

NEW SITE PLAN

- 1ST FLOOR: 1,794 SQ. FT.
 - 2ND FLOOR: 1,926 SQ. FT.
 - 3,660 SQ. FT.
 - GARAGE: 424 SQ. FT.
 - GARAGE STORAGE: 61 SQ. FT.
 - 3 1/2' HT. TEMP. GLASS GUARDRAIL
- NOTE: SITE PROPERTY SURVEY FOR INFORMATION NOT SHOWN HERE.
- Legend:
 Th = Threshold
 FF = Finished Floor
 FS = Finished Surface
 CB = Curbed Basin
 BW = Bottom of Wall
 GR = Ground
 AC = Air Conditioner
- Note: Hatch Patterns and Tree Dwp Lines Are Not to Scale

LEGAL DESCRIPTION:
 LOT 19 OF TRACT 28212, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 756, PAGES 42 TO 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNs: 2068-007-019

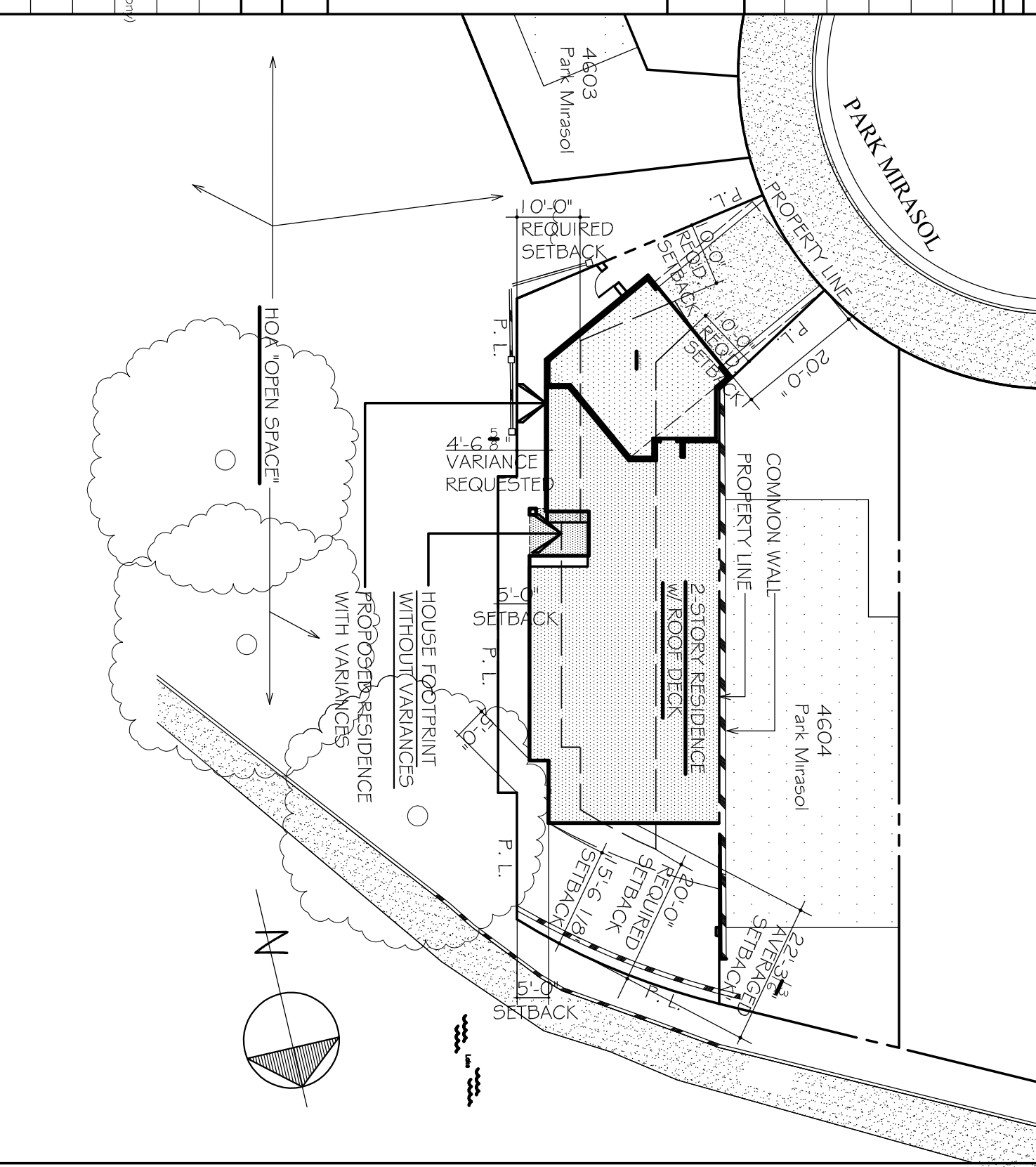
LOT AREA: 4,040 SQUARE FEET, 0.09 ACRES

BOUNDARY: THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS. UNLESS OTHERWISE NOTED, THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.

BASIS OF BEARINGS: THE BEARING OF NORTH 37° 19' 00" WEST WAS USED ON THE CENTERLINE PROD OF PARK MIRASOL PER TRACT NO. 28212, MAP BOOK 756, PAGE 43, AS SHOWN HEREON.

BENCH MARK: THE ELEVATION OF 939.06 ON A LEAD, TRACK AND TAG, DPM, BENCHMARK NO. DT12349.

Variance Overview



Building Information

EXISTING:	PROPOSED:
ASSESSORS ID # 2068-007-019	PROPOSED SITE COVERAGE: 44% = 61% (NEW) (Includes Balcony)
ZONING: M3 NON-CONFORMING	PROPOSED 2-STORY RESIDENCE, NEW 3,660 SQ. FT., 2-STORY SHED + 424 SQ. FT. GARAGE + 61 SQ. FT. STORAGE
NET LOT SIZE: 4,040 SQ. FT. (0.09 ACRES)	NEW 3,660 SQ. FT., 2-STORY SHED + 424 SQ. FT. GARAGE + 61 SQ. FT. STORAGE
GROSS LOT SIZE: 4,040 SQ. FT. (0.09 ACRES)	NEW FOOTPRINT: 2,473 SQ. FT. (Includes Balcony)
PASTING RESIDENCE: 1,772 SQ. FT. GARAGE (EXISTING TO BE DEMOLISHED)	(NEW) DRIVEWAY: 328 SQ. FT.
PROPOSED 2-STORY RESIDENCE, NEW 3,660 SQ. FT., 2-STORY SHED + 424 SQ. FT. GARAGE + 61 SQ. FT. STORAGE	(NEW) HARDCAPE: 742.15 SQ. FT.
PROPOSED 2-STORY RESIDENCE, NEW 3,660 SQ. FT., 2-STORY SHED + 424 SQ. FT. GARAGE + 61 SQ. FT. STORAGE	TOTAL NEW IMPROVEMENTS SURFACES: 3,573.15 SQ. FT.
PROPOSED 2-STORY RESIDENCE, NEW 3,660 SQ. FT., 2-STORY SHED + 424 SQ. FT. GARAGE + 61 SQ. FT. STORAGE	PROPOSED PREVIOUS SURFACES: 621.25 SQ. FT. ASPHALT/PAVING PROVIDED (112.58% (906.50 FT.) REQUIRED) FRONT YARD PREVIOUS: 110.75 SQ. FT. REAR YARD PREVIOUS: 11.63 SQ. FT. REAR YARD PREVIOUS: 11.63 SQ. FT. TOTAL PREVIOUS SURFACES: 122.38 SQ. FT. % OF SITE PREVIOUS SURFACES TO REMAIN = 15.36% PREVIOUS SURFACES
PROPOSED 2-STORY RESIDENCE, NEW 3,660 SQ. FT., 2-STORY SHED + 424 SQ. FT. GARAGE + 61 SQ. FT. STORAGE	... SEE SHIT, A-9 FOR PREVIOUS SURFACE CALCULATIONS

Home Comparison

PROJECT SITE: 4602 PARK MIRASOL	ADDRESS	APN	HOUSE SIZE (SQ. FT.)	LOT SIZE (SQ. FT.)	PARK COVERAGE WIDTH	PARK SITE COVERAGE WIDTH	LOT LENGTH	LOT WIDTH	SETBACKS FRONT SIDES REAR
EXISTING:	2068-007-019	1772 SQ. FT.	4,040 SQ. FT.	0.9	52%	18 to 32'	128'	20'	1'-6" 9'-6" 9'-6"
PROPOSED:	2068-007-019	3,660 SQ. FT.	4,040 SQ. FT.	0.9	61%	18 to 32'	128'	20'	1'-6" 9'-6" 9'-6"

Variance Information

ADDRESS	APN	HOUSE SIZE	LOT SIZE	PARK COVERAGE WIDTH	PARK SITE COVERAGE WIDTH	LOT LENGTH	LOT WIDTH	SETBACKS FRONT SIDES REAR
4606 PARK MIRASOL	2068-007-021	3,085 SQ. FT.	3,350 SQ. FT.	1.16	54%	33'	110'	17' 0'-0" 17'
4609 PARK MIRASOL	2068-007-022	2,176 SQ. FT.	3,275 SQ. FT.	0.66	59%	32'	110'	18' 0'-4" 11'
4614 PARK MIRASOL	2068-007-024	2,971 SQ. FT.	4,014 SQ. FT.	0.74	49%	35'	126'	10' 0'-0" 32'
4619 PARK MIRASOL	2068-007-026	1,746 SQ. FT.	4,255 SQ. FT.	0.41	54%	30'	123'	20' 0'-3" 12'
AVERAGE:		2,532 SQ. FT.	3,421 SQ. FT.	0.75	57%	30'	132'	16' 0'-3" 32'

SUMMARY:
 HOUSE SIZE: EXISTING RESIDENCES RANGE FROM 1,746 TO 4,034 SQ. FT.
 LOT LENGTH: 4618 @ 132' LONG, 4614 @ 126' LONG, 4622 @ 126' LONG, 4610 @ 120' LONG
 SITE COVERAGE: 84% of the Lots Exceed 50%
 LOT WIDTH: 4619 @ 30' TO 40', 4614 @ 35', 4610 @ 120' LONG
 SETBACKS: 4619 @ 20' TO 40', 4614 @ 13.5' TO 14.4', 4610 @ 12'-6" REAR SETBACKS: 4619 @ 12.5' TO 13.5', 4614 @ 12.5' TO 13.5', 4610 @ 12.5' TO 13.5'

STAR SETBACKS:
 ● 1- END PROPERTY MEETS CODE FOR SIDEPARK SETBACK. ● 6 of 25 HOMES MET 0 to 0.
 ● AVERAGE REAR SETBACK IS 12'-6". ● 92% of the HOMES HAVE LESS THAN 20' REAR SETBACK.

Project SEPTEMBER 15, 2019

Date JUNE 25, 2019

Submittals: APR, JUNE 25, 2019

Revision OCTOBER 15, 2019
 PLANNING COMMISSION: AUGUST 20, 2020
 JANUARY 28, 2020

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