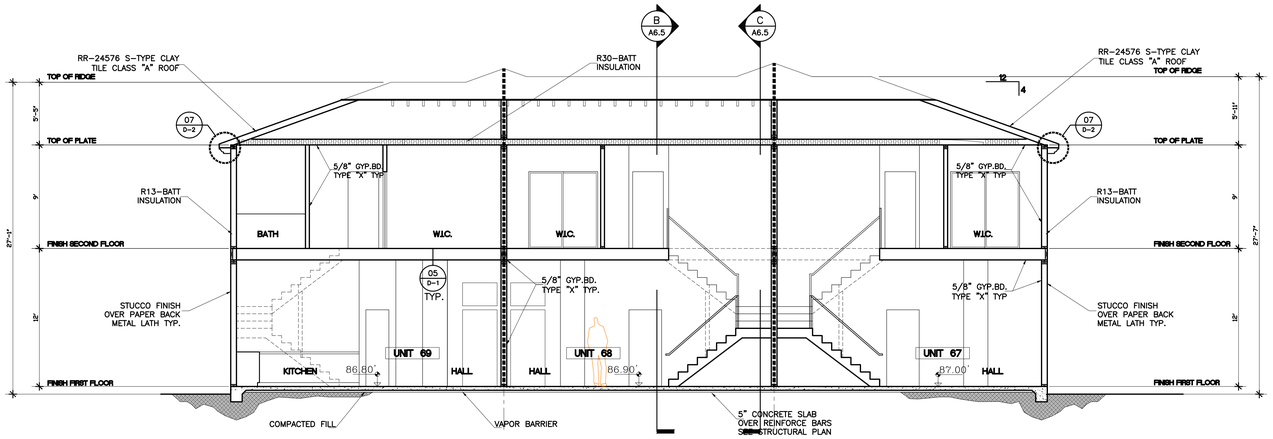
SKY LINE 66, LLC
23622 CALABASAS ROAD, #121
CALABASAS, CA. 91302

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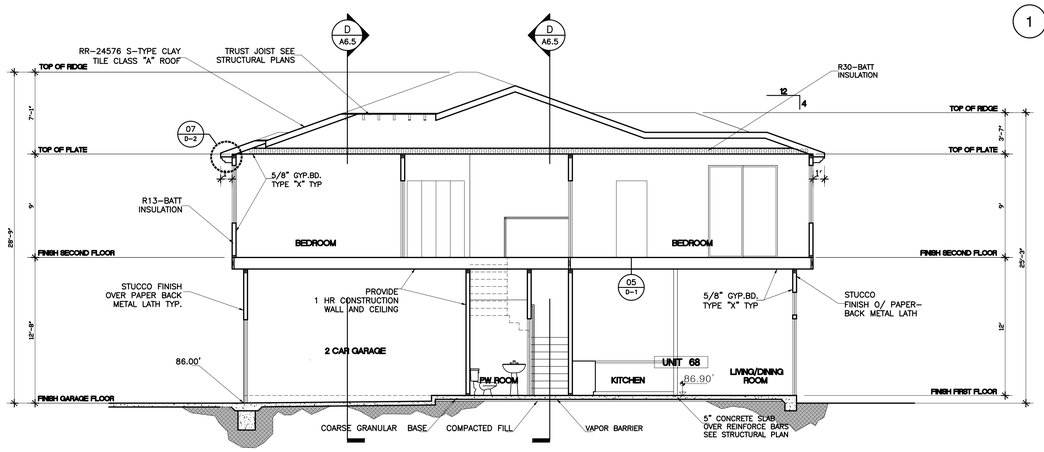
17-029
PROJECT NO.
SHEET NO.
A6.4

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

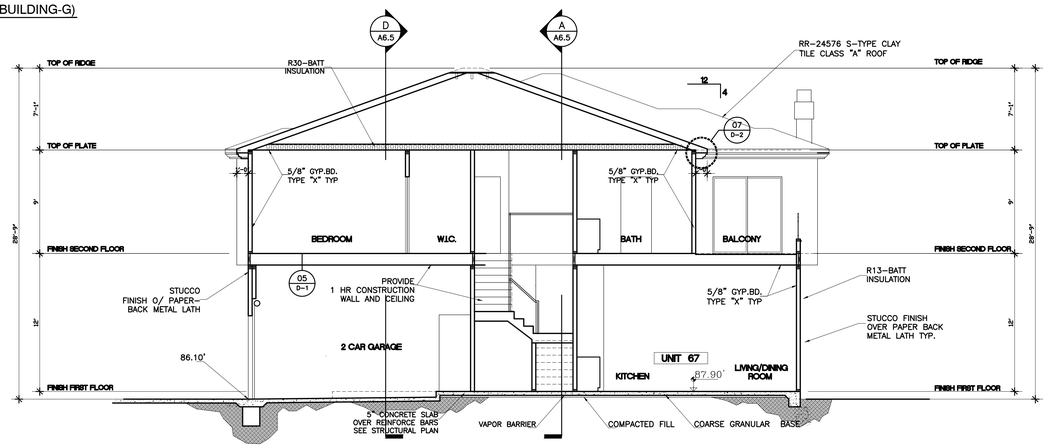
September 10, 2019



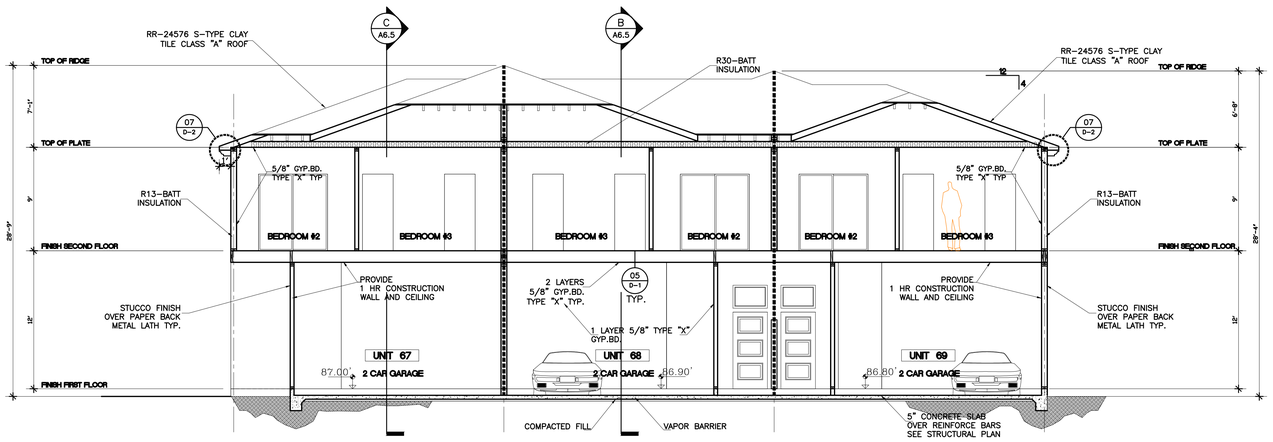
1 SECTION A-A(BUILDING-G)
3/16" = 1'-0"



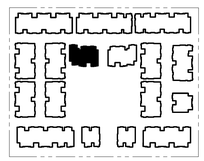
2 SECTION B-B
3/16" = 1'-0"



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



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



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NO.	DATE	DESCRIPTION
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AB DWG ID:
DRAWN BY: J.G.L.M.
DATE: 11-1-17
CHECKED BY: F.K.
DATE: 11-1-17

REVISIONS

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

ISSUED FOR: CITY SET
SHEET TITLE

GREEN ISLAND VILLA
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635 LOS ANGELES AVE
MOORPARK, CA.

PROJECT

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

CLIENT

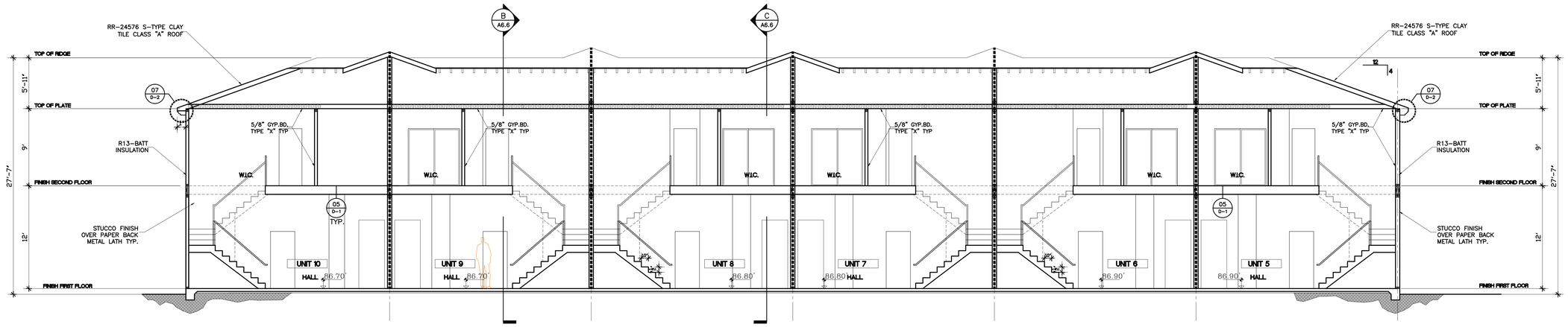
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PROJECT NO.
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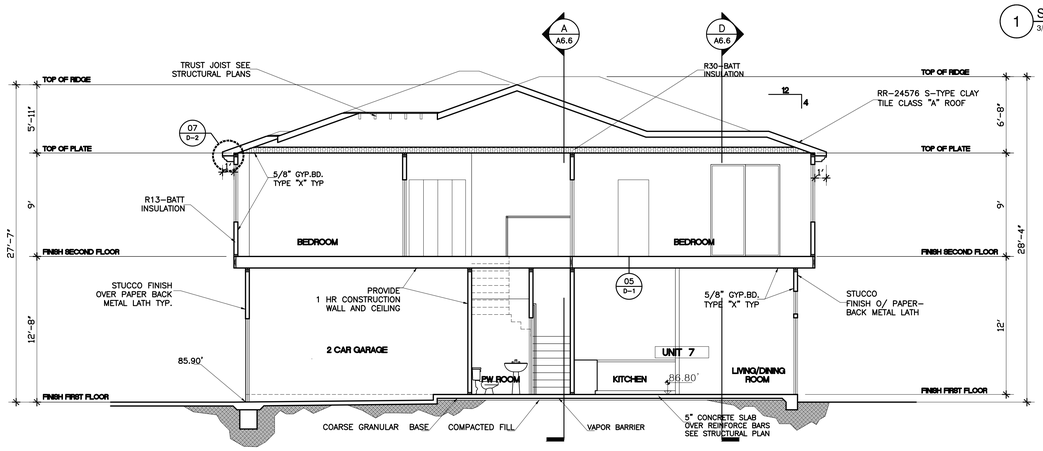
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

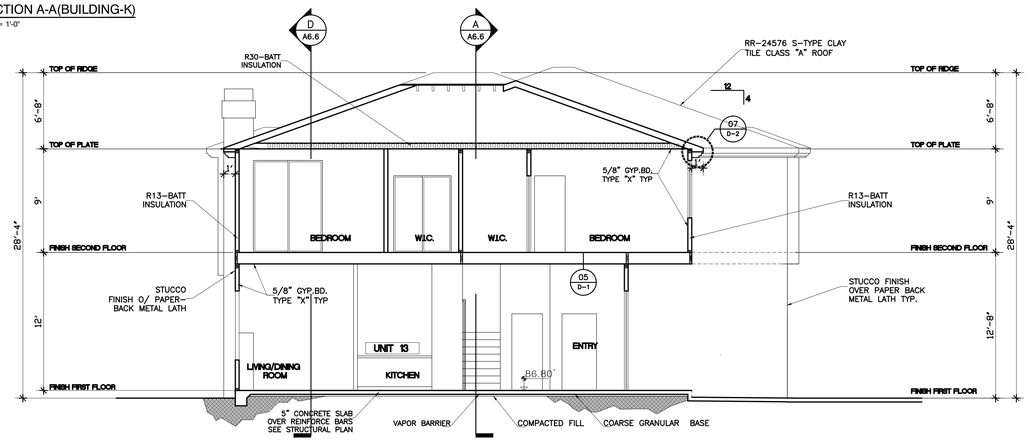
September 10, 2019



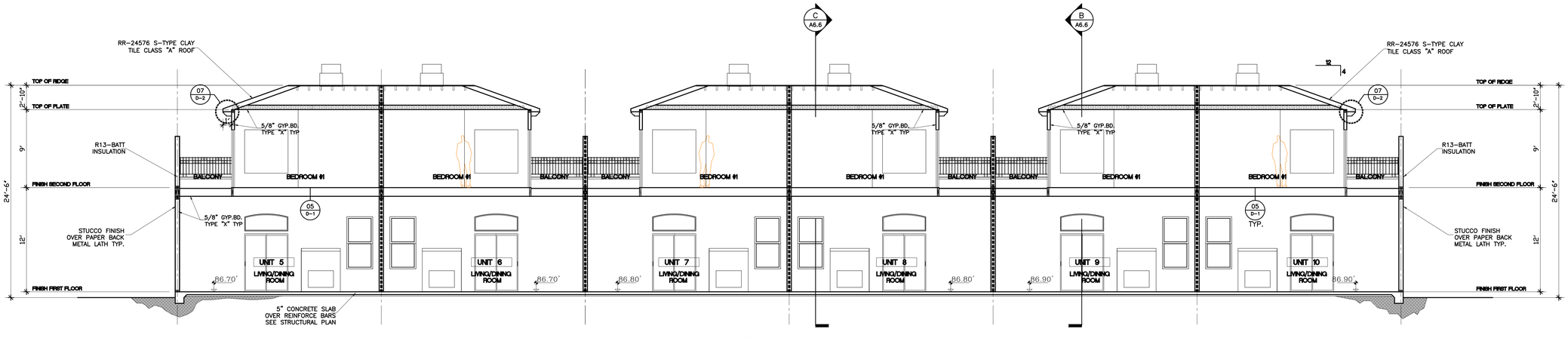
1 SECTION A-A(BUILDING-K)
3/16" = 1'-0"



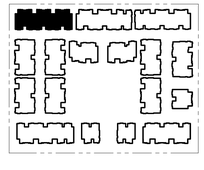
2 SECTION B-B
3/16" = 1'-0"



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



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



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01			J.C.L.M.	11-/17	K	11-/17

AB DWG ID:
DRAWING#

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

ISSUED FOR: DATE:

ISSUED DATE

SHEET TITLE

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

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

PROJECT

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17-029

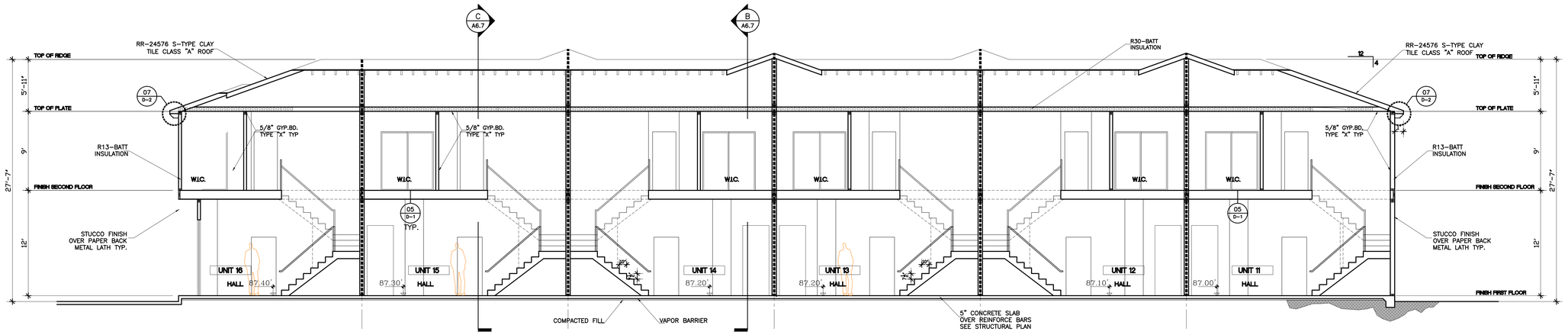
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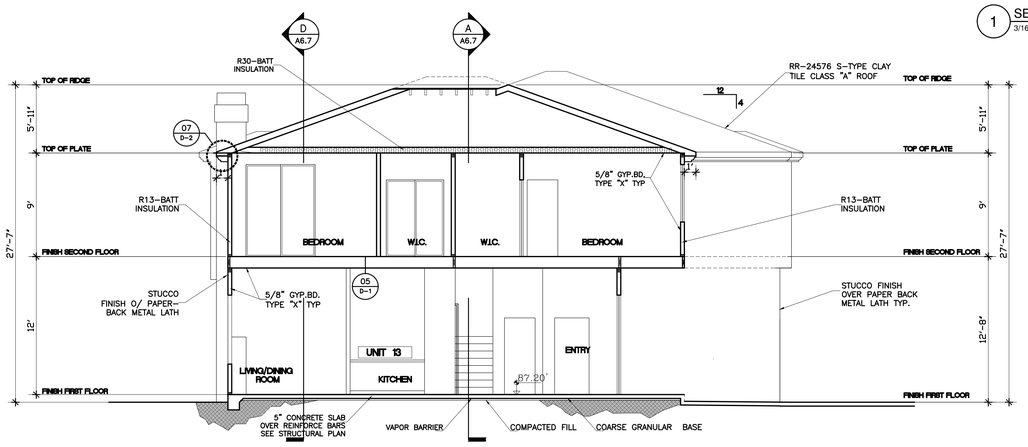
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

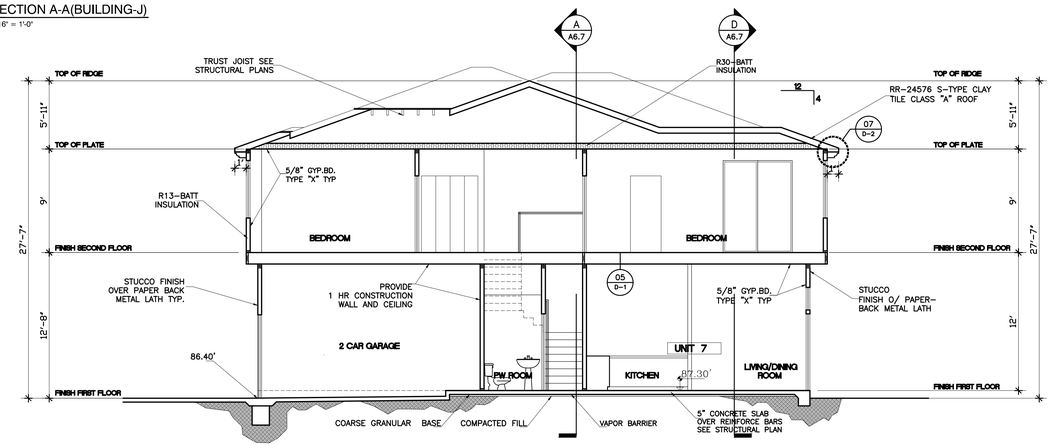
September 10, 2019



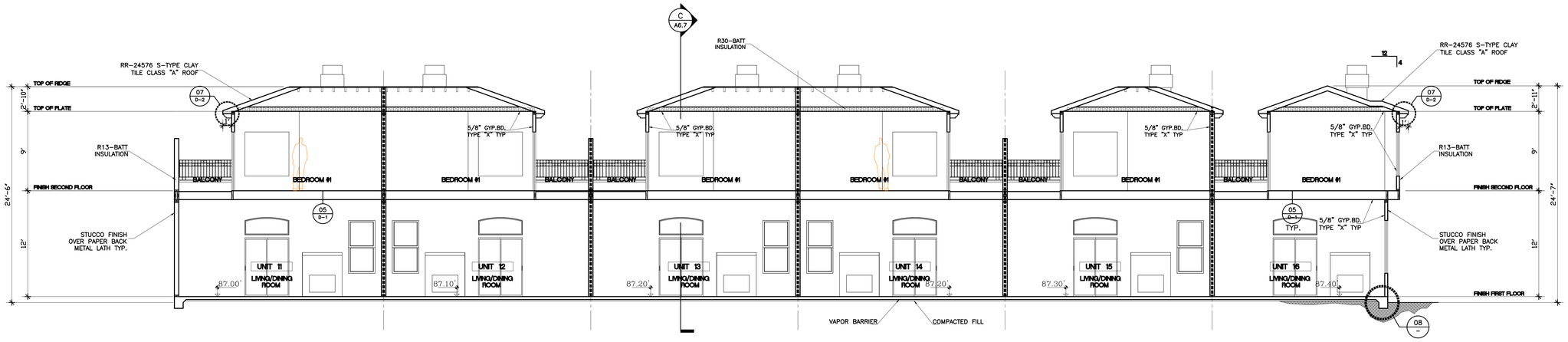
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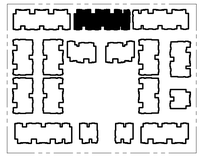
2 SECTION B-B
3/16" = 1'-0"



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



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



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AB DWG ID:
DRAWER#:

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NO.	DATE	ISSUED FOR

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

ISSUED DATE

SHEET TITLE

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

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

PROJECT

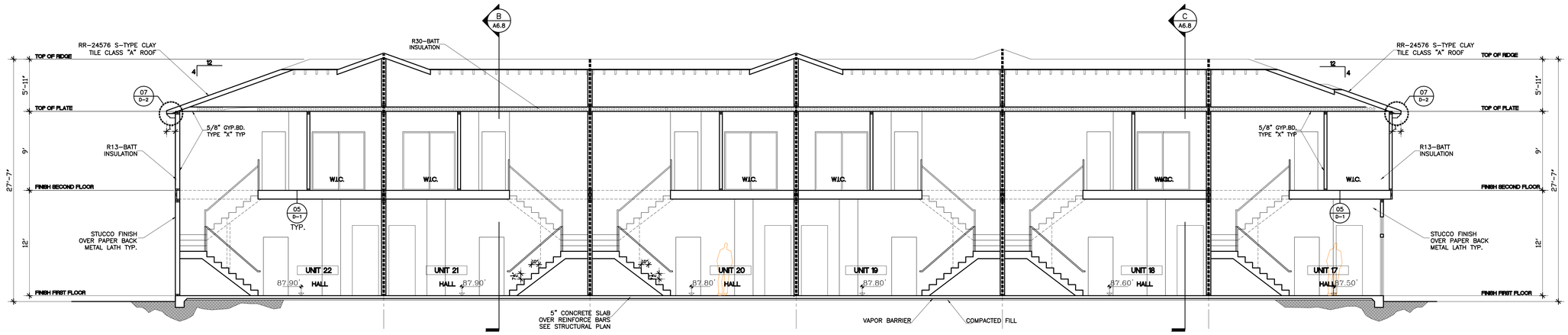
CLIENT

17-029

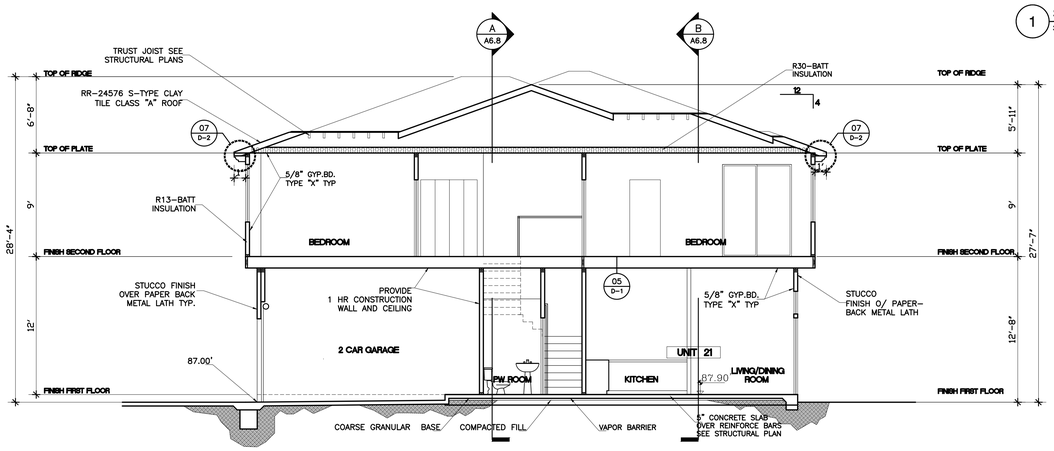
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SHEET NO.

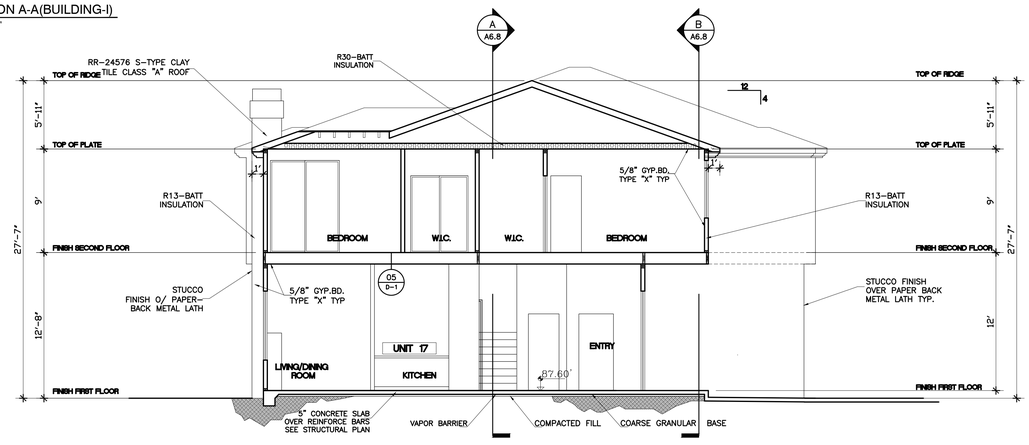
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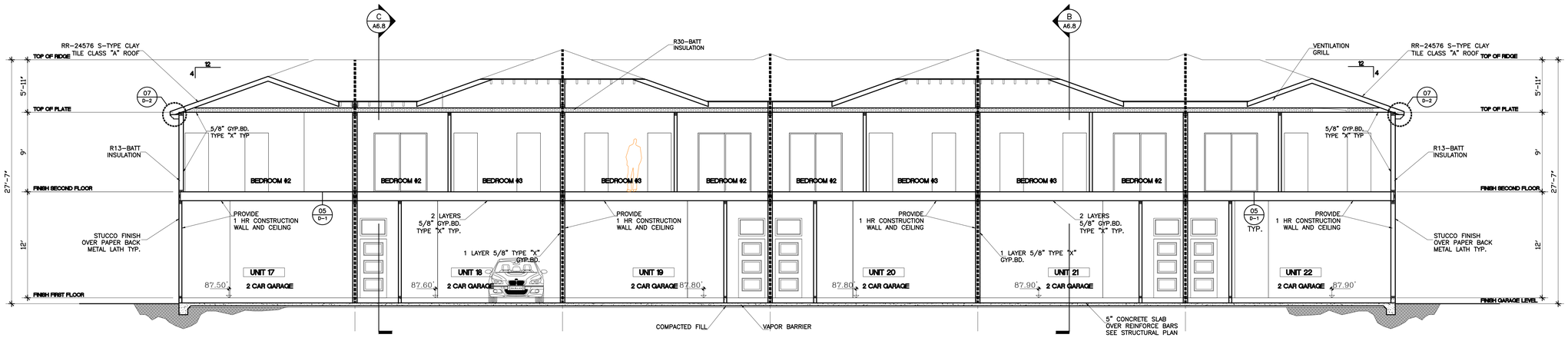
1 SECTION A-A(BUILDING-I)
3/16" = 1'-0"



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



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



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

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

NO.	DATE	DESCRIPTION
10		
09		
08		
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02		
01		

