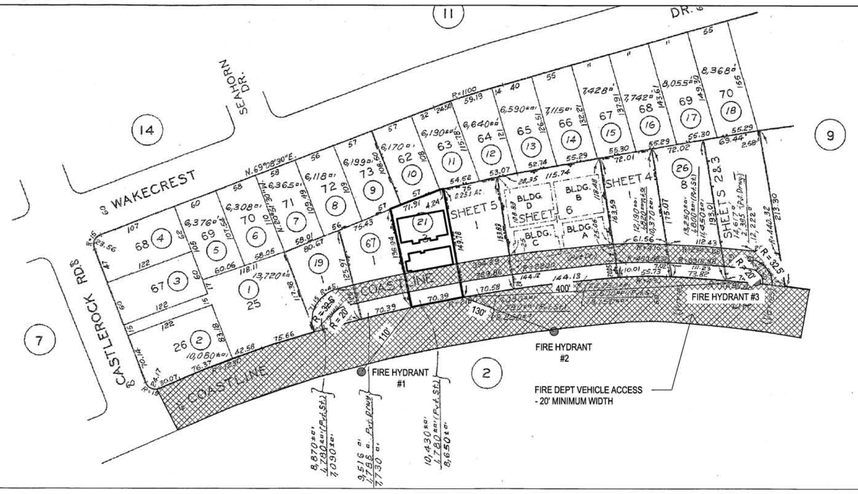
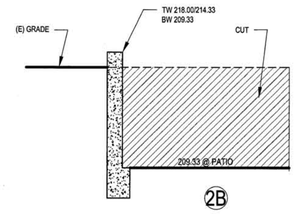
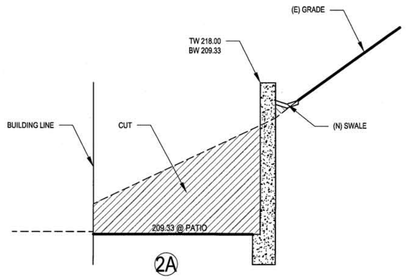
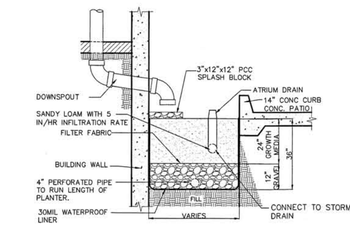


CONNECTION OF PRIVATE ROAD TO COASTLINE DRIVE | 7





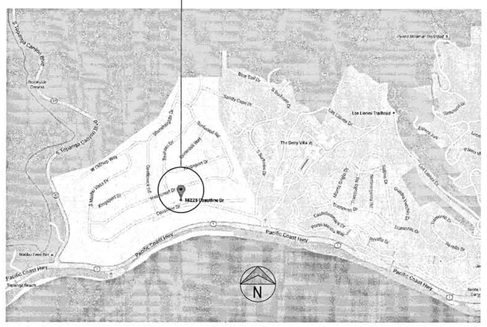
RETAINING WALLS @ REAR YARD PATIOS SCALE 1/4" = 1'-0" | 4



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

PLANTER BOX DETAIL NTS | 12

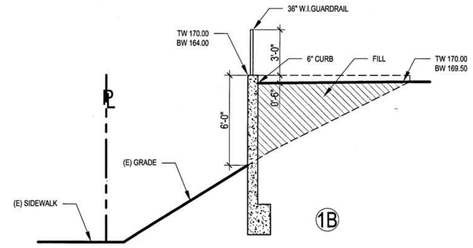
PROJECT SITE

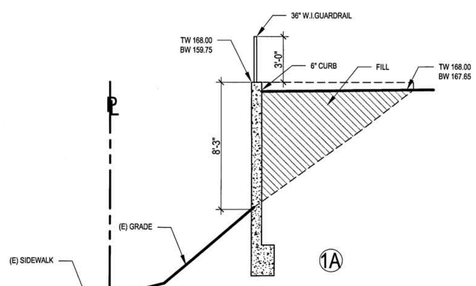


VICINITY MAP | 10

- 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

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

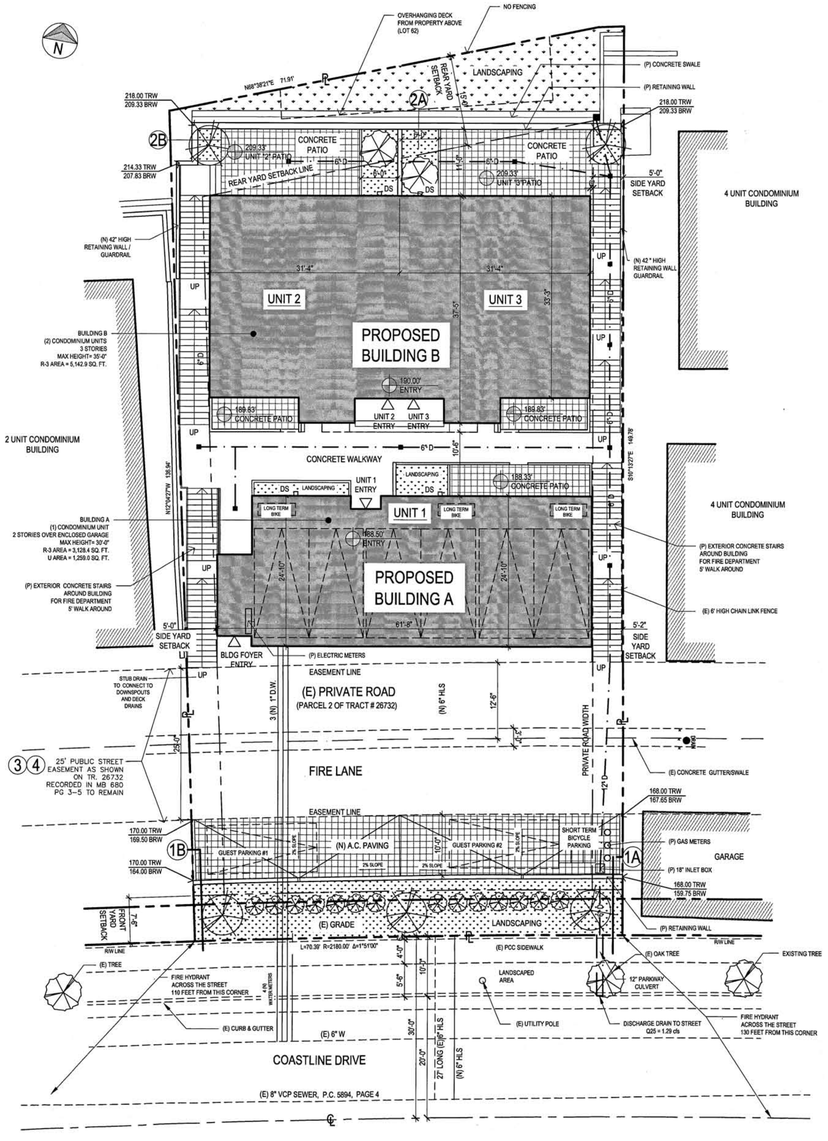


EXHIBIT MAP SCALE 1" = 10'-0" | 1

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

(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

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

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN OR BY THIS DRAWING(S) ARE OWNED BY L&V ARCHITECTS INC. AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED, USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF L&V ARCHITECTS INC.

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
DANIEL ALAN BOLTON
No. C58290
Exp. 6/30/17
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