



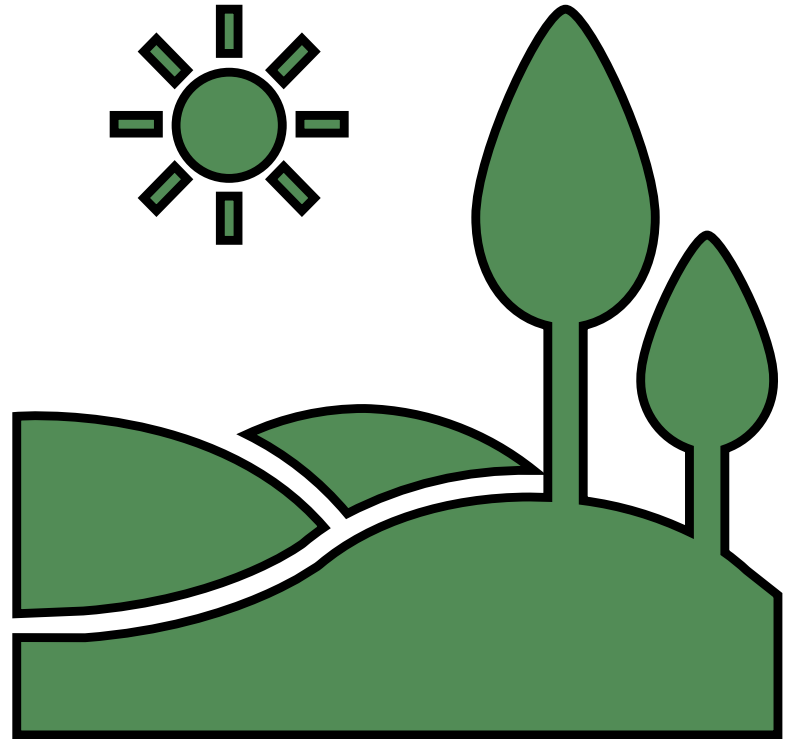
**Agoura Business Center North
Business Industrial Park Project
28721 Canwood Street, Agoura Hills, CA**

Project Applicant: Agoura Business Center North, LLC

Project Manager: Dale Poe Real Estate Group

About the Project

- Agoura Business Center North is an industrial business park covering 10.2 acres at 28721 Canwood Street in Agoura Hills, between Kanan Road and Chesebro Road.
- Two of the Project's buildings were completed in 2016 of 13,140 square feet each and are now occupied by Tesla Motors as a service center and as a warehouse facility by a local outdoor furniture retailer.
- Phase II of this project will complete construction on this business park with two industrial buildings of 35,532 and 35,545 square feet.
- Contact Information for designated representative:
David Brody
dbrody@dalepoe.com
(818) 889-2822 ext. 101



Project Team

Project Manager: Dale Poe Real Estate Group

Architect: Rasmussen & Associates

Civil Engineer: Westland Civil

Landscape Architect: Landscape Development

Geological Engineer: Gorian and Associates

Arborist: McKinley & Associates

Traffic Consultant: Associated Transportation Engineers

CITY OF AGOURA HILLS ZONING MAP

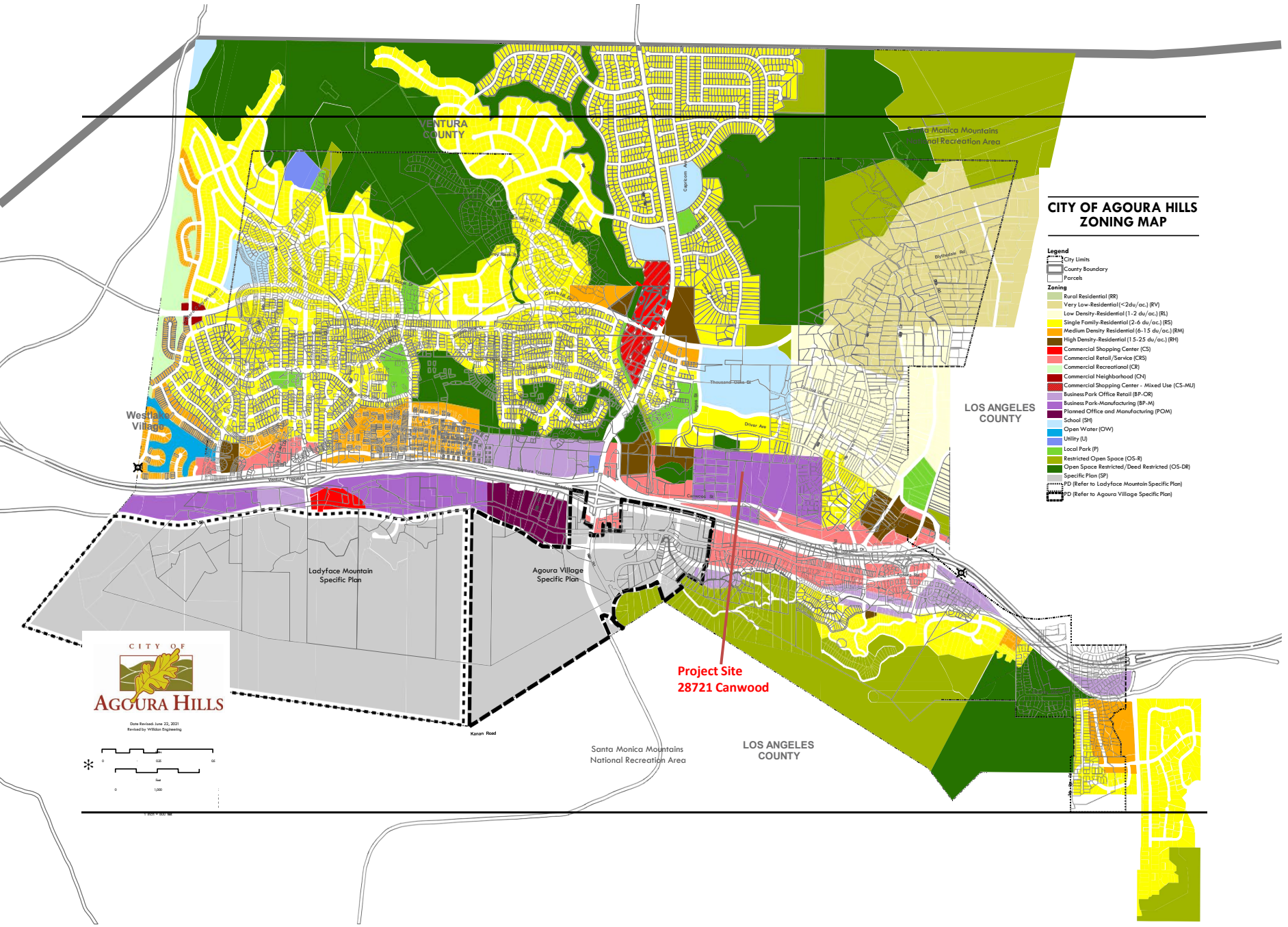
- Legend**
- City Limits
 - County Boundary
 - Parcels
- Zoning**
- Rural Residential (RR)
 - Very Low Residential (<2du/ac) (RV)
 - Low Density Residential (1-2 du/ac) (RL)
 - Single Family Residential (2-5 du/ac) (RS)
 - Medium Density Residential (6-15 du/ac) (RM)
 - High Density Residential (15-25 du/ac) (RH)
 - Commercial Shopping Center (CS)
 - Commercial Retail/Service (CRS)
 - Commercial Recreational (CR)
 - Commercial Neighborhood (CN)
 - Commercial Shopping Center - Mixed Use (CS-MU)
 - Business Park Office Retail (BP-OR)
 - Business Park-Manufacturing (BP-M)
 - Planned Office and Manufacturing (POM)
 - School (S)
 - Open Water (OW)
 - Utility (U)
 - Local Park (P)
 - Restricted Open Space (OS-R)
 - Open Space Restricted/Deed Restricted (OS-DR)
 - Specific Plan (SP)
 - SP (Refer to Ladyface Mountain Specific Plan)
 - SP (Refer to Agoura Village Specific Plan)

LOS ANGELES COUNTY

Project Site
28721 Canwood



Date Revised: June 22, 2021
Revised by: Wilson Engineering



VENTURA COUNTY

Santa Monica Mountains National Recreation Area

Western Village

Ladyface Mountain Specific Plan

Agoura Village Specific Plan

Santa Monica Mountains National Recreation Area

LOS ANGELES COUNTY

Aerial View



An aerial photograph of an industrial or commercial area. A large, mostly empty dirt lot is outlined in purple and labeled "Project Site" in red text. To the left of this lot are several large, grey-roofed industrial buildings with parking lots. Below the "Project Site" is a smaller building with a white roof and a parking lot, labeled "Tesla" in red text. To the right of the "Project Site" is a green area with a winding path, possibly a golf course or park. The bottom of the image shows a road with a few cars and more industrial buildings.

Project Site

Tesla

THIS SHEET MAY BE SEPARATELY PRINTED ON A 36" X 48" SHEET.

FILE PATH & NAME: P:\A132301 AGOURA BUSINESS CENTER\DRAWINGS\CONST DOCS\A1.1 - SITE PLAN AGOURA BUSINESS CENTER.DWG - PLOTTED: 10/10/24 AM

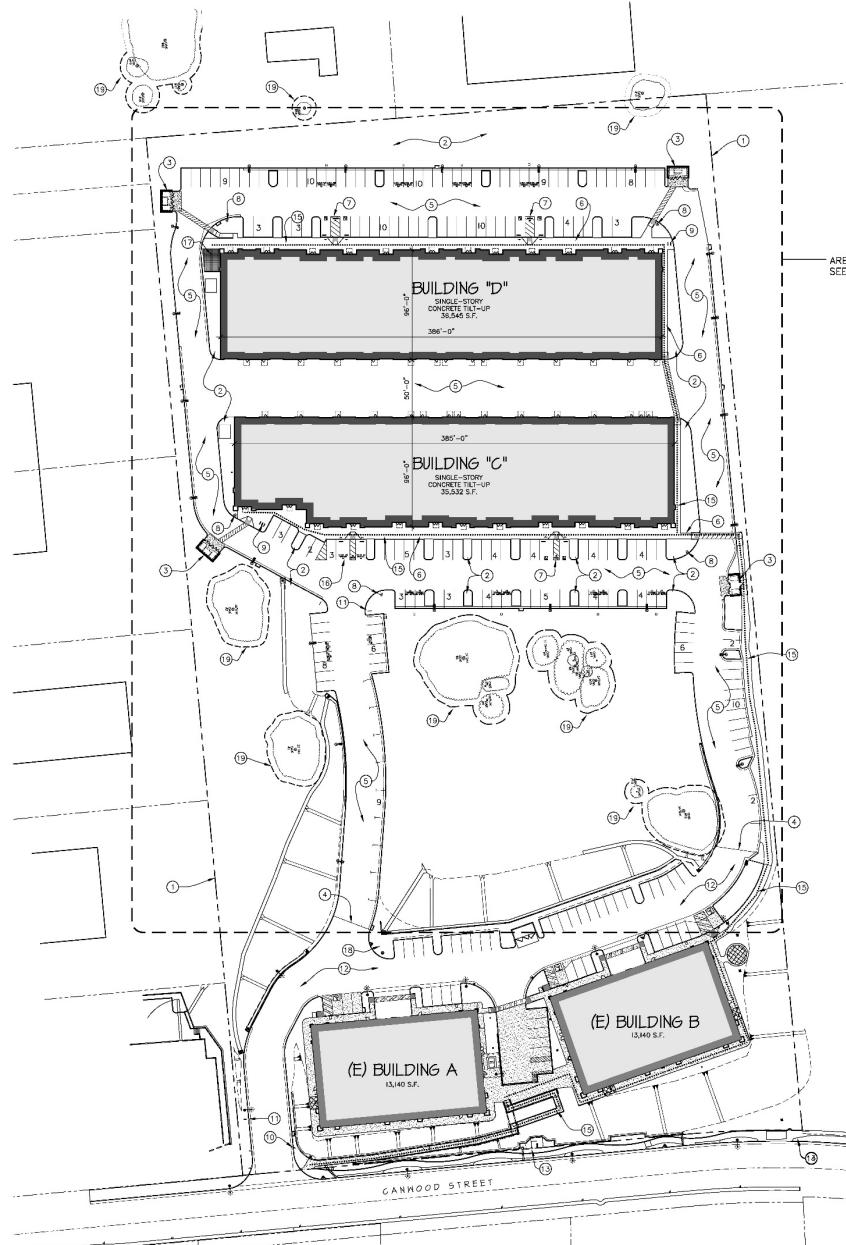
Author: A. J. ...
 Designer: A. J. ...
 Checker: A. J. ...
 Date: 10/10/24

GENERAL NOTES

1. ALL EXTERIOR MATERIALS USED FOR FENCES, SIDINGS, PORCH, PATIO, DECKS, CANOPIES, CANYONS, CANYONS AND OTHER SIMILAR STRUCTURES NEED TO MEET THE "VERY HIGH FIRE HAZARD SEVERITY ZONE" AS OUTLINED IN CHAPTER 2 OF ARTICLE VII IN THE 2020 LOS ANGELES COUNTY FIRE CODE AND AGOURA HILLS MUNICIPAL CODE.
2. A TWO PERCENT (2%) SLOPE AWAY FROM STRUCTURE FOR DRAINAGE (ON THE FIRST 5 FEET) ALL AROUND THE NEW STRUCTURES SHALL BE PROVIDED.
3. ALL NEW OR REPLACED WINDOWS WILL BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL FRAME, OR A 20 MINUTE RATED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2019 CALIFORNIA BUILDING CODE AND 2020 LOS ANGELES FIRE CODE.
4. FIRE SPRINKLERS WILL BE REQUIRED FOR ALL NEW STRUCTURES PER SECTION 903.2, ARTICLE VII OF THE AGOURA HILLS MUNICIPAL CODE 903.2.

NOTE LEGEND

1. PROPERTY LINE
2. LANDSCAPING
3. TRASH ENCLOSURE
4. APPROXIMATE LIMITS OF DEVELOPMENT
5. ASPHALT PAVEMENT
6. CONCRETE PAVEMENT/SIDEWALK
7. ACCESSIBLE PARKING AND CURB RAMP
8. FIRE HYDRANT
9. BICYCLE RACKS
10. ACCESSIBLE SITE ENTRY SIGN, SEE DETAIL 2/AB.D
11. EXISTING BUILDING LOCATOR SIGN, SEE 1/A.I.D
12. EXISTING PAVED PARKING AREA TO REMAIN PROTECT IN PLACE, SEE CIVIL DRAWINGS.
13. EXISTING FIRE DEPARTMENT POINT OF CONNECTION.
14. EXISTING BACKFLOW
15. ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT A WAY, SLOPE NOT TO EXCEED 4.99% WITH MAX. 2% CROSS SLOPE.
16. LOCATION OF FUTURE VAN ACCESSIBLE (V) CHANGING AND STANDARD ACCESSIBLE SPACES.
17. OUTDOOR PATIO SPACE.
18. ART WORK TO BE INSTALLED AT THIS LOCATION.
19. OAK TREE PROTECTED ZONE



APPLICABLE CODES

- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR))
- 2019 CALIFORNIA BUILDING CODE (PART 2, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR))
- 2019 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR))
- 2019 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR))
- 2019 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR))
- 2019 CALIFORNIA FIRE CODE (PART 6, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR))
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 LA COUNTY FIRE CODE
- 2019 AGOURA HILLS MUNICIPAL CODE

PARKING FOR PHASE II

TOTAL BUILDING AREA PHASE II = 72,077 S.F.
 = 8,920 S.F. FUTURE MEZZANINES
 = 70,000 S.F.

PARKING REQUIRED:

1 SPACE PER 100 S.F. FOR 10,000 S.F. = 100 SPACES
 1 SPACE PER 2000 S.F. FOR ADDITIONAL GROSS FLOOR AREA INDUSTRIAL = 10 SPACES
 1 SPACE PER 250 S.F. OFFICE SPACE = 28 SPACES
 1 SPACE PER 250 S.F. GROSS FLOOR AREA COMMERCIAL
 GROUND S.F. OFFICE SPACE = 16,940 S.F.
 MEZZANINES OFFICE SPACE = 8,920 S.F.
 = 22,400 S.F. / 250 = 89.6

TOTAL REQUIRED = 132 SPACES
 TOTAL PROVIDED = 178 SPACES

PARKING PROVIDED:

TOTAL PROVIDED = 178 SPACES
 8 ACCESSIBLE SPACES REQUIRED / 8 SPACES PROVIDED
 2 CAR/VAN/LOW-E SPACES REQUIRED / 21 SPACES PROVIDED
 18 FUTURE E.V. CHARGING SPACES REQUIRED /
 18 FUTURE SPACES PROVIDED (1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE)

PARKING SUMMARY-PHASE I & II

BUILDING A - PHASE I	13,140 S.F.
BUILDING B - PHASE I	13,140 S.F.
BUILDING C - PHASE II	30,532 S.F.
BUILDING D - PHASE II	38,845 S.F.
TOTAL SQUARE FOOT	96,357 S.F.

PARKING PROVIDED:

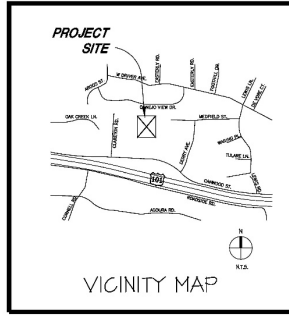
PHASE EXISTING = 48 SPACES
 PHASE II = 178 SPACES
TOTAL SPACES PROVIDED = 228 SPACES

PARKING LOT SHADE:

TOTAL PARKING AREA 74,281 S.F.
 TOTAL SHADED AREA 59,186 S.F.
 SHADE COVERAGE 79.6%

SITE DATA

ZONING	BP-M-FC
APN	2098-012-033
CONSTRUCTION TYPE	TYPE III-B
OCCUPANCY	B, S-1
NUMBER OF STORIES	ONE
HEIGHT	33'-0" / 35' ALLOWED
SITE AREA	445,489 S.F. (10.2 AC)
BUILDING AREA	88,357 S.F. 22% / 30% ALLOWED
PARKING AREA	138,930 S.F. 30%
LANDSCAPE/SIDEWALKS	38,891 S.F.
OPEN SPACE:	
UNDEVELOPED NATURAL AREA	68,500 S.F.
CERIMENTS/GRASSING	86,280 S.F.
LANDSCAPE ADVANCED TO CANWOOD ST.	17,400 S.F.
TOTAL LANDSCAPE/OPEN SPACE	209,071 S.F. 47% / 20% MINIMUM REQUIRED



ARCHITECT:

RASMUSSEN & ASSOCIATES
 21 S. CALIFORNIA STREET
 FOURTH FLOOR
 VENTURA, CA 93001
 VOICE: (805)846-1634 FAX: 818
 CONTACT: JAY LOVAGNO
 EMAIL: jay.lovagno@raa-ny.com

OWNER:

AGOURA BUSINESS CENTER NORTH, LLC
 DALE POE REAL ESTATE GROUP
 104 KERRY AVENUE, SUITE A
 AGOURA HILLS, CA 91001
 CONTACT: JARVIS BRIDGFORD
 EMAIL: dbrdy@dalepoe.com

RASMUSSEN & ASSOCIATES
 Architecture
 Interior
 21 S. California Street
 Fourth Floor
 Ventura, CA 93001
 (805) 846-1634

