

Attachment # 5

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
APNs: 460-0-030-165, 460-0-030-175
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.
15 min. proposed
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 Elevation
P.5 Elevation
P.6 Material Board
P.7 3D Views

civil:
1 Tentative Tract Map

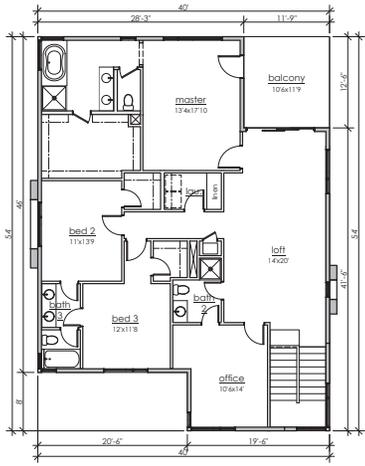
landscape:
ETP.1 Planting/Wall/Fencing Plan
ETP.2 Planting/Wall/Fencing Plan
ETP.3 Wall and Fencing Details
ETP.4 Vehicular & Pedestrian Gates

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

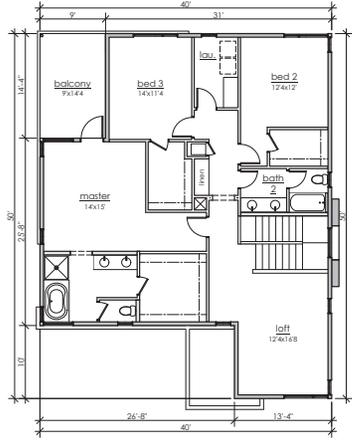
civil engineering:
Pacific Coast Civil, Inc.
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
818.865.4168
contact: Richard Doss

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

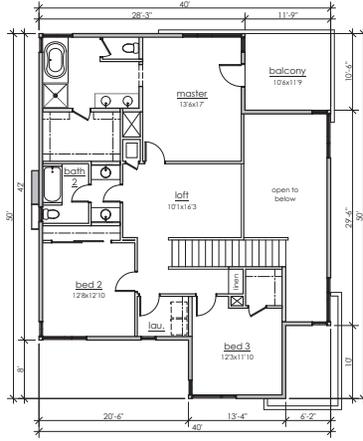




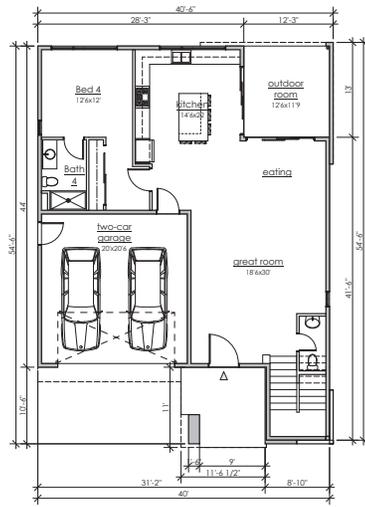
second floor



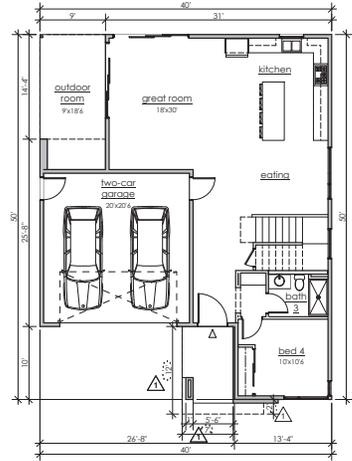
second floor



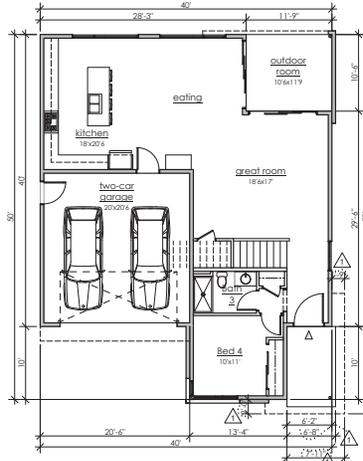
second floor



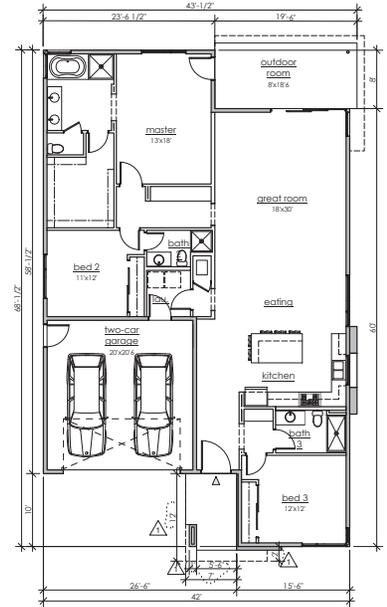
first floor
Plan 4 - 3,056 sf
scale: 1/8"=1'-0"



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

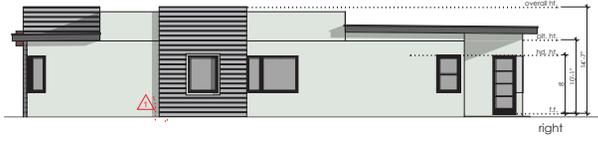


first floor
Plan 2 - 2,488 sf
scale: 1/8"=1'-0"

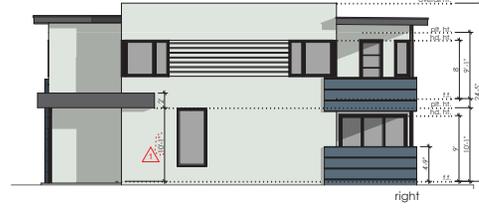


first floor
Plan 1 - 2,011 sf
scale: 1/8"=1'-0"

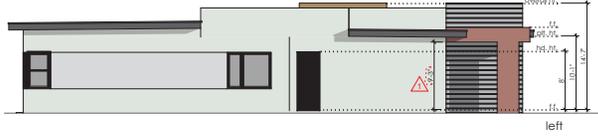




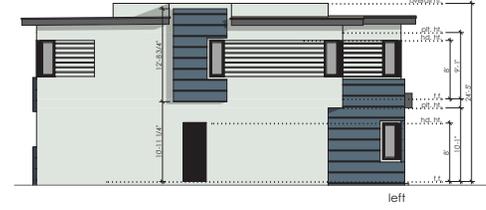
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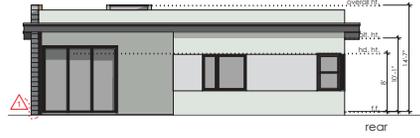
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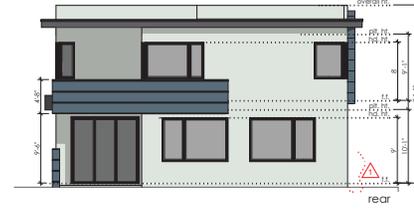
left



left



rear

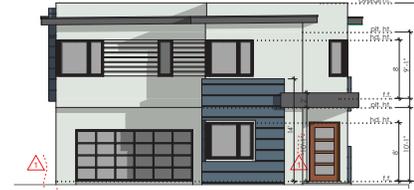


rear



front

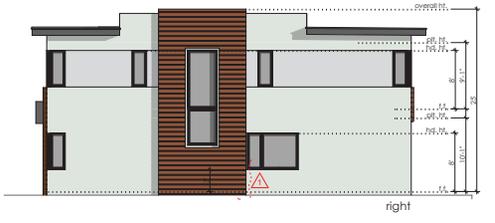
Plan 1
scale: 1/8"=1'-0"



