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Proposed Site Location

Figure 2

City of Agoura Hills

Attachment 7













Cornerstone

Upper Level Fountain Area

Cornerstone Presentation 2



Cornerstone Presentation 2



Cornerstone Presentation 2



Cornerstone Presentation 2

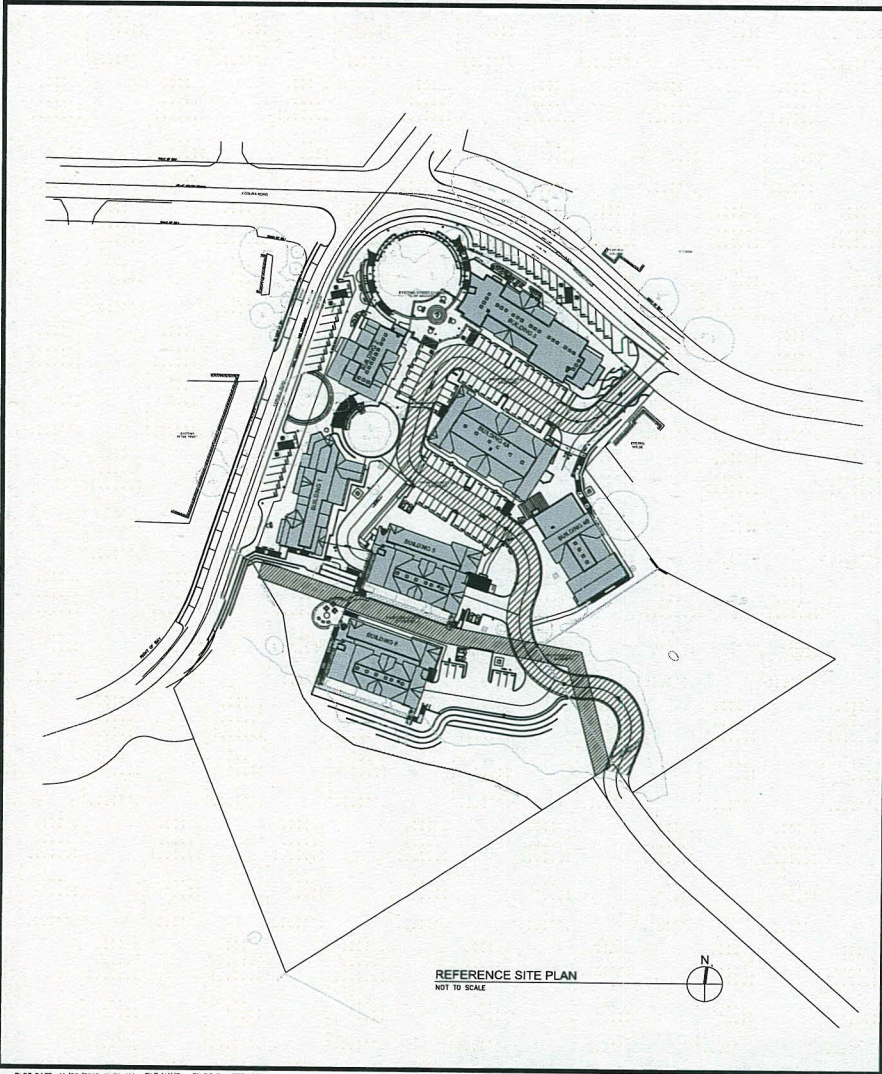


Cornerstone Presentation 2

CORNERSTONE

AGOURA ROAD & CORNELL ROAD

REFERENCE SITE PLAN



REFERENCE SITE PLAN
NOT TO SCALE

PROJECT DATA

LOT SIZE		
SITE AREA (SEE 1/T2)		
50 FT.	ACRES	%
271,379	6.23	76
86,240	1.98	24
357,628	8.21	100
LOT 1 (ZONE E)		
SITE COVERAGE (SEE 1/T2)		
50 FT.	ACRES	%
50,912	1.36	22
123,669	2.84	46
87,748	2.01	32
271,379	6.23	100
TOTAL USABLE AREAS (SEE 4/T2)		
50 FT.	ACRES	%
23,597	0.55	7
45,321	1.05	14
47,854	1.12	15
116,776	2.77	36
FLOOR AREA RATIO (F.A.R.) CALCULATIONS (SEE 4/T2)		
50 FT.	ACRES	%
23,597	0.55	7
45,321	1.05	14
68,918	1.62	21
271,379	6.23	88
FLOOR AREA RATIO (F.A.R.)		
0.25		
* AREAS DO NOT INCLUDE RESIDENTIAL OR SUBTERRANEAN / ENCLOSED PARKING		
PUBLIC SPACE REQUIREMENTS (SEE 3/T2)		
50 FT.	ACRES	%
49,707	1.18	16
49,779	1.19	16
PARKING AREA (SEE 2/T2)		
50 FT.	ACRES	%
81,497	1.86	24
22,154	0.53	7
103,651	2.39	31
REQUIRED LANDSCAPE (15% OF 22,154)		
3,323	0.08	4
4,088	0.09	5
PARKING SPACES (SEE 2/T2)		
STANDARD HANDICAP TOTAL		
ENCLOSED PARKING	175	8
ON SITE PARKING	64	3
STREET PARKING	42	2
TOTAL	281	13
BUILDING HEIGHTS		
	FEET	
BUILDING 1	40-45	
BUILDING 2	43-45	
BUILDING 3	43-45	
BUILDING 4A	30-45	
BUILDING 4B	30-35	
BUILDING 5	30-35	
BUILDING 6	30-35	

NOTES:
1. SEE SHEET T2 FOR CALCULATION DETAILS
2. SEE SHEET T2 FOR SUSTAINABLE PRACTICES

SHEET INDEX

ARCHITECTURAL

- T1 TITLE SHEET
- T2 AREA CALCULATIONS & SUSTAINABLE DESIGN
- A1.0 REFERENCE SITE PLAN (BLDG. 1 THRU 6)
- A1.1 ENLARGED SITE PLAN - (BLDG. 1, 2, 3)
- A1.2 ENLARGED SITE PLAN - (BLDG. 2, 3, 4A, 4B)
- A1.3 SITE PLAN - (BLDG. 1, 2, 3, 4A, 4B)
- A1.4 SITE PLAN - (BLDG. 1, 4A, 4B, 5)
- A1.5 SITE PLAN (BLDG. 4B, 5, 6)
- A1.6 SITE PLAN - (BLDG. 4, 6)
- A1.7 SITE PLAN - (BLDG. 6)
- A2.1 PLAZA - FIRST FLOOR
- A2.2 PLAZA - SECOND FLOOR
- A2.3 PLAZA - THIRD FLOOR
- A2.4 - BUILDING 1 FIRST FLOOR PLAN
- A2.5 - BUILDING 1 SECOND FLOOR PLAN
- A2.6 - BUILDING 1 THIRD FLOOR PLAN
- A2.7 - BUILDING 2 FIRST FLOOR PLAN
- A2.8 - BUILDING 2 SECOND FLOOR PLAN
- A2.9 - BUILDING 2 THIRD FLOOR PLAN
- A2.10 - BUILDING 3 FIRST FLOOR PLAN
- A2.11 - BUILDING 3 SECOND FLOOR PLAN
- A2.12 - BUILDING 3 THIRD FLOOR PLAN
- A2.13 - BUILDING 4A BASEMENT PARKING PLAN
- A2.14 - BUILDING 4A FIRST FLOOR PLAN
- A2.15 - BUILDING 4A SECOND FLOOR PLAN
- A2.16 - BUILDING 4B BASEMENT PARKING PLAN
- A2.17 - BUILDING 4B FIRST FLOOR PLAN
- A2.18 - BUILDING 4B SECOND FLOOR PLAN
- A2.19 - BUILDING 5 BASEMENT PARKING PLAN
- A2.20 - BUILDING 5 FIRST FLOOR PLAN
- A2.21 - BUILDING 5 SECOND FLOOR PLAN
- A2.22 - BUILDING 6 BASEMENT LOBBY PLAN
- A2.23 - BUILDING 6 FIRST FLOOR PLAN
- A2.24 - BUILDING 6 SECOND FLOOR PLAN
- A3.0 BUILDING ROOF PLANS
- A3.1 ELEVATION - BUILDING 1
- A4.1 ELEVATION - BUILDING 2
- A4.2 ELEVATION - BUILDING 3
- A4.3 ELEVATION - BUILDING 4A
- A4.4 ELEVATION - BUILDING 4B
- A4.5 ELEVATION - BUILDING 5
- A4.6 ELEVATION - BUILDING 6
- A5.0 LINE OF SIGHT SECTIONS
- A6.0 TRAILS AND RAILING DETAILS
- A6.1 TRAILS AND RAILING DETAILS

EXHIBITS - HANDICAP PATH OF TRAVEL

- H.C.1 SITE PLAN 1 - BLDG 1, 2, 3 FIRST FLOOR & BLDG 4 BASEMENT
- H.C.2 SITE PLAN 2 - BLDG 2, 3 SECOND FLOOR & BLDG 2, 3 THIRD FLOOR & BLDG 4 FIRST FLOOR
- H.C.3 SITE PLAN 3 - BLDG 2, 3 SECOND FLOOR & BLDG 4 SECOND FLOOR & BLDG 5 BASEMENT
- H.C.4 SITE PLAN 4 - BLDG 3 & 6 FIRST FLOOR
- H.C.5 SITE PLAN 5 - BLDG 3 & 6 SECOND FLOOR
- H.C.6 SITE PLAN 6 - BLDG 3 & 6 SECOND FLOOR

PARCEL NUMBERS

ASSESSORS PARCEL NUMBERS & LEGAL DESCRIPTION

- 2081-28-008 - TRACT NO. 7981 LOT 48
- 2081-28-009 - TRACT NO. 7981 LOT 49
- 2081-28-010 - TRACT NO. 7981 LOT 50
- 2081-28-011 - TRACT NO. 7981 LOT 51
- 2081-28-012 - TRACT NO. 7981 LOT 52
- 2081-28-013 - TRACT NO. 7981 LOT 53
- 2081-28-014 - TRACT NO. 7981 LOT 54
- 2081-28-015 - TRACT NO. 7981 LOT 55
- 2081-28-016 - TRACT NO. 7981 LOT 56
- 2081-28-017 - TRACT NO. 7981 LOT 57
- 2081-28-018 - TRACT NO. 7981 LOT 58
- 2081-28-019 - TRACT NO. 7981 LOT 59
- 2081-28-020 - TRACT NO. 7981 LOT 100
- 2081-28-021 - TRACT NO. 7981 LOT 101
- 2081-28-022 - TRACT NO. 7981 LOT 102
- 2081-28-023 - TRACT NO. 7981 LOT 103
- 2081-28-024 - TRACT NO. 7981 LOT 104
- 2081-28-025 - TRACT NO. 7981 LOT 105
- 2081-28-026 - TRACT NO. 7981 LOT 106
- 2081-28-027 - TRACT NO. 7981 LOT 107
- 2081-28-028 - TRACT NO. 7981 LOT 108
- 2081-28-029 - TRACT NO. 7981 LOT 109
- 2081-28-030 - TRACT NO. 7981 LOT 110
- 2081-28-031 - TRACT NO. 7981 LOT 111
- 2081-28-032 - TRACT NO. 7981 LOT 112
- 2081-28-033 - TRACT NO. 7981 LOT 113
- 2081-28-034 - TRACT NO. 7981 LOT 114
- 2081-28-035 - TRACT NO. 7981 LOT 115

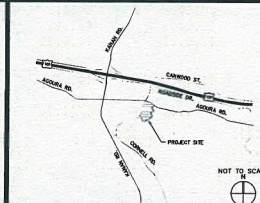
LIGHTING

- E1.1 PHOTOMETRIC SITE PLAN - 1
- E1.2 PHOTOMETRIC SITE PLAN - 2
- E1.3 PHOTOMETRIC SITE PLAN - 3
- E2 LIGHTING CUT SHEETS - 1
- E3 LIGHTING CUT SHEETS - 2
- E4 LIGHTING CUT SHEETS - 3

LANDSCAPE

- L1 LANDSCAPE PLAN (PART 1)
- L2 LANDSCAPE PLAN (PART 2)
- L3 ENLARGEMENT
- L4 ENLARGEMENT/SECTIONS
- C1 TITLE SHEET
- C2 TOPOGRAPHIC SURVEY
- C3 PRELIMINARY GRADING AND DRAINAGE PLAN (PART 1)
- C4 PRELIMINARY GRADING AND DRAINAGE PLAN (PART 2)
- C5 CORNELL ROAD & MAIN DRIVEWAY PROFILE
- C6 SECTIONS

VICINITY MAP



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REVISIONS	
DRAWING INFO	
COMPUTER FILE	
DATE	11/20/2013
SCALE	1" = 80'-0"
JOB NO.	1886