AB DWG ID:
DRAWER#
DRAWN BY: J.C.L.M.
DATE: 11-1-17
CHECKED BY: F.K.
DATE: 11-1-17

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

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PROJECT | CLIENT

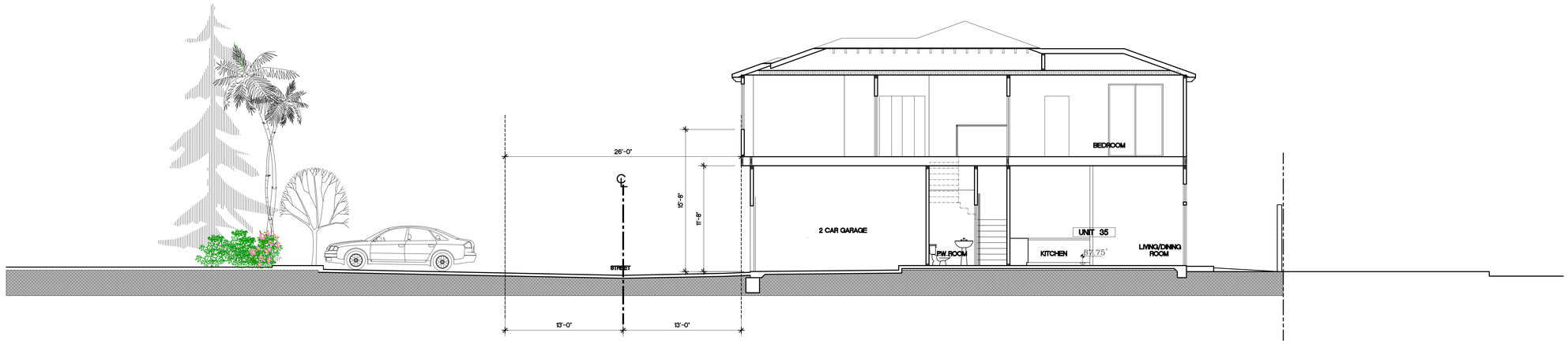
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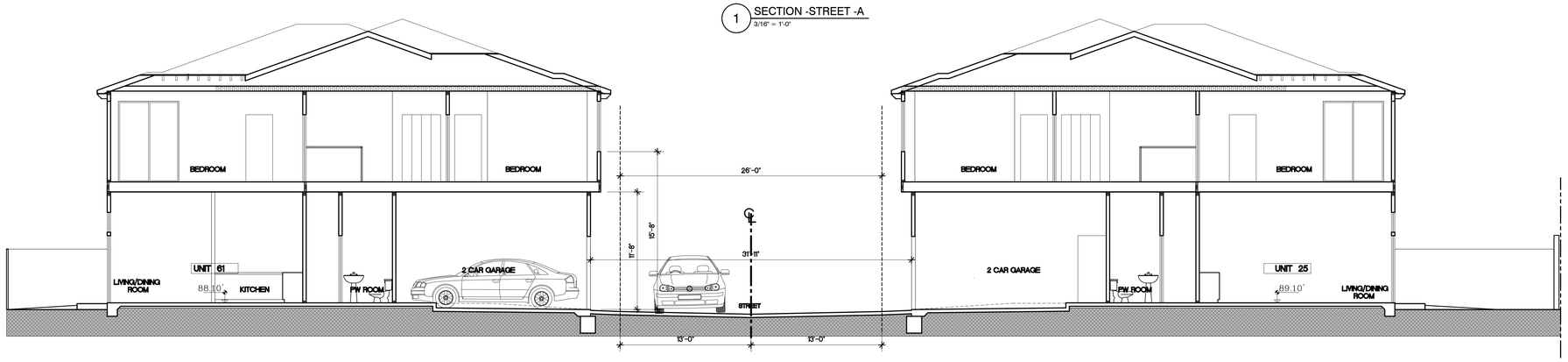
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U.S. ARCHITECTURAL SHEET SIZE: D 42x30

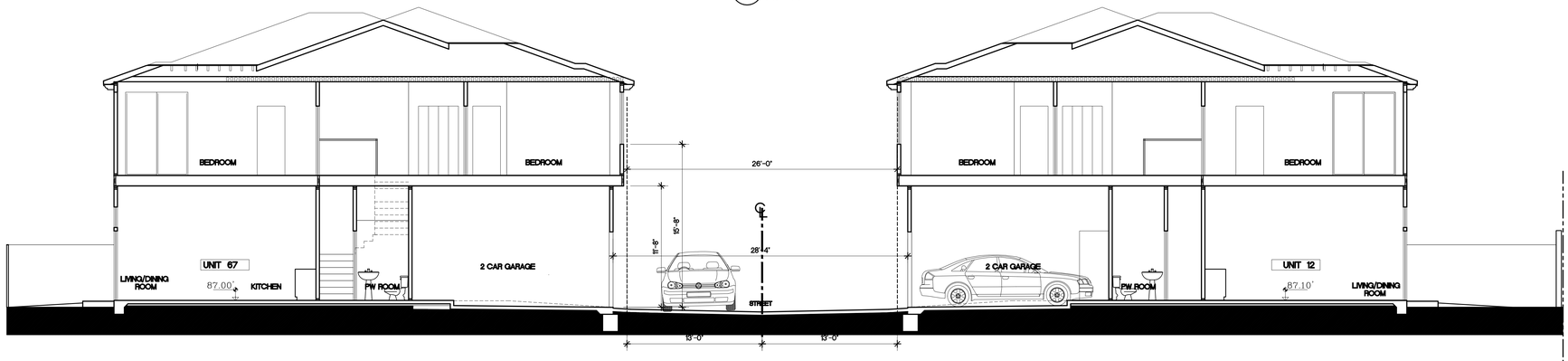
September 10, 2019



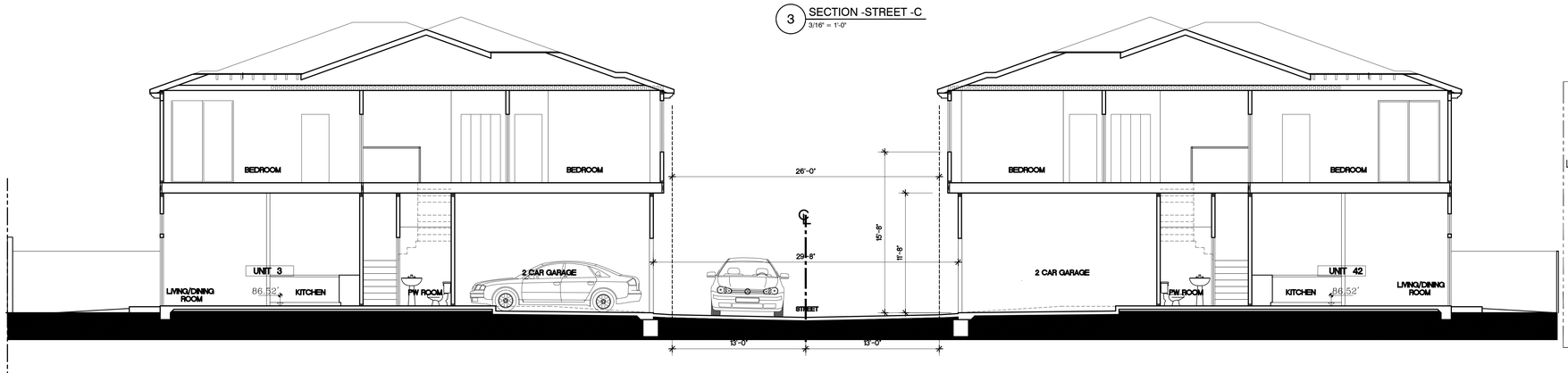
1 SECTION -STREET -A
3/16" = 1'-0"



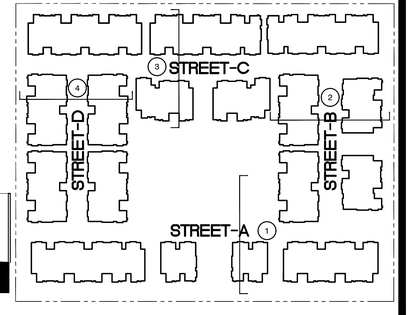
2 SECTION -STREET -B
3/16" = 1'-0"



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



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



KEY MAP

KETTER
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NORTH HOLLYWOOD, CA. 91411
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E MAIL-BOAZ@KETTERDESIGNS.COM

NO.	DESCRIPTION	DATE
10		
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AB DWG ID:
DRAWER#:
DRAWN BY: J.C.L.M.
DATE: 11-/17
CHECKED BY: K
DATE: 1--17

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BUILDING SECTION (STREET D)

3/16"=1'-0"

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PROJECT

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CLIENT

17-029

PROJECT NO.

SHEET NO.

A6.9

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

September 10, 2019

MATERIAL & FINISH SCHEDULE

ROOM	FINISH: FLOOR					BASE				WALL						CEILING						MATERIAL: FLOOR	WALL			CLG.		
	CARPET	VINYL	CERAMIC TILE	CONCRETE	MER-KOTE	MARBLE	WOOD	COVED VANYL	TILE	MARBLE	FLAT PAINT	ENAMEL PAINT	CERAMIC TILE	MARBLE	STUCCO	FLAT PAINT	ENAMEL PAINT	CONCRETE	LT. WT. CONC. O/PLY.	PLYWOOD	DEX O TEX	5/8" GYP. BD.	EXTERIOR STUCCO	CONCRETE	5/8" GYP. BD.	EXTERIOR STUCCO	CONCRETE	
LIVING ROOM	●						●				●					●				●		●			●			
DINING ROOM			●				●				●					●				●		●			●			
BEDROOM #1–#2	●						●				●					●				●		●			●			
KITCHEN			●				●				●					●				●		●			●			
WALK-IN CLOSET	●						●				●						●			●		●			●			
BATHROOM			●						●			●					●			●		●						
MASTER BATH			●							●		●					●			●		●						
CLOSET	●						●				●					●			●	●		●			●			
LOBBY						●				●	●					●				●		●			●			
GARAGE				●							●					●			●			●			●			
LAUNDRY		●						●				●				●				●		●						
DECK/ BALCONY ❶ 2ND FLOOR					●									●														
CORRIDOR		●					●				●					●				●		●						
TRASH ROOM				●							●					●			●									

NOTE
1. APPLIES TO WALLS IN BETWEEN COUNTERTOP AND TOP CABINET.
2. APPLIES TO WALLS AROUND THE BATHTUB.
3. APPLIES TO FIRST FLOOR LEVEL ONLY.

WINDOW SCHEDULE

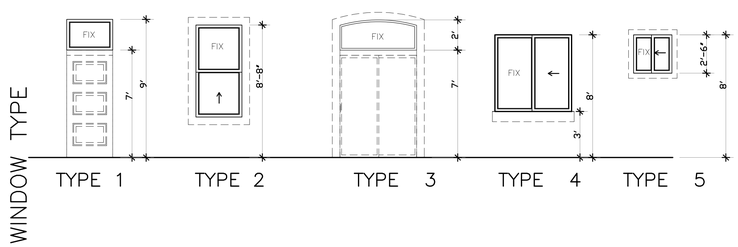
W NO.	WIDTH/HIEGHT	ROOM	FRAME MATL	FRAME FIN	GLAZING	TYPE	MANUFAC.	DESCRIPTION	REMARKS
A	3'-0"X2'-0"	ENTRANCE	AL	AL		3			SEE ELEVATION
B	3'-0"X6'-0"	LIVING ROOM	AL	AL		3			
C	5'-0"X2'-0"	LIVING ROOM	AL	AL		3			
D	5'-0"X5'-0"	BEDROOM #2–M/BEDROOM	AL	AL		1			
E	4'-0"X5'-0"	BEDROOM #1	AL	AL		2			
F	2'-6"X2'-6"	BATH	AL	AL		3			TEMPERED GLAZING

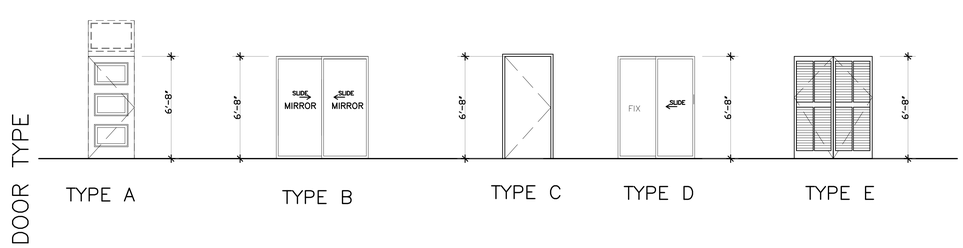
DOOR SCHEDULE

NUMBER	SIZE	ROOM	FIRE	TYPE	MATERIAL	FRAME	MANUFAC.	
D01	3'-0"X6'-8"	ENTRY		A	WD	WD		
D02	3'-0"X6'-8"	GARAGE	20 MIN	C	WD	WD		SELF CLOSING
D03	2'-8"X6'-8"	CLS		C	WD	WD		
D04	2'-0"X6'-8"	CLS		C	WD	WD		
D05	5'-0"X6'-8"	FAMILY ROOM/DINING ROOM		D	AL	AL		DBL DOOR(SLIDING)TEMPERED GLASS
D06	2'-8"X6'-8"	BATH		C	WD	WD		
D07	6'-0"X6'-8"	BEDROOM		C	WD	WD		
D08	2'-8"X6'-8"	W.I.C. (BEDROOM #2)		C	WD	WD		
D09	5'-0"X6'-8"	LAUNDRY		E	WD	WD		DBL BIFOLD
D10	6'-0"X6'-8"	W.I.C. (BEDROOM #1)		B	AL+MIR	AL		DBL DOOR(SLIDING/MIR)
D11	5'-0"X6'-8"	W.I.C. (M/BEDROOM)		B	AL+MIR	AL		DBL DOOR(SLIDING/MIR)
D12	5'-8"X6'-8"	MASTER BEDROOM		D	AL	AL		DBL DOOR(SLIDING)TEMPERED GLASS

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4)

A. INGRESS AND EGRESS DOORS.
B. PANELS IN SLIDING OR SWINGING DOORS.
C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE). 1115B.9.8
D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.
E. IN WALL ENCLOSING STAIRWAY LANDING.





