

**Consultants**  
**architecture:**  
DiCecco Architecture Inc.  
887 Patriot Drive, Suite C  
Moorpark, CA 93021  
805.552.0088  
contact: Mark DiCecco, AIA

**civil engineering:**  
Pacific Coast Civil, Inc.  
30141 Agoura Road, Suite 200  
Agoura Hills, CA 91301  
818.865.4168  
contact: Richard Doss

**landscape:**  
Robert A Garcia, Landscape Architecture  
Laguna Niguel, CA  
Contact: Robert A. Garcia

**Adams Lynn Road**  
1651 Lynn Road  
Thousand Oaks, California 91320

**owner:**  
**Jeb Adams**  
30699 Russell Ranch Road, Suite 100  
Westlake Village, CA 91362  
818.338.9296

**Site Information:**  
4.61 acres  
APN: 660-0-030-165, 660-0-030-175  
Zoning: RE, Rural Exclusive

**Project Description:**  
Proposed tract development consisting of 18 homes, 5 two-story, four bedroom, four and a half bathroom, single family residences with attached two-car garages, 9 two-story, four bedroom, three bathroom, single family residences with attached two-car garages, and 4 one-story homes, three bedroom, three bathroom, single family residences with attached two-car garages.

**Building Information:**  
Plan 1 - 2,011 s.f. (3 bed, 3 bath)  
Plan 2 - 2,488 s.f. (4 bed, 3 bath)  
Plan 3 - 2,651 s.f. (4 bed, 3 bath)  
Plan 4 - 3,056 s.f. (4 bed, 4.5 bath)

**Zoning Information:**  
setbacks:  
front - 20' min.  
side - 5' min.  
5' min, proposed  
rear - 20' min.  
20' min, proposed

**height:**  
allowable 25' max  
proposed 25' max

**parking:**  
required 2 covered parking per residence  
provided 2 car garage provided in each residence  
2 car depth driveway per residence

**Sheet Index**  
**architecture:**  
P.1 Cover  
P.2 Site Plan  
P.3 Floor Plans  
P.4 Elevations  
P.5 Elevations  
P.6 Material Board  
P.7 3D Views

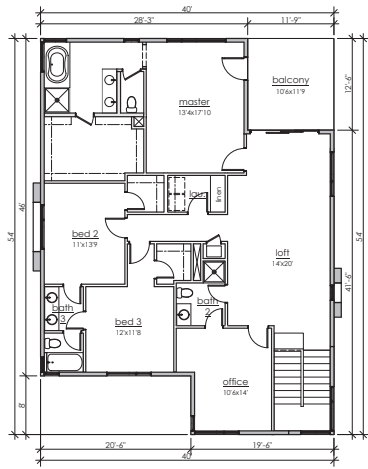
**civil:**  
1 Tentative Tract Map

**landscape:**  
ETP.1 Planting/Wall/Fencing Plan  
ETP.2 Planting/Wall/Fencing Plan  
ETP.3 Wall and Fencing Details  
ETP.4 Vehicular & Pedestrian Gates

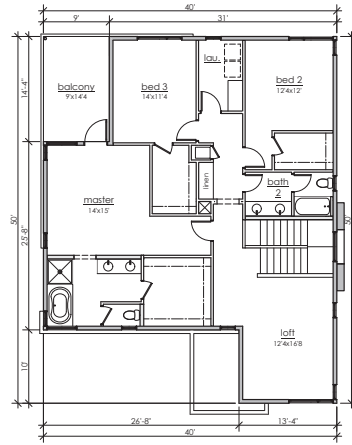




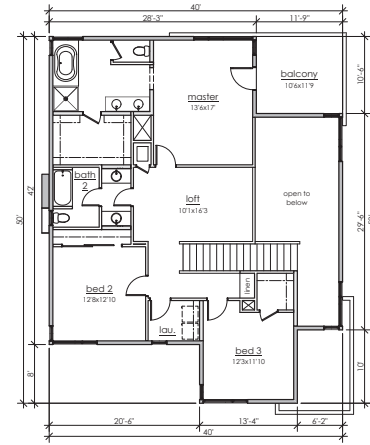




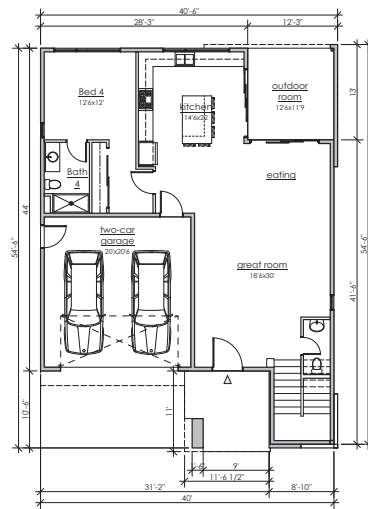
second floor



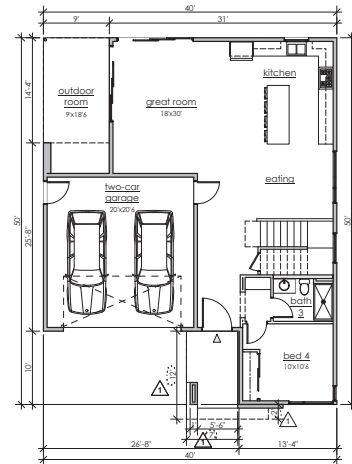
second floor



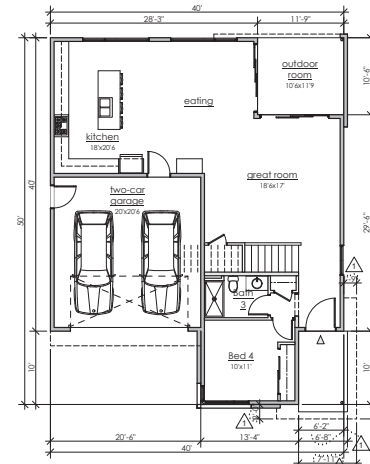
second floor



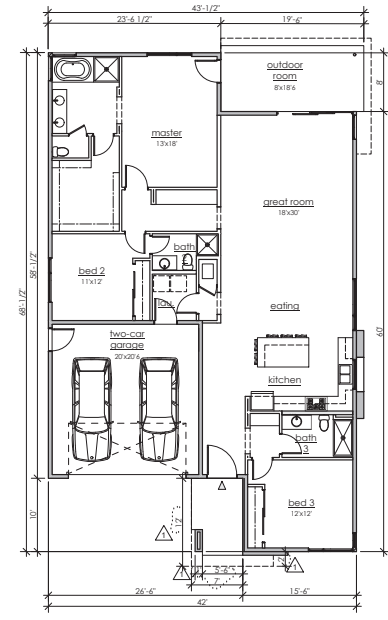
first floor  
Plan 4 - 3,056 sf  
scale: 1/8"=1'-0"



first floor  
Plan 3 - 2,651 sf  
scale: 1/8"=1'-0"

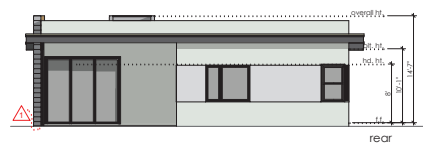
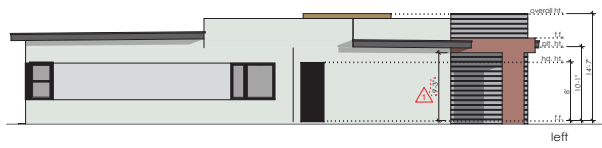
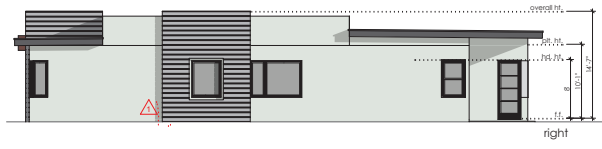


first floor  
Plan 2 - 2,488 sf  
scale: 1/8"=1'-0"

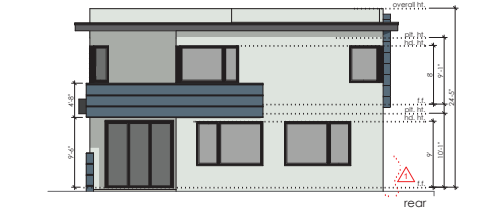
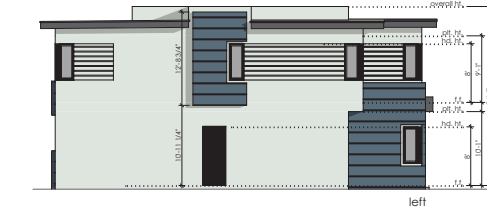
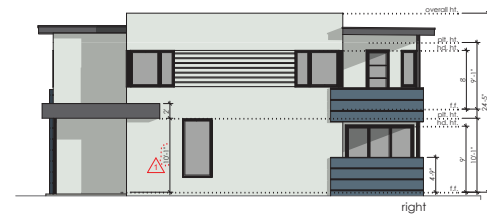


first floor  
Plan 1 - 2,011 sf  
scale: 1/8"=1'-0"



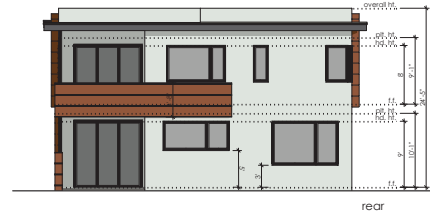
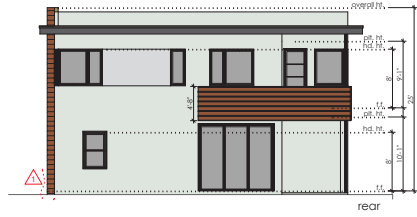
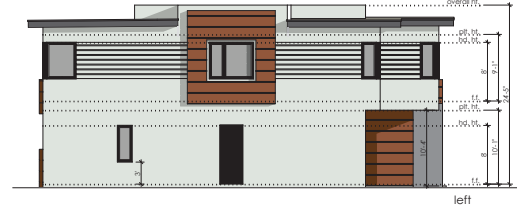
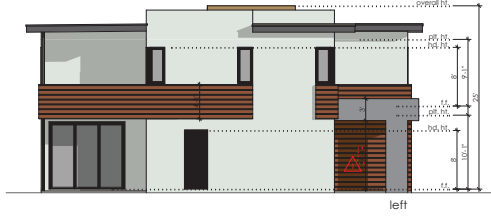
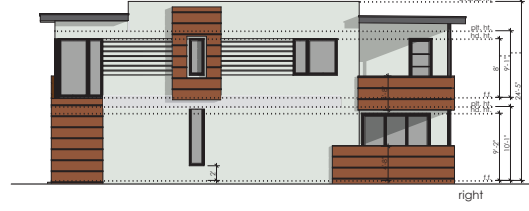
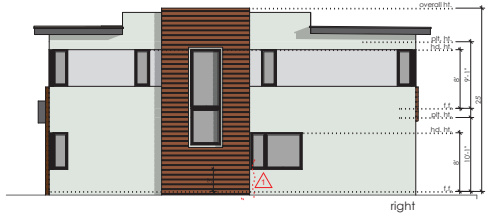


Plan 1  
scale: 1/8"=1'-0"



Plan 2  
scale: 1/8"=1'-0"





Plan 3  
scale: 1/8"=1'-0"

Plan 4  
scale: 1/8"=1'-0"





bedrosian tile & stone celine - matte porcelain siding	therma tru wood w/ divided lites entry door	therma tru wood w/ divided lites entry door	clapay - avante black aluminum & glass garage door	therma tru wood w/ divided lites entry door
sherwin williams sw 7593 - rustic red siding	sherwin williams sw 6993 - black of night accent / metal trim	bedrosian tile & stone tahoe - barrel siding	sherwin williams sw 6257 - gibraltar accent color	clapay - avante black aluminum & glass garage door
milgard vinyl - black window	omega 1C130 cloud stucco	milgard vinyl - black window	omega 1C130 cloud stucco	milgard vinyl - black window
	Plan 1		Plan 3	Plan 2

all materials to be as noted or equal





north aerial



east aerial

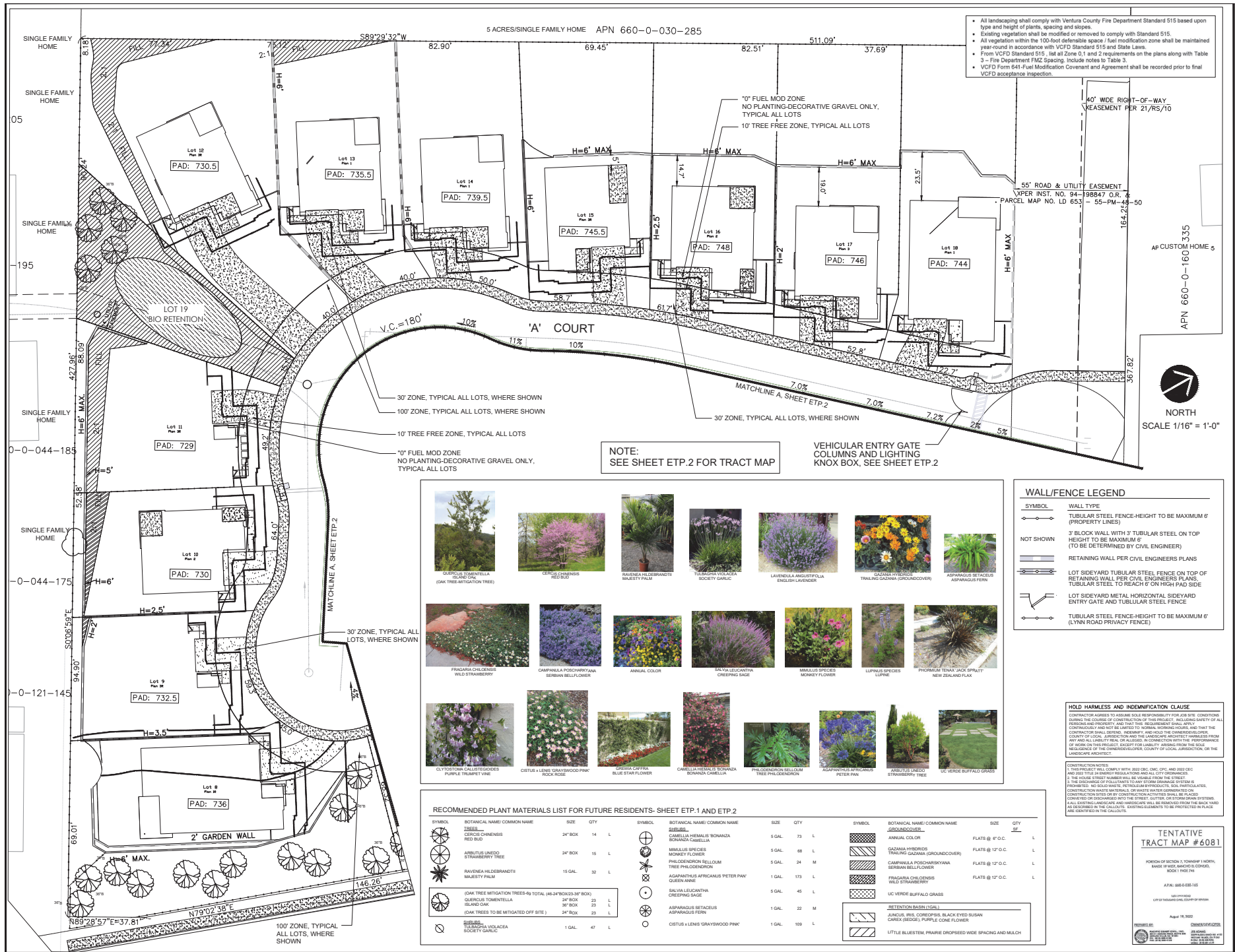


south aerial



west aerial





18 Home Community-Tentative Tract Map #6081  
1651 Lynn Road  
Thousand Oaks, CA 91320

PLANTING/WALL/FENCING PLAN

DATE: 4-12-2020  
DRAWN BY: RAG  
JOB NO.:  
SCALE: PER PLAN

SHEET NO. ETP.1  
1 OF 4 SHEETS

REVISIONS

DATE

UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800-422-4193

LANDSCAPE ARCHITECT

APN 660-0-160-335

AP CUSTOM HOME 5

NORTH

SCALE 1/16" = 1'-0"

30' ZONE, TYPICAL ALL LOTS, WHERE SHOWN

100' ZONE, TYPICAL ALL LOTS, WHERE SHOWN

10' TREE FREE ZONE, TYPICAL ALL LOTS

10' FUEL MOD ZONE NO PLANTING-DECORATIVE GRAVEL ONLY, TYPICAL ALL LOTS

2' GARDEN WALL

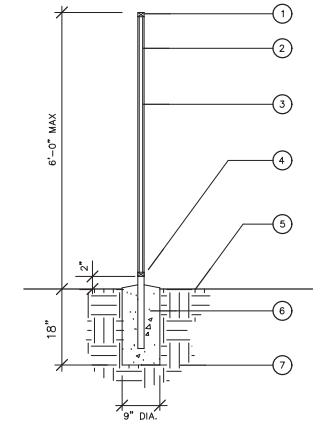
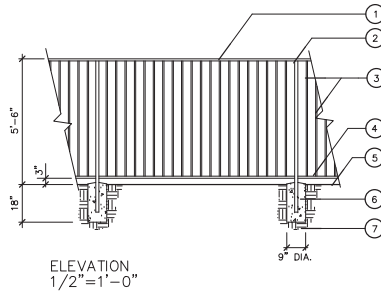
100' ZONE, TYPICAL ALL LOTS, WHERE SHOWN

RECOMMENDED PLANT MATERIALS LIST FOR FUTURE RESIDENTS- SHEET ETP.1 AND ETP.2

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
○	QUERCUS TOBENTELLA (OAK TREE MITIGATION TREE)	24" BOX	14	○	CELANIA HERMANNI BOWMANIA	5 GAL	75	○	ANNUAL COLOR	FLATS @ 6" O.C.	L
○	CELANIA HERMANNI BOWMANIA	24" BOX	15	○	CELANIA HERMANNI BOWMANIA	5 GAL	48	○	CELANIA HERMANNI BOWMANIA	FLATS @ 12" O.C.	L
○	ANNUAL COLOR	15 GAL	32	○	CELANIA HERMANNI BOWMANIA	5 GAL	24	○	CELANIA HERMANNI BOWMANIA	FLATS @ 12" O.C.	L
○	CELANIA HERMANNI BOWMANIA	1 GAL	173	○	CELANIA HERMANNI BOWMANIA	5 GAL	45	○	CELANIA HERMANNI BOWMANIA	FLATS @ 12" O.C.	L
○	CELANIA HERMANNI BOWMANIA	1 GAL	45	○	CELANIA HERMANNI BOWMANIA	5 GAL	22	○	CELANIA HERMANNI BOWMANIA	FLATS @ 12" O.C.	L
○	CELANIA HERMANNI BOWMANIA	1 GAL	109	○	CELANIA HERMANNI BOWMANIA	5 GAL	109	○	CELANIA HERMANNI BOWMANIA	FLATS @ 12" O.C.	L







#### LEGEND

- 2" X 1-1/2" TUBULAR STEEL TOP RAIL
- 2" SQ. TUBULAR STEEL POSTS @ 8'-0" O.C.
- 5/8" SQ. STEEL PICKETS @ 4" OR LESS BETWEEN PICKETS
- 2" X 1-1/2" TUBULAR STEEL BOTTOM RAIL, 2" MAX GAP TO FINISH GRADE
- FINISH GRADE
- CONCRETE FOOTING
- COMPACTED SUBGRADE

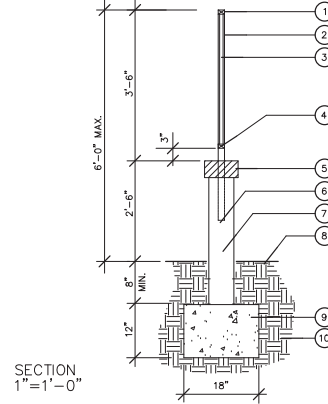
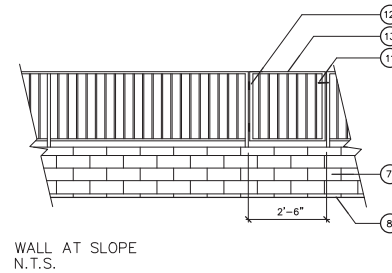
#### NOTES:

- ALL SURFACES SHALL BE GROUND SMOOTH.
- TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE-PROOF PRIMER AND (2) COATS FINISH (COLOR TO BE BLACK)
- OWNER OPTION TO HAVE FENCE POWDER-COATED.

#### NOTES:

- REFER TO STRUCTURAL ENGINEER'S CALCULATIONS FOR ALL STEEL AND FOOTING REQUIREMENTS AND FOOTING SIZES.

TUBULAR STEEL FENCE (POOL FRONTAGE)



#### LEGEND

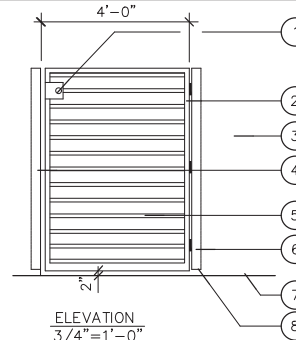
- 2" X 1-1/2" TUBULAR STEEL TOP RAIL
- 2" SQ. TUBULAR STEEL POSTS @ 8'-0" O.C.
- 5/8" SQ. STEEL PICKETS @ 4" OR LESS BETWEEN PICKETS
- 2" X 1-1/2" TUBULAR STEEL BOTTOM RAIL, 2" MAX GAP TO FINISH GRADE
- PRECAST CAP
- SLEEVE
- CMU BLOCK WALL, FOOTING PER ENGINEERING PLANS
- FINISH GRADE
- CONCRETE FOOTING
- COMPACTED SUBGRADE
- GATE LATCH, SELF-LATCHING
- (3) HEAVY DUTY HINGES SELF-CLOSING
- TUBULAR STEEL FENCE (IF REQUIRED)

NOTE: ALL SURFACES SHALL BE GROUND SMOOTH.

TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE-PROOF PRIMER AND (2) COATS FINISH (COLOR TO BE BLACK).

REFER TO FENCING PLANS FOR WALL TYPE AND LOCATIONS.

MASONRY WALL W/TUBULAR STEEL FENCE  
PER CIVIL ENGINEERS PLANS



#### LEGEND

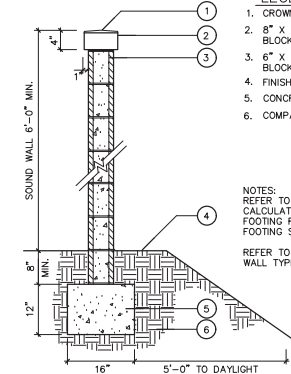
- GATE LATCH, SELF-LATCHING
- 1" X 2" RECT. TUBULAR STEEL TOP AND SIDE FRAMES, 1" X 4" BTM RECT. TUBULAR STEEL FRAME
- BLOCK PILASTER WITH SMOOTH STUCCO FINISH
- 1-1/2" SQ. TUBULAR STEEL POST
- 1" X 2" TUBULAR STEEL HORIZONTAL SLATS
- (3) HEAVY DUTY BRASS HINGES SELF-CLOSING
- FINISH GRADE
- 1-1/2" X 3" TUBULAR STEEL VERTICAL SECURE TO PILASTER

#### NOTES:

- ALL WELDS SHALL BE 1/8" FILLET CONTINUOUS WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.
- PAINT ALL METAL MEMBERS WITH ONE COAT PRIMER AND TWO COATS ENAMEL. (COLOR TO BE BLACK)

SOUND WALL-LYNN ROAD PER CIVIL ENGINEER

WALL SECTION  
1"=1'-0"



#### LEGEND

- CROWN CAP TO DRAIN
- 8" X 4" X 16" CONCRETE BLOCK CAP
- 6" X 8" X 16" CONCRETE BLOCK
- FINISH GRADE
- CONCRETE FOOTING
- COMPACTED SUBGRADE

#### NOTES:

- REFER TO STRUCTURAL ENGINEER'S CALCULATIONS FOR ALL STEEL AND FOOTING REQUIREMENTS AND FOOTING SIZES.
- REFER TO FENCING PLANS FOR WALL TYPE AND LOCATIONS.

#### HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

#### CONSTRUCTION NOTES:

- THIS PROJECT WILL COMPLY WITH 2022 CBC, OMC, OPC, AND 2022 CEC AND 2022 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
- THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, COVERED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.
- ALL EXISTING LANDSCAPE AND HARDSCAPE WILL BE REMOVED FROM THE BACK YARD AS DESCRIBED IN THE CALLOUTS. EXISTING ELEMENTS TO BE PROTECTED IN PLACE ARE IDENTIFIED IN THE CALLOUTS.

REVISIONS	DATE



18 Home Community-Tentative Track Map #6081  
1651 Lynn Road  
Thousand Oaks, CA 91320

WALL AND FENCING  
DETAILS

DATE:	4-12-2023
DRAWN BY:	RMS
JOB NO:	
SCALE:	PER PLAN

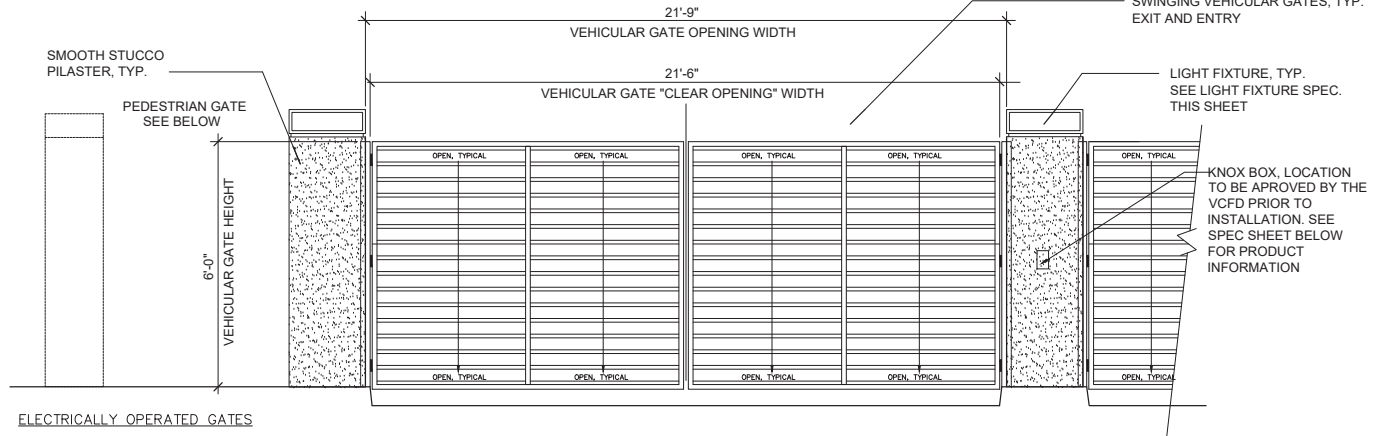
SHEET NO.  
**ETP.3**  
3 OF 4 SHEETS





MODERN OUTDOOR POST LIGHTS SOLAR FENCE PILLAR LIGHT DECK POST LIGHTS-WATERPROOF

• This outdoor light is made of stainless steel, which is sturdy and wear resistant. And its long-life design is unique and the light effect is bright.	
• The stainless lamp body of this outdoor post light is waterproof and rust-proof, and its heat dissipation effect is excellent, which is suitable for various outdoor environments.	
• Intelligent color window light will automatically change during the day and turn on automatically at night, which will bring you a comfortable living experience.	
<b>DETAILS</b>	
Lamp Color	Black
Product Name	Outdoor Post Light
Light source	LED 12W
Built for AC/DC	12V
Material	Die-casting Aluminum Lamp body
Protective Coat	Polycarbonate Polycarbonate Plate
Battery	Large Capacity Battery
Voltage	110-220V
Process	Spinning, Sanding, Polishing
Applicable Scene	Garden & Street Landscape
Features	Waterproof, Rust-proof, High Temperature Resistance



#### ELECTRICALLY OPERATED GATES

THE DESIGN AND OPERATION OF ALL ELECTRICALLY OPERATED GATES SHALL BE AS FOLLOWS:

- THE GATE CONTROL MECHANISM SHALL BE OPERABLE BY AN APPROVED EMERGENCY OVERRIDE KEY SWITCH WITH A MANUALLY OPERATED OVERRIDE THAT IS ACCESSIBLE FROM THE PUBLIC SIDE OF THE ACCESS. THE KEY SWITCH SHALL BE INSTALLED AS AN INTEGRAL PART OF THE CONTROL MECHANISM USED TO ACTIVATE THE GATE WITH A BATTERY BACKUP. THE MANUAL OVERRIDE SHALL BE EASILY ACCESSIBLE FROM OUTSIDE THE GATE IN THE EVENT OF A POWER FAILURE.
- THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1/2 INCH CONTRASTING LETTERS READING 'FIRE DEPT.' OR A KNOX DECAL.
- A TRANSMITTER OPERATED GATE SHALL HAVE A KEY SWITCH ON THE CENTER COLUMN OF THE GATED OPENING APPROXIMATELY 48" ABOVE THE ROADWAY SURFACE. IT SHALL BE VISIBLE AND EASILY ACCESSIBLE WITH A LABEL AS SPECIFIED ABOVE.
- UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH.
- THE GATES SHALL BE CONSTRUCTED PER FENCING AND GATE CONTRACTORS PLANS. PLANS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.

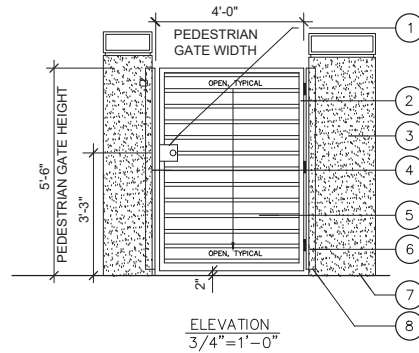
#### MANUALLY OPERATED GATES AND BARRIERS

ALL MANUALLY OPERATED GATES AND BARRIERS ACROSS REQUIRED FIRE DEPARTMENT ACCESS ROUTES SHALL BE EQUIPPED WITH ONE OF THE FOLLOWING:

- A FIRE DEPARTMENT APPROVED PADLOCK.
- A PIPE GATE SECURED WITH A FIRE DEPARTMENT APPROVED PADLOCK.
- A NON-CASE HARDENED CHAIN AND/OR PADLOCK NOT EXCEEDING 3/8" IN DIAMETER.

#### COLUMN LIGHT FIXTURE

#### VEHICULAR AND PEDESTRIAN METAL HORIZONTAL SLAT SWING GATES AT ENTRY

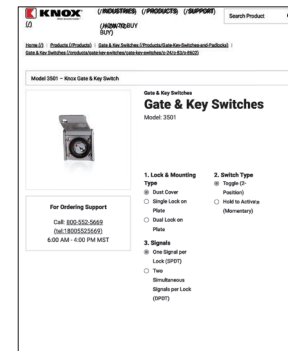


#### LEGEND

- LOOK BOX WITH BRASS KNOB (SELF-LOCKING) - KEY LOCK BOTH SIDES
- 1" X 2" RECT. TUBULAR STEEL TOP AND SIDE FRAMES, 1" X 4" BTM RECT. TUBULAR STEEL FRAME
- BLOCK PILASTER WITH SMOOTH STUCCO FINISH
- 1-1/2" SQ. TUBULAR STEEL POST
- 1" X 2" TUBULAR STEEL HORIZONTAL SLATS
- (3) HEAVY DUTY BRASS HINGES SELF-CLOSING
- FINISH GRADE
- 1-1/2" X 3" TUBULAR STEEL VERTICAL SECURE TO PILASTER

NOTES:  
ALL WELDS SHALL BE 1/8" FILLET CONTINUOUS WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.  
PAINT ALL METAL MEMBERS WITH ONE COAT PRIMER AND TWO COATS ENAMEL (COLOR TO BE GRAY)

#### PEDESTRIAN METAL HORIZONTAL SLAT GATE



#### KNOX BOX SPEC SHEET

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REVISIONS	DATE



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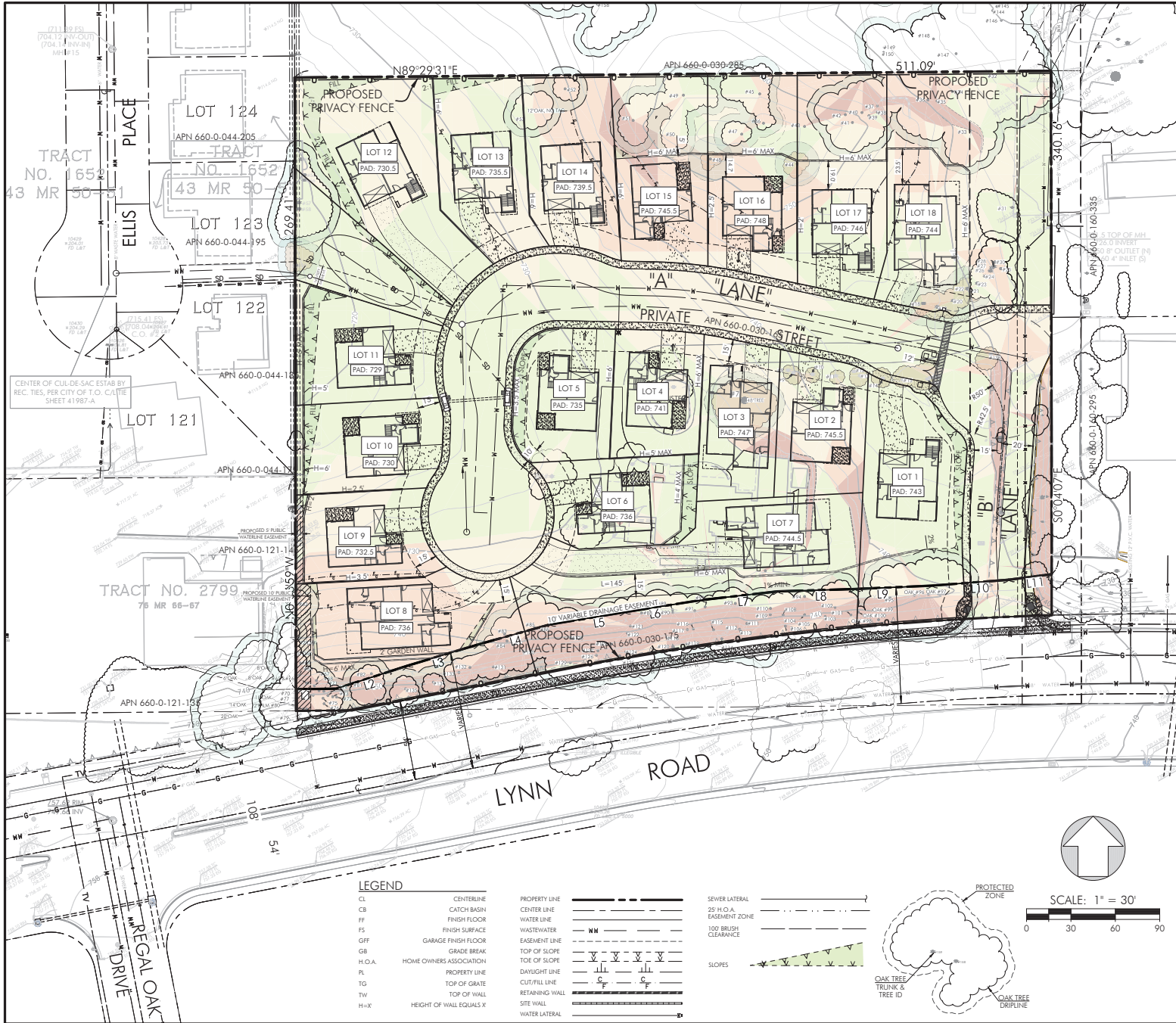
VEHICULAR  
AND  
PEDESTRIAN GATES

DATE:  
4-12-2023  
DRAWN BY:  
TAS  
JOB NO:  
SCALE:  
PER PLAN

SHEET NO.  
ETP.4  
4 OF 4 SHEETS







**SLOPE DENSITY ANALYSIS TABLE**

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SQ FT)	AREA (AC)	COLOR
1	0%	10%	97,927	2.25	Light Green
2	10%	15%	52,601	1.21	Orange
3	15%	25%	34,025	0.78	Yellow
4	25%	4634%	16,438	0.38	Red

# VESTING TENTATIVE TRACT MAP #6081

## SLOPE ANALYSIS

PORTION OF SECTION 7, TOWNSHIP 1 NORTH,  
RANGE 19 WEST, RANCHO EL CONEJO,  
BOOK 1 PAGE 746

A.P.N.: 660-0-030-165  
A.P.N.: 660-0-030-175

1651 LYNN ROAD  
CITY OF THOUSAND OAKS, COUNTY OF VENTURA

August 26, 2024

PREPARED BY:

OWNER/DEVELOPER:



PACIFIC COAST CIVIL, INC.  
351 ROLLING OAKS DR., SUITE 202  
THOUSAND OAKS, CA 91361  
PH: (818) 865-4168  
WWW.PACIFICCOASTCIVIL.COM

JEB ADAMS  
30699 RUSSELL RANCH RD. #100  
WESTLAKE VILLAGE, CA 91362  
PHONE: (818) 338-9296  
MOBILE: (818) 681-4179

### LEGEND

- |        |                         |     |                          |     |
|--------|-------------------------|-----|--------------------------|-----|
| CL     | CENTERLINE              | --- | SEWER LATERAL            | --- |
| CB     | CATCH BASIN             | --- | 25' H.O.A. EASEMENT ZONE | --- |
| FF     | FINISH FLOOR            | --- | 100' BRUSH CLEARANCE     | --- |
| FS     | FINISH SURFACE          | --- | SLOPES                   | --- |
| GFF    | GARAGE FINISH FLOOR     | --- | PROTECTED ZONE           | --- |
| GB     | GRADE BREAK             | --- | OAK TREE TRUNK & TREE ID | --- |
| H.O.A. | HOME OWNERS ASSOCIATION | --- | OAK TREE DRIPLINE        | --- |
| P      | PROPERTY LINE           | --- |                          |     |
| TG     | TOP OF GATE             | --- |                          |     |
| TW     | TOP OF WALL             | --- |                          |     |
| H-X    | HEIGHT OF WALL EQUALS X | --- |                          |     |
|        | PROPERTY LINE           | --- |                          |     |
|        | CENTER LINE             | --- |                          |     |
|        | WATER LINE              | --- |                          |     |
|        | WASTEWATER              | --- |                          |     |
|        | EASEMENT LINE           | --- |                          |     |
|        | TOP OF SLOPE            | --- |                          |     |
|        | TOP OF SLOPE            | --- |                          |     |
|        | DAYLIGHT LINE           | --- |                          |     |
|        | CUT/FILL LINE           | --- |                          |     |
|        | RETAINING WALL          | --- |                          |     |
|        | SITE WALL               | --- |                          |     |
|        | WATER LATERAL           | --- |                          |     |

