



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 01-SPR-004 AMENDMENT**

**FOR THE PROPERTY LOCATED AT  
5241 COLODNY DRIVE,  
AGOURA HILLS**

**EXHIBIT A**

**COLOR RENDERING OF THE PROPOSED CHANGES**



5241 COLODNY DRIVE  
AGOURA, CA

CONDOMINIUM REMODEL PROJECT

*Condominium Project- proposed Remodel  
5241 Colodny Drive*

**PURPOSE**

This study has been prepared at the request of the City Planning Department for the purposes of modifying a recently completed project. The final project and the submission to Planning Commission has had changes. Planning staff has required of the owner to submit a report with proposed changes to process with the approval of the Planning Commission.

During the course of construction multiple issues occurred that changed the design intent of the original submittal. The reasons for the changes are varied. Some changes were imposed by the Fire Department; others were necessary to fulfill the City requirements. The modifications made by the Sub-Contractor and Contractor were unapproved by the City. As a result, the planning staff has required a re-submittal to the Planning Commission for additional review and findings. The intent of this report is to propose changes that would reflect additional details to the presentation of the structure for a more completed and finished project.

This report was also prepared with the City of Agoura staff input as to the nature of the objections to the current completed project.



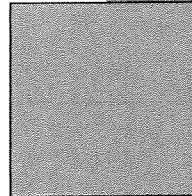
## Design Concepts

### COLORATION

The current structure has variegated surface geometries that are monochrome in coloration. The proposed color concept expresses the differentiation of geometries by distinct colors on the varied surfaces. The photographs that follow in this report demonstrate the use of these colors by showing a photo of the current site as it exists today, below the current site photo is a photo modified to reflect the proposed colors. In all color choices there are natural colors that dominate the scheme.

#### EXISTING FIELD COLOR (similar to):

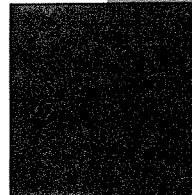
- " Dunn Edwards
- " DE6122 - Dry Creek



Dry Creek  
(PT1)

#### PROPOSED TRIM COLOR:

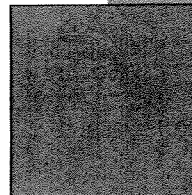
- " Dunn Edwards
- " DE6047 - Eclectic Plum
- 1. Proposed Locations
  - i. Windows
  - ii. Columns at garage
  - iii. Outriggers above doors
  - iv. Vents circular
  - v. Beam pop outs below walkway



Eclectic Plum  
(PT2)

#### PROPOSED SECONDARY COLOR:

- " Dunn Edwards
- " DE6068 - Cobblestone Path
- 1. Proposed Location
  - i. Recessed area below walkway
  - ii. Base of garage columns
  - iii. Wainscot up to sill of window
  - iv. Doorway recess
  - v. Element over doors

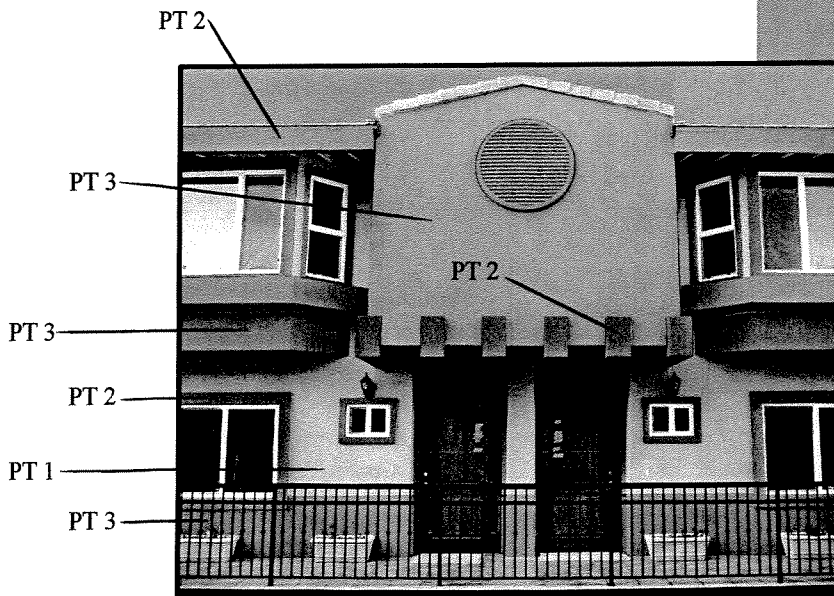


Cobblestone Path  
(PT3)



