



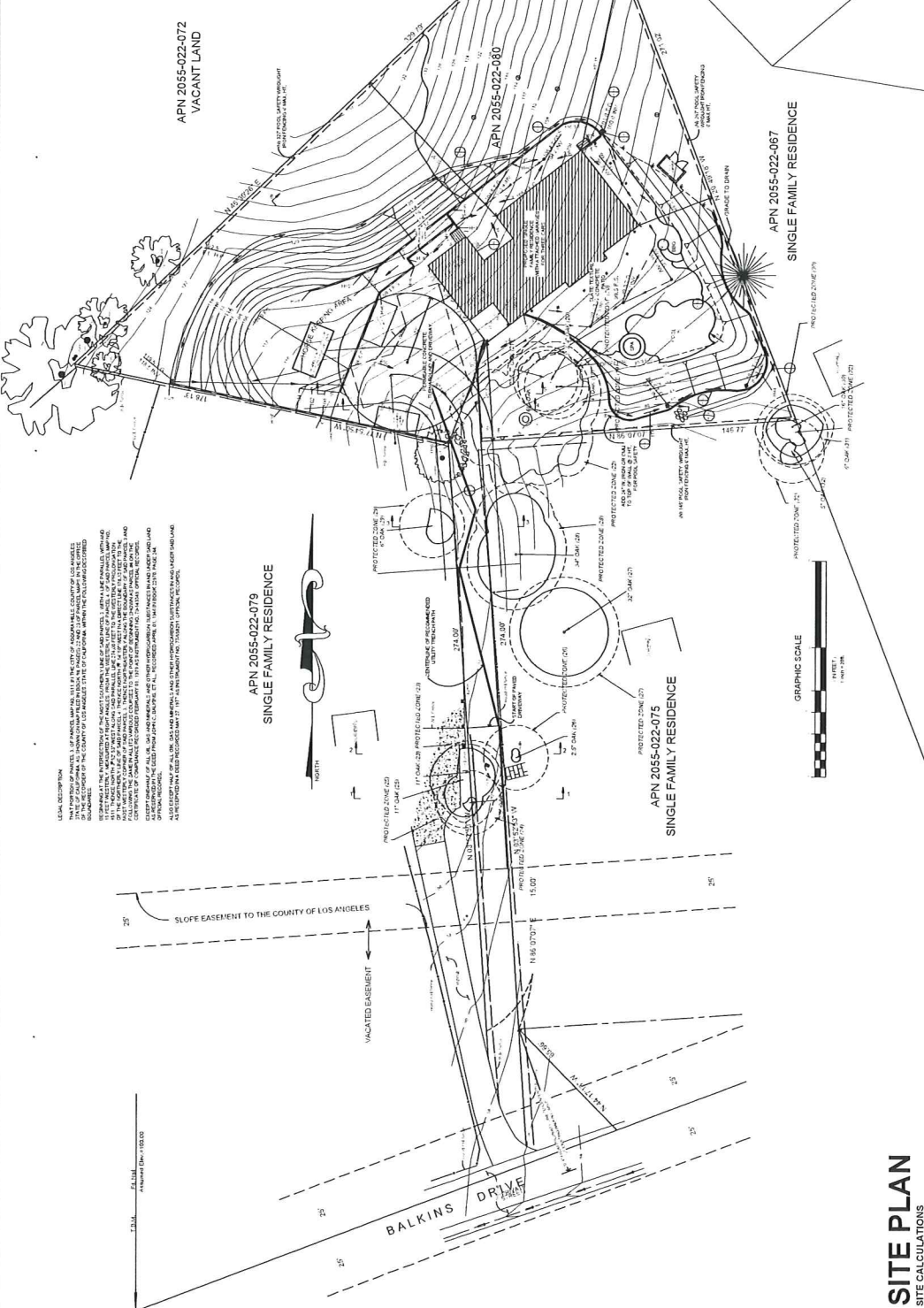
**CONDITIONAL USE PERMIT CASE NO. 06-CUP-001
AND OAK TREE PERMIT NO. 06-OTP-001**

**FOR THE PROPERTY LOCATED AT
28243 BALKINS DRIVE, AGOURA HILLS**

EXHIBIT C

REDUCED PHOTOCOPIES OF PLANS

REVISED
DATE
BY
BY
DATE
BY
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BY
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BY
DATE
BY
DATE



APN 2055-022-072
VACANT LAND

APN 2055-022-047
VACANT LAND

APN 2055-022-067
SINGLE FAMILY RESIDENCE

APN 2055-022-080
SINGLE FAMILY RESIDENCE

APN 2055-022-079
SINGLE FAMILY RESIDENCE

OWNER INFORMATION
RAFI AND ORIT SHARON
382 ROCKEDGE DRIVE
OAK PARK, CA, 91377
PHONE: 418.957.9533

PROJECT INFORMATION
ASSESSOR'S PARCEL NUMBER: 2055-022-080
ZONING: RV-OA
NUMBER OF PARKING SPACES REQUIRED: 2 COVERED
NUMBER OF PARKING SPACES PROPOSED: 3 COVERED, 2 UNCOVERED

RESIDENCE SQUARE FOOTAGE:
PROPOSED FIRST LEVEL: 2,904 SQ. FT.
GARAGE: 704 SQ. FT.
PROPOSED SECOND LEVEL: 2,055 SQ. FT.
5,664 SQ. FT.
5,529 SQ. FT.
RESIDENCE SQUARE FOOTAGE COVERED DOES NOT INCLUDE PERMEABLE DRIVEWAY AREA

LOT COVERAGE ANALYSIS	2,904 SQ. FT.
FOOTPRINT OF GARAGE	704 SQ. FT.
FOOTPRINT OF HOUSE	3,632 SQ. FT.
HARDSCAPE (INCLUDING PARTIAL DRIVEWAY)	746 SQ. FT.
PLANTERS	936 SQ. FT.
AREA TO BE RESTORED TO MATCH NATIVE VEGETATION	9,821 SQ. FT.
AREA OF GRADING TO BE USED FOR HORSEKEEPING	2,803 SQ. FT.
DEVELOPED AREA	21,546 SQ. FT. = 44% DEVELOPED AREA
DEVELOPED AREA TOTAL LOT AREA =	21,546 SQ. FT. / 49,276 SQ. FT. = 44%
DRIVEWAY AND TURNAROUND REQUIRED BY FIRE DEPT.	6,298 SQ. FT. = 15%
EXCLUDING FIRE DEPT. RESERVED TURNAROUND AND DRIVEWAY:	
DEVELOPED AREA TOTAL LOT AREA =	21,646 SQ. FT. / 49,276 SQ. FT. = 44%
GRADING TO BE RESTORED TO NATURAL VEGETATION	11,729 SQ. FT. / 49,276 SQ. FT. = 24%
DEVELOPED AREA TOTAL LOT AREA =	

SITE CALCULATIONS

GROSS LOT AREA: 49,276 SQ. FT. (1.13 ACRES)
NET LOT AREA: 49,276 SQ. FT. (1.13 ACRES)
MAXIMUM HEIGHT OF STRUCTURE: [Blank]
AVERAGE GRADE AT REAR SETBACK LINE = MIN. GRADE + MAX. GRADE / 2
MAX. HT. OF STRUCTURE = AVG. GRADE AT REAR SETBACK LINE + 15'
MAX. HT. OF STRUCTURE = 152.79'
AVERAGE SLOPE PERCENTAGE CALCULATION:
S = IL X 100 / A
S = 100 X 15' / 100' = 15%
S (AVERAGE PERCENT SLOPE) = 22.37%

DEVELOPMENT AREA:
TOTAL SQUARE FEET PER PARCEL TO REMAIN IN OPEN SPACE IF PERCENT SLOPE IS WITHIN 21-25%:
62.5% OF PARCEL = 30,798 SQ. FT.
18,278 SQ. FT. ALLOWED DEVELOPMENT

LEGAL DESCRIPTION:
[Detailed legal description text regarding parcel boundaries and easements.]

