PRIVATE RESIDENCE

3519 GLADIOLA DR. CALABASAS, CA 91302

REMODEL AND ADDITION TO S.F.D.

MARCH 25, 2021 ADMIN PLAN REVIEW



LA DR		
GLADIOLA	Table 2-9 Calabasas Highlands Development Standards	
adiola/3519	Development Feature	Standard
	Maximum floor area ratio (FAR) ¹	A5
26 GI	Maximum square feet per lot	3,500 sq. ft. maximum regardless of lot size
//21-3	Setbacks Required	
IM 360:	Development Feature Maximum floor area ratio (FAR) 1 Maximum square feet per lot Setbacks Required Front Sides (each) 3	20 ft primary structure 10 ft garage or carport ²
1 3:57:39 PM	Sides (each) ³	10 ft.
	Interior (between structures)	6 ft. unless a larger setback is required by <u>Title 15</u>
	Street Side	20 ft. 10 ft garage or carport ²
	Rear	15 feet
	Height ⁴	27 ft. pitched roof 24 ft. parapet roof
	Downhill Building Walls	15 ft.

PROJECT DATA PROJECT DIRECTORY OWNER: RAY S. BOOTH **PROJECT ADDRESS** 3519 GLADIOLA DRIVE CALABASAS, CA 91302 (818) 455-2973 APN 2072-002-087 **ARCHITECT:** SHEPPHIRD ASSOCIATES ZONING CH (CALABASAS HIGHLANDS) P.O. BOX 8446 OVERLAY ZONE CALABASAS, CA 91302 MAX HEIGHT ALLOWED PHONE: (310) 367-8030 27' PITCHED ROOF, 24' PARAPET ROOF MAX FAR 2,742.89 S.F. (.45) (6095.3 X .45) **CONTACT: WILL SHEPPHIRD** WILL.S@SHEP-AE.COM MAX SITE COVERAGE 2,133.36 S.F. (.35) (6095.3 X .35) PROJECT CONTRACTOR: TBD **EXISTING** NEW **LOT AREA** 6,095.3 SF 1,025 SF 2,626 SF FAR (%) (.17)(.39)SITE COVERAGE 692 SF 1,372 SF SITE COVERAGE % (.11)(.23)PERVIOUS SURFACES 4,169 SF 4,166 SF PERVIOUS SURFACES % (.68)(.68)IMPERVIOUS SURFACES 1,926 SF 1,929 SF IMPERVIOUS SURFACE % LEGAL DESCRIPTION (.32)(.32)TRACT 9435, LOT 1, BLK16. ASSESSOR'S PARCEL NUMBER: PROJECT BUILDING DATA SCOPE OF WORK OCCUPANCY CLASSIFICATION(S) SFD WITH ATTACHED GARAGE REMODEL OF EXISTING ONE-STORY SINGLE FAMILY **BUILDING CONSTRUCTION TYPE** TYPE VB DWELLING WITH ADDITION OF 1,352 SF. ADDITION NUMBER OF STORIES 2 STORIES INCLUDES NEW KITCHEN/LIVING AREA, MASTER SUITE, MAXIMUM BUILDING HEIGHT 27' PITCHED ROOF, 24' PARAPET ROOF TWO BEDROOMS, HALL BATHROOM, ENTRY AREA AND STAIRS CONNECTING LOWER LEVEL WITH MAIN LEVEL **EXISTING** NEW CHANGE LEVELS. IMPROVEMENTS TO EXISTING INTERIOR LOWER LEVEL 631 SF 1232 SF 601 SF BUILDING AREA - RFA FINISHES. 751 SF MAIN LEVEL 643 SF 1394 SF TOTAL 1352 SF 1274 SF 2626 SF FIRE SPRINKLERS (YES/NO); TYPE HIGH FIRE HAZARD SEVERITY ZONE (YES/NO) Date: 0,7,701-Time in: 1:45 am/pm CITY OF CALABASAS COUNTER INQUIRY ☑ Planning Dept. □ Building Dept Property Address/Location: 3579 Gladiola DRIVE Zone: RC CH '

□ Information provided □ Follow-up needed: Please draw or sketch your entire property, showing all buildings, structures, driveways, streets, oak trees, etc Permit Say & Garage and 50% City Hall: 100 Civic Center Way, Calabasas, CA 91302 Phone: (818) 224-1600 Fax: (818) 225-7329 For further information please view our Web site: www.cityofcalabasas.com

APPLICABLE CODES AND REGULATIONS

APN 2072-002-087

EDITION	CODE OR AGENCY		
A. AUTHO	UTHORITIES HAVING JURISDICTION		
	CITY OF CALABASAS DEPARTMENT OF BUILDING AND SAFETY		
	CITY OF CALABASAS DEPARTMENT OF PLANNING		
D 041150	DNIA CODE CE DECLII ATIONO TITLE CA		
	RNIA CODE OF REGULATIONS, TITLE 24		
2019	PART 1, BUILDING STANDARDS ADMINISTRATIVE CODE		
2019	PART 2, VOLUMES 1 & 2, CALIFORNIA BUILDING CODE (CBC)		
2019	PART 3, CALIFORNIA ELECTRICAL CODE		
2019	PART 4, CALIFORNIA MECHANICAL CODE (CMC)		
2019	PART 5, CALIFORNA PLUMBING CODE (CPC)		
2019	PART 6, CALIFORNIA ENERGY CODE		
2019	PART 7, CALIFORNIA HEALTH & SAFETY CODE		
2019	PART 9, CALIFORNIA FIRE CODE (CFC)		
2019	PART 11, CALIFORNIA GREEN BUILDING STANDARD (CALGREEN)		
2019	PART 12. CALIFORNIA REFERENCED STANDARDS CODE		

VICINITY MAP PARK SOUTH CALABASAS HILLS CALABASAS MUTT nagle & rosa nagle cpa **PROJECT** LOCATION MOUNTAIN PARK

SHEPPHIRD ASSOCIATES ARCHITECTS + ENGINEERS

P.O. BOX 8446 CALABASAS, CA 91372

3 310.670.9144

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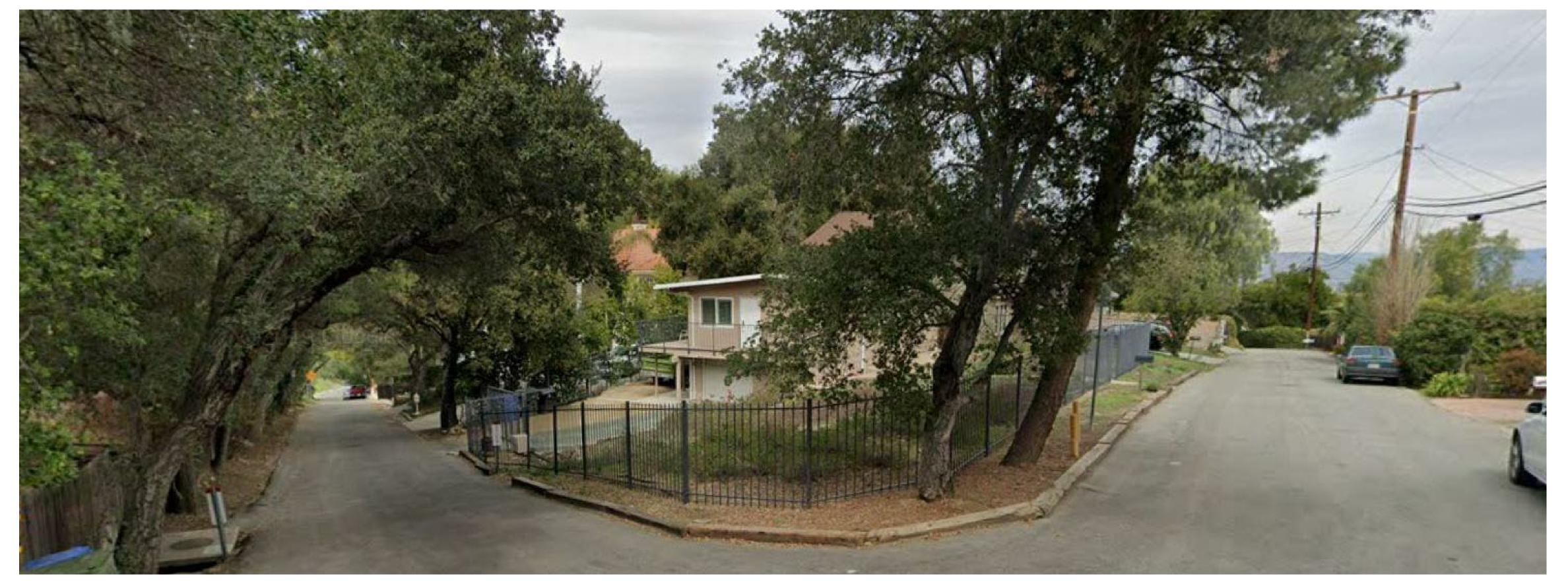
ISSUE NO. DATE DESCRIPTION 01 03-25-21 SITE PLAN

REVISION NO. DATE DESCRIPTION

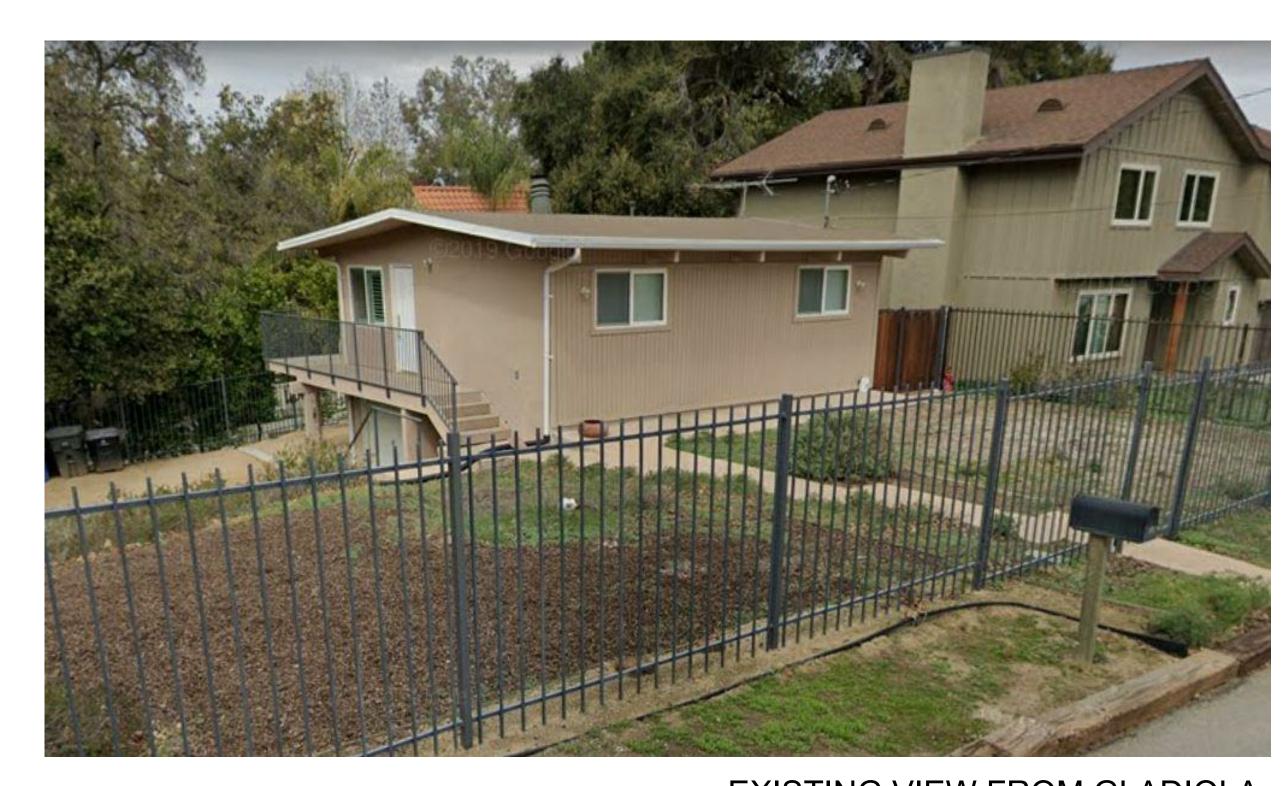
COVER SHEET

G0.0 DRAWN BY: Author

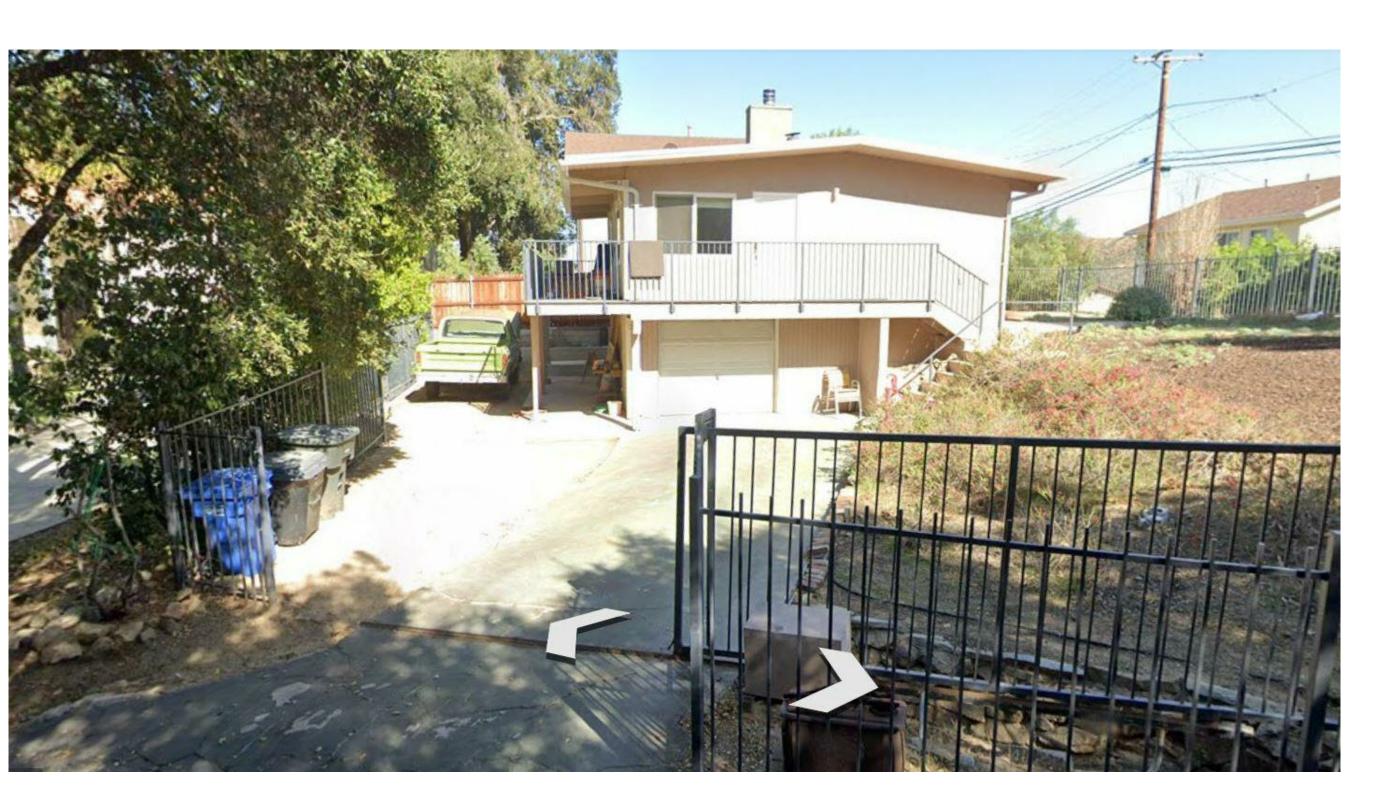
PROJECT NO.: 2021-326



EXISTING VIEW FROM GLADIOLA & LOCUST



EXISTING VIEW FROM GLADIOLA



EXISTING VIEW FROM LOCUST

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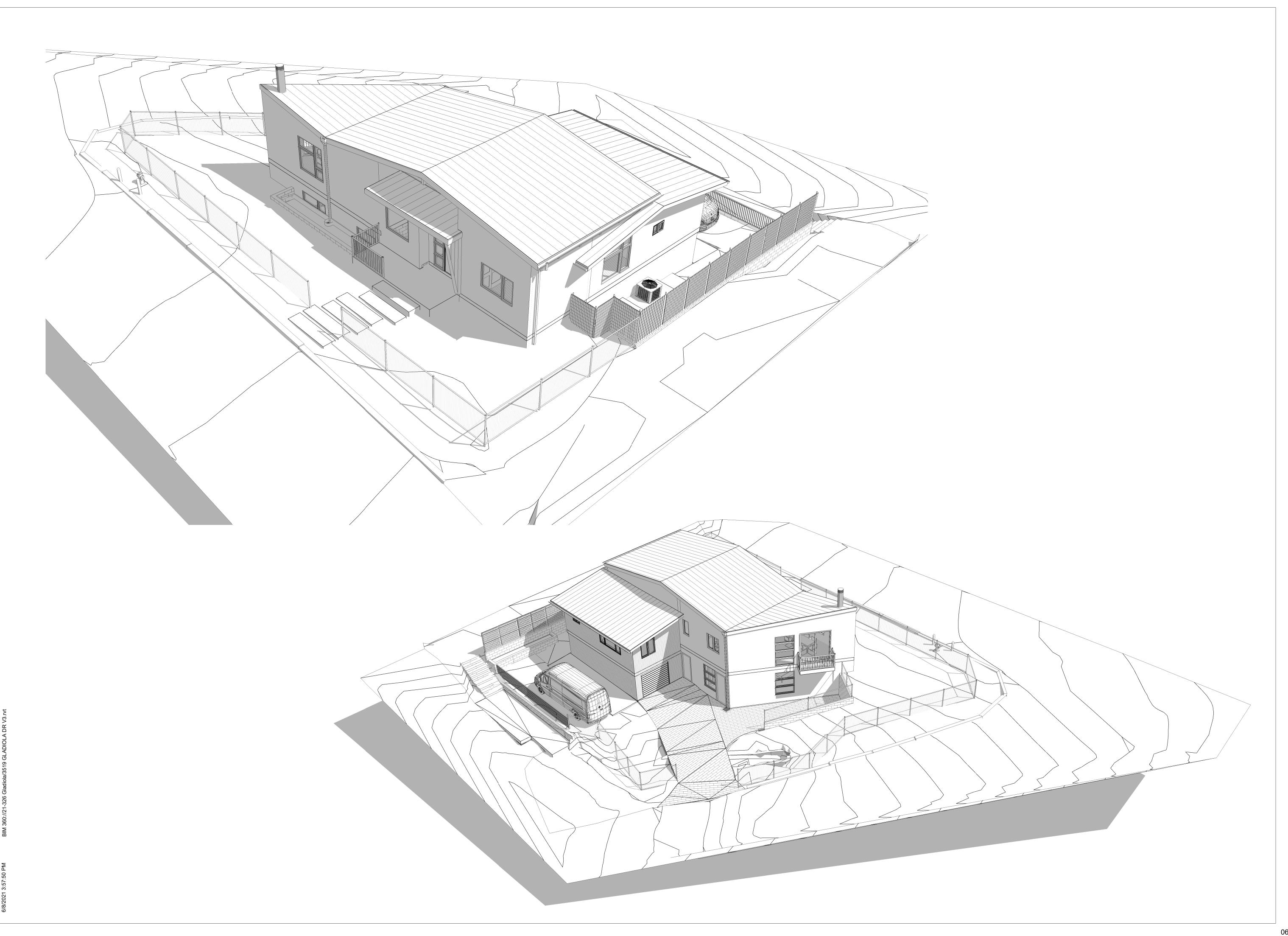
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EXISTING PHOTOS

