

19. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
20. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning.
21. Prior to occupancy, each existing and new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic mulch as needed to supplement natural leaf litter.
22. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
23. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of the oak trees within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, and monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

END

EXHIBIT G

DRAFT RESOLUTION NO. 12-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL APPROVE A SIGN PERMIT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CHESEBRO ROAD AND PALO COMADO CANYON ROAD/DRIVER AVENUE (A.P.N. 2052-008-017 AND 2052-008-018) (CASE NO. 12-SP-011)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Aitan Hillel, with respect to the real property located at the southeast corner of Chesebro Road and Palo Comado Canyon Road/Driver Avenue (A.P.N. 2052-008-017 and 2052-008-018), requesting approval of a sign permit (Case No. 12-SP-011) for the construction of one (1) monument sign to serve a townhome complex. A public hearing was duly held to consider Case No. 12-SP-011 on August 2, 2012, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section II. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section III. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9655.5.D and 9655.6.E of the Agoura Hills Municipal Code, that:

A. The proposed monument sign, as conditioned, is consistent with the General Plan and the provisions of the Zoning Ordinance, including the Sign Ordinance. The sign program enhances the visual character of the townhomes complex and provides meaningful identification, as called for in Policy LU-13.2 of the General Plan.

B. The location of the proposed sign and the design of their visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions), as conditioned, are legible under normal viewing conditions prevailing where the sign is to be installed. The monument sign will be subtly externally illuminated to identify the complex. The sign will be located near the southwest corner of the site, near the southerly driveway entrance on Chesebro Road. The sign will be located five feet from the front property line. Given its proposed location and the subtle illumination, the sign will be legible under normal viewing conditions.

C. The location and design of the proposed sign, its size, shape, illumination, and colors, as conditioned, are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The size of the sign is appropriate given the size of the property and the proposed sign colors and materials are compatible with the buildings served by the signs and the Old Agoura Design Overlay zone.

D. The proposed sign, as conditioned, is consistent with the sign standards of the Sign Ordinance in that the number of colors, the proposed materials, and the illumination of the project identification sign are consistent with the standards specified in the Sign Ordinance, Sign Guidelines, and the Old Agoura Design Overlay zone.

E. The proposed sign, as conditioned, is consistent with the City's adopted sign design guidelines. The proposed sign colors and letter styles are compatible with the architectural design of the buildings that are served in that they will incorporate earth-tones, wood, and stone materials.

Section IV. The Planning Commission has reviewed the Mitigated Negative Declaration for the Project, and all comments received regarding the Mitigated Negative Declaration prior to and at the August 2, 2012 public hearing, and based on the whole record before it, finds that: (1) the Mitigated Negative Declaration was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

Section V. Based on the aforementioned findings, the Planning Commission hereby recommends that the City Council approve Sign Permit Case No. 12-SP-011, with respect to the property described in Section I hereof, and subject to the attached Conditions.

Section VI. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 2nd day of August, 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John O'Meara, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL
(CASE NO. 12-SP-011)

STANDARD CONDITIONS

1. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
2. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the Sign Plans for the townhome complex, approved by the City Council.
3. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
4. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
5. Unless this approval is used within two (2) years from the date of City approval, Sign Permit Case No. 12-SP-011 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
6. The applicant shall obtain a building permit for construction of the monument sign, and any other proposed sign as determined by the Building Official.

SPECIAL CONDITIONS

7. The monument sign shall be located at least five feet from the front property line.
8. Specific design details, including the routed lettering, colors, and illumination method, shall be in general compliance with the approved sign plans, shall comply with the City Sign Ordinance, and shall be subject to final approval by the Director of Planning and Community.

END

EXHIBIT H

DRAFT RESOLUTION NO. 12-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM IN CONNECTION WITH A PROPOSED 18-UNIT TOWNHOME DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF CHESEBRO ROAD AND PALO COMADÓ CANYON ROAD/DRIVER AVENUE (A.P.N. 2052-008-017 AND 2052-008-018)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. The Planning Commission hereby finds and determines that:

- A. An application was duly filed by Aitan Hillel, with respect to the real property located at the southeast corner of Chesebro Road and Palo Comado Canyon Road/Driver Avenue (A.P.N. 2052-008-017 and 2052-008-018), to develop an 18-unit townhome development, requiring the following approvals from the City: General Plan Amendment Case No. 12-GPA-001; Zone Change Case No. 12-ZC-001; Variance Case No. 12-VAR-001 (A & B); Site Plan/Architectural Review Case No. 12-SPR-002; Oak Tree Permit Case No. 12-OTP-005; and Sign Permit Case No. 12-SP-011 (collectively, the "Project").
- B. The Project has been environmentally reviewed pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's local CEQA guidelines.
- C. Pursuant to CEQA and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the approval of the proposed townhomes project as described in the Initial Study (the "Project"). The Initial Study indicated that the project would not result in or create significant adverse environmental impacts to any environmental categories, except that the Initial Study identified potentially significant impacts to Biological Resources, Archaeological Resources, and Traffic. Staff determined that all of these potentially significant impacts could be mitigated to a less than significant level with the imposition of mitigation measures. As such, Staff determined that a Mitigated Negative Declaration was the appropriate CEQA document for analyzing and disclosing the proposed Project's potentially significant environmental impacts.

- D. City staff prepared a Mitigated Negative Declaration for the Project and provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration, as required by law. The public comment period commenced on May 24, 2012, and expired on June 25, 2012.
- E. Copies of the documents have been available for public review and inspection at the offices of the Department of Planning and Community Development, located at City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.
- F. Nine (9) written comments were received prior to the public hearing and a response to all of the comments made therein was prepared, submitted to the Planning Commission, and incorporated into the administrative record of the proceedings. Those comments and the responses are included as part of the Final Mitigated Negative Declaration.
- G. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration prior to and at the August 2, 2012 public hearing, and based on the whole record before it, finds that: (1) the Mitigated Negative Declaration was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

Section 2. Exercising its independent judgment and analysis, and based on the entire administrative record before it, the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration for the Project, based on the Planning Commission's conclusion that the Project will not result in any significant adverse environmental impacts with the incorporation of the mitigation measures.

Section 3. The Planning Commission also hereby recommends that the City Council approve and adopt the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A and incorporated herein by this reference.

Section 4. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 2nd day of August, 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John O'Meara, Chairperson

ATTEST:

Mike Kamino, Secretary

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Hillel 18-Unit Townhome project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development.

As stated in Section 21081.6 of the Public Resources Code,
... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Agoura Hills departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



Hillel 18-Unit Townhome Project
Mitigation Monitoring and Reporting Program

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
Biological Resources						
BIO-1	To compensate for the loss of four oak trees, at least 12 replacement oak trees shall be planted on-site, consisting of at least eight (8) 24-inch box oak trees and four (4) 36-inch box oak trees. The 12 oak tree trees shall be shown on the project's approved landscape plans prior to issuance of a grading permit. The trees shall be planted on-site, per the landscape plans, prior to issuance of a certificate of occupancy for the first residential unit. In addition, the applicant shall hire the services of a City approved oak tree monitor during construction to ensure that all "Work Procedures" described in the Oak Tree Report are followed during construction.	Planning and Community Development Department	The Planning and Community Development Department shall review the final landscaping plan to ensure the plan includes at least 12 oak trees (8 24-inch box trees and 4 36-inch box trees).	Prior to issuance of a building permit.		
Cultural Resources						
CR-1	A qualified archaeologist shall monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil. If artifacts are discovered, the developer shall notify the City of Agoura Hills' Planning Department immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Equipment stoppages prescribed by the archaeologist shall only involve those pieces of equipment that have actually encountered significant or potentially significant resources, and should not be	Planning and Community Development Department/ Building & Safety Department	The project's construction manager shall monitor the site for evidence of archaeological or paleontological resources.	On-site monitoring shall occur during all grading activities.		

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
				Check Box	Date
<p>construed to require stoppage of all equipment on the site unless the resources are thought by the archaeologist to be distributed throughout the entire site. The purpose of stopping the equipment is to protect cultural/scientific resources that would otherwise be impacted, and said equipment may undertake work in other areas of the site away from the discovered resources. If the find is determined by the archaeologist to be a unique archaeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code with mitigation as appropriate. If the find is determined not to be a unique archaeological resource, no further action is necessary and construction may continue.</p>					
<p>CR-2</p> <p>Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist. In general the following guidelines shall be followed:</p> <ul style="list-style-type: none"> • Preservation of sites in-place is the preferred manner of avoiding damage to historic and prehistoric archaeological resources. • In the event of discovery of human remains, work shall stop 	<p>Planning and Community Development Department/ Building & Safety Department</p>	<p>All on-site grading or other site disturbance shall be suspended in the event human remains are unearthed.</p>	<p>This measure shall be implemented as directed by the County Coroner and/or Native American Heritage Commission (NAHC).</p>		

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
	Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	until the coroner has determined that no investigation of the cause of death is required; or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains shall be interred with appropriate dignity on the property in a location not subject to future development.					
Transportation/Traffic						
T-1	The project's proposed northern driveway entrance shall be restricted to right-in/ right-out movements with appropriate on-street signage and striping. Prior to issuance of a building permit, the driveway shall be reviewed and approved by the City's Traffic Engineer to ensure compliance with this traffic safety requirement.	Building and Safety Department And City Traffic Engineer	The Building and Safety Department and City Traffic Engineer shall review and approve final construction plans to ensure proper design of entrance/exit driveways	Prior to issuance of building permits.		



MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Hillel 18-Unit Townhome project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development.

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The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Agoura Hills departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



Hillel 18-Unit Townhome Project
Mitigation Monitoring and Reporting Program

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion		
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Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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CR-2	<p>Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist. In general the following guidelines shall be followed:</p> <ul style="list-style-type: none"> • Preservation of sites in-place is the preferred manner of avoiding damage to historic and prehistoric archaeological resources. • In the event of discovery of human remains, work shall stop 	<p>Planning and Community Development Department/ Building & Safety Department</p>	<p>All on-site grading or other site disturbance shall be suspended in the event human remains are unearthed.</p>	<p>This measure shall be implemented as directed by the County Coroner and/or Native American Heritage Commission (NAHC).</p>	

Hillel 18-Unit Townhome Project
Mitigation Monitoring and Reporting Program

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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Transportation/Traffic					
T-1	The project's proposed northern driveway entrance shall be restricted to right-in/right-out movements with appropriate on-street signage and striping. Prior to issuance of a building permit, the driveway shall be reviewed and approved by the City's Traffic Engineer to ensure compliance with this traffic safety requirement.	Building and Safety Department And City Traffic Engineer	The Building and Safety Department and City Traffic Engineer shall review and approve final construction plans to ensure proper design of entrance/exit driveways	Prior to issuance of building permits.	

EXHIBIT I

To the honorable members of the Agoura Hills Commission:

Keeping in mind that our particular plot of land is a focal point to the city of Old Agoura and its residents, our design process was to execute with the utmost attention to detail. For the past year and a half we have worked with the city staff, maintaining communication on a weekly basis, to address any concerns from the community (as well as the building and safety department, fire department, etc.) in a timely and effective manner. Throughout our design process, we have made countless efforts to ensure that our project is compatible with the Old Agoura design guidelines.

When we began the design process for this project, our understanding of the preferences of both the city staff and design review panel was for us to develop a **high end** multi-unit project that would attract and fulfill the needs of families. In this respect, we believe that a town home project would be most appropriate. Subsequently, our initial direction was to build a project that simulated a garden community of single-family dwellings by creating a layout that was composed of smaller separated structures and to also reduce the mass of one bulk structure.

To address the issues that came up during the design process and by the residents we have done the following:

Project Appearance

Our current design has front setbacks of 35' and 45' from the property line rather than the required 15' and a side yard setback of 9'6" rather than the 7' required by the city. We also separated the buildings to allow for more interior landscape and reduce the mass of one bulk building while providing a garden like living atmosphere with more interior open space.

We included trellises over all balconies and all outside parking and recreational BBQ areas in our current plan. In an attempt to avoid the boxy appearance we provided gabled roofs (rather than hip roofs initially proposed) and roof overhangs with decorative supporting beams and building overhang to each building, exterior window shutters and veneer stone on garage walls.

Our design includes berms around the perimeter of the project to further soften the height appearance of the project. It also provides the residents with a buffer from traffic noise and offers a sense of privacy and security.

Density

We created interior spacious areas between buildings to break the mass of a one structured building. We also deleted the proposed recreation room to allow for more open space and vacate additional room for landscaping.

It is also important to note that our current project design calls for significantly less units than what is allowed by city code. Rather than developing the maximum permissible 24 units we are proposing only 18 units, this demonstrates a 25% density reduction.

Height

The proposed height of our building is 34'11".

The building will be setback 36' and 45' from the property line. These deep setbacks along with the berms are designated to reduce the height appearance.

Per city request we also reduced the natural grade of the property by an average of 5'-6' to reduce the appearance of the building height from the street view.

Please note that the height of the adjacent office building is 34' and its elevation is measured at 942.8 (per survey) our proposed building elevation is at 943 and gradually elevate to 945 at the interior of the property, and 943 - 944 along Chesebro Rd.

Retaining Walls

The consequence of fulfilling the above needs (grade reduction of 5'-6') is that we ended up with higher retaining walls and are forced to apply for a variance that will allow us to build these walls higher than 6'. These higher retaining walls will only be placed in certain interior areas of the project.

To improve the appearance of the retaining walls we offer the usage of a decorative soil nail blocks.

Open Space Requirement

We provided two separate recreational areas, the first is a BBQ and Jacuzzi area and the second is BBQ with family seating area, both have covered trellises with decorative beams. This will allow the residents to use both areas at the same time. Moreover in the interest of the safety of the residents we believe that the Jacuzzi and BBQ area cater more to adult use than it does to child use. We initially proposed a recreation room which was deleted to reduce the mass of the building and create more open space.

Due to our intention to create interior space between the buildings and provide more than the required setbacks we ended up with a shortage of the required open space and are forced to ask for a variance.

Driveway

Due to the fire department requirements and the interior space between the buildings we are forced to create a longer driveway. However, we are willing to replace the colored concrete with any form of desirable hardscaping.

Oak Trees

To mitigate the removal of the young oak trees we provided a forest like landscaping around the perimeter of the project with an abundance of trees and vegetation.

This will also help screen the appearance of the building from the street view and will help compensate for the removal of the existing oak trees.

Throughout this step by step design process for the past 18 months, we have worked diligently with the city staff and the ARP to create an acceptable project to the city of Agoura Hills and its residents.

Thank you for your consideration,

Aitan Hillel

EXHIBIT J

Doug Hooper

From: William Kaplan [roknk44@gmail.com]
Sent: Monday, June 25, 2012 10:15 PM
To: Doug Hooper
Subject: Hillel Townhomes

Mr. Hooper,

I am opposed to the townhouse project as described. This is the "gatehouse" to Old Agoura, just under the over street sign. We love our unique community and work hard to guard its unique charm. Exiting the freeway coming home, the first thing we will see is a highly concentrated situation stuffed at the very entrance to our community. The number of units designed is too high I feel it misrepresents the neighborhood. Because of its location, it appears to set the tone for the entire community, but it doesn't at all. That's the problem. It doesn't fit. Nothing else is that congested. It doesn't go with Old Agoura in any way and would feel totally out of place here. It might be expected at the edge of a college campus for student housing, but not at the entrance of Old Agoura. Please reconsider this development and the number of units proposed.

Thank you.

William B. Kaplan
28028 Balkins Dr.

Doug Hooper

From: Ron Troncatty [rontron2000@yahoo.com]
Sent: Sunday, June 24, 2012 2:39 PM
To: Doug Hooper; Mike Kamino; Greg Ramirez; Ramiro Adeva
Subject: corrected Hillel letter. if you print one out please print this unexceptionable vs unacceptable in the last sentence

RE: HILLEL TOWNHOMES PROJECT

For the record gentlemen,

As a resident of Old Agoura as well as living within 300 ft of this project it is my hope that you take my concerns for this project very seriously.

I have three concerns in general. Architecture, Site Plan, and the amount of units proposed.

Regarding to architecture it is my opinion the design is almost completely without dimension or very little ofbuildings are boxes with no relief or offset or set backs with not even a balcony. The only appealing thing is the clapboard sidings. But putting clapboard siding on a box does little to make the box anymore appealing.

Regarding the site plan there seems to be little if any landscape, and the two larger buildings are placed parallel to each other, in rows, with little or no angle or offset and can be argued completely without concern for esthetics.

In Old Agoura the median home price is a million dollars even in this down market. These units look to sell in the neighborhood of 350 thousand at most and that in itself would qualify for low income housing in our neighborhood. Why would we want a low income housing project at our entrance. Just because the alternative is a commercial structure of some sort?

Another point regarding the site plan is that I could not find a reference in the negative declaration that considers the visual impact on our Old Agoura entrance sign and how the project effects the over all visual impact to entering Old Agoura and its community identity..

With regard to the number of units proposed this is more of a matter that should be directed specifically to the applicant and that a reasonable argument could be made that if fewer units were proposed with esthetics, setbacks, reliefs and landscape themes being more incorporated in the project that in turn the fewer individual units would sell for more at a total lower over all cost to the builder hence making both the applicant and the neighborhood happier.

Lastly, I must express my opinion regarding height to be somewhat conflicted. If the project were redesigned to be more esthetically pleasing then the height issue lessens for me because of the buffer it might help to create in lessening the incredible freeway noise the first few houses on Chesebro are now dealing with.

But that being said, the height of the project that is now being proposed is in my opinion is unacceptable.

Ron Tron

Dear Agoura Hills Planning Commission,

I am writing this letter in response to the Agoura Hills Hillel Townhomes proposed project. I have several concerns regarding this project. First of all the size that is being proposed is too enormous for the lot that it would be on. It seems that 35 foot tall buildings on the corner welcoming people into Old Agoura is not what we want to be known for. Our rural area needs to be a continuation of the Santa Monica Mountains and all their beauty. The square footage and density being proposed is also too much, .92 acre of concrete is what will be on this property. I believe that the Hillel family needs a new architect that knows how to design condominiums that actually have some character to them. I would like to see some poles on the property to show everyone the height of the proposed buildings, and what we will have to live with. This project needs to have the same thoughtfulness in construction and design as the furniture buildings on Canwood. Earth tones, wood, and native landscape should be the only designs allowed to be considered. They have already vengefully destroyed a beautiful Black Walnut tree and now they want to ask for an Oak tree variance? In my opinion, they should keep the Oak trees and only be allowed to use California Native plants in their landscape. This property is the home of many species of plants and animals. Once construction begins, the ecosystem will be destroyed. So by planting natives, it may have a chance to bring back some of the life again.

I am not naïve to believe that this property should never be developed, but how about coming to the table with thought out, well designed buildings. In the long run they Hillel family will realize that they will make their money and the buildings will fit into the unique area of Old Agoura.

Tara Farkash

28442 Driver Ave.

Agoura Hills, Ca

Doug Hooper

From: Chris Nitz [cnitz@wcis-ins.com]
Sent: Friday, June 22, 2012 2:11 PM
To: Mike Kamino
Subject: construction on palo camado and canwood

Follow Up Flag: Follow up
Flag Status: Flagged

I am a Old Agoura resident (6040 Chesebro Road) and I am in agreement with the Old Agoura Homeowners Association in regards to the issues they have raised in regards to the condo project at the above mentioned site. The project does not fit in the community for the reasons previously listed by the OAHA. Please take this into consideration. I appreciate your time and please call me at the number below if you have any questions. Thank you.

Chris Nitz
818-632-6415

Doug Hooper

From: Norman Jung [njung@yahoo.com]
Sent: Tuesday, June 19, 2012 8:09 PM
To: Mike Kamino
Subject: I agree with the Old Agoura Homeowners

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mike.

I agree with the old Agoura Homeowners on the proposed construction 18 unit townhouses. They are:

- **Too dense.** Fewer units.
- **Too high.** 34' 11" (twice as high as the Old Agoura sign). The surrounding neighbors are a park, a single story home, a single story preschool, a two story apartment building, and a two story office building. Nothing should be higher than the office building.
- **Too vertical.** They're just square boxes. Buildings need to be better broken up.
- **Too much concrete.** Better interior landscaping and green belt connectivity, especially for the residents' common area.
- **Too many retaining walls.** Respect the natural lay of the land and terrace the hill, not cut into it with over-height retaining walls (they're proposing two 9 foot stacked retaining walls which give the appearance of an 18 foot wall).
- **Story poles!** Ask the Planning Commissioners to have the applicant put of story poles. The visual simulations they're using do not show what the buildings will look like from the street. Show the neighbors what they'll be seeing.
- **Natural colors** not white stucco and bright blue shutters.

Sincerely,
Norman Jung

The information contained in this email is confidential information only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or is the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by return email and delete all copies of it from your system. Thank You

Doug Hooper

From: Gary Gallinot [ggallinot@hotmail.com]
Sent: Monday, June 18, 2012 5:55 PM
To: Mike Kamino
Subject: Palo Camado and Canwood Project

18 unit townhouse complex that is being proposed at the corner of Palo Comado and Canwood Street in the City of Agoura Hills, Old Agoura area.

concerns:

- **Too dense.** Fewer units.
- **Too high.** 34' 11" (twice as high as the Old Agoura sign). The surrounding neighbors are a park, a single story home, a single story preschool, a two story apartment building, and a two story office building. Nothing should be higher than the office building.
- **Too vertical.** They're just square boxes. Buildings need to be better broken up.
- **Too much concrete.** Better interior landscaping and green belt connectivity, especially for the residents' common area.
- **Too many retaining walls.** Respect the natural lay of the land and terrace the hill, not cut into it with over-height retaining walls (they're proposing two 9 foot stacked retaining walls which give the appearance of an 18 foot wall).
- **Story poles!** Please ask the Planning Commissioners to have the applicant put of story poles. The visual simulations they're using do not show what the buildings will look like from the street. Show the neighbors what they'll be seeing.
- **Natural colors** not white stucco and bright blue shutters.

The project would be a nice compliment to the area with the above concerns being addressed.

Thank You,

Gary Gallinot
Dr. Debbie Gallinot

6014 Fairview Place
Agoura Hills, CA 91301

Member Old Agoura homeowners Association

Doug Hooper

From: Lisa Schneider [honeybear3371@adelphia.net]
Sent: Monday, June 18, 2012 3:44 PM
To: Mike Kamino
Subject: Proposed development at Palo Comado & Canwood

Dear Mr. Kamino,

We are writing to protest the proposed 18-unit townhouse project at the corner of Palo Comado and Canwood Streets for several reasons:

1. **Too dense.** Fewer units would look better and be less traffic at this busy intersection.
2. **Too high.** Nothing should be higher than the adjacent office building. We would like to see the Old Agoura sign, not the townhome buildings.
3. **Too vertical.** They look like square boxes. It can't be that difficult to break up the buildings in a better way.
4. **Too much concrete.** Better interior landscaping and green belt connectivity, especially for the residents' common area.
5. **Too many retaining walls.** Respect the natural lay of the land and terrace the hill, not cut into it with over-height retaining walls.
6. **Story poles.** Show what the buildings will look like from the street – we want to know what we'll be seeing.
7. **Natural colors** not white stucco and bright blue shutters. Natural colors will be in keeping with the area.

Respectfully submitted,
Lisa & Shel Schneider
6018 Chesebro Rd.
Agoura

Doug Hooper

From: Ron Troncatty [rontron2000@yahoo.com]
Sent: Thursday, May 24, 2012 7:16 AM
To: Doug Hooper; Mike Kamino; Greg Ramirez; jess; Robyn Britton
Subject: Proposed project on the corner of Chesebro and Palo Comado

Please include in the record that of this date it is the interpretation of resident Ron Troncatty that this proposal proposes many too many units for less than an acre, .97, and that this property if developed into Condos or Townhomes, should more resemble the project on the south east corner of Colodny and Driver, whereas there are only 8 units on that acre. I think 8 units would be more acceptable if the architecture of said project is interpreted to be suitable for Old Agoura.

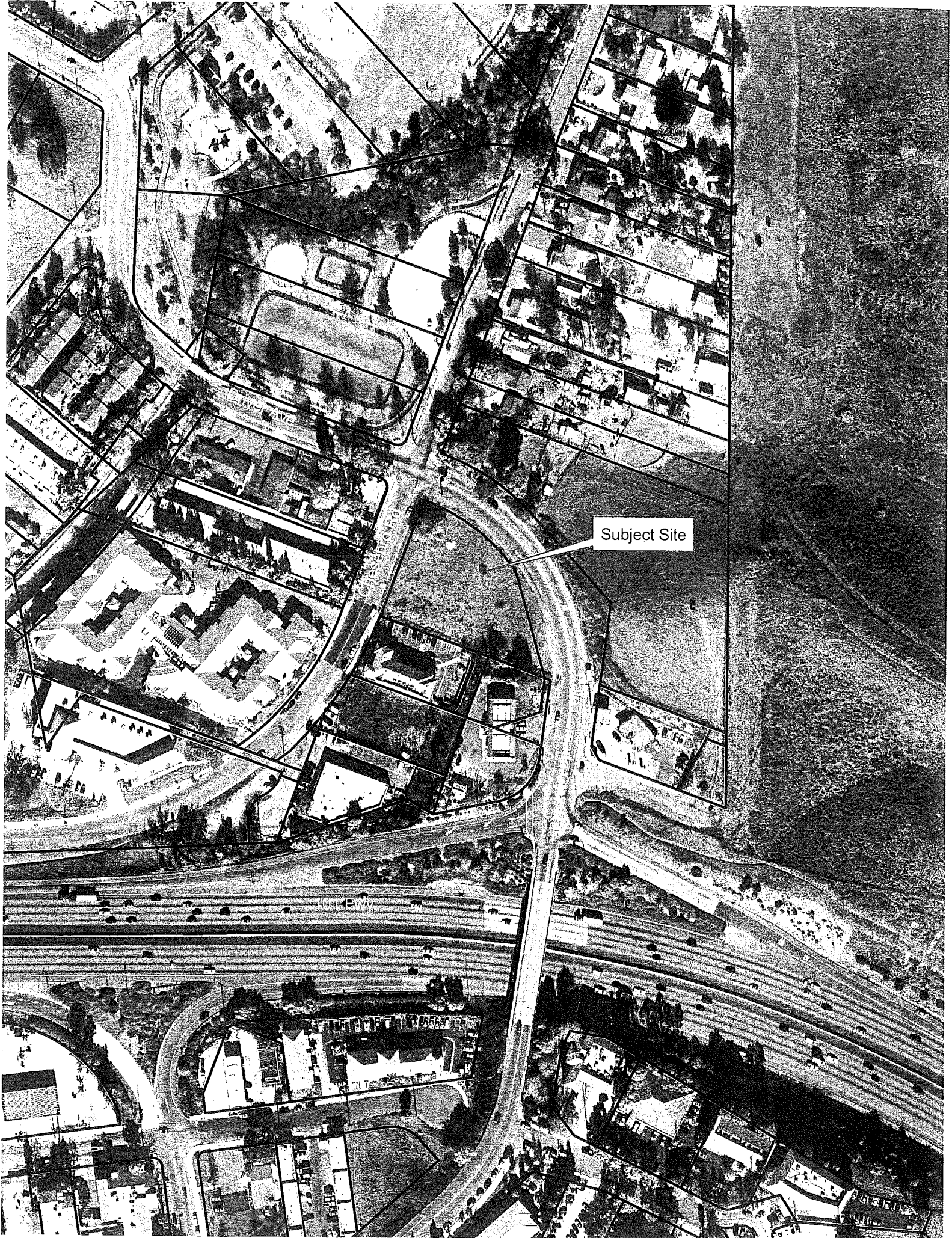
It must be said here that it is easily arguable that any and all development on this corner will very much effects Old Agoura's community identity as called for in the General Plan and therefore the architectural design should be in kind with Old Agoura's rustic and semi-rural appearance.

Also I must say that in the future the Civic Arts Center at the high school will surely cause us many headaches with applicants pointing to its architecture as an example eventhough we had zero input on its design.

P.S. How is it that this applicant believes he can get an approval of a project with one hand and the other hand he is suing the City for rejection his previous application. Perhaps he feels the City might compromise their ethics to effect an out of court settlement.

Sincelely
Ron Tron

EXHIBIT K



Subject Site

EXHIBIT L

PROPOSED 18 UNIT TOWNHOMES

PALO COMADO CANYON RD AND CHESBRO RD. AGOURA HILLS, CA.

PROJECT DESCRIPTION:

1. THE PROPOSED PROJECT CONSISTS OF 18 RENTAL TOWNHOME UNITS BUILT TO CONDOMINIUM SPECIFICATIONS PER CITY OF AGOURA HILLS
2. APPLICANT REQUESTS GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE AND DESIGNATION OF THE PROPERTY FROM CRS (COMMERCIAL RETAIL SERVICE) TO RHD (RESIDENTIAL HIGH DENSITY) THE REQUESTED ZONE CHANGE TO CHANGE TRIGER ZONING DESIGNATIONS FROM CRS-FC-OA FREEWAY CORRIDOR OVERLAY - OLD AGOURA DESIGN OVERLAY TO RH (25)-FC-OA FREEWAY CORRIDOR- OLD AGOURA DESIGN OVERLAY)
3. APPLICANT REQUESTS A VARIANCE FOR THE REDUCTION OF REQUIRED GROUP USABLE OPEN SPACE AND WALL HEIGHTS IN EXCESS OF 6' FEET.
4. CALCULATIONS OF TOTAL LIVABLE SPACE ARE EQUAL TO 26,200 +/- SQUARE FEET. GARAGE COVERAGE IS EQUAL TO 12,300 +/- SQUARE FEET.
4. CALCULATIONS OF OPEN SPACE = 4562.0 SQUARE FEET.
EAST CORNER = 1686.0 SQ. FT.
JACUZZI AREA = 1748.0 SQ. FT.
NORTHWEST CORNER = 848.0 SQ. FT.

SLOPE ANALYSIS

CONTOUR INTERVAL X TOTAL CONTOUR LENGHT X 100
NET PROPERTY AREA
1 FT. X 2914 X 100
41,039.0
= 7.1 % SLOPE PERCENTAGE

OWNER:

AITAN HILLEL
4834 DENSHORE DR. ENCINO, CA. 91438
PHONE: (818) 366-8382
CELL: (818) 481-8919
E: AITANHILLEL@HOTMAIL.COM

SHEET INDEX:

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-0.0	LAND USE AJACENCY PLAN
C-1.0	PRELIMINARY GRADING PLAN
C-1.1	CIVIL DETAILS, TYPICAL SECTION THRU SITE
A-0.0	PRELIMINARY SITE PLAN
A-0.1	PRELIMINARY PLANS, TYPE "D" UNITS, PALO COMADO FRONTAGE
A-0.2	PRELIMINARY PLANS, TYPE "D" UNITS, PALO COMADO FRONTAGE
A-1.1	PRELIMINARY PLANS, ISLAND TRIPLEX BUILDING
A-1.2	PRELIMINARY PLANS, ISLAND TRIPLEX BUILDING
A-1.3	PRELIMINARY PLANS, ISLAND TRIPLEX BUILDING
A-2.1	PRELIMINARY PLANS, END TRIPLEX BUILDING, TYPE "A" UNITS
A-2.2	PRELIMINARY PLANS, END TRIPLEX BUILDING, TYPE "A" UNITS
A-2.3	PRELIMINARY PLANS, END TRIPLEX BUILDING, TYPE "A" UNITS
A-3.1	PRELIMINARY PLANS, TYPE "A" UNITS
A-3.2	PRELIMINARY PLANS, TYPE "A" UNITS
A-D.0	SITE, ARCHITECTURAL DETAILS

CAD SERVICES:

DAVID G. SNIDER
DESIGN / DRAFTING
21900 MARTIN ST. CARSON, CA. 90745
PHONE: (310) 830-3356
FAX: (310) 830-3356
E: SNIDERFISH@YAHOO.COM

ENGINEER

TINO V. QUIAOT
P.E.
412 W. 213 ST. ST. CARSON, CA. 90745
PHONE: (310) 809-3709
FAX: (310) 549-9299
E: TVQUIAOT@SHCGLOBAL.NET

LEGAL DESCRIPTION

THAT PORTION OF LOTS 16, 17 AND 18 OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 79 THROUGH 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

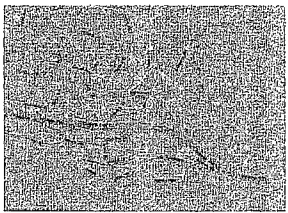
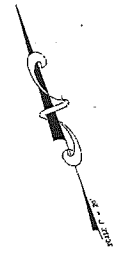
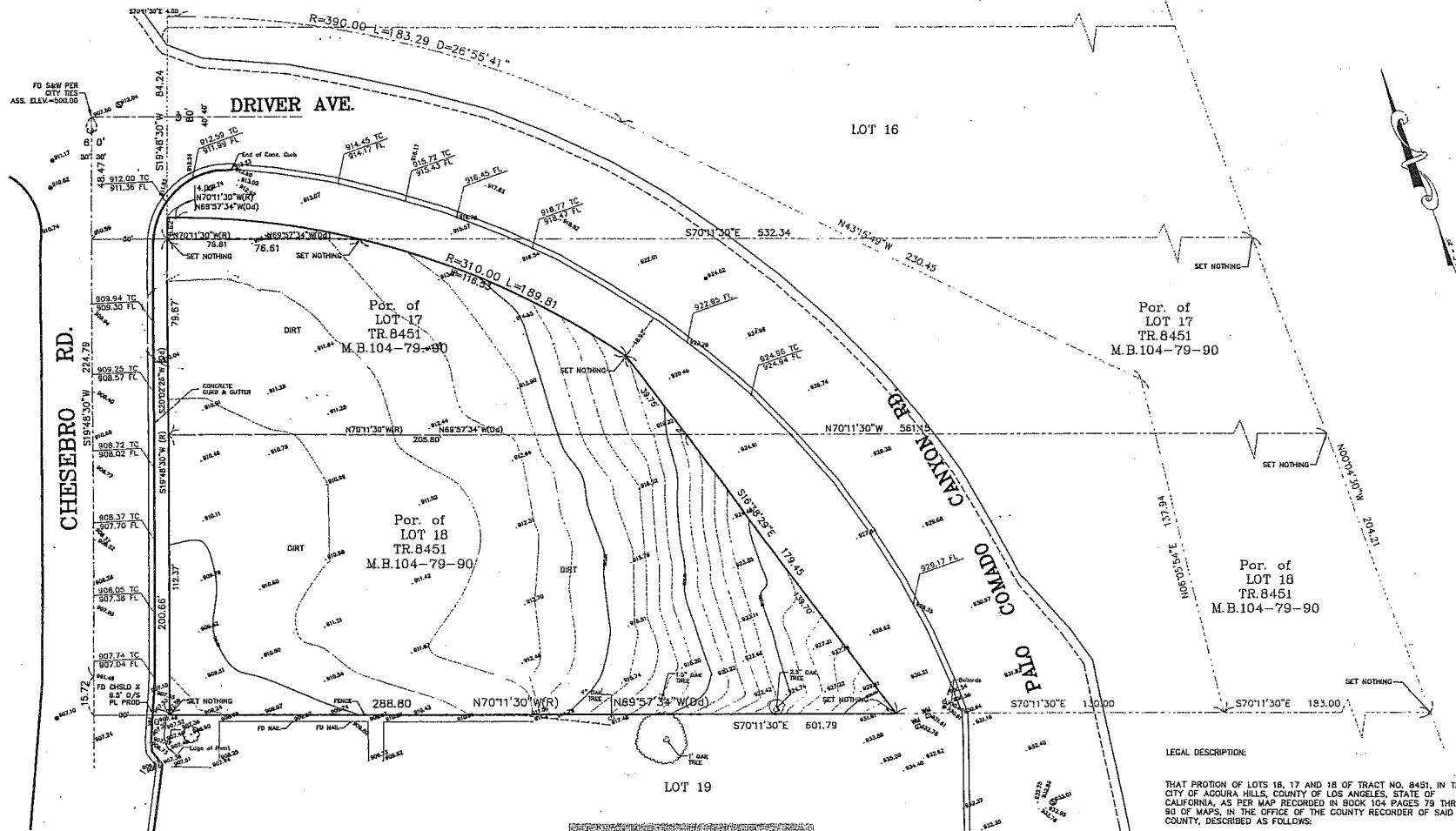
BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE SOUTH 70 DEGREES 11 MINUTES 20 SECONDS EAST 288.60 FEET; THENCE NORTH 6 DEGREES 38 MINUTES 29 SECONDS WEST 179.45 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 310 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 53 MINUTES 39 SECONDS EAST; THENCE ALONG SAID CURVE NORTHWESTERLY, THROUGH AN ANGLE OF 39 DEGREES 05 MINUTES 04 SECONDS, AN ARC DISTANCE OF 189.81 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 20 SECONDS WEST 4 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 30 SECONDS WEST 200.66 FEET TO THE POINT OF BEGINNING.

18 UNIT TOWNHOUSE DEVELOPMENT:

PORTIONS OF LOTS 17 & 18, TRACTS 8451 ON THE CORNERS OF PALO COMADO AND CANYON ROAD, AGOURA HILLS, CA.



T

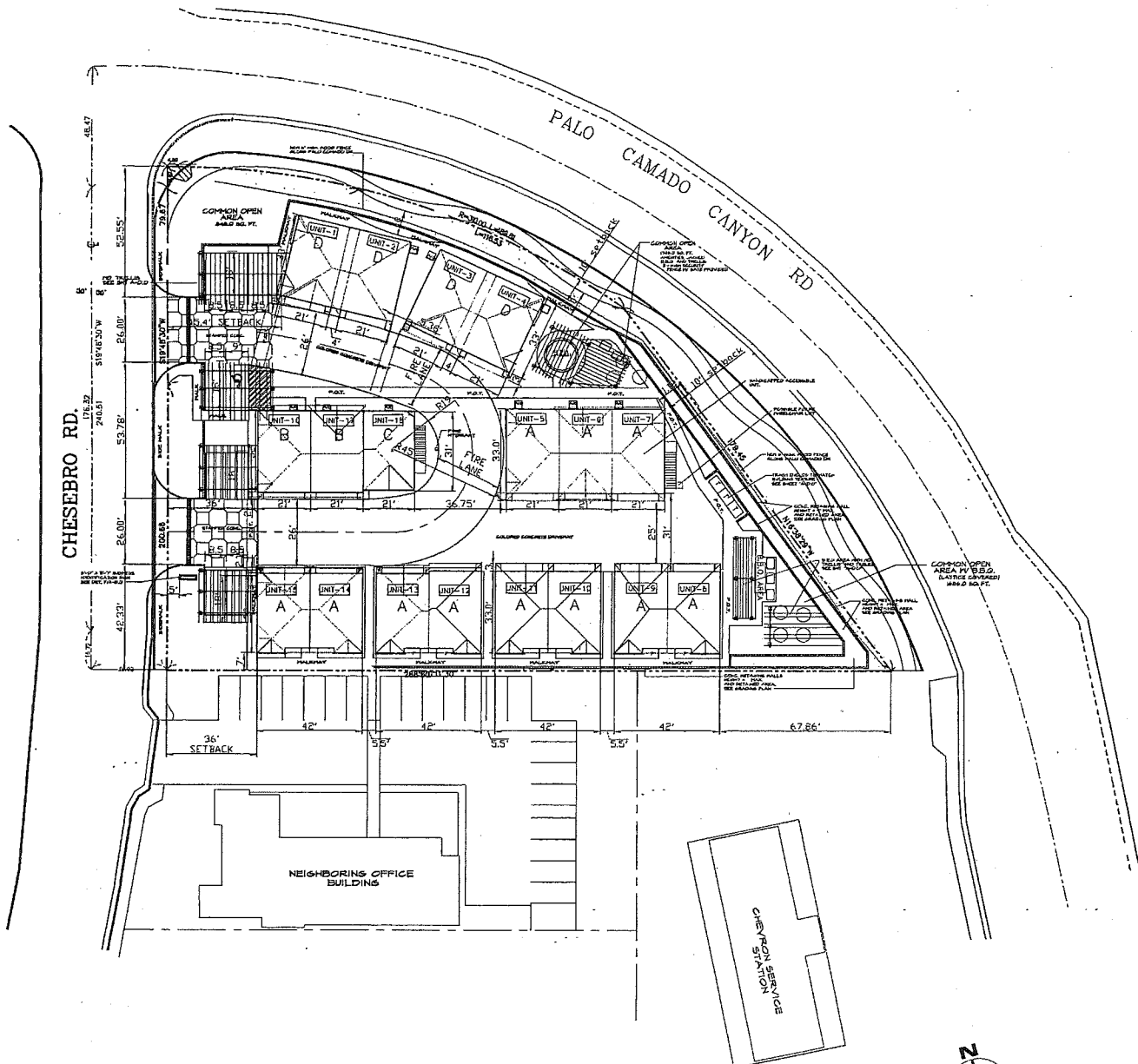


LEGAL DESCRIPTION:

THAT PORTION OF LOTS 16, 17 AND 18 OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 79 THROUGH 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE SOUTH 70 DEGREES 11 MINUTES 20 SECONDS EAST 288.80 FEET; THENCE NORTH DEGREES 38 MINUTES 29 SECONDS WEST 179.45 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 310 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 53 MINUTES 39 SECONDS EAST; THENCE ALONG SAID CURVE NORTHWESTERLY, THROUGH AN ANGLE OF 35 DEGREES 05 MINUTES 04 SECONDS, AN ARC DISTANCE OF 189.81 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 30 SECONDS WEST 4 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 30 SECONDS WEST 200.66 FEET TO THE POINT OF BEGINNING.

AREA:
CONTAINING AN AREA OF 41,039 SQ FT OR 0.94 ACRES, MORE OR LESS.



AREA BREAKDOWN

SITE AREA:	41,030.0 SQ. FT. (0.94 AC)
AREAS LIVING SPACE	
TYPE "A" BUILDING: (11 UNITS)	126,000 SQ. FT.
LIVING SPACE:	111.2 SQ. FT.
TYPE "B" BUILDING: (2 UNITS)	15,450 SQ. FT.
LIVING SPACE:	15.45 SQ. FT.
TYPE "C" BUILDING: (1 UNIT)	107,000 SQ. FT.
LIVING SPACE:	107.0 SQ. FT.
TYPE "D" BUILDING: (4 UNITS)	1,260,000 SQ. FT.
LIVING SPACE:	315.0 SQ. FT.
GRAND TOTAL BUILDINGS	
TYPE "A" BUILDING:	126,000 SQ. FT.
TYPE "B" BUILDING:	15,450 SQ. FT.
TYPE "C" BUILDING:	107,000 SQ. FT.
TYPE "D" BUILDING:	1,260,000 SQ. FT.
TOTAL:	24,107.0 SQ. FT.
BUILDING FOOTPRINT:	
BUILDINGS 1 THRU 19	= 11,562.0 SF
TOTAL BUILDING / LOT COVERAGE =	28.2%
COMMON OUTDOOR AREA PROVIDED:	
RECREATIONAL OUTDOOR OPEN SPACE:	4,562.0 S.F.
TOTAL OFFSITE LANDSCAPE AREA:	8,372.0 S.F.
PARKING	
8' 6" X 12' STALLS	1-PICT STALL

LEGAL DESCRIPTION

THAT PORTION OF LOT 16, 17 AND 18 OF TRACT NO. 8461, IN THE CITY OF AGORA A FULL CORNER OF AGRICULTURAL STATE OF INDIANA, AS PER MAP RECORDED IN BOOK 100 PAGE 79 THROUGH 80 IN MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, THENCE SOUTH TO DEPTHS 11 METERS (36 FEET) 20 METERS (65 FEET) 20 METERS (65 FEET) 20 METERS (65 FEET) 20 METERS (65 FEET) TO THE POINT OF BEGINNING OF A NEW TANGENT CURVE LOCATED SOUTHWESTWARD, HAVING A RADIUS OF 200 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84 DEGREES 45 MINUTES 30 SECONDS EAST, THENCE ALONG SAID CURVE NORTHWESTWARD, THROUGH AN ANGLE OF 30 DEGREES 20 MINUTES 30 SECONDS, AN ARC DISTANCE OF 154.1 FEET, THENCE NORTH TO DEPTHS 11 METERS (36 FEET) 20 METERS (65 FEET) 20 METERS (65 FEET) TO DEPTHS 48 METERS (157 FEET) 30 SECONDS WEST 30.6 FEET TO THE POINT OF BEGINNING.

DAVID G. SNIDER
 DESIGN ARCHITECT

1000 W. MAIN ST.
 AGORA, IN 46706
 TEL: (317) 340-3000
 FAX: (317) 340-3002

F.V.Q. ENGINEERING
 FLORENTINO V. QUIJOTE, P.E.

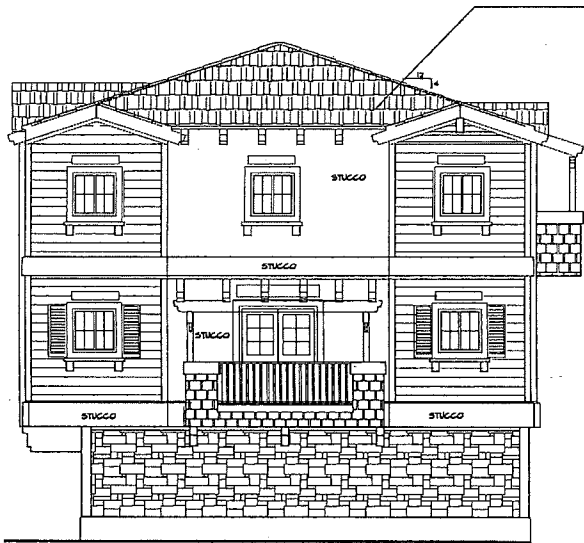
112 N. STATE ST.
 TERRE, IN 46786
 TEL: (317) 841-2500

19 UNIT TOWNHOUSE DEVELOPMENT

PORTIONS OF LOTS 17, 18, TRACT 8461
 ON THE CORNERS OF PALO CAMADO AND CANYON ROAD,
 AGORA, HILLS, IN.

OS-15-12

A=0.0



EAST SIDE ELEVATION
AT TYPE "D" END UNIT
1/4" = 1'-0"



WEST SIDE ELEVATION
(CHESBRO ELEVATION, "D" UNIT)
1/4" = 1'-0"



TYPICAL STREET ELEVATION
BUILDING "D"
1/4" = 1'-0"



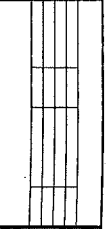
PALO COMADO ELEVATION
BUILDING "D"
1/4" = 1'-0"

PRELIMINARY FLOOR PLAN - UNIT TYPE "D" PALO COMADO.

DAVID G. SNIDER
ARCHITECT
2100 MARIE ST.
PALO ALTO, CA 94303
TEL: (415) 955-5786
F: (415) 955-5789

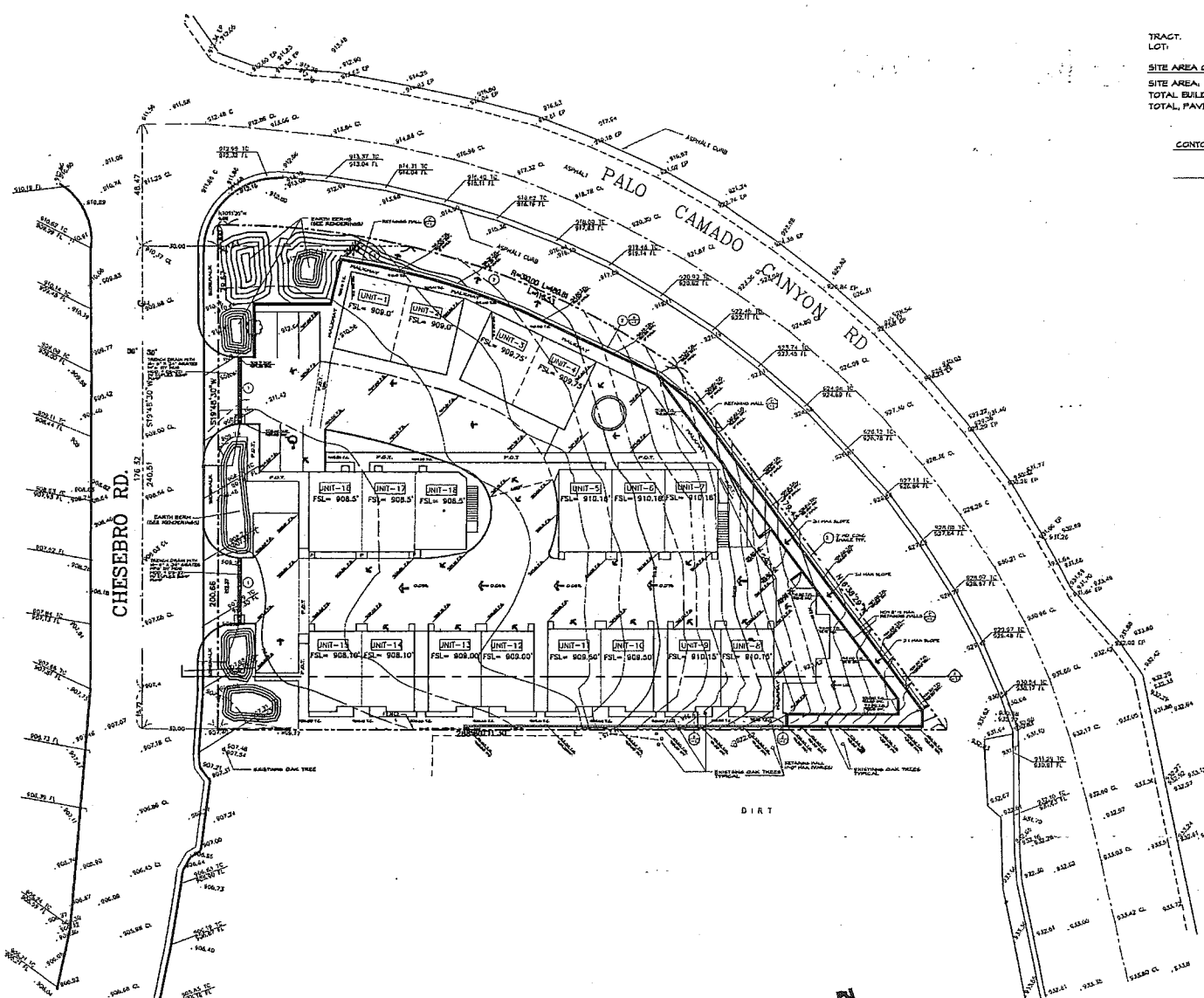
F.V.Q. ENGINEERING
FLORENTINO V. QUIAOY, P.E.
412 W. 281ST. ST.
PALO ALTO, CA 94303
TEL: (415) 955-5786
F: (415) 955-5789

PROPOSED 18 UNIT TOWNHOUSE
PROJECTS OF LOTS 1, 18, TRACT 18
ON THE CORNERS OF PALO COMADO AND CANYON ROAD,
AGGRA, HILLS, CA.



05-15-12

A-0.2



CONCEPTUAL GRADING PLAN
1" = 20'

PROJECT DATA

PROJECT DESCRIPTION: PROPOSED 10 UNIT TOWNHOUSES
OWNER / APPLICANT: AITAN HILLE, 164 N. DEL MAR AVE, PASADENA, CA. 91105 (951) 783-1445
ENGINEER: F.V.Q. ENGINEERING, 412 N. 231ST ST., CARSON, CA. 90715 (510) 504-5704
TRACT: 0451
LOT: PORTION OF 15, 17 & 18
SITE AREA CALCULATIONS:
 SITE AREA: 41,034.0 SQ. FT.
 TOTAL BUILDINGS: 11,942.0 SQ. FT.
 TOTAL PAVED AREA: 14,004.0 SQ. FT.

SLOPE ANALYSIS
 CONTOUR INTERVAL X TOTAL CONTOUR LENGTH X 100
 NET PROPERTY AREA
 1 FT. X 2414 X 100
 41,034.0
 = 7.1 % SLOPE PERCENTAGE

GRADING QUANTITIES
 TOTAL CUT: 5000.0 CU YDS
 FILL: (EARTHEN BERMS) 1500 CU YDS
 IMPORT: 0.0 CU YDS
 APPROX. SHRINKAGE @10%: 500.0 CU YDS
 EXPORT: 500.0 CU YDS

- SYMBOLS LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOTS
 - PROPOSED SPOTS
 - EXISTING STREETS & STREET GRADES
 - PROPOSED GRADES
 - TOP OF CONCRETE PAVER
 - FINISH SURFACE
 - TOP OF WALL
 - FINISH ELEVATION
 - FACE OF TRAVEL (RHS)
 - CURB & GUTTER
 - TRENCH DEPTH
 - PROPOSED GRADES
 - EXISTING CONTOUR
 - EXISTING CONTOUR GRADE
 - PROPOSED CONTOUR GRADE

LEGAL DESCRIPTION

THAT PORTION OF LOTS 15, 17 AND 18 OF TRACT NO. 8804, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 38 THROUGH 50 IN MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE SOUTH TO BEARING 31° 14' 00" WEST 20 SECONDS 241.00 FEET; THENCE NORTH 69° 00' 00" EAST 20 SECONDS 241.00 FEET TO THE POINT OF BEGINNING OF A 200' RADIUS CURVE CORNER SOUTHWESTERLY MAKING AN ANGLE OF 41° 42' 00" TO THE RIGHT; THENCE ALONG SAID CURVE 241.00 FEET; THENCE NORTH 69° 00' 00" EAST 20 SECONDS 241.00 FEET TO THE POINT OF BEGINNING OF AN ARC CURVE OF 100' RADIUS; THENCE ALONG SAID CURVE 157.08 FEET; THENCE NORTH 69° 00' 00" EAST 20 SECONDS 241.00 FEET TO THE POINT OF BEGINNING OF AN ARC CURVE OF 100' RADIUS; THENCE ALONG SAID CURVE 157.08 FEET; THENCE SOUTH TO BEARING 31° 14' 00" WEST 20 SECONDS 241.00 FEET TO THE POINT OF BEGINNING.

DAVID G. SNIDER
REGISTERED SURVEYOR

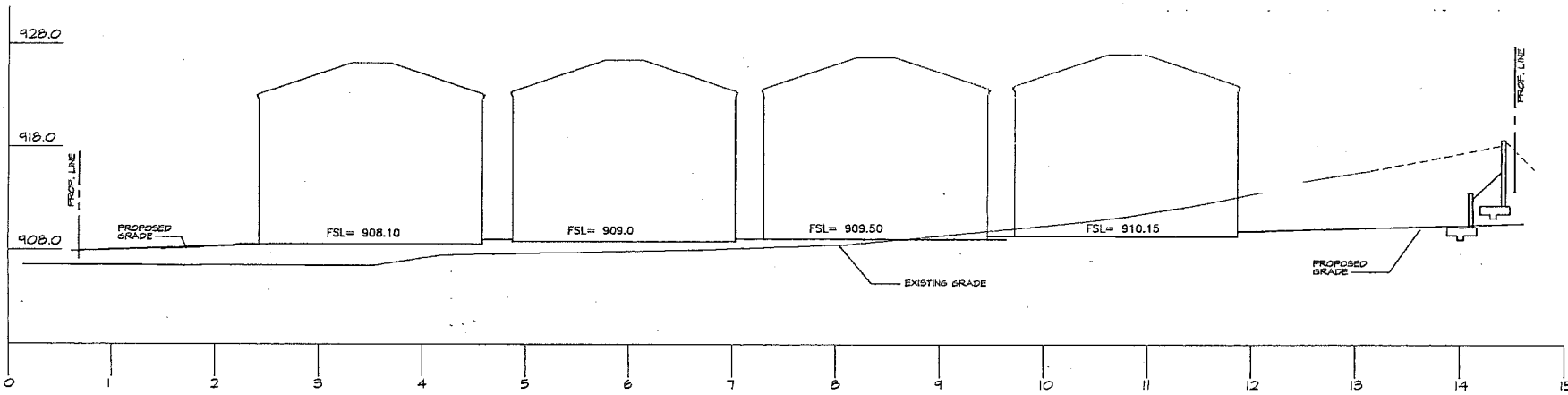
F.V.Q. ENGINEERING
FLORIAN V. QUILOT, P.E.

10 UNIT TOWNHOUSE DEVELOPMENT:

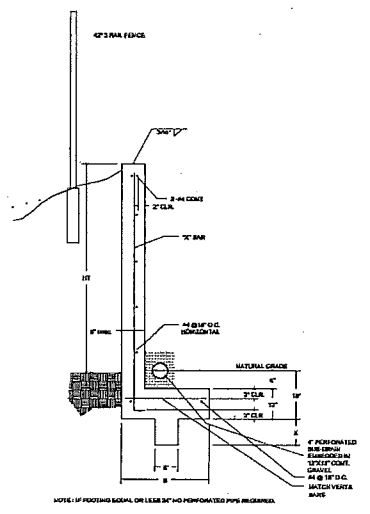
PORTIONS OF LOTS 15, 17, TRACT 8804 IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, CALIFORNIA.

DATE: 05-15-12

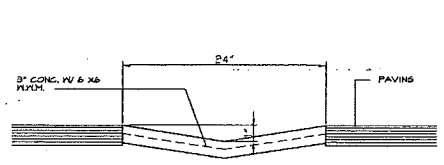
C-1.0



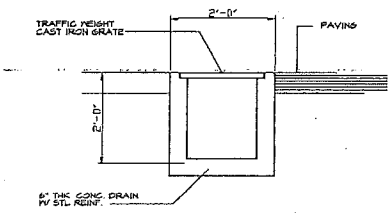
SECTION "A" THRU SITE
1" = 10'



RET. WALL (C)



CONC. SWALE (B)



TRENCH DRAIN (A)

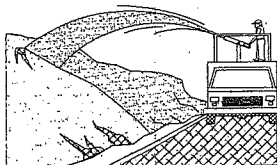
DAVID G. SNIDER ARCHITECT	CURTIS CL. WYDA
F. V. Q. ENGINEERING FLORISSIMO V. QUARLO, P.E.	CURTIS CL. WYDA P.L.L.C. (110) 841-8200 P.L.L.C. (110) 841-8200
15 UNIT TOWNHOUSE DEVELOPMENT	PORTIONS OF LOTS 11 & 12, TRACT 24541, PART OF PALM CANYON AND CANYON ROAD, ASQUAN HILLS, CA.
05-15-12	C-1.1

STORMWATER POLLUTION PREVENTION PLAN

GENERAL NOTES

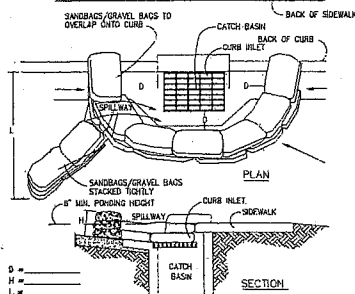
1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPPP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYwide STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063338.
3. THE SWPPP SHALL:
 - A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PREVENT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - B. BE KEPT ON-SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
 - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MXP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT APPROPRIATE LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN OULETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING EQUIPMENT WASH STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

D EROSION CONTROL



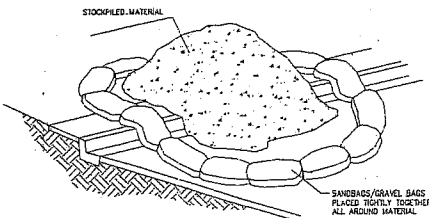
- NOTES:**
1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING.
 2. EROSION CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOG STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER STABILIZATION PRACTICES.
 3. SOG STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
 4. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
 5. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
 6. MULCH USING STRAW/MULCHING: THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE APPLIED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
 7. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,000 LBS/ACRE THAT DOES NOT CONTAIN MORE THAN 50 PERCENT HEMIPINANT.
 8. FOR SEEDING RECOMMENDATIONS, CONTACT USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

A CATCH BASIN/INLET PROTECTION



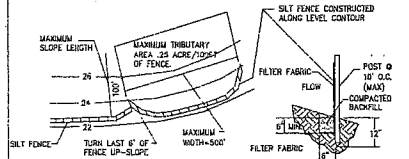
- NOTES:**
1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
 2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
 3. MOUNDY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
 4. INCLUDE INLET PROTECTION MEASURES AT HOUSEHOLD W-SIDINGS AND WASH DRAINAGE CHUTES.
 5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
 6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
 7. ADDITIONAL SANDBAG/SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

E MATERIAL STORAGE



- NOTES:**
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMWATER SYSTEM.
 2. ANY CONSTRUCTION MATERIAL, STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

B SILT FENCE



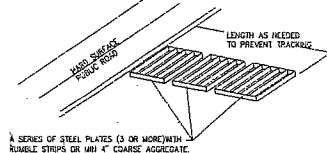
- NOTES:**
1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
 2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND THE TOP OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1000 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
 4. TURN THE EDGES OF THE FILTER FABRIC UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
 5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
 6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
 7. WASH STANDBY FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 HIGH LOG, TWO WIRTS OR HOG RINGS.

F CONCRETE WASTE MANAGEMENT



- NOTES:**
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON-SITE.
 3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE WASHED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

C STABILIZED CONSTRUCTION ENTRANCE

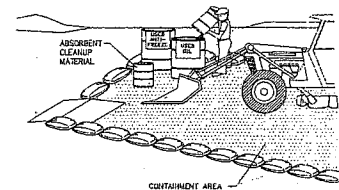


- NOTES:**
1. EQUIPMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MUST NOT BE REACHED DOWN BY RAIN OR OTHER WEARS INTO THE STORM DRAIN SYSTEM.
 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERED OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
 - C. ADDING A WASH BACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL BASH WATER CAN GREATLY IMPROVE EFFICIENCY.
 3. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

G STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS ENCOURAGED, IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

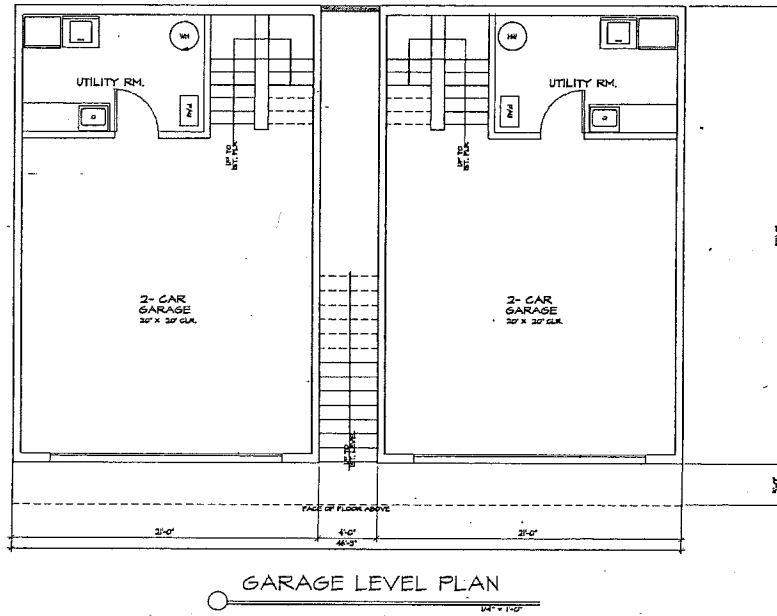
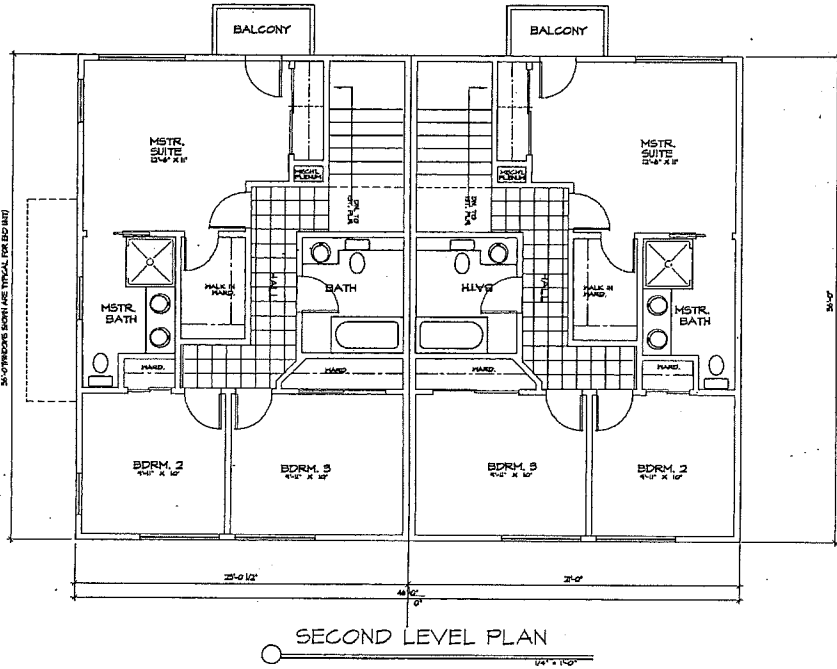
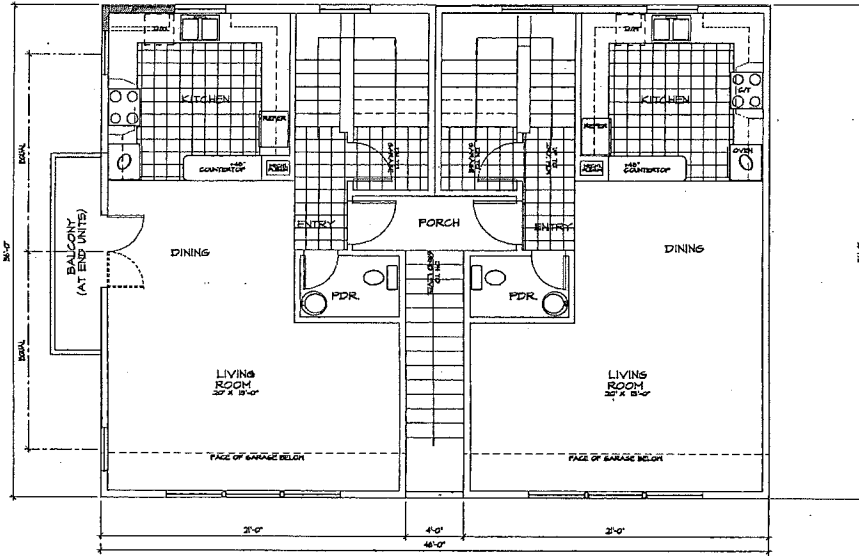
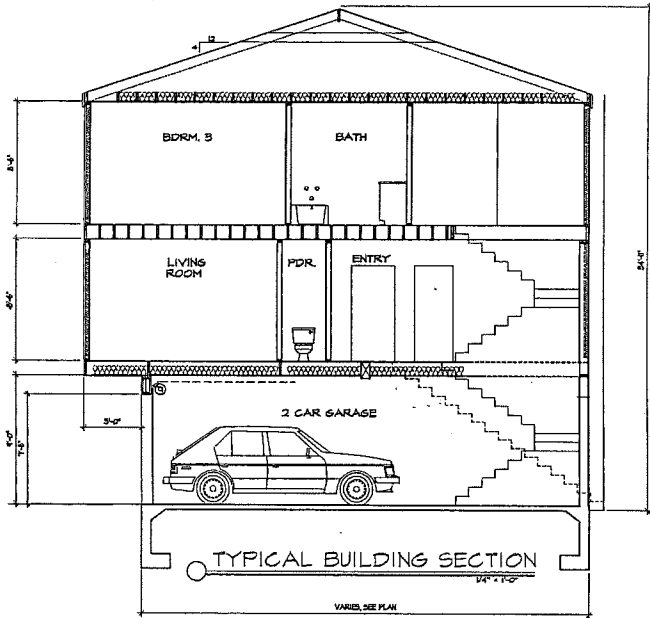
H EQUIPMENT REPAIR/MAINTENANCE



- NOTES:**
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS, DO NOT FLUSH WITH WATER.
 2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
 3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
 4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WITH REMAINING OR CHANGING FLUIDS.
 5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LIQUIDWASTE.
 6. PROVIDE SPILL CONTAINMENT DIXES OR SECONDARY CONTAINMENT AROUND STOCKED OIL, FUEL, AND CHEMICAL DRUMS.
 7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

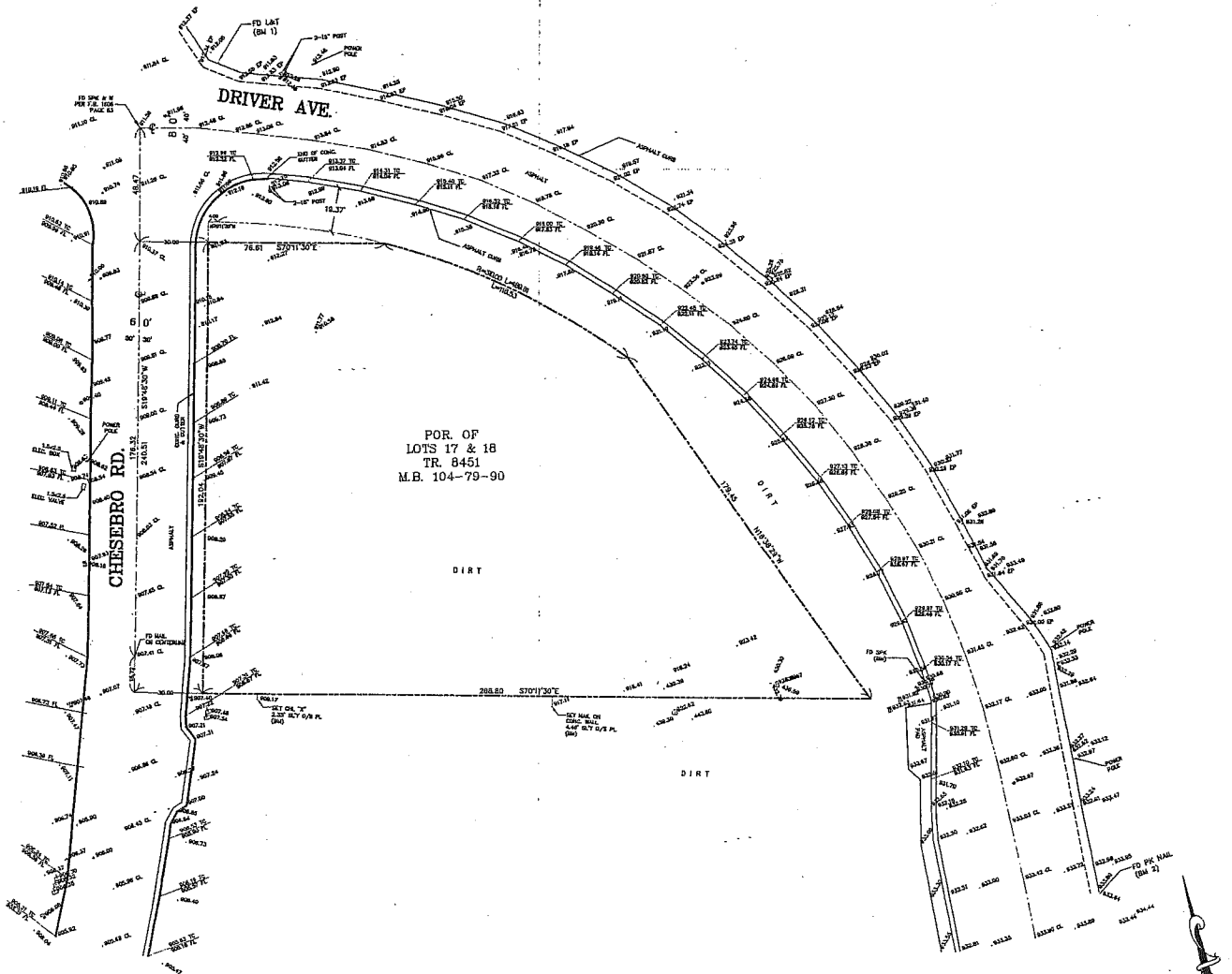
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	CITY OF AGOURA HILLS APPROVAL	DATE	RCE NO.	EXP. DATE
					F.V.O. ENGINEERING 118 W. 25th ST. CARSON, CA 90745 (310) 899-2709				KEN BERKMAN CITY ENGINEER			

SWPPP NOTES

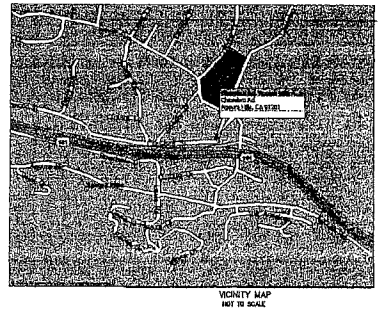
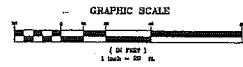


PRELIMINARY FLOOR PLAN - UNIT TYPE "D" PALO COMADO.

PROPOSED 18 UNIT TOWNHOUSE	DAVID G. SNIDER DESIGN BUILDING	CARSON CA. 90745	CARSON CA. 90745
	F.V.Q. ENGINEERING FLORENTINO V. QUAGLI, P.E.	412 W. 251ST. ST. CARSON CA. 90745 TEL: (310) 541-8288 FAX: (310) 541-8288	1100 MARSH ST. CARSON CA. 90745 TEL: (310) 541-8288 E. EXTENSION 10000000000
05-15-12			
A-0.1			



- LEGEND:**
- | | |
|---------------------------------|------------------|
| AG - ANNUAL GROUND | FO - FIRE OUTFIT |
| BE - BENCH MARK | FO - FIRE OUTFIT |
| BT - BATTERY | FO - FIRE OUTFIT |
| CB - CITY ENGINEER'S BENCH MARK | FO - FIRE OUTFIT |
| CD - CURB DRAIN | FO - FIRE OUTFIT |
| CO - CONDUIT | FO - FIRE OUTFIT |
| CU - CULVERT | FO - FIRE OUTFIT |
| DE - DRAINAGE | FO - FIRE OUTFIT |
| DU - DRAINAGE | FO - FIRE OUTFIT |
| EL - ELEVATION | FO - FIRE OUTFIT |
| EN - END OF PAVEMENT | FO - FIRE OUTFIT |
| EQ - ELEVATION | FO - FIRE OUTFIT |
| FI - FIRE LINE | FO - FIRE OUTFIT |
| FL - FIRE LINE | FO - FIRE OUTFIT |
| FO - FIRE OUTFIT | FO - FIRE OUTFIT |
| FR - FURNACE | FO - FIRE OUTFIT |
| GA - GAS | FO - FIRE OUTFIT |
| GL - GAS LINE | FO - FIRE OUTFIT |
| GR - GRADE | FO - FIRE OUTFIT |
| HA - HIGHWAY | FO - FIRE OUTFIT |
| HO - HOIST | FO - FIRE OUTFIT |
| IS - IRON | FO - FIRE OUTFIT |
| LA - LAMP | FO - FIRE OUTFIT |
| LE - LIGHT | FO - FIRE OUTFIT |
| LI - LIGHT | FO - FIRE OUTFIT |
| LO - LIGHT | FO - FIRE OUTFIT |
| LU - LIGHT | FO - FIRE OUTFIT |
| MA - METER | FO - FIRE OUTFIT |
| MB - METER | FO - FIRE OUTFIT |
| MC - METER | FO - FIRE OUTFIT |
| MD - METER | FO - FIRE OUTFIT |
| ME - METER | FO - FIRE OUTFIT |
| MF - METER | FO - FIRE OUTFIT |
| MG - METER | FO - FIRE OUTFIT |
| MH - METER | FO - FIRE OUTFIT |
| MI - METER | FO - FIRE OUTFIT |
| ML - METER | FO - FIRE OUTFIT |
| MO - METER | FO - FIRE OUTFIT |
| MP - METER | FO - FIRE OUTFIT |
| MQ - METER | FO - FIRE OUTFIT |
| MR - METER | FO - FIRE OUTFIT |
| MS - METER | FO - FIRE OUTFIT |
| MT - METER | FO - FIRE OUTFIT |
| MU - METER | FO - FIRE OUTFIT |
| MV - METER | FO - FIRE OUTFIT |
| MW - METER | FO - FIRE OUTFIT |
| MX - METER | FO - FIRE OUTFIT |
| MY - METER | FO - FIRE OUTFIT |
| MZ - METER | FO - FIRE OUTFIT |
| NA - NORTH | FO - FIRE OUTFIT |
| NE - NORTH | FO - FIRE OUTFIT |
| NW - NORTH | FO - FIRE OUTFIT |
| SE - SOUTH | FO - FIRE OUTFIT |
| SW - SOUTH | FO - FIRE OUTFIT |
| TE - TELEPHONE | FO - FIRE OUTFIT |
| TR - TRAIL | FO - FIRE OUTFIT |
| UV - UTILITY | FO - FIRE OUTFIT |
| VV - UTILITY | FO - FIRE OUTFIT |
| WW - WATER | FO - FIRE OUTFIT |
| XX - UTILITY | FO - FIRE OUTFIT |
| YY - UTILITY | FO - FIRE OUTFIT |
| ZZ - UTILITY | FO - FIRE OUTFIT |



SOUND YEAR	ELEV. FOOT/METER	DESCRIPTION	SHA NUMBER
BM 1 12003	212.717 238.197	LOT IN STR OF COND HOURL. @ NE COR CHESBERO RD & PALO CALIFORNIA CYN RD 10.94 E & 54 N/O C/L HIT	Y 10485
BM 2 12002	433.828 284.832	PKAL IN E CB JOHNSI S/O BEW @ NE COR PALO CALIFORNIA CYN RD & CALWOOD ST 11.54 N/O & 104 E/O C/L HIT	Y 10484



M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: STREET DETAIL SURVEY
POR. OF LOTS 17 & 18, BLK. 4, CHESBERO RD AGOURA HILLS, CA.

CLIENT: MR. ATOH

SCALE: 1" = 20'

DESIGNED BY: P.A.

DRAWN BY: R.L.

CHECKED BY: P.A.

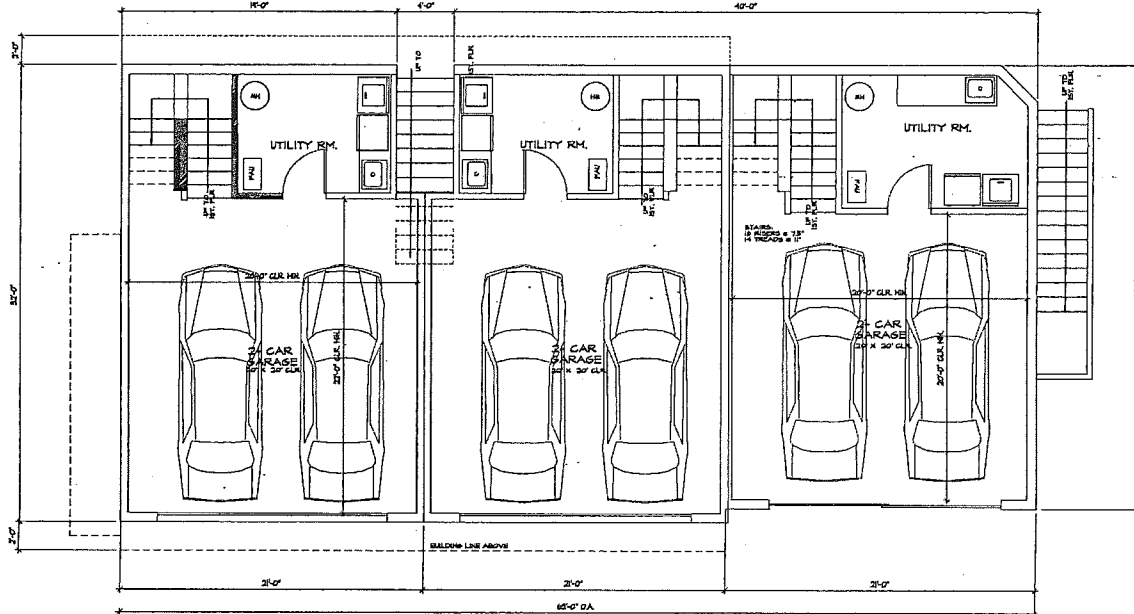
DATE: 04-14-05

DATE: 5/26/05

SHEET 1 OF 1 SHEET



TYPICAL STREET ELEVATION
ISLAND TRIPLEX 1/4" = 1'-0"



GARAGE LEVEL PLAN- ISLAND TRIPLEX 1/4" = 1'-0"

PRELIMINARY FLOOR PLAN - ISLAND TRIPLEX "B" AND "C" UNITS.

PROPOSED 10 UNIT TOWNHOUSE
PORTIONS OF LOTS #1 & 2, TRACT #241
ON THE CORNERS OF PALO CERRADO AND CANYON ROADS,
PACIFIC HILLS, CA.

05-15-12

A-1.1

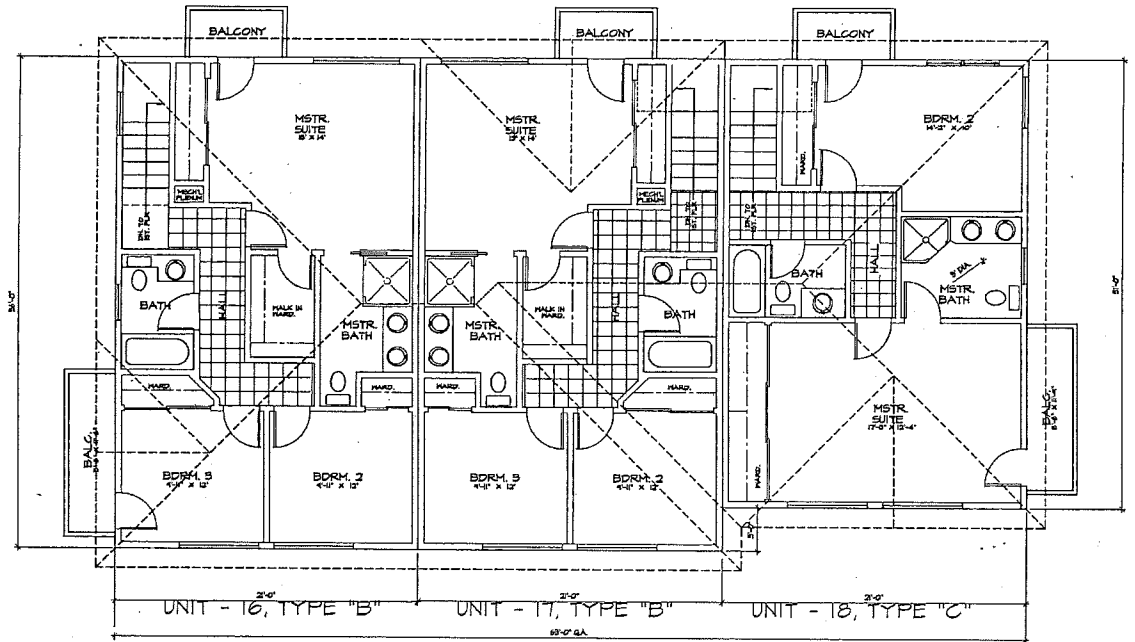
F.V.Q. ENGINEERING
FLORENTINO V. QUINOT, P.E.

410 W. 21ST ST.
PHOENIX, (602) 964-7708
FAX (602) 964-9999

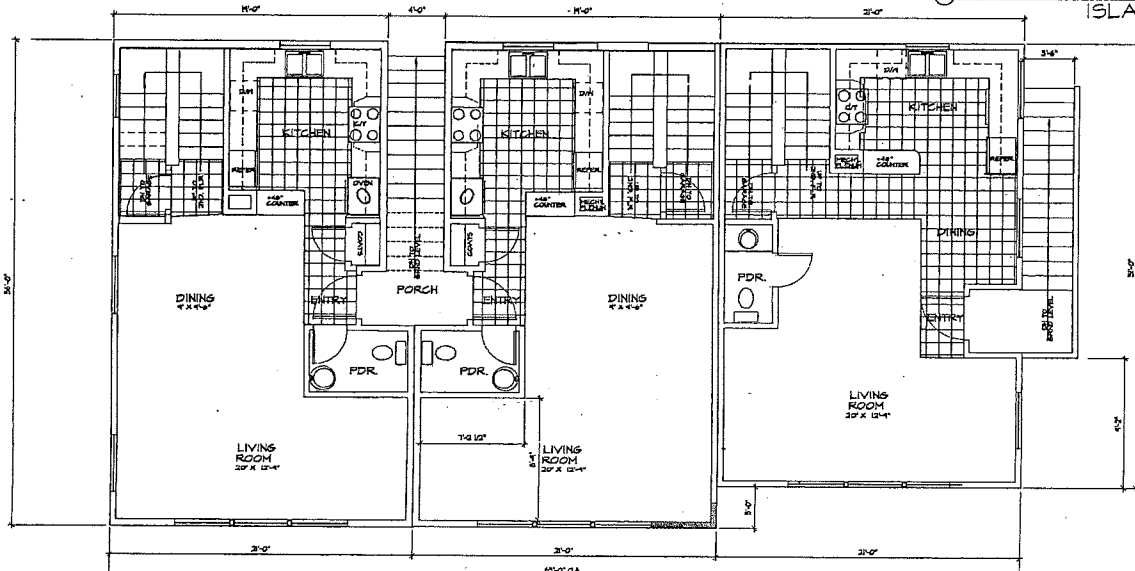
CAUSON CL. 00716

DAVID G. SNIDER
DESIGN DRAWING

2180 MOUNT ST.
TULSA, (918) 481-3500
FAX (918) 481-3500 E. INDEPENDENTARCHITECT.COM
CASH CL. 00715



SECOND LEVEL PLAN- BLD'GS "B" & "C"
ISLAND TRIPLEX



FIRST LEVEL PLAN- ISLAND TRIPLEX

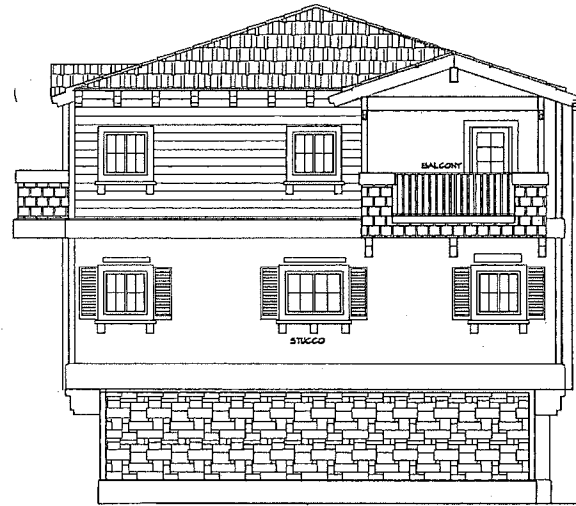
PRELIMINARY FLOOR PLAN - ISLAND TRIPLEX "B" AND "C" UNITS.

<p>PROPOSED 18 UNIT TOWNHOUSE</p>	<p>F. V. Q. ENGINEERING FLORENTINO V. QUAIOT, P.E.</p>	<p>DAVID G. SNIDER DESIGN ARCHITECT</p>
<p>PORTIONS OF LOTS 11 & 12 TRACT 28 ON THE CORNER OF PAUL CONRADO AND CANYON ROAD, MADRID HILLS, CA</p>	<p>412 W. 251ST. ST. TULSA, OKLAHOMA 74112 TEL: (918) 438-9708 FAX: (918) 438-9299</p>	<p>2100 MARTIN ST. DALLAS, TEXAS 75201 TEL: (214) 343-7800 FAX: (214) 343-7800</p>
<p>05-15-12</p>	<p>CARSON, CA 90745</p>	<p>CARSON, CA 90745</p>
<p>A-1.2</p>		



EAST ELEVATION

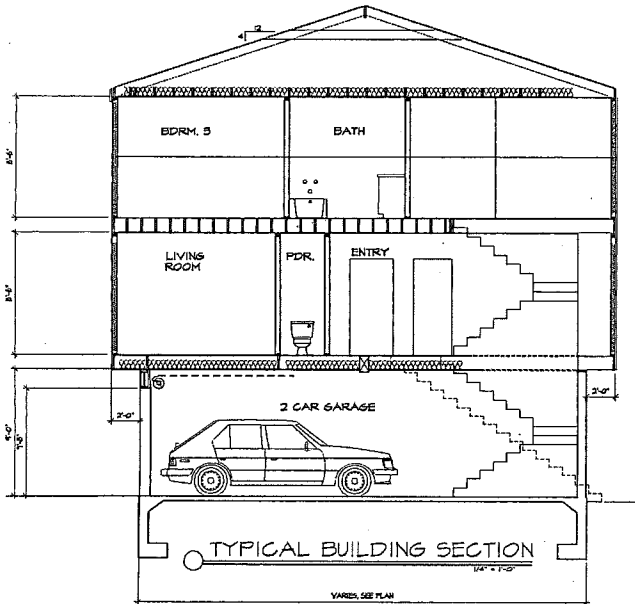
ISLAND TRIPLEX



WEST ELEVATION

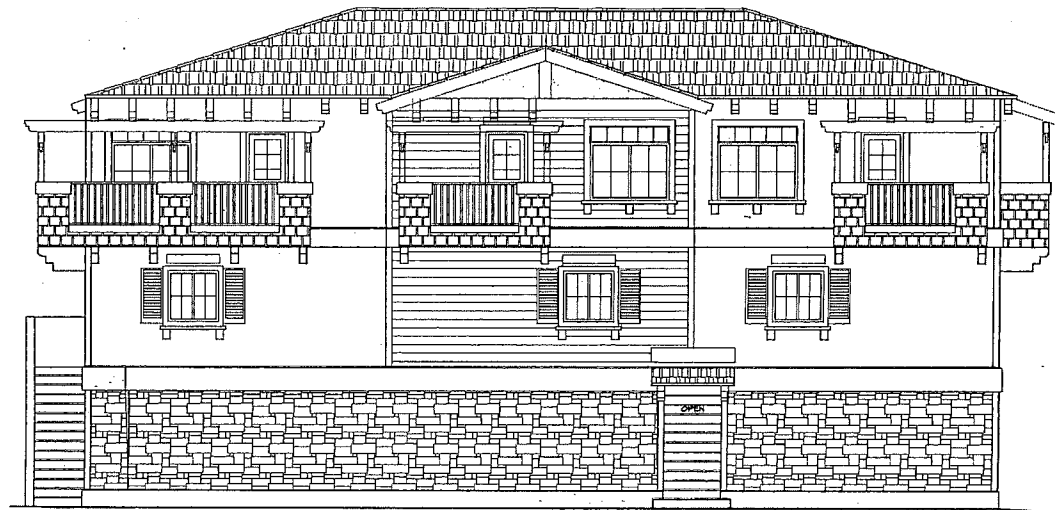
ISLAND TRIPLEX

NOTE: STONE VENEER TO BE APPLIED AT ALL STREET
OTHERWISE, SURFACE TO BE STUCCO



TYPICAL BUILDING SECTION

VARIABLES SEE PLAN



REAR (NORTH) ELEVATION

ISLAND TRIPLEX

PRELIMINARY FLOOR PLAN - ISLAND TRIPLEX "B" AND "C" UNITS.

PROPOSED 12 UNIT TOWNHOUSE

05-15-12

A-1.3

F.V.Q. ENGINEERING
FLORBERG Y. QUADOT, P.E.

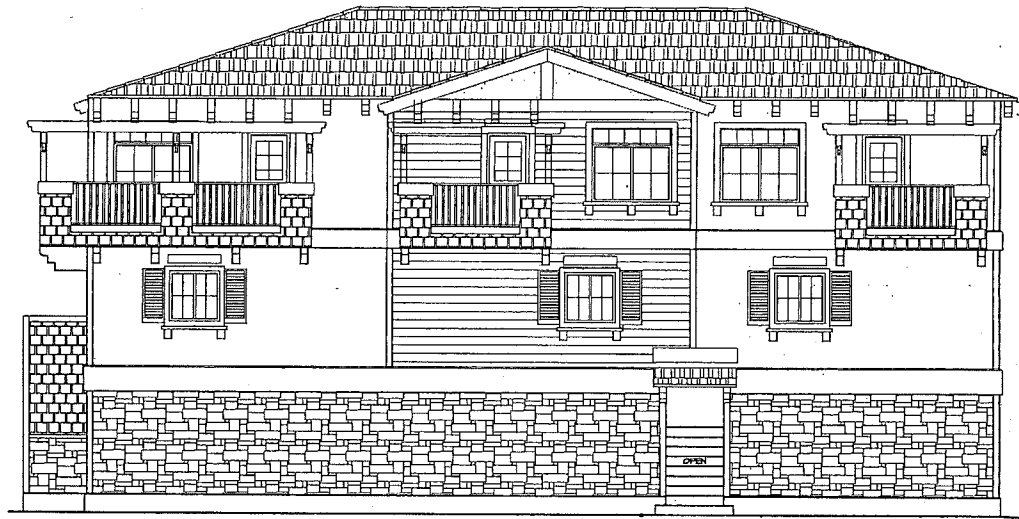
410 N. 24TH ST.
PHOENIX, AZ 85016
PHONE: (602) 998-3788
FAX: (602) 948-9299

CADSW CL 98745

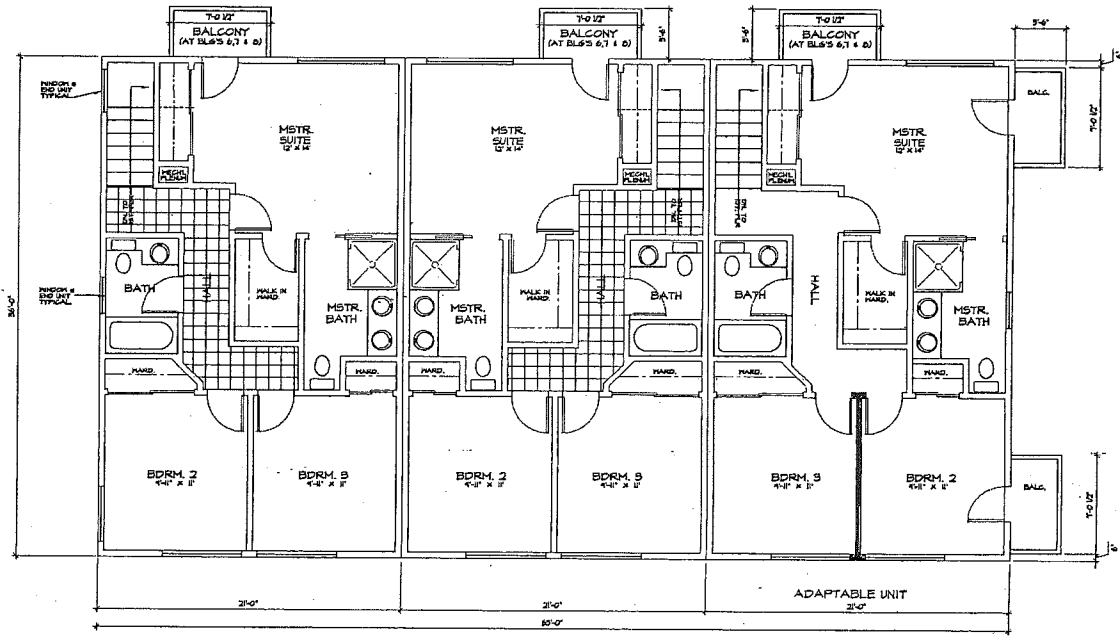
DAVID G. SNIDER
DESIGN DRAWING

2100 JAMES ST.
PHOENIX, AZ 85016
PHONE: (602) 998-3788
FAX: (602) 948-9299
WWW.DGSDRAWING.COM

CADSW CL 98745



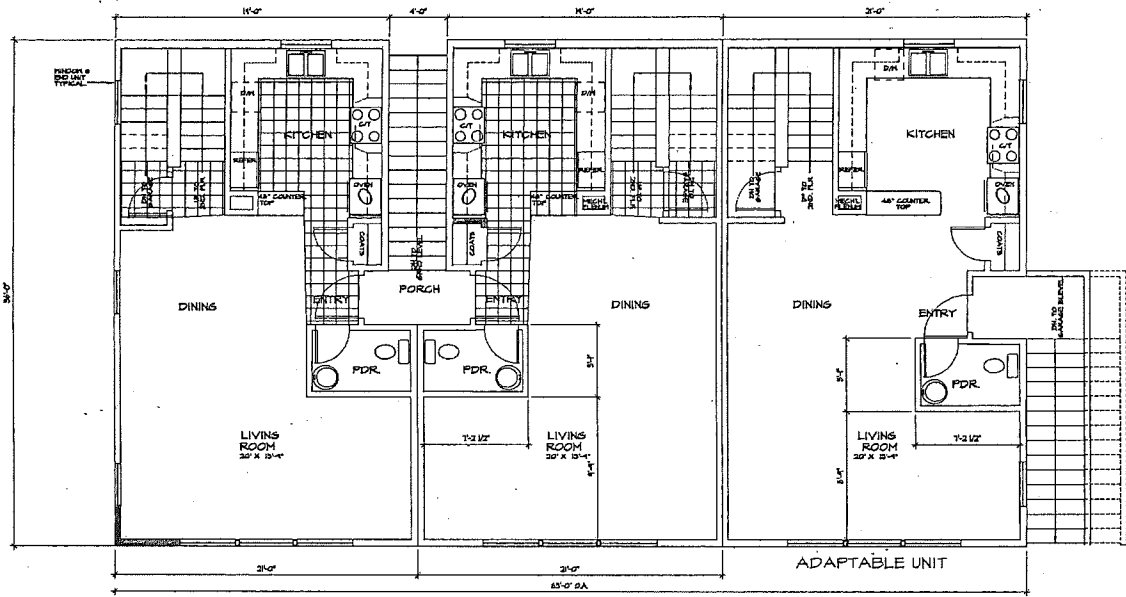
REAR (NORTH) ELEVATION
END TRIPLEX



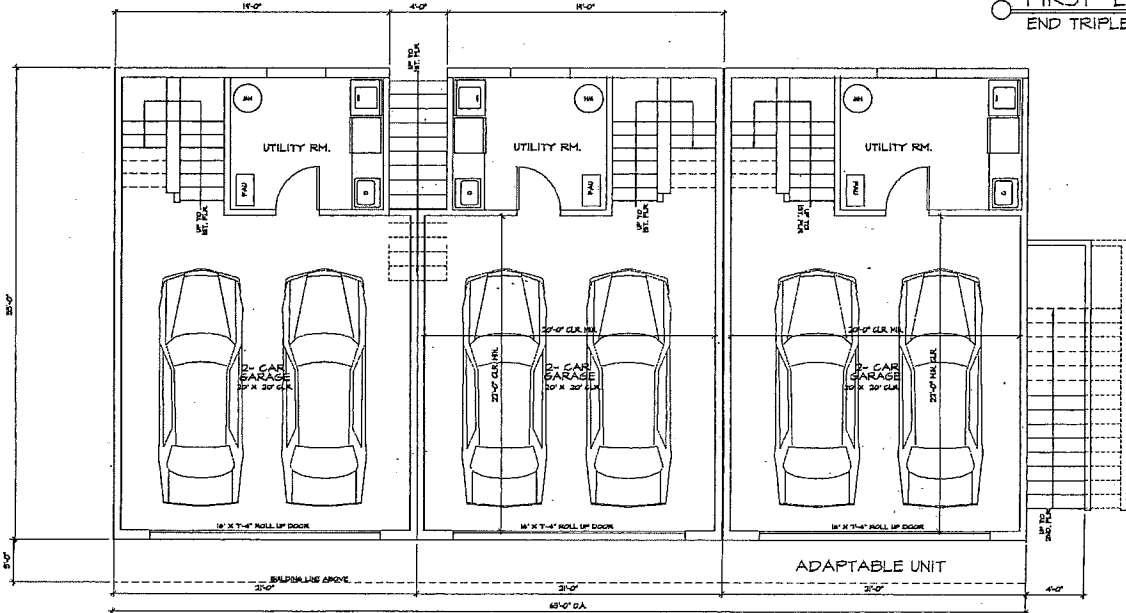
SECOND LEVEL PLAN
END TRIPLEX UNIT

PRELIM. FLR. PLANS - TYPE "A" UNITS, END TRIPLEX

<p>PROPOSED 10 UNIT TOWNHOUSE</p> <p>PORTIONS OF LOTS 11 & 12, TRACT 7343 ON THE CORNER OF PALM CANYON AND CANYON ROAD, PACIFIC HILLS, CA</p>	<p>F.V.Q. ENGINEERING FLORENTINO V. QUADRI, P.E.</p> <p>410 W. 241ST ST. PUNICHT, CA 94576-3706 TEL: (916) 548-9999 FAX: (916) 548-9999</p>	<p>DAVID G. SNIDER DESIGN DRAWING</p> <p>2180 MARIN BL. PUNICHT, CA 94576 TEL: (916) 548-3338 E. SNOIDER@PUNICHT.COM</p>	<p>CARSON CL. 90745</p> <p>CARSON CL. 90745</p>
OS-15-12			
			A-2.1



FIRST LEVEL PLAN
END TRIPLEX UNIT



GARAGE LEVEL PLAN
END TRIPLEX UNIT

PRELIM. FLR. PLANS - TYPE "A" UNITS, END TRIPLEX

A-2.2

05-15-12

PROPOSED 10 UNIT TOWNHOUSE
PORTIONS OF LOTS 11 & 12, TRACT 2841
ON THE CORNERS OF PALM GARDENS AND GARDEN ROAD
HOUSTON, TEXAS

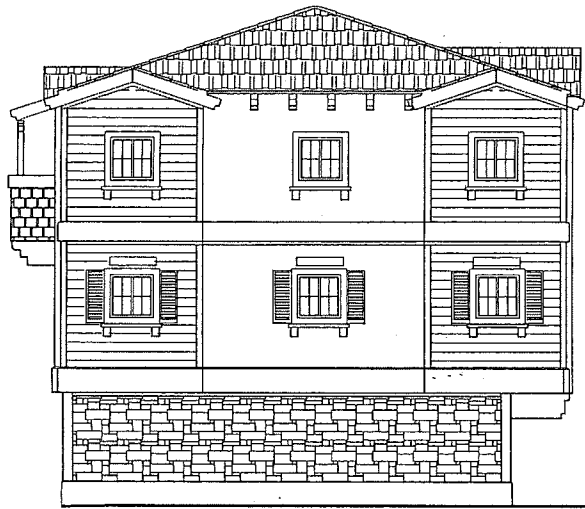
412 W. 231ST. ST.
PHONE: (313) 808-3700
FAX: (313) 848-9299

F.V.Q. ENGINEERING
FLORENTINO V. QUIHOT, P.E.

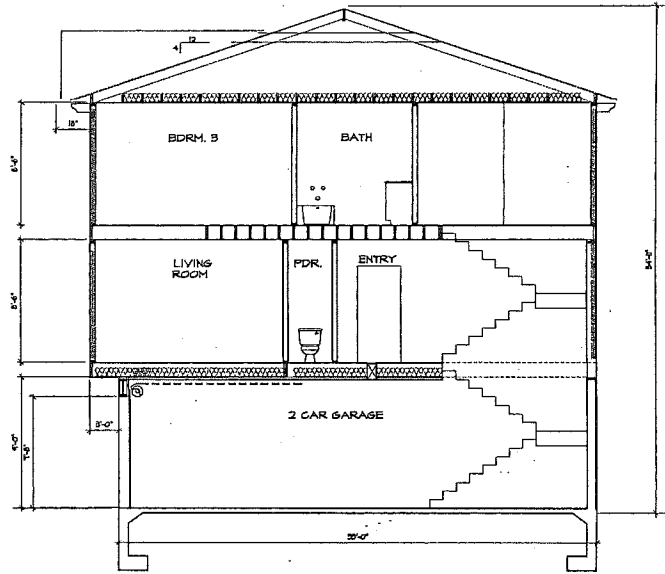
CASSIDY CL. 90746

DAVID G. SNIDER
DESIGN BUILDING

1305 MARKET ST.
HOUSTON, TEXAS 77002
TEL: (713) 864-3362 F: 8002821000@DGS.COM
CASSIDY CL. 90716



WEST SIDE ELEVATION
AT END TRIPLEX UNITS 1/4" = 1'-0"



TYPICAL BUILDING SECTION 1/4" = 1'-0"



EAST SIDE ELEVATION
AT END TRIPLEX UNITS 1/4" = 1'-0"



TYPICAL STREET ELEVATION
END TRIPLEX 1/4" = 1'-0"

PRELIM. FLR. PLANS - TYPE "A" UNITS, END TRIPLEX

PROPOSED 18 UNIT TOWNHOUSE
PORTIONS OF LOTS 11 & 12, TRACT 2841
ON THE CORNER OF PALM GARDEN AND CANYON ROAD,
POCAHONTAS, VA.

05-15-12

A-2.3

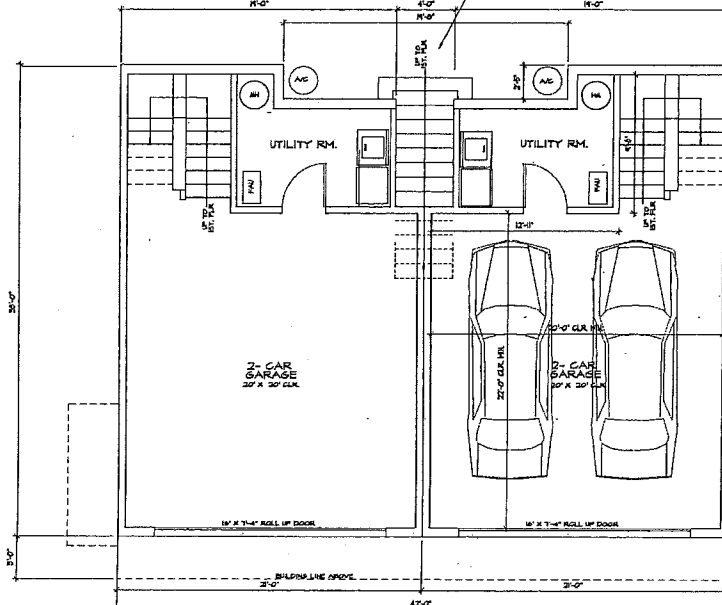
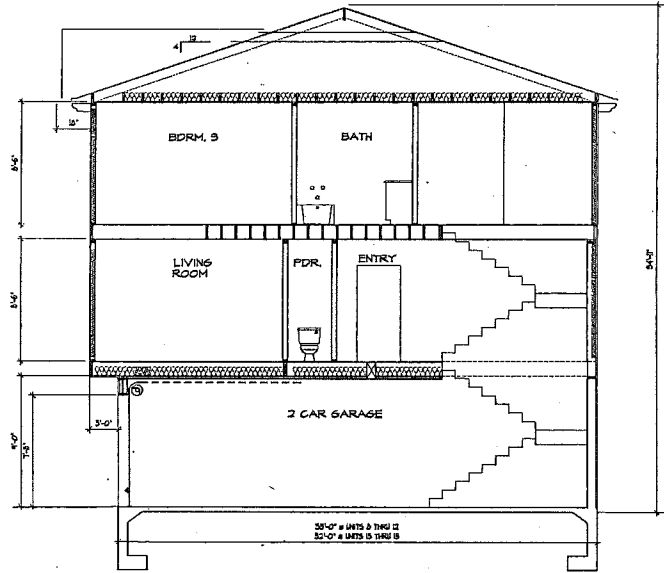
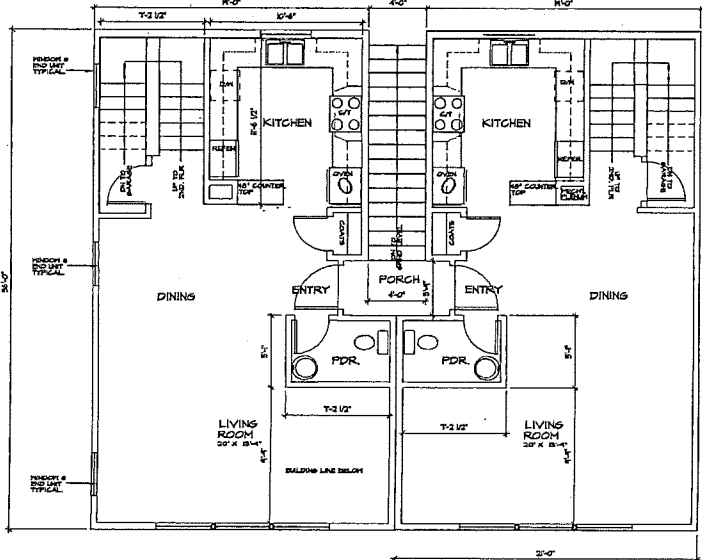
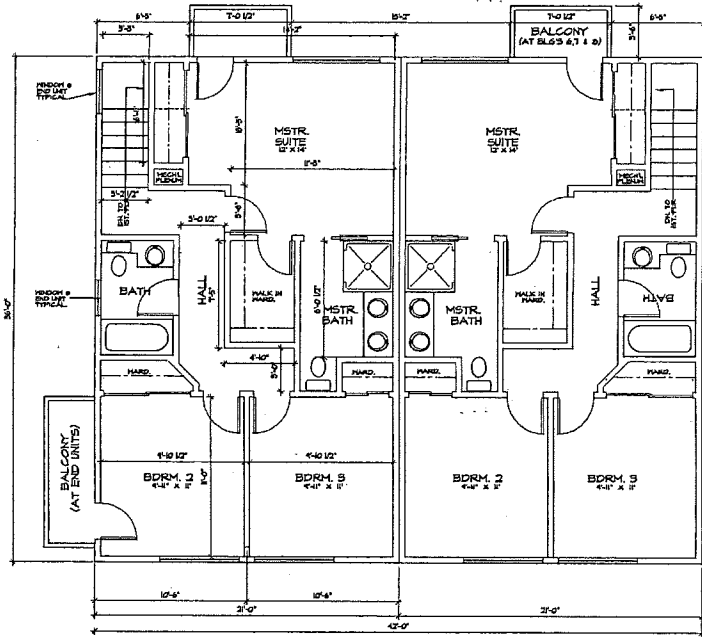
F.V.Q. ENGINEERING
FLORENTINO V. QUIAOT, P.E.

412 W. 231ST. ST.
PHOENIX, (310) 809-3760
FAX: (310) 546-9999

CARSON, CA. 90745

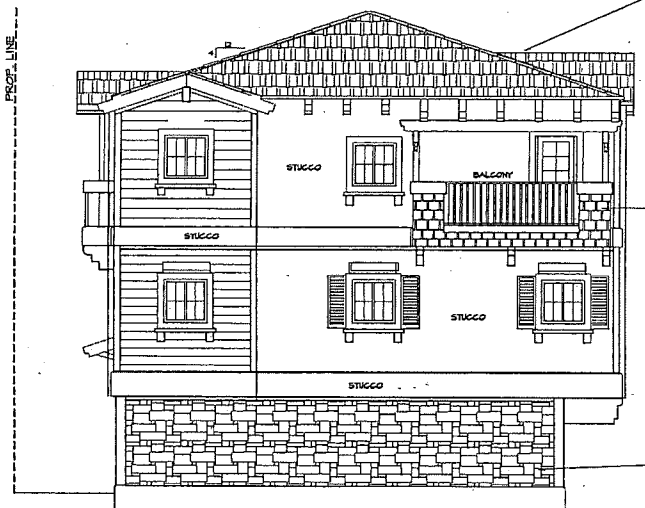
DAVID G. SNIDER
DESIGN DRAFTING

21800 ALBERTA CT.
PHOENIX, (310) 801-2333
FAX: (310) 801-1501 E. ENGINEERING@GMAIL.COM
CARSON, CA. 90745



PRELIM. FLR. PLANS - TYPE "A" UNITS, INCL. END UNITS

<p>DAVID G. SNIDER DESIGN DRAWING</p>	<p>F.V.Q. ENGINEERING FLORENCE V. QUIGLEY, P.E.</p>	<p>PROPOSED 18 UNIT TOWNHOUSE</p>	
<p>2180 MITCHELL ST. FALGOUT, CA 94502</p>	<p>415 W. 24TH ST. FLORENCE, CA 95028</p>	<p>PORTIONS OF LOTS #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>	<p>08-15-12</p> <p>A-3.1</p>

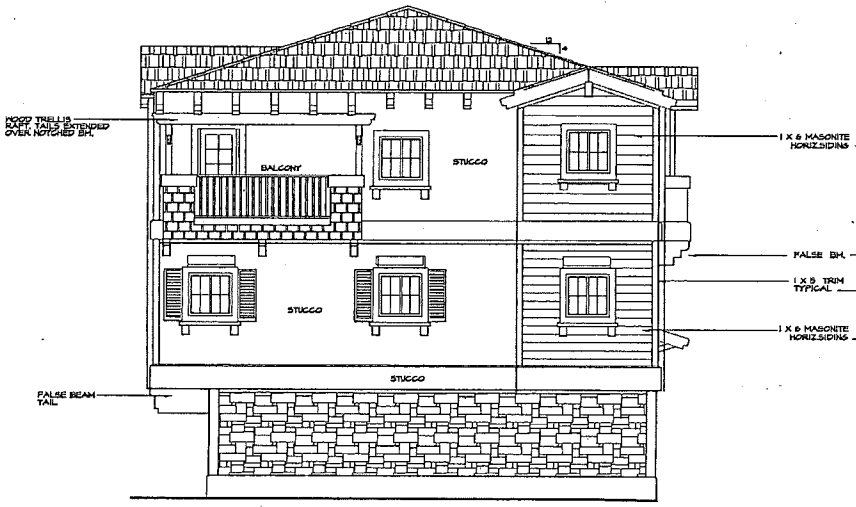


EAST ELEVATION
TYPE "A" UNIT- CHESBRO RD. 1/4" = 1'-0"

ROOFING TYPICAL
GLASS "411" INT. CONC. TILES
IN VARIATED COLORS



TYPICAL STREET ELEVATION
BUILDING "A" 1/4" = 1'-0"



WEST ELEVATION
TYPE "A" UNIT 1/4" = 1'-0"



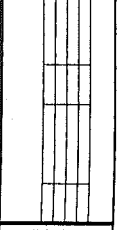
TYPICAL REAR ELEVATION
TYPE "A" UNIT 1/4" = 1'-0"

PRELIM. FLR. PLANS - TYPE "A" UNITS, INCL. END UNITS

DAVID G. SNIDER
DESIGN DRAWING
2300 NUNNY ST.
PHOENIX, (602) 944-3333
FAX: (602) 944-3334 E. SNIDER@GMAIL.COM
CLASSON CL. 90715

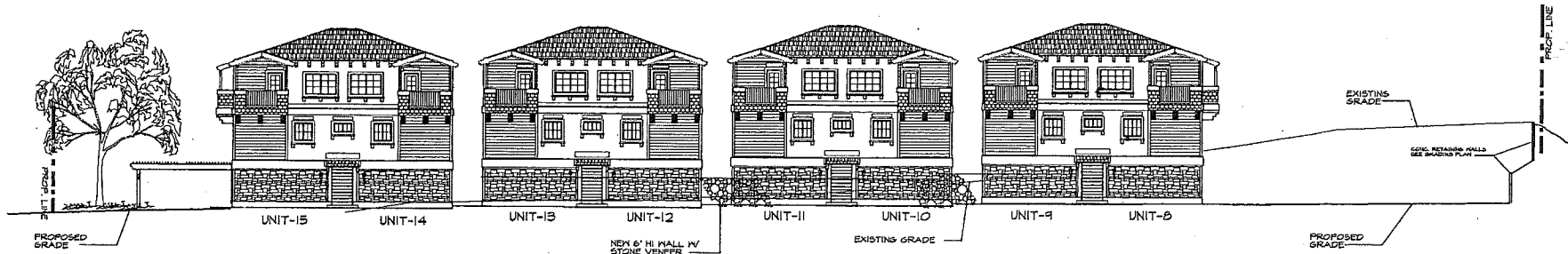
F.V.Q. ENGINEERING
FLORENTINO V. QUAIOT, P.E.
CLASSON CL. 90745
412 W. 231ST. ST.
PHOENIX, (602) 808-3768
FAX: (602) 848-9299

PROPOSED 1/2 UNIT TOWNHOUSE
PROCESSED BY LOTS 11 & 12 (TRACTOR)
SOUTH OF LOT 11 OF PALM CANYON AND LANTERN ROAD
PALM SPRINGS, CA



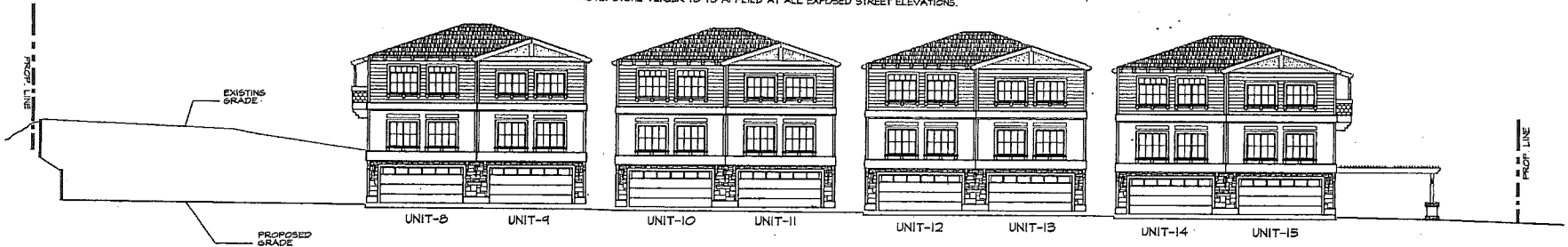
05-15-12

A-3.2

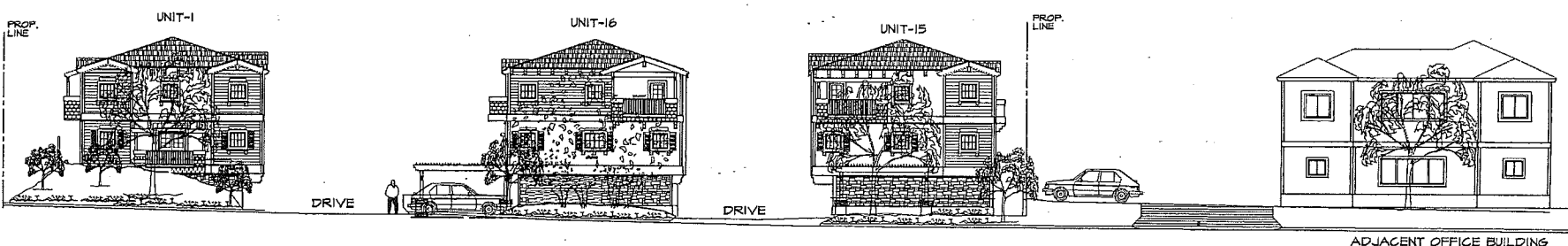


SECTION "A" THRU SITE AND SOUTH ELEVATION
1" = 10'

NOTE: STONE VENEER TO TO APPLIED AT ALL EXPOSED STREET ELEVATIONS.



NORTH ELEVATION @ "A" UNITS
1" = 10'



CHESBRO RD. ELEVATION
1" = 10'

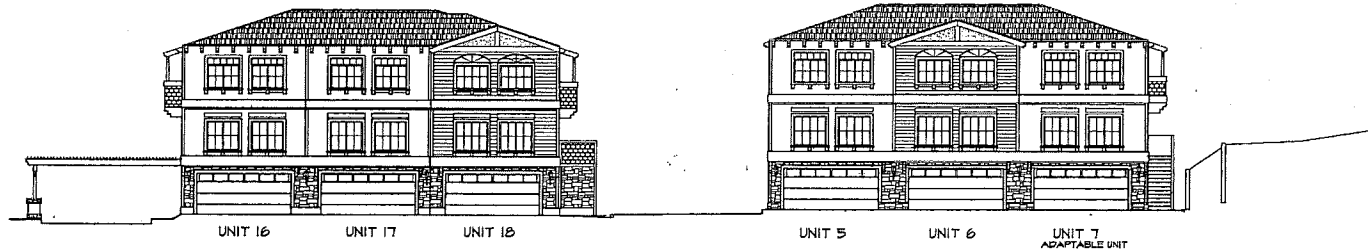
DAVID G. SNIDER
ARCHITECT

F.V.Q. ENGINEERING
FREDERICK V. GIBUTT, P.E.

10 UNIT TOWNHOUSE DEVELOPMENT

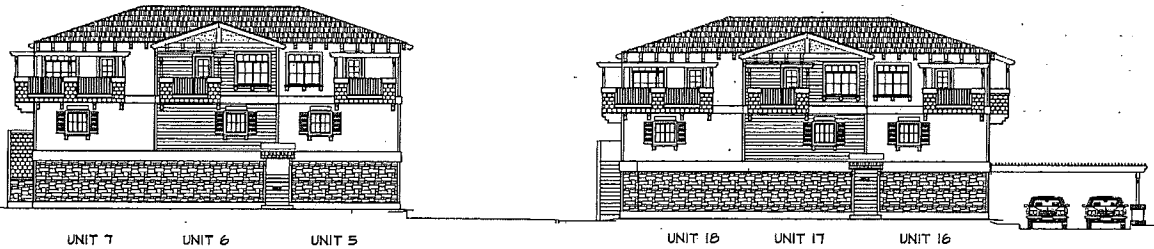
PORTIONS OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

05-15-12
A-4.0

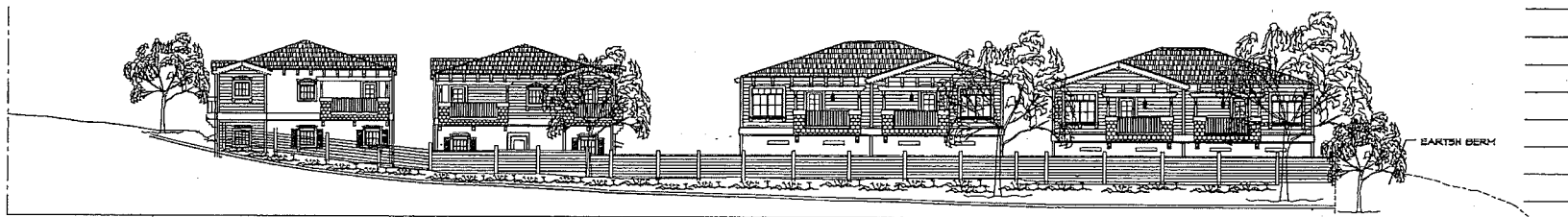


SOUTH ELEV. @ TRIPLEX BLD'GS
1" = 10'

NOTE: STONE VENEER TO BE APPLIED AT ALL EXPOSED STREET ELEVATIONS.



NORTH ELEV. @ TRIPLEX BLD'GS
1" = 10'



PALO COMADO RD. ELEVATION
1" = 10'

UNITS 8-15

UNITS 5, 6 & 7

UNIT 3-4

UNIT 3-4

UNIT 1-2

DAVID C. SNIDER
ARCHITECT

PLANS MADE BY:
CURSON CL. WYIS
P.O. BOX 10000
LOS ANGELES, CA 90010

F.V.Q. ENGINEERING
ROBERTA V. QUINN, P.E.

CURSON CL. WYIS
412 W. 18TH ST.
P.O. BOX 10000
LOS ANGELES, CA 90010

18 UNIT TOWNHOUSE DEVELOPMENT

PORTIONS OF LOTS 11, 12, TRACT 1541
ON THE CORNERS OF PALO COMADO AND CANTON ROADS,
ASORA HILLS, CA.