LETTER DESCRIPTION:
[Additional legal description text.]

Scale: 1" = 20'
Drawing No.: 100200



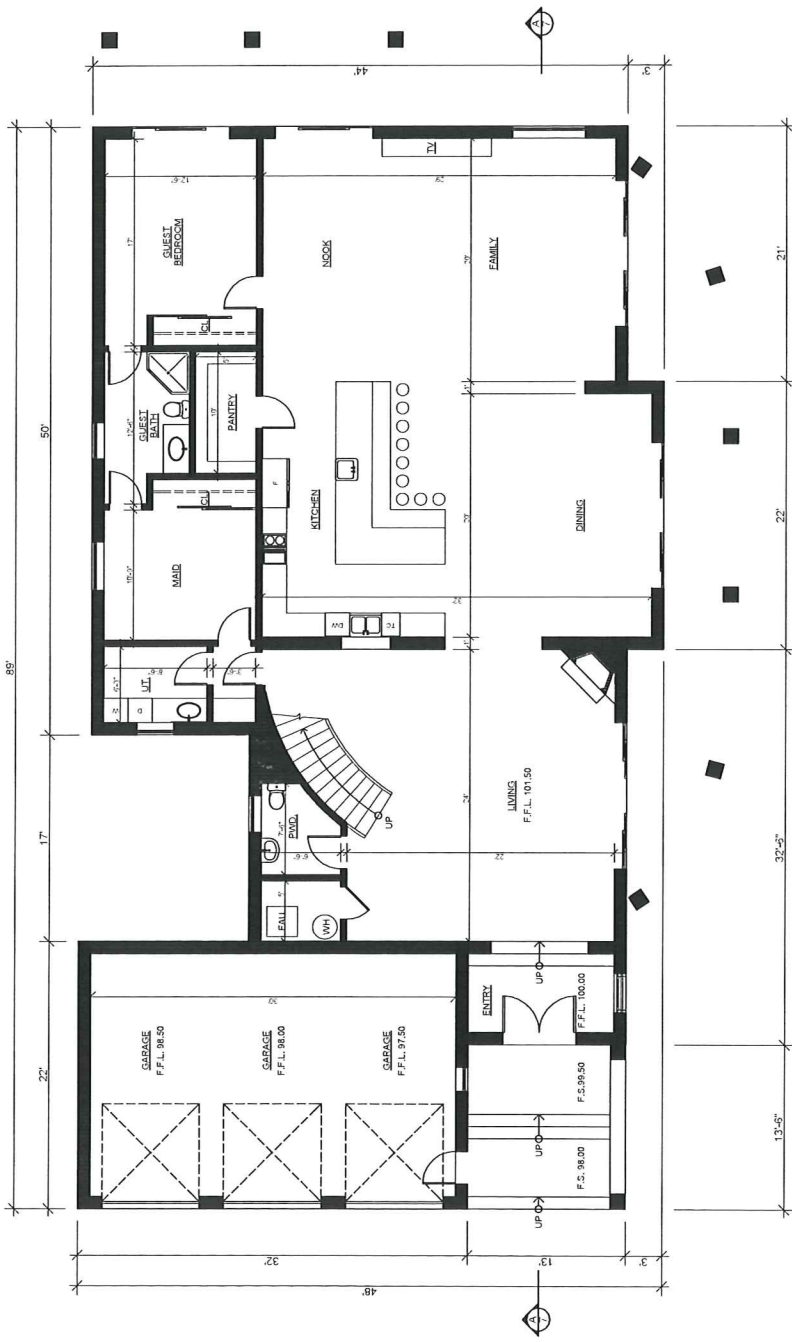
DATE: 08/14/07
DRAWN BY: J. DAWSON
CHECKED BY: S. SHARON
SCALE: 1/8" = 1'-0"



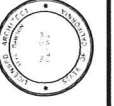
CLIVE DAWSON A.I.A.
architect and planning
28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RAFI AND ORIT SHARON
28243 BALKINS DRIVE
AGOURA HILLS, CA. 91301

REVISIONS	BY	DATE
	EA	APRIL 2006
	EA	OCT 2006



FIRST LEVEL 2,904 SQ. FT.
GARAGE 704 SQ. FT.



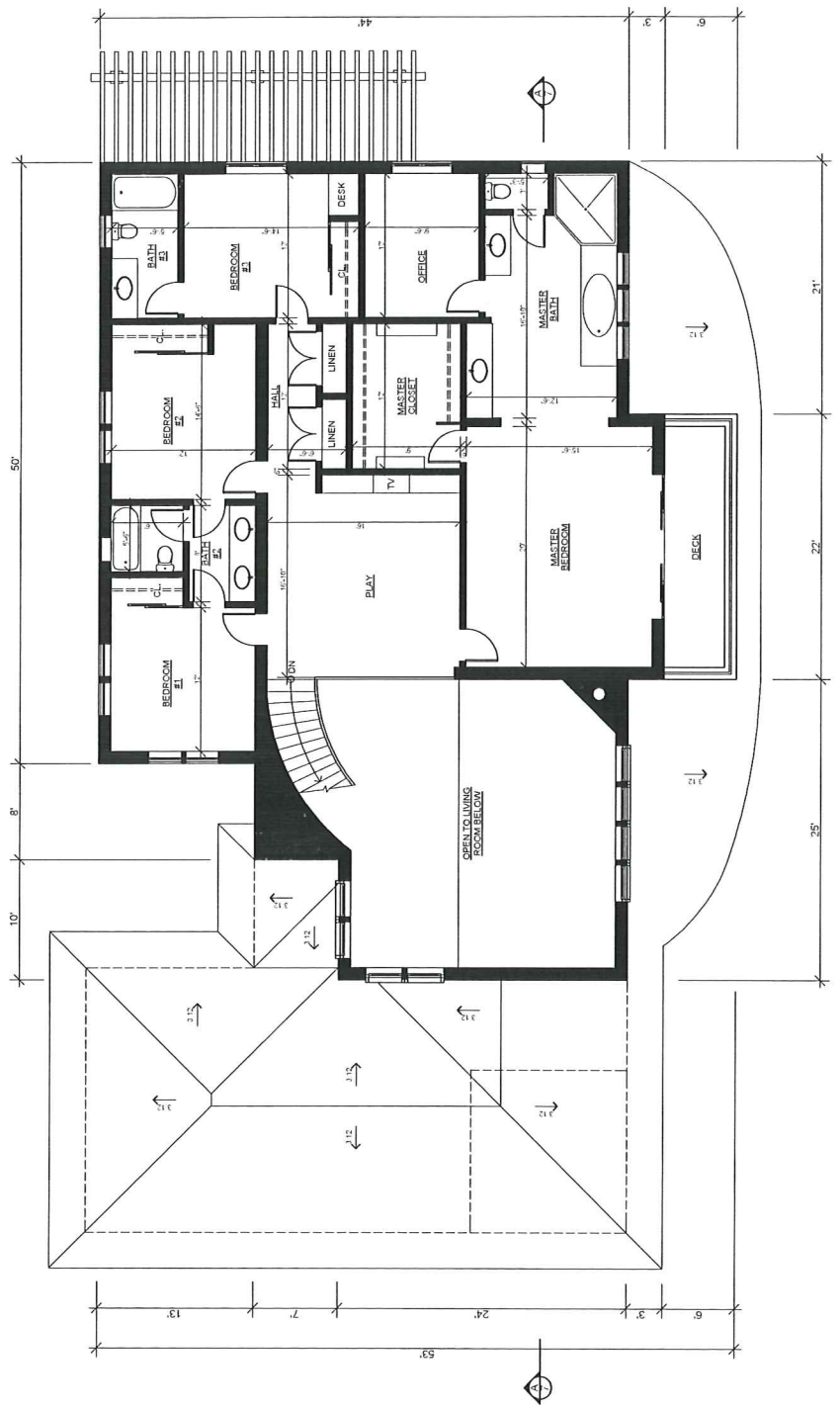
3

REVISION	DATE	BY
REVISED	DEC-2005	CLIVE DAWSON
ISSUED FOR PERMIT		
DATE OF PERMIT		
DATE OF CONTRACT		
DATE OF PLAN		

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
 RAFI AND ORIT SHARON
 28243 BALKINS DRIVE
 AGOURA HILLS, CA. 91301

REVISION	DATE	BY
ISSUED FOR PERMIT		
DATE OF PERMIT		
DATE OF CONTRACT		
DATE OF PLAN		



SECOND LEVEL 2,056 SQ. FT.

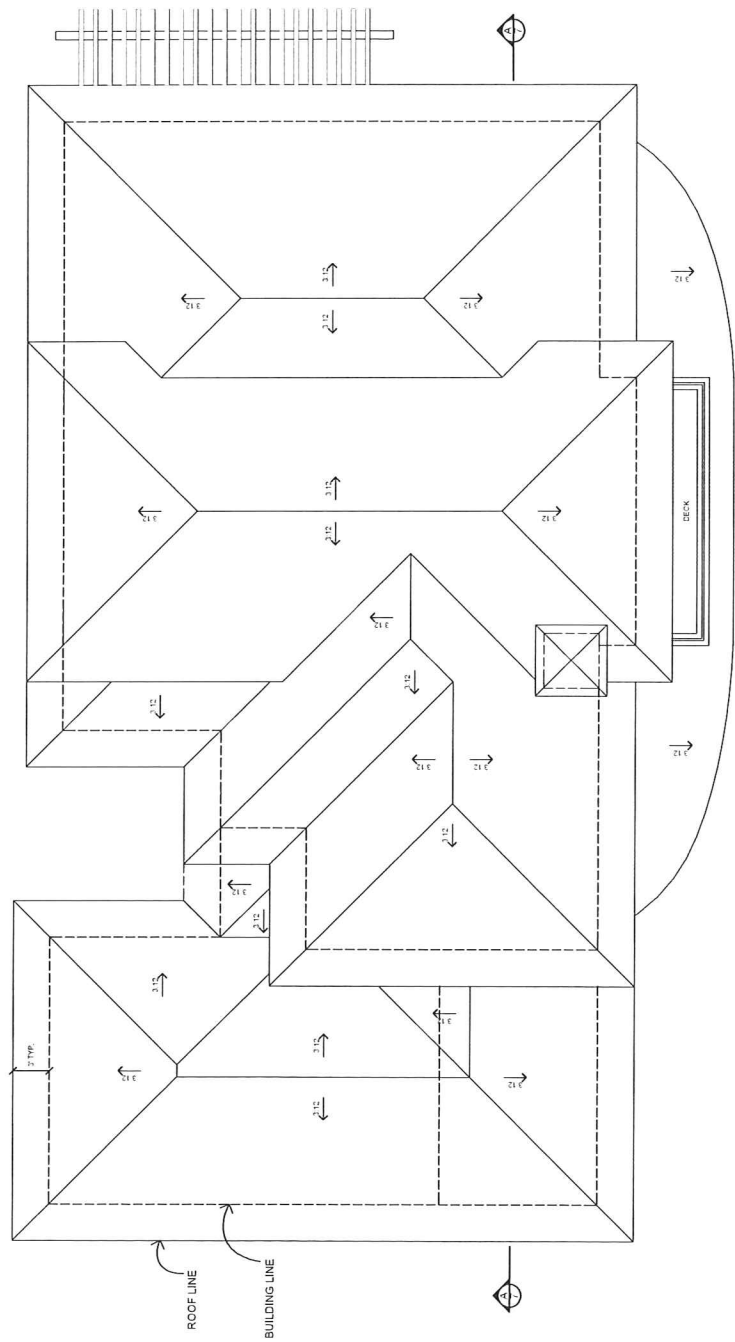


DESIGNED BY	EMMA
CHECKED BY	EMMA
DATE	DEC 2005
PROJECT	10000
CLIENT	CLIVE DAWSON A.I.A.
ADDRESS	10000

CLIVE DAWSON A.I.A.
architecture and planning
28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RAFI AND ORIT SHARON
28243 BALKINS DRIVE
AGOURA HILLS, CA. 91301

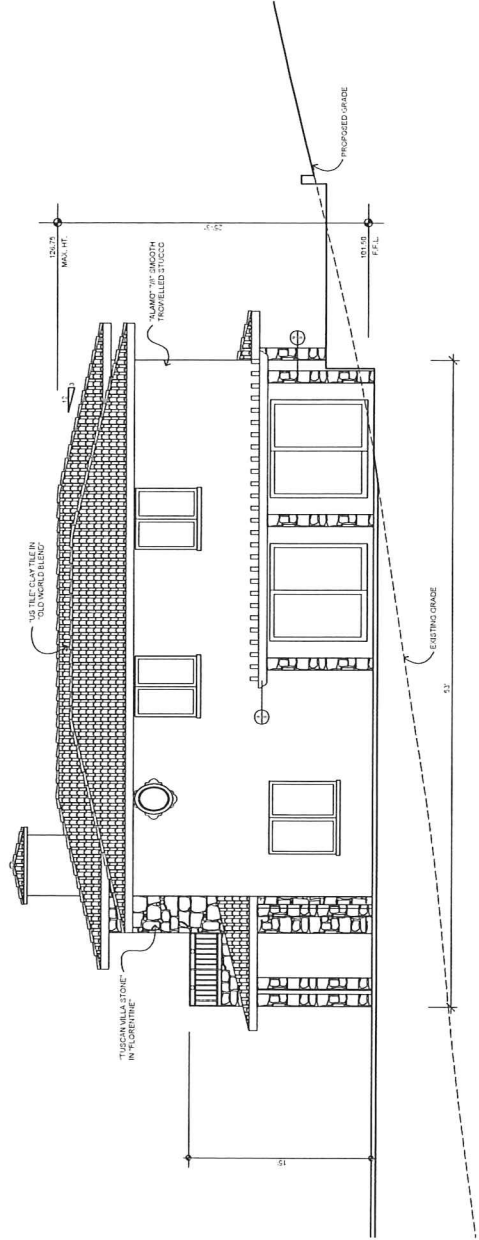
REVISIONS	BY	DATE
	EA	APRIL 2005
	EA	OCT 2005



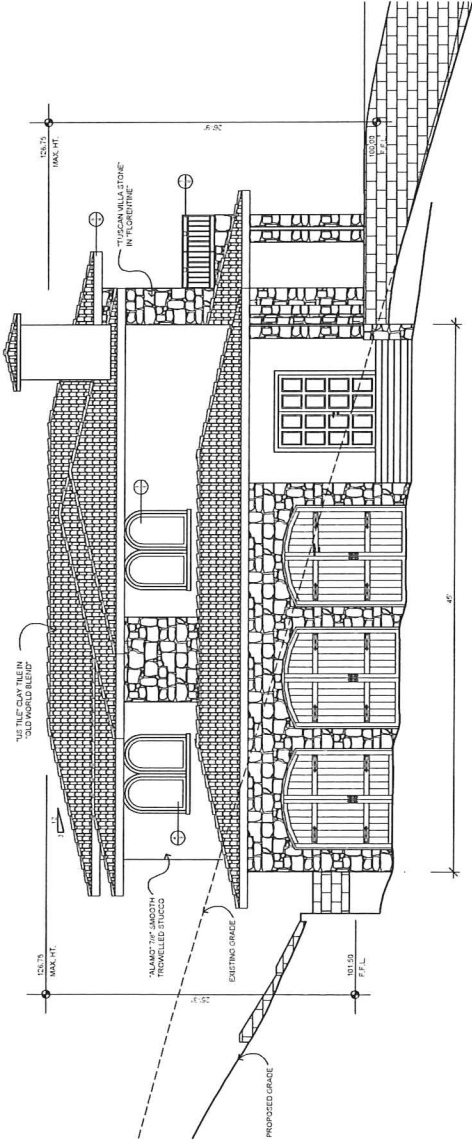
ROOF PLAN



EAST ELEVATION



WEST ELEVATION



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 2825 Pacific Coast Highway, Malibu, California 90265 310.589.1921

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
 RAFI AND ORIT SHARON
 28243 BALKINS DRIVE
 AGOURA HILLS, CA 91301

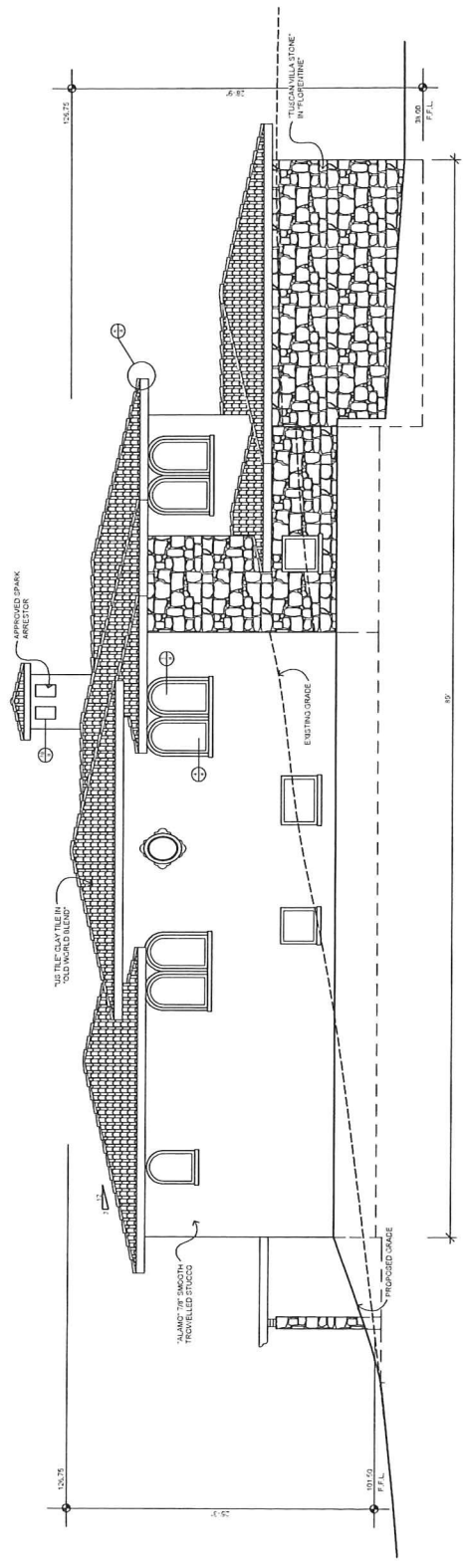
REVISION	DATE	BY
APRIL 2005	EA	
OCT 2005	EA	
SEP 2007	EA	

REVISION	BY
APRIL 2005	EA
OCT 2005	EA
SEP 2007	EA

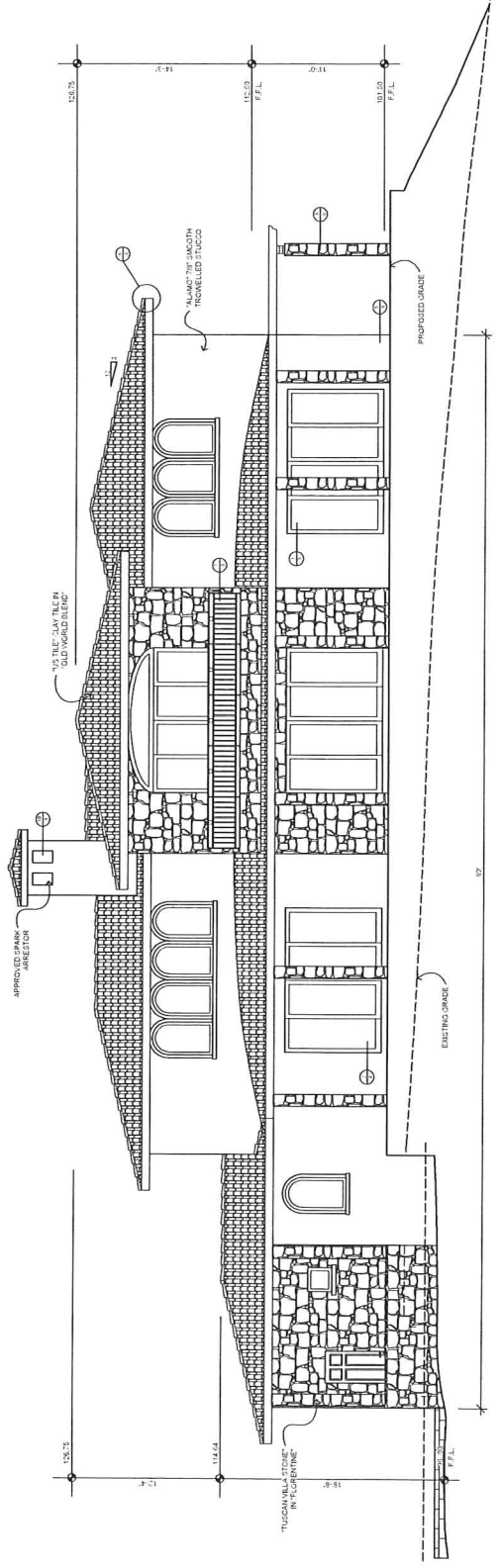
PROPOSED RESIDENTIAL DEVELOPMENT FOR:
 RAFI AND ORIT SHARON
 28243 BALKINS DRIVE
 AGOURA HILLS, CA. 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

DESIGNED BY	EA
CHECKED BY	EA
DATE	DEC 2005
SCALE	1/4" = 1'-0"
PROJECT NO.	05050101
DRAWN BY	EA



NORTH ELEVATION



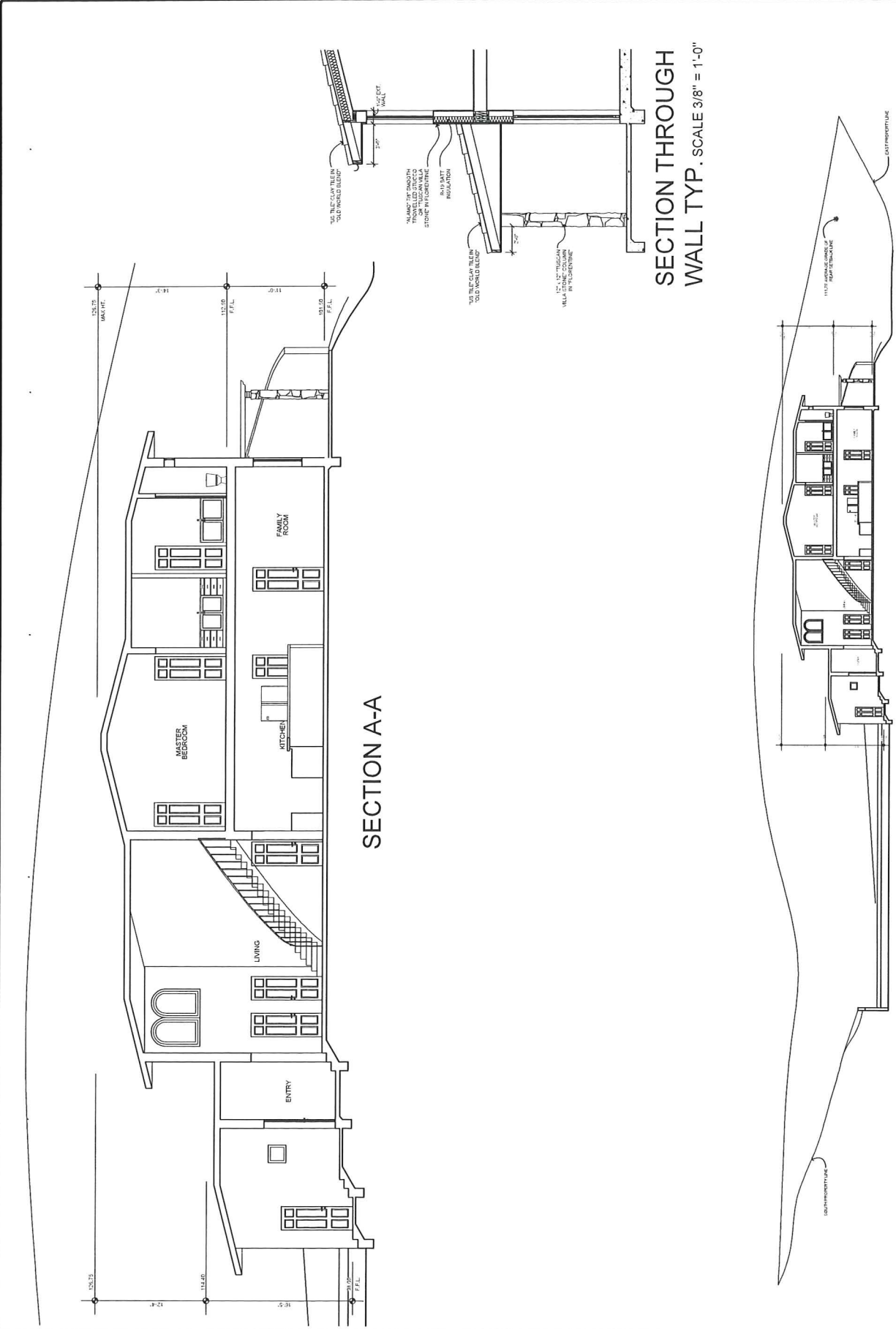
SOUTH ELEVATION

REVISION	BY	DATE
	EA	APRIL 2006
	EA	OCT 2006
	EA	SEP 2007

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
 RAFI AND ORIT SHARON
 28243 BALKINS DRIVE
 AGOURA HILLS, CA. 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

DESIGNED	EA
CHECKED	EA
DATE	DEC 2005
SCALE	1/4" = 1'-0"
DATE	NOV 2005
PROJECT	28243 BALKINS DRIVE
SHEET	7



SECTION A-A THROUGH ENTIRE SITE
 SCALE 1" = 10'-0"

SECTION THROUGH
 WALL TYP. SCALE 3/8" = 1'-0"

NanaWall **WD66**

INWARD OPENING
SECTION DETAIL
DETAIL 1.0
HEAD JAMB W0669

1 **SLIDING DOOR HEAD (TYP. IN-SWING)**
SCALE 8" = 1'-0"

NanaWall **WD66**

INWARD OPENING
SECTION DETAIL
DETAIL 2.0
SLIDING SILL
W0669

2 **SLIDING DOOR SILL (TYP. IN-SWING)**
SCALE 8" = 1'-0"

5 **WEEP SCREED (TYP.)**
SCALE 1 1/2" = 1'-0"

3 **WINDOW HEAD (TYP.)**
SCALE 8" = 1'-0"

6 **EAVES DETAIL (TYP.)**
SCALE 1 1/2" = 1'-0"

4 **WINDOW SILL (TYP.)**
SCALE 8" = 1'-0"

7 **MASTER BEDROOM DECK GUARDRAIL (TYP.)**
SCALE 1 1/2" = 1'-0"

8 **TRELLIS**
SCALE 3/4" = 1'-0"

9 **COLUMN**
SCALE 3/4" = 1'-0"

10 **CHIMNEY TYP.**
SCALE 3/4" = 1'-0"

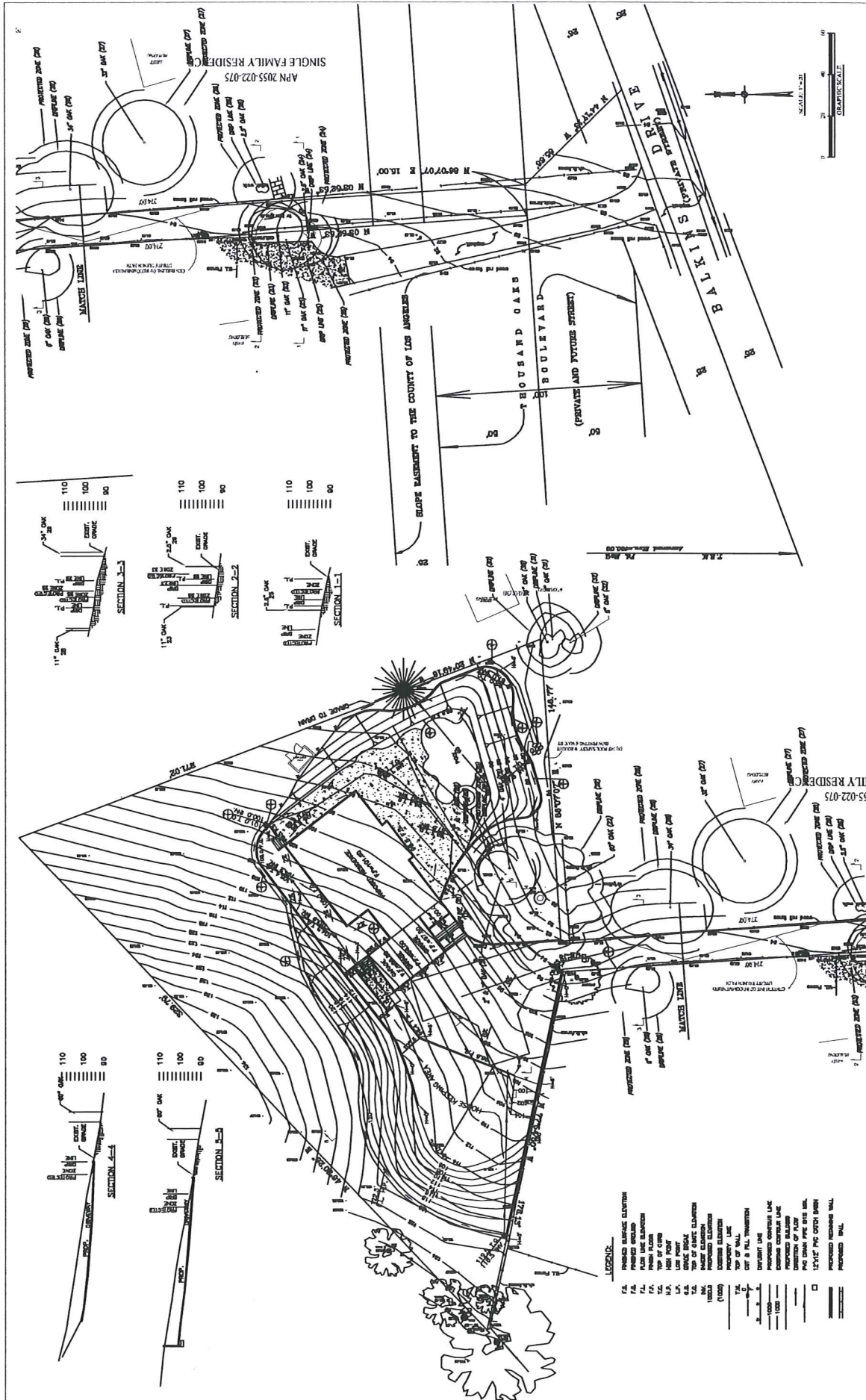
PROPOSED RESIDENTIAL DEVELOPMENT FOR
RAFI AND ORIT SHARON
28243 BALKINS DRIVE
AGOURA HILLS, CA. 91301

CLIVE DAWSON A.I.A.
architect and planning
28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

DATE	08/10/15
SCALE	AS SHOWN
DATE	DEC 2005
SCALE	AS SHOWN
DATE	08/10/15
SCALE	AS SHOWN

8

REVISION	BY
SEP 2009	EA
OCT 2006	EA



REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	BY	DATE	REVIEWED BY	DATE	APPROVED BY	DATE

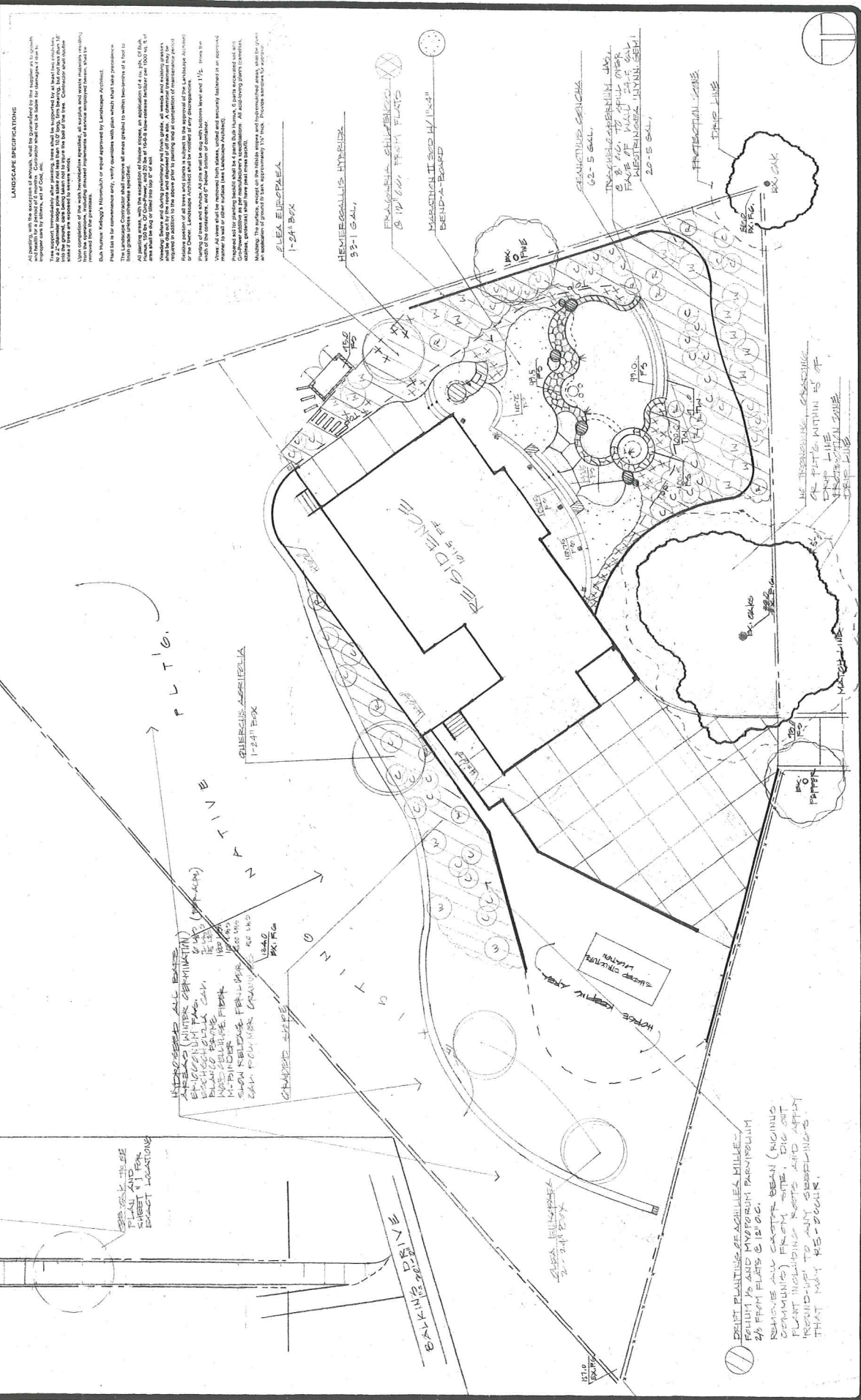
GRADING & DRAINAGE PLAN
 PROJECT NO. 04-05-242
 SHEET 2 OF 2

PREPARED BY: [Signature]
 PROJECT ENGINEER: [Signature]
 DATE: 4/21/06

APPROVED BY: [Signature]
 CITY ENGINEER: [Signature]
 DATE: 4/21/06

CITY OF AGORA HILLS APPROVAL
 PROJECT ENGINEER: [Signature]
 DATE: 4/21/06

SPECIES	QUANTITY	PLANT LIST	SIZE
TREES		OLEA EUROPEA	9-24" BOX
		QUERCUS AEGAEOLIA	COAST LIVE OAK
SHRUBS		CELANOTHUS CANADA	3-4" GAL.
		HEMERICALLIS HYBRIDA	3-4" GAL.
		LEUCODENDRON	3-4" GAL.
		LEUCODENDRON	3-4" GAL.
		LEUCODENDRON	3-4" GAL.
		LEUCODENDRON	3-4" GAL.
		LEUCODENDRON	3-4" GAL.
		LEUCODENDRON	3-4" GAL.



LANDSCAPE SPECIFICATIONS

All materials, including the preparation of drawings, shall be guaranteed by the supplier as to quantity and quality. The contractor shall be responsible for the proper care of the plants during and after installation. The contractor shall be responsible for the proper care of the plants during and after installation. The contractor shall be responsible for the proper care of the plants during and after installation.

Plant list is for convenience only, verify quantities with plans which shall take precedence.
 The contractor shall be responsible for the proper care of the plants during and after installation. The contractor shall be responsible for the proper care of the plants during and after installation. The contractor shall be responsible for the proper care of the plants during and after installation.

Notes: All trees shall be delivered with stakes, and secured with a minimum of two wraps. All plants shall be delivered with a minimum of two wraps. All plants shall be delivered with a minimum of two wraps. All plants shall be delivered with a minimum of two wraps.

Planting Schedule: All plantings shall be completed within 15 days of the start of construction. All plantings shall be completed within 15 days of the start of construction. All plantings shall be completed within 15 days of the start of construction.

BE REVISIONS CHECKING
 ON THIS WITHIN 15 OF
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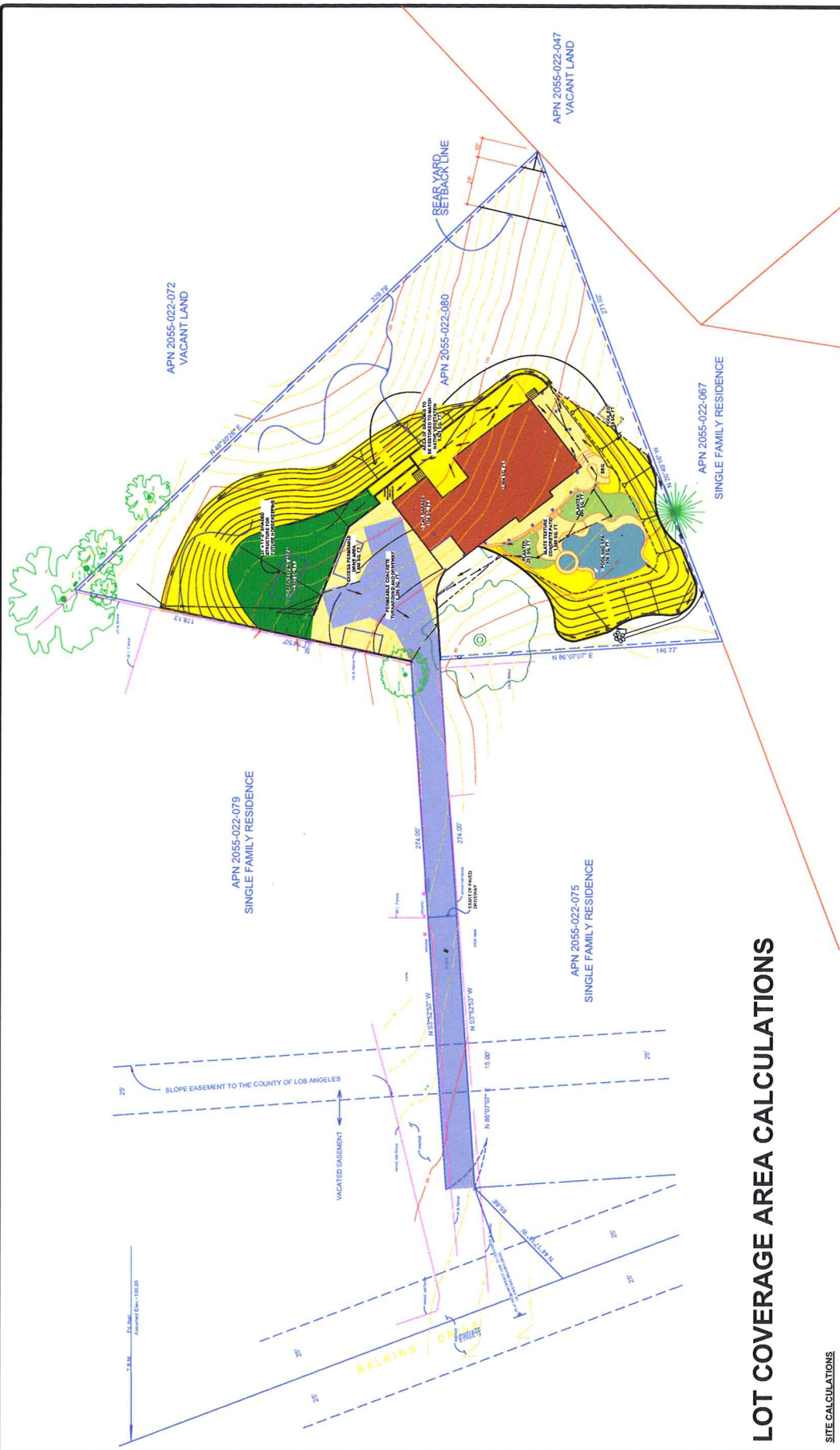
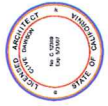
DRIFT PLANTING BRACHYGLAUCIS BILLES-
 FOLIIA AND MYRTORUM PARRYANUM
 BY FRUIT FLATS @ 12" O.C.
 REMOVE ALL SCAFFER BEAN (BICINUS
 COMMUNIS) FROM SITE, DIG OUT
 PLANT INCLUDING ROOTS AND APPLY
 ROUNDUP TO ANY REMAINING
 THAT MAY RE-SOIL.

