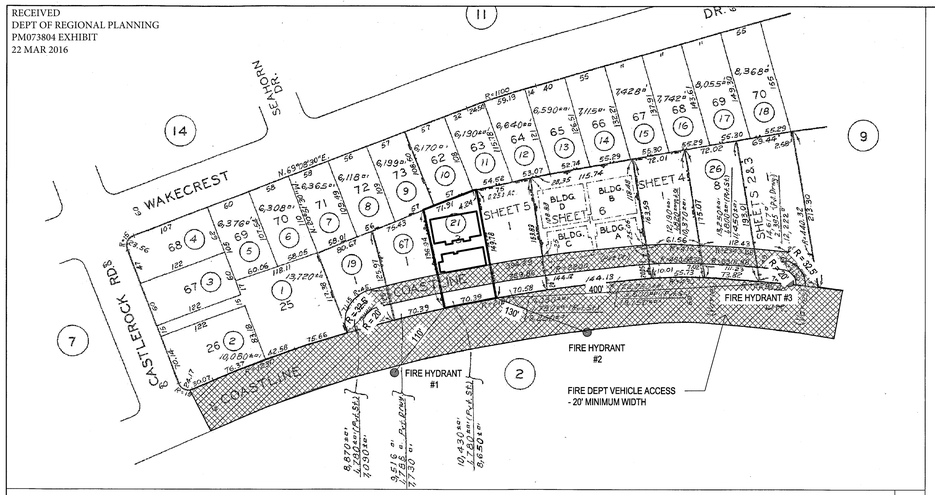
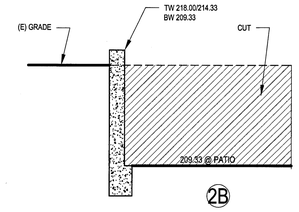
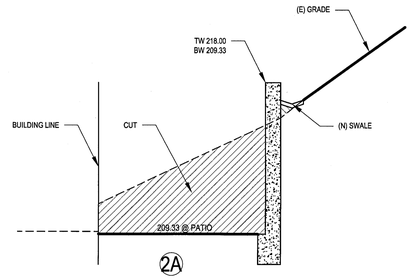
RECEIVED
DEPT OF REGIONAL PLANNING
PM073804 EXHIBIT
22 MAR 2016

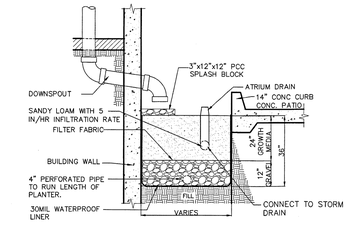


CONNECTION OF PRIVATE ROAD TO COASTLINE DRIVE | 7





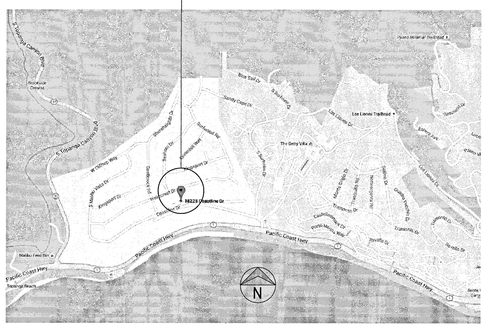
RETAINING WALLS @ REAR YARD PATIOS SCALE 1/4" = 1'-0" | 4



DETAIL - PLANTER AT DOWNSPOUT
FOR NON-PRIORITY PROJECTS
NOT TO SCALE

PLANTER BOX DETAIL NTS | 12

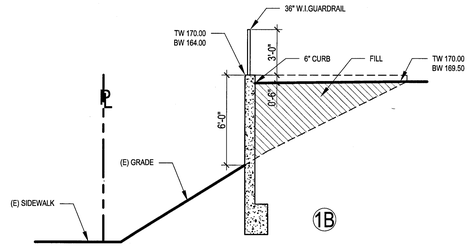
PROJECT SITE

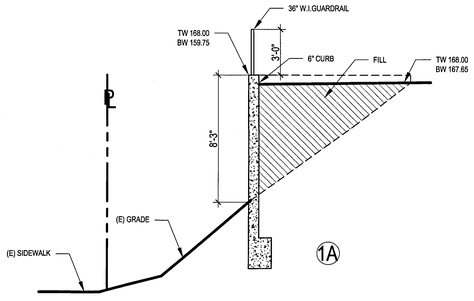


VICINITY MAP | 10

- 3 NEW CONDOMINIUM UNITS IN 2 NEW BUILDINGS
- 3 PRIVATE GARAGES HOUSING 2 STANDARD PARKING STALLS EACH
- 2 UNCOVERED GUEST PARKING SPACES ALLOCATED AT GRADE

SCOPE OF WORK | 6





RETAINING WALLS @ PARKING AREA CROSS SECTIONS SCALE 1/4" = 1'-0" | 3

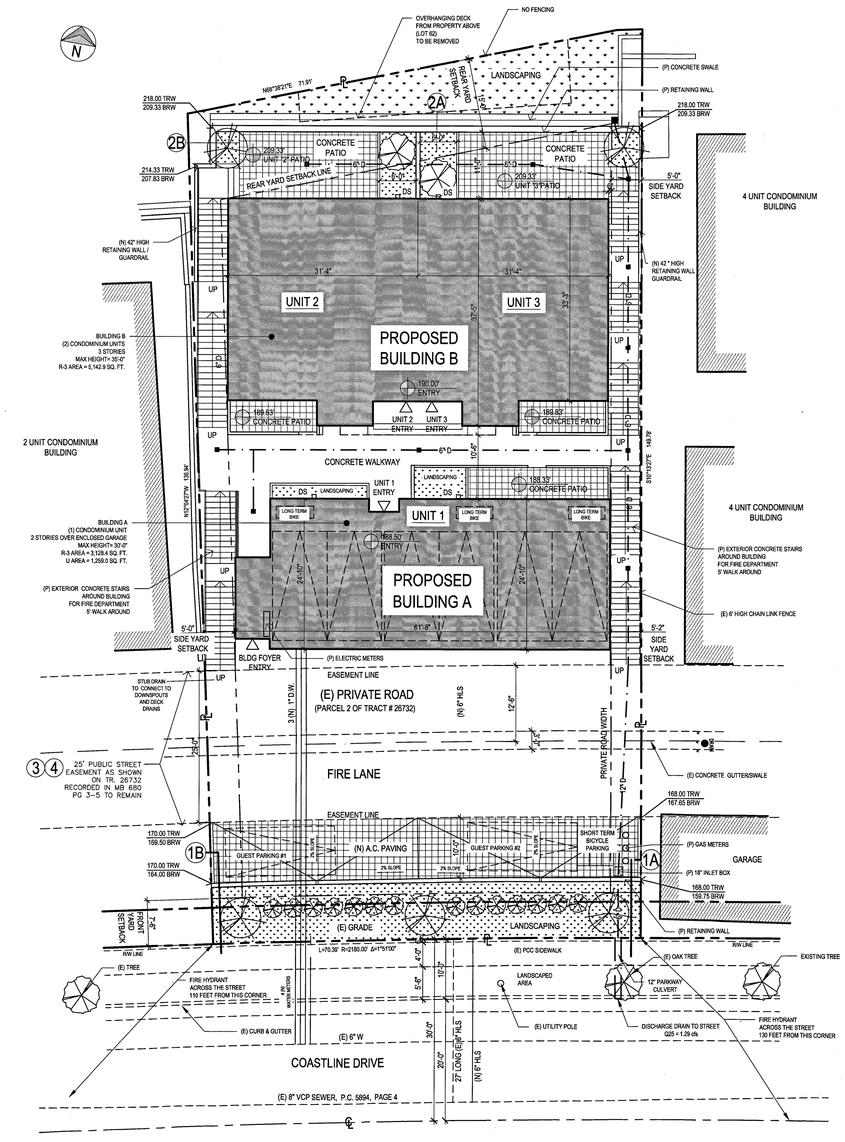


EXHIBIT MAP SCALE 1" = 10'-0" | 1

3 4

FROM A TITLE REPORT BY LAWYERS TITLE COMPANY DATED APRIL 6, 2015:
AN EASEMENT FOR A PRIVATE DRIVE AS SHOWN ON TRACT MAP 26732, BOOK 680, PAGES 3-5, AND AN EASEMENT TO GENERAL TELEPHONE FOR UNDERGROUND CONDUITS, OVER SAME

TO REMAIN

EASEMENTS | 11

EARTHWORK QUANTITIES:

BY METHOD OF TYPICAL SECTION:

CUT: 1066 CY (V=(429.6sf X 67')/27)
OVEREX: 80 CY
TOTAL CUT: 1146 CY

RECOMPACT: 80
FILL: 164 CY (V=(66.2.6sf X 67')/27)
TOTAL FILL 244 CY (RAW)
FILL: 305 CY (20% SHRINKAGE)

NET: 841 CY EXPORT
EXPORT SITE: Calabasa Landfill
5300 Lost Hills Road
Agoura, CA 91301

GRADING QUANTITIES | 9

BUILDING INFORMATION

SETBACKS	REQUIRED	PROVIDED
FRONT YARD (SOUTH) SETBACK	50 % of 15'-0" = 7'-6"	48'-4"
SIDE YARD (EAST) SETBACK	5'-0"	5'-0"
SIDE YARD (WEST) SETBACK	5'-0"	5'-0"
REAR YARD (NORTH) SETBACK	15'-0"	15'-0" / 28'-6"
BUILDING A INFORMATION		
FLOOR AREA		
	R-3	U
BASEMENT / GARAGE	139.0 Sq. Ft.	1,260.0 Sq. Ft.
UNIT 1 - FLOOR AREA		
FIRST FLOOR	1,384 Sq. Ft.	-
SECOND FLOOR	1,096 Sq. Ft.	-
TOTAL A UNIT FLOOR AREA	2,480 Sq. Ft.	-
HEIGHT		
PERMITTED HEIGHT (35'-0" W/ EXCEPTION PER 22.44.1250 (PG 185 SMM LIP))	30'-0"	
PROPOSED HEIGHT	30'-0"	
BUILDING B INFORMATION		
UNIT 2 - FLOOR AREA		
FIRST FLOOR	665.2 Sq. Ft.	
SECOND FLOOR	1,155.5 Sq. Ft.	
THIRD FLOOR	834.3 Sq. Ft.	
TOTAL UNIT B FLOOR AREA	2,655 Sq. Ft.	
UNIT 3 - FLOOR AREA		
FIRST FLOOR	665.2 Sq. Ft.	
SECOND FLOOR	1,155.5 Sq. Ft.	
THIRD FLOOR	834.3 Sq. Ft.	
TOTAL UNIT C FLOOR AREA	2,655 Sq. Ft.	
TOTAL BUILDING B SQUARE FOOTAGE	5,310 Sq. Ft.	
HEIGHT		
PERMITTED HEIGHT	35'-0" W/ EXCEPTION PER 22.44.1250 (PG 185 SMM LIP)	
PROPOSED HEIGHT	35'-0"	
CONSTRUCTION TYPE	TYPE V - B	
PARKING		
REQUIRED	2 ENCLOSED SPACES/ UNIT = TOTAL 6 SPACES	
PROVIDED	6 ENCLOSED SPACES AND 2 GUEST SPACES = TOTAL 8	

LEGAL DESCRIPTION

ADDRESS: 18225 Coastline Drive	
APN	4443-008-021
LOT	3
LOT SIZE - GROSS	10,430.61 SQ.F.T
LOT SIZE - NET	8,650 SQ.F.T
TRACT	TR 26732
BLOCK	NONE
ARB	NONE

ZONING INFORMATION

	CURRENT	PROPOSED
ZONE	R-3	R-3
USE	RESIDENTIAL	RESIDENTIAL
OCCUPANCY	-	R-3, U
LAND USE (20 UNITS / ACRE)	U20	U20

PROJECT INFORMATION | 5

APLICANT
LUBA TOMALEVSKA
2332 Cotner Avenue Suite 303
West Los Angeles, CA 90064
t: (310) 914 - 5577

OWNER
VLADIMIR AND LUBA TOMALEVSKI TRUST
2332 Cotner Avenue Suite 303
West Los Angeles, CA 90064
t: (310) 914 - 5577

ARCHITECT
L&V ARCHITECTS INC.
2332 Cotner Avenue Suite 303
West Los Angeles, CA 90064
t: (310) 914 - 5577
f: (310) 914 - 5578
www.LVARCH.com

TENTATIVE MAP
BOLTON ENGINEERING CORP.
25834 Narbonne Ave #210
Lomita, CA 90717
(310)325-5580 (p)

CIVIL ENGINEER
BOLTON ENGINEERING CORP.
25834 Narbonne Ave #210
Lomita, CA 90717
(310)325-5580 (p)

SURVEY
M&G LAND SURVEYING
347 S. Robertson,
Beverly Hills, CA 90211
tel. (310) 659-0871

PROJECT TEAM | 8

BENCHMARK:
BM NUMBER: 11313 (NAVD 1988)
FOUND CAL-TRANS BRASS DISC IN CONCRETE CURB RETURN
2.5M(8.2') WEST OF BCR @ NORTH WEST
CORNER TOPANGA CANYON BLVD. AND PACIFIC COAST HIGHWAY.
ELEV. = 44.664 FT.

BENCHMARK | 2

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

NEW CONDOMINIUMS
18225 COASTLINE DRIVE, MALIBU, CA 90265
TENTATIVE PARCEL MAP # 073804

REGISTERED PROFESSIONAL ENGINEER
DONALD ERIC BOLTON
C38290
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

L+V architects inc.
2332 Cotner Ave., Suite 303
West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

EXHIBIT MAP title
03.16-2016 date
1" =10'-0" scale
E-1.10 page
project #15.12

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