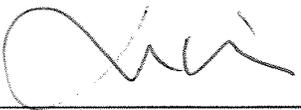


Regional Planning Commission Transmittal Checklist

Hearing Date
02/15/2012
Agenda Item No.
8

Project Number: R2011-01178-(3)
Case(s): Oak Tree Permit No. 201100026
Planner: Tyler Montgomery

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- County Forester's conditions

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER R2011-01178
ROAK 201100026

PUBLIC HEARING DATE 2/15/2012	AGENDA ITEM 8
RPC CONSENT DATE	CONTINUE TO

APPLICANT Perry S. Paul	OWNER Malibu Lake Mountain Club	REPRESENTATIVE Matt Richman
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PROJECT DESCRIPTION
 The applicant requests an oak tree permit to authorize the construction of a new 4,300-square-foot single-family residence. The proposed driveway re-grading would remove three oak trees, while the residence would encroach into the protected zone of three additional oak trees. The subject property is located on a lease-interest parcel within the Malibu Lake Mountain Club.

REQUIRED ENTITLEMENTS
 Removal of three oak trees and encroachment into the protected zone of three additional oak trees by a new a single-family residence

LOCATION/ADDRESS
 29070 Mulholland Highway, Malibu Lake

SITE DESCRIPTION
 The site plan depicts a new two-story, 4,300-square-foot single-family residence and attached two-car garage located on the southern portion of a lease-interest parcel within the Malibu Lake Mountain Club tract. The residence would encroach into the protected zone of three oak trees. A 15-foot-wide driveway, bounded on the east and west by retaining walls between two and four feet in height, would extend 148 feet from the residence north to Mulholland Highway. A narrow driveway currently exists at the location, and three oak trees would be removed as part of the widening process. The residence would have a maximum height of 26'-6" above grade.

ACCESS Mulholland Highway, to the north	ZONED DISTRICT DRP Permits
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ASSESSORS PARCEL NUMBER 4462004025	COMMUNITY Santa Monica Mtns. North Area
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SIZE 0.52 Acres	COMMUNITY STANDARDS DISTRICT Santa Monica Mountains North Area
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant land	R-1-1 (Single Family Residence - One Acre Min. Required Lot Area)
North	Vacant land	R-1-20 (Single Family Residence - 20 Acre Min. Required Lot Area)
East	Single-family residences, vacant land	R-1-1
South	Single-family residences, vacant land	R-1-1
West	Single-family residences, vacant land	R-1-1

GENERAL PLAN/COMMUNITY PLAN Santa Monica Mtns. North Area Plan	LAND USE DESIGNATION N1 (Rural Residential 1)	MAXIMUM DENSITY 1 unit/acre
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption-Small Structures

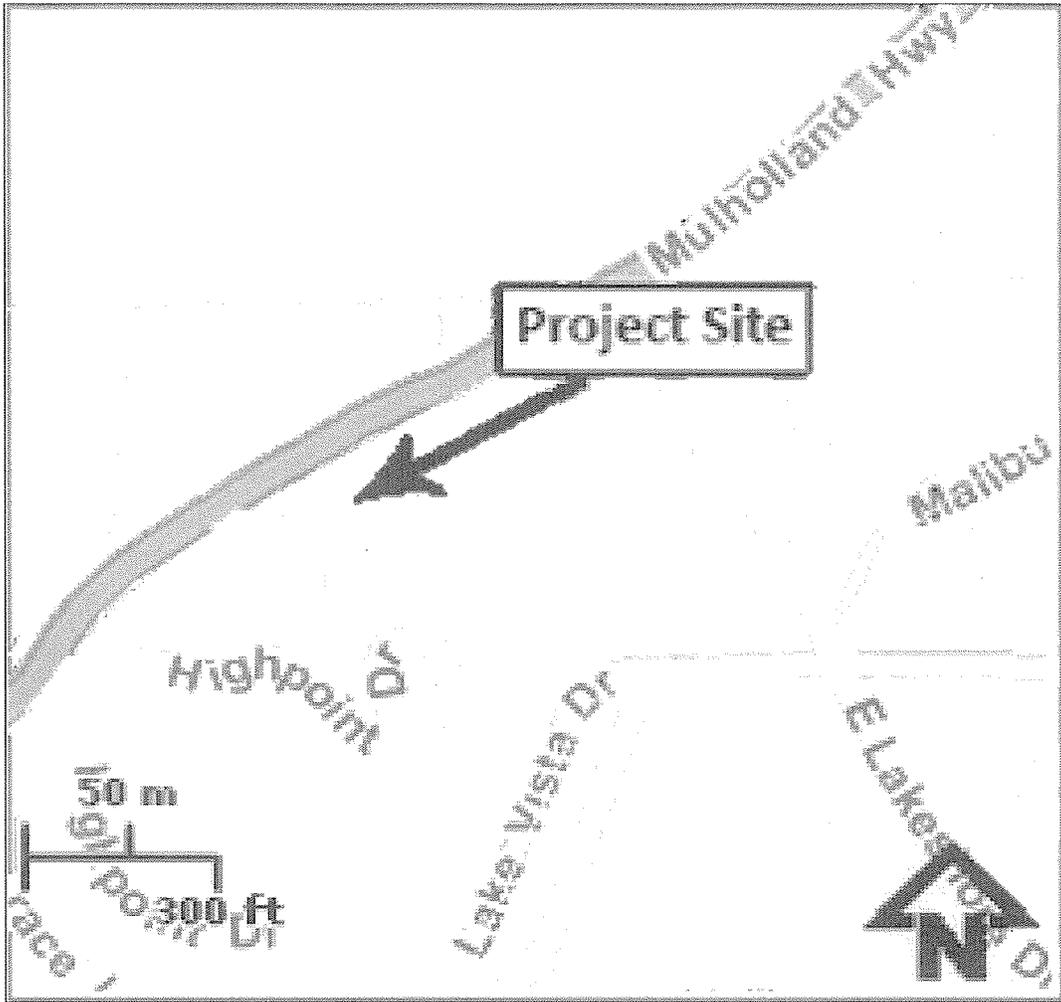
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Tyler Montgomery		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor



STAFF ANALYSIS
PROJECT NUMBER R2011-01178-(3)
OAK TREE PERMIT NO. 201100026

PROJECT DESCRIPTION

The applicant requests an oak tree permit to authorize the construction of a new 4,300-square-foot single-family residence. A proposed driveway re-grading would remove three oak trees, while construction of the residence would encroach into the protected zone of three additional oak trees. The subject property is located on a lease-interest parcel within the Malibou Lake Mountain Club.

REQUIRED ENTITLEMENTS

Sections 22.56.2060 and 22.56.2070 of the Los Angeles County Code require an oak tree permit for pruning of oak branches more than two inches in diameter and for the removal or the encroachment into the protected zone of any oak tree of more than 25 inches in circumference. An oak tree's protected zone is defined as that area within the dripline of an oak tree and extending from to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. Because construction of the proposed residence would remove three qualifying oak trees and encroach into the protected zone of three additional oak trees, an oak tree permit is required.

A plot plan for the single-family residence is also required before construction can occur. A plot plan is a non-discretionary entitlement.

LOCATION

The property is located at 29070 Mulholland Highway, Malibou Lake, in The Malibu Zoned District and within the Santa Monica Mountains North Area Community Standards District ("CSD").

PHYSICAL FEATURES

The property is an irregularly shaped parcel of approximately one-half acre. The property contains several slopes, although it generally slopes upward from north to south and from east to west. An existing unpaved driveway, approximately ten feet in width, runs uphill from Mulholland Highway to the southern portion of the property. This portion of the property contains an existing graded pad and the foundation of a previously existing residence. The site contains six oak trees, as well as other small trees and shrubs, most of which are located on the sloping portions of the property.

EXISTING ZONING

Subject Property

The subject property is zoned R-1-1 (Single Family Residence—One Acre Minimum Required Lot Area).

Surrounding Properties

Surrounding properties within 500 feet are zoned as follows:

North: R-1-20 (Single Family Residence—20-Acre Minimum Required Lot Area)

South: R-1-1

East: R-1-1

West: R-1-1

EXISTING LAND USES

Subject Property

The subject property is currently vacant, although it contains a foundation of an earlier residence and an unpaved driveway accessing Mulholland Highway to the north.