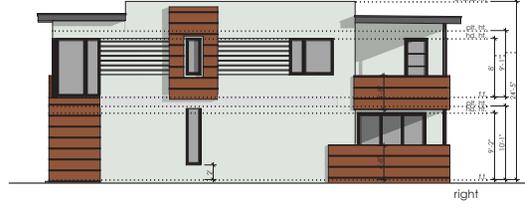
front

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

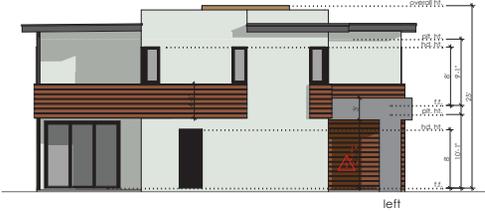




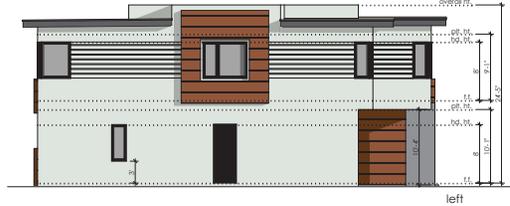
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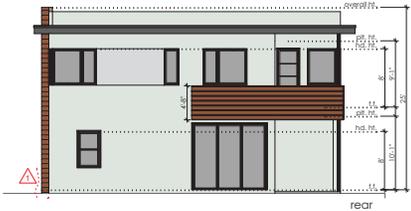
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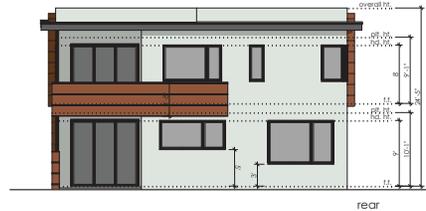
left



left



rear



rear



front

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



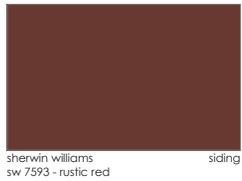
front

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

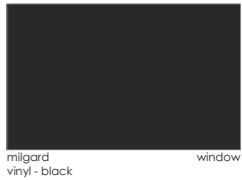




bedrosian tile & stone celine - matte porcelain siding



sherwin williams sw 7593 - rustic red siding



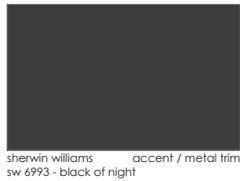
milgard vinyl - black window



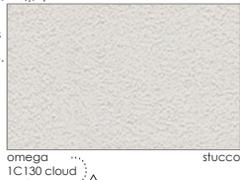
certainteed colonial slate built-up roofing



therma tru wood w/ divided lites entry door



sherwin williams sw 6993 - black of night accent / metal trim



omega IC130 cloud stucco

Plan 1



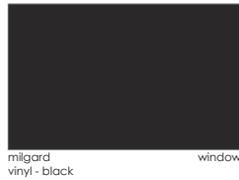
certainteed resawn shake built-up roofing



therma tru wood w/ divided lites entry door



bedrosian tile & stone tahoe - barrel siding



milgard vinyl - black window



clapay - avante black aluminum & glass garage door



sherwin williams sw 6257 - gibraltar accent color



sherwin williams sw 6993 - black of night metal trim

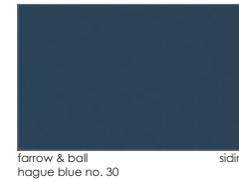


omega IC130 cloud stucco

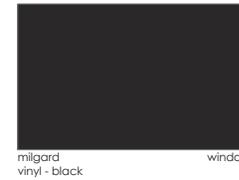
Plan 3



clapay - avante black aluminum & glass garage door



farrow & ball hague blue no. 30 siding



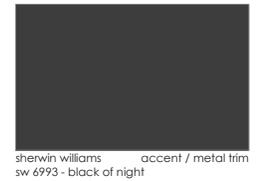
milgard vinyl - black window



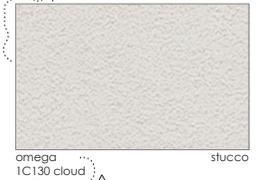
certainteed white built-up roofing



therma tru wood w/ divided lites entry door



sherwin williams sw 6993 - black of night accent / metal trim



omega IC130 cloud stucco

all materials to be as noted or equal

Plan 2



north aerial



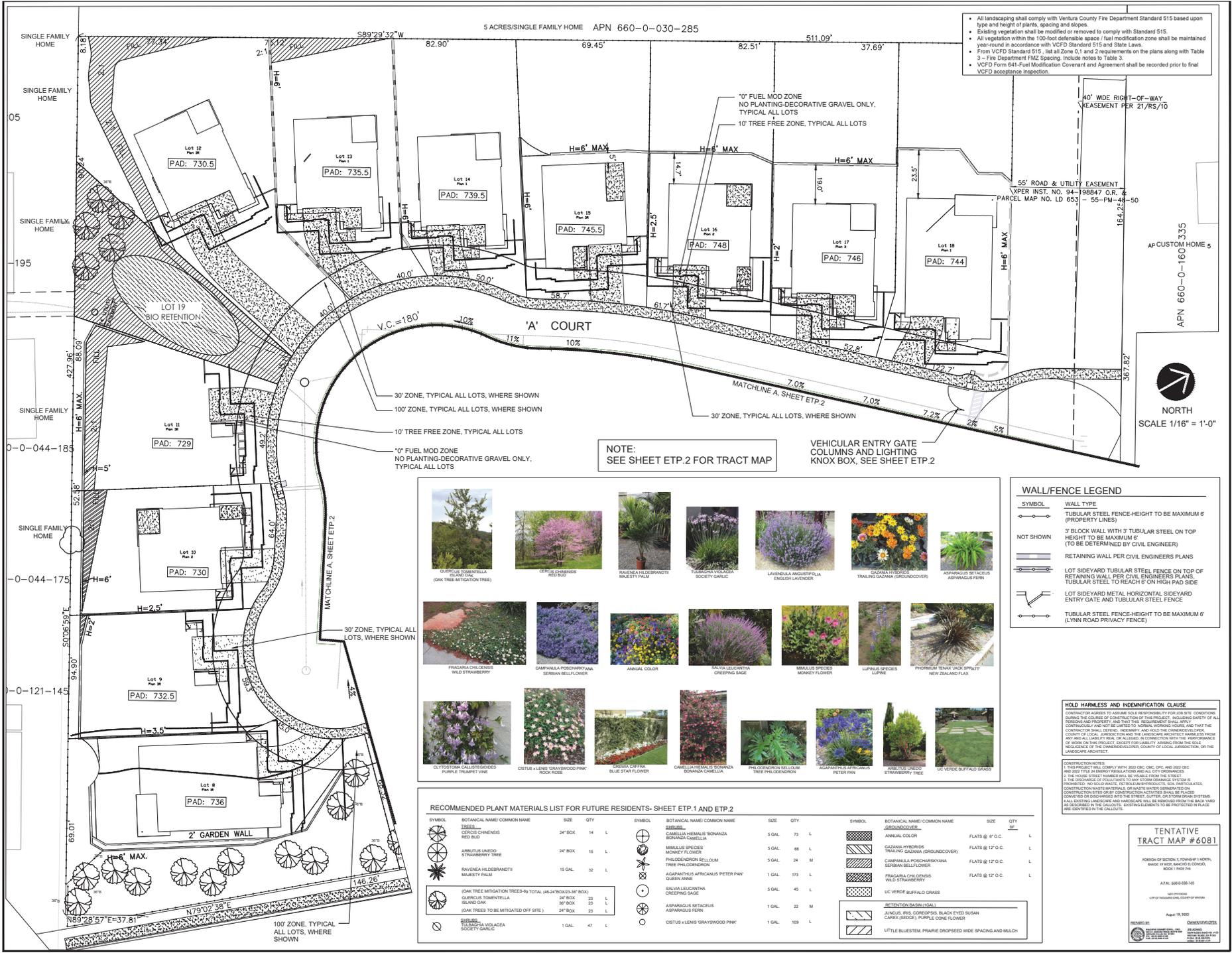
south aerial



east aerial



west aerial



- All landscaping shall comply with Ventura County Fire Department Standard 515 based upon type and height of plants, spacing and slopes.
- Existing vegetation shall be modified or removed to comply with Standard 515.
- All vegetation within the 100-foot defensible space / fuel modification zone shall be maintained year-round in accordance with VCFD Standard 515 and State Laws.
- From VCFD Standard 515, list all Zone 0, 1 and 2 requirements on the plans along with Table 3 - Fire Department FMZ Spacing. Include notes to Table 3.
- VCFD Form 641-Fuel Modification Covenant and Agreement shall be recorded prior to final VCFD acceptance inspection.

NOTE: SEE SHEET ETP.2 FOR TRACT MAP

WALL/FENCE LEGEND

SYMBOL	WALL TYPE
	TUBULAR STEEL FENCE-HEIGHT TO BE MAXIMUM 6' (PROPERTY LINES)
	3' BLOCK WALL WITH 3' TUBULAR STEEL ON TOP (HEIGHT TO BE MAXIMUM 6' (TO BE DETERMINED BY CIVIL ENGINEER))
	RETAINING WALL PER CIVIL ENGINEER'S PLANS
	LOT SIDYARD TUBULAR STEEL FENCE ON TOP OF RETAINING WALL PER CIVIL ENGINEER'S PLANS
	LOT SIDYARD METAL HORIZONTAL SIDYARD ENTRY GATE AND TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE-HEIGHT TO BE MAXIMUM 6' (LYNN ROAD PRIVACY FENCE)



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 TOMENTELLA (OAK TREE MITIGATION TREE)	3" BOX	23	L		CAMELLIA HYBRIDUS (ANNUAL COLOR)	FLATS @ 6" O.C.	L		GAZANIA HYBRIDUS (TRAILING GAZANIA (GROUNDCOVER))	FLATS @ 12" O.C.	L	
	CERCIS CHINENSIS (RED BUD)	24" BOX	14	L		CAMPANULA PICOCHRYSA (SERBIAN BELLFLOWER)	FLATS @ 12" O.C.	L		FRAGARIA CHLORANTHA (WILD STRAWBERRY)	FLATS @ 12" O.C.	L	
	RAVENEA HILDEBRANDII (MAJESTY PALM)	15 GAL.	32	L		SALVIA LEUCANTHA (CREEPING SAGE)	1 GAL.	47	L		CYPERUS SETACEUS (PURPLE CONE FLOWER)	1 GAL.	22
	MIKANIA SPECIES (MONKEY FLOWER)	1 GAL.	173	L		CISTUS LENS (SPRAYWOOD PINK)	1 GAL.	109	L				
	PHLOMIS SPECIES (MONKEY FLOWER)	1 GAL.	173	L									
	PHLOMIS SPECIES (MONKEY FLOWER)	1 GAL.	173	L									
	CYPERUS SETACEUS (PURPLE CONE FLOWER)	1 GAL.	22	M									
	CYPERUS SETACEUS (PURPLE CONE FLOWER)	1 GAL.	22	M									
	CYPERUS SETACEUS (PURPLE CONE FLOWER)	1 GAL.	22	M									

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO BE SOLE RESPONSIBLE FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND THE PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL OBTAIN, MAINTAIN AND HOLD THE OWNER 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, CMC, CPC, AND 2022 CEC AND 2021 TITR 24 ENVIRONMENTAL PROTECTION AND AIR QUAL IMPROVEMENT. THE DISCHARGE OF POLLUTANTS TO ANY WATER DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM PRODUCTS, SOIL PARTICLES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATION OR CONSTRUCTION MATERIALS BY CONSTRUCTION ACTIVITIES SHALL BE PLACED ON OR NEAR THE PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

TENTATIVE TRACT MAP #6081

FOR MORE INFORMATION CONTACT:

APR 300-035-145

APR 18, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

REVISIONS	DATE

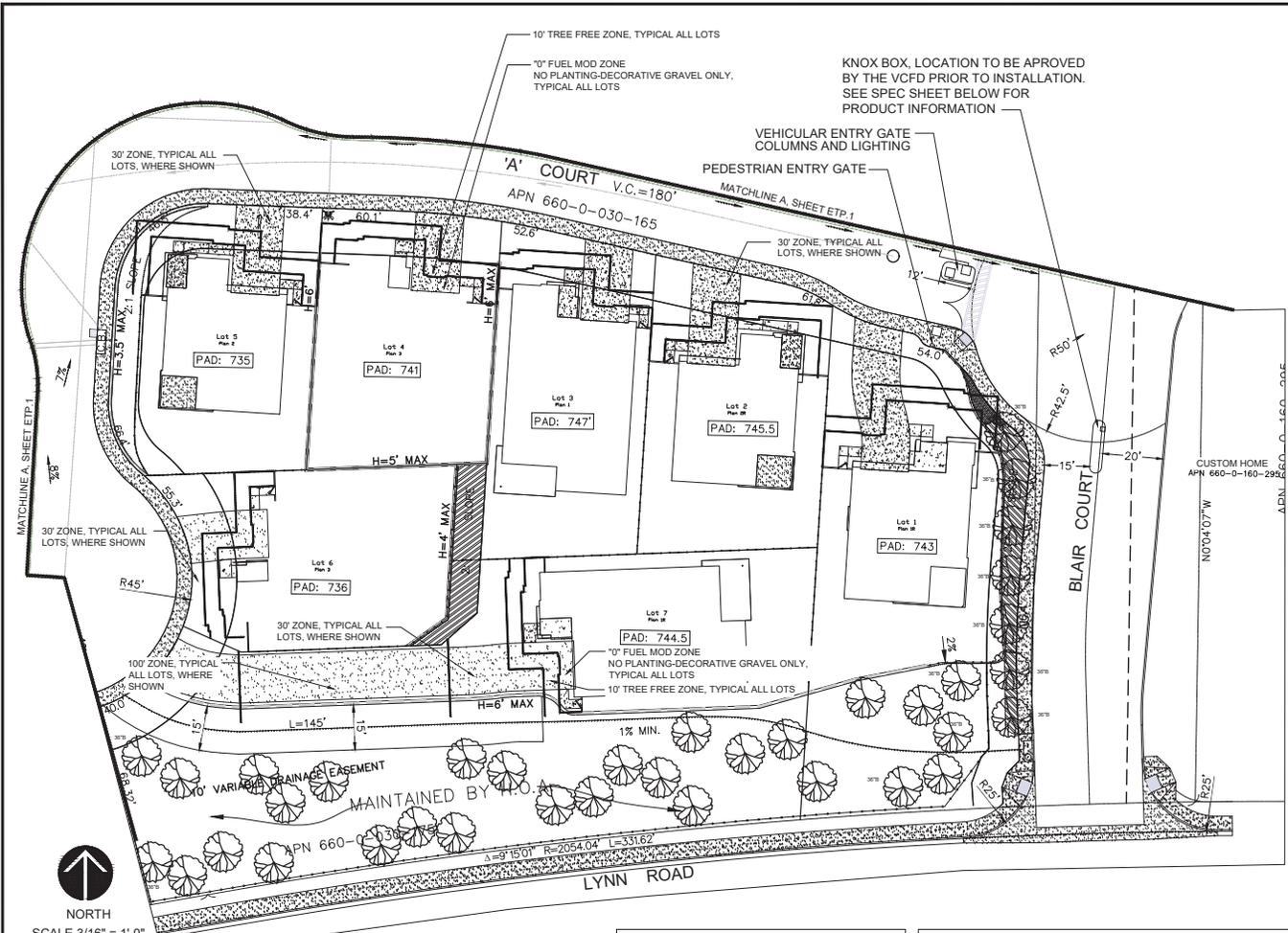


18 Home Community-Tentative Tract Map #6081
1651 Lynn Road
Thousand Oaks, CA 91320

PLANTING/WALL/FENCING PLAN

DATE: 4-12-2022
DRAWN BY: RAG
JOB NO:
SCALE: PER PLAN

SHEET NO. ETP.1
1 OF 4 SHEETS

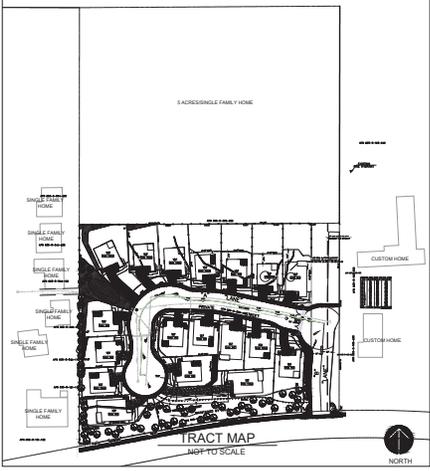


NORTH
SCALE 3/16" = 1'-0"

- All landscaping shall comply with Ventura County Fire Department Standard 515 based upon type and height of plants, spacing and slopes.
- Existing vegetation shall be modified or removed to comply with Standard 515.
- All vegetation within the 100-foot defensible space / fuel modification zone shall be maintained year-round in accordance with VCFD Standard 515 and State Laws.
- From VCFD Standard 515, list all Zone 0, 1 and 2 requirements on the plans along with Table 2 - Fire Department FMZ Spacing. Include notes to Table 2.
- VCFD Form 841-Fuel Modification Covenant and Agreement shall be recorded prior to final VCFD acceptance inspection.

RECOMMENDED PLANT MATERIAL LIST FOR FUTURE RESIDENTS- SHEET ETP. 1 AND ETP. 2							
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	GERANIUM CRISTATUS	24" BOX	14 L		ARISTIDA LINDLEY	24" BOX	15 L
	ARISTIDA LINDLEY	24" BOX	15 L		RAVENIA HILDEBRANDTII	15 GAL	32 L
	RAVENIA HILDEBRANDTII	15 GAL	32 L		MAJESTY PALM		
	MAJESTY PALM				GERANIUM CRISTATUS	24" BOX	48 L
	GERANIUM CRISTATUS	24" BOX	48 L		COAST LIVE OAK	36" BOX	23 L
	COAST LIVE OAK	36" BOX	23 L		SALVIA LEUCANTHA	1 GAL	47 L
	SALVIA LEUCANTHA	1 GAL	47 L		ASPARAGUS SETACEUS		
	ASPARAGUS SETACEUS				ASPARAGUS FERNS		
	ASPARAGUS FERNS				OSTIA X LENS 'GRAYWOOD PINK'		
	OSTIA X LENS 'GRAYWOOD PINK'						

WALL/FENCE LEGEND	
	TUBULAR STEEL FENCE-HEIGHT TO BE MAXIMUM 6' (PROPERTY LINES)
	3' BLOCK WALL WITH 3' TUBULAR STEEL ON TOP HEIGHT TO BE MAXIMUM 6' (TO BE DETERMINED BY CIVIL ENGINEER)
	RETAINING WALL PER CIVIL ENGINEERS PLANS
	LOT SIDYARD TUBULAR STEEL FENCE ON TOP OF RETAINING WALL PER CIVIL ENGINEERS PLANS TUBULAR STEEL TO REACH 6" ON HIGH PAD SIDE
	LOT SIDYARD METAL HORIZONTAL SIDYARD ENTRY GATE AND TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE-HEIGHT TO BE MAXIMUM 6' (LYNN ROAD PRIVACY FENCE)



KNOX (PARTS) (PRODUCTS) (SUPPORT)

Gate & Key Switches
Model 3001

1. Lock & Mounting Type
 Dead Lock
 Single Lock on Plate
 Dual Lock on Plate

2. Switch Type
 1/2" High (Furniture)
 1" High to Activity (Motorist)

3. Signal
 One Signal per Lock (SPST)
 Two
 Three
 SmartSense Signal per Lock (SPST)

KNOX BOX SPEC SHEET

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 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 WORKS 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, CMC, CPC AND 2023 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 SOIL WATER, PESTICIDE BYPRODUCTS, SOL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SHALL BE DISCHARGED TO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS. ALL EXISTING LANDSCAPE AND HARDWARE WILL BE REMOVED FROM THE BACK YARD AS DESCRIBED IN THE CALL OUTS. EXISTING ELEMENTS TO BE PROTECTED IN PLACE ARE IDENTIFIED IN THE CALLOUTS.

TENTATIVE TRACT MAP #6081

PORTION OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 NORTH, COUNTY OF BUTTE, CALIFORNIA

APN: 660-030-165

APN: 660-0160-2992

APR 14, 2022

REVISIONS: 01

REVISIONS	DATE

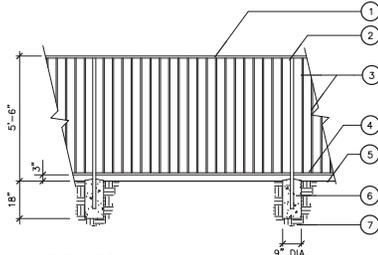
Underground Service Alert
 1-800-422-4133
 (FOR MORE INFO VISIT: usa.com)



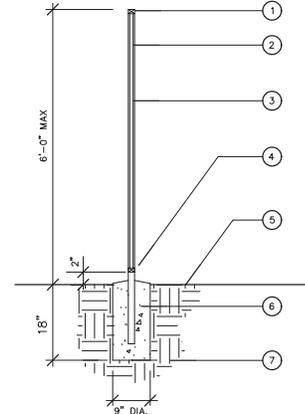
18 Home Community-Tentative Tract Map #6081
 1651 Lynn Road
 Thousand Oaks, CA 91320

PLANTING/WALL/FENCING PLAN

DATE: 4-12-2023
 DRAWN BY: TALS
 JOB NO:
 SCALE: PER PLAN
 SHEET NO. ETP.2
 2 OF 4 SHEETS



ELEVATION
1/2"=1'-0"



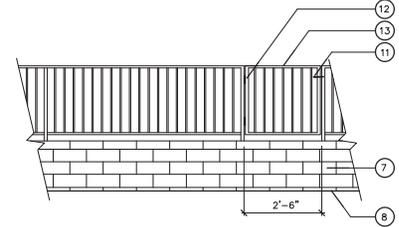
SECTION - TUBULAR STEEL FENCE
1"=1'-0"

LEGEND

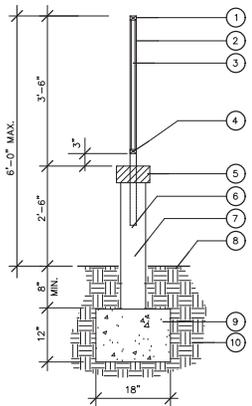
1. 2" x 1-1/2" TUBULAR STEEL TOP RAIL
2. 2" SQ. TUBULAR STEEL POSTS @ 8'-0" O.C.
3. 5/8" SQ. STEEL PICKETS @ 4" OR LESS BETWEEN PICKETS
4. 2" x 1-1/2" TUBULAR STEEL BOTTOM RAIL, 2" MAX GAP TO FINISH GRADE
5. FINISH GRADE
6. CONCRETE FOOTING
7. COMPACTED SUBGRADE

- 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.



WALL AT SLOPE
N.T.S.



SECTION
1"=1'-0"

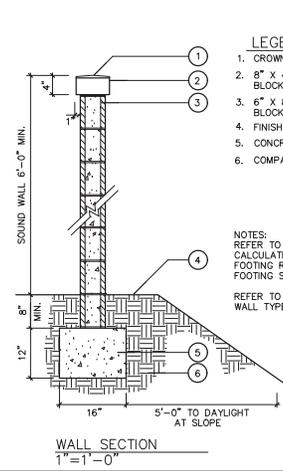
LEGEND

1. 2" x 1-1/2" TUBULAR STEEL TOP RAIL
2. 2" SQ. TUBULAR STEEL POSTS @ 8'-0" O.C.
3. 5/8" SQ. STEEL PICKETS @ 4" OR LESS BETWEEN PICKETS
4. 2" x 1-1/2" TUBULAR STEEL BOTTOM RAIL, 2" MAX GAP TO FINISH GRADE
5. PRECAST CAP
6. SLEEVE
7. CMU BLOCK WALL, FOOTING PER ENGINEERING PLANS
8. FINISH GRADE
9. CONCRETE FOOTING

10. COMPACTED SUBGRADE
11. GATE LATCH, SELF-LATCHING
12. (3) HEAVY DUTY HINGES SELF-CLOSING
13. 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.



WALL SECTION
1"=1'-0"

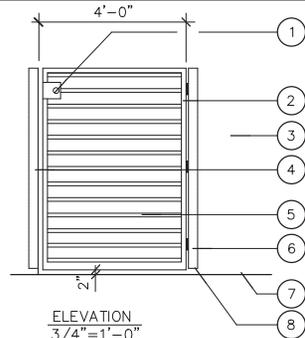
LEGEND

1. CROWN CAP TO DRAIN
2. 8" x 4" x 16" CONCRETE BLOCK CAP
3. 6" x 8" x 16" CONCRETE BLOCK
4. FINISH GRADE
5. CONCRETE FOOTING
6. 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.

SOUND WALL-LYNN ROAD PER CIVIL ENGINEER

MASONRY WALL W/TUBULAR STEEL FENCE PER CIVIL ENGINEERS PLANS



ELEVATION
3/4"=1'-0"

LEGEND

1. GATE LATCH, SELF-LATCHING
2. 1" x 2" RECT. TUBULAR STEEL TOP AND SIDE FRAMES, 1" x 4" BTM RECT. TUBULAR STEEL FRAME
3. BLOCK PILASTER WITH SMOOTH STUCCO FINISH
4. 1-1/2" SQ. TUBULAR STEEL POST
5. 1" x 2" TUBULAR STEEL HORIZONTAL SLATS
6. (3) HEAVY DUTY BRASS HINGES SELF-CLOSING
7. FINISH GRADE
8. 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.
PAIN ALL METAL MEMBERS WITH ONE COAT PRIMER AND TWO COATS ENAMEL. (COLOR TO BE BLACK)

RESIDENCE SIDEYARD METAL HORIZONTAL SLAT GATE

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:
1. THIS PROJECT WILL COMPLY WITH 2022 CBC, CMC, CPC, AND 2022 CEC AND 2022 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
3. 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.
4. 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:	RAS
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

