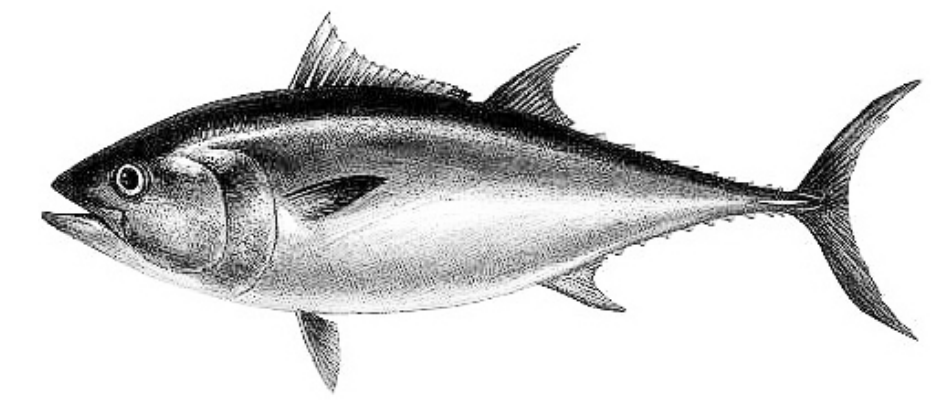


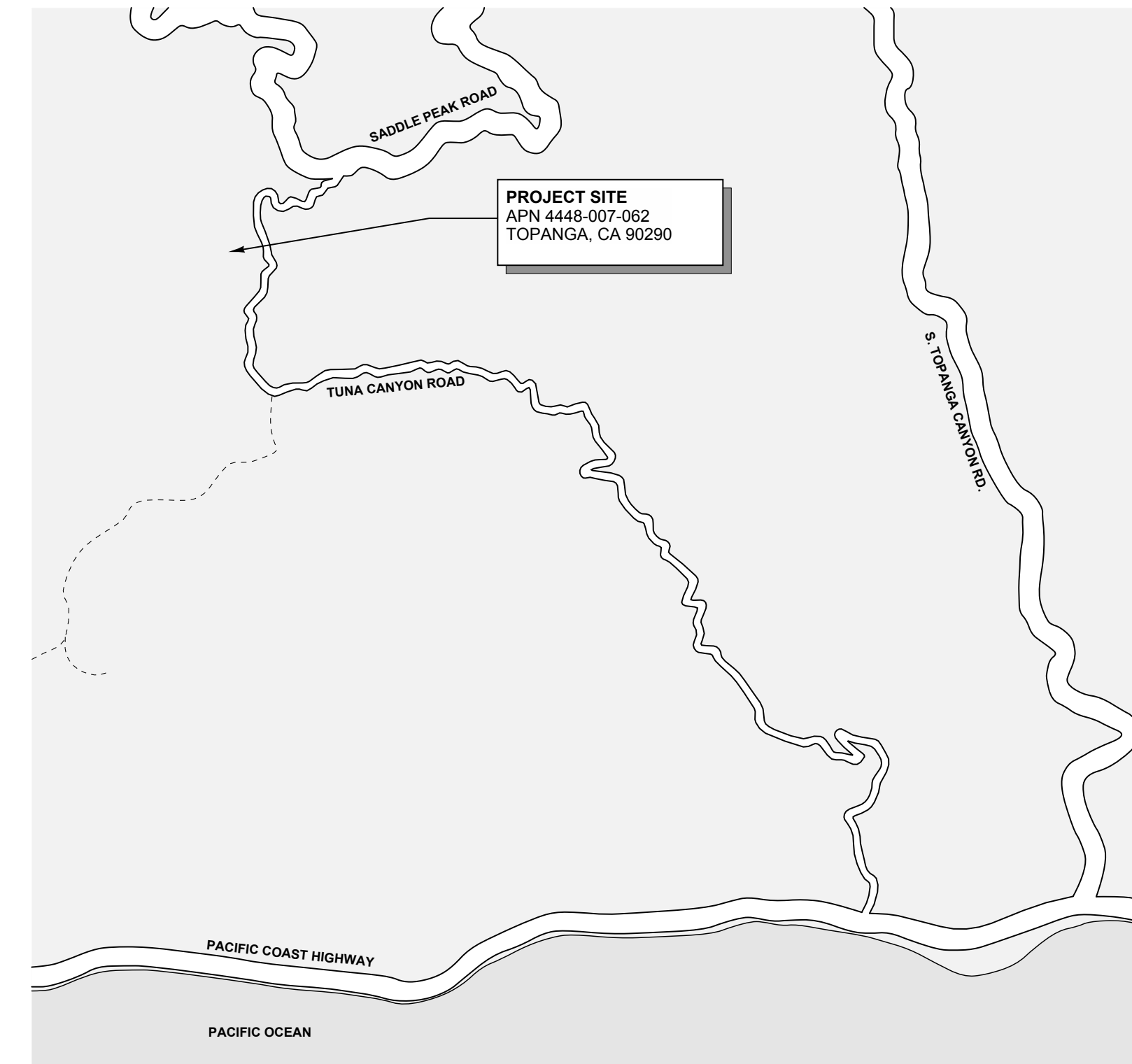
# tunacanyon

APN: 4448-007-062  
TUNA CANYON ROAD  
TOPANGA, CA 90290



## VICINITY MAP

NOT TO SCALE



## PROJECT DESCRIPTION

**PROGRAM**  
DANCE STUDIO, LIVING ROOM, KITCHEN / DINING AREA,  
2 BEDROOMS, 2 BATHROOMS, STORAGE

**SQUARE FOOTAGE**  
±1,870

**STRUCTURAL SYSTEM**  
STEEL FRAME

**MECHANICAL SYSTEM**  
RADIANT HEAT FLOOR SYSTEM, FORCED AIR COOLING

**MAJOR EXTERIOR MATERIALS**  
CONCRETE BOARD, STONE, STEEL, STUCCO

**MAJOR INTERIOR MATERIALS**  
SEALED CONCRETE FLOORS, PAINTED DRYWALL,  
WOOD PANELING, STONE

**SITE**  
THE SITE IS LOCATED WITHIN A RURAL AREA OF THE  
SANTA MONICA MOUNTAIN RANGE IN LOS ANGELES  
COUNTY. TO THE SOUTH AND SOUTHWEST, THE SITE  
AFFORDS VIEWS OF THE PACIFIC OCEAN. TO THE  
SOUTHEAST, THE LIGHTS OF LOS ANGELES CAN BE  
SEEN AT NIGHT.

## PROJECT INFORMATION

**PROJECT ADDRESS**  
APN 4448-007-062  
TOPANGA, CA 90290

