



WESTON BENSHOOF  
ROCHFORD RUBALCAVA MACCUISH LLP  
ATTORNEYS AT LAW

(805) 280-2302  
tcohen@wbcounsel.com

October 4, 2006

VIA FACSIMILE AND U.S. MAIL

Mr. Denis Weber, Mayor  
Councilmembers  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Re: Riopharm USA, Inc.

Dear Mayor Weber and Councilmembers:

We appreciate the City Council's extension granted at the September 13, 2006 meeting to allow our project team to make additional changes to our project based on the feedback we heard at the hearing. You will be pleased to know that we have made significant changes to our project that we believe directly respond to each of the concerns raised.

Some of these changes include:

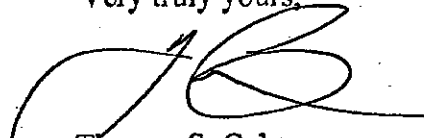
- \* Reducing density again on Agoura 1 by one unit. Fourteen legal lots have been reduced to 11 lots, thereby only 11 homes are proposed for development.
- \* One more single story home replacing a two story has been incorporated thereby a total of seven single story units have been integrated into Agoura 1 where previously no single story homes were originally proposed. This change results in significant massing reduction and preserves views over units adjacent to the project's neighbors to west.

We have attached an exhibit that describes in greater detail the changes made in each of the tracts.

Mr. Denis Weber  
October 4, 2006  
Page 2

We respectfully request your due consideration of the enclosed information and hope that we have warranted your vote in favor of the project.

Very truly yours,



Thomas S. Cohen  
WESTON, BENSHOOF,  
ROCHEFORT, RUBALCAVA & MacCUISH LLP

TSC/MSoOffice  
Enclosure

cc: Jack and Alan David

ADDITIONAL PROJECT CHANGES FROM SEPTEMBER 13, 2006  
CITY COUNCIL HEARING CONTINUED TO  
OCTOBER 11, 2006

AGOURA 1 TRACT:

1. Deleted Lot 12
2. New Lot 11
  - a. Converted to a single story home. Project will now have 7 single story units and 4 two story units.
  - b. Garage to face westerly onto north-south internal drive aisle. No garage door will face entry street.
  - c. Greater setback distances, all meeting or exceeding City standards for this zone.
  - d. Results in more landscape area, an increase of approximately 1,000 square feet.
3. Install mature landscaping to screen the project in a shorter period of time and add larger trees in strategic locations to soften the two story units on the southern perimeter of the tract boundary.
4. 15 guest parking stalls provided. Code requires 11 spaces.
5. East-west drive aisle width increased to 34 feet.
  - a. Former 90 degree parking stalls now parallel.
  - b. An additional 9.5 feet in width of landscaping with the removal of 90 degree parking stalls. This results in an increase in landscape area of approximately 700 square feet.
6. Aesthetic and environmentally-preferred decorative pavers (facilitates infiltration and reduces potential for erosion and stormwater pollution) will be used in
  - a. Driveways of each unit.
  - b. Guest parking stalls.

7. Decorative interlocking pavers will be used in the main entry driveway.
8. Lot 7 home reduced in height from 26 feet to 22 feet.
9. Privacy wall along northern perimeter of Lot 1 will be modified to taper or step down rather than end abruptly.
10. CC&Rs will be drafted and provided for review and approval by the Planning Department and the City Attorney, and will, among other things, provide for:
  - a. All common areas including, but not limited to, landscaping in front yards of each home, guest parking, main entry drive, drive aisles, fences, walls, recreational facilities and lighting within the project shall be maintained through the formation of a homeowner's association and right of assessment to assure payment and continuous quality maintenance.
  - b. Garages shall be restricted as follows:
    1. Garage doors may not be left open, except as temporarily necessary or while used for entering or exiting.
    2. Garage space shall not be converted into any use that would prevent its use as parking for the number of vehicles the space was designed to contain.
  - c. Guest parking may not be used on a long-term or routine basis by owners or tenants in the project.



**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS CITY COUNCIL**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, CA 91301**  
**September 13, 2006 at 7:00 p.m.**

The meeting was called to order at 7:04 p.m.

The flag salute was led by Councilmember Koehler.

Present were: Mayor Denis Weber, Mayor Pro Tem Dan Kuperberg, Councilmember John Edelston, Councilmember William Koehler, and Councilmember Harry Schwarz.

Also Present were: City Manager Greg Ramirez, Assistant to the City Manager Nathan Hamburger, Assistant to the City Manager Louis Celaya, City Attorney Craig Steele, City Engineer Ken Berkman, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Oak Tree and Landscape Consultant Kay Greeley, Planning Technician Sally Schneider, and City Clerk Kimberly Rodrigues.

**REPORT OF CLOSED SESSION**

City Attorney Steele reported on the Closed Session pursuant to Government Code Sections 54956.9(a) and 54956.8. The City Council did not discuss the matter under 54956.9(b). Direction was given to staff and no reportable action was taken.

**APPROVAL OF AGENDA**

On a motion by Councilmember Edelston to change the order of the Agenda and move Item No. 9 to the end of the Agenda, was seconded by Mayor Pro Tem Kuperberg, and the amended Agenda was approved without objection.

**ORAL COMMUNICATIONS**

There were no speakers.

**PRESENTATIONS**

Mayor Weber, on behalf of the City Council, presented a Certificate of Appreciation to Thom Bancroft for his years of dedication and service to the City of Agoura Hills and its residents and recognized his leadership in the formation of the Agoura Hills Men's Tennis League.

Captain Jerry Reese and the Fire Station #89 Crew presented the City Council and City Attorney with t-shirts in recognition of their generous donations of a computer and barbecue to the Fire Station and thanked the residents for welcoming them to the community.

### INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE & DEPARTMENTAL REPORTS

Mayor Weber, on behalf of the City Council, recognized five years of outstanding service and dedication to the City of Agoura Hills by City employee, Valerie Darbouze, of the Planning and Community Development Department.

Mayor Weber announced that, preceding the Council meeting, the City Council had attended a training session and completed their certification requirements to take the Federal National Incident Management System (NIMS) training which is incorporated with the State Emergency Management Systems (SEMS) training.

### CONSENT CALENDAR

City Manager Ramirez requested an amendment to the recommendation of Item No. 8 to read: *"Staff respectfully recommends the City Council approve the additional expenditures of \$2.5 million in Fiscal Year 2005/2006 rather than in the Fiscal Year 2006/2007 adopted budget and reduce the budgeted expenditure by the same amount in Fiscal Year 2006/2007."*

On a motion by Councilmember Edelston, second by Councilmember Schwarz, the Consent Calendar was approved, as amended, 5-0.

1. Approve Minutes of the Regular City Council Meeting of August 23, 2006

ACTION: Approved 5-0

2. Approve Demand Warrant Register No. 547

ACTION: Approved 5-0

3. Approve Agreement with Southern California Edison for Relocation of Facilities for the U.S. 101/Kanan Road Interchange Project

ACTION: Approved 5-0

4. Approve Rejection of Claim for Damages – Bryan Berri

ACTION: Approved 5-0

5. Approve Rejection of Claim for Damages – Natalie Turner

ACTION: Approved 5-0

6. Approve the Addition of a Non-Voting Student Representative to the Agoura Hills/Calabasas Community Center (AHCCC) Joint Powers Authority

ACTION: Approved 5-0

7. Approve the Installation of Illuminated Street Signs

ACTION: Approved 5-0

8. Receive Update No. 3 and Approve Additional Expenditures for the U.S. 101/Kanan Interchange Project

ACTION: Approved 5-0

**PUBLIC HEARING – CHANGE IN ORDER OF AGENDA**

9. This item was moved to the end of the Agenda

**DISCUSSION/ACTION**

10. Approve **Resolution No. 06-1430**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ESTABLISHING CHARGES FOR SERVICES RENDERED IN RELATION TO PROCESSING APPLICATIONS IN THE AGOURA VILLAGE SPECIFIC PLAN AREA

Upon presentation of the staff report and a question and answer period, Mayor Weber opened the floor for public comment.

There were no public speakers on this item.

ACTION: Following discussion, the motion by Councilmember Schwarz, to adopt **Resolution No. 06-1430**, was seconded by Mayor Pro Tem Kuperberg, and approved on a roll call vote of 5-0.

11. Approve the Contract Award for the 2006-2007 Street Resurfacing Project; NIB 06-01

Upon presentation of the staff report and a question and answer period, Mayor Weber opened the floor for public comment.

There were no public speakers on this item.

**ACTION:** Following discussion, the motion by Councilmember Edelston, to award the 2006-2007 Street Resurfacing Project; NIB 06-01, to Hardy and Harper, Inc., authorize the use of up to \$163,107 from the SB 1132 "Local Street and Road Improvements" Fund for the project, and authorize the transfer of \$137,603 of Gas Tax funds into the project's account, was seconded by Councilmember Koehler, and approved on a roll call vote of 5-0.

### **PUBLIC HEARING – CHANGE IN ORDER OF AGENDA**

9. Conduct a Public Hearing Regarding an Appeal of the Planning Commission's Denial of Conditional Use Permit Case Nos. 03-CUP-010 and 98-CUP-007, Oak Tree Permit Case No. 98-OTP-011, which was a Request to Develop 27 Detached Single-Family Residences on Two Recorded Residential Tracts, to Remove 33 Oak Trees and Encroach within the Protected Zone of 15 Oak Trees for the Proposed Construction on the South Side of Agoura Road, East of Calle Montecillo and West of Liberty Canyon Road, and Adoption of a Mitigated Negative Declaration. (Riopharm USA, Inc., Applicant) – *This Public Hearing was continued from the Regular City Council meeting of June 28, 2006*

City Attorney Steele announced that Councilmember Koehler and Councilmember Schwarz do not have any statutory conflict of interest in this matter and based on the fact that they considered and voted on this particular project while serving as Members of the Planning Commission and out of respect for the due process rights of both the applicants and anyone else interested in the matter, they decided to recuse themselves.

**Councilmember Koehler and Councilmember Schwarz left the meeting at this point.**

There were no ex parte communications disclosed by the City Council.

Following presentation of the staff report and a question and answer period, Mayor Weber opened the Public Hearing.

Charles Cohen, 2801 Townsgate, #215, Westlake Village, representing the applicant, provided an overview of the revised project.

Yair Koshet, 5226 Medina Road, Woodland Hills, architect representing Riopharm, spoke about the revisions to the project.

Joan Yacovone, 27328 Country Glen, Agoura Hills, suggested for the Agoura I tract placing 1-story structures across the front lots and 2-story structures towards the rear and spoke about her concerns related to the front yard setbacks, the liability and maintenance of the landscaping in the common areas, the orientation of the garage doors and access to the garages from the street, and the number of Oak trees proposed to be removed from both tracts.

Rudy C'Dealva, 4062 Jim Bowie Road, representing the Liberty Canyon Homeowners Association, spoke about concerns with the potential impacts on the Oak trees.

There were no further speakers.

**The City Council recessed at 9:00 p.m. and reconvened at 9:13 p.m.**

**ACTION:** The motion by Mayor Pro Tem Kuperberg to deny the appeal and direct staff to bring back all documents necessary to effectuate the denial of the project, failed for lack of a second.

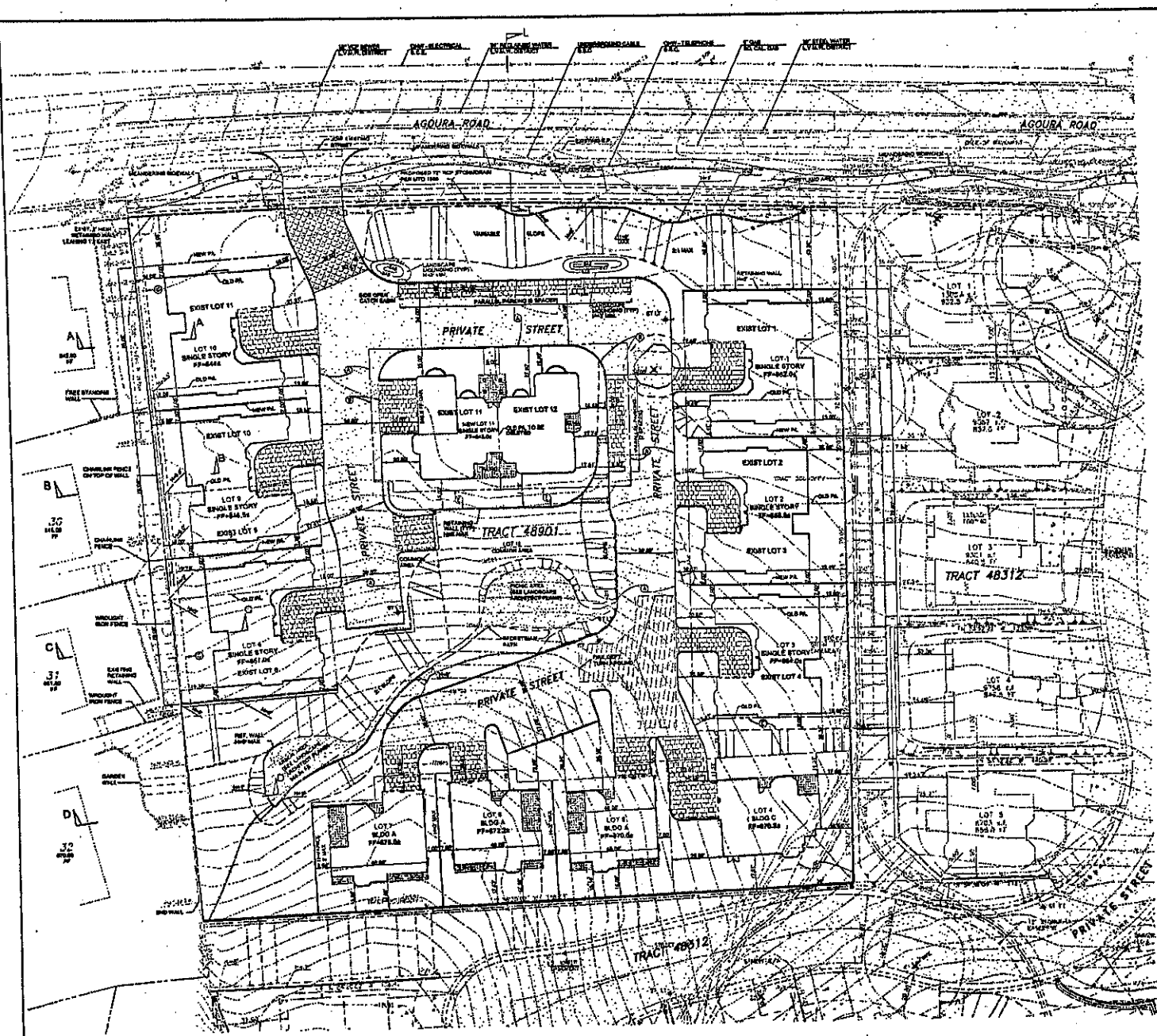
**ACTION:** The motion by Councilmember Edelston, to continue the Public Hearing to October 11, 2006, to allow for the applicant to return to Council and present modifications to the project, and direct staff to bring back draft resolutions for the adoption of the project approval or denial based on the modified project plans presented by the applicant, was seconded by Mayor Weber and approved on a roll call vote of 2-1; with Councilmember Edelston and Mayor Weber in favor, Mayor Pro Tem Kuperberg opposed, and Councilmember Koehler and Councilmember Schwarz abstaining.

**COUNCIL, STAFF COMMENTS**

City Attorney Steele announced that staff became aware of the fact that a dispensary for medicinal marijuana opened in the community and this type of use is not currently allowed under the City's Municipal Code. Staff is taking steps to address that particular use and recommending that the City Council adopt a temporary moratorium on the establishment of that type of use in the City, while the City takes a study on whether or not the use is legal under existing law and whether or not the City intends to permit or prohibit that type of use, and, if permitted, under what conditions. City Attorney Steele requested authorization, to place on the next Agenda, for the consideration of such temporary moratorium for the purpose of allowing staff the time to compile the information. The motion by Mayor Pro Tem Kuperberg for staff to bring the item forward for consideration on the next Agenda, was seconded by Councilmember Edelston and approved by consensus, with Councilmember Koehler and Councilmember Schwarz absent.

**ADJOURNMENT**

At 9:35 p.m., on a motion by Mayor Pro Tem Kuperberg, second by Councilmember Edelston, the Council, with Councilmember Koehler and Councilmember Schwarz absent, unanimously consented to adjourn the meeting to 7:00 p.m., Wednesday, September 27, 2006, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center with a Closed Session at 6:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.



**EASEMENT LEGEND**

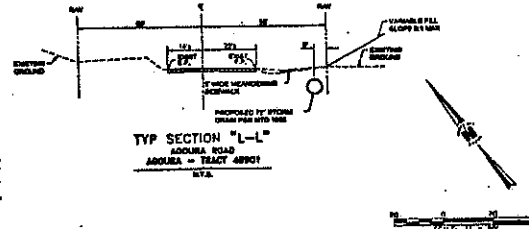
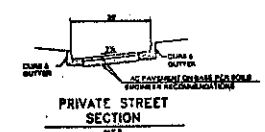
- ① EAST PUBLIC UTILITY EASEMENT FROM WATER, SE, SECTION 3044, TELEPHONE, FIRE LINE, CABLE TV & BROADCAST PURPOSES PER TRACT 4801
- ② PROPOSED EASEMENT FOR BUSINESS & RESIDENTIAL USE LAND AND UTILITY PURPOSES.
- ③ EASEMENT EASEMENT FOR THE USE OF LOTS 1, 11, 12, 13.
- ④ VARIABLE WIDTH STORM DRAIN EASEMENT TO THE CITY OF AGOURA HILLS PER LANE LINE.
- ⑤ RESTRICTED LANE EASEMENT OVER CATCH BASIN AREA & LOT 10 FOR LOT 11, 12 & LOT 13.

**LEGEND**

- BOUNDARY OF FACE OF SINGLE WALL
- RETAINING WALL, 4'-6" BAS
- FINISH SURFACE
- TOP OF HILL
- TOP OF DUNE
- DAYLIGHT LINE
- CH
- FILL
- FLOW LINE
- PUBLIC UTILITY EASEMENT
- HIGH POINT
- TOP OF GATE
- INVERT
- STORM DRAIN
- FLOW LINE
- PROPOSED STREET LIGHT (200'-500' SPACING)
- GAS LINE TO BE REMOVED (TOTAL OF 1)
- GAS LINE TO BE SAVED
- PROPOSED CATCH BASIN WITH STORM WATER TREATMENT (PAVED) EASEMENT
- 2:1 FILL SLOPE
- 2:1 CUT SLOPE
- A.L. PAVEMENT
- CONCRETE
- REMOVABLE BRICK PAVEMENT
- SIDE OPEN CATCH BASIN WITH STORM WATER TREATMENT FILTER EASEMENT

**NOTE**

- 1. EXIST LOTS 1, 11 & 12 ARE PROPOSED COMBINED INTO 3 LOTS
- 2. EXIST LOTS 1, 11, 12 & 13 ARE PROPOSED COMBINED INTO 4 LOTS
- 3. NEW LOTS HAVE 8-FOOT MINIMUM FRONT SETBACKS PER NOTE 1 ABOVE.



**UNDERGROUND SERVICE ALERT**  
 CALL 800-PRICE  
 1-800-337-2666  
 THIS WARNING GIVES YOU 48 HOURS TO PREPARE

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

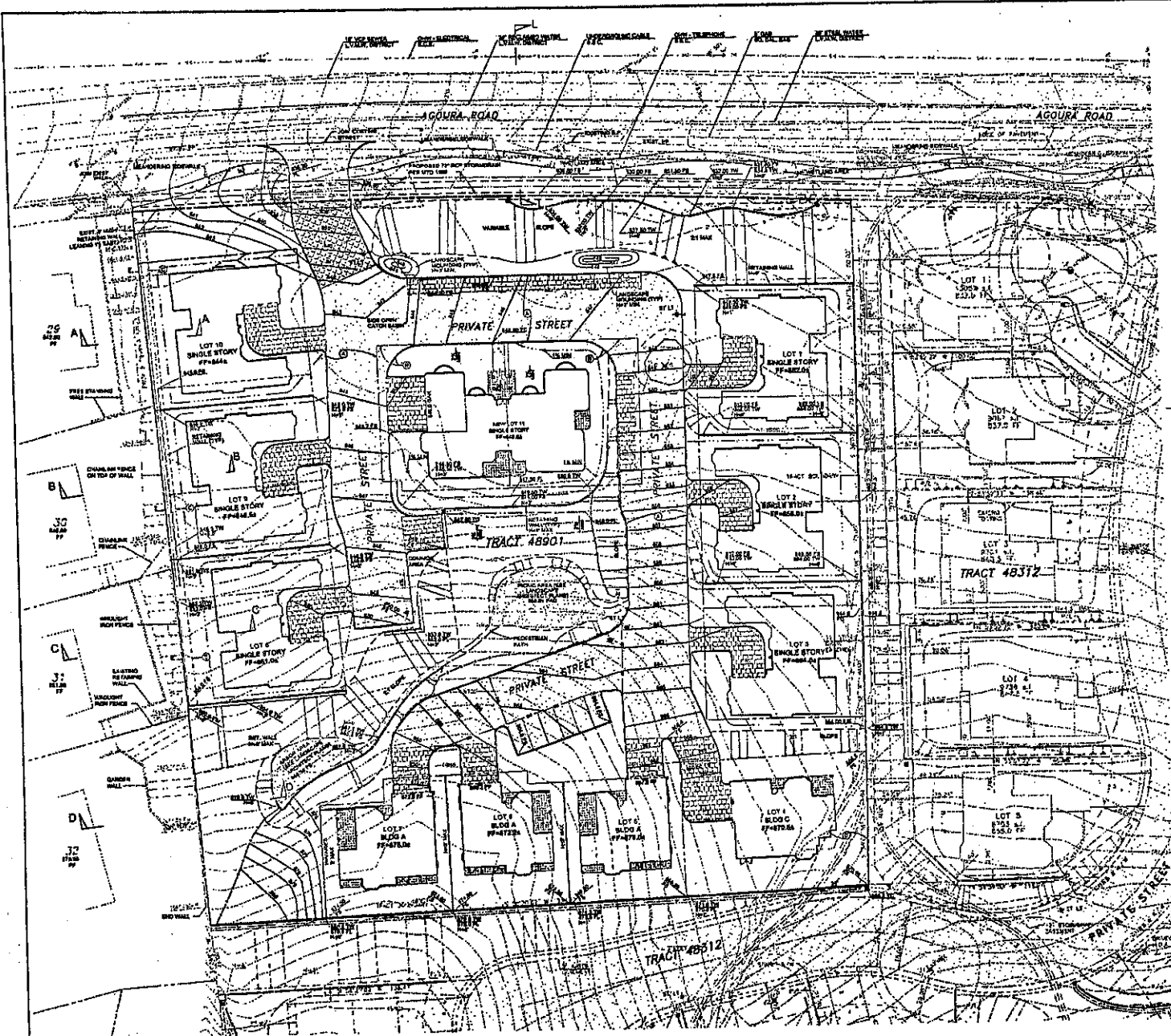
DESIGNED BY  
 SCOTT & BROWN U.S.A., INC.  
 610 NEW AVE. LOS ANGELES, CA 90012  
 PROJECT NO. 03-014  
 ATTN: ALAN SAND

PROCESSED BY  
 WESTLAND CIVIL, INC.  
 1000 WESTLAND BLVD.  
 WESTLAND, CA 90085  
 PROJECT NO. 03-014



PROJECT NO.

**PRELIMINARY PLOT PLAN**  
**TRACT 48901 - AGOURA 1**  
**LOTS 1-14**  
**CASE #03-CUP-014 AGOURA ROAD**  
 SHEET 21 OF 27



**EASEMENT LEGEND**

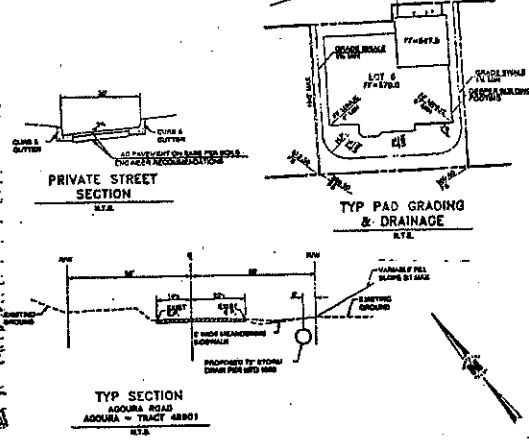
- 1. EASY PUBLIC UTILITY EASEMENT FOR WATER, ELECTRICAL, GAS, TELEPHONE, FIRE LANE, CABLE TV & BROADCASTING PURPOSES PER TRACT GRANT.
- 2. PROPOSED EASEMENT FOR HIGHWAY & BROWNS, FIRE LANE AND UTILITY PURPOSES.
- 3. DRAINAGE EASEMENT FOR THE USE OF LOTS 6, 11, 12 & 13.
- 4. VARIABLE WIDTH STORM DRAIN EASEMENT TO THE CITY OF AGOURA HILLS PER LOTS 10 & 11.
- 5. RESTRICTED USE EASEMENT OVER COMMON AREA LOT 10 FOR LOTS 11, 12 & LOT 13.

**NOTE:**

- 1. SLOPE LOTS 8, 9, 10 & 11 ARE PROPOSED CHANGED BY 10
- 2. SLOPE LOTS 1, 2, 3 & 4 ARE PROPOSED CHANGED INTO 5 LOTS
- 3. NEW LOTS 5'S BOUNDARIES IMPLY AVERAGE LOTS PER LOTS 1 ABOVE.

**LEGEND**

- FINISH STANDING WALL
- RETAINING WALL, H = 8' MAX
- FINISH SURFACE
- TOP OF DALL
- TOP OF CURB
- DASHED LINE
- CUT
- FILL
- FLOW LINE
- PUBLIC UTILITY EASEMENT
- HIGH FENCE
- TOP OF CURB
- SEWER
- STORM DRAIN
- FLOW LINE
- PROPOSED STREET LINE (10'-0" SIDE SPACING)
- SEE NOTE TO NUMBER TOTAL OF 1)
- SEE NOTE TO BE SAVED
- PROPOSED CATCH BASIN WITH STORM WATER TREATMENT FILTER SAND PIT
- 2:1 FILL SLOPE
- 2:1 CUT SLOPE
- S.C. PAVEMENT
- CONCRETE
- PORCELAIN ENAMEL PAVEMENT
- SEE OPEN CATCH BASIN WITH STORM WATER TREATMENT FILTER SAND PIT



**UNDERGROUND SERVICE ALERT**

CALL 800. FREE  
1-800-277-2800

FOR WORKING DATE ADVISE YOU DO

REV	REVISION	DESCRIPTION OF CHANGE	NO.	DATE

DESIGNED BY:  
BONHAM U.S.A., INC.  
P.O. BOX 480, LOS ANGELES, CALIFORNIA  
90008-0480

ATM ALLIANCE BRAND

APPROVED BY:  
FERRARI CIVIL, INC.  
10000 W. CENTURY BLVD., SUITE 100  
LOS ANGELES, CALIFORNIA 90045

AGOURA HILLS  
PROJECT NO.

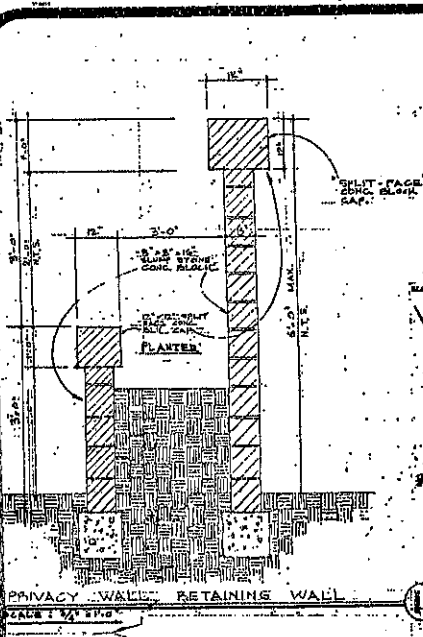
**PRELIMINARY GRADING PLAN**  
**TRACT 48901 - AGOURA 1**  
**LOTS 1-14**  
**CASE #03-CUP-014 AGOURA ROAD**

SHEET 3 OF 3  
07/17/04



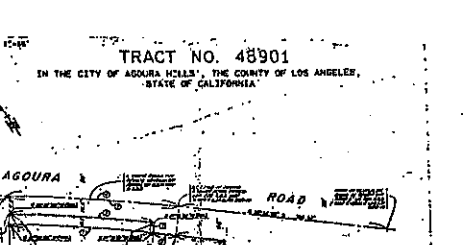
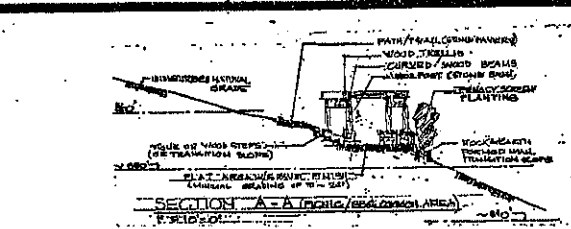
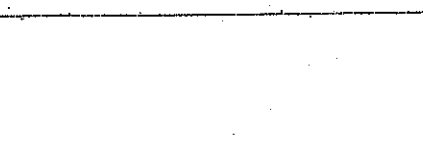
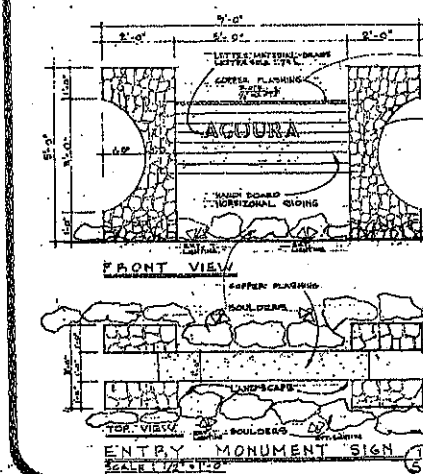






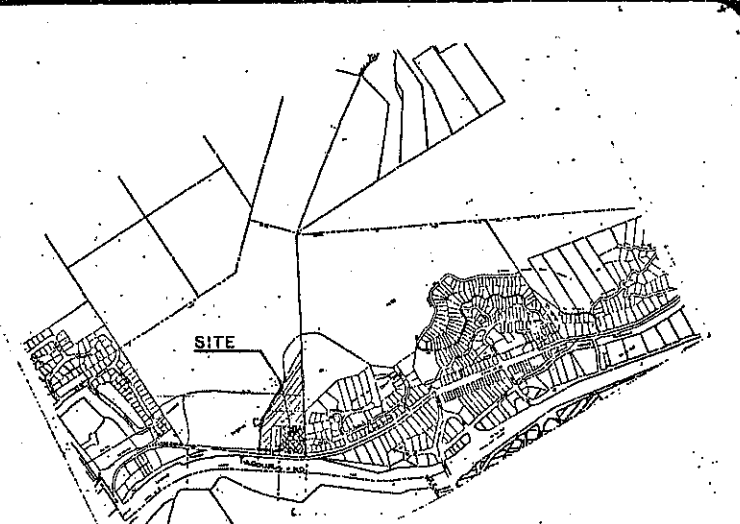
**NOTES**

- PROVIDE DOUBLE PANE WINDOWS TO ALL EXISTING WALLS TO REDUCE NOISE IMPACT.
- MAIL BOX PROVIDE TWO CLUSTERS FOR THE MAIL AS SHOWN ON SHEETS 2 AND SITE PLAN A-2
- EXTERIOR LIGHTING FIXTURES SEE EXHIBIT 1. FIXTURES FROM EXHIBIT 1: MODEL: 1000-1. COULD BE DARK WHEN POWER IS OFF. EXTERIOR LIGHT FIXTURES TO BE INSTALLED IN CONFORMANCE WITH REQUIREMENTS FOR STREET LIGHTING.
- LANDSCAPE PROVIDE INTERLOCKING PAVING AT ENTRANCE OF ALL DRIVEWAYS AND STRIPPED CONCRETE AS SHOWN ON SITE PLAN.



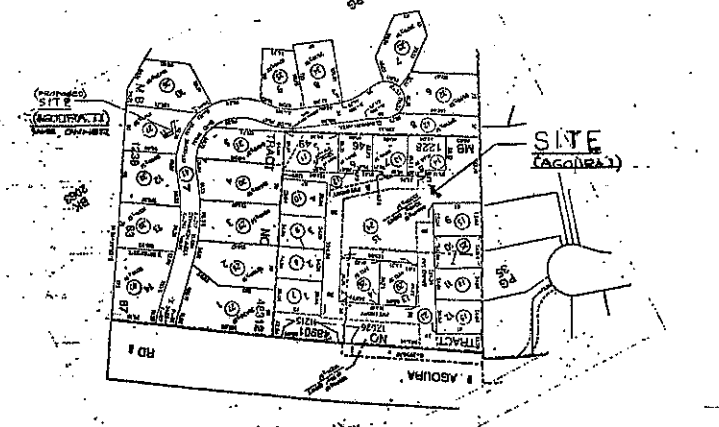
**LEGAL DESCRIPTION:**

Beginning at a point in the Western line of said land conveyed to J. B. Watson, et al., recorded in Book 8091 Page 218 of Deeds, records of said County, thence North 31° 45' 30" West, 203.41 feet from the Southwest corner of land conveyed to State of California by deed recorded in Book 8103 Page 264 of said deed records; thence South 25° 58' 33" East, 439.40 feet to the Southeast corner of land described in deed recorded in Book 10173 Page 371, Official Records of said County; thence along the East line of said land North 25° 19' 05" East, 346.16 feet to the Southwest line of Ventura Boulevard 100 feet wide, as described in deed recorded in Book 9192 Page 147 of said Official Records; thence Southwesterly along said Boulevard to a point in said Southwest line of said land Southwesterly thence 400 feet from the Southeast line of said land conveyed to the State of California thence South 36° 20' 08" West 402 feet; thence Southwesterly in a direct line to a point in the Western line of said land of Watson, thence thence South 31° 45' 30" West, 1,000 feet from the point of beginning; thence North 31° 45' 30" East, 1,000 feet to the point of beginning.



**LOCATION MAP**  
(NO SCALE)

**ZONE:** RM-CDS-PG  
**ACREAGE:**  
 ACTUAL: 3.04 AC  
 ZONING REVISIONS: 2.72 AC  
**LEGAL:** TRACT 7840901  
**APN:** 10-2261-014-005-18-006 (L) 10/2008



**VICINITY PLAN**  
(NO SCALE)

**EQUIPMENT PAD**  
SCALE 1/8" = 1'-0"

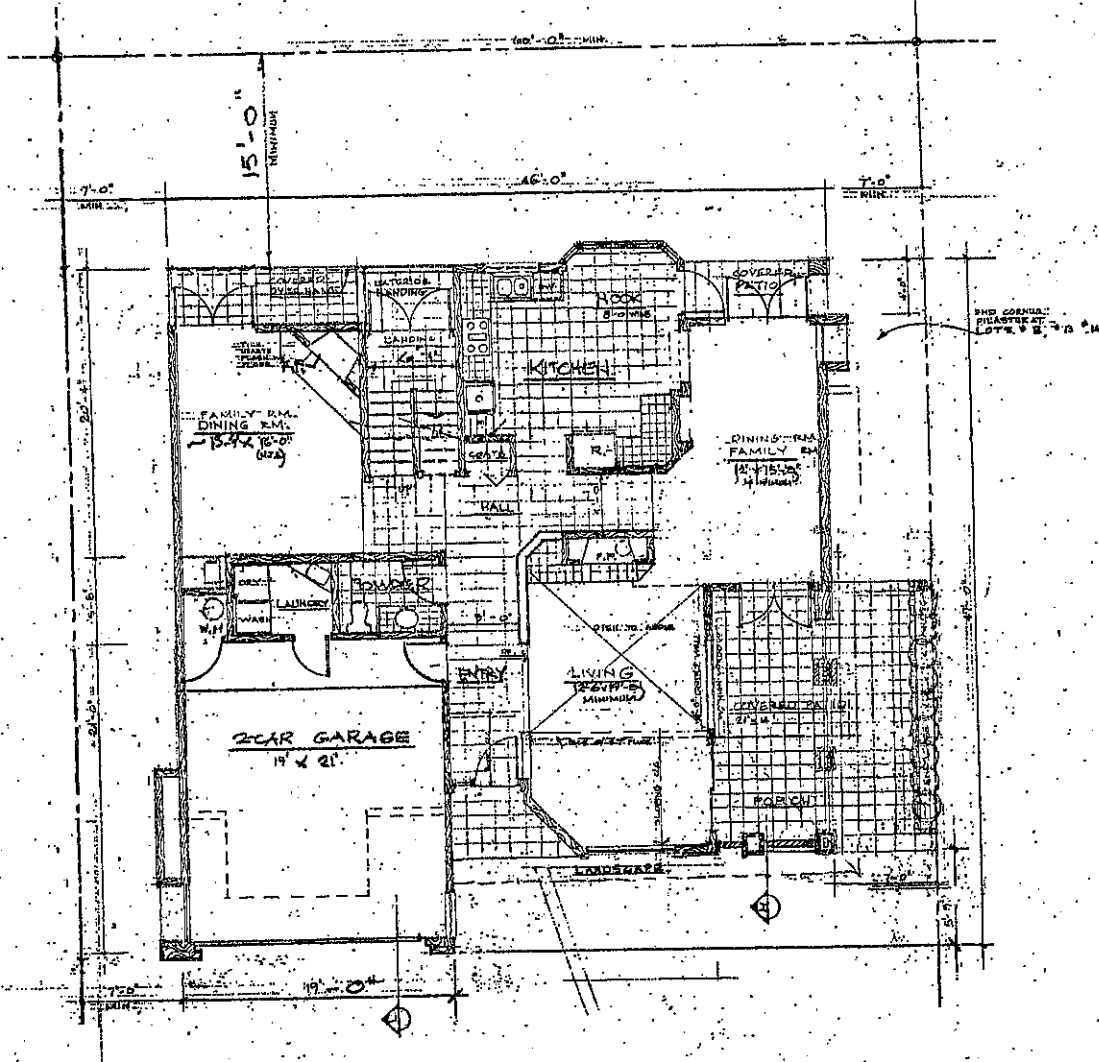
**architect:**  
**AIA**  
 woodward hills  
 8197 704-5188

**vaif koshet**  
 5225 medina rd.  
 91362  
 CA

**RIOPHARM U.S.A., INC.**  
 116 CONDO TOWERS  
 AGOURA, CA 91301

**REVISION BY:**  
 DATE: 05/17/00  
 JOB NO.:  
 SHEET: 10/2  
 OF SHEETS

SUBMITTED FOR PERMITS APPLICATION ON 05/20/00  
 (10/2008)



FIRST FLOOR

PLAN - A

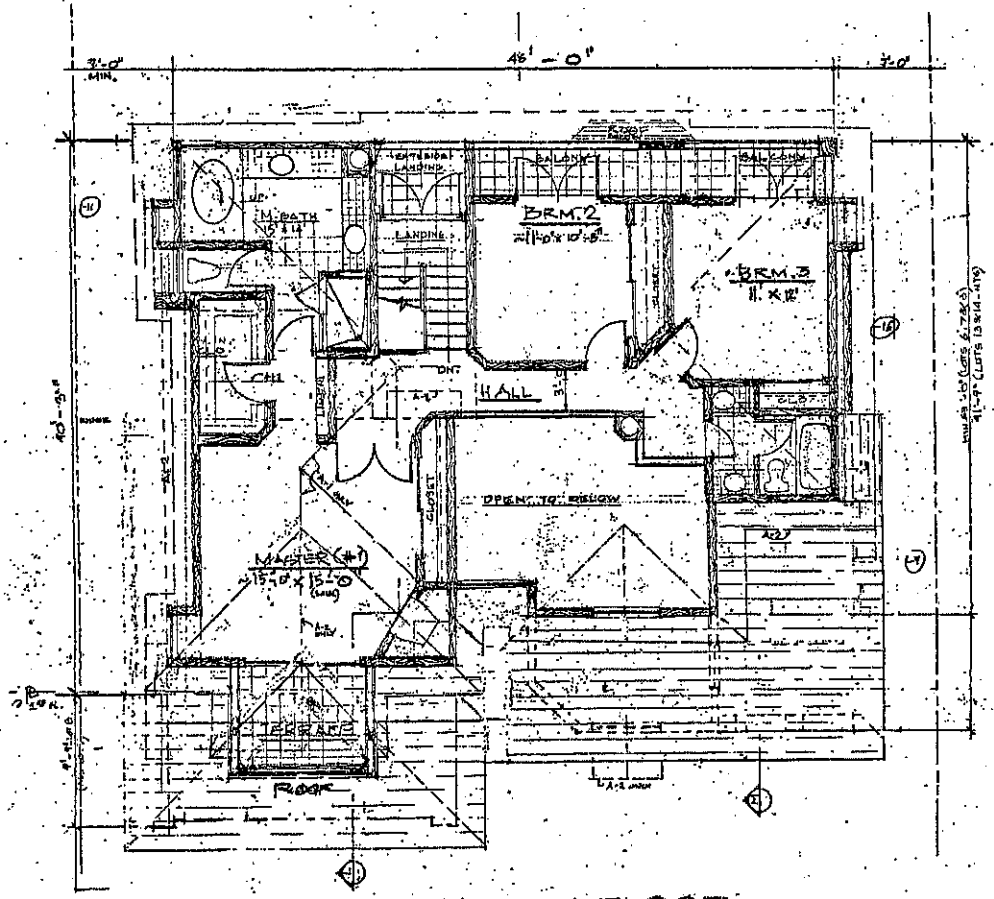
TOTAL 2252 SF.

LOT - 5, 6, 7

architect <b>yair koshet</b> AIA woodland hill 5225 madras rd. CA. 91364 TEL. 818/704-9166		
AGOURA AGOURA AGOURA	THE CONDO HOMES AGOURA AGOURA AGOURA	RIPHARM U.S.A., INC. 10001 GARY LANE LOS ANGELES, CA 90048 PHONE (818) 744-5400
DATE: 07-07-07 DRAWN BY: [unclear] CHECKED BY: [unclear]	SHEET NO. 1 OF 1	SCALE: 1/8" = 1'-0" TOTAL 2252 SF.

REVISED 1/25/07

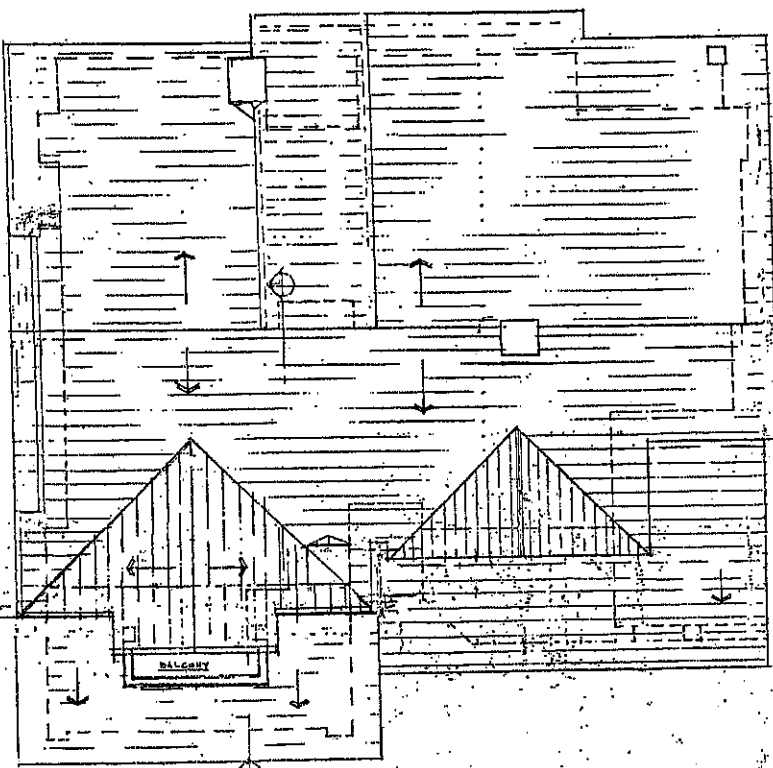
10/25/07



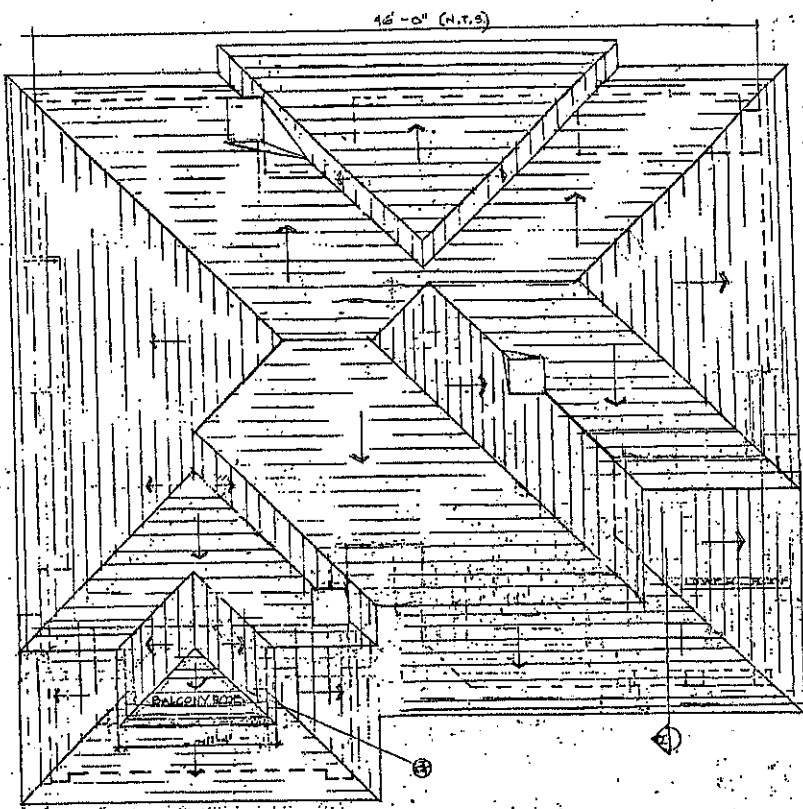
SECOND FLOOR

PLAN - A  
NOW

architect: <b>yair koshet AIA</b> woodland hills 818/704-5166	
RIOPHARM U.S.A., INC. 115 CONDO. HOMES AGOURA HILLS, CA 91301	5226 Madras rd. CA 91324
AGOURA HILLS, CA 91301 562-9200	LOS ANGELES, CA 90048
115 CONDO. HOMES AGOURA HILLS, CA 91301	562-9200



**ROOF PLAN A-2**  
 SCALE: 1/8" = 1'-0"  
**LOTS 7, 14,**



**ROOF PLAN A-1**  
 SCALE: 1/2" = 1'-0"  
**LOTS 6, 8, 13,**

Ⓢ NEW ROOF OVER BALKONY FEB-17-66

**PLAN-A**  
**NOW**

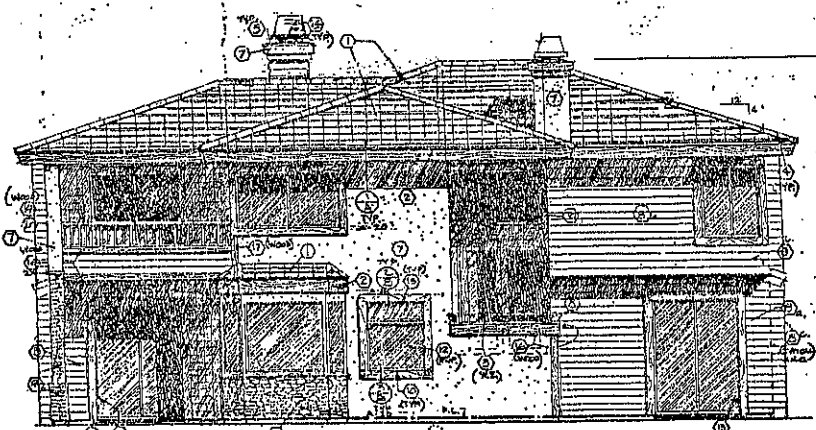


Architect: **Yair Koshet AIA**  
 woodland hills  
 18226 Medina rd.  
 91368-9166  
 818/706-8166

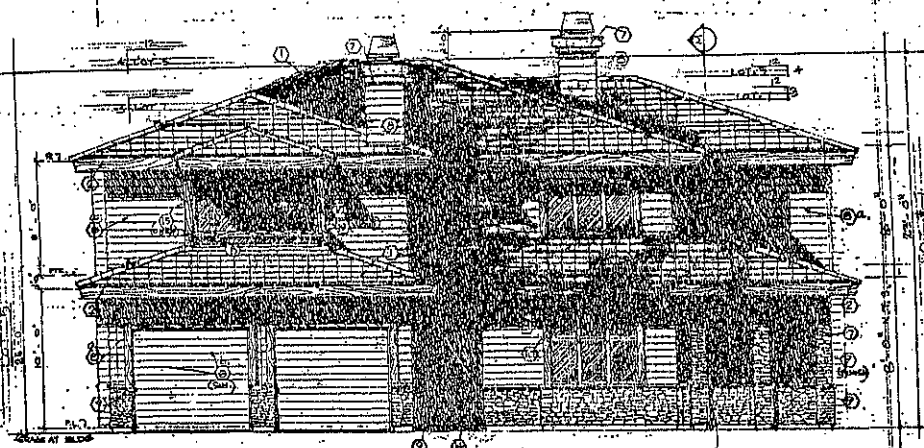
**RIOPHARM U.S.A., INC.**  
 PHARMACEUTICALS  
 16000 145TH AVE. #100  
 ARCOLLES, CA 94026  
 PHONE NO: (415) 516-1200  
 FAX: (415) 516-1201

**AGOURA** IN CONDO. UNITS  
 AGOURA, CA 91301  
 AGOURA, CA 91301

REVISIONS BY	
DATE	
NO.	
DATE OF A.C.D.	
JOB NO.	
SHEET	
<b>A-5</b>	
OF SHEETS	



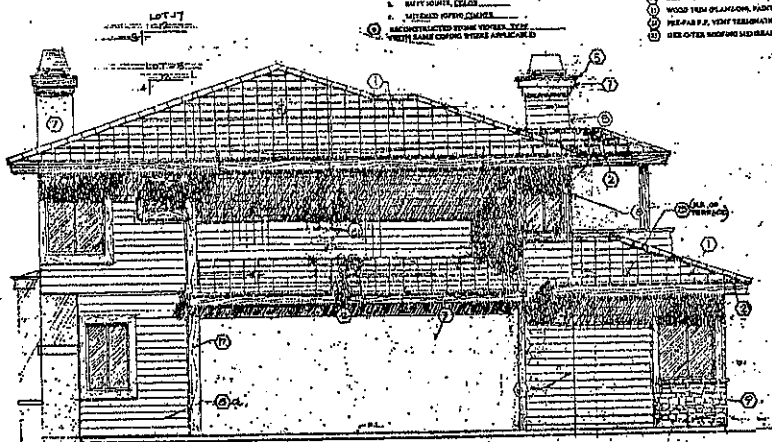
REAR ELEVATION  
SCALE 1/4" = 1'-0"



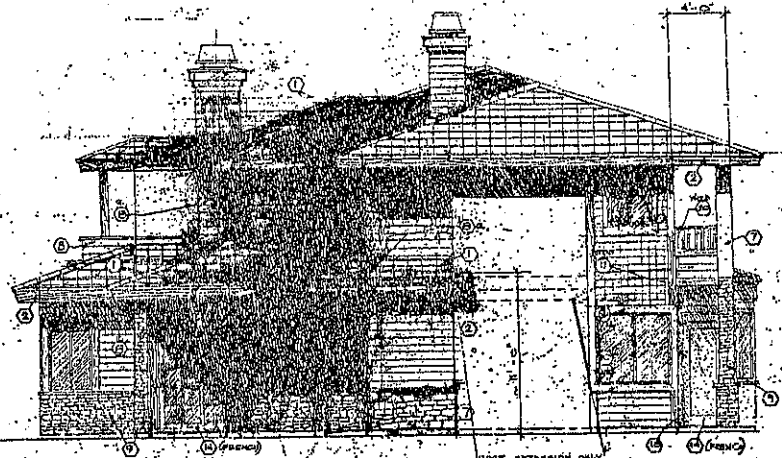
FRONT ELEVATION  
SCALE 1/4" = 1'-0"

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
COLORS CHOSEN TO SAMPLE ROLL

- LEGEND
- MATERIAL
- 1. HANDMADE BRICK (FINISHING)
  - 2. CONCRETE WALKING SLAB
  - 3. WOOD SHIP LAP Siding
  - 4. SHIP LAP Siding ON BRICK WALL, PAINTER, COLOR
  - 5. SHIP LAP Siding ON WOOD SHIP LAP, 1/2" x 3/4" ON BRICK WALL, PAINTER, COLOR
  - 6. SHEET METAL FLASHING, PAINT TO MATCH SHIP LAP Siding
  - 7. SHEET METAL FLASHING, PAINT TO MATCH WALL
  - 8. WOOD SHIP LAP Siding
  - 9. STUCCO FINISH, TEXTURE #1
  - 10. MANUFACTURED SPINE BRICK PANEL FINISH
  - 11. BRICKWORK
  - 12. SHIP LAP Siding
  - 13. MANUFACTURED SPINE BRICK
  - 14. STUCCO FINISH
  - 15. MANUFACTURED SPINE BRICK
  - 16. STUCCO FINISH
  - 17. STUCCO FINISH
  - 18. STUCCO FINISH
- (See page 1)
- 19. WOOD SHIP LAP Siding, PAINTER, COLOR
  - 20. STUCCO FINISH OVER POLY BARK WINDOW SURROUNDING, COLOR
  - 21. SHIP LAP Siding
  - 22. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 23. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 24. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 25. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 26. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 27. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 28. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 29. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 30. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 31. WOOD SHIP LAP Siding (FOR FINISH WORK)
  - 32. WOOD SHIP LAP Siding (FOR FINISH WORK)



LEFT SIDE ELEVATION (ONLY ON LOT 6 - SEE A-2)  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

LOTS 5, 6, 7

NOV  
PLAN A-1



AIA  
Woodward Hill  
610/710-8168

Architect:  
**Yair Koshet**  
5235 Medina Rd.  
CA. 91364

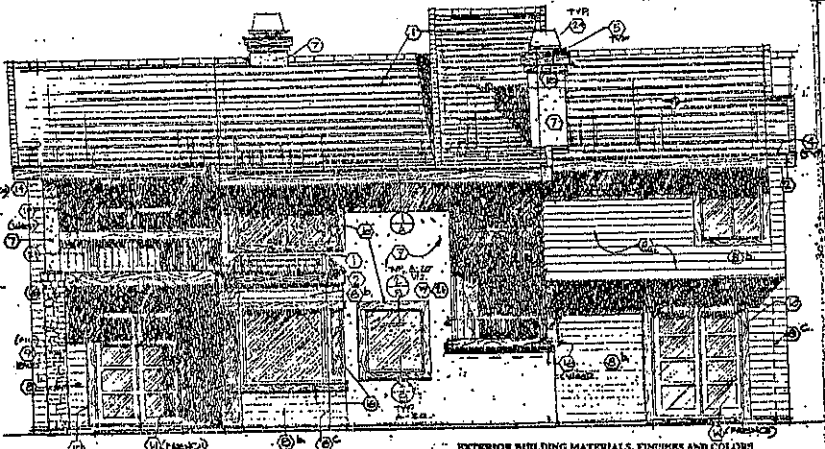
RIOPHARM U.S.A. INC.  
14500 S. ANGELES CA 92004  
RICHIE NEIL (714) 340-7100

AGOURA HILLS CONDO. HOMES  
AGOURA HILLS CA 91301  
AGOURA HILLS CA 91301

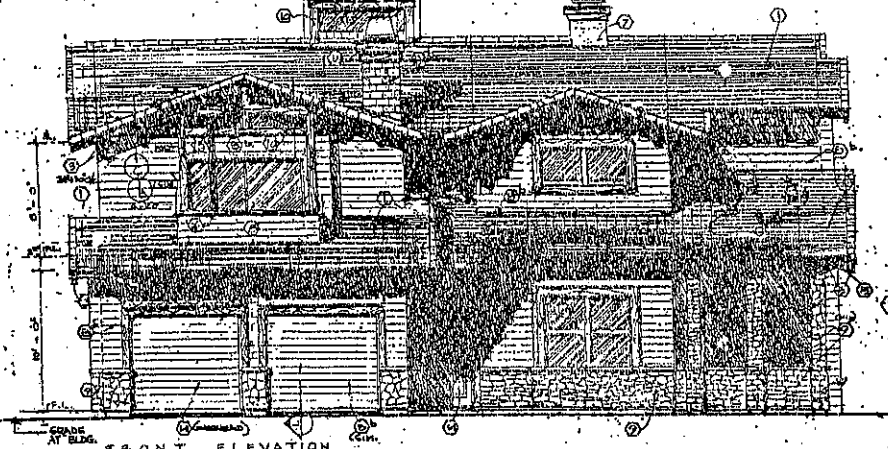
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11/22/78	1/4"	1'-0"
12/05/78	1/4"	1'-0"
12/12/78	1/4"	1'-0"
12/19/78	1/4"	1'-0"
12/26/78	1/4"	1'-0"
01/02/79	1/4"	1'-0"
01/09/79	1/4"	1'-0"
01/16/79	1/4"	1'-0"
01/23/79	1/4"	1'-0"
01/30/79	1/4"	1'-0"

DATE  
BY  
CHECKED BY  
A-6





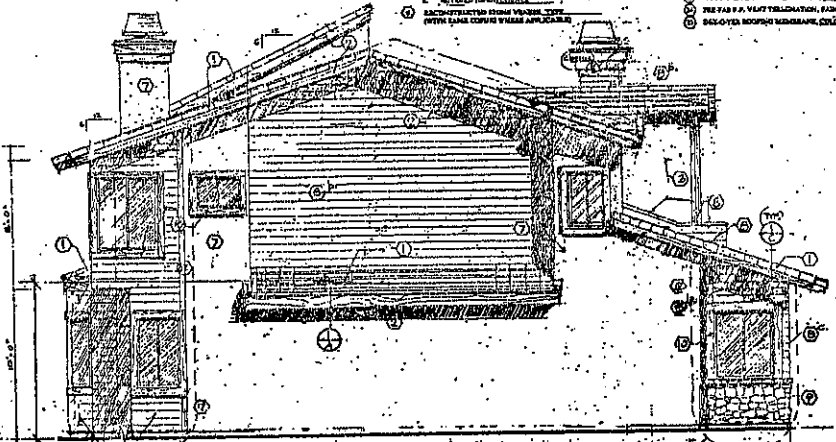
REAR ELEVATION  
SCALE 1/4" = 1'-0"



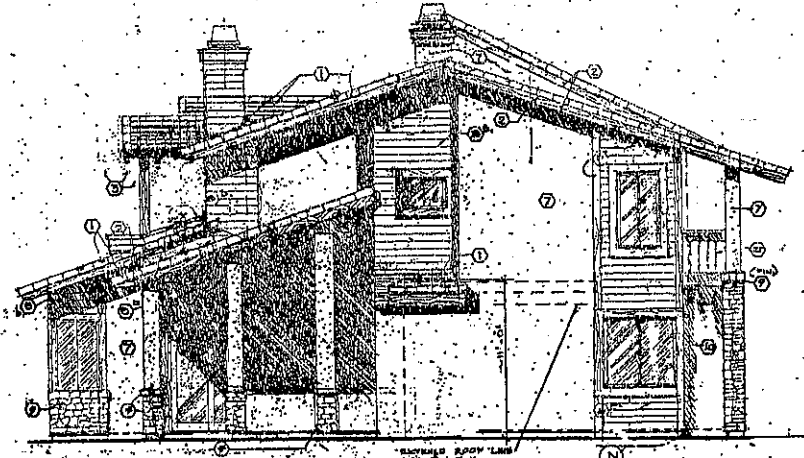
FRONT ELEVATION  
SCALE 1/4" = 1'-0"

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
COLORS CORRELATE TO SAMPLE BOOKS

- LEGEND:
- MATERIALS:**
- 1. EXTERIOR FINISH (CONCRETE)
  - 2. CONCRETE ABOVE FINISH COLOR
  - 3. WOOD PLY PANELS OR BOARD SHEATH, PAINTED, COLOR
  - 4. FINISHED FLOOR OF WOOD BARRERS, 2x4x8 1/2" OR AS NOTED, PAINTED OR STAINED, PAINTED, COLOR
  - 5. SHINY METAL FLASHING, SHINY TO EXTERIOR SIDE
  - 6. SILENT METAL FLASHING AND GROUND-ROCK BARRER - NOT SHOWN
  - 7. SHINY METAL FLASHING, PAINTED TO MATCH WALL, (A) OR (B)
  - 8. WOOD TRIM, PAINTED, COLOR
  - 9. STUCCO FINISH, TEXTURE FINISH, COLOR
  - 10. MANUFACTURED BRICK (AS SHOWN)
  - 11. REPAIRED, COLOR
  - 12. BUFF BRICK, COLOR
  - 13. WOOD SHINGLES
  - 14. RECOMMENDED FROM MANUFACTURER WITH SAME CORRELATE WHERE APPLICABLE
- ROOF:**
- 15. WOOD SHALLOW TRUSS ROOF, PAINTED, COLOR
  - 16. STUCCO ROOF OVER POLY BUILT WOODEN SUBROOFING, COLOR
  - 17. GABLES (AS SHOWN)
  - 18. WOOD OR METAL TRUSS PLATE (AS NOTED) FINISH (AS NOTED), PAINTED, COLOR
  - 19. WOOD, INSULATED, PAINTED, COLOR
  - 20. REPAIRED WOOD SHINGLES (AS NOTED) PAINTED, COLOR
  - 21. HORIZONTAL SHINGLES (AS NOTED) (SHINGLES)
  - 22. VERTICAL SHINGLES (AS NOTED) (SHINGLES)
  - 23. WOOD SHINGLES (AS NOTED) PAINTED, COLOR
  - 24. BRICK OR METAL, AS NOTED
  - 25. WOOD SHINGLES, PAINTED, COLOR
  - 26. WOOD SHINGLES FROM SHINGLES, PAINTED, COLOR
  - 27. WOOD SHINGLES FROM SHINGLES, PAINTED, COLOR
  - 28. WOOD TRIM (AS NOTED), PAINTED, COLOR
  - 29. THE FAB P.P.P. VAULT TRUSSING, PAINTED, COLOR
  - 30. 3x6x12 ROOFING MEMBERS, COLOR



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



DETAIL

LOTS 2 & 6

NON PLAN A-2

**X**

Architect: **AIA**  
**vaif koshet**  
Woodland Hills  
3225 Euclid Rd.,  
Ct., Beverly Hills, CA 90210  
818/770-6558

---

**RIOPHARM U.S.A., INC.**  
10000 W. 10th St., Los Angeles, CA 90048  
Phone No. 1 (714) 545-1400

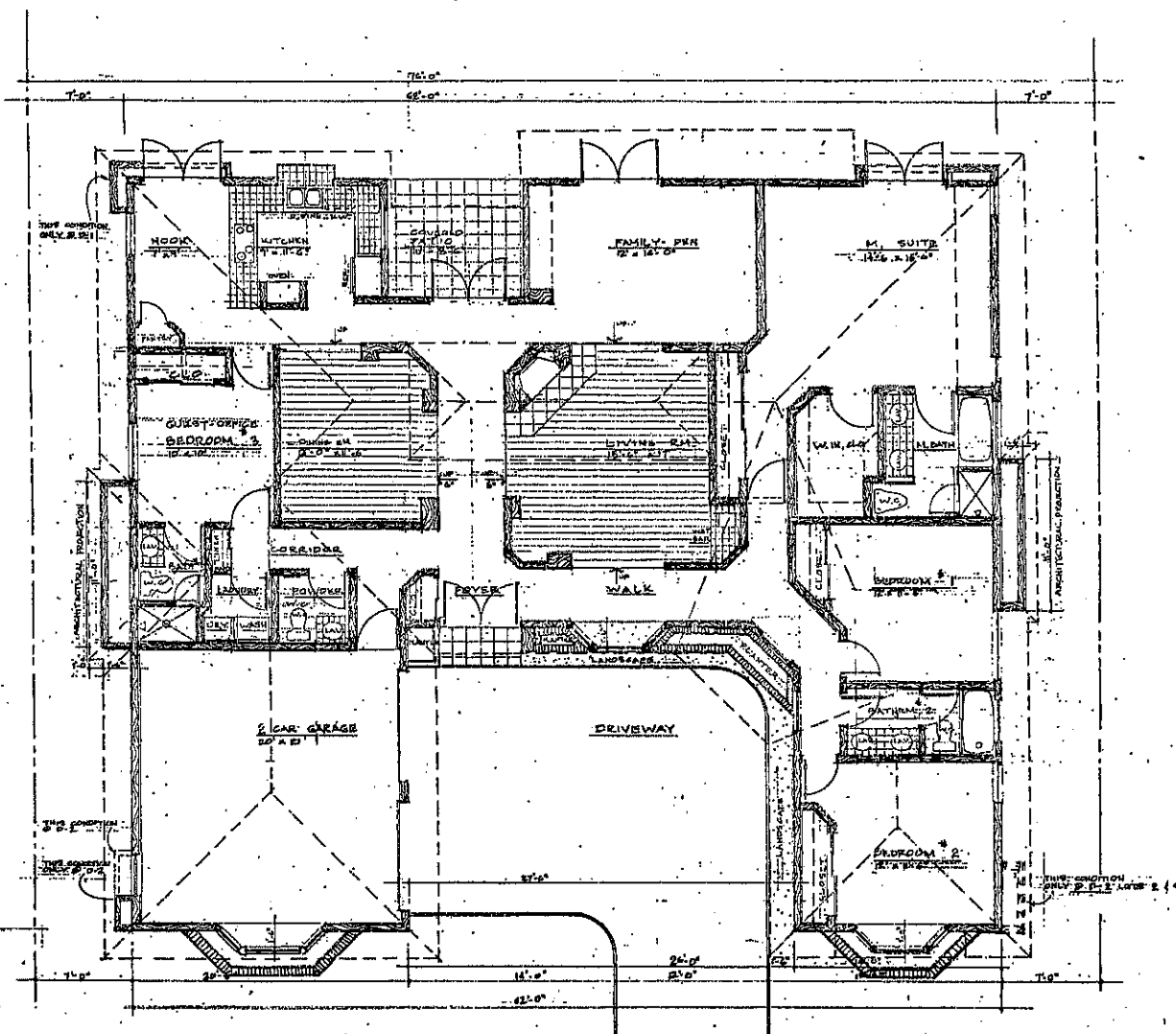
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AGOURA | CONDO. HOMES  
AGOURA, HILLS | AGOURA, CA 91301  
AGOURA, HILLS | AGOURA, CA 91301

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REVISIONS BY  
07/20/03  
03/07/05  
04/15/05  
04/15/08  
04/18/2010

JOB NO.  
01017  
A-7



FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 ARCHITECT: YAIR KOSHET & ASSOC.  
 ADDRESS: 5228 MEDINA RD., COVINGTON, LA 70126  
 PHONE: 818-7101-8185

MODEL - "D"  
 LOT: 1, 2, 3, 8, 9, 10

**Y**

architect:  
**yair koshet & assoc.**  
 woodland hills  
 5228 medina rd.  
 cov. ca. 91344  
 818/710-8185

**BIOPHARM U.S.A.**

ADDRESS: BIOPHARM U.S.A.  
 III. CHURCH HOMES  
 FLOOR PLAN  
 M/D DEL - D

REVISIONS BY

DATE

FOR NO.

SHEET

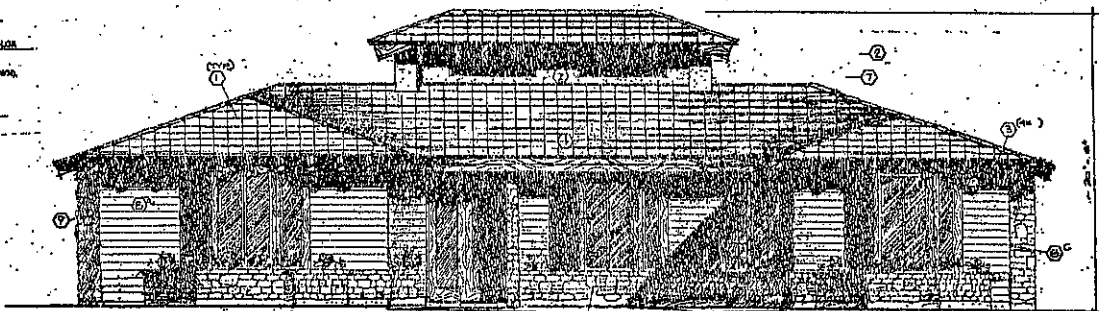
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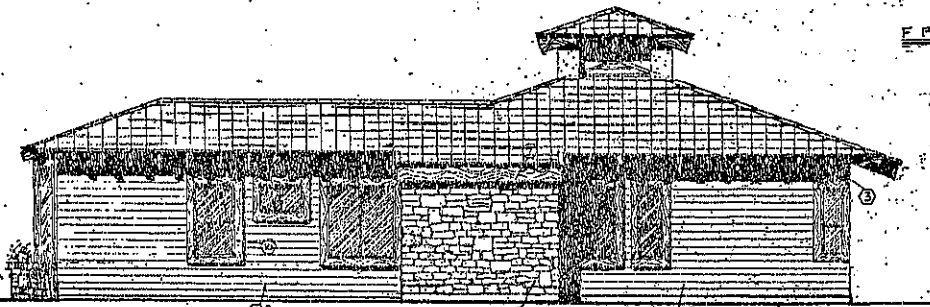
**EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS**  
 (COLORS COORD TO SAMPLE BOARD)

- LEGEND:**
- MATERIAL:**
- 1** MASONRY BRICK (SEE SPECIFICATIONS)
- 2** CONCRETE ROOF TILE (COLOR: \_\_\_\_\_) TYPE \_\_\_\_\_
- 3** WOOD SHIP LAP OR WOOD BOARD, PAINTED, COLOR \_\_\_\_\_
- 4** EXPOSED ENDS OF WOOD SHAPERS, 3/4" x 3" OR AS NOTED, PAINTED OR STAINED, PAINTED, COLOR \_\_\_\_\_
- 5** SHEET METAL FLASHING, PAINT TO MATCH SHIP LAP METAL FLASHING AND DOWN-SPOUTS (SIMILAR - NOT SHOWN)
- 6** SHEET METAL COPING, PAINTED TO MATCH WALL
- 7** WOOD COPING, PAINTED, COLOR \_\_\_\_\_
- 8** STUCCO FINISH, TEXTURED, COLOR \_\_\_\_\_
- 9** MANUFACTURED BRICK (ORANGE PANELS) (COLOR: \_\_\_\_\_)
- a** BEVELLED, COLOR \_\_\_\_\_
- b** BUTT JOINTS, COLOR \_\_\_\_\_
- c** LAPPED SHIP LAP COPING
- d** RECONSTRUCTED STONE (SEE SPECIFICATIONS) WITH SAME CURVED SURFACE APPEARANCE, COLOR \_\_\_\_\_

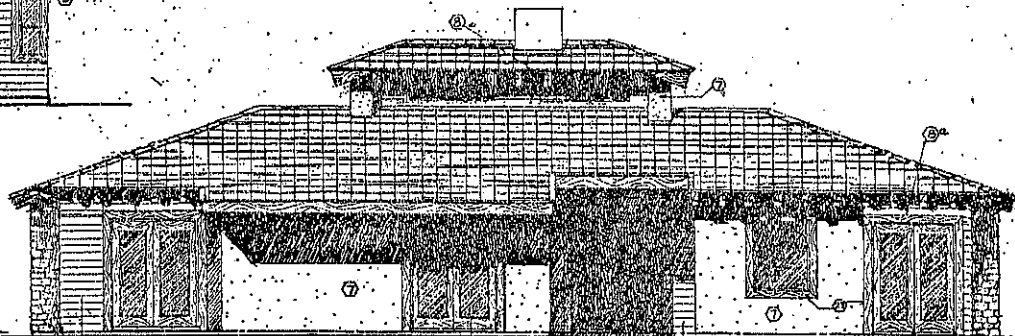
- 10** WOOD WINDOW SUBROUNDER, PAINTED, COLOR \_\_\_\_\_
- 11** STUCCO FINISH OVER FORM BOARD WINDOW SUBROUNDER, COLOR \_\_\_\_\_ (COLOR: WITH FINISHED TRIM)
- 12** DOUBLE GLAZING
- 13** WOOD OR VINYL WINDOW FRAME AND DIVIDER (WHEN SHOWN), UNPAINTED, COLOR \_\_\_\_\_
- 14** WOOD, DECORATIVE DOORS, PAINTED, COLOR \_\_\_\_\_
- 15** BROWN WOOD MOLDING (AS NOTED) PAINTED, COLOR \_\_\_\_\_
- 16** HORIZONTAL SASH (WHEN SHOWN)
- 17** VERTICAL SASH (WHEN SHOWN)
- 18** WOOD CURTAIN HOLDING, PAINTED, COLOR \_\_\_\_\_
- 19** RAILING MATERIAL (AS NOTED)
- 20** WOOD BALUSTERS, PAINTED, COLOR \_\_\_\_\_
- 21** WOODWORK, BEAM BALUSTERS, PAINTED, COLOR \_\_\_\_\_
- 22** CLAY PIPE BALUSTERS (MATCH WOODWORK) (COLOR: \_\_\_\_\_)
- 23** WOOD TRIM (PLAIN-ON), PAINTED, COLOR \_\_\_\_\_
- 24** PRE-PAN VINYL TRIMMINGS, PAINTED, COLOR \_\_\_\_\_
- 25** BUCK-TEX ROOFING MEMBRANE, COLOR \_\_\_\_\_



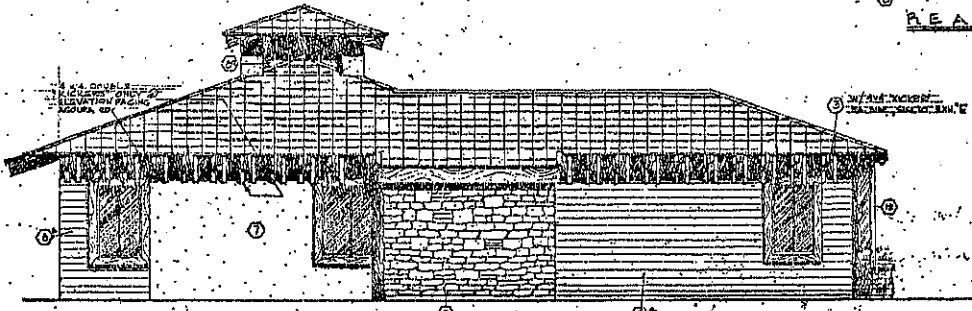
**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**



**LEFT SIDE ELEVATION**

**MODEL B-1**

LOTS 1 (SHOWN) 10 (REVERSE)



Architect:  
**Yair Koshet & Assoc.**  
 8228 Medina Rd.  
 CC. 91870-6186

RIOPHARM U.S.A.

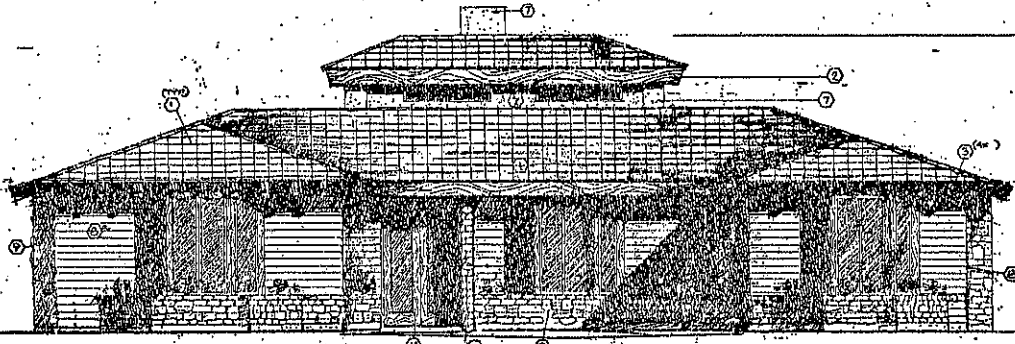
AGOURA - II CONCOR HOMES

DATE	
SHEET	10
REVISED	
BY	
CHECKED	
APPROVED	

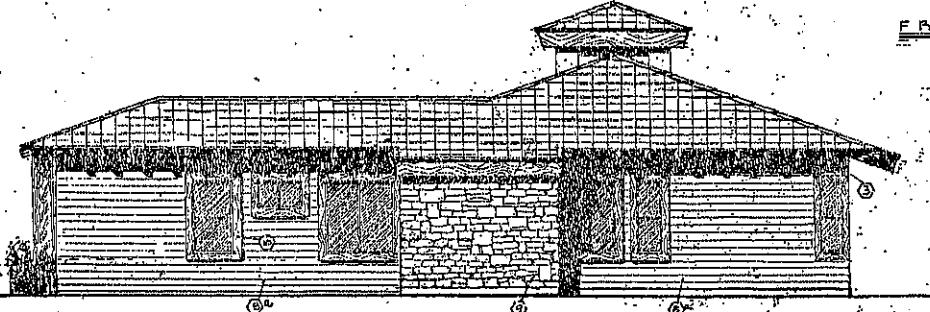
**EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS**  
(COLORS CORRELATE TO SAMPLE BOARD)

- LEGEND:**
- MATERIAL:**
- (ADDITIONAL NOTES)
- (1) CONCRETE BLOCK TILE, TYPE \_\_\_\_\_, TYPE \_\_\_\_\_
- (2) WOOD SHIP LAP PLANK ON RAFTER BOARD, PAINTED, COLOR \_\_\_\_\_
- (3) EXPOSED ENDS OF WOOD LAPPLING, 1/4" @ 24" O.C. OR AS NOTED, PUPRILED OR STRAIGHT, PAINTED, COLOR \_\_\_\_\_
- (4) SHIP LAP METAL FLASHING, PAINT TO MATCH ROOF
- (5) SHIP LAP METAL FLASHING AND DOWN-SPOUT BRACKETS - NOT SHOWN
- (6) SHIP LAP METAL FLASHING, PAINTED TO MATCH WALL
- (7) WOOD SHIP LAP, PAINTED, COLOR \_\_\_\_\_
- (8) STUCCO FINISH, TEXTURE \_\_\_\_\_, COLOR \_\_\_\_\_
- (9) MANUFACTURED SIDING BOARD PANELS, PLUGS \_\_\_\_\_, COLOR \_\_\_\_\_
- (10) REYNOLDS, COLOR \_\_\_\_\_
- (11) BUTT JOINTS, COLOR \_\_\_\_\_
- (12) MITERED BRICK CORNER
- (13) RECONSTRUCTED FROM WINDOW, TYPE \_\_\_\_\_
- (14) (WITH SAME CORNER WHEN APPLICABLE) COLOR \_\_\_\_\_

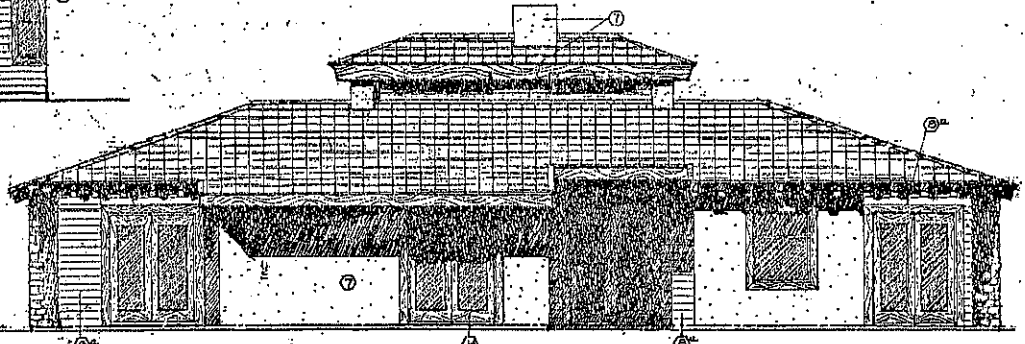
- (15) WOOD WINDOW SIZES/SHAPES, PAINTED, COLOR \_\_\_\_\_
- (16) STUCCO FINISH OVER PLASTER OR BRICK WINDOW SURROUNDS, COLOR \_\_\_\_\_
- (17) DOWNSPUT BRACKETS, COLOR \_\_\_\_\_
- (18) WOOD OR VINYL WINDOW FRAMES AND DIVIDERS (WHEN SHOWN), PAINTED, COLOR \_\_\_\_\_
- (19) WOOD, DECORATIVE BRACKETS, PAINTED, COLOR \_\_\_\_\_
- (20) EXPOSED WOOD MEMBERS (AS NOTED) PAINTED, COLOR \_\_\_\_\_
- (21) HORIZONTAL BAND (AS NOTED)
- (22) VERTICAL BAND (AS NOTED)
- (23) WOOD CORNER (WHEN SHOWN), PAINTED, COLOR \_\_\_\_\_
- (24) BALLS OR MATERIAL, AS NOTED
- (25) WOOD BALUSTERS, PAINTED, COLOR \_\_\_\_\_
- (26) WROUGHT IRON BALUSTERS, PAINTED, COLOR \_\_\_\_\_
- (27) CLAY PIPE BALUSTERS (MATCH ROOFING TILE)
- (28) WOOD TRIM PLANTING, PAINTED, COLOR \_\_\_\_\_
- (29) PRE-PAS R.P. VENT TERMINATION, PAINTED, COLOR \_\_\_\_\_
- (30) DECOR-TEX ROOFING MEMBRANE, COLOR \_\_\_\_\_



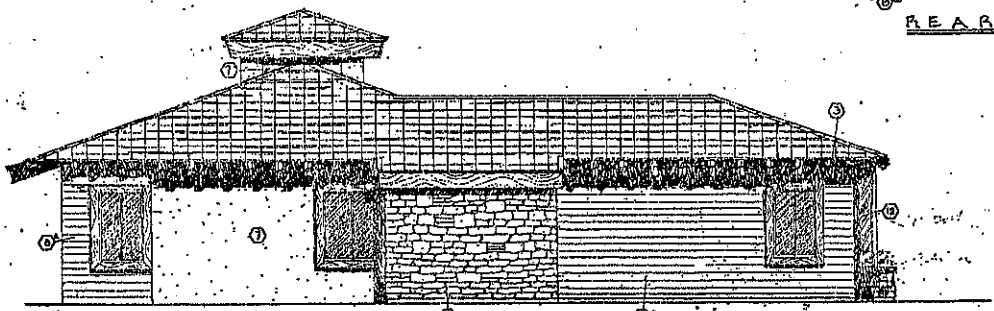
**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**



**LEFT SIDE ELEVATION**

**MODEL D-1**

**LOTS 3 (REVERSE) 8 (SHOWN)**

**K**

Architect:  
**Yair Koshet & Assoc.**  
Woodland Hills  
5526 Medina Rd.  
Van Nuys, CA 91411  
818/770-8168

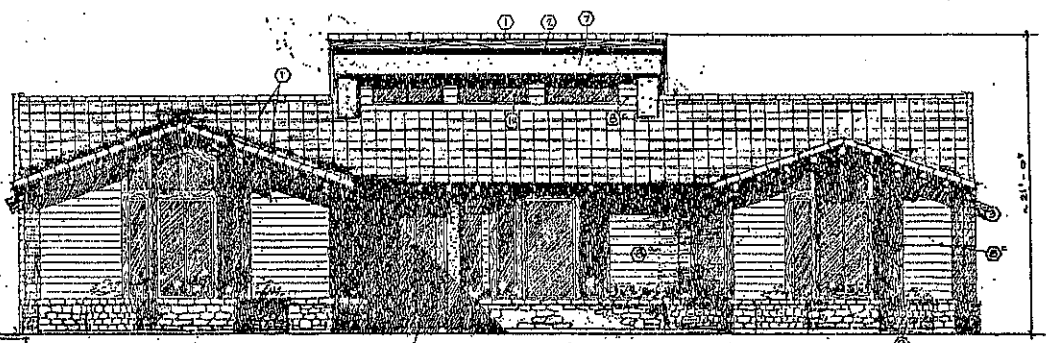
RIOPHARM U.S.A.

AGOURA - I  
RICHARD JAMES

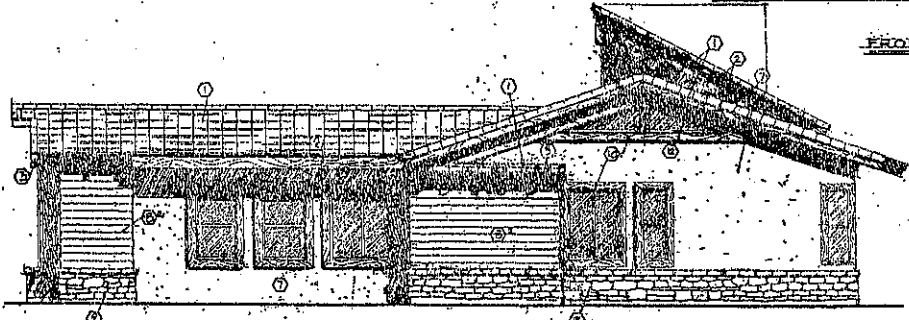
REVISIONS BY:  
DATE:  
BY:  
DATE:  
**A-10**

**EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS**  
(COLORS COLORED TO SAMPLE BOARD)

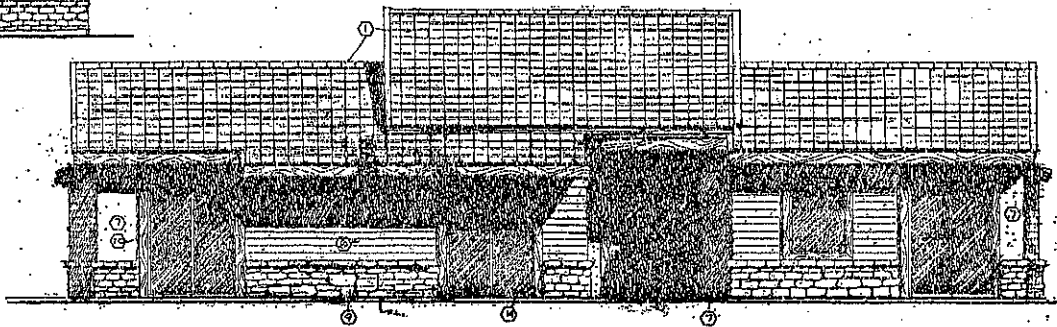
- LEGEND:**
- MATERIAL**
- (ADDITIONAL NOTES)**
- 1 CONCRETE ROOF TILE, REDDEN TYPE
  - 2 WOOD ENDS MATCH TO SACK BOARD, PAINTED, COLOR
  - 3 EXPOSED ENDS OF WOOD SHAKES, 1 1/2" x 2" OR AS NOTED, PROFILED OR STRAIGHT, PAINTED, COLOR
  - 4 BRITZ METAL FLASHING, PAINT TO MATCH ROOF
  - 5 BRITZ METAL GUTTERS AND DOWN-SPOUTS SIMILAR - NOT SHOWN
  - 6 SHINY METAL COPING, PAINTED TO MATCH WALL
  - 7 WOOD COPING, PAINTED, COLOR
  - 8 STUCCO FINISH, TEXTURE \_\_\_\_\_, COLOR \_\_\_\_\_
  - 9 MANUFACTURED SIDING (MATCH PANEL APPLIANCE)
  - 10 SHINGLED, COLOR \_\_\_\_\_
  - 11 BRITZ ROOFING COLOR
  - 12 SITTARD LOFTS COLOR
  - 13 MANUFACTURED SIDING VERTICAL TYPE WITH SAME FINISH AS PANEL APPLIANCE, COLOR \_\_\_\_\_
  - 14 WOOD WINDOW SUBSTRINGS, PAINTED, COLOR \_\_\_\_\_
  - 15 STUCCO FINISH OVER FOAM BLENDED WINDOW SPOUNDING, COLOR \_\_\_\_\_
  - 16 DOUBLE GLAZING (MATCH LIGHT FRAME TYPE)
  - 17 WOOD OR VINYL WINDOW FRAMES AND DIVIDERS (MATCH FINISH)
  - 18 VINYL, DECORATIVE DOORS, PAINTED, COLOR \_\_\_\_\_
  - 19 EXPOSED WOOD SHAKES (AS NOTED) PAINTED, COLOR \_\_\_\_\_
  - 20 HORIZONTAL SILLING (AS NOTED)
  - 21 VERTICAL SILLING (AS NOTED)
  - 22 WOOD CLIMBER MOLDING, PAINTED, COLOR \_\_\_\_\_
  - 23 SAILING OR METAL (AS NOTED)
  - 24 WOOD RAILINGS, PAINTED, COLOR \_\_\_\_\_
  - 25 WROUGHT IRON RAILINGS, PAINTED, COLOR \_\_\_\_\_
  - 26 CLAY PIPE RAILINGS (MATCH ROOFING TYPE)
  - 27 WOOD TRIM (GLAZING), PAINTED, COLOR \_\_\_\_\_
  - 28 PEBBLE FINISH, VINYL TRIMMINGS, PAINTED, COLOR \_\_\_\_\_
  - 29 METAL-TYPE WINDOW MEMBRANE, COLOR \_\_\_\_\_



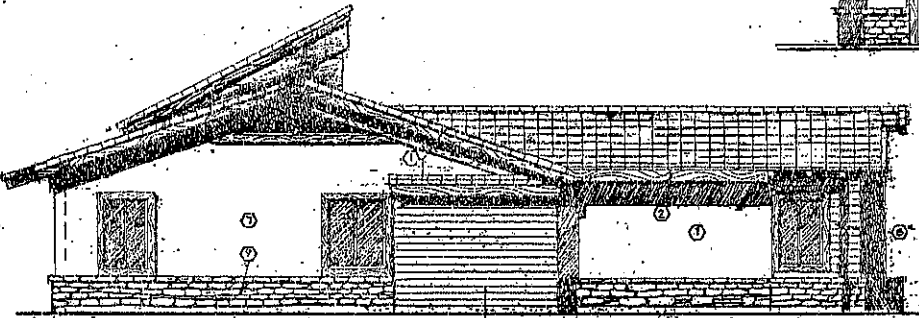
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

**MODEL D-2**

LOTS 1-2-9

**K**

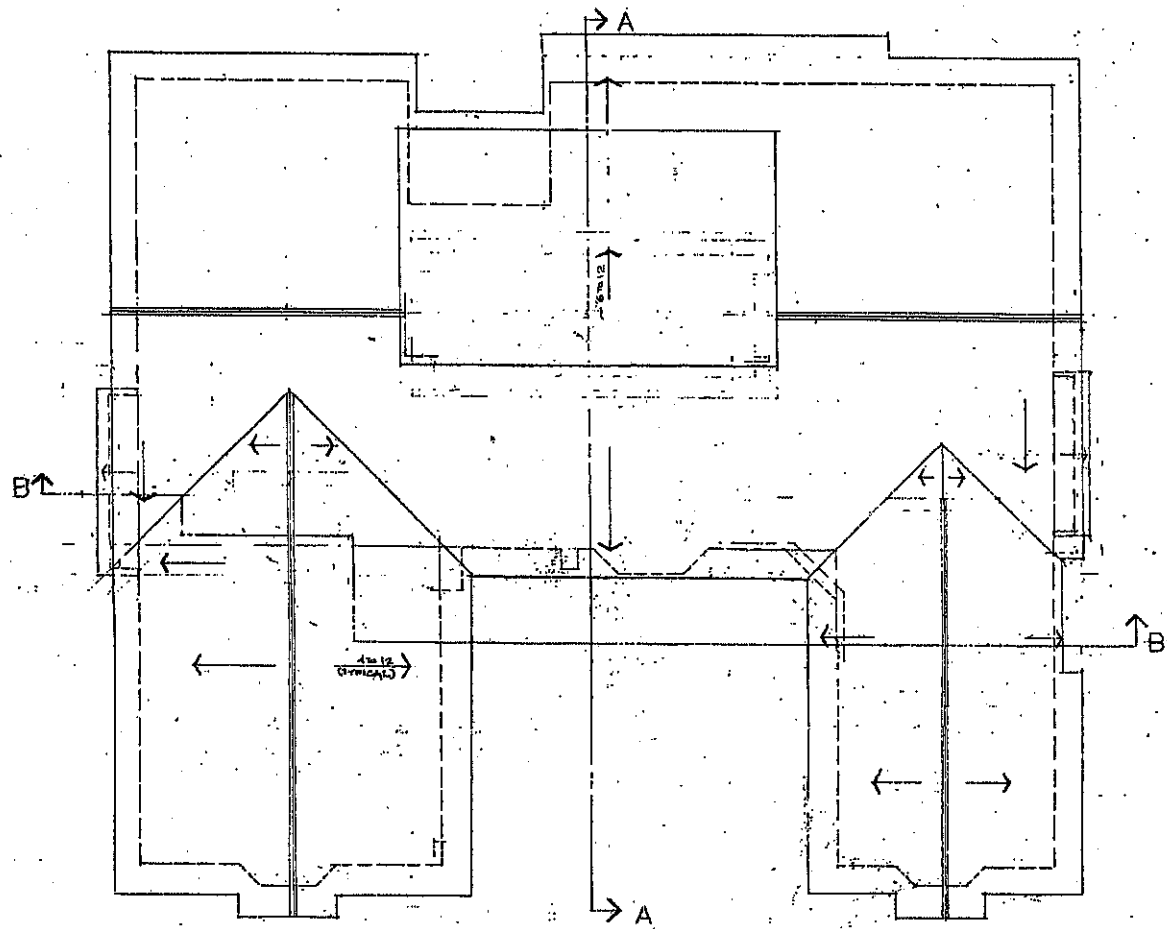
Architect: **Yair Koshet & Assoc.**  
Woodland Hills  
6228 Medina Rd.  
Van Nuys, CA 91411  
818/704-8888

Client: **RIOPHARM U.S.A.**

Project: **IL CONDO HOMES ASSURANCE - J**

Drawings: **REVISED 10/1**

DATE: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
SHEET: **A-12**  
OF: \_\_\_\_\_



ROOF PLAN  
SCALE: 1/4" = 1'-0"

MODEL - D-2



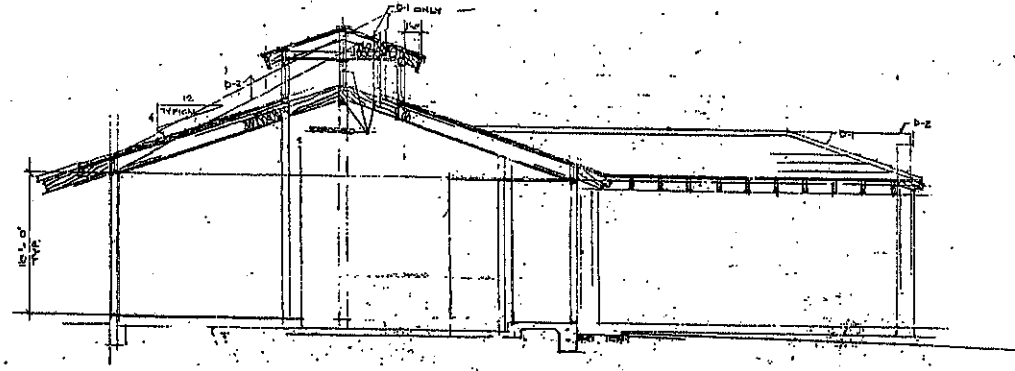
architect:  
**yair koshet & assoc.**  
woodland hills  
5235 medina rd.  
ca. 91364  
818/704-6166

RIOPHAM U.S.A.

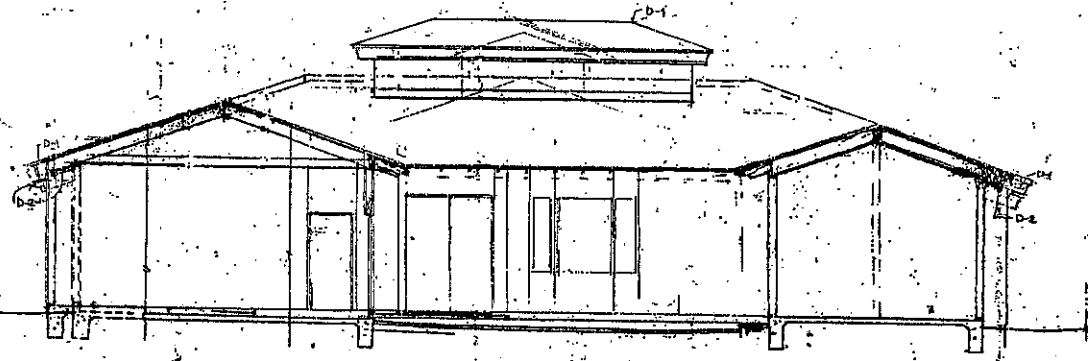
ACQUA-IF CONDO HOMES

NO.	REVISIONS BY	DATE





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



SECTION B-B

MODELS D-1  
D-2



architect:  
**Yar Koshet & Assoc.**  
Woodland Hills  
5228 Medina Rd.  
Ca. 91364  
818/704-0168

RIOPHAM U.S.A.

ACQUA... IL CONDO. MONTE

REVISIONS BY	DATE

JOB NO.  
SHEET  
A-14  
OF SHEETS

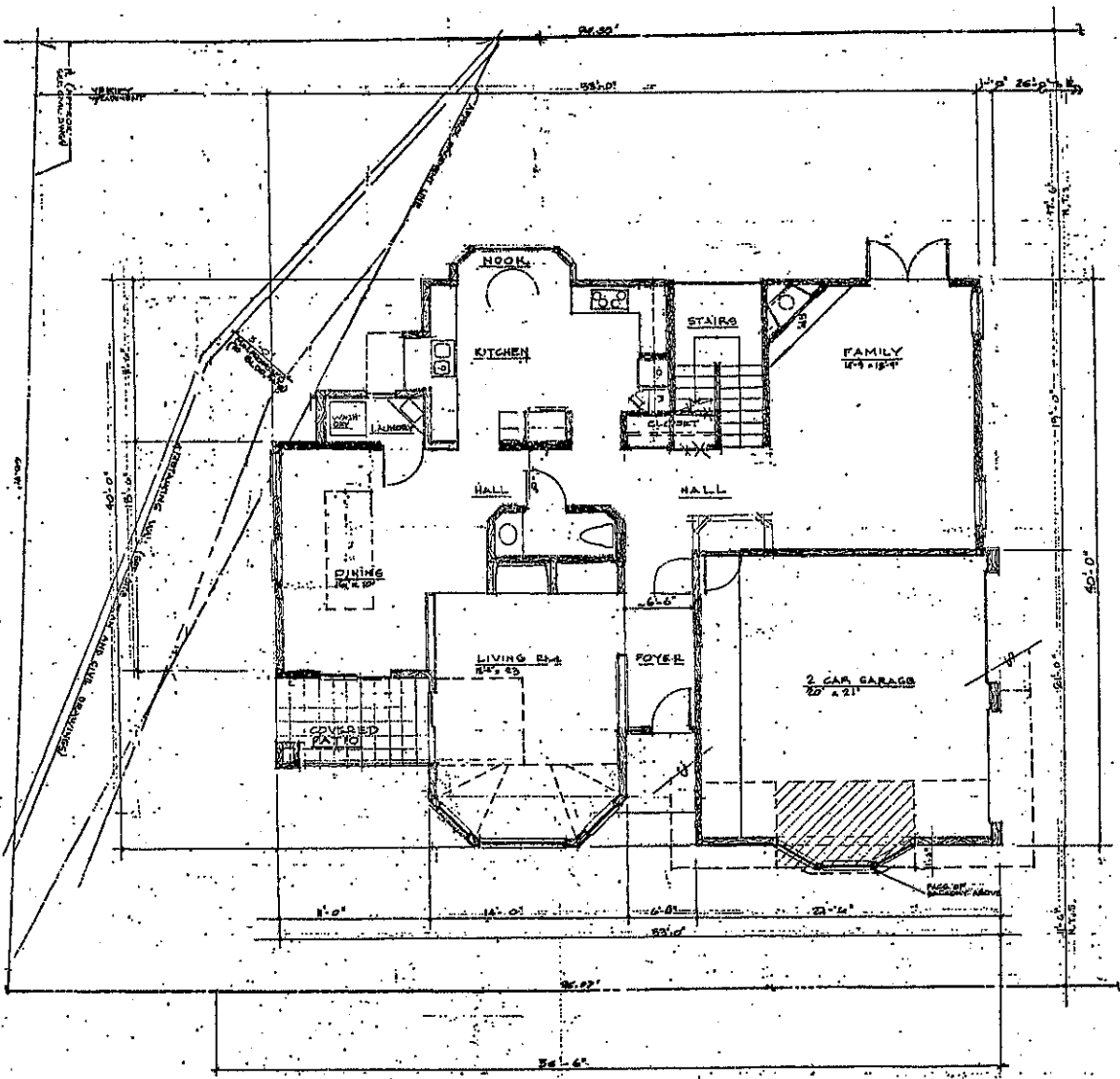
YK

Architect: **AIA**  
**Yair Koshet**  
2226 Medina Rd.  
ES. 91254  
Woodland Hills  
818/704-6156

RIDPHARM USA INC.

AGOURA II - CONDO. HOMES

DATE	
SHEET NO.	
SHEET	
<b>A-15</b>	
OF SHEETS	

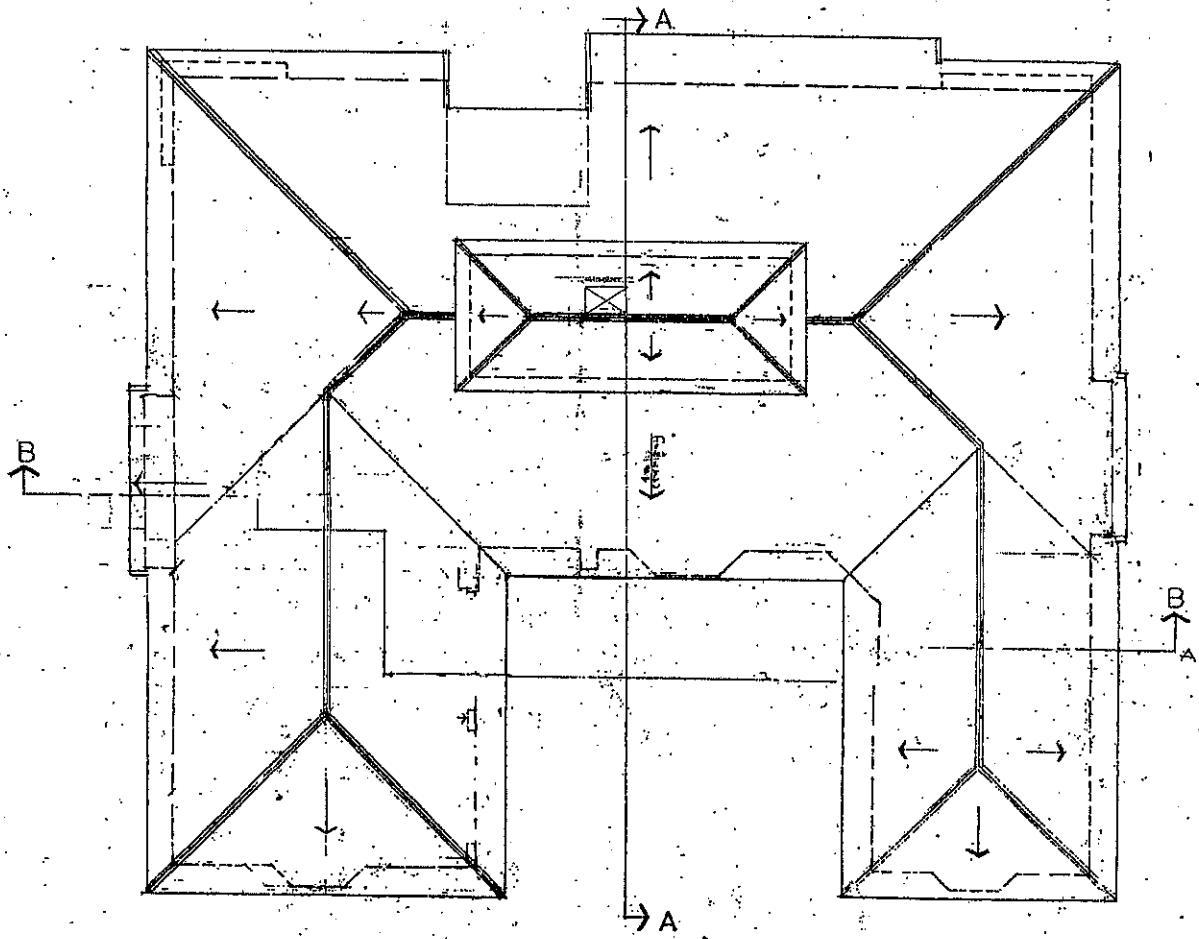


**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1/4" 1110 S.F.  
 1/4" 1180 S.F.  
 TOTAL 2290 S.F.  
 \*PREVIOUS 1664. REDUCTION 186 sq. (20.76%)

LOT-4



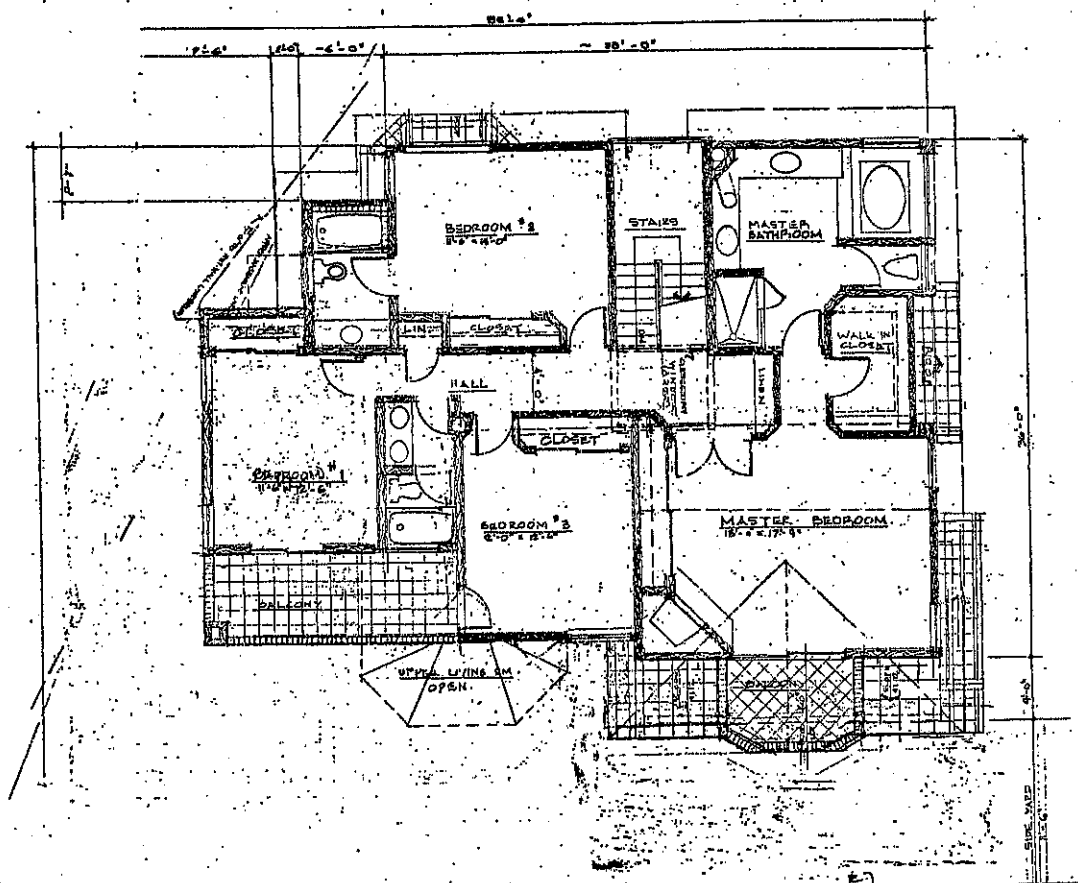
- ⊕ ROOF EXTENSION OVER 2-17' DE
- ⊕ LIBRARY - BERRONS 4-15-02



ROOF PLAN  
SCALE: 1/4" = 1'-0"

MOBILED 12-1

AGOURA	RIOPHAM	U.S.A	architect: <b>yair koshet &amp; assoc.</b> woodland hills ca. 818/704-8122
II COND. HOMES			
REVISIONS BY			
DATE			
SHEET NO.			
SHEET			



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0" 1/8" = 1'-0"

(C)

**✶**

**AIA**  
 Woodland Hills  
 818/704-8166

**Yair Koshet**  
 5226 Medina Rd.  
 CA. 91264

architect

PHILIP HARM U.S.A. INC.  
 AGOURA

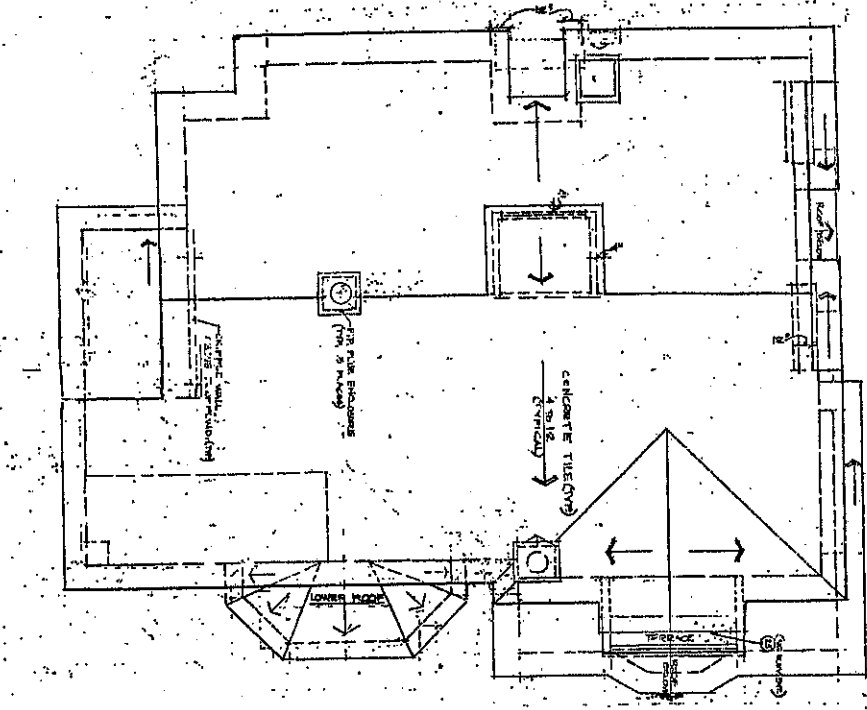
CONDO. HOMES

REVISIONS

NO.	DATE

DATE  
 SHEET NO.  
 SHEET  
**A-16**  
 OF





ROOF PLAN  
SCALE: 1/4" = 1'-0"



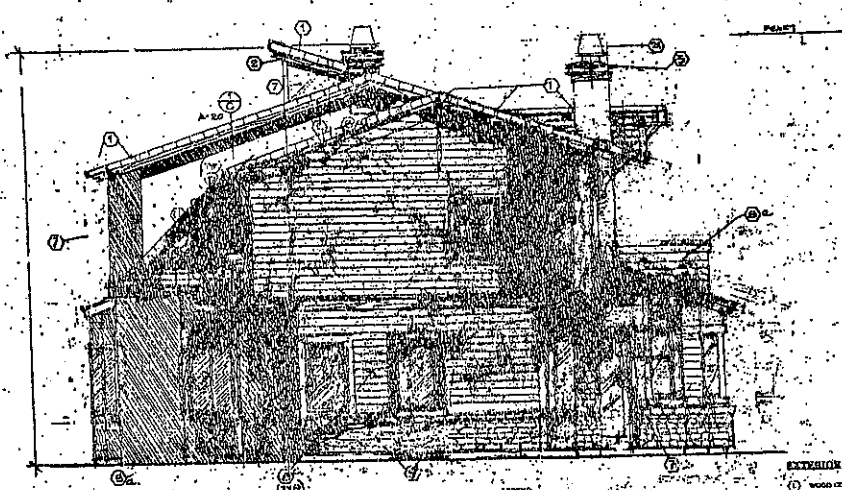
NO.	REVISIONS	DATE	BY
1	AS SHOWN		
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
SHEET: A-17  
SCALE: AS SHOWN

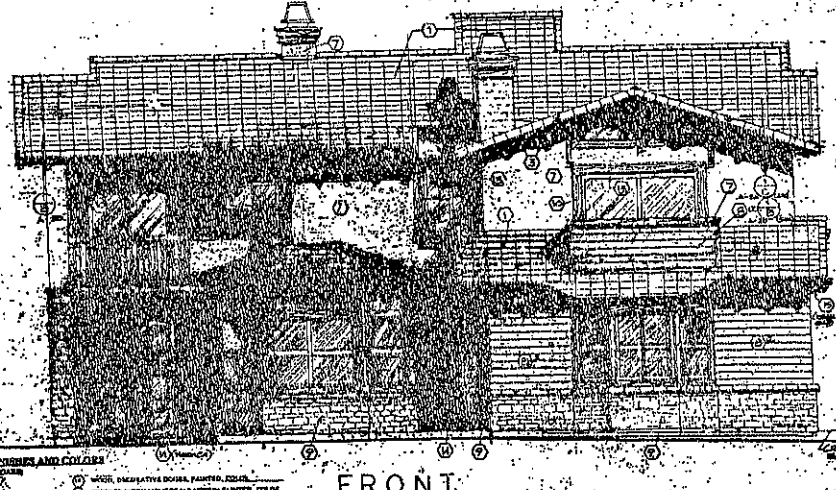
AGOURA II CONDO. HOMES  
RIDPHARM, U.S.A., INC.

ARCHITECT:  
YAIR KOSHEL AIA  
WOODLAND HILLS  
5226 MEDINA RD.  
CA. 91364  
818/704-6166



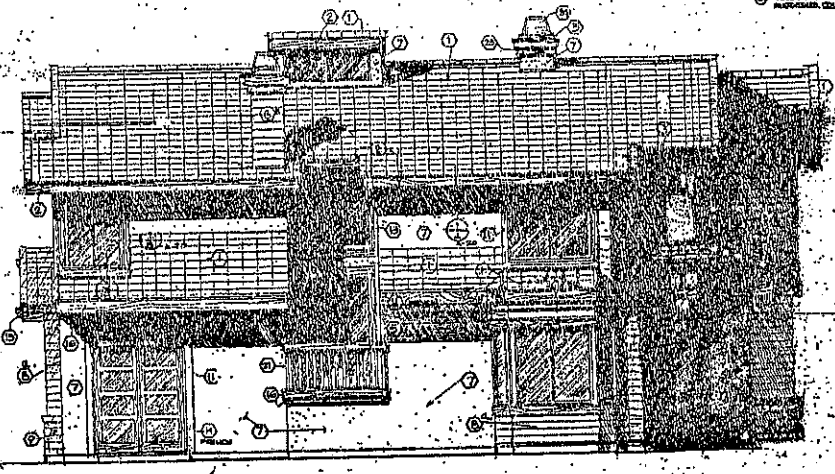


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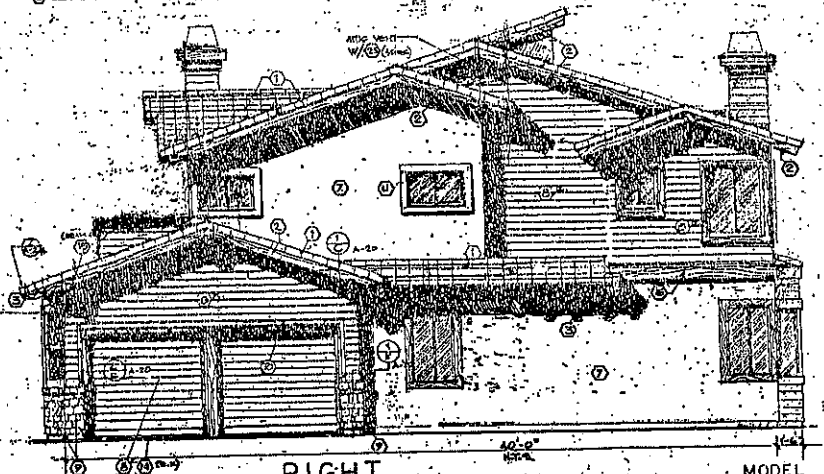


FRONT

- EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS**
- 100 PER CENT TO SAMPLE BOARD
- 1 WOOD ON ROOF, SHINGLES, PAINTED, COLOR
  - 2 STUCCO FINISH, INTERIOR, PAINTED, COLOR
  - 3 MANUFACTURED BOARD, PAINTED, COLOR
  - 4 SEVELIN, COLOR
  - 5 SUFFY WHITE, COLOR
  - 6 ALL WOODS TO MATCH BOARD
  - 7 BRICKWORK, RED, STONE, VENEER, 1200
  - 8 WHITE STUCCO FINISH, INTERIOR, PAINTED, COLOR
  - 9 WOOD ON PORCH, INTERIOR, PAINTED, COLOR
  - 10 WOODEN PAGES, INTERIOR, PAINTED, COLOR
  - 11 WOOD ON VERGE, SHINGLES, PAINTED, COLOR
  - 12 WOOD ON VERGE, SHINGLES, PAINTED, COLOR
  - 13 WOOD ON VERGE, SHINGLES, PAINTED, COLOR
  - 14 WOOD ON VERGE, SHINGLES, PAINTED, COLOR
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  - 99 WOOD ON VERGE, SHINGLES, PAINTED, COLOR
  - 100 WOOD ON VERGE, SHINGLES, PAINTED, COLOR



REAR



RIGHT

MODEL



**BUILDING ELEVATIONS**  
1/4" = 1'-0"

**YK**

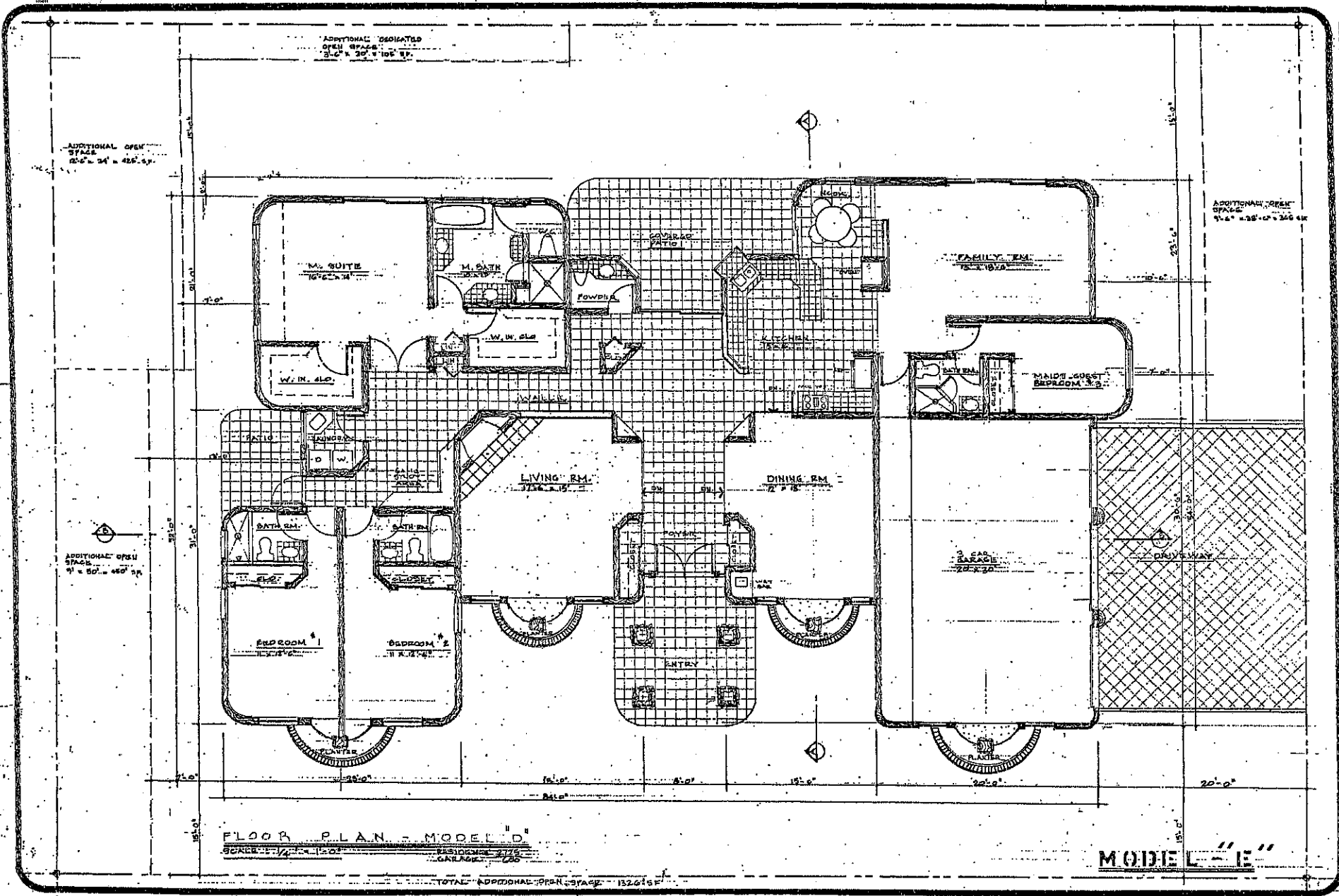
**AIA**  
woodenarchitect.com  
818/704-5156

Architect:  
**Yair Koshet**  
1228 Medina Rd.  
CA 92048  
954

**RIOPHARM U.S.A. INC.**  
10000 S. Orange Ave., Suite 100  
Orange, CA 92668  
714/940-7200  
FAX: 714/940-7201

AGCURA | 31 CONDO. HOMES  
3100 N. Orange Ave., Suite 100  
Orange, CA 92668  
714/940-7200  
FAX: 714/940-7201

REVISED BY	
DATE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	
DATE	
BY	
DATE	



FLOOR PLAN - MODEL D  
 SCALE: 1/4" = 1'-0"

MODEL D

TOTAL ADDITIONAL OPEN SPACE: 1326 SF.

**K**

Architect:  
**vair koshet & assoc.**  
 woodland hills  
 5226 madison rd.  
 ca. 91354  
 818/704-8168

---

PROJECT: \_\_\_\_\_

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AGURCA: \_\_\_\_\_  
 II. BRIBO. HOUSE:  
 MODEL: **D**

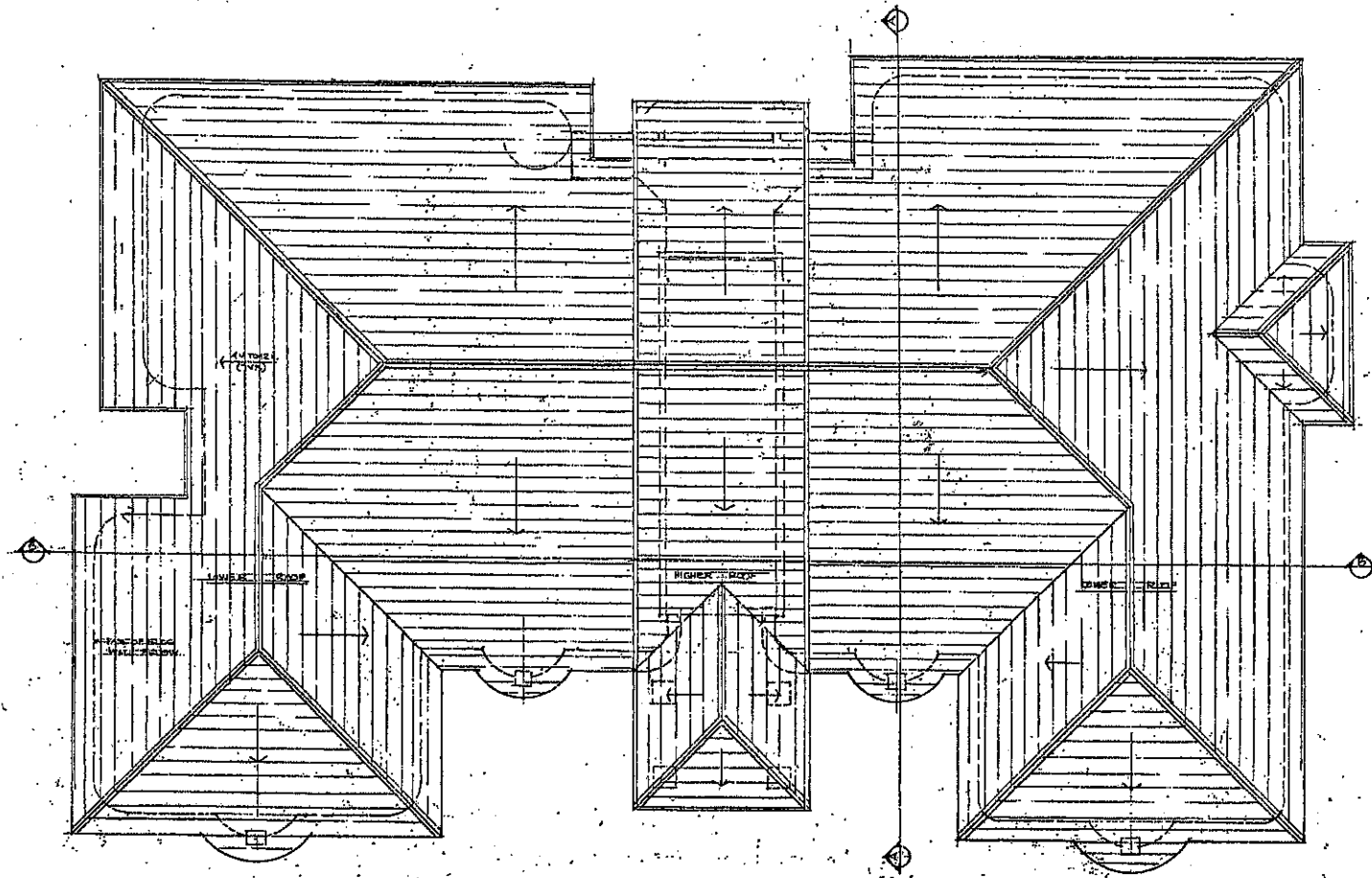
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REVISIONS BY: \_\_\_\_\_

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DATE: \_\_\_\_\_  
 JOB NO.: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**A-19**  
 SHEETS



KOPE PLAN

1/15/52

YK

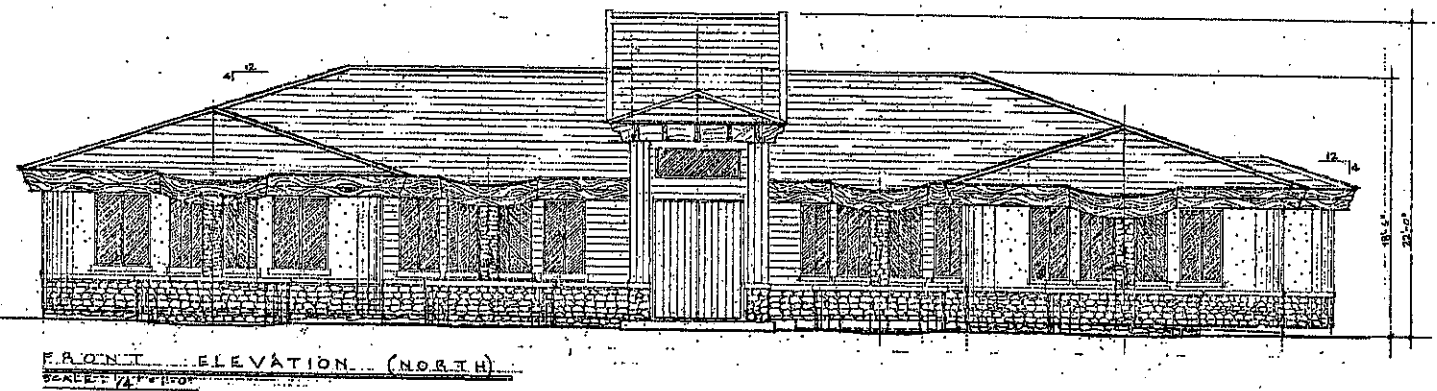
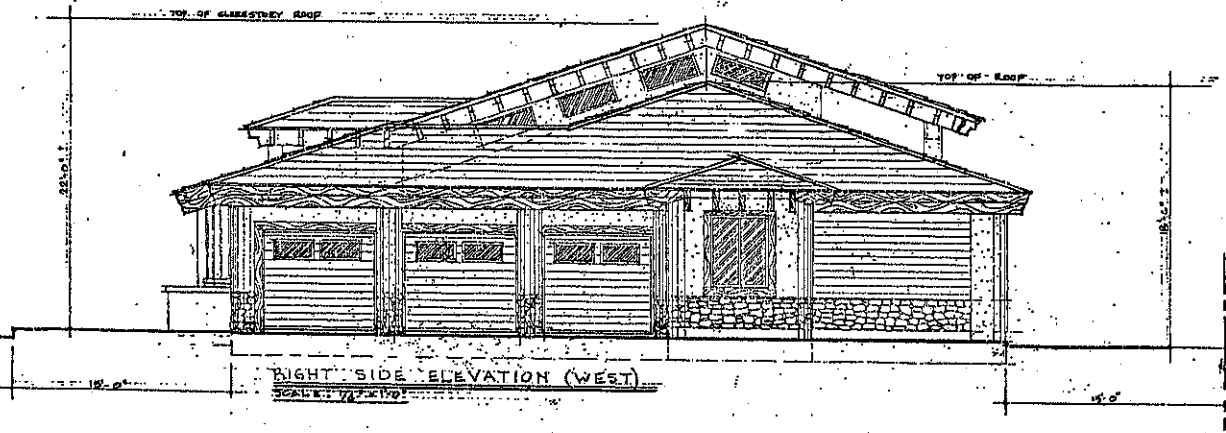
ARCHITECT:  
**yair koshet & assoc.**  
 2226 MADISON RD.  
 WASHINGTON, D.C. 20037  
 202/704-8188

PROGRAM: U.S.A.  
 PROJECT: II

ACQUA: II CONDO. HOMES  
 MODEL: II

REVISIONS BY	DATE

DATE  
 SHEET NO.  
 SHEET  
**A-20**  
 OF SHEETS



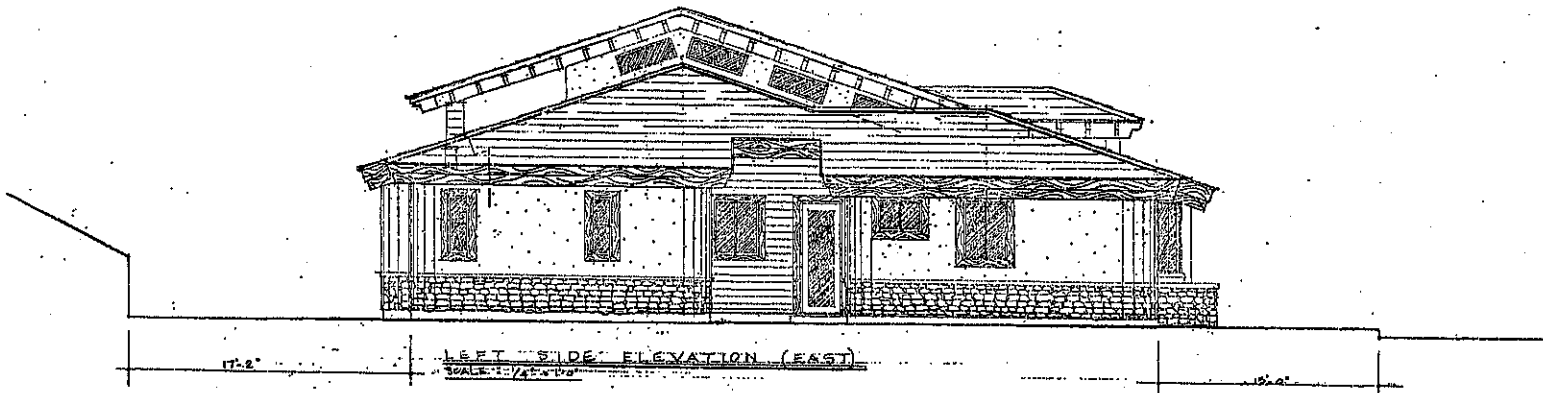
**K**

Architect:  
**vair koshet & assoc.**  
 Woodland Hills  
 5229 Mojave rd.  
 Van Nuys, CA 91411

PROPERTY: D/S/K  
 LOT 11

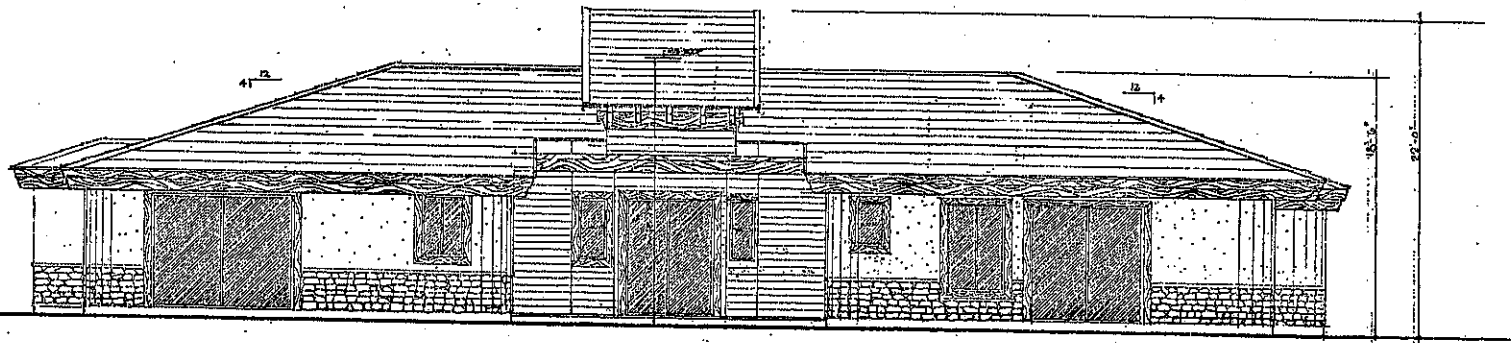
AGORA II CONDOMINIUMS  
 PROJECT

REVISIONS BY  
 DATE  
 JOB NO.  
 SHEET  
**A-21**  
 SHEETS



LEFT SIDE ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

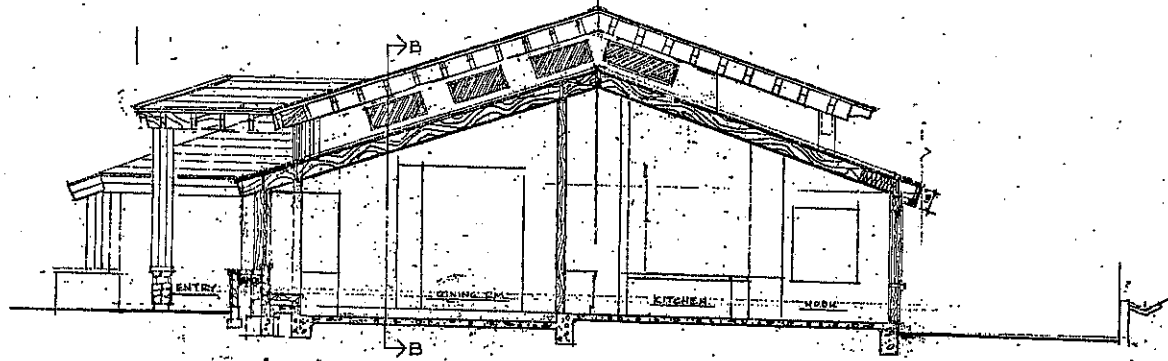
**K**

architect:  
**Yair Koshet & assoc.**  
 Woodland Hills  
 818/708-1100  
 5225 Medina Rd.  
 CO. 91354

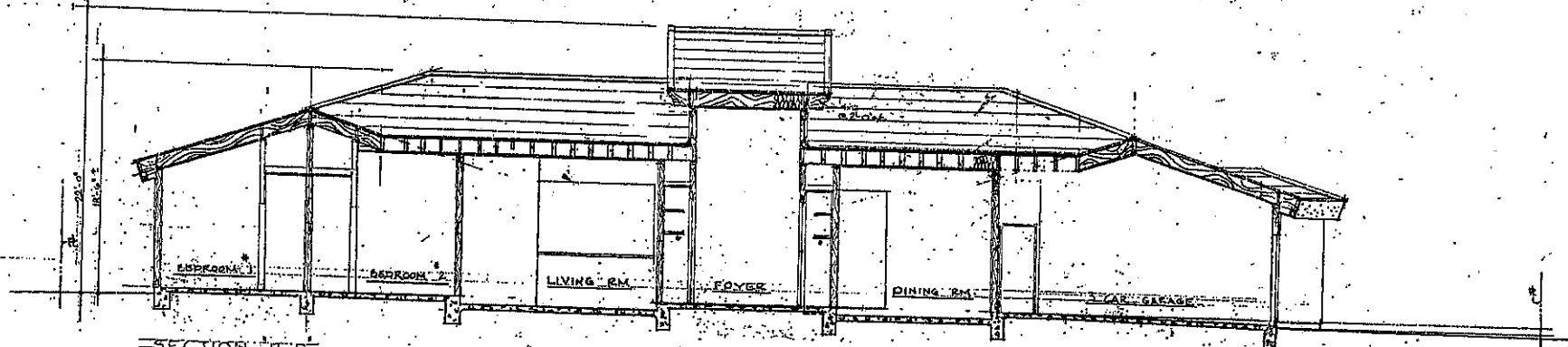
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 U.S. ARCHITECTURAL  
 LIBRARY  
 1201

AGRIKOLA IL CONCO HOMES  
 MODEL #

APPROVED BY  
 DATE  
 JOB NO.  
 SHEET  
 A-22



SECTION A-A  
WALL SECTION



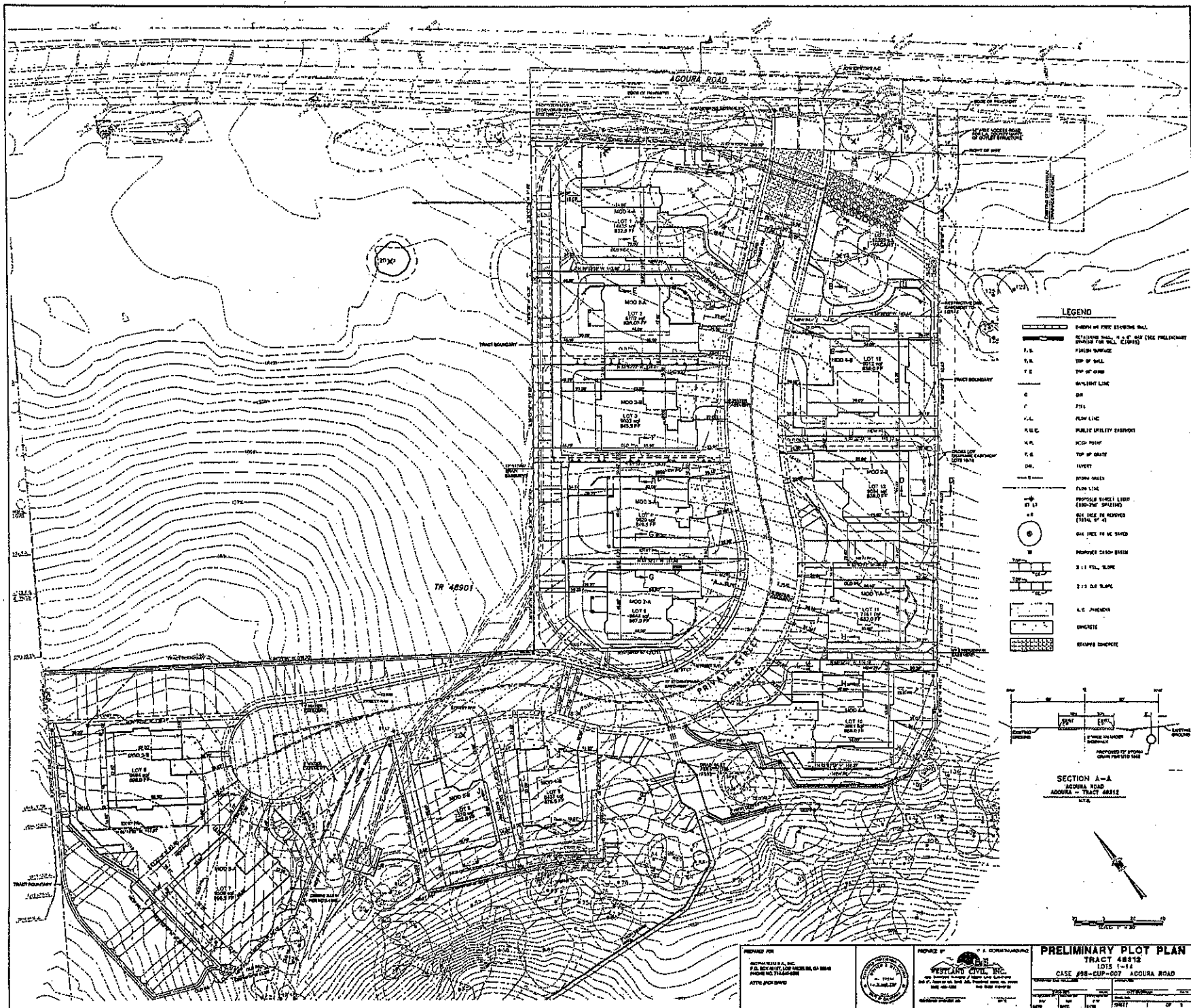
SECTION B-B




architect:  
**yair koshet & assoc.**  
 woodland hills  
 5228 Medina rd.  
 ca. 91367  
 818/704-8105

PROJECT: US A  
 ADDRESS: 5228 MEDINA RD.  
 CITY: WOODLAND HILLS  
 COUNTY: LOS ANGELES  
 STATE: CA  
 ZIP: 91367

REVISIONS BY  
 DATE  
 JOB NO.  
 SHEET  
**A-23**  
 SHEETS



PREPARED FOR:  
**ACOURA ROAD, INC.**  
 P.O. BOX 4812, LOS ANGELES, CA 90008  
 PHONE NO. 754-2400

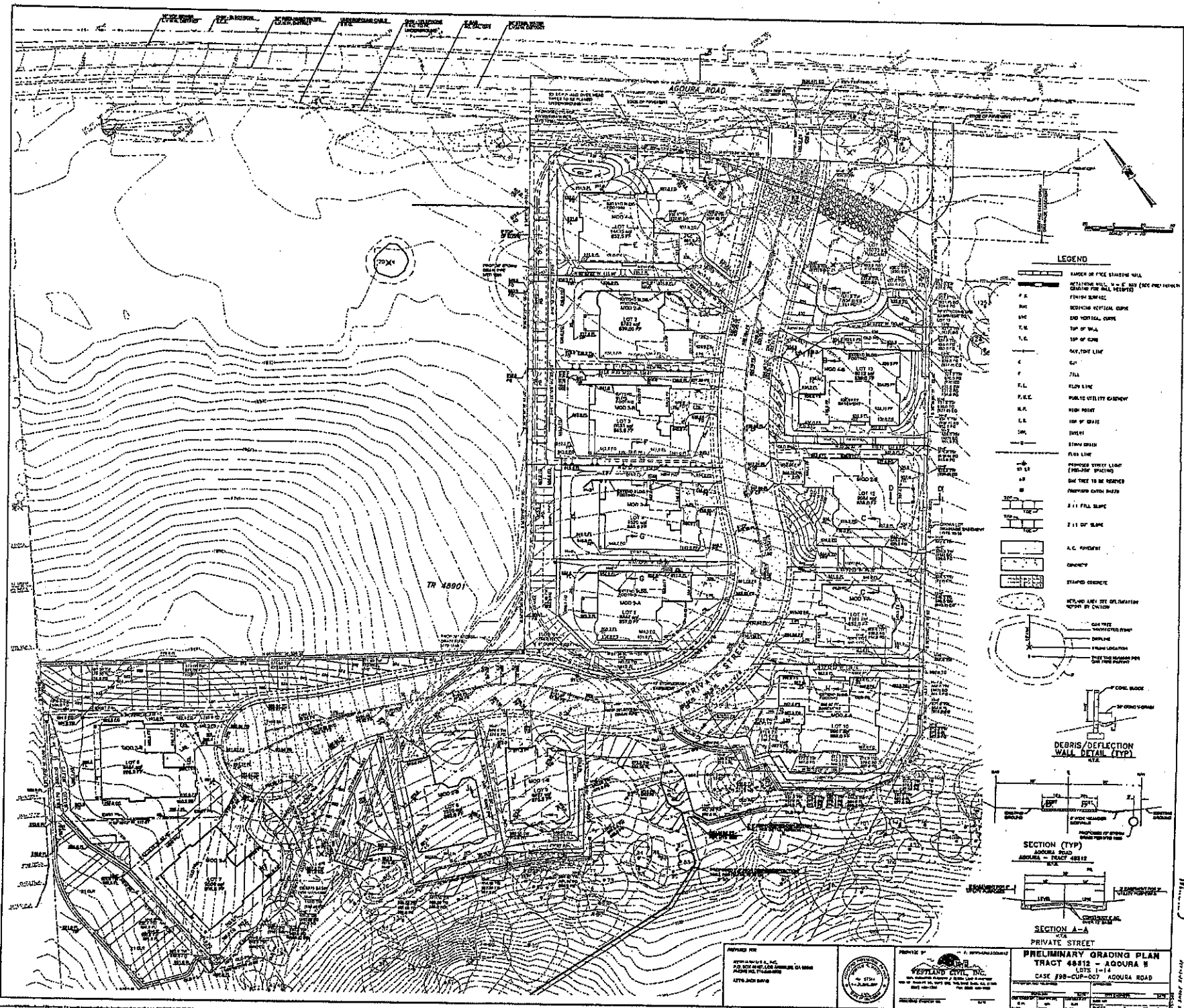
APPROVED BY:  
  
**VERTLAND CIVIL, INC.**  
 1000 W. 10TH STREET, SUITE 100  
 LOS ANGELES, CALIFORNIA 90057  
 PHONE NO. 754-2400

**PRELIMINARY PLOT PLAN**  
 TRACT 4812  
 LOTS 1-14  
 CASE #88-CUP-007 ACOURA ROAD

DATE: 10/1/88  
 SHEET: 1 OF 1

ORIGINAL

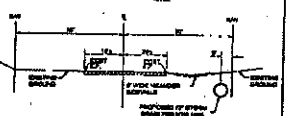




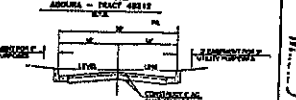
**LEGEND**

- BARRIER OR FREE STANDING WALL
- RETAINING WALL, 4' - 6' HIGH (SEE PLAN FOR HEIGHT)
- GRADING FOR WALL HEIGHTS
- FINISH SURFACE
- MEDIAN VERTICAL CURVE
- END VERTICAL CURVE
- TOP OF WALL
- TOP OF CURB
- MAY/TYPE LINE
- C
- G1
- 7/16
- F.L. FINISH LINE
- P.U.E. PUBLIC UTILITY CENTER
- H.P. HIGH POINT
- I.E. TOP OF GRADE
- S.M. SURVEY
- S.E. SLOPE GRADE
- F.S. FINISH LINE
- P.S. PROPOSED STREET LIGHT (INDICATE SPACING)
- S.M. SEE TREE TO BE REMOVED
- P.C. PROPOSED CATCH BASIN
- 2:1 FILL SLOPE
- 2:1 CUT SLOPE
- A.C. ASPHALT
- CONCRETE
- STAMPED CONCRETE
- RETAINING WALL SEE DIMENSIONS NOTED ON DRAWING
- G.S. GAS TREE
- S.F. STRUCTURED FINISH
- S.L. SLOPE
- S.L. SLOPE LOCATION
- S.L. SLOPE TO BE REMOVED FOR SLOPE REPAIR
- C.C. CONC. BLOCK
- S.P. SP. CONCRETE

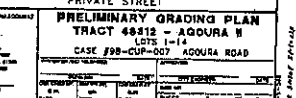
**DEBRIS/DEFLECTION WALL DETAIL (TYP)**



**SECTION (TYP)**



**SECTION A-A**



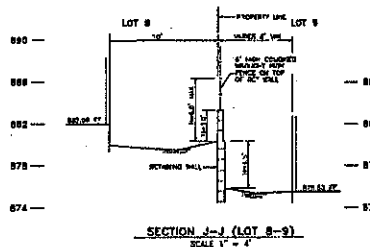
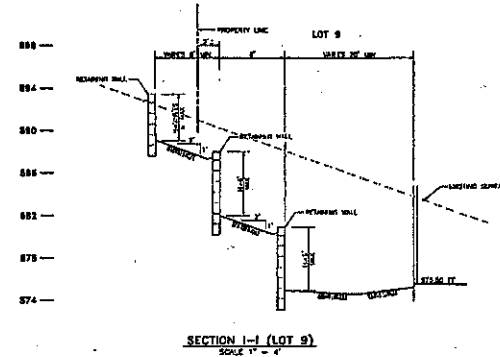
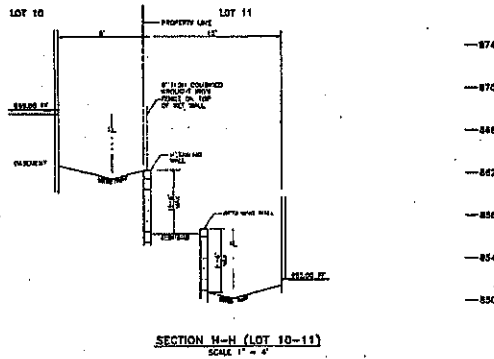
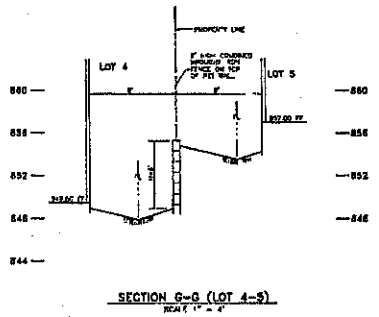
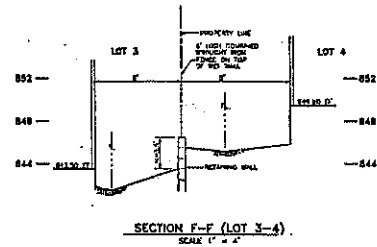
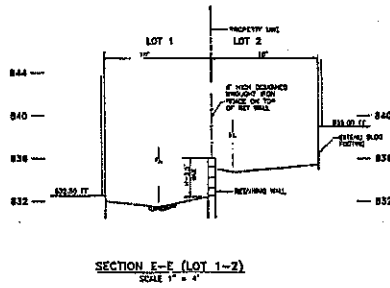
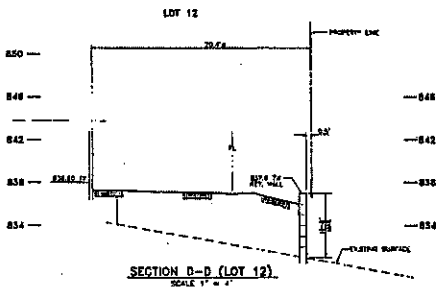
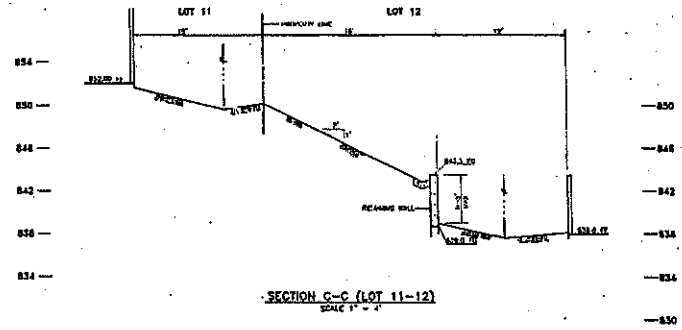
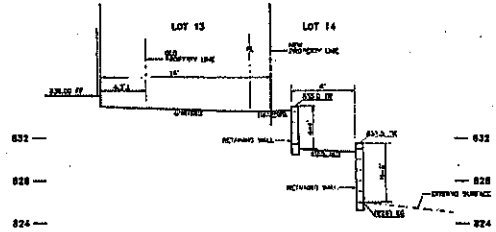
PREPARED BY  
 HOFFMAN & CO., INC.  
 2100 WILSON AVENUE, SUITE 100  
 AGOURA, CALIFORNIA 91301  
 DATE: JAN 1988

CHECKED BY  
 HOFFMAN & CO., INC.  
 2100 WILSON AVENUE, SUITE 100  
 AGOURA, CALIFORNIA 91301  
 DATE: JAN 1988

PROJECT NO.  
 88-001

SHEET NO.  
 1 OF 1

PRELIMINARY GRADING PLAN  
 TRACT 48912 - AGOURA II  
 LOTS 1 & 4  
 CASE #98-CUP-007 AGOURA ROAD



PREPARED BY WESTLAND CIVIL, INC. P.O. BOX 4182, LOS ANGELES, CA 90064 PHONE: (213) 718-1828 4TH FLOOR 8400		DESIGNED BY WESTLAND CIVIL, INC. P.O. BOX 4182, LOS ANGELES, CA 90064 PHONE: (213) 718-1828	<b>LOT SECTIONS</b> <b>TRACT 48312</b> <b>LOTS 1-14</b> <b>CASE #98-CUP-007 ACCOURA ROAD</b>	
			SHEET NO. 3 OF 3 DATE: 11/18/2008 DRAWN BY: [Signature] CHECKED BY: [Signature]	PROJECT NO. 98-CUP-007 DATE: 11/18/2008 DRAWN BY: [Signature] CHECKED BY: [Signature]

ORIGINAL

**SHEET INDEX**

A-1 SITE PLAN - ARCHITECTURE

A-2 LOCATION MAP, NOTES, DETAILS

**LOTS:**

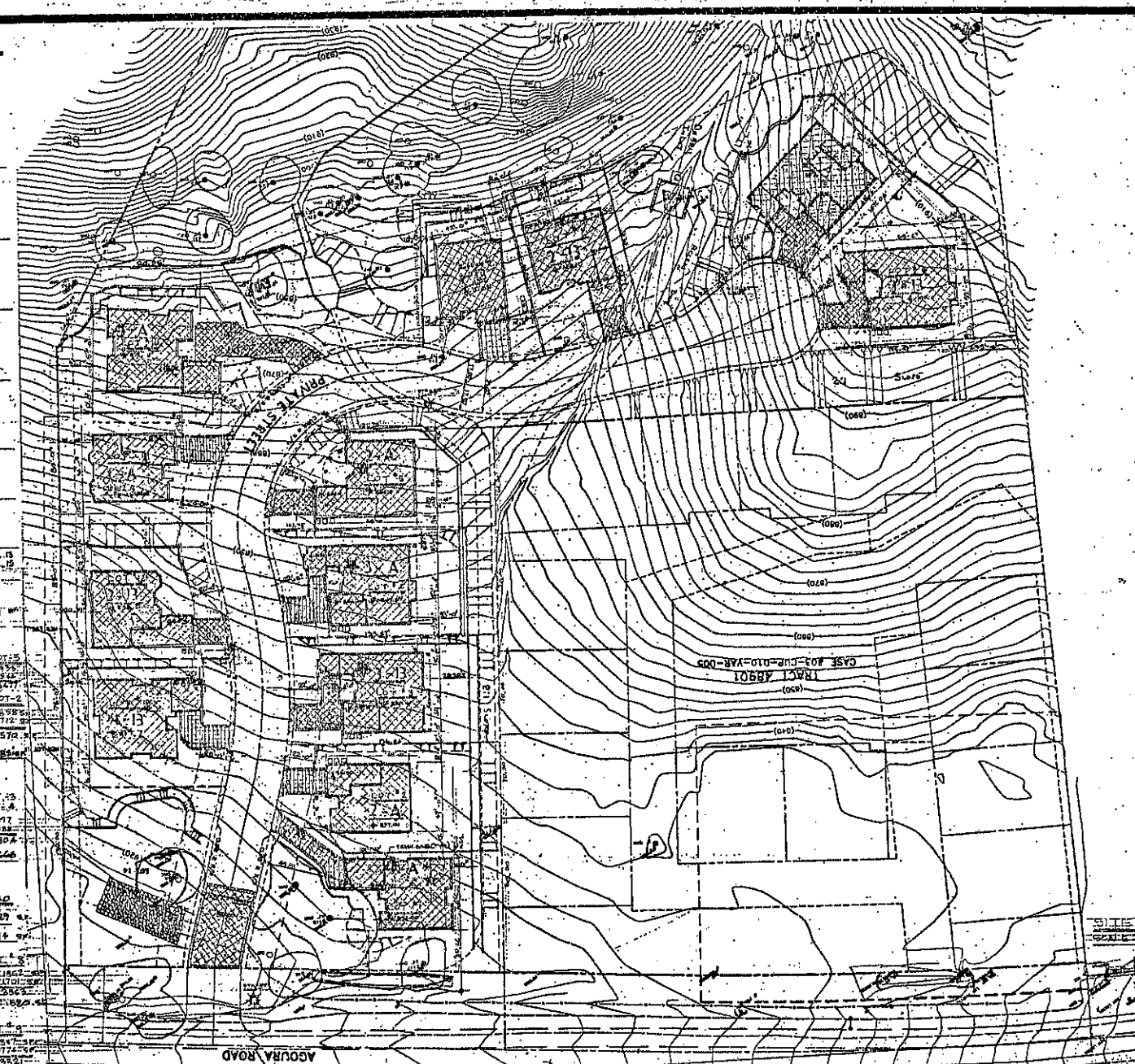
A1	FLOOR PLAN - FIRST FLOOR	PLAN 1-A	1
A2	EXTERIOR ELEVATIONS	PLAN 1-A	1
A3	EXTERIOR ELEVATIONS	PLAN 1-A	1
A4	ROOF PLAN, DETAILS	PLAN 1-A	1
A5	FLOOR PLAN - FIRST FLOOR	PLAN 1-B	2
A6	EXTERIOR ELEVATIONS	PLAN 1-B	2
A7	EXTERIOR ELEVATIONS	PLAN 1-B	2
A8	ROOF PLAN, DETAILS	PLAN 1-B	2
A9	FLOOR PLAN - FIRST FLOOR	PLAN 2-A	2, 5
A10	EXTERIOR ELEVATIONS	PLAN 2-A	2, 5
A11	EXTERIOR ELEVATIONS	PLAN 2-A	2, 5
A12	ROOF PLAN, DETAILS	PLAN 2-A	2, 5
A13	FLOOR PLAN - FIRST FLOOR	PLAN 2-B	2, 7
A14	EXTERIOR ELEVATIONS	PLAN 2-B	2, 7
A15	EXTERIOR ELEVATIONS	PLAN 2-B	2, 7
A16	ROOF PLAN, DETAILS	PLAN 2-B	2, 7
A17	FLOOR PLAN - FIRST FLOOR	PLAN 3-A	3, 6
A18	EXTERIOR ELEVATIONS	PLAN 3-A	3, 6
A19	EXTERIOR ELEVATIONS	PLAN 3-A	3, 6
A20	ROOF PLAN, DETAILS	PLAN 3-A	3, 6
A21	FLOOR PLAN - FIRST FLOOR	PLAN 3-B	3, 6
A22	EXTERIOR ELEVATIONS	PLAN 3-B	3, 6
A23	EXTERIOR ELEVATIONS	PLAN 3-B	3, 6
A24	ROOF PLAN, DETAILS	PLAN 3-B	3, 6
A25	FLOOR PLAN - FIRST FLOOR	PLAN 4-A	4, 5
A26	EXTERIOR ELEVATIONS	PLAN 4-A	4, 5
A27	EXTERIOR ELEVATIONS	PLAN 4-A	4, 5
A28	ROOF PLAN, DETAILS	PLAN 4-A	4, 5
A29	FLOOR PLAN - FIRST FLOOR	PLAN 4-B	4, 5
A30	EXTERIOR ELEVATIONS	PLAN 4-B	4, 5
A31	EXTERIOR ELEVATIONS	PLAN 4-B	4, 5
A32	ROOF PLAN, DETAILS	PLAN 4-B	4, 5

<b>TOTAL</b>	2405 SF
<b>GARAGE</b>	458 SF
<b>RESIDENCE</b>	1947 SF
<b>TOTAL</b>	3405 SF
<b>RESIDENCE</b>	1947 SF
<b>GARAGE</b>	458 SF

<b>PLAN 2-B LOT 25</b>	RESIDENCE 1947 SF
<b>GARAGE</b>	458 SF
<b>TOTAL</b>	3405 SF

<b>PLAN 3-A LOT 2</b>	RESIDENCE 2517 SF
<b>GARAGE</b>	458 SF
<b>TOTAL</b>	2969 SF

<b>PLAN 3-B LOT 3</b>	RESIDENCE 2517 SF
<b>GARAGE</b>	458 SF
<b>TOTAL</b>	2969 SF



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



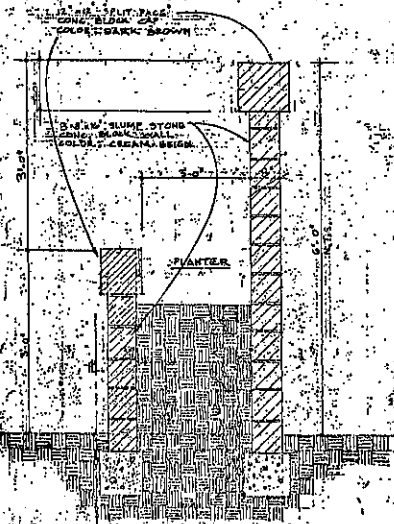
Architect:  
**Yair Koshet AIA**  
WOODLAND HILLS  
6225 Redline Rd.  
CALIFORNIA 91367  
818/704-8156

**RIOPHARM USA, INC.**

RESIDENTIAL SINGLE FAMILY HOME

REVISIONS BY	DATE
NO. 1	10/1/01
NO. 2	10/1/01
NO. 3	10/1/01
NO. 4	10/1/01
NO. 5	10/1/01
NO. 6	10/1/01
NO. 7	10/1/01
NO. 8	10/1/01
NO. 9	10/1/01
NO. 10	10/1/01

**A-1**



**TRACT NO. 48312**  
 THE CITY OF AGOURA HILLS, THE COUNTY OF LOS ANGELES,  
 STATE OF CALIFORNIA

Parcel A:

Lots 1 thru 14 inclusive and Lots A, B and C, of Tract No. 48312, in the City of Agoura Hills, County of Los Angeles, State of California, as per map recorded in Book 1235 Parcel 82 and 87 inclusive of same, in the office of the County Recorder of said county.

Parcel B:

Lot 1 and 197 inclusive of Tract No. 48807, in the City of Agoura Hills, County of Los Angeles, State of California, as per map recorded in Book 1238 Parcel 64 of 69 of same, in the office of the County Recorder of said county.

Exact description of parcel and general location as per record in office of recorder.

Assessment Parcel No. 2081-014-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042 and 2081-014-023

**LEGAL DESCRIPTION**

**PARCEL 1:**

That portion of Lot 14<sup>th</sup> of the Rancho Las Virgenes, in the City of Agoura Hills, County of Los Angeles, State of California, as per map of partition of said Rancho filed with the Final Decree in Case No. 2888 of the Superior Court of said County, described as follows:

Beginning at a point in the Northwest line of Ventura Boulevard 100 feet wide, as described in said record in Book 1193, Page 127, Official Records of said County, distant Southwesterly thereon 135 feet from the Northwest line of the land conveyed to the State of California by deed recorded in Book 4762, Page 261 of same, thence South 78 degrees 34' 05" West 298.26 feet above or to the Northwest line of said land conveyed to J. W. Johnson and Lillian W. Johnson by deed recorded in Book 1981, Page 212 of same, distant along said Northwest line South 31 degrees 45' 30" West 222.83 feet to the Southwest line of said land conveyed to the State of California, thence South 85 degrees 28' 30" East 221.07 feet; thence North 64 degrees 28' 05" East 246.16 feet to a point in said South line of Ventura Boulevard, distant Northwesterly thereon 125 feet from the point of beginning; thence Northwesterly along said Boulevard 125 feet to the point of beginning.

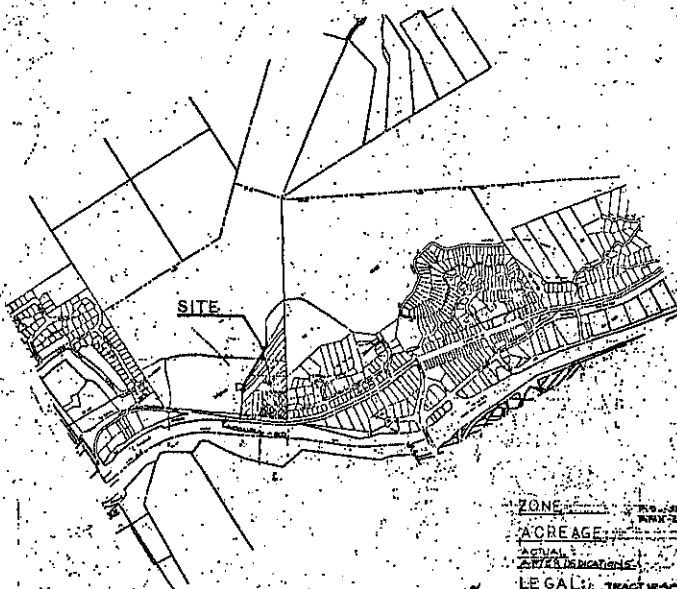
**PARCEL 2:**

That portion of Lot 14<sup>th</sup>, Rancho Las Virgenes, in the City of Agoura Hills, County of Los Angeles, State of California, as per map of partition of said Rancho filed with Final Decree in Case No. 2888 of the Superior Court of said County, described as follows:

Beginning at a point in the Northwest line of the land conveyed to J. W. Johnson, et al., by deed recorded in Book 4762, Page 261 of same, distant Southwesterly thereon South 31 degrees 45' 30" West 298.26 feet from the Northwest corner of land conveyed to State of California by deed recorded in Book 4762, Page 261 of same, thence South 78 degrees 34' 05" West, 450 feet to the Southeast corner of land described in said record in Book 10317, Page 272, Official Records of said County, thence along the Southeast line of said land North 18 degrees 19' 05" East, 144.16 feet to the Southwest line of said land North 100 feet wide, as described in deed recorded in Book 1919, Page 127, Official Records, thence Southwesterly along said Boulevard to point in said Southeast line distant Southwesterly thereon 406 feet from the Southeast line of said land conveyed to the State of California, thence South 78 degrees 28' 05" East 406 feet; thence Southwesterly in a direct line to a point in the West line of said land of Johnson, distant thereon South 31 degrees 45' 30" West 1000 feet from the point of beginning; thence North 31 degrees 45' 30" East, 1000 feet to the point of beginning.

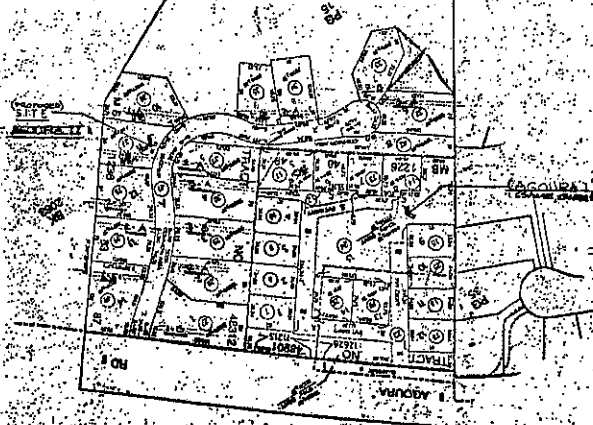
EXCEPT therefrom 50% of all mineral and water lying in, on or under said land with no right of entry upon the surface for the purpose of exploring for or extracting said mineral and water; however, the right to enter the feet below the surface for the purpose of extracting same, in the property described. Surface as surveyed in the Final Decree entered October 22, 1979, as Instrument No. 79-112139, Official Records.

- NOTES:**
1. ALL MINORITIES AND PARTIALS ARE TO BE CONSIDERED AS PARTS OF THE WHOLE.
  2. THE PROPERTY IS TO BE CONSIDERED AS ONE UNIT AND SHOWN AS SUCH ON THE MAP.
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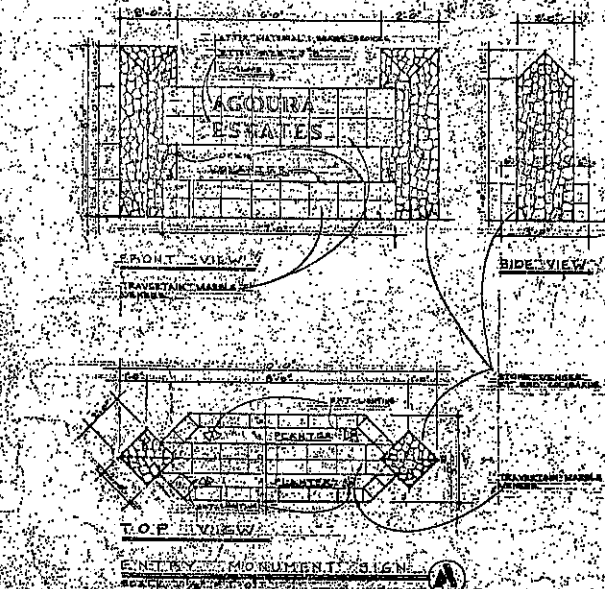


**LOCATION MAP**  
(1/4" SCALE)

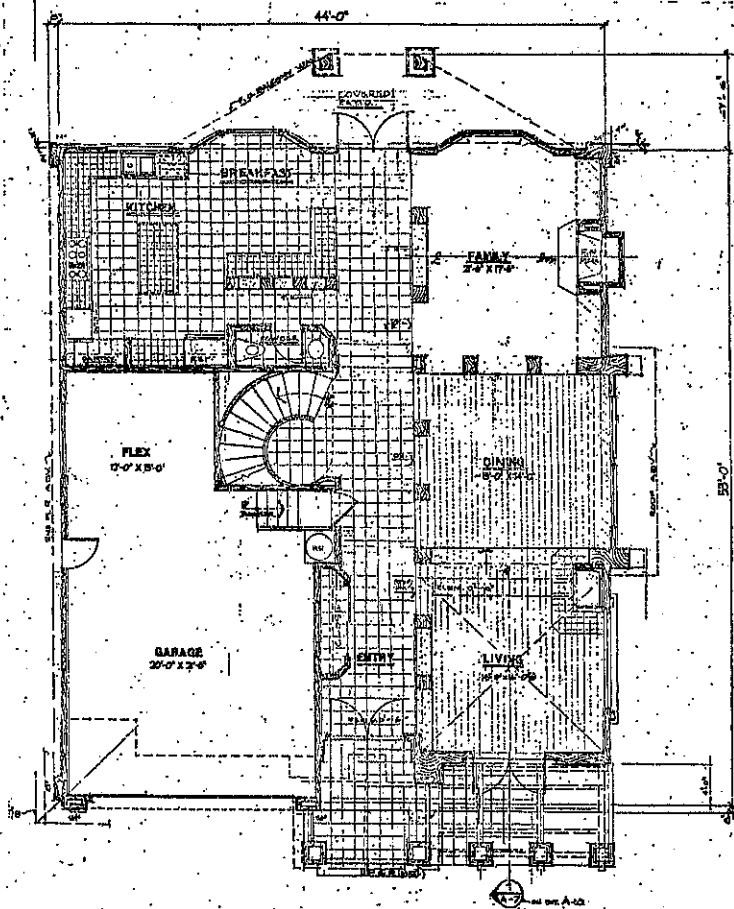
**ZONE:** ...  
**ACREAGE:** ...  
**ACTUAL AREA:** ...  
**LEGAL:** TRACT 48312  
**APN:** ...



**VICINITY PLAN**  
(1/4" SCALE)



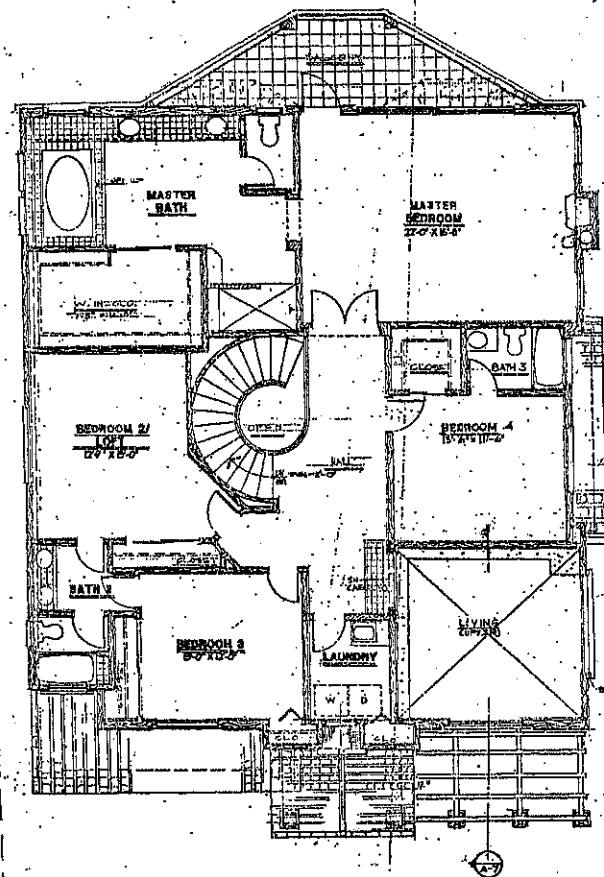
**ROBARM USA, INC.**  
 ARCHITECTS  
 11001 Ventura Blvd., Suite 200  
 Encino, CA 91436  
 Phone: (818) 706-8100  
**Yar Koshet**  
 ARCHITECTS  
 8226 Hedden Rd.  
 Agoura Hills, CA 91301  
 Phone: (818) 706-8100  
**AIA**



FIRST FLOOR PLAN

1K

SQUARE FOOTAGE	
FIRST FLOOR	21612.24 sq. ft.
SECOND FLOOR	7105.97 sq. ft.
TOTAL	28718.21 sq. ft.
GARAGE - 628 sq. ft.	



SECOND FLOOR PLAN

**AGOURA II**  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE 1-A

**AIA**  
 Woodland Hills  
 818/704-0100

**Yair Koshat**  
 1325 Medina Rd.  
 Encino, CA 91436

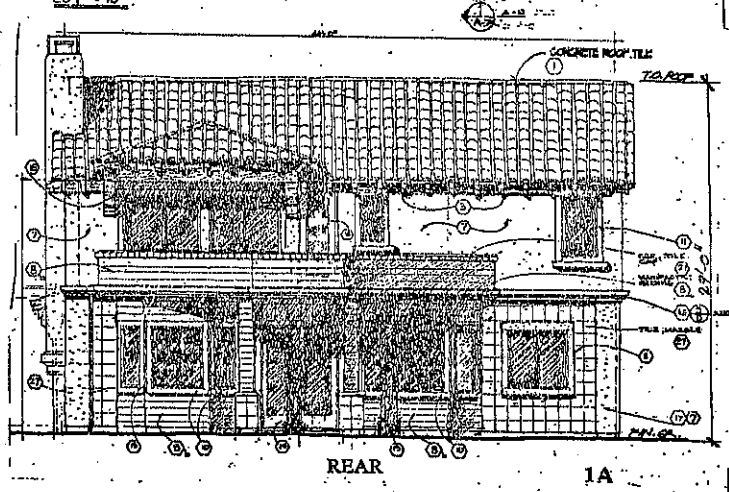
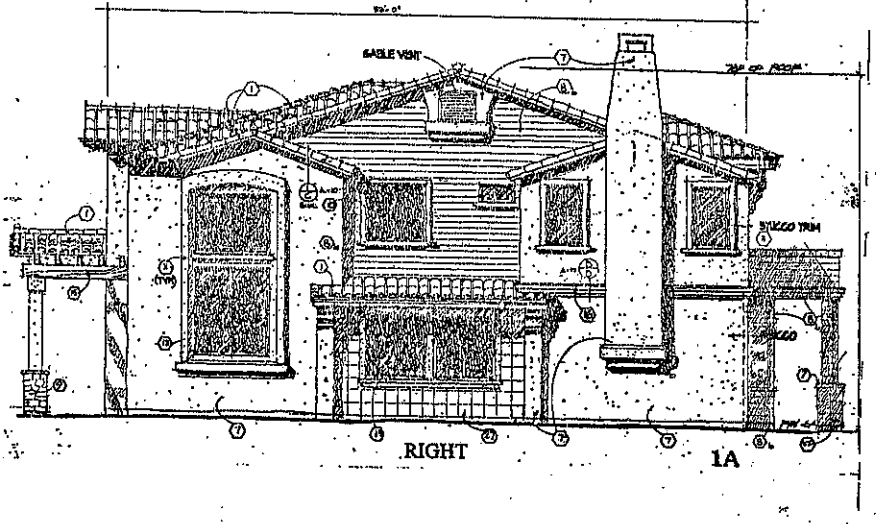
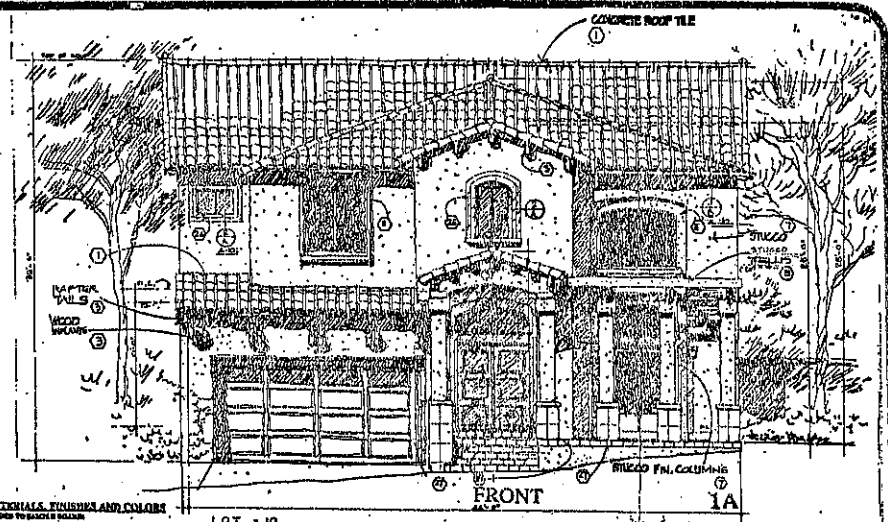
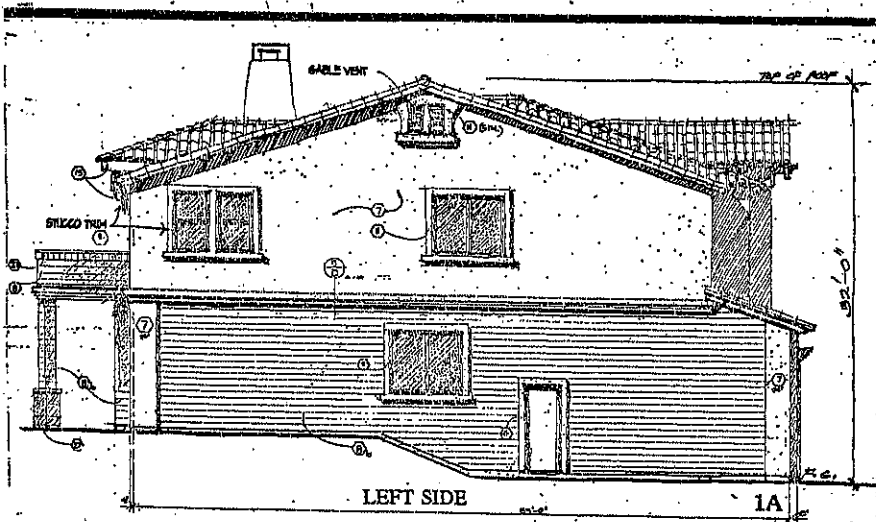
**RIOPHARM U.S.A., INC.**  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210

**AGOURA II** 24 UNITS FULLY LOCKED

REVISIONS

DATE	BY	REVISION





**EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS**  
 (REFER TO SHEET FOR SYMBOLS)

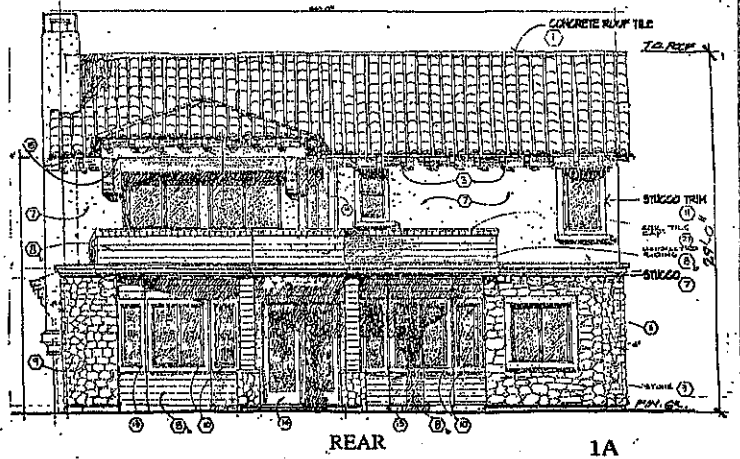
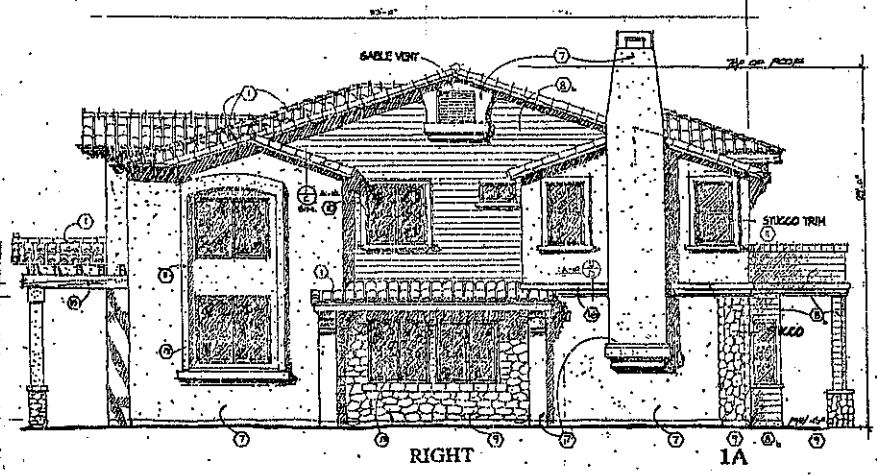
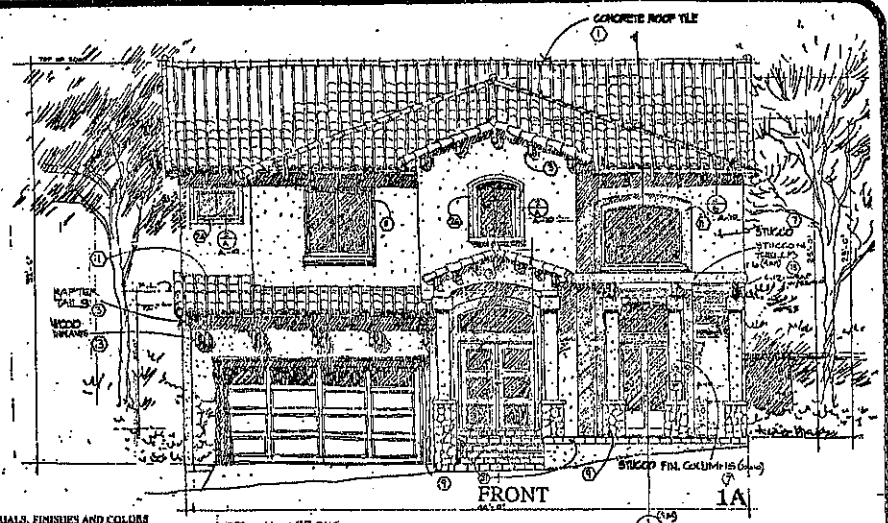
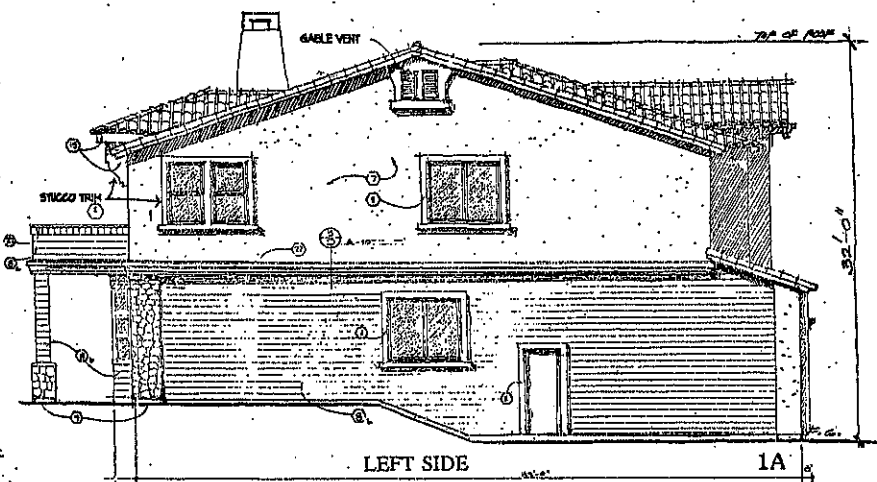
- LEGEND**
- 1. CONCRETE ROOF TILE
  - 2. WOOD SHAKE ROOF TILE
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  - 99. WOOD SHAKE ROOF TILE
  - 100. WOOD SHAKE ROOF TILE

**AGOURA II**  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES,  
 LOT 11  
 TYPE: 1-A

ARCHITECT: **VALE KOSHEK AIA**  
 225 MARINE BLVD. SUITE 200  
 WESTLAND HILLS, CA 91385  
 TEL: 818-704-8168

ARCHITECT: **RIDPHARM U.S.A., INC.**  
 1400 ANIMATED, CA 90248  
 1400 ANIMATED, CA 90248  
 1400 ANIMATED, CA 90248  
 1400 ANIMATED, CA 90248

ADMIRA 2-MODE FAMILY HOMES  
 1400 ANIMATED, CA 90248  
 1400 ANIMATED, CA 90248  
 1400 ANIMATED, CA 90248



EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
 EXCEPT COLOR TO MATCH NEAR

- LEGEND
- MATERIAL
- ① CONCRETE ROOF TILE, COLOR \_\_\_\_\_ TYPE \_\_\_\_\_
  - ② WOOD SHINGLES, PAINTED, COLOR \_\_\_\_\_
  - ③ BOARDS END OF WOOD SHINGLES, ALSO 2" x 4" OR AS NOTED, PAINTED OR STAINED, MATCHES COLOR \_\_\_\_\_
  - ④ SLOPE WALLS, PLASTER, PAINTED TO MATCH METAL CUTTINGS AND DOWN SPOTS, REGULAR - NOT MATCHING
  - ⑤ SHEET METAL CORNER, PAINTED TO MATCH WALL
  - ⑥ WOOD CORNER, PAINTED, COLOR \_\_\_\_\_
  - ⑦ STUCCO FINISH, TEXTURED, COLOR \_\_\_\_\_
  - ⑧ MANUFACTURED STONE (MASON RANDELFIELDS)
  - ⑨ A. BEVELLED, COLOR \_\_\_\_\_
  - ⑩ B. BENT CORNER, COLOR \_\_\_\_\_
  - ⑪ WOODEN OPEN CORNER
  - ⑫ 2" x 4" STRUTS @ 24" SPACING, TYPE \_\_\_\_\_ WITH 1/2" x 1/2" x 1/2" WIRE APPLICATION, COLOR \_\_\_\_\_
  - ⑬ WOOD WINDOW SUBSTRATE, PAINTED, COLOR \_\_\_\_\_
  - ⑭ DOUBLE GLAZED
  - ⑮ WOOD OR VINYL WINDOW FRAME AND SILL (WHICH EVER NOTED), PAINTED, COLOR \_\_\_\_\_
  - ⑯ WOOD OR METAL BAND
  - ⑰ PAINTED WOOD TRIM, PAINTED, COLOR \_\_\_\_\_
  - ⑱ METAL BAND
  - ⑲ WOOD CORNER HOLDING, PAINTED, COLOR \_\_\_\_\_
  - ⑳ RAIL AND CHAIRMOON, AS NOTED
  - ㉑ WOOD BALUSTRADE, PAINTED, COLOR \_\_\_\_\_
  - ㉒ WOODEN BENCH BALUSTRADE, PAINTED, COLOR \_\_\_\_\_
  - ㉓ CLAY TILE BALUSTRADE (MATCHES EXISTING TILE)
  - ㉔ WOOD TRIM (PLANTING), PAINTED, COLOR \_\_\_\_\_
  - ㉕ METAL VENT TERMINATION, PAINTED, COLOR \_\_\_\_\_
  - ㉖ DIRT CYCLE BOTTOM (AS NOTED), COLOR \_\_\_\_\_
  - ㉗ WINDOW TRIM, TILE, MARBLE
  - ㉘ WALL FINISHES, TILE, MARBLE
  - ㉙ PARAPET - STUCCO
  - ㉚ CERAMIC TILE FLOORING (ON STEPS)

**AGOURA II** LOTS: II  
 AGOURA HILLS, CALIFORNIA TYPE: I-A  
 AGOURA HOMES.

**AIA**

**Yair Koshet**

ARCHITECT

WOOD SHINGLES  
 6225 MADRID RD.  
 ST. ERIC, CA  
 92084-4105

---

**RIOPHARM. U.S.A. INC.**

AGOURA 2 - SINGLE FAMILY HOMES

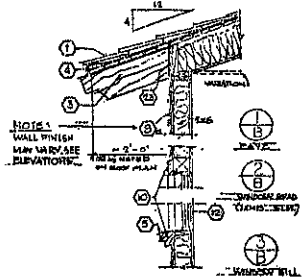
12850 27<sup>th</sup> AVENUE, AGOURA HILLS, CALIFORNIA 92620

REVISED BY: \_\_\_\_\_ DATE: 2-1-68

DRAWN BY: \_\_\_\_\_

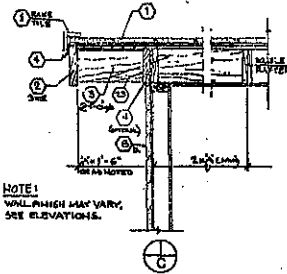
CHECKED BY: \_\_\_\_\_

SCALE: 1/4" = 1'-0"



DETAIL SECTION  
3/4" = 1'-0"

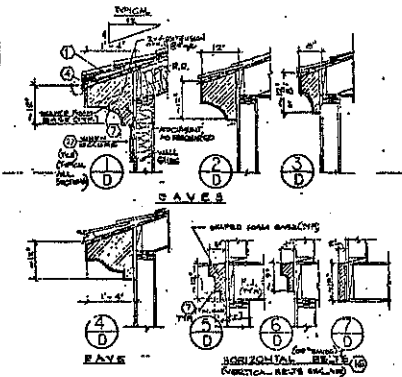
EXHIBIT 'B'



NOTE: WALL FINISH MAY VARY, SEE ELEVATIONS.

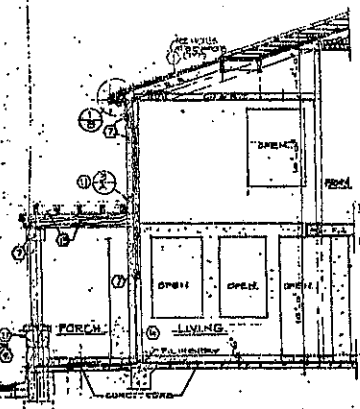
DETAIL SECTION  
3/4" = 1'-0" (RAKES)

EXHIBIT 'C'



DETAIL SECTIONS  
3/4" = 1'-0"

EXHIBIT 'D'



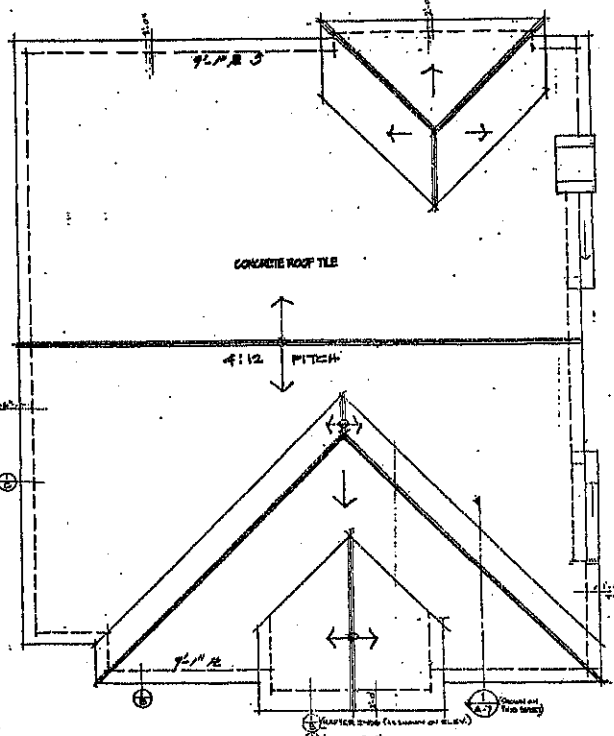
WALL SECTION  
3/4" = 1'-0"

EXHIBIT FOR 'A'

EXTERIOR BUILDING MATERIAL, FINISHES AND COLORS  
(COLORS COORD. TO SHERWIN WILLIAMS)

- MATERIALS LISTED (EXAMPLE NO. (TYPE))
- 1 CERAMIC ROOF TILE (COLOR), TYPE
  - 2 WOOD SHINGLES OR SHAKE BOARD, PAINTED, COLOR
  - 3 EXPOSED BRICK OR CONCRETE BLOCK, 4-8" BY 8" OR AS NOTED, PROFILED TO STRAIGHT, PAINTED, COLOR
  - 4 GUTTER METAL FLASHING, PAINT TO MATCH ROOF OR METAL CUTTING AND SOME WHITE ENAMEL - SEE DRAWING
  - 5 SHEET METAL COPING, PAINTED TO MATCH WALL
  - 6 WOOD COPING, PAINTED, COLOR
  - 7 STUCCO FINISH, FLAT OR GLOSS, COLOR
  - 8 MANUFACTURED BRICK OR CONCRETE BLOCK, AS NOTED, COLOR
  - 9 BRICK, COLOR
  - 10 BUTT ROOF, COLOR
  - 11 STUCCO FINISH, COLOR
  - 12 RECONSTRUCTED STONE FINISH, TYPE
  - 13 WHITE SAND CEMENT WEAVER APPLICATION, COLOR

- 14 WHITE WINDOW FINISHING, PAINTER, COLOR
- 15 STUCCO FINISH OVER REINFORCED CONCRETE, COLOR
- 16 BOARD CLADDING
- 17 WOOD SHINGLES, WINDOW FRAME AND DIVIDERS (PINK BROWN, HALF-SHED, COLOR)
- 18 WOOD SHINGLES, WINDOW FRAME, COLOR
- 19 BROWN WOOD SHINGLES (AS NOTED), PAINTER, COLOR
- 20 HORIZONTAL BAND
- 21 VERTICAL BAND (AS NOTED)
- 22 WOOD SHINGLES, WINDOW FRAME, PAINTER, COLOR
- 23 BANDING (AS NOTED)
- 24 WOOD SHINGLES, PAINTER, COLOR
- 25 WOOD SHINGLES, PAINTER, COLOR
- 26 CLAY PIPE BALUSTRADE (HATCHED ROOFING TILE)
- 27 WOOD SHINGLES, WINDOW FRAME, PAINTER, COLOR
- 28 2x4x8 S.P. TRUSS BRACING, PAINTER, COLOR
- 29 2x4x8 TRUSS BRACING, COLOR
- 30 WINDOW TRUSS - 2x4x8, MANUFACTURER, COLOR
- 31 WALLS - FINISHES - 2x4x8, MANUFACTURER, COLOR
- 32 FASCIA - 2x4x8 - COLOR



IA ROOF PLAN

**AGOURA II** LOTS: 11  
 AGOURA HILLS, CALIFORNIA TYPE: I-A  
 AGOURA HOMES,

**AIA**

**Architect**  
**Yair Koshet**  
 828 Madison Rd.  
 CA 91105  
 (818) 716-8188

---

**RIOPHARM, U.S.A., INC.**

P.O. BOX 14887 LOS ANGELES, CA 90048  
 PHONE (818) 714-5100  
 "HILLS" ARBOREA, CA 91130

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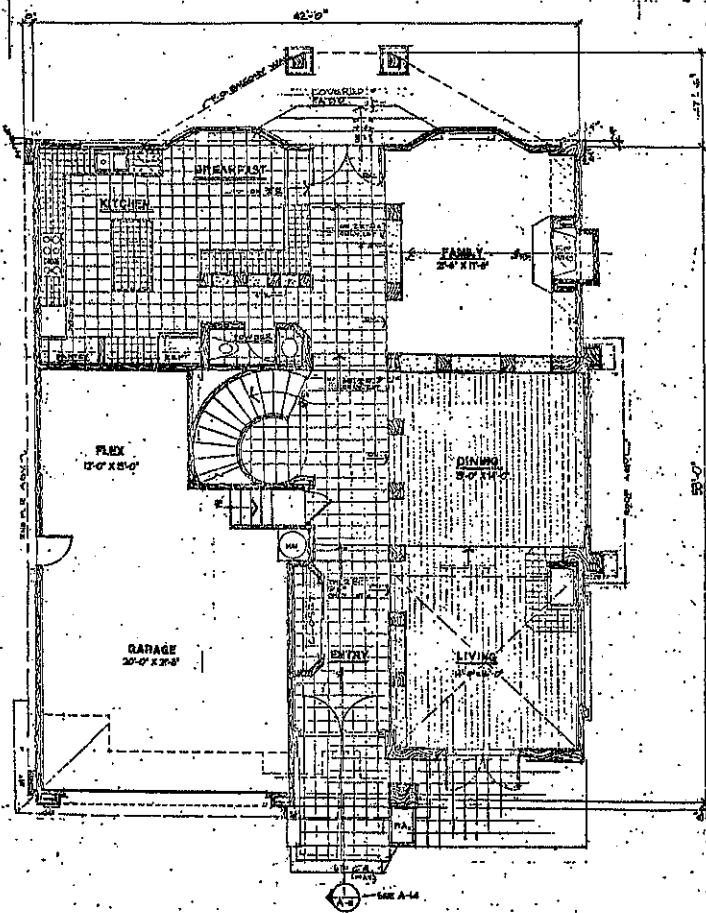
**AGOURA 2 - HILLS FAMILY HOMES**

1800 1/2 ST. ARBOREA, CA 91130

DATE	1-1-64
BY	Y.K.
CHECKED	Y.K.
SCALE	AS SHOWN
PROJECT	AGOURA 2 - HILLS
NO.	10

**A-10**

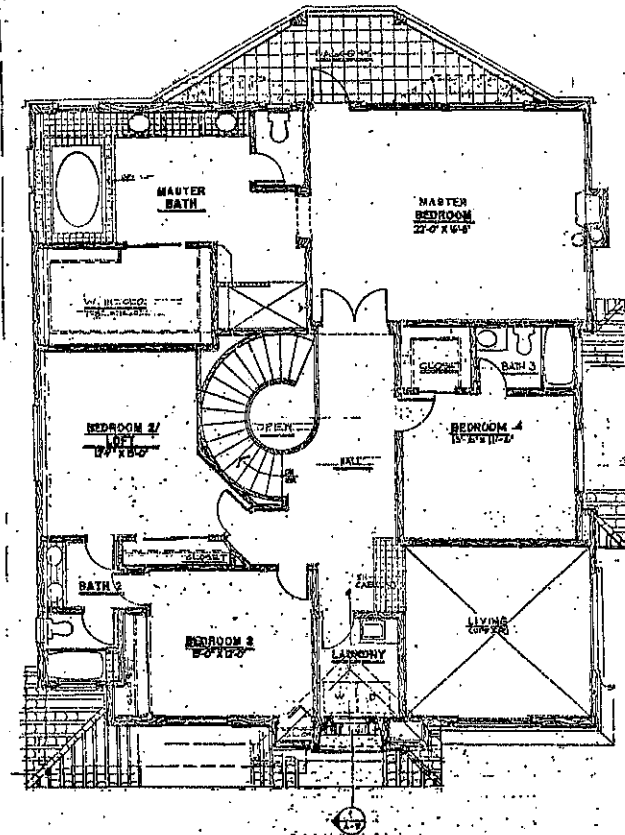




**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	21547 sq. ft.
SECOND FLOOR	21714 sq. ft.
TOTAL	43261 sq. ft.
GARAGE - 573 sq. ft.	



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**AGOURA II** **LOT 9**  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE **A-B**

**YK**

**AIA**  
 woodland hills  
 818/770-4186

**Yair Koshet**  
 1338 Medina rd.  
 CA 91332

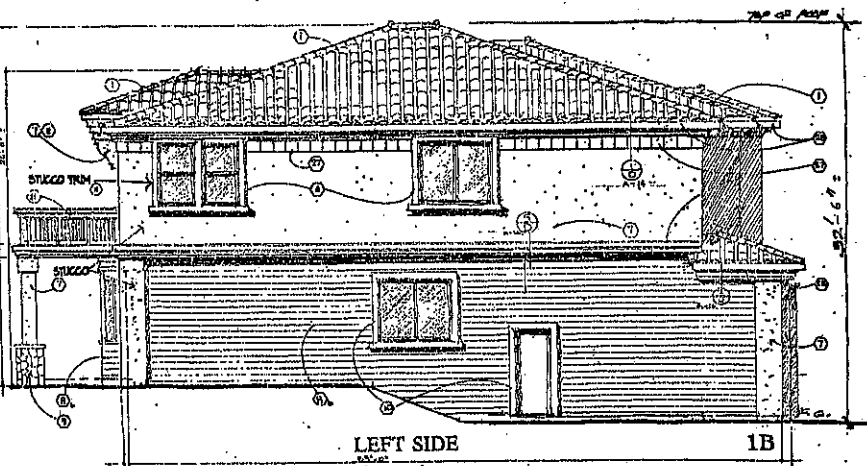
**RIOPHARM U.S.A. INC.**  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Phone: (310) 274-1000

**AGOURA II** 2-1/2 ACRES FAMILY HOMES  
 22800 27th Street, Agoura Hills, CA 91301

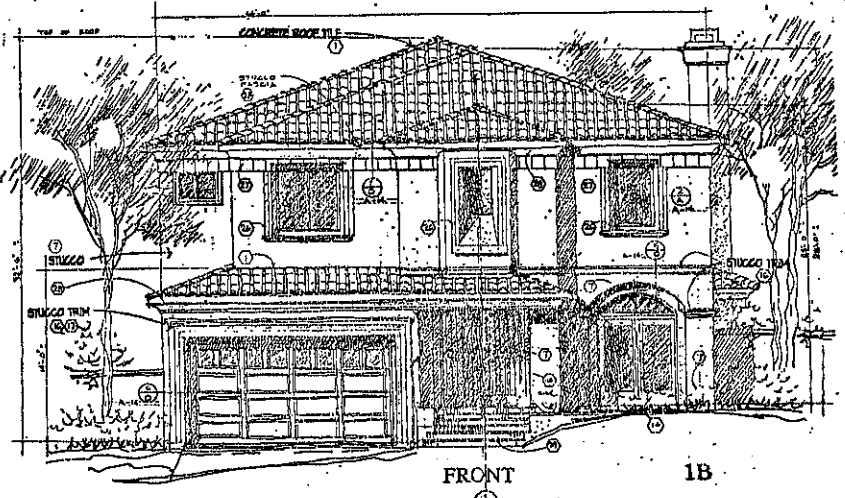
REVISIONS BY  
 DATE

DATE: 11-04  
 SHEET NO.  
 OF SHEETS

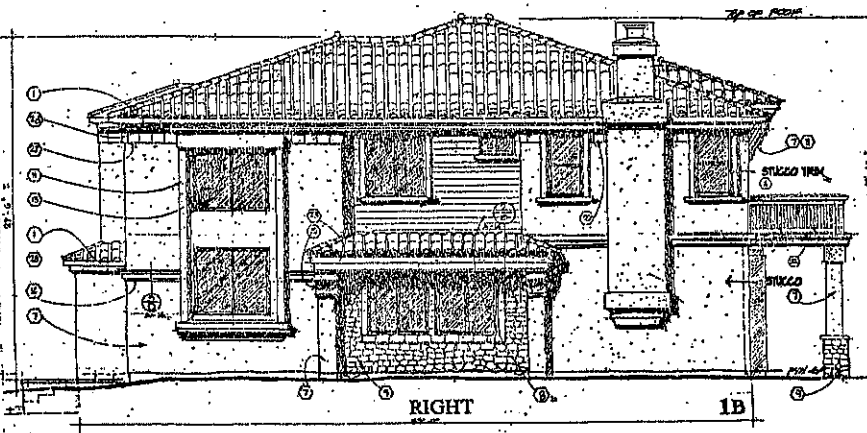
**A-B**



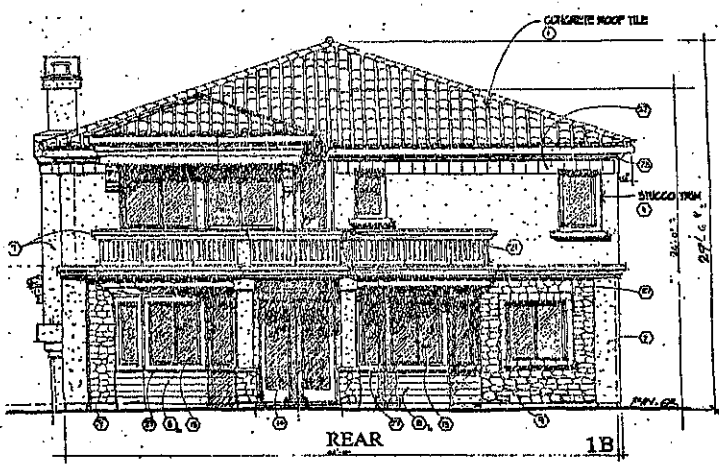
LEFT SIDE 1B



FRONT 1B



RIGHT 1B



REAR 1B

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
(COLORS CHANGES TO SAMPLE BOARD)

- LEGEND:
- MATERIAL:
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**AGOURA II** LOTS: 9  
 AGOURA HILLS, CALIFORNIA TYPE: 1-13  
 AGOURA HOMES,

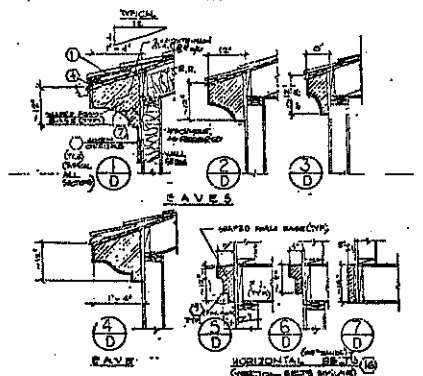
**YK**

**Architect:**  
**Yair Koshet AIA**  
 Woodlands Hills  
 5283 Medline Rd.  
 Los Angeles, CA 91304  
 (818) 710-1111

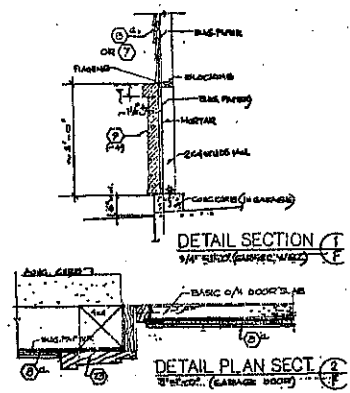
**RIOPHARM U.S.A., INC.**  
 17500 - 27th  
 Agoura Hills, CA 91301  
 (818) 462-1111

**AGOURA 2 - MARGE FAMILY HOMES**  
 17500 - 27th  
 Agoura Hills, CA 91301  
 (818) 462-1111

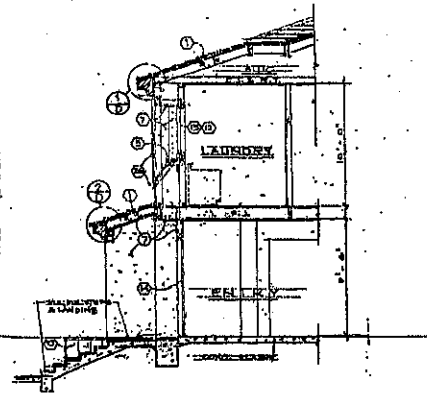
DATE: 11/11/11  
 DRAWING NO.: 11-13  
 SHEET: 1-13  
**A-12**  
 OF 12 SHEETS



DETAIL SECTIONS  
EXHIBIT 'D'



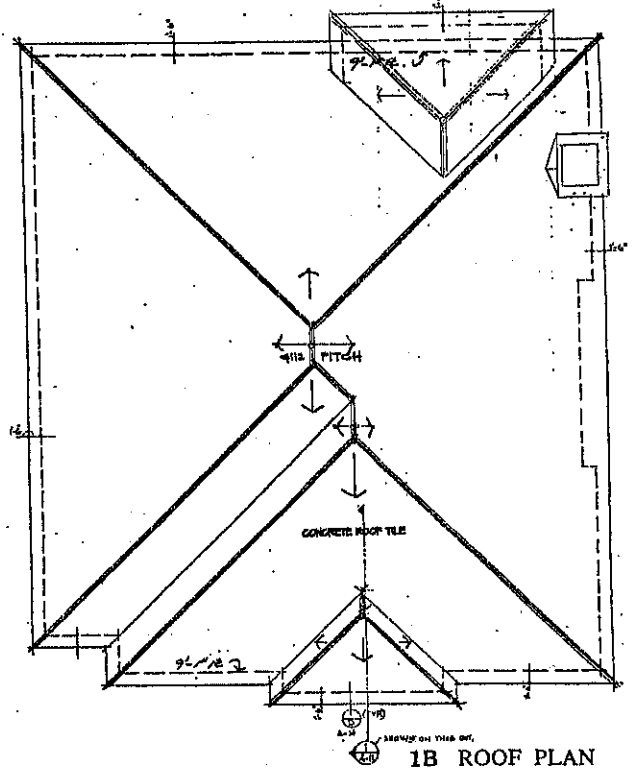
DETAIL SECTION  
DETAIL PLAN SECT  
EXHIBIT 'F'



WALL SECTION  
EXHIBIT FOR 'B'

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
(COLORS COORD TO SAMPLE BOARD)

- LEGEND:
- (1) CONCRETE ROOF TILE, COLOR: \_\_\_\_\_ TYPE: \_\_\_\_\_
  - (2) WOOD EYE PLANCH OR BAMER BOARD, PAINTED, COLOR: \_\_\_\_\_
  - (3) EXPOSED BASE OF WOOD LATH, CLAY OR SHIP ON AS NOTED, FINISHES OR STAINING, PAINTED, COLOR: \_\_\_\_\_
  - (4) SHEET METAL FLASHING, PAINT TO MATCH SLOP
  - (5) BRASS METAL SCREWS AND NAILS (MATCH SLOP)
  - (6) SHEET METAL CORNER, PAINTED TO MATCH WALL
  - (7) WOOD CORNER, PAINTED, COLOR: \_\_\_\_\_
  - (8) STUCCO FINISH, FINISHES, COLOR: \_\_\_\_\_
  - (9) MANUFACTURERS SPECIFIC FINISHES (AS NOTED)
  - (10) UNFINISHED, COLOR: \_\_\_\_\_
  - (11) BRITISH WHITE, COLOR: \_\_\_\_\_
  - (12) METAL FINISH, COLOR: \_\_\_\_\_
  - (13) MANUFACTURERS SPECIFIC FINISHES, TYPE: \_\_\_\_\_ WITH SAME CORNER, WHICH APPLICABLE, COLOR: \_\_\_\_\_
  - (14) WOOD WINDOW SHUTTERS, PAINTED, COLOR: \_\_\_\_\_
  - (15) STUCCO FINISH OVER FORM BOARD, WHICH FINISHES, COLOR: \_\_\_\_\_
  - (16) STUCCO FINISH OVER FORM BOARD, WHICH FINISHES, COLOR: \_\_\_\_\_
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  - (99) STUCCO FINISH OVER FORM BOARD, WHICH FINISHES, COLOR: \_\_\_\_\_
  - (100) STUCCO FINISH OVER FORM BOARD, WHICH FINISHES, COLOR: \_\_\_\_\_



1B ROOF PLAN

AGOURA II  
AGOURA HILLS, CALIFORNIA  
AGOURA HOMES,      LOTS: 9  
TYPE: 1-B

**AK**

**Architect**  
**AIA**  
AIA  
Woodland Hills  
916/704-8100

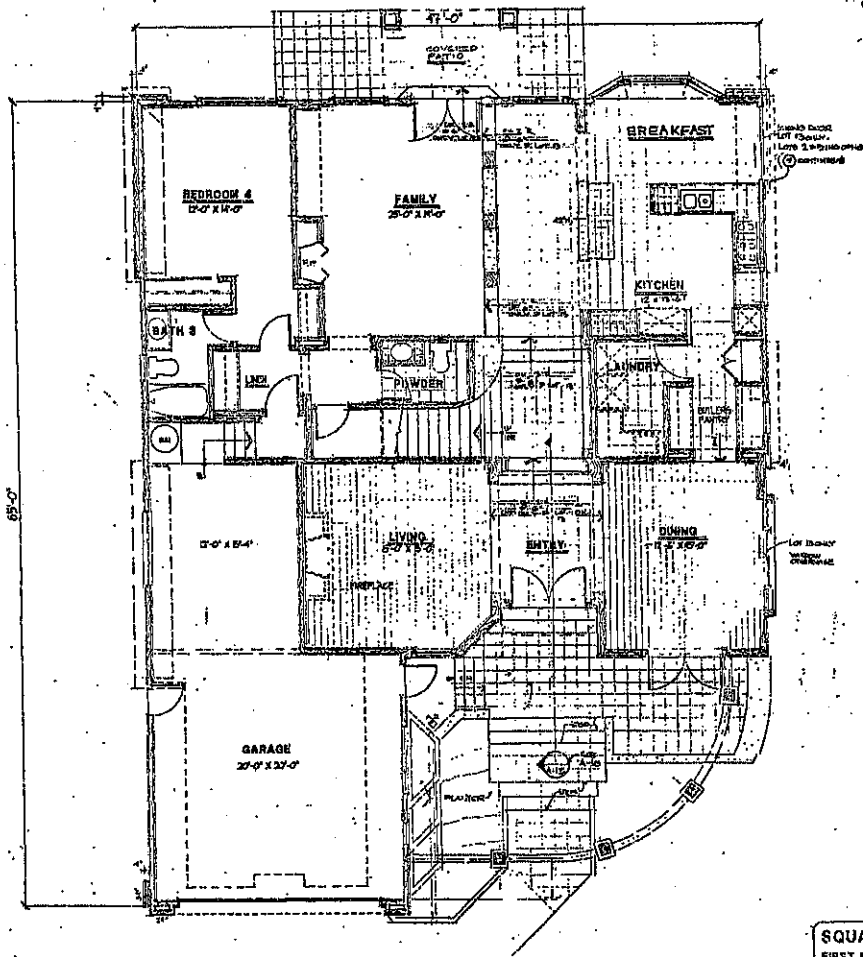
**Architect**  
**Yair Koshet**  
Woodland Hills  
5236 Medina Rd.  
C.O. #1552

**RIOPHARM. U.S.A., INC.**  
2700 W. 15th Street, Los Angeles, CA 90024  
Phone: (213) 810-7200

**AGOURA II - KOSHE FAMILY HOMES**  
2700 W. 15th Street, Los Angeles, CA 90024  
Phone: (213) 810-7200

REVISIONS	NO.	DATE

DATE: 11-11-81  
SHEET: 1-14

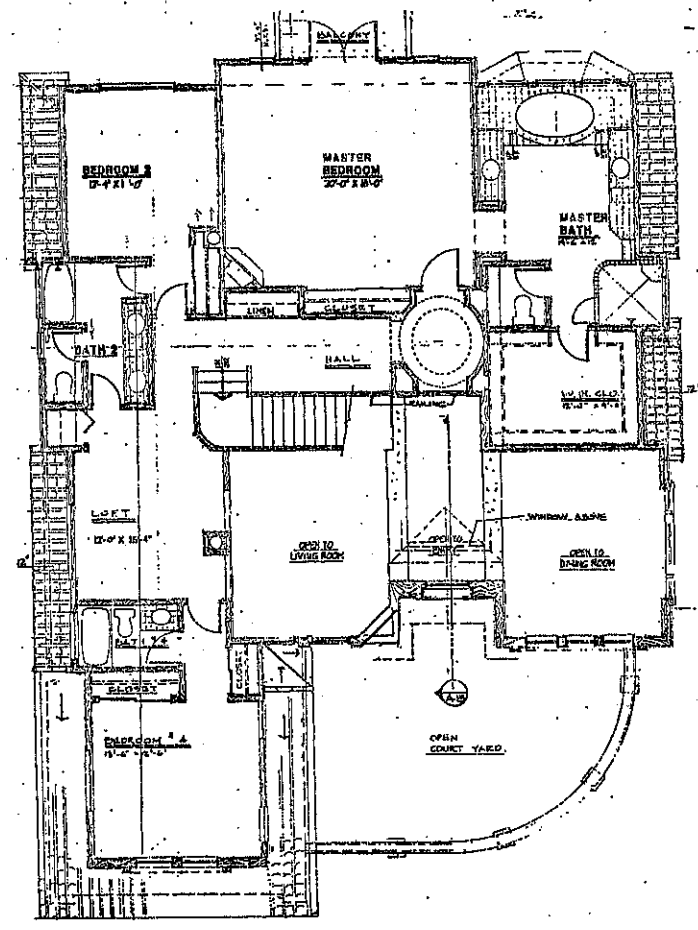


FIRST FLOOR PLAN  
2/24/74

A

SQUARE FOOTAGE	
FIRST FLOOR	~1858 sq ft
SECOND FLOOR	~1712 sq ft
TOTAL	~3570 sq ft
GARAGE ~ 588 sq ft <small>FOR APARTMENTS SEE SET - DIMENSIONS GIVEN TO FACE OF WALL</small>	

PLAN 2



SECOND FLOOR PLAN  
2/24/74

A

(X)

**AGOURA II** LOTS: 2...  
AGOURA HILLS, CALIFORNIA TYPE: 2-A  
AGOURA HOMES,

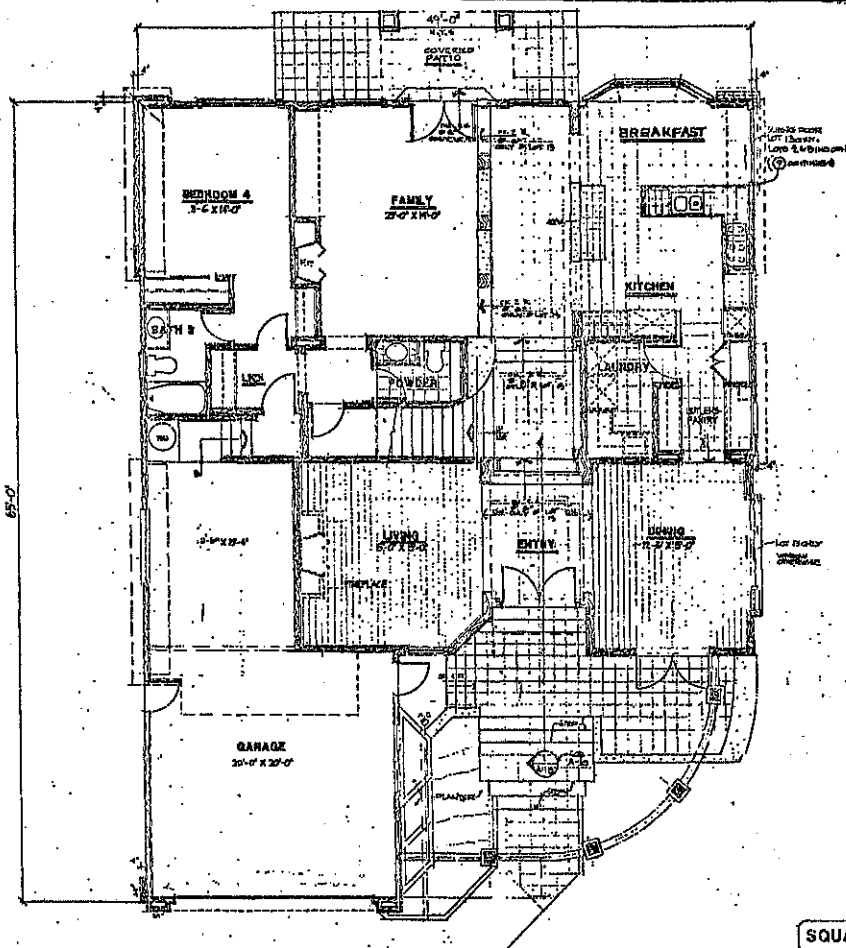
**AK**

ARCHITECT:  
**Yair Koshet AIA**  
Woodland Hills  
6228 Redfern Pl.  
CA. 91364  
818/764-8100

ARCHITECT:  
**RIOPHARM, U.S.A., INC.**  
Riopharm, Los Angeles, CA 90013  
Riopharm, 1000 Wilshire Blvd., Suite 1000  
Los Angeles, CA 90017

AGOURA II - 14 SINGLE FAMILY HOMES  
AGOURA HILLS, CALIFORNIA  
7450 - 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATE: 2/24/74  
BY: YK  
SCALE: AS SHOWN  
SHEET: A-15

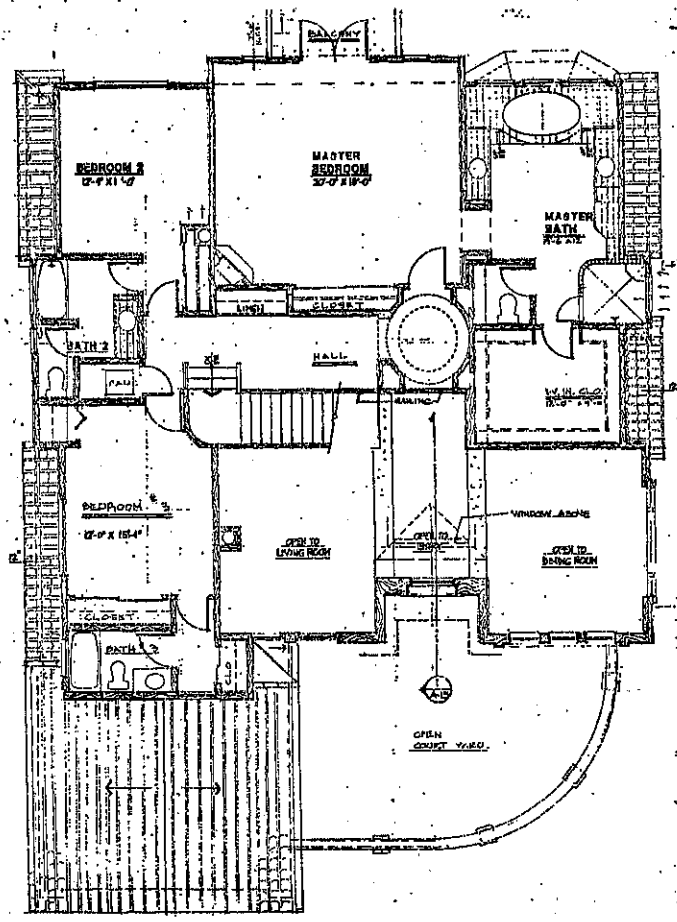


**FIRST FLOOR PLAN** A

SQUARE FOOTAGE	
FIRST FLOOR	~1950 sq ft
SECOND FLOOR	~1544 sq ft
TOTAL	~3494 sq ft
GARAGE ~819 sq ft	

PER APPROXIMATE MEASUREMENTS - DIMENSIONS TO FACE OF WALL

**PLAN 2**



**SECOND FLOOR PLAN** A

**AGOURA II** LOT 5  
 AGOURA HILLS, CALIFORNIA TYPE: 2-A  
 AGOURA HOMES, INC.

**AK**

**AIA**

**Yair Koshet**

REGISTERED ARCHITECT

1000 W. 10TH ST. #100  
 ANAHEIM, CA 92801  
 (714) 770-2100

**RIOPHARM U.S.A. INC.**

ARCHITECT

11400 WILLOW HILLS AVENUE, SUITE 400  
 ANAHEIM, CALIFORNIA 92804  
 (714) 770-2100

**AGOURA 2 - 4-BEDS FAMILY HOMES**

11400 WILLOW HILLS AVENUE, SUITE 400  
 ANAHEIM, CALIFORNIA 92804  
 (714) 770-2100

REVISED BY

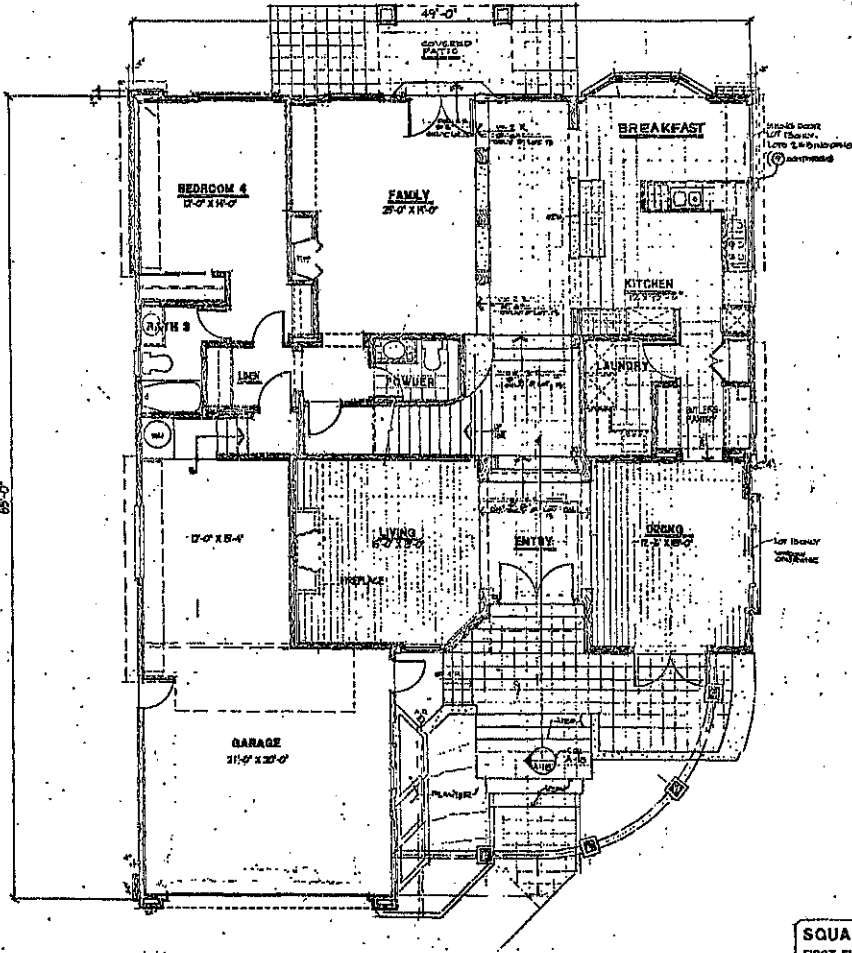
DATE

JOB NO.

DATE

**A-15**

SCALE

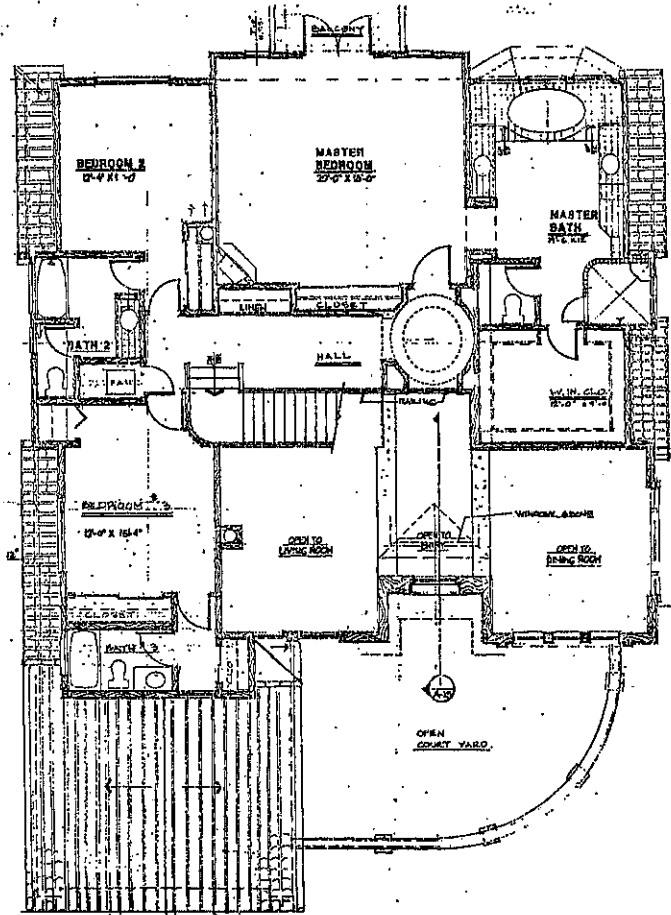


FIRST FLOOR PLAN

A

SQUARE FOOTAGE	
FIRST FLOOR	~1135 sq ft
SECOND FLOOR	~1344 sq ft
TOTAL	~2479 sq ft
GARAGE ~822 sq ft	

PLAN 2



SECOND FLOOR PLAN

A

**AGOURA II**  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES,

LOTS: 5  
 TYPE: 2-A

**Y**

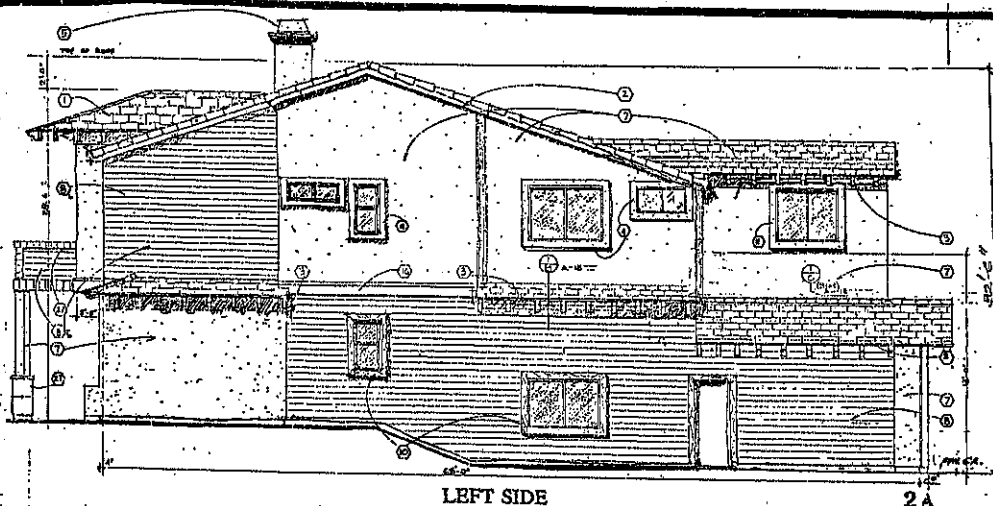
**AIA**  
 valr koshet  
 6216 Madras Rd.  
 Woodside Hills  
 CA 91354  
 818/704-8188

**RIOPHARM U.S.A., INC.**  
 2000 EAST 15TH AVENUE, P.O. BOX 616  
 DENVER, CO. 80216

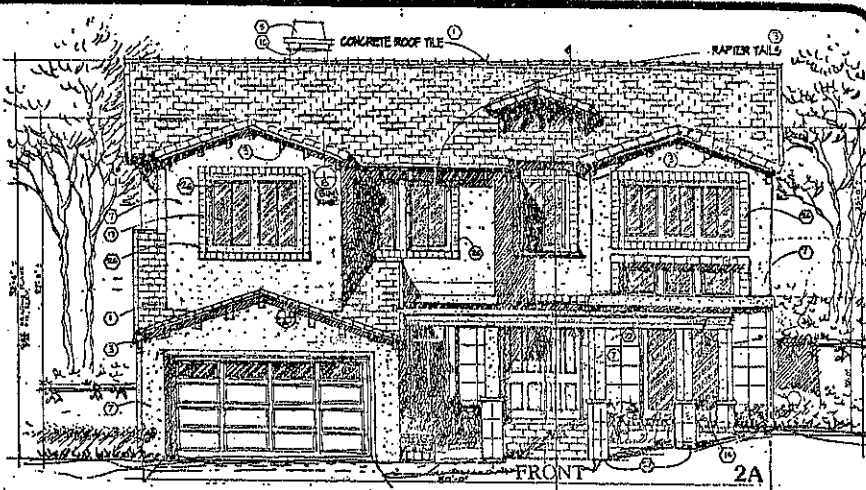
**AGOURA 2-K GAZE FAMILY HOMES**  
 17860-27th, Agoura Hills, CA 91301

1	2	3	4	5
6	7	8	9	10
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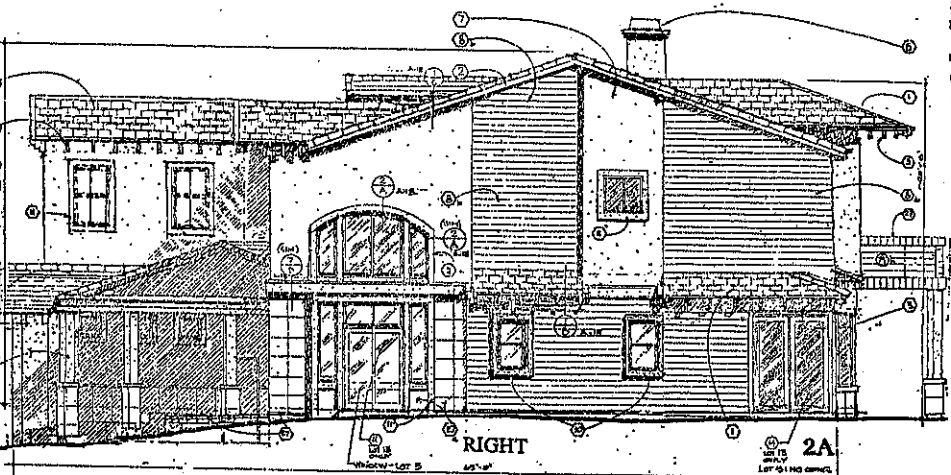
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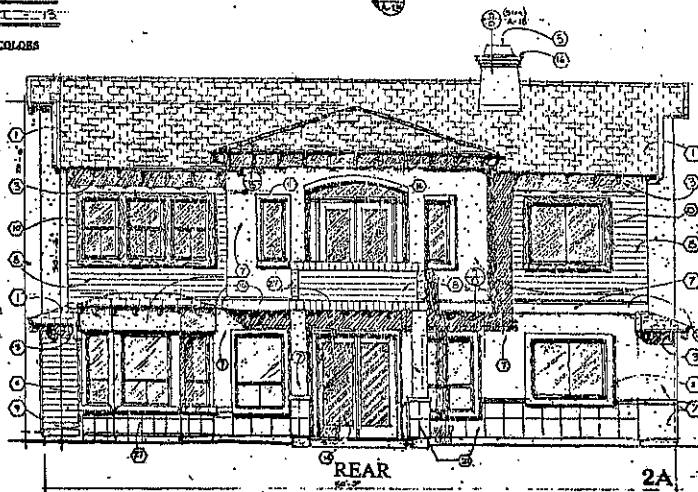
LEFT SIDE  
2A



FRONT  
2A



RIGHT  
2A



REAR  
2A

**EXTERIOR MATERIALS, FINISHES AND COLORS**  
SEE LISTS COMED TO SHEET'S DRAWING

- LEGEND:**
- MATERIAL:**
- 1. CONCRETE ROOF TILE, COLOR: \_\_\_\_\_ TYPE
  - 2. WOOD SHIP LAP SIDING, PAINTED, COLOR \_\_\_\_\_
  - 3. BRICK, COMMON, PAINTED, COLOR \_\_\_\_\_
  - 4. METAL FLASHING, PAINT TO MATCH SIDING
  - 5. METAL CORNICE, PAINTED TO MATCH WALL
  - 6. WOOD SHIP LAP SIDING, PAINTED, COLOR \_\_\_\_\_
  - 7. BRICK, COMMON, PAINTED, COLOR \_\_\_\_\_
  - 8. BRICK, COMMON, PAINTED, COLOR \_\_\_\_\_
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**AGOURA II** LOTS: 2, 3  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 2-A

**K**

architect: **AIA**  
 woodland hills  
 818/702-6166

contractor: **yair koshet**  
 8223 medline rd.  
 CO. 91344

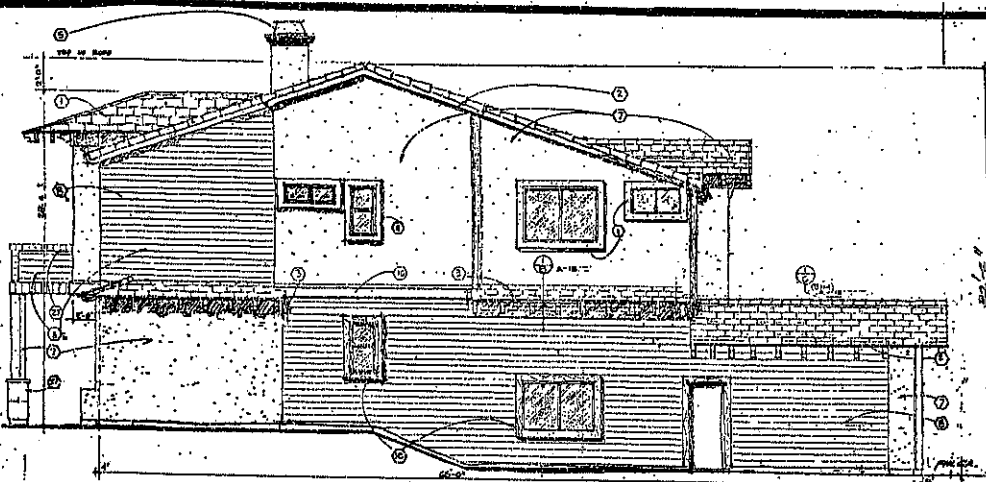
**RIOPHARM U.S.A. INC.**  
 10000 WILSON BLVD. LOS ANGELES, CA 90048  
 PHONE NO. (213) 510-1200

**AGOURA II - SINGLE FAMILY HOMES**  
 ROAD #042  
 17450 27<sup>th</sup> AVE. AGOURA HILLS, CA 91301

REVISIONS: DP  
 01/11/04  
 02/11/04  
 03/11/04

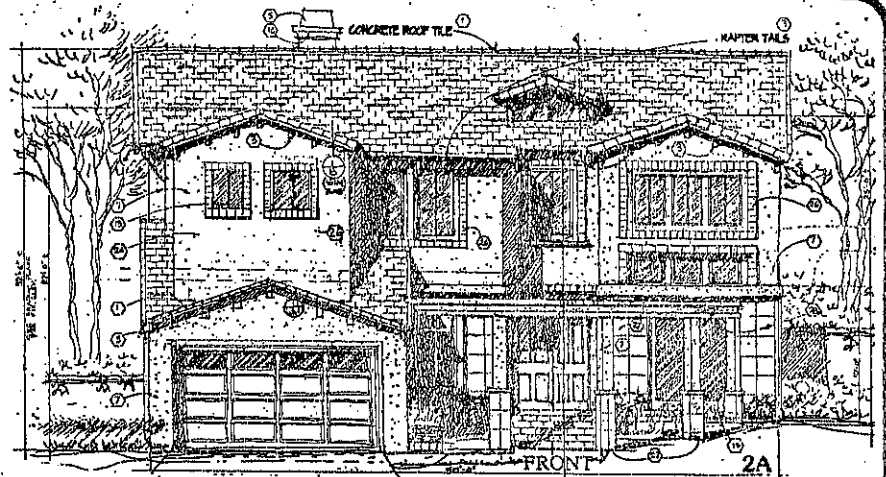
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 JOB NO.  
 SHEET  
**A-17**





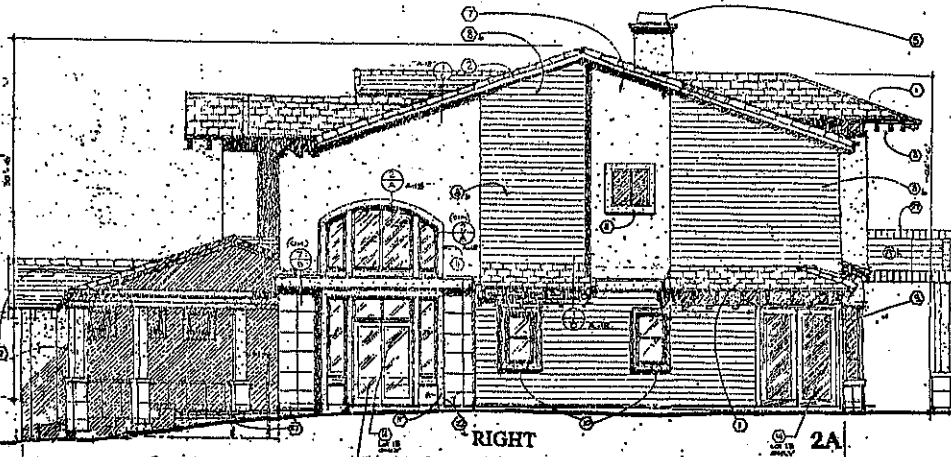
LEFT SIDE

2A



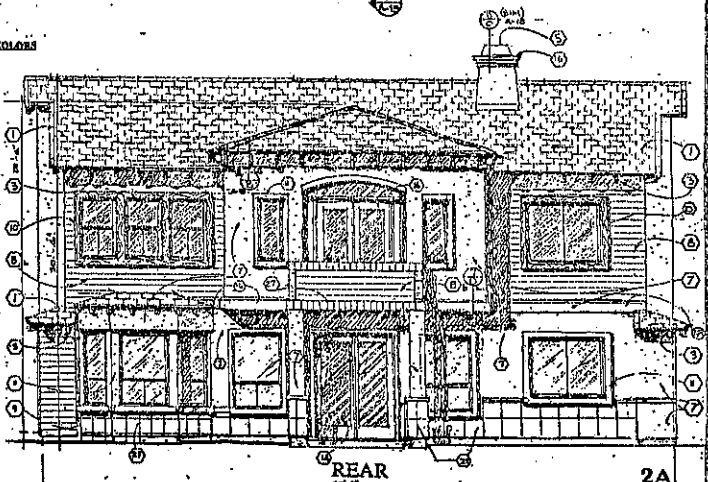
FRONT

2A



RIGHT

2A



REAR

2A

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
 (ALL UNLESS NOTED TO CONTRARY)

- LEGEND:
- (1) MATERIAL
  - (2) HORIZONTAL SIDING (DARKWOOD)
  - (3) CONCRETE ROOF TILE (CONCRETE) TYPE
  - (4) WOOD SHIP LAP ON GAUGE BOARD, PAINTED, COLOR
  - (5) WINDOW FRAMES OF WOOD SHIP LAP, 1/2" SP. GRC OR AS NOTED, PROFILING IN STRENGTH, FINISH, COLOR
  - (6) SHUTTER METAL FINISHING, PAINT TO MATCH SHIP LAP
  - (7) SHUTTER METAL FINISHING, PAINT TO MATCH WALL
  - (8) WOOD SHIP LAP, PAINTED, COLOR
  - (9) FINISHED BRICK, RECTANGULAR, TYPE
  - (10) MANUFACTURED HORIZONTAL SIDING, FINISH, COLOR
  - (11) MANUFACTURED HORIZONTAL SIDING, FINISH, COLOR
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  - (100) MANUFACTURED HORIZONTAL SIDING, FINISH, COLOR

**AGOURA II** LOTS: 5, 2  
 AGOURA HILLS, CALIFORNIA TYPE: 2-A  
 AGOURA HOMES

**YK**

**AIA**  
 woodland hills  
 818/704-8188

**yair koshet**  
 8228 medina rd.  
 818/704-8188

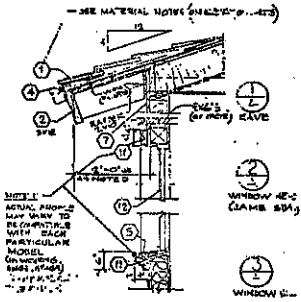
**RIOPHARM. U.S.A., INC.**  
 16000 WILSON BLVD., SUITE 100  
 LOS ANGELES, CA 90044  
 (213) 504-9000

**AGOURA 2 - KINGS FAMILY HOMES**  
 17450 - 27  
 AGOURA HILLS  
 AGOURA CA 91301

REVISIONS BY  
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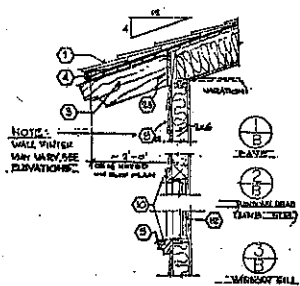
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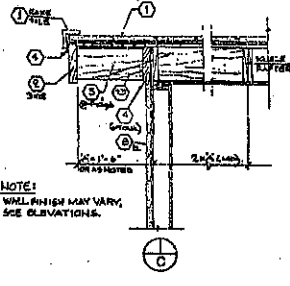
DETAIL SECTION  
3/4" = 1'-0"

EXHIBIT 'A'



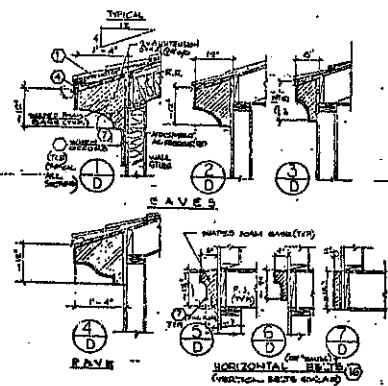
DETAIL SECTION  
3/4" = 1'-0"

EXHIBIT 'B'



DETAIL SECTION  
3/4" = 1'-0" (R.A.K.G.)

EXHIBIT 'C'



DETAIL SECTIONS  
3/4" = 1'-0"

EXHIBIT 'D'

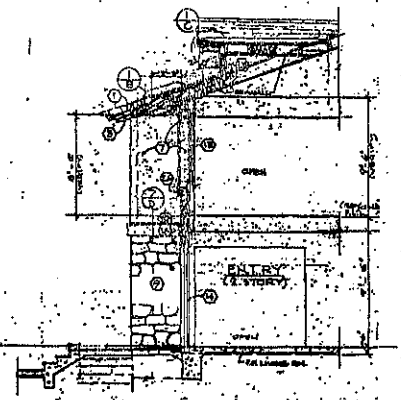
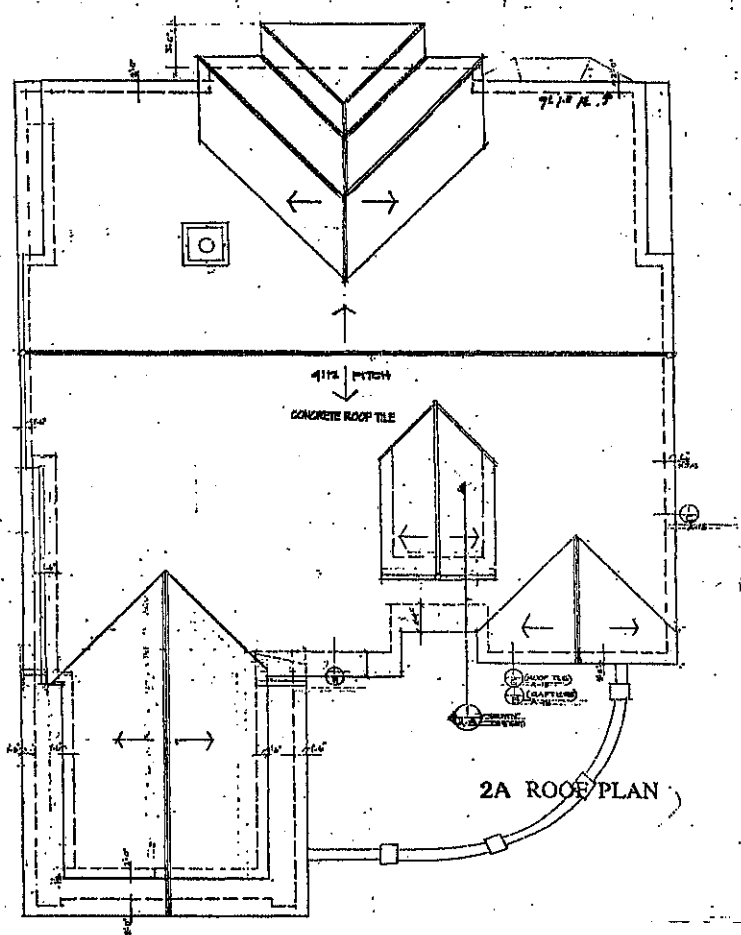


EXHIBIT FOR 2A

EXTERIOR FINISH MATERIALS, FINISHES AND COLORS  
REFER TO SPECIFICATIONS

- LEGEND
- 1. EXTERIOR WALL FINISH
  - 2. CONCRETE ROOF TILE
  - 3. 1/2" X 1/2" FASCIA
  - 4. 1/2" X 1/2" FASCIA
  - 5. 1/2" X 1/2" FASCIA
  - 6. 1/2" X 1/2" FASCIA
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  - 98. 1/2" X 1/2" FASCIA
  - 99. 1/2" X 1/2" FASCIA
  - 100. 1/2" X 1/2" FASCIA



**AGOURA II** LOTS: 2-5  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 2-A

AIA

woodland hills 91564  
 #18/704-8156

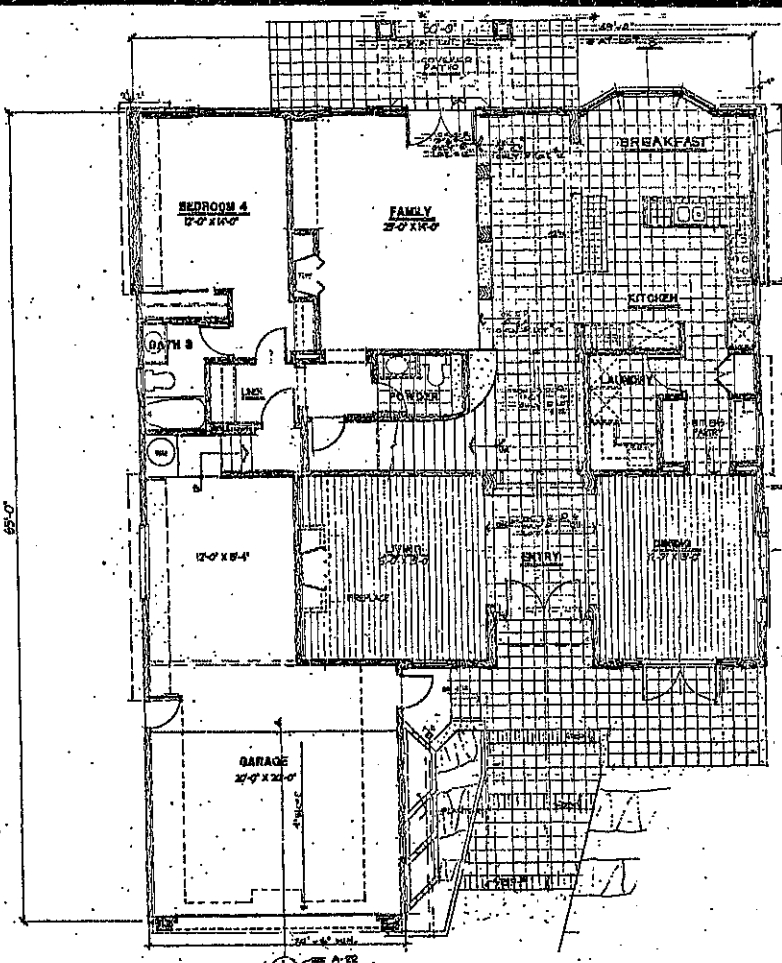
Architect:  
**Yair Koshet**

Architect:  
**RIOPHARM, U.S.A., INC.**

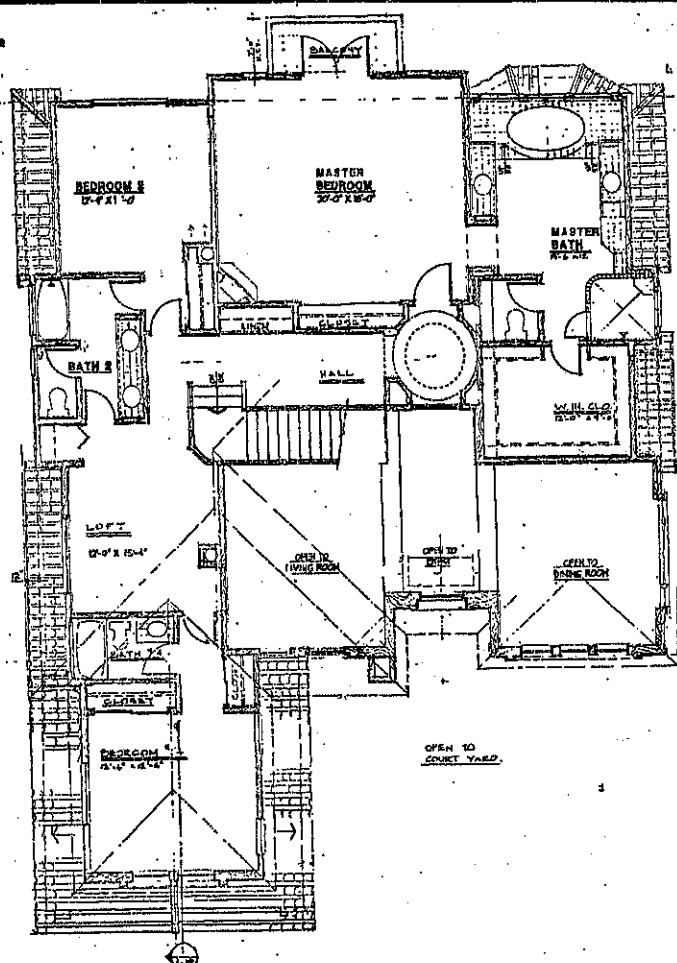
ARCHITECTS  
 4500 P  
 83300-27  
 AGOURA, CA 91301  
 (818) 711-3011

AGOURA 2-K SINGLE FAMILY HOMES  
 2-2724  
 2-2724  
 2-2724

DATE: 2-1-81  
 JOB NO.  
 SHEET  
**A-10**  
 OF 10 SHEETS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOT 12		SQUARE FOOTAGE	
FIRST FLOOR	1,288	FIRST FLOOR	1,288
SECOND FLOOR	1,278	SECOND FLOOR	1,278
TOTAL	2,566	TOTAL	2,566
GARAGE	550	GARAGE	519

**AGOURA II** **LOTS: 8, 12**  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 2-13

**ARCHITECT:**  
**AIA**  
**Yair Koshet**  
 5226 Medina Rd.  
 B.C. 91804  
 818/794-8166

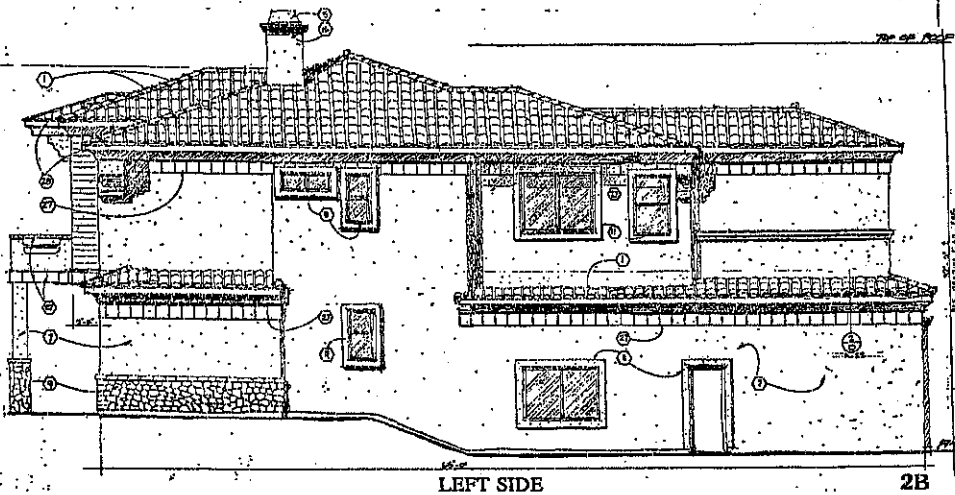
**RIOPHARM, U.S.A., INC.**  
 10040 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 (213) 475-1000

**AGOURA II - 14 SITES - FAMILY HOMES**  
 17600 - 17711 HILLS, AGOURA, CA 91301

**REVISIONS**

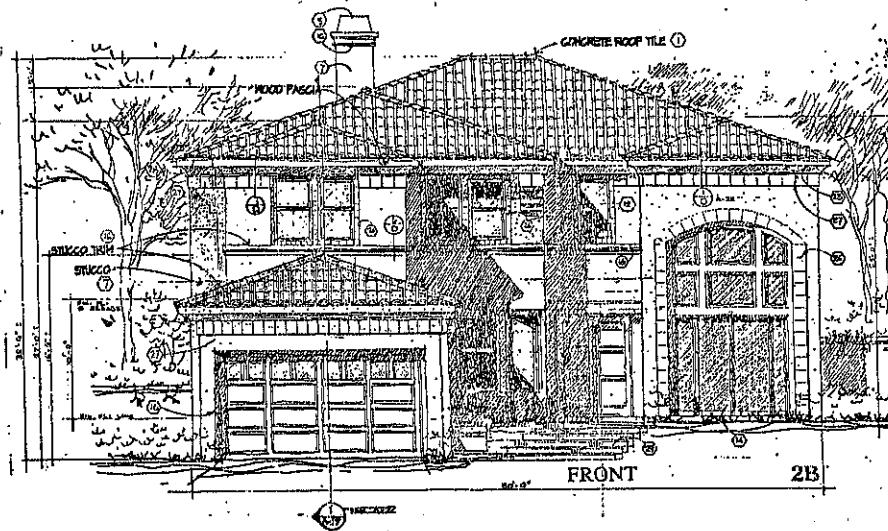
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1	10/10/88	YK	YK
2	11/10/88	YK	YK

**A-19**  
 12 SHEETS



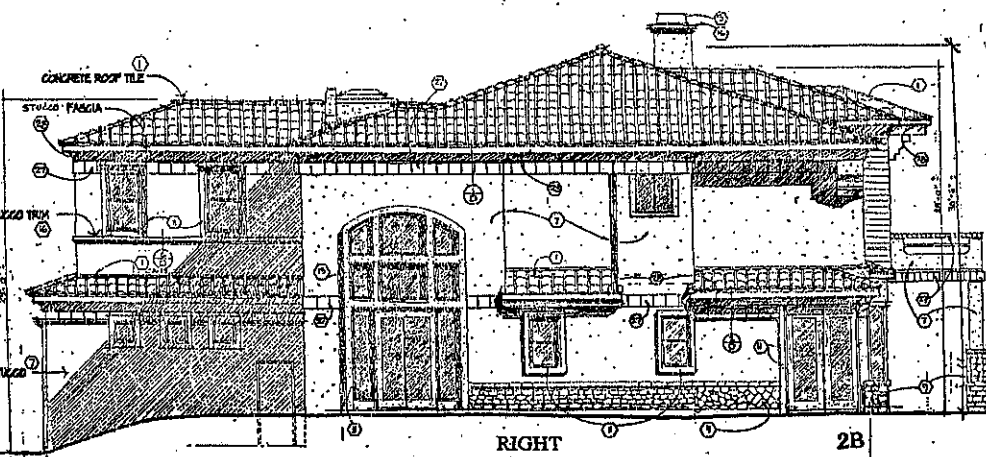
LEFT SIDE

2B



FRONT

2B

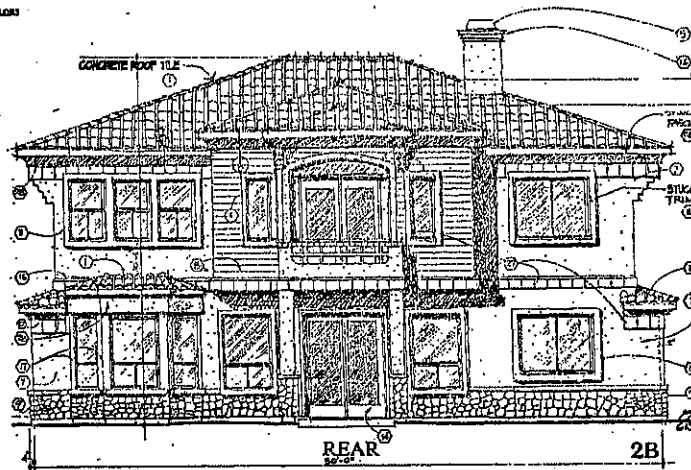


RIGHT

2B

DETAILS OF BUILDING MATERIALS, FINISHES AND COLORS

- LEGEND
- 1 CONCRETE ROOF TILE
  - 2 STUCCO - FACCIA
  - 3 STUCCO - TRIM
  - 4 STUCCO - TRIM
  - 5 STUCCO - TRIM
  - 6 STUCCO - TRIM
  - 7 STUCCO - TRIM
  - 8 STUCCO - TRIM
  - 9 STUCCO - TRIM
  - 10 STUCCO - TRIM
  - 11 STUCCO - TRIM
  - 12 STUCCO - TRIM
  - 13 STUCCO - TRIM
  - 14 STUCCO - TRIM
  - 15 STUCCO - TRIM



REAR

2B

**AGOURA II** LOT 13, 12  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 2-13

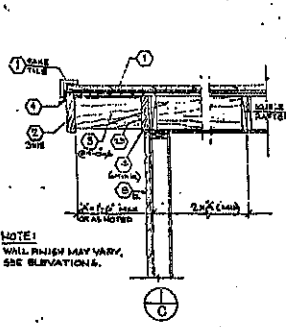
**Y**

architect: **AIA**  
 Ya'ir Koshet  
 woodland hills  
 6225 madine rd.  
 91370-2271  
 818/704-6166

**RIOPHARM U.S.A., INC.**  
 20400 RIVERSIDE BLVD.  
 SUITE 100  
 RIVERSIDE, CA 92504  
 (714) 510-9100

**AGOURA II - SINGLE FAMILY HOMES**  
 13100-2271, AGOURA HILLS, CA 91301

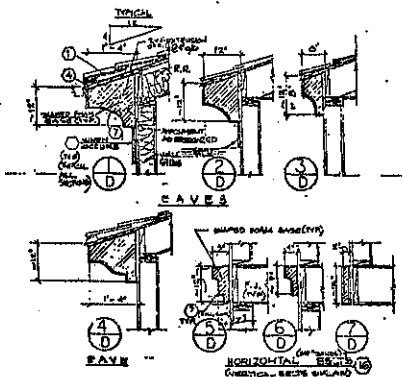
DATE: 4-1-84  
 JOB NO.  
 SHEET  
**A-21**



DETAIL SECTION  
3/4" = 1'-0" (R.A.K.B.)

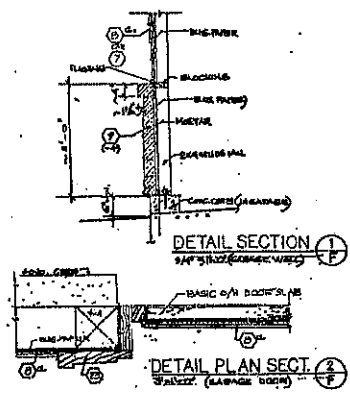
NOTE:  
WALL FINISH MAY VARY,  
SEE ELEVATIONS.

EXHIBIT 'C'



DETAIL SECTIONS  
3/4" = 1'-0"

EXHIBIT 'D'

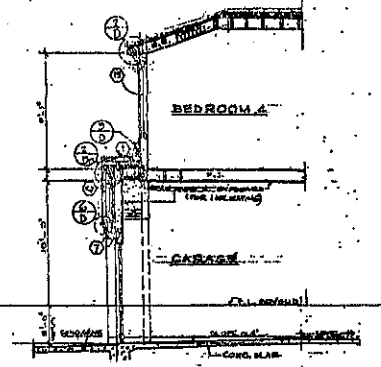


DETAIL SECTION  
3/4" = 1'-0" (R.A.K.B.)

DETAIL PLAN SECT.  
3/4" = 1'-0" (R.A.K.B.)

EXHIBIT 'F'

5/15/55



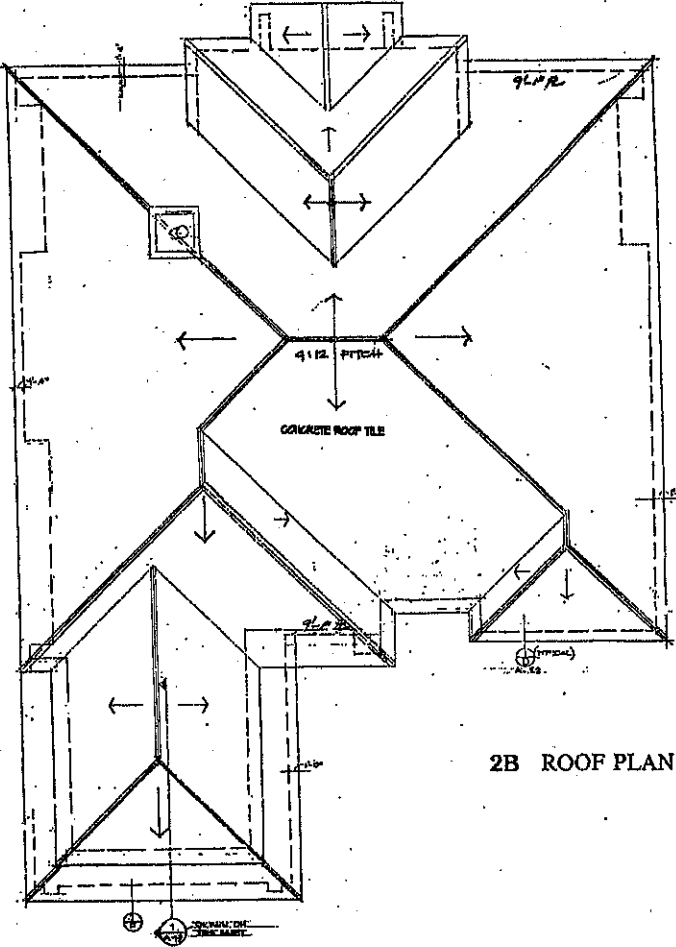
WALL SECTION  
3/4" = 1'-0" (A.V.P.)

EXHIBIT FOR 2B

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS  
CALCULATED TO FINISH GRADE

- LEGEND:
- 1. EXTERIOR ROOF TILE, COLOR, TYPE
  - 2. WOOD SHIP LAP OR SHIP LAP BOARD, PAINTED, COLOR
  - 3. EXPOSED EDGE OF WOOD SHIP LAP, 4" x 8" JOINT ON AT INTER, PROFILED OR STYLANG, PAINTED, COLOR
  - 4. SILEX METAL FLASHING, 1/2" x 1/2" x 1/2" JOINT ON AT INTER, MUST METAL GUTTERS AND DOWNSPOUTS INCLUDE - NOT SHOWN
  - 5. SILEX METAL FLASHING, PAINTED TO MATCH WALL
  - 6. WOOD SHIP LAP, PAINTED, COLOR
  - 7. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR
  - 8. MANUFACTURED STUCCO FINISH, PAINTED/PLAINED
  - 9. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR
  - 10. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR
  - 11. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR
  - 12. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR
  - 13. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR
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  - 100. STUCCO FINISH, TEXTURE 3/16" - 1/8" COLOR

- 1. HORIZONTAL SILL
- 2. VERTICAL SILL
- 3. WOOD SHIP LAP BOARD, PAINTED, COLOR
- 4. SHIP LAP MATERIAL AT INTER
- 5. WOOD SHIP LAP, PAINTED, COLOR
- 6. WOOD SHIP LAP BOARD, PAINTED, COLOR
- 7. CLAY TILE (PLAIN OR GLOSS) FINISHED TILE
- 8. WOOD SHIP LAP BOARD, PAINTED, COLOR
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2B ROOF PLAN

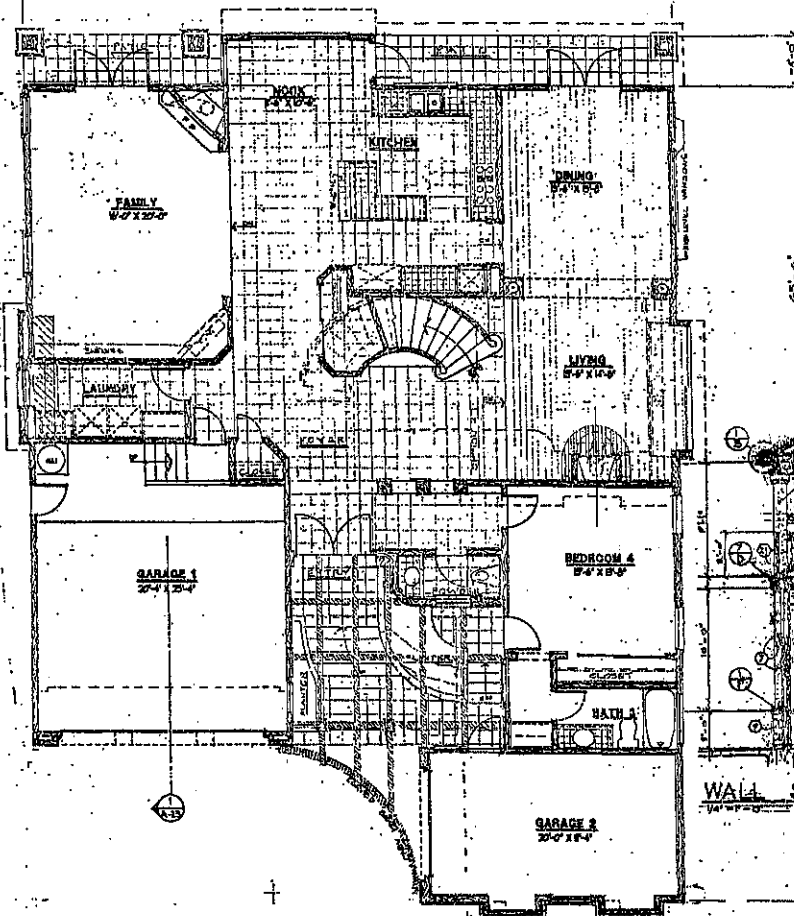
AGOURA II LOTS: 8, 12.  
AGOURA HILLS, CALIFORNIA TYPE: 2-13

architect: **AIA**  
**Yair Koshet**  
6225 Modins Rd., #1870-8188  
LOS ANGELES, CA 90048  
TEL: 310-415-1100 FAX: 310-415-1101

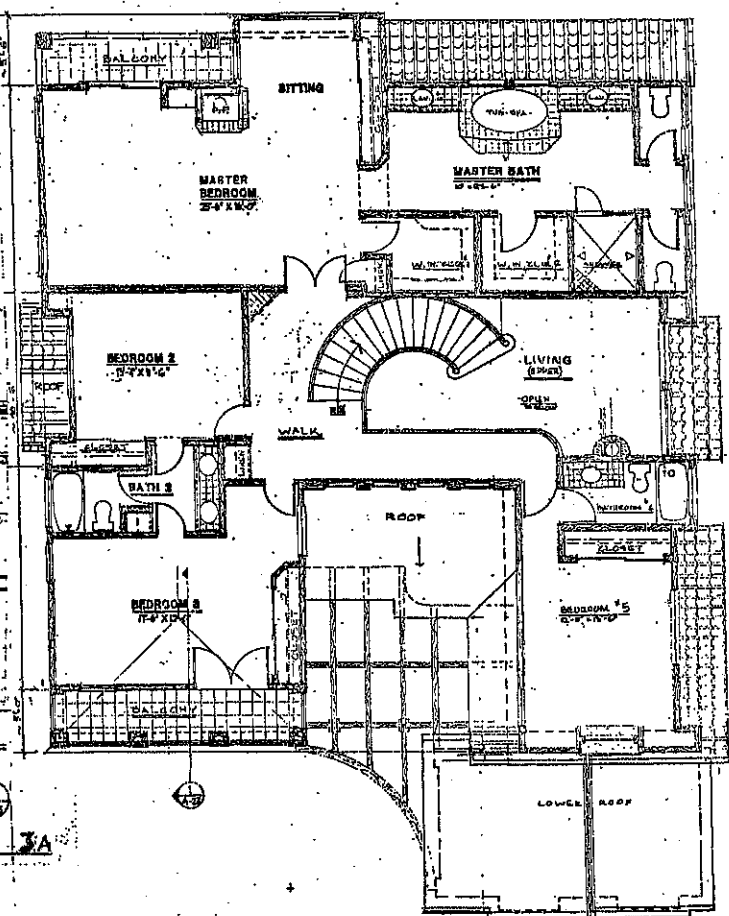
RIOPHARM U.S.A., INC.  
ARCHITECTS  
24450 HUNTER ROAD  
AGOURA HILLS, CALIFORNIA 91301  
PHONE 714 942-7200

AGOURA 2-13 SIZE FAMILY HOUSE  
NO. 4-D  
12500-277  
AGOURA HILLS, CALIF. 91301

APPROVED BY:  
DATE: 4-1-55  
JOB NO.  
SHEET



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WALL SECTION

EXHIBIT FOR 3A

SQUARE FOOTAGE		
FIRST FLOOR	2117	sq ft
SECOND FLOOR	6028	sq ft
TOTAL	4145	sq ft
GARAGE 1	710	sq ft
GARAGE 2	1243	sq ft

**AGOURA II** LOTS: 7  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 3-A

**K**

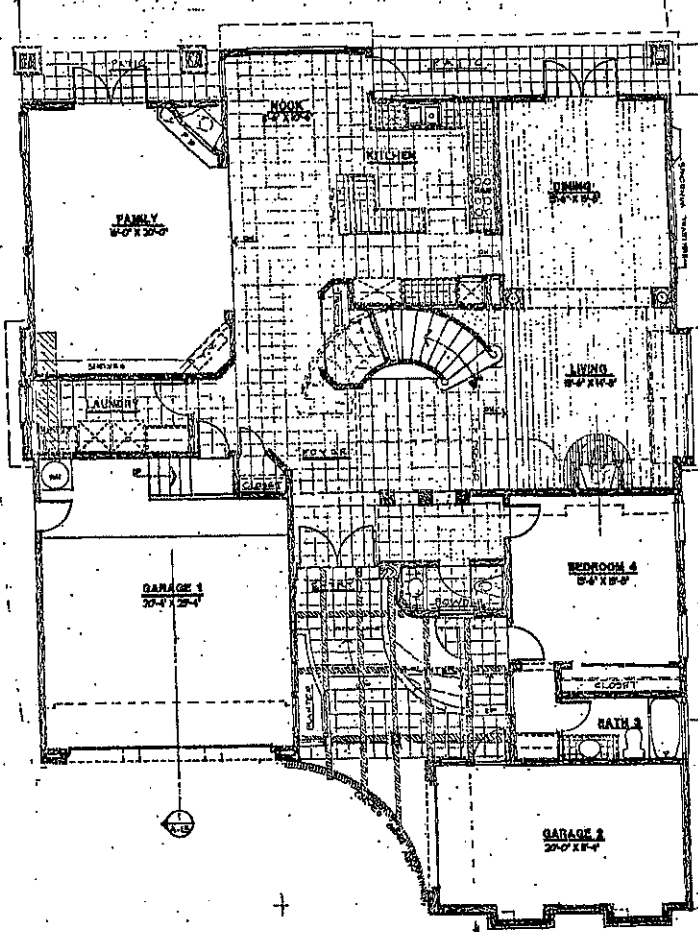
Architect: **AIA**  
**var koshet**  
 2228 Redline Rd.  
 Encinitas, CA 92024  
 Tel: 760-941-8100

RiopHarm, U.S.A., INC.  
 1000 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 Tel: 213-400-2200

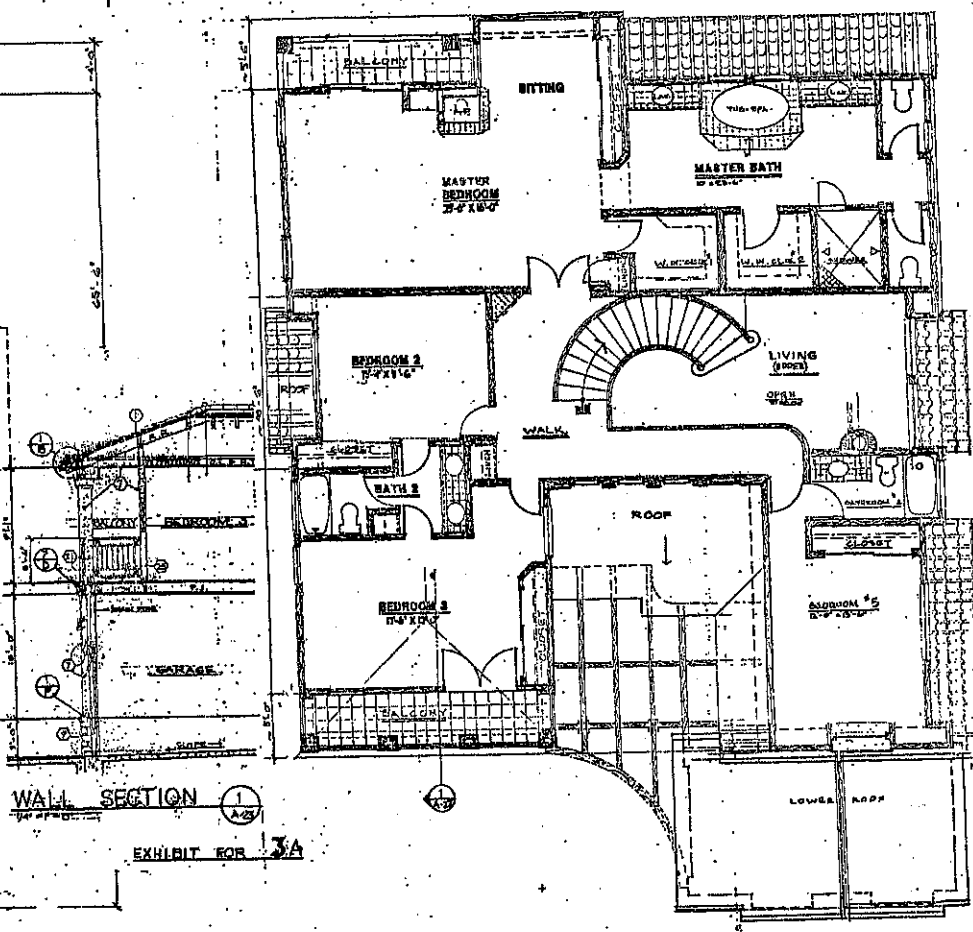
AGOURA 2-WHOLE FAMILY HOMES  
 27850 27th St., Agoura Hills, CA 91301  
 Tel: 818-477-1111

DATE: 11/11/77  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"

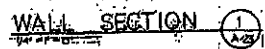
**A-23**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**WALL SECTION**

SQUARE FOOTAGE	
FIRST FLOOR	2079 sq ft
SECOND FLOOR	1788 sq ft
TOTAL	3867 sq ft
GARAGE 1 20'4" x 29'4"	
GARAGE 2 20'0" x 28'4"	

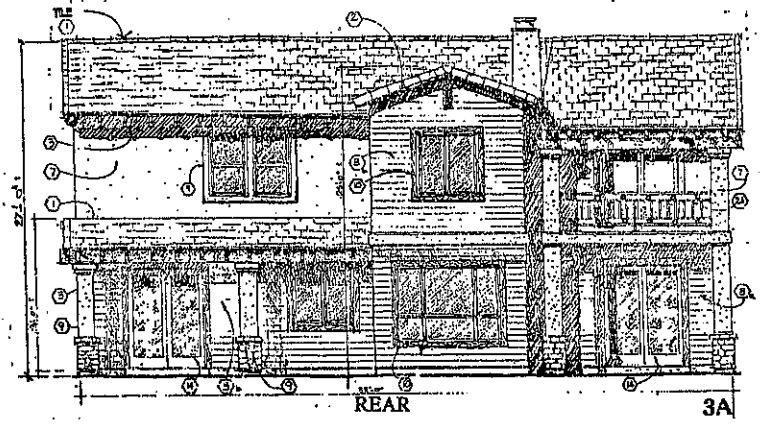
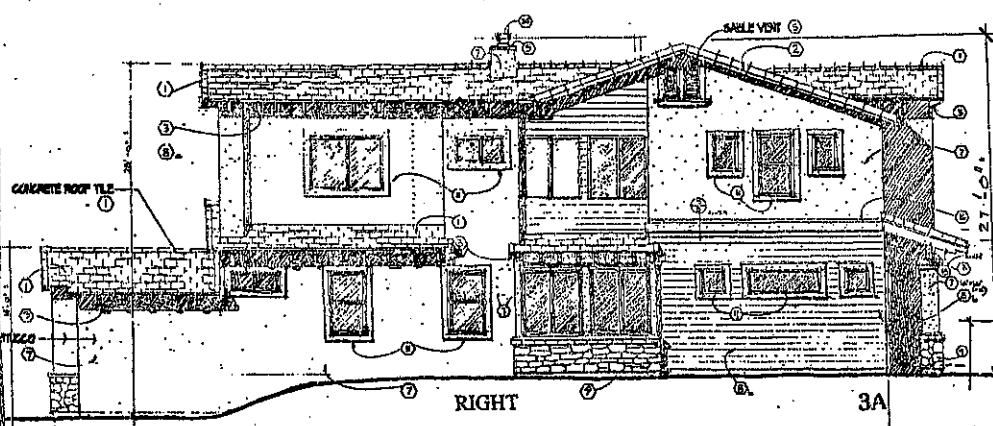
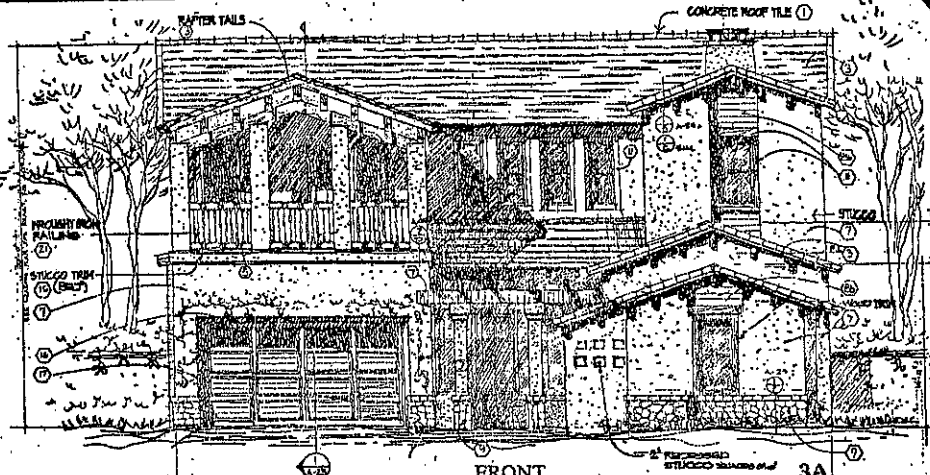
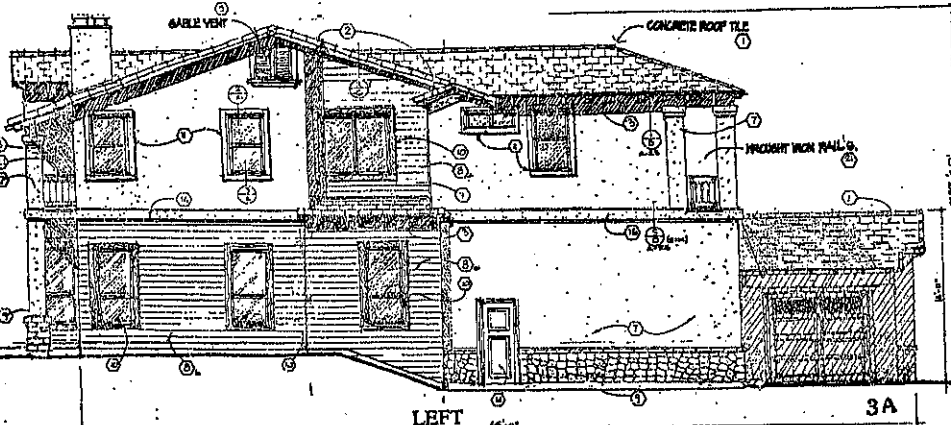
**AGOURA II** LOTS: 4  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 3-A

Architect: **Y&F Koshet**  
 225 BIRMINGHAM BLVD  
 LOS ANGELES, CA 90048  
 Phone No. (213) 462-8888

**RIOPHARM. U.S.A., INC.**  
 10000 WILSON BLVD  
 LOS ANGELES, CA 90024  
 Phone No. (213) 462-8888

**AGOURA 2-HOUSE FAMILY HOMES**  
 2350-27 "HILLS" AGOURA, CA 91301

DATE: 3-1-84  
 JOB NO.  
 SHEET NO. **A-23**  
 BY:



**EXTERIOR FINISHING MATERIALS - PRESUMED AND COMMON**

- LEGEND**
- MATERIALS**
- 1. EXTERIOR WALLS - STUCCO
  - 2. INTERIOR WALLS - PLASTER
  - 3. ROOFING - CONCRETE ROOF TILE
  - 4. FLOORING - 1/2" OAK PARQUET
  - 5. CEILING - PLASTER
  - 6. TRIM - 1/2" OAK
  - 7. PAINT - EXTERIOR - WHITE; INTERIOR - WHITE
  - 8. GLASS - CLEAR
  - 9. METAL - BRASS
  - 10. STONE - GRANITE
  - 11. TILE - CERAMIC
  - 12. FABRIC - CLOTHES
  - 13. FURNITURE - WOOD
  - 14. LIGHTING - ELECTRIC
  - 15. MECHANICAL - PLUMBING
  - 16. FINISHES - VARIOUS
  - 17. OTHER - AS NOTED

- 1. GABLE VENT
- 2. RAFTER TAILS
- 3. PREFORMED WOOD PANELS
- 4. STUCCO TRIM
- 5. CONCRETE ROOF TILE
- 6. GABLE VENT
- 7. PREFORMED WOOD PANELS
- 8. STUCCO TRIM
- 9. CONCRETE ROOF TILE
- 10. GABLE VENT
- 11. PREFORMED WOOD PANELS
- 12. STUCCO TRIM
- 13. CONCRETE ROOF TILE
- 14. GABLE VENT
- 15. PREFORMED WOOD PANELS
- 16. STUCCO TRIM
- 17. CONCRETE ROOF TILE

**AGOURA II LOTS: 4, 7**  
**AGOURA HILLS, CALIFORNIA**  
**AGOURA HOMES, TYPE: 3-A**

**X**

**AIA**  
 Woodland Hills  
 8127 De Soto

**Architects**  
**Yair Koshet**  
 12222 Wilshire Blvd., Suite 100  
 Los Angeles, CA 90025

**RIOPHARM, U.S.A., INC.**  
 17800 Van Ness, Suite 100  
 Van Ness, CA 94134

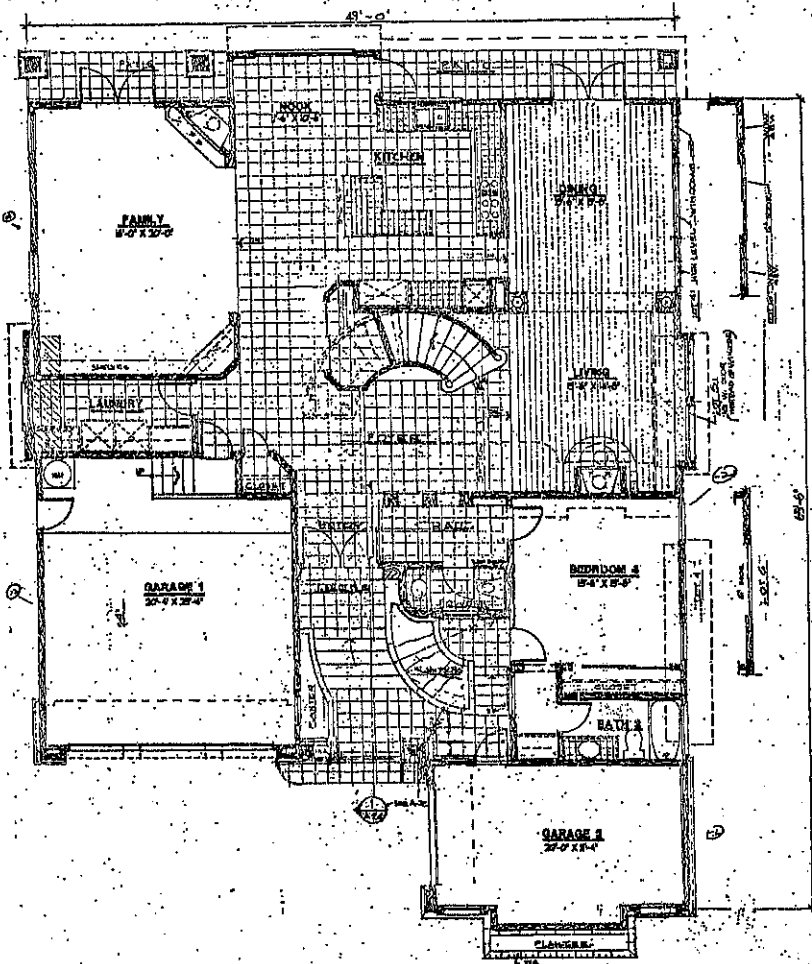
**AGOURA 2-1/2 STORY FAMILY HOMES**  
 17800 Van Ness, Suite 100  
 Van Ness, CA 94134

DATE: 4-1-04  
 SHEET: 3-A  
 SCALE: 1/4" = 1'-0"

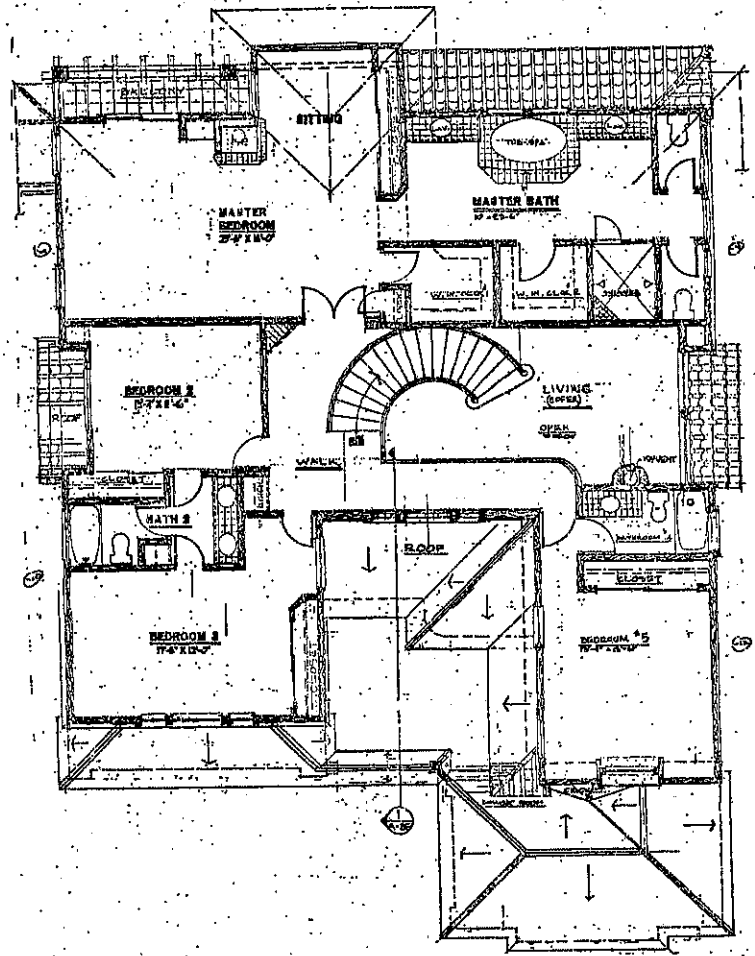








**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

SQUARE FOOTAGE	
FIRST FLOOR	1977 SQ. FT.
SECOND FLOOR	1907 SQ. FT.
TOTAL	3884 SQ. FT.
GARAGE 1 20' x 22'4" 446 SQ. FT.	
GARAGE 2 27'0" x 11'4" 306 SQ. FT.	

**AGOURA II LOT 3**  
 AGOURA HILLS, CALIFORNIA  
 AGOURA HOMES, TYPE: 3-13

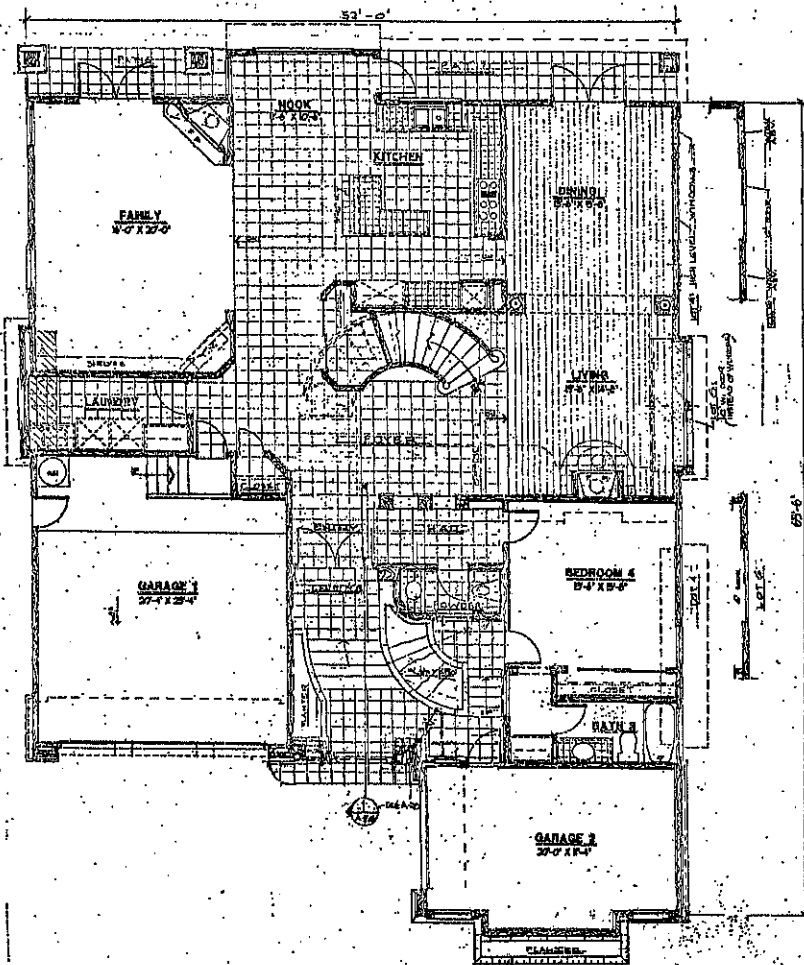
Architect: **Yair Koshet AIA**  
 6528 Redline Rd., Woodland Hills, CA 91367  
 (818) 704-8188

RIOPHARM U.S.A., INC.  
 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024  
 (213) 507-8500

AGOURA II SINGLE FAMILY HOMES  
 4750-4757 AGOURA HILLS, CA 91301  
 (818) 704-8188

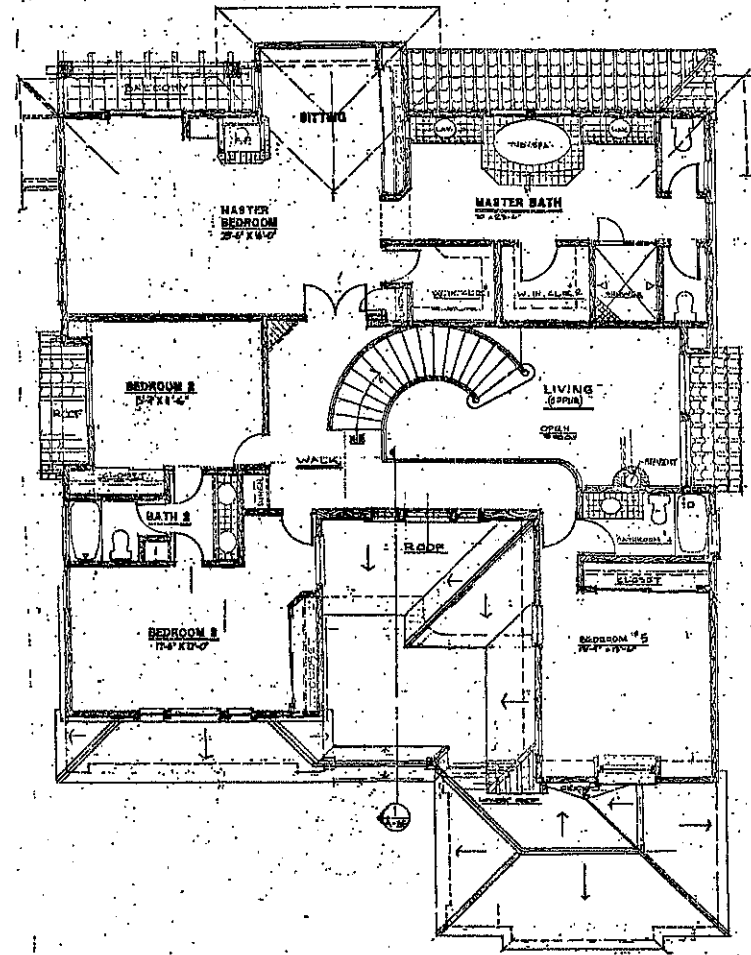
DATE: 4-1-04  
 DRAWN BY: [Signature]  
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 SCALE: 1/8" = 1'-0"

26



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2117 sq. ft.
SECOND FLOOR	2228 sq. ft.
TOTAL	4345 sq. ft.
GARAGE #1	724 sq. ft.
GARAGE #2	724 sq. ft.



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

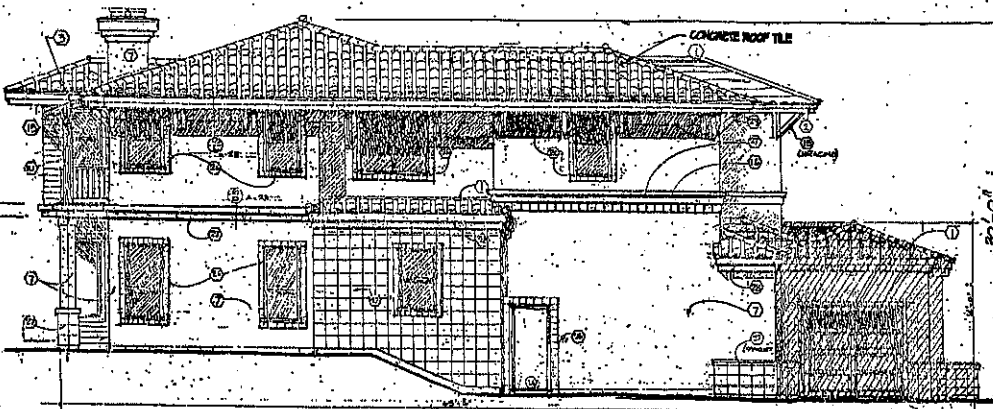
**AGOURA II** LOTS: 6, 7, 8, 9, 10, 11, 12, 13  
 AGOURA HILLS, CALIFORNIA TYPE: 3-13  
 AGOURA HOMES

Architect: **AIA**  
**Yair Koshet**  
 8228 Radline Rd.  
 Newport Beach, CA 92646  
 Phone: (714) 310-7700  
 Fax: (714) 310-7701

**RIOPHARM U.S.A., INC.**  
 10000 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 Phone: (213) 210-7700  
 Fax: (213) 210-7701

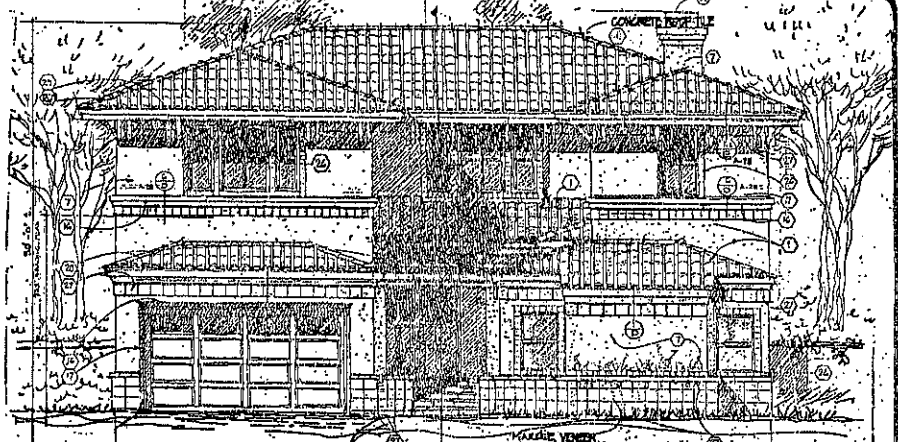
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REVISED BY: \_\_\_\_\_  
 DATE: 1-1-01  
 JOB NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 OF \_\_\_\_\_  
**A-26**



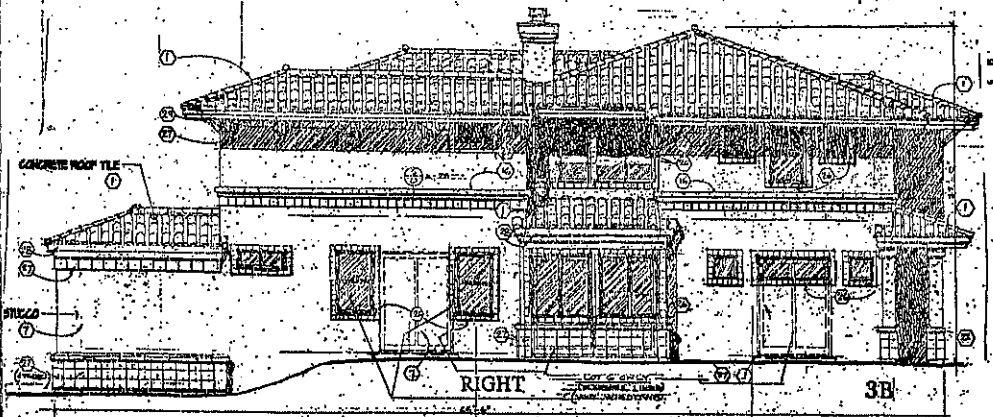
LEFT

3B



FRONT

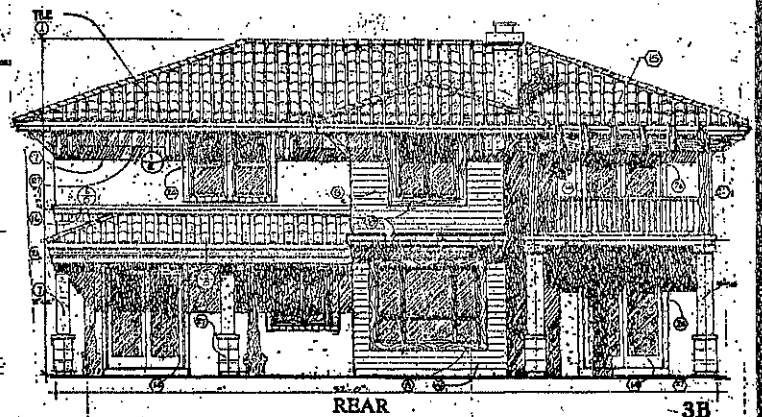
3B



RIGHT

3B

LOT 4 (SEE NOTES)



REAR

3B

- NOTES**
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**AGOURA II** LOTS: 3, 6  
 AGOURA HILLS, CALIFORNIA TYPE: J-B  
 AGOURA HOMES,

**YK**

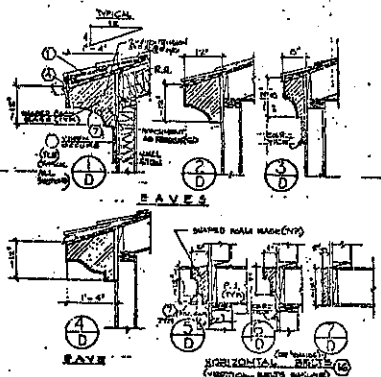
architect: **AIA**  
**yair koshet**  
 woodland hills  
 8228 madira rd.  
 CA 91352 915 770 5-5188

RIOPHARM, U.S.A., INC.  
 10000 40th ave. LOS ANGELES, CA 90048  
 PHONE (213) 510-1500

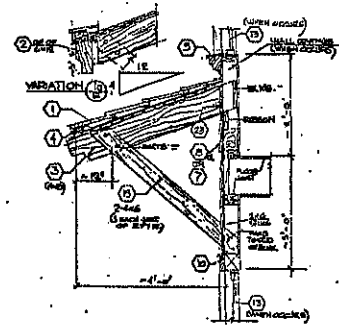
AGOURA II SINGLE FAMILY HOMES  
 17450-27th, AGOURA HILLS, CALIFORNIA 91301  
 AGOURA HILLS, CALIFORNIA

REVISED BY	
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BY	
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BY	
DATE	
BY	

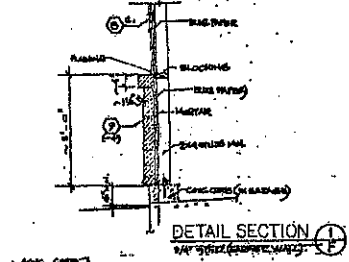
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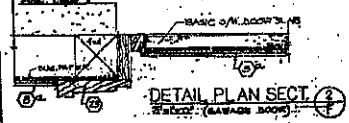
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1/4" = 1'-0"  
**EXHIBIT 'D'**



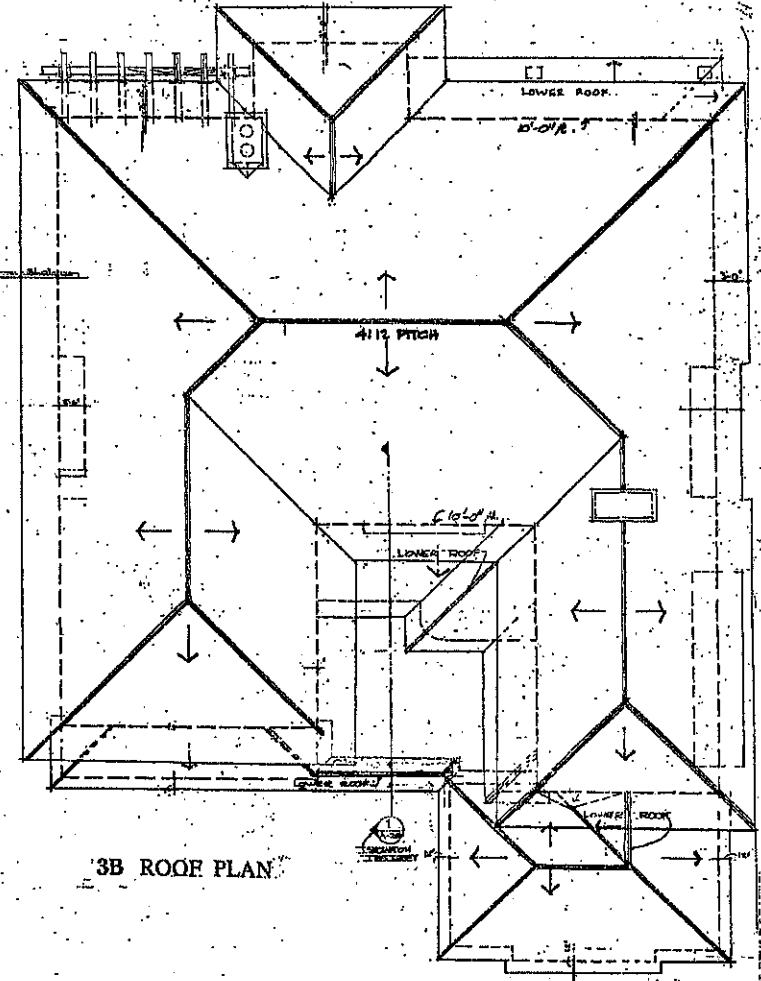
(WORK FOR LOWER ROOF)  
DETAIL SECTION  
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**EXHIBIT 'E'**



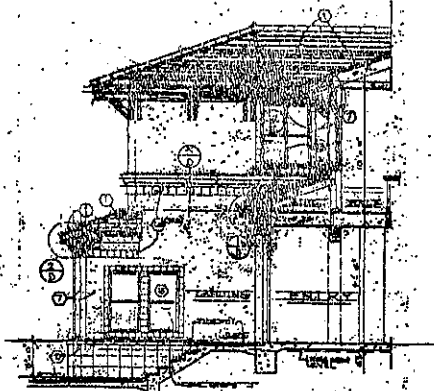
DETAIL SECTION  
3/4" = 1'-0" LOWER ROOF  
**EXHIBIT 'F'**



DETAIL PLAN SECT.  
3/4" = 1'-0" LOWER ROOF  
**EXHIBIT 'G'**



**3B ROOF PLAN**



**WALL SECTION**  
1/4" = 1'-0"  
**EXHIBIT FOR 3B**

**EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS**  
SHOULD REFER TO SAMPLE BOARD

- 1. METALLIC
- 2. CONCRETE
- 3. BRICK
- 4. STONE
- 5. TERRAZZO
- 6. MARBLE
- 7. GRANITE
- 8. SLATE
- 9. GIPSUM BOARD
- 10. PLASTER
- 11. PAINT
- 12. STAIN
- 13. VENEER
- 14. TILE
- 15. GLASS
- 16. POLYMER
- 17. RUBBER
- 18. LEATHER
- 19. WOOD
- 20. VINYL
- 21. FABRIC
- 22. PAPER
- 23. GLASS BLOCK
- 24. TRANSPARENT GLASS
- 25. OPAQUE GLASS
- 26. GLASS CURTAIN WALL
- 27. GLASS DOOR
- 28. GLASS WINDOW
- 29. GLASS PARTITION
- 30. GLASS RAILING
- 31. GLASS BALCONY
- 32. GLASS PORCH
- 33. GLASS TERRACE
- 34. GLASS STAIR
- 35. GLASS ELEVATOR
- 36. GLASS ESCALATOR
- 37. GLASS LIFT
- 38. GLASS PLATFORM
- 39. GLASS SIGN
- 40. GLASS ART
- 41. GLASS FURNITURE
- 42. GLASS LIGHTING
- 43. GLASS DECORATION
- 44. GLASS ARCHITECTURE
- 45. GLASS DESIGN
- 46. GLASS CONSTRUCTION
- 47. GLASS INSTALLATION
- 48. GLASS MAINTENANCE
- 49. GLASS REPAIR
- 50. GLASS REPLACEMENT

- 1. 1/2" x 4" x 8" JOIST
- 2. 1/2" x 6" x 8" JOIST
- 3. 1/2" x 8" x 8" JOIST
- 4. 1/2" x 10" x 8" JOIST
- 5. 1/2" x 12" x 8" JOIST
- 6. 1/2" x 14" x 8" JOIST
- 7. 1/2" x 16" x 8" JOIST
- 8. 1/2" x 18" x 8" JOIST
- 9. 1/2" x 20" x 8" JOIST
- 10. 1/2" x 22" x 8" JOIST
- 11. 1/2" x 24" x 8" JOIST
- 12. 1/2" x 26" x 8" JOIST
- 13. 1/2" x 28" x 8" JOIST
- 14. 1/2" x 30" x 8" JOIST
- 15. 1/2" x 32" x 8" JOIST
- 16. 1/2" x 34" x 8" JOIST
- 17. 1/2" x 36" x 8" JOIST
- 18. 1/2" x 38" x 8" JOIST
- 19. 1/2" x 40" x 8" JOIST
- 20. 1/2" x 42" x 8" JOIST
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- 22. 1/2" x 46" x 8" JOIST
- 23. 1/2" x 48" x 8" JOIST
- 24. 1/2" x 50" x 8" JOIST
- 25. 1/2" x 52" x 8" JOIST
- 26. 1/2" x 54" x 8" JOIST
- 27. 1/2" x 56" x 8" JOIST
- 28. 1/2" x 58" x 8" JOIST
- 29. 1/2" x 60" x 8" JOIST
- 30. 1/2" x 62" x 8" JOIST
- 31. 1/2" x 64" x 8" JOIST
- 32. 1/2" x 66" x 8" JOIST
- 33. 1/2" x 68" x 8" JOIST
- 34. 1/2" x 70" x 8" JOIST
- 35. 1/2" x 72" x 8" JOIST
- 36. 1/2" x 74" x 8" JOIST
- 37. 1/2" x 76" x 8" JOIST
- 38. 1/2" x 78" x 8" JOIST
- 39. 1/2" x 80" x 8" JOIST
- 40. 1/2" x 82" x 8" JOIST
- 41. 1/2" x 84" x 8" JOIST
- 42. 1/2" x 86" x 8" JOIST
- 43. 1/2" x 88" x 8" JOIST
- 44. 1/2" x 90" x 8" JOIST
- 45. 1/2" x 92" x 8" JOIST
- 46. 1/2" x 94" x 8" JOIST
- 47. 1/2" x 96" x 8" JOIST
- 48. 1/2" x 98" x 8" JOIST
- 49. 1/2" x 100" x 8" JOIST

**AGOURA II** LOTS: 3, 6  
AGOURA HILLS, CALIFORNIA  
AGOURA HOMES, TYPE: 3-13

**AIA**  
REGISTERED ARCHITECT

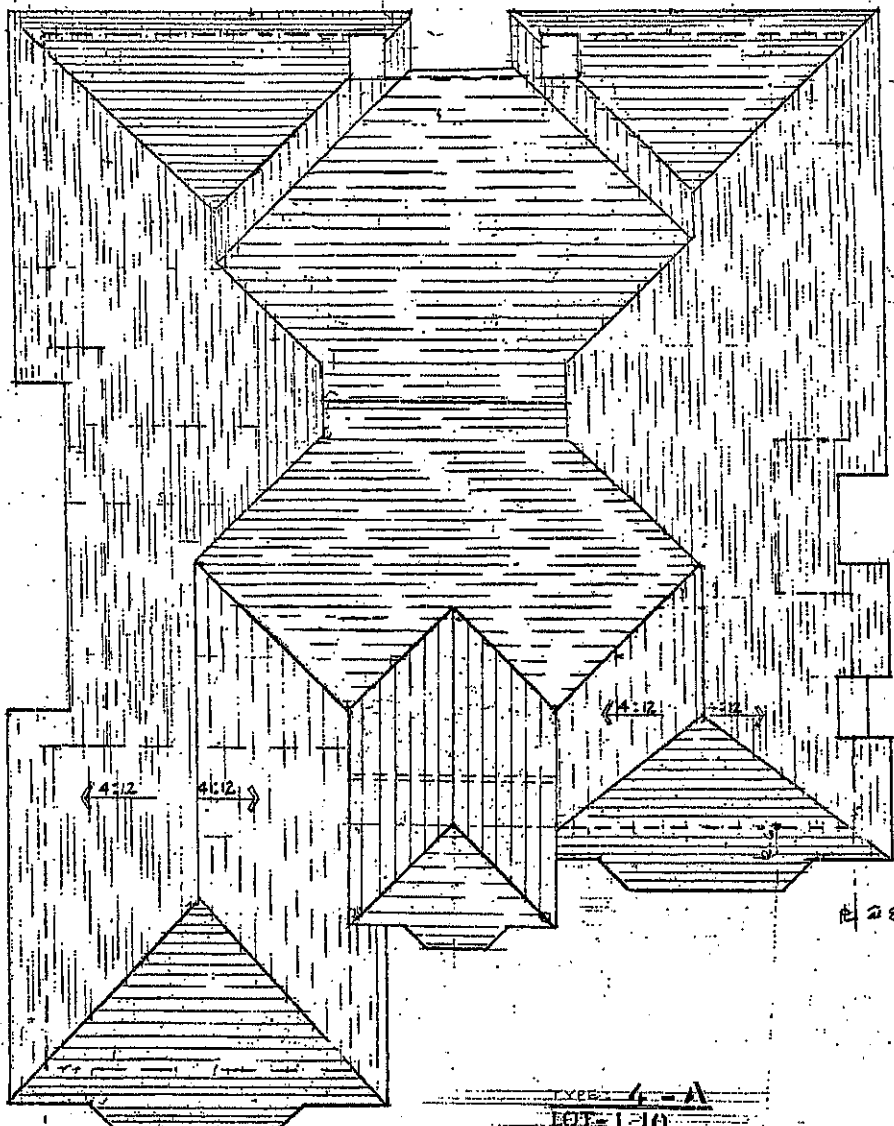
**Yair Koshet**  
ARCHITECT

AGOURA 2-FAMILY HOMES  
37650-27th St., Agoura Hills, CA 91301  
760-306-1111

BIOPHARM U.S.A. INC.  
10000 Wilshire Blvd., Los Angeles, CA 90024  
213-746-1111