MASTER SITE PLAN

DATE: 10/10/24
 PROJECT: A1.1
 SHEET: 1 OF 1

AGOURA BUSINESS CENTER NORTH, LLC
 28721C & 28721D CANWOOD STREET
 AGOURA, CALIFORNIA

Building Perspectives





Building C – Southeast Corner



Building D – Northeast Corner

Closest Distance from Building to North Property Line = 101 feet, 5 inches



Building D – Northwest Corner



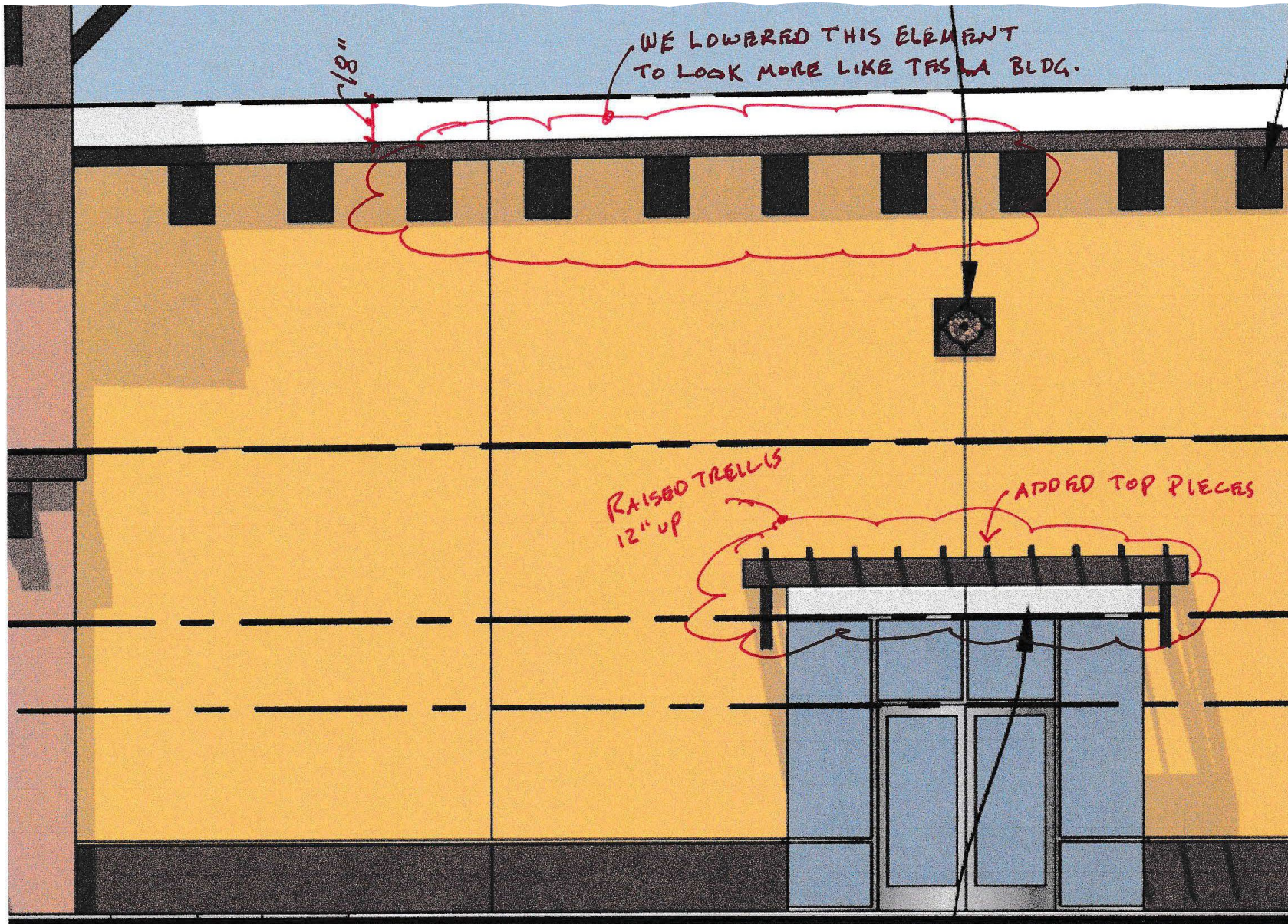
Building D – Northwest Corner



Building D – Northeast Corner

Architectural Review Panel Recommendations

- Consider lowering the brown corbel detail to allow for a taller white parapet above like the front two buildings. This will allow for enough space for the address sign.
- Consider designing the attached trellis like the front two buildings with stacked members above all openings on both proposed buildings' front facades.
- Consider increasing the height of the front doors to the suites located in between the two-story portions of the buildings to 10 or 11 feet.
- Consider placing landscaping along the rear property line to maximize privacy for the adjacent residential development at the top of the slope in direct line with the proposed mezzanines.



WE LOWERED THIS ELEMENT
TO LOOK MORE LIKE TESLA BLDG.

8 1/8"

RAISED TRELLIS
12" UP

ADDED TOP PIECES

* ADDED RECESSED WHITE
RAIL ABOVE ENTRY



Building D – North Property Perspective

COLOR / MATERIAL BOARD



P1 CONCRETE WALL PANELS & STEEL DOORS,
STUCCO & METAL
DUNN-EDWARDS; REGENCY CREAM, DE5325



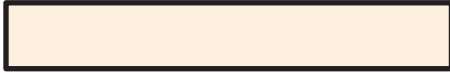
P2 ARCHITECTURAL POP OUT ELEMENT WALL PANELS,
STUCCO, MEDALLION
DUNN-EDWARDS; MESA TAN, DEC 718



P3 ACCENT BANDS, STUCCO
DUNN-EDWARDS; DEEP BROWN, DE6077



P4 ARCHITECTURAL ACCENT ELEMENTS
DUNN-EDWARDS; WREATH, DE5656



P5 ACCENT WALL PANELS STUCCO & FASCIA
DUNN-EDWARDS; PALE PEARL, DE5322



A1 RECESS DECORATIVE WALL ELEMENT



A2 ROLL-UP DOORS, METAL
DUNN-EDWARDS; MESA TAN, DEC 718



G1 STOREFRONT MANUFACTURERS FINISH
WITH CLEAR GLASS
VITRO ARCHITECTURAL GLASS;
DUAL-GLAZED, LOW-E CLEAR GLAZING
SOLARBAN 60 (2) CLEAR+CLEAR