

PLANNING DEPARTMENT

DATE: March 15, 2018

TO: Planning Commission

APPLICANT: Chris Pettigrew for REC Solar
1360 Redwood Way, Suite B
Petaluma, CA 94954

CASE NOS.: SPR-01413-2017 and OAK-01452-2018

LOCATION: 30601 Agoura Road
(A.P.N. 2061-002-036)

REQUEST: Request for approval of a Site Plan/Architectural Review to build solar carports and associated electrical equipment in an existing parking lot of a commercial office building; approval of an Oak Tree Permit for removal and encroachment of existing oak trees; and making a finding of exemption under the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01413-2017 and Oak Tree Permit Case No. OAK-01452-2018, based on the findings of the draft Resolution.

ZONING DESIGNATION: Business Park-Manufacturing-Freeway Corridor Overlay District (BP-M-FC)

GENERAL PLAN DESIGNATION: Business Park-Manufacturing (BP-M)

I. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Chris Pettigrew for REC Solar, has submitted a Site Plan/Architectural Review application (Case No. SPR-01413-2017) to construct three (3) canopies or

carports, with a photovoltaic (PV) system and associated electrical equipment in an existing parking lot of a commercial office building. The site is located at 30601 Agoura Road, west of Reyes Adobe Road. The site is zoned Business Park-Manufacturing-Freeway Corridor Overlay (BP-M-FC), and has a General Plan land use designation of Business Park-Manufacturing. The site is bordered to the north by U.S. Highway 101; to the east and west by two-story office buildings; and vacant land is located across the street, south of Agoura Road.

Currently, the property is developed with a 120,000 square-foot, two-story commercial office building, parking lot and landscaping planters. The two-story office building is located in the northwestern portion of the 296,000 square-foot parcel. The site is relatively flat, with the exception of a sloped planter in the parking lot, at the front side of the building along Agoura Road. The office building was built in 1987. Two (2) driveways serve the site, one located on the east side and one on the west side of the site frontage along Agoura Road. The parking lot is adjacent to the building on the south (front) and east. The parking area provides 439 parking spaces. Landscaping on the site consists of native and non-native mature trees, grasses, and groundcovers that serve to partially screen the site.

The project proposes to construct three (3) canopy structures with roof top solar photovoltaic system, within the parking lot and adjacent to the building on the east side and south sides. The canopy design incorporates new solar canopy lighting in the center, equally spaced between columns. A total of 25 low profile square LED light fixtures are proposed to be installed under the canopies.

The two proposed canopies structures east of the building would be approximately 202 feet in length and 39 feet in width (7,840 square feet). The carport structure south (front) of the building would be approximately 312 feet in length and 39 feet in width (12,155 square feet). All canopies would have a height of up to 14.5 feet and would provide shade for vehicles parked under the canopies. No parking spaces would be removed or added. The canopies' support structure would consist of steel columns on a concrete foundation, which would support the sloped steel canopy. Photovoltaic modules would be installed over the canopies' entire roof surface.

The planter areas within the proposed canopy locations would remain and currently are sparsely vegetated, and contain trees, including oaks. There is currently a total of 102 trees in the parking lot. The applicant proposes to remove 35 trees to install the solar canopies. This includes removing two (2) existing oak trees and encroaching in the protected zone of two (2) other existing oak trees that conflict with the canopy location, which requires the review and approval of an Oak Tree Permit (Case No. OAK-01452-2018). The proposed landscape plan incorporates additional vegetation in the planters.

The project is being processed through the Site Plan/Architectural Review process because the proposal involves new structures.

II. STAFF ANALYSIS

A. Site Plan and Structures

The proposed building site coverage (including existing and new canopies) would be approximately 29.5 percent, which is under the 30 percent maximum for the Business Park Manufacturing zone. The BP-M zone allows accessory structures. The Accessory Buildings Ordinance (AHMC Section 9606) requires ten (10) feet minimum distance to a main structure; ten (10) feet minimum distance to the rear property line; and five (5) feet minimum distance to a side property line. The canopy structures setbacks vary between 27 feet and 98 feet, which are in excess of the minimum accessory setbacks for the zone.

B. Architectural Design

The design and scale of the proposed canopies would be compatible with the office building complex and surrounding structures because of their simple design, proposed neutral colors (grey and black) and steel materials. The adjacent building is white concrete with dark windows and frames. The canopies would be a maximum of 14.5 feet in height as compared with the two-story building. All the electrical equipment would be attached to the columns under the solar canopies, and therefore screened. The lighting fixtures would be placed under the canopies, and therefore shielded. The photometric plan shows the project would not exceed the 1.0 foot-candle recommended standard of illumination at the property line.

C. Parking

The parking lot layout and spaces will remain as currently laid out. The parking lot provides a total of 439 marked spaces (includes 7 handicap parking spaces), drive aisles, and pedestrian walkways around the building, and will not change. The Parking Ordinance (AHMC Section 9654.6) requires one (1) space for each 300 square feet of gross floor area. This equates to a total demand of 400 parking spaces for the office use. Existing parking exceeds the minimum parking requirement of 400 parking spaces by 39 additional spaces.

Installation of the proposed canopies would not impact the existing parking configuration or on-site circulation. The canopies' columns would be installed within existing landscape planter areas, and would not encroach into the existing parking stalls or vehicular circulation aisles.

D. Freeway Corridor Overlay District

The purpose of the Freeway Corridor (FC) Overlay zone is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Projects in the FC are to incorporate naturalistic and native landscaping, particularly oaks; preserve open areas on-site, and key vistas to the Santa

Monica Mountains; screen unsightly uses; exhibit a low intensity, and semi-rural development style; convey a high quality image; work with the existing terrain; provide safe and convenient access to parking; and articulate building facades; minimize impacts to sensitive and endangered species and plant communities; mitigate traffic, light, noise and other environmental impacts; and use compatible colors and materials to preserve and enhance the scenic quality of the freeway corridor.

The canopies are proposed to be tilt-up construction, and the proposed colors of the structures are subtle and neutral, and do not conflict with the natural environment of Agoura Hills. The building site coverage (29 percent) is below the maximum allowed (30 percent). The project incorporates some native plants, consistent with the Freeway Corridor Overlay District. The landscaping serves to soften the appearance of the canopy structures and better integrate the project with the open spaces and natural setting of Agoura Hills. The project is within a developed site, and much lower in height than the existing building, so no sensitive habitat would be effected and no views to vistas would be blocked. Electrical equipment and lighting would be screened from public view and by the canopies. The project would not change vehicular or pedestrian circulation.

E. Oak Trees

The proposed project requires tree removals under the proposed solar canopy structures. There are a total of ninety-seven trees, including eight protected coast live oaks (*Quercus agrifolia*) and four protected valley oaks (*Quercus Lobata*) on the property. The remaining eighty-five trees are of non-protected tree species.

The proposed project will require the removal of two coast live oaks, Trees 67 and 76. Each of these protected oak trees are located in a corner of a planter island where a solar canopy structure is proposed for installation, specifically one at the end of each of the two eastern (smaller) canopy structures. Removal of both protected oak trees is required in order to provide clearance for the proposed solar carport structures.

The City Oak Tree Consultant has reviewed the Oak Tree Report prepared by Jan C. Scow Consulting Arborists, LLC, dated January 10, 2018, for the proposed project. The applicant has applied for an Oak Tree Permit to allow for removal and encroachment into the protected zone of several protected oak trees. The applicant proposes to remove two (2) oak trees (#67 and 79) due to shade casting onto proposed solar panels. The project would encroach in the protected zone of two (2) other oak trees (#12 and 13) at the end of the southern (larger) canopy structure as a result of clearance pruning for the proposed project. The removal of the oak trees are required to be mitigated. The mitigation for the removal of any oak tree is based on a replacement ratio of 4:1 per the Zoning Ordinance. The applicant is required to plant two (2) 24-inch box coast live oaks and one (1) 36-inch box coast live oak, such that the trunk diameters of these replacement oak trees is equal to or greater than the sum of the trunks removed, with the assumption that a 24-inch box represents a two (2) diameter tree and a 36-inch box represents a three (3)-inch diameter tree. For the

fourth oak tree, one (1) 15-gallon tree is required to be planted, with the assumption that a 15-gallon tree represents a one (1)-inch diameter tree. The Landscape Plan currently depicts suitable onsite locations for eight (8) mitigation trees that include four (4) 24-inch box coast live oaks, two (2) 36-inch box coast live oaks, and two (2) 15-gallon coast live oaks. Based on the typical tree diameters derived from the aforementioned eight (8) box and container sizes, a total of 16-inches of trunk diameter is proposed for mitigation. Conditions Nos. 19 through 31 have been incorporated into the project to ensure that oak trees to remain on-site are protected during construction, and those to be removed are replaced on-site.

F. Landscaping

All vegetation is being removed from the three (3) planter islands with the exception of two (2) existing oak trees. The applicant is proposing new planting and irrigation for all disturbed planting areas associated with solar installation. Landscaping is provided for three (3) entire parking lot planting islands. Additional trees are proposed for oak mitigation in other existing planter areas as shown on the landscape plans.

The project proposes to plant a variety of low water use shrubs and ground cover under the solar canopies. The plants selected are conducive to growth with shading from the canopies. The plants proposed are non-native, therefore, a condition has been incorporated to provide more native and/or California adapted plants as part of the Final Landscape Plan.

G. General Plan Consistency

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

Goal LU-16: Well Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business

Policy LU.16.1. Site Planning. Require that new and renovated business park development projects are designed to accommodate safe and convenient walking, biking and transit, and exhibit a high-quality, attractive, and cohesive "campus environment," characterized by the following:

- Location of buildings around common plazas, courtyards, walkways, and open spaces, including the amenities for the comfort of employees, such as outdoor seating areas
- Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots.

- Common signage program for tenant identification and wayfinding
- Readily observable site access, entrances driveways, building entries, and pedestrian paths through parking lots to create a safe haven for pedestrians and minimize conflict between services, private automobiles and pedestrians

The architectural design and site planning of the proposed canopies are aesthetically compatible with the neighboring buildings. The low-scale canopies' are simple in design and incorporate neutral colors, consistent with the adjacent office structures. The perimeter of the parcel will remain landscaped. The planter islands incorporate additional landscaping to create a more attractive environment. The canopies would maintain existing vehicular and pedestrian circulation, and would not cause conflict.

Goal LU-5: City Sustain and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policy LU.5.4. Sustainable Land Development Practices. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste.

- Shading of surface parking, walkways, and plazas

The canopies will provide shade for the parking lot and reduce heat island effect.

H. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines, per Section 15311 (accessory structures). This exemption includes construction of accessory structures. The project would not result in significant impacts to the environment because the facility would be constructed in a developed parking lot with no sensitive habitat and would not intensify a use or create a new use. 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 above analysis, staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01413-2017 and Oak Tree Case No. OAK-01452-2018, subject to conditions, and based on the findings of the attached Resolution.

IV. ATTACHMENTS

1. Draft Resolution for the SPR and OTP with Exhibit A, Conditions of Approval
2. Vicinity Map
3. Reduced Copy of Plans

CASE PLANNER: Renee Madrigal, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01413-2017 AND OAK TREE PERMIT CASE NO. OAK-01452-2018 TO BUILD SOLAR CANOPIES AND ASSOCIATED ELECTRICAL EQUIPMENT IN AN EXISTING PARKING LOT OF A COMMERCIAL OFFICE BUILDING; AN OAK TREE PERMIT CASE NO. OAK-01452-2018 FOR REMOVAL AND ENCROACHMENT OF EXISTING OAK TREES; 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 Chris Pettigrew, for REC Solar, with respect to the real property located at 30601 Agoura Road, Assessor's Parcel Number 2061-002-036, requesting approval of Site Plan/Architectural Review Case No. SPR-01413-2017 to build solar carports and associated electrical equipment in an existing parking lot of a commercial office building; and a request for an Oak Tree Permit for removal and encroachment of existing oak trees.

Section II. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines per Section 15311. This exemption includes construction of accessory structures. The project would not result in significant impacts to the environment because the facility would be constructed in a developed parking lot with no sensitive habitat and would not intensify a use or create a new use. 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.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on March 15, 2018, at 6:30 p.m. in the Council Chambers, City Hall, at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforementioned hearing was duly given and published as required by state law.

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

Section V. Site Plan Review. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9677.5 of the Agoura Hills Municipal Code, that:

- A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The accessory structures are a permitted use in the Business-Park-Manufacturing (BP-M) zone. The solar canopy structures would produce solar energy and shade the parking lot. The addition of the canopies is consistent with the maximum allowed building coverage and setbacks of the BP-M zone.
- B. The proposed use, as conditioned, and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. The proposed structures will be constructed to comply with the most recent Building Code requirements. The placement and design of the canopies would preserve the light, air, and privacy to adjacent parcels. The site already provides the necessary vehicular and pedestrian access in and out to the property, and throughout the parcel as well, which will not be modified. Installation of the proposed canopies would not impact the existing parking configuration. The canopies' columns would be installed within an existing landscape planter area, and would not encroach into the existing parking stalls or vehicular circulation aisles. The proposed canopies will not involve any grading on the site.
- C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and surrounding area, and is compatible with the surrounding properties. The canopies' colors and materials, which include black and grey colors and steel materials, will be compatible with the building it serves and the surrounding properties. Additional planter landscaping will soften the appearance of the canopies.
- D. The proposed use, as conditioned, will comply with each of the applicable regulatory provisions of the Zoning Ordinance, except for approved variance or modifications. The accessory structures are a permitted use in the BP-M zoning district. The property will be improved and maintained according to City Building Code standards and all building plans will be reviewed and approved by the City's Building and Safety Department. The project will continue to be consistent with the zoning standards for parking, access, circulation, maximum building coverage, minimum setbacks and height. No variances or modifications are requested.
- E. The project is consistent with the City's General Plan. The project complies with the City General Plan Goal LU-5 and its policies in that the canopies will shade the parking lot and reduce heat island effect. The project also complies with the City General Plan Goal LU-16 and its policies in that the architectural design and site planning of the proposed canopies are aesthetically compatible with the neighboring buildings. The canopies are simple in design and incorporate neutral colors, consistent with the adjacent office structures. The perimeter of

the parcel will remain landscaped, and the project includes additional landscaping. The planter islands incorporate additional landscaping to create a more attractive environment. The canopies would maintain existing vehicular and pedestrian circulation, and would not cause conflict.

- F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed grey and black colors and steel materials are compatible with the white concrete and modern architecture of the building it serves and the surrounding properties. The canopies are low in stature, no taller than 14.5 feet, and incorporation of additional landscaping will soften the structure's appearance.

Section VI. Architectural Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission find, pursuant to Section 9677.7.G of the Agoura Hills Zoning Ordinance, that:

- A. The proposed use is consistent with the General Plan, any specific plans, and any design standards adopted by the City Council. The project complies with the City General Plan Goal LU-5 and its policies in that the canopies would shade the parking lot and reduce heat island effect. The project also complies with the City General Plan Goal LU-16 and its policies in that the architectural design and site planning of the proposed canopies are aesthetically compatible with the neighboring buildings. The canopies are simple in design and incorporate neutral colors, consistent with the adjacent office structures. The perimeter of the parcel will remain landscaped, and the project includes additional landscaping. The planter islands incorporate additional landscaping to create a more attractive environment. The canopies would maintain existing vehicular and pedestrian circulation, and would not cause conflict.
- B. The design and location of the proposed development and its relationship to existing developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity, and will not create traffic hazards or congestion. Because the proposed canopies are located entirely within the interior of the parcel, they will not interfere with the use and enjoyment of existing development in the vicinity. Access to the property will continue to be via Agoura Road. The project provides three (3) canopies over existing parking spaces and landscaping planting islands that will not increase traffic in the vicinity. No changes to vehicular and pedestrian circulation would occur with the project.
- C. The proposed use, as conditioned, is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The architectural design and site planning of the proposed

canopies are aesthetically compatible with the neighboring buildings. The canopies are simple in design and incorporate neutral colors, which is consistent with the adjacent office structures. Additional landscaping in the planters will provide softening of the structures and a more attractive design.

- D. The design of the proposed development provides a desirable environment for its occupants, as well as for the project's neighbors, and that it is aesthetically of good composition, materials, textures, and colors. The canopies design, colors and materials blend with the adjacent office buildings and are of low stature, nor more than 14.5 feet high compared to the adjacent two-story building. Existing and proposed additional landscaping will serve to soften the views to the canopies from off-site.
- E. The proposed use, as conditioned, complies with all applicable requirements of the district in which it is located and all other applicable requirements. Accessory uses are allowed in the BP-M-FC zone. The project complies with the building coverage, setbacks and height requirements of the zone.
- F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The canopies will be constructed to comply with the most recent City Building Code requirements. The placement and design of the canopies would preserve the light, air, and privacy to adjacent parcels. The proposed canopies will not involve any grading on the site, and will not conflict with on-site vehicular and pedestrian circulation.

Section VII. Oak Tree Permit. Based upon the evidence presented at the hearing including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9657.5.C of the Agoura Hills Zoning Ordinance, that:

- A. The removal of the two (2) oak trees and encroachment into the protected zone of two (2) other oak trees is required because of their proximity to the proposed structures and cannot be remedied through reasonable preservation and/or preventive procedures and practices, as the oak trees would prevent the construction of the canopies on the subject property.
- B. The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees on the subject site. Protective measures for the remaining trees are incorporated as conditions of approval for this project.
- C. The removal of the oak trees will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated, as the trees are within existing planters.
- D. The removal of the two (2) oak trees will be mitigated by the planting of eight (8) additional oak trees on the property. The extent of the encroachment into the

two (2) other oak trees is considered minor so as not to necessitate mitigation of the encroachment. The trees to be encroached upon and the remaining oak trees on site will be protected per the requirements of the City Oak Tree Preservation Guidelines, Appendix A, which are conditions of approval for the project.

Section VIII. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. SPR-011413-2017, and Oak Tree Permit Case No. OAK-01452-2018, subject to the conditions of approval, attached hereto as Exhibit A, with respect to the property described in Section I hereof.

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

ASSESSED, APPROVED, and ADOPTED this 15th day of March 2018, by the following vote to wit:

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

Curtis Zacuto, Chairperson

ATTEST

Doug Hooper, Secretary

Exhibit A
CONDITIONS OF APPROVAL
(Case No. SPR-01413-2017 and OAK-01452-2018)

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 the Planning Director's 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 applicant has agreed in writing that he is aware of, and accepts, all conditions of this of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plans, Elevation Plans, and Landscape Plans.
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. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. Unless this permit is used within two (2) years from the date of City approval, Site Plan/Architectural Review Case No. SPR-01413-2017 and Oak Tree Permit Case No. OAK-01452-2018 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. 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.

11. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
12. 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.
13. 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.
14. 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.

BUILDING AND SAFETY DEPARTMENT

15. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
16. This project is subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and Agoura Hills Municipal Code.

17. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Mechanical, Electrical, Plumbing, Energy Plans, plans will need to be submitted to the Building and Safety Department for plan review and approval.
18. Accessible parking stalls must be provided under the newly installed shade structures and all state and federal accessibility regulations must be followed.

OAK TREES

19. All tree mitigation and protection measures outlined in the Oak Tree Report prepared by Jan Scow, Consulting Arborists, LLC, (January 10, 2018) shall be implemented.
20. Mitigation oak trees shall consist of two (2) 24" box coast live oaks, one (1) 36" box coast live oak, and one (1) 15-gallon container coast live oak for each tree that will be removed, such that the trunk diameters of these replacement oaks is equal to or greater than the sum of the trunks removed. It shall be assumed that a 15-gallon container represents a one (1)-inch diameter tree, a 24-inch box represents a two (2)-inch diameter tree, and a 36-inch box represents a three (3)-inch diameter tree. Coast live oak mitigation trees shall be incorporated into the project Landscape Plan. If it is determined by the City Planning Director that there is insufficient land available to plant the full number of mitigation trees onsite, then the applicant may pay an in-lieu fee for the remainder of the mitigation requirement. The exact amount of the fee is to be determined by the City's Oak Tree Consultant, based on the appraised value of the largest tree that will be removed. The tree appraisal value shall be determined based on the *International Society of Arboriculture Guide for Plant Appraisal (9th Edition)*, and approved by the City Planning Director prior to issuance of a building permit or grading permit, whichever occurs first. The in-lieu fee shall be paid to the City's Oak Tree Mitigation Fund prior to issuance of a grading permit or commencement of project construction, whichever occurs sooner.
21. Coast live oak mitigation trees shall be obtained from a local nursery stock. Prior to planting, the applicant shall provide written verification that the mitigation trees are certified as disease-free; otherwise, they can be inspected by the City's Oak Tree Consultant prior to planting.
22. Oak trees 12 and 13 will be encroached by the construction of a carport. A certified arborist shall be present during initial ground disturbance work (i.e., grading) that will occur within the Protective Zone of these trees. The certified arborist shall prescribe measures to avoid or minimize damage to tree roots during grading and construction activities, so that damage to branches from heavy equipment is avoided.

23. All oak trees located on the property, including mitigation oak trees that will be planted, shall be preserved in perpetuity by the property owner.
24. Prior to the start of any work or mobilization at the site, protective fencing shall be installed at the Tree Protective Zone (TPZ) of the oak trees that are located adjacent to work activities. The applicant or their consulting arborist shall consult the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant. The City's Oak Tree Consultant shall verify the installation of protective fencing prior to the start of construction activities.
25. The applicant shall provide a minimum of 48-hour notice to the City's Oak Tree Consultant prior to the start of approved work within the Protected Zone of any oak tree.
26. No vehicles, equipment, materials, spoil or other items shall be used or placed within the TPZ of any oak tree at any time, except as specifically required to complete the approved work.
27. No irrigation or ground cover shall be installed within the TPZ of any existing oak tree unless specifically approved by the City's Oak Tree Consultant and the Planning Director.
28. Prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City's Oak Tree Consultant deems necessary to protect or preserve the health of the oak trees at that time.
29. No pruning of live wood of an oak tree (including branches and roots) shall be permitted unless specifically authorized by the City's Oak Tree Consultant and/or following an approved Oak Tree Permit. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. All pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
30. No herbicides shall be used within 100 feet of the TPZ of any oak tree unless the program is first reviewed and endorsed by the City's Oak Tree Consultant.
31. The applicant's consulting arborist shall submit certification letters for all work completed within the TPZ of an oak tree within five working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

LANDSCAPING AND IRRIGATION

32. Final Landscape Plans shall substantially conform to the Landscape Plans prepared by Wynn Landscape Architects (dated December 4, 2017 and part of plans submitted by Rec Solar dated 1/25/2018, received 2/3/2018), as approved by the City of Agoura Hills Planning Commission.
33. Location and material of site improvements shown on plans shall conform to approved plans.
34. Planting shall reflect the Agoura Hills natural Oak woodland aesthetic. Succulents to be used sparingly. Plantings to include primarily native and adapted plants in natural arrangements. Themed plantings are encouraged. Short-lived plants used in mass are discouraged.
35. Planting design shall include more native plants or plants adapted to local site conditions. *Xylosma congestum* and *Lavandula dentata* shall be replaced with other native or adapted plants, to the satisfaction of the Planning Director, in consultation with the City Landscape Consultant, and as acceptable to the County Fuel Modification Unit.
36. The Final Landscape Plan shall incorporate the eight (8) mitigation oak trees, consistent with Condition 20.
37. The appearance of PV above grade utility structures, such as panel boards, monitoring equipment, and inverters, to be screened or softened with planting.
38. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan and Elevations. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans.
39. The Planting and Irrigation Plans 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.

Include Compliance Statements per 23 CCR 492.7 Irrigation Design Plan, (b)

- a. "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"
- b. Signature of the licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.
- c. Correct ET adjustment factor on MAWA calculation. Use 51.0.

40. Plans shall comply with the guidelines and/or requirements set forth by the following:
 - City of Agoura Hills, General Plan and Architectural Design Standards
 - Las Virgenes Municipal Water District
 - Los Angeles County Department of Public Health
 - State of California Recycled Water- Statutes and Regulations (aka "The Purple Book")
 - California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance
41. Los Angeles County Department of Public Health submittal and plan approval is required for projects using recycled/rainwater/cistern irrigation water.
42. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. 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. *(If necessary specify required plant sizes)*. 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.
43. 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.
44. All planting areas shall receive a three (3) inch layer of coniferous bark mulch. Mulch to be kept away from tree and shrub crowns. Mulch areas to be dressed to present a clean uniform appearance when complete.
45. 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.

46. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.
47. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
48. 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.
49. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

END

Site Plan/Architectural Review Case No. SPR-01413-2017 and
Oak Tree Permit Case No. OAK-01452-2018



ADLER REALTY - AGOURA HILLS SOLAR PHOTOVOLTAIC SYSTEM

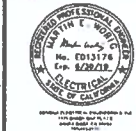


CONTRACT NO.
CA - 8 C10 9990001

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(844) REC SOLAR

REC SOLAR HAS BEEN LICENSED BY THE STATE OF CALIFORNIA AS AN ELECTRICAL CONTRACTOR. REC SOLAR IS NOT A LICENSED PROFESSIONAL ENGINEER. REC SOLAR IS NOT A LICENSED ARCHITECT. REC SOLAR IS NOT A LICENSED LANDSCAPE ARCHITECT. REC SOLAR IS NOT A LICENSED CIVIL ENGINEER. REC SOLAR IS NOT A LICENSED MECHANICAL ENGINEER. REC SOLAR IS NOT A LICENSED CHEMICAL ENGINEER. REC SOLAR IS NOT A LICENSED INDUSTRIAL ENGINEER. REC SOLAR IS NOT A LICENSED AERONAUTICAL AND NAUTICAL ENGINEER. REC SOLAR IS NOT A LICENSED AGRICULTURAL ENGINEER. REC SOLAR IS NOT A LICENSED BIOMEDICAL ENGINEER. REC SOLAR IS NOT A LICENSED ENVIRONMENTAL ENGINEER. REC SOLAR IS NOT A LICENSED FOOD ENGINEER. REC SOLAR IS NOT A LICENSED MATERIALS ENGINEER. REC SOLAR IS NOT A LICENSED METALLURGICAL ENGINEER. REC SOLAR IS NOT A LICENSED CHEMICAL ENGINEER. REC SOLAR IS NOT A LICENSED ELECTRICAL ENGINEER. REC SOLAR IS NOT A LICENSED MECHANICAL ENGINEER. REC SOLAR IS NOT A LICENSED CIVIL ENGINEER. REC SOLAR IS NOT A LICENSED INDUSTRIAL ENGINEER. REC SOLAR IS NOT A LICENSED AERONAUTICAL AND NAUTICAL ENGINEER. REC SOLAR IS NOT A LICENSED AGRICULTURAL ENGINEER. REC SOLAR IS NOT A LICENSED BIOMEDICAL ENGINEER. REC SOLAR IS NOT A LICENSED ENVIRONMENTAL ENGINEER. REC SOLAR IS NOT A LICENSED FOOD ENGINEER. REC SOLAR IS NOT A LICENSED MATERIALS ENGINEER. REC SOLAR IS NOT A LICENSED METALLURGICAL ENGINEER.

PLANNER



Bill Edwards - License No. E013176 - Exp. 8/28/12
11400 Woodside Ave., Suite 105
San Luis Obispo, CA 93401
(805) 548-0561

CLIENT

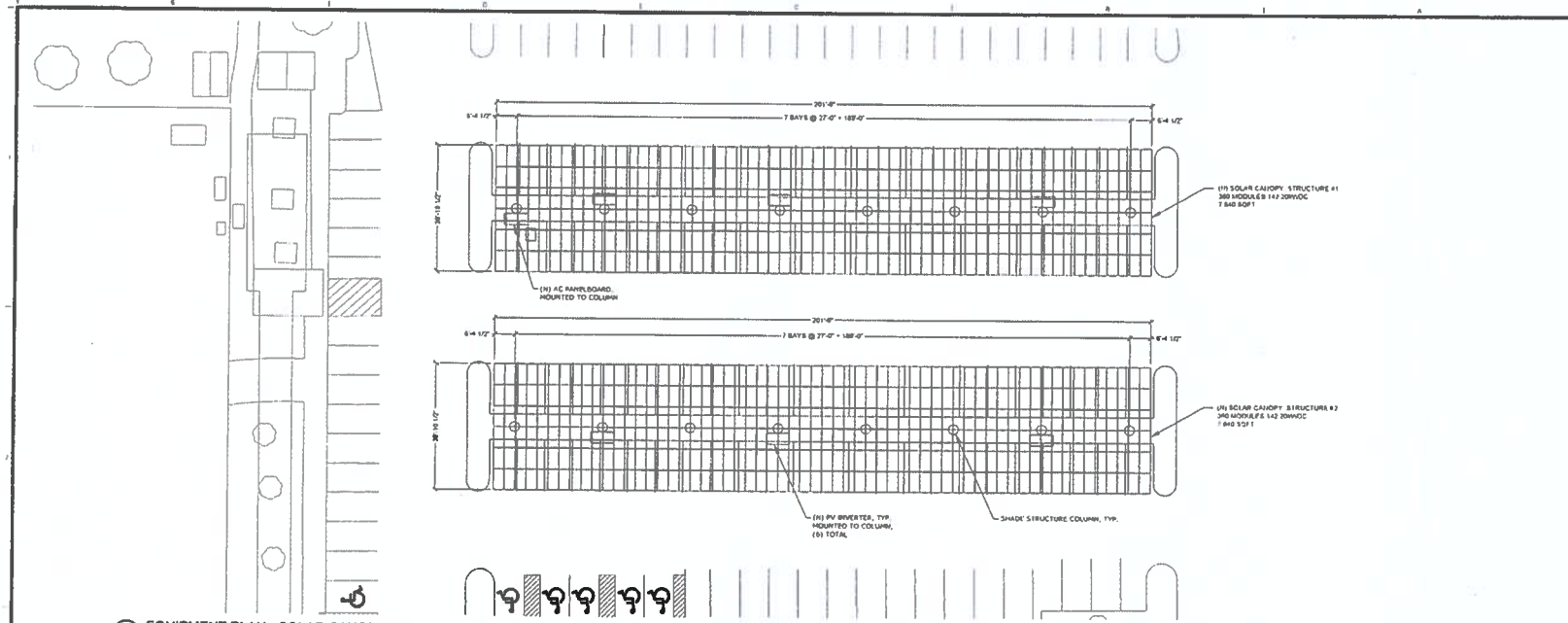
DANARI SOLAR -
AGOURA, LLC
21031 WARNER CENTER LANE
SUITE C
WOODLAND HILLS, CA 91367

PROJECT

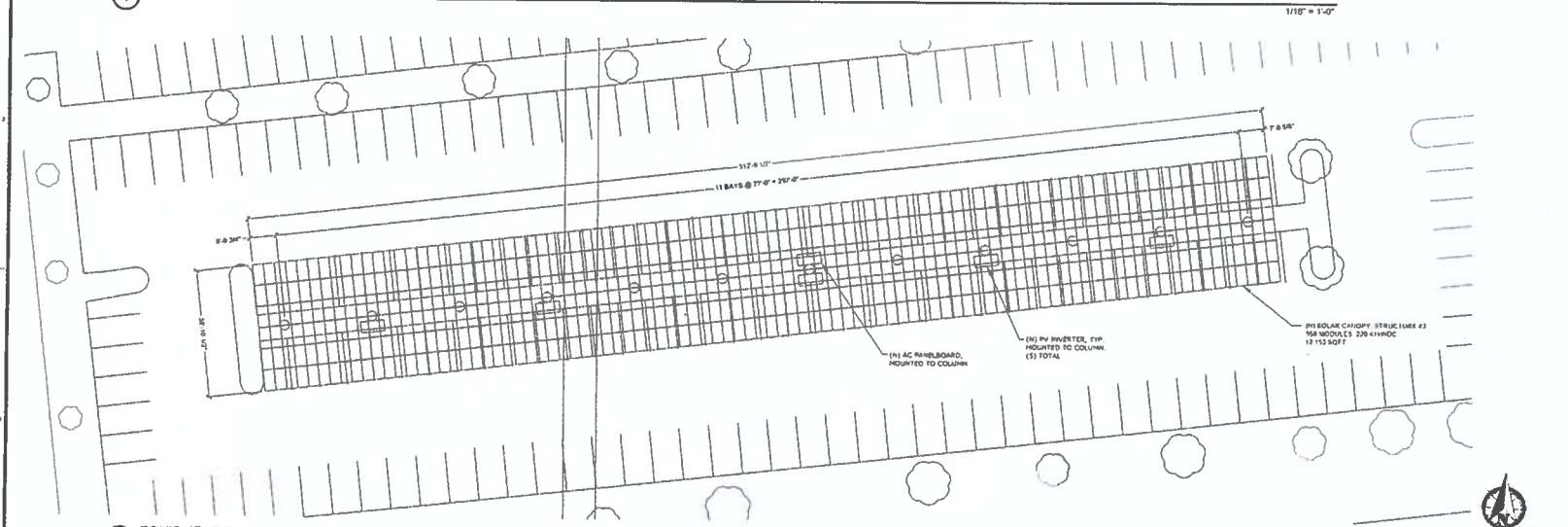
ADLER REALTY -
AGOURA HILLS
30601 AGOURA RD
AGOURA HILLS, CA 91301

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02/01/18		PLANNING SUBMITTAL
DATE	4/11/2017	
PROJECT NUMBER	3045000	
PROJECT MANAGER	BILL EDWARDS	
PROJECT ENGINEER	CHRIS PETTIGREW	
ASSOCIATE ENGINEER		
CHECKED BY	DAVID KIRK	
PERMIT		
SHEET TITLE COVER SHEET		
SHEET NUMBER G102		


TEAM	DESCRIPTION	LOCATION	CODES	SHEET INDEX																																												
<p>CLIENT DANARI SOLAR - AGOURA, LLC 21031 WARNER CENTER LANE, SUITE C WOODLAND HILLS, CA 91367 PH 818-490-8511 CONTACT MANDANA TARR</p> <p>CONTRACTOR REC SOLAR 3450 BROAD ST SAN LUIS OBISPO, CA 93401 PH (844) 732-7852 PROJECT MANAGER BILL EDWARDS PROJECT ENGINEER CHRIS PETTIGREW</p> <p>STRUCTURAL ENGINEER ENGINEERED POWER SOLUTIONS 1405 SPRINGS ST #204 PASO ROBLES, CA 93448 PH (805) 598-3771 CONTACT MATT GILLISS, P.E.</p> <p>STRUCTURAL ENGINEER M BARR C 674 RANCHEROS DR SAN ANARCOS, CA 92089 PH (760) 744-4131 CONTACT ROB YOWELL</p> <p>ELECTRICAL ENGINEER SONOMA ELECTRICAL ENGINEERING 1125 SHADY OAK PLACE SANTA ROSA, CA 95404 PH (707) 463-8829 CONTACT MARTIN WOBIG, P.E.</p>	<p>THE PROJECT CONSISTS OF THE INSTALLATION AND COMMISSIONING OF A SOLAR PHOTOVOLTAIC SYSTEM. PV MODULES TO BE MOUNTED TO THREE (3) NEW SOLAR CANOPIES IN THE PARKING LOT. PARKING SPACES WILL NOT BE MODIFIED OR ALTERED.</p> <p>TREE REMOVAL IS REQUIRED IN CANOPY AREAS. A TOTAL OF SEVENTEEN (17) TREES WILL BE REMOVED. VEGETATION IN PLANTER AREAS WILL NOT BE REMOVED. CARPORTS WILL INCREASE SHADING PREVIOUSLY PROVIDED BY TREES TO BE REMOVED. SOLAR CANOPIES WILL PROVIDE 100% SHADING OF THE 27,830 SQ FT OF AREA UNDER THE CANOPIES, COVERING 170 PARKING SPACES.</p> <p>LIGHT POLE REMOVAL IS REQUIRED IN CANOPY AREAS. A TOTAL OF FOUR (5) LIGHT POLES WILL BE REMOVED. TWENTY FIVE (25) NEW LIGHTS WILL BE INSTALLED UNDER THE CANOPIES.</p> <p>THE SYSTEM WILL INCLUDE SOLAR MODULES AT: AZIMUTH 178° & 170° PITCH 5° LOCATED ON SOLAR CANOPIES RACKING SYSTEM MBARC</p> <p>INTERCONNECTION INFORMATION AT POC VOLTAGE 480/277V CURRENT 2000A CONFIGURATION 3P 4-WIRE SHORT CIRCUIT 500 AIC LOCATION EXISTING SWITCHGEAR IN ELECTRICAL ROOMS</p> <p>PV INVERTERS AND EQUIPMENT CABINETS SHALL BE MOUNTED ON THE PV RACKING AND OUTSIDE THE ELECTRICAL ROOM.</p> <p><u>SYSTEM SIZE:</u> DC SYSTEM SIZE (1 278) X (959W) = 504 811W AC SYSTEM SIZE (39kW) X (11) = 398 DKW DC:AC SYSTEM SIZE (1 278) X (303 714) X (88%) = 455 52kW DC:AC RATIO (1.2)</p> <p><u>SYSTEM SPECIFICATIONS:</u> MODULES (1 278) LG 395W INVERTER (11) SOLECTRIA PVI 36TL</p> <p><u>UTILITY:</u> SCE (SOUTHERN CALIFORNIA EDISON) DC VOLTAGE 1000 VDC</p> <p>PARCEL AREA 286,000 SQ FT PV AREA 27,830 SQ FT</p>	<p>PROPERTY: ADLER REALTY 30601 AGOURA RD AGOURA HILLS, CA 91301 AIN 2061-002-036</p> <p>DIRECTIONS TO SITE: HWY 101 TO REYES ADORBE RD TO AGOURA RD</p> <p>PARCEL MAP: TRACT NO 43597, 2054, MB 1078-72-80</p>	<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED IF NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:</p> <ul style="list-style-type: none"> 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) & SUPPLEMENTAL 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA GREEN BUILDING CODE OSHA - CAL OSHA ANSI/NECA-222 - LIFE SAFETY CODE NFPA-101 CITY/COUNTY ORDINANCES (JURISDICTION) 	<p>SHEET DESCRIPTION</p> <table border="1"> <tr> <td>G102</td> <td>COVER SHEET</td> </tr> <tr> <td>G201</td> <td>GENERAL NOTES</td> </tr> <tr> <td>G302</td> <td>MASTER SITE PLAN</td> </tr> <tr> <td>PV102</td> <td>EQUIPMENT PLAN - CANOPIES</td> </tr> <tr> <td>PV202</td> <td>ELECTRICAL PLAN - CANOPIES</td> </tr> <tr> <td>PV207</td> <td>CANOPY LIGHTING PLAN</td> </tr> <tr> <td>PV208</td> <td>CANOPY LIGHTING STUDY</td> </tr> <tr> <td>PV302</td> <td>SINGLE LINE DIAGRAM</td> </tr> <tr> <td>PV401</td> <td>ENLARGED VIEWS & ELEVATIONS</td> </tr> <tr> <td>PV511</td> <td>TRENCHING AND UNDERGROUND DETAILS</td> </tr> <tr> <td>PV541</td> <td>CANOPY DETAILS</td> </tr> <tr> <td>PV551</td> <td>GROUNDING AND BONDING DETAILS</td> </tr> <tr> <td>PV552</td> <td>GROUNDING AND BONDING DETAILS</td> </tr> <tr> <td>PV602</td> <td>EQUIPMENT SPECIFICATIONS</td> </tr> <tr> <td>PV701</td> <td>EQUIPMENT SIGNAGE - PLACARDS & STICKERS</td> </tr> </table> <p>LANDSCAPE PLANS</p> <table border="1"> <tr> <td>TS-1</td> <td>TREE SURVEY</td> </tr> <tr> <td>L-1</td> <td>IRRIGATION PLAN</td> </tr> <tr> <td>L-2</td> <td>PLANTING PLAN</td> </tr> <tr> <td>L-3</td> <td>IRRIGATION & PLANTING DETAILS</td> </tr> </table> <p>MBARC DRAWINGS</p> <table border="1"> <tr> <td>S-1</td> <td>FRAMING PLAN & ELEVATIONS</td> </tr> <tr> <td>S-2</td> <td>DETAILS</td> </tr> <tr> <td>S-3</td> <td>DETAILS</td> </tr> </table>	G102	COVER SHEET	G201	GENERAL NOTES	G302	MASTER SITE PLAN	PV102	EQUIPMENT PLAN - CANOPIES	PV202	ELECTRICAL PLAN - CANOPIES	PV207	CANOPY LIGHTING PLAN	PV208	CANOPY LIGHTING STUDY	PV302	SINGLE LINE DIAGRAM	PV401	ENLARGED VIEWS & ELEVATIONS	PV511	TRENCHING AND UNDERGROUND DETAILS	PV541	CANOPY DETAILS	PV551	GROUNDING AND BONDING DETAILS	PV552	GROUNDING AND BONDING DETAILS	PV602	EQUIPMENT SPECIFICATIONS	PV701	EQUIPMENT SIGNAGE - PLACARDS & STICKERS	TS-1	TREE SURVEY	L-1	IRRIGATION PLAN	L-2	PLANTING PLAN	L-3	IRRIGATION & PLANTING DETAILS	S-1	FRAMING PLAN & ELEVATIONS	S-2	DETAILS	S-3	DETAILS
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<p style="text-align: center;">UNDERGROUND UTILITIES</p> <table border="1"> <thead> <tr> <th>COLOR</th> <th>UTILITY</th> </tr> </thead> <tbody> <tr> <td>WHITE</td> <td>PROPOSED LOCATION</td> </tr> <tr> <td>RED</td> <td>TEMP SUPPLY MARKING</td> </tr> <tr> <td>YELLOW</td> <td>ELECTRICAL</td> </tr> <tr> <td>ORANGE</td> <td>GAS-OIL-STEAM</td> </tr> <tr> <td>BLUE</td> <td>CABLE TELEVISION CATV</td> </tr> <tr> <td>PURPLE</td> <td>WATER</td> </tr> <tr> <td>GREEN</td> <td>RECLAIMED WATER SEWER</td> </tr> </tbody> </table> <p>EXISTING UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS FROM RECORD INFORMATION AND ARE FOR INFORMATION ONLY. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY A ONE-CALL SERVICE CENTER 1011 P.M. AT 811 NO LATER THAN 10 DAYS PRIOR TO ANY EXCAVATION.</p>					COLOR	UTILITY	WHITE	PROPOSED LOCATION	RED	TEMP SUPPLY MARKING	YELLOW	ELECTRICAL	ORANGE	GAS-OIL-STEAM	BLUE	CABLE TELEVISION CATV	PURPLE	WATER	GREEN	RECLAIMED WATER SEWER																												
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1 EQUIPMENT PLAN - SOLAR CANOPY #1 & #2




2 EQUIPMENT PLAN - SOLAR CANOPY #3



CONTRACTOR
CA - C10 9980001

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(844) REC SOLAR

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

 No. E013178
 Exp. 8/22/21
 MEMBER OF THE CALIFORNIA SOCIETY OF ELECTRICAL ENGINEERS

CLIENT

DANARI SOLAR - AGOURA, LLC
21031 WARNER CENTER LANE
SUITE C
WOODLAND HILLS, CA 91367

PROJECT

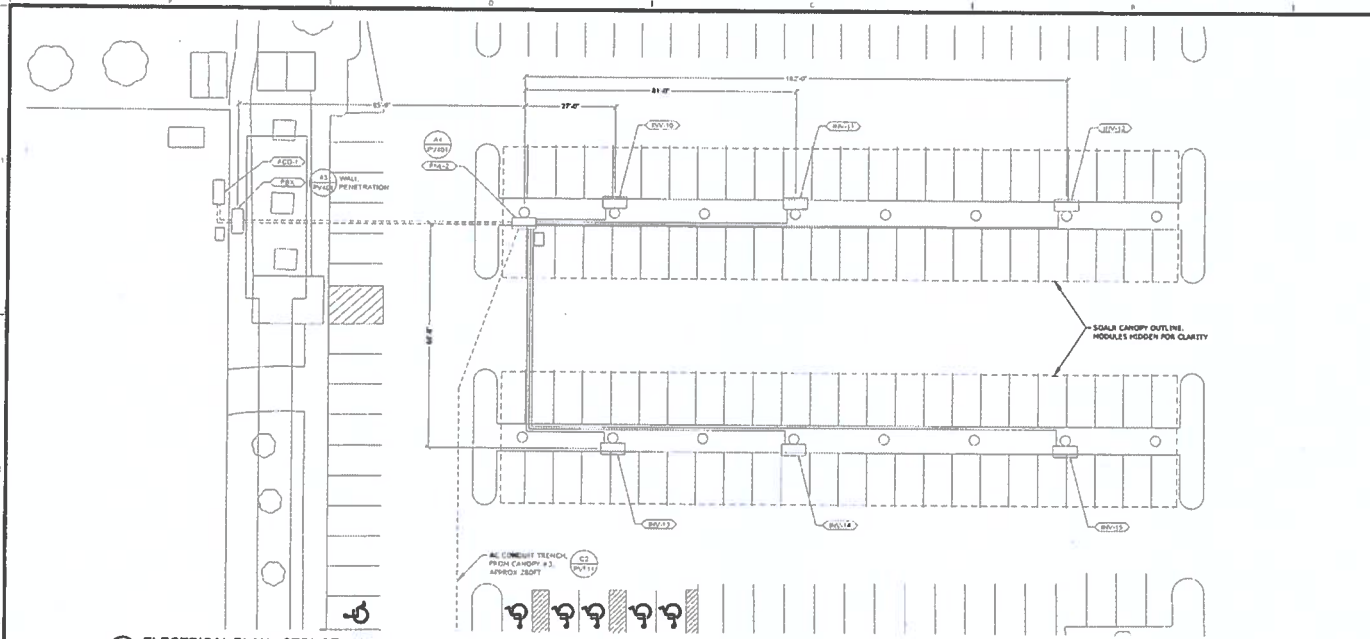
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30601 AGOURA RD
AGOURA HILLS, CA 91301

REV	DATE	DESCRIPTION
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2	6/15/2017	
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PERMIT

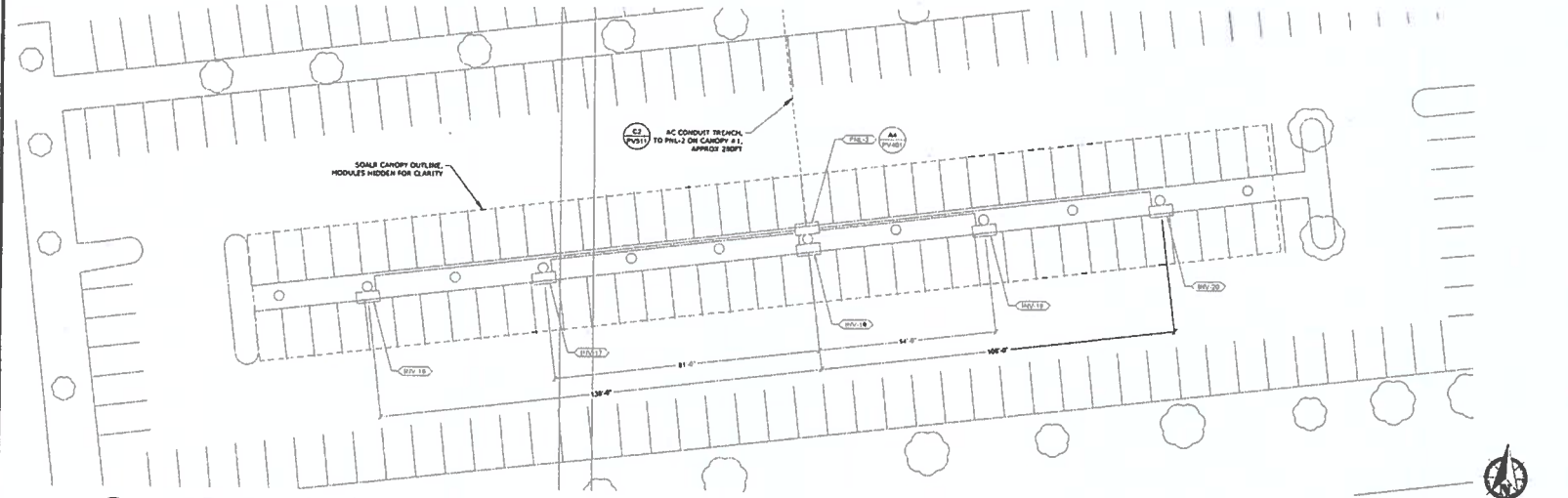
CLIENT
EQUIPMENT PLAN

SHEET NUMBER
PV102



1 ELECTRICAL PLAN - STRUCTURE #1 & #2

1/16" = 1'-0"



2 ELECTRICAL PLAN - STRUCTURE #3

1/16" = 1'-0"



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 CONTRACTOR
 CA 0 C10 #990001
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 (844) REC SOLAR

CLIENT
DANARI SOLAR - AGOURA, LLC
 21031 WARNER CENTER LANE
 SUITE C
 WOODLAND HILLS CA 91387

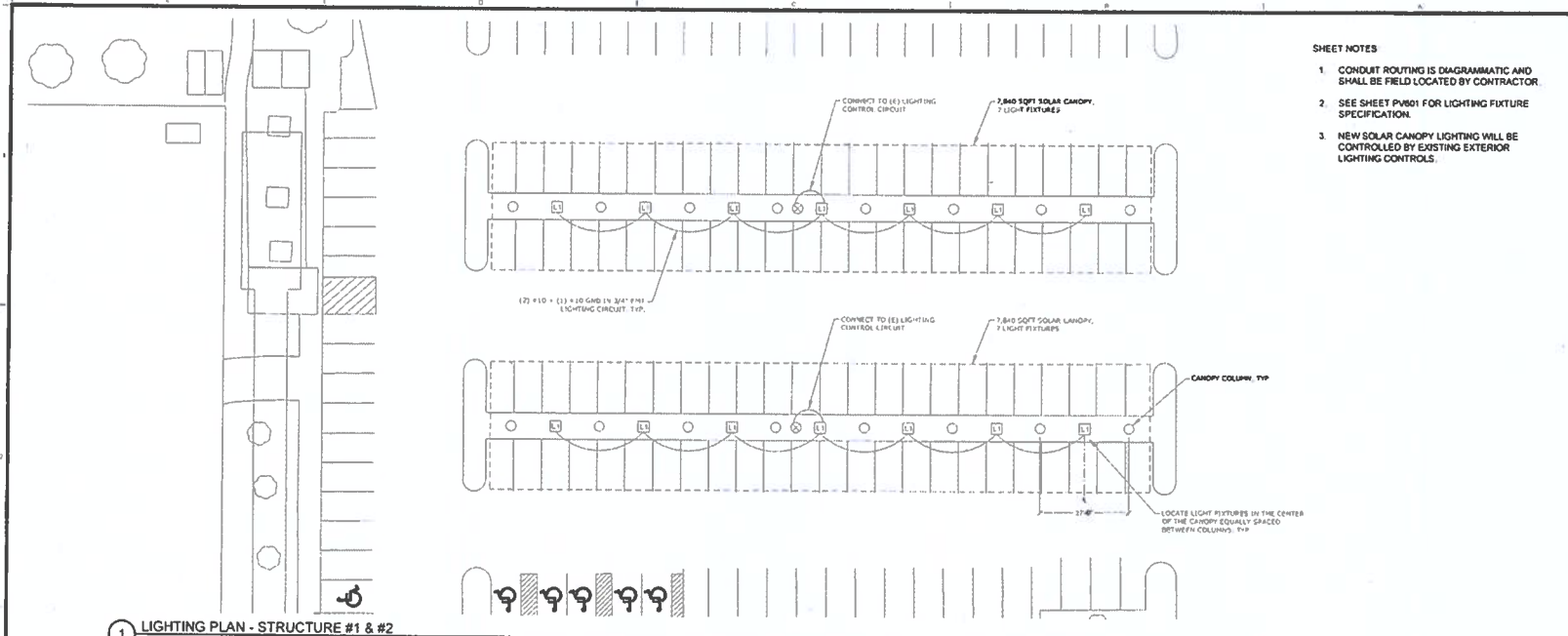
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 30801 AGOURA RD
 AGOURA HILLS, CA 91301

REV	DATE	DESCRIPTION
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DATE	01/02/17	
PROJECT NUMBER	20145000	
PROJECT MANAGER	DELL EDWARDS	
PROJECT ENGINEER	CHRIS PFTTIGREW	
ASSOCIATE ENGINEER		
CHECKED BY	DAN HECKS	

PERMIT

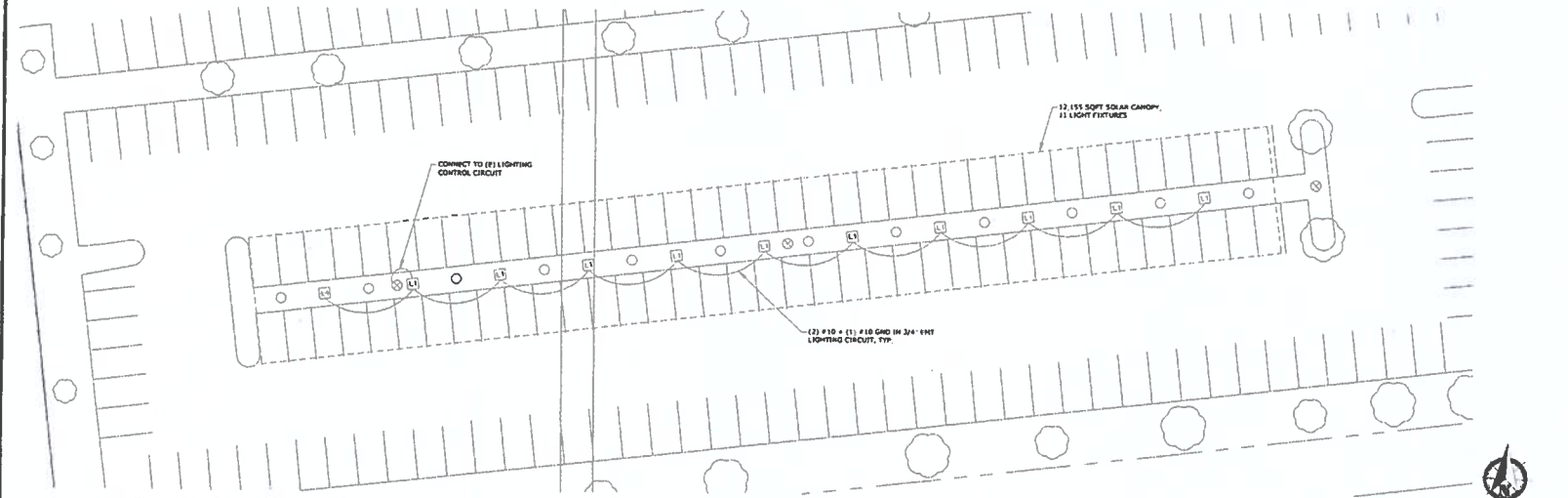
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 PARKING LOT

SHEET NUMBER
PV202



1 LIGHTING PLAN - STRUCTURE #1 & #2

1/16" = 1'-0"



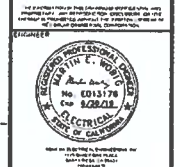
2 LIGHTING PLAN - STRUCTURE #3

1/16" = 1'-0"

- SHEET NOTES
1. CONDUIT ROUTING IS DIAGRAMMATIC AND SHALL BE FIELD LOCATED BY CONTRACTOR
 2. SEE SHEET PV#01 FOR LIGHTING FIXTURE SPECIFICATION
 3. NEW SOLAR CANOPY LIGHTING WILL BE CONTROLLED BY EXISTING EXTERIOR LIGHTING CONTROLS.



CONTRACTOR
 CA - B C10 #990001
REC SOLAR
 3450 BROAD ST. SUITE 105
 SAN LUIS OBISPO CA 93401
 PH (805) 417-3870
 FX (805) 546-8661
 (844) REC SOLAR



ENGINEER
DANARI SOLAR - AGOURA, LLC
 21031 WARNER CENTER LANE
 SUITE C
 WOODLAND HILLS CA 91367

PROJECT
ADLER REALTY - AGOURA HILLS
 36501 AGOURA RD
 AGOURA HILLS, CA 91301

REV	DATE	DESCRIPTION
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2	6/15/2017	

PROJECT NUMBER: 30464000
 PROJECT MANAGER: BILL EDWARDS
 PROJECT ENGINEER: CHRIS PETHIGREW
 ASSOCIATE ENGINEER:
 CHECKED BY: DAN MCPH

PERMIT

SHEET TITLE
 CANOPY LIGHTING PLAN

SHEET NUMBER
PV207



REC SOLAR
 CONTRACTOR
 CA - B C10 #990001
REC SOLAR
 3450 BROAD ST. SUITE 105
 SAN LUIS OBISPO, CA 93401
 PH (805) 477-3970
 FX (805) 545-8661
 (844) REC SOLAR



DANARI SOLAR - AGOURA, LLC
 21031 WARNER CENTER LANE, SUITE C
 WOODLAND HILLS, CA 91367

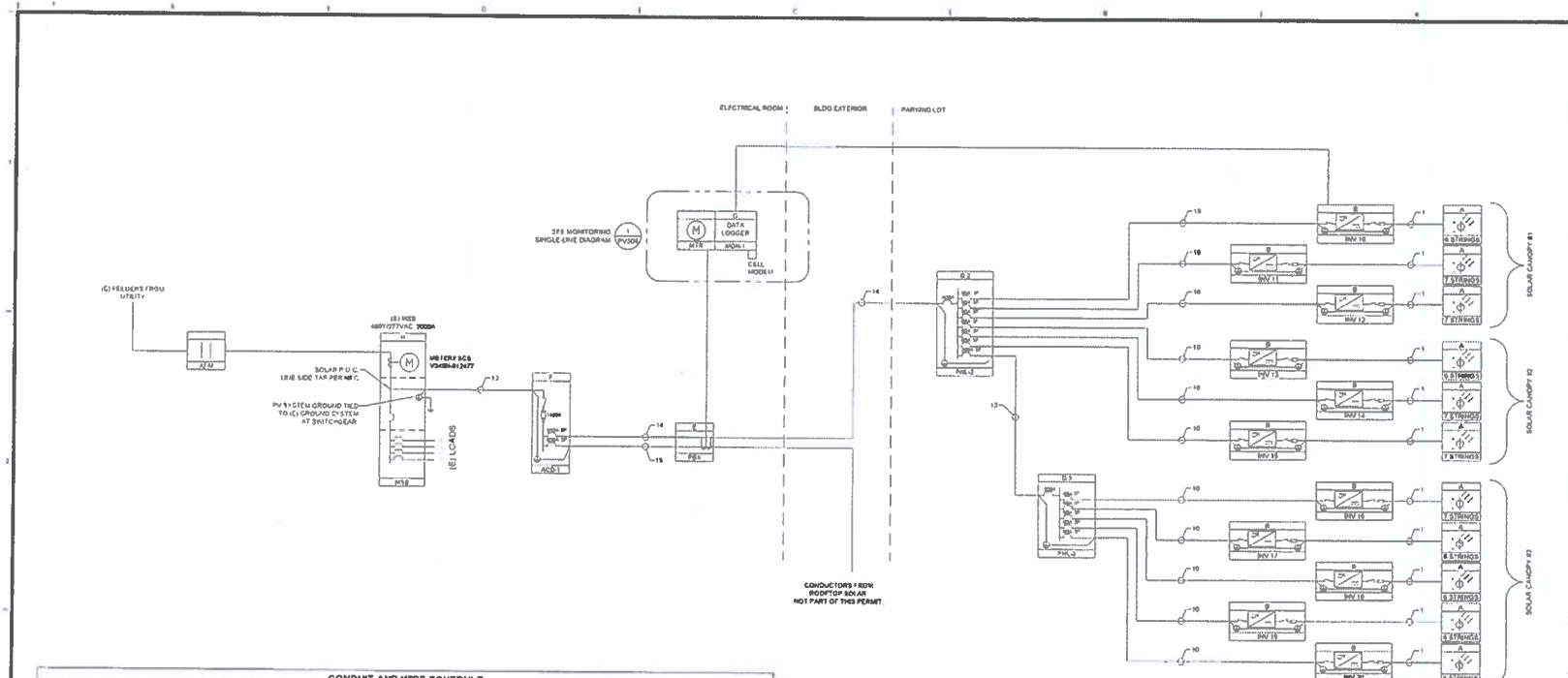
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 30861 AGOURA RD
 AGOURA HILLS, CA 91301

REV	DATE	DESCRIPTION
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2	6/19/2017	

PERMIT

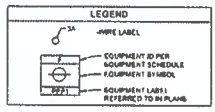
SHEET TITLE
SINGLE LINE DIAGRAM SYSTEM 'A'

SHEET NUMBER
PV302



CIRCUIT IDENTIFY	CONDUIT	CONDUCTOR (per conduit)	NEUTRAL (per conduit)	GROUND (per conduit)	CIRCUIT TEMP. RATING	NOTES
1		(2) #10 AWG Cu, PV WIRE, Cu (1000V) 590		(1) #12 AWG Cu, THHN THWN-2	75degC	PV STRING - REC AIR
2	SEE PV STRING CONDUIT TABLE	#16 AWG Cu, PV WIRE, Cu (1000V) 590		(1) #12 AWG Cu, THHN THWN-2	75degC	PV STRING - CONDUIT IDENTIFICATION (SEE PV U.G. 1)
10	(1) 1/2" EMT	(2) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	75degC	BV TO PNL
11	(1) 1/2" EMT	(2) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	75degC	BV TO PNL
12	(1) 1/2" EMT	(2) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	75degC	PNL-2 TO PNL-3
13	(1) 1/2" EMT	(2) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	(1) #8 AWG Cu, THHN THWN-2	75degC	PNL-3 TO PNL-2
14	(2) 1/2" EMT	(2) #10 AWG Cu, THHN THWN-2	(1) #2 AWG Cu, THHN THWN-2	(1) #2 AWG Cu, THHN THWN-2	75degC	PNL-2 to ACD-1
15	(2) 1/2" EMT	(2) #10 AWG Cu, THHN THWN-2	(1) #2 AWG Cu, THHN THWN-2	(1) #2 AWG Cu, THHN THWN-2	75degC	PNL-1 to ACD-1
16	(1) 1/2" EMT	(2) #10 AWG Cu, THHN THWN-2	(1) #2 AWG Cu, THHN THWN-2	(1) #2 AWG Cu, THHN THWN-2	75degC	ACD-1 to POC

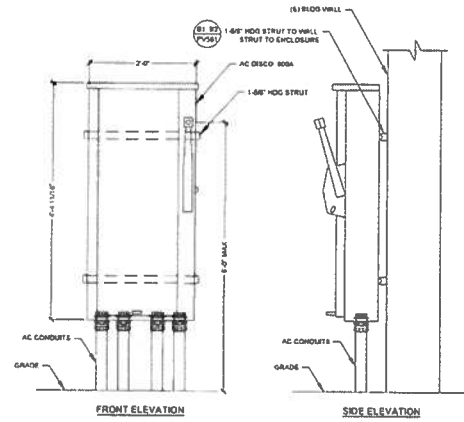
ID	TYPE	MANUFACTURER	MODEL	QUANTITY	VOLTAGE AND CURRENT RATINGS	OCSP	NOTES
A	PV MODULE	PVALLUE1	LG350HW-A6	1278	100V, 16.435C, 9.8326P	30A	
B	INVERTER	PVALLUE1	PV-30TL	11	480V, #18A	80A	
C	PANEL BOX			1			
D.2	AC SUBPANEL	EATON		1	480V, 800A	800A	(1) 800A MAIN BREAKER (1) 80A 3P BRK-AKERS
D.3	AC SUBPANEL	EATON		1	480V, 400A	500A	(1) 300A MAIN BREAKER (3) 80A 3P BRK-AKERS
E	PULLBOX			1			
F	AC DISCO	EATON	POWERL88-C	1	480V, 1300A	1100A	SWITCHBOARD, BOLT SWITCH W/ VET WIND WINDOW
G	PV MONITORING	GREEN POWER MONITORING		1		25A	
H	M38	GENERAL ELECTRIC		1	480V/77VAC, 3000A, 3P, 4 WIRE		EXTRND EQUIP/481 30K AC



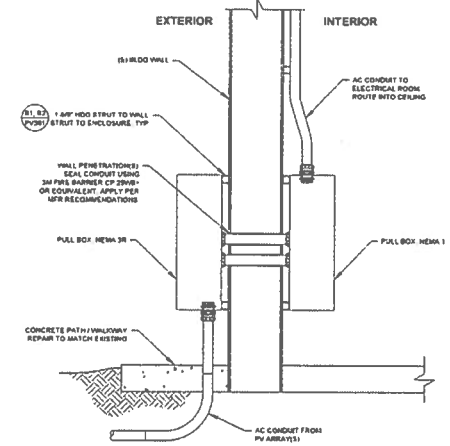
PV SYSTEM SIZE (DC)	504.8 kW
PV SYSTEM SIZE (AC)	398kW
PV MODULE QTY	1278
MODULES PER STRING	18
STRING VOLTAGE @ MAX TEMP	847.77 V
STRING SHORT CIRCUIT MAX	10.43 A
AS-BUILT HIGH PH	40 00
DC VOLTAGE	1000 V
P.O.C. VOLTAGE	480 V
PV SYSTEM VOLTAGE DROP	0V/ALLUE1

STRING QTY	CONDUCTOR TOTAL	CONDUIT SIZE
1 - 3	2 - 6	1" EMT / PVC SCH40
4 - 5	8 - 10	1.25" EMT / PVC SCH40
6 - 7	12 - 14	1.5" EMT / PVC SCH40

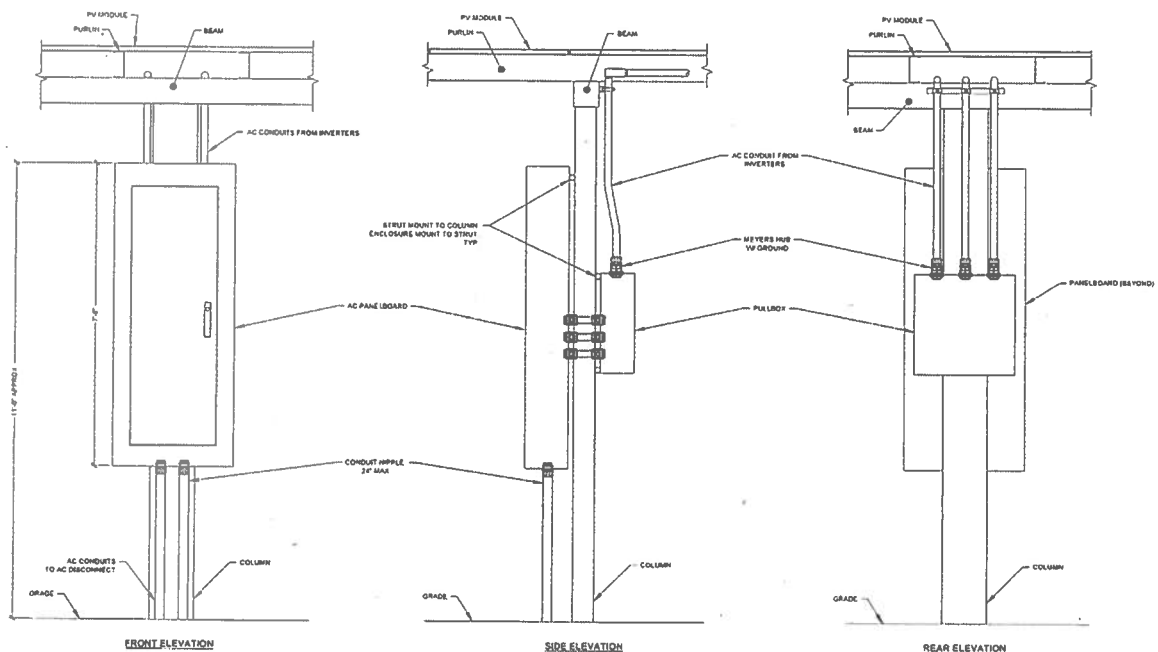
SINGLE LINE DIAGRAM



A2 AC DISCO - WALL MOUNT ELEVATIONS 1" = 1'-0"



A3 WALL PENETRATION DETAIL 1" = 1'-0"



A4 EQUIPMENT ELEVATION - PANELBOARD & MONITORING ELEVATIONS 3/4\"/>

REC SOLAR
 CONTRACTOR
 CA - B C 10 #990001

REC SOLAR
 3450 BROAD ST. SUITE 105
 SAN LUIS OBISPO, CA. 93401
 PH (805) 477-3970
 FX (805) 548-8661
 (844) REC SOLAR

REC SOLAR is an Equal Opportunity Employer. Minorities and women are encouraged to apply. All work performed by REC SOLAR is in accordance with the National Electrical Code and all applicable local codes. REC SOLAR is not responsible for any work not performed in accordance with the National Electrical Code and all applicable local codes.

REGISTERED PROFESSIONAL ELECTRICAL CONTRACTOR
 No. 0015179
 Exp. 12/31/23
 STATE OF CALIFORNIA

CLIENT
DANARI SOLAR - AGOURA, LLC
 21031 WARNER CENTER LANE
 SUITE C
 WOODLAND HILLS CA 91367

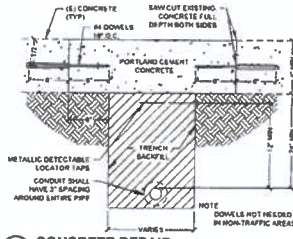
PROJECT
ADLER REALTY - AGOURA HILLS
 38601 AGOURA RD
 AGOURA HILLS, CA 91301

REV	DATE	DESCRIPTION
1/25/2018		PLUMBING SUBMITTAL
DATE	REVISED	
PROJECT NUMBER	3044000	
PROJECT MANAGER	Bill Edwards	
PROJECT ENGINEER	Charles Pettygrove	
ASSOCIATE ENGINEER		
CHECKED BY	DAN HECKE	

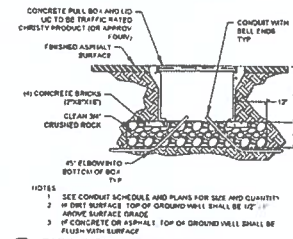
PERMIT

SHEET TITLE
 ENLARGED VIEWS & ELEVATIONS

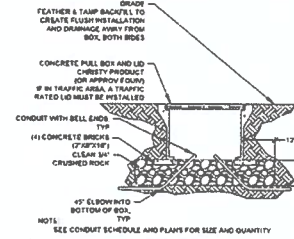
SHEET NUMBER
PV401



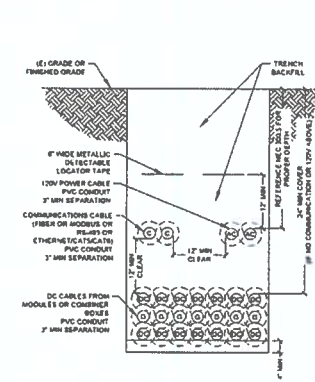
D1 CONCRETE REPAIR
TRENCH HTS



C1 PULL BOX - PAVED AREA
TRENCH HTS

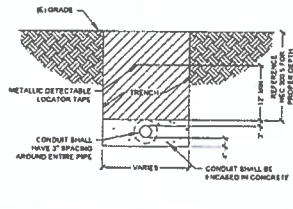


B1 PULL BOX - TURF AREA
TRENCH HTS

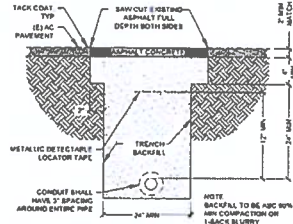


A2 TRENCH - MIXED USE - PVC CONDUIT
TRENCH HTS

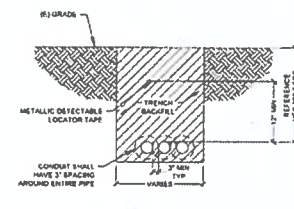
- NOTES
1. INSTALL METALLIC DETECTABLE LOCATOR TAPE AT EDGES AND IN THE MIDDLE OF TRENCH
 2. SEE CONDUIT SCHEDULE AND PLANS FOR SIZE AND QUANTITY
 3. BACKFILL TO BE 90% COMPACTION WITH CLEAN FILL
 4. CONDUIT SHALL HAVE 3" MIN CLEAR AROUND ENTIRE PIPE
 5. 12" SPACING MIN BETWEEN ALL COMMUNICATION AND ELECTRICAL CONDUITS



D2 CONCRETE ENCASEMENT
TRENCH HTS



C2 ASPHALT REPAIR
TRENCH HTS



B2 DIRT BACKFILL
TRENCH HTS



CONTRACTOR
CA B C 10 #990001
REC SOLAR
3450 BROAD ST. SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-9061
(844) REC SOLAR



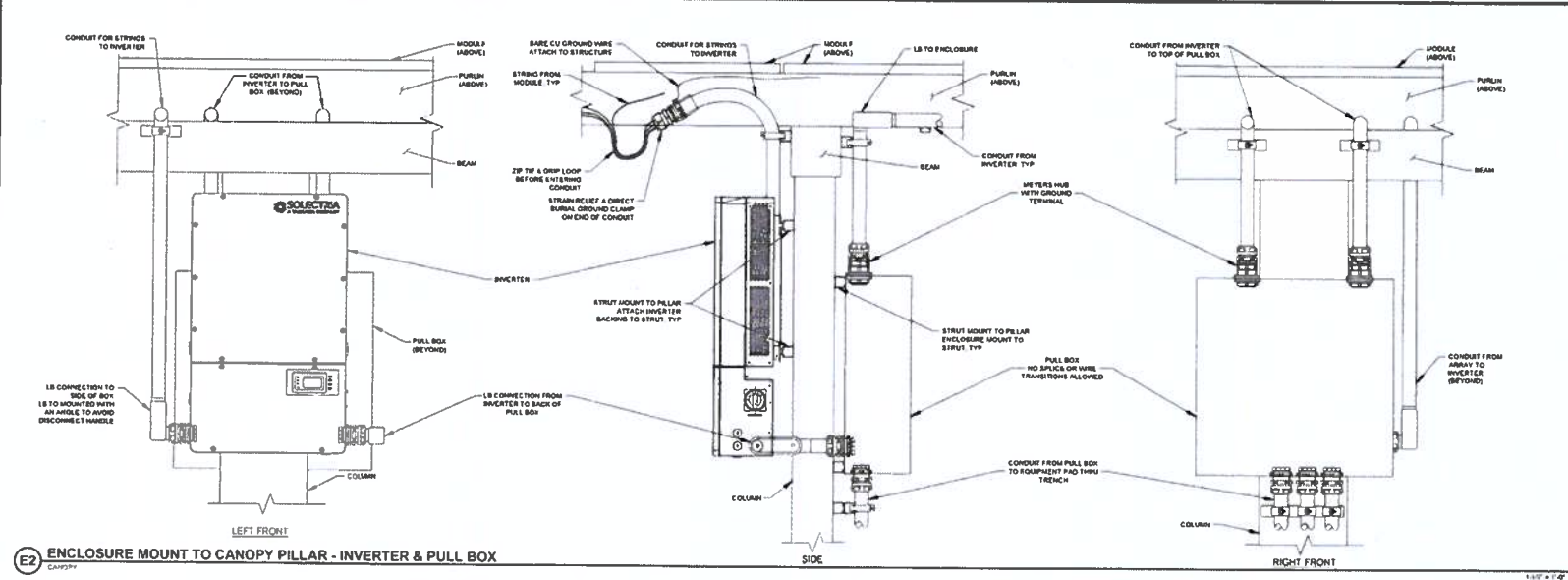
EXPIRES 12/31/2023

DANARI SOLAR - AGOURA, LLC
21031 WARNER CENTER LANE
SUITE C
WOODLAND HILLS, CA 91367

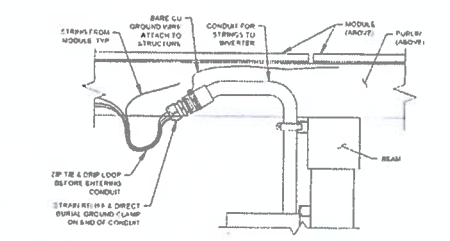
ADLER REALTY - AGOURA HILLS
30601 AGOURA RD
AGOURA HILLS, CA 91301

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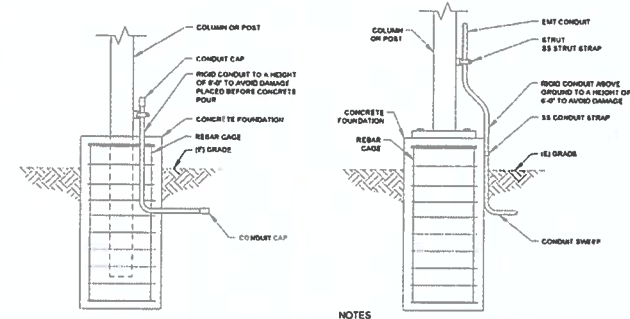
PERMIT
SHEET TITLE
TRENCHING & UNDERGROUND DETAILS
SHEET NUMBER
PV511



E2 ENCLOSURE MOUNT TO CANOPY PILLAR - INVERTER & PULL BOX
CANOPY



E3 WIRE TO BOXES - CANOPY
CANOPY



NOTE
1. CONCRETE FOUNDATION TO BE A MONOLITHIC POUR
2. CONCRETE FOUNDATION TO BE A MONOLITHIC POUR
1. CONCRETE FOUNDATION TO BE A MONOLITHIC POUR
2. ADD SS BRACKET, STRUT & SS STRUT STRAP AS NEEDED TO EXTEND FARTHER OFF OF COLUMN

E4 **D4** **C4** **B4 FOUNDATION SWEEP** **A4 FOUNDATION SWEEP**



CONTRACTOR
CA - B C 10 #990001
REC SOLAR
3450 BRAD ST SUITE 105
SAN LUIS OBISPO CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC-SOLAR



CLIENT
DANARI SOLAR - AGOURA, LLC
21031 WARNER CENTER LANE
SUITE C
WOODLAND HILLS CA 91387

PROJECT
ADLER REALTY - AGOURA HILLS
30601 AGOURA RD
AGOURA HILLS CA 91301

REV	DATE	DESCRIPTION
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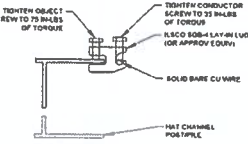
PERMIT

SHEET TITLE
CANOPY DETAILS

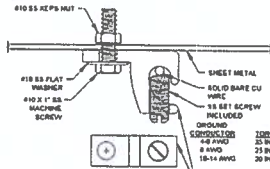
SHEET NUMBER
PV541



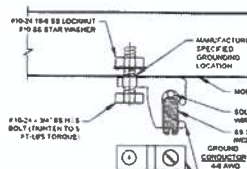
E1 BONDING JUMPER
GROUNDING



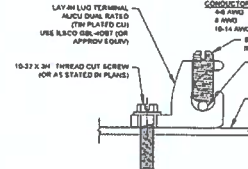
D1 HAT CHANNEL POST/PILE
GROUNDING



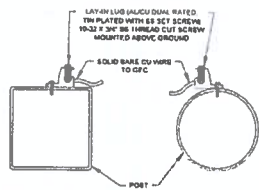
C1 SHEET METAL GROUND
GROUNDING



B1 MODULE
GROUNDING

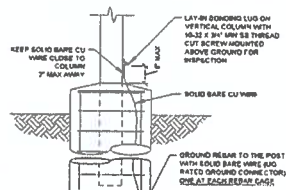


A1 LAY-IN LUG
GROUNDING

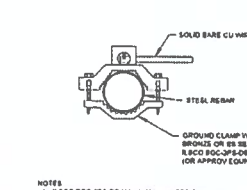


E2

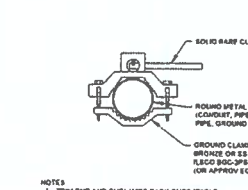
D2 VERTICAL POST GROUNDING
GROUNDING



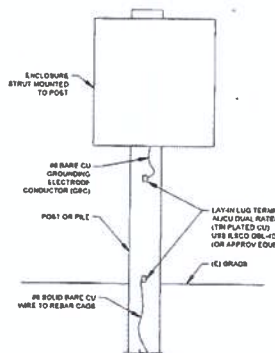
C2 REBAR CAGE
GROUNDING



B2 GROUND CLAMP - REBAR CAGE
GROUNDING



A2 GROUND CLAMP
GROUNDING

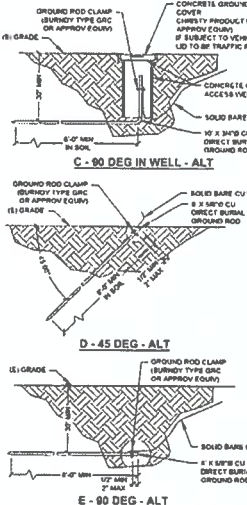


E4

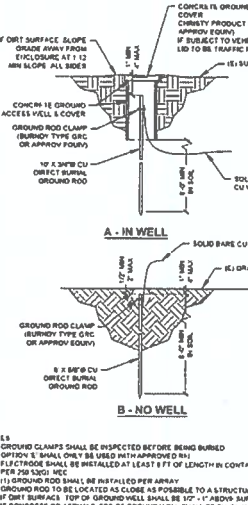
D4 ENCLOSURE MOUNT - GROUND
GROUNDING



C4



B4 DIRECT BURIED CU GROUND ROD
GROUNDING



A2 GROUND CLAMP
GROUNDING

REC SOLAR
CONTRACTOR
CA - B C 10 #990001
REC SOLAR
3450 BRAD ST SUITE 105
SAN LUIS OBISPO, CA 93401
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(844) REC SOLAR

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(844) REC SOLAR

DANARI SOLAR - AGOURA, LLC
21001 WARNER CENTER LANE
SUITE C
WOODLAND HILLS CA 91387

ADLER REALTY - AGOURA HILLS
30501 AGOURA RD
AGOURA HILLS CA 91301

ADLER REALTY - AGOURA HILLS
30501 AGOURA RD
AGOURA HILLS CA 91301

REV	DATE	DESCRIPTION
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PERMIT

GROUNDING AND BONDING DETAILS

PV552



Innovation for a Better Life

LG NaON 2 72cell

72 cell

This new module is built with 72 cells, delivering 30% more power than a 60-cell module. It's the most powerful solar module in the world, with a power output of 370W.

Enhanced Performance Warranty

10-year power output warranty, 25-year performance warranty. The most powerful solar module in the world, with a power output of 370W.

Available in 60, 72, and 96 cell configurations

Available in 60, 72, and 96 cell configurations. The most powerful solar module in the world, with a power output of 370W.

Better Performance in a Sunny Day

Better performance in a sunny day. The most powerful solar module in the world, with a power output of 370W.

High Power Output

High power output. The most powerful solar module in the world, with a power output of 370W.

Outstanding Reliability

Outstanding reliability. The most powerful solar module in the world, with a power output of 370W.

Double-Sided Cell Structure

Double-sided cell structure. The most powerful solar module in the world, with a power output of 370W.

LG NaON 2 72cell

Electrical Properties

Table with 2 columns: Parameter and Value. Includes Max Power, Voltage, Current, etc.

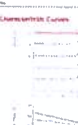
Physical Properties

Table with 2 columns: Parameter and Value. Includes Module Dimensions, Weight, etc.

Temperature Coefficients

Table with 2 columns: Parameter and Value. Includes Pmax, Voc, Isc coefficients.

Characteristics Curves



PVI 14TL
PVI 20TL
PVI 23TL
PVI 28TL
PVI 36TL

3-PH TRANSFORMERLESS STRING INVERTERS

Yaskawa Solar's PVI 14TL, PVI 20TL, PVI 23TL, PVI 28TL, and PVI 36TL are compact, transformerless three-phase inverters...



Jarvis CM Series - Ceiling Mounted Canopy Light

Surface mount LED lighting for bay, parking garage, under canopy and gas station canopy use. The CM Series is compatible with 0-10V dimming controls.

LED: CM Series features high brightness, high efficiency LED arrays. Light output is a clean white color that improves safety and visibility.

Lens: High impact polycarbonate lens with a built-in powder coat finish. Traditional design with no protrusion ability.

Mounting: Cast mount directly to ceiling, includes brackets on top for mounting over a 4" junction box. Includes Lockdown on two sides for easy removal from the light fixture.

Dimming: CM Series is compatible with 0-10V dimming controls.

Compliance: ETL Listed. Complies to revised UL 1598. Suitable for wet locations. Meets DLC listed models.

California Title 24: Meets Title 24 requirements when installed with controls. Contact Jarvis Corp for more information.

www.jarviscorp.com | (800) 263-1078 | CM Series

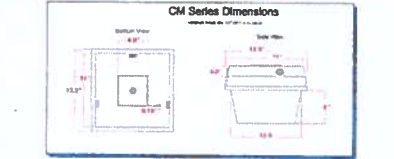
Technical specification table for YASKAWA SOLECTRIA SOLAR PVI inverters. Includes electrical, physical, and environmental data.



www.yaskawa.com | 1-877-932-7700



Table with 2 columns: Model Number and Value. Lists various specifications for CM Series lights.



Logos for ETL, ILLINOIS, Jarvis Corp, and DLC. Includes contact information: www.jarviscorp.com | (800) 263-1078 | CM Series



REC SOLAR
3450 BROAD ST. SUITE 105
SAN LUIS OBISPO CA 93401
PH (805) 477-9970
FX (805) 548-0661
(844) REC SOLAR



DANARI SOLAR - AGOURA, LLC
21031 WARNER CENTER LANE
SUITE C
WOODLAND HILLS, CA 91367

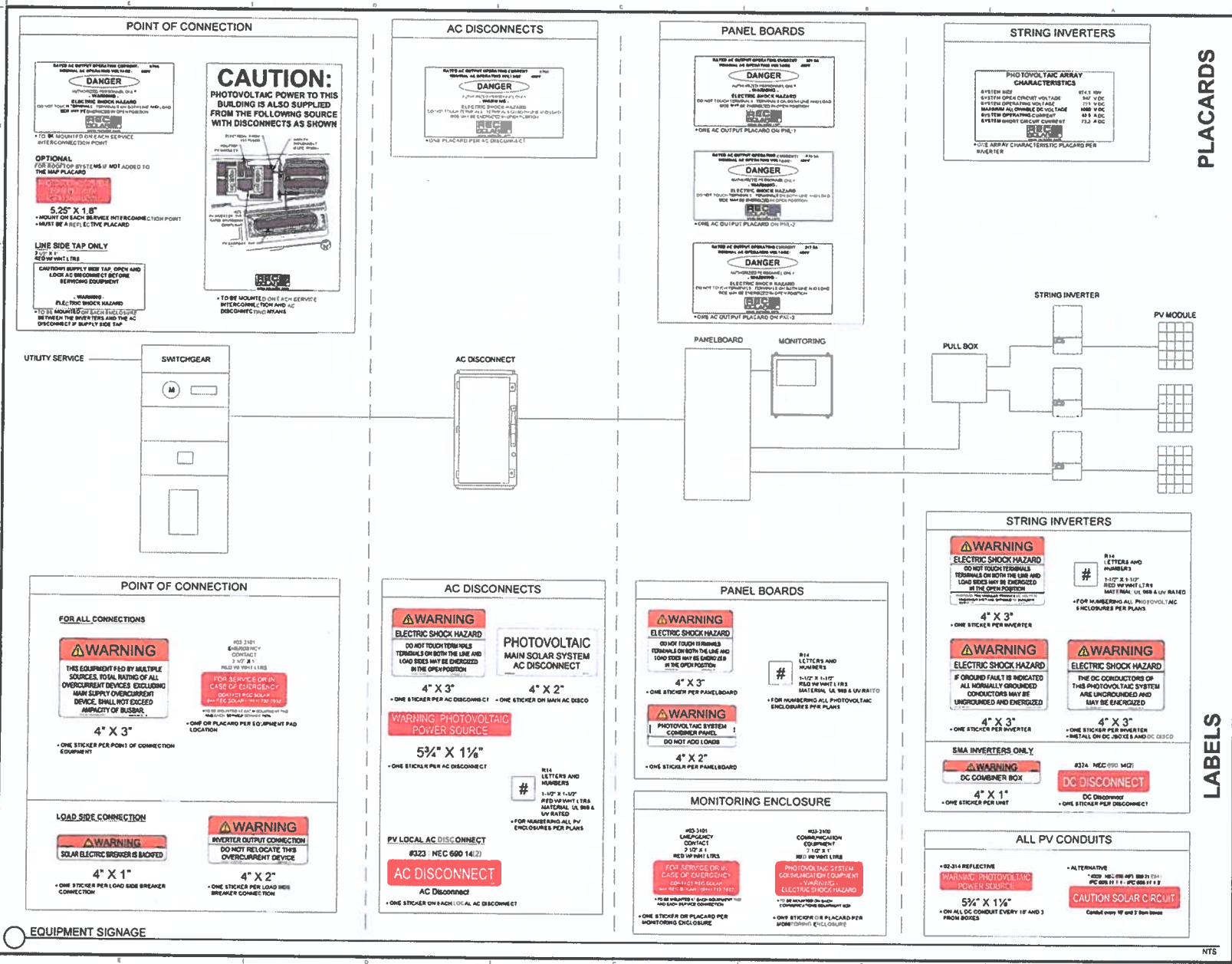
ADLER REALTY - AGOURA HILLS
3000 AGOURA RD
AGOURA HILLS, CA 91301

Table with 2 columns: DATE and DESCRIPTION. Shows project milestones.

PERMIT

EQUIPMENT SPECIFICATIONS

PROJECT NUMBER
PV602



PLACARDS

LABELS

REC SOLAR
CONTRACTOR
CA - B C 10 #990001

REC SOLAR
3450 BROAD ST. SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 471-0970
FX (805) 548-8661
FB (84) REC SOLAR

CONTRACT
REC SOLAR
No. 013178
Exp. 8/22/18
ELECTRICAL
STATE OF CALIFORNIA

CLIENT
DANARI SOLAR - AGOURA, LLC
21031 WARNER CENTER LANE
SUITE C
WOODLAND HILLS, CA 91367

PROJECT
ADLER REALTY - AGOURA HILLS
3601 AGOURA RD
AGOURA HILLS, CA 91301

REV	DATE	DESCRIPTION
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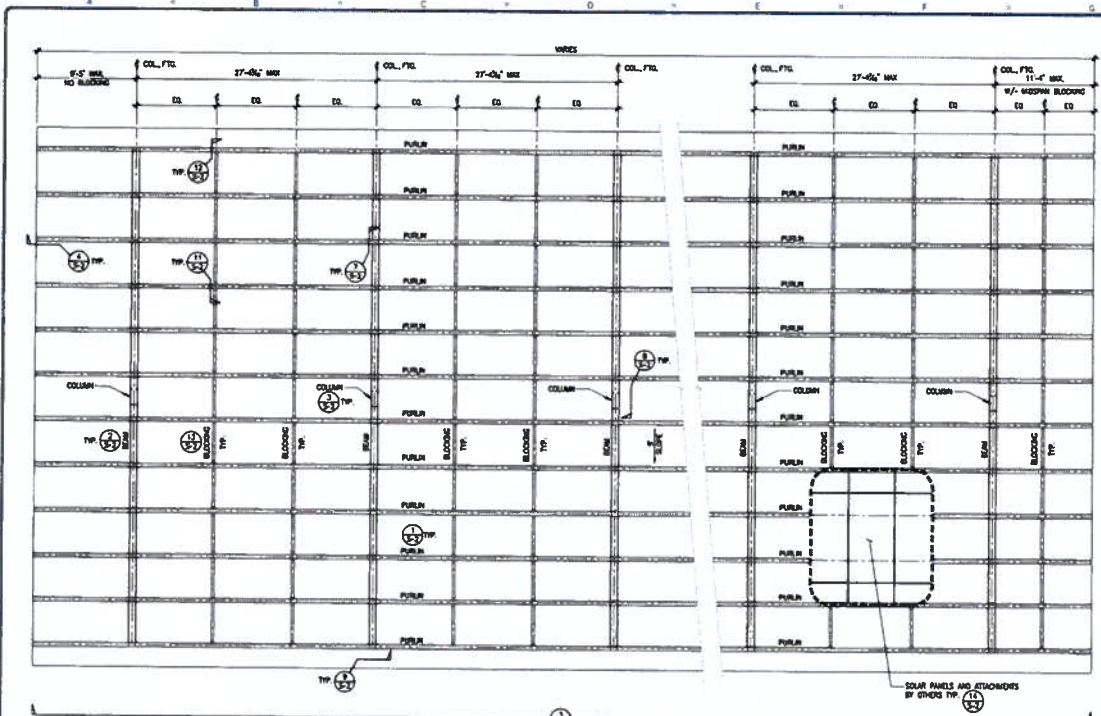
CHECKED BY: DAN HICKS

PERMIT

EQUIPMENT SIGNAGE

DRY NUMBER
PV701

NTS



1 PLAN VIEW
1/8"=1'-0"

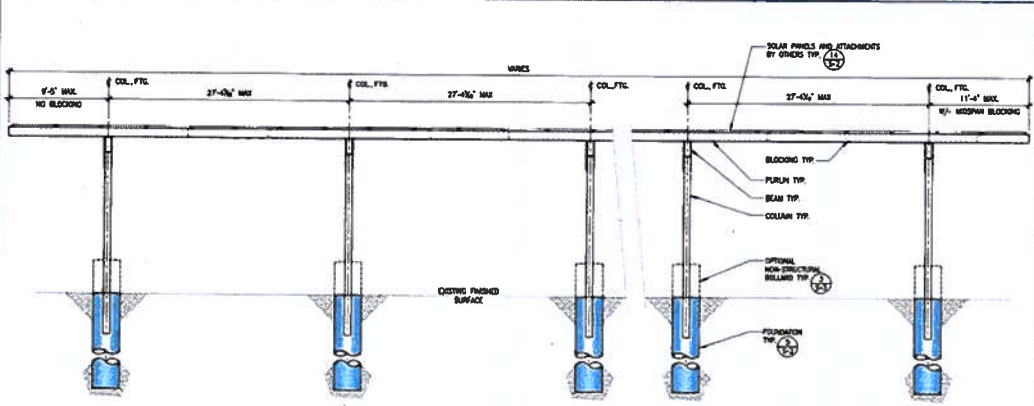
- GENERAL NOTES:**
- SECTION PER 2018 C.I.C. 14th EDITION AND STEEL MANUAL, 2017 AND COLD FORMED STEEL MANUAL.
 - THOSE STRUCTURES ARE NOT COVERED FOR, NOR SHALL THEY BE COVERED FOR.
 - ALL PORTFOLIO DIMENSIONS SHALL BE FIELD MEASURED BY CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
 - SOLAR PANELS AND ELECTRICAL DEVICES BY GENERAL CONTRACTOR AND ANY MATERIALS USED TO ATTACH SOLAR PANELS TO THE STRUCTURE MUST HAVE A TOTAL WEIGHT OF LESS THAN OR EQUAL TO 2.50 PSF.
 - NO SPINDLES.
 - THESE PLANS ARE PROPRIETARY TO M BAR C CONSTRUCTION INC. AND INTENDED FOR THE SOLE USE OF M BAR C CONSTRUCTION INC. ANY AND ALL ELECTRICAL WORK AND MATERIAL, NOT BE SUPPLIED AND INSTALLED BY GENERAL.
 - SEE ELECTRICAL SHEETS FOR COLUMN GROUNDING DETAILS.
- DESIGN LOADS:**
- DEAD LOAD (DL) = 8 psf
 - ROOF LIVE LOAD (LL) = 0 psf
 - CRANE SWAY LOAD (CL) = 0 psf
 - WIND LOAD (WL) = 110 mph
 - WIND EXPOSURE = C
 - INTERNAL PRESSURE = A/A
 - SEISMIC IMPORTANCE FACTOR = 1.0
 - WIND-INDUCED RESPONSE = 1.0
 - ACCELERATION = 0.050
 - SEISMIC RESPONSE CATEGORY = 1
 - SEISMIC FORCE INCREASING SYSTEM = 1.25
 - RESPONSE MODIFICATION FACTOR = 1.0
 - SEISMIC RESPONSE COEFFICIENT = 0.007
 - ANALYSIS PERFORMED = COMBINED LATERAL FORCE

- STRUCTURAL AND COLD FORMED STEEL NOTES:**
- COLD FORMED STEEL MEMBERS SHALL CONFORM TO ASTM A583, GRADE 58, Fy = 58 KSI UNLESS NOTED OTHERWISE.
 - FABRICATION SHALL BE COMPLETED, U.S.A.
 - ALL STEEL FABRICATION SHALL COMPLY WITH LATEST AISC SPECIFICATIONS.
 - ALL WELDING SHALL COMPLY WITH LATEST AWS D1.1.
 - BOLTS: ASTM A307 OR SAE J429 GRADE 2.

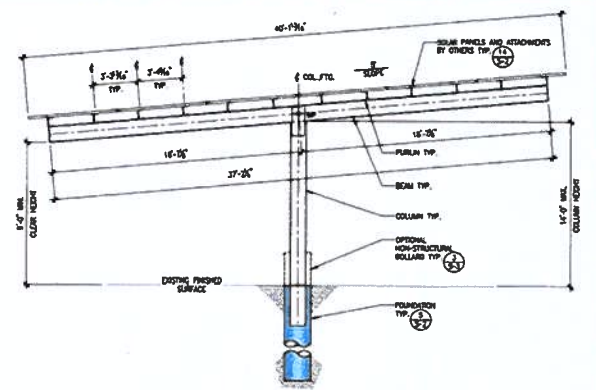
- FOUNDATION NOTES:**
- FOUNDATION DESIGN IS BASED ON THE PRESCRIPTIVE SOIL LOAD-BEARING VALUES PER IRC 2016 WHILE 1800.3 USING DOUBLE THE LATERAL BEARING PRESSURE PER IRC SECTION 1800.3.4.
 - VERTICAL BEARING = 1500 PSF
 - LATERAL BEARING = 267 PSF

- CONCRETE NOTES:**
- CONCRETE MIX: 2500 psi @ 28 DAYS, TYPE II CEMENT.
 - ALL CONCRETE WORK SHALL COMPLY WITH AC 308 & 318 LATEST EDITION.
 - AGGREGATE GRADATION AND QUALITY SHALL BE IN ACCORDANCE WITH AC 308-2C.
 - CONCRETE TO REACH 1000 psi PRIOR TO REMOVAL OF FORMS AND/OR INSTALLATION OF BEAMS AND PURLINS. (NOTE: A HIGHER STRENGTH CONCRETE MAY BE USED TO ACHIEVE 1000 psi SOONER. SUBMIT AN APPROVED CONCRETE MIX DESIGN TO ASSIST).
 - CONCRETE TO REACH 2500 psi PRIOR TO INSTALLATION OF SOLAR PANELS. (NOTE: A HIGHER STRENGTH CONCRETE MAY BE USED TO ACHIEVE 2500 psi SOONER. SUBMIT AN APPROVED CONCRETE MIX DESIGN TO ASSIST).
 - CONCRETE MAY BE FORMED, POURED, VIBRATED OR CURED BY OTHER METHODS AND PLACE CONCRETE SHALL BE ALLOWED TO FREE FALL THE ENTIRE DEPTH OF THE FOUNDATION. PLACEMENT OF ANY FREE-FALL CONCRETE SHALL BE SUCH THAT THE CONCRETE DOES NOT ALTER THE EXISTING DEPTH OR THE CLEARANCE OF THE REINFORCING BAR CASE OR OTHER COVERED MATERIALS.
 - REINFORCING STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A615 GRADE 60 (Fy=60 KSI) TYP. G/ALA.
 - ANCHORAGE OF SPINAL REINFORCEMENT SHALL BE PROVIDED BY 1-1/2 EXTRA TURNS OF SPINAL BAR AT EACH END OF SPINAL.

- SPECIAL INSPECTION:**
- ALL FIELD WELDING PERIODIC INSPECTION.



3 FRONT ELEVATION
1/8"=1'-0"



2 SIDE ELEVATION
1/8"=1'-0"



ASTEC ENGINEERING
36200 AGOURA SUITE 200
MISSION VIEJO, CA 92691
949.305.1150 | FAX 949.305.1420



ALDER REALTY
30601 AGOURA HILLS RD.
AGOURA HILLS, CA 91301

RAU APPROVAL

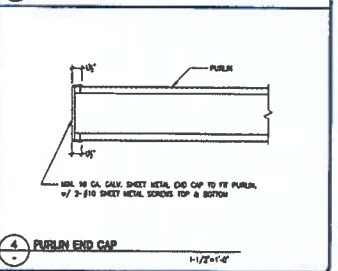
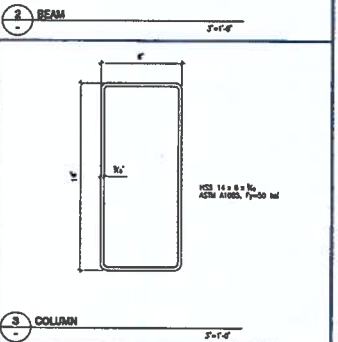
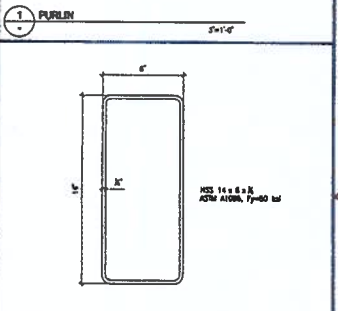
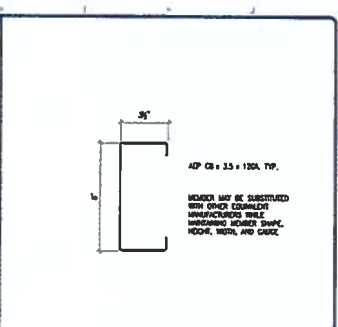
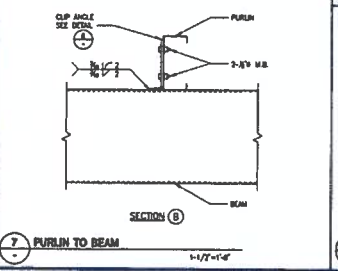
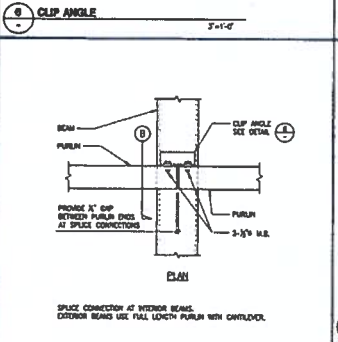
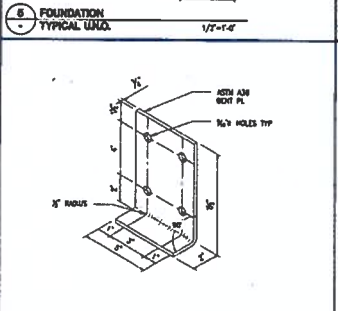
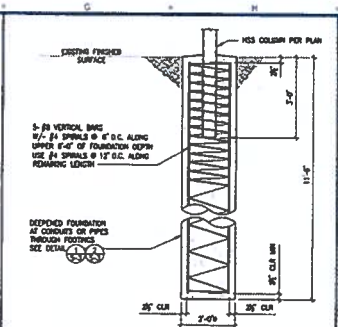
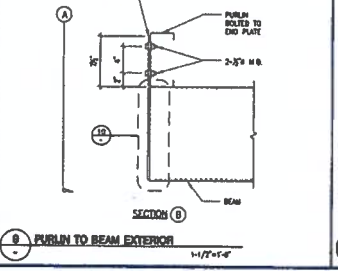
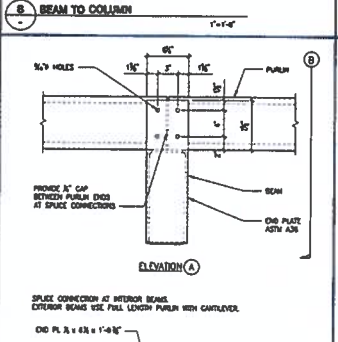
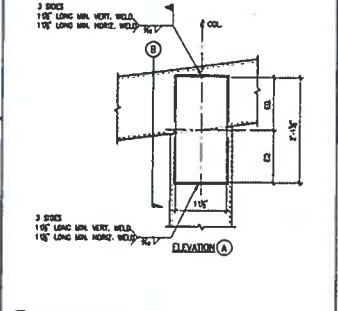
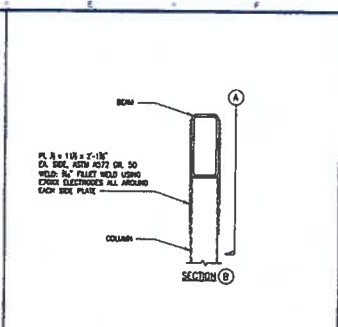
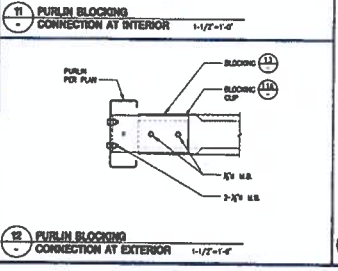
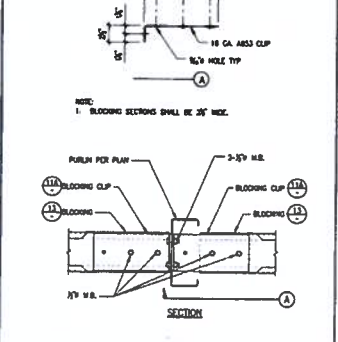
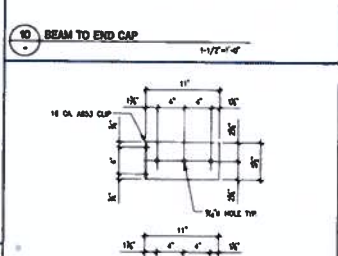
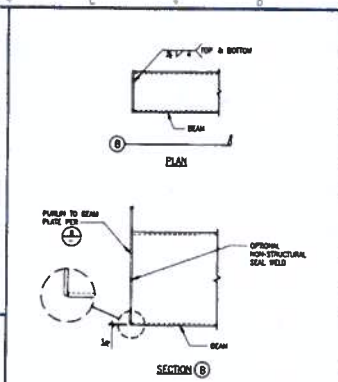
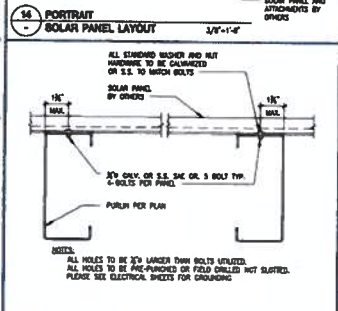
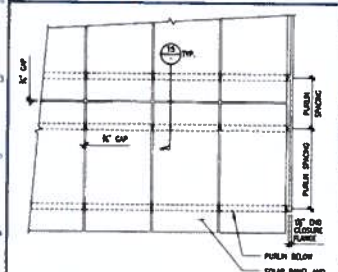
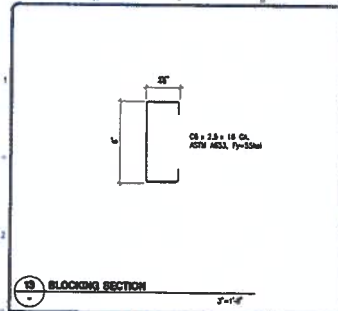
REVISIONS

MARK	DATE	DESCRIPTION

4 STEEL JOB # 17-1158
DATE 07-08-17
DRAWN BY RWC
CHECKED MS

FRAMING
PLAN &
ELEVATIONS

S-1



MIBAR C CONSTRUCTION INC.
 3000 ACERO SUITE 200
 MISSION VIEJO, CA 92691
 949.305.1150 | FAX 949.305.1420

ALDER REALTY
 30601 AGOURA HILLS RD,
 AGOURA HILLS, CA 91301

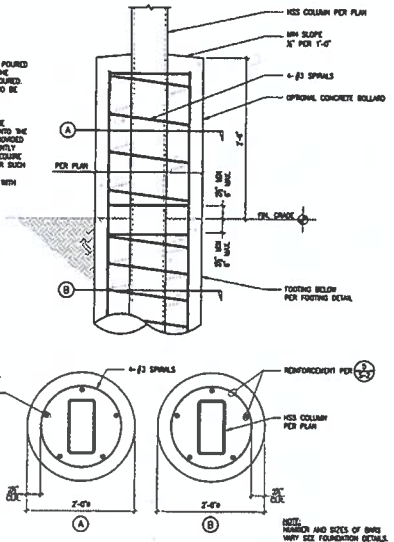
REVISIONS		
MARK	DATE	DESCRIPTION

4 STEEL JOB # 17-1100
 DATE 07-08-17
 DRAWN BY RWC
 CHECKED MS

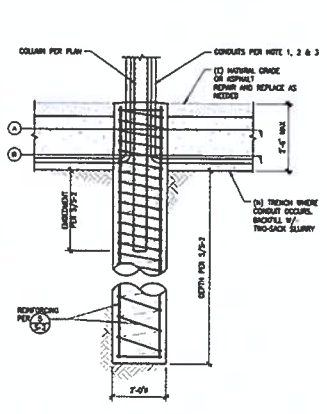
DETAILS

S-2

NOTES:
 1. CONCRETE BOLLARDS TO BE POURED IN A SECOND POUR AFTER THE FOOTING BELOW GRADE IS POURED. CONCRETE BONDING AGENT TO BE USED.
 2. VERTICAL BARS IN THE REINSTRUCTURE BOLLARD ARE PERMITTED TO BE NOT SET INTO THE STRUCTURAL FOUNDATION, PROVIDED THE FOUNDATION IS SUFFICIENTLY WORKABLE SO AS NOT TO REQUIRE HANDING IN OR ANY OTHER SUCH METHOD. SET SHALL BE PERFORMED USING #4 BARS WITH BREAKOUT 2" MINIMUM.



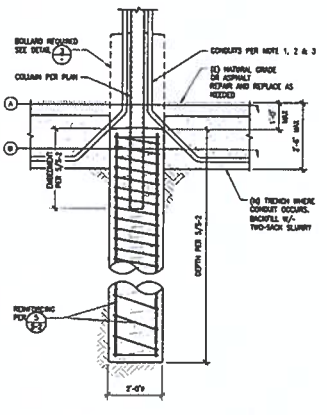
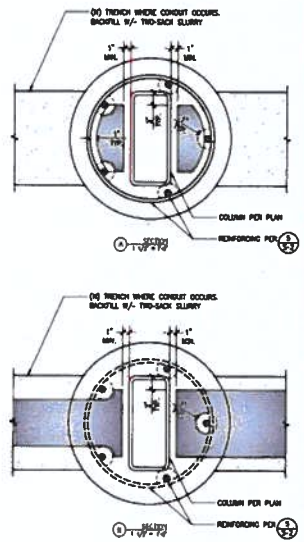
3 OPTIONAL CONCRETE BOLLARD
 1/2" x 1'-0"



NOTES:
 1. UNLIMITED NUMBER OF CONDUITS ALLOWED IN FOUNDATIONS.
 2. CONDUIT ONLY IN SPECIFIED AREAS. SEE LEGEND FOR ALLOWABLE LOCATIONS.
 3. MAX NOMINAL CONDUIT SIZE SHALL BE 3".

LEGEND:
 (A) ALLOWABLE CONDUIT LOCATION

1 DEEPEPED FOOTING AT CONDUIT OR PIPE
 1/2" x 1'-0"



NOTES:
 1. UNLIMITED NUMBER OF CONDUITS ALLOWED IN FOUNDATIONS.
 2. CONDUIT ONLY IN SPECIFIED AREAS. SEE LEGEND FOR ALLOWABLE LOCATIONS.
 3. MAX NOMINAL CONDUIT SIZE SHALL BE 3".

LEGEND:
 (A) ALLOWABLE CONDUIT LOCATION

2 ALTERNATE DEEPEPED FOOTING AT CONDUIT OR PIPE
 1/2" x 1'-0"

MBARC CONSTRUCTION INC.
 154 SANCTUARY DR. #200
 SAN FRANCISCO, CA 94133
 PHONE: (415) 441-1111
 FAX: (415) 441-1111

4-STAR CONSTRUCTION
 7630 ACERO SUITE 200
 MISSISSAUGA, ONT. L4V 1R1
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ALDER REALTY
 30801 AGOURA HILLS RD.
 AGOURA HILLS, CA 91301

AJL APPROVAL

REVISIONS		
MARK	DATE	DESCRIPTION

4 STEEL JOB # 17-1198

DATE 07-08-17

DRAWN BY RWC

CHECKED MS

DETAILS

S-3

Wynn Landscape Architects, Inc.

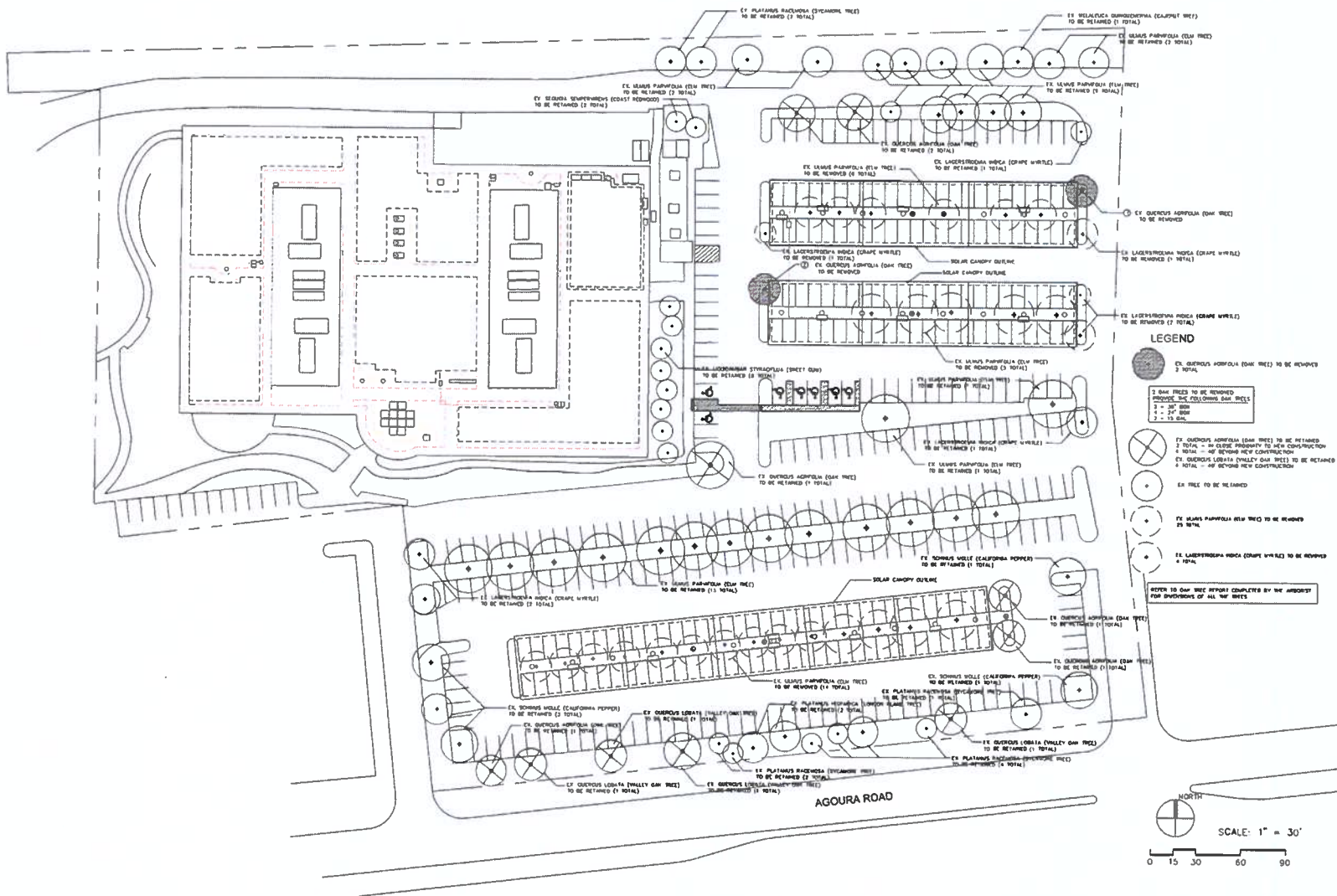


Client:

REC SOLAR

Project:

30601 AGOURA ROAD
AGOURA HILLS
CA 91301



LEGEND

- EX QUERCUS AGROFOLIA (OAK TREE) TO BE RETAINED 2 TOTAL
- 2 OAK TREES TO BE REMOVED PRIOR TO THE FOLLOWING DATE:
 - 1 - 01/01/08
 - 2 - 02/01/08
 - 3 - 03/01/08
- EX QUERCUS AGROFOLIA (OAK TREE) TO BE RETAINED 2 TOTAL - NO GENE PROPERTIES TO NEW CONSTRUCTION
- EX QUERCUS LORATA (WALLEY OAK TREE) TO BE RETAINED 4 TOTAL - NO GENE PROPERTIES TO NEW CONSTRUCTION
- EX TREE TO BE RETAINED
- EX LAURUS PAMPULOSA (ELM TREE) TO BE RETAINED 2 TOTAL
- EX LAETIPORUM NIGRA (CHIME WHELPLE) TO BE RETAINED 4 TOTAL

REFER TO OAK TREE REPORTS COMPLETED BY THE ARBORIST FOR SPECIFICATIONS OF ALL THE TREES

Date	By	Revised

Revisions:

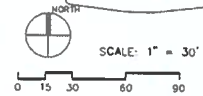
Date: January 21, 2018

Scale:

Drawing Title:

TREE SURVEY

Sheet No: TS-1



IRRIGATION LEGEND

SYMB	DESCRIPTION	MANUFACTURER & MODEL	P.S.I.	G.P.M.	RAD.	DET	NOTES
○	XERT BUBBLER	RANBIRD SXB360	30 PSI	10.3 G.P.M.		4	
○	REMOTE CONTROL VALVE	RANBIRD GB SERIES				1	
⊖	AUTOMATIC CONTROLLER ASSEMBLY	IRRTROL RDR900-EXT-R-W-Q-100 (9 STATIONS)				3	
⊖	RAIN SHUT OFF SENSOR	WATER CONSERVATION SYSTEMS				1	
—	NON-PRESSURE LATERAL LINE	RIGID PVC SCHEDULE 40				2	RAIN GUARD (2-TOTAL) SIZE PER CHART
—	PRESSURE MAINLINE	RIGID PVC SCHEDULE 40				2	SIZE NOTED ON PLAN
—	ELECTRICAL SLEEVE	RIGID PVC SCHEDULE 40				2	PROVIDE WHERE REQUIRED

PIPE SIZING CHART PER IRRIGATION CODE

PIPE SIZE	MAX. SPACING	MAX. LENGTH
1/2"	10'	100'
3/4"	15'	150'
1"	20'	200'
1 1/2"	30'	300'
2"	40'	400'
2 1/2"	50'	500'
3"	60'	600'
4"	80'	800'
6"	120'	1200'
8"	160'	1600'
10"	200'	2000'

- DESCRIPTION NOTES
1. CHECK AND VERIFY ALL THE CONDITIONS, VALUES AND SERVICES SHOWN ON DRAWINGS.
 2. PLANT AND EQUIPMENT: ALL OBJECTS AND ITEMS SHOWN ON DRAWINGS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE IRRIGATION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. CONTRACTOR SHALL VERIFY ALL PLANTING AND EQUIPMENT IS INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND THE IRRIGATION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. MATERIALS: ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND THE IRRIGATION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

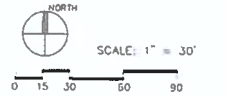
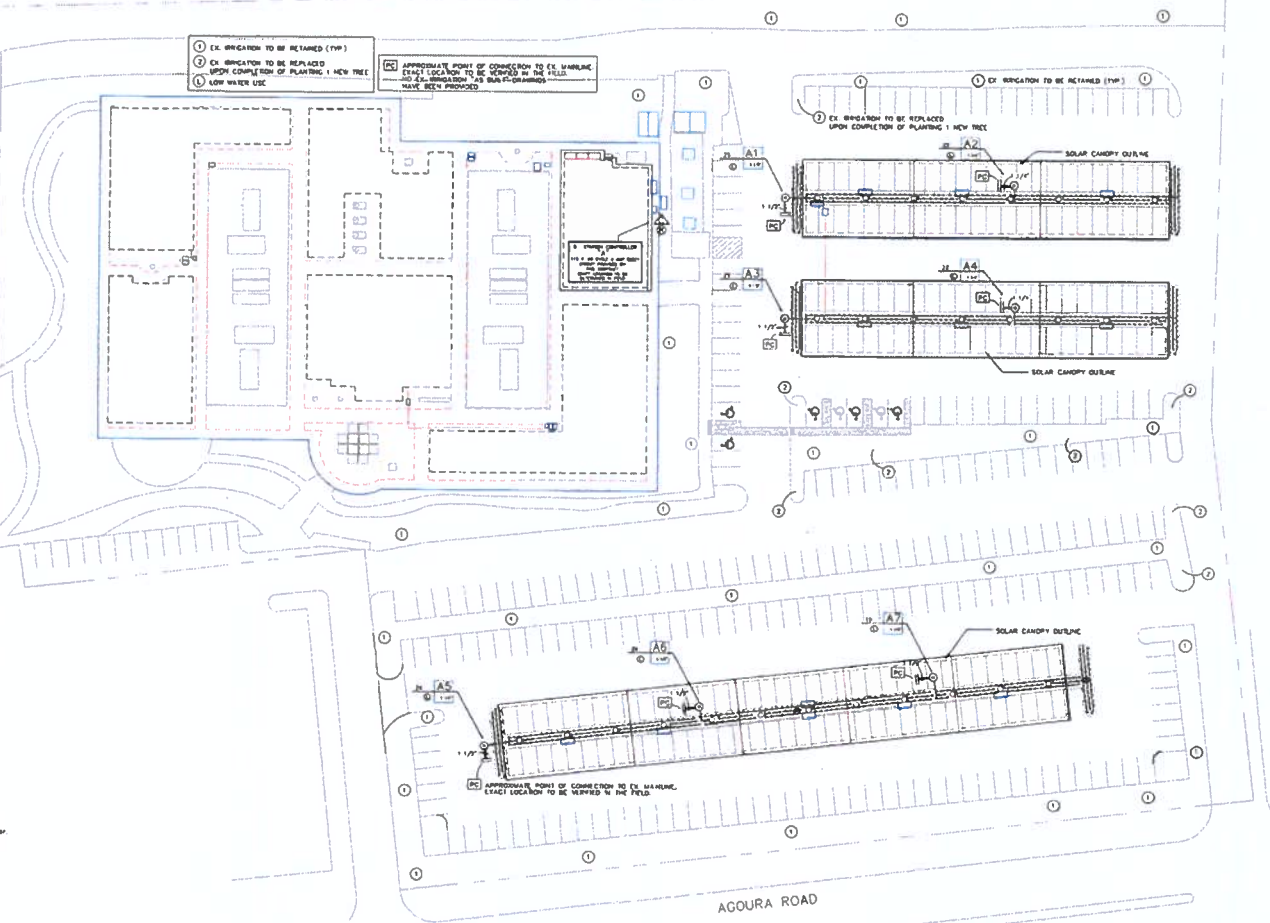
Wynn Landscape Architects, Inc.

 P.O. Box 1400
 Tempe, AZ 85285
 Tel: (480) 952-1100
 Fax: (480) 952-1101

Client:
REC SOLAR

Project:
 30601 AGOURA ROAD
 AGOURA HILLS
 CA 91301

- IRRIGATION SPECIFICATIONS:
1. Check and verify all site conditions, utilities and services prior to planting.
 2. Plant and equipment and approvals: All valves shall be located in planting areas and of piping shall be installed in planting areas except where it is necessary to do so.
 3. Coordinate irrigation start with planting plans to avoid conflicting locations between piping and planting sites.
 4. All materials shall be installed as detailed on the drawings. If the construction drawings do not thoroughly describe the methods or techniques to be used, then the Contractor shall follow the installation methods stated by the manufacturer. In no case shall the Contractor install materials where it is obvious that discrepancies exist between the drawings and local code. Any such discrepancies shall be brought to the attention of the Owner immediately.
 5. Material, workmanship and installation shall be in accordance with local codes and ordinances. In no case shall the Contractor install materials where it is obvious that discrepancies exist between the drawings and local code. Any such discrepancies shall be brought to the attention of the Owner immediately.
 6. Where trees, light standards, etc. are an obstruction to spray patterns, piping and sprayer hoses shall be adjusted and/or repositioned as necessary to obtain full coverage without excessive overwatering. Do not exceed spacing shown on the drawings.
 7. If it becomes necessary to relocate or alter sprayer heads, Contractor shall obtain approval from the Owner prior to starting any rework.
 8. Control area is not shown on the drawings for clarity but shall be installed in a common trench with the irrigation mainline wherever possible.
 9. All control wires under any pavement shall be installed in PVC electrical sleeves. All control wires passing through or below any building structure shall be located in electrical conduit.
 10. Control wiring shall be 14 ga. #14-2 conductor. Control wires shall be listed, common wires shall be bare. All wires in valve solenoid areas shall be waterpiped and supported. Pipe Connectors or female hose end fittings shall be installed in the valve box. Provide 1/2" expansion loop at each valve.
 11. Install each coupler valve next to works for ease of access.
 12. All valves are to be located in valve boxes as detailed. Stand valve box lid with valve station number. Provide 1" cut-off pipe around all boxes of valve box as detailed. Provide Owner's performance logs listing valve number in each valve.
 13. Connect all wires to the controller in the sequence noted on the drawings. Connect valves to existing controller in the next. Connect valves in the sequence shown on the drawings. Any changes from the sequence shown on the drawings shall be approved by the Owner and shown on the irrigation as-built drawings and control chart.
 14. Piping between water meter and backflow preventer shall be either Type K Copper or Schedule 40 galvanized as permitted by local code. All galvanized pipe shall be wrapped for better than installation. In no case shall diameter reduce be installed in contact with each other without an anti-electrolysis fitting.
 15. Non-pressure PVC plastic lateral line pipe and fittings shall be completed with 100% active solvent. Use in color Pressure PVC plastic pipe shall be coated with a primer and then connected with 100% active solvent. All primer and solvent shall be manufactured by Chem-Tek.
 16. Gate valves shall be 150 pound rated brass body, screw joints, non-rising stem, screwed bonnet, solid disc, supplied with handle wheel.
 17. After all sprayer lines and risers are in place and connected, and prior to the installation of any heads, thoroughly flush all lines with 100 gallons of water.
 18. Test all pressure heady lines using hydraulic hand pumps in a pressure of 150 pounds for a period of two hours. Minimum acceptable pressure loss is two pounds per inch of length.
 19. HEADS for all branches shall be clean granular soil free of rocks larger than 3/8" maximum diameter, or clean impacted sand.
 20. After installation of heads, adjust all heads for alignment and spray balance starting at the head furthest from the valve. Adjust valve flow control to minimize overspray if necessary.
 21. Upon completion of installation provide to Owner's maintenance personnel the following:
 a. Complete and accurate as built plans.
 b. Plastic laminated controller chart.
 c. Two hand wrenches of One 3/4" valve key.
 d. Two keys for controller cabinet.
 22. Upon completion of work, restore ground surfaces to original condition and remove and remove all excess materials, soil and rock, and debris from the site to the satisfaction of the Owner.
 23. Upon completion of work, the Owner shall inspect the project and make any adjustments directed.
 24. The irrigation system shall be guaranteed against defects in materials and workmanship for a period of one year from the date of final acceptance by the Owner.



Rev.	Date	Author	By

Revisions:
 Date: December 4, 2017
 Scale:
 Drawing Title:

IRRIGATION PLAN
 Sheet No: L-1

PLANT MATERIAL LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	PT	HT.	WD.	NOTES	DET.
(S)	QERCUS ABRUFOLIA	COAST LIVE OAK	2	19 GAL		1'-8"	3'-8"		8
(L)			4	24" BOX	L	4'-0"	3'-4"		8
(C)	LANTANA MONTEVIDEOSI	FLATS			L			PLANT 2" ON CENTER	

SYMB	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	PT	NOTES	DET.
(R)	CISTIS PURPUREA	ROCKROSE	60	9 GAL	L		8
(L)	LAMNOLLA DENTATA	FRENCH LAVENDER	5'	9 GAL	L		8
(L)	ROSMARINUS TUSCAN BLUE		40	9 GAL	L		8
(L)	XYLOPIA COMBICATA			9 GAL	L		8

PT PLANT FACTOR
L = LOW WATER USE

- PLANTING SPECIFICATIONS**
- The Contractor shall be responsible for planting all plant material as shown on the drawings.
 - All plant materials shall be approved by the Owner or his assigned representative on the site prior to planting. Plants shall be supplied with nursery tags attached. Multi-trunk trees, where specified, shall consist of a minimum of three trunks growing from a single crown. Materials are not acceptable. Any substitutions must be approved by the Owner prior to shipment of plants to the job site. The Contractor shall assume full responsibility for the performance of substituted varieties.
 - The Contractor shall submit color photographs of all plant material 1/2 gallon size and larger to the Landscape Architect for preliminary approval. Includes a typewritten list indicating varieties where plants may be inspected, including phone numbers and person to contact.
 - The Contractor shall perform water saturation tests prior to installing any plant material. Conduct a minimum of 12 tests at different locations distributed throughout the entire site, as approved by the Landscape Architect. Dig holes 2 feet by 2 feet by minimum 30 inches deep. Fill with water and allow to completely drain. Refill with water and observe rate of drop over a minimum 24-hour period. Report results to the Landscape Architect. If any hole fails to drain less than one inch per hour over a 24-hour period, do not proceed with any planting without further direction from the Landscape Architect.
 - The work of this contract includes inspect all landscape topsoil for planters on grade. Soil for planters on grade shall be a natural, friable, sandy loam topsoil, free from sticks, stones, foreign matter, trash, or other harmful substances. It shall have an electrical conductivity of less than 4.0 millimhos per centimeter measured on the saturation extract. It shall have a sodium adsorption ratio of less than 3 as measured on the saturation extract. Boron in the saturation extract shall be less than one part per million. Particle size shall be such a minimum of 30% of the topsoil is sand, and not more than 33% is silt, by the USDA classification. Soils with evidence of the slant or verticification. Topsoil shall be installed to achieve relative grades shown on the drawings, and shall be compacted to a dry density of 85% to 90%.
 - In all planting areas on grade, add the following amendments per each 1,000 square feet and topsoil to a depth of 4":
 - 4 cu. yd. nitrocellulose sand
 - 2 lb. soil sulfur
 - 5 lb. iron sulfate
 - 8 lb. 12-12-12 fertilizer
 - Plant pits for all shrubs and trees shall be dug to a minimum width of 2 times the container diameter and 1 1/2 times the container depth. Plants shall be set so that the root crown is equal to or up to 1" higher than existing soil grade. Do not allow root crowns to be lower than the surrounding grade.
 - Backfill for plant pits on grade shall be:
 - 6 parts by volume site soil
 - 2 parts by volume nitrocellulose sand
 - 2 lb. / cu. yd. 12-12-12 fertilizer
 - 5 lb. / cu. yd. soil sulfur
 - 1/2 lb. / cu. yd. iron sulfate
 - Rake and smooth grade all planting areas, maintaining proper drainage. Remove all surface stones larger than 1" diameter from shrub areas and all stones larger than 1 1/2" diameter from lawn areas.
 - Soil for turf areas shall be "morthon" tested and shall be guaranteed to be good, healthy, vegetable, and free from weeds, mold, mildew, plant disease, and insects or their eggs. All soil shall be freshly cut and shall be fully protected from damage or drying in transit or after delivery. All soil shall be installed within 24 hours after being cut.
 - Stake or guy all trees as necessary for support and wind protection, and as shown on the drawings. The Contractor shall be responsible for replacement of any trees damaged by wind during the 12 month guarantee period.
 - All trees shall be staked or guyed as detailed, and nursery stakes shall be removed. All trees on lawn areas shall be installed with "Arborguard" type trunk protectors.
 - After completion of planting, apply a general purpose pre-maintenance herbicide such as "Trifluralin" or equal to all shrub and groundcover areas. Do not allow spray to drift over lawn areas.
 - Upon completion of work, restore ground surfaces to required elevations and remove and properly dispose of excess materials, soil and rock, and all debris from the site to the satisfaction of the Owner.
 - Upon completion of work, participate in a pre-maintenance inspection with the Owner.
 - The Contractor shall provide, as part of this contract, 90 days landscape maintenance. Maintenance shall include care and adjustment of the irrigation system to insure proper watering of plants and lawn. Maintenance shall also consist of weeding, collection of plantier bags, mowing and edging of lawn, pruning of trees and shrubs, insect and pest control, replacement of dead plant material as it becomes dead to the Owner, and general maintenance of all plant material. At the completion of the contract period, the Contractor shall apply one application of 18-8-8 fertilizer at the rate of 6 lbs. / 1,000 sq. ft. of all planting areas including lawn and groundcover areas.
 - At the end of the maintenance period, the Contractor shall request and participate in a final inspection with the Owner.
 - All trees shall be guaranteed for a period of one year from the date of final acceptance by the Owner. All shrubs and groundcovers shall be guaranteed for a period of ninety days from the date of final acceptance by the Owner.

- PLANTING NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS. PLANTS SHALL BE SUPPLIED WITH NURSERY TAGS ATTACHED. MULTI-TRUNK TREES, WHERE SPECIFIED, SHALL CONSIST OF A MINIMUM OF THREE TRUNKS GROWING FROM A SINGLE CROWN. MATERIALS ARE NOT ACCEPTABLE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO SHIPMENT OF PLANTS TO THE JOB SITE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PERFORMANCE OF SUBSTITUTED VARIETIES.
 - THE CONTRACTOR SHALL PERFORM WATER SATURATION TESTS PRIOR TO INSTALLING ANY PLANT MATERIAL. CONDUCT A MINIMUM OF 12 TESTS AT DIFFERENT LOCATIONS DISTRIBUTED THROUGHOUT THE ENTIRE SITE, AS APPROVED BY THE LANDSCAPE ARCHITECT. DIG HOLES 2 FEET BY 2 FEET BY MINIMUM 30 INCHES DEEP. FILL WITH WATER AND ALLOW TO COMPLETELY DRAIN. REFILL WITH WATER AND OBSERVE RATE OF DROP OVER A MINIMUM 24-HOUR PERIOD. REPORT RESULTS TO THE LANDSCAPE ARCHITECT. IF ANY HOLE FAILS TO DRAIN LESS THAN ONE INCH PER HOUR OVER A 24-HOUR PERIOD, DO NOT PROCEED WITH ANY PLANTING WITHOUT FURTHER DIRECTION FROM THE LANDSCAPE ARCHITECT.
 - THE WORK OF THIS CONTRACT INCLUDES INSPECT ALL LANDSCAPE TOPSOIL FOR PLANTERS ON GRADE. SOIL FOR PLANTERS ON GRADE SHALL BE A NATURAL, FRIABLE, SANDY LOAM TOPSOIL, FREE FROM STICKS, STONES, FOREIGN MATTER, TRASH, OR OTHER HARMFUL SUBSTANCES. IT SHALL HAVE AN ELECTRICAL CONDUCTIVITY OF LESS THAN 4.0 MILLIMHOS PER CENTIMETER MEASURED ON THE SATURATION EXTRACT. IT SHALL HAVE A SODIUM ADSORPTION RATIO OF LESS THAN 3 AS MEASURED ON THE SATURATION EXTRACT. BORON IN THE SATURATION EXTRACT SHALL BE LESS THAN ONE PART PER MILLION. PARTICLE SIZE SHALL BE SUCH A MINIMUM OF 30% OF THE TOPSOIL IS SAND, AND NOT MORE THAN 33% IS SILT, BY THE USDA CLASSIFICATION. SOILS WITH EVIDENCE OF THE SLANT OR VERTICIFICATION. TOPSOIL SHALL BE INSTALLED TO ACHIEVE RELATIVE GRADES SHOWN ON THE DRAWINGS, AND SHALL BE COMPACTED TO A DRY DENSITY OF 85% TO 90%.
 - IN ALL PLANTING AREAS ON GRADE, ADD THE FOLLOWING AMENDMENTS PER EACH 1,000 SQUARE FEET AND TOPSOIL TO A DEPTH OF 4":
 - 4 CU. YD. NITROCELLULOSE SAND
 - 2 LB. SOIL SULFUR
 - 5 LB. IRON SULFATE
 - 8 LB. 12-12-12 FERTILIZER
 - PLANT PITS FOR ALL SHRUBS AND TREES SHALL BE DUG TO A MINIMUM WIDTH OF 2 TIMES THE CONTAINER DIAMETER AND 1 1/2 TIMES THE CONTAINER DEPTH. PLANTS SHALL BE SET SO THAT THE ROOT CROWN IS EQUAL TO OR UP TO 1" HIGHER THAN EXISTING SOIL GRADE. DO NOT ALLOW ROOT CROWNS TO BE LOWER THAN THE SURROUNDING GRADE.
 - BACKFILL FOR PLANT PITS ON GRADE SHALL BE:
 - 6 PARTS BY VOLUME SITE SOIL
 - 2 PARTS BY VOLUME NITROCELLULOSE SAND
 - 2 LB. / CU. YD. 12-12-12 FERTILIZER
 - 5 LB. / CU. YD. SOIL SULFUR
 - 1/2 LB. / CU. YD. IRON SULFATE
 - RAKE AND SMOOTH GRADE ALL PLANTING AREAS, MAINTAINING PROPER DRAINAGE. REMOVE ALL SURFACE STONES LARGER THAN 1" DIAMETER FROM SHRUB AREAS AND ALL STONES LARGER THAN 1 1/2" DIAMETER FROM LAWN AREAS.
 - SOIL FOR TURF AREAS SHALL BE "MORTON" TESTED AND SHALL BE GUARANTEED TO BE GOOD, HEALTHY, VEGETABLE, AND FREE FROM WEEDS, MOLD, MILDEW, PLANT DISEASE, AND INSECTS OR THEIR EGGS. ALL SOIL SHALL BE FRESHLY CUT AND SHALL BE FULLY PROTECTED FROM DAMAGE OR DRYING IN TRANSIT OR AFTER DELIVERY. ALL SOIL SHALL BE INSTALLED WITHIN 24 HOURS AFTER BEING CUT.
 - STAKE OR GUY ALL TREES AS NECESSARY FOR SUPPORT AND WIND PROTECTION, AND AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY TREES DAMAGED BY WIND DURING THE 12 MONTH GUARANTEE PERIOD.
 - ALL TREES SHALL BE STAKED OR GUYED AS DETAILED, AND NURSERY STAKES SHALL BE REMOVED. ALL TREES ON LAWN AREAS SHALL BE INSTALLED WITH "ARBORGUARD" TYPE TRUNK PROTECTORS.
 - AFTER COMPLETION OF PLANTING, APPLY A GENERAL PURPOSE PRE-MAINTENANCE HERBICIDE SUCH AS "TRIFLURALIN" OR EQUAL TO ALL SHRUB AND GROUND COVER AREAS. DO NOT ALLOW SPRAY TO DRIFT OVER LAWN AREAS.
 - UPON COMPLETION OF WORK, RESTORE GROUND SURFACES TO REQUIRED ELEVATIONS AND REMOVE AND PROPERLY DISPOSE OF EXCESS MATERIALS, SOIL AND ROCK, AND ALL DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER.
 - UPON COMPLETION OF WORK, PARTICIPATE IN A PRE-MAINTENANCE INSPECTION WITH THE OWNER.
 - THE CONTRACTOR SHALL PROVIDE, AS PART OF THIS CONTRACT, 90 DAYS LANDSCAPE MAINTENANCE. MAINTENANCE SHALL INCLUDE CARE AND ADJUSTMENT OF THE IRRIGATION SYSTEM TO INSURE PROPER WATERING OF PLANTS AND LAWN. MAINTENANCE SHALL ALSO CONSIST OF WEEDING, COLLECTION OF PLANTIER BAGS, MOWING AND EDGING OF LAWN, PRUNING OF TREES AND SHRUBS, INSECT AND PEST CONTROL, REPLACEMENT OF DEAD PLANT MATERIAL AS IT BECOMES DEAD TO THE OWNER, AND GENERAL MAINTENANCE OF ALL PLANT MATERIAL. AT THE COMPLETION OF THE CONTRACT PERIOD, THE CONTRACTOR SHALL APPLY ONE APPLICATION OF 18-8-8 FERTILIZER AT THE RATE OF 6 LBS. / 1,000 SQ. FT. OF ALL PLANTING AREAS INCLUDING LAWN AND GROUND COVER AREAS.
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL REQUEST AND PARTICIPATE IN A FINAL INSPECTION WITH THE OWNER.
 - ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF NINETY DAYS FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

Wynn Landscape Architects, Inc.



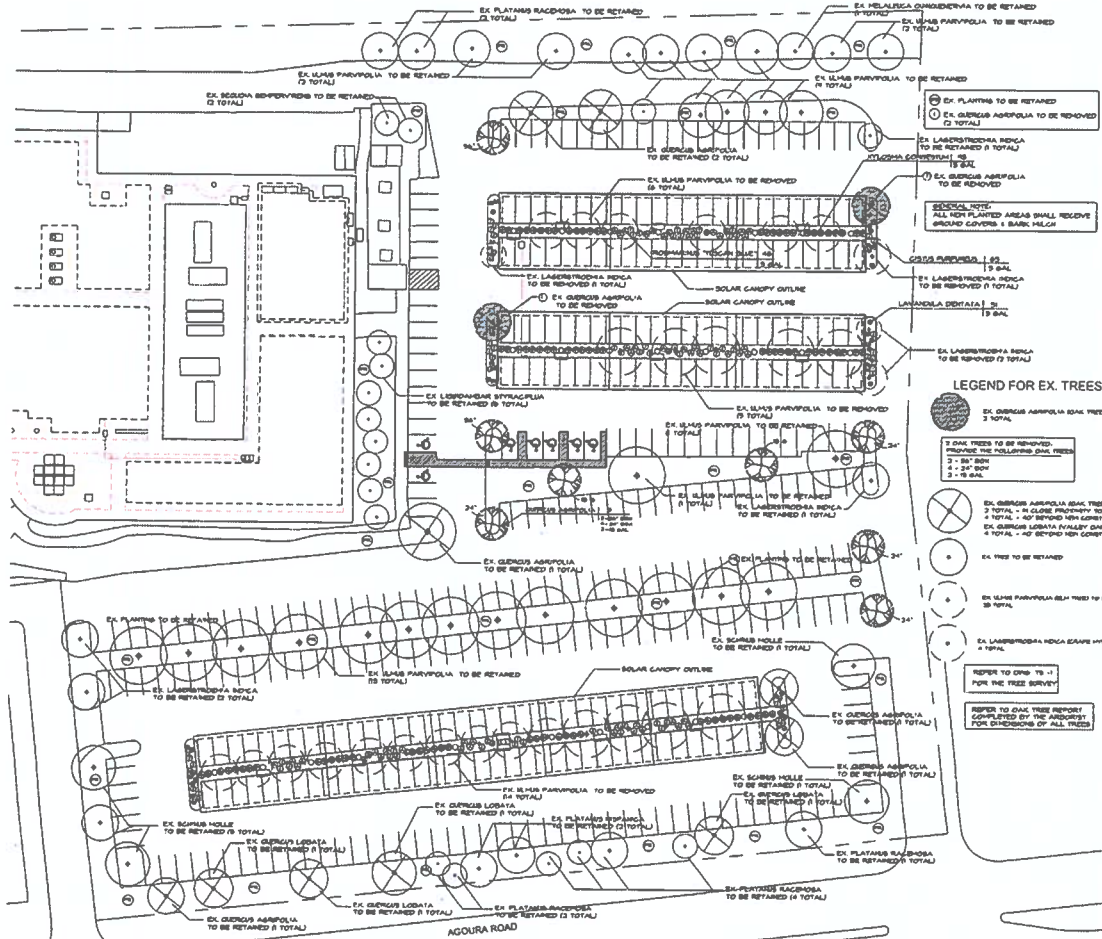
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Client:

REC SOLAR

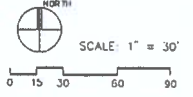
Project:

30601 AGOURA ROAD
AGOURA HILLS
CA 91301



LEGEND FOR EX. TREES

- EX QERCUS ABRUFOLIA SOAK TREES TO BE REMOVED 2 TOTAL
- 1 OAK TREE TO BE REMOVED. PROVIDE ONE HOLLANDER OAK TREE REPLACEMENT
- 2 - 24" BOX
4 - 24" BOX
4 - 18" BOX
- EX QERCUS ABRUFOLIA SOAK TREES TO BE RETAINED 7 TOTAL - 40' RETAINED HIGH CONSTRUCTION
EX QERCUS ABRUFOLIA FRAGILE OAK TREES TO BE RETAINED 4 TOTAL - 40' RETAINED HIGH CONSTRUCTION
- EX TREE TO BE RETAINED
- EX QERCUS ABRUFOLIA SOAK TREES TO BE REMOVED 28 TOTAL
- EX QERCUS ABRUFOLIA SOAK TREES TO BE REMOVED 28 TOTAL
- EX QERCUS ABRUFOLIA SOAK TREES TO BE REMOVED 28 TOTAL
- REFER TO DRAWING 19-1 FOR THE TREE SURVEY
- REFER TO DRAWING 19-1 FOR THE TREE SURVEY



Revisions:
Date: January 21, 2018
Scale:
Drawing Title:

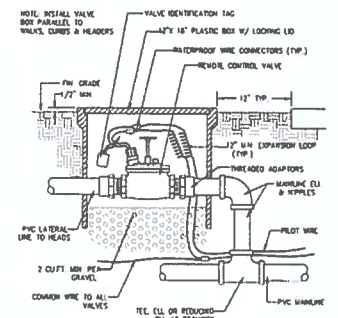
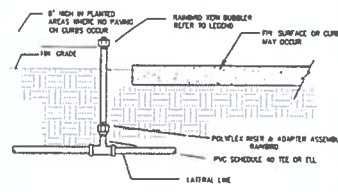
PLANTING PLAN

Sheet No. L-2

ABBREVIATIONS

ADJ - ADJUSTABLE
 CONC - CONCRETE
 CU FT - CUBIC FOOT
 EA - EACH
 ELEC - ELECTRIC
 FIN - FINISHED
 FG - FINISHED GRADE
 GAL - GALLON
 CALV - GALVANIZED
 CPM - GALLONS PER MINUTE
 HOZ - HORIZONTAL
 MAX - MAXIMUM
 MIN - MINIMUM

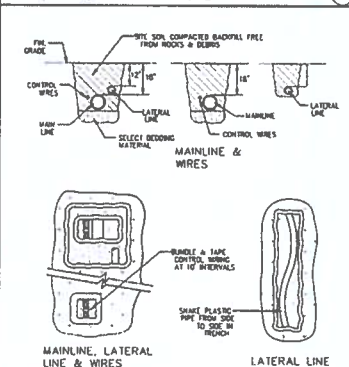
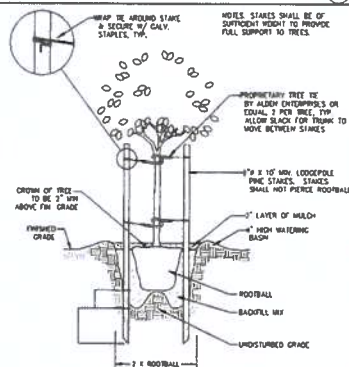
D.C. - ON CENTER
 POC - POINT OF CONNECTION
 PVC - POLYVINYL CHLORIDE
 RCV - REMOTE CONTROL VALVE
 RHO - REDWOOD
 SCH - SCHEDULE
 SCHD - SCHEDULE
 SIL - SILENT
 TYP - TYPICAL
 V - VOLT
 W/ - WITH



ABBREVIATIONS

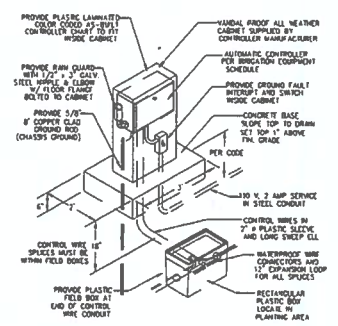
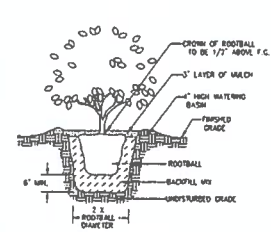
XERI BUBBLER

REMOTE CONTROL VALVE



TREE PLANTING & STAKING

TRENCHING, PIPING & WIRING



SHRUB PLANTING

AUTOMATIC CONTROLLER ASSEMBLY

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Rev.	Date	Description

Revisions:

Date: December 4, 2017

Scale:

Drawing Title:

IRRIGATION & PLANTING DETAILS

Sheet No:

L-3