G0.1

DRAWN BY: Author



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CALABASAS, CA 91372

ð 310.670.9144

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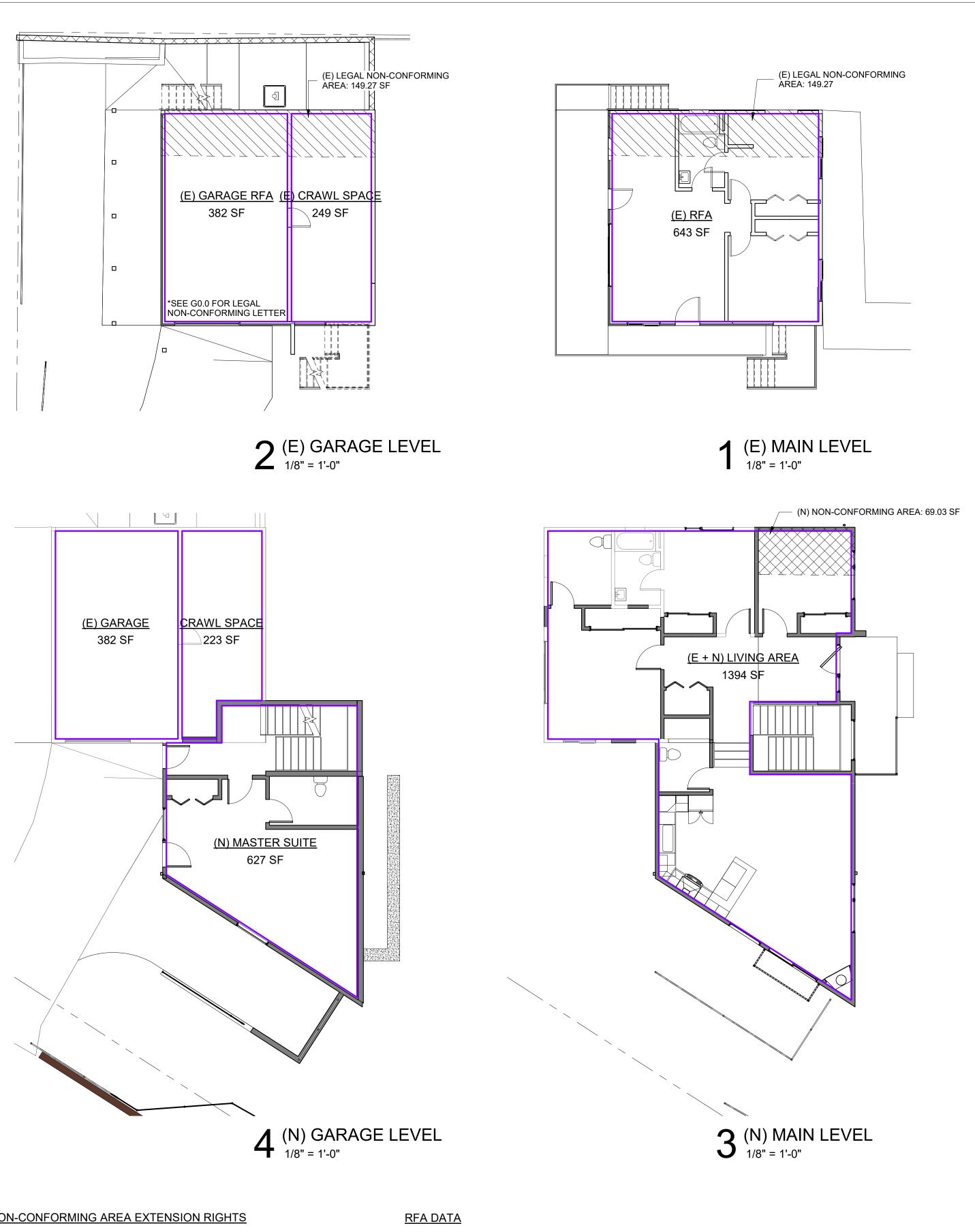
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AERIAL VIEWS

G0.2

SCALE:
DRAWN BY: Author

PROJECT NO.: 2021-326



LEGAL NON-CONFORMING AREA EXTENSION RIGHTS

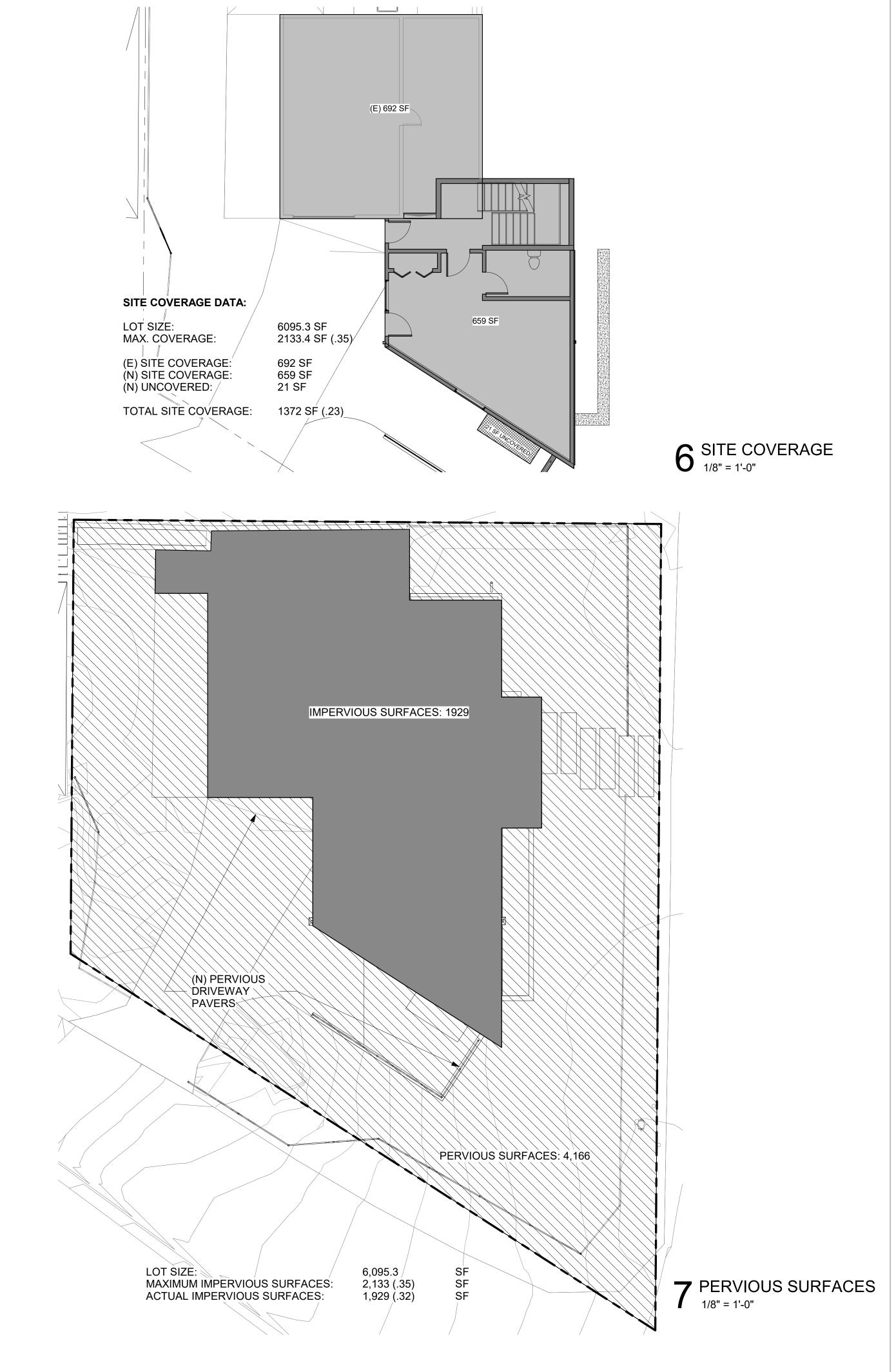
MAX. NON-CONFORMING ADDITION: 149 SF (.50 x 298) PROPOSED NON-CONFORMING ADDITION: 69 SF (.23)

_		EXISTING	NEW	CHANGES
	LOWER LEVEL	149 SF	149 SF	0 SF
_	UPPER LEVEL	149 SF	218 SF	69 SF
-	ΤΟΤΔΙ	208 SE	367 SE	60 SE

6,095.3 SF (PER SURVEY) 2,742.89 SF (45% LOT AREA: 6,095.3 x 0.45) Maximum Residential Floor Area (RFA)

Zoning Area Summary	EXISTING	NEW	CHANGES
Lower Level (RFA Contributing)	631 SF	1,232 SF	601 SF
Main Level (RFA Contributing)	643 SF	1,394 SF	751 SF
Total Floor Area (RFA)	1,274 SF (.21)	2,626 SF (.43)	1,352 SF

(<2,742.89 S.F.)



SHEPPHIRD ASSOCIATES ARCHITECTS + ENGINEERS

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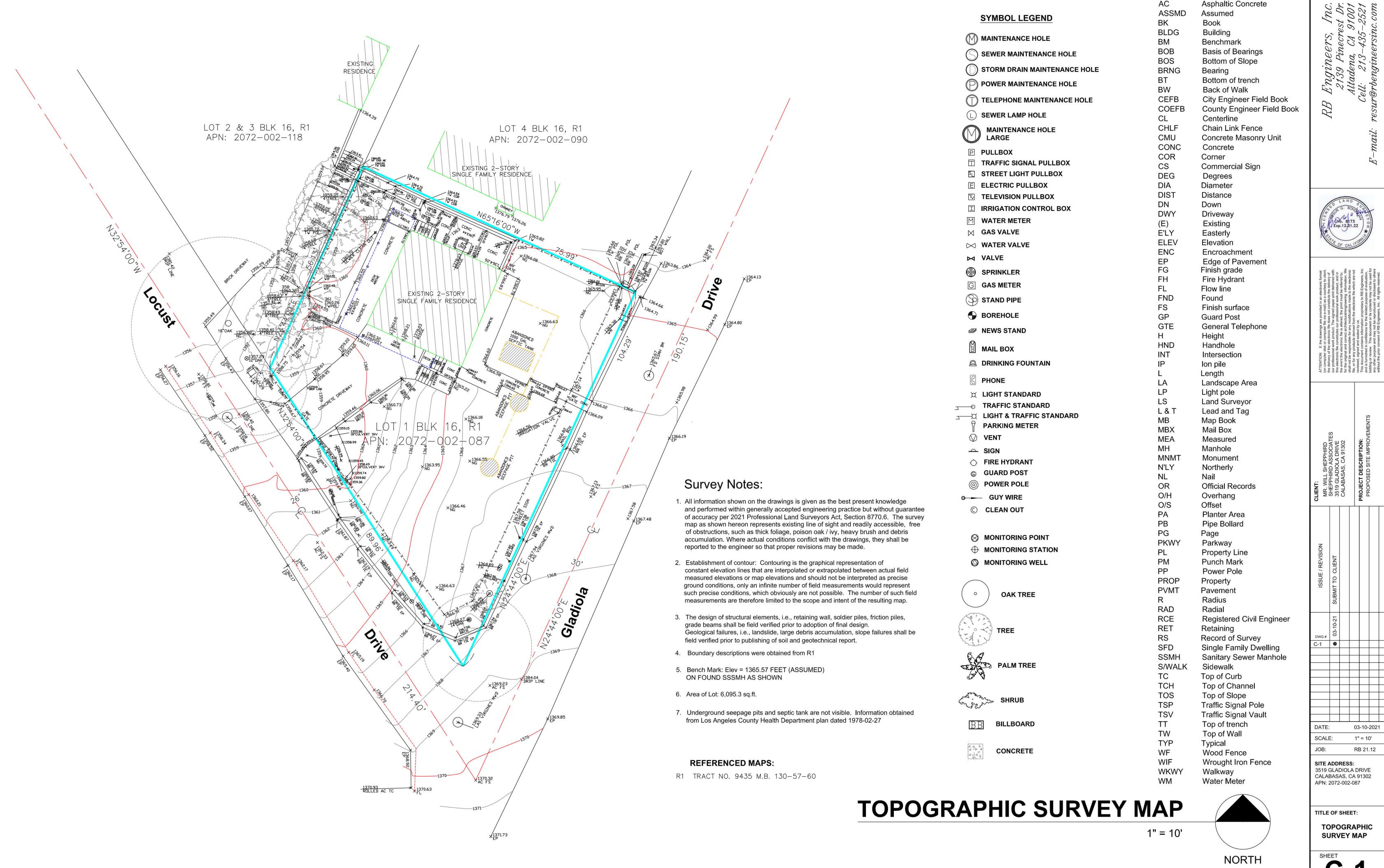
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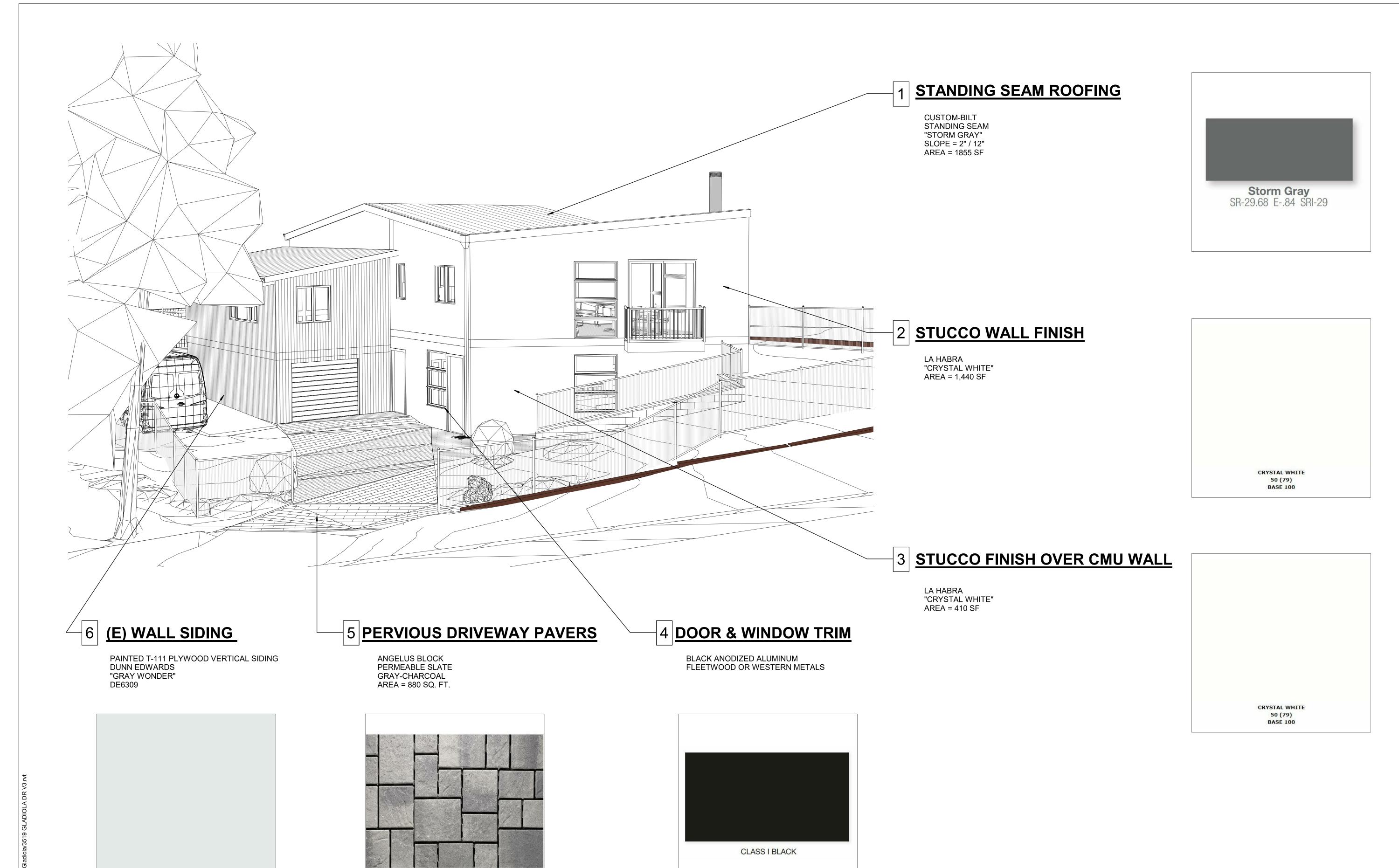
AREA EXHIBITS

