

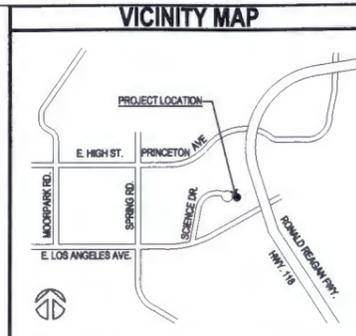


Date: 02.26.14

ITEM 8.A. CC ATTACHMENT 3



STATE OF CALIFORNIA ROUTE 23 FREEWAY



MOORPARK COMMUNITY MARKETPLACE

APN# 512-0-240-195
709 SCIENCE DRIVE (BUILDING ONE)
MOORPARK, CA. 93021

PROJECT DATA

APN: 512-0-240-195
PARCEL NO.: 3828
ZONING: M-1 (LIGHT INDUSTRIAL) EXISTING
EXISTING IPD NO.: 93-1
SITE AREA: APPROX. 840,708 S.F. (19.3 AC.)
OCCUPANCY GROUP: M, B, S
TYPE OF CONSTRUCTION: III (EXISTING)
FIRE SPRINKLERS: EXISTING WITH FIRE ALARM SYSTEM

SCOPE OF WORK

REQUESTING APPROVAL FOR A RETAIL USE IN AN EXISTING M-1 CONDITION (BUILDING ONE). THE RETAIL USE WOULD BE A MAX. OF 20% OF THE GROSS FLOOR AREA OF THE BUILDING IN WHICH IT IS LOCATED. IN AN INDUSTRIAL COMPLEX - THE 20% SHALL BE COMPUTED ON THE BASIS OF THE CUMULATIVE TOTAL FLOOR AREA OF THE IPD (IPD NO. 93-1) PER SECTION 17.20.060.

THE PROPOSED USE FOR THE EXISTING STRUCTURE WILL BE FOR AN UPSCALE INDOOR MARKETPLACE. (MINI-OUTLET CENTER IN A TRADE SHOW ENVIRONMENT). NO MODIFICATIONS WILL BE DONE TO THE EXTERIOR OF THE BUILDING. THE BUILDING SIGNAGE WILL BE CONSISTENT TO THE SURROUNDING AREA / BUILDINGS AND WHAT WAS PREVIOUSLY APPROVED FOR THIS BUILDING.

BUILDING TABULATION

BUILDING ONE	
OFFICE FLOOR AREA	= 15,319 S.F.
RETAIL AREA	= 79,042 S.F.
(20% Max. of gross floor area allowed by City Ordinance 17.20.060)	
WHEREHOUSE	= 159,418 S.F.
BLDG. ONE TOTAL AREA	= 253,780 S.F.
BUILDING TWO	
OFFICE FLOOR AREA	= 7,625 S.F.
WAREHOUSE	= 144,875 S.F.
BLDG. TWO TOTAL AREA	= 152,500 S.F.
GRAND TOTAL OF EXISTING BUILDINGS (ONE & TWO) = 406,280 S.F.	

PARKING STATISTICS

BUILDING ONE	
RETAIL / OFFICE (1 / 300)	= 315 STALLS
WAREHOUSE (1 / 500 1ST. 10,000)	= 20 STALLS
(1 / 5000 REMAINDER)	= 30 STALLS
TOTAL REQUIRED STALLS:	= 365 STALLS
TOTAL PROVIDED STALLS:	= 368 STALLS
LOADING SPACES (12' X 50')	
4 REQUIRED : 4 PROVIDED	
BUILDING TWO	
OFFICE (1 / 300)	= 25 STALLS
WAREHOUSE (1 / 500 1ST. 10,000)	= 20 STALLS
(1 / 5000 REMAINDER)	= 27 STALLS
TOTAL REQUIRED STALLS:	= 72 STALLS
TOTAL PROVIDED STALLS:	= 153 STALLS
GRAND TOTAL OF PARKING:	
TOTAL REQUIRED STALLS:	= 437 STALLS
TOTAL PROVIDED STALLS:	= 521 STALLS

PROJECT DIRECTORY

PROJECT ADDRESS: MOORPARK COMMUNITY MARKETPLACE
709 SCIENCE DRIVE, BLDG. 1
MOORPARK, CA. 93021

APPLICANT: MANNY ASADURIAN
11576 SUMAC LANE
SANTA ROSA VALLEY, CA. 93012
PHONE: (805) 738-9983
EMAIL: MAUR711@GMAIL.COM

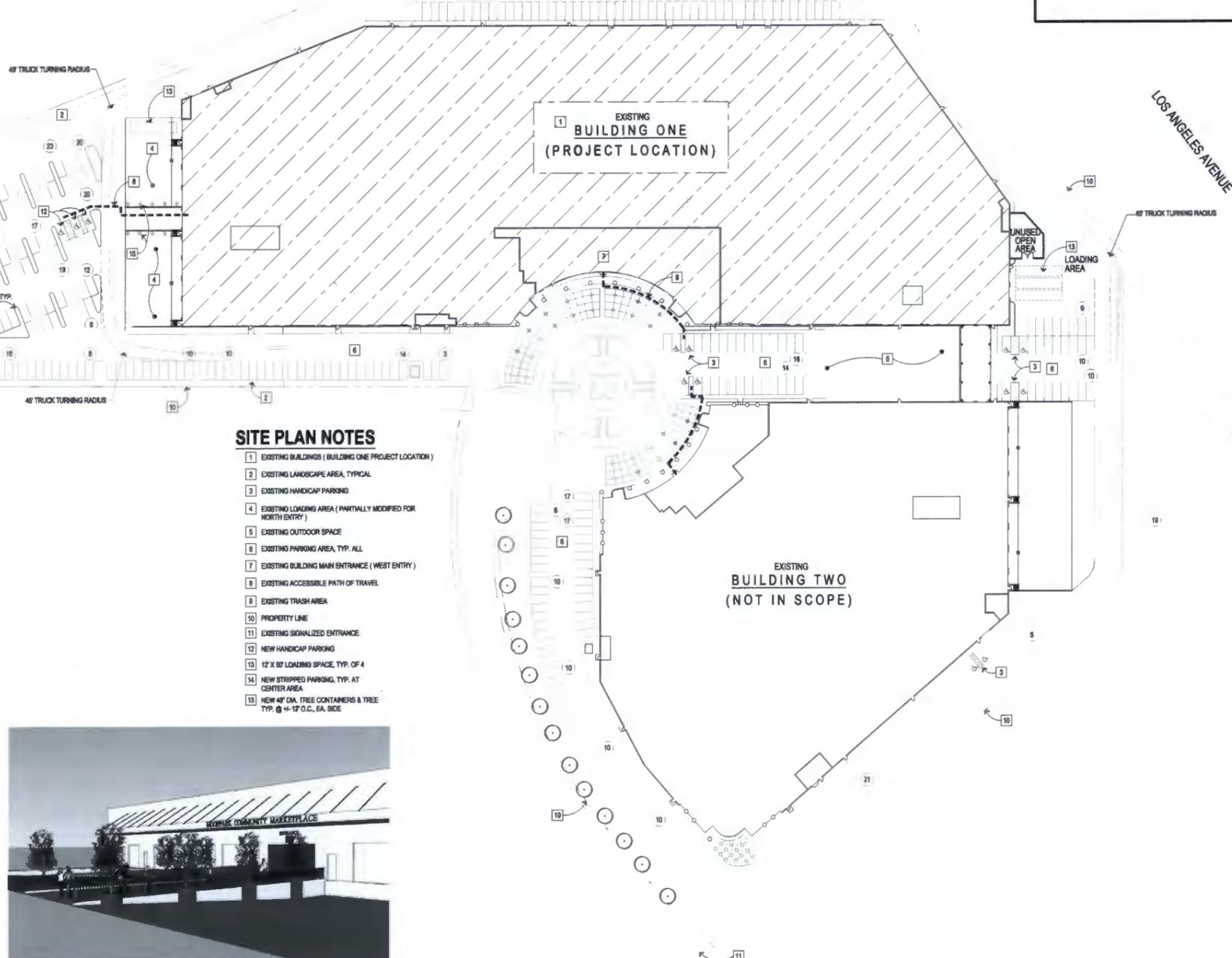
PROJECT COORDINATOR: JOHN NEWTON
159 MOONSONG COURT
MOORPARK, CA. 93021
PHONE: (805) 528-3494
EMAIL: NEWTONCHSLT@GMAIL.COM

ARCHITECT: GERRICKE + MASON ARCHITECTS
COLLABORATIVE
403 E. HIGH STREET
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PHONE: (805) 532-1289
FAX: (805) 532-1947
CONTACT: BOB GERRICKE (805) 532-1289
E-MAIL: BGERRICKE@GMAC-LLP.COM

LANDSCAPE ARCHITECT: LANDMARK DESIGN
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THOUSAND OAKS, CA. 91380
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E-MAIL: CAROL@LANDMARKDESIGN.COM

SHEET INDEX

- A-1 SITE PLAN, PROJECT DATA / TABULATION
- A-2 BLDG. ONE OVERALL FLOOR PLAN
- A-3 ENLARGED PLAN OF RETAIL AREA
- A-4 EXISTING BUILDING PICTURES / PROPOSED INTERIOR
- L-0 LANDSCAPE CONCEPT PLAN
- L-1 IRRIGATION PLAN
- L-2 PLANTING PLAN
- L-3 DETAILS



SITE PLAN NOTES

- 1 EXISTING BUILDINGS (BUILDING ONE PROJECT LOCATION)
- 2 EXISTING LANDSCAPE AREA, TYPICAL
- 3 EXISTING HANDICAP PARKING
- 4 EXISTING LOADING AREA (PARTIALLY MODIFIED FOR NORTH ENTRY)
- 5 EXISTING OUTDOOR SPACE
- 6 EXISTING PARKING AREA, TYP. ALL
- 7 EXISTING BUILDING MAIN ENTRANCE (WEST ENTRY)
- 8 EXISTING ACCESSIBLE PATH OF TRAVEL
- 9 EXISTING TRASH AREA
- 10 PROPERTY LINE
- 11 EXISTING SIGNALIZED ENTRANCE
- 12 NEW HANDICAP PARKING
- 13 12' X 50' LOADING SPACE, TYP. OF 4
- 14 NEW STOPPED PARKING, TYP. AT CENTER AREA
- 15 NEW 40" DIA. TREE CONTAINERS & TREE TYP. @ 14'-12" O.C., EA. SIDE



NEW ENTRY ELEVATION

SCALE: 1" = 60'-0"

ARCHITECTURAL SITE PLAN

SCALE: 1" = 80'-0"



GERRICKE + MASON ARCHITECTS COLLABORATIVE
403 E. HIGH STREET
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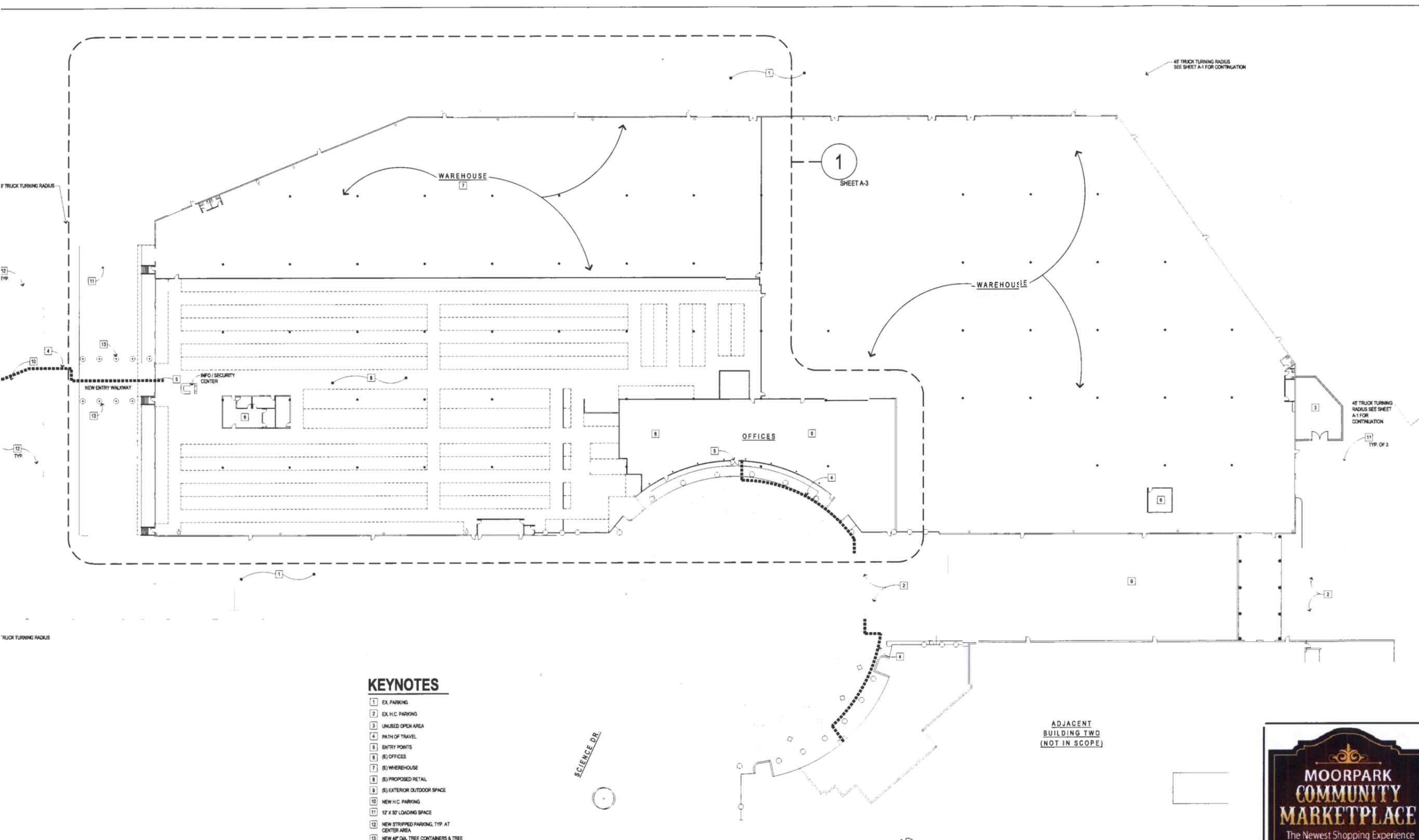
PROJECT DESCRIPTION: MOORPARK COMMUNITY MARKETPLACE
709 SCIENCE DR. (BUILDING ONE)
MOORPARK, CA. 93021
APPLICANT: MANNY ASADURIAN
11576 SUMAC LANE
SANTA ROSA VALLEY, CA. 93012

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ARCHITECTURAL SITE PLAN
PROJECT DATA
SITE TABULATIONS

SHEET DESCRIPTION:
A-1



- KEYNOTES**
- 1 EX. PARKING
 - 2 EX. H.C. PARKING
 - 3 UNUSED OPEN AREA
 - 4 PATH OF TRAVEL
 - 5 ENTRY POINTS
 - 6 (E) OFFICES
 - 7 (E) WAREHOUSE
 - 8 (E) PROPOSED RETAIL
 - 9 (E) EXTERIOR OUTDOOR SPACE
 - 10 NEW H.C. PARKING
 - 11 12' X 50' LOADING SPACE
 - 12 NEW STRIPPED PARKING, TYP. AT CENTER AREA
 - 13 NEW 48" DIA. TREE CONTAINERS & TREE TYP. @ 12' O.C., EA. SIDE

OVERALL FLOOR PLAN (BUILDING ONE)



ADJACENT BUILDING TWO (NOT IN SCOPE)



MOORPARK COMMUNITY MARKETPLACE
The Newest Shopping Experience
With Old Fashion Prices

PROJECT DESCRIPTION:
MOORPARK COMMUNITY MARKETPLACE

708 SCIENCE DR. (BUILDING ONE)
MOORPARK, CA 91362
MARTIN MANSOURIAN
11676 SUMAC LANE, SANTA ROSA VALLEY, CA 95012

ARCHITECT:
G+M+V
GERRITKE + MASON ARCHITECTS COLLABORATIVE
1800 532 1200 • 402 E. High Street Moorpark, CA 95021 • P 800 532 1447

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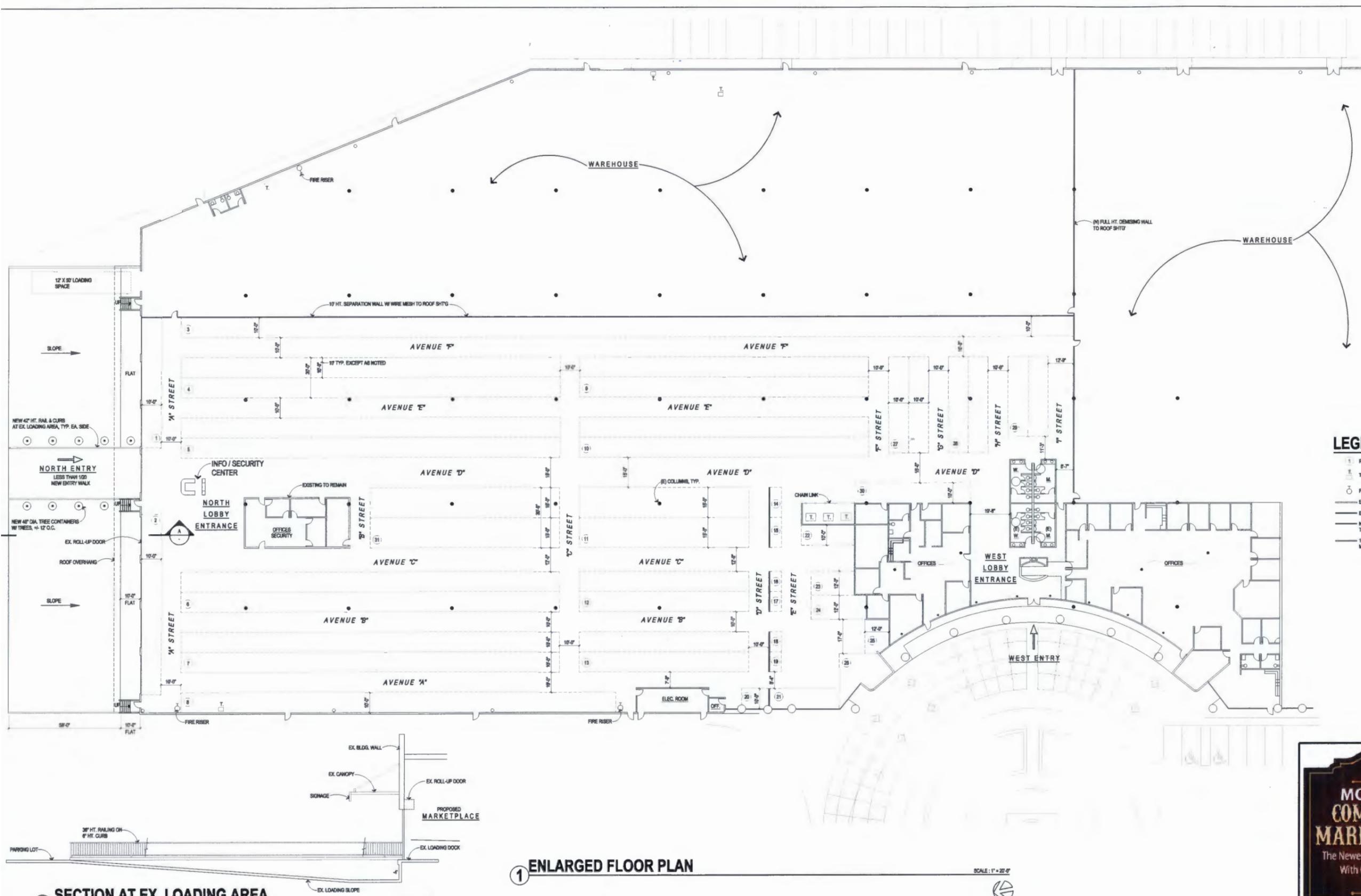
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OVERALL FLOOR PLAN (BUILDING ONE)

A-2



- LEGEND**
- 1 RETAILER LOCATIONS
 - 2 TRANSFORMER LOCATIONS
 - 3 FIRE SPRINKLER RISER
 - 4 EXISTING WALL TO REMAIN
 - 5 EXISTING BRACE FRAME WALL
 - 6 NEW FULL HEIGHT DEMISING WALL TO ROOF SHTG.
 - 7 10' HT. DEMISING WALL W METAL MESH BRV. TO ROOF SHTG.

A SECTION AT EX. LOADING AREA
 SCALE: 1" = 20'-0"

1 ENLARGED FLOOR PLAN
 SCALE: 1" = 20'-0"



MOORPARK COMMUNITY MARKETPLACE
 The Newest Shopping Experience
 With Old Fashion Prices

GERICKE + MASON
 ARCHITECTS COLLABORATIVE

G+M+AC
 ARCHITECTS

PROJECT DESCRIPTION:
MOORPARK COMMUNITY MARKETPLACE
 700 SCIENCE DR. (BUILDING ONE)
 MOORPARK, CA 91352
 ARCHITECTS:
 MARY JO LAURIAN
 11676 SUNMAC LANE, SANTA ROSA VALLEY, CA 95012

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ENLARGED PLAN OF RETAIL AREA
 SHEET DESCRIPTION:
A-3



SOUTH ELEVATION / EAST SIMILIAR



NORTH ELEVATION / ENTRY



WEST ELEVATION / ENTRY

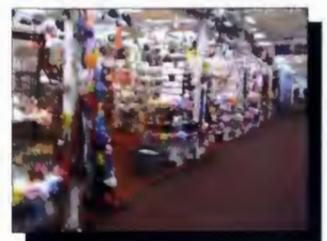
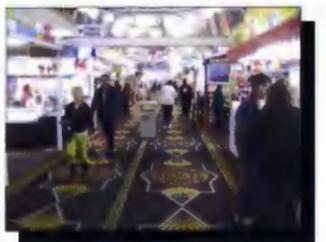


WEST ELEVATION



OUTDOOR SPACE AT WEST ELEVATION

EXISTING EXTERIORS



INTERIOR EXAMPLES

MOORPARK COMMUNITY MARKETPLACE
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1329
12.23.13
BIG
SCALE
NONE

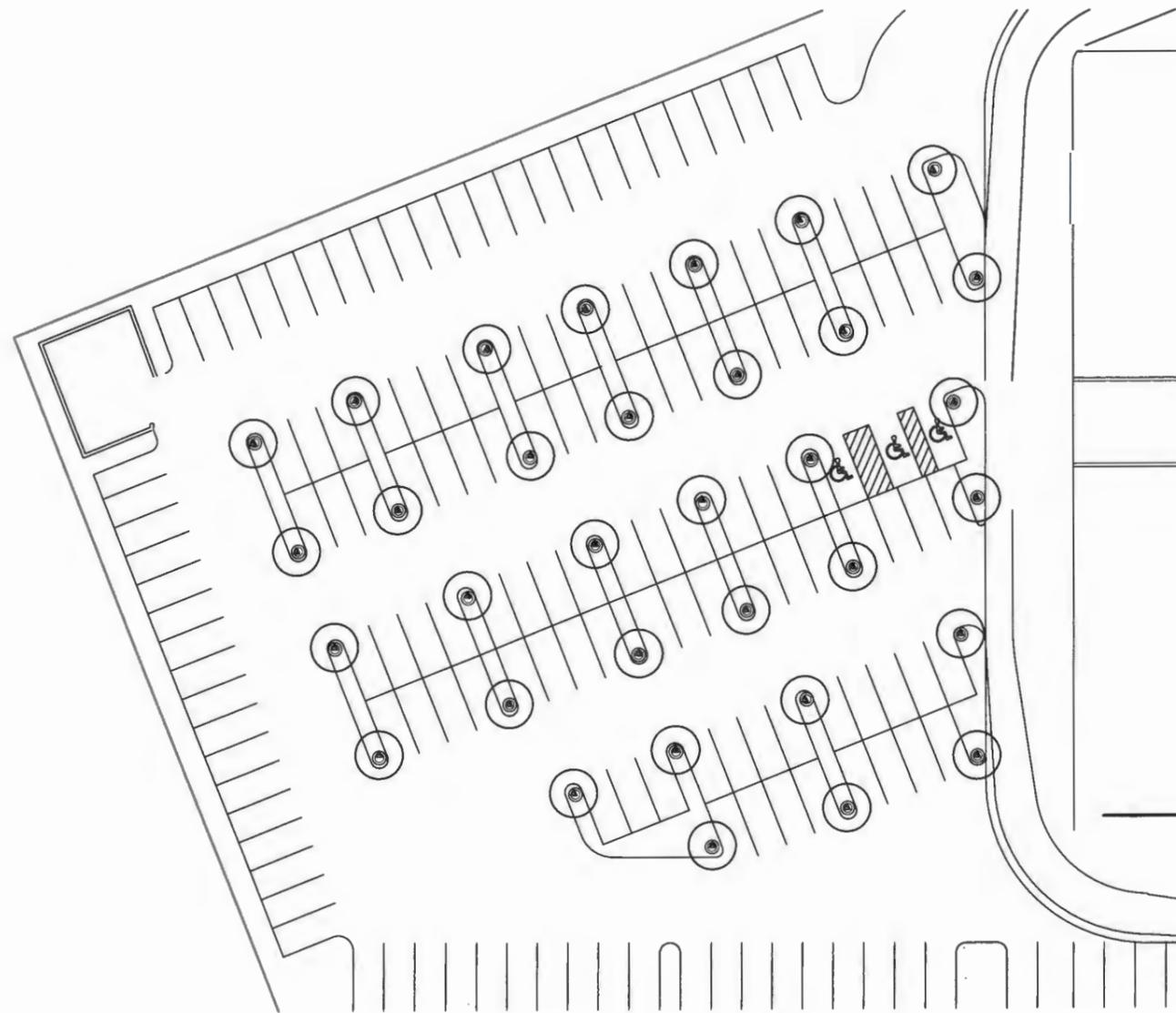
MOORPARK COMMUNITY MARKETPLACE
708 SCIENCE DR. (BUILDING ONE)
MOORPARK, CA 91762
MAY 2013
11578 SUMAC LANE, SANTA ROSA VALLEY, CA 95012

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EXISTING BUILDING PHOTOS
PROPOSED INTERIORS

A-4



PLANT SCHEDULE

TREES	VALUE	SUMMARY NAME	SIZE	QTY
▲	1	SHA TREE	15 GAL	33

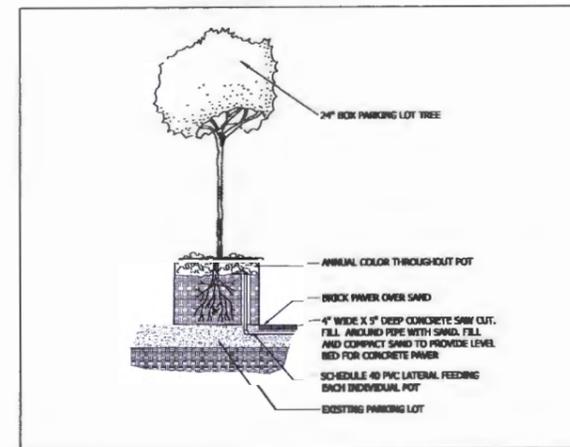
○ 48" DIA. ROUND by 36" HIGH CAST NATURAL CONCRETE POT
INSTALL ONE TREE IN EACH POT AND FILL WITH ANNUAL COLOR

PLANTING CONCEPT

TREES WILL BE PLANTED IN 4' DIAMETER POTS AND PLACED WITHIN 4' WIDE PARKING FINGERS. FINGERS WILL BE PAINTED ALONG WITH PARKING STRIPES. EACH TREE WILL BE UNDERPLANTED WITH ANNUAL COLOR THROUGHOUT THE POT.

IRRIGATION CONCEPT

DRIP VALVES WILL BE ADDED TO THE IRRIGATION MAINLINE. CONCRETE PARKING LOT WILL BE SAWCUT 4" WIDE AND 5" DEEP TO LAY PIPING FOR PVC LATERAL LINES. LATERAL LINES WILL BE RUN TO EACH POT AND UP INSIDE THE POT. DRIP TUBING WILL BE THREADED THROUGH THE PVC SLEEVES TO PROVIDE DRIP IRRIGATION TO EACH INDIVIDUAL POT.



TREE IN POT DETAIL

nts



GERHCKE + MASON
 ARCHITECTS COLLABORATIVE
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 TEL: 530.226.1200 • FAX: 530.226.1947



LANDMARK DESIGN

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 WWW.LANDMARKDESIGN.COM



PROJECT DESCRIPTION:
MOORPARK COMMUNITY MARKETPLACE
 7700 SCIENCE DR. (BUILDING ONE)
 MANTUA / SAN JOAQUIN COUNTY
 APPLICANT:
 MANNY / SANDRUPAN
 11075 SOMA DRIVE, SANTA ROSA VALLEY, CA 95012

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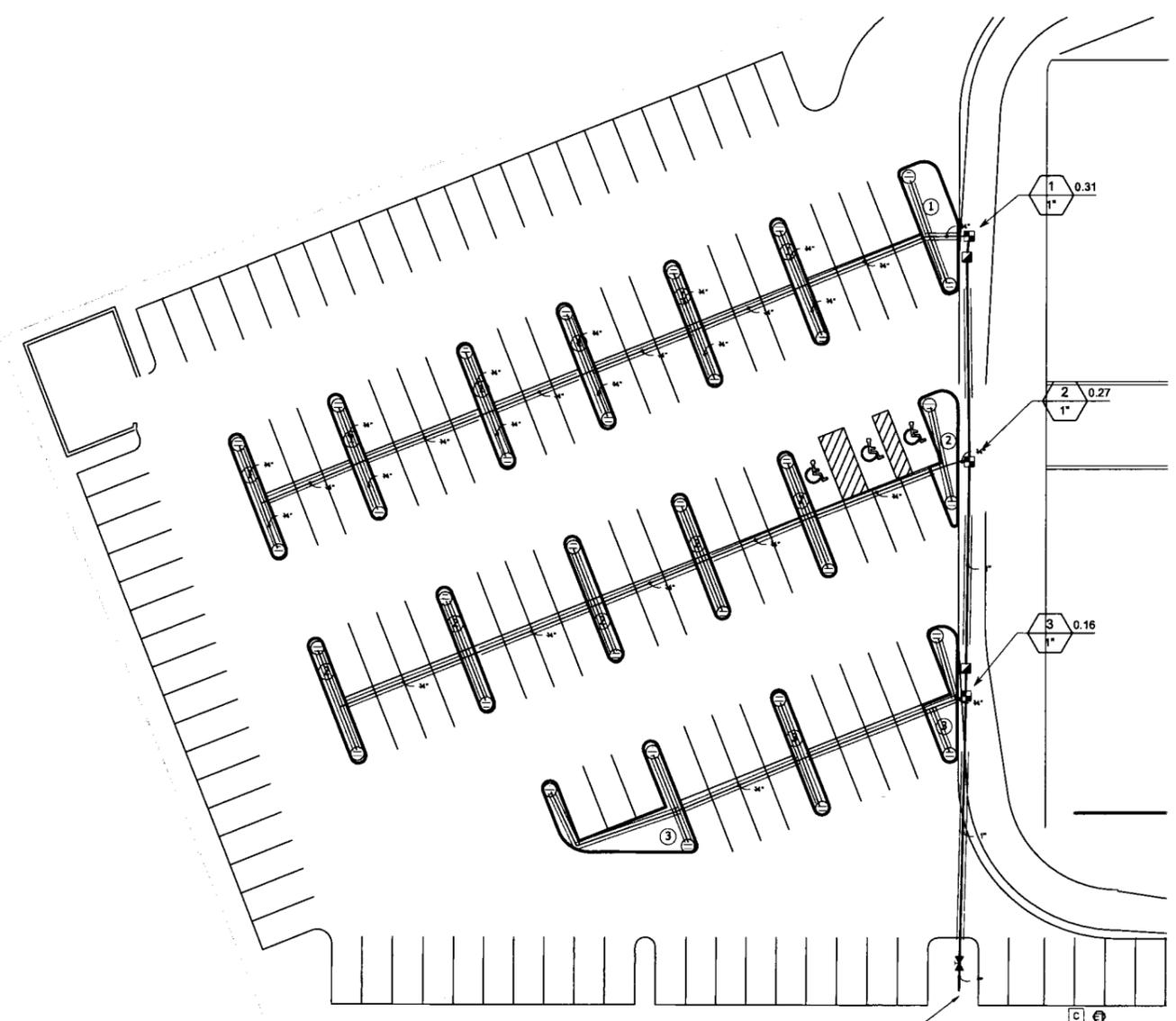
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 SCALE:
 1"=20'-0"

LANDSCAPE CONCEPT PLAN

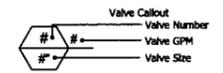
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
■	TORO DZK-700-1-LF LOW FLOW DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, AND LOW-FLOW PRESSURE REGULATOR AND FITTINGS. 0.25GPM-8GPM.	3	B/L-3
▨	AREA TO RECEIVE DRIPLINE TORO RGP-218 (18) SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 0.53GPM EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.	179.6 S.F.	G/L-3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
■	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	2	C/L-3
⌘	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1	A/L-3
□	EXISTING RAIN BIRD ESP8XME-LXMPED 24 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL PEDESTAL.	1	
⊕	EXISTING RAIN BIRD ETC-LX UPGRADES ANY ESP-LX SERIES CONTROLLER TO AN ET/WEATHER-BASED IRRIGATION CONTROLLER.	1	
P.O.C.	POINT OF CONNECTION 1-1/2" WATER PRESSURE FOR THIS LOCATION IS 105 PSI PER VENTURA COUNTY WATER WORKS DISTRICT 805-378-3000. IT HAS BEEN REDUCED TO 75 PS.	1	
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,083 L.F.	H/L-3
—	IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315	224.5 L.F.	H/L-3
—	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	1,100 L.F.	



IRRIGATION NOTES

- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE SPRINKLER SYSTEM IS DESIGNED BASED ON A DESIGN PRESSURE AS NOTED AT METER AND A MAXIMUM FLOW OF LARGEST VALVE. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL MAIN LINE, LATERAL PIPING AND CONTROL VALVES, UNDER PAVING SHALL BE IN SEPARATE SLEEVES. MAINLINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMMODATE CONTROL AND COMMON WIRES.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
- INSTALL BACK FLOW PREVENTION DEVICES AND PIPING ACCORDING TO THE UPC AND LOCAL ORDINANCES. ANY CHANGES TO THE FINAL LOCATION OF THE BACKFLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING MAIN LINE TRENCH, A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF THE DESIGN PLUS 50 % FOR A PERIOD OF NO LESS THAN 12 HOURS. IF LEAKS DEVELOP, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
- 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
- UNLESS OTHERWISE SPECIFIED, ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO THE FINISH GRADE. EXCEPT WHERE SLOPES EXCEED 2:1, HEADS SHALL BE INSTALLED USING SWING JOINTS.
- PRIOR TO INSTALLATION OF NOZZLES, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES, VALVES AND POP-BODIES. VALVES AND NOZZLES SHALL BE ADJUSTED FOR HEAD-TO-HEAD COVERAGE WITH A MINIMUM OF OVERSPRAY ONTO THE WALKS, STREETS AND OTHER HARDSCAPE AREAS.
- THE DESIGN IS DIAGRAMMATIC. IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUNDCOVER AND SHRUB AREAS. MAINLINE, WIRES, AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVES ARE PRESENT.
- ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINE OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUB AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
- ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS
- UPON COMPLETION OF IRRIGATION, A COVERGAGE TEST SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.

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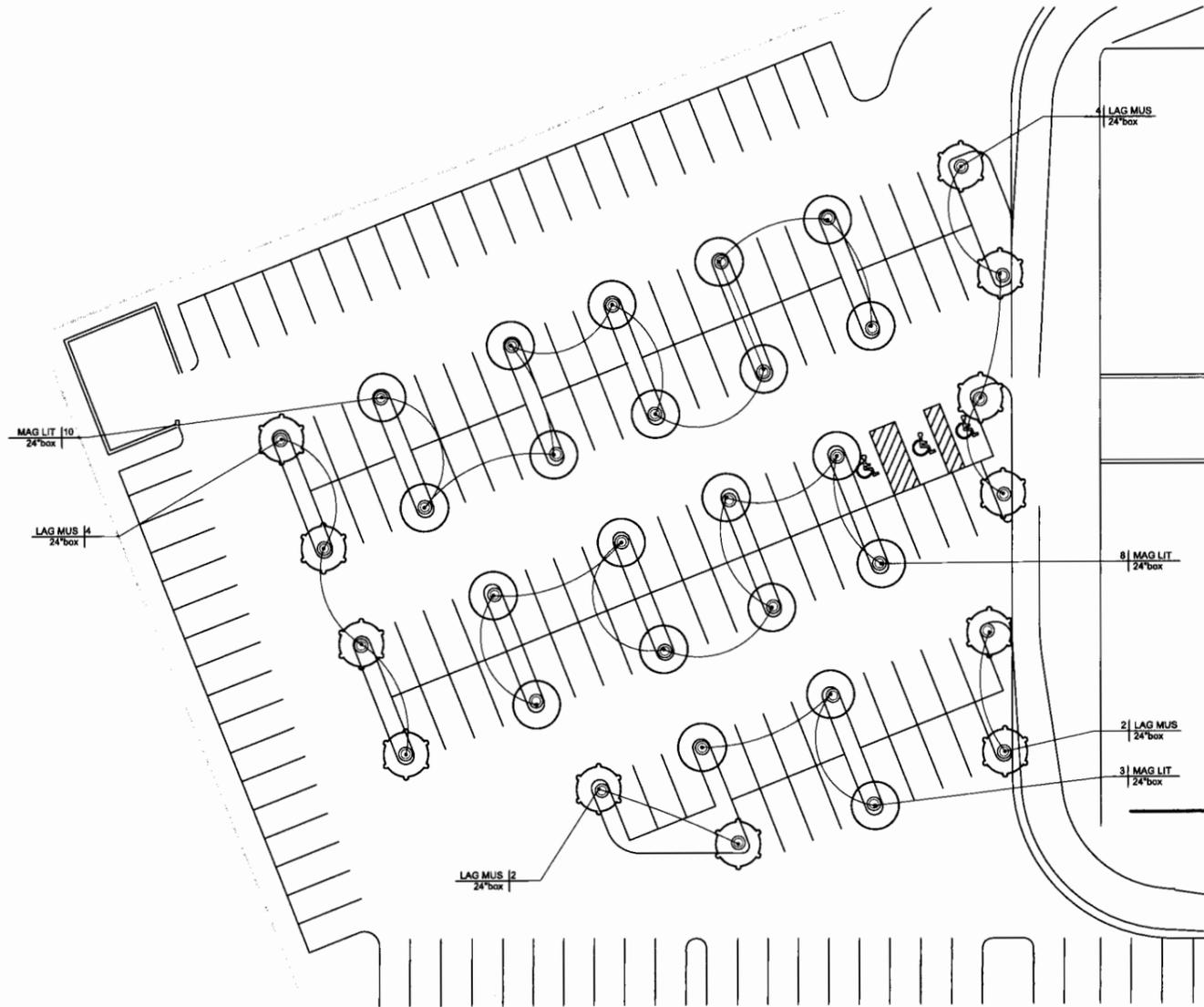


PROJECT DESCRIPTION:
MOORPARK COMMUNITY MARKETPLACE
1700 SCIENCE DR. (BUILDING ONE)
MOORPARK, CA 91362
APPLICANT:
HELEN SUNG LIAW, SANTA ROSA VALLEY, CA 95012

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BG
APPROVE:
SCALE:
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IRRIGATION PLAN
SHEET DESCRIPTION:
L-1



PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	SPECS	QTY
	LAG MUS	GRAPE MYRTLE LIGHT LAVENDER	24"BOX	9-11' X 3-4'	12
	MAG LIT	DWARF SOUTHERN MAGNOLIA	24"BOX	7-8' X 4-5'	21

48" DIA. ROUND by 36" HIGH CAST NATURAL CONCRETE POT
 INSTALL ONE TREE IN EACH POT AND FILL WITH ANNUAL COLOR

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANT INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION. NO SUBSTITUTIONS ALLOWED WITHOUT APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
- APPROVAL OF ALL TREES THAT ARE 24" BOX OR LARGER SHALL TAKE PLACE PRIOR TO SHIPPING TREES TO THE SITE. EMAIL PHOTOS OF EACH TREE VARIETY SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO SHIPPING.
- FINAL LAYOUT OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO PLANTING.
- GROUND COVER PLANTING SHALL BE TRIANGULAR SPACED AND CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
- ALL 15 GALLON TREES AND 24" BOXED TREES SHALL BE DOUBLE-STAKED; LARGER BOXED TREES SHALL BE GUYED.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO INSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
- ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6":
 3 CU. YDS. NITROGEN STABILIZED SAWDUST
 20 LBS. 12-12-12 FERTILIZER
- THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
 50% ON-SITE SOIL
 50% ORGANIC AMENDMENT
- FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:
 1 GALLON SHRUB 2
 5 GALLON SHRUB 3
 15 GALLON TREE 5
 BOXED TREES 1 TABLET PER 4" OF BOX SIZE.
 PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- ALL PLANTING AREAS TO BE COVERED WITH A 2" LAYER OF BARK MULCH.
- ANY TREE PLANTED WITHIN 5' OF ANY HARDSCAPE SHALL BE PROVIDED WITH A 8' LONG BY 18" DEEP LINEAR ROOT BARRIER INSTALLED AT THE HARDSCAPE EDGE.

GERMICK & MASON
 ARCHITECTS COLLABORATIVE
 442 E. 14th Street, Modesto, CA 95201 • P: 209.522.1847

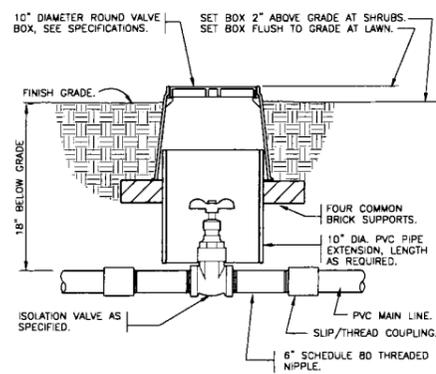
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 Landscape Architecture
 275 E. HOLLAND ST. SUITE 170
 THOUSAND OAKS, CA 91320
 PH: 805.494.1515 FX: 805.494.9061
 LICENSE NUMBER 2982
 WWW.LANDMARKDESIGN.COM

PROJECT DESCRIPTION:
MOORPARK COMMUNITY MARKETPLACE
 700 SCIENCE DR. (BUILDING ONE)
 THOUSAND OAKS, CALIFORNIA
 ARCHITECT:
 MANN / ASHCROFT / LANDSCAPE ARCHITECTS
 1100 S. BOND ST. SANTA ROSA VALLEY, CA 95012

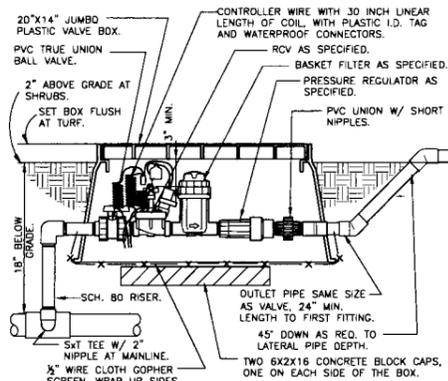
ISSUE / REVISE	DATE

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 DWG: 0411

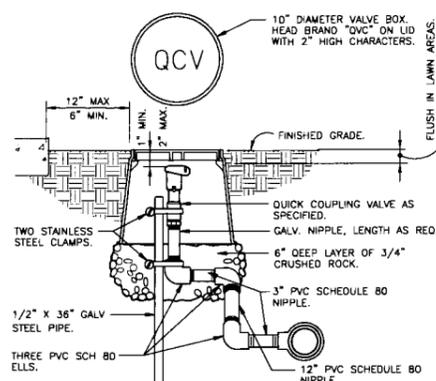
DRAWN: BIG
 CHECKED: []
 SCALE: 1"=20'-0"
PLANTING PLAN
 SHEET DESCRIPTION:
 L-2



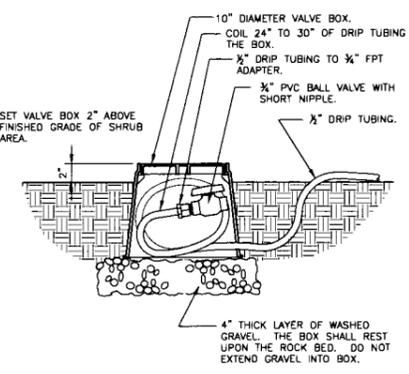
A BRASS ISOLATION VALVE
1 1/2" = 12"
328406.33-01



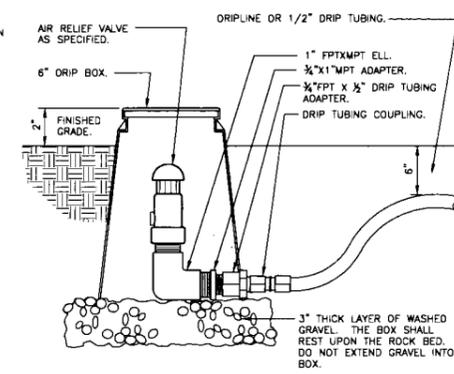
B DRIP VALVE W/ BASKET FILTER
1 1/2" = 1'-0"
328413.76-10



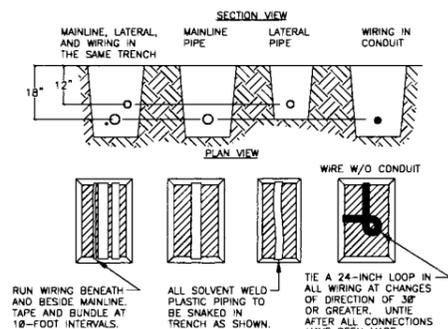
C QUICK COUPLING VALVE IN BOX
1 1/2" = 12"
328406.43-02



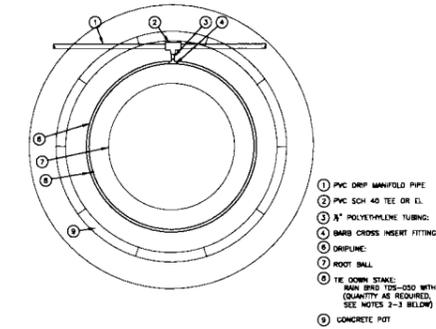
D DRIP FLUSH VALVE
1 1/2" = 12"
328413.43-03



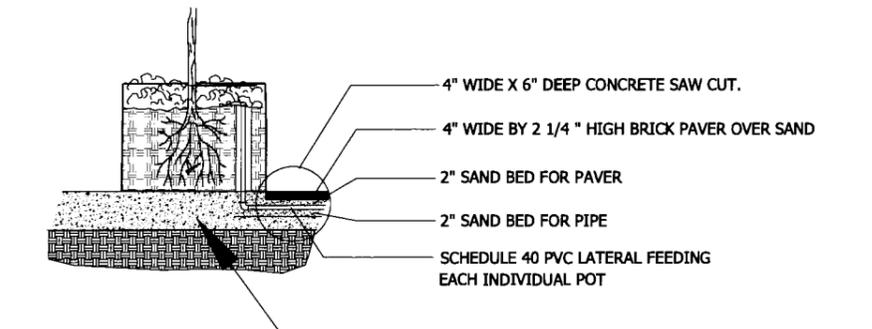
E DRIP AIR RELIEF VALVE IN BOX
3" = 12"
328413.43-06



H TRENCH DETAIL
1 1/2" = 1'-0"
328409.76-05



J CIRCULAR PLANTER LAYOUT
3" = 1'-0"
DETAIL-FILE



K IRRIGATION IN TRENCH
DETAIL-FILE

REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
No. 10187
G. H. M. A. C.

REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
No. 10187
G. H. M. A. C.

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No. 10187
G. H. M. A. C.

PROJECT DESCRIPTION:
MOORPARK COMMUNITY MARKETPLACE
709 SCIENCE DR. (BUILDING ONE)
MOORPARK, CA 91382
APPLICANT:
11578 SUNMAC LANE, SANTA ROSA VALLEY, CA 95012

ISSUE / REVISE	DATE

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1302
PROJ: 1302
02.28.14
DATE: 02.28.14
SCALE: 1"=20'-0"

DETAILS
SHEET DESCRIPTION:
L-3