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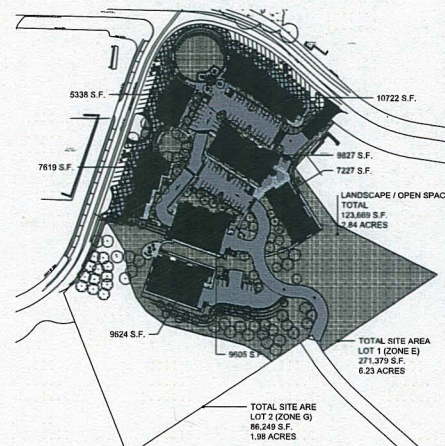
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AGOURA HILLS, CALIFORNIA
AGOURA ROAD

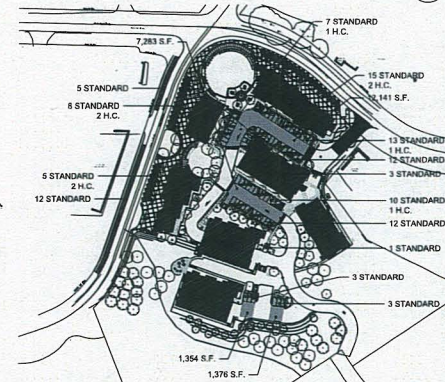


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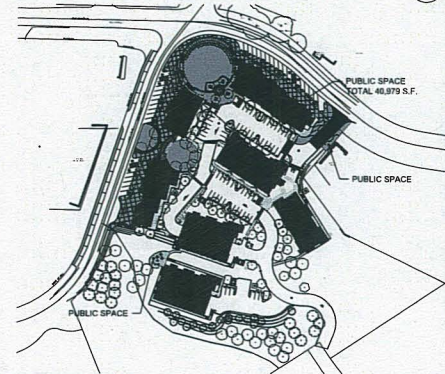
SHEET
T1
TITLE SHEET/SITE PLAN



SITE COVERAGE CALCULATION
SCALE: 1" = 100'-0"



PARKING LANDSCAPE CALCULATION
SCALE: 1" = 100'-0"



PUBLIC SPACE CALCULATION
SCALE: 1" = 100'-0"

PROJECT DATA

LOT SIZE	SQ. FT.	ACRES	%
SITE AREA (SEE 1/12)			
LOT 1 (ZONE E)	271,379	6.23	76
LOT 2 (ZONE G)	96,249	2.21	24
TOTAL	357,628	8.21	100
LOT 1 (ZONE E)			
SITE COVERAGE (SEE 1/12)			
	SQ. FT.	ACRES	%
BUILDINGS	56,862	1.28	22
LANDSCAPING & OPEN SPACE	123,669	2.84	46
HARDSCAPE (PAVING, DRIVEWAYS, SIDEWALKS, PLAZA)	87,748	2.01	32
TOTAL	271,379	6.23	100
TOTAL USABLE AREAS (SEE 4/12)			
	SQ. FT.		
RETAIL / RESTAURANT	23,597		
OFFICE / RETAIL	45,321		
RESIDENTIAL (35 TOTAL)	47,858		
TOTAL	116,776		
FLOOR AREA RATIO (F.A.R.) CALCULATIONS (SEE 4/12)			
	SQ. FT.		
RETAIL & RESTAURANT	23,597		
OFFICE / RETAIL AREA	45,321		
SUB TOTAL *	68,918		
TOTAL SITE AREA LOT 1	271,379		
FLOOR AREA RATIO (68,918 / 271,379)			0.25
* AREAS DO NOT INCLUDE RESIDENTIAL OR SUBTERRANEAN / ENCLOSED PARKING			
PUBLIC SPACE REQUIREMENTS (SEE 3/12)			
	SQ. FT.	%	
REQUIRED PUBLIC SPACE	40,797	15	
PROVIDED PUBLIC SPACE	40,979	15	
PARKING AREA (SEE 2/12)			
	SQ. FT.		
ENCLOSED PARKING	81,497		
ON SITE PARKING	22,154		
TOTAL	103,651		
REQUIRED LANDSCAPE (15% OF 22,154)			
	SQ. FT.	%	
REQUIRED LANDSCAPE	3,323	15	
PROVIDED LANDSCAPE	4,088	18	
PARKING SPACES (SEE 2/12)			
	STANDARD	HANDICAP	TOTAL
ENCLOSED PARKING	175	8	183
ON SITE PARKING	64	3	67
STREET PARKING	65	6	71
TOTAL	264	17	301
BUILDING HEIGHTS			
	FEET		
BUILDING 1	40-45		
BUILDING 2	43-45		
BUILDING 3	43-45		
BUILDING 4A	30-45		
BUILDING 4B	30-35		
BUILDING 5	30-35		
BUILDING 6	30-35		

REVISONS

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JOB NO.	1888

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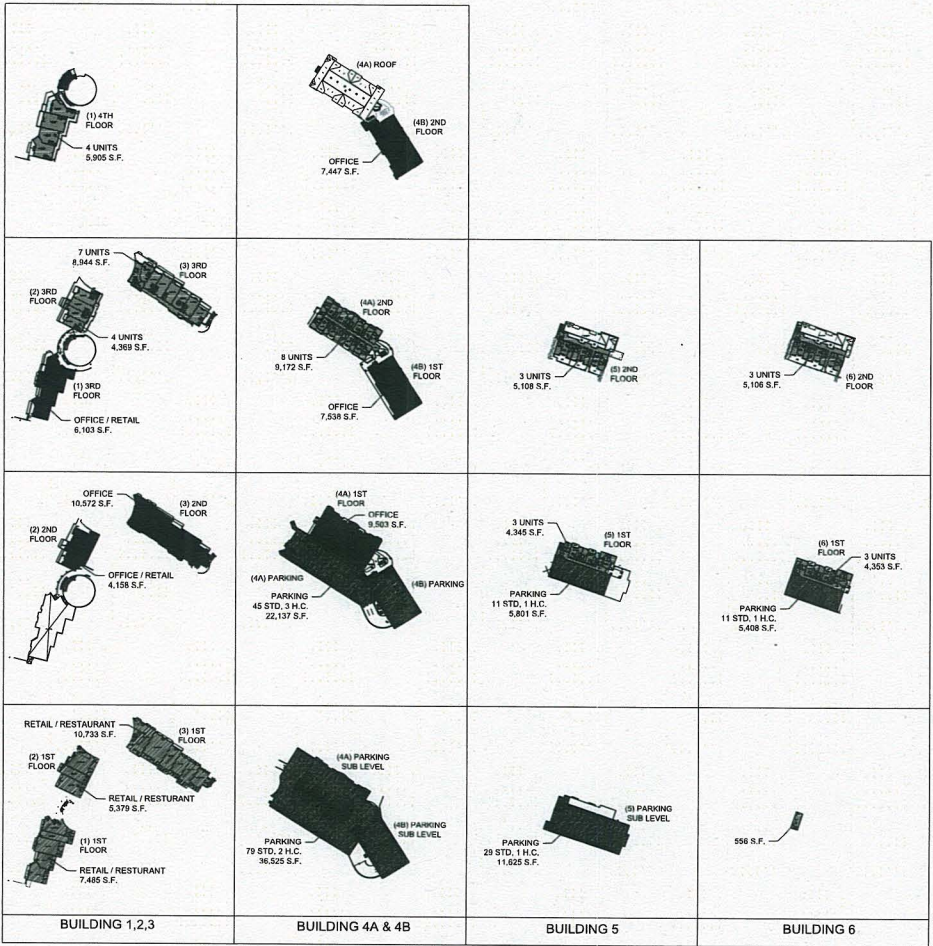
CORNERSTONE

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9417
T2
AREA CALCULATIONS & SUSTAINABLE PRACTICES



TOTAL USABLE AREAS & PARKING AREA CALCULATIONS
SCALE: 1" = 100'-0"



SITE PLAN KEY NOTES:

- 1) PARKING STALL (TYPICAL)
- 2) PARKING BUMPER (TYPICAL)
- 3) H.C. PARKING & LOADING
- 4) LOADING ZONE
- 5) PAVING
- 6) PEDESTRIAN RAMP
- 7) STAIRS
- 8) CONCRETE SIDEWALK
- 9) LANDSCAPE AREA
- 10) BROUGHT IRON FENCE (SEE LANDSCAPE PLANS)
- 11) BICYCLE RACK
- 12) BACKFLOW PREVENTER PAINT TO COMPLEMENT LANDSCAPE MATERIALS
- 13) FIRE HYDRANT (SEE CIVIL PLANS)
- 14) STREET LAMP (SEE PHOTOGRAPHIC DRAWINGS)
- 15) PARKING LOT POLE LIGHT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 16) BOLLARD LIGHT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 17) SIGNAGE WALL (SEE LANDSCAPE PLANS)
- 18) WATER FEATURE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 19) TRASH ENCLOSURE
- 20) TRANSFORMER (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 21) PEDESTRIAN CROSSING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 22) RETAINING WALL
- 23) TRELLIS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 24) NOT USED
- 25) SITE FURNISHING (SEE LANDSCAPE PLANS)
- 26) DRAIN (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 27) COLUMNS
- 28) ENHANCED PAVING
- 29) ROOF EQUIPMENT (HVAC) (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 30) EXHAUST VENT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 31) ELEVATOR
- 32) TREE GRATE
- 33) SITE WALL WITH PLASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 34) RAILING WITH PLASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 35) GATE (NOT APPLICABLE SEE ADD'L SITE PLAN)

SITE PLAN LEGEND:

- PROPERTY LINE
- RETAINING WALL
- BUILDING AREA
- TRASH CONTAINER SEE LANDSCAPE PLANS.
- POTTED PLANT
- NEW TREE SEE LANDSCAPE PLANS.
- PROPOSED BENCH SEE LANDSCAPE PLANS.
- PROPOSED TABLE AND CHAIRS
- BACKFLOW PREVENTER
- FIRE HYDRANT
- B.B.Q. GRILL

SITE PLAN
 BLDG. #1 - 1ST FLOOR
 BLDG. #2 - 1ST FLOOR
 BLDG. #3 - 1ST FLOOR
 BLDG. #4A - ABOVE
 BLDG. #4B - ABOVE
 BLDG. #5 - ABOVE
 BLDG. #5 - ABOVE
 SCALE: 1" = 20'-0"



REVISIONS	

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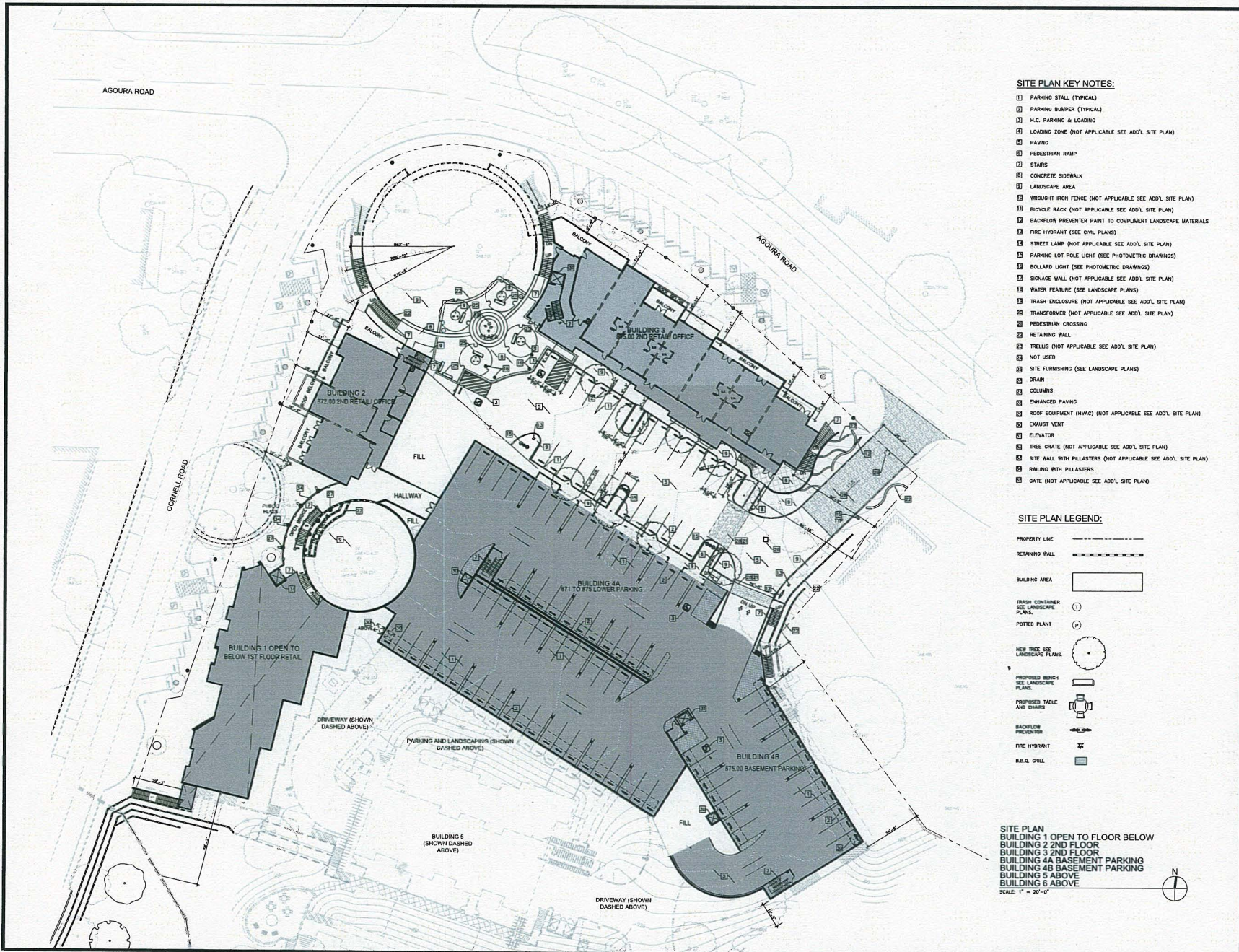
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 AGOURA HILLS, CALIFORNIA
 AGOURA ROAD



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SHEET
A1.1



- SITE PLAN KEY NOTES:**
- ① PARKING STALL (TYPICAL)
 - ② PARKING BUMPER (TYPICAL)
 - ③ H.C. PARKING & LOADING
 - ④ LOADING ZONE (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ⑤ PAVING
 - ⑥ PEDESTRIAN RAMP
 - ⑦ STAIRS
 - ⑧ CONCRETE SIDEWALK
 - ⑨ LANDSCAPE AREA
 - ⑩ WROUGHT IRON FENCE (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ⑪ BICYCLE RACK (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ⑫ BACKFLOW PREVENTER PAINT TO COMPLIMENT LANDSCAPE MATERIALS
 - ⑬ FIRE HYDRANT (SEE CIVIL PLANS)
 - ⑭ STREET LAMP (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ⑮ PARKING LOT POLE LIGHT (SEE PHOTOMETRIC DRAWINGS)
 - ⑯ BOLLARD LIGHT (SEE PHOTOMETRIC DRAWINGS)
 - ⑰ SIGNAGE WALL (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ⑱ WATER FEATURE (SEE LANDSCAPE PLANS)
 - ⑲ TRASH ENCLOSURE (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ⑳ TRANSFORMER (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ㉑ PEDESTRIAN CROSSING
 - ㉒ RETAINING WALL
 - ㉓ TRELLIS (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ㉔ NOT USED
 - ㉕ SITE FURNISHING (SEE LANDSCAPE PLANS)
 - ㉖ DRAIN
 - ㉗ COLUMNS
 - ㉘ ENHANCED PAVING
 - ㉙ ROOF EQUIPMENT (HVAC) (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ㉚ EXHAUST VENT
 - ㉛ ELEVATOR
 - ㉜ TREE GRATE (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ㉝ SITE WALL WITH PALLASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
 - ㉞ RAILING WITH PALLASTERS
 - ㉟ GATE (NOT APPLICABLE SEE ADD'L SITE PLAN)

- SITE PLAN LEGEND:**
- PROPERTY LINE ————
 - RETAINING WALL ————
 - BUILDING AREA [RECTANGLE]
 - TRASH CONTAINER SEE LANDSCAPE PLANS (T)
 - POTTED PLANT (P)
 - NEW TREE SEE LANDSCAPE PLANS (CIRCLE WITH DOT)
 - PROPOSED BENCH SEE LANDSCAPE PLANS (BENCH)
 - PROPOSED TABLE AND CHAIRS (TABLE)
 - BACKFLOW PREVENTER (SQUARE)
 - FIRE HYDRANT (XX)
 - B.R.O. GRILL (SQUARE)

SITE PLAN
 BUILDING 1 OPEN TO FLOOR BELOW
 BUILDING 2 2ND FLOOR
 BUILDING 3 2ND FLOOR
 BUILDING 4A BASEMENT PARKING
 BUILDING 4B BASEMENT PARKING
 BUILDING 5 ABOVE
 BUILDING 6 ABOVE
 SCALE: 1" = 20'-0"

REVISIONS

DESIGNED BY	
COMPUTER FILE	
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CORNERSTONE

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SHEET
 A1.2