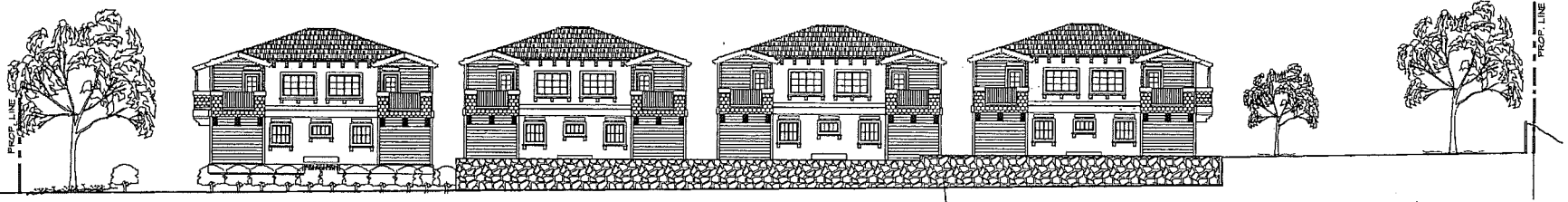
05-15-12

A-4.1



UNIT 3-4

UNITS 1-4 SOUTH ELEVATION
1" = 10'



NEAR 6" HI WALL W/
STONE VENEER
SEE SAMPLE BOARD

ELEVATION AT SOUTH PROP. LINE WALL
LOOKING NORTH FROM ADJ. OFFICE COMPLEX
1" = 10'

DAVID G. SNIDER
ARCHITECT

ERIC MATSUI, P.E.
PROJECT ENGINEER
FACILITY DESIGN & CONSTRUCTION, INC.

F.V.Q. ENGINEERING
FLORIAN V. QUOR, P.E.

412 N. 8TH ST.
P.O. BOX 376
PALM SPRING, CA 92262

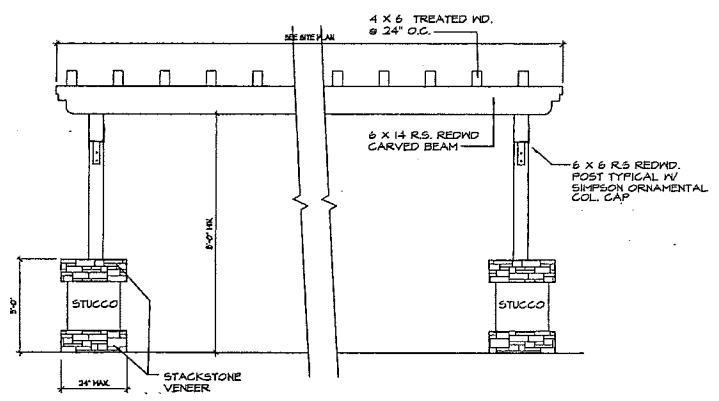
CESON CL. WYAL

IP WIT TOWNHOUSE DEVELOPMENT

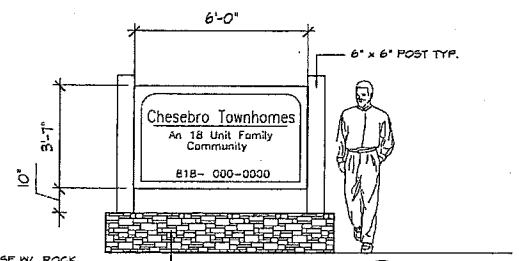
PARCELS OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

05-15-12

A-4.2

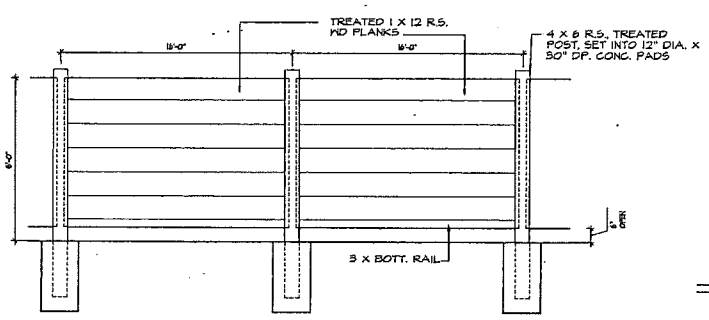


TYPICAL TRELLIS (B)
SEE SITE PLAN WHERE OCCURS



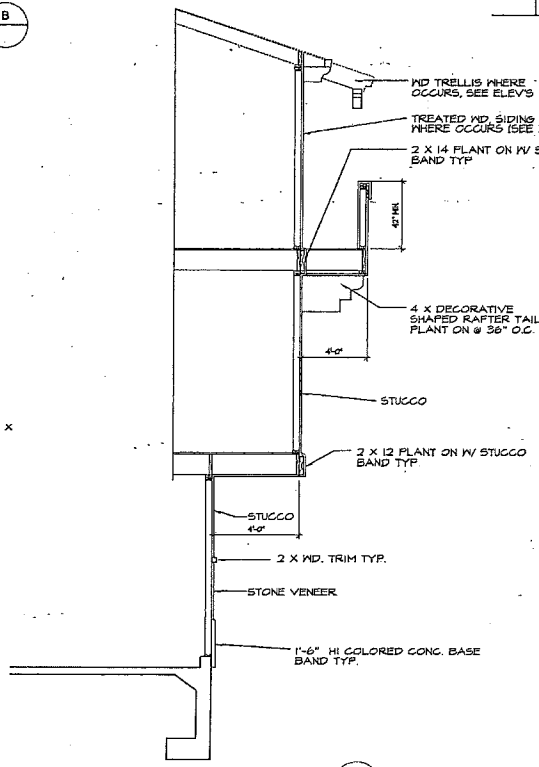
CONC. BASE W/ ROCK VENEER TO MATCH BUILDINGS

(F)

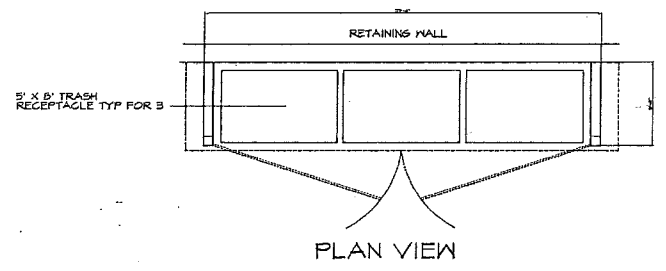


FENCE TO BE PAINTED TO MATCH BUILDING STUCCO

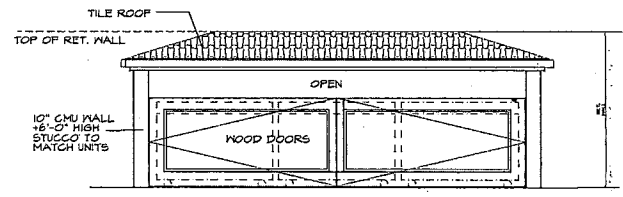
PROP. LINE FENCE @ PALO COMADO (E)



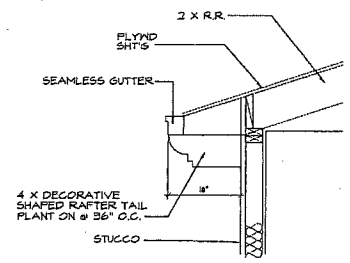
TYPICAL WALL SECTION @ BALCONY (D)



PLAN VIEW



TRASH ENCLOS. (A)



NOTE: ALL BUILDINGS OUTSIDE OF THE FIRE LANE TO HAVE 24\"/>

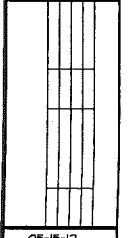
TYPICAL EAVE DETAIL (C)

ARCHITECTURAL DETAILS

DAVID G. SNIDER
DESIGN DRAFTING
11400 W. 11TH ST.
P.O. BOX 1101, PALO COMADO
PALO COMADO, CA 94566
TEL: (916) 842-3305 FAX: (916) 842-3306

F.V.Q. ENGINEERING
FLORENTINO V. QUIMOT, P.E.
412 W. 25TH ST.
P.O. BOX 3708
PALO COMADO, CA 94566
TEL: (916) 842-3308 FAX: (916) 842-3309

PROPOSED 16 UNIT TOWNHOUSE
PORTIONS OF LOTS 11, 12, TRACTORS
ON THE CORNERS OF PALO COMADO AND CANYON ROAD,
PALO COMADO, CALIF. 94566



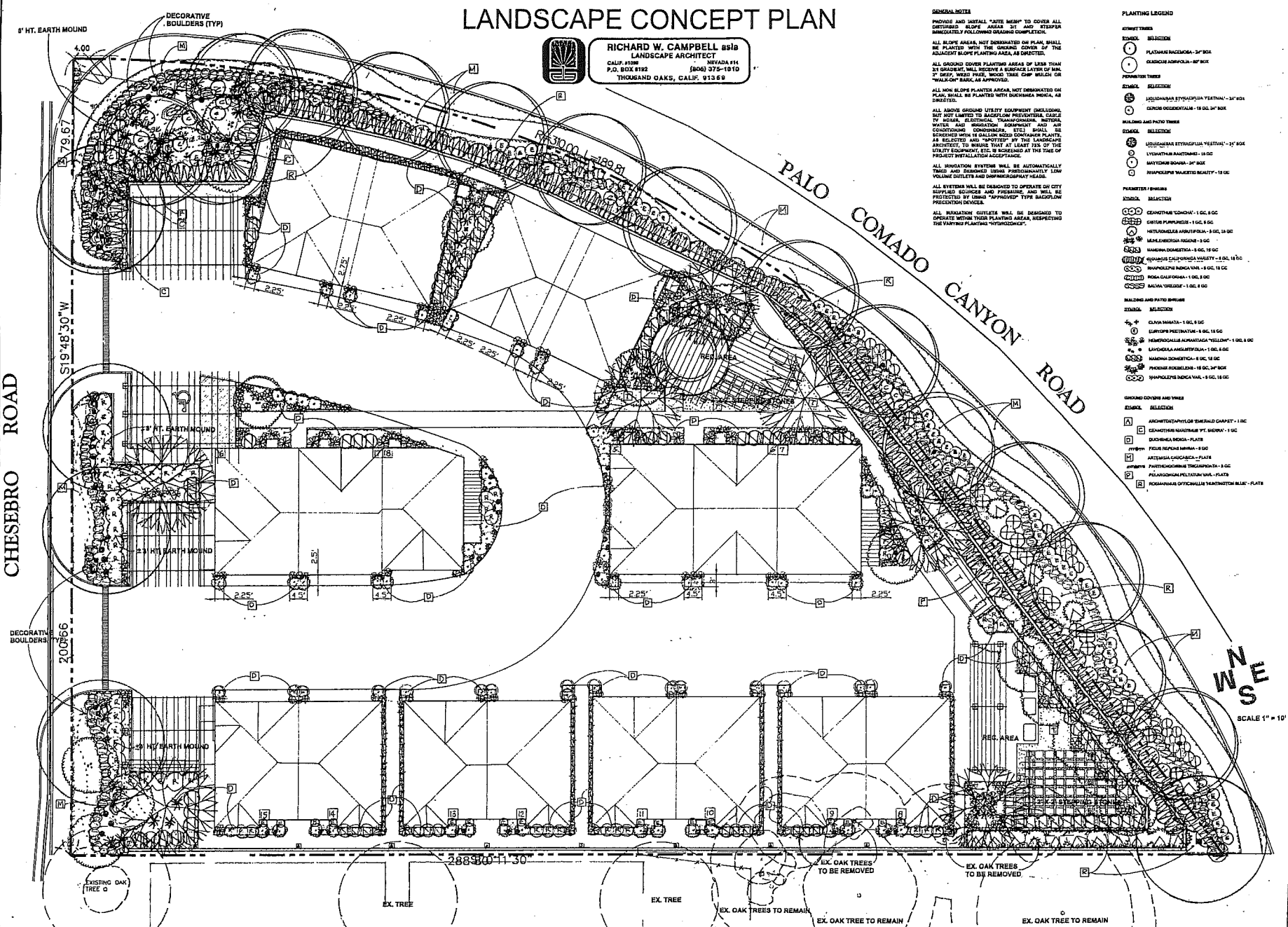
05-15-12

A-D.O

LANDSCAPE CONCEPT PLAN



RICHARD W. CAMPBELL asia
LANDSCAPE ARCHITECT
CALIF. #1198 NEVADA #14
P.O. BOX #192 (800) 375-1010
THOUSAND OAKS, CALIF. 91320



GENERAL NOTES

SPRINKLER AND IRRIGATION "WHITE MESH" TO COVER ALL CERTIFIED SLOPE AREAS 3" AND DEEPER IMMEDIATELY FOLLOWING GRADING COMPLETE.
ALL SLOPE AREAS, NOT DEMONSTRATED ON PLAN, SHALL BE PLANTED WITH THE GRADE COVER OF THE ADJACENT SLOPE PLANTING AREA, AS DIRECTED.
ALL GRASS COVER PLANTING AREAS OF LESS THAN 3% GRADE, WILL RECEIVE A SURFACE LAYER OF 2" DEEP, WILD FESCUE, WOOD STRIP GRASS OR "WALK-ON" BARK, AS APPROVED.

ALL SLOPE PLANTING AREAS NOT DEMONSTRATED ON PLAN, SHALL BE PLANTED WITH SHADBLAW GRASS, AS DIRECTED.
ALL ABOVE GROUND UTILITY EQUIPMENT (INCLUDING BUT NOT LIMITED TO BACULON PREVENTERS, CABLE TV, WELLS, ELECTRICAL, TELEPHONE/LANDLINE, FIBER, WATER AND IRRIGATION EQUIPMENT AND AIR CONDITIONING CONDENSERS, ETC.) SHALL BE EXPOSED WITH IN GRASS/ROD CONTROL PLANTS, AS DIRECTED, AND "ADAPTED" TO THE LANDSCAPE ARCHITECT, TO BE HEREIN OR AT LEAST 2% OF THE UTILITY EQUIPMENT, ETC. IS SCREENED AT THE TIME OF PROJECT INSTALLATION/ACCEPTANCE.
ALL IRRIGATION SYSTEMS WILL BE AUTOMATICALLY TRIGGERED AND DESIGNED UNDER PREDETERMINEDLY LOW VOLGING COEFFICIENT AND INDEPENDENTLY WEIERS.
ALL SYSTEMS WILL BE DESIGNED TO OPERATE ON CITY SUPPLIED SERVICE AND PRESSURE, AND WILL BE PROTECTED BY UNDER "APPROVED" TYPE BACKFLOW PREVENTION DEVICES.
ALL IRRIGATION CONTROL SHALL BE DESIGNED TO OPERATE WITHIN THEIR PLANTING AREAS, RESPECTING THE VARIOUS PLANTING "COTYPOGENICITY".

PLANTING LEGEND

- ATYMPUS TREES**
- SELECTED
 - PLATANUS RADICATA - 3" BOX
 - QUERCUS AGROBYLIA - 3" BOX
- FRUITING TREES**
- SELECTED
 - LEUCOSIPHA STRYMONIUM "VEXILLUM" - 3" BOX
 - CORYLUS CORONATA - 18" DC, 24" BOX
- BALDING AND PATIO TREES**
- SELECTED
 - LEUCOSIPHA STRYMONIUM "VEXILLUM" - 3" BOX
 - LYGISTIA PANICUM - 18" DC
 - BAEYDIA BONA - 24" BOX
 - FRAXINUS MAJESTICA - 18" DC
- FRUITING SHRUBS**
- SELECTED
 - CESTRUM LANCEOLATUM - 10" DC, 6" DC
 - CESTRUM PUMILIUM - 10" DC, 6" DC
 - HETEROMERIS AMERICALA - 8" DC, 18" DC
 - LAURUS ALBA - 8" DC
 - MANISIA DOMESTICA - 8" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
- BALDING AND PATIO SHRUBS**
- SELECTED
 - CAROLINA JASMINE - 10" DC, 6" DC
 - EUROPA PESTIVALIS - 8" DC, 18" DC
 - HETEROMERIS AMERICALA "YELLOW" - 10" DC, 6" DC
 - LAURUS ALBA - 8" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
 - ROSA CALIFORNICA - 10" DC, 18" DC
- GROUND COVERS AND WILDS**
- SELECTED
 - ARCHITECTURE PLANT OF SHERALD CARPET - 1 DC
 - DIAPHYSA NIVIDA - PLATE
 - DIAPHYSA NIVIDA - PLATE
 - FELIX REPENS - 1 DC
 - FRAXINUS MAJESTICA - PLATE
 - FRAXINUS MAJESTICA - PLATE
 - FRAXINUS MAJESTICA - PLATE
 - FRAXINUS MAJESTICA - PLATE
 - FRAXINUS MAJESTICA - PLATE
 - FRAXINUS MAJESTICA - PLATE
 - FRAXINUS MAJESTICA - PLATE

DAVID G. SNIDER
REGISTERED ARCHITECT

F.V.Q. ENGINEERING
FABRIZIO V. QUINT, P.E.

IS UNIT, TOWNHOUSE DEVELOPMENT.

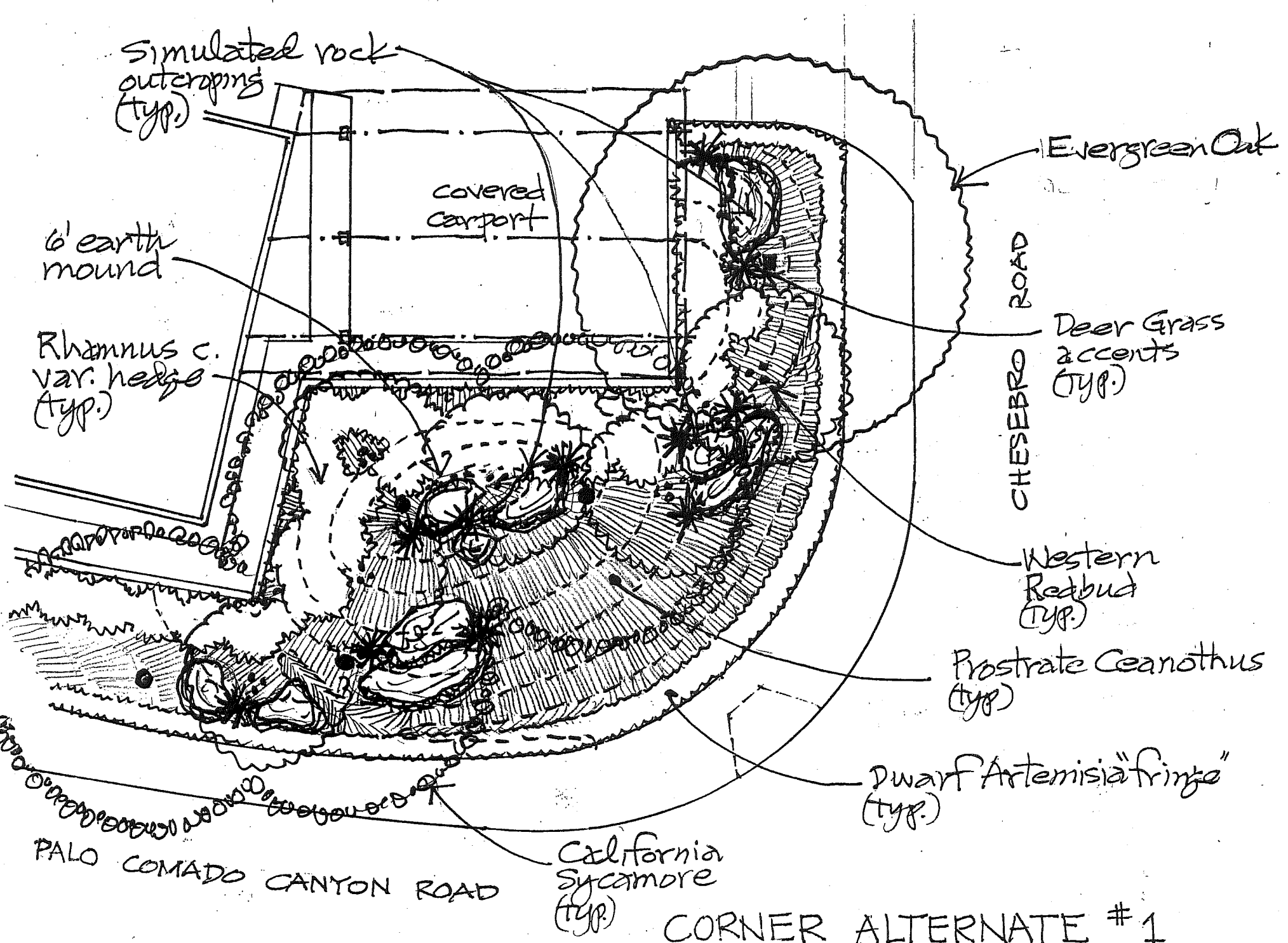
PORTIONS OF LOTS 17 & 18, TRACT 2501
ON THE CORNERS OF PALO COMADO AND CANYON ROAD,
AGORA HILLS, CA.

DAVID G. SNIDER
REGISTERED ARCHITECT
2100 MARIE ST.
THOUSAND OAKS, CALIF. 91320
TEL: (818) 941-8228

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TEL: (818) 941-8228

05-01-12

LCP-1



simulated rock
outcropping
(typ.)

covered
carport

6' earth
mound

Rhamnus c.
var. hedge
(typ.)

Evergreen Oak

CHESBRO
ROAD

Deer Grass
accents
(typ.)

Western
Redbud
(typ.)

Prostrate Ceanothus
(typ.)

Dwarf Artemisia "fringe"
(typ.)

PALO COMADO CANYON ROAD

California
Sycamore
(typ.)

CORNER ALTERNATE # 1
18 UNIT TOWNHOUSE DEVELOPMENT

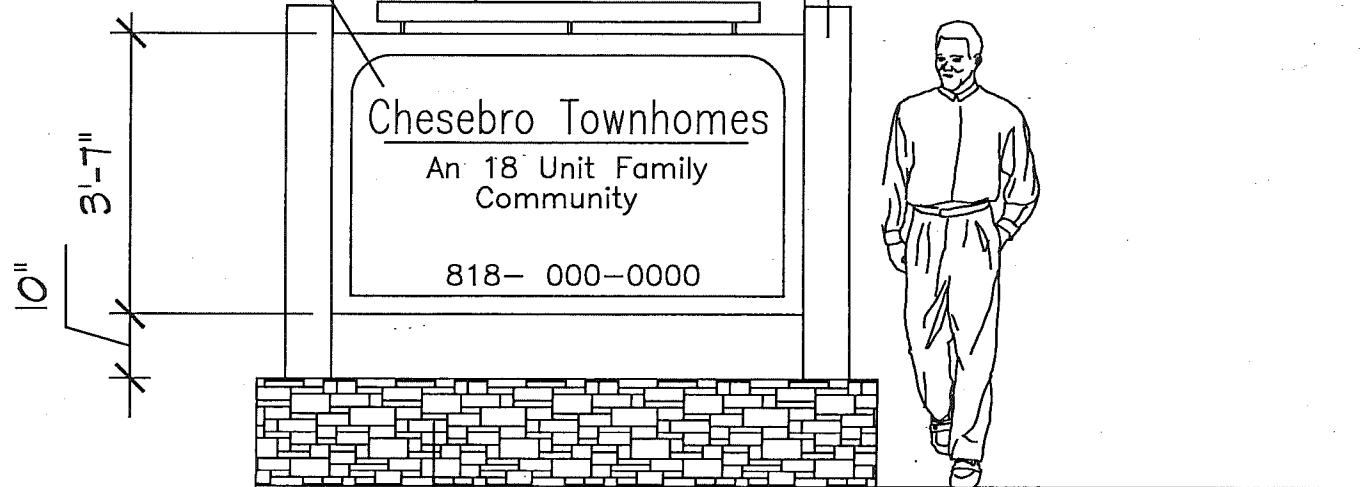


L.E.D. DOWNLIGHTING
FIXTURE, BOTH SIDES

2- SIDED, LAMINATED WOOD
SIGN WITH ROUTED LETTERING
INTERIOR OF LETTERS TO BE
PAINTED W/ A CONTRASTING
COLOR TO SIGN

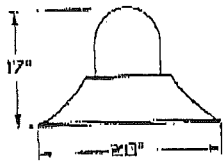
6'-0"

6" x 6" POST TYP.

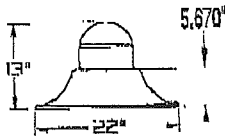


CONC. BASE W/ ROCK
VENEER TO MATCH BUILDINGS

D S C P

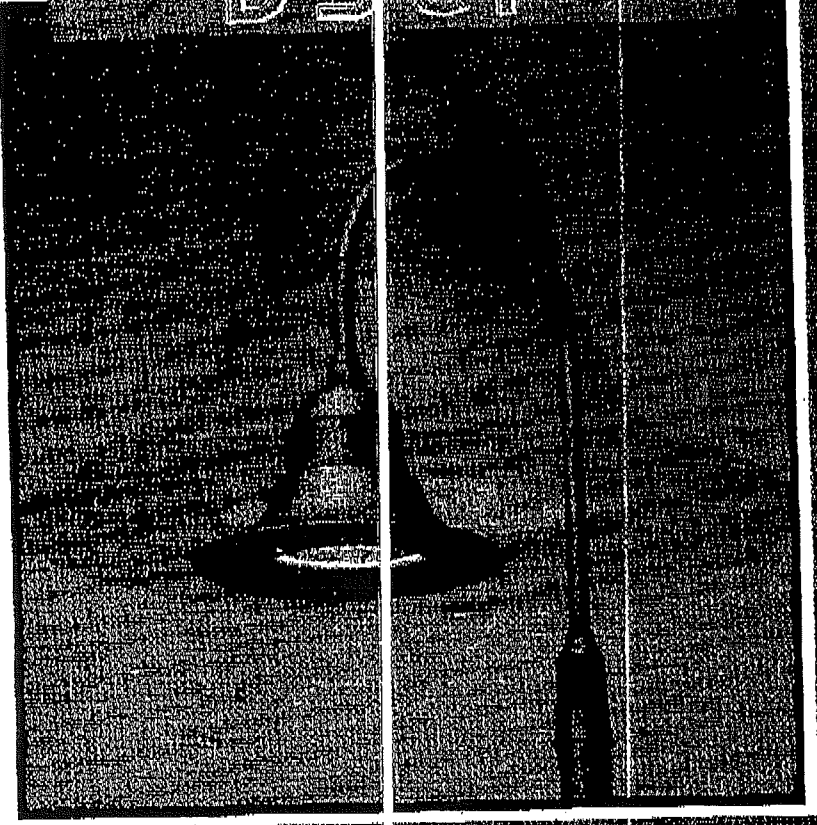


DSCP25
(250 WATT MAX.)



DSCP1
(175 WATT MAX.)

E.P.A. DSCP25 = 1.10
DSCP1 = 0.63



SPECIFICATIONS

HOUSING: ONE PIECE HEAVY WALL ALUMINUM CONSTRUCTION WITH REMOVABLE BALLAST TRAY FOR EASY BALLAST ACCESS.

LENS ASSEMBLY: ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR TEMPERED GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. CAPTIVE THUMB SCREW DISENGAGES LENS ASSEMBLY AND ACTIVATES ACCUHING™ TO ALLOW LENS ASSEMBLY TO HINGE AWAY FROM HOUSING FOR LUMINAIRE ACCESS WITHOUT THE USE OF TOOLS.

OPTICS: COMPUTER DESIGNED ONE PIECE SPECULAR BEHME™ TEN SIDE REFLECTORS (COMBINE WITH AN AUXILIARY SPECULAR TOP REFLECTOR TO PRODUCE A HIGHLY EFFICIENT, SHARP CUTOFF. OPTICAL ASSEMBLY IS ROTATABLY IN 90° INCREMENTS.

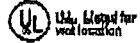
BASKETING: CLOSED CELL FIBER BASKETING COMPRESSED BETWEEN DOOR AND HOUSING WORKS IN COMBINATION WITH ACCUHING™ TO PRODUCE A HIGHLY EFFICIENT OPTICAL CHAMBER.

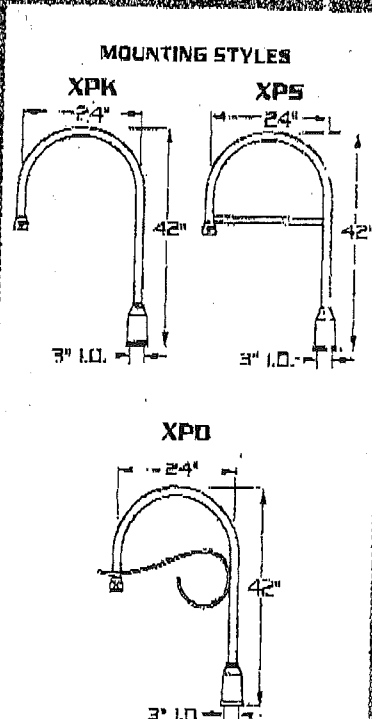
LAMP HOLDER: MEDIUM OR MEDIUM BASE PORCELAIN LAMP HOLDER EQUIPPED WITH FACTORY INSTALLED QUICK DISCONNECT PLUG.

LAMP: (BY OTHERS)

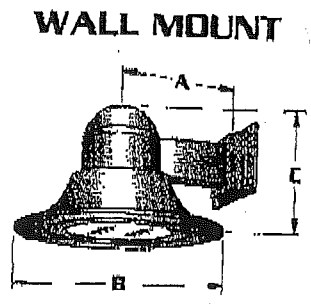
BALLAST: H.P.F./M.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE. ELECTRICAL COMPONENTS ARE MOUNTED TO A REMOVABLE BALLAST TRAY. BALLAST IS EQUIPPED WITH FACTORY INSTALLED QUICK DISCONNECT PLUG.

FINISH: POLYESTER POWDER COAT-STATE OF THE ART 10 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.



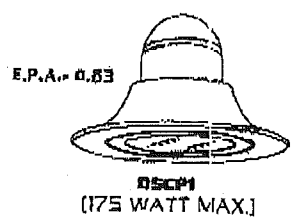
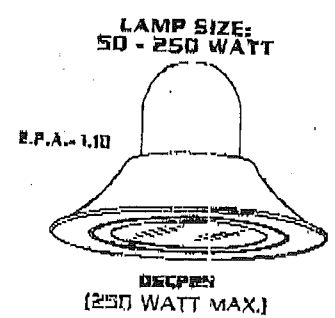
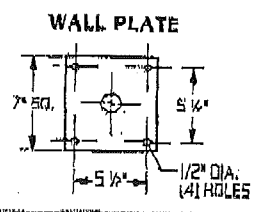


ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.



LUM.	A	B	C
DSCP1	14"	22"	13"
DSCP25	18"	28"	17"

EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN BASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.



FOUR LIGHT DISTRIBUTIONS AVAILABLE.

OPTICAL SYSTEMS ENCLOSED IN IMPACT RESISTANT TEMPERED GLASS LENS.

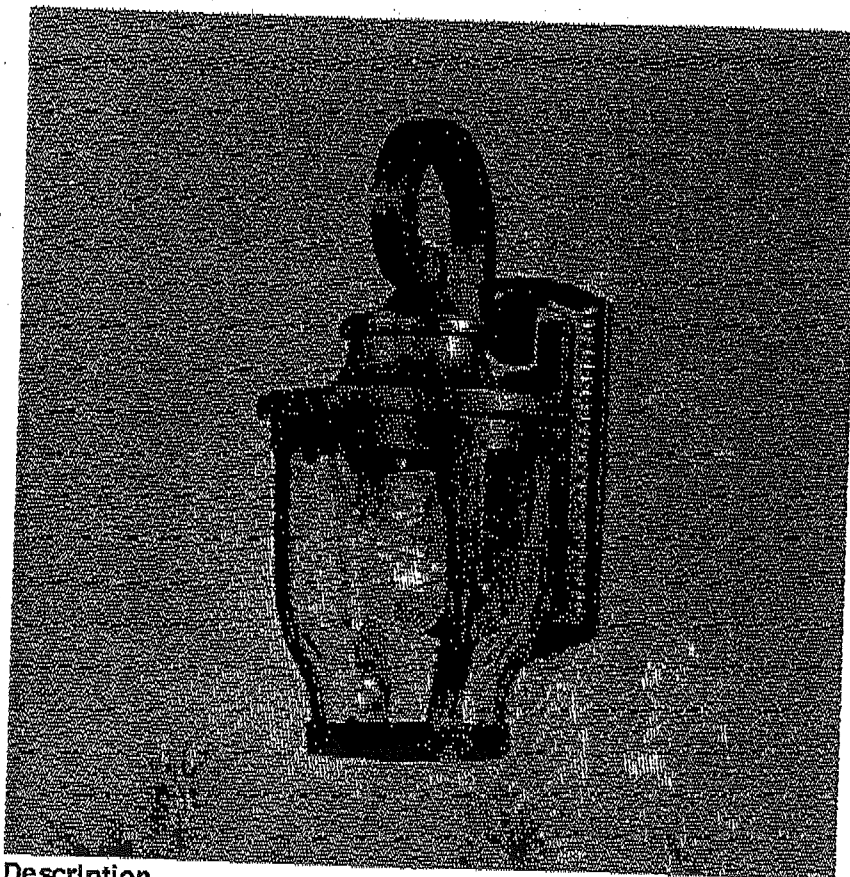
REFLECTOR IS FIELD ROTATABLE.

ORDERING INFORMATION

MODEL NO.:	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
DSCP					
MODEL NO.:	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
DSCP	HORIZONTAL LAMP REFLECTORS <input type="checkbox"/> TYPE II HR-II (segmented) <input type="checkbox"/> TYPE III HR-III (segmented) <input type="checkbox"/> TYPE IV (FORWARD THROW) HR-IV (segmented) <input type="checkbox"/> TYPE V HR-V-SQ (segmented) VERTICAL LAMP REFLECTORS <input type="checkbox"/> ASYMMETRIC VR-ASY (segmented) <input type="checkbox"/> TYPE V VR-V-SQ (segmented) VERTICAL LAMP REFLECTOR REQUIRES CONVEX GLASS	WATTAGE TYPE VOLTAGE <input type="checkbox"/> 250 <input type="checkbox"/> HPS <input type="checkbox"/> 120 <input type="checkbox"/> 175 <input type="checkbox"/> MH <input type="checkbox"/> 208 <input type="checkbox"/> 150 <input type="checkbox"/> MV <input type="checkbox"/> 240 <input type="checkbox"/> 100 <input type="checkbox"/> 277 <input type="checkbox"/> 75 <input type="checkbox"/> 480 <input type="checkbox"/> 70 <input type="checkbox"/> MT <input type="checkbox"/> 50 DSCP25 USE MEDIUM BASE LAMPS DSCP1 USE MEDIUM BASE LAMPS	<input type="checkbox"/> XPK <input type="checkbox"/> XPS <input type="checkbox"/> XPD <input type="checkbox"/> WM <input type="checkbox"/> M	STANDARD TEXTURED FINISH <input type="checkbox"/> BLACK RA -8005-T <input type="checkbox"/> WHITE RA -9001-T <input type="checkbox"/> GREY RA -7004-T <input type="checkbox"/> BRONZE RA -8018-T <input type="checkbox"/> GREEN RA -8025-T FOR 8 FOOT FINISH REMOVE SUPPLY WIRE (EXCEPT FOR 500) (SEE ARM SECTION FOR ADDITIONAL INFORMATION)	<input type="checkbox"/> CONVEX GLASS DG <input type="checkbox"/> CLEAR CONVEX POLYCARBONATE DIFFUSER LEX <input type="checkbox"/> 3/4" IPS STEM MOUNT AND SWIVEL CANOPY (4'-0" MAX.) SM <input type="checkbox"/> CHAIN MOUNTED (4'-0" MAX.) CM <input type="checkbox"/> HOUSE SIDE SHIELD HS <input type="checkbox"/> QUARTZ RESTRIKE QTZ <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PHOTOV..... PC+V) <input type="checkbox"/> SINGLE FUSE (120V., 277V) SF <input type="checkbox"/> DOUBLE FUSE (208V., 240V) DF

The Great Outdoors 8761-166 Outdoor Sconce, Corona Bronze™

By The Great Outdoors by Minka Lavery



Part #

2324045S

Price

\$67.90

Finish

Corona Bronze™

Light Bulb

(1)100w A19 Med F Incand

Dimensions

Width: 6.25 inches

Projection: 7.75 inches

Height: 12.25 inches

Description

One Light Wall Sconce with Clear Hammered Glass diffuser

Truss light will not see from street or drive way.



FEATURES & SPECIFICATIONS

INTENDED USE — Use for building- and wall-mounted applications.

CONSTRUCTION — Extruded aluminum body with cast end caps is mounted with 1/4" bolts, to formed steel wall bracket. Housing body mates to allow for variable aiming. Cast aluminum door frame is hinged and secured by stainless steel fasteners. Closed on/off electronic switch prevents the penetration of dust and moisture.

FINISH — Standard finish is dark bronze (DOB) corrosion resistant polyester powder finish with other architectural colors available.

OPTICAL — Coated optics with anodized, aluminum reflectors: segmented, specular or hammertone finish. Clear, impact-resistant, tempered glass lens with silkscreen.

ELECTRICAL — Ballast: 150W and below utilizes a high-reactance, high power factor ballast and utilizes pulse start ignitor technology. 175W and above utilize a constant-voltage autotransformer ballast. CSA, NOM or INTL required for probe steel components outside of the US for 175W. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired. Ballasts are 100% factory-tested.

Socket: Horizontal, medium-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. 4KV pulse rated, UL listed 600M, 600V.

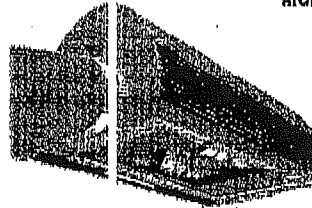
INSTALLATION — Mounting plate includes provision for attachment independent of junction box. Optional backbox wall mounting available for surface conduit applications. Mounts either lens-up or lens-down.

LISTINGS — UL listed for wet locations and 75°C ambient. Listed and labeled to comply with US and Canadian safety standards (See Options). IPOS rated.

Note: Specifications subject to change without notice.

Casting Number	
Notes	
Type	

Architectural Wall-Mounted Lighting

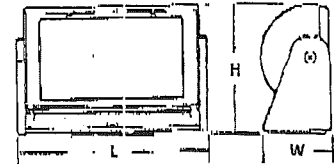


WFL2

METAL HALIDE 70-175W
HIGH PRESSURE SODIUM 70-150W

Specifications

- EPA: 1.3 ft (12 m)
- Length: 18-1/2 (4)
- Depth: 6-3/4 (17)
- Overall Height: 11-3/4 (29.9)
- *Weight: 25 lbs (11.3 kg)
- All dimensions are in inches (mm in brackets) unless otherwise specified.
- *Weight as configured in example below.



ORDERING INFORMATION For shortest lead times, configure product using standard options (shown in bold).

Example: WFL2 100M FT TB LPI

WFL2	Ballast	Socket	Mounting	Finish	Optics	Mounting	Shipping	Options	Options	LPI				
WFL2	Metal halide	SP	Spot	120	(blank)	Magnetic ballast	(blank)	Surface mount	Shipped in fixture	(blank)	Dark bronze	LPI Lamp included		
70M	BP	Bi-pink symmetric	208		CWI	Constant wattage isolated	Shipped separately ^{1,2}	Back box wall mounting	SF	Single fuse (120, 277, 347V)	DWH	White	L/LP	Less lamp
100M	HPN	Narrow asymmetric	240						DF	Double fuse (208, 240, 480V)	DBL	Black		
150M	HPN	Narrow asymmetric	277						CSA	Labeled as labeled to comply with Canadian Standards	DMB	Medium bronze		
175M	HPN	Narrow asymmetric	347						INTL	International shipment for 175W	DNA	Natural aluminum		
Ceramic metal halide	HPW	Wide asymmetric	480		SCWA	Super CWA pulse start ballast ³			PE	Photoelectric cell-button type ⁴	DSS	Sandstone		
70MHC	HPW	Wide asymmetric	2305HZ						LC90	Lock at 90° for cutoff	DGC	Charcoal grey		
700MHC	RN	Narrow symmetric							Shipped separately ⁵		CR	Enhanced corrosion resistant		
150MHC	RN	Narrow symmetric							UV	Upper visor ⁶				
High pressure sodium	HM	Medium symmetric							EV	Ergonomic visor (black) ⁷				
70S	HW	Wide symmetric							FV	Full visor ⁸				
100S	HW	Wide symmetric							BV	Bottom visor ⁹				
150S	GZ	Wall grazing							WG	Wire guard				
	FT	Forward throw							BD	Bar door ¹⁰				
									HL	Horizontal louver (black)				
									VL	Vertical louver (black)				
									BVG	Anti-bulb vandal guard ¹¹				

Notes

- These wattages do not comply with California Title 20 regulations.
- MUST specify CW for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada 120, 277, 347V ships as 120V/3-1/4V.
- Consult factory for available wattages.
- Only available with 150M and 150MHC.
- May be ordered as an accessory.
- Must specify finish when ordered as an option.
- Not available with 480V or TB. MUST specify wattage.
- Requires field modification when ordered as an accessory.
- See www.lithonia.com/techcolor for additional color options.
- MUST be specified. L/P not available with MHC.