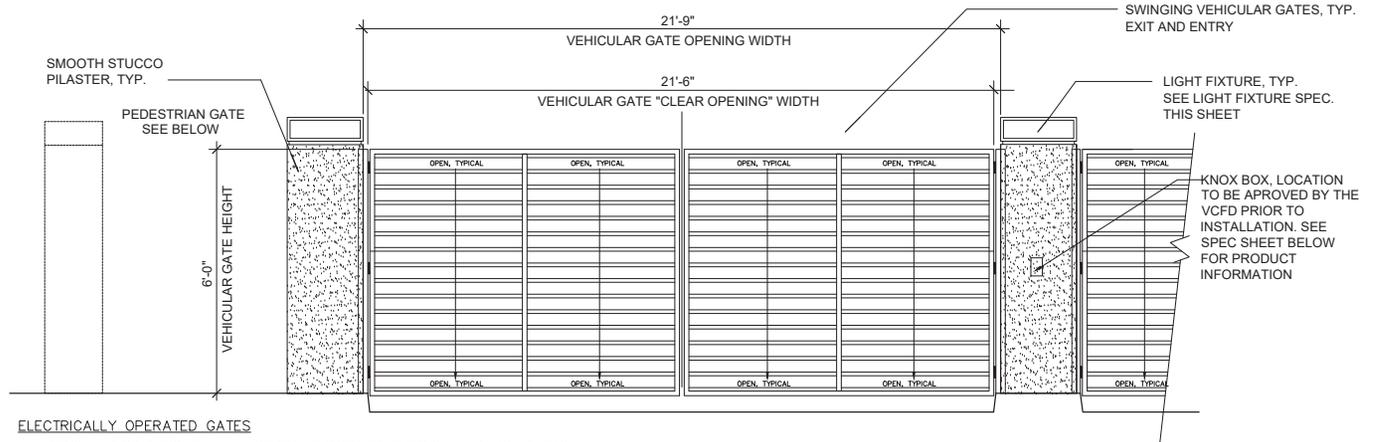
• This outdoor light is made of aluminum exterior, which is sturdy and weather resistant. And its long-life design is unique and the light effect is bright.

• The aluminum 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 outdoor light will automatically change during the day and turn on automatically at night, which will bring you a comfortable living experience.

DETAILS

Lamp Color	Black
Product Name	Outdoor Post Light
Light source	LED Chip
Built for AC/DC	DC
Material	Die-casting Aluminum Lamp body
Photochromic Panel	Polycarbonate Photochromic Panel
Battery	Large Capacity Battery
Voltage	110-220V
Process	Stamping, Bending, Polishing
Applicable scene	Home & Street Roadside
Feature	Waterproof, Anti-rust, High-Temperature Resistance



ELECTRICALLY OPERATED GATES

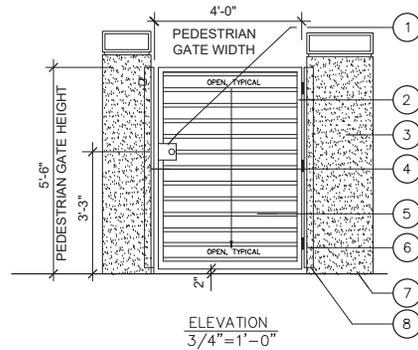
- THE DESIGN AND OPERATION OF ALL ELECTRICALLY OPERATED GATES SHALL BE AS FOLLOWS:
- THE GATE CONTROL MECHANISM SHALL BE OPERABLE BY AN APPROVED EMERGENCY OVERRIDE KEY SWITCH WITH A MANUALLY OPERATED OVERRIDE THAT IS ACCESSIBLE FROM THE PUBLIC SIDE OF THE ACCESS. THE KEY SWITCH SHALL BE INSTALLED AS 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

1. LOCK BOX WITH BRASS KNOB (SELF-LOCKING) - KEY LOCK BOTH SIDES
2. 1" x 2" RECT. TUBULAR STEEL TOP AND SIDE FRAMES, 1" x 4" BTM RECT. TUBULAR STEEL FRAME
3. BLOCK PILASTER WITH SMOOTH STUCCO FINISH
4. 1-1/2" SQ. TUBULAR STEEL POST
5. 1" x 2" TUBULAR STEEL HORIZONTAL SLATS
6. (3) HEAVY DUTY BRASS HINGES SELF-CLOSING
7. FINISH GRADE
8. 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

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:

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4. ALL EXISTING LANDSCAPE AND HARDWARE 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

