

HAYNE ARCHITECTS

POST OFFICE BOX 39
MALIBU, CA 90265
PH: 310.456.0050
FAX: 310.456.0925

BROADWAY TRUST
RESIDENCE

3121 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302

MASTER
PLAN

DATE: 9/9/2013
SCALE: AS NOTED
DRAWN BY: HLJ
FILE:



A-1.0

PROJECT DATA:

PROPERTY ADDRESS: 3121 OLD TOPANGA CANYON ROAD
CALABASAS, CA

ASSESSOR'S PARCEL NUMBER: 2072-023-013

LEGAL DESCRIPTION: PARCEL 1 OF THE PARCEL MAP No. 11028
IN THE CITY OF CALABASAS

LAND USE ZONE: HILLSIDE MOUNTAINOUS ZONE
SCENIC CORRIDOR OVERLAY ZONE

PROPERTY USE/OCCUPANCY: R3-UI

TYPE OF CONSTRUCTION: TYPE VA

FIRE HAZARD SEVERITY ZONE: VHF-HS2
FIRE SPRINKLERS REQ'D

AREA: 5 ACRES GROSS
4.41 ACRES NET

AVERAGE SLOPE: $0.00229 \times 100 = 0.23\%$

LEGAL DESCRIPTION:

PARCELS 1 OF AMENDED PARCEL MAP No. 11028, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 230 PAGES 56 THROUGH 57 INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MARCH 5, 1980

OWNER:

BROADWAY TRUST
ANTHONY CARROLL, TRUSTEE

BUILDING FLOOR AREA:

MAIN LEVEL FLOOR AREA: 6,192 SQ. FT.
LOWER LEVEL FLOOR AREA: 1,441 SQ. FT.
TOTAL: 7,633 SQ. FT.

BASEMENT FLOOR AREA: 1,320 SQ. FT.
GARAGE AREA: 691 SQ. FT.
EAVE OVERHANG: 1,045 SQ. FT.
TOTAL DEVELOPMENT AREA: 10,689 SQ. FT.

FLOOR AREA RATIO: 7,633 SQ. FT.
4.41 ACRES = 3.97%

NON-PERVIOUS AREA

BUILDING FOOTPRINT: 8,844 SQ. FT.
PROPOSED HARDSCAPE AREA: 6,254 SQ. FT.
TOTAL NON-PERVIOUS AREA: 13,098 SQ. FT. OR 6.82%

LOT COVERAGE RATIO: 8,844 SQ. FT.
4.41 ACRES = 3.56%

PERVIOUS SURFACE COVERAGE

PROPOSED LANDSCAPE AREA: 13,492 SQ. FT.
SWIMMING POOL: 720 SQ. FT.
(E) NATURAL LANDSCAPE AREA: 3.78 ACRES

PERVIOUS SURFACE COVERAGE RATIO: 178,031.6 SQ. FT. (4.11 ACRES) OR 93.18%

NOTES:

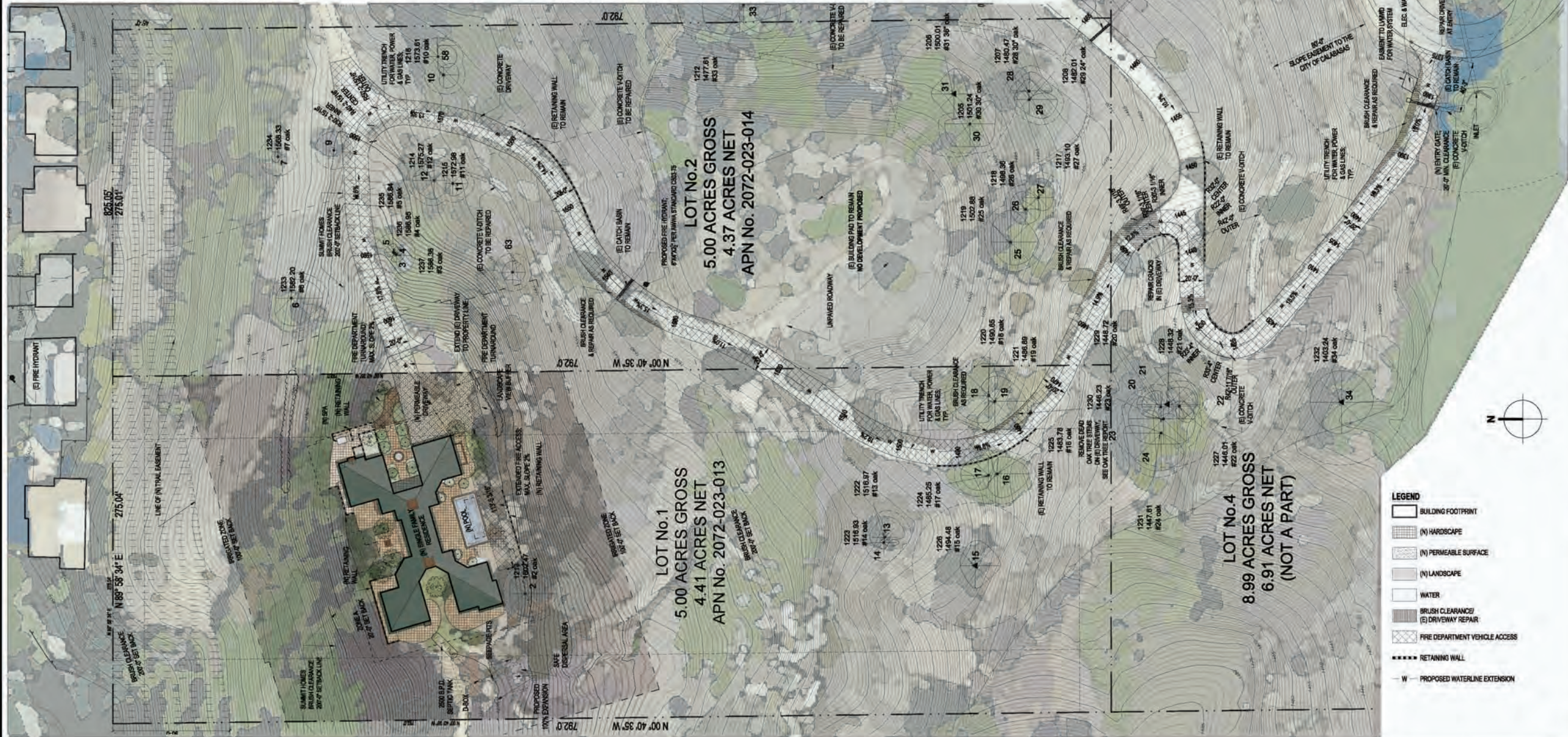
- IRRIGATION WILL NOT IMPACT ZONE OF OAKS OR ENCRONCH INTO THE PROTECTED ZONE (5'-0" OUTSIDE DRIFTLINES) IN ACCORDANCE WITH L.A. COUNTY FIRE DEPARTMENT AND CITY OF CALABASAS REGULATIONS, PERTAINING TO FUEL MODIFICATION AND IRRIGATION.
- IRRIGATION TO COMPLY WITH THE STANDARDS PROVIDED IN SECTION 17.28.050 (C) AND (D) OF THE CODE.
- ALL OUTDOOR LIGHTS TO BE LESS THAN 60 WATTS AND WILL COMPLY WITH REQUIREMENTS OF SECTION 17.27 OF THE CODE (THE "DARK SKIES" ORDINANCE).
- SWIMMING POOL BARRIERS TO BE PROVIDED PER 2010 CALIFORNIA BUILDING CODE.
- ALL FENCING ON THE PROPERTY WILL COMPLY WITH THE REQUIREMENTS OF SECTION 17.20.100 (H) (WILDLIFE FRIENDLY FENCING).

DRIVEWAY SLOPE CALCULATIONS:

FINISH ELEVATION AT PROPOSED RESIDENCE: 1505.75'
ENTRY ELEVATION AT OLD TOPANGA CANYON ROAD: 1375.00'
TOTAL ELEVATION CHANGE: 230.75'

LENGTH OF (E) DRIVEWAY: 1,600.00'

AVERAGE DRIVEWAY SLOPE: $\frac{230.75'}{1,600.00'} = 15.38\% < 17\%$



MASTER PLAN

SCALE: 1"=40'-0"

1