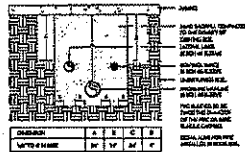
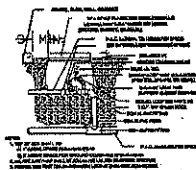


**IRRIGATION NOTES:**

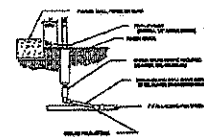
1. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO NORMAL AND NECESSARY FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
2. THE DESIGN IS SHOWN AS ALL PIPING, VALVES, EQUIPMENT, ETC. SHOWN HEREIN ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANNING AND DESIGN AS SHOWN TO COORDINATE WITH THE VARIOUS DETAILS, LOCAL AND IRRIGATION HAS A MINIMUM OF 2" FROM THE EDGE OF CURB, WALL, AND/OR OTHER UNDESIRABLE AREAS.
3. THE CONTRACTOR SHALL PLAN AND INSTALL ALL SCHEDULES FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMAL OPERATING PRESSURE FOR EACH VALVE AND INSTALLATION OF PRESSURE COMPENSATING DEVICES WHERE REQUIRED.
4. THE IRRIGATION CONTRACTOR SHALL CONDUCT A PRELIMINARY SURVEY WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE, VALVES, THROUGH WALLS, UNDERPASS, ETC. ALL TYPES UNDER PASSES ARE TO BE REINFORCED PRIOR TO INSTALL.
5. THE CONTRACTOR SHALL ACCEPT MICROPIE AND/OR OTHER SCHEDULES PRIOR TO COMMENCEMENT OF WORK TO CORROBORATE PROJECT CONSTRUCTION SCHEDULES.
6. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN AS REQUIRED TO PREVENTION HEAD DRAINAGE, SEE SPECIFICATIONS.
7. THE IRRIGATION SYSTEM IS DESIGNED BASED ON THE OPERATING PRESSURE AND THE AVAILABLE FLOW DEMAND AS INDICATED ON THE PLANS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW DEMAND PRIOR TO CONSTRUCTION AND REPORT TO THE DESIGNER IMMEDIATELY ANY DIFFERENCES THAT WOULD REQUIRE CHANGE TO THE SYSTEM DESIGN PRIOR TO CONSTRUCTION.
8. MANUAL WIRELESS SYSTEM IS ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH AND VERIFYING ACTUAL LOCATION AND THE SCHEDULES FOR ALL IRRIGATION SYSTEMS AND REPORT TO BE LOCATED LINEAR TO THE CONTRACTOR.
10. ALL PIPING AND FITTINGS SHALL BE LISTED NORMAL WEIGHT, UNLESS NOTED OTHERWISE ON THE IRRIGATION PLAN, AND SHALL BE INSTALLED ON THE NON-PRESSURE LATERAL SIDE OF THE REMOTE CONTROL VALVES.
11. ALL PVC LATERAL FITTINGS SHOWN ON PLANS MUST BE SHALL BE BY ARI.
12. CONTRACTOR TO LOCATE EXISTING UTILITY LINES AND CONDUCT TO THE IRRIGATION SYSTEM.
13. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION STANDARDS OF THE LANDSCAPE TECHNICAL MANUAL AND OTHER APPLICABLE APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.



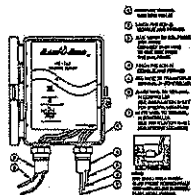
① REMOTE CONTROL VALVE



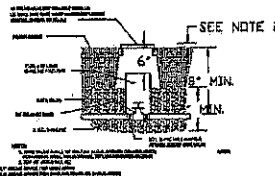
① REMOTE CONTROL VALVE



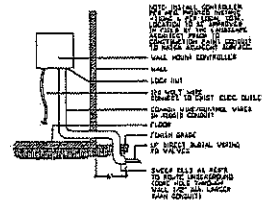
① FLUSH POT



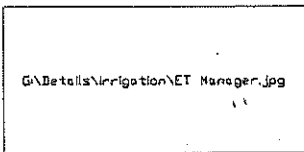
① WEATHER-SMART IRRIGATION SYSTEM



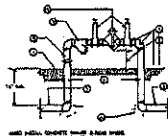
① GATE VALVE



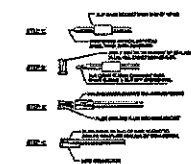
① WALL MOUNT CONTROLLER



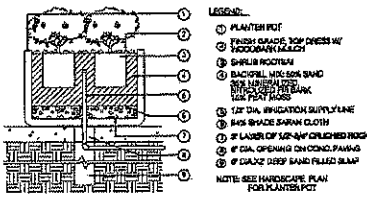
① WEATHER-SMART IRRIGATION SYSTEM



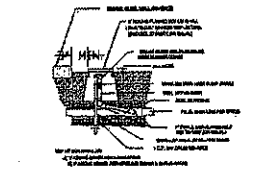
① BASEFLOW DEVICE



① PIPE CONNECTIONS



① PLANTER POT



① QUICK-COUPLER VALVE

**WARE MALCOMB**  
 ARCHITECTS  
 5301 DERRY STREET  
 AGOURA HILLS, CALIFORNIA 91301  
 (818) 866-2812  
 FAX (818) 866-2817  
 WWW.WAREMALCOMB.COM

**DALE POE REAL ESTATE GROUP**  
**AGOURA BUSINESS CENTER WEST**  
 5301 DERRY STREET  
 AGOURA HILLS, CALIFORNIA

**SC**  
 Landscape Architecture  
 5301 DERRY STREET  
 AGOURA HILLS, CALIFORNIA 91301  
 (818) 866-2812  
 FAX (818) 866-2817  
 WWW.SCARCHITECTS.COM

**IRRIGATION DETAILS**

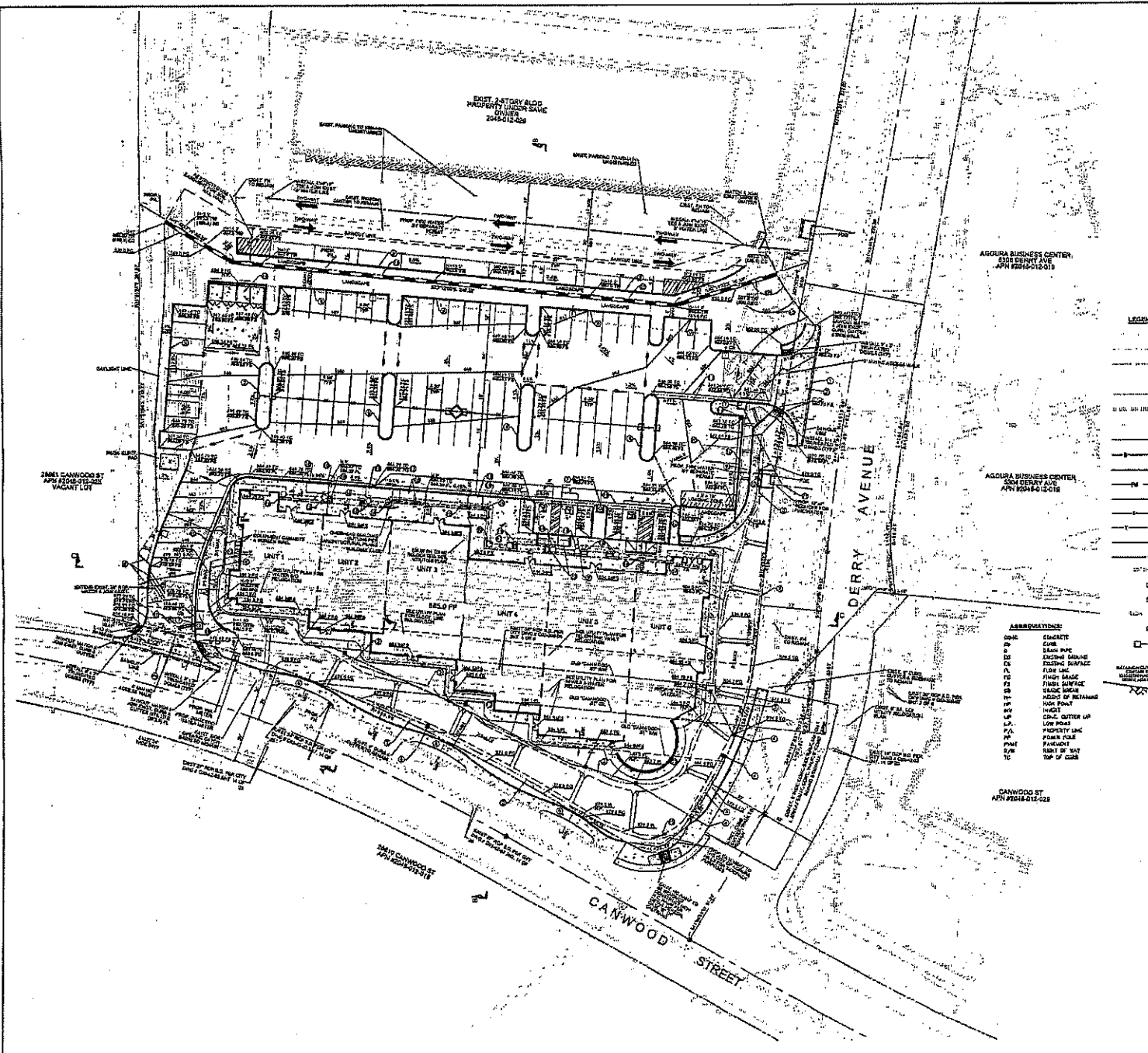
DATE:	02/14/2018
PROJECT:	AGOURA BUSINESS CENTER WEST
CLIENT:	DALE POE REAL ESTATE GROUP
DESIGNER:	SC ARCHITECTS
DATE:	02/14/2018

SCALE: 1/8" = 1'-0"

**LI-2**

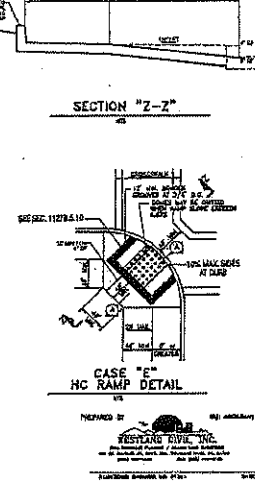
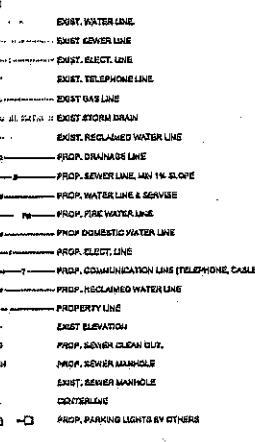
DESIGNED BY  
 SC ARCHITECTS  
 5301 DERRY STREET, SUITE 100  
 AGOURA HILLS, CA 91301  
 (818) 866-2812  
 APRIL 2018-012-022



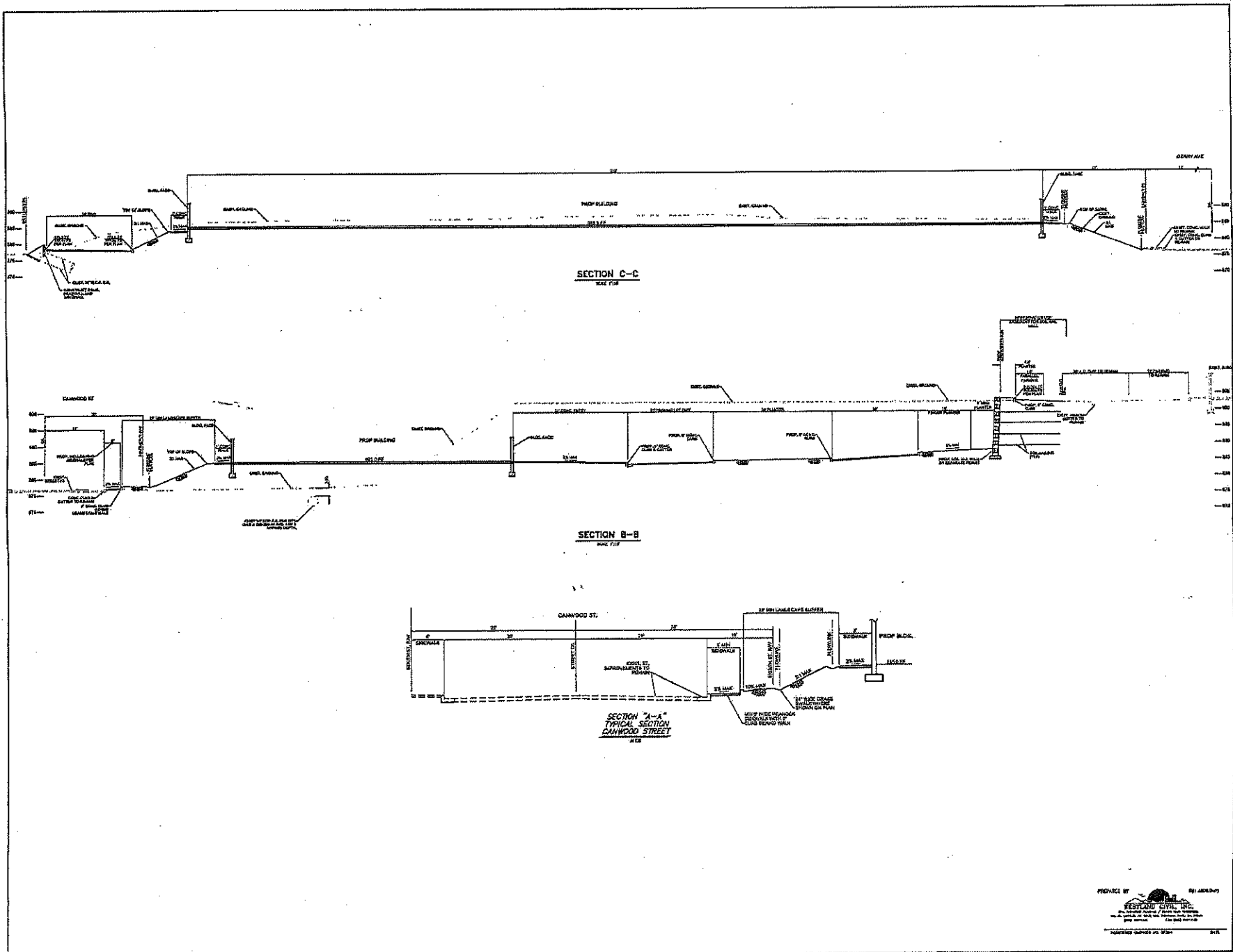


- CONSTRUCTION NOTES:**
1. VERIFY ALL RECORDS EXISTENCE, LOCATION OF RECORDS, IF ALL ON P.A.S. MAP, OR AS RECORDED BY THE SOLE ENGINEER.
  2. CONSTRUCT COMMERCIAL DRIVEWAY APPROXIMATELY PER PLAN, TO 10% GRADE, 18" CONC. HOUSING WITH 8" RIGID, W/OP.
  3. REPAVE EXISTING DRIVEWAY TO DEEP DRAINAGE, CONSTRUCT DRIVEWAY DRAIN PER A.P.M.A. STD PLAN 1605, 10% SLOPE.
  4. CONSTRUCT FLOODWALLS, RETAINMENT WALLS WITH 8" ALUMINUM COULD, 6" REINFORCING AND FINISHING SLOPE PER CITY STANDARDS.
  5. CONSTRUCT CONC. REGIONAL AND WINDWALL PER DISTRICT STD 10.8, 4" PIPE DIA. 10' MAX. SPACING, 8' HIGH, CONC. REGIONAL AND WINDWALL, 10% SLOPE, WITH 1/2" ASP. TO 10% SLOPE.
  6. CONSTRUCT 12" CONC. DRIVEWAY DRAIN PER A.P.M.A. STD. 10% SLOPE, RETAINMENT WALLS SEPARATE PER 1/2" HIGH CONC.
  7. CONSTRUCT 4" CONC. DRIVEWAY AND CUTTER, CONC. 7" WIDE CONC. CUTTER.
  8. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  9. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  10. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  11. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  12. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  13. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  14. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  15. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  16. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  17. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  18. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  19. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.
  20. CONSTRUCT 12" CONC. DRIVEWAY, SIDEWALK, 10% SLOPE TO 10% SLOPE.

- NOTES:**
1. SEE UTILITY RELOCATION PLAN FOR AMENDMENT OF NON-UTILITY PIPES STILL IN PLACE.
  2. NO WORK SHALL BE DONE WITHIN STRIP.
- LEGEND:**
- EXIST. WATER LINE  
 EXIST. SEWER LINE  
 EXIST. ELECT. LINE  
 EXIST. TELEPHONE LINE  
 EXIST. GAS LINE  
 EXIST. STORM DRAIN  
 EXIST. RECLAIMED WATER LINE  
 PROP. DRAINAGE LINE  
 PROP. SEWER LINE, MIN 1% SLOPE  
 PROP. WATER LINE & SERVICE  
 PROP. FIRE WATER LINE  
 PROP. DOMESTIC WATER LINE  
 PROP. ELECT. LINE  
 PROP. COMMUNICATION LINE (TELEPHONE, CABLE, TV)  
 PROP. RECLAIMED WATER LINE  
 PROPERTY LINE  
 EXIST. ELEVATION  
 PROP. SEWER CLEAN OUT  
 PROP. SEWER MANHOLE  
 EXIST. SEWER MANHOLE  
 CENTERLINE  
 PROP. PARKING LIGHTS BY OTHERS



AGOURA BUSINESS CENTER WEST, LLC  
 AGOURA BUSINESS CENTER WEST  
 5301 DERRY AVENUE  
 AGOURA HILLS, CALIFORNIA



SECTION C-C  
SCALE 1/8" = 1'-0"

SECTION B-B  
SCALE 1/8" = 1'-0"

SECTION "1-1"  
TYPICAL SECTION  
CANWOOD STREET  
SCALE 1/8" = 1'-0"

AGOURA BUSINESS CENTER WEST, LLC  
**AGOURA BUSINESS CENTER WEST**  
 5301 DERRY AVENUE  
 AGOURA HILLS, CALIFORNIA


DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
**WESTLAND CIVIL, INC.**  
 24500 Calle Arroyo, Suite 200, San Juan Capistrano, CA 92675  
 (949) 261-1000  
 www.westlandcivil.com  
 PROJECT NO: 19-0045  
 SHEET NO: 212

### GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLES 5 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF, ALL ADJACENT PROPERTY OWNERS AND ALL NEIGHBORS.
- ALL EXISTING UTILITIES SHALL BE LOCATED AND MARKED BY THE CITY.
- ALL GEOTECHNICAL AND SOIL INVESTIGATIONS CONDUCTED BY THE CONSULTANT OR CONTAINED IN THE SUBMITTAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND TO SUPERVISE THE CONSTRUCTION OF ALL GRADING AND STRUCTURES.
- ANY CHANGES IN THE WORK ORDER SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- EXPOSURE REQUIREMENTS:
  - ROUGH GRADING REPORT: FROM THE CONSTRUCTION OF ANY STRUCTURE, A SOIL EXPOSURE REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
  - FINAL GRADING REPORT: FROM THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THIS REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE DRAINAGE AND DRAINAGE SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
- AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT SHALL BE PREPARED BY THE REGISTERED CIVIL ENGINEER, MUST INCLUDE THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP SHOWING THE LIMITS OF HILL LOCATIONS OF ALL DRAINAGE FACILITIES, PROFILE AND ELEVATIONS OF ALL PERMANENT STRUCTURES, EXISTING UTILITIES AND BOTTOM ELEVATIONS OF ALL SUBDRAINAGE AND FLOODING ELEVATIONS, AND LOCATION AND ELEVATION OF ALL EXISTING AND PROPOSED DRAINAGE FACILITIES. GEOLOGICAL CONDITIONS EXPOSED DURING GRADING SHALL BE DETICED ON AN AS-BUILT GEOLOGIC MAP.
- TESTS SHALL BE PERFORMED FROM TO FOUNDATION FOOTINGS AND SLABS TO OBTAINING THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVISED TO REFLECT THE RESULTS OF SUCH TESTS. NECESSARY, ACCORDINGLY, IF THE EXPANSION INDEX IS GREATER THAN 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
- EXPOSURES SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE LIMITS OF THE PERMIT. NO WORK SHALL BE PERMITTED OUTSIDE THE BOUNDARIES OF THE PERMIT. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.
- ALL CUTSLOPES SHOULD BE MAINTAINED DURING GRADING, STABILIZATION MEASURES SHOULD BE APPLIED WHERE EROSION CUTS OCCUR, ADVERSELY SLOPED ADJACENT SURFACES OR INTERSECTIONS OF JOINT SURFACES.
- ALL FOUNDATIONS SHOULD MEET THE MINIMUM REQUIREMENTS OF THE CITY OF AGOURA HILLS FOR SETBACK REQUIREMENTS.

### STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS OUTLINED IN THE SWPPP PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE BOUND AND SIGNED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OBTAIN THE "BEST MANAGEMENT PRACTICES (BMP)" PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF SOLIDS POLLUTANTS TO EXISTING OR FUTURE DRAINAGE AREAS AFTER CONSTRUCTION.
- A SITE-SPECIFIC "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DURING HIGH FLOWS. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
- IF IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. DRAINAGE BASIN FILTERS MUST BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

### EARTHWORK QUANTITIES NOTES

NOTE: THE QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOULD BE USED ONLY FOR ESTIMATING PURPOSES. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES OF EXISTING AND PROPOSED EARTHWORK PRIOR TO THE START OF GRADING AND ACCORDING TO OBTAINING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE.

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT UNDER CITY AND STATE LAWS, AND A PERMIT CAN BE OBTAINED.

### PRIVATE ENGINEERS NOTES TO CONTRACTOR

- THE EXTENT AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS ADVISED TO TAKE THE NECESSARY PRECAUTIONARY MEASURE TO PROTECT THE UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN (OR NOT SHOWN) ON THESE DRAWINGS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND ANY OTHER PARTY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

### SUSMP NOTES

- POST DEVELOPMENT IMPERVIOUS AREA: \_\_\_\_\_ ACRES, PERVIOUS AREA: \_\_\_\_\_ ACRES.
- PRE DEVELOPMENT IMPERVIOUS AREA: \_\_\_\_\_ ACRES, PERVIOUS AREA: \_\_\_\_\_ ACRES.
- ALL STRUCTURAL DAMPS SHALL BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
- WATER TO BE DISCHARGED INTO THE ROAD RIGHT OF WAY AND/OR CONNECTION TO COUNTY MAINTAINED STORM DRAINAGE (ENCLOSURE PERMIT FROM CONSTRUCTION DIVISION, PERMIT SECTION IS REQUIRED, (562) 456-3128).
- PROVIDE TO CONSTRUCTION OF ANY WORK AND/OR REPAIRS OF DRAINAGE TO A WATERCOURSE, A PERMIT FROM THE CALIFORNIA DEPARTMENT OF FISH AND GAME AND A LOCAL CORPS OF ENGINEERS MAY BE REQUIRED.
- STATEMENT OF UNDERSTANDING: AS THE ARCHITECT/ENGINEER OF THE PROJECT, I HAVE REVIEWED THE DEVELOPMENT PLANNING FOR STORM WATER MANAGEMENT MANUAL, FOR THE STANDARD URBAN STORMWATER ATTENTION PLAN (SUMP), AND HAVE PROVIDED THE IMPLEMENTATION OF THE PERMITMENT BEST MANAGEMENT PRACTICES (BMP) APPLICABLE TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THE PROJECT'S STORMWATER RUNOFF. THE SITE DRAINAGE SHALL BE INSTALLED PER THE APPROVED PLANS AND AS RECOMMENDED BY THE PRODUCT MANUFACTURER AS APPLICABLE.

SIGNATURE: ENGINEER OF RECORD DATE

### PUBLIC UTILITIES SERVICES

WATER: LAY VILLAGES MUNICIPAL WATER DISTRICT  
4312 LAY VILLAGES ROAD  
GLEN HILLS, CA 91342  
(615) 384-3151

ELECTRICITY: SOUTHERN CALIFORNIA Edison  
3488 FOOTBALL DRIVE  
THOUSAND OAKS, CA 91320  
(818) 494-7818

TELEPHONE: SBC-PAC BELL  
1600 RAYBURN STREET, #116  
VAN HOUT, GAITHERSBURG, MD  
(301) 375-6583

DATE: SOUTHERN CALIFORNIA GAS  
4400 RANDALL AVENUE  
DOWNEY, CALIFORNIA 91704  
(714) 741-0334

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS  
1900 S. FLEUNIG AVENUE, BLDG. A EAST  
AGOURA HILLS, CA 91301  
(818) 304-3338

CABLE: TIME WARNER  
VINTURA  
244 N. HAZEL  
(941) 477-4433

CALTRANS: CALTRANS  
1630 REDWOOD BOULEVARD  
MARIANA, CA 91554  
(941) 388-1128

### CONCRETE REMOVAL NOTES

- WHERE A SECTION OF AN EXISTING STRUCTURE IS TO BE REMOVED FROM A NEW STRUCTURE, AND THE REMOVAL IS TO BE CUT AT THE POINT OF SEPARATION, THE CONTRACTOR SHALL LEAN CUT THROUGH THE WALL WITH AN APPROVED CONCRETE SAW. ANY SAW CUT OR HORIZONTAL CUTS IN THE SURFACE OF THE REMAINING WALL OR JOINT SHALL BE FILLED WITH AN EPOXY GROUT MIXTURE TO OBTAIN A SMOOTH PLANE SURFACE. THE REPAIRING GROUT SHALL BE PLACED WITHIN 30 MINUTES AFTER MIXING. THE GROUT SHALL BE PLACED WITHIN 30 MINUTES OF THE SURFACE OF THE REMAINING CONCRETE AND THE RESULTING JOINT SHALL BE FACED WITH SMOOTH FINISHES. EPoxy SHALL BE A COMMERCIAL QUALITY, TYPE CONCRETE MIXTURE, SPECIALLY MANUFACTURED FOR THE IMPROVED PURPOSE, AND BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. ONE-HALF INCH THICK POLYURETHANE EPoxy SHALL BE USED TO SEAL THE JOINT. THE POLYURETHANE EPoxy SHALL BE USED TO SEAL THE JOINT OF THE REMOVED AND NEW WALL.
- WHERE REINFORCEMENT IS REQUIRED TO EXTEND THROUGH THE NEW JOINT, CONCRETE SHALL BE REINFORCED IN THE FOLLOWING MANNER:
  - A SAW CUT SHALL BE MADE ONE AND ONE-HALF INCH DEEP AT THE REMOVAL LIMITS. BARS SHALL BE EXTENDED THROUGH THE REMOVAL LIMITS AND NOT TO CUT THE REINFORCING STEEL IN THE REMAINING SLAB. THE EXTENDING REINFORCING STEEL SHALL BE EXTENDED AND EXTENDED INTO THE NEW CONSTRUCTION AS INDICATED ON THE PLANS.
  - EXTENDING REINFORCEMENT SHALL BE CUT TO THE REMAINING BAR EXTENSION.
  - THE REMAINING CONCRETE MAY BE REMOVED BY ANY SUITABLE METHOD PER APPROVAL OF THE ENGINEER, WHO SHALL BE THE SOLE JUDGE OF THE USE OF ANY CONCRETE REMOVAL EQUIPMENT, EXPLOSIVES, WRECKER BALL, OR OTHER SIMILAR DEVICES, WHICH ARE LIKELY TO DAMAGE THE CONCRETE TO BE LEFT IN PLACE. SHALL NOT BE USED.

### INSPECTION NOTES

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF WORK:
  - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCOURED, DITCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
  - ROUGH WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BEARS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
  - FINAL, WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DITCHES AND TERRACES ARE ESTABLISHED; BENTONITE SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REGISTER STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.
  - IN ADDITION TO THE INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL FOR REGULAR GRADING REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTIONS 7313 AND 7317 OF THE BUILDING CODE.

### EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS ADVISED TO TAKE THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE PLANS. ANY OTHER UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS, IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN (OR NOT SHOWN) ON THESE PLANS AND LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

### OAK TREE NOTES

- CONTRACTOR MUST CONTACT CITY OAK TREE CONSULTANT, (818) 387-5050, TO OBTAIN PROJECT PERMIT TO TAKE THESE NOTES - SEE OAK TREE NOTES PERIOD.

### AGENCY NOTES

- A PERMIT TO OPERATE IN ZONE 3 MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO COMMENCING WORK. CALL (818) 349-1447 FOR INFORMATION.

### EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS ADVISED TO TAKE THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE PLANS. ANY OTHER UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS, IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN (OR NOT SHOWN) ON THESE PLANS AND LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

### INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

### GRADING PLAN LEGEND

EXISTING ELEVATION  
PROPOSED GRADE  
PROPOSED ELEVATION  
EXISTING ELEVATION  
PROPOSED GRADE  
PROPOSED ELEVATION

### ABBREVIATIONS

AG. S. BEGIN CURVE  
C. CURVE  
C.F. CURVE FACE  
C.P. CURVE POINT  
C.C. CLEAN CUT  
D.P. DITCH OR SWALE  
D. DRAINAGE  
S.G. GROUND SURFACE  
G.B. GROUND BENCH  
I.N. INTERSECTION  
M.H. MANDIBLE  
M.C. PORTLAND CEMENT CONCRETE  
P.C. PORTLAND CEMENT  
P.O. POLYURETHANE EPoxy  
R.C. REINFORCED CONCRETE  
R.D. ROAD DRAIN  
R.C.P. REINFORCED CONCRETE PAVEMENT  
R.P. REINFORCED CONCRETE PAVEMENT  
R.S. ROAD SURFACE  
S.D. SUB DRAIN  
S.S. STREET SURFACE  
T.C. TOP OF CURB  
T.O. TOP OF GRADE  
T.S. TOP OF SLOPE  
T.W. TOP OF WALL  
W.P. WATER MAIN PIPE  
W.M. WATER MAIN  
W.M. WELDED WIRE MESH

### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	PRELIMINARY COVER SHEET
2.	PRELIMINARY GRADING PLAN - SCALE 1"=30'
3.	PRELIMINARY SECTIONS SHEET
4.	PRELIMINARY COMPOSITE UTILITIES PLAN

### ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: 8543 CY ESTIMATED EXPORT: 7304 CY  
ESTIMATED FILL: 1360 CY ESTIMATED IMPORT: 0 CY  
ESTIMATED OVER-DRAINAGE: 3400 CY

### BENCHMARK

DESCRIPTION: B.M. 4589 (MOUNTAIN VIEW)  
ELEVATION: 312.46' SURVEY DATE: 2004  
NAD 83 49° 52' 00" W 119° 58' 00" N 119° 58' 00" W

### RECORD DRAWING STATEMENT

I HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND SEVERAL CONTRACTORS THAT THE WORK ON SHEET NO. \_\_\_\_\_ THROUGH \_\_\_\_\_ HAS BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE PERMIT, SPECIFICATIONS, PERMITS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE: \_\_\_\_\_ WORK NO.: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

REGISTERED GEOTECHNICAL ENGINEER DATE: \_\_\_\_\_ WORK NO.: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

### GEOLOGIST

NAME: GORDAN ASSOCIATES, INC.  
ADDRESS: 7155 OLD DENVER RD, THOUSAND OAKS, CA 91320  
REPRESENTATIVE: JEROME J. BLANCH  
TELEPHONE: (818) 374-6028

### OWNER

NAME: AGOURA BUSINESS CENTER WEST, LLC  
ADDRESS: 5301 DERRY AVENUE, AGOURA HILLS, CALIFORNIA  
REPRESENTATIVE: DALE POE  
TELEPHONE: (818) 441-1212

### CIVIL ENGINEER

NAME: WESTLAND CIVIL, INC.  
ADDRESS: 510 ST. CHARLES DR, SUITE 204, THOUSAND OAKS, CA 91321  
REPRESENTATIVE: DONAL D. WHITE  
TELEPHONE: (805) 485-1330

### GEOTECHNICAL ENGINEER

NAME: GORDAN ASSOCIATES, INC.  
ADDRESS: 7155 OLD DENVER RD, THOUSAND OAKS, CA 91320  
REPRESENTATIVE: JEROME J. BLANCH  
TELEPHONE: (818) 374-6028

### UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800-227-2840  
NO WORKING DAYS BEFORE YOU DIG

### SOILS APPROVAL

THE PLAN HAS BEEN REVIEWED AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORTS; (I.E. GEOTECHNICAL REPORT REFERENCE NO. 16500)

REGISTERED GEOLOGIST DATE: \_\_\_\_\_ WORK NO.: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

### AGOURA HILLS

PREPARED BY: WESTLAND CIVIL, INC.  
DATE: \_\_\_\_\_

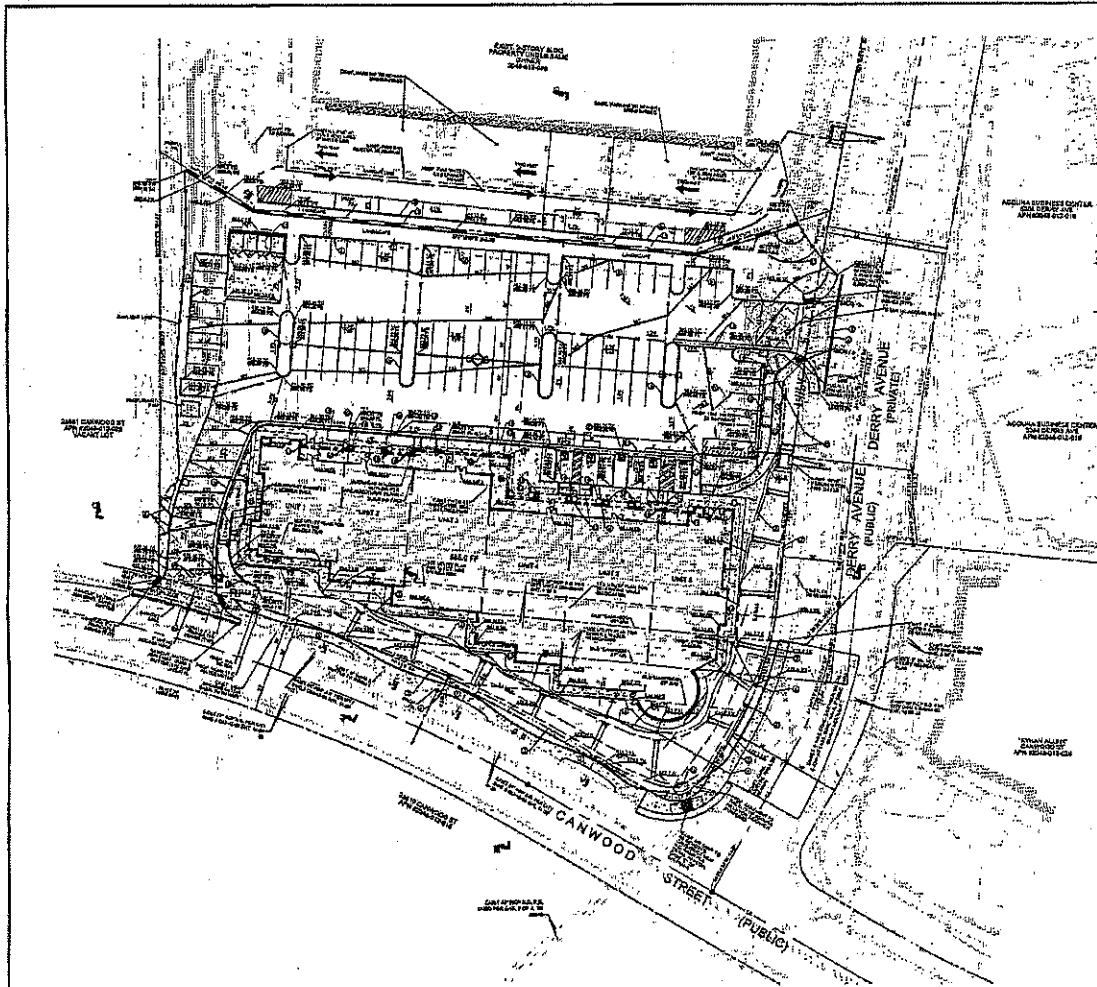
### VICINITY MAP

### PRELIMINARY COVER SHEET

AGOURA BUSINESS CENTER WEST, LLC  
5301 DERRY AVENUE  
AGOURA HILLS, CALIFORNIA

PROJECT NO. \_\_\_\_\_ SHEET 1 OF 4

REV.	SYMBOL	DESCRIPTION OF CHANGE	RCS	DATE



- LEGEND:**
- EXIST. WATER LINE
  - EXIST. SEWER LINE
  - EXIST. ELECT. LINE
  - EXIST. TELEPHONE LINE
  - EXIST. GAS LINE
  - EXIST. STORM DRAIN
  - EXIST. RECLAIMED WATER LINE
  - PROP. DRAINAGE LINE
  - PROP. SEWER LINE, MIN 1% SLOPE
  - PROP. WATER LINE & SERVICE
  - PROP. FIRE WATER LINE
  - PROP. DOMESTIC WATER LINE
  - PROP. ELECT. LINE
  - PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
  - PROP. RECLAIMED WATER LINE
  - PROPERTY LINE

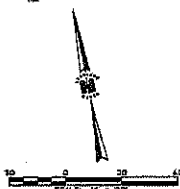
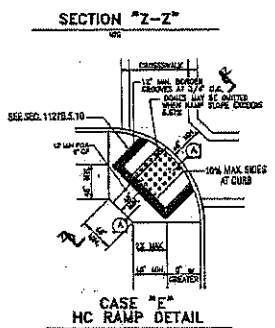
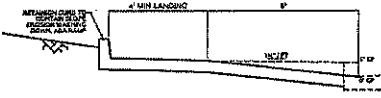
- EXIST. ELEVATION
- PROP. SEWER CLEAN OUT
- PROP. SEWER MANHOLE
- EXIST. SEWER MANHOLE
- CENTERLINE
- PROP. PARKING LIGHTS BY OTHERS
- DECORATIVE CONC. PAVEMENT
- 2% FILL SLOPE MAX

- ABBREVIATIONS:**
- CONC. CONCRETE
  - CL. CURB
  - CP. CLEAN PIPE
  - EO. EXISTING GRAVITY
  - ES. EXISTING SURFACE
  - FL. FLOW LINE
  - FS. FINISH GRADE
  - FS. FINISH SURFACE
  - GB. GRADE BREAK
  - H. HIGHS OF RETAINING
  - HP. HIGH POINT
  - INV. INVERT
  - UP. CONC. GUTTER LIP
  - LP. LOW POINT
  - PL. PROPERTY LINE
  - PP. POWER POLE
  - PAV. PAVEMENT
  - R/W. RIGHT OF WAY
  - TC. TOP OF CURB

- CONSTRUCTION NOTES:**
1. SAWCUT AND REMOVE EXISTING PAVEMENT SECTION: 4' A.C. ON 8" A.B. MIX. OR AS RECOMMENDED BY THE SOILS ENGINEER.
  2. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER A.P.W.A. STD. 1104, TYPE C, 2" THICK PCC. MODIFIED WITH 20% RUBBLE. 18" DEEP.
  3. GRADE 2" WIDE GRASS LINES 4' DEEP SWALE.
  4. CONSTRUCT PARAWAY DRAIN PER A.P.W.A. STD. PLAN 100-2, CASE II BULKHEAD.
  5. CONSTRUCT 2' MEANSWING SIDEWALK WITH 8' SLOUGH CURB (SEE ELEVATION AND TYPED NOTES) EDGE PER CITY STANDARDS.
  6. CONSTRUCT CONC. HEADWALL AND WINDWALL PER CALTRANS STD. D 118 D. PIPE DIA = 18" A.S.A. REMOVE EXIST. CONC. HEADWALL AND WINDWALL. JOIN EX. 2" A.C.P. WITH NEW 2" P.C.P. TO PROP. HEADWALL.
  7. CONCT. 2' SIDE OPENING CATCH BASIN PER A.P.W.A. 1000. CONCT. SEDIMENT WALL BY SEPARATE POINT, 2' HIGH MAX.
  8. CONCT. 4" CONC. CURB.
  9. CONCT. 4" CONC. CURB AND GUTTER.
  10. CONCT. 3" WIDE CONC. DUTTER.
  11. CONCT. 12" WIDE 4" THICK CONC. SIDEWALK, MODIFIED TO 4" WIDE AROUND BUILDING.
  12. CONCT. 4" CONC. RAIN PILE STATE TITLE 21 A.S.A. STD. PROP. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
  13. CONCT. SEDIMENT RETAINING WALL BY SEPARATE PERMIT.
  14. REMOVE EXIST. 24" R.C.P. S.D. SEE UTILITIES PLAN.
  15. CONCT. 24" RCP (SHOULDER OR EQUAL).
  16. PROP. TRAIL WALL, USE FOOTING. SEE LANDSCAPE PLANS.
  17. RECONSTRUCT DRAIN PER ARCHITECTURAL PLANS.
  18. INSTALL 1/2" PVC 1/2" DRAIN PIPE.
  19. CONCT. DRAIN PIPE TO EXIST. CL.
  20. CONCT. 4" AC PAVEMENT ON AGG. BASE PER SOILS ENGINEER.

- NOTES:**
1. SEE UTILITY RELOCATION PLAN FOR ABANDONMENT OF CONFLICTING PUBLIC UTILITIES.
  2. NO CAR TREES ON CONSTRUCTION SITE.

- LIGHTING:**
- PROP. PARKING LIGHTS BY OTHERS
  -



**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-237-2400

TWO WORKING DAYS BEFORE YOU DIG

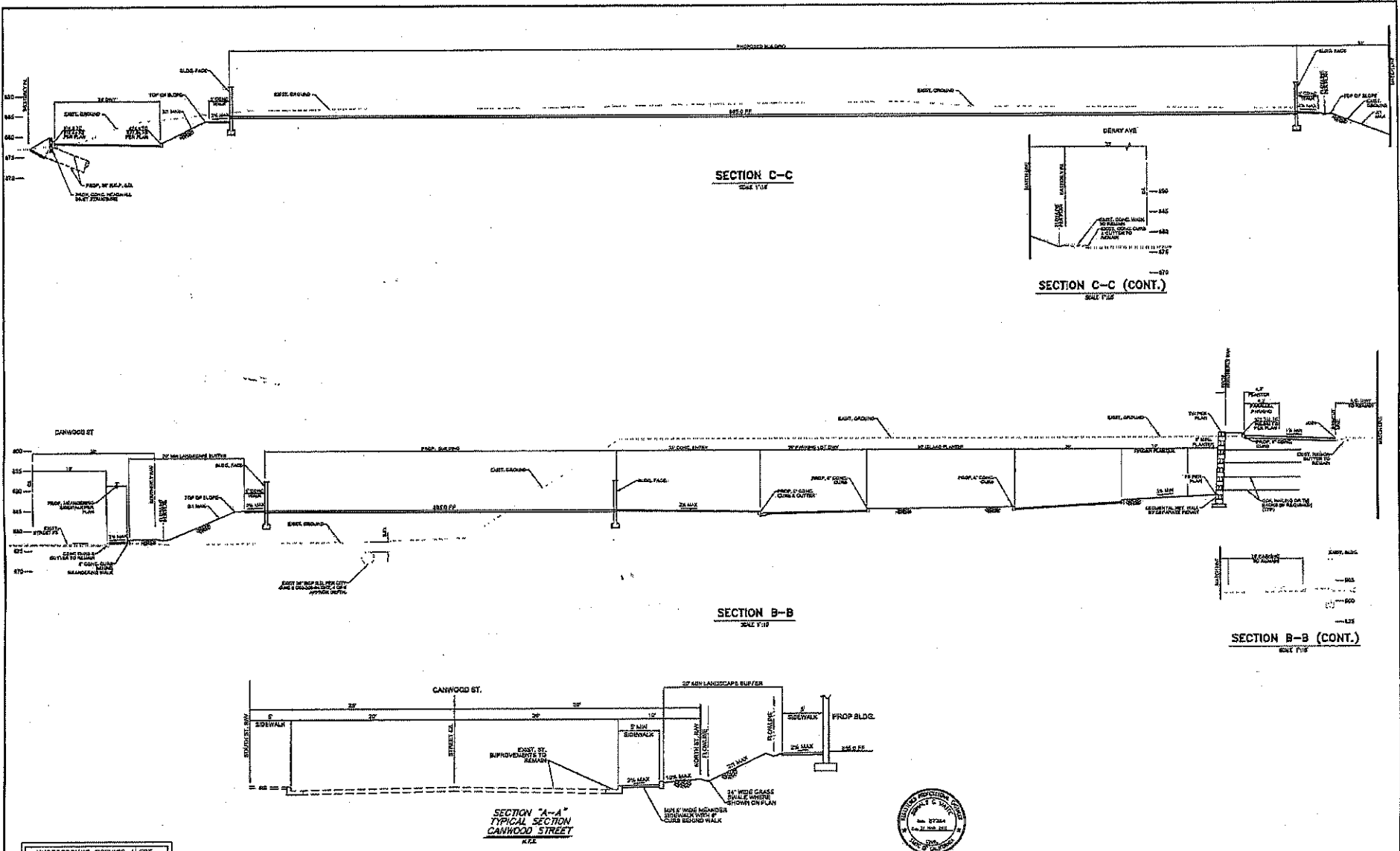
REV	SYMBOL	DESCRIPTION OF CHANGE	AGE	DATE

PREPARED BY  
**WESTLAND CIVIL, INC.**  
100 W. BLANCK RD., SUITE 100, SAN ANTONIO, TEXAS 78201  
TEL: 512-343-1111 FAX: 512-343-1112

APPROVED BY  
**AGOURA HILLS**

**PRELIMINARY GRADING / DRAINAGE PLAN**  
**AGOURA BUSINESS CENTER WEST, LLC**  
5301 DERRY AVENUE,  
AGOURA HILLS, CALIFORNIA

PROJECT NO. \_\_\_\_\_ SHEET 2 OF 4  
DATE: 01/27/2008



SECTION C-C  
SCALE 1/8"=1'-0"

SECTION C-C (CONT.)  
SCALE 1/8"=1'-0"

SECTION B-B  
SCALE 1/8"=1'-0"

SECTION B-B (CONT.)  
SCALE 1/8"=1'-0"

SECTION "A-A"  
TYPICAL SECTION  
CANWOOD STREET  
1/8"=1'-0"

**UNDERGROUND SERVICE ALERT**  
CALL TOLL FREE  
1-800-222-2800  
TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

PREPARED BY  
**WESTLAND CIVIL, INC.**  
1000 S. GARDEN ST., SUITE 200, GARDEN GROVE, CA 92640  
TEL: 714/941-1111 FAX: 714/941-1112



**PRELIMINARY SECTIONS**  
**AGOURA BUSINESS CENTER WEST, LLC**  
5301 DERRY AVENUE  
AGOURA HILLS, CALIFORNIA

**WESTLAND GENERAL NOTES**

1. WESTLAND ENGINEERING, INC. HAS NOT BEEN RETAINED OR COMMISSIONED, AND ASSUMES NO RESPONSIBILITY TO PROVIDE DESIGN CONSTRUCTION REVIEW SERVICES RELATIVE TO THE CONTRACTOR'S SAFETY PRACTICES OR TO SIGNALS, NETWORKS, TRAFFIC, OR OBSTRUCTIONS OF PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM WORK.
2. THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN OBTAINED TO THE BEST OF THE ENGINEER'S ABILITY, BUT IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY ADDITIONAL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" TOLL FREE AT 1-800-227-2800, TWO DAYS PRIOR TO THE START OF CONSTRUCTION FOR UTILITY LOCATIONS.
4. THIS DRAWING, INCLUDING THE DESIGN INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED FOR USE IN CONNECTION WITH THE PROJECT IDENTIFIED HEREIN UNDER THE CONDITIONS EXISTING IN DECEMBER, 2005. ANY USE, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF WESTLAND ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK.
5. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
6. THE CONTRACTOR TO PROVIDE ADEQUATE DUST CONTROL, ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**PUBLIC UTILITIES / SERVICES**

<b>WATER:</b>	LAS VEGAS MUNICIPAL WATER DISTRICT 4325 LAS VEGAS ROAD CALABASCA, CA 91301 (818) 751-7138
<b>ELECTRICAL:</b>	SOUTHWEST CALIFORNIA EDISON 238 FORTY HILL DRIVE THOUSAND OAKS, CA 91320 (482) 434-7213
<b>TELEPHONE:</b>	AT&T 1824 HAYWARD ST., ROOM 800 VAN NUYS, CA 91410 (818) 272-2245
<b>GAZ:</b>	SOUTHWEST CALIFORNIA GAS CO. 871 S. HUNTER RD. 3041 AGOURA RD AGOURA HILLS, CA 91201-5454
<b>SEWER:</b>	CITY OF AGOURA HILLS 3041 AGOURA RD AGOURA HILLS, CA 91201-5454
<b>CABLE:</b>	THE WARNER 3325 KROLL DR VENEDIA, CA 91329 (949) 477-4003

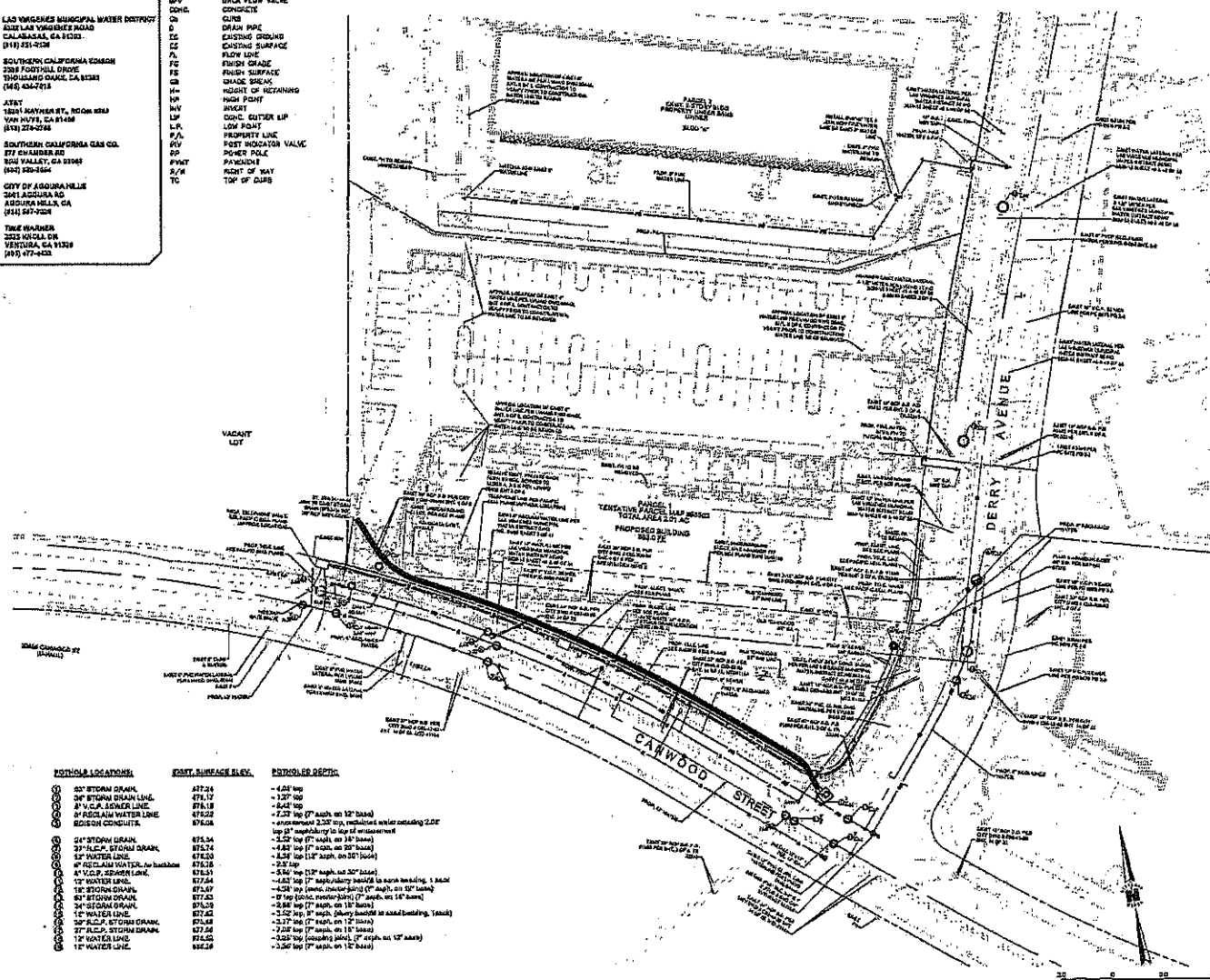
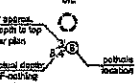
**ABBREVIATIONS:**

SPV	BACK FLOW VALVE
CONC	CONCRETE
GRN	GRASS
EXC	EXISTING GROUND
CS	EXISTING SURFACE
FL	FINISH FLOOR
FS	FINISH SURFACE
CS	CHASE SINK
H	HEIGHT OF RETAINING WALL
HP	HIGH POINT
LV	LOW POINT
LP	LOW POINT
LR	PROPERTY LINE
RP	POST INDICATION VALVE
PO	POWER POLE
PA	PAYMENT
RT	RIGHT OF WAY
TO	TOP OF CURB

- UTILITY NOTES:**
1. ALL UTILITIES WITHIN THE CONSTRUCTED AREA TO BE ABANDONED AND OR RELOCATED, AS SHOWN.
  2. EXIST. 18" RCP PIPE \_\_\_\_\_ MAY BE LEFT IN PLACE WITH A STRUCTURAL CAP OR RELOCATED AS SHOWN HEREON.
  3. THE RELOCATED UTILITIES ARE SCHEMATIC ONLY, SEE RESPECTIVE UTILITY CO. PLANS FOR CONSTRUCTION CHANGES.

**LEGEND:**

---	EXIST. WATER LINE
---	EXIST. SEWER LINE
---	EXIST. ELECT. LINE
---	EXIST. TELEPHONE LINE
---	EXIST. GAS LINE
---	EXIST. STORM DRAIN
---	EXIST. RECLAIMED WATER LINE
D	PROP. DRAINAGE LINE
S	PROP. SEWER LINE, MIN 1% SLOPE
W	PROP. WATER LINE & SERVICE
FW	PROP. FIRE WATER LINE
DM	PROP. DOMESTIC WATER LINE
E	PROP. ELECT. LINE
T	PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
RM	PROP. RECLAIMED WATER LINE
---	PROPERTY LINE
EL	EXIST. ELEVATION
C.O.	PROP. SEWER CLEAN OUT
SMH	PROP. SEWER MANHOLE
SMH	EXIST. SEWER MANHOLE
CL	CENTERLINE
CL	PROP. POTHOLE LOCATION



POT HOLE LOCATIONS	POT. SURFACE ELEV.	POT HOLE DEPTH
1 60" STORM DRAIN	874.24	-4.00' deep
2 36" STORM DRAIN LINE	874.17	-3.20' deep
3 8" V.C.P. SEWER LINE	874.18	-6.40' deep
4 8" RECLAIM WATER LINE	872.22	-7.20' deep (7" depth on 12" base)
5 60" STORM DRAIN	876.08	-4.00' deep (2.00' deep, 2.00' depth on existing 2.00' base)
6 36" STORM DRAIN	875.34	-4.80' deep (7" depth on 12" base)
7 36" STORM DRAIN	875.74	-4.80' deep (7" depth on 12" base)
8 36" WATER LINE	876.20	-5.20' deep (7" depth on 12" base)
9 8" RECLAIM WATER, for landscape	876.18	-5.20' deep (7" depth on 12" base)
10 V.C.P. SEWER LINE	873.51	-5.80' deep (7" depth on 12" base)
11 12" WATER LINE	877.64	-4.80' deep (7" depth on 12" base)
12 18" STORM DRAIN	877.67	-5.20' deep (7" depth on 12" base)
13 18" STORM DRAIN	877.63	-5.20' deep (7" depth on 12" base)
14 24" STORM DRAIN	875.28	-5.80' deep (7" depth on 12" base)
15 12" WATER LINE	877.62	-5.20' deep (7" depth on 12" base)
16 36" R.C.P. STORM DRAIN	875.68	-5.20' deep (7" depth on 12" base)
17 36" R.C.P. STORM DRAIN	877.26	-5.20' deep (7" depth on 12" base)
18 12" WATER LINE	876.40	-5.20' deep (7" depth on 12" base)
19 12" WATER LINE	882.28	-5.20' deep (7" depth on 12" base)

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

REV.	SYMBOL	DESCRIPTION OF CHANGE	DATE

DESIGNED BY: **MR. MURRAY**

WESTLAND CIVIL, INC.  
180 S. HUNTER RD., SUITE 100  
VENEDIA, CA 91329  
(949) 477-4003

**AGOURA HILLS**

**PRELIMINARY UTILITIES RELOCATION PLAN**  
5301 DERRY AVE  
CITY OF AGOURA HILLS

PROJECT NO. \_\_\_\_\_

SHEET 4 OF 4

3/17/2006





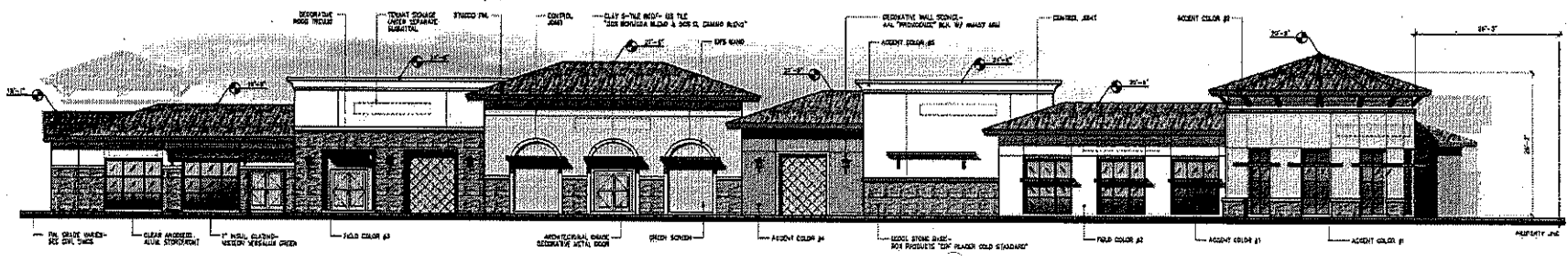




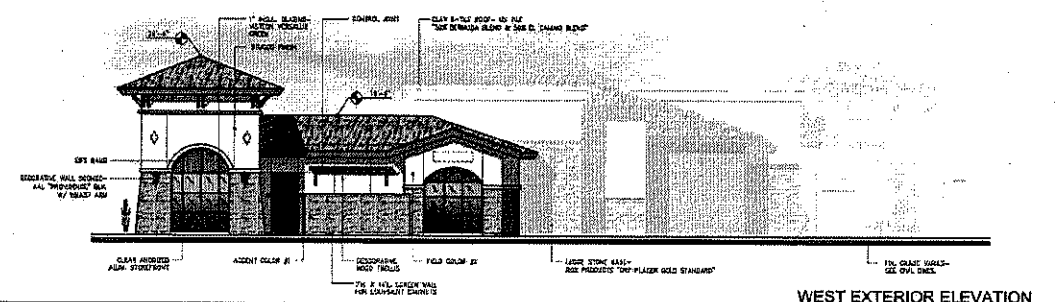
**RETAIL DEVELOPMENT  
FOR THE PROPERTY LOCATED  
AT THE NORTHWEST CORNER OF  
DERRY AVENUE & CANWOOD STREET,  
AGOURA HILLS**

**CONDITIONAL USE PERMIT CASE NO. 07-CUP-010  
SIGN PERMIT CASE NO. 07-SP-036  
VARIANCE REQUEST CASE NO. 08-VAR-006  
VESTING TENTATIVE PARCEL MAP 69426  
GENERAL PLAN AMENDMENT CASE NO. 07-GPA-001  
ZONE CHANGE CASE NO. 07-ZC-001**

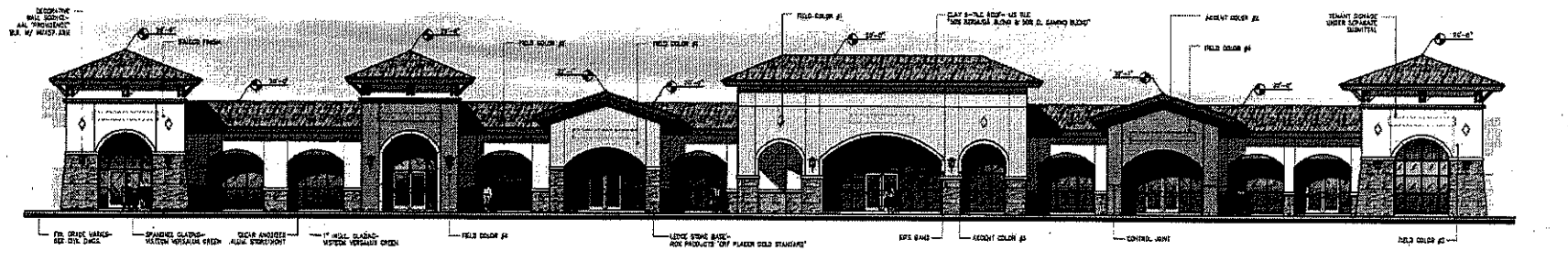
**EXHIBIT E  
Renderings  
and  
Photosimulations**



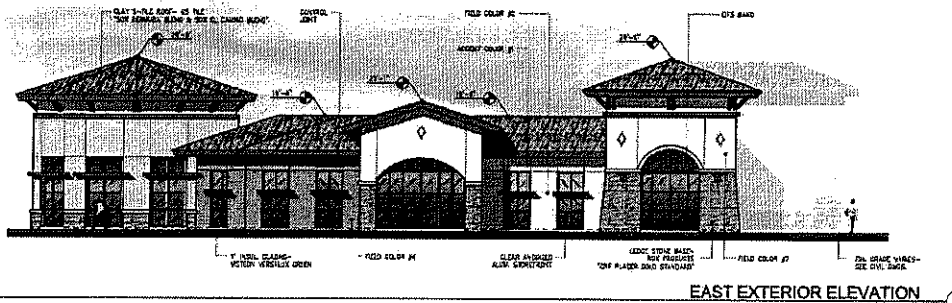
SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" (A)



WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" (B)



NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" (C)



EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" (D)

**WARE MALCOMB**  
ARCHITECTS  
15000 AGOURA AVENUE, SUITE 100  
AGOURA, CALIFORNIA 91301  
TEL: (818) 476-1100  
WWW.WAREMALCOMB.COM

**AGOURA BUSINESS CENTER WEST, LLC**  
**AGOURA BUSINESS CENTER WEST**  
6301 DERRY AVENUE  
AGOURA HILLS, CALIFORNIA

EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	08/14/21	ISSUED FOR PERMIT
2	08/14/21	ISSUED FOR PERMIT
3	08/14/21	ISSUED FOR PERMIT
4	08/14/21	ISSUED FOR PERMIT
5	08/14/21	ISSUED FOR PERMIT
6	08/14/21	ISSUED FOR PERMIT
7	08/14/21	ISSUED FOR PERMIT
8	08/14/21	ISSUED FOR PERMIT
9	08/14/21	ISSUED FOR PERMIT
10	08/14/21	ISSUED FOR PERMIT

DATE: 08/14/21  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 2100  
JOB NO.: 081-156-00

**A4.1**

15000 Agoura Avenue, Suite 100, Agoura Hills, CA 91301  
 Ware Malcomb Architects, Inc.













Alfred A. Brown Center for  
Health Care  
Tennis Club  
Tennis Club  
Tennis Club









**RETAIL DEVELOPMENT  
FOR THE PROPERTY LOCATED  
AT THE NORTHWEST CORNER OF  
DERRY AVENUE & CANWOOD STREET,  
AGOURA HILLS**

**CONDITIONAL USE PERMIT CASE NO. 07-CUP-010  
SIGN PERMIT CASE NO. 07-SP-036  
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VESTING TENTATIVE PARCEL MAP 69426  
GENERAL PLAN AMENDMENT CASE NO. 07-GPA-001  
ZONE CHANGE CASE NO. 07-ZC-001**

**EXHIBIT F  
Photographs of the Site  
and  
Color Copy of the Color and Material Board**



PHOTO KEY PLAN

Agoura Business Center West  
AGOURA HILLS, CALIFORNIA

**WARE MALCOMB**  
architecture  
planning  
interiors  
graphics  
[www.warmalcomb.com](http://www.warmalcomb.com)  
310.481.0400





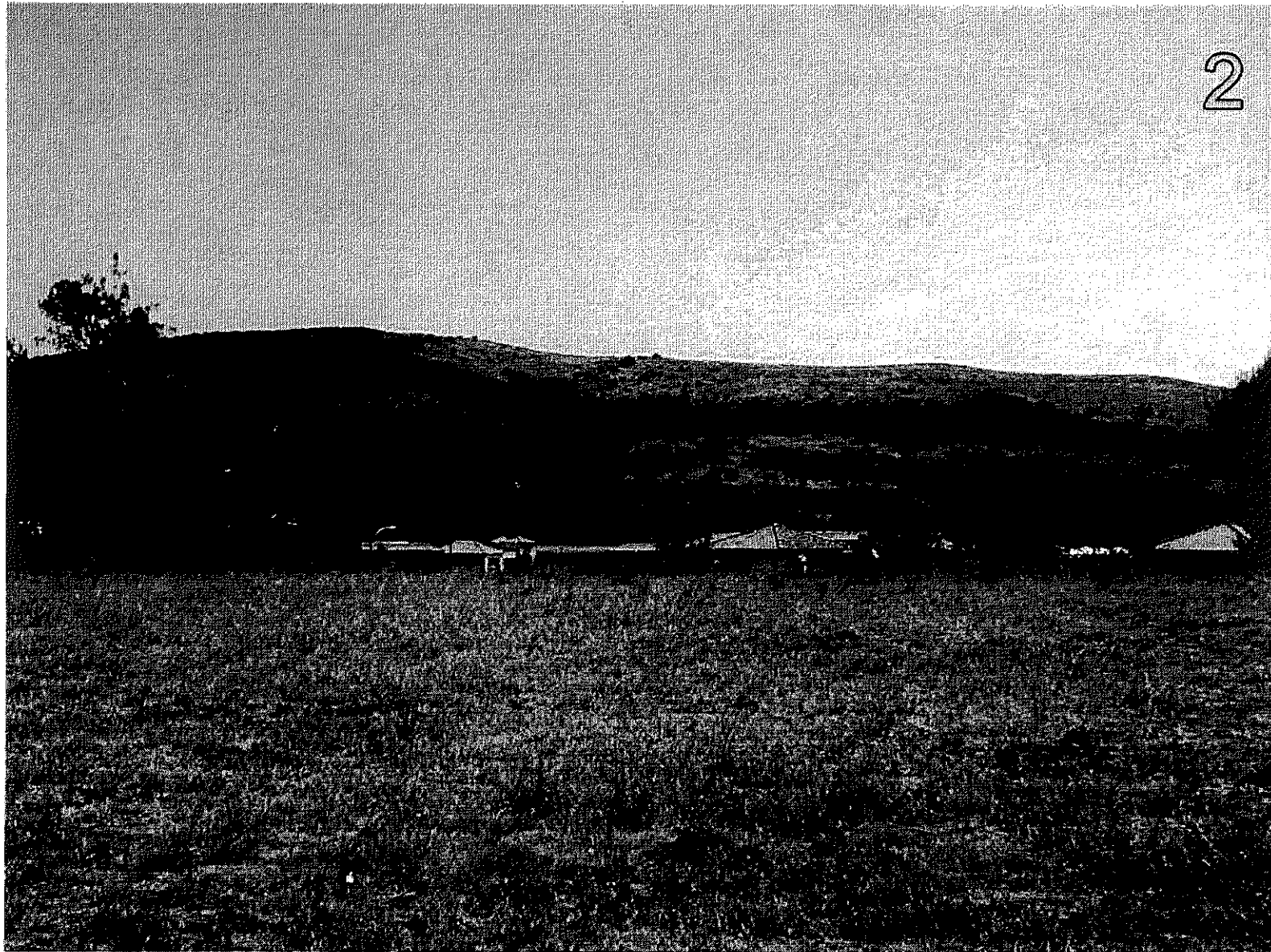
SITE PHOTOS

Agoura Business Center West  
AGOURA HILLS, CALIFORNIA

WARE MALCOMB

architects  
planning  
interiors  
graphics

[www.waremalcomb.com](http://www.waremalcomb.com)  
310.481.0400



SITE PHOTOS

06.23.07

Agoura Business Center West  
AGOURA HILLS, CALIFORNIA

WARE MALCOMB

architecture  
planning  
interiors  
graphics  
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310.481.0400

3



SITE PHOTOS

05.23.07

Agoura Business Center West  
AGOURA HILLS, CALIFORNIA

WARE MALCOMB

architecture  
planning  
interiors  
graphics

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310.481.0400





SITE PHOTOS

05.13.07

Agoura Business Center West  
AGOURA HILLS, CALIFORNIA

WARE MALCOMB

architecture  
planning  
interiors  
graphics

[www.waremalcomb.com](http://www.waremalcomb.com)  
310.481.0400

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SITE PHOTOS

05.23.07

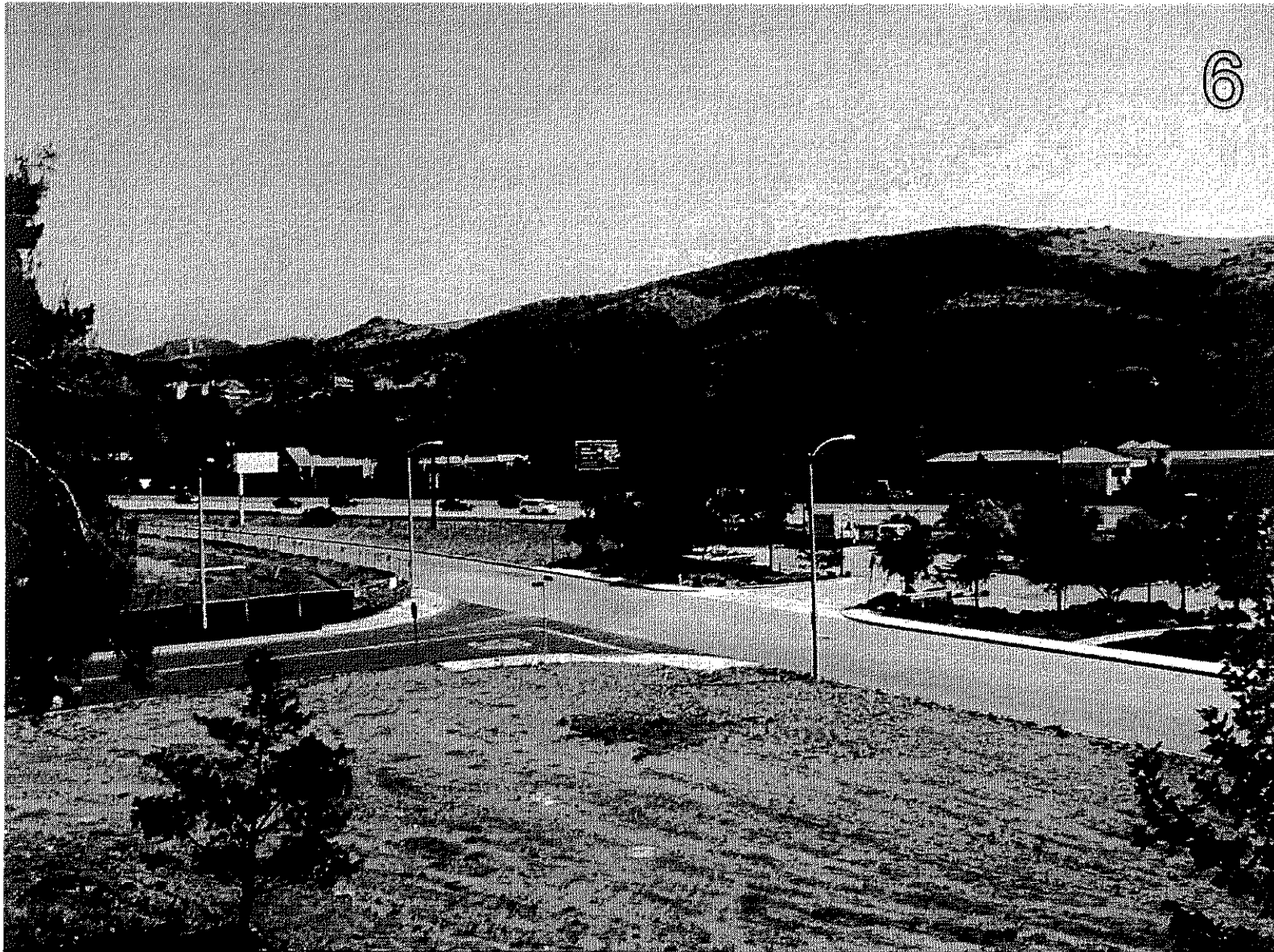
Agoura Business Center West  
AGOURA HILLS, CALIFORNIA

WARE MALCOMB

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interiors  
graphics

[www.waremalcomb.com](http://www.waremalcomb.com)  
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SITE PHOTOS

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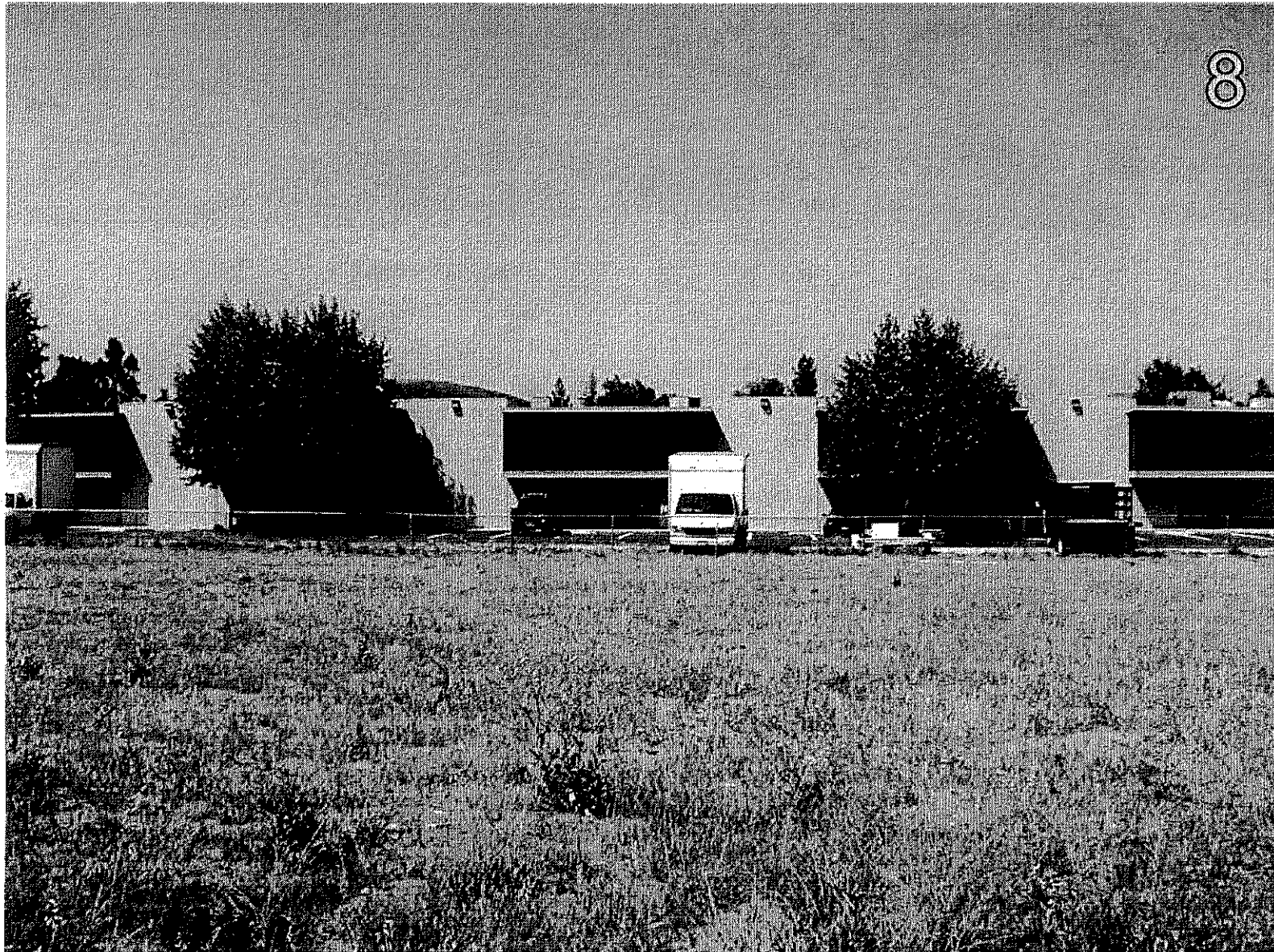
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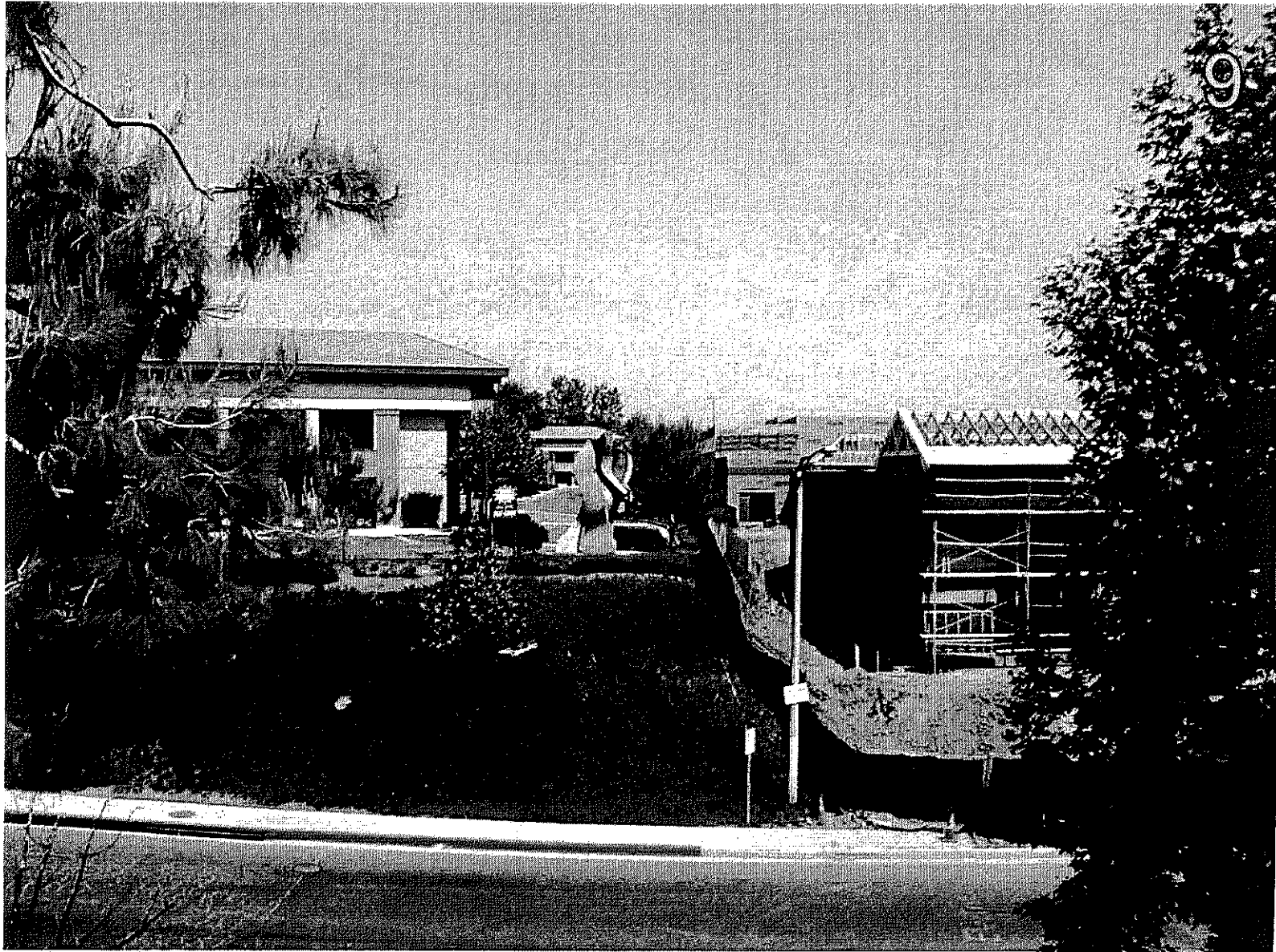
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SITE PHOTOS

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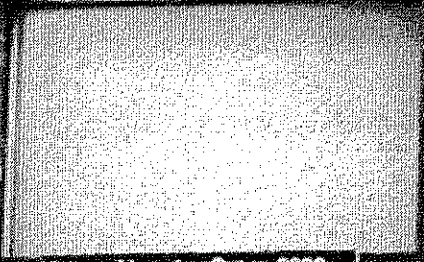
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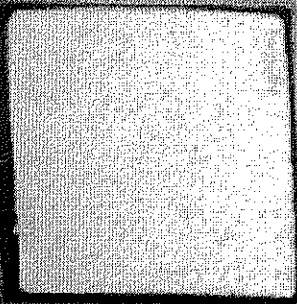
Visteon Versalux Green 2000  
Glass



ICI A1823 - Traditional Tan  
Field Color 1



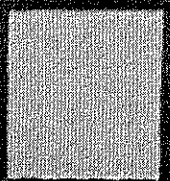
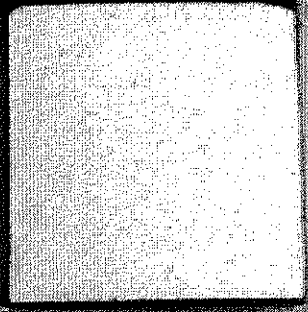
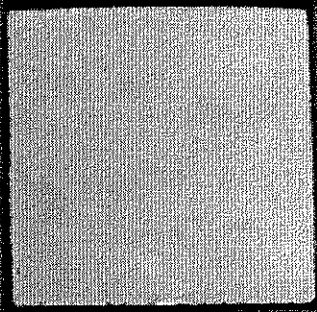
CRF Placer Gold Standard  
LedgeStone Veneer



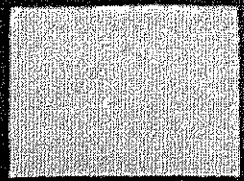
Clear Anodized Aluminum  
Mullion



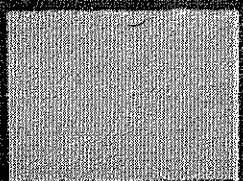
ICI A1726 - Light Taupe  
Field Color 2



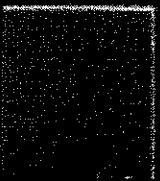
ICI A2013 - Seal Gray  
Accent Color 1



ICI A1798 - Brushwood  
Field Color 3



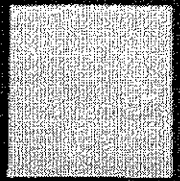
ICI A0573 - Century Brown  
Field Color 4



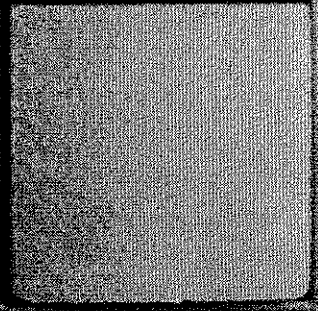
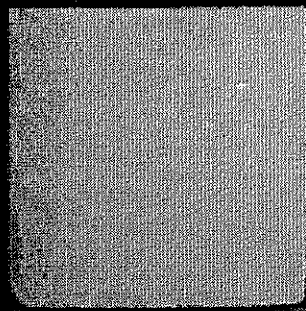
ICI A1743 - Otter Brook  
Accent Color 2



ICI A0148 - White on White  
Accent Color 3



ICI A1762 - Brownington Court  
Accent Color 4



El Camino & Bermuda Blend  
Roof Tile