

PROJECT

SHEET INDEX

25510 PRADO DE AZUL CALABASAS, CA 91302

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LEGAL INFORMATION

ADDRESS / LEGAL

SITE ADDRESS 25510 PRADO DE AZUL
 ZIP CODE 91302
 PIN NUMBER -
 LOT/PARCEL AREA 28,533 SQ FT
 THOMAS BROTHERS GRID PAGE -- GRID -
 ASSESSOR PARCEL NO. (APN) 2069100034
 TRACT TR 35596-18
 MAP REFERENCE
 BLOCK NONE
 LOT 8
 ARB (LOT CUT REFERENCE) NONE
 ZONING
 (E) BUILDING AREA 6,745 SQFT
 (N) BUILDING AREA 9,914 SQ. FT.

REQUIRED SETBACKS:
 FRONT SETBACK REQUIRED 20'-0" MIN
 SIDE SETBACK REQUIRED 10'-0" MIN
 REAR SETBACK REQUIRED 20'-0"

EXISTING SETBACK:
 (E) FRONT SETBACK 33'-5"
 (E) SIDE SETBACK: 10'-0", 14'-9"
 (E) REAR SETBACK 149'-4"

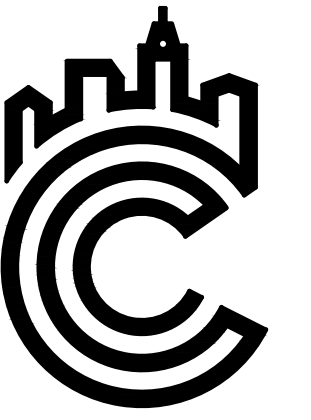
PROPOSED SETBACK:
 (N) FRONT SETBACK 23'-9"
 (E) SIDE SETBACK: 10'-0", 14'-9" (REMAINED THE SAME)
 (N) REAR SETBACK 115'-10"

PROJECT SUMMARY

BUILDING CODE:	2019 CRC, CMC, CPC, CEC, CENC, CFC, CEBC 2019 CALIFORNIA GREEN BUILDING CODE CITY OF CALABASAS AMENDMENTS	SITE COVERAGE CALCULATION:	SFD	SITE COVERAGE CALCULATION: LOT SQ. FT.= 28,533 X 35% = 9,986.55
ZONING:	RS	EXISTING LOT COVERAGE=		5,582 SQ.FT. (19.6%)
OCCUPANCY:	R-3/1	NEW PROVIDED LOT COVERAGE=		7,941 SQ.FT. (27.8%)
LOT COVERAGE:	EXISTING: 19.6% -- PROPOSED: 27.8%			9,986.55 > 7,941 OK
LOT AREA:	0.66 ACRE			
PARKING SPACE PROVIDED:	4 PARKING SPACE	BUILDING AREA:	SFD	(E) SINGLE FAMILY DWELLING: 6,745.00 SF (N) ADDITION AREA: 3,169.00 SF
NUMBER OF STORIES (SFD):	2 STORY			TOTAL FLOOR AREA: 9,914.00 SF (E) GARAGE AREA: 852 SF
BUILDING HEIGHT MAX PER CODE:	35'-0" -WITH ROOF SLOPE MORE THAN 25%			
BUILDING HEIGHT PROVIDED:	29'-5" -TO			
LOT SIZE	28,533.00 SQFT	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY AMENDMENTS		
EXISTING BUILDING FOOTPRINT	5,528.00 SQFT			
DRIVEWAY	696.67 SQFT	SCOPE OF WORK		
HARDSCAPE	5,861.99 SQFT			
TOTAL EXISTING IMPERVIOUS SURFACES	12,086.66 SQFT	- REMODEL AND ADDITION TO EXISTING SINGLE FAMILY DWELLING: INTERIOR REMODEL (2,497 SQ. FT.) DESCRIPTION (LOCATION) EXISTING PATIO (BOTTOM) EXISTING BALCONY (TOP REAR) FIRST FLOOR KITCHEN/FAMILY ROOM (BOTTOM REAR) SECOND FLOOR (TOP REAR) EXTERIOR REMODEL (94 SQ. FT.) DESCRIPTION (LOCATION) FACADE (TOP FRONT) ADDITION (3,169 SQ. FT.) DESCRIPTION (LOCATION) KITCHEN & FAMILY ROOM MASTER BEDROOM/BATH COVERED PATIO NEW OFFICE BEDROOM & FACADE DEMOLITION (288 SQ. FT.) DESCRIPTION (LOCATION) COVERED PATIO (BOTTOM) - RE-ROOF ENTIRE ROOF LINE. NEW 4:12 SLOPE		
PROPOSED ADDITION TO BUILDING FOOTPRINT	1,868.28 SQFT			
ADDITION TO DRIVEWAY	0 SQFT	VICINITY MAP		
ADDITION TO HARDSCAPE UNDER SEPARATE PERMIT	2,317.00 SQFT			
TOTAL PROPOSED IMPERVIOUS SURFACES	369.93 SQ. FT.	DATE: 09/29/2020 SCALE: NTS REVISION: Δ 02-17-2021 FP PROJECT #: 19-XXX DRAWN BY: MS SHEET A0		
TOTAL IMPERVIOUS SPACES: (E)12,086.66 SF + (N) 4,555.21 SF = 16,641.87 SF TOTAL IMPERVIOUS	4,555.21 SQFT			
TOTAL PERVIOUS SURFACES: 28,533.00 SQFT LOT SIZE - 16,641.87 TOTAL IMPERVIOUS = 11,892.00 SQFT TOTAL PERVIOUS		THE OAKS HOA PERVIOUS SURFACE CREDIT = 72.8% SO THE PROPOSED PERVIOUS SURFACE PERCENTAGE IS OK.		
11,892.00 SQFT TOTAL PERVIOUS / 28,533.00 SQFT LOT SIZE = 41.7% PERVIOUS SURFACES				

CONSULTANTS

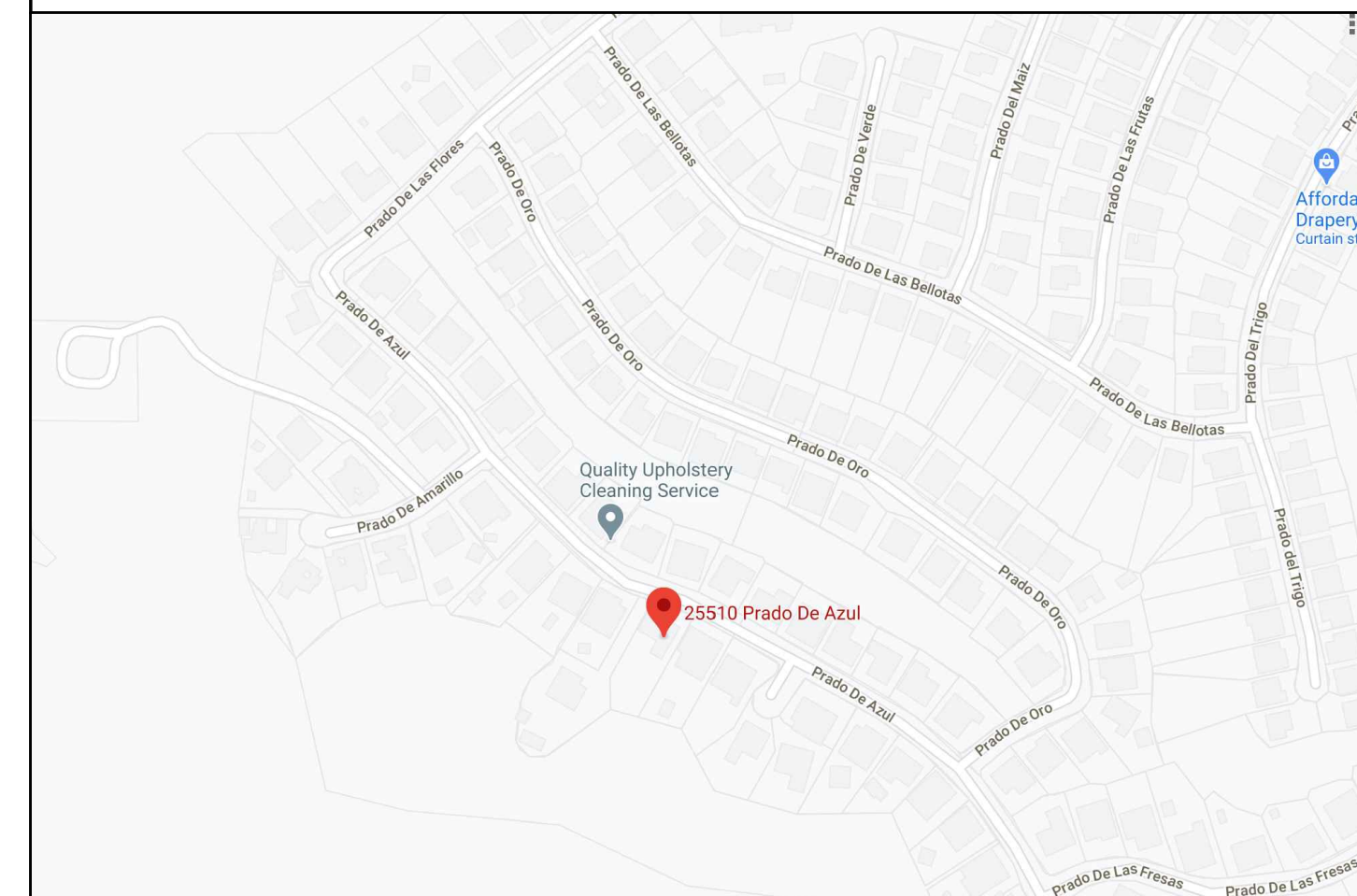
DESIGNER ----- C-OLIVEIRA DESIGN INC.
 3680 WILSHIRE BLVD, STE
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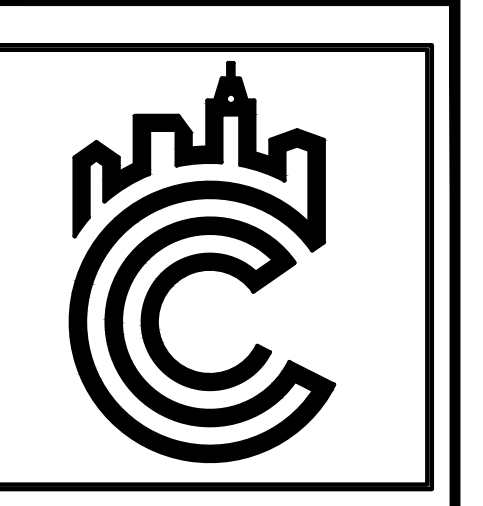
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COVER SHEET



PART I	PART II	PART III	PART IV	PART V
<p>H. INTERIOR ENVIRONMENT</p> <p>16. NOTE: Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 footcandles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)</p> <p>1. AREA AND OCCUPANCY</p> <p>7. Under-floor ventilation shall be not less than 1/150 of under floor area. (2306)</p> <p>8. Attic ventilation of 1/150 of the area of ventilated space (approximately 10 sq. in. for each 10 sq. ft. of attic area) is required. (1505.3)</p> <p>K. GENERAL REQUIREMENTS</p> <p>19. Show minimum 18' x 24' under floor access opening. 2306.3</p> <p>20. Add note "Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure." (807.1.3, 2406.4(5), 1115B.9.6, 7, 8)</p> <p>21. Provide 32' wide doors to all interior accessible rooms. (6304.1)</p> <p>22. Add note "Water heater must be strapped to wall." (Sec. 507.3, UPC)</p> <p>23. The following are required for attached U-1 occupancy garage / carport:</p> <p>a. Specify materials of one-hour fire-resistive construction on the garage side for walls and, when supporting an upper floor, ceilings, posts and beam of garage. (302.4 and T 3-B)</p> <p>b. Doors to be self closing, 1 3/8" solid wood slab or 20 minute rated door assembly. (302.4)</p> <p>*M. FIRE PROTECTION (LA CITY SPECIFIC)</p> <p>5. "Provide fire sprinklers throughout. The Sprinkler System shall be approved by Plumbing Div. prior to installation." (12.21A17(d), 91506)</p> <p>7. Smoke detectors shall be provided as follows: (310.9.1.3.4)</p> <p>a. In new construction smoke detectors shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story.</p> <p>b. In existing construction smoke detectors may be battery operated, installed in location as specified in a) above.</p> <p>9. Add note "Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue." (L.A.M.C. 57.20.25)</p> <p>B. VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) (701A.3.2, 7201.2, 7207)</p> <p>1. Based on City maps, this project is located within Very High Fire Hazard Severity Zone (VHFHSZ). It shall comply with requirements of Materials, systems & construction methods of Chapter 7A and Chapter 72.</p> <p>NOTES:</p> <p>a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)</p> <p>b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (704A.1.3)</p> <p>c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (704A.1.5)</p> <p>d. (Roof) Attic(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 -inch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (704A.2.1, 704A.3.2.1, 704A.2.2, 7207.3)</p> <p>a. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (704A.2.3)</p> <p>b. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1)</p> <p>c. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)</p> <p>d. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (704A.3.2.2)</p> <p>e. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (704A.3.2.3)</p> <p>f. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.704A.4.1</p> <p>g. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade (704A.4.2.1)</p> <p>h. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (704A.4.2.2, 7207.1)</p> <p>i. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)</p> <p>j. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A.1.2.</p> <p>k. No trellis is permitted within 10 feet of the primary structure.</p> <p>l. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2008-023).</p>	<p>BUILDING CODE REQUIREMENTS</p> <p>A. GENERAL REQUIREMENTS</p> <p>NOTES:</p> <p>A-. For residential pool show the pool enclosure on the plan. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The max. vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier that faces away from the swimming pool. The gate shall open outward away from the pool and shall be self-closing and self-latching. The latch to be minimum 4.5 Ft above the ground. (3109.4.1, 6109.1)</p> <p>B-. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.</p> <p>C-. An approved Selsmic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas plping." (Per Ordinance 170,158) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.</p> <p>D-. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).</p> <p>E-. Provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall activate within 7 seconds and sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54' above the floor. (3109.4.1.8)</p> <p>F-. Suction outlets shall be designed and installed in accordance with ANSI / APSP-7 (3109.5)</p> <p>G-. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.</p> <p>H-. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure.' (1115B.2 and 2406.3(5))</p> <p>I-. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). 2405.5</p> <p>J-. Water heater must be strapped to wall (Sec. 507.3, UPC)</p> <p>K-. For new pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. Max.) for a single opening. The deactivation switch shall be at least 54' above the floor. P/BC 2008- 014</p> <p>L-. For new pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2977</p> <p>M. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)</p> <p>N. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2)</p> <p>D. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)</p> <p>P. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.</p> <p>Q. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)</p> <p>R. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2)</p> <p>S. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)</p> <p>T. A copy of the evaluation report and/or conditions of listing shall be made available at the job site</p> <p>B. OCCUPANCY CLASSIFICATION</p> <p>5. Doors between garage and the dwelling unit shall be self-closing and self-latching, solid wood or solid or honeycomb core steel not less than 1 1/4 inches thick, or have a minimum fire protection rating of 20 minutes. (406.1.4)</p> <p>Garage/ Carports</p> <p>1. The proposed building is a Garage and not a carport since it is not open at least 2 sides.</p> <p>2. Openings from a private garage directly into a room used for sleeping purposes are not permitted (R302.5.1).</p> <p>3. Doors between garage and the dwelling unit shall be self-closing and self-latching, solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick, or have a minimum fire protection rating of 20 minutes. (R302.5.1)</p> <p>4. The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6 (R302.6).</p> <p>5. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and there shall be no openings from the ducts into the garage (R302.5.2).</p> <p>6. Other penetrations of garage/dwelling ceilings and walls are to be protected as required by Section R302.11, Item 4 (R302.5.3).</p>	<p>1. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry (R309.1).</p> <p>C. BUILDING HEIGHT LIMITATION</p> <p>1. Provide calculations for establishing grade plane as per Section R201. Attach calculations and identify established grade planes on elevations plans and site plan. (R201)</p> <p>2. Show maximum height of the structure (in feet and stories) from Average height of highest roof surface to grade plane on all elevation views.(R201)</p> <p>3. Lowest level is determined not to be a basement. This level is considered as 1st story above grade plane. Include this story in total building height. (R201)</p> <p>E. FIRE-RESISTANCE RATED CONSTRUCTION</p> <p>11. Provide 1-hr fire-resistance exterior walls if fire separation distance is:</p> <p>Less than 5 [T- R302.1 (1)] , or</p> <p>Less than 3 if the building is equipped throughout with an automatic residential fire sprinkler system installed in accordance with section R313. [T- R302.1 (2)]</p> <p>11. Provide 1-hr fire-resistance exterior walls for R3/U occupancy less than 5' from property line or assumed property line (T602). Provide complete details per Section 704.5</p> <p>2. Show how 1- hr fire- resistance is being provided.</p> <p>3. Openings are not allowed within 3 / 5' fire separation distance. [T-R302.1(1) & T- R302.1(2)]</p> <p>4. Maximum 25% opening area are allowed when the fire separation distance is >3' and ≤ 5': (T-302.1(1))</p> <p>5. Projections beyond the exterior wall shall comply with Table R302.1 and shall not extend:</p> <p>a. To a point closer than 2 feet from interior lot line.</p> <p>b. More than 4 inches at the roof eave for detached garages accessory to a dwelling when located within 2 feet of a lot line.</p> <p>c. Over the lot line for accessory structures that are exempt from permits.</p> <p>6. In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. (R302.11)</p> <p>1. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. (R302.12)</p> <p>2. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2. Provide detail and copy of listing on the plans.(R302.4.1)</p> <p>3. Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced. (R302.4.2)</p> <p>F. FIRE PROTECTION</p> <p>1. The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. (R313, 12.21A17(d))</p> <p>2. The Sprinkler System shall be approved by Plumbing Div. prior to installation.</p> <p>3. An approved smoke alarms shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)</p> <p>4. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)</p> <p>G. MEANS OF EGRESS</p> <p>1. Provide emergency egress from sleeping rooms. Show details on plans. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft min area (5.0 sq ft at grade level) & 44" max to sill. (R310.1)</p> <p>2. Provide minimum 9 sq.ft. window wells (with fixed ladder) at escape and rescue opening windows below grade. (R310.2)</p> <p>3. At least one door shall be 36" wide by 80" high (R311.2)</p> <p>4. Provide 32" wide doors to all interior accessible rooms. (6304.1)</p> <p>5. The entry/exit door must open over a landing not more than 1.5' below the threshold. Exception: Providing the door does not swing over the landing. Landing shall be not more than 7.75" below the threshold. Storm and screen doors are permitted to swing over all exterior stairs and landings. (R311.3.1)</p> <p>6. Landing at a door shall have a length measured in the direction of travel of no less than 36". (R311.3)</p> <p>7. A landing shall be provided at the top and bottom of stairways. Exception for top of an interior flight of stairs and stairs in an enclosed garage (R311.7.5).</p> <p>8. Stairway details:</p> <p>a.7.75" rise & min. 10" run. (R311.7.4)</p> <p>b.Min. 6'-8" headroom clearance. (R311.7.2)</p> <p>c.Min. (36") clear width. (R311.7.1)</p> <p>d.Handrails 34" to 38" high above tread nosing (R311.7.7.1)</p> <p>e.Handgrip portion of handrail shall not be less than 1.25" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. (R311.7.7.3)</p>	<p>f.Max 4" clear spacing opening between rails. (R312.3)</p> <p>1. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board. (R302.7)</p> <p>2. All interior and exterior stairways shall be illuminated (R303.6).</p> <p>3. Winder treads shall comply with Section R311.7.3.</p> <p>4. Spiral stairs shall comply with Section R311.7.9.1.</p> <p>5. Ramp slopes shall not exceed 1:12 (8%).(R311.7.3)</p> <p>6. Provide 42" high guards with max 4" clear spacing opening between rails at (_____) (R312).</p> <p>7. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407)</p> <p>A. INTERIOR ENVIRONMENT</p> <p>1. The minimum ceiling height for habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall be not less than 7 feet (R305.1).</p> <p>2. Under-floor ventilation shall be not less than 1/150 of under floor area. (R408.1)</p> <p>3. Show minimum 18" x 24" under floor access opening. (R408.4)</p> <p>4. Attic ventilation of 1/150 of the area of ventilated space (approximately 10 sq. in. for each 10 sq. ft. of attic area) is required.(R806.2)</p> <p>5. Attic area having a clear headroom of 30" must have an access opening (20" x 30" min). (R807.1)</p> <p>6. Provide 15" min. between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)</p> <p>7. Provide 24" clear space in front of any water closet. (Calif. Plumb. Code 407.6)</p> <p>8. Bathrooms, water closet compartments and other similar rooms shall be provided natural and mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)</p> <p>9. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.8)</p> <p>ZONING:</p> <p>27. For new construction, addition or major remodel to any One-Family Dwelling or Accessory Building on a lot in R1, RS, RE, or RA Zones and designated Hillside Area (12.21C.10.):</p> <p>a. Setbacks:</p> <p>1) All portions of required front yard not used for necessary driveways and walkways, including decorative walkways shall be used for planting and shall not be paved. (12.21C10(a)(5))</p> <p>2) On lots fronting a Substandard Hillside Limited Street, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. (12.21C10(a)(10)(ii))</p> <p>1. BUILDING ENVELOPE</p> <p>1. Provide a class A, B or C fire-retardant roof covering per Section R902.1.</p> <p>2. Every dwelling unit shall be provided with a water closet, lavatory, bathtub or shower, and kitchen (R306.1 and R306.2).</p> <p>3. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):</p> <p>a. Fixed and operable panels of swinging, sliding and bifold door assemblies.</p> <p>b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.</p> <p>c. Glazing in an individual fixed or operable panel that meets all of the following conditions:</p> <p>1) Exposed area of an individual pane greater than 9 square feet.</p> <p>2) Bottom edge less than 18 inches above the floor.</p> <p>3) Top edge greater than 36 inches above the floor.</p> <p>4) One or more walking surfaces within 36 inches horizontally of the glazing.</p> <p>d. Glazing in railings.</p> <p>e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.</p> <p>f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.</p> <p>g. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.</p> <p>h. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.</p> <p>9. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3)</p> <p>6. Dampproofing, where required, shall be installed with materials and as required in Section R406.1.</p> <p>7. Vehicular access doors shall comply with Section R612.7.</p> <p>8. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319)</p> <p>9. Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.</p>	<p>J. Mansionization Ordinance</p> <p>1. If the ceiling height exceeds 14 ft, provide floor plans and clearly identify the areas which exceed the above thresholds (with hatching and dimension). The subject areas shall be included in the floor area calculations, except the first 100 sf of the ceiling over 14' need not be included.</p> <p>2. Covered parking areas shall be included in the floor area, except the first 400 sf.</p> <p>3. Attached porches, patios, and breezeways with solid roof shall be included in floor area calculations, except the first 250 s.f., when open at least two sides.</p>



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**25510 PRADO DE AZUL,
 CALABASAS, CA 91302**

GENERAL NOTES

DATE: 09/27/2020

SCALE: NTS

REVISION:

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PROJECT #: 19-XXX

DRAWN BY: MS

SHEET **A0.1**



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25510 PRADO DE AZUL,
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EXISTING
 SITE PLAN

DATE: 09/29/2020

SCALE: 3/32" = 1'-0"

REVISION:

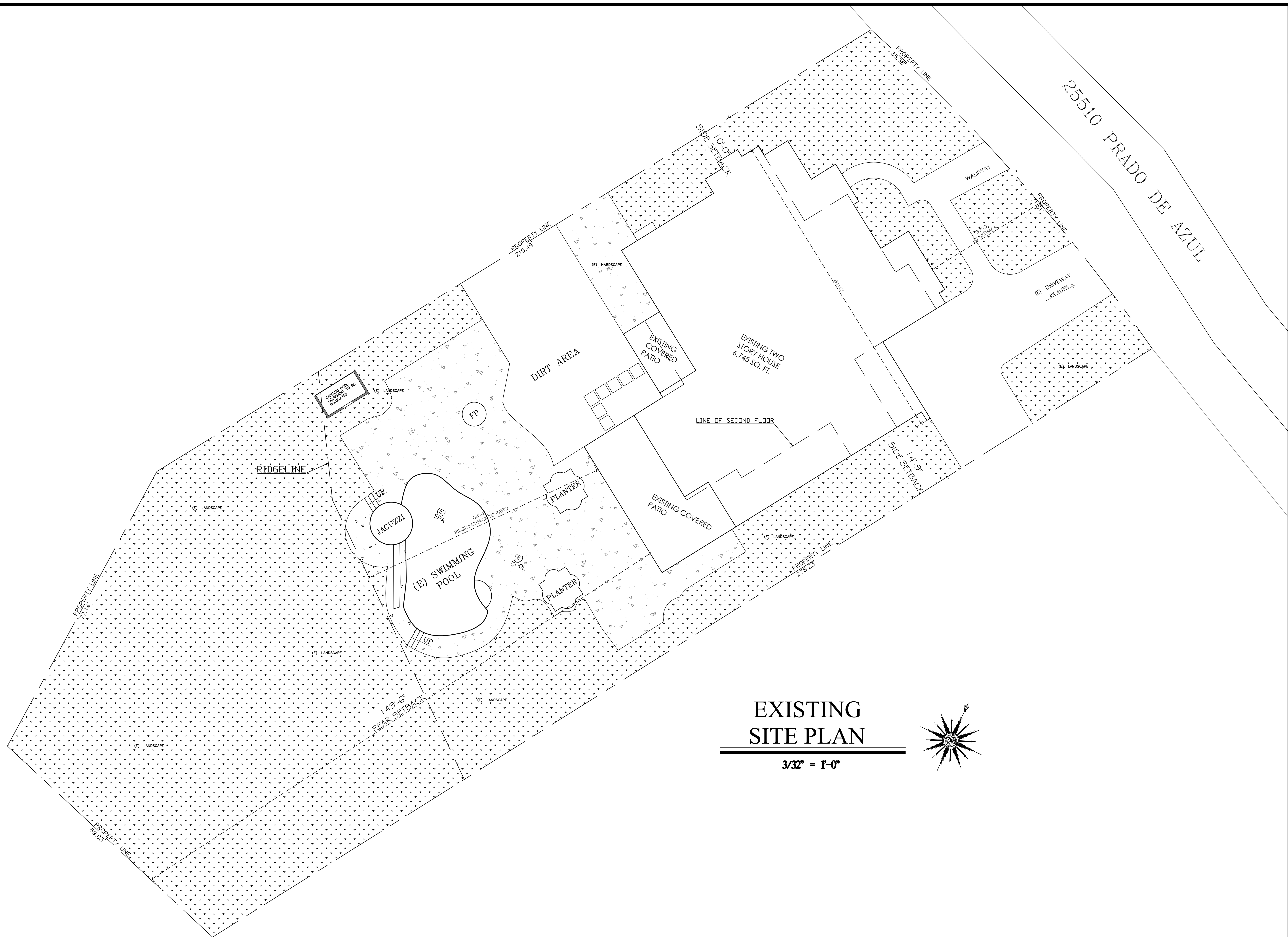
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PROJECT #: 19-XXX

DRAWN BY: MS

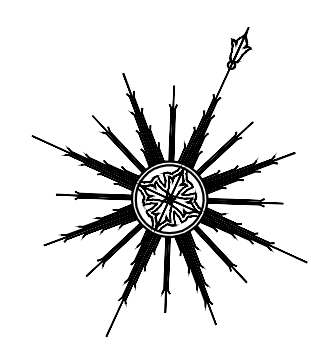
SHEET

A1



EXISTING
 SITE PLAN

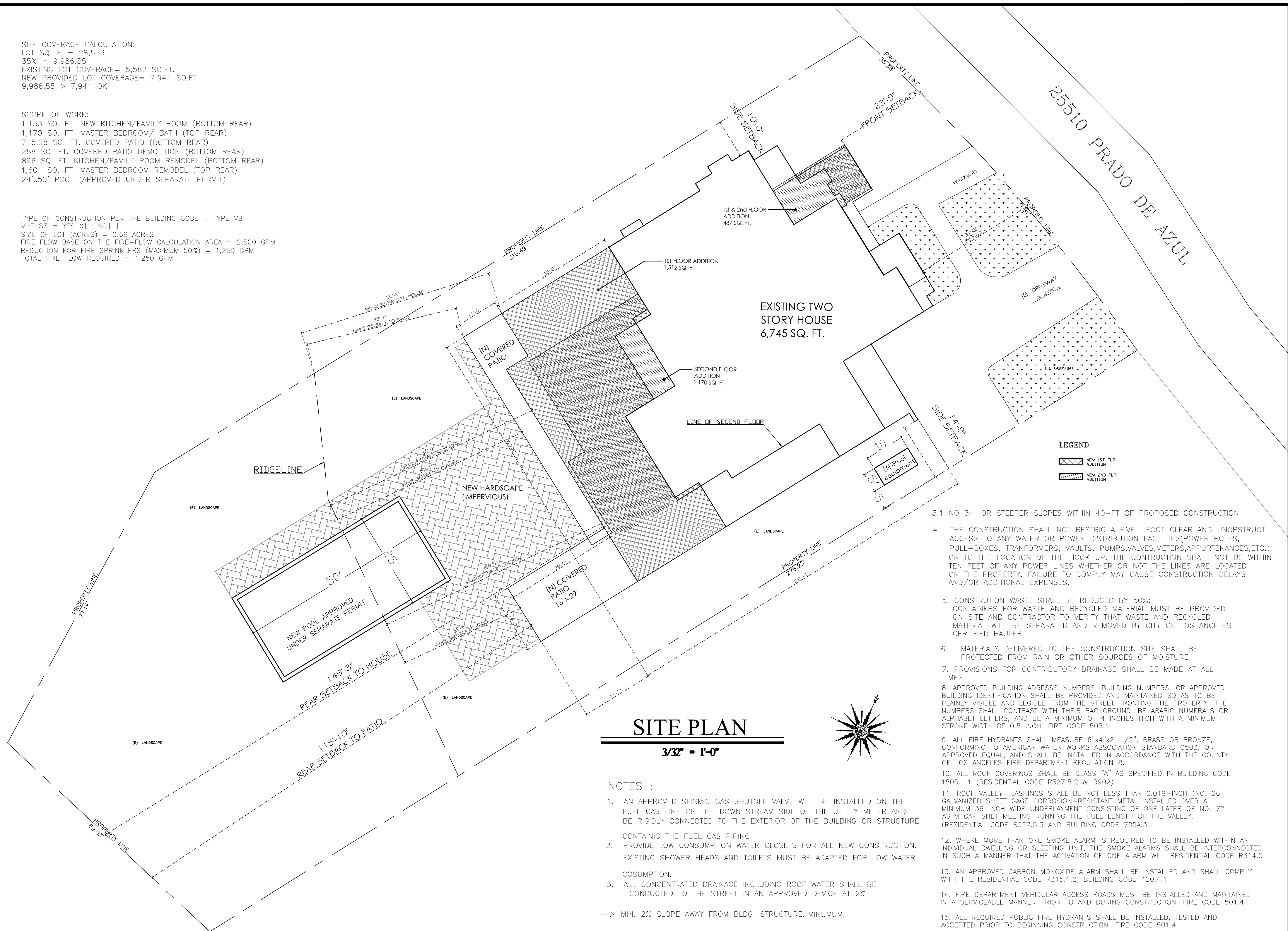
3/32" = 1'-0"



SITE COVERAGE CALCULATION:
 LOT SQ. FT.= 28,533
 35% = 9,986.55
 EXISTING LOT COVERAGE= 5,582 SQ.FT.
 NEW PROVIDED LOT COVERAGE= 7,941 SQ.FT.
 9,986.55 > 7,941 OK

SCOPE OF WORK:
 1,153 SQ. FT. NEW KITCHEN/FAMILY ROOM (BOTTOM REAR)
 1,170 SQ. FT. MASTER BEDROOM/ BATH (TOP REAR)
 715.28 SQ. FT. COVERED PATIO (BOTTOM REAR)
 288 SQ. FT. COVERED PATIO DEMOLITION (BOTTOM REAR)
 896 SQ. FT. KITCHEN/FAMILY ROOM REMODEL (BOTTOM REAR)
 1,601 SQ. FT. MASTER BEDROOM REMODEL (TOP REAR)
 24'x50' POOL (APPROVED UNDER SEPARATE PERMIT)

TYPE OF CONSTRUCTION PER THE BUILDING CODE = TYPE VB
 VHFHSZ = YES NO
 SIZE OF LOT (ACRES) = 0.66 ACRES
 FIRE FLOW BASE ON THE FIRE-FLOW CALCULATION AREA = 2,500 GPM
 REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) = 1,250 GPM
 TOTAL FIRE FLOW REQUIRED = 1,250 GPM



SITE PLAN

3/32" = 1'-0"

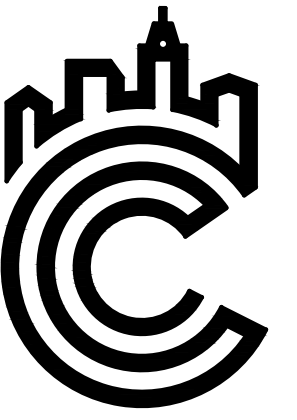
NOTES :

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
2. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
3. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT 2% MIN. 2% SLOPE AWAY FROM BLDG. STRUCTURE. MINIMUM.

LEGEND

- NEW 1ST FLR ADDITION
- NEW 2ND FLR ADDITION

- 3.1 NO 3:1 OR STEEPER SLOPES WITHIN 40'-FT OF PROPOSED CONSTRUCTION
4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCT ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES(POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS,VALVES,METERS,APPURTENANCES,ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
5. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONTAINERS FOR WASTE AND RECYCLED MATERIAL MUST BE PROVIDED ON SITE AND CONTRACTOR TO VERIFY THAT WASTE AND RECYCLED MATERIAL WILL BE SEPARATED AND REMOVED BY CITY OF LOS ANGELES CERTIFIED HAULER
6. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE
7. PROVISIONS FOR CONTRIBUTORY DRAINAGE SHALL BE MADE AT ALL TIMES
8. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
9. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
10. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
11. ROOF VALLEY FLASHINGS 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 SHET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3
12. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL RESIDENTIAL CODE R314.5
13. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED AND SHALL COMPLY WITH THE RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1
14. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICABLE MANNER PRIOR TO AND DURING CONSTRUCTION. FIRE CODE 501.4
15. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
16. SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3



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25510 PRADO DE AZUL,
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SITE PLAN

DATE: 09/29/2020

SCALE: 3/32" = 1'-0"

REVISION:

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PROJECT #: 19-XXX

DRAWN BY: MS

SHEET

A1.1



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**SITE
 COVERAGE**

DATE: 02/17/2021

SCALE: 3/32" = 1'-0"

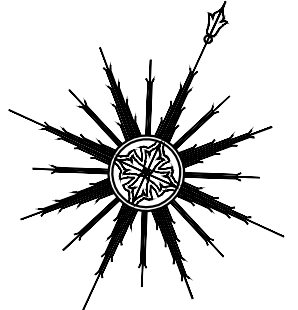
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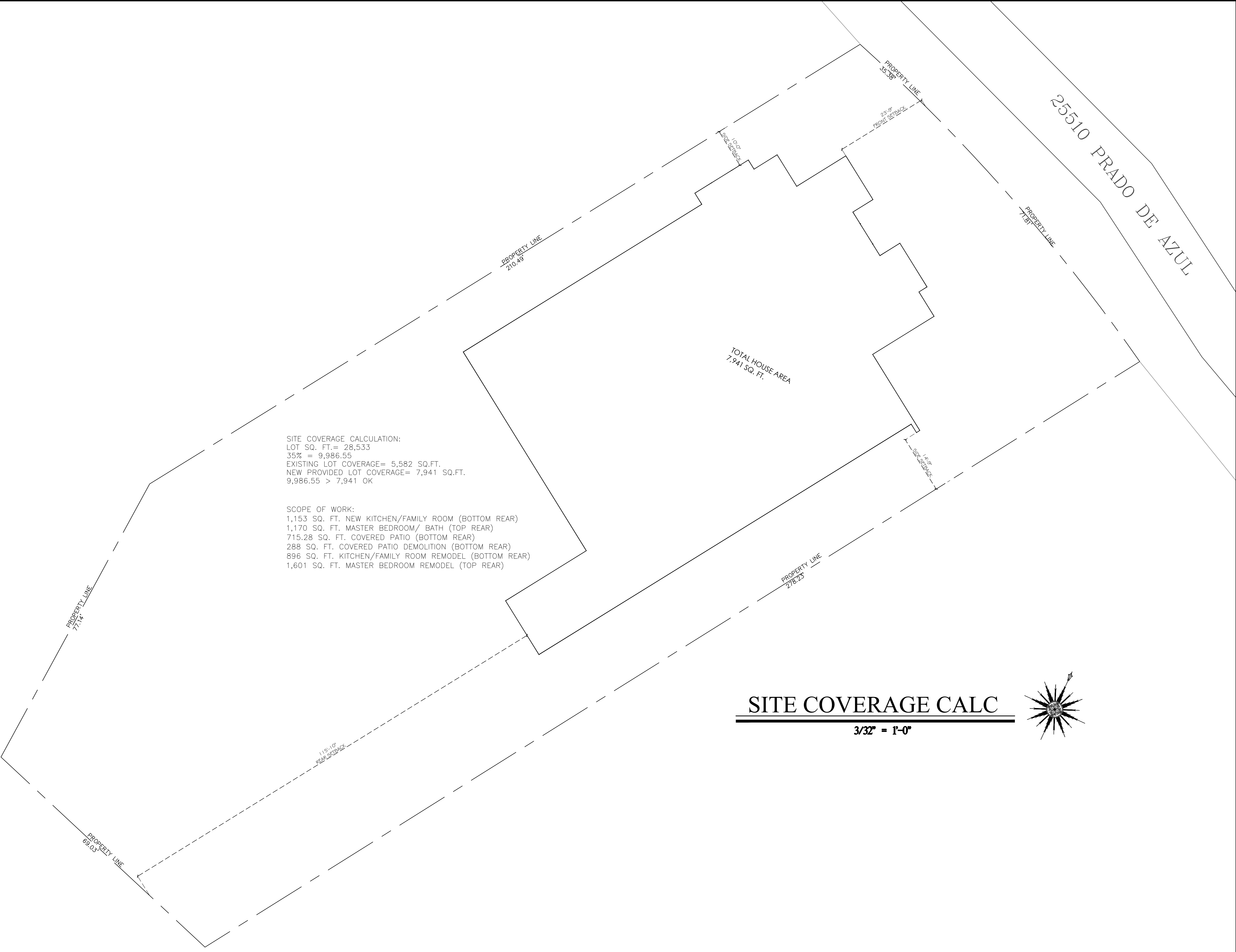
SITE COVERAGE CALC

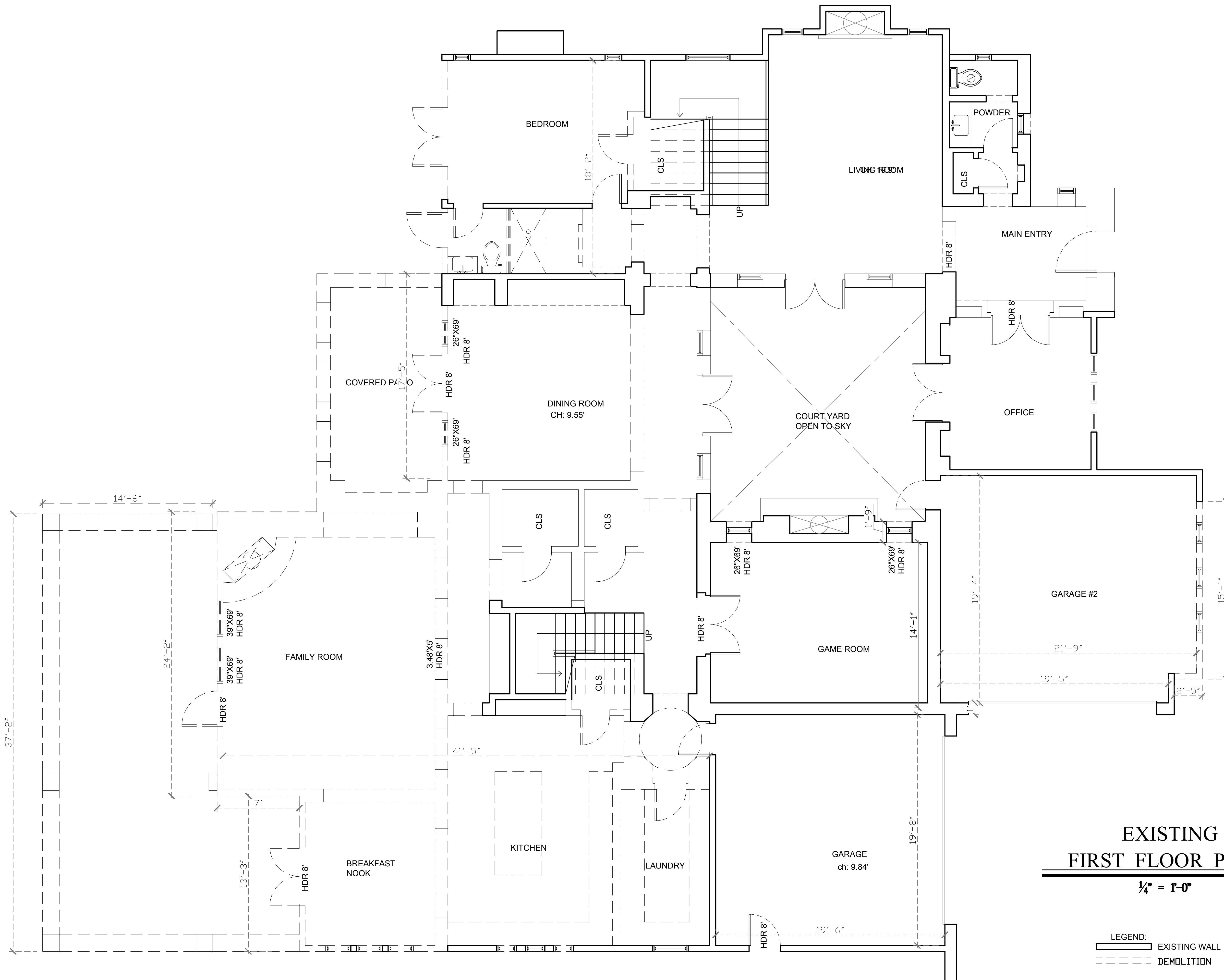
3/32" = 1'-0"

TOTAL HOUSE AREA
 7,941 SQ. FT.

SITE COVERAGE CALCULATION:
 LOT SQ. FT.= 28,533
 35% = 9,986.55
 EXISTING LOT COVERAGE= 5,582 SQ.FT.
 NEW PROVIDED LOT COVERAGE= 7,941 SQ.FT.
 9,986.55 > 7,941 OK

SCOPE OF WORK:
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 1,170 SQ. FT. MASTER BEDROOM/ BATH (TOP REAR)
 715.28 SQ. FT. COVERED PATIO (BOTTOM REAR)
 288 SQ. FT. COVERED PATIO DEMOLITION (BOTTOM REAR)
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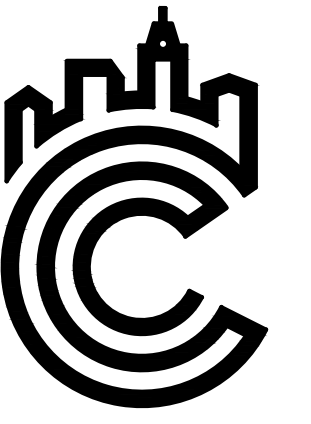
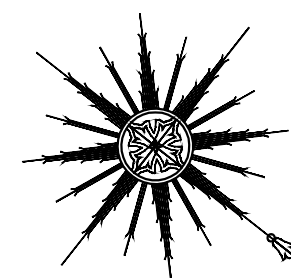




EXISTING
FIRST FLOOR PLAN

1/4" = 1'-0"

LEGEND:
 ——— EXISTING WALL
 - - - - - DEMOLITION



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EXISTING
 FIRST FLOOR
 PLAN

DATE: 09/27/2020

SCALE: 1/4" = 1'-0"

REVISION:

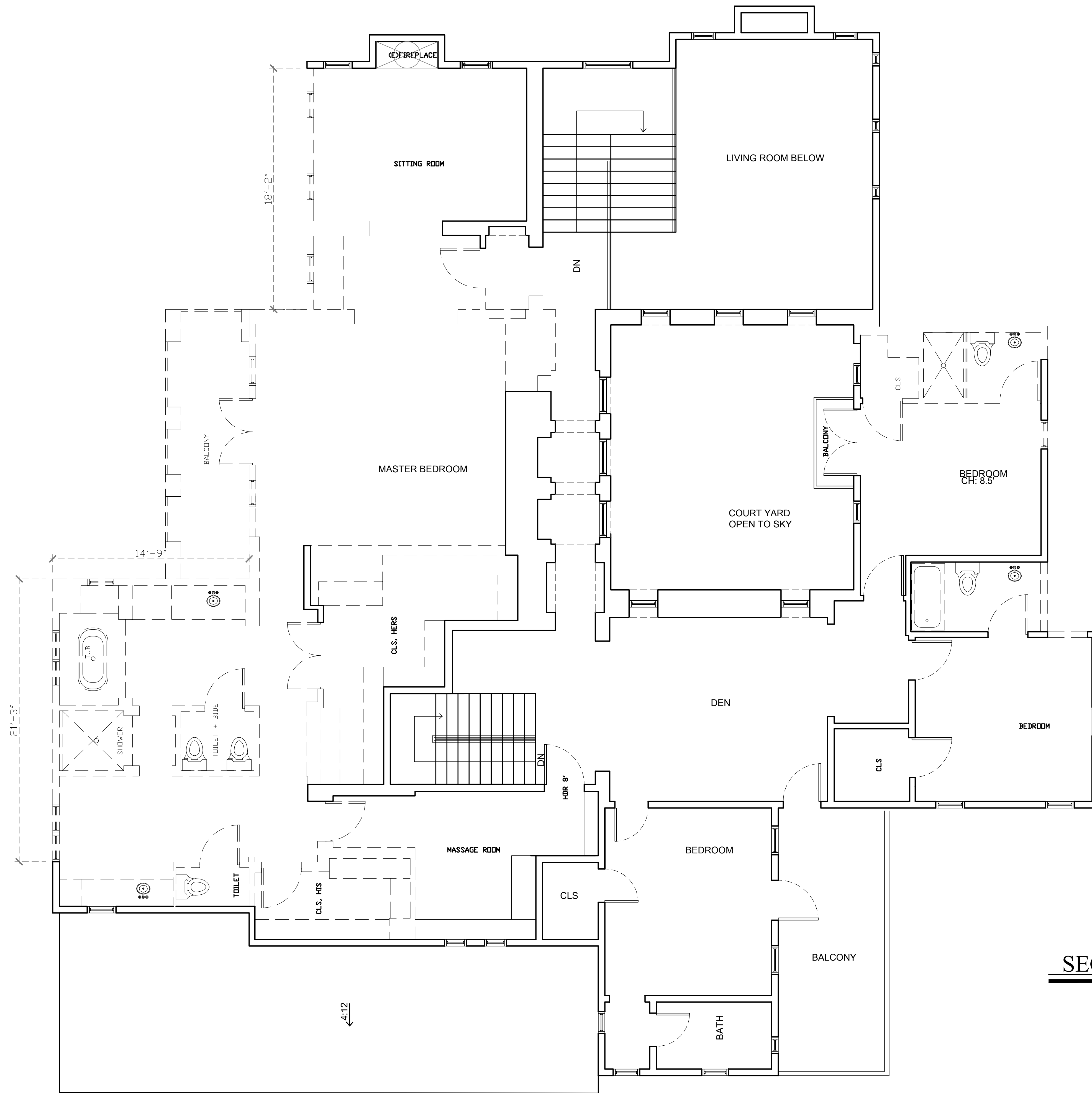
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PROJECT #: 19-XXX

DRAWN BY: CO

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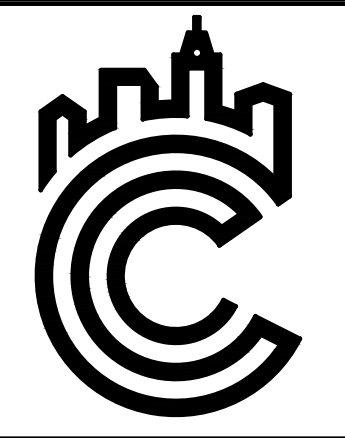
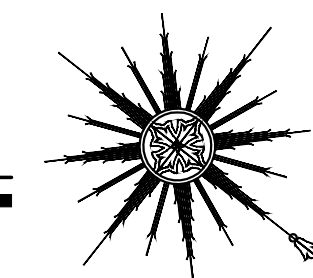
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EXISTING
SECOND FLOOR PLAN

1/4" = 1'-0"

LEGEND:
 ——— EXISTING WALL
 - - - - - DEMOLITION



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EXISTING
SECOND FLOOR
PLAN

DATE:	09/27/2020
SCALE:	1/4" = 1'-0"
REVISION:	
PROJECT #:	19-XXX
DRAWN BY:	CO
SHEET	A2.1

- LEGEND:**
- 1-HR FIRE RATED WALL
 - NEW WALL
 - EXISTING WALL
 - SMOKE DETECTOR/HARDWIRED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL
 - CARBON MONOXIDE ALARM HARD-WIRED W BATTERY BACK- UP
 - BATH EXHAUST FAN W/LIGHT SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING 50 CFM FANS NOT TO FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMITY

- FIRE PROTECTION**
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.2.1A17(D))
 - THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
 - AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
 - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

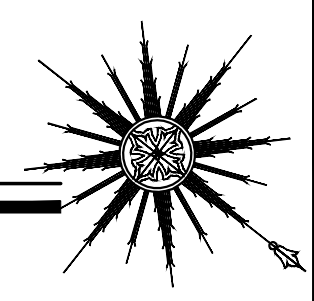
- MEANS OF EGRESS**
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT MIN AREA (5.0 SQ FT AT GRADE LEVEL) & 44" MAX TO SILL. (R310.1)
 - AT LEAST ONE DOOR SHALL BE 36 WIDE BY 80 HIGH (R311.2)
 - PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (6304.1)
 - RAMP SLOPES SHALL NOT EXCEED 1:12 (8%).(R311.7.3)
 - PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACING OPENING BETWEEN RAILS AT () (R312).
- INTERIOR ENVIRONMENT**
- THE MINIMUM CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL BE NOT LESS THAN 7 FEET (R305.1).

- BUILDING ENVELOPE**
- PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1.
 - EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND KITCHEN (R306.1 AND R306.2).
 - GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD ASSEMBLIES

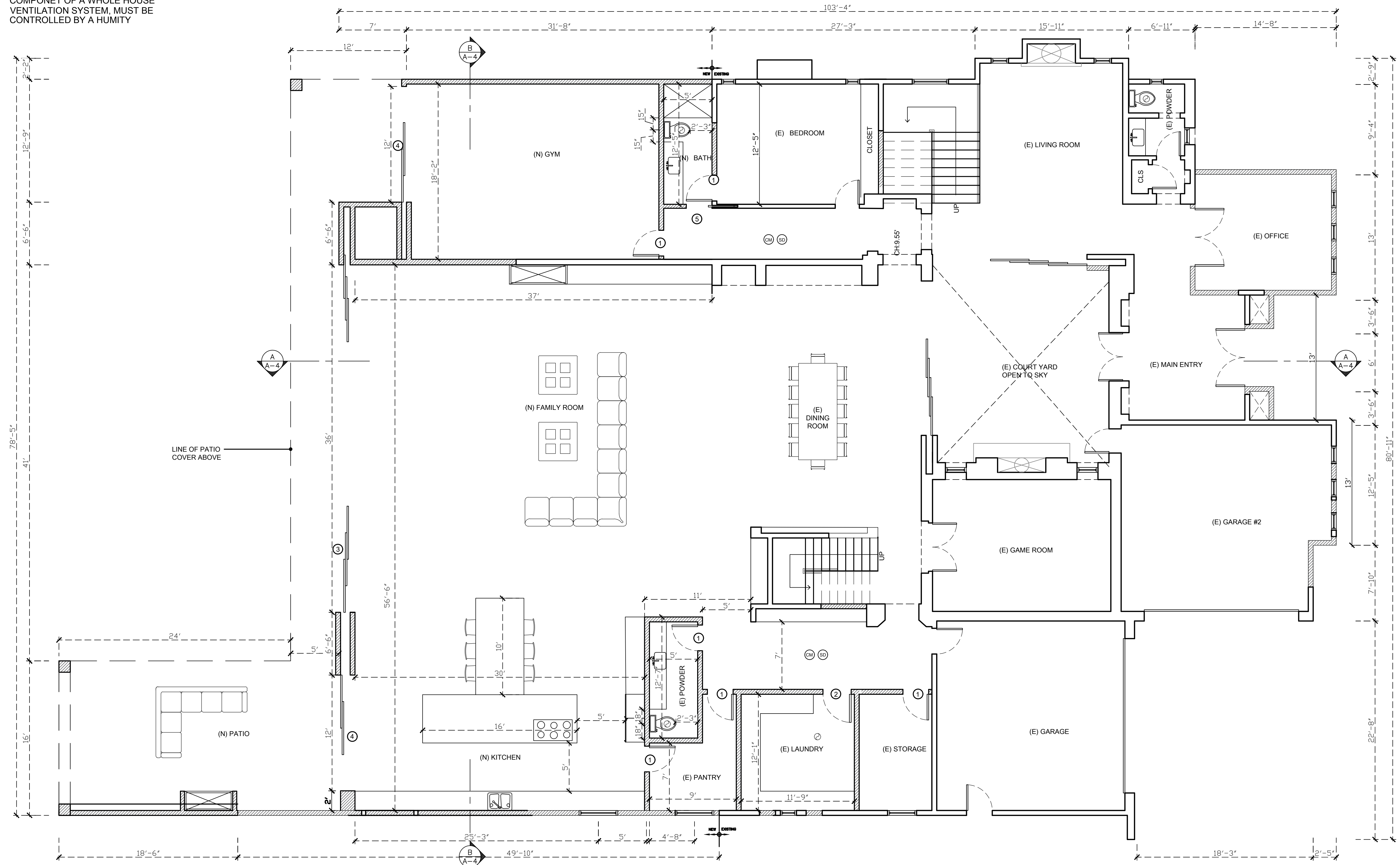
- B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.**
- C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:**
- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- D. GLAZING IN RAILINGS.**
- E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.**

**PROPOSED
FIRST FLOOR PLAN**

3/16" = 1'-0"



- LEGEND:**
- NEW CONSTRUCTION WALL
 - EXISTING WALL






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**(N) FIRST FLOOR
PLAN**

DATE:	09/27/2020
SCALE:	3/16" = 1'-0"
REVISION:	
PROJECT #:	19-XXX
DRAWN BY:	MS
SHEET	A2.2

-  SMOKE DETECTOR/HARDWIRED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL
-  CARBON MONOXIDE ALARM HARD-WIRED W BATTERY BACK-UP
-  BATH EXHAUST FAN W/LIGHT SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING 50 CFM FANS NOT TO FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMITY

F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.

G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

4. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

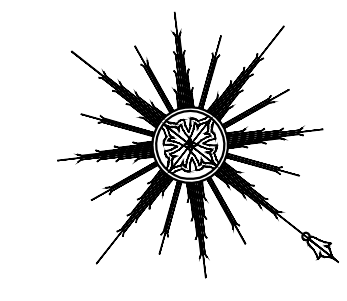
8. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)


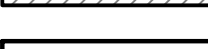
9. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

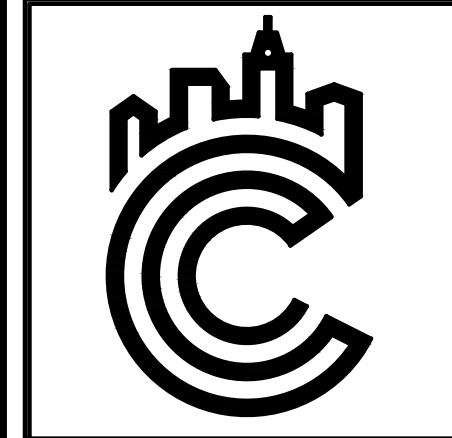
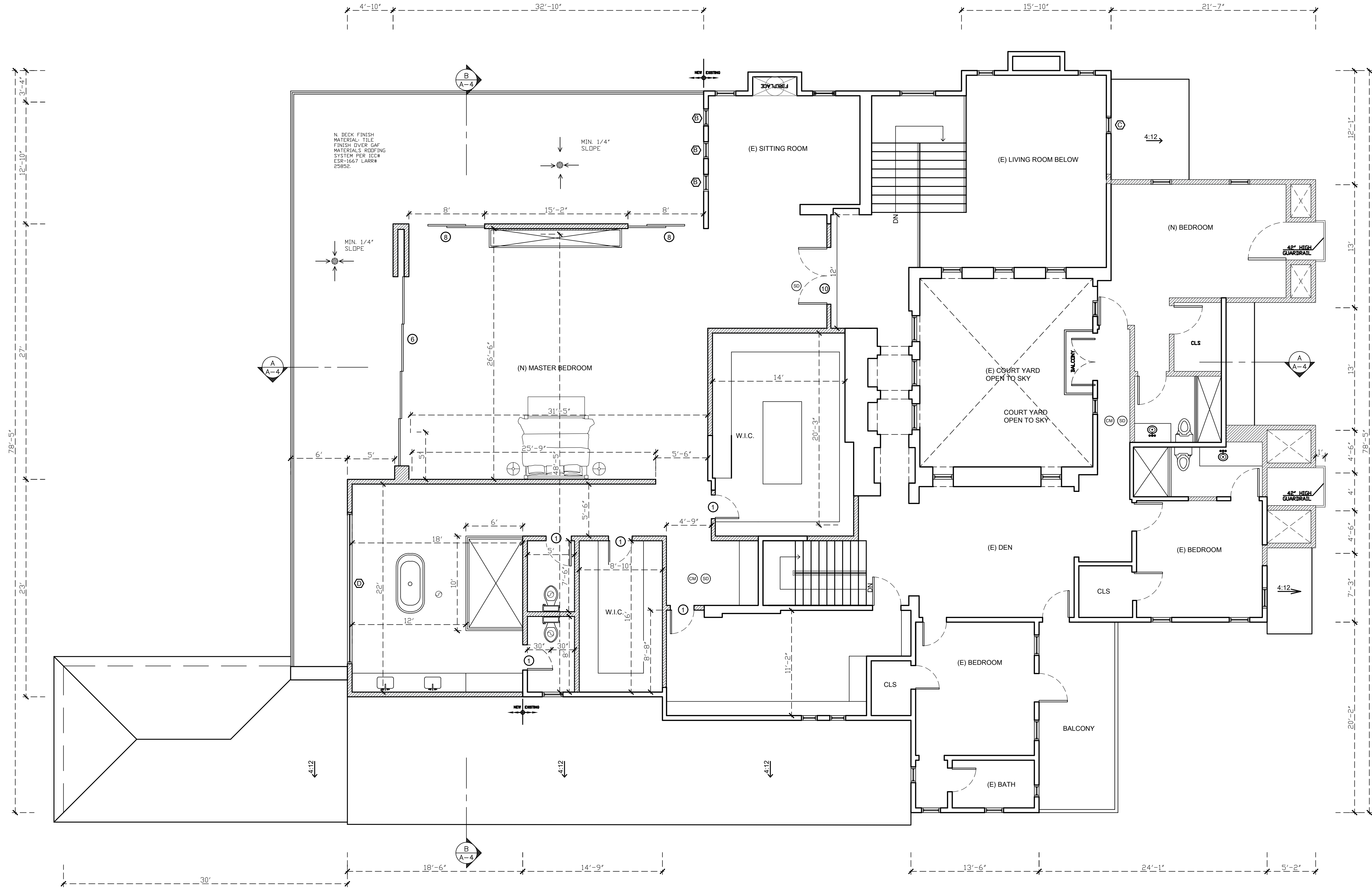
10. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"



LEGEND:
 NEW CONSTRUCTION WALL
 EXISTING WALL



DESIGN:
 C-OLIVEIRA DESIGN
 3680 WILSHIRE BLVD., STE P04-1341
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**25510 PRADO DE AZUL,
CALABASAS, CA 91302**

(N) SECOND FLOOR PLAN

DATE: 09/27/2020

SCALE: 3/16" = 1'-0"

REVISION:	
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PROJECT #: 19-XXX

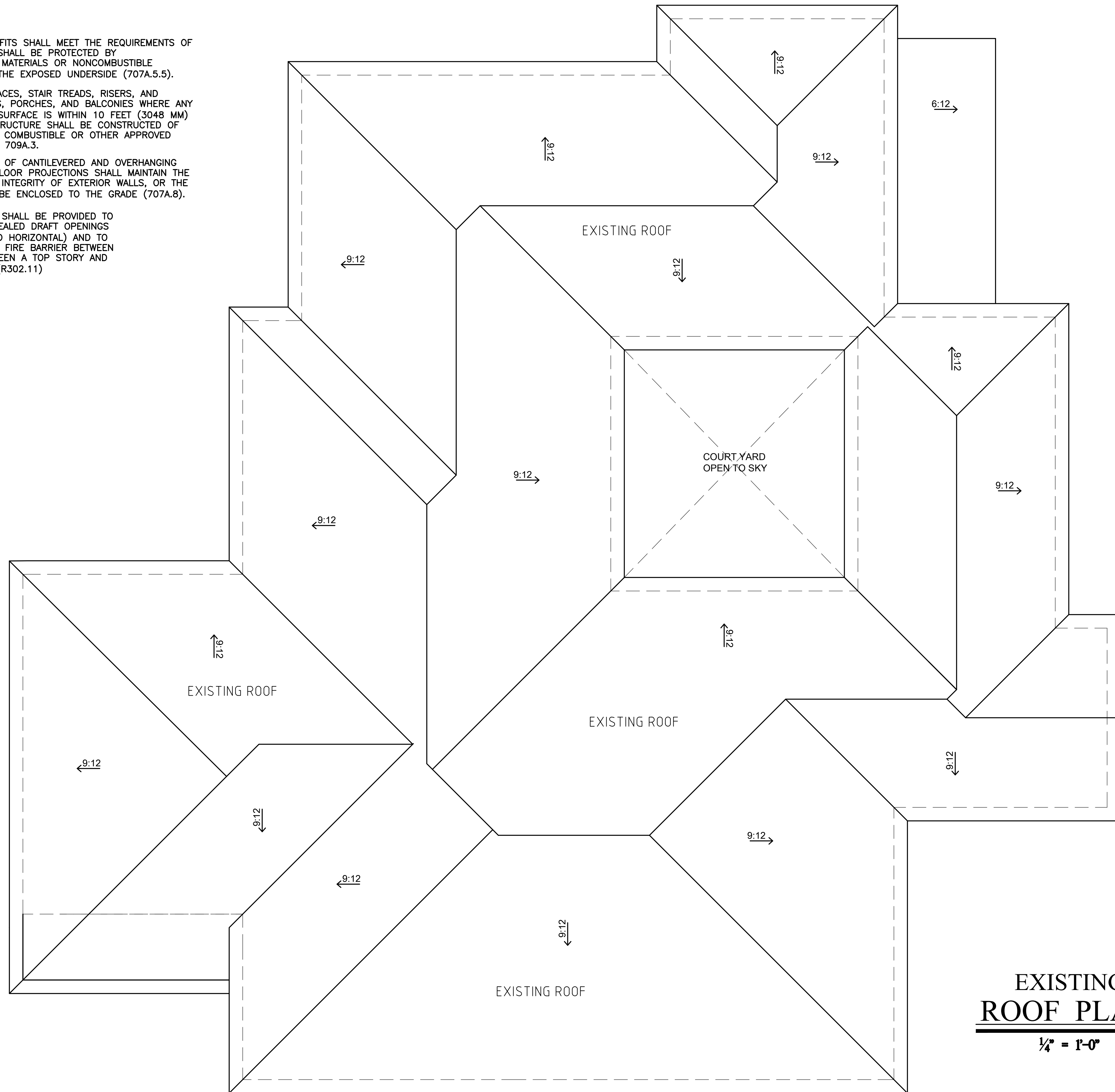
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SHEET
A2.3

Note :

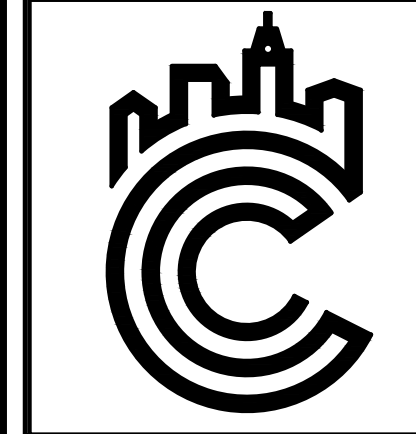
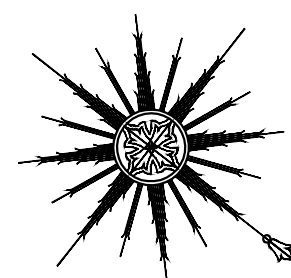
1. MINIMUM ROOF SLOPE OF 3/8" PER FOOT SHALL BE PROVIDED AT ANY POINT OF THE ROOF. PROVIDE UNIFORM SLOPE TOWARD DOWNSPOUTS AND/OR SCUPPERS AS INDICATED ON ROOF PLAN. (REFER TO DETAILS FOR DOWNSPOUTS AND SCUPPERS INCLUDED IN THIS DRAWINGS.)
2. INSULATIONS SHALL BE INSTALLED AT BOTTOM OF JOISTS OR FRAMING UNDER ENTIRE ROOF. USE R-30 INSULATION WITH VAPOR BARRIER.
3. CHECK & VERIFY LOCATIONS & EXACT SIZES OF ALL A/C EQUIPMENT, REQUIRED OPENINGS & SUPPORTS WITH A/C CONTRACTORS BEFORE FRAMING BEGINS. ANY REWORKING REQUIRED TO ACCOMMODATE EQUIPMENT IN QUESTION SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
4. PAINT ALL ROOF EQUIPMENTS. ALL ROOF METAL SHALL RECEIVE TWO (2) COATS OF EXTERIOR SEMI GLOSS PAINT. VERIFY COLOR W/ARCHITECT.
5. TELEVISION ANTENNA CROSSARMS OR OTHER ROOF OBSTRUCTIONS SHALL BE LOCATED 20'-0" MIN. FROM EDGE OF ROOF & 7'-0" MIN. ABOVE ROOF.
6. PROVIDE ATTIC DRAFT STOPS AS REQUIRED (SEE ROOF PLAN & DETAILS). DRAFT STOPS SHALL DIVIDE ATTIC SPACES INTO AREAS NOT TO EXCEED 3,000 SQ. FT. PER UBC SEC.3205 (8). SEE DETAILS FOR WOOD & GYP. BOARD DRAFT STOPS. PROVIDE 2" X ___ WOOD FRAMING AS REQUIRED TO COMPLETE ITS CONSTRUCTION.
7. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE.
8. PROVIDE GRAVITY TYPE ATTIC VENTILATORS AT ROOF IF TRUSSES ARE NOT OF SOLID WEB CONSTRUCTION. WHEN ATTIC DRAFT STOP ARE REQUIRED PROVIDE TWO (2) ROOF GRAVITY VENTILATORS FOR EACH DIVISION.
9. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING THE ROOF.
10. CRICKET WITH 1/2" PLYWOOD OVER 2" X ___ SLEEPERS TYPICAL.
11. THE ROOFS FOR THE MAIN BUILDING AND THE EXISTING BUILDING ARE SPECIALIST TO VERIFY THAT:
ALL EXISTING ROOFING MATERIALS AND INSTALLATION METHODS, ASSOCIATED FLASHINGS AND SHEET METAL HAVE BEEN PROPERLY INSTALLED
THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRIATE TO THE TYPE EXISTING ROOFING. SEE NOTE 12 BELOW.
ANY DEFICIENCIES OR LEAK CONDITIONS ARE TO BE CORRECTED, A PERIOD OF ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE BY THE TENANT.
12. ROOF FLOOD TEST TO BE CONDUCTED IN THE PRESENCE OF THE BUILDING OWNER AND THE TENANT. CONTRACTOR PROVIDE MIN. 96 HRS. NOTICE TO BOTH PARTIES.
13. ATTIC NET VENTILATION AREA RATIO IS 1/150 OF ATTIC AREA. VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS. OPENINGS SHALL HAVE 1/4 INCH CORROSION RESISTANT METAL MESH COVERING.
14. ATTIC AREA HAVING A CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (20"x30" MIN.). (R807.1)
*PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
*1/2" CDX PLY W/8D @ 6"/6"/12" WITH RADIANT BARRIER (COMMON NAILS).
15. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)
16. VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (0.48MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGHT OF THE VALLEY (705A.3)
17. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (705A.4)
18. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION- RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4-INCH (6MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3).

19. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5.5).
20. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC 709A.3.
21. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8).
22. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)



NOTE: ENTIRE ROOF TO BE DEMO AND REBUILT TO 4:12 PITCH

**EXISTING
ROOF PLAN**
1/4" = 1'-0"



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www.coliveiradesign.com

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CALABASAS, CA 91302

EXISTING
ROOF PLAN

DATE: 02/17/2021

SCALE: 1/4" = 1'-0"

REVISION:

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△	

PROJECT #: 19-XXX

DRAWN BY: CO

SHEET

A3

Note :

- MINIMUM ROOF SLOPE OF 3/8" PER FOOT SHALL BE PROVIDED AT ANY POINT OF THE ROOF. PROVIDE UNIFORM SLOPE TOWARD DOWNSPOUTS AND/OR SCUPPERS AS INDICATED ON ROOF PLAN. (REFER TO DETAILS FOR DOWNSPOUTS AND SCUPPERS INCLUDED IN THIS DRAWINGS.)
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- PAINT ALL ROOF EQUIPMENTS. ALL ROOF METAL SHALL RECEIVE TWO (2) COATS OF EXTERIOR SEMI GLOSS PAINT. VERIFY COLOR W/ARCHITECT.
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- CRICKET WITH 1/2" PLYWOOD OVER 2" X ___ SLEEPERS TYPICAL.

11. THE ROOFS FOR THE MAIN BUILDING AND THE EXISTING BUILDING ARE SPECIALIST TO VERIFY THAT:

ALL EXISTING ROOFING MATERIALS AND INSTALLATION METHODS. ASSOCIATED FLASHINGS AND SHEET METAL HAVE BEEN PROPERLY INSTALLED
 THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRIATE TO THE TYPE EXISTING ROOFING. SEE NOTE 12 BELOW.
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14. ATTIC AREA HAVING A CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (20"x30" MIN). (R807.1)

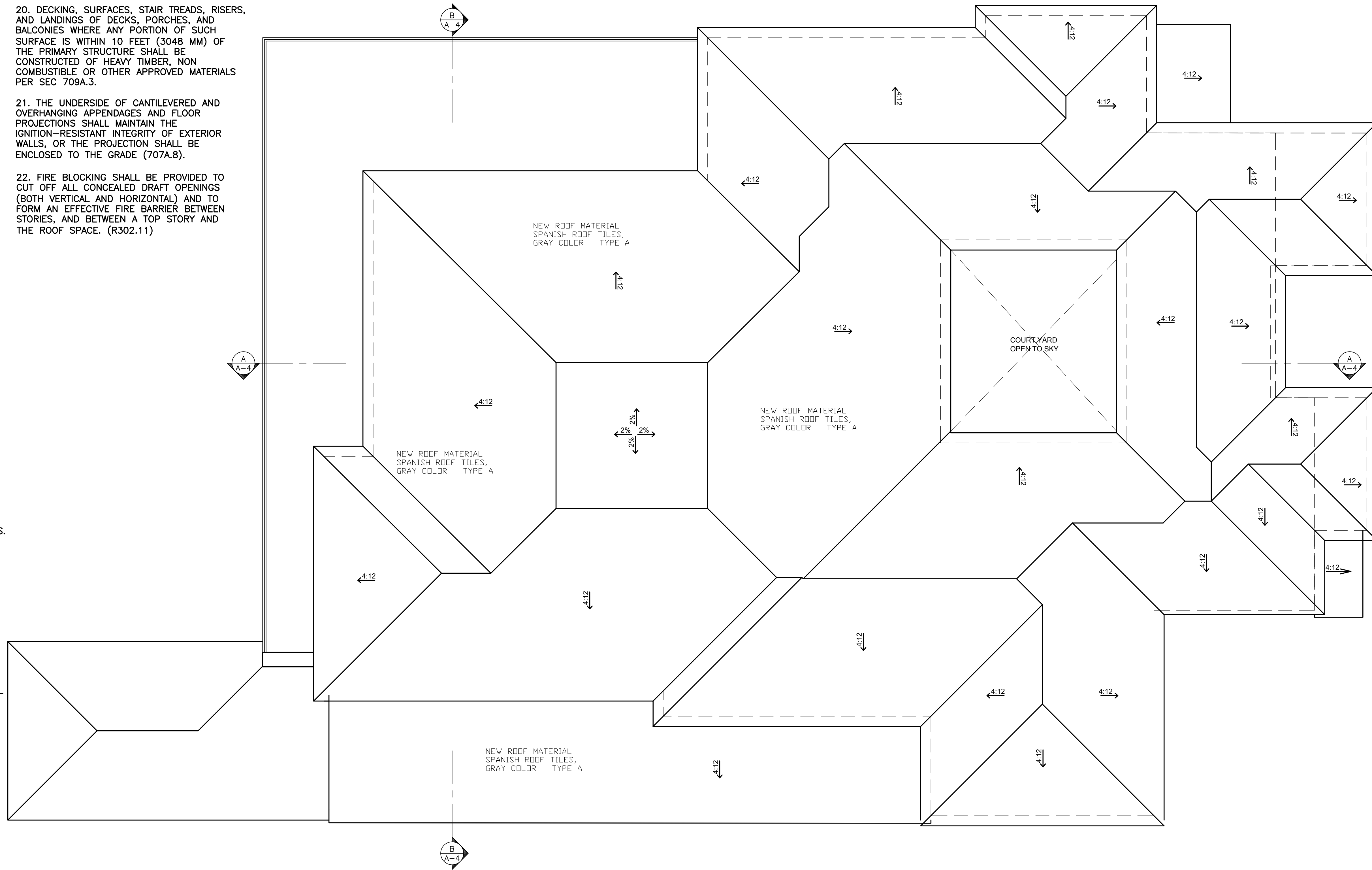
*PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
 *1/2" CDX PLY W/8D @ 6"/6"/12" WITH RADIANT BARRIER (COMMON NAILS).

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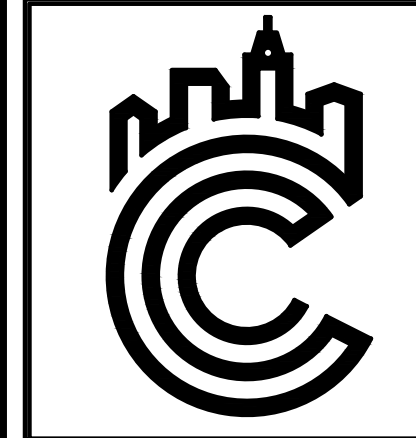
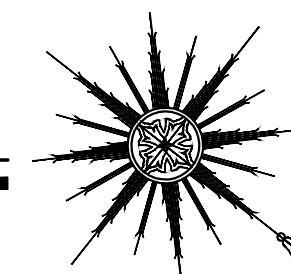
21. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8).

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ROOF PLAN

3/16" = 1'-0"



DESIGN:
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 www.coliveiradesign.com

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 CALABASAS, CA 91302

ROOF PLAN

DATE: 09/27/2020

SCALE: 3/16" = 1'-0"

REVISION:	
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PROJECT #: 19-XXX

DRAWN BY: MS

SHEET

A3.1



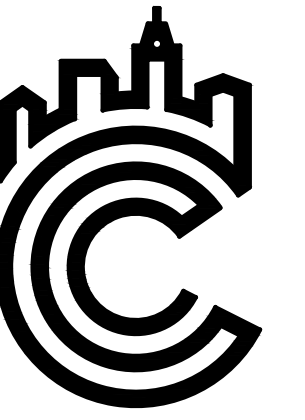
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



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25510 PRADO DE AZUL,
 CALABASAS, CA 91302

EXISTING
 ELEVATIONS

DATE: 09/27/2020

SCALE: 1/4" = 1'-0"

REVISION:	
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PROJECT #: 19-XXX

DRAWN BY: CO

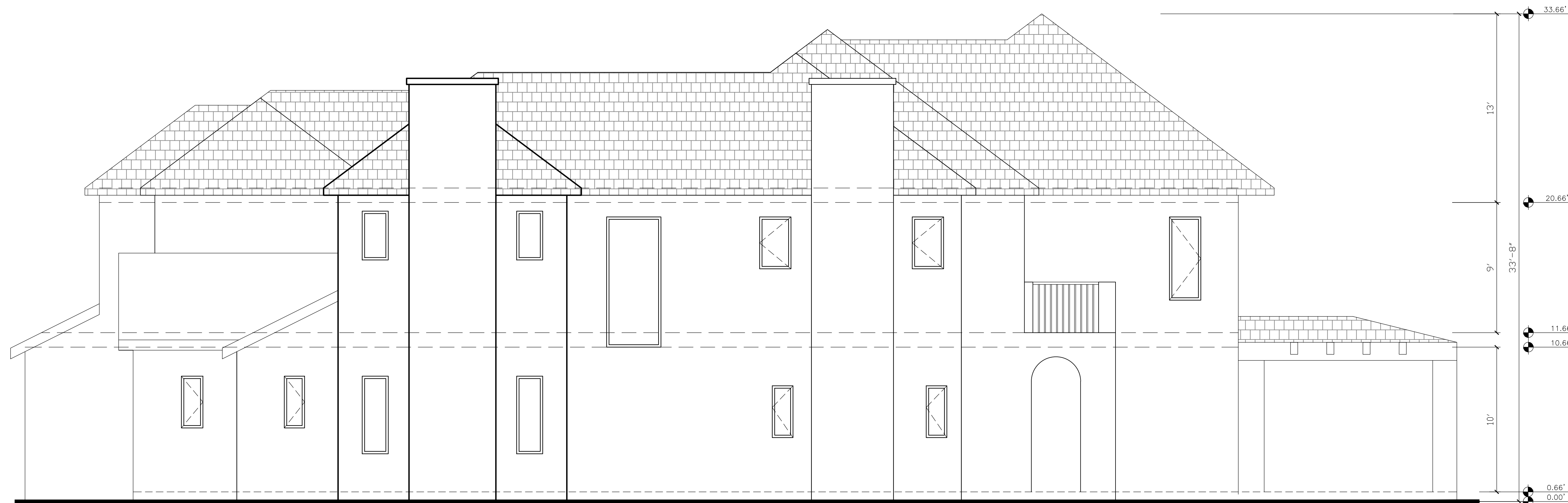
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A4

EXISTING EXTERIOR WALLS AREA 6,423.00SF -100%
 EXTERIOR WALL TO BE DEMO AREA: 1,541.00 SF -22%



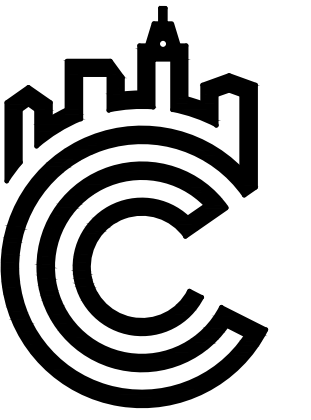
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



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 CALABASAS, CA 91302

EXISTING
 ELEVATIONS

DATE: 02/17/2021

SCALE: 1/4" = 1'-0"

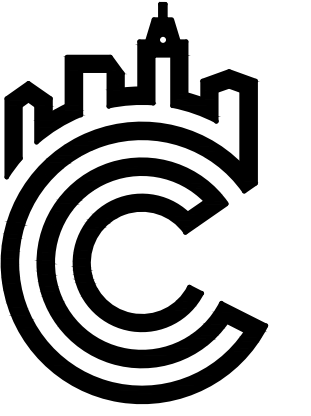
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SHEET

A4.1



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 CALABASAS, CA 91302

PROPOSED
 ELEVATIONS

DATE: 09/27/2020

SCALE: 1/4" = 1'-0"

REVISION:	
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PROJECT #: 19-XXX

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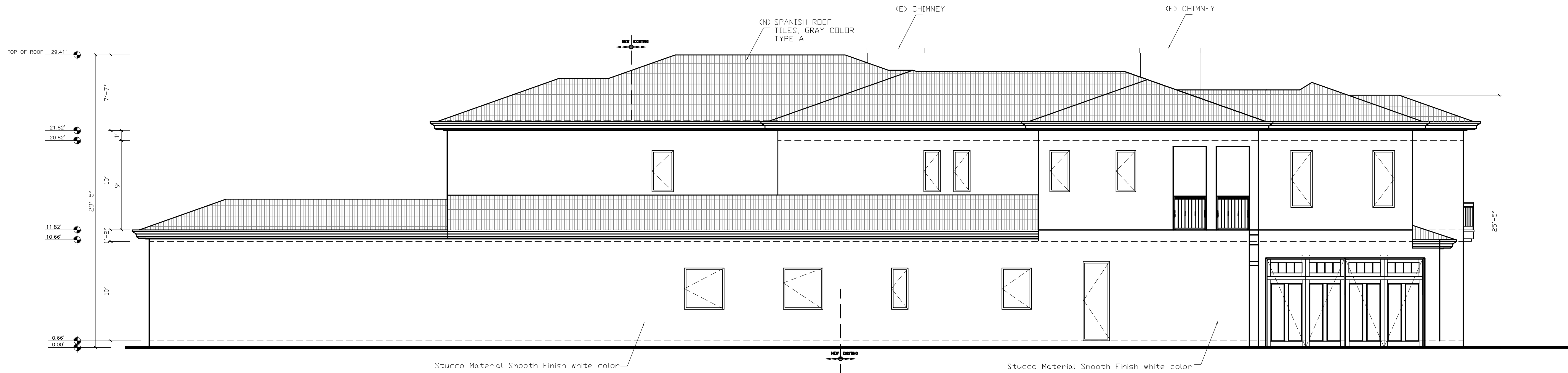
SHEET

A5



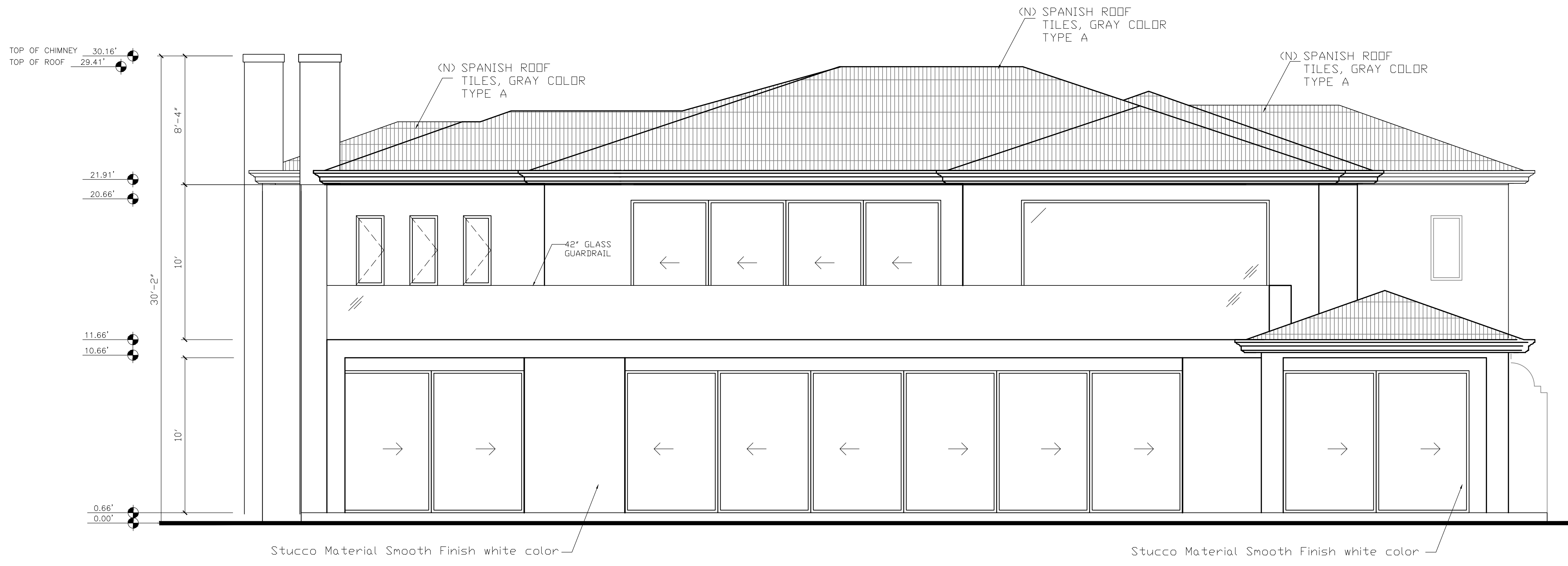
NORTH ELEVATION

1/4" = 1'-0"



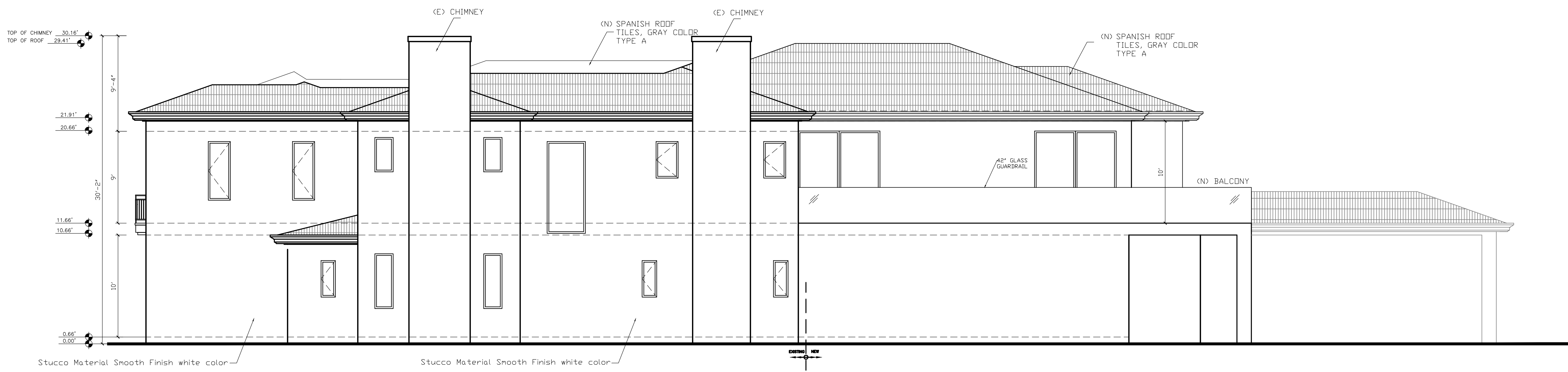
EAST ELEVATION

3/16" = 1'-0"



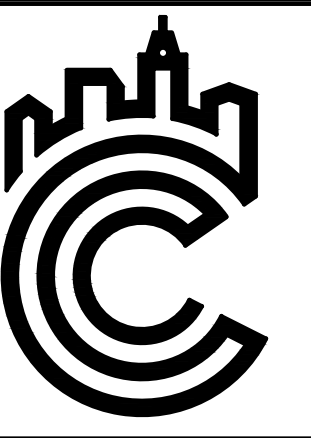
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



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 CALABASAS, CA 91302

PROPOSED
 ELEVATIONS

DATE: 09/27/2020

SCALE: 1/4" = 1'-0"

REVISION:

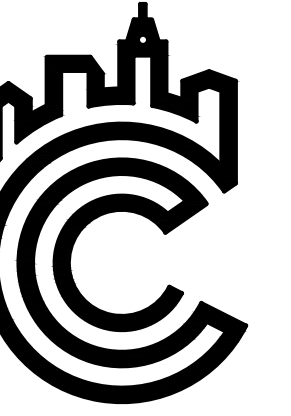
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PROJECT #: 19-XXX

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SHEET

A5.1



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SECTIONS

DATE: 2/17/2021

SCALE: 1/4" = 1'-0"

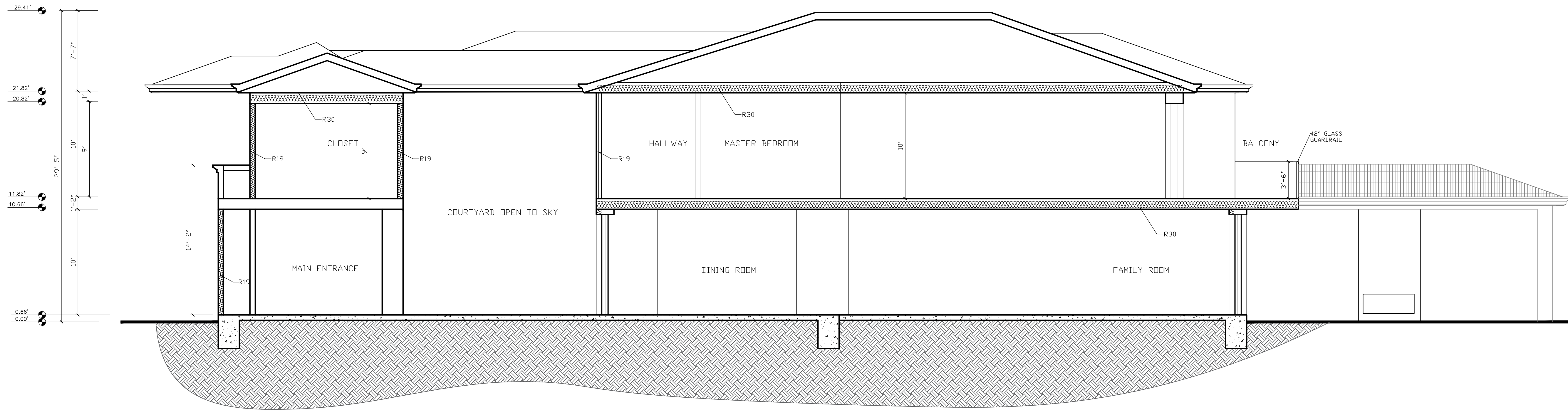
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PROJECT #: 19-XXX

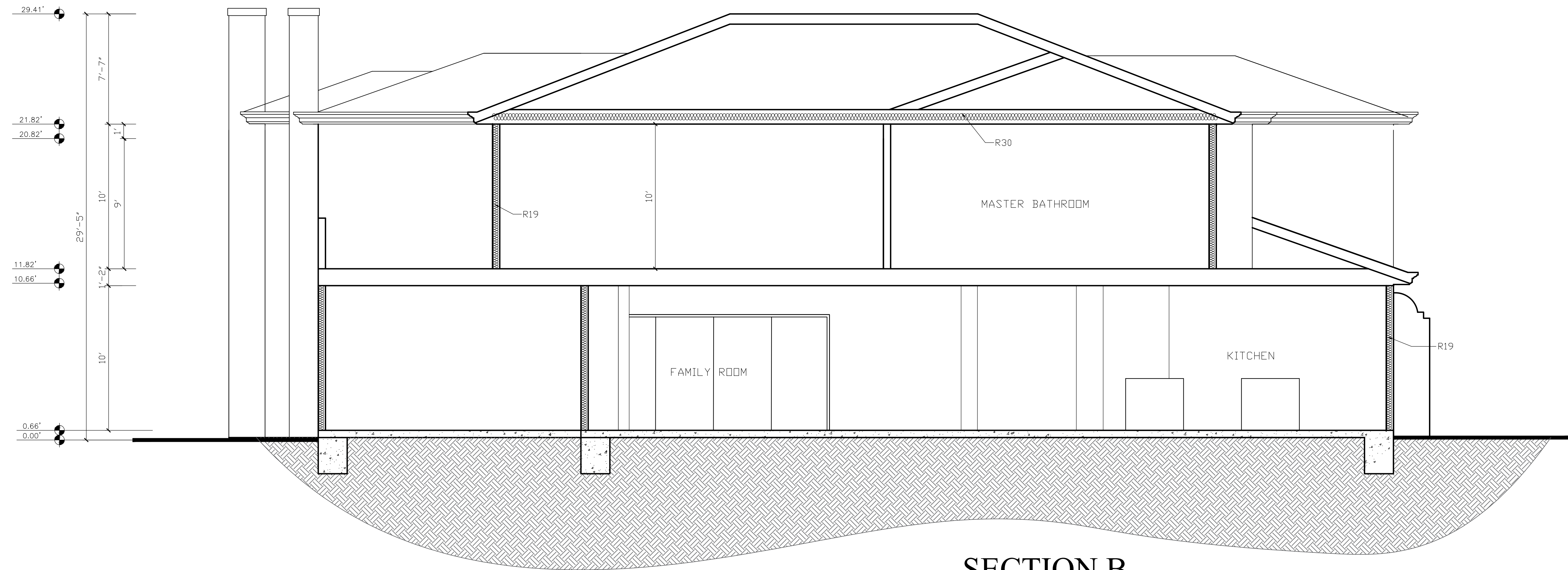
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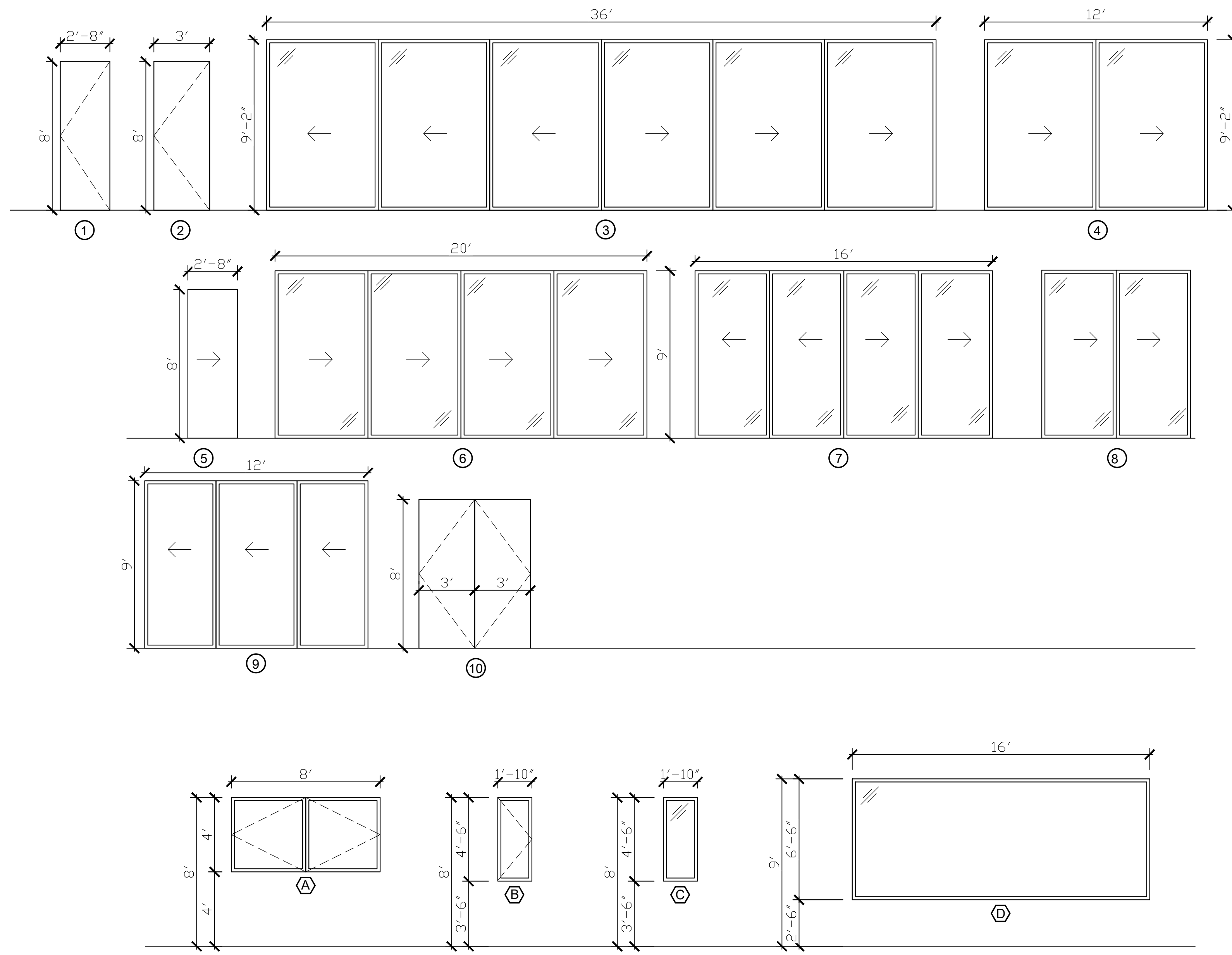
A6



SECTION A
 3/16" = 1'-0"



SECTION B
 1/4" = 1'-0"

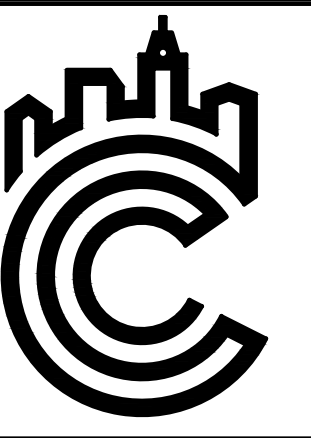


DOOR SCHEDULE

SYM.	SIZE		THK.	CONST.	FACE	FRAME	GLASS	REMARKS
	WIDTH	HEIGHT						
①	2'-8"	8'-0"	1 3/4"	S.C.	PAINTED	WOOD		INTERIOR
②	3'-0"	8'-0"	1 3/4"	S.C.	PAINTED	WOOD		INTERIOR
③	36'-0"	9'-2"	1 3/4"	S.C.	PAINTED	ALUM.		EXTERIOR/SLIDER/TEMP.
④	12'-0"	9'-2"	1 3/4"	S.C.	PAINTED	ALUM.		EXTERIOR/SLIDER/TEMP.
⑤	2'-8"	8'-0"	1 3/4"	S.C.	PAINTED	WOOD		INTERIOR/POCKET
⑥	20'-0"	9'-0"	1 3/4"	S.C.	PAINTED	ALUM.		EXTERIOR/SLIDER/TEMP.
⑦	16'-0"	9'-0"	1 3/4"	S.C.	PAINTED	ALUM.		EXTERIOR/SLIDER/TEMP.
⑧	8'-0"	9'-0"	1 3/4"	S.C.	PAINTED	ALUM.		EXTERIOR/SLIDER/TEMP.
⑨	12'-0"	9'-0"	1 3/4"	S.C.	PAINTED	ALUM.		EXTERIOR/SLIDER/TEMP.
⑩	6'-0"	8'-0"	1 3/4"	S.C.	PAINTED	WOOD		INTERIOR
⑪								
⑫								

WINDOW SCHEDULE

SYM.	TYPE	SIZE		FRAME	GLAZING	HEAD HT.	REMARKS
		WIDTH	HEIGHT				
Ⓐ	CASEMENT	8'-0"	4'-0"	ALUM.	DBL/TEMP.	8'-0"	
Ⓑ	CASEMENT	1'-10"	4'-6"	ALUM.	DBL/TEMP.	8'-0"	
Ⓒ	FIXED	1'-10"	4'-6"	ALUM.	DBL/TEMP.	8'-0"	
Ⓓ	FIXED	16'-0"	6'-6"	ALUM.	DBL/TEMP.	9'-0"	



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WINDOW & DOOR SCHEDULE

DATE: 2/17/2021

SCALE: 1/4" = 1'-0"

REVISION:

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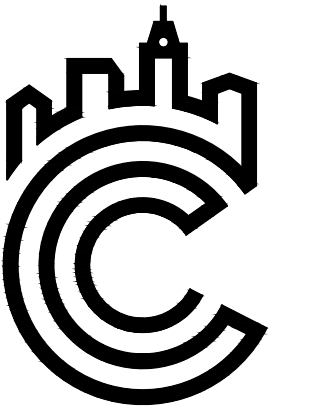
PROJECT #: 19-XXX

DRAWN BY: MS

SHEET
A7



EXISTING BACKYARD



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25510 PRADO DE AZUL,
 CALABASAS, CA 91302

SITE
 PICTURES

DATE: 12/15/2020

SCALE: AS SHOWN

REVISION:

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PROJECT #: 19-XXX

DRAWN BY: MS

SHEET

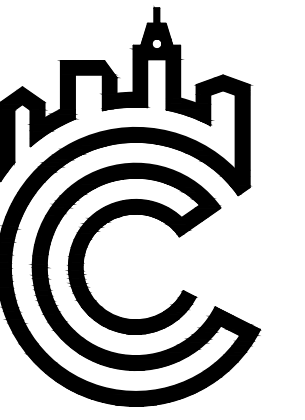
D1



PROPOSED BACKYARD



FRONT RENDERING



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25510 PRADO DE AZUL,
 CALABASAS, CA 91302

PROPOSED
 BACK
 RENDERINGS

DATE: 09/27/2020

SCALE: AS SHOWN

REVISION:

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PROJECT #: 19-XXX

DRAWN BY: MS

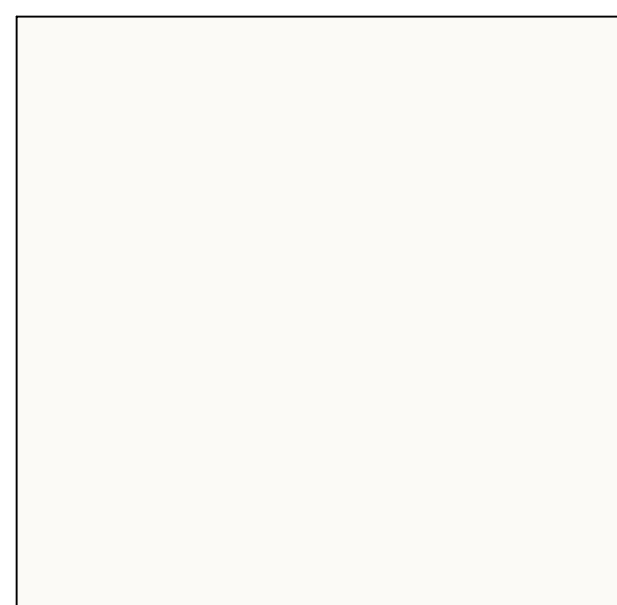
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D2



3D RENDER

①



EXTERIOR PAINT
 MANUFACTURER: DUNN EDWARDS
 COLOR: COOL DECEMBER
 MODEL #: DEW383

③

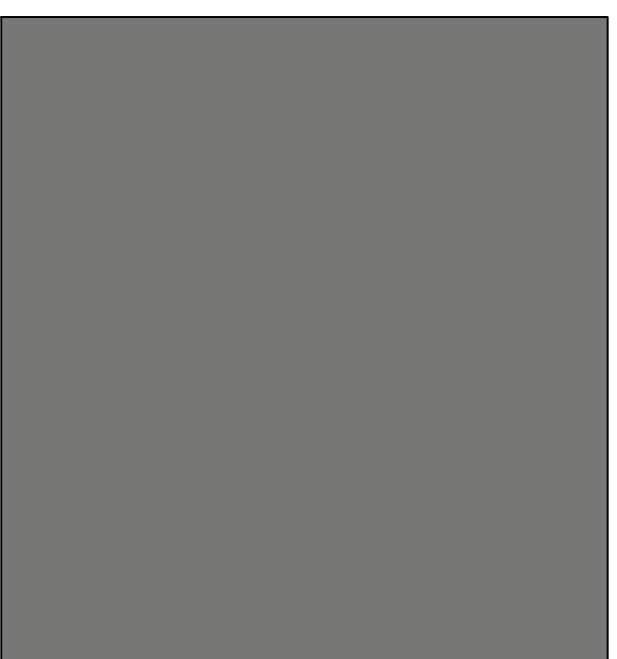


ROOF MATERIAL
 MANUFACTURER: EAGLE ROOFING
 COLOR: 3679 LIGHT GRAY
 PROFILE: CAPISTRANO
 STYLE: HIGH S STYLE SEMI CYLINDRICAL SPANISH TILE

⑤

GLASS WALL SYSTEM/DOORS
 MANUFACTURER: FLEETWOOD
 COLOR: BLACK
 OPERATION: SLIDING GLASS DOOR

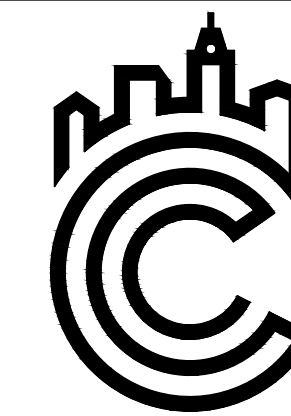
②



EXTERIOR TRIM
 MANUFACTURER: DUNN EDWARDS
 COLOR: LEGENDARY GRAY
 MODEL #: DE6369

④

WINDOWS
 MANUFACTURER: ANDERSON WINDOWS
 COLOR: BLACK
 STYLE: E-SERIES
 OPERATION: CASEMENT



DESIGN:
 C-OLIVEIRA DESIGN
 3680 WILSHIRE BLVD, STE P04-1341
 LOS ANGELES, CA 90010
 213-357-2151
 OFFICE@COLIVEIRADESIGN.COM
 www.coliveiradesign.com

25510 PRADO DE AZUL,
 CALABASAS, CA 91302

3D RENDER

DATE: 09/27/2020

SCALE: AS SHOWN

REVISION:	
△	
△	
△	
△	

PROJECT #: 19-XXX

DRAWN BY: MS

SHEET
D3



25541 PRADO DE AZUL
(ACROSS THE STREET - 3 DOORS AWAY)
Building Area: 6,745 SF. Lot Area: 14,465 SF.
FAR: 0.47



25521 PRADO DE AZUL
(ACROSS THE STREET - 2 DOORS AWAY)
Building Area: 6,797 SF. Lot Area: 17,224 SF.
FAR: 0.39



25471 PRADO DE AZUL
(ACROSS THE STREET - 4 DOORS AWAY)
Building Area: 6,745 SF. Lot Area: 14,299 SF.
FAR: 0.47



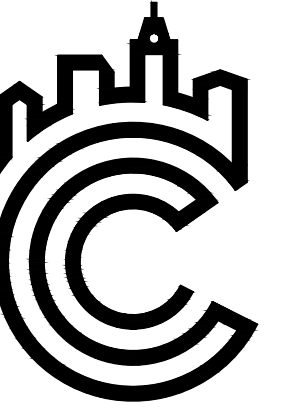
25500 PRADO DE AZUL
(HOUSE TO THE LEFT)
Building Area: 5,858 SF. Lot Area: 27,869 SF.
FAR: 0.21



25510 PRADO DE AZUL
(PROPOSED HOUSE)
Proposed Building Area: 9,914 SF. Lot Area: 28,533 SF.
Proposed FAR: 0.35



25520 PRADO DE AZUL
(HOUSE TO THE RIGHT)
Building Area: 5,802 SF. Lot Area: 20,956 SF.
FAR: 0.27



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25510 PRADO DE AZUL,
CALABASAS, CA 91302

HOMES IN
IMMEDIATE
VICINITY

DATE: DATE

SCALE: SCALE

REVISION:

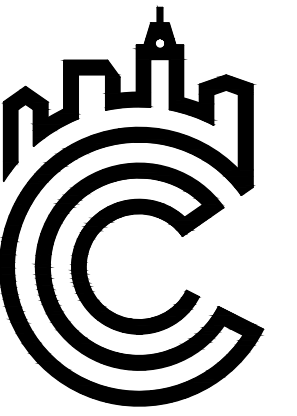
△	
△	
△	
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PROJECT #: 19-XXX

DRAWN BY: MS

SHEET

D4



DESIGN:
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 www.coliveiradesign.com

25510 PRADO DE AZUL,
 CALABASAS, CA 91302

EXISTING VS.
 PROPOSED

DATE: DATE

SCALE: SCALE

REVISION:

△		
△		
△		
△		
△		

PROJECT #: 19-XXX

DRAWN BY: MS

SHEET
D5

**FRONT NEIGHBOR
 COMPARABLE to PROPOSED**



25521 PRADO DE AZUL
 (ACROSS THE STREET - 2 DOORS AWAY)

COMPARABLE HEIGHT:
 30'-2" (SAME)

COMPARABLE WIDTH:
 78'-5" (SAME)



25510 PRADO DE AZUL
 (PROPOSED FRONT ELEVATION)

**REAR EXISTING
 COMPARABLE to PROPOSED**



25510 PRADO DE AZUL
 (EXISTING REAR ELEVATION)

COMPARABLE HEIGHT:
 (E) 34'-7"
 (N) 30'-2" (REDUCED)

COMPARABLE WIDTH:
 78'-5" (SAME)



25510 PRADO DE AZUL
 (PROPOSED REAR ELEVATION)