Surrounding Properties

Land uses within 500 feet of the subject property consist of the following:

North: Vacant land

South: Single-family residences, vacant land

East: Single-family residences, vacant land

West: Single-family residences, vacant land

SITE PLAN DESCRIPTION

The site plan depicts a new two-story, 4,300-square-foot single-family residence and attached two-car garage located on the southern portion of a lease-interest parcel of approximately one-half acre within the Malibou Lake Mountain Club tract. An observation deck is also proposed immediately to the rear (south) of the residence. Associated structures and grading would encroach into the protected zone of three oak trees (numbered 637, 638, and 639). A 15-foot-wide driveway, bounded on the east and west by retaining walls between two and four feet in height, would extend 148 feet from the residence north to Mulholland Highway. A narrow driveway currently exists at the location, and three oak trees (numbered 634, 635, and 636) would be removed as part of the widening process. The residence would have a maximum height of 26'-6" above grade. The residence would have a minimum front yard setback of 148 feet, a minimum rear yard setback of 36 feet, and western and eastern side yard setbacks of 20 feet and 17 feet, respectively.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The facility is located in an existing structure and qualifies for a Class 3, Existing Facilities, categorical exemption, as this exemption specifically applies to one single-family residence.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper,

library posting and DRP website posting. The on-site posting of a notice of public hearing is not required for an oak tree permit.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Fire Department

The Forestry Division of the Los Angeles County Fire Department was consulted regarding the oak tree permit, as required by Section 22.56.2140 of the County Code. The County Forester is of the opinion that the oak tree report, prepared by a certified arborist on June 21, 2011, accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the Oak Tree Permit, subject to the conditions and mitigation measures provided in the Forester's report of October 31, 2011. The County Forester also recommends that replacement oak trees be planted on a 2:1 basis for the three trees to be removed, with a minimum replacement tree size of 15 gallons and a one-inch diameter one foot above the base. This ratio would also apply should any oak tree die as a result of the proposed encroachments. In addition to the recommendations made by the forester, consistent with the recommendations made by the Commission on other similar projects, staff recommends that the applicant also plant one acorn of the same species for each mitigation tree planted.

PUBLIC COMMENTS

Staff has received no comments from the public regarding the project proposal.

BURDEN OF PROOF

Pursuant to Los Angeles County Code Section 22.56.2100, in addition to the information required in the application by Section 22.56.2040, the applicant shall substantiate to the satisfaction of the Commission the following facts regarding the oak tree permit:

1. That the proposed construction of the proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
2. That the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
3. That in addition to the above facts, at least one of the following findings apply:
 - a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

- b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees, or
 - c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;
4. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the applicant has met the Burden of Proof.

STAFF EVALUATION

General Plan Consistency

The project site is designated as "N1—Rural Residential" in the Santa Monica Mountains North Area Plan ("North Area Plan"). This designation allows for low-density residential uses, usually not to exceed one dwelling unit per acre. The existing parcel is approximately one-half acre in area. However, because it was legally created before the adoption of the North Area Plan in 2003, it is not required to conform to current density standards. As a low-density residential use, the project is consistent with the N1 land use designation.

Zoning Ordinance and Development Standards Compliance

The R-1-1 zone requires a minimum lot area of one acre. The existing parcel is approximately one-half acre in area. However, because the parcel was legally created before the adoption of the existing zoning of the property in 2003, it is not required to conform to this standard in order to be developed with a single dwelling unit.

Per Section 22.20.120 of the County Code, a single-family residence in the R-1 zone requires a minimum front-yard setback of 20 feet, a minimum rear-yard setback of 15 feet, and minimum side-yard setbacks of five feet. Section 20.20.110 also sets a maximum height limit of 35 feet above grade. The proposed residence would comply with all of these standards.

Section 22.52.1180 of the County Code requires every single-family residence to provide two on-site covered parking spaces. The proposed residence would provide these spaces with an attached garage.

Santa Monica Mountains North Area Community Standards District Compliance

The proposed residence would comply with all community-wide development standards of the Santa Monica Mountains North Area CSD (County Code Sec. 22.44.133), as it would provide only incidental outdoor lighting, would not be located near a significant

ridgeline, and does not propose grading of more than 5,000 cubic yards of materials. The project site is not within any other specific zone or area identified for further regulations under the CSD.

Neighborhood Impact/Land Use Compatibility

The construction of a single-family residence in the R-1-1 zone is typically allowed by right, and such a project is consistent with the Rural Residential land use designation of the property. The proposed project is consistent with the Rural Residential land use designation, and it also meets all development standards of the underlying zone and CSD. Therefore, a single-family residence at this location would be compatible with the surrounding area.

The proposed encroachment into the protected zone of the three oak trees at the rear (southern) portion of the property (Nos. 637, 638, and 639) is consistent with the provisions and intent of the Los Angeles County Oak Tree Ordinance. The proposed location of the residence is the most reasonable site on the subject property, as it would be located on its most level portion in the approximate location of a previous residence. The location of the residence and observation deck at this location is also necessary to provide views of Malibou Lake, for which the underlying tract was originally created. While there will be additional grading of the existing building pad, the provided grading plans indicate that it is essentially cut and fill to create a more level surface for building. The placement of the residence and deck is also designed to avoid removal or significant encroachment of these oak trees, and the resulting encroachments are small intrusions into the five-foot dripline buffer area. Further, the Forester has reviewed these encroachments and determined that they do not pose a significant health hazard to the three oak trees, which are located several feet downhill from the proposed work.

The applicant also proposes to remove oak trees 634, 635, and 636 during the widening of the existing driveway and the installation of retaining walls on both sides. Because the provided site plans indicate these trees' locations are not immediately in the path of such improvements, Regional Planning staff contacted the applicant and the County Forester's office to inquire about their reasons for removal. The Forester indicated that these three oaks have been stunted and are in poor health, likely due to construction of the existing driveway many years in the past. In addition, the widening of the driveway, as required by County Fire for emergency access, would have the effect of further cutting into their root structures. This would likely result in the further decline of the trees, and eventually to their deaths. Due to the narrow dimensions of this portion of the property, as well as its steep topography, the relocation or redesign of the driveway would not be feasible. Therefore, the Forester recommended the planting of mitigation trees at a two-to-one ratio in a different location on the project site. It is their opinion that this action will result in a greater enhancement to the county's oak resource over the long term, as it will allow six oaks to grow to their full potentials in different locations, rather than attempting to preserve three already-stunted trees. As the primary intent of the Oak Tree Ordinance is the overall preservation and enhancement of oak trees as

“significant historical, aesthetic, and ecological resources,” staff believes that the removal of these trees is consistent with the ordinance’s intent.

Due to the aforementioned factors, staff believes that the burden of proof for an oak tree permit has been met.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends approval of Oak Tree Permit No. 201100026, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing, determine that the project is exempt from the California Environmental Quality Act pursuant to a Class 3 categorical exemption, and **APPROVE** Oak Tree Permit 201100026 subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

Draft Findings
Draft Conditions of Approval
County Forester’s conditions
Applicant’s Burden of Proof statements
Site photographs
Site plans

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2011-01178-(3)
OAK TREE PERMIT NUMBER 201100026

REGIONAL PLANNING COMMISSION HEARING DATE:
FEBRUARY 15, 2012

SYNOPSIS:

Pursuant to Sections 22.56.2060 and 22.56.2070 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting an oak tree permit to authorize the the construction of a new 4,300-square-foot single-family residence. A proposed driveway re-grading would remove three oak trees, while construction of the residence would encroach into the protected zone of three additional oak trees. The subject property is located on a lease-interest parcel within the Malibou Lake Mountain Club.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The subject property is located at 29070 Mulholland Highway, Malibou Lake, in The Malibu Zoned District and within the Santa Monica Mountains North Area Community Standards District ("CSD") of unincorporated Los Angeles County.
2. The property is an irregularly shaped parcel of approximately one-half acre. The property contains several slopes, although it generally slopes upward from north to south and from east to west. An existing unpaved driveway, approximately ten feet in width, runs uphill from Mulholland Highway to the southern portion of the property. This portion of the property contains an existing graded pad and the foundation of a previously existing residence. The site contains six oak trees, as well as other small trees and shrubs, most of which are located on the sloping portions of the property.
3. The subject property is zoned R-1-1 (Single Family Residence—One Acre Minimum Required Lot Area).
4. Surrounding properties within the 500-foot radius of the project are zoned as follows:
North: R-1-20 (Single Family Residence—20-acre Minimum Required Lot Area)
South: R-1-1
East: R-1-1
West: R-1-1
5. Land uses within 500 feet of the subject property consist of the following:
North: Vacant land
South: Single-family residences, vacant land

East: Single-family residences, vacant land
West: Single-family residences, vacant land

6. The project site is designated as "N1—Rural Residential" in the Santa Monica Mountains North Area Plan. This designation allows for low-density residential uses, usually not to exceed one dwelling unit per acre. The existing parcel is approximately one-half acre in area. However, because it was legally created before the adoption of the Plan in 2003, it is not required to conform to current density standards. As a low-density residential use, the project is consistent with the N1 land use designation.
7. The site plan depicts a new two-story, 4,300-square-foot single-family residence and attached two-car garage located on the southern portion of a lease-interest parcel of approximately one-half acre within the Malibou Lake Mountain Club tract. An observation deck is also proposed immediately to the rear (south) of the residence. Associated structures and grading would encroach into the protected zone of three oak trees (numbered 637, 638, and 639). A 15-foot-wide driveway, bounded on the east and west by retaining walls between two and four feet in height, would extend 148 feet from the residence north to Mulholland Highway. A narrow driveway currently exists at the location, and three oak trees (numbered 634, 635, and 636) would be removed as part of the widening process. The residence would have a maximum height of 26'-6" above grade. The residence would have a minimum front yard setback of 148 feet, a minimum rear yard setback of 36 feet, and western and eastern side yard setbacks of 20 feet and 17 feet, respectively.
8. Sections 22.56.2060 and 22.56.2070 of the Los Angeles County Code require an oak tree permit for pruning of oak branches more than two inches in diameter and for the removal or the encroachment into the protected zone of any oak tree of more than 25 inches in circumference. An oak tree's protected zone is defined as that area within the dripline of an oak tree and extending from to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. Because construction of the proposed residence would remove three qualifying oak trees and encroach into the protected zone of three additional oak trees, an oak tree permit is required. A plot plan is also required for approval of the single-family residence in the R-1-1 zone; however, this is not a discretionary permit.
9. The R-1-1 zone requires a minimum lot area of one acre. The existing parcel is approximately one-half acre in area. However, because the parcel was legally created before the adoption of the existing zoning of the property in 2003, it is not required to conform to this standard in order to be developed with a single dwelling unit.
10. Per Section 22.20.120 of the County Code, a single-family residence in the R-1 zone requires a minimum front-yard setback of 20 feet, a minimum rear-yard setback of 15 feet, and minimum side-yard setbacks of five feet. Section 20.20.110 also sets a

maximum height limit of 35 feet above grade. The proposed residence would comply with all of these standards. Section 22.52.1180 of the County Code requires every single-family residence to provide two on-site covered parking spaces. The proposed residence would provide these spaces with an attached garage.

