

PLANNING DEPARTMENT

DATE: September 7, 2017

TO: Planning Commission

APPLICANT: 64North for Mordehai Asaf
5355 Cartwright Avenue, Suite 118
North Hollywood, CA 91601

CASE NO.: CUP-01309-2016

LOCATION: 28439 Foothill Drive (APN 2055-019-037)

REQUEST: Request for approval of a Conditional Use Permit to build a 3,647 square-foot, two-story single-family residence with a 56 square-foot basement, a 627 square-foot attached three-car garage and a 230 square-foot accessory structure; and to make a finding of exemption under the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01309-2016; subject to conditions, based on the findings of the attached Draft Resolution.

ZONING DESIGNATION: Residential Very Low Density – Old Agoura Design Overlay – Equestrian Overlay (RV-OA-EQ)

GENERAL PLAN DESIGNATION: RV (Residential Very Low)

I. PROJECT BACKGROUND AND DESCRIPTION

Will Carson from 64North, representing the applicant, Mordehai Asaf, is requesting the approval of a Conditional Use Permit (CUP) to build a 3,647 square-foot, two-story single-family residence; an attached, 627 square-foot three-car garage; a 56 square-foot basement, and a 230 square-foot accessory structure. The 0.99-acre

lot is located at 28439 Foothill Drive on the north side of the street. A CUP is required because the lot is considered a hillside lot with an average slope of 40 percent. The lot rises 134 feet from the north side of Foothill Drive from an elevation of 1,002 to 1,136 feet at the rear property line. In 2016, the applicant applied for a lot line adjustment to merge two (2) contiguous, vacant lots to form one larger lot, 144-foot wide by 302 feet long, whereas most lots on the street average half that width.

The Lot Line Adjustment was approved by the City in 2016. The lot is vacant and void of protected trees, sensitive flora or important natural features. A single family residence is a permitted use on the Residential Low Density (RV) - Old Agoura Design (OA) and Equestrian (EQ) Overlay zoned lot. The overlay zones ensure compatibility with the neighborhood's rustic and equestrian character. The applicant has agreed to a condition of approval to dedicate the remaining undeveloped portion of the lot as permanent open space. As such, the square footage of this portion can be excluded from the slope average calculation for the hillside lot. Under the Hillside Ordinance, a larger development footprint is permitted in areas with a lower average slope. Whereas the overall average slope is 40 percent, the slope of the proposed development area is only 28 percent.

There are existing homes on all sides of the property. The lot is one of the few remaining vacant lots to be developed on Foothill Drive. The most recent construction is immediately west of this lot, also on a hillside lot, on which the Planning Commission approved a 4,278 square-foot two-story house with a 497 square-foot, attached garage in 2015, construction of which is nearing completion.

The Planning Commission reviews new single-family residential developments on hillside lots, and makes findings for the Conditional Use Permit and hillside development standards.

The following table summarizes how the proposed project compares with the relevant lot and development standards.

	Existing	Proposed	Allowed/Required
Lot Dimensions			
Size (acres)	0.99 acres	0.99 acres	1 acre per RV
(square feet)	43,512 sq.ft.	43,512 sq.ft.	43,560 sq.ft.
Development Area	N/A	22,507 sq.ft.	N/A
Public St. Frontage	144 ft.	144 ft.	N/A
Lot Width	144 ft.	144 ft.	N/A
Lot Depth	302 ft.	302 ft.	N/A
Building Height			
Primary Structure	N/A	27 ft. 7 in.	35 ft.
Secondary Structure		10 ft.	35 ft. in buildable area 14 ft. in setback area

	Existing	Proposed	Allowed/Required
Building Square Footage			
Main House	N/A	3,647 sq.ft.	N/A
-First Floor	N/A	1,533 sq.ft.	N/A
-Second Floor	N/A	2,114 sq.ft.	N/A
Accessory Structure	N/A	230 sq.ft.	N/A
Total		3,877 sq.ft.	
Garage		627 sq.ft. ¹	20 ft. x 20 ft. min.
Basement		56 sq.ft. ²	N/A
TOTAL		4,560 sq.ft.	N/A
Lot Coverage			
Structures		10.2%	25 %
With Hardscape		23.2%	25%
Landscape Coverage			
		29.9%	N/A
Building Setbacks			
Main Structure			
Front (South)	N/A	44 ft.	25 ft.
Side (West)	N/A	31 ft. 10 in.	12 ft.
Side (East)	N/A	29 ft.	12 ft.
Rear (North)	N/A	174 ft. 10 in.	25 ft.
Accessory Structure			
Front (South)	N/A	129 ft.	10 ft.
Side (East)	N/A	100 ft.	5 ft.
Side (West)	N/A	12 ft.	5 ft.
Rear (North)	N/A	149 ft.	10 ft.
Maximum Floor Area Ratio			
Lot size 20,001-40,000 sq.ft.	N/A	3,877 sq.ft.	4,150 sq.ft x 84% = 3,486 sq.ft. ³
Average Slope			
Total Lot	40%	40%	N/A
Developed Area	N/A	28%	N/A

II. STAFF ANALYSIS

A. Site Plan and Buildings

¹ The Architectural Design Guidelines exclude a 690 square-foot garage and a basement from the floor area calculations.

² Same as above.

³ The recommended square footage for development area with a 28% slope is reduced by 84% per the Architectural Design Standards and Guidelines.

In keeping with the adjacent properties, the development pad is proposed on the lower and flatter portion of the lot fronting Foothill Drive. This approach avoids greater quantities of cut and fill soil, given that the lot has an overall natural 40 percent slope. This hillside lot has an average topographic elevation of 1,006 feet at the front property line and 1,105 feet at the rear property line. The project proposes a two-story house with the first floor of the house at an elevation of 1,019 feet, which is 13 feet above the street elevation, and a second floor at an elevation of 1,031 feet, or 25 feet above the street. A meandering driveway would be constructed to serve two uncovered guest parking spaces in the front yard and would continue to the side-loaded east-facing garage, at the same topographic elevation as the first floor of the house. The development pad would be terraced and supported by retaining walls. The walls that are proposed in the front yard, in addition to supporting the slope and the driveway, are designed to create landscape planters. Other retaining walls define a useable pad for outdoor activities, level with the first floor. There are retaining walls to support another terraced pad, level with the second floor where a pool and spa could be potentially located along the western side yard and at the same elevation as the first floor roofline. Retaining walls would extend beyond the rear of the structures to support the hillside and provide the 15-foot separation required by the Building Code between the toe of the slope and the structures.

The 230 square-foot accessory structure would be placed above and west of the house at an elevation of 1,039 feet to maintain the view of the hillside south from Foothill Drive. The accessory structure, which includes a bathroom, would serve as a home office for the owners.

With respect to the equestrian use of the property, the plans show a 1,500 square-foot equestrian area on two levels, in the front yard. The applicant considered accommodating an equestrian use on the slope behind the proposed house, however such location would require substantial cut into the hillside and more retaining walls at an elevation above the buildings' roof lines, which would be more visible from Foothill Drive. Locating the equestrian area on the slope above the structures would result in greater visual impacts from the series of retaining walls on the slope and more grading of the steep hillside. An estimated additional 220 cubic yards of soil would need to be imported to the site. The proposed location meets the intent of the Old Agoura and Equestrian Overlay Districts requirements. The project is conditioned to maintain the front yard as a potential equestrian area with no additional structures built other than those for the housing of animals.

The RV zone allows one (1) single-family dwelling unit per lot. The primary structure must be set back a minimum of 25 feet from the front (south) and rear (north) property lines, and 12 feet from each side of the property. The project proposes to build the new two-story single-family structure at 44.25 feet from the front and 174 feet from the rear property line, and about 32 feet from the western and 29 feet from the eastern side property lines, which exceed the minimum requirements for the zone. The structure is positioned at a southwest direction, with the garage oriented toward the east and away from the street. The accessory

structure is over 130 feet from the front property line, 148 feet from the rear property line, 12 feet from the western property line, and 100 feet from the eastern property line, thereby exceeding the minimum required setbacks for an accessory structure.

Per the RV zone, the building site coverage is restricted to 25 percent, whereas the project proposes 10 percent, including the footprint of the house, garage, accessory structure, and impermeable surfaces of the driveway and walkways behind the house. The permeable and semi-permeable surface that are incorporated in the project serve to reduce the runoff and are excluded from the calculations. The Hillside Ordinance adds additional restrictions on the development size based on the slope. Section 9652.2.13 of the Ordinance requires that 77.5 percent of the lot remain as open space based on a 28 percent slope. More discussion is provided in Section C.

Other development standards that affect the design of the project include the overall height of the residence, which the proposed project at 25 feet 7 inches as measured to the top of the roof complies with. The maximum height allowed for a residence in this zone is 35 feet, however, in the case of a hillside lot (over 10 percent slope), the height of the proposed structure is controlled by the elevation line of either the front or rear of the lot. Per Section 9607.1 of the Zoning Ordinance (Hillside), when the rear property line elevation is higher than the front property line, the house is restricted to a maximum 15-foot height at the rear setback line, so as to limit the visual impacts from the street and adjacent off-site areas. Staff calculated the average elevation of the rear setback line at 1,105 feet. The roof line of the house would be at approximately 60 feet lower than the rear setback line elevation and 75 feet below the maximum allowed height of 1,120 feet. The accessory roof line is 55 feet below the rear elevation line and 70 feet lower than the maximum allowed of 1,120 feet. Therefore, both the house and the accessory structure comply with the height requirement.

The project site is within the Equestrian Overlay District (EQ), which requires that a horse-keeping area be identified on the property for equestrian purposes. A 1,500 square-foot horse keeping area has been designated between the driveway and the main residence, but is currently proposed to be used for landscaping. As mentioned earlier in the report, the applicant is challenged with a steep slope behind the house, which if used for equestrian purposes, would require more grading and a system of retaining walls leading to more visual impacts. The proposed horse-keeping area allows for more direct access to the street, facilitating transportation of animals and equipment. The residence was proposed as close as possible to the street to avoid large quantities of grading and lengthy and taller retaining walls. Likewise, grading an equestrian area beyond the house on this slope would create more visual impacts and significantly costlier infrastructure.

The City's Architectural Design Standards and Guidelines have specific recommendations for the Old Agoura residential neighborhood. The guidelines

provide a maximum total square footage for the dwelling unit, garage and other habitable structures in relation to the lot size so that a house is in proportion with the size of the lot. The recommended square footage in the guidelines includes the square footage of all levels, but allows for specific structures and uses such as a front porch and a barn to be excluded from the calculations in order to maintain certain rustic characteristics.

The recommended maximum square footage of the buildings based on the calculations in the Guidelines is 4,150.36 square feet. As proposed, the residence's square footage is 3,647 square feet and the accessory structure is 230 square feet for a total of 3,877 square feet. But because of the slope of the entire parcel, the square footage of the buildings would be reduced by a ratio proportional to the slope percentage. In this case, the development area has a 28 percent slope, which corresponds to a slope ratio factor of 0.84. When applied to the 4,150 maximum recommended square footage, the allowed development size is reduced to 3,486 square feet. Despite the difference between the recommended and proposed square footage (161 square feet), it is unlikely that the project will have impacts on the neighborhood and the Old Agoura area from the size of the structures. The parcel is almost one acre, one-third larger than the parcels (43,512 versus approximately 30,000 square feet) – see below in the neighborhood. The residence's proposed setbacks exceed the zone's minimum required front, rear and sides setbacks and the height is lower than the maximum permitted by almost ten feet. This is a unique project because the proposed home will be placed on a larger parcel with a large expanse of open space to the rear and large setbacks from adjacent properties.

The minimum required size of an RV-zoned lot is one acre (43,560 square feet). The subject lot is 0.99 acres. Therefore, it is a legal nonconforming lot. The lot may still be developed in accordance with the uses and standards of the RV zone pursuant to the City's Nonconforming Use Ordinance Section 9702 of the Municipal Code.

The average size of the RV-zoned lots on the north side of Foothill Drive is 0.7 of an acre or 30,438 square feet. The lots on the south side of Foothill Drive are zoned Residential Low (RL), with a 20,000 square foot minimum lot size required, and average 0.68 of an acre or 29,445 square feet. The residences in the RV-zoned side of Foothill Drive average 2,690 square feet and the residences in the RL-zoned side of Foothill Drive average 2,860 square feet. The project proposes 3,877 square feet of living space on a 0.99 acre.

While there is no floor area ratio (FAR) requirement for this project, the FAR is a useful tool in comparing density. In comparison, neighboring houses have an estimated FAR of 0.088, in the RV zone and 0.097 in the RL zone whereas the proposed project has an FAR of 0.083 and 0.089 including the accessory structure. The project is found to be compatible with the neighborhood.

B. Architectural Design

Zoning Code Sections 9555.B.2 and 9555.C.1 (Old Agoura Design Overlay District) require that projects proposed in Old Agoura embrace an eclectic, rural style that preserve the equestrian nature of the area, and that the design is in character with the existing development within the Old Agoura Overlay District. The Guidelines also provide general recommendations on how to maximize architectural compatibility of new dwelling units with existing residential development, including the height of the structure, natural materials, and colors, roof and eaves, and the preservation of the hillsides and privacy by minimizing grading and maintaining neighborhood scale. The Guidelines also recommend porches and balconies, rear or side facing garage doors, front door visibility, generous roof overhangs and roof variations, use of natural materials like wood and stone, warm and rich colors, and use of windows, porches, balconies, trellises and terraces to help create free flowing space to the outdoors, along with respecting landforms on site.

The buildings are sited on the lot to not block views to the south from adjacent homes and to ensure privacy for adjacent residences. To the east, a dense row of existing trees on the subject site serves as a buffer to the neighboring residence. Views from the neighboring residence would be of the landscaped front yard. The proposed residence would be situated behind the residence under construction on the parcel to the west, not directly aligned with the house, and therefore maximizing the morning light into the house to the west.

The Architectural Review Panel (ARP) reviewed the project. The ARP requested that a rendering of the residence be provided for the benefit of the Planning Commission. The ARP suggested the number of barrel roofs on the front elevation be reduced and more stone and natural materials be applied to the accessory structure to be more compatible with the single-family home. The applicant revised the plans in response. A rendering is attached to this report.

The architectural style and the construction materials reflects a high quality design with simple elements of curves, barrel forms, solid planes and accent screens, compatible with the surrounding natural environment in shape and form. Materials include an eclectic mix of stone, rustic brick, glass, wood, standing seam metal roof, concrete and metal railings. The color scheme is muted and earth tone, with the use of natural materials like wood, stone and brick, along with metal accents and large glass windows, which would be non-reflective surfaces. Other residences in the neighborhood are stuccoed with a Spanish tiles roof or clad with wood siding with concrete tile roof also with earth tones.

The new structures are in proportion with the lot size and neighboring structures as discussed in Item A. Site Plan and Buildings, and are substantially lower in height than the maximum allowed. The second floor of the house is set back from the first floor, thereby reducing the impacts of the mass on the surrounding vistas. The roof is designed with four barrels of various lengths, built out of standing seam

metal that provides an undulating and varied roof. The barrels vary in length and extend four to six feet beyond the building facade to provide shade over the first floor flat roof built to serve as a terrace. The front elevation provides large windows with a top row of small windows designed to follow the curve of the roof. The remainder of the facades are clad with dark red brick veneers and wood screen accents. The windows and doors are framed with a fire-resistant wood that projects from the walls and softens the look of the brick. The facade design reflects the use of the interior space, and is recessed where there is no need for additional living space. The garage is side-loaded and east facing, with wooden doors. The roof curves imitate the rolling hills outline of the surrounding hillsides. The eclectic style of the design elements and use of materials fit within the neighborhood character, which consists of diverse architectural styles and forms, and materials.

The accessory structure, which would be located closer to the natural slope is designed with a low profile flat roof, and the façades are clad with stone to blend in with the open space. The front elevation has four (4) patio doors designed to swing outward to the right to provide access outside and provide views. Other windows are provided on each side elevation as tall as the patio doors with wood frames to add architectural interest. A sliding wood screen is provided on the front elevation to screen the patio doors for privacy. The result is a highly efficient designed space like the main house, and interactive with the outdoor space.

C. Hillside

The parcel is subject to the hillside development standards of the Zoning Ordinance (Section 9652.15.A) because its slope is in excess of ten (10) percent. The Zoning Ordinance establishes special regulations in hillside areas to protect them from incompatible development, and preserve the natural terrain, quality environment and aesthetic character while encouraging creative innovative and safe residential development. The hillside development standards address how tall a structure can be in relation to the elevation of a front or rear property line. A structure cannot exceed 15 feet in height at the rear setback line when the topographic elevation of the rear property line is higher than the front yard property line. The proposed house would be two-story and would not exceed the average elevation at the rear setback line of the ascending slope.

The standards also quantify the percent of developable versus undeveloped open space area. The amount is determined by the slope of the lot. In this case, the parcel has an applicable slope of 28 percent, and as a result, 22.5 percent of the parcel can be developed and 77.5 percent must remain undeveloped. This ratio translates into 9,790 square feet of developable area which is less than the proposed development pad, and 33,712 square feet of open space area, which this project could not comply with given the proposed 21,005 square feet undeveloped area. The Hillside Ordinance stipulates that, in the event these open space limitations would prohibit development of the parcel for residential use, a residential dwelling unit shall be permitted as long as the parcel was legally created, sewer service is provided, and a CUP is granted. The project meets these

necessary criteria and the terms under which the project is conditioned. The lot can be developed with a single-family residence while avoiding development on the steeper slopes. In 2016, the owner merged two contiguous lots to create the single lot. The applicant has minimized the house footprint by concentrating the development near the street and preserving the slopes in their natural state. The lot will maintain 21,005 square feet of permanently dedicated open space where the lot is the steepest (Condition No. 24 Attachment 1, Exhibit A). The dedicated open space is connected to adjacent open space areas, which acts as a natural buffer between developments. No natural feature or landmark will be removed or impacted by the larger development pad.

The Hillside Ordinance advocates protecting view-sheds, minimizing erosion, using native or other plant species that blend naturally with the landscape, and building design standards. The building design standards include variation in roof massing, low roof pitch that follow the hillside slope, avoiding large expanses of a single material on walls, creating interesting and small-scale patterns by breaking up building masses and varying building materials, providing architectural treatment to all sides of a building, and using materials and colors that blend with the natural landscape. The project is consistent with these criteria as discussed in Item B. Architectural Design. The site layout preserves views from existing adjacent residences by the lower building height and location of structures on the site in relation to neighboring buildings.

D. Equestrian Overlay District

The purpose of the Equestrian Overlay District is to create, enhance, and protect the equestrian and rural atmosphere within the overlay area. A minimum 1,500 square feet horse keeping area shall be provided for stabling and servicing horses. The area shall be fairly level and shall be accessible by vehicles for emergency services to the animals. Furthermore, the area shall take into consideration the location and size of the anticipated structures so as to comply with minimum setbacks to structures designed for human living. Although the owners are not interested in keeping horses, the project architect has shown areas in the front yard on two terraced pads retained by walls as a designated equestrian area that could be easily modified and used as an equestrian area. Both areas connect to an unobstructed path that leads to a driveway, which complies with the minimum size and access requirements of the Equestrian Overlay. The designed area provides sufficient setback to habitable structures to accommodate shade structures as well. A condition was added (Condition No. 25 Attachment 1 Exhibit A) to preserve an area in the front yard with equestrian related structures only so that this area is not later developed with non-horse keeping structures.

E. Old Agoura Design Overlay District

The Old Agoura Design Overlay District is intended to perpetuate Old Agoura's unique rustic character. Residential development shall embrace an eclectic, rural style that preserves the equestrian nature of the area. The architectural style of

the project is eclectic and is in harmony with the surroundings. Furthermore, the project complies with all the standards of the underlying RV zone (see Item B Architectural Design) despite the challenging topography. The proposed landscaping will screen the residence and the retaining walls from the street.

The project includes semi-permeable surface as much as the development standards will allow it by using pervious pavers near the garage where the ground is level and a combination of decomposed granite, interspersed with stepping concrete tiles around the house for the walking surfaces. The impermeable surfaces are required for the structures, staircases, and retaining walls in addition to the driveway, which is designed to comply with the Los Angeles County Fire Department's requirements.

F. Homeowners Association

A letter, dated May 4, 2017, from the Old Agoura Homeowners Association regarding the project is included as Attachment 3.

G. Public Works/Engineering Department

The preliminary Grading Plan has been reviewed by the City Public Works/Engineering Department. The project proposes an estimated 645 cubic yards of cut soil, 925 cubic yards of fill, and 280 cubic yards of import soil. The Public Works/Engineering Department has conditioned the project (Condition No. 47 in Exhibit A of Attachment 1) to pave the street the width of the property, which is a minimum requirement for the road improvements and to provide adequate vehicular access for the fire department. Drainage is contained on site to avoid flooding in the street in the event of heavy rain. The project would be required to comply with Low Impact Development standards to ensure proper drainage and water quality. The erosion control methods include the use of retaining walls to avoid excessive grading of the hillsides and the slopes that will be graded to transition between the natural open space and the structures will be landscaped and maintained with an efficient irrigation system to control erosion. The flat surfaces will be covered with permeable and semi-permeable surfaces to increase absorption of rain and irrigation water and limit runoff. The project would connect to the existing public sewer system, which was recently extended to the parcel by the property owner to the west.

H. Landscaping

The applicant has provided a Landscape Plan that includes a combination of native and non-native but drought tolerant species, consisting of trees and grasses. Several existing Eucalyptus trees along the eastern property line would remain and continue to provide privacy to the existing residence on the adjacent property. Condition No. 80 of Exhibit A, Attachment 1 requires that grasses identified on the landscape plan behind the structures be of native species to integrate the project with its natural environment. The Landscape Plan is subject to the approval by

Los Angeles County Fire Department Fuel Modification Division, which has reviewed the plans and provided a preliminary approval.

I. General Plan Consistency

Staff finds the project will be consistent with the following applicable General Plan goals and policies:

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

- Policy LU-7.1 Neighborhoods Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.
- Policy LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building forms, scale, massing, and relationship to street frontages; architectural design; landscape; property setback; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing lands forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the Standards and Guidelines.
 - Harmony with the natural land forms and native vegetation
 - Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
 - Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials.

Goal LU-8 Residential Very Low and Residential Low Density Neighborhood (Old Agoura). Residential neighborhoods containing very low-and low-density housing reflecting Agoura Hills' history and designed to respect their environmental setting.

- Policy LU-8.1 Neighborhood identify. Maintaining the low density, rustic character of large estates lots.
- Policy LU-8.2 Development Compatibility with Community Character. Maintaining the development scale in relation to the lot size.
- Policy LU-8.3 Integration of Development with Natural Setting. Designing structures in harmony with the hillside to protect ridgelines.

- Policy LU-8.4 Property Setbacks. Maintaining varying front and side yards' setbacks.
- Policy LU-8.5 Building Materials and Colors. Using materials that are used in rural zones.
- Policy LU-8.6 Landscaping. Creating a natural transition between the existing and the new landscaping.
- Policy LU-8.7 Open Spaces. Maximizing the open space areas to preserve the equestrian use of the land.

The project complies with Goals LU-7 and LU-8. The project would be consistent with neighboring properties in terms of height, density, setbacks and protection of slopes. The lot size is similar to, and in some cases, larger than, the neighboring lots, and while the building square footage may be more than neighboring properties, the lot size and therefore the ratio of development to land area is less than or similar to other properties. The project works with the landforms by utilizing terracing, and the steeper portion of the lot is due to be preserved as open space.

The architectural design is of high quality, as are the materials, which are muted and have natural tones, reflecting a rustic theme. The proposed barrel roof forms of the residence echo the slope across the hillside. The roof of the accessory structure, set behind the house, is flat and of limited profile to minimize its silhouette against the hillside. This structure would be composed of mostly stone, further blending in with the natural hillside behind.

The buildings are adequately articulated with varying architectural features and planes, in particular with the overhanging barrel roof forms on the second story. The different building façade materials (rustic brick, wood, metal, glass, concrete and stone) and features, including balconies and terraces, minimize the building mass.

The plant palette incorporates native as well as non-native but natural-looking trees and plant species. A condition has been incorporated to require the grass species shown on the Landscape Plan behind the structures and adjacent to the open space hillside to be native.

The project preserves the neighborhood identity of Old Agoura by maintaining a small scale development similar to other properties in the ratio of development to lot size. The project maintains the development pattern of the area, by keeping the development pad to a minimum, including the access, and at the same time provides sufficient vehicle parking on site. The structures are set back over 40 feet from the public access. Hardscape is minimized on the property to just provide enough required access for the delivery of emergency services and access to the garage, the necessary walking paths and retaining walls. The remainder of the development pad would be landscaped or covered with pervious pavers and decomposed granite.

Goal LU-9 Single Family Neighborhoods. Maintenance of the identity, scale and character of the City's distinct residential neighborhoods.

- Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes in Agoura Hills' single-family neighborhoods.

The project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with, or being less dense than, the other residences in the neighborhood in terms of the relationship of the home size to the lot size. The yard setbacks exceed those of most of the other existing development on the same street and the Old Agoura residential neighborhood. The building heights are less than the maximum allowed in the zone, 25 feet 7 inches for the residence and 11 feet for the accessory structure, versus 35 feet and 14 feet allowed respectively. The development would be half of the entire lot in with the other half left as open space. The deep front yard allows the slope to be terraced providing space for rows of trees to screen the structures and planting at the bases of the retaining walls to screen them. As such, the development would not be readily visible from passers-by.

J. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorical Exempt from the CEQA Guidelines per Section 15303. This exemption includes the construction of new structures, including a single-family residence and accessory structures. No significant environmental impacts are expected from development of this project. No exception to this categorical exemption applies, as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve CUP-01309-2016, subject of conditions of approval, based on the findings of the attached Draft Resolution.

IV. ATTACHMENTS

1. Draft Conditional Use Permit Resolution with Exhibit A Conditions of Approval
2. Letter from the Old Agoura Homeowners Association
3. Vicinity/Zoning Map
4. Rendering and Color and Material Board
5. Reduced Copies of the Project's Architectural, Civil, and Landscape Plans
6. Photographs of the Property

Case Planner: Valerie Darbouze

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01309-2016 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 28439 FOOTHILL DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section I. An application was duly filed by 64North for Mordehai Asaf with respect to the real property located at 28439 Foothill Drive (Assessor's Parcel Number 2055-019-037), requesting the approval of a Conditional Use Permit (Case No. CUP-01309-2016) to construct a 3,647 square-foot, two-story, single-family residence with an attached, 627 square-foot three-car garage, a 56 square-foot basement, and a 230 square-foot accessory structure.

Section II. The project is a request for one single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures). The project would not have a significant effect on the environment because it does not exceed the maximum allowable number of structures on one parcel, is not located in an environmentally sensitive area, and the project construction and occupation would otherwise not constitute a significant environmental impact. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to subsection (c) which relates to unusual circumstances.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on September 7, 2017 at 6:30 p.m. in the City Hall 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.

Section IV 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 V Conditional Use Permit. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Municipal Code Section 9673.2.E, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Very Low Density Residential–Old Agoura Design Overlay-Equestrian Overlay (RV-OA-EQ) zoning district, which allows for the development of single-family residences. The City's minimum development standards have been met for the zoning district with regard to lot coverage, building height, and building setbacks from the property lines.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed building design and building materials of the residence, which include stucco and rustic brick veneer exterior walls, along with wood screens and wood frames around the windows, metal railing, and a standing seam metal roof, are compatible with the neighboring structures. The architecture is consistent with the neighborhood in terms of harmonizing with the hillside, lower profile buildings below the maximum allowed height, roof variation and forms reflecting hills, and building articulation, and the topography of the property. The residence is to be located in the lower, flatter portion of a sloped lot to minimize grading and to reduce visual impacts as viewed from Foothill Drive. The project is in compliance with the City's Architectural Design Guidelines and Standards pertaining to the placement of the building and the access proposed in the direction of the contour lines of the hillside. The architectural style is compatible with the eclectic and natural environment, designed in an eco-friendly manner to serve the interior function of the house, and increased interaction with the outdoors. The project maintains the potential for the development of the equestrian use of the lot.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air and privacy, and open space to surrounding properties. The proposed residence is situated in the lower, flatter portion of the site, which will preserve the views and privacy of the surrounding properties. The project complies with the maximum allowable building height limitations of hillside properties and setback to ascending slopes. Preliminary geological, geotechnical, and drainage studies, as well as preliminary landscape plans, have been provided and approved by the City's Consultants. Vehicular access to the property will be provided via Foothill Drive. The project will be served by a sewer system. The applicant is required to construct the project in full compliance with the City's Building Code.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The project complies with the development standards of the underlying zone relative to the required lot coverage (23.2 percent provided, 25 percent maximum allowed), building height, and building setbacks. The project is consistent with the Hillside Ordinance,

which allows for the construction of one single-family home and accessory structures, and will be terraced into the hillside. Although the open space square footage is less than the required area for the overall hillside lot, over 20,000 square-foot area of the lot will be preserved from development as dictated by the terms of this Conditional Use Permit. The structures are placed close to the road and will preserve views of the hillside from the road and from the existing neighboring residential structures.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community in that the project will meet the minimum yard setback requirements for the RV zone. The residence will be placed an appropriate distance from Foothill Drive, to preserve public views. The project is within an existing single-family residential neighborhood. The distance to the closest off-site structure is approximately 24 feet to the west and 31 feet to the east. The eclectic and unique style of the home adds to the diversity of the neighborhood.

F. The proposed use, as conditioned, is consistent with the City's General Plan. The project complies with Goal LU-7 and LU-8. The project would be consistent with neighboring properties in terms of height, density, setbacks and protection of slopes. The lot size is similar to, and in some cases, larger than, the neighboring lots, and while the building square footage may be more than neighboring properties, the lot size and therefore the ratio of development to land area is less than or similar to other properties. The project works with the landforms by utilizing terracing, and the steeper portion of the lot is due to be preserved as open space. The architectural design is of high quality, as are the materials, which are muted and have natural tones, reflecting a rustic theme. The building is adequately articulated with recessed walls, with the second floor set back from the first floor, and architectural features such as the proposed barrel roof forms of the residence, which echo the slope across the valley. The roof of the accessory structure, set behind the house, is flat and of limited profile to minimize its silhouette against the hillside. The accessory structure would be placed higher on the slope and would be clad with stone to blend in with the natural hillside behind. The plant palette incorporates native as well as non-native but natural-looking trees and plant species. A condition has been incorporated to require the grass species shown on the Landscape Plan behind the structures and adjacent to the open space hillside to be native.

The project preserves the neighborhood identity of Old Agoura by maintaining a small scale development similar to other properties in the ratio of development to lot size. The project maintains the development pattern of the area by keeping the development pad to a minimum, including the access, and at the same time provides sufficient vehicle parking on site. The structures are set back over 40 feet from the public access, which adds to the variety of front yard setback on the north side of the street. Hardscape is minimized on the property to just provide enough required access for the delivery of emergency services and access to the

garage, the necessary walking paths and retaining walls. The remainder of the development pad would be landscaped or covered with pervious pavers and decomposed granite. The project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with, or being less dense than, the other residences in the neighborhood in terms of the relationship of the home size to the lot size. The yard setbacks exceed those of most of the other existing development on the same street and the Old Agoura residential neighborhood. The building heights are less than the maximum allowed in the zone, 25 feet 7 inches for the residence and 11 feet for the accessory structure, versus 35 feet and 14 feet allowed respectively. The development would allow half of the parcel to remain as open space. The deep front yard allows the slope to be terraced providing space for rows of trees to screen the structures and planting at the bases of the retaining walls to screen them. As such, the development would not be readily visible from passers-by.

Section VI. Hillside Development. The Planning Commission finds, pursuant to Section 9652.15.A of the Agoura Hills Municipal Code, which establishes special regulations for hillside development areas, that:

A. The project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood mud flow, erosion hazards or other hazards. The project is conditioned to comply with the Low Impact Development (LID) requirements of the Code to protect storm water quality and drainage. A preliminary geotechnical report has been approved by the City Geotechnical Consultant. Final geotechnical reports are required for review by the City prior to grading permit issuance. The Engineering/Public Works and Building and Safety Departments have reviewed the project and imposed conditions to ensure the project would be consistent with safety requirements and would not pose a threat to life or property.

B. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The project development is situated on the lower, flatter site portion and does not protrude above any ridgelines. There are no General Plan designated ridgelines on or adjacent to the lot. The development will not significantly block neighbors' views given the location of the buildings proposed on the lower, flatter area and the building height of each structure (25 feet 7 inches and 11 feet), which, in each case, is less than the maximum allowed. No protected natural resource exists on the site and therefore no resource is expected to be impacted. Conditions to protect biological and cultural resources, if encountered during construction, are incorporated into the project conditions of approval. The large open space area in the steeper hillside area is to be preserved in its natural state to act as a natural buffer between residential lots and a condition has been incorporated into the project requiring the preservation of this area as open space.

C. The project can be provided with essential public services and is consistent with the objectives and policies of the City general plan. All utility services will be brought to the parcel without interference with the existing infrastructure. The property is required to connect to the public sewer system similar to the adjacent properties.

D. The development will complement the community character and benefit current and future community residents. The proposed size of the house in relation to the lot size is consistent with neighboring homes. The project is low profile, less than the allowed maximum height. Materials and colors are rustic and muted types. Terraces and overhanging curved roof elements echo the hillside. The unique design is well-articulated and the effects of the building massing are reduced accordingly. The project conforms with the code requirements and adds to the diversity of the neighborhood, reflecting an eclectic style encouraged by the Old Agoura Design Standards and Guidelines. A large portion of the lot is to be preserved as open space and left in its natural state.

E. The development as conditioned, is consistent with the general design and construction standards set forth in the Hillside Ordinance, including standards for density, view preservation, fire protection, erosion control, drainage control, ridgelines, building design and landscaping. The project complies with all aspects of the Hillside Ordinance and is subject to the terms of the Conditional Use Permit pertaining to the open space requirements including the agreement to Condition No. 24 and Section 9652.12.B and 13.B. No primary or secondary ridgeline is identified in the General Plan in the general area of the project so no visual impact will result from the project.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01309-2016, subject to the attached conditions as Exhibit A, with respect to the property described in Section 1 hereof.

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

PASSED, APPROVED and ADOPTED this September 7, 2017, by the following vote to wit:

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

Curtis Zacuto, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL
(Case No. CUP-01309-2016)

PLANNING DEPARTMENT

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicants have agreed in writing that they are aware of, and accept, all conditions of this permit with the Department of Planning.
3. Except as modified herein, the approval of this action is limited to and requires complete conformance to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plans, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. 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.
6. 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.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in this permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. All structures shall conform to the requirements of the Building and Safety Department of the City of Agoura Hills.
11. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

12. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01309-2016 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
13. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.48 per square foot for residential construction.
15. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
16. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
17. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the developer/applicant, has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.
18. If human remains are unearthed during ground disturbing activities, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assess the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City.
19. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.

20. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
21. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
22. If substantial changes are made to the approved Preliminary Landscape Plan, as determined by the Planning Director, the revised Landscape Plan shall be subject to approval by the Planning Commission.
23. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.
24. The property owners agree to preserve the areas of the lot above the 1,050-foot topographic elevation line as permanent open space. The property owners shall record a land conservation easement against the property, satisfactory in form to the Planning Director. Evidence of such recordation shall be provided to the satisfaction of the Planning Director prior to issuance of a grading permit or building permit, whichever occurs first.
25. The property owners agree to maintain an equestrian area in the front yard of 1,500 square feet, as identified in the site plan, and construct structures only for the purpose of serving an equestrian use except for the pool and spa on the second level.
26. The accessory structure approved with this permit shall not be used as an accessory dwelling unit unless otherwise permitted by the City of Agoura Hills.

BUILDING AND SAFETY

27. The applicant shall comply with the Very High Fire Hazard Severity Zone (VHFHSZ) requirements, as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC), for all exterior materials used for eaves, sidings, porch, patio, decks, carport and other similar structures.
28. The project plans shall demonstrate a two percent (2%) slope away from the structure for drainage (on the first 5 feet) all around the new structure(s).
29. The applicant shall submit a soil report to the Building and Safety Department along with the construction plans during the plan check process.
30. The applicant shall note on the final plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 minimum-rated window or glass blocks per Section 704A.3.2.2 of the 2016 California Building Code.
31. This project is subject to the 2016 California Building, Mechanical, Plumbing, Electrical, and Energy Green Building Codes and Agoura Hills Municipal Code as such, all plans and reports shall comply with the latest requirements specified in these codes.
32. The construction plans shall comply with AQMD Rule 445 whereby only fireplaces fueled by gas (such as gas logs) may be installed in a new residence. Permanently installed indoor or outdoor wood-burning fireplaces or stoves are not permitted.
33. The applicant is required to install fire sprinklers per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2 for the proposed project.
34. The applicant shall install handrails for exterior stairs with four (4) or more risers per the 2016 California Residential Code Section 311.7.8.
35. The project shall comply with the Hillside setbacks requirements specified in the Agoura Hills Municipal Code Section 1805.3.2.
36. The project shall be subject to the review and approval of the Los Angeles County Fire Department required for all new structures and site related improvements prior to the issuance of a Grading Permit.
37. The applicant shall demonstrate that the project complies with the pool safety fencing requirements. If utilizing the perimeter fencing for this purpose, the fence must comply with all pool safety measures, including but not limited to, the fence height, type, gates and doors' latch and swing.
38. The applicant shall obtain the approval of the Las Virgenes Municipal Water District prior to issuance of a Building Permit.

39. The applicant shall demonstrate compliance with the Las Virgenes School District by paying the required fees based on livable square feet. The approved fee per square feet is \$3.48.
40. The construction plans shall demonstrate that all bedrooms have an egress window that meets the requirement of the 2016 California Residential Code.

ENGINEERING/PUBLIC WORKS

41. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
42. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
43. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department prior to the issuance of the grading permit of \$3,094.
44. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements, monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
45. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals, water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
46. The Grading Plan shall show locations of all Oak trees, if any, within the vicinity of the site. Applicants shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's conditions of approval, if any.
47. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.

48. Building Permits shall not be issued until the applicant has obtained a permit from Los Angeles County Fire Department and Las Virgenes Municipal Water District for water and sewer connection.
49. Prior to permitting, the applicant shall provide a title report not older than 30 days.
50. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the City Engineering Department at (818) 597-7322 for approved City certification forms.
51. Prior to permitting, all public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved Conditions of Approval for the area. The applicant shall widen the asphalt concrete and install a rolled curb along the property frontage, install a chip seal driveway approach, and construct a sewer lateral for connection, and all water appurtenances shall be per LVMWD standards.
52. The following existing street being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: Foothill Drive along the property frontage.
53. This property is within the Las Virgenes Municipal Water District (LVMWD) service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
54. Applicant shall connect to existing 8-Inch sewer line in Foothill Drive.
55. Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
56. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
57. Applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
58. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:

- Identification of whether the proposed project is a Designated or Non-Designated Project.
 - If the proposed project is a Designated Project, identification of the project category.
 - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
 - Source control measure(s) proposed to be implemented
 - Calculation of the SWQDv.
 - Discussion on whether stormwater runoff harvest and use is feasible.
 - Stormwater quality control measure(s) proposed to be implemented.
 - Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
 - Proposed hydromodification controls and calculations (if necessary).
 - Proposed maintenance plan (if necessary).
59. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
60. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Storm Water Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Storm Water Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management

Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

61. All remaining fees/deposits required by the Engineering Department must be paid in full prior to issuance of grading permit.
62. All requirements including construction of improvements covered in Condition No. 50 must be completed to the satisfaction of the City Engineer.
63. The applicants' Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City for City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (as-built) Drawings, satisfactory to the City, are submitted.
64. The applicants shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
65. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.
66. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.
67. No gravel is permitted in the right-of-way.

GEOTECHNICAL

68. The applicant shall comply with all the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval letter dated June 28, 2017, incorporated herein by this reference.

LANDSCAPING

69. The Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by Morrison Mays Landscape Architecture as approved by the City of Agoura Hills Planning Commission.
70. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant

and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.

71. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that he/she has reviewed the civil engineering drawings and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) and Low Impact Development Standards (LID).
72. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be 15 gallons. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some projects at the discretion of the Planning Director. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.
73. The Final Landscape Plans shall include the following notes:
 - a. The project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans.
 - b. Identification of the total square footage of the landscape area within the project.
74. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.
75. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
76. The approved landscaping shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
77. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.

78. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.
79. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.
80. Plant species adjacent to the on-site open space area including grasses identified in the landscape plan to remain shall be native to the area.

FIRE DEPARTMENT

81. The applicant shall comply with all conditions of the Los Angeles County Fire District prior to the issuance of a grading and a building permit, whichever comes first.

SOLID WASTE MANAGEMENT

82. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
83. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
84. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

Old Agoura Home Owners Planning and Zoning Committee

May 4, 2017

Attn: City of Agoura Hills Planning Dept.

Re: 28439 Foothill. Asaf Residence

The Planning and zoning committee, from the Old Agoura Home Owners Planning committee has reviewed the revised plans by 64 North Architect, dated March 1, 2017. Please refer to our previous letter dated, December 18th for further clarification. We respectfully submit the following:

The proposed roof, was partially redesigned from the original version. One of the smaller "humps" was eliminated, and was replaced with a larger one, reducing the "humps" from 5, to 4. Additionally, the water proofing membrane was replaced with standing seam sheet metal.

Wood type trim was added to the front elevation around the windows for articulation, also, some wood shutter/horizontal details were added to the accessory structure.

The horse keeping area was relocated.

The committee is split on our findings.

- 1- Mike Colabella believes the front has a "commercial/library feel", and notes "The property is not being developed equine farm animal friendly"
- 2- Phil Ramuno likes it, supports it: Noting the project is terraced, and works well with the land. Also, pursuant to our meeting with the applicant's architect, the revisions identified herewith, mitigated our concerns from our December 18th letter; therefore the project warrants approval.
- 3- I, Daniel Farkash believe, the house, and the accessory building, violates our guidelines. I also believe the revisions presented, have not substantially changed from the original drawings submitted. Therefore, it is my opinion, the issues noted on our December 18th letter, have not been addressed.

These are some of the guidelines, and references for development within the Old Agoura overlay.

9553.6. - Required architectural style and building materials.

Project design and development shall perpetuate and reinforce the natural character of Old Agoura.

9555. B #3 Residential development shall not render property untenable for horses and other farm animals.

9555- C, The proposed design is in character with existing development in the Old Agoura District, in terms of height, materials, colors, roof pitch, roof eaves, and the preservation of privacy.

Given our split decision, we ask to Staff, and the Planning Commission to review the aforementioned. Determine, if the project as originally presented, and or the revision made by the applicant, merit approval.

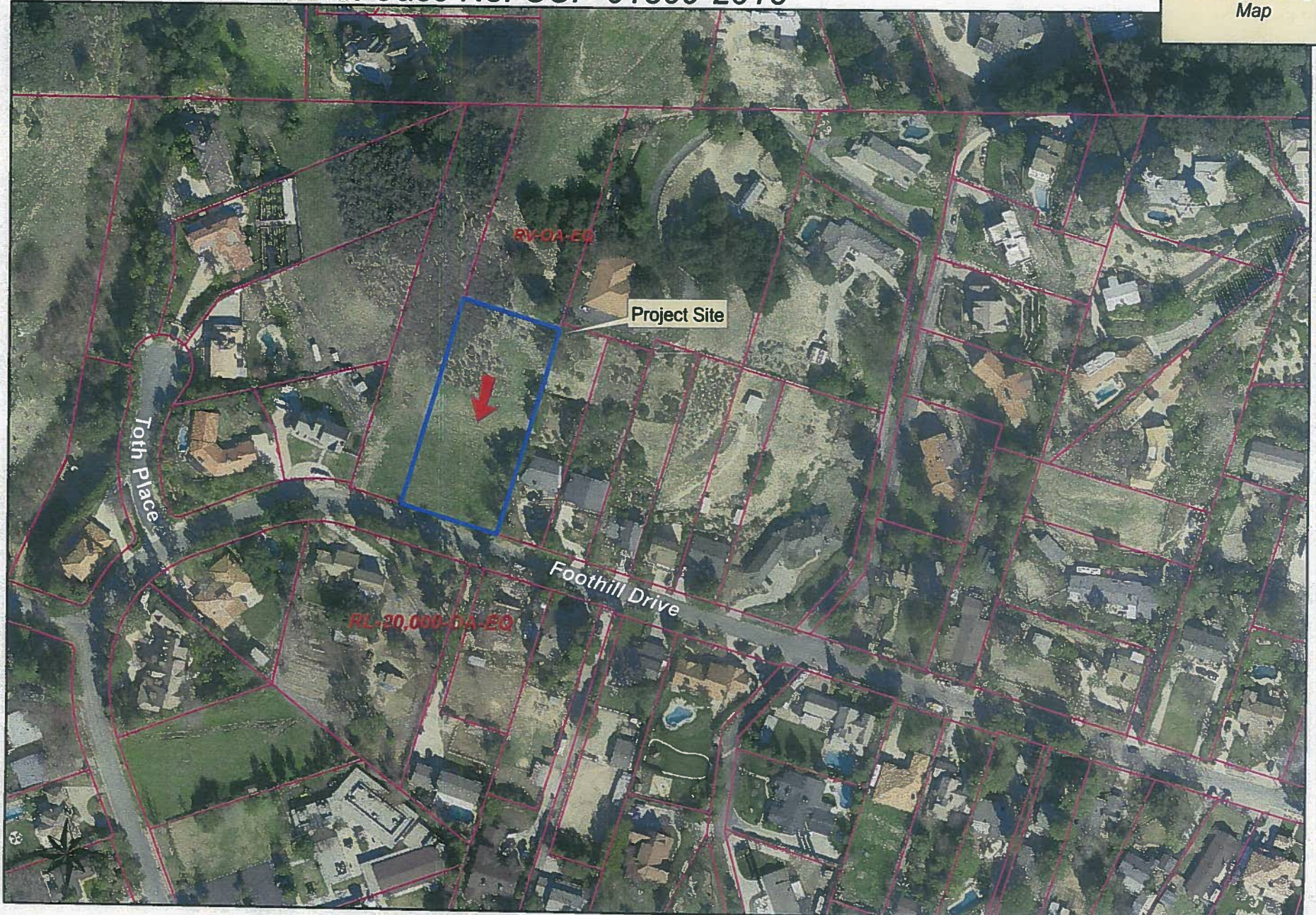
Thank you,
Old Agoura Homeowners Planning and Zoning Committee.

