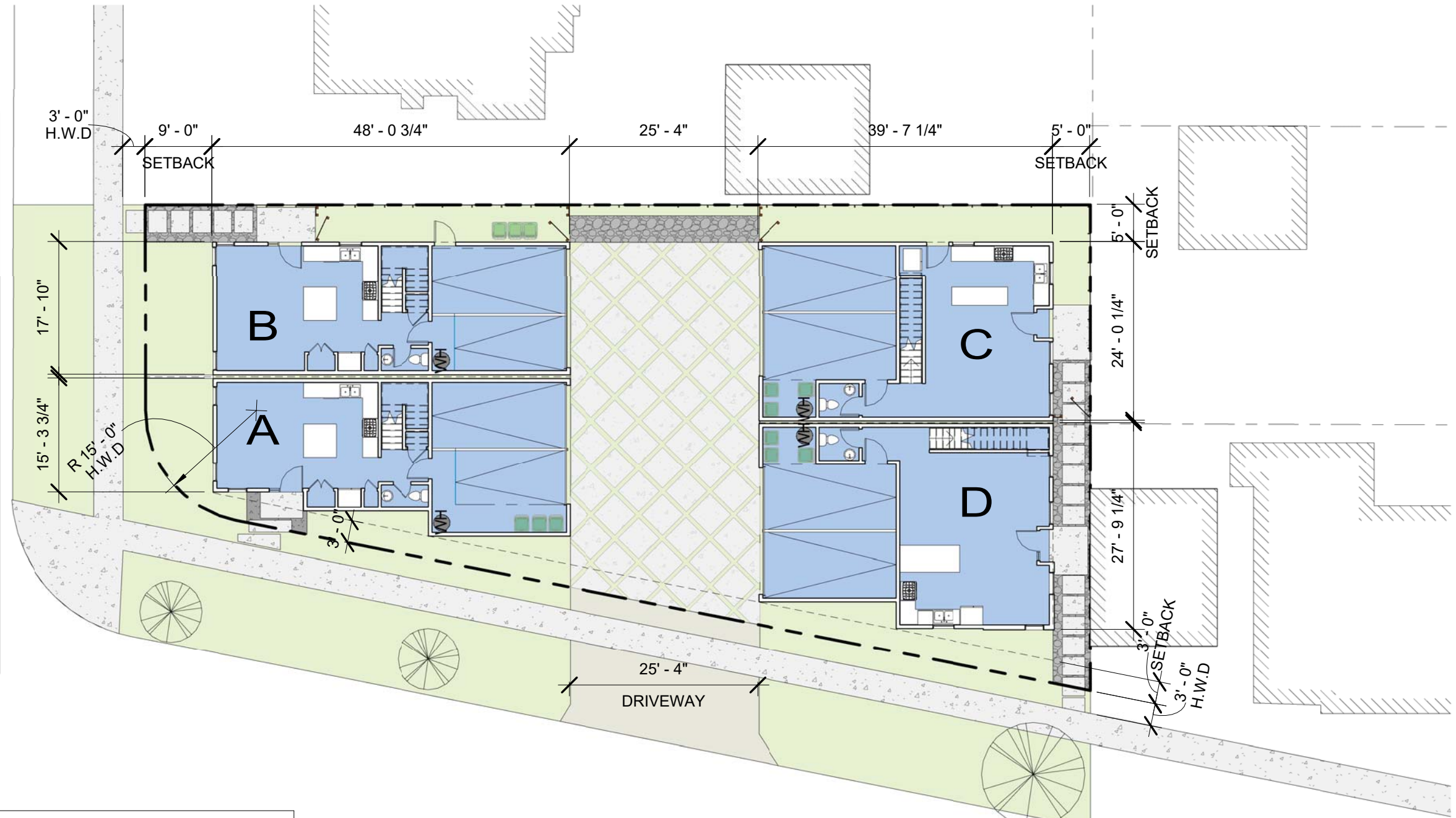
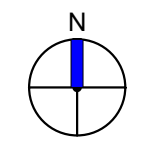