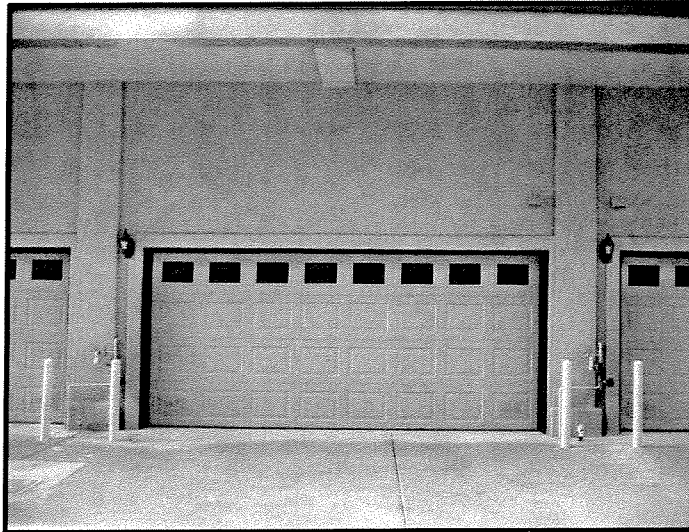
*EXISTING*

The existing entry facades are sand finish stucco. The articulation of the elevations has sufficient variety of elements to carry the design, with the exception of graphic color.



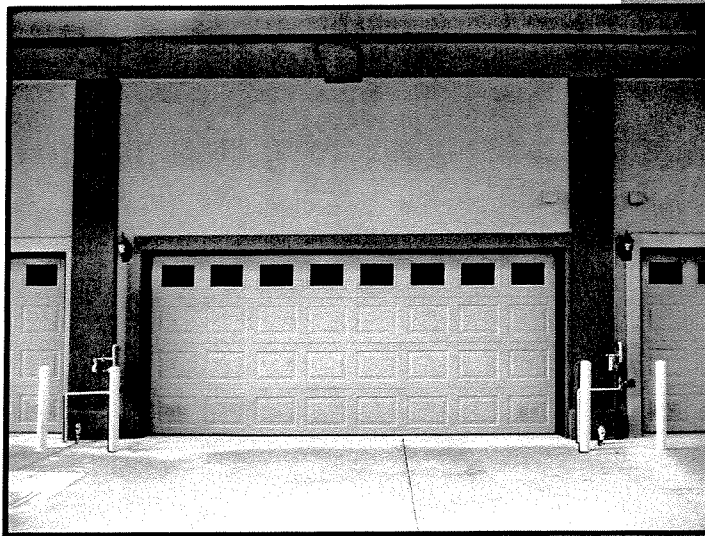
*PROPOSED*

The proposed coloration concept uses the existing geometries by defining the individual elements with color. The specific color locations are listed on the previous page. It is recommended that these colors are approximate; they should be color tested on the actual building to be reviewed by the Planning Director.



### *EXISTING*

The existing garage door entry areas are constructed of pressed metal roll down doors with a factory paint application to the doors. The jamb and header materials are painted composite plastic finishes. Between each door there is a gas and water access valve at the base. The wall surfaces are sand finish stucco with variegation to the wall as shaped surface treatments. The coloration forms a monolithic appearance to the facade.



### *PROPOSED*

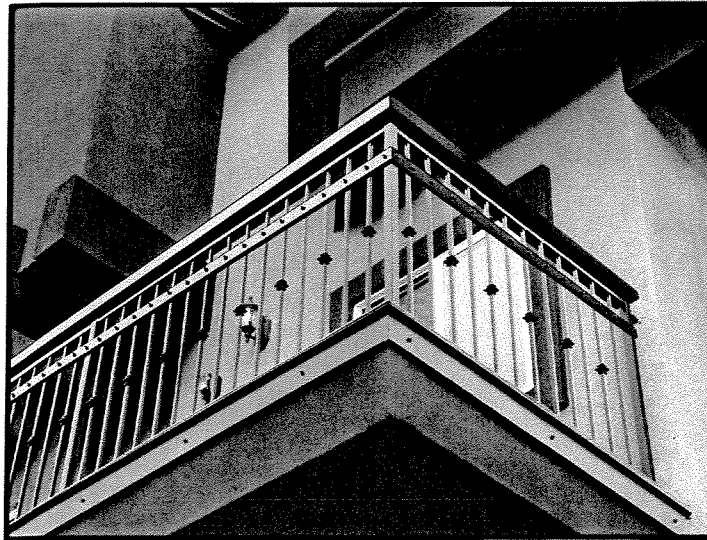
The concept for the garage areas is to emphasize the columns by adding a contrasting color to the verticals between the garages. This also enhances the three dimensional quality of the actual parts of the building. The raised frame elements that act as a door surround would also receive color. The undersides of the balconies have a framed coffered edge treatment that will be painted a contrasting color. The interior panel of the coffers will be the adobe color as a contrast to the base stucco color.





