



Appendix A

Conceptual Architectural Site Plans

BUILDING 'D'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 506.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)	TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD FACTOR: (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9373.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 25'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'D' - 3,733 S.F. $A_a = A_t + (N_S \times I_f)$ $I_f = (F/P - 0.25)/N/30$ $I_f = (71,666/71,666) + 54.75 + 71,666/54.75 - 0.25/30/30$ $I_f = (71,666/252,834 - 0.25/30/30$ $I_f = (284 - 0.25/30/30$ $I_f = (0.033)$ $I_f = 0.033$ GROUND FLOOR: B-OCC. 36,000 + (9,000 x 0.033) 36,000 + 297 = 36,297 $A_a = 36,297$ AREA PROVIDED = 3,733 S.F.

BUILDING 'E'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 506.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)	TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD FACTOR: (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9373.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 25'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'E' - 3,610 S.F. $A_a = A_t + (N_S \times I_f)$ $I_f = (F/P - 0.25)/N/30$ $I_f = (44.75 + 70.5/44.75 + 70.5 + 44.75 + 70.5 - 0.25/30/30$ $I_f = (20.25/240.5 - 0.25/30/30$ $I_f = (5 - 0.25/30/30$ $I_f = (0.23)$ $I_f = 0.23$ GROUND FLOOR: B-OCC. 36,000 + (9,000 x 0.25) 36,000 + 2,250 = 38,250 $A_a = 38,250$ AREA PROVIDED = 3,610 S.F.

BUILDING STATISTICS:

BUILDING 'A'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 506.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)	TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD FACTOR: (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9373.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 25'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'A' - 3,526 S.F. $A_a = A_t + (N_S \times I_f)$ $I_f = (F/P - 0.25)/N/30$ $I_f = (70.5 + 45.75/70.5 + 45.75 + 70.5 + 45.75 - 0.25/30/30$ $I_f = (116.25/232.5 - 0.25/30/30$ $I_f = (5 - 0.25/30/30$ $I_f = (0.25)$ $I_f = 0.25$ GROUND FLOOR: B-OCC. 36,000 + (9,000 x 0.25) 36,000 + 2,250 = 38,250 $A_a = 38,250$ AREA PROVIDED = 3,526 S.F.

BUILDING 'B'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 506.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)	TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD FACTOR: (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9373.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 25'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'B' - 3,643 S.F. $A_a = A_t + (N_S \times I_f)$ $I_f = (F/P - 0.25)/N/30$ $I_f = (64.75/64.75 + 52.75 + 64.75 + 52.75 - 0.25/30/30$ $I_f = (64.75/245 - 0.25/30/30$ $I_f = (285 - 0.25/30/30$ $I_f = (0.033)$ $I_f = 0.033$ GROUND FLOOR: B-OCC. 36,000 + (9,000 x 0.033) 36,000 + 315 = 36,315 $A_a = 36,315$ AREA PROVIDED = 3,643 S.F.

BUILDING 'C'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 506.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)	TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD FACTOR: (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9373.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 25'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'C' - 5,767 S.F. $A_a = A_t + (N_S \times I_f)$ $I_f = (F/P - 0.25)/N/30$ $I_f = (61,166/71,666 + 61,166/61,166 + 61,166/61,166 + 61,166/61,166 - 0.25/30/30$ $I_f = (221,000/314,666 - 0.25/30/30$ $I_f = (64.4 - 0.25/30/30$ $I_f = (0.444)$ $I_f = 0.444$ GROUND FLOOR: B-OCC. 36,000 + (9,000 x 0.444) 36,000 + 3,996 = 39,996 $A_a = 39,996$ AREA PROVIDED = 5,767 S.F.

DEVELOPMENT STANDARDS

REQUIRED	PROPOSED
MINIMUM PROJECT SIZE SHALL BE TWO (2) ACRES	LOT AREA: 45.23 AC / 4,064,8 SF
MINIMUM LOT AREA: 20,000 S.F.	LOT AREA: 140,648 S.F.
MINIMUM LOT WIDTH: 200 FEET	LOT WIDTH: 218.43 FEET
MINIMUM LOT DEPTH: 100 FEET	LOT DEPTH: 4572.00 FEET
MAXIMUM BUILDING COVERAGE: 40%	BUILDING COVERAGE: 14.4%
MAXIMUM BUILDING HEIGHT: 35 FEET	BUILDING HEIGHT: 25 FEET
MINIMUM FRONT YARD: 35 FEET OR HEIGHT OF THE BUILDING, WHICHEVER IS GREATER	MINIMUM FRONT YARD: 40'-1"
MINIMUM SIDE YARD: 70 FEET COMBINED, WITH NO LESS THAN 15 FEET ON ANY SIDE	MINIMUM SIDE YARD: 114'-6" COMBINED 56'-10" & 57'-8"
MINIMUM STREET SIDE YARD: 20 FEET OR, HEIGHT OF THE BUILDING, WHICHEVER IS GREATER	MINIMUM STREET SIDE YARD: N/A
MINIMUM REAR YARD: 20 FEET EXCEPT, WHEN ABUTTING RESIDENTIAL, THEN HEIGHT OF BUILDING OR 20 FEET, WHICHEVER IS GREATER	MINIMUM REAR YARD: 233'-3"
MINIMUM LANDSCAPE AREA: 20%	LANDSCAPE AREA: 65,085 S.F. - 46.25%



PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF FIVE (5) SINGLE-STORY MULTI-TENANT OFFICE BUILDINGS. THE BUILDINGS ARE CONFIGURED TO CREATE A CAMPUS LIKE LAYOUT. TOTAL ON-SITE BUILDING AREA IS 20,274 SF FOR ALL FIVE BUILDINGS ON-SITE PARKING FACILITY WILL BE PROVIDED COMPLYING WITH CURRENT ACCESSIBILITY AND MUNICIPAL CODE REQUIREMENTS.

PROJECT ADDRESS:	29555 CANWOOD STREET AGOURA HILLS, CA 91301
APN:	2053-001-008
PROPERTY ZONE:	BP-OR-FC BUSINESS PARK OFFICE RETAIL WITH A FREEWAY CORRIDOR DISTRICT OVERLAY

SITE STATISTICS:

LOT AREA:	45.23 AC / 4,064,8 SF
BUILDING S.F.:	20,274 S.F.
LOT COVERAGE:	14.4%
LANDSCAPE AREA:	65,085 SF
LANDSCAPE COVERAGE:	46.25%
HARDSCAPE AREA:	7,715 S.F.
HARDSCAPE COVERAGE:	5.48%
PARKING & DRIVE AISLE AREA:	47,456 S.F.
PARKING & DRIVE AISLE COVERAGE:	33.73%
TRASH ENCLOSURE AREA:	163 S.F.
TRASH ENCLOSURE COVERAGE:	0.1%

PARKING STATISTICS:

REQUIRED PARKING:	20,274 S.F. OFFICE AT 1/300 S.F. = 68 STALLS
PARKING REQUIRED	68 STALLS
PARKING PROVIDED	100 STALLS (51,000)
REQUIRED EVCS PARKING STALLS: (PER 2019 CA. GREEN SUPPLEMENTAL CODE CHAPTER 5, DATED JULY 1, 2021)	4 STALLS
PROVIDED EVCS PARKING STALLS:	4 STALLS
REQUIRED CLEAN AIR VEHICLE STALLS: (PER 2019 CA. GREEN SUPPLEMENTAL CODE CHAPTER 5, DATED JULY 1, 2021)	12 STALLS
PROVIDED CLEAN AIR VEHICLE STALLS:	12 STALLS
TOTAL PARKING PROVIDED:	100 STANDARD STALLS
STANDARD STALLS:	95 STANDARD STALLS
ACCESSIBLE STALLS:	5 ACCESSIBLE STALLS (W/ 1 VAN STALL)
REQUIRED BICYCLE PARKING: PER CITY MUNICIPAL CODE SECTION 9654.3(L)	1/25 STALLS = 5 BIKE RACKS
ACTUAL BICYCLE PARKING PROVIDED:	6 BIKE RACKS
LOADING SPACES REQUIRED: UNDER 30,000 S.F.	0 SPACES
LOADING SPACES PROVIDED:	0 SPACES

VICINITY MAP



PROJECT SITE

GENERAL NOTES

- ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH, PATIO, DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE VIII IN THE AGOURA HILLS MUNICIPAL CODE.
- THIS PROJECT SHALL BE SUBJECT TO THE 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY AND GREEN BUILDING CODES AND AGOURA HILLS MUNICIPAL CODE.
- FIRE SPRINKLERS FOR ALL NEW STRUCTURES WILL BE REQUIRED PER AGOURA HILLS MUNICIPAL CODE 903.2.

PROJECT DIRECTORY

ARCHITECTURAL

ap-1	COVER SHEET / PROJECT INFORMATION
ap-2	SITE PLAN
ap-2.1	MISC. SITE DETAILS
ap-3	BUILDING 'A' - FLOOR, ROOF PLANS & ELEVATIONS
ap-4	BUILDING 'B' - FLOOR, ROOF PLANS & ELEVATIONS
ap-5	BUILDING 'C' - FLOOR, ROOF PLANS & ELEVATIONS
ap-6	BUILDING 'D' - FLOOR, ROOF PLANS & ELEVATIONS
ap-7	BUILDING 'E' - FLOOR, ROOF PLANS & ELEVATIONS
ap-7	SITE SECTIONS & LINE OF SIGHT
ap-8	SITE PHOTOS
ap-9	SITE PHOTOS
ap-10	SITE PHOTOS
ap-11	SITE PHOTOS
ap-12	RETAINING WALL SAMPLE PHOTOS

CIVIL

C1	VESTING TENANTIVE TRACT MAP
C2	GRADING TITLE SHEET
C2A	EROSION CONTROL PLAN
C2B	EROSION CONTROL DETAILS
C3	PRECISE GRADING AND DRAINAGE PLAN
C4	PRECISE GRADING SECTIONS
C5	STREET PLAN
C6	UTILITY PLAN

ELECTRICAL

I	SITE PHOTOMETRIC PLAN
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LANDSCAPE

L-1	PLANTING PLAN
L-2	FUEL MODIFICATION PLAN
L-3	PLANT PHOTOS
TS	PARKING AREA - TREE SHADE TABULATION

PROJECT DIRECTORY

OWNER:

MTC
5641 CONSTITUTION AVE. SUITE 'H'
CAMARILLO, CA 93012
PHONE: (805) 575-4262
CONTACT: MARTIN TEITELBAUM
(martin@mtconstruct.com)

ARCHITECT:

PK-ARCHITECTURE
5126 CLARETON DRIVE, SUITE 110
AGOURA HILLS, CA 91301
PHONE: (818) 584-0087
CONTACT: BRIAN POLIQUIN
(bpoliq@pkarchitecture.net)

CIVIL ENGINEER:

DELANE ENGINEERING, INC.
2812 SANTA MONICA BLVD., SUITE 206
SANTA MONICA, CA 90404
PHONE: (310) 876-0602
CONTACT: SCOTT WILES
(swiles@delane-group.com)

SOILS ENGINEER:

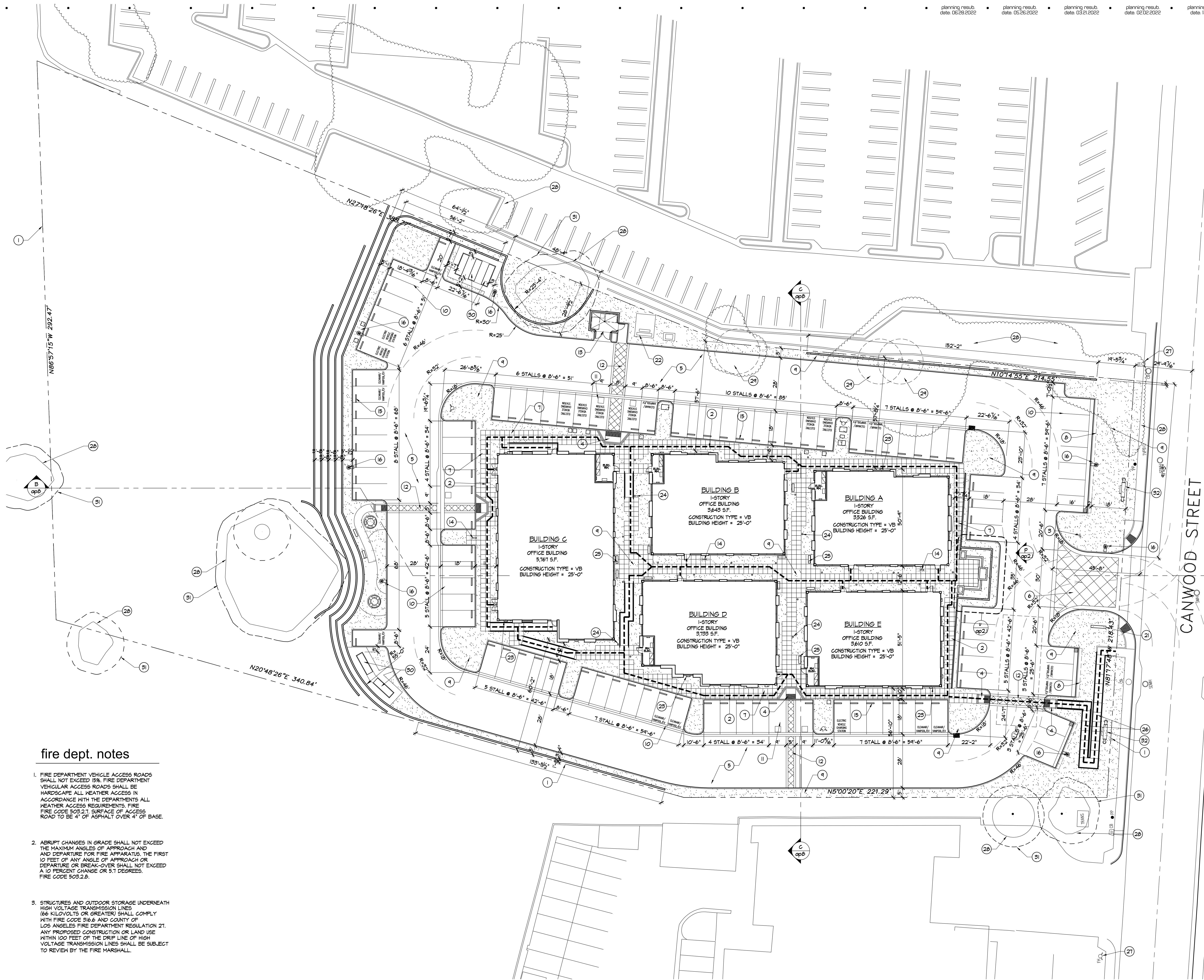
GORIAN & ASSOCIATES
3545 OLD CONEJO ROAD
THOUSAND OAKS, CA 91320
PHONE: (805) 575-4262
CONTACT: JEROME BLUNCK
(jblunck@gorian.net)

LANDSCAPE ARCHITECT:

JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS INC.
454 N. VENTURA AVE.
VENTURA, CA 93001
PHONE: (805) 642-3641
CONTACT: PAUL JORDAN
(paul@jordan-gilbert.com)

ELECTRICAL ENGINEER:

AK ELECTRIC CONTRACTORS, INC.
1501 TRUMAN STREET, SUITE 'C'
SAN FERNANDO, CA 91340
PHONE: (818) 365-1478
CONTACT: ANDY KLEIN
(andyklein5@gmail.com)



fire dept. notes

1. FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15%. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENTS ALL WEATHER ACCESS REQUIREMENTS, FIRE FIRE CODE 505.2.1 SURFACE OF ACCESS ROAD TO BE 4" OF ASPHALT OVER 4" OF BASE.
2. ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLES OF APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.7 DEGREES. FIRE CODE 505.2.2.
3. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 516.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE PROP. LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHALL.

site plan keynotes

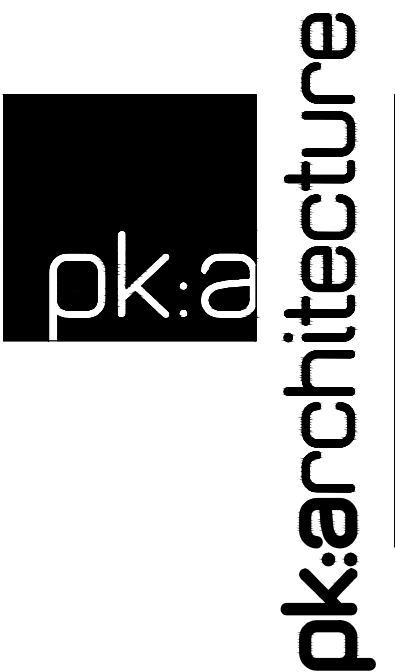
- 1 PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- 2 ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 3% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
- 3 SITE ACCESSIBLE ENTRANCE SIGN REFER TO DETAIL A ON SHEET qp2.1
- 4 ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
- 5 PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
- 6 ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - STAMPED COLORED CONCRETE REFER TO 1/qp2.1
- 7 ON-SITE CONCRETE SIDEWALK
- 8 LINE OF PARKING STALL OVERHANG
- 9 LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 10 SITE PARKING STRIPING PER CITY OF AGOURA HILLS STANDARDS
- 11 ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
- 12 ENHANCED PEDESTRIAN CROSSWALK STAMPED COLORED CONCRETE REFER TO 5/qp2.1
- 13 TRASH AND RECYCLE ENCLOSURE, SEE c1d/qp2.1
- 14 BICYCLE RACKS, (B) BICYCLE SPACES
- 15 CONCRETE WHEEL BUMPER, SEE k/qp2.1
- 16 PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 20 FT HIGH MEASURED FROM GROUND TO LENS - LIGHT FIXTURE FS
- 17 FIRE BACKFLOW PREVENTOR
- 18 CONCRETE SHALE AND CATCH BASINS, REFER TO CIVIL DRAWINGS
- 19 POST-CONSTRUCTION STORMWATER TREATMENT SYSTEM, REFER TO CIVIL DRAWINGS
- 20 NEW WATER METERS AND BACKFLOW DEVICE
- 21 NEW MONUMENT SIGN - EXTERNALLY LIT.
- 22 NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS
- 23 EXTERIOR WALL MOUNTED WALL PACK BY: LITHONIA LIGHTING, TYPE IV SHORT BUG
- 24 LIGHT BOLLARDS BY: LITHONIA LIGHTING
- 25 BENCH - REFER TO q/qp2.1
- 26 RAMP - REFER TO CIVIL DRAWINGS
- 27 EXISTING FIRE HYDRANT TO REMAIN.
- 28 EXISTING TREES TO REMAIN, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
- 29 EXISTING TREES TO BE REMOVED, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
- 30 GENERATOR LOCATIONS
- 31 OAK TREE PROTECTED ZONE OUTLINE
- 32 FIRE BACKFLOW PREVENTOR-REFER TO CIVIL DWG'S. PROVIDE A 5'-0" CLEARANCE AROUND UTILITY.

site plan general notes

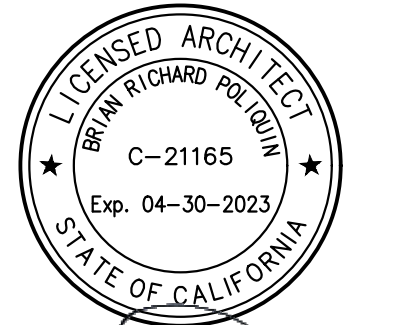
1. REMOVE ALL EXISTING ON-SITE CHAIN-LINK FENCING
2. IF THE UNITS ARE EVENTUALLY SOLD TO TENANTS AS PART OF A CONDOMINIUM MODEL, THE WASTE MANAGEMENT WILL NEED TO BE MANAGED CENTRALLY, EACH UNIT WILL NOT BE ABLE TO SIGN UP FOR WASTE SERVICE INDIVIDUALLY.
3. IF SECURITY CAMERA OR ALARM SYSTEMS ARE TO BE ADDED BY THE PERMITTEE, A SECURITY PLAN WILL BE NEEDED IDENTIFYING THESE FEATURES.

site plan legend

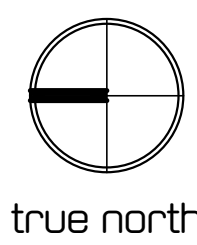
- | | |
|--|--|
| | ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS |
| | ENHANCED PAVING - SCORED COLORED CONCRETE |
| | LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS |
| | ACCESSIBLE PATH OF TRAVEL |
| | PARKING LOT LIGHT FIXTURE |
| | EXISTING OFF-SITE STREET LIGHTING |



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LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA



site plan
scale: 1"=20'-0"

date: 06.08.2021
job number: 20-57-20

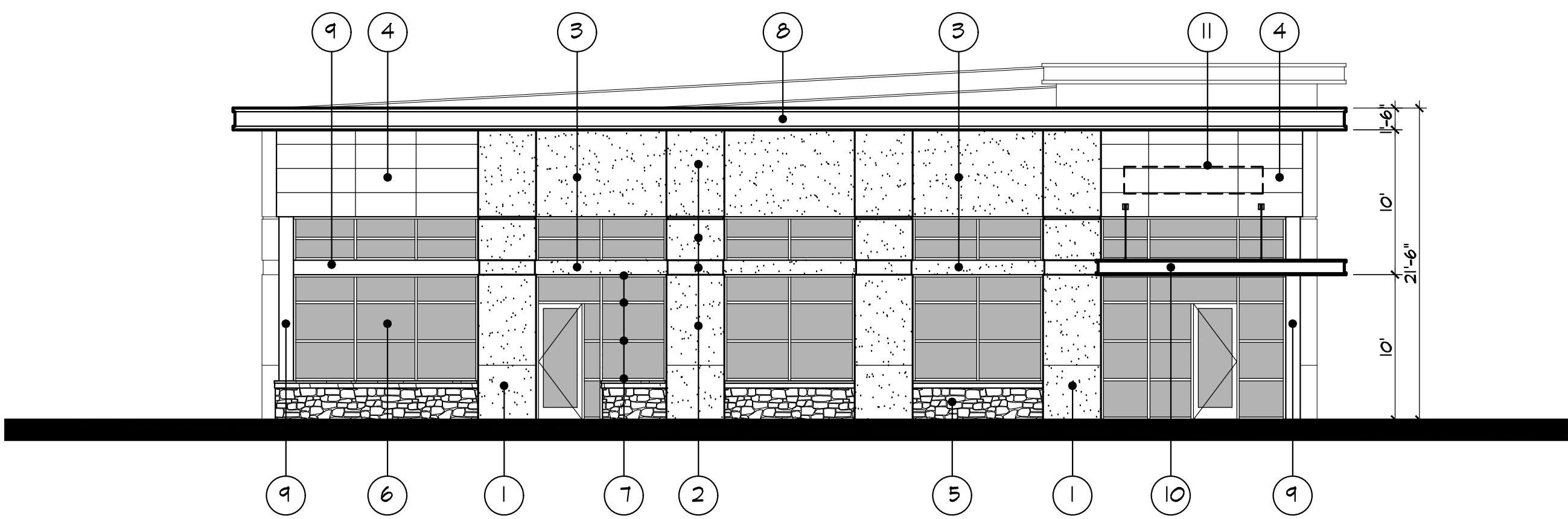
ap2



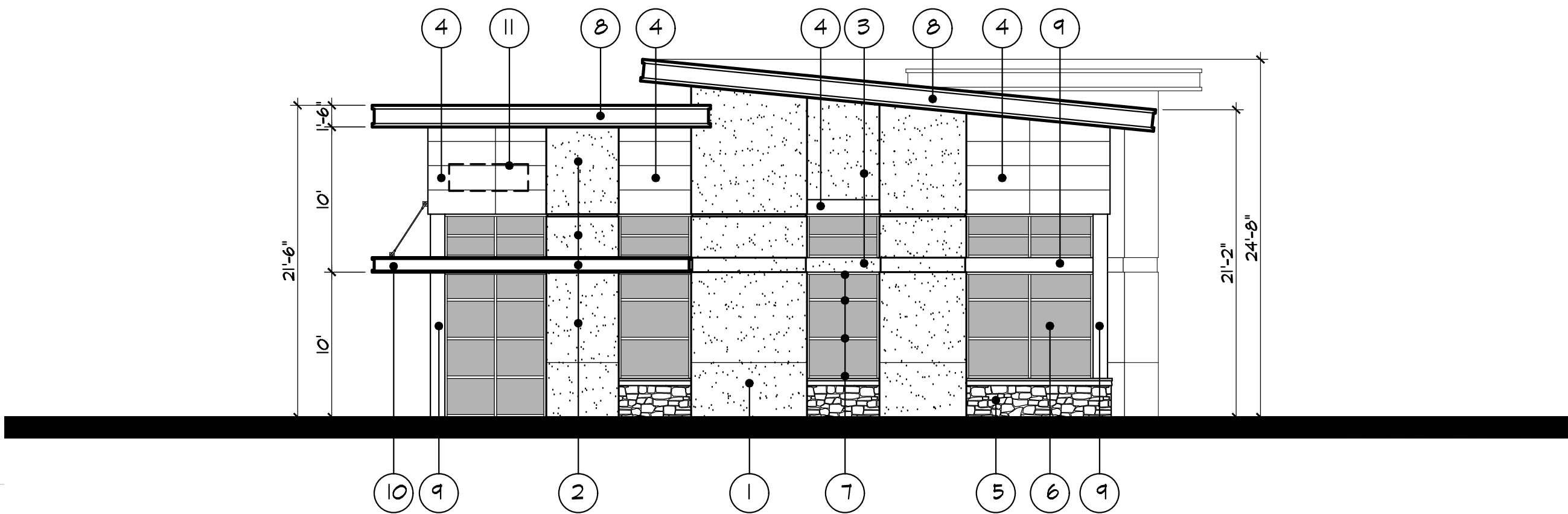


exterior materials & colors

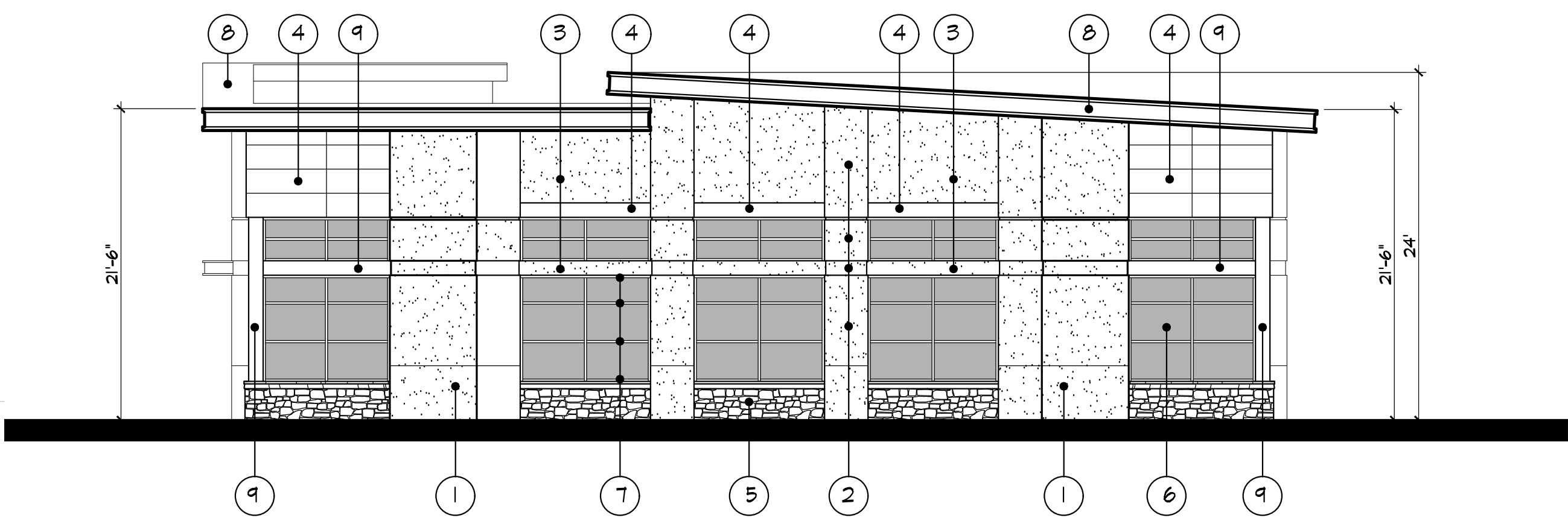
- 1 SENTRY STUCCO WALL SYSTEM BY "SENTERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET613 COAL MINER
- 2 SENTRY STUCCO WALL SYSTEM BY "SENTERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET6214 PIGEON GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENTERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 4 TILE
BY "DAL TILE"
SLIMLITE ALLOY EFFECTS
RECTANGULAR SIZE: 20"x34"
COLOR: DISTRESSED COPP - TP48
FINISH: SATIN
- 5 STONE VENEER
MATCH "CORONADO STONE PRODUCTS"
ITALIAN VILLA - CHABLIS
- 6 DUAL GLAZED LOW E ENERGY EFFICIENT
GREEN TINT GLAZING
- 7 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 8 STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
- 9 METAL CLADDING - COLOR TO BE BLACK
- 10 METAL ANNING
COLOR TO BE BLACK
- 11 PROPOSED TENANT SIGNAGE LOCATION
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



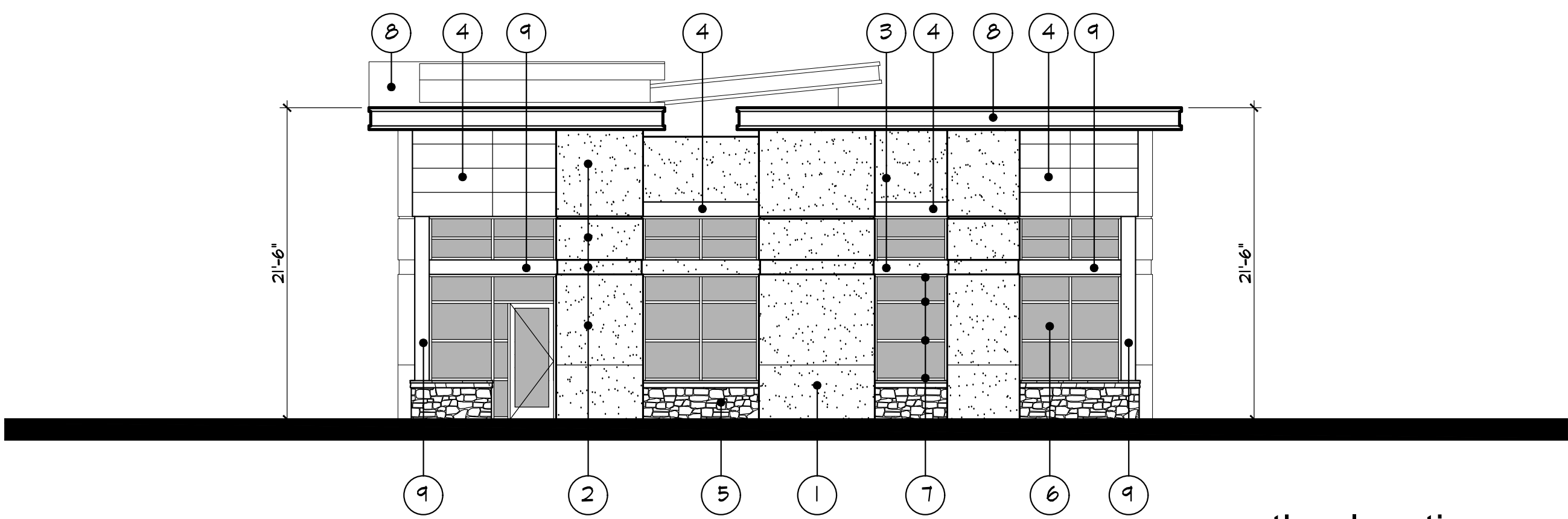
west elevation



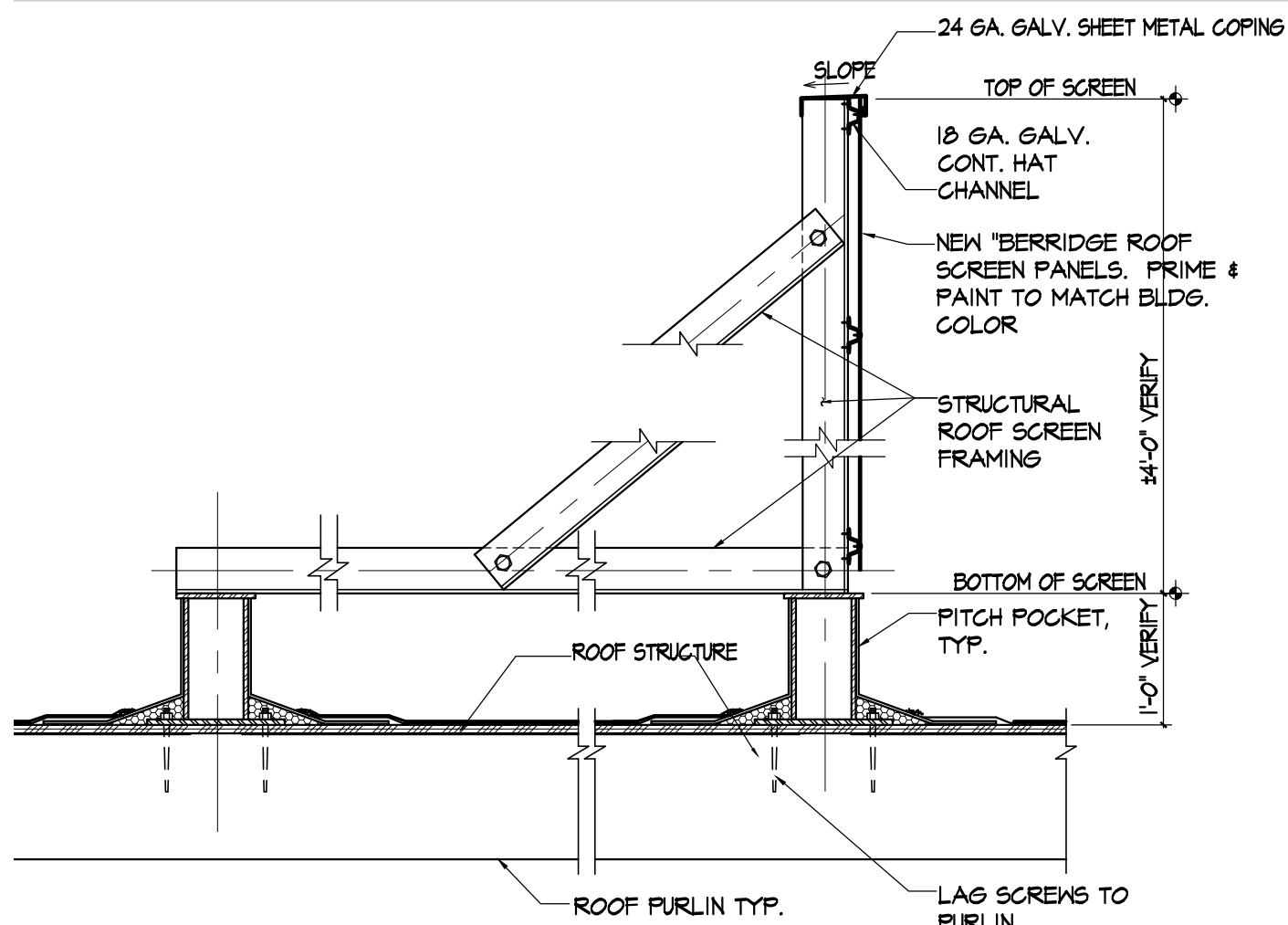
south elevation



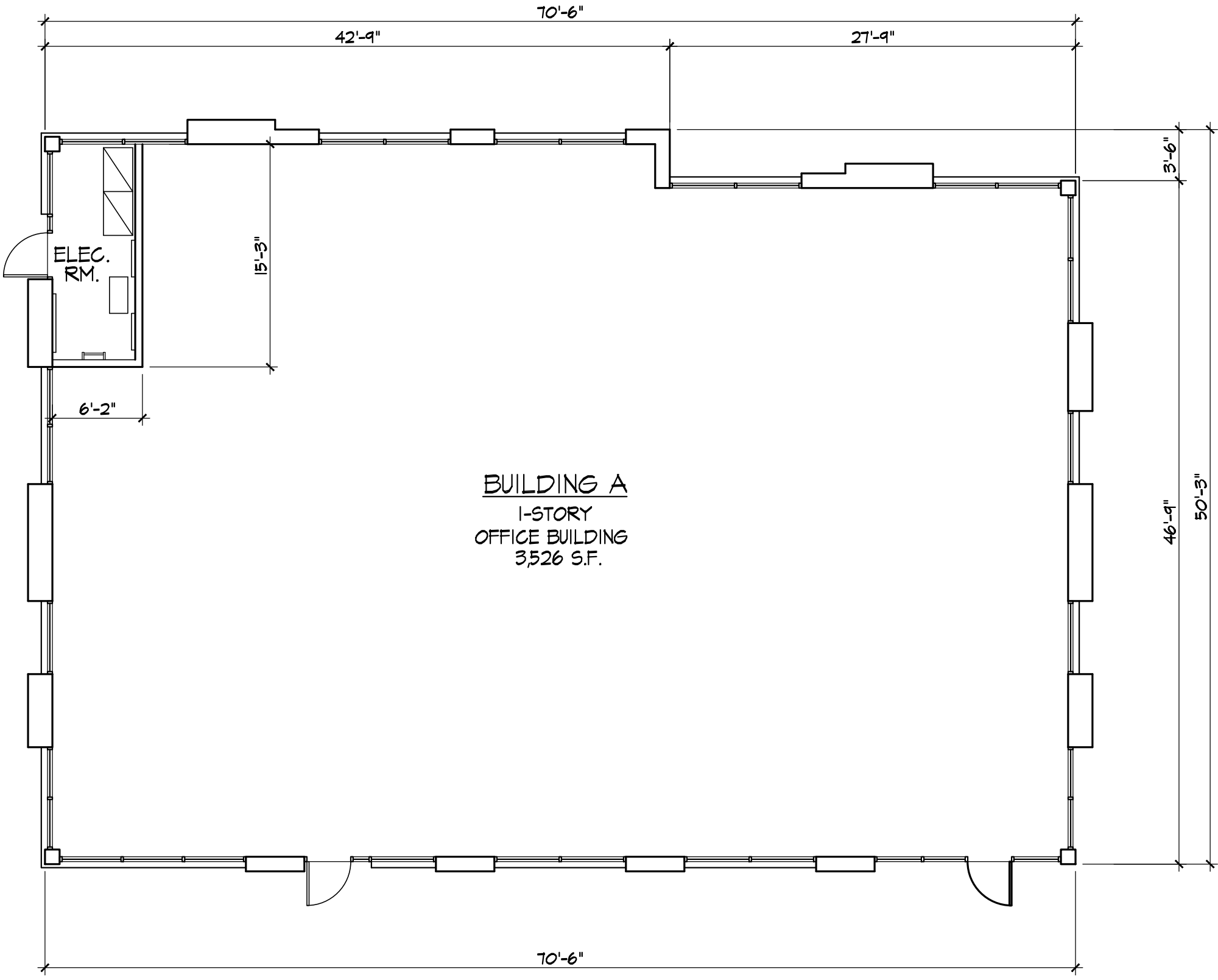
east elevation



north elevation



typical mechanical roof screen (if required) a



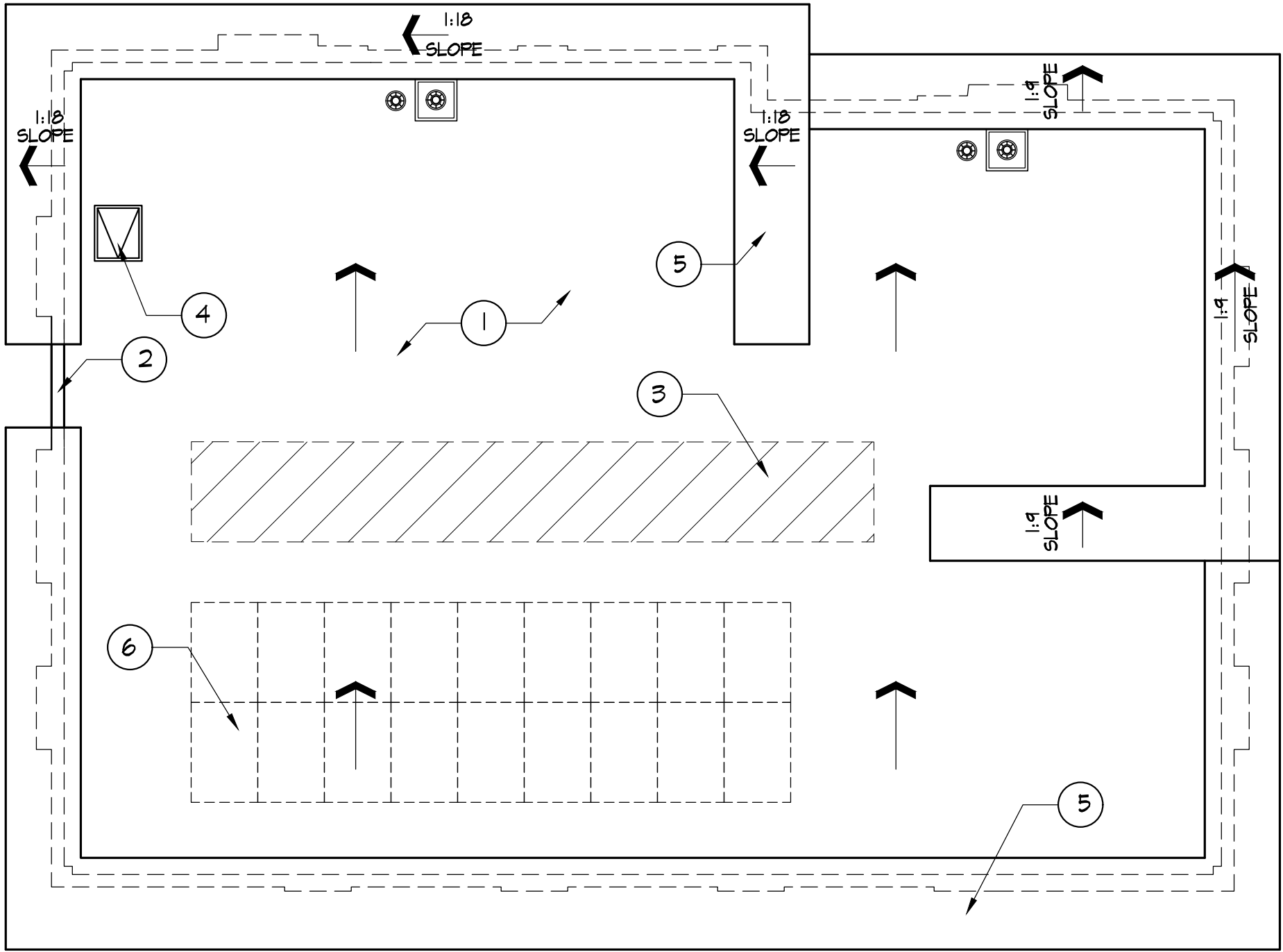
building 'a' floor plan

roof plan keynotes

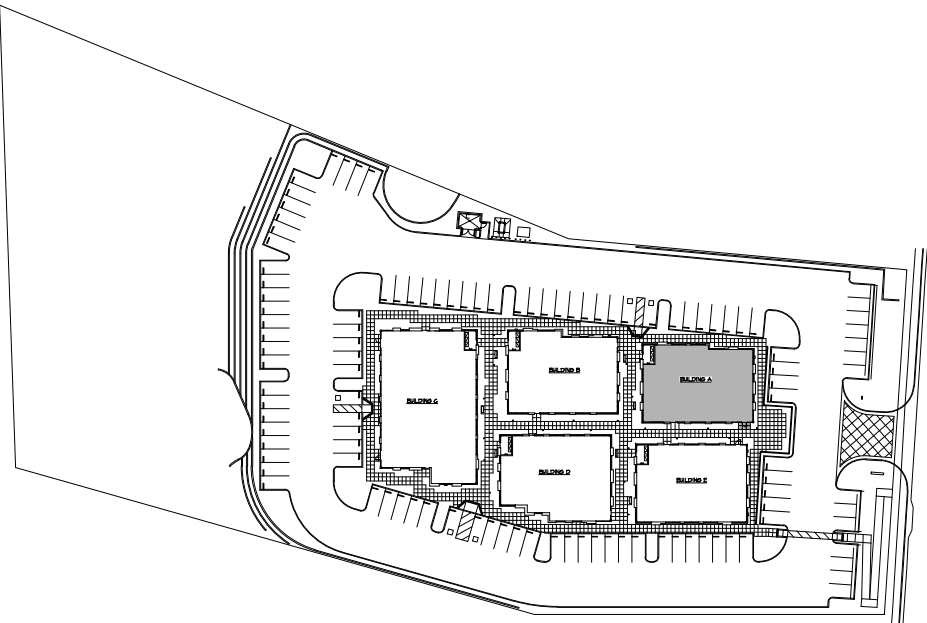
- 1 GLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART
ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK, ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL a/gp3
- 4 ROOF ACCESS HATCH
- 5 STANDING SEAM METAL ROOF - COLOR TO BE BLACK
- 6 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA.

roof plan legend

- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS.
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



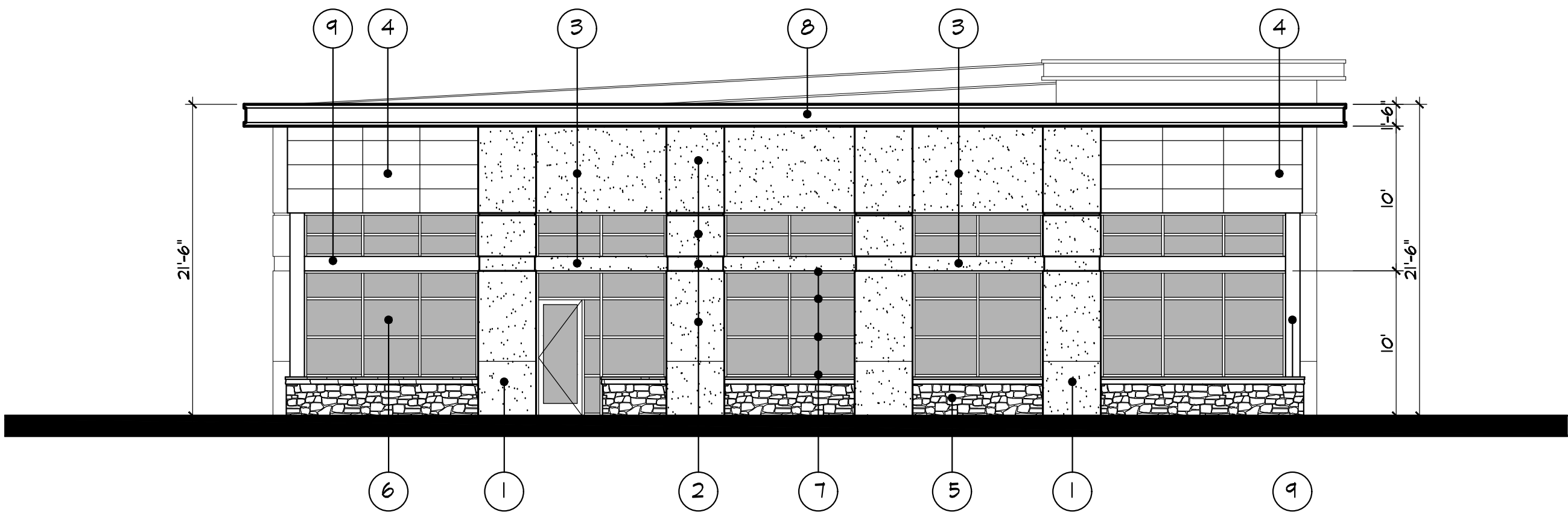
building 'a' roof plan



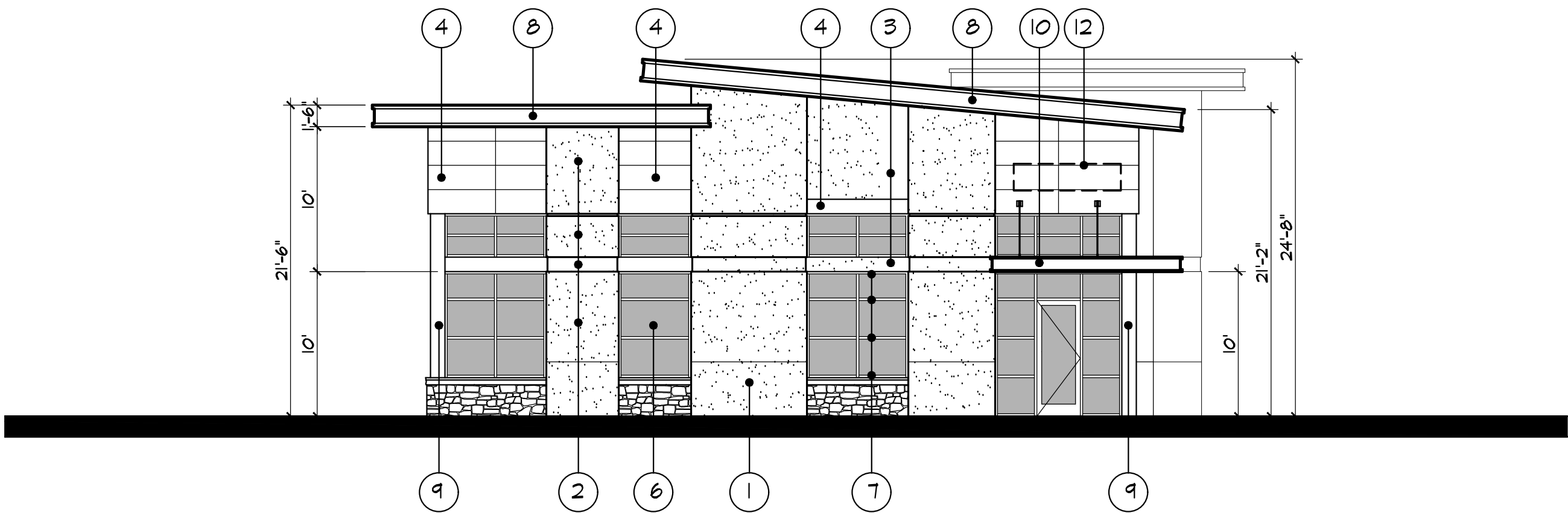
KEY PLAN

exterior materials & colors

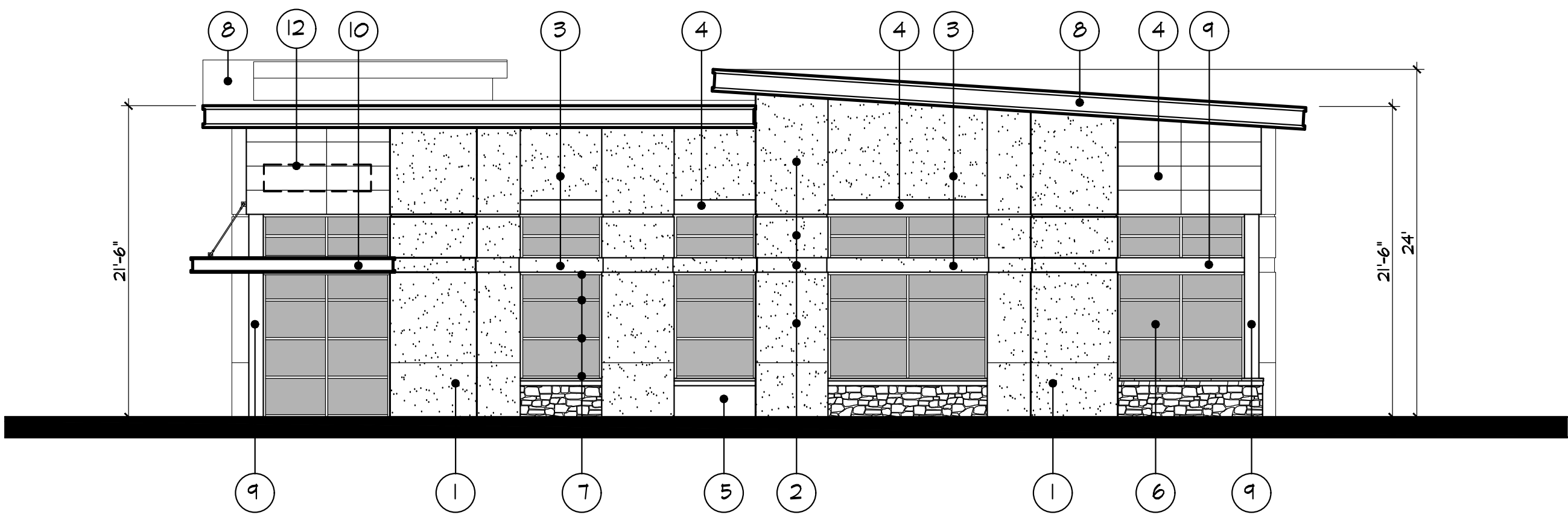
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TO MATCH DUNN EDWARDS DET613 COAL MINER
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET6214 PIGEON GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 4 TILE
BY "DAL TILE"
SLIMLITE ALLOY EFFECTS
RECTANGULAR SIZE: 20"x34"
COLOR: DISTRESSED COPP - TP48
FINISH: SATIN
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MATCH "CORONADO STONE PRODUCTS"
MOUNTAIN VILLA - CHABLIS
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GREEN TINT GLAZING
- 7 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 8 STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
- 9 METAL CLADDING - COLOR TO BE BLACK
- 10 METAL ANNING
COLOR TO BE BLACK
- 11 WALL MOUNTED EXTERIOR LIGHT FIXTURE
BY: BROWLEE LIGHTING - BEAM LED ADA - MODEL TIT1 - 34" BZ
FINISH TO BE WHITE
- 12 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



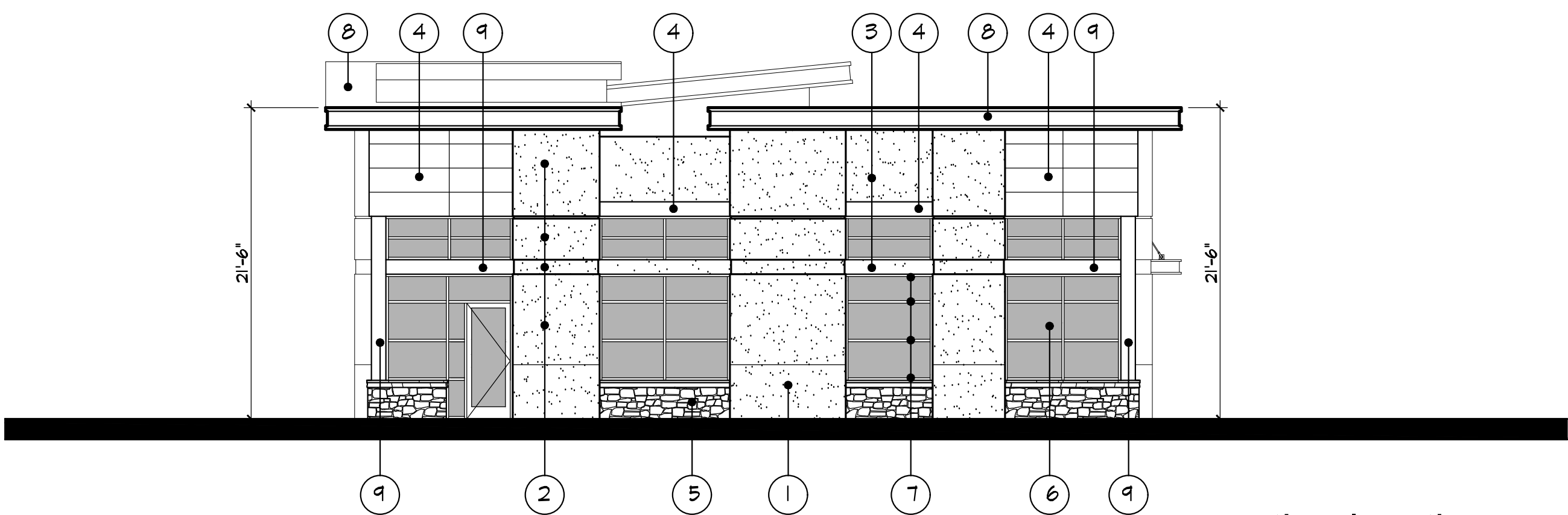
west elevation



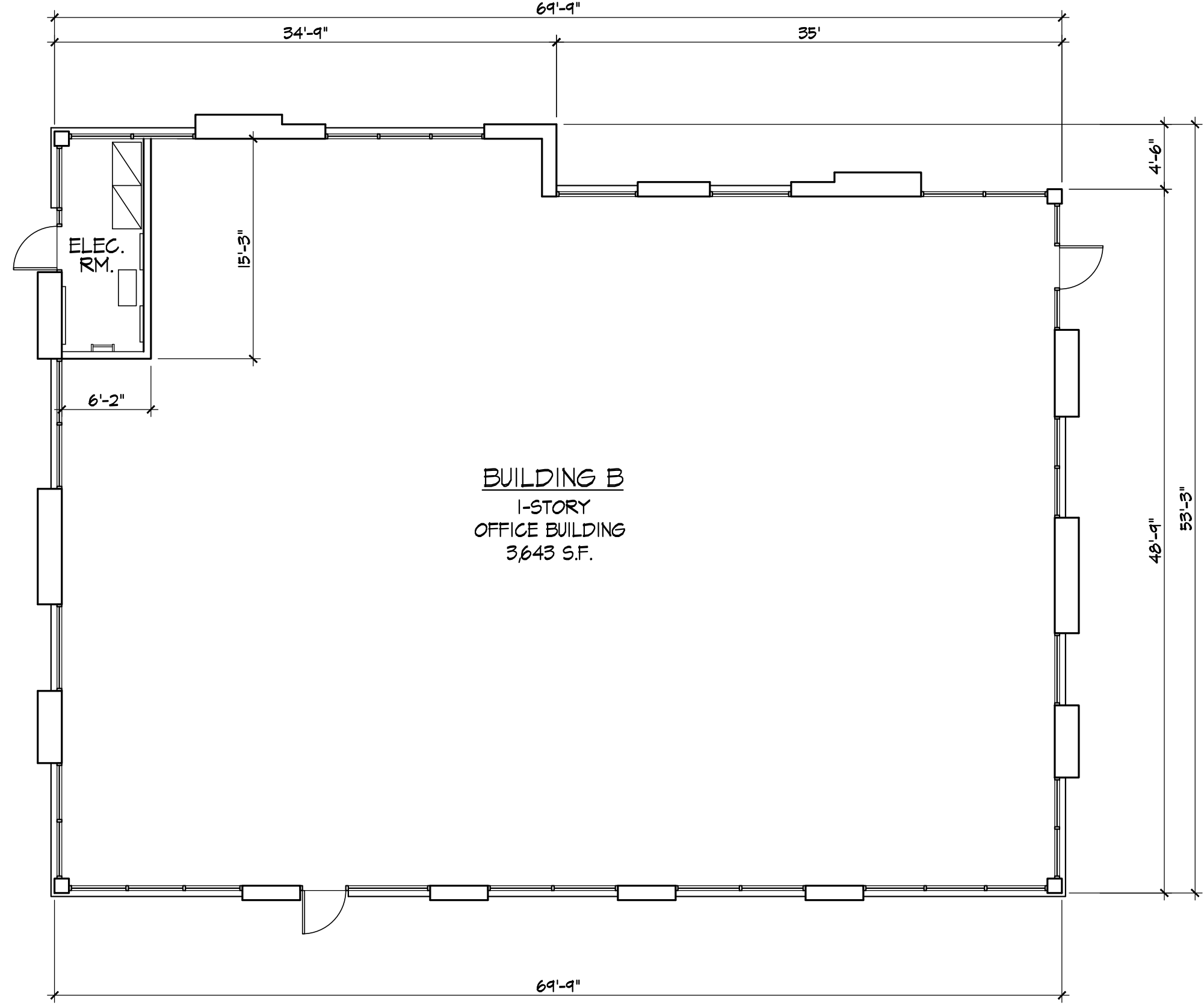
south elevation



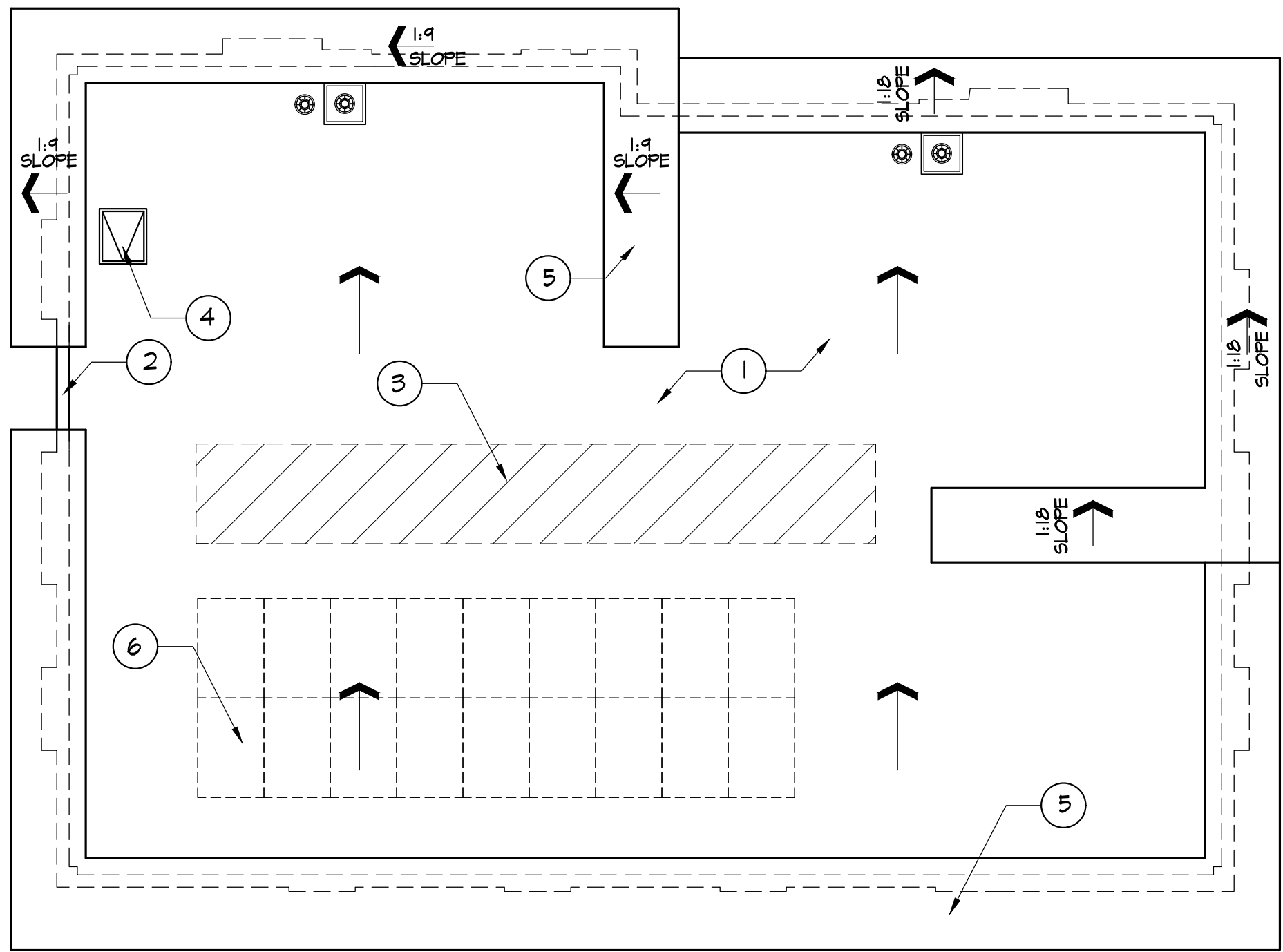
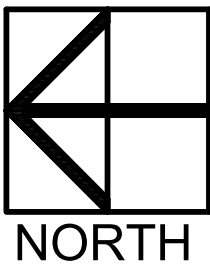
east elevation



north elevation



building 'b' floor plan



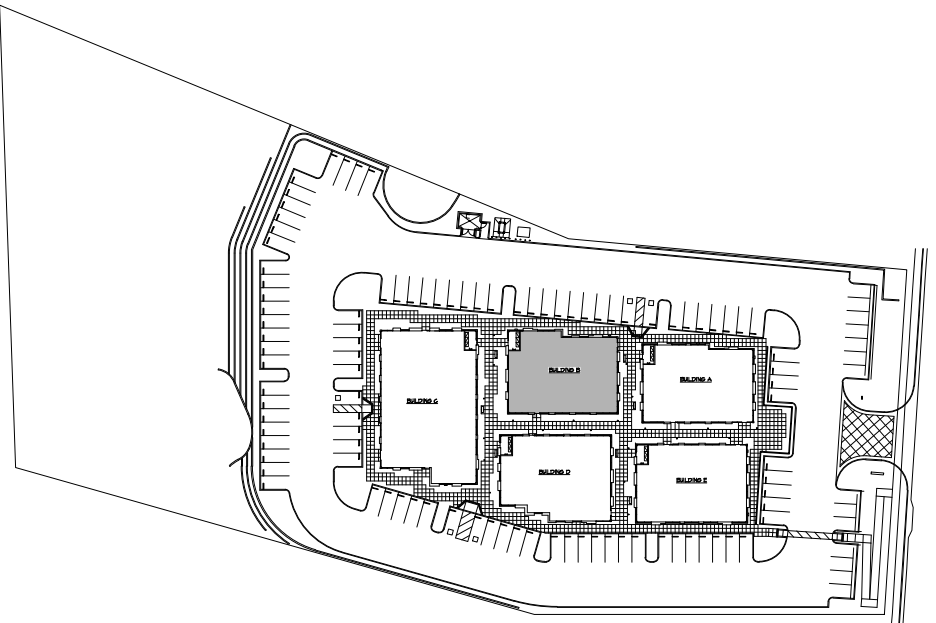
building 'b' roof plan

roof plan keynotes

- 1 CLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS ROOF SCREEN TO BE USED IF AND AS REQUIRED REFER TO DETAIL 010903
- 4 ROOF ACCESS HATCH
- 5 STANDING SEAM METAL ROOF
- 6 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL ROOF AREA

roof plan legend

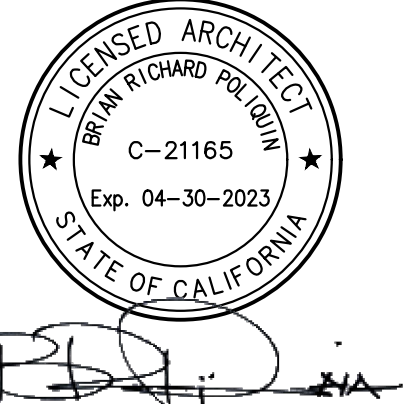
- R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



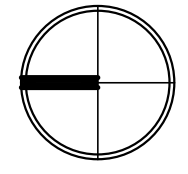
KEY PLAN



29619 agoura road
agoura hills , california , 91301
t: 818.564.0057 f: 866.800.1289
w: pkarchitecture.net



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29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA



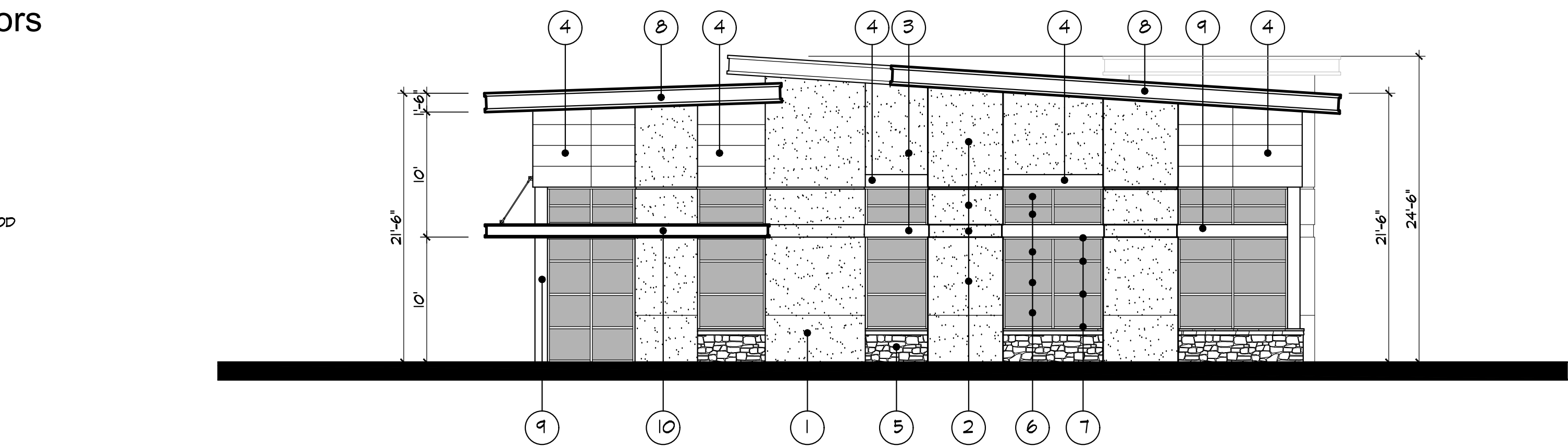
true north
floor plan,
roof plan,
elevations
building 'b'
scale: 1/8"=1'-0"

date: 06.08.2021
job number: 20-5720

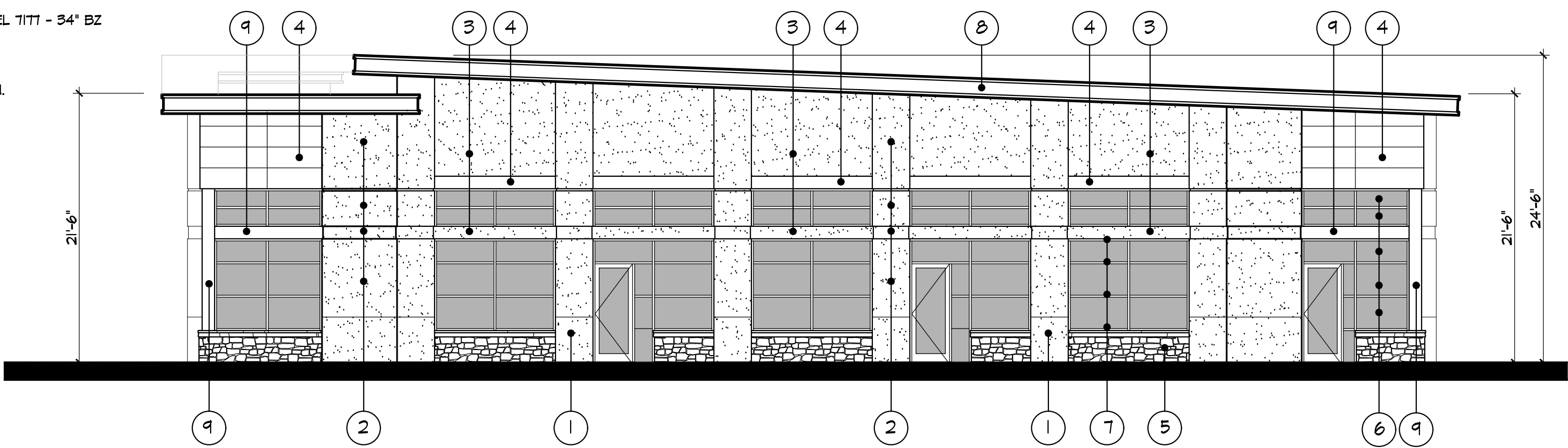
ap4

exterior materials & colors

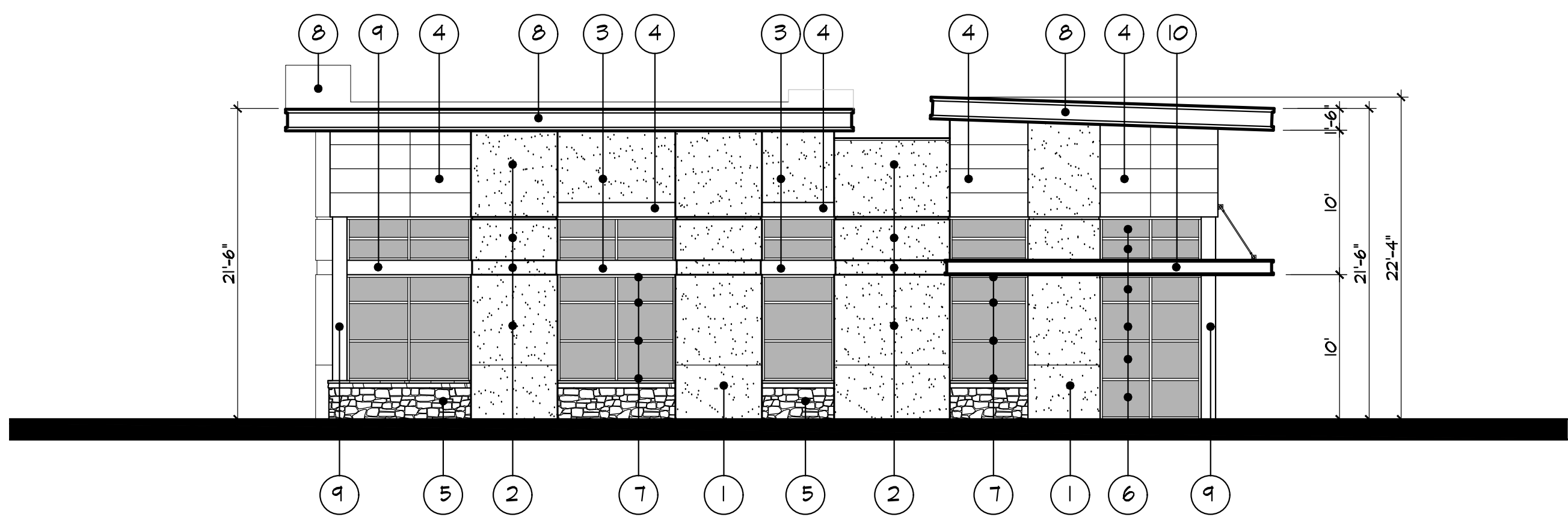
- 1 SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET613 COAL MINER
- 2 SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET6214 PIGEON GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET625 RECLAIMED WOOD
- 4 TILE
BY "DAL TILE"
SLIMLITE ALLOY EFFECTS
RECTANGULAR SIZE: 20"x34"
COLOR: DISTRESSED COPP - TP48
FINISH: SATIN
- 5 STONE VENEER:
MATCH "CORONADO STONE PRODUCTS"
MOUNTAIN VILLA - CHABLIS
- 6 DUAL GLAZED LOW E ENERGY EFFICIENT
GREEN TINT GLAZING
- 7 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 8 STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
- 9 METAL CLADDING - COLOR TO BE BLACK
- 10 METAL ANVING
COLOR TO BE BLACK
- 11 WALL MOUNTED EXTERIOR LIGHT FIXTURE
BY: BROWLEE LIGHTING - BEAM LED ADA - MODEL TIT1 - 34" BZ
FINISH TO BE WHITE
- 12 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



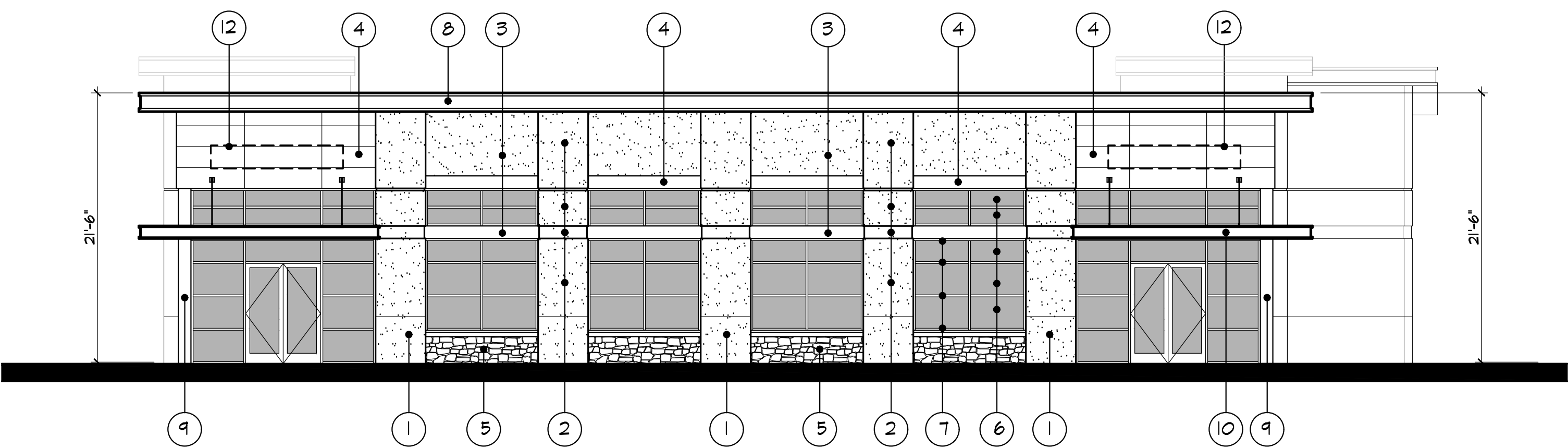
west elevation



south elevation



east elevation



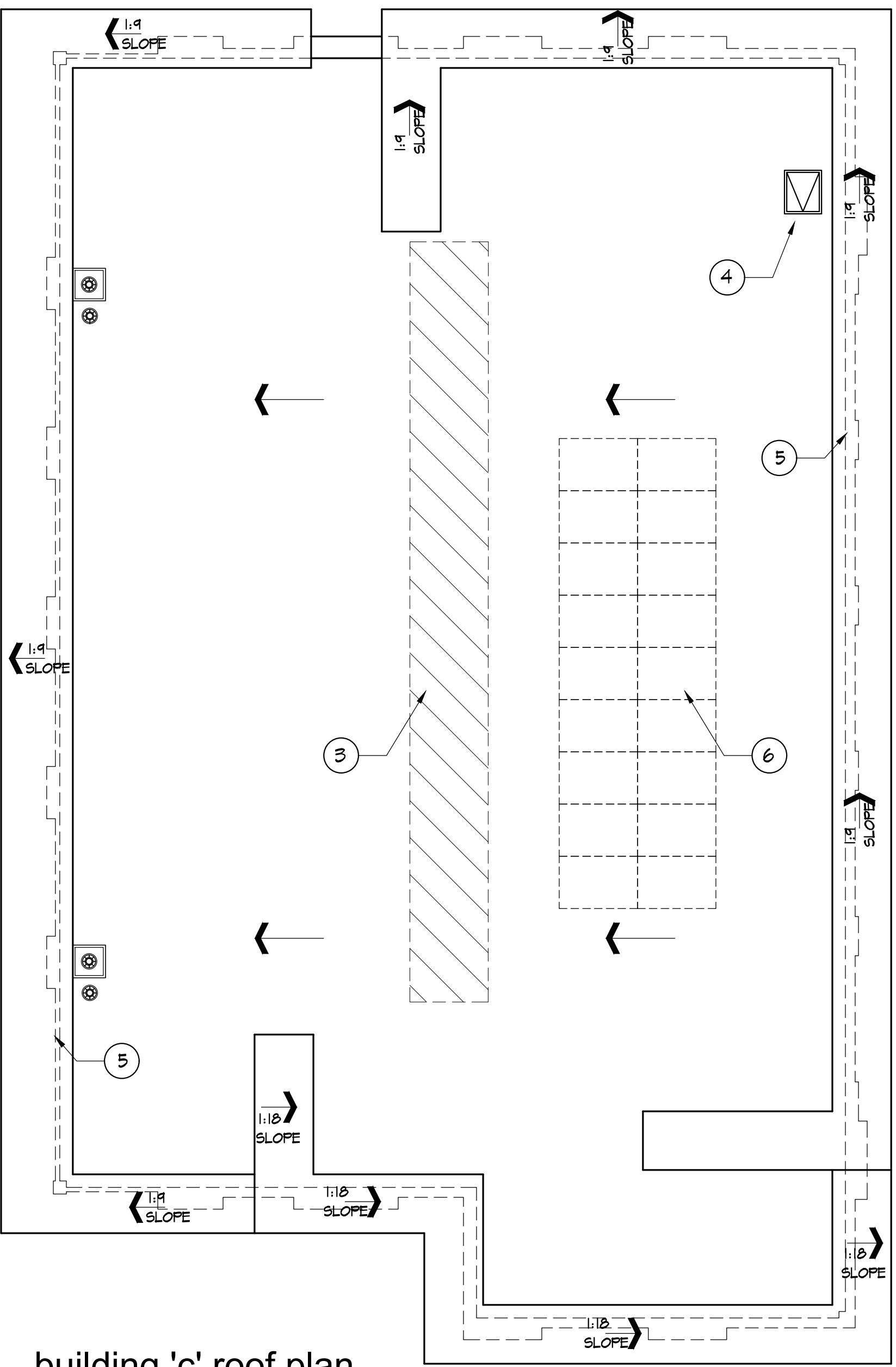
north elevation

roof plan keynotes

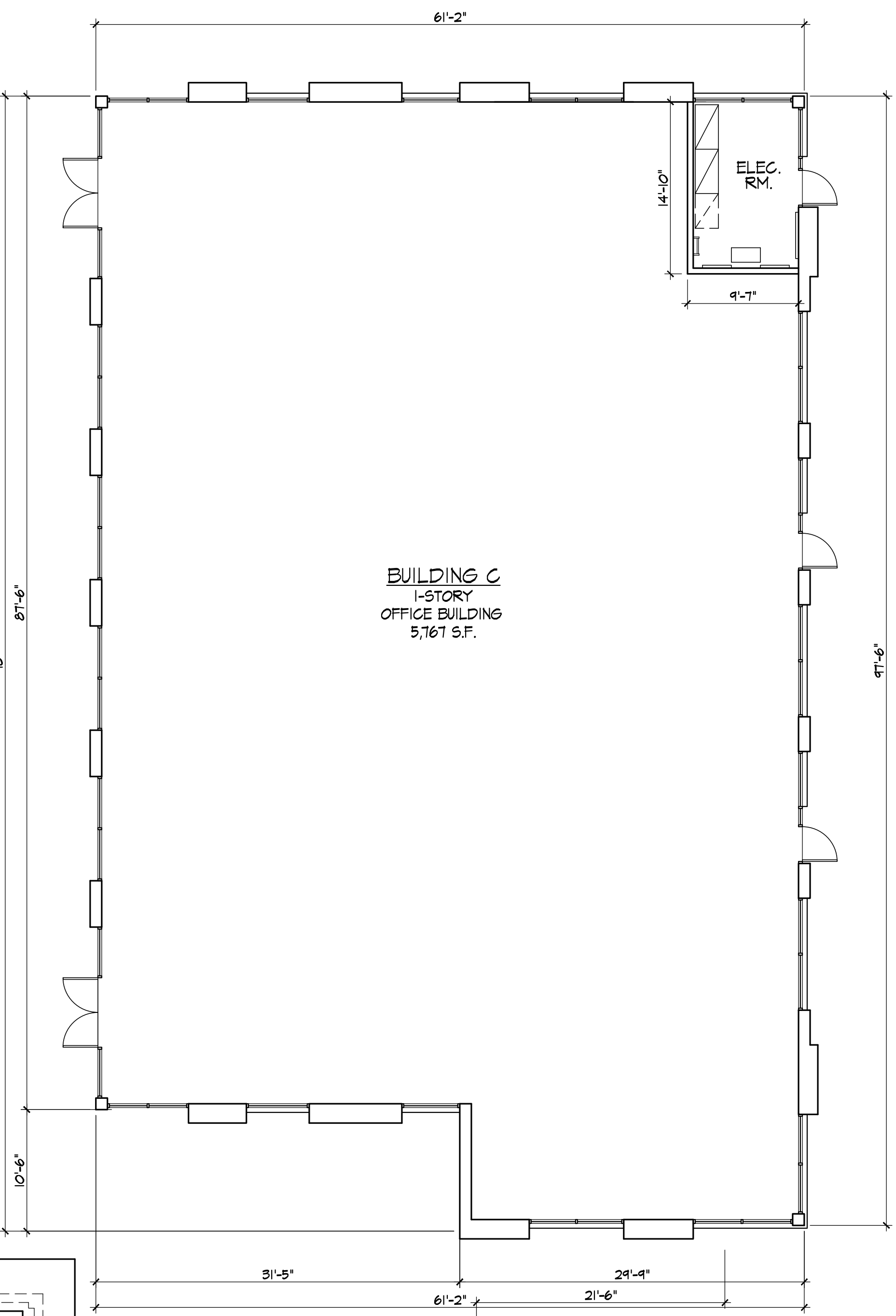
- 1 GLASS 'A' 60 MIL SARNAFIL 6410 ENERGY SMART
ROOF MEMBRANE CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DEND DISCA ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL 01093
- 4 ROOF ACCESS HATCH
- 5 STANDING SEAM METAL ROOF
- 6 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA.

roof plan legend

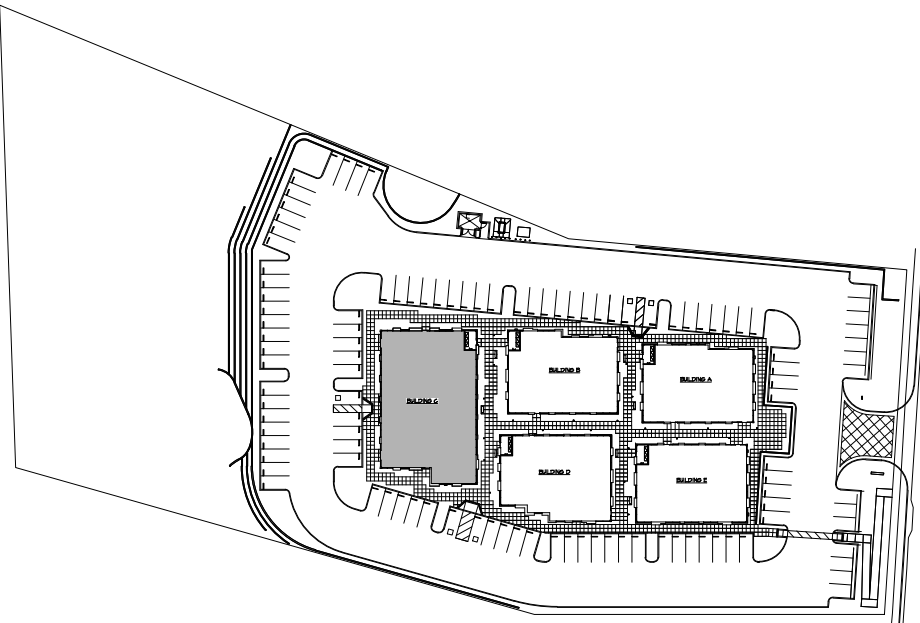
- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS,
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



building 'c' roof plan



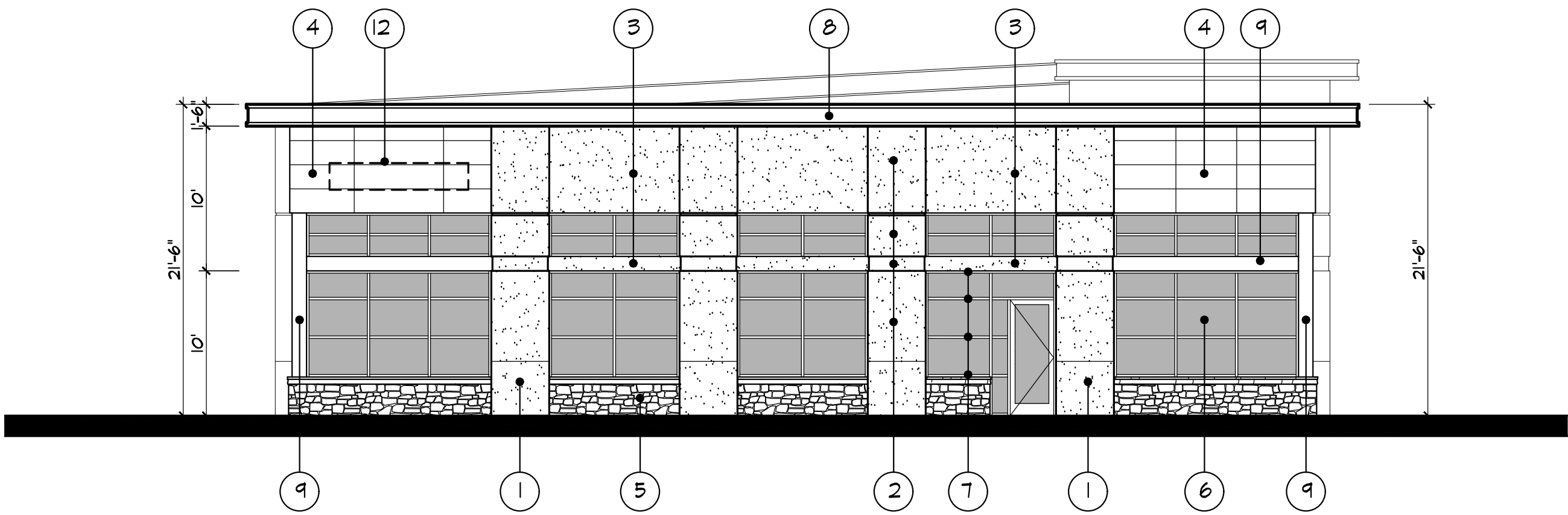
building 'c' floor plan



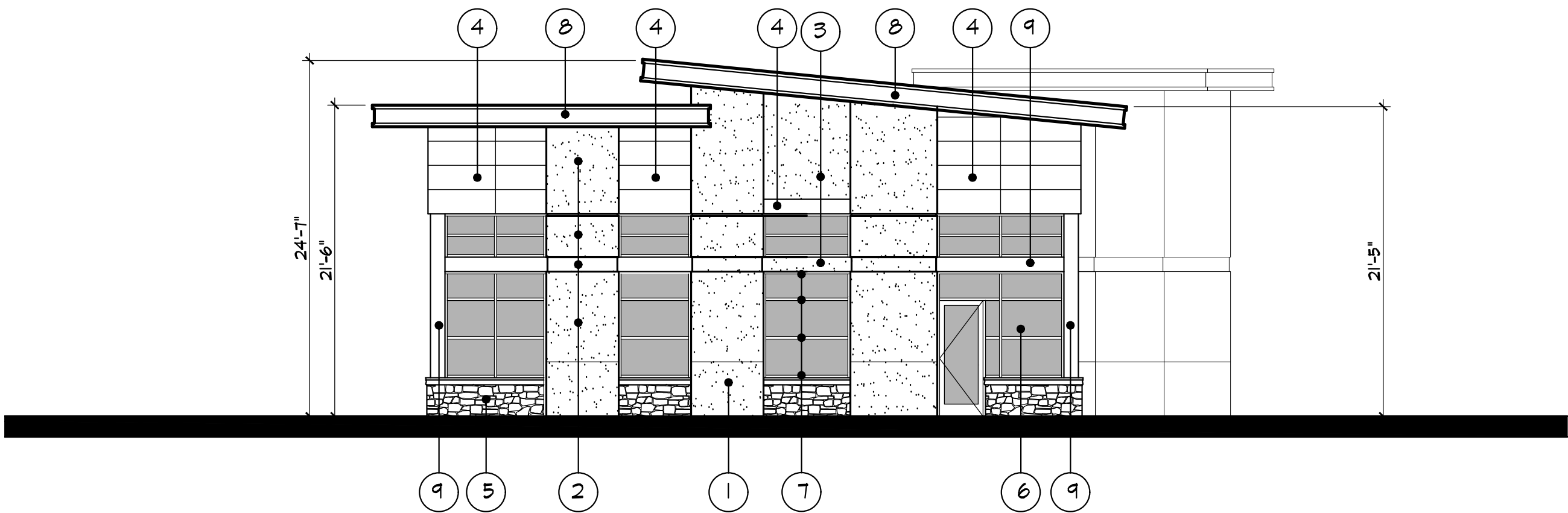
KEY PLAN

exterior materials & colors

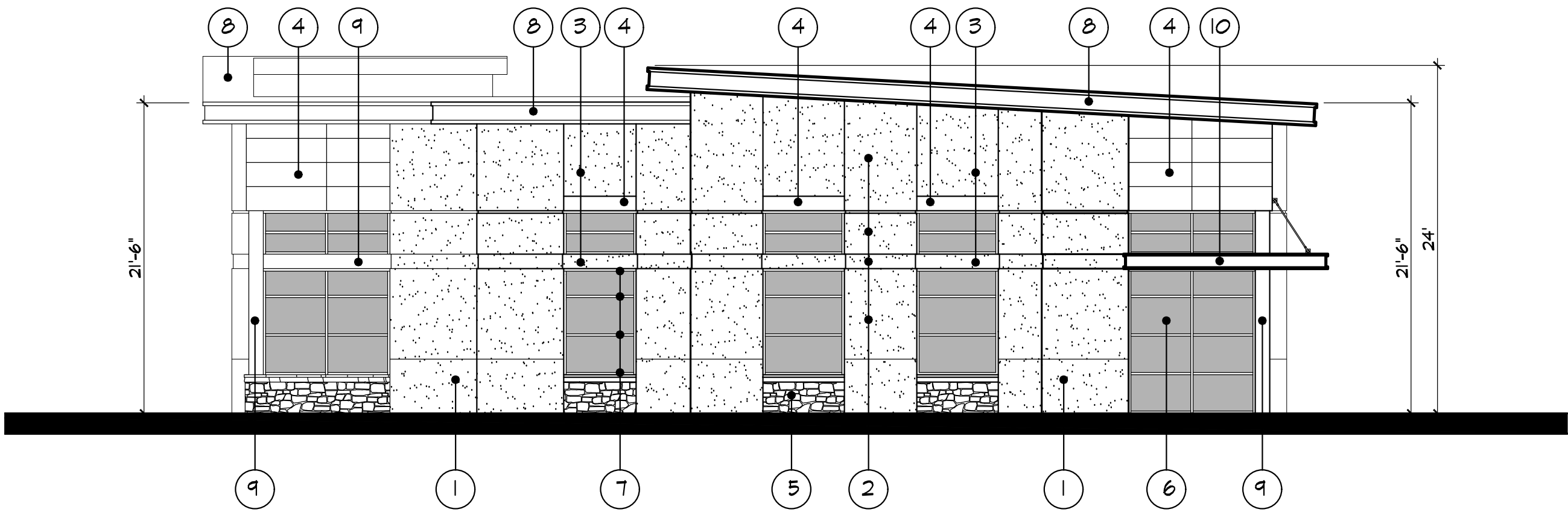
- 1 SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET613 COAL MINER
- 2 SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DE6214 PIGEON GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 4 TILE
BY "DAL TILE"
SLIMLITE ALLOY EFFECTS
RECTANGULAR SIZE: 20"x34"
COLOR: DISTRESSED COPP - TP48
FINISH: SATIN
- 5 STONE VENEER:
MATCH "CORONADO STONE PRODUCTS"
MOUNTAIN VILLA - CHABLIS
- 6 DUAL GLAZED LOW E ENERGY EFFICIENT
GREEN TINT GLAZING
- 7 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 8 STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
- 9 METAL CLADDING - COLOR TO BE BLACK
- 10 METAL ANNING
COLOR TO BE BLACK
- 11 WALL MOUNTED EXTERIOR LIGHT FIXTURE
BY: BROWLEE LIGHTING - BEAM LED ADA - MODEL TIT1 - 34" BZ
FINISH TO BE WHITE
- 12 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



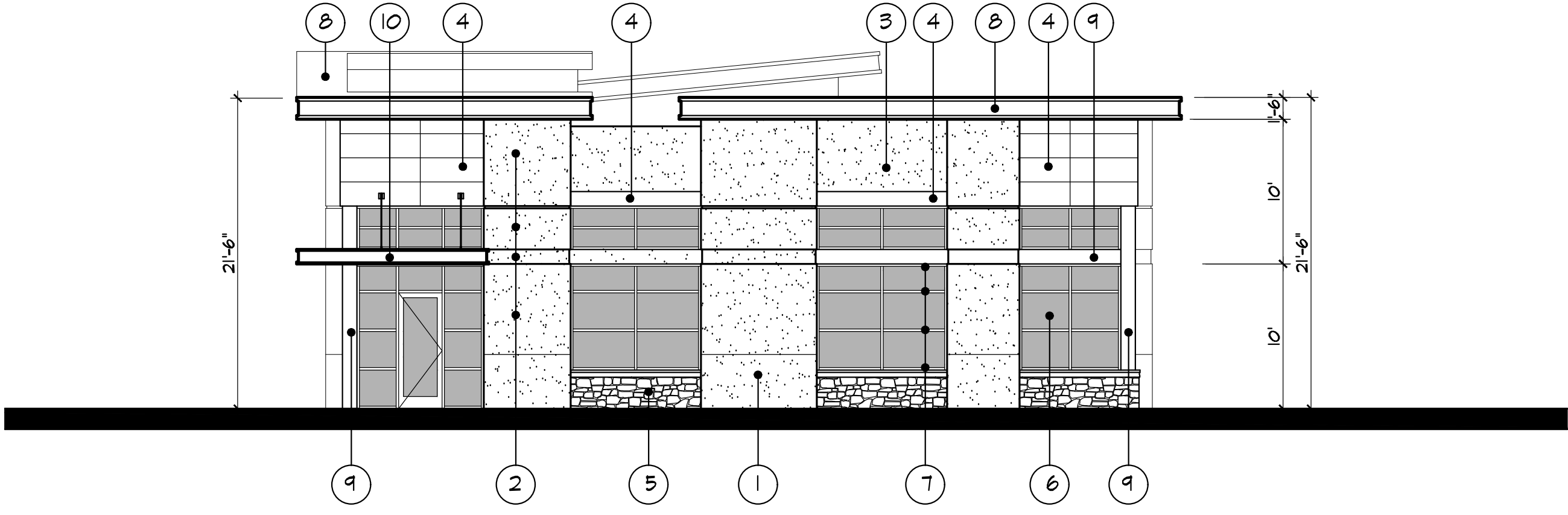
east elevation



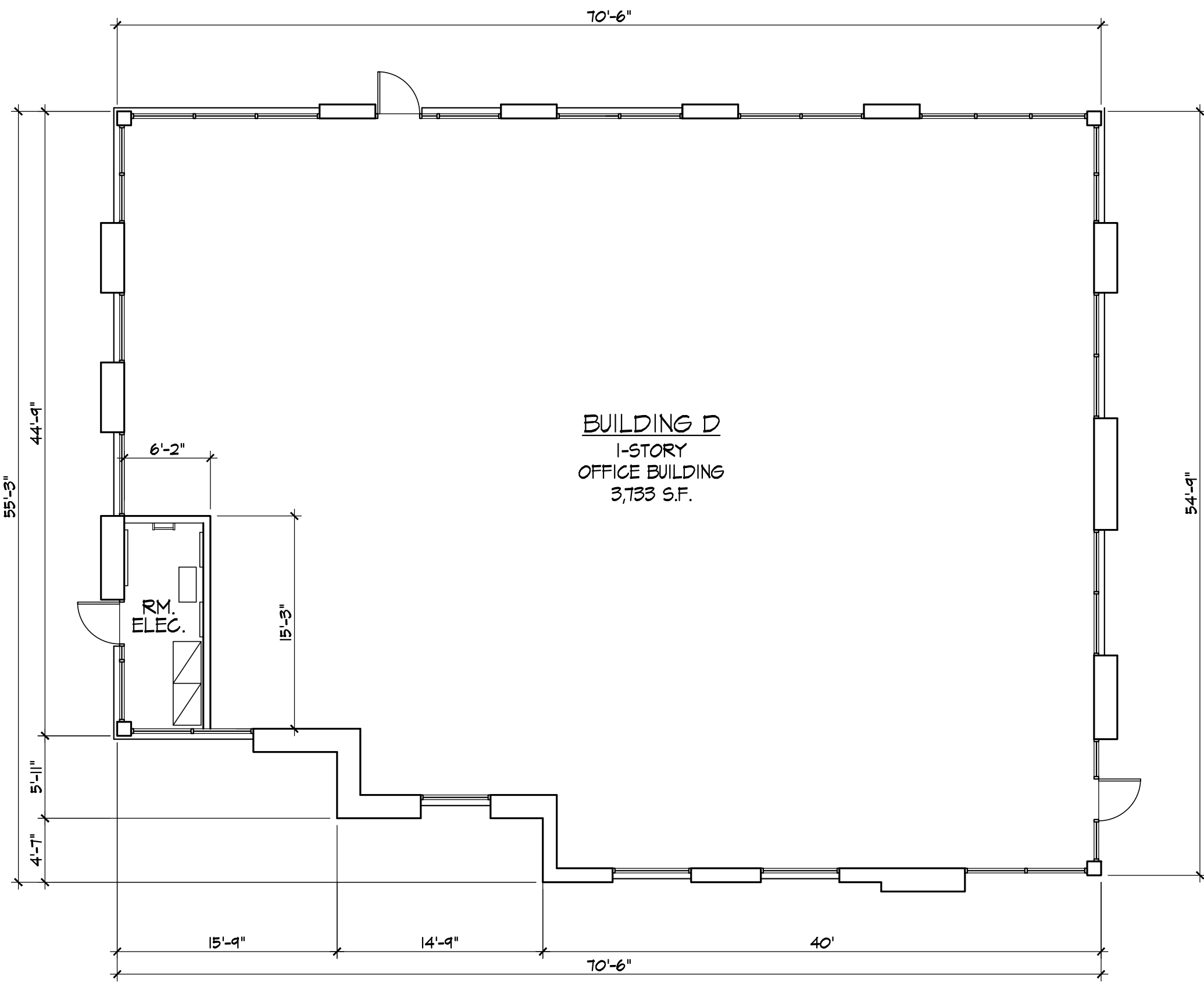
north elevation



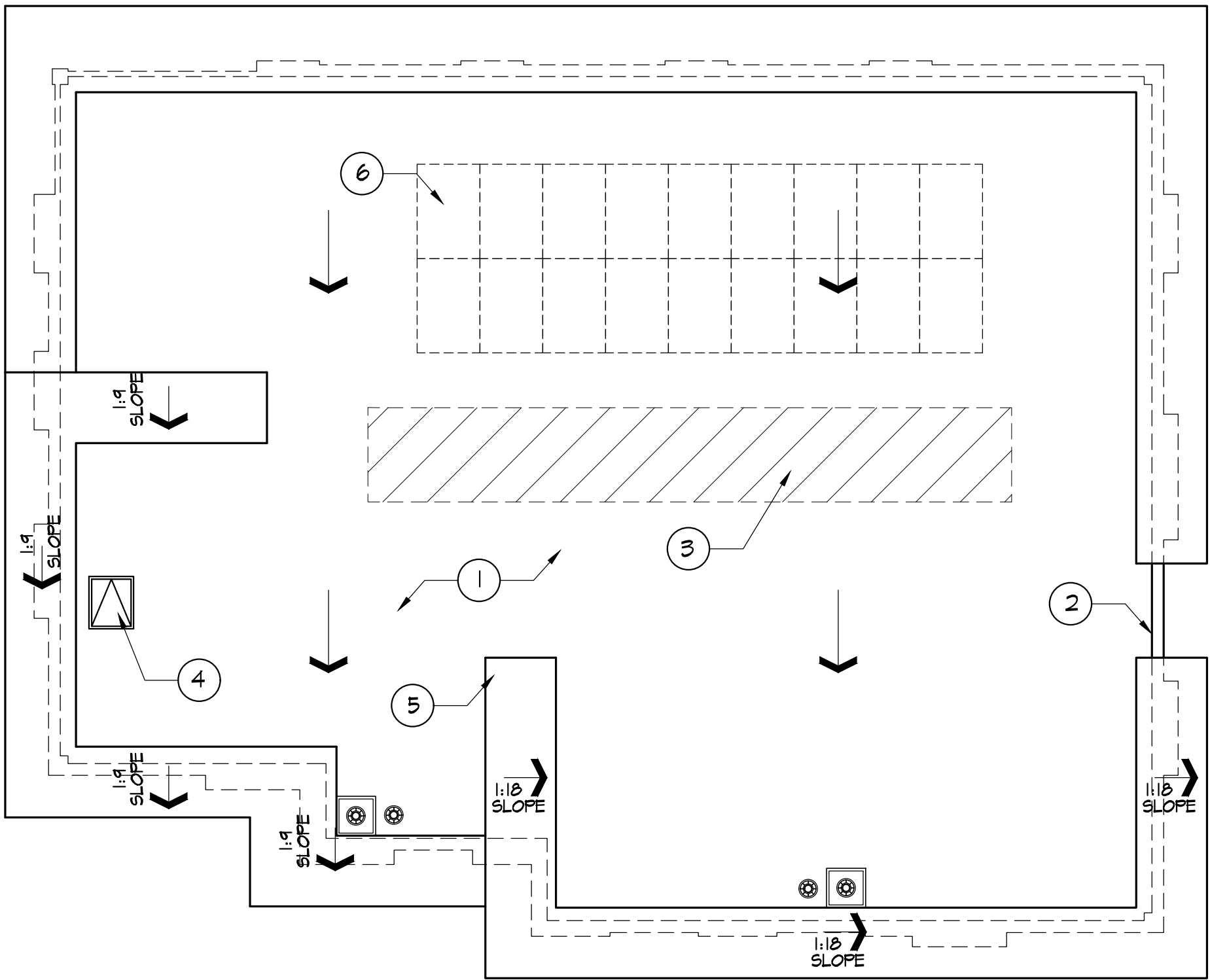
west elevation



south elevation



building 'd' floor plan



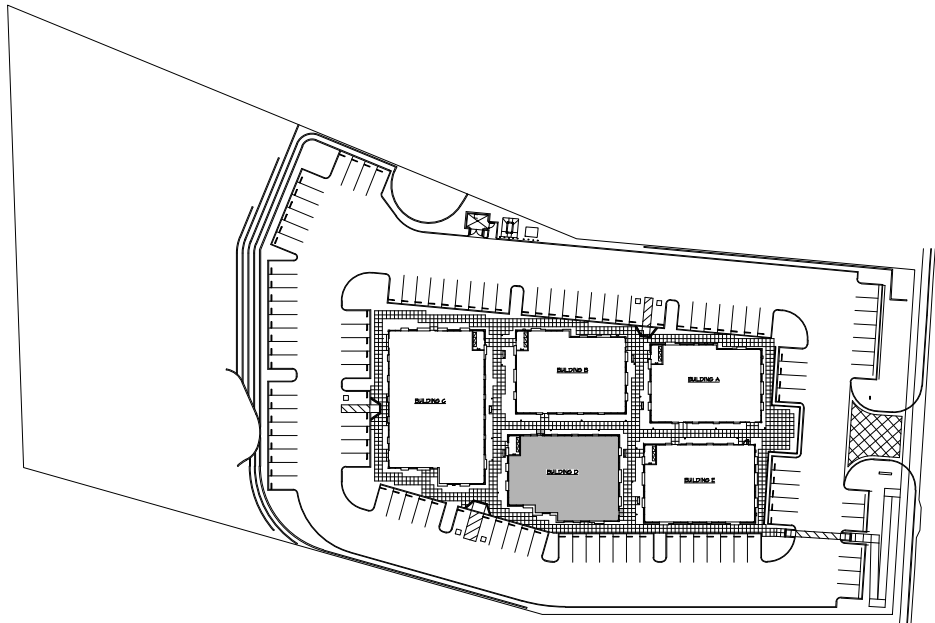
building 'd' roof plan

roof plan keynotes

- 1 CLASS 'A' 60 MIL SARNATIL 6410 ENERGY SMART
ROOF MEMBRANE; GAF SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK, ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL a/ap3
- 4 ROOF ACCESS HATCH
- 5 STANDING SEAM METAL ROOF
- 6 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA.

roof plan legend

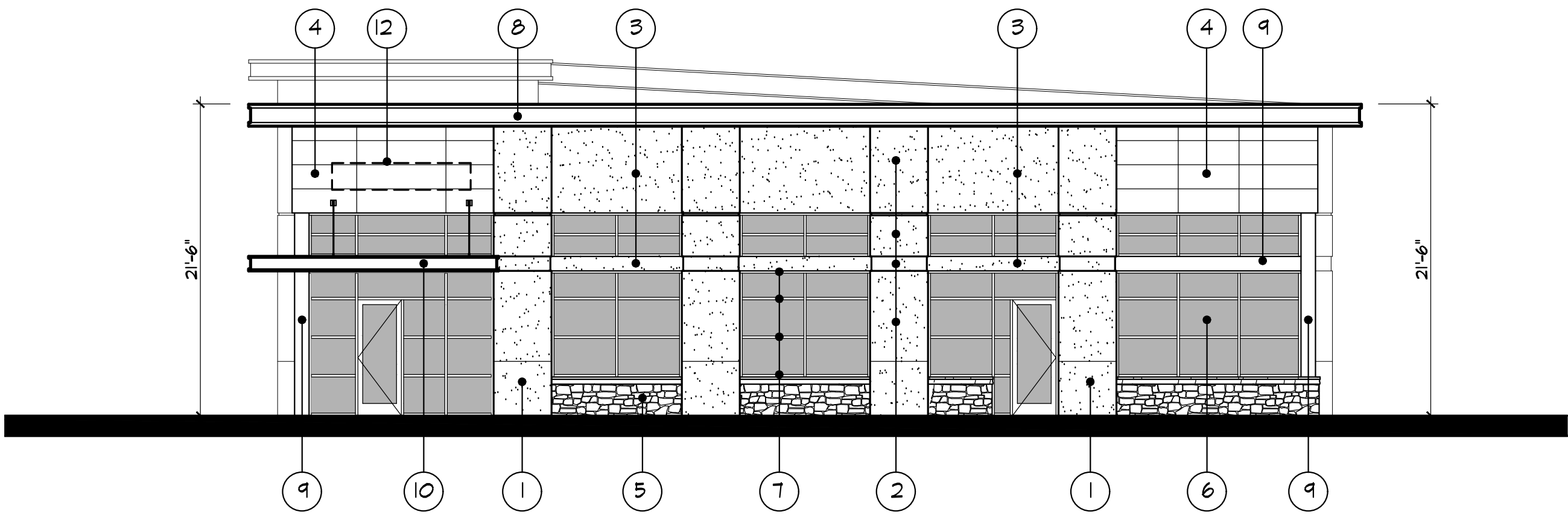
- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



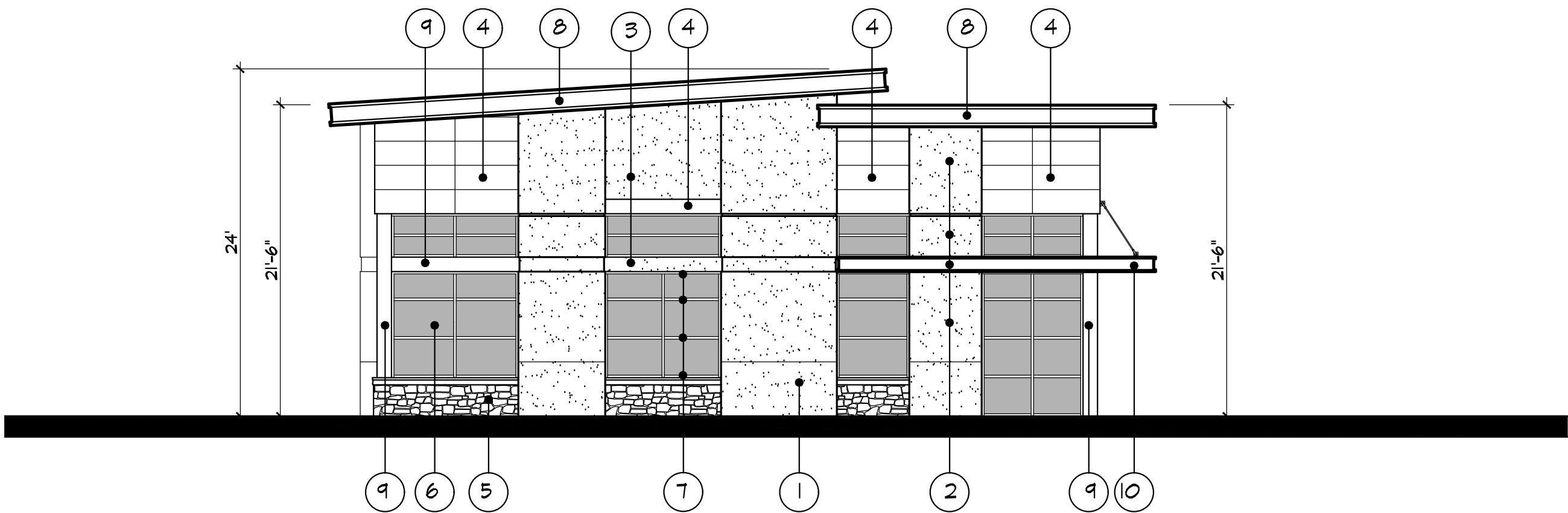
KEY PLAN

exterior materials & colors

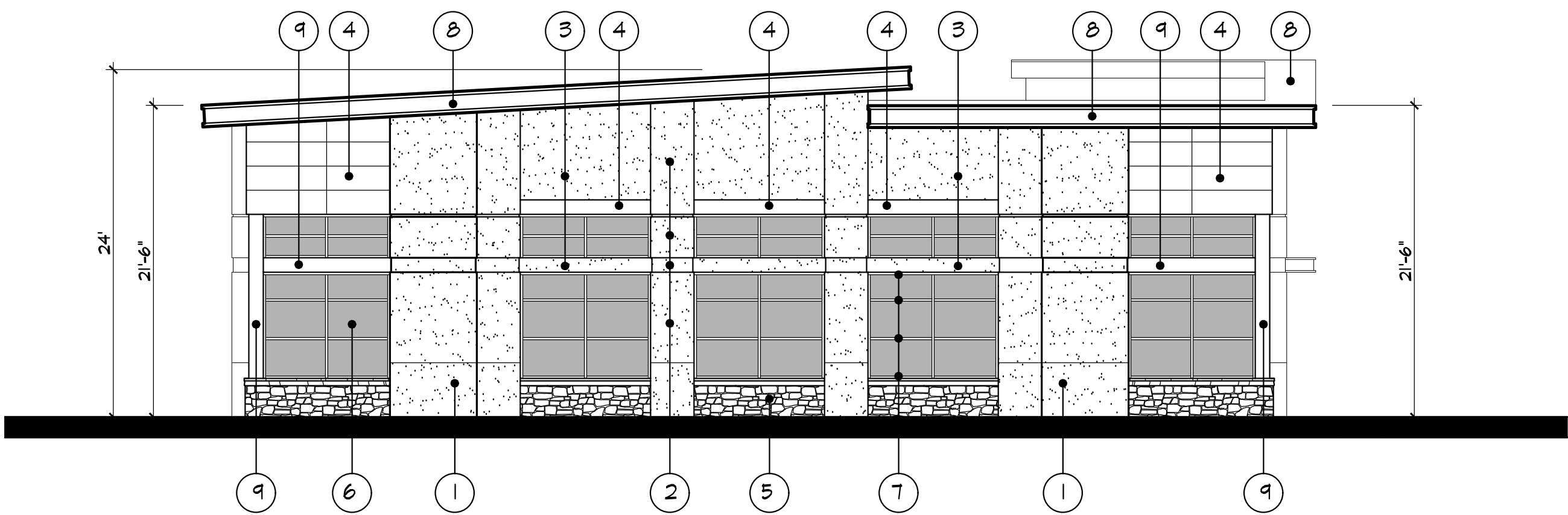
- 1 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET613 COAL MINER
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET6214 PIGEON GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET625 RECLAIMED WOOD
- 4 TILE
BY "DAL TILE"
SLIMLITE ALLOY EFFECTS
RECTANGULAR SIZE: 20"x34"
COLOR: DISTRESSED COPP - TP48
FINISH: SATIN
- 5 STONE VENEER:
MATCH "CORONADO STONE PRODUCTS"
MOUNTAIN VILLA - CHABLIS
- 6 DUAL GLAZED LOW E ENERGY EFFICIENT
GREEN TINT GLAZING
- 7 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 8 STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
- 9 METAL CLADDING - COLOR TO BE BLACK
- 10 METAL ANNING
COLOR TO BE BLACK
- 11 WALL MOUNTED EXTERIOR LIGHT FIXTURE
BY: BROWLEE LIGHTING - BEAM LED ADA - MODEL TIT1 - 34" BZ
FINISH TO BE WHITE
- 12 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



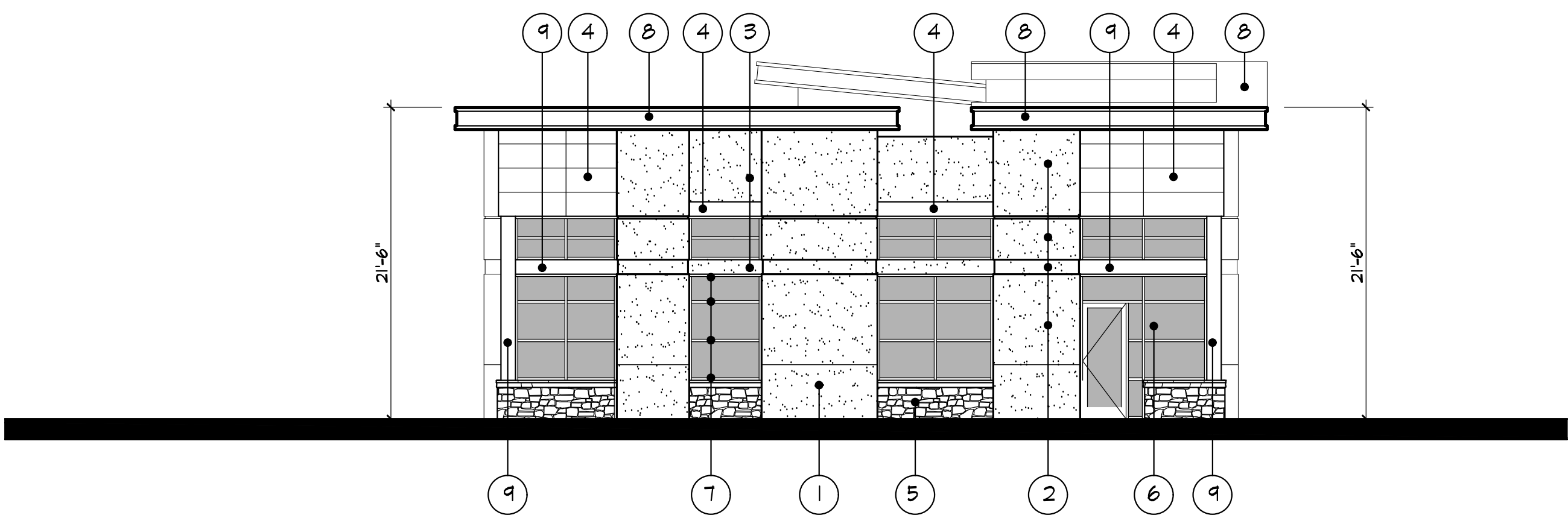
east elevation



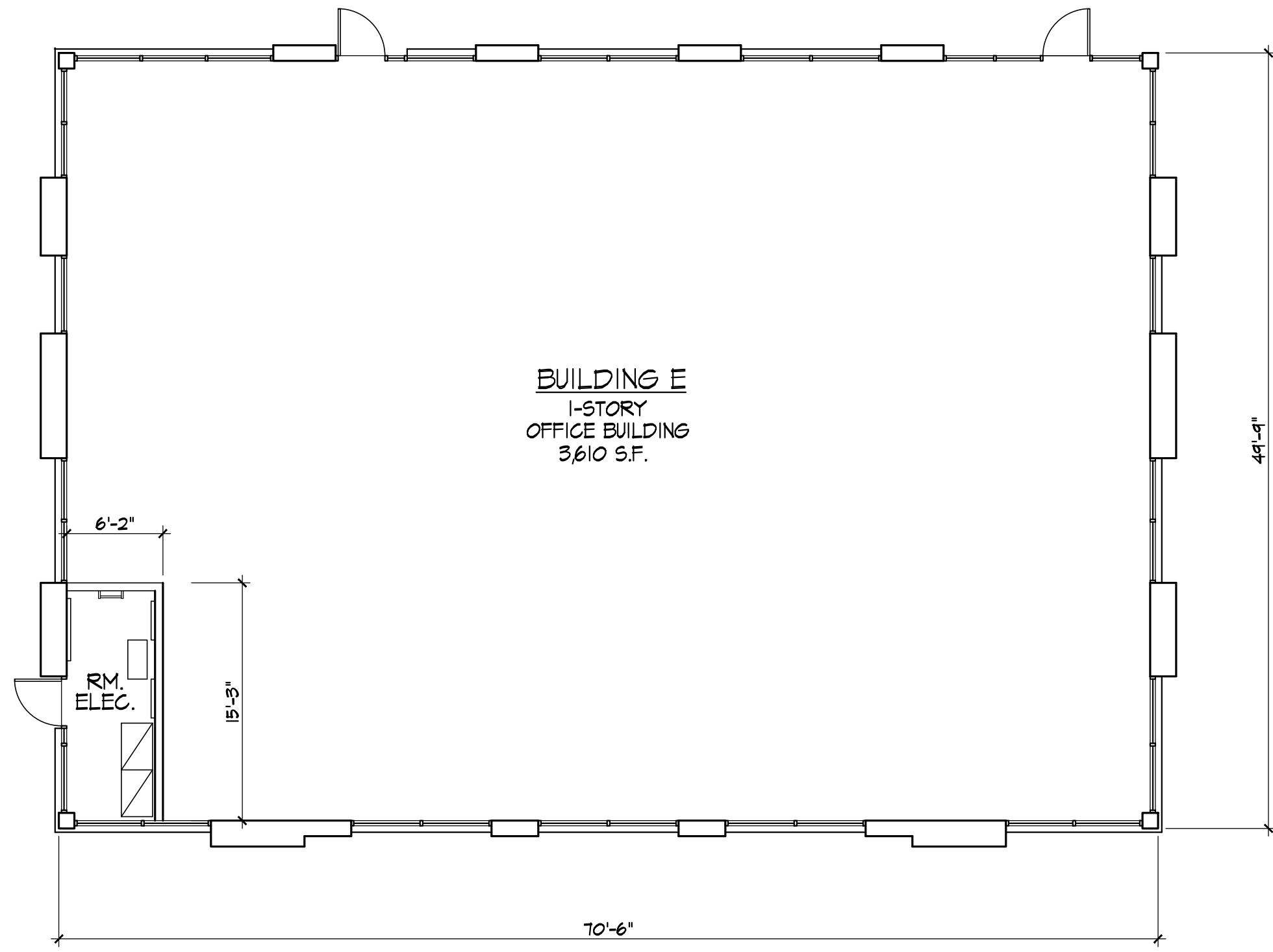
south elevation



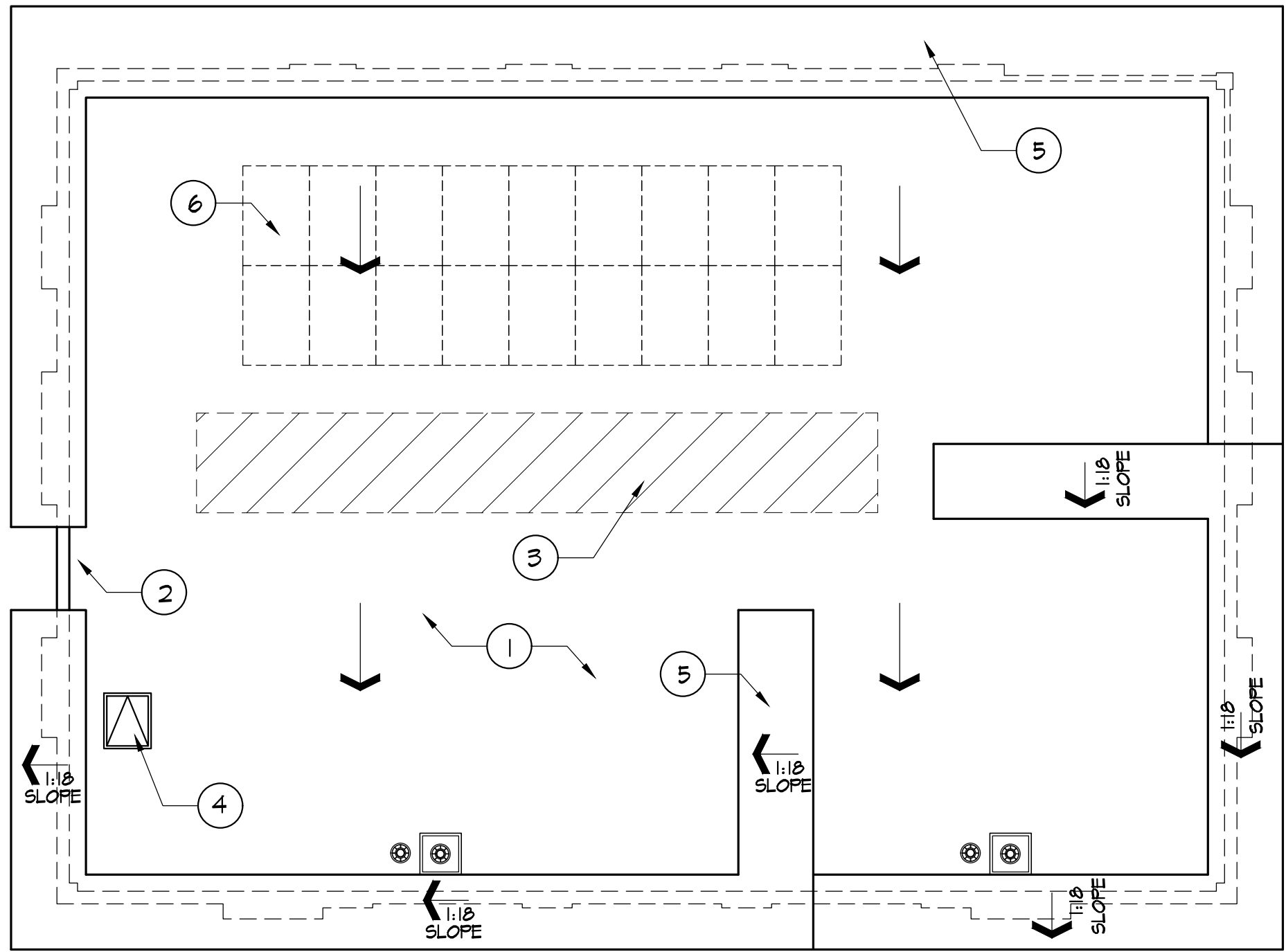
west elevation



north elevation



building 'e' floor plan



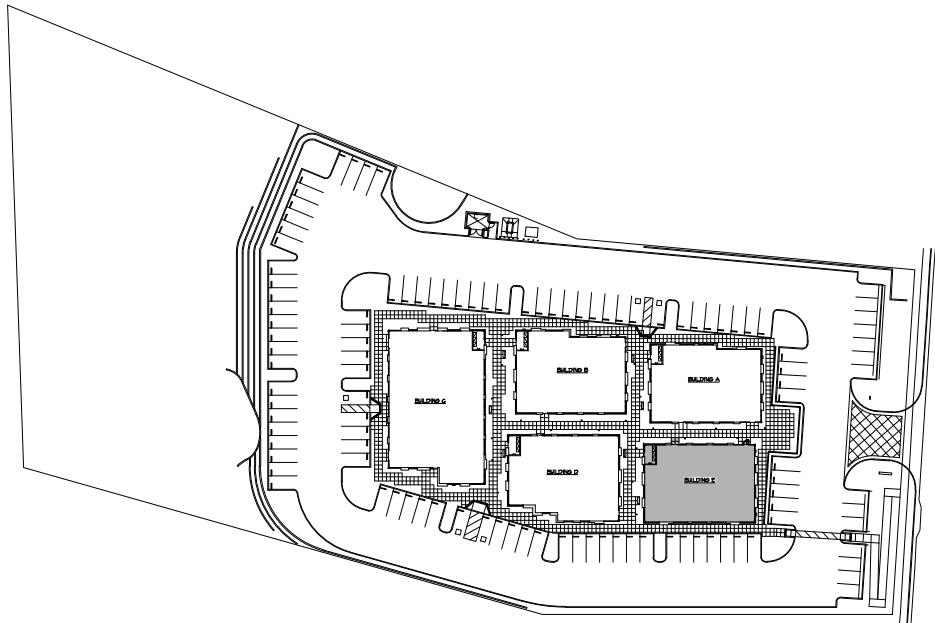
building 'e' roof plan

roof plan keynotes

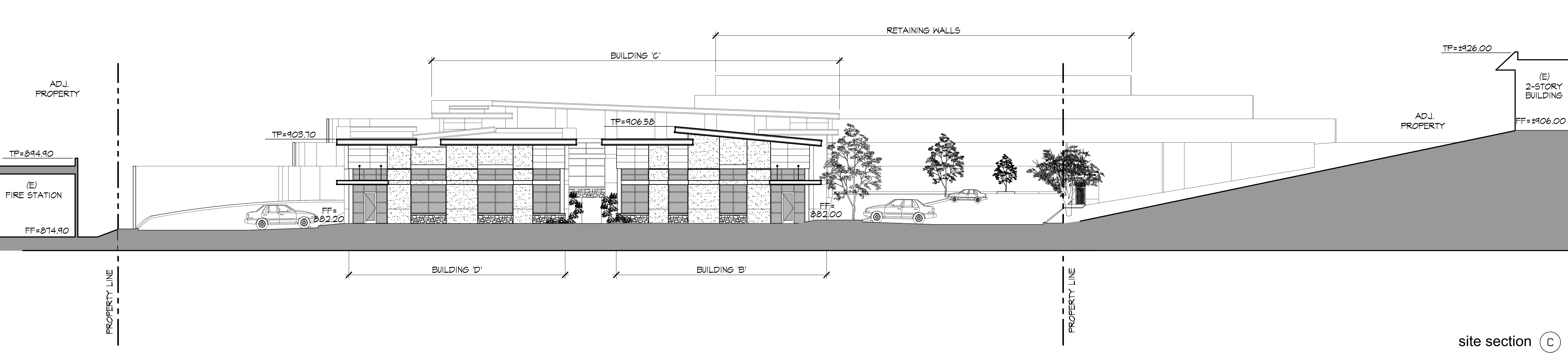
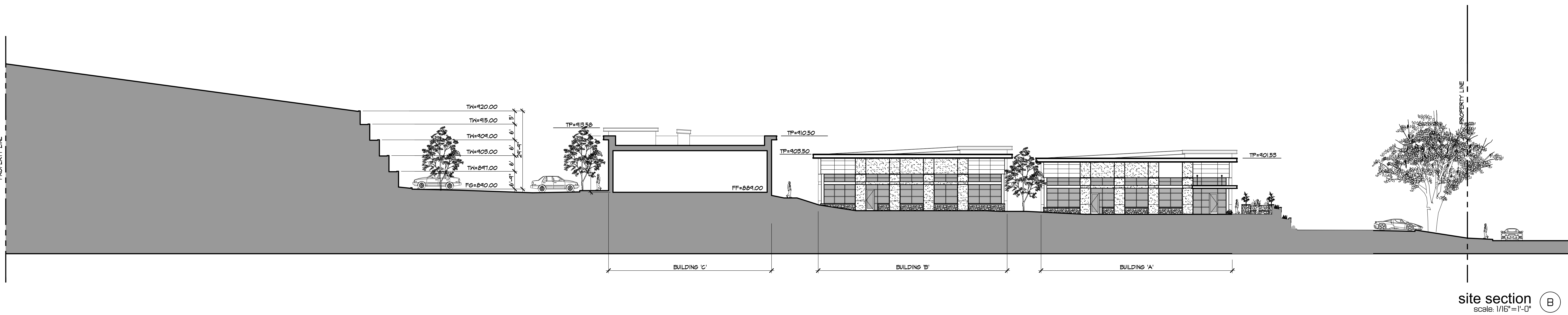
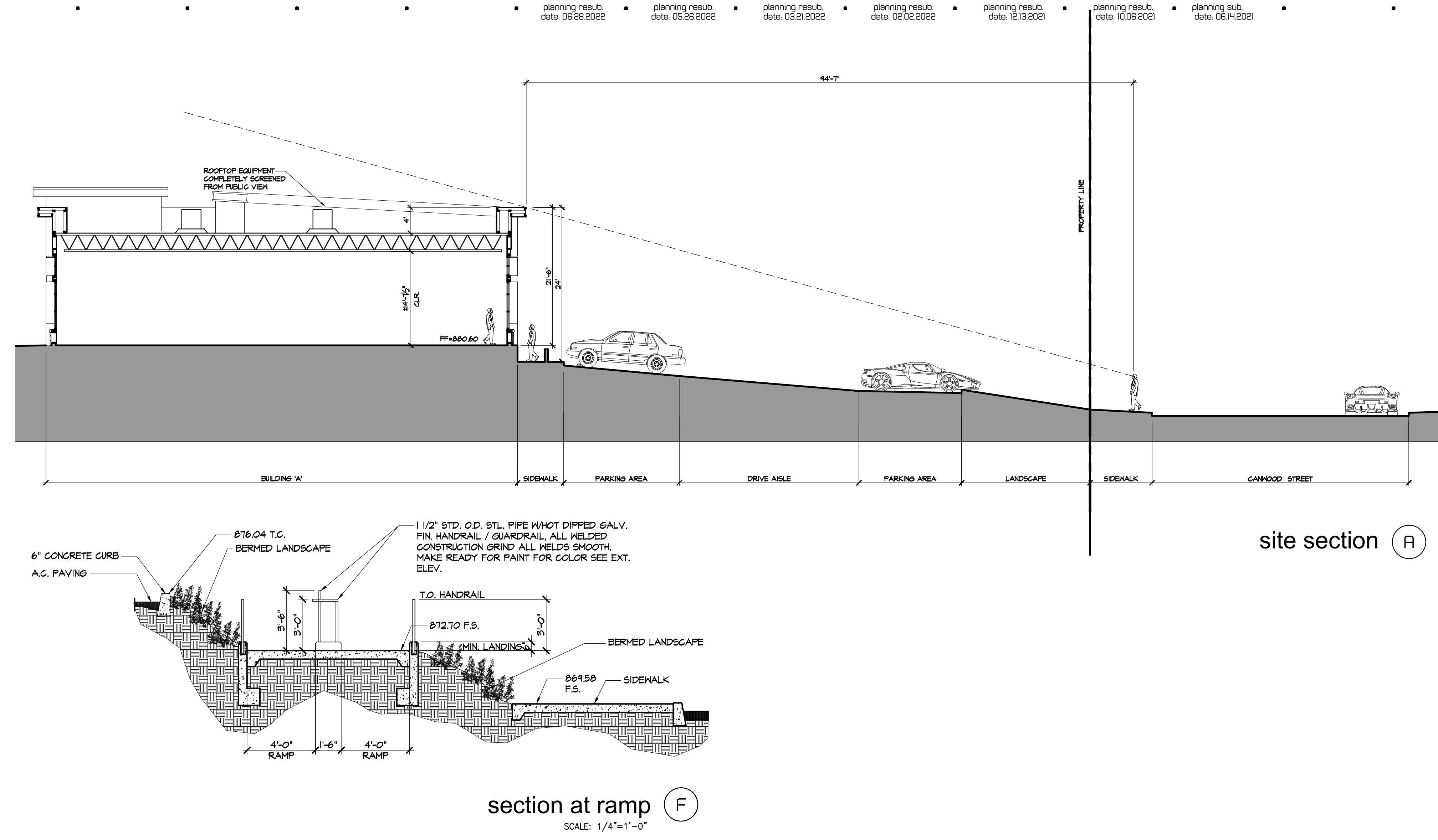
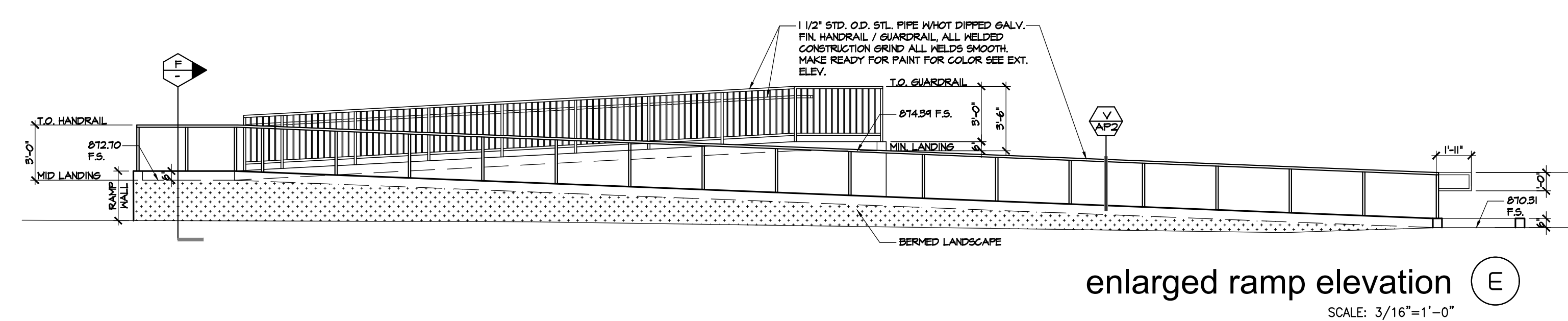
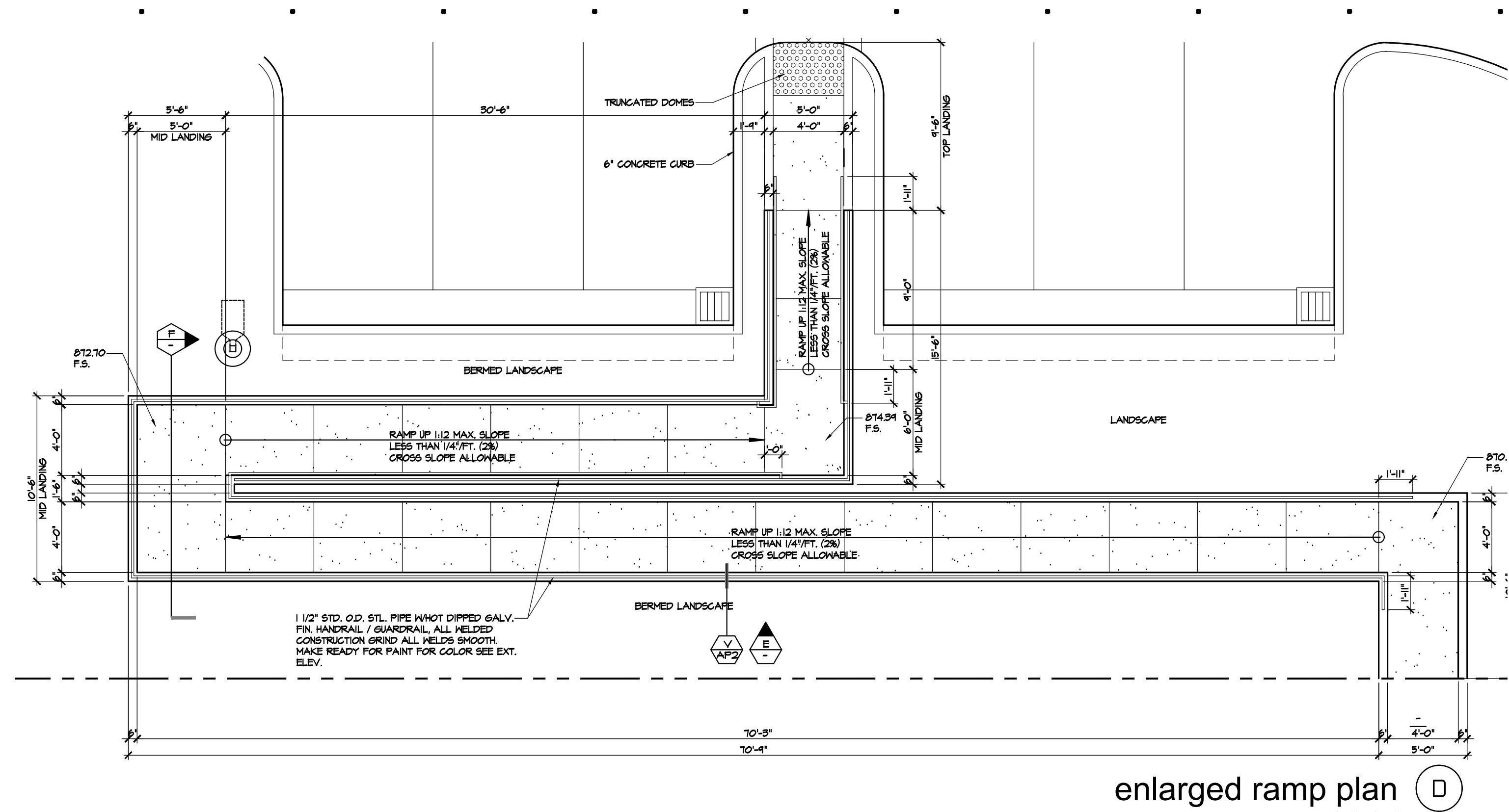
- 1 CLASS 'A' 60 MIL SARNAFIL S410 ENERGY SMART
ROOF MEMBRANE, GAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK, ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL 01/03
- 4 ROOF ACCESS HATCH
- 5 STANDING SEAM METAL ROOF
- 6 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA

roof plan legend

- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



KEY PLAN



pk:architecture

29619 agoura road
agoura hills, california 91301
t: 818.564.0057 f: 866.800.1289
w: pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANYWOOD STREET
AGOURA HILLS, CALIFORNIA

line of site study & site sections
scale: 3/32"=1'-0"

date: 06.08.2021
job number: 20-57-20

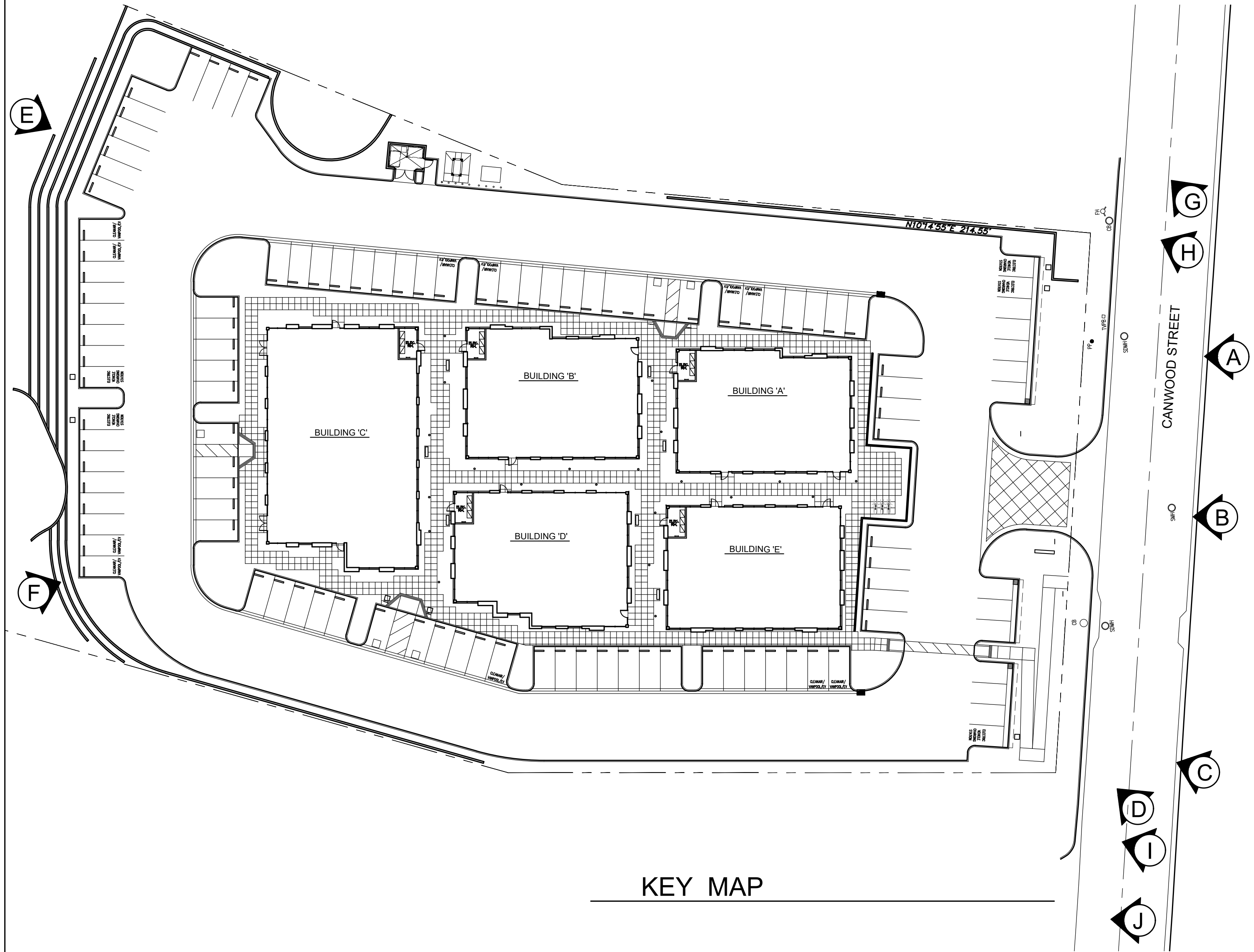
ap8



B



C



KEY MAP



F



D



E



I



G



J



H



C



A



D



B

retaining wall
sample photos
scale: n.t.s.

date: 06.08.2021
job number: 20-57.20

ap12

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA



29619 agoura road
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w: pkarchitecture.net

pk:architecture

planning resub. date: 06.28.2022
planning resub. date: 05.26.2022
planning resub. date: 03.21.2022
planning resub. date: 02.02.2022
planning resub. date: 12.13.2021
planning resub. date: 10.06.2021
planning sub. date: 06.14.2021