



**AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301

Thursday, June 18, 2026

6:00 PM

Please silence all cell phones and other electronic devices during the meeting.

ATTEND OR WATCH THE MEETING

For in-person attendance, the Council Chambers will open to the public at 5:30 p.m. To watch the live stream or archived meeting, visit the City's website at agourahillscity.gov and click the dark green "Watch Meetings" button under Quick Links or search "Agoura Hills Planning Commission" on [YouTube](https://www.youtube.com) and select the meeting by date.

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in-person in the Council Chambers

Members of the public may attend the meeting in person in the Council Chambers and speak or submit written comments on any item listed on the Agenda. To speak, complete a Speaker's Card for each item and submit it to the Recording Secretary before the public comment period of that item. Public testimony is limited to three (3) minutes per speaker and a speaker's time may not be transferred to another speaker. Written comments submitted by individuals at the meeting may not be read aloud by another speaker nor will be read aloud by the City.

Option B: To submit written public comments prior to the meeting

*Members of the public may submit written comments on any item listed on the Agenda by **emailing comments@agourahillscity.gov by 4:00 p.m. on the meeting date** and including the item number or topic in the subject line. To allow adequate review by the Planning Commission, comments received by the deadline will be provided to the Planning Commission and included in the official record; written public comments are not read aloud into the record by the City. Any written comments submitted after the deadline may not be considered during the Planning Commission's deliberations or included in the official record; however, members of the public may attend the meeting to make or submit their comments in person.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Jessica Reinhardt
Vice Chair Brit Sharon
Commissioner Meril Platzer
Commissioner Morgan Roth
Commissioner Bruce Stein

EXCUSED ABSENCE

APPROVAL OF AGENDA

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please refer to “Public Participation” above for full details on how to speak or submit written public comments under this category.)

PUBLIC HEARING

(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category. After the rebuttal, the Chair will close the Public Hearing and the Planning Commission will deliberate the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.)

1. Conduct a Public Hearing to Consider the Approval of: 1) A Resolution Approving Variance Permit Case No. PZ-2026-86-VAR to Allow for the Removal of One Protected Tree Pursuant to Agoura Hills Municipal Code Section 9657.6(C); and 2) A Resolution Approving a Reasonable Accommodation And Conditional Use Permit Case No. PZ-2026-38-CUP, Site Plan Architectural Review Permit Case No. PZ-2025-62-SPR, and Protected Tree Permit Case No. PZ-2026-60-PTP to Allow Construction of First, Second, and Third Story Additions to an Existing, Non-Conforming, Three-Story Single-Family Dwelling, and Accessory Structures on a Hillside Lot, and Making a Determination of Exemption Under the California Environmental Quality Act.

RECOMMENDATION: Adopt: 1) A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE PERMIT CASE NO. PZ-2026-86-VAR TO ALLOW FOR THE REMOVAL OF ONE PROTECTED TREE PURSUANT TO AGOURA HILLS MUNICIPAL CODE SECTION 9657.6(C)(2); and 2) A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING A REASONABLE ACCOMMODATION, CONDITIONAL USE PERMIT CASE NO. PZ-2026-38-CUP, SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2025-62-SPR, AND PROTECTED TREE PERMIT CASE NO. PZ-2026-60-PTP TO ALLOW CONSTRUCTION OF FIRST, SECOND, AND THIRD STORY ADDITIONS TO AN EXISTING, NON-CONFORMING THREE-STORY SINGLE-FAMILY DWELLING, AND ACCESSORY STRUCTURES ON A HILLSIDE LOT, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The next Regular Planning Commission Meeting will be held at 6:00 p.m., on July 2, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California. *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission meeting or other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.* Copies of staff reports or other written documentation, relating to each item of business described in this Agenda, are posted to the City's website at agourahillscity.gov and are on file in the office of City Clerk Kimberly M. Rodrigues, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301. The telecast of the Thursday, June 18, 2026, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and run daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.

Date Posted: June 11, 2026



REPORT TO PLANNING COMMISSION

DATE: JUNE 18, 2026
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR
BY: ERIC WANG, ASSOCIATE PLANNER

SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER THE APPROVAL OF: 1) A RESOLUTION APPROVING VARIANCE PERMIT CASE NO. PZ-2026-86-VAR TO ALLOW FOR THE REMOVAL OF ONE PROTECTED TREE PURSUANT TO AGOURA HILLS MUNICIPAL CODE SECTION 9657.6(C); AND 2) A RESOLUTION APPROVING A REASONABLE ACCOMMODATION AND CONDITIONAL USE PERMIT CASE NO. PZ-2026-38-CUP, SITE PLAN ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2025-62-SPR, AND PROTECTED TREE PERMIT CASE NO. PZ-2026-60-PTP TO ALLOW CONSTRUCTION OF FIRST, SECOND, AND THIRD STORY ADDITIONS TO AN EXISTING, NON-CONFORMING, THREE-STORY SINGLE-FAMILY DWELLING, AND ACCESSORY STRUCTURES ON A HILLSIDE LOT, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

APPLICANT	Greyson Terrio for Mike Novik
CASE NOS:	PZ-2026-86-VAR, PZ-2026-38-CUP, PZ-2025-62-SPR, & PZ-2026-60-PTP
LOCATION:	28241 Foothill Drive (AIN: 2055-020-066)
ENVIRONMENTAL DETERMINATION:	Exempt per the California Environmental Quality Act (CEQA) per §§ 15301 (Existing Facilities) & 15303 (New Construction and Conversion of Small Structures)
ZONING DESIGNATION	Residential-Very Low Density within the Old Agoura and Equestrian Overlay (RV-OA-EQ)
GENERAL PLAN DESIGNATION:	RV (Residential-Very Low Density)
<u>RECOMMENDATION:</u>	Staff recommends the Planning Commission: 1) Approve Variance Permit Case No. PZ-2026-86-VAR; and 2) A Reasonable Accommodation, Conditional Use, Site Plan/Architectural Review, and Protected Tree Permit Nos. PZ-2026-38-CUP, PZ-2025-62-SPR, and PZ-2026-60-PTP, subject to the conditions, based on the findings of the attached Draft Resolutions

PROJECT BACKGROUND AND DESCRIPTION

A Variance Permit, a request for a Conditional Use Permit (CUP), Site Plan/Architectural Review Permit (SPR), and Protected Tree Permit (PTP) were submitted on June 26, 2025 to construct additions totaling approximately 1,547 square feet to an existing, non-conforming three-story single-family dwelling under a Reasonable Accommodation. The scope of work also includes a renovated pool, pool house, sport court, barn, attached open trellis patio cover and porte-cochere. Retaining walls are proposed along the side and rear yards to accommodate the improvements, which will require the removal of one (1) existing protected tree. The applicant also aims to realign the existing driveway to accommodate the main dwelling additions, and proposes over 2,500 square feet of new landscaping for the front and rear yards with a new entry gate (the "Project"). A "Reasonable Accommodation" means any deviation from the strict application of the City's zoning and land use laws, rules, regulations, policies, procedures and/or practices that may be reasonable and necessary for a person with a disability to have an equal opportunity to use and enjoy a residence.

The approximately 41,128-square-foot Project site is located at 28241 Foothill Drive on a developed lot with an existing 3,908 square-foot existing non-conforming three-story single-family home and a 450 square-foot attached garage. The house and site was entitled prior to City incorporation and therefore followed Los Angeles County development standards which allowed for the existing dwelling's design. The lot is currently zoned Residential-Very Low Density within the Old Agoura Design Overlay and Equestrian Overlay Districts (RV-OA-EQ) and is located on a hillside lot with an average slope of 14.7 percent. The surrounding neighborhood includes other single-family residences along Fairview Place to the north, and Foothill Drive to the east, south (zoned RL-20,000-OA-EQ), and west (see Attachment 3).

Due to the size of the additions and the site's location being a hillside lot, the Project warrants an SPR and CUP. The addition and remodel of the existing, non-conforming third story is for the purposes of adding a caretaking room and elevator for the applicant's parent, a disabled individual, to equally enjoy the property and therefore warrants a request for reasonable accommodation. Further, the Project proposes to remove an existing protected tree which currently totals over 10 percent of the onsite diameter at standard height (DSH) of protected trees, which requires a variance and PTP to remove under Agoura Hills Municipal Code (AHMC) Section (§) 9657.6(C).

The Project's scope includes the following:

Existing:

First Floor (with Garage)	1,800 square feet
Second Floor	1,731 square feet
Third Floor	827 square feet
Third Floor Balcony	93 square feet
Accessory Structures (Pool)	635 square feet
Total Floor Area	4,358 square feet
Total Site Coverage	18.9% (7,769 square feet)
Total FAR (with garage exempted)	3,908 square feet

Proposed Construction:

First Floor	560 square foot addition
Second Floor	735 square foot addition
Third Floor	252 square foot addition
Third Floor Balcony	328 and 88 square feet
Total Floor Area	5,905 square feet
Accessory Structures	
New Porte-cochere	523 square feet
New open trellis patio cover	427 square feet
New Pool	888 square feet
New pool cabana	121 square feet
Barn	491 square feet
Sport Court	1,397 square feet
Total Site Coverage	21.1% (9,208 square feet)
Total FAR (with exemptions)	5,576 square feet

STAFF ANALYSIS

The Project is required to meet all applicable standards for the RV zoning district and OA and EQ district overlays including setbacks, height, building coverage, and theoretical horse keeping area minimums. Table 1: Zoning Conformance provides a summary of the Project's compliance with several required development standards.

Table 1: Zoning Conformance			
Development Requirement	Allowed/Required	Proposed	Compliance & Notes
Lot Specifications			
Area	1 acre (43,560 square feet)	< 1 acre (41,128 square feet)	Existing non-conforming
Horse Keeping	1,500 square feet	1,507 square feet	Complies
Setbacks			
Front (south)	25 feet	Approx. 104 feet	Complies
Rear (north)	25 feet	Approx. 220 feet	Complies
Side (east)	12 feet	12 feet	Complies
Side (west)		15 feet	Complies, no change

Structure Heights			
Main Single-Family Dwelling	3 stories or approx. 37 feet (existing, non-conforming)	3 stories and approx. 37 feet	Complies, no change
Retaining Walls	6 feet max	Various, 6 feet max	Complies
Site Coverage	25% (10,282 square feet)	21.1% (9,208 square feet)	Complies
FAR	5,222.54 square feet	5,576 square feet	Reasonable Accommodation
Non-Reasonable Accommodations		5,027 square feet	
Reasonable Accommodations		549 square feet	

Protected Trees/Variance

The Project site contains multiple protected trees located in the front, side, and rear yards. The Project will result in minor encroachments into four existing protected trees' tree protection zones. The Project also proposes removing one protected tree, a 10-inch DSH live coast oak, that equates to 16 percent of total onsite DSH for the purposes of constructing a retaining wall. The purpose of the retaining wall is to protect the slope and to provide sufficient access for all residents to the proposed pool. The retaining wall cannot be constructed without removal of the tree. Further, according to the arborist report which was reviewed by the City Arborist through a site visit, the protected tree that is subject to the proposed removal has an unbalanced canopy that extends over existing frequently resident-occupied space. This unbalanced canopy is considered a health and safety hazard to current and future residents as there is potential for injury to occur due to limb failure. Due to the removal amount equating to over 10 percent of onsite DSH, a variance is required.

A variance can be approved when there is a unique physical aspect of the site that, under strict interpretation of the code, would result in practical difficulty or unnecessary hardship that would go against the objectives of the Zoning Ordinance. To avoid the protected tree removal, major engineering changes would have to be made which prevents the Project from being implemented due to highly prohibitive cost. Further, by avoiding removal of the protected tree, the canopy would continue to grow in an unbalanced manner over a frequently occupied space, potentially increasing likelihood and severity of limb failure and therefore injury to future residents. This would go against the objectives of the Zoning Ordinance which includes the objective of protecting resident health and safety.

The granting of this variance request would not be considered special privilege as similar properties would need to comply with the provisions of the Protected Tree Ordinance in order to remove a protected tree over 10% of total DSH including enhanced compensatory planting. For these reasons, the Project's variance is warranted.

To mitigate the protected tree removal, the Project will comply with the replacement planting schedule outlined in AHMC § 9657.6(D) by planting two new 36-inch live coast oak trees in the front yard.

Reasonable Accommodation

A reasonable accommodation is requested by the property owner to allow for a remodel and expansion of the existing, non-conforming third story including its balcony to add a caretaking room and elevator on all three floors for a parent, who is a disabled individual that will reside within the dwelling. The addition under reasonable accommodation includes 252 square feet to the third floor, 78 square feet to the second floor, and 219 square feet to the first floor, totaling 549 square feet in addition to the new 328 and 88-square-foot balconies. These improvements provide opportunities for accessible care, privacy, and equal enjoyment of the property. As discussed above, while the third story is considered an existing, non-conforming use, AHMC § 9809 allows reasonable accommodations to provide a disabled individual an equal opportunity to use and enjoy a dwelling.

Site Plan and Architecture

The Project does not impact the required western side and rear setbacks. The existing western side setback is approximately 15 feet and the existing rear setback is approximately 220 feet. The RV zoning district requires a minimum side setback of 12 feet each and front and rear setback of 25 feet. The addition results in an approximately 109-foot front yard setback and a 12-foot eastern side yard setback. Therefore, the Project complies with the RV district's setback standards. As mentioned above, the existing dwelling was built prior to City incorporation and is therefore considered existing non-conforming concerning height. While typically non-conforming aspects are not allowed to be improved upon, due to the reasonable accommodations, a third story addition and remodel would be allowed. The proposed addition would match the existing residence's existing architectural style - a New Barnhouse style design, including materials and finishes while hardening the materials to improve fire resistance as shown on Plan Sheet A-5.0 (Attachment 4). The addition to the third story is designed in a way that breaks up symmetry and bulk by utilizing the proposed balconies. As shown in Table 1, the Project would result in a FAR count above the maximum recommended amount (5,576 square feet). However, of the resultant FAR amount, 549 square feet is dedicated to the reasonable accommodations for the elevator and caretaking room. Without the amount related to the reasonable accommodation request, the Project's FAR would be within the FAR maximum (5,027 square feet).

Along with the addition and remodel of the single-family dwelling, the Project also proposes multiple accessory structures including a new pool, pool house, retaining walls, a barn, sport court, attached trellis patio cover, and porte-cochere. All proposed accessory structures comply with AHMC § 9606.1 (Accessory Structures). Due to the porte-cochere, the Project will result in a decreased side yard setback, however, as seen on the provided site photos (Attachment 4), sufficient screening is provided by existing landscaping from the neighboring side yard. Therefore, the Project is not expected to impact neighbor privacy.

As proposed and conditioned, all retaining walls will be under six feet utilizing terracing where retaining wall would otherwise be over six feet tall, compliant with AHMC § 9606.2 and constructed of textured material following Old Agoura and City design guidelines. The new front yard fence and gate are proposed with materials and a design compliant with AHMC § 9606.2 and the Agoura Hills Design Standards and Guidelines. The new sport court will include 42-inch-high safety railing on top of the retaining walls which is allowed per AHMC § 9606.2(E). The new barn located near the rear lot line replaces a previously demolished barn and will be used as part of the horse keeping area. The Project has set aside 1,507 square feet for horse keeping purposes, above the minimum 1,500 square feet required by the EQ Overlay.

Hillside

The Project has an average slope above 10 percent (14.7 percent) and is therefore classified as a hillside lot. Since the Project proposes further development of an existing single-family dwelling with improvements totaling over 700 square feet, the Project requires a CUP.

Legislative Review

The AHMC requires that the Project comply with the Development Standards of the RV zoning district (AHMC § 9223 et seq.), Old Agoura Overlay (AHMC § 9551), Equestrian Overlay (AHMC § 9590), the Hillside Ordinance (AHMC § 9652), the Protected Tree Ordinance (AHMC 9657 et seq.), and Reasonable Accommodations (AHMC § 9809). As the Project proposes removing over 10 percent of the onsite DSH and additional square footage to an existing, non-conforming use above the addition threshold set in § 9652.5(A), approval of a Variance, Reasonable Accommodation, CUP, SPAR, and Protected Tree Permit from the Planning Commission is required.

FINDINGS

Staff recommends approving the Project based on the sets of findings listed in the AHMC. These findings include Findings a-e set forth in AHMC § 9676.2(C)(3) (Variances), Findings 1-5 set forth in AHMC § 9809.5(A) (Reasonable Accommodations), Findings 1-3 set forth in AHMC § 9657.6(H) (Protected Tree Development Permits), Findings A-F set forth in AHMC § 9677 (Site Plan Review), Findings 1-5 set forth in AHMC § 9677.5(G) (Architectural Review), Findings 1-5 set forth in AHMC § 9673.2(E) (Conditional Use Permit), and Findings 1-2 set forth in AHMC § 9652.18(A) (Hillside).

Pursuant to AHMC § 9657.6(C)(2), the Project requests a variance to remove a protected tree amounting to over 10% onsite DSH removal. The subject tree is located in the rear yard and possesses an uneven canopy hanging over the frequently occupied rear yard encompassing the existing pool and stairway, creating an unsafe environment for current and future residents using or accessing the rear yard due to potential limb failure if left in place. The removal is required to construct a new retaining wall to maintain and protect the existing western slope on the property. Alternatives that would avoid removal would require prohibitively significant costs to the applicant due to design and engineering changes that would also require more drastic modification of the onsite topography compared to the current design and location.

Further, pursuant to AHMC § 9657.6(D), the Project compensates the removal with two 36-inch box trees of the same species proposed in the front yard, which maintains and perpetuates the character of Old Agoura. Therefore, the removal of the protected tree is warranted to ensure public health, safety, and welfare for current and future residents. The granting of this variance request would not be considered a special privilege as other similar properties would need to comply with the provisions of the Tree Protection Ordinance to remove a protected tree equivalent to over 10% of onsite DSH, including enhanced replacement plantings. For these reasons, the Project's requested variance and protected tree permit are justified.

In addition to the variance, the Project requests a reasonable accommodation to construction an addition and remodel an existing, non-conforming third floor. Mr. Novik is the legal caretaker of his mother, a disabled individual, that intends to reside at the residence. To ensure provide equal enjoyment of the property, a caretaking room on the third floor close to the main bedroom is required for adequate care and privacy and an elevator for mobility are needed.

Single-family homes, additions and modifications, and accessory structures and equipment are allowed pursuant to the RV Zoning District and the City's Hillside Ordinance with the approval of a Conditional Use Permit, so long as the Project meets all applicable requirements. The Project is consistent with the neighboring and surrounding land uses. The total site coverage of the proposed Project is Project is 21.1%, below the 25% maximum. Most objective standards contained within the AHMC have been met, except for the standards that are the subject of the variance and reasonable accommodation request. The Project preserves the existing use and matches the existing dwelling's architectural style, including materials and finishes; consistent with General Plan Goals LU-7 and LU-8, and Policies LU-7.1 (Neighborhood Conservation), LU-7.2 (Housing Character and Design), and LU-8.1 (Neighborhood Identity), LU-8.2 (Development Compatibility with Community Character), LU-8.3 (Integration of Development with Natural Setting), and LU-8.5 (Building Materials and Colors). For these reasons, the Project is consistent with the purpose of the RV Zoning District and the General Plan.

The Project will have no impact on emergency vehicle access. The Los Angeles County Fire Department reviewed and approved the Project as proposed, ensuring that the Los Angeles County Fire Code is met and that the Project will not result in an increased likelihood or spread of wildfire. The Project would not result in harmful secondary nuisances such as littering, trespass, vandalism, or unlawful activity.

For the reasons stated above, the Planning Division recommends approval of the Project. To see the full list of findings, please refer to the Draft Resolutions (Attachments 1 and 2).

ENVIRONMENTAL REVIEW

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be exempt per State CEQA Guidelines § 15301 (Existing Facilities) and 15303 (New Construction and Conversion of Small Structures) because the Project is a first, second, and third story addition with a new attached and detached accessory structures to an existing three-story single-family residence, with new attached and detached accessory structures. The proposed detached accessory structures including the pool, pool house, sport court, barn, and retaining walls are appurtenant to the single-family dwelling. The Project will not result in an increase in the existing structure of more than 10,000 square feet. The Project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and not sited in a sensitive habitat and will not disturb previously undisturbed soil or slopes. As such, no significant environmental impacts are expected from this Project and the Project qualifies for these exemptions. No exception to these categorical exemptions apply as set forth in State CEQA Guidelines § 15300.2(c) which relates to unusual circumstances that could have a significant effect on the environment.

FISCAL IMPACT

There is no additional fiscal impact to the City Council 2025-26 adopted budget because the applicant has paid all application fees to fund staff and consultant time.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt: 1) a resolution approving Variance Permit Case No. PZ-2026-86-VAR to allow for the removal of one protected tree pursuant to Agoura Hills Municipal Code Section 9657.6(C)(2); and 2) a resolution approving a reasonable accommodation, Conditional Use Permit Case No. PZ-2026-38-CUP, Site Plan/Architectural Review Permit Case No. PZ-2025-62-SPR, and Protected Tree Permit Case No. PZ-2026-60-PTP to allow construction of first, second, and third story additions to an existing, non-conforming three-story single-family dwelling, and accessory structures on a hillside lot, and making a determination of exemption under the California Environmental Quality Act (CEQA).

Attachments

[1. Draft Resolution Variance.pdf](#)

[1a. COA_Variance.pdf](#)

[1b. Protected Tree Report and Map.pdf](#)

[2. Draft Resolution_CUP SPR PTP.pdf](#)

[2a. COA_CUP.pdf](#)

[2b. Protected Tree Report and Tree Map.pdf](#)

[3. Vicinity and Zoning Map.pdf](#)

[4. Architecture and Landscape Plans \(2\).pdf](#)

[5. Fire Department Approvals.pdf](#)

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE PERMIT CASE NO. PZ-2026-86-VAR TO ALLOW FOR THE REMOVAL OF ONE PROTECTED TREE PURSUANT TO AGOURA HILLS MUNICIPAL CODE SECTION 9657.6(C)(2)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Greyson Terrio for Mike Novik with respect to the real property located at 28241 Foothill Drive (Assessor's Identification Number 2055-020-066), requesting approval for removal of one (1) protected tree that accounts for over 10 percent of total onsite existing trunk diameter at standard height (DSH) (Case No. PZ-2026-86-VAR) in connection with the development and reasonable accommodations request of a single-family residence located at the subject property ("the Project").

Section II. The Project was reviewed pursuant to the California Environmental Quality Act (CEQA). The Project has been determined exempt from State CEQA Guidelines per California Code of Regulations (CCR) Sections (§§) 15301 (Existing Facilities) and 15303 (New Construction and Conversion or Small Structure) because the Project is a first, second, and third story addition to an existing three-story single-family residence, with new attached and detached accessory structures. The new proposed detached accessory structures including the pool, pool house, sport court, barn, and retaining walls are appurtenant to the existing use, a single-family dwelling. The Project will not result in an increase in the existing structure of more than 10,000 square feet. The Project is located in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan. and is not sited in a sensitive habitat and will not disturb previously undisturbed soil or slopes. As such, no significant environmental impacts are expected from this Project, and the Project qualifies for these exemptions. No exception to these categorical exemptions apply as set forth in State CEQA Guidelines § 15300.2, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing on June 18, 2026, at 6:00 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Variance. Pursuant to the Agoura Hills Municipal Code § 9676.2(C)(3) and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings:

- a. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. Retaining walls for the purpose of preventing slope failure and allowing access to onsite property are allowed in RV-zoned properties. The proposed tree removal is required to accommodate the proposed retaining wall, which is needed to protect current and future residents and the property from potential hazards from the western slope of the property. Therefore, the Project would not be able to continue as designed without removing the protected tree, and alternative design would incur excessively prohibitive costs to the Applicant. Furthermore, as existing, the tree which is proposed to be removed is considered a safety hazard to current and future residents due to its uneven canopy.
- b. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. As required by AHMC § 9657.6(C)(2), the Project seeks a variance for the removal of over 10 percent of the total onsite DSH. The Project will replace the one removed tree with two (2) 36-inch box trees of the same species, as required by AHMC § 9675.6(D). Other properties which request removal of over 10 percent of the existing DSH for development are also required to seek a variance and provide replacement plantings pursuant to AHMC § 9675.6(D). Therefore, the granting of this variance complies with the AHMC and therefore does not constitute a grant of special privileges inconsistent with limitations on other similar RV-zoned properties within the vicinity.
- c. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. As mentioned above, avoiding tree removal would result in significant design and engineering changes which prevents the planned improvement to such an extent that the cost of alternative development plans would be prohibitively expensive. Furthermore, the existing tree currently has an imbalanced canopy, thereby creating a potential hazard to current and future resident health and safety. Amongst other objectives, Article IX of the AHMC seeks to establish regulations that promote public health and safety. Granting of this variance would be consistent with this objective due to the hazardous nature of the existing tree being proposed to be removed.
- d. The granting of this variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed protected tree removal seeks a variance as required by the Protected Tree Ordinance (AHMC § 9657, et seq.) in order to construct a retaining wall used to reinforce the existing western slope which is part of a flag lot access driveway. The

existing protected tree is also determined to be hazardous in nature as its uneven canopy may result in injury to existing and future residents using the rear yard due to potential major limb failure and therefore removal would be necessary to ensure public health, safety, and welfare.

- e. The granting of the Variance will be consistent with the character of the surrounding area. The Project, as conditioned, will replace the hidden protected tree located in the rear yard with two 36-inch box trees of the same species, thereby perpetuating Old Agoura and the City's natural surroundings.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. PZ-2025-86-VAR, subject to the Conditions of Approval attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 18th day of June, 2026, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

Jessica Reinhardt, Chairperson

ATTEST:

Robby Nesovic, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. PZ-2026-86-VAR for 28241 Foothill Drive)

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the Applicant has agreed in writing that the Applicant is aware of, and accepts all conditions of this permit with the Planning Division.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the recommendations within the Protected Tree Report and Tree Map (attached hereto as **Exhibit B**).
4. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Variance Case No. PZ-2026-86-VAR will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. PZ-2026-86-VAR is valid only in conjunction and contemporaneously with Conditional Use Permit Case No. PZ-2026-38-CUP, Site Plan/Architectural Review Case No. PZ-2025-62-SPR, and Protected Tree Permit Case No. PZ-2026-60-PTP, and the conditions of approval therein.
8. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or

property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

END

EXHIBIT B
PROTECTED TREE REPORT AND MAP
(Case No. PZ-2026-86-VAR for 28241 Foothill Drive)

Memo

To: Eric Wang, City of Agoura Hills

From: Ryan Allen, ISA certified arborist WE-10316A, Dudek, Agoura Hills Consulting Arborist

cc:

Date: May 6, 2026

Re: Review of PZ-2026-60-Oak, 28241 Foothill Dr., Agoura Hills, CA

Introduction

As requested by the City of Agoura Hills (City), this memorandum provides Dudek's findings regarding the evaluation of application materials for PZ-2026-60-Oak, 28241 Foothill Dr., Agoura Hills, CA. As a consulting arborist with the City, Dudek was contacted on May 4, 2026, to provide the following arborist services:

- **Task 1.** Evaluate the resubmitted application materials for PZ-2026-60-Oak to confirm compliance with the City Protected Tree Ordinance.
- **Task 2.** Prepare a summary memo discussing the findings of the evaluation.

Discussion

On April 24, 2026, Dudek Oak Tree Consultant, Ryan Allen, prepared a memo for the City of Agoura Hills discussing the necessary actions the applicant must take to comply with the City Protected Tree Ordinance (Ordinance). In response, the applicant provided an updated Arborist Report, Landscape Plan, and Oak Tree Location Map. The materials were reviewed to determine if the requested changes and updates have been made to ensure compliance with the Ordinance.

Comments

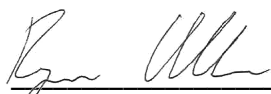
- 1) All requested edits and updates have been made to the application materials to be compliant with the Ordinance. No further review is needed by the City Protected Tree Consultant.
- 2) Attached are conditions of approval for this project that the applicant shall follow to ensure the protection of existing protected oak trees, replacement trees are planted, and that protected and replacement trees are monitored on an annual basis.

Disclaimer

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and belowground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or extended period due to weather or cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk.

If you have any questions or require any additional information, please e-mail me at rallen@dudek.com.

Sincerely,



Ryan Allen
ISA Certified Arborist WE-10316A
ISA Qualified Tree Risk Assessor

Conditions of Approval

(Case No. PZ-2026-60-Oak)

Pre-Construction

1. *Nesting Bird Surveys.* If any work including digging, grading, excavation, or construction is proposed to occur during nesting bird season (from January 1 to September 15), the applicant shall submit a nesting bird survey performed by a qualified biologist, to the City, seven days prior to such work. If any bird species protected by the Migratory Bird Treaty Reform Act of 2004 is observed on/in the vicinity of the project site, the project shall be delayed until the conclusion of nesting bird season.
2. *Oak Tree Consultant.* The Applicant shall retain an International Society of Arboriculture (ISA) Certified Arborist or similarly credited individual as their Oak Tree Consultant. The Applicant shall provide their Oak Tree Consultant(s) with a 48-hour advance written notice before commencing any authorized work within the Tree Protection Zone (TPZ) of oak trees. The Applicant shall notify the City in writing within 5 days of any changes of their Oak Tree Consultant(s) of record. All work within the TPZ, including grading, excavation, and pruning, shall be monitored by the Applicant's Oak Tree Consultant. The Applicant's Oak Tree Consultant shall provide recommendations for minimizing and avoiding roots during trenching activities within the TPZ. The Applicant's Oak Tree Consultant shall submit an observation report with his/her recommendations and mitigation, or remediation measures, at the completion of the observation to the Community Development Department for review.

During Construction

3. *Standards for Performance of Required Work.* All conditions stated in the City Oak Protected Tree Ordinance, Section 9657.6, subsection F, Standards for performance of required work shall be implemented. All tree avoidance and minimization recommendations within the May 4, 2026, Oak Tree Report shall be implemented. All work within the TPZ, including grading, excavation, pruning, removal, or work that may otherwise damage a protected oak tree, shall be conducted in a manner consistent with the American National Standard Institute's A300 standards and ISA Best Management Practices.
4. *On-site Documentation.* The following information must be located and permanently retained on the construction site at the start of grading operations. The superintendent will be required to call the Community Development Department to request an inspection and to verify that the information is located on site.
 - a. Approved Protected Tree Report
 - b. Site Plan Map
 - c. Fencing plan
 - d. Protected Tree Permit
 - e. Approved Development Plans
 - f. Approved Landscape Plans
 - g. Protected Tree Regulations

5. *Tree Replacement.* Replacement trees shall be planted on-site as described in the Oak Tree Report and depicted in the Oak Tree Location Map. If any protected oak trees die or are otherwise removed as a result of the project, additional replacement trees shall be provided according to the standards in the City's Tree Protection Ordinance.

Post-construction

6. *Final Inspection.* Prior to the removal of the protective fencing, the Applicant shall contact the City Protected Tree Consultant to perform a final inspection. The Applicant shall proceed with any remedial measures the City Protected Tree Consultant deems necessary to protect or preserve the health of the oak trees within 2 weeks of the site inspection.
7. *Certification.* Any unintentional oak tree impacts shall be reported to the City within 48 hours of the incident. The Applicant's Arborist shall submit certification letters for all work completed within the TPZ of an oak tree within 5 working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.
8. *Monitoring Requirements.* All conditions stated in the City Oak Protected Tree Ordinance, Section 9657.6, subsection E, Monitoring Requirements shall be followed and implemented.
9. *Preservation.* All oak trees located on the property, including any that may be planted in the future as mitigation trees, shall be preserved in perpetuity.

END

PROTECTED TREE REPORT

SUBJECT

Single Family Residence Remodel – 28241 Foothill Drive

PREPARED FOR:

Trans-State Construction, Inc.
P.O. Box 571825
Tarzana, CA 91357

PREPARED BY:

Tree Care Consulting
1534 N. Moorpark Road, #149
Thousand Oaks, CA 91360
ISA Certified Arborist WE-6820A
ISA Tree Risk Assessor Qualified
JLOTreeCare@gmail.com
818-512-3135

Date: November 18, 2025
Revised Date: May 4, 2026
Job No. 25-90

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1. ASSIGNMENT

The objective of this report is to assess the condition of the protected trees at 28241 Foothill Drive, to discuss the proposed encroachments, and to discuss the effect of the encroachments on their health pursuant to the provisions of section 9567 through 9567.5 of the City of Agoura Hills municipal code.

2. BACKGROUND

This residential property has an existing house and swimming pool. The residence will be remodeled, the pool demolished and a new one installed, the landscape will be refurbished, and a sports court and amenities will be installed at the north end of the property. Only the house and pool improvements will encroach oak trees. The existing driveway will be refurbished with new pavement that will encroach the sycamore tree.

3. METHOD OF STUDY

On October 25, 2025, I inspected the protected trees using the ISA Level 2 or Basic Assessment, a ground-level, visual inspection assessing their structure and general health by means of measuring tools and tools to observe the exterior of the trees. The trees were tagged with numbered, metal tags.

4. DISCUSSION

In accordance with the current protected tree ordinance and guidelines, 12 oak trees on the property, 2 off-property oak trees and 1 sycamore tree were included in the tree inventory. Of these 15 trees, only 6 trees (#1, #2, #10, #11, #13, and OP1) have trunk diameters that qualify them as protected under the current protected tree ordinance.

An insignificant encroachment of a tree will have no effect on its health. A minor encroachment is one that will impact a tree, especially the root system, but will have no appreciable, long-term effect on the health of the tree with normal tree care. A major encroachment is one that may jeopardize the health or structure of the tree and could seriously harm the tree. Properly managed tree care will allow the tree to recover and thrive. The following encroachments will occur according to the current grading plan:

PROTECTED TREES 6 INCHES OR MORE IN TRUNK DIAMETER

Refer to Table of Encroachments on the Tree Location Map for percentage of encroachments.

Oak tree #1 will be encroached by the new driveway that will align with the existing driveway, 9 feet from the trunk. The landscape will be top-dressed with beach pebbles. This is a ground plane encroachment and an insignificant encroachment.

Oak tree #2 will be encroached by new pavement and a porte-cochere that will be constructed 9 feet from the trunk. Pruning will be required of small branches to raise and balance the crown that extends toward the house and will remove less than 10 percent of the crown. This will be a minor encroachment.

Oak tree #10 will be removed due to the construction of a maximum 10-foot-high retaining wall 2 feet from the trunk. The wall cannot be constructed without removing this tree. In addition, the canopy is out of balance and extends over a living space, the backyard pool area, that will be frequently occupied. There is a risk that these targets (people) will be injured if this tree fails. This concern will be in the future if the tree is preserved and it reaches a mature size.

Oak tree #11 will be slightly encroached by the installation of a new driveway that will align with the existing driveway 15 feet from the trunks. The area under the oak tree will be top-dressed with beach pebbles. This is a ground plane encroachment and an insignificant encroachment.

Sycamore tree #13 will be encroached by refurbishing the existing concrete pavement with new pavers and top-dressing the landscape area with Mexican beach pebbles. This is a ground plane encroachment and a minor to insignificant encroachment. This tree stands within the road right-of-way under utility lines and has been maintained by the utility company to keep it from growing into power lines.

Oak tree OP1 will not be encroached.

MITIGATION PLANTING

The total DSH (diameter at standard height) of the protected trees on the property is 60 inches. To mitigate for the removal of oak tree #10 that has a 10-inch trunk, 16 percent of the total DSH (see encroachment table of the tree location map), (2) 36-inch box coast live oaks will be planted in accordance with Table 2 of Section 9657.6 item D. The locations of the 2 mitigation oak trees will be shown on the landscape planting plan.

The mitigation oak trees planted and other oak trees encroached by the development shall be monitored annually for 5 years. Any of these monitored trees that die within 5 years shall be replaced at a 1 for 1 ratio. The consulting arborist will submit monitoring reports to the community Development Department following each annual inspection.

The physiological condition of each tree is detailed in the summary of field observations below, dated October 25, 2025. Driplines on the oak tree location map are for graphic purposes. See the measured driplines below for the dimensions.

5. RECOMMENDATIONS

A. Tree Protection

- a. The general contractor shall be familiar with the stated oak tree protection measures and protected tree ordinance as set forth in the municipal code. The following is a brief guideline of recommendations to protect the trees.
- b. The applicant's tree consultant shall be notified 48 hours prior to the commencement of any work within the protected zone of any protected tree.
- c. A minimum five (5') foot high new chain link fence will be required to be installed at the outermost edge of the protected zone of each oak tree or group of trees or at the limits of work of the approved grading plan. Signs shall be placed at approximately fifty (50') foot intervals. The size of each sign must be a minimum of two (2') feet by two (2') feet square and must contain the following language:

WARNING

THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT

- d. Once approval has been obtained, the fences must remain in place throughout the entire

construction period and may not be removed without obtaining written authorization from the Community Development Department.

- e. Trees shall be protected from being injured by grading and construction including but not limited to wounding of branches and roots, compaction of soil within the protected zone, and damage to the foliage by engine exhaust.
- f. No activity, such as vehicle travel or parking, equipment and building materials storage, deposit of debris and trash or any activity that will harm the protected trees shall be allowed within the protected root zones of any protected tree at any time.

B. Pruning

- a. Any pruning approved prior to commencement of work shall be executed only after the notification of the consulting arborist 48 hours prior to commencement so that he or she can observe the pruning performed.
- b. Pruning required but not previously approved shall not be performed until a written request for pruning has been submitted and approved by Planning unless the branches are less than 2 inches in diameter and pruning them is deemed necessary by the consulting arborist.
- c. Approved pruning shall be performed by the tree trimming contractor who must employ at least one ISA certified arborist and should be observed by the applicant's consulting arborist who shall keep Planning informed about the work being performed. Pruning wounds shall not be sealed.

C. Grading Near Protected Trees

- a. When building improvements are under construction, grading and trenching under the dripline of an oak tree may only be performed with hand tools. All the work must be conducted in the presence of an oak tree preservation consultant. Major roots over one inch in diameter may not be cut. Depending on the type of improvement being proposed, wood decks, garden walls, fences, driveways, walkways, etc., bridging techniques or a new site may need to be employed to protect the roots and the tree.
- b. The requirement to hand-dig any approved excavation near the protected trees is designed to avoid irreparable root damage. The purpose is to locate and expose roots that must be cut and to carefully prune them, thereby avoiding the ripping and tearing caused with the use of backhoe or other excavation equipment. Due to the scope of the improvements, the requirement for hand digging approved excavation near protected trees is sometimes impractical. Therefore, a Work Procedures Program is proposed to execute the work with precise and controlled methods that avoid indiscriminate damage.
- c. Where structural footings are required and roots will be impacted, the footings shall bridge the roots, and the roots protected. Cover all such roots with a layer of plastic cloth

and two (2") inches to four (4") inches of Styrofoam matting, or other protective measure as approved by permit, prior to pouring the footing.

D. Preparation Phase

- a. It is recommended that trees that will be encroached and preserved be watered to attain sufficient soil moisture content. This is crucial to maintain the health of the trees during grading and construction. Fencing should be in place prior to the commencement of demolition and/or grading.
- b. Pruning, if any, should be performed before grading to avoid conflict between trees and grading equipment. This action should reduce the potential for broken branches resulting from being struck by that equipment.

E. Protective Fencing

- a. See "Tree Protection" above for the intent of the fencing plan.
- b. In some cases, fencing may be placed at the limit of grading or excavation in order to allow approved work to be done inside the protected zones. No fencing shall be removed or moved without notifying the tree consultant and without approval from the tree consultant.

F. Grading

- a. The greatest potential for consequential damage to trees is from excavation for footings, utility trenching, driveway base preparation, and grading. It is not possible to develop this site without some conflict between the trees and the proposed improvements. The conflict relates to both the aerial crown and the root structure of the trees. The goal is to eliminate or at least minimize damage.
- b. Define the area of excavation that will occur within the protected zone of a tree. After pruning the roots at the edge of the limit of work, it may be necessary to utilize equipment to remove the soil outside of the roots that were cut. This should be done under the observation of the consulting arborist. Stop this effort upon encountering roots of significant size, 2 inches and larger.
 - i. Prune roots to the required depth using standard, sterile, mechanical root pruning equipment accompanied by hand work. In the case of trenching, cut the roots on each side of the proposed trench to the required depth.
- c. These methods will minimize root damage from excavation and grading equipment pulling on roots in a lateral direction from their path of travel. Pruned roots shall be hand sawn, using sterilized equipment, with a clean cut, at a 90-degree angle facing downward and shall not be sealed.
- d. Place all excavation spoils outside of the dripline of the trees.

G. Other protective measures

- a. Protect trees by not wounding them. Nailing anything such as grade stakes must be avoided.

- b. The potential for breaking branches by mechanical equipment should be anticipated and, if encountered, the arborist should be notified with a request for an evaluation and recommendation on how to proceed.
- c. It is important to leave the natural leaf litter that exists beneath trees.
- d. No chemicals such as herbicides shall be used upstream and within one hundred feet of any tree protected zone.
- e. Dust deposited on the foliage of trees must be washed off so that the leaves are not smothered by dust particles.

NOTICE of DISCLAIMER

The report represents the independent opinion of the signatory consultant (Tree Care Consulting). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are ground-plane macro-visual observations only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health, or demise of any part of or the whole tree described in the report. Records may not remain accurate after our inspection due to unknown alteration or deterioration of the reviewed site.

Respectfully submitted,

John Oblinger

ISA Certified Arborist WE-6820A
ISA Tree Risk Assessor Qualified

28241 Foothill Drive
October 25, 2025



Tree #1 facing east.



Trees #6 - #2 facing east. Oak trees are obscured by other trees and shrubs.

28241 Foothill Drive
October 25, 2025



Tree #7 facing east.



Trees #9 and #8 facing northwest.



Trees #9 and #8 facing northwest.



Tree #10 facing southwest unbalanced canopy extends east.



Tree #10 facing north.



Tree #11 facing northwest.



Tree #11 facing west.



Tree #12 facing west.



Tree #13 facing south.



Tree #13 facing east.

