PROJECT FOR 3 NEW CONDOMINIUMS

18225 Coastline Drive, Malibu, CA 90265

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

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

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

FRONT PAGE — title
10.02-2015 — date
1/4" = 1'-0" — scale

T-0.00 — page

project #15.12

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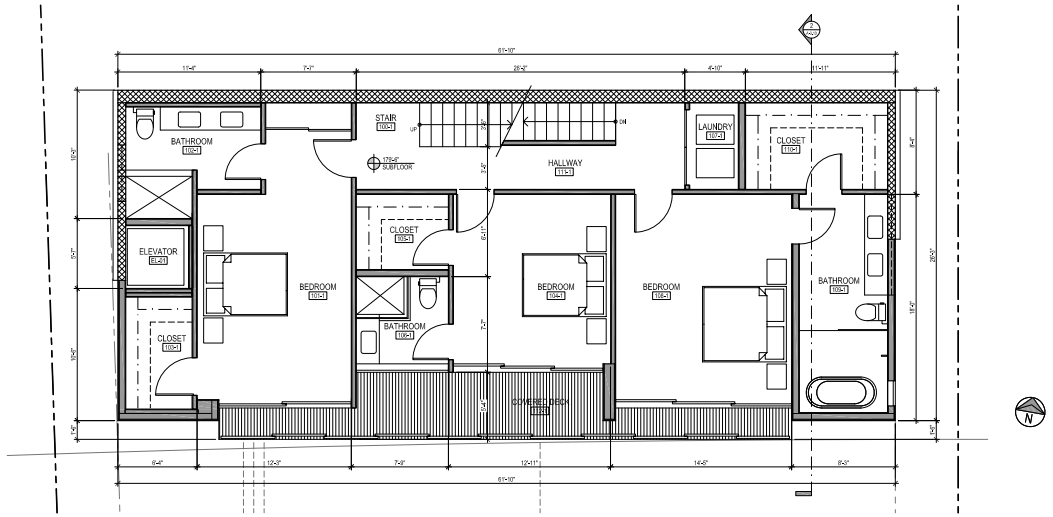
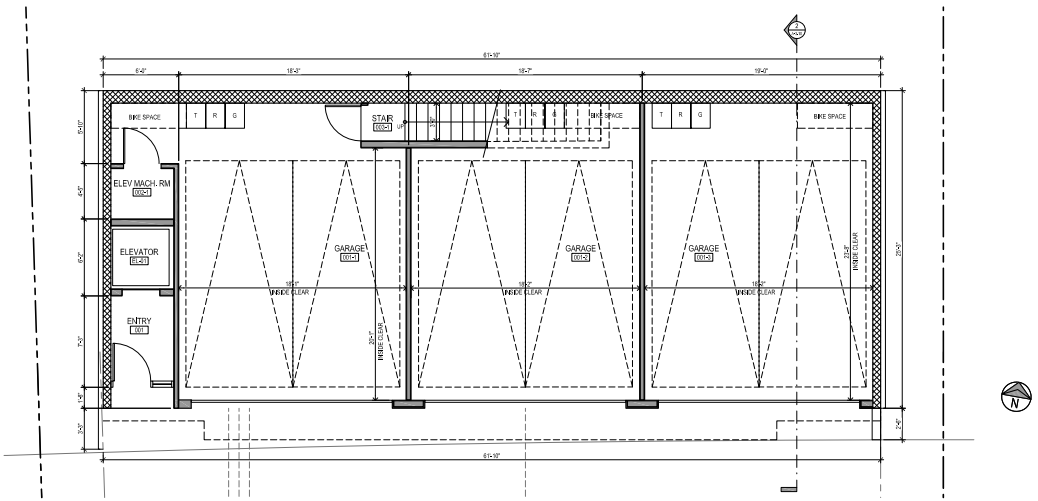


BUILDING A - FIRST FLOOR PLAN SCALE 1/4" = 1'-0" | 6



BUILDING A - BASEMENT / GARAGE FLOOR PLAN SCALE 1/4" = 1'-0" | 5

1. GAS FURNACE
2. TANKLESS WATER HEATER
   a. by NORITZ
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42"H HIGH BAR
17. LAVATORY
   a. FAUCET - Maximum flow rate to be 1.8 gallons per minute
18. BUILT-IN MILLWORK
19. 22" BATHROOM BASE CABINET W/ 4" TOE SPACE
20. SHOWER
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70"/ High non-absorbent wall adj. to shower
   c. Shower area to be minimum of 1024 sq. with a 30" dia. clear turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
21. SHOWER BENCH
22. BATHTUB
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70"/ High non-absorbent wall adj. to shower
   c. Shower area to be minimum of 1024 sq. with a 30" dia. clear turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
23. LOW CONSUMPTION WATER CLOSET
   - 15" min. clear from centerline of water closet to any side walls
   - 30" min. total clear width
   - 24" clear space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. HDPE
30. FIREPLACE
   - A mechanical permit is required prior to installation of factory built fire places and chimneys.
   - Elite Series / ELDA-36 by "Lennox" (GAS BURNING ONLY) Testing Agency Warnock Hersey - Report number 310-4867
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS
   a. Min. 36" wide stairway and landings U.O.N. - R311.7.1
   b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
   c. SPD and contained within a dwelling unit: Max. 7.75" rise, Min. 10" run for stairways -R311.7.4
33. GUARDRAIL
   a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening R312.3
   b. Guards shall have a 42" min. height R312.2
   c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line R312.2
34. HANDRAIL
   a. Required for 4 or more risers
   b. Top of handrails shall be 34" to 38" above tread nosing R311.7.7.1
   c. Handgrip portion of handrail shall not be less than 1-1/4" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners - R311.7.7.3
   d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
35. THRESHOLD
   a. Landings or floors at the required egress door shall not be more than 1/2" lower than the top of the thresholds. R311.3.1
   Exceptions: The exterior landing or floor shall not be more than 7 3/4" below the top of the threshold provided the door does not swing over the landing or floor.
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
   a. 4" dia min. smooth, metal with back-draft damper (A flexible duct cannot extend more than 8 ft, and cannot be concealed).
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
   a. 160 sq. in. min. openings TAB w/ in 12" from floor & each top of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide.
43. ATTIC ACCESS OPENING
   a. 22"X30" min.
   b. Opening shall be located in a corridor, hallway or other readily accessible locations.
44. PLUMBING ACCESS PANEL
   a. 12"x12" min.
   b. Required for bathtubs unless plumbing is without slip joints.
45. EXTERIOR VENT
   a. Openings into floors, attics, or other enclosed areas shall not exceed 144 sq.inches and shall be covered w/ corrosion resist. metal mesh w/ mesh w/ max openings of ¼" inch.
46. SIP TYPE "X" DYP.
47. CRAWL SPACE ACCESS
   a. min. 18" X 24"
48. TRASH CHUTE

KEY NOTES SCALE : N.T.S. | 3

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within units fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

Note 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.

Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)

Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)

Note 6: Heater Shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and sealing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (form CF-6R required)

Note 8: FIRE BLOCK REQUIREMENTS:
Fire blocking shall be installed at:
   a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. Intervals both vertically and horizontally;
   b. Interconnections between concealed vertical and horizontal spaces;
   c. Concealed space between stair stringers at top and bottom run;
   d. At openings around vents, pipes, ducts and chimneys (non-combustible materials);
   e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE : N.T.S. | 2

CONCRETE WALL PER STRUCTURAL
PARTY WALL - SEE XX
WOOD FRAMED WALL
DOWNSPOUT
MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM. (R303.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible
SD SMOKE DETECTOR - see NOTE 1
CD CARBON MONOXIDE DETECTOR - see NOTE 1
KN KEY NOTE
ROOM NAME 100-1 ROOM TAG
DOOR TAG
WINDOW TAG
LEVEL CHANGE
ENLARGED DRAWING CALLOUT
4'-4" DIMENSION FINISHED FACE TO FINISHED FACE
4'-4" MINIMUM CLEAR DIMENSION
4'-4" DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

LEGEND SCALE : N.T.S. | 4

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN = 4443-008-021

OWNER	APLICANT
VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	LUBA TOMALEVSKA 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	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	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION | 1

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

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

BUILDING A

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

BUILDING A -
BASEMENT/ GARAGE &
FIRST FLOOR PLANS — title

10.02-2015 — date

1/4" = 1'-0" — scale

A-1.10 — page

project #15.12

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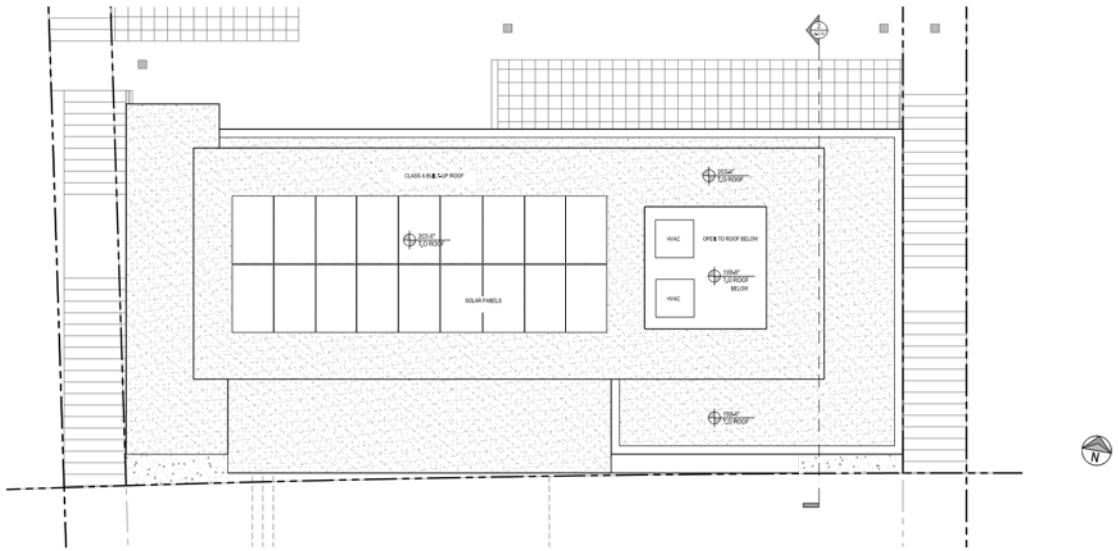
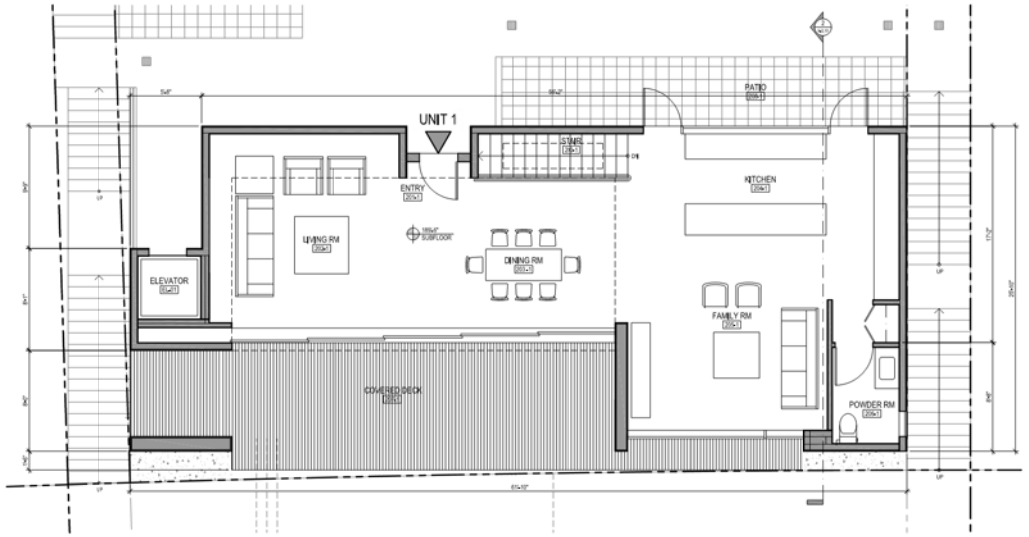


BUILDING A - ROOF PLAN SCALE: 1/4" = 1'-0" | 6



BUILDING A - SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" | 5

1. GAS FURNACE
2. TANKLESS WATER HEATER
   a. by NORITZ
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42" HIGH BAR
17. LAVATORY
   a. FAUCET - Maximum flow rate to be 1.2 gallons per minute
18. BUILT-IN MILLWORK
19. 22" BATHROOM BASE CABINET W/ 4" TOE SPACE
20. SHOWER
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" High non-absorbent wall and, to shower
   c. Shower area to be minimum of 1024 sq. with a 30" dia. door turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
21. SHOWER BENCH
22. BATHTUB
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" High non-absorbent wall and, to shower
   c. Shower area to be minimum of 1024 sq. with a 30" dia. door turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
23. LOW CONSUMPTION WATER CLOSET
   - 15" min door from centerline of water closet to any side walls
   - 30" min. total door width
   - 24" door space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. MOVE
30. FIREPLACE
   a. mechanical permit is required for factory-built fireplaces and chimneys.
   - Elite Series / ELP4-35 by "Lennox" (GAS BURNING ONLY) Testing Agency: Warnock Hersey - Report number 310-6807
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS
   a. Min. 36" wide stairway and landings (U.O.N.- R311.7.1
   b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
   c. SFD and combined within a dwelling unit: Max. 7.75" rise, Min. 10" run for stairways-R311.7.5.4
33. GUARDING
   a. Open guards shall have intermediate rails or ornamental patterns such that a sphere cannot pass through any opening R312.3
   b. Guards shall have a 42" min. height R312.2
   c. Within a dwelling unit when the guardrail serves as hand rail too, they shall not be less than 34" and not more than 38" above the nosing line R312.2
34. HANDRAIL
   a. Required for 4 or more risers
   b. Top of handrails shall be 34" to 38" above tread nosing-R311.7.7.1
   c. Handgrip portion of handrail shall not be less than 1.25" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners - R311.7.7.3
   d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
35. THRESHOLD
   a. Landings or floors at the required egress door shall not be more than 1.5" lower than the top of the threshold, R311.3.1
   Exception: The exterior landing or floor shall not be more than 7.75" below the top of the threshold provided the door does not swing over the landing or floor.
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
   a. 4" dia. rigid, smooth, metal with backdraft damper (A flexible duct cannot extend more than 6 ft, and cannot be concealed).
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS-FIRED APPLIANCE CLOSET
   a. 100 sq.in. min. openings TOP w/in 12" from floor & ceiling of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide.
43. ATTIC ACCESS OPENING
   a. 22"X30" min.
   b. Opening shall be located in a corridor, hallway or other readily accessible location.
44. PLUMBING ACCESS PANEL
   a. 12"x12" dia.
   b. Required for bathtubs unless plumbing is without slip joints
45. EXTERIOR VENT
   a. Openings into floors, attics, or other enclosed areas shall not exceed 144 sq.inches and shall be covered w/ corrosion resist. metal mesh or mesh w/ max openings of 1/2"inch.
46. SAT TYPE "K" DIR.
47. CRAWL SPACE ACCESS
   a. Min. 18" I. 24"
48. TRASH CHUTE

KEY NOTES SCALE: N.T.S. | 3

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each dwelling room & hallway or area giving access to a dwelling room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

Note 3: Each appliance provided and installed shall meet ENERGY STAR or ENERGY STAR designation as applicable for that appliance.

Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.1 (see CALGI)

Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.1.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see CALGI) for Table 4.303.2)

Note 6: Heater Shall be capable of maintaining a minimum room temperature of 68°F in a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF-1R specifying the required energy features for walls/glazing/doors, window areas and types, HVAC systems, duct insulation and sealing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (see CF-4R required)

Note 8: FIRE BLOCK REQUIREMENTS:
Fire blocking shall be installed at:
   a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally.
   b. Interconnections between concealed vertical and horizontal spaces
   c. Concealed space between stair stringers at top and bottom run
   d. At openings around vents, pipes, ducts and chimneys (non-combustible material)
   e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE: N.T.S. | 2

CONCRETE WALL PER STRUCTURAL
PARTY WALL - SEE XX
WOOD FRAMED WALL
DOWNSPOUT
MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM, (R303.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible
SD SMOKE DETECTOR - see NOTE 1
CD CARBON MONOXIDE DETECTOR - see NOTE 1
XX KEY NOTE
ROOM NAME
XXX ROOM TAG
XXX DOOR TAG
XXX WINDOW TAG
LEVEL CHANGE
ENLARGED DRAWING CALLOUT
4'-4" DIMENSION FINISHED FACE TO FINISHED FACE
4'-4" MINIMUM CLEAR DIMENSION
4'-4" DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

LEGEND SCALE: N.T.S. | 4

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PROJECT INFORMATION | 1

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RENEWAL 8/31/17
STATE OF CALIFORNIA

NEW CONDOMINIUMS
18225 COASTLINE DRIVE, MALIBU, CA 90265
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BUILDING A

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BUILDING A - SECOND FLOOR & ROOF PLANS — title
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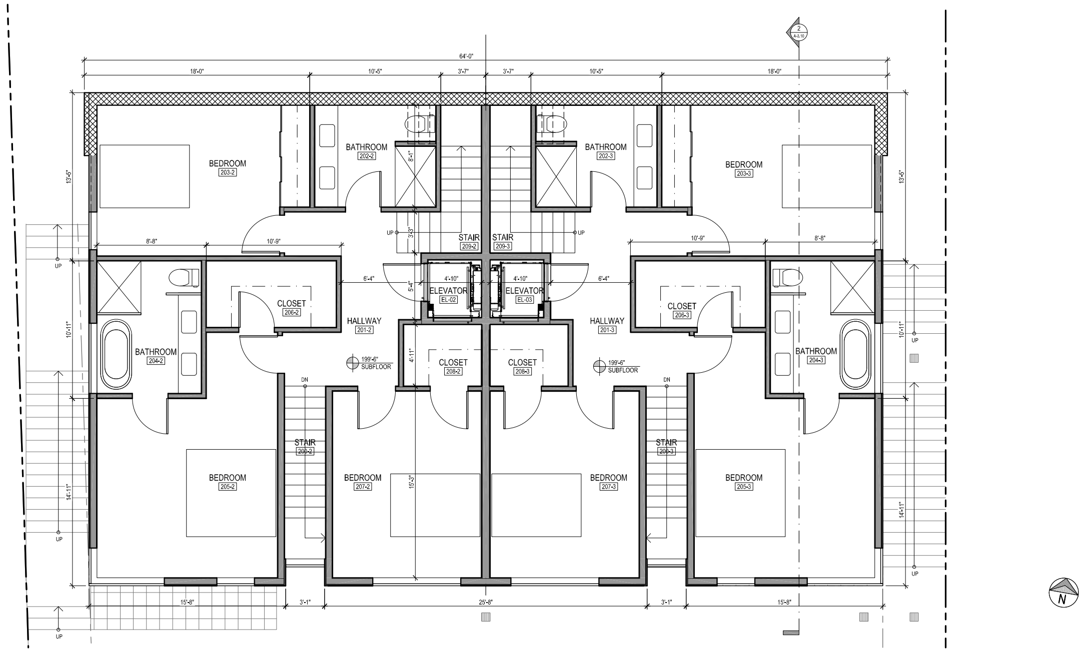
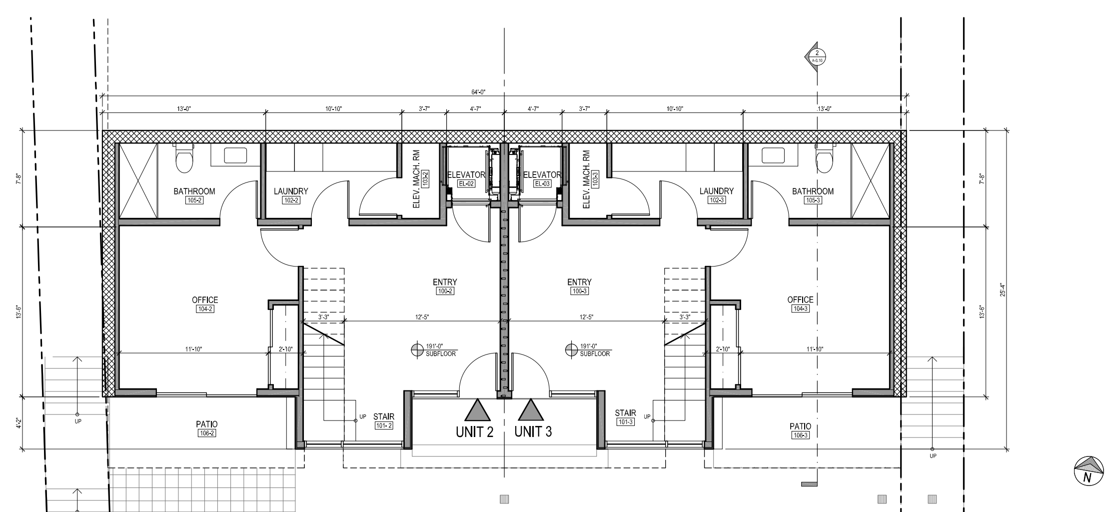


BUILDING B - SECOND FLOOR PLAN SCALE ¼" = 1'-0" 6



BUILDING B - FIRST FLOOR PLAN SCALE ¼" = 1'-0" 5

1. GAS FURNACE
2. TANKLESS WATER HEATER
   a. by NORITZ
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42" HIGH BAR
17. LAVATORY
   a. FAUCET - Maximum flow rate to be 1.8 gallons per minute
18. BUILT-IN MILLWORK
19. 22" BATHROOM BASE CABINET W/ 4" TOE SPACE
20. SHOWER
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" high non-absorbent wall adj. to shower
   c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
21. SHOWER BENCH
22. BATHTUB
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" high non-absorbent wall adj. to shower
   c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
23. LOW CONSUMPTION WATER CLOSET
   - 15" min clear from centerline of water closet to any side walls
   - 30" min. total clear width
   - 24" clear space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. NICHE
30. FIREPLACE
   -A mechanical permit is req'd prior to installation of factory built fire places and chimneys.
   - Elite Series / ELDV-35 by "Lennox" (GAS BURNING ONLY) Testing Agency Warnock Hersey - *Report number 310-6807*
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS:
   a. Min. 36" wide stairway and landings U.O.N. - R311.7.1
   b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
   c. SFD and contained within a dwelling unit: Max. 7.75" rise, Min. 10" run for stairways -R311.7.4
33. GUARDRAIL
   a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening R312.3
   b. Guards shall have a 42" min. height R312.2
   c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line R312.2
34. HANDRAIL
   a. Required for 4 or more risers
   b. Top of handrails shall be 34" to 38" above tread nosing.R311.7.7.1
   c. Handgrip portion of handrail shall not be less than 1¼" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners. - R311.7.7.3
   d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
35. THRESHOLD
   a. Landings or floors at the required egress door shall not be more than 1½" lower than the top of the threshold. R311.3.1
   Exception: The exterior landing or floor shall not be more than 7¾" below the top of the threshold provided the door does not swing over the landing or floor.
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
   a. 4" dia min. smooth. metal with back-draft damper (A flexible duct cannot extend more than 6 ft. and cannot be concealed).
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
   a. 100 sq. in. min. openings T&B w/ in 12" from floor & ceiling of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide.
43. ATTIC ACCESS OPENING
   a. 22"X30" min.
   b. Opening shall be located in a corridor, hallway or other readily accessible locations.
44. PLUMBING ACCESS PANEL
   a. 12"x12" min.
   b. Required for bathtubs unless plumbing is without slip joints
45. EXTERIOR VENT
   a. Openings into floors, attics, or other enclosed areas shall not exceed 144 sq. inches and shall be covered w/ corrosion resist. metal mesh w/ max openings of ¼" inch.
46. 5/8" TYPE "X" GYP.
47. CRAWL SPACE ACCESS
   a. min. 18" X 24"
48. TRASH CHUTE

KEY NOTES SCALE : N.T.S. 3

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

Note 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.

Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)

Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)

Note 6: Heater Shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (form CF-6R required)

Note 8: FIRE BLOCK REQUIREMENTS:
Fire blocking shall be installed at:
a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally;
b. Interconnections between concealed vertical and horizontal spaces;
c. Concealed space between stair stringers at top and bottom run;
d. At openings around vents, pipes, ducts and chimneys (non-combustible materials);
e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE : N.T.S. 2

- CONCRETE WALL PER STRUCTURAL
- PARTY WALL - SEE XX
- WOOD FRAMED WALL
- DOWNSPOUT
- MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM. (R303.3)
  -Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
  - Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible
- SD — SMOKE DETECTOR - see NOTE 1
- CD — CARBON MONOXIDE DETECTOR - see NOTE 1
- XX — KEY NOTE
- ROOM NAME XXX — ROOM TAG
- XXX.X — DOOR TAG
- XXX.X — WINDOW TAG
- LEVEL CHANGE
- ENLARGED DRAWING CALLOUT
- 4'-4" — DIMENSION FINISHED FACE TO FINISHED FACE
- 4'-4" — MINIMUM CLEAR DIMENSION
- 4'-4" — DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

LEGEND SCALE : N.T.S. 4

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN - 4443-008-021

OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APLICANT LUBA TOMALEVSKA 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	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	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION 1

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

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

BUILDING B

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

BUILDING B - FIRST & SECOND FLOOR PLANS title
10.02-2015 date
¼" =1'-0" scale
A-1.30 page
project #15.12

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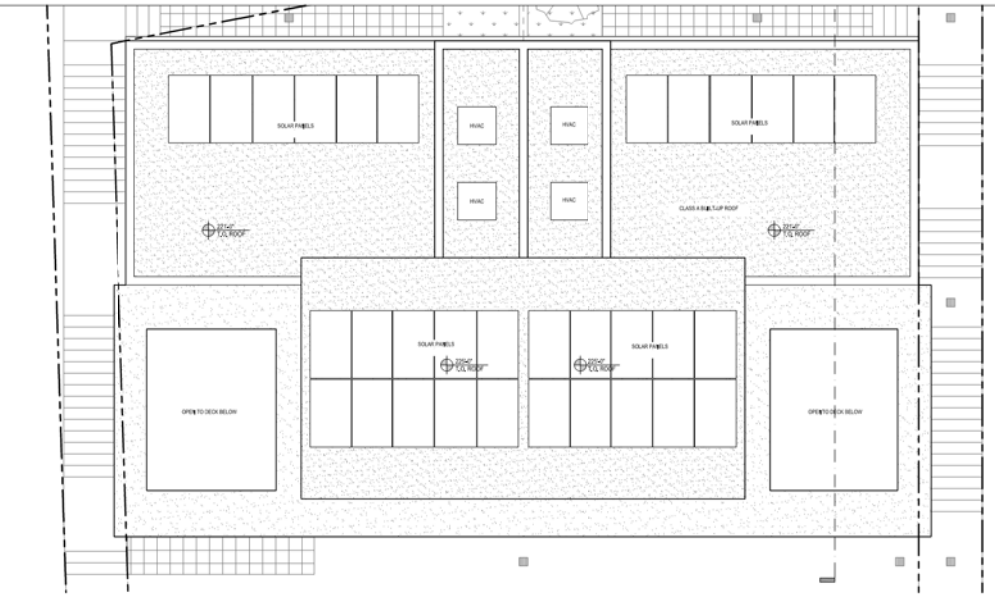
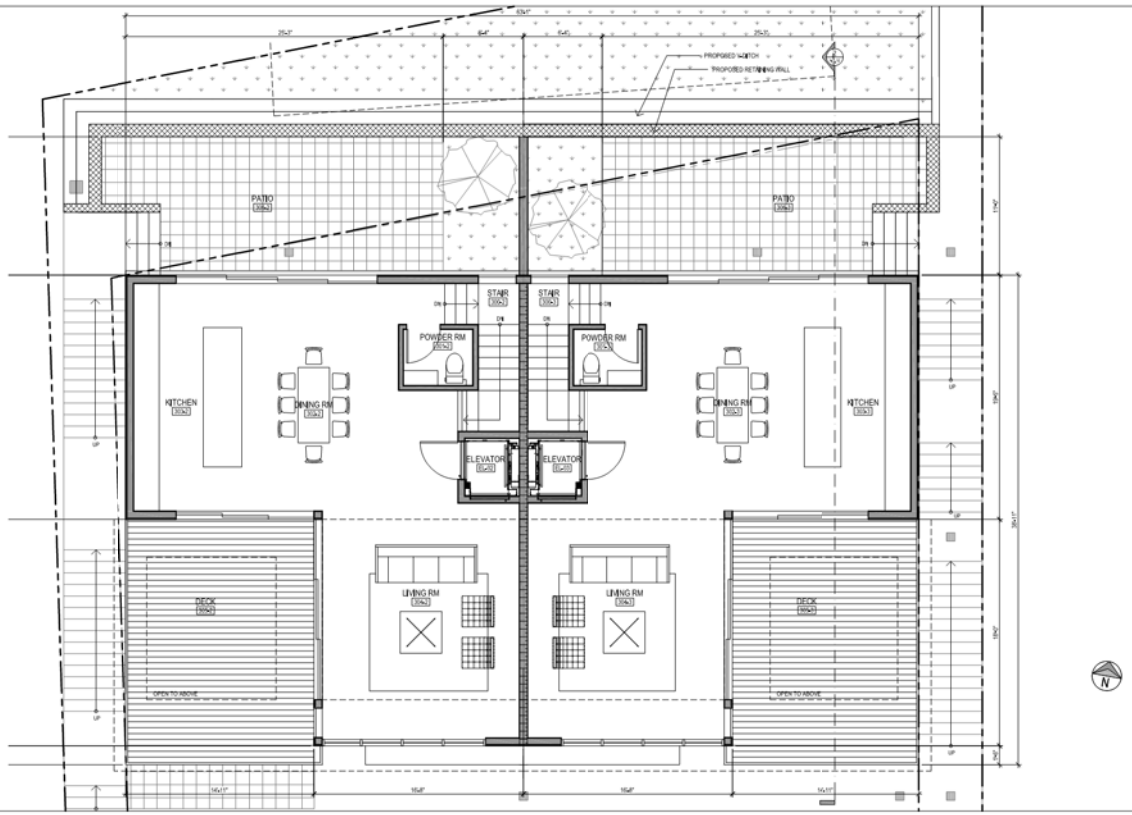


BUILDING B - ROOF PLAN SCALE 1/4" = 1'-0" | 6



BUILDING B - THIRD FLOOR PLAN SCALE 1/4" = 1'-0" | 5

1. GAS FURNACE
2. TANKLESS WATER HEATER
   a. by NORITZ
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42" HIGH BAR
17. LAVATORY
   a. FAUCET - Maximum flowrate to be 1.8 gallons per minute
18. BUILT-IN MILLWORK
19. 22" BATHROOM BASE CABINET W/ 4" TOE SPACE
20. SHOWER
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" high nonabsorbent wall adj. to shower
   c. Shower area to be minimum of 1024 sq. with a 30" dia. door turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
21. SHOWER BENCH
22. BATHTUB
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" high non-absorbent wall adj. to shower
   c. Shower area to be minimum of 1024 sq. with a 30" dia. door turning radius.
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
23. LOW CONSUMPTION WATER CLOSET
   - 15" min clear from centerline of water closet to any side walls
   - 30" min. total door width
   - 24" clear space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. NICHE
30. FIREPLACE
   a. mechanical permits required prior to installation of factory built fireplaces and chimneys.
   - Elite Series "ELD74-35 by "Lennox" (GAS BURNING ONLY) Testing Agency Warnock Hersey- Report number 210-6807
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS:
   a. Min. 36" wide stairway and landings (UBC) & - R311.7.1
   b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
   c. 6'6" and combined with a dwelling unit: Max. 7.75" Rise, Min. 10" run for stairways-R311.7.4
33. GUARDRAIL
   a. Open guards shall have balusters or similar ornamental patterns such that a sphere 4 inches in diameter cannot pass through any opening R312.3
   b. Guards shall have a 42" min. height R312.2
   c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing/tread R312.2
34. HANDRAIL
   a. Required for 4 or more risers
   b. Top of handrails shall be 34" to 38" above tread nosing/R311.7.7.1
   c. Handgrip portion of handrail shall not be less than 1 1/2" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners - R311.7.7.3
   d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
35. THRESHOLD
   a. Landings at doors at the required egress door shall not be more than 1.5" lower than the top of the threshold - R311.3.1
   Exception: The exterior landing at door shall not be more than 7.75" below the top of the threshold provided the door does not swing over the landing or floor.
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
   a. 4" dia. rigid, smooth, metal duct w/ backdraft damper (A flexible duct cannot extend more than 6' & cannot be concealed).
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
   a. 100 sq.in. min. openings 7'6d with 12" from floor & ceiling of the enclosure for combustion air. Doors sealing the compartment shall be rabbeted 24" min.
43. ATTIC ACCESS OPENING
   a. 22"X30" min.
   b. Opening shall be located in a corridor, hallway or other readily accessible locations.
44. PLUMBING ACCESS PANEL
   a. 12"x12" min.
   b. Required for bathtubs unless dumbwaiter without drains
45. EXTERIOR VENT
   a. Openings into attic, attics, or other enclosed areas shall not exceed 144 sq.inches and shall be covered w/ corrosion resist. metal mesh w/ mesh w/ max openings of 1/4"inch.
46. 5/8" TYPE "X" GYP.
47. CRAWL SPACE ACCESS
   a. Min. 18" X 24"
48. TRASH CHUTE

KEY NOTES SCALE : N.T.S. | 3

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each dwelling room & hallway or area giving access to a dwelling room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in dwelling units within units with fuel-burning appliances and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

Note 3: Each appliance provided and installed shall meet ENERGY STAR/ or an ENERGY STAR designation as applicable for that appliance.

Note 4: The flowrates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.1 (see G-4.1.9)

Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.1.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-4.3.10 for Table 4.303.2)

Note 6: Heater Shall be capable of maintaining a minimum room temperature of 68°F in a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF-1R specifying the required energy features for walls/roof/floor insulation, window areas and types, HVAC systems, duct insulation and sealing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (see CF-4R required)

Note 8: FIRE BLOCK REQUIREMENTS:
Fire blocking shall be installed at:
   a. Concealed spaces of stud walls and partitions, floor and ceiling at 10-0" max. intervals both vertically and horizontally.
   b. Interconnections between concealed vertical and horizontal spaces
   c. Concealed space between stair stringers at top and bottom run
   d. At openings around vents, pipes, ducts and chimneys (non-combustible materials)
   e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE : N.T.S. | 2

CONCRETE WALL PER STRUCTURAL
PARTY WALL - SEE XX
WOOD FRAMED WALL
DOWNSPOUT
MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM, (R303.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible
SMOKE DETECTOR - see NOTE 1
CARBON MONOXIDE DETECTOR - see NOTE 1
KEY NOTE
ROOM NAME / XXX — ROOM TAG
DOOR TAG
WINDOW TAG
LEVEL CHANGE
ENLARGED DRAWING CALLOUT
DIMENSION FINISHED FACE TO FINISHED FACE
MINIMUM CLEAR DIMENSION
DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

LEGEND SCALE : N.T.S. | 4

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN = 4443-009-021

OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APLICANT LUBA TOMALEVSKA 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	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 ML (310) 659-0871	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION 1

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
No. C 22417
RENEWAL 08/31/2016
STATE OF CALIFORNIA

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

BUILDING B

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

BUILDING B - THIRD & ROOF PLANS — title
10.02.2015 — date
1/4"=1'-0" — scale
A-1.40 — page
project #15.12

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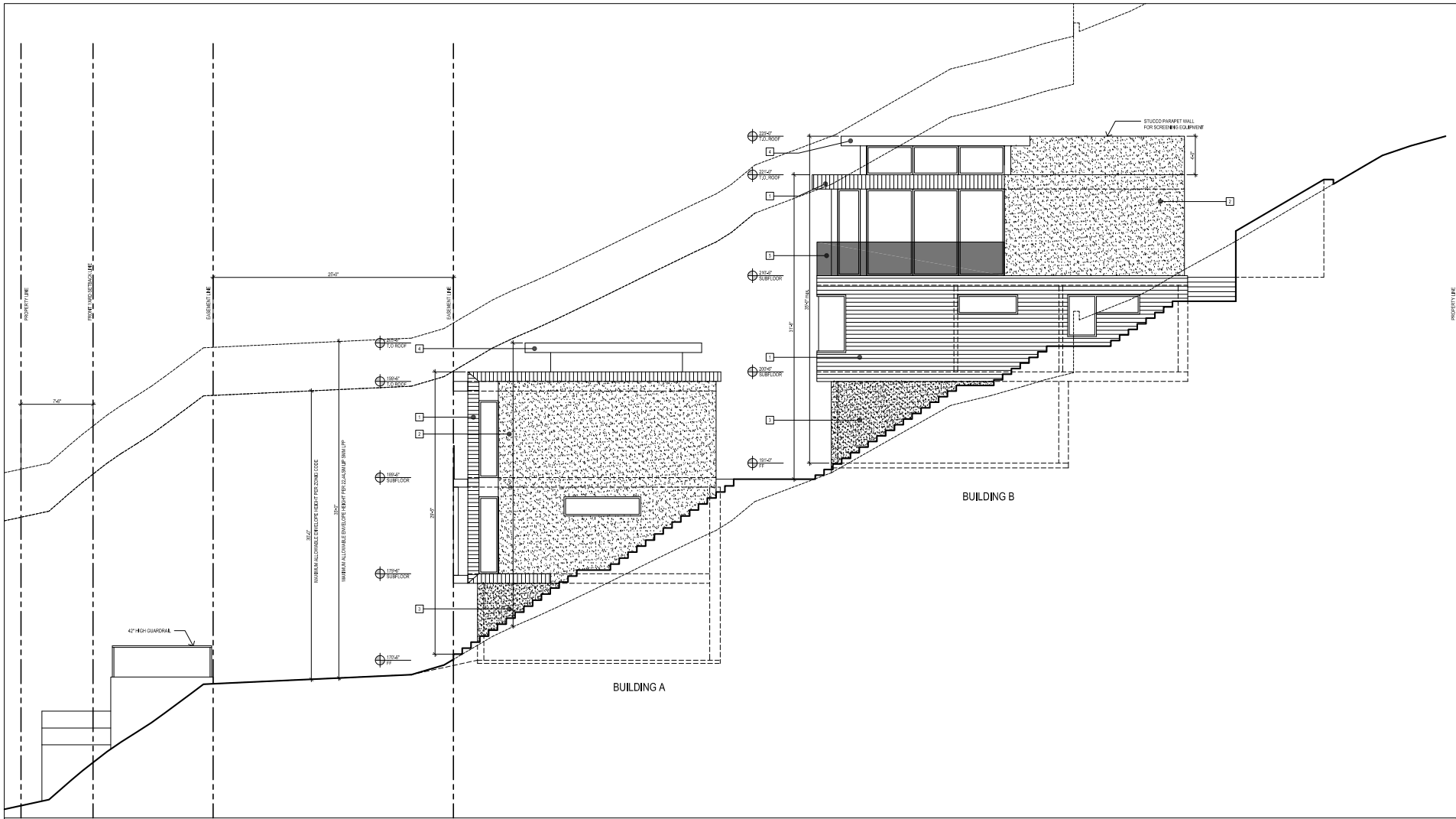

EAST ELEVATIONS SCALE: 1/4" = 1'-0" | 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - ½" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - ½" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	WOOD SCREEN	EF-6
7	GARAGE DOOR	EF-7
8	LADDER FOR FIRE DEPT. USE	

FINISH KEY NOTES SCALE: N.T.S. | 4

SECTION TAG
DETAIL TAG
ROOM TAG
SECTION / ELEVATION TAG
DETAIL / ENLARGED CLOUD
MATERIAL CALLOUT
MATERIAL CALLOUT FIELD
DOOR TAG
WINDOW TAG
CHANGE OF LEVEL
EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. | 3

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN = 4443-005-021

OWNER	APPLICANT
VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	LUBA TOMALEVSKA 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	**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	**TENTATIVE MAP** BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION | 1

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
No. C 22417
STATE OF CALIFORNIA

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

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

EAST ELEVATIONS — title
10.02-2015 — date
1/4" =1-0" — scale

A-2.10 — page

project #15.12

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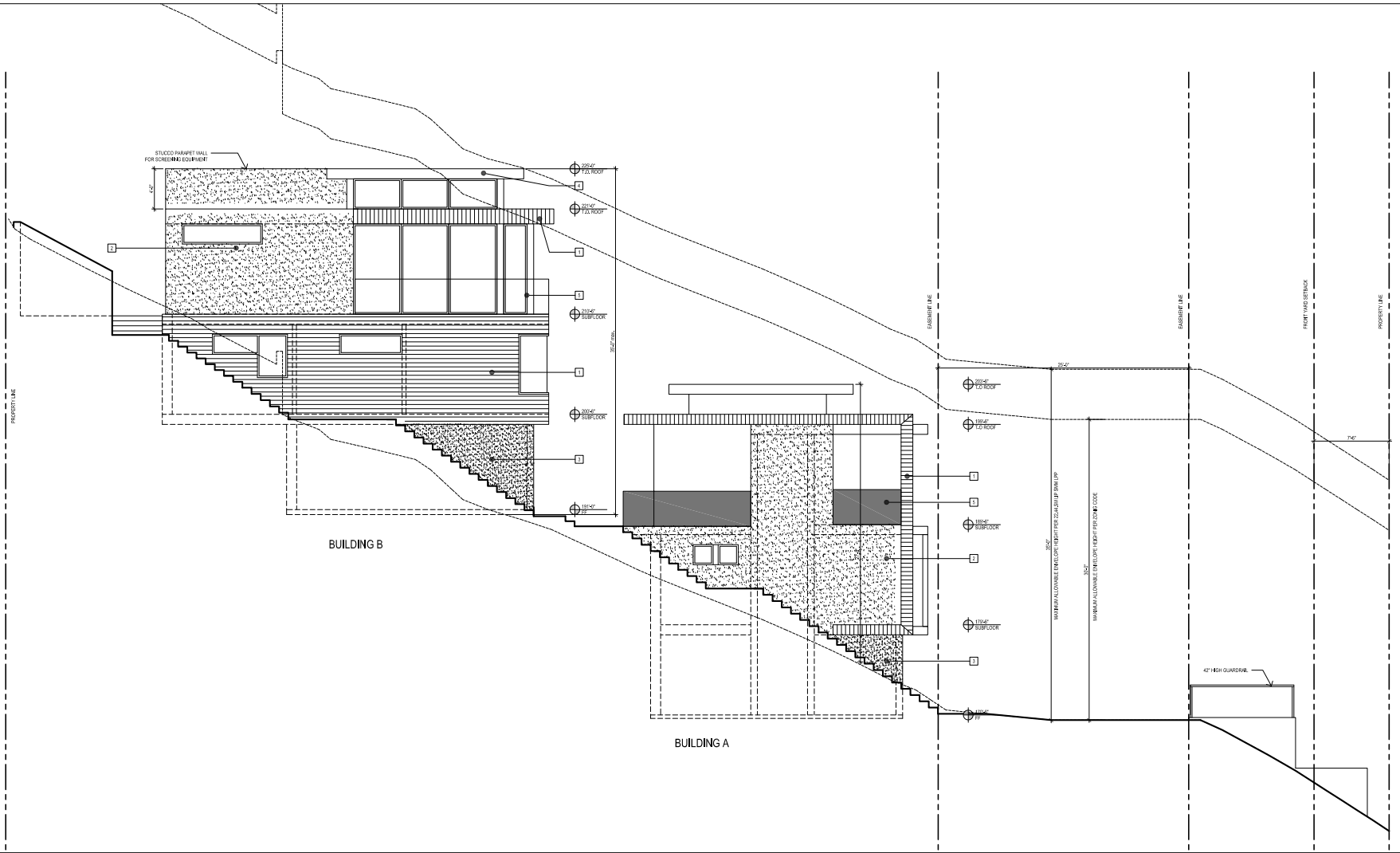

WEST ELEVATIONS SCALE: 1/4" = 1'-0" | 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - ⅞" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - ⅞" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	WOOD SCREEN	EF-6
7	GARAGE DOOR	EF-7
8	LADDER FOR FIRE DEPT. USE	

FINISH KEY NOTES SCALE: N.T.S. | 4

SECTION TAG
DETAIL TAG
ROOM NAME XXX
ROOM TAG
SECTION / ELEVATION TAG
DETAIL / ENLARGED CLOUD
MATERIAL CALLOUT
MATERIAL CALLOUT FIELD
DOOR TAG
WINDOW TAG
CHANGE OF LEVEL
EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. | 3

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN = 4443-005-021

OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APLICANT LUBA TOMALEVSKA 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	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	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION | 1

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LICENSED ARCHITECT VLADIMIR TOMALEVSKI No. C 22417 STATE OF CALIFORNIA

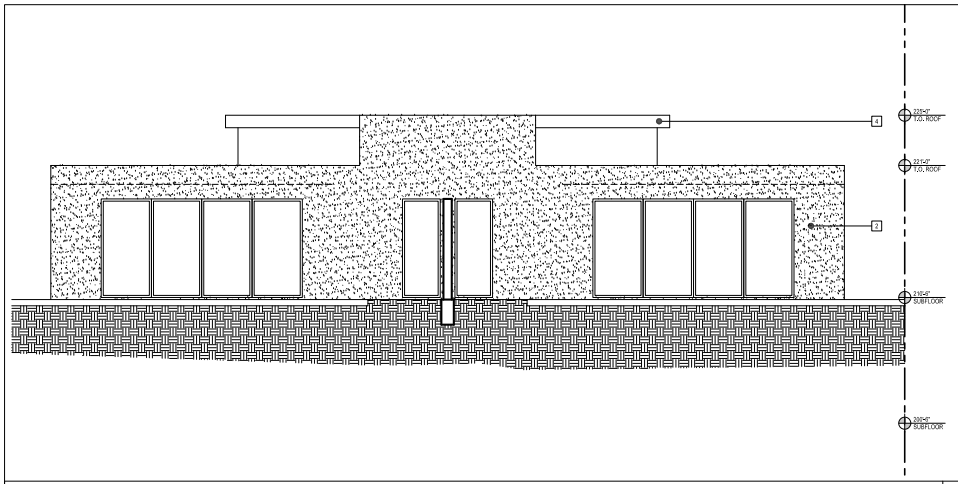
NEW CONDOMINIUMS
18225 COASTLINE DRIVE, MALIBU, CA 90265
TENTATIVE PARCEL MAP # 073804

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

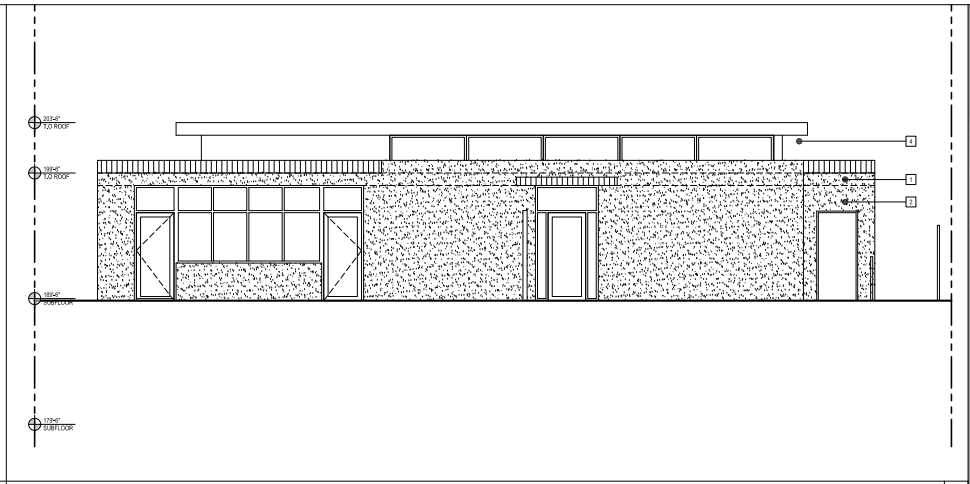
WEST ELEVATIONS — title
10.02-2015 — date
1/4" =1'-0" — scale

A - 2.20 — page

project #15.12

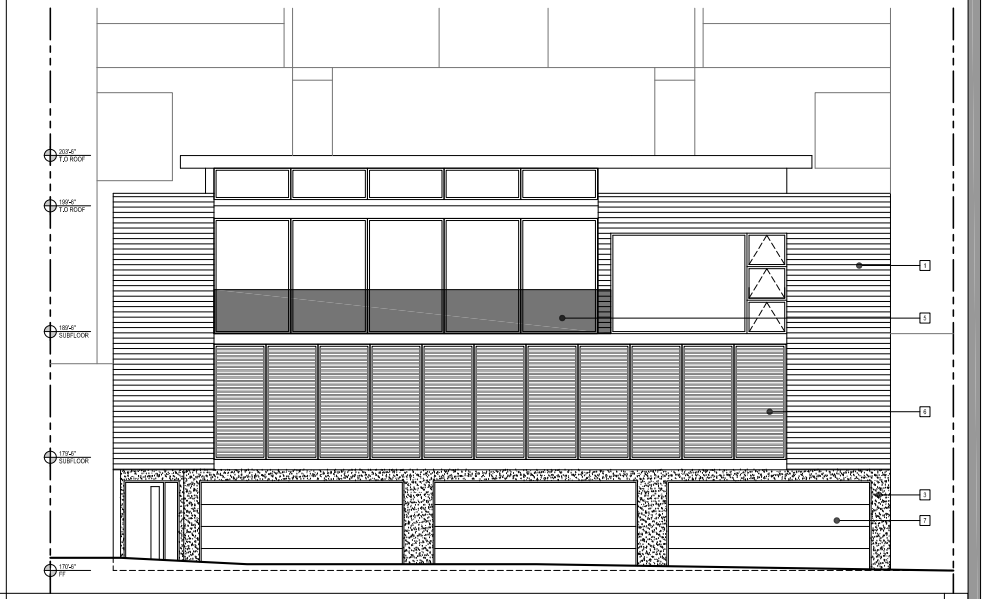


BUILDING B - NORTH ELEVATION SCALE: 1/4" = 1'-0" | 6



BUILDING A - NORTH ELEVATION SCALE: 1/4" = 1'-0" | 3

BUILDING B - SOUTH ELEVATION SCALE: 1/4" = 1'-0" | 5



BUILDING A - SOUTH ELEVATION SCALE: 1/4" = 1'-0" | 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - 7/8" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 7/8" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	WOOD SCREEN	EF-6
7	GARAGE DOOR	EF-7
8	LADDER FOR FIRE DEPT. USE	

FINISH KEY NOTES SCALE: N.T.S. | 4

SECTION TAG
DETAIL TAG
ROOM NAME XXX
ROOM TAG
SECTION / ELEVATION TAG
DETAIL / ENLARGED CLOUD
MATERIAL CALLOUT
MATERIAL CALLOUT FIELD
DOOR TAG
WINDOW TAG
CHANGE OF LEVEL
EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. | 3

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN - 4443-008-021

OWNER	APLICANT	SURVEY
VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	M&G LAND SURVEYING 347 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871
ARCHITECT	**CIVIL ENGINEER**	**TENTATIVE MAP**
L&V ARCHITECTS INC. 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577 f: (310) 914 - 5576 www.LVARCH.com	BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)	BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION | 1

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

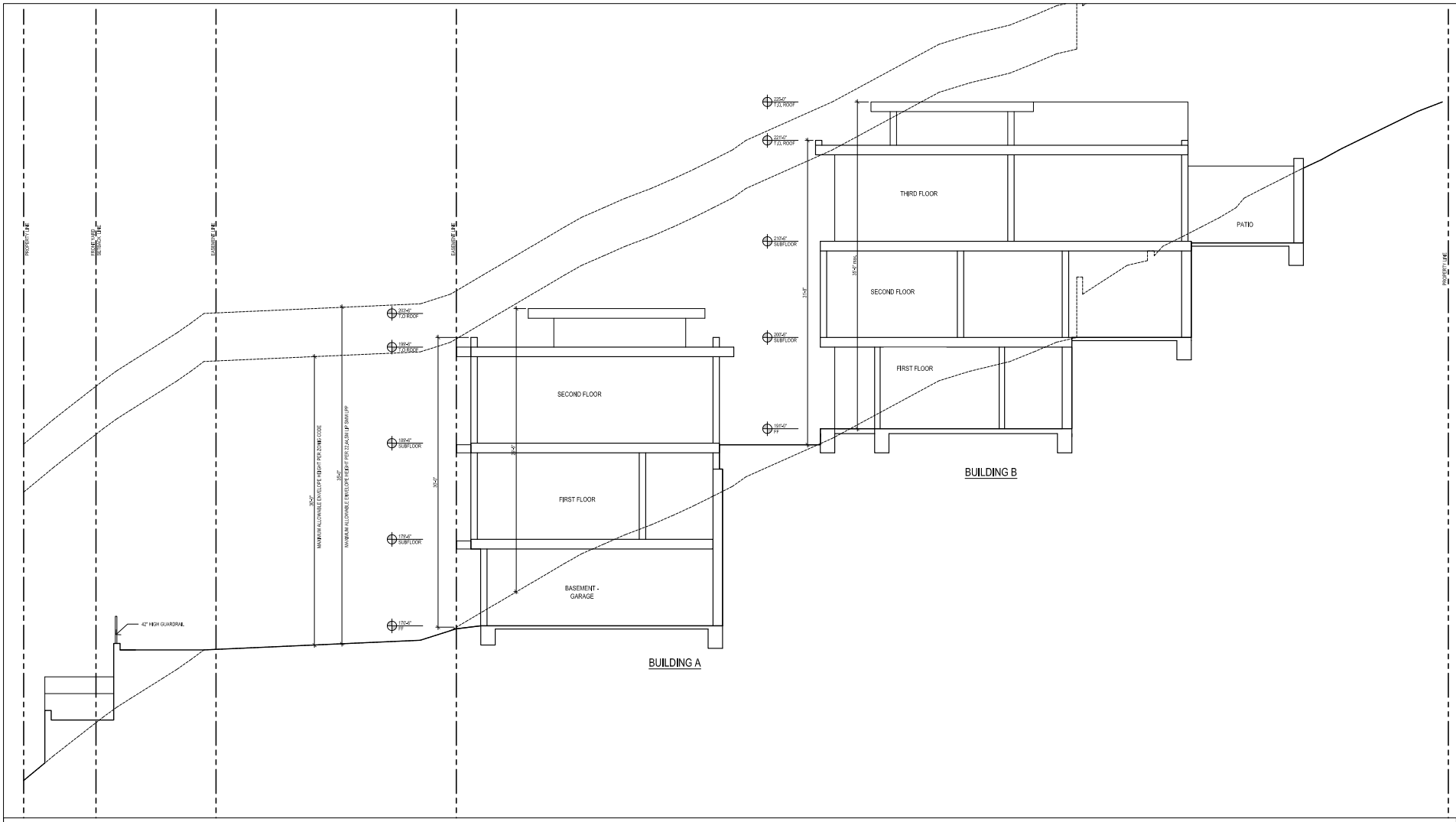
NEW CONDOMINIUMS
18225 COASTLINE DRIVE, MALIBU, CA 90265
TENTATIVE PARCEL MAP # 073804

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

NORTH & SOUTH ELEVATIONS — title
10.02.2015 — date
1/4" = 1'-0" — scale

A-2.30 — page

project #15.12



SECTION SCALE: 1/4" = 1'-0" | 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - ⅞" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - ⅞" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	WOOD SCREEN	EF-6
7	GARAGE DOOR	EF-7
8	LADDER FOR FIRE DEPT. USE	

FINISH KEY NOTES SCALE: N.T.S. | 4

SECTION TAG
DETAIL TAG
ROOM NAME
ROOM TAG
SECTION / ELEVATION TAG
DETAIL / ENLARGED CLOUD
MATERIAL CALLOUT
MATERIAL CALLOUT FIELD
DOOR TAG
WINDOW TAG
CHANGE OF LEVEL
EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. | 3

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN = 4443-005-021

OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APLICANT LUBA TOMALEVSKA 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	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) 855-0871	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

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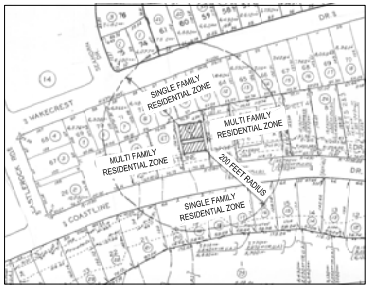
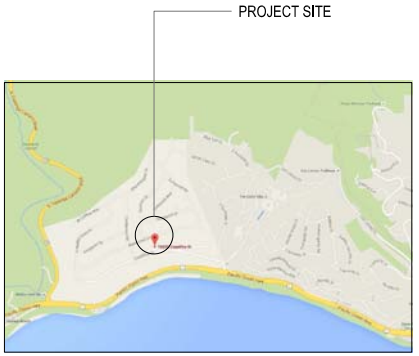
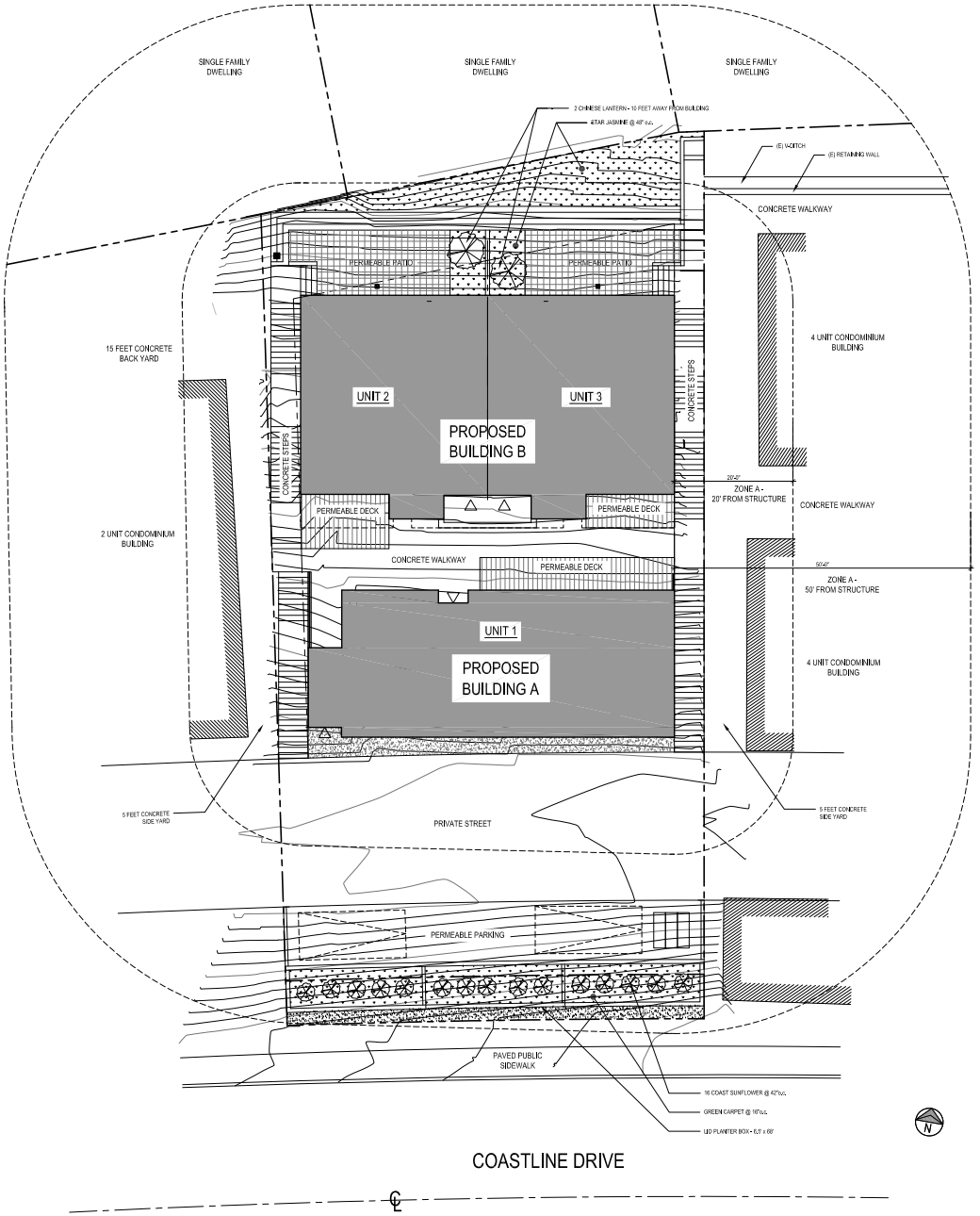


ACCESSOR MAP W/ 200 FEET RADIUS, NTS | 7

AERIAL MAP W/ 200 FEET RADIUS, NTS | 6



VICINITY MAP | 5



FUEL MODIFICATION PLAN SCALE 1/8" = 1'-0" | 4

ZONE A: SETBACK ZONE

This zone will normally extend out to 20', but sometimes up to 50' or more from the edge of any structures. Zone A is directly adjacent to all reviewed structures on the project and provides access and defensible space for fire suppression activities as well as a buffer from a fire's convective and radiant heat. This zone should offer protection from intense flames through either properly maintained irrigated plants with high moisture content, or through walkways, gravel, stone, paved surfaces, or water features that help create breaks in the path of fire. Keep at least a few feet or more of area open between plants and the foundation, especially if the siding material is combustible. Overhanging decks or fencing constructed out of flammable materials can be a key conduit in carrying fire from adjacent wildland areas to the structure.

Specific Requirements:

- Extends beyond the edge of any combustible structure, accessory structure, appendage or projection where mulch is required by the Fire Code.
- Irrigation by automatic system shall be provided to landscaping to maintain healthy vegetation with high fire fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, mulch, adequately spaced small shrubs, and hardscape/non-flammable materials. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made from the Approved Plant List. Other species not on the plant list may be utilized with prior approval.
- This zone will typically contain any moderate to high water use plants proposed for the site.
- Small trees may be utilized when appropriately spaced.
- Large trees are generally not appropriate for use within Zone A.
- Target species will typically not be allowed within 30' or more of combustible structures, and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any structure underwater or any wall, fence, or other similar features attached to or in close proximity to the structure under review. Attached patio covers and other similar structures added after review or inspection may be reviewed and will not be allowed to have any vines or climbing plants.
- Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk including but not limited to laurelsumac, chamise, ceanothus, age, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species.
- Trees should be limited up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.
- This zone should be free of any combustible structures such as patios, decks, trellises, and wooden fences.

ZONE A REQUIREMENTS | 3

LEGAL DESCRIPTION

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

ZONING INFORMATION

ZONE	R-3
USE	RESIDENTIAL

OCCUPANCY

RESIDENTIAL	R-3
GARAGE	U

CONSTRUCTION TYPE

	TYPE V - B

SCOPE OF WORK

- 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

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'-8"
BUILDING A INFORMATION		
UNIT 1 - FLOOR AREA		2,468 Sq. Ft.
GARAGE - 6 CARS		1,259 Sq. Ft.
PROPOSED HEIGHT		30'-0"
BUILDING B INFORMATION		
UNIT 2 - FLOOR AREA		2,655 Sq. Ft.
COVERED PATIO		85 Sq. Ft.
UNIT 3 - FLOOR AREA		2,655 Sq. Ft.
COVERED PATIO		85 Sq. Ft.
TOTAL BUILDING B SQUARE FOOTAGE		5,310 Sq. Ft.
PROPOSED HEIGHT		30'-0"
PARKING		
PROVIDED - 6 ENCLOSED SPACES AND 2 GUEST SPACES = TOTAL 8		

PROJECT INFORMATION | 2

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L&V ARCHITECTS INC.
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f: (310) 914 - 5578
www.LVARCH.com

SURVEY
M&G LAND SURVEYING
347 S. Robertson,
Beverly Hills, CA 90211
tel. (310) 656-0871

PROJECT TEAM | 1

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
No. C 22417
RENEWAL 08/31/2017
STATE OF CALIFORNIA

NEW CONDOMINIUMS
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