REV	DATE	DESCRIPTION
1	SEP 2007	EA

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RAFI AND ORIT SHARON
 28243 BALKINS DRIVE
 AGOURA HILLS, CA. 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 26925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

DATE	11/20/04
BY	LC
REV	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	



OWNER INFORMATION	PROJECT INFORMATION	RESIDENCE SQUARE FOOTAGE
RAFI AND ORIT SHARON 382 ROCKEDGE DRIVE OAK PARK, CA. 91377 PHONE: 818.597.9533	ASSESSOR'S PARCEL NUMBER 2055-022-080	PROPOSED FIRST LEVEL GARAGE 2,904 SQ. FT.
	ZONING RV/LA	PROPOSED SECOND LEVEL 704 SQ. FT.
	NUMBER OF PARKING SPACES REQUIRED 2 COVERED 3 COVERED 2 UNCOVERED	PROPOSED IMPERMEABLE COVERAGE (DOES NOT INCLUDE PERMEABLE DRIVEWAY AREA) 2,056 SQ. FT. 5,684 SQ. FT. 5,529 SQ. FT.

LOT COVERAGE AREA CALCULATIONS

SITE CALCULATIONS	
GROSS LOT AREA: 49,276 SQ. FT. (1.13 ACRES)	LOT COVERAGE ANALYSIS
NET LOT AREA: 49,276 SQ. FT. (1.13 ACRES)	FOOTPRINT OF RESIDENCE
MAXIMUM HEIGHT OF STRUCTURE:	704 SQ. FT.
AVERAGE GRADE AT REAR SETBACK LINE = MIN. GRADE + MAX. GRADE / 2	FOOTPRINT OF GARAGE
$= 104.50' + 119.00' / 2 = 111.75'$	3,053 SQ. FT.
MAX. HT. OF STRUCTURE = AVG. GRADE AT REAR SETBACK LINE * 15'	HARDSCAPE (INCLUDING PLANTERS)
$= 120.75'$	704 SQ. FT.
AVERAGE SLOPE PERCENTAGE CALCULATION:	POOL AND SPA
$S = H / L \times 100 / A$	AREA OF GRADING TO BE RESTORED TO MATCH NATIVE VEGETATION
WHERE L = 4' L = 2800' AND A = 49,276 SQ. FT.	AREA OF GRADING TO BE USED FOR HONORING
S = 4' (2800') / 100,902.76 SQ. FT. = 22.2%	DEVELOPED AREA
MINIMUM OF 62.5% OF PARCEL TO REMAIN IN OPEN SPACE IF PERCENT SLOPE IS WITHIN 21-25%	DEVELOPED AREA TOTAL LOT AREA =
62.5% OF PARCEL = 30,798 SQ. FT.	21,546 SQ. FT. = 44% DEVELOPED AREA
18,478 SQ. FT. ALLOWED DEVELOPMENT	DRIVEWAY AND TURNAROUND REQUIRED BY FIRE DEPT.
	6,298 SQ. FT. = 15%
	DEVELOPING FIRE DEPT. REQUIRED TURNAROUND AND DRIVEWAY: 21,546 SQ. FT. / 48,276 SQ. FT. = 44%
	DEVELOPING FIRE DEPT. REQUIRED TURNAROUND AND DRIVEWAY AND GRADING TO BE RESTORED TO NATURAL VEGETATION: 21,546 SQ. FT. / 48,276 SQ. FT. = 44%
	DEVELOPING FIRE DEPT. TOTAL LOT AREA: 11,212 SQ. FT. / 48,276 SQ. FT. = 24%

**SITE CALCULATIONS
RAFI AND ORIT SHARON
OWNER INFORMATION
382 ROCKEDGE DRIVE
OAK PARK, CA. 91377
PHONE: 818.597.9533**

LOT COVERAGE AREA CALCULATIONS LC

MAR 2007

PROPOSED FIRST LEVEL

PROPOSED SECOND LEVEL

PROJECT INFORMATION

ZONING RV-OA

3 COVERED

2 UNCOVERED

NUMBER OF PARKING SPACES REQUIRED 2

COVERED

ASSESSOR'S PARCEL NUMBER 2055-022-080

NUMBER OF PARKING SPACES PROPOSED

RESIDENCE SQUARE FOOTAGE

GARAGE 704 SQ. FT.

2,904 SQ. FT.

2,056 SQ. FT.

5,664 SQ. FT.

AVERAGE GRADE AT REAR SETBACK LINE = MIN.GRADE + MAX.
GRADE / 2

MAXIMUM HEIGHT OF STRUCTURE:

MAX. HT. OF STRUCTURE = **126.75'**

= 104.50' + 119.00' / 2 = 111.75'

AVERAGE SLOPE PERCENTAGE CALCULATION:

$S = IL \times 100 / A$

S (AVERAGE PERCENT SLOPE) =

DEVELOPMENT AREA:

MINIMUM OF 62.5 % OF PARCEL TO REMAIN

IN OPEN SPACE IF PERCENT SLOPE IS WITHIN 21-25%

62.5% OF PARCEL = 30,798 SQ. FT.

LOT COVERAGE ANALYSIS

18,478 SQ. FT. ALLOWED DEVELOPMENT

FOOTPRINT OF GARAGE

FOOTPRINT OF RESIDENCE

MAX. HT. OF STRUCTURE = AVG. GRADE AT REAR SETBACK LINE
+ 15'

GROSS LOT AREA: 49,276 SQ. FT. (1.13 ACRES)

2,904 SQ. FT.

704 SQ. FT.

**AREA OF GRADING TO BE RESTORED
TO MATCH NATIVE VEGETATION**

AREA OF GRADING TO BE USED FOR
HORSEKEEPING

POOL AND SPA 936 SQ. FT.

DEVELOPED AREA TOTAL/ TOTAL LOT AREA =

DEVELOPED AREA TOTAL/ TOTAL LOT AREA =

EXCLUDING FIRE DEPT. REQUIRED TURNAROUND AND DRIVEWAY:

EXCLUDING FIRE DEPT. REQUIRED TURNAROUND AND DRIVEWAY AND

GRADING TO BE RESTORED TO NATURAL VEGETATION:

NET LOT AREA: 49,276 SQ. FT. (1.13 ACRES)

WHERE I = 4', L = 2820', AND A = 49,276 SQ. FT.

$S = 4' (2820') \times 100 / 49,276 \text{ SQ. FT.}$

22.9%

= 15%

DEVELOPED AREA

DEVELOPED AREA/ TOTAL LOT AREA =

2,803 SQ. FT.

3,632 SQ. FT.

PLANTERS 746 SQ. FT.

9,821, SQ. FT.

21,546 SQ. FT./ 49,276 SQ.FT. = 44%

6,296 SQ. FT.

21,546 SQ. FT./ 49,276 SQ.FT. = 44%

11,725 SQ. FT./ 49,276 SQ.FT. = 24%

21,546 SQ. FT. = 44% DEVELOPED AREA

HARDSCAPE (INCLUDING

PARTIAL DRIVEWAY)

DRIVEWAY AND TURNAROUND

REQUIRED BY FIRE DEPT.

PROPOSED IMPERMEABLE 5,529 SQ. FT.

COVERAGE (DOES NOT INCLUDE

PERMEABLE DRIVEWAY AREA)