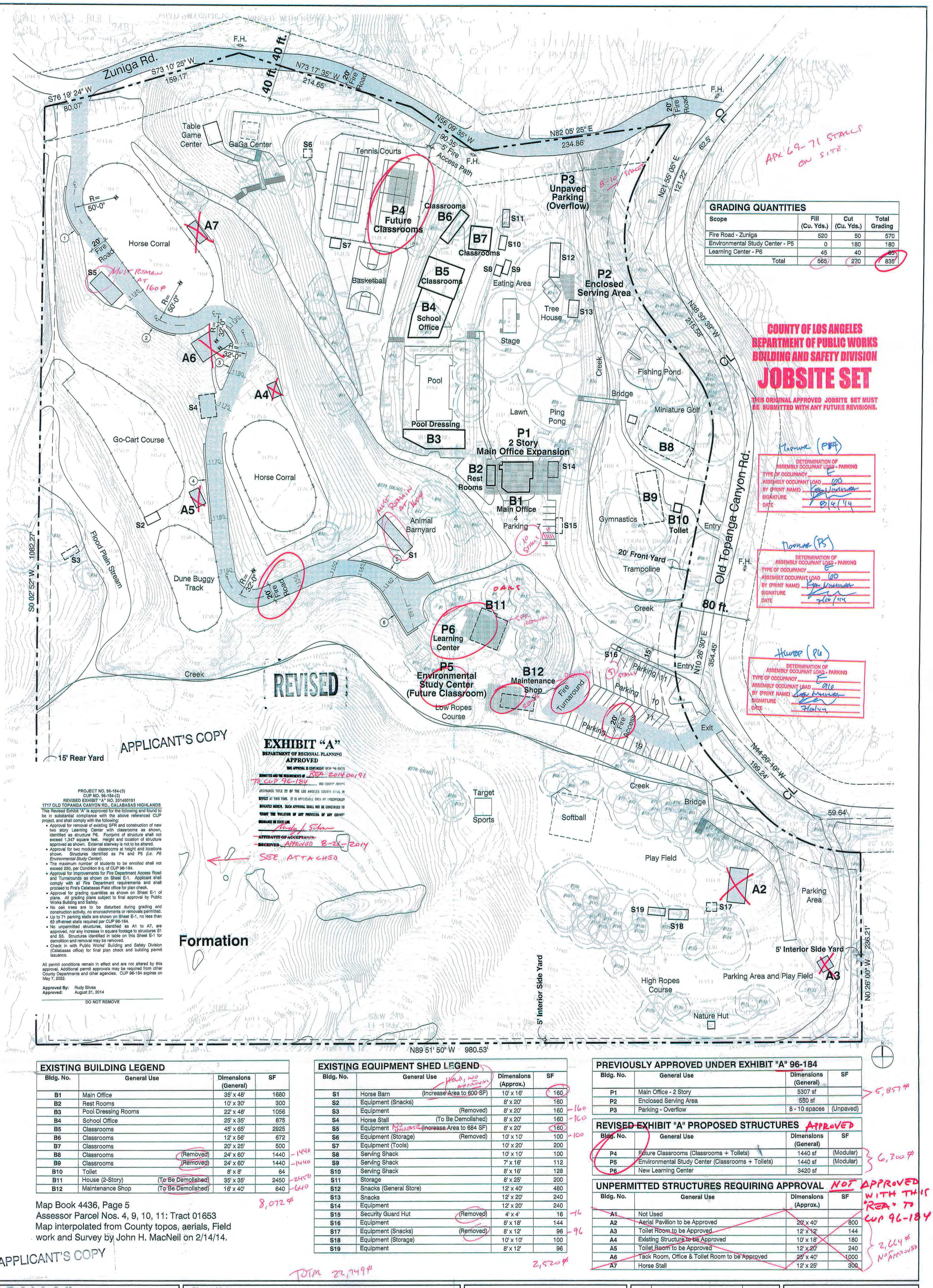

GRADING QUANTITIES

Scope	Fill (Cu. Yds.)	Cut (Cu. Yds.)	Total Grading
Fire Road - Zuniga	520	50	570
Environmental Study Center - P5	0	180	180
Learning Center - P6	45	40	85
Total	565	270	835

APX 69-71 STALLS ON SITE.

PROJECT NO. 96-184-(3)
CUP NO. 96-184-(3)
REVISED EXHIBIT "A" NO. 201400191
1717 OLD TOPANGA CANYON RD., CALABASAS HIGHLANDS

This Revised Exhibit "A" is approved for the following and found to be in substantial compliance with the above referenced CUP project, and shall comply with the following:

- Approval for removal of existing SFR and construction of new two story Learning Center with classrooms as shown, identified as structure P6. Footprint of structure shall not exceed 1,347 square feet. Height and location of structure approved as shown. External stairway is not to be altered.
- Approval for two modular classrooms at height and locations shown. Structures identified as P4 and P5 *(i.e. P5 Environmental Study Center)*.
- The maximum number of students to be enrolled shall not exceed 250, per Condition 9 q. of CUP 96-184.
- Approval for improvements for Fire Department Access Road and Turnarounds as shown on Sheet E-1. Applicant shall comply with all Fire Department requirements and shall proceed to Fire's Calabasas Field office for plan check.
- Approval for grading quantities as shown on Sheet E-1 of plans. All grading plans subject to final approval by Public Works Building and Safety.
- No oak trees are to be disturbed during grading and construction activity, no encroachments or removals permitted.
- Up to 71 parking stalls are shown on Sheet E-1, no less than 62 off-street stalls required per CUP 96-184.
- No unpermitted structures, identified as A1 to A7, are approved, nor any increase in square footage to structures S1 and S5. Structures identified in table on this Sheet E-1 for demolition and removal may be removed.
- Check in with Public Works' Building and Safety Division (Calabasas office) for final plan check and building permit issuance.

All permit conditions remain in effect and are not altered by this approval. Additional permit approvals may be required from other County Departments and other agencies. CUP 96-184 expires on May 7, 2022.

Approved By: Rudy Silvas
Approved: August 21, 2014

DO NOT REMOVE

EXISTING BUILDING LEGEND

Bldg. No.	General Use		Dimensions (General)	SF
B1	Main Office		35' x 48'	1680
B2	Rest Rooms		10' x 30'	300
B3	Pool Dressing Rooms		22' x 48'	1056
B4	School Office		25' x 35'	875
B5	Classrooms		45' x 65'	2925
B6	Classrooms		12' x 56'	672
B7	Classrooms		20' x 25'	500
B8	Classrooms	(Removed)	24' x 60'	1440 -1440
B9	Classrooms	(Removed)	24' x 60'	1440 -1440
B10	Toilet		8' x 8'	64
B11	House (2-Story)	(To Be Demolished)	35' x 35'	2450 -2450
B12	Maintenance Shop	(To Be Demolished)	16' x 40'	640 -640

8,072 SF

Map Book 4436, Page 5
Assessor Parcel Nos. 4, 9, 10, 11: Tract 01653
Map interpolated from County topos, aerials, Field work and Survey by John H. MacNeil on 2/14/14.

APPLICANT'S COPY

EXISTING EQUIPMENT SHED LEGEND

HOLD, NO APPROVAL

Bldg. No.	General Use		Dimensions (Approx.)	SF
S1	Horse Barn	(Increase Area to 600 SF)	10' x 16'	160
S2	Equipment (Snacks)		8' x 20'	160
S3	Equipment	(Removed)	8' x 20'	160 -160
S4	Horse Stall	(To Be Demolished)	8' x 20'	160 -160
S5	Equipment	(Increase Area to 684 SF)	8' x 20'	160
S6	Equipment (Storage)	(Removed)	10' x 10'	100 -100
S7	Equipment (Tools)		10' x 20'	200
S8	Serving Shack		10' x 10'	100
S9	Serving Shack		7' x 16'	112
S10	Serving Shack		8' x 16'	128
S11	Storage		8' x 25'	200
S12	Snacks (General Store)		12' x 40'	480
S13	Snacks		12' x 20'	240
S14	Equipment		12' x 20'	240
S15	Security Guard Hut	(Removed)	4' x 4'	16 -16
S16	Equipment		8' x 18'	144
S17	Equipment (Snacks)	(Removed)	8' x 12'	96 -96
S18	Equipment (Storage)		10' x 10'	100
S19	Equipment		8' x 12'	96

2,520 SF

PREVIOUSLY APPROVED UNDER EXHIBIT "A" 96-184

Bldg. No.	General Use	Dimensions (General)	SF
P1	Main Office - 2 Story	5307 sf	
P2	Enclosed Serving Area	550 sf	
P3	Parking - Overflow	8 - 10 spaces	(Unpaved)

5,857 SF

REVISED EXHIBIT "A" PROPOSED STRUCTURES APPROVED

Bldg. No.	General Use	Dimensions (General)	SF
P4	Future Classrooms (Classrooms + Toilets)	1440 sf	(Modular)
P5	Environmental Study Center (Classrooms + Toilets)	1440 sf	(Modular)
P6	New Learning Center	3420 sf	

6,300 SF

UNPERMITTED STRUCTURES REQUIRING APPROVAL

NOT APPROVED WITH THIS REA TO CUP 96-184

Bldg. No.	General Use	Dimensions (Approx.)	SF
A1	Not Used		
A2	Aerial Pavilion to be Approved	20' x 40'	800
A3	Toilet Room to be Approved	12' x 12'	144
A4	Existing Structure to be Approved	10' x 18'	180
A5	Toilet Room to be Approved	12' x 20'	240
A6	Tack Room, Office & Toilet Room to be Approved	25' x 40'	1000
A7	Horse Stall	12' x 25'	300

2,664 SF NOT APPROVED

TOTAL 22,749 SF

PARALLAX
ARCHITECTURE AND PLANNING
5763 UPLANDER WAY
CULVER CITY,CA 90230
TEL: 310-216-5775

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
6080 CENTER DRIVE, SUITE 750
LOS ANGELES, CA 90045
TEL: 310-665-2800

SURVEYOR
JOHN H. MACNEIL
2330 N TOPANGA CANYON BLVD
TOPANGA, CA 90290
TEL: 310-455-2013

Sheet Notes

- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- PREVIOUSLY REMOVED STRUCTURE
- PREVIOUSLY APPROVED UNDER EXHBIT "A" 96-184
- REVISED EXHIBIT "A" PROPOSED STRUCTURE
- UNPERMITTED STRUCTURE REQUIRING APPROVAL

1. 5' H RETAINING WALL (60' L)
2. 5' H RETAINING WALL (54' L)
3. 5' H RETAINING WALL (58' L)
4. 4' H RETAINING WALL (92' L)
5. 6' H RETAINING WALL (100' L)
6. 12' H RETAINING WALL (85' L)

MANZANITA SCHOOL
1717 Old Topanga Caynon Rd, Topanga, CA 90290 TEL: 310.455.0013
Revised Exhibit "A"

PRINTED 7.23.2014

Description	Date
LACO FIRE DEPARTMENT REVISIONS	7.23.14
LACO FIRE DEPARTMENT REVISIONS	7.16.14
REGIONAL PLANNING REVISIONS	6.2.14
REGIONAL PLANNING REVISIONS	5.1.14
REGIONAL PLANNING REVISIONS	4.10.14
SECOND PLANNING REVIEW	4.9.14
INITIAL PLANNING STAFF REVIEW	2.25.14

Sheet Title: PLOT PLAN REVISED EXHIBIT "A"

Drawn By: JC	Checked By: JM/CJ
Project Number: 1402.02	Scale: 1"=40'-0"
CAD File: MZA-REA_E1.dwg	
Sheet Number: E-1	

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DEPT. OF REGIONAL PLANNING APPROVED