**LEGAL INFORMATION**  
PARCEL NUMBER: 4448-007-062  
SITE ADDRESS: NO ADDRESS AVAILABLE  
PROPERTY TYPE: VACANT LAND  
REGION / CLUSTER: 07 / 07050

**PROJECT SUMMARY**  
TWO-STORY SINGLE FAMILY RESIDENCE  
±2,175 SQUARE FEET

**CONSTRUCTION TYPE**  
XXXX XXXX XXXX XXXX

**LOT AREA**  
3.02 ACRES OR 131,655 SF

**SETBACKS**  
ALL SETBACKS TO BE CONFIRMED BY  
LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING

30'-0" FRONT YARD SETBACK  
(INCLUDING 10'-0" EASEMENT AND 10'-0" DEDICATION)

10'-0" SIDE YARD SETBACKS

## PROJECT PARTICIPANTS

**CLIENT**  
ALEX SCHNITZLER AND GILLIAN MCGINTY  
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APT. #2  
MARINA DEL REY, CA 90292  
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(310) 828-1162 FAX  
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LICENSE NO. C-28726  
DAVID@MONTALBAARCHITECTS.COM  
ALT CONTACT: JOSH RUSSELL, ASSOC. AIA  
JOSH@MONTALBAARCHITECTS.COM

