



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 22, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Edward A. Rojas *EC*
Land Division Section

**SUBJECT: Project No. R2015-03107-(3)
Vesting Tentative Parcel Map No. 073804
Minor Coastal Development Permit No. 201500112
Environmental Assessment No. 201500224
RPC Meeting: October 5, 2016
Agenda Item: 5**

The above-mentioned item is a request to develop three residential condominium units within the Santa Monica Mountains Coastal Zone. The item was continued at the August 31, 2016 Regional Planning Commission meeting in response to concerns from neighboring property owners regarding obstructed ocean views. The Commission instructed the applicant to redesign the proposed project with a maximum height of 30 feet, instead of the proposed 35 feet, and to allow for better views from properties to the north and west. Please find enclosed the revised Exhibit "A" incorporating the changes required by the Commission. Staff visited the project site on September 20, 2016 and met with the applicant and neighboring residents that opposed the project. The meeting to discuss the proposed changes was held at 18242 Wakecrest Drive, directly north of the project site. There was no consensus on the changes as the neighboring residents withheld comment until the story poles were adjusted to depict the redesign. However the neighboring residents expressed concern that the proposed changes might not entirely address their concerns. Staff instructed the applicant to adjust the story poles by September 26, 2016. At that point staff will return to take updated photographs, which will be provided to the Commission. Photographs of the existing story poles were taken by

staff from 18242 Wakecrest Drive and 18254 Wakecrest Drive, and are enclosed. Both residents of those properties submitted letters to the Commission opposing the project due to obstructed views.

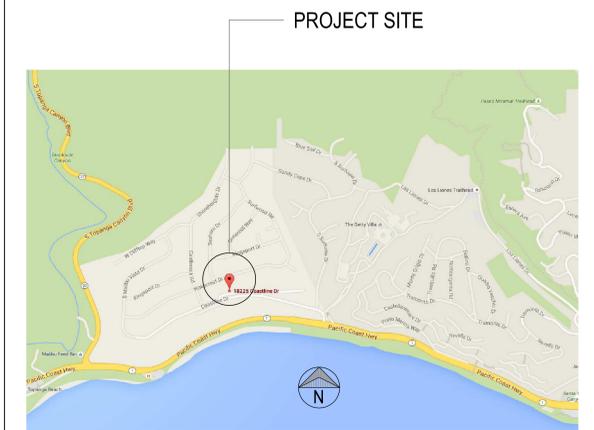
If you need further information, please contact Edward Rojas at (213) 974-6433 or erojas@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

KKS:ER

Enclosure(s):
Exhibit "A" dated 9/22/16
Photographs (9/2016)



CONNECTION OF PRIVATE ROAD TO COASTLINE DRIVE 7



VICINITY MAP 10

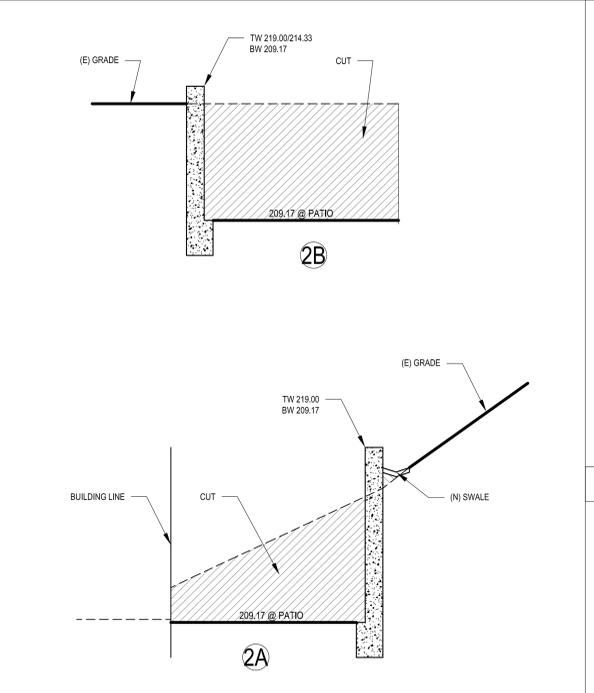
EARTHWORK QUANTITIES:
BY METHOD OF TYPICAL SECTION:

CUT:	1107 CY
OVEREX:	80 CY
TOTAL CUT:	1187 CY
RECOMPACT:	80
FILL:	164 CY (V=(66.2.6sf X 67)/27)
TOTAL FILL:	244 CY (RAW)
FILL:	305 CY (20% SHRINKAGE)
NET:	882 CY EXPORT
EXPORT SITE:	Calabasa Landfill 5300 Lost Hills Road Agoura, CA 91301

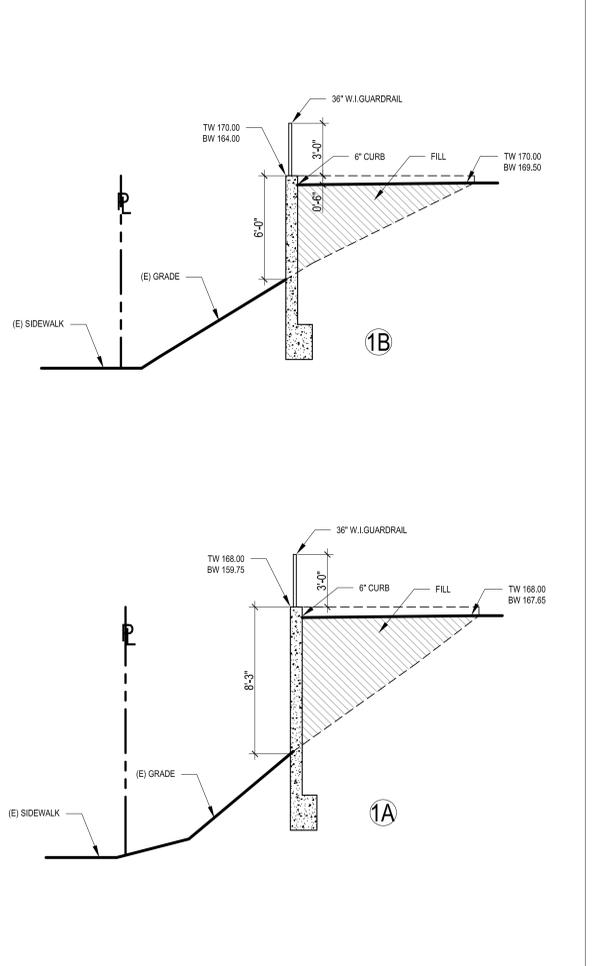
EASEMENTS	11	GRADING QUANTITIES	9
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APPLICANT LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)
OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	CIVIL ENGINEER BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)
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	SURVEY M&G LAND SURVEYING 347 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871

PROJECT TEAM	8	PROJECT INFORMATION	5
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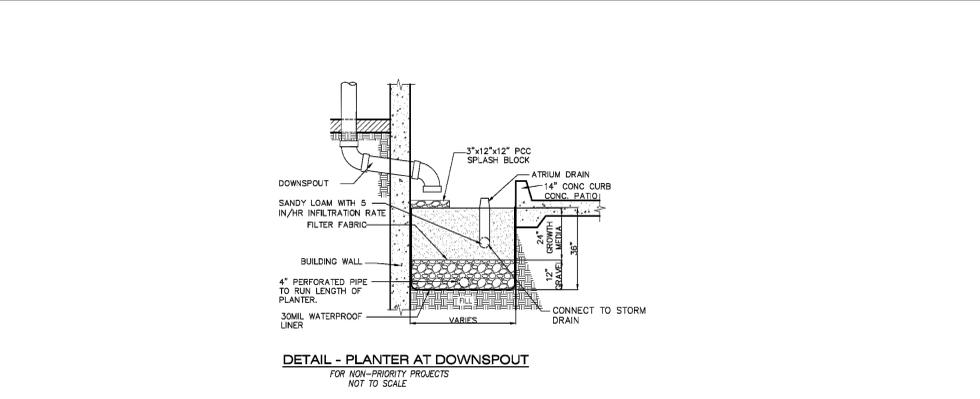
RETAINING WALLS @ REAR YARD PATIOS SCALE 1/4" = 1'-0" 4



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

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

PLANTER BOX DETAIL NTS 12

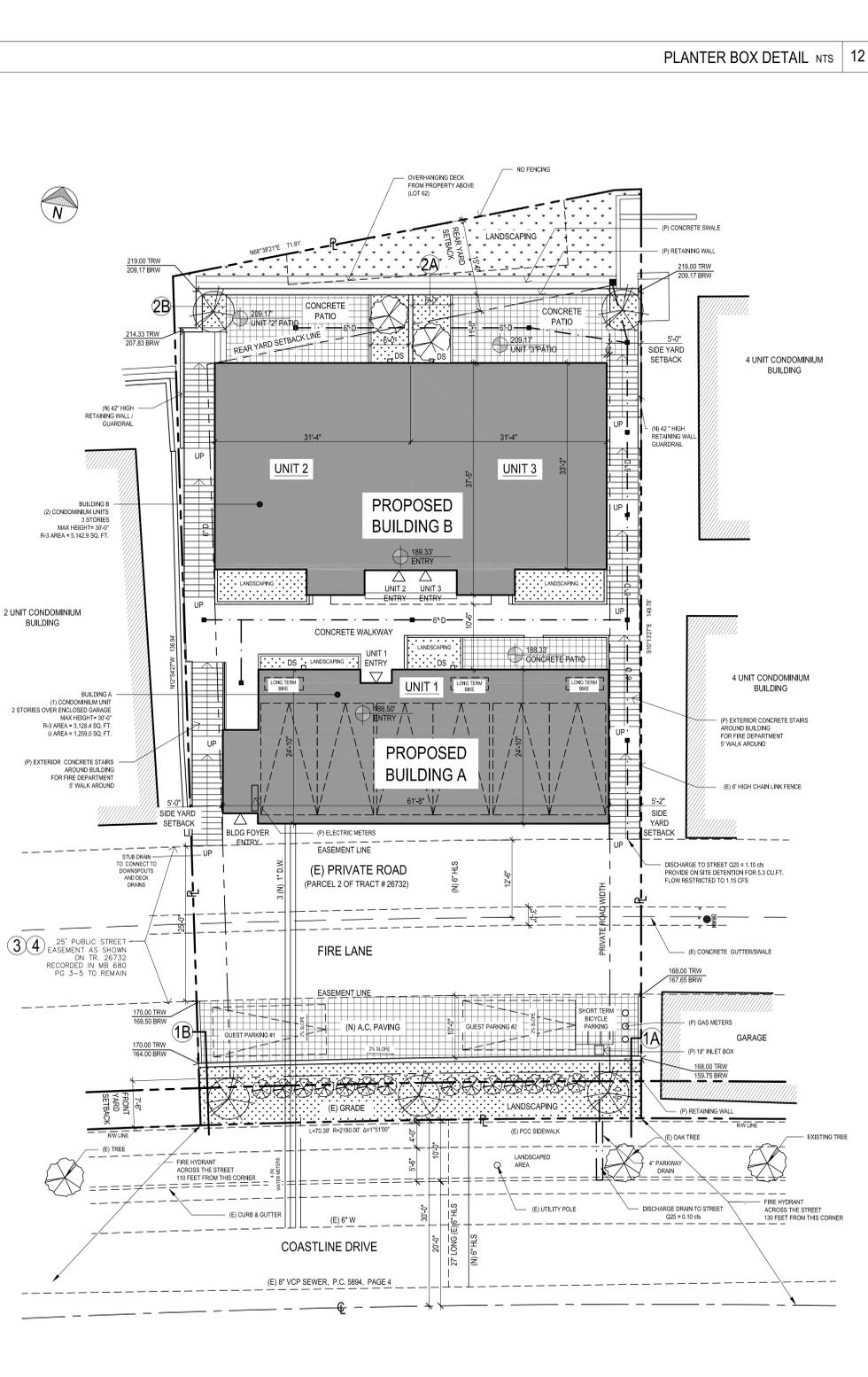


EXHIBIT MAP SCALE 1" = 10'-0" 1

LOT 63
TR. 26459
M.B. 676-15-17
(NOT A PART)

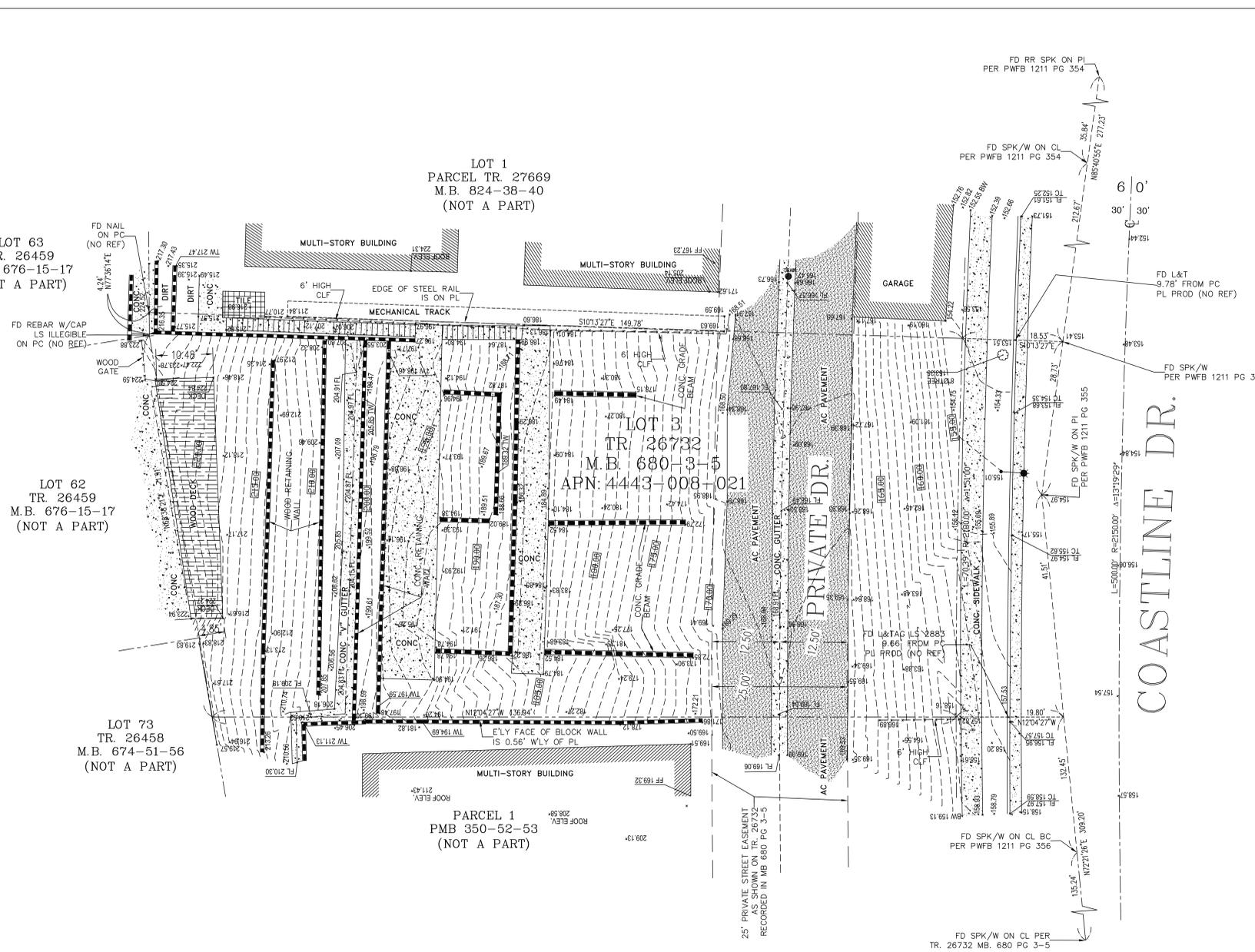
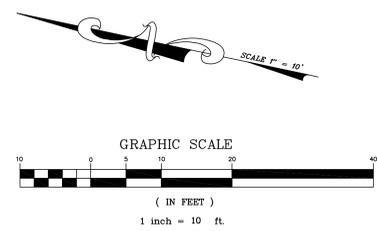
LOT 62
TR. 26459
M.B. 676-15-17
(NOT A PART)

LOT 73
TR. 26458
M.B. 674-51-56
(NOT A PART)

LOT 1
PARCEL TR. 27669
M.B. 824-38-40
(NOT A PART)

LOT 3
TR. 26732
M.B. 680-3-5
APN: 44443-008-021

PARCEL 1
PMB 350-52-53
(NOT A PART)



COASTLINE DR.

BENCHMARK.

BM NUMBER: 1133 (NAVD 1988)
FOUND CAL-TRANS BRASS DISC IN CONCRETE CURB RETURN 2.50(±2) WEST OF BCR @ NORTH WEST CORNER TOPANGA CANYON BLVD. AND PACIFIC COAST HIGHWAY.
ELEV. = 44.864 FT.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOT 3 OF TRACT NO. 26732 AS PER MAP RECORDED IN BOOK 680 PAGES 3 THROUGH 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING NORTH 85° 40' 55" EAST, ON THE CENTERLINE OF COASTLINE DRIVE AS SHOWN ON TRACT NO. 26732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 680, PAGES 3 THROUGH 5, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

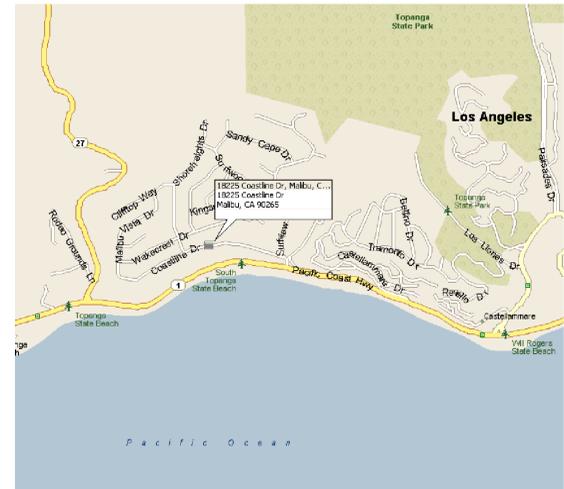
CONTAINING AN AREA OF 10,430.61 SQ. FT., OR 0.24 ACRES, MORE OR LESS.

SYMBOLS:

- ⊙ DRAIN
- ⊙ TREE
- ⊙ SEWER MANHOLE
- ⊙ STREET LIGHT

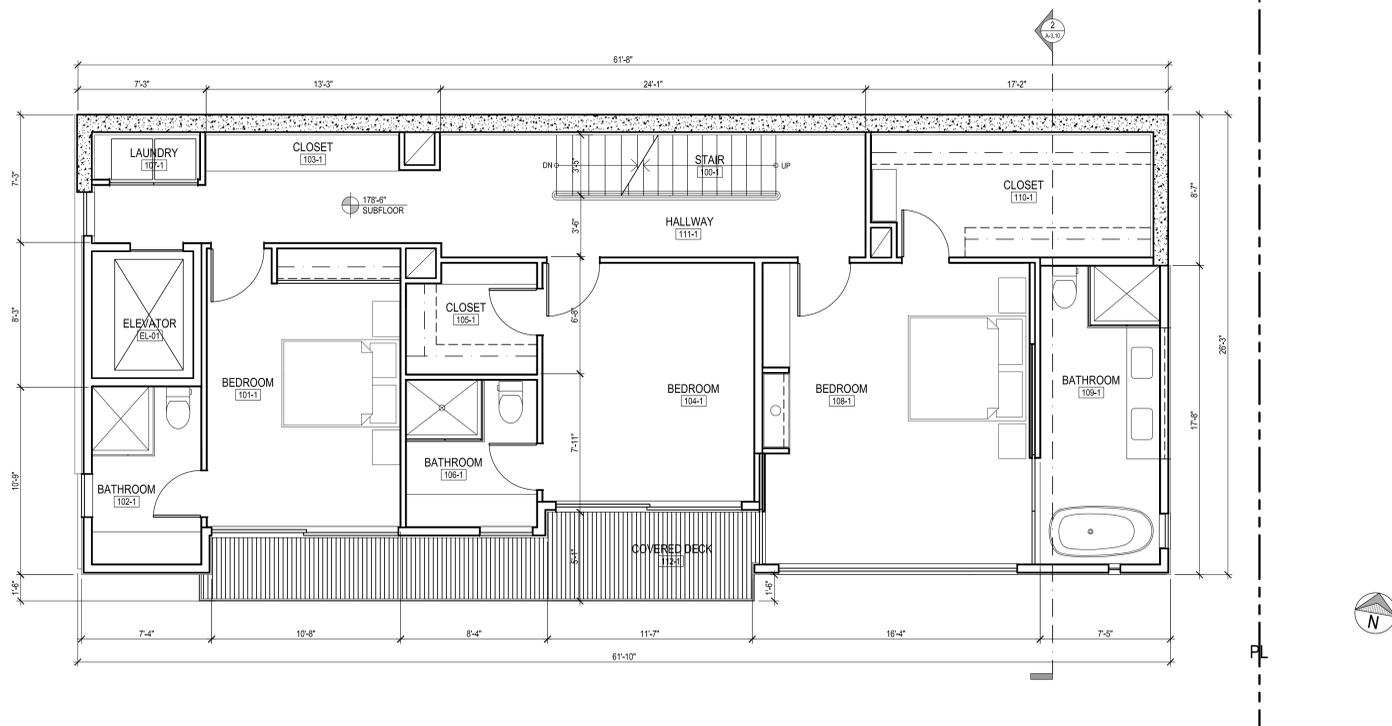
LEGEND:

- | | |
|-------------------------------------|------------------------------------|
| A.C. - ASPHALT CONCRETE | P.C. - PROPERTY CORNER |
| B.D.G. - BUILDING | P.I. - POINT OF INTERSECTION |
| B.W. - BACK OF WALK | P.L. - PROPERTY LINE |
| C.E.F. - CITY ENGINEER'S FIELD BOOK | P.L.T. - PLANTER |
| C./CL. - CENTERLINE | P.M.B. - PARCEL MAP BOOK |
| C.L.F. - CHAIN LINK FENCE | PROD. - PRODUCED (PROLONGED) |
| CONC. - CONCRETE | P.W.F.B. - PUBLIC WORKS FIELD BOOK |
| CON. - CORNER | R.C.E. - REGISTERED CIVIL ENGINEER |
| C.U.Y. - EASTERLY | S.M.H. - SEWER MANHOLE |
| E.S.T. - ESTABLISH | S.P.K./W. - SPIKE & WASHLET |
| F.B. - FIELD BOOK | T.C. - TOP OF CURB ELEV. |
| F.D. - FOUND | T.R. - TRACT MAP |
| F.F. - FINISH FLOOR ELEV. | T.W. - TOP OF WALL ELEV. |
| F.L. - FLOWLINE ELEV. | W.L.Y. - WESTERLY |
| F.S. - FINISH SURFACE ELEV. | |
| L.S. - LAND SURVEYOR | |
| L & T - LEAD & TACK | |
| M.B. - MAP BOOK | |



VICINITY MAP
NOT TO SCALE

TITLE: TOPOGRAPHIC SURVEY		
18225 COASTLINE DRIVE, MALIBU, CA 90265		
CLIENT: L&V ARCHITECTS	JOB NO.: 15-8797	DATE: 04/14/15
SCALE: 1" = 10'	DESIGNED BY: F.G. / C.A.	REVISION: 03/11/09/15
DRAWN BY: C.W.	CHECKED BY: C.D.L.	SHEET 1 OF 1 SHEET



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

1. GAS FURNACE
2. TANKLESS WATER HEATER
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
18. FAUCET - Maximum flow rate to be 1.8 gallons per minute
19. BUILT-IN MILLICOR
20. 22" BATHROOM BASE CABINET w/ 4" TOE SPACE
21. SHOWER
22. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
23. SHOWER BENCH
24. BATH TUB
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. NICHE
30. FIREPLACE
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS
33. GUARDRAIL
34. HANDRAIL
35. THRESHOLD
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
43. ATTIC ACCESS OPENING
44. PLUMBING ACCESS PANEL
45. EXTERIOR VENT
46. 58" TYPE "C" GIP
47. CRAWL SPACE ACCESS
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)

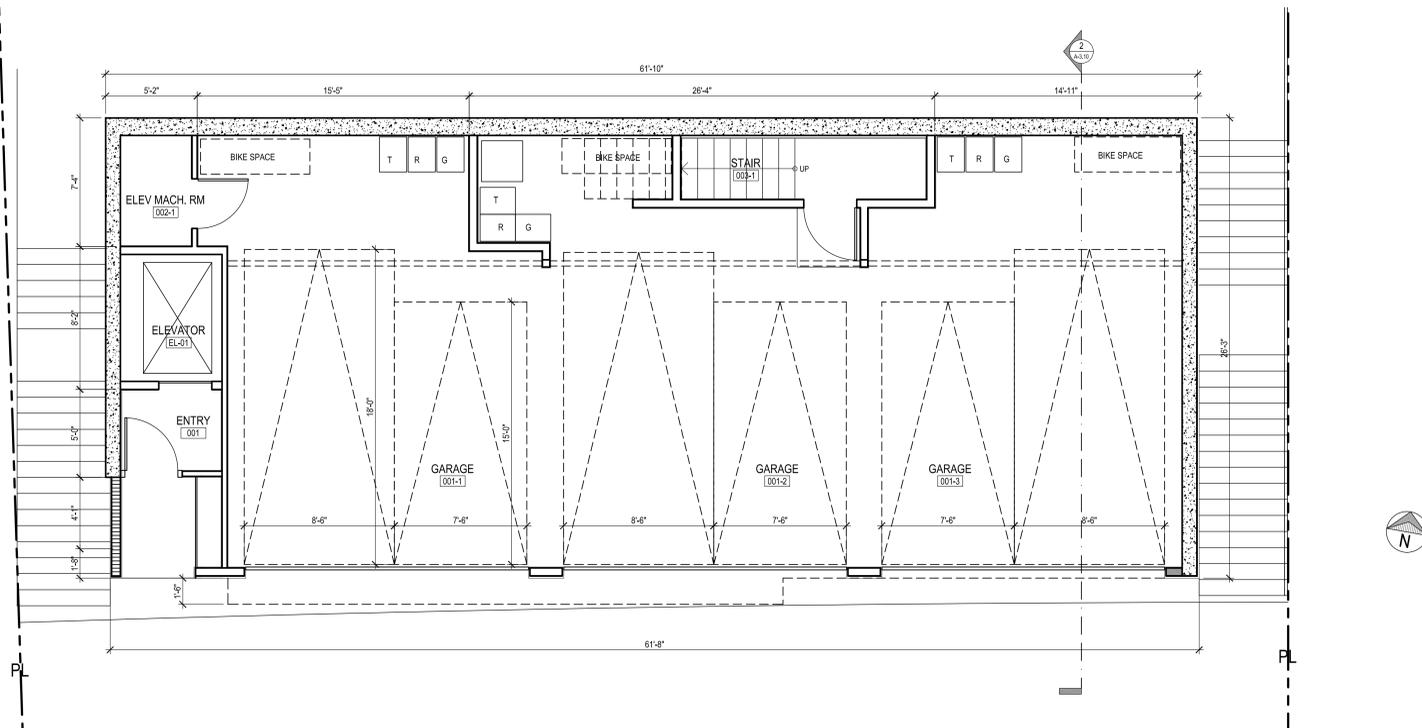
Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in 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-IR and MF-IR 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-IR 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

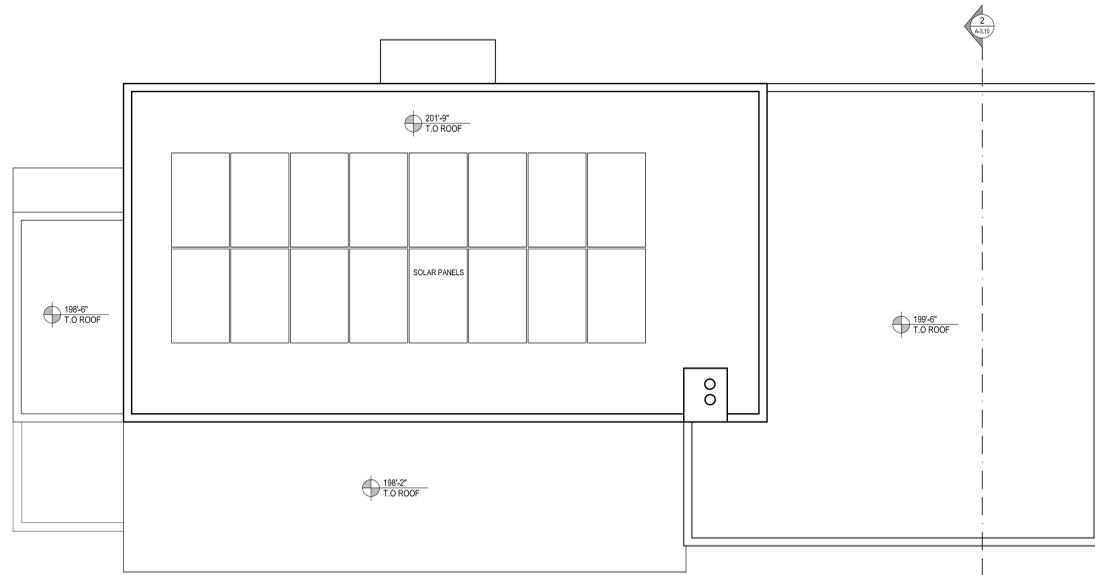


BUILDING A - BASEMENT / GARAGE FLOOR PLAN SCALE: 1/4" = 1'-0" 5

- 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
- 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 INFORMATION 1



1. GAS FURNACE
2. TANKLESS WATER HEATER
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
18. FAUCET - Maximum flow rate to be 1.8 gallons per minute
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. BATH TUB
 - 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 Wamock 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 6'6" 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 in 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 or floors at the required egress door shall not be more than 1 1/2" lower than the top of the threshold. R311.3.1
 - Exception: The exterior landing or floor shall not be more than 7 1/2" 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/ mesh w/ max openings of 1/4" inch.
46. 58" TYPE "X" GIP.
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-IR and MF-IR 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-IR 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
- DOWNPOUT
- MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM. (R303.3)
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 - 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
- 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

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	APPLICANT 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)

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 - SECOND FLOOR & ROOF PLANS

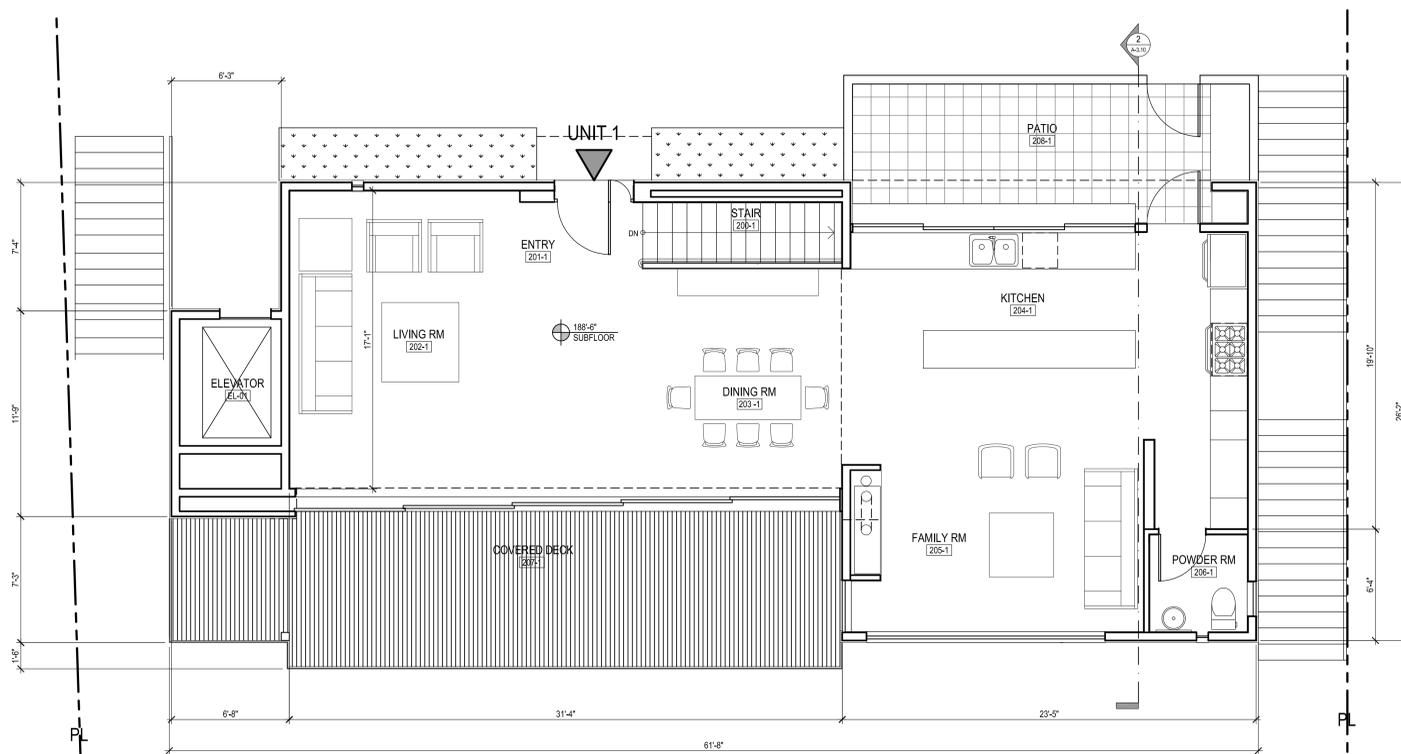
2016-09-21 date

1/4" = 1'-0" scale

A-1.20 page

project #15.12

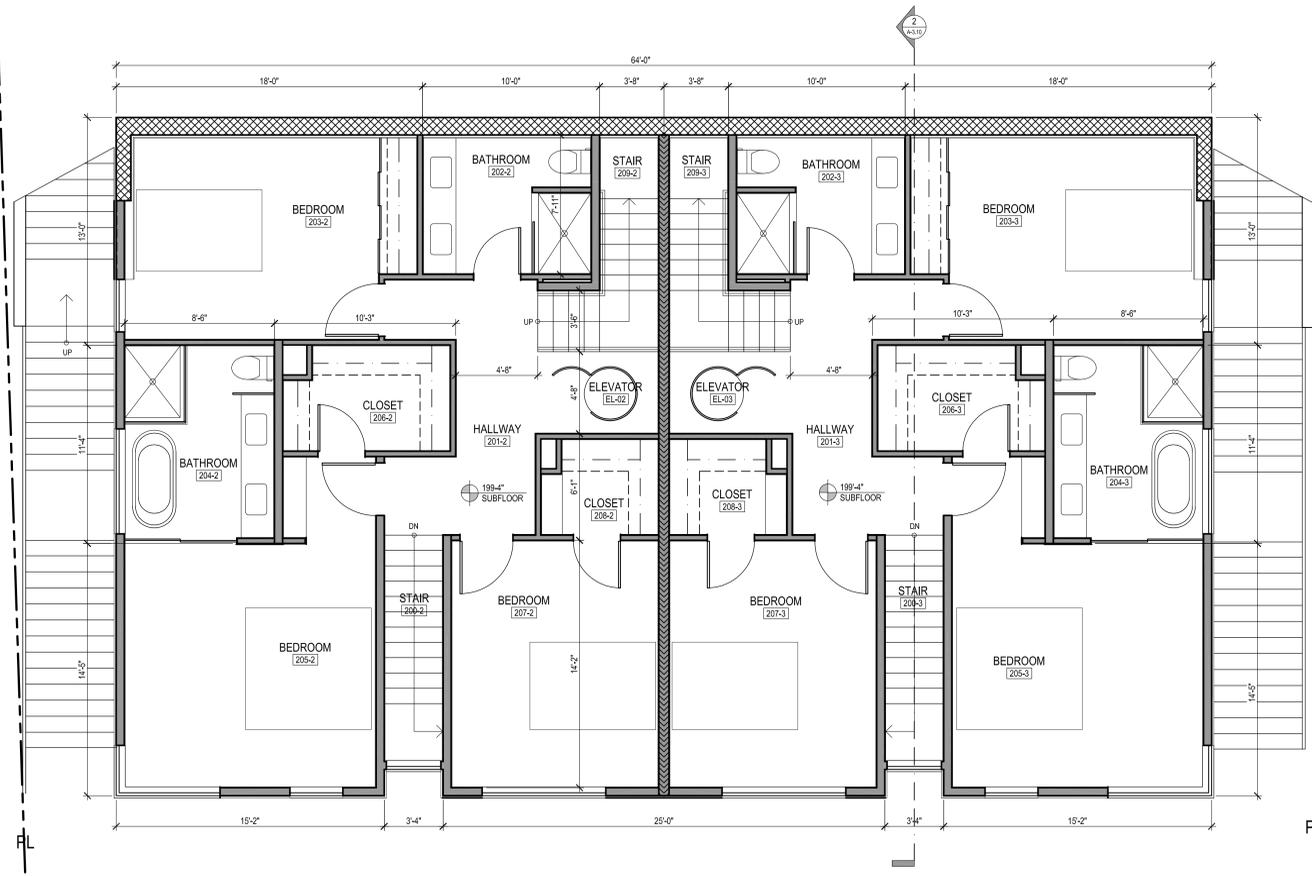
BUILDING A - ROOF PLAN SCALE 1/4" = 1'-0" 6



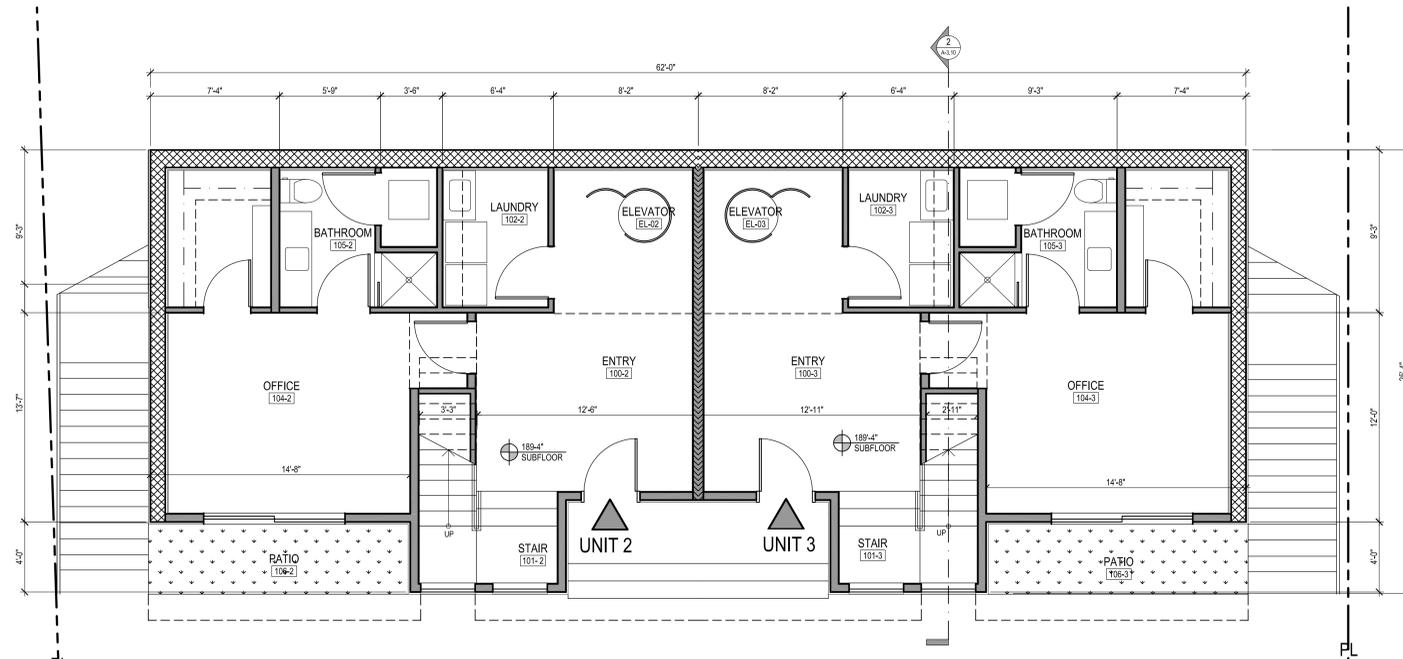
BUILDING A - SECOND FLOOR PLAN SCALE 1/4" = 1'-0" 5

LEGEND SCALE: N.T.S. 4

PROJECT INFORMATION 1



BUILDING B - SECOND FLOOR PLAN SCALE 1/4" = 1'-0" 6



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

1. GAS FURNACE
2. TANKLESS WATER HEATER
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
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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
 - a. 15" min. clear from centerline of water closet to any side walls
 - b. 30" min. total clear width
 - c. 24" clear space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. FLANTER
29. NICHE
30. FIREPLACE
 - a. Mechanical permit is req'd prior to installation of factory built fire places and chimneys.
 - b. Elite Series ELDV-35 by Lennox (GAS BURNING ONLY) Testing Agency Warnock Hervey - 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'-6" at head 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 1/2" 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 or floors at the required egress door shall not be more than 1/2" lower than the top of the threshold. R311.3.1
 - Exception: The exterior landing or floor shall not be more than 7 1/2" 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 TAB 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/ mesh w/ max openings of 1/2" 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-IR and MF-IR 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-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
- 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

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

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 -
 FIRST & SECOND
 FLOOR PLANS

2016-09-21 date

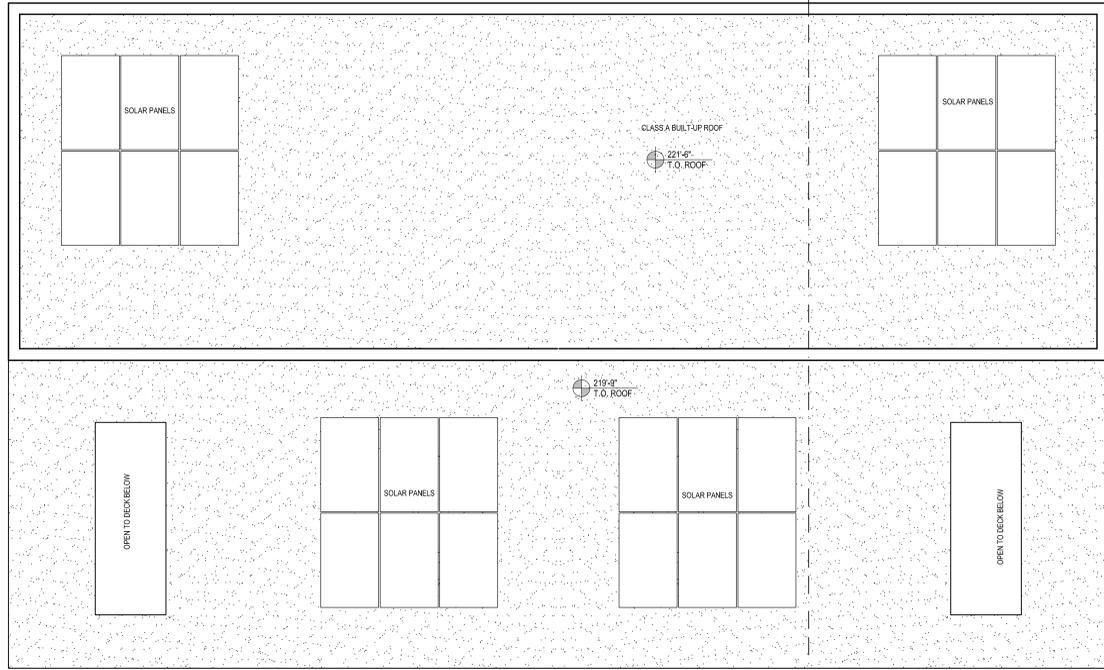
1/4" = 1'-0" scale

A-1.30 page

project #15.12

LEGEND SCALE: N.T.S. 4

PROJECT INFORMATION 1



1. GAS FURNACE
2. TANKLESS WATER HEATER
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
18. FAUCET - Maximum flow rate to be 1.8 gallons per minute
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
 - e. 15" min. clear from centerline of water closet to any side walls
 - f. 30" min. total clear width
 - g. 24" clear space in front of water closet
23. LOW CONSUMPTION WATER CLOSET
 - a. 15" min. clear from centerline of water closet to any side walls
 - b. 30" min. total clear width
 - c. 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.
 - b. Elite Series ELDV-35 by "Lennox" (GAS BURNING ONLY) Testing Agency Warnock Hersey - Report number 310-6507
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'-6" at tread nosing - R311.7.2
 - c. SFD and contained within a dwelling unit. Max. 7.75" rise, Min. 10" run for stairways #311.7.4
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 1/2" 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 or floors at the required egress door shall not be more than 1/2" lower than the top of the threshold. R311.3.1
 - Exception: The exterior landing or floor shall not be more than 7/8" 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. 100 sq. in. min. openings T&B w/ 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/ mesh w/ max openings of 1/2" inch.
46. 58" TYPE 2" O/P
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)

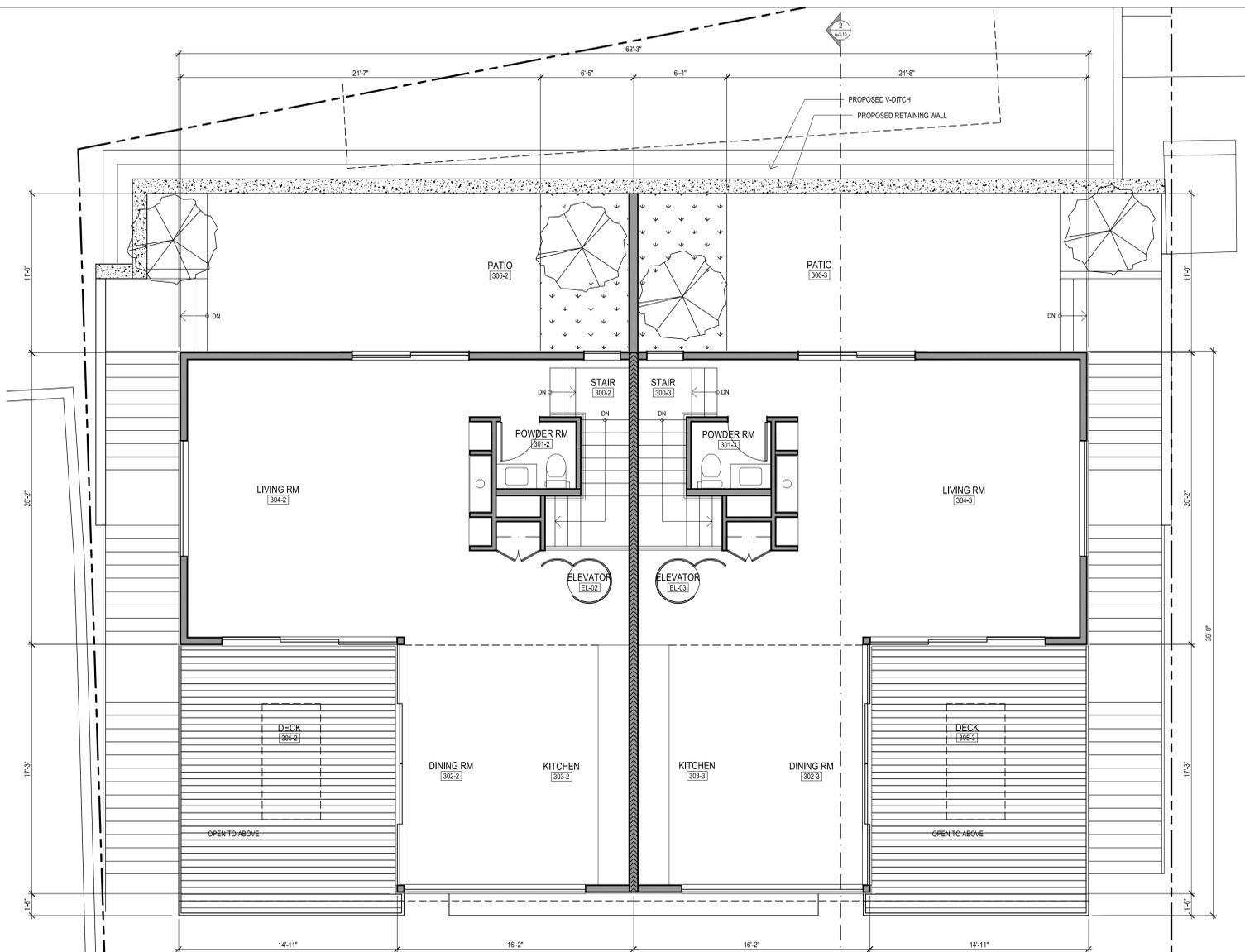
Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in 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-IR and MF-IR 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-IR 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
- 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

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	APPLICANT 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)

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

LEGEND SCALE: N.T.S. 4

PROJECT INFORMATION 1

BUILDING B

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

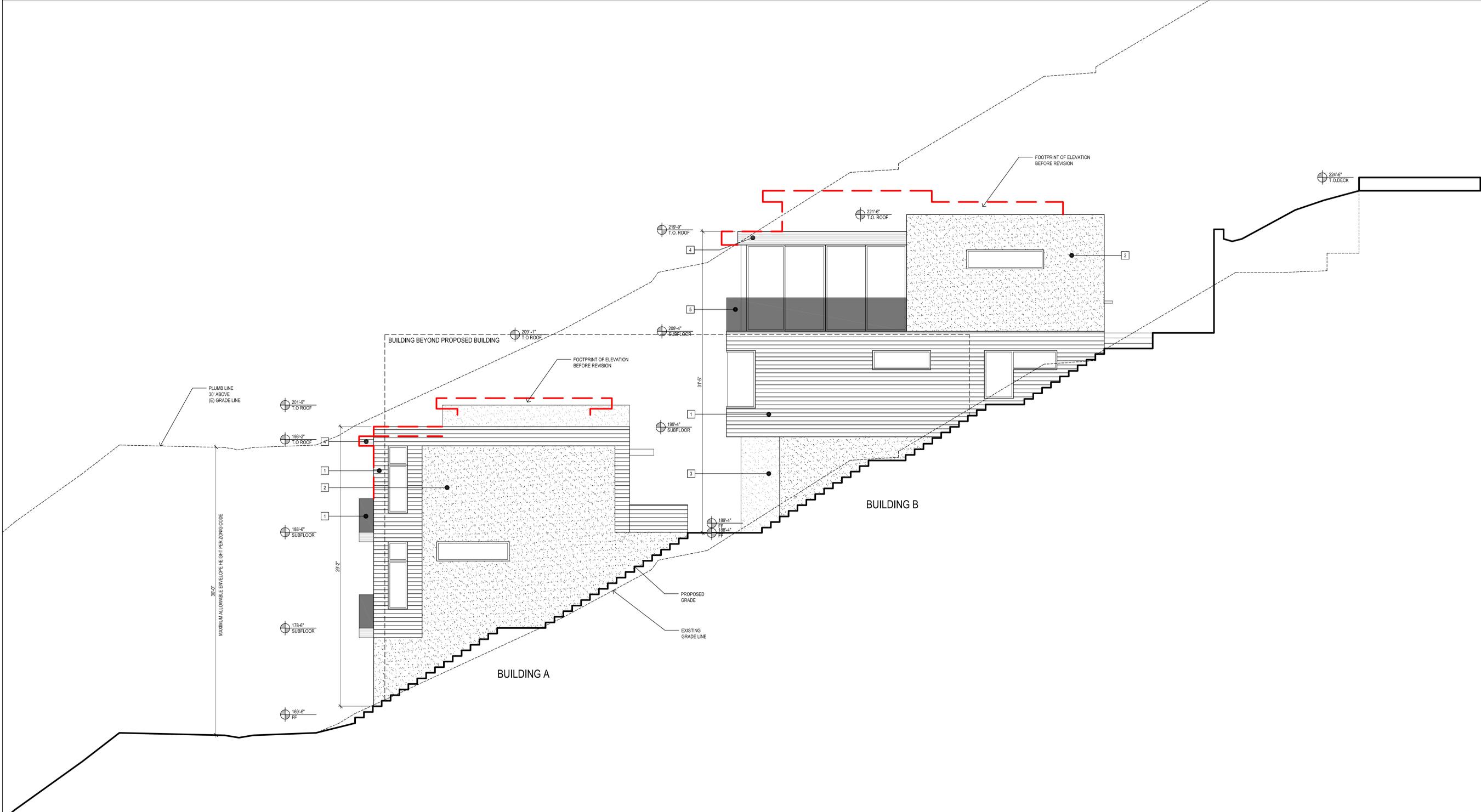
BUILDING B - THIRD & ROOF PLANS title

2016-09-21 date

1/4" = 1'-0" scale

A-1.40

project #15.12 page



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 - 1/2" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 1/2" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

DRAWING TAG
 PAGE NUMBER
 DETAIL TAG
 ROOM NAME
 SECTION TAG
 DETAIL TAG
 ROOM TAG
 DETAIL / ENLARGED CLOUD
 MATERIAL CALLOUT
 MATERIAL CALLOUT FIELD
 DOOR TAG
 WINDOW TAG
 CHANGE OF LEVEL

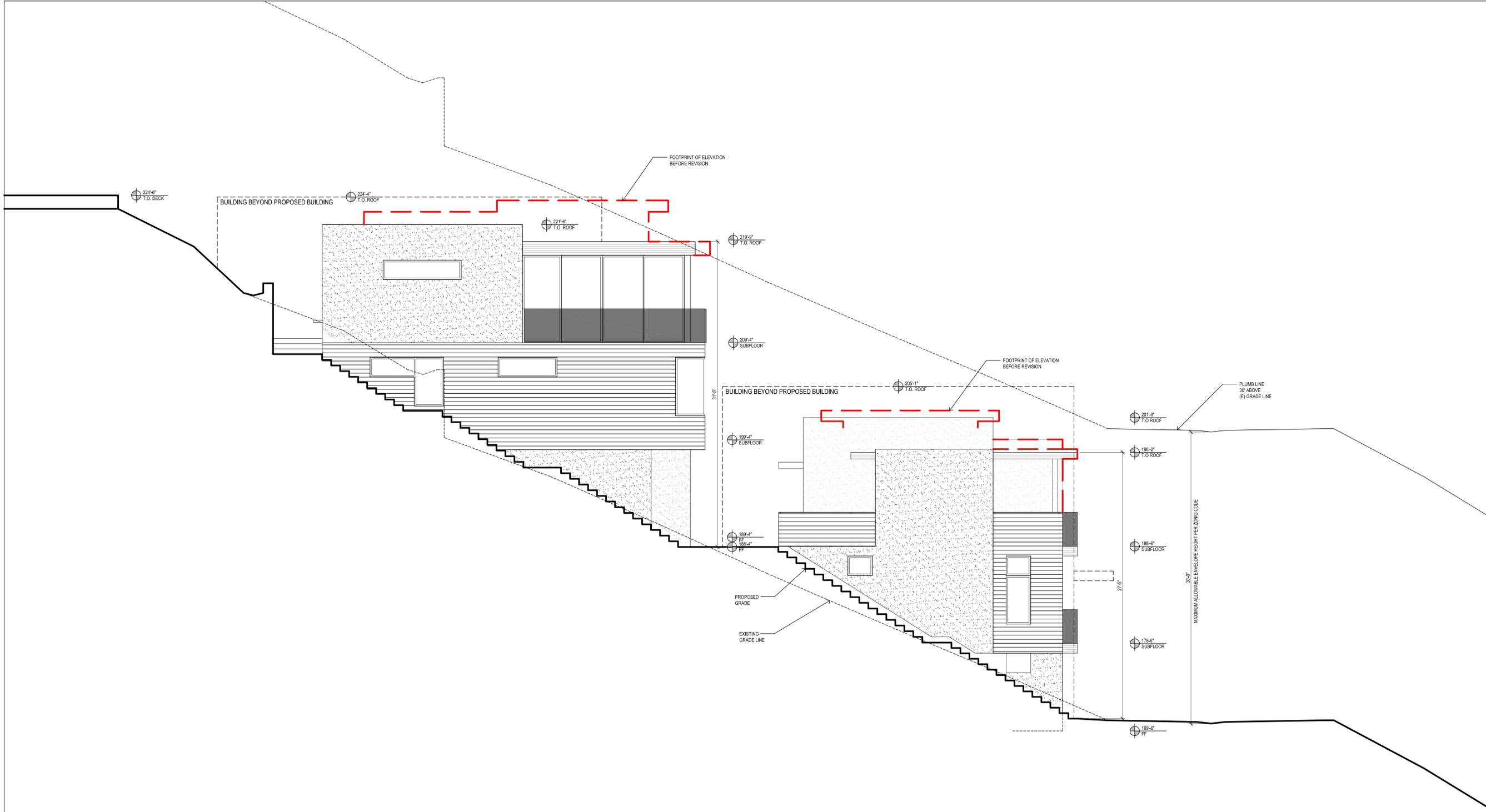
PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN = 4443-008-021

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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)

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

SYMBOLS LEGEND SCALE: N.T.S. 3

PROJECT INFORMATION 1



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 - 1/2" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 1/2" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

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

SECTION TAG
 SECTION TAG

DETAIL TAG
 DETAIL TAG

ROOM NAME
 ROOM NAME

SECTION / ELEVATION TAG
 SECTION / ELEVATION TAG

DETAIL / ENLARGED CLOUD
 DETAIL / ENLARGED CLOUD

MATERIAL CALLOUT
 MATERIAL CALLOUT

MATERIAL CALLOUT FIELD
 MATERIAL CALLOUT FIELD

DOOR TAG
 DOOR TAG

WINDOW TAG
 WINDOW TAG

CHANGE OF LEVEL
 CHANGE OF LEVEL

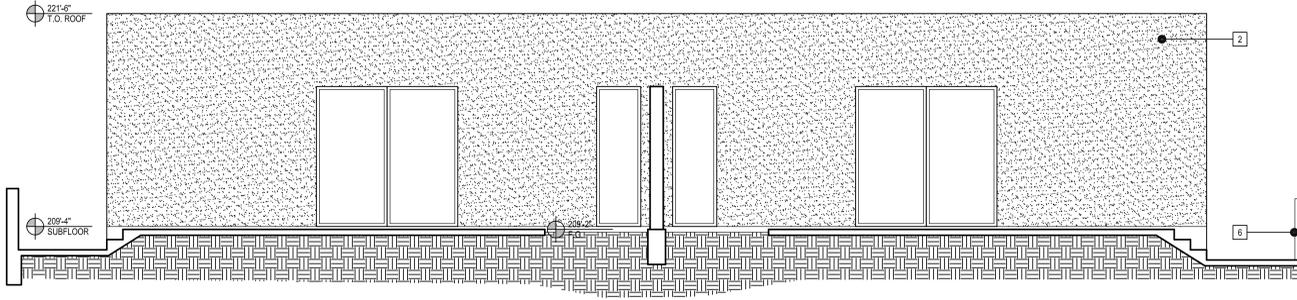
EXIT / ENTRANCE
 EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. 3

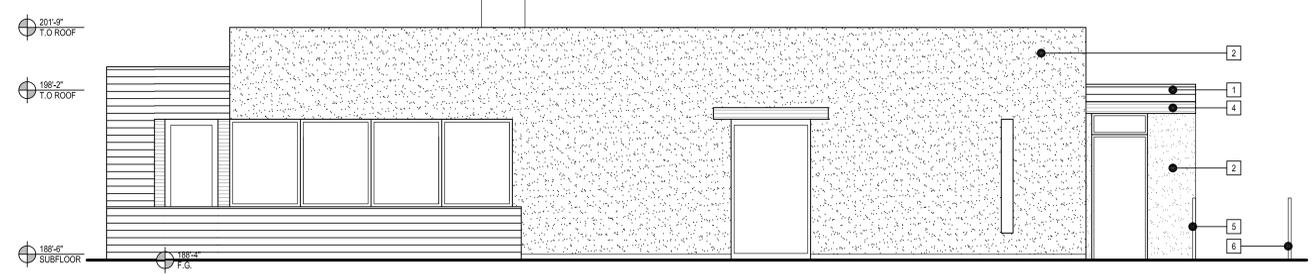
PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN - 4443-008-021

OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APPLICANT 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)
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PROJECT INFORMATION 1



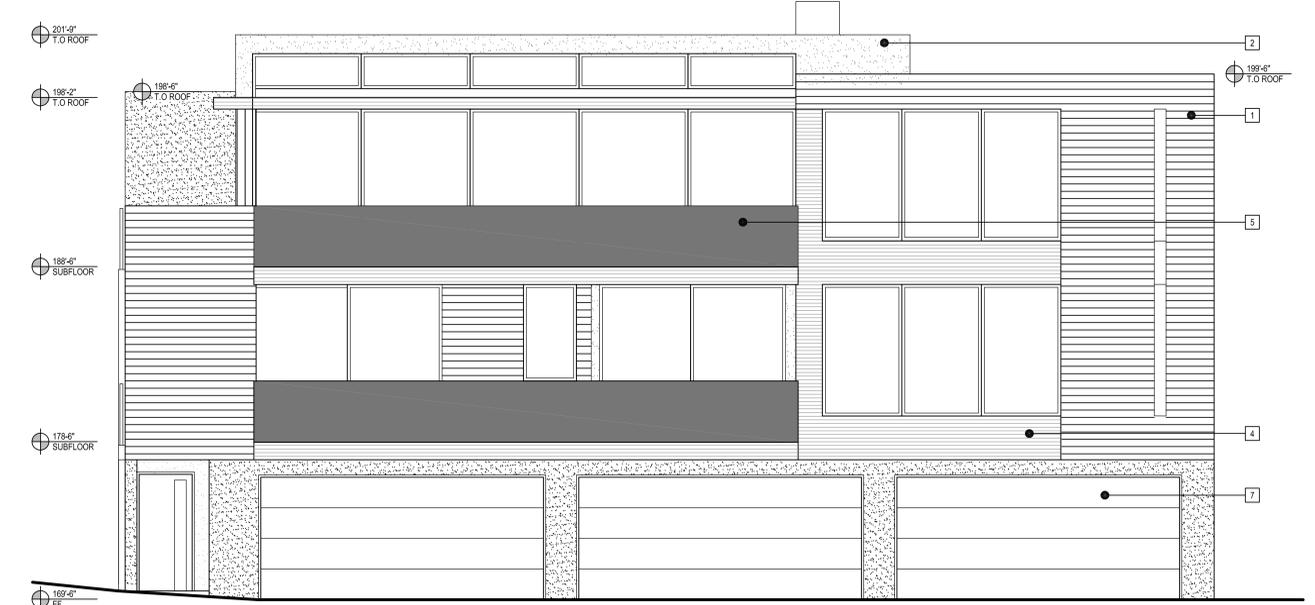
BUILDING B - NORTH ELEVATION SCALE 1/4" = 1'-0" 7



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



BUILDING B - SOUTH ELEVATION SCALE 1/4" = 1'-0" 6



BUILDING A - SOUTH ELEVATION SCALE 3/4" = 1'-0" 2

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

FINISH KEY NOTES SCALE: N.T.S. 5

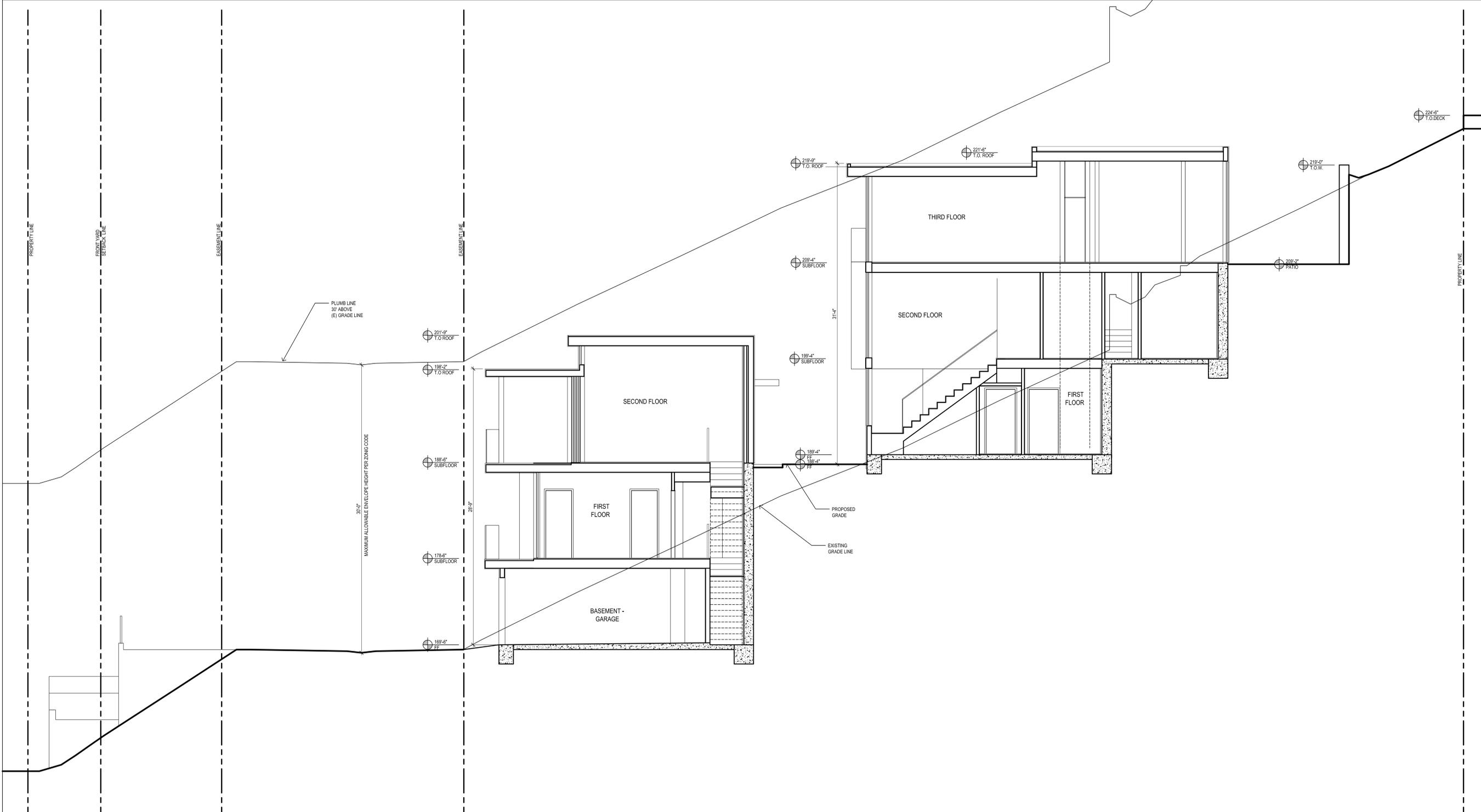
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	DETAIL TAG		MATERIAL CALLOUT
	ROOM TAG		MATERIAL CALLOUT FIELD
	SECTION / ELEVATION TAG		DOOR TAG
			WINDOW TAG
			CHANGE OF LEVEL
			EXIT / ENTRANCE

SYMBOLS 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	APPLICANT LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	SURVEY M&G LAND SURVEYING 347 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871
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PROJECT INFORMATION 1

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



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 - 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	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

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

	SECTION TAG		DETAIL / ENLARGED CLOUD
	DETAIL TAG		MATERIAL CALLOUT
	ROOM TAG		MATERIAL CALLOUT FIELD
	SECTION / ELEVATION TAG		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 VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APPLICANT 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

Photo taken from
18242 Wakecrest Drive



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Photo taken from 18254
Wakecrest Drive

18233
Coastline Drive



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