11. The proposed residence would comply with all community-wide development standards of the Santa Monica Mountains North Area CSD (County Code Sec. 22.44.133), as it would provide only incidental outdoor lighting, would not be located near a significant ridgeline, and does not propose grading of more than 5,000 cubic yards of materials. The project site is not within any other specific zone or area identified for further regulations under the CSD.
12. This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The facility is located in an existing structure and qualifies for a Class 3, Existing Facilities, categorical exemption, as this exemption specifically applies to one single-family residence.
13. The Forestry Division of the Los Angeles County Fire Department was consulted regarding the oak tree permit, as required by Section 22.56.2140 of the County Code. The County Forester is of the opinion that the oak tree report, prepared by a certified arborist on June 21, 2011, accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the Oak Tree Permit, subject to the conditions and mitigation measures provided in the Forester's report of October 31, 2011. The County Forester also recommends that replacement oak trees be planted on a 2:1 basis for the three trees to be removed, with a minimum replacement tree size of 15 gallons and a one-inch diameter one foot above the base. This ratio would also apply should any oak tree die as a result of the proposed encroachments. In order to further ensure the future durability of the county's oak resources, the Commission shall also require that the permittee also plant one acorn of the same species for each mitigation tree planted.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and DRP website posting. The on-site posting of a notice of public hearing is not required for an oak tree permit. No comments were received from the public regarding the project.
15. The construction of a single-family residence in the R-1-1 zone is typically allowed by right, and such a project is consistent with the Rural Residential land use designation of the property. The proposed project is consistent with the Rural Residential land use designation, and it also meets all development standards of the underlying zone and CSD. Therefore, a single-family residence at this location would be compatible with the surrounding area.

16. The proposed encroachment into the protected zone of the three oak trees at the rear (southern) portion of the property (Nos. 637, 638, and 639) is consistent with the provisions and intent of the Los Angeles County Oak Tree Ordinance. The proposed location of the residence is the most reasonable site on the subject property, as it would be located on its most level portion in the approximate location of a previous residence. The location of the residence and observation deck at this location is also necessary to provide views of Malibou Lake, for which the underlying tract was originally created. While there will be additional grading of the existing building pad, the provided grading plans indicate that it is essentially cut and fill to create a more level surface for building. The placement of the residence and deck is also designed to avoid removal or significant encroachment of these oak trees, and the resulting encroachments are small intrusions into the five-foot dripline buffer area. Further, the Forester has reviewed these encroachments and determined that they do not pose a significant health hazard to the three oak trees, which are located several feet downhill from the proposed work.
17. The applicant also proposes to remove oak trees 634, 635, and 636 during the widening of the existing driveway and the installation of retaining walls on both sides. The County Forester has indicated that these three oaks have been stunted and are in poor health, likely due to construction of the existing driveway many years in the past. In addition, the widening of the driveway, as required by County Fire for emergency access, would have the effect of further cutting into their root structures. This would likely result in the further decline of the trees, and eventually to their deaths. Due to the narrow dimensions of this portion of the property, as well as its steep topography, the relocation or redesign of the driveway would not be feasible. Therefore, the Forester has recommended the planting of mitigation trees at a two-to-one ratio in a different location on the project site. This action will result in a greater enhancement to the county's oak resource over the long term, as it will allow six oaks to grow to their full potentials in different locations, rather than attempting to preserve three already-stunted trees. As the primary intent of the Oak Tree Ordinance is the overall preservation and enhancement of oak trees as "significant historical, aesthetic, and ecological resources," the removal of these trees is consistent with the ordinance's intent.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:

- A. That the proposed construction of the proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- B. That the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

- C. That in addition to the above facts, at least one of the following findings apply:
- a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
 - b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees, or
 - c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;
- D. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for an oak tree permit as set forth in Sections 22.56.2100 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning commission determines that the project is categorically exempt from the California Environmental Quality Act (CEQA). The project meets the criteria for a Class 3 – Existing Facilities categorical exemption as set forth in Section 15303 of the State CEQA Guidelines and the County Environmental Reporting Procedures and Guidelines, Appendix G as the project does not include any new construction or expansion of existing facilities and there will be negligible expansion of the existing use beyond that which existed at the time of this determination.
2. In view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201100026 is **APPROVED**, subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Commission Services, BOS

MK:TM
02/02/12

This grant authorizes the removal of three oak trees, identified as numbers 634, 635, and 636 on the applicant's site plan, and the encroachment into the protected zone of three additional oak trees, identified as numbers 637, 638, and 639, for the construction of a single-family residence, subject to the following conditions:

1. This permit shall not be effective until a plot plan (site plan review) is approved for construction of the proposed single-family residence, demonstrating the need to remove/encroach upon the said trees.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and until all required fees have been paid pursuant to Condition No. 9 and the attached County Forester's letter dated October 31, 2011. Notwithstanding the foregoing, this condition (No. 2), and Conditions No. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

7. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
8. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.
10. If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated October 31, 2011 (attached hereto and incorporated herein), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of five to one (2:1) for each tree removed for a total of six (6) trees, per the Forester's letter dated October 31, 2011.
14. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
15. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

Attachment: County Forester's conditions dated October 31, 2011.

MK:TM
02/02/12



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

October 31, 2011

Dean Edwards, Principal Regional Planner
Department of Regional Planning, Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Edwards:

OAK TREE PERMIT NUMBER 2011-00026
PROJECT NUMBER R2011-01178
29070 MULHOLLAND DRIVE, MALIBU LAKE

We have reviewed the "Request for Oak Tree Permit #2011-00026." The project is located at 29070 Mulholland Drive in the unincorporated area of Malibu Lake. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by James Dean, the consulting arborist, dated June 21, 2011.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKESWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLEN DORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan, and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan, and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of three (3) trees of the Oak genus identified as Tree Numbers 634, 635 and 636 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of three (3) trees of the Oak genus identified as Tree Numbers 637, 638 and 639 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with

the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

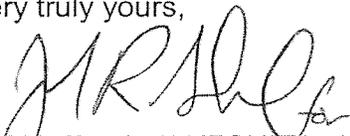
10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of six (6) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal 2 Encroachment 6 To Remain 6 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

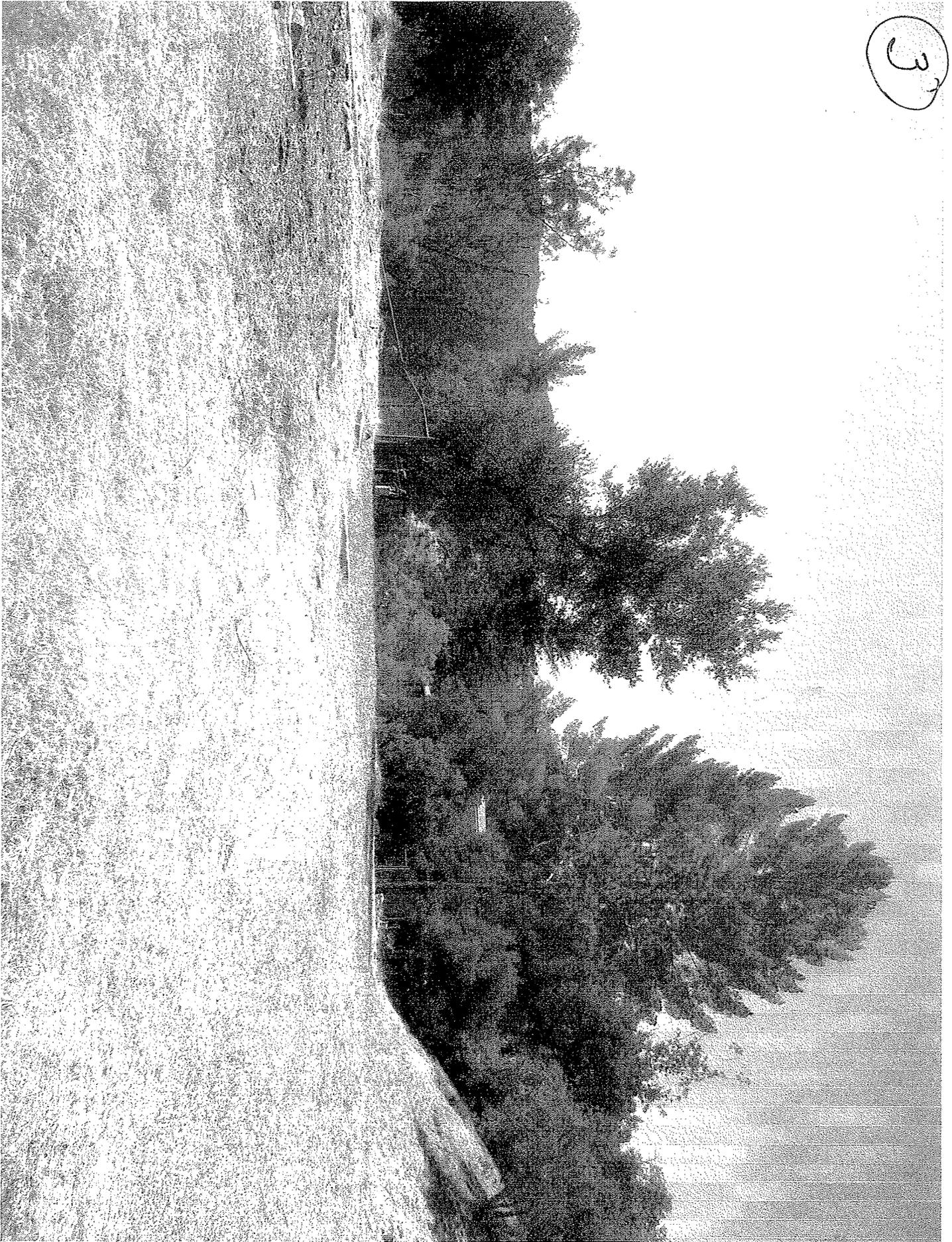
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.</p> <p><i>YES -</i></p>
<p>B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.</p> <p><i>NOT REMOVING ANY TREES</i></p>
<p>C. That in addition to the above facts, at least one of the following findings must apply:</p> <ol style="list-style-type: none"> 1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: <ol style="list-style-type: none"> a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or 2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices. 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. <p><i>(1) NO TREES REMOVED</i></p> <p><i>(2) NO TREES RELOCATED</i></p> <p><i>(3) NO TREES REMOVED</i></p> <p><i>(4) NO TREES REMOVED</i></p>



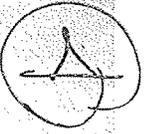
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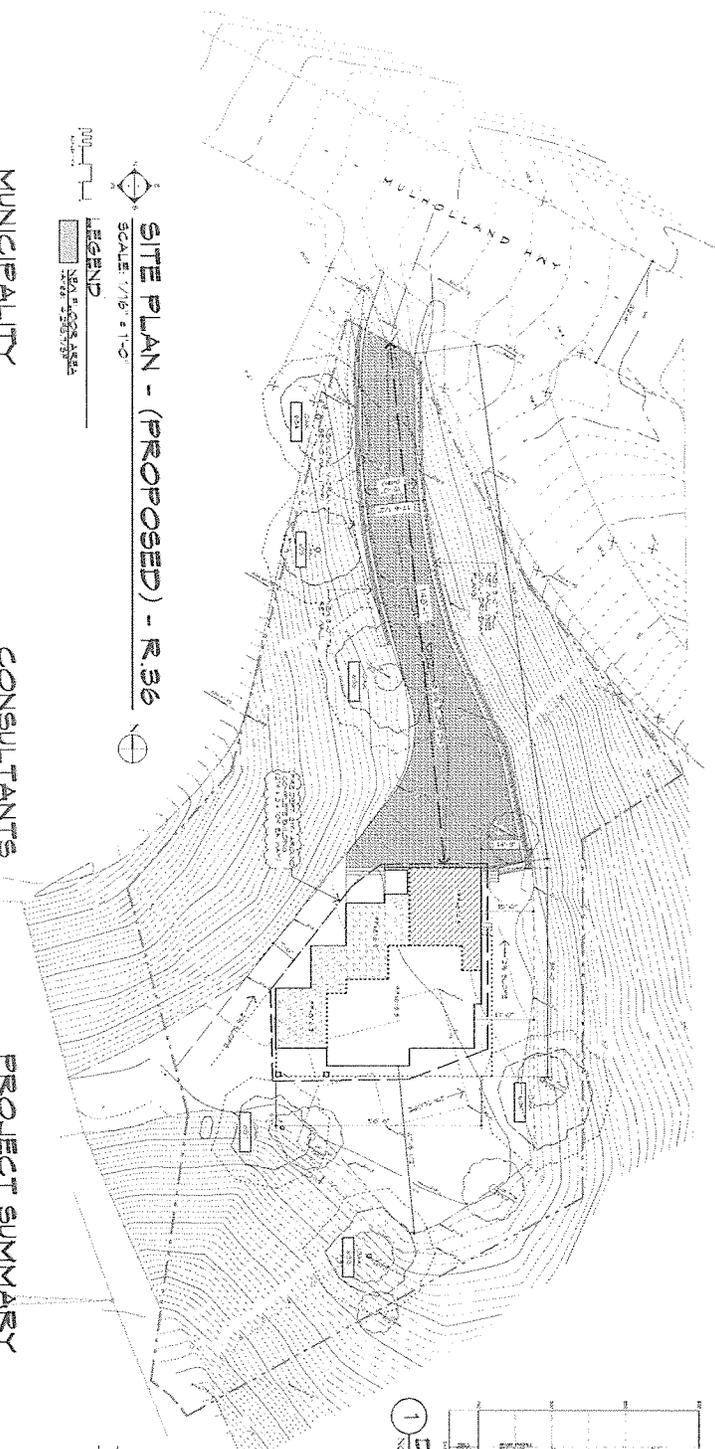




9



MR. PERRY S. PAUL - RESIDENCE



SITE PLAN - (PROPOSED) - R.36
 SCALE: 1/8" = 1'-0"

LEGEND
 100 FT. 0" = 100 FT.
 1" = 100 FT.