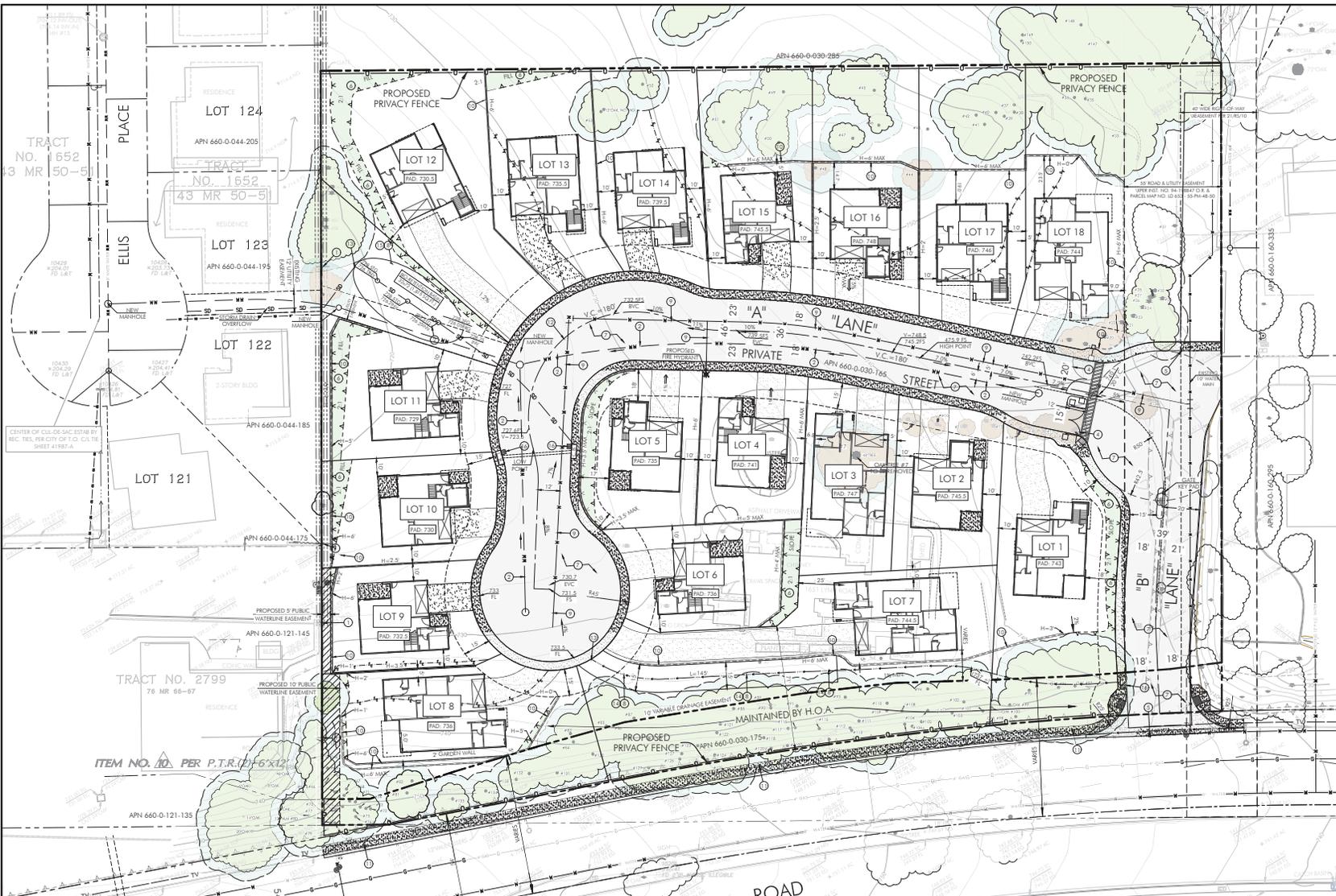


18 Home Community-Tentative Track Map #6081
1651 Lynn Road
Thousand Oaks, CA 91320

VEHICULAR AND PEDESTRIAN GATES

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

SHEET NO.
ETP.4
4 OF 4 SHEETS



LOT SUMMARY:
JOB ADDRESS:
 1651 LYNN ROAD
 NEVADY PARK, CA 91320
A.P.N.:
 660-0-030-165
 660-0-030-175
TOTAL LOT AREAS
 A.P.N. 660-0-030-165 GROSS (AC) 4.30 AC
 A.P.N. 660-0-030-175 GROSS (AC) 0.31 AC
 GROSS (SQ.FT.) 187,428.84 GROSS (SQ.FT.) 13,261.12
TOTAL: 4.61 AC (200,989.76 SQ.FT.)
CURRENT ZONING:
 R-4-1AC
GENERAL PLAN ZONING:
 LOW DENSITY RESIDENTIAL (2-4.5 DENSITY ACRES)
APPROVED GENERAL PLAN DENSITY: 6.5 DU/AC
 YIELDS 27 SINGLE FAMILY RESIDENCE

- NOTES:**
- EXISTING POWER POLE LINES TO REMAIN IN PLACE.
 - PROPOSED WASTEWATER SYSTEM TO GRAVITY FLOW WESTWARD AND CONNECT WITH EXISTING WASTEWATER LINE IN ADRIAN ST.
 - PRIVATE STREET IMPROVEMENTS PER CITY OF THOUSAND OAKS STANDARDS PLATE NO. 2-9.
 - EXISTING SECURITY GATE SERVING ADJACENT HOMES TO REMAIN.
 - PROPOSED ENTRY ROADWAY IMPROVEMENTS TO MATCH EXISTING DRIVEWAY EDGE, AS POSSIBLE.
 - ALL SLOPES TO BE 2:1 OR FLATTER.
 - PRIVATE STREET AND ADJACENT SLOPE ALONG LYNN ROAD.
 - STORMWATER TREATMENT AND DETENTION SYSTEM TO BE DESIGNED TO COMPLY WITH VENTURA COUNTY WATERBOD PROTECTION DISTRICTS TECHNICAL GUIDANCE MANUAL (TGM).
 - WATER SYSTEMS TO BE DESIGNED PER CITY OF THOUSAND OAKS AND VENTURA COUNTY FIRE DEPARTMENT STANDARDS.
 - ALL RETAINING WALLS ARE 6 FOOT MAX.
 - PROPOSED SIDEWALK PER CITY OF THOUSAND OAKS STANDARDS.
 - SIGHT DISTANCE EXCEEDS MINIMUM DISTANCE PER CITY OF THOUSAND OAKS PUBLIC WORK DEPARTMENT PLATE NUMBER 3-10.
 - PROPOSED OVERFLOW PIPE FOR STORMWATER TREATMENT BMP.
 - PROPOSED 15 WIDE VEGETATED SWALE (1% MIN SLOPE)
 - PROPOSED LINED BI-DIRECTIONAL RAIN GARDENS WITH UNDERDRAIN
 - CONSTRUCT CATCH BASIN

VESTING TENTATIVE TRACT MAP #6081

PORION 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

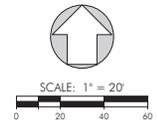
PREPARED BY:

PACIFIC COAST CIVIL, INC.
 281 ROLLING OAKS DR., SUITE 202
 THOUSAND OAKS, CA 91320
 WWW.PACIFICCOASTCIVIL.COM

OWNER/DEVELOPER:
JEB ADAMS
 20699 RUSSELL RANCH RD #100
 WESTLAKE VILLAGE, CA 91352
 PHONE: (818) 338-9296
 MOBILE: (818) 681-4179

EARTHWORK QUANTITIES
 QUANTITIES ARE FOR GENERAL PURPOSES AND ARE NOT TO BE USED FOR BID PURPOSES.
 15,000 C.Y. BRIDGE ON SITE
 OVER EXCAVATION ALLOWED, REMOVAL & COMPACTION
 ANTIPILE MINIMUM 3% SHRINKAGE PER G.O.C. VALUE, INC. GEOTECHNICAL INVESTIGATION

SURVEY PREPARED BY:
 CHRIS NELSON & ASSOCIATES, INC.
 31238 VIA COLINAS SUITE N,
 WESTLAKE VILLAGE, CA 91362
 (818) 991-1040



A.P.N.: 660-0-030-165/175 LOT MATRIX

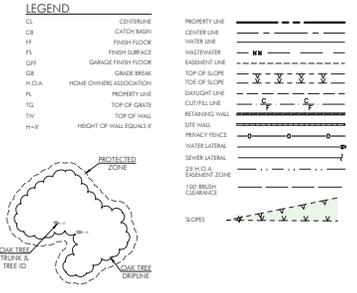
LOT #	GROSS SQ.FT.	AC	PLAN TYPE (R-REVERSE)	PAD ELEVATION	AVERAGE LOT WIDTH	
1	10,400.35	0.24	46	TWO-STORY	743	68
2	5,514.84	0.13	28	TWO-STORY	745.5	69
3	5,549.78	0.13	1	SINGLE-STORY	745	52
4	5,292.62	0.12	3	TWO-STORY	741	69
5	5,761.02	0.13	3	TWO-STORY	738	68
6	5,889.94	0.13	3	TWO-STORY	736	67
7	19,457.43	0.45	18	SINGLE-STORY	744.5	92
8	12,391.76	0.28	18	SINGLE-STORY	736	84
9	5,361.81	0.12	38	TWO-STORY	732.5	61
10	5,908.04	0.14	2	TWO-STORY	730	61
11	6,444.44	0.15	38	TWO-STORY	729	69
12	11,251.48	0.26	4	TWO-STORY	729	67
13	5,905.52	0.14	4	TWO-STORY	727.5	52
14	5,263.52	0.14	4	TWO-STORY	741.4	52
15	7,767.55	0.18	38	TWO-STORY	743.5	62
16	8,209.48	0.19	2	TWO-STORY	748	67
17	8,848.09	0.20	4	TWO-STORY	745	67
18	17,860.86	0.41	1	SINGLE-STORY	742	111
PRO-FORMATION	4,779.17	0.11			728.5	
PRIVATE STREET	403,978.00	9.29				
660-0-030-165	187,428.84	4.30				
660-0-030-175	13,261.12	0.31				
TOTAL	200,989.76	4.61				

AREA MAINTAINED BY HOA

LOT #	SQ.FT.	AC
HOA MAINTENANCE	4,779.17	0.11
PORTIONS OF LOTS 1, 7 & 8	20,383.93	0.47
TOTAL	25,163.09	0.58

LINE TABLE

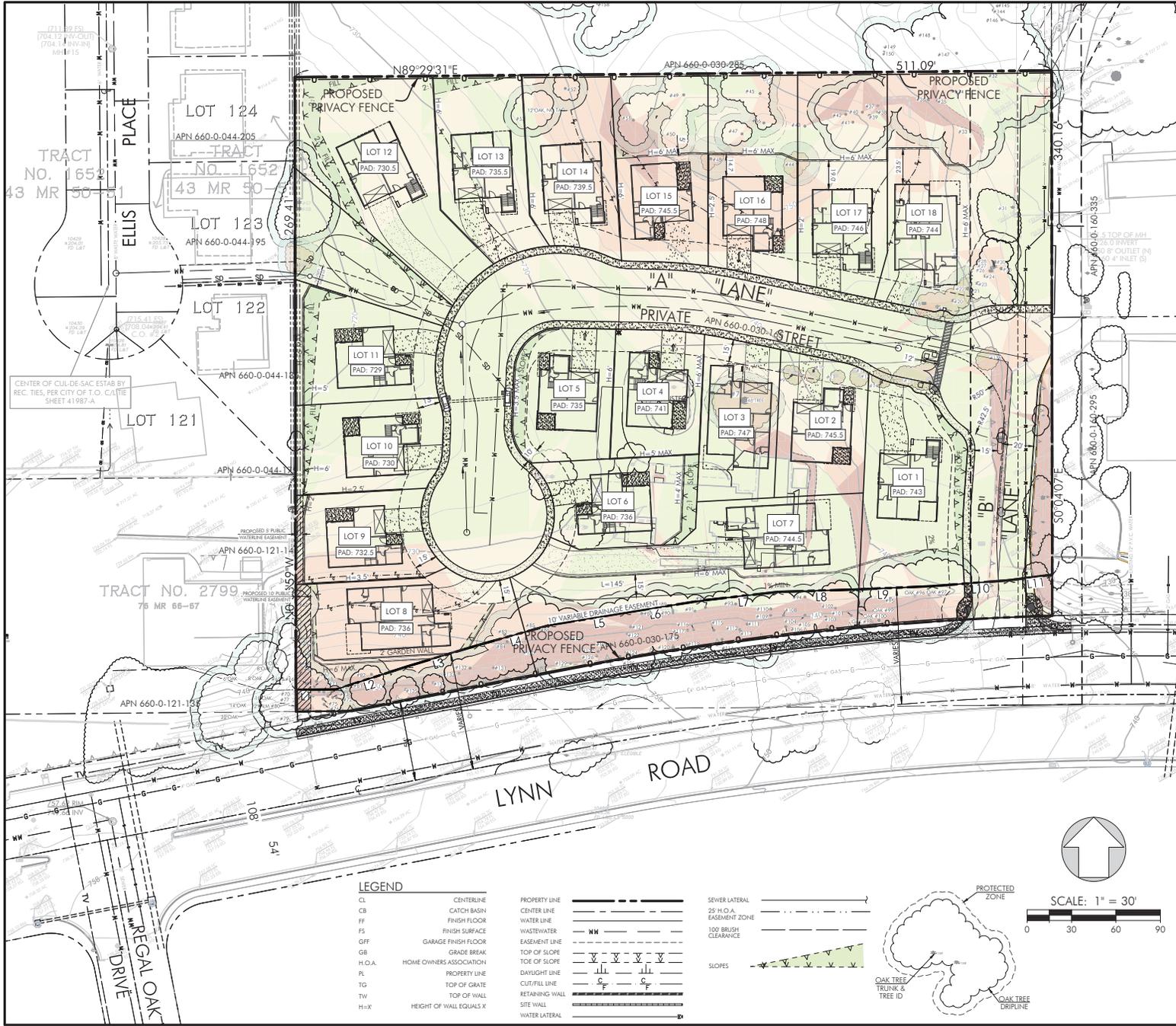
NO.	REMARKS	DEFINITION
11	S81°24'10"W	27.19'
12	S71°15'00"W	50.32'
13	S71°15'00"W	50.32'
14	S74°42'00"W	50.19'
15	S60°12'00"W	33.29'
16	S60°12'00"W	33.12'
17	S81°14'10"W	33.19'
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200	S81°24'10"W	33.02'



BENCH MARK:
 B.M. NO 52-9 NAVD 1988 COUNTY OF VENTURA DATUM
 NGS PUB 1955 BENCH MARK CDK WCRD 1362
 ELEVATION = 731.0278 FEET (222.826 METERS) (ADJUSTMENT OF 04-01-1997)

UTILITY SERVICE SUMMARY
WATER: CITY OF THOUSAND OAKS (805) 499-2426
 2100 THOUSAND OAKS BLVD,
 THOUSAND OAKS, CA 91362
SEWAGE DISPOSAL: CITY OF THOUSAND OAKS (805) 449-2100
 2100 THOUSAND OAKS BLVD,
 THOUSAND OAKS, CA 91362
TELEPHONE: VERIZON (805) 372-6000
 1 CITY PLACE
 THOUSAND OAKS, CA 91362
ELECTRIC: SOUTHERN CALIFORNIA Edison (805) 455-4555
 2800 FOOTBALL DRIVE
 THOUSAND OAKS, CA 91360
CABLE TV: TIME WARNER (805) 427-3731
 2323 TELER ROAD
 NEVADY PARK, CA 91320

FLOOD ZONE:
 FLOOD ZONE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
 PER FEMA COMMUNITY PANEL NO 06111C0966 DATED 01-20-2010



VICINITY MAP
N.T.S.

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	Yellow
3	15%	25%	34,025	0.78	Orange
4	25%	46.54%	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

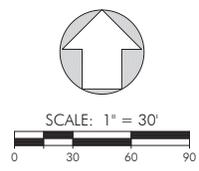
PREPARED BY:

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
30659 RUSSELL RANCH RD. #100
WESTLAKE VILLAGE, CA 91362
PHONE: (818) 338-9296
MOBILE: (818) 681-4179



LEGEND	
CL	CENTERLINE
CB	CATCH BASIN
FF	FINISH FLOOR
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
GB	GRADE BREAK
H.O.A.	HOME OWNERS ASSOCIATION
PL	PROPERTY LINE
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TW	TOP OF WALL
H=X	HEIGHT OF WALL EQUALS X
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