**GENERAL CONTRACTOR**  
TBD

**STRUCTURAL ENGINEER**  
RICHMOND HOFFMAYER CONSULTING  
4425 CANOGA AVENUE  
WOODLAND HILLS, CA 91364  
(818) 347-5948 TEL  
(818) 933-8869 FAX  
CONTACT: BRYCE RICHMOND  
BRYCER@RICHMONDHOFFMAYER.COM

**CIVIL ENGINEER**  
LC ENGINEERING  
889 PIERCE COURT  
SUITE 101  
THOUSAND OAKS, CA 91360  
(805) 487-1244 TEL  
(818) 991-5942 FAX  
CONTACT: LEONARD LISTON  
LEONARD@LCEGROUPINC.COM

**SOILS ENGINEER**  
GEOCONCEPTS, INC.  
14428 HAMLIN STREET  
SUITE 200  
VAN NUYS, CA 91401  
(818) 994-8895 TEL  
(818) 994-8899 FAX  
CONTACT: BOB SOUSA  
BOB2@GEOCONCEPTSINC.COM

**LANDSCAPE CONSULTANT**  
TBD

**LIGHTING CONSULTANT**  
TBD

## DRAWING SHEET & DOCUMENTS INDEX

**ARCHITECTURAL**  
**SD0.0** COVER  
**SD0.1** EXISTING TOPOGRAPHIC SURVEY  
**SD0.2** PROPOSED SITE PLAN  
**SD0.3** PROPOSED SITE SECTIONS  
**SD1.0** PROPOSED FIRST FLOOR PLAN  
**SD1.1** PROPOSED SECOND FLOOR PLAN (WITH ALTERNATE)

## tunacanyon

APN: 4448-007-062  
TUNA CANYON ROAD  
TOPANGA, CA 90290

## MONTALBA ARCHITECTS inc

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project: MA\_07\_128 / SD  
date: 02.29.2008

## COVER

# SD0.0

NOT FOR CONSTRUCTION



W. 1/4 CORNER SEC. 24  
FD COUNTY SURVEY MON  
PER C.S. B-5359

N89°41'30"E 1325.37'

NW COR. E. SW SEC 24  
PERRS 14292

781.52'

1440'

1420'

1410'

1400'

1390'

1410'

1420'

1430'

1440'

1450'

1460'

1470'

1480'

1490'

1500'

1510'

1520'

1530'

1540'

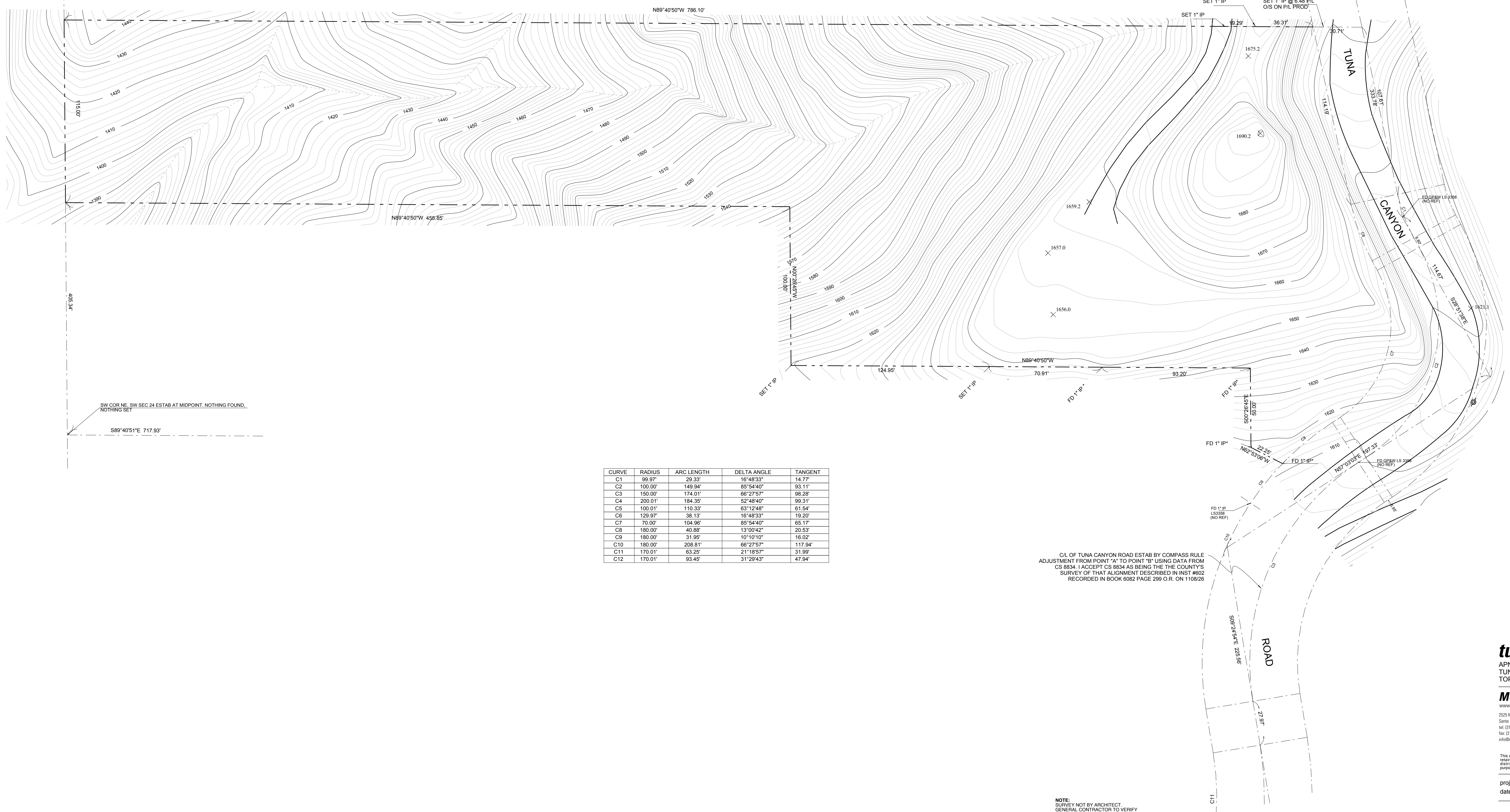
N89°40'50"W 786.10'

N89°40'50"W 456.85'

405.34'

SW COR. NE. SW SEC 24 ESTAB AT MIDPOINT. NOTHING FOUND.  
NOTHING SET.

S89°40'51"E 717.93'

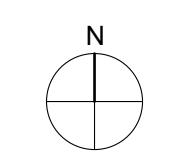
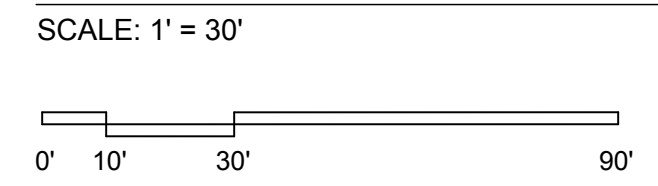


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT
C1	99.97'	29.33'	16°48'33"	14.77'
C2	100.00'	149.94'	85°54'40"	93.11'
C3	150.00'	174.01'	60°27'57"	90.28'
C4	200.01'	184.35'	52°48'40"	90.31'
C5	100.01'	110.33'	63°12'48"	61.54'
C6	129.97'	38.13'	16°48'33"	19.20'
C7	70.00'	104.96'	85°54'40"	65.17'
C8	180.00'	40.88'	13°00'42"	20.53'
C9	180.00'	31.95'	10°10'10"	18.02'
C10	180.00'	208.81'	66°27'57"	117.94'
C11	170.01'	63.25'	21°18'57"	31.99'
C12	170.01'	93.45'	31°29'43"	47.94'

CL OF TUNA CANYON ROAD ESTAB BY COMPASS RULE  
ADJUSTMENT FROM POINT "A" TO POINT "B" USING DATA FROM  
CS 8834. I ACCEPT CS 8834 AS BEING THE COUNTY'S  
SURVEY OF THAT ALIGNMENT DESCRIBED IN INST #802  
RECORDED IN BOOK 6082 PAGE 299 O.R. ON 1108/26

NOTE:  
SURVEY NOT BY ARCHITECT.  
GENERAL CONTRACTOR TO VERIFY  
ALL SITE CONDITIONS WITH SURVEYOR  
BEFORE CONSTRUCTION.

**1 EXISTING TOPOGRAPHIC SURVEY**



**tunacanyon**  
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date: 02.29.2008

EXISTING  
TOPOGRAPHIC SURVEY

**SD0.1**

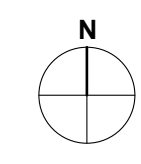
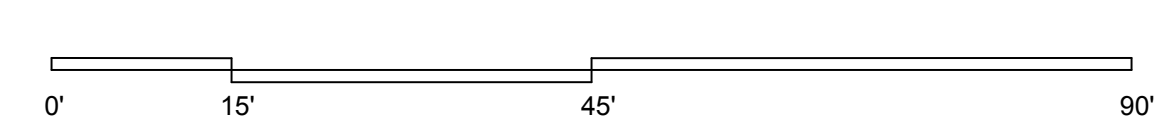
NOT FOR CONSTRUCTION





NOTE:  
 ALL NOTED SETBACKS ARE TO BE CONFIRMED  
 BY THE LOS ANGELES COUNTY DEPARTMENT  
 OF REGIONAL PLANNING AND DEPARTMENT  
 OF BUILDING AND SAFETY  
 PROPERTY LINE ALONG TUNA CANYON ROAD  
 TO BE VERIFIED AS NOTE SHOWN ON SURVEY  
 PROVIDED BY OWNER

**1 PROPOSED SITE PLAN**  
 SCALE: 1/16" = 1'



**tunacanyon**

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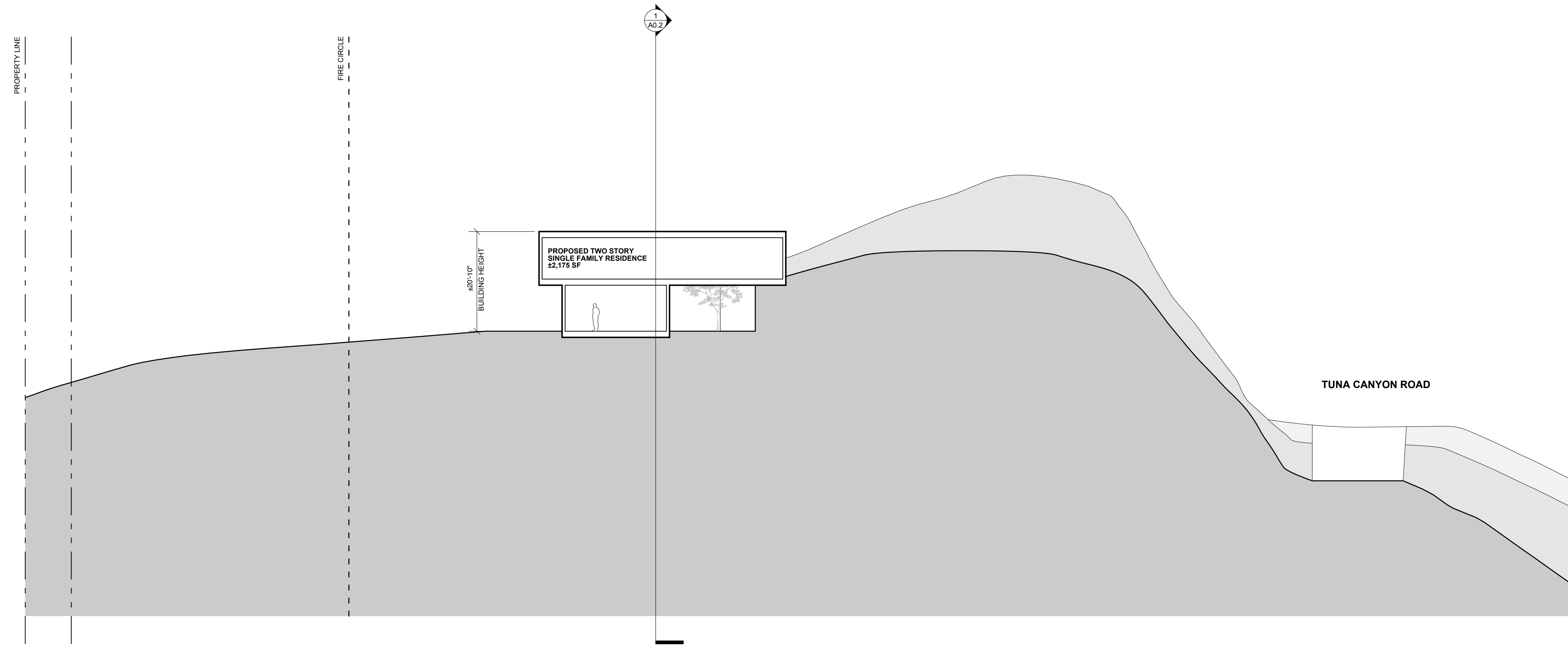
project: MA\_07\_128 / SD  
 date: 02.29.2008

**PROPOSED SITE PLAN**

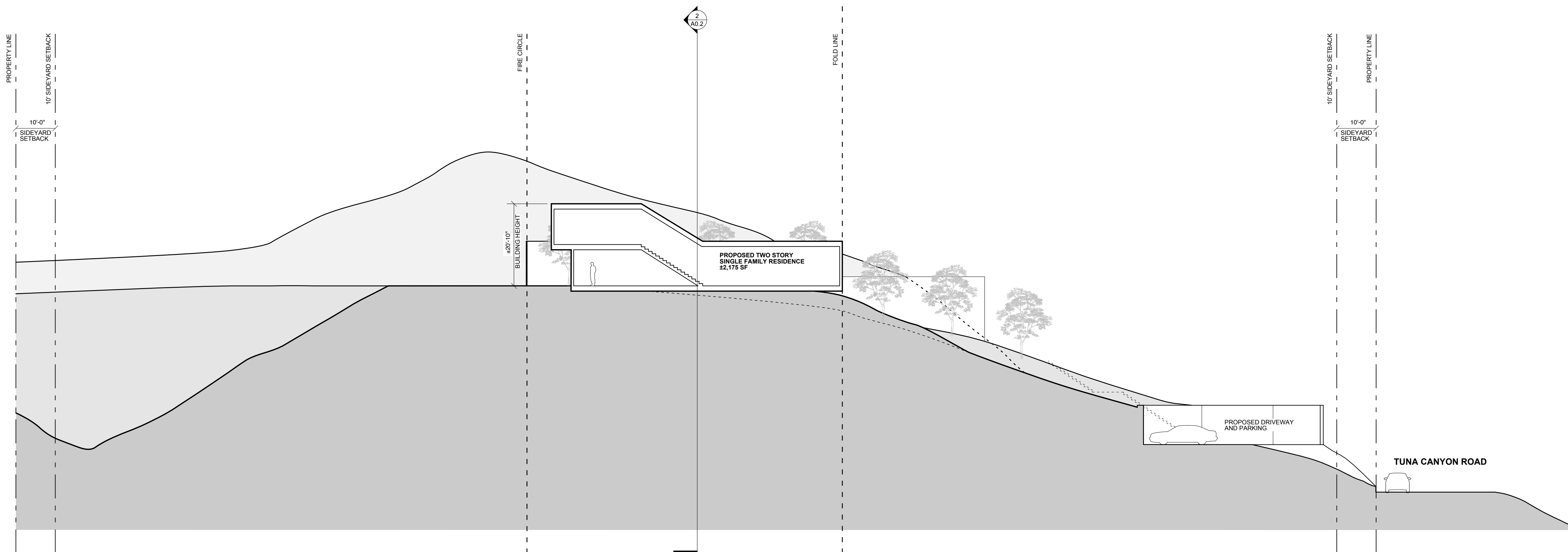
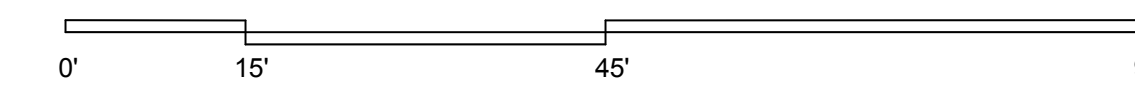
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NOT FOR CONSTRUCTION

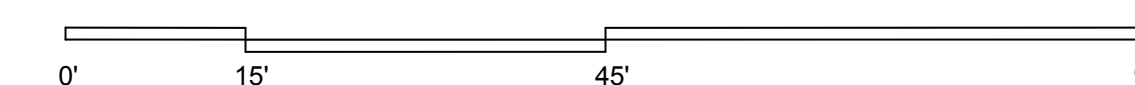




**2 SITE SECTION B**  
SCALE: 1/16" = 1'



**1 SITE SECTION A**  
SCALE: 1/16" = 1'



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date: 02.29.2008

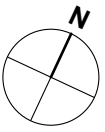
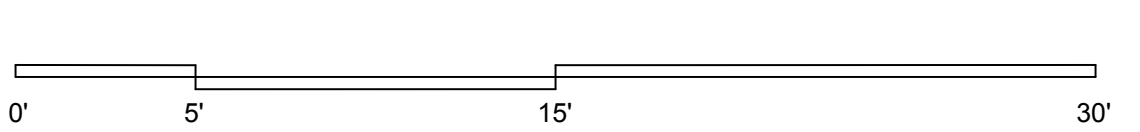
**PROPOSED  
SITE SECTIONS**

**SD0.2**

NOT FOR CONSTRUCTION



**1** FIRST FLOOR PLAN 'BRIDGE SCHEME'  
SCALE: 3/16" = 1'



**'BRIDGE SCHEME'**

**AREA CALCULATION**

INTERIOR SQUARE FOOTAGE

± 1,375 SF FIRST FLOOR

± 900 SF SECOND FLOOR

± 2,175 SF TOTAL SF

**tunacanyon**

APN: 44419-007-062  
TUNA CANYON ROAD  
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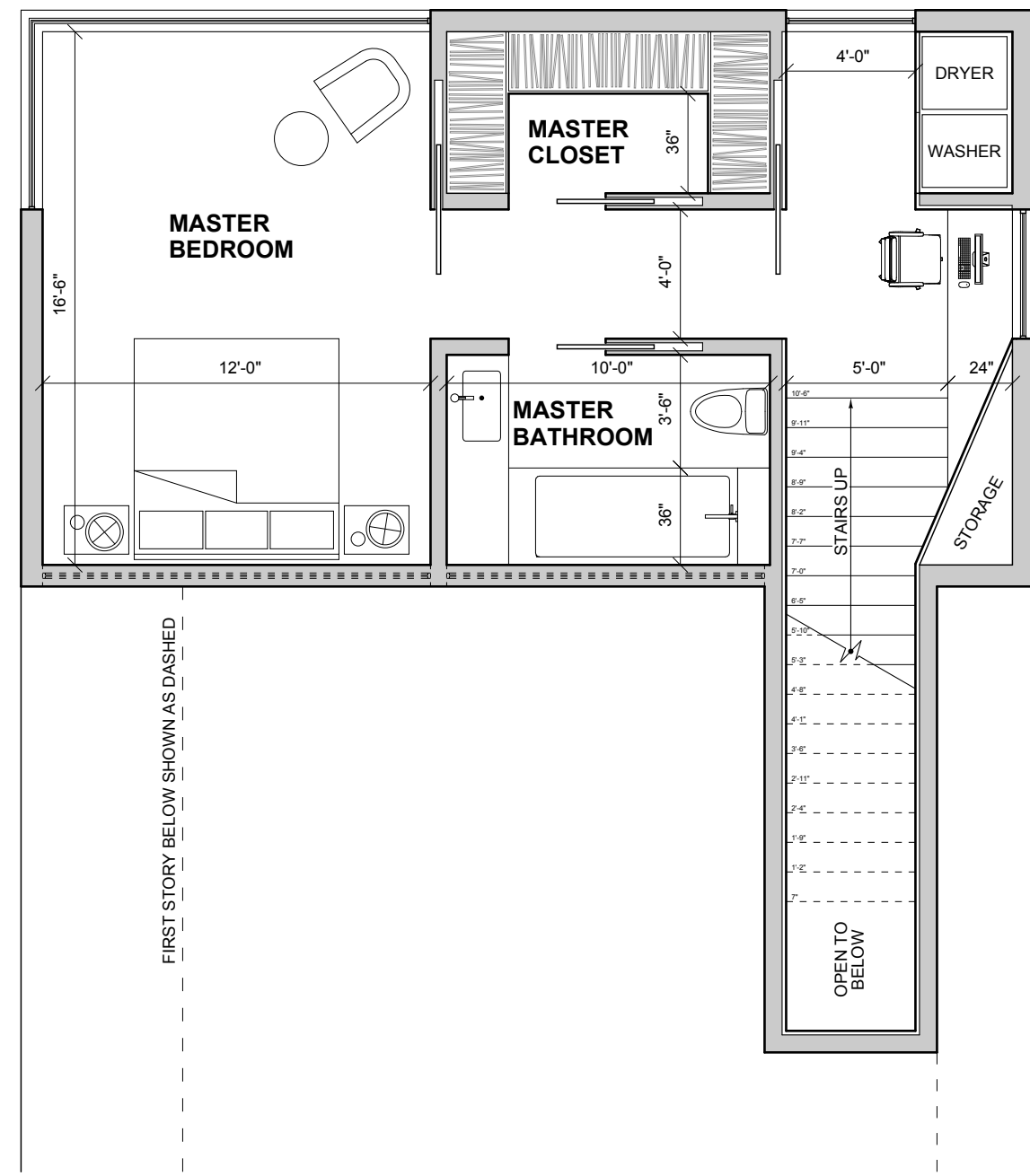
date: 02.29.2008

**PROPOSED  
FIRST FLOOR PLAN**

**SD1.0**

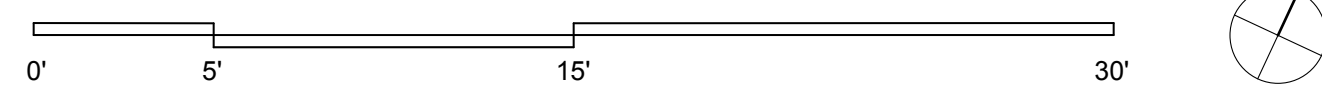
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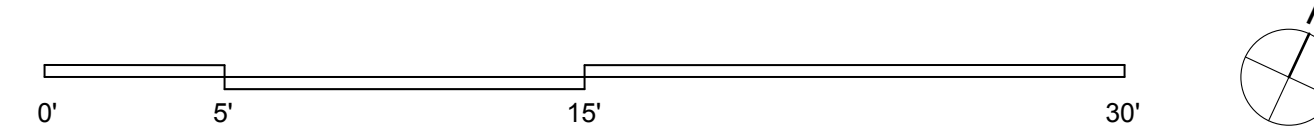


**'NON-BRIDGE SCHEME'**  
**AREA CALCULATION**  
 INTERIOR SQUARE FOOTAGE  
 ±1,375 SF FIRST FLOOR  
 ± 485 SF SECOND FLOOR  
 ±1,870 SF TOTAL SF

**2 ALTERNATE SECOND FLOOR PLAN 'NON-BRIDGE SCHEME'**  
 SCALE: 3/16" = 1'



**1 SECOND FLOOR PLAN 'BRIDGE SCHEME'**  
 SCALE: 3/16" = 1'



**'BRIDGE SCHEME'**  
**AREA CALCULATION**  
 INTERIOR SQUARE FOOTAGE  
 ±1,375 SF FIRST FLOOR  
 ± 800 SF SECOND FLOOR  
 ±2,175 SF TOTAL SF

**tunacanyon**  
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**PROPOSED SECOND FLOOR (WITH ALTERNATE)**

**SD1.1**

NOT FOR CONSTRUCTION