MUNICIPAL SERVICES

MUNICIPAL SERVICES
 CITY OF MALIBU
 22000 MALIBU BLVD. #100
 MALIBU, CA 90263
 (310) 317-1000

MUNICIPALITY

BUILDING DESIGNER
 RICHMAN GROUP
 22217 MARIANO ST., STUDIO A
 WOODLAND HILLS, CA 91367
 (818) 226-5600

CIVIL ENGINEER
 RICHMAN GROUP
 22217 MARIANO ST., STUDIO A
 WOODLAND HILLS, CA 91367
 (818) 226-5600

STRUCTURAL ENGINEER
 RICHMAN GROUP
 22217 MARIANO ST., STUDIO A
 WOODLAND HILLS, CA 91367
 (818) 226-5600

NOTES

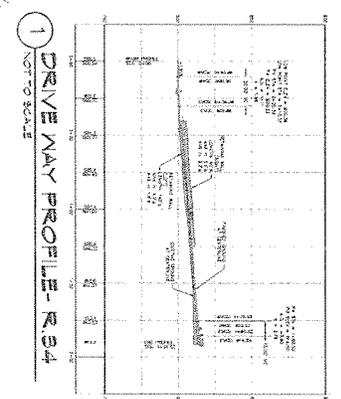
CONSULTANTS

SOIL ENGINEER
 RICHMAN GROUP
 22217 MARIANO ST., STUDIO A
 WOODLAND HILLS, CA 91367
 (818) 226-5600

LEGAL DESCRIPTION
 LOT 61-C, TRACT 10000, MALIBU BEACH, MALIBU, CALIFORNIA

PROJECT SUMMARY

BUILDING ENVELOPE:
 AREA: 10,000 SQ. FT.
 HEIGHT: 15 FT.
 SETBACKS: 5 FT. FRONT, 5 FT. SIDE, 10 FT. REAR



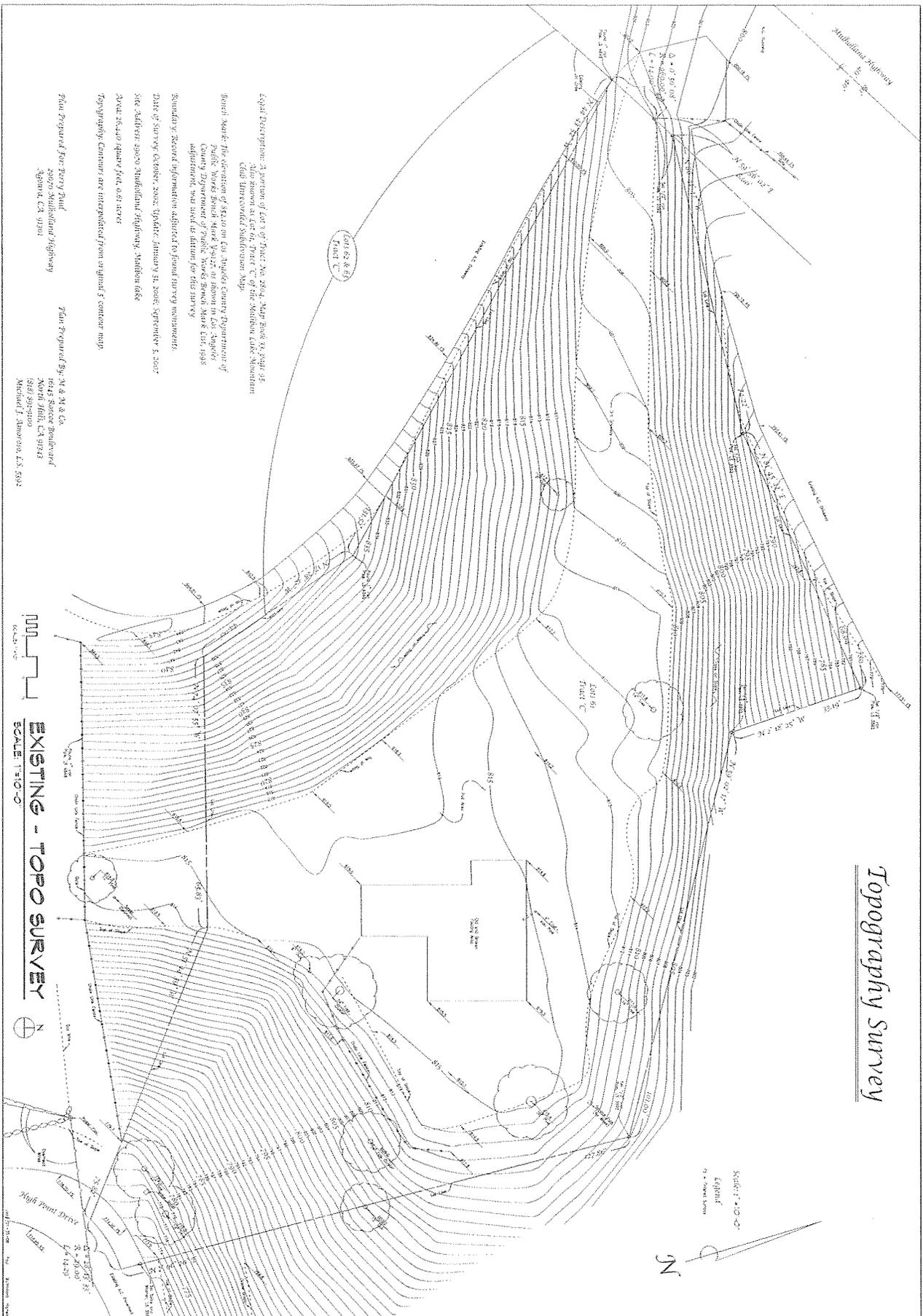
SHEET INDEX

NO.	DESCRIPTION	DATE
1	ARCHITECTURAL	7/25/11
2	CIVIL	7/25/11
3	STRUCTURAL	7/25/11
4	FUEL MODIFICATION	7/25/11

P. PAUL - RESIDENCE
 APN# 8940-801-130 (LOT 61-C)
 29070 MULHOLLAND HWY.
 MALIBU LAKE, CA 91301
 (818) 398-4240

RICHMAN GROUP
 22217 MARIANO ST. - STUDIO A
 WOODLAND HILLS, CA 91367
 Tel: (818) 226-5600
 Fax: (818) 226-9070
 MALIBUREGROUP.COM REG. #01-00181

Topography Survey



Equal Description: A portion of Lot 1 of Tract No. 284, Map filed in Map of Also shown as Lot 61, Tract C of the Malibu Lake Mountain Club Improved Subdivision Map.

Bound: North: The northern boundary of the parcel is the boundary of the County Department of Public Works Road West Point to its eastern end. South: County Department of Public Works Road West Point to its eastern end. East: The eastern boundary of the parcel is the boundary of the County Department of Public Works Road West Point to its eastern end. West: The western boundary of the parcel is the boundary of the County Department of Public Works Road West Point to its eastern end.

Boundary: Recent information obtained to find true measurements.

Date of Survey: October 2007. Station: January 21, 2007. Elevation: 5,200'

Site Address: 2907 Mulholland Highway, Malibu Lake

Area: 26,400 square feet, 0.61 acres

Topography: Contours are interpolated from original 5' contour map.

Plan Prepared For: Terry Paul
 2907 Mulholland Highway
 Agoura, CA 91301

Plan Prepared By: M.A. M. & Co.
 5055 Sunset Boulevard
 North Hollywood, CA 91605
 (818) 708-1100
 Michael J. Anderson, L.S. 8592



EXISTING - TOPO SURVEY
 SCALE: 1"=100'-0"



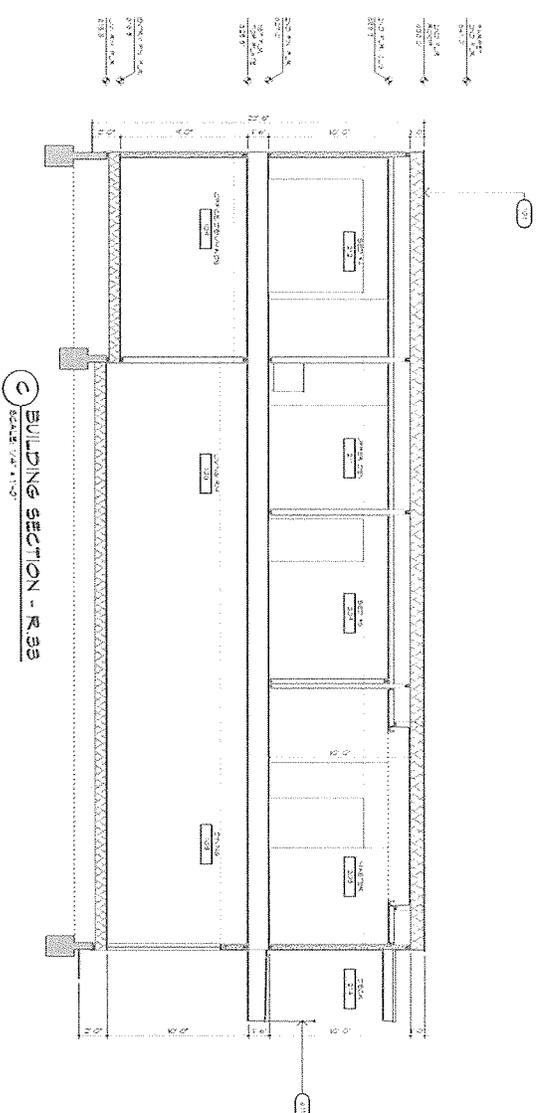
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 Fax: (818) 226-4070
 WWW.RICHMANGROUP.COM FAX: 918-807817



