

2150 HILLCREST DR.

ARCHITECTURE

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PROJECT DESIGN TEAM

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PROJECT DETAILS SUMMARY: *(SEE SHEET A1-2)*

ZONING: C-3

GROSS LOT SIZE:	8.28 ACRES
NET LOT SIZE:	8.19 ACRES
UNITS:	333 DU
DENSITY:	40.6 DU/AC
	(38.75% DENSITY BONUS)
GROSS BLDG AREA:	629,937 SQFT
NET RESIDENTIAL AREA:	315,765 SQFT
PARKING GARAGE:	195,874 SQFT
PARKING PROVIDED:	581 SPACES

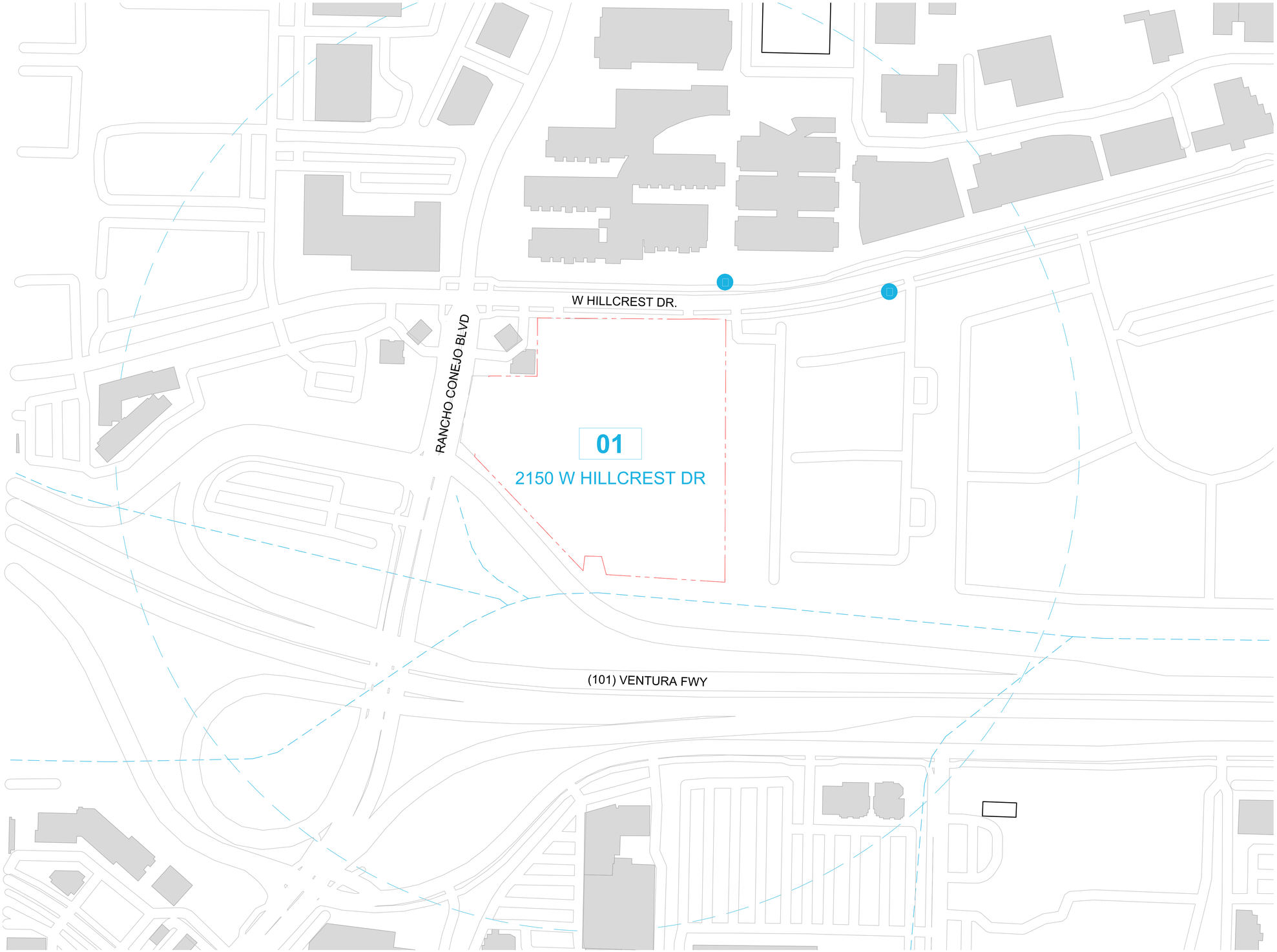
UNIT MIX

1-BED:	180 UNITS (54%)
2-BED:	125 UNITS (38%)
3-BED:	28 UNITS (08%)
TOTAL	333 UNITS

AMENITIES PROVIDED:
CORNER COMMERCIAL PLAZA OFF HILLCREST DR.
CENTRAL LEASING / AMENITY BUILDING w/ POOL
UPPER LEVEL ROOF DECKS
RESIDENT COURTYARDS
RESIDENT DOG PARK
RANCHO CONEJO PARK (OFF-SITE)

PROJECT NARRATIVE

2150 HILLCREST DR. IS A VERTICAL MIXED-USE PROJECT WITH GROUND FLOOR COMMERCIAL SPACE, IMMEDIATELY ADJACENT TO THE AMGEN CAMPUS. THE PROJECT CONSISTS OF 2 SEPARATE PODIUM BUILDINGS, CONTAINING TOTAL OF 333 DWELLING UNITS AND APPROX. 5,300 SQFT OF COMMERCIAL SPACE. 581 PARKING SPACES ARE PROVIDED FOR THE ENTIRE PROJECT IN A COMBINATION OF SURFACE, AND SEMI-SUBTERRANEAN FORMATS. THE PROJECT PROVIDES COMMON AMENITIES SUCH AS A CORNER PLAZA OFF HILLCREST DRIVE, A CENTRAL COMMUNITY AREA HOLDING THE STAND-ALONE LEASING/AMENITY BUILDING, A LARGE COURTYARD SEGMENTED INTO VARIOUS ACTIVITY AREAS SUCH AS THE POOL AND BARBEQUE AREA, IN ADDITION TO INDOOR AMENITY SPACES ON THE FIRST FLOOR OF THE 2 BUILDINGS; FURTHERMORE, MULTIPLE UPPER LEVEL ROOF DECKS ARE PROVIDED BY CAREFULLY STEPPING BACK THE FOURTH FLOOR OF EACH BUILDING AWAY FROM PUBLIC VIEW. AS A RESULT, THE AVERAGE HEIGHT OF THE PROJECT IS LESS THAN 55 FEET. THE PROPOSAL IS APPLYING FOR 38.75% DENSITY BONUS, WITH 12% VERY LOW INCOME UNITS (30 AFFORDABLE UNITS).THE PROPOSED NORTH BUILDING IS THREE LEVELS OF TYPE V-A WOOD CONSTRUCTION OVER 2 LEVEL OF TYPE I-A SUBTERRANEAN GARAGE. THE SOUTH PROPOSED BUILDING IS 3 LEVELS OF TYPE V-A WOOD CONSTRUCTION WITH A PARTIAL 4TH LEVEL, OVER 1 LEVEL OF SEMI-SUBTERRANEAN PARKING GARAGE.



SYMBOLS LEGEND

- PROJECT SITE
- 1/2 MILE RADIUS
- SOUTH BRANCH ARROYO CONEJO
- BUS STOP

CALLOUT LEGEND

01 SITE

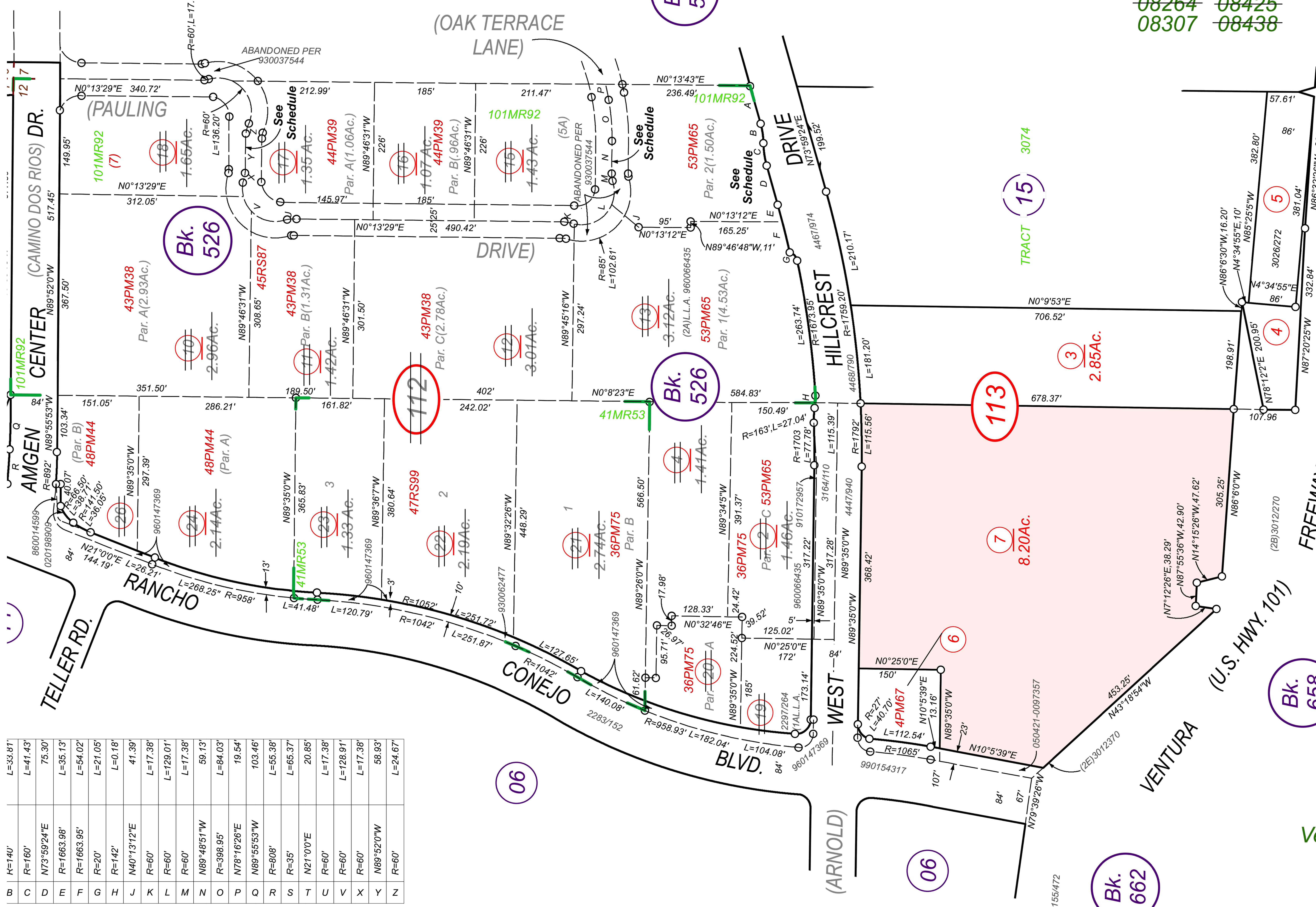
RANCHO EL CONEJO
PORTION SECTIONS 1 & 12, T.1N, R.20W.

667-11

Tax Rate Area

~~08036~~	08312
08042	~~08375~~
~~08047~~	~~08391~~
08058	08419
~~08264~~	~~08425~~
08307	~~08438~~

1"=200'



B	R=140'	L=33.81'
C	R=160'	L=41.43'
D	N73°59'24"E	75.30'
E	R=1663.98'	L=35.13'
F	R=1663.95'	L=54.02'
G	R=20'	L=21.05'
H	R=142'	L=0.18'
J	N40°13'12"E	41.39'
K	R=60'	L=17.38'
L	R=60'	L=129.01'
M	R=60'	L=17.38'
N	N89°48'51"W	59.13'
O	R=398.95'	L=84.03'
P	N78°16'26"E	19.54'
Q	N89°55'53"W	103.46'
R	R=808'	L=55.38'
S	R=35'	L=65.37'
T	N21°0'0"E	20.85'
U	R=60'	L=17.38'
V	R=60'	L=128.91'
X	R=60'	L=17.38'
Y	N89°52'0"W	58.93'
Z	R=60'	L=24.67'

Tract 3976, M.R. Bk.101, Pg.92
Tract 1581-1, M.R. Bk.41, Pg.53

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY

CITY OF THOUSAND OAKS
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Mineral Numbers Shown in Squares

DRAWN		REVISED	10-23-2019
REDRAWN	B.W.	CREATED	4-19-1994
INKED	PLOTTED	EFFECTIVE ROLL	94-95
PREVIOUS Bk. 667, Portion Pg. 05			
Compiled By Ventura County Assessor's Office			

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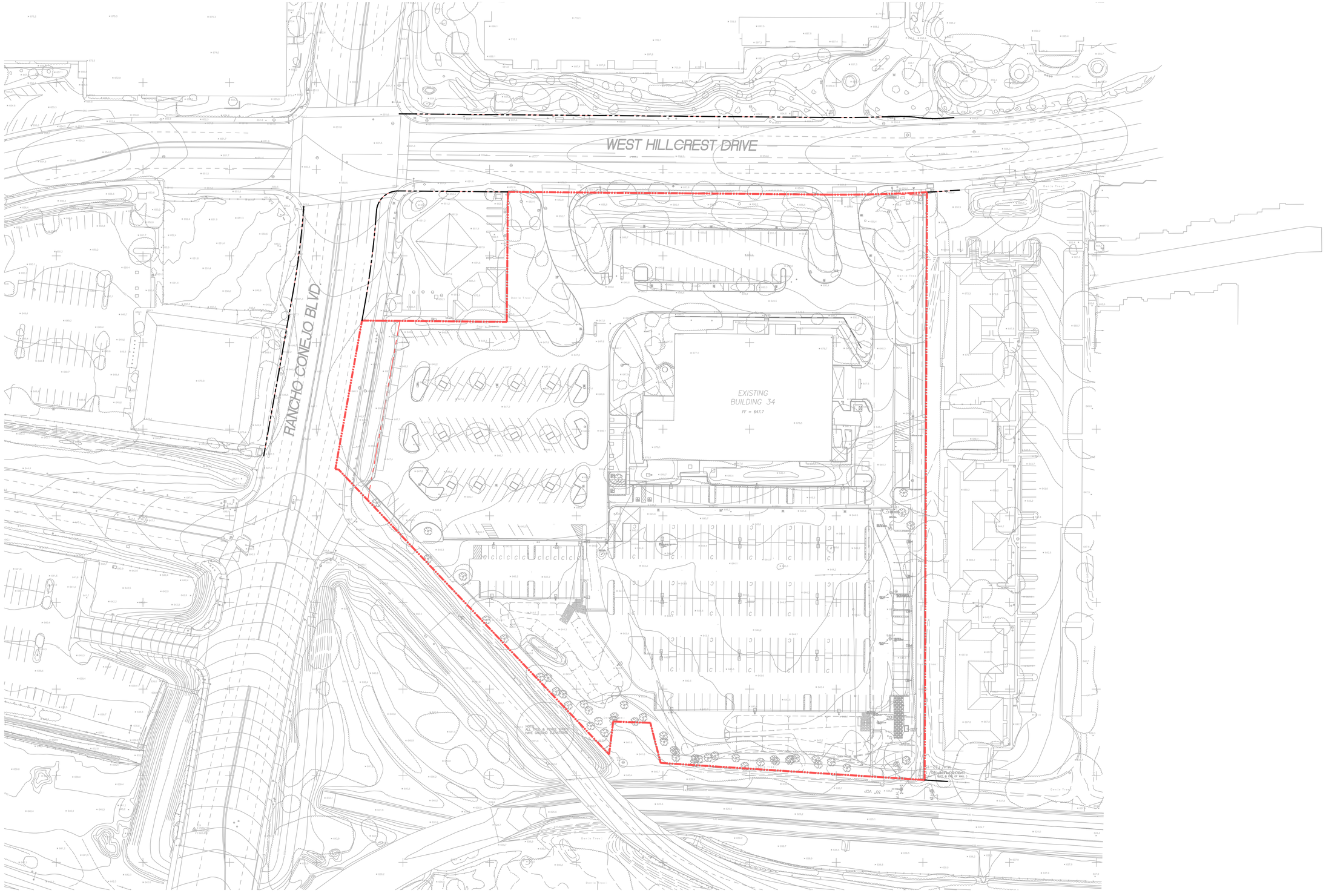
2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal 2
MARCH 22, 2023

NTS

ASSESSOR'S PARCEL MAP
#667011307

A0-2



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THOUSAND OAKS, CA # 2021-0082

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0 25 50 100

SITE SURVEY

A0-3

RECORD REFERENCES

(R1) RECORD OF SURVEY BOOK 40 PAGE 6
(R2) RECORD OF SURVEY BOOK 40 PAGE 6
(R3) RECORD OF SURVEY BOOK 4 PAGE 67
(D1) DEED XXXX RECORDED MONTH DAY, YEAR.
(D2) DEED XXXX RECORDED MONTH DAY, YEAR.
(CR1) CORNER RECORD BOOK 66, PG 45
(CR2) CORNER RECORD BOOK XXX, PG XX

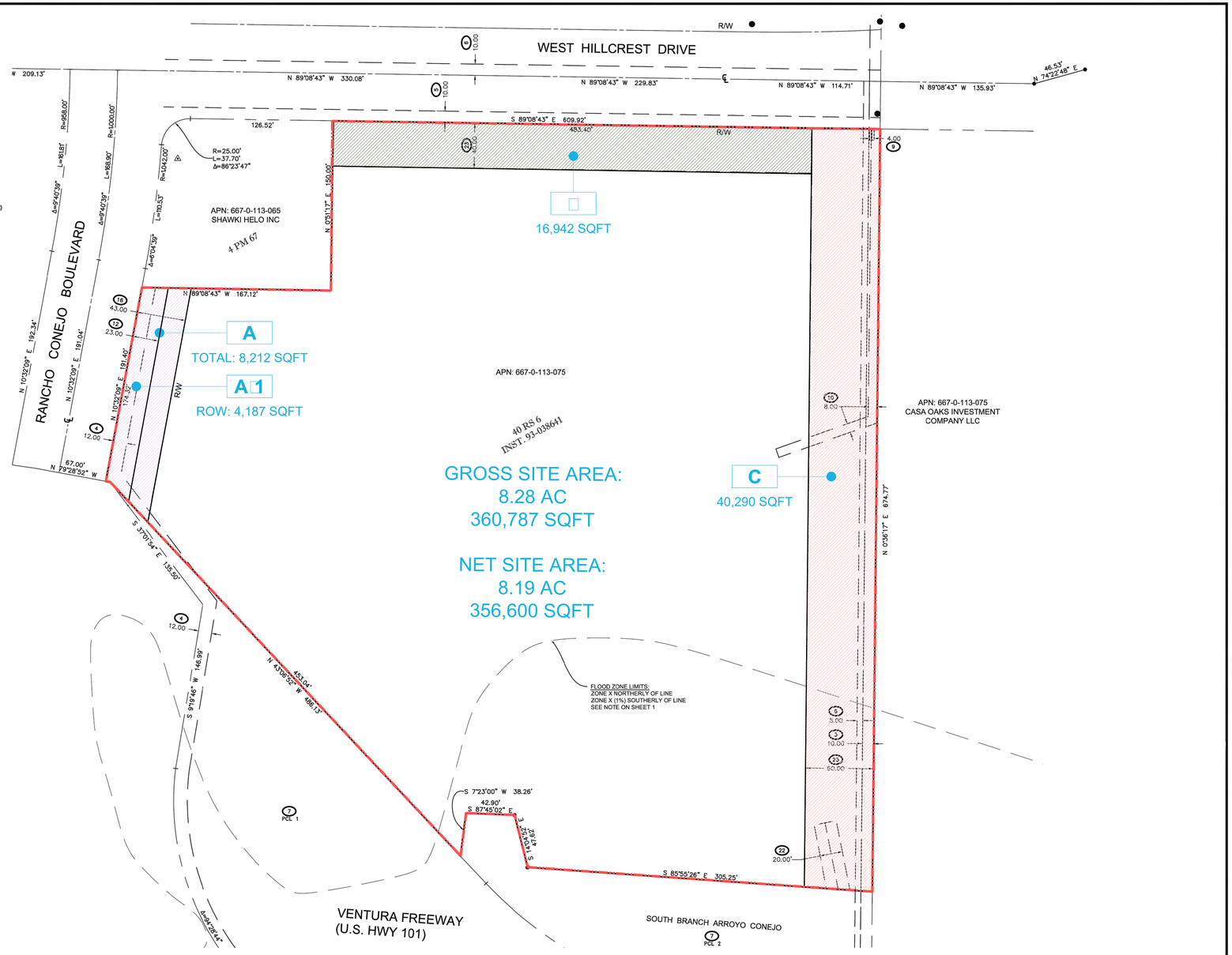
BOUNDARY LEGEND

BC	BRASS CAP
C	CALCULATED
CF	CALCULATED FROM
℄	CENTERLINE
CORS	CONTINUOUSLY OPERATING REFERENCE STATION
CSRC	CALIFORNIA SPATIAL REFERENCE CENTER
D	DEEDS
FTC	FROM TRUE CORNER
IP	IRON PIPE
M	MEASURED
MAPS	BOOK OF MAPS
M###	FOUND MONUMENT NUMBER
NGS	NATIONAL GEODETIC SURVEY
OD	OUTSIDE DIAMETER
OR	OFFICIAL RECORDS
PCL	PARCEL
PM	PARCEL MAPS
RS	BOOK OF RECORD OF SURVEYS
R/W	RIGHT OF WAY

- ● FOUND MONUMENT
- ○ MONUMENT SEARCHED FOR, NOT FOUND
- ◉ CONTINUOUSLY OPERATING REFERENCE STATION (CORS)
- ⚠ BENCHMARK/CONTROL POINT

(#) ITEM NUMBER AS REFERENCED IN PRELIMINARY TITLE REPORT. (EASEMENT, LEASE, AGREEMENT, OR LICENSE WITH LEGAL DESCRIPTION)

SEE CORRESPONDING EXCEPTION NOTES ON SHEET 1



NO.	DATE	REVISIONS	APPD.

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

FIELD CREW: DW/HG/JS
SURVEY COMPLETED: JANUARY 2022
OFFICE TECH: JS/WJRE
COMPILATION COMPLETED: FEBRUARY 2022

ALTA/NSPS LAND TITLE SURVEY
2150 HILLCREST DRIVE
THOUSAND OAKS, CA
JANUARY, 2022

PROJECT NUMBER 2042632400
SHEET 2 OF 3
DWG 2042632400_ALTA.DWG

LEGEND

A. 43□PUBLIC UTILITIES EASEMENT
APPROX. AREA. 8,212 SQFT

B. 40□UTILITIES EASEMENT
APPROX. AREA. 16,941 SQFT

C. 60□UTILITIES EASEMENT
APPROX. AREA. 40,290 SQFT

SAVED DATE: 2/8/2022
PLOT DATE: 2/8/2022 11:48 AM
DWG PATH: \\JB2042.PPSB\WORKGROUP\DOCACTIVE\2042632400\WKING\SHEET_FILES\2042632400_ALTA_SHT1.DWG

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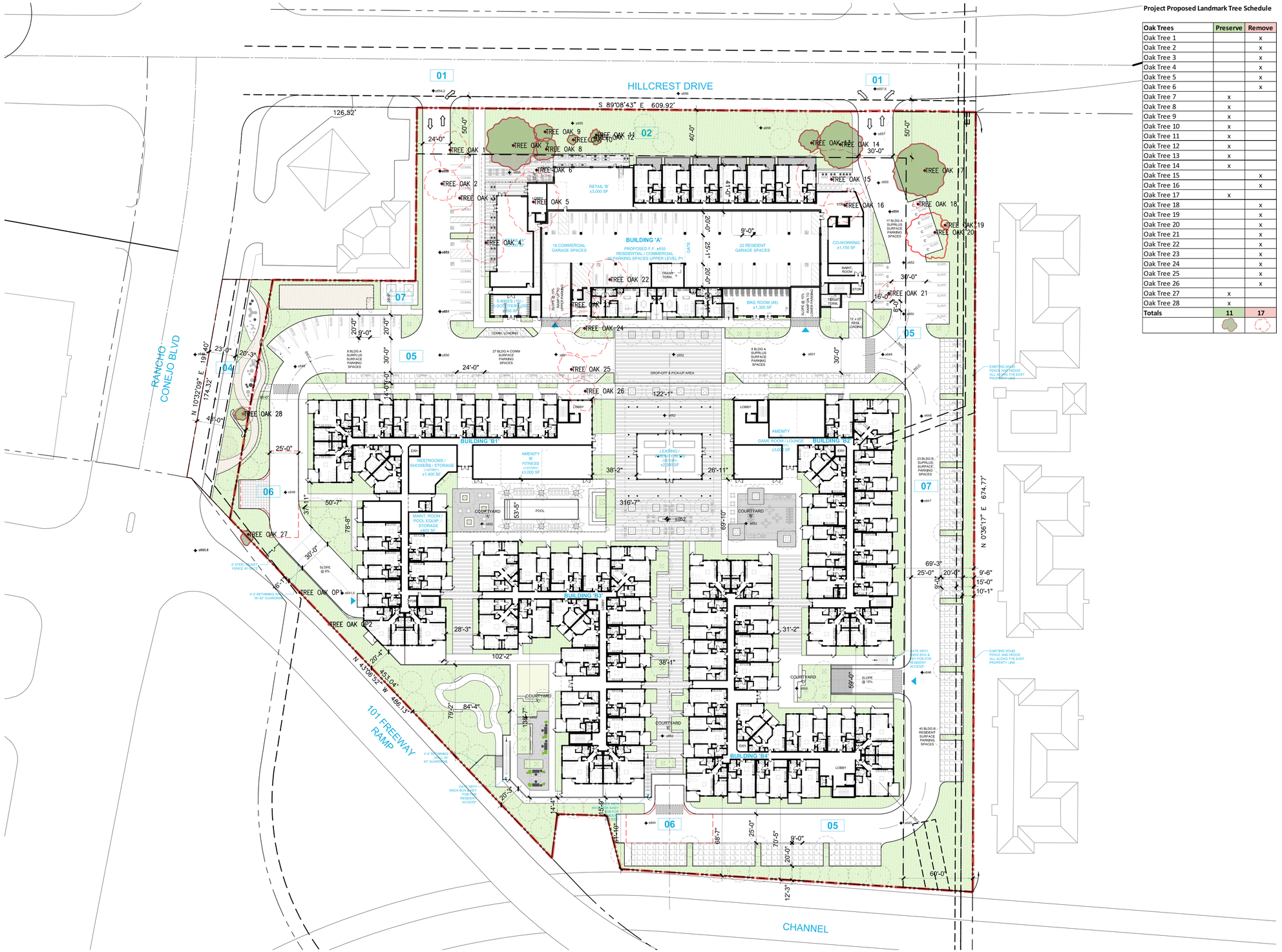
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THOUSAND OAKS, CA # 2021-0082

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~~MARCH 22, 2023~~

0 30 60 120

EASEMENTS EXHIBIT
DIAGRAMS

A0-4



Project Proposed Landmark Tree Schedule

Oak Trees	Preserve	Remove
Oak Tree 1		x
Oak Tree 2		x
Oak Tree 3		x
Oak Tree 4		x
Oak Tree 5		x
Oak Tree 6		x
Oak Tree 7	x	
Oak Tree 8	x	
Oak Tree 9	x	
Oak Tree 10	x	
Oak Tree 11	x	
Oak Tree 12	x	
Oak Tree 13	x	
Oak Tree 14	x	
Oak Tree 15		x
Oak Tree 16		x
Oak Tree 17	x	
Oak Tree 18		x
Oak Tree 19		x
Oak Tree 20		x
Oak Tree 21		x
Oak Tree 22		x
Oak Tree 23		x
Oak Tree 24		x
Oak Tree 25		x
Oak Tree 26		x
Oak Tree 27	x	
Oak Tree 28	x	
Totals	**11**	**17**

2150 HILLCREST DR.

PROJECT SUMMARY

ZONING: C-3
GROSS SITE AREA: 8.28 ACRES (360,787 SF)
NET SITE AREA: 8.19 ACRES (356,600 SF)
BASE DENSITY: 30 DU / AC
BASE UNITS: (30 x 8.19) = 245 DU
DENSITY BONUS: 38.75% USING:
12% VERY LOW INCOME (245 x .12) = 30 AFFORDABLE DU
DENSITY BONUS UNITS (245 x 38.75) = 95 DU
TOTAL UNITS ALLOWED PER DENSITY BONUS: 245 + 95 = 340 DU
TOTAL UNITS PROVIDED: 333 DU

DENSITY: 40.6 DU/AC
COMMERCIAL: ±5,300 SF

HEIGHT
PROVIDED: 55'-0" PER SP NO.24

UNIT MIX
FRONT PODIUM APT BUILDING **'A':**

1-BED:	35 UNITS	(54%)
2-BED:	24 UNITS	(37%)
3-BED:	6 UNITS	(09%)
TOTAL:	65 UNITS	(100%)
	954 AVG. SF	

BACK PODIUM APT BUILDINGS **'B'** (4 BLDGS):

1-BED:	145 UNITS	(54%)
2-BED:	101 UNITS	(38%)
3-BED:	22 UNITS	(08%)
TOTAL:	268 UNITS	(100%)
	947 AVG. SF	

TOTAL BUILDINGS **'A' + 'B'**

1-BED:	180 UNITS	(54%)
2-BED:	125 UNITS	(38%)
3-BED:	28 UNITS	(08%)
TOTAL:	333 UNITS	(100%)
	948 AVG. SF	

COMMERCIAL: BUILDING **'A'**

RETAIL 'A':	±2,300 SF
RETAIL 'B':	±3,000 SF
TOTAL:	±5,300 SF

AMENITIES
1. CORNER COMMERCIAL PLAZA OFF HILLCREST DR.
2. CENTRAL LEASING / AMENITY BUILDING w/ POOL
3. UPPER LEVEL ROOF DECKS
4. RESIDENT COURTYARDS
5. RESIDENT DOG PARK
6. RANCHO CONEJO PARK(OFF-SITE)

CALLOUT LEGEND

01	MAIN PROJECT ENTRY
02	40' NORTH EASEMENT
03	60' EAST EASEMENT
04	43' WEST EASEMENT
05	30' WIDE FIRE LANE
06	FIRE TRUCK TURNAROUND
07	TRANSFORMERS

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2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal 2
MARCH 23, 2023

0 20 40 80

SITE PLAN
PROJECT SUMMARY

A1-0

MIXED USE BUILDING A - GROSS FLOOR AREA (SF)	
Commercial	5,300
Parking Structure	50,853
Residential (Net Area)	62,025
Residential Balconies (Open space Area)	5,569
Common (Lobbies, Amenities, Circulation)	27,457
Total	**151,204**

MIXED USE BUILDING A - PARKING		
Resi. 1 Bedroom Garage Stalls	1.0	35
Resi. 2 Bedroom Garage Stalls	2.0	48
Resi. 3 Bedroom Garage Stalls	2.0	12
Surplus Surface Stalls	0.0	29
Commercial Garage Spaces		16
Commercial Surface Spaces		27
		167

RESIDENTIAL BUILDING B - GROSS FLOOR AREA (SF)	
Commercial	0
Parking Structure	145,021
Residential (Net Area)	253,740
Residential Balconies (Open space Area)	18,662
Common Areas (Lobby, Amenity, Circulatio	59,010
Total	**476,433**

RESIDENTIAL BUILDING B - PARKING		
Resi. 1 Bedroom Garage/Surface Stalls	1.0	145
Resi. 2 Bedroom Garage/Surface Stalls	2.0	202
Resi. 3 Bedroom Garage/Surface Stalls	2.0	44
Surplus Surface Stalls	0.0	23
Commercial Garage Spaces		0
Commercial Surface Spaces		0
		414

LEASING /AMENITY BUILDING - GROSS FLOOR AREA (SF)	
Common Space	2,300
x 2 story	0
Total	**2,300**

TOTAL MIXED USE BLDGS COMBINED - GFA (SF)	
Commercial	5,300
Parking Structure	195,874
Residential (Net Area)	315,765
Residential Balconies (Open space Area)	24,231
Common (Lobbies, Amenities, Circulation	88,767
Total	**629,937**

TOTAL BUILDINGS COMBINED - PARKING		
Resi. 1 Bedroom Garage/Surface Stalls		180
Resi. 2 Bedroom Garage/Surface Stalls		250
Resi. 3 Bedroom Garage/Surface Stalls		56
Surplus Surface Stalls		52
Commercial Garage Spaces		16
Commercial Surface Spaces		27
		581

AREA AND PARKING SUMMARY | BUILDING 'A'

FLOOR AREA SUMMARY | BUILDING 'A'

FLOOR / LEVEL	APARTMENT UNITS	UNIT NET AREA	UNIT BALC. AREA	TOTAL RESI. UNIT AREA	COMMON AREAS / CIRCULATION	AMENITY	TOTAL COMMON AREA	COMMERCIAL / RETAIL AREA	TOTAL FLOOR AREA	GARAGE / MECH AREA	GROSS BUILDING AREA
LEVEL 0	0 UNITS	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	**0 SF**	33,943 SF	**33,943 SF**
LEVEL 1	8 UNITS	7,653 SF	1,146 SF	8,799 SF	5,704 SF	3,100 SF	8,804 SF	5,300 SF	**22,903 SF**	16,910 SF	**39,813 SF**
LEVEL 2	25 UNITS	22,901 SF	1,430 SF	24,331 SF	5,937 SF	1,200 SF	7,137 SF	0 SF	**31,468 SF**	0 SF	**31,468 SF**
LEVEL 3	23 UNITS	21,833 SF	2,403 SF	24,236 SF	5,593 SF	700 SF	6,293 SF	0 SF	**30,529 SF**	0 SF	**30,529 SF**
LEVEL 4	9 UNITS	9,638 SF	590 SF	10,228 SF	5,223 SF	0 SF	5,223 SF	0 SF	**15,451 SF**	0 SF	**15,451 SF**
Total	**65 UNITS**	62,025 SF	5,569 SF	67,594 SF	22,457 SF	5,000 SF	27,457 SF	5,300 SF	**100,351 SF**	50,853 SF	**151,204 SF**

AMENITIES | BUILDING 'A'

PROGRAM	1ST FL	2ND FL	3RD FL	4TH FL
CO-WORKING	1,150 SF	0 SF	0 SF	0 SF
BIKE ROOM	1,300 SF	0 SF	0 SF	0 SF
AMENITY 'A'	0 SF	1,200 SF	700 SF	0 SF
E-BIKES ROOM	650 SF	0 SF	0 SF	0 SF
Total	**3,100 SF**	**1,200 SF**	**700 SF**	**0 SF**
				5,000 SF

ROOF DECKS | BUILDING 'A'

PROGRAM	4TH FL
ROOF DECK 'A'	1,500 SF
Total	**1,500 SF**

COMMERCIAL | BUILDING 'A'

PROGRAM	1ST FL
RETAIL 'A'	2,300 SF
RETAIL 'B'	3,000 SF
Total	**5,300 SF**

PARKING REQUIRED | BUILDING 'A'

RESIDENTIAL PARKING REQUIRED *(per State Density Bonus Law)*

1 Bedroom - .5 space / 1 unit	18
2 Bedroom - .5 space / 1 unit	12
3 Bedroom - .5 space / 1 unit	3
Guest Parking - 0 space / 1 unit	0
TOTAL RESI PARKING REQUIRED	**33**

COMMERCIAL PARKING REQUIRED *(per SP24)*

Restaurant (5300 sf)	Frist 2,000 sf - 1 space/200 sf	10
	> 2000 sf - 1 space/100 sf	33
TOTAL COMMERCIAL PARKING REQUIRED		**43**

BICYCLE PARKING

Residential Bicycle Parking - 1 space/ 6 units	11
Commercial Bike Parking	0
TOTAL BIKE PARKING REQUIRED	11

RESIDENTIAL PARKING PROVIDED *(to meet SP24)*

1 Bedroom Stalls	1.0	35
2 Bedroom Stalls	2.0	48
3 Bedrooms Stalls	2.0	12
TOTAL RESIDENTIAL PARKING PROVIDED	2.0	**95**

SURPLUS PARKING PROVIDED

Surface Stalls		29
TOTAL SURPLUS L PARKING PROVIDED		**29**

COMMERCIAL PARKING PROVIDED *(to meet SP24)*

Garage Commercial Stalls		16
Surface Commercial Stalls		27
TOTAL COMMERCIAL PARKING PROVIDED		**43**

BIKE PARKING PROVIDED

Residential Bicycle Parking Spaces		48
Commercial Bike Parking		8
Shared E-Bicycle Spaces		16
Shared E-Scooter Spaces		20
TOTAL BIKE & SCOOTER SPACES PROVIDED		**92**

AREA AND PARKING SUMMARY | BUILDING 'B'

FLOOR AREA SUMMARY | BUILDING 'B'

FLOOR / LEVEL	APARTMENT UNITS	UNIT NET AREA	UNIT BALC. AREA	TOTAL RESI. UNIT AREA	COMMON AREAS / CIRCULATION	AMENITY	TOTAL COMMON AREA	COMMERCIAL / RETAIL AREA	TOTAL FLOOR AREA	GARAGE / MECH AREA	GROSS BUILDING AREA
LEVEL 0	0 UNITS	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	**0 SF**	145,021 SF	**145,021 SF**
LEVEL 1	67 UNITS	62,860 SF	4,130 SF	66,990 SF	14,201 SF	9,700 SF	23,901 SF	0 SF	**90,891 SF**	0 SF	**90,891 SF**
LEVEL 2	75 UNITS	71,480 SF	4,790 SF	76,270 SF	12,683 SF	0 SF	12,683 SF	0 SF	**88,953 SF**	0 SF	**88,953 SF**
LEVEL 3	75 UNITS	71,480 SF	4,790 SF	76,270 SF	12,697 SF	0 SF	12,697 SF	0 SF	**88,967 SF**	0 SF	**88,967 SF**
LEVEL 4	51 UNITS	47,920 SF	4,952 SF	52,872 SF	12,029 SF	0 SF	12,029 SF	0 SF	**64,901 SF**	0 SF	**64,901 SF**
Total	**268 UNITS**	253,740 SF	18,662 SF	272,402 SF	51,610 SF	9,700 SF	61,310 SF	0 SF	**333,712 SF**	145,021 SF	**478,733 SF**

AMENITIES | BUILDING 'B'

PROGRAM	1ST FL	2ND FL	3RD FL	4TH FL
REST./SHOWERS	1,400 SF	0 SF	0 SF	0 SF
AMENITY 'A'	3,000 SF	0 SF	0 SF	0 SF
AMENITY 'B'	3,000 SF	0 SF	0 SF	0 SF
LEASING/AMENIT	2,300 SF	0 SF	0 SF	0 SF
Total	**9,700 SF**	**0 SF**	**0 SF**	**0 SF**
				9,700 SF

ROOF DECKS BUILDING 'B'

PROGRAM	4TH FL
ROOF DECK 'B'	1,300 SF
Total	**1,300 SF**

PARKING REQUIRED | BUILDING 'B'

RESIDENTIAL PARKING REQUIRED *(per State Density Bonus Law)*

1 Bedroom - .5 space / 1 unit	73
2 Bedroom - .5 space / 1 unit	51
3 Bedroom - .5 space / 1 unit	11
Guest Parking - 0 space / 1 unit	0
TOTAL RESI PARKING REQUIRED	**134**

COMMERCIAL PARKING REQUIRED *(per SP24)*

Restaurant (0 sf)	Frist 2,000 sf - 1 space/200 sf	0
	> 2000 sf - 1 space/100 sf	0
TOTAL COMMERCIAL PARKING REQUIRED		**0**

BICYCLE PARKING

Residential Bicycle Parking - 1 space/ 6 units	44
Commercial Bike Parking	0
TOTAL BIKE PARKING REQUIRED	44

RESIDENTIAL PARKING PROVIDED *(to meet SP24)*

1 Bedroom Stalls	1.0	145
2 Bedroom Stalls	2.0	202
3 Bedrooms Stalls	2.0	44
TOTAL RESIDENTIAL PARKING PROVIDED	1.5	**391**

SURPLUS PARKING PROVIDED

Surface Stalls		23
TOTAL SURPLUS L PARKING PROVIDED		**23**

COMMERCIAL PARKING PROVIDED *(to meet SP24)*

Garage Commercial Stalls		0
Surface Commercial Stalls		0
TOTAL COMMERCIAL PARKING PROVIDED		**0**

BIKE PARKING PROVIDED

Residential Bicycle Parking Spaces		28
Commercial Bike Parking		0
Shared E-Bicycle Spaces		0
Shared E-Scooter Spaces		0
TOTAL BIKE & SCOOTER SPACES PROVIDED		**28**

PROJECT AFFORDABLE UNIT MIX

AFFORDABLE UNIT MIX BLDG A

UNIT TYPE	TOTAL UNITS	UNIT MIX	UNITS BY TYP
1 BEDROOM	3	10%	(1) 1-A @ 660 SF ; (2) 1-B 750 SF
2 BEDROOM	2	7%	(1) 2-A @ 1,020 SF ; (1) 2-C @ 1,120 SF
3 BEDROOM	1	3%	(1) 3-A @ 1,430 SF
TOTAL	6	20%	

AFFORDABLE UNIT MIX BLDG B

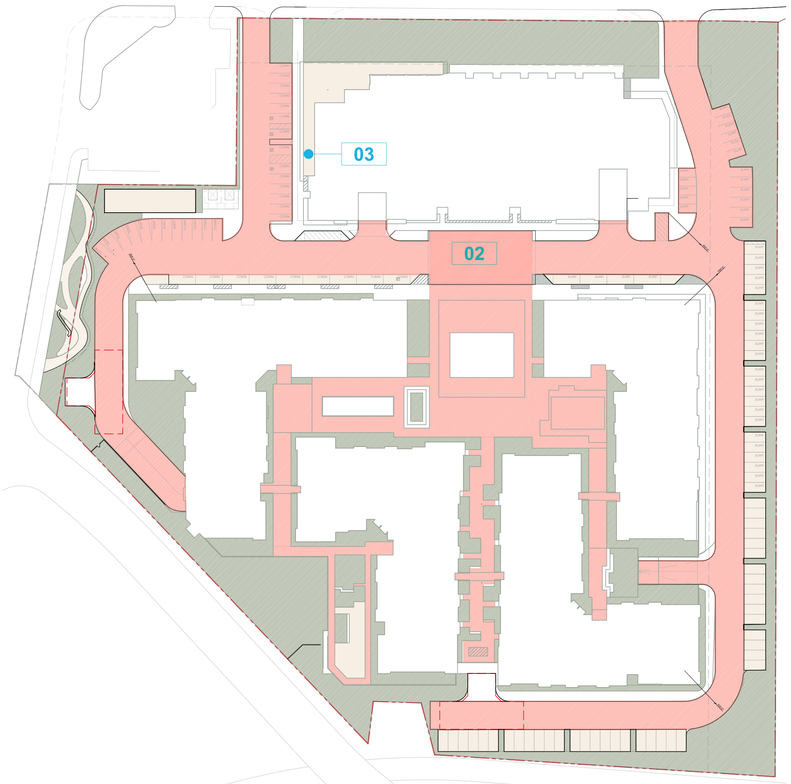
UNIT TYPE	TOTAL UNITS	UNIT MIX	UNITS BY TYP
1 BEDROOM	13	43%	(6) 1-A @ 660 SF ; (7) 1-B @ 750 SF
2 BEDROOM	9	30%	(3) 2-A @ 1,020 SF ; (2) 2-B @ 1,120 SF ; (4) 2-C @ 1,120 SF
3 BEDROOM	2	7%	(2) 3-A @ 1,430 SF
TOTAL	24	80%	

COMBINED AFFORDABLE UNIT MIX

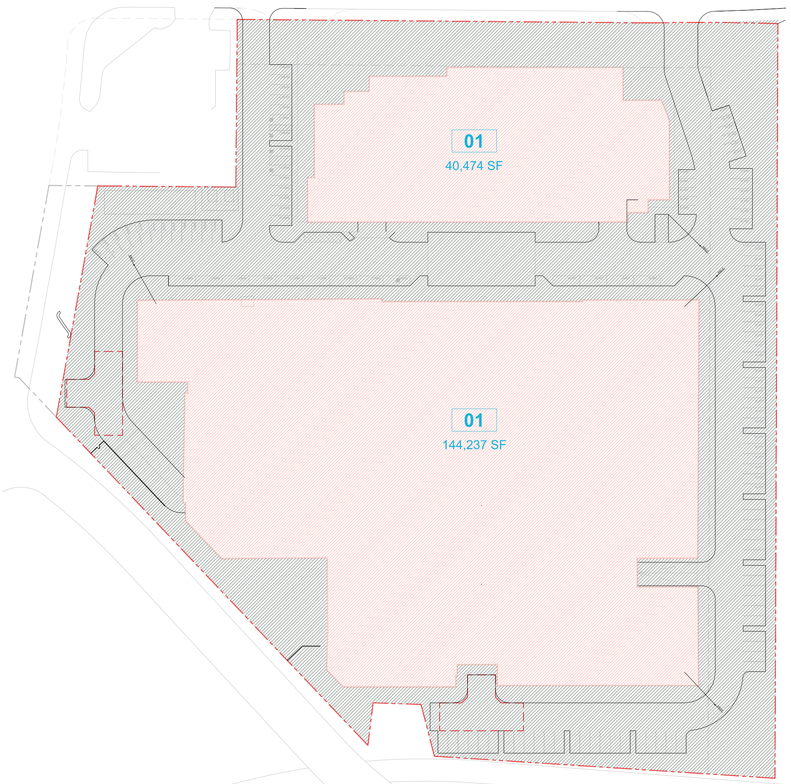
UNIT TYPE	TOTAL UNITS	UNIT MIX	OVERALL UNITS BY TYP
1 BEDROOM	16	53%	(8) 1-A @ 660 SF ; (8) 1-B @ 750 SF
2 BEDROOM	11	37%	(4) 2-A @ 1,020 SF ; (2) 2-B @ 1,120 SF ; (5) 2-C @ 1,120 SF
3 BEDROOM	3	10%	(3) 3-A @ 1,430 SF
TOTAL	30	100%	

PROJECT PROVIDED PARKING TYPE

	NUMBER OF PARKING SPACES BY TYPE				
PARKING LOCATION	COMPACT	TANDEM	ADA	STANDARD	TOTAL
PARKING STRUCTURE A	0	60	5	46	111
PARKING STRUCTURE B	31	37	6	277	351
SURFACE	10	0	4	105	119
TOTAL PROVIDED	**41 SPACES**	**97 SPACES**	**15 SPACES**	**428 SPACES**	**581 SPACES**



PERVIOUS VS IMPERVIOUS AREAS



STRUCTURE COVERAGE/
BUILDING FOOTPRINT

SITE COVERAGE

SITE AREA: 8.19 ACRES ~ 356,600 SQFT

STRUCTURED COVERAGE

PROVIDED
52.0%
[±184,711 SQFT]

IMPERVIOUS AREA

PROVIDED
33.0%
[±117,150 SQFT]

PERVIOUS AREA

PROVIDED
15.0%
[±54,739 SQFT]

SYMBOLS

1. STRUCTURED COVERAGE/ BUILDING FOOTPRINT
2. IMPERVIOUS AREA
3. PERVIOUS AREA
4. GREEN SPACE

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SITE COVERAGE EXHIBIT
DIAGRAMS

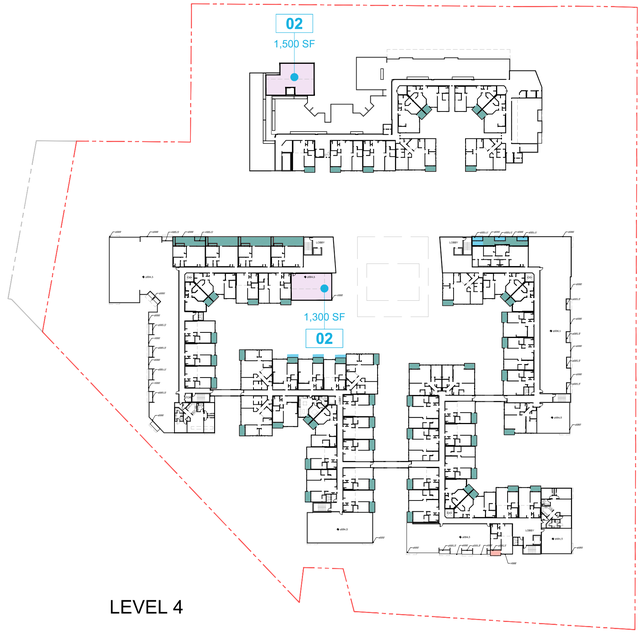
A1-3



LEVEL 1



LEVEL 2



LEVEL 4

OPEN SPACE

SITE AREA: 8.19 ACRES ~ 356,600 SQFT

TOTAL PROVIDED
30% [109,923 SQFT]

INTERIOR COMMON OPEN SPACE PROVIDED
TOTAL 9,340 SF

EXTERIOR COMMON OPEN SPACE PROVIDED
TOTAL 69,847 SF

EXTERIOR PUBLICLY ACCESSIBLE OPEN SPACE PROVIDED
TOTAL 1,435 SF

PRIVATE USABLE OPEN SPACE PROVIDED .
TOTAL 29,301 SF

COMMON OPEN SPACE PROVIDED .

INDOOR AMENITY PROVIDED			SQFT
CO-WORKING	BLDG A	@ L1	1,150
AMENITY A	BLDG B	@ L1	3,070
AMENITY B	BLDG B	@ L1	1,270
AMENITY C	BLDG B	@ L1	1,550
LEASING / AMENITY	BLDG B	@ L1	2,300
TOTAL INDOOR AMENITY			**9,340**

OUTDOOR AMENITY PROVIDED			SQFT
NW DOG PARK			3,930
BIO RETENTION AREA			6,515
COURTYARD A	BLDG A	@L2	3,710
COURTYARD B	BLDG A	@L2	3,024
ROOF DECK A	BLDG A	@L4	1,500
COURTYARD A	BLDG B	@L1	11,110
COURTYARD B	BLDG B	@L1	5,377
COURTYARD C	BLDG B	@L1	6,380
COURTYARD D	BLDG B	@L1	5,395
COURTYARD E	BLDG B	@L1	21,606
ROOF DECK B	BLDG B	@L4	1,300
TOTAL OUTDOOR AMENITY			**69,847**

EXTERIOR PUBLICLY ACCESSIBLE OPEN SPACE PROVIDED	***SQFT***
RANCHO CONEJO PUBLIC PARK*	8,212
BLDG A PUBLIC PLAZA	1,435
TOTAL PUBLIC OPEN SPACE	**1,435**

**NOT INCLUDED IN OPEN SPACE CALC*

PRIVATE USABLE OPEN SPACE PROVIDED .

*CY - COURTYARD

UNIT TYPE	COUNT	BALCONY SF	TOTAL SF
1BD - A	24	60	1,440
1BD - A CY	8	103	824
1BD - B	59	70	4,130
1BD - B CY	20	103	2,060
1BD - B ALT	5	179	895
1BD - B STP	19	103	1,957
1BD - D	5	363	1,815
1BD - E	23	70	1,610
1BD - E CY	9	103	927
1BD - F	6	60	360
1BD - G	2	70	140
2BD - A	18	60	1,080
2BD - B	40	70	2,800
2BD - B CY	13	103	1,339
2BD - B ALT	1	251	251
2BD - B STP	5	103	515
2BD - C	29	70	2,030
2BD - C CY	12	103	1,236
2BD - C ALT	3	70	210
2BD - D	2	480	960
2BD - F	2	50	100
3BD - A	21	70	1,470
3BD - A CY	4	103	412
3BD - B	1	600	600
3BD - C	2	70	140
TOTAL	**333**		**29,301**

PRIVATE OPEN SPACE — 241 BALCONIES
FACING COMMON INTERIOR COURTYARD, OR A STREET — *72%*

1. INTERIOR COMMON OPEN SPACE
2. EXTERIOR COMMON OPEN SPACE
3. EXTERIOR PUBLICLY ACCESSIBLE OPEN SPACE
4. PRIVATE OPEN SPACE
5. PRIVATE OPEN SPACE
FACING COMMON INTERIOR COURTYARD, OR A STREET

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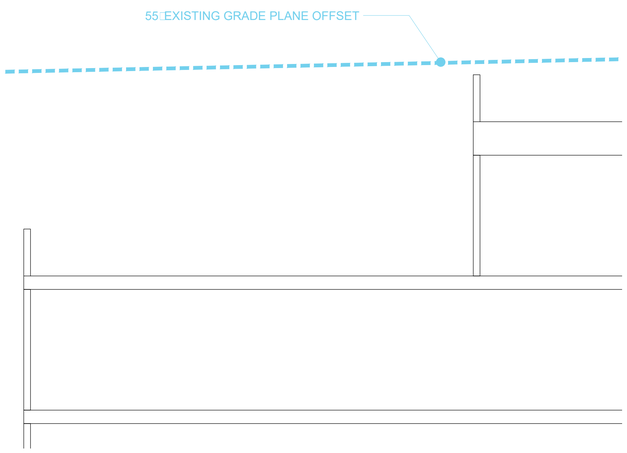
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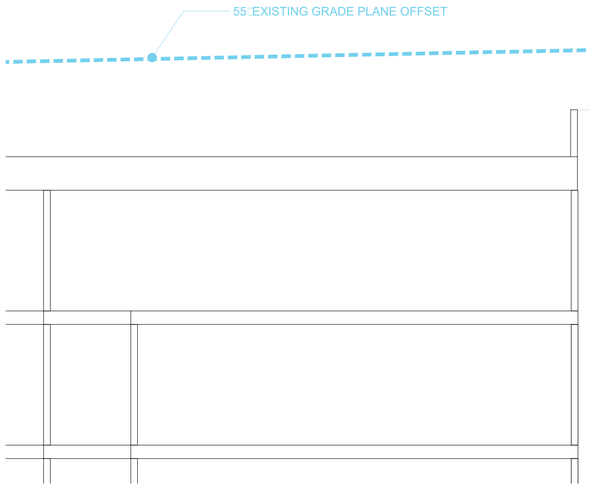
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OPEN SPACE EXHIBIT
PUBLIC AND PRIVATE OPEN SPACE

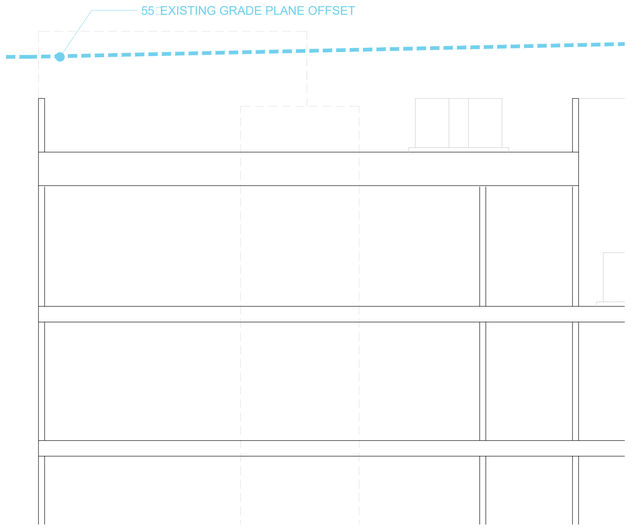
A1-4



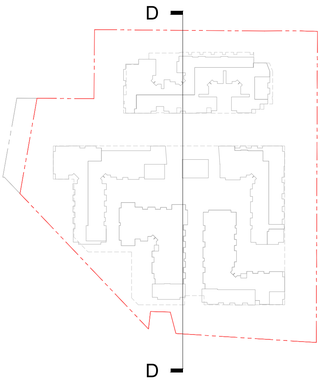
01



02



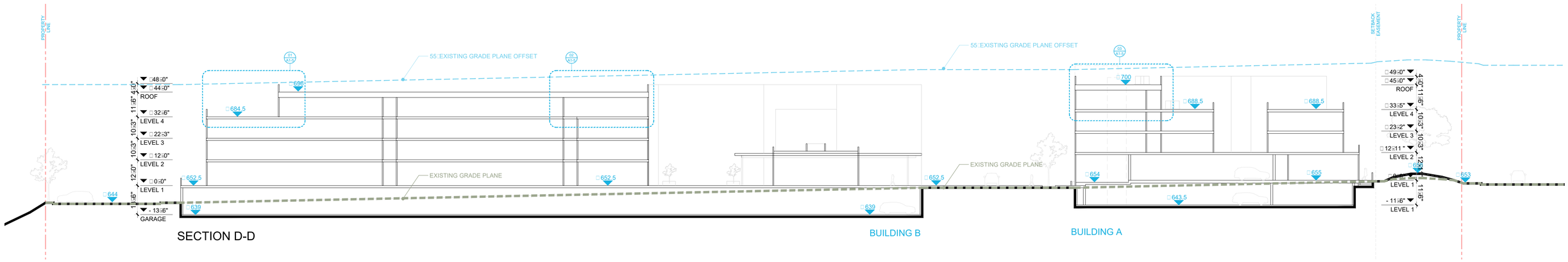
03



BUILDING HEIGHT

Sec. [illegible].2501

Building eig t i limited to a ertical dimen ion mea ured rom e i ting grade or t e ini ed grade, w ic e er i le , up to a warped plane e ual to t e eig t limit o t e underlying one. All portion o t e building mu t be located at or below t e building eig t limit, unle ot erwi e peci ied wit in t e code a a building eig t e ception. T e arped plane i an imaginary plane pro ected parallel to t e topograp y o t e ite at t e eig t limit o t e applicable oning di trict. 8170.12, T.O.O.C., a renumbered by I, Ord. 772-NS, e . Marc 5, 1981, a amended by 1, Ord. 1698-NS, e . April 29, 2022)



SECTION D-D

BUILDING B

BUILDING A

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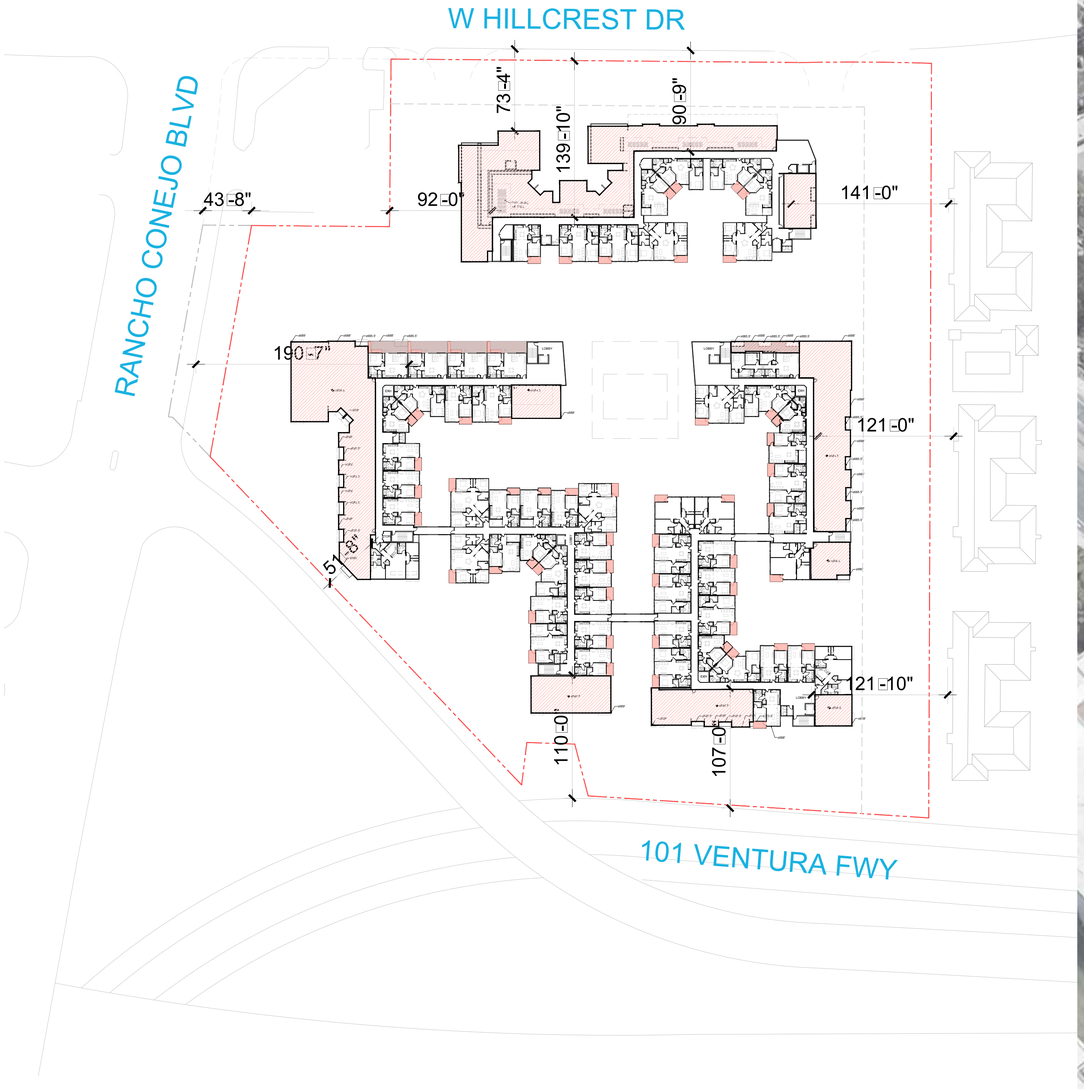
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BUILDING HEIGHT CALCULATION
DIAGRAMS

A1-5





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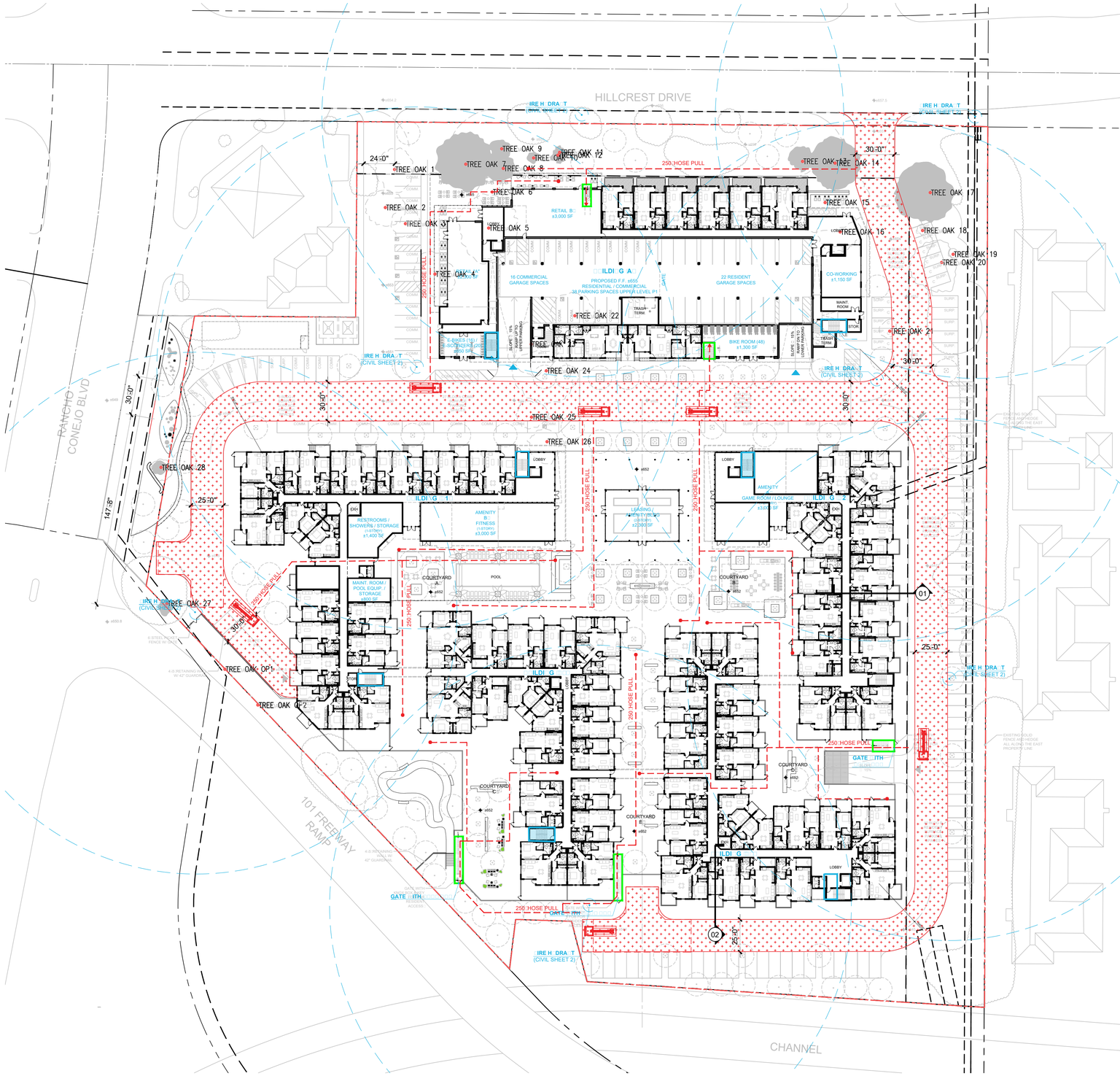
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4TH FLOOR STEPBACK EXHIBIT
DIAGRAMS

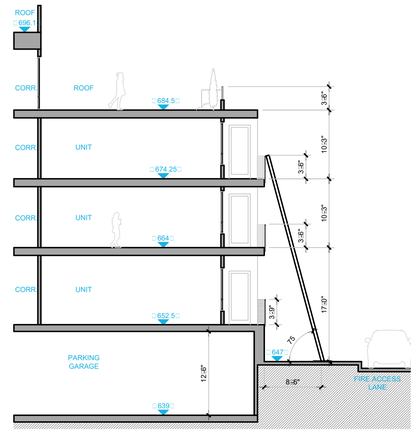
A1-6



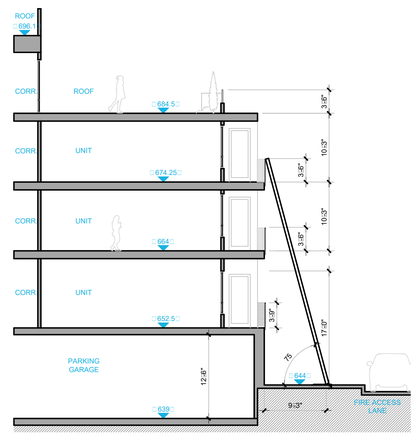
Project request certain area of Aerial Fire Apparatus Access Road indicated on Plan to reduce down to 25 in width per VCFD Mitigation to Aerial Fire Apparatus Access Road.

NOTES

- *All areas and requirements shall comply with NFPA*
- *Fire access roads shall be designed and maintained to support the imposed loads of fire apparatus*
- *The fire access road shall be provided with a surface so as to provide all-weather driving capabilities*



01 ALL SECTION 01 ILDING EAST
FIRE LADDER ACCESS



02 ALL SECTION 02 ILDING SOUTH
FIRE LADDER ACCESS

PROJECT SUMMARY

ADDRESS
2150 HILLCREST DR.
THOUSAND OAKS, CA

ZONING
CURRENT: C-3

AREA

PARCEL:	8.19 AC (356,600 SF)
TOTAL UNITS:	333 DU
DENSITY:	30 DU/AC
PROPOSED USE:	MIXED-USE

CONSTRUCTION TYPES
TYPE V OVER TYPE I

BUILDING HEIGHT
PARTIAL 4 STORIES, 50 MAX.

FIRE SPRINKLERS
NFPA 13

FIRE LANE
30 WIDE

PERIMETER FENCING
SIDES & REAR

SYMBOLS

- 250 HOSE PULL RADIUS & TRAVEL DISTANCE AS NOTED.
- 2-HR FIRE RESISTIVE STAIR
- ACCESS STAIR TO ROOF
- ACCESS STAIR TO PODIUM
- EMERGENCY VEHICLE ACCESS
- HAMMERHEAD
- FIRE HYDRANT 200 RADIUS

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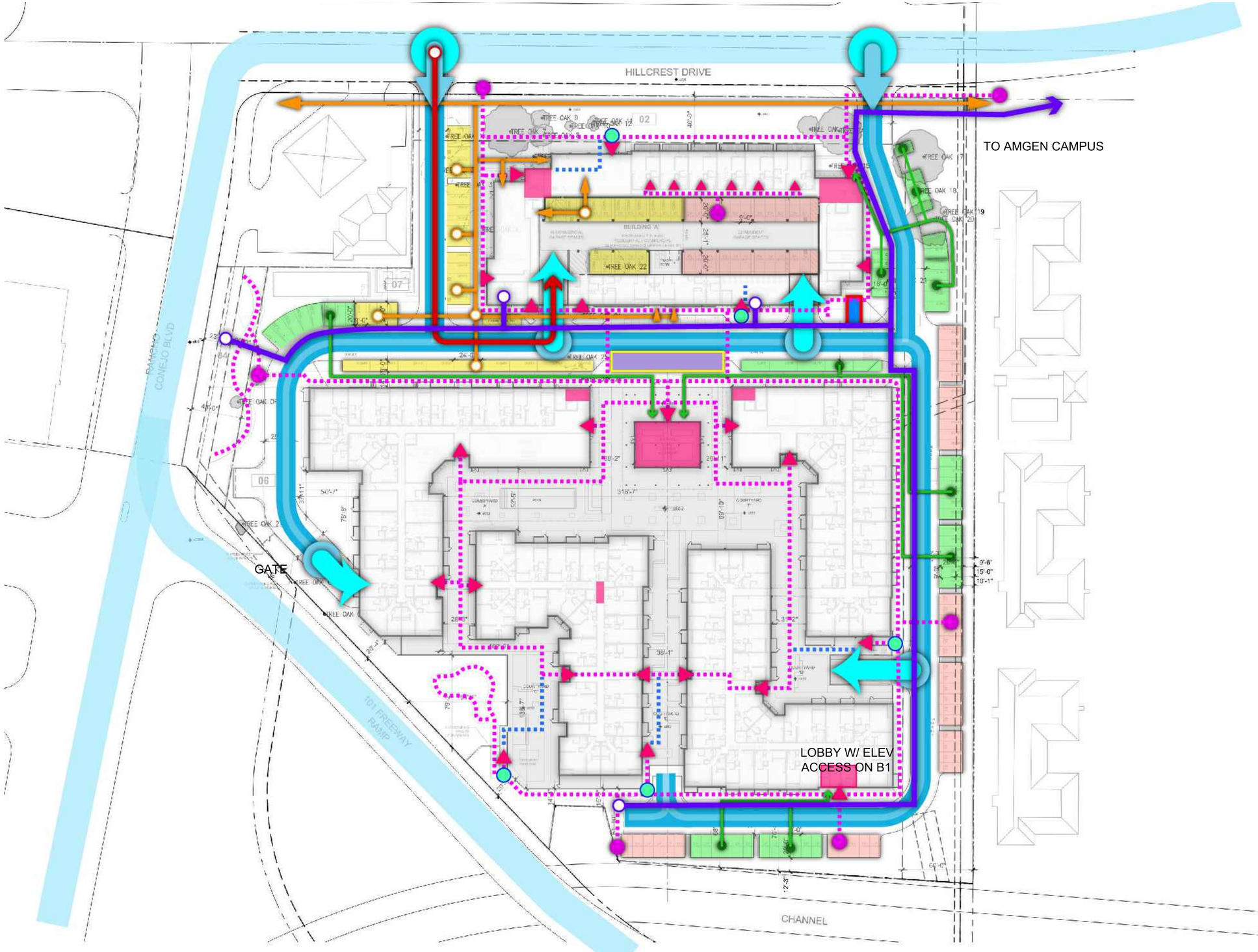
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0 20 40 80

FIRE ACCESS PLAN

A1-7



CALLOUT LEGEND

- GATE WITH KNOX BOX AND KEY FOB FOR RESIDENT ACCESS
- PATH SUBJECT TO ADA COMPLIANCE
- MOVE-IN STAGING AREA
- LOADING AREA / TEMPORARY PARKING
- COMMERCIAL PEDESTRIAN CIRCULATION
- COMMERCIAL VEHICULAR CIRCULATION
- COMMERCIAL PARKING
- BIKE CIRCULATION
- RESIDENT DIRECT ACCESS CIRCULATION
- RESIDENT PARKING
- SURPLUS CIRCULATION
- SURPLUS PARKING
- RESIDENTIAL VEHICULAR CIRCULATION
- MAIN ARTERIAL ROAD
- MAIN PROJECT ENTRY
- GARAGE ENTRY

* *Project team will provide for resident access (ingress and egress) to the gated Fire Stairs leading up to the Courtyard deck via Key Fob to the extent allowed by California ADA laws and subject to determination and approval by an ADA consultant.*

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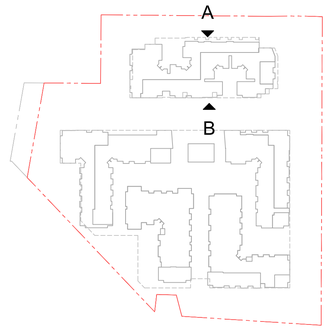
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0 20 40 80

CIRCULATION PLAN

A1-8





ELE□ATION □A□ NORTH



ELE□ATION □B□ SOUTH

CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	□ OOD LOU□ER
05	□INYL □ INDO□
06	STOREFRONT
0□	METAL CANOPY
08	METAL RAILING
09	□ OOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK □ENEER

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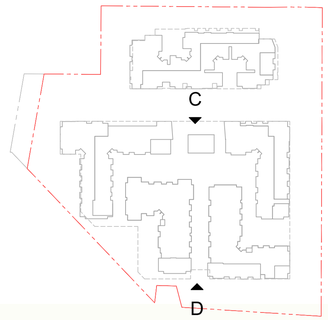
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0 8 16 32

BUILDING ELE□ATIONS
BUILDING A□□NORTH □ SOUTH

A2-0





ELE□ATION □C□ NORTH



ELE□ATION □D□SOUTH

CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	□ OOD LOU□ER
05	□INYL □ INDO□
06	STOREFRONT
0□	METAL CANOPY
08	METAL RAILING
09	□ OOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK □ENEER

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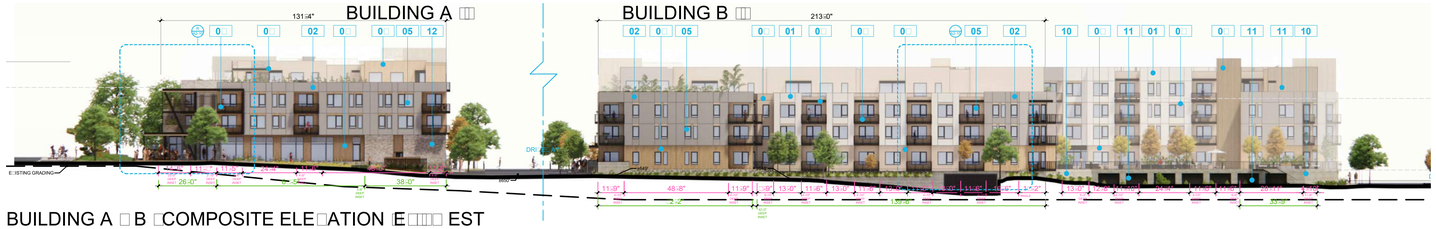
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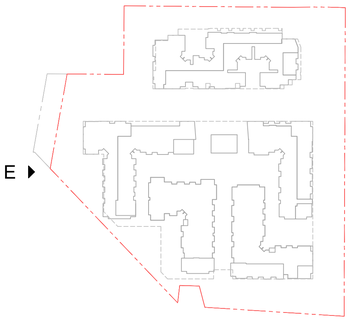
BUILDING ELE□ATIONS
BUILDING B□□NORTH □ SOUTH

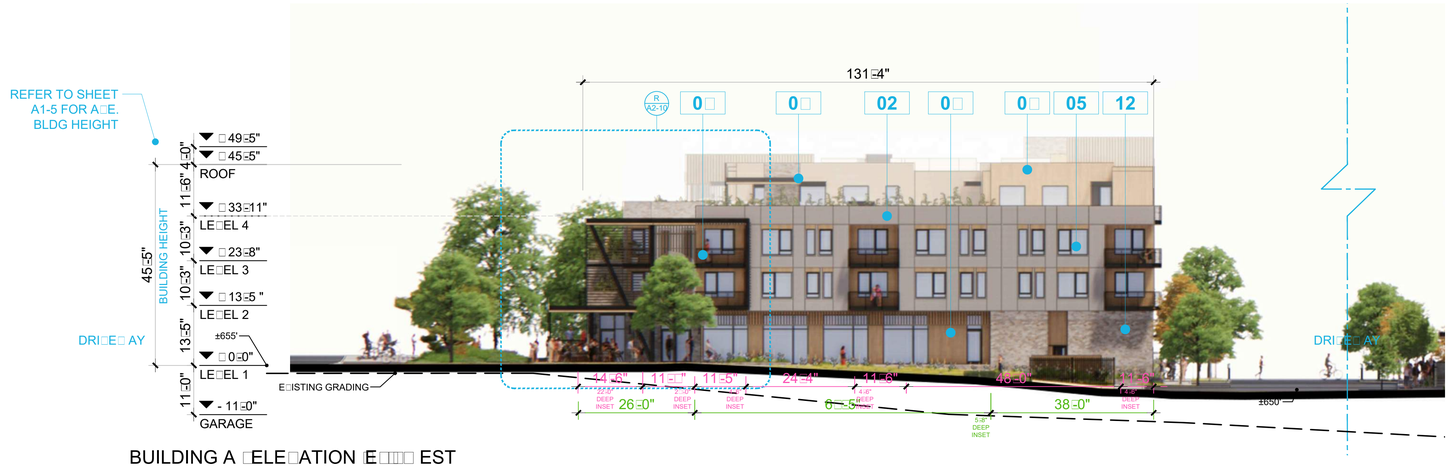
A2-1



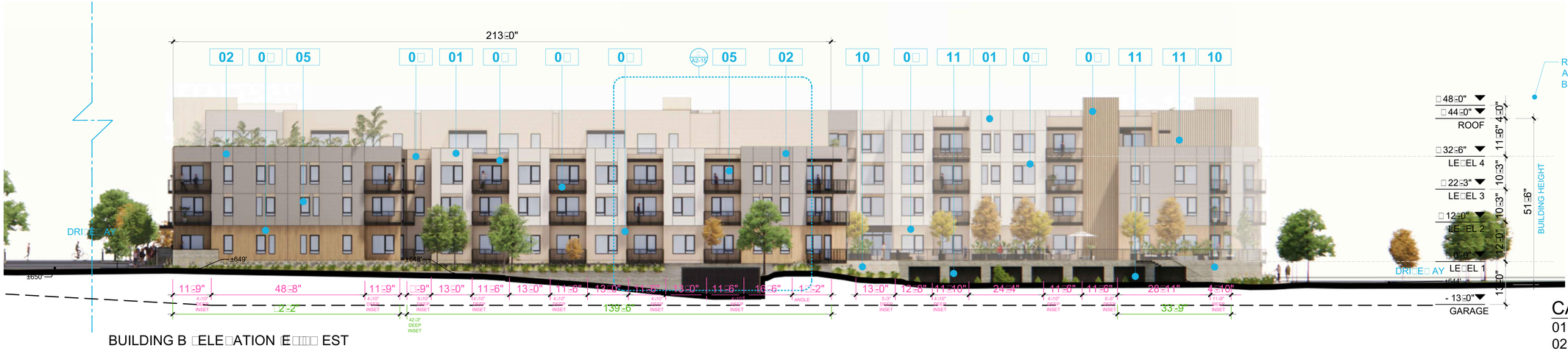
BUILDING A & B COMPOSITE ELEVATION FACING EAST

SCALE: 1/32" = 1'-0"





BUILDING A ELEVATION FACING EAST



BUILDING B ELEVATION FACING EAST

CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	WOOD LOUVER
05	VINYL WINDOW
06	STOREFRONT
07	METAL CANOPY
08	METAL RAILING
09	WOOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK VENEER

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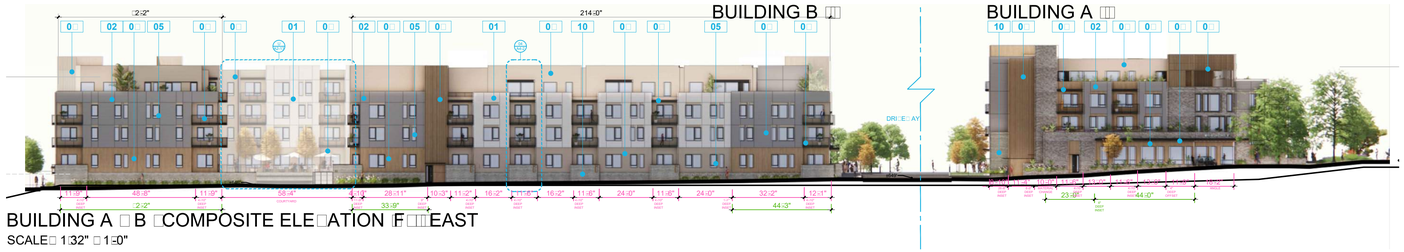
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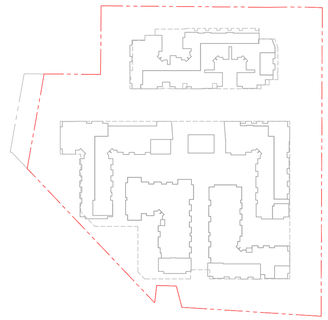
BUILDING ELEVATIONS
BUILDINGS A & B EAST

A2-2



BUILDING A & B COMPOSITE ELEVATION F & EAST

SCALE: 1/32" = 1'-0"





BUILDING A ELEVATION F" & EAST



BUILDING B ELEVATION F & EAST

CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	WOOD LOUVER
05	VINYL WINDOW
06	STOREFRONT
07	METAL CANOPY
08	METAL RAILING
09	WOOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK VENEER

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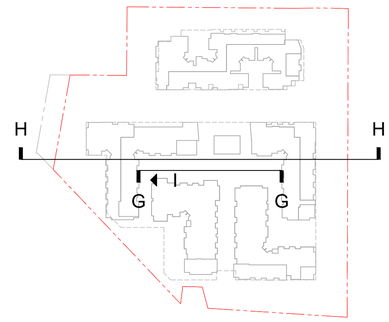
0 8 16 32

BUILDING ELEVATIONS
BUILDINGS A & B EAST

A2-3



BUILDING B □ELE□ATION □G" □□NORTH





BUILDING B □ELE□ATION □H" □□SOUTH



BUILDING B □ELE□ATION □I" □□EAST

CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	□ OOD LOU□ER
05	□INYL □ INDO□
06	STOREFRONT
0□	METAL CANOPY
08	METAL RAILING
09	□ OOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK □ENEER

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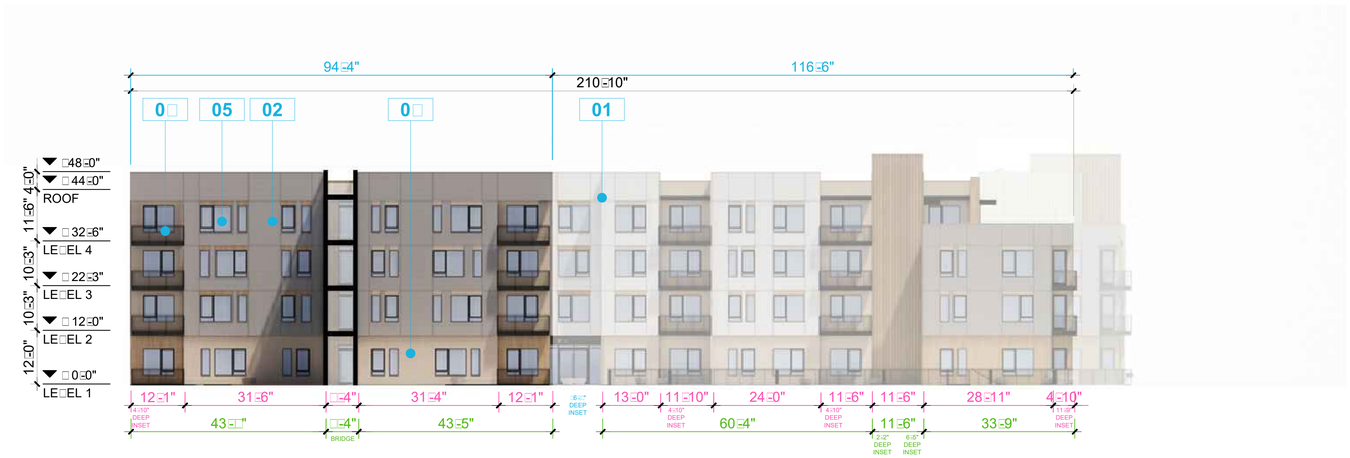
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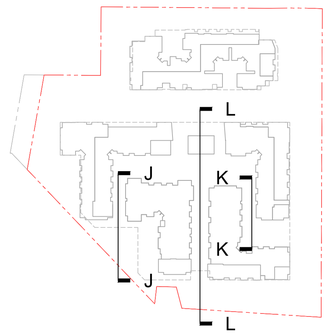
0 8 16 32

BUILDING ELE□ATIONS
BUILDINGS B□ COURTYARDS

A2-4



BUILDING B □ELE□ATION □" □□□ EST





BUILDING B □ELE□ATION □K" □□EAST



BUILDING B □ELE□ATION □L" □□□ EST

CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	□ OOD LOU□ER
05	□INYL □ INDO□
06	STOREFRONT
0□	METAL CANOPY
08	METAL RAILING
09	□ OOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK □ENEER

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0 8 16 32

BUILDING ELE□ATIONS
BUILDINGS B□ COURTYARDS

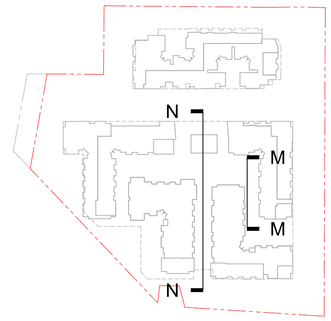
A2-5



BUILDING B ELEVATION "M" EAST



BUILDING B ELEVATION "N" EAST



CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	WOOD LOUVER
05	VINYL WINDOW
06	STOREFRONT
07	METAL CANOPY
08	METAL RAILING
09	WOOD-LOOK PORCELAIN TILE
10	BOARD FORMED CONCRETE
11	METAL SCREEN
12	BRICK VENEER

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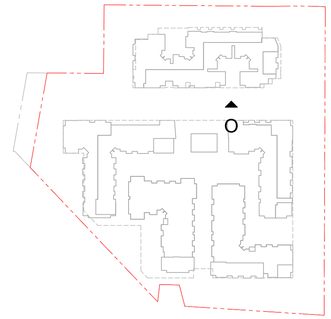
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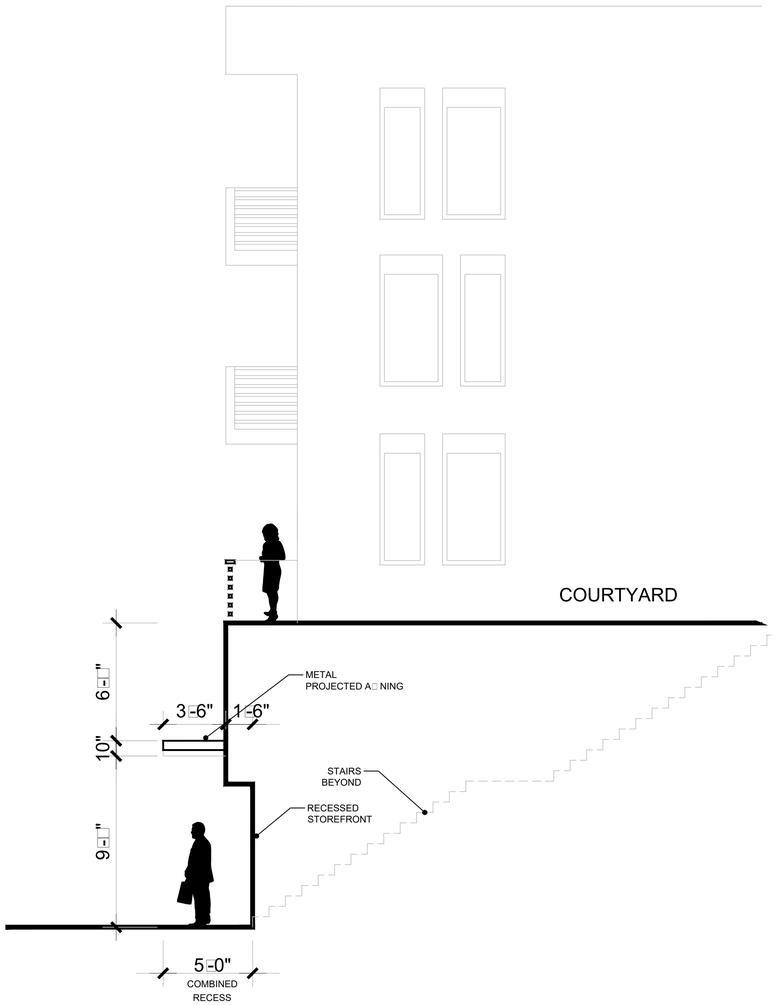
BUILDING ELEVATIONS
BUILDINGS B & COURTYARDS

A2-6



O BUILDING A SOUTH





1 SECTION THROUGH
BIKE ROOM ENTRY

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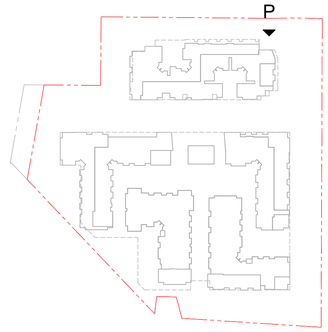
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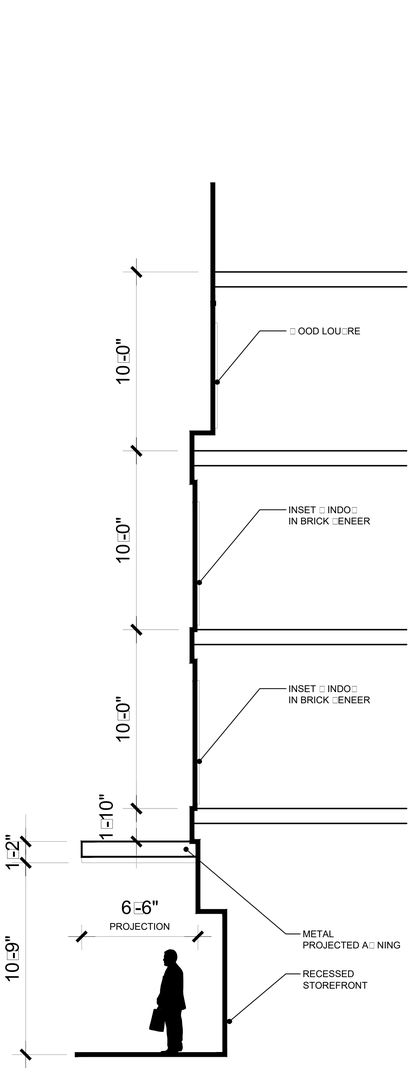
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0 2 4 8

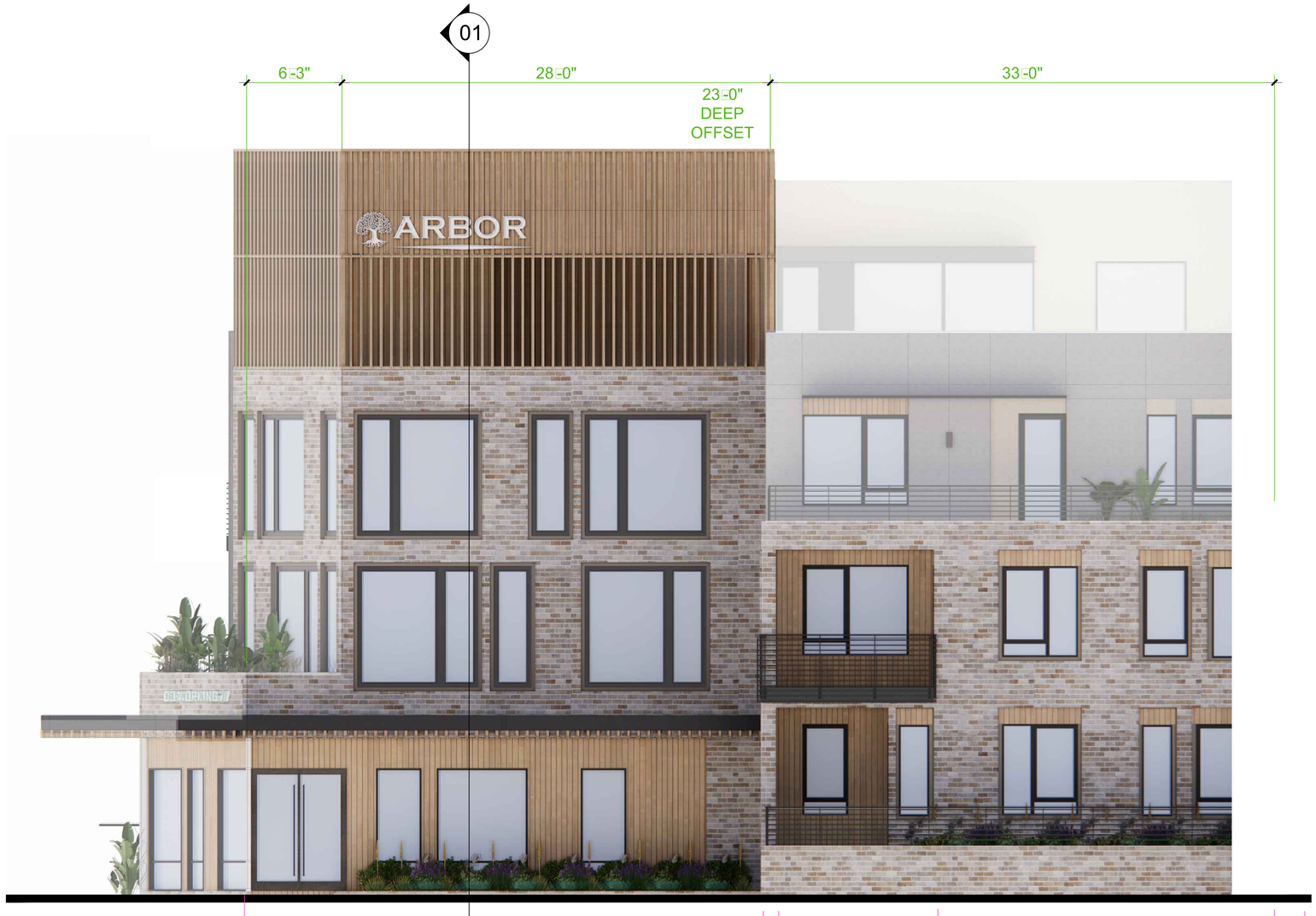
BUILDING ELEVATIONS
ENLARGED

A2-





1 SECTION THROUGH
MAIN BLDG LOBBY ENTRY



P BUILDING A NORTH-EAST

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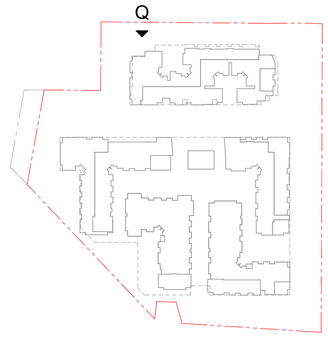
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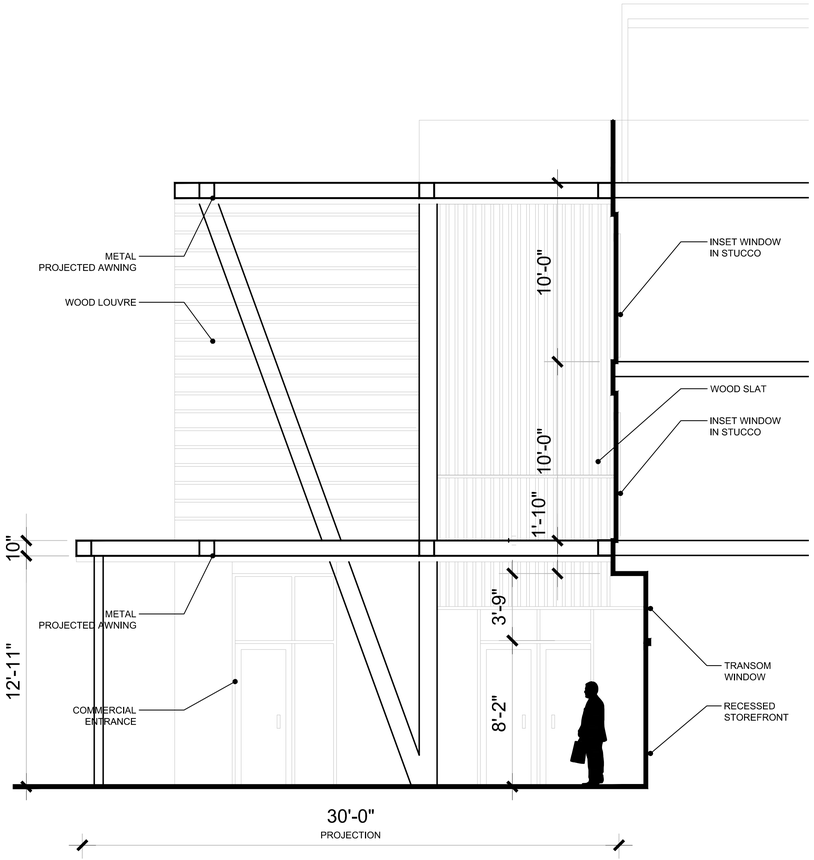
BUILDING ELEVATIONS
ENLARGED

A2-8





Q | BUILDING A | NORTH-WEST



1 | SECTION THROUGH
COMMERCIAL ENTRY

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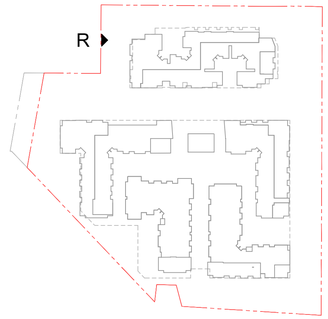
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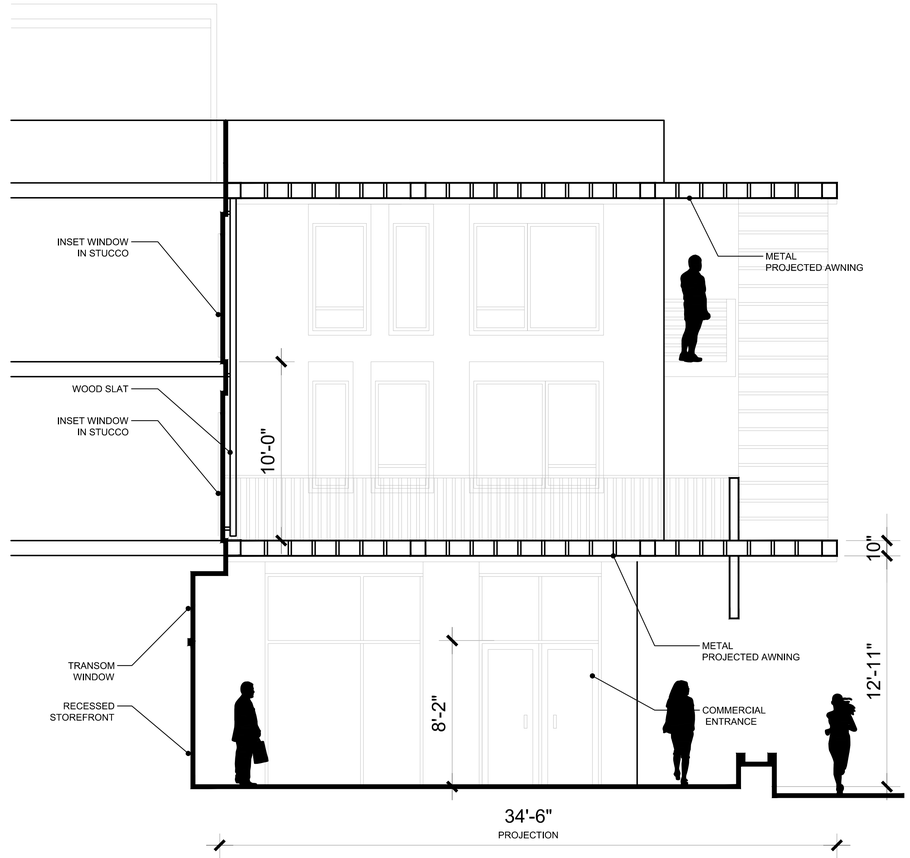
BUILDING ELEVATIONS
ENLARGED

A2-9





R | BUILDING A | NORTH-WEST



1 | SECTION THROUGH
MAIN BLDG LOBBY ENTRY

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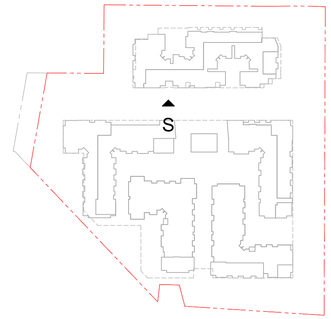
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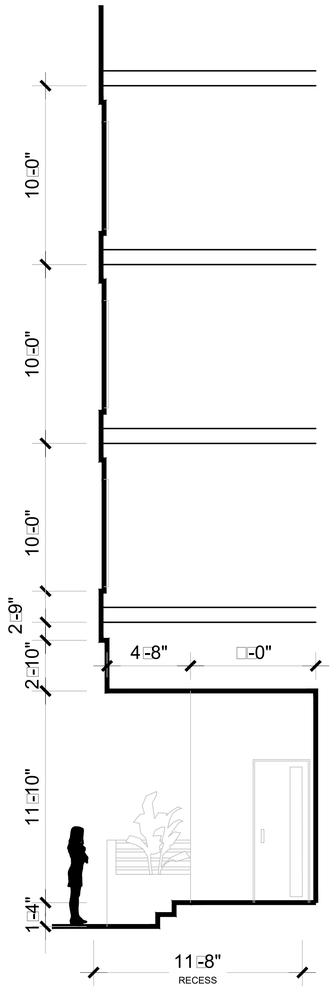
BUILDING ELEVATIONS
ENLARGED

A2-10

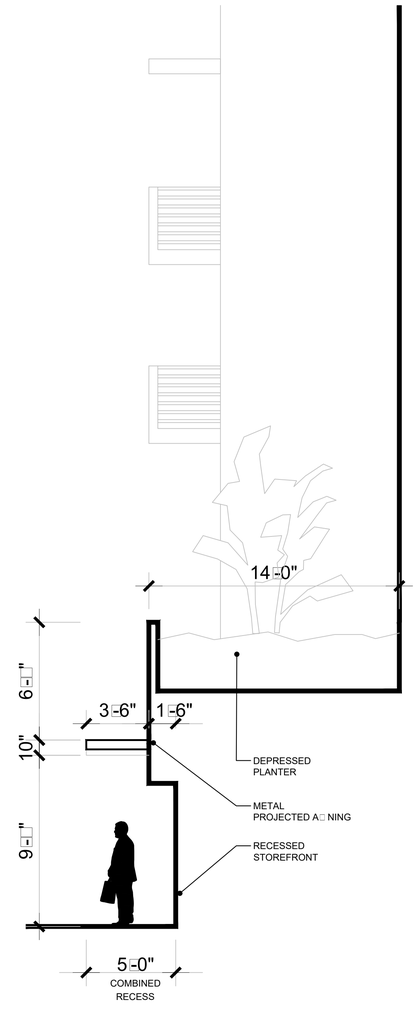


S BUILDING A SOUTH





1 SECTION THROUGH LIE ORK UNIT ENTRY



2 SECTION THROUGH LOBBY ENTRY

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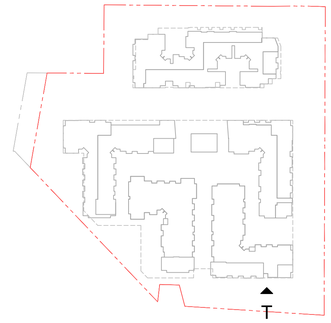
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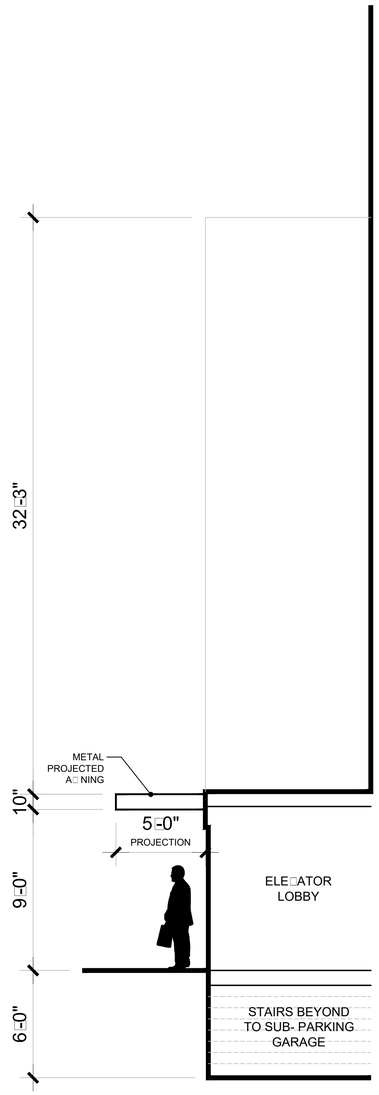
BUILDING ELEVATIONS
ENLARGED

A2-11



T BUILDING A SOUTH





1 SECTION THROUGH
ELEVATOR LOBBY ENTRY

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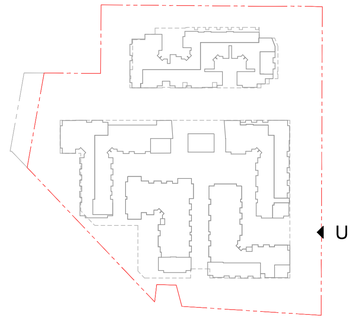
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0 2 4 8

BUILDING ELEVATIONS
ENLARGED

A2-12





U | BUILDING B | EAST



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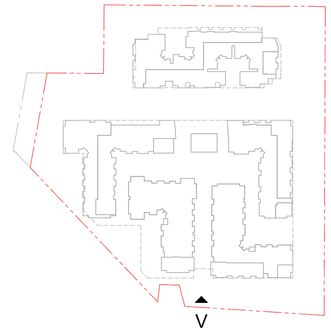
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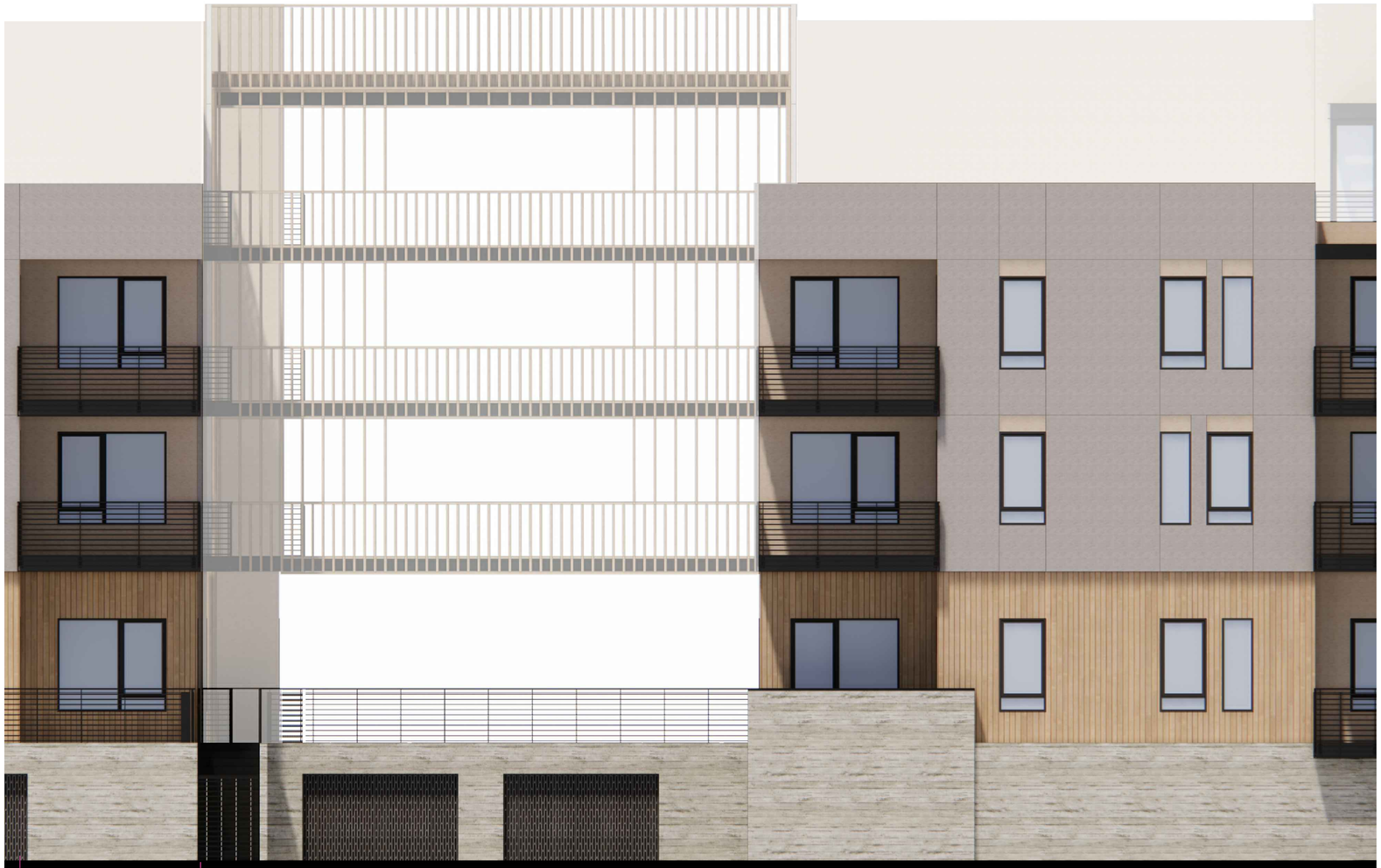
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0 2 4 8

BUILDING ELEVATIONS
ENLARGED

A2-13







V | BUILDING B | SOUTH

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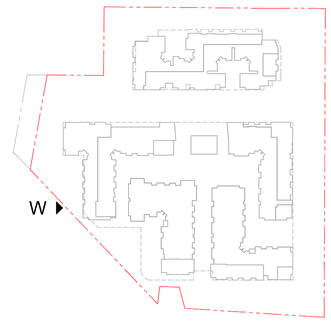
0 2 4 8

BUILDING ELEVATIONS
ENLARGED

A2-14



W | BUILDING B | WEST





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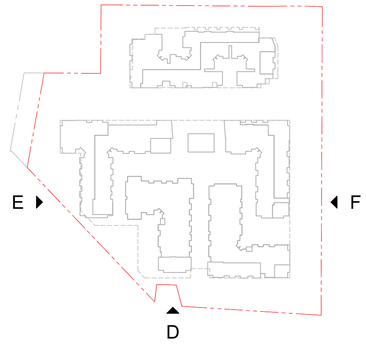
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0 2 4 8

BUILDING ELEVATIONS
ENLARGED

A2-15

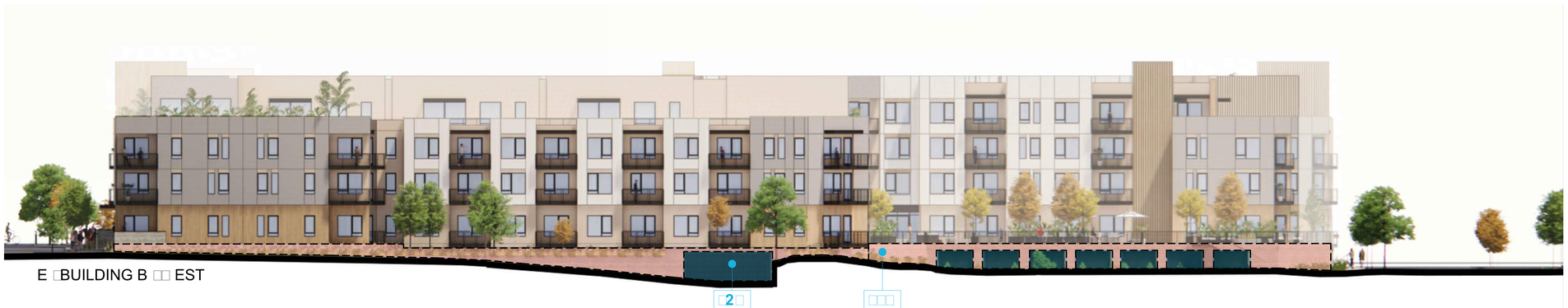




F □BUILDING B □EAST

SOLID □ ALLS

12□ OPENINGS



E □BUILDING B □□ EST

□2□ OPENINGS

SOLID □ ALLS



D □BUILDING B □SOUTH

2□□ OPENINGS

SOLID □ ALLS

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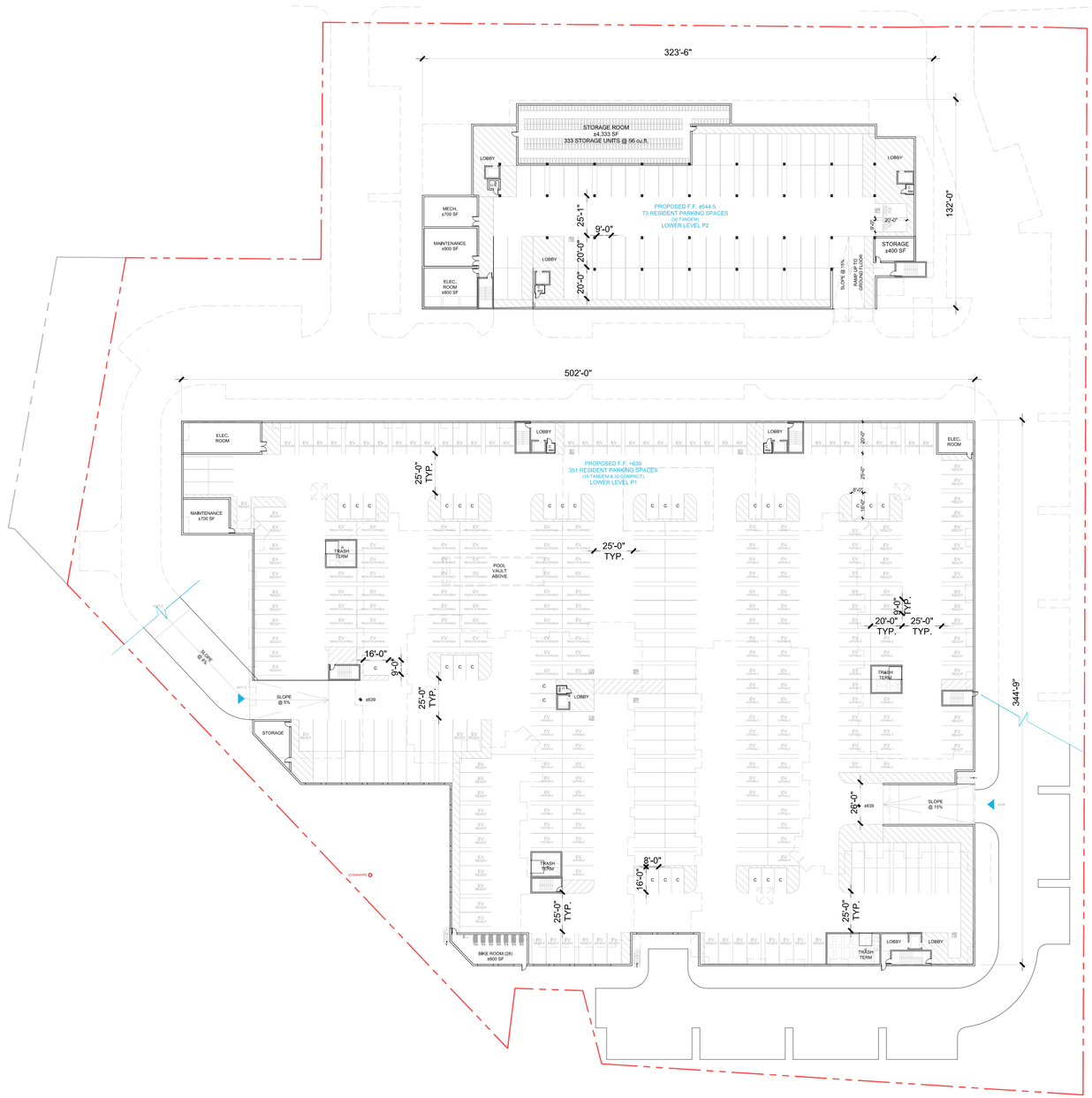
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GARAGE OPENING PERCENTAGE

A2-16



LEGEND

AFFORDABLE UNITS

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0 20 40 80

BUILDING PLANS
BASEMENT LEVEL

A3-0



LEGEND

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0 20 40 80

BUILDING PLANS
FIRST LEVEL

A3-1



EXISTING SOLID MASONRY LOUNGE BUILDING THE EAST PROPERTY LINE

LEGEND

AFFORDABLE UNITS

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BUILDING PLANS
SECOND LEVEL

A3-2



LEGEND

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0 20 40 80

BUILDING PLANS
THIRD LEVEL

A3-3



EXISTING SOLID MASONRY RETAINING WALL ALONG THE EAST PROPERTY LINE

LEGEND

AFFORDABLE UNITS

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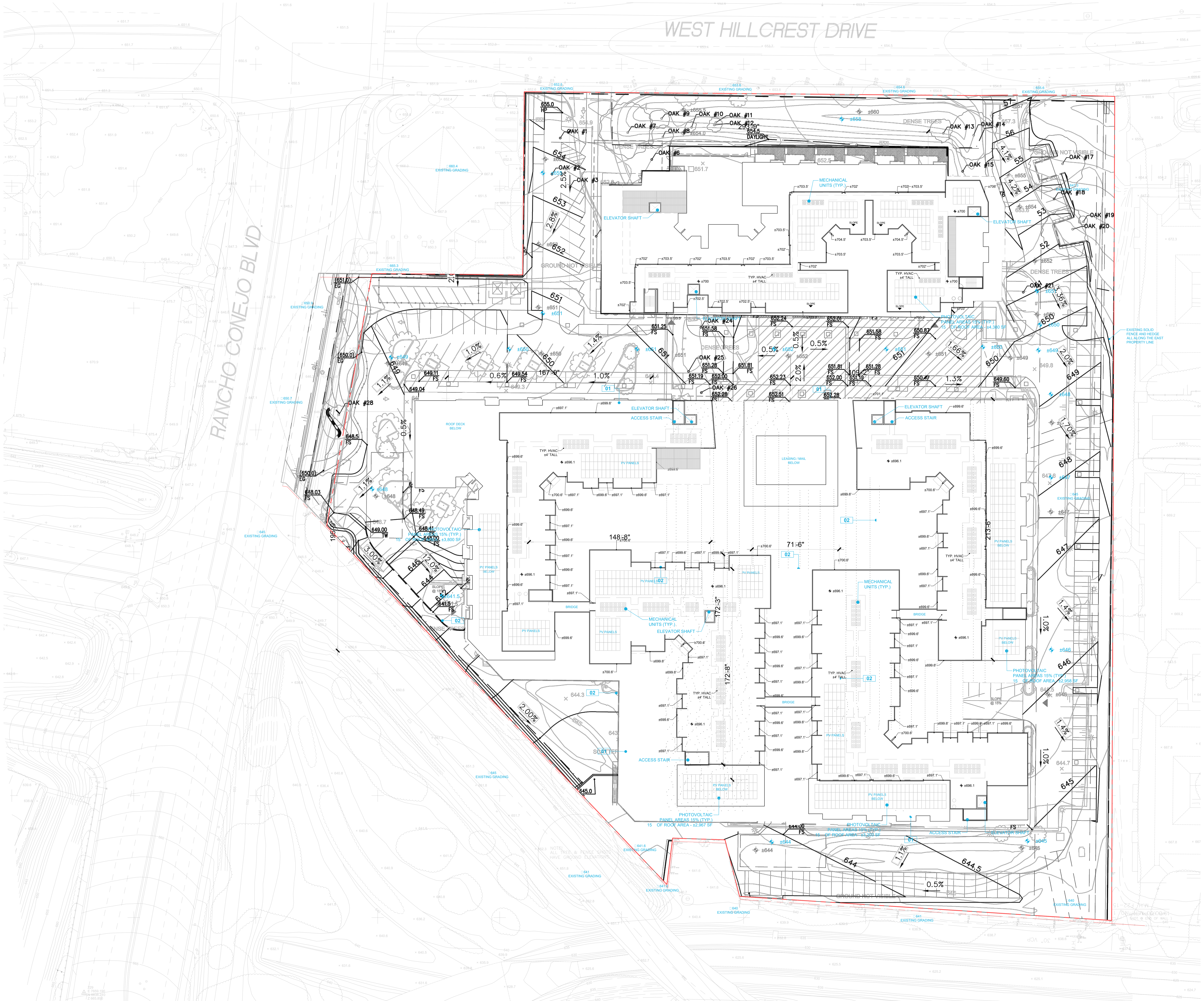
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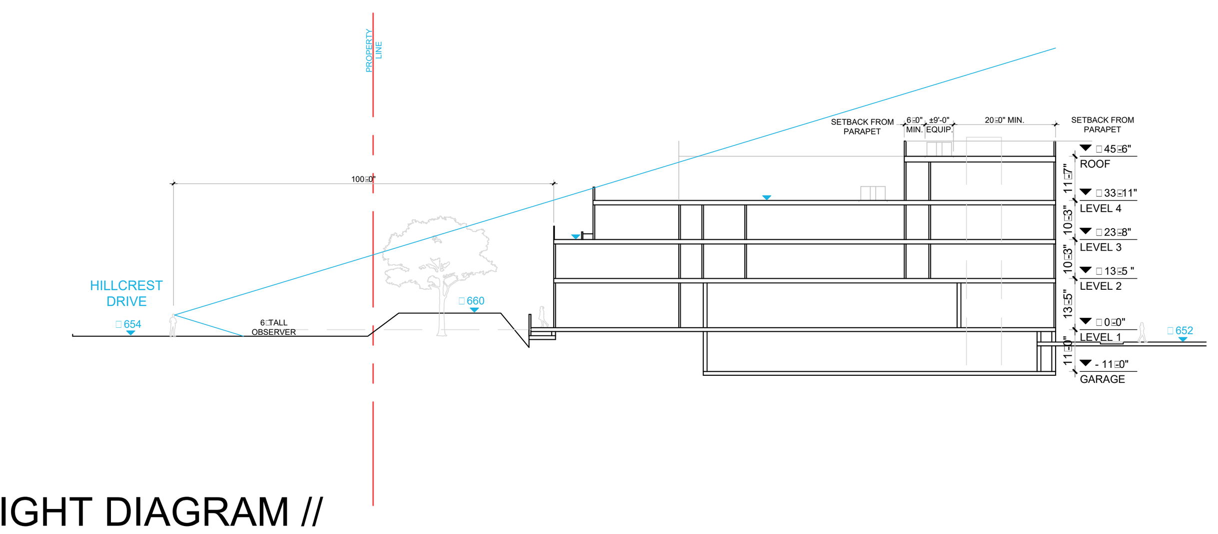
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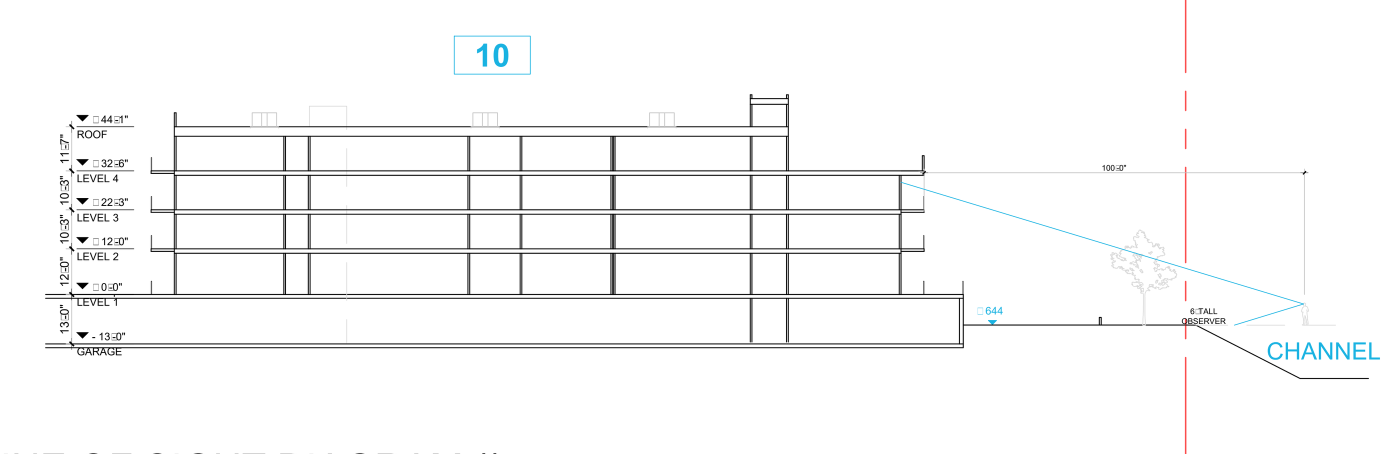
BUILDING PLANS
FOURTH LEVEL

A3-4





LINE OF SIGHT DIAGRAM // BUILDING 'A'

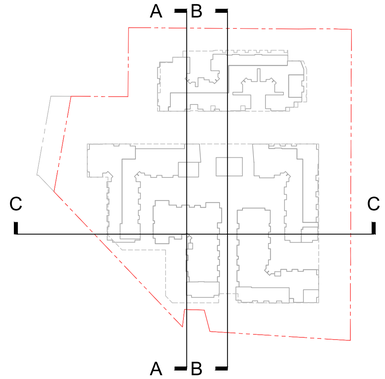


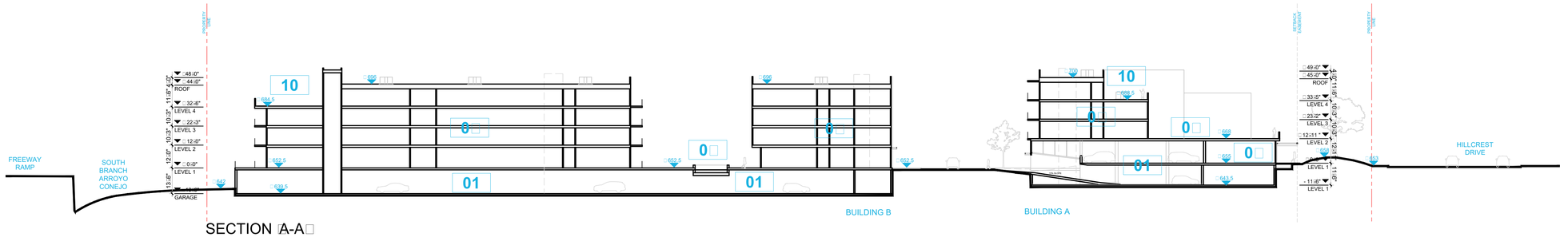
LINE OF SIGHT DIAGRAM // BUILDING 'B'

CALLOUT LEGEND

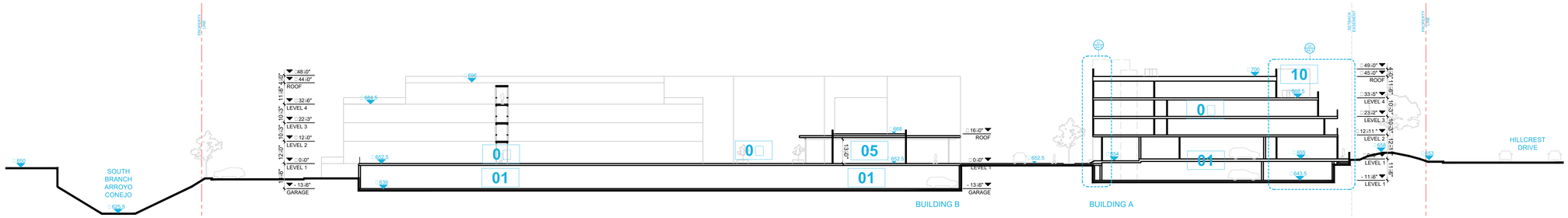
01 HVAC UNITS SCREENED BY BUILDING PARAPET
02 ROOF ACCESS

NOTES:
1. THE FINAL LOCATION OF ALL FIRE RISERS & UTILITY CONNECTIONS SHALL BE CONCEALED FROM DIRECT VIEW & CONFORM TO FIRE DEPARTMENT REQUIREMENTS.

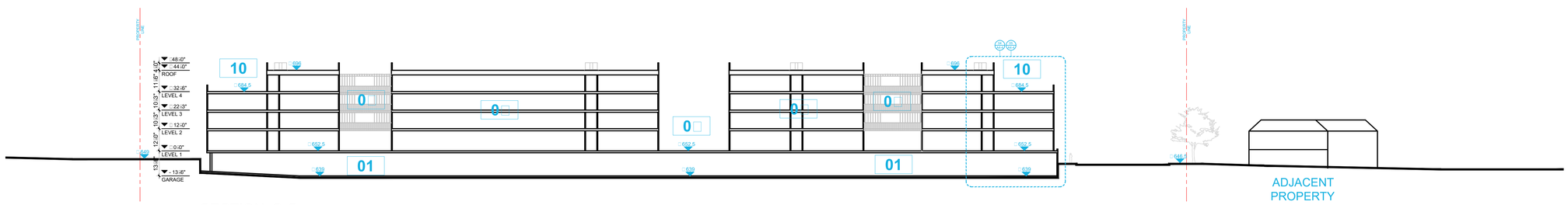




SECTION A-A



SECTION B-B



SECTION C-C

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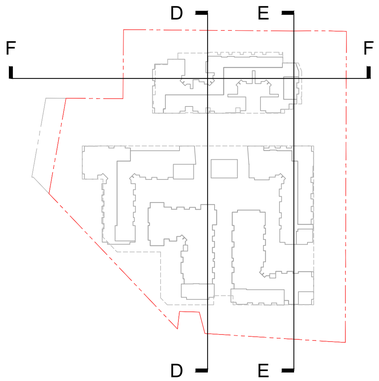
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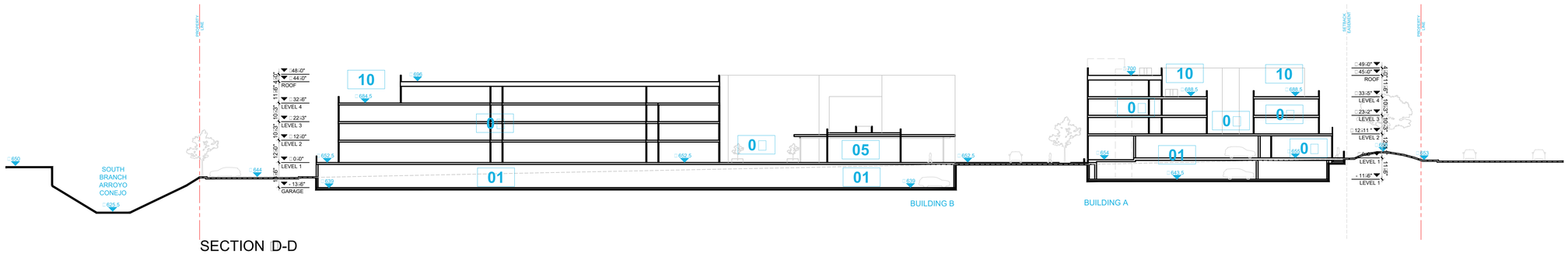
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0 15 30 60

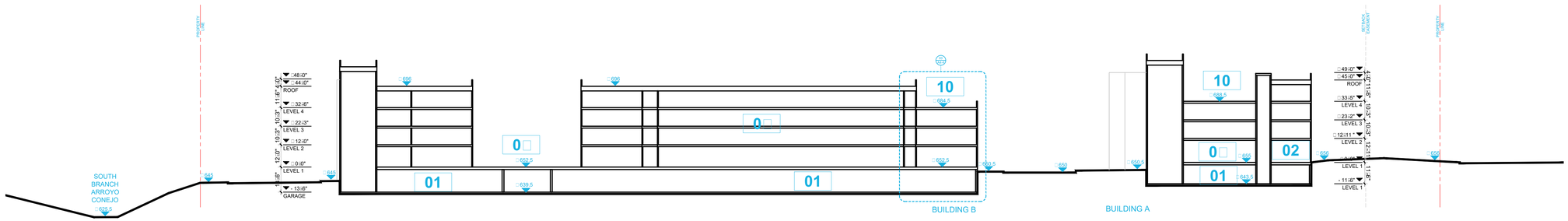
BUILDING SECTION

A4-0

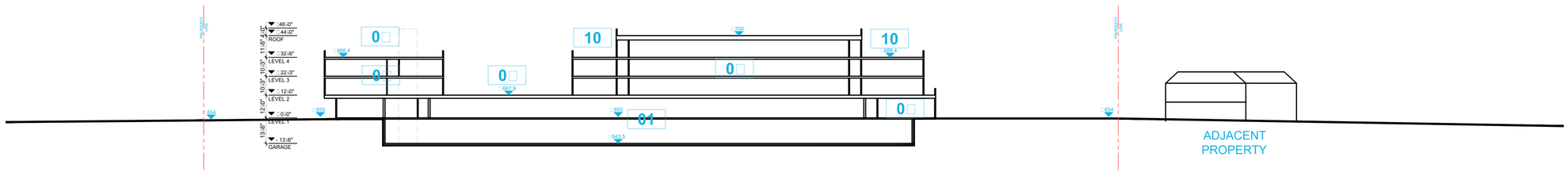




SECTION D-D



SECTION E-E



SECTION F-F

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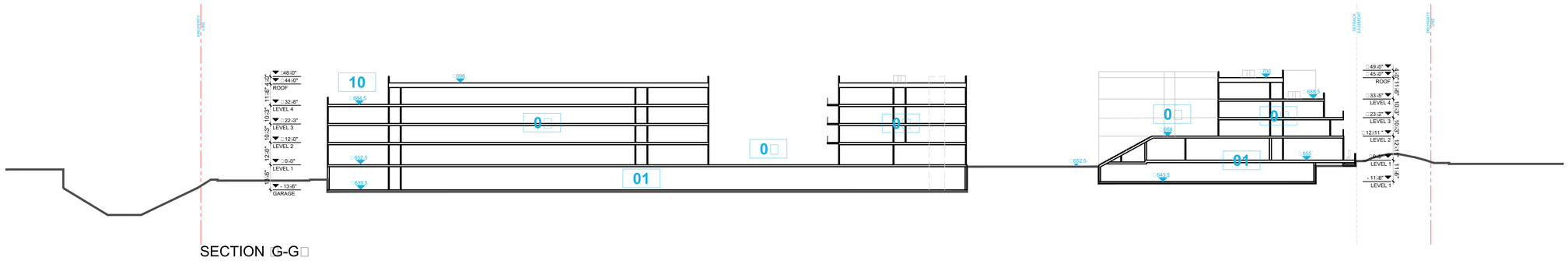
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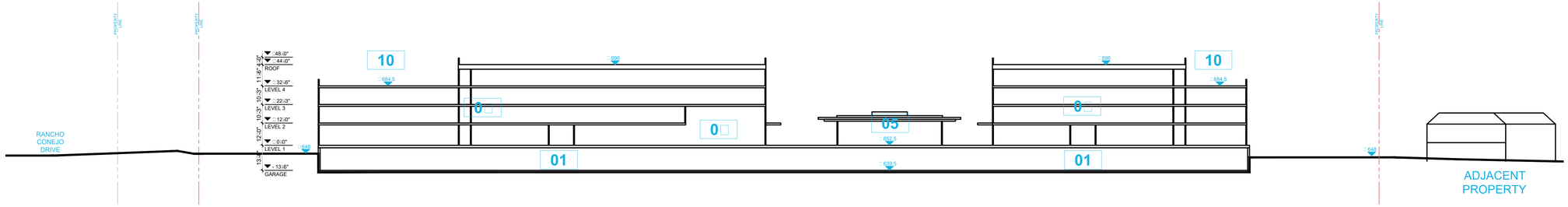
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BUILDING SECTION

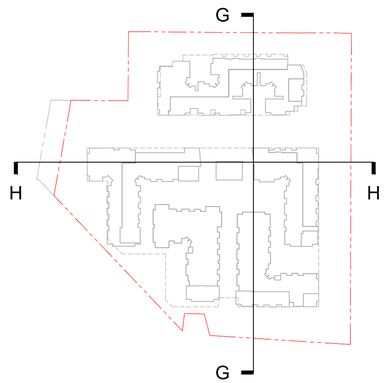
A4-1



SECTION G-G



SECTION H-H



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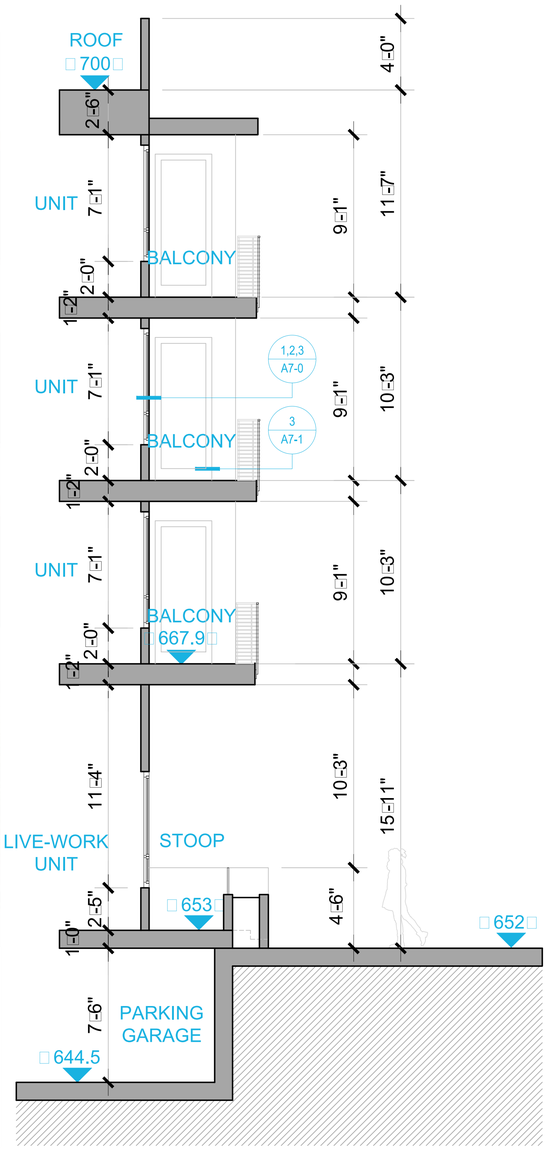
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BUILDING SECTION

A4-2

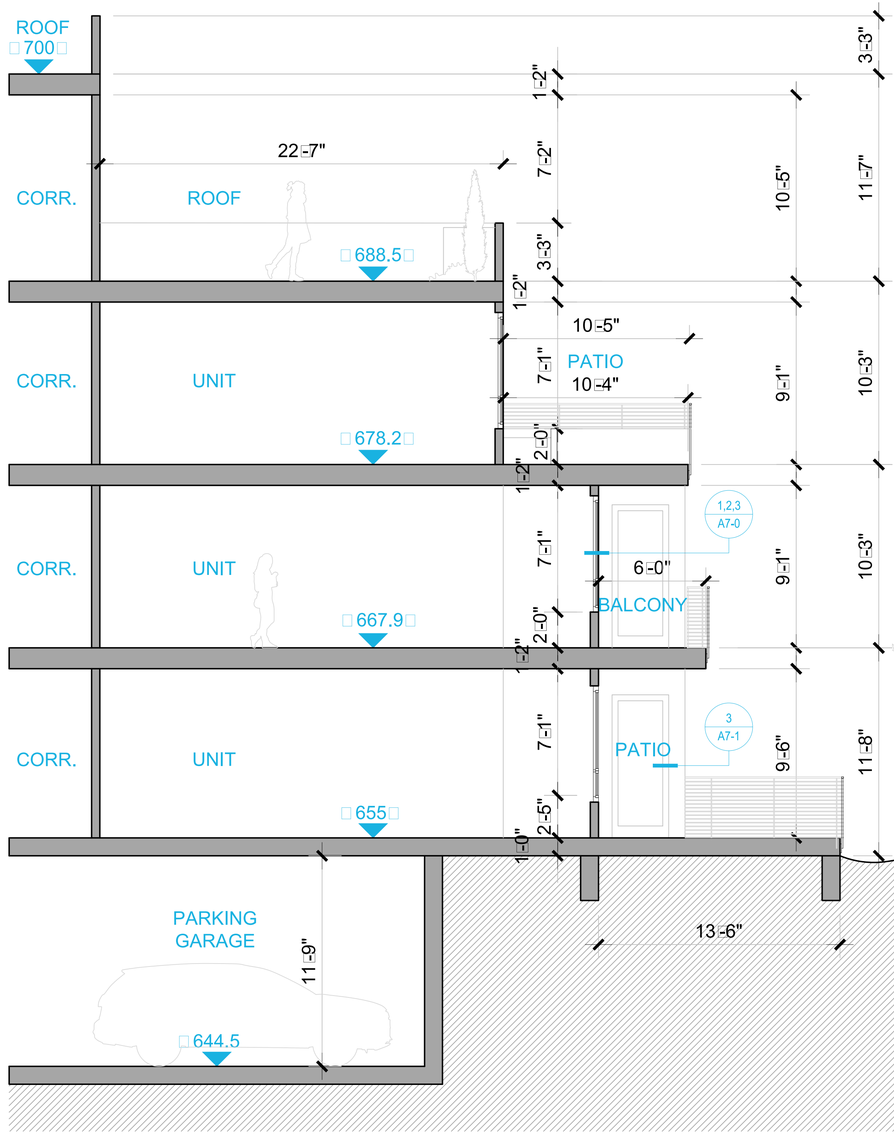
01





02





01 **ALL SECTI 01 ILDI G A S TH**
T ROUG LI E OR UNIT STOOPS

02 **ALL SECTI 02 ILDI G A RTH**
T ROUG PATIO UNITS LANDSCAPE ERM ALONG ILLCREST DR

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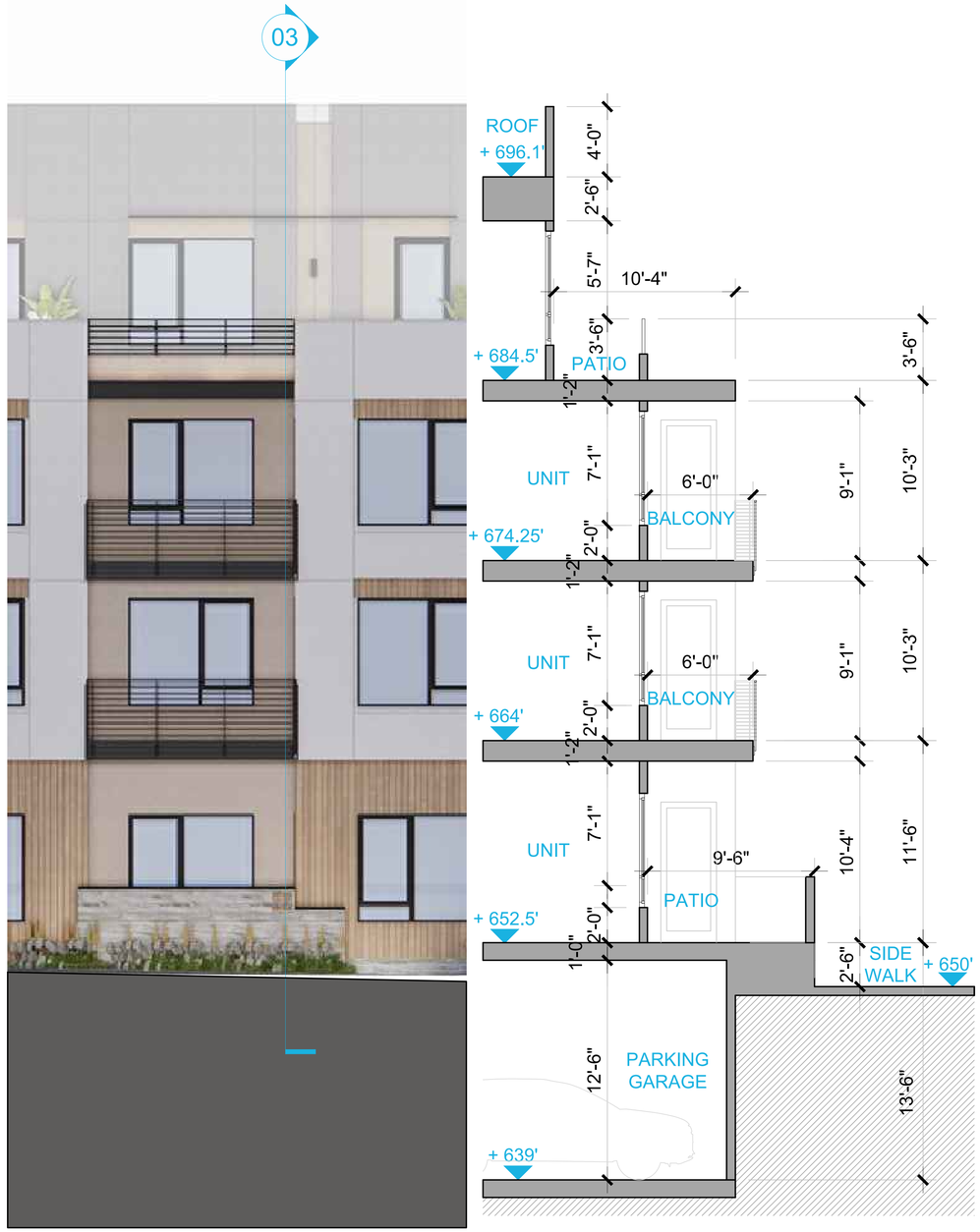
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0 2 4 8

CONCEPTUAL WALL SECTIONS
BUILDING A

A4-3





03 **WALL SECTION '03' | BUILDING B - NORTH**
THROUGH STOOP UNITS ALONG INTERNAL DRIVE

04 **WALL SECTION '04' | BUILDING B - EAST**
THROUGH PATIO UNITS ALONG INTERNAL DRIVE

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CONCEPTUAL WALL SECTIONS
BUILDING B

A4-4



05 □ALL SECTI□□ □05□ □ □□ILDI□G □ □EAST

T□ROUG□ UNIT □ ALLS ALONG INTERNAL DRI□E

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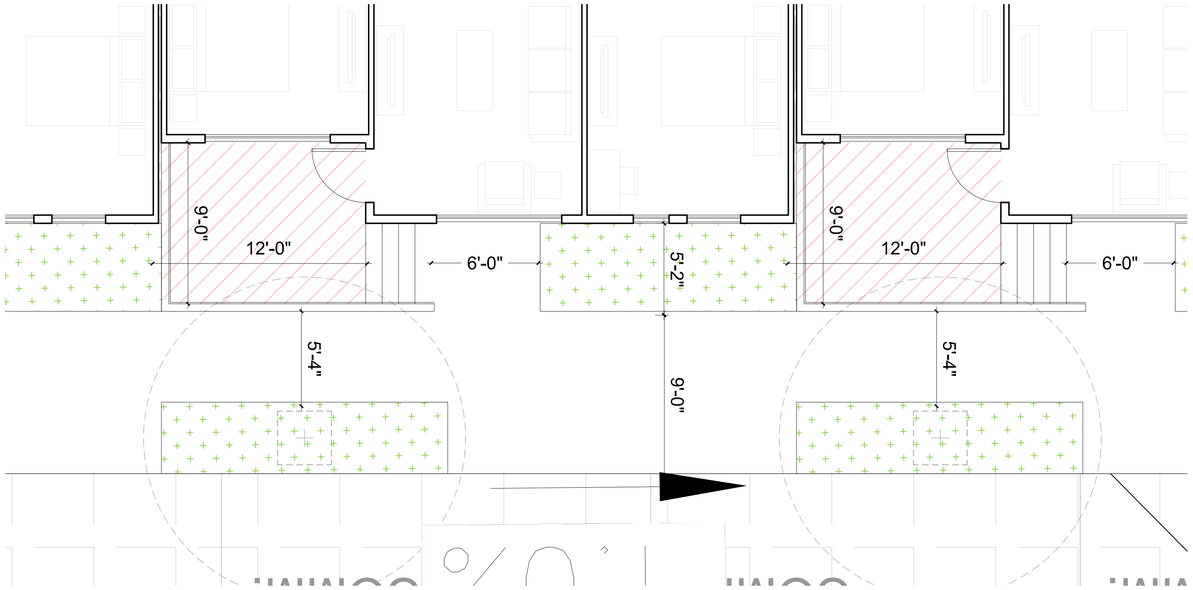
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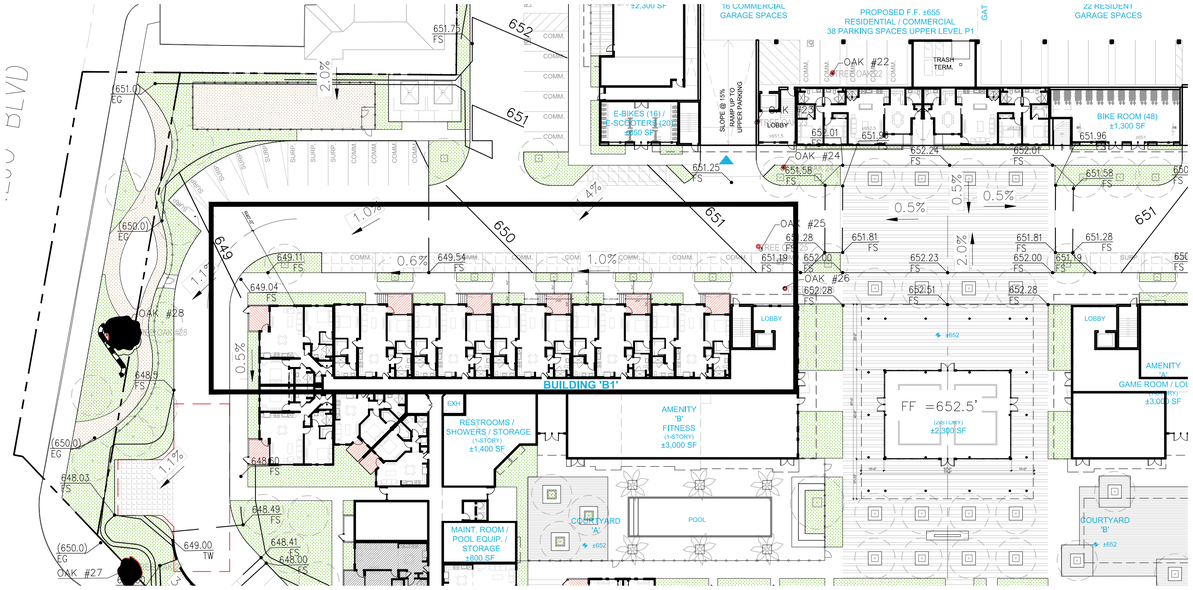
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CONCEPTUAL WALL SECTIONS
BUILDING B









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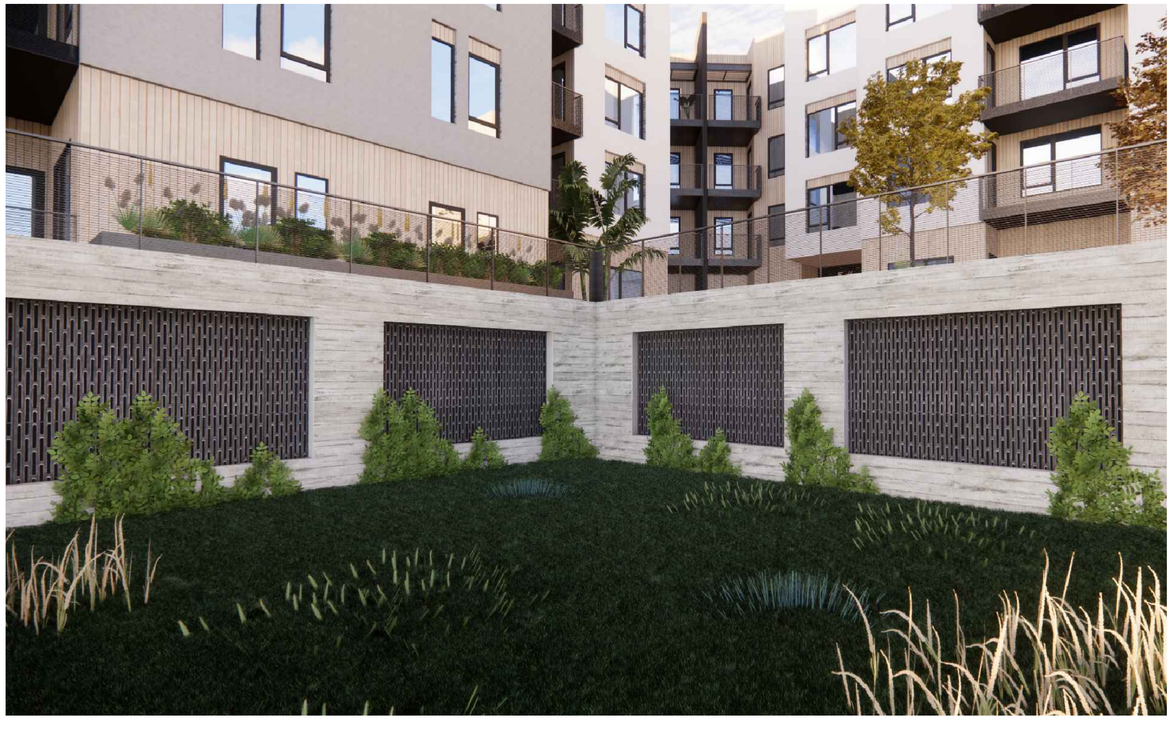
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0 2 4 8

STOOP EXHIBIT

A5-0

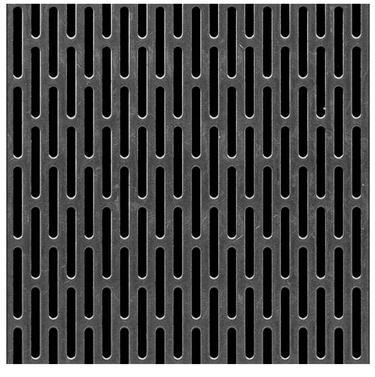




SPLIT-FACED "TAN" CMU WALL
W/ LOUVRED GATE







MCNICHOLS PERFORATED METAL
SLOTTED, CARBON STEEL
COLD ROLLED, 16 GAUGE

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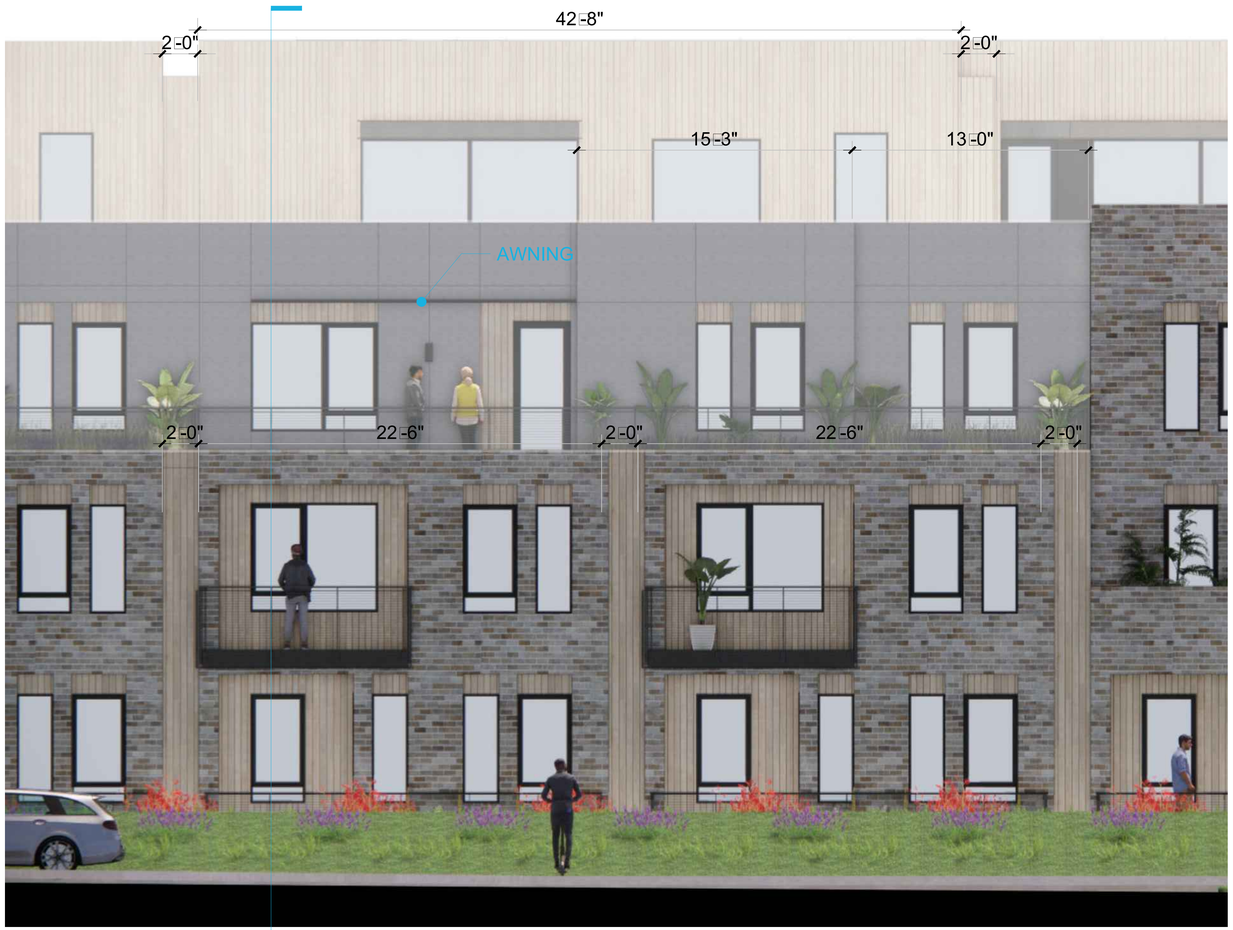
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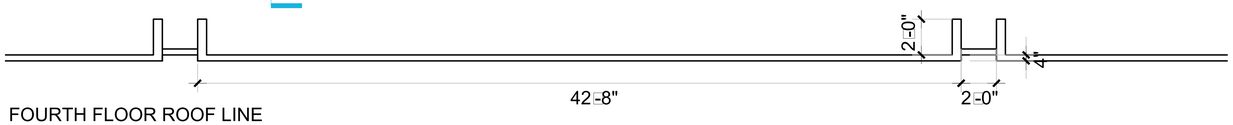
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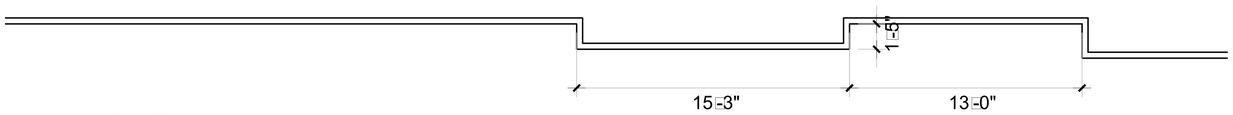
TRANSFRMR + GARAGE SCREEN

A5-1

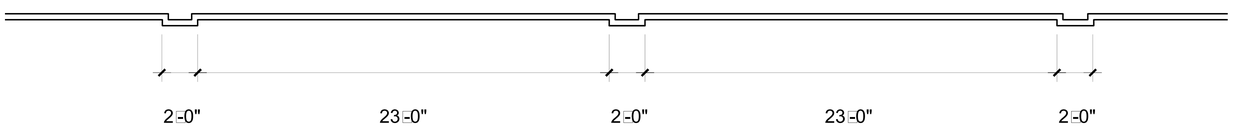




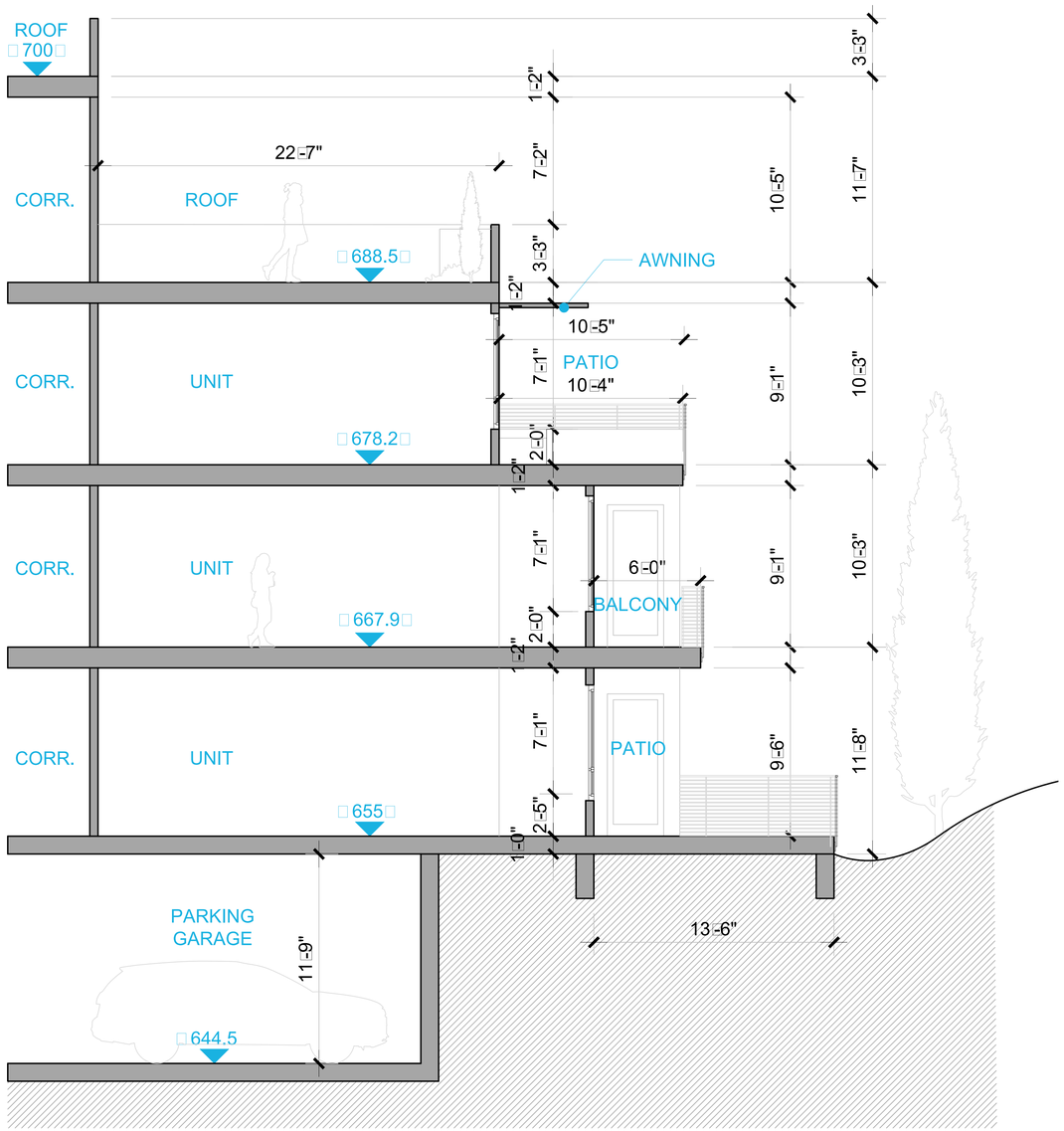
FOURTH FLOOR ROOF LINE



THIRD FLOOR ROOF LINE



SECOND FLOOR ROOF LINE



BUILDING A NORTH WALL SECTION

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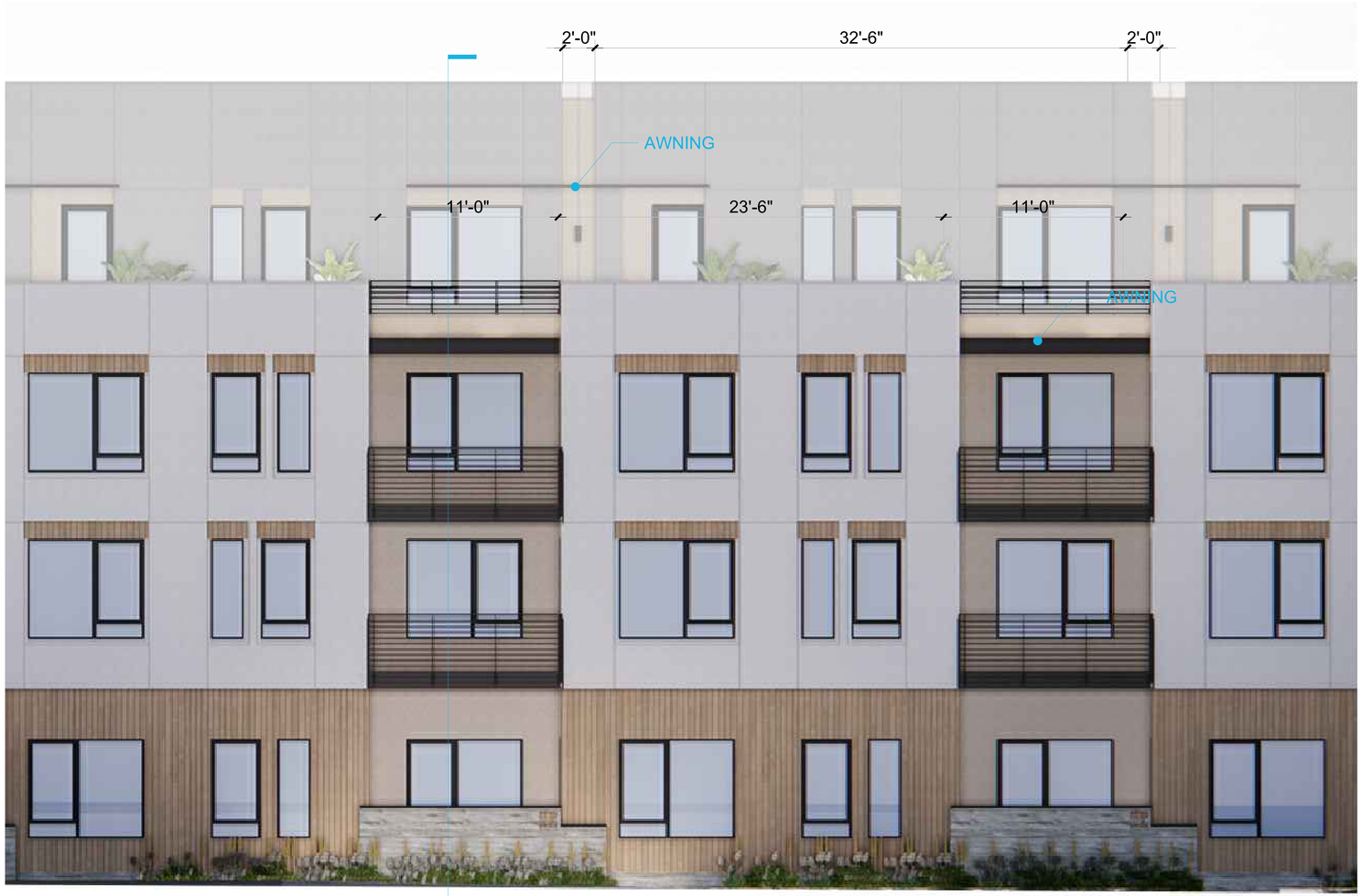
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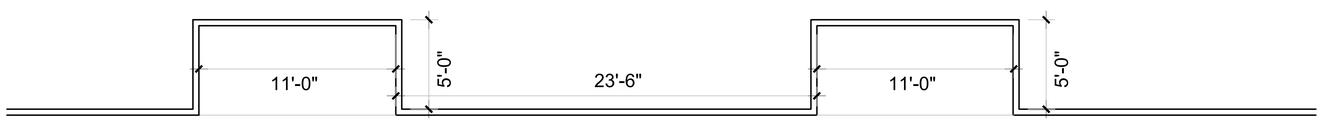
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ARCHITECTURAL FEATURES

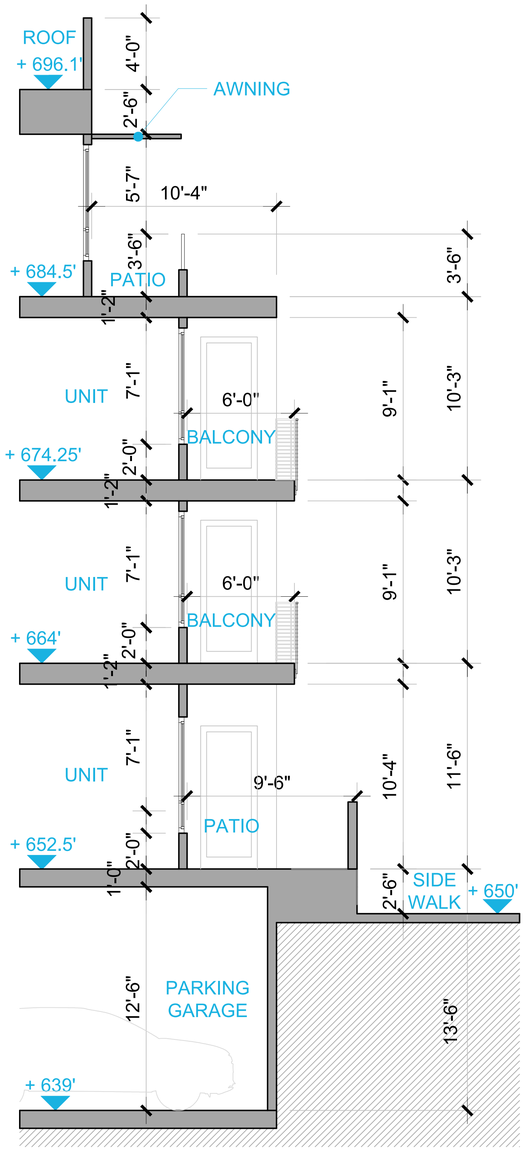
A5-2



FOURTH FLOOR ROOF LINE



THIRD FLOOR ROOF LINE



BUILDING B NORTH WALL SECTION

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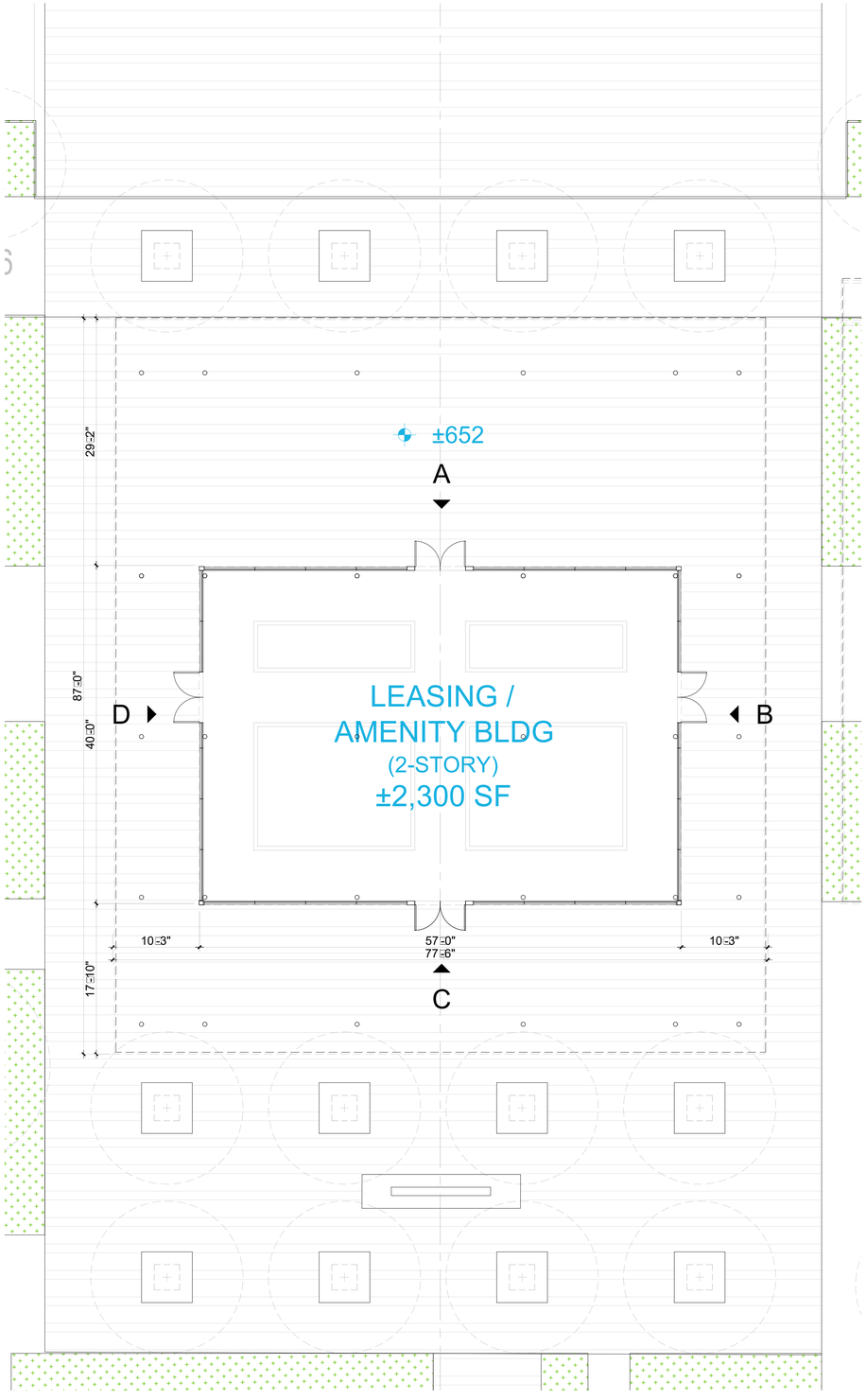
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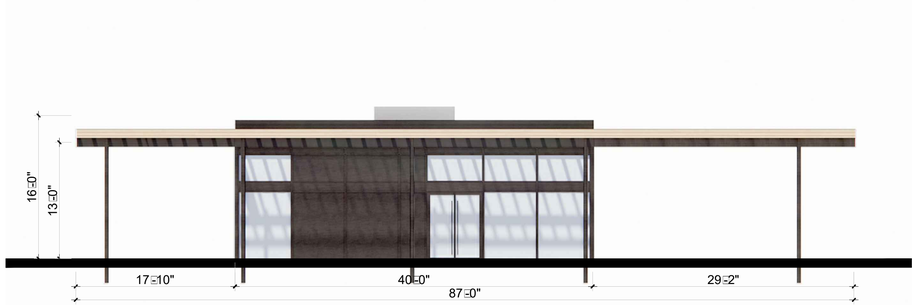
ARCHITECTURAL FEATURES

A5-3





A. NORTH ELEVATION



B. EAST ELEVATION



C. SOUTH ELEVATION



D. WEST ELEVATION

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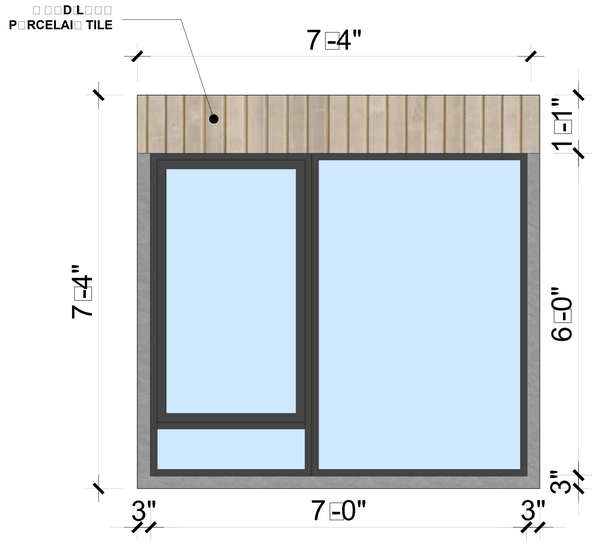
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0 4 8 16

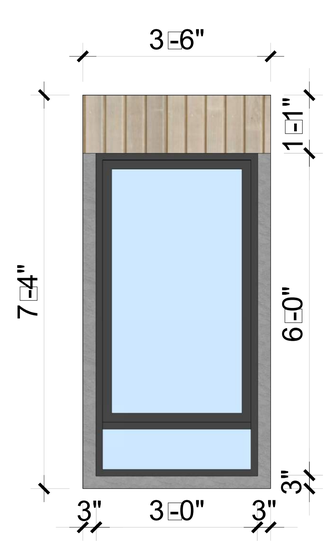
ENLARGED AMENITY BUILDING

A5-4

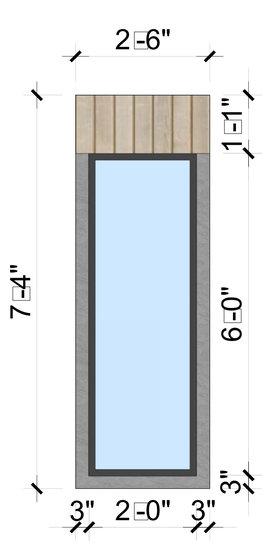
INSET WINDOWS IN STUCCO □LEVELS 2 AND 3 ALONG MAIN STREET FRONTAGES AND MAIN POOL COURTYARD



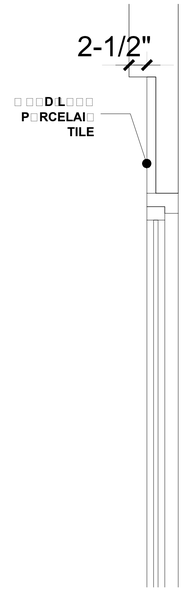
□ I□D□□ C□□DITI□□ A
ESTIMATED COUNT: 127



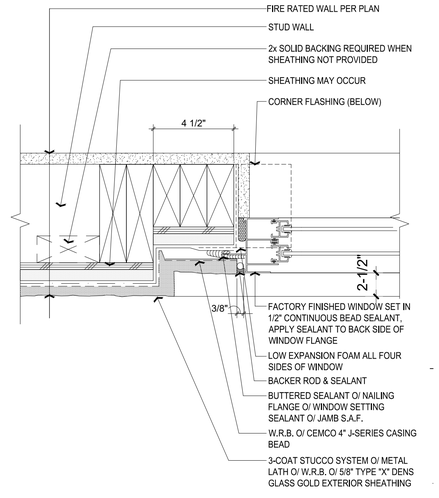
□ I□D□□ C□□DITI□□ □
ESTIMATED COUNT: 128



□ I□D□□ C□□DITI□□ C
ESTIMATED COUNT: 191



I□SET □ I□D□□ PR□□ILE



INSET WINDOW AT STUCCO
D210979_A□0_□□dwg
SCALE: 3"=1'-0"

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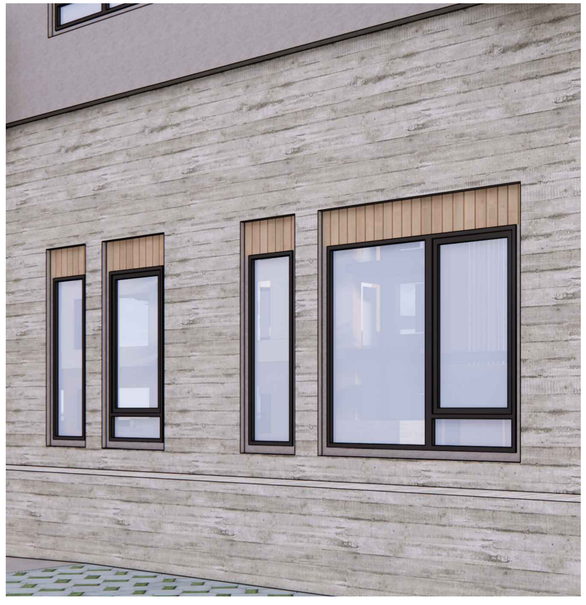
T□TAL C□ □□T
□□ I□SET □ I□D□□ S □□ □□□ □□□



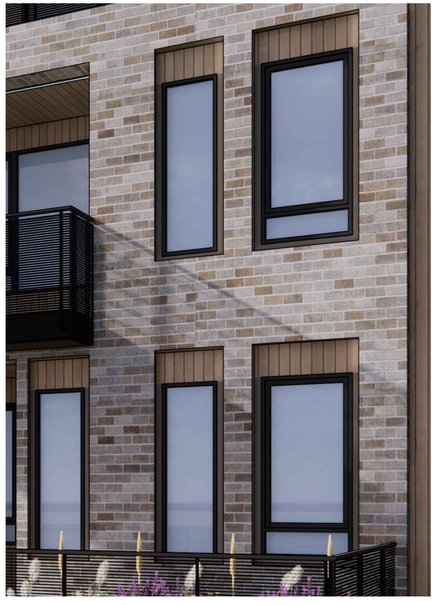
T□PICAL I□SET □ I□D□□ C□□DITI□□ □LE□ELS 2□□ □□ITS □ACI□G STREETS □R C□□RT□ARDS



I□SET □ I□D□□ S I□ □RIC□ □E□EER C□R□ER MASS
COUNT:8□8 window - 25 ; 2□6"□8□window - 43



I□SET □ I□D□□ S I□ □□ARD□□RM C□□CRETE□L□□□ SIDI□G



I□SET □ I□D□□ S I□ □RIC□ □E□EER

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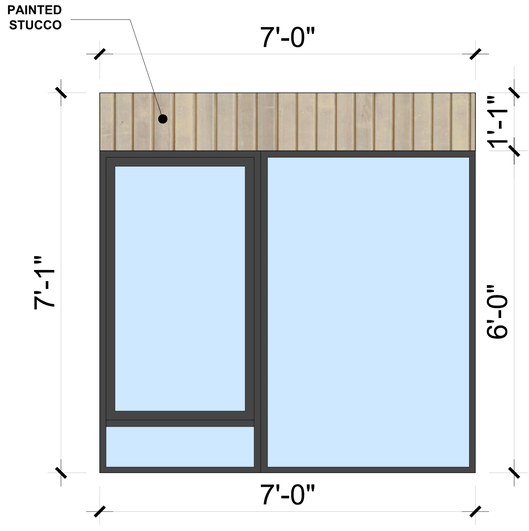
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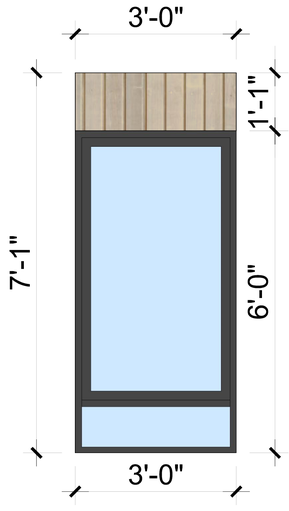
WINDOW SCHEDULE

A5-5

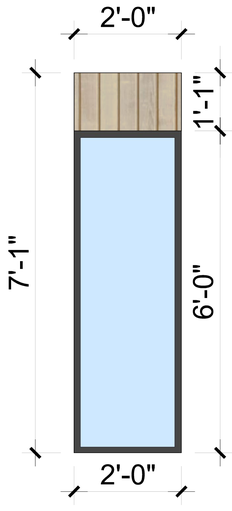
FLUSH WINDOWS IN STUCCO | LEVEL 4 STEP-BACK AND UNITS NOT FRONTING STREETS AND/OR MAIN POOL COURTYARD



WINDOW CONDITION D
ESTIMATED COUNT: 400

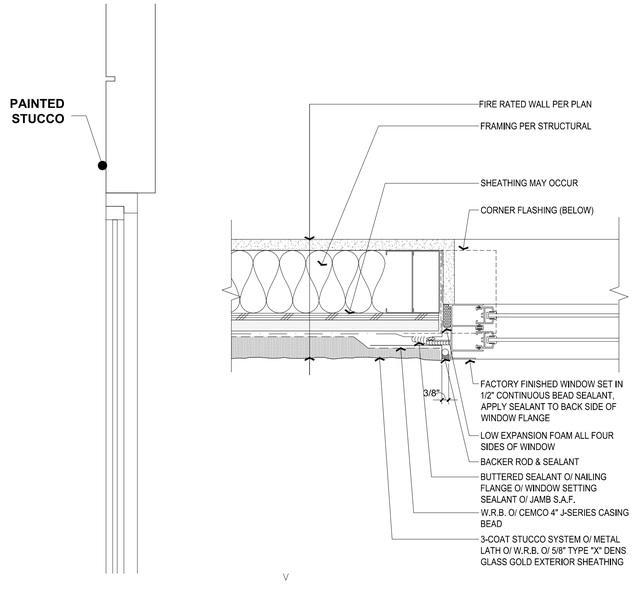


WINDOW CONDITION E
ESTIMATED COUNT: 272



WINDOW CONDITION F
ESTIMATED COUNT: 121

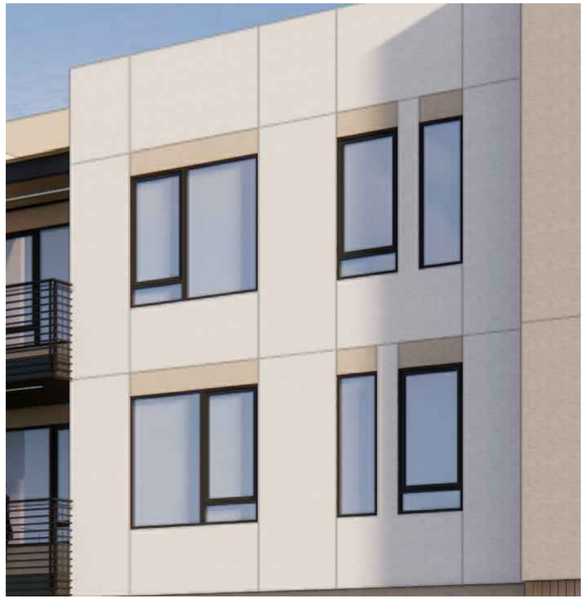
FLUSH WINDOW PROFILE



NOTE: WINDOWS SHOWN FOR FLASHING SEQUENCE AND EXTERIOR FINISH.
REFER TO WALL TYPES FOR SPECIFIC 1HR AND 2HR FIRE RATED REQUIREMENTS

FLUSH WINDOW AT STUCCO
FILE NAME: D210979_A5-0_EX.dwg SCALE: 3"=1'-0"

TOTAL COUNT OF FLUSH WINDOWS : ~ 793
63%



TYPICAL FLUSH WINDOW CONDITION - LEVELS 2-4 UNITS NOT FACING STREETS OR MAIN POOL COURTYARD



TYPICAL FLUSH WINDOW CONDITION - LEVEL 1 UNITS



TYPICAL FLUSH WINDOW CONDITION - LEVEL 4 STEPED-BACK UNITS

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WINDOW SCHEDULE



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CONCEPTUAL PERSPECTIVES

A6-0



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CONCEPTUAL PERSPECTIVES

A6-1



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CONCEPTUAL PERSPECTIVES

A6-2



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CONCEPTUAL PERSPECTIVES

A6-3



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CONCEPTUAL PERSPECTIVES

A6-4



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CONCEPTUAL PERSPECTIVES

A6-5



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CONCEPTUAL PERSPECTIVES

A6-6



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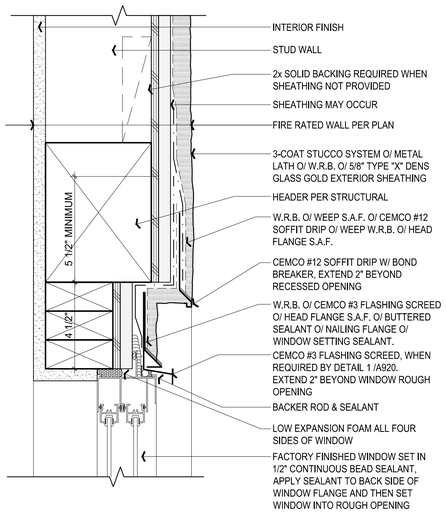
2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal 2
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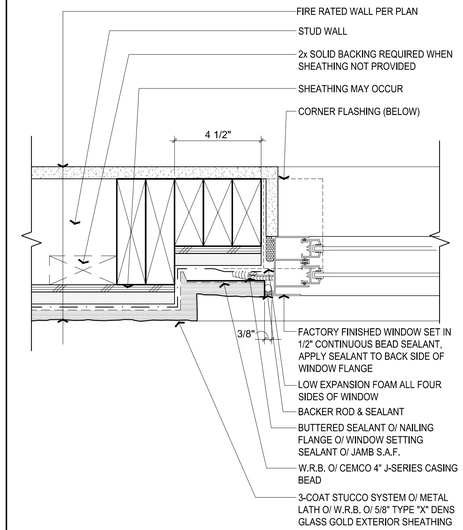
CONCEPTUAL PERSPECTIVES

A6-7



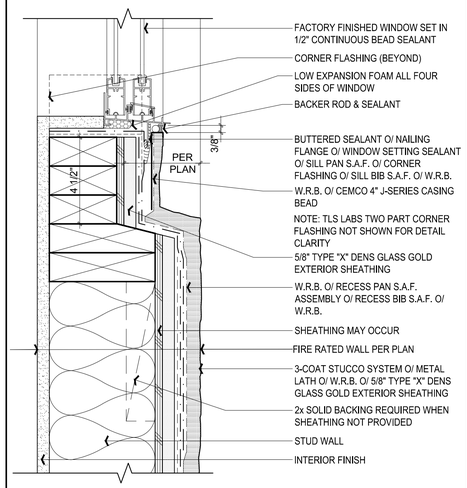
INSET WINDOW AT STUCCO 03

D210979_A7-0_Details.dwg SCALE: 3"=1'-0"



INSET WINDOW AT STUCCO 02

D210979_A7-0_Details.dwg SCALE: 3"=1'-0"



NOTE: WINDOWS SHOWN FOR FLASHING SEQUENCE AND EXTERIOR FINISH, REFER TO WALL TYPES FOR SPECIFIC 1HR AND 2HR FIRE RATED REQUIREMENTS

INSET WINDOW AT STUCCO 01

FILE NAME: D210979_A7-0_Details.dwg SCALE: 3"=1'-0"

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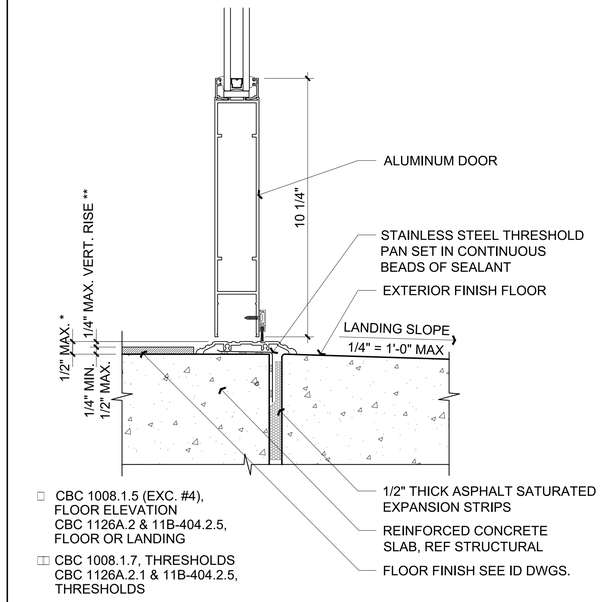
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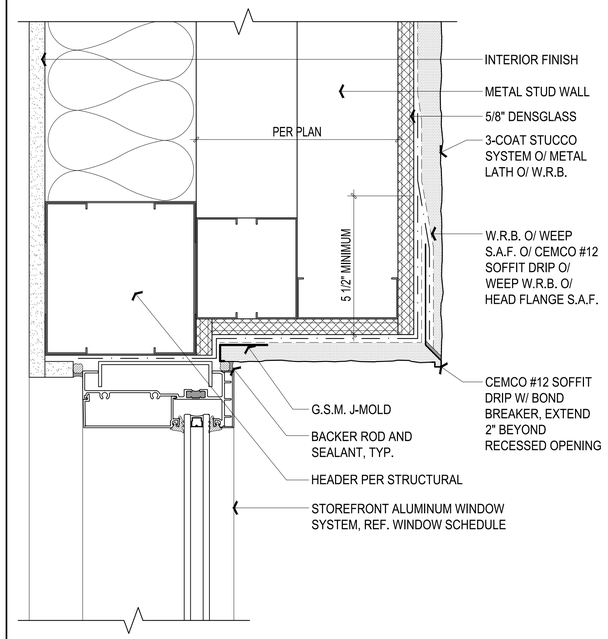
DETAILS

A7-0

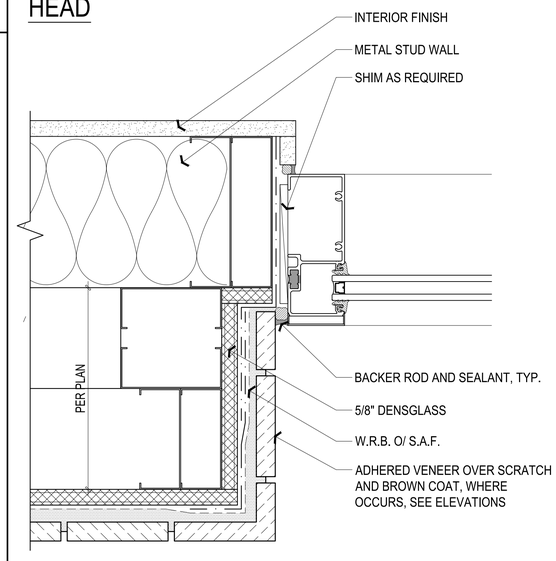


STOREFRONT THRESHOLD 03

DETAIL FILE: D210979_A7-0_Details.dwg SCALE: 3" = 1'-0"



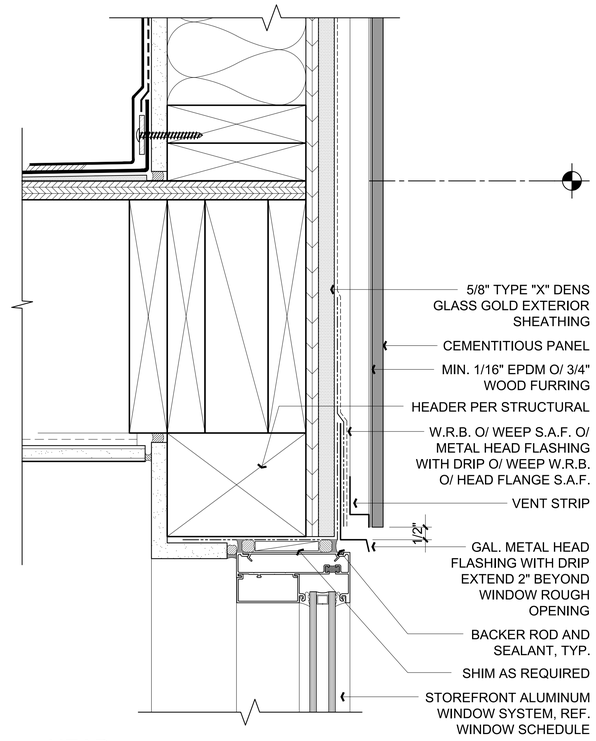
HEAD



JAMB

RECESSED STOREFRONT 02

FILE NAME: D210979_A7-0_Details.dwg SCALE: 3"=1'-0"



HEAD

FLUSH STOREFRONT AT FCB 01

FILE NAME: D210979_A7-0_Details.dwg SCALE: 3" = 1'-0"

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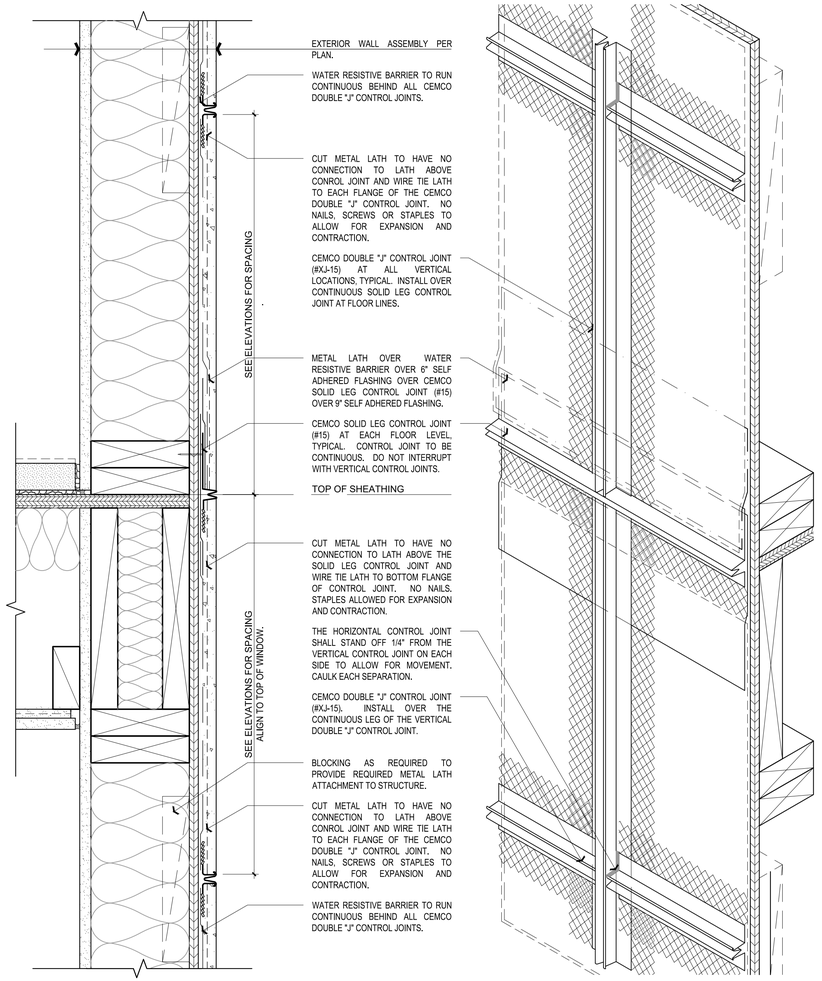
2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal 2
MARCH 23, 2023

NTS

DETAILS

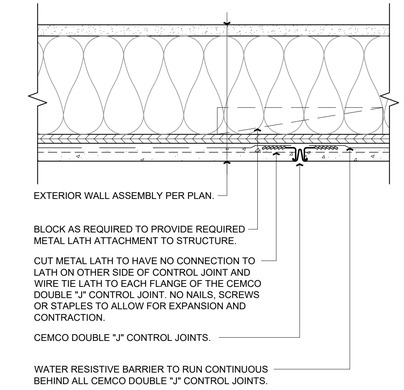
A7-1



CONTROL JOINT APPLICATION 03

SCALE: 3" = 1'-0"

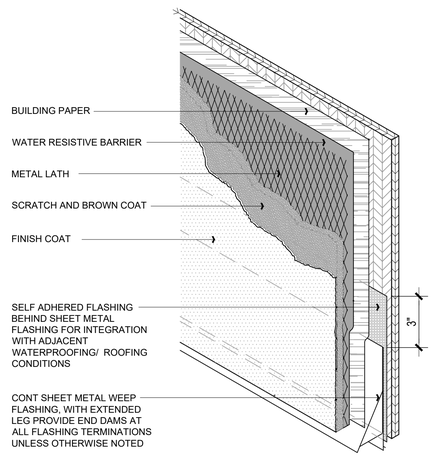
E STUCCO CJ



EXTERIOR CEMENT PLASTER VERTICAL CONTROL JOINT 02

SCALE: 3" = 1'-0"

E STUCCO VERTICAL CONTROL JOINT



EXTERIOR CEMENT PLASTER COMPONENTS 01

SCALE: 3" = 1'-0"

E STUCCO SYSTEM COMPONENTS



TYPICAL PLASTER CONTROL JOINT SPACING



20/30 SANDED PLASTER FINISH THROUGHOUT

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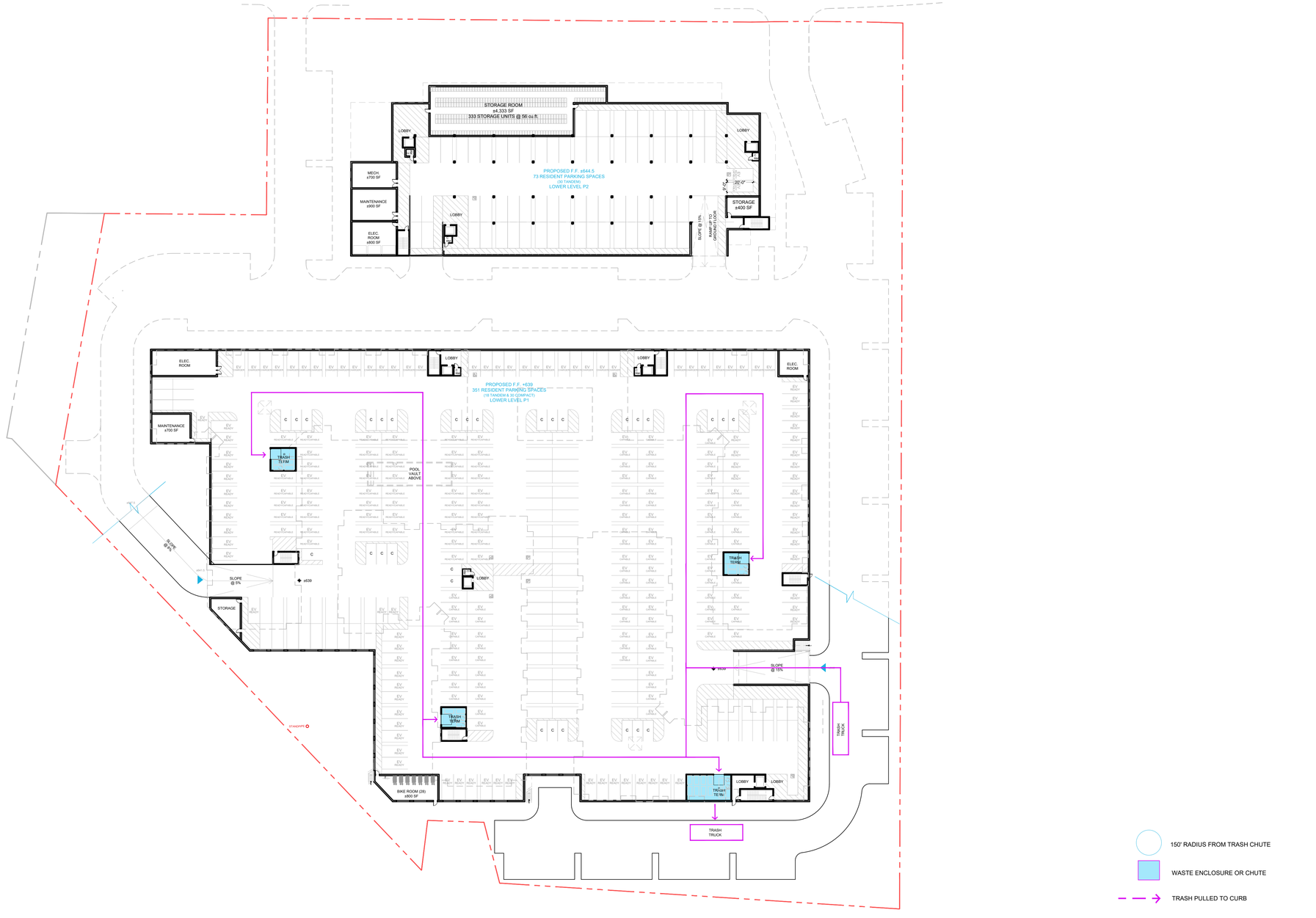
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DETAILS

A7-2



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0 20 40 80

WASTE ENCLOSURE EXHIBIT
BASEMENT LEVEL

A7-3



150' RADIUS FROM TRASH CHUTE

WASTE ENCLOSURE OR CHUTE

TRASH PULLED TO CURB

"STINGER" TRUCK FOR GARAGE COLLECTION

TRASH TRUCK

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WASTE ENCLOSURE EXHIBIT
FIRST LEVEL

A7-4



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WASTE ENCLOSURE EXHIBIT
SECOND LEVEL

A7-5



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WASTE ENCLOSURE EXHIBIT
THIRD LEVEL

A7-6



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WASTE ENCLOSURE EXHIBIT
FOURTH LEVEL

A7-7



BLDG A - NORTH ELEVATION



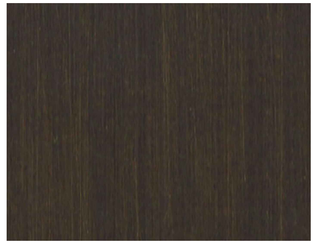
1. OFF-WHITE // 20/30 SANDED PLASTER FINISH



3. TAN // 20/30 SANDED PLASTER FINISH



5. DARK BRONZE // VINYL WINDOW



7. METAL CANOPY



9. WOOD-LOOK // PORCELAIN TILE



10. GRAY // BOARD FORM CONCRETE



12. BRICK VENEER //
COLOR: SPANISH MOSS AND TULE FOG



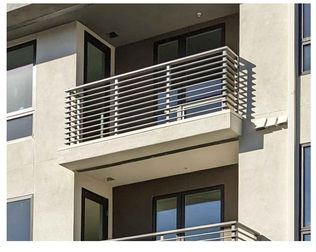
2. GRAY // 20/30 SANDED PLASTER FINISH



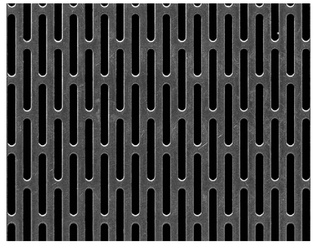
4. WOOD-LOOK // EXTRUDED ALUMINUM LOUVERS



6. DARK BRONZE // STORE FRONT SYSTEM



8. METAL RAILING



11. METAL SCREEN

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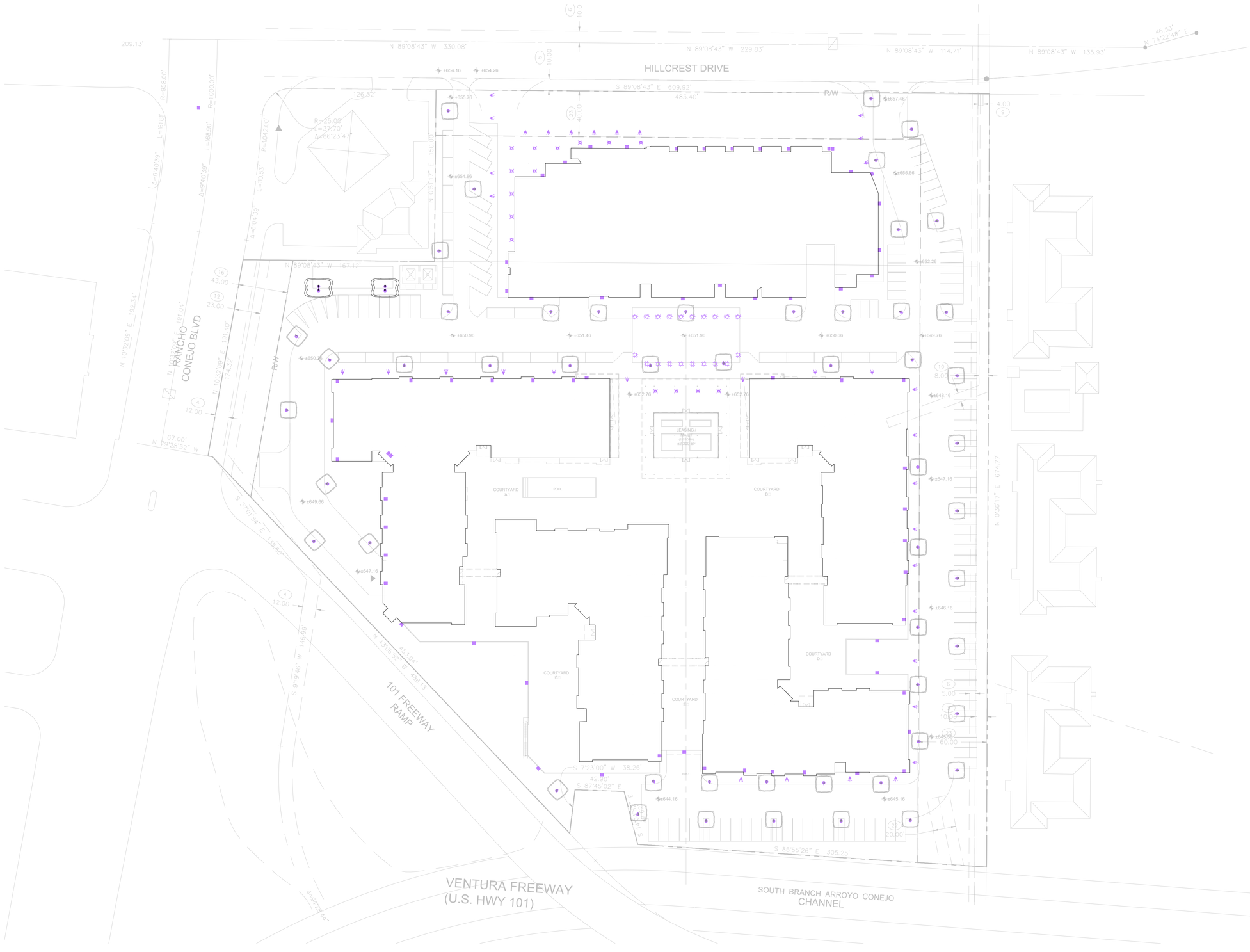
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NTS

COLOR AND MATERIALS

A8-0



LIGHTING SYMBOLS LEGEND

- OUTDOOR WALL SCONCE
- POLE LIGHT FIXTURE
- DOUBLE POLE LIGHT FIXTURE
- TRELLIS LIGHT FIXTURE
- LIGHT BOLLARD
- PATH LIGHT

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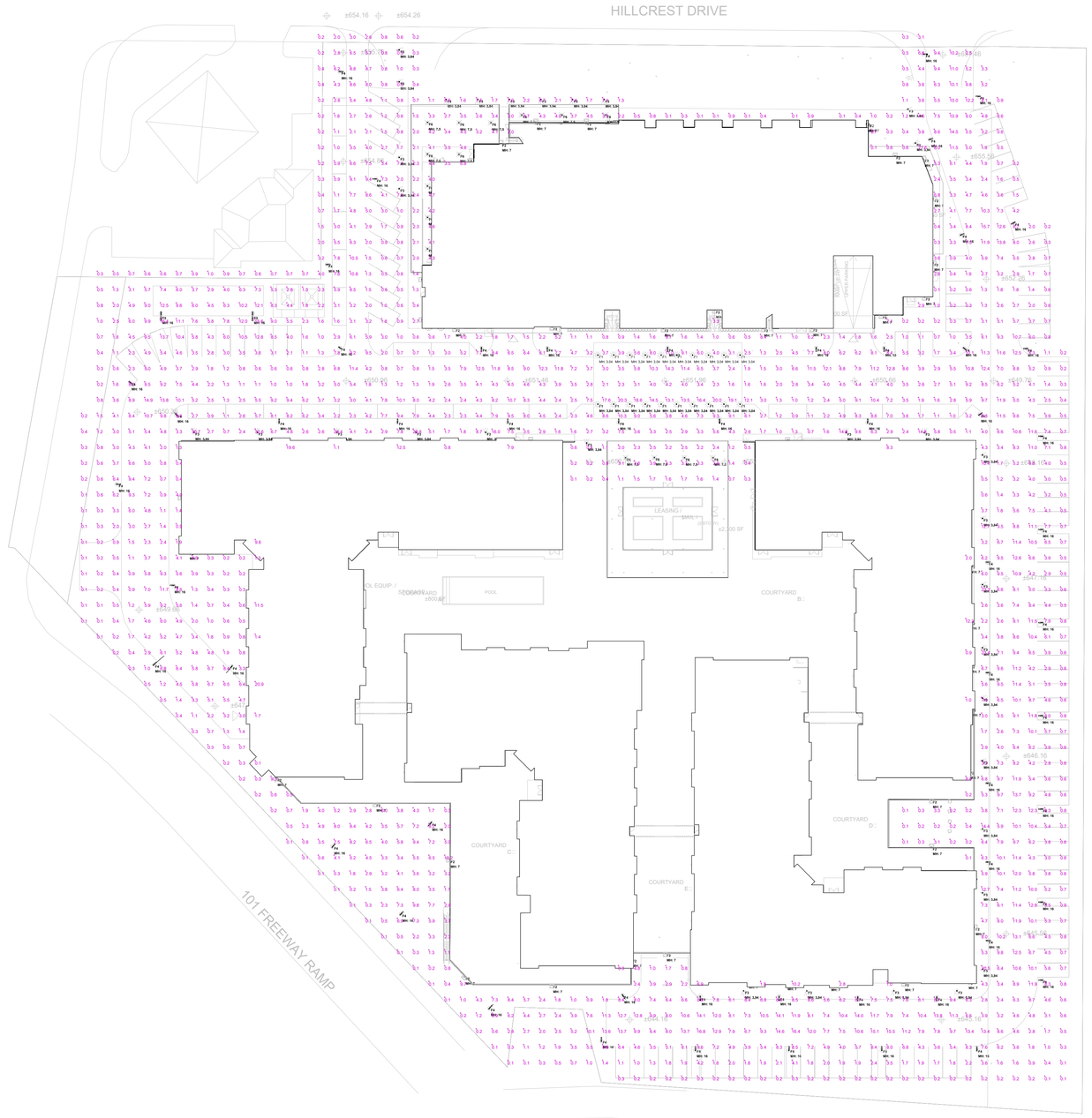
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THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal 2
MARCH 23, 2023

0 20 40 80

LIGHTING PLAN
FIRST LEVEL

A9-0



Type	Manufacturer and Part Number
F1	Kim Lighting PA7S-FT-CL-3-12L-0103K7-42A-FINISH-UNV
F2	Lucifer Lighting SW2-DF-2-FINISH-FINISH-90C20A-30-60-00-RP1
F3	Technilum BORNE SHIRAZ K NANO 16W 16LED 3000K
F4	AAL K51-T3-FO-12030-MCPCR-SF-120-277V-PS513-125-FINISH
F5	AAL K52-T3-FO-12030-MCPCR-SF-120-277V-PS513-125-FINISH
F6	Brownlee 7490-24-FINISH-H30-S24-30K

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2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

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MARCH 23, 2023

0 20 40 80

PHOTOMETRIC PLAN
FIRST LEVEL

A9-1

KIM LIGHTING

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

PA7S

BOLLARD

Pavilion™



FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth enabled RGBW accent

CONTROL TECHNOLOGY

Bluetooth DMX SiteSync Phoros

SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

SHAFT:

- Aluminum shaft(s) is 188" thick extruded aluminum 6061 alloy
- Concrete shaft(s) conforms to current specifications for "Portland Cement," ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D
- Concrete shaft(s) is medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix
- Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi
- Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic
- UO configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

- Aluminum shaft configurations will have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate shall be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four steel mounting tabs for installation on four 1/2" x 10" x 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- **Thermal Shield2, secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

(Specifications continued on page 3)

KEY DATA	
Lumen Range	673–2162
Wattage Range	14–22
Efficacy Range (LPW)	43–107
Reported Life (Hours)	L70/60,000

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HUBBELL Lighting

WALL SCONCE
CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE:

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.



ORDERING INFORMATION

JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	CCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
		2									
CW2 Cylinder SW2 Squilinder	DF Downlight UD Up / Downlight	2 Wet (IP65)	WH White BK Black AB Architectural Bronze AS Satin Silver AU Cashmere Gold BB Burnt Bronze CF Custom Finish* *Consult Factory	WH White BK Black AB Architectural Bronze AS Satin Silver AU Cashmere Gold BB Burnt Bronze CF Custom Finish* *Consult Factory	**DOWNLIGHT (DF) STATIC WHITE** 80CRA 60–CRI, Delivered Lumens - 706 80CRA 80–CRI, Delivered Lumens - 1010 90CRA 90+ CRI, Delivered Lumens - 1337 90CRA 95+ CRI, Delivered Lumens - 604 90CRA 95+ CRI, Delivered Lumens - 937 90CRA 90+ CRI, Delivered Lumens - 1142 97CRA 97+ CRI, Delivered Lumens - 543 97CRA 97+ CRI, Delivered Lumens - 835 97CRA 97+ CRI, Delivered Lumens - 1125 **DOWNLIGHT (DF) WARM DIM** 90WTSA 90+ CRI, Delivered Lumens - 844 Incandescent Profile 90WTSA 90+ CRI, Delivered Lumens - 888 Halogen Profile *SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON. **UP / DOWNLIGHT (UD) STATIC WHITE** 80CTSA 80–CRI, 1200 Source Lumens Delivered - 1,581 90CTSA 90+ CRI, 1005 Source Lumens Delivered - 1,340 97QTSA 97+ CRI, 930 Source Lumens Delivered - 1,200 *ALL DELIVERED LUMEN OUTPUTS AND CRI COMPLIANCE REFLECT 3000K RATED INPUT HOT SPOT, AND 4000K RATED INPUT WARM SIDE PAGE 3 FOR ADDITIONAL CRI COMPLIANT CONFIGURATIONS.	22 2200K* Time available for 90+ CRI 27 2700K 30 3000K 35 3500K 40 4000K 25 2500K WL 2700K - 1800K WD 3200K - 1800K 22 2200K* Time available for 90TSA 27 2700K 30 3000K 35 3500K 40 4000K	15 15° 25 25° 40 40° 80 DF Only* *Required with 35° fixture. 25 25° 40 40° 80 DF Only* *Required with 35° fixture. 15 15° 25 25° 40 40° 80 40°	**DOWNLIGHT (DF) INTEGRAL** 1DFI 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic **REMOTE (120V)** TR2 Philips, 2% Leading/Trailing/Triac* *Only available with 80CTSA, 90CTSA and 97CTSA **UP / DOWNLIGHT (UD) INTEGRAL** CA2 120-277V 0-10V Analog Logarithmic CE2 120V Electronic ELV Forward / Reverse Phase **DOWNLIGHT (DF) & UP / DOWNLIGHT (UD)** **REMOTE (120V)** L23 Lutron, Hi-Lume 1% 2-Wire **REMOTE (120-277V)** LM1 Lutron, Hi-Lume 1% Ecosystem AN4 Philips Xitanium 1%-10V, LOG EA2 eldoLED, SOLOdrive 0.1%-10V, LOG EZ1 eldoLED, SOLOdrive 0.1%,DALI,LOG	3 Clear Glass Lens* *Not available for Warm Dim 4 Soft Focus Lens 5 Frosted Glass Lens 6 Frosted Soft Focus Lens 7 Frosted Linear Spread Lens* *Not available for Squilinder1 9 Diffusion Lens* *Required with UD fixture. LEAVE BLANK FOR DOWNLIGHT (DF)	

TWHB White Powder Coat	BBKG Black Powder Coat	IABB Architectural Bronze Powder Coat	IASG Satin Silver Powder Coat	IALE Cashmere Gold Powder Coat	IBBE Burnt Bronze Powder Coat

SPECIFICATION NOTES

- Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40
- Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49
- Up / Downlight (UD) fixtures require two remote drivers
- Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

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(FAX) +1-210-227-4967

SHIRAZ (K) Borne / Bollard





Corps
- Hauteurs de 0,8 à 1,2 m
- Profil aluminium avec structure interne fonctionnelle
- Avec ou sans rails techniques externes
- Porte de visite

Body
- Heights from 0.8 to 1.2 m Exclusive aluminum profile with functional internal structure
- With or without external technical grooves
- Access door

Platine
- Platine de fixation en aluminium
- Rayes isolantes au droit des 4 oblongs d'ancrage pour éviter tout contact avec les tiges en acier galvanisé

Baseplate
- Mode of die-cast aluminum
- Insulating rings on the 4 anchoring oblongs to avoid any contact with galvanized steel bolts

Luminaire Kanlo™
- Luminaire LED, éclairage par 16 LEDs
- Dissipateur thermique et driver LED intégrés
- LED luminaire, 16 LEDs lighting
- Integrated LED driver and heat sink

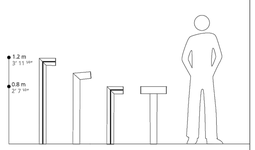
Marseille, lycée Simone Veil (FR)
Maîtrise d'ouvrage / Conteracting authority: Conseil Régional PACA, Mandataire AREA Architecte / Architect: Corinne Vezzoni & Associés

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Indice de protection / Protection	IP 66 / IK 05
Classe / Class	I (En possible)
Puissance / Power	16 W
Flux sortant / Outflow (3000°K)	2380 lm
T° de couleur / Color T°	2200, 2700, 3000, 4000 °K
IRC / CRI	>70
Durée de vie / Lifespan (L80B10)	> 100 000
Driver	Filtrage DALI, 0-10 V (sur demande / upon request)

Finition
- Thermolaquage par poudre
Polyester, colors RAL ou finitions spéciales
- Anodisation (20 microns)

Finish
- Polyester powder coating, RAL colors or special finish
- Natural anodization (20 microns)



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architectural area lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

K5

ARCHITECTURAL AREA LIGHTING

KICK™



Kick Medium

FEATURES

- Integral Motion Sensor
- Staggered twin mounting
- ANSI C136.31-2010 4G Rated
- IES Type II, III and IV distributions
- 3000K , 4000K, 5000K CCT
- Integral thermal protection

CONTROL TECHNOLOGY

SiteSync

RELATED PRODUCTS

K4 K144 K86

SPECIFICATIONS

CONSTRUCTION

- Housing shroud is made of fabricated 5052-H32 aluminum alloy with a rear mounting interface that is made of fabricated 304 stainless steel
- Housing mounting interface is a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Brackettry and hardware is made of stainless steel
- Base is made of cast aluminum #356 alloy and heat treated to a T-6 condition
- Shaft is extruded aluminum 6061 alloy and heat treated to a T-6 condition
- Anchor bolts are hot dip galvanized steel. Eight galvanized hex nuts and flat washers,and a bolt circle template are provided. Anchor bolt for poles are 3/4" x 24" x 3".
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is made of clear injection molded PMMA acrylic

LED/OPTICS (CONTINUED)

- Each MCPCB and optic are sealed to an extruded 6063-T6 aluminum alloy heat spreader and sealed with a continuous one piece injection molded silicone rubber gasket, IP66
- Patent Pending design of optical array is independently shielding each LED optic across the length of the aperture
- Optical surfaces are painted white unless the optional fixture finish (FO) or matte black finish (MO) is selected
- Optional matte black finish optics (MO) are required to meet UO classification with zero percent uplight
- Optional fixture finish optical surfaces (FO) do not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish (MO)

INSTALLATION

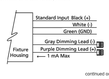
- Integral pole mount luminaires require assembly of fixture(s) to the pole, mounting hardware, anchor bolts and anchor bolt template is included. See page 6 for additional considerations specific to the integral pole
- Tenon mount luminaires require assembly of fixture(s) to the tenon adapter, mounting hardware is included. Tenon adapter secures to the tenon with eight 5/16-18 stainless steel set screws
- Side mount luminaires are supplied with hardware compatible with AAL mountings.
- Twin mounted staggered height fixtures are configured separately
- Service access to the optical array and driver assembly is via a tool-less internal latch and have an audible click.

INSTALLATION (CONTINUED)

- Optical array has to hang freely in an open service position for inspection of internal wire connections. Once in service position, the optical array is able to be removed for service by lifting the assembly up off the rear hinge and disconnecting the wiring plugs.
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

ELECTRICAL

- Drivers are in direct contact with the aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- Luminaires have integral surge protection that is U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device is wired in series
- Drivers are U.L. recognized



continued on page 3

KEY DATA	
LUMEN RANGE	7744–18,763
WATTAGE RANGE	87–173
EFFICACY RANGE (LPW)	79–119
WEIGHT	20 lbs 9.07 kg
EPA	1.4

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11760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

HUBBELL Lighting

architectural area lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

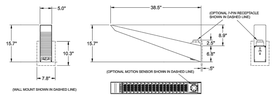
K5

ARCHITECTURAL AREA/SITE

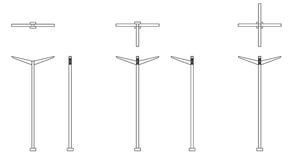
DIMENSIONS

SIDE MOUNTED LUMINAIRE
Mounts to the side of 5"/127mm square pole.

MODEL	K5*-...-SMK
OVERALL HEIGHT	15.7" / 399mm
OVERALL LENGTH	38.6" / 980mm
OVERALL WIDTH	5" / 127mm
WEIGHT	20 lbs.
EPA	1.4

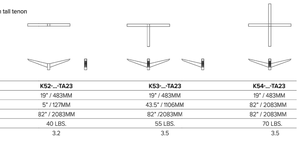


INTEGRAL POLE LUMINAIRE
Weight and EPA for fixtures only



MODEL	K5*-...-PS5XX-1BB	K52-...-PS5XX-1BB	K53-...-PS5XX-1BB	K54-...-PS5XX-1BB
OVERALL LENGTH	43.5" / 1106MM	15.5" / 390MM	49" / 1238MM	82" / 2083MM
OVERALL WIDTH	15.5" / 390MM	82" / 2083MM	82" / 2083MM	82" / 2083MM
WEIGHT	20 LBS.	40 LBS.	60 LBS.	80 LBS.
EPA*	1.43	2.7	3.1	3.1

TENON MOUNT LUMINAIRE
Slips over a 2 3/8"/60mm diameter by 4"/102mm tall tenon



MODEL	K5*-...-TA23	K52-...-TA23	K53-...-TA23	K54-...-TA23
OVERALL HEIGHT	19" / 483MM	19" / 483MM	19" / 483MM	19" / 483MM
OVERALL LENGTH	43.5" / 1106MM	5" / 127MM	43.5" / 1106MM	82" / 2083MM
OVERALL WIDTH	5" / 127MM	82" / 2083MM	82" / 2083MM	82" / 2083MM
WEIGHT	25 LBS.	40 LBS.	55 LBS.	70 LBS.
EPA*	1.8	3.2	3.5	3.5

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11760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

HUBBELL Lighting

HIGH BEAM [OUTDOOR]

BROWNLEE





7490 LED

An outdoor rated architectural solution for the specification market, featuring a fully luminous cylinder with performance driven lumen packages. Perfect for exterior breezeways, store fronts, and pool decks, as well as healthcare applications requiring sealed lighting solutions which can be easily wiped down. Four lengths available - all in a consistent 4" diameter. Refer to Model #'s 2690 and 2890 for indoor versions of this product with additional options.

FINISHES

BL	BZ	GM	MB	NT	PL	WH

LIGHTING SYMBOLS LEGEND

- OUTDOOR WALL SCONCE
- POLE LIGHT FIXTURE
- DOUBLE POLE LIGHT FIXTURE
- TRELLIS LIGHT FIXTURE
- LIGHT BOLLARD
- PATH LIGHT

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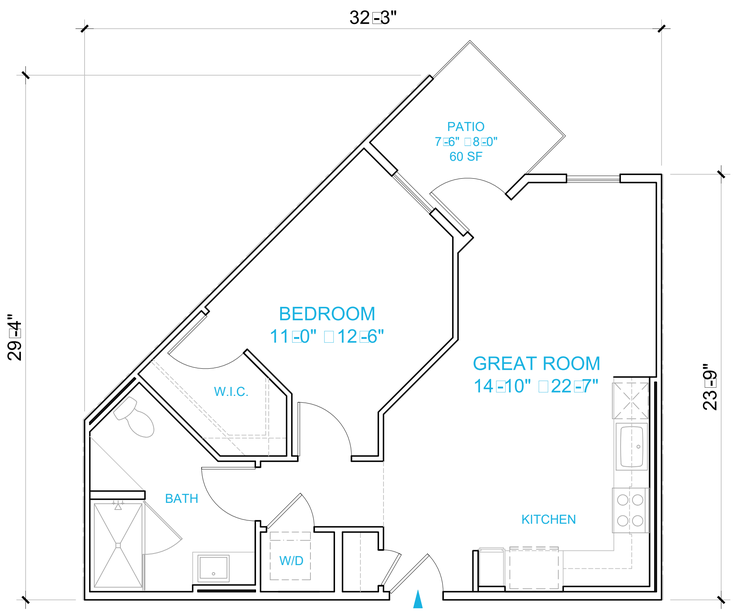
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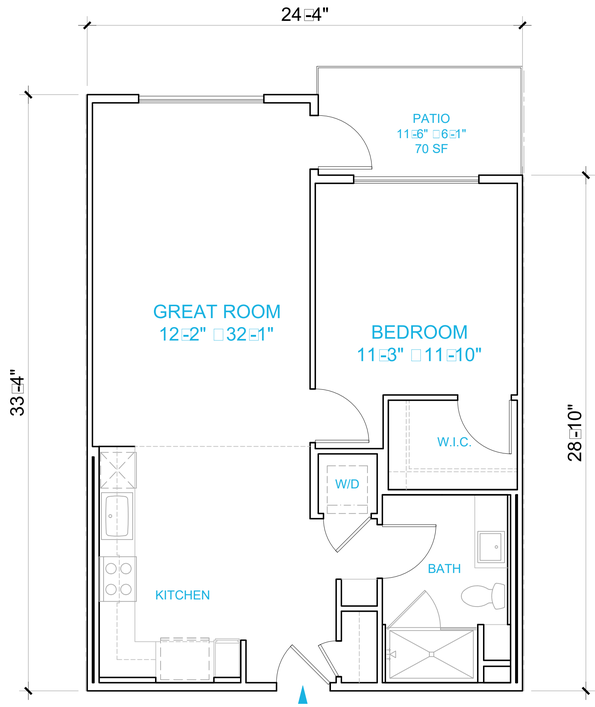
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LIGHTING FIXTURES
FIRST LEVEL

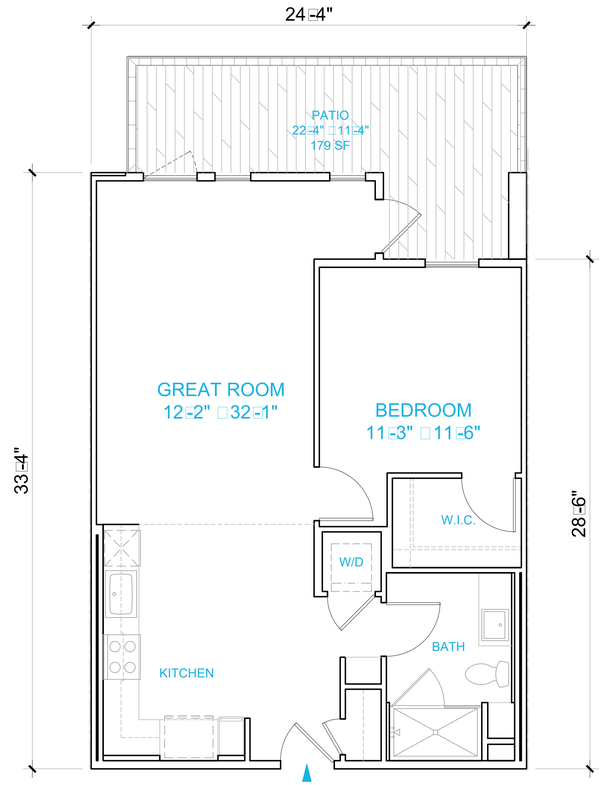
A9-2



PLAN 1-A
1 BEDROOM
1 BATH
660 GSF



PLAN 1-B
1 BEDROOM
1 BATH
750 GSF



PLAN 1-B_ALT
1 BEDROOM
1 BATH
764 GSF

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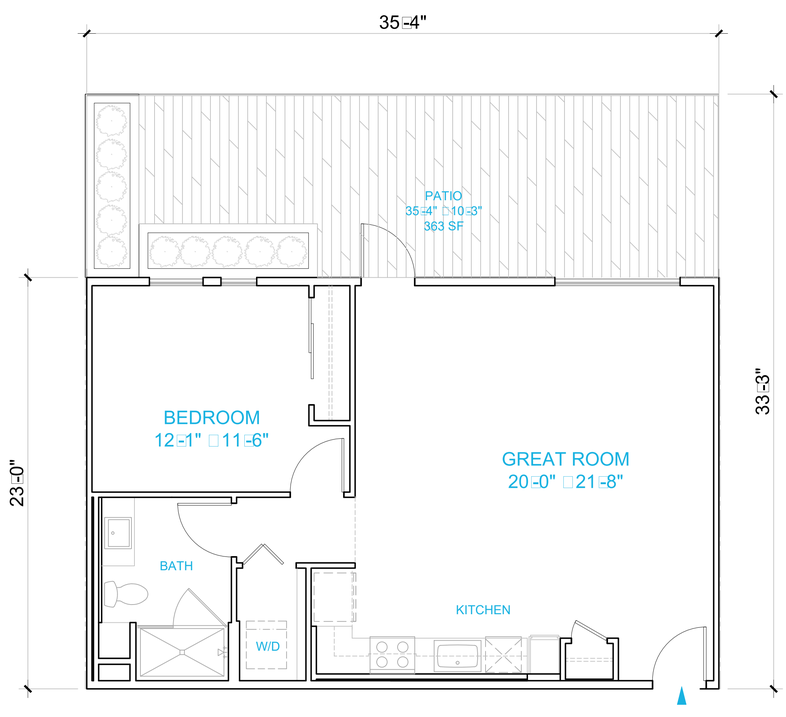
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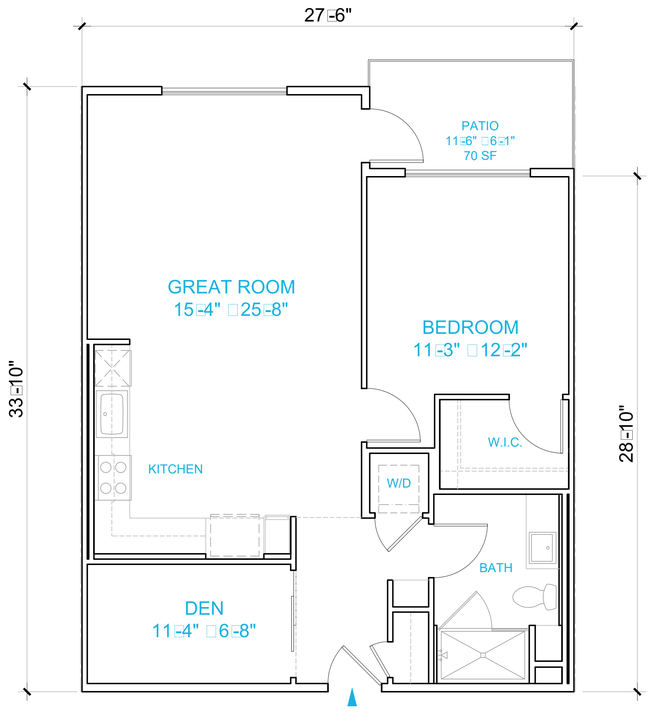
0 2 4 8

UNIT PLANS
1-BEDROOM

A10-0



PLAN 1-D
1 BEDROOM
1 BATH
800 GSF



PLAN 1-E
1 BEDROOM + DEN
1 BATH
870 GSF

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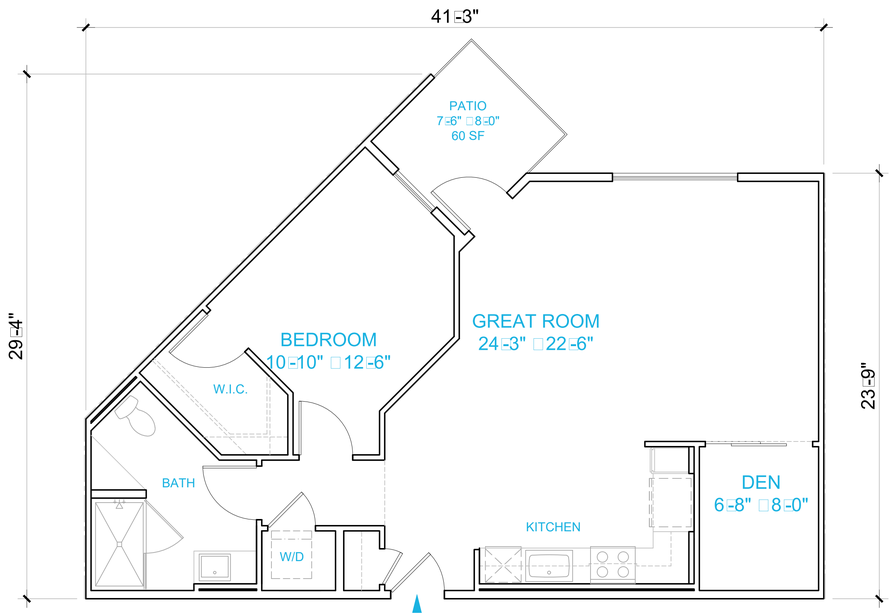
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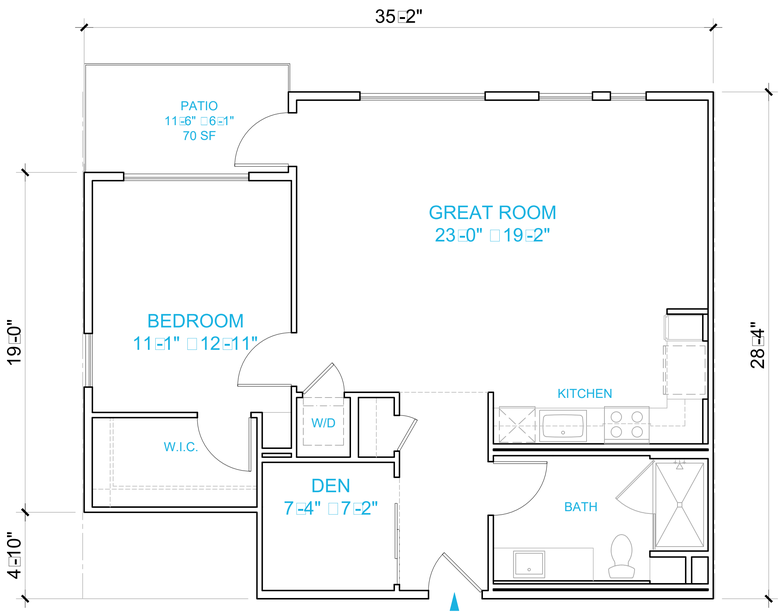
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UNIT PLANS
1-BEDROOM

A10-1



PLAN 1-F
1 BEDROOM □ DEN
1 BATH
874 GSF



PLAN 1-G
1 BEDROOM □ DEN
1 BATH
893 GSF

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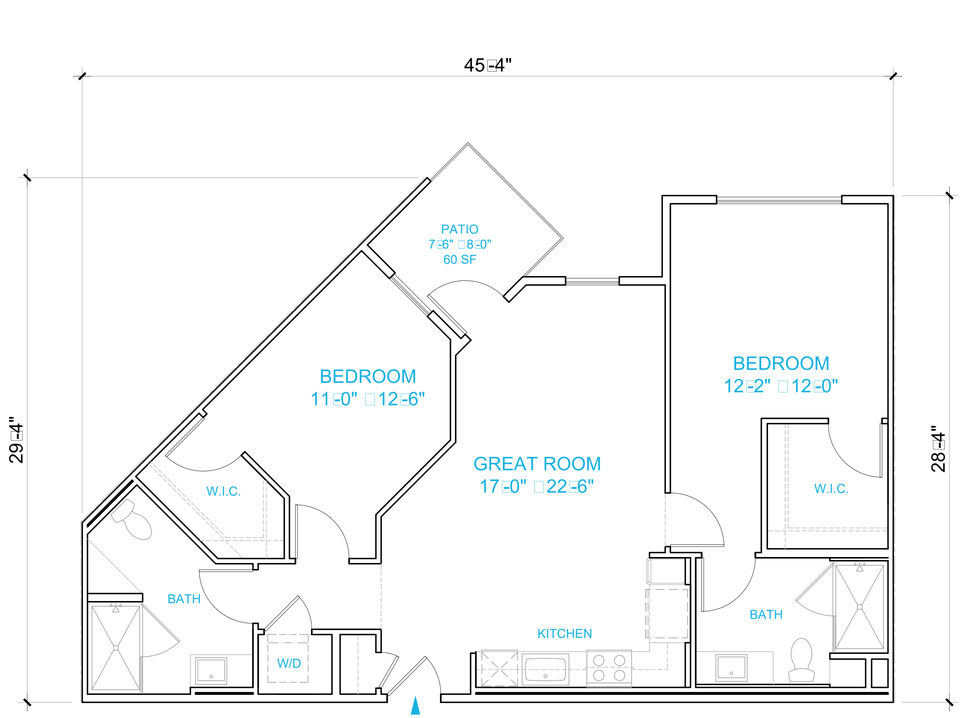
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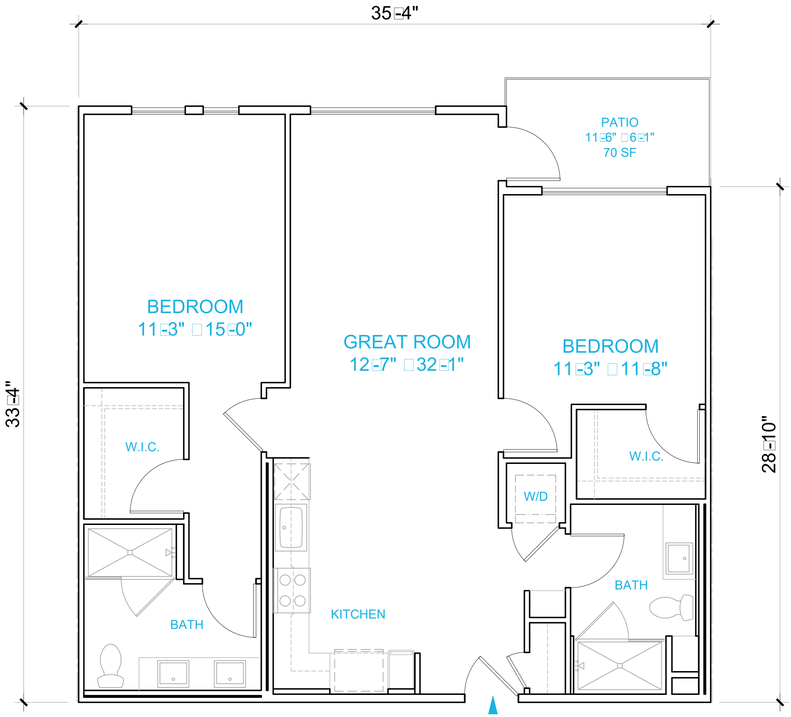
0 2 4 8

UNIT PLANS
1-BEDROOM □ DEN

A10-2



PLAN 2-A
2 BEDROOM
2 BATH
1021 GSF



PLAN 2-B
2 BEDROOM
2 BATH
1120 GSF

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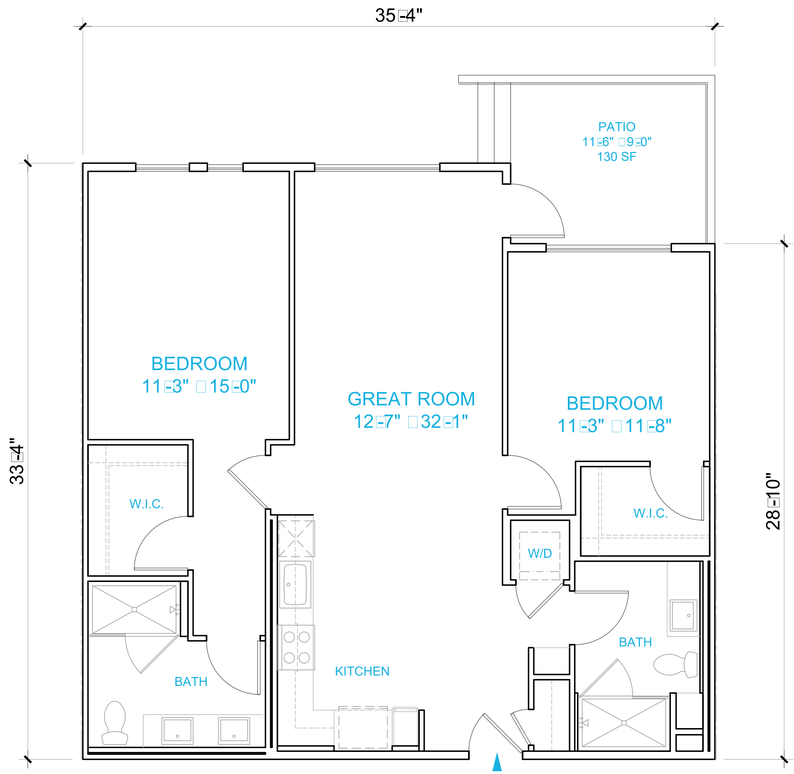
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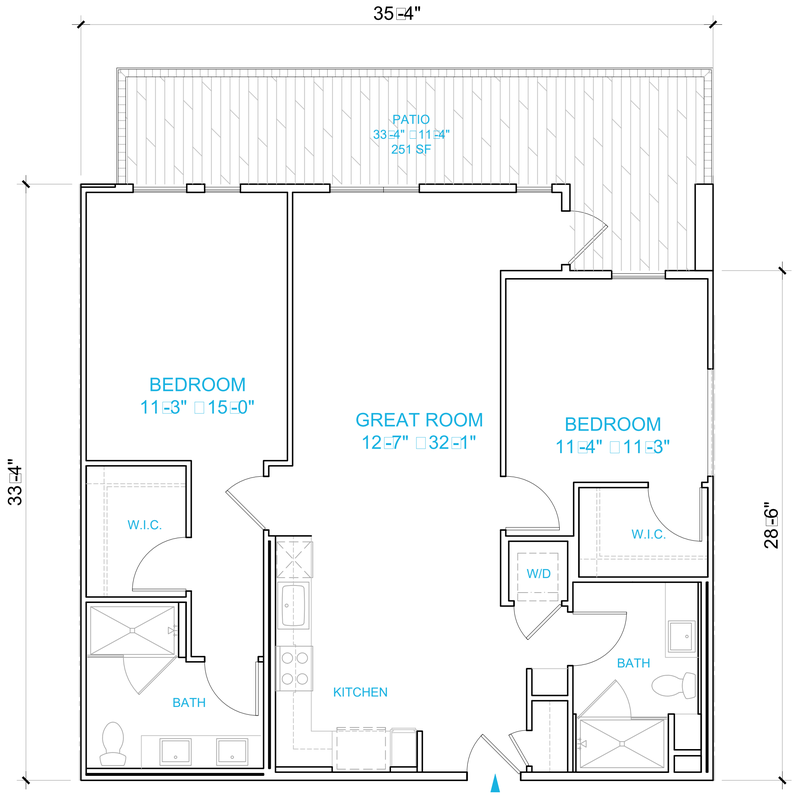
0 2 4 8

UNIT PLANS
2-BEDROOM

A10-3



PLAN 2-B_STOOP
2 BEDROOM
2 BATH
1120 GSF



PLAN 2-B_ALT
2 BEDROOM
2 BATH
1133 GSF

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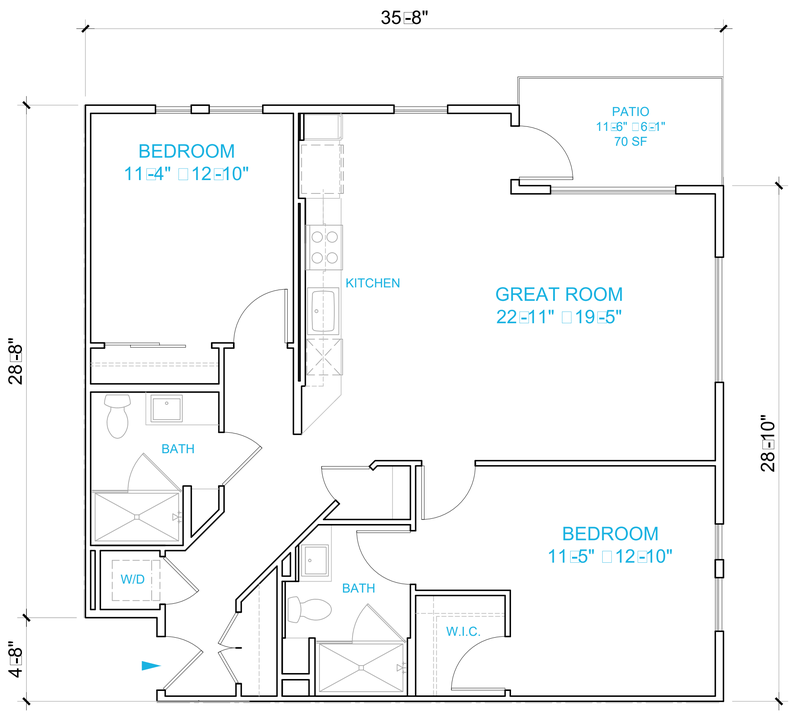
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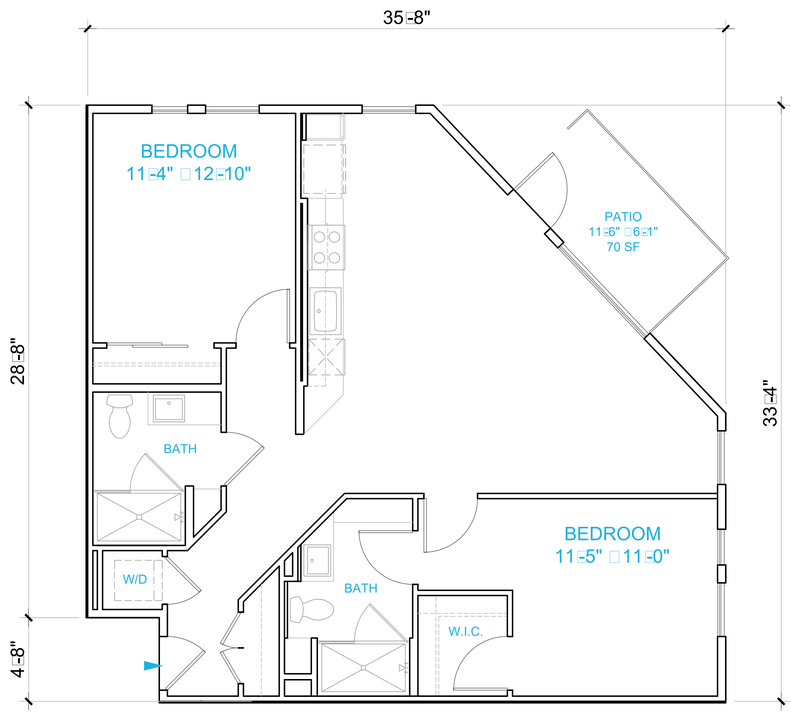
0 2 4 8

UNIT PLANS
2-BEDROOM

A10-4



PLAN 2-C
2 BEDROOM
2 BATH
1120 GSF



PLAN 2-C_ALT
2 BEDROOM
2 BATH
1030 GSF

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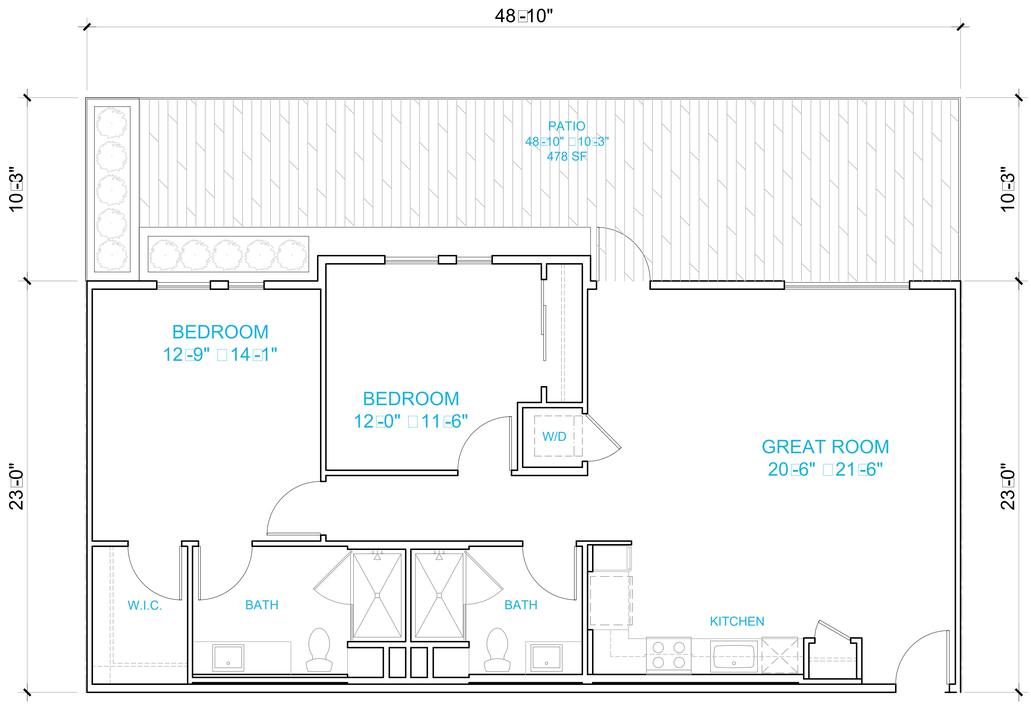
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0 2 4 8

UNIT PLANS
2-BEDROOM

A10-5



PLAN 2-D
2 BEDROOM
2 BATH
1126 GSF

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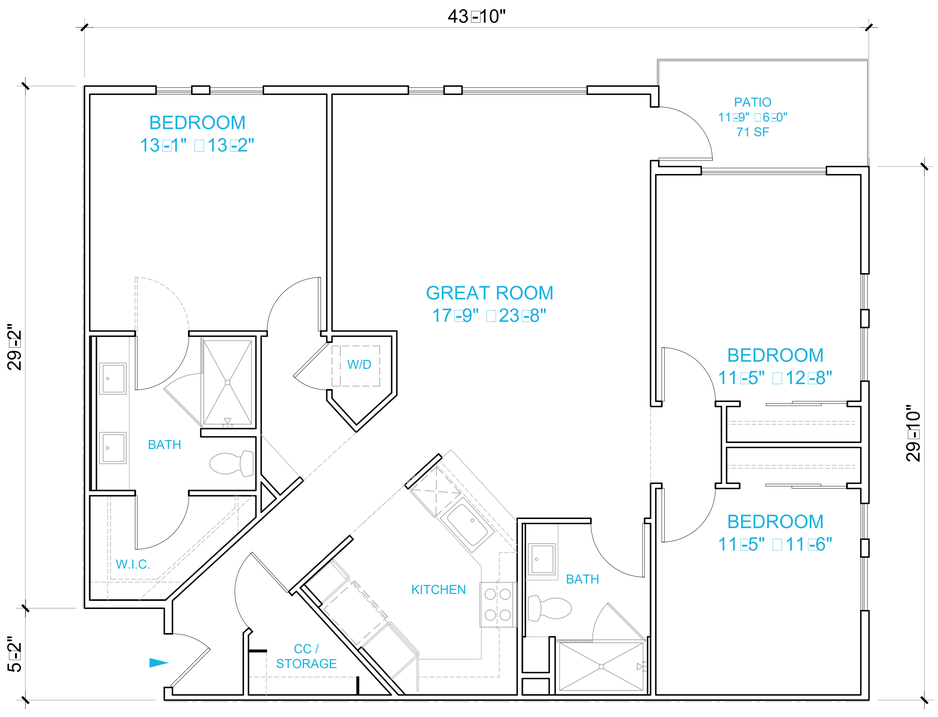
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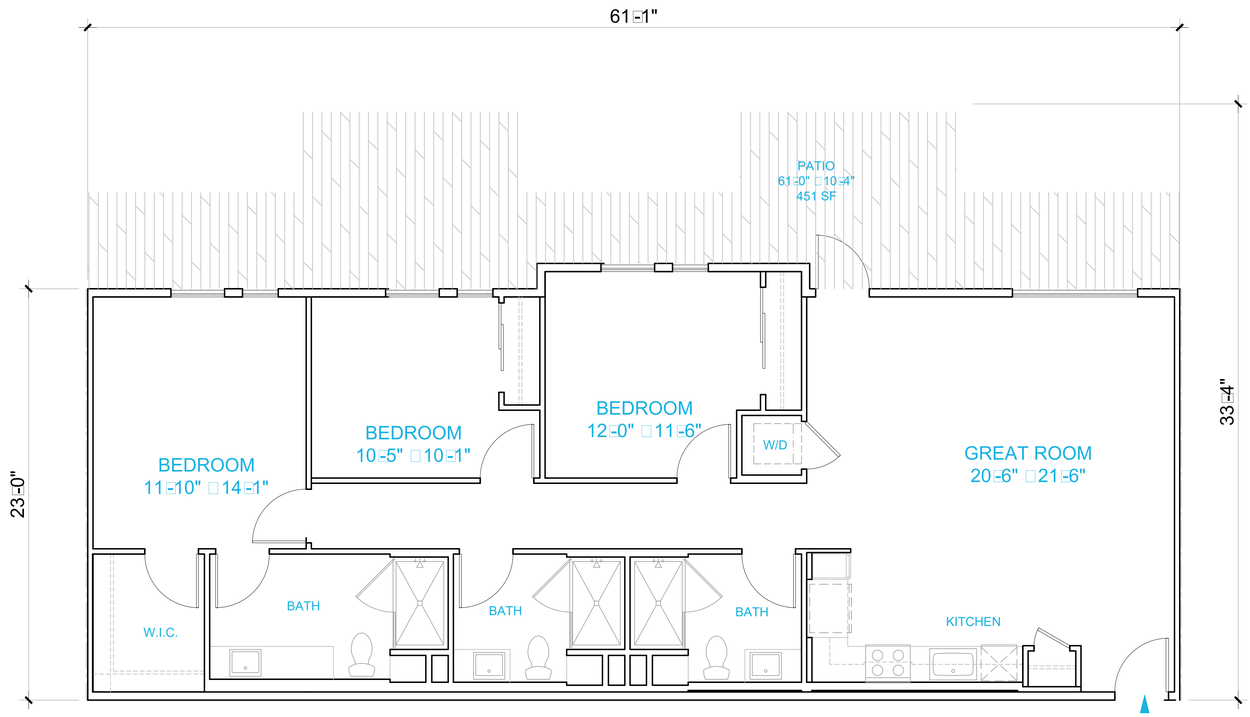
0 2 4 8

UNIT PLANS
2-BEDROOM

A10-6



PLAN 3-A
3 BEDROOM
2 BATH
1430 GSF



PLAN 3-B
3 BEDROOM
3 BATH
1407 GSF

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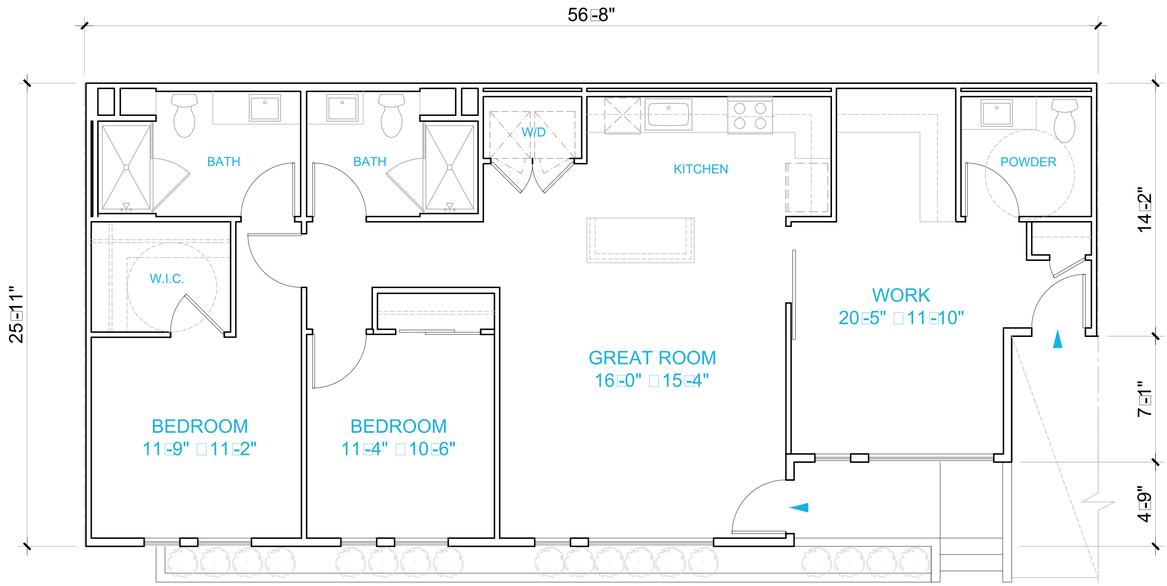
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0 2 4 8

UNIT PLANS
3-BEDROOM

A10-7



PLAN 2-F
2 BEDROOM
2.5 BATH
1,353 GSF

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0 2 4 8

UNIT PLANS
LIVE / WORK

A10-8



LEGEND

1. ARRIVAL COURT
2. POOL DECK
3. THE COMMONS
4. GARDEN WALK
5. RECREATION TERRACE
6. GARDEN COURT
7. LEVEL 2 ROOF TERRACE
8. LEVEL 4 ROOF TERRACE
9. PUBLICLY ACCESSIBLE OPEN SPACE
10. THE MEADOW GARDEN

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N
0 20' 40' 80'
SCALE: 1"=40'-0"

LANDSCAPE COMPOSITE PLAN

L1-0



LEGEND

1. VEHICULAR ENTRY
2. HILLCREST LANDSCAPED FRONTAGE
3. RETAIL PARKING
4. GARAGE ACCESS
5. RESIDENT'S DOG RUN
6. LANDSCAPE BUFFER
7. BIORETENTION / MEADOW GARDEN
8. ARRIVAL COURT
9. ENTRY PLAZA
10. PAVILION / LEASING
11. THE COMMONS
12. POOL DECK
13. GARDEN WALK
14. GARDEN COURT
15. RECREATION TERRACE
16. PUBLICLY ACCESSIBLE OPEN SPACE
17. RETAIL PLAZA

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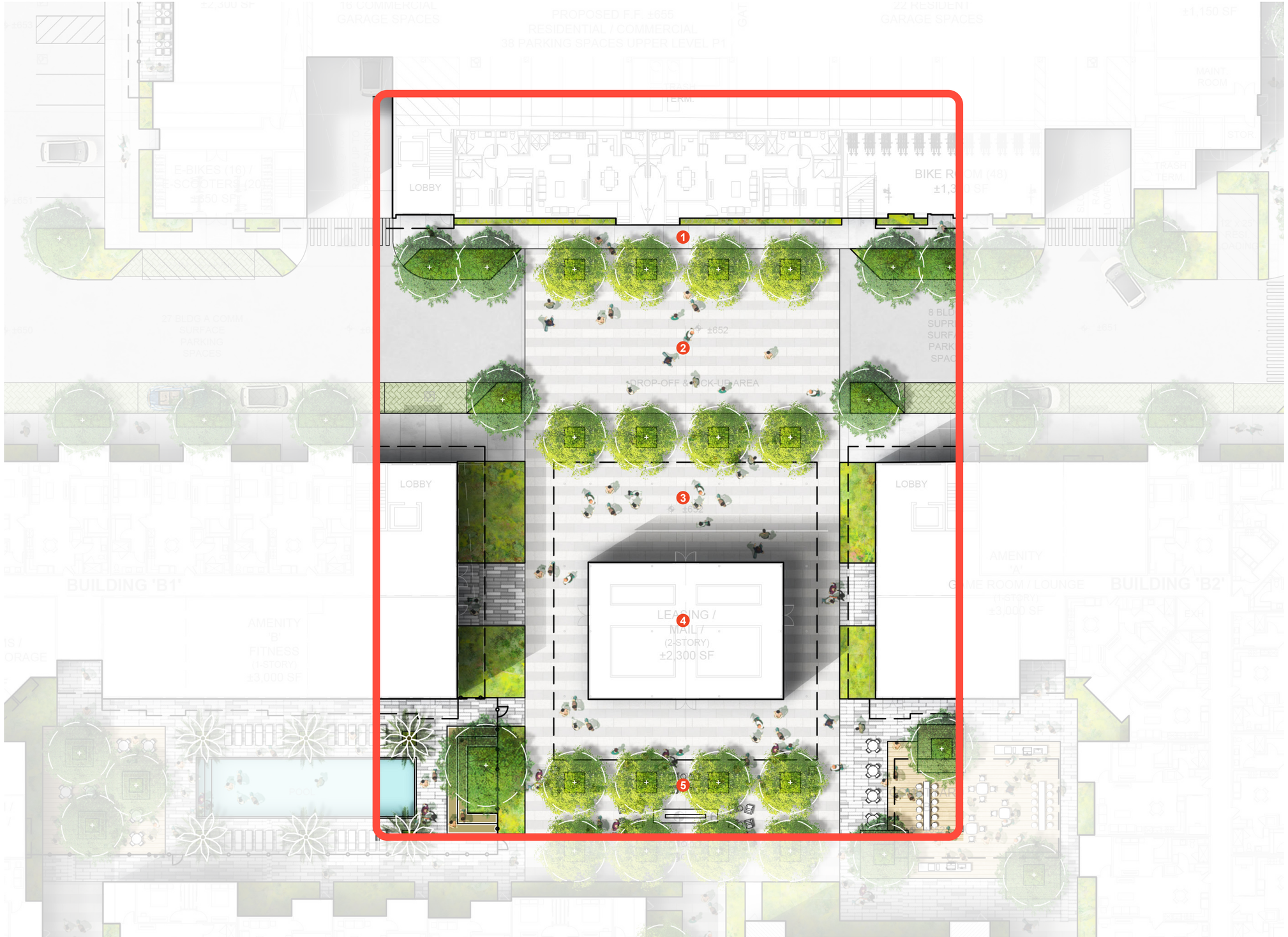
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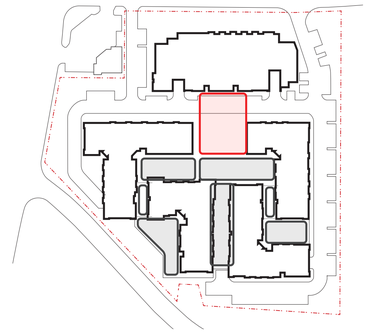
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N
0 20' 40' 80'
SCALE: 1"=40'-0"

LANDSCAPE SITE PLAN

L1-1







LEGEND

1. RESIDENTIAL ENTRY
2. ARRIVAL COURT / RAISED TABLE
3. ENTRY PLAZA
4. PAVILION
5. THE COMMONS

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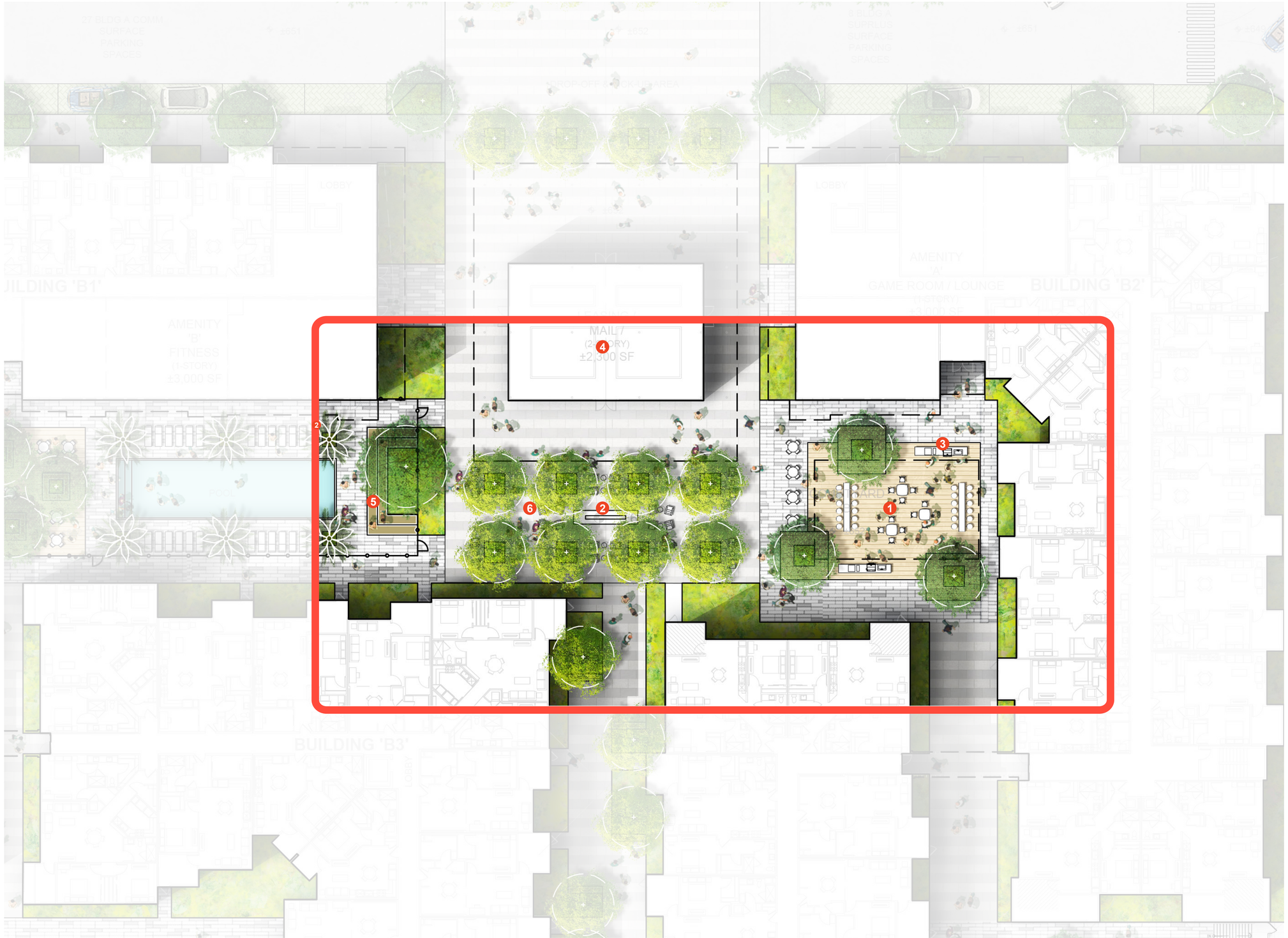
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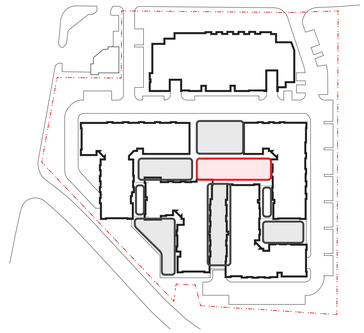
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PLAN ENLARGEMENT
ARRIVAL COURT AND COMMONS

L2-1







LEGEND

1. DINING PATIO + OVERHEAD TRELLIS
2. FIRE HEARTH
3. BBQ COUNTER
4. PAVILION
5. TERRACE SEATING
5. SEATING GROVE

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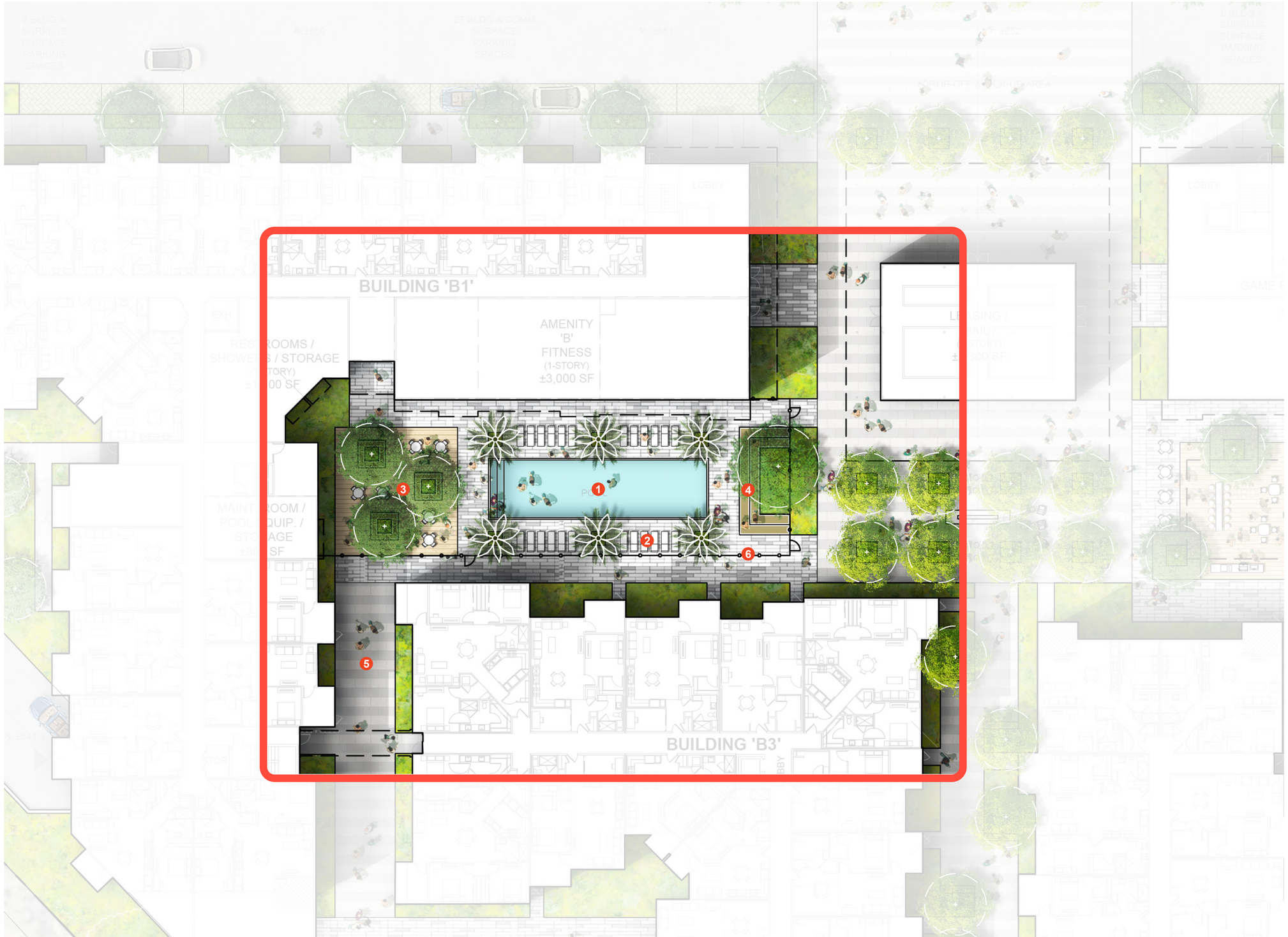
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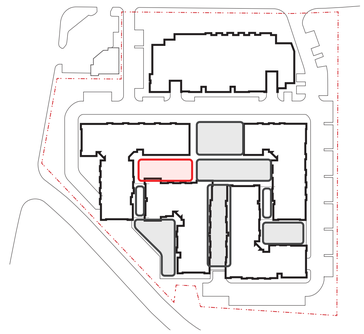
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PLAN ENLARGEMENT
THE COMMONS

L2-2









LEGEND

1. 65'-0" LAP POOL
2. POOL DECK
3. SOCIAL DECK
4. TERRACE SEATING
5. BREEZE WAY WALK
6. POOL ENCLOSURE

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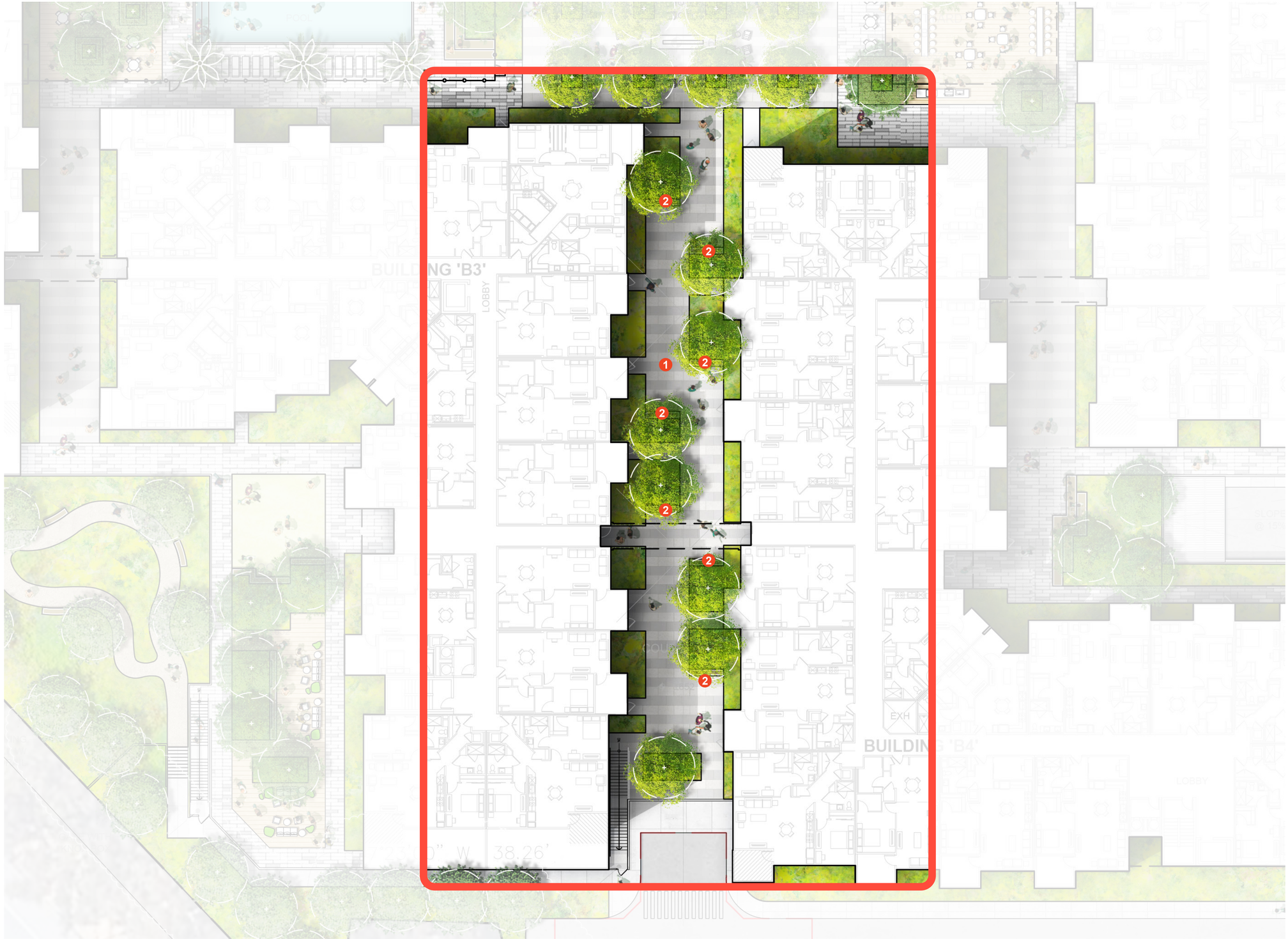
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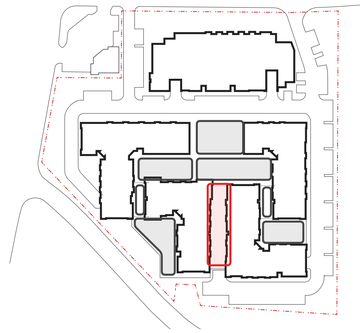
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PLAN ENLARGEMENT
POOL DECK

L2-3







LEGEND

1 GARDEN WALK
2 BENCH

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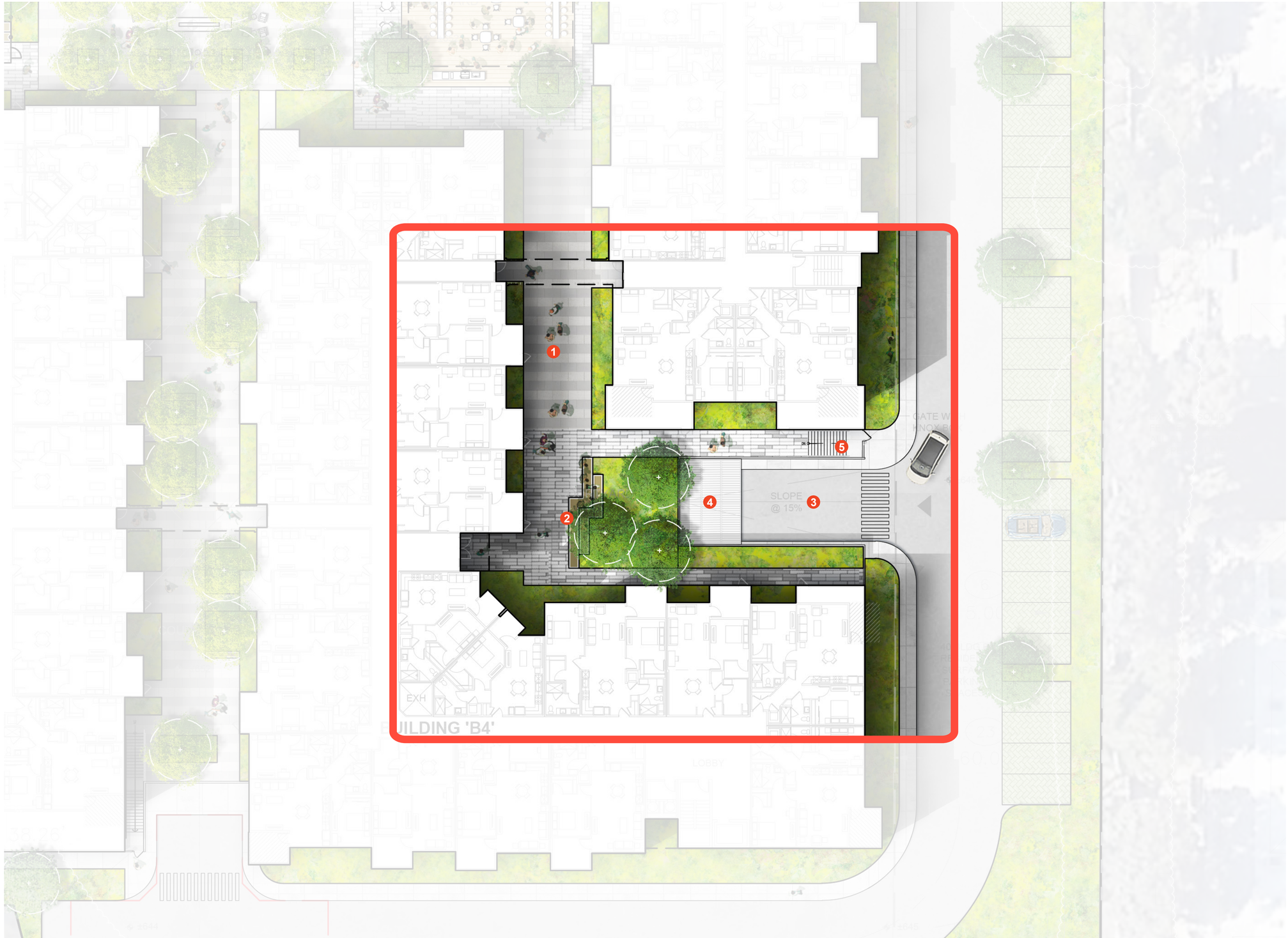
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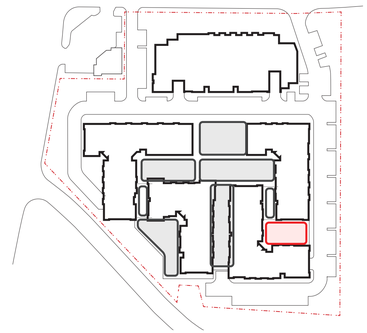
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PLAN ENLARGEMENT
GARDEN WALK

L2-4







LEGEND

1. BREEZE WAY WALK
2. TERRACE SEATING
3. GARAGE ACCESS
4. GARAGE ENTRY CANOPY
5. EGRESS STEPS / FIRE ACCESS

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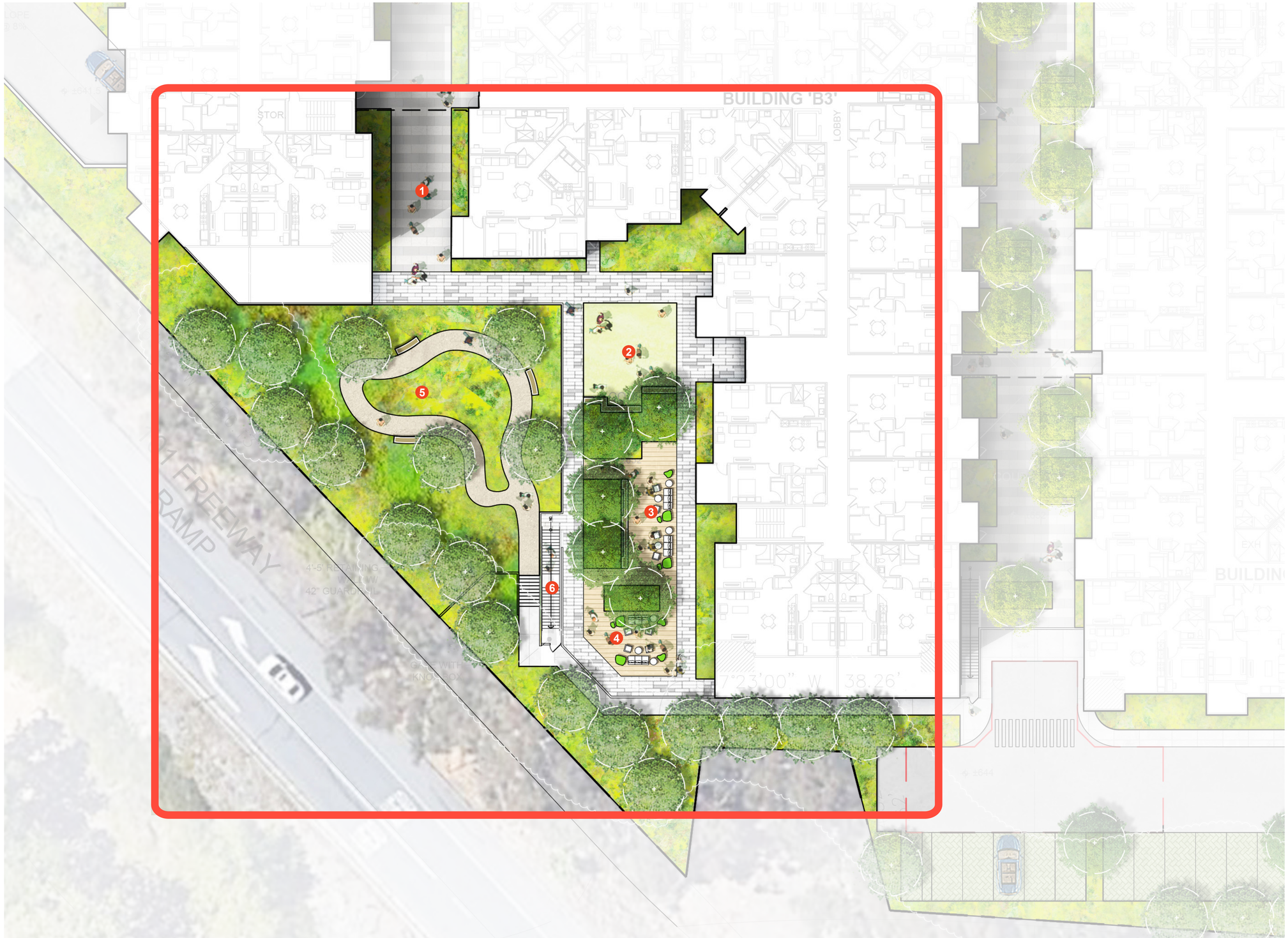
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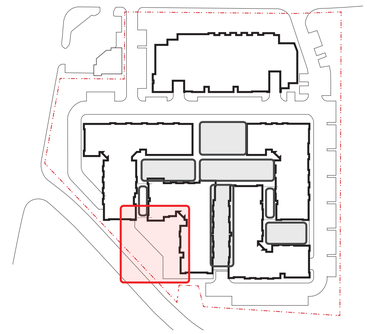
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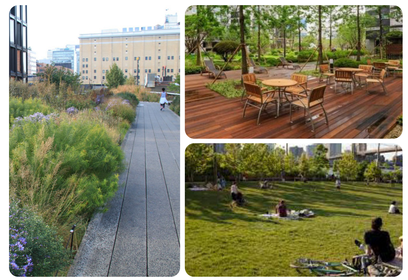
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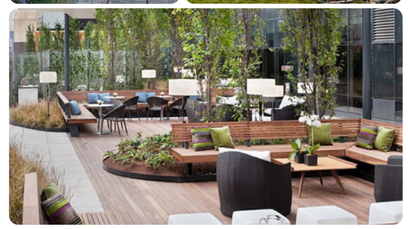
PLAN ENLARGEMENT
LEISURE COURT

L2-5









LEGEND

1. BREEZE WAY WALK
2. PLAY LAWN SYNTHETIC TURF
3. GARDEN LOUNGE
4. SOCIAL DECK
5. MEADOW GARDEN
6. EGRESS STAIR

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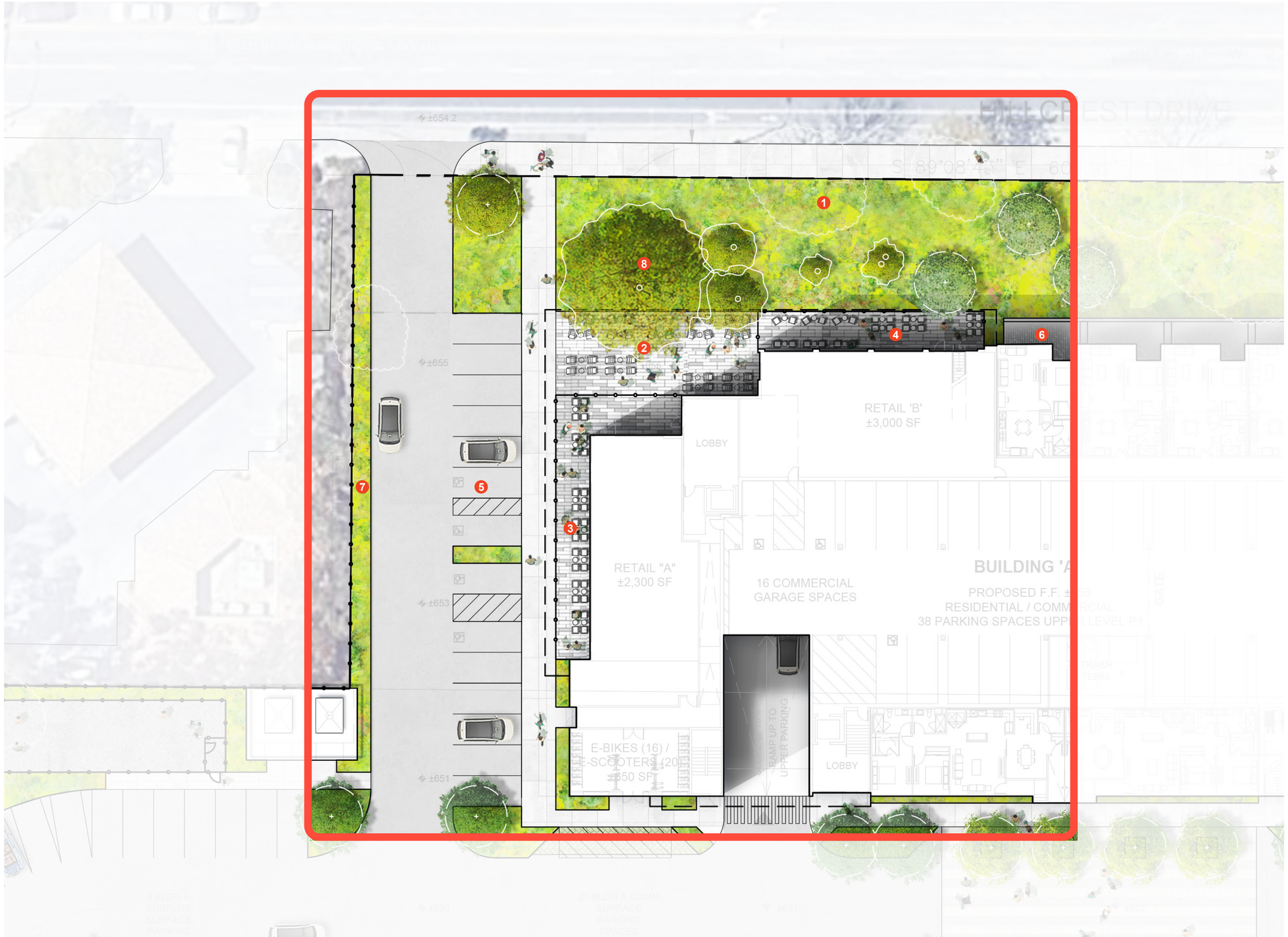
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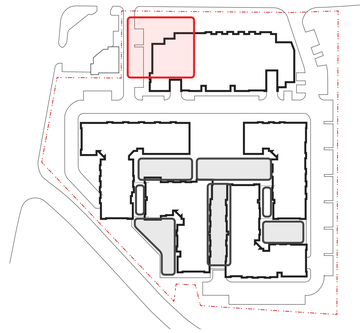
2150 HILLCREST DR
THOUSAND OAKS, CA # 2021-0082

Formal Application Re-Submittal 2
MARCH 23, 2023

PLAN ENLARGEMENT
RECREATION TERRACE

L2-6







LEGEND

1. HILLCREST LANDSCAPE BUFFER
2. PUBLIC PLAZA AND SEATING TERRACE (1,435 SF)
3. RETAIL 'A' PATIO (28 SEATS) (1,075 SF)
4. RETAIL 'B' PATIO (24 SEATS) (745 SF)
5. RETAIL PARKING
6. RESIDENTIAL PATIO
7. LANDSCAPE BUFFER
8. EXISTING OAKS (TYPICAL)

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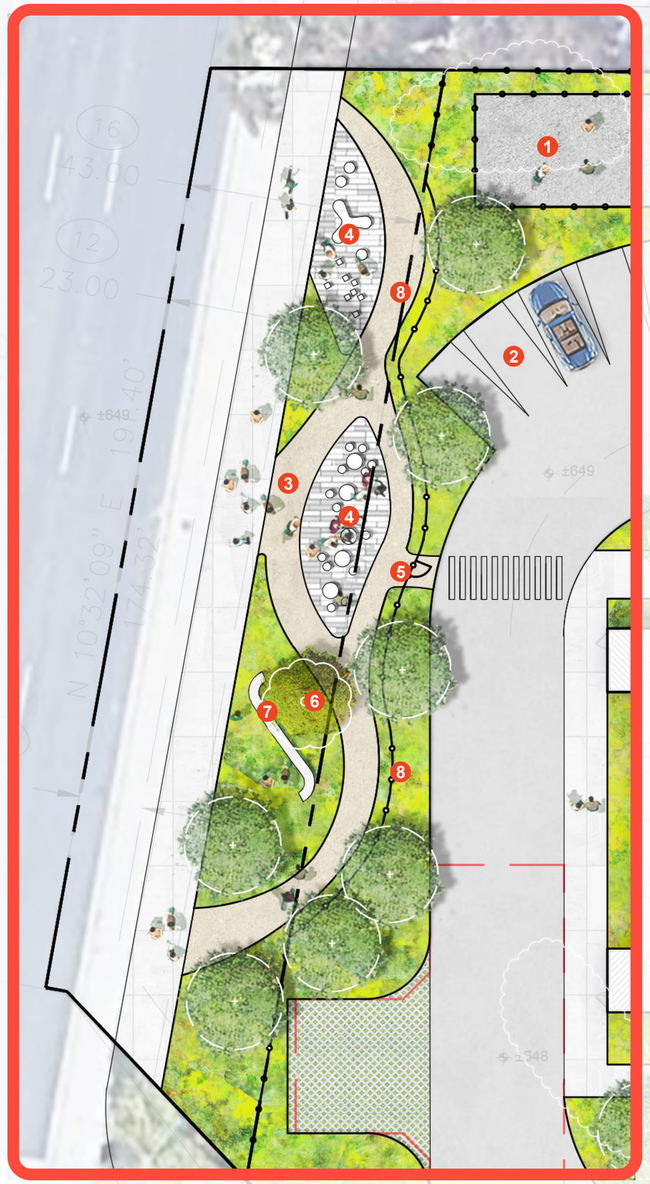
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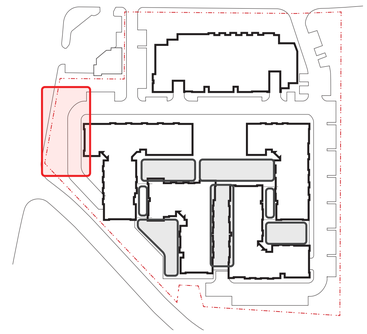
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PLAN ENLARGEMENT
RETAIL PLAZA

L2-7









LEGEND

1. RESIDENT'S DOG RUN
2. RESIDENTIAL GUEST PARKING
3. DECOMPOSED GRANITE PATH
4. SEATING AREA
5. RESIDENT'S ACCESS GATE
6. EXISTING OAK TREE
7. EXISTING MONUMENT SIGN
8. FENCE LINE

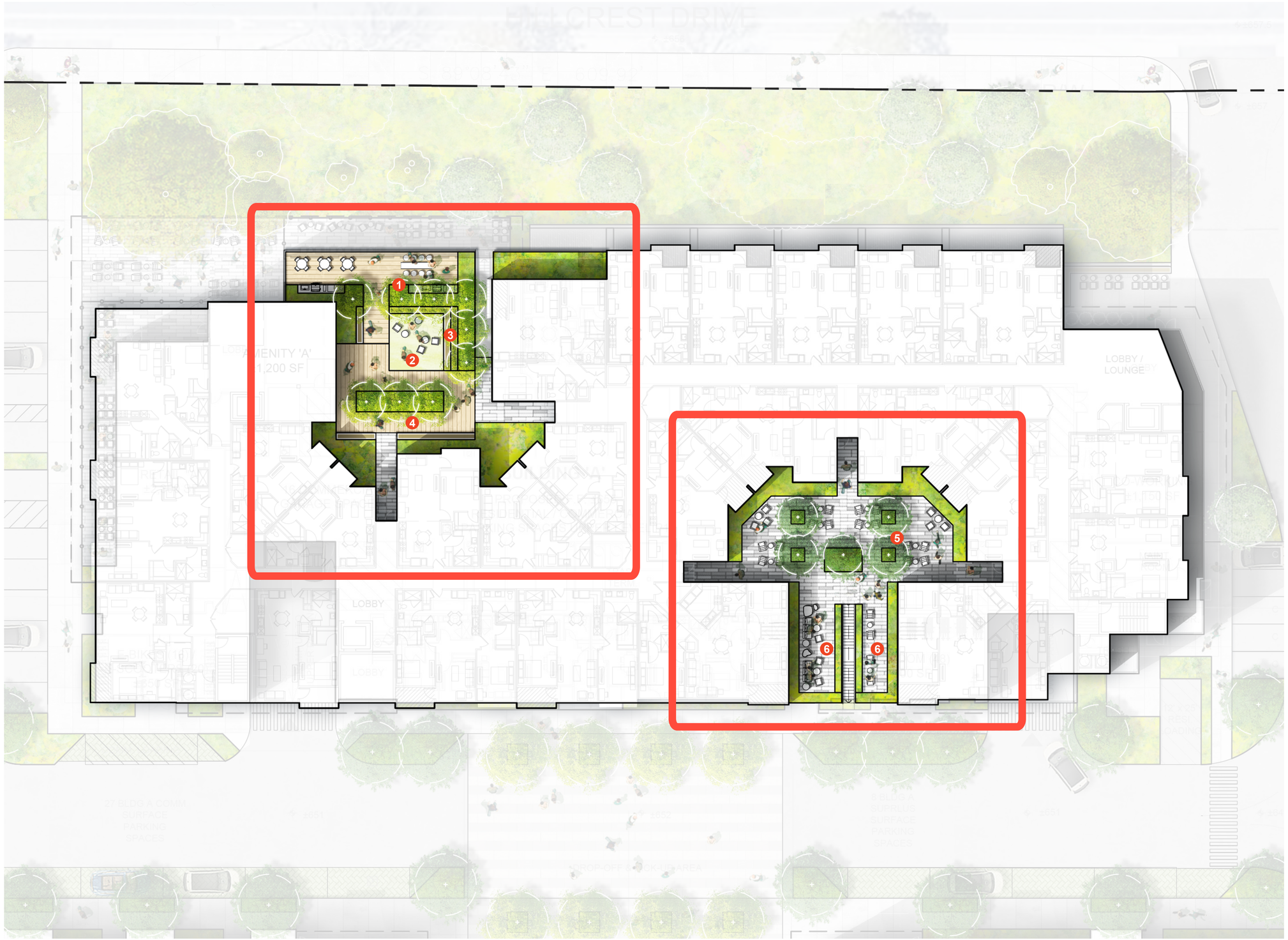
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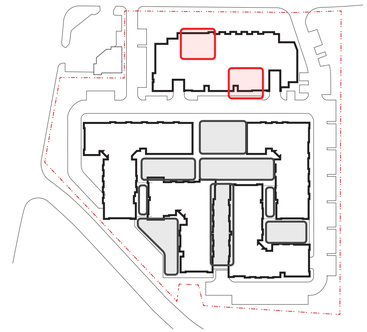
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PLAN ENLARGEMENT
PUBLICLY ACCESSIBLE OPEN SPACE













LEGEND

1. BBQ COURT
2. PLAY LAWN
3. SEATING TERRACE
4. SOCIAL DECK
5. GARDEN LOUNGE
6. CO-WORKING LOUNGE

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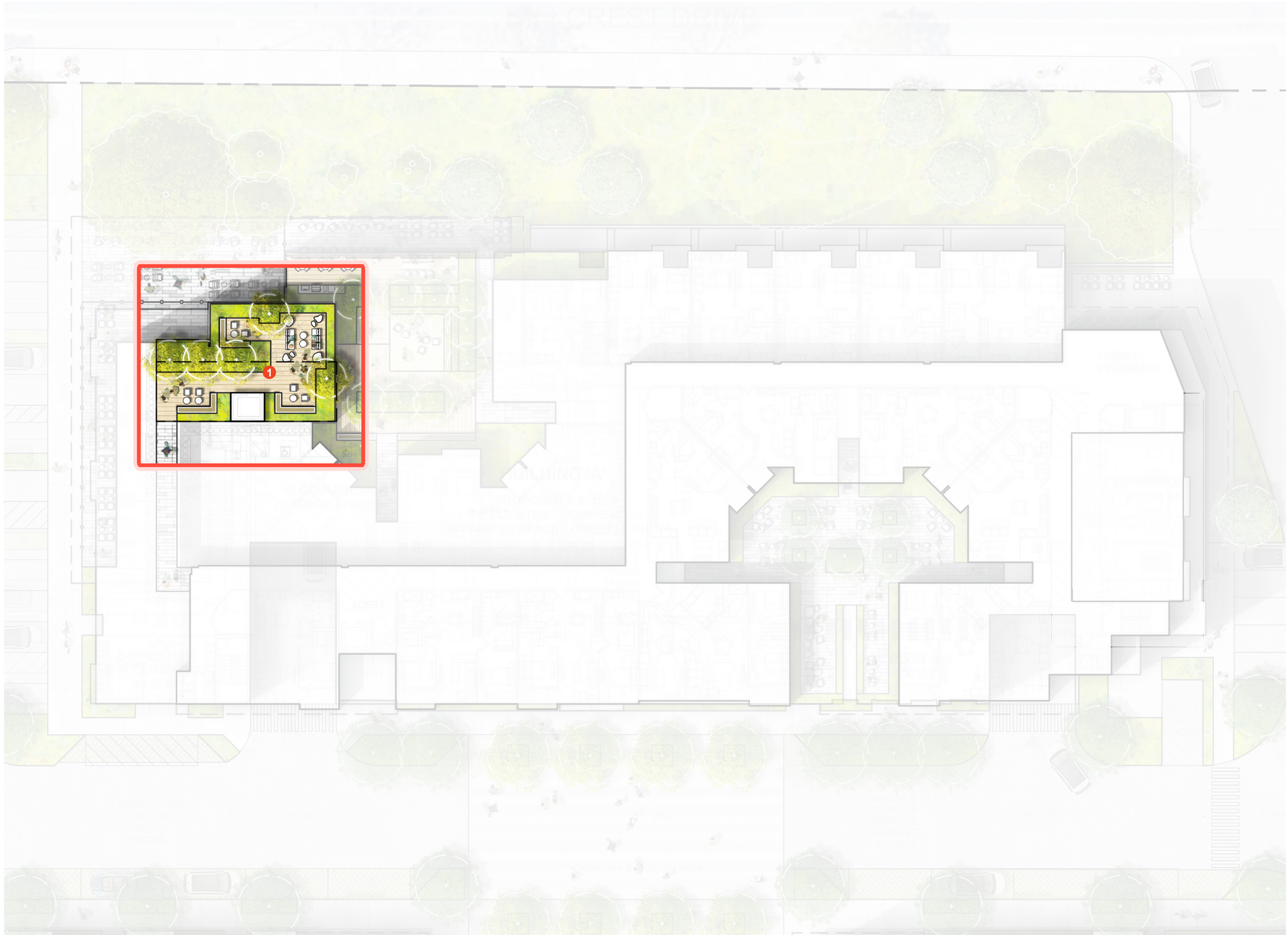
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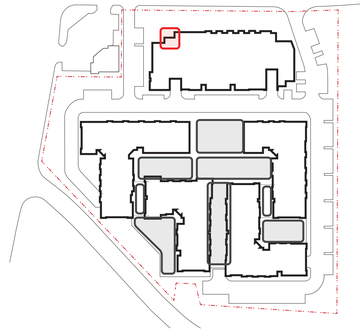
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LEVEL 2 ROOF DECK

L3-1







LEGEND

1 SOCIAL DECK

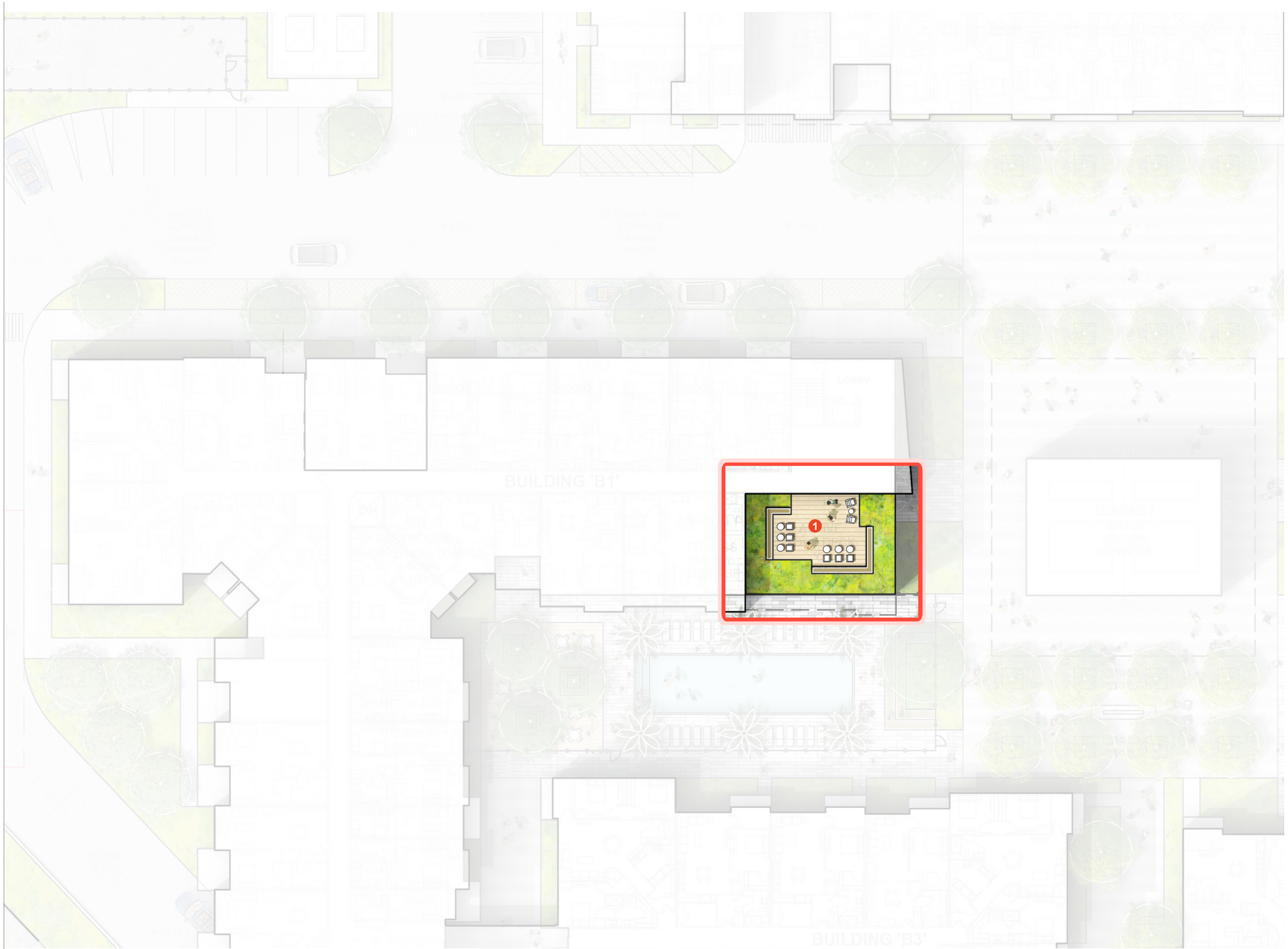
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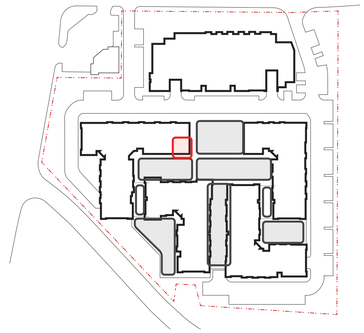
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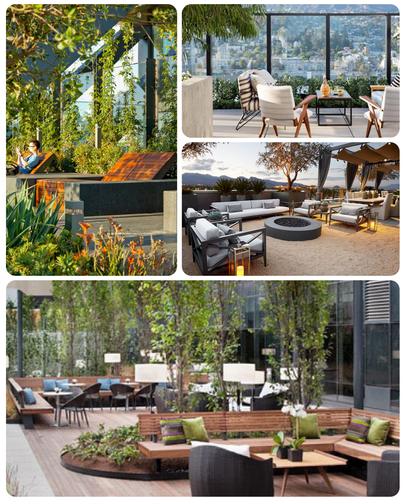
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LEVEL 4 ROOF DECK - NORTH







LEGEND

1 SOCIAL DECK

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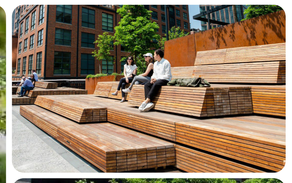
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LEVEL 4 ROOF DECK - SOUTH

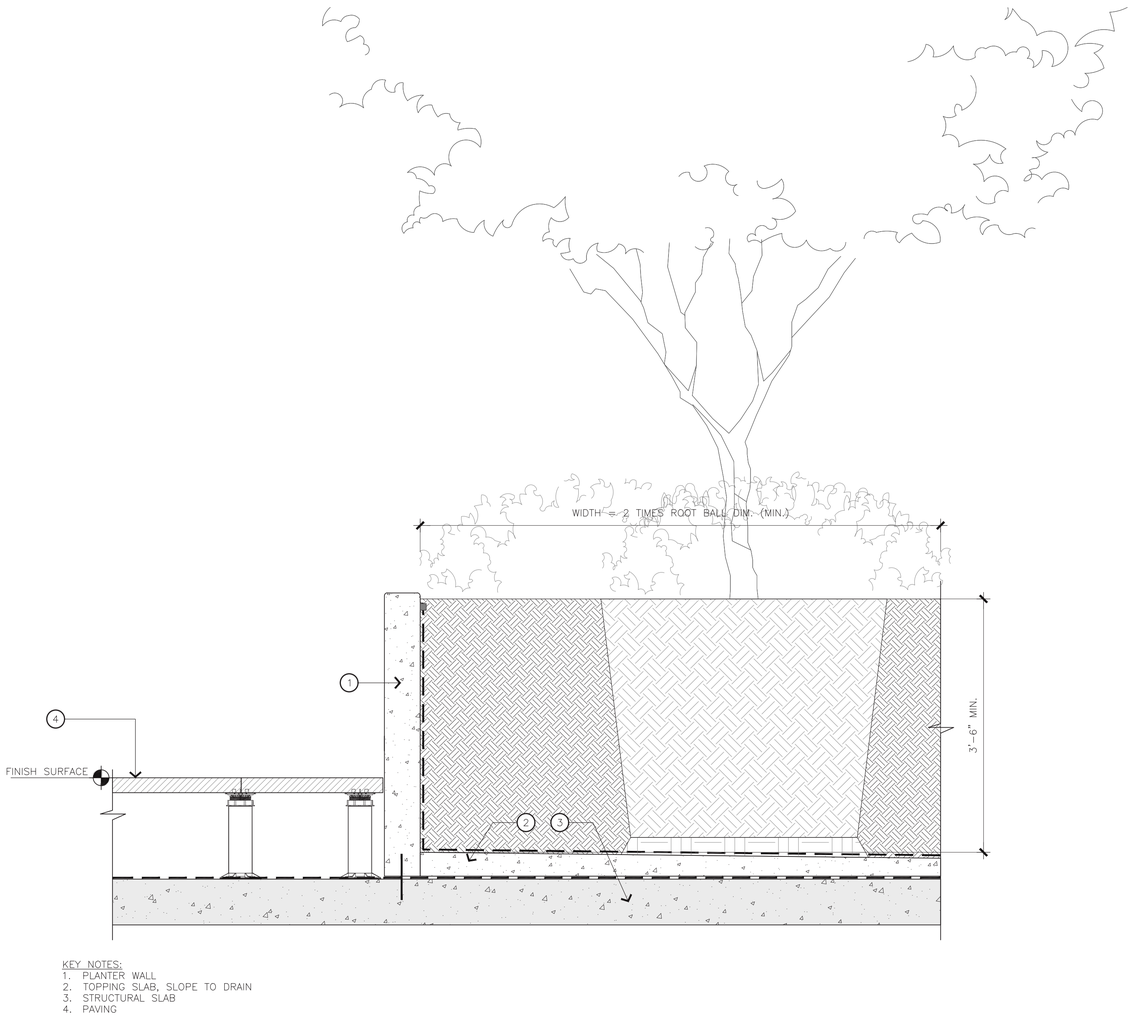








TERRACE SEATING 2



KEY NOTES:
1. PLANTER WALL
2. TOPPING SLAB, SLOPE TO DRAIN
3. STRUCTURAL SLAB
4. PAVING

RAISED TREE PLANTER 1

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PROJECT DETAILS



- OAK TREES TO REMAIN: 11
- REMOVED OAK TREES: 17

NEW REPLACEMENT TREES REQUIRED: 51

(ONE 36INCH AND TWO 24-INCH OAK TREES (OR LIKE SPECIES) WILL BE PLANTED EVERY PROTECTED TREE REMOVED)

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N
0 20' 40' 80'
SCALE: 1"=40'-0"

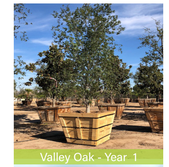
EXISTING TREE AND REMOVAL PLAN

L5-1



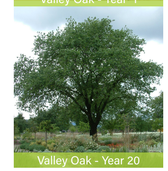
Valley Oak
Quercus lobata

Install Size: 36" box
Install height x width: 14'x8'



Valley Oak
Quercus lobata

Mature height x width: 30-60' x 40-50'
Water Use: medium
Notes: Evergreen, shade, habitat



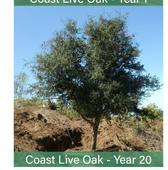
Coast Live Oak
Quercus agrifolia

Install Size: 36" box
Install height x width: 14'x8'



Coast Live Oak
Quercus agrifolia

Mature height x width: 25-82' x 15-35'
Water Use: low
Notes: Evergreen, native, wildlife plant, provide habitat



Western Sycamore
Platanus racemosa

Install Size: 36" box
Install height x width: 14'x8'



Western Sycamore
Platanus racemosa

Mature height x width: 25-82' x 15-35'
Water Use: low
Notes: Evergreen, native, wildlife plant, provide habitat



TOTAL REPLACEMENT TREES REQUIRED: 51
TOTAL REPLACEMENT TREES PROVIDED ON SITE: 47

VALLEY OAK: 20
COASTAL LIVE OAK: 16
WESTERN SYCAMORE: 11

TOTAL TREES TO BE PROVIDED OFF SITE: 4
(LOCATION TO BE DETERMINED BY CITY STAFF)

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MARCH 23, 2023

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0 20' 40' 80'
SCALE: 1"=40'-0"

REPLACEMENT TREE PLAN

L5-2



Chinese Pistache
Pistacia chinense 'Red Push'

Install Size: 36" box
Install height x width: 15' x 8'
Mature height x width: 35' x 35'
Water Use: low
Notes: Deciduous, brilliant fall color NOT ON CITY LIST, REQUEST TO REVIEW


Chinese Pistache

Engelman Oak
Quercus Engelmannii

Install Size: 36" box
Install height x width: 14'x8'
Mature height x width: 30-60' x 40-55'
Water Use: low
Notes: Evergreen to semi-deciduous, native, wildlife plant, provide habitat


Engelman Oak

Southern Live Oak
Quercus virginiana

Install Size: 36" box
Install height x width: 14'x8'
Mature height x width: 30-60' x 40-50'
Water Use: medium
Notes: Evergreen, shade, habitat


Southern Live Oak

Redbuds
Cercis Occidentalis

Install Size: 24" box
Install height x width: 10'x4'
Mature height x width: 20' H x 20' W
Water Use: low - medium
Notes: Deciduous, spring flower, fast growing


Redbuds

Manzanita
Arctostaphylos manzanita

Install Size: 15 gallon, 5'x5'
Mature height x width: 10' H x 10' W
Water Use:very low
Notes: Native, Evergreen to semi-deciduous slight frangrance, white and pink flower, attracts bird, wildlife plant


Manzanita

TOTAL ORNAMENTAL TREES: 69

Date Palm
Phoenix dactylifera

Install Size: 18' BTH
Mature height: 40' H
Water Use: low - medium
Notes: Evergreen


Date Palm

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SCALE: 1"=40'-0"

ORNAMENTAL TREE PLAN

L5-3



UNDERTORY PLANTING
(77,000 SF)

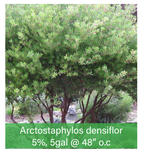

Heuchera Maxima
10%, 1gal at 24" o.c.

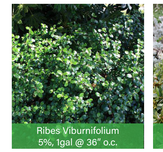

Salvia Spathacea
10%, 1 gal @ 24" o.c.


Carex Pansa
10%, 4" pot@ 18" o.c


Carex tumulicola
5%, 1gal @ 24" o.c.


Ceanothus 'Centennial'
10%, 1gal @ 24" o.c.


Arctostaphylos densiflor
5%, 5gal @ 48" o.c.


Ribes Viburnifolium
5%, 1gal @ 36" o.c.


Rhamnus californica
10%, 5gal @ 48" o.c.


Heteromeles arbutifolia
10%, 15gal @ 60" o.c

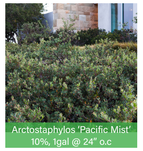

Achillea millefolium
5%, 1gal at 24" o.c.

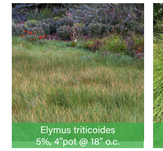

California Fuchsia
5%, 1 gal @ 24" o.c.


Leymus condensatus Canyon Prince
10%, 1gal @ 36" o.c


Salvia 'Bee's Bliss'
10%, 5gal @ 36" o.c.


California buckwheat
5%, 5gal @ 36" o.c.

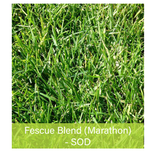

Arctostaphylos 'Pacific Mist'
10%, 1gal @ 24" o.c


Elymus triticoides
5%, 4"pot @ 18" o.c.


Muhlenbergia ripens
5%, 1gal @ 36" o.c.


Iris douglasiana
5%, 1gal @ 24" o.c

LAWN
(740 SF)


Fescue Blend (Marathon)
- SOD

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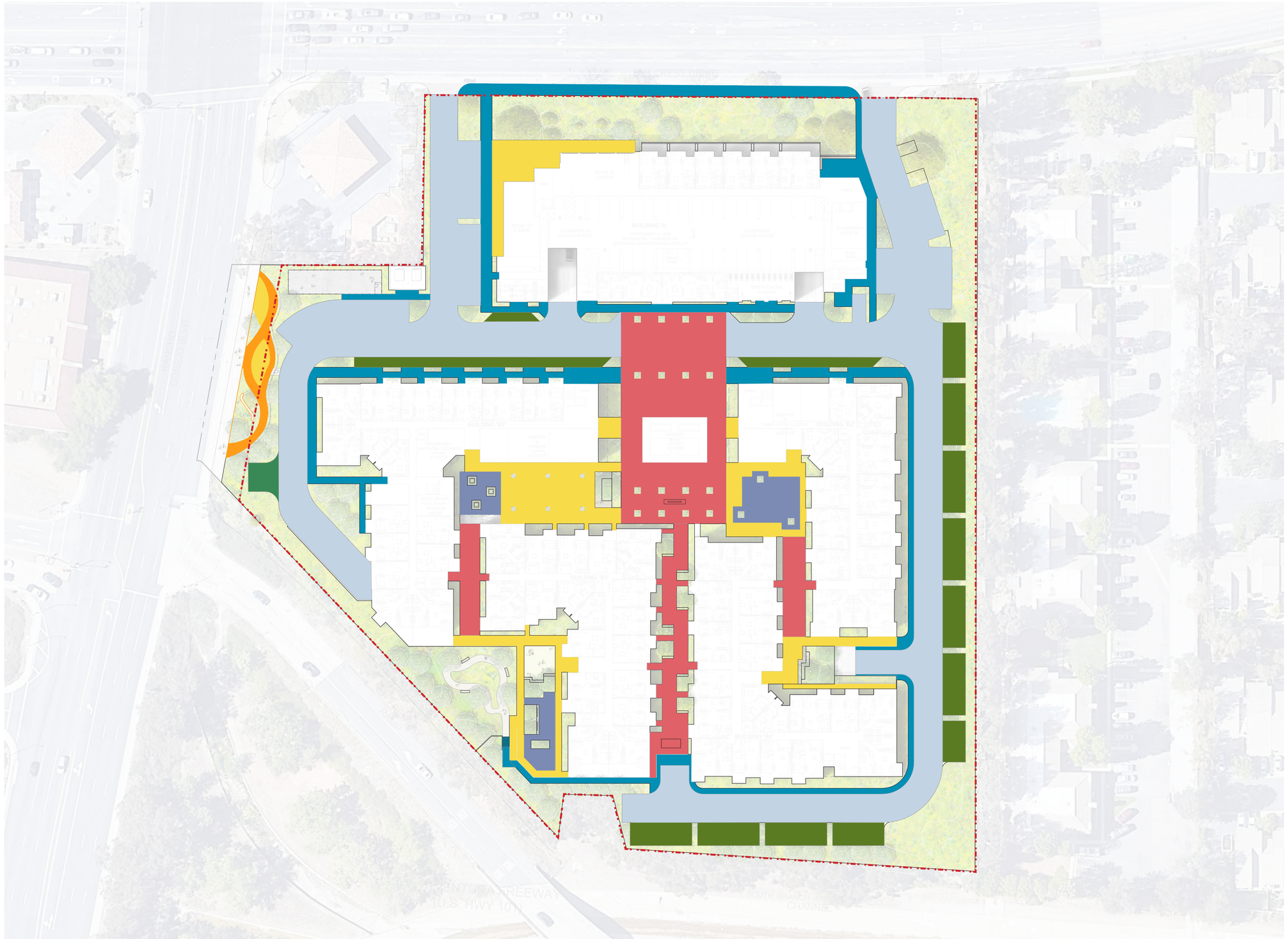
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N
0 20' 40' 80'
SCALE: 1"=40'-0"

LEVEL 1 UNDERSTORY PLANTING PLAN

L5-4



LEGEND

- CAST-IN-PLACE CONCRETE
- CONCRETE PAVER-1
- CONCRETE PAVER-2
- WOOD DECK
- DECOMPOSED GRANITE
- ASPHALT
- GRASSCRETE
- PERMEABLE PAVING

TOTAL HARDSCAPE AREA: 141,373 SQFT

TOTAL IMPERVIOUS HARDSCAPE AREA: 121,680 SQFT

TOTAL PERVIOUS HARDSCAPE AREA: 19,693 SQFT

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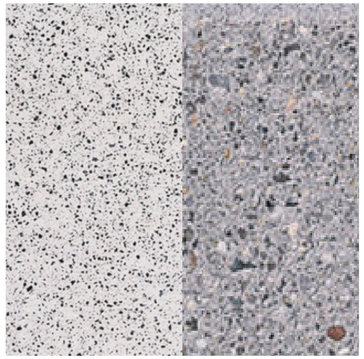
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N
0 20' 40' 80'
SCALE: 1"=40'-0"

LEVEL 1 MATERIALS PLAN

L6-1

HARDSCAPE MATERIALS:



CONCRETE PAVING



ASPHALT



DECOMPOSED GRANITE



CONCRETE PAVER 1



CONCRETE PAVER 2



WOOD BENCH 1



WOOD BENCH 2



BIKE RACK



BBQ COUNTER



METAL EDGING



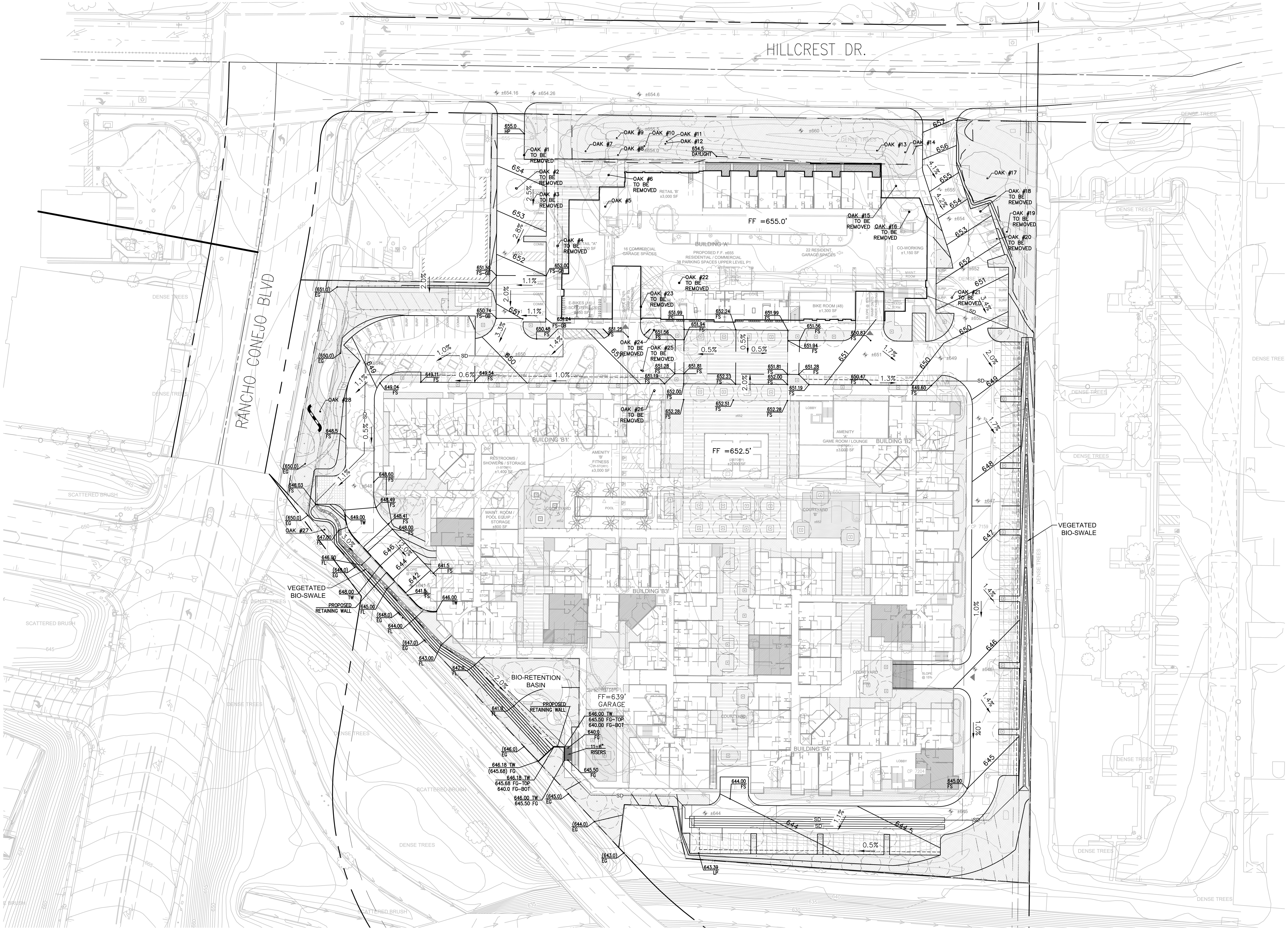
PERIMETER FENCE



POOL FENCE



PATIO FENCE



ESTIMATED EARTHWORK:

RAW CUT: 52,800 CY
RAW FILL: 4,700 CY
NET: 48,100 CY EXPORT

NOTE: THE ABOVE VOLUMES ARE CALCULATED FROM THE EXISTING GROUND TO THE PRELIMINARY PROPOSED FINISHED GRADE OR SUBGRADE. QUANTITIES HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, OR SPOILS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CIVIL
CONCEPTUAL GRADING PLAN

C1.00

PROPOSED CONNECTION TO EXIST ELECTRICITY SERVICE

PROPOSED CONNECTION TO EXIST GAS SERVICE

HILLCREST DR.

PROPOSED CONNECTION TO EXIST WATER LINE

PROPOSED CONNECTION TO EXIST FIRE SERVICE/DDC

PROP GAS LINE

PROP ELEC LINE

PROP DOMESTIC WATER

PROP FIRE LINE

PROP DOMESTIC WATER

PROP SEWER LINE

PROP DOMESTIC WATER

PROP FIRE LINE

PROP SEWER LINE WITHIN BUILDING GARAGE

PROP FIRE LINE

PROP SEWER LINE WITHIN BUILDING GARAGE

PROP SEWER LINE

PROP FIRE LINE

PROPOSED CONNECTION TO EXIST SEWER

RANCHO CONEJO BLVD

LEGEND:

PROPOSED CONTOUR	1000
PROPOSED SEWER	SS
PROPOSED GAS	G
PROPOSED DOMESTIC WATER	W
PROPOSED FIRE	FW
PROPOSED ELECTRIC	E
PROPOSED STORM DRAIN	SD
PROPOSED PERFORATED SD	
PROPOSED SEWER LINE WITHIN BUILDING GARAGE	
EXISTING SEWER	SS
EXISTING WATER	W
EXISTING GAS	G

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CIVIL
PRELIMINARY UTILITY EXHIBIT

C2.00



UNADJUSTED VOLUMES

CUT	52,800 CUBIC YARDS
FILL	4,700 CUBIC YARDS
EXPORT	48,100 CUBIC YARDS

NOTES:

RED NUMBERS REPRESENT DEPTH OF CUT AND BLUE NUMBERS REPRESENT DEPTH OF FILL

TOTAL EXPORT AMOUNT MAY FLUCTUATE DUE TO VOLUME CHANGES ASSOCIATED WITH SITE DEMOLITION/PREPARATION, SOIL SHRINKAGE, SUBSIDENCE, AND CONSTRUCTION SPOILS

DEPTH OF CUT AND FILL IN BUILDING AND HARDSCAPE AREAS REFLECT SUBGRADE ELEVATIONS (NOT FINISHED GRADE)

CUT-FILL EXHIBIT

MARCH 16, 2023