

- CONSTRUCTION NOTES:**
- 1) CONSTRUCT 4" CURB AND OUTER 1/4"=12". SEE DETAIL "L" ON SHEET 7 (C1.07)
  - 2) CONSTRUCT 4" CURB. SEE DETAIL "M" ON SHEET 7 (C1.07)
  - 3) CONSTRUCT 10" CURB FOR DETAIL "N". SEE 7 (C1.07)
  - 4) CONSTRUCT PAVED PARKING 4.5" ASPHALTIC CONCRETE AND 8.5" CRUSHED MISCELLANEOUS BASE
  - 5) CONSTRUCT PCC SIDEWALK 4" THICK WITH 2% MAX. CROSS FALL. CURB BRUSH FINISH AND SIDEWALK JOINTS PER ASPHA STD. PLAN DMC NO. 112-1
  - 6) CONSTRUCT 8" CONCRETE PAVING, FUR COLOR OR TYPE OF FINISH REFER TO LANDSCAPE ARCH PLANS
  - 7) CONSTRUCT "HMA" INTERLOCKING CONCRETE PAVES PER LANDSCAPE ARCH PLANS
  - 8) CONSTRUCT CURB RAMP PER MODIFIED ASPHA STD. NO. 111-2, CASE B, TYPE 1
  - 9) CONSTRUCT CURB RAMP PER ASPHA STD. NO. 111-2, CASE A, TYPE 2
  - 10) CONSTRUCT PARKWAY DRAIN TYPE 2 PER ASPHA STD. PLAN DMC NO. 151-1, 5'-2"
  - 11) CONSTRUCT LOCAL DEPRESSION PER ASPHA STD. PLAN DMC NO. 313, CASE B
  - 12) CONSTRUCT 1" OR 1/2" SHOWN IN PLANS TRANSFER FROM 0" CURB TO 4" CURB
  - 13) CONSTRUCT 8" CONCRETE PAVING WITH BRUSH FINISH PER LANDSCAPE ARCH PLANS
  - 14) RAIN GARDENS FC/SUBGRADE TYPICAL SECTION PER LANDSCAPE ARCH PLANS
  - 15) PROTECT TREES IN PLACE
  - 16) DRAINING GAS 1/8" OR 5/16" DIA.
  - 17) RETAINING WALL FOR PROFILES SEE SHEET 10(C1.01)
  - 18) FOR TYPE, MATERIAL AND STRUCTURAL SECTIONS SEE SHEET 11(C1.11) & 12(C1.12)
  - 19) RETAINING WALL TYPE "W" FOR MORE INFO SEE SHEET 10(C1.01)
  - 20) THE CONTRACTOR TO COORDINATE REBARING THE STRUCTURAL DESIGN WITH MANUFACTURER
  - 21) CONSTRUCT 4" CURB WITH REVERSED GUTTER. SEE DETAIL "O" ON SHEET 7 (C1.07)
  - 22) RETAINING WALL FOR PROFILES & SECTIONS SEE SHEETS 10(C1.01)-10(C1.07)
  - 23) NAIVE CROSS PLANING PER LANDSCAPE PLANS
  - 24) RETAINING WALL TYPE "W" FOR MORE INFO SEE SHEETS 10(C1.01)
  - 25) THE CONTRACTOR TO COORDINATE REBARING THE STRUCTURAL DESIGN WITH MANUFACTURER
  - 26) INSTALL CHEEK DAM EVERY 50', FOR MORE DETAILS SEE LANDSCAPE ARCH PLANS
  - 27) INSTALL 4" THICK STABILIZED DECOMPOSED ORGANTIC ON 4" THICK CLASS A BASE PER LANDSCAPE ARCH PLANS
  - 28) INSTALL 3/4" LIMESTONE PAVERS SET ON MORTAR OVER REINFORCED CONCRETE SLAB PER ARCH PLANS

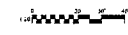
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:  
Shaner Consulting Services, Inc.  
248 E. 7th Street, Suite 204  
Pasadena, CA 91106  
Tel: 626-797-1001 Fax: 626-797-1002

CITY OF AGOURA HILLS APPROVAL			
PROJECT ENGINEER	DATE	REVIEWED BY	DATE

**PHASE 1 GRADING & DRAINAGE PLAN**  
CONRAD N. HILTON FOUNDATION  
10100 SANTA MONICA BLVD., SUITE 1000  
LOS ANGELES, CA 90067  
TEL: (310) 958-4594

CITY OF AGOURA HILLS CIVIL DIV.



NOT FOR CONSTRUCTION

File: C:\Users\jgarcia\Documents\Projects\12104000\12104000.dwg  
 Plot: 12104000.dwg, 12/10/10, 10:00 AM  
 Plot Device: HP DesignJet 5000 Series  
 Plot Style: HP-DesignJet5000.ctb  
 Plot Range: Extents  
 Plot Scale: 1/2"=1'-0"  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.20  
 Plot Linetype: Solid  
 Plot Font: Arial, 10  
 Plot Title: 12104000.dwg, 12/10/10, 10:00 AM  
 Plot Sheet: 1 of 1  
 Plot Status: Success

Contract

**STRUCTURAL ENGINEER**  
 KPP Consulting Engineers  
 201 N. Lake Avenue, Suite 500  
 Pasadena, CA 91101

**MEP ENGINEER**  
 Kull Ecology/USP Plack & Ruitz  
 400 Howard Street, Suite 500  
 San Francisco, CA 94103

**LIGHTING CONSULTANT**  
 David Nelson and Associates, LLC  
 P.O. Box 232054  
 Littleton, CO 80127

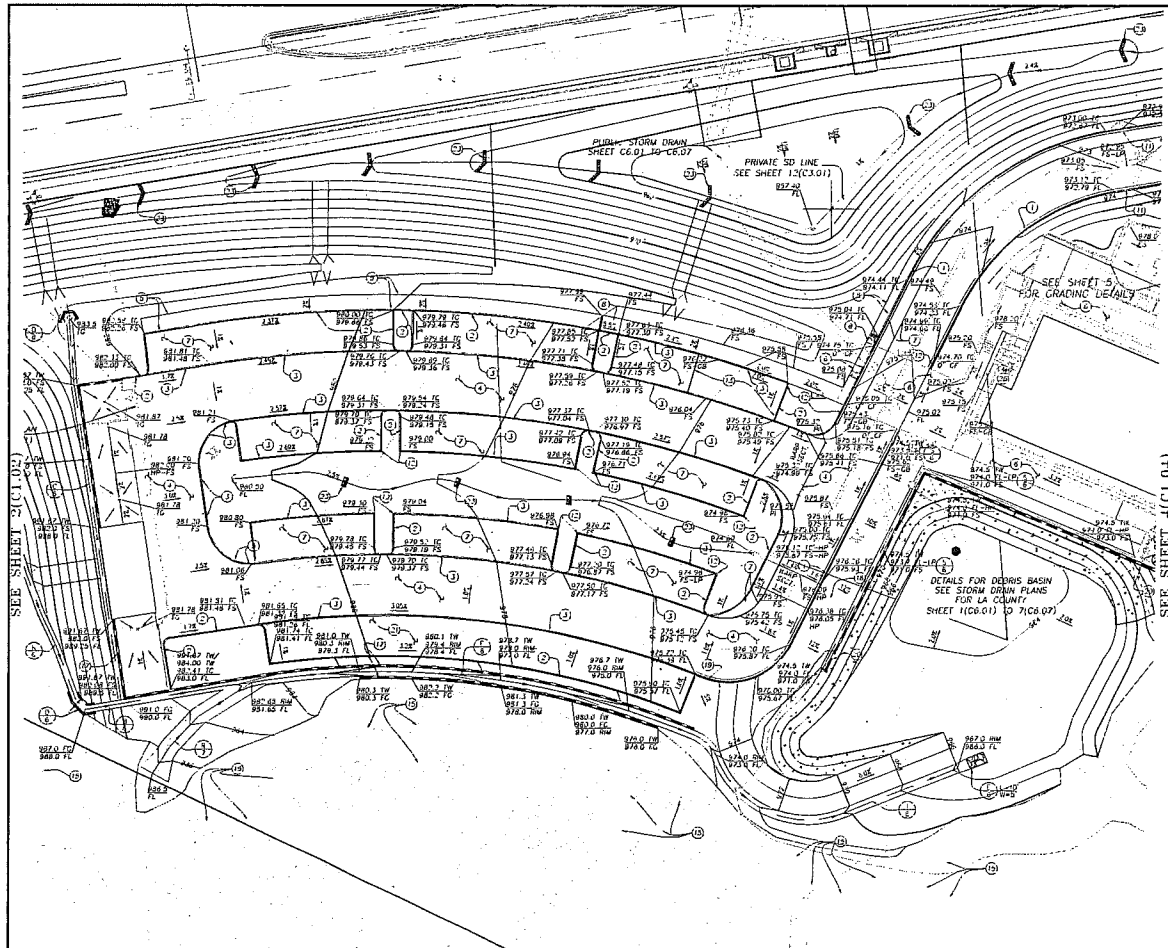
Contract

**CIVIL ENGINEER**  
 Sturtevant Consulting  
 230 Conroy Ridge Avenue  
 Thousand Oaks, CA 91320

**LANDSCAPE ARCHITECT**  
 Van Alst Associates  
 235 Palm Avenue  
 Santa Barbara, CA 93101

**CONSTRUCTION NOTES:**

1. CONSTRUCT 4" CURB AND GUTTER W/12". SEE DETAIL "L" ON SHEET 7 (C1.02)
2. CONSTRUCT 4" CURB. SEE DETAIL "M" ON SHEET 7 (C1.02)
3. CONSTRUCT 10" CURB PER DETAIL "N", SHT 7 (C1.02)
4. CONSTRUCT PAVED PARKING 4.0" ASPHALTIC CONCRETE AND 8.0" GRANITE MISCELLANEOUS BASE
5. CONSTRUCT FCC SIDEWALK 4" INCH WITH 2E MAX. CROSS FALL CURB BROOM FINISH AND SIDEWALK JOINTS PER APWA STD. PLAN Dwg. NO. 112-1
6. CONSTRUCT 4" CONCRETE PAVING FOR COLOR OR TYPE OF FINISH REFER TO LANDSCAPE ARCH PLANS
7. CONSTRUCT "BMA" INTERLOCKING CONCRETE PAVES FOR LANDSCAPE ARCH PLANS
8. CONSTRUCT CURB RAMP PER MODIFIED APWA STD. NO. 111-2, CASE B, TYPE 1
9. CONSTRUCT CURB RAMP PER APWA STD. NO. 111-2, CASE A, TYPE 2
10. CONSTRUCT PARKWAY DRAIN TYPE 2 PER APWA STD. PLAN Dwg. NO. 151-1, S-3
11. CONSTRUCT LOCAL DEPRESSION PER APWA STD. PLAN Dwg. NO. 313, CASE E
12. CONSTRUCT 1" OR AS SHOWN IN PLANS TRANSITION FROM 0" CURB TO 4" CURB
13. CONSTRUCT 6" CONCRETE PAVING WITH BROOM FINISH PER LANDSCAPE ARCH PLANS
14. RAIN GARDENS FC/SUBGRADE TYPICAL SECTION PER LANDSCAPE ARCH PLANS
15. PROTECT TREES IN PLACE
16. EXISTING DATA TO BE SURVEYED
17. RETAINING WALL FOR PROFILE SEE SHEET 10(C1.03)
18. FOR TYPE, MATERIAL AND STRUCTURAL SECTIONS SEE SHEET 10(C1.03) & 10(C1.04)
19. CONTRACTOR SHALL VERIFY VERGEMENT FOR MORE INFO SEE SHEET 10(C1.03)
20. CONTRACTOR TO COORDINATE REGARDING THE STRUCTURAL DESIGN WITH MANUFACTURER
21. CONSTRUCT 4" CURB WITH REVERSED GUTTER. SEE DETAIL "U" ON SHEET 7 (C1.02)
22. RETAINING WALL FOR PROFILES & SECTIONS SEE SHEET 10(C1.03)
23. CONTRACTOR TO COORDINATE REGARDING THE STRUCTURAL DESIGN WITH MANUFACTURER
24. INSTALL CHECK DAMS EVERY 50', FOR MORE DETAILS SEE LANDSCAPE ARCH PLANS
25. INSTALL 4" THICK STABILIZED DECOMPOSED GRANITE ON 4" THICK CLASS 3 BASE
26. INSTALL 3/4" LIMESTONE PAVES SET ON MONITOR OVER REINFORCED CONCRETE SLAB PER ARCH PLANS



REVISION	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:  
 Sturtevant Consulting Services, Inc.  
 210 Empire Avenue  
 Thousand Oaks, CA 91320  
 Tel: 805.231.1144  
 Fax: 805.231.1177  
 www.sturtevant.com

CITY OF AGOURA HILLS APPROVAL			
PROJECT ENGINEER	DATE	REVIEWED BY	DATE
NAJIBO ADEVA III			
CITY ENGINEER			

**PHASE 1 GRADING & DRAINAGE PLAN**  
 CONRAD N. HILTON FOUNDATION  
 3600 AGOURA ROAD,  
 AGOURA HILLS, CA  
 91301  
 TEL: (916) 556-4894

DATE: 0605  
 SHEET NO.: 3 OF 22  
 EXP. DATE: 8.30.12

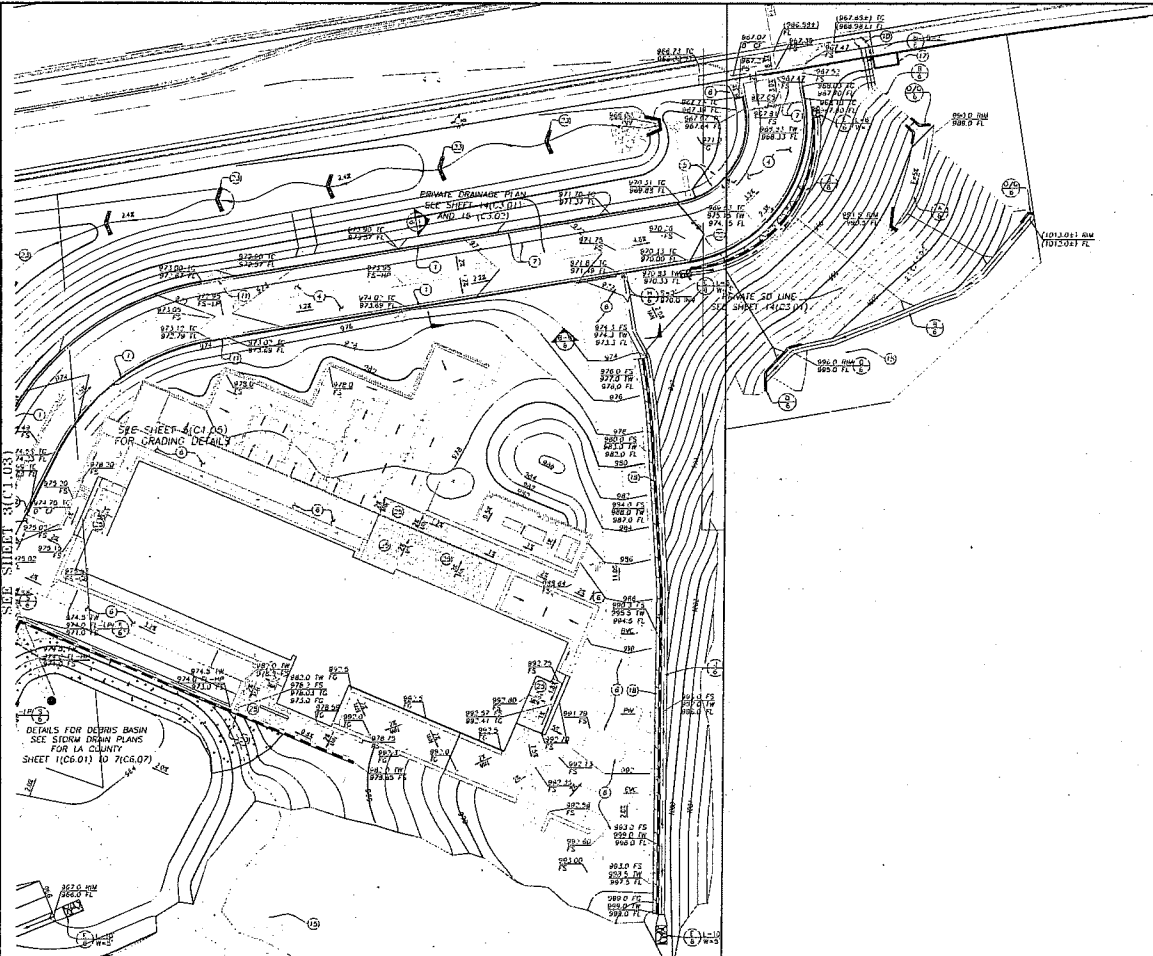
NOT FOR CONSTRUCTION

**CONRAD N. HILTON FOUNDATION**  
 3600 AGOURA ROAD,  
 AGOURA HILLS, CA

Drawing Title  
**GRADING PLAN**

Date: 10/24/11  
 Job No: 0419A03  
 Drawn By:  
 Checked By:

**C1.03**  
 BID SET



- CONSTRUCTION NOTES:**
1. CONSTRUCT 4" CURB AND GUTTER WALL, SEE DETAIL "L" ON SHEET 7 (C1.07)
  2. CONSTRUCT 4" CURB SEE DETAIL "M" ON SHEET 7 (C1.07)
  3. CONSTRUCT 10" CURB PER DETAIL "N", SHIT 7 (C1.07)
  4. CONSTRUCT PAVED PARKING 4.5" ASPHALTIC CONCRETE AND 8.5" CRUSHED MISCELLANEOUS BASE
  5. CONSTRUCT PDC SIDEWALK 4" THICK WITH 2% MAX. CROSS FALL CURB BRICK FINISH AND SICKWAY JOINTS PER APWA STD. PLAN ENG. NO. 111-1
  6. CONSTRUCT 6" CONCRETE PAVING FOR COLOR OR TYPE OF FINISH REFER TO LANDSCAPE ARCH PLANS
  7. CONSTRUCT "RIM" INTERLOCKING CONCRETE PAVERS PER LANDSCAPE ARCH PLANS
  8. CONSTRUCT CURB RAMP PER MODIFIED APWA STD. NO. 111-2, CASE B, TYPE 1
  9. CONSTRUCT PARALLEL DRAIN TYPE 2 PER APWA STD. PLAN ENG. NO. 151-1, E-S
  10. CONSTRUCT LOCAL DEPRESSION PER APWA STD. PLAN ENG. NO. 315, CASE E
  11. CONSTRUCT 1" OR AS SHOWN IN PLANS TRANSITION FROM 6" CURB TO 4" CURB
  12. CONSTRUCT 6" CONCRETE PAVING WITH BROOM FINISH PER LANDSCAPE ARCH PLANS
  13. RAIN GARDENS PL/SUBGRADE TYPICAL SECTION PER LANDSCAPE ARCH PLANS
  14. PROTECT TREES IN PLACE
  15. EXISTING 60"-10" JK REMOVED
  16. RETAINING WALL FOR PROFILES SEE SHEET 10C.01
  17. FOR TYPE MATERIAL AND STRUCTURAL SECTIONS SEE SHEET 10C.11 & 10C.12
  18. "RETAINING WALL" TYPE "W/SHRUB" FOR "NAME INFO" SEE "DETAILS" 10C.03
  19. THE CONTRACTOR TO COORDINATE REGARDING THE STRUCTURAL DESIGN WITH MANUFACTURER
  20. CONSTRUCT 4" CURB WITH REVERSED GUTTER, SEE DETAIL "O" ON SHEET 7 (C1.07)
  21. RETAINING WALL FOR PROFILES A SECTIONAL SEE SHEETS 10C.07-10C.07
  22. NATIVE GRASS PLANTING PER LANDSCAPE PLANS
  23. RETAINING WALL FOR VERTURA TO FOR MORE INFO SEE SHEETS 10C.01
  24. THE CONTRACTOR TO COORDINATE REGARDING THE STRUCTURAL DESIGN WITH MANUFACTURER
  25. INSTALL CHECK DAMS EVERY 50', FOR MORE DETAILS SEE LANDSCAPE ARCH PLANS
  26. INSTALL 4" THICK STABILIZED DECOMPOSED GRANITE ON 4" THICK CLASS II BASE FOR LANDSCAPE HIGH PLANS
  27. INSTALL 3/4" LAMESTRINE PAVERS SET ON WORTAR OVER REINFORCED CONCRETE SLAB FOR ARCH PLANS

SEE SHEET 3(C1.03)  
SEE SHEET 3(C1.04)  
FOR GRADING DETAILS  
DETAILS FOR DEBRIS BASIN  
SEE STORM DRAIN PLANS  
FOR LA COUNTY  
SHEET 1(C6.01) TO 7(C6.07)

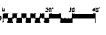
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	8885	9/30/10

PREPARED BY:  
Rance Consulting Services, Inc.  
2nd Floor, 1000 N. Main Street  
Pasadena, CA 91101  
Tel: 626.792.1177 www.rance.com

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: HANNOV JUREVA III  
CITY ENGINEER

**PHASE 1 GRADING & DRAINAGE PLAN**  
CONRAD N. HILTON FOUNDATION  
10100 SANTA MONICA BLVD., SUITE 1000  
LOS ANGELES, CA 90087  
TEL: (310) 456-4004



**CONRAD N. HILTON FOUNDATION**  
2020 AGOURA ROAD,  
AGOURA HILLS, CA

DATE: 11/22/10  
JOB NO: 1214418  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

DATE: 11/22/10  
JOB NO: 1214418  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

DATE: 11/22/10  
JOB NO: 1214418  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

DATE: 11/22/10  
JOB NO: 1214418  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**C1.04**  
BID SET

PLAN: 11/22/10 12:00 PM  
 SHEET: C1.04 OF 20  
 PROJECT: CONRAD N. HILTON FOUNDATION  
 10100 SANTA MONICA BLVD., SUITE 1000, LOS ANGELES, CA 90087  
 TEL: (310) 456-4004  
 WWW.ZGF.COM

PORTLAND  
DALLAS  
DENVER  
HOUSTON  
LOS ANGELES  
MINNEAPOLIS  
NEW YORK

315 South Flower Street  
Suite 300  
Los Angeles, CA 90011  
213.617.9801  
F 213.617.0547  
www.zgf.com

**STRUCTURAL ENGINEER**  
KFF Consulting Engineers  
301 N. Lake Avenue, Suite 500  
Pasadena, CA 91103

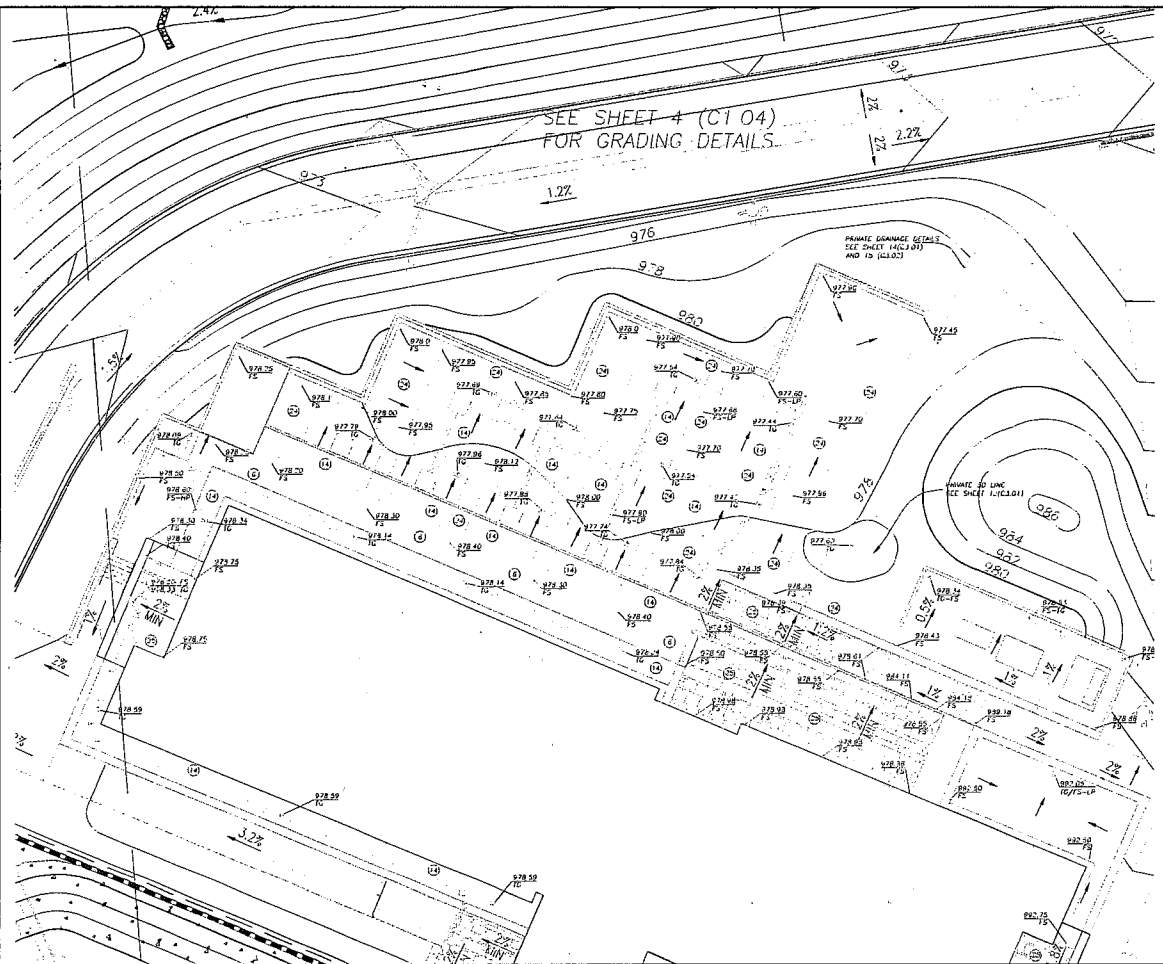
**MEP ENGINEER**  
Duh Ecology/MEP Plans & Layout  
655 Townsend Street, Suite 500  
San Francisco, CA 94105

**LIGHTING CONSULTANT**  
David Nelson and Associates, LLC  
P.O. Box 10254  
Littleton, CO 80127

**LANDSCAPE ARCHITECT**  
Van Alen Associates  
230 Fifth Avenue  
Santa Barbara, CA 93101

**CIVIL ENGINEER**  
Santac Consulting  
290 Conley Plaza Avenue  
Thousand Oaks, CA 91320

**LANDSCAPE ARCHITECT**  
Van Alen Associates  
230 Fifth Avenue  
Santa Barbara, CA 93101



- CONSTRUCTION NOTES**
- CONSTRUCT 4" CURB AND GUTTER W/10", SEE DETAIL "L" ON SHEET 7 (C1.07)
  - CONSTRUCT 4" CURB, SEE DETAIL "M" ON SHEET 7 (C1.07)
  - CONSTRUCT "O" CURB PER DETAIL "N", SHT. 7 (C1.07)
  - CONSTRUCT PAVED PARKING 4" ASPHALT CONCRETE AND 8" CRUSHED MISCELLANEOUS BASE
  - CONSTRUCT FCG SIDEWALK 4" THICK WITH 1/2" MAX. CROSS FALL CURB BROOM FINISH AND JOISTHRA JOINTS PER APWA STD. PLAN DWG. NO. 112-1
  - CONSTRUCT 6" CONCRETE PAVING, FOR COLOR OR TYPE OF FINISH REFER TO LANDSCAPE ARCH PLANS
  - CONSTRUCT "BMA" INTERLOCKING CONCRETE PAVERS PER LANDSCAPE ARCH PLANS
  - CONSTRUCT CURB RAMP PER MODIFIED APWA STD. NO. 111-2, CASE B, TYPE 1
  - CONSTRUCT CURB RAMP PER APWA STD. NO. 111-2, CASE A, TYPE 2
  - CONSTRUCT PARKWAY DRAIN TYPE C PER APWA STD. PLAN DWG. NO. 101-1, C-3
  - CONSTRUCT LOCAL EXPRESSION PER APWA STD. PLAN DWG. NO. 313, CASE E
  - CONSTRUCT 1" OR AS SHOWN IN PLANS TRANSITION FROM 6" CURB TO 4" CURB
  - CONSTRUCT 6" CONCRETE PAVING WITH GARDEN FINISH PER LANDSCAPE ARCH PLANS
  - RAIN GARDENS FCG/SUBGRADE TYPICAL SECTION PER LANDSCAPE ARCH PLANS
  - PROTECT TREES IN PLACE
  - EXISTING (20, 19) BE REMOVED
  - RETAINING WALL FOR PROFILE SEE SHEET 10(C1.10)
  - FOR TYPE, MATERIAL, AND STRUCTURAL SECTIONS SEE SHEET 10(C1.11) & 10(C1.12)
  - RETAINING WALL TYPE "B" REFER TO "B" FOR MORE INFO SEE SHEET 10(C1.11)
  - THE CONTRACTOR TO COORDINATE REGARDING THE STRUCTURAL DESIGN WITH MANUFACTURER
  - CONSTRUCT 4" CURB WITH INVERTED GUTTER, SEE DETAIL "O" ON SHEET 7 (C1.07)
  - RETAINING WALL FOR PROFILE & SECTIONS SEE SHEET 10(C1.01)-10(C1.03)
  - NAIVE GRASS PLANTING PER LANDSCAPE PLANS
  - RETAINING WALL, THE MOUNTAIN 30 FOR MORE INFO SEE SHEET 10(C1.02)
  - THE CONTRACTOR TO COORDINATE REGARDING THE STRUCTURAL DESIGN WITH MANUFACTURER
  - INSTALL GREEN DAMS EVERY 50', FOR MORE DETAILS SEE LANDSCAPE ARCH PLANS
  - INSTALL 4" THICK STABILIZED COMPRESSED GRANITE ON 4" THICK CLASS II BASE PER LANDSCAPE ARCH PLANS
  - INSTALL 3/4" LIMESTONE PAVERS SET ON MORTAR OVER REINFORCED CONCRETE SLAB PER ARCH PLANS

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	REVISION	DATE	EXPIRE

**PHASE 1 GRADING & DRAINAGE PLAN**  
CONRAD N. HILTON FOUNDATION  
10160 SANTA MONICA BLVD., SUITE 1000  
LOS ANGELES, CA 90047  
TEL: (310) 556-4894

SHEET **5** OF **22**

**CONRAD N. HILTON FOUNDATION**  
3050 AGOURA ROAD,  
AGOURA HILLS, CA

DATE: 10/27/16  
JOB NO: 1219428  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Signature]

GRADING PLAN

DATE: 10/27/16  
JOB NO: 1219428  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Signature]

**C1.05**  
BID SET

PREPARED BY: Slazee Consulting Services, Inc. 4880 Wilshire Blvd. Suite 400 Los Angeles, CA 90048 Tel: 310.206.1234 Fax: 310.206.1235  
 PROJECT ENGINEER: [Signature] DATE: [Signature]  
 REVIEWED BY: [Signature] DATE: [Signature]  
 REVISION: [Signature] DATE: [Signature]  
 EXPIRE: [Signature] DATE: [Signature]

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON, DC  
NEW YORK

300 Sanson Street  
Suite 200  
San Francisco, CA 94102  
Tel: 415.774.1000  
Fax: 415.774.1001  
www.zgf.com

**Structural Engineer**  
KOFF Consulting Engineers  
201 N. Lake Avenue, Suite 200  
Pasadena, CA 91101

**MEP Engineer**  
Hall Ecology/WSP Plans & More  
450 Howard Street, Suite 200  
San Francisco, CA 94105

**LEED V1.0 CONSULTANT**  
David Hiltner & Associates, LLC  
P.O. Box 27024  
Denver, CO 80227

**Civil Engineer**  
Sartorius Consulting  
200 Concho Plaza Avenue  
Thousand Oaks, CA 91320

**Landscapes Architect**  
Van Arin Associates  
230 Palm Avenue  
Santa Barbara, CA 93101

**Owner/Contractor**

**Civil Engineer**  
Sartorius Consulting  
200 Concho Plaza Avenue  
Thousand Oaks, CA 91320

**Architect**  
HKS/CH2M

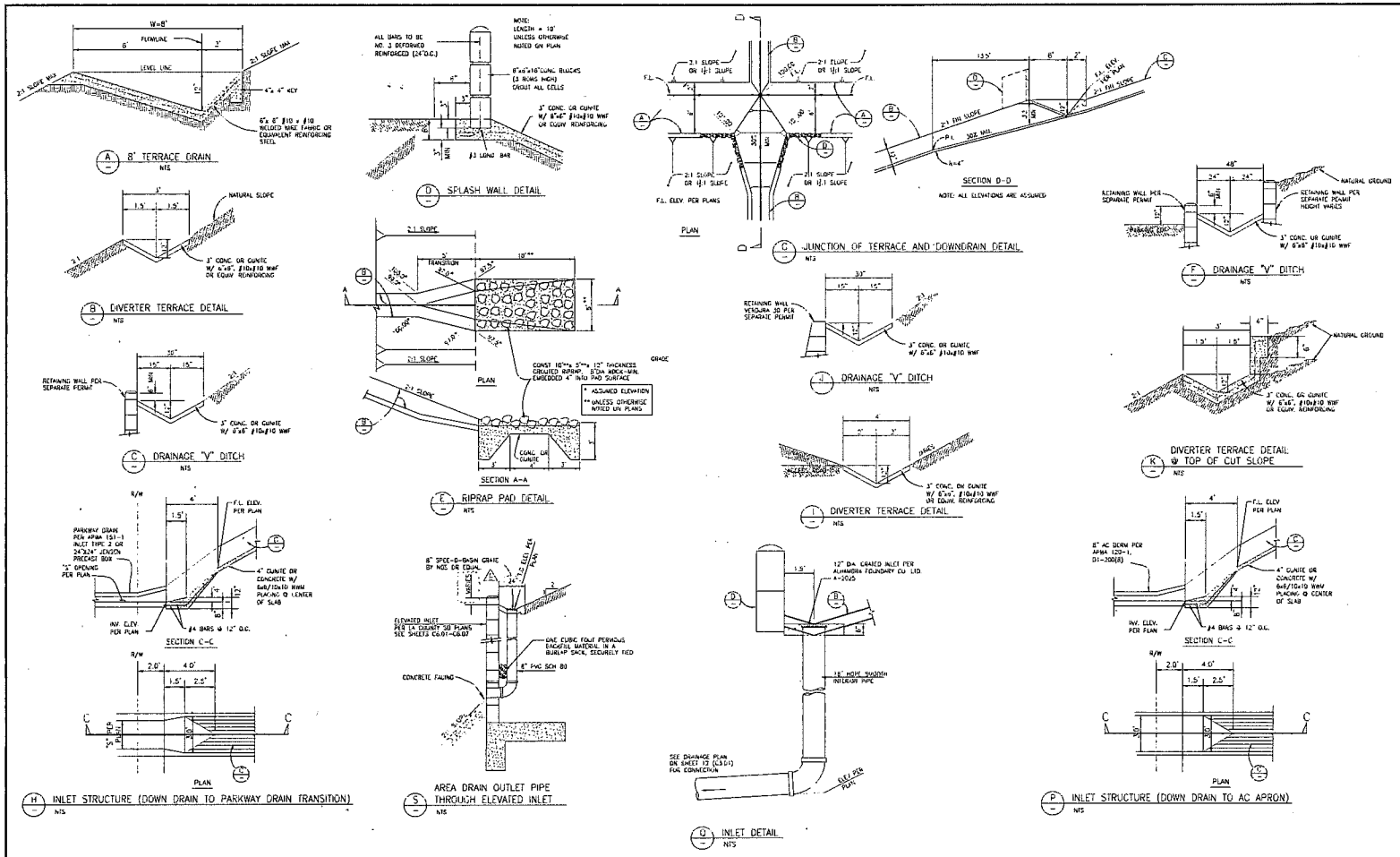
**CONRAD N. HILTON FOUNDATION**

2620 AGOURA ROAD,  
AGOURA HILLS, CA

Date: 10/09/09  
Job No: 17140.23  
Drawn By:  
Checked By:  
Date: 10/21/09

**C1.06**  
BID SET

NOT FOR CONSTRUCTION



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY: Sartorius Consulting, Inc. 200 Concho Plaza, Suite 200 Thousand Oaks, CA 91320 Tel: 805.270.1217 www.sartorius.com	PROJECT ENGINEER	DATE
REVIEWED BY:	DATE	DATE

APPROVED BY: RAJESH AGARWAL III CITY ENGINEER	DATE	DATE	DATE	DATE
---	------	------	------	------

**PHASE 1 GRADING & DRAINAGE PLAN**  
CONRAD N. HILTON FOUNDATION  
18100 SANTA MONICA BLVD., SUITE 1000  
LOS ANGELES, CA 90067  
TEL: (310) 556-6604

AGOURA HILLS

SHEET **C1.06** OF 122

CITY OF AGOURA HILLS DIVISION

DATE PLOTTED: 11/23/09 11:52 AM; PLOTTER: HP DesignJet 2450; PLOT SCALE: 1"=10'-0"; PLOT SHEET: C1.06; PLOT SHEET NO: 122 OF 122





### Landscape Design Concept

**Design Intent:**  
The landscape design intent is to enhance the best aspects of the natural beauty of the site. This will be accomplished by planting with plants native to the region, creating natural habitat areas, reducing stormwater runoff, and providing natural drainage. Existing site features, landscape and site design are to be maintained, enhanced, and where appropriate, replaced.

**Design Goals:**  
All areas identified during construction will be landscaped.

**Water Management:**  
Achieve Waterwise Management through decreased impervious surfaces.  
 • Bioswales to catch, convey, and filter runoff water from landscape impervious surfaces to the first flush basin.  
 • Maximize collection by planting with an outer barrier permeable mulching for dry season conditions, resistant to some particularly aggressive, toxic plants, & other aggressive surface water features. Consider permeable mulch to absorb and provide a visual psychological and noise abatement strategy.

**Habitat:**  
Enhance the use of local, introduced or recycled materials.  
 • Existing landscape materials to be recycled into the site design.  
 • Recycle landscape material, including soil and rocks to other projects, including at parking or to Phase II build-out.  
 • Slope revegetation: 3" native plants, slope revegetation to maintain riparian habitat.  
 • Existing materials to be recycled into the site design.  
 • Existing materials to be recycled into the site design.

**Site Amenities:**  
Enhance site amenity with innovative landscape.  
 • Bioswales, rainwater, features.  
 • Outdoor work areas to include electrical charging stations for computers.

**Irrigation:**  
Use the most efficient irrigation methods, including:  
 • Sub-surface drip irrigation.  
 • A permanent irrigation system using both drip emitters and low flow emitters for water savings. Water source to be from a water saving device.  
 • Trench or surface drip irrigation to be used to establish native plant materials in planting beds.  
 • Low water use irrigation system.  
 • Landscape water treatment to include low pressure irrigation to existing landscape.  
 • Landscape water treatment system may also be used to provide irrigation to existing landscape.

**Planting:**  
Enhance and restore existing natural areas (including a stream and riparian habitat) and areas identified by the City of Los Angeles with riparian habitat. Planting shall include native plants and trees.  
 • Creating an on-site nursery to propagate locally collected native plant species and cutting.  
 • Creating an on-site nursery to propagate locally collected native plant species and cutting.  
 • Creating an on-site nursery to propagate locally collected native plant species and cutting.  
 • Creating an on-site nursery to propagate locally collected native plant species and cutting.

**Planting Planting:**  
 • The areas of the site planned for construction are to be restored with native plants to the Santa Monica Mountains, with an emphasis on plants identified on the project plan.  
 • The location, timing and maintenance of the plants will be as specified in the project plan and the guidelines of the Los Angeles County Fire Department (CALFIRE). The plants listed in the LAFCO plant list for projects A, B, C, and D are noted in the master plant list, dated December 1, 2018.  
 • Large shade and trees must not be planted under tree canopies. 3' MAX height for shade under the canopies.

### Material Legend

- 50% permeable gravel crushed gravel with 2" aggregate base
- Turfstone permeable concrete grid paving placed over 2" aggregate base
- 2" thick natural stone pavers set on 2" aggregate base over 2" aggregate base
- Stone pavers set on sand over permeable sub-base
- Decorative concrete paving with 1/2" aggregate base
- Subgrade decomposed granite with 1/2" aggregate base
- Decorative concrete paving with 1/2" aggregate base

### Planting Legend

- EXISTING TREES:**  
 Existing Oak Trees to Remain  
 Existing Sycamores to Remain  
 Existing Shrubs to Remain  
 Existing Grasses to Remain
- PROPOSED TREES:**  
 Proposed Oak Trees 40  
 Proposed Native Trees 40  
 Proposed Shrubs 100  
 Proposed Grasses 100
- PHASE II PLANNING:**  
 All Phase II Planting 33 species  
 8' trees  
 4" trees
- ALL PHASE II PROJECT STATISTICS:**  
 Total Area to be Landscaped 410,000 SF  
 Planting Area for Phase II 42,000 SF  
 (excluding driveway areas)
- SITE PLANNING:**  
 Equipment (excavator, backhoe loader, etc.) to be used for all Phases.
- Site Feature:**  
 Site Feature with various decorative concrete paving and site signage.

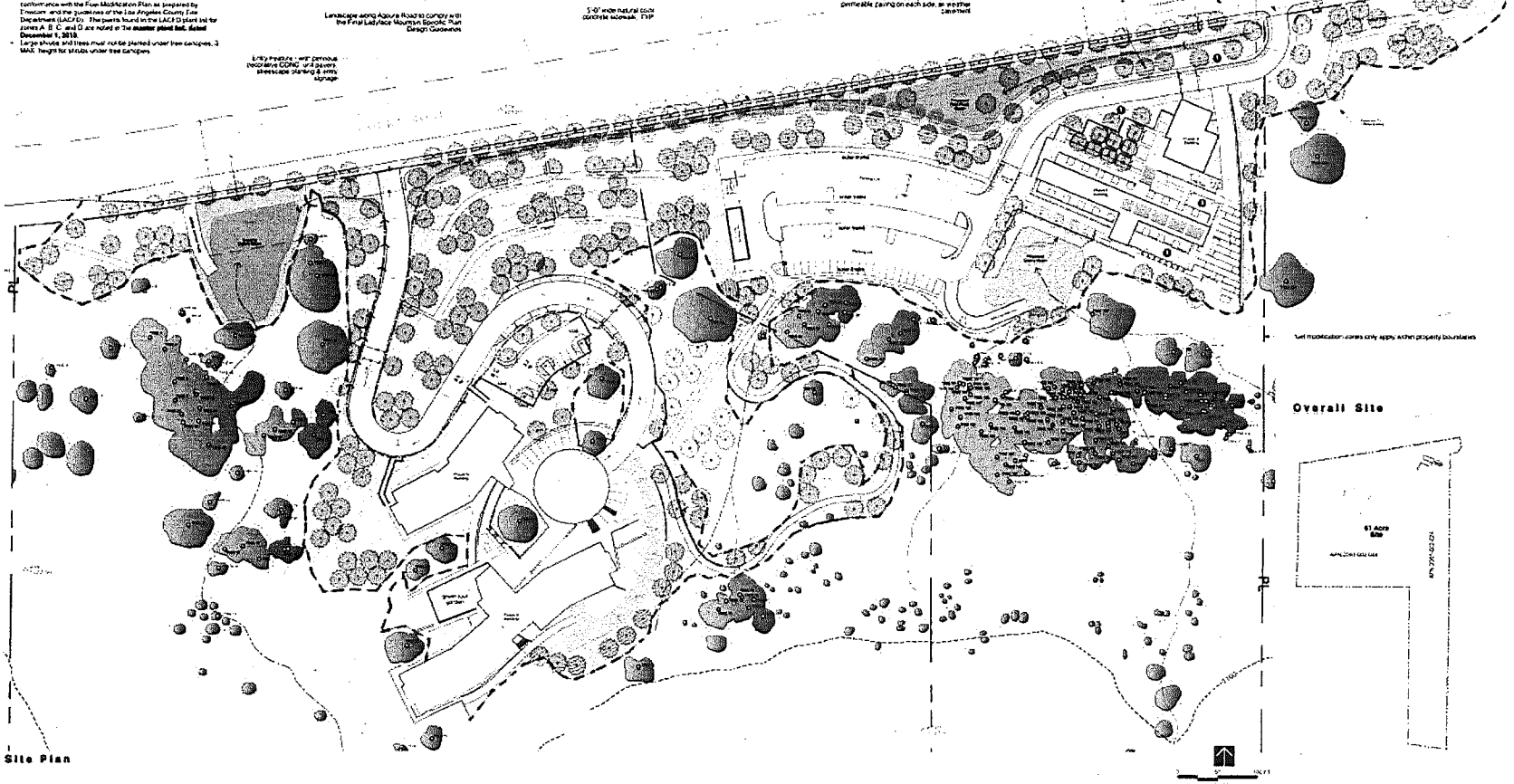
### PLANT FACILITIES

- Quarter Acres:**  
 These areas will be used from a variety of locations to provide high quality site amenity.
- 1 Entry Drive Woodland Garden: Large canopy trees to be planted in both sides of the driveway to provide screening. The plants on the left side of the driveway and a minimum clearance of 4' will be maintained between the driveway and the trees.
  - 2 Biopark Rock Overlook Garden: The center of the lot should be a recreation of the historic Biopark as an ornamental and educational feature.
  - 3 Biopark Garden: Succulent plants native to California and hard drought and low water use. These plants should be planted in structural forms to complement walls and the architecture.
  - 4 Water Feature: Water feature is composed of a variety of water plants grown from containers.
  - 5 Entry Drive: This area will be planted with native turf grass turf.
  - 6 Riparian Woodland & Biopark Garden: The cultural strategy and landscape to be maintained, restored and enhanced with native riparian plant species, grasses from containers.
  - 7 Entry Drive: This area will be planted with native turf grass turf.

### Restored Areas

- These areas will be used from a variety of locations to provide high quality site amenity.
- Quarter Acres:**  
 These areas will be used from a variety of locations to provide high quality site amenity.
- Water Feature:**  
 Water feature is composed of a variety of water plants grown from containers.
- Entry Drive:**  
 This area will be planted with native turf grass turf.
- Riparian Woodland & Biopark Garden:**  
 The cultural strategy and landscape to be maintained, restored and enhanced with native riparian plant species, grasses from containers.
- Entry Drive:**  
 This area will be planted with native turf grass turf.

### Site Plan



### Site Plan

# ZGF

LANDSCAPE ARCHITECT

1100 West 17th Street  
 Los Angeles, CA 90024  
 (310) 771-7101  
 www.zgf.com

PROJECT: CONRAD N. HILTON FOUNDATION  
 3040 HOLLYWOOD BOULEVARD, HOLLYWOOD, CA 91602

ARCHITECT: HOK  
 400 WEST 6TH STREET, SUITE 500  
 LOS ANGELES, CA 90012

LANDSCAPE ARCHITECT: CONRAD N. HILTON FOUNDATION  
 3040 HOLLYWOOD BOULEVARD, HOLLYWOOD, CA 91602

DATE: 10/2019  
 SCALE: 1/4" = 1'-0"

**L1.02**



Contractors

STRUCTURAL ENGINEER  
KPF Consulting Engineers  
4501 Lin Virginia Road, Suite 209  
Calabasas, CA 91302

MEP ENGINEER  
Bill Eckerly/VSEP Flack & Kurtz  
455 Howard Street, Suite 500  
San Francisco, CA 94105

LIGHTING CONSULTANT  
David Nelson and Associates, LLC  
P.O. Box 270264  
Littleton, CO 80127

Owner's Consultant

CIVIL ENGINEER  
Shelton Consulting  
290 Coronado Ridge Avenue  
Thousand Oaks, CA 91320

LANDSCAPE ARCHITECT

YAN ATTA Associates, Inc.  
229 Palm Avenue  
Santa Barbara, CA 93101

Site Plan Legend

--- Combined (Architect, Civil and Landscape) Limits of Work for Phase I

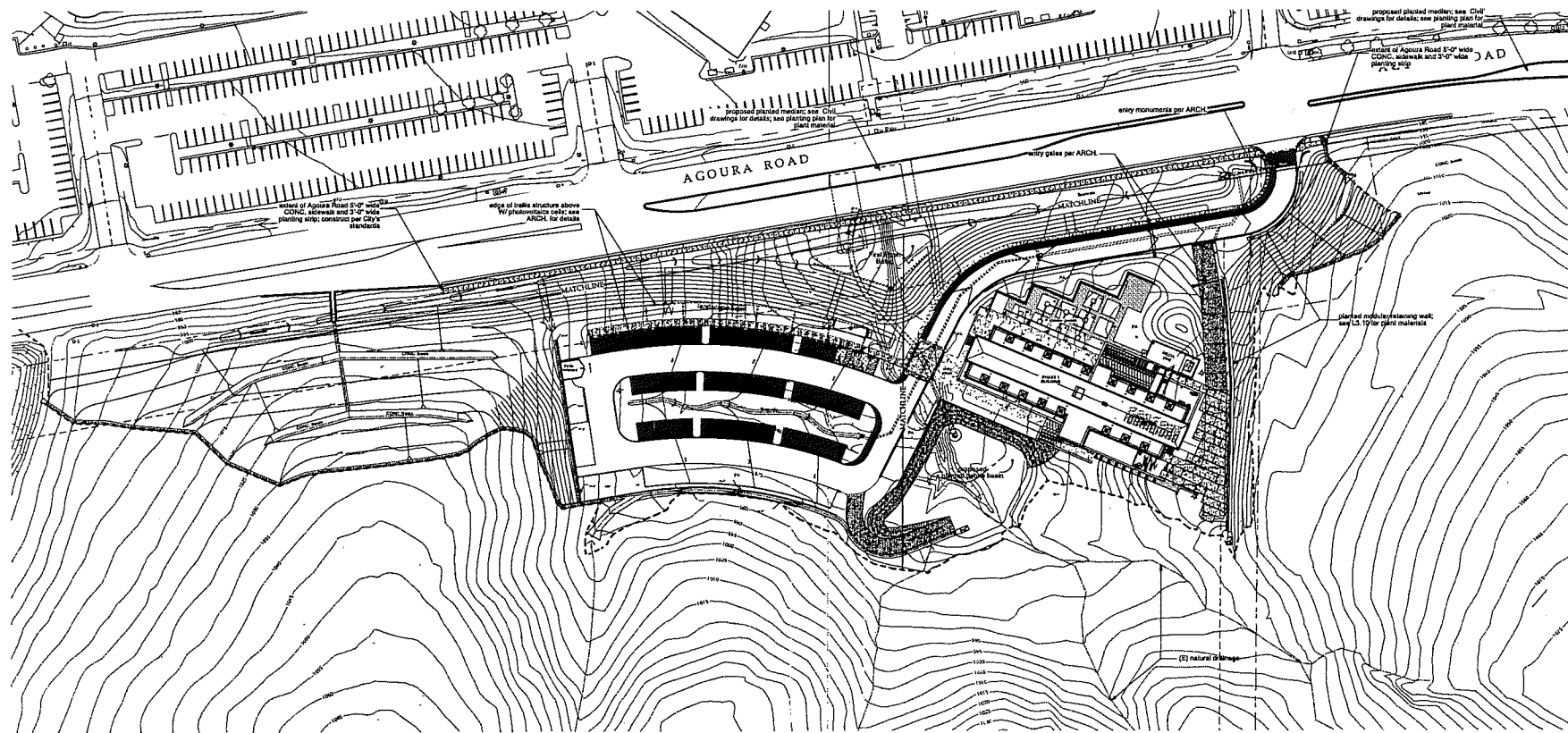
← Riserette Wall check date; see sheet L3.21V detail 7

General Notes

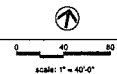
1. Contractor shall read and understand the specifications and conditions of approval prior to commence work. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his/her decision to alter the design or layout of this project in any way.
2. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Landscape Architect.
3. Due to unforeseen circumstances that occur as projects undergo construction, site conditions will change. Therefore, if a proposed built element, grade change, or planting seems problematic and is evident that it is not feasible due to new site conditions, please call Landscape Architect to coordinate site before construction.
4. These plans were developed utilizing survey information provided by others. Landscape Architect holds no obligation to verify and/or adjust same.
5. Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Landscape Architect of such changes.
6. Contractor shall provide a 4" x 4" area sample of each class of paving for approval by Landscape Architect.

Layout Notes

1. Curbs, area drains and grading by civil engineer, refer to civil engineer's drawing's for details.
2. Dimensions shown are relative to newly built conditions and must be verified in the field by the contractor. The locations and extent of paving, score patterns, planters and benches paving shall be material by the contractor, and any necessary adjustments made in consultation with the Landscape Architect prior to construction.
3. All dimensions are perpendicular unless otherwise noted.
4. Install expansion joints adjacent to all walls, buildings, columns, curbs, and where indicated on plans, or every 100ft. Follow score pattern on L1.10 & L1.11



Site Plan



Revisions


CONRAD N. HILTON FOUNDATION  
3555 AGOURA ROAD AGOURA HILLS, CA

Drawing Title  
HARDSCAPE SITE PLAN PHASE I

Date: 1/13/10  
Job No: L3186-05  
Drawn By:  
Checked By:  
Drawing No:

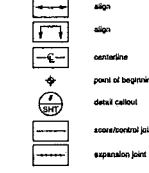
### General Notes

1. Contractor shall read and understand the specifications and conditions of approval prior to commencing work. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to further sections to alter the design or layout of the project in any way.
2. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Landscape Architect. Contractor shall provide a copy of these reports to the Landscape Architect.
3. Due to unforeseen circumstances that occur as projects undergo construction, site conditions will change. Therefore, if a proposed bulk element, grade changes, or planting seems problematic and is evident that it is not realistic due to new site conditions, please call Landscape Architect to coordinate this issue prior to construction.
4. These plans were developed utilizing survey information provided by others. Landscape Architect holds no obligation to verify and/or adjust base.
5. Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Landscape Architect of such changes.
6. Contractor shall provide a 4" x 4" area sample of each area of paving for approval by Landscape Architect.

### Layout Notes

1. Curbs, axes diameters and grading by civil engineer, refer to civil engineer's drawings for details.
2. Dimensions shown are relative to newly bulk conditions and must be verified in the field by the contractor. The location and extent of paving, score patterns, planters and plaza paving must be staked by the contractor, and any necessary adjustments made in consultation with the landscape architect prior to construction.
3. All dimensions are perpendicular unless otherwise noted.
4. Install expansion joints adjacent to all walls, buildings, columns, curbs, and where indicated on plan, or every 100'. Follow score pattern on L1.10.

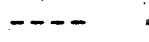
### Layout Legend



### Abbreviations

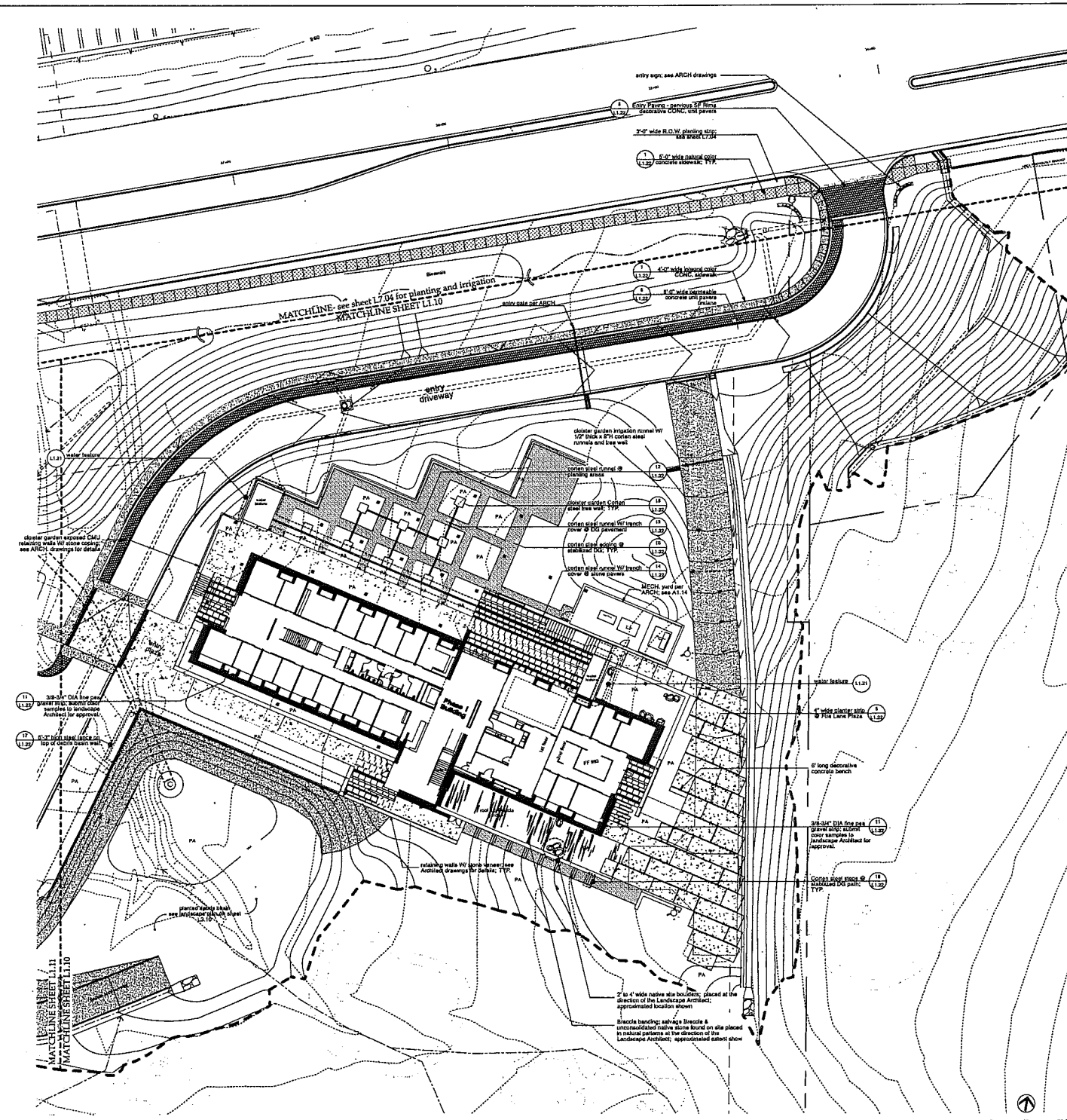
Symbol	Description
AVAIL.	available
CONC.	concrete
GG	decomposed granite
DIAL.	diameter
DTL.	depth
MAX.	maximum
MIN.	minimum
C.C.	on center
PA.	planting
TYP.	typical
W/	with

### Legend

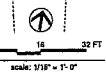


### Material Legend

Symbol	Description	Details
[Symbol]	Integral color concrete paving W/ seeded exposed aggregate "Granite Impres" finish and saw-cut joint pattern; color TBD.	13 L1.92
[Symbol]	natural color concrete paving W/ frosted joint pattern per City standards	1 L1.92
[Symbol]	Integral colored concrete W/ heavy sandblast finish and saw-cut joint pattern; color TBD.	2 L1.92
[Symbol]	80 mm interlocking permeable CONC. covers stone W/ gravel base; RAM 30, color: "Charcoal" set on stone over permeable steel base. AVAIL. @ Angeles Block Co. 1951-119	2-9 L1.92
[Symbol]	Inset stone pavers set on mortar over reinforced concrete slab; color, size and pattern per Architect drawings	6-7 L1.92
[Symbol]	4" deep "Baltic" Decomposed Granite on 4" class I base; Color: "Dark Coal". AVAIL. @ Gas Accretals 136-1276-1099	10 L1.92



**Building Site Plan**



REGALAD  
325 AVENUE  
WASHINGTON DC  
20001

515 South Flower Street  
Suite 3700  
Los Angeles, CA 90017  
310.597.1901  
310.597.1902  
www.zgf.com

CONTRACTOR  
STRUCTURAL ENGINEER  
10777 Greenway Express  
4505 Las Virgenes Road, Suite 205  
Caldwell, CA 91302

MEP ENGINEER  
Buel Ecology/WSP Plack & Kuntz  
405 Howard Street, Suite 500  
San Francisco, CA 94105

LIGHTING CONSULTANT  
David Nelson and Associates, LLC  
P.O. Box 27254  
Littleton, CO 80127

CIVIL ENGINEER  
Stamm Consulting  
280 Chapin Ridge Avenue  
Thousand Oaks, CA 91321

LANDSCAPE ARCHITECT  
Vicki ATTA, AIA, Association, Inc.  
235 Palm Avenue  
Santa Barbara, CA 93101

CONRAD N. HILTON FOUNDATION  
3010 AGOURA ROAD AGOURA HILLS, CA

DATE: 10/25/10  
JOB NO: 12146-01  
DRAWN BY:  
CHECKED BY:  
DESIGNED BY:

CONRAD N. HILTON FOUNDATION  
3010 AGOURA ROAD AGOURA HILLS, CA

DATE: 10/25/10  
JOB NO: 12146-01  
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CHECKED BY:  
DESIGNED BY:

CONRAD N. HILTON FOUNDATION  
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DRAWN BY:  
CHECKED BY:  
DESIGNED BY:

CONRAD N. HILTON FOUNDATION  
3010 AGOURA ROAD AGOURA HILLS, CA

**General Notes**

- Contractor shall read and understand the specifications and conditions of approval prior to commencing work. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to further decision to alter the design or layout of the project in any way.
- Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Landscape Architect.
- Due to unforeseen circumstances that occur as projects undergo construction, site conditions will change. Therefore, if a proposed built element, grade changes, or planting seems problematic and is evident that it is not realistic due to new site conditions, please call Landscape Architect to coordinate this issue prior to construction.
- These plans were developed utilizing survey information provided by others. Landscape Architect holds no obligation to verify and/or adjust base.
- Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Landscape Architect of such changes.
- Contractor shall provide a 4" x 4" area sample of each class of paving for approval by Landscape Architect.

**Layout Notes**

- Curbs, base drains and grading by civil engineer, refer to civil engineer's drawings for details.
- Dimensions shown are relative to newly built conditions and must be verified in the field by the contractor. The location and extent of paving, score pattern, striers and slope paving must be checked by the contractor, and any necessary adjustments made in consultation with the landscape architect prior to construction.
- All dimensions are perpendicular unless otherwise noted.
- Install expansion joints adjacent to all walls, buildings, columns, curbs, and where indicated on plans, or every 100ft. Follow score pattern on L1.10.

**Layout Legend**

- align
- align
- calculation
- point of beginning
- detail callout
- score/control joint
- expansion joint

**Abbreviations**

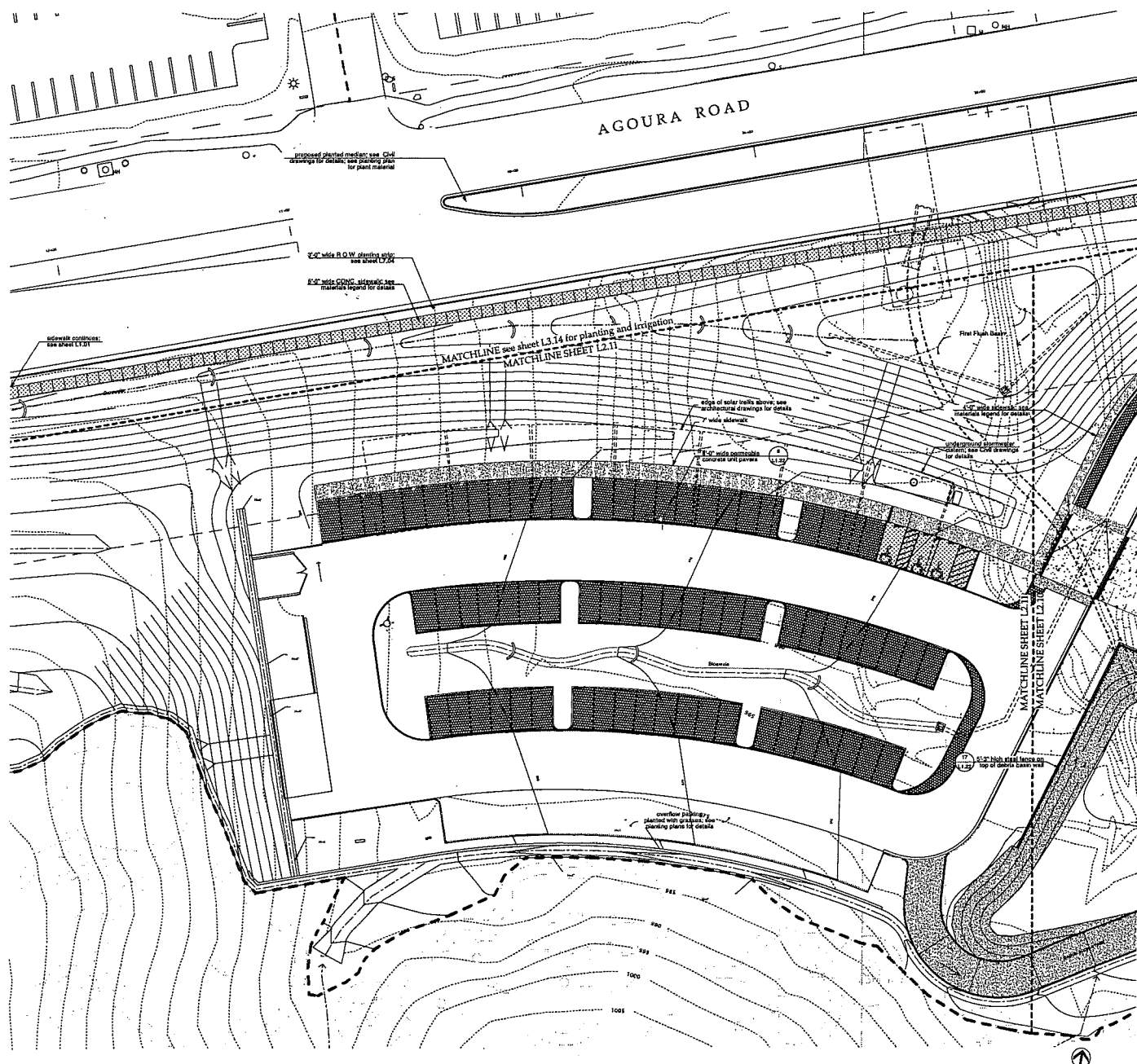
- Ø - all
- AVAIL - available
- CONC. - concrete
- DG. - decomposed granite
- dia. - diameter
- DTL. - detail
- MAX. - maximum
- MIN. - minimum
- O.C. - on center
- PA. - planting
- TYP. - typical
- W. - with

**Legend**

- description
- line of work

**Material Legend**

- | symbol | description   | details         |
|--------|---|-----------------|
|        | Integral color concrete paving w/ seeded exposed aggregate "Bronze Inspire" stain and saw-cut joint pattern; color TBD.   | (1.2)<br>(1.27) |
|        | Natural color concrete paving w/ tool joint pattern per city standards.   | (1)<br>(1.27)   |
|        | Integral colored concrete w/ heavy sandblast finish and saw-cut joint pattern; color TBD.   | (2)<br>(1.27)   |
|        | 80 mm landscaping permeable CONC. pavers stone w/ gravel joints; 100% SF, notes "Chasport" set on sand over permeable road base, AVAIL. @ Angus Block Co. 1.95/1.328 x 11.0 | (6.4)<br>(1.25) |
|        | Stone w/ check dam  | (7)<br>(1.31)   |



Parking Lot Site Plan

Scale: 1/8" = 1'-0"  
0 16 32 FT

NOTE A:  
POINT OF CONNECTION SHALL BE DOWNSTREAM OF BOOSTER PUMP PROVIDED BY OTHER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT FROM THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE 0 PSI  
DESIGN WATER PRESSURE 80 PSI  
MAXIMUM SYSTEM DEMAND 85 PSI  
PRESSURE BOOST REQUIRED 115 PSI

NOTE B:  
CONTROLLER SHALL BE A JCL - GREEN TECH ASSEMBLY. REFER TO LEGEND FOR COMPLETE MODEL AND INFORMATION. PANEL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CORRELATED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:  
MANHOLE AND RELATED EQUIPMENT SHOWN WITHIN PAVERS FOR CLARITY ONLY. ACTUAL LOCATION OF MANHOLE AND RELATED EQUIPMENT TO BE WITHIN PAVERS AND A MINIMUM OF 18" OFF ADJACENT Hardscape AND OTHER OBSTACLES TYP.

NOTE D:  
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL SURFACE VARIATIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:  
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVERS FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PAVERS. BUBBLERS SHALL BE ALIGNED WITH TILES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT BY FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

IRRIGATION POINT OF CONNECTION;  
REFER TO NOTE 'A' ABOVE

IRRIGATION CONTROLLER LOCATION;  
REFER TO NOTE 'B' ABOVE

NOTE:  
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL SURFACE VARIATIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

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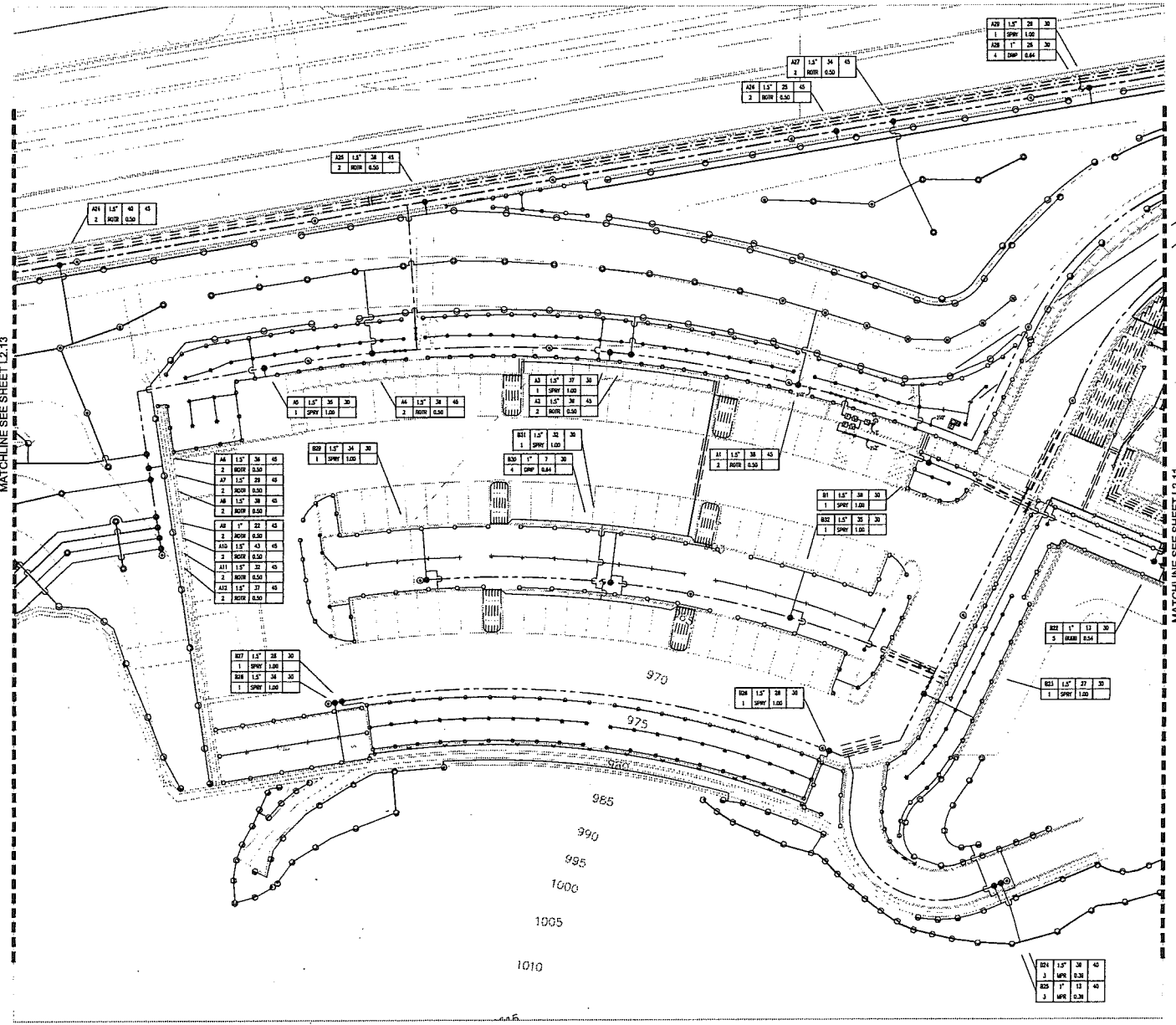
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MATCHLINE SEE SHEET L2.13

MATCHLINE SEE SHEET L2.11

CENTRAL PIPE SIZE (PSD)	
PIPE SIZE	MAXIMUM LENGTH
3"	2.5
2"	10.0
1.5"	25.0
1"	50.0
0.75"	100.0
0.5"	200.0

**ISSUED**  
**LOWMEYER & ASSOCIATES**  
1000 W. Broadway, Suite 200  
San Mateo, CA 94401  
415.883.9141  
www.lowmeyer.com  
www.lowmeyer.com

CONRAD N. HILTON FOUNDATION

3050 AGOURA ROAD, AGOURA HILLS, CA

Drawing No.

IRRIGATION PLAN

1" = 16'-0"

Date: 11/02/25

Job No: L21045

Client:

Contractor:

Designer:

Checker:

Approval:

Scale:

Sheet:

Total Sheets:

Project Name:

Project Location:

Project Description:

Project Status:

Project Manager:

Project Engineer:

NO. 22, NEW YORK, ARCHITECTS, INCORPORATED, IS LICENSED AS AN ARCHITECT UNDER THE ARCHITECTURE LAW OF THE STATE OF NEW YORK. THE ARCHITECTURE LAW OF THE STATE OF NEW YORK DOES NOT PREVENT ARCHITECTS FROM PROVIDING ENGINEERING SERVICES. THE ARCHITECTURE LAW OF THE STATE OF NEW YORK DOES NOT PREVENT ARCHITECTS FROM PROVIDING ENGINEERING SERVICES. THE ARCHITECTURE LAW OF THE STATE OF NEW YORK DOES NOT PREVENT ARCHITECTS FROM PROVIDING ENGINEERING SERVICES.



NOTE A:  
 MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY.  
 ACTUAL LOCATION OF MAINLINE AND RELATED EQUIPMENT TO BE WITHIN  
 PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER  
 OBSTACLES TYP.

NOTE B:  
 CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY  
 VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO  
 LIGHT POLES, TREE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S  
 AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:  
 BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY.  
 ACTUAL LOCATION TO BE WITHIN PLANTER, BUBBLERS SHALL BE ADJUSTED WITH  
 TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.  
 COMPLETE ALL LAYOUT BY FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE  
 PRIOR TO STARTING WORK.

**ZGF**  
 20041 GILMAN FRASCA ARCHITECTS LLP  
 PORTLAND  
 SEATTLE  
 LOS ANGELES  
 WASHINGTON DC  
 NEW YORK

488 Beach View Street  
 Suite 310  
 Los Angeles, CA 90011  
 213.877.4411  
 213.877.8577  
 www.zgf.com

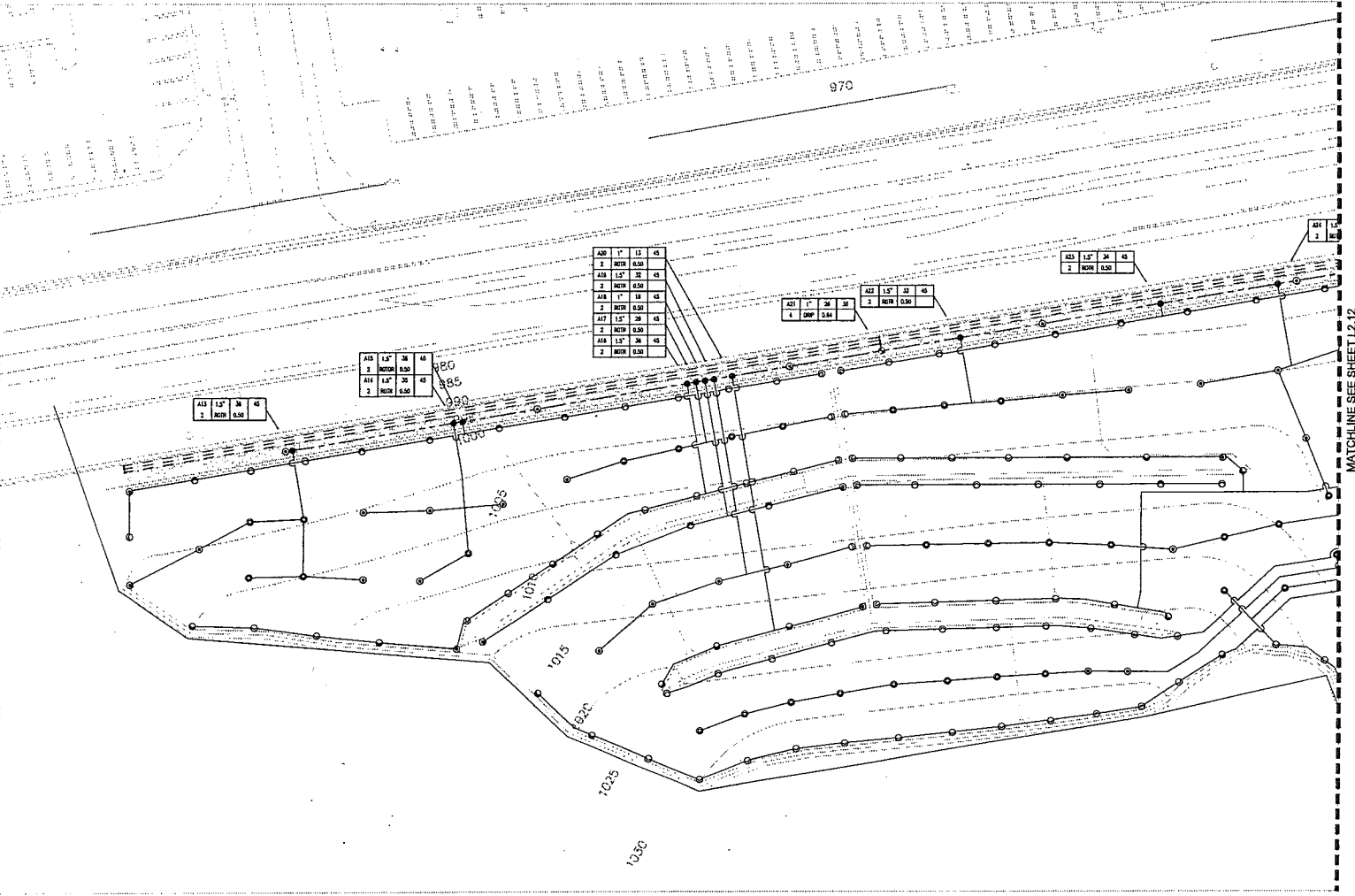
Structural Engineer  
**RPFF Consulting Engineers**  
 4550 San Vicente Blvd., Suite 200  
 Calabasas, CA 91302

MEP Engineer  
 Built Ecology/WRP Park & Kurtz  
 425 Howard Street, Suite 507  
 San Francisco, CA 94105

Lighting Consultant  
 David Nelson and Associates, LLC  
 P.O. Box 372554  
 Littleton, CO 80127

Owner's Representative  
**CIVIL ENGINEER**  
 Shabec Consulting  
 280 Canyon Ridge Avenue  
 Thousand Oaks, CA 91320

**LANDSCAPE ARCHITECT**  
 New Star Associates  
 235 Palm Avenue  
 Santa Barbara, CA 93101



MATCHLINE SEE SHEET L2.12

**CONRAD N. HILTON FOUNDATION**  
 30200 AGOURA ROAD, AGOURA HILLS, CA

Drawing Title  
**IRRIGATION PLAN**

1" = 16'-0"

Date: 11/20/2011  
 Job No: L210448  
 Drawn By: [Blank]  
 Checked By: [Blank]  
 Design Note: [Blank]

PIPE SIZE	PIPE TYPE	FLOW RATE
3"	PVC	0.50
1.5"	PVC	0.50
1"	PVC	0.50
0.5"	PVC	0.50
1/2"	PVC	0.50

**Shwabec & Associates**  
 CONSULTANTS  
 280 Canyon Ridge Avenue  
 Thousand Oaks, CA 91320  
 (805) 494-2800  
 www.shwabec.com

**Tree Protection Notes**

1. For road or equipment clearance pruning, the degree of pruning and the style of cuts must be determined and performed in accordance with International Society of Arboriculture, Pruning Standards and ANSI A-300 Pruning Guidelines. All branches pruned to allow for access of grading equipment should be cut-back above the largest branch attachment, or cut-back to the main stem.
2. Protective fencing shall be installed for protected trees deemed to be at risk due to project grading. Fencing shall be chain-link, with a minimum height of five feet. Protective fencing shall be installed in a semi-circle around the portion of canopy adjacent to project grading. Small gaps shall be provided at strategic locations along long stretches of fencing to allow for wildlife movement, and pedestrian access for weed control, pruning and other activities required to properly maintain the health of the oak trees. The fencing can be re-positioned as needed to allow for additional grading as necessary in specific areas. The Project Architect must pre-approve the fence placement or repositioning. Regular inspections of the fencing shall occur during site development.
3. The fence must be installed prior to the commencement of any grading operations. Signs must be installed on the fence in strategic locations along each oak, or at 50-foot intervals around each oak. The fence shall not be removed or relocated without written authority from THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
4. All work performed within the Protection Zone (including plus five level) of any protected tree shall be monitored by the Project Architect. Work shall be accomplished, to the extent possible, using hand tools only.
5. All oak roots severed during construction will be clean cut at a 45 degree angle, with the exposed end facing downward, and sealed by the Project Architect.
6. The least-time build-up under oak canopies on this site is ideal for healthy tree growth and root development. Do not alter or remove if possible. A three-foot layer of mulch may be advisable to entrap any leaf litter that has been lost. Maintaining the mulch layer under oaks is critical to keeping a high number of roots in the upper layers of soil. Grass tree roots are particularly efficient at dropping large amounts of biomass to maintain a copious mulch layer. The maintenance of mulch layers also results in the survival of fungi that form ectomycorrhizal associations with oak roots.
7. Do not remove the logs remaining each on-site protected tree.
8. Remove all concrete, trash, and debris located within the oak Protection Zones. No construction materials are to be stored or allowed within the Protection Zone any protected oak. Retain water, concrete, rebar, built-up structures (stairs, ladders, girders, etc.) etc) of any type that shall not be disposed of in any form at the base of an oak.
9. No vehicles shall be allowed within the Protection Zone of a protected tree. No construction vehicles are to be parked under the shade (within the Protection Zone) of a protected tree.
10. The Project Architect will be overseeing the care of mitigation oaks and existing oaks that remain on-site through the completion of the construction phase of the project.
11. Operate in accordance with the City of Agoura Hills Oak Tree Preservation Guidelines.

**Proposed Hydroseeded Planting Areas**

- Slope Hydroseed Mix
- Oak Savanna & Grassland Hydroseed Mix
- Grass Hydroseed Mix
- Dormant Seeds & Mulch (as provided by Emicon)

Note:  
1. For species seed mix see sheets L3.10 & L3.11  
2. For container planting see sheets L3.11 & L3.12

**Planting Legend - Groundcovers**

- |  |                                   |  |                        |
|--|-----------------------------------|--|------------------------|
|  | <b>Grasses &amp; Groundcovers</b> |  | Paspalum virgatum      |
|  | Liriodendron bicoloratum          |  | Fern Leaf Yarrow       |
|  | Anemone pulsatilla                |  | Common Yarrow          |
|  | Agrostis multiflora               |  | Berk Grass             |
|  | Rudbeckia grandis                 |  | Blue grass grass       |
|  | Ranunculus acris                  |  | Blue scotch            |
|  | Paspalum californicum             |  | Woodland Strawberry    |
|  | Paspalum conjugatum               |  | Sigmeton's spider-moss |
|  | Paspalum arundinaceum             |  | Blue Rye Grass         |
|  | Paspalum distachyon               |  | Moss White Succrose    |
|  | Paspalum paspalodesmum            |  | Prairie Junegrass      |
|  | Paspalum paspalodesmum            |  | Oregano                |
|  | Paspalum paspalodesmum            |  | Yucca elata            |
|  | Paspalum paspalodesmum            |  | Woolley Thyme          |
|  | Paspalum paspalodesmum            |  | Mother of Thyme        |

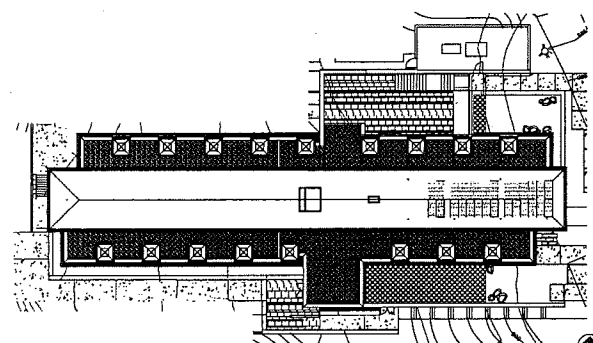
Note:  
1. For square footage and spacing information see sheet L3.21.

**Plan Legend**

- EXISTING TREES**  
Ruler Emicon Oak Tree Report for number and location of existing trees removed.
- (X) Existing Tree to be Removed
- PROPOSED TREES**  
See Table-4 of the Oak Tree Report prepared by Emicon Corporation for minimum quantity and sizes of tree needed for mitigation; additional trees shown are beyond what is required for mitigation.

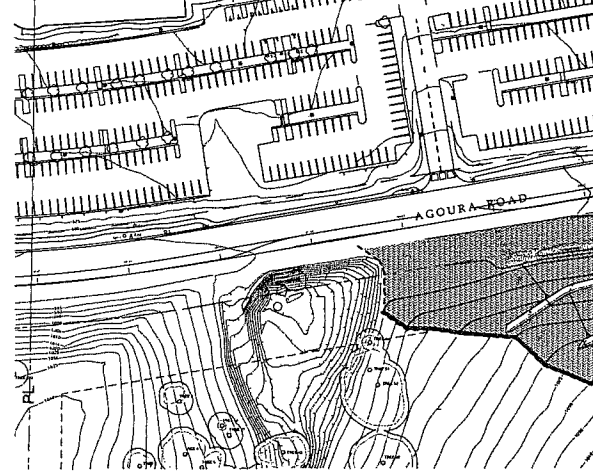
**Tree Legend**

- |  |                     |  |                     |
|--|---------------------|--|---------------------|
|  | Cornus Nuttallii    |  | Cornus Nuttallii    |
|  | White Alder         |  | White Alder         |
|  | Western Redbud      |  | Western Redbud      |
|  | Tuyen               |  | Tuyen               |
|  | California Walnut   |  | California Walnut   |
|  | Olive Tree          |  | Olive Tree          |
|  | Western Sycamore    |  | Western Sycamore    |
|  | Fremont Cottonwood  |  | Fremont Cottonwood  |
|  | Coast Live Oak      |  | Coast Live Oak      |
|  | Scrub Oak           |  | Scrub Oak           |
|  | Valley Oak          |  | Valley Oak          |
|  | Cork Oak            |  | Cork Oak            |
|  | Mexican Elderberry  |  | Mexican Elderberry  |
|  | California Bay Tree |  | California Bay Tree |

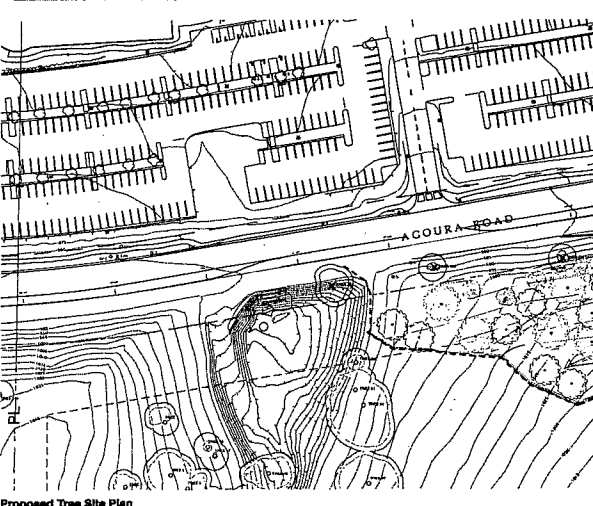


**Green Roof Plan**

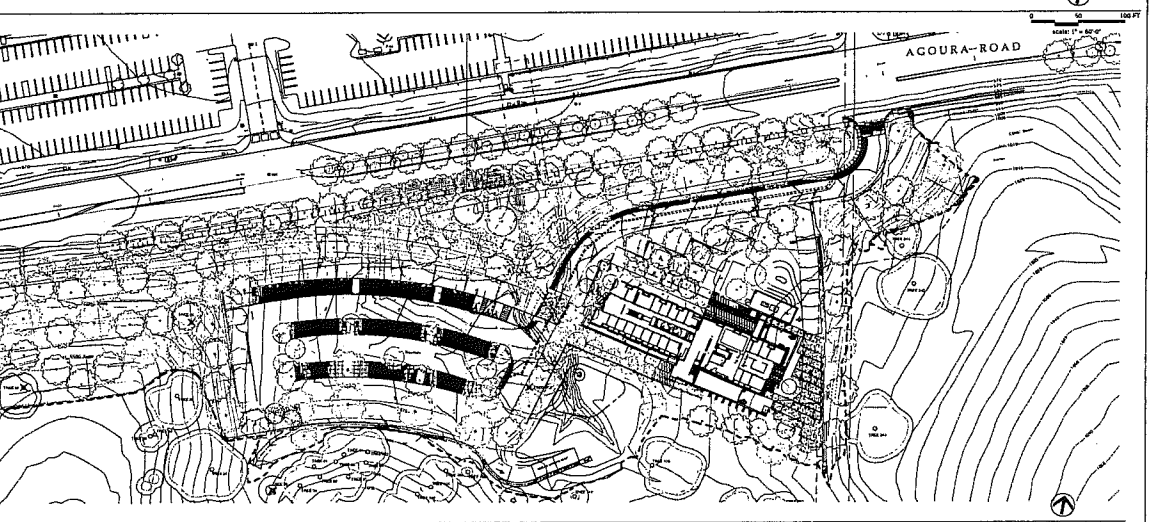
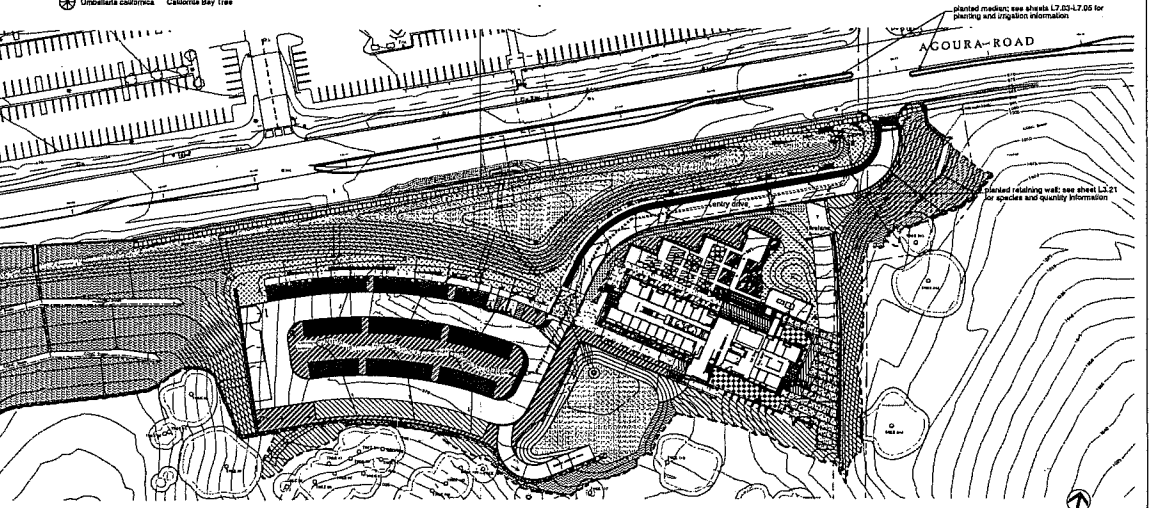
- PROPOSED GREEN ROOF PLANTING AREAS**
- |  |   |          |
|--|---|----------|
|  | Extensive Green Roof - LiveRoof Standard Pavegrated Modules | 4,340 SF |
|  | Intensive Green Roof Garden - Bioretic Rock Outcrop Garden  | 800 SF   |
|  | Substrate Green Roof - Substrate Green Roof                 | 1,000 SF |



**Groundcover Site Plan**



**Proposed Tree Site Plan**





Planting Notes

- All plant material shall be set and set shown on plans. Plant material shall be approved by the Landscape Architect prior to planting.
1. Do not wilfully proceed with construction as designed when it is obvious that unknown conditions exist...

Planting Notes cont'd

- It is the Landscape Contractor's responsibility to furnish plant material free of pests or plants to furnish clear material free of pests or plants.
2. The Landscape Architect will approve finish grades at all landscape areas prior to planting.

Planting Notes cont'd

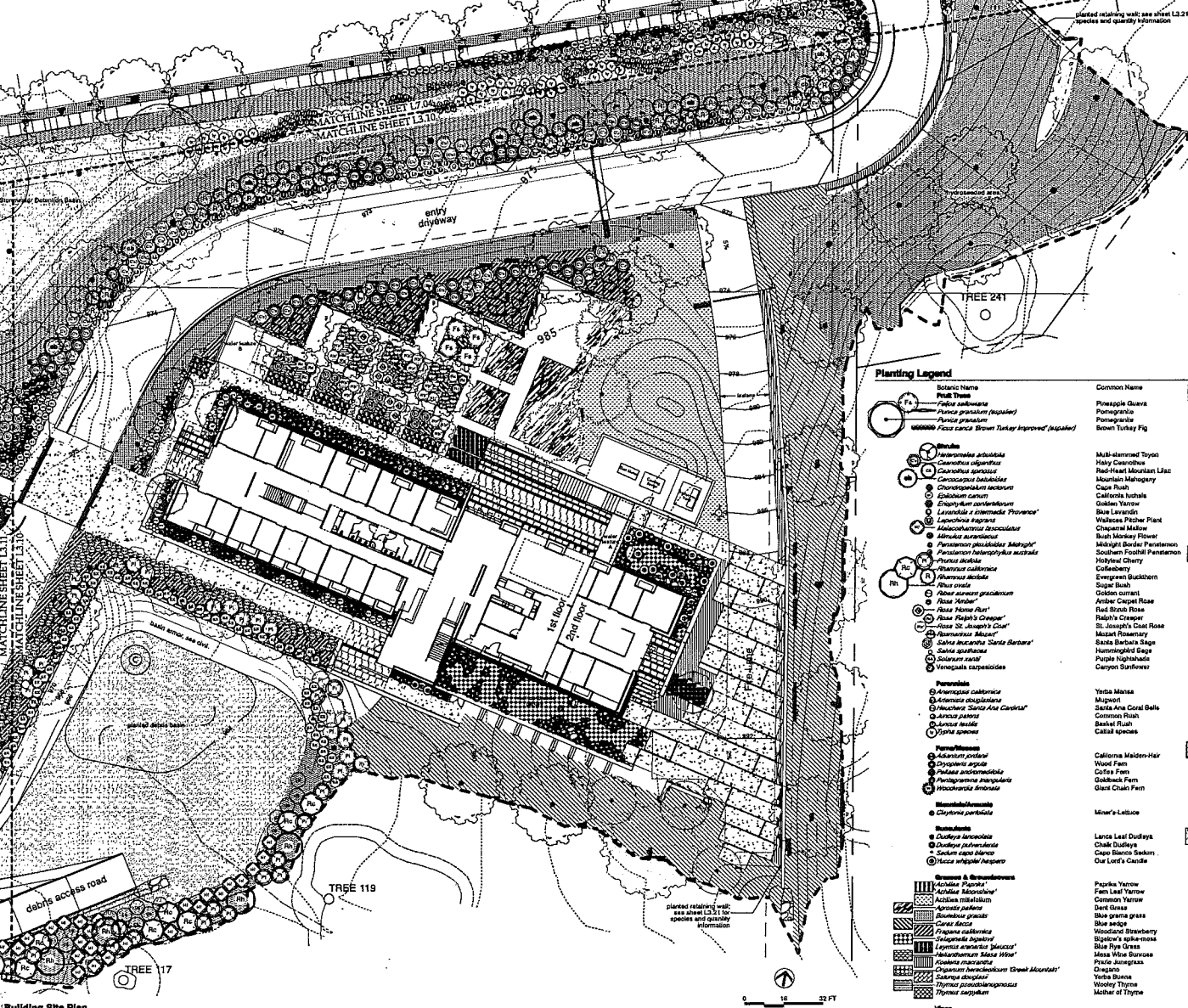
- The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.
16. Landscape mulch shall be applied at 2 inches thick over all landscape surfaces except lawn areas...

Planting Notes cont'd

- The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.
17. The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.

Tree Legend

Diagram showing tree symbols and their corresponding scientific and common names. Includes: Alnus rhomboides (White Alder), Cercis occidentalis (Western Redbud), Helioscopes arborescens (Tayon), Juglans californica (California Walnut), etc.

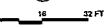


Planting Legend

Detailed planting legend with columns for Botanic Name, Common Name, and various plant types. Includes sections for 'Planting Notes', 'Shrub Hydroseed Mix', 'Oak Barkmulch & Gravel Hydroseed Mix', 'Grasses', and 'Grass Hydroseed Mix'.

Additional planting legend sections including 'Grass Hydroseed Mix', 'Grasses', 'Grass Hydroseed Mix', and 'Grasses'. Includes botanical and common names for various plant species.

Building Site Plan



ZGF ZIMMER GUNDEL PARRISH ARCHITECTS LLP
PORTLAND
BOSTON
SAN ANTONIO
WASH DC
NEW YORK

STRUCTURAL ENGINEER
MEP ENGINEER
LIGHTING CONSULTANT
CIVIL ENGINEER

LANDSCAPE ARCHITECT
VAN ATTA Associates, Inc.
235 E. Main Avenue
Santa Barbara, CA 93101

CONRAD N. HILTON FOUNDATION

3000 AGUIRRE ROAD AGUIRRE HILLS, CA

PLANTING BUILDING SITE PHASE I

Date: 11/20/19
Job No: 124423
Scale: 1" = 10'

L3.10 BID SET





POSLAND  
 BRIDGE  
 I-58 APPROX  
 WASHINGTON DC  
 NEW YORK

115 South Street East  
 Suite 370  
 Los Angeles, CA 90071  
 P 213 417 1411  
 F 213 417 1417  
 www.zgf.com

Contractor

STRUCTURAL ENGINEER  
 KPF Consulting Engineers  
 4521 La Tijera Road, Suite 200  
 Culver City, CA 91530

MFP ENGINEER  
 Bull Energy/VSP Fluid & Kurtz  
 405 Howard Street, Suite 500  
 San Francisco, CA 94105

LIGHTING CONSULTANT  
 David Nelson and Associates, LLC  
 P.O. Box 27254  
 Littleton, CO 80127

Owner's Counselor

CIVIL ENGINEER  
 Stancic Consulting  
 281 Center Ridge Avenue  
 Thousand Oaks, CA 91320

LANDSCAPE ARCHITECT  
 V.A.H. ATTA Associates, Inc.  
 235 Felix Avenue  
 Santa Barbara, CA 93101

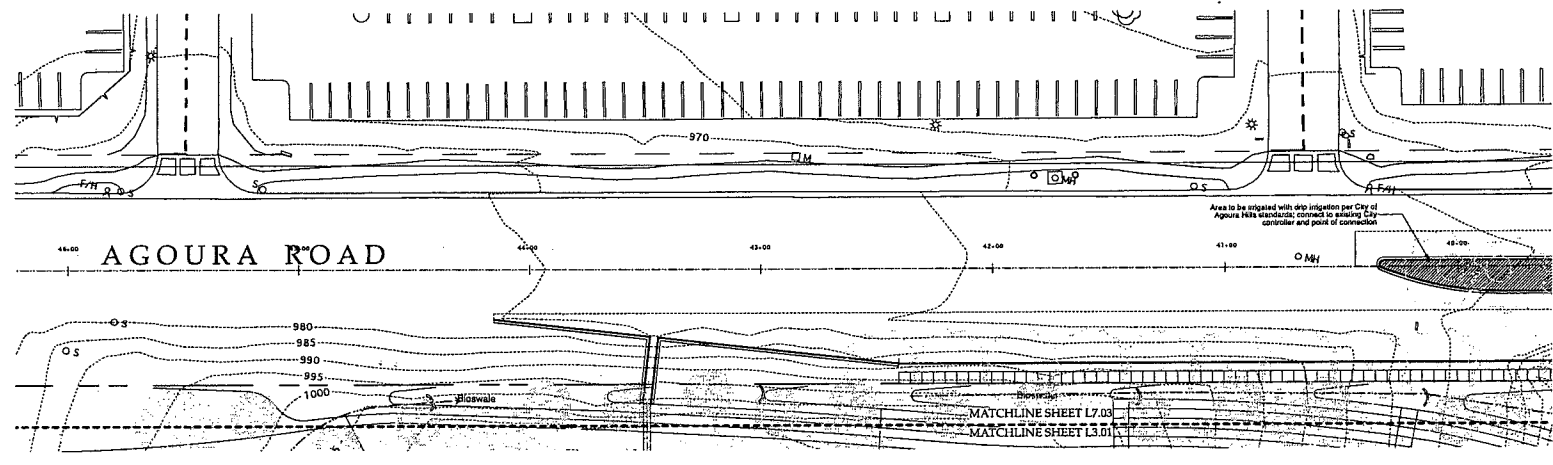
Revisions

**CONRAD N.  
 HILTON  
 FOUNDATION**  
 3888 AGOURA ROAD AGOURA HILLS, CA

Drawing Title  
**PLANT/IRRIG.  
 STA 46+00 -40+00  
 PHASE I**

Date: 1/22/10  
 Job No: L2444-06  
 Drawn By:  
 Checked By:  
 Drawing No:

**L7.03**  
 BID SET



**Agoura Road Street Median Irrigation Plan**

MATCHLINE SHEET L7.03  
 JOIN AT STA. 40+00

0 20 40 FT  
 SCALE: 1" = 20'-0"

**Planting Notes**

All plant materials shall be set out as shown on plan. Plant locations shall be approved by the Landscape Architect prior to planting.

- Do not disturb ground with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape architect. Van Atta Associates (805) 750-7444. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Coordinate installation of large plant material with installation of wall footing, sidewalks and curb and gutter. Any damage to improvements by others is the responsibility of the Landscape Contractor.
- See specifications for planting requirements, soil preparation testing, materials and selection. Prior to planting work, Contractor shall take soil samples where different soil types are encountered on the project site. Soil shall be analyzed by an approved commercial soil testing laboratory (IC-Entomeries, 1-800-392-9311, or Fruit Growers Laboratory, 949-362-2000), or report for suitability for ornamental planting. A copy of the results of this analysis shall be submitted to the Landscape Architect. Contractor shall follow the recommendations of the soil lab as to the rate and amount of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Owner and Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for any damage to plants.

**Planting Notes cont'd**

- It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant to furnish plant material free of pests or plant disease. Contractor-grown or tagged material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials per the specifications. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.
- Specimen trees will be selected and tagged by Landscape Architect prior to plant installation.
- Landscape Contractor to loosen compacted soils and mix soil amendments and conditioners to a minimum depth of 24 inches, except under the canopy of existing trees.
- Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and trees shown on plan.
- See details and specifications for staking method, plant pot dimensions and backfill requirements.
- Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.
- The Landscape Architect will approve finish grades at all landscape areas prior to planting.

**Planting Notes cont'd**

- The Landscape Architect will approve finish grades at all landscape areas prior to planting.
- The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading.
- The General Contractor shall be responsible to establish the specified subgrade elevation, including excavation, removal and disposal at an approved location. The Landscape Contractor shall be responsible to furnish and install amended topsoil in any planting areas as necessary to achieve the specified finish planting grades.
- Imported soil shall be used to supplement the existing soil as necessary to meet the finish grade requirements at planting areas. Imported soil shall be free of unwanted seeds.
- The Landscape Contractor shall be responsible for positive drainage in planter areas with accurately set flow lines. Low spots or ponding of surface water in planters will not be accepted in the final work.
- Trees and shrubs shall be installed prior to planting groundcover. All tree locations shall be verified in the field by the landscape architect.
- The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.
- Landscape masts shall be spaced at 2 inches thick over all landscape surfaces except lawn areas. Masts must be approved by landscape architect.

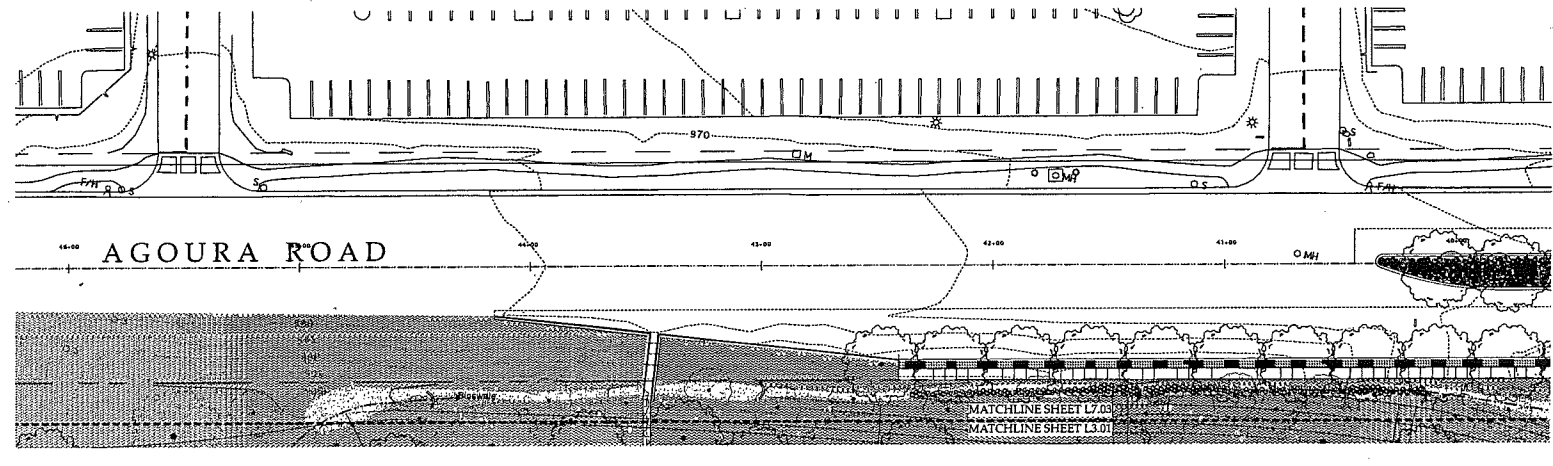
**Tree Legend**

Scientific Name	Common Name	Size
<i>Quercus agrifolia</i>	Coast Live Oak	48" tree

**Planting Legend**

Botanic Name	Common Name
<i>Chorizanthe acutiflora</i>	Cape Rush
<i>Peristrophe glauca</i>	Midnight Border Penstemon
<i>Blue Yarrow</i>	Amber Carpet Rose



**Agoura Road Street Median Planting Plan**

MATCHLINE SHEET L7.03  
 JOIN AT STA. 40+00

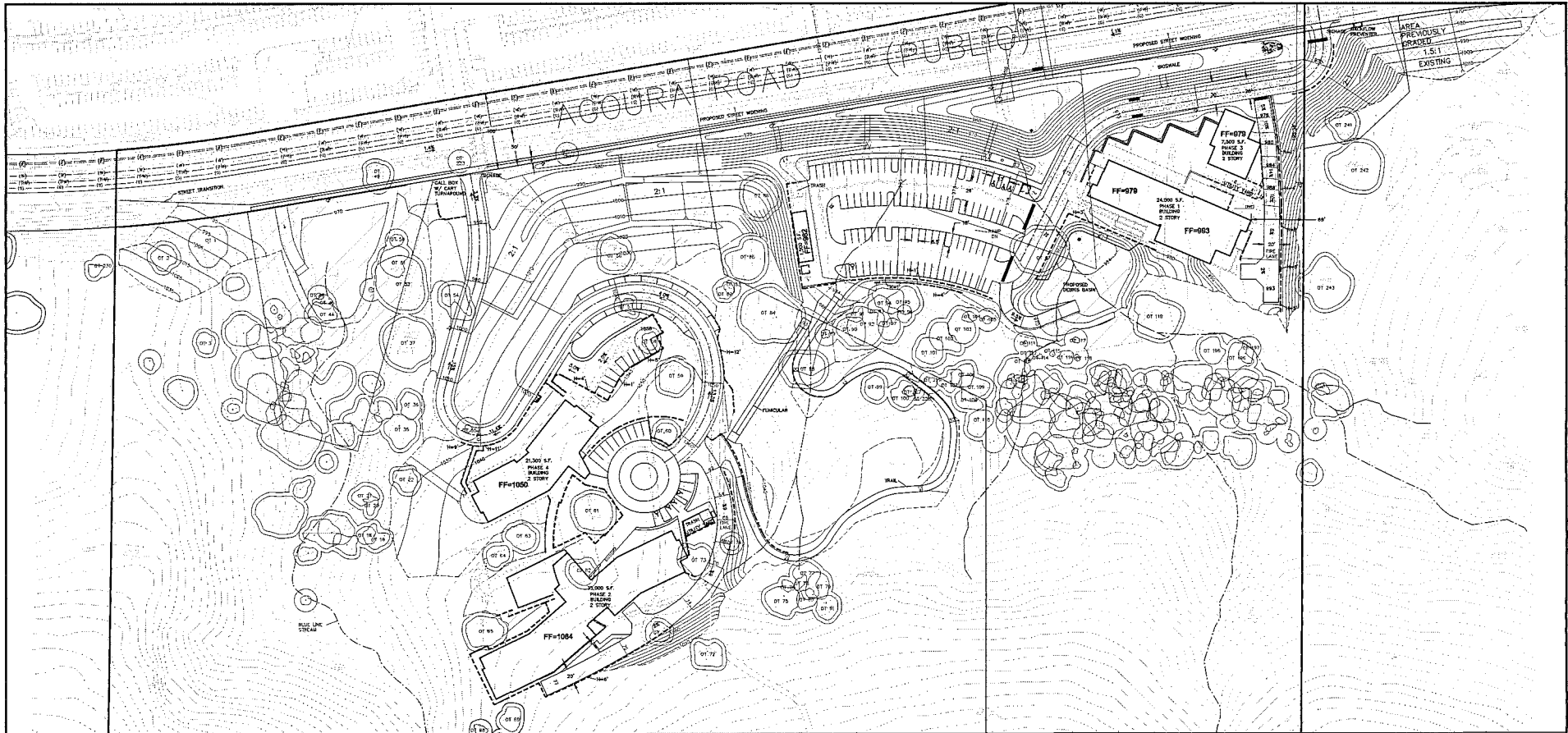
0 20 40 FT  
 SCALE: 1" = 20'-0"

DATE PLOTTED: 1/22/10 10:00 AM









BM - 10429  
ELEVATION - 978.806  
SURVEY DATE - 3/6/07

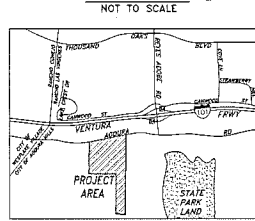
**LAND USE**

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: OFFICE
- EXISTING ZONING: SPECIFIC PLAN
- PROPOSED ZONING: SPECIFIC PLAN

**LEGEND**

- |         |                             |         |                             |   |  |
|---------|-----------------------------|---------|-----------------------------|---|--|
| —●—●—●— | PROP. STORM DRAIN LINE      | FF      | FINISH FLOOR                | ○ | PROPOSED LOS ANGELES COUNTY STORM DRAIN EASEMENT |
| —●—●—●— | PROP. SEWER LINE            | —●—●—●— | EXISTING DRAINAGE           | ○ | PROPOSED CONTOUR                                 |
| —●—●—●— | PROP. WATER LINE            | —●—●—●— | EXISTING CONTOUR            | ○ | DAYLIGHT LINE                                    |
| —●—●—●— | PROP. FIRE WATER LINE       | —●—●—●— | PROP. RECLAIMED WATER LINE  | ○ | CENTER LINE                                      |
| —●—●—●— | PROP. RECLAIMED WATER LINE  | —●—●—●— | PROP. COMMUNICATION LINE    | ○ | PROPERTY LINE                                    |
| —●—●—●— | PROP. COMMUNICATION LINE    | —●—●—●— | PROP. ELEC. LINE            | ○ | RETAINING WALL                                   |
| —●—●—●— | PROP. ELEC. LINE            | —●—●—●— | EXIST. STORM DRAIN LINE     | ○ | HEADWALL   |
| —●—●—●— | PROP. GAS LINE              | —●—●—●— | EXIST. SEWER LINE           | ○ | SPOT ELEVATION                                   |
| —●—●—●— | EXIST. STORM DRAIN LINE     | —●—●—●— | EXIST. WATER LINE           | ○ | SLOPE SYMBOL                                     |
| —●—●—●— | EXIST. SEWER LINE           | —●—●—●— | EXIST. RECLAIMED WATER LINE | ○ | BUILDING FOOTPRINT                               |
| —●—●—●— | EXIST. WATER LINE           | —●—●—●— | EXIST. COMMUNICATION LINE   | ○ | RIP RAP  |
| —●—●—●— | EXIST. RECLAIMED WATER LINE | —●—●—●— | EXIST. ELEC. LINE           | ○ |  |
| —●—●—●— | EXIST. COMMUNICATION LINE   | —●—●—●— | EXIST. GAS LINE             | ○ |  |
| —●—●—●— | EXIST. ELEC. LINE           |         |                             |   |  |
| —●—●—●— | EXIST. GAS LINE             |         |                             |   |  |

**VICINITY MAP**



PREPARED: 1/10/2011

		DRAFT			CITY OF AGOURA HILLS APPROVAL				CITY OF AGOURA HILLS		VESTING TENTATIVE PARCEL MAP #71284 30440 AND 30500 AGOURA ROAD, AGOURA HILLS, CA	
		PREPARED BY: Sientac Consulting Services, Inc. 200 Camino Ridge Avenue Thousand Oaks, CA 91320-3730 1286 Fax: 805-338-1277 www.sientac.com								88985 RICE NO.		6/30/12 EXP DATE
REVISION #	SYMBOL	DESCRIPTION OF CHANGE		APPROVED	-DATE-	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	RAMIRO ADEVA II CITY ENGINEER	SHEET 2 OF 2	



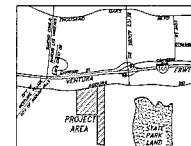
**LEGEND**

	FINISH FLOOR
	EXISTING DRAINAGE
	STORM DRAIN LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DAYLIGHT LINE
	CENTER LINE
	RETAINING WALL
	SPOT ELEVATION
	SLOPE SYMBOL
	BUILDING FOOTPRINT
	TREE CANOPY
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT (LOCATION TBD BY FIRE DEPARTMENT)

**NOTES:**

1. REFER TO RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 20080127538 AND FILED IN BOOK 213 AT PAGES 12 THROUGH 16 OF RECORDS OF SURVEY OF SAID COUNTY FOR PROPERTY BOUNDARIES.
2. PARKING SPACES PROVIDED: 272 (8 HANDICAP). ADDITIONAL FUTURE PARKING FOR PHASE 4 TO BE PROVIDED IN UNDER GROUND PARKING STRUCTURE.
3. REFER TO OAK TREE REPORT FOR OAK TREE DETAILS.
4. PHASE 1 BUILDINGS: 24,000 S.F. (OFFICE); 750 S.F. (MAINTENANCE)  
 PHASE 2 BUILDINGS: 36,000 S.F. (OFFICE); 750 S.F. (MAINTENANCE)  
 PHASE 3 BUILDING: 7,500 S.F. (OFFICE)  
 PHASE 4 BUILDING: 21,300 S.F. (OFFICE)

**VICINITY MAP**  
NOT TO SCALE



THAT PORTION OF THE BRIGIDIO BOTTLER 190.88 ACRE PARCEL AND THE ESPRITO R. DE CHAVES 137.31 ACRE PARCEL OF THE SUBDIVISION OF LOT 1 CONTAINING 872.88 ACRES OF LAND ALLOTTED TO THE ESTATE OF JONAS REYES, DECED., IN THE PARTITION OF THE RANDOLPH LAD VINCENZO AN FIRM MAP RECORDED IN BOOK 60, AT PAGE 84 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PER INSTRUMENT NO. 200710786 RECORDED AUGUST 21, 2007 AND INSTRUMENT NUMBER 200707818 RECORDED APRIL 03, 2007, AND AS SHOWN BY RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 20060127538 AND FILED IN BOOK 213 AT PAGES 12 THROUGH 16 OF RECORDS OF SURVEY OF SAID COUNTY MAP. 2001-002-024-048

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE
		RESPONSE TO AGENCY COMMENTS		02/03/13
		RESPONSE TO AGENCY COMMENTS		11/01/11

PREPARED BY: **Stetson Consulting Services, Inc.**  
 241 Santa Anita Blvd., Suite 1000  
 Los Angeles, CA 90047  
 TEL: (916) 588-4884

CITY OF AGOURA HILLS APPROVAL			
REVIEWED BY	DATE	PLANNING DIRECTOR	DATE



**MASTER SITE PLAN**  
 CONRAD N. HILTON FOUNDATION  
 10100 SANTA ANITA BLVD., SUITE 1000  
 LOS ANGELES, CA 90047  
 TEL: (916) 588-4884

SHEET 1 of 1