DATE: 11/11/11  
SCALE: 1/4" = 1'-0"  
SHEET: 24



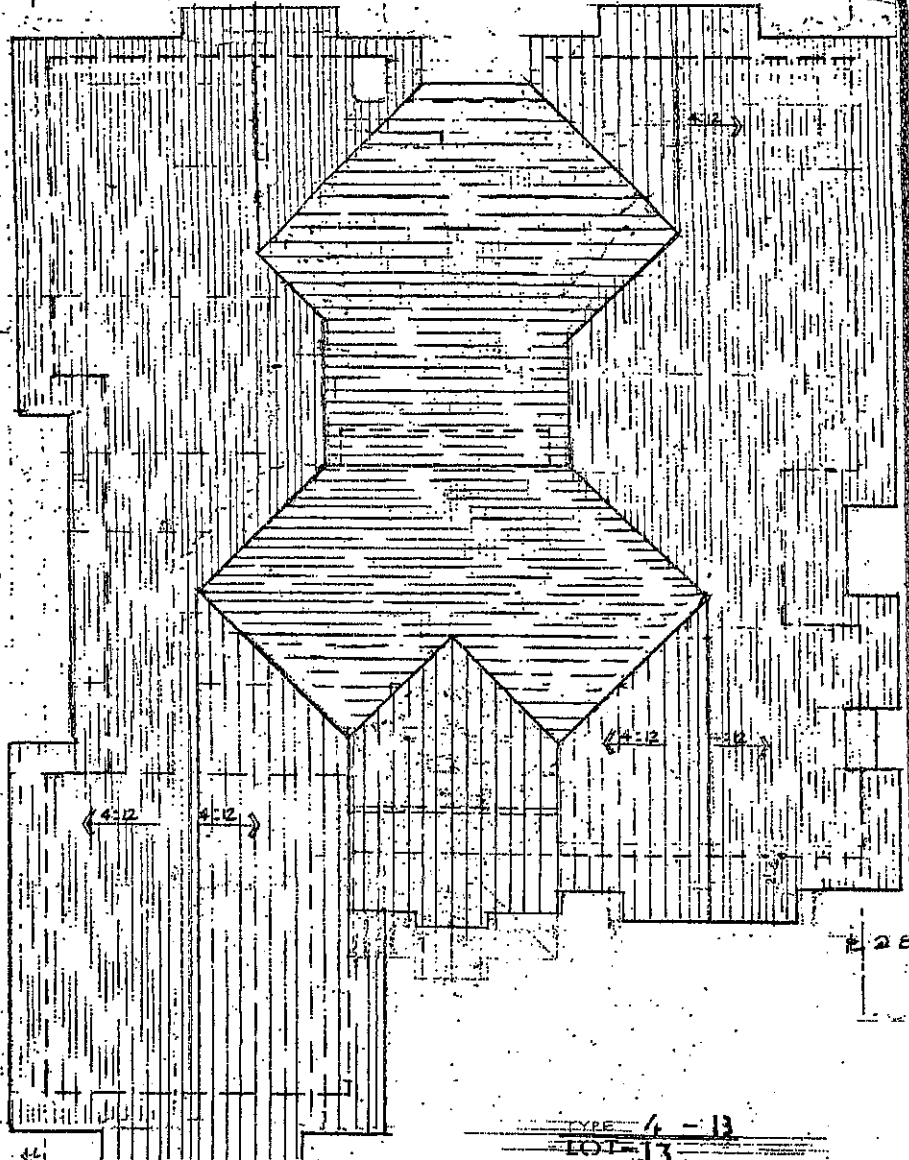


208-6

**ROOF PLAN**

SCALE: 1/8" = 1'-0"

TYPE 4-A  
LOT-1710



208-6

**ROOF PLAN**

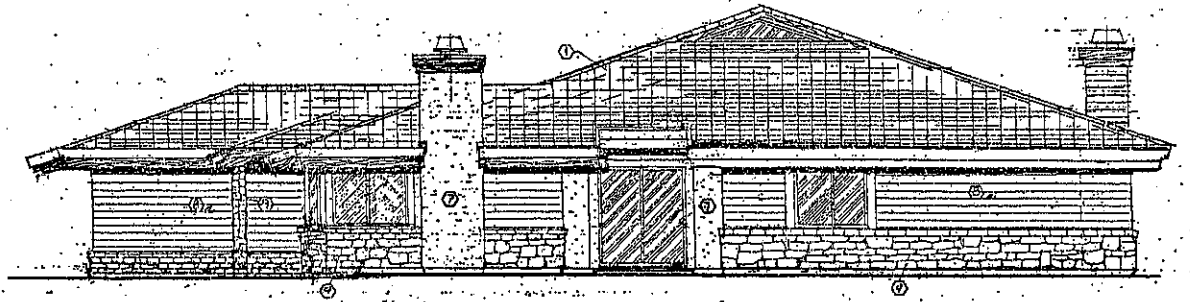
TYPE 4-B  
LOT-13



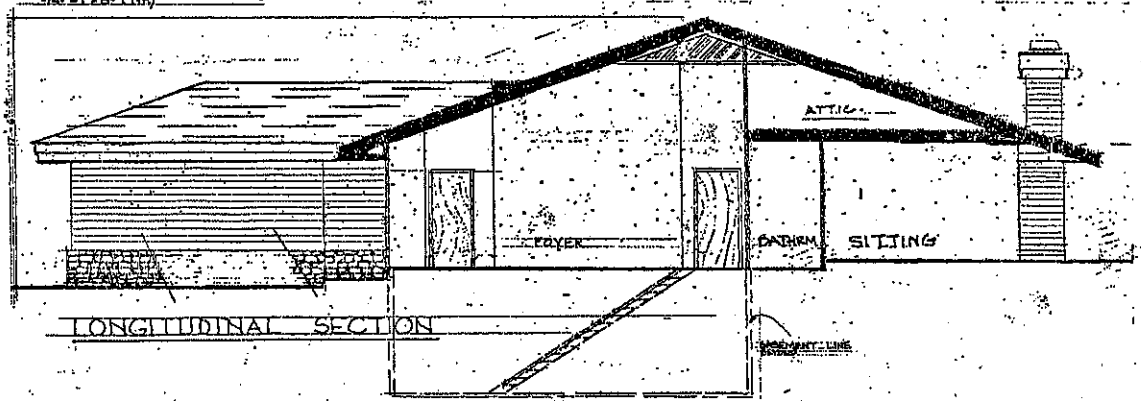
architect:  
**yair koshet & assoc.**  
woodland hills  
5226 medina rd.  
ca. 91364  
818/704-6168

REVISIONS BY	DATE

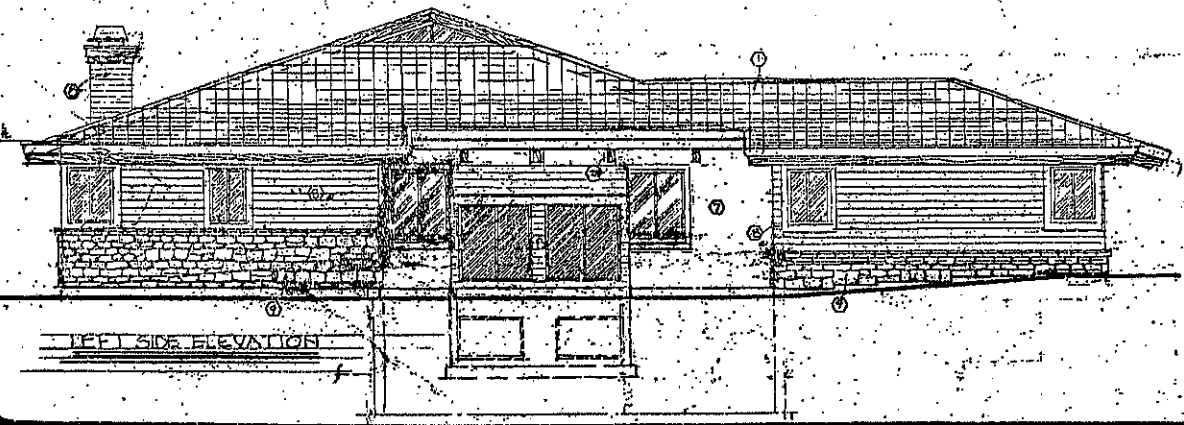
DATE  
JOB NO.  
SHEET  
**A-30**  
OF 3 SHEETS



RIGHT SIDE ELEVATION



LONGITUDINAL SECTION



LEFT SIDE ELEVATION

TYPE 4-A  
 1-10



Architect  
 Yair Koshet & Assoc.  
 5226 Medina Rd.  
 DC. 91307  
 818 7704-8188

REVISIONS	DATE

A-31



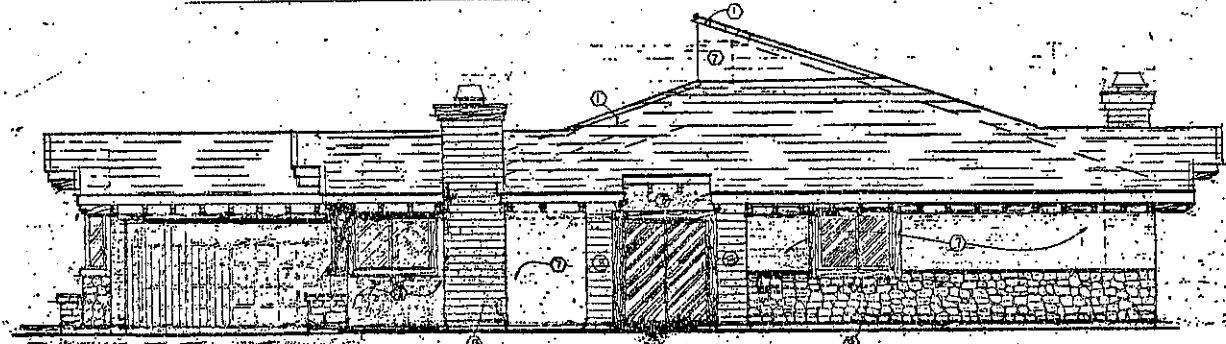






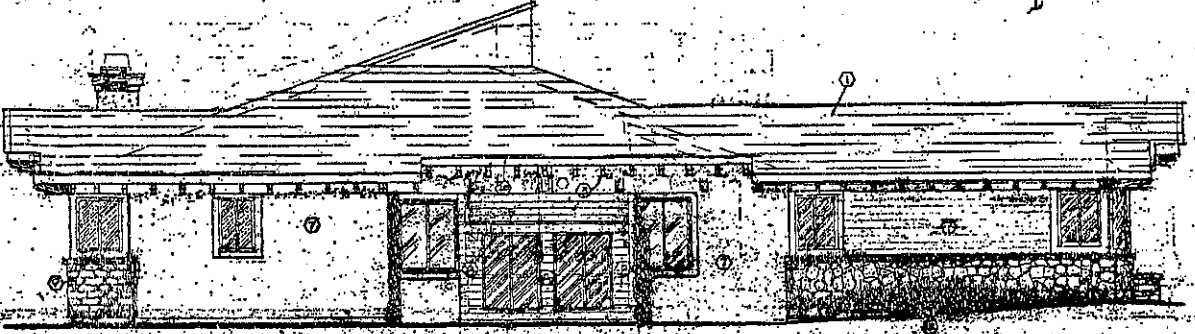
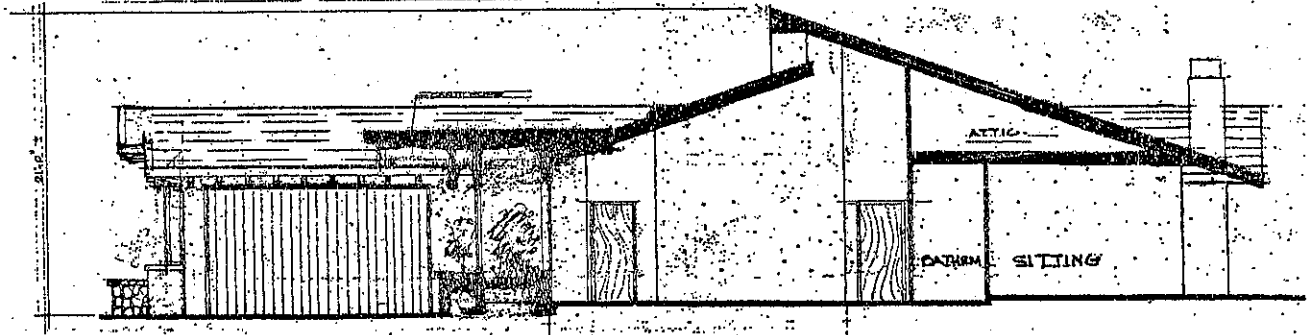
YK

Architects  
**vair koshet & assoc.**  
Woodland Hills  
2226 Woodlands Rd.  
Calif. 91367  
818/704-6168



RIGHT SIDE ELEVATION

SCALE : 1/8" = 1'-0"

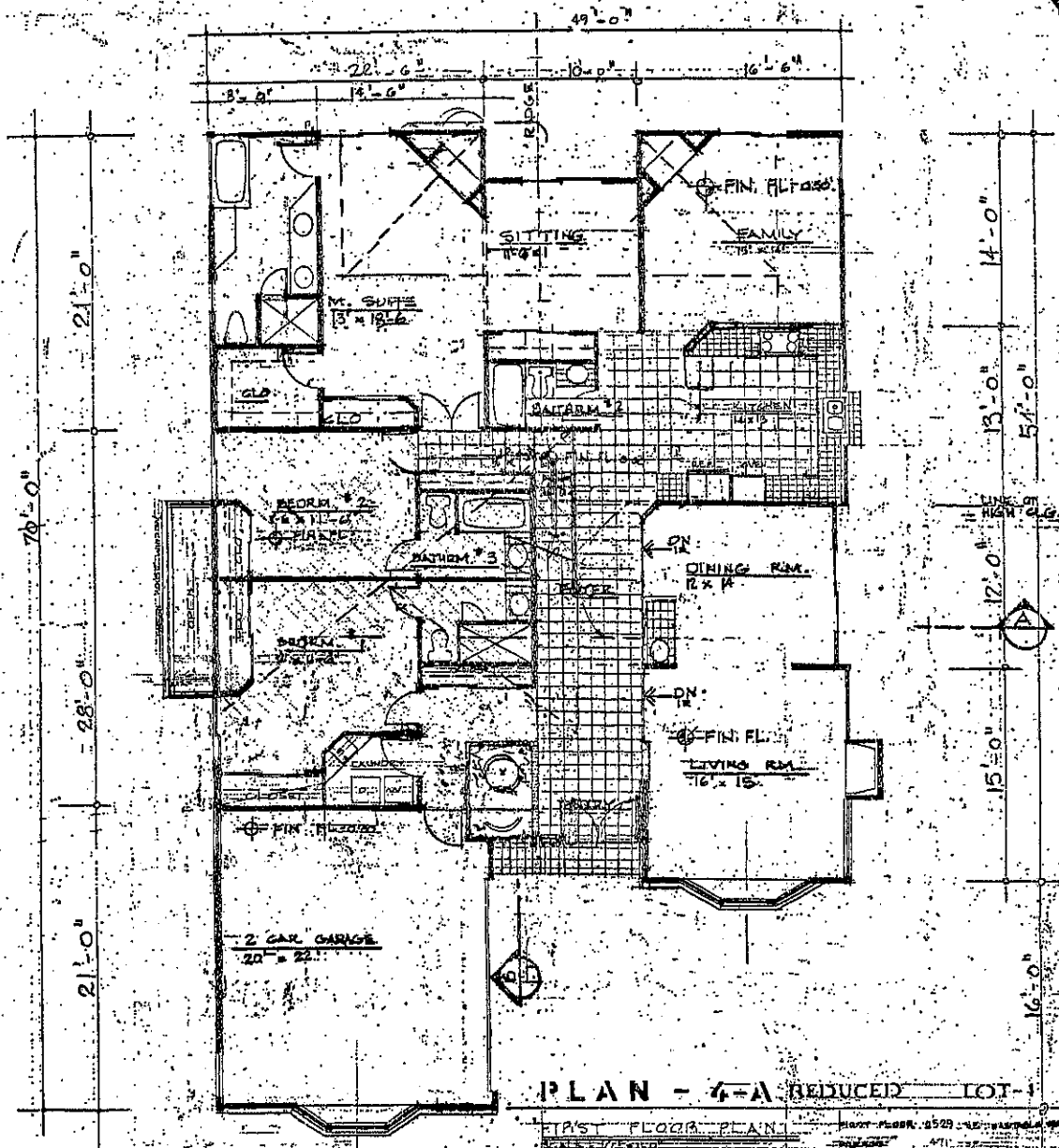


LEFT SIDE ELEVATION

LOT 13  
TYREX 7-13

REVISIONS	DATE

1-34



PLAN - 4-A REDUCED LOT-1

FIRST FLOOR PLANNING

DATE: 11/1/70

BY: [Signature]



Architect -  
**Yair Koshel & Assoc.**  
 Woodland Hills  
 1220 Medford Rd.  
 CA 91364  
 818/704-8166

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

(Scale 1/8" = 1'-0")

EASEMENT LEGEND

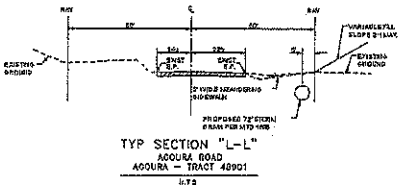
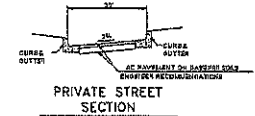
- 1 EXIST PUBLIC UTILITY EASEMENT FOR WATER, ELECTRICAL, GAS, TELEPHONE, FIBER OPTIC, CABLE TV, AIR CONDITIONING, PHOTOGRAPHY TRACT 4891
- 2 PROPOSED EASEMENT FOR INTEREST & SERVICE, AIR AND UTILITY PURPOSES
- 3 PROPOSED EASEMENT FOR THE USE OF LOTS 10, 11, 12, 13
- 4 UNPAVED DRIVE EASEMENT SUBJECT TO THE CITY OF AGOURA HILLS FOR 10% USE
- 5 RESTRICTED USE EASEMENT OVER DOMAINS AHEAD OF LOT 14, 15, 16, 17, 18, 19, 20

LEGEND

	GARDEN OR FREE STANDING WALL		PROPOSED CATCH BASIN WITH GROUND WATER TREATMENT FILTER INSERTS
	RETAINING WALL 12' MAX		2:1 FILL SLOPE
	FINISH SURFACE		8:1 CUT SLOPE
	TOP OF WALL		A.C. PAVEMENT
	TOP OF CURB		DRAINS
	DEWATERING LINE		PERMEABLE INTERLOCKING PAVEMENT
	CUT		SEWER CATCH BASIN WITH GROUND WATER TREATMENT FILTER INSERTS
	FILL		ADDITIONAL LANDSCAPE AREA
	FLOW LINE		LANDSCAPE AREA LIST
	PUBLIC UTILITY EASEMENT		SINGLE STORY BUILDING
	HIGH POINT		TWO STORY BUILDING
	TOP OF GRADE		NEW SINGLE STORY BUILDING
	STORM DRAIN		
	FLOW LINE		
	PROPOSED STREET LIGHT (30' OR 40' SPACING)		
	OAK TREES TO BE RETAINED (TOTAL OF 5)		
	OAK TREES TO BE SAVED		

NOTE:

1. EXIST LOTS 8, 9, 10, 11 ARE PROPOSED TO BE REDEVELOPED
2. EXIST LOTS 1, 2, 3, 4, 5, 6, 7 ARE PROPOSED TO BE REDEVELOPED
3. NEW LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 REFLECT IMPROVED LOT PER NOTES 1 AND 2



**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-227-2823

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

DESIGNED BY  
RICHARD S. L. INC.  
700 2ND STREET, LOS ANGELES, CALIF. 90012  
PHONE (213) 627-1000

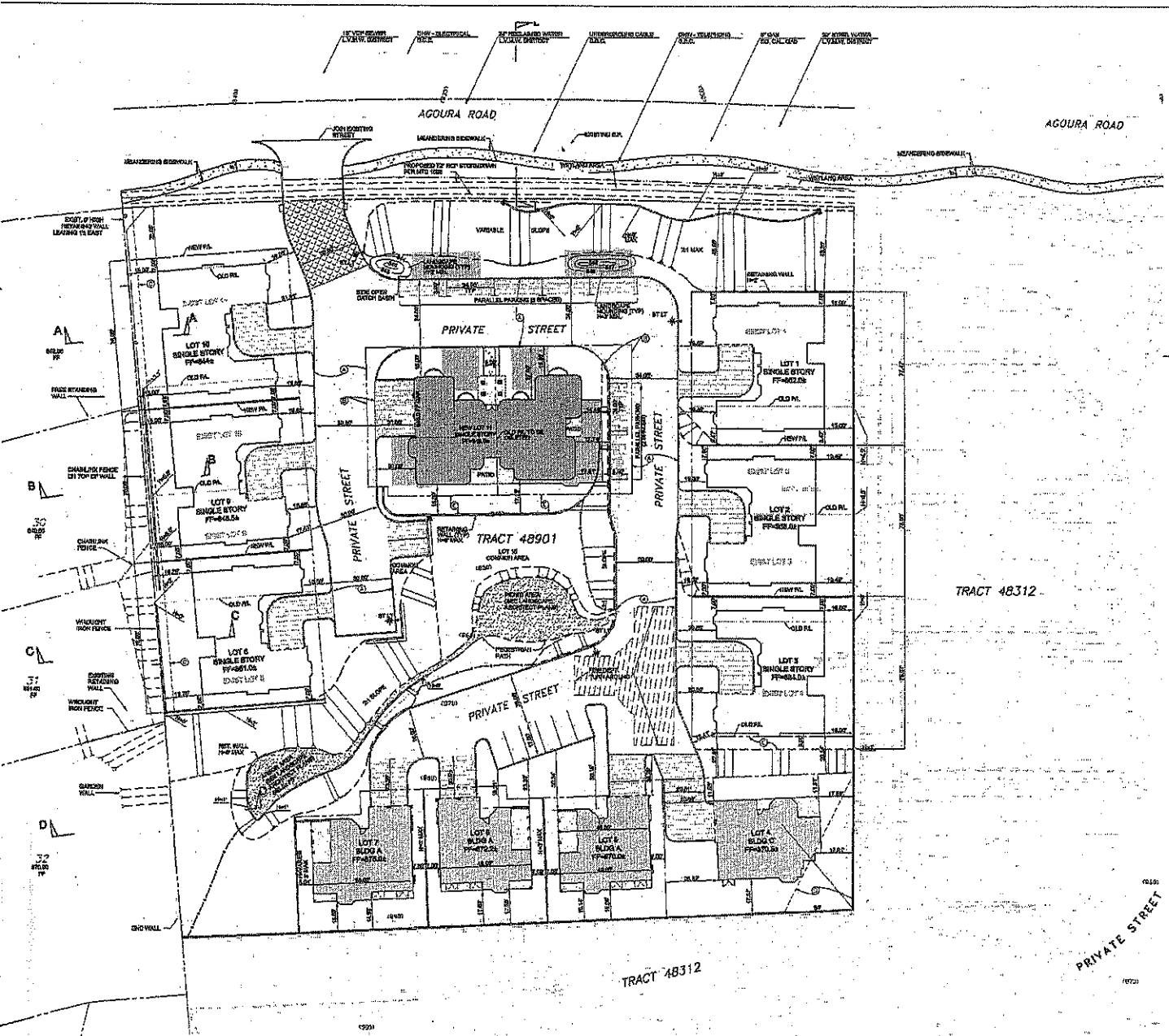
APPROVED BY  
ALLEN S. L. INC.

DESIGNED BY  
WESTLAND CIVIL INC.  
1000 WEST 10TH STREET, SUITE 100  
LOS ANGELES, CALIF. 90015  
PHONE (213) 481-1100

AGOURA HILLS

PRELIMINARY PLOT PLAN  
TRACT 48901 - AGOURA 1  
LOTS 1-14  
CASE #03-CUP-014 AGOURA ROAD

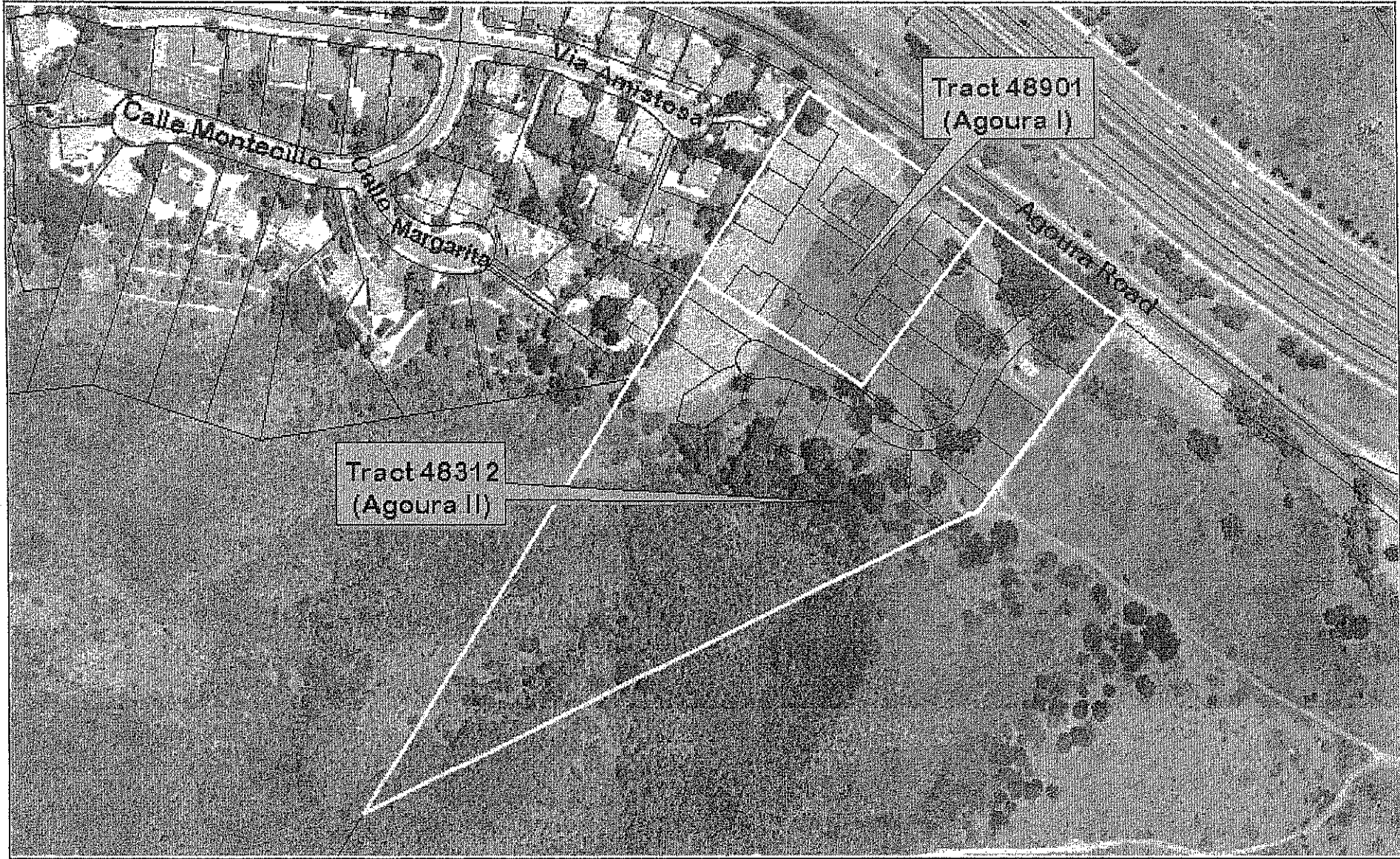
PROJECT NO. \_\_\_\_\_ SHEET 01 OF 03





# RIOPHARM

(Staff) Oct 11, 2006 #8



Tract 48312  
(Agoura II)

Tract 48901  
(Agoura I)

0 300 600 900 Feet



### Legend

- Tract 48901 (Agoura I)
- Tract 48312 (Agoura II)
- Parcel boundaries

Suggested revision to Condition No. 22 for both Agoura I and Agoura II:

22. Plantings in all common areas and rights-of-way shall be of adequate size at installation to achieve immediate screening of the project prior to any certificate of occupancy. The overall effect shall be consistent with the exhibit provided by the applicant (entitled "Tentative Tract 48312 & 48901 – View from Agoura Road Eastbound at Westerly property line. Trees shown at approximately 3-5 Years of growth.") and presented at the September 13, 2006 City Council meeting depicting plant growth after three to five years. It is expected that this effect will be accomplished primarily through the installation of specimen size boxed trees of forty-eight inches (48") and larger as well as fifteen gallon size shrubs. Proposed plant material shall be approved as to size, species, condition and form by the City Landscape Consultant and the Director of Planning & Community Development.

## Kimberly Rodrigues

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**From:** Mike Kamino  
**Sent:** Wednesday, October 11, 2006 4:52 PM  
**To:** Doug Hooper; Kimberly Rodrigues  
**Cc:** Greg Ramirez  
**Subject:** Riopharm Revised Landscape Condition

I had John preview the revised landscape condition. He was ok with the revision and asked about tightening up to more clearly reference the exhibit. The attachment has been revised to reflect this. Tom Cohen has been made aware of this suggested revision.

Kimberly, I will make several copies of this for you to place on the dais.

Item No. 8  
October 11, 2006  
Thomas Cohen



WESTON BENSHOOF  
ROCHFORD RUBALCAVA MACCUISH LLP

ATTORNEYS AT LAW

(805) 233-2302  
tcohen@wbcounsel.com

October 4, 2006

VIA FACSIMILE AND U.S. MAIL

Mr. Denis Weber, Mayor  
Councilmembers  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Re: Riopharm USA, Inc.

Dear Mayor Weber and Councilmembers:

We appreciate the City Council's extension granted at the September 13, 2006 meeting to allow our project team to make additional changes to our project based on the feedback we heard at the hearing. You will be pleased to know that we have made significant changes to our project that we believe directly respond to each of the concerns raised.

Some of these changes include:

- \* Reducing density again on Agoura 1 by one unit. Fourteen legal lots have been reduced to 11 lots, thereby only 11 homes are proposed for development.
- \* One more single story home replacing a two story has been incorporated thereby a total of seven single story units have been integrated into Agoura 1 where previously no single story homes were originally proposed. This change results in significant massing reduction and preserves views over units adjacent to the project's neighbors to west.

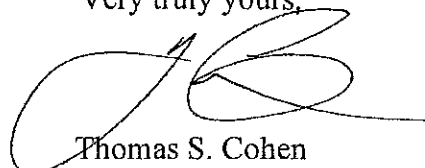
We have attached an exhibit that describes in greater detail the changes made in each of the tracts.



Mr. Denis Weber  
October 4, 2006  
Page 2

We respectfully request your due consideration of the enclosed information and hope that we have warranted your vote in favor of the project.

Very truly yours,



Thomas S. Cohen  
WESTON, BENSHOOF,  
ROCHEFORT, RUBALCAVA & MacCUISH LLP

TSC/MSoOffice  
Enclosure

cc: Jack and Alan David

ADDITIONAL PROJECT CHANGES FROM SEPTEMBER 13, 2006  
CITY COUNCIL HEARING CONTINUED TO  
OCTOBER 11, 2006

AGOURA 1 TRACT:

1. Deleted Lot 12
2. New Lot 11
  - a. Converted to a single story home. Project will now have 7 single story units and 4 two story units.
  - b. Garage to face westerly onto north-south internal drive aisle. No garage door will face entry street.
  - c. Greater setback distances, all meeting or exceeding City standards for this zone.
  - d. Results in more landscape area, an increase of approximately 1,000 square feet.
3. Install mature landscaping to screen the project in a shorter period of time and add larger trees in strategic locations to soften the two story units on the southern perimeter of the tract boundary.
4. 15 guest parking stalls provided. Code requires 11 spaces.
5. East-west drive aisle width increased to 34 feet.
  - a. Former 90 degree parking stalls now parallel.
  - b. An additional 9.5 feet in width of landscaping with the removal of 90 degree parking stalls. This results in an increase in landscape area of approximately 700 square feet.
6. Aesthetic and environmentally-preferred decorative pavers (facilitates infiltration and reduces potential for erosion and stormwater pollution) will be used in
  - a. Driveways of each unit.
  - b. Guest parking stalls.

7. Decorative interlocking pavers will be used in the main entry driveway.
8. Lot 7 home reduced in height from 26 feet to 22 feet.
9. Privacy wall along northern perimeter of Lot 1 will be modified to taper or step down rather than end abruptly.
10. CC&Rs will be drafted and provided for review and approval by the Planning Department and the City Attorney, and will, among other things, provide for:
  - a. All common areas including, but not limited to, landscaping in front yards of each home, guest parking, main entry drive, drive aisles, fences, walls, recreational facilities and lighting within the project shall be maintained through the formation of a homeowner's association and right of assessment to assure payment and continuous quality maintenance.
  - b. Garages shall be restricted as follows:
    1. Garage doors may not be left open, except as temporarily necessary or while used for entering or exiting.
    2. Garage space shall not be converted into any use that would prevent its use as parking for the number of vehicles the space was designed to contain.
  - c. Guest parking may not be used on a long-term or routine basis by owners or tenants in the project.

## Kimberly Rodrigues

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**From:** Kimberly Rodrigues  
**Sent:** Wednesday, October 11, 2006 2:25 PM  
**To:** Council Members; 'Craig A. Steele'  
**Cc:** Greg Ramirez; Nathan Hamburger; Mike Kamino; Doug Hooper; Allison Cook  
**Subject:** Altmann - Riopharm

Greetings!

The attached letter, objecting the FMND and Expanded Initial Study for the Riopharm project, was received from Mary Altmann this afternoon, with a request to "provide to the Councilmembers before tonight's hearing."

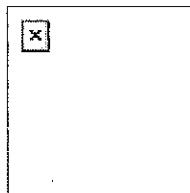
Ms. Altmann provided one copy for distribution and has been asked to bring a sufficient number of copies (10) for future distributions.

In the interim, please see the attached and note that copies have been placed at the Council dais for this evening.

**Kimberly M. Rodrigues, CMC**  
**City Clerk**

*Boldness has genius, power and magic in it.  
Whatever you do, or think you can do, DO IT.*

*~Goethe*



**City of Agoura Hills**  
30001 Ladyface Court  
Agoura Hills CA 91301-2583  
P: 818/597-7303 / F: 818/597-7352  
krodrigues@ci.agoura-hills.ca.us

*Please provide to Councilmembers  
Before tonight's hearing. Thank you*

Mary Altmann 1857 Lookout Drive, Agoura CA 91301

CITY OF AGOURA HILLS

2005 OCT 10 AM 1:15

CITY CLERK

October 10, 2006

Agoura Hills City Council  
Hand-delivered

Re: Final Mitigated Negative Declaration and Expanded Initial Study for  
Riopharm Single Family Residential Development

Dear City Council Members:

This letter is to object to the Final Mitigated Negative Declaration "FMND" and Expanded Initial Study for the Riopharm Single Family Residential Development and Conditional Use Permit ("CUP") No. 03 CUP - 010, CUP No. 03 CUP-007, and Oak Tree Permit No. 98-OTP-011, because the document fails to contain a study for endangered species among other issues. Because the Initial Study is fatally flawed in this way, there is no way to assess impacts on endangered species, or address secondary or indirect impacts that might occur to them. Furthermore, with this project as proposed, the City is approving "hard channel improvements" along the riparian zone on the northern perimeter of the project adjacent to Agoura Road. Both the Army Corps of Engineers and the Department of Fish and Game requested a more natural drainage channel using such techniques that would enable re-growth of riparian vegetation. This issue as well has is significant because virtually all the riparian habitat and wetlands habitat on this site will be destroyed, and no adequate mitigation is required, and the mitigation is illegally deferred to other agencies.

The initial checklist for the mitigated negative declaration is fatally flawed because the first question in the biological resources category: "Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local and regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?"

The answer is "not known", because a study was never done on the project area to identify these resources, which is mandatory for any initial study. This is what an initial

study is for, to study if in fact, these resources will be impacted. The answer provided by the City is "no impact" on these resources. We are reminded that in the California Environmental Quality Act, mere conclusions without substantiated evidence is not acceptable. As reasoning for this erroneous conclusion in the FMND, the Initial Study states "Although no formal in-season survey of the subject site was conducted for rare and endangered plants, periodic visits by the MND preparation Staff and several jurisdictional reviews of the property for riparian resources were conducted during the spring months. Most of the habitat on the property is comprised of ruderal vegetation, non-native grasses, and stands of oak trees, (in addition to two riparian corridors, discussed below)." *It is not clear when these informal studies were done, who did these studies, and if the people doing this study were competent biologists.* Below that statement the report goes on: Riparian communities support high plant and animal species diversity, serve as breeding and germination areas, and as areas of general wildlife movement. Small stream convey smaller species...The riparian area along Agoura Road is likely primarily used by smaller mammals and amphibians for movement along Agoura Road.. The project will eliminate approximately 0.2 (.1627 ac.) of an acre of "wetlands or waters".. and about 1 acre (0.932 ac) of riparian area..."

One of the Initial Study questions for a finding of significance is "Would this project have a substantially adverse effect on any riparian habitat..?" Seeing that one acre of riparian habitat will be removed, yes, this is a potentially significant impact. Although the applicant is donating the steep slopes to the back of his property to the Santa Monica Mountains Recreation Authority (SMMRA), this does not mitigate the loss of riparian habitat and wetlands. *The project could include preserving this area, but the possibility was not even looked at. The FMND did not adequately examine alternatives to the project.* Therefore, this is a significant and unmitigated impact. The paragraph in the initial study goes on to state "these impacts would not be subject to mitigation through on-site design modifications."

The report further states, "Impacts to riparian areas on the property will generate significant impacts that require mitigation." Yet, the mitigation suggested is paying an

in-lieu fee, and then resting the ultimate decision (after the project is approved) on how the mitigation for riparian corridor impacts will be structured to regulating agencies. This appears to be inappropriately deferring mitigation for a significant impact that was not even disclosed on the checklist.

As this project will have a significant impact to riparian habitat, an Environmental Impact Report must be prepared for biological resources. The checklist answers for the Initial Study in the FMND is fatally flawed because it does not recognize that this project may have a substantially adverse effect on "any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California or Fish and Game or U.S. Wildlife Service?". The initial study further illegally defers mitigation to other agencies, as no suitable mitigation is proposed in the Mitigation and Monitoring program. Therefore, the answer to the question would be yes, it has the potential to be a Significant Impact. The project is in a wildlife corridor area, and the riparian habitat in the project area will be completely destroyed with bulldozing and a storm drain channel. The S.M. Mountains Conservancy has invested time and money to save habitat in this area for a critical wildlife corridor. In fact, this property is adjacent to this parkland. Don't you think it deserves a survey of biological resources, and an adequate approach and mitigation to preserve these resources?

Furthermore, there was no formal study for endangered species despite the 10 or so years this project has been in development. This is just unacceptable. This FMND also relies on information that is too old to be considered accurate. The Agoura Hills General Plan allows for 14 homes on this project site. It is unclear how this parcel was divided and rezoned to accommodate 27 residences. It appears this project violates the General Plan in a number of ways.

The project will presumably have a significant effect on Oak Woodlands not disclosed in the FMND.

**This project's approvals and tract maps have all expired.** To base many of the City's conclusions about aesthetics, biology and other concerns on the General Plan



which only allowed 14 homes for the site is not founded in logic. Also unfounded is the logic that these tentative tract maps cannot be altered for environmental, aesthetic, and other concerns. Therefore, the conclusion that the City is stuck with this development as proposed is in error. The zoning for the project could be interpreted to allow for a lesser density, and mitigation of significant impacts.

The Geological impacts have not adequately been addressed. The City approved a development adjacent to this one which involved slope failures and millions of dollars worth of damage. I am sure the failed development cost residents and taxpayers millions of dollars to fix got a similar approvals from the City when the adjacent failed project was approved.

This project is not "semi-rural" in nature, and does not comply with the General Plan. The Initial Study on Page 20 states that the zoning ordinance allowed for the exclusion of slopes greater than 35% which would have allowed 4 homes on the site." I do not see in the Zoning element of the Municipal Code or General Plan an exclusion to label a part of a parcel open space zoning to get out of the allowable number of residences appropriate to a site given slope formulas.

Furthermore, many of the conclusions made about his project are based on the General Plan analysis for this project, which only included 14 homes. The Agoura Hills General Plan allows for 14 homes on this project site. The new information on noise, aesthetics, air quality, and traffic and parking, and biology for this upzoning should to be incorporated in the Environmental Impact Report, and reasons why this upzoning is being allowed involves statements of overriding consideration. The FMND does not take into consideration cumulative impacts regarding these issues with the surrounding approved projects. The FMND does not state where the imported dirt will be coming from. Just to be clear on CEQA law, these are some of the articles of significance relating to this project:

#### **§ 21064.5. Mitigated negative declaration**

"Mitigated negative declaration" means a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

***The FMND for this project fails to adequately disclose or address the significant impacts of this project, therefore an EIR needs to be prepared.***

#### **15065. Mandatory Findings of Significance**

(a) A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur:

(1) The project has the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.

***The proposed project has the potential to substantially reduce the number or restrict the range of endangered rare or threatened species. A study needs to be done clarifying these issues.***

(2) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

***The short term environmental goal may be seen as saving the five acres of sloped area in the back of the property of the project to the disadvantage of long-term environmental goals of protecting riparian habitat, wetlands, and watercourses as defined by city, state, and federal guidelines and laws.***

(3) The project has possible environmental effects that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

***The question of cumulative impacts have not adequately been addressed in this FMND.***

(4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

(b)(1) Where, prior to the commencement of preliminary review of an environmental document, a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on the environment specified by subdivision (a) or would mitigate the significant effect to a point where clearly no significant effect on the environment would occur, a lead agency need not prepare an environmental impact report solely because, without mitigation, the environmental effects at issue would have been significant.

(2) Furthermore, where a proposed project has the potential to substantially reduce the number or restrict the range of an endangered, rare or threatened species, the lead agency need not prepare an EIR solely because of such an effect, if:

(A) the project proponent is bound to implement mitigation requirements relating to such species and habitat pursuant to an approved habitat conservation plan or natural community conservation plan;

***Since no study was done, it is impossible to calculate the effects to rare habitats or endangered species in this FMND.***

(B) the state or federal agency approved the habitat conservation plan or natural community conservation plan in reliance on an environmental impact report or environmental impact statement; and

(C) 1. such requirements avoid any net loss of habitat and net reduction in number of the affected species, or

2. such requirements preserve, restore, or enhance sufficient habitat to mitigate the reduction in habitat and number of the affected species to below a level of significance.

(c) Following the decision to prepare an EIR, if a lead agency determines that any of the conditions specified by subdivision (a) will occur, such a determination shall apply to:

(1) the identification of effects to be analyzed in depth in the environmental impact report or the functional equivalent thereof,

(2) the requirement to make detailed findings on the feasibility of alternatives or mitigation measures to substantially lessen or avoid the significant effects on the environment,

(3) when found to be feasible, the making of changes in the project to substantially lessen or avoid the significant effects on the environment, and

(4) where necessary, the requirement to adopt a statement of overriding considerations.

Authority cited: Section 21083, Public Resources Code. Reference: Sections 21001(c), 21082.2, and 21083, Public Resources Code; *San Joaquin Raptor/Wildlife Center v. County of Stanislaus* (1996) 42 Cal.App.4th 608; *Los Angeles Unified School District v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1024; and *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98.

In the General Plan, it allows 14 homes for this project. It appears these tentative tract maps for both projects have expired, and are from some subsequent approval. The environmental review in the initial studies contained in the addendum declares false and misleading data related to the project, in fact it discloses none of the environmental impacts. The environmental review in the report is outdated and in need of review. To only address the dominant species, and not rare and endangered species is not reasonable.

This development needs to be addressed with the cumulative impacts of projects approved in the surround area. For instance, this project should be combined with the office buildings approved within 1000 feet of this development, with Hershel West, and the Agoura Village Specific Plan to show the cumulative impacts of traffic, parking, and other cumulative impacts.

This project has been brought to my attention by concerned citizens who care deeply about this area, and want to make sure all the environmental concerns are addressed before development commences. Please make sure the necessary studies are done before this project receives final approval.

Thank you,

A handwritten signature in cursive script that reads "Mary Altmann". The signature is written in black ink and is positioned above the printed name.

Mary Altmann