FIELD ASSESSMENT

[illegible]

FIELD ASSESSMENT

[illegible]

DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
1 HEIGHT TO CANOPY	HORIZ.	0'	0'	10'	15'	13'	10'	0'	0'
	VERT.	0'	0'	4'	5'	15'	7'	0'	0'
2 HEIGHT TO CANOPY	HORIZ.	3'	6'	6'	0'	12'	22'	15'	0'
	VERT.	5'	5'	4'	0'	15'	20'	15'	0'
3 HEIGHT TO CANOPY	HORIZ.	8'	8'	8'	0'	0'	0'	0'	0'
	VERT.	6'	6'	6'	0'	0'	0'	0'	0'
4 HEIGHT TO CANOPY	HORIZ.	15'	8'	9'	0'	0'	5'	5'	0'
	VERT.	5'	8'	10'	0'	0'	5'	5'	0'
5 HEIGHT TO CANOPY	HORIZ.	8'	0'	0'	3'	3'	4'	6'	6'
	VERT.	12'	0'	0'	8'	8'	6'	6'	6'
6 HEIGHT TO CANOPY	HORIZ.	9'	10'	8'	8'	8'	6'	6'	6'
	VERT.	6'	12'	10'	10'	8'	6'	6'	6'
7 HEIGHT TO CANOPY	HORIZ.	3'	3'	5'	4'	4'	3'	6'	3'
	VERT.	5'	5'	10'	10'	10'	10'	10'	5'
8 HEIGHT TO CANOPY	HORIZ.	1'	0'	6'	6'	0'	5'	10'	0'
	VERT.	5'	0'	6'	5'	0'	4'	5'	0'
9 HEIGHT TO CANOPY	HORIZ.	5'	5'	6'	6'	5'	0'	0'	6'
	VERT.	1'	4'	5'	5'	10'	0'	0'	1'
10 HEIGHT TO CANOPY	HORIZ.	3'	15'	21'	19'	7'	5'	4'	4'
	VERT.	10'	15'	20'	20'	10'	7'	8'	10'

DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
11 HEIGHT TO CANOPY	HORIZ.	12'	9'	8'	7'	10'	6'	15'	10'
	VERT.	12'	6'	10'	12'	4'	8'	10'	8'
12 HEIGHT TO CANOPY	HORIZ.	6'	6'	3'	4'	4'	2'	3'	3'
	VERT.	1'	6'	3'	1'	1'	2'	3'	3'
13 HEIGHT TO CANOPY	HORIZ.	20'	20'	17'	21'	22'	23'	27'	22'
	VERT.	4'	5'	7'	6'	14'	10'	10'	10'
OP1 HEIGHT TO CANOPY	HORIZ.	5'	5'	5'	10'	11'	7'	7'	6'
	VERT.	10'	10'	10'	18'	18'	10'	10'	10'
OP2 HEIGHT TO CANOPY	HORIZ.	7'	9'	10'	8'	7'	7'	8'	8'
	VERT.	6'	6'	6'	6'	6'	6'	6'	10'
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								

GLOSSARY

INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the tree ordinance, this tree report, and of the procedures used to evaluate the trees and the site conditions. There are numerous diseases and insects that frequently attack trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue but a basic knowledge of disease and insects should include an understanding of the following definitions:

SPECIES/DIMENSIONS

1. **Tree Number** - each protected tree in the field has been assigned a number that corresponds to a tree location on the Tree Location Map.
2. **Species** - is the type of tree that is being evaluated.
3. **Trunk Diameter** - as measured at 4½' above mean natural grade or, traditionally, DBH (diameter at breast height). This may be altered if the measurement cannot be made at 4½' feet or if makes sense to measure above or below that point.
4. **Tree Height** - is the approximate height of each assessed tree.
5. **Crown Spread** - is the approximate, average diameter of the crown or canopy.
6. **Lean Direction** - is the direction the tree is inclined from the natural vertical position.

PHYSICAL CONDITION

1. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:

Low - Little new tip growth; poor leaf color; abnormal bark; much dead wood; significantly thinning foliage.

Normal - New tip growth; good leaf color; some insect damage and twig dieback; no significant dieback;

High - New tip growth; good leaf color; dense foliage; usually found in younger trees;

A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a less vigorous tree.

2. **Trunk Cavity/Damage** - A cavity is a hollow area in the trunk, usually due to fire or wood decay. Damage is a damaged area on the trunk, usually due to an external (abiotic) force on the tree.
3. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).
4. **Trunk Sap Ooze** - the exudation of liquid, usually from wounds; trunk sap ooze.
5. **Codominance** – equal in size and importance, usually associated with either trunks/stems or scaffold limbs/branches in the crown. Often can and should be corrected by pruning.
6. **Included Bark** - bark that is embedded between a branch and its parent stem or between codominant stems causing a weak attachment.
7. **Buried Root Collar** - the root collar is the transition area between the bark and the trunk. Burying the root collar may lead to fungal infection.
8. **Fungal Disease** - diseases that attack live tissue/external signs (i.e. mushrooms, conks) of internal wood decay.

GLOSSARY

Page 2 of 3

9. **Insect Damage** - is some form of damage to the parts of the tree caused by insects or mites (e.g. scale, caterpillars, weevils, borers, mites, etc.).
10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.
11. **Twig/Branch Dieback** - death of twigs from the growing tip back.
12. **Thin Foliage** - defoliation and twig dieback throughout the canopy.
13. **Weak Attachments** - poorly formed branch connection at a crotch.
14. **Branch Cavities** - hollow areas in the limbs in the crown, usually due to the decay of wood.
15. **Over-extended Branch** - a large branch usually growing horizontally that may have excessive end weight and that exerts tremendous stress on its attachment. Can be corrected with reduction pruning.
16. **Epicormic Growth** - growth from adventitious buds along trunk and/or main limbs, rather than on twigs usually due to stress or poor pruning.
17. **Terrain** - refers to the general topography of the land where the tree is found.

RATING

1. **Heritage** - can vary in definition by agency but generally indicates a tree of significant size and age.
2. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our rating system:
 - A - Outstanding** - A healthy and vigorous tree characteristic of its species and free of any significant visible signs of disease or insect damage;
 - B - Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and insect damage;
 - C - Average** - Although healthy in overall appearance, there is a normal amount of disease and/or insect damage;
 - D - Below Average/Poor*** - This tree is characterized by exhibiting a greater degree of disease and/or insect damage or loss of structural integrity than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
 - F - Dead*** - This tree exhibits no signs of life at the time of field evaluation.

*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.
3. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:
 - A. Outstanding** - The tree is visually symmetrical, having the ideal form and appearance for the species;
 - B. Above Average** - The tree, though may not be perfectly symmetrical, has a nearly ideal form for the species with very little dieback of foliage or twigs and branches;
 - C. Average** - The tree has some asymmetry for the species with some defects that can be corrected and/or has some dieback of foliage and twigs and branches;
 - D. Poor** - The tree has few positive characteristics that probably cannot be corrected and may detract from the beauty of the landscape.

GLOSSARY

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REMARKS (Some other terms that may be used)

1. **Bark Beetle Frass** – are wood fragments (dust) mixed in the insect's excrement produced by boring.
2. **Basal Growth** – is leaf growth generated from the base of the trunk.
3. **Cable/Brace** – provides support to relieve stress on a weak part of the tree (e.g. where two trunks form a "V" crotch.
4. **Cankers** – are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks. May be a sign of fungal damage.
5. **Chlorotic Leaves** – leaf veins remain normally green but the tissue between veins becomes yellow. Usually caused by nutrient deficiencies.
6. **Compartmentalization** – Physiological process in trees that creates the chemical and physical boundaries that act to limit the spread of disease and the decay organisms. Often seen where branches have been pruned properly.
7. **Crown** – parts of the tree above the trunk, including leaves, branches, and scaffold branches.
8. **Crown-clean pruning** – removal of dead, dying, diseased, rubbing, and structurally unsound branches, etc.
9. **Crown reduction pruning** – Removal of large branches and/or cutting back to large laterals to reduce the height or spread of the crown; sometimes referred to as “drop crotch” pruning or “natural pruning.”
10. **Exfoliating Bark** – the flaking off of bark from trunk, branches and/or twigs.
11. **Exposed Buttress Roots** – when soil is absent at the base of the tree exposing large roots at trunk flare.
12. **Fire Damage** – each tree may be rated on the amount of burn it has received.
13. **Heart Rot** – decay in the center of the tree (heartwood).
14. **Lion-tailing** – an improper pruning technique where internal foliage and branches are removed, leaving twigs and foliage concentrated at the branch ends.
15. **Mistletoe** – is a leafy evergreen, perennial parasite with dark green leathery leaves.
16. **Multiple stems/branches** – single location where several branches are attached often creating weak attachments.
17. **Powdery Mildew** – a white powdery fungus on leaves often found when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.
18. **Reduction cuts** – cutting a branch back to a live lateral branch which will take over as the new end of that branch.
19. **Removal cuts** – a thinning cut back to the trunk or the parent stem (branch) that preserves the branch collar.
20. **Scaffold limb** – A primary structural branch of the crown.
21. **Stub cuts** – an improper pruning technique that leaves a stub that may lead to structural defects.
22. **Topping** – the improper pruning of large limbs, usually growing vertically, to reduce the height of a tree.
23. **Witches Broom** – is an abnormal growth cluster of twigs that may be caused by pruning, insects, mites, fungus, etc.

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING A REASONABLE ACCOMMODATION, CONDITIONAL USE PERMIT CASE NO. PZ-2026-38-CUP, SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2025-62-SPR, AND PROTECTED TREE PERMIT CASE NO. PZ-2026-60-PTP TO ALLOW CONSTRUCTION OF FIRST, SECOND, AND THIRD STORY ADDITIONS TO AN EXISTING, NON-CONFORMING THREE-STORY SINGLE-FAMILY DWELLING, AND ACCESSORY STRUCTURES ON A HILLSIDE LOT, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Greyson Terrio for Mike Novik, with respect to the real property located at 28241 Foothill Drive (Assessor's Identification Number 2055-020-066), requesting the approval of a Conditional Use Permit (Case No. PZ-2026-38-CUP), Site Plan/Architectural Review Permit (Case No. PZ-2025-62-SPR), Variance Permit (Case No. PZ-2026-86-VAR), and Protected Tree Permit (Case No. PZ-2026-60-PTP) to allow removal of one (1) protected tree, additions to and remodel of an existing, non-conforming three-story dwelling under a request for a reasonable accommodation to provide for a care room for a disabled individual, a new pool, pool house, sport court, barn, attached open trellis patio cover, and related retaining walls (collectively, the "Project").

Section II. The Project was reviewed pursuant to the California Environmental Quality Act (CEQA). The Project has been determined exempt from State CEQA Guidelines per California Code of Regulations (CCR) Sections (§§) 15301 (Existing Facilities) and 15303 (New Construction and Conversion of Small Structures) because the Project is a first, second, and third story addition to an existing three-story single-family residence, with new attached and detached accessory structures. The new proposed detached accessory structures including the pool, pool house, sport court, barn, and retaining walls are appurtenant to the existing use, a single-family dwelling. The Project will not result in an increase in the existing structure of more than 10,000 square feet. The Project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and not sited in a sensitive habitat and will not disturb previously undisturbed soil or slopes. As such, no significant environmental impacts are expected from this Project, and the Project qualifies for these exemptions. No exception to these categorical exemptions apply as set forth in State CEQA Guidelines § 15300.2, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing on June 18, 2026, at 6:00 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to, and considered by the Planning Commission at the aforesaid public hearing.

Section V. Reasonable Accommodations. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9809.5(A), and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the requested reasonable accommodation:

1. The accommodation is requested on behalf of one (1) person with a disability protected under the Fair Housing Laws. Mike Novik is requesting reasonable accommodation on behalf of his mother, for whom he is the legal caretaker, and who intends to reside in the residence. Sufficient evidence was presented to Staff and the Planning Commission to show that Mr. Novik's mother is a person with a disability protected under the Fair Housing Laws.
2. The requested accommodation is necessary to provide the individual with a disability an equal opportunity to use and enjoy the dwelling. The requested accommodation is a remodel and addition to the existing non-conforming third floor for a caretaking room that the disabled individual will inhabit as well as additional square footage on each of the three floors of the residence for an elevator. While the Zoning Ordinance disallows an existing non-conforming use (in this case, the third floor of the single-family residence) to be expanded upon, the Project requires the alteration and expansion to provide the disabled individual an equal opportunity to enjoy the property. The caretaking room is necessary for providing a private space for the disabled individual with adequate space for Mr. Novik to perform his caretaking duties. The elevator is necessary for accommodating the disabled individual's mobility impediments to allow equal utilization and enjoyment of the single-family dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the City. All fees have been paid which cover staff's time and materials. Further, the Applicant will be required to pay the appropriate building permit fees in the same manner other typical projects will pay. Therefore, the requested accommodation will not impose an undue financial or administrative burden on the City.
4. The requested accommodation will not result in a fundamental alteration in the nature of the City's land use and zoning program. While existing non-conforming uses are not allowed to be expanded upon, the Project requires the

expansion to provide a disabled resident an equal opportunity to enjoy the property they reside in. The Project maintains the character of the neighborhood by matching the existing architectural features and design. As the requested accommodation preserves and improves upon the existing use as a single-family residence, no increase in traffic or demand for parking would result from the requested accommodation. Further, as discussed below in Section VII, the Project and requested accommodation would adhere to, and not undermine, the express purposes of the general plan and zoning district.

5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals, or substantial physical damage to the property of others. The Project proposes to construct first, second, and third story additions to an existing single-family residence in addition to various accessory structures. The Project will continue the existing use, a single family dwelling, and will be required to comply with all applicable building and safety laws including the California Building Code (CBC) and the Los Angeles County Fire Code. The Project would also be required to comply with the AHMC, including any nuisance laws that would prevent any potential impacts to neighboring properties and the neighborhood, including the Noise Ordinance.

Section VI. Conditional Use Permit. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9673.2(E), and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Conditional Use Permit:

1. That the proposed use is consistent with the intent and purpose of Article IX of the AHMC, the goals and objectives of the General Plan and any applicable specific plan, and the purposes of the district in which the use is located. The Residential – Very-Low Density (RV) zoning district is intended for equestrian and residential and related development. Similarly, the Old Agoura (OA) and Equestrian (EQ) District Overlays are intended for equestrian, residential, and related development. First, second, and third story additions to an existing single-family residence and construction of accessory structures retain the residential use and the 1,507 square-foot horse keeping area, which is permitted in, and consistent with the intent and purpose of the RV Zoning District, OA and EQ District Overlays, and the Hillside Ordinance with a CUP. As discussed below in Section VIII(E), the Project is consistent with General Plan Goals LU-7 (Livable and Quality Neighborhoods) and LU-8 (Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura)) in that the Project would preserve the existing single-family residence while respecting Old Agoura's unique architectural setting.
2. The Project is compatible with the surrounding properties based on the factors set forth in AHMC § 9673.2(E)(2):

- a. The Project, as conditioned, will not generate excessive offsite noise louder than ambient noise levels. The Project proposes to construct first, second, and third floor additions to an existing single-family dwelling and will maintain the existing use. The Project is required to comply with the AHMC's regulations concerning construction noise, including restrictions on construction days and times. Therefore, the Project construction will not result in excessive offsite noise. As the Project will maintain the same use, a single-family dwelling, the volume and times of days such noise would be generated during operation will not change. Further, nearby sensitive uses such as residences and schools will not experience an increase in ambient noise as the use will not change. The Project site is heavily screened by on- and off-site mature trees, a slope to the west, and accessory structures which reduce perceived ambient noise at the property line. As mentioned above, similar uses (single-family dwellings) surround the area and are prevalent within the neighborhood. However, as these uses are of similar design and placement in terms of setbacks, accessory structures, and screening to the Project site, operation is not anticipated to increase the volume of any offsite noise greater than existing ambient noise levels.
 - b. The proposed use would not result in increased vehicular and/or pedestrian traffic. The Project will maintain and not substantially expand the existing use as a single-family dwelling. Therefore, it is reasonably anticipated that the Project will not result in increased vehicular and/or pedestrian traffic.
 - c. The Project provides adequate access and off-street parking, including parking for guests, such that available on-street parking for neighboring properties is not negatively impacted. As conditioned, all construction activities, including worker parking and equipment staging, related to the Project will occur onsite and therefore will not impact on-street parking. The Project maintains the existing use and provides sufficient off-street parking and will therefore remain compliant with the AHMC.
 - d. As discussed below in Sections VIII and IX, the Project adheres to the Architectural Design Standards and Guidelines (ADS&G), harmonizing development with the natural environment.
3. The purpose and the conditions under which the Project would be operated or maintained will not be detrimental to the public health, safety, or welfare based on the factors set forth in AHMC § 9673.2(E)(3):
 - a. Public and private roads and driveways used to access the property can safely accommodate all vehicular traffic associated with the Project's use, including emergency vehicles, and meets all applicable requirements from the Los Angeles County Fire Code. The Project alters the existing site access but will not impact public and private roads used to access the property, which are currently adequate to accommodate all vehicular traffic associated with the use, including emergency vehicles. The Project proposes to realign the top of the driveway to

accommodate the first story addition with a design similar to the existing driveway. Prior to building permit issuance, the Project is also required to be reviewed and approved by the Los Angeles County Fire Department for compliance with the Los Angeles County Fire Code and the site's ability to accommodate emergency access.

- b. The Project will not create any harmful secondary nuisances that cannot be controlled through reasonable mitigation measures. As mentioned above, the Project maintains the existing use and therefore is not anticipated to potentially generate any new nuisances. The site is adequately buffered from adjacent properties, limiting the potential for the project to result in littering, public intoxication, or unlawful activity on adjacent properties.
 - c. The Project will not involve activities that would increase the likelihood, spread, or intensity of fire or other life-safety emergencies. The Project will maintain the existing uses and building setbacks, and be built to CBC standards, and therefore will not increase the likelihood, spread, or intensity of fire or other life-safety emergencies.
 - d. The Project will not result in the alternation or modification of existing drainage patterns, or increase erosion, that cannot be controlled through reasonable mitigation measures. The Project will increase the existing primary dwelling's physical footprint by approximately 1,547 square feet and alter the site's drainage patterns. However, the Project is required to obtain a grading and building permit, which ensures that prior to issuance of these permits, the Project will comply with County stormwater requirements, which control runoff and potential erosion through mitigation measures and design standards. Therefore, the Project as conditioned will not result in alterations or modifications of existing drainage patterns or increases erosion that cannot be controlled through reasonable mitigation measures.
4. The proposed use will comply with all applicable provisions of Article IX of the AHMC, upon approval of the requested variance concerning the removal of a protected tree. As stated below in Section VIII(A), the Project complies with all other applicable provisions of the AHMC.
 5. The proposed use is not in violation of applicable provisions of the AHMC or of federal, state, or local law. Additions to existing structures are allowed within the RV Zoning District, and the Project meets all required development standards. Further, the Project will be required to comply with all applicable safety laws including the Los Angeles County Fire Code and the CBC.

Section VII. Hillside Areas. Pursuant to AHMC § 9652.15(A) and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Conditional Use Permit:

1. The Project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property. As discussed below in Section VIII(B), the Project will comply with the CBC, and Los Angeles County Fire Code standards, which will protect the safety of future community residents.
2. The Project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The Project maintains and does not significantly expand the existing use, proposing first, second, and third story additions to an existing single-family residence and residential accessory structures within the rear yard on previously compacted and frequently disturbed surfaces. While the Project proposes the removal of one protected tree, the Project as conditioned will sufficiently replace the removal by planting two new 36-inch box trees of the same species in the front yard. Therefore, the Project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area.
3. The Project can be provided with essential public services and is consistent with the objectives and policies of the General Plan. The Project does not propose modifying the existing use, which is a single-family residence. The site is already provided with essential public services and the necessary utilities. Technical review, including review by the Los Angeles County Fire Department, will be required prior to building permit issuance. As discussed below in Section VIII (E), the Project is consistent with General Plan Goals and Policies.
4. The proposed development will complement the community character and benefit current and future community residents. The Project matches the design, materials, and finishes of the existing residence and complies with the ADS&G which complement Old Agoura's character while enhancing the community's desirability.

Section VIII. Site Plan Review. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9677.5, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Site Plan Review:

- A. The proposed use is consistent with the objectives and provisions of the zoning ordinance and the purposes of the land use district in which the use is located. The Project is located within the RV zoning district and Old Agoura Design (OA) and Equestrian (EQ) District Overlays which allow for the development and alteration of single-family residences and accessory structures. The average slope of the lot is over 10 percent, and therefore the lot is considered a hillside lot. The Project meets the City's development standards for the zoning district and overlays with regard to permeable site coverage, setbacks, height, and all other applicable development standards.

- B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. The Project is an addition to an existing single-family dwelling with accessory structures that will not significantly expand the footprint or use. Building and technical permits are required, ensuring that all structures associated with the Project are structurally sound and compliant with the CBC. The Project will also be reviewed by the Los Angeles County Fire Department to ensure that the Project complies with the Los Angeles County Fire Code. As mentioned above in Section VI(3), the Project proposes to alter the existing drainage and emergency access to accommodate the proposed additions. However, the Project as conditioned will be reviewed for compliance with the Los Angeles County Fire Code and Stormwater Quality Manual standards. Due to the Project's setbacks from surrounding residences, existing canopies, and site topography, the Project will not impact neighboring residences. Therefore, no detriment to the surrounding neighbors is anticipated.
- C. The proposed use will not conflict with the character and design of the buildings and open space in the surrounding area. The Project additions match the existing residence's design including style and finish, which is consistent with the surrounding open space and landscape and adheres to the Old Agoura Design standards and Agoura Hills Architectural Design Standards and Guidelines (ADS&G). While the Project would expand the existing non-conforming third story, the Project as proposed attempts to minimize the perceived mass and bulk while still accommodating the required elevator and caretaking room by varying the building's front facade. Therefore, the Project will not conflict with the character and design of the buildings and open space in the surrounding area.
- D. The proposed use will comply with each of the applicable provisions of this chapter, except for the requested variance concerning Protected Tree removal. As required by the AHMC, the Project is required to seek approval of a Protected Tree Permit and Variance to remove an existing protected tree equaling over 10 percent of total onsite DSH. Further, the Project is located on a hillside lot and proposes an addition that equates to more than thirty (30) percent of the dwelling's original gross floor area. Therefore, the Project is seeking approval for a Site Plan/Architectural Review, a Conditional Use Permit, and a Protected Tree Development Permit. Approval of and compliance with these permits will result in the Project complying with all applicable provisions of Chapter 6 of the AHMC.
- E. The Project is consistent with the City's General Plan. Specifically, policies LU-7.1 (Neighborhood Conservation), LU-7.2 (Housing Character and Design), LU-7.7 (Environmental Setting), LU-8.1 (Neighborhood Identity), LU-8.2 (Development Compatibility with Community Character), LU-8.3 (Integration of Development with Natural Setting), and LU-8.5 (Building Materials and Colors). The Project is a first, second, and third story addition to an existing non-

conforming three-story single-family dwelling in order to reasonably accommodate Mr. Novik's mother which will not change or greatly expand the existing use, which is a single-family residence. The Project matches the existing dwelling's architectural style, materials, and finishes, which match the architectural identity of Old Agoura, and therefore is consistent with the policies LU-7.1, 7.2, 7.7, 8.1, 8.2, and 8.5. The Project will not impact existing slopes. As discussed in Section X(3), the proposed protected tree removal would be properly addressed by variance approval and the conditioned planting of two 36-inch box trees of the removed species. The planting of these protected trees further is consistent with NR-4.9 (Landscaping) and NR-4.10 (Tree Preservation) as the Project will replace one protected tree with two new trees of the same species. These trees are native trees that are expected to enhance the native ecosystem. These replacement trees are conditioned to be protected and maintained in a manner that will allow them to mature and thrive. The addition and replacement planting location is designed to enhance the appearance of the existing house while reducing perceived bulk and size by breaking the façade and preserving existing viewsheds, and therefore is consistent with policy LU-8.3.

- F. The Project preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The Project continues the existing use as a single-family residence and enhances the property by expanding the use on its existing floors to allow for the equal enjoyment of the property by Mr. Novik's mother, which is compatible with the surrounding properties and open space through effective site design.

Section IX. Architectural Review. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9677.7(G), and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Architectural Review:

1. The proposed development is consistent with the General Plan, any specific plans, and any design standards adopted by the City Council. The Project is consistent with the General Plan and the ADS&G. The Project proposes maintaining the existing use as a single-family dwelling. For the reasons discussed in Section VIII(E) above, the Project is consistent with the General Plan. Further, the Project adheres to the ADS&G and other applicable standards, including the Old Agoura design standards, as also discussed in Section VIII(C) above.
2. The design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion. The proposed addition is located

- on the front-facing portion of an existing single-family dwelling and would not negatively affect traffic or contribute to congestion, nor would it visually obstruct the view of pedestrians or drivers. It also does not impair the desirability of future homebuyers of both the subject residence and adjacent residences as the addition enhances the value and appeal of the property and the neighborhood. Neighboring residences are not being negatively impacted as the addition matches the existing residence's architectural style and typical development around the Old Agoura neighborhood. The additions would not intrude on neighboring residences' privacy nor block any scenic resources due to the existing canopies and setbacks in relation to existing site topography.
3. The design of the proposed development is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The Project adheres to all design standards including the ADS&G. The addition matches the existing residence's architectural design which perpetuates a rural aesthetic prominent in Old Agoura. The proposed third story addition creates visual variety to vary the otherwise monotonous appearance of the building exterior. The Project is designed to remain consistent with the existing neighborhood architecture, color, and materials, ensuring the character of the surrounding neighborhood is maintained.
 4. The design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors. The Project preserves and enhances the character of the community by enhancing the desirability of the existing residence, for both its occupants and for its neighbors. Specifically, the Project seeks to improve the livability for an accessibility-challenged resident as mentioned above. The addition is consistent in size and shape with the surrounding development. The proposed addition is aesthetically of good composition, and the textures, colors and materials ensure the character of the surrounding neighborhood is maintained.
 5. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. As described above in Section VI, the Project is consistent with the RV Zoning District and OA and EQ Overlay District standards.
 6. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. As mentioned in Section VIII(B) above, building and technical permits are required, ensuring the Project is structurally sound and compliant with the CBC and the Los Angeles County Fire Code. Due to the Project's setbacks from surrounding residences, existing canopies, and site topography, the Project will not negatively impact neighboring residences.

Section X. Protected Tree Permit. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9657.6(H), and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Protected Tree Permit.

1. The proposed removal of one protected tree is necessary because the continued existence at present location prevents the planned improvement to such an extent that the cost of alternative development plans would be prohibitive. Avoiding the protected tree would result in a major revision to the existing rear yard and driveway, which would require an entire rework of the driveway and major renovation to the existing dwelling. The goal of the Project is to preserve the dwelling in-place. Reworking the driveway would require further engineering and a significant construction cost compared to removing the protected tree and planting replacement trees.
2. The proposed removal of the protected tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. The Project is designed so that no increase in site runoff will occur. A new runoff channel will be built along to the proposed retaining wall which will carry off-site flows and will comply with the County stormwater requirements, including with respect to runoff amounts. The rest of the slope will remain in place and be improved with more plantings per the proposed landscape plan, which will further reduce potential soil erosion.
3. The proposed development, as conditioned, meets all applicable removal limits and mitigation requirements. The Project proposes to remove one protected tree with 10-inch trunk diameter at standard height (DSH), which is approximately 16 percent of the total DSH on the lot. As a result, the Project is required to seek a variance and is conditioned to provide two (2) 36-inch box trees of the same species, which meets the mitigation requirements as set forth in AHMC § 9657.6(D).

Section XI. Based on the aforementioned findings, the Planning Commission hereby approves the Reasonable Accommodation, Conditional Use Permit Case No. PZ-2026-38-CUP, Site Plan/Architectural Review Permit Case No. PZ-2025-62-SPR, and Protected Tree Permit Case No. PZ-2026-60-PTP subject to Conditions of Approval attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section XII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 18th day of June 2026, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

Jessica Reinhardt, Chairperson

ATTEST:

Robby Nesovic, Secretary

Exhibit A
CONDITIONS OF APPROVAL
(Case Nos. PZ-2026-38-CUP, PZ-2025-62-SPR, & PZ-2026-60-PTP for 28241 Foothill Drive)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of these permits shall not be effective for any purpose until the Applicant has agreed in writing that the Applicant is aware of, and accepts, all Conditions of these Permits with the Planning Division.
3. Except as specifically modified by conditions of approval, the Project shall operate in substantial conformance with any approved plans on file and with the project description. The Project shall further comply with all conditions of approval stipulated in this resolution attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.
4. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results, and the Project is still in compliance with the Agoura Hills Municipal Code. Revised plans reflecting the minor changes and additional fees shall be required to be submitted to complete the record. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.
5. If any provision of these permits is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.
6. If any condition herein is violated, the permits shall be suspended, and the privileges granted hereunder shall lapse; provided that the Applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days
7. All requirements of the Agoura Hills Municipal Code and of the specific zoning designation of the subject property must be complied with unless set forth in these conditions or on the approved plans
8. The Site Plan and Architectural Review and Conditional Use permits (PZ-2026-62-CUP & PZ-2025-62-SPR) shall become void two years following the date they were approved, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the permits, or a certificate of occupancy is issued for the structure which was the subject of the permits. Prior to expiration of the permits, the applicant may request up to two extensions for a period of time not exceeding 12 months, subject to the approval of the Planning Division.

9. All outstanding fees owed to the City, if any, shall be paid by the Applicant within thirty (30) days of the approval of these permits.
10. Any exterior lights shall be focused downward and shielded to minimize glare and light spillover onto adjacent lots.
11. All colors and materials used for the addition shall match that identified on the approved plans.
12. It is the responsibility of the Applicant and/or their representatives to report to the City and changes related to any aspects of the construction prior to undertaking the changes.
13. I understand that the receipt of the approvals and the rights granted pursuant to such approvals are for my benefit (or that of my principal). Therefore, if the approvals, any conditions attached thereto, or any other City permits issued pursuant to such approvals, are challenged by a third party, I will be responsible for defending against this challenge. I agree to defend and indemnify (with counsel of the City's choosing), and hold the City harmless for any costs, claims, demand, financial loss, penalties, fines, judgments, or liabilities arising from the approvals, any conditions attached thereto, or any City permits issued pursuant to such approvals, including without limitation, any award or attorney's fees that might result from the third party challenge, excepting only liability arising from the sole negligence, or intentional misconduct of the City. For the purpose of this indemnity, the term "City" shall include the City of Agoura Hills, its officers, officials, employees, agents, and representatives. For the purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including, but not limited to, any action alleging a failure to comply with the California Environmental Quality Act or other laws.
14. All retaining walls shall be limited to a maximum height of six (6) feet.

REASONABLE ACCOMMODATIONS

15. The Applicant shall record the written determination approving the reasonable accommodation request in the office of the Los Angeles County Recorder.

PROTECTED TREES

Prior to Construction

16. If any work including digging, grading, excavation, or construction is proposed to occur during nesting bird season (from January 1 to September 15), the Applicant shall submit a nesting bird survey performed by a qualified biologist, to the City, seven days prior to such work. If any bird species protected by the Migratory Bird Treaty Reform Act of 2004 is observed on/in the vicinity of the project site, the Project shall be delayed until the conclusion of nesting bird season.

17. Prior to construction, the Applicant shall retain an International Society of Arboriculture (ISA) Certified Arborist or similarly credited individual as their Protected Tree Consultant. The Applicant shall provide their Protected Tree Consultant(s) with a 48-hour advance written notice before commencing any authorized work within the Tree Protection Zone (TPZ) of protected trees. The Applicant shall notify the City in writing within five (5) days of any changes of their Protected Tree Consultant(s) of record. All work within the TPZ, including grading, excavation, and pruning, shall be monitored by the Applicant's Protected Tree Consultant. The Applicant's Protected Tree Consultant shall provide recommendations for minimizing and avoiding roots during trenching activities within the TPZ. The Applicant's Protected Tree Consultant shall submit an observation report with his/her recommendations and mitigation, or remediation measures, at the completion of the observation to the Community Development Department for review.

During Construction

18. All conditions stated in the City Protected Tree Ordinance, AHMC § 9657.6(F) shall be implemented. All protected tree avoidance and minimization recommendations within the May 4, 2026 Protected Tree Report (attached herein as **Exhibit B** to Resolution No. 26-XXXX) shall be implemented. All work within the TPZ, including grading, excavation, pruning, removal, or work that may otherwise damage a protected tree, shall be conducted in a manner consistent with the American National Standard Institute's A300 standards and ISA Best Management Practices.
19. The following information must be located and permanently retained on the construction site at the start of grading operations. The superintendent will be required to call the Community Development Department to request an inspection and to verify the information is located on site:
 - a. Approved Protected Tree Report
 - b. Site Plan Map
 - c. Fencing Plan
 - d. Protected Tree Permit
 - e. Approved Development Plans
 - f. Approved Landscape Plans
 - g. Protected Tree Regulations
20. Replacement trees shall be planted on-site as described in the Oak Tree Report and depicted in the Oak Tree Location Map. If any protected trees die or are otherwise removed as a result of the project, additional replacement trees shall be provided according to the standards in the City's Protected Tree Ordinance.

Post-construction

21. Prior to the removal of the protecting fencing, the Applicant shall contact the City Protected Tree Consultant to perform a final inspection. The Applicant shall proceed with any remedial measures the City Protected Tree Consultant deems necessary to protect or preserve the health of the protected trees within two (2) weeks of the site inspection.

22. Any unintentional protected tree impacts shall be report to the City within 48 hours of the incident. The Applicant's Protected Tree Consultant shall submit certification letters for all work completed within the TPZ of a protected tree within five (5) working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.
23. All conditions stated in the City Protected Tre Ordinance, AHMC § 9657.6(E) shall be followed and implemented.
24. All protected trees located on the property, including any that may be planted in the future as mitigation trees, shall be preserved in perpetuity.

BUILDING AND SAFETY DIVISION

25. All buildings and structures to be constructed, altered, or change of use proposed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related Building Standards Code as determined by the Building Official and Fire Marshal; and all other applicable provisions of the AHMC which are adopted and in effect at the time of application of a building permit.
26. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per amended Chapter 7A of the governing California Building Code or the amended Section R337 of the governing California Residential Code, Los Angeles County Fire Code, and Agoura Hills Municipal Code shall apply to this Project.
27. Approval from the Planning Division will be required prior to the issuance of building permits.
28. Los Angeles County Fire Department approval will be required prior to the issuance of building permits.
29. Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Saturday, no work on Sundays and Holidays. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.
30. All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-stie only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.
31. Compliance with the following standards shall be required at all times:
 - a) No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake

silencers and noise shrouds) that are no less effective than those provided on the original equipment;

- b) All construction equipment shall be properly maintained to minimize noise emissions;
- c) If any construction vehicles are serviced at a location on site, the vehicle(s) shall be setback from any street and other property lines to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors;
- d) Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Director of Community Development or/and the Building Official;
- e) Stationary source equipment (i.e., compressors) shall be located to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors.

32. In the event multiple citations are issued in connection with the Project for violations of these Conditions of Approval or other violations of the AHMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the AHMC.

SOLID WASTE MANAGEMENT CONDITIONS

33. To ensure that solid waste generated by the Project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 65% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

34. The project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

35. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

EXHIBIT "B"

PROTECTED TREE REPORT AND TREE MAP

**(Case Nos. PZ-2026-38-CUP, PZ-2026-62-SPR, & PZ-2026-60-PTP
for 28241 Foothill Drive)**

Memo

To: Eric Wang, City of Agoura Hills

From: Ryan Allen, ISA certified arborist WE-10316A, Dudek, Agoura Hills Consulting Arborist

cc:

Date: May 6, 2026

Re: Review of PZ-2026-60-Oak, 28241 Foothill Dr., Agoura Hills, CA

Introduction

As requested by the City of Agoura Hills (City), this memorandum provides Dudek's findings regarding the evaluation of application materials for PZ-2026-60-Oak, 28241 Foothill Dr., Agoura Hills, CA. As a consulting arborist with the City, Dudek was contacted on May 4, 2026, to provide the following arborist services:

- **Task 1.** Evaluate the resubmitted application materials for PZ-2026-60-Oak to confirm compliance with the City Protected Tree Ordinance.
- **Task 2.** Prepare a summary memo discussing the findings of the evaluation.

Discussion

On April 24, 2026, Dudek Oak Tree Consultant, Ryan Allen, prepared a memo for the City of Agoura Hills discussing the necessary actions the applicant must take to comply with the City Protected Tree Ordinance (Ordinance). In response, the applicant provided an updated Arborist Report, Landscape Plan, and Oak Tree Location Map. The materials were reviewed to determine if the requested changes and updates have been made to ensure compliance with the Ordinance.

Comments

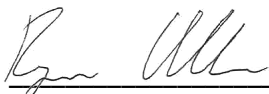
- 1) All requested edits and updates have been made to the application materials to be compliant with the Ordinance. No further review is needed by the City Protected Tree Consultant.
- 2) Attached are conditions of approval for this project that the applicant shall follow to ensure the protection of existing protected oak trees, replacement trees are planted, and that protected and replacement trees are monitored on an annual basis.

Disclaimer

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and belowground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or extended period due to weather or cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk.

If you have any questions or require any additional information, please e-mail me at rallen@dudek.com.

Sincerely,



Ryan Allen
ISA Certified Arborist WE-10316A
ISA Qualified Tree Risk Assessor

Conditions of Approval

(Case No. PZ-2026-60-Oak)

Pre-Construction

1. *Nesting Bird Surveys.* If any work including digging, grading, excavation, or construction is proposed to occur during nesting bird season (from January 1 to September 15), the applicant shall submit a nesting bird survey performed by a qualified biologist, to the City, seven days prior to such work. If any bird species protected by the Migratory Bird Treaty Reform Act of 2004 is observed on/in the vicinity of the project site, the project shall be delayed until the conclusion of nesting bird season.
2. *Oak Tree Consultant.* The Applicant shall retain an International Society of Arboriculture (ISA) Certified Arborist or similarly credited individual as their Oak Tree Consultant. The Applicant shall provide their Oak Tree Consultant(s) with a 48-hour advance written notice before commencing any authorized work within the Tree Protection Zone (TPZ) of oak trees. The Applicant shall notify the City in writing within 5 days of any changes of their Oak Tree Consultant(s) of record. All work within the TPZ, including grading, excavation, and pruning, shall be monitored by the Applicant's Oak Tree Consultant. The Applicant's Oak Tree Consultant shall provide recommendations for minimizing and avoiding roots during trenching activities within the TPZ. The Applicant's Oak Tree Consultant shall submit an observation report with his/her recommendations and mitigation, or remediation measures, at the completion of the observation to the Community Development Department for review.

During Construction

3. *Standards for Performance of Required Work.* All conditions stated in the City Oak Protected Tree Ordinance, Section 9657.6, subsection F, Standards for performance of required work shall be implemented. All tree avoidance and minimization recommendations within the May 4, 2026, Oak Tree Report shall be implemented. All work within the TPZ, including grading, excavation, pruning, removal, or work that may otherwise damage a protected oak tree, shall be conducted in a manner consistent with the American National Standard Institute's A300 standards and ISA Best Management Practices.
4. *On-site Documentation.* The following information must be located and permanently retained on the construction site at the start of grading operations. The superintendent will be required to call the Community Development Department to request an inspection and to verify that the information is located on site.
 - a. Approved Protected Tree Report
 - b. Site Plan Map
 - c. Fencing plan
 - d. Protected Tree Permit
 - e. Approved Development Plans
 - f. Approved Landscape Plans
 - g. Protected Tree Regulations

5. *Tree Replacement.* Replacement trees shall be planted on-site as described in the Oak Tree Report and depicted in the Oak Tree Location Map. If any protected oak trees die or are otherwise removed as a result of the project, additional replacement trees shall be provided according to the standards in the City's Tree Protection Ordinance.

Post-construction

6. *Final Inspection.* Prior to the removal of the protective fencing, the Applicant shall contact the City Protected Tree Consultant to perform a final inspection. The Applicant shall proceed with any remedial measures the City Protected Tree Consultant deems necessary to protect or preserve the health of the oak trees within 2 weeks of the site inspection.
7. *Certification.* Any unintentional oak tree impacts shall be reported to the City within 48 hours of the incident. The Applicant's Arborist shall submit certification letters for all work completed within the TPZ of an oak tree within 5 working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.
8. *Monitoring Requirements.* All conditions stated in the City Oak Protected Tree Ordinance, Section 9657.6, subsection E, Monitoring Requirements shall be followed and implemented.
9. *Preservation.* All oak trees located on the property, including any that may be planted in the future as mitigation trees, shall be preserved in perpetuity.

END

PROTECTED TREE REPORT

SUBJECT

Single Family Residence Remodel – 28241 Foothill Drive

PREPARED FOR:

Trans-State Construction, Inc.
P.O. Box 571825
Tarzana, CA 91357

PREPARED BY:

Tree Care Consulting
1534 N. Moorpark Road, #149
Thousand Oaks, CA 91360
ISA Certified Arborist WE-6820A
ISA Tree Risk Assessor Qualified
JLOTreeCare@gmail.com
818-512-3135

Date: November 18, 2025
Revised Date: May 4, 2026
Job No. 25-90

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1. ASSIGNMENT

The objective of this report is to assess the condition of the protected trees at 28241 Foothill Drive, to discuss the proposed encroachments, and to discuss the effect of the encroachments on their health pursuant to the provisions of section 9567 through 9567.5 of the City of Agoura Hills municipal code.

2. BACKGROUND

This residential property has an existing house and swimming pool. The residence will be remodeled, the pool demolished and a new one installed, the landscape will be refurbished, and a sports court and amenities will be installed at the north end of the property. Only the house and pool improvements will encroach oak trees. The existing driveway will be refurbished with new pavement that will encroach the sycamore tree.

3. METHOD OF STUDY

On October 25, 2025, I inspected the protected trees using the ISA Level 2 or Basic Assessment, a ground-level, visual inspection assessing their structure and general health by means of measuring tools and tools to observe the exterior of the trees. The trees were tagged with numbered, metal tags.

4. DISCUSSION

In accordance with the current protected tree ordinance and guidelines, 12 oak trees on the property, 2 off-property oak trees and 1 sycamore tree were included in the tree inventory. Of these 15 trees, only 6 trees (#1, #2, #10, #11, #13, and OP1) have trunk diameters that qualify them as protected under the current protected tree ordinance.

An insignificant encroachment of a tree will have no effect on its health. A minor encroachment is one that will impact a tree, especially the root system, but will have no appreciable, long-term effect on the health of the tree with normal tree care. A major encroachment is one that may jeopardize the health or structure of the tree and could seriously harm the tree. Properly managed tree care will allow the tree to recover and thrive. The following encroachments will occur according to the current grading plan:

PROTECTED TREES 6 INCHES OR MORE IN TRUNK DIAMETER

Refer to Table of Encroachments on the Tree Location Map for percentage of encroachments.

Oak tree #1 will be encroached by the new driveway that will align with the existing driveway, 9 feet from the trunk. The landscape will be top-dressed with beach pebbles. This is a ground plane encroachment and an insignificant encroachment.

Oak tree #2 will be encroached by new pavement and a porte-cochere that will be constructed 9 feet from the trunk. Pruning will be required of small branches to raise and balance the crown that extends toward the house and will remove less than 10 percent of the crown. This will be a minor encroachment.

Oak tree #10 will be removed due to the construction of a maximum 10-foot-high retaining wall 2 feet from the trunk. The wall cannot be constructed without removing this tree. In addition, the canopy is out of balance and extends over a living space, the backyard pool area, that will be frequently occupied. There is a risk that these targets (people) will be injured if this tree fails. This concern will be in the future if the tree is preserved and it reaches a mature size.

Oak tree #11 will be slightly encroached by the installation of a new driveway that will align with the existing driveway 15 feet from the trunks. The area under the oak tree will be top-dressed with beach pebbles. This is a ground plane encroachment and an insignificant encroachment.

Sycamore tree #13 will be encroached by refurbishing the existing concrete pavement with new pavers and top-dressing the landscape area with Mexican beach pebbles. This is a ground plane encroachment and a minor to insignificant encroachment. This tree stands within the road right-of-way under utility lines and has been maintained by the utility company to keep it from growing into power lines.

Oak tree OP1 will not be encroached.

MITIGATION PLANTING

The total DSH (diameter at standard height) of the protected trees on the property is 60 inches. To mitigate for the removal of oak tree #10 that has a 10-inch trunk, 16 percent of the total DSH (see encroachment table of the tree location map), (2) 36-inch box coast live oaks will be planted in accordance with Table 2 of Section 9657.6 item D. The locations of the 2 mitigation oak trees will be shown on the landscape planting plan.

The mitigation oak trees planted and other oak trees encroached by the development shall be monitored annually for 5 years. Any of these monitored trees that die within 5 years shall be replaced at a 1 for 1 ratio. The consulting arborist will submit monitoring reports to the community Development Department following each annual inspection.

The physiological condition of each tree is detailed in the summary of field observations below, dated October 25, 2025. Driplines on the oak tree location map are for graphic purposes. See the measured driplines below for the dimensions.

5. RECOMMENDATIONS

A. Tree Protection

- a. The general contractor shall be familiar with the stated oak tree protection measures and protected tree ordinance as set forth in the municipal code. The following is a brief guideline of recommendations to protect the trees.
- b. The applicant's tree consultant shall be notified 48 hours prior to the commencement of any work within the protected zone of any protected tree.
- c. A minimum five (5') foot high new chain link fence will be required to be installed at the outermost edge of the protected zone of each oak tree or group of trees or at the limits of work of the approved grading plan. Signs shall be placed at approximately fifty (50') foot intervals. The size of each sign must be a minimum of two (2') feet by two (2') feet square and must contain the following language:

WARNING

THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT

- d. Once approval has been obtained, the fences must remain in place throughout the entire

construction period and may not be removed without obtaining written authorization from the Community Development Department.

- e. Trees shall be protected from being injured by grading and construction including but not limited to wounding of branches and roots, compaction of soil within the protected zone, and damage to the foliage by engine exhaust.
- f. No activity, such as vehicle travel or parking, equipment and building materials storage, deposit of debris and trash or any activity that will harm the protected trees shall be allowed within the protected root zones of any protected tree at any time.

B. Pruning

- a. Any pruning approved prior to commencement of work shall be executed only after the notification of the consulting arborist 48 hours prior to commencement so that he or she can observe the pruning performed.
- b. Pruning required but not previously approved shall not be performed until a written request for pruning has been submitted and approved by Planning unless the branches are less than 2 inches in diameter and pruning them is deemed necessary by the consulting arborist.
- c. Approved pruning shall be performed by the tree trimming contractor who must employ at least one ISA certified arborist and should be observed by the applicant's consulting arborist who shall keep Planning informed about the work being performed. Pruning wounds shall not be sealed.

C. Grading Near Protected Trees

- a. When building improvements are under construction, grading and trenching under the dripline of an oak tree may only be performed with hand tools. All the work must be conducted in the presence of an oak tree preservation consultant. Major roots over one inch in diameter may not be cut. Depending on the type of improvement being proposed, wood decks, garden walls, fences, driveways, walkways, etc., bridging techniques or a new site may need to be employed to protect the roots and the tree.
- b. The requirement to hand-dig any approved excavation near the protected trees is designed to avoid irreparable root damage. The purpose is to locate and expose roots that must be cut and to carefully prune them, thereby avoiding the ripping and tearing caused with the use of backhoe or other excavation equipment. Due to the scope of the improvements, the requirement for hand digging approved excavation near protected trees is sometimes impractical. Therefore, a Work Procedures Program is proposed to execute the work with precise and controlled methods that avoid indiscriminate damage.
- c. Where structural footings are required and roots will be impacted, the footings shall bridge the roots, and the roots protected. Cover all such roots with a layer of plastic cloth

and two (2") inches to four (4") inches of Styrofoam matting, or other protective measure as approved by permit, prior to pouring the footing.

D. Preparation Phase

- a. It is recommended that trees that will be encroached and preserved be watered to attain sufficient soil moisture content. This is crucial to maintain the health of the trees during grading and construction. Fencing should be in place prior to the commencement of demolition and/or grading.
- b. Pruning, if any, should be performed before grading to avoid conflict between trees and grading equipment. This action should reduce the potential for broken branches resulting from being struck by that equipment.

E. Protective Fencing

- a. See "Tree Protection" above for the intent of the fencing plan.
- b. In some cases, fencing may be placed at the limit of grading or excavation in order to allow approved work to be done inside the protected zones. No fencing shall be removed or moved without notifying the tree consultant and without approval from the tree consultant.

F. Grading

- a. The greatest potential for consequential damage to trees is from excavation for footings, utility trenching, driveway base preparation, and grading. It is not possible to develop this site without some conflict between the trees and the proposed improvements. The conflict relates to both the aerial crown and the root structure of the trees. The goal is to eliminate or at least minimize damage.
- b. Define the area of excavation that will occur within the protected zone of a tree. After pruning the roots at the edge of the limit of work, it may be necessary to utilize equipment to remove the soil outside of the roots that were cut. This should be done under the observation of the consulting arborist. Stop this effort upon encountering roots of significant size, 2 inches and larger.
 - i. Prune roots to the required depth using standard, sterile, mechanical root pruning equipment accompanied by hand work. In the case of trenching, cut the roots on each side of the proposed trench to the required depth.
- c. These methods will minimize root damage from excavation and grading equipment pulling on roots in a lateral direction from their path of travel. Pruned roots shall be hand sawn, using sterilized equipment, with a clean cut, at a 90-degree angle facing downward and shall not be sealed.
- d. Place all excavation spoils outside of the dripline of the trees.

G. Other protective measures

- a. Protect trees by not wounding them. Nailing anything such as grade stakes must be avoided.

- b. The potential for breaking branches by mechanical equipment should be anticipated and, if encountered, the arborist should be notified with a request for an evaluation and recommendation on how to proceed.
- c. It is important to leave the natural leaf litter that exists beneath trees.
- d. No chemicals such as herbicides shall be used upstream and within one hundred feet of any tree protected zone.
- e. Dust deposited on the foliage of trees must be washed off so that the leaves are not smothered by dust particles.

NOTICE of DISCLAIMER

The report represents the independent opinion of the signatory consultant (Tree Care Consulting). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are ground-plane macro-visual observations only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health, or demise of any part of or the whole tree described in the report. Records may not remain accurate after our inspection due to unknown alteration or deterioration of the reviewed site.

Respectfully submitted,

John Oblinger

ISA Certified Arborist WE-6820A
ISA Tree Risk Assessor Qualified

28241 Foothill Drive
October 25, 2025



Tree #1 facing east.



Trees #6 - #2 facing east. Oak trees are obscured by other trees and shrubs.

28241 Foothill Drive
October 25, 2025



Tree #7 facing east.



Trees #9 and #8 facing northwest.



Trees #9 and #8 facing northwest.



Tree #10 facing southwest unbalanced canopy extends east.



Tree #10 facing north.



Tree #11 facing northwest.



Tree #11 facing west.



Tree #12 facing west.



Tree #13 facing south.



Tree #13 facing east.

FIELD ASSESSMENT

[illegible]

FIELD ASSESSMENT

[illegible]

DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
1 HEIGHT TO CANOPY	HORIZ.	0'	0'	10'	15'	13'	10'	0'	0'
	VERT.	0'	0'	4'	5'	15'	7'	0'	0'
2 HEIGHT TO CANOPY	HORIZ.	3'	6'	6'	0'	12'	22'	15'	0'
	VERT.	5'	5'	4'	0'	15'	20'	15'	0'
3 HEIGHT TO CANOPY	HORIZ.	8'	8'	8'	0'	0'	0'	0'	0'
	VERT.	6'	6'	6'	0'	0'	0'	0'	0'
4 HEIGHT TO CANOPY	HORIZ.	15'	8'	9'	0'	0'	5'	5'	0'
	VERT.	5'	8'	10'	0'	0'	5'	5'	0'
5 HEIGHT TO CANOPY	HORIZ.	8'	0'	0'	3'	3'	4'	6'	6'
	VERT.	12'	0'	0'	8'	8'	6'	6'	6'
6 HEIGHT TO CANOPY	HORIZ.	9'	10'	8'	8'	8'	6'	6'	6'
	VERT.	6'	12'	10'	10'	8'	6'	6'	6'
7 HEIGHT TO CANOPY	HORIZ.	3'	3'	5'	4'	4'	3'	6'	3'
	VERT.	5'	5'	10'	10'	10'	10'	10'	5'
8 HEIGHT TO CANOPY	HORIZ.	1'	0'	6'	6'	0'	5'	10'	0'
	VERT.	5'	0'	6'	5'	0'	4'	5'	0'
9 HEIGHT TO CANOPY	HORIZ.	5'	5'	6'	6'	5'	0'	0'	6'
	VERT.	1'	4'	5'	5'	10'	0'	0'	1'
10 HEIGHT TO CANOPY	HORIZ.	3'	15'	21'	19'	7'	5'	4'	4'
	VERT.	10'	15'	20'	20'	10'	7'	8'	10'

DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
11 HEIGHT TO CANOPY	HORIZ.	12'	9'	8'	7'	10'	6'	15'	10'
	VERT.	12'	6'	10'	12'	4'	8'	10'	8'
12 HEIGHT TO CANOPY	HORIZ.	6'	6'	3'	4'	4'	2'	3'	3'
	VERT.	1'	6'	3'	1'	1'	2'	3'	3'
13 HEIGHT TO CANOPY	HORIZ.	20'	20'	17'	21'	22'	23'	27'	22'
	VERT.	4'	5'	7'	6'	14'	10'	10'	10'
OP1 HEIGHT TO CANOPY	HORIZ.	5'	5'	5'	10'	11'	7'	7'	6'
	VERT.	10'	10'	10'	18'	18'	10'	10'	10'
OP2 HEIGHT TO CANOPY	HORIZ.	7'	9'	10'	8'	7'	7'	8'	8'
	VERT.	6'	6'	6'	6'	6'	6'	6'	10'
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								
HEIGHT TO CANOPY	HORIZ.								
	VERT.								

GLOSSARY

INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the tree ordinance, this tree report, and of the procedures used to evaluate the trees and the site conditions. There are numerous diseases and insects that frequently attack trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue but a basic knowledge of disease and insects should include an understanding of the following definitions:

SPECIES/DIMENSIONS

1. **Tree Number** - each protected tree in the field has been assigned a number that corresponds to a tree location on the Tree Location Map.
2. **Species** - is the type of tree that is being evaluated.
3. **Trunk Diameter** - as measured at 4½' above mean natural grade or, traditionally, DBH (diameter at breast height). This may be altered if the measurement cannot be made at 4½' feet or if makes sense to measure above or below that point.
4. **Tree Height** - is the approximate height of each assessed tree.
5. **Crown Spread** - is the approximate, average diameter of the crown or canopy.
6. **Lean Direction** - is the direction the tree is inclined from the natural vertical position.

PHYSICAL CONDITION

1. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:

Low - Little new tip growth; poor leaf color; abnormal bark; much dead wood; significantly thinning foliage.

Normal - New tip growth; good leaf color; some insect damage and twig dieback; no significant dieback;

High - New tip growth; good leaf color; dense foliage; usually found in younger trees;

A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a less vigorous tree.

2. **Trunk Cavity/Damage** - A cavity is a hollow area in the trunk, usually due to fire or wood decay. Damage is a damaged area on the trunk, usually due to an external (abiotic) force on the tree.
3. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).
4. **Trunk Sap Ooze** - the exudation of liquid, usually from wounds; trunk sap ooze.
5. **Codominance** – equal in size and importance, usually associated with either trunks/stems or scaffold limbs/branches in the crown. Often can and should be corrected by pruning.
6. **Included Bark** - bark that is embedded between a branch and its parent stem or between codominant stems causing a weak attachment.
7. **Buried Root Collar** - the root collar is the transition area between the bark and the trunk. Burying the root collar may lead to fungal infection.
8. **Fungal Disease** - diseases that attack live tissue/external signs (i.e. mushrooms, conks) of internal wood decay.

GLOSSARY

Page 2 of 3

9. **Insect Damage** - is some form of damage to the parts of the tree caused by insects or mites (e.g. scale, caterpillars, weevils, borers, mites, etc.).
10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.
11. **Twig/Branch Dieback** - death of twigs from the growing tip back.
12. **Thin Foliage** - defoliation and twig dieback throughout the canopy.
13. **Weak Attachments** - poorly formed branch connection at a crotch.
14. **Branch Cavities** - hollow areas in the limbs in the crown, usually due to the decay of wood.
15. **Over-extended Branch** - a large branch usually growing horizontally that may have excessive end weight and that exerts tremendous stress on its attachment. Can be corrected with reduction pruning.
16. **Epicormic Growth** - growth from adventitious buds along trunk and/or main limbs, rather than on twigs usually due to stress or poor pruning.
17. **Terrain** - refers to the general topography of the land where the tree is found.

RATING

1. **Heritage** - can vary in definition by agency but generally indicates a tree of significant size and age.
2. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our rating system:
 - A - Outstanding** - A healthy and vigorous tree characteristic of its species and free of any significant visible signs of disease or insect damage;
 - B - Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and insect damage;
 - C - Average** - Although healthy in overall appearance, there is a normal amount of disease and/or insect damage;
 - D - Below Average/Poor*** - This tree is characterized by exhibiting a greater degree of disease and/or insect damage or loss of structural integrity than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
 - F - Dead*** - This tree exhibits no signs of life at the time of field evaluation.

*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.
3. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:
 - A. Outstanding** - The tree is visually symmetrical, having the ideal form and appearance for the species;
 - B. Above Average** - The tree, though may not be perfectly symmetrical, has a nearly ideal form for the species with very little dieback of foliage or twigs and branches;
 - C. Average** - The tree has some asymmetry for the species with some defects that can be corrected and/or has some dieback of foliage and twigs and branches;
 - D. Poor** - The tree has few positive characteristics that probably cannot be corrected and may detract from the beauty of the landscape.

GLOSSARY

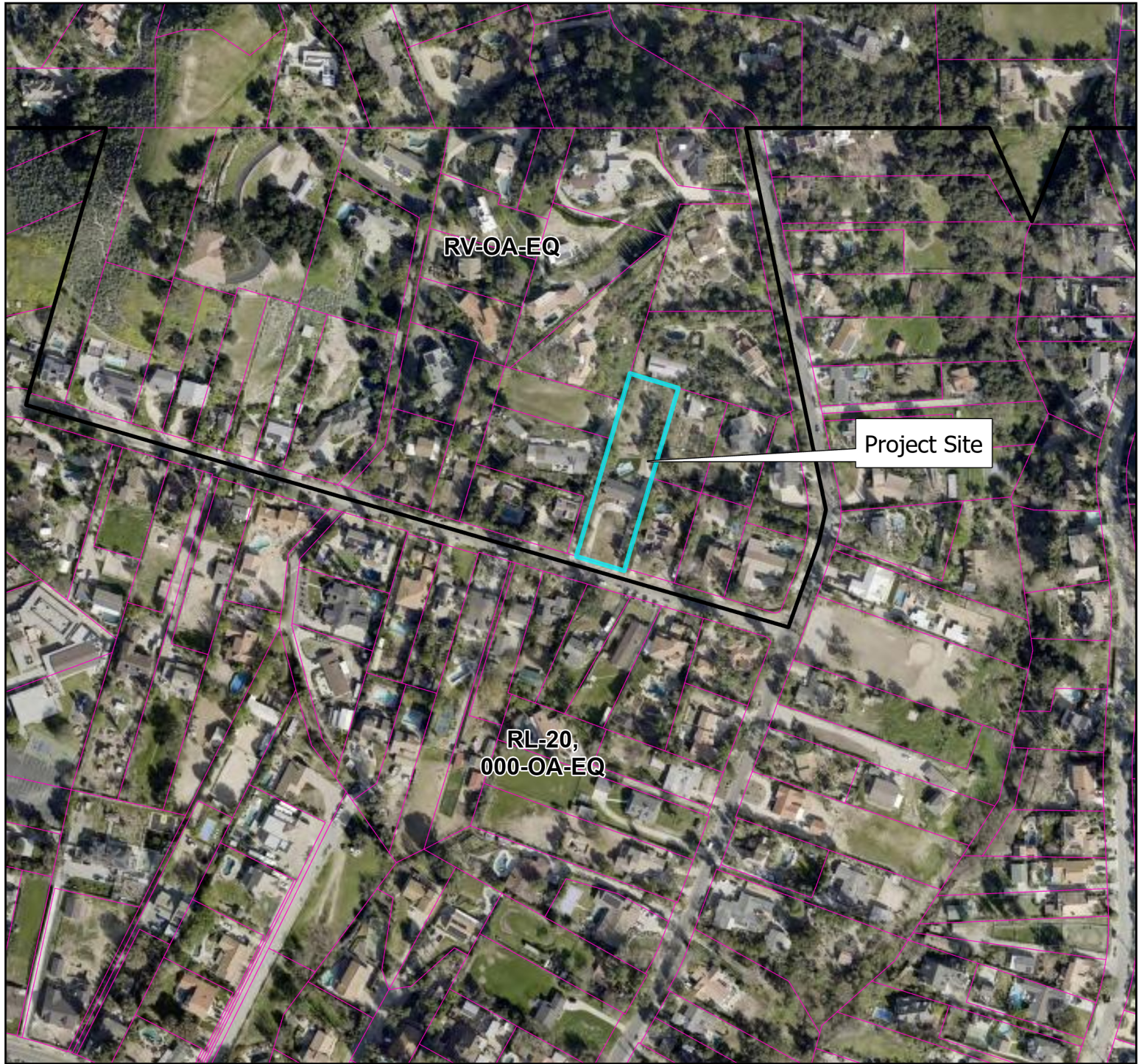
Page 3 of 3

REMARKS (Some other terms that may be used)

1. **Bark Beetle Frass** – are wood fragments (dust) mixed in the insect's excrement produced by boring.
2. **Basal Growth** – is leaf growth generated from the base of the trunk.
3. **Cable/Brace** – provides support to relieve stress on a weak part of the tree (e.g. where two trunks form a "V" crotch.
4. **Cankers** – are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks. May be a sign of fungal damage.
5. **Chlorotic Leaves** – leaf veins remain normally green but the tissue between veins becomes yellow. Usually caused by nutrient deficiencies.
6. **Compartmentalization** – Physiological process in trees that creates the chemical and physical boundaries that act to limit the spread of disease and the decay organisms. Often seen where branches have been pruned properly.
7. **Crown** – parts of the tree above the trunk, including leaves, branches, and scaffold branches.
8. **Crown-clean pruning** – removal of dead, dying, diseased, rubbing, and structurally unsound branches, etc.
9. **Crown reduction pruning** – Removal of large branches and/or cutting back to large laterals to reduce the height or spread of the crown; sometimes referred to as “drop crotch” pruning or “natural pruning.”
10. **Exfoliating Bark** – the flaking off of bark from trunk, branches and/or twigs.
11. **Exposed Buttress Roots** – when soil is absent at the base of the tree exposing large roots at trunk flare.
12. **Fire Damage** – each tree may be rated on the amount of burn it has received.
13. **Heart Rot** – decay in the center of the tree (heartwood).
14. **Lion-tailing** – an improper pruning technique where internal foliage and branches are removed, leaving twigs and foliage concentrated at the branch ends.
15. **Mistletoe** – is a leafy evergreen, perennial parasite with dark green leathery leaves.
16. **Multiple stems/branches** – single location where several branches are attached often creating weak attachments.
17. **Powdery Mildew** – a white powdery fungus on leaves often found when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.
18. **Reduction cuts** – cutting a branch back to a live lateral branch which will take over as the new end of that branch.
19. **Removal cuts** – a thinning cut back to the trunk or the parent stem (branch) that preserves the branch collar.
20. **Scaffold limb** – A primary structural branch of the crown.
21. **Stub cuts** – an improper pruning technique that leaves a stub that may lead to structural defects.
22. **Topping** – the improper pruning of large limbs, usually growing vertically, to reduce the height of a tree.
23. **Witches Broom** – is an abnormal growth cluster of twigs that may be caused by pruning, insects, mites, fungus, etc.

1 2 3 4 5 6 7 8 9 0

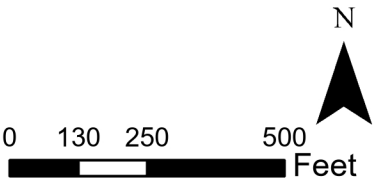
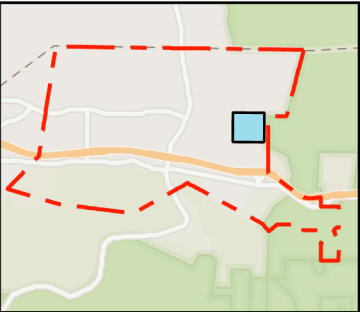
PRELIMINARY OAK TREE LOCATION MAP



Vicinity/Zoning Map
for
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PZ-2026-38-CUP,
PZ-2025-62-SPR,
PZ-2026-60-PTP

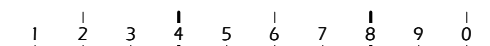
Legend

-  City Boundary
-  Zoning District Boundaries
-  Parcels



75.9% Pervious Surface
24.1% Impervious Surface

① SITE PLAN - PROPOSED
1" = 20'-0"

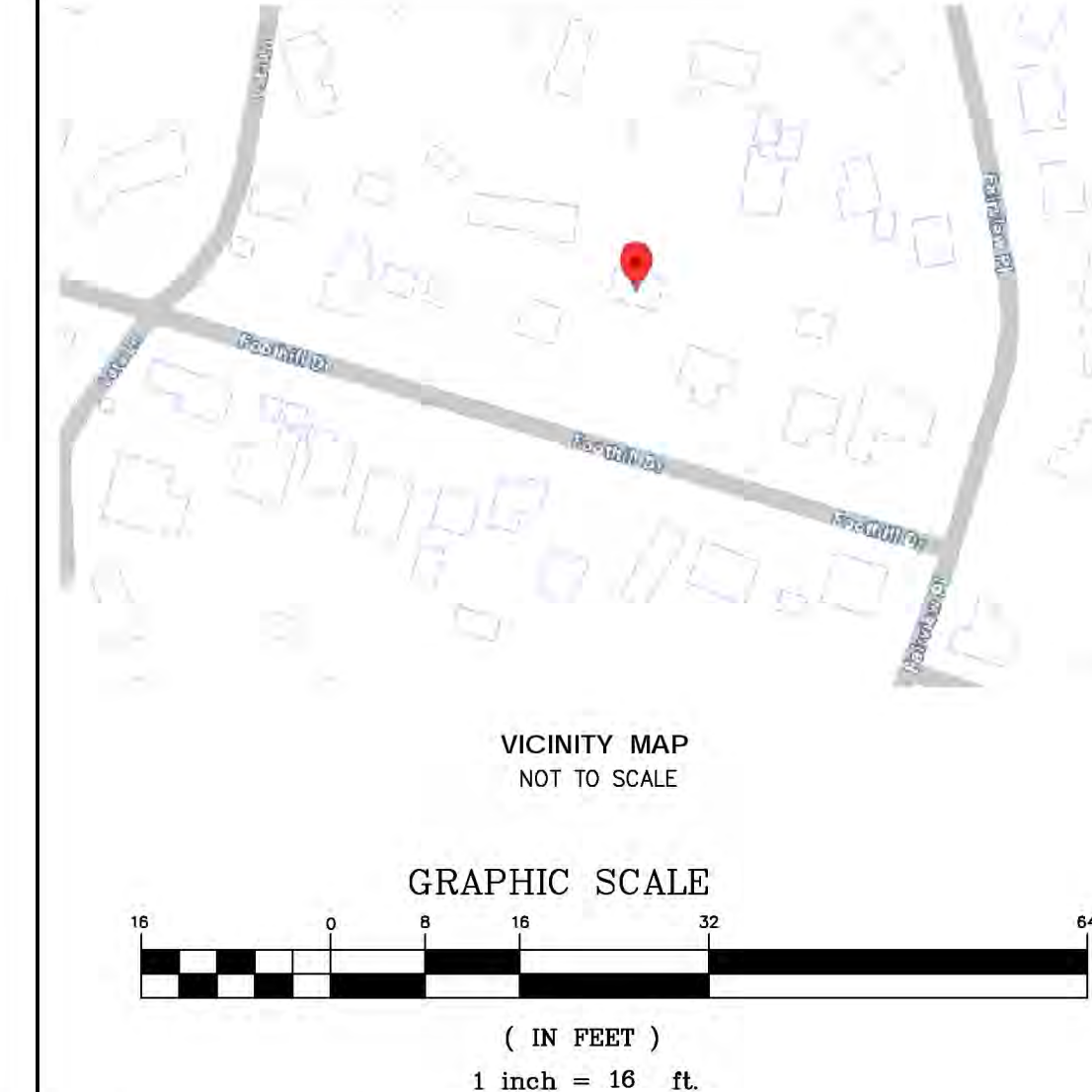




SYMBOLS:	
	2x3' 4" HIGH CONTROL BOX
	AIR CONDITIONING UNIT
	CABLE TV BOX
	CATCH BASIN
	COLUMN
	DRAIN
	ELECTRIC MANHOLE
	FIRE CONTROL VALVE
	FIRE DEPT. CONN. (FDC)
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GATE POST
	GATE PULL BOX
	GUARD POST
	IRRIGATION VALVE
	LIGHT STANDARD/ FEET CROSSING LIGHT
	MAIL BOX
	MONITORING WELL
	PALM TREE
	PARK METER
	PINE TREE
	POWER POLE
	POWER POLE ANCHOR
	PULL BOX
	SEWER CL OUT
	SEWER MANHOLE
	SIGN POST
	STORM DRAIN MANHOLE
	STREET LIGHT
	STREET LIGHT BOX
	TEL (PUBLIC PHONE)
	TEL BOX
	TELEPHONE MANHOLE
	TRAFFIC LIGHT
	TRAFFIC LIGHT CONTROL BOX
	TRAFFIC LIGHT WITH STREET LIGHT
	TREE
	VENT
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WATER VAULT

LEGEND:

AS	ASPHALT CONCRETE	(P)	PRORATED
B.C.	BUILDING CORNER	P.C.	PROPERTY CORNER
BM	BENCHMARK	PAGE	PAGE
BW	BACK OF WALL	PI	POINT OF INTERSECTION
CD	CALCULATED DATA	R / PL	PROPERTY LINE
CB	CATCH BASIN	PLTR	PLANTER
CE	CITY ENGINEER'S FIELD BOOK	P.O.L.	POINT ON LINE
CF	CURB FACE	P.W.M.	PAVEMENT
(CF)	CALCULATED FROM	PM	PARCEL MAP
G/L	CENTERLINE	RECORD	RECORD
CL.F.	CHAIN LINK FENCE	RCE	REGISTERED CIVIL ENGINEER
COL	COLUMN	S.S.M.	STANDARD SURVEY MONUMENT
(CNC)	CONCRETE	S.S.D.M.	STANDARD SURVEY DRAIN MANHOLE
DO	DEED	S.S.M.H.	SANITARY SEWER MANHOLE
ELECT	ELECTRIC	S & T	SPIKE & TIN
EP	EDGE OF PAVEMENT	SPK/W	SPIKE & WASHER
ESMT	EASEMENT	T	TOP OF CURB ELEV.
EST	ESTABLISH	TC	TRACT MAP
FB	FIELD BOOK	TOR	TOP OF ROOF.
FD	FOUND	TW	TOP OF WALL ELEV.
FL	FINISH FLOOR ELEV.	WJ	WROUGHT IRON
FL	FLOWING ELEV.	N/LY	NORTHERLY
FS	FINISH SURFACE	S/LY	SOUTHERLY
INV	INVERT	E/LY	EASTERLY
INTER	INTERSECTION	W/LY	WESTERLY
IP	IRON PIPE		PROPERTY LINE
LS	LAND SURVEYOR		CENTERLINE
L & T	LEAD & TACK		WALL
(M)	MEASURED		BUILDING LINE
MB	MAP BOOK		FENCE LINE
NG	NATURAL GRADE		IRON FENCE LINE
OH	OVERHANG		WOOD FENCE LINE
	CONCRETE		POWER CABLE LINE
	GRASS		WOOD RETAINING WALL



TITLE:		TOPOGRAPHIC SURVEY 28241 Foothill Dr, Agoura Hills, CA 91301	
CLIENT:		MIKE NOVIK Landtopography Corp. 20501 Ventura Blvd., unit 315 Woodland Hills, CA 91364 Cell: (818)334-9135 E-Mail: azarmvpls@gmail.com	
SCALE:	1"=16'		DATE:
SURVEYED BY:	A.K.H.		9/4/2002
DRAWN BY:	R.J.		REVISION: 1:
CHECKED BY:	C.A.		SHEET 1 OF 1 SHEET

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A



B



C



D



E



F



G



H



I



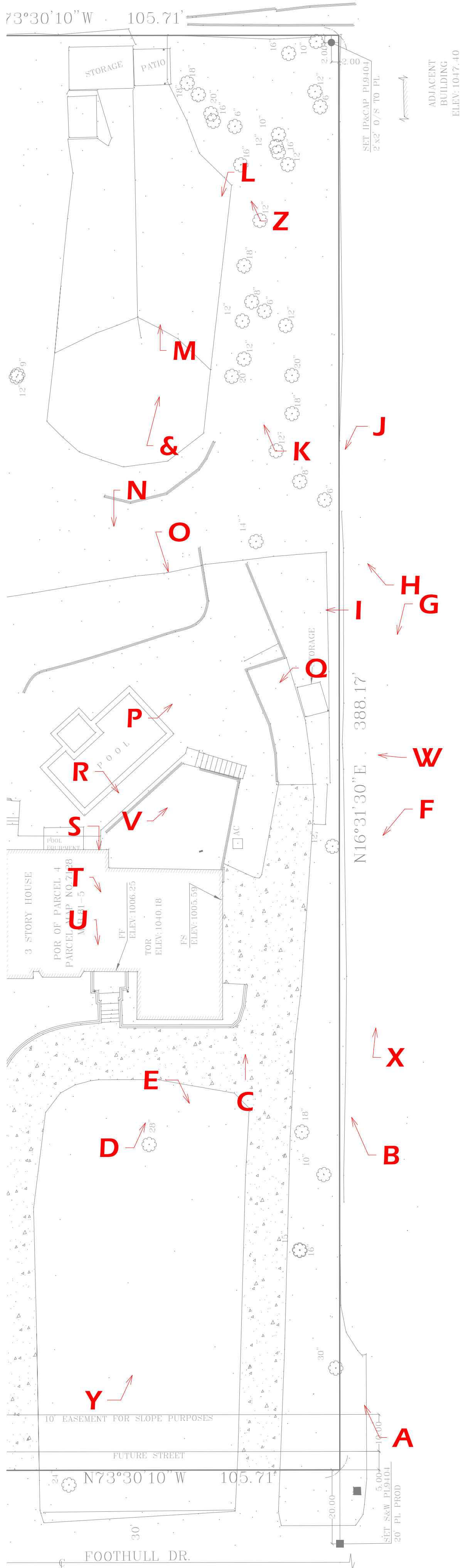
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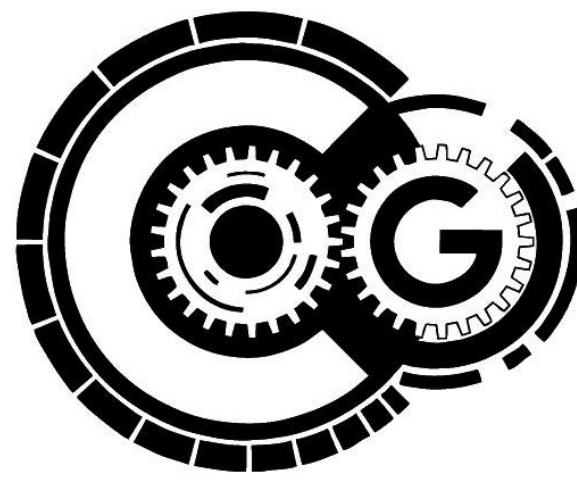
K



L



1 SITE PLAN - PHOTO LOCATION
1" = 20'-0"



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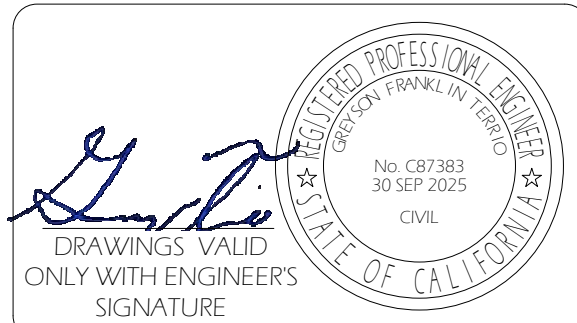
Greyson F. Terrio, P.E., CEO
22647 VENTURA BLVD, #362
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(805) 469-4883

PRINTS ISSUED		
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
SITE PHOTOS

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 0625SCA

SHEET NUMBER:
A-0.4

4/5/2026 11:17:59 PM

A large, two-story white house with a swimming pool and a large tree in the background. The house has a grey roof and white siding. The pool is rectangular with a light blue interior and a dark blue border. There are blue lounge chairs around the pool. A large tree is on the left side of the image. The sky is cloudy.

A large, two-story house with a white picket fence and a swimming pool. The house has a grey roof and white siding. A white picket fence runs along the front and side of the property. A swimming pool is visible in the foreground, surrounded by a concrete deck. There are trees and landscaping around the house.

A photograph showing the side of a white house with horizontal siding. A window with a dark frame is visible. A wooden fence runs along the back of the property, and a large, leafy tree stands behind it. The ground is covered in brown mulch or dry leaves. A small concrete step leads up to the house.

A photograph of a residential swimming pool with a stone surround, set in a landscaped yard with a hillside and trees in the background.

A photograph of a white, two-story house with a wrap-around porch. The porch has white railings and a dark roof. In the foreground, there is a white picket fence with a gate. The house is surrounded by green trees and a grassy lawn. The sky is overcast.

A photograph of a gravel lot, likely a construction or storage area. In the background, a white building is partially visible through a line of trees. The foreground is covered in light-colored gravel and some reddish-brown soil. On the right side, there is a large pile of metal pipes or rods. The sky is overcast.

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[illegible]

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AGOURA HILLS, CA

SHEET TITLE: SITE PHOTOS

PROJECT ADDRESS:
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AGOURA HILLS, CA




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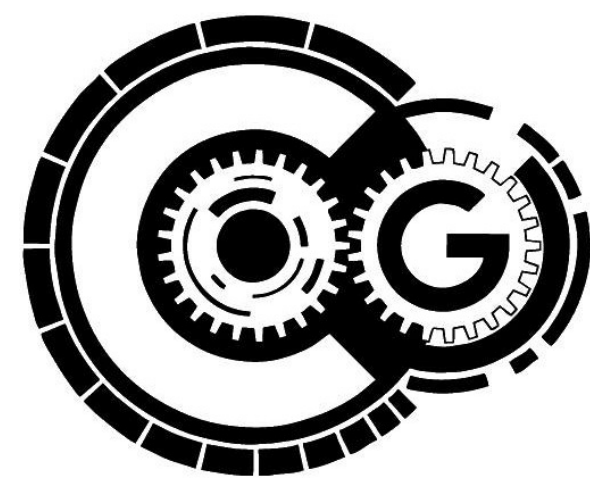
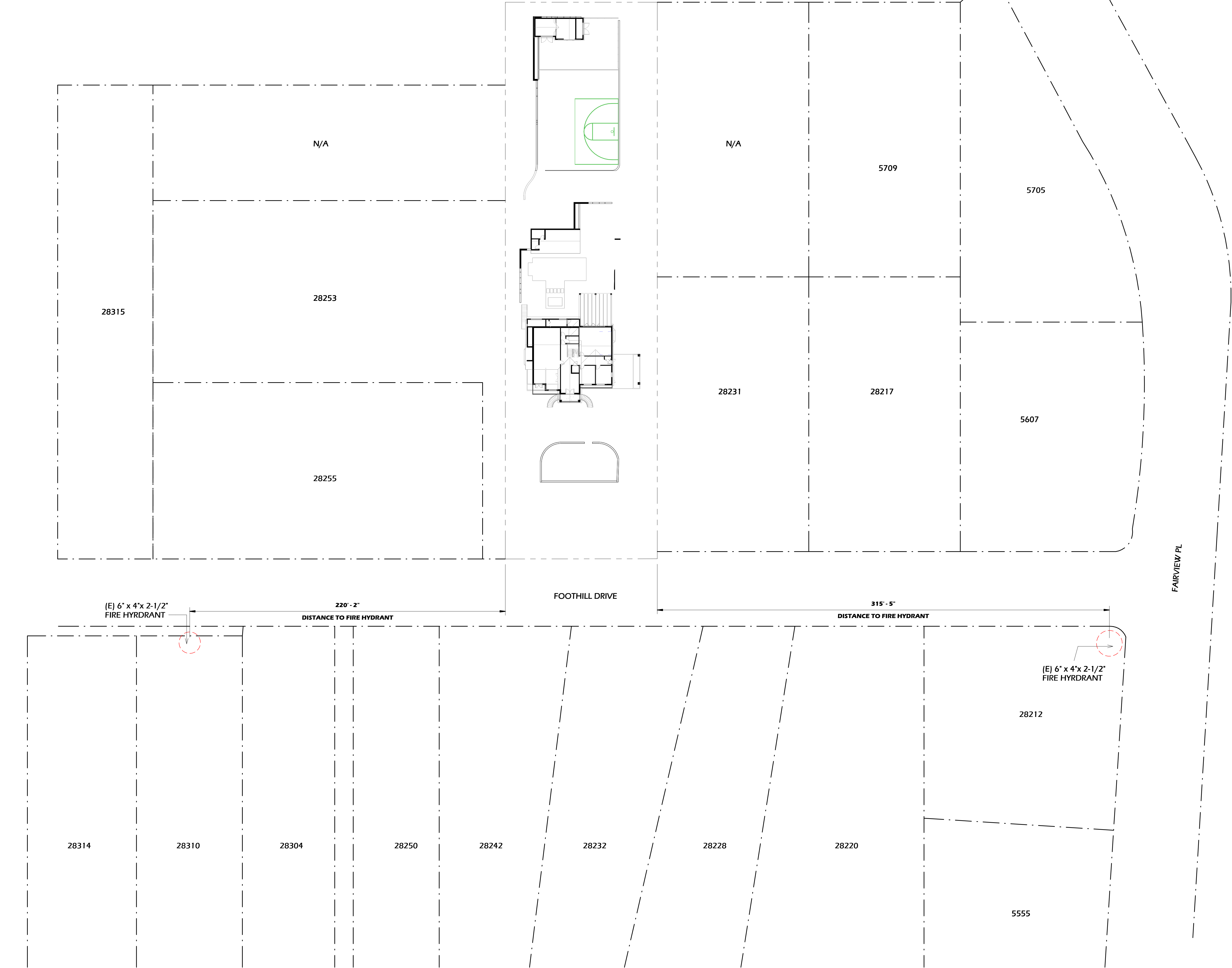
REGISTERED PROFESSIONAL ENGINEER
 GARY L. SMITH IN THE STATE OF CALIFORNIA
 No. C87383
 30 SEP 2025
 CIVIL

Author (24384 0625SCA)

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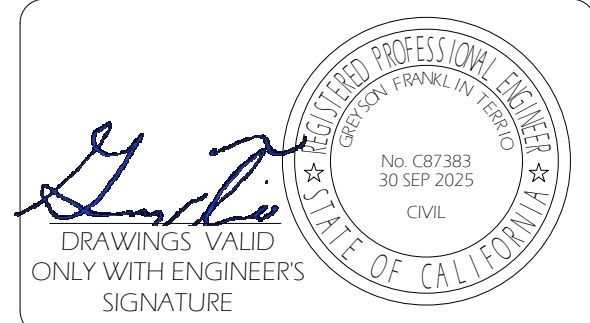
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SHEET TITLE:
FIRE HYDRANT SITE PLAN

PROJECT ADDRESS:
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AGOURA HILLS, CA

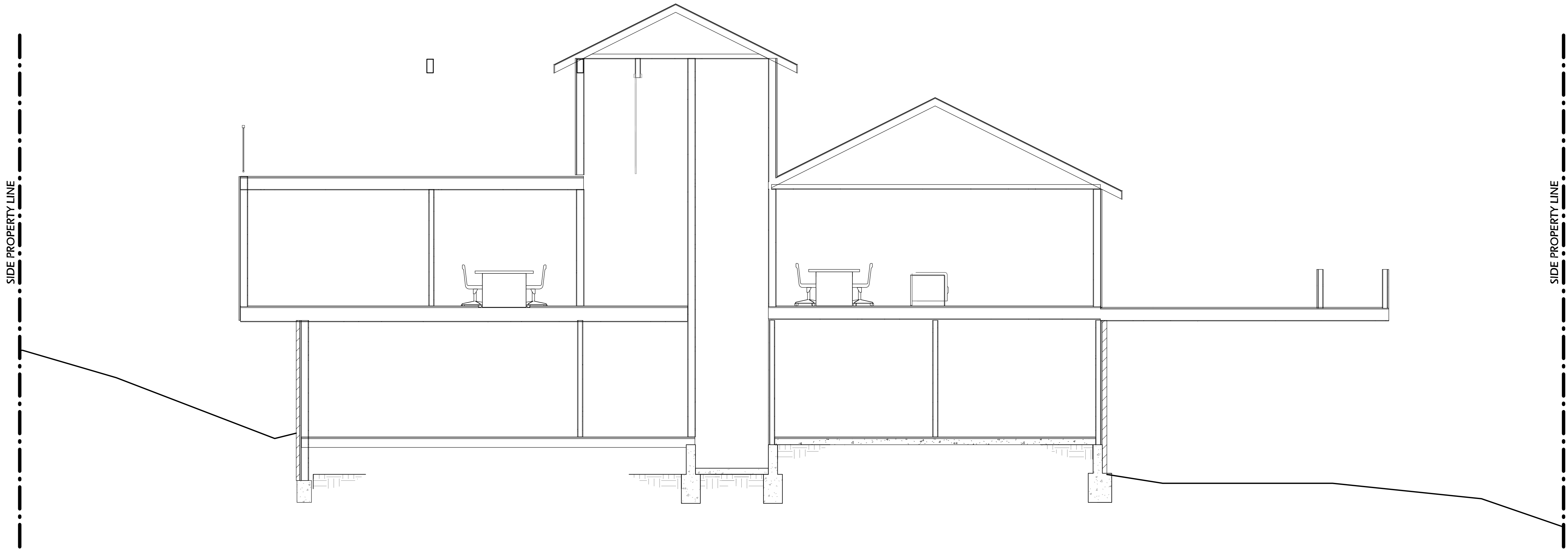


Author 24384 0625SCA

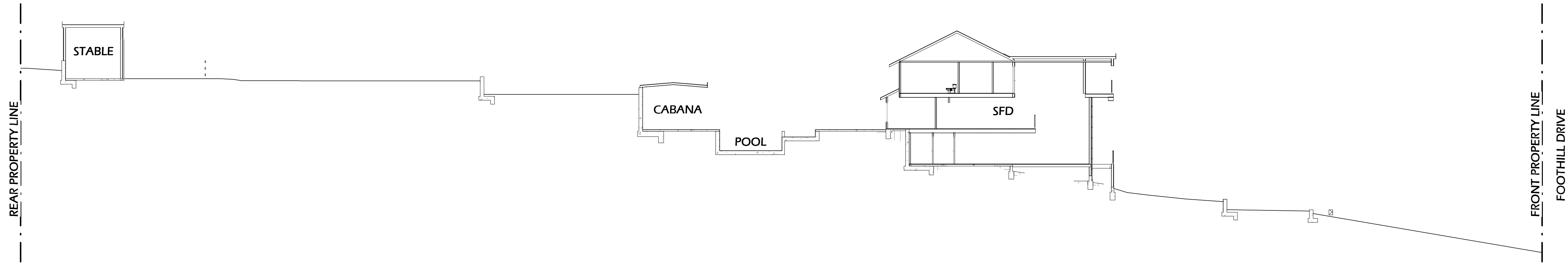
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1 Section - SITE (EAST TO WEST)
1/4" = 1'-0"



2 Section - SITE (NORTH TO SOUTH)
1/16" = 1'-0"



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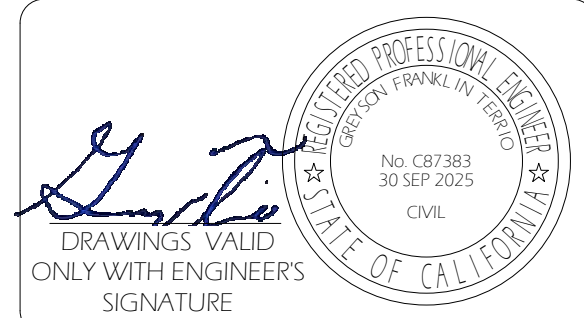
PRINTS ISSUED

DATE	PURPOSE	NO.
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28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
SITE SECTION

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 0625SCA

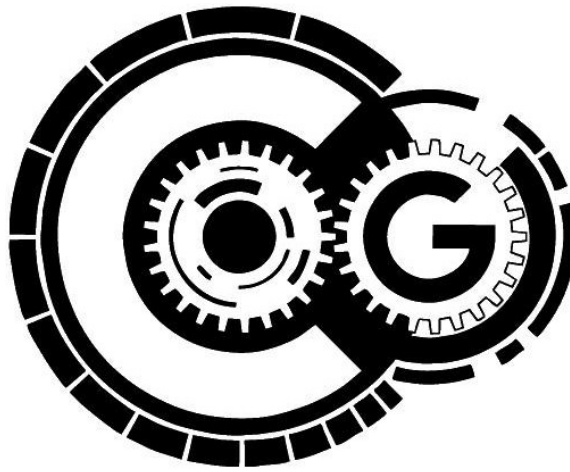
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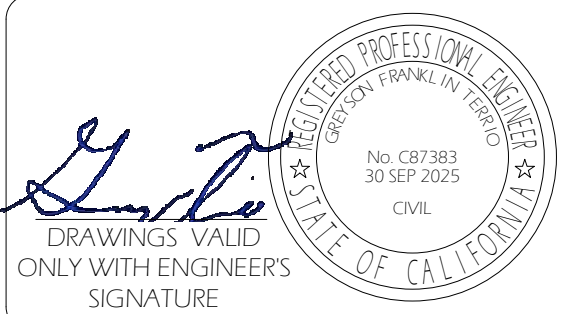
PRINTS ISSUED

DATE	PURPOSE	NO.
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CLIENTS INFORMATION:
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28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
LOWER FLOOR DEMOLITION
PLAN

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 0625SCA

SHEET NUMBER:

A-1.0

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LEGENDS AND SCHEDULES

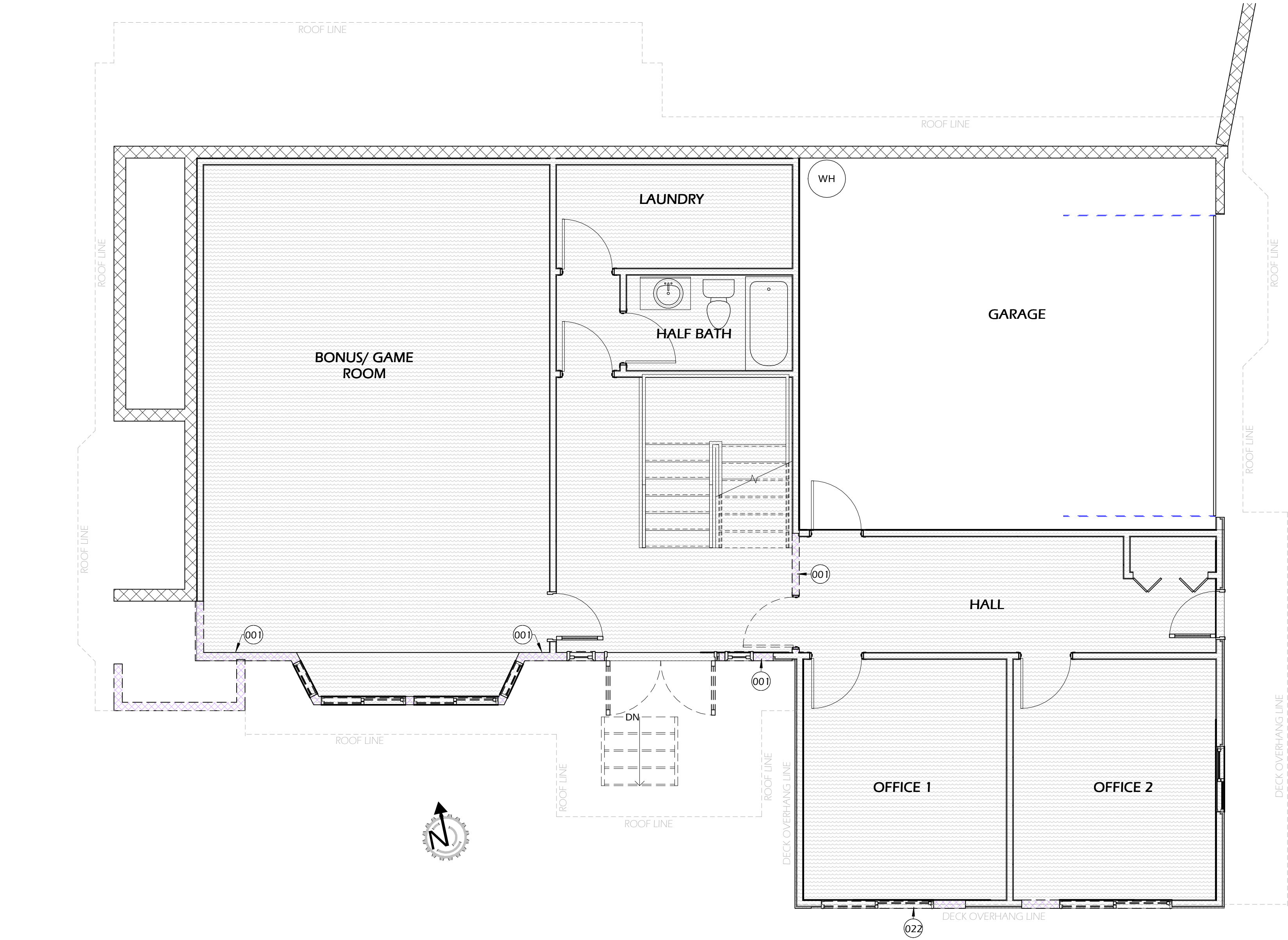
SYMBOL	DESCRIPTION
##	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
##	DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
#	NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

WALL LEGEND

	DEMO (E) WALL
	(E) WALL TO REMAIN
	2 x 4 WALL. PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

NOTES & PRODUCT INFORMATION - DEMO PLAN

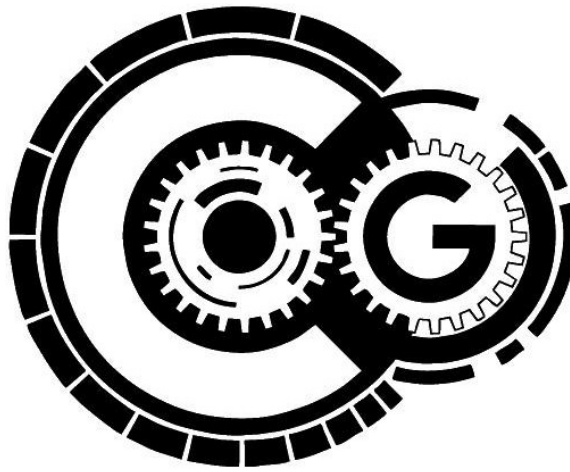
- 001 WALL TO BE DEMOLISHED
- 022 WINDOW TO BE RELOCATED
- 023 DEMO WINDOW AND WALL FOR LARGER OPENING PER STRUCTURAL
- 040 DEMOLISH PLUMBING FIXTURES FOR NEW BATHROOM REMODEL
- 050 DEMOLISH KITCHEN COUNTERTOPS AND CABINETS
- 053 DEMOLISH ISLAND
- 054 CUT & CAP UTILITIES AND RELOCATE AS NEEDED TO ACCOMMODATE THE NEW LAYOUT



1 LOWER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

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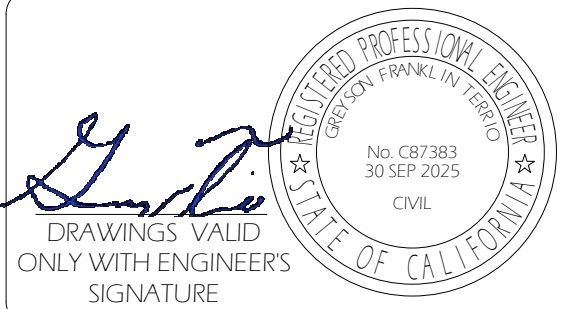
PRINTS ISSUED

DATE	PURPOSE	NO.
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CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
MID FLR DEMOLITION PLAN

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 0625SCA

SHEET NUMBER:

A-1.1

4/5/2026 11:18:18 PM

LEGENDS AND SCHEDULES

SYMBOL	DESCRIPTION
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WINDOW SCHEDULE REFERENCE KEY:
COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE
USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR
EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

DOOR SCHEDULE REFERENCE KEY:
FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON
SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL
TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR
ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

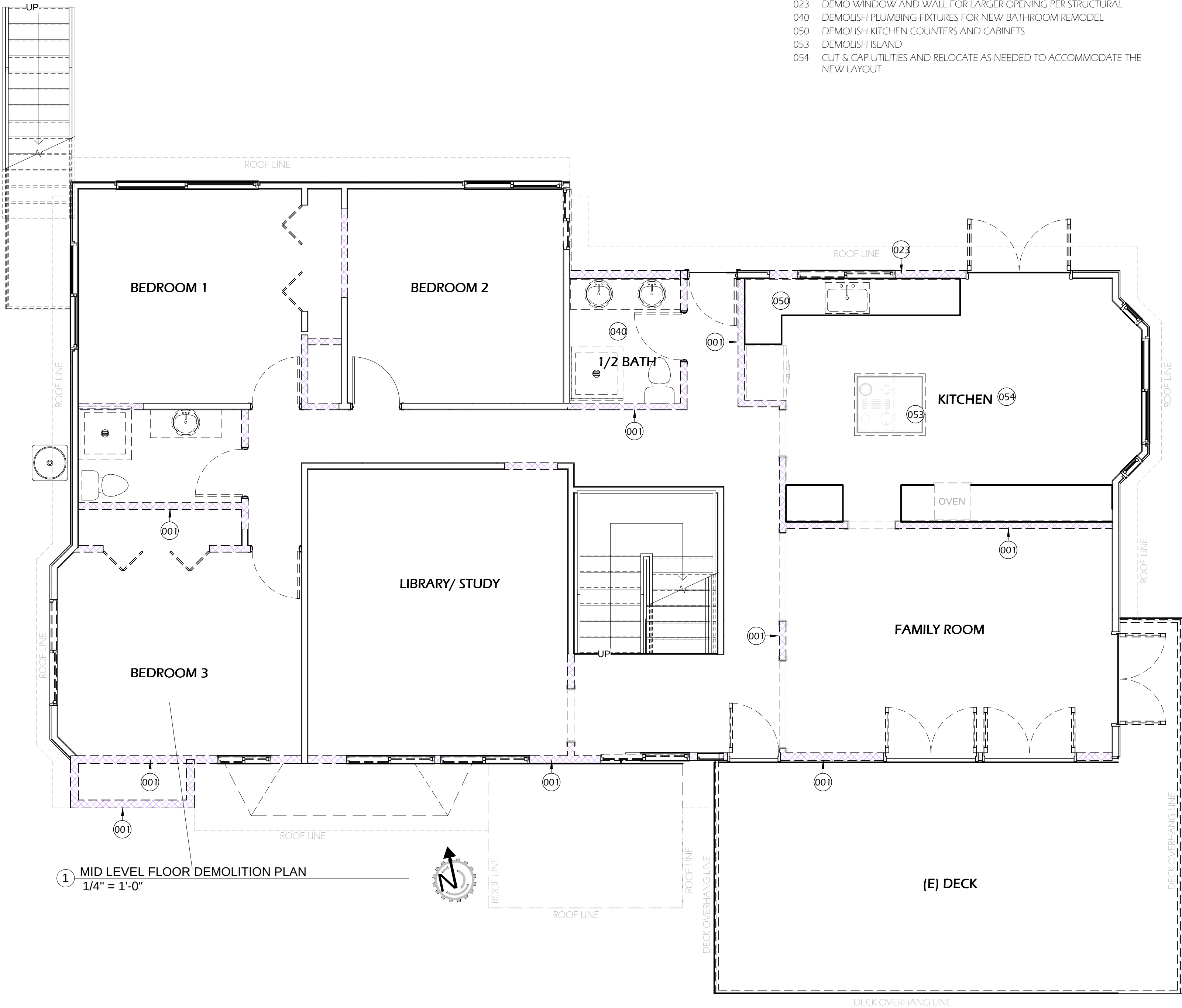
NOTES & PRODUCT REFERENCE KEY:
FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

WALL LEGEND

	DEMO (E) WALL
	(E) WALL TO REMAIN
	2 x 4 WALL, PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

NOTES & PRODUCT INFORMATION - DEMO PLAN

- 001 WALL TO BE DEMOLISHED
- 022 WINDOW TO BE RELOCATED
- 023 DEMO WINDOW AND WALL FOR LARGER OPENING PER STRUCTURAL
- 040 DEMOLISH PLUMBING FIXTURES FOR NEW BATHROOM REMODEL
- 050 DEMOLISH KITCHEN COUNTERS AND CABINETS
- 053 DEMOLISH ISLAND
- 054 CUT & CAP UTILITIES AND RELOCATE AS NEEDED TO ACCOMMODATE THE NEW LAYOUT



1 MID LEVEL FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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(805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.
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CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
UPPER FLR DEMOLITION PLAN

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 0625SCA

SHEET NUMBER:

A-1.2

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LEGENDS AND SCHEDULES

SYMBOL	DESCRIPTION
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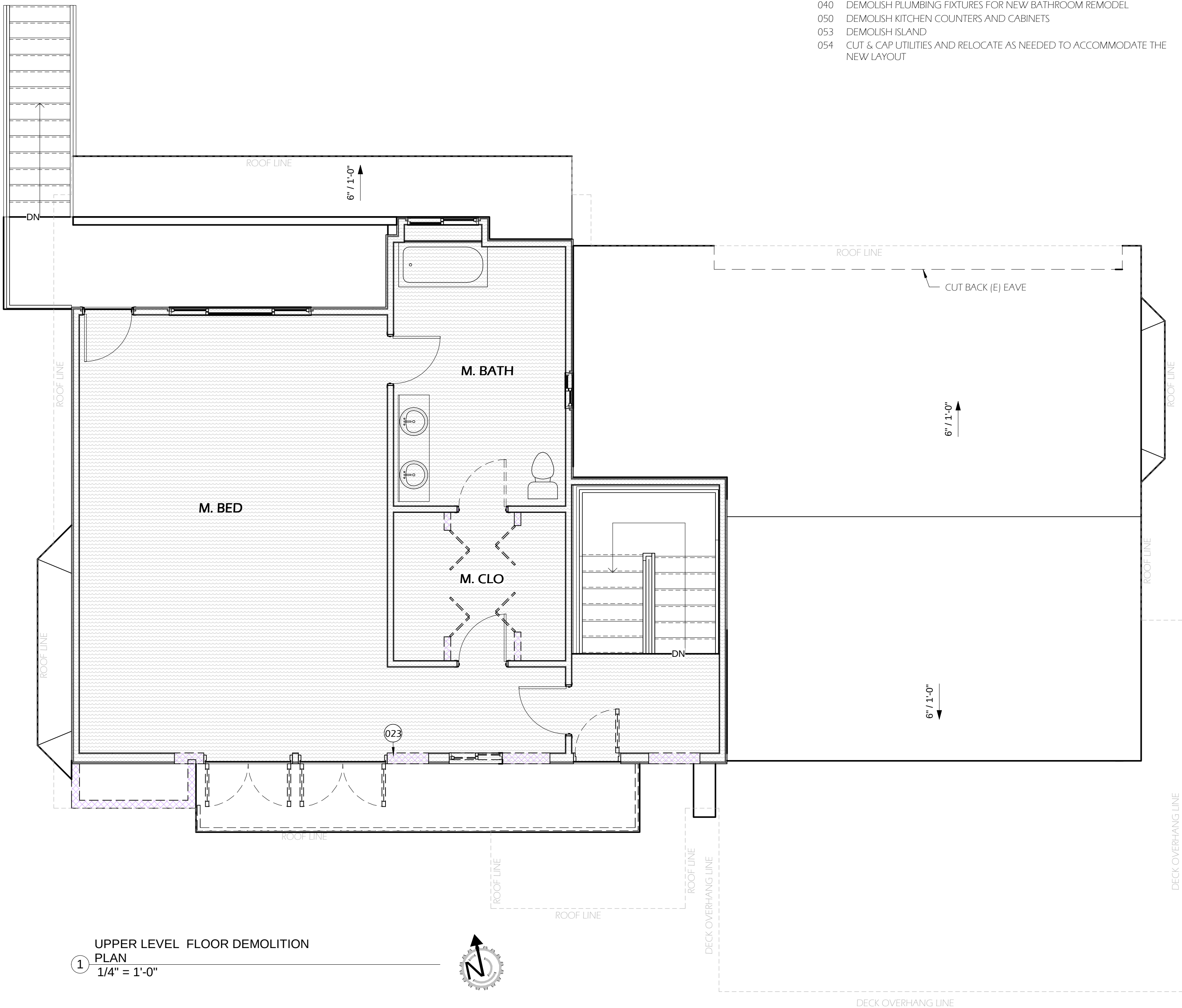
- WINDOW SCHEDULE REFERENCE KEY:**
COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
- DOOR SCHEDULE REFERENCE KEY:**
FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
- NOTES & PRODUCT REFERENCE KEY:**
FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

WALL LEGEND

- DEMO (E) WALL
- (E) WALL TO REMAIN
- 2 x 4 WALL, PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

NOTES & PRODUCT INFORMATION - DEMO PLAN

- 001 WALL TO BE DEMOLISHED
022 WINDOW TO BE RELOCATED
023 DEMO WINDOW AND WALL FOR LARGER OPENING PER STRUCTURAL
040 DEMOLISH PLUMBING FIXTURES FOR NEW BATHROOM REMODEL
050 DEMOLISH KITCHEN COUNTERS AND CABINETS
053 DEMOLISH ISLAND
054 CUT & CAP UTILITIES AND RELOCATE AS NEEDED TO ACCOMMODATE THE NEW LAYOUT



1 UPPER LEVEL FLOOR DEMOLITION
PLAN
1/4" = 1'-0"

LEGENDS AND SCHEDULES

SYMBOL DESCRIPTION

- #

WINDOW SCHEDULE REFERENCE KEY:
COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
- ##

DOOR SCHEDULE REFERENCE KEY:
FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
- #

NOTES & PRODUCT REFERENCE KEY:
FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

ELECTRICAL LEGEND SEE A-0.0 DIVISION 26 FOR ELECTRICAL NOTES

- S₃

3-WAY SWITCH
- S

STANDARD SWITCH
- COMBINATION SMOKE/CO DETECTOR, SEE DIVISION 28 NOTE 1 ON A-0.0 INTERCONNECT ALARMS SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE DWELLING.
- O

4" RECESSED IC RATED DOWNLIGHT, JAB - 2022 LIGHT FIXTURE HIGH EFFICIENCY USE WATERPROOF FIXTURE AT SHOWERS
- GFCI/AFCI

GROUND FAULT CIRCUIT INTERRUPTION/ARC FAULT CIRCUIT INTERRUPTION PROTECTED DUPLEX OUTLET
- WATERPROOF GROUND FAULT CIRCUIT INTERRUPT PROTECTED DUPLEX OUTLET
- 100 CFM EXHAUST FAN, PANASONIC #FV-10VS1 OR EQUAL ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

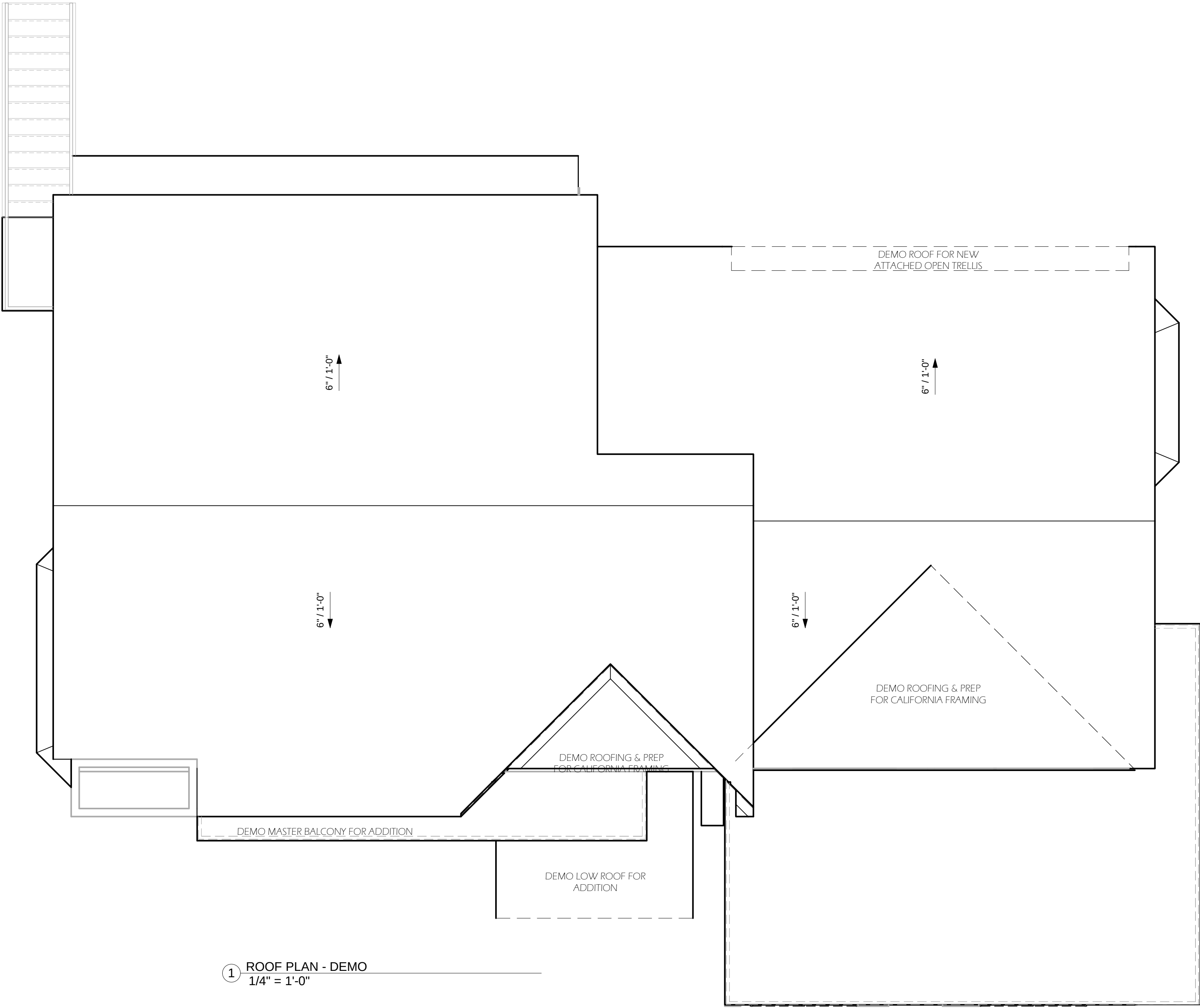
WALL LEGEND

- DEMO (E) WALL
- (E) WALL TO REMAIN
- 2 x 4 WALL, PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1
r	8'-0"	10'-0"		New	1
s	8'-0"	7'-0"		New	2

New: 33



1 ROOF PLAN - DEMO
1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS

MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
5	5'-6"	5'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	

Existing: 10

9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1	
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4	

New: 5



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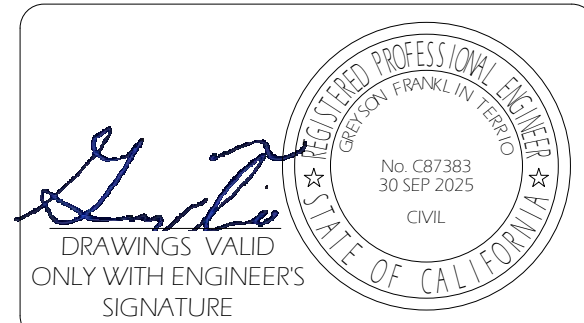
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

ROOF PLAN - DEMO

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:



Author 24384 06Z5SCA

SHEET NUMBER:

A-1.3

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WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS							
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
5	5'-6"	5'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
Existing: 10							
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4
New: 5							

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2

LEGENDS AND SCHEDULES

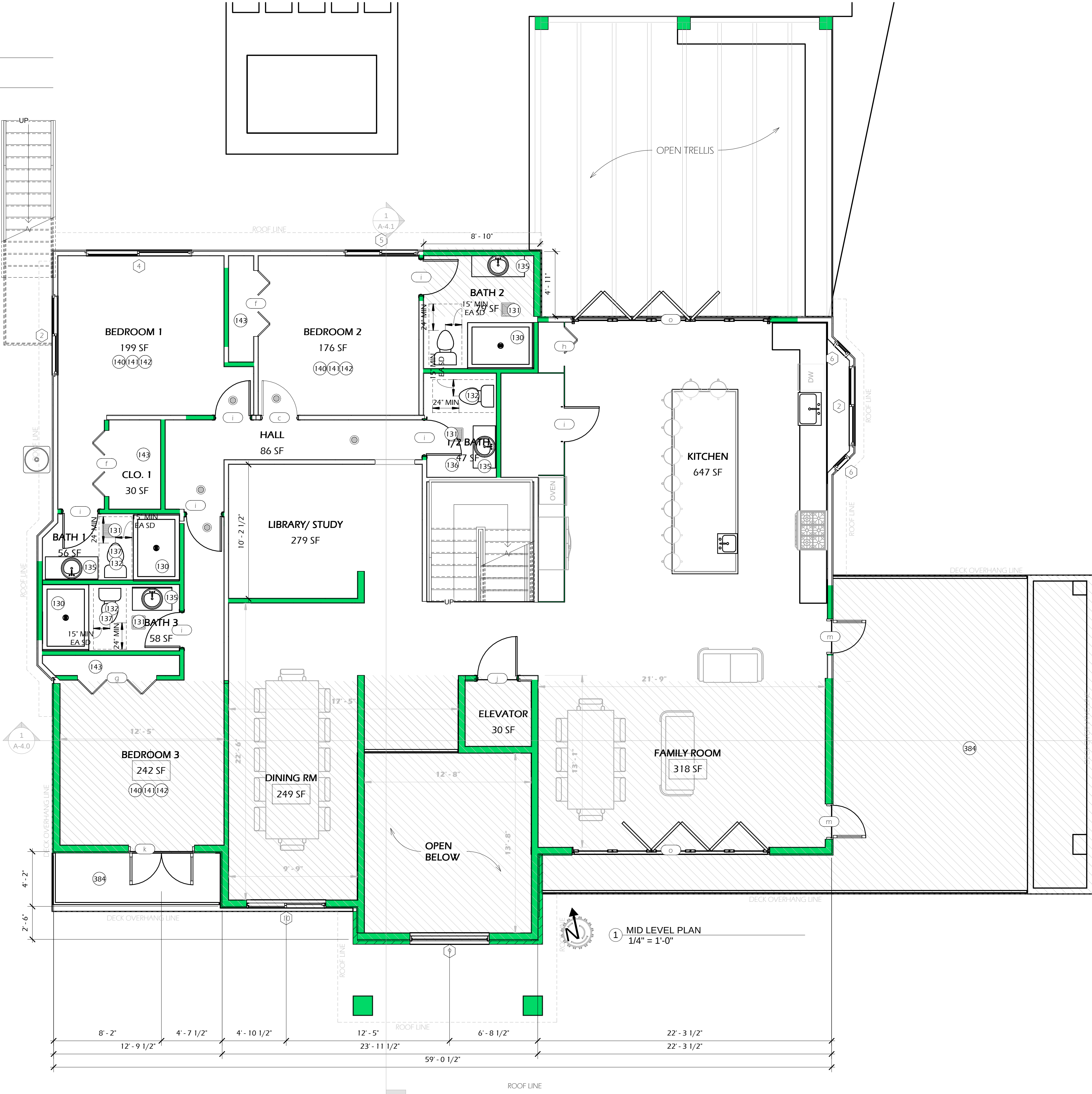
SYMBOL	DESCRIPTION
New: 33	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
##	DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
#	NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

ELECTRICAL LEGEND SEE A-0.0 DIVISION 26 FOR ELECTRICAL NOTES

S3	3-WAY SWITCH
S	STANDARD SWITCH
☉	COMBINATION SMOKE/CO DETECTOR SEE DIVISION 28 NOTE 1 ON A-0.0 INTERCONNECT ALARMS SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE DWELLING.
○	4" RECESSED IC RATED DOWNLIGHT, JAB - 2022 LIGHT FIXTURE HIGH EFFICIENCY USE WATERPROOF FIXTURE AT SHOWERS
⚡/GFCI AFCI	GROUND FAULT CIRCUIT INTERRUPTION/ARC FAULT CIRCUIT INTERRUPTION PROTECTED DUPLEX OUTLET
⚡/GFCI AFCI	WATERPROOF GROUND FAULT CIRCUIT INTERRUPT PROTECTED DUPLEX OUTLET
☼	100 CFM EXHAUST FAN, PANASONIC #FV-10VS1 OR EQUAL ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

NOTES & PRODUCT INFORMATION - FLOOR PLAN

- 130 SHOWER ENCLOSURES: SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0" WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE.
- 131 PROVIDE A VENTILATION SYSTEM. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE (24 L/S) FOR INTERMITTENT VENTILATION OR 25 CUBIC FEET PER MINUTE (12 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE (CRC SEC. R303.3 EXCEPTION)
- 132 SHOW A MINIMUM CLEARANCE OF 15 INCHES FROM THE CENTER LINE ON BOTH SIDES OF WATER CLOSETS AND MINIMUM CLEARANCE OF 24 INCHES IN FRONT OF WATER CLOSETS.
- 135 PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
- 136 IN AT LEAST ONE BATHROOM ON ENTRY LEVEL, PROVIDE 2X8 BLDG REINFORCEMENT BETWEEN STUDS FOR FUTURE GRAB BAR TO BE INSTALLED BETWEEN 32" TO 39 1/4" ABOVE FINISH FLOOR FOR WATER CLOSET, SHOWER, AND TUBS. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.
- 137 1.28 G.P.F. TANK TYPE TOILET PER OWNER SPECIFICATIONS.
- 140 PROVIDE EGRESS WINDOW PER (CRC SEC. R310.1)
- 141 CARBON MONOXIDE ALARM SHALL BE INSTALLED PER (CRC SECTION R315.1). ALL CARBON MONOXIDE ALARMS SHALL BE LISTED WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075.
- 142 THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4
- 143 SHELF AND POLE OR CLOSET STORAGE SYSTEM PER OWNER SPECIFICATIONS.
- 306 CLASS-A* OWENS CORNING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-5.0
- 340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL.
- 384 CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 81 10-2336.0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.



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WALL LEGEND	
	DEMO (E) WALL
	(E) WALL TO REMAIN
	2 x 4 WALL. PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR



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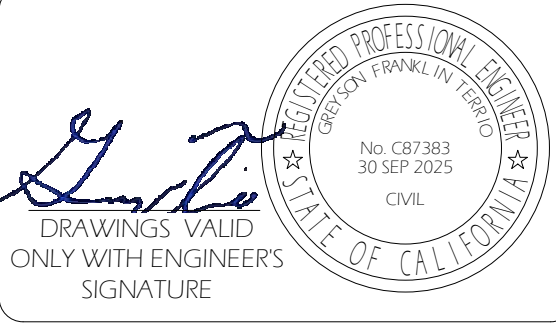
Greyson F. Terrio, P.E., CEO
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PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
MID FLOOR PLAN
PROJECT ADDRESS:
**28241 FOOTHILL DRIVE
AGOURA HILLS, CA**



Author 24384 0625SCA

SHEET NUMBER:
A-2.1
4/5/2026 11:18:25 PM

LEGENDS AND SCHEDULES

SYMBOL	DESCRIPTION
#1	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
#2	DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
#3	NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

ELECTRICAL LEGEND SEE A-0.0 DIVISION 26 FOR ELECTRICAL NOTES

S ₃	3-WAY SWITCH
S	STANDARD SWITCH
☉	COMBINATION SMOKE/CO DETECTOR. SEE DIVISION 28 NOTE 1 ON A-0.0 INTERCONNECT ALARMS SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE DWELLING.
○	4" RECESSED IC RATED DOWNLIGHT, JAB - 2022 LIGHT FIXTURE HIGH EFFICIENCY USE WATERPROOF FIXTURE AT SHOWERS
⊕ GFCI / AFCI	GROUND FAULT CIRCUIT INTERRUPTION/ARC FAULT CIRCUIT INTERRUPTION PROTECTED DUPLEX OUTLET
⊕	WATERPROOF GROUND FAULT CIRCUIT INTERRUPT PROTECTED DUPLEX OUTLET
⊕	100 CFM EXHAUST FAN, PANASONIC #FV-10V51 OR EQUAL ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

NOTES & PRODUCT INFORMATION - FLOOR PLAN

- 130 SHOWER ENCLOSURES, SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0" WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE.
- 131 PROVIDE A VENTILATION SYSTEM. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE (24 L/S) FOR INTERMITTENT VENTILATION OR 25 CUBIC FEET PER MINUTE (12 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EX-HAUSTED DIRECTLY TO THE OUTSIDE (CRC SEC. R303.3 EXCEPTION).
- 132 SHOW A MINIMUM CLEARANCE OF 15 INCHES FROM THE CENTER LINE ON BOTH SIDES OF WATER CLOSETS AND MINIMUM CLEARANCE OF 24 INCHES IN FRONT OF WATER CLOSETS.
- 135 PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
- 136 IN AT LEAST ONE BATHROOM ON ENTRY LEVEL, PROVIDE 2X8 BLK'G REINFORCEMENT BETWEEN STUDS FOR FUTURE GRAB BAR TO BE INSTALLED BETWEEN 32" TO 39" 1/4" ABOVE FINISH FLOOR FOR WATER CLOSET, SHOWER, AND TUBS. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.
- 137 1.28 G.P.F. TANK TYPE TOILET PER OWNER SPECIFICATIONS.
- 140 PROVIDE EGRESS WINDOW PER (CRC SEC. R310.1)
- 141 CARBON MONOXIDE ALARM SHALL BE INSTALLED PER (CRC SECTION R315.1). ALL CARBON MONOXIDE ALARMS SHALL BE LISTED WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075.
- 142 THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4.
- 143 SHELF AND POLE OR CLOSET STORAGE SYSTEM PER OWNER SPECIFICATIONS.
- 306 CLASS-A OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-5.0
- 340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL.
- 384 CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4" 12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336-0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS								
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
5	5'-6"	5'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
Existing: 10								
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1	
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4	
New: 5								

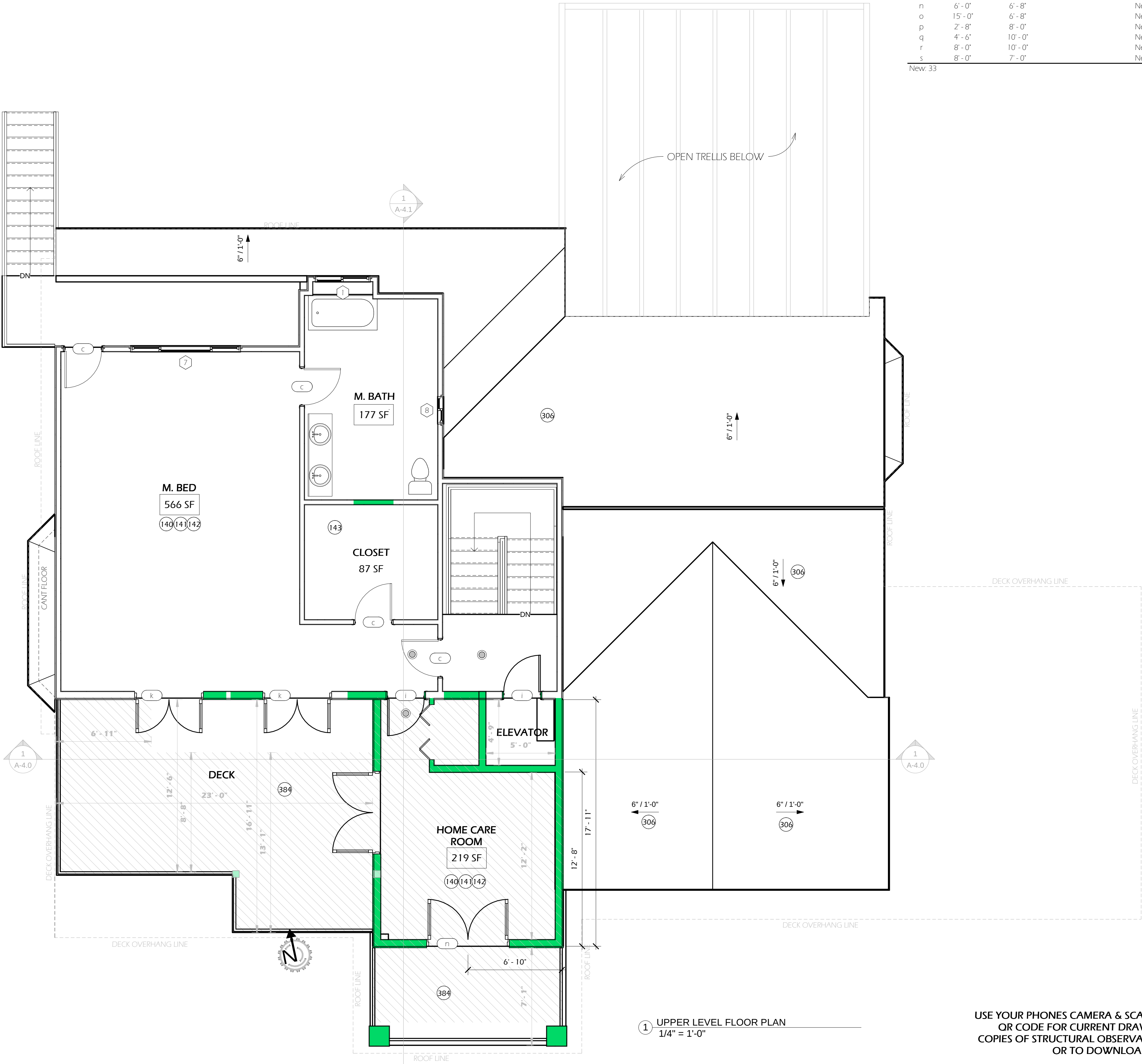
WALL LEGEND

	DEMO (E) WALL
	(E) WALL TO REMAIN
	2 x 4 WALL, PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1
r	8'-0"	10'-0"		New	1
s	8'-0"	7'-0"		New	2

New: 33



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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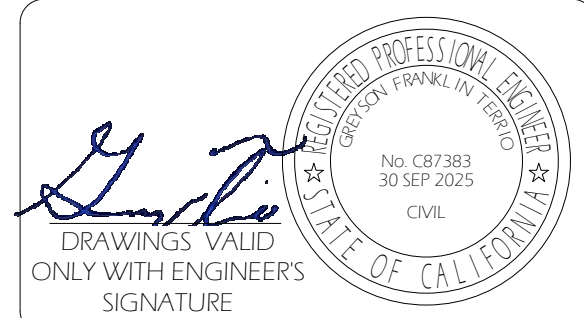
PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
UPPER FLOOR PLAN

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 06255CA

SHEET NUMBER:

A-2.2

4/5/2026 11:18:27 PM

SYMBOL	DESCRIPTION
	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED; OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
	DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED; OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
	NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

	3-WAY SWITCH
	STANDARD SWITCH
	COMBINATION SMOKE/CO DETECTOR. SEE DIVISION 28 NOTE 1 ON A-0 INTERCONNECT ALARMS SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE DWELLING.
	4" RECESSED IC RATED DOWNLIGHT, JAB - 2022 LIGHT FIXTURE HIGH EFFICIENCY USE WATERPROOF FIXTURE AT SHOWERS
	GROUND FAULT CIRCUIT INTERRUPTION/ARC FAULT CIRCUIT INTERRUPTION PROTECTED DUPLEX OUTLET
	WATERPROOF GROUND FAULT CIRCUIT INTERRUPT PROTECTED DUPLEX OUTLET
	100 CFM EXHAUST FAN. PANASONIC #FV-10VS1 OR EQUAL ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

 DEMO (E) WALL
 (E) WALL TO REMAIN
 2 x 4 WALL PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1

#	8'-0"	7'-0"	NOTE	New	2
---	-------	-------	------	-----	---

200333 (E) 7/8" STUCCO SIDING TO REMAIN

211 (N) 7/8" STUCCO COLOR AND TEXTURE TO MATCH (E)

216 PLANK FIBER CEMENT LAP SIDING: James Hardie-HardiePlank Fiber Cement
Cedarmill Siding 8.25"x144" Arctic White ESR-2290

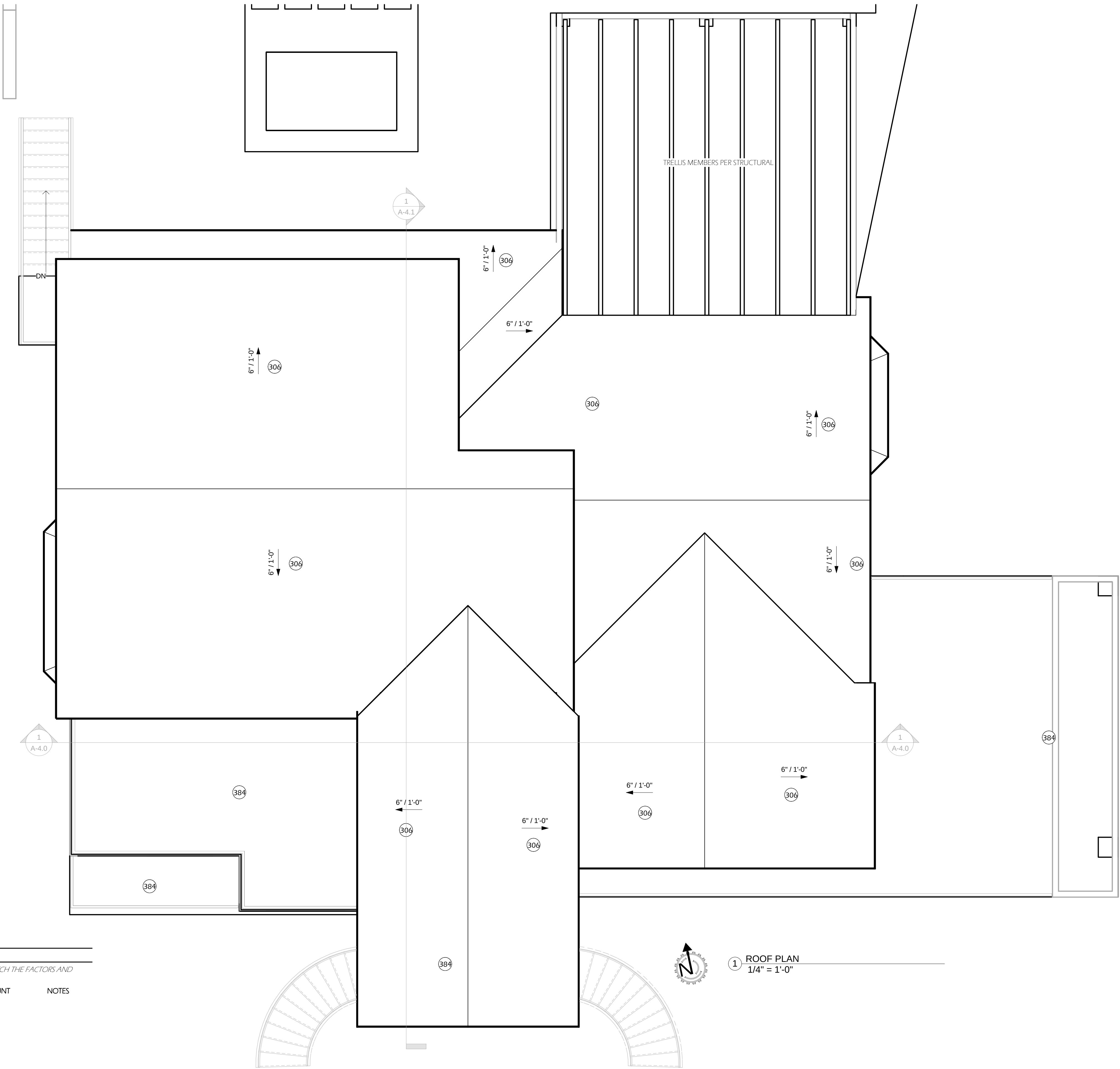
221 Cultured Stone®/ Cultured Brick® / Handmade Brick -COLOR Canvas
ESR-1364

306 CLASS-"A" OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET
A-5.0

340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30
INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM
HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO
THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE
INTERMEDIATE RAILS ALLISTER SHALL NOT ALLOW THE PASSAGE OF A
SPHERE 4 INCH DIAMETER BALL

384 CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY
OVER PLYWOOD WITH ALL EDGES BURNED AND A MIN SLOPE OF 1/4" 1/2
PLYWOOD PREP PLYWOOD AND IN ACCORDANCE WITH MANUFACTURERS
SPECIFICATIONS ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIALS
TEST NUMBER 81 10-2336-0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH
AN ADDITIONAL 20 MINUTE PERIOD.