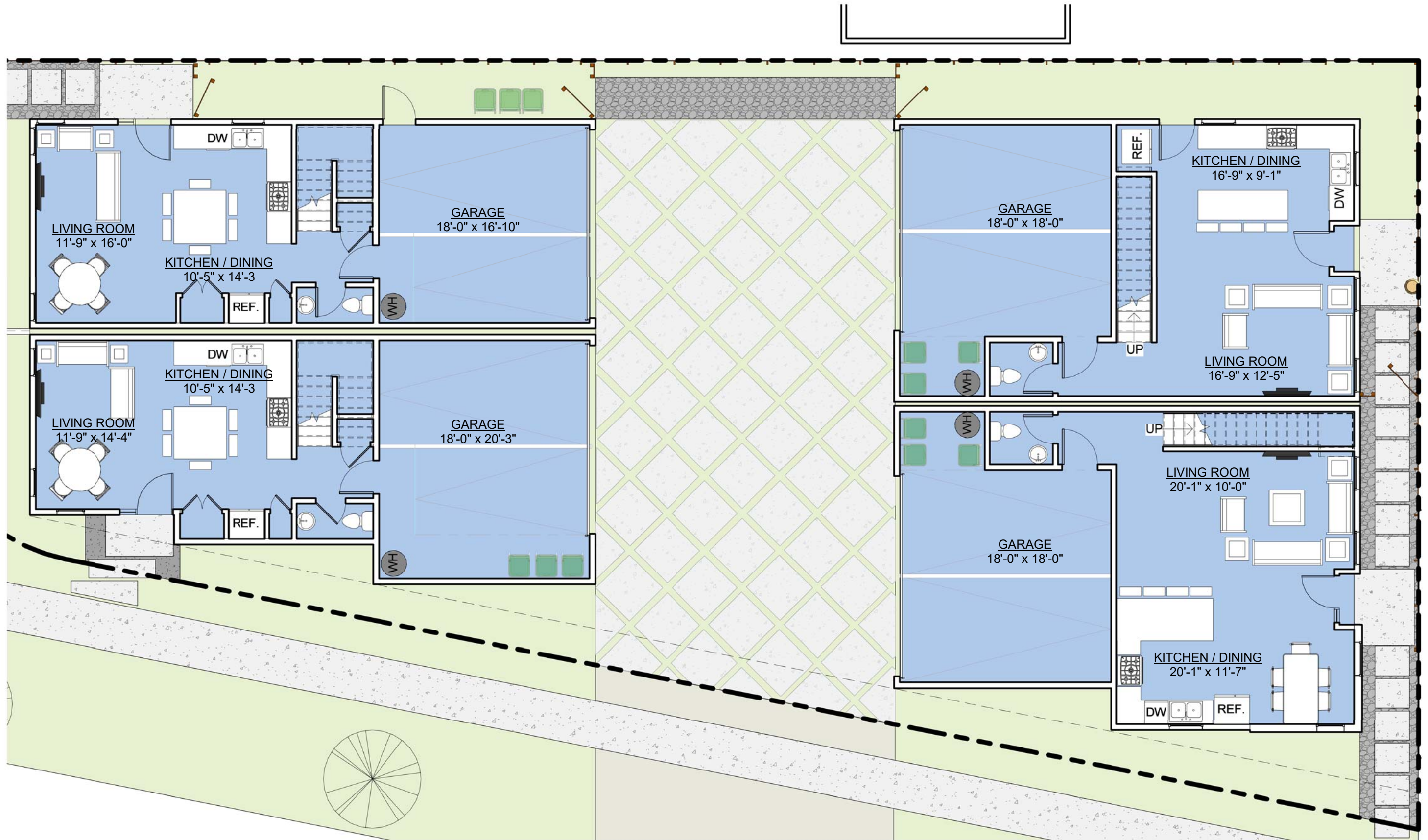
Gross Floor Area (-garage & -roofdeck)	
LOT A	
1st floor =	498 sf
2nd floor =	918 sf
3rd floor =	325 sf
	1,741 sf
deck =	528 sf
LOT B	
1st floor =	529 sf
2nd floor =	884 sf
3rd floor =	487 sf
	1,900 sf
deck =	397 sf
LOT C	
1st floor =	567 sf
2nd floor =	999 sf
3rd floor =	435 sf
	2,001 sf
deck =	568 sf
LOT D	
1st floor =	643 sf
2nd floor =	1079 sf
3rd floor =	438 sf
	2,158 sf
deck =	589 sf



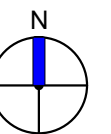
LEGAL DESCRIPTION	
ASSESSOR (APN)	2265004002
TRACT	TR 6852
MAP REFERENCE	M B 76-46/48
BLOCK	F
LOT	2
MAP SHEET	166-5A149 & 168A149
ZONING	RD1.5-1-RIO
ZONING INFO	(ZI) ZI-2358 RIVER IMPROVEMENT OVERLAY DISTRICT
OCCUPANCY	R-3
LOT AREA	7,207.7 SQ FT (6,861.4 SQ FT AFTER HWD)
DENSITY CALCULATIONS	
LOT AREA 7,207.7 SQ FT / 1500 SQ FT =	4.8 I.E 4 UNITS
NO. OF STORIES ALLOWED	3 STORIES
BUILDING HEIGHT LIMIT	36 FT

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





1 FIRST FLOOR PLAN
 1/8" = 1'-0"

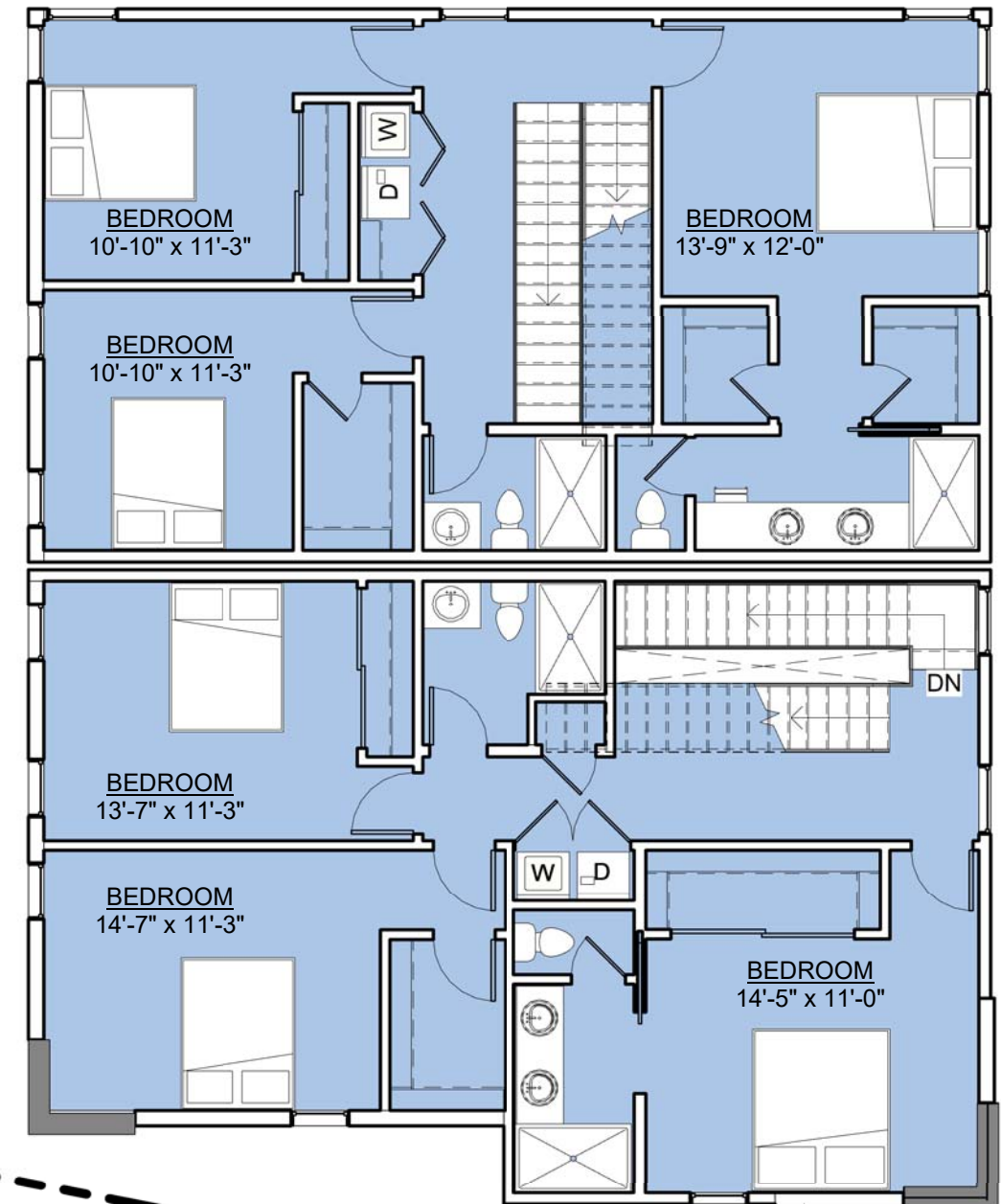
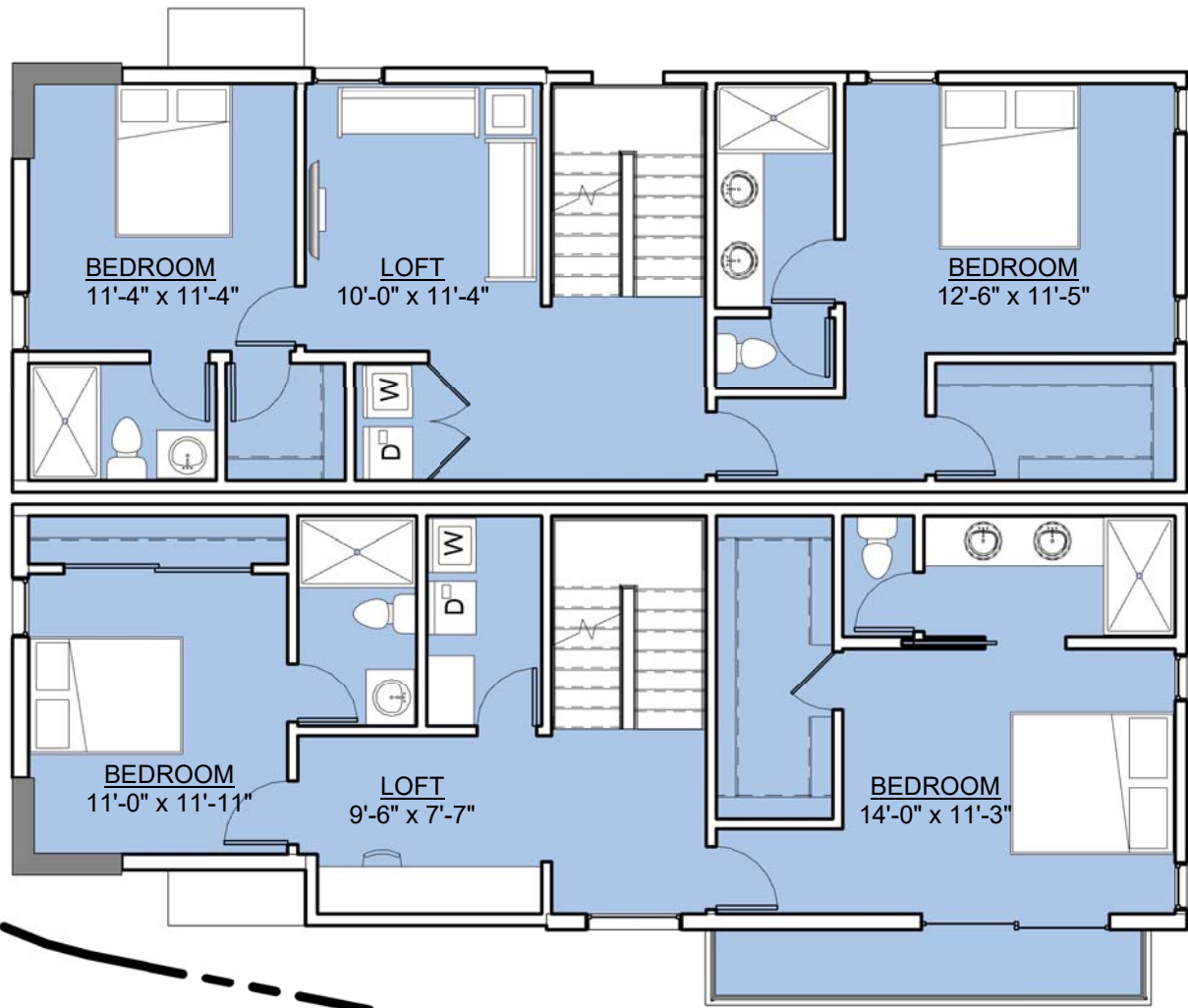


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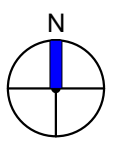
CLIENT:
 MOHAMMED SAIED / ORIGI LLC

PROJECT:
 MOORPARK SMALL LOT DEVELOPMENT
 14655 W MOORPARK ST., LOS ANGELES, CA 91403

FIRST FLOOR
 05/15/16



2 SECOND FLOOR PLAN
 1/8" = 1'-0"

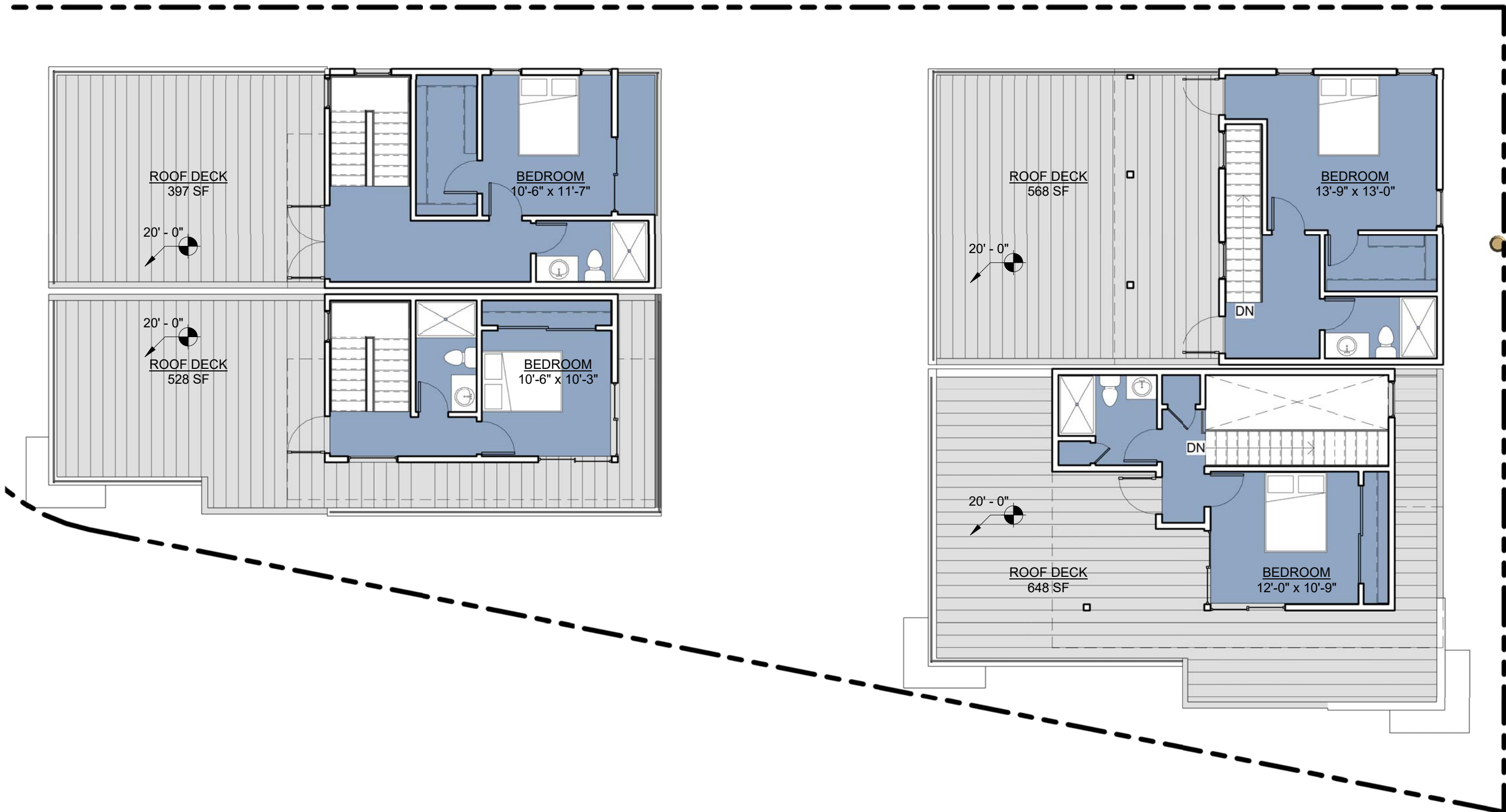


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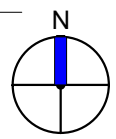
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SECOND FLOOR
 05/15/16



3 THIRD FLOOR PLAN
 1/8" = 1'-0"



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THIRD FLOOR
 05/15/16



① SOUTH ELEVATION



① MOORPARK VIEW



① CEDROS VIEW

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	* <i>Lyonothamnus floribundus</i>	Catalina Ironwood	24"box	5	
⊙	* <i>Umbellularia californica</i>	California Bay	24"box	1	
⊙	Street tree	Per City req.	-	1	

* Points claimed

2" deep Mexican Pebble 1/2" size w/ Techniseal adhesive

2" deep crushed rocks Palm Springs Gold

Linear pavers to be by Belgaerd 12" x 24" x 60mm Color by Arch. Contact Phil Gallicchio 714.623.8464

All trees to be planted with commercial root barriers. 2" deep shredded Cedar bark to spread between plants.

NOTE: All groundcover areas where plants are 4" or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

NOTE: Waterproofing and drains in planters by others.

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	<i>Achillea m. 'Rosea'</i>	Common Yarrow	1-gal	10"oc	
⊙	<i>Carex divulsa</i>	Berkeley Sedge	5-gal	20"oc	
⊙	* <i>Carpenteria californica</i>	Bush Anemone	5-gal	9	
⊙	* <i>Clematis ligusticifolia</i>		5-gal	17	trained to wall
⊙	* <i>Juncus patens</i>	Ca. Grey Rush	5-gal	11	
⊙	* <i>Mimulus aurantiacus</i>	Sticky Monkey Flower	5-gal	23	
⊙	* <i>Muhlenbergia rigens</i>	Deer Grass	5-gal	10	



Lyonothamnus floribundus / Catalina Ironwood



Umbellularia californica / California Bay



Achillea millefolium / Common Yarrow



Carex divulsa / Berkeley Sedge



Carpenteria californica / Bush Anemone



Clematis ligusticifolia



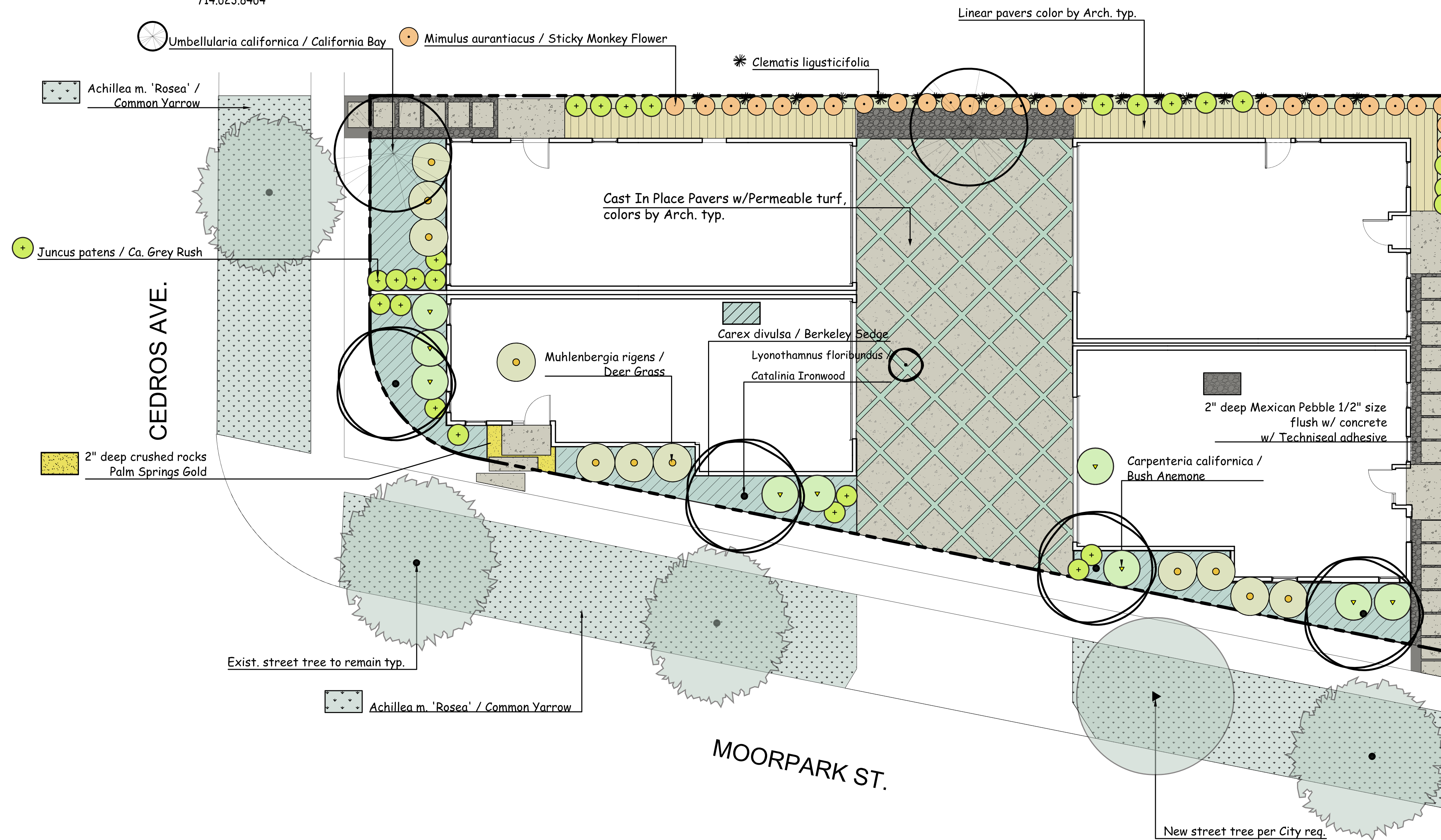
Mimulus aurantiacus / Sticky Monkey Flower



Muhlenbergia rigens / Deer Grass



Juncus patens / Ca. Grey Rush



REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



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MOORPARK
14655 W. MOORPARK ST.
LOS ANGELES, CA 91403

PLANTING PLAN



DATE: MAY. 18, 2016
SCALE: 1/8" = 1'-0"
JOB NUMBER: MOORPARK
DRAWN BY: