

2219 THOUSAND OAKS BLVD.



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VICINITY MAP



PROJECT BY

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PROJECT TEAM

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2219 THOUSAND OAKS BLVD
THOUSAND OAKS, CA # 170089

PRE DESIGN
SEPTEMBER 19, 2017

TITLE SHEET

A0.0

2219 THOUSAND OAKS

2219 East Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Parcels # 670-029-009
Parcels # 670-029-022
Parcels # 670-029-026
Parcels # 670-029-028

EXISTING ZONING

C2 ZONE

GENERAL PLAN LAND USE DESIGNATION

THOUSAND OAKS BLVD. SPECIFIC PLAN

LIVING UNIT FLOOR AREA (SQ FT.)	Studio Apts	1 - Bed Units-Apts.			2 - Bed Units-Apts.			Total Apts	6-Plex THs.					Total Units
	UNIT S1	UNIT A1	UNIT A2	UNIT A3	UNIT B1	UNIT B2	UNIT B3		TH C1	TH C2	TH D1	TH D2	TH F1	
First Residential Floor	11	10	2	4	2	4	0	33	0	0	0	0	0	
Second Residential Floor	8	7	4	4	2	2	3	30	0	0	3	0	3	
Third Residential Floor	2	5	2	2	2	1	0	14	0	0	3	3	0	
Fourth Residential Floor	0	0	0	0	0	0	0	0	3	3	3	0	0	
Total Number of Units	21	22	8	10	6	7	3		3	3	9	3	3	
	21	40			16			77	21					98
Unit Net Floor Area	524	620	640	620	890	1,010	795		800	1,000	1,620	1,868	2,123	
Total Residential Net Floor Area	11,004	13640	5120	6200	5,340	7,070	2,385		2,400	3,000	14,580	5,604	6,369	82,712
Average SF per Unit Type	524	627			898				1,597					
Each Balcony SF	51	64	55	95	75	68	1,280		70	70	70	100	130	
Balcony SF	918	1088	220	950	300	340	0		210	210	630	300	390	5,556

Gross Floor Areas (F.A.R)		s.f.					
Building Type A - Apartments		G1	G2	R1	R2	R3	Total Gross Area
Residential		0	0	22,561	21,774	8,960	53,295
Corridor,Core, Double hgt. Spaces			3621	5,645	5,313	3,808	18,387
Amenities, Lobby,Leasing		600		1,150	626	0	2,376
Commercial(Outdoor Not Included)*		5,300	5,700		0	0	11,000
Parking Garage(Bike Included)		32,031	31,464	0	0	0	63,495
Total Building A GFA		148,553					
Building Type B - For Sale units (each)							
Residential		252	4112	4125	4125	4125	16,739
Parking Garage(Bike Included)		3,945	0	0	0	0	3,945
Total Building B GFA		20,684					
All 3 Buildings		62,052					
Total sf Provided		210,605					
Gross Site Area sf		(1.95 Acres)					
F.A.R. Proposed		2.45					

Parking Required (Article 24) & (Specific Plan pg.55)	
Residential Apartment Parking Required	
Studios x 1.00 per unit	21
1 Bedrooms x 1 per unit (Per SB 1818)	40
2/3 Bedrooms x 1.75 per unit	28
Total Required Residential Apartment Stalls	89
Res. ADA parking required (1109A, 3 2% of total units)	2
* Res. Compact Stalls allowed (35%) (8' x 16')	32
Residential For Sale Parking Required	
1 Bedrooms x 1 per unit	6
2/3/4 Bedrooms x 2 per unit	30
Commercial Parking Required	
Retail Parking required (1/300)	19
Resaurant Parking (1/200 1st 2000,1/100 in excess of 2000)	45
Outdoor Dining Parking (1/100 in excess of the 1st 500 sf)	1
* Commercial Compact stalls allowed (25%) (9' x 16')	16
Total Required Commercial Stalls	65
Total Project Required Parking	190

Parking Provided	
Res. Apartment Standard stalls (Shared Stalls excluded) *	63
Residential Apartment Compact Stalls	14
Residential for-sale Standard Stalls	36
Total Residential Stalls Provided	113
On-Street Parking	5
Commercial Standard stalls (Inclusive of Shared Stalls)*	46
Commercial Compact Stalls	14
Total Commercial Stalls Provided	65
Shared Parking By Commercial and Residents(50% of Req.)	12
Total Accessible Parking Provided	2
Total Project Provided Parking	178

Bicycle Parking Provided	
Residential longterm - secured Regular bikes	27
Residential longterm - secured on Rack bikes	13
Commercial short term bikes (regualr)-outside	5

Apartment Mix by Unit Type	# of units	100%
Studio Units	21	27%
1 Bedroom Units	40	52%
2 Bedroom Units	16	21%
For sale Mix by Unit Type	# of units	100%
1 Bedroom Units	6	29%
3 Bedroom Units	12	57%
4 Bedroom Units	3	14%
Total Number of Apartment Units		77
Total Number of for sale Units		21
Total Number All Units		98

Commercial Space (sf Gross)		Parking
Comm. (1st Level)	2,800	9
Rest. (1st & 2nd Level)	5,500	45
Outdoor Dining *	600	1
Comm. (2nd Level)	2,900	10
Total Comm. space	11,200	65

PROJECT PROPOSES 20% DENSITY BONUS (W/5% VERY LOW INCOME UNIT)

DENSITY BONUS CONCESSION:

PROJECT SHALL UTILIZE A HEIGHT INCENTIVE PER SB1818 (TO ALLOW FOR 4-STORY VS. 3-STORY)

DENSITY CALCULATIONS	
BASE DENSITY	1.95 Acres
Gross Lot Area	59 Units
NET RESIDENTIAL LOT AREA	1.62 Acres
162* 30 RPD (DU/AC) =	49 Units
UNLIMITED UNITS OVER COMMERCIAL =	33 Units
TOTAL PROJECT DENSITY (PRIOR TO DENSITY BONUS)	82 Units
TOTAL PROJECT DENSITY W/ 20% DENSITY BONUS	
82* 1.2	98 Units

Open Areas	
Public Exterior Open Area (Mixed Use Projects)- Chapter 4 - E	
Building Footprint (within Setbacks)	77,977
3% of the Footprint required to be Public Ext. Open Areas	2,339
Public Ext. open Space Provided	14
Public Exterior Spaces - Ground Floor Plaza -Landscape Incl.	9,435
Outdoor Patio /Roof Garden (G2 level)	1,500
Total public open areas provided	10,935

10% Landscaping in Parking Areas D.4	
Total Area Allocated for Parking and Driveways	8,900
10% of area required to be landscaped	890
Additional Landscape area for compact stalls (14x 25 s.f.)	0
Total Landscaped Parking Area Required	890
Total Landscaped Parking Area provided	2,100

Setbacks:	
Front:	
Min 0 on side street parcel adjacent to Thousand Oaks Blvd.	
Min10 ft landscaped to bldg. or parking area for side street parcel not adjacent to Thousand Oaks Blvd.	
Side:	
0 min Min 4ft when parking proposed	
Rear: Min 10ft	
Sidewalk:	
Min 8ft side walk from the curb	
Along Thousand Oaks Blvd.	
Min 10ft side walk Easement for 20ft min from curb	
Front Bldg: Min. 0-15ft Max	

OPEN SPACE CALCULATIONS	
SITE AREA	84,942
BUILDING FOOTPRINT	42,820
STRUCTURED COVERAGE	42,820
(Req'd 35% per TOMC Chap. 4 Sec 9-4.904)	
Bldg Footprint / Site Area	50%

PAVED DRIVEWAY AREA	8,915
(Req'd 25% per TOMC Chap. 4 Sec 9-4.904)	
Paved Area / Site Area	10%
OPEN SPACE AREA	33,927
(Req'd 35% per TOMC Chap. 4 Sec 9-4.904)	
Open Space / Site Area	40%

* TOMC - The City of Thousand Oaks Municipal Code

PRIVATE OPEN SPACE	
Balconies	11,754
Roof Terrace/Decks	3500
Courtyards ("Pool" & "Garden" Crtyrds)	15,681
TOTAL	30,935



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2219 THOUSAND OAKS BLVD
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PRE DESIGN
SEPTEMBER 19, 2017

PROJECT DATA

A0.1



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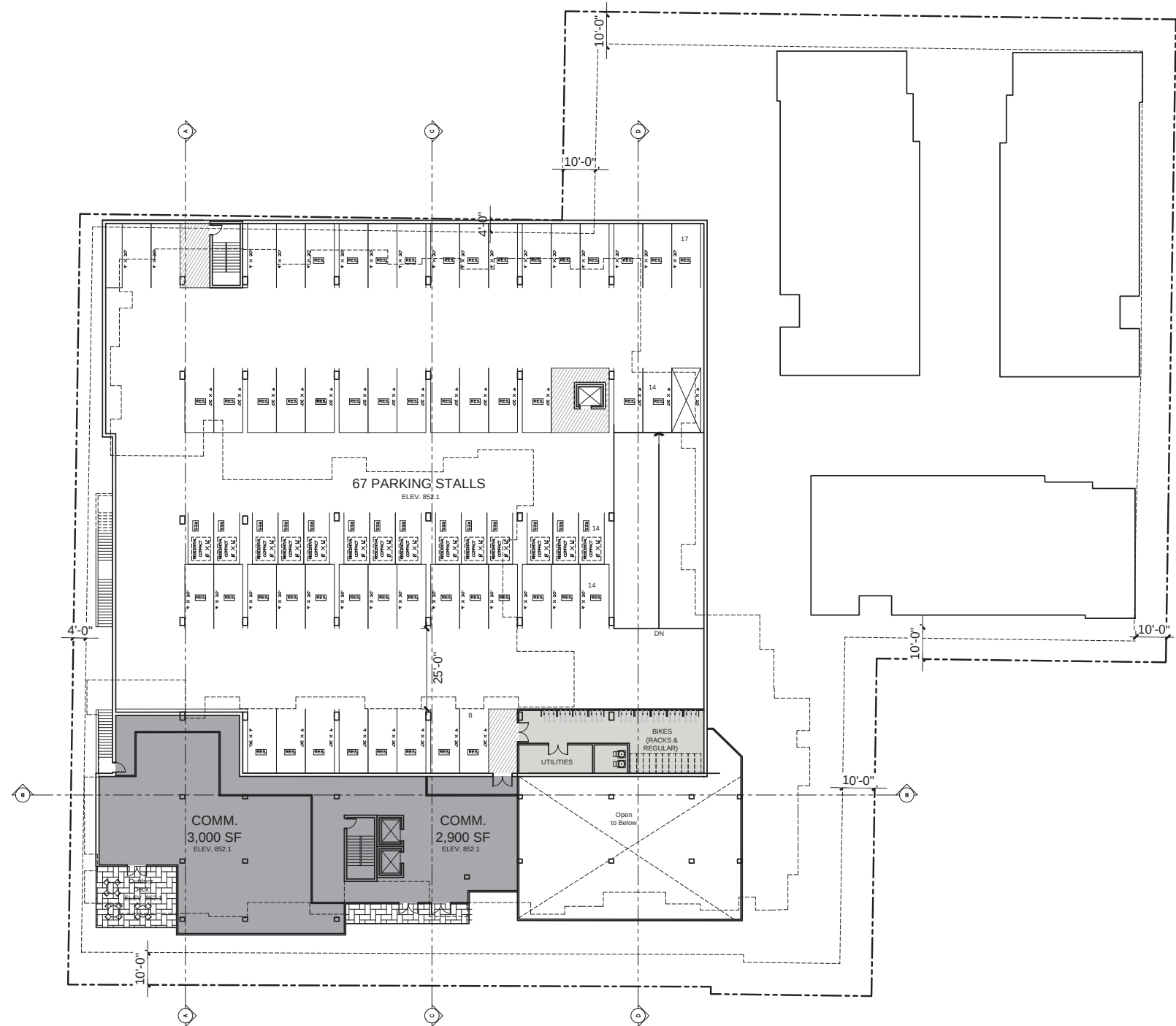
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SEPTEMBER 19, 2017



0 10 20 40

CONCEPTUAL SITE PLAN

A0.2



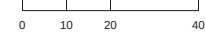
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CONCEPTUAL G2 FLOOR PLAN

A1.1



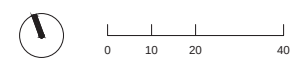
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CONCEPTUAL R1 FLOOR PLAN

A1.2



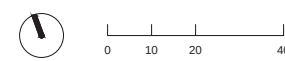
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CONCEPTUAL R2 FLOOR PLAN

A1.3



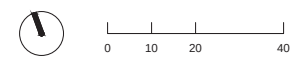
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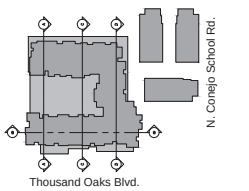
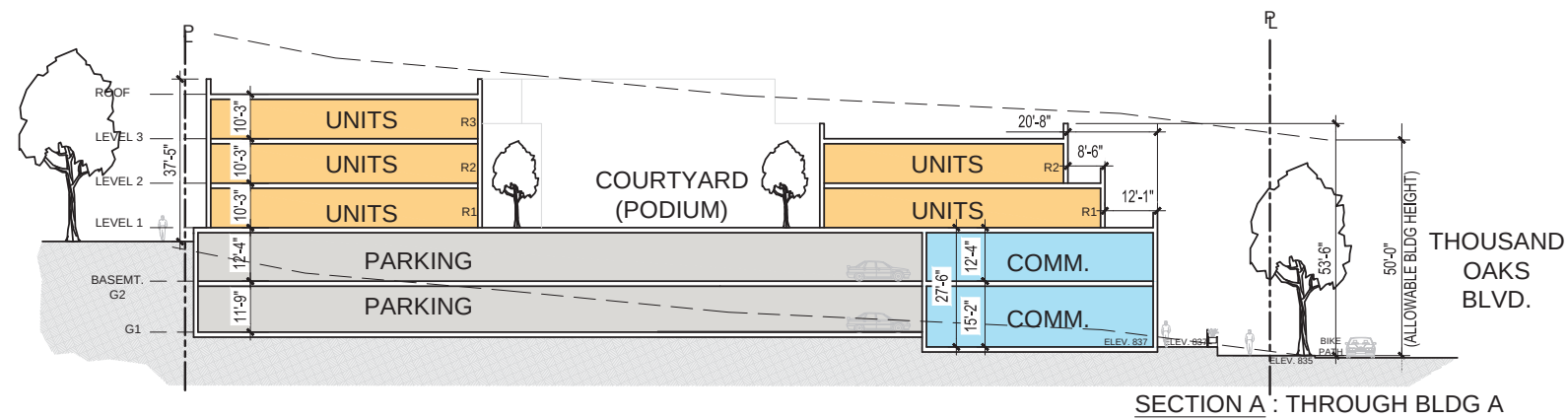
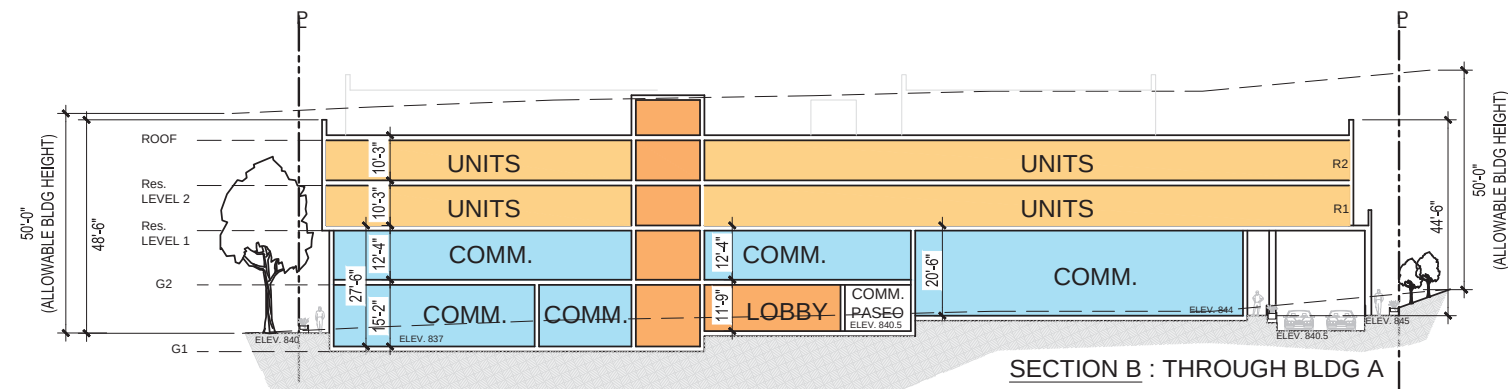
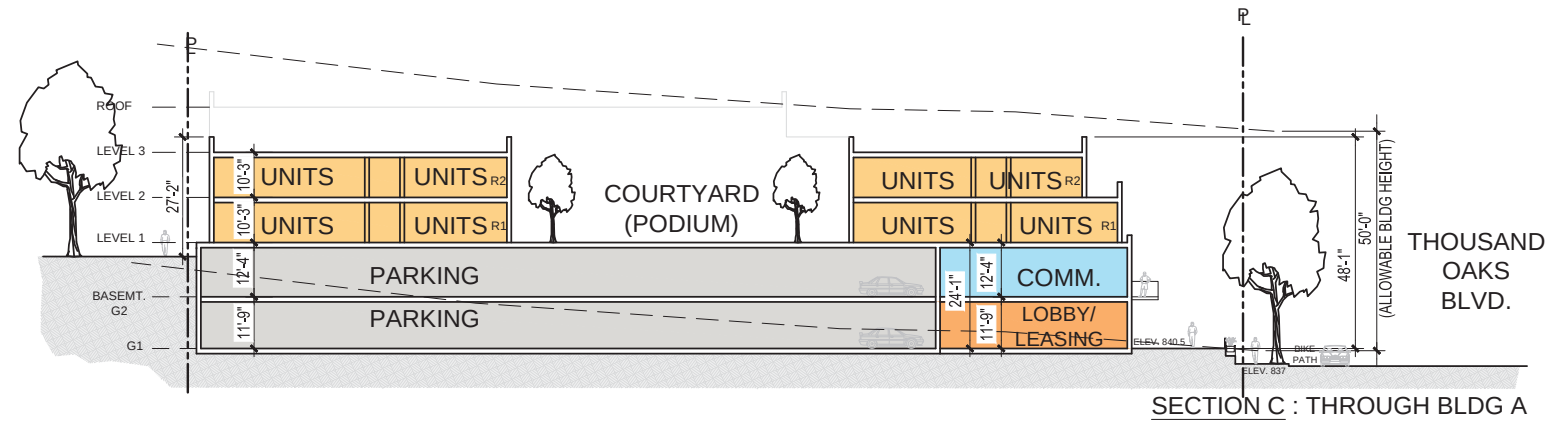
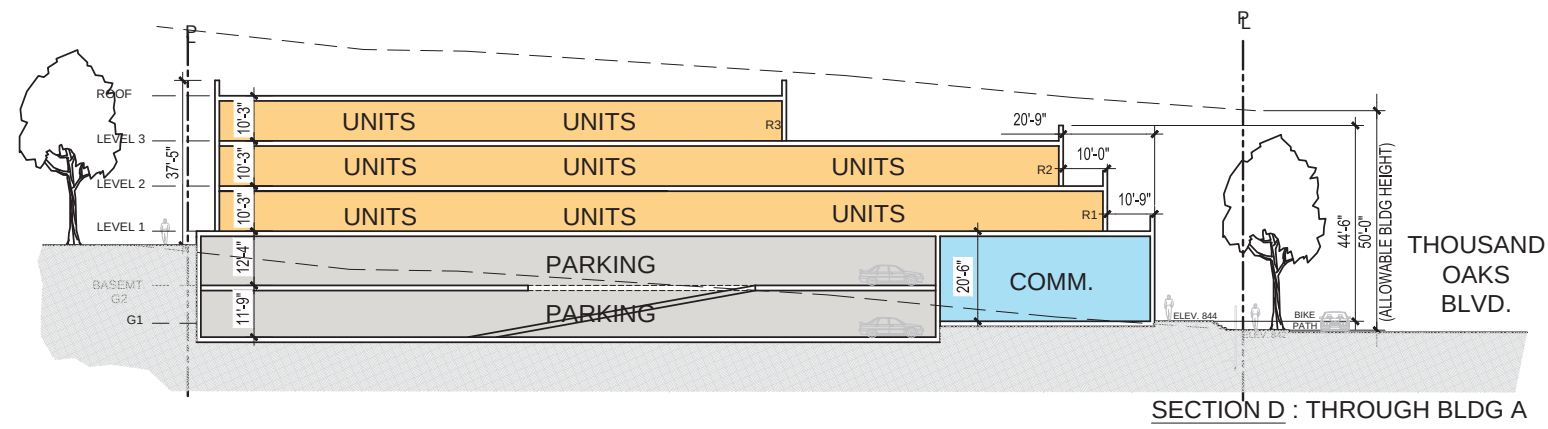
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CONCEPTUAL R3 FLOOR PLAN

A1.4



KEY PLANS N.T.S.



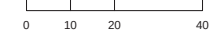
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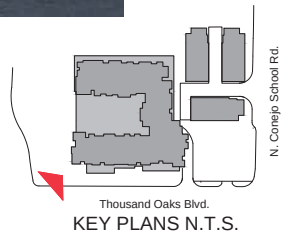


CONCEPTUAL SECTIONS

A2.0



PERSPECTIVE AT SW CORNER ALONG THOUSAND OAKS BLVD



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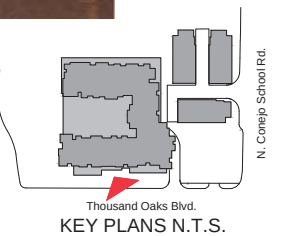
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CONCEPTUAL PERSPECTIVE

A3.0



PERSPECTIVE ALONG THOUSAND OAKS BLVD.



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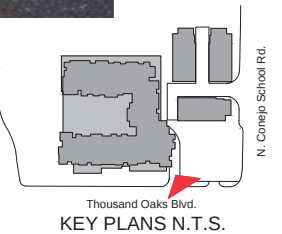
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CONCEPTUAL PERSPECTIVE

A3.1



PERSPECTIVE AT SE CORNER ALONG THOUSAND OAKS BLVD.



Thousand Oaks Blvd.
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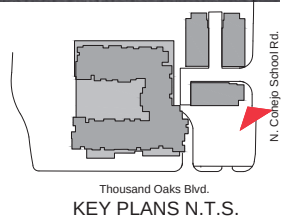
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CONCEPTUAL PERSPECTIVE

A3.2



PERPECTIVE AT SW CORNER ALONG N. CONEJO SCHOOL RD.



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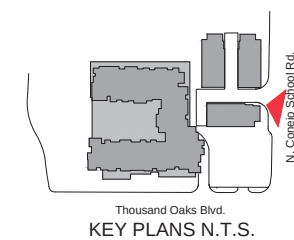
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CONCEPTUAL PERSPECTIVE

A3.3



PERPECTIVE ALONG N. CONEJO SCHOOL RD.



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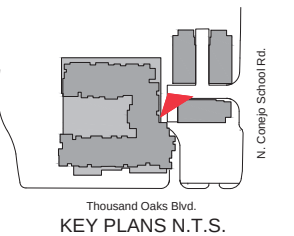
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CONCEPTUAL PERSPECTIVE

A3.4



PERSPECTIVE LOOKING TOWARDS STAIR AT POOL/ COURTYARD



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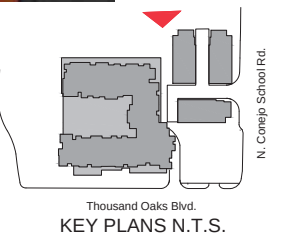
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CONCEPTUAL PERSPECTIVE

A3.5



PERSPECTIVE LOOKING AT POOL/ COURTYARD



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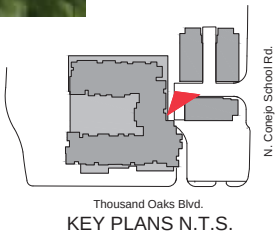


CONCEPTUAL PERSPECTIVE

A3.6



PERSPECTIVE LOOKING AT PUBLIC CONNECTIVITY PATH



Thousand Oaks Blvd.
KEY PLANS N.T.S.



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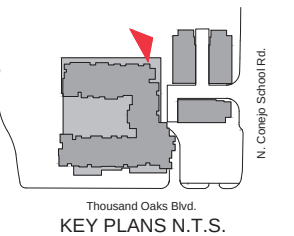


CONCEPTUAL PERSPECTIVE

A3.7



PERSPECTIVE LOOKING AT POOL / COURTYARD



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CONCEPTUAL PERSPECTIVE

A3.8



BUILDING MASSING AND MATERIALS (APTS.)



BUILDING DETAILS



BUILDING MASSING AND MATERIALS (FOR SALE)



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REFERENCE IMAGERY

A5.0

Thousand Oaks Specific Plan Compliance.			
Plan Section	Specific Plan Requirements	Proposed design elements	In Compliance
Chapter 4 - Land Use			
B. Land Uses			
B. 2 B.2-a B.2-a-1	* Create a pedestrian oriented and interactive environment along Thousand Oaks Blvd. Placing commercial / retail uses along the boulevard. Permitted uses-General a. Location of Permitted uses a-1. Thousand Oaks Blvd. street frontage * Commercial / Retail uses required at ground floor level in pedestrian oriented buildings fronting the boulevard.	* Introducing 5,300 sf. commercial / retail spaces with outdoor seating and plaza at the ground floor facing Thousand oaks Blvd.	Yes
B.2-a-2	a-2. Over and Behind Thousand Oaks Blvd. Street Frontage Business office spaces, Hotels, Multifamily residential uses.	* Residential apartments over 1st floor commercial spaces (insome areas 2 levels of commercial) and Townhomes for sale at the back of the site behind the boulevard street front.	Yes
B.3	Land Uses General plan no grading over 25% natural gradient. (ref. Grading ordinance of the Thousand oaks Municipal Code) ..\City Documents\CHAPTER 3. GRADING.pdf	To be verified with civil survey plans	T.B.D
B.4	Residential Uses General plan Chapter 8 -Administration (Measure E) 30DU x 1.95AC= 59 Units allowed for the site	Total of 92 Unit proposed incorporating unlimented (33 units) over the Commercial Spaces	Yes
B.4.d	The minimum average depth for the nonresidential space on the ground floor of vertical mixeduse buildings fronting on Thousand Oaks Boulevard shall be	a reduced average depth of 52ft has been provided to allow for an efficient and commercially marketable site layout and site configuration while proving an inviting outdoor space for the public to get integrated to.	No*

Plan Section		Proposed design elements	In Compliance
--------------	--	--------------------------	---------------

C. Development Standards			
C.1 Development Standards			
	Mixed use development required	Mixed use development proposed	yes
C.1-a	Building Setbacks - Specific plan area Front (from P/L) - 0 set back required Side setback - 0 setback Min. 4ft setback for parking Rear setback - Minimum 10 ft. Sidewalk - Min. 8 ft. sidewalk from the curb	Front setback - facing Thousand Oaks = 10ft.- 20 Ft from the curb 10ft setback for residential(on average the site complies however 3 front units encroach into 4 ft setback due to the park being next to it instead of a residential building Parking garage(Basement*) is mainly within the 10ft setback encroaching slightly on one corner. 10ft setback for residential 1 ft. to parking garage Basement* (Refer to G1 and R1 Plans) 15ft to PL	Yes Yes* Yes* Yes
C.1-b	Building Height Max. average ht is 50 ft. Max. 3 stories allowed	Under the 50 ft height limit based on Plumb height of the site. Apartments will be 3 stories with counting G1 and G2 Level as Basement. and all the for sale units might be . For sale units are at 4 stories.*	Yes No*
C.1-c	Building Form Portions of the 3rd story shall be recessed Average setback shall be 10 ft. minimum from the front façade	Level R1 and R2 each go back 10 ft on the avrage. In some areas it might be a little more and some less to be able to best articulate the building form. (Refer to Plans and Sections)	Yes*

D. Landscaping			
D.4	Landscape setbacks bordering parking areas (Zoning ordinance Title 9- Chapter 4 - Article 24)	There are no open parking areas on the site. The driveway has a pedestrian freindly landscaped path to on both sides of it. (Refer to Landscape plans after preliminary phase)	yes
* 10% of Open parking & driveway areas required to be landscaped			
E. Public Exterior Space (Commercial and Mixed-use projects)			
	* An area equal to min. 3% of the building footprint to be public exterior space.	Provided at 14%- 10,935 sf of Ground floor (including landscaped areas) plaza and seating as well as a public walkway /park connecting to back of the site .	Yes
F. Off Street Parking			
	*Multifamily parking requirements Studio : 1/Unit, 1Bed rm 1.25/Unit, 2 &3 Bedrm 1.75/Unit Total Required (residential) : 115 * Retail parking required : 1/300sf. * Restaurant parking required : 1/200sf 1st 2000,1/100 after Total required : 46 stalls * Shared parking arrangements	Residential Stalls proposed : 120 Retail parking proposed : 46 Not required	Yes Yes Yes
K. Residential Projects			
	* Should be attached Multifamily units Min. density of 10 units / Acre.	Refer to Density Calculations on Project Data Sheet	Yes

Plan Section	Specific Plan Requirements	Proposed design elements	In Compliance
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C.2 Special Standards			
C.2-a	Thousand oaks Blvd. Street frontage * Retail on ground floor. Expanded sidewalks, outdoor dining, Public plazas required	Provided	Yes
C.2-a-1	Setback & Sidewalk Easements * Min 10ft sidewalk easement * Min 20ft sidewalk from curb	20' sidewalk from curb provided (Planters and Stairs to Plaza encroach)	Yes*
C.2-a-2	Building Height Minimum building height : 20 ft. Maximum building height : 50 ft. or 3 stories	Proposed building height > 20 ft. Proposed building height < 50 ft. - 3 and 4 stories proposed	Yes No-See Previous Remsrs
C.2-a-3	Building Forms a. Ground floor plate ht. shall be min. of 14 ft. from side walk b. Ground Fl. Uses facing Thousand Oaks Blvd. - non residential d. Roof forms shall be varied to break up building massing e. Buildings to locate and oriented towards the street f. Buildings shall not back onto Thousand Oaks Blvd. g. Buildings must have a primary entrance door facing sidewalks i. Min. of 65% of building façade must have storefront. j. Windows must be transparent k. Bottom of the window should not be over 3.5 ft. from sidewalk l. Display windows must have min. ht. of 4 ft. & internally lit. m. A combination of design elements to use to enliven the facade n. Loading areas, trash enclosures not to be placed along T.O. Blvd.	Ground floor plate ht. complies with the min. of 14 ft height except in the lobby area. Also 2nd floor of retail proposed in one area is under that minimum to stay under height limit. Ground floor retail proposed Flat & cantilivered roofs are used in combination Design achieved Buildings are facing to Thousand Oaks Blvd. All retail spaces have entrances to sidewalk More than 65% of the façade has storefront windows Transparent clear windows are used Bottom of windows are max. 12" from the sidewalk. Windows are over 12 ft. in height, and internally lit. Ornamentation and details used appropriately All services are hidden and away from Thousand oaks Blvd.	Yes* Yes T.B.D Yes Yes Yes Yes Yes Yes Yes Yes Yes
C.2-a-4	Pedestrain Connection a. The pedestrian connection must have a minimum width of 10 feet adjacent to single-story buildings and 15 feet in width adjacent to 2-story or taller buildings.	W have 7ft width connecting to Thousand Oaks Blvd. and 12ft Connecting to the open space in the back.	No



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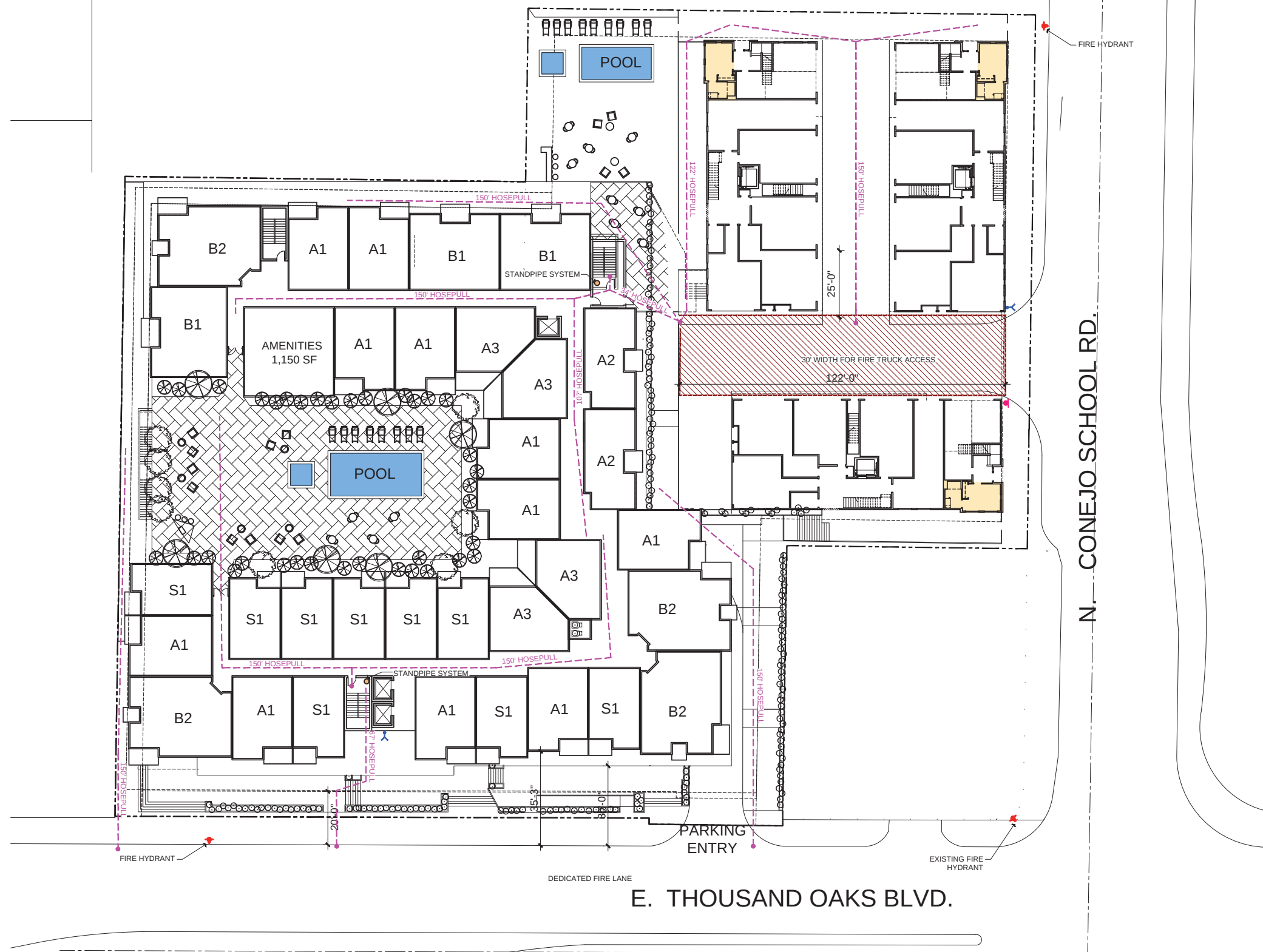
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2219 THOUSAND OAKS BLVD
THOUSAND OAKS, CA # 170089

PRE DESIGN
SEPTEMBER 19, 2017

CODE COMPLIANCE

A6.0



LEGEND

- FIRE APPARATUS ACCESS ROAD
- INDICATES FIRE DEPARTMENT CONNECTION (SHOWN FOR REFERENCE ONLY)
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LAND SIGNAGE
- 150' HOSE PULL
- INSTALL TYPE I STANDPIPE SYSTEM



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0 10 20 40

FIRE ACCESS PLAN

A6.1