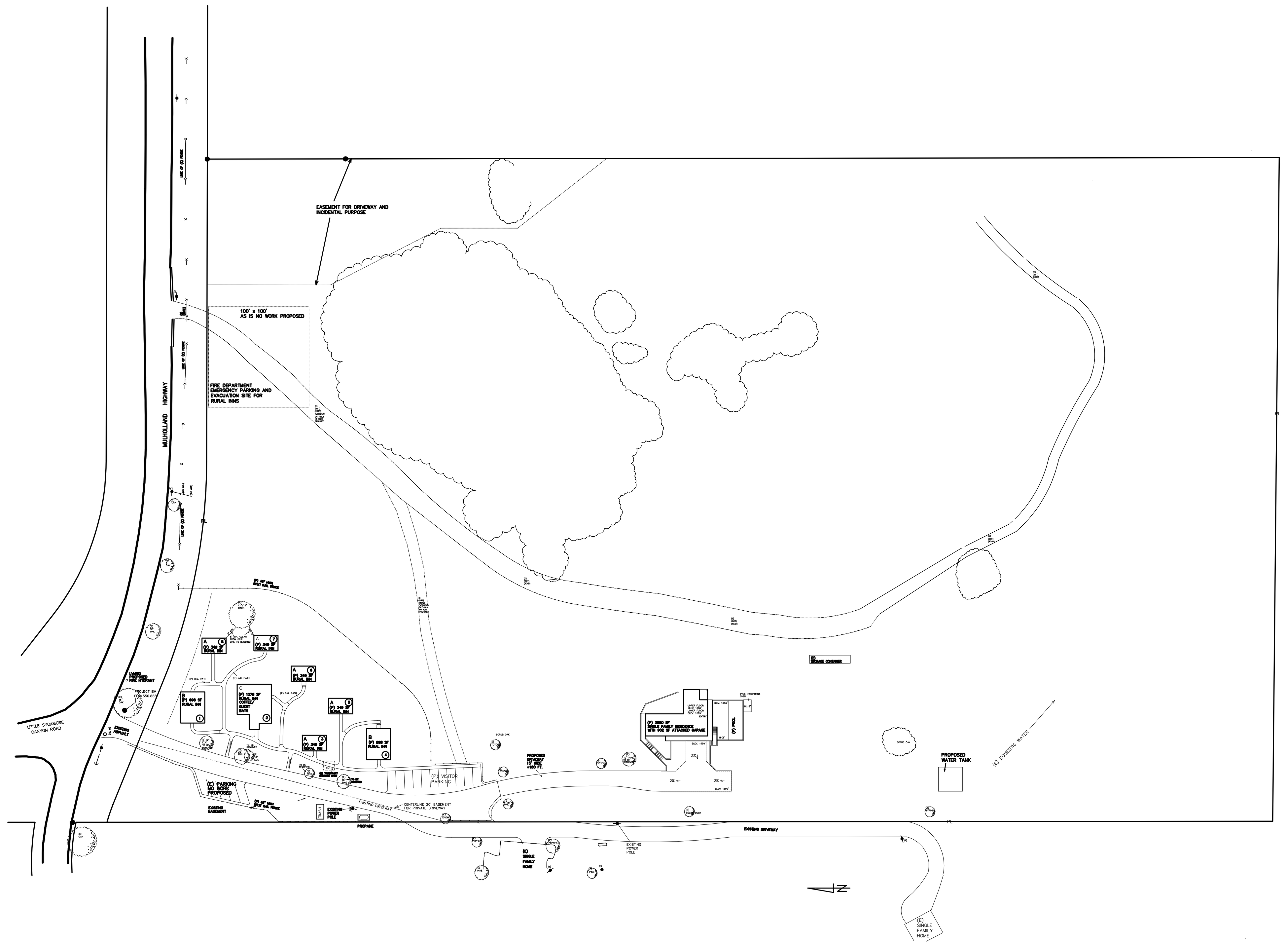
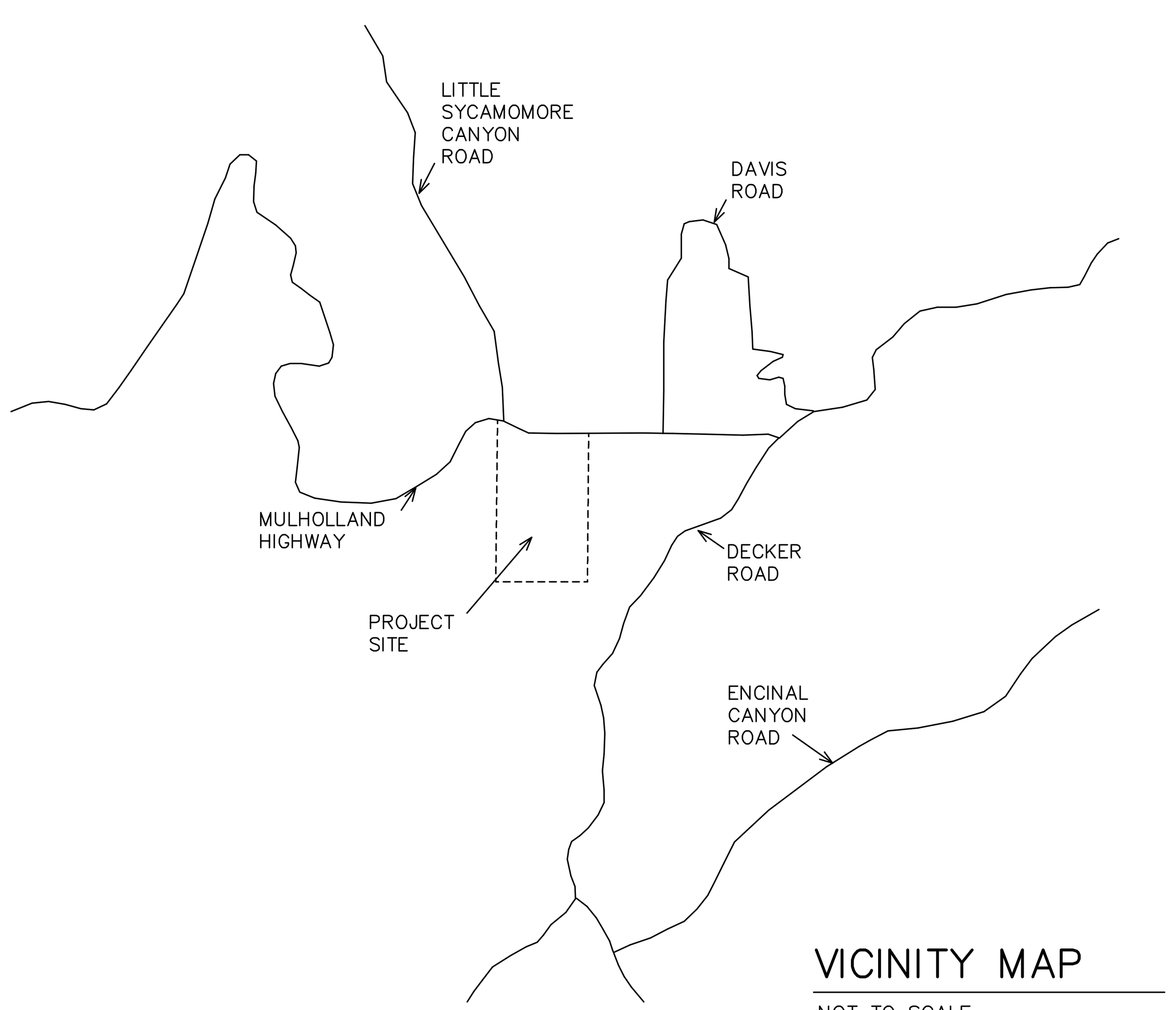


SITE PLAN

SCALE: 1"= 100'



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

APN: 4472–009–012
PARCEL 12, TRACT NO.8632–8634,
COUNTY OF LOS ANGELES, CALIFORNIA
VICINITY LITTLE SYCAMORE & MULHOLLAND

SITE STATISTICS

16.5 ACRES ZONED RURAL COSTAL

	ALLOWABLE	PROPOSED
DEVELOPMENT IMPACT FOR SINGLE FAMILY RESIDENCE	10,000 SQ.FT.	PLUS/MINUS 9,000 SQ.FT.
DEVELOPMENT IMPACT FOR RURAL INNS	140,500 SQ.FT.	PLUS/MINUS 36,900 SQ.FT.
NUMBER OF RURAL INNS	16 INNS	10 INNS

AREA CALCULATIONS

LOT SIZE	16.5 ACRE
9 (P) RURAL INNS @ 349 SF EACH, 1 BEDROOM, 1 BATH	3141 SF
1 (P) GUEST REGISTRATION, COFFEE KITCHEN, INN, UTILITY	1278 SF
1 (P) SINGLE FAMILY RESIDENCE, 3 BEDROOM, 3 1/2 BATH	2650 SF
1 (P) ATTACHED FOUR CAR TANDEM GARAGE	902 SF
TOTAL DEVELOPED AREA WITH GARAGE	7971 SF
TOTAL DEVELOPED AREA WITHOUT GARAGE	7069 SF

1 (E) STORAGE CONTATINER 8'x40'
1 (P) POOL AND WATER TANK

CONSULTANTS:

ARCHITECTURAL DESIGN:	S–CONCEPTS URSULA BUERLI 944 CAMINO DOS RIOS, THOUSAND OAKS, CA 91360 PHONE/FAX: 805 499 7827
SURVEY:	DAVID GREY 3211 CORTE MALPASO # 401 CAMARILLO, CA 93012 PHONE: 805 987 3945
GEOLOGIST/GEOTECHINCAL ENGINEER:	SUBSURFACE DESIGNS 12872 FOOTHILL BLVD. SYLMAR, CA 91342 PHONE: 818 898 1595
CIVIL ENGINEER:	FORMA ENGINEERING 10814 RESEDA BLVD. NORTHRIDGE, CA 91326 PHONE: 818 832 1710
ENVIRONMENTAL HEALTH SPECIALIST:	THE FRIDAY GROUP LYNDON ONG YIU 401 NORTH VICTORY #102 BURBANK, CA 91504 PHONE: 818 644 0638
BIOLOGIST:	STEVE NELSON 24230 DELTA DRIVE DIAMOND BAR, CA 91765 PHONE: 714 272 5021
MECHANICAL ENGINEER:	SOLARGY 22028 VENTURA BLVD. #207 WOODLAND HILLS, CA 91364 PHONE: 818 347 6096
STRUCTURAL ENGINEER:	RICHMOND HOFFMAYER 4425 CANOGA AVE. WOODLAND HILLS, CA 91364 PHONE: 818 347 7008

PROJECT DESCRIPTION

NINE VISITOR SERVING (HIKING/BIKING) RURAL INNS
ELEVEN VISITOR SERVING PARKING SPACES
GUEST REGISTRATION, COFFEE KITCHEN, INN, UTILITY
SINGLE FAMILY RESIDENCE
ATTACHED FOUR CAR TANDEM GARAGE
POOL, WATER TANK, STORAGE CONTAINER

DRAWING INDEX

A–0	SITE STATISTICS, PROJECT DATA, REDUCED SITE PLAN
F–1	FIRE DEPARTMENT ACCESS PLAN
FM–1	FUEL MODIFICATION / LANDSCAPING PLAN
R.I.–1	RURAL INNS 'A' FLOOR PLAN, ELEVATIONS, SECTIONS AND ROOF
R.I.–2	RURAL INNS 'B' FLOOR PLAN , ELEVATIONS, SECTIONS AND ROOF
R.I.–3	RURAL INN 'C' FLOOR PLAN , ELEVATIONS AND SECTION
R.I.–4	RURAL INN 'C' ROOF PLAN, SECTION AND ELEVATIONS
A–1	SITE PLAN WITH TOPO
A–2	RESIDENCE MAIN LEVEL FLOOR PLAN
A–3	RESIDENCE LOWER LEVEL FLOOR PLAN
A–4	RESIDENCE ELEVATIONS AND SECTION A
A–5	RESIDENCE ELEVATION AND SECTION B
A–6	ROOF PLAN MAIN RESIDENCE

BUILDING CODE DATA LEGEND:

A. OCCUPANCY GROUP: R–C RURAL COASTAL / R–3
B. DESCRIPTION OF USE: RURAL INNS / SINGLE FAMILY HOME
C. TYPE OF CONSTRUCTION: V–B
D. SPRINKLERS: YES
E. STORIES: ONE
F. HEIGHT: ~ 16'
G. ALL WORK SHALL CONFORM TO THE 2014 CALIFORNIA BUILDING CODE, 2014 CALIFORNIA PLUMBING CODE, 2014 CALIFORNIA MECHANICAL CODE, 2014 CALIFORNIA ELECTRICAL CODE

REV. 2–4–2015
REV. 2–19–2015
REV. 2–28–2015
REV. 3–5–2015
REV. 4–17–2015

SITE STATISTICS, PROJECT DATA

S–CONCEPTS
TEL: (805) 499–7827

EVERETT & DEANNE ROLLINS SINGLE FAMILY HOME
VISITOR SERVING RURAL INNS
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 12–22–2014
SCALE: 1"=100'
DRAWN: U.BUERLI
JOB: ROLLINS
SHEET
A–0
OF 7 SHEETS

REV. 3-4-2015
REV. 3-5-2015
REV. 4-17-2015

EASEMENT FOR DRIVEWAY AND INCIDENTAL PURPOSE

100' x 100' AS IS NO WORK PROPOSED

FIRE DEPARTMENT EMERGENCY PARKING AND EVACUATION SITE FOR RURAL INNS

MULHOLLAND HIGHWAY

LINE OF (E) FENCE

PRESENT 6'x30' SEEPAGE PIT

FUTURE 6'x28' SEEPAGE PIT

FUTURE 6'x30' SEEPAGE PIT

(P) 42" HIGH SPLIT RAIL FENCE

A (P) 349 SF RURAL INN

B (P) 698 SF RURAL INN

C (P) 1278 SF RURAL INN COFFEE/ GUEST BATH

(P) D.G. PATH

HOME PROPOSED FIRE HYDRANT

PROJECT DM EL=1550.00

LITTLE SYCAMORE CANYON ROAD

EXISTING ASPHALT

(E) PARKING NO WORK PROPOSED

EXISTING EASEMENT

(P) VISITOR PARKING

EXISTING DRIVEWAY

CENTERLINE 20' EASEMENT FOR PRIVATE DRIVEWAY

EXISTING POWER POLE

PROPANE

(P) TEMPORARY STORAGE SHED

(P) 2650 SF SINGLE FAMILY RESIDENCE WITH 902 SF ATTACHED GARAGE

(P) POOL

POOL EQUIPMENT SHED

(E) STORAGE CONTAINER

PROPOSED DRIVEWAY NO MORE THAN 150 FT.

PROPOSED WATER TANK

(E) SINGLE FAMILY HOME

EXISTING DRIVEWAY

200' OAKS SET BACK

SITE PLAN WITH TOPOGRAPHY

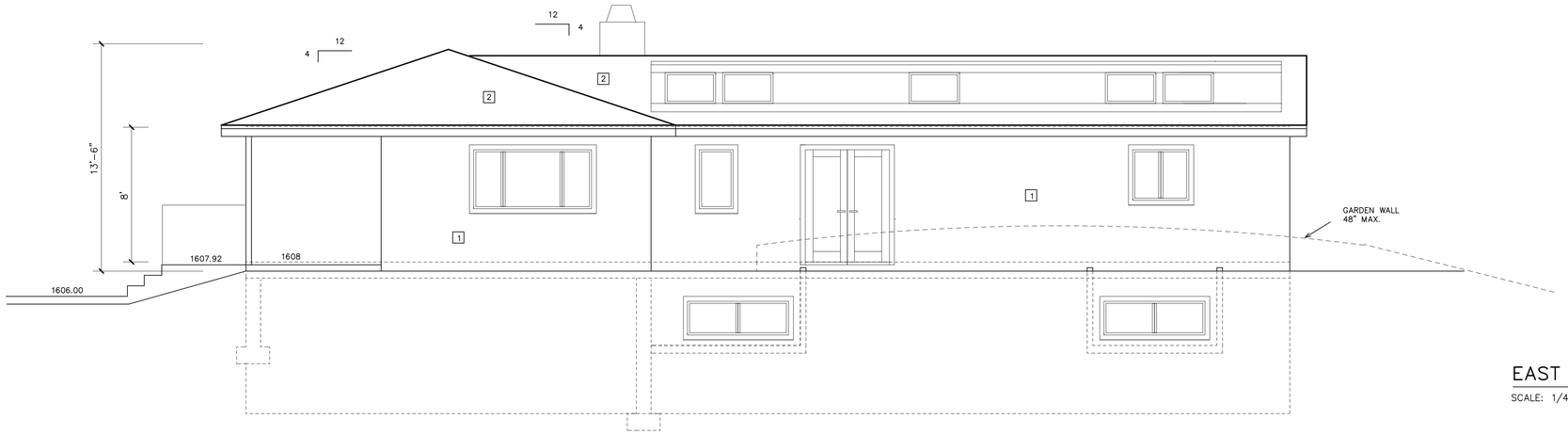
SCALE: 1"= 40'

S—CONCEPTS
TEL: (805) 498-7827

EVERETT & DEANNE ROLLINS SINGLE FAMILY HOME
VISITOR SERVING RURAL INNS
33528 MULHOLLAND HWY
MALIBU, CA 90265. PHONE: 310 457 2048

DATE: 12-22-2014
SCALE: 1"=40'
DRAWN: U.BUERLI
JOB: ROLLINS

SHEET
A—1
OF 7 SHEETS



MATERIALS:

1 HARDIE SIDING

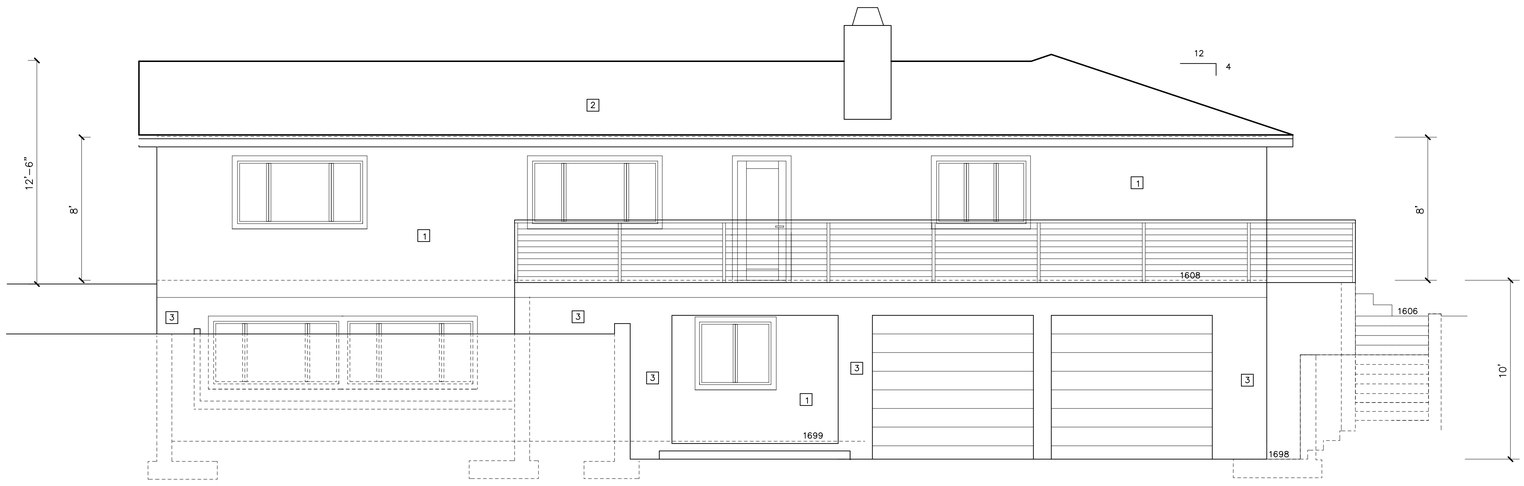
2 CLASS "A" COMPOSTITION SHINGLE ROOF

3 POURED IN PLACE CONCRETE

COLORS AND EXTERIOR MATERIALS SHALL BE COMPATIBLE WITH THE SURROUNDING LANDSCAPE. ACCEPTABLE COLORS SHALL BE LIMITED TO EARTH TONES THAT BLEND WITH THE SURROUNDING ENVIRONMENT, INCLUDING SHADES OF GREEN, BROWN, AND GREY. NO WHITE, LIGHT SHADES, OR BRIGHT TONES.

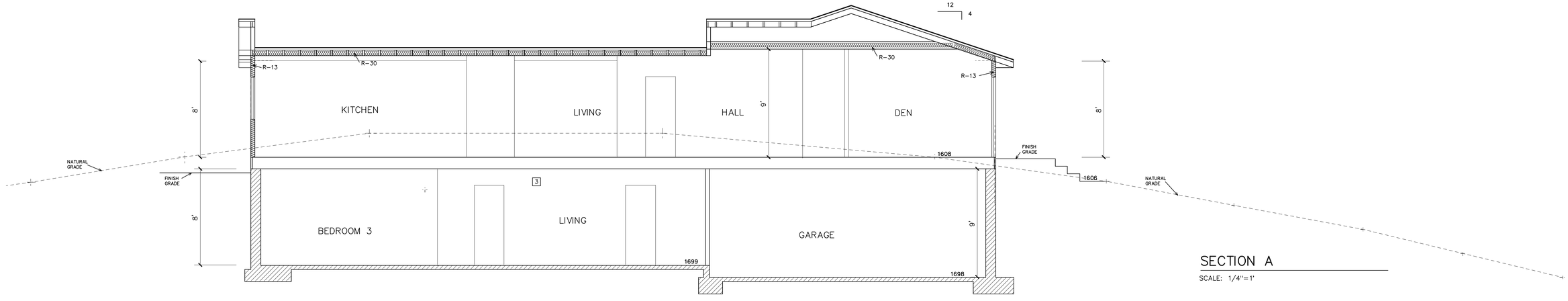
EAST ELEVATION

SCALE: 1/4"=1'



FRONT/WEST ELEVATION

SCALE: 1/4"=1'



SECTION A

SCALE: 1/4"=1'

REV: 3-5-2015
REV. 4-17-2015

FRONT/WEST AND EAST ELEVATION AND SECTION A

S-CONCEPTS
TEL: (805) 499-7827

EVERETT AND DEANNE ROLLINS
SINGLE FAMILY HOME
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 1-11-2015

SCALE: 1/4"=1'

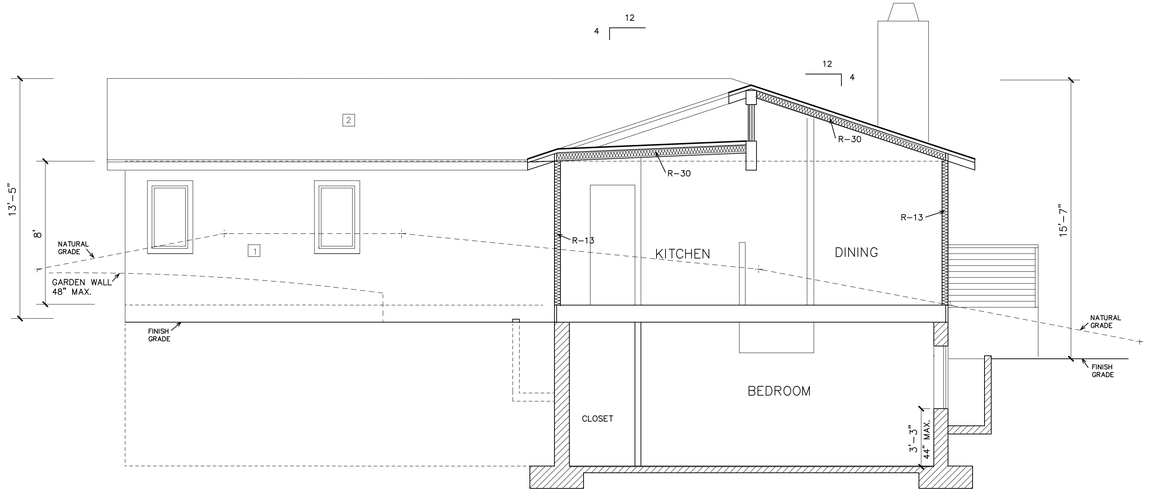
DRAWN: U.BUERLI

JOB: ROLLINS

SHEET

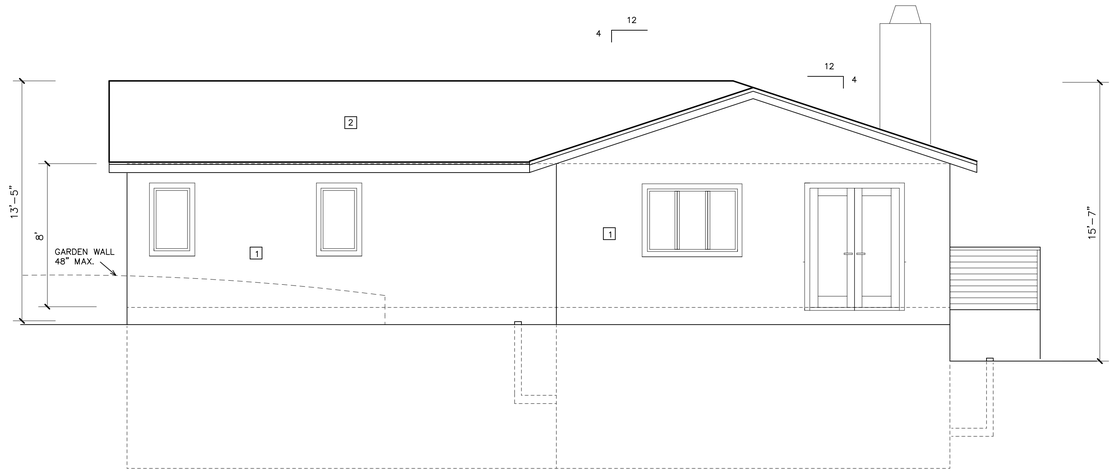
A-4

OF 7 SHEETS



SECTION B

SCALE: 1/4"=1'



NORTH ELEVATION

SCALE: 1/4"=1'

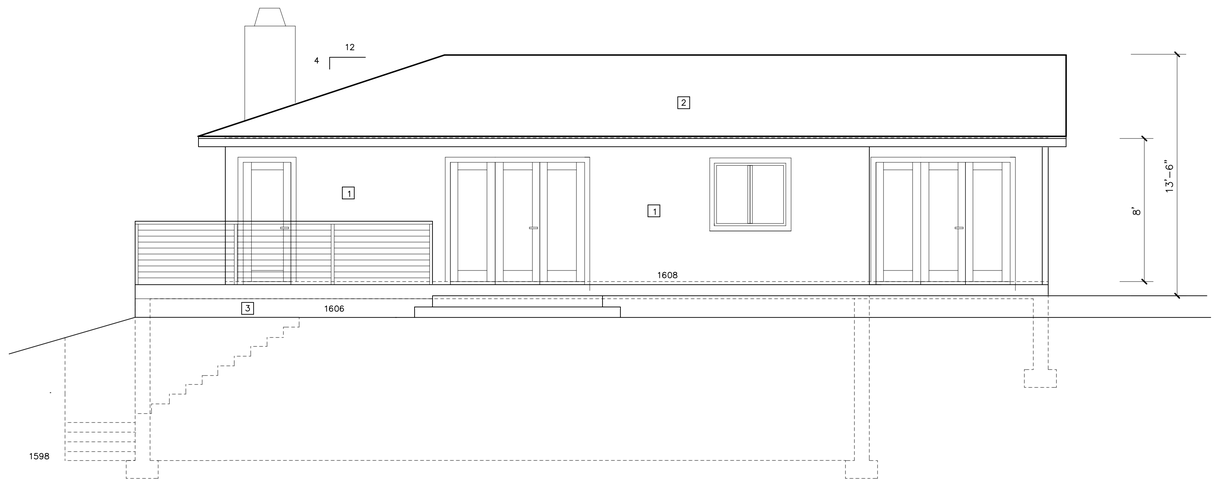
MATERIALS:

1 HARDIE SIDING

2 CLASS "A" COMPOSITION SHINGLE ROOF

3 POURED IN PLACE CONCRETE

COLORS AND EXTERIOR MATERIALS SHALL BE COMPATIBLE WITH THE SURROUNDING LANDSCAPE. ACCEPTABLE COLORS SHALL BE LIMITED TO EARTH TONES THAT BLEND WITH THE SURROUNDING ENVIRONMENT.
INCLUDING SHADES OF GREEN, BROWN, AND GREY.
NO WHITE, LIGHT SHADES, OR BRIGHT TONES.



SOUTH ELEVATION

SCALE: 1/4"=1'

REV: 3-5-2015
REV. 4-17-2015

NORTH AND SOUTH ELEVATIONS AND SECTION B

S-CONCEPTS
TEL: (805) 499-7827

EVERETT AND DEANNE ROLLINS
SINGLE FAMILY HOME
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 1-11-2015

SCALE: 1/4"=1'

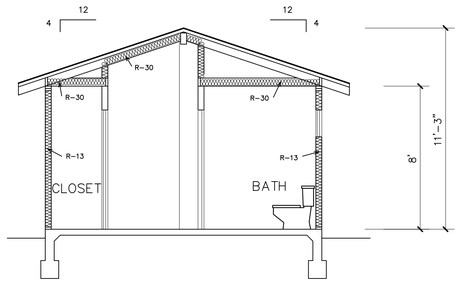
DRAWN: U.BUERLI

JOB: ROLLINS

SHEET

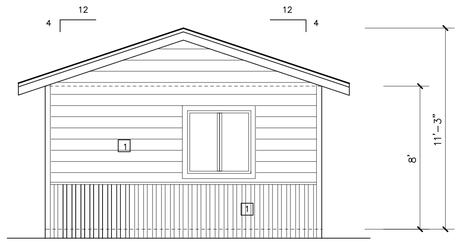
A-5

OF 7 SHEETS



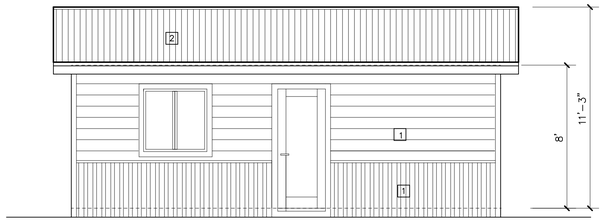
SECTION F

SCALE: 1/4"=1'



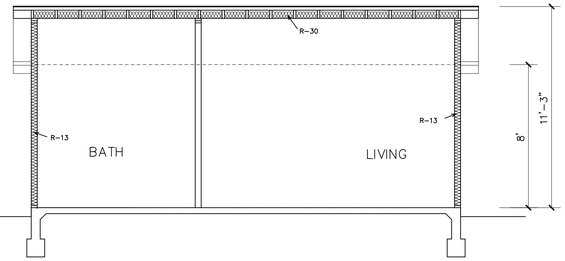
SOUTH ELEVATION

SCALE: 1/4"=1'



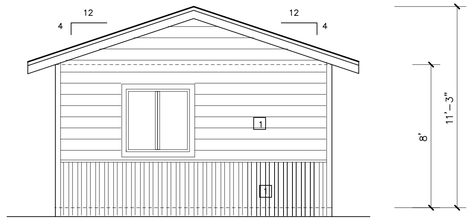
EAST ELEVATION

SCALE: 1/4"=1'



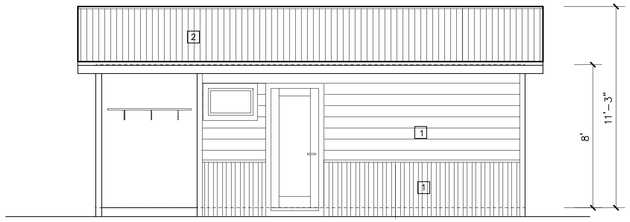
SECTION E

SCALE: 1/4"=1'



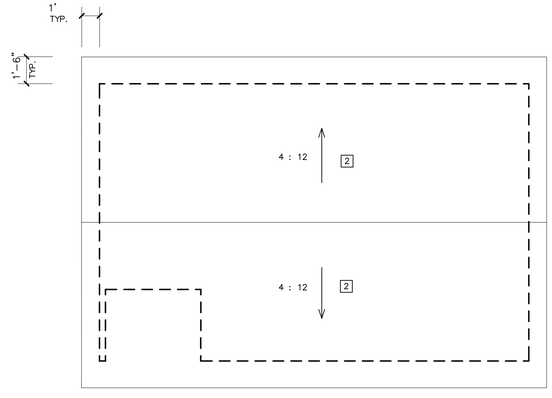
NORTH ELEVATION

SCALE: 1/4"=1'



WEST ELEVATION

SCALE: 1/4"=1'



ROOF PLAN

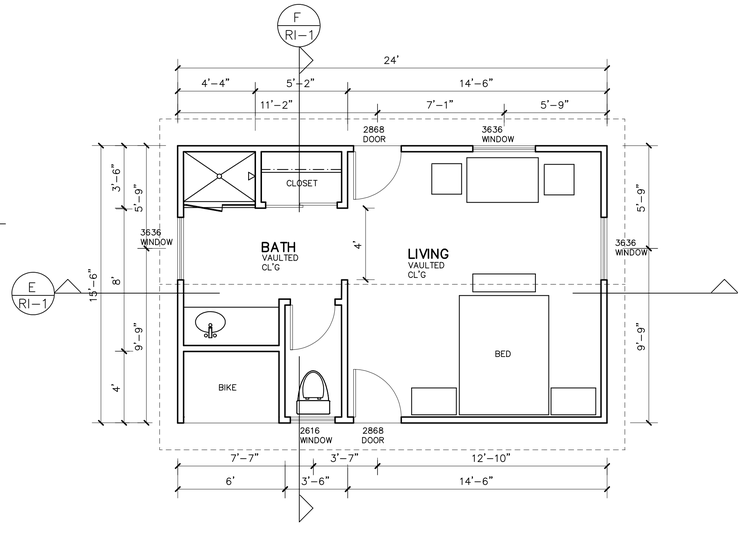
SCALE: 1/4"=1'

MATERIALS:

1 HARDIE SIDING

2 CLASS "A" COMPOSTITION SHINGLE ROOF

COLORS AND EXTERIOR MATERIALS SHALL BE COMPATIBLE WITH THE SURROUNDING LANDSCAPE. ACCEPTABLE COLORS SHALL BE LIMITED TO EARTH TONES THAT BLEND WITH THE SURROUNDING ENVIRONMENT, INCLUDING SHADES OF GREEN, BROWN, AND GREY. NO WHITE, LIGHT SHADES, OR BRIGHT TONES.



FLOOR PLAN

349 SF

SCALE: 1/4"=1'

REV. 3-23-2015

RURAL INN "A"

S-CONCEPTS
TEL: (805) 499-7827

EVERETT AND DEANNE ROLLINS
RURAL INNS
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 2-11-2015

SCALE: 1/4"=1'

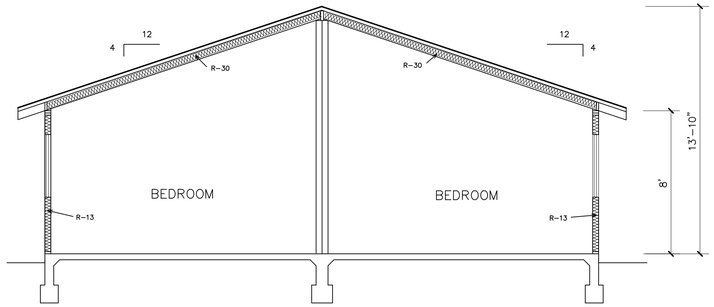
DRAWN: U.BUERLI

JOB: ROLLINS

SHEET

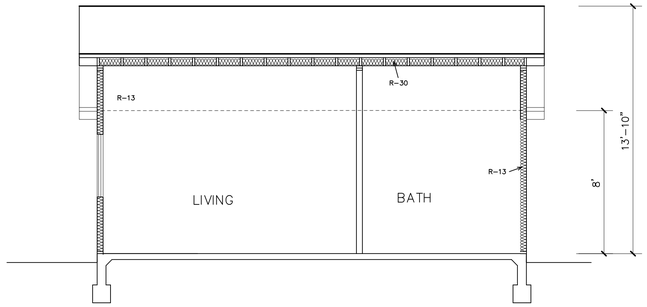
R.I.-1

OF 4 SHEETS



SECTION C

SCALE: 1/4"=1'



SECTION D

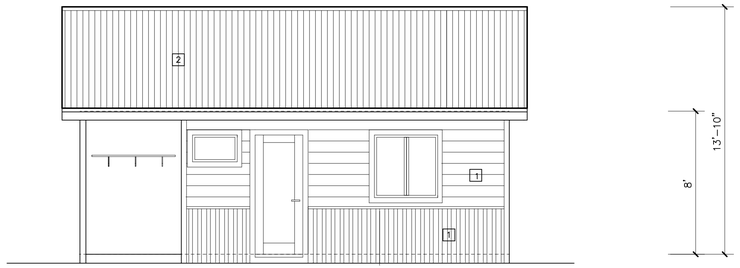
SCALE: 1/4"=1'

SOUTH ELEVATION

SCALE: 1/4"=1'

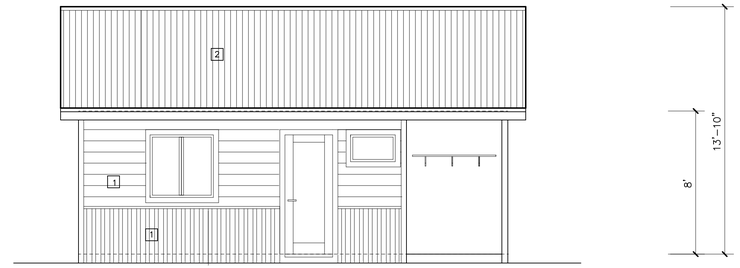
NORTH ELEVATION

SCALE: 1/4"=1'



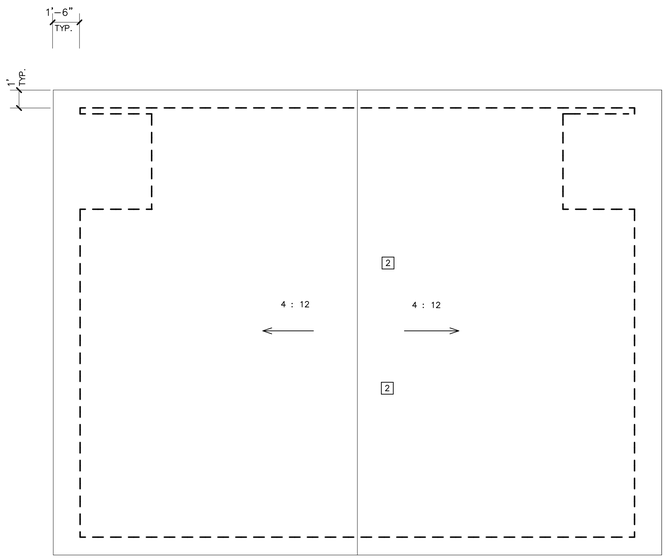
EAST ELEVATION

SCALE: 1/4"=1'



WEST ELEVATION

SCALE: 1/4"=1'



ROOF PLAN

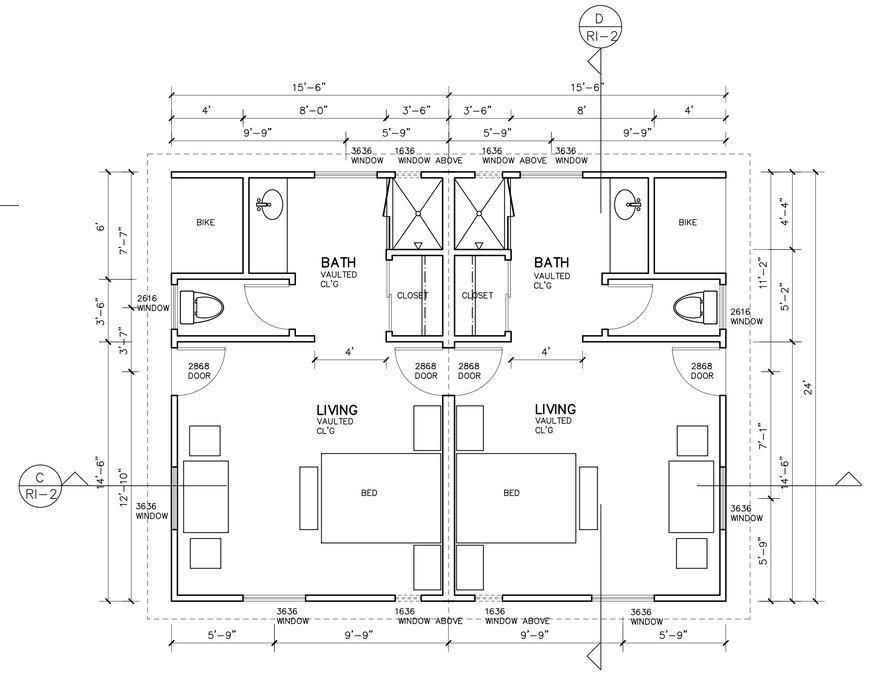
SCALE: 1/4"=1'

MATERIALS:

1 HARDIE SIDING

2 CLASS "A" COMPOSITION SHINGLE ROOF

COLORS AND EXTERIOR MATERIALS SHALL BE COMPATIBLE WITH THE SURROUNDING LANDSCAPE. ACCEPTABLE COLORS SHALL BE LIMITED TO EARTH TONES THAT BLEND WITH THE SURROUNDING ENVIRONMENT. INCLUDING SHADES OF GREEN, BROWN, AND GREY. NO WHITE, LIGHT SHADES, OR BRIGHT TONES.



FLOOR PLAN

SCALE: 1/4"=1'

REV. 2-18-2015
REV. 3-23-2015

RURAL INN "B"

S-CONCEPTS
TEL: (805) 499-7827

EVERETT AND DEANNE ROLLINS
RURAL INNS
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 2-11-2015

SCALE: 1/4"=1'

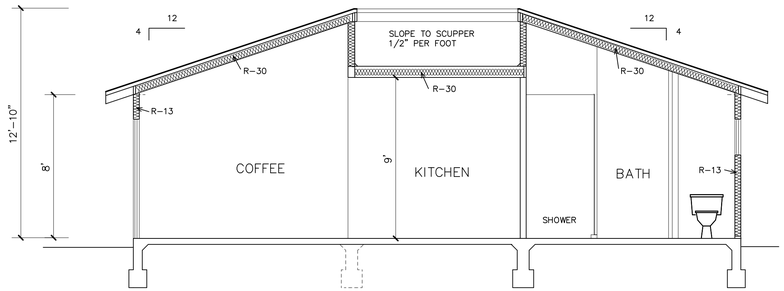
DRAWN: U.BUERLI

JOB: ROLLINS

SHEET

R.I.-2

OF 4 SHEETS



SECTION B

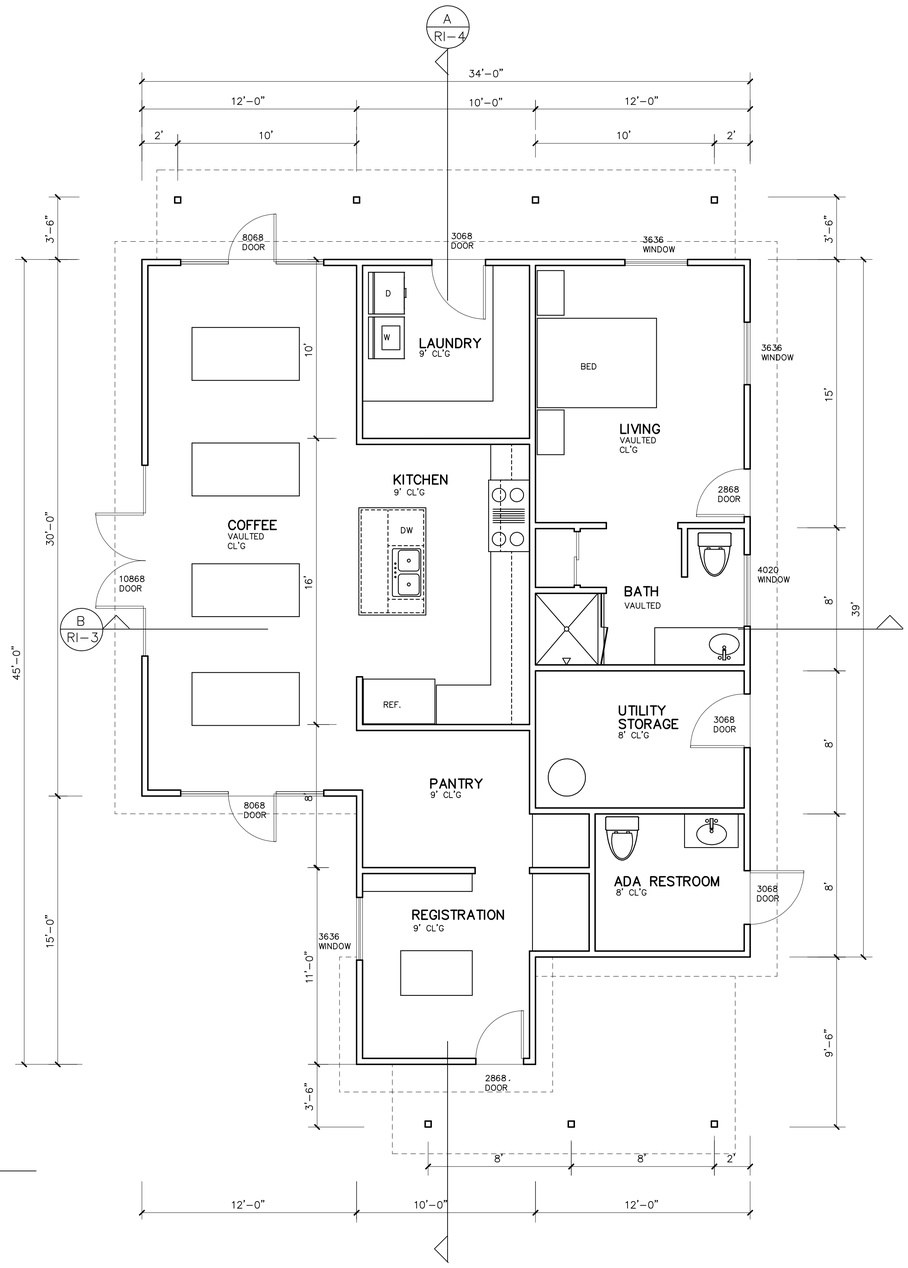
SCALE: 1/4"=1'

EAST ELEVATION

SCALE: 1/4"=1'

WEST ELEVATION

SCALE: 1/4"=1'



FLOOR PLAN RURAL INN "C"

SCALE: 1/4"=1'

MATERIALS:

1. HARDIE SIDING
2. CLASS "A" COMPOSITION SHINGLE ROOF
3. 7/8" CORRUGATED WEATHERING STEEL A606 CORTEN 18 GAUGE EQUAL TO MATCH EXISTING
4. 4"x4"x 1/4" STEEL POST

COLORS AND EXTERIOR MATERIALS SHALL BE COMPATIBLE WITH THE SURROUNDING LANDSCAPE. ACCEPTABLE COLORS SHALL BE LIMITED TO EARTH TONES THAT BLEND WITH THE SURROUNDING ENVIRONMENT.
INCLUDING SHADES OF GREEN, BROWN, AND GREY. NO WHITE, LIGHT SHADES, OR BRIGHT TONES.

REV. 3-23-2015

RURAL INN "C"

S-CONCEPTS
TEL: (805) 499-7827

EVERETT AND DEANNE ROLLINS
RURAL INNS
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 2-11-2015

SCALE: 1/4"=1'

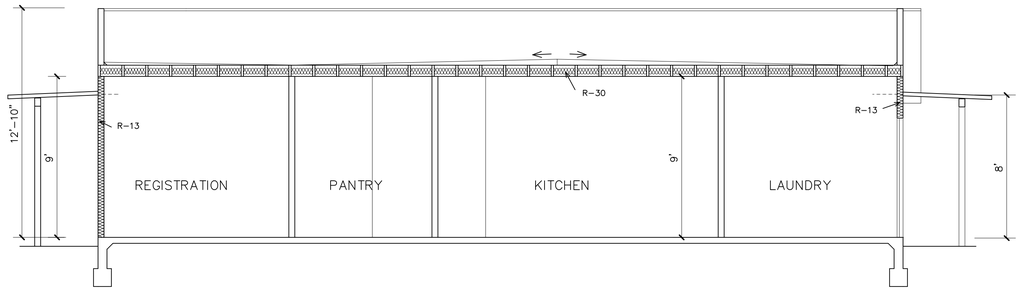
DRAWN: U.BUERLI

JOB: ROLLINS

SHEET

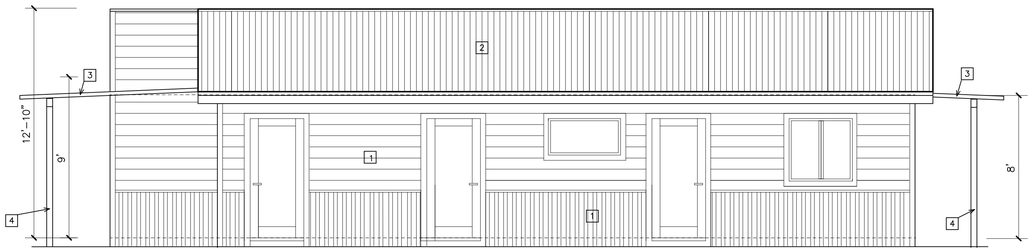
R.I.-3

OF 4 SHEETS



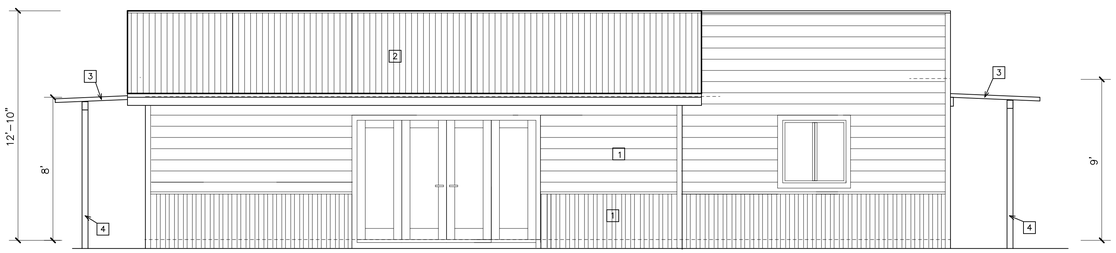
SECTION A

SCALE: 1/4"=1'



SOUTH ELEVATION

SCALE: 1/4"=1'



NORTH ELEVATION

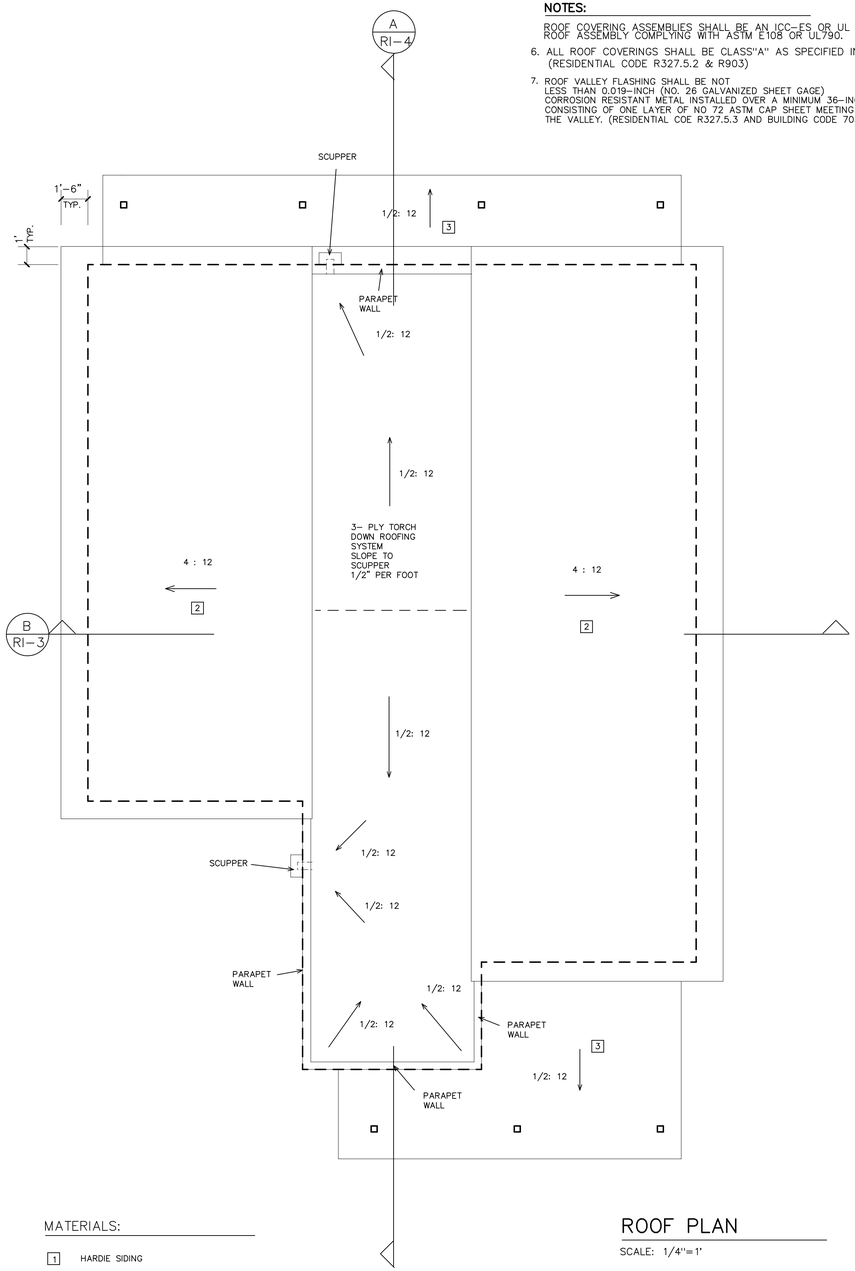
SCALE: 1/4"=1'

NOTES:

ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS "A" FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL790.

6. ALL ROOF COVERINGS SHALL BE CLASS"A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R903)

7. ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL COE R327.5.3 AND BUILDING CODE 705A.3)



ROOF PLAN

SCALE: 1/4"=1'

MATERIALS:

1	HARDIE SIDING
2	CLASS "A" COMPOSTITION SHINGLE ROOF
3	7/8" CORRUGATED WEATHERING STEEL A606 CORTEN 18 GAUGE EQUAL TO MATCH EXISTING
4	4"x4"x 1/4" STEEL POST

COLORS AND EXTERIOR MATERIALS SHALL BE COMPATIBLE WITH THE SURROUNDING LANDSCAPE. ACCEPTABLE COLORS SHALL BE LIMITED TO EARTH TONES THAT BLEND WITH THE SURROUNDING ENVIRONMENT, INCLUDING SHADES OF GREEN, BROWN, AND GREY. NO WHITE, LIGHT SHADES, OR BRIGHT TONES.

REV. 3-23-2015

RURAL INN "C"

S-CONCEPTS
TEL: (805) 499-7827

EVERETT AND DEANNE ROLLINS
RURAL INNS
33528 MULHOLLAND HWY
MALIBU, CA 90265, PHONE: 310 457 2048

DATE: 1-11-2015

SCALE: 1/4"=1'

DRAWN: U.BUERLI

JOB: ROLLINS

SHEET

R.I.-4

OF 4 SHEETS