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

7/25/11



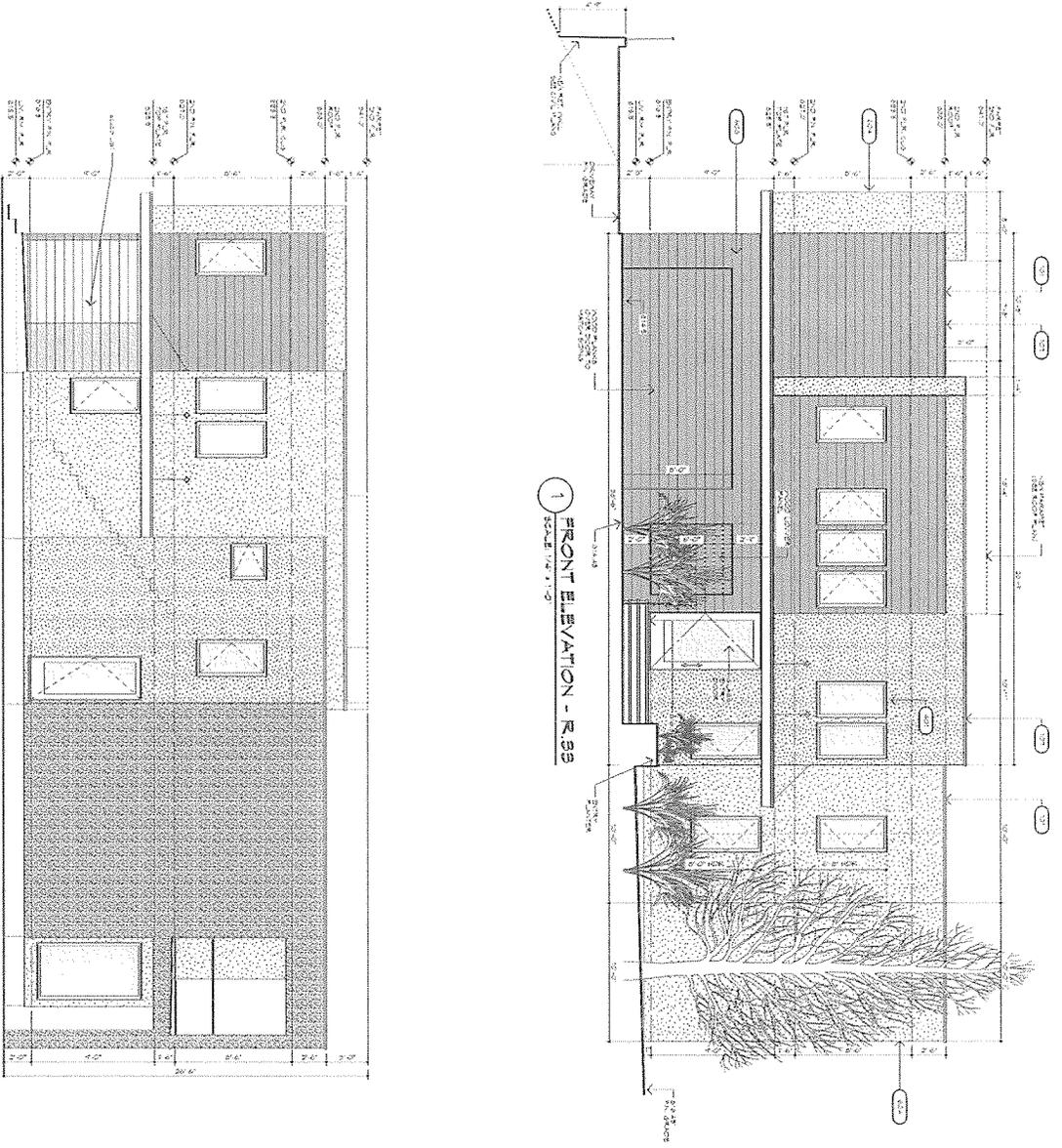
KEY NOTES

- 1. SEE GENERAL NOTES FOR NOTES 1 THROUGH 10.
- 2. SEE GENERAL NOTES FOR NOTES 11 THROUGH 20.
- 3. SEE GENERAL NOTES FOR NOTES 21 THROUGH 30.
- 4. SEE GENERAL NOTES FOR NOTES 31 THROUGH 40.
- 5. SEE GENERAL NOTES FOR NOTES 41 THROUGH 50.
- 6. SEE GENERAL NOTES FOR NOTES 51 THROUGH 60.
- 7. SEE GENERAL NOTES FOR NOTES 61 THROUGH 70.
- 8. SEE GENERAL NOTES FOR NOTES 71 THROUGH 80.
- 9. SEE GENERAL NOTES FOR NOTES 81 THROUGH 90.
- 10. SEE GENERAL NOTES FOR NOTES 91 THROUGH 100.
- 11. SEE GENERAL NOTES FOR NOTES 101 THROUGH 110.
- 12. SEE GENERAL NOTES FOR NOTES 111 THROUGH 120.
- 13. SEE GENERAL NOTES FOR NOTES 121 THROUGH 130.
- 14. SEE GENERAL NOTES FOR NOTES 131 THROUGH 140.
- 15. SEE GENERAL NOTES FOR NOTES 141 THROUGH 150.
- 16. SEE GENERAL NOTES FOR NOTES 151 THROUGH 160.
- 17. SEE GENERAL NOTES FOR NOTES 161 THROUGH 170.
- 18. SEE GENERAL NOTES FOR NOTES 171 THROUGH 180.
- 19. SEE GENERAL NOTES FOR NOTES 181 THROUGH 190.
- 20. SEE GENERAL NOTES FOR NOTES 191 THROUGH 200.
- 21. SEE GENERAL NOTES FOR NOTES 201 THROUGH 210.
- 22. SEE GENERAL NOTES FOR NOTES 211 THROUGH 220.
- 23. SEE GENERAL NOTES FOR NOTES 221 THROUGH 230.
- 24. SEE GENERAL NOTES FOR NOTES 231 THROUGH 240.
- 25. SEE GENERAL NOTES FOR NOTES 241 THROUGH 250.
- 26. SEE GENERAL NOTES FOR NOTES 251 THROUGH 260.
- 27. SEE GENERAL NOTES FOR NOTES 261 THROUGH 270.
- 28. SEE GENERAL NOTES FOR NOTES 271 THROUGH 280.
- 29. SEE GENERAL NOTES FOR NOTES 281 THROUGH 290.
- 30. SEE GENERAL NOTES FOR NOTES 291 THROUGH 300.
- 31. SEE GENERAL NOTES FOR NOTES 301 THROUGH 310.
- 32. SEE GENERAL NOTES FOR NOTES 311 THROUGH 320.
- 33. SEE GENERAL NOTES FOR NOTES 321 THROUGH 330.
- 34. SEE GENERAL NOTES FOR NOTES 331 THROUGH 340.
- 35. SEE GENERAL NOTES FOR NOTES 341 THROUGH 350.
- 36. SEE GENERAL NOTES FOR NOTES 351 THROUGH 360.
- 37. SEE GENERAL NOTES FOR NOTES 361 THROUGH 370.
- 38. SEE GENERAL NOTES FOR NOTES 371 THROUGH 380.
- 39. SEE GENERAL NOTES FOR NOTES 381 THROUGH 390.
- 40. SEE GENERAL NOTES FOR NOTES 391 THROUGH 400.
- 41. SEE GENERAL NOTES FOR NOTES 401 THROUGH 410.
- 42. SEE GENERAL NOTES FOR NOTES 411 THROUGH 420.
- 43. SEE GENERAL NOTES FOR NOTES 421 THROUGH 430.
- 44. SEE GENERAL NOTES FOR NOTES 431 THROUGH 440.
- 45. SEE GENERAL NOTES FOR NOTES 441 THROUGH 450.
- 46. SEE GENERAL NOTES FOR NOTES 451 THROUGH 460.
- 47. SEE GENERAL NOTES FOR NOTES 461 THROUGH 470.
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- 49. SEE GENERAL NOTES FOR NOTES 481 THROUGH 490.
- 50. SEE GENERAL NOTES FOR NOTES 491 THROUGH 500.
- 51. SEE GENERAL NOTES FOR NOTES 501 THROUGH 510.
- 52. SEE GENERAL NOTES FOR NOTES 511 THROUGH 520.
- 53. SEE GENERAL NOTES FOR NOTES 521 THROUGH 530.
- 54. SEE GENERAL NOTES FOR NOTES 531 THROUGH 540.
- 55. SEE GENERAL NOTES FOR NOTES 541 THROUGH 550.
- 56. SEE GENERAL NOTES FOR NOTES 551 THROUGH 560.
- 57. SEE GENERAL NOTES FOR NOTES 561 THROUGH 570.
- 58. SEE GENERAL NOTES FOR NOTES 571 THROUGH 580.
- 59. SEE GENERAL NOTES FOR NOTES 581 THROUGH 590.
- 60. SEE GENERAL NOTES FOR NOTES 591 THROUGH 600.
- 61. SEE GENERAL NOTES FOR NOTES 601 THROUGH 610.
- 62. SEE GENERAL NOTES FOR NOTES 611 THROUGH 620.
- 63. SEE GENERAL NOTES FOR NOTES 621 THROUGH 630.
- 64. SEE GENERAL NOTES FOR NOTES 631 THROUGH 640.
- 65. SEE GENERAL NOTES FOR NOTES 641 THROUGH 650.
- 66. SEE GENERAL NOTES FOR NOTES 651 THROUGH 660.
- 67. SEE GENERAL NOTES FOR NOTES 661 THROUGH 670.
- 68. SEE GENERAL NOTES FOR NOTES 671 THROUGH 680.
- 69. SEE GENERAL NOTES FOR NOTES 681 THROUGH 690.
- 70. SEE GENERAL NOTES FOR NOTES 691 THROUGH 700.
- 71. SEE GENERAL NOTES FOR NOTES 701 THROUGH 710.
- 72. SEE GENERAL NOTES FOR NOTES 711 THROUGH 720.
- 73. SEE GENERAL NOTES FOR NOTES 721 THROUGH 730.
- 74. SEE GENERAL NOTES FOR NOTES 731 THROUGH 740.
- 75. SEE GENERAL NOTES FOR NOTES 741 THROUGH 750.
- 76. SEE GENERAL NOTES FOR NOTES 751 THROUGH 760.
- 77. SEE GENERAL NOTES FOR NOTES 761 THROUGH 770.
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- 79. SEE GENERAL NOTES FOR NOTES 781 THROUGH 790.
- 80. SEE GENERAL NOTES FOR NOTES 791 THROUGH 800.
- 81. SEE GENERAL NOTES FOR NOTES 801 THROUGH 810.
- 82. SEE GENERAL NOTES FOR NOTES 811 THROUGH 820.
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- 85. SEE GENERAL NOTES FOR NOTES 841 THROUGH 850.
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- 91. SEE GENERAL NOTES FOR NOTES 901 THROUGH 910.
- 92. SEE GENERAL NOTES FOR NOTES 911 THROUGH 920.
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 Tel: (818) 226-6600
 Fax: (818) 226-4070
 WWW.RICHMANGROUP.COM TEL: 951-207-1111

A-4.1
 SECTIONS
 7/25/11



2 SIDE ELEVATION - R33
SCALE: 1/8" = 1'-0"

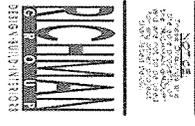
1 FRONT ELEVATION - R33
SCALE: 1/4" = 1'-0"

KEY NOTES

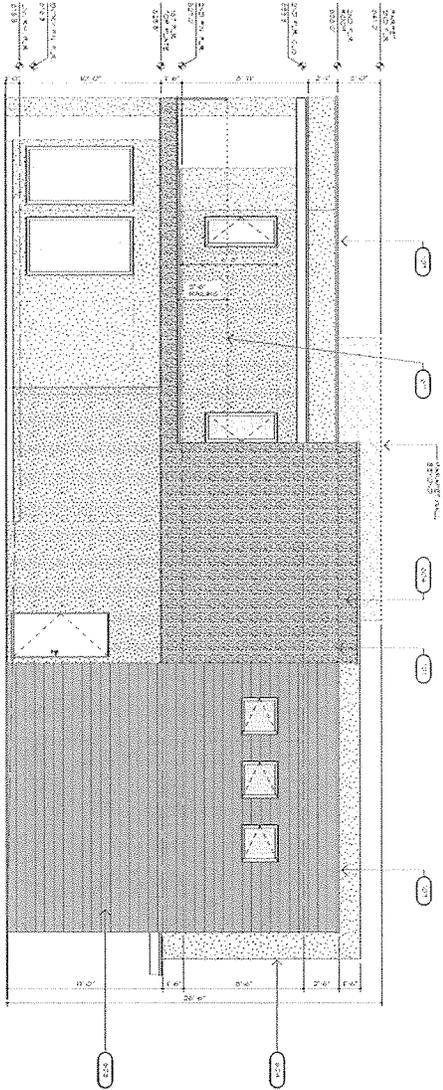
- 1. SEE ARCHITECT'S NOTES FOR GENERAL NOTES AND SPECIFICATIONS.
- 2. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.
- 3. SEE ARCHITECT'S NOTES FOR WINDOW AND DOOR SCHEDULES.
- 4. SEE ARCHITECT'S NOTES FOR ROOFING AND EXTERIOR WALLS.
- 5. SEE ARCHITECT'S NOTES FOR FLOORING AND INTERIORS.
- 6. SEE ARCHITECT'S NOTES FOR MECHANICAL, ELECTRICAL, AND PLUMBING.
- 7. SEE ARCHITECT'S NOTES FOR LANDSCAPE AND SITEWORK.
- 8. SEE ARCHITECT'S NOTES FOR SPECIAL NOTES AND CONDITIONS.
- 9. SEE ARCHITECT'S NOTES FOR NOTES TO CONTRACTOR.
- 10. SEE ARCHITECT'S NOTES FOR NOTES TO ARCHITECT.
- 11. SEE ARCHITECT'S NOTES FOR NOTES TO ENGINEER.
- 12. SEE ARCHITECT'S NOTES FOR NOTES TO INSURER.
- 13. SEE ARCHITECT'S NOTES FOR NOTES TO BANK.
- 14. SEE ARCHITECT'S NOTES FOR NOTES TO OTHER PROFESSIONALS.
- 15. SEE ARCHITECT'S NOTES FOR NOTES TO OWNER.
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P. PAUL - RESIDENCE
 APN# 8940-801-130 (LOT 61-C)
 MULHOLLAND HWY.
 MALIBU LAKE, CA 91301
 (818) 398-4240

RICHMAN GROUP
 25217 MARIANO ST. - STUDIO A
 WOODLAND HILLS, CA 91367
 Tel: (818) 226-5600
 Fax: (818) 226-4040
 MAIL@RICHMANGROUP.COM LLC, RD 1021571

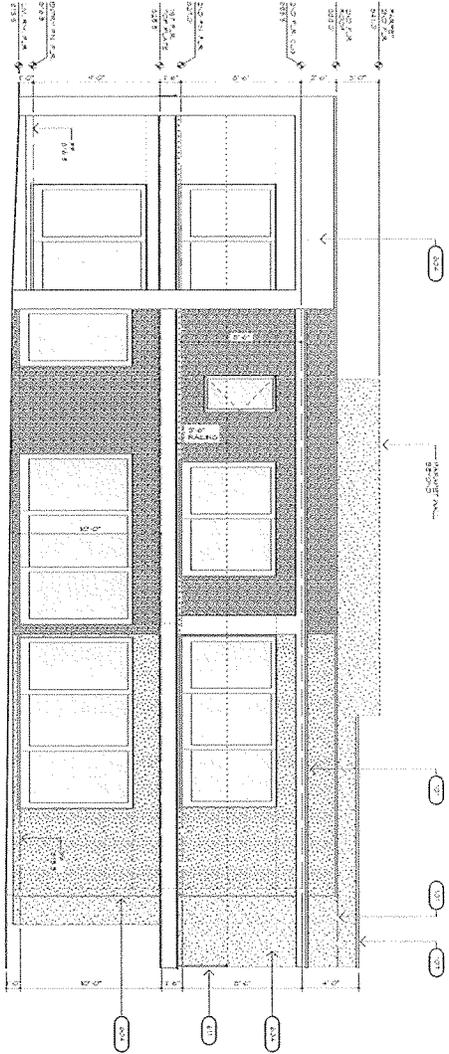


A-5.0
 ELEVATIONS
 7/25/11
 25217 MARIANO ST., STUDIO A
 WOODLAND HILLS, CA 91367



3 SIDE ELEVATION - R.S.S.
SCALE: 1/8" = 1'-0"

4 REAR ELEVATION - R.S.S.
SCALE: 1/8" = 1'-0"



KEY NOTES

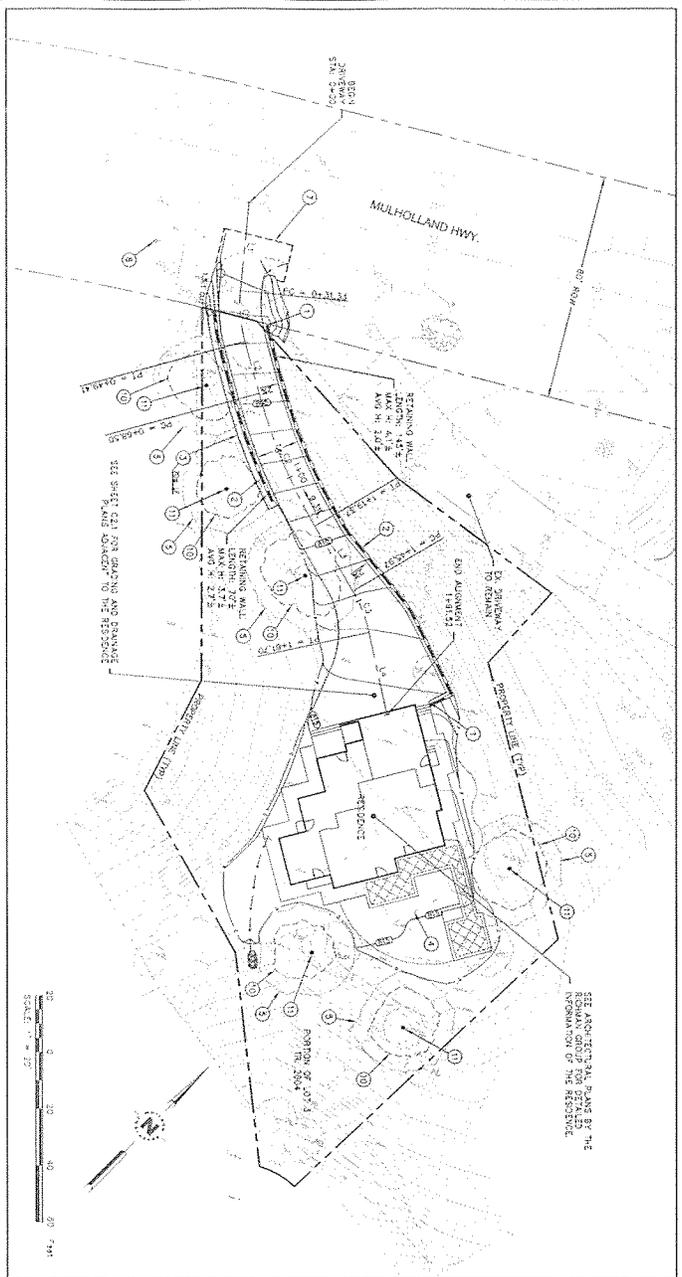
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P. PAUL - RESIDENCE
 APN# 2940-801-130 (LOT 61-C)
 MULHOLLAND HWY.
 MALIBU LAKE, CA 91301
 (818) 398-4240