ABBREVIATIONS

X	BY
&	AND
∠	ANGLE
℄	CENTERLINE
Ø	DIAMETER OR ROUND
LB.	POUND
(E)	EXISTING
A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
A.C.	ASPHALT CONCRETE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AL.	ALUMINUM
AMP.	AMPERES
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
B.T.U.	BRITISH THERMAL UNI)
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.O.T.G.	CLEAN OUT TO GARAGE
CTSK	COUNTERSINK
CNTR.	COUNTER
CTR.	CENTER
D.B.	DEAD BOLT
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
D.L.	DEAD LOCK
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT/DOUBLE STRENGTH
	GLASS.
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER CLOSET
EXST.	EXISTING
EXPD.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
E.G.	EXISTING GRADE
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR/FLOW LINE
FLASH.	FLASHING
FLOUR.	FLOURESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FULL SIZE/FLOOR SINK
FT.	FOOT/FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.W.C.D.	FINISH WALL CLEAN OUT
G.	GAS
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
G.P.H.	GALLONS PER HOUR
G.P.M.	GALLONS PER MINUTE
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
L.F.	LINEAL FEET
L.S.	LAUNDRY SINK
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.P.	MAIN DISTRIBUTION
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MAN.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.	NORTH
N.G.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PCS.	PIECES
PRCST.	PRE-CAST
PL.	PLATE\PROPERTY LINE
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
S.F.	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.O.V.	SHUT OFF VALVE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.STL.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
S4S.	SMOOTH 4 SIDES
T.	THERMOSTAT
TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB/CONCRETE
TEL.	TELEPHONE
TER.	TERRAZZO
T.&G.	TONGUE AND GROOVE
THK.	THICK
T.P.F.	TOP OF PAVEMENT
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
T.S.	TOP OF SLAB
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
UTR.	UP THROUGH ROOF
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.C.P.	VERIFIED CLAY PIPE
VERT.	VERTICAL
VEST.	VESTIBULE
V.	VENT/VOLTS
V.T.R.	VENT THROUGH ROOF
V.G.	VERTICAL GRAIN
W.	WEST
W/.	WITH
W.C.	WATER CLOSET
WD.	WOOD

SYMBOLS/ NOTE REFERENCES

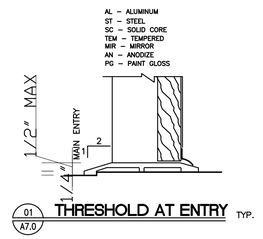
SYMBOLS

- SECTION NO. / SHEET NO.
- DETAIL NO. / SHEET NO.
- ELEVATION NO. / SHEET NO.
- INTERIOR ELEVATION / SHEET NO.
- MATCH LINE
- STRUCTURAL COLUMN GRIDS
- DENOTES ELEVATION
- DOOR TYPE (6'-8"x6'-8")
- WINDOW TYPE (3'-6"x3'-6")
- REVISION DELTA AND CLOUD
- EXISTING GRADE
- FINISH GRADE
- CONCRETE
- STONE
- MOTAR
- MASONRY
- BRICK
- CERAMIC TILE
- MOTAR
- ASPHALT PAVING

- MARBLE
- GRANITE
- CEMENT PLASTER
- WOOD FRAM'G CONTINUOUS MEMBER
- WOOD FRAM'G INTERRUPTED MEMBER
- FINISHED WOOD
- PLYWOOD
- ACOUSTICAL TILE OR BOARD
- GYPSUM WALLBOARD
- INSULATION
- (BATT)
- INSULATION (RIGID)
- METAL
- NON FIRE RATED OR ONE HR WALL
- DENOTES 2HR SEPARATION WALL
- DENOTES 6" PLUMBING WALL
- EXHAUST FAN
- SMOKE DETECTOR
- CENTER LINE
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- NORTH
- PLANTER

DWG. NO.
SHEET NO.

1 / A-1 DRAWING NAME
DRAWING SCALE



01 / A7.0 THRESHOLD AT ENTRY TYP.

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14541 DELANO ST.
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AB. DWG ID:
DRAWER:

NO.	DATE	DESCRIPTION	CHECKED BY:	DATE:
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01			DRAWN BY: J.G.L.M.	DATE: 11-1-17

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ISSUED FOR

NO.	DATE	ISSUE

DOOR AND WINDOW SCHEDULE
1/8"=1'-0"

ISSUED COPIES — SHEET TITLE

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69 RESIDENTIAL UNITS
635 WEST LOS ANGELES AVE
MOORPARK, CA.

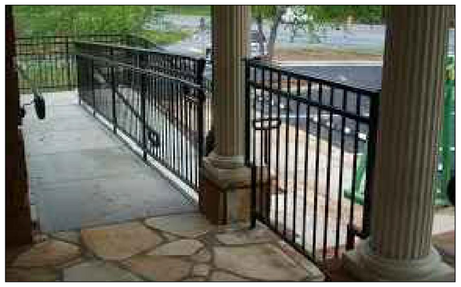
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CALABASAS, CA. 91302

PROJECT — CLIENT

17-029 — PROJECT NO.
SHEET NO.
A7.0

January 23, 2019

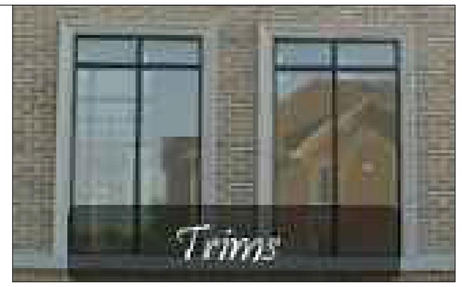
U.S. ARCHITECTURAL SHEET SIZE: D 42x30



5 DECORATIVE METAL GUARDRAIL



6 CLEAR GLASS



7 RAISED PLASTER TRIM



8 EXTERIOR PLASTER CHIMNEY



9 SHROUD AND RAISED EXTERIOR PLASTER



11 OVERHEAD SECTIONAL GARAGE DOOR



12 EXTERIOR ENTRYWAY DESIGN



13 OUTDOOR WALL LANTERN



4 WOOD TRELLIS

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

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PROJECT NO.
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May 28, 2019

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EAGEL 8709 EL MORADO BLEND
CLASS "A" ROOFING TILE



CAST STONE SUNROUND
LOS ANGELES CAST STONE CO.



BUILDING COLOR LEGEND (TYPICAL)
BEHR COLORS

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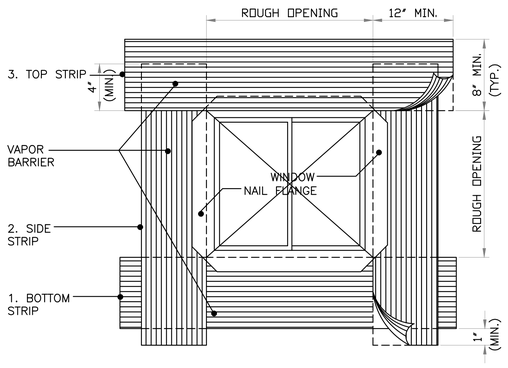
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May 28, 2019

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SECTION 1402.2 OF THE CODE STATES THAT THE EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.

SINCE METHODS OF FLASHING ARE NOT SPECIFIC IN THE CODE, THE FOLLOWING PROCEDURE WILL BE CONSIDERED AN ACCEPTABLE METHOD FOR THE FLASHING OF METAL WINDOWS IN WOOD FRAME EXTERIOR WALL CONSTRUCTION IN ALL CASES WHERE THE EXTERIOR WALL FINISH IS APPLIED OTHER BUILDING PAPER OR FELT. THIS PROCEDURE DOES NOT APPLY TO WEATHERPROOF PANEL TYPE SIDING.



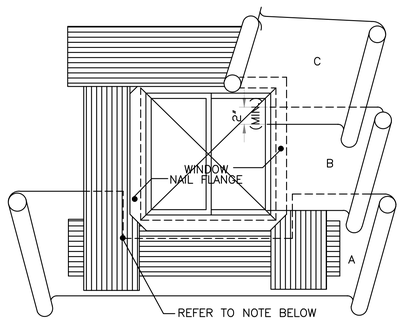
VAPOR BARRIER INSTALLATION

1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL–EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8" SECURE ALL SISAL KRAFT OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER DRIVEN STAPLES.

2. ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

3. APPLY CONTINUOS SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMB) OF WINDOW. INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGE OVER PREVIOUSLY INSTALLED FLASHING OVER THE WINDOW FLANGE.

4. APPLY CONTINUOS SEAL ALONG THE TOP (HEAD) MOUNTING FLANGE EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT).



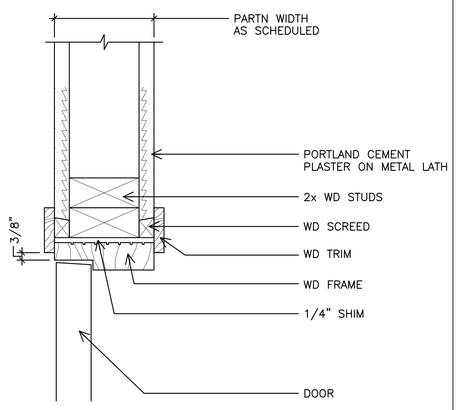
BUILDING PAPER INSTALLATION

5. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL , LAY BUILDING PAPER UNDER SILL STRIP.

NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF THE OPENING (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS . INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B.C.D. ETC) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

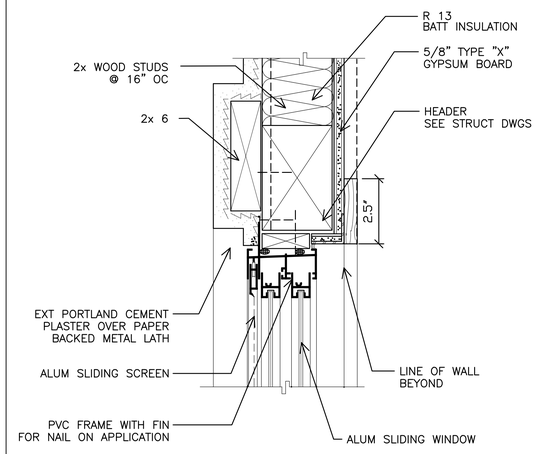
NOTE: LINE–WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO), SHALL BE INSTALLED AS FOLLOWS.
1. WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE BUILDING NEWS ITEMS 47–1.
2. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS, MUST COVER THE WIRE BACKING.
3. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.
THE ABOVE METHOD APPLIES ONLY TO THE MOST COMMONLY USED TYPE OF METAL AND VINYL FRAMES (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMES, SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURER'S RECOMMENDATIONS.

10 SCALE: — VAPOR BARRIER INSTALLATION

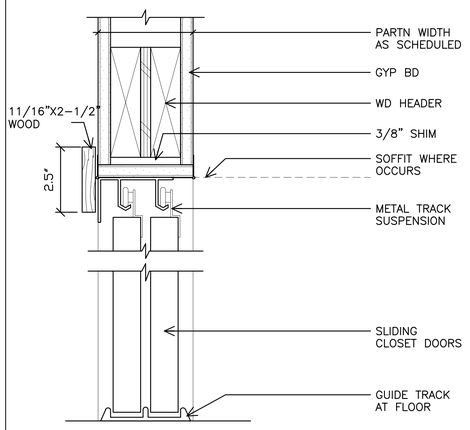


08–807

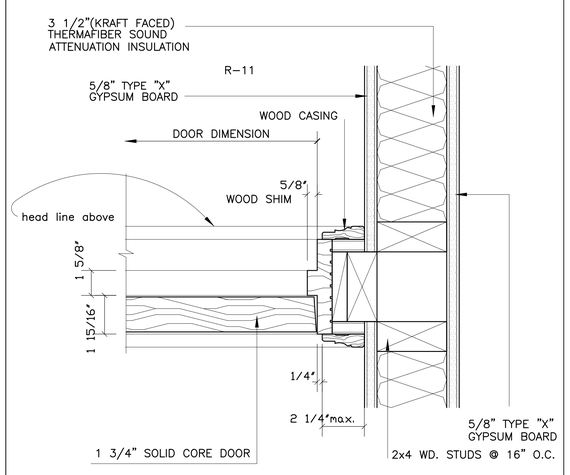
07 SCALE: 3"=1'-0" — Door Jamb Wood Frame



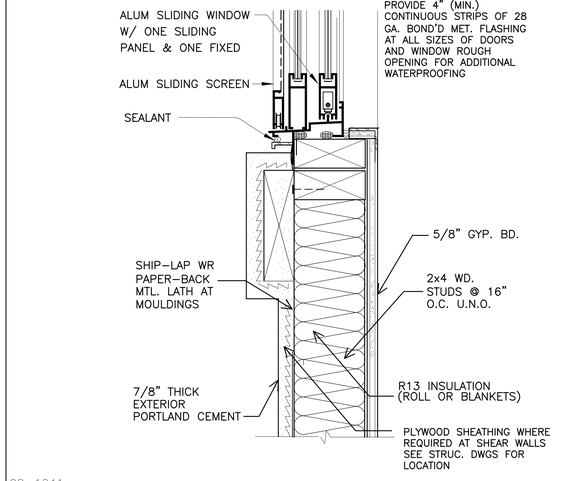
04 SCALE: 0'-3"=1'-0" — Alum. Window Head



01 SCALE: 3"=1'-0" — Sliding Door HEAD/SILL

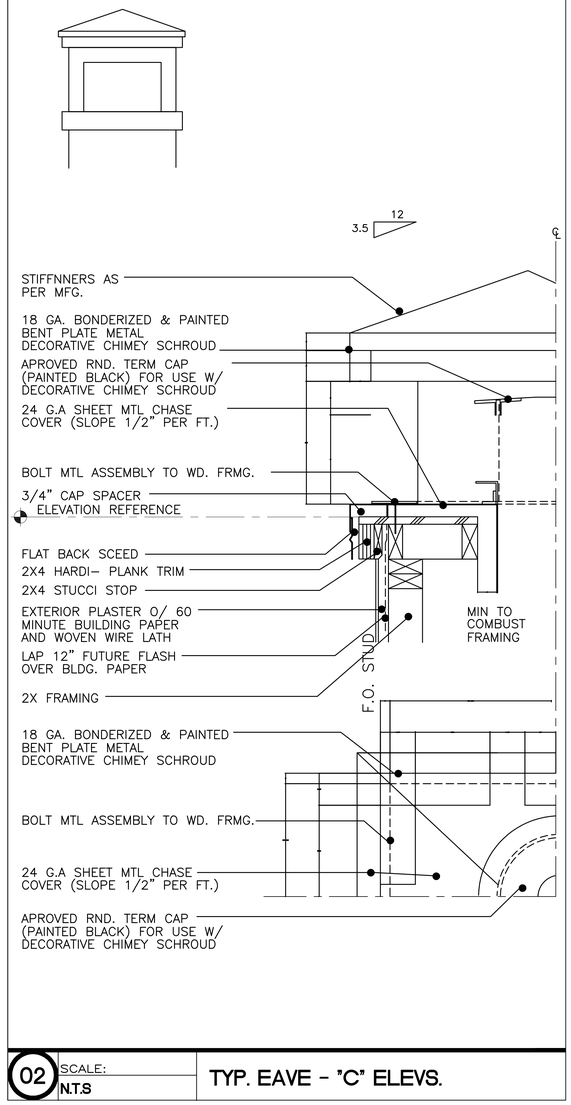


08 SCALE: 3"=1'-0" — Door Jamb

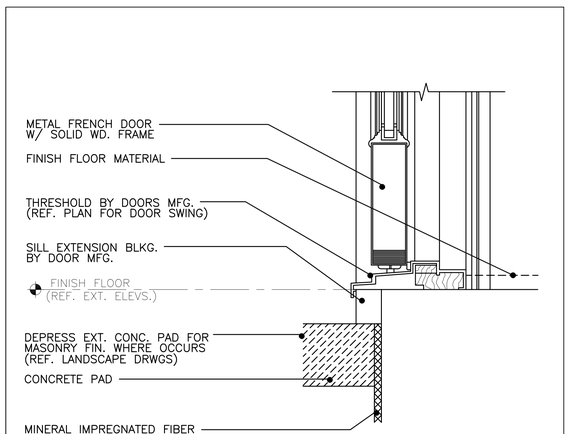


08–1241

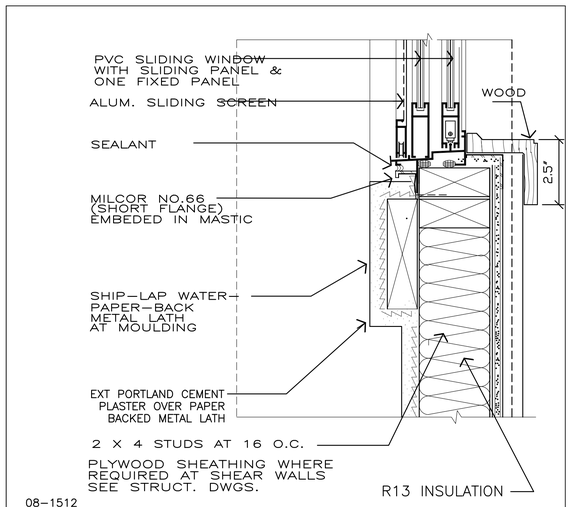
05 SCALE: 0'-3"=1'-0" — Aluminum Sliding window Jamb



