

**PRIVATE RESIDENCE**  
**3519 GLADIOLA DR.**  
**CALABASAS, CA 91302**  
**REMODEL AND ADDITION TO S.F.D.**  
**MARCH 25, 2021 ADMIN PLAN REVIEW**

**PROJECT DATA**

PROJECT ADDRESS: 3519 GLADIOLA DRIVE, CALABASAS, CA 91302  
 APN: 2072-002-087  
 ZONING OVERLAY ZONE: RC (CALABASAS HIGHLANDS)  
 MAX HEIGHT ALLOWED: 27' PITCHED ROOF, 24' PARAPET ROOF  
 MAX FAR: 2,742.89 S.F. (.45) (6095.3 X .45)  
 MAX SITE COVERAGE: 2,133.36 S.F. (.35) (6095.3 X .35)

**PROJECT DIRECTORY**

**OWNER:**  
 RAY S. BOOTH  
 (818) 455-2973  
**ARCHITECT:**  
 SHEPPHARD ASSOCIATES  
 P.O. BOX 8446  
 CALABASAS, CA 91302  
 PHONE: (310) 367-8030  
 CONTACT: WILL SHEPPHARD  
 WILL.S@SHEP-AE.COM

**PROJECT CONTRACTOR:**  
 TBD

	EXISTING	NEW
LOT AREA	6,095.3 SF	---
FAR	1,025 SF (.17)	2,626 SF (.39)
SITE COVERAGE	692 SF (.11)	1,372 SF (.23)
PERVIOUS SURFACES	4,169 SF (.68)	4,166 SF (.68)
IMPERVIOUS SURFACES	1,926 SF (.32)	1,929 SF (.32)

**LEGAL DESCRIPTION**

TRACT 9435, LOT 1, BLK16.  
 ASSESSOR'S PARCEL NUMBER: APN 2072-002-087

**PROJECT BUILDING DATA**

OCCUPANCY CLASSIFICATION(S)	R-3, U			
USE	SFD WITH ATTACHED GARAGE			
BUILDING CONSTRUCTION TYPE	TYPE VB			
NUMBER OF STORIES	2 STORIES			
MAXIMUM BUILDING HEIGHT	27' PITCHED ROOF, 24' PARAPET ROOF			
BUILDING AREA - RFA	LEVEL	EXISTING	NEW	CHANGE
	LOWER LEVEL	631 SF	1232 SF	601 SF
	MAIN LEVEL	643 SF	1394 SF	751 SF
TOTAL	1274 SF	2626 SF	1352 SF	
FIRE SPRINKLERS (YES/NO); TYPE	N/A			
HIGH FIRE HAZARD SEVERITY ZONE (YES/NO)	YES			

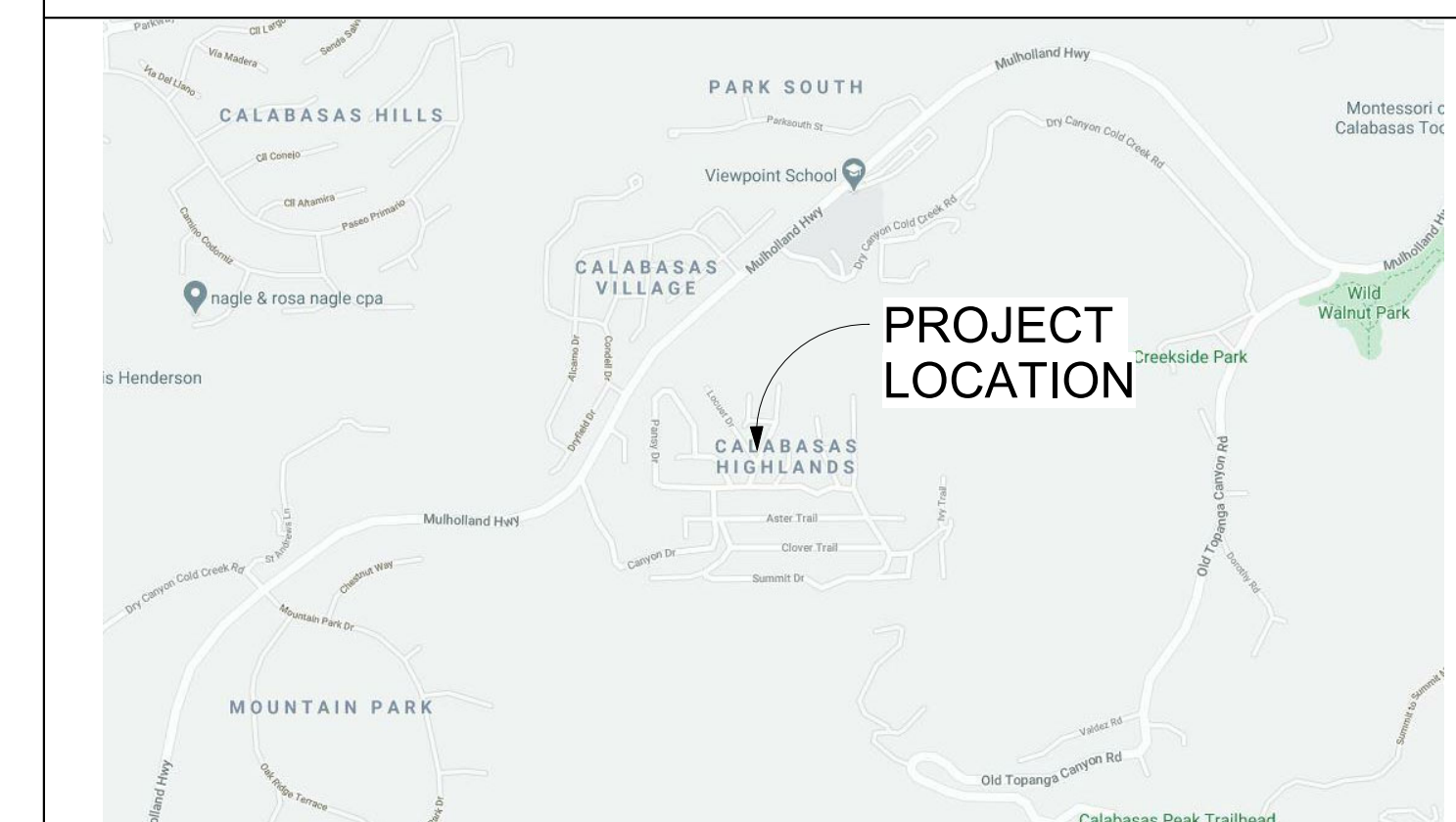
**SCOPE OF WORK**

**REMODEL OF EXISTING ONE-STORY SINGLE FAMILY DWELLING WITH ADDITION OF 1,352 SF. ADDITION INCLUDES NEW KITCHEN/LIVING AREA, MASTER SUITE, TWO BEDROOMS, HALL BATHROOM, ENTRY AREA AND STAIRS CONNECTING LOWER LEVEL WITH MAIN LEVELS. IMPROVEMENTS TO EXISTING INTERIOR FINISHES.**

**APPLICABLE CODES AND REGULATIONS**

EDITION	CODE OR AGENCY
<b>A. AUTHORITIES HAVING JURISDICTION</b>	
	CITY OF CALABASAS DEPARTMENT OF BUILDING AND SAFETY
	CITY OF CALABASAS DEPARTMENT OF PLANNING
<b>B. CALIFORNIA CODE OF REGULATIONS, TITLE 24</b>	
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, CALIFORNIA 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**



SHEET NO	SHEET NAME	PRICING SET	SITE PLAN REVIEW
<b>GENERAL</b>			
G0.0	COVER SHEET		
G0.1	EXISTING PHOTOS		
G0.2	AERIAL VIEWS		
G0.3	AREA EXHIBITS		
G1.0	SURVEY		
G2.0	MATERIALS		
G3.0	STORY POLE EXHIBIT		
<b>ARCHITECTURAL</b>			
A0.1	GENERAL NOTES & SYMBOLS		
A0.2	CITY NOTES		
A0.3	CITY & VHFHSZ NOTES		
A0.5	PROJECT VIEWS		
A0.6	PROJECT VIEWS		
A1.0	SITE PLAN		
A1.2	EXISTING FLOOR PLANS		
A1.3	EXISTING ELEVATIONS		
A2.0	PROPOSED LOWER LEVEL		
A2.1	PROPOSED UPPER LEVEL		
A2.2	PROPOSED ROOF PLAN		
A2.3	BASEMENT & UPPER LEVEL RCP		
A3.0	PROPOSED ELEVATIONS		
A3.1	PROPOSED ELEVATIONS		
A4.0	PROPOSED SECTIONS		
<b>STRUCTURAL</b>			
S-1.0	GENERAL NOTES & SPECIFICATIONS		
S-1.1	STRUCTURAL DETAILS		
S-1.2	STRUCTURAL DETAILS		
S-1.3	STRUCTURAL NOTES, FORMS & DETAILS		
S-2.0	FOUNDATION PLAN		
S-2.1	MAIN LEVEL FRAMING PLAN		
S-2.2	ROOF FRAMING PLAN		

Date: April 17, 2021  
 Time in: 1:45 am/pm  
 Time out: 2:00 am/pm  
 INQ: 21635

**CITY OF CALABASAS COUNTER INQUIRY**

Planning Dept.     Building Dept.

Name: Ray Booth    Phone No.: 818591-7524  
 Property Address/Location: 3519 Gladiola Drive    Zone: RC CH  
 Assessor's Parcel No.: \_\_\_\_\_    Fax No.: \_\_\_\_\_  
 Nature of Inquiry: \_\_\_\_\_

Information provided     Follow-up needed: \_\_\_\_\_

Please draw or sketch your entire property, showing all buildings, structures, driveways, streets, oak trees, etc.

*Permit says Garage and SR  
 it is legal non-conforming garage  
 16x28  
 No planing needed as long as there  
 are no additions to garage*

Comments: \_\_\_\_\_  
 Staff: Andrew Cohen-Little  
 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

6/8/2021 3:57:39 PM BIM 360://21-326 Gladiola/3519 GLADIOLA DR V3.rvt

Development Feature	Standard
Maximum floor area ratio (FAR) <sup>1</sup>	.45
Maximum square feet per lot	3,500 sq. ft. maximum regardless of lot size
Setbacks Required	
Front	20 ft. - primary structure 10 ft. - garage or carport <sup>2</sup>
Sides (each) <sup>1</sup>	10 ft.
Interior (between structures)	6 ft. unless a larger setback is required by <a href="#">Title 15</a>
Street Side	20 ft. 10 ft. - garage or carport <sup>2</sup>
Rear	15 feet
Height <sup>1</sup>	27 ft. pitched roof 24 ft. parapet roof
Downdraft Building Walls	15 ft.

**SHEPPHARD ASSOCIATES**  
 ARCHITECTS + ENGINEERS  
 P.O. BOX 8446  
 CALABASAS, CA 91372  
 310.670.9144

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3519 GLADIOLA DRIVE  
 CALABASAS CA 91302

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

REVISION NO.	DATE	DESCRIPTION
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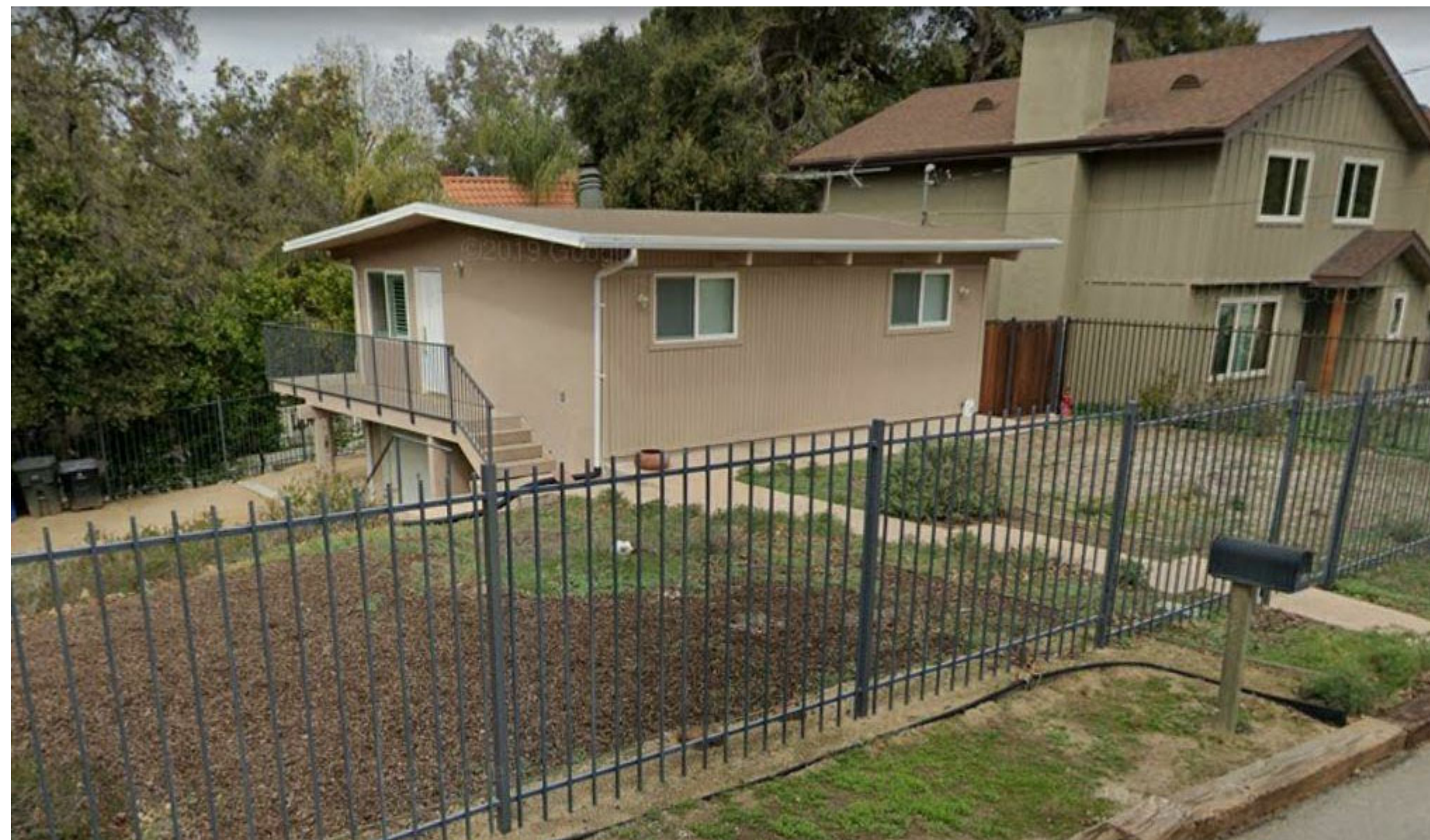
**COVER SHEET**

**G0.0**

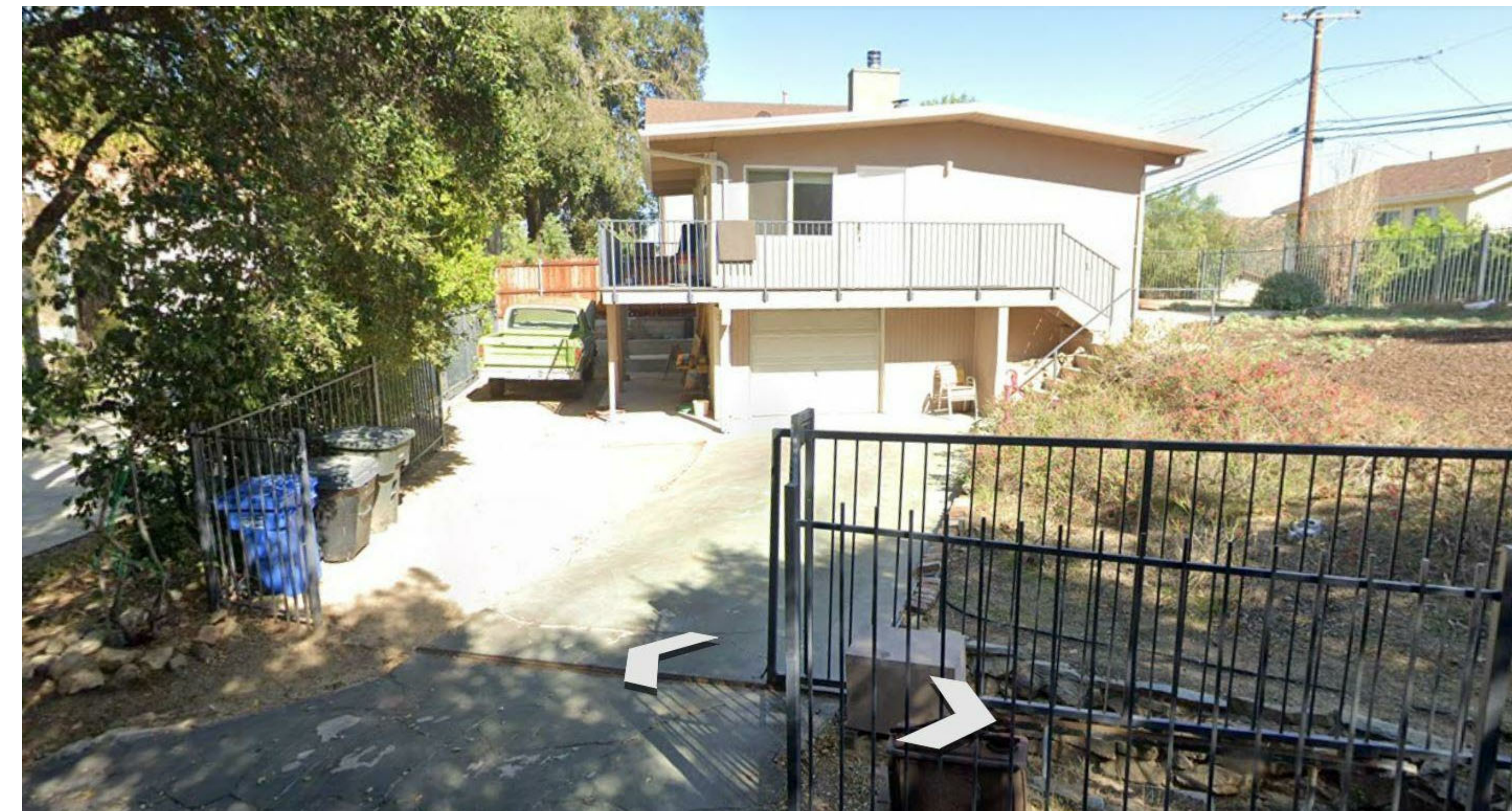
SCALE:  
 DRAWN BY: Author  
 PROJECT NO.: 2021-326



EXISTING VIEW FROM GLADIOLA & LOCUST



EXISTING VIEW FROM GLADIOLA



EXISTING VIEW FROM LOCUST

**SHEPPHARD ASSOCIATES ARCHITECTS + ENGINEERS**

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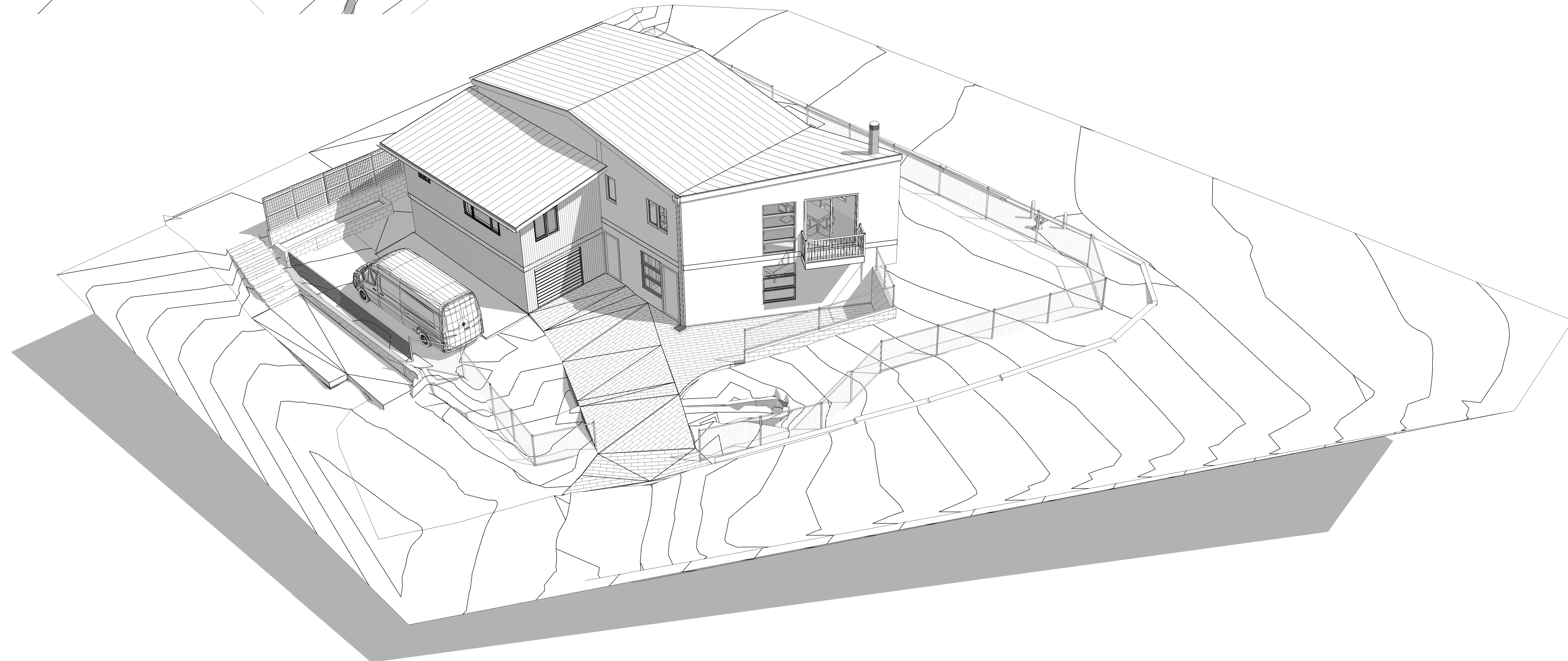
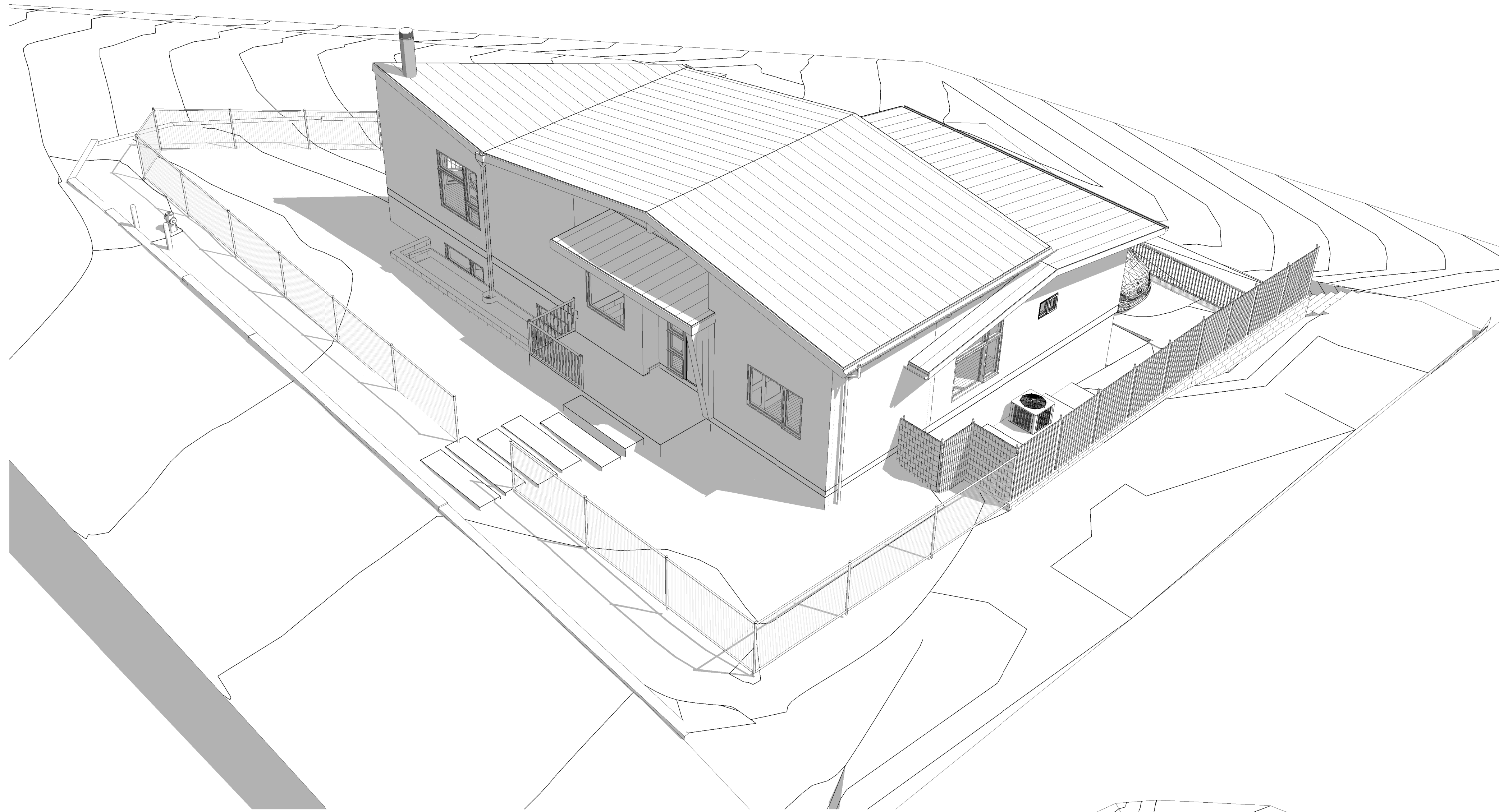
ISSUE		
NO.	DATE	DESCRIPTION
01	03-25-21	SITE PLAN

REVISION		
NO.	DATE	DESCRIPTION

EXISTING PHOTOS

**G0.1**

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**SHEPPHARD  
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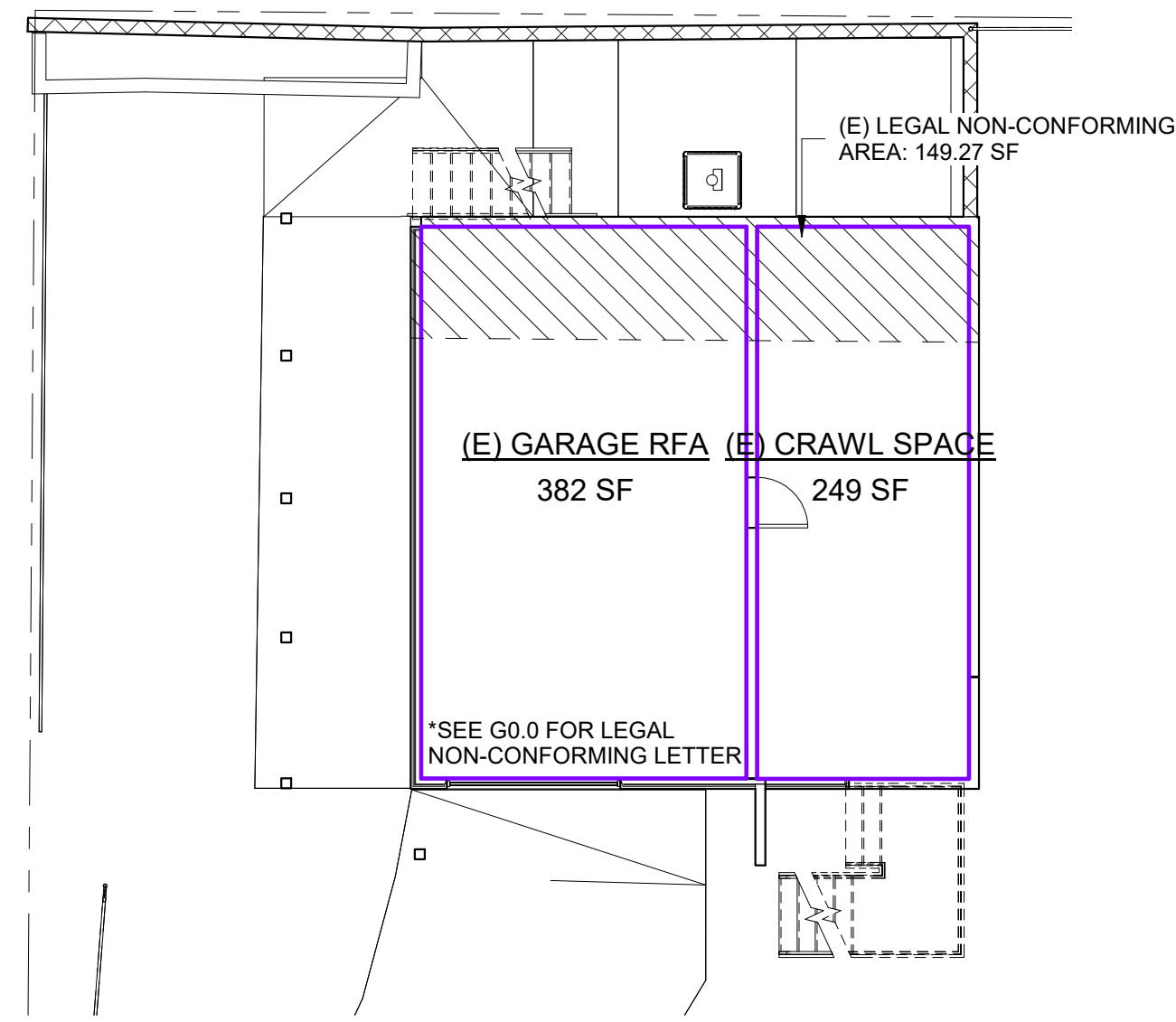
**REVISION**

NO.	DATE	DESCRIPTION
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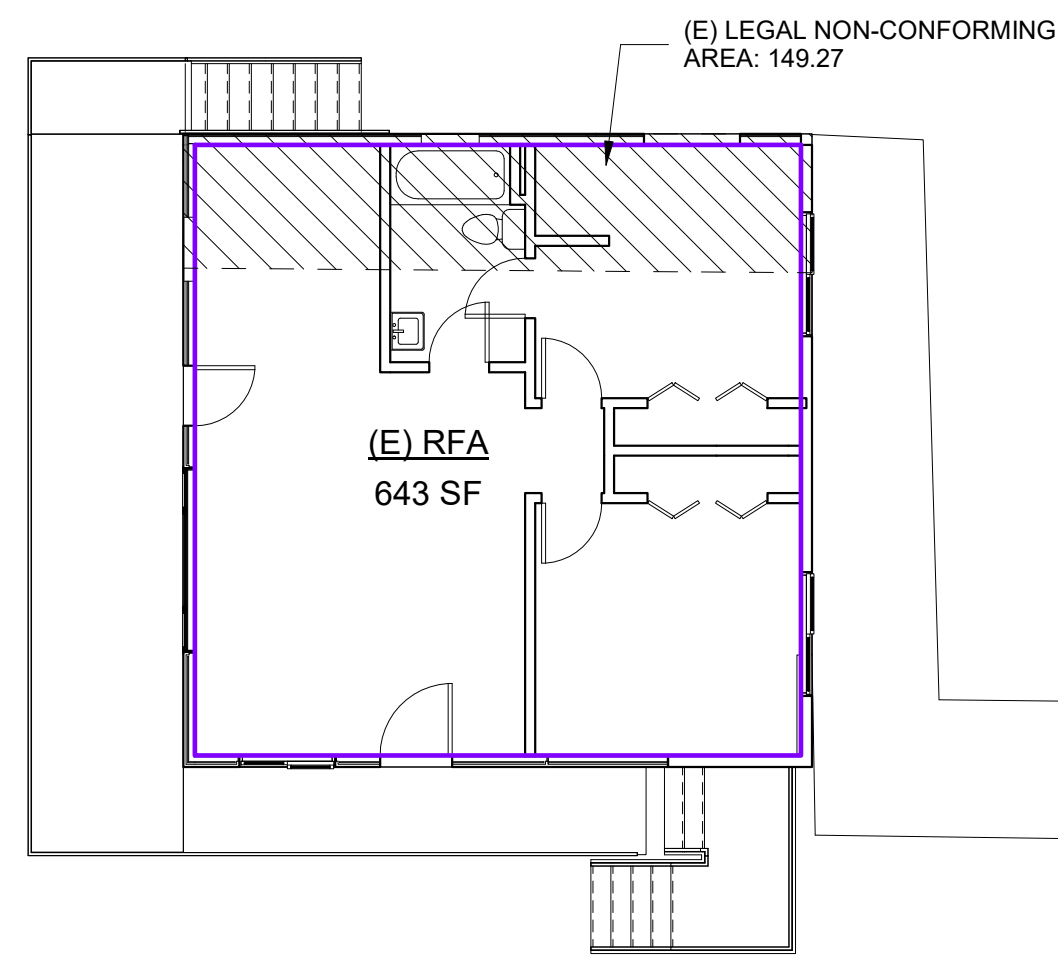
**AERIAL VIEWS**

**G0.2**

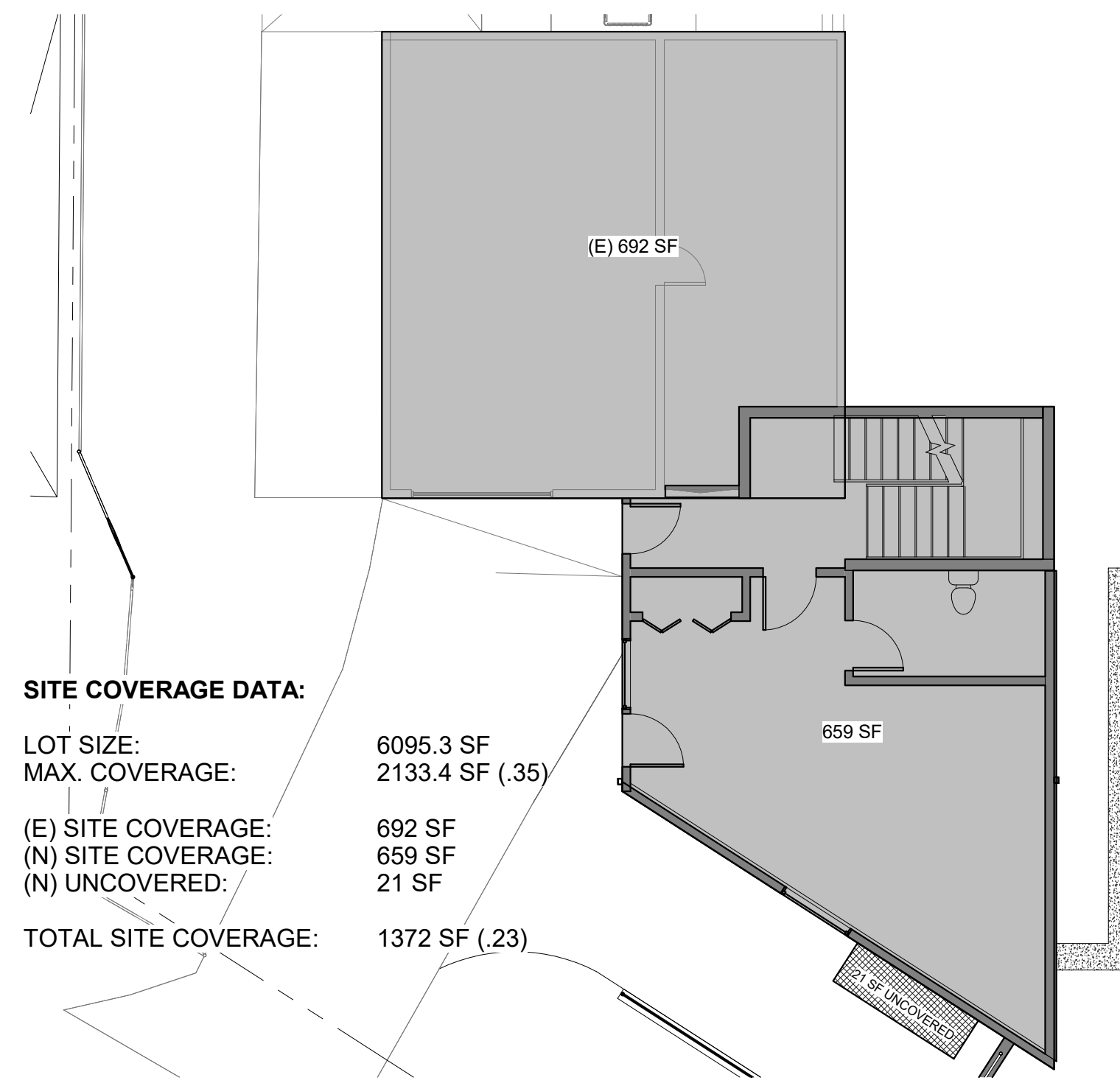
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**2 (E) GARAGE LEVEL**  
1/8" = 1'-0"



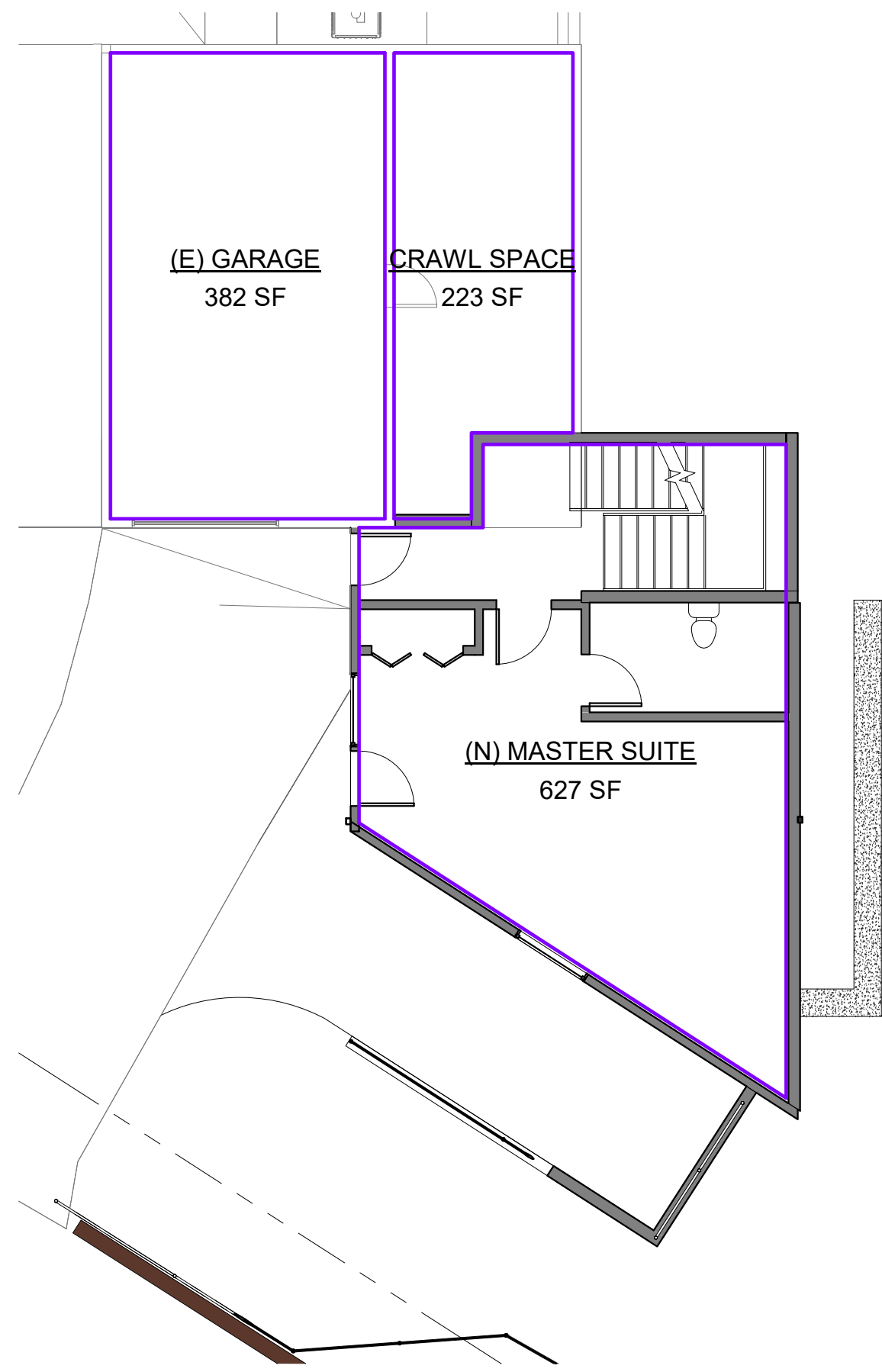
**1 (E) MAIN LEVEL**  
1/8" = 1'-0"



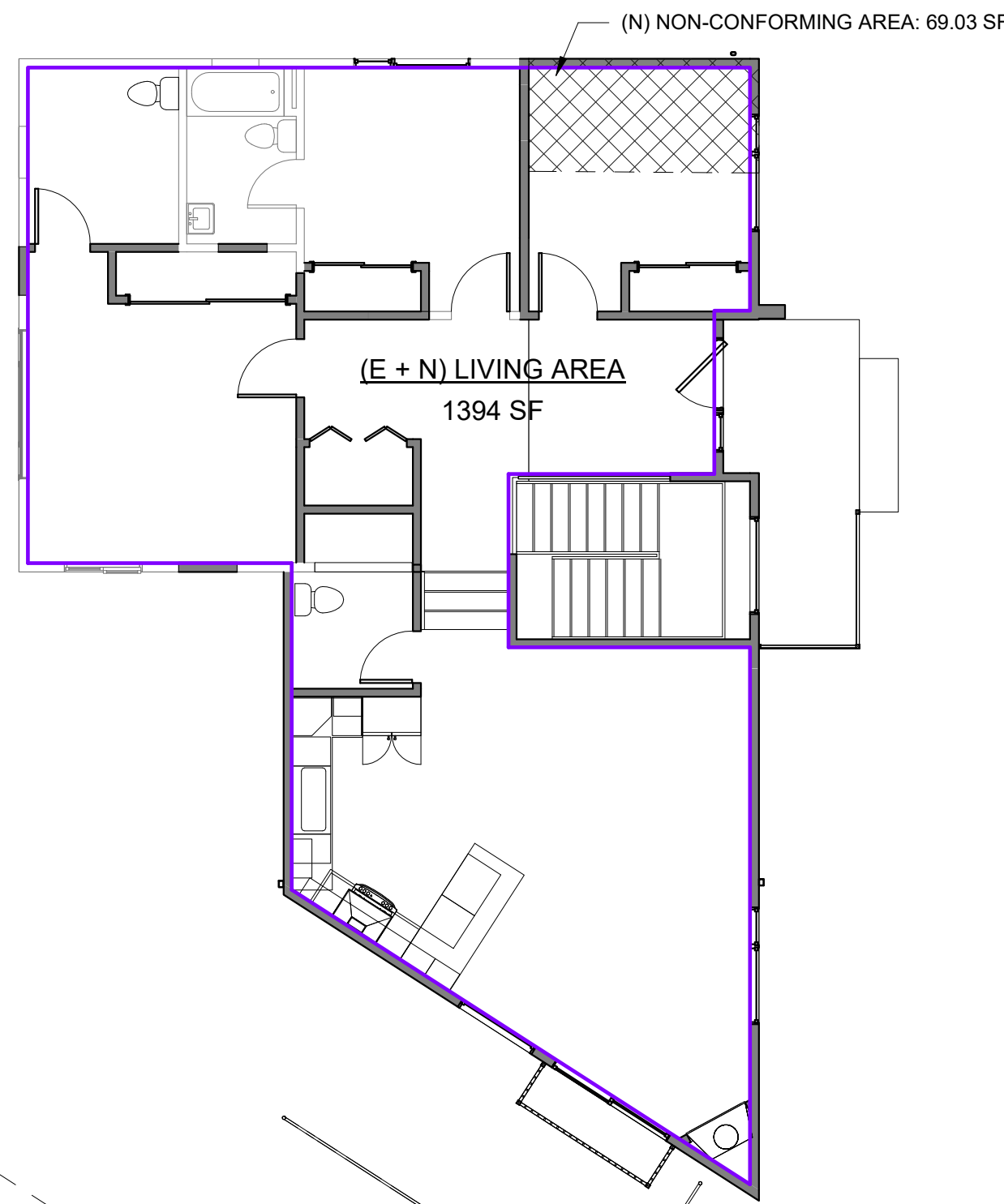
**SITE COVERAGE DATA:**

LOT SIZE:	6095.3 SF
MAX. COVERAGE:	2133.4 SF (.35)
(E) SITE COVERAGE:	692 SF
(N) SITE COVERAGE:	659 SF
(N) UNCOVERED:	21 SF
TOTAL SITE COVERAGE:	1372 SF (.23)

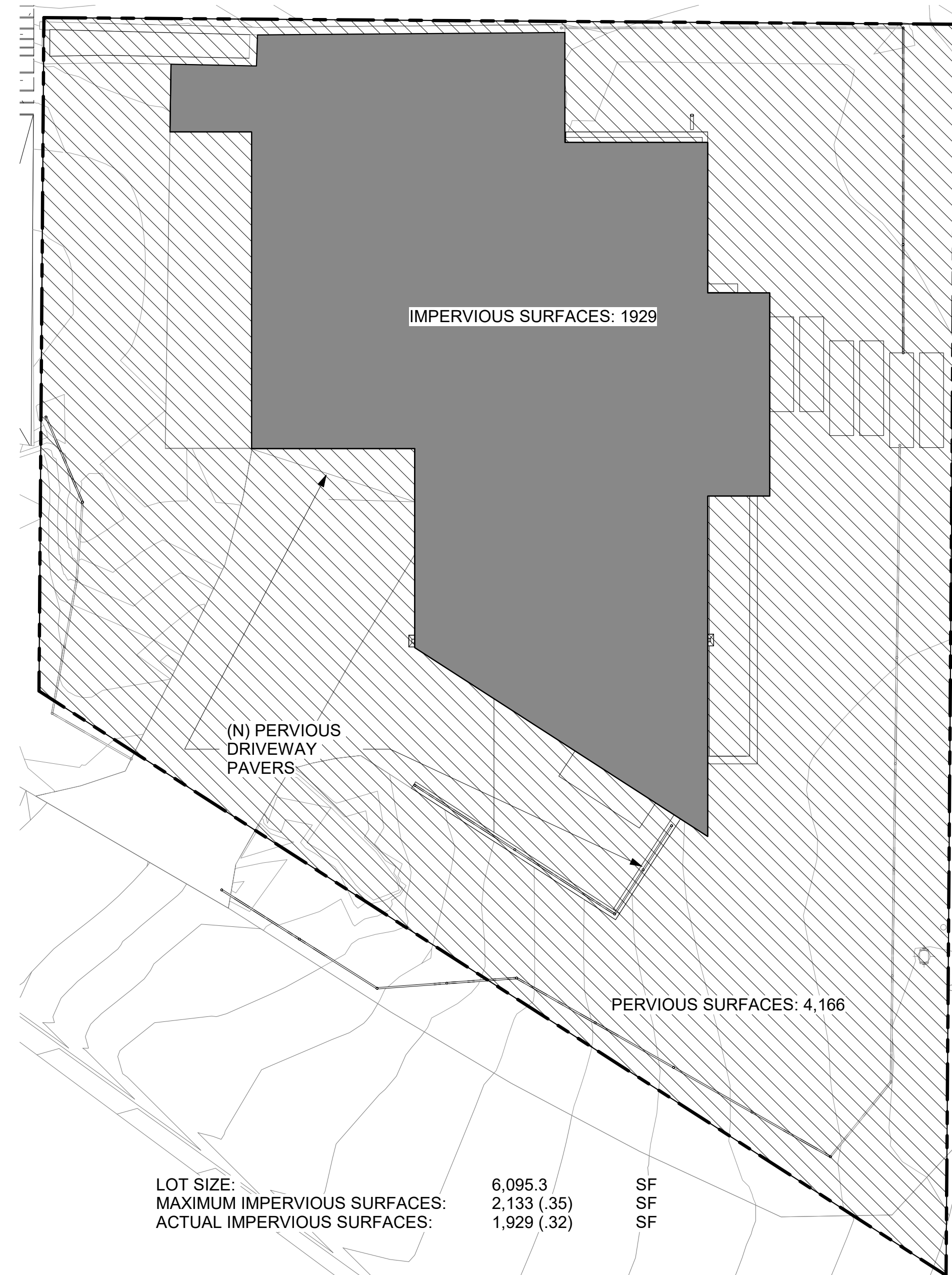
**6 SITE COVERAGE**  
1/8" = 1'-0"



**4 (N) GARAGE LEVEL**  
1/8" = 1'-0"



**3 (N) MAIN LEVEL**  
1/8" = 1'-0"



LOT SIZE:	6,095.3	SF
MAXIMUM IMPERVIOUS SURFACES:	2,133 (.35)	SF
ACTUAL IMPERVIOUS SURFACES:	1,929 (.32)	SF

**7 PERVIOUS SURFACES**  
1/8" = 1'-0"

**LEGAL NON-CONFORMING AREA EXTENSION RIGHTS**

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

**RFA DATA**

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

	EXISTING	NEW	CHANGES
LOWER LEVEL	149 SF	149 SF	0 SF
UPPER LEVEL	149 SF	218 SF	69 SF
TOTAL	298 SF	367 SF	69 SF

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.)

**SHEPPARD ASSOCIATES ARCHITECTS + ENGINEERS**

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ISSUE NO.	DATE	DESCRIPTION
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**AREA EXHIBITS**

**G0.3**

SCALE: As indicated  
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PROJECT NO.: 2021-326





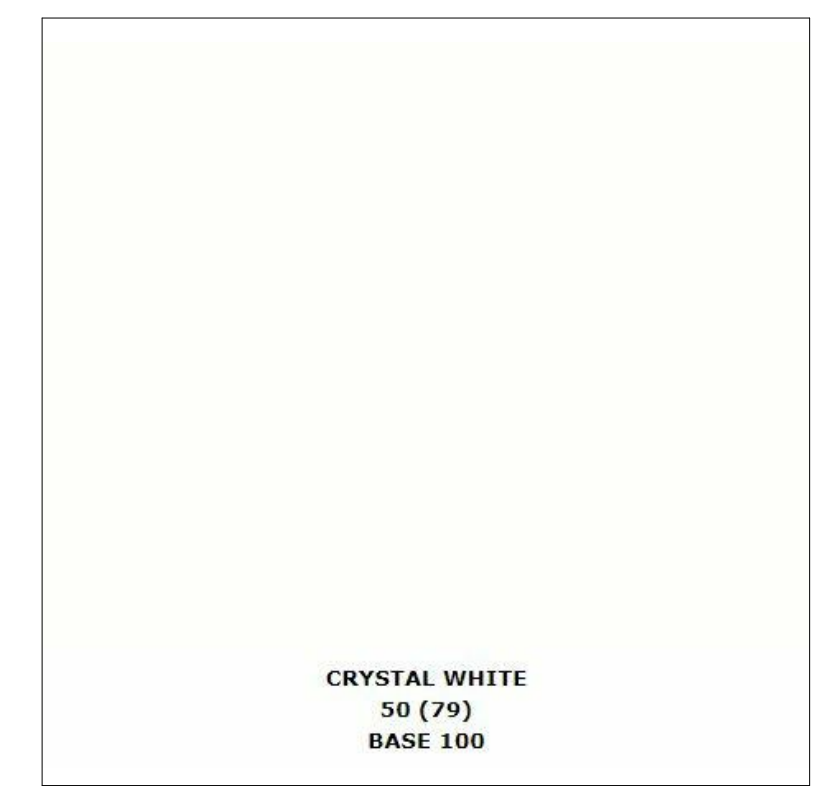
**1 STANDING SEAM ROOFING**

CUSTOM-BILT  
STANDING SEAM  
"STORM GRAY"  
SLOPE = 2" / 12"  
AREA = 1855 SF



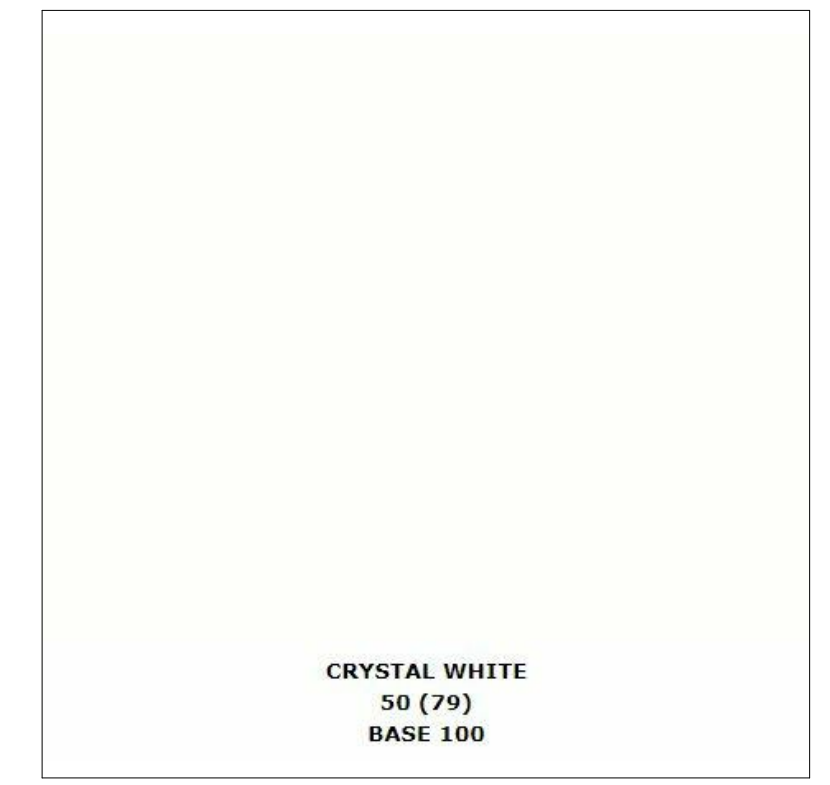
**2 STUCCO WALL FINISH**

LA HABRA  
"CRYSTAL WHITE"  
AREA = 1,440 SF



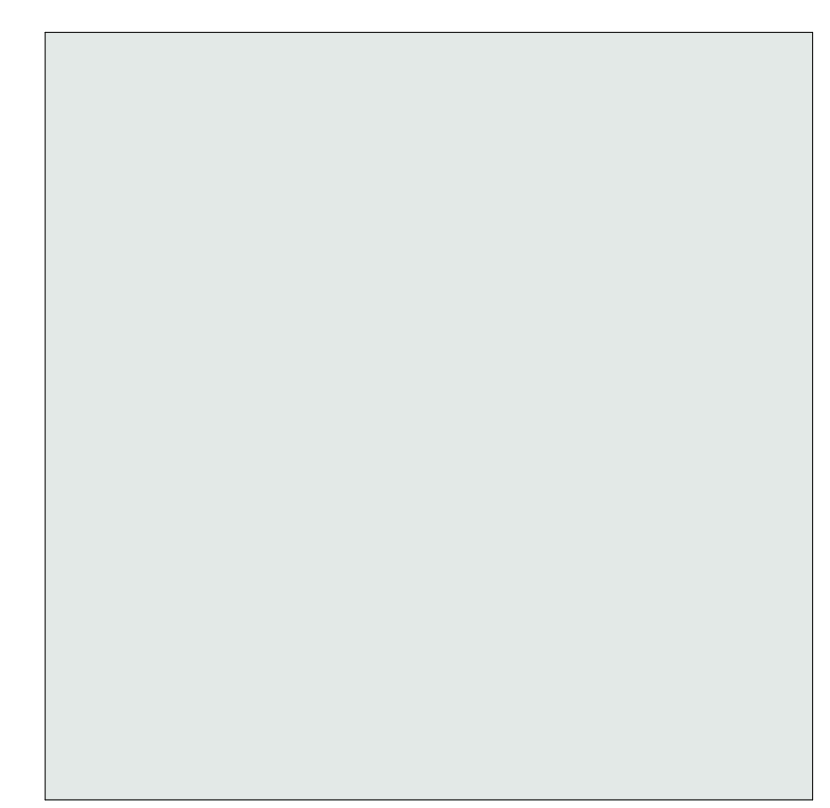
**3 STUCCO FINISH OVER CMU WALL**

LA HABRA  
"CRYSTAL WHITE"  
AREA = 410 SF



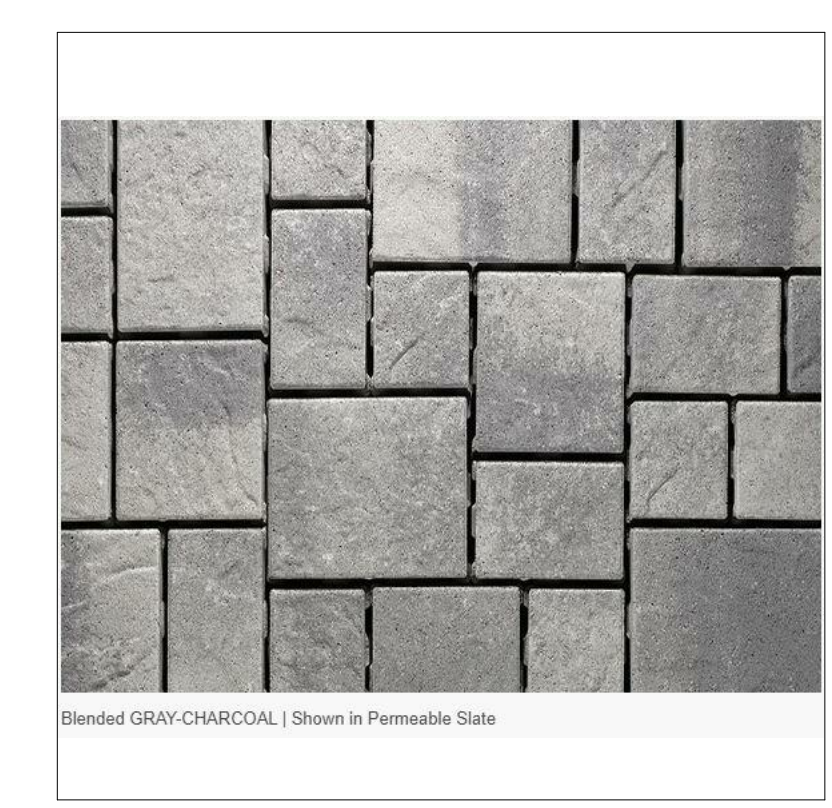
**6 (E) WALL SIDING**

PAINTED T-111 PLYWOOD VERTICAL SIDING  
DUNN EDWARDS  
"GRAY WONDER"  
DE6309



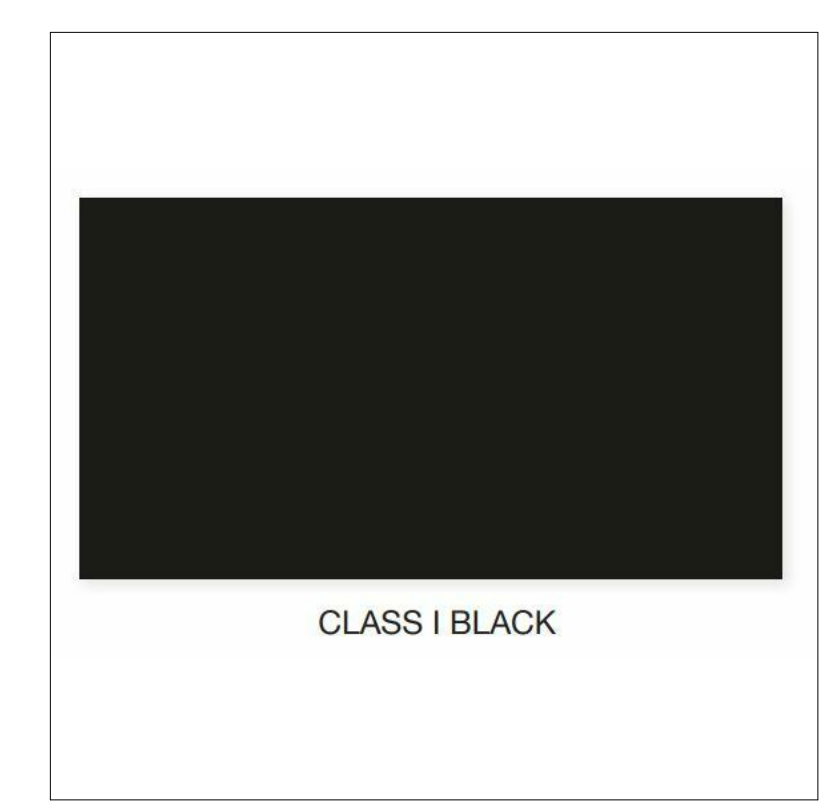
**5 PERVIOUS DRIVEWAY PAVERS**

ANGELUS BLOCK  
PERMEABLE SLATE  
GRAY-CHARCOAL  
AREA = 880 SQ. FT.



**4 DOOR & WINDOW TRIM**

BLACK ANODIZED ALUMINUM  
FLEETWOOD OR WESTERN METALS



**SHEPPHARD ASSOCIATES ARCHITECTS + ENGINEERS**

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**ISSUE**

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01	03-25-21	SITE PLAN

**REVISION**

NO.	DATE	DESCRIPTION
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**MATERIALS**

**G2.0**

SCALE:  
DRAWN BY: Author  
PROJECT NO.: 2021-326

# ABBREVIATIONS & SYMBOLS

AB	ANCHOR BOLT	CONST	CONSTRUCTION	FOS	FACE OF STUD	NOM	NOMINAL	S4S	SURFACED FOUR SIDES	SUSP	SUSPENDED	UR	URINAL
AJAROUND	ALL AROUND	CONT	CONTINUOUS	FOW	FACE OF WALL	NOM-NOM	NON-COMBUSTIBLE			SVC	SERVICE	UL	UTILITY
AD	AREA DRAIN	CONTR	CONTRACTOR / CONTRACT	FR FR	FIREPROOFING	NR	NOISE REDUCTION	SA	SUPPLY AIR	SYM	SYMMETRICAL	VAR	VARIABLES
AFS	AUTOMATIC FIRE SPRINKLER	COREBD	CORE BOARD / CORRUGATED / CORRIDOR	FS	FLOOR SINK	FRG	FLOOR FINISH	SC	SANITARY	T&B	TOP AND BOTTOM	VB	VINYL BASE
AV	AUDIO VISUAL	CORR	CORRUGATED / CORRIDOR	FT	FEET / FOOT	NSG	NON-SECURITY GLASS	SCHE	SCHEDULED	T&G	TONGUE AND GROOVE	VCT	VINYL COMPOSITE TILE
ABC	ABOVE CEILING	COTG	CLEAR OUT TO GRADE	FTG	FOOTING	NTS	NOT TO SCALE	SCR	SCREEN	T(24)	TITLE (1-26) OF THE CCR	VENT	VENTILATOR / VENTILATION
ABV	ABOVE							SCUP	SCUPPER			VERT	VERTICAL
AC	ASPHALTIC CONCRETE	CPT	CARPET	GA	GUTTER	OA	OVERALL	SD	SOAP DISPENSER / STORM DRAIN	TB	TOWEL BAR	VEST	VESTIBULE
ACC	ACCESS	CR	COLD ROLLED	GALV	GALVANIZED	OC	ON CENTER	SEC	SECURITY	TEL	TELEPHONE	VF	VINYL FABRIC
ACC DR	ACCESS DOOR	CRS	CROSS GRAIN	GB	GRAB BAR	OD	OUTSIDE	SECT	SECTION	TEMP	TEMPERED	VIF	VERIFY IN FIELD
ACC FL	ACCESS FLOOR	CRS	COARSE	GEN	GENERAL	OF	OVERFLOW	SECY	SECRETARY	TER	TERAZZO	VJ	V-JOINT
ACC P	ACCESS PANEL	CSMT	CASEMENT	GENER	GENERATOR	OF	OVERFLOW	SECY	SECRETARY	THRM	THERMAL	VNR	VENEER
ACCES	ACCESSORIES	CT	CERAMIC TILE	GI	GALVANIZED IRON	OF	OVERFLOW	SECY	SECRETARY	THK	THICK	VNR	VENEER
ACOUS	ACOUSTICAL	CTR	CENTER	GND	GROUND	OF	OVERFLOW	SECY	SECRETARY	THR	THRESHOLD	VOL	VOLUME
ACOUS	ACOUSTICAL	CTSK	COUNTERSINK	GR	GRADE	OF	OVERFLOW	SECY	SECRETARY	TK BD	TACKBOARD	VTR	VENT THROUGH ROOF
ACOUS	ACOUSTICAL	CJ	CUBIC / COPPER	GSF	GROSS SQUARE FEET	OFF	OFFICE	SGL	SECURITY GLASS	TR	TREAD	W GL	WIRE GLASS
INSUL	INSULATION	CJ FT	CUBIC FEET	GT	GROUT	OFFO	OWNER FURNISHED	SH(S)	SHelf / SHELVES	TOP	TOP OF PAVING	W	WITH
AD SEG	ADMINISTRATION SEGREGATION	CJ YD	CUBIC YARD	GWB	GYP SUM WALLBOARD	OH	OVERHEAD	SHM	SECURITY HOLLOW METAL	TOS	TOP OF STEEL	W/O	WITHOUT
ADD	ADDENDUM / ADDENDA	CUST	CUSTODIAN			OJ	OPEN-WEB JOIST	SHM	SECURITY HOLLOW METAL	TOW	TOP OF WALL	W	WEST
ADDN	ADDITION / ADDITIONAL	CW	COLD WATER CYLINDER			OP H	OPPOSITE HAND	SHM	SECURITY HOLLOW METAL	TPH	TOILET PAPER HOLDER		
ADH	ADHESIVE	DO	DOOR OPENING	HB	HOSE BIBB	OP S	OPPOSITE SURFACE	SHM	SECURITY HOLLOW METAL	TR	TRANSOM		
ADJ	ADJACENT	DA	DOUBLE ACTING	HBD	HARDBOARD	OPS	OPENING	SHM	SECURITY HOLLOW METAL	TRBG	TOOL RESISTANT BARRIER GRILLE		
ADJT	ADJUSTABLE	DBL	DOUBLE	HC	HOLLOW CORE / HANDICAP	OPNG	OPENING	SHM	SECURITY HOLLOW METAL	TRBG	TOOL RESISTANT BARRIER GRILLE		
ADMIN	ADMINISTRATOR / ADMINISTRATION	DEM	DEMOLISH / DEMOLITION	HD	HEAVY-DUTY	OPP	OPPOSITE	SHM	SECURITY HOLLOW METAL	TRBG	TOOL RESISTANT BARRIER GRILLE		
AFF	ABOVE FINISHED FLOOR	DEPR	DEPRESSED / DEPRESSION	HDR	HARDWOOD	OZ	OUNCE	SHM	SECURITY HOLLOW METAL	TRBG	TOOL RESISTANT BARRIER GRILLE		
AGG	AGGREGATE	DEPT	DEPARTMENT	HDWR	HARDWARE	PEB	PRE-ENGINEERED METAL BUILDING	SND	SANITARY NAPKIN DISPOSAL	TRD	TREAD		
ALT	ALTERNATE	DET	DETENTION	HK	HOOK			SND	SANITARY NAPKIN DISPOSAL	TS	TOILET SEAT COVER DISPENSER		
ALUM	ALUMINUM	DF	DEFLECTION	HM	HOLLOW METAL	PB	PANIC BAR	SP	SALLYPORT	TV	TELEVISION		
ANCH	ANCHOR	DF	DEFLECTION	HM	HOLLOW METAL	PB	PANIC BAR	SP	SALLYPORT	TV	TELEVISION		
ANOD	ANODIZED	DI	DIAMETER	HORIZ	HORIZONTAL	PBD	PARTICLE BOARD	SPEC	SPECIFICATIONS	TV	TELEVISION		
APPD	APPROVED	DH	DOUBLE HUNG	HP	HIGH POINT	P CEM	PORTLAND CEMENT	SQ	SQUARE	TV	TELEVISION		
APPL	APPLIED	DIA	DIAMETER	HR	HOSE RACK / HOUR			SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
APPROX	APPROXIMATE	DIA	DIAMETER	HR	HOSE RACK / HOUR			SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
ARCH	ARCHITECT / ARCHITECTURAL	DIA	DIAMETER	HR	HOSE RACK / HOUR			SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
ASB	ASBESTOS	DIAG	DIAGONAL	HTG	HEATING	PL	PLASTER	SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
ASPH	ASPHALT	DIM	DIMENSION	HTG	HEATING	PL	PLASTER	SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
ASPH T	ASPHALTIC TILE	DIN	DINING	HTG	HEATING	PL	PLASTER	SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
ASSEM	ASSEMBLY	DIN	DINING	HTG	HEATING	PL	PLASTER	SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
AUTO	AUTOMATIC	DISP	DISPENSER	HTG	HEATING	PL	PLASTER	SS	STAINLESS STEEL	UBC	THE UNIFORM BUILDING CODE		
B/	BACK	DIV	DIVISION	HW	HOT WATER	PC(S)	PIECE / PIECES	STL	STEEL	UNF	UNIFORM		
BM	BENCH MARK	DL	DOOR LOUVER	ID	INSIDE DIAMETER	PCF	POUNDS PER CUBIC FOOT	STN	STATION	UNON	UNLESS OTHERWISE NOTED		
B BD	BULLETIN BOARD	DMT	DEMOUNTABLE DOWN	IE	INVERT ELEVATION	IN	INCH	STOR	STORAGE				
BEL	BELOW	DN	DOWN	IN	INCH	INCL	INCLUDED	STRUC	STRUCTURAL				
BEV	BEVELED	DP	DEEP / DEPTH	IN	INCH	INCL	INCLUDED						
BG	BUMPER GUARD	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BETUM	BITUMINOUS	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BLDG	BUILDING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BLK	BLOCK	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BLKG	BLOCKING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BM	BEAM	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BNDRY	BOUNDARY	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BOTT	BOTTOM	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BP	BENT PLATE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRG	BRACING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRD	BOARD	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRDG	BRIDGING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRG	BEARING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRK	BRICK	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRKT	BRACKET	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRNZ	BRONZE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BS	BOTH SIDES	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BSMT	BASEMENT	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BT	BENT	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BTW	BETWEEN	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BUR	BUILT-UP ROOF	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BW	BOTH WAYS	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
C FLASH	COUNTER-FLASHING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CAB	CABINET	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CC	CENTER-TO-CENTER	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CCR	THE CALIFORNIA CODE OF REGULATIONS	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CEM	CEMENT	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CEM B	CEMENT BACKER BOARD	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
BRD	BOARD	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CG	CORNER GUARD	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CH BD	CHALKBOARD	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CHAM	CHAMFER	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CHAN	CHANNEL	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CHKD PL	CHECKERED PLATE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CI	CAST IRON	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CIP	CAST IN PLACE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CIR	CIRCLE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CIRC	CIRCUMFERENCE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CJ	CONSTRUCTION JOINT	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CL	CENTER LINE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLF	CHAIN LINK FENCE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLG	CEILING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLKG	CAULKING	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLL	CONTRACT LIMIT LINE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLO	CLOSET	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLR	CLEAR	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CLS	CLOSURE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CMT	CERAMIC MOSAIC TILE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CMU	CONCRETE MASONRY UNIT	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CNTR	COUNTER	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CO	CLEAN-OUT	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
COL	COLUMN	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
COMB	COMBINATION	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
COMM	COMMUNICATIONS	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CONC	CONCRETE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CONF	CONFERENCE	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						
CONN	CONNECT / CONNECTION	DR	DOOR	INCL	INCLUDED	INCL	INCLUDED						

# 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.
  - 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 OR 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.
  - 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.
  - 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.
  - 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.
- D. QUALITY STANDARDS**
- MANUFACTURER'S INSTRUCTIONS: UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL MANUFACTURED MATERIALS, PRODUCTS, PROCESSES, EQUIPMENT, SYSTEMS, OR THE LIKE SHALL BE ERRECTED, 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 ERRECTED 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.

**SHEPPHARD ASSOCIATES**  
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P.O. BOX 8446  
CALABASAS, CA 91372  
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**PRIVATE RESIDENCE**

3519 GLADIOLA DRIVE  
CALABASAS, CA 91302

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





- Sanitary Drainage [Ch 7]**  
 98. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than ¼ inch per foot (2%). [708.1, 718.1]
- Vents [Ch 9]**  
 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]

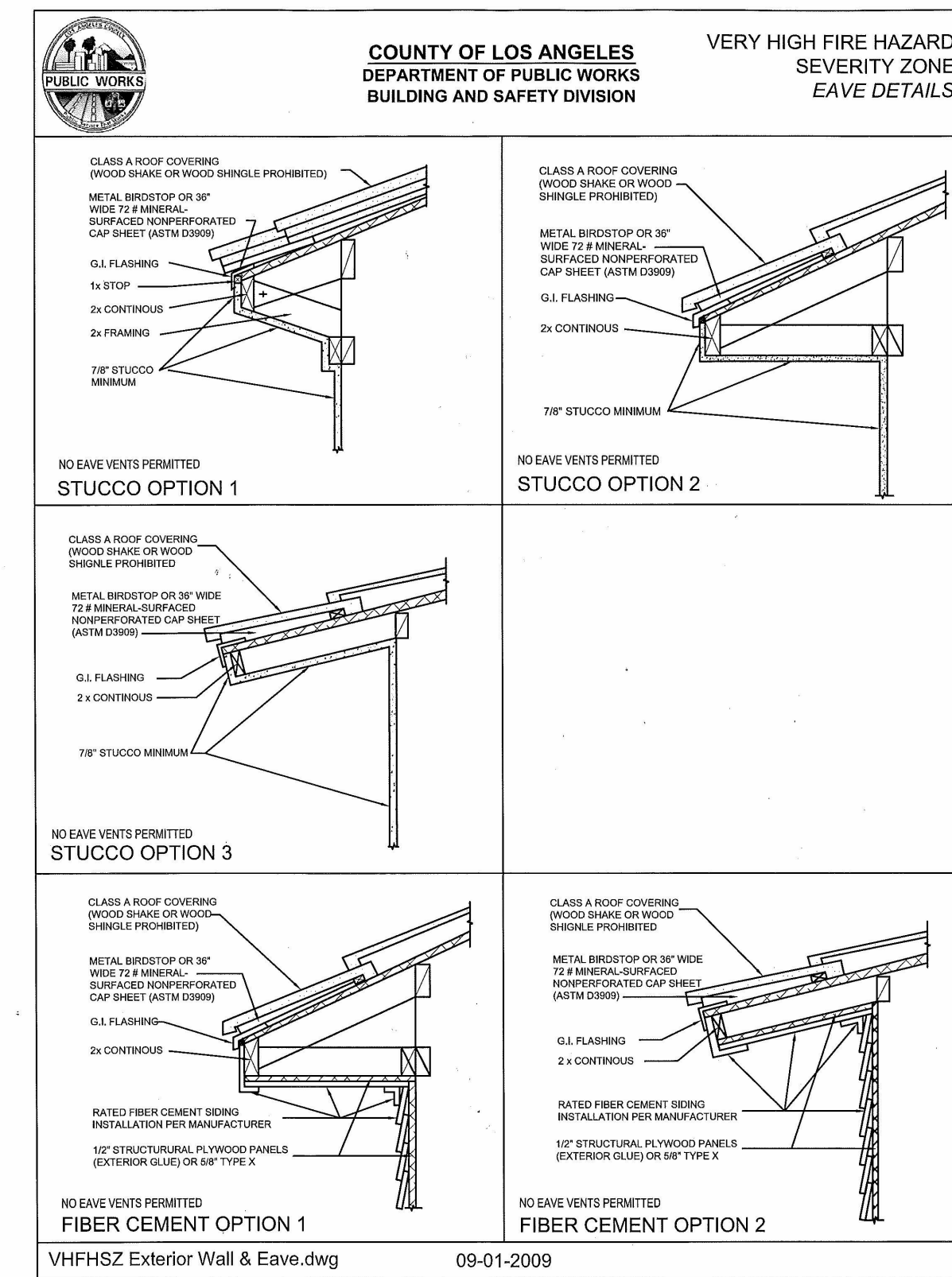
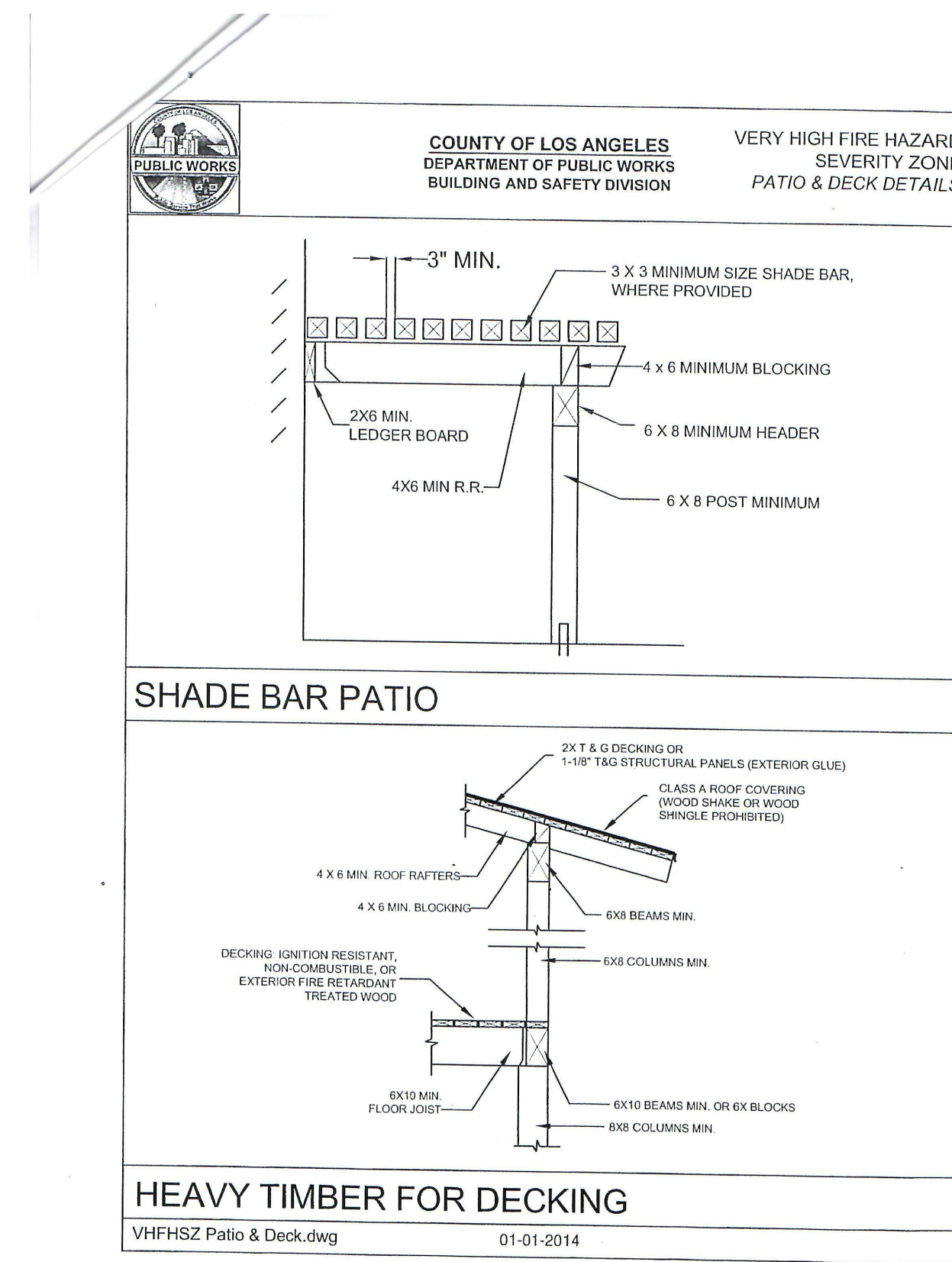
**104. Gas appliances** shall have an accessible manual shutoff valve within six feet of the appliance. [1212.5]

**MECHANICAL SYSTEMS: [2016 CMCI]**

- 105. Protection Against Damage: [305.1]**  
 a. 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]  
 a. Moisture exhaust ducts shall terminate outside the building and shall be equipped with a back draft damper.  
 b. 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.

**Combustion Air [Ch 7]**

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.**
- Detached Accessory Building Exceptions:**
  - Not exceeding 120 sf when located at least 30 ft from an applicable building.
  - Any size located at least 50 ft from an applicable building.

**ROOFING – [R337.5/705A]**

- Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
- 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]:
  - The entire roof covering of every existing structure where more than 50% of the total roof area is replaced within any one-year period.
  - The entire roof covering of every **new structure**, or
  - And any roof covering applied in the alteration, repair or replacement of the roof of every **existing structure**.
- Where the roof profile allows a **space between the roof covering and roof decking**: [R337.5.2]
  - The spaces shall be constructed to prevent the intrusion of flames and embers,
  - Be fire-stopped with approved materials, or
  - Have one layer of minimum 72 pound mineral-surfaced 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 mineral-surfaced 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 1/16" and 1/8" 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**

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

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.

**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**

- Exterior wall covering or wall assembly shall be of:
  - Noncombustible material.
  - Ignition-resistant material.\*
  - Heavy-timber exterior wall assembly.
  - Log wall construction.
  - 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 a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.

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

- Exterior wall coverings shall extend from the top of the foundation to
  - the roof and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs,
  - or in the enclosed eaves, terminate at the enclosure.

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

- The exposed roof deck** on the underside of unenclosed roof eaves shall consist of one of the following:
  - Noncombustible material.
  - Ignition-resistant material.\*
  - One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
  - The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.

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**

- 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:
  - Noncombustible materials.
  - Ignition-resistant 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.
  - The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
  - Boxed-in roof eave soffits per SFM Standard 12-7A-3.

**Exterior Porch Ceilings – R337.7.6/707A.6**

- The exposed underside of exterior porch ceilings shall be protected by one of the following:
  - Noncombustible material.
  - Ignition-resistant material.\*

- 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.

Exception: Architectural trim boards.

**Floor Projections – R337.7.7/707A.7**

- 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:
  - 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.
  - The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
  - The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

- Exception: Architectural trim boards.
- Under-floor Protection – R337.7.8/707A.8**
- 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:
    - 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.
    - The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    - The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

**Underneath of Appendages – R337.7.9/707A.9**

- 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**

- Exterior windows and exterior glazed door assemblies shall comply with one of the following:
  - Multi-pane glazing with a minimum of one tempered pane meeting the Safety Glazing requirements of CBC Sec.2406.
  - Glass block units.
  - 20-minute fire-resistance rating.
  - Meet SFM Standard 12-7A-2.
- Operable skylights shall be protected by a non-combustible mesh screen with openings no greater than 1/8 inch.
- Structural Glass Veneer – R337.8.2.2/708A.2.2**
- The wall assembly behind structural glass veneer shall comply with the wall requirement of Sec. R337.7.3/707A.3.
- Exterior Doors – R337.8.3/708A.3**
- Exterior doors shall comply with the following:

- The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
- Shall be constructed of solid core wood that complies with the following:
  - Stiles and rails shall not be less than 1-3/8 inches thick.
  - 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 thick.
- Shall have a fire-resistance rating of not less than 20 minutes.
- 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 above.

**Exterior Door Glazing – R337.8.3.1/708A.3.1**

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 jams and headers covered with metal flashing.

**DECKING – R337.9/709A**

- 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 following:
  - Ignition-resistant material complying with SFM Standard 12-7A-4 and 5.
  - Exterior fire retardant treated wood.
  - Noncombustible material.
  - 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.

**Ignition-resistant material** shall be: **1)** determined in accordance with the test procedures in SFM Standard 12-7A-5, or **2)** Noncombustible material, or **3)** Fire-retardant-treated wood identified for exterior use (CBC Sec. 2303.2).

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3519 GLADIOLA DRIVE  
 CALABASAS CA 91302

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

REVISION NO.	DATE	DESCRIPTION
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**CITY & VHFHSZ NOTES**  
**A0.3**  
 SCALE:  
 DRAWN BY: Author  
 PROJECT NO.: 2021-326



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**PROJECT VIEWS**

**A0.5**

SCALE:  
DRAWN BY: Author  
PROJECT NO.: 2021-326



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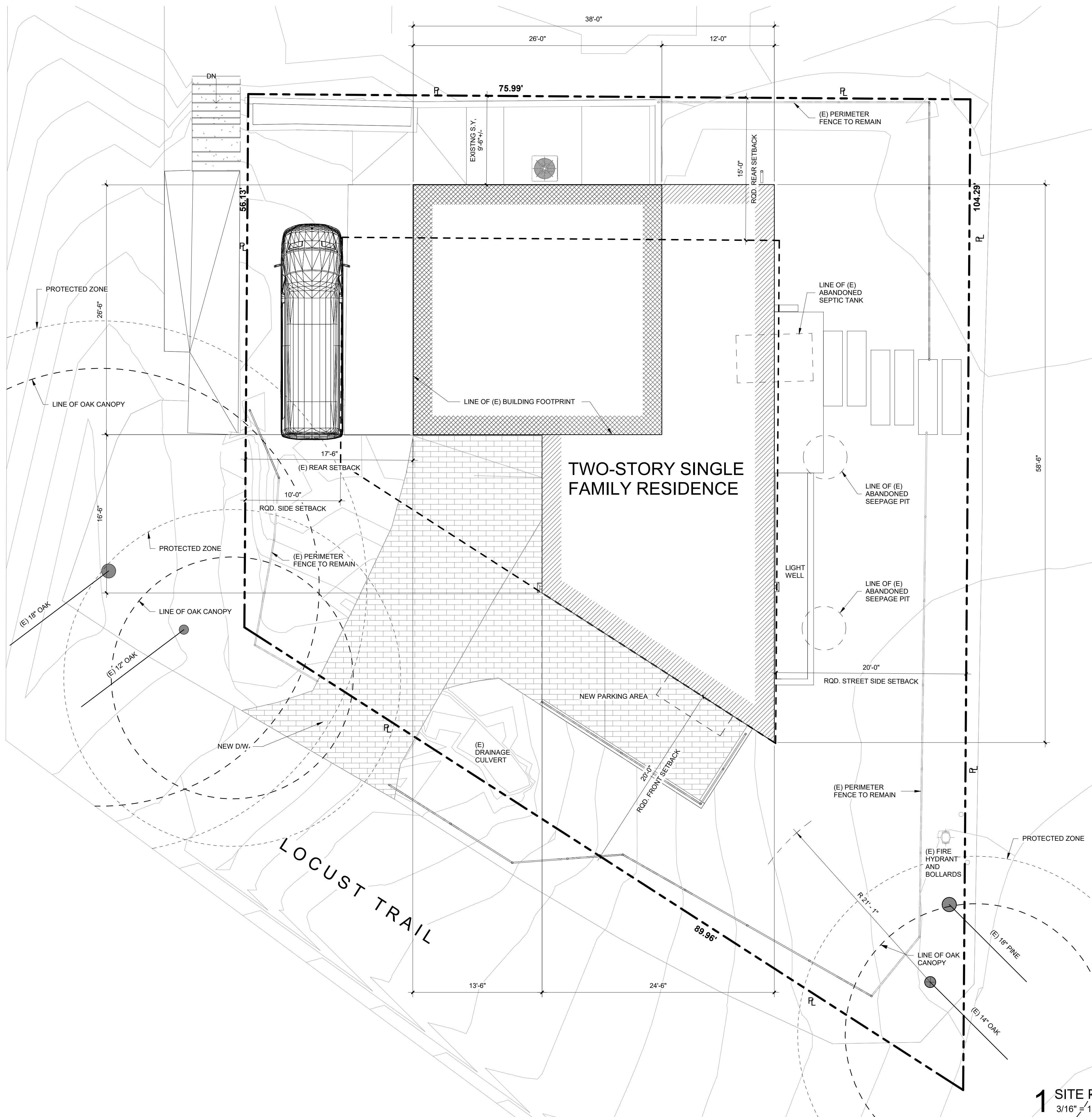
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**PROJECT VIEWS**

**A0.6**

SCALE:  
DRAWN BY: Author  
PROJECT NO.: 2021-326



### PLAN NOTES

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED 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  
 MAXIMUM SF PER LOT: 3,500 SF

SETBACKS REQUIRED:

FRONT:	20 FT. - PRIMARY STRUCTURE 10 FT. - GARAGE/CARPORT 10 FT.
SIDES:	10 FT.
INTERIOR (BETWEEN STRUCTURES):	6 FT.
STREET SIDE:	20 FT. 10 FT. - GARAGE/CARPORT 10 FT.
REAR:	15 FT.
HEIGHT:	27 FT. PITCHED ROOF 24 FT. PARAPET ROOF
DOWNHILL BUILDING WALLS:	15 FT.

GLADIOLA DRIVE

**TWO-STORY SINGLE FAMILY RESIDENCE**

**LOCUST TRAIL**

### LEGEND

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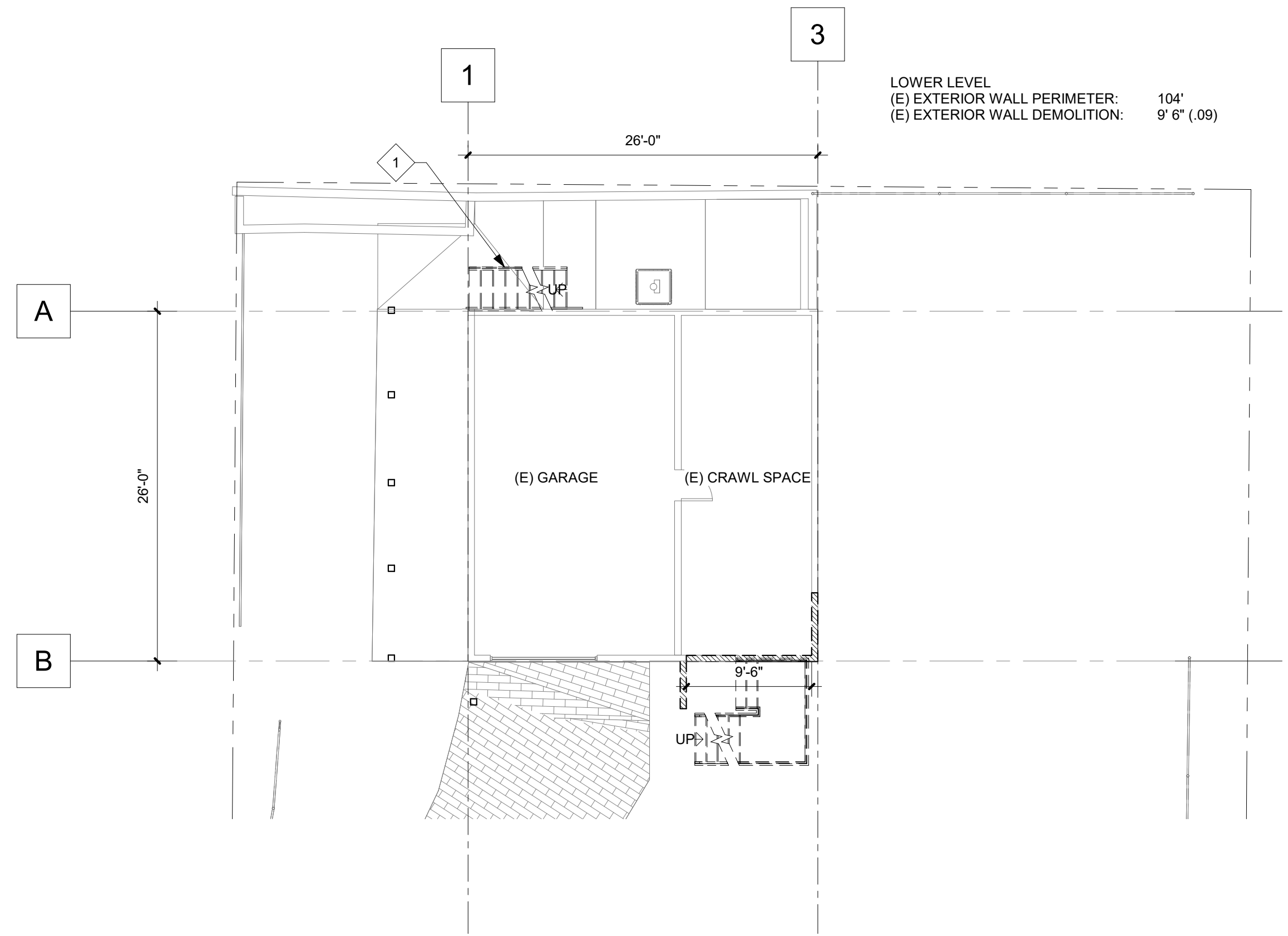
REVISION		
NO.	DATE	DESCRIPTION

**SITE PLAN**

**A1.0**

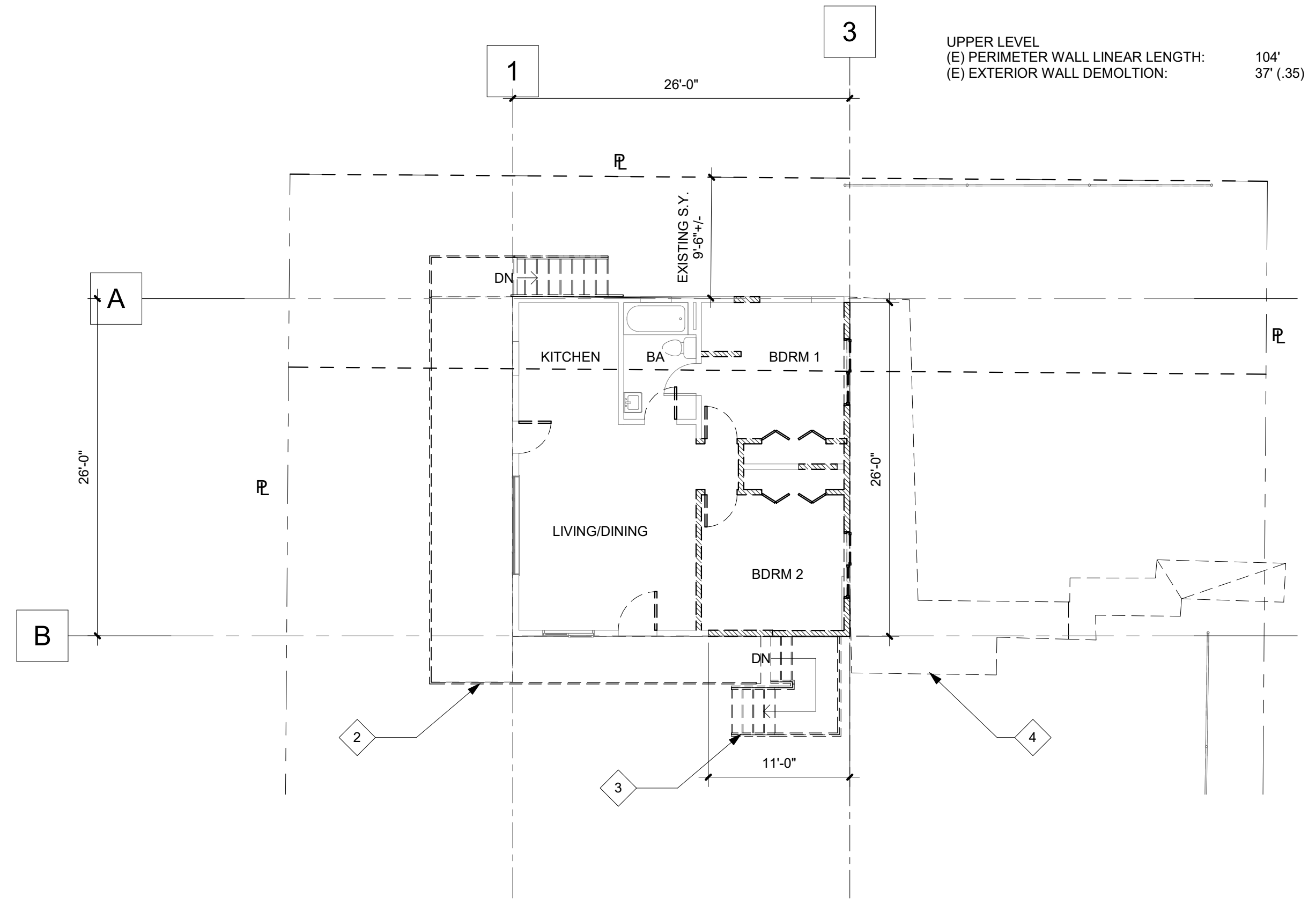
SCALE: 3/16" = 1'-0"  
 DRAWN BY: Author  
 PROJECT NO.: 2021-326

**1 SITE PLAN**  
 3/16" = 1'-0"



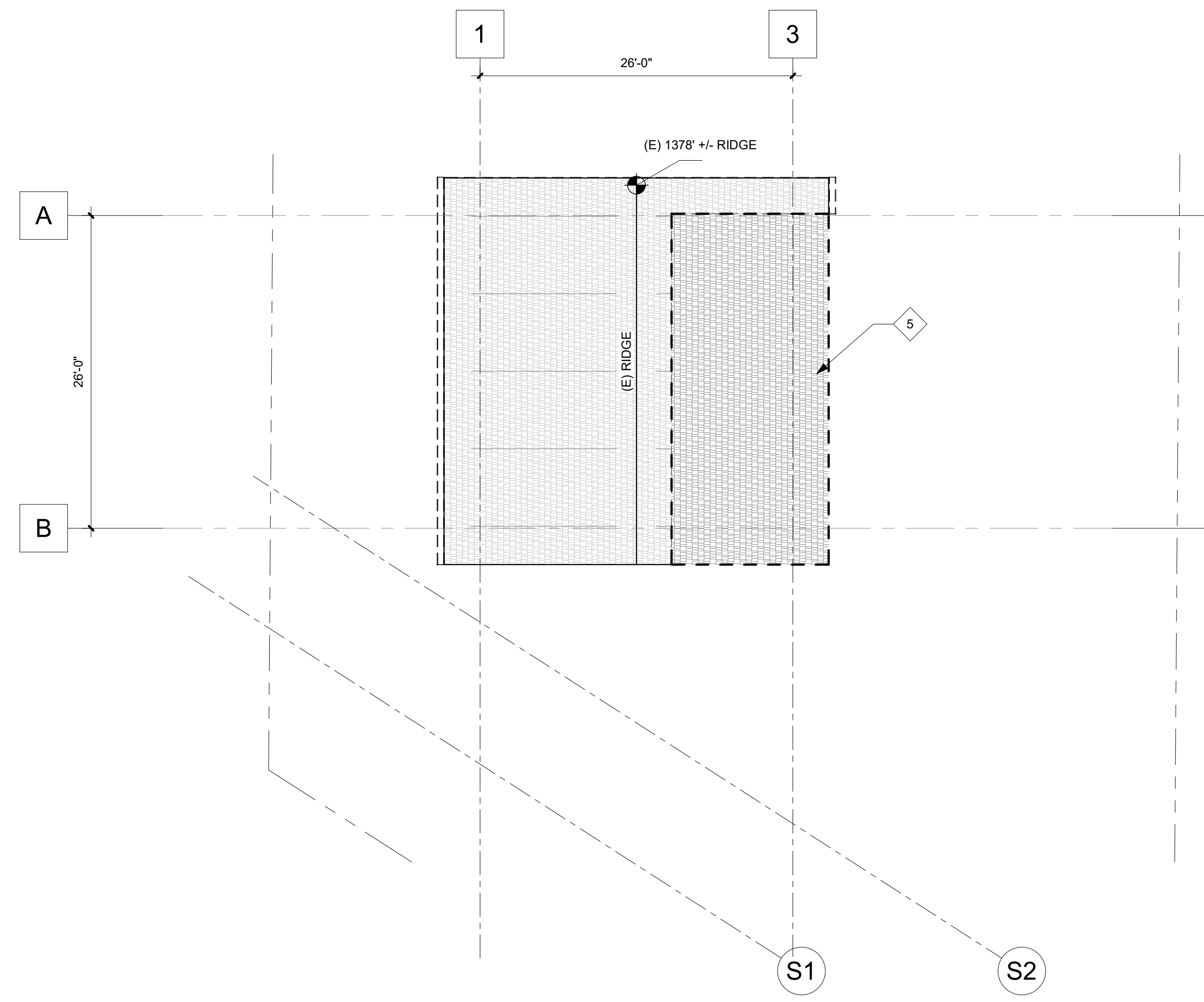
LOWER LEVEL  
 (E) EXTERIOR WALL PERIMETER: 104'  
 (E) EXTERIOR WALL DEMOLITION: 9' 6" (.09)

**2 (E+D) GARAGE**  
 1/8" = 1'-0"



UPPER LEVEL  
 (E) PERIMETER WALL LINEAR LENGTH: 104'  
 (E) EXTERIOR WALL DEMOLITION: 37' (.35)

**1 (E+D) FIRST FLOOR**  
 1/8" = 1'-0"



**3 (E+D) ROOF**  
 1/8" = 1'-0"

**KEY NOTES**

- 1 REMOVE EXISTING STAIR
- 2 REMOVE EXISTING DECK
- 3 REMOVE EXISTING STAIR
- 4 REMOVE EXISTING FLATWORK
- 5 REMOVE PORTION OF EXISTING ROOF

**LEGEND**

- 7 DEMOLITION KEYNOTE
- WORK POINT / CONTROL POINT / DATUM MARK
- EXISTING WALL OR ELEMENT TO BE REFACED ON THE EXTERIOR SIDE
- EXISTING WALL TO REMAIN
- DEMO DOOR, BARBEQUE AREAS, BEAMS AND WINDOWS
- GRID LINES & CALLOUTS

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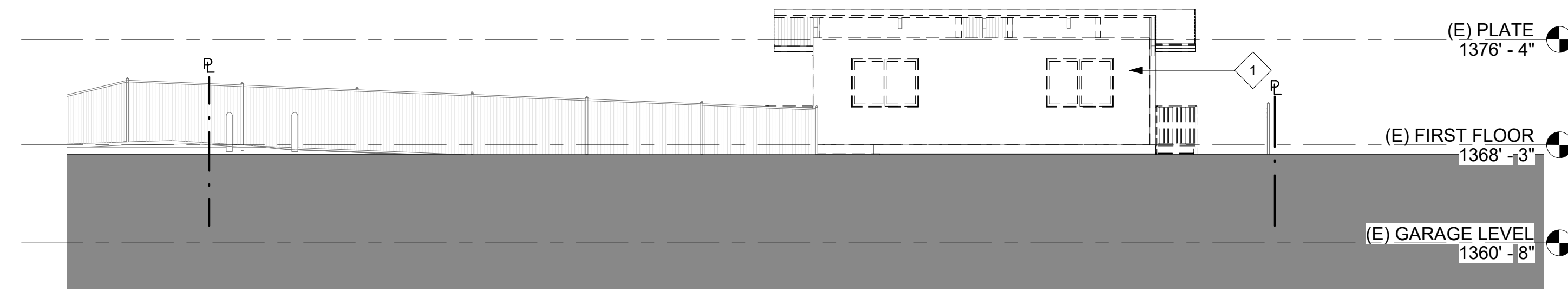
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**EXISTING FLOOR PLANS**

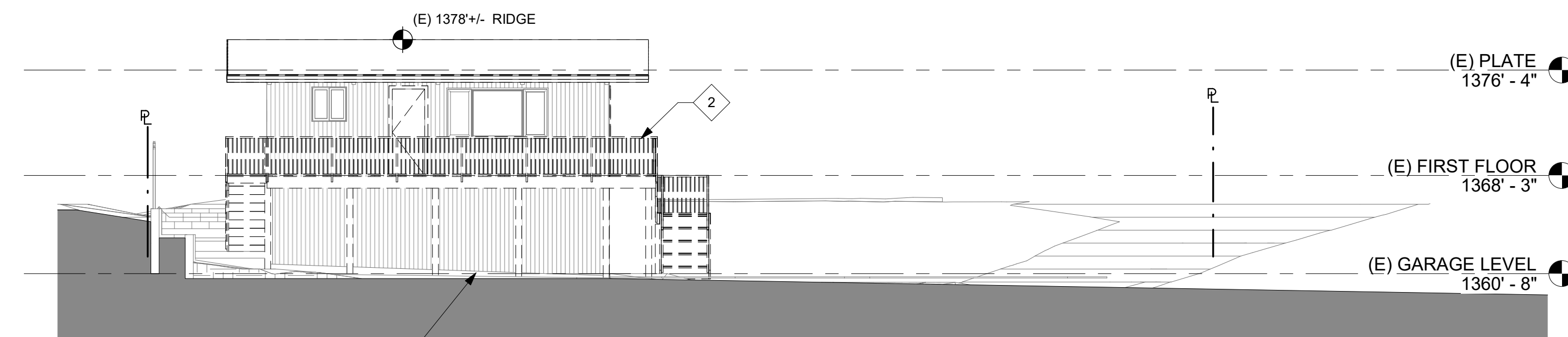
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SCALE: As indicated  
 DRAWN BY: AA  
 PROJECT NO.: 2021-326

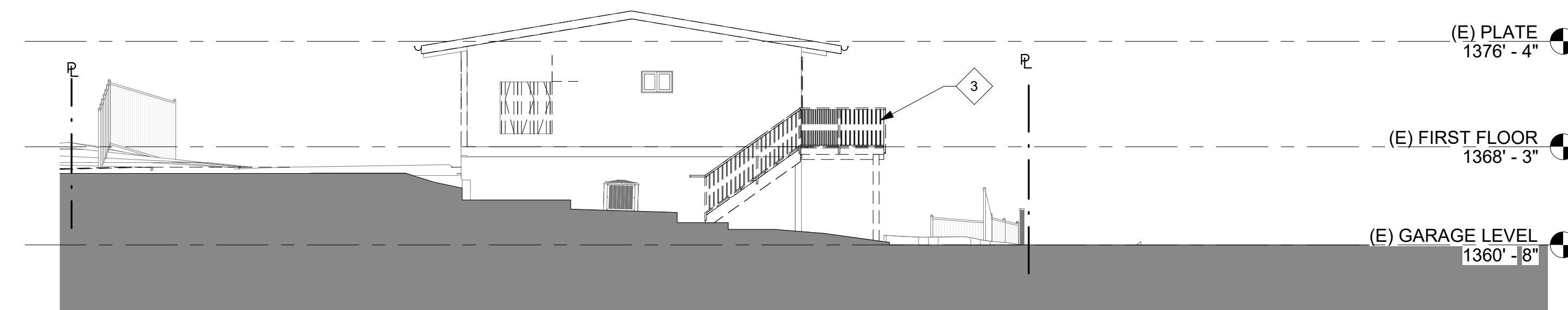
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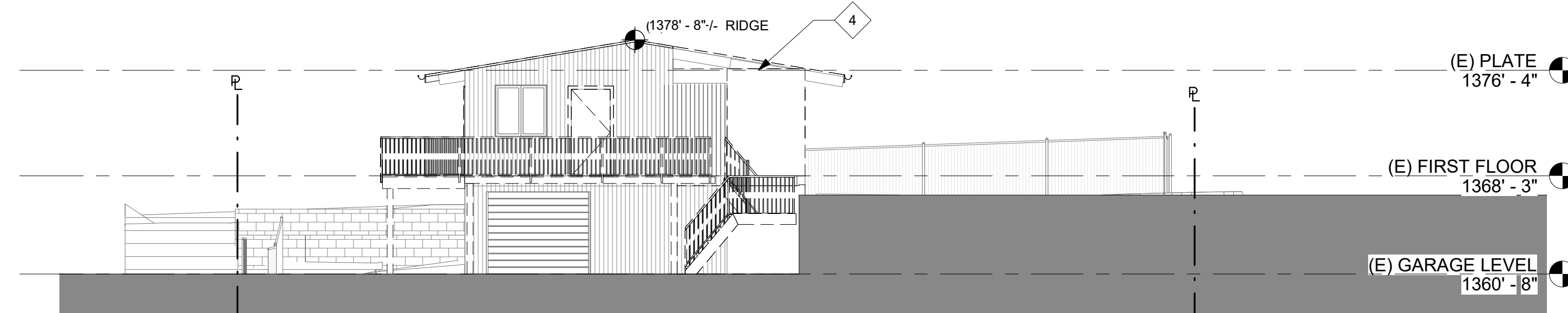
**1 EAST ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



**3 NORTH ELEVATION**  
1/8" = 1'-0"



**4 SOUTH ELEVATION**  
1/8" = 1'-0"

**KEY NOTES**

- 1 REMOVE EXISTING EXTERIOR WALL AND ASSOCIATED FINISHES & WINDOWS
- 2 REMOVE EXISTING DECK, RAILING & SUPPORT POSTS
- 3 REMOVE EXISTING DECK, RAILING SUPPORT POSTS
- 4 REMOVE PORTION OF EXISTING ROOF

**LEGEND**

- 7 DEMOLITION KEYNOTE
- WORK POINT / CONTROL POINT / DATUM MARK
- EXISTING WALL OR ELEMENT TO BE REFACED ON THE EXTERIOR SIDE
- EXISTING WALL TO REMAIN
- DEMO DOOR, BARBEQUE AREAS, BEAMS AND WINDOWS
- A GRID LINES & CALLOUTS

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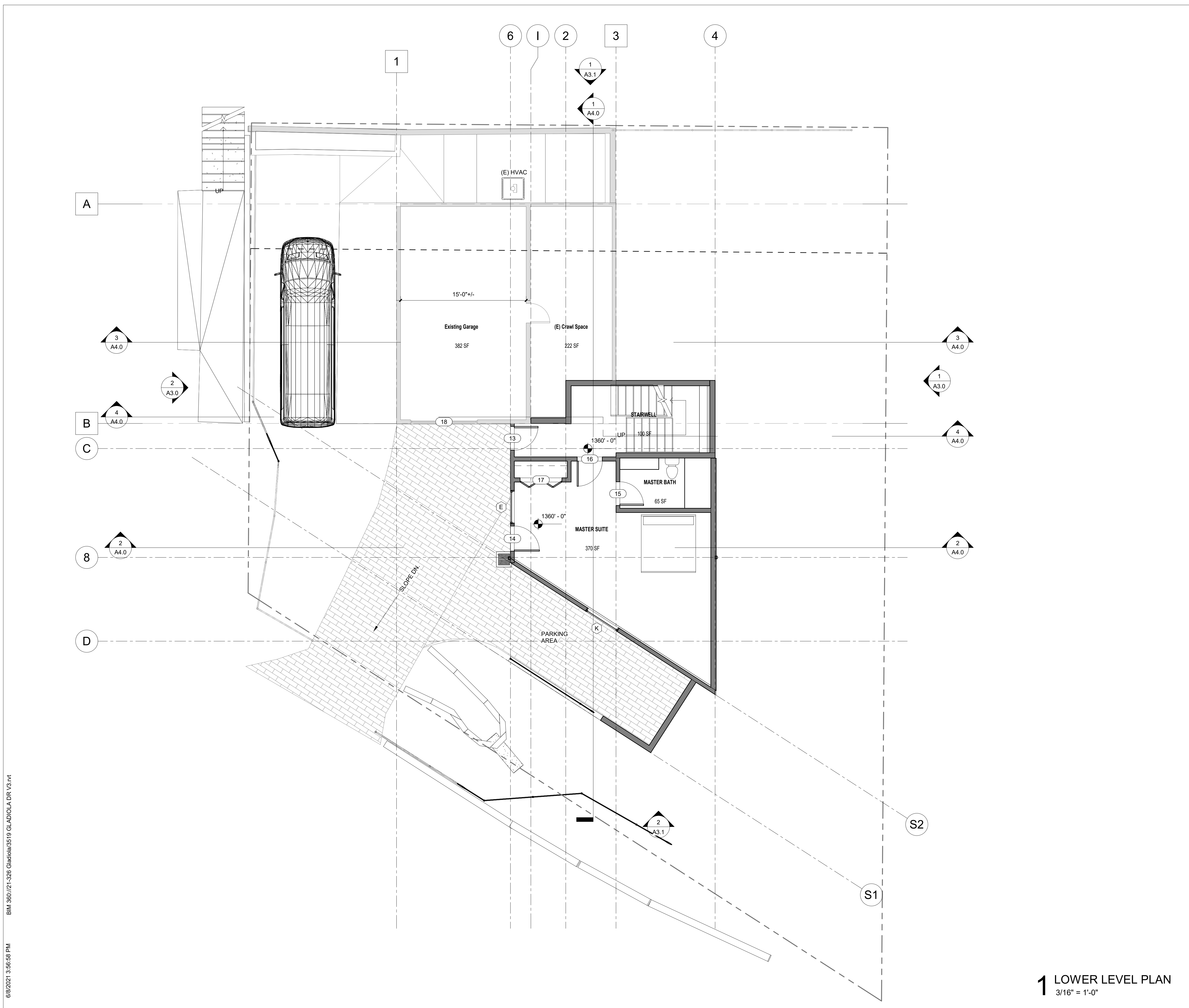
**REVISION**

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**EXISTING ELEVATIONS**

**A1.3**

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**1 LOWER LEVEL PLAN**  
3/16" = 1'-0"

**KEY NOTES**

**LEGEND**

- WORK POINT / CONTROL POINT / DATUM MARK
- EXISTING WALL TO REMAIN
- NEW WALL
- REVISION
- DOOR TAG
- WINDOW TAG

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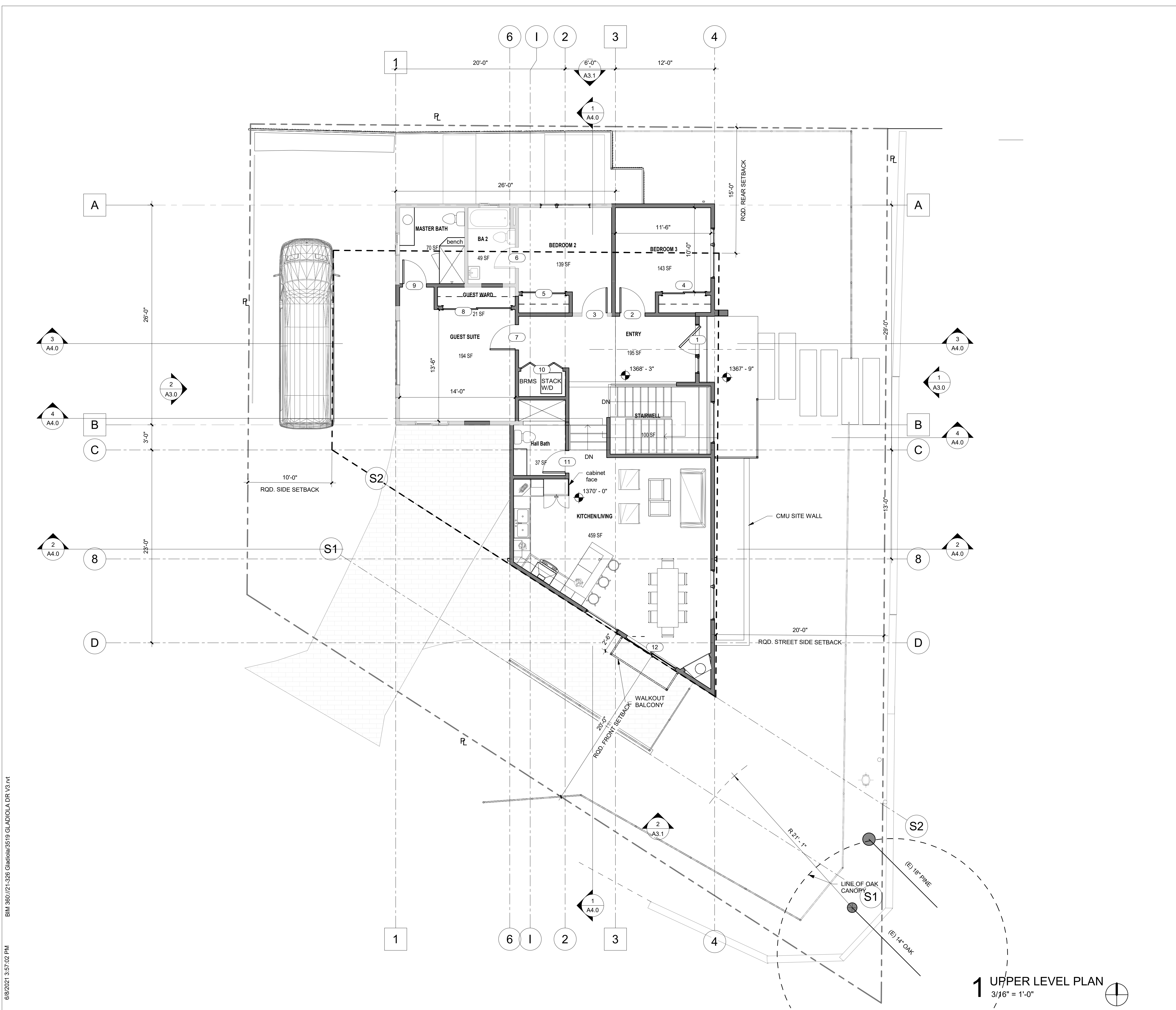
ISSUE		
NO.	DATE	DESCRIPTION
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REVISION		
NO.	DATE	DESCRIPTION

**PROPOSED LOWER LEVEL**  
**A2.0**

SCALE: As indicated  
DRAWN BY: Author  
PROJECT NO.: 2021-326

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**1 UPPER LEVEL PLAN**  
 3/16" = 1'-0"

**KEY NOTES**

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**LEGEND**

- WORK POINT / CONTROL POINT / DATUM MARK
- EXISTING WALL TO REMAIN
- NEW WALL
- REVISION
- DOOR TAG
- WINDOW TAG

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**PROPOSED UPPER LEVEL**

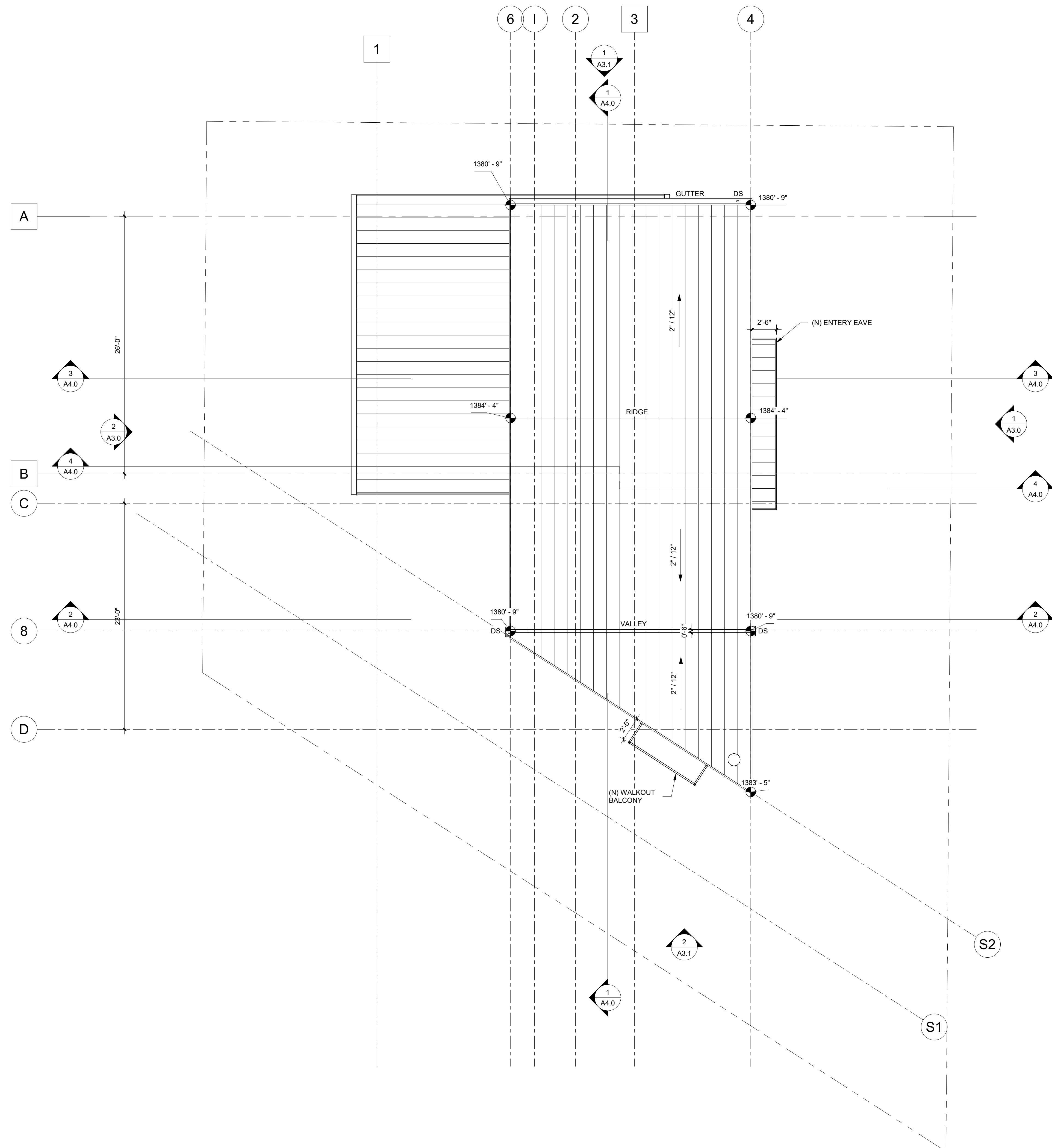
**A2.1**

SCALE: As indicated  
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**1 (E+N) ROOF**  
3/16" = 1'-0"

**KEY NOTES**

ALL ROOF AREAS TO BE R-38 MIN  
VAULTED ROOF ASSEMBLIES TO UTILIZE CLOSED CELL FOAM  
INSULATION FOR FULL DEPTH OF JOIST.

**ROOF PRODUCT**  
CUSTOM-BILT  
STANDING SEAM ROOFING  
"STORM GRAY"  
  
ROOF SLOPE: 2' / 12"

**LEGEND**

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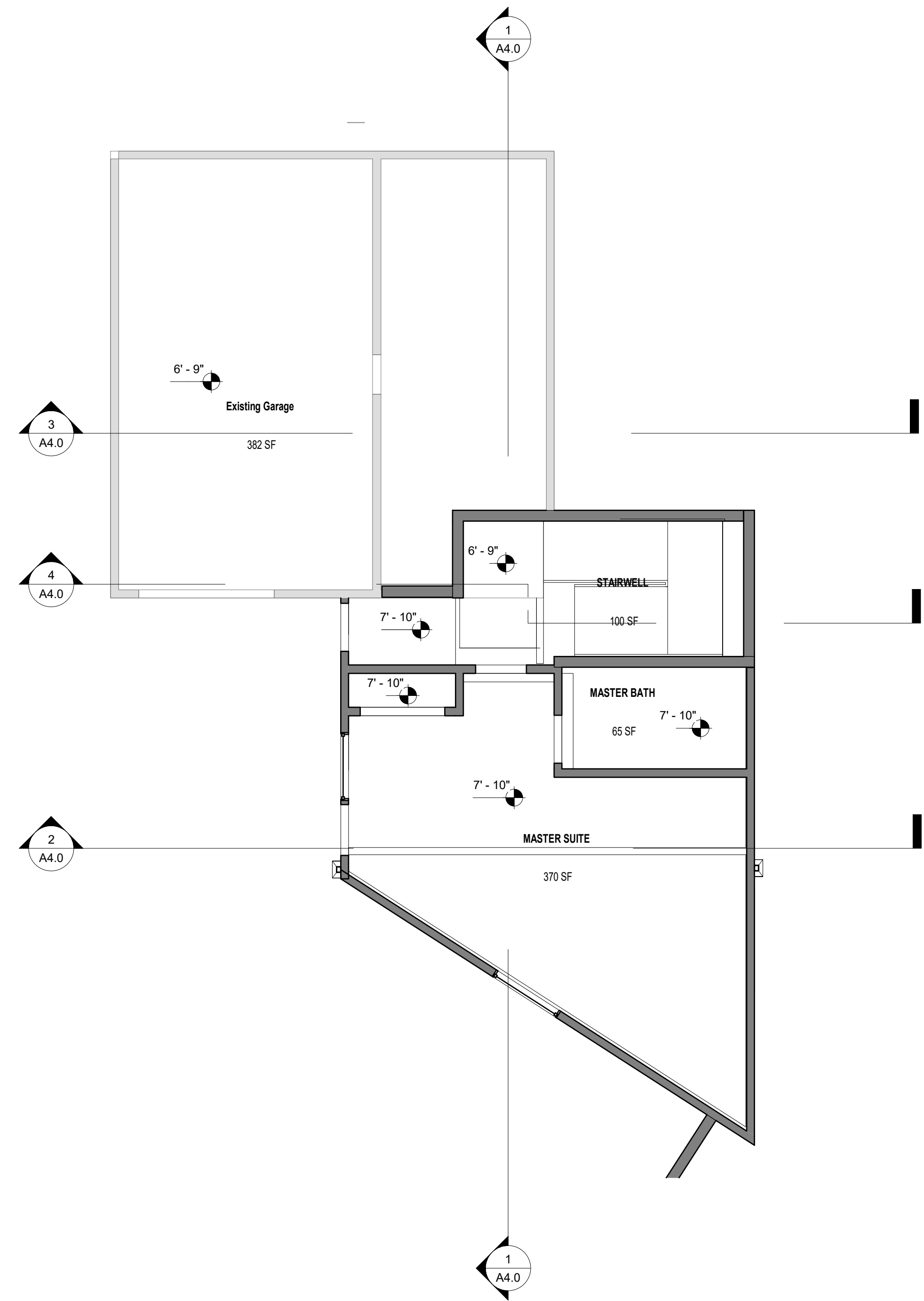
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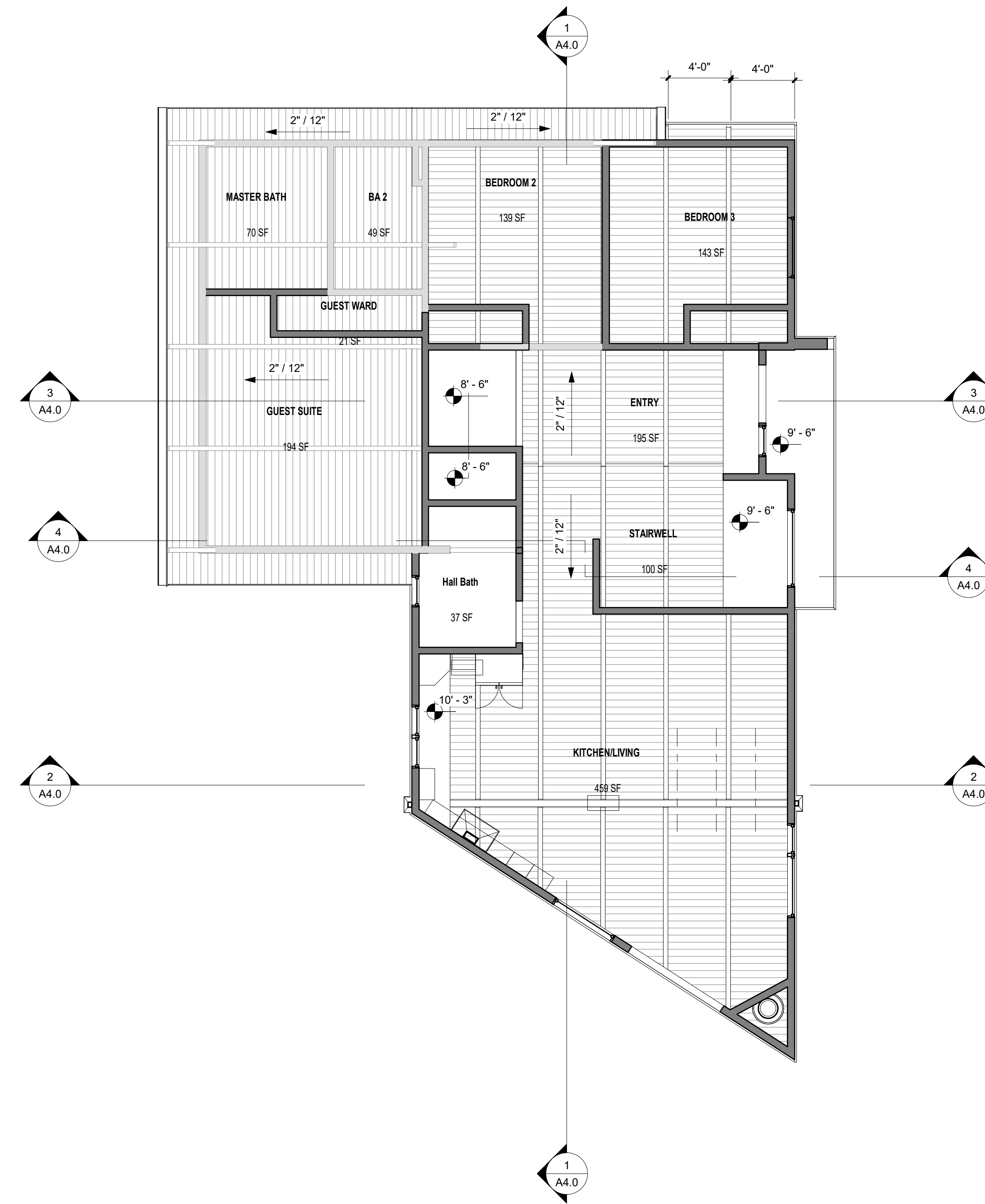
REVISION		
NO.	DATE	DESCRIPTION

**PROPOSED ROOF PLAN**  
**A2.2**  
SCALE: 3/16" = 1'-0"  
DRAWN BY: Author  
PROJECT NO.: 2021-326

KEY NOTES



**1 LOWER LEVEL RCP**  
3/16" = 1'-0"



**2 UPPER LEVEL RCP**  
3/16" = 1'-0"

**LEGEND**

- WORK POINT / CONTROL POINT / DATUM MARK
- EXISTING WALL TO REMAIN
- NEW WALL
- REVISION
- DOOR TAG
- WINDOW TAG

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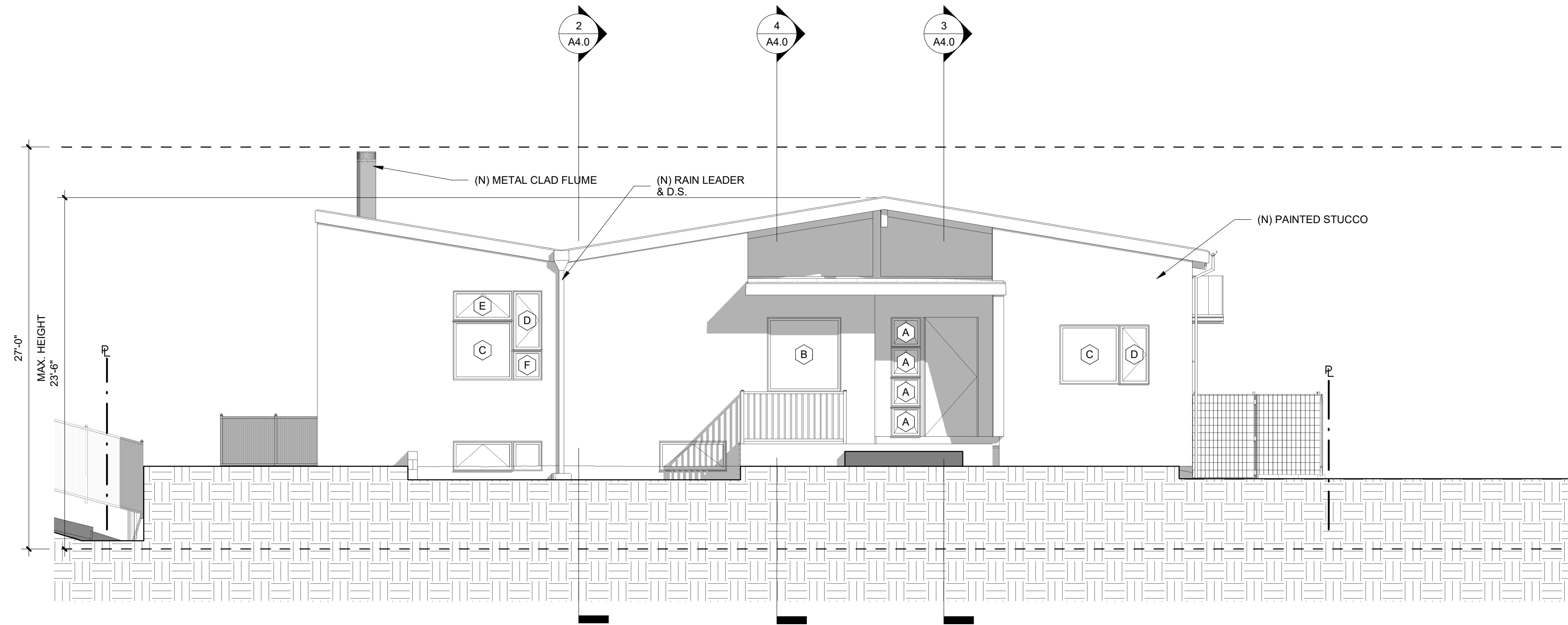
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**BASEMENT & UPPER LEVEL RCP**  
**A2.3**

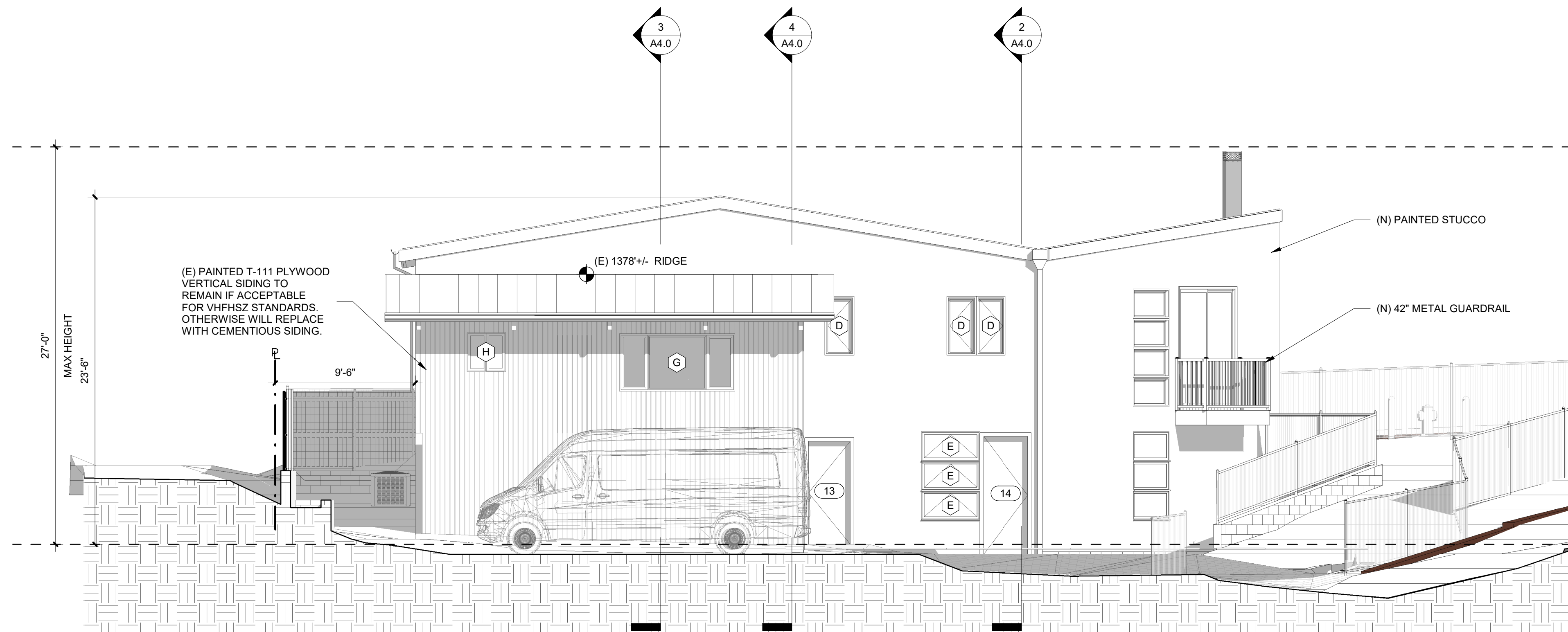
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PROJECT NO.: 2021-326

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KEY NOTES



**1 EAST ELEVATION**  
3/16" = 1'-0"



**2 WEST ELEVATION**  
3/16" = 1'-0"

LEGEND

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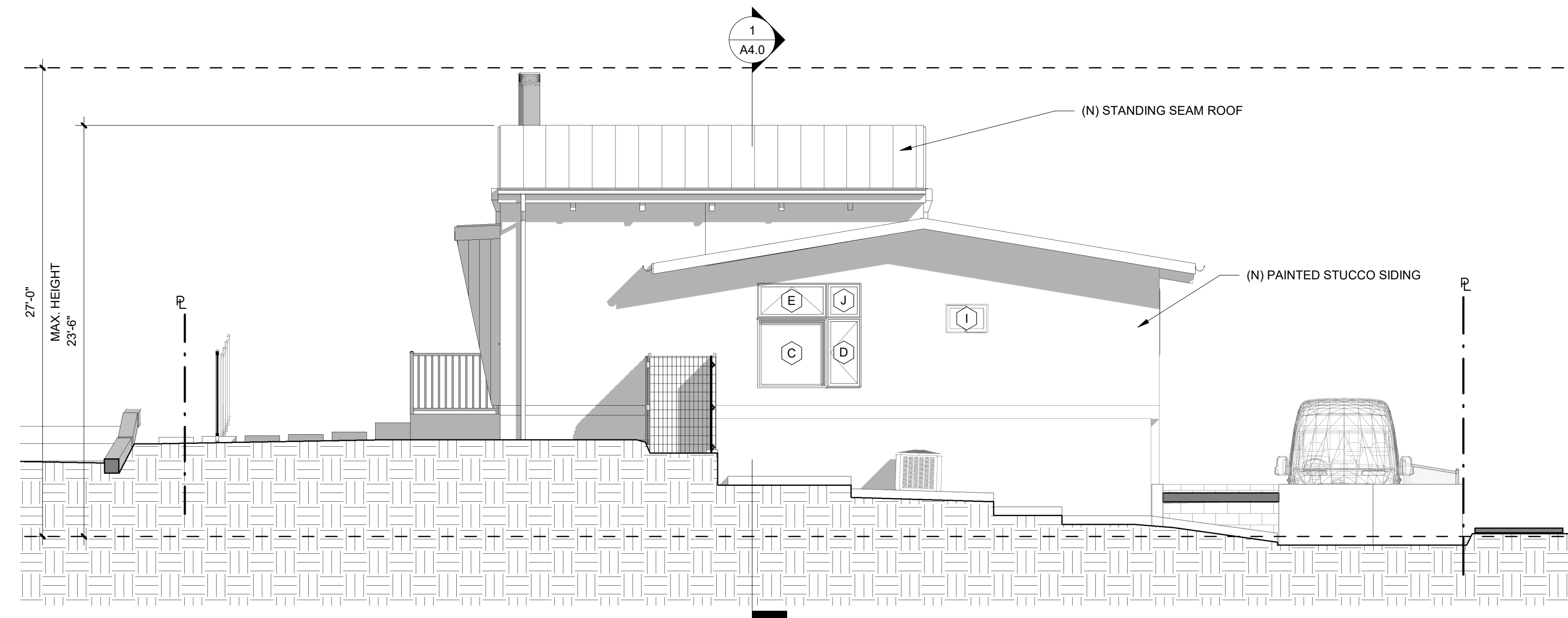
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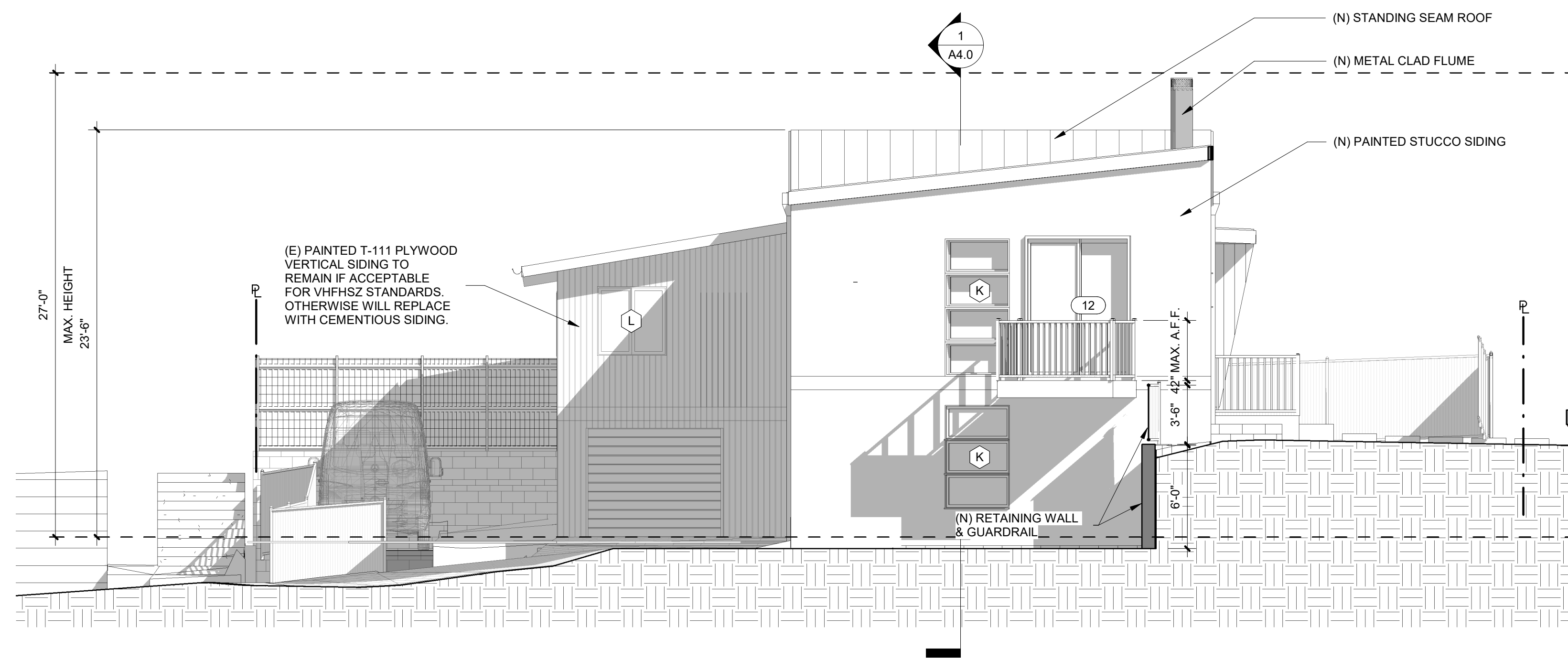
**PROPOSED ELEVATIONS**  
**A3.0**

SCALE: 3/16" = 1'-0"  
DRAWN BY: AA  
PROJECT NO.: 2021-326

KEY NOTES



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



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

LEGEND

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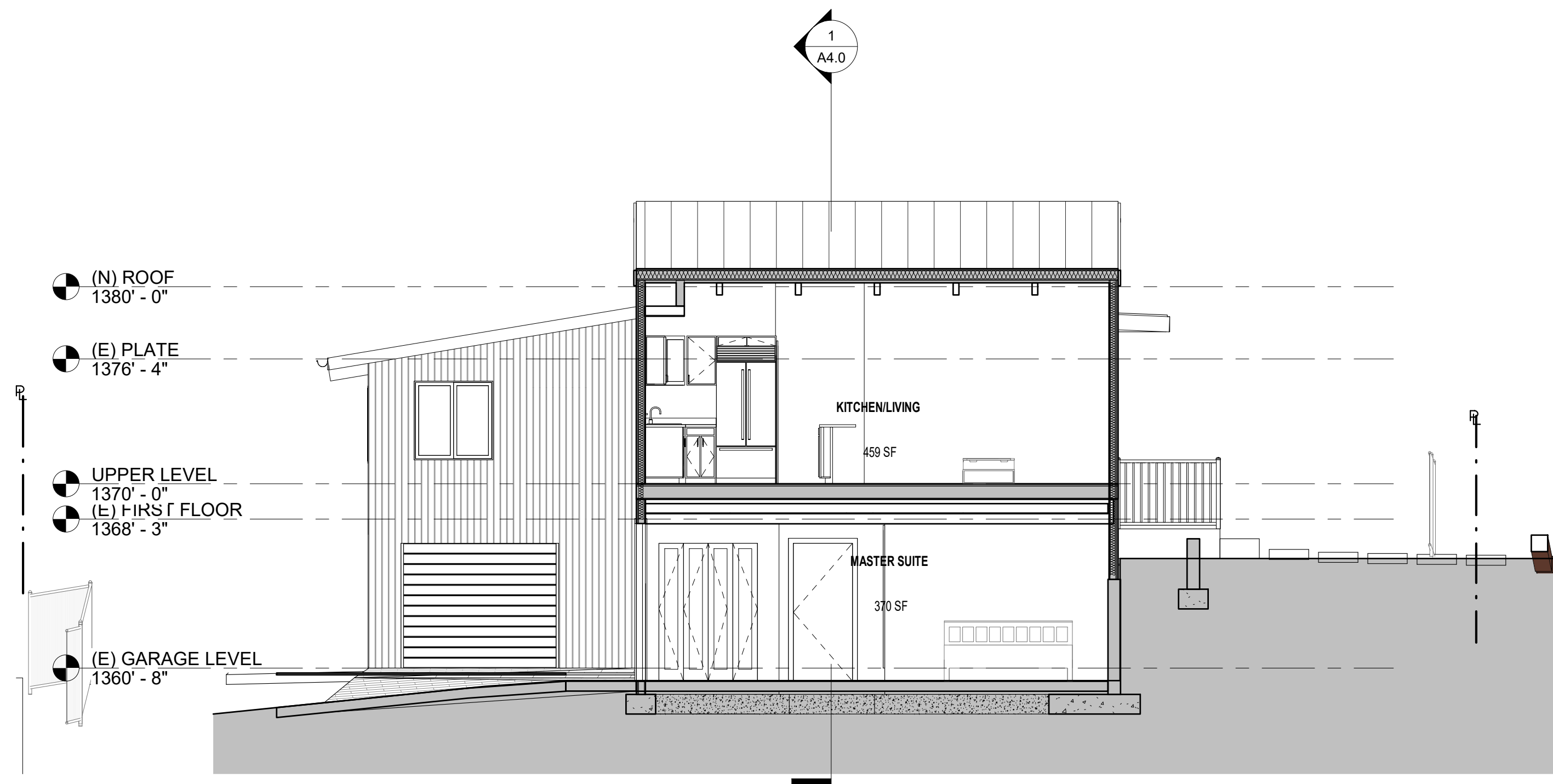
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