<i>WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS</i>								
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HORIZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
5	5'-6"	5'-0"	1'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HORIZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
Existing: 10								
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1	
10	6'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	New	4	
New: 5								



Greyson F. Terrio, P.E., CEO
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[illegible]

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:

ROOF PLAN

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author (24384 0625SCA

SHEET NUMBER:
A-2.3
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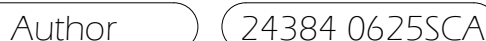
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PRINTS ISSUED

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



SHEET NUMBER

4/5/2026 11:18:33 PM

SYMBOL

ELECTRICAL LEGEND SEE A-0.0 DIVISION 26 FOR ELECTRICAL NOTES

WALL LEGEND

NOTES & PRODUCT INFORMATION - ELEVATION

NOTE

200 (E) 7/8" STUCCO SIDING TO REMAIN

211 (N) 7/8" STUCCO COLOR AND TEXTURE TO MATCH (E)

216 PLANK FIBER CEMENT LAP SIDING James Hardie HardiePlank Fiber Cement

226 CedarMill Siding 8.25x14" Arctic White ESR-2290

231 Cultured Stone® / Cored Brick® / Handmade Brick –COLOR Carvus

ESR-1364

306 CLASS-A* OWENS CORNING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET

A-5.0

340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30

INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM

HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO

THE REQUIRED GRADE HEIGHT AND THE OPENINGS BETWEEN THE

INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A

SPHERE 4 INCH DIAMETER BALL

384 CLASS-A FOREVERCOAT 100 CAL FIBER WALKING DECK APPLIED DIRECTLY

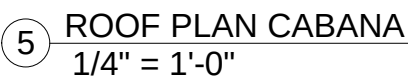
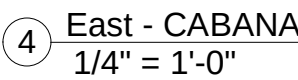
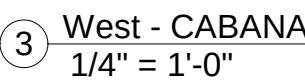
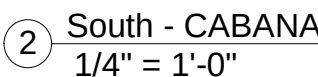
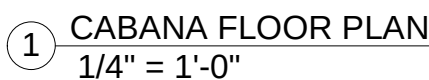
OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4" 12

INCH PREP FOR WALKING DECK AND INSTALL PER MANUFACTURER

SPECIFICATIONS ESR-1215 & CAL FIBER MARSHAL BUILDING MATERIAL LISTING

NUMBER 81 10-2336-001. TESTED IN ACCORDANCE WITH ASTM E84 WITH

AN ADDITIONAL 20 MINUTE PERIOD.

[illegible]



CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:

PROJECT ADDRESS:



SHEET NUMBER:

Λ 2 Γ

A-75

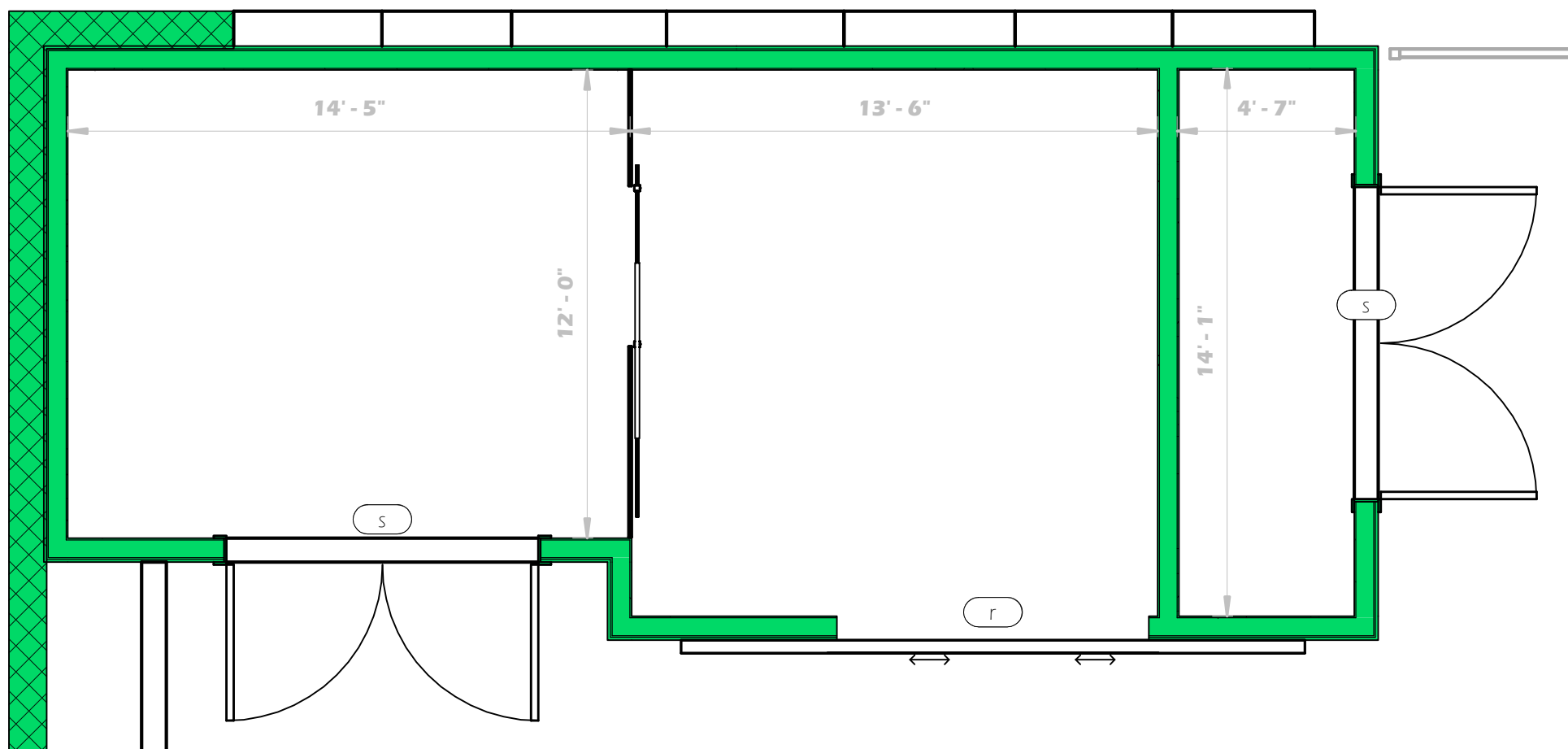
<u>SYMBOL</u>	<u>DESCRIPTION</u>
---------------	--------------------

DOOR SCHEDULE REFERENCE KEY:
 FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

 DEMO (E) WALL

 (E) WALL TO REMAIN

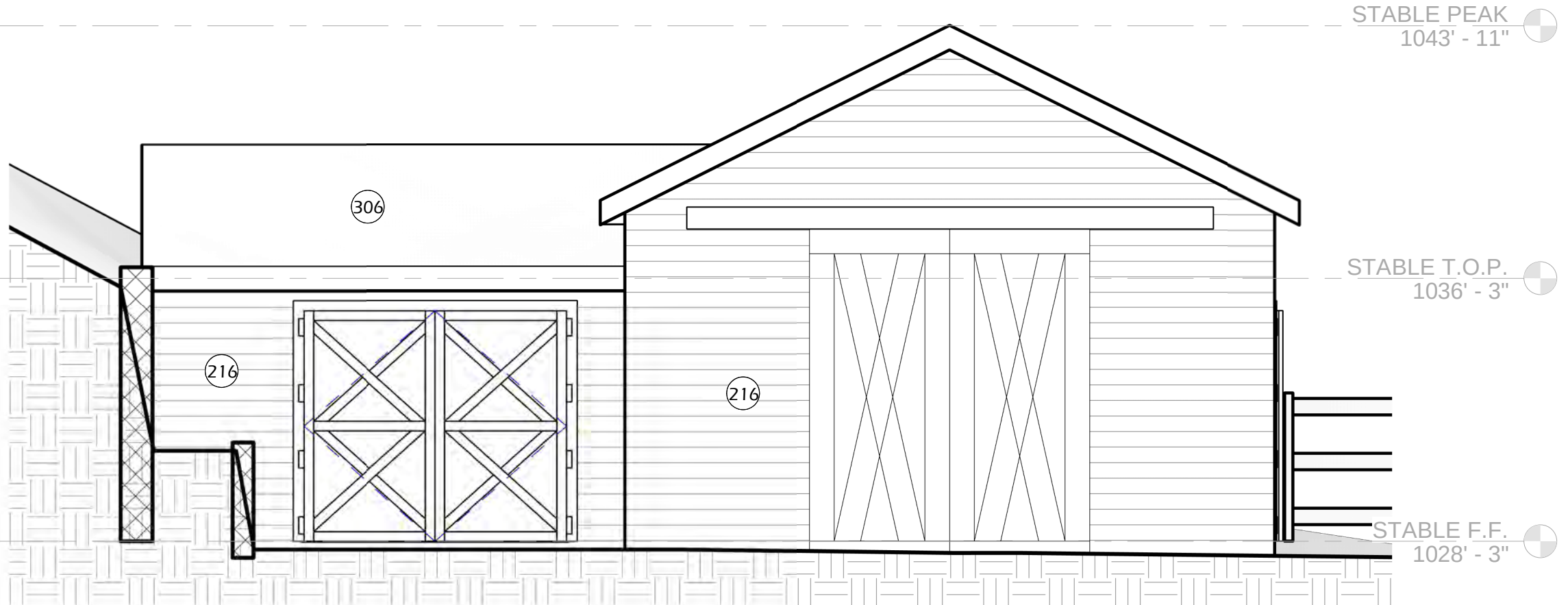
 2 x 4 WALL. PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR



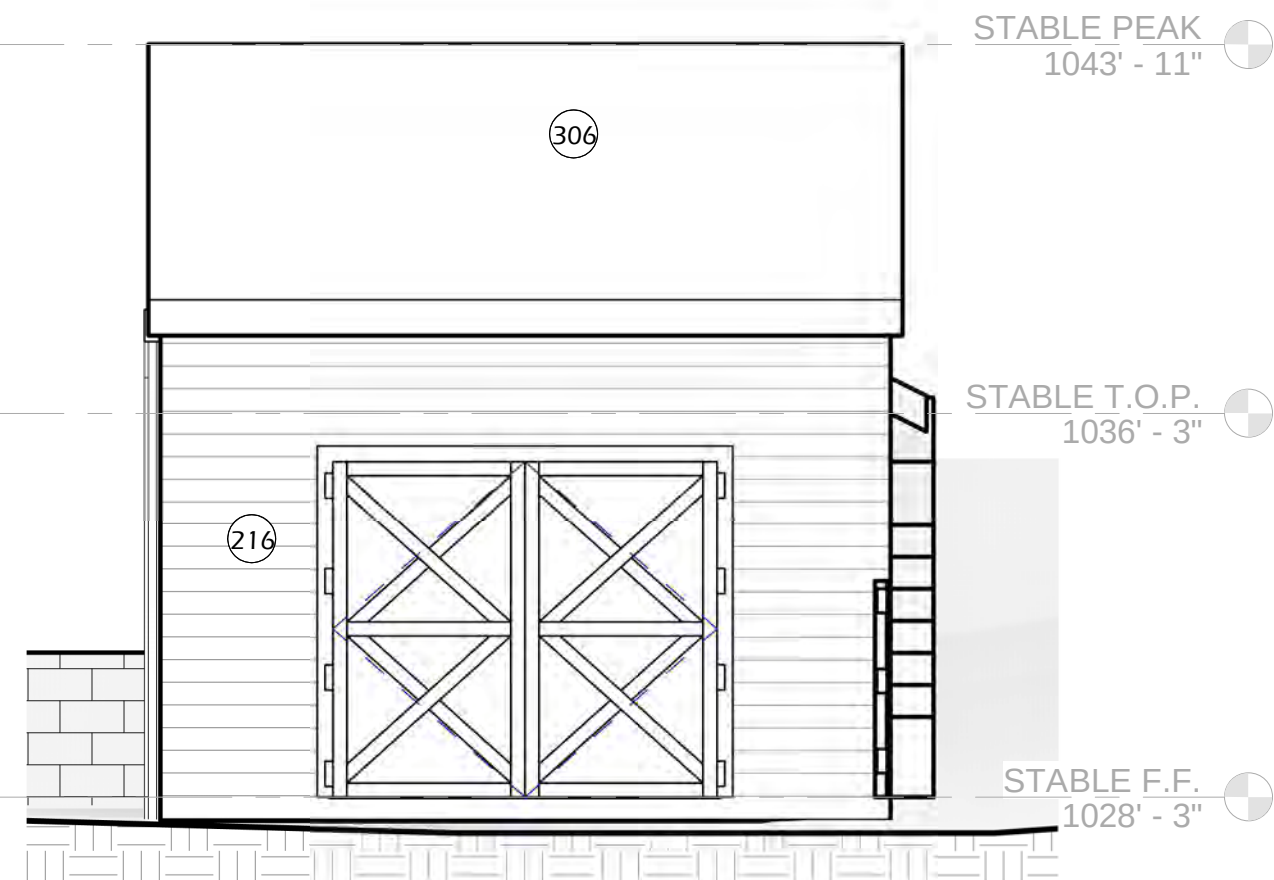
① STABLE FLOOR PLAN
1/4" = 1'-0"



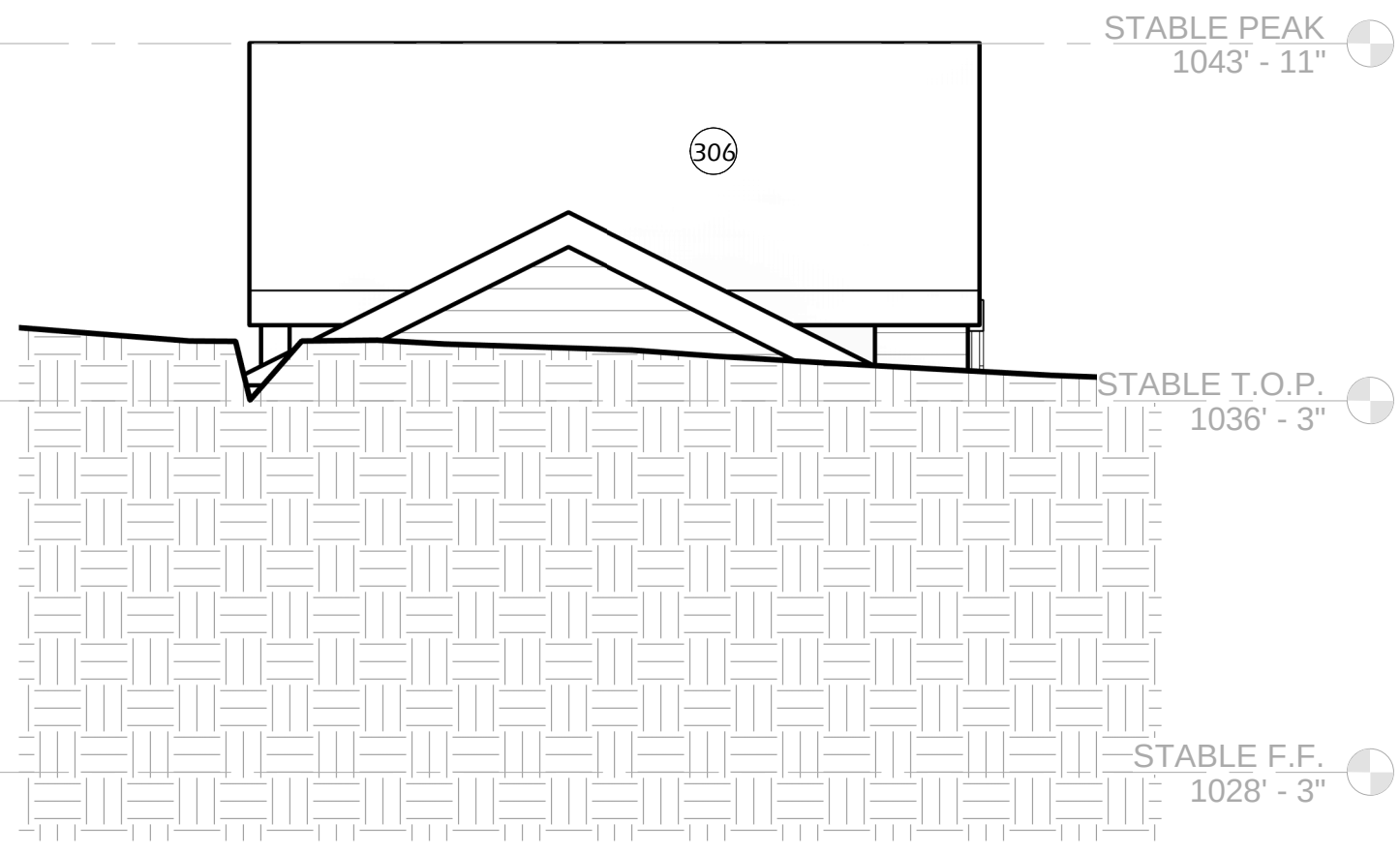
② North - STABLE
1/4" = 1'-0"



③ South - STABLE
1/4" = 1'-0"



④ East - STABLE
1/4" = 1'-0"



⑤ West - STABLE
1/4" = 1'-0"

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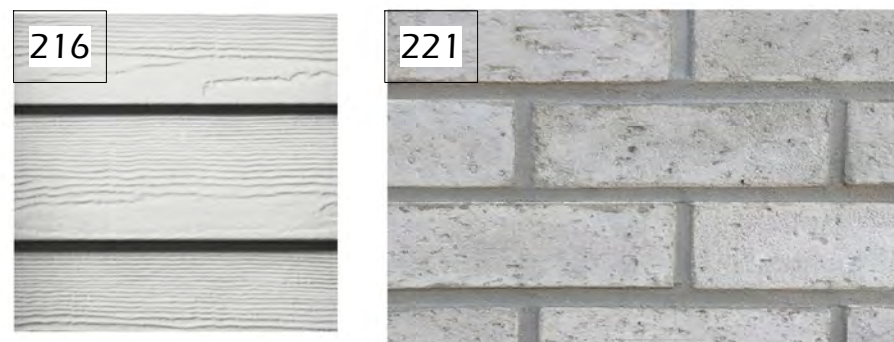
SYMBOL	DESCRIPTION
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DOOR SCHEDULE REFERENCE KEY:
 FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

NOTES & PRODUCT REFERENCE KEY:
FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE

11 NOTE

200 [E] 7/8" STUCCO SIDING TO REMAIN
211 [N] 7/8" STUCCO COLOR AND TEXTURE TO MATCH [E]
216 PLANK FIBER CEMENT LAP SIDING James Hardie-HardiePlank Fiber Cement
Cedarmill Siding 8 25X144 Arctic White, ESR-2290
221 Cultured Stone® / Cultured Brick® / Handmade Brick –COLOR Canvas
ESR-1364
306 CLASS-A OWENS CORNING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET
A-50
340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30
INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM
HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO
THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE
INTERMEDIATE RAILS ALUSTERS SHALL NOT ALLOW THE PASSAGE OF A
SPHERE 4 INCH DIAMETER BALL
384 CLASS-A FIVEROCKBOT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY
OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12.
PREPARED BY PREPARED BY THE MANUFACTURER PER MANUFACTURERS
SPECIFICATIONS ESR-125 CAL-FIRE WALKING BUILDING MATERIAL LISTING
NUMBER 8110-2336-001. TESTED IN ACCORDANCE WITH ASTM E84 WITH
AN ADDITIONAL 20 MINUTE PERIOD.



WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS

MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
5	5'-6"	6'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
6	6'-1"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	

Existing: 10

9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4

#	Width	Height	OmniClass Title	Phase Created	Count
a	16' - 0"	7' - 0"		Existing	1
b	4' - 0"	6' - 8"		Existing	1
c	2' - 8"	6' - 8"		Existing	1
d	2' - 8"	6' - 8"		Existing	2
Existing: 15					
e	4' - 0"	6' - 8"		New	1
f	5' - 0"	6' - 8"		New	2
g	6' - 0"	6' - 8"		New	1
h	3' - 0"	6' - 8"		New	1
i	2' - 8"	6' - 8"		New	1
j	3' - 0"	6' - 8"		New	1
k	5' - 0"	6' - 8"		New	4
l	6' - 0"	8' - 0"		New	1
m	2' - 8"	6' - 8"		New	2
n	6' - 0"	6' - 8"		New	2
o	15' - 0"	6' - 8"		New	2
p	2' - 8"	8' - 0"		New	2
q	4' - 6'	10' - 0'		New	1
r	8' - 0"	10' - 0'		New	1
s	8' - 0"	7' - 0"		New	2

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1 South
1/4" = 1'-0"



② North
1/4" = 1'-0"

ROOF PEAK
1040' - 2"

UPPER LEVEL
T.O.P.
1032' - 3"

UPPER LEVEL F.F. 1024' - 3" 

MID LEVEL T.O.P. 1023' - 3"

MID LEVEL F.F. 1015' - 3" 

LOWER LEVEL
T.O.P.
1014' - 3"

LOWER LEVEL F.F. 1006' - 3" 

GRADE
1003' - 3"



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22647 VENTURA BLVD, #362
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(805) 469-4883

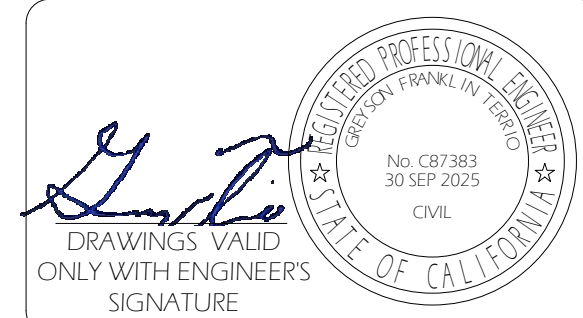
DATE	PURPOSE	NC
------	---------	----

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

ELEVATIONS - MAIN HOUSE

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE: F.



Author 24384 0625SCA

SHEET NUMBER

A-3.0

4/5/2026 11:18:52 PM

LEGENDS AND SCHEDULES

SYMBOL

DESCRIPTION

#

WINDOW SCHEDULE REFERENCE KEY:
COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

##

DOOR SCHEDULE REFERENCE KEY:
FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

#

NOTES & PRODUCT REFERENCE KEY:
FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

NOTES & PRODUCT INFORMATION - ELEVATION

- | # | NOTE |
|-----|--|
| 200 | [E] 7/8" STUCCO SIDING TO REMAIN. |
| 211 | [N] 7/8" STUCCO COLOR AND TEXTURE TO MATCH [E] |
| 216 | PLANK FIBER CEMENT LAP SIDING James Hardie HardiePlank Fiber Cement Cedarmill Siding 8.25"x144" Arctic White ESR-2290 |
| 221 | Cultured Stone® / Cultured Brick® / Handmade Brick -COLOR Canvas ESR-1364 |
| 306 | CLASS-"A" OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-50 |
| 340 | WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL. |
| 384 | CLASS A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4":12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-23360501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD. |

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS								
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
5	5'-6"	5'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1	
Existing: 10								
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1	
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4	
New: 5								

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1
r	8'-0"	10'-0"		New	1
s	8'-0"	7'-0"		New	2

New: 33



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PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

ELEVATIONS - MAIN HOUSE

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:



Author 24384 0625SCA

SHEET NUMBER:

A-3.1

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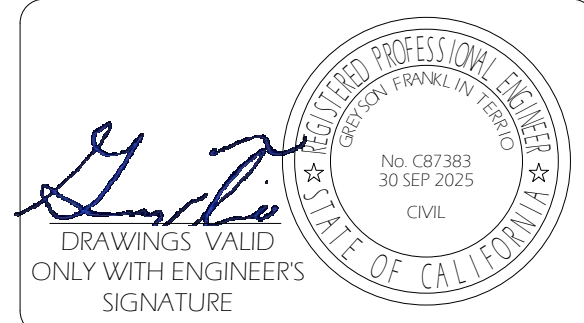
PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
ELEVATIONS - RENDERINGS

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 0625SCA

SHEET NUMBER:
A-3.2

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DOOR SCHEDULE					
#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1
r	8'-0"	10'-0"		New	1
WINDOW SCHEDULE					
#	Width	Height	OmniClass Title	Phase Created	Count
s	4'-0"	4'-0"		New	2

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS

MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HCRZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HCRZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HCRZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HCRZ SLIDER_XO	Existing	1	
5	5'-6"	5'-0"	1'-8"	6'-8"	HCRZ SLIDER_XO	Existing	1	
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HCRZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HCRZ SLIDER_XO	Existing	1	
Existing: 10								
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1	
10	6'-0"	4'-0"	2'-8"	6'-8"	HCRZ SLIDER_XO	New	4	
New: 5								

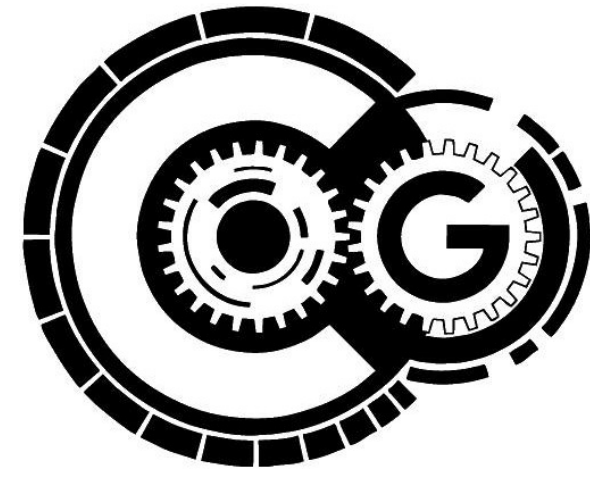
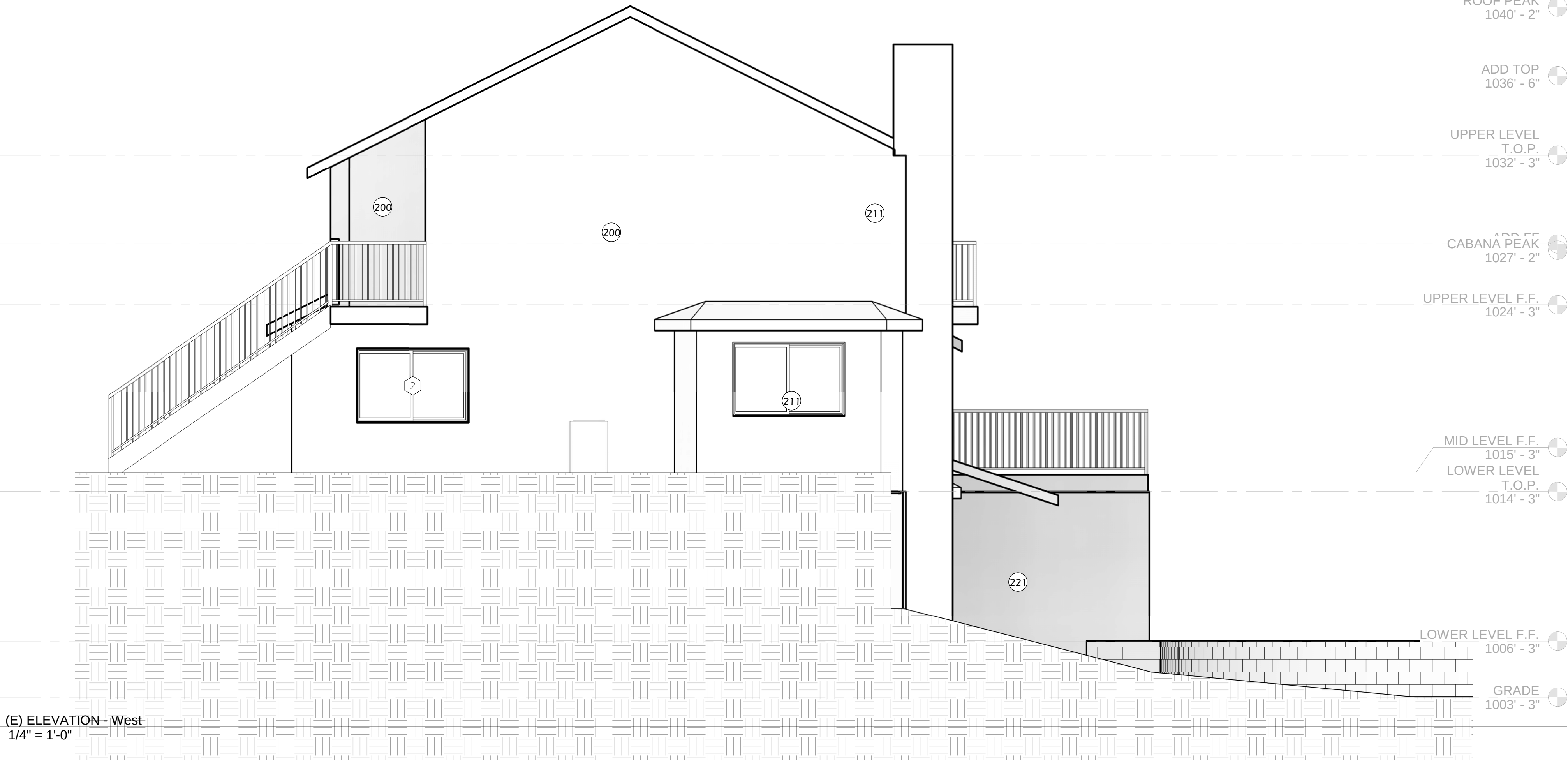
NOTES & PRODUCT INFORMATION - ELEVATION

#	NOTE
200	(E) 7/8" STUCCO SIDING TO REMAIN
211	(N) 7/8" STUCCO COLOR AND TEXTURE TO MATCH (E)
216	PLANK FIBER CEMENT LAP SIDING James Hardie HardiePlank Fiber Cement CedarMill Siding 8.25x144" Arctic White ESR-2290
221	Cultured Stone® / Cultured Brick® / Handmade Brick -COLOR Carvas ESR-1364
306	CLASS"A" OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-5.0
340	WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL
384	CLASS A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12. PLYWOOD PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336.0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

1 (E) ELEVATION - East
1/4" = 1'-0"



2 (E) ELEVATION - West
1/4" = 1'-0"



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PRINTS ISSUED		
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:
EXISTING ELEVATIONS
PROJECT ADDRESS:
**28241 FOOTHILL DRIVE
AGOURA HILLS, CA**



Author 24384 06Z5SCA

SHEET NUMBER:
A-3.3

4/5/2026 11:19:10 PM



NOTES & PRODUCT INFORMATION - ELEVATION

#	NOTE
200	(E) 7/8" STUCCO SIDING TO REMAIN
211	(N) 7/8" STUCCO COLOR AND TEXTURE TO MATCH (E)
216	PLANK FIBER CEMENT LAP SIDING James Hardie HardiePlank Fiber Cement Cedarmill Siding 8.25x144" Arctic White ESR-2290
221	Cultured Stone® / Cultured Brick® / Handmade Brick -COLOR Canvas ESR-1364
306	CLASS-A OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-5.0
340	WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTER'S SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL
384	CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4"12. PLYWOOD: PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS ESR-2125 6 CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336-0501 TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"	Existing	Existing	1
b	4'-0"	6'-8"	Existing	Existing	1
c	2'-8"	6'-8"	Existing	Existing	11
d	2'-8"	6'-8"	Existing	Existing	2
Existing: 15					
e	4'-0"	6'-8"	New	New	1
f	5'-0"	6'-8"	New	New	2
g	6'-0"	6'-8"	New	New	1
h	3'-0"	6'-8"	New	New	1
i	2'-8"	6'-8"	New	New	10
j	3'-0"	6'-8"	New	New	1
k	5'-0"	6'-8"	New	New	4
l	6'-0"	8'-0"	New	New	1
m	2'-8"	6'-8"	New	New	2
n	6'-0"	6'-8"	New	New	2
o	15'-0"	6'-8"	New	New	2
p	2'-8"	8'-0"	New	New	2
q	4'-6"	10'-0"	New	New	1
r	8'-0"	10'-0"	New	New	1
s	8'-0"	7'-0"	New	New	2
New: 33					

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS							
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
5	5'-6"	5'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
Existing: 10							
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4
New: 5							

② (E) ELEVATION - South
1/4" = 1'-0"



① (E) ELEVATION - North
1/4" = 1'-0"



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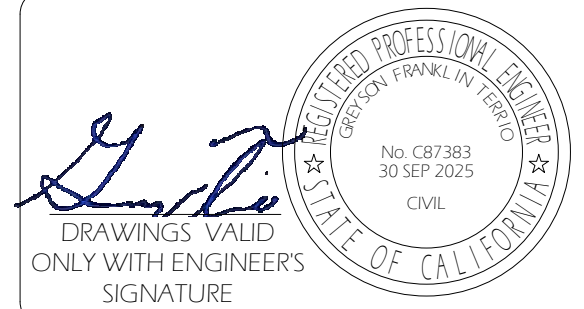
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVAK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

EXISTING ELEVATIONS (CONT'D.)

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SHEET TITLE:



Author 24384 0625SCA

SHEET NUMBER:

A-3.4

4/5/2026 11:19:19 PM

LEGENDS AND SCHEDULES

SYMBOL	DESCRIPTION
	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
	DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
	NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

ELECTRICAL LEGEND SEE A-0.0 DIVISION 26 FOR ELECTRICAL NOTES

S ₃	3-WAY SWITCH
S	STANDARD SWITCH
	COMBINATION SMOKE/CO DETECTOR. SEE DIVISION 28 NOTE 1 ON A-0.0 INTERCONNECT ALARMS SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE DWELLING.
O	4" RECESSED IC RATED DOWNLIGHT, JAB - 2022 LIGHT FIXTURE HIGH EFFICIENCY USE WATERPROOF FIXTURE AT SHOWERS
	GROUND FAULT CIRCUIT INTERRUPTION/ARC FAULT CIRCUIT INTERRUPTION PROTECTED OUTLET
	WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPT PROTECTED DUPLEX OUTLET
	100 CFM EXHAUST FAN. PANASONIC #FV-10V51 OR EQUAL ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

WALL LEGEND

	DEMO (E) WALL
	(E) WALL TO REMAIN
	2 x 4 WALL. PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

NOTES & PRODUCT INFORMATION - DEMO PLAN

001	WALL TO BE DEMOLISHED
022	WINDOW TO BE RELOCATED
023	DEMO WINDOW AND WALL FOR LARGER OPENING PER STRUCTURAL
040	DEMOLISH PLUMBING FIXTURES FOR NEW BATHROOM REMODEL
050	DEMOLISH KITCHEN COUNTERS AND CABINETS
053	DEMOLISH ISLAND
054	CUT & CAP UTILITIES AND RELOCATE AS NEEDED TO ACCOMMODATE THE NEW LAYOUT

NOTES & PRODUCT INFORMATION - ELEVATION

#	NOTE
200	(E) 7/8\"/>
211	(N) 7/8\"/>
216	PLANK FIBER CEMENT LAP SIDING James Hardie HardiePlank Fiber Cement CedarMill Siding 8.25\"/>
221	Cultured Stone® / Cultured Brick® / Handmade Brick -COLOR Canvas ESR-1364
306	CLASS-\"/>
340	WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL.
384	CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336.0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

NOTES & PRODUCT INFORMATION - FLOOR PLAN

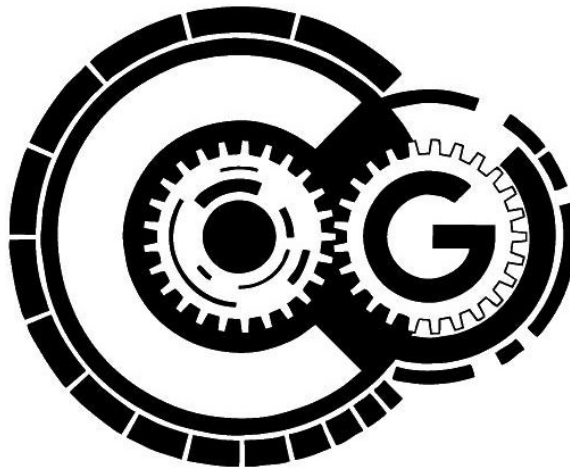
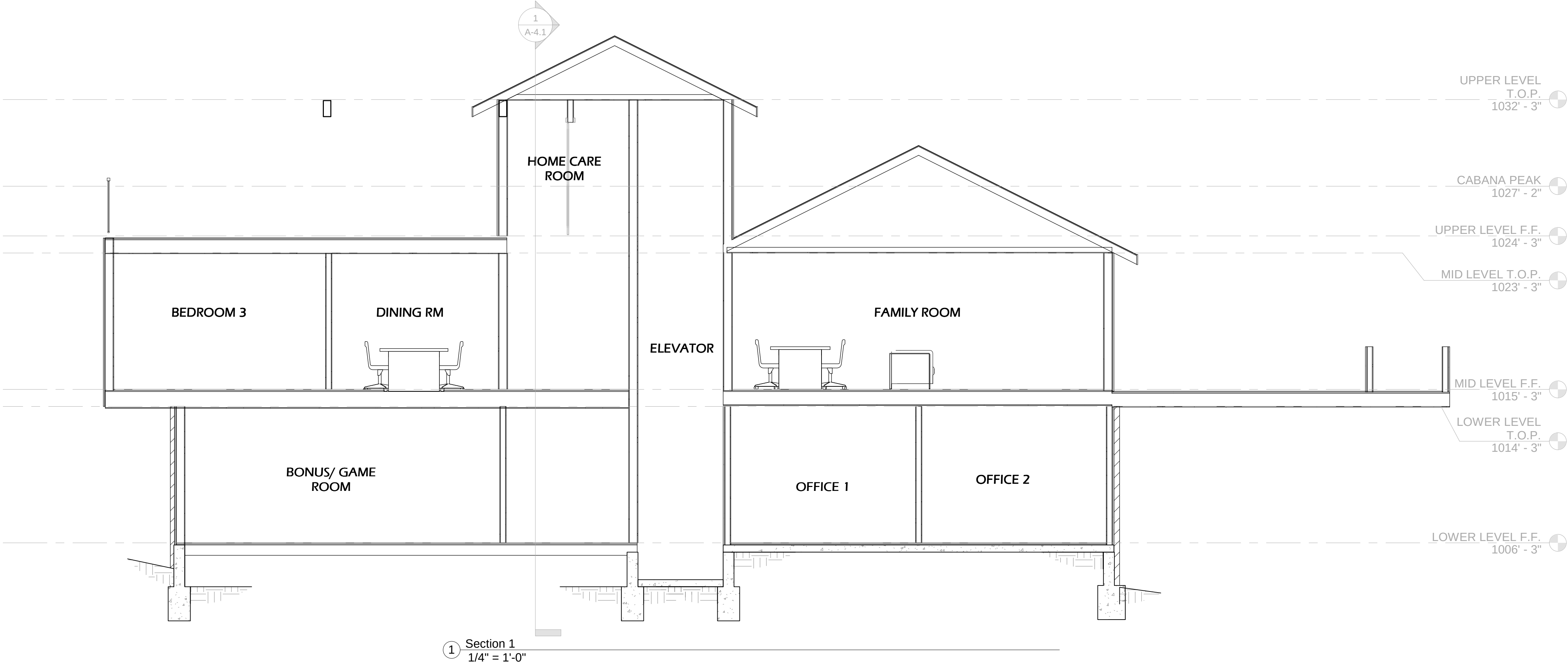
130	SHOWER ENCLOSURES: SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0\"/>
131	PROVIDE A VENTILATION SYSTEM. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE (24 L/S) FOR INTERMITTENT VENTILATION OR 25 CUBIC FEET PER MINUTE (12 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE (CRC SEC. R303.3 EXCEPTION)
132	SHOW A MINIMUM CLEARANCE OF 15 INCHES FROM THE CENTER LINE ON BOTH SIDES OF WATER CLOSETS AND MINIMUM CLEARANCE OF 24 INCHES IN FRONT OF WATER CLOSETS.
135	PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
136	IN AT LEAST ONE BATHROOM ON ENTRY LEVEL, PROVIDE 2X8 BLKG REINFORCEMENT BETWEEN STUDS FOR FUTURE GRAB BAR TO BE INSTALLED BETWEEN 32\"/>
137	1.28 G.P.F. TANK TYPE TOILET PER OWNER SPECIFICATIONS.
140	PROVIDE EGRESS WINDOW PER (CRC SEC. R310.1)
141	CARBON MONOXIDE ALARM SHALL BE INSTALLED PER (CRC SECTION R315.1). ALL CARBON MONOXIDE ALARMS SHALL BE LISTED WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075.
142	THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4
143	SHELF AND POLE OR CLOSET STORAGE SYSTEM PER OWNER SPECIFICATIONS.
306	CLASS-\"/>
340	WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL.
384	CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336.0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"	Existing	Existing	1
b	4'-0"	6'-8"	Existing	Existing	1
c	2'-8"	6'-8"	Existing	Existing	11
d	2'-8"	6'-8"	Existing	Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1
r	8'-0"	10'-0"		New	1
s	8'-0"	7'-0"		New	2
New: 33					

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS								
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT	NOTES
1	4'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
2	6'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	Existing	2	
3	3'-6"	2'-6"	4'-2"	6'-8"	HORIZ SLIDER_XO	Existing	1	
4	8'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
5	5'-6"	5'-0"	1'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2	
7	8'-0"	4'-0"	3'-8"	7'-8"	HORIZ SLIDER_XOX 1/4 VENTS	Existing	1	
8	2'-0"	2'-0"	4'-8"	6'-8"	HORIZ SLIDER_XO	Existing	1	
Existing: 10								
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1	
10	6'-0"	4'-0"	2'-8"	6'-8"	HORIZ SLIDER_XO	New	4	
New: 5								



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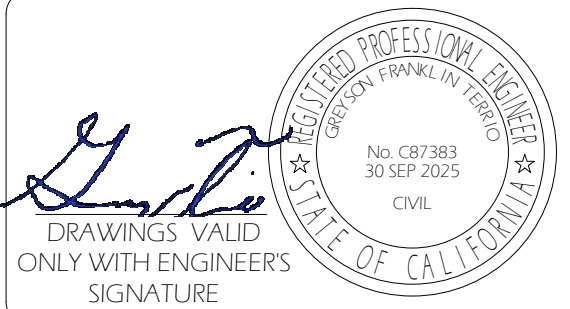
PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
MIKE NOVIK
28241 FOOTHILL DRIVE
AGOURA HILLS, CA

SECTIONS

PROJECT ADDRESS:
28241 FOOTHILL DRIVE
AGOURA HILLS, CA



Author 24384 06Z5SCA

SHEET NUMBER:
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LEGENDS AND SCHEDULES		
SYMBOL	DESCRIPTION	
	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND AN SHGC LESS THAN OR EQUAL TO 0.23. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.	
		DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.3 AND A SHGC LESS THAN OR EQUAL TO 0.23. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
		NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.
ELECTRICAL LEGEND SEE A-0.0 DIVISION 26 FOR ELECTRICAL NOTES		
	3-WAY SWITCH	
	STANDARD SWITCH	
	COMBINATION SMOKE/CO DETECTOR. SEE DIVISION 28 NOTE 1 ON A-0.0 INTERCONNECT ALARMS SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE DWELLING.	

WALL LEGEND	
	DEMO (E) WALL
	(E) WALL TO REMAIN
	2 x 4 WALL. PROVIDE 2 x 6 AT PLUMBING WALL & EXTERIOR

NOTES & PRODUCT INFORMATION - DEMO PLAN

- 001 WALL TO BE DEMOLISHED
- 022 WINDOW TO BE RELOCATED
- 023 DEMO WINDOW AND WALL FOR LARGER OPENING PER STRUCTURAL
- 040 DEMOLISH PLUMBING FIXTURES FOR NEW BATHROOM REMODEL
- 050 DEMOLISH KITCHEN COUNTERS AND CABINETS
- 053 DEMOLISH ISLAND
- 054 CUT & CAP UTILITIES AND RELOCATE AS NEEDED TO ACCOMMODATE THE NEW LAYOUT

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS							
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	WINDOW STYLE	PHASE CREATED	COUNT
1	4'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
2	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	2
3	3'-6"	2'-6"	4'-2"	6'-8"	HORZ SLIDER_XO	Existing	1
4	8'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
5	5'-6"	5'-0"	1'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
6	1'-4"	4'-0"	2'-8"	6'-8"	DOUBLE HUNG	Existing	2
7	8'-0"	4'-0"	3'-8"	7'-8"	HORZ SLIDER_XOX 1/4 VENTS	Existing	1
8	2'-0"	2'-0"	4'-8"	6'-8"	HORZ SLIDER_XO	Existing	1
Existing: 10							
9	6'-0"	6'-0"	0'-8"	6'-8"	FIXED/ PICTURE	New	1
10	6'-0"	4'-0"	2'-8"	6'-8"	HORZ SLIDER_XO	New	4
New: 5							

NOTES & PRODUCT INFORMATION - FLOOR PLAN

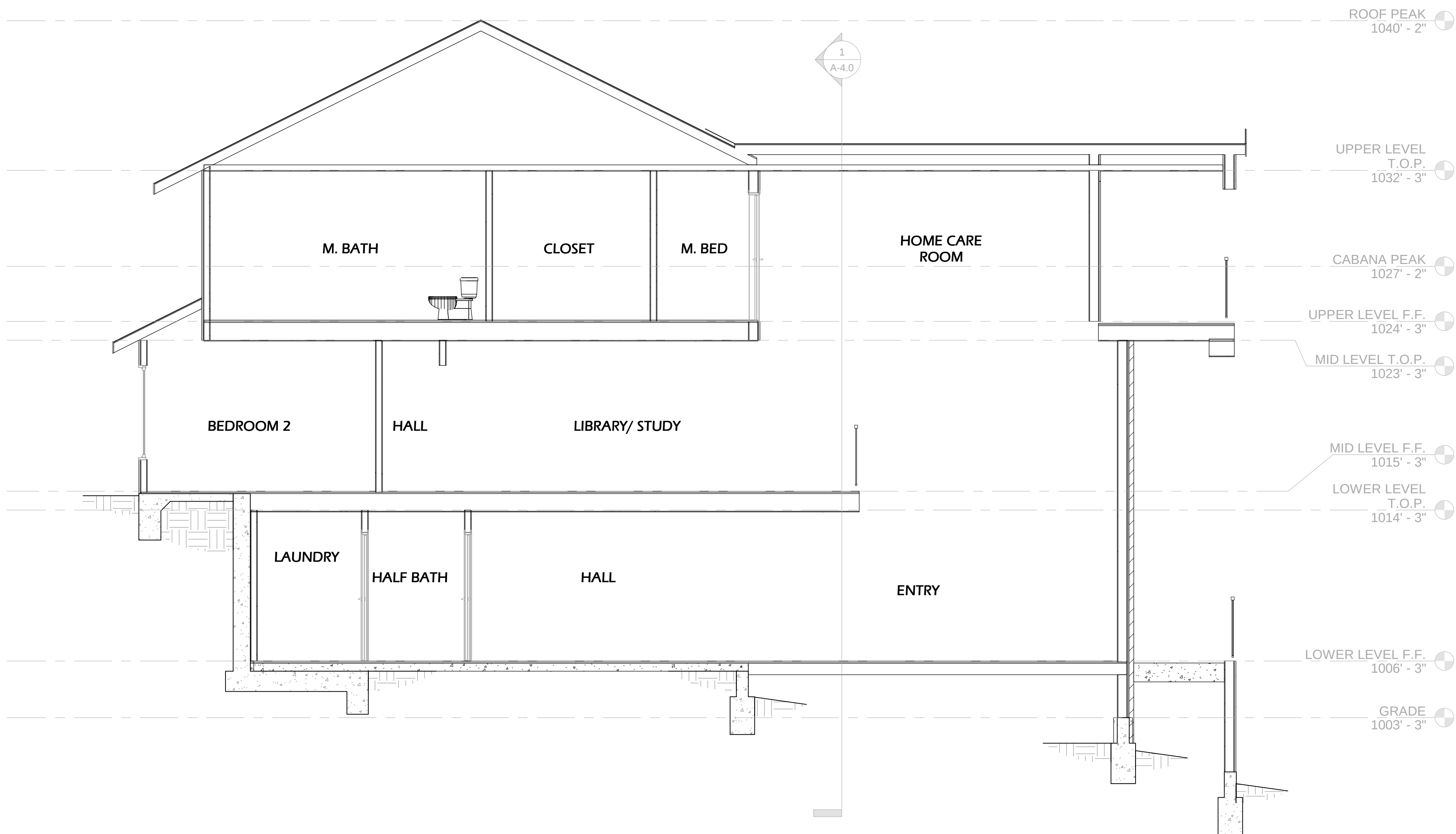
- 130 SHOWER ENCLOSURES: SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0" WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE.
- 131 PROVIDE A VENTILATION SYSTEM. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE (24 L/S) FOR INTERMITTENT VENTILATION OR 25 CUBIC FEET PER MINUTE (12 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE (CRC SEC. R303.3 EXCEPTION)
- 132 SHOW A MINIMUM CLEARANCE OF 15 INCHES FROM THE CENTER LINE ON BOTH SIDES OF WATER CLOSETS AND MINIMUM CLEARANCE OF 24 INCHES IN FRONT OF WATER CLOSETS.
- 135 PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
- 136 IN AT LEAST ONE BATHROOM ON ENTRY LEVEL, PROVIDE 2X8 BLKG REINFORCEMENT BETWEEN STUDS FOR FUTURE GRAB BAR TO BE INSTALLED BETWEEN 32" TO 39 1/4" ABOVE FINISH FLOOR FOR WATER CLOSET, SHOWER, AND TUBS. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.
- 137 1.28 G.P.F. TANK TYPE TOILET PER OWNER SPECIFICATIONS.
- 140 PROVIDE EGRESS WINDOW PER (CRC SEC. R310.1)
- 141 CARBON MONOXIDE ALARM SHALL BE INSTALLED PER (CRC SECTION R315.1). ALL CARBON MONOXIDE ALARMS SHALL BE LISTED WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075.
- 142 THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4
- 143 SHELF AND POLE OR CLOSET STORAGE SYSTEM PER OWNER SPECIFICATIONS.
- 306 CLASS-A OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-5.0
- 340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL
- 384 CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336.0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

NOTES & PRODUCT INFORMATION - ELEVATION

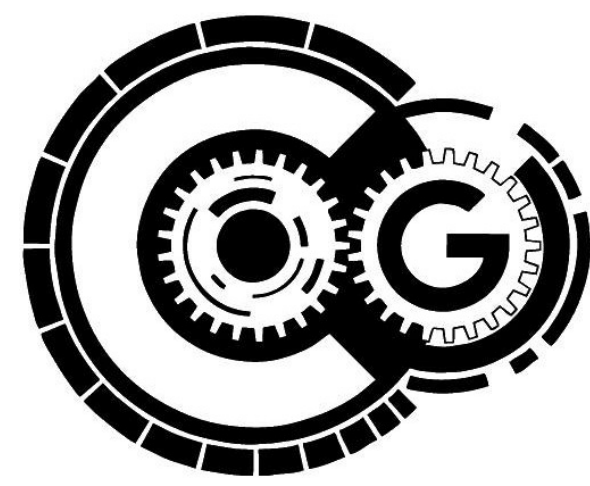
- # NOTE
- 200 (E) 7/8" STUCCO SIDING TO REMAIN
- 211 (N) 7/8" STUCCO COLOR AND TEXTURE TO MATCH (E)
- 216 PLANK FIBER CEMENT LAP SIDING James Hardie HardiePlank Fiber Cement CedarMill Siding 8.25"x144" Arctic White ESR-2290
- 221 Cultured Stone® / Cultured Brick® / Handmade Brick --COLOR Canvas ESR-1364
- 306 CLASS-A OWENS CORING ROOFING COLOR BY CLIENT ESR-3229 SEE SHEET A-5.0
- 340 WALKING SURFACES BALCONIES DECKS AND LANDINGS MORE THAN 30 INCHES ABOVE GRADE SHALL BE PROVIDED WITH A GUARDRAIL MINIMUM HEIGHT OF 42 INCHES THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT AND THE OPENINGS BETWEEN THE INTERMEDIATE RAILS ALLISTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCH DIAMETER BALL
- 384 CLASS-A FOREVERCOAT 100 CAL-FIRE WALKING DECK APPLIED DIRECTLY OVER PLYWOOD WITH ALL EDGES BLOCKED AND A MIN SLOPE OF 1/4:12. PLYWOOD, PREP PLYWOOD AND INSTALL PER MANUFACTURERS SPECIFICATIONS. ESR-2125 & CAL FIRE MARSHAL BUILDING MATERIAL LISTING NUMBER 8110-2336.0501. TESTED IN ACCORDANCE WITH ASTM E84 WITH AN ADDITIONAL 20 MINUTE PERIOD.

DOOR SCHEDULE

#	Width	Height	OmniClass Title	Phase Created	Count
a	16'-0"	7'-0"		Existing	1
b	4'-0"	6'-8"		Existing	1
c	2'-8"	6'-8"		Existing	11
d	2'-8"	6'-8"		Existing	2
Existing: 15					
e	4'-0"	6'-8"		New	1
f	5'-0"	6'-8"		New	2
g	6'-0"	6'-8"		New	1
h	3'-0"	6'-8"		New	1
i	2'-8"	6'-8"		New	10
j	3'-0"	6'-8"		New	1
k	5'-0"	6'-8"		New	4
l	6'-0"	8'-0"		New	1
m	2'-8"	6'-8"		New	2
n	6'-0"	6'-8"		New	2
o	15'-0"	6'-8"		New	2
p	2'-8"	8'-0"		New	2
q	4'-6"	10'-0"		New	1
r	8'-0"	10'-0"		New	1
s	8'-0"	7'-0"		New	2
New: 33					



1 Section 2
1/4" = 1'-0"



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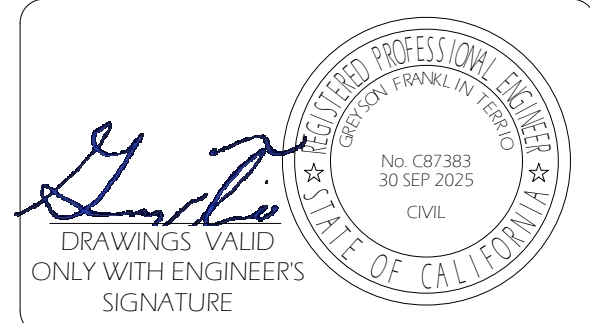
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PRINTS ISSUED		
DATE	PURPOSE	NO.

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SHEET TITLE:
SECTIONS (CONT'D)

PROJECT ADDRESS:
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AGOURA HILLS, CA



Author 24384 0625SCA

SHEET NUMBER:
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HardiePlank Lap Siding (ColorPlus / Arctic White) with ESR-2290

Material Type:
Fiber-cement, single-face, cellulose fiber reinforced cement. Complies with ASTM C1186, Grade II, Type A.

Fire/Smoke:
Flame-spread: 0; Smoke-developed: 5 (ASTM E84); noncombustible (ASTM E136)

Physical Properties:
ASTM C1185

- Finish / Colors:**
1. Benjamin Moore White Dove – OC-17
 2. Sherwin-Williams Alabaster – SW 7008
 3. Benjamin Moore Simply White – OC-117

Finish: Low-lustre / satin



Cultured Stone® / Cultured Brick® / Handmade Brick – Canvas (Color “Canvas”) with ESR-1364 (Cultured Stone®, Cultured Brick®, ProStone®)

Material Type:
Precast concrete veneer made to resemble natural stone or brick in color and texture. Non-load bearing.

Fire/Smoke:
Flame-spread: 0; Smoke-developed: 0
Compliant with flame-spread and smoke-development requirements in IBC §803.1.1

Sizes / Dimensions:
2.75” height, 8.1875” length, 0.75” thickness. Corner returns available. Westlake Royal Building Products

Color & Finish:
Brick (Painted or Limewashed)

1. Benjamin Moore White Dove – OC-17
2. Sherwin-Williams Alabaster – SW 7008
3. Benjamin Moore Seapearl – OC-19

Finish: Flat or Masonry finish



Oatmeal
PPG1023-1

7/8” Exterior Cement Plaster (Stucco) Finish – Color “Oatmeal”

Material Type:
Portland cement-based exterior cement plaster, applied in three coats (scratch, brown, and finish) over lath. Conforms to ASTM C926 (Specification for Application of Portland Cement-Based Plaster) and ASTM C897 (Aggregates for Job-Mixed Portland Cement-Based Plasters).

Application:
Total thickness 7/8”. Finish coat integrally colored in “Oatmeal.” Color achieved using manufacturer-supplied integral color admixture or pre-blended color cement plaster.

Finish / Texture:
Semi-smooth trowel or sand float finish (verify with architect/owner sample).

Color:
Oatmeal – match approved color sample. Integral throughout plaster
OTHER OPTIONS
1. Benjamin Moore White Dove – OC-17
2. Benjamin Moore Swiss Coffee – OC-45
3. Sherwin-Williams Alabaster – SW 7008
Finish: Low-sheen

Performance / Properties:

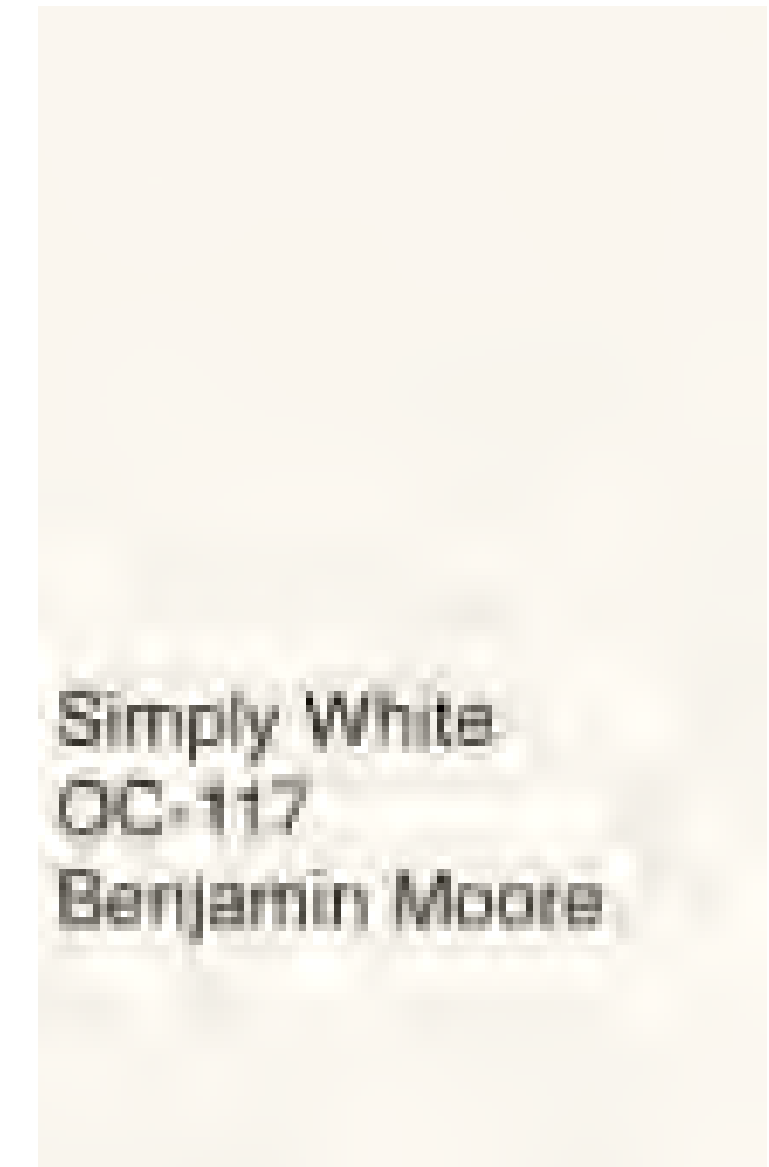
Durable, weather-resistant exterior finish.

Vapor permeable, resists moisture intrusion when installed with proper WRB.

Noncombustible material per ASTM E136.

Flame spread: 0; Smoke developed: 0 (cement plaster).

Manufacturer:
Any ICC-ES approved stucco system supplier (e.g., LaHabra®, Omega®, California Stucco Products, or equal).



Fascia Boards – Benjamin Moore Simply White OC-117

Material Type:
Exterior fascia boards; material may be wood, aluminum, or fiber cement, with factory-applied or field-applied coating.

Finish / Sheen:
Painted finish in Benjamin Moore OC-117 Simply White. **OTHER OPTIONS**
1. Benjamin Moore Chantilly Lace – OC-65
2. Sherwin-Williams Pure White – SW 7005
3. Benjamin Moore Decorator’s White – OC-149
Finish: Satin

Neutral, warm-white tone with soft undertone.

Light Reflectance Value (LRV): 92 OR LESS

Performance / Properties:

Durable exterior coating with good adhesion to fascia substrates.

UV-resistant and weather-stable to prevent premature fading.

Finish system to comply with manufacturer requirements for exterior paints.

Color / Finish:
Benjamin Moore Simply White (OC-117).

Matching Statement:
Install fascia boards finished in Benjamin Moore Simply White (OC-117) to coordinate with stucco finish and overall exterior palette.



Owens Corning Oakridge Estate Gray Laminate Architectural Roofing Shingles

Material Type:
Asphalt-based laminated (architectural) roofing shingles. Fiberglass mat base with asphalt sealant and mineral granules.

Fire Rating: Class A

Wind Resistance: 110 mph with standard nail application; up to 130 mph available with 6-nail installation and starter shingles on eaves & rakes.

Size / Dimensions: Individual shingle approx. 39-3/8” L x 13-1/4” W. Exposure approx. 5-5/8” (depends on installation pattern).

Color / Finish:
Estate Gray – a medium gray blend; mineral granules provide color depth and texture. Owens Corning

Matching Statement:
Install this product to match the existing roof color (Estate Gray) and maintain a uniform aesthetic across all roofing surfaces.



Material Type:
Factory-finished extruded aluminum or rigid vinyl (PVC) trim and grille components. Compatible with standard residential/commercial window and door assemblies.

Finish / Color:
Factory-applied coating or integral color, Black. Finish shall be UV-resistant and weather-stable to prevent fading, chalking, or peeling.

Performance / Properties:

Designed for exterior exposure; resistant to moisture, rot, and corrosion.

Finish complies with AAMA 2604/2605 (for aluminum) or equivalent performance standard for UV stability and durability.

Grilles shall be permanently affixed (GBG) or removable (SDL) per manufacturer.

Trim profiles to match window/door system requirements.

Fire / Smoke:

Aluminum: Noncombustible, per ASTM E136.

Vinyl (PVC): Flame spread < 200; smoke developed < 450 per ASTM E84.

Manufacturer:
Any ICC-ES or NFRC-listed window/door manufacturer with aluminum or vinyl trim/grille systems (e.g., Andersen®, Milgard®, Pella®, or equal).



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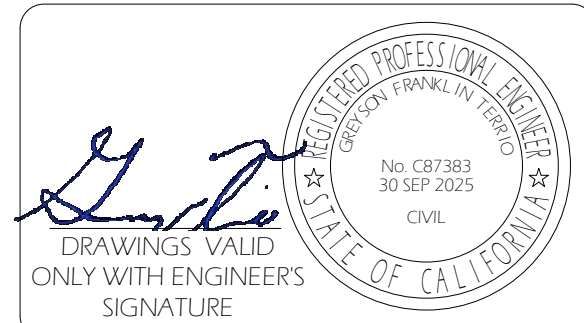
PRINTS ISSUED

DATE	PURPOSE	NO.

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SHEET TITLE:
TEXTURES

PROJECT ADDRESS:
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AGOURA HILLS, CA



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SHEET NUMBER:

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CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.

2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development

BSC California Building Standards Commission

DSA-SS Division of the State Architect, Structural Safety

OSHPD Office of Statewide Health Planning and Development

LR Low Rise

HR High Rise

AA Additions and Alterations

N New

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.

2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales

2. Water collection and disposal systems

3. French drains

4. Water retention gardens

5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.

1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y

N/A

RESPON. PARTY

=

YES

RESPONSIBLE PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.

When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.

EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.

The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.

1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y

N/A

RESPON. PARTY

=

YES

RESPONSIBLE PARTY

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.

Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.

When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallon per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.

When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)(113 grams-force(gf))

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.

Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y

N/A

RESPON. PARTY

=

YES

RESPONSIBLE PARTY

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 ROBENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material collected will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4..

NOTES:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:

a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

b. Roof and yard drainage, including gutters and downspouts.

c. Space conditioning systems, including condensers and air filters.

d. Landscape irrigation systems.

e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspections verifications required by the enforcing agency or this code.

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.

12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

[illegible]

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

LANDSCAPE RENOVATION



MICHAEL NOVIK
818-613-1032

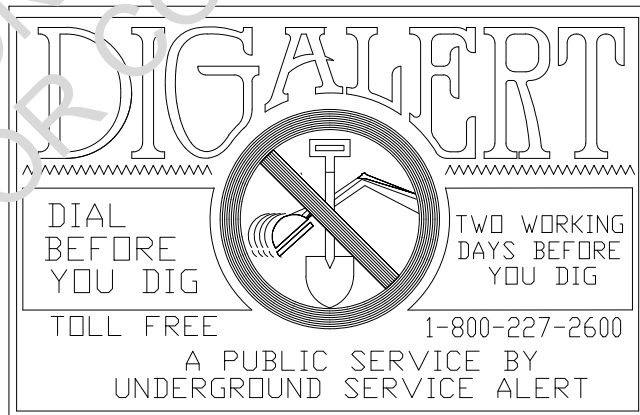
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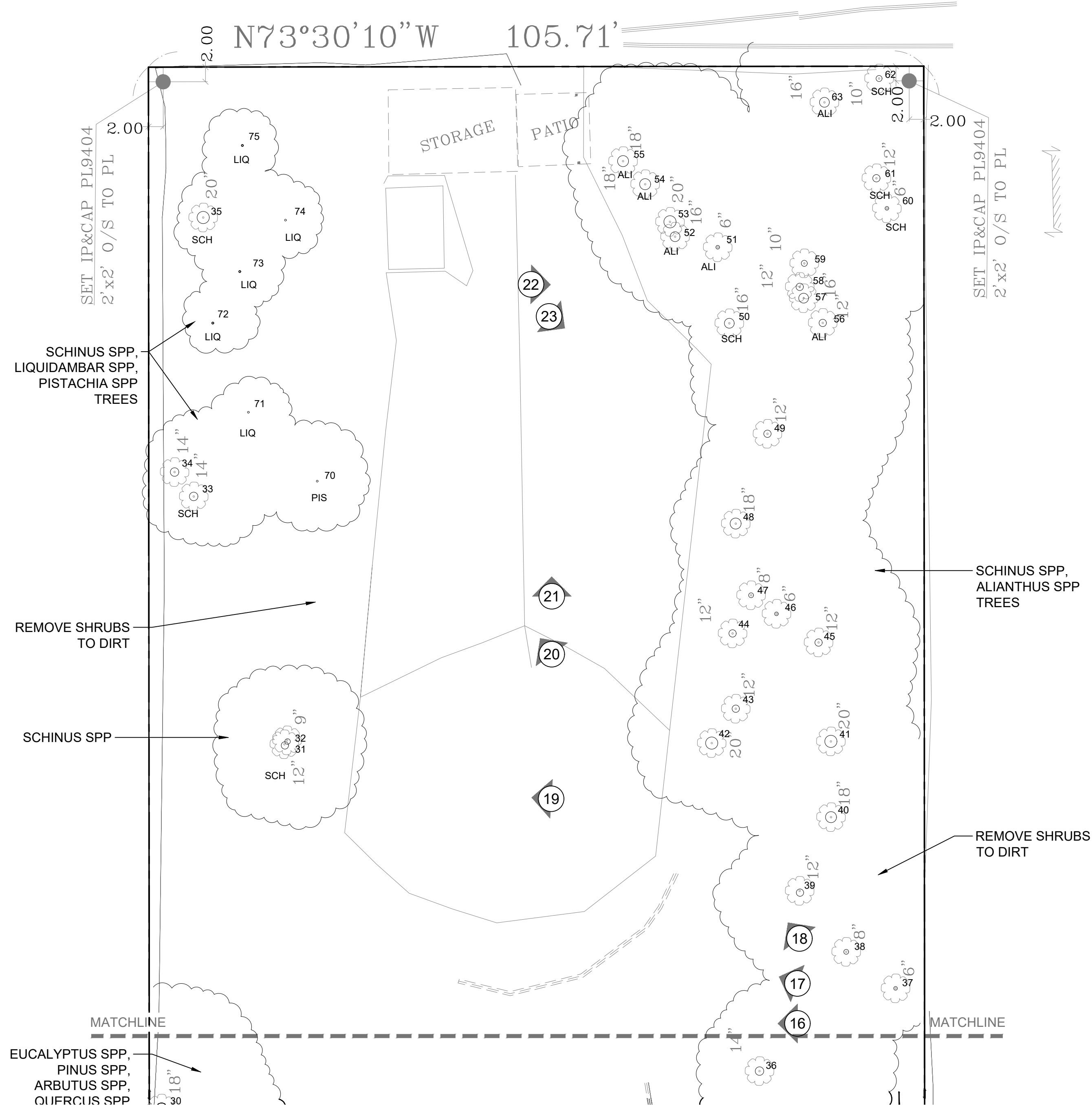
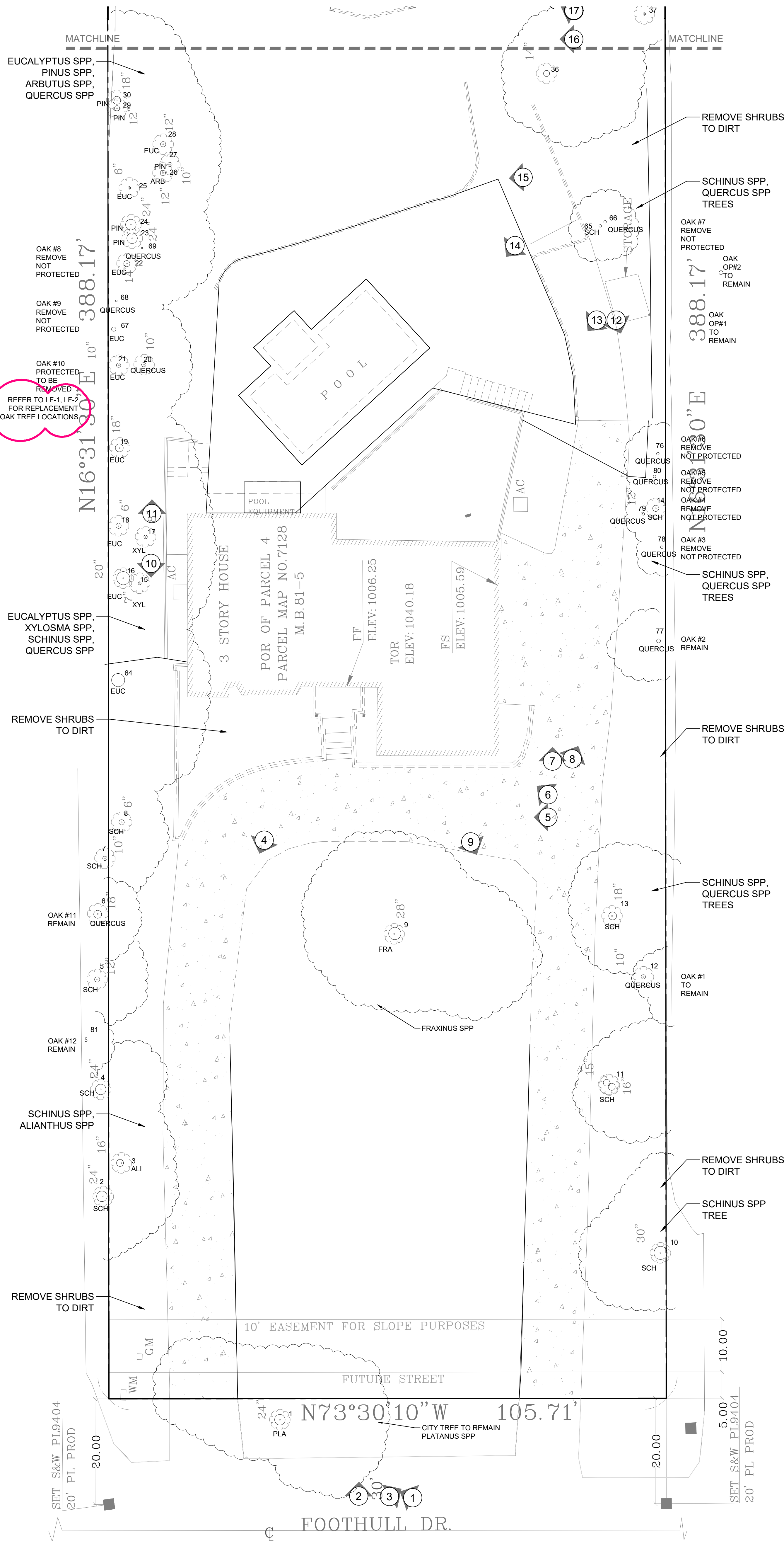
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A/C	AIR CONDITIONING	I.D.	INSIDE DIAMETER
A.C.	ASPHALTIC CONCRETE	I.C.B.O.	INTERACTION COUNCIL
ABN.	ABOVE		OF BUILDING OFFICIALS (I.C.C.)
ADJ.	ADJACENT	IN.	INCH
ALN.	ALIGN	INFO.	INFORMATION
ALT.	ALTERNATE	INT.	INTERIOR
AL.N.S.I.	AMERICAN INTERNATIONAL STANDARDS INSTITUTE	INV.	INVERT
ARCH.	ARCHITECT/ARCHED	JST.	JOIST
ASEM.	ASSEMBLY	JT.	JOINT
ASPH.	ASPHALT		
AUTO.	AUTOMATIC	L.A.	LANDSCAPE ARCHITECT
		L.F.	LINEAR FEET
BC	BACK OF CURB	M.B.	MACHINE BOLT
BD.	BOARD	MAS.	MASONRY
BLDG.	BUILDING	MAT.	MATERIAL
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	MECH.	MECHANICAL
B.M.	BENCH MARK	MEM.	MEDIA
BM.	BEAM	MEMB.	MEMBRANE
BOT.	BOTTOM	MFR.	MANUFACTURER
BS	BACK OF SIDEWALK	MIN.	MINIMUM
B.W.	BOTTOM OF WALL	MISC.	MISCELLANEOUS
		MTL.	METAL
C.B.	CATCH BASIN	MULTI.	MULTI-TRUNK
C.B.C.	CONTROL JOINT	N.G.	NATURAL GRADE
CALIF.	CALIFORNIA BUILDING CODE	N.I.C.	NOT IN CONTRACT
CED.	CEDAR	N.T.S.	NOT TO SCALE
CEM.	CEMENT	N/A	NOT APPLICABLE
CER.	CERAMIC	NAT.	NATURAL
CHFC.	CALIFORNIA FIRE CODE	NO.	NUMBER
CHG.	CHANGE		
CL.	CENTER LINE		
CL.R.	CLEAR		
COL.	COLUMN	O.C.	ON CENTER
COM.	COMMON	O.D.	OUTSIDE DIAMETER
COMP.	COMPACTED	O/	OVER
CONC.	CONCRETE	OPNG.	OPENING
CONSTR.	CONSTRUCTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	OPT.	OPTIONAL
D.F.	DOUGLAS FIR	P.A.	PLANTING AREA
D.G.	DEPOSED GRANITE	P.O.C.	POINT OF CONNECTION
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DECT.	DECK	P.T.	PRESSURE TREATED
DIA.	DIAMETER	P.V.C.	POLYVINYL CHLORIDE
DIAG.	DIAGONAL	PERIM.	PERIMETER
DIM.	DIMENSION	PERP.	PERPENDICULAR
DN.	DOWN	PH.	PHONE
DR.	DOOR	PL.	PROPERTY LINE
DS.	DOWNSPOUT	PLUMB.	PLUMBING
DWG.	DRAWING	PLW.D.	PLYWOOD
		PT.	POST TENSIONED (SLAB)
E.J.	EXPANSION JOINT	R.	RADIUS
EA.	EACH	R.O.	ROUGH OPENING
ELEC.	ELECTRIC	R.P.	REDUCED PRESSURE
ELEV.	ELEVATION	RAD.	RADIUS
ENCL.	ENCLOSURE	RD.	ROUND
ENG.	ENGINEER	REF.	REFERENCE
EQ.	EQUAL	REINF.	REINFORCEMENT
EQUIP.	EQUIPMENT	REQ.	REQUIRED
ESP.	ESPALIER	RM.	ROOM
E.A.	EACH WAY	RWD.	REDWOOD
EXIST.	EXISTING		
EXT.	EXTERIOR	S.E.L.	SCORELINE
		SECT.	SECTIONAL
F.F.E.	FINISH FLOOR ELEVATION	SELECT.	SELECT
F.G.	FINISH GRADE	SH.	SHEET
F.L.	FLOW LINE	SMT.	SIMILAR
F.O.C.	FACE OF CURB	SLO.	SLOPE
F.O.F.	FACE OF FINISH	SLP.	SPECIFICATION
F.O.M.	FACE OF MASONRY	SQ.	SQUARE
F.O.S.	FACE OF STUD	S.F.	SQUARE FOOT
F.O.W.	FACE OF WALL	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FIX.	FIXTURE	STR.	STRUCTURAL
FLASH.	FLASHING	S4S	SURFACE-FOUR-SIDES
FLR.	FLOOR		
FND.	FOUNDATION		
FS.	FINISH SURFACE	T.	TREAD
FT.	FOOT OR FEET	T.&G.	TONGUE & GROOVE
FTG.	FOOTING	T.B.	TOP OF BERM
		T.C.	TOP OF CURB
G.C.	GROUND COVER	T.D.	TOP OF DRAIN
G.I.	GALVANIZED IRON	T.F.	TOP OF FOOTING
G.P.M.	GALLONS PER MINUTE	T.M.	TOP OF MASONRY
G.V.	GATE VALVE	T.P.	TOP OF PAVING
GA.	GAUGE	T.O.S.	TOP OF STEPS
GAL.	GALLON	T.W.	TOP OF WALL
GALV.	GALVANIZED	TEL.	TELEPHONE
GAR.	GARAGE	TEMP.	TEMPERED
GL.	GLASS	THK.	THICK
GR.	GRADE	TRANS.	TRANSFORMER
		TYP.	TYPICAL
H.A.	HOSE BIBB	U.B.C.	UNIFORM BUILDING CODE
H.P.	HIGH POINT	U.B.C.	UNDERWRITERS LABORATORY
HDR.	HEADER	UNLESS	UNLESS NOTED OTHERWISE
HGT.	HEIGHT		
HI.	HIGH		
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HR.	HOUR	VOL.	VOLUME
HT.	HEIGHT		
		W.	WEST/WIDE/WIDTH/WASHER
		W.I.	WROUGHT IRON
		W.R.	WIRE RESISTANT
		W.W.M.	WELDED WIRE MESH
		W/	WITH
		W/O	WITHOUT
		WD.	WOOD
		WP.	WATERPROOF
		WT.	WEIGHT

LF-1	PRELIMINARY FUEL MODIFICATION PLAN
LF-2	PRELIMINARY FUEL MODIFICATION PLAN NOTES
LF-3	PRELIMINARY FUEL MODIFICATION SET PLAN PHOTOS

3533 OLD CONEJO RD, STE 113
NEWBURY PARK, CA 91320
PHONE: 818-512-3135
CONTACT: JOHN OBLINGER





NOTES:

- REFER TO OAK TREE PLAN BY ARBORIST FOR MORE OAK TREE INFORMATION.
- REFER TO LF-3 FOR SITE PHOTOS THAT CORRESPOND TO IMAGE CALLOUTS
- THIS PLAN INDICATES REMOVAL OF PLANT ITEMS ONLY. REFER TO ARCHITECT'S SITE PLAN FOR ALL OTHER DEMOLITION ITEMS.

TREES / SHRUBS TO REMAIN:

TREE NO	NAME	OAK #
12	QUERUS AGRIFOLIA	#1
77	QUERUS AGRIFOLIA	#2
81	QUERUS AGRIFOLIA	#12

ALL EXISTING NON-NATIVE TREES AND SHRUBS TO BE REMOVED EXCEPT:

TREE NO	NAME
35	SCHINUS MOLLE
72	LIQUIDAMBAR STYRACIFLUA
73	LIQUIDAMBAR STYRACIFLUA
75	LIQUIDAMBAR STYRACIFLUA

MITIGATION TREE INFORMATION:

OAK TREE #10 ON ARBORIST PLAN TO BE REMOVED

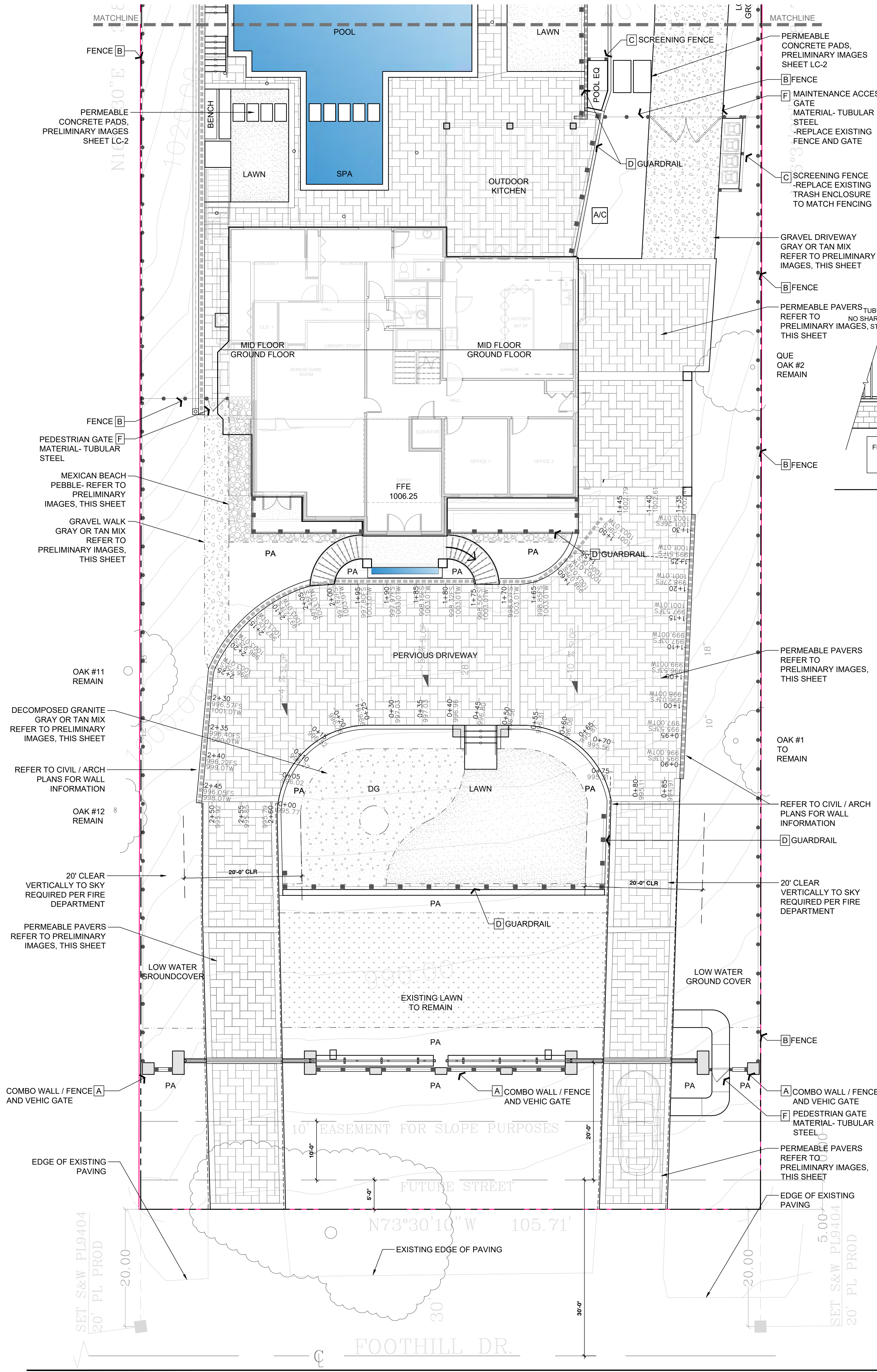
REQUIRED: REPLACEMENT OF OAK AT 2:1 RATIO

PROVIDED:

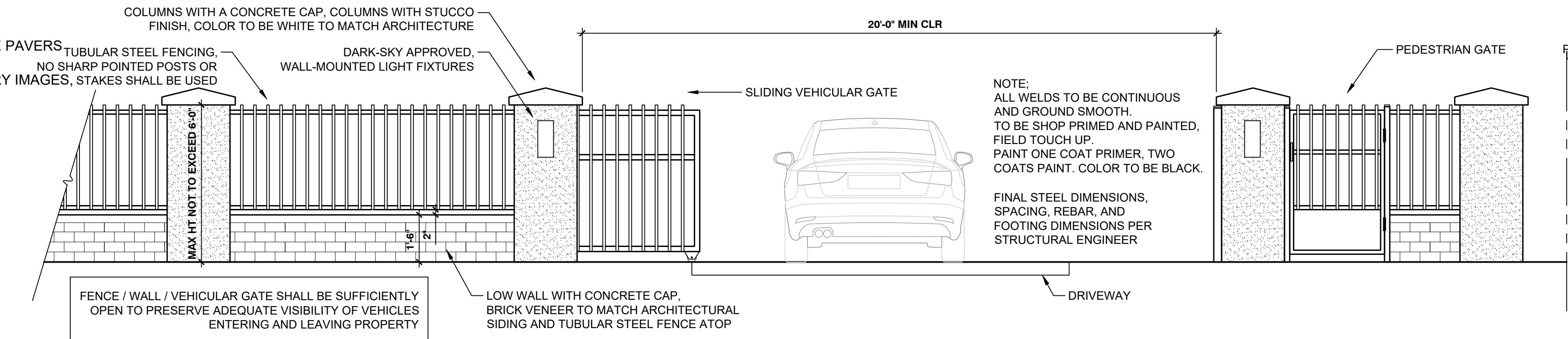
- 2- 24" BOX OAK TREES TO REPLACE
- 1- OAK TREE #10

REFER TO LF-1 AND LF-2 FOR REPLACEMENT OAK TREE LOCATIONS

Novik Residence		
TREE PLAN INFORMATION		
Prepared for: Michael and Inna Novik		Prepared by: TNC Landscape Architecture 818-665-6695
NO.	TREE SPECIES	OAK # STATUS
1	PLATANUS SPP.	NOT ON PROPERTY
2	SCHINUS MOLLE	NOT ON PROPERTY
3	ALIANTHUS ALTISSIMA	TO BE REMOVED
4	SCHINUS MOLLE	NOT ON PROPERTY
5	SCHINUS MOLLE	NOT ON PROPERTY
6	QUERCUS AGRIFOLIA	#11 REMAIN- NOT ON PROPERTY
7	SCHINUS MOLLE	NOT ON PROPERTY
8	SCHINUS MOLLE	TO BE REMOVED
9	FRAXINUS SPP.	TO BE REMOVED
10	SCHINUS MOLLE	TO BE REMOVED
11	SCHINUS MOLLE	TO BE REMOVED
12	QUERCUS AGRIFOLIA	#1 REMAIN
13	SCHINUS MOLLE	TO BE REMOVED
14	SCHINUS MOLLE	TO BE REMOVED
15	XYLOSMA CONGESTUM	TO BE REMOVED
16	EUCALYPTUS SPP.	TO BE REMOVED
17	XYLOSMA CONGESTUM	TO BE REMOVED
18	EUCALYPTUS SPP.	TO BE REMOVED
19	EUCALYPTUS SPP.	TO BE REMOVED
20	QUERCUS AGRIFOLIA	#10 PROTECTED- TO BE REMOVED
21	EUCALYPTUS SPP.	TO BE REMOVED
22	EUCALYPTUS SPP.	TO BE REMOVED
23	PINUS SPP	TO BE REMOVED
24	PINUS SPP	TO BE REMOVED
25	EUCALYPTUS SPP.	TO BE REMOVED
26	ARBUS SPP.- MULTI	TO BE REMOVED
27	PINUS SPP	TO BE REMOVED
28	EUCALYPTUS SPP.	TO BE REMOVED
29	PINUS SPP	TO BE REMOVED
30	PINUS SPP	TO BE REMOVED
31	SCHINUS MOLLE	TO BE REMOVED
32	SCHINUS MOLLE	TO BE REMOVED
33	SCHINUS MOLLE	TO BE REMOVED
34	SCHINUS MOLLE	TO BE REMOVED
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47	SCHINUS MOLLE	TO BE REMOVED
48	SCHINUS MOLLE	TO BE REMOVED
49	SCHINUS MOLLE	TO BE REMOVED
50	SCHINUS MOLLE	TO BE REMOVED
51	ALIANTHUS ALTISSIMA	TO BE REMOVED
52	ALIANTHUS ALTISSIMA	TO BE REMOVED
53	ALIANTHUS ALTISSIMA	TO BE REMOVED
54	ALIANTHUS ALTISSIMA	TO BE REMOVED
55	ALIANTHUS ALTISSIMA	TO BE REMOVED
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60	SCHINUS MOLLE	TO BE REMOVED
61	SCHINUS MOLLE	TO BE REMOVED
62	SCHINUS MOLLE	TO BE REMOVED
63	ALIANTHUS ALTISSIMA	TO BE REMOVED
64	EUCALYPTUS SPP.	TO BE REMOVED
65	SCHINUS MOLLE	TO BE REMOVED
66	QUERCUS AGRIFOLIA	#7 TO BE REMOVED- NOT PROTECTED
67	EUCALYPTUS SPP.	TO BE REMOVED
68	QUERCUS AGRIFOLIA	#9 TO BE REMOVED- NOT PROTECTED
69	QUERCUS AGRIFOLIA	#8 TO BE REMOVED- NOT PROTECTED
70	PISTACHIA CHINENSIS	TO BE REMOVED
71	LIQUIDAMBAR STYRACIFLUA	TO BE REMOVED
72	LIQUIDAMBAR STYRACIFLUA	TO REMAIN
73	LIQUIDAMBAR STYRACIFLUA	TO REMAIN
74	LIQUIDAMBAR STYRACIFLUA	TO REMAIN
75	LIQUIDAMBAR STYRACIFLUA	TO REMAIN
76	QUERCUS AGRIFOLIA	#6 TO BE REMOVED- NOT PROTECTED
77	QUERCUS AGRIFOLIA	#2 TO REMAIN
78	QUERCUS AGRIFOLIA	#3 TO BE REMOVED- NOT PROTECTED
79	QUERCUS AGRIFOLIA	#4 TO BE REMOVED- NOT PROTECTED
80	QUERCUS AGRIFOLIA	#5 TO BE REMOVED- NOT PROTECTED
81	QUERCUS AGRIFOLIA	#12 REMAIN- NOT PROTECTED



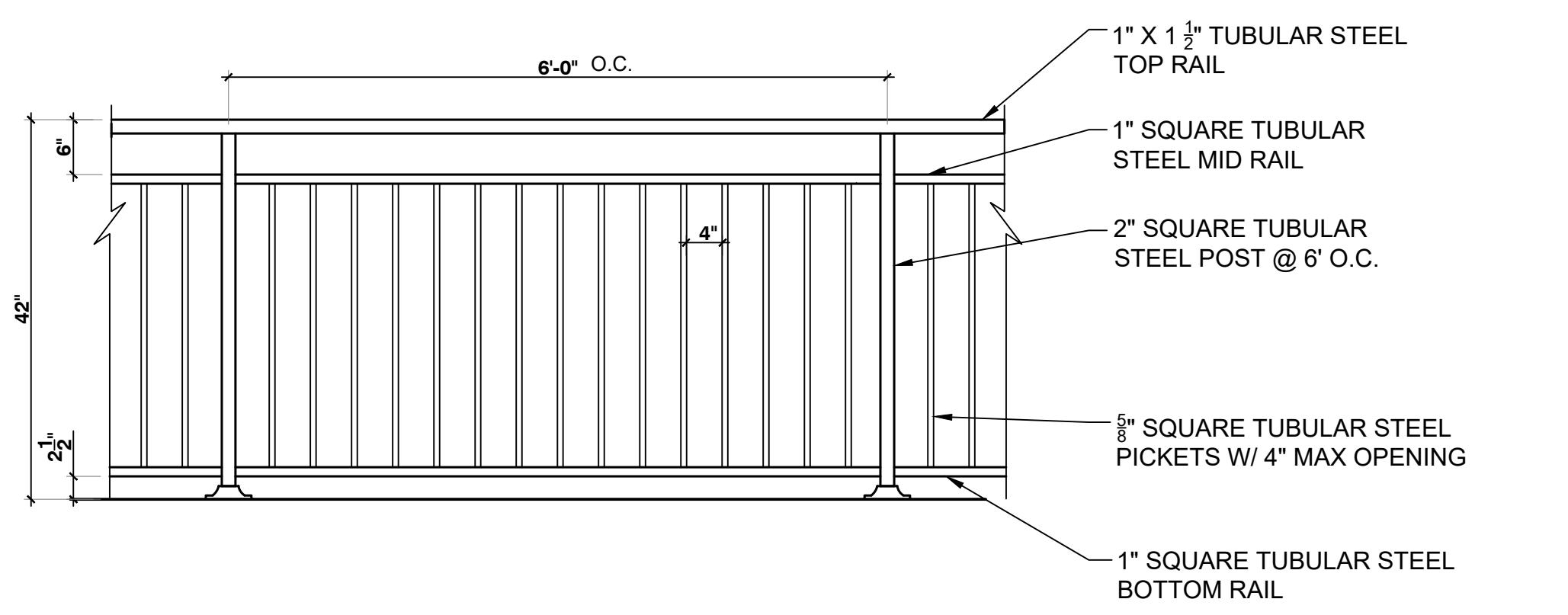
WALL / FENCE LEGEND		
SYMBOL	DESCRIPTION	HEIGHT
A	COMBO FENCE / WALL-LOW WALL WITH FENCE ATOP AND VEHICULAR GATE	6' HT MAX
B	FENCE	5' HT MIN, 6' HT MAX
C	SCREENING FENCE	5' HT MIN, 6' HT MAX
D	GUARDRAIL	42" HT
E	CORRAL FENCE MUST BE 5' OFF REAR AND SIDE PROPERTY LINES	5' HT MAX
F	PEDESTRIAN / MAINTENANCE ACCESS GATES- SEE PLAN FOR WIDTHS	HT TO MATCH ADJACENT FENCING
		MATERIAL SHEET AND DETAIL / IMAGE
		MATERIAL- REFER TO DETAIL SHEET LC-1 / A
		TUBULAR STEEL SHEET LC-1 / B
		METAL SHEET LC-1 / C
		TUBULAR STEEL SHEET LC-1 / D
		VINYL SHEET LC-2 / A
		MATERIAL TO GATES- MATCH ADJACENT FENCING
REFER TO CIVIL ENGINEERING FOR RETAINING WALL HEIGHTS AND INFORMATION		



PRELIMINARY COMBO FENCE / WALL AND VEHICULAR GATE ELEVATION A



PRELIMINARY FENCE B



PRELIMINARY GUARDRAIL D



PRELIMINARY SCREENING FENCE C



PRELIMINARY FRONT YARD SITE PLAN

TNC Landscape Architecture

818-665-6695

NOVIK RESIDENCE LANDSCAPE RENOVATION

28241 FOOTHILL DRIVE

AGOURA HILLS, CA 91301

CASE NO. PZ-2025-62-SPR

Issue	Description	Date
1	CLIENT REVIEW	10-31-2025
2	PRELIM SUBMITTAL	11-21-2025
3	PRELIM RESUBMITTAL	03-25-2026

Drawn By TNC

Sheet Title

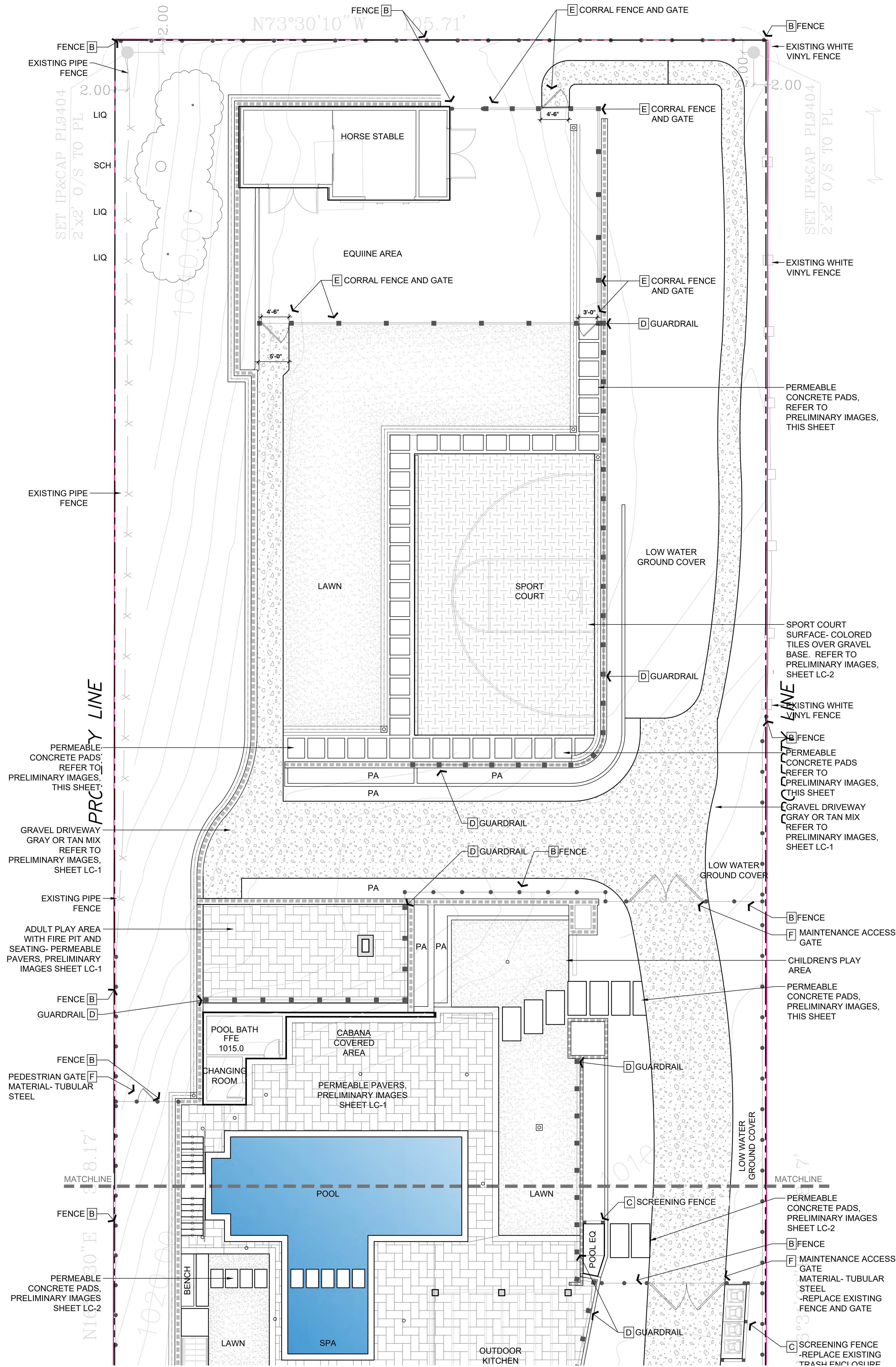
PRELIMINARY FRONT YARD SITE PLAN

Job No. 1081

Sheet No.

LC-1

of Sheet



WALL / FENCE LEGEND		
SYMBOL	DESCRIPTION	HEIGHT
A	COMBO FENCE / WALL-LOW WALL WITH FENCE ATOP AND VEHICULAR GATE	6' HT MAX
B	FENCE	5' HT MIN, 6' HT MAX
C	SCREENING FENCE	5' HT MIN, 6' HT MAX
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		MATERIAL SHEET AND DETAIL / IMAGE
		MATERIAL- REFER TO DETAIL SHEET LC-1 / A
		TUBULAR STEEL SHEET LC-1 / B
		METAL SHEET LC-1 / C
		TUBULAR STEEL SHEET LC-1 / D
		VINYL SHEET LC-2 / A
		MATERIAL TO GATES- MATCH ADJACENT FENCING
REFER TO CIVIL ENGINEERING FOR RETAINING WALL HEIGHTS AND INFORMATION		



SPORTS COURT SURFACING

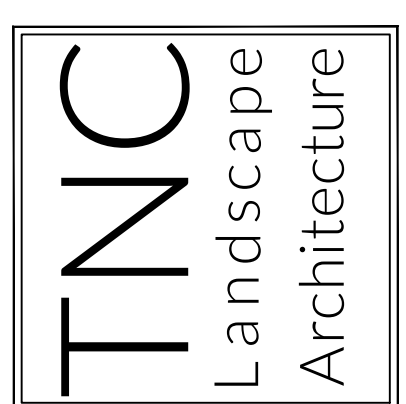


PERMEABLE CONCRETE PADS

PRELIMINARY DETAILS / IMAGES



CORRAL FENCE A



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NOVIK RESIDENCE
LANDSCAPE RENOVATION
28241 FOOTHILL DRIVE
AGOURA HILLS, CA 91301

MICHAEL NOVIK
818-613-1032

CASE NO. PZ-2025-62-SPR

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Drawn By TNC

Sheet Title
PRELIMINARY BACKYARD SITE PLAN
**

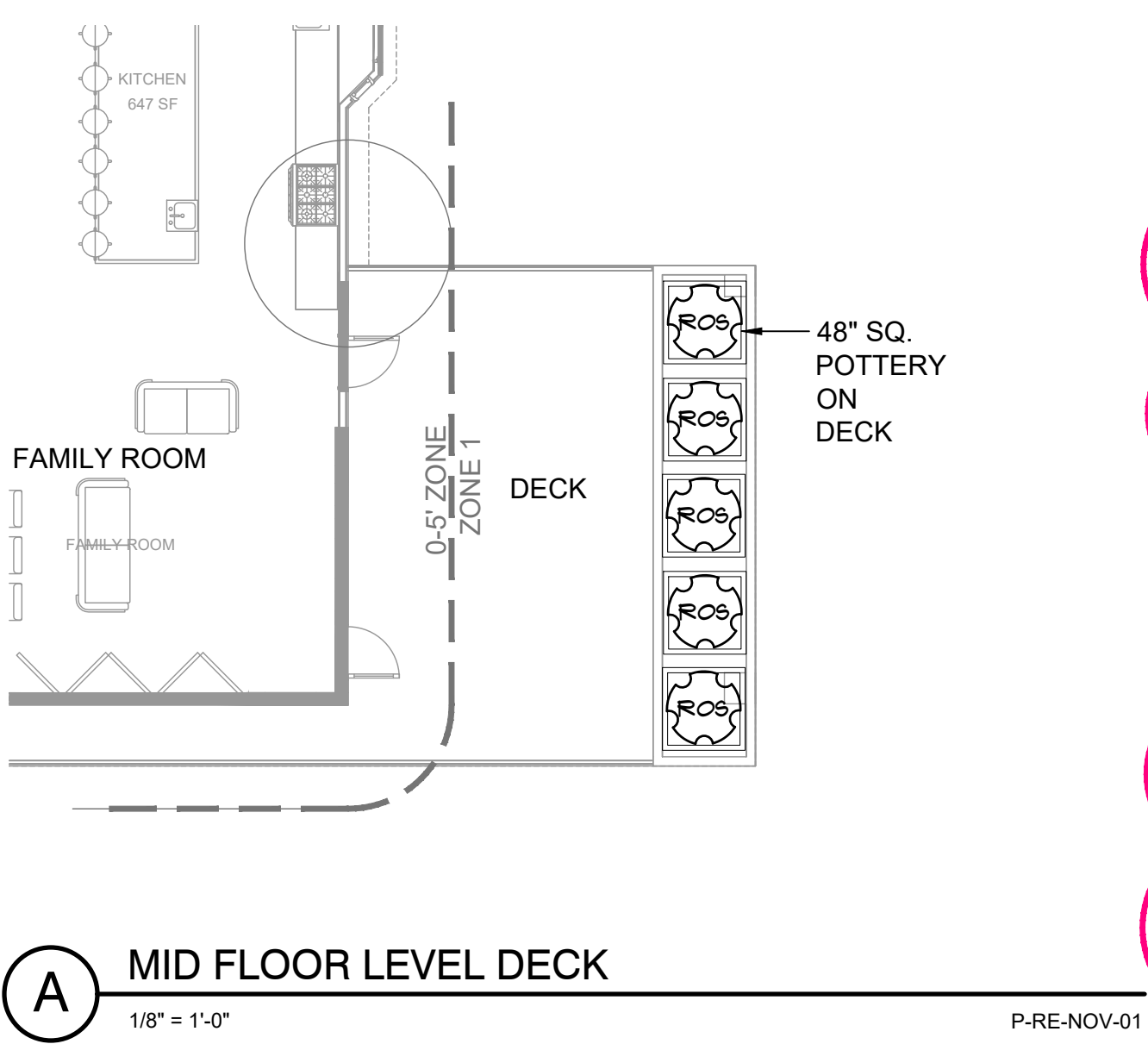
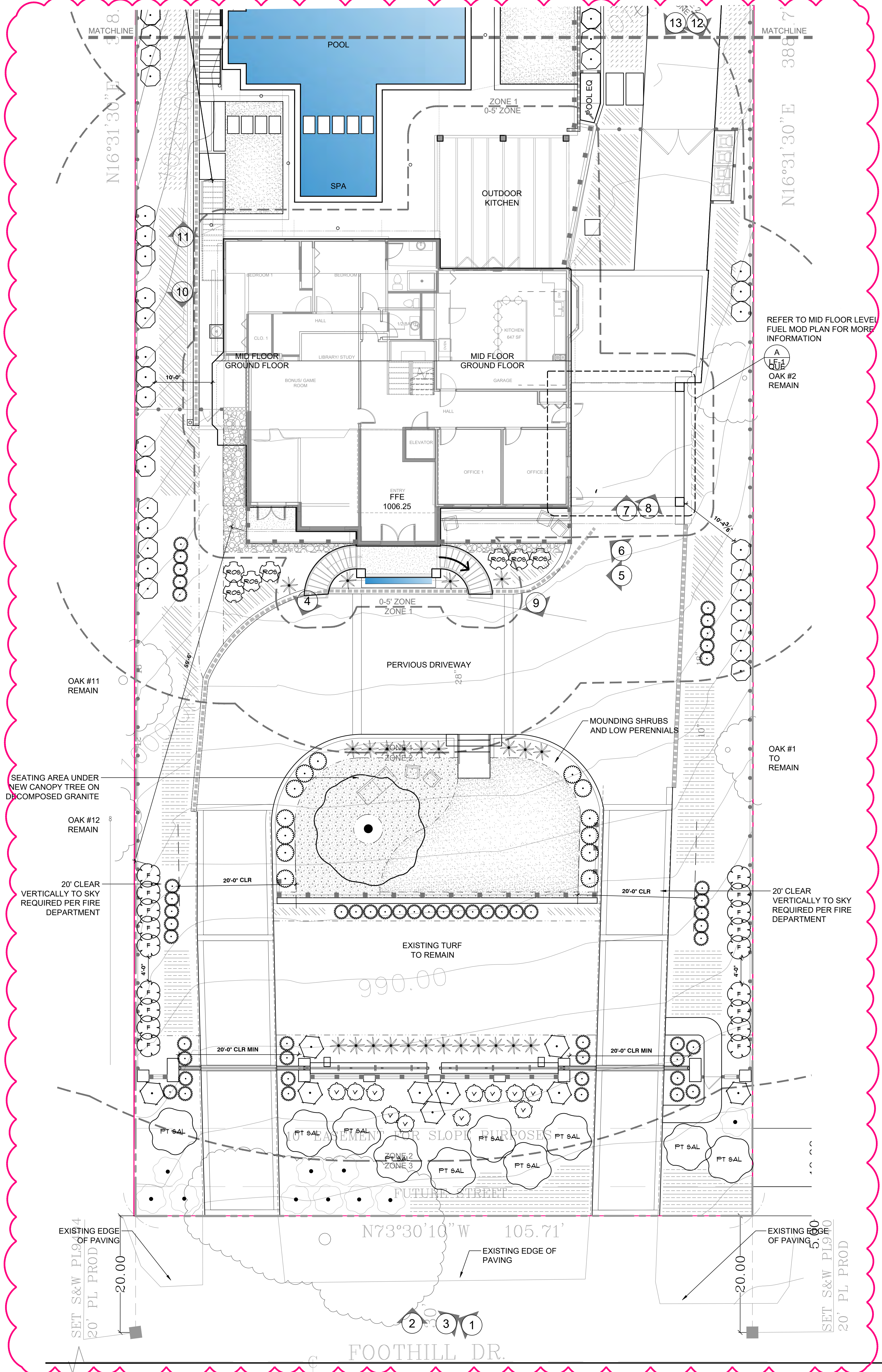
Job No. 1081

Sheet No.

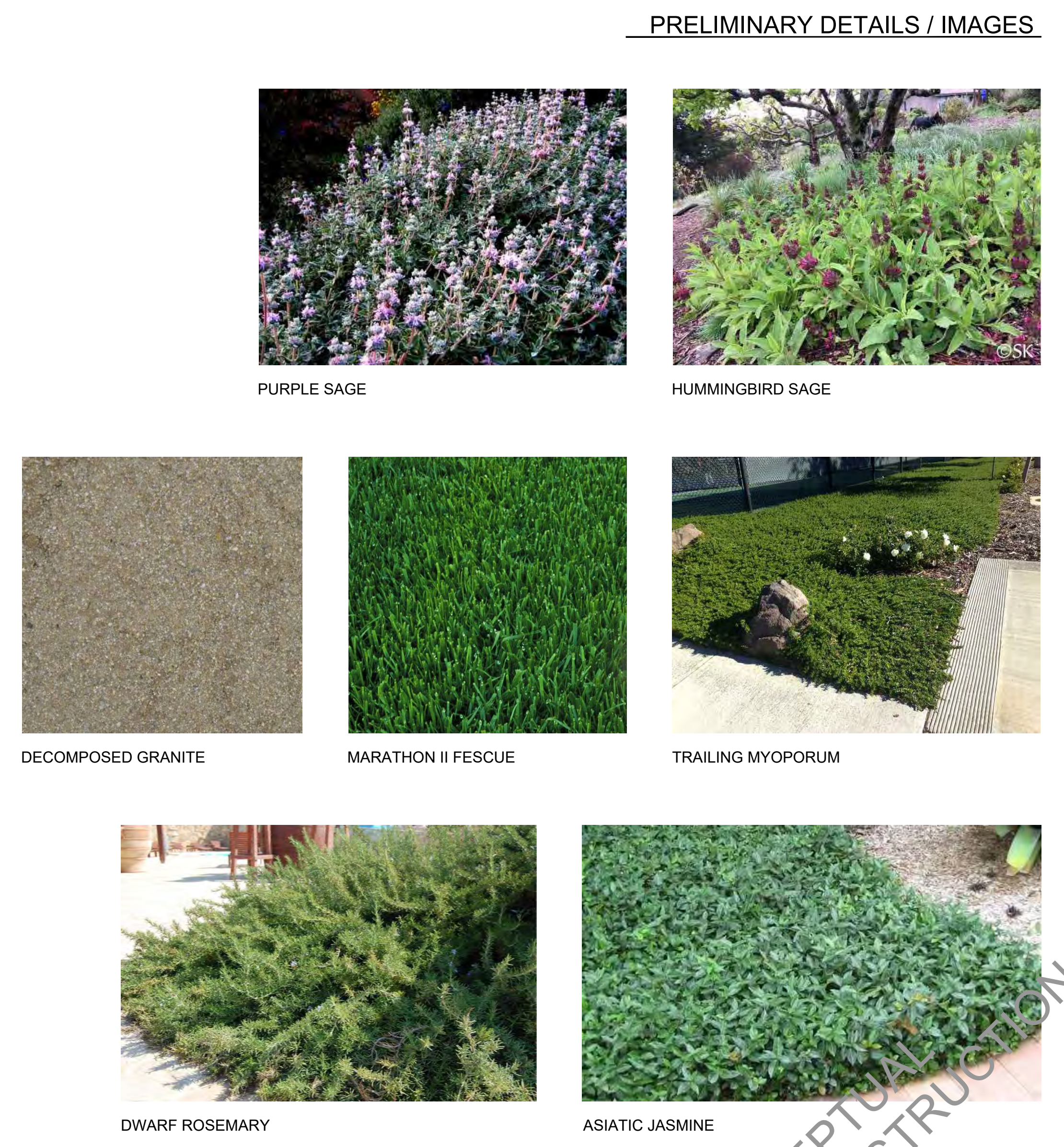
LC-2

PRELIMINARY BACKYARD SITE PLAN

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



PLANT SCHEDULE NOVIK RESIDENCE									
SYMBOL	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY	HT X W	75%	SETBACK	NATIVE?	
TREES									
	Malus x domestica 'Anna' / Anna Apple Semi-Dwarf	24" box	Mod	1	12-15' X 12-15'	12'	6'		
	Olea europaea 'Wilsonii' / Wilson Olive	48" box	Low	3	25' X 25'	19'	10'		
	Persea americana 'Hass' / Hass Avocado	24" box	Mod	1	15-25' X 15-20'	18'	9'		
	Quercus agrifolia / Coast Live Oak MITIGATION OAKS. REFER TO LF-2 FOR LOCATIONS. REFER TO LT-1 FOR TREE PLAN AND INFORMATION.	24" box	Low	2	20-70' X 50'	38'	19'	NATIVE	
SHRUBS									
	Cercocarpus betuloides / Mountain Mahogany	1 gal	Low	3	10' X 10'	8'	5'	NATIVE	
	Dietes iridioides / Fortnight Lily	5 gal	Low	41	2-3' X 3-4'	3'	3'		
	Ficus nitida / Weeping Fig	15 gal	Mod	28	8' X 4'	3'	3'		
	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal	Low	13	3-5' X 5-6'	3.5'	2'		
	Lavandula x intermedia 'Grosso' / Grosso Lavandin	5 gal	Low	53	2-3' X 2-3'	2.5'	2.5'		
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	24" box	Mod	57	6' X 3.5'	3'	3'		
	Rosa spp. / Rose- type per owner	5 gal	Mod	15	4' X 4'	3.5'	3.5'		
	Salvia leucophylla 'Point Sal Spreader' / Point Sal Spreader Purple Sage	1 gal	Low	16	3' X 10'	8'	4'	NATIVE	
	Salvia spathacea / Hummingbird Sage	1 gal	Low	24	2' X 6'	5'	3'	NATIVE	
	Trichostema lanatum / Woolly Blue Curfs	1 gal	Low	9	4' X 4'	4'	2'	NATIVE	
	Verbena ilacina 'De la Mina' / De la Mina Lilac Verbena	1 gal	Low	11	1-2' X 3-4'	3'	2'	NATIVE	
GROUND COVERS									
	Decomposed Granite / Beige color	3" Depth		555 sf					
	Festuca arundinacea 'Marathon II' / Marathon II Fescue	sod	High	2,942 sf	4"		4"		
	Myoporum parvifolium / Trailing Myoporum	flats	Low	18" o.c.	4,838 sf	3-6" X 9"	24"		
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	flats	Low	18" o.c.	740 sf	2' X 4-8"	18"		
	Trachelospermum asiaticum / Asiatic Jasmine	1 gal.	Low	24" o.c.	824 sf	3-8" X 10-15'	24"	24"	



Landscape Architecture note:
All building design, wall locations, door and window openings, and architectural elements shall be per the approved architectural plans. Landscape architectural drawings are for landscape design only and are not intended to define building scope.
In case of discrepancy refer to: Architectural for building, Civil for grading, drainage, utilities, Landscape Architectural for landscape.

NOTES:
1. REFER TO OAK TREE PLAN BY ARBORIST FOR MORE OAK TREE INFORMATION.
2. REFER TO LF-3 FOR SITE PHOTOS THAT CORRESPOND TO IMAGE CALLOUTS

PRELIMINARY FRONT YARD PLANTING PLAN

TNC Landscape Architecture

818-665-6695

NOVIK RESIDENCE
LANDSCAPE RENOVATION
28241 FOOTHILL DRIVE
AGOURA HILLS, CA 91301

MICHAEL NOVIK
818-613-1032

CASE NO. PZ-2025-62-SPR

Issue	Description	Date
1	CLIENT REVIEW	10-31-2025
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3	PRELIM RESUBMITTAL	03-30-2026
4	PRELIM MIT OAKS	05-04-2026

Drawn By TNC

Sheet Title
PRELIM FUEL MODIFICATION PLAN

Job No. 1081

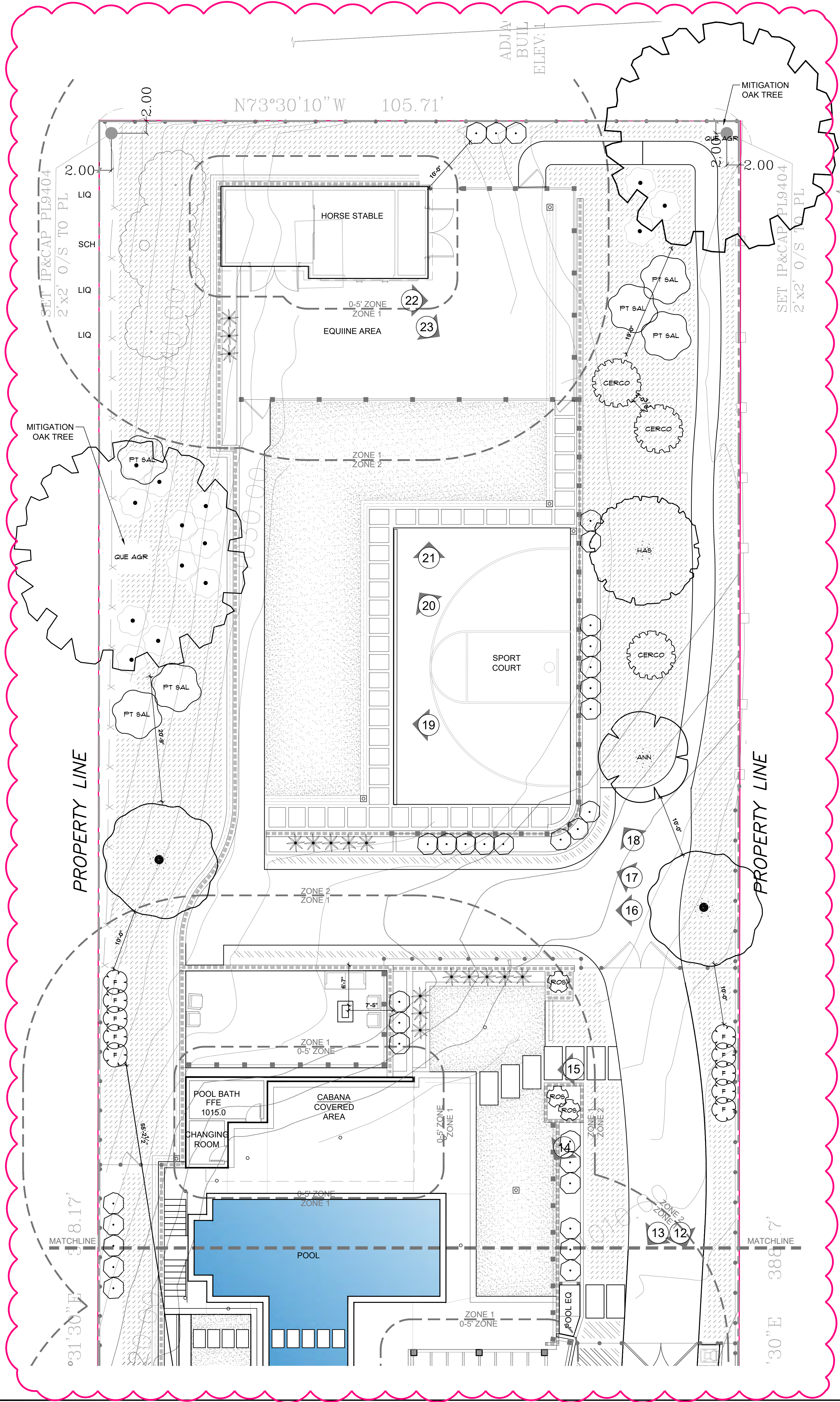
Sheet No.

LF-1

1/8" = 1'-0"

0 8' 16' 24' feet

NORTH



COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FUEL MODIFICATION UNIT 665 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626)669-5205

FUEL MODIFICATION PLAN NOTES

EMBER RESISTANT ZONE (PENDING STATE FIRE MARSHAL APPROVAL)

-EXTENDS 5 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. THE AREAS BENEATH EAVES, OVERHANGS OR PARTS OF STRUCTURES INCLUDING ATTACHED DECKS AND PERGOLAS SHALL BE INCLUDED IN THE EMBER RESISTANT ZONE.

-THIS AREA SHALL BE FREE OF MATERIALS OR LANDSCAPING KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

-DISCLAIMER: PLEASE BE ADVISED, PLANTS APPROVED WITHIN THE FIRST FIVE FEET OF THE STRUCTURE TODAY, MAY NOT BE COMPLIANT WHEN THE OCCUPANCY INSPECTION OR FUTURE DEFENSIBLE SPACE INSPECTIONS TAKE PLACE. ONCE THE STATE FIRE CODE PRC 4291 AND/OR THE LA COUNTY FIRE CODE SECTION 325 ARE UPDATED TO REFLECT THE REQUIREMENTS OF AB3074, THEY WILL TAKE PRECEDENT. DEFENSIBLE SPACE IS A YEAR-ROUND REQUIREMENT AND STRUCTURES IN A FIRE HAZARD SEVERITY ZONE MUST COMPLY WITH THE MOST CURRENT DEFENSIBLE SPACE FIRE CODES.

ZONE 1

-EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. PROJECTIONS SUCH AS EAVES, COVERED ENTRYWAYS, ATTACHED PERGOLAS, DECKS ETC. SHALL BE THE POINT AT WHICH THIS DISTANCE IS MEASURED.

-IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

-VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF MOWED GRASSES, LOW GROWING GROUND COVERS AND ADEQUATELY SPACED SHRUBS. THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.

-PLANT SPECIES SELECTED FOR ZONE A SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.

-TREES ARE GENERALLY NOT RECOMMENDED EXCEPT FOR DWARF VARIETIES OR MATURE TREES LESS THAN 25' TALL AND WIDE AT MATURITY. TREES SHALL BE POSITIONED SO THEIR CANOPIES DO NOT EXTEND OVER THE ROOF OF ANY STRUCTURE.

-VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE 2

-EXTENDS FROM THE OUTER EDGE OF ZONE 1 AN ADDITIONAL 70 FEET FOR A TOTAL OF 100 FEET FROM THE STRUCTURE.

-IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

-VEGETATION IN THIS ZONE SHALL BE ARRANGED IN A MANNER THAT DOES NOT CREATE VERTICAL OR HORIZONTAL FUEL LADDERS. VEGETATION IN THIS ZONE CAN BE PLANTED AT A SLIGHTLY HIGHER DENSITY THAN ZONE A BUT THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.

-EXISTING CALIFORNIA NATIVE PLANTS MAY BE APPROVED TO REMAIN IF DETERMINED TO BE ACCEPTABLE UPON REVIEW AND ARE PROPERLY SPACED AND MAINTAINED.

-PLANT SPECIES SELECTED FOR ZONE B SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.

-TREES IN ZONE B MAY BE MEDIUM TO LARGE AT MATURITY PROVIDED THEY ARE PROPERLY POSITIONED AND DO NOT CREATE ANY VERTICAL OR HORIZONTAL FUEL LADDERS. TREE SELECTIONS ARE SUBJECT TO DENIAL UPON REVIEW.

ZONE 3

-EXTENDS FROM THE OUTER EDGE OF ZONE 2 AN ADDITIONAL 100 FEET FOR A TOTAL OF 200 FEET FROM THE STRUCTURE.

-MAINTENANCE/MODIFICATION OF VEGETATION EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FEET FROM STRUCTURES MAY BE DETERMINED NECESSARY. ANY REQUIRED MAINTENANCE/MODIFICATION IS TO BE DETERMINED UPON ON-SITE INSPECTION (FIRE CODE 325.2.2).

FIRE ACCESS ROAD ZONE

-EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD, DRIVEWAYS AND TURN AROUNDS USED BY FIREFIGHTING RESOURCES.

-CLEAR AND REMOVE FLAMMABLE VEGETATION ON EACH SIDE OF ACCESS ROADS (FIRE CODE 325.10).

-FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE A MINIMUM WIDTH OF 20' AND VERTICALLY CLEAR TO THE SKY (FIRE CODE 503.2.1).

-ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON AN ON-SITE INSPECTION.

-ALL PROPOSED PLANTINGS, UNLESS OTHERWISE APPROVED, SHALL BE POSITIONED SO THEY DO NOT OBSTRUCT ACCESS AT MATURITY. PRUNING WILL NOT BE CONSIDERED AS AN ALTERNATIVE TO PLANT SELECTION.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. ABOVE ALL ELSE, REGULAR MAINTENANCE IS PARAMOUNT TO THE FIRE RESISTANCE OF A WELL-PLANNED FIRE-RESISTANT LANDSCAPE. CRITICAL ITEMS ARE OUTLINED BELOW. ADDITIONAL INFORMATION MAY BE FOUND ON OUR WEBSITE LISTED IN THE HEADER OF THIS DOCUMENT.

-START WITH THE STRUCTURE. REMOVE LEAF LITTER AND OTHER COMBUSTIBLE DEBRIS FROM ROOFS, EAVES, RAIN GUTTERS ETC.

-ENSURE THE EMBER RESISTANT ZONE IS MAINTAINED FREE OF ANY MATERIAL KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

-REMOVE ANY PLANT OR PORTION OF A PLANT THAT IS DEAD OR DYING THROUGHOUT ALL ZONES.

-REMOVE DOWNED, ACCUMULATED PLANT LITTER AND DEAD WOOD THROUGHOUT ALL ZONES.

-PRUNE TO REDUCE THE OVERALL AMOUNT AND CONTINUITY OF FUELS. ELIMINATE HORIZONTAL AND VERTICAL FUEL LADDERS THROUGHOUT ALL ZONES.

-ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.

-ENSURE IRRIGATION SYSTEMS ARE FUNCTIONING PROPERLY.

-COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF FINE FUELS BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON THE GEOGRAPHIC REGION EACH DWELLING EXISTS.

-INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME.

-ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.

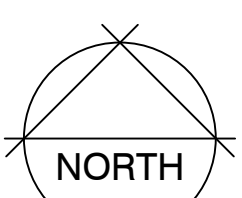
APPROVAL OF THIS FUEL MODIFICATION PLAN CONSTITUTES APPROVAL FOR ONLY THOSE CODES REVIEWED AS PART OF THE FUEL MODIFICATION PROCESS AND DOES NOT REPLACE THE NEEDED APPROVAL OF ANY OTHER OFFICE OR AGENCY WITH JURISDICTION AND REVIEW RESPONSIBILITY FOR THOSE ITEMS WHICH MAY OR MAY NOT BE ILLUSTRATED ON THE PLAN.

Landscape Architecture note:
All building design, wall locations, door and window openings, and architectural elements shall be per the approved architectural plans. Landscape architectural drawings are for landscape design only and are not intended to define building scope.
In case of discrepancy refer to: Architectural for building, Civil for grading, drainage, utilities, Landscape Architectural for landscape.

NOTES:

1. REFER TO OAK TREE PLAN BY ARBORIST FOR MORE OAK TREE INFORMATION.
2. REFER TO LF-3 FOR SITE PHOTOS THAT CORRESPOND TO IMAGE CALLOUTS

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



PRELIMINARY BACKYARD PLANTING PLAN

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

TNC
Landscape
Architecture

TNC Landscape
Architecture

818-665-6695



NOVIK RESIDENCE
LANDSCAPE RENOVATION
28241 FOOTHILL DRIVE
AGOURA HILLS, CA 91301

MICHAEL NOVIK
818-613-1032

CASE NO. PZ-2025-62-SPR

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4	PRELIM MIT OAKS	05-04-2026

Date

Drawn By TNC

Sheet Title

PRELIM
FUEL
MODIFICATION
PLAN

Job No. 1081

Sheet No.

LF-2

of Sheet

SITE PHOTOS: REFER TO LT-1, LF-1 - LF-2 FOR CORRESPONDING LOCATIONS



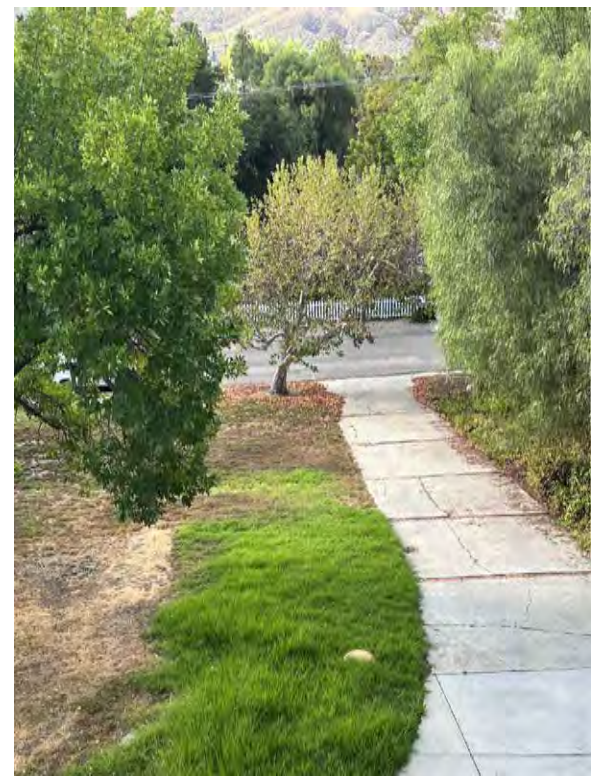
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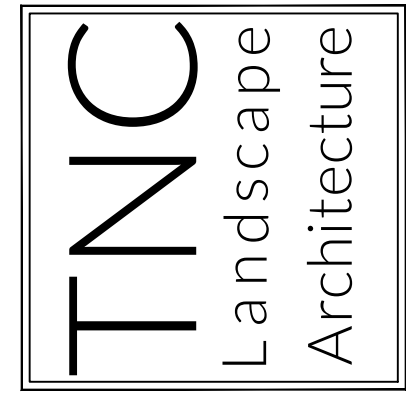
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22



23



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Drawn By TNC

Sheet Title
PRELIM
FUEL
MODIFICATION
SITE PHOTOS

Job No. 1081

Sheet No.

LF-3

NOTES:
1. REFER TO LT-1 AND LF-1 - LF-2 FOR SITE PHOTO LOCATIONS
THAT CORRESPOND TO IMAGES ON THIS SHEET



ANTHONY C. MARRONE
FIRE CHIEF

FORESTER & FIRE WARDEN

*"Proud Protectors of Life,
the Environment, and Property"*

COUNTY OF LOS ANGELES FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205

forestryfuelmodification@fire.lacounty.gov
[www.fire.lacounty.gov/forestry-division/forestry-fuel-
modification/](http://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/)



BOARD OF SUPERVISORS

JANICE HAHN, CHAIR
FOURTH DISTRICT

HILDA L. SOLIS
FIRST DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

Tuesday, May 12, 2026

Dear Applicant:

FUEL MODIFICATION PLAN – 28241 FOOTHILL DRIVE, AGOURA HILLS APN# 2055-020-066 - FM PROJECT #12843 - FFFM# 202600035

The Final Fuel Modification Plan has been reviewed and approved. Occupancy is subject to onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

Very truly yours,

THERON CHEATHAM, ASSISTANT CHIEF, FORESTRY DIVISION,
COMMUNITY RISK REDUCTION BUREAU

TC:RD

Enclosures

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY
CALABASAS

CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

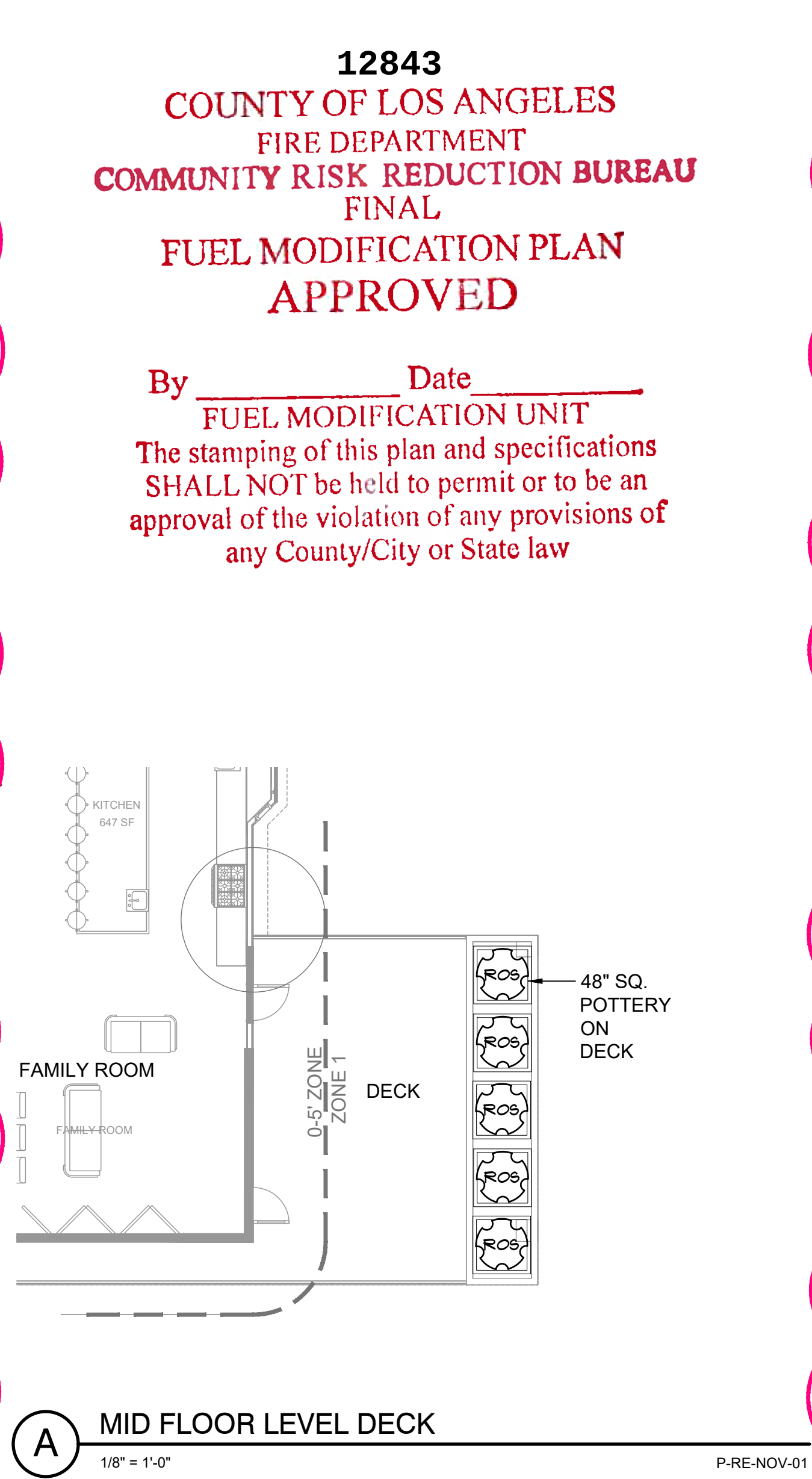
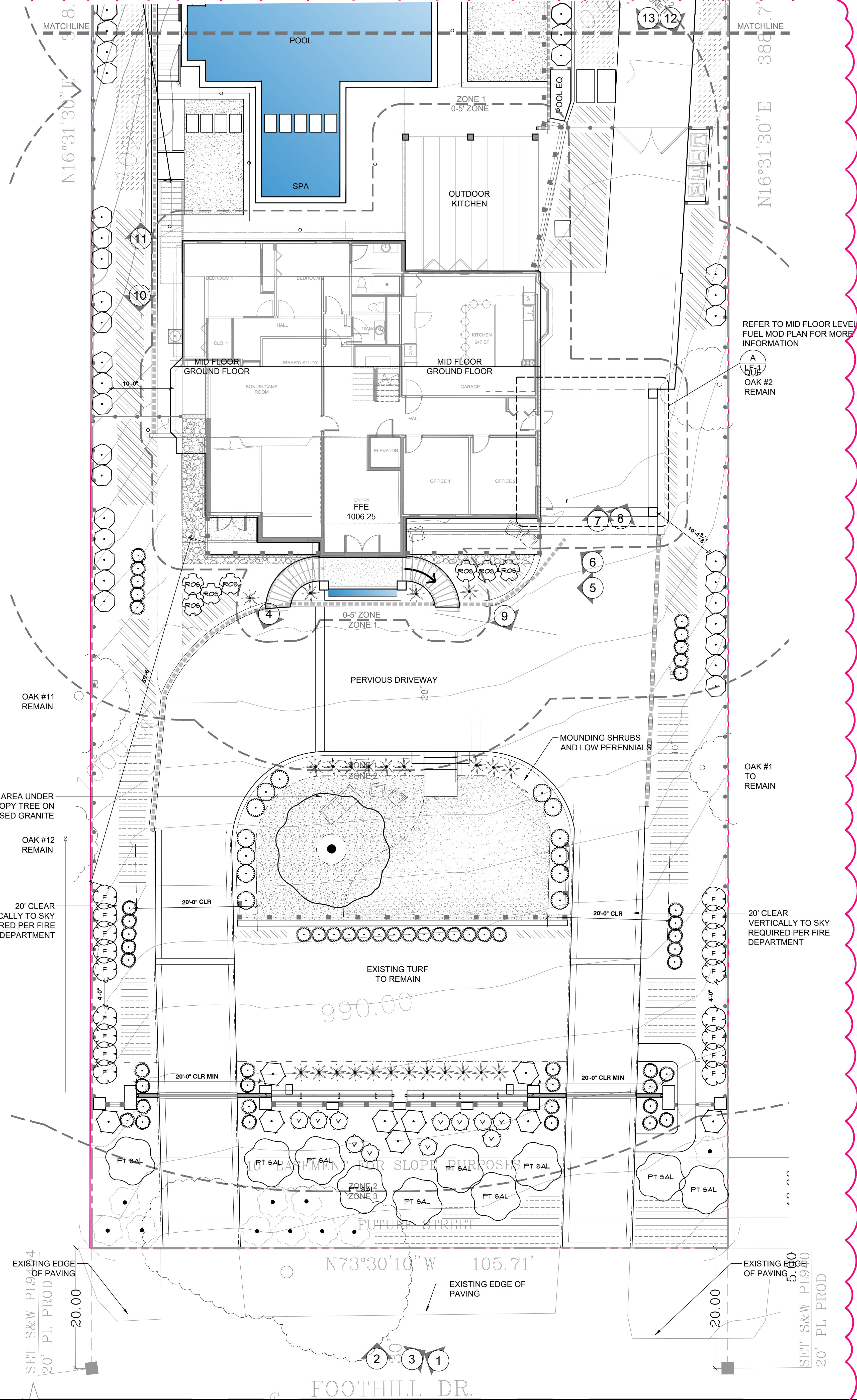
EL MONTE
GARDENA
GLENDORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY

INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

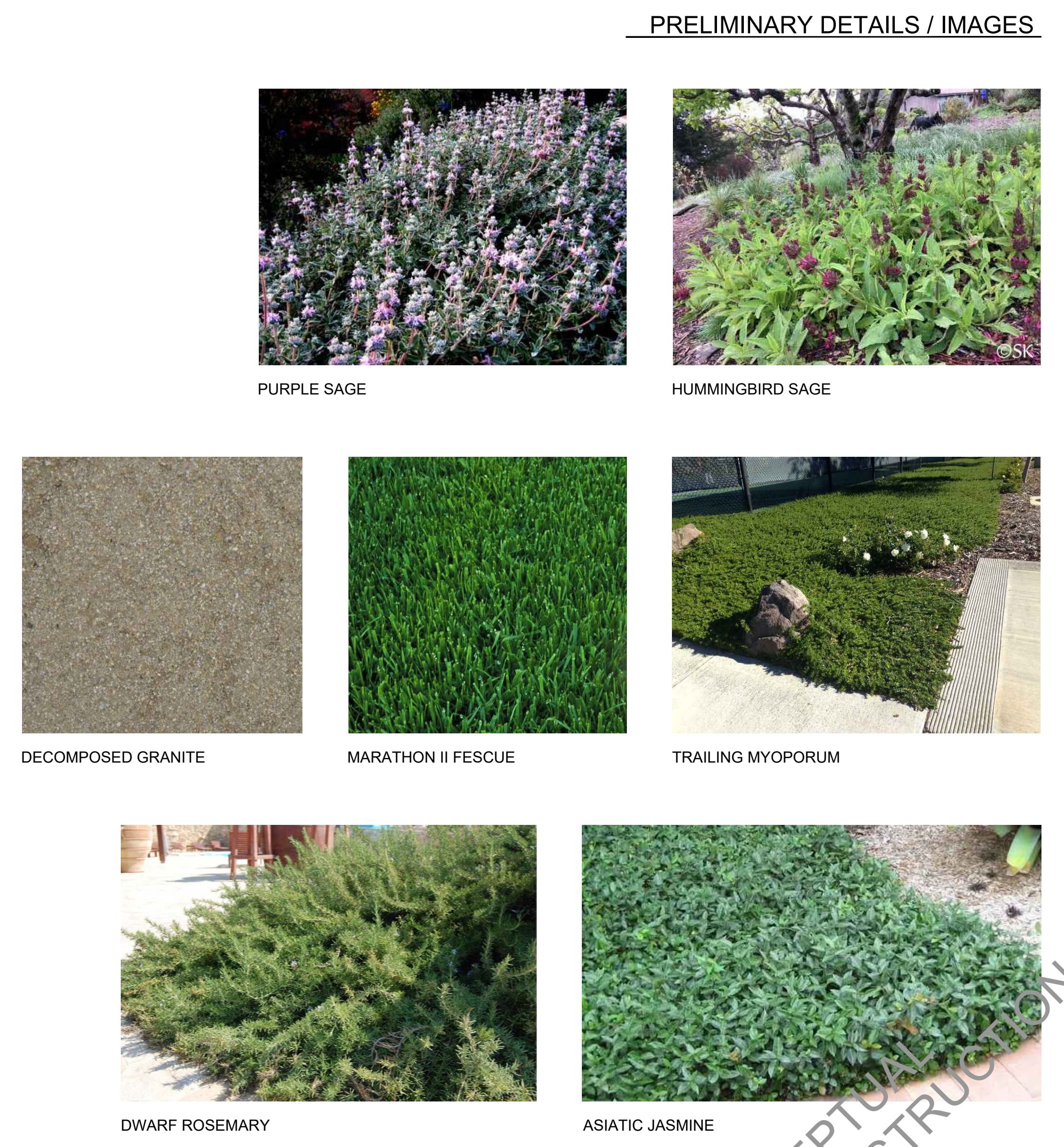
LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT

PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
VERNON
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER



PLANT SCHEDULE NOVIK RESIDENCE									
SYMBOL	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY	HT X W	75%	SETBACK	NATIVE?	
TREES									
	Malus x domestica 'Anna' / Anna Apple Semi-Dwarf	24" box	Mod	1	12-15' X 12-15'	12'	6'		
	Olea europaea 'Wilsonii' / Wilson Olive	48" box	Low	3	25' X 25'	19'	10'		
	Persea americana 'Hass' / Hass Avocado	24" box	Mod	1	15-25' X 15-20'	18'	9'		
	Quercus agrifolia / Coast Live Oak MITIGATION OAKS. REFER TO LF-2 FOR LOCATIONS. REFER TO LT-1 FOR TREE PLAN AND INFORMATION.	24" box	Low	2	20-70' X 50'	38'	19'	NATIVE	
SHRUBS									
	Cercocarpus betuloides / Mountain Mahogany	1 gal	Low	3	10' X 10'	8'	5'	NATIVE	
	Dietes iridioides / Fortnight Lily	5 gal	Low	41	2-3' X 3-4'	3'	3'		
	Ficus nitida / Weeping Fig	15 gal	Mod	28	8' X 4'	3'	3'		
	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal	Low	13	3-5' X 5-6'	3.5'	2'		
	Lavandula x intermedia 'Grosso' / Grosso Lavandin	5 gal	Low	53	2-3' X 2-3'	2.5'	2.5'		
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	24" box	Mod	57	6' X 3.5'	3'	3'		
	Rosa spp. / Rose- type per owner	5 gal	Mod	15	4' X 4'	3.5'	3.5'		
	Salvia leucophylla 'Point Sal Spreader' / Point Sal Spreader Purple Sage	1 gal	Low	16	3' X 10'	8'	4'	NATIVE	
	Salvia spathacea / Hummingbird Sage	1 gal	Low	24	2' X 6'	5'	3'	NATIVE	
	Trichostema lanatum / Woolly Blue Curfs	1 gal	Low	9	4' X 4'	4'	2'	NATIVE	
	Verbena ilacina 'De la Mina' / De la Mina Lilac Verbena	1 gal	Low	11	1-2' X 3-4'	3'	2'	NATIVE	
GROUND COVERS									
	Decomposed Granite / Beige color	3" Depth		555 sf					
	Festuca arundinacea 'Marathon II' / Marathon II Fescue	sod	High	2,942 sf	4"		4"		
	Myoporum parvifolium / Trailing Myoporum	flats	Low	18" o.c.	4,838 sf	3-6" X 9"	24"		
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	flats	Low	18" o.c.	740 sf	2' X 4-8"	18"		
	Trachelospermum asiaticum / Asiatic Jasmine	1 gal.	Low	824 sf	3-8" X 10-15'	24"	24"		



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In case of discrepancy refer to: Architectural for building, Civil for grading, drainage, utilities, Landscape Architectural for landscape.

NOTES:
1. REFER TO OAK TREE PLAN BY ARBORIST FOR MORE OAK TREE INFORMATION.
2. REFER TO LF-3 FOR SITE PHOTOS THAT CORRESPOND TO IMAGE CALLOUTS

PRELIMINARY FRONT YARD PLANTING PLAN

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

TNC
Landscape
Architecture

818-665-6695

NOVIK RESIDENCE
LANDSCAPE RENOVATION
28241 FOOTHILL DRIVE
AGOURA HILLS, CA 91301

CASE NO. PZ-2025-62-SPR

Issue	Description	Date
1	CLIENT REVIEW	10-31-2025
2	PRELIM SUBMITTAL	11-21-2025
3	PRELIM RESUBMITTAL	03-30-2026
4	PRELIM MIT OAKS	05-04-2026

Date _____

Drawn By TNC

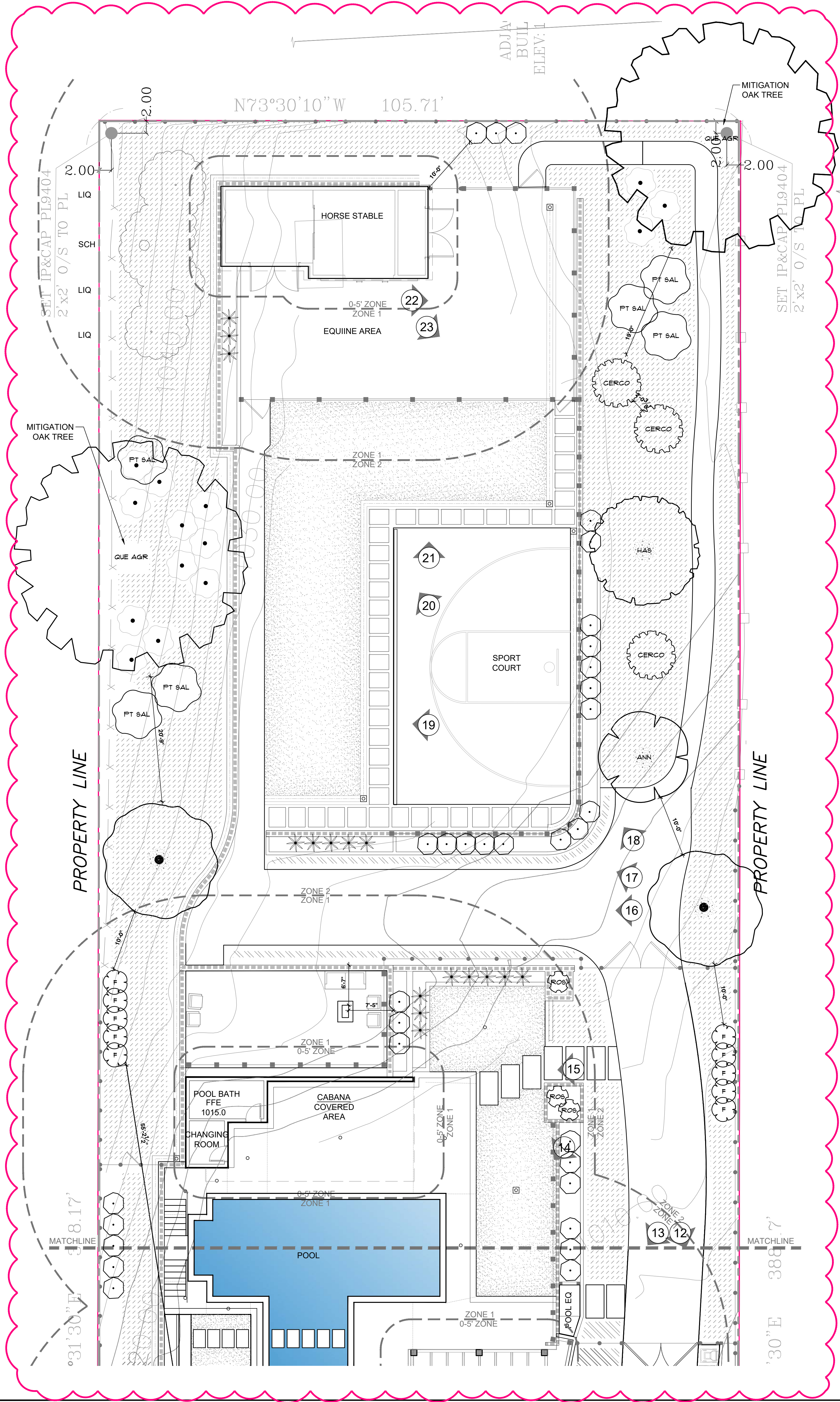
Sheet Title
**PRELIM
FUEL
MODIFICATION
PLAN**

Job No. **1081**

Sheet No.

LF-1

of . Sheet



COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FUEL MODIFICATION UNIT 665 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626)669-5205

FUEL MODIFICATION PLAN NOTES

EMBER RESISTANT ZONE (PENDING STATE FIRE MARSHAL APPROVAL)

-EXTENDS 5 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. THE AREAS BENEATH EAVES, OVERHANGS OR PARTS OF STRUCTURES INCLUDING ATTACHED DECKS AND PERGOLAS SHALL BE INCLUDED IN THE EMBER RESISTANT ZONE.

-THIS AREA SHALL BE FREE OF MATERIALS OR LANDSCAPING KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

-DISCLAIMER: PLEASE BE ADVISED, PLANTS APPROVED WITHIN THE FIRST FIVE FEET OF THE STRUCTURE TODAY, MAY NOT BE COMPLIANT WHEN THE OCCUPANCY INSPECTION OR FUTURE DEFENSIBLE SPACE INSPECTIONS TAKE PLACE. ONCE THE STATE FIRE CODE PRC 4291 AND/OR THE LA COUNTY FIRE CODE SECTION 325 ARE UPDATED TO REFLECT THE REQUIREMENTS OF AB3074, THEY WILL TAKE PRECEDENT. DEFENSIBLE SPACE IS A YEAR-ROUND REQUIREMENT AND STRUCTURES IN A FIRE HAZARD SEVERITY ZONE MUST COMPLY WITH THE MOST CURRENT DEFENSIBLE SPACE FIRE CODES.

ZONE 1

-EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. PROJECTIONS SUCH AS EAVES, COVERED ENTRYWAYS, ATTACHED PERGOLAS, DECKS ETC. SHALL BE THE POINT AT WHICH THIS DISTANCE IS MEASURED.

-IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

-VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF MOWED GRASSES, LOW GROWING GROUND COVERS AND ADEQUATELY SPACED SHRUBS. THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.

-PLANT SPECIES SELECTED FOR ZONE A SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.

-TREES ARE GENERALLY NOT RECOMMENDED EXCEPT FOR DWARF VARIETIES OR MATURE TREES LESS THAN 25' TALL AND WIDE AT MATURITY. TREES SHALL BE POSITIONED SO THEIR CANOPIES DO NOT EXTEND OVER THE ROOF OF ANY STRUCTURE.

-VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE 2

-EXTENDS FROM THE OUTER EDGE OF ZONE 1 AN ADDITIONAL 70 FEET FOR A TOTAL OF 100 FEET FROM THE STRUCTURE.

-IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

-VEGETATION IN THIS ZONE SHALL BE ARRANGED IN A MANNER THAT DOES NOT CREATE VERTICAL OR HORIZONTAL FUEL LADDERS. VEGETATION IN THIS ZONE CAN BE PLANTED AT A SLIGHTLY HIGHER DENSITY THAN ZONE A BUT THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.

-EXISTING CALIFORNIA NATIVE PLANTS MAY BE APPROVED TO REMAIN IF DETERMINED TO BE ACCEPTABLE UPON REVIEW AND ARE PROPERLY SPACED AND MAINTAINED.

-PLANT SPECIES SELECTED FOR ZONE B SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.

-TREES IN ZONE B MAY BE MEDIUM TO LARGE AT MATURITY PROVIDED THEY ARE PROPERLY POSITIONED AND DO NOT CREATE ANY VERTICAL OR HORIZONTAL FUEL LADDERS. TREE SELECTIONS ARE SUBJECT TO DENIAL UPON REVIEW.

ZONE 3

-EXTENDS FROM THE OUTER EDGE OF ZONE 2 AN ADDITIONAL 100 FEET FOR A TOTAL OF 200 FEET FROM THE STRUCTURE.

-MAINTENANCE/MODIFICATION OF VEGETATION EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FEET FROM STRUCTURES MAY BE DETERMINED NECESSARY. ANY REQUIRED MAINTENANCE/MODIFICATION IS TO BE DETERMINED UPON ON-SITE INSPECTION (FIRE CODE 325.2.2).

FIRE ACCESS ROAD ZONE

-EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD, DRIVEWAYS AND TURN AROUNDS USED BY FIREFIGHTING RESOURCES.

-CLEAR AND REMOVE FLAMMABLE VEGETATION ON EACH SIDE OF ACCESS ROADS (FIRE CODE 325.10).

-FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE A MINIMUM WIDTH OF 20' AND VERTICALLY CLEAR TO THE SKY (FIRE CODE 503.2.1).

-ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON AN ON-SITE INSPECTION.

-ALL PROPOSED PLANTINGS, UNLESS OTHERWISE APPROVED, SHALL BE POSITIONED SO THEY DO NOT OBSTRUCT ACCESS AT MATURITY. PRUNING WILL NOT BE CONSIDERED AS AN ALTERNATIVE TO PLANT SELECTION.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. ABOVE ALL ELSE, REGULAR MAINTENANCE IS PARAMOUNT TO THE FIRE RESISTANCE OF A WELL-PLANNED FIRE-RESISTANT LANDSCAPE. CRITICAL ITEMS ARE OUTLINED BELOW. ADDITIONAL INFORMATION MAY BE FOUND ON OUR WEBSITE LISTED IN THE HEADER OF THIS DOCUMENT.

-START WITH THE STRUCTURE. REMOVE LEAF LITTER AND OTHER COMBUSTIBLE DEBRIS FROM ROOFS, EAVES, RAIN GUTTERS ETC.

-ENSURE THE EMBER RESISTANT ZONE IS MAINTAINED FREE OF ANY MATERIAL KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

-REMOVE ANY PLANT OR PORTION OF A PLANT THAT IS DEAD OR DYING THROUGHOUT ALL ZONES.

-REMOVE DOWNED, ACCUMULATED PLANT LITTER AND DEAD WOOD THROUGHOUT ALL ZONES.

-PRUNE TO REDUCE THE OVERALL AMOUNT AND CONTINUITY OF FUELS. ELIMINATE HORIZONTAL AND VERTICAL FUEL LADDERS THROUGHOUT ALL ZONES.

-ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.

-ENSURE IRRIGATION SYSTEMS ARE FUNCTIONING PROPERLY.

-COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF FINE FUELS BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON THE GEOGRAPHIC REGION EACH DWELLING EXISTS.

-INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME.

-ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.

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 THE PLAN.

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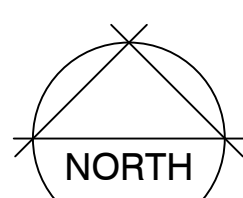
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NOTES:

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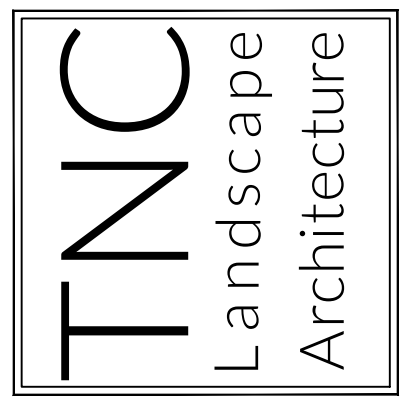
2. REFER TO LF-3 FOR SITE PHOTOS THAT CORRESPOND TO IMAGE CALLOUTS

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



PRELIMINARY BACKYARD PLANTING PLAN

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



TNC Landscape Architecture

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NOVIK RESIDENCE
LANDSCAPE RENOVATION

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MICHAEL NOVIK
818-613-1032

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Drawn By TNC

Sheet Title

PRELIM
FUEL
MODIFICATION
PLAN

Job No. 1081

Sheet No.

LF-2

of Sheet

SITE PHOTOS: REFER TO LT-1, LF-1 - LF-2 FOR CORRESPONDING LOCATIONS



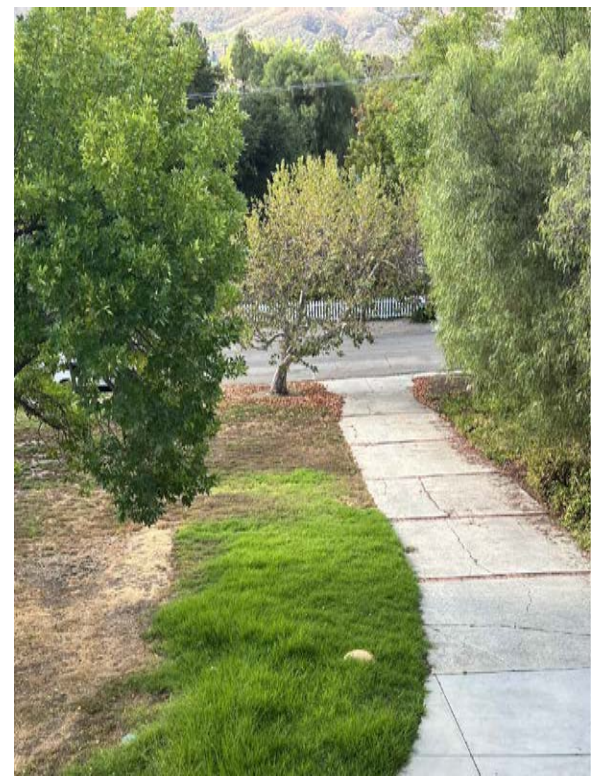
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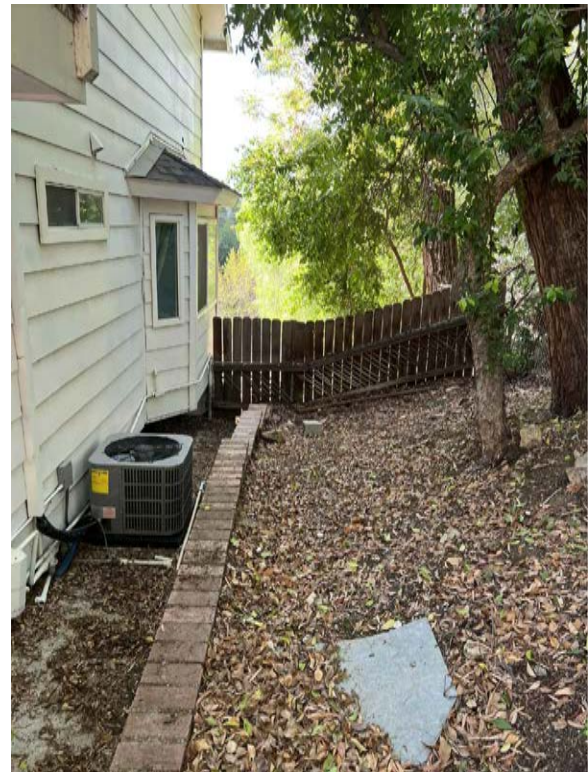
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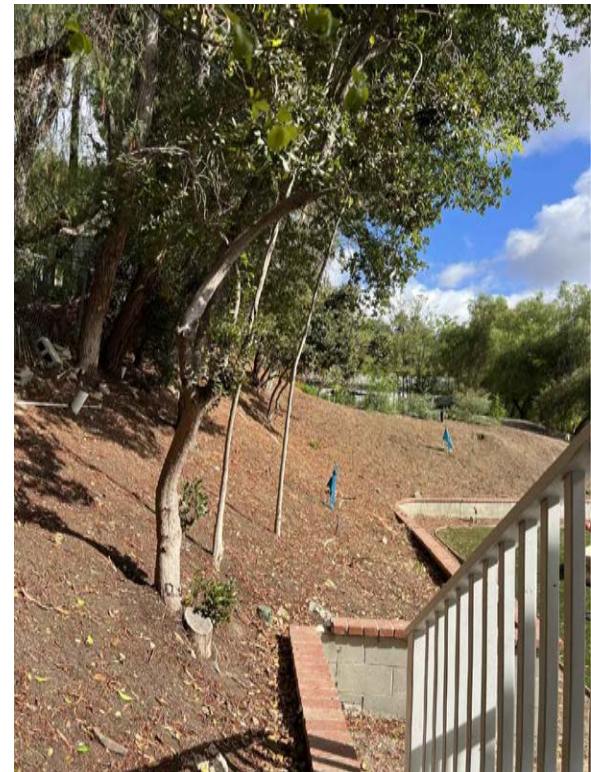
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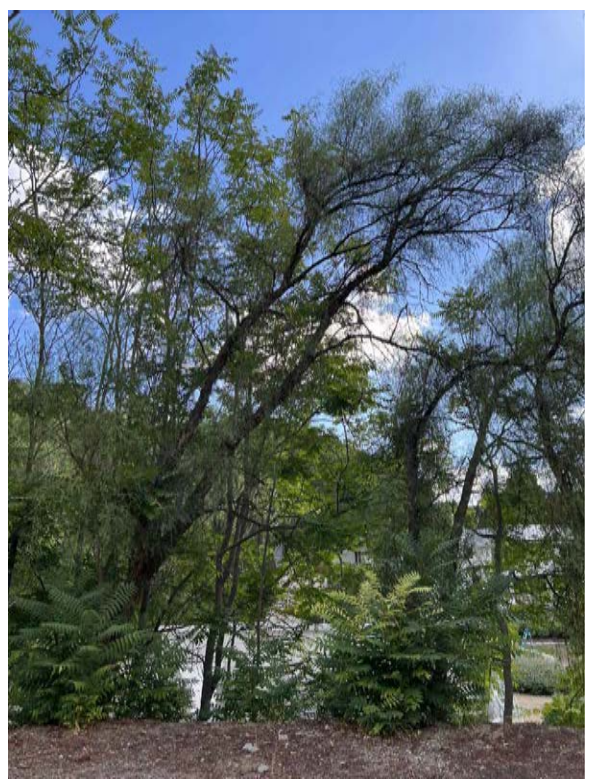
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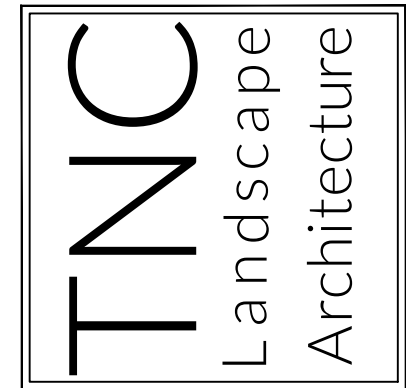
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Sheet Title
PRELIM
FUEL
MODIFICATION
SITE PHOTOS

Job No. 1081

Sheet No.

LF-3

NOTES:
1. REFER TO LT-1 AND LF-1 - LF-2 FOR SITE PHOTO LOCATIONS
THAT CORRESPOND TO IMAGES ON THIS SHEET

NOT FOR CONSTRUCTION