02 SCALE: N.T.S — TYP. EAVE - "C" ELEVS.



09 SCALE: N.T.S. — FRENCH DOOR SILL



08–1512

06 SCALE: 3"=1'-0" — Alum. Sliding Window Sill

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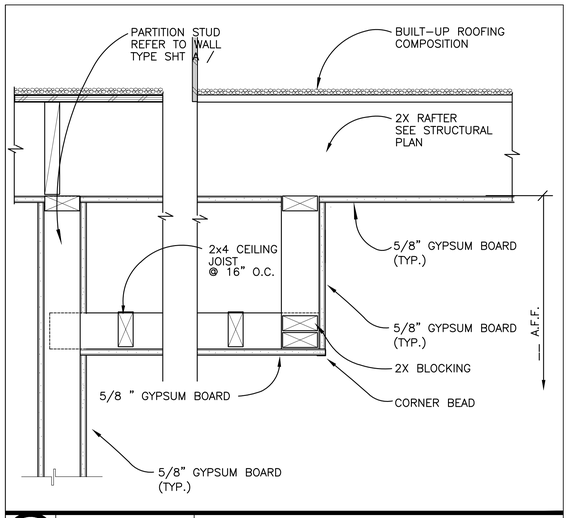
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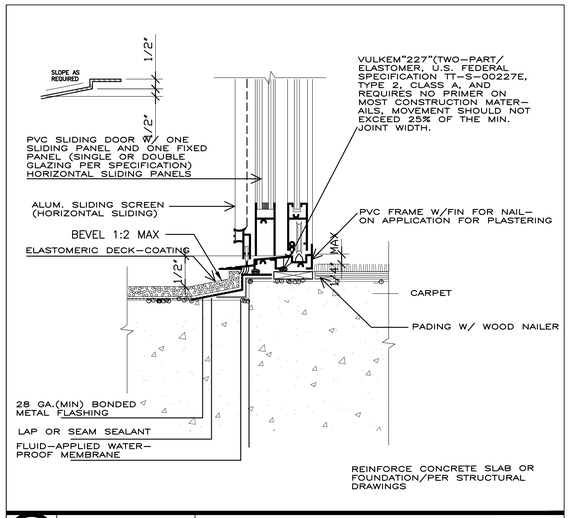
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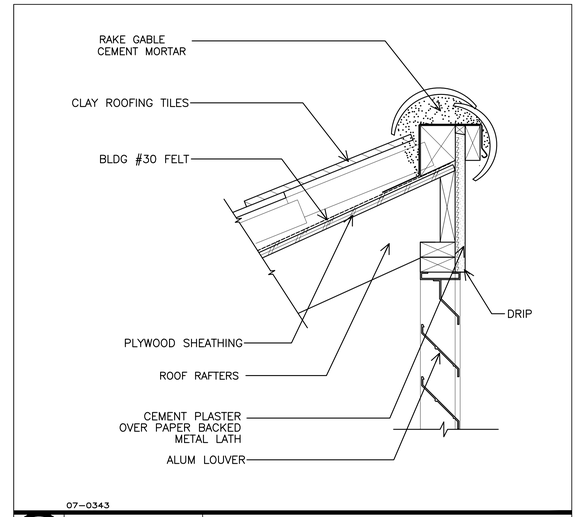
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10 SCALE: 0'-1 1/2"=1'-0" — 1 HOUR FURRED DOWN CEILING

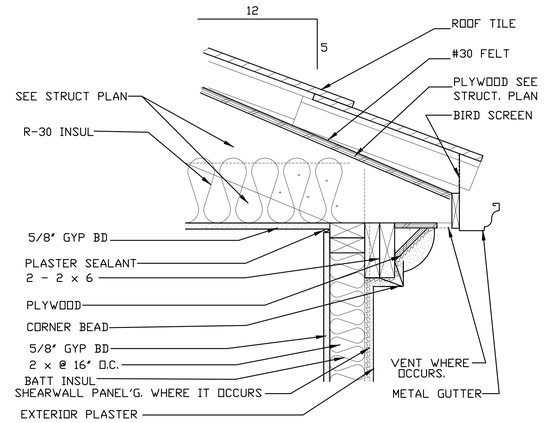


07 SCALE: 3"=1'-0" — Sliding Door Sill at Concrete Floor

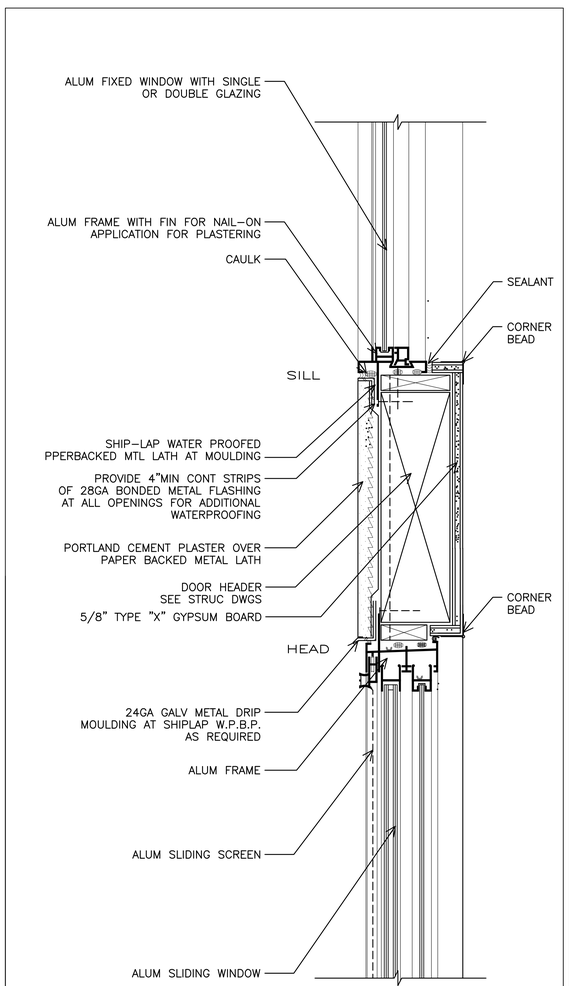


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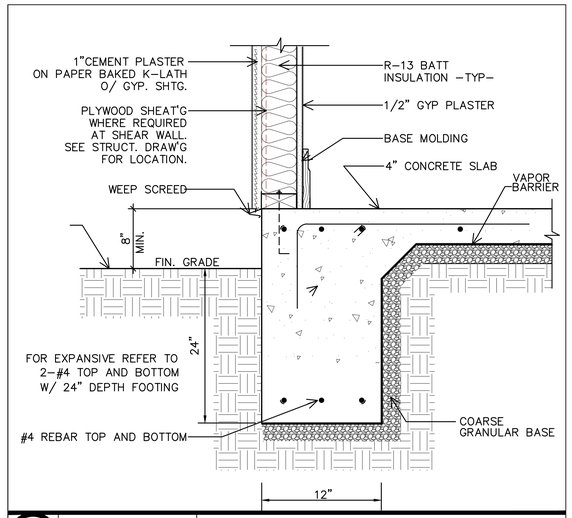
04 SCALE: 1 1/2"=1'-0" — Tile Roof GABLE



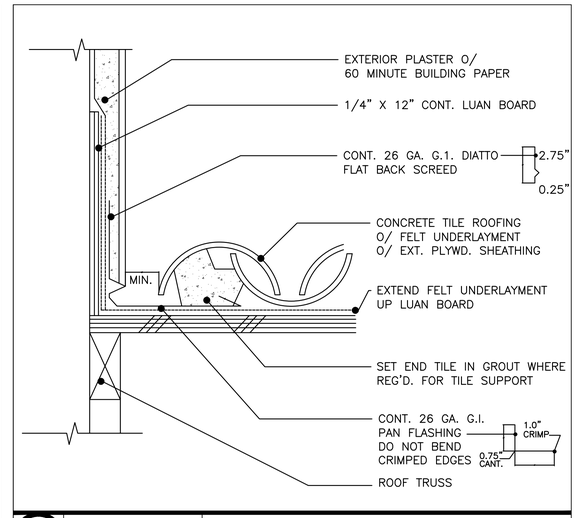
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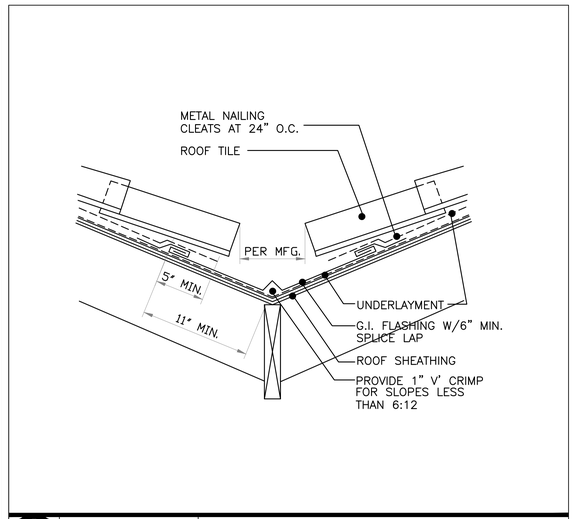
11 SCALE: 1 1/2"=1'-0" — STACK ALUM. DOOR/WINDOW



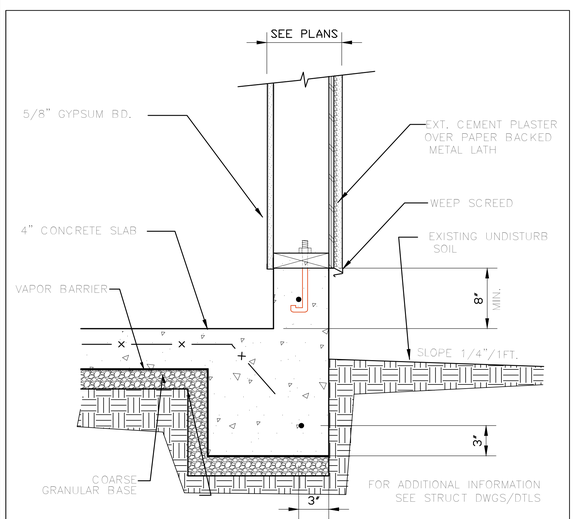
08 SCALE: 1 1/2"=1'-0" — Wall at Foundation



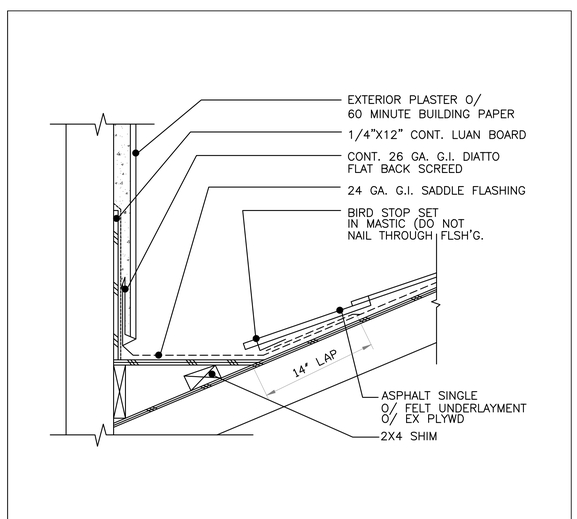
05 SCALE: N.T.S. — RAKE TO WALL FLASHING



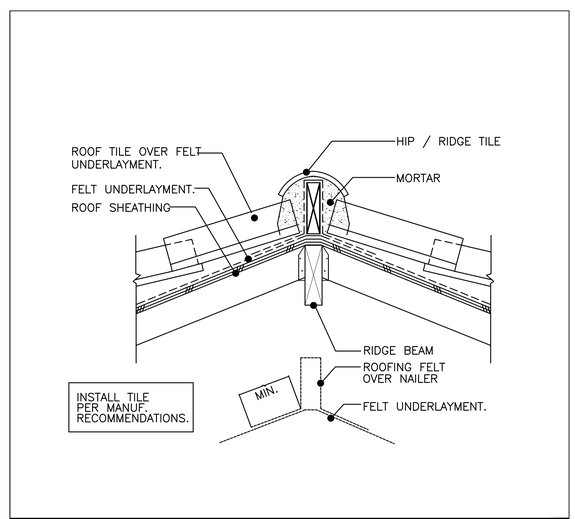
02 SCALE: N.T.S. — VALLEY FLASHING



09 SCALE: 1 1/2"=1'-0" — Foundation



06 SCALE: N.T.S. — CRICKET FLASHING



03 SCALE: N.T.S. — HIP/ RIDGE DETAIL

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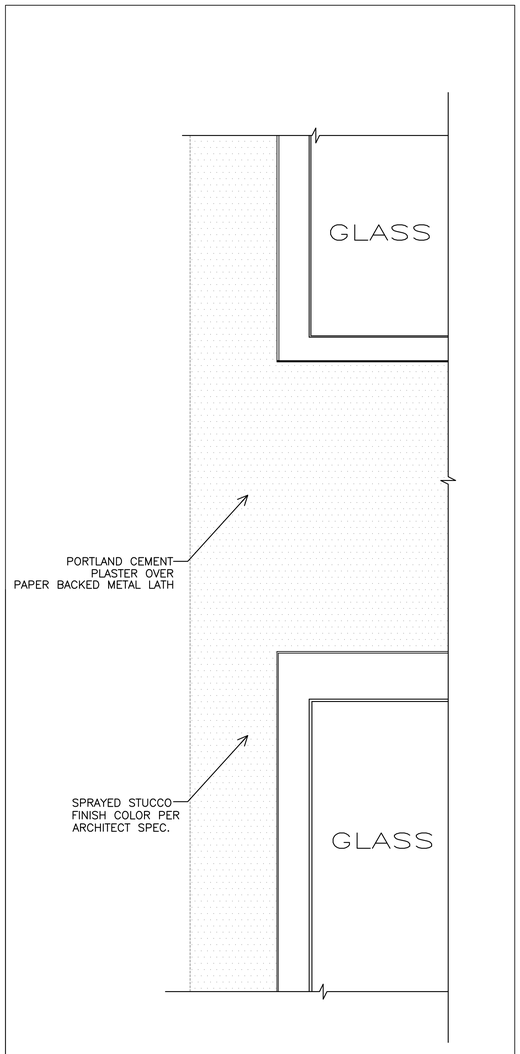
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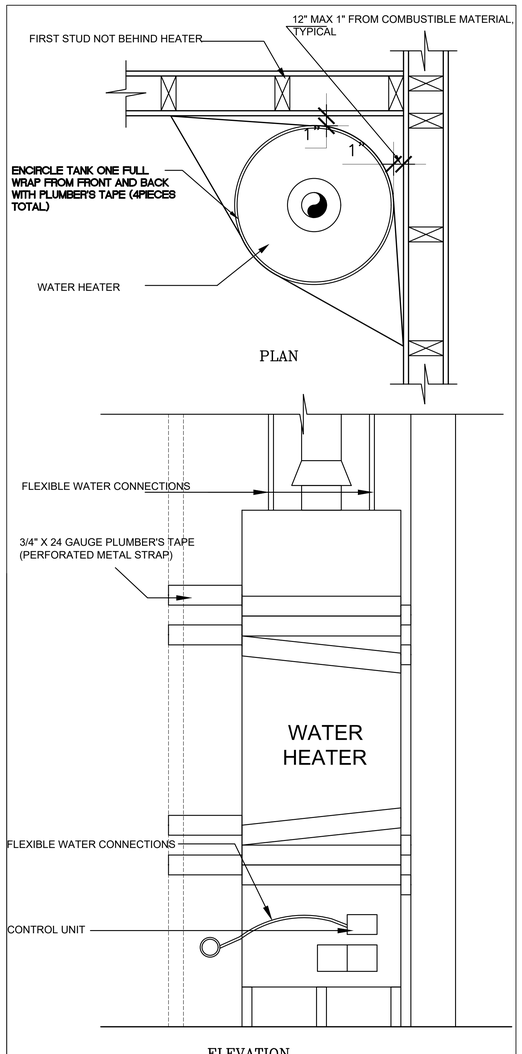
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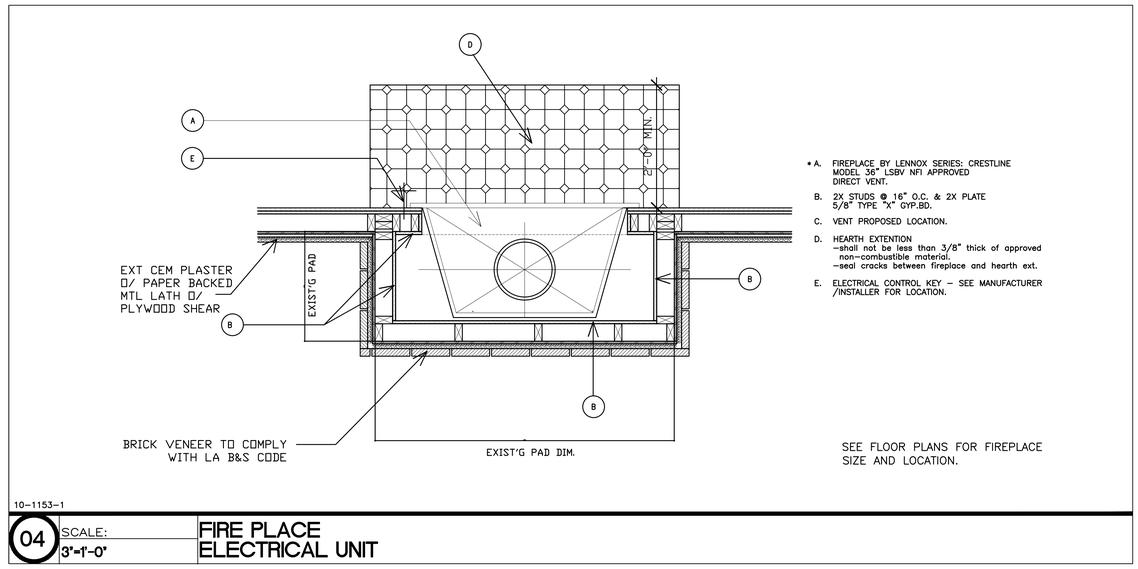
09 SCALE: 1-1/2"=1-0

FRONT STACK-ALUM. DOR/WINDOW



07 SCALE: 1 1/2"=1'-0"

WATER HEATER



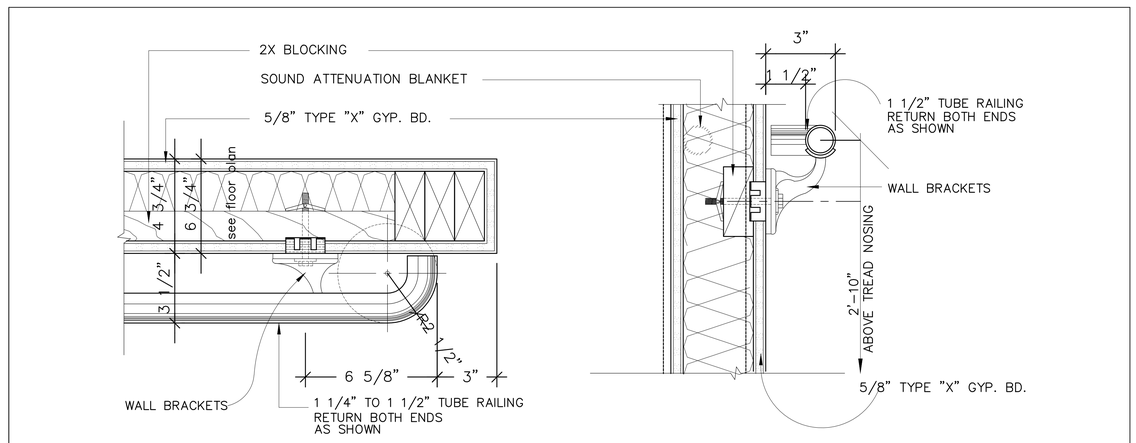
* A. FIREPLACE BY LENNOX SERIES: CRESTLINE MODEL 36" LSBV NFI APPROVED DIRECT VENT.
B. 2X STUDS @ 16" O.C. & 2X PLATE 5/8" TYPE "X" GYP.BD.
C. VENT PROPOSED LOCATION.
D. HEARTH EXTENTION
-shall not be less than 3/8" thick of approved non-combustible material.
-seal cracks between fireplace and hearth ext.
E. ELECTRICAL CONTROL KEY – SEE MANUFACTURER /INSTALLER FOR LOCATION.

SEE FLOOR PLANS FOR FIREPLACE SIZE AND LOCATION.

10-1153-1

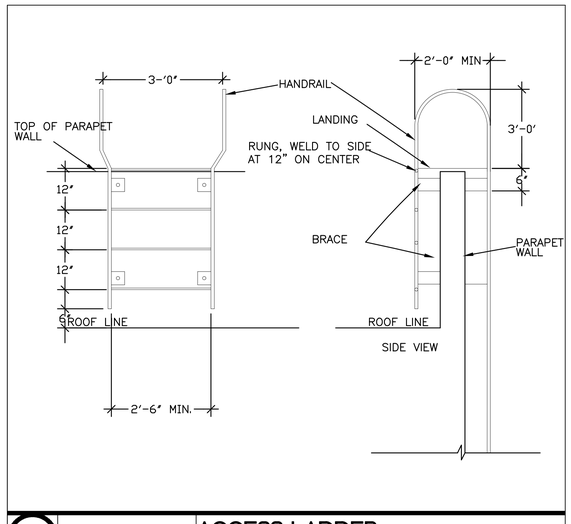
04 SCALE: 3'=1'-0'

FIRE PLACE ELECTRICAL UNIT



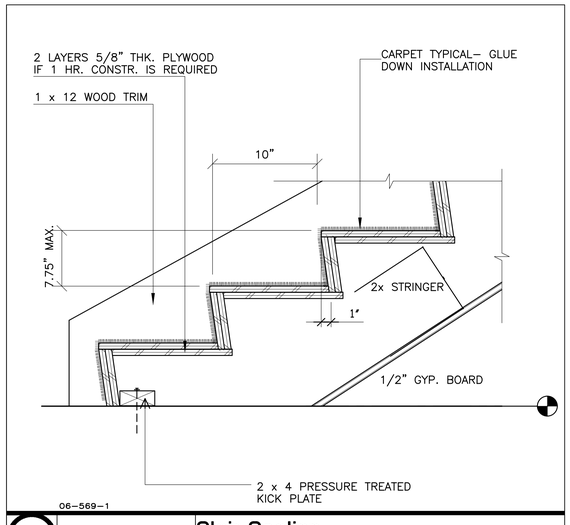
05 SCALE:

HANDRAIL AT WOOD STUUD WALL



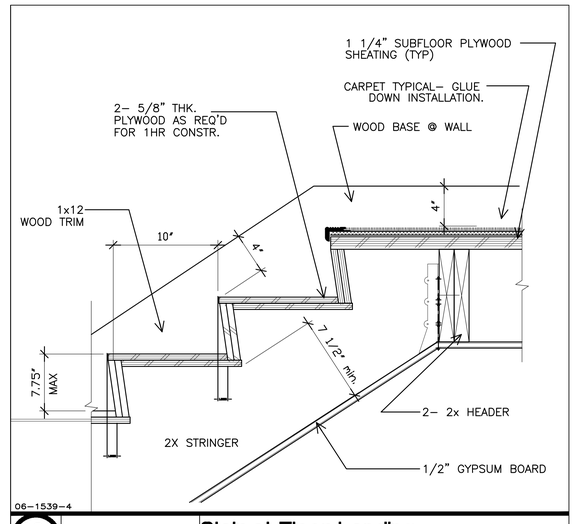
05 SCALE:

ACCESS LADDER



06 SCALE: 1 1/2"=1'-0"

Stair Section At Floor Landing



03 SCALE: 1 1/2"=1'-0"

Stair at Floor Landing

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January 23, 2019

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ICC-ES Evaluation Report

ESR-2125

Reissued July 2016

This report is subject to renewal July 2017.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 18 13—Pedestrian Traffic Coatings

REPORT HOLDER:

AVM INDUSTRIES, INC.
8245 REMMET AVENUE
CANOGA PARK, CALIFORNIA 91304
(818) 888-0050
www.avmindustries.com

EVALUATION SUBJECT:

ELASTO FIBERDECK 100 WALKING DECK SYSTEM

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2012, 2009, 2006 *International Building Code®* (IBC)
- 2012, 2009, 2006 *International Residential Code®* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

† The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Durability
- Fire resistance
- Fire classification
- Wind Resistance

2.0 USES

The Elasto Fiberdeck 100 system is a cementitious walking and roof covering deck system for use directly over concrete and plywood substrates.

3.0 DESCRIPTION

3.1 Materials:

3.1.1 Metal Flashing: Metal flashing must be a minimum No. 26 gage (19 mils) [0.019 inch (0.483 mm)], corrosion-resistant metal. Flashings must be rigid enough to avoid excessive deflection and ponding, or must be solidly backed by a plywood or concrete substrate.

3.1.2 AVM Crete 6400 Underlayment: AVM Crete 6400 underlayment is a field mixture of AVM Aggregate 400 and AVM Concrete Additive 7400, jobsite-mixed at a ratio of 50 pounds (22.5 kg) of AVM Aggregate 400 to 1 gallon (3.7 L) of AVM Concrete Additive 7400.

3.1.2.1 AVM Aggregate 400: AVM Aggregate 400 is a dry blend of portland cement and various aggregates, and is packaged in 50-pound (22.5 kg) bags.

3.1.2.2 AVM Concrete Additive 7400: AVM Concrete Additive 7400 is a liquid polymer to be used with AVM Aggregate 400, and is supplied in 1- and 5-gallon (3.7 and 18.9 L) containers. Shelf life is one year when stored in unopened containers at temperatures between 50°F and 90°F (10°C and 32.2°C).

3.1.3 AVM Primer 100: AVM Primer 100 is a primer for plywood, concrete and steel surfaces, and is supplied in 2- and 5-gallon (7.6 and 18.9 L) containers. Shelf life is one year when stored in unopened containers at temperatures between 50°F and 90°F (10°C and 32.2°C).

3.1.4 AVM Mat 100: AVM Mat 100 is a multidirectional, chopped-strand, fiberglass mat weighing 0.75 ounce per square foot (229 g/m²).

3.1.5 AVM Base Resin 100: AVM Base Resin 100 is a liquid polymer bonding resin, and is supplied in 2- and 5-gallon (7.6 and 18.9 L) containers. Shelf life is one year when stored in unopened containers at temperatures between 50°F and 90°F (10°C and 32.2°C).

3.1.6 AVM Texture 100: AVM Texture 100 is a premixed, ready-to-use texture coating, and is supplied in 2- and 5-gallon (7.6 and 18.9 L) containers. Shelf life is one year when stored in unopened containers at temperatures between 50°F and 90°F (10°C and 32.2°C).

3.1.7 AVM Top Coat Sealer 4100 and 4150: AVM Top Coat Sealers 4100 and 4150 are integral-color or clear-top-coat, acrylic system sealers, and are supplied in 2- and 5-gallon (7.6 L and 18.9 L) containers. Shelf life is one year when stored in unopened containers at temperatures between 50°F and 90°F (10°C and 32.2°C).

3.1.8 AVM AcriPatch 5020: AVM AcriPatch 5020 is a patching compound for application at joints, voids, cracks and wood knots, and is available in 2- and 5-gallon (7.6 L and 18.9 L) containers. Shelf life is one year when stored in unopened containers at temperatures between 50°F and 90°F (10°C and 32.2°C).

3.2 Substrates:

3.2.1 Plywood: Plywood must have a minimum thickness of $^{19}/_{32}$ inch (15.9 mm) or as required by Table 2304.7 (3) of the IBC, and must be exterior grade complying with U.S. DOC PS-1 or PS-2.

3.2.2 Concrete: Concrete decks must comply with the applicable requirements of the applicable code and must

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have a minimum compressive strength of 2500 psi (17.2 MPa) after a minimum 28-day cure time.

3.3 Metal Lath:

Metal lath must be minimum 2.5-pound-per-square-yard (1.36 kg/m²), galvanized-diamond-mesh, expanded metal lath complying with ASTM C847.

3.4 Staples:

Staples must be corrosion-resistant, minimum No. 16 gage [0.0598 inch (1.519 mm)] staples with 1-inch (25.4 mm) crowns and minimum $^{7}/_{8}$-inch-long (15.9 mm) legs.

4.0 INSTALLATION

4.1 General:

The Elasto Fiberdeck 100 walking deck system must be installed in accordance with the manufacturer's published installation instructions, the applicable code and this report. The manufacturer's installation instructions must be available on the jobsite during application. All liquid materials must be applied when the ambient temperature is between 50°F and 90°F (10°C and 32.2°C), and the relative humidity is between 30 and 85 percent; the materials must not be applied when rain or other precipitation is expected or occurring.

Substrates must be structurally sound, clean and dry, and must be sloped to meet the minimum requirements of the applicable code.

4.2 Preparation of Substrates:

4.2.1 Plywood: Plywood must be applied to framing in accordance with the requirements of the applicable code. All edges must be blocked. All penetrations through and terminations of the sheathing must be protected with metal flashing in accordance with the requirements of the applicable code and the manufacturer's published installation instructions. Any loose or spalling materials must be removed, and all plywood seams, knot holes and uneven areas must be filled with AVM AcriPatch 5020.

4.2.2 Concrete: Surfaces must be clean and dry. All holes and cracks must be filled flush with AVM AcriPatch 5020, and all high points cut or ground off to provide a smooth, even surface. Dust must be removed using high-pressure air. Any foreign material such as paint, grease or oil must be removed by mechanical means. New concrete must be mechanically scarified prior to application of the system.

4.2.3 Metal Flashing: Metal surfaces must be cleaned of all dust, grease, oils, loose paints, etc., to ensure a good bond between AVM materials and metal flashing. All exposed joints must be caulked.

4.3 Walking Deck Covering System:

4.3.1 Installation over Plywood Substrates: The substrate must have a minimum slope of $^{1}/_{12}$ (2 percent slope).

The plywood must be prepared as noted in Section 4.2.1. All perimeter edges, penetrations, and abutting vertical surfaces must be covered with metal flashing that extends a minimum of 2 inches (51 mm) onto the surface. The system materials must be applied directly to metal flashing.

AVM Primer 100 is applied by roller or brush at a rate of 1 gallon per 200 to 300 square feet (0.021 to 0.14 L/m²). This coat requires 15 to 45 minutes to cure; temperature and humidity affect drying rates. The primer must be reapplied if the AVM Crete 6400 underlayment is not applied within 12 hours of the initial primer application.

The primed deck must be cleaned, and the metal lath is fastened to the plywood using minimum No. 16 gage [0.0598 inch (1.519 mm)], 1-inch-crown (25.4 mm), $^{7}/_{8}$-inch-long (12.7 mm), corrosion-resistant staples, placed at a density of not less than 16 staples per square foot (172 staples/m²), and uniformly distributed. The lath must be butt-jointed and the joints must be fastened to the plywood using the above-noted staples at a maximum spacing of 1 inch (25.4 mm) on center. Lath joints must be staggered from plywood joints.

AVM Crete 6400 underlayment is mixed in accordance with the manufacturer's published installation instructions and Section 3.1.2 of this report, and is applied by trowel or float over the metal lath, filling all holes, to a dry thickness of $^{1}/_{4}$ inch (6.4 mm). This coat requires a minimum of 24 hours to cure; temperature and humidity affect drying rates.

The cured AVM Crete 6400 surface must be cleaned, and AVM Primer 100 is applied to all surfaces to be coated, at a rate of 1 gallon per 200 square feet (0.021 L/m²). The primer must be allowed to cure until dry, which requires approximately 15 to 45 minutes; temperature and humidity affect drying rates. The primer must be reapplied if the AVM Base Resin 100 is not applied within 12 hours of the initial primer application.

AVM Mat 100 must be laid, in shingle fashion, with a $^{1}/_{2}$-inch (12.7 mm) head lap, to cover the deck. The fabric must overlap the deck edge a minimum of 1 inch (25.4 mm), and must extend into the drain and scupper flashing, terminating at the perimeter of the discharge opening. The fabric must be kept free of crimps and creases.

AVM Base Resin 100 must be applied over the AVM Mat 100 at the rate of 1 gallon per 40 to 50 square feet (1.03 to 0.82 L/m²), and must be worked into the mat using a roller or brush, applying sufficient pressure to thoroughly embed the resin into the mat. The coat must be allowed to dry overnight, and the surface is checked for any blemishes, air pockets, or bubbles, and any items that may have become embedded. If any such items are found, areas around them must be cut out and filled with AVM Base Resin 100 and AVM Mat 100, as described in this section. If any pinholes are found, AVM Base Resin is applied at the rate of 1 gallon per 100 to 150 square feet (0.41 to 0.27 L/m²) until the pinholes are sealed.

This coat requires a minimum of 24 hours to cure; temperature and humidity affect drying rates.

The cured base coat must be cleaned, and AVM Texture 100 is applied, at the rate of 1 gallon per 40 to 60 square feet (1.03 to 0.69 L/m²), using a hopper-gun or a trowel. This coat must be allowed to cure until dry, which requires approximately 1 to 3 hours; temperature and humidity affect drying rates.

The deck must be cleaned, and AVM Top Coat Sealer 4100 or 4150 is applied at the rate of 1 gallon per 100 to 120 square feet (0.41 to 0.34 L/m²). This coat must be allowed to cure until dry, but under no circumstances is curing to be less than 24 hours; temperature and humidity affect drying rates.

4.3.2 Installation over Concrete Substrates: Concrete decks must have a minimum slope of $^{1}/_{4}$:12 (2 percent

slope) and must be prepared in accordance with Section 4.2.2 with metal flashing prepared as noted in Section 4.2.3. All perimeter edges, penetrations, and abutting vertical surfaces must be covered with metal flashing that extends a minimum of 2 inches (51 mm) onto the vertical surface, except where edges of concrete slabs are intended for drainage. The system materials must be applied directly to the metal sections. Installation over concrete substrates must be as described in Section 4.3.1 with the exception that the metal lath is not required. In the case of installations over existing reinforced concrete slabs exceeding 1 inch (25.4 mm) in thickness and having a minimum compressive strength of 2,500 psi (17.2 MPa), the application of AVM Crete 6400, as detailed in Section 4.3.1, is not required.

4.4 Method of Repair:

The damaged areas must be cleared of all existing material, and the materials replaced in the manner described in Sections 4.1, 4.2 and 4.3. When substrate damage occurs, the retention of the fire-resistance rating and strength properties must be investigated and the results submitted to the code official.

4.5 One-hour Fire-resistance-rated Floor Assembly:

The Elasto Fiberdeck 100 walking deck system, when installed over $^{19}/_{32}$-inch-thick (15.9 mm) exterior-grade plywood complying with PS-1, with nominally 2-by-9 lumber joists (51 by 203 mm) spaced at a maximum of 16 inches (406 mm) on center, and all plywood joints blocked, is a substitute for the double wood floor described in Assembly 13 of Table 721.1 (3) of the 2012 IBC [Table 720.1(3) of the 2009 and 2006 IBC]. When installation is over nominally 2-by-8 joists (51 by 203 mm), the design bending stress assigned to the joists is limited to 78 percent of the code-prescribed design values. The reduction in bending stress is not required for 2-by-10 (51 by 254 mm) and deeper joists.

4.6 Fire classification:

When the Elasto Fiberdeck 100 system is applied over $^{19}/_{32}$-inch-thick (15.9 mm), exterior grade plywood substrates with all edges blocked, the system has a Class A roof assembly classification, provided the slope is a maximum $^{1}/_{4}$ inch per foot (2% slope) and meets the minimum slope requirements of the applicable code.

4.7 Wind Resistance:

The maximum allowable wind resistance pressure is limited by the capacity of the plywood or concrete roof deck construction, as applicable. The roof deck must be designed to resist the design wind pressures in accordance with the applicable code.

5.0 CONDITIONS OF USE

The Elasto Fiberdeck 100 walking deck system described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation must comply with this report, the manufacturer's published installation instructions and the applicable code. If there is a conflict between the manufacturer's published installation instructions and this report, this report governs.

5.2 When installation is adjacent to swimming pools or spas, in areas subject to related chemical exposure, a second application of AVM Top Coat Sealer 4100 or 4150 is required and must be applied in accordance with Section 4.3.1, except that the sealer is applied at a rate of 1 gallon per 150 square feet (0.27 L/m²).

5.3 The roof deck on which the Elasto Fiberdeck 100 walking deck system is installed must be designed to resist the design wind pressures of the applicable code.

5.4 The AVM products are manufactured in Canoga Park, California, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Walking Decks (AC39), dated October 2013.

7.0 IDENTIFICATION

Each bucket of AVM materials bears a label noting the manufacturer's name (AVM Industries, Inc.) and address; the product name, the evaluation report number (ESR-2125); the shelf life; the batch number keyed to the date of manufacture. Each bag of AVM materials bears a label noting the manufacturer's name (AVM Industries, Inc.) and address, the product name and the batch number keyed to the date of manufacture. Each pallet of buckets and bags bears the same label, including the evaluation report number. Rolls of AVM Mat 100 bear a label noting the company name (AVM Industries), the AVM Mat 100 product name and the evaluation report number (ESR-2125).

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In Canada:
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PART NUMBER	STAGES
TH6320WF1005	Up to 3H/2C heat pump and 2H/2C conventional

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CALIFORNIA TITLE 24

Manufacturers are required to submit samples to certified labs to be measured. The emissivity and reflectivity values are measured using ASTM standards.

The results are reported to CRRC (Cool Roof Rating Council). Samples are sent to the CRRC-approved test farm for three years in order to evaluate aged results, which will eventually be on the CRRC website together with the initial results. Note: CRRC is an independent and non-biased organization that has established a system for providing building code bodies, energy service providers, architects, specifiers, property owners, and community planners with accurate data on reflective roof surfaces. This information helps to improve the energy efficiency of buildings, while positively impacting our environment.

The chart below lists Title 24 compliant GAF products for both low-slope and steep-slope roofing.

Model	Initial Reflectivity	Initial Emissivity	3 Yr. Reflectivity	3 Yr. Emissivity	Aged SRI Index	CRRC Product ID#
Ruberoid® EnergyCap™ 30 FR SBS Membrane (white)	0.8	0.84	0.63	0.84	75	0676-0017
GAFGLAS® EnergyCap™ BUR Mineral-Surfaced Cap Sheet (white)	0.8	0.9	0.63	0.87	76	0676-0021
Ruberoid® EnergyCap™ Torch Plus FR (white)	0.8	0.84	0.62	0.84	73	0676-0019
Ruberoid® EnergyCap™ SBS Heat-Weld Plus FR (white)	0.75	0.82	0.60	0.80	70	0676-0026
Ruberoid® EnergyCap™ Torch Granule FR (white)	0.84	0.81	0.70	0.82	84	0676-0025
Ruberoid® EnergyCap™ Mop FR (white)	0.74	0.84	0.57*	Pending	66	0676-0086
TOPCOAT® Surface Seal SB (white)	0.84	0.9	0.59	0.87	71	0676-0007
TOPCOAT® Surface Seal SB over APP Smooth (white)	0.84	0.9	0.61	0.78	73	0676-0007 (inc.)
TOPCOAT® Surface Seal SB over APP Granule (white)	0.84	0.9	0.54	0.87	64	0676-0007 (inc.)
TOPCOAT® Elastomeric Roofing Membrane (white)	0.85	0.9	0.68	0.88	93	0676-0006
TOPCOAT® EnergyColor® Elastomeric Coating (white)	0.91	0.87	0.78	0.89	97	0676-0033
Royal Sovereign® Shingles (white)	0.27	0.91	0.27	0.84	28	0676-0033
Sentinel® Shingles (white)	0.27	0.91	0.26	0.81	27	0676-0035
Timberline® Cool Series - Cool Weathered Wood	0.26	0.92	0.25	Pending	26	0676-0042
Timberline® Cool Series - Cool Antique Slate	0.27	0.92	0.26	0.81	28	0676-0043
Timberline® Cool Series - Cool Barkwood	0.27	0.92	0.26	0.81	28	0676-0041
Timberline® Cool Series - Cool White	0.26	0.85	0.29	0.78	28	0676-0031
Timberline® Natural Shadow® Arctic White	0.26	0.85	0.29	0.78	28	0676-0089
Timberline® HD® Shingles (white)	0.26	0.85	0.29	0.78	28	0676-0030
Timberline® Ultra HD® Shingles (white)	0.26	0.85	0.29	0.78	28	0676-0032
EverGuard® TPO FB Ultra (white)	0.76	0.9	0.68	0.83	83	0676-0027
EverGuard® TPO FB Ultra (tan)	0.65	0.9	0.59	0.84	71	0676-0028
EverGuard® PVC (white)	0.87	0.95	0.61	0.86	75	0676-0040
EverGuard® EGFB (white)	0.85	0.86	0.62	0.84	74	0676-0004
EverGuard® TPO (white)	0.76	0.9	0.68	0.83	83	0676-0001
EverGuard® TPO (tan)	0.65	0.9	0.59	0.84	71	0676-0002
EverGuard Extreme® TPO (white)	0.84	0.84	0.65*	Pending	77	0676-0088
EverGuard® Steep Slope TPO (white)	0.76	0.9	0.68	0.83	83	0676-0049
EverGuard® Freedom™ TPO (white)	0.76	0.9	0.68	0.83	83	0676-0013
EverGuard® Freedom™ TPO (tan)	0.65	0.9	0.59	0.84	71	0676-0037
EverGuard® Energy Tan TPO	0.72	0.89	0.66	0.89	80	0676-0039
EverGuard® Energy Gray TPO	0.72	0.87	0.56*	Pending	66	0676-0045

*Calculated value per Title 24 requirements.
Aged SRI (Title 24) is calculated using Aged Reflectivity and Initial Emissivity. ENERGY STAR® is a voluntary program.
†To find out more about ENERGY STAR® requirements, visit: http://www.energystar.gov/index.cfm?c=roof_pr.crit_roof_products
‡To find out more about CRRC (Cool Roof Rating Council), visit: http://www.coolroofs.org
This is a partial list of products. To find the current list of products, contact GAF Technical Services at 1-800-766-3411 or visit: http://downloads.energystar.gov/bi/qplist/roofs_prod_list.pdf

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GAFGLAS® #75 BASE SHEET

GAF MATERIALS CORPORATION



Description
GAFGLAS#75 Base Sheet is a premium roofing base sheet constructed with a strong glass mat that is coated on both sides to assure a closed-sheet design to prevent asphalt bleed-through. The sealed sheet also serves as an effective flame retarder for the application of torch-applied modified bitumen membranes.

Uses
GAFGLAS#75 Base Sheet is engineered for use in the construction of GAFGLAS built-up and RUBEROID® modified bitumen roofs. It is suitable for nailable specifications, such as plywood, where bleed-through is a concern.

Advantages
- Extra strength for excellent nail-holding ability. Superb tensile strength and resilience and no bleed through, thereby reducing risks of splitting and cracking of membrane.
- Will not rot, curl, or shrink, dimensionally stable for improved membrane performance.
- Designed to meet UL Class A ratings.
- Rolls out flat for easy installation.
- System guarantees are available for up to 20 years.

Applicable Standards
Meets ASTM D4601, Type II
FM Approved
ICC ESR#1274
Miami-Dade County Product Control Approval
UL/ULc Listed

Products Specifications (nominal)	
Roll Size	3 squares (300.1 gross sq.ft.) (29.7m²)
Roll Length	97.5' (29.7m)
Roll Width	39.375" (1.0m)
Approx. Roll Weight	68 lbs (30.8kg)

RUBEROID® TORCH GRANULE

GAF MATERIALS CORPORATION

Description
RUBEROID® TORCH GRANULE membrane is a tough, resilient modified bitumen membrane manufactured to stringent GAF Materials Corporation specifications. Its core is a strong, resilient, non-woven polyester mat that is coated with weather resistant APP polymer modified asphalt.

Uses
RUBEROID TORCH GRANULE is designed for new roofing and reroofing applications as well as flashings. RUBEROID TORCH GRANULE is also an ideal product for repairs of built-up roofing membrane or other modified bitumen systems.

Advantages
- Typical system guarantees available for up to 15 years, select system constructions available with up to 20 year guarantee coverage.
- Cost effective—the installed cost of RUBEROID TORCH is less than most single-ply systems on the market today.
- Lightweight—installed roof designs weigh less than 2 pounds per square foot.
- Resilient—RUBEROID TORCH's polyester mat, core allows it to resist splits and tears due its pliability and elongation characteristics.

Advantages (Continued)
- Durable—specially formulated modified asphalt for lasting performance.
- RUBEROID TORCH GRANULE is backed by GAF Materials Corporation, a company with over 100 years in the roofing business.
- Available in smooth surface and two granular colors: black and white



Applicable Standards
Meets ASTM D6222, Type I, Grade G
FM Approved
HUD Material Release #1216A
Miami-Dade County Product Control Approval
UL/ULc Listed

*See Ruberoid Application and Specification Manual or UL Directory for specific approval.

Products Specifications (nominal)	
Roll Size	1 square (100.5 gross sq.ft.) (9.8m²)
Roll Length	32.3' (9.9m)
Roll Width	39.58" (.525m)
Approx. Roll Weight	99 lbs (44.9kg)
Product Thickness	0.160" (4mm)

This product meets or exceeds the following ASTM D6222, Type I, Grade G, minimum requirements:

Property	Test Method	Value
Tensile Strength @ 0°F (min), lbf/in	ASTM D5147	60
Elongation @ 0°F (min), %	ASTM D5147	10
Low Temperature Flexibility (max), °F	ASTM D5147	32
Tear Strength (min), lbf	ASTM D5147	70
Dimensional Stability, (max) %	ASTM D5147	<0.5

To meet the requirements of Joint Appendix JA5 of the 2016 Tit
Commission shall execute a declaration under penalty of perjur
with the applicable provisions of Joint Appendix JA5 and Title 2

California Energy Commission
2016 Manufacturer Certification for Equip
Occupant Controlled Smart Thermostat Declaration L

OCST Model Name	OCST Model Number
Wi-Fi 9000, Honeywell	TH9320WF5003
Wi-Fi 9000, Honeywell	TH9320WFV6007
Wi-Fi Focus PRO 6000, Honeywell	TH6320WF1005
Lyric Round, Honeywell	TH8732WF5018
Lyric Round, Honeywell	TH8732WF5884
Lyric Round, Honeywell	TH8732WFH5002
Lyric Round, Honeywell	TH8732WFH5010
Lyric Round, Honeywell	RCH9300WF5005
Lyric Round, Honeywell	RCH9300WF5013
Lyric Round, Honeywell	RCH9310WF5003
Lyric Round, Honeywell	RCH9310WF5011
Lyric T6, Honeywell	TH6220WF2006
Lyric T6, Honeywell	TH6320WF2003
Vision PRO 8000 with RedLINK, Honeywell	TH8110R1008
Vision PRO 8000 with RedLINK, Honeywell	TH8320R1003
Vision PRO 8000 with RedLINK, Honeywell	TH8321R1001
Gateway for RedLINK thermostats, Honeywell	THM6000R1002
Gateway for RedLINK thermostats, Honeywell	THM6000R7001
Prestige with RedLINK, Honeywell	THX9321R1008
Prestige with RedLINK, Honeywell	THX9321R5000
Prestige with RedLINK, Honeywell	THX9421R5005
Prestige with RedLINK, Honeywell	THX9421R5013
Prestige with RedLINK, Honeywell	THX9421R5021
Wi-Fi Smart with Voice Control, Honeywell	RTH9590WF1011
Wi-Fi Smart with Voice Control, Honeywell	RTH9590WF1003
Wi-Fi Smart with Voice Control, Honeywell	RET97ASE1001
Wi-Fi Smart, Honeywell	RTH9580WF1005
Wi-Fi Smart, Honeywell	RTH9580WF1013
Wi-Fi 7-Day Programmable Touch Screen, Honeywe	RTH8580WF1004
Wi-Fi 7-Day Programmable Touch Screen, Honeywe	RTH8580WF1007
Wi-Fi 7-Day Programmable Touch Screen, Honeywe	RET97B5D1002
Wi-Fi 7-Day Programmable, Honeywell	RTH6580WF1001

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

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17-029

PROJECT NO.
SHEET NO.
D-4

January 23, 2019

U.S. ARCHITECTURAL SHEET SIZE: D 42x30



LANDSCAPE AREAS

- PRIVATE LANDSCAPE
- HOA MAINTAINED
- POOL
- TURF

LANDSCAPE COURT LAND STUDIO ARCHITECTURE
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Licensed Landscape Architect #3620

GREEN BUILDING COMPLIANCE

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

PAUL LEWIS, LANDSCAPE ARCHITECT _____ DATE _____

AREA SUMMARY

TOTAL LOT AREA = APPROX. 174,618 SF

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

LANDSCAPE PROVIDED IN PUBLIC AREA MAINTAINED BY HOA: 14,086 SF

LANDSCAPE PROVIDED IN PRIVATE PATIO AREA: 18,590 SF

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Cercidium 'Desert Museum' / Thornless Palo Verde	20	36" Box	VL	multi-trunk
	Koelreuteria bipinnata / Chinese Flame tree	74	24" Box	M	
	Lagerstroemia indica / Crape Myrtle	14	24" Box	M	
	Maytenus boaria / Mayten	8	24" Box	M	
	Phoenix dactylifera / Date Palm 18' min. clear trunk	8	24" Box	M	
	Tristania conferta / Brisbane Box	43	36" Box	M	
	SHRUBS				
	Agave attenuata / Agave	18	5g	L	
	Echium fastuosum / Pride of Madiera @ 60" o.c.	68	5g	L	
	Gaura lindheimeri / Gaura @ 18" o.c.	110	1g	L	
	Juncus patens / California gray rush @ 18" o.c.	218	1g	L	
	Lavandula stoechas / Spanish lavender @ 18" o.c.	345	1g	L	
	Leymus condensatus 'Canyon Prince' / Canyon rye grass, @ 30" o.c.	302	1g	L	
	Loropetalum chinense 'Razzleberri' / Chinese Fringe Flower, @ 30" o.c.	47	5g	M	
	Phlomis fruticosa / Jerusalem sage @ 36" o.c.	160	5g	L	
	Photinia fraseri / Photinia @ 30" o.c.	163	5g	M	hedge
	Xylosma congestum / Shiny xylosma @ 36" o.c. alt. Prunus caroliniana	39	5g	L	hedge
	GROUND COVER				
	Bougainvillea 'Oo-la-la' / Bougainvillea 2645 sf @ 24" o.c.	661	1g	L	
	Carex divulsa / Berkeley sedge 500 sf @ 12" o.c. = 500 plants	31	4" flat	L	
	Lantana montevidensis / Lantana 807 sf @ 36" o.c.	89	1g	L	
	Myoporum parvifolium / Myoporum 220 sf @ 12" o.c. = 220 plants	5	dirt flat	L	
	Trachelospermum jasminoides / Star jasmine 1052 sf @ 12" o.c. = 1052 plants	22	dirt flat	M	
	Turf - bonsai dwarf fescue avail from Pacific Sod	830 sf	sod		
	Decorative Gravel				

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

5. ALL BOXED TREES IN PAVING SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN CONJUNCTION WITH PAVING CONTRACTOR AND GENERAL CONTRACTOR. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY FOR ACCURATE PLACEMENT OF TREES.

6. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL OR FENCE.

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

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

9. FOR BIDDING AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE USED UNTIL CONTRACTOR IS PROVIDED WITH SOILS AGRONOMY REPORT. AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL.

AMOUNT PER 1,000 SQUARE FEET

4 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD SAWDUST, FIR SAWDUST OR CEDAR SAWDUST.
15 LBS. SOIL SULFUR
15 LBS. 12-12-12 FERTILIZER

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

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

DO NOT OVER EXCAVATE!!!

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

6 PARTS ON-SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION
1 LB./CU.YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
2 LBS./CU. YD. OF MIX IRON SULFATE
10 LBS./CU. YD. OF MIX AGRICULTURAL GYPSUM

12. THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET OR PER SOIL AGRONOMY REPORT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.

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

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

15. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

1 GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON SHRUBS	5
BOXED TREES	1 PER 4" OF BOX SIZE

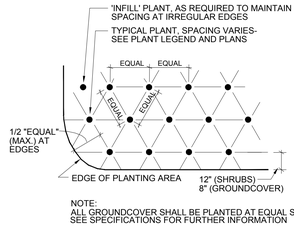
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

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

17. INSTALL 24" DEEP ROOT BARRIER ON ALL TREES WITHIN 4 FEET OF PAVING.

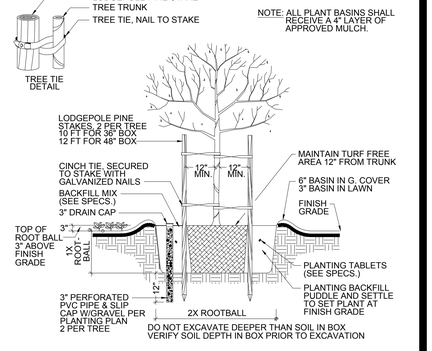
18. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" (SIX INCHES) OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

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



NOTE:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL SPACING
SEE SPECIFICATIONS FOR FURTHER INFORMATION

SHRUB AND GROUNDCOVER SPACING 2
SCALE: N.T.S.



DOUBLE STAKED TREE 1
SCALE: N.T.S.

SCALE: 1/16" = 1'-0"
0 8' 16' 32'
NORTH

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

NO.	DATE	DESCRIPTION	CHECKED BY:	DATE:
10				
09				
08				
07				
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01			DRAWN BY:	DATE: 09-03-19

AB DWG ID:
DRAWER#:

REVISIONS

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

NO.	DATE	ISSUED FOR

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

ISSUED COPIES — SHEET TITLE

69 RESIDENTIAL UNITS
635 LOS ANGELES AVE.
MOORPARK, CA 93021

PROJECT — CLIENT

1

PROJECT NO.
SHEET NO.
L1.0

U.S. ARCHITECTURAL SHEET SIZE: D 42x30

TREES


Cercidium 'Desert Museum' / Thornless Palo Verde


Koelreuteria bipinnata / Chinese Flame tree


Lagerstroemia indica/ Crape myrtle


Maytenus boaria / Mayten tree


Phoenix dactylifera / Date palm


Tristania conferta / Brisbane box

SHRUBS


Agave attenuata / Agave


Echium candicans / Pride of Madeira


Gaura lindheimeri / Gaura


Juncus patens / California gray rush


Lavandula stoechas / Spanish lavender


Leymus condensatus 'Canyon Prince' / Canyon rye grass

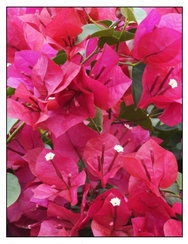

Loropetalum chinense 'Razzleberri' / Chinese Fringe Flower


Phlomis fruticosa / Jerusalem sage


Photinia fraseri / Photinia


Xylosma congestum / Shiny xylosma

GROUNDCOVERS


Bougainvilla 'Oo-la-la' / Groundcover bougainvilla


Carex divulsa / Berkeley sedge Groundcover bougainvilla


Lantana montevidensis / Lantana Groundcover bougainvilla


Myoporum parvifolium / Myoporum Groundcover bougainvilla


Trachelospermum jasminoides / Star jasmine

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AB DWG ID:
DRAWN BY:
NO. DATE DESCRIPTION CHECKED BY: DATE:
PREVISIONS

PLANT PHOTO SHEET
1/16"=1'-0"
ISSUED FOR
NO. DATE
ISSUED COPIES
SHEET TITLE

Paul A. Lewis
No. 3620
date
Exp. 8/31/21
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

69 RESIDENTIAL UNITS
635 LOS ANGELES AVE.
MOORPARK, CA. 93021
PROJECT CLIENT

PROJECT NO.
SHEET NO.
L1.2