Phil Ramuno
Daniel Farkash -
Mike Colabella

City of Agoura Hills

Conditional Use Permit Case No. CUP-01309-2016

Vicinity/Zoning
Map



AERIAL VIEW FROM SOUTH



VIEW FROM SOUTHWEST ON FOOTHILL DRIVE



SOUTH ELEVATION & ENTRY



VIEW FROM EAST



VIEW FROM WEST



28439 FOOTHILL DRIVE

COLOR & MATERIAL BOARD
28 JULY, 2017

719 N FAIRFAX AVE, SUITE C
LOS ANGELES, CALIFORNIA 90046
T + I 310 923 0813 F + I 310 933 0550
INFO@64NORTH.COM

64NORTH



1. Chip Seal Paving



2. Concrete Pavers in Gravel



3. Stone Wall with Cobble Blanket



4. Stone Wall and Stair



5. Gravel Stair with Steel Edging



6. Reflection Pool



7. Rustic Red Brick



8. Beige Stucco



9. Satin Grey Window/Sliding Door Frames



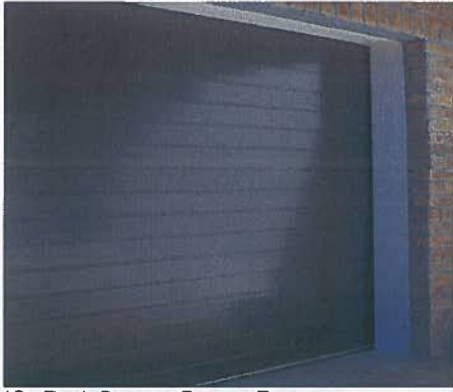
10. Slatted Teak Window Projections



11. Metal Guardrail



12. Standing Seam Roof



13 . Dark Bronze Garage Door



14. Concrete Stair



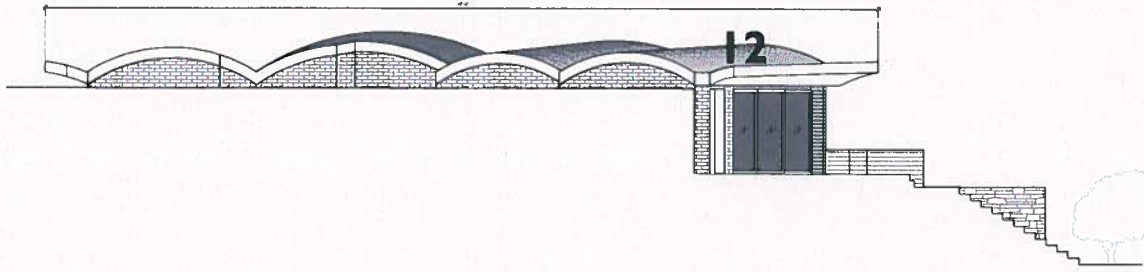
15. Stone Cladding



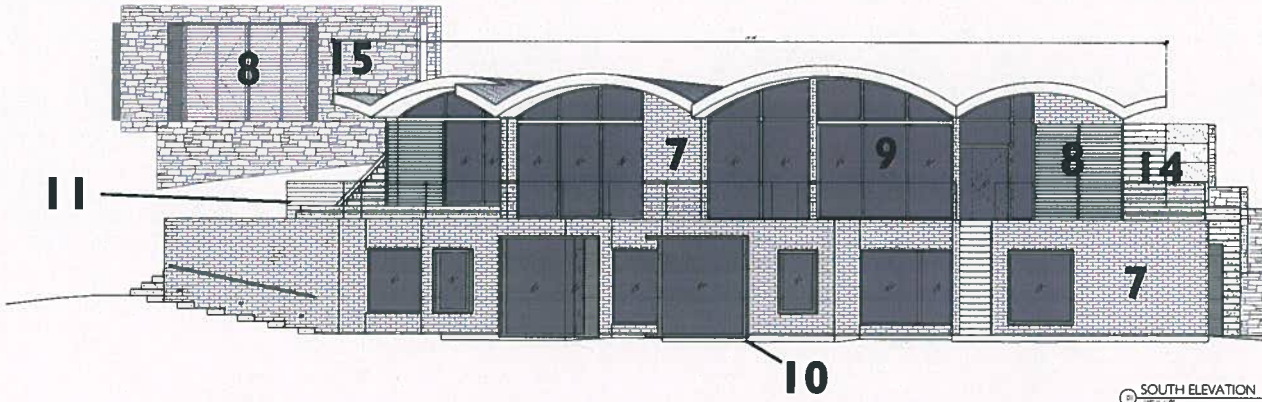
16 . Wood Brise Soleil



17 . Rustic CMU Wall



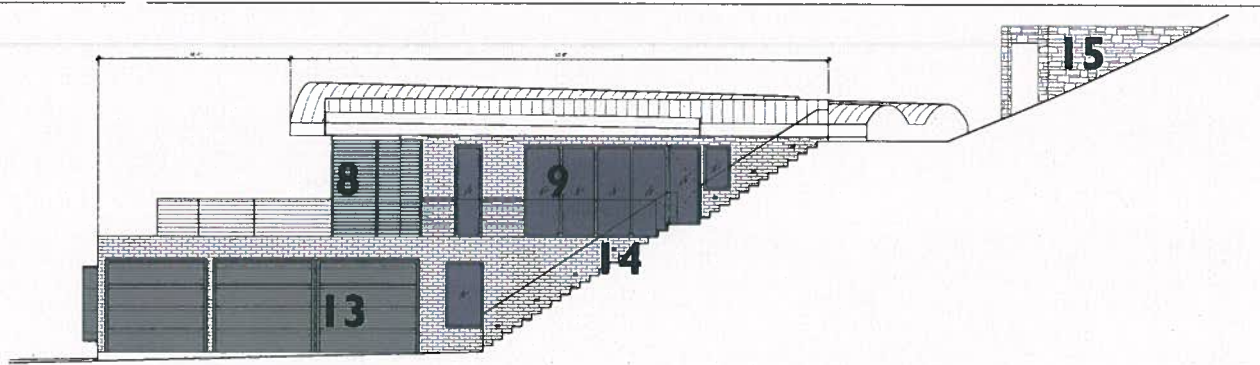
12 NORTH ELEVATION



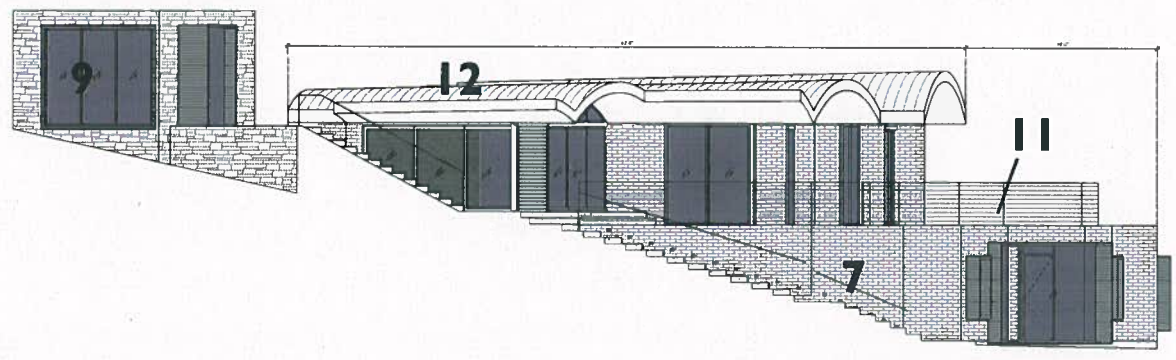
10 SOUTH ELEVATION

MATERIALS & FEATURES

1. Natural Chip Seal Paving
2. Concrete Pavers in Gravel
3. Stone Wall with Cobble Blanket
4. Stone Wall and Stair
5. Gravel Stair with Steel Edging
6. Reflection Pool
7. Rustic Red Brick
- 8 Wood Brise Soleil
9. Satin Grey Window/Sliding Door Frames
- 10 . Slatted Teak Window Projections
11. Metal Guardrail
12. Standing Seam Roof
- 13 . Slatted Teak Garage Door
14. Concrete Stair
15. Stone Cladding



② EAST ELEVATION
1/4\"/>



③ WEST ELEVATION
1/4\"/>

MATERIALS & FEATURES

1. Natural Chip Seal Paving
2. Concrete Pavers in Gravel
3. Stone Wall with Cobble Blanket
4. Stone Wall and Stair
5. Gravel Stair with Steel Edging
6. Reflection Pool
7. Rustic Red Brick
- 8 Wood Bris Soleil
9. Satin Grey Window/Sliding Door Frames
- 10 . Slatted Teak Window Projections
11. Metal Guardrail
12. Standing Seam Roof
- 13 . Dark Bronze Garage Door
14. Concrete Stair
15. Stone Cladding



2 8 4 3 9 F O O T H I L L D R I V E

f4NORTH

78 N. FARBANK AVE. SUITE C
LOS ANGELES, CA 90048
WWW.F4NORTH.COM

28439 FOOTHILL DRIVE
AGOURA HILLS, CA 91 301
C.U.P. REVISIONS RESUBMIT
17 JULY 2017



01 VICINITY MAP
N.T.S.

AREA CALCULATIONS

		% of Lot			
Lot Area	63,378 SF			Permitted Dedicated Open Space % Maps 26-28	Minimum % to Remain Open Space 77.8%
Avg. Slope	6%			Development Area	32,887 SF
Minimum Allowable Coverage	25%	15,929 SF	25%	Area Shaded	79%
Proposed Floor Coverage	23.2%	14,784 SF	23.2%	77.6% Open Space (Min)	17,463 SF
Footprint of Structures	4,428 SF	7.0%		Footprint of Structures	4,428 SF
Impervious Area (Net Footprint)	40,381 SF	63.7%		27.2% Net Open Space (Min)	5,264 SF
Surface Area Permeable to Fluid Underdevelopment Area	12,480 SF	19.7%			
Proposed Floor Area	3,877 SF	6.1%			
Floor Area Level 1	1,828 SF				
Floor Area Level 2	2,114 SF				
Accessory Building	236 SF				
3 Car Garage	627 SF				
Basement Storage	86 SF				
Recommended Floor Area	3,488 SF	5.5%			
Development Area	22,507 SF				
Avg. Slope	30%				
Over 30:051	2,288 SF				
30:051-45:051	168 SF				
45:051-75:051	4,100 SF				
Slope Factor	0.84				

PROPERTY LEGAL DESCRIPTION

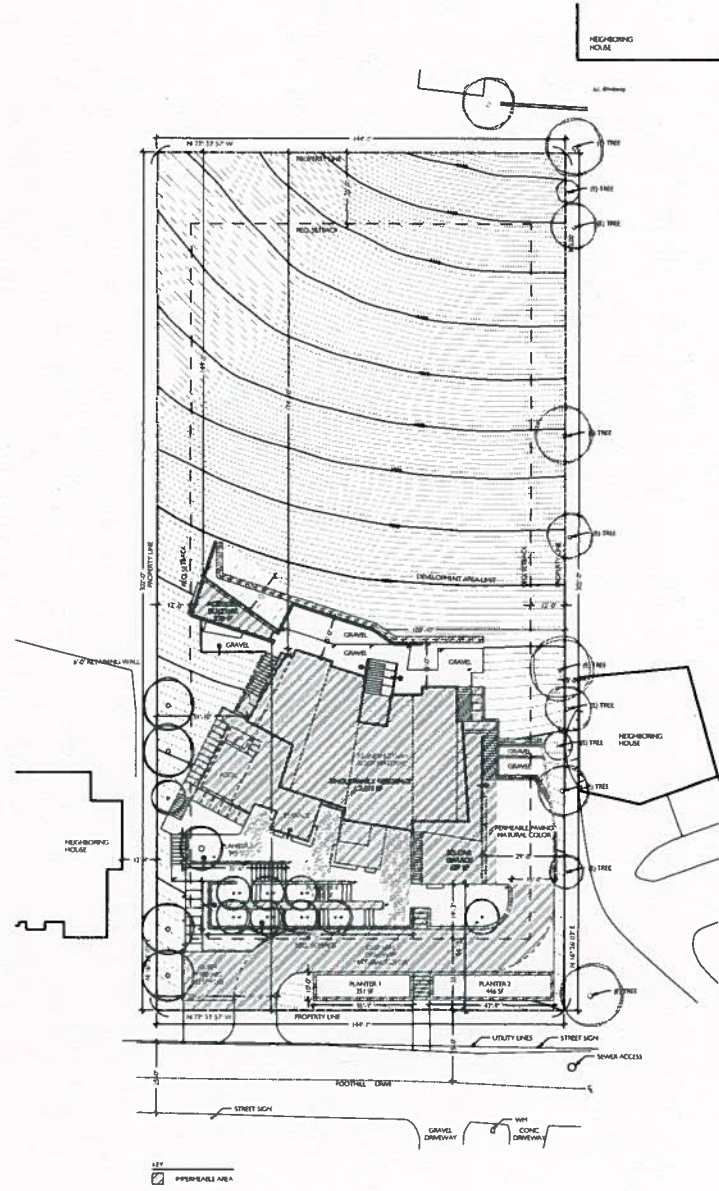
THE SOUTHERLY 302 FEET OF LOTS 3 AND A BLOCK 7 OF TRACT NO. 1851, MEASURED AT RIGHT ANGLES TO THE MOST SOUTHERLY LINES OF SAID LOTS, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 104 PAGES 79 TO 90 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN # 2055-019-037

PROJECT INFORMATION

ZONING: R1-D-1E0
LOT AREA: 43.12 ACRES
DEVELOPMENT AREA: 32,887 SF

	REQUIRED	ALLOWED	PROPOSED
SMALL FAMILY RESIDENCE			1,277 SF
LEVEL			3,114 SF
ACCESSORY BUILDING			236 SF
3 CAR GARAGE			627 SF
BASEMENT STORAGE			86 SF
PROP. STRUCTURE			
FRONT SETBACK	25'-0"	25'-0"	46'-0"
BACK SETBACK	25'-0"	25'-0"	13'-0"
EAST SIDE YARD SETBACK	12'-0"	12'-0"	31'-0"
WEST SIDE YARD SETBACK	12'-0"	12'-0"	30'-0"
HEIGHT	15'-0"	15'-0"	20'-0"
ACCESSORY STRUCTURE			
FRONT SETBACK	25'-0"	25'-0"	12'-0"
BACK SETBACK	25'-0"	25'-0"	10'-0"
EAST SIDE YARD SETBACK	12'-0"	12'-0"	10'-0"
WEST SIDE YARD SETBACK	12'-0"	12'-0"	12'-0"
HEIGHT	4'-0"	4'-0"	10'-0"
PARKING SPACES (REQUIRED)	1	1	1
ENG. SPACES (ALLOWED)	1	1	1



01 SITE PLAN
1" = 32'-0"

01 ARCHITECT
44 NORTH

719 N. FAIRWAY AVE., SUITE C
LOS ANGELES, CA 90015
310.441.1111

02 CLIENT

19201 AND LORRA AVE
39202 WESTRIDGE RD. #104
PUEBLO, CA 92468
310.363.3344

03 STAMP & COPYRIGHT



04 SHEET PLAN



05 PROJECT

**28439
FOOTHILL
DRIVE**

06 PROJECT ADDRESS

28439 FOOTHILL DRIVE
AGOURA HILLS, CALIFORNIA 91301
APN 2055-019-037

07 PRELIMINARY

NO.	DATE	DESCRIPTION
1	08/20/20	PRELIMINARY
2	08/20/20	PRELIMINARY

08 SHEET TITLE

SITE PLAN

09 SHEET TITLE

A003

01 # ARCHITECT

LANDRUM

778 N. FAIRVIEW AVE. SUITE C
LOS ANGELES, CA 90006
TEL: 310.204.1111 FAX: 310.204.1111

02 # CLIENT

1001 AND LORNA ALAN
3700 W. 10TH STREET, HOUSTON, TEXAS 77005
PH: 713.865.1111 FAX: 713.865.1111

03 # STAMP & COPYRIGHT



04 # SITE PLAN



05 # PROJECT

**28439
FOOTHILL
DRIVE**

06 # PROJECT ADDRESS

28439 FOOTHILL DRIVE
ACADIA HILLS, CA 91001-1101
APN: 2003-019-037

07 # REVISIONS

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01	01/20/04	CONCEPTUAL DESIGN
02	02/10/04	PRELIMINARY DESIGN
03	03/10/04	FINAL DESIGN

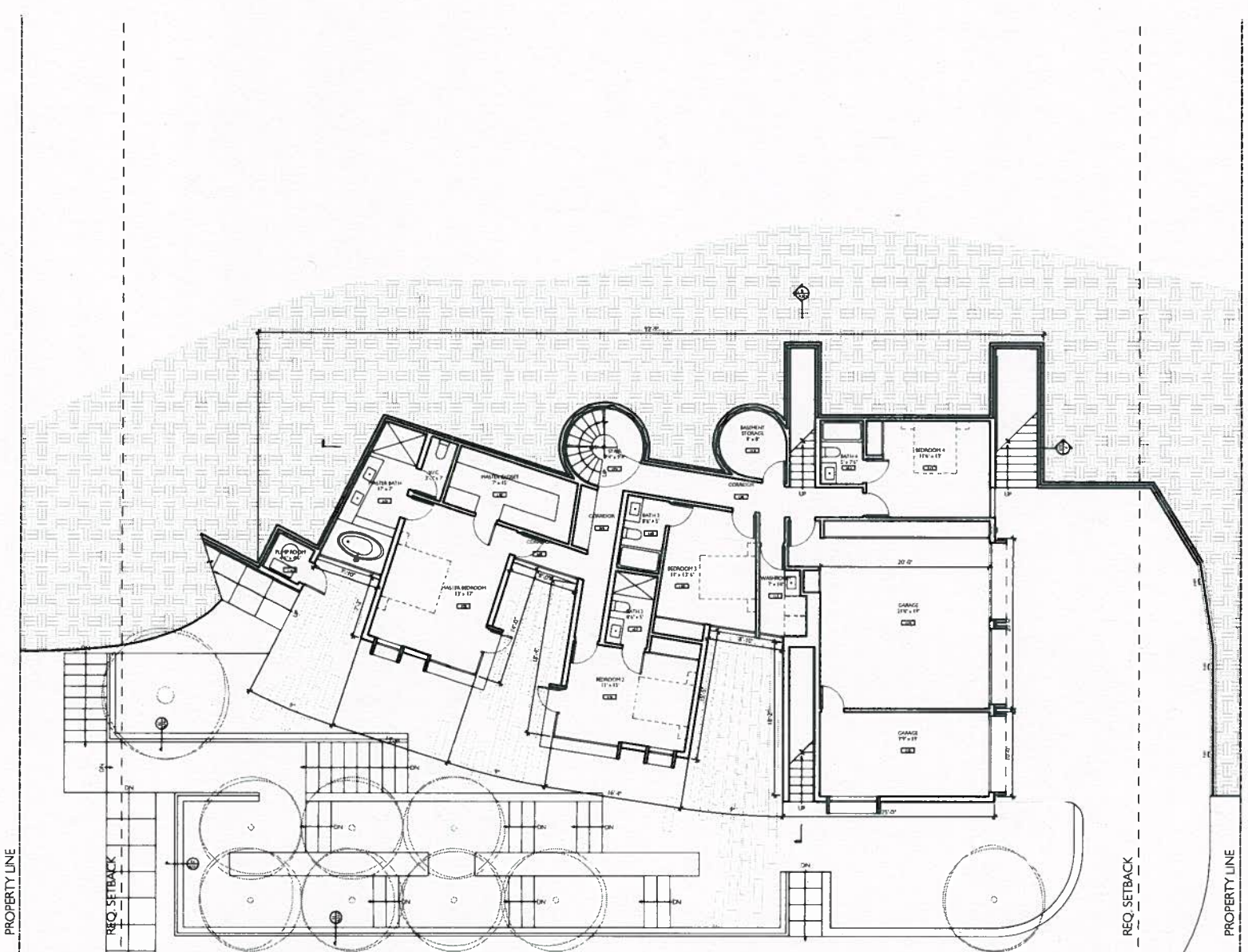
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**LEVEL I
PLAN**

09 # SHEET TITLE

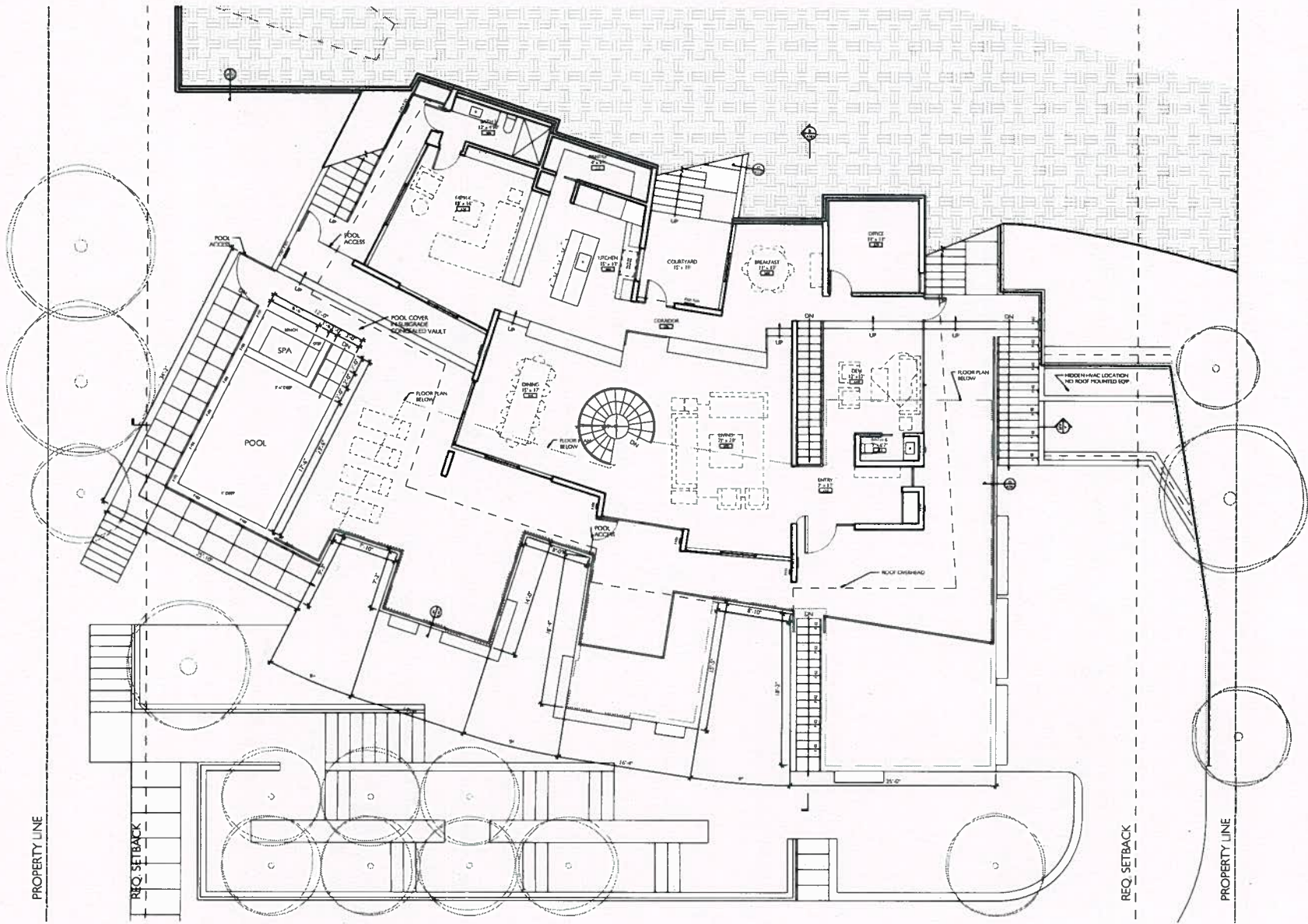
A101

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SYMBOL	DESCRIPTION	NOTES
(Symbol)	RECESSED DOWN LIGHT	RECESSED DOWN LIGHT WITH APPROVED SPEAKER
(Symbol)	RECESSED DOWN LIGHT	RECESSED DOWN LIGHT WITH APPROVED SPEAKER
(Symbol)	RECESSED DOWN LIGHT	RECESSED DOWN LIGHT WITH APPROVED SPEAKER
(Symbol)	RECESSED DOWN LIGHT	RECESSED DOWN LIGHT WITH APPROVED SPEAKER
(Symbol)	RECESSED DOWN LIGHT	RECESSED DOWN LIGHT WITH APPROVED SPEAKER

PLAN - LEVEL I
3/16" = 1'-0"



NOTES

LIGHTING & CEILING SCHEDULE

NO.	QTY	DESCRIPTION
1	1	LOW VOLT LED WALL LIGHT
2	1	RECESSED LED DOWN LIGHT
3	1	RECESSED LED DOWN LIGHT
4	1	RECESSED LED DOWN LIGHT
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6	1	RECESSED LED DOWN LIGHT
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98	1	RECESSED LED DOWN LIGHT
99	1	RECESSED LED DOWN LIGHT
100	1	RECESSED LED DOWN LIGHT

2024 ARCHITECT

ARCHITECT

718 N FAREWELL AVE, SUITE C
LOS ANGELES, CA 90048
TEL: 310.408.1111 FAX: 310.408.1112

CLIENT

PO BOX 100000
3900 WILSHIRE BLVD, SUITE 1000
LOS ANGELES, CA 90048

DESIGN & COPYRIGHT

DESIGNED BY

PROJECT

**28439
FOOTHILL
DRIVE**

PROJECT ADDRESS

28439 FOOTHILL DRIVE
ACQUA VILLA, CALIFORNIA 91301
APN: 3053-014-037

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2024	ISSUE FOR PERMIT

SHEET TITLE

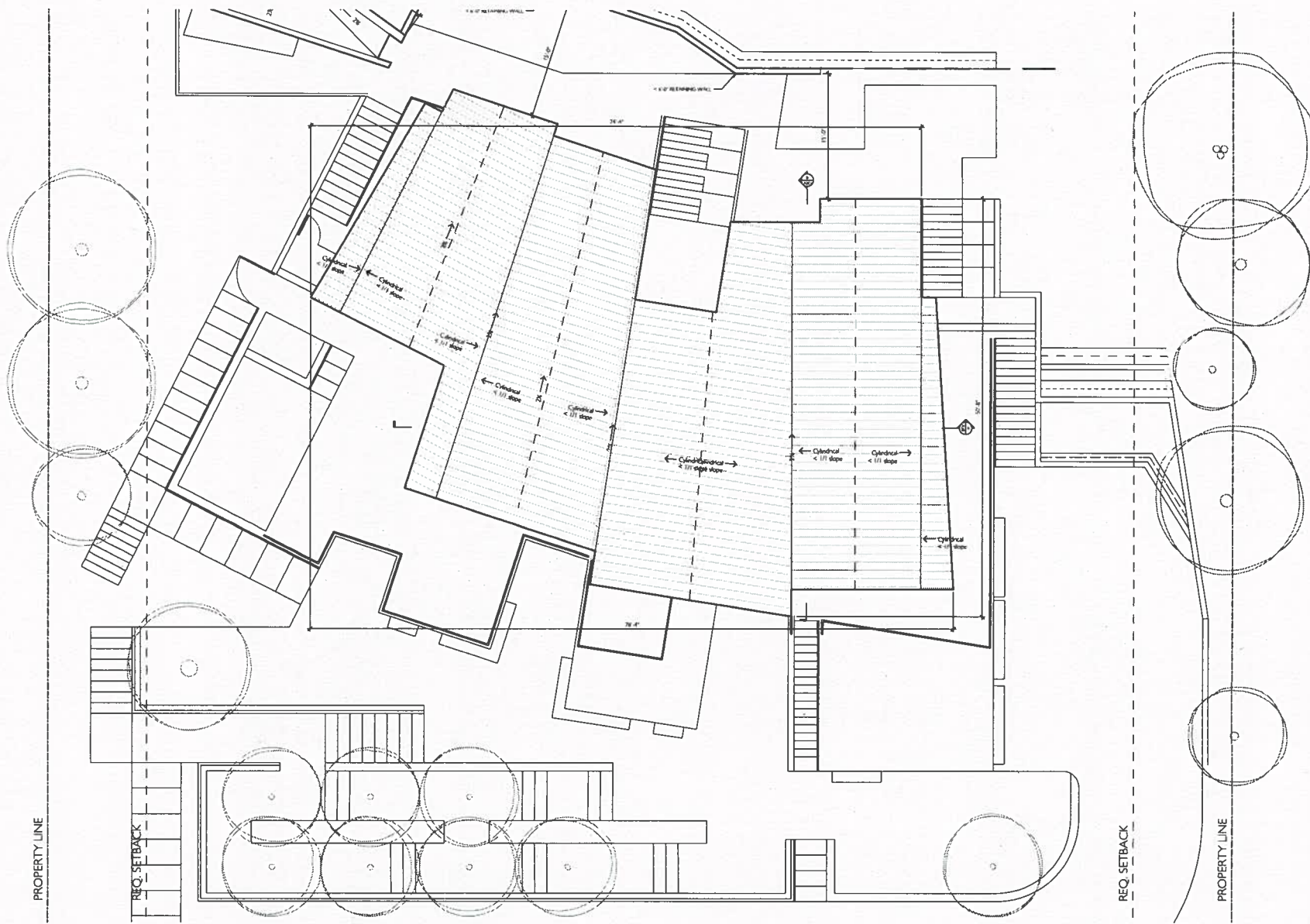
**LEVEL 2
PLAN**

SHEET TITLE

A102

PLAN - LEVEL 2
3/16" = 1'-0"

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#1 ARCHITECT

66666666
 777 N FARRAGUT AVE, SUITE C
 LOS ANGELES, CA 90048
 T 310-777-7777 F 310-555-5555

#2 CLIENT

JOHN AND LUCIA ALAN
 7800 WEATHERCLOTH ROAD, NUMBER 42
 PALM BEACH, CA 90968
 T 310-456-7890

#3 STAMP & COPYRIGHT



#4 KEY PLAN



#5 PROJECT

**28439
 FOOTHILL
 DRIVE**

#6 PROJECT NUMBER

28439 FOOTHILL DRIVE
 AGORA HILLS, CALIFORNIA 91001
 APR 2023-019-022

#7 REVISIONS

NO.	DATE	DESCRIPTION
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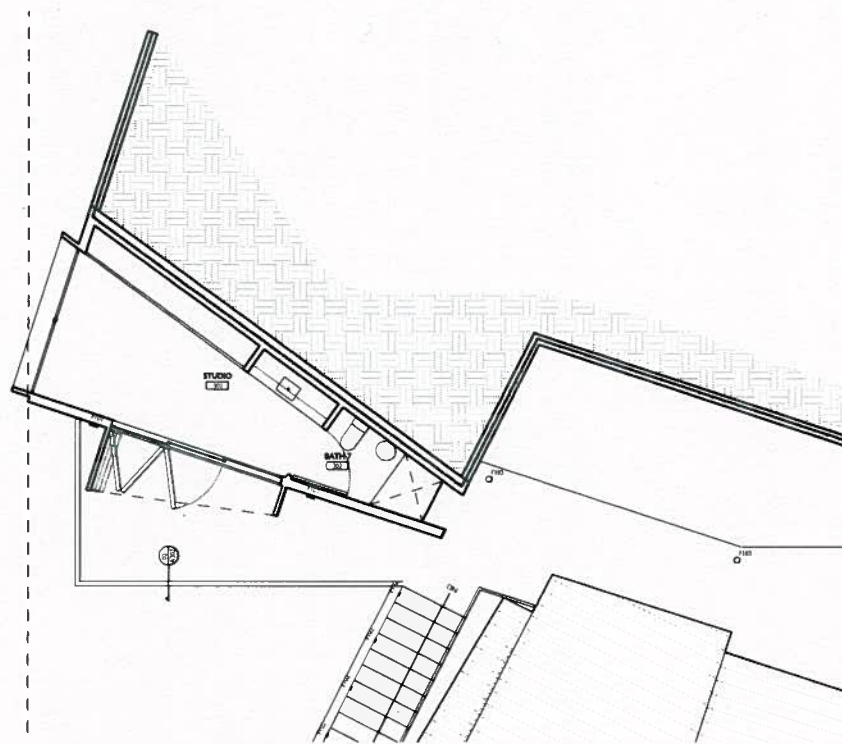
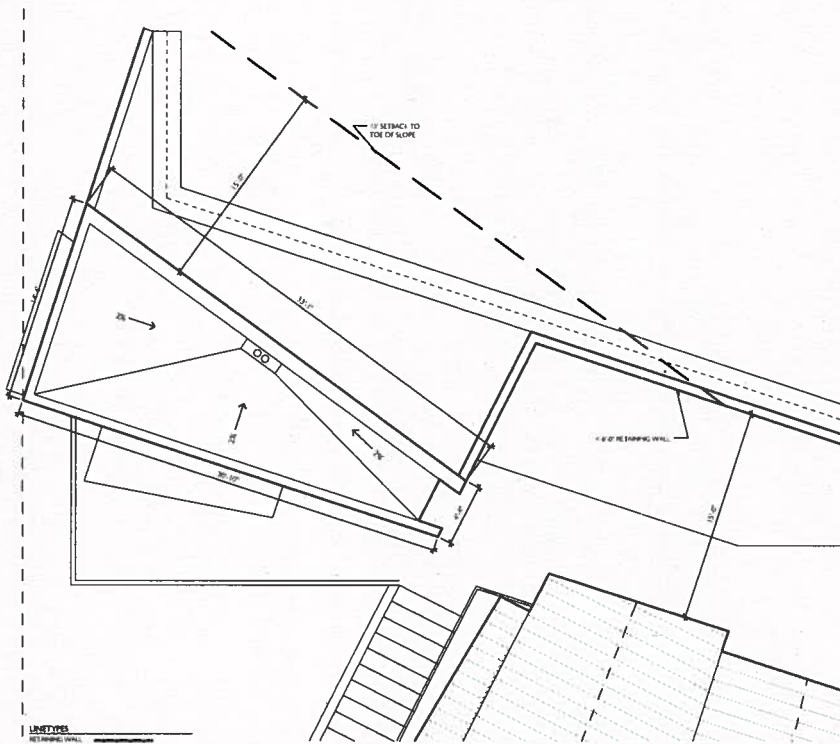
**ROOF
 PLAN**

#9 SHEET NUMBER

A103

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ROOF PLAN
 3/16" = 1'-0"



LINE TYPES
RETAINING WALL

LIGHTING & CEILING ELEMENT SCHEDULE			
ID	SYMBOL	NOTES	FIXTURE
F101	LS	LOW MOUNTED WALL LIGHT	REGA LED SURFACE WALL WITH B-WELLS LIGHT OR APPROVED SIMILAR
F102	SS	RECESSED STEP LIGHT	REGA LED RECESSED WALL OR APPROVED SIMILAR
F103	WS	LOW MOUNTED WALL LIGHT	REGA LED WALL OR APPROVED SIMILAR
F104	CS	IN-GRADE LIGHT	REGA LED IN-GRADE LUMINAIRE OR APPROVED SIMILAR

01 ROOF PLAN - ACCESSORY BLDG.
1/4" = 1'-0"

01 PLAN - ACCESSORY BLDG.
1/4" = 1'-0"

DATE ARCHITECT

44 ARCHITECT

719 HARBOR AVENUE, SUITE C
LOS ANGELES, CA 90044
TEL: 213.756.1111 FAX: 213.756.1120

DATE CLIENT

HOH AND LOMA ALAM
2000 W. HATHORBY ROAD, NUMBER 0
PALMDALE, CA 91368
TEL: 805.351.1111

DATE STAMP & COPYRIGHT



DATE FIRST PLAN



DATE PROJECT

28439
FOOTHILL
DRIVE

DATE PROJECT ADDRESS

28439 FOOTHILL DRIVE
ACCA HILLS, CALIFORNIA 91024
APN: 2803-014-017

DATE REVISED

NO.	DATE	DESCRIPTION
01	10/20/2011	CONCEPTUAL DESIGN
02	11/15/2011	PRELIMINARY DESIGN

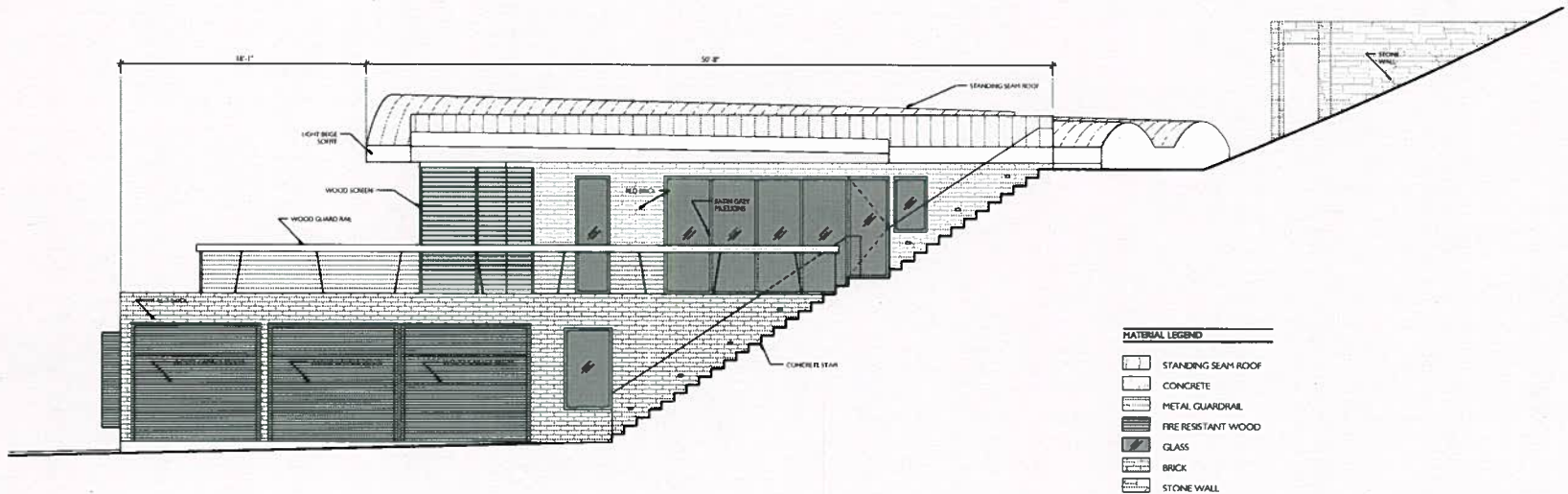
DATE SHEET FILE

ACCESSORY BLDG.
PLANS

DATE SHEET TITLE

A104

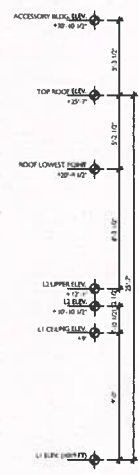
© 44 ARCHITECTURE LTD.



MATERIAL LEGEND

[Symbol]	STANDING SEAM ROOF
[Symbol]	CONCRETE
[Symbol]	METAL GUARDRAIL
[Symbol]	FIRE RESISTANT WOOD
[Symbol]	GLASS
[Symbol]	BRICK
[Symbol]	STONE WALL

03 EAST ELEVATION
1/4" = 1'-0"

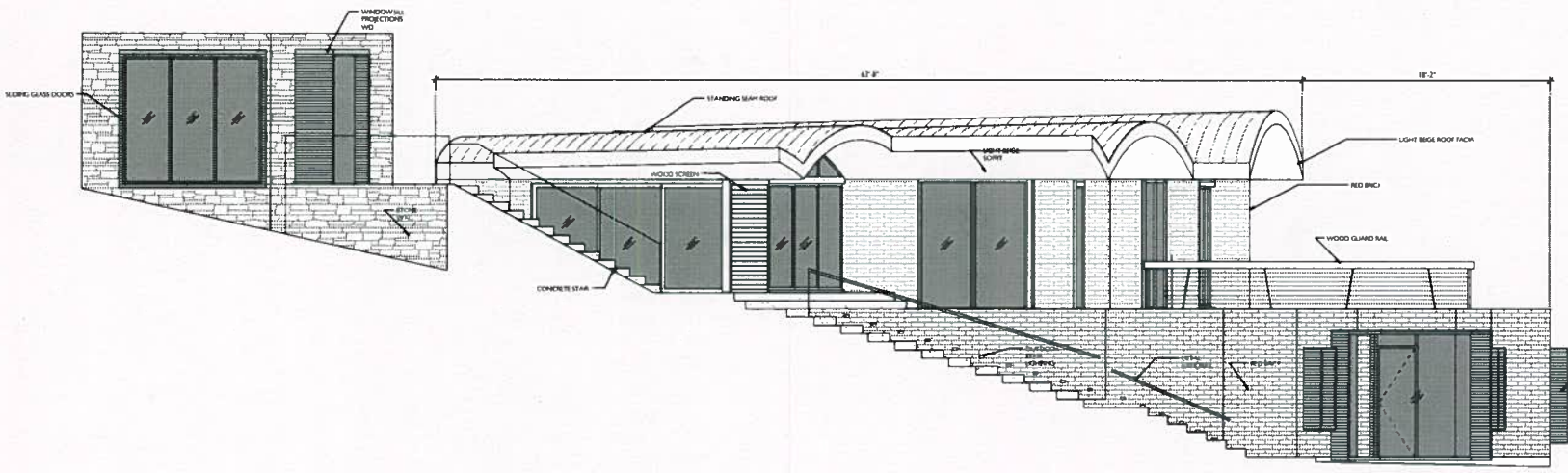


04 # ARCHITECT
SPINWORTH
775 N. TARRAFA AVE., SUITE C
LOS ANGELES, CA 90018
T 310 414 1111 F 310 411 5500

05 # CLIENT
PEDI AND LORNA ADAM
2700 W. HATHAWAY ROAD, NUMBER 40
PALM BEACH, CA 90703
T 310 475 5311

06 # STAMP & COPYRIGHT

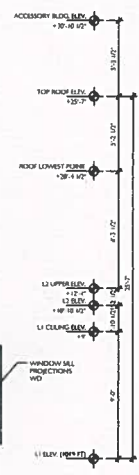
07 # EAST PLAN



MATERIAL LEGEND

[Symbol]	STANDING SEAM ROOF
[Symbol]	CONCRETE
[Symbol]	METAL GUARDRAIL
[Symbol]	FIRE RESISTANT WOOD
[Symbol]	GLASS
[Symbol]	BRICK
[Symbol]	STONE WALL

01 WEST ELEVATION
1/4" = 1'-0"



28439
FOOTHILL
DRIVE

08 # PROJECT ADDRESS
28439 FOOTHILL DRIVE
ACQUA HILLS, CALIFORNIA 91301
APN 383-074-031

09 # REVISIONS

NO.	DATE	DESCRIPTION
01	04/20/2016	ISSUED FOR PERMITS
02	05/10/2016	ISSUED FOR PERMITS

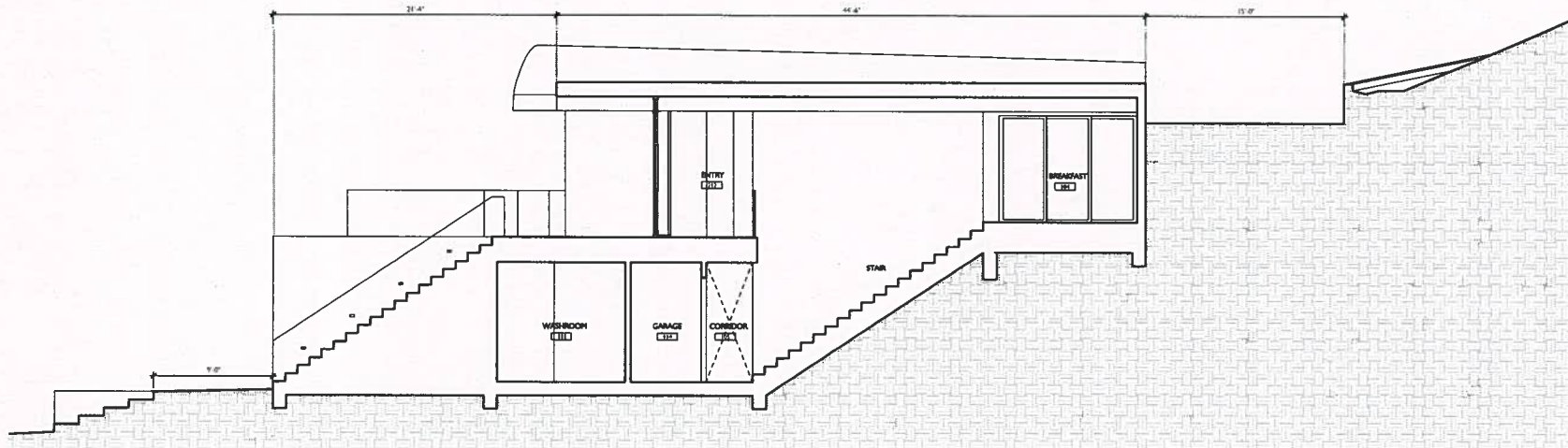
10 # SHEET TITLE

ELEVATIONS

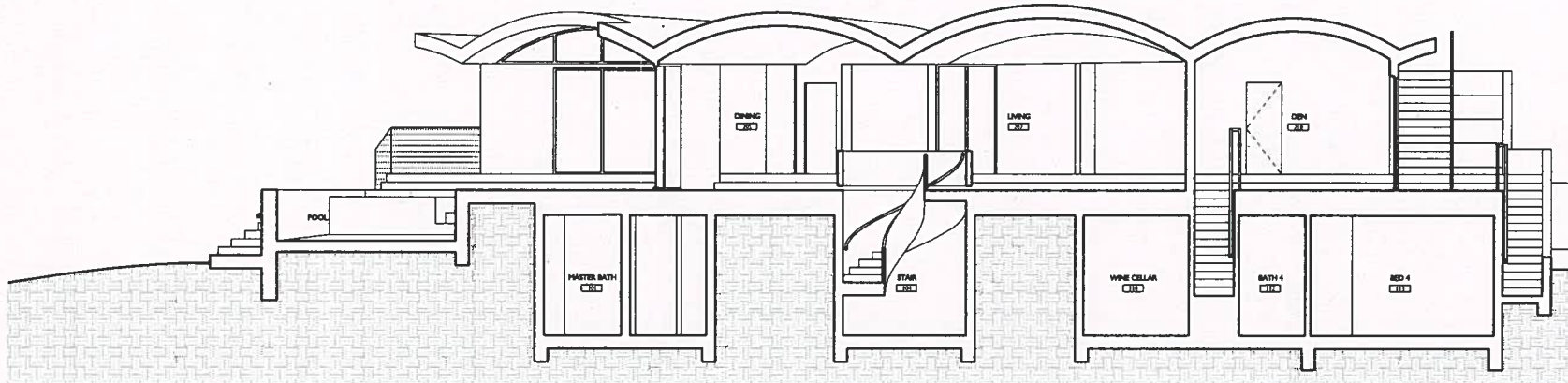
11 # SHEET TITLE

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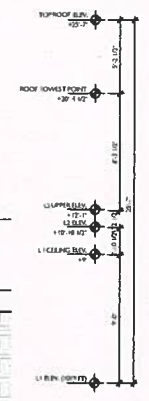
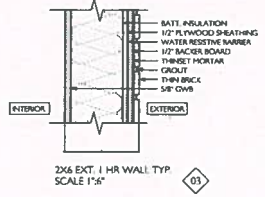
© SPINWORTH ARCHITECTURE, LTD.



SECTION B
1/4" = 1'-0"



SECTION A
1/4" = 1'-0"



BY: ARCHITECT
GPWORTH
719 N. KARLA AVENUE, SUITE C
LOS ANGELES, CA 90048
T 310-440-9171 F 310-831-8258

28439 FOOTHILL DRIVE

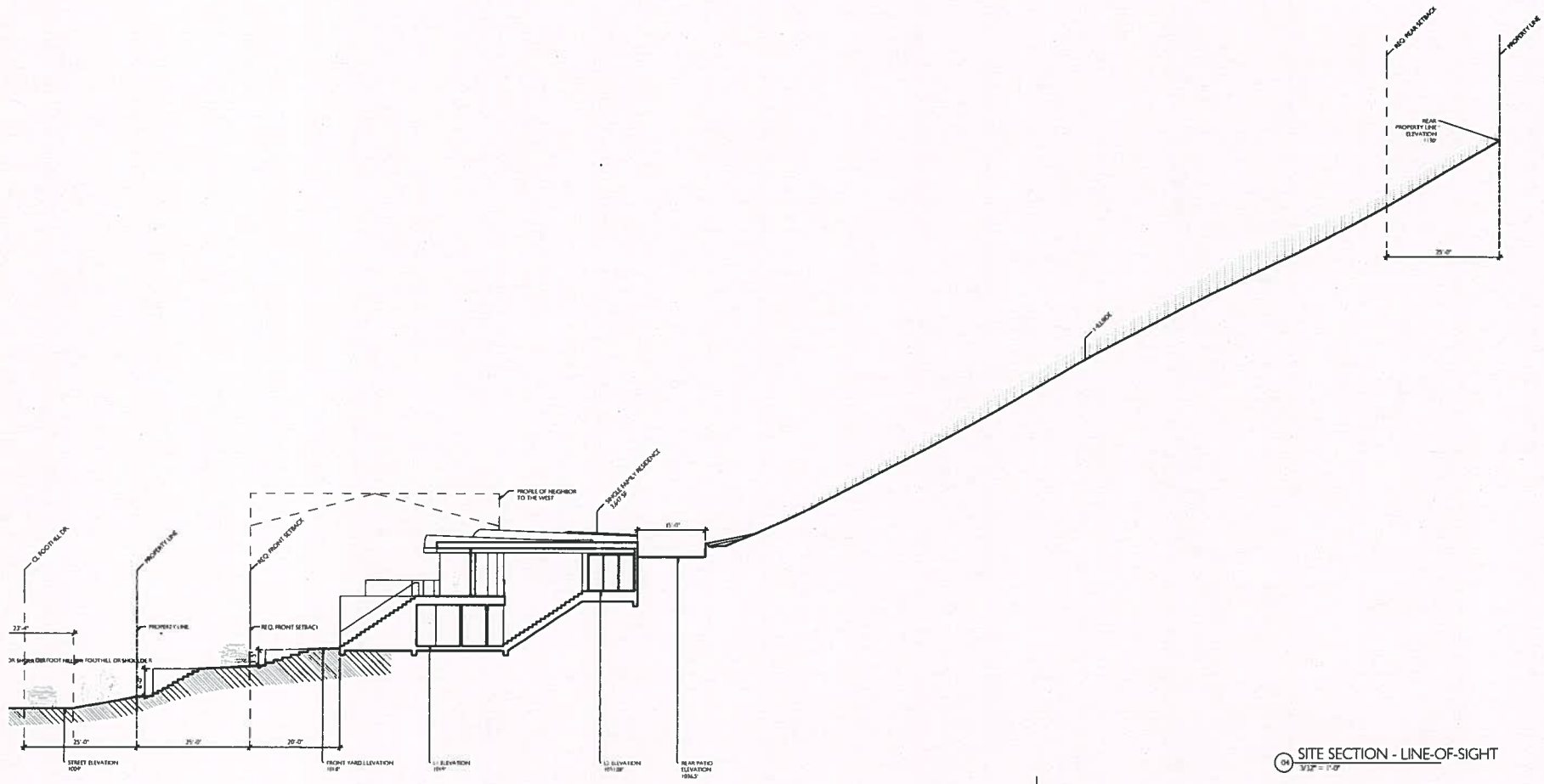
3818 FOOTHILL DRIVE
AGOURA HILLS, CALIFORNIA 91301
APN 280-014-017

28439
FOOTHILL
DRIVE

28439 FOOTHILL DRIVE
AGOURA HILLS, CALIFORNIA 91301
APN 280-014-017

SECTIONS

A301



01 # ARCHITECT

GENETH

174 N. FARRAY AVE. SUITE C
LOS ANGELES, CA 90006
TEL: 310.441.1111 FAX: 310.441.1112

02 # CLIENT

ROTH AND LORNA ASAF
2705 WEAVERCUP ROAD, PALMDALE
PALMDALE, CA 91367
TEL: 805.251.1111

03 # STAMP & COPYRIGHT



04 # SHEET PLAN



05 # PROJECT

**28439
FOOTHILL
DRIVE**

06 # PROJECT ADDRESS

28439 FOOTHILL DRIVE
AGUAYAN HILLS, CALIFORNIA 91301
APN: 285-619-037

07 # REVISIONS

04 SITE SECTION - LINE-OF-SIGHT
1/2" = 1'-0"

NO.	DATE	DESCRIPTION
01	02.21.2011	CONCEPTUAL LAYOUT
02	03.01.2011	CONCEPTUAL LAYOUT

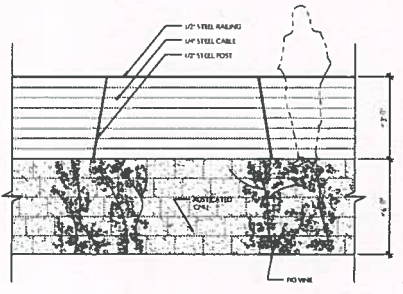
08 # SHEET TITLE

**LINE OF SIGHT
SECTION**

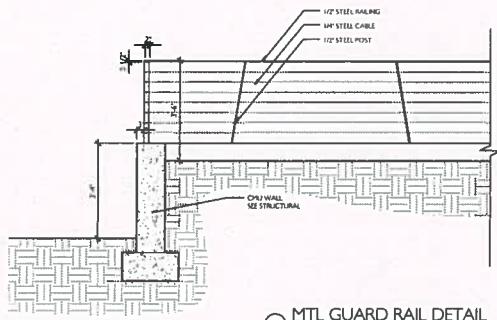
09 # SHEET TITLE

A302

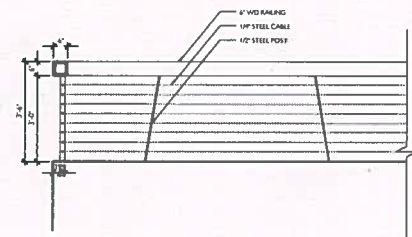
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03 TYP. RETAINING WALL ELEVATION
1/2" = 1'-0"



02 MTL GUARD RAIL DETAIL
1/2" = 1'-0"



01 WD GUARD RAIL DETAIL
1/2" = 1'-0"



F101 - BEGA LED SURFACE WALL WITH SHIELDED LIGHT



F102 - BEGA LED RECESSED WALL

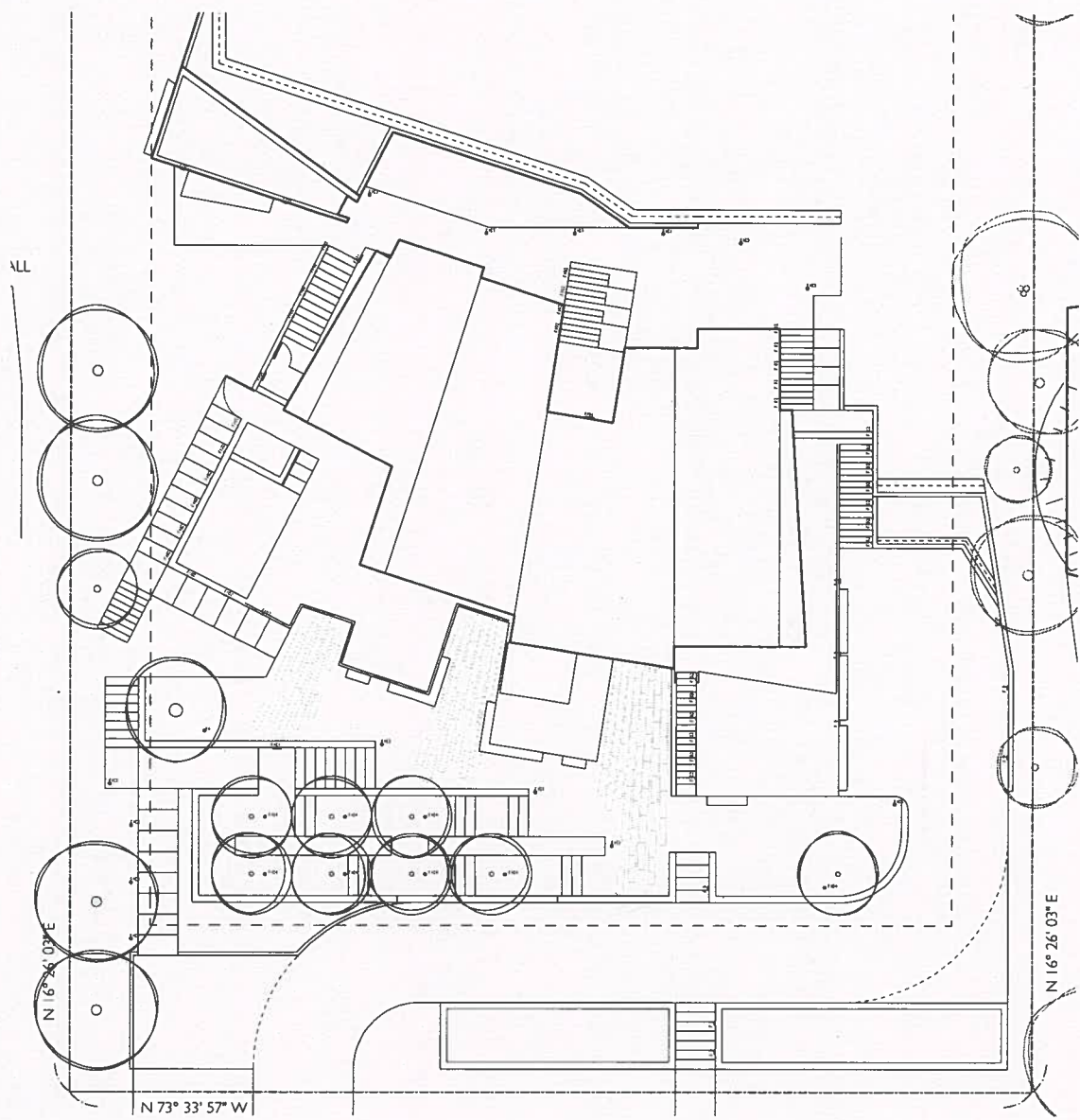


F103 - BEGA LED BOLLARD



F104 - BEGA LED IN-GRADE LUMINAIRE

NO.	SYMBOL	DESCRIPTION	REV.
F101	[Symbol]	LED SURFACE WALL WITH SHIELDED LIGHT	1
F102	[Symbol]	LED RECESSED WALL	1
F103	[Symbol]	LED BOLLARD	1
F104	[Symbol]	LED IN-GRADE LUMINAIRE	1



11 SITE PLAN LIGHTING 12
1/8" = 1'-0"

BY ARCHITECT



715 N FARMAY AVE, SUITE C
LOS ANGELES, CA 90048
T 323.442.0111 F 323.442.0112

BY CLIENT

HOTI AND LORNA ASH
2700 WEAVERLEY BOULEVARD, SUITE 40
PALMDALE, CA 93550
T 805.251.1111

03 STAMP & COPYRIGHT



04 SET PLAN



05 PROJECT

28439
FOOTHILL
DRIVE

06 PROJECT ADDRESS

28439 FOOTHILL DRIVE
AGAZUA HILLS, CALIFORNIA 91301
APR 2025 01:02

07 REVISIONS

NO.	DATE	DESCRIPTION
1	04/01/2025	ISSUED FOR PERMIT

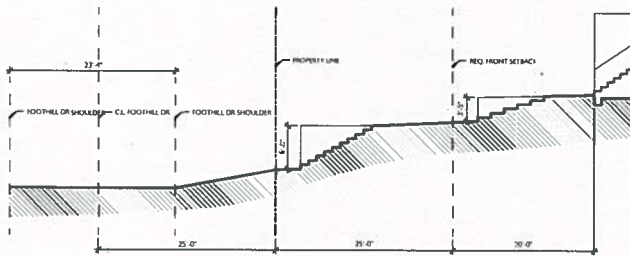
08 SHEET TITLE

SITE PLAN
DIAGRAMS

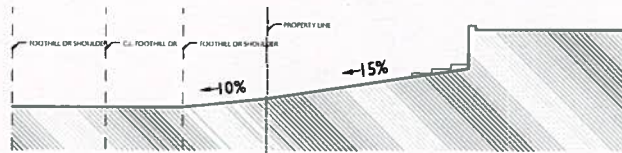
09 SHEET TITLE

A402

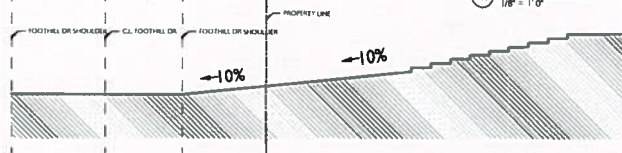
© 64KORIN ARCHITECTURE, LTD.



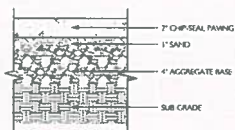
03 SECTION A
1/8" = 1'-0"



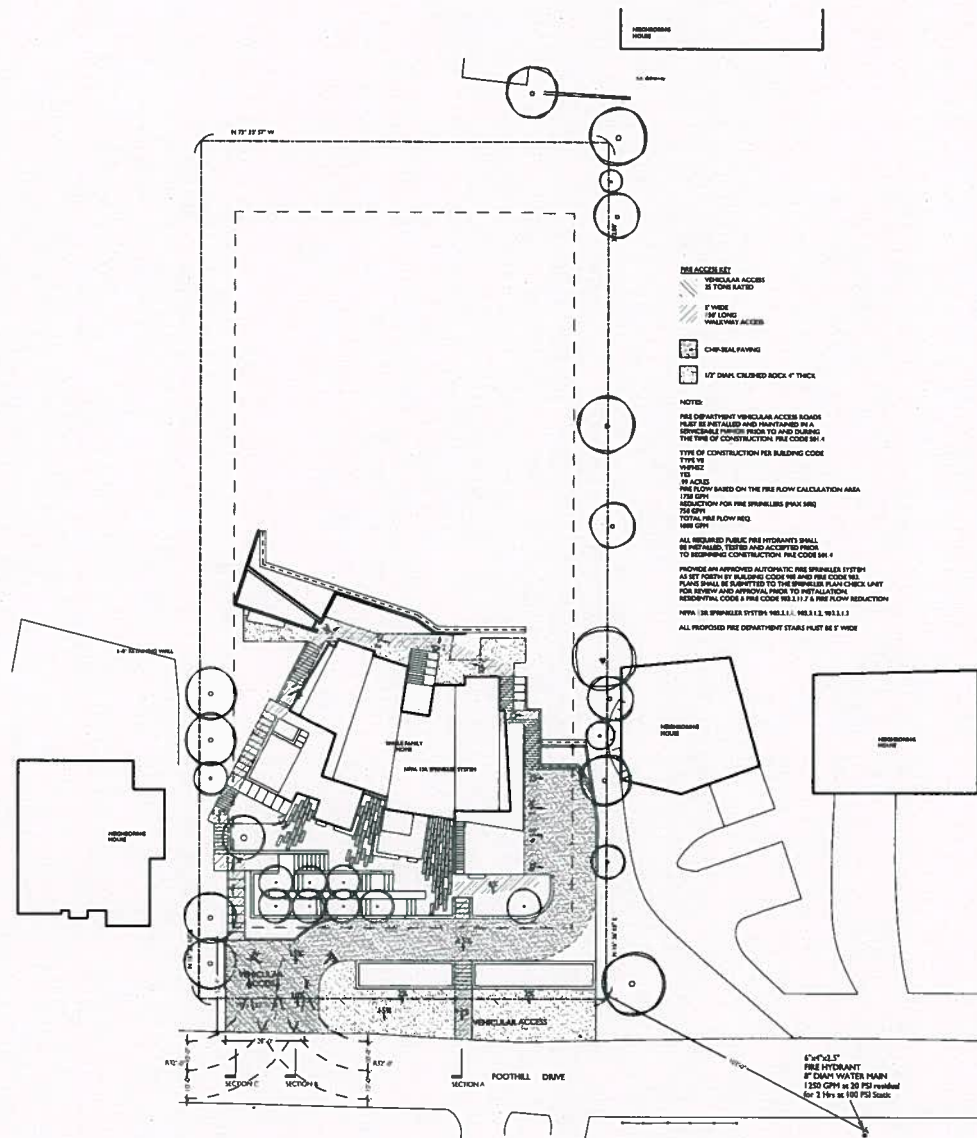
04 SECTION B
1/8" = 1'-0"



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



07 VEHICULAR ACCESS DETAIL (25 TONS)
1" = 8"



FIRE ACCESS KEY
 VEHICULAR ACCESS IS TONS RATED
 1' WIDE 1/4" LONG VEHICULAR ACCESS
 CHIP SEAL PAVING
 1/2" DIA. COLORED ROCK 4" THICK

NOTES:
 FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED PER A SIGNIFICANT PORTION PRIOR TO AND DURING THE TIME OF CONSTRUCTION PER CODE 91.4 TYPE OF CONSTRUCTION PER BUILDING CODE TYPE VS VEHICLE
 10' ACRES
 FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA
 1750 GPM
 SELECTION FOR FIRE SPRINKLES (MAX. 500) 750 GPM
 TOTAL FIRE FLOW REQ. 1800 GPM
 ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION PER CODE 91.4
 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE. ALL PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. RESIDENTIAL CODE & FIRE CODE 90.1.1.2 & FIRE FLOW REDUCTION
 NFPA 136 SPRINKLER SYSTEMS: NFPA 136.1.2, 90.1.1.3
 ALL PROTECTED FIRE DEPARTMENT STAIRS MUST BE 6' WIDE

08 FIRE ACCESS SITE PLAN
1" = 20' 0"

ARCHITECT
44NORTH
 714 N FAYAT AVE, SUITE C
 LOS ANGELES, CA 90015
 T 310-461-5511

CLIENT
 HOVI AND LUCIA ASH
 7500 WILSHIRE BLVD, #1000, HOLLYWOOD, CA 90046
 T 310-461-5511

09 # STAMP & COPYRIGHT

10 # PLAN FILE

11 # PROJECT
28439 FOOTHILL DRIVE

12 # PROJECT ADDRESS
 28439 FOOTHILL DRIVE
 AGoura Hills, CALIFORNIA 91024
 APR 2023-019-027

13 # REVISIONS

NO.	DATE	DESCRIPTION
01	03/28/23	ISSUE FOR PERMITS AND REVIEW
02	04/10/23	REVISED PER COMMENTS

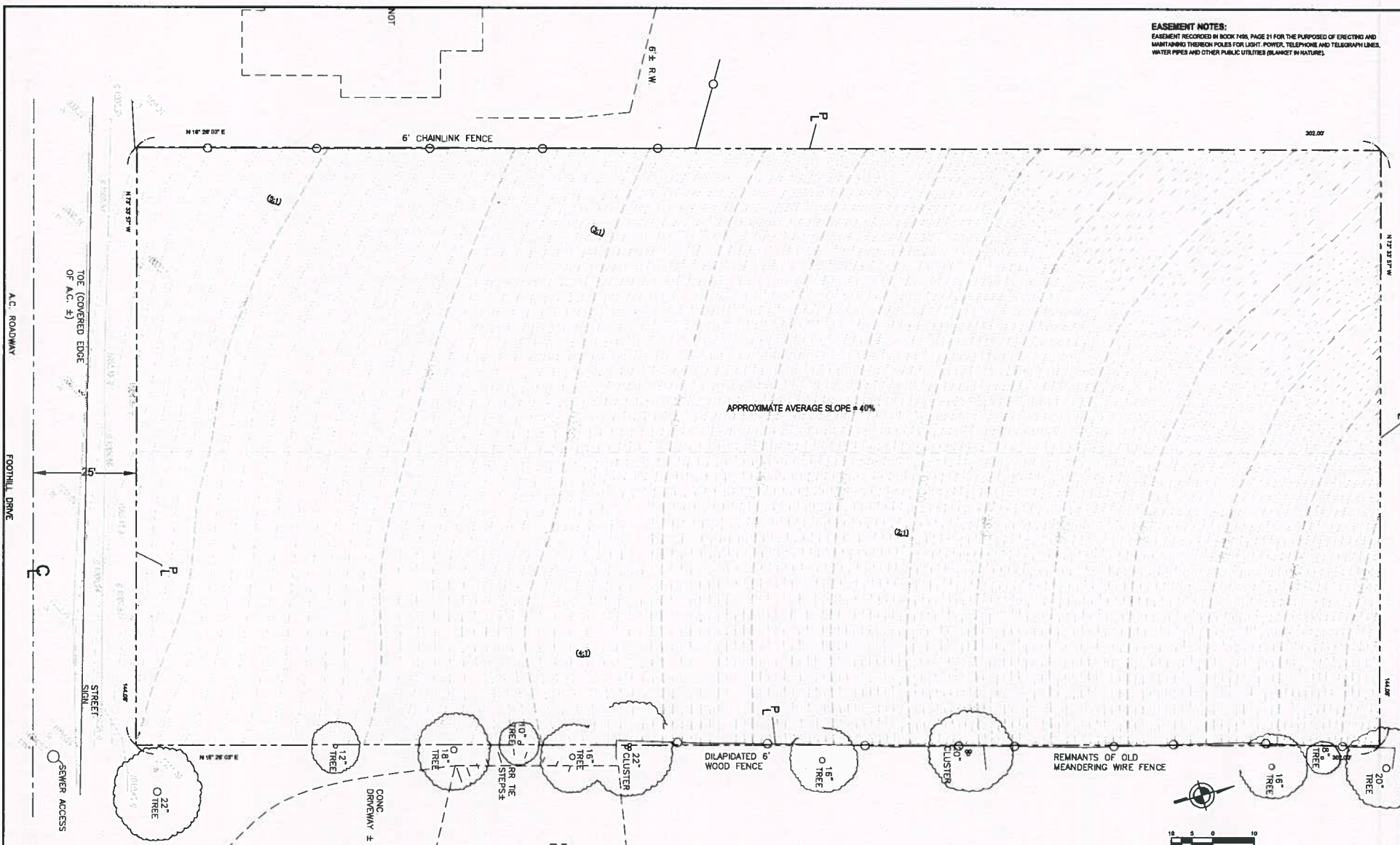
14 # SHEET TITLE
SITE PLAN DIAGRAMS

15 # SHEET FILE

A401

44NORTH ARCHITECTURE, LTD.

EASEMENT NOTES:
 EASEMENT RECORDED IN BOOK 7494, PAGE 21 FOR THE PURPOSES OF ERECTING AND MAINTAINING TRENCH HOLES FOR LIGHT, POWER, TELEPHONE AND TELEGRAPH LINES, WATER PIPES AND OTHER PUBLIC UTILITIES (BLANKET IN NATURE).



APPROXIMATE AVERAGE SLOPE = 40%

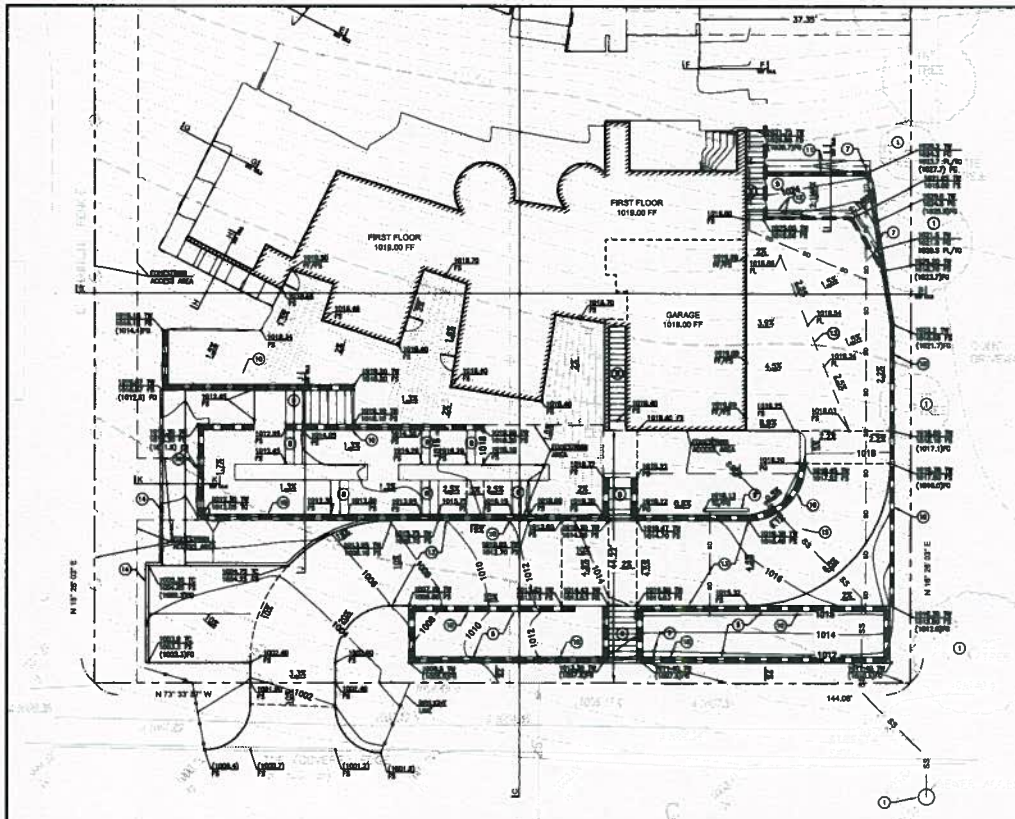


FOR REFERENCE ONLY

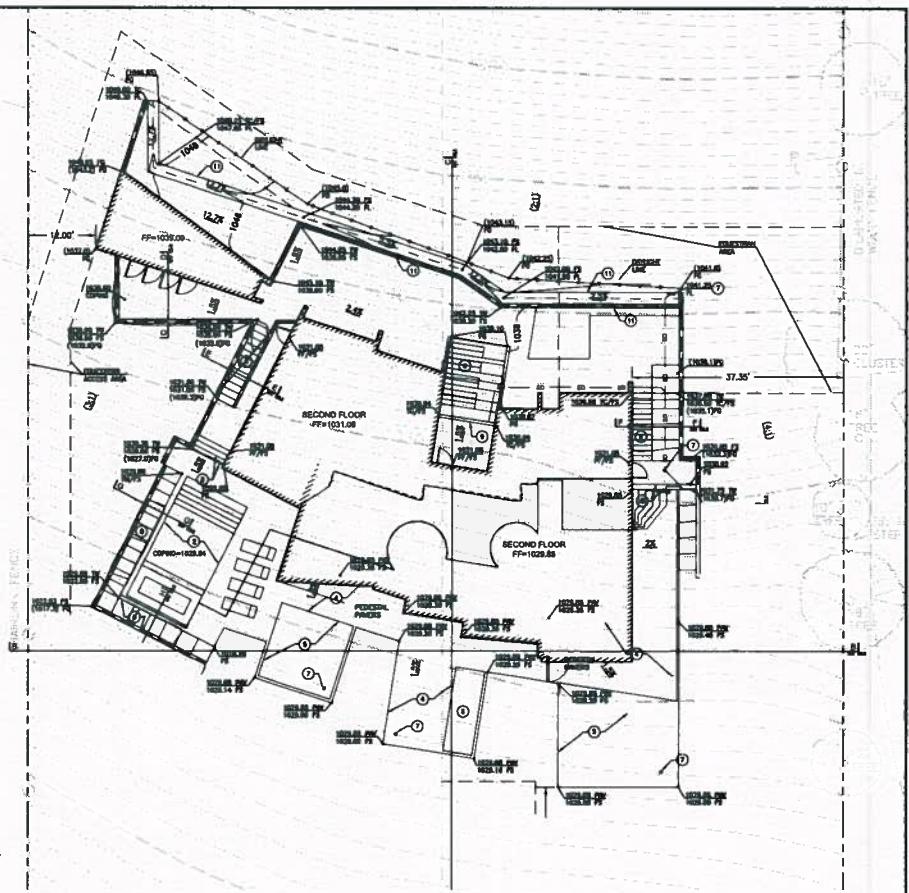
REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED		DATE	
PREPARED BY:				CITY OF AGOURA HILLS APPROVAL					
LUCAS CORSBIE PROJECT ENGINEER				07/20/17 DATE		RAMIRO ADEVA CITY ENGINEER		DATE	
						08865 RCE NO.		09/30/18 EXP DATE	



EXISTING CONDITIONS



FIRST FLOOR



SECOND FLOOR

CONSTRUCTION NOTES

- 1 PROTECT IN PLACE.
- 2 INSTALL POOL PER POOL & SPA PLANS
- 3 INSTALL SPA PER POOL & SPA PLANS
- 4 INSTALL PEDESTAL PAVING PER ARCHITECTURAL PLANS
- 5 PLANTER AREA PER LANDSCAPE ARCHITECTURAL PLANS
- 6 GRAVEL PER ARCHITECTURAL PLANS
- 7 INSTALL DRAIN INLET
- 8 STAIR AND HANDRAIL PER ARCHITECTURAL PLANS.
- 9 INSTALL TRENCH DRAIN
- 10 INSTALL RETAINING WALL PER STRUCTURAL PLAN. SEE TYPICAL WALL DETAIL, SHEET 4
- 11 INSTALL 2' WIDE V-GUTTER
- 12 INSTALL 1' WIDE V-GUTTER
- 13 INSTALL CHIP SEAL DRIVEWAY
- 14 INSTALL CURB
- 15 INSTALL 4" SEWER LATERAL CONNECTION.



FOOTHILL DRIVE

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
LUCAS CORSINE
 PROJECT ENGINEER
 07/20/17
 DATE

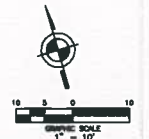
REVIEWED BY: _____
 DATE _____

CITY OF AGOURA HILLS APPROVAL
RAMIRO ADEVA
 CITY ENGINEER
 DATE _____
 TRCE NO. _____
 08/05/18
 EXP DATE

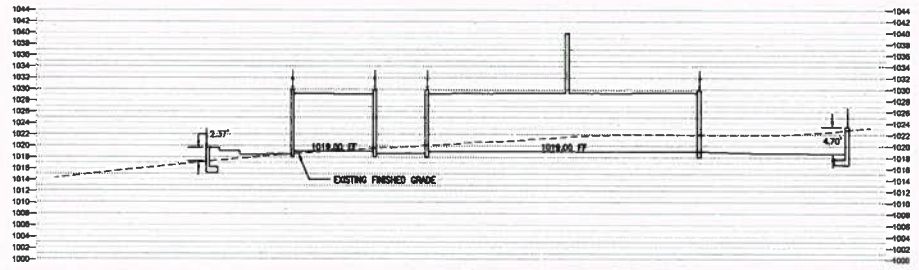


PRELIMINARY GRADING PLAN

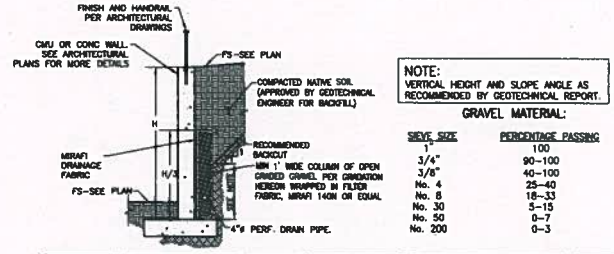
SHEET 3 OF 5



NOTE: ALL WALLS SHOWN HEREON COMPLY WITH ADOURA MUNICIPAL CODE. SITE RETAINING WALLS DESIGNED TO HAVE <6' EXPOSED FACE IN ALL CASES.



SECTION B-B
1" = 10'



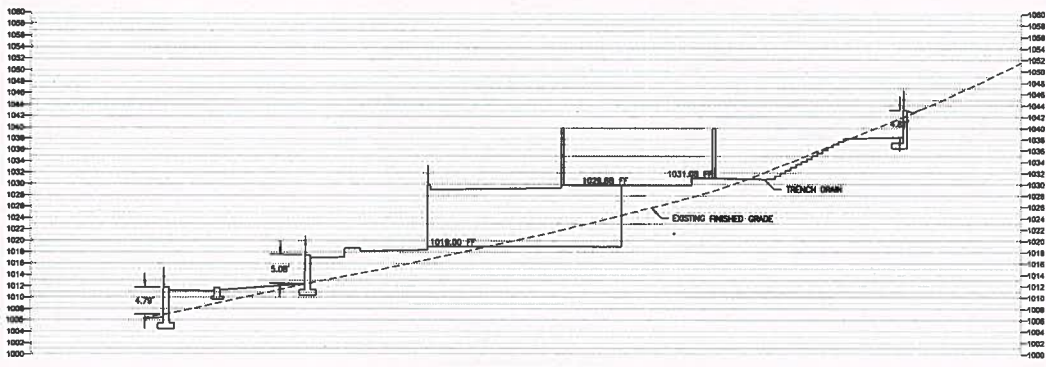
TYP. RET. WALL DRAINAGE DETAIL

NOTE: VERTICAL HEIGHT AND SLOPE ANGLE AS RECOMMENDED BY GEOTECHNICAL REPORT.

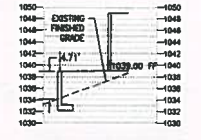
GRAVEL MATERIAL:

SEIVE SIZE	PERCENTAGE PASSING
100	100
3/4"	90-100
3/8"	40-100
No. 4	25-40
No. 8	18-33
No. 30	5-15
No. 50	0-7
No. 200	0-3

SCALE: NTS



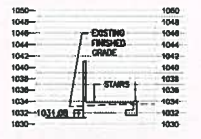
SECTION C-C
1" = 10'



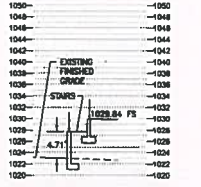
SECTION D-D
1" = 10'



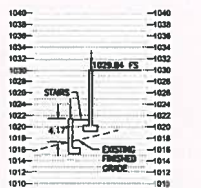
SECTION E-E
1" = 10'



SECTION F-F
1" = 10'



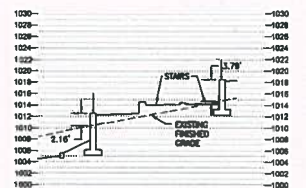
SECTION G-G
1" = 10'



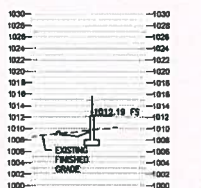
SECTION H-H
1" = 10'



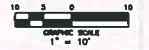
SECTION I-I
1" = 10'



SECTION J-J
1" = 10'



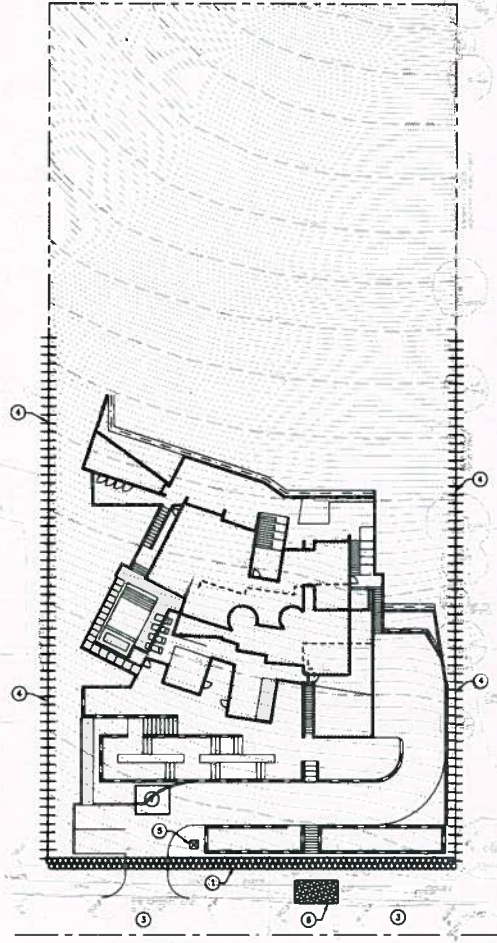
SECTION K-K
1" = 10'



				PREPARED BY: LUCAS CORSSIE PROJECT ENGINEER	07/20/17 DATE	CITY OF ADOURA HILLS APPROVAL				6895 RICE NO.		08/30/18 EXP DATE		AGOURA HILLS		PRELIMINARY GRADING SECTIONS		SHEET 4 OF 5		
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	REVIEWED BY	DATE	RAMIRO ADEVA CITY ENGINEER	DATE	CITY OF ADOURA HILLS DWG. NO.											

GENERAL SEDIMENT AND EROSION CONTROL NOTES

1. IN CASE OF AN EMERGENCY, CALL THE AT _____
2. NON STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO HILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AS THE COMPLETION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A CURB SHALL BE POURED ON THE SITE UNLESS THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE CURB SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL DEVICES AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE SFP FOR DRAINAGING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTROL POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL, IF REQUESTED BY THE BUILDING OFFICIAL.
10. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION BUSINESS AND EXPRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY.
11. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. ALL SEDIMENT BASINS, TRAP CHAMBERS AND SLOPES, PERIMETER DICES, SLOPES AND ALL DISTURBED SLOPES STEEPER THAN OR EQUAL TO 2:1 SHALL BE STABILIZED WITH SOO OR SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES, AS SOON AS POSSIBLE BUT NO LATER THAN THIRTY (30) CALENDAR DAYS AFTER ESTABLISHMENT. ALL AREAS DESTABILIZED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE RESEED. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.
13. THE CONTRACTOR SHALL APPLY SOO OR SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURE TO ALL DISTURBED AREAS AND STOCKPILES WITHIN THIRTY (30) CALENDAR DAYS AFTER STRIPPING AND GRADING ACTIVITIES HAVE COMPLETED IN THE AREA. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.
14. PERMANENT SLOPES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOO OR SEED WITH AN APPROVED EROSION CONTROL MATING, REPAIR OR OTHER APPROVED STABILIZATION MEASURE.
15. ALL POINTS OF CONSTRUCTION BUSINESS AND EXPRESS IN UNPAVED AREAS SHALL BE STABILIZED AND PROTECTED TO PREVENT TRACKING OR WASH ONTO PUBLIC ROADS.
16. CONTRACTOR SHALL FURNISH AND PLACE WATER ON BARE SOIL AS NECESSARY IF DUST CONTROL BECOMES A PROBLEM.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL DEVICES DURING UTILITY INSTALLATION AND THE CONTINUED MAINTENANCE AND REPAIR OF ALL SITE PROTECTION MEASURES.
18. ALL SOILS SHALL BE STOCKPILED ON LOW SLOPING AREAS WITHIN A PROTECTED AREA WITH APPROPRIATE SEDIMENT AND EROSION CONTROL PRACTICES INSTALLED.



ESCP CONSTRUCTION NOTES

- ① FURNISH AND INSTALL CURB SIP-4E-4, DRAINING SWITCH OR SE-4 DEVICE AND SOO.
- ② PROVIDE EQUIPMENT MAINTENANCE AND USE MATERIAL STORAGE AREA PER CURB SIP-4E-4 AND SIP-4E-1, CONTRACTOR TO LOCATE DURING CONSTRUCTION.
- ③ PROVIDE STREET SWEEPING AND WASHING PER CURB SIP-4E-7, AS NECESSARY.
- ④ FURNISH AND INSTALL CURB SIP-4E-1, SILT FENCE OR CURB SIP-4E-4, FRED BELLS.
- ⑤ PROVIDE EQUIPMENT SWEEPING FACILITIES AND SECONDARY CONTAINMENT PER CURB SIP-4E-4, CONTRACTOR TO LOCATE DURING CONSTRUCTION.
- ⑥ INSTALL CONSTRUCTION SWEEPING AND MATERIAL STORAGE AREA PER CURB SIP-4E-4, CONTRACTOR TO LOCATE DURING CONSTRUCTION.
- ⑦ PROVIDE LINED CONCRETE WASHING BAY AND EQUIPMENT CLEANUP AREA PER CURB SIP-4E-4 AND SIP-4E-2, CONTRACTOR TO LOCATE DURING CONSTRUCTION.



				PREPARED BY:	CITY OF AGOURA HILLS APPROVAL			
				LUCAS CORSSIE PROJECT ENGINEER	07/20/17 DATE			
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	REVIEWED BY	DATE	0695 PCE NO.	09/30/18 EXP DATE
					RAMIRO ADEVA CITY ENGINEER			



PLANTING NOTES

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE PLANS, IN A COMPLETE FINISHED OPERATING STATE.
- PLACE A 3" HIGH (MIN) TOP LAYER OF 1/2" X 1/2" (MIN) WOOD CHIP MULCH THROUGHOUT ALL PLANTED AREAS EXCEPT NEW AREAS. MULCH SHALL NOT BE COMPRESSED, OR CONTAIN CONSTRUCTION WASTE.
- AFTER SETTING PLANTS IN PITS, COMPACT BACKFILL IN 3" INCH LAYERS, AND THOROUGHLY SOAK WITH WATER. AFTER SETTLING, TOP OF FOOTINGS SHALL BE 1" HIGH (MIN) ABOVE FINISHED FLOOR GRADE.
- PLANT TREES 10" BACH (10.3M) MINIMUM FROM DRAINAGE FLOOD LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
- PLANT GROUND COVER IN SPACING TRIANGULAR SPACING. GROUND COVERS SHALL BE PLANTED UNDER ALL TREES AND SHRUBS. ALL PLANTING AREAS TO BE PLANTED WITH GROUND COVER SHALL BE PLANTED TO WITHIN 12" BACH (30.5CM) OF BASE OF PLANT OR TREE.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIALS PLANTED WITHOUT PRIOR APPROVAL.
- HIGH BUSH SHRUBS - @ COMPLETED CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT AN AEROSOLIC SOIL REPORT PREPARED BY A CERTIFIED SOIL LABORATORY. AFTER THE SITE SOILS AND PLANTING BACKFILL AS RECOMMENDED IN THE REPORT, ONCE APPROVED BY THE LANDSCAPE ARCHITECT, ANY CHANGES TO SOIL AMENDMENTS AND CONDITIONS AS SHOWN SHALL BE CREDITED TO THE OWNER OR CONTRACTOR AS APPROPRIATE.
- REMOVE ALL WASTE MATERIALS DAILY.
- PLANT QUANTITIES SHOWN ARE FOR CONTRACTORS' CONVENIENCE ONLY. BID QUANTITIES SHALL BE DETERMINED FROM A COUNT ON THE FIELD. PAY QUANTITIES SHALL BE DETERMINED FROM A COUNT IN THE FIELD.
- BACKFILL ON DEVICE SHALL BE SCREENED WITH 3/8" SIAL SCREENS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- INSTALL 2" DEPTH ROOT BARRIER ALONG THE LENGTH OF CURB, PAVEMENT OR DRIVEWAY WITHIN TEN FEET OF A 1/2" SIAL CURB OR LAWNED SIDE WALK. ROOT BARRIER SHALL BE HOUSHAWORTH, DISTRIBUTE, OR EQUAL.
- NO AREA SHALL BE LEFT BARE UNLESS SPECIFICALLY CALLED OUT AS BARE ON THE PLANS.
- SEPARATE TURF FROM OTHER LANDSCAPE AREAS BY INSTALLING 2" X 4" (MIN) RECYCLED OR VIRGIN WOOD SPA. TYPICAL 1/2" W/ 1/2" W/ 1/2" PLASTIC UNDER AT TURF EDGE UNLESS NOTED OTHERWISE ON PLAN. 1" SH-7 INCHES IS NOT ACCEPTABLE.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT CANNOT BE CERTIFIED OF COMPLIANCE FOR UNAPPROVED INSTALLATION.
- REMOVE THE RUBBER STAPLES FROM THE TREES AT THE TIME OF PLANTING. TREES THAT PLOP OR BEND EXCESSIVELY ARE REJECTED IMMEDIATELY.
- ALL TREES SHALL BE "STANDARD" UNLESS CALLED OUT OTHERWISE.
- CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS SHOWN TO BE PLANTED.
- CONTRACTOR SHALL GRADE ALL PLANTING AREAS TO DRAIN PROPERLY.

NON-IRRIGATED
 FUEL MODIFICATION ZONE
 PER LA FIRE DEPT
 HILLSIDE TO REMAIN IN
 NATIVE CONDITION
 MAINTAIN PER LA COUNTY FIRE DEPT.
 REQUIREMENTS

DROUGHT TOLERANT
 DEER GRASS

TYPICAL HEADER

UNIMPOVED DROUGHT TOLERANT
 BUFFALO GRASS

RIVER ROCK COBBLES

3" LAYER WOOD CHIP MULCH
 TREES IN SELECT LOCATIONS

FUEL MOD ZONE A
 DISTANCE FROM NEIGHBOR

OUTLINE OF BUILDING PRIMARY
 ENVELOPE/STRUCTURE
 FUEL MOD MEASURED FROM HERE

SPECIMEN TREE
 IN DECOMPOSED GRANITE SURFACE

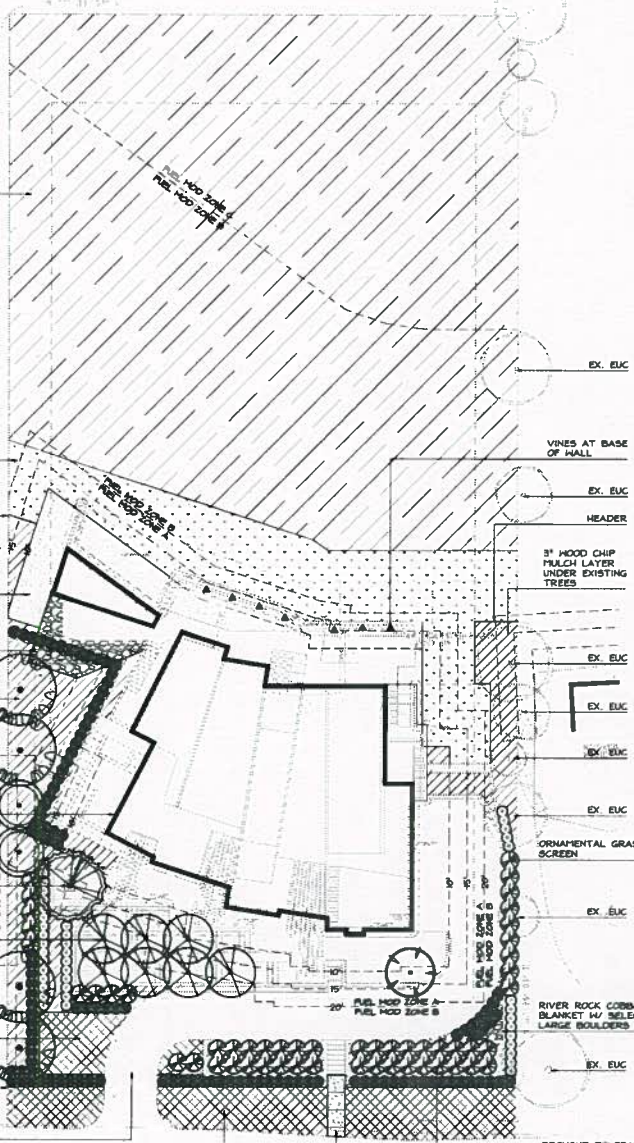
FLOWERING TREES
 IN DECOMPOSED GRANITE SURFACE

COMPACTED CRUSHED ROCK
 FOR PARKING AND SUITABLE FOR WALKING

HEADER AT PROPERTY LINE

DRIVEWAY SURFACE PER ARCHITECT

COMPACTED CRUSHED ROCK
 FOR PARKING AND SUITABLE FOR WALKING
 (IN RIGHT OF WAY)



SYMBOL	DESCRIPTION	QTY	REMARKS	UNITS	EST. QTY
1	PROPOSED 2" X 4" WOOD CHIP MULCH	3 GAL	SEE DETAIL SHEETS	0.00	
2	3" LAYER WOOD CHIP MULCH	1 GAL	SEE DETAIL SHEETS	0.00	
3	3" LAYER WOOD CHIP MULCH	1 GAL	SEE DETAIL SHEETS	0.00	
4	3" LAYER WOOD CHIP MULCH	1 GAL	SEE DETAIL SHEETS	0.00	
5	3" LAYER WOOD CHIP MULCH	1 GAL	SEE DETAIL SHEETS	0.00	
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PLANTING SPECIFICATIONS

PLANTING AND LANDSCAPE SPECIFICATIONS

PART 1.0 - GENERAL

1.1 DESCRIPTION

A. Furnish all labor, materials, and equipment required to provide and install the planting and landscape indicated on the plans and in these specifications.

1.2 SUBMITTALS

A. Furnish invoices indicating the analysis and quantities of fertilizers and soil amendments delivered to the job site. Material invoices must be approved by the Owner's authorized representative (LARC) before incorporating soil amendments.

B. Furnish record copies of change orders, field orders, approvals, and letters of acceptance to LARC when requested by the LARC. Deviations from the drawings and specifications made without documentation shall be removed and reinstalled as directed by the LARC, at the expense of the Contractor, with no additional expense to the Owner.

C. Furnish nursery certification of plant varieties or cultivars.

1.3 PROTECTION

A. Locate existing structures, electric cables or conduits, utility lines and other existing features above and below ground. Questions or conflicts arising out of such examination shall be immediately directed to the attention of the LARC before proceeding with work. Contractor shall be responsible for repair or replacement of damaged facilities at no cost to the Owner.

1.4 SUBSTITUTIONS

A. Substitutions will be permitted only upon written approval by the LARC.

1.5 OBSERVATIONS

A. Plants shall be inspected by the LARC before installation.
B. Plants designated as "specimen" shall be tagged by the LARC at the nursery.

PART 2.0 - PRODUCTS

2.1 MATERIALS

A. Soil, Amendments, and Mulch.
1. Soil for planting backfill shall be native site topsoil, unless noted otherwise on the drawings.

2. Soil for new raised planters or where base materials have been excavated shall be imported Class A topsoil.

3. Soil amendment shall be a nitrogen stabilized organic amendment as derived from wood residues.

4. Commercial fertilizer shall be Slow-Release granules or pellets, 12-12-12 NPK.

5. Planting tablets shall be slow release tablets weighing 21 grams, with a potential acidity of not more than 5 percent by weight, and a guaranteed analysis of 20-10-15 NPK.

6. Mulch shall be clean wood and bark chips, 1 inch to 4 inch (75mm - 100mm) in size, and shall be free of construction waste, railroad plywood, pallets, or other trash.

7. Soil Conditioner shall be GRO-POWER PLUS, 5-3-1 NPK, 10% Humus, 15% Humic acids, and 4% Sulfur.

8. Soil inoculant shall be GRO-POWER GRO-LIFE mycorrhizal inoculum.

9. Iron sulfate shall be a registered agricultural mineral, ferric or ferrous sulfate in pelletized or granular form, containing at least 16.5 percent iron expressed as metallic iron.

10. Agricultural gypsum shall be premium grade commercially available type.

11. Sand for palm and tree well planting backfill shall be white, washed plaster sand.

12. Woody Plant Material.

A. Plants shall be fresh, well established, vigorous, of normal habit of growth, free of diseases, insects, insect eggs, and larvae.

B. Plants shall have healthy normal root systems well filling their containers, but not to the point of being root bound. Plants shall be free of kinked or girdling roots.

C. All trees shall be "standard" unless designated otherwise. "Standard" plants shall have well developed, single trunks. Trunks shall be developed so the crown is supported by the trunk only, without drooping or excessive smagging.

D. Plants designated as "multi-trunked" or "multi" shall have three to seven multiple trunks, well developed, originating from the roots of a single plant. Multiple individual plants grow to resemble a single individual are unacceptable and are hereby rejected.

E. Plants shall not be top pruned.

F. Trees, except those specified as standard, shall have scaffold branches at regular intervals along the entire length of the trunk. The lower half of the trunk shall have one third of the total foliage. Trunk taper shall be well developed and readily apparent. The leader shall be vigorous and plumb; codominant leaders are unacceptable.

G. Palm trees shall be measured from the ground line to the base of the heart leaf (ANSI 1990 Standard). Trunks shall have dead fronds removed to create a diamond pattern with a maximum 2' (50mm) protrusion from the trunk, where in species it is customary to skin the trunk, skinned trunks are required.

H. All plants, including palms, of 1 1/2" caliper or larger shall be grown in nurseries in the same Sunset zone as the destination planting area, or shall have been acclimated to the destination zone for one full year prior to planting.

I. Sod.

1. Sod shall be tall fescue "BERMUDA TIFMAY 414" or equal, unless noted otherwise on the plans.

2. Sod shall be grown on irrigated soil or compost.

3. Sod shall be free of clippings or debris.

4. Sod shall be inspected by the California Department of Food and Agriculture to insure conformance with the standards set by the State of California.

D. Landscape Materials

1. Tree stakes shall be round, 10 feet long, conically pointed at one end, 2" (50mm) diameter, lodgepole pine, pressure treated with wood preservative.

2. Tree ties shall be rubber Chux-Tie subject to approval by the LARC.

3. Erosion control netting shall be new jute mesh.

4. Filter fabric shall be permeable geotextile Trevira Spunbond SUI19, or Minfil 1405, or equal.

5. Moisture barrier shall be single width sheet flexible PVC or PE membrane of 30 mil minimum thickness.

6. Root control barrier shall be 3/64 inch (2mm) thick high impact polyethylene or polypropylene sheeting with reinforced double top edge, manufactured for root control. Sheeting shall have root deflector ribbing and premoiled joint strips of the same material. Length of root barrier shall as shown on the drawings.

7. Root control box shall be "Deep Root No.22-24-18-4" or "Shoetown F118".

8. Vinyl header/edging shall be black vinyl "Edge-King" 1/4" diameter round section top edge.

9. Redwood header/edging shall be top grade commercially available redwood 2x4.

10. Plastic header/edging shall be UV resistant, high density polyethylene (HDPE) plastic, 2x4 (1.5"x3.5"). Color shall be brown, unless otherwise specified on the plans. 1" or less thickness is not acceptable.

11. Concrete manorip shall be as shown on the drawings.

12. Drainage lines shall be 4" perforated plastic ABS OR HDPE drain pipe, 5/8" IPS.

13. Drainage grates and fittings shall be NDS or equal.

14. Turf drains shall be 4" diameter round flat plastic grates.

15. Groundcover/shrub area drains shall be 4" diameter plastic atrium type.

PART 3.0 - EXECUTION

3.1 SITE CONDITION

A. Install no plants until the irrigation system has been accepted by the LARC, final grades established, and the planting areas have been properly prepared.

3.2 SOIL PREPARATION

A. Remove from site dead or dying shrubs, trees or weeds within proposed planting areas. Plants shall be removed completely and thoroughly, including roots.

B. All planting areas shall be ripped to a depth of 6" using ripper with teeth no wider than 12" on center. Rip in two directions.

C. Stones or rocks over 1/2" (25mm) in size, construction refuse, and other deleterious material shall be removed from the site.

D. Wet soil thoroughly and allow to settle. Repeat until soil is stable enough to permit aeration and drainage for plant material.

E. Apply commercial fertilizer to all planting areas to encourage seed growth.

F. Mow weeds before blooming. Remove weeds and seed waste.

6. **BID PURPOSE-REFERENCE ONLY. AMEND AND FERTILIZE SOIL PER AGRICULTURAL SOIL REPORT. INCORPORATE INTO THE TOP 6" OF SOIL (rates per 1,000 square feet).**

4 cubic yards of soil amendment
20 pounds of commercial fertilizer
100 pounds of agricultural gypsum
100 pounds of soil conditioner (Gro-Power-Plus)
10 pounds of soil inoculant (Gro-Life)

H. Apply a pre-emergent herbicide to all planting areas except hydroseeded areas.

3.3 FINISHED GRADINGS AND DRAINAGE

A. Grade all planting areas to a smooth, uniform surface, after soil preparation operations are completed.

B. Mulch planting areas finished grade shall be 3" (75mm) below finish surface of adjacent paved surfaces.

D. Bury drainage lines 12" (300mm) deep minimum, and slope down at 0.5% minimum.

E. Drain lines shall terminate at the street curb. Core 4" diameter hole in the curb, bottom of core at the flow line.

3.4 PLANTING - TREES AND SHRUBS

A. Plants must be accepted in writing by the LARC before installation.

B. Tree and shrub planting and staking shall comply with the drawings.

C. Prune roots of plants at all times from sun and wind.

D. Prune plants only as directed by the Landscape Architect.

E. Install plant material indicated as "tagged." Order, unload, and purchase tagged material from the specified source. All tagged material has the same requirements as the non-tagged material of the contract.

F. Container plants shall be measured in the container.

G. Plants specified by caliper size shall be measured 12" (300mm) above soil line.

H. Plant materials shall be furnished in size, quantities, species and at the spacing as indicated on the plans.

1. **BID PURPOSE-REFERENCE ONLY. AMEND AND FERTILIZE SOIL PER AGRICULTURAL SOIL REPORT. INCORPORATE INTO THE TOP 6" OF SOIL (rates per 1,000 square feet).**

0.75 cubic yards soil amendment
2 pounds iron sulfate
10 pounds commercial fertilizer
2 pounds soil conditioner (Gro-Power-Plus)
10 pounds of soil inoculant (Gro-Life)

Include planting tablets as shown on the drawings.

J. Palm tree planting:

1. Dig trees as close to planting date as possible. Hand dig palm tree root ball.

2. Remove old and dead fronds. The remaining fronds together with organic lime to protect heart.

3. Dig plant pit to be one-third again as wide as the root ball. Pit center with 12 gauge galvanized steel D" (200mm) staples.

4. Palm backfill shall be 100 percent sand. Add two cups of blood meal to backfill at each palm tree.

5. Wet and compact backfill in 200mm layers.

6. Remove frond ties 60 days after planting in warm months; remove ties 90 days after planting in cool months. Do not trim fronds for 30 days after untying.

K. Erosion Control Fabric and Mesh

1. Install erosion control fabric on slopes 2:1 or steeper.

2. Install erosion control fabric before planting.

3. Slope erosion control fabric to the ground at 45° (1.2m) on center with 12 gauge galvanized steel D" (200mm) staples. Overlap joints 1" (25mm).

4. Install mesh 3" (75mm) thick in all planted areas except turf areas and hydroseeded areas.

5. Install mesh 3" (75mm) thick in all the bases of trees and shrubs. Do not place mesh against the main stems of plants.

3.5 PLANTING - GROUNDCOVER

A. All groundcover shall be well rooted and shall be evenly spaced at the distances as indicated on the drawings, and shall be staked in rows.

B. Dig good sized pockets for planting so that roots lie free without doubling over and no roots are planted vertically.

C. Provide groundcover material in the quantity required to fill the entire groundcover areas at the spacing shown on the drawings.

D. Refer to hydroseeded section, if applicable, for hydroseeding.

3.6 PLANTING - SOD

A. Harvest sod 24 hours or less before delivery.

B. Treat sod with appropriate preventative fungicides and insecticides one week or less before shipment.

C. Prepare finish grade, compact and rake soil before laying sod.

D. Stagger sod joints.

E. Start guarantee periods upon final acceptance and release from maintenance responsibility by the LARC.

F. Guarantee plants 15 gallon and larger for one full year.

G. Guarantee 5 and 1 gallon plants for 90 days.

H. Guarantee turf and lawn for 90 days.

I. Guarantee Matted plant material for 90 days.

F. Refer to hydroseeded section for hydroseeded guarantee.

MAINTENANCE SPECIFICATIONS

PART 1.0 - GENERAL

1.1 DESCRIPTION

A. Furnish all labor, materials, and equipment required to continuously maintain all areas included in the contract during the progress of the work, the maintenance period and until final acceptance of the work.

1.2 MAINTENANCE PERIOD

A. After all work indicated on the drawings or herein specified, has been completed, and accepted by the LARC, maintain all planted areas by watering, weeding, mowing, re-seeding, cultivating, spraying, mulching, trimming, edging, and/or any other operation necessary for the care and upkeep of plants for the period of sixty (60) calendar days after acceptance, except that the maintenance period shall be extended to include the time necessary to:

1. Meet the requirements and approval by the municipal or county agency having jurisdiction.

2. Establish hydroseeded areas.

3. Meet maintenance specifications.

1.3 REQUIREMENTS OF REGULATORY AGENCIES

A. Any required spraying work shall be done in accordance with governing agencies.

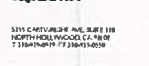
PART 2.0 - PRODUCTS

2.1 MATERIALS

A. Materials used in conjunction with the maintenance work shall conform to the material requirements originally specified for the work.

JOB NO. 16-110
CURRENT DATE: MAR 21 2017
LANDSCAPE ARCHITECT
1143 East Main Street
Ventura, CA 93001
mmdesigns.com

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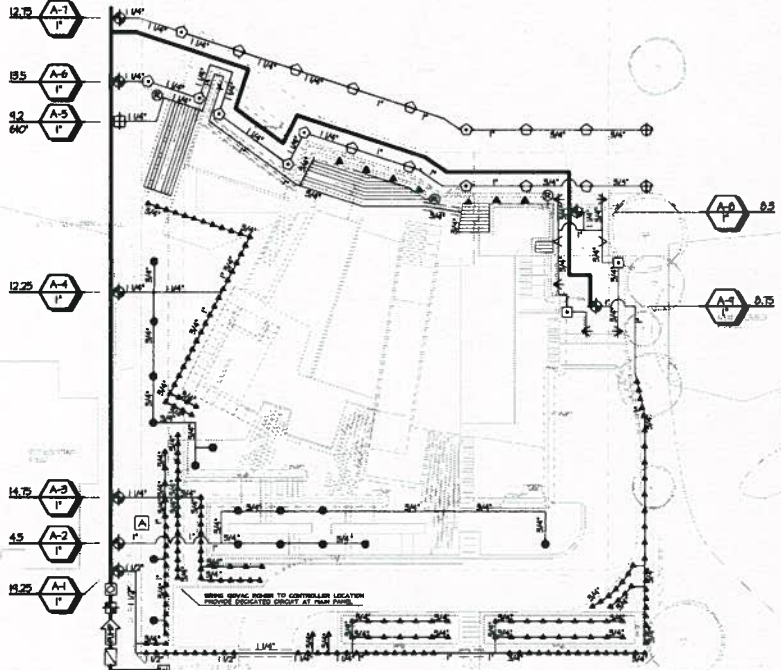
PROJECT ADDRESS
1143 EAST MAIN STREET
VENTURA, CALIFORN



NO.	DATE	DESCRIPTION

IRRIGATION NOTES

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE OPERATING AUTOMATIC IRRIGATION SYSTEM AS SHOWN ON PLANS AND DETAILS HEREON.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM EXCEPT ELECTRICAL SUPPLY.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO UNIFORM PLUMBING CODES AND ALL STATE AND LOCAL CODES.
- AT THE END OF EACH WORK DAY, THE SITE SHALL BE CLEANED OF EXCESS OR WASTE MATERIALS. AT THE END OF WORK, ALL SUCH MATERIALS SHALL BE REMOVED FROM THE SITE.
- IT IS THE INTENT OF THESE DOCUMENTS TO INDICATE A COMPLETE IRRIGATION SYSTEM READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
- DO NOT RELIABLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNUSUAL OBSTRUCTIONS OR GRADE DIFFERENCES EXIST. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR TO COORDINATE FIRING AND SLEEVING WITH HARDSCAPE INSTALLATION.
- DRAWINGS ARE DIAGNOSTIC. PLACE IRRIGATION LINES AND EQUIPMENT IN PLANTING AREAS.
- PIPE RUNNING UNDER PAVING SHALL BE SLEEVED WITH SCHEDULE 40 PVC SLEEVE. SLEEVES SHALL BE THREE (3) TIMES THE SIZE OF THE ENCLOSED PIPE DIAMETER. SEE IRRIGATION DETAILS FOR PIPE AND PIPE SLEEVE DETAILS.
- IRRIGATION SLEEVES UNDER STREET PAVING SHALL BE 36" MIN FROM FINISHED SURFACE. REFER TO DETAILS.
- A PLASTIC LAMINATED, COLOR CODED REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE OF THE CONTRACT. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
- A GUARANTEE OF ONE FULL YEAR SHALL BE GRANTED BY THE CONTRACTOR ON THE IRRIGATION SYSTEM AS INSTALLED, EXCLUDING OBVIOUS ACTS OF VANDALISM. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
- THE SPRINKLER SYSTEM IS NOT CONSIDERED COMPLETE UNTIL ALL VALVES, HEADS, CONTROLLERS, AND RELATED EQUIPMENT HAVE BEEN INDIVIDUALLY ADJUSTED FOR MAXIMUM COVERAGE WITH A MINIMUM OF OVERSPRAY ON ALL BUILDING FENCES, HEDGELINES, DRIVEWAYS, OR OTHER SITE FACILITIES.
- FURNISH 4 BRASS-TEMPERATURE VALVE KEYS TO THE OWNER - NOT REQUIRED.
- HEADLINE PRESSURE TEST AT 120 PSI FOR TWO HOURS IS REQUIRED, WITH VERIFICATION BY THE APPROVED AGENCY.
- DESIGN PRESSURE IS 30 PSI OR AS INDICATED ON THE IRRIGATION LOGSHEET.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MAINTENANCE SCHEDULE TO THE OWNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS CONFORM WITH THE PUBLIC LANDSCAPE STANDARDS. DO NOT DEVIATE FROM THE PLANS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- DO NOT INSTALL SPRINKLER NOZZLES ON RISERS UNLESS SPECIFICALLY INDICATED TO DO SO ON THE PLANS OR BY THE LANDSCAPE ARCHITECT.
- PIPE ON SLOPES 2% OR MORE SHALL BE 1/4" PVC ON GRADE. SECURE PIPE TO GRADE BY 1/2" IN 1/4" MIN LONG STEEL RIBBON HOODS. NOZZLES ON SLOPE MAY BE ON 1 1/2" SCH 40 PVC RISERS.



BRASS SPRING FROM TO PUMP UNIT PROVIDE LOCATED SYMBOL

IRRIGATION EQUIPMENT - LIGHT/RESIDENTIAL

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
A	AUTOMATIC CONTROLLER 1/2" ET BASED MODULE FLOW SENSING MASTER VALVE CONTROL	RAIN BIRD	ESP-1214-LX-HEF 16 STATION CONTROLLER W/ FLOW SENSING 4" ET MANAGER CARTRIDGE*	MOUNT CONTROLLER INSIDE BUILDING OR MOUNT OUTSIDE IN WEATHERPROOF ENCLOSURE. INSTALL PER MFR SPECS. CONNECT PUMP START RELAY.
+	MASTER CONTROL VALVE IN 1/4" X 1/2" RECT. VALVE BOX	BUCKNER/SUPERIOR	3000-850 1 1/2" NORMALLY CLOSED	IN 1/4" X 1/2" RECT. VALVE BOX. CONNECT TO CONTROLLER MASTER VALVE PORT.
+	FLOW SENSOR	RAINBIRD	FS-50P (1/2")	IN 1/4" X 1/2" RECT. VALVE BOX. INSTALL PER MANUFACTURER REQUIREMENTS. FULL COMPLY WITH CONTROLLER LOCATION. CONNECT PER MFR'S INSTRUCTIONS.
+	BACKFLOW PREVENTER (NO ENCLOSURE)	FEBCO	6352 SIZE 1"	
+	PRESSURE REGULATOR	VELTINS	300 SERIES	NON-SPRING RANGE 15-120 PSI. SET GUILTY PRESSURE 10-40-50 PSI.
---	IRRIGATION MAINLINE 18" DEEP	PACIFIC PLASTICS OR EQUAL	1/2" SCH 40 PVC	ALL PIPE CROSSING DRIVEWAY AND/OR SIDEWALK AREAS SHALL BE SLEEVED.
---	IRRIGATION LATERAL 12" DEEP	PACIFIC PLASTICS OR EQUAL	CL 200 PVC. SIZE PER PLAN.	
---	PIPE SLEEVE	PACIFIC PLASTICS OR EQUAL	SCHEDULE 40 PVC	3" MINIMUM. INSTALL BEFORE PAVING (2X ENCLOSED PIPE DIAMETER - 3" MIN).
+	SHUTOFF VALVE	KINGS BROTHERS KEN	SCM 40 PVC - LINE SIZE BALL VALVE.	LINE SIZE - IN 10" ROUND VALVE BOX. SEE DETAIL.
+	REMOTE CONTROL VALVE IN 1/4" X 1/2" RECT. VALVE BOX	HUNTER	PCV-106 1" GLOBE W/ FLOW CONTROL 0.2 TO 40 GPM	IN 1/4" X 1/2" RECT. VALVE BOX.
+	REMOTE CONTROL VALVE PRESSURE REGULATING FILTER	RAINBIRD	XCL-PRE-100-COM	IN 1/4" X 1/2" RECT. VALVE BOX. SET PRESSURE REGULATOR AT 35 PSI.
+	IRRIGATION WATER METER	PER WATER AGENCY	3/4" SIZE	COORDINATE INSTALLATION WITH WATER SERVICE AGENCY.
+	AIR RELIEF VALVE	RAINBIRD	ARV-50	IN RAINBIRD SSB VALVE BOX 6" TOP DIAM.

PUMP SPECIFICATIONS

SYMBOL	DESCRIPTION	MFR	MODEL	TYPE	HORSEPOWER	PERFORMANCE RANGE AT SET SUCTION LIFT	INLET SIZE	DISCHARGE SIZE	VOLTAGE	ENCLOSURE
+	PUMP ASSEMBLY	RAINBIRD	LC750	SUCTION LIFT BOOSTER	3/4 HP	20 PSI @ 0.5 GPM 40 PSI @ 25 GPM	2"	1-1/2"	230	INCLUDED

ELECTRICAL CONTRACTOR TO PROVIDE 230V DEDICATED CIRCUIT TO PUMP STATION. CONNECT AT DOMESTIC MAIN PANEL.

IRRIGATION HEAD LEGEND

SYMBOL	PATTERN	DESCRIPTION	MAKE	BODY/FEATURES	NOZZLE	PSI	RAD'	GPM	INH	REMARKS
+	HALF CIRCLE	ROTARY ON RISER	RAINBIRD	PA-85 ADAPTER	R11-24 H	30	11-24	130	0.65	RISER HEIGHT 18" ABOVE F.G. 1/4" INLINE 1/2" SPRING CHECK.
+	U/4 CIRCLE	ROTARY ON RISER	RAINBIRD	PA-85 ADAPTER	R11-24 G	30	11-24	0.75	0.65	
+	VARIABLE	ROTARY ON RISER	RAINBIRD	PA-85 ADAPTER	RVAN 11-24	30	11-24	VARIABLES		
+	VARIABLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	15VAN	30	15'	0.43	1.50	RISER HEIGHT 12" ABOVE F.G. 1/4" INLINE 1/2" SPRING CHECK.
+	U/4 CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	12H	30	12'	1.30	1.74	
+	U/4 CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	12G	30	12'	0.65	1.74	
+	U/4 CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	10H	30	10'	0.71	1.52	
+	U/4 CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	10G	30	10'	0.91	1.52	
+	HALF CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	8H	30	8'	0.52	1.58	
+	VARIABLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	8VAN	30	8'	0.52	0.71	
+	HALF CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	5H	30	5'	0.20	1.50	
+	U/4 CIRCLE	SPRAY ON RISER	RAINBIRD	PA-85 ADAPTER	5G	30	5'	0.10	1.50	
+	DRIP BUBBLER	BUBBLER ASSEMBLY	RAINBIRD	ON 1/2" NPT	1402	20-40'	0'	0.50	*	IN BUBBLER ASSEMBLY 1/4" U/2" KBI SPRING CHECK.
+	DRIP BUBBLER	BUBBLER ON RISER	RAINBIRD	ON 1/2" NPT	1401	20-40'	0'	0.25	*	RISER HEIGHT 3" ABOVE F.G. 1/4" U/2" KBI SPRING CHECK.
---	SUBSURFACE DRIP LINE FOR TURFLAWN		RAINBIRD	XFS-01-12		15-50'	0'	0.4 GPM PER FOOT	1.445	4" BELOW FINISHED GRADE 0.4 GPM PER FOOT 0.05 GPM/FT SPACE PIPE 12" APART

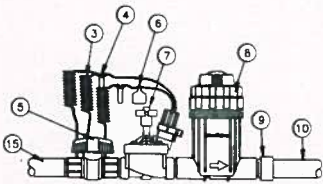
REFER TO IRRIGATION SPECIFICATIONS SHEET FOR WATER BUDGET (MAM) AND ESTIMATED WATER USE (EMU) CALCULATIONS

IRRIGATION PLAN

SCALE: 1/16"=1'-0"

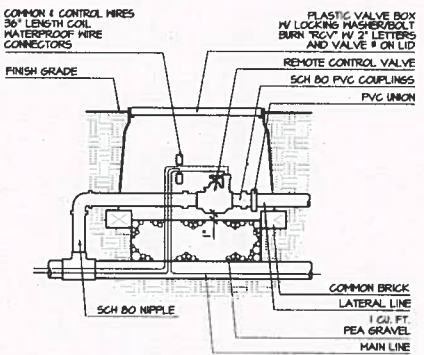


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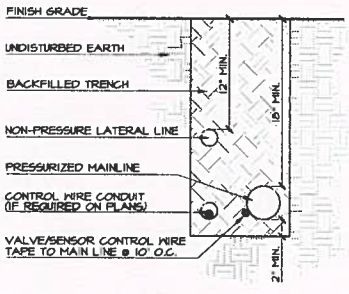


- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DS SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 15 MAINLINE PIPE
- 7 REMOTE CONTROL VALVE: RAIN BIRD PDS (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE

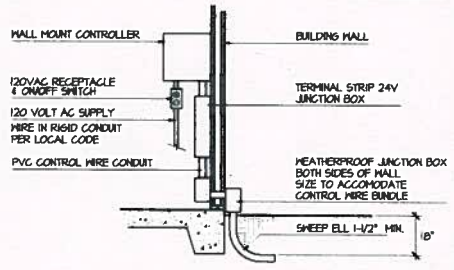
NOTE: USE FOR SUBSURFACE DRIP IRRIGATION. SEE PLANS, SEE VALVE IN VALVE BOX DETAIL, THIS SHEET, FOR VALVE BOX.



NOTE: COMPACT SOIL AROUND BOX BEFORE JETTING TRENCH



NOTE: PROVIDE 2" OF CLEAN BACKFILL UNDER ALL PIPE



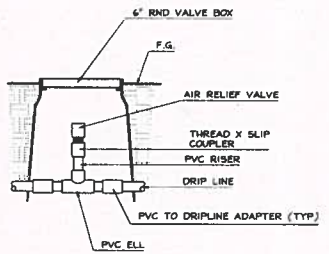
NOTE: SEAL OPENINGS IN STRUCTURE AS DIRECTED BY OWNER'S REP IN FIELD.

10. SUBSURFACE DRIP VALVE

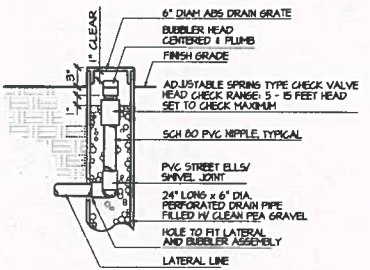
7. REMOTE CONTROL VALVE IN BOX

4. TRENCH AND PIPE

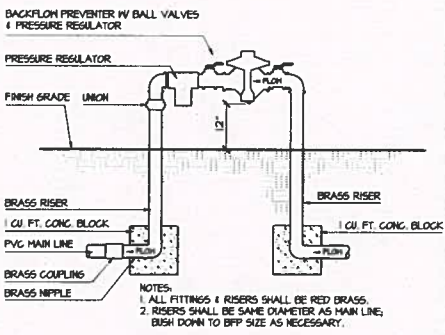
1. WALL MOUNT CONTROLLER



NOTE: SUBSURFACE DRIP LINE TO BE INSTALLED 4" BELOW F.G., PER MANUFACTURER'S INSTRUCTIONS.

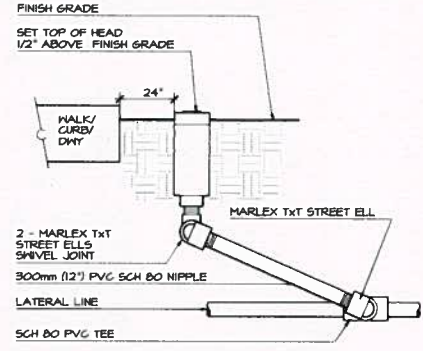


8. BUBBLER ASSEMBLY



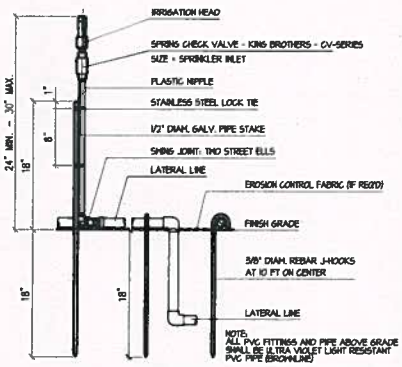
NOTES:
1. ALL FITTINGS & RISERS SHALL BE RED BRASS.
2. RISERS SHALL BE SAME DIAMETER AS MAIN LINE, BUSH DOWN TO DRP SIZE AS NECESSARY.

5. BACKFLOW DEVICE

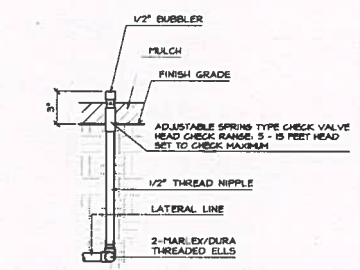


NOTE: INSTALL POP UP FLOOD BUBBLERS 4"-6" FROM PLANTS, INSIDE WATER BASINS - REFER TO PLANS

2. POP UP HEAD

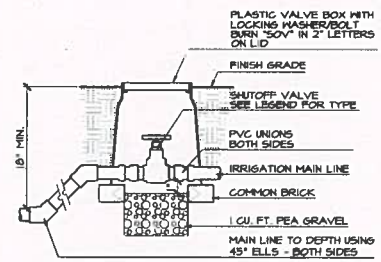


12. IRRIGATION ABOVE GRADE



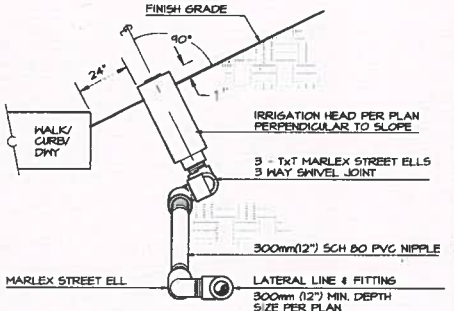
NOTE:
1. PLACE RISER AND BUBBLER WITHIN 4" OF PLANT ROOT BALL.

9. BUBBLER/EMITTER ON RISER



NOTE: COMPACT SOIL AROUND BOX BEFORE JETTING TRENCH

6. SHUTOFF VALVE



3. POP UP HEAD ON SLOPE

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Ventura, CA 93001
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MR. J. J. COFFEE & COMPANY



MR. KEVIN



MR. PROJECT

AGOURA HOUSE

MR. PROJECT ADDRESS

100 HILL DRIVE
AGOURA HILLS CALIFORNIA 91301
PH: 714-494-0337

MR. RINGBAUM

101	DATE	REVISED
102	BY	REVISION #
103	DATE	REVISION #
104	BY	REVISION #
105	DATE	REVISION #
106	BY	REVISION #
107	DATE	REVISION #
108	BY	REVISION #
109	DATE	REVISION #
110	BY	REVISION #

MR. SHEET TITLE

IRRIGATION DETAILS

MR. SHEET NUMBER

L-05

PP1400024

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1.0 - GENERAL

A. DESCRIPTION

1. Furnish all labor, materials, and equipment required to provide a complete automatic operating irrigation system as indicated on the drawings and in these specifications.

2. References to LARG indicate the Landscape Architect, Curtis P. Sillies, and his authorized representative.

3. All work shall be in accordance with applicable codes, ordinances, orders, and regulations of all legally constituted authorities having jurisdiction over this work.

4. Obtain and pay for all plumbing permits and inspections required by authorities stated above.

B. SUBMITTALS

1. Submit material list(s) to the LARG within ten calendar days of award of contract and before beginning irrigation work. Indicate the manufacturer and model of all materials to be used.

2. Submit to LARG record drawing(s) showing dimensioned locations of pipes, valves, wire runs, irrigation heads, sensors, and controller. Dimensions must be shown from above ground, permanent structures.

3. Install on the inside of controller or enclosure door a laminated, color coded, reduced plan of the area serviced by that controller.

C. MATERIALS TO BE FURNISHED

1. Furnish the following materials to the Owner before final inspection:

1. Two keys and one lock or lock core (installed for each locking cabinet and/or enclosure).

2. Manufacturer's literature for each type of controller.

3. Two of each type of key required for quick coupler valves.

4. Two valve box keys for each type of locking lid valve box.

5. Two of each type of filter element installed.

D. OBSERVATIONS

1. The following observations shall be made by the LARG:

1. Mainline pressure test.

2. Irrigation coverage test.

3. Pressurize the mainline to 125 PSI for one hour. Pipe may be center loaded with backfill, but all fittings shall be uncovered. Repair leaks immediately.

4. The irrigation system shall consist of the LARG's observation of the completed irrigation system in operation.

5. Do not allow or cause any irrigation work to be covered or enclosed before observation or testing. Work covered before observation by LARG shall be uncovered by the Contractor at no expense to the Owner.

6. Make required repairs or changes within five days of notification from the LARG.

7. Supply all necessary equipment and gauges to accomplish testing.

PART 2.0 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. Equipment shall be new, unused, as specified, and as shown on the drawings.

B. Trench backfill in planter areas shall be site soil, free of debris, lumps, and rocks larger than one inch.

C. Trench backfill in paved areas shall be clean angular sand and concrete slurry (LSM or Type I).

D. Level for valve boxes shall be clean pea gravel, 1/4" - 1/2" (6mm - 12mm) diameter.

E. Plastic valve boxes shall be NDS brand or equal, with locking covers. Concrete valve boxes shall be BROOKS or equal, with locking cast iron covers and brass hinge pins.

F. Valve boxes for Remote Control Valves shall be rectangular 12"x18" size. Valve boxes for Shutoff Valves shall be round 10" diameter.

G. Control wires shall be direct burial AHJ-UF type, with 4/64 inch (1.5mm) thick waterproof insulation, 600 volt, 75 degree Centigrade, copper single strand wire, UL approved, 14 gauge.

H. Common wire shall be white coated and pilot wires shall be black. Sensor wires shall be orange.

I. ENCLOSURES

1. Controller Enclosure shall be 3/16" (4.2mm) steel, LEMBUR SAFEGUARD MODEL A or equal, with 115 VAC duplex receptacles, lamp adapter, lamp, and terminal strips.

2. Enclosure shown on the drawings as a "stainless steel enclosure" shall have the same requirements as a standard enclosure, but shall be made of stainless steel.

3. Backflow Enclosure shall be steel or stainless steel, BPDI GUARDPAC 65-30.

4. All enclosures shall be locking type, mounted on a concrete pad. Contractor shall furnish locks and keys.

5. All enclosures, except stainless steel, shall be finished with two coats of baked enamel.

6. All controllers shall be equipped with a rain shut off device. HUNTER MINI-CLIK or equal.

2.2 PIPE AND FITTINGS

A. Plastic pipe and fittings shall be as manufactured by PACIFIC PLASTICS or equal.

B. All pipe shall bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in PSI, NSF (National Sanitation Foundation), and the date of manufacture of the pipe or manufacturer's lot number.

C. Irrigation mainline shall be SCH 40 or CLASS B10 PVC.

D. Irrigation lateral the below grade shall be CLASS 200 PVC.

E. Irrigation lateral the above grade shall be SCHEDULE 40 PVC.

F. All solvent weld fittings shall be SCHEDULE 40 PVC.

G. All threaded plastic fittings shall be injection molded SCHEDULE 40 PVC, unless shown as MARLEX on the plans.

H. Plastic nipples shall be gray color, SCHEDULE 40 PVC.

I. All plastic pipe installed on or above grade shall be ultraviolet light resistant (UVRI PVC, PBRON LINE or equal).

J. Risers and fittings on reduced pressure type backflow preventers shall be RED BRASS, of the same dimension as the adjacent irrigation mainline.

K. Service line connecting water supply to water meter shall be TYPE I, or K COPPER.

L. Pipe sleeve shall be SCHEDULE 40 PVC, sized twice the diameter of the enclosed pipe.

M. Pipe for reclaimed water shall be purple colored and marked "RECLAIMED WATER," SCH 40 PVC.

N. Sewing joints and risers to irrigation heads shall be the same diameter of the irrigation head inlet. The fitting connected to the mainline shall be slip type, same size as main line pipe, with a threaded inlet or threaded reduced tapping for the swing joint.

PART 3.0 - EXECUTION

3.1 SITE CONDITIONS

A. Install an automatic irrigation system as shown on the drawings. The intent of the drawings is to show a complete operating irrigation system. Do not partially install or allow to be installed irrigation work when site conditions differ from the drawings to such an extent that the design will not work as intended.

B. Contractor is responsible for avoiding damage to existing water pressure at point of connection before starting other irrigation work. Notify LARG immediately if pressure is not as shown on the plans.

3.2 IRRIGATION SYSTEM INSTALLATION

A. Points of connection

1. Connect to water supply as shown on the drawings. Coordinate installation of irrigation water meters(s) with serving utility. Verify water pressure at point of connection before starting other irrigation work. Notify LARG immediately if pressure is not as shown on the plans.

2. Install a backflow preventer as required by local code or as shown on the drawings.

3. If electrical service installation is shown on the drawings, install electric meter pedestal as shown on the drawings. Coordinate installation of meter and connection to 120VAC electrical service with the serving utility. Install 1" (25mm) electrical conduit and conductors from electric meter pedestal to irrigation controller cabinet. Install 1" (25mm) electrical conduit from electric meter pedestal to nearest available electrical service panel.

4. If electrical service installation IS NOT shown on the plans, the Owner will provide 120VAC power. Install 1" (25mm) electrical conduit and conductors from owner's electrical hookup point to irrigation controller.

5. If telephone service is shown on the drawings, coordinate connection to telephone service with serving utility. Install conduit, telephone cables, and equipment as required to establish telephone service.

B. Pipe Fittings

1. The minimal use of teflon tape and/or plastic compatible pipe thread compound on plastic fittings is acceptable; excessive use is prohibited.

2. All plastic slip fittings shall be solvent welded per pipe manufacturer's recommendations.

C. Line Clearance

1. All irrigation pipe shall have a minimum clearance of 4 inches from other pipes, and 12 inches from lines of other trades.

2. Clearance between potable and reclaimed water lines shall be per the governing agency.

D. Trenching and Backfilling

1. Bed pipe continuously and evenly on bottom of trench.

2. Snake pipe in trench from side to side of trench.

3. Provide minimum cover of 18 inches (0.5m) for main line.

4. Provide minimum cover of 12 inches (0.3m) for lateral lines.

5. Compact trench backfill to a density equal to adjacent undisturbed soil.

6. Compacted trench backfill shall conform to the adjacent grades.

7. Pipe under paving, pipe sleeve, bored or jacked pipe shall be as shown on the drawings, 36" (m) deep.

E. Controller Wires

1. Connect controller to remote control valves, sensors, and other equipment in accordance with all manufacturer's specifications.

2. Install control wires without splices.

3. Wire connections shall occur in valve or pull boxes.

4. Tape control wires together and to main line at ten feet on center.

5. Install control wires in main line trench.

6. Install an expansion loop of 24 inches (0.6m) at each wire connection and/or directional turn.

7. Adjacent to the controller, control wires shall have tags identifying the number of the corresponding valve.

JOB NO: 18-110
CURRENT DATE: MAR 21 2019
LANDSCAPE ARCHITECT
MORRISON ASSOCIATES
1143 East Main Street
Ventura, CA 93001
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PROJECT TITLE

SHEET NO.

DATE

SCALE

PROJECT LOCATION

CLIENT NAME

PROJECT ADDRESS

PROJECT TITLE

SHEET NO.

DATE

SCALE

PROJECT LOCATION

CLIENT NAME

PROJECT ADDRESS

PROJECT TITLE

SHEET NO.

DATE

SCALE

PROJECT LOCATION

HAZMAT = Maximum Applied Water Allowance (gallons per year)
MAWA = (PA) (AD) (0.35 x LA) + (0.9 x SLA)
ET0 = Reference ET (inches per year)
ETD = Conversion Factor (inches per year)
ETD = ET Adjustment Factor (ETAP) (inches per year)
CA = Canteen Area (square inches)
SLA = Standard Landscape Area (Square Feet)
CA = Canteen Area (square inches)

HAZMAT (MAXIMUM APPLIED WATER ALLOWANCE) (rev. 6/04/17)
TABLE WITH 7 COLUMNS: AREA DESCRIPTION, LOCATION, EST, CONVERSION FACTOR, GROSS IRRIGATION AREA, ADJUSTMENT SLA AREA, RESULTANT HAWA IN, ESTIMATED HOVA INCHES PER YEAR

ETU/ESTIMATED TOTAL WATER USED (rev. 6/04/17)
TABLE WITH 10 COLUMNS: NAME, LANDSCAPE DESCRIPTION, IRRIGATION TYPE, LOCATION, EST, CONVERSION FACTOR, ESTIMATED WATER APPLICATION RATE, ESTIMATED HOVA, ESTIMATED HOVA INCHES PER YEAR, ESTIMATED HOVA PER YEAR

HAZMAT = Maximum Applied Water Allowance (gallons per year)
MAWA = (PA) (AD) (0.35 x LA) + (0.9 x SLA)
ET0 = Reference ET (inches per year)
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SLA = Standard Landscape Area (Square Feet)
CA = Canteen Area (square inches)

HYDRAULIC CALCS HORST CASE VALVE A-1
TABLE WITH MULTIPLE SECTIONS: 1. Pressure Loss at Point of Connection, 2. Pressure Loss Through Filter, 3. Pressure Loss in PEX B Backflow, 4. Pressure Loss in PEX B Backflow (continued), 5. Pressure Change Due to Elevation, 6. Pressure Loss Total, 7. Pressure Loss Calculation with Regulator/Backflow, 8. Pressure Loss Calculation with Regulator/Backflow (continued)

AGOURA HOUSE
11211 S. JEFFERSON
DALLAS, TEXAS 75241-1027

L-06

IRRIGATION SPECIFICATIONS



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH LOCALLY ACCEPTED STANDARDS AND PRACTICES ON 12 FEBRUARY 2016.

AREA

43,512.16 SQUARE FEET, 1.00 ACRES

AVERAGE NATURAL SLOPE

40.82

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS TOPOGRAPHIC SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTING DEE, SEPTA, CONDUIT, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY, EXCEPT AS MAY BE SHOWN HEREON. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
2. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS TOPOGRAPHIC SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EJECTA, TRAFFIC SIGNAGE, EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BOUNDARY SURVEY LINES, RESTRICTIONS CONCERNING ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE BOUNDARY SHOWN HEREON IS RECORD INFORMATION BASED UPON A BEST FIT OF FOUND PROPERTY CORNERS AS SHOWN HEREON.

LEGEND

- A.C. ASPHALT CONCRETE
- CL. CENTERLINE
- CONC. CONCRETE
- FO. FOUND
- FL. FLOWLINE
- FS. FINISHED SURFACE
- G. GROUND
- IP. IRON PIPE
- OW. OVERHEAD WIRES
- PL. PROPERTY LINE
- SM. SEWER MANHOLE
- WM. WATER METER

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (sq. ft.)	% of Lot
1	0%	15%		0	0
2	16%	20%		4137.31	9.51
3	21%	25%		7854.61	17.80
4	26%	30%		3204.63	7.36
5	31%	35%		504.35	1.16
6	36%	4000.00%		28007.06	64.37
				Totals: 43512.16	100%

BENCHMARK
 BENCH MARK: Y 11283 (COUNTY OF L.A. MAUNO QUAD)
 200' BY 100' TAG IN NE CORNER OF DRIVE TO HSE #5703 TOWN
 PL. AT 100' CL. IN 30' W/2' C. FOOTHILL DR.
 ELEVATION: 877.108 (MAY 08 2008)

Prepared by
AZIMUTH GROUP
 8891 CLEMONS STREET
 VENTURA, CA 93003 (805) 788-4947



TOPOGRAPHIC SURVEY
24825 FOOTHILL DRIVE
(VACANT LAND)
AGOURA HILLS, CALIFORNIA