G0.3 SCALE: As indicated



Survey Abbreviations:

G1.0



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NO. DATE DESCRIPTION 01 03-25-21 SITE PLAN

REVISION

NO. DATE DESCRIPTION

MATERIALS

G2.0

ABBREVIATIONS & SYMBOLS CONST CONSTRUCTION SURFACED FOUR SUSP SUSPENDED ANCHOR BOLT SIDES A/AROUN ALL AROUND CONT **CONTINUOUS** FOW FACE OF WALL NON-COM NON-COMBUSTIBLE SVC SERVICE UL UTILITY SUPPLY AIR SA CONTR CONTRACTOR FP FR FIREPROOFING NOISE REDUCTION SYM SYMMETRICAL CONTRACT SAN SANITARY FRG NOISE REDUCTION VARIES FURRING SC AUTOMATIC FIRE COREBD CORE BOARD COEFFICIENT SOLID CORE / FLOOR SINK T&B TOP AND BOTTOM VΒ VINYL BASE SPRINKLER SCALE CORR NSG NON-SECURITY CORRUGATED VCT VINYL COMPOSITE FEET / FOOT T&G TOUNGE AND **AUDIO VISUAL** CORRIDOR SCHED **SCHEDULED** GROOVE FTG FOOTING **CLEAN OUT TO** NOT TO SCALE SCR ABOVE CEILING COTG NTS SCREEN T(24) TITLE (1-26) OF THE VENTILATOR GRADE **ABOVE** SCUP **SCUPPER** VENTILATION **GUTTER CARPET** CPT **ASPHALTIC** OVERALL SD SOAP DISPENSER / TOWEL BAR VERTICAL GAUGE **COLD ROLLED** CR CONCRETE STORM DRAIN ON CENTER TEL TELEPHONE **VEST VESTIBULE** OC **GALV** GALVANIZED CR G CROSS GRAIN **SECURITY ACCESS TEMP** OD OUTSIDE **TEMPERED** VF VINYL FABRIC **GRAB BAR** ACCESS DOOR CRS COARSE DIAMETER SECT SECTION TER **TERAZZO** VIF VERIFY IN FIELD GEN **GENERAL CSMT CASEMENT** OF SECY **SECRETARY** ACC FL ACCESS FLOOR OVERFLOW **THERM** THERMAL VJ V-JOINT **GENERATOR** GENER **ACCESS PANEL** CT **CERAMIC TILE** OFCI OWNER SEG **SEGREGATION** THK THICK VENEER GALVANIZED IRON FURNISHED. ACCES CTR **CENTER** SEP SEPARATION **ACCESSORIES** THR THRESHOLD VOL VOLUME GND GROUND CONTRACTOR ACOUS ACOUSTICAL CTSK COUNTERSINK SQUARE FEET TJ TOOLED JOINT VTR **VENT THROUGH** GR GRADE INSTALLED ACOUS **ACOUSTICAL** CU CUBIC / COPPER SECURITY GLASS TK BD TACKBOARD GSF **GROSS SQUARE** OFF OFFICE INSULATION CU FT **CUBIC FEET** SHELF / SHELVES TOC TOP OF CONCRETE OFOI OWNER SECURITY HOLLOW ADMINISTRATION CU YD CUBIC YARD SHM W GL WIRE GLASS CURB GT GROUT FURNISHED, SEGREGATION CUST TOP TOP OF PAVING CUSTODIAN W/ OWNER INSTALLED GWB GYPSUM ADDENDUM / SHEET TOS CW **COLD WATER** TOP OF STEEL W/O WITHOUT WALLBOARD OH OVERHEAD ADDENDA **SHEATHING** CYLINDER TOW TOP OF WALL WEST CYL W OJ **OPEN-WEB JOIST** ADDITION / SHOWER SHWR **TOILET PAPER HOSE BIBB** OP H OPPOSITE HAND **ADDITIONA** SIM SIMILAR HOLDER DOOR OPENING HBD **HARDBOARD** OPS OPPOSITE ADHESIVE SINK TRANSOM DOUBLE ACTING SURFACE HC HOLLOW CORE **ADJACENT** SHEET METAL TOOL RESISTANT DOUBLE HANDICAP OPENING **ADJUSTABLE** SCREW BARRIER GRILLI DEMOLISH / **HEAVY-DUTY** OPP OPPOSITE ADMINISTRATOR. SANITARY NAPKIN TRD TREAD DEMOLITION HDR HEADER ΟZ OUNCE ADMINISTRATION VENDOR TS TUBE STEEL **DEPRESSED HDWD** HARDWOOD ABOVE FINISHED SANITARY NAPKIN TSCD **TOILET SEAT** DEPRESSION HDWR **HARDWARE** PRE-ENGINEERED DISPOSAL COVER DISPENSER DEPARTMENT METAL BUILDING **AGGREGATE** HOOK **SALLYPORT** TELEVISION DET DETENTION **HOLLOW METAL** PΒ PANIC BAR SPEC SPECIFICATIONS TYP **TYPICAL** DF **DRINKING** PBD PARTICLE BOARD HORIZ **HORIZONTAL SQUARE** FOUNTAIN P CEM PORTLAND HIGH POINT **ANCHOR** STAINLESS STEEL **DOUBLE HUNG** THE UNIFORM CEMENT HOSE RACK / HOUR **ANODIZED** SSK SERVICE SINK BUILDING CODE DIAMETER PLASTER HEIGHT STAGGERED UNDERCUT STAG UC DIAG DIAGONAL PG PLATE GLASS HTG **HEATING APPLIED** STANDARD **UNDERWRITERS** DIMENSION STD PLPROPERTY LINE **HVAC** HEATING. APPROX APROXIMATI LABORATORY STIFF STIFFENER DINING DIN P LAM PLASTIC LAMINATE VENTILATION, AIR ARCHITECT / UNF UNIFORM STL STEEL DISP **DISPENSER** CONDITIONING PC(S) PIECE / PIECES ARCHITECTURAL UON UNLESS STATION STN DIVISION **HOT WATER** PCC PRECAST **ASBESTOS** OTHERWISE STOR **STORAGE** DOOR LOUVER CONCRETE NOTED ASPHAL STRUCTURAL STRUCT **DEMOUNTABLE** POUNDS PER PCF INSIDE DIAMETER ASPH T ASPHALTIC TILE CUBIC FOOT DOWN **INVERT ELEVATION** ASSEM **ASSEMBLY** POCKET / POCKETS DEEP / DEPTH INCH **AUTOMATIC DETAIL NUMBER** PEDESTRIAN DAMPPROOFING INCL INCLUDED PERIM PERIMETER DOOR INFO INFORMATION BACK DEMOLITION KEYNOTE PERPENDICULAR **DOWNSPOUT** DS INSUL **INSULATION** BENCH MARK A2.1.1 - SHEET NUMBER PFB PREFABRICATE DTL DETAIL INT INTERIOR BULLETIN BOARD PFN PREFINISHED DUMBWAITER INTM INTERMEDIATE DWG **DRAWING** PLATE INV INVERT BEVELED PLASTER NEW WORK KEYNOTE / DRAWER PLAS DWR BUMPER GUARD INTERIOR ELEVATION FIXTURE / EQUIPMENT TAG PLBG PLUMBING JAN **JANITOF** BETUM BITUMINOUS PLWD PLYWOOD NUMBER **EXISTING** JST JOIST PNL PANEL **EAST JOINT** BLOCK PNT PAINT **EACH** MATCHLINE BLOCKING POL POLISHED EA F EACH FACE KEC KITCHEN PR EACH WAY **EQUIPMENT** PAIR EA W BNDRY BOUNDAR' CONTRACTOR PREP PREPARATION EF **EXHAUST FAN** KITCHEN KIT PRF EJ **EXPANSION JOINT** PREFORMED ELEVATION NUMBER WORK POINT / CONTROL KNOCKOUT PROTECTED **FLEVATION** POINT / DATUM MARK BRCG PROTECTION KICK PLATE ELEC ELECTRIC / BRD BOARD A2.1.1 SHEET NUMBER PRESTRESSED ELECTRICA CONCRETE **ELEVATOR** LENGTH ELEV **BEARING DEMO WALL** POUNDS PER **EMER EMERGENCY** LAD **LADDER** BRICK SQUARE FOOT **EMER EMERGENCY** LAM **LAMINATE BRACKET** POUNDS PER SECTION NUMBER **ENCLOSURE** LAVATORY **ENCL** LAV SQUARE INCH **BRONZE** ENT **ENTRANCE** LAG BOLT POINT **BOTH SIDES EXISTING WALL ELECTIRCAL** LABEL POST-TENSIONED BSMT BASEMENT SHEET NUMBER PANELBOARD LEFT HAND CONCRETE **EQUAL** LKR LOCKER PAPER-TOWEL BETWEEN **EQUIPMENT EQUIP LOW POINT** DISPENSER BUR **BUILT-UP ROOF** ES EXPANSION SHIELD LSD LIQUID SOAF **NEW WALL** PARTITION **BOTH WAYS** ESC **ESCAPE** PV PAVING **ESTIMATE** LIGHT POLYVINYL-CHLORI **EWC** ELECTRIC WATER LVR LOUVER COOLER **REVISION** CAB CABINET **ELECTRIC WATER** 0 MACH MACHINE **QUARRY TILE** CENTER-TO-CENTE **HEATER** MAINT MAINTENANCE QTY QUANTITIY **EXCAVATE** EXC MAS MASONRY THE CALIFORNIA EXH **EXHAUST** MAXIMUM CODE OF RADIUS/RISER **GRID LINES** EXP **EXPANSION** REGULATIONS MACHINE BOLT RA RETURN AIR EXP B EXPANSION BOLT & CALLOUTS MC MEDICINE CABINET CEMENT RETURN AIR **EXPOSED** WALL AND BASE TAG GRILLE CEM B CEMENT BACKER MCB METAL CASING **EXTERIOR** RUBBER BASE WALL BASE TYPE CFCI CONTRACTOR **MECHANICAL** REINFORCED **FUTURE** FURNISHED, MEMBRANE CONCRETE PIPE MEMB CONTRACTOR F RT FIRE RETARDANT MEZZ **ROOF DRAIN** MEZZANINE WALL FINISH TYPE PROJECT NORTH INSTALLED FIRE ALARM REC MFD METAL FLOOR RECESSED & TRUE NORTH CORNER GUARD **FABRICATION** DECKING RECEP RECEPTACLE CH BD FAS **FASTEN** MFR MANUFACTURER REF REFERENCE **DOOR TAG** CHAM CHAMFER FLAT BAR MGR MANAGER REFLECTED CHANNEL **FIBERBOARD** MH **MANHOLE** REFRIGERATOR CHKD PL CHECKERED PLATE FLOOR DRAIN MIN MINIMUM REINFORCED / ROOM TAG W/ FINISH INFO CAST IRON MIRROR REINFORCING WINDOW TAG ROOM NUMBER CIP CAST IN PLACE **EXTINGUISHER** MISC REIN REINFORCED **MISCELLANEOUS** CIR CIRCLE CONC CONCRETE MK MARK **EXTINGUISHER** CIRC CIRCUMFERENCE REM REMOVE **MATCHLINE** CABINET **EXIT SIGN** CONSTRUCTION REQD REQUIRED MOULDING MLDG **CEILING FINISH TYPE** FINISHED FLOOR JOINT RESILIENT MASONRY MO CENTER LINE FINISHED FLOOR RETURN **OPENING** FILLED QUARTER(S) ELEVATION FLOOR FINISH TYPE CLF CHAIN LINK FENCE MOVABLE REV REVISION INDICATES SIGN FINISHED GRADE CLG REVD REVISED METAL ROOF DECK **ORIENTATION** FGL **FIBERGLASS** CLKG **CAULKING** MACHINE SCREW RF H **ROOF HATCH** FHC FIRE HOSE CLL CONTRACT LIMIT RFG **MSBG** MILD STEEL CABINET BARRIER GRILLE FIRE SPRINKLER HEAD RH RIGHT HAND FLAT-HEAD CLO CLOSET **ROOM TAG W/** MANUFACTURER'S RHWS ROUND HEAD MACHINE SCREW AREA CLR STANDARD GRADE OCCUPANT LOAD WOOD SCREWS FIN FINISH CLS CLOSURE METAI ROOM FIX **FIXTURE ROOM NUMBER** CMT THRESHOLD CERAMIC MOSAIC RND ROUND FL CO FLOOR CLEAN-OUT METAL FLOORING ROUGH OPENING / FLOOR AREA TYPE AS FLASH FLASHING CONCRETE CMU MTG MOUNTING ROUGH **DEFINED BY CBC 202** FLR FLOOR / FLOORING MASONRY UNI MTL METAL RIGHT-OF-WAY AND SPECIFIED BY CNTF COUNTER FLUOR FLUORESCENT MULL MULLION REVERSE FN CBC TABLE 1004.1.2 CO **FENCE** CLEAN-OUT MULTI MULTIPLE RWD REDWOOD FND **FOUNDATION** COL COLUMN

MUNI

NAT

NO

FINISHED OPENING

FACE OF MASONRY

FACE OF PANEL

FACE OF BRICK

FACE OF

CONCRETE

FO

FOB

FOC

FOM

FOP

COMBINATION

CONFERENCE

CONNECTION

CONNECT /

COMMUNICATIONS

COMM

CONC

CONF

CONN

MUNICIPAL

NEW

NORTH

NATURAL

NUMBER

NOT IN CONTRACT

RAIN WATER

SURFACED TWO

LEADER

SOUTH

S2S

FUNCTION PER CBC

TABLE 1004.1.2

RESULTANT OCCUPANT

LOAD

GENERAL NOTES

A. CONSTRUCTION DOCUMENTS

- WORK INCLUDED IN CONTRACT: ALL INCIDENTAL WORK OR MATERIALS, NOT SPECIFICALLY INDICATED HEREIN, WHICH ARE REQUIRED BY GOOD PRACTICE OR BY ESTABLISHED BUILDING CODE REQUIREMENTS OR AS REQUIRED BY BUILDING DEPARTMENT FIELD INSPECTORS TO COMPLETE THE WORK IN A SATISFACTORY MANNER AND WHICH THE ARCHITECT SHALL JUDGE TO BE SO INCLUDED, SHALL BE DONE OR FURNISHED WITHOUT EXTRA COMPENSATION.
- 2 SEPARATE CONTRACTS: ITEMS OF WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS NIC (NOT IN CONTRACT) SHALL BE PERFORMED, FURNISHED, OR LET UNDER SEPARATE CONTRACT BY THE OWNER.
- INCONSISTENCIES IN DOCUMENTS: IN THE CASE OF INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- DIMENSIONS: IN THE EVENT OF THE OMISSION OF DIMENSIONS OF CONFLICT AMONG DIMENSIONS AS SHOWN, NOTIFY THE ARCHITECT AND RECEIVE CLARIFICATION. DO NOT SCALE THE DRAWINGS.
- ERRORS IN DOCUMENTS: IF ANY MATERIAL ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF SUCH ERROR OR OMISSION. FAILURE TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND / OR FABRICATION OF THE WORK, CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS. DISCREPANCIES OR OMISSION AND THE COST OF RECTIFYING THE SAME
- DEVIATIONS FROM DOCUMENTS: NO DEVIATIONS ARE TO BE MADE FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT
- DETAILS: DETAILS SHOWN ON DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS. ANY CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY
- JOBSITE DOCUMENTS: MAINTAIN ONE COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE JOB SITE AT ALL TIMES.
- RECORD DRAWINGS: MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE WHITE-PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK-UP THESE DRAWINGS TO SHOW THE ACTUAL INSTALLATION. MARK WHICHEVER DRAWING IS THE MOST CAPABLE OF SHOWING CONDITIONS ACCURATELY. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE.

B. REGULATORY REQUIREMENTS

- REQUIREMENTS: CONFORM TO AND ABIDE BY ALL LOCAL CITY, COUNTY, AND STATE BUILDING AND SANITARY LAWS, RULES AND REGULATIONS AND INDUSTRIAL SAFETY LAWS. IF THE DRAWINGS AND / OR SPECIFICATIONS ARE AT VARIANCE THEREWITH, CONTRACTOR SHALL SO NOTIFY THE ARCHITECT PROMPTLY. SHOULD ANY WORK BE PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS ARISING THEREFROM
- 2 PERMITS: SECURE AND PAY FOR THE GENERAL BUILDING PERMIT AND ANY AND ALL OTHER PERMITS, FEES, INSPECTIONS AND LICENSES REQUIRED FOR THE PROJECT.
- DEPUTY INSPECTOR: ARRANGE AND PAY FOR THE SERVICES OF A DEPUTY INSPECTOR AS REQUIRED BY THE GOVERNING AGENCIES

C. PROJECT COORDINATION & SUPERVISION

- RESPONSIBILITIES: BE IN CHARGE OF THIS CONTRACT AND THE SITE, AS WELL AS THE DIRECTING, COORDINATING AND SCHEDULING OF ALL WORK AND HAVE FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT
- 2 SAFETY: INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- SUPERVISION OF TRADES: PROVIDE SUPERVISION AND COORDINATION OF ALL TRADES, CRAFTS, AND SUBCONTRACTORS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING OVERLAPPING, AND RELATED WORK, AND PROVIDE ANY AND ALL ANCHORS, FASTENERS, ACCESSORIES, APPURTENANCES, AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- WORK THAT CANNOT BE EXECUTED PER DOCUMENTS: EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE EXECUTED AS SHOWN OR DESCRIBED OR CANNOT BE FULLY GUARANTEED. IMMEDIATELY NOTIFY THE ARCHITECT. IF WORK IS PERFORMED AS SHOWN OR DESCRIBED IT IS ASSUMED THERE IS NO OBJECTION TO THE WORK.
- SITE CONDITIONS: VERIFY CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE EXECUTION OF THE WORK AS SHOWN IN THE CONSTRUCTION DOCUMENTS, OR OF ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE SITE CONDITIONS AND THOSE IN THE CONSTRUCTION DOCUMENTS
- 6 LINES AND LEVELS: BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATIONS AND CONSTRUCTION OF THE WORK; AND SHALL CALL TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK, OTHERWISE, NO ALLOWANCE FOR DISCREPANCIES WILL BE ALLOWED.
- PROTECTION OF ADJACENT PROPERTY: TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ALL ADJACENT PROPERTIES.

- CUTTING AND DEMOLITION: PROVIDE ALL REQUIRED PROTECTION PRIOR TO CUTTING, INCLUDING BUT NOT NECESSARILY LIMITED TO SHORING, BRACING AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE EXISTING WORK. CAREFULLY PROTECT ALL EXISTING FINISHES TO REMAIN SUCH AS WALLCOVERING, CARPET, SUSPENDED CEILING AND DOORS PERFORM ALL CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF NEW WORK, AND SHALL PERFORM FITTING AND ADJUSTMENT OF PRODUCTS TO FINISHED INSTALLATION COMPLYING WITH THE SPECIFIED TOLERANCES AND FINISHES.
- SHORING AND BRACING: PROVIDE TEMPORARY BRACES, SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, ADJACENT SOILS AND STRUCTURES UTILITIES AND RIGHTS-OF-WAY MAY BE SUBJECTED DURING CONSTRUCTION.
- 10 FIELD MEASUREMENTS: OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
- 11 TEMPLATES: FURNISH OR OBTAIN TEMPLATES, PATTERNS, AND SETTING INSTRUCTIONS AS REQUIRED FOR THE INSTALLATION OF ALL WORK. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD
- 12 VERIFICATION OF MECHANICAL REQUIREMENTS: VERIFY THAT ALL MECHANICAL ROOMS, SPACES FOR HOT WATER HEATERS, AND DUCTS, ETC., ARE ADEQUATE IN SIZE PRIOR TO FRAMING FOR THE EQUIPMENT TO BE SELECTED.
- 13 RELOCATION OF WORK: NOTIFY THE ARCHITECT PRIOR TO PERFORMING THE WORK WHEN CONSTRUCTION CONDITIONS DICTATE THE RELOCATION OF ANY ITEM FROM THE POSITION SHOWN ON THE DRAWINGS.
- 14 SUBMITTALS: REVIEW, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS. APPROVAL AND SUBMITTAL OF SHOP DRAWINGS PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND THE FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
- 15 STORAGE OF MATERIALS: RETAIN ALL STORED ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS NOT IMPEDING WALKWAYS AND PROVIDING THE REQUIRED PROTECTION OF MATERIALS.

D. QUALITY STANDARDS

- MANUFACTURER'S INSTRUCTIONS: UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL MANUFACTURED MATERIALS, PRODUCTS, PROCESSES, EQUIPMENT, SYSTEMS, OR THE LIKE SHALL BE ERECTED, INSTALLED, OR APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DIRECTIONS, SPECIFICATIONS OR RECOMMENDATIONS. IF ANY ITEM OF EQUIPMENT OR MATERIAL IS FOUND TO BE INSTALLED NOT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, MAKE ALL CHANGES NECESSARY TO ACHIEVE SUCH COMPLIANCE.
- SPECIALISTS: MATERIALS, EQUIPMENT, SYSTEMS, AND ASSEMBLIES REQUIRING KNOWLEDGE AND SKILL FOR THE APPLICATION OR INSTALLATION OF SUCH MATERIALS, EQUIPMENT, SYSTEMS, OR ASSEMBLIES SHALL BE APPLIED / INSTALLED BY THE SPECIFIED PRODUCT MANUFACTURER OR HIS AUTHORIZED REPRESENTATIVE OR BY A SKILLED OR EXPERIENCED SUBCONTRACTOR SPECIALIZING THE APPLICATION / INSTALLATION OF THE SPECIFIED PRODUCT WITH AT LEAST FIVE YEARS EXPERIENCE IN THE TYPE OF WORK INDICATED AND SPECIFIED.
- MECHANICS AND PRACTICES: SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTS PERSONS, ARTISANS, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH THE DRAWINGS REVIEWED SHOP DRAWINGS, AND THESE SPECIFICATIONS.
- INSTALLATION: ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE, OR TRUE TO INDICATED ANGEL, AND IN PROPER ALIGNMENT AND RELATIONSHIP TO THE WORK OF OTHER TRADES. FINISHED WORK SHALL BE FREE FROM DEFECTS AND DAMAGE.
- ARCHITECT'S RIGHT OF REJECTION: THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE UP TO THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.

E. PROTECTION & CLEANING

- JOBSITE CONDITIONS: DO NOT ALLOW THE ACCUMULATION OF SCRAP. DEBRIS, WASTE MATERIAL AND OTHER ITEMS NOT REQUIRED FOR THE CONSTRUCTION OF THIS WORK. MAINTAIN THE PROJECT AREA IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. AT COMPLETION OF THE WORK, THOROUGHLY CLEAN THE INTERIOR AND EXTERIOR OF THE BUILDING INCLUDING HARDWARE, FLOORS, ROOFS, SILLS, LEDGES, GLASS OR OTHER SURFACES WHERE DEBRIS, PLASTER, PAINT SPIRITS AND DIRT MAY HAVE COLLECTED. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION.
- DISPOSAL OF WASTE: DISPOSE OF WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE AND LEGAL MANNER, OFF THE OWNER'S PROPERTY, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.
- PROTECTION: MAINTAIN FINISHED SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTED BY OWNER. IN EVENT OF DAMAGE. PROMPTLY MAKE REPLACEMENTS AND REPAIRS TO APPROVAL OF ARCHITECT AND AT NO ADDITIONAL COST TO OWNER.
- FINISHED FLOOR SURFACES: PROVIDE PROTECTION FOR THE FINISHED FLOOR SURFACES IN TRAFFIC AREAS PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

SHEPPHIRD ASSOCIATES **ARCHITECTS + ENGINEERS**

P.O. BOX 8446 CALABASAS, CA 91372

3 310.670.9144 WRITTEN CONSENT OF

PRIVATE RESIDENCE

3519 GLADIOLA DRIVE CALABASAS CA 91302

ı			
	ISSUE		
	NO.	DATE	DESCRIPTION

01 03-25-21 SITE PLAN

REVISION NO. DATE DESCRIPTION

GENERAL NOTES & SYMBOLS

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

BUILDING PLANNING: [Ch 3] Fire Resistant Construction [R302] [R314.2.2, .6, .8] **Penetrations**: [R302.4.1, .2] The annular space of through or membrane penetrations shall be filled. Steel electrical boxes are limited to 16 square inches. The maximum annular space is construction.

1/8 inch. Listed electrical boxes shall be installed in accordance with their listing.

Openings from a garage directly into a sleeping room are not permitted. Other openings shall be solid wood doors not less than 1-3/8 inch; solid or honeycomb

core steel doors not less than 1-3/8 inch or 20-minute fire-rated. Duct Penetration: [R302.5.2]

Garage Opening Protection: [R302.5]

Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel and have no opening into the garage.

Dwelling/Garage (or carport) Fire Separation: [R302.6] Separation walls (residence and attic) - ½" gypsum board. Habitable rooms above - 5/8" type X gypsum board.

Fireblocking: [R302.11] In combustible construction, **fireblocking** shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space in accordance with the following:

b. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet.

c. At interconnections between concealed vertical stud wall or partitions spaces and concealed horizontal spaces created by an assembly of floor joist or trusses and concealed spaces such as occur at soffits, drop ceilings, cove ceiling and similar locations. Concealed space between stair stringers at the top and bottom of the run.

Openings around vents, pipes, ducts, chimneys and fireplace at ceiling and floor levels. Light, Ventilation and Heating [R303]

6. All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor areas. Natural ventilation shall be through approved opening to the outdoor air. The minimum openable areas to the outdoors shall be 4% of the floor area being ventilated. The following exceptions may be applicable: [R303.1]

a. The glazed areas need not be openable where the opening is not required for emergence escape and an approved mechanical ventilation system capable of producing 0.35 air changes per hour.

b. The glazed areas need not be installed in rooms where the above exception is satisfied and artificial light is provided capable of producing an average illumination of 6 foot-candles over the area.

Interior and exterior stairways shall have artificial lighting. [R303.7, R303.8, R311.7.9] Where the interior stair has six or more risers, there shall be a wall switch at each floor. **Bathrooms**, **showers**, spas and similar bathing fixtures shall be mechanically

ventilated. Bathrooms not containing a bathtub, shower or tub/shower combination may be naturally or mechanically vented. [R303.3] Room Areas [R304]

10. Except for kitchens, habitable rooms shall have a floor area of not less than 70 square

11. Except for kitchens, habitable rooms shall not be less than 7 feet in any horizontal dimension.

Ceiling Height [R305] 12. Habitable space, hallways and portions of basements containing these spaces shall

have a ceiling height of not less than 7 feet. 13. Bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches

Toilet, Bath and Shower Spaces [R307]

14. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet.

Safety Glazing [R308] 15. Permanently identified safety glazing shall be provided in the following locations:

Glazing in all doors. Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom

exposed edge of the glazing is less than 60 inches above a standing surface. Glazing within 24 inches of either side of the door in the plane of the door in a closed

position d. Panels over 9 square feet having the bottom edge less than 18 inches above the floor and top edge greater than 36 inches above the floor and a walking surface within 36 inches.

Glazing in guards and railing including structural baluster panels and all nonstructural in-fill panels. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs

and spas. g. Glazing adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface.

Emergency Escape and Rescue [R310]

16. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening meeting the following conditions:

Maximum **sill height** 44 inches. The opening shall open directly into a public way or to a yard or court that opens to a

public way.

Openings shall have a minimum net clear opening of 5.7 square feet.

Minimum opening height shall be 24 inches.

Minimum **opening width** shall be 20 inches.

Opening shall be operational from the inside without the use of keys, tools or special knowledge.

Window wells shall: Have a minimum horizontal area of 9 square feet.

Have a minimum horizontal projection and width of 36 inches. Allow the escape opening to be fully opened.

Window wells with a vertical depth greater than 44 inches shall: Be equipped with a permanently affixed ladder or steps Ladders or steps shall have an inside width of at least 12 inches.

Project at least 3 inches from the wall. Spaced not more than 18 inches on center vertically.

Smoke Alarms [R314] Smoke alarms shall be listed per UL 217, installed per NFPA 72 and shall be California State Fire Marshal listed

Smoke alarms in new construction shall be installed, maintained and connected in

≧the following locations/manner: [R314.3, .4, .6] In each sleeping room.

Outside each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basement and split levels. A minimum of 3 feet horizontally from the door or opening of a bathroom that contains

ਕਿa bathroom or shower. When more than one smoke alarm is installed, the alarm devices shall be

Sinterconnected such that the actuation of one alarm will activate all the alarms. Smoke alarms shall receive their primary power from the building wiring and shall be Requipped with a battery backup.

21. In **existing dwellings** where a permit for alterations, repairs or additions exceed \$1000 smoke alarms shall be installed, maintained and connected in the following locations/manner:

The dwelling shall be equipped with smoke alarms located as require for new

Smoke alarms are permitted to be solely battery operated where no construction is taking place.

Carbon Monoxide (CO) Alarms [R315]

22. For **new dwelling** unit construction having an attached garage, fuel-burning appliances or a fireplace, an approved carbon monoxide alarm shall be installed, maintained and connected in the following locations/manner:

On every occupiable level of a dwelling unit including basements. In the bedroom where a fuel burning appliance is located within the bedroom or its attached bathroom

Outside of each sleepZRing area in the immediate vicinity of the bedroom(s).

Where more than one CO alarm is installed, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms. 23. In existing dwelling units where an addition is made, or a fuel burning heater, appliance, or fireplace is added CO alarms shall be installed, maintained and connected in

the following locations/manner: [R315.2.2] The dwelling shall be equipped with CO alarms located as require for new construction.

CO alarms are permitted to be solely battery operated where no construction is taking

Protection of Wood against Decay [R317]

24. Protection against decay shall be provided by the use of naturally durable or preservative-treated wood for:

a. Wood joists or the bottom of a wood structural floor without joists are closer than 18 inches; wood girders closer than 12 inches to the exposed ground. [2304.12.1].

Wood framing members, including wood sheathing that rest on exterior foundation walls and are less than 8 inches from exposed earth. [2304.12.1.2]

Sills and Sleepers on a concrete or masonry slab that is in direct contact with earth. [2304.12.1.4] The ends of **wood girders** entering exterior masonry or concrete walls having

clearances of less than ½-inch air space. [2304.12.2.1] 25. Clearance between **wood siding** and earth on the exterior of a building shall not be less than 6 inches. [2304.12.1.5]

26. Fasteners and connectors in contact with preservative-treated and fire-retardanttreated wood shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. [R317.3]:

Protection Against Termites [R318]

27. Wood construction shall be protected from termites by:

Pressure-preservative-treated wood with a quality mark of an approved testing agency. Field-cut ends, notches and drilled holes shall be retreated.

Naturally durable termite-resistant wood. Exterior Wildfire Exposure (VHFHSZ) (Malibu and Calabasas) [R337]

28. For projects in the State identified Very High Fire Hazard Severity Zone, see the

separate VHFHSZ Notes. Doors and Landings [R311.2-.3]

29. The egress door from individual dwelling units:

Shall provide a minimum **clear width** of 32 inches

Shall be readily openable from the inside without the use of a key or special knowledge or effort.

There shall be a **floor or landing** on each side of each exterior door with a minimum dimension of 36 inches in the direction of travel.

30. The exterior landing shall not be more than 7-3/4 inches below the top of the threshold provided the door does not swing over the landing

31. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. Stairways [R311.7]

Stairways shall not be less than 36 inches in **clear width**.

The maximum **riser height** shall be 7-3/4 inches and the minimum **tread depth** shall be 10 inches. Dimensional uniformity: The greatest riser height and/or the greatest tread depth within

any flight of stairs shall not exceed the smallest by more than 3/8 inch. [R311.7.5] A flight of stairs shall not have a vertical rise larger than 147 inches. [R311.7.3]

Enclosures Under Stairways: [R302.7] The enclosed accessible spaces under stairways shall be protected on the enclosed

side with 1/2-inch gypsum board. **Handrails:** [R311.7.8]

Stairways with 4 or more risers require a handrail on one side. Handrail **height** above the stair tread nosing shall be uniform, not less than 34 inches and not more than 38 inches.

Handrails shall be continuous, shall be returned or terminate in newel posts and have a space of not less than 1-1/2 inch between the wall and the handrail.

Grip-size: [R311.7.8.3] Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches.

If not circular, the handrail shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.

Handrails with a perimeter greater than 6-1/4 inches shall have a graspable finger recess on both sides of the profile.

39. Landings: [R311.7.6]

There shall be a floor or landing at the top and bottom of each stairway. A floor or landing is not required at the top of an interior flight of stairs provided a door does not swing over the stairs.

Landing minimum dimension shall be 36 inches in the direction of travel and not less than the width of the stair

Guards (Guardrails) [R312.1] Where Required: [R312.1.1]

Guards shall be located along open-sided walking surfaces, stairways and landings located more than 30 inches above the adjacent floor or grade below.

Height: [R312.1.2] Guards shall form a protective barrier not less than 42 inches height.

Guards whose top rail also serves as a stair handrail shall have a height not less than 34 inches and not more than 38 inches. Opening Limitations: [R312.1.3]

Open guards shall have a balusters or ornamental pattern such that 4 inch diameter sphere cannot pass through any opening. The triangular openings formed by the riser, tread and bottom rail at the open side of a

stairway shall be a maximum size such that a 6 inch sphere cannot pass. Opening for required guard on the sides of stair treads shall not allow a sphere of 4.325 inches to pass.

Window Fall Protection [R312.2]

Automatic Fire Sprinkler Systems [R313]

43. Window Sills [R312.2.1]:

Where the opening of an operable window is located more than 72 inches above the finished grade/surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor.

Where less than 24 inches the operable sections shall not permit opening that allow passage of a 4 inch sphere.

Automatic Fire Sprinkler Systems [R313]

44. New Construction Only: An automatic residential fire sprinkler system shall be installed in new one- and two-family dwellings.

45. The fire sprinkler systems shall be designed and installed in accordance with R313.3 or NFPA 13D.

FOUNDATIONS: [Ch 4]

Underfloor Ventilation and Access [R408]

46. The space between the bottom of the floor joists and the earth under any building shall be provided with **ventilation openings** through foundation or exterior walls.

47. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of crawl-space area. [R408.1 and .2]

48. Ventilation openings shall be covered with perforations not exceeding \(\frac{1}{4} \) inch.

Access to Under-floor Spaces: [R408.4]

a. Access shall be provided with a minimum of one access opening not less than 18 inches by 24 inches through the floor or 16 inches by 24 inches if located in a wall.

FLOORS: [Ch 5]

displacement. [502.9]

50. Drilling and Notching: [502.8]

Notches in solid lumber joists, rafters and beams:

Shall not exceed one-sixth of the depth. Shall not be longer than one-third of the depth

Shall not be located in the middle one-third of the span. Holes bored or cut into members:

Shall not exceed one-third the depth. Shall not be closer than 2 inches to the top or bottom.

Shall not be closer than 2 inches to a notch or other hole. Cuts, notches and holes in trusses, composite or glue-laminated members or I-joists

are prohibited except where permitted by the manufacturer. 51. Post and beam or girder construction shall be positively connected against uplift and

52. Wood trusses shall be designed by an engineer and shall be submitted for review prior to installation. [502.11]

WALL CONSTRUCTION: [Ch 6] **53. Top Plates:** [R602.3.2]

Roof/Attic Ventilation [R806]

Enclosed Attic Spaces:

a. Wood stud walls shall be capped with a double top plate to provide overlapping at corners and intersections with bearing partitions.

End joints shall be offset at least 24 inches. **54. Bottom/Sole Plates** shall have full bearing on nominal 2X or larger plates/sills having a width at least equal to the stud. [R602.3.4]

55. Drilling and Notching Studs: [R602.6] a. Exterior wall or bearing studs may be cut or notched to a depth not exceeding 25% of its width.

Any stud may be bored/drilled not more than 60% of the width. **56. Top plates cut, drilled or notched** more that 50% of its width, shall have a galvanized metal ties not less than 0.054 inch thick and 1-1/2 inches wide. The plates shall extend a minimum of 6 inches past the opening. [R602.6.1]

WALL COVERING: [Ch 7] Water-resistant Gypsum Backing Board: [R702.3.7]

May be used on ceilings

Shall not be installed over Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections shall be sealed.

Shall not be used where there will be direct exposure to water or continuous humidity. **58. Weep Screed:** The weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall allow trapped water to drain. [R703.7.2.1] **ROOF-CEILING CONSTRUCTION: [Ch 8]**

59. Roof Drainage: In areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from roofs shall be provided that will collect and discharge roof drainage to the ground surface at a point at least 5 feet from the foundation. [R801.3]

a. Enclosed attics and enclosed rafter spaces formed where ceiling are applied directly to the underside of roof framing members (cathedral ceilings) shall have cross ventilation for

each separate space by ventilating openings. b. Exterior openings shall be covered with corrosion-resistant wire cloth not exceeding 1/8 inch [VHFHSZ]

61. Minimum Area: [R806.2] The net free ventilating area shall not be less than 1/150 of the area of the space

1/300 may be used if 40 to 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space and are located within 3 feet below the ridge or highest point of the space, with the balance of ventilation provided by eave or cornice vents.

62. Unvented Attic Assemblies may be used if a design is submitted for review. [R806.5] Attic Access [R807] 63. An **opening** not less than 22 inches by 30 inches with a clear headroom of 30 inches, shall be provided to any combustible ceiling or roof construction attic area having a clear

height 30 inches or greater and an area exceeding 30 square feet. The **opening** shall be located in a hallway or other readily accessible location. If located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches

See CPC Sec. 508.4, CMC 304.4 and CEC 210.70 in these notes for access to

mechanical equipment in the attic. ROOF ASSEMBLIES: [Ch 9]

67. Weather Protection: [R903] **a. Flashing** shall be installed in a manner to prevent moisture entering the wall and roof. Where **flashing** is of metal, the metal shall be corrosion resistant with a thickness of

not less than 0.019 inch (No. 26 galvanized sheet metal). 68. Performance Requirements: [R902.1] Class A, B or C roof coverings shall be listed (UL 790 or ASTM E 108) and identified

Requirements for Roof Coverings [R905]

Deck slope shall be 2:12 or greater.

and verified in the field prior to installation.

All roof materials shall be installed per the manufacturer's installation instructions. Asphalt Shingles: [R905.2] Asphalt shingles shall be fastened to solidly sheathed decks.

Asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle. 71. Clay and Concrete Tile: [R905.3]

a. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards. Minimum Slope to Tile:

Roof slope less than 2 ½:12: One fastener per tile. Roof slope 2 ½:12 and over: Two fasteners per tile. Metal Roof Shingles: [R905.4]

Metal roof shingles shall be applied to solid or closely fitted deck.

Deck slope shall not be less than 3:12.

Mineral-surfaced Roll Roofing [R905.5]

Shall be fastened to solidly sheathed roofs. Deck slope shall be a minimum of 1:12.

Wood Shingles [R905.7]

Wood shingles shall be installed on solid or spaced sheathing. Deck slope shall be 3:12 or greater.

Wood Shakes [R905.8]

Wood shakes shall be installed on solid or spaced sheathing. Deck slope shall be 3:12 or greater.

Metal Roof Panels [R905.10]

Metal roof panel coverings shall be applied to solid or spaced sheathing.

Lapped, non-soldered seam without sealant: 3:12.

Lapped, non-soldered seam with sealant: ½:12.

Standing-seam: 1/4:12. **CHIMNEYS AND FIREPLACES: [Ch 10]**

Chimney Termination [R1003.9] 77. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the surrounding roof.

78. Wood burning fireplaces are generally not permitted by Air Quality Management District Rule 445. 79. All chimneys attached to any appliance or fireplace that burns solid fuel, where

permitted, shall be equipped with an approved **spark arrestor** meeting the following: The net free area of the spark arrester shall not be less than four times the area of the

gage wire, 19 gage galvanized wire or 24 gage stainless steel. c. Opening shall not permit the passage of spheres having a diameter larger than $\frac{1}{2}$ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

b. The spark arrester screen shall have heat and corrosion resistance equivalent to 12

PLUMBING SYSTEMS [2016 CPC] General Regulations [Ch 3]

not exceeding 2.2 gallons per minute at 60 psi.

water per flush.

this provision. [409.4]

80. All pipe, pipe fittings, traps, fixtures, material and devices used in a plumbing system shall be listed or labeled by a listing agency and shall conform to approved applicable

recognized standards. [301.2] 81. Piping subject to corrosion, erosion, or mechanical damage shall be protected in an approved manner. [312.4]

82. Plastic and copper piping penetrating a framing members to within one inch of the exposed framing shall be protected by **steel nail plate/striker barrier** not less than 0.0478 inches in thickness. The steel nail plate shall extend along the framing member a minimum of 1-1/2 inches beyond the outside diameter of the piping or tubing. [312.9]

piping systems used to convey potable water. [605.1.4] Plumbing Fixtures and Fixture Fittings [Ch 4] 84. Water-Conserving Fixtures and Fittings: [406.0]

Shower Heads shall not exceed 2.0 gallons per minute at 80 psi. [408.2] Faucets: Kitchens: shall not exceed 1.8 gallons per minute at 60 psi, with a temporary increase

83. Solder and fluxes with a lead content that exceeds 0.20 of 1% shall be prohibited in

Lavatories: shall not exceed 1.2 gallons per minute at 60 psi and shall not be less than 0.8 gallons per minute at 20 psi. In common and public use areas, shall not exceed 0.5 gallons per minute at 60 psi. **c. Water closets** shall have an average consumption of not more than 1.28 gallons of

More restrictive measure may be required by the CalGreen Code. **85.** Water closet or bidet shall: [402.5] Not be set closer than 15 inches from its center to any side wall or obstruction nor

closer than 30 inches center to center to any fixture Have a clear space in front of not less than 24 inches **86. Shower compartments** shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch circle to a height of 70 inches above the

87. Shower control valves and showerheads shall be located on the sidewall of shower or other approved arrangement. [408.9] 88. Limitation of Hot Water in Bathtubs and Whirlpool Bathtubs. The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to

120 degrees F. The water heater thermostat shall not be considered a control for meeting

Installation of **Fixture Fittings**: [417.5] Where two separate handles control the hot and cold water, the left-hand control shall

control the hot water. b. Single-handle mixing valves shall have the flow of hot water correspond to the marking on the fitting. c. Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic

mixing valve that provides scald and thermal shock protection conforming to ASSE 1016 or ASME A112.18.1. Handle positions shall be adjusted to deliver a maximum mixed water setting of 120 degrees F. [408.3]

Water Heaters [Ch 5] 90. Water heaters shall be provided with approved overpressure and over temperature protection. [504.4 and .5]

91. A minimum of 100 square inches of indoor **Combustion Air** shall be provided within 12 inches of the top and within 12 inches of the bottom. [506.3] 92. All new and replacement water heaters shall be **anchored or strapped** to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the

upper one-third and lower one-third. At the lower point, a minimum distance of 4 inches shall be maintained above the controls. [507.2] 93. A water heater supported from the **ground** shall rest on level concrete not less than 3

inches above the adjoining ground level. [507.4] 94. When a water heater is located in an area where damage may result from a **leaking** water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with a minimum three-quarter inch drain to an approved location. [507.5] 95. Installation in **Residential Garages**: [507.13]

Shall be installed so that all burners and burner-ignition devices are located not less than 18 inches above the floor. Shall be protected so it is not subject to **physical damage** by a moving vehicle. Protection may require the installation of a 3 inch steel pipe, 4 inch curb or wheel stop.

Water Supply and Distribution [Ch 6] 96. Faucets and diverters shall be connected to the water system so that **hot water** corresponds to the left side of the fittings. [417.5]

97. Backflow Prevention: [602.3] Potable water outlets with hose attachments (other than water heater drains, boiler drains and clothes washer connections) shall be protected by a non-removable hose-bibtype backflow preventer. [603.5.7]

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99. Venting for Island Fixtures: [909.1]

a. Traps for island sinks shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. **Storm Drainage [Ch 11]**

100. Where provided. **Secondary Roof Drains** shall be not less than two inches above the roof surface and shall have a separate piping system. [1101.12.2.2 and 1101.12.2.2.1] Fuel Piping [Ch 12]

101. Underground piping systems shall be installed with a minimum of 18 inches of cover; or 12 inches if damage is not likely to occur. [1210.1.1]

102. Concealed Piping: A steel striker barrier not less than 0.0508 inches thick shall be installed between the tubing and the finished wall and extends at least 4 inches beyond concealed penetrations of plates, fire stops and studs. [1210.3.3]

103. An accessible gas shutoff valve shall be provided upstream of each gas pressure regulator. [1210.11]

104. Gas appliances shall have an accessible manual shutoff valve within six feet of the appliance. [1212.5]

MECHANICAL SYSTEMS: [2016 CMC]

105. Protection Against Damage: [305.1

Appliances installed in garages subject to mechanical damage shall be guarded against damage. Protection may require the installation of a 3 inch steel pipe, 4 inch curb or wheel stop.

106. Equipment generating a glow, spark or flame shall be installed with pilots and burners or heating elements and switches at least 18 inches above the floor level. 107. Electrical Connections: [301.4]

a. Equipment shall have a positive means of disconnect adjacent to and in sight from

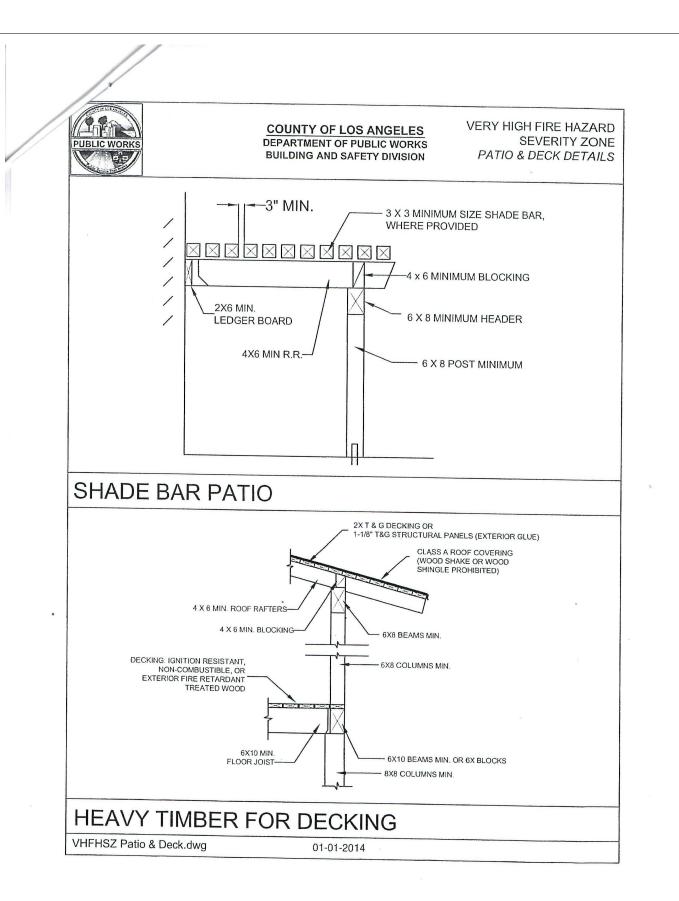
the equipment served. b. A 120 V receptacle shall be located within 25 feet of the equipment for service and maintenance purposes 108. Clothes Dryers: [504.4]

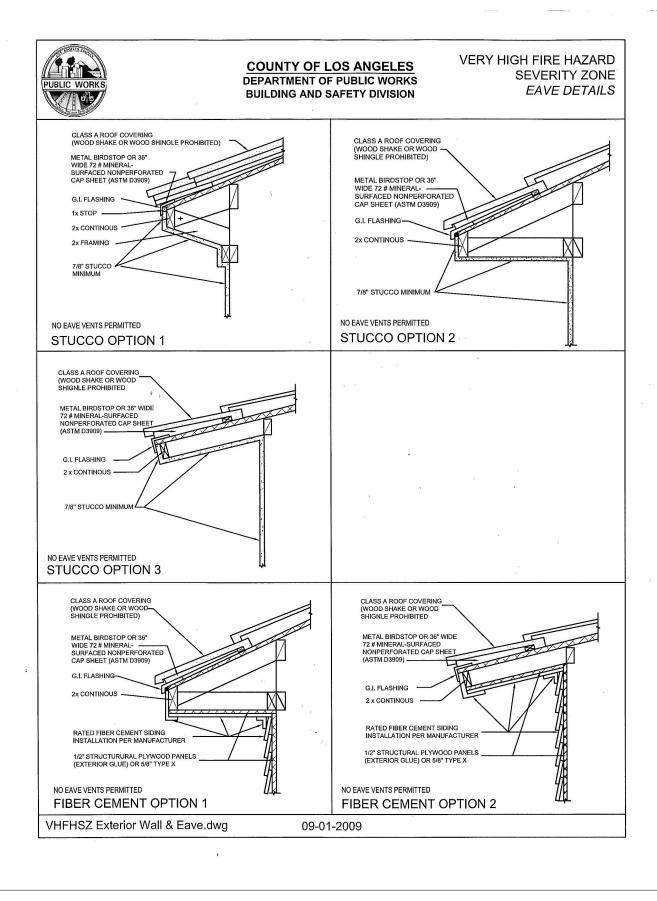
Moisture exhaust ducts shall terminate outside the building and shall be equipped with a back draft damper.

A minimum 4 inch metal duct with smooth interior surfaces shall be provided c. When installed in a closet, a minimum opening of 100 square inches for makeup air shall be provided in the door or other location.

d. Ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows unless permitted by the manufacturer.

109. The minimum indoor **combustion air volume** for gas utilization equipment shall be 50 cubic feet per 1000 Btu/hour. [701.4.1]





CITY OF CALABASAS **Standard Construction Notes** VERY HIGH FIRE HAZARD SEVERITY ZONE

2019 California Residential Code – Section R337 2019 California Building Code – Chapter 7A

Notes: 1) Additional State Fire Marshal approved materials and methods may be found in California Referenced Standards Code, Part 12. 2) Prior to permit final approval, the property shall be in compliance with the vegetation management requirements. 3) The use of paints, coating, stains or other surface treatments are not an approved method of protection [R337.3.5.3/701A.5, 703A.5.3].

APPLICATION - [R337.1.3/701A]

New buildings.

Combustion Air [Ch 7]

Detached Accessory Building Exceptions:

 Not exceeding 120 sf when located at least 30 ft from an applicable building.

b. Any size located at least 50 ft from an applicable

ROOFING - [R327.5/705A]:

3. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

4. Fire-retardant-treated wood shingles and shakes shall be approved and listed by the California State Fire Marshal and have passed the weathering test. [R902.2/703A.5.2.2]

Roof covering shall be Class A [R902.1.1]:

a. The entire roof covering of every existing structure where more than 50% of the total roof area is replaced within any one-year period,

b. The entire roof covering of every **new structure**,

 And any roof covering applied in the alteration, repair or replacement of the roof of every existing

Where the roof profile allows a space between the roof covering and roof decking: [R337.5.2]

a. The spaces shall be constructed to prevent the intrusion of flames and embers,

b. Be fire-stopped with approved materials, or

 Have one layer of minimum 72 pound mineralsurfaced non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

Where roof valley flashing is installed [R337.5.3]:

 The flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet installed over not less than on layer of minimum 72-pound mineralsurfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch-wide running the full length of the valley.

Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

VENTS - [R337.6/706A]:

General - Sec. R337.6.1/706A.1

Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafters space formed where ceiling are applied directly to the underside of roof rafters and under-floor ventilation shall be in accordance with CBC Sec. 1203.

Requirements - R337.6.2/706A.2:

Ventilation openings for the above enclosed areas, shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following:

Openings shall be between 1/16th and 1/8th inch.

 The materials shall be noncombustible except vents located under the roof covering, along the ridge, with noncombustible wire mesh.

The materials shall be corrosion resistant.

Ventilation openings on the underside of eaves and cornices - R337.6.3/706A.3

10. Vents shall not be installed on the underside of eaves and cornices, except vents meeting the above requirements when:

a. The ventilated attic space is **fully protected** by an automatic sprinkler system installed in accordance with CBC Sec. 903.3.1.1 (NFPA 13), or

 The exterior wall covering and exposed underside of the eave are of noncombustible material or ignition-resistant-material (SFM Standard 12-7A-5 and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio,

Page 1 of 3

EXTERIOR COVERING - Sec. R337.7/707A

Note: The following exterior covering materials shall conform to this section: Exterior wall covering or assembly, underside of roof eave overhangs or soffits, underside of exterior porch ceilings, underside of floor projections, and under-floor areas. The following are exempt: architectural trim, fascia and gutters; roof or wall projections; solid wood rafter tails and blocking having a minimum dimension of 2 inch nominal.

Exterior walls - R337.7.3/707A.3

11. Exterior wall covering or wall assembly shall be of:

Noncombustible material.

Ignition-resistant material.*

Heavy-timber exterior wall assembly.

d. Log wall construction.

e. Wall assemblies meeting SFM Standard 12-7A-1.

Exceptions: 1) One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side. 2) The exterior portion of Exterior Porch Ceilings - R337.7.6/707A.6 a 1-hour fire resistive exterior wall assembly designed

15. The exposed underside of exterior porch ceilings shall for exterior fire exposure.

Extent of Exterior Wall Coverings - R337.7.3.1/707A.3.1

12. Exterior wall coverings shall extend from the top of the foundation to

a. the roof and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs,

b. or in the enclosed eaves, terminate at the enclosure.

Open (exposed) Roof Eaves - R337.7.4/707A.4

13. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

Noncombustible material.

Ignition-resistant material.*

c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.

d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire

Exceptions: The following materials do not require protection: 1) 2 inch minimal solid wood rafter tails on the exposed underside of open roof eaves; 2) Solid wood blocking between rafter tails; 3) Gable end overhangs and roof assembly projections beyond an exterior wall; 4) Fascia and architectural trim boards.

Enclosed Roof Eaves and Roof Eave Soffits -R337.7.5/707A.5

14. The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one of the following:

a. Noncombustible materials

 One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit.

d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire

Boxed-in roof eave soffits per SFM Standard 12-

Exceptions: 1) Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails; 2) Fascia and other architectural trim boards.

be protected by one of the following:

Noncombustible material.

Ignition-resistant material.*

c. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.

 The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.

e. Porch ceiling assemblies with a horizontal underside that meets SFM Standard 12-7A-3.

Exception: Architectural trim boards.

Floor Projections - R337.7.7/707A.7

16. The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:

a. Noncombustible construction.

Ignition-resistant material.*

 One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.

d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.

e. The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

Page 2 of 3

Exception: Architectural trim boards.

Under-floor Protection - R337.7.8/707A.8

17. The under-floor area of elevated or overhanging building shall be enclosed (and fire-protected) to grade or the underside of the exposed under-floor shall be protected by one of the following:

a. Noncombustible construction

Ignition-resistant material.* c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.

d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire

e. The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

Exception: Heavy-timber structural columns and beams Exterior Door Glazing - R337.8.3.1/708A.3.1 do not require protection.

Underside of Appendages - R337.7.9/707A.8

18. The underside of appendages shall be finished per the above sections.

EXTERIOR WINDOWS AND DOORS - R337.8/708A Exterior Glazing - R337.8.2/708A.2

Note: The following exterior glazing materials shall comply: windows, glazed doors, glazed opening within exterior doors, glazed opening within exterior garage doors, exterior structural glass veneer.

Exterior Windows and Exterior Glazed Door Assembly Requirements - R337.8.2.1/708A.2.1

19. Exterior windows and exterior glazed door assemblies shall comply with one of the following:

a. Multi-pane glazing with a minimum of one tempered pane meeting the Safety Glazing requirements of CBC Sec.2406.

Glass block units.

R337.7.3/707A.3.

c. 20-minute fire-resistance rating.

Meet SFM Standard 12-7A-2. 20. Operable skylights shall be protected by a noncombustible mesh screen with openings no greater than 26. Accessory structures not exempt per item #1, shall be

Structural Glass Veneer - R337.8.2.2/708A.2.2 21. The wall assembly behind structural glass veneer shall

Exterior Doors - R337.8.3/708A.3 22. Exterior doors shall comply with the following:

comply with the wall requirement of Sec.

a. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or

complies with the following: Stiles and rails shall not be less than 1-3/8

b. Shall be constructed of solid core wood that

inches thick. ii. Raised panels shall not be less than 1-1/4 inch thick, except for perimeter of the raised panel that may taper to a tongue not less than 3/8

inch think. c. Shall have a fire-resistance rating of not less than

d. Meet SFM Standard 12-7A-1.

Exterior Door Glazing - R337.8.3.1/708A.3.1

23. Shall meet the requirements of R337.8.2.1/708A.2.1

24. Garage doors shall resist the intrusion of embers from entering by preventing gaps around the door from exceeding 1/8 inch. This may be accomplished with weather stripping, door overlaps, or jambs and headers covered with metal flashing.

DECKING - R337.9/709A

25. The walking surface material of decks, porches, balconies and stairs when any portion of such surface is within 10 ft of the building shall comply with the

a. Ignition-resistant material complying with SFM Standard 12-7A-4 and 5.

 Exterior fire retardant treated wood. c. Noncombustible material

d. Materials meeting SFM Standard 12-7A-4A may be used when the attached exterior wall covering is also either noncombustible or ignition-resistant

material. ACCESSORY STRUCTURES - R337.10/710A

Note: Ignition Resistant Protection is required for the following: trellises, arbor, patio covers, carport, gazebos and similar structures.

construction. *Ignition-resistant material shall be: 1) determined in accordance with the test procedures in SFM Standard 12-7A-

reviewed and approved by the Fire Marshal prior to

5, or 2) Noncombustible material, or 3) Fire-retardant-treated wood identified for exterior use (CBC Sec. 2303.2).

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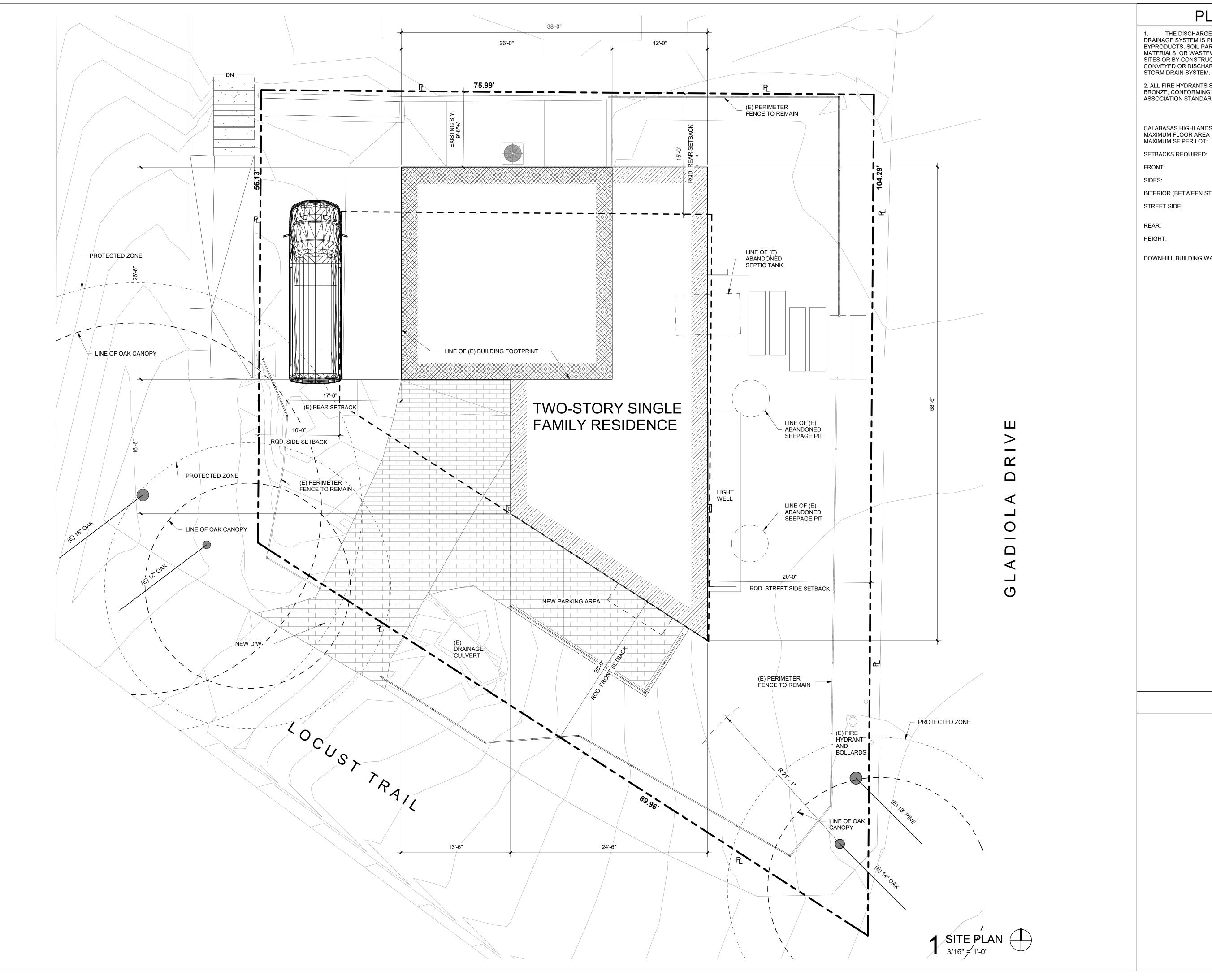
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PLAN NOTES

1. THE DISCHARGE OF POLLUTANTS TO ANY STROM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEYM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERTAED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

2. ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.

CALABASAS HIGHLANDS DEVELOPMENT STANDARDS MAXIMUM FLOOR AREA RATIO: .45

SETBACKS REQUIRED:

20 FT. - PRIMARY STRUCTURE 10 FT. - GARAGE/CARPORT

INTERIOR (BETWEEN STRUCTURES): 6 FT.

20 FT. 10 FT. - GARAGE/CARPORT

15 FT.

27 FT. PITCHED ROOF 24 FT. PARAPET ROOF

LEGEND

DOWNHILL BUILDING WALLS: 15 FT.

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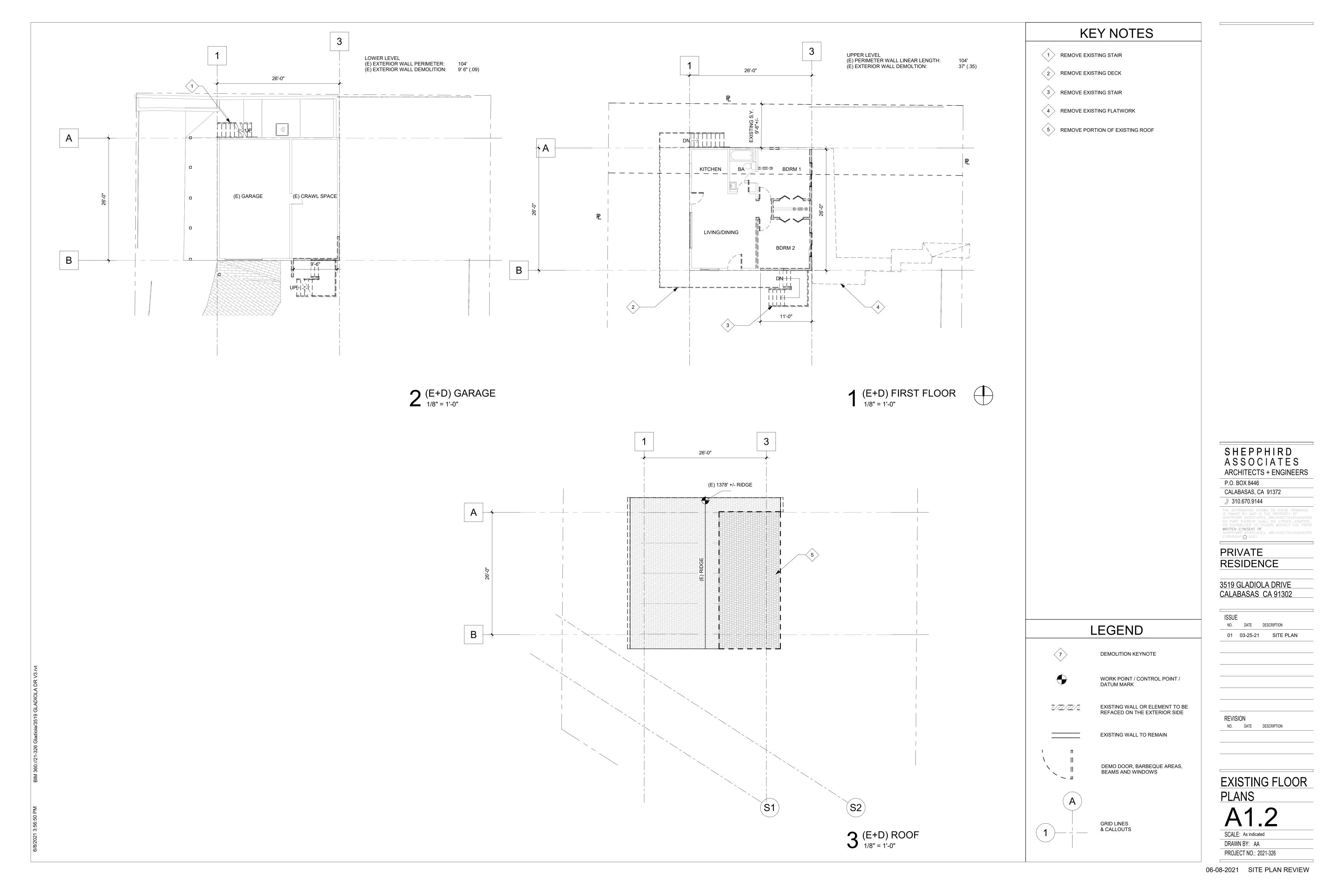
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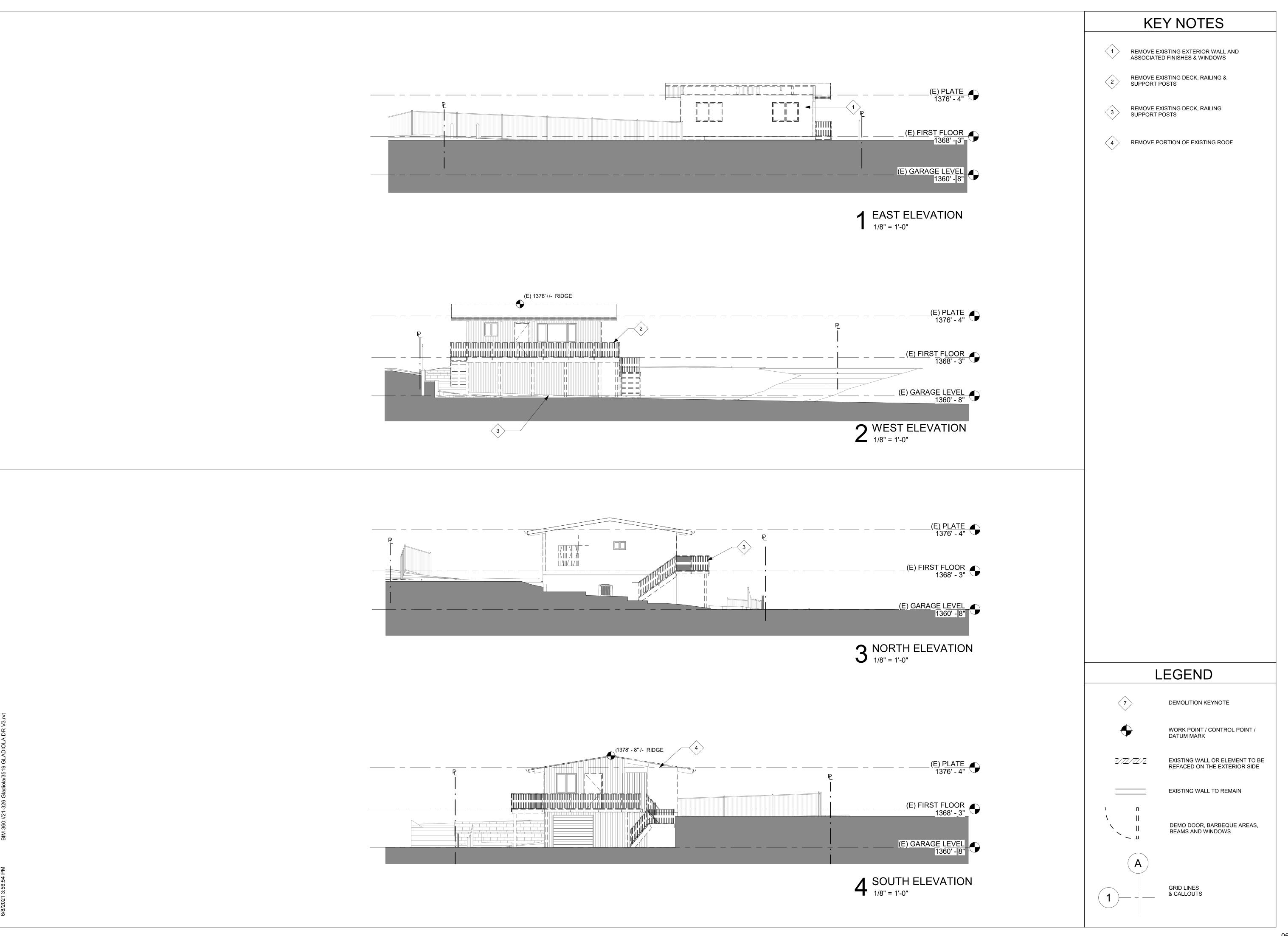
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EXISTING ELEVATIONS

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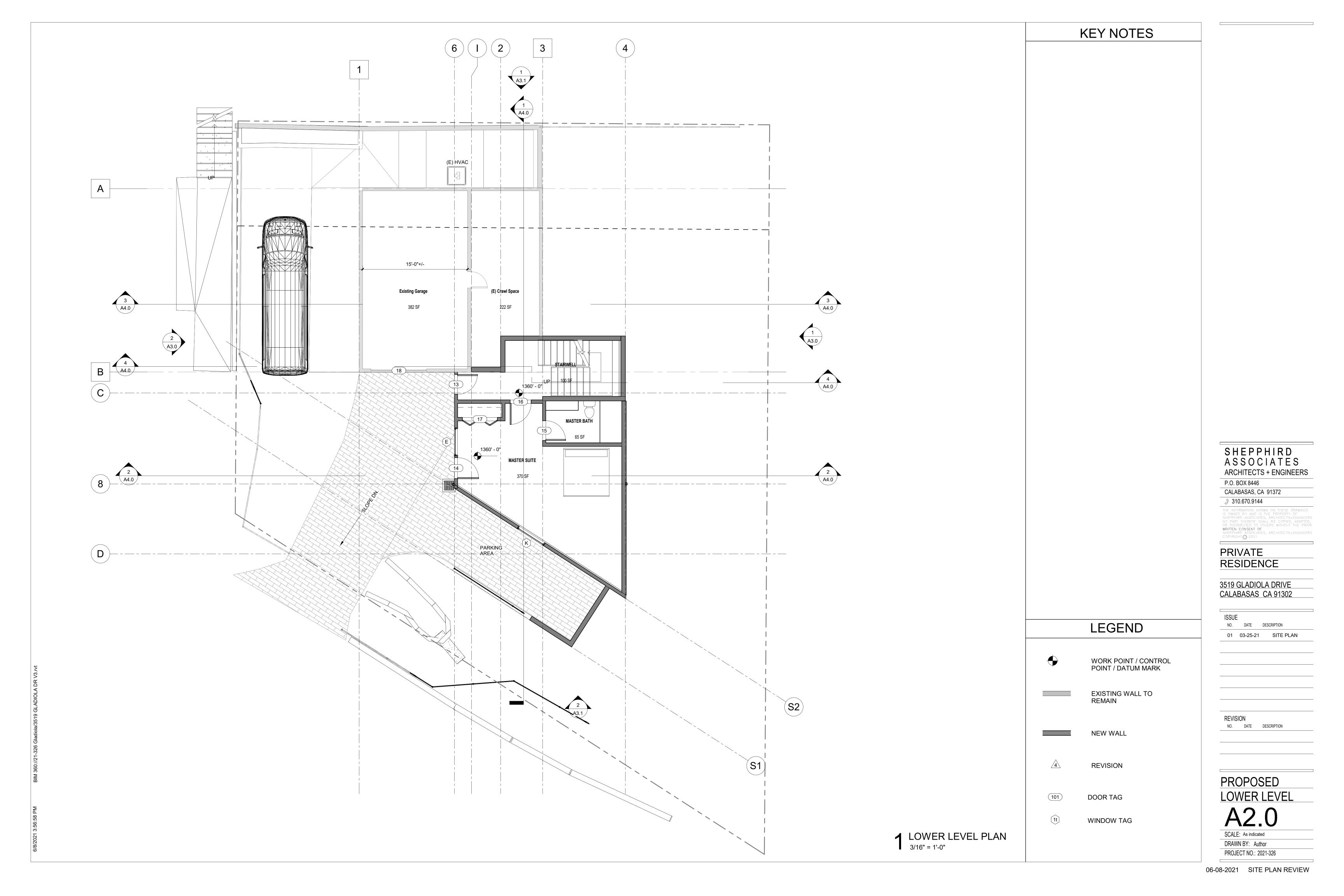
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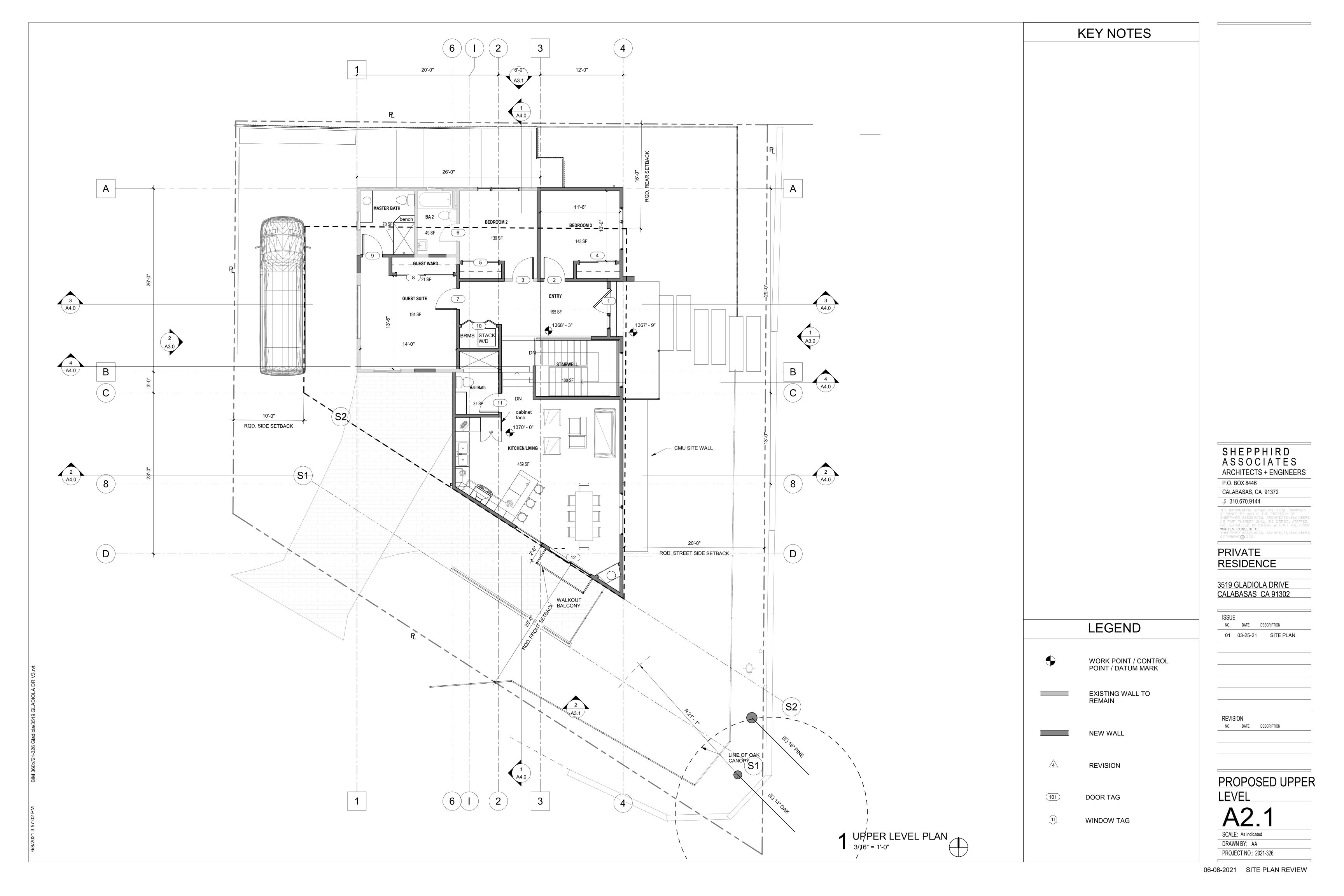
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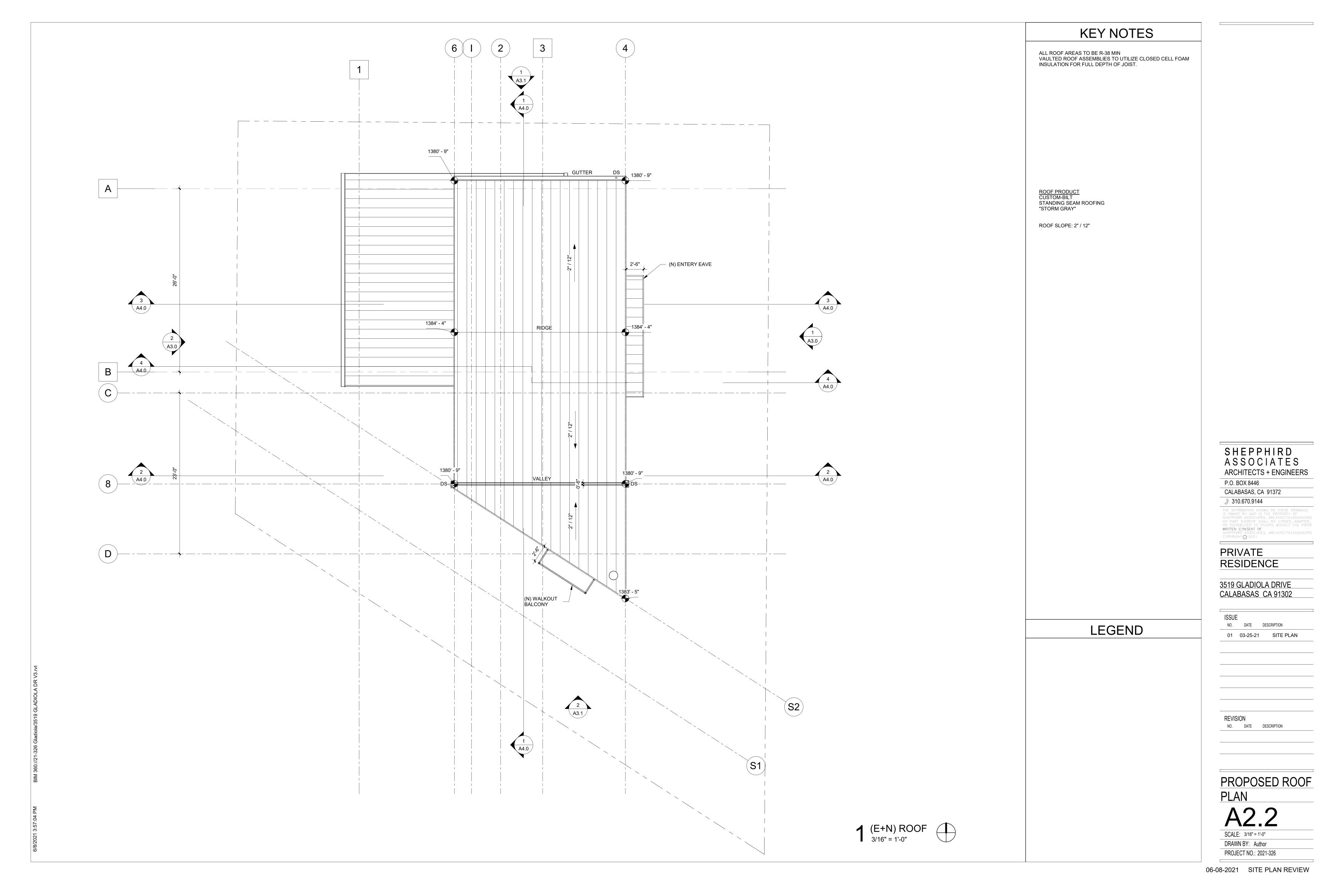
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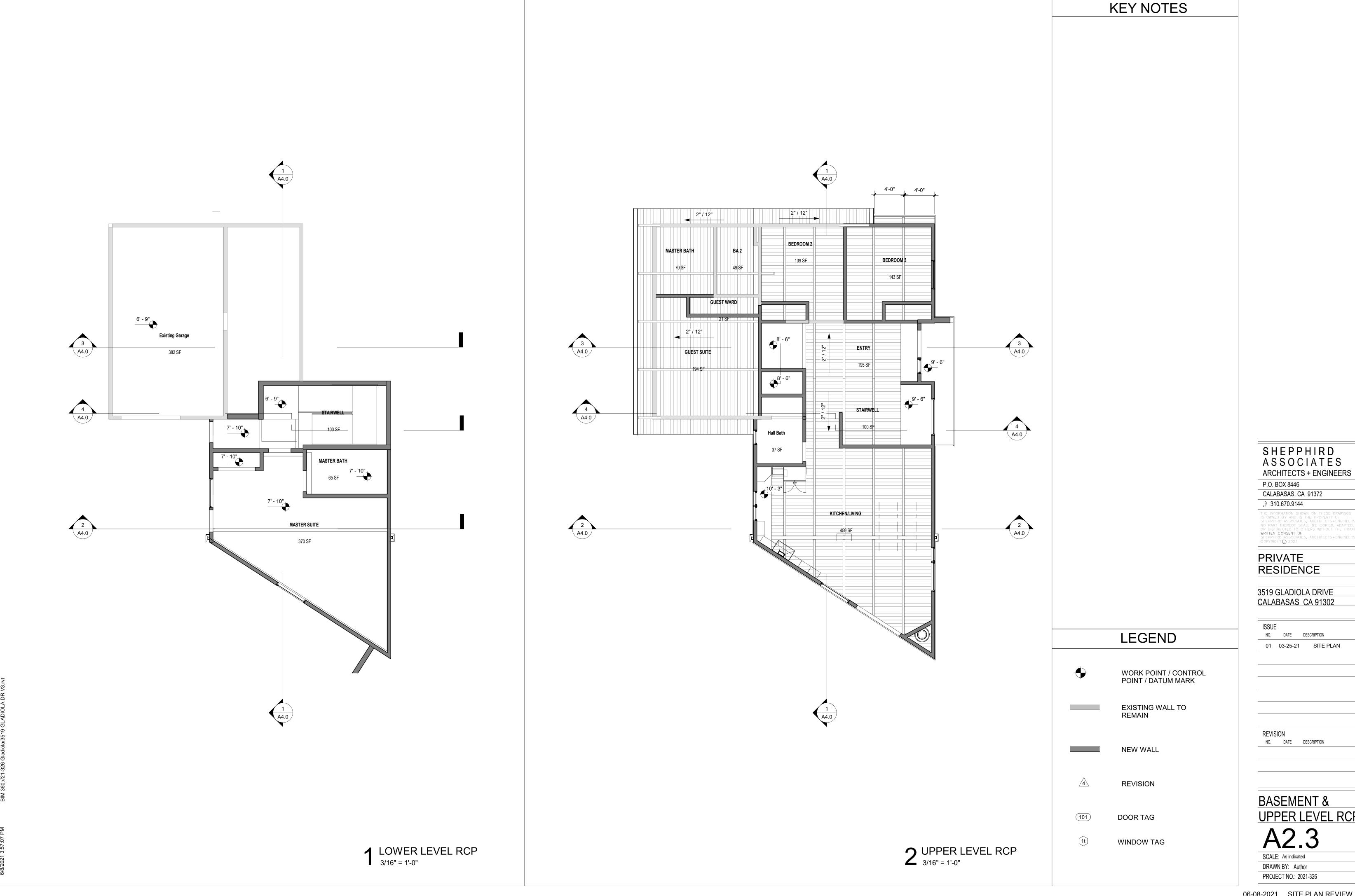
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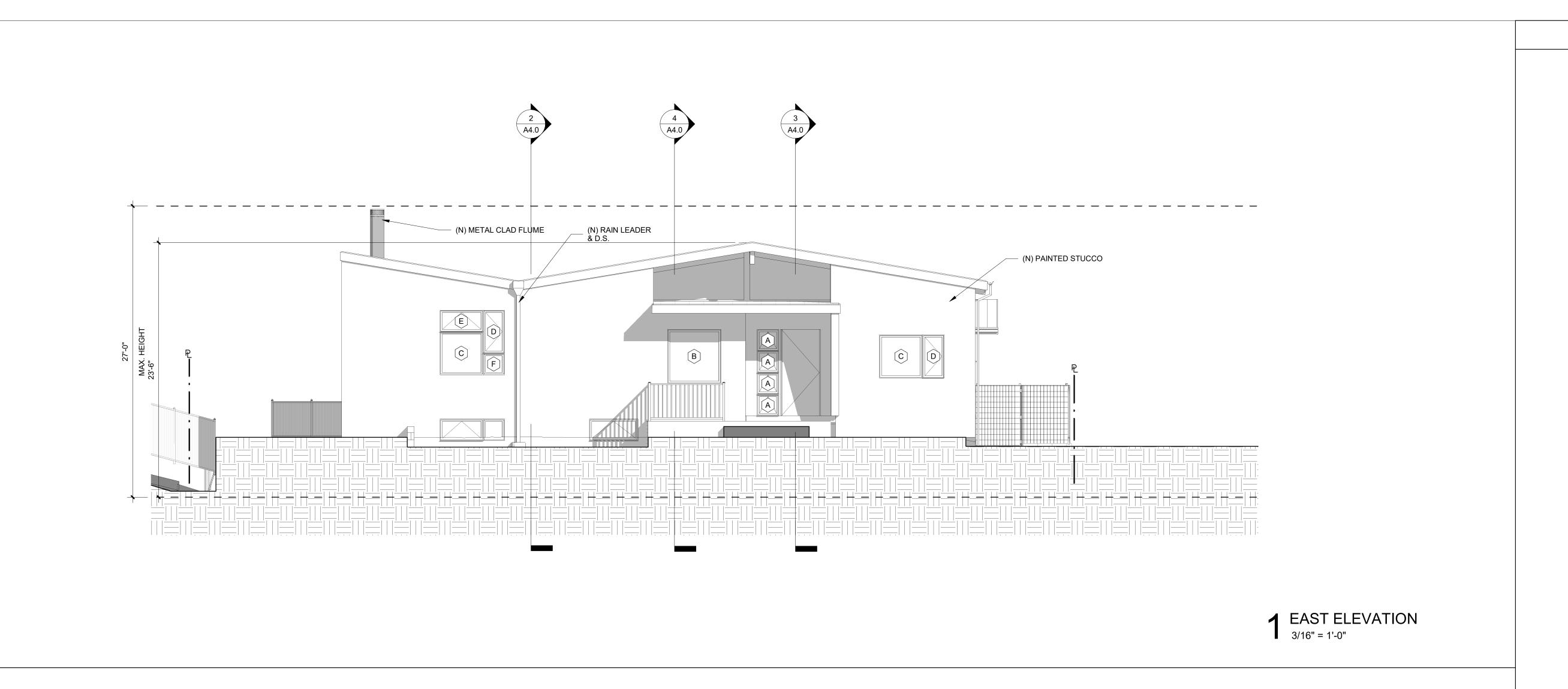


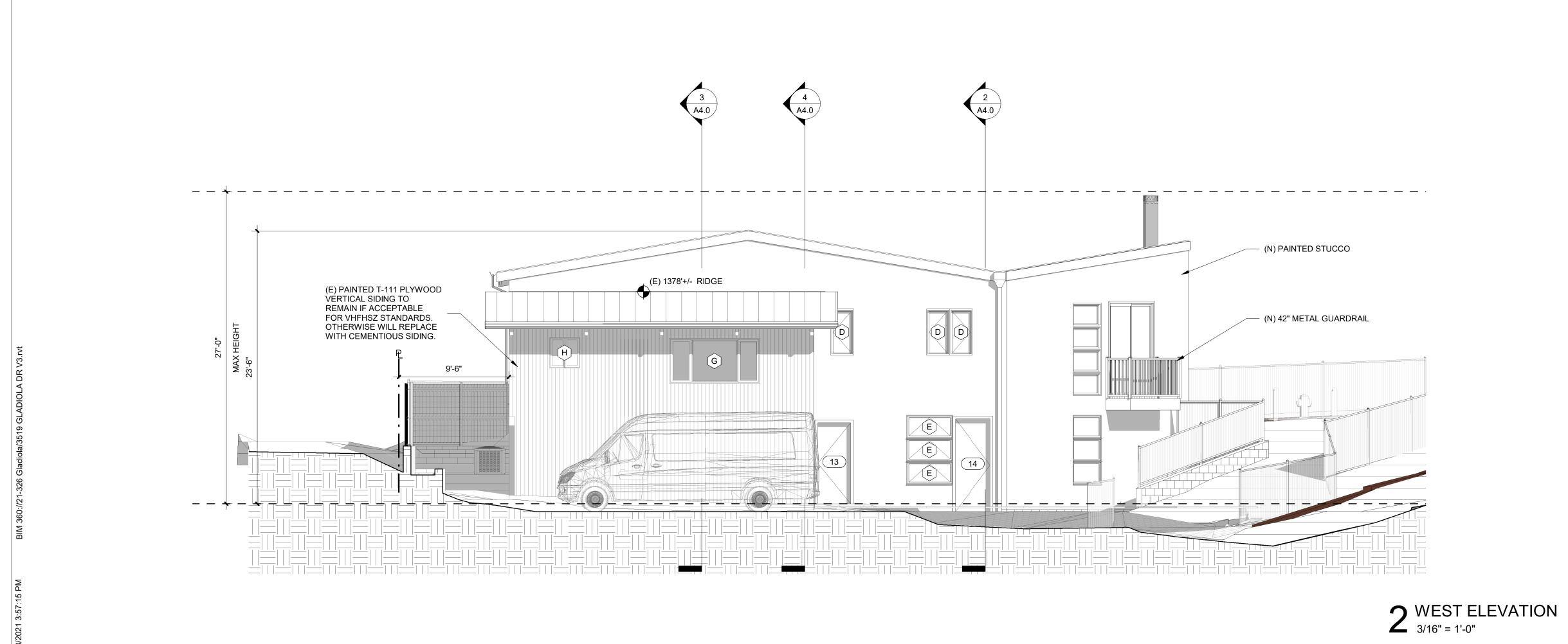






UPPER LEVEL RCP





KEY NOTES

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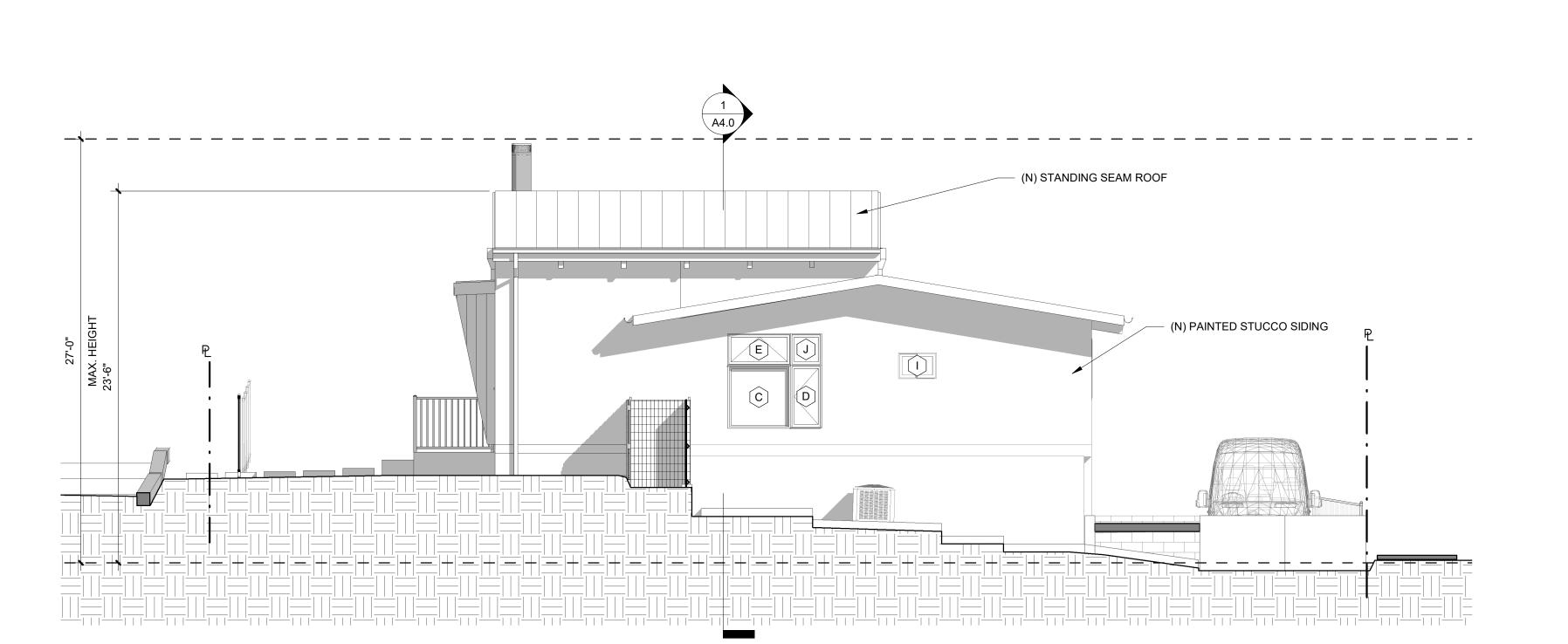
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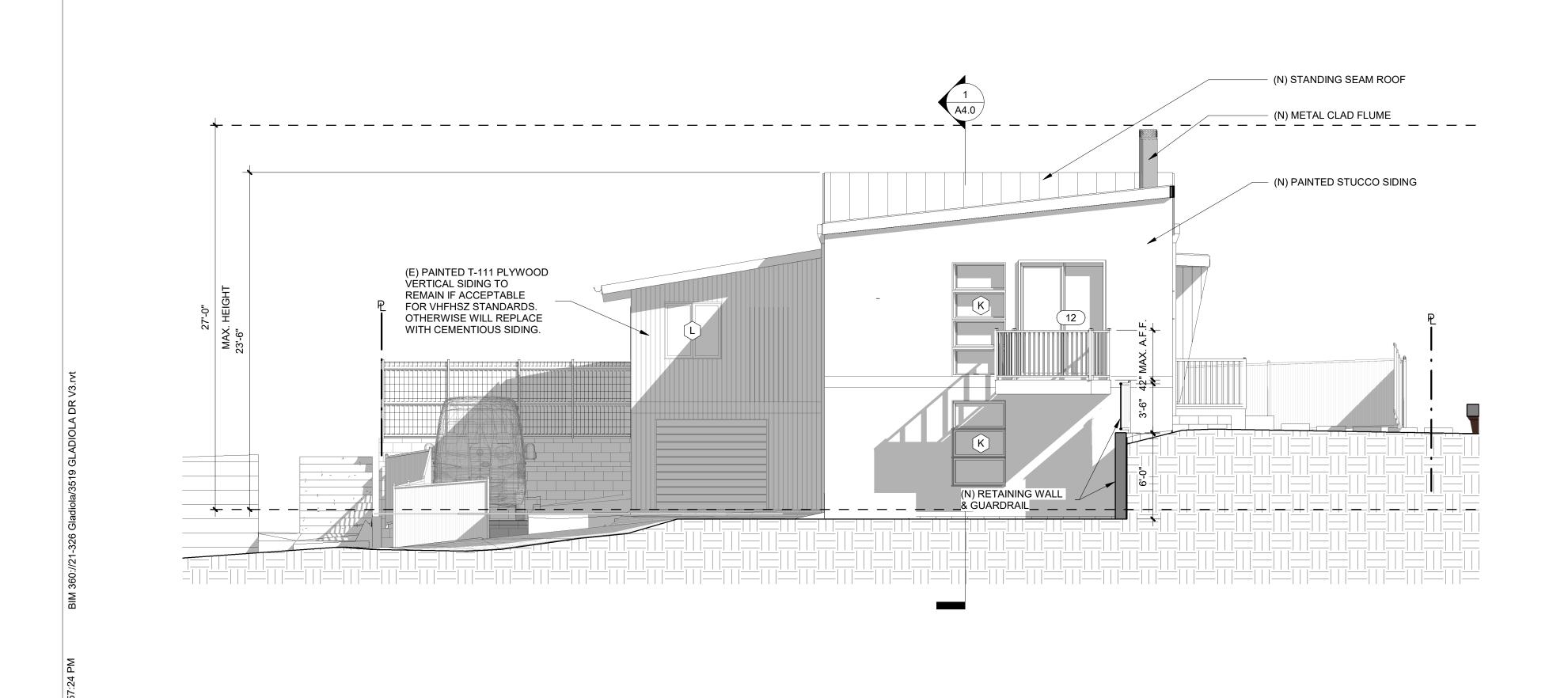
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SCALE: 3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"

2 SOUTH ELEVATION 3/16" = 1'-0"



LEGEND

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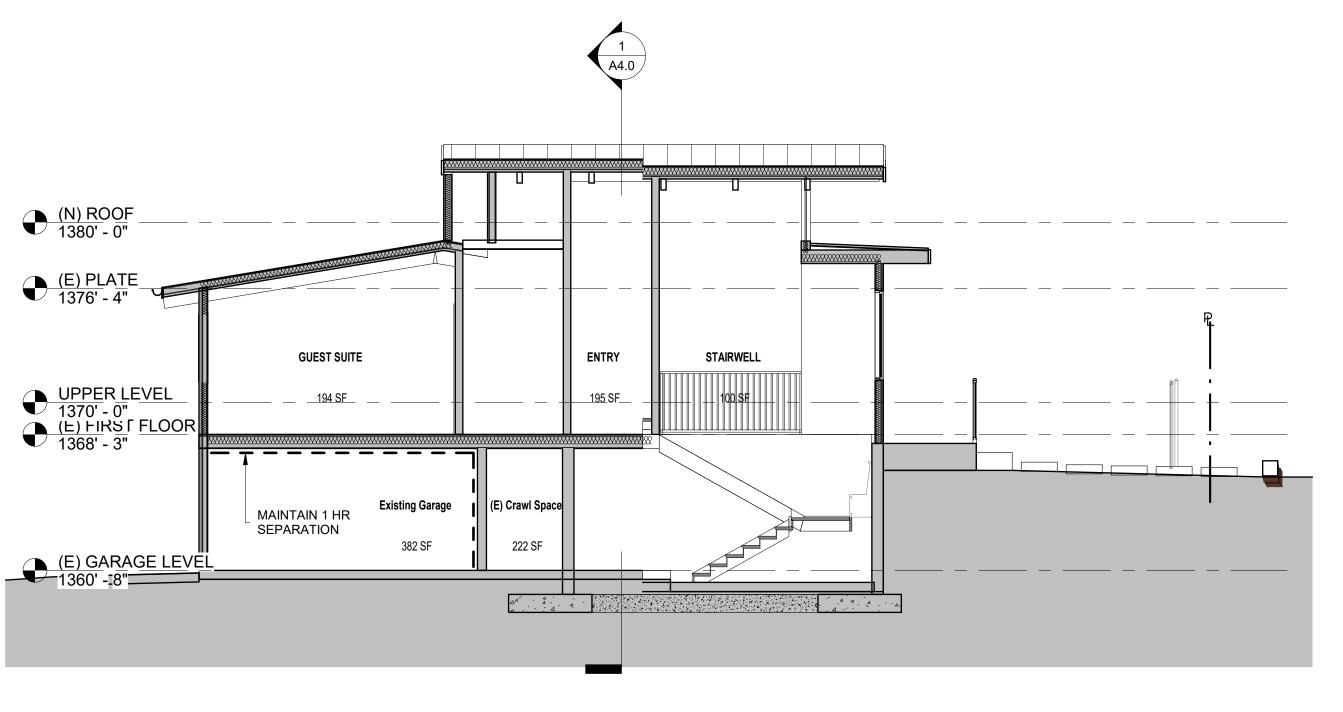
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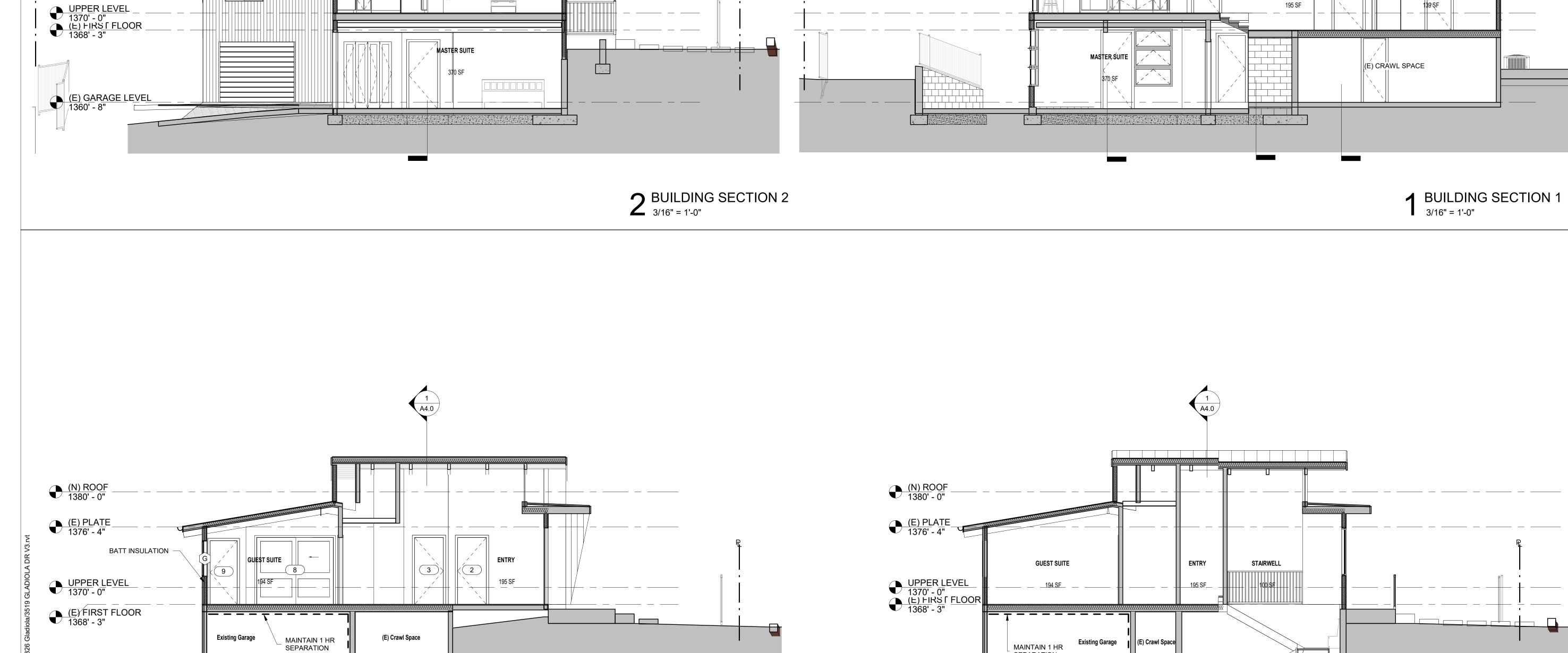


(N) GWB FINISH TO MATCH EXISTING

BEDROOM 2

ENTRY

- BATT INSULATION



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

KITCHEN/LIVING

(N) ROOF 1380' - 0"

(E) PLATE 1376' - 4"

382 SF

(E) GARAGE LEVEL 1360' - 8"

222 SF

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PROPOSED

SECTIONS

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4 BUILDING SECTION 4
3/16" = 1'-0"