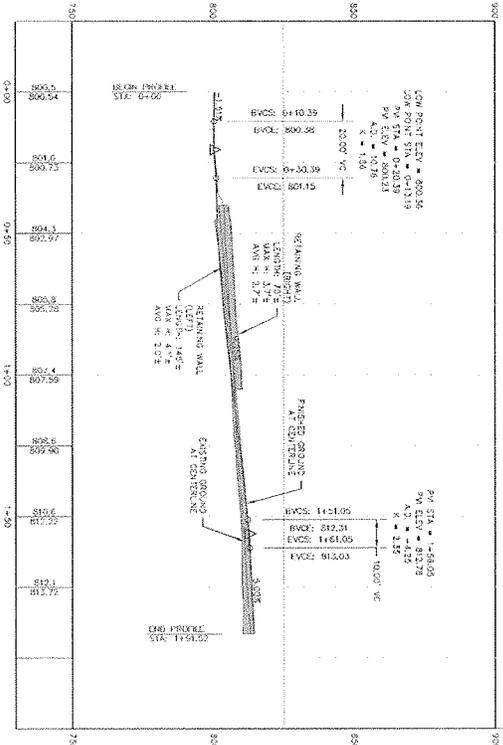
RICHMAN GROUP
 25211 MARIANO ST. - STUDIO A
 WOODLAND HILLS, CA 91367
 Tel: (818) 226-5600
 Fax: (818) 226-4040
 MATT@RICHMANHILL.COM ILL. 01-102751



DATE: 7/25/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: P. PAUL - RESIDENCE
 SHEET: A-5.1
 SCALE: 1/8" = 1'-0"



- CONSTRUCTION NOTES:**
- 1) RETAINING CONC. CURB
 - 2) RETAINING WALL: SEE GRADING PERMIT, SECTION B) OTHER HEIGHTS INCLUDE EXPOSED FACE ONLY.
 - 3) CONC. W/PIPS - LENGTH AS SHOWN. SEE DETAIL 1 ON SHEET C0.2
 - 4) REMOVE EXISTING CONCRETE FOUNDATION.
 - 5) CONSTRUCT PROTECTIVE FENCE SEE JOB ANALYSIS COUNTY OAK TREE
 - 6) CONSTRUCT CONC. SIP RAIL. SEE DETAIL 2 ON SHEET C0.2
 - 7) REMOVE AND REGRADE EXISTING W/ PARKING MARKS EXISTING EXISTING POWER POLE TO BE MAINT.
 - 8) GRABED SHALL TO REMAIN AWAY FROM THE STRUCTURE
 - 9) OAK TREE DETAIL PER JAMES DEAN DESIGN
 - 10) OAK TREE TRUNK LOCATION PER JAMES DEAN DESIGN.



LINE TABLE

LINE	LENGTH	BEARING
1	3.31	330°28'02"
2	18.02	288°11'02"
3	28.82	272°53'02"
4	28.82	257°35'02"

CURVE TABLE

LINE	CURVE LENGTH	RADIUS	DELTA ANGLE
1	3.31	2728.17'	2°28'02"
2	18.02	14240.87'	11°51'02"
3	28.82	7120.43'	19°02'02"

HORIZONTAL CONTROL

LACDRP AIC SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS:

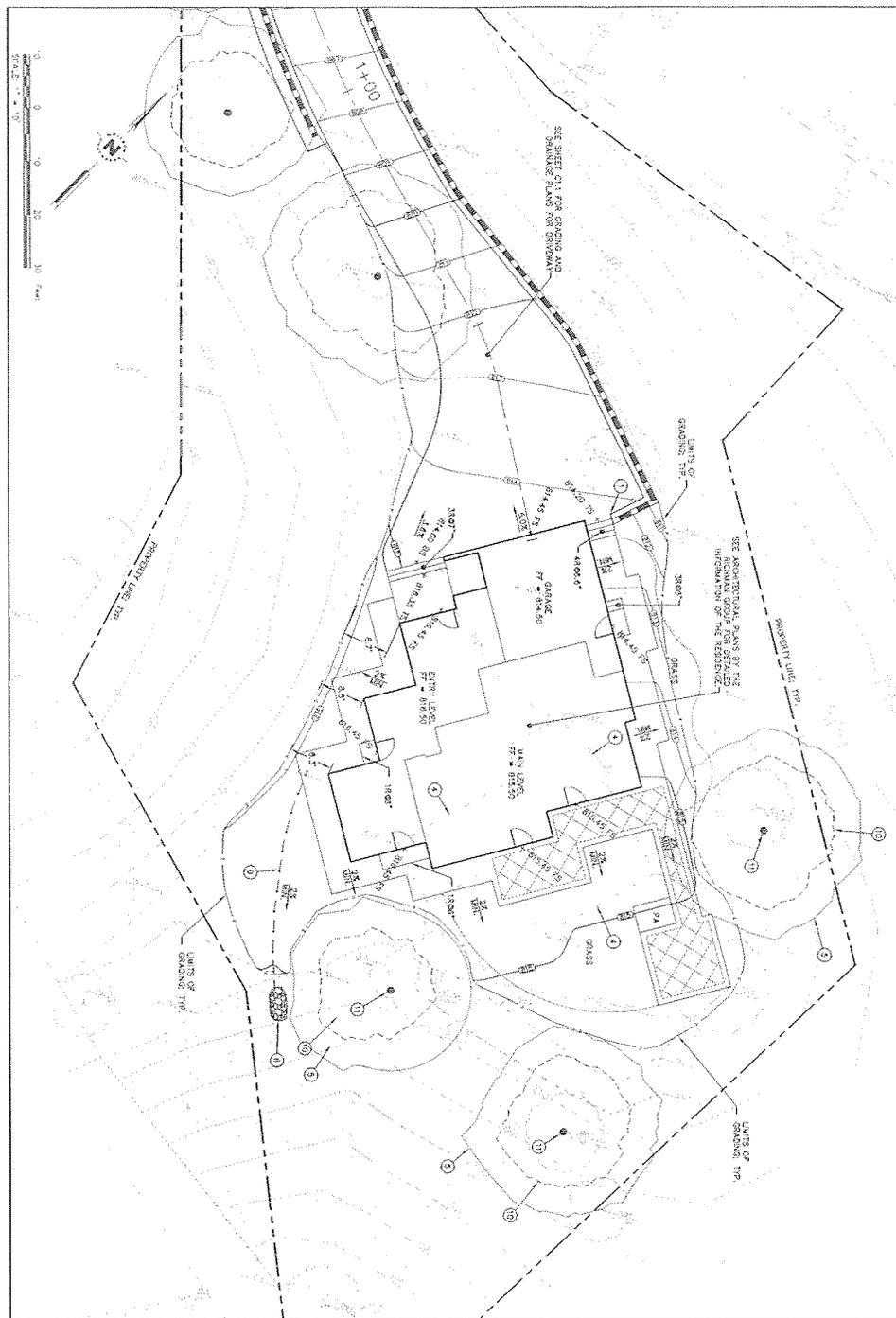
NO.	DATE	DESCRIPTION
1		

DATE: 4/23/11
BY: [Signature]
C1.1

29070 MULHOLLAND HWY
LOS ANGELES COUNTY, CALIFORNIA
GRADING AND DRAINAGE PLANS
PLAN, PROFILE, AND HORIZONTAL CONTROL

DATE: 4/23/11
SCALE: 1" = 20'
DRAWN BY: SA
R.F.P.: 2140.00

WEI WHITSON ENGINEERS
1960 East Grand Avenue • Suite 576 • El Segundo, CA 90245
310 322-3205 • Fax 310 322-3206
Civil Engineering • Land Surveying • Project Management



- CONSTRUCTION NOTES:**
- 1) REMOVE CONC CURB
 - 2) REPAIRING WALL PER SEPARATE PERMIT. DESIGN BY OTHERS. HEIGHTS INCLUDE EXISTING FACE ONLY.
 - 3) CONC. V-DITCH. LENGTH AS SHOWN. SEE DETAIL 1 ON SHEET 012.
 - 4) REMOVE EXISTING CONCRETE FOUNDATION.
 - 5) OAK TREE PROTECTIVE ZONE. SEE LOS ANGELES COUNTY OAK TREE GRANTOR FOR DETAILS.
 - 6) SANITARY REMOVE AND REPAIR EXISTING AT EXISTING. UNLESS OTHERWISE NOTED.
 - 7) EXISTING POWER POLE TO REMAIN.
 - 8) GRADED SHALE TO FLOW AWAY FROM THE STRUCTURE.
 - 9) OAK TREE PROTECTIVE ZONE. SEE DETAIL 2 ON SHEET 012.
 - 10) OAK TREE REMOVAL LOCATION PER JAMES DEAN DESIGN.
 - 11) OAK TREE REMOVAL LOCATION PER JAMES DEAN DESIGN.

LACDRP AIC SUBMITTAL
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

29070 MULHOLLAND HWY
 LOS ANGELES COUNTY, CALIFORNIA
GRADING AND DRAINAGE PLANS
 GRADING AND DRAINAGE PLAN FOR SRF

DATE: MARCH 19, 2010
 SCALE: 1" = 10'
 DRAWN BY: JWH
 PLOT # 2140.00

WE WHITSON ENGINEERS
 1960 East Grand Avenue • Suite 570 • El Segundo, CA 90245
 310 322-3205 • Fax 310 322-3206
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT