

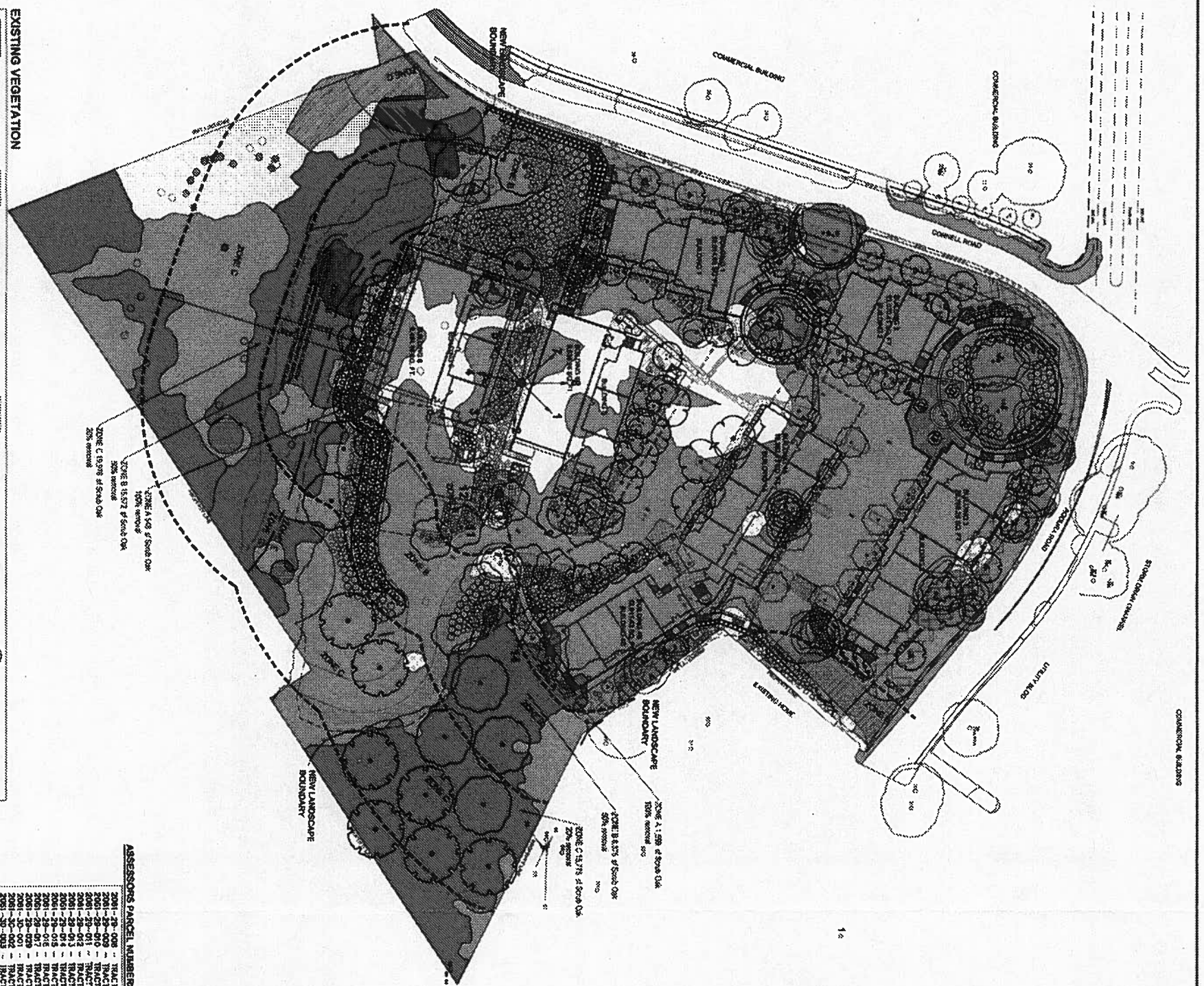
ASSESSMENT FOR FUEL MODIFICATION PLAN

SCALE: 1"=40'-0"

WET SIGNATURE

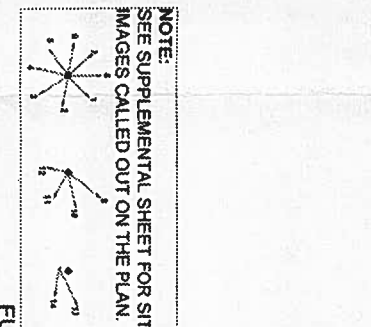
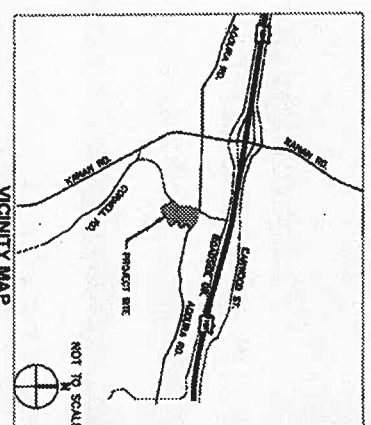
1 of 3

FUEL MODIFICATION
EXISTING VEGETATION



ASSESSORS' PARCEL NUMBERS & LEGAL DESCRIPTION

2001-28-008	TRACT NO. 7861 LOT 48
2001-28-009	TRACT NO. 7861 LOT 49
2001-28-010	TRACT NO. 7861 LOT 50
2001-28-011	TRACT NO. 7861 LOT 51
2001-28-012	TRACT NO. 7861 LOT 52
2001-28-013	TRACT NO. 7861 LOT 53
2001-28-014	TRACT NO. 7861 LOT 54
2001-28-015	TRACT NO. 7861 LOT 55
2001-28-016	TRACT NO. 7861 LOT 56
2001-28-017	TRACT NO. 7861 LOT 57
2001-28-018	TRACT NO. 7861 LOT 58
2001-28-019	TRACT NO. 7861 LOT 59
2001-28-020	TRACT NO. 7861 LOT 60
2001-28-021	TRACT NO. 7861 LOT 61
2001-28-022	TRACT NO. 7861 LOT 62
2001-28-023	TRACT NO. 7861 LOT 63
2001-28-024	TRACT NO. 7861 LOT 64
2001-28-025	TRACT NO. 7861 LOT 65
2001-28-026	TRACT NO. 7861 LOT 66
2001-28-027	TRACT NO. 7861 LOT 67
2001-28-028	TRACT NO. 7861 LOT 68
2001-28-029	TRACT NO. 7861 LOT 69
2001-28-030	TRACT NO. 7861 LOT 70
2001-28-031	TRACT NO. 7861 LOT 71
2001-28-032	TRACT NO. 7861 LOT 72
2001-28-033	TRACT NO. 7861 LOT 73
2001-28-034	TRACT NO. 7861 LOT 74
2001-28-035	TRACT NO. 7861 LOT 75
2001-28-036	TRACT NO. 7861 LOT 76
2001-28-037	TRACT NO. 7861 LOT 77
2001-28-038	TRACT NO. 7861 LOT 78
2001-28-039	TRACT NO. 7861 LOT 79
2001-28-040	TRACT NO. 7861 LOT 80
2001-28-041	TRACT NO. 7861 LOT 81
2001-28-042	TRACT NO. 7861 LOT 82
2001-28-043	TRACT NO. 7861 LOT 83
2001-28-044	TRACT NO. 7861 LOT 84
2001-28-045	TRACT NO. 7861 LOT 85
2001-28-046	TRACT NO. 7861 LOT 86
2001-28-047	TRACT NO. 7861 LOT 87
2001-28-048	TRACT NO. 7861 LOT 88
2001-28-049	TRACT NO. 7861 LOT 89
2001-28-050	TRACT NO. 7861 LOT 90



REVISIONS:

DATE: 1/18/14
PRINT DATE:

NOT FOR CONSTRUCTION



Approval of this fuel modification plan constitutes approval for only those codes reviewed as part of the fuel modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on this plan.

Zone A, Subzone A
 Fuel modification shall be performed for all vegetation within Zone A, Subzone A that is located within the 10-foot fire hazard reduction zone (FHRZ) adjacent to the structure. Vegetation shall be removed or reduced to a height of 4 feet or less, and a 10-foot FHRZ shall be established around the structure. Fuel modification shall be performed for all vegetation within Zone A, Subzone A that is located within the 10-foot FHRZ adjacent to the structure. Vegetation shall be removed or reduced to a height of 4 feet or less, and a 10-foot FHRZ shall be established around the structure.

Zone A, Subzone B
 Fuel modification shall be performed for all vegetation within Zone A, Subzone B that is located within the 10-foot FHRZ adjacent to the structure. Vegetation shall be removed or reduced to a height of 4 feet or less, and a 10-foot FHRZ shall be established around the structure.

Zone A, Subzone C
 Fuel modification shall be performed for all vegetation within Zone A, Subzone C that is located within the 10-foot FHRZ adjacent to the structure. Vegetation shall be removed or reduced to a height of 4 feet or less, and a 10-foot FHRZ shall be established around the structure.

CORNERSTONE
 AGOURA ROAD AND CORNELL ROAD
 AGOURA HILLS, CALIFORNIA

CORNERSTONE

AGOURA ROAD & CORNELL ROAD

REVISIONS	
DRAWING INFO	
DATE	11/21/2013
SCALE	1" = 40'-0"
JOB NO.	1886

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CORNERSTONE

AGOURA HILLS, CALIFORNIA

REFERENCE SITE PLAN



REFERENCE SITE PLAN
NOT TO SCALE

PROJECT DATA

LOT SIZE

SITE AREA (SEE 1/T2)			
	SQ. FT.	ACRES	%
LOT 1 (ZONE E)	271,379	6.23	76
LOT 2 (ZONE G)	86,249	1.98	24
TOTAL	357,628	8.21	100

LOT 1 (ZONE E)

SITE COVERAGE (SEE 1/T2)			
	SQ. FT.	ACRES	%
BUILDINGS	59,962	1.38	22
LANDSCAPING & OPEN SPACE	123,669	2.84	46
HARDSCAPE (PAVING, DRIVEWAYS, SIDEWALKS, PLAZA)	87,748	2.01	32
TOTAL	271,379	6.23	100

TOTAL USABLE AREAS (SEE 4/T2)

	SQ. FT.
RETAIL / RESTAURANT	23,597
OFFICE / RETAIL	45,321
RESIDENTIAL (35 TOTAL)	47,858
TOTAL	116,776

FLOOR AREA RATIO (F.A.R.) CALCULATIONS (SEE 4/T2)

	SQ. FT.
RETAIL & RESTURANT	23,597
OFFICE / RETAIL AREA	45,321
SUB TOTAL *	68,918

TOTAL SITE AREA LOT 1	271,379	
FLOOR AREA RATIO (68,918 / 271,379)		0.25

* AREAS DO NOT INCLUDE RESIDENTIAL OR SUBTERRANEAN / ENCLOSED PARKING

PUBLIC SPACE REQUIREMENTS (SEE 3/T2)

	SQ. FT.	%
REQUIRED PUBLIC SPACE	40,707	15
PROVIDED PUBLIC SPACE	40,979	15

PARKING AREA (SEE 2/T2)

	SQ. FT.
ENCLOSED PARKING	81,497
ON SITE PARKING	22,154
TOTAL	103,651

REQUIRED LANDSCAPE (15% OF 22,154)	3,323	15
PROVIDED LANDSCAPE	4,088	18

PARKING SPACES (SEE 2/T2)

	STANDARD	HANDICAP	TOTAL
ENCLOSED PARKING	175	8	183
ON SITE PARKING	64	3	67
STREET PARKING	45	6	51
TOTAL	284	17	301

BUILDING HEIGHTS

	FEET
BUILDING 1	40-45
BUILDING 2	43-45
BUILDING 3	43-45
BUILDING 4A	30-45
BUILDING 4B	30-35
BUILDING 5	30-35
BUILDING 6	30-35

NOTES:
1. SEE SHEET T2 FOR CALCULATION DETAILS
2. SEE SHEET T2 FOR SUSTAINABLE PRACTICES

SHEET INDEX

ARCHITECTURAL

- T1 TITLE SHEET
- T2 AREA CALCULATIONS & SUSTAINABLE DESIGN
- A1.0 REFERENCE SITE PLAN (BLDG. 1 THRU 6)
- A1.1 ENLARGED SITE PLAN - (BLDG. 1, 2, 3)
- A1.2 ENLARGED SITE PLAN - (BLDG. 2, 3, 4A, 4B)
- A1.3 SITE PLAN - (BLDG. 1, 2, 3, 4A, 4B)
- A1.4 SITE PLAN - (BLDG. 1, 4A, 4B, 5)
- A1.5 SITE PLAN (BLDG. 4B, 5, 6)
- A1.6 SITE PLAN - (BLDG. 5, 6)
- A1.7 SITE PLAN - (BLDG. 6)
- A2.1 - PLAZA FIRST FLOOR
- A2.2 - PLAZA SECOND FLOOR
- A2.3 - PLAZA THIRD FLOOR
- A2.4 - BUILDING 1 FIRST FLOOR PLAN
- A2.5 - BUILDING 1 SECOND FLOOR PLAN
- A2.6 - BUILDING 1 THIRD FLOOR PLAN
- A2.7 - BUILDING 2 FIRST FLOOR PLAN
- A2.8 - BUILDING 2 SECOND FLOOR
- A2.9 - BUILDING 2 THIRD FLOOR PLAN
- A2.10 - BUILDING 3 FIRST FLOOR PLAN
- A2.11 - BUILDING 3 SECOND FLOOR
- A2.12 - BUILDING 3 THIRD FLOOR PLAN
- A2.13 - BUILDING 4A BASEMENT PARKING PLAN
- A2.14 - BUILDING 4A FIRST FLOOR PLAN
- A2.15 - BUILDING 4A SECOND FLOOR PLAN
- A2.16 - BUILDING 4B BASEMENT PARKING PLAN
- A2.17 - BUILDING 4B FIRST FLOOR PLAN
- A2.18 - BUILDING 4B SECOND FLOOR PLAN
- A2.19 - BUILDING 5 BASEMENT PARKING PLAN
- A2.20 - BUILDING 5 FIRST FLOOR
- A2.21 - BUILDING 5 SECOND FLOOR PLAN
- A2.21.1 - BUILDING 5 BASEMENT LOBBY PLAN
- A2.21.2 - BUILDING 5 FIRST FLOOR
- A2.22 - BUILDING 6 SECOND FLOOR PLAN
- A3.0 BUILDING ROOF PLANS
- A4.1 ELEVATION - BUILDING 1
- A4.2 ELEVATION - BUILDING 2
- A4.3 ELEVATION - BUILDING 3
- A4.4 ELEVATION - BUILDING 4A
- A4.5 ELEVATION - BUILDING 4B
- A4.6 ELEVATION - BUILDING 5
- A4.7 ELEVATION - BUILDING 6
- A5.0 LINE OF SIGHT SECTIONS
- A6.0 TRASH ENCLOSURE
- A6.1 TRELIS AND RAILING DETAILS

EXHIBITS - HANDICAP PATH OF TRAVEL

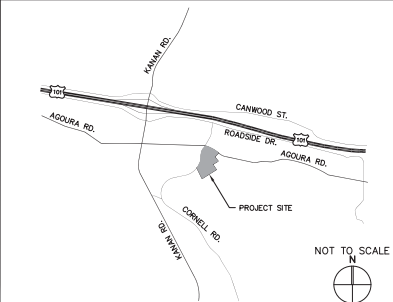
- H.C.1 SITE PLAN 1 - BLDG 1, 2, 3 FIRST FLOOR
- H.C.2 SITE PLAN 2 - BLDG 2, 3 SECOND FLOOR & BLDG 4 BASEMENT
- H.C.3 SITE PLAN 3 - BLDG 1 SECOND FLOOR & BLDG 2, 3 THIRD FLOOR & BLDG 4 FIRST FLOOR
- H.C.4 SITE PLAN 4 - BLDG 1 THIRD FLOOR & BLDG 4 SECOND FLOOR & BLDG 5 BASEMENT
- H.C.5 SITE PLAN 5 - BLDG 5 & 6 FIRST FLOOR
- H.C.6 SITE PLAN 6 - BLDG 5 & 6 SECOND FLOOR

PARCEL NUMBERS

ASSESSORS PARCEL NUMBERS & LEGAL DESCRIPTION

- 2061-29-008 - TRACT NO. 7661 LOT 48
- 2061-29-009 - TRACT NO. 7661 LOT 49
- 2061-29-010 - TRACT NO. 7661 LOT 50
- 2061-29-011 - TRACT NO. 7661 LOT 51
- 2061-29-012 - TRACT NO. 7661 LOT 52
- 2061-29-013 - TRACT NO. 7661 LOT 53
- 2061-29-014 - TRACT NO. 7661 LOT 54
- 2061-29-015 - TRACT NO. 7661 LOT 55
- 2061-29-016 - TRACT NO. 7661 LOT 56
- 2061-29-017 - TRACT NO. 7661 LOT 57
- 2061-29-018 - TRACT NO. 7661 LOT 58
- 2061-30-001 - TRACT NO. 7661 LOT 103
- 2061-30-002 - TRACT NO. 7661 LOT 104
- 2061-30-003 - TRACT NO. 7661 LOT 105
- 2061-30-004 - TRACT NO. 7661 LOT 106
- 2061-30-005 - TRACT NO. 7661 LOT 107
- 2061-30-006 - TRACT NO. 7661 LOT 108
- 2061-30-007 - TRACT NO. 7661 LOT 109
- 2061-30-008 - TRACT NO. 7661 LOT 110
- 2061-30-009 - TRACT NO. 7661 LOT 111
- 2061-30-010 - TRACT NO. 7661 LOT 112
- 2061-30-011 - TRACT NO. 7661 LOT 113
- 2061-30-012 - TRACT NO. 7661 LOT 114
- 2061-30-013 - TRACT NO. 7661 LOT 115

VICINITY MAP



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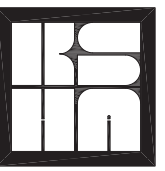
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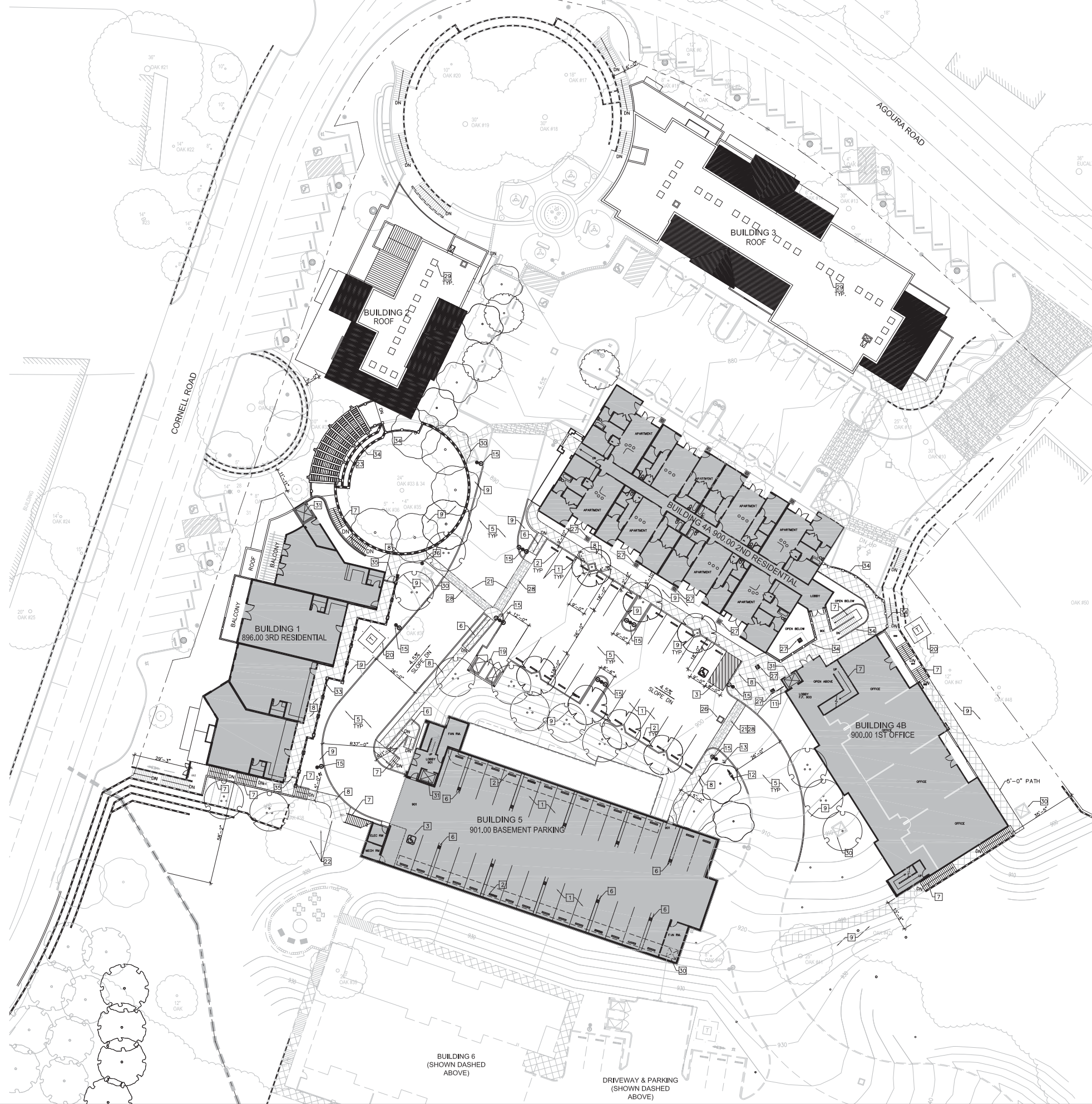
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AGOURA HILLS, CA 91301
(818) 879-4700



Heathcote & Associates
Architecture
3396 Willow Lane
Westlake Village
California Suite 200
Phone 805-497-4700

SHEET
T1
TITLE SHEET/SITE PLAN



SITE PLAN KEY NOTES:

- 1 PARKING STALL (TYPICAL)
- 2 PARKING BUMPER (TYPICAL)
- 3 H.C. PARKING & LOADING
- 4 LOADING ZONE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 5 A.C. PAVING
- 6 H.C. RAMP
- 7 STAIRS
- 8 CONCRETE SIDEWALK
- 9 LANDSCAPE AREA
- 10 WROUGHT IRON FENCE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 11 BICYCLE RACK
- 12 BACKFLOW PREVENTOR PAINT TO COMPLIMENT LANDSCAPE MATERIALS
- 13 FIRE HYDRANT (SEE CIVIL PLANS)
- 14 STREET LAMP (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 15 PARKING LOT POLE LIGHT (SEE PHOTOMETRIC DRAWINGS)
- 16 BOLLARD LIGHT (SEE PHOTOMETRIC DRAWINGS)
- 17 SIGNAGE WALL (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 18 WATER FEATURE (SEE LANDSCAPE PLANS)
- 19 TRASH ENCLOSURE
- 20 TRANSFORMER
- 21 PEDESTRIAN CROSSING
- 22 RETAINING WALL
- 23 TRELIS
- 24 NOT USED
- 25 SITE FURNISHING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 26 DRAIN
- 27 COLUMNS
- 28 ENHANCED PAVING
- 29 ROOF EQUIPMENT (HVAC)
- 30 EXHAUST VENT
- 31 ELEVATOR
- 32 TREE GRATE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 33 SITEWALL WITH PILLASTERS
- 34 RAILING WITH PILLASTERS
- 35 GATE

SITE PLAN LEGEND:

- PROPERTY LINE
- RETAINING WALL
- BUILDING AREA
- TRASH CONTAINER SEE LANDSCAPE PLANS
- POTTED PLANT
- NEW TREE SEE LANDSCAPE PLANS
- PROPOSED BENCH SEE LANDSCAPE PLANS
- PROPOSED TABLE AND CHAIRS
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- B.B.Q. GRILL

SITE PLAN
 BLDG. #1 - 3RD FLOOR
 BLDG. #2 - ROOF
 BLDG. #3 - ROOF
 BLDG. #4A - 2ND FLOOR
 BLDG. #4B - 1ST FLOOR
 BLDG. #5 - BASEMENT
 BLDG. #6 ABOVE
 SCALE: 1" = 20'-0"



REVISIONS

DRAWING INFO
COMPUTER FILE
DATE
11/21/2013
SCALE
JOB NO.
1886

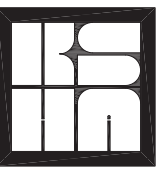
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CORNERSTONE

AGOURA HILLS, CALIFORNIA

AGOURA ROAD



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Architecture

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SHEET
A1.4