### *EXISTING*

The existing handrail is a standard wrought iron rail design with a knurled decorative piece attached to every other rail. The original planter attachment has been omitted. This planter attachment would not be a good practice as they typically do not sustain healthy plants per the original design. The plants tend to die and become a non-sustained part of the building. The attached planters tend to leak water and rot out with rust.

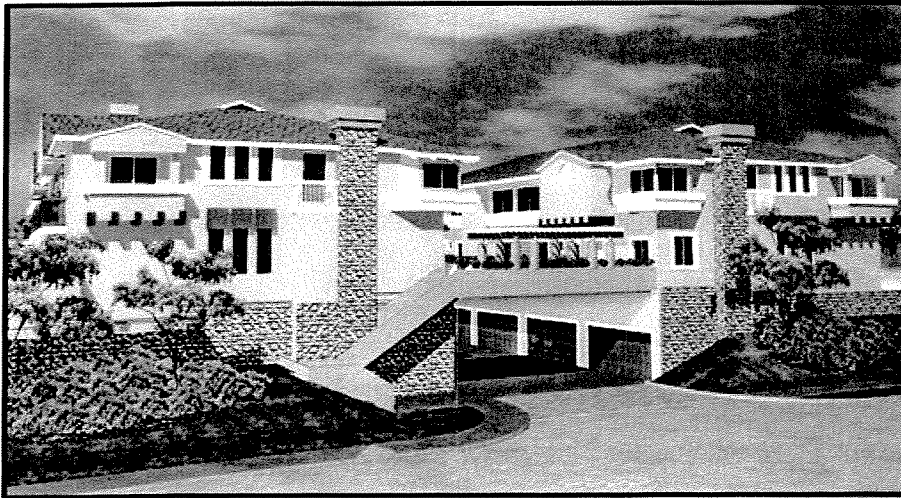


### *PROPOSED*

The existing handrail is to be used with additional elements attached to the rail to enhance the design of the rail. It is proposed that the existing rail have attached a larger 1 1/2" x 3" tube top rail welded to the existing top rail. Just below the top rail, about 3" lower a horizontal 1/2" x 1 1/2" rail is welded to the vertical rails. The rail is to receive a decorative button welded at each vertical rail to simulate an old fashioned rivet. Note the coloration shown on the adjacent wall surfaces that enhances the geometry of the building shapes.

*FRONT STAIR DESIGN*

The approved Planning Commission concept plan had a bridge over the entry of the complex with a solid enclosed stair on the left side. In addition there was an Arbor at the bridge, hence the name given for the project the "Arbors". According to the contractor the fire department would not allow a bridge over the entry area as shown on the original concept rendering.



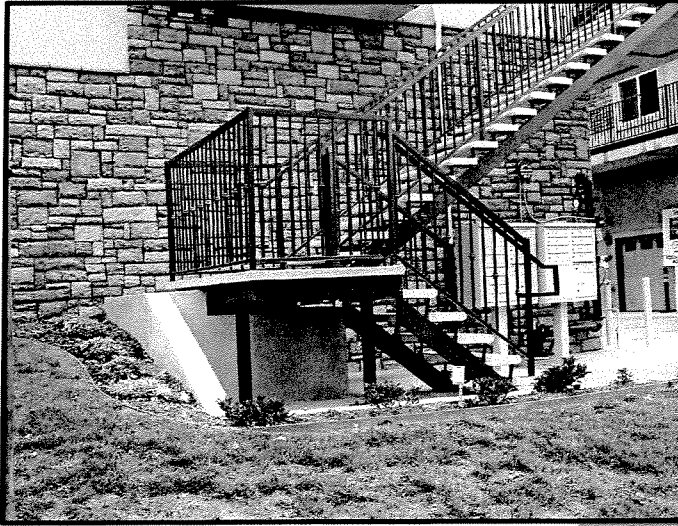
*PREVIOUS RENDERING*

*PROPOSED CONCEPT*

It is proposed that the first flight to the landing be removed and replaced with a faux rock solid base. The handrail to have added elements to the top rail and a additional horizontal rail attached to the vertical members just below the top rail.

See attached existing and revised photos of this area.

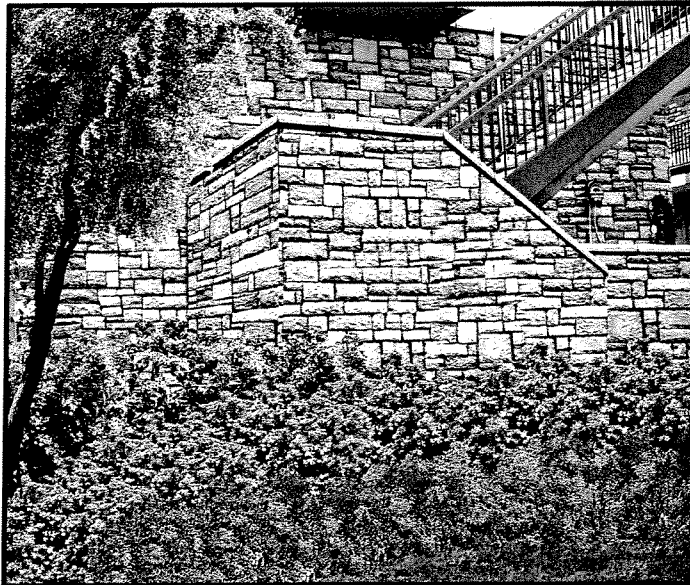




### *EXISTING*

The existing condition is that the stair is a prefabricated metal stair with concrete pan type treads.

The landscaping is not according to the original landscape plans. Some of the plant materials have died and the grass has become weak and does not fully cover the area.



### *PROPOSED*

It is recommended that the base of the stairs become a solid rock enclosure. The stairs and the railings to be modified as shown. The top rail is to be added and be larger. An additional rail to be added parallel to the top rail mounted to the vertical rails.

The landscaping is to be further enhanced with healthy plants. Landscaping to be submitted under separate documents.

## *Stair, Column, and Mailbox Concept*

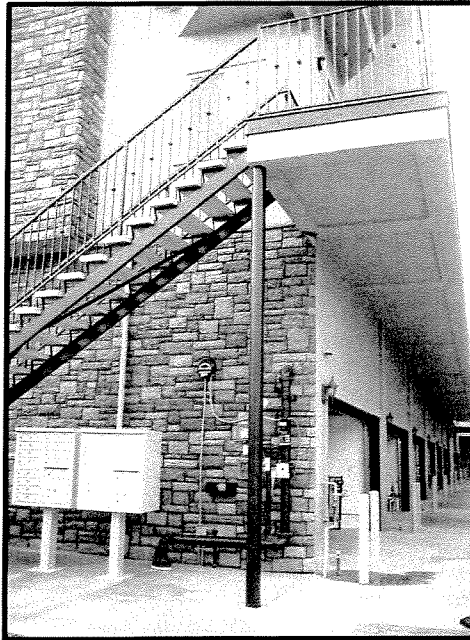
This area is located at the front elevation at the street to the left of the driveway.

### EXISTING CONDITIONS

The existing stair is a prefabricated metal stair very common in apartments in the 1960 to 1970's design. The treads are pan construction with concrete treads. There are open spaces between treads.

The mailboxes are the standard post office issue with the face of the boxes facing the street.

The support column is an exposed painted steel round column about 6" in diameter.



*EXISTING*

### PROPOSED MODIFICATIONS

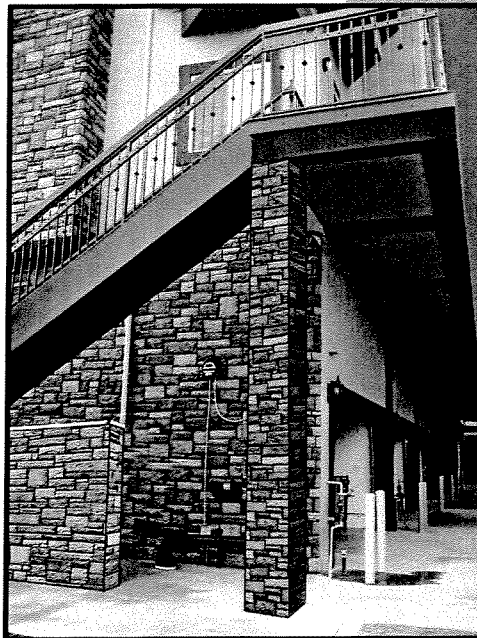
The changes to this area would include an additional top rail and a horizontal intermediate rail to the handrail.

The edges of the stair treads would have a solid metal enclosure underneath and to the side of the treads as a solid metal stringer.

The metal column would be encased in a larger column enclosure with faux rock veneer attached to all four faces.

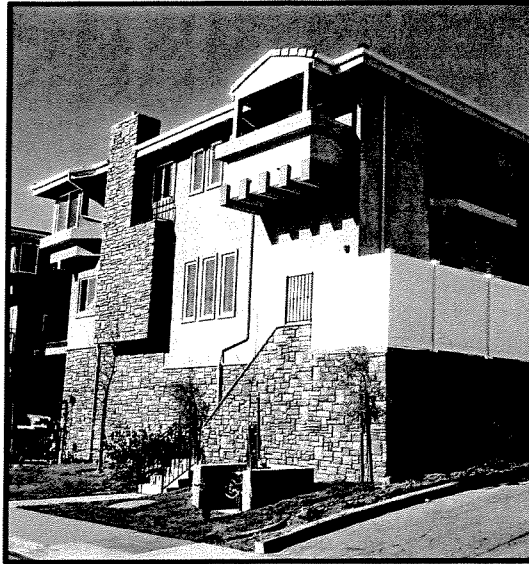
The balcony floor and underside of floor to have contrasting paint color to show the under coffer design that now exists.

The mailboxes would be re-mounted at 90 degrees to the street, back to back with a rock veneer wall in the front, hiding the boxes.



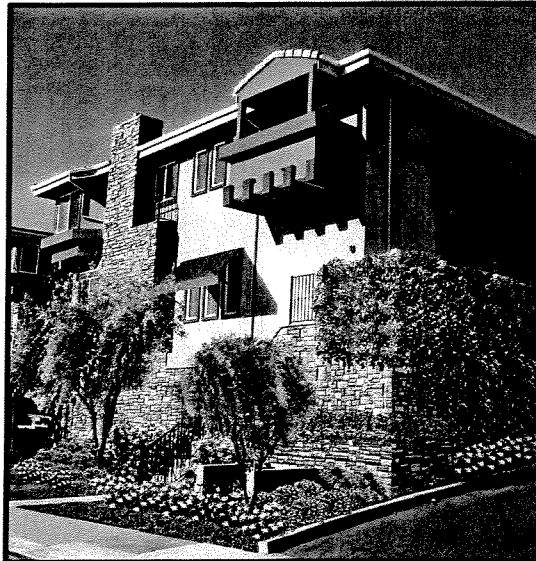
*PROPOSED*

The right side front yard and the street elevation has several components that are problematic. The fence and the retaining wall have too much prominence. The fire sprinkler valves are too visible. The coloration and the facade need further articulation. The landscaping needs to be enhanced.



*EXISTING*

The fence will need to have a trellis element attached that will allow a living plant material to cover it. The trellis is to be made of a durable pvc plastic rather than wood attached to the fence. Both the fence and the trellis to be painted paint color PT3. A new raised stone planter is to be installed at the base of the fence. Handrails are to be revised to meet the new standard design. Landscaping to be enhanced as shown. Building to be colorized (painted) to new standards. Provide awning above windows as shown.



*PROPOSED*





### *EXISTING*

The existing trellis design is located on two bridge elements at the west end of the project above the garage areas. The trellis design is composed of a large timber frame with knee braces to provide stability. The upper trellis framing is composed of 2x wood framing. The entire structure is stained or painted with an opaque brown color.



### *PROPOSED*

The trellis will need structural plates to replace the knee bracing. A structural engineer will be needed to redesign the frame. The main frame could have additional cover material to hide structural plates that might be too industrial. The top framing is to be replaced with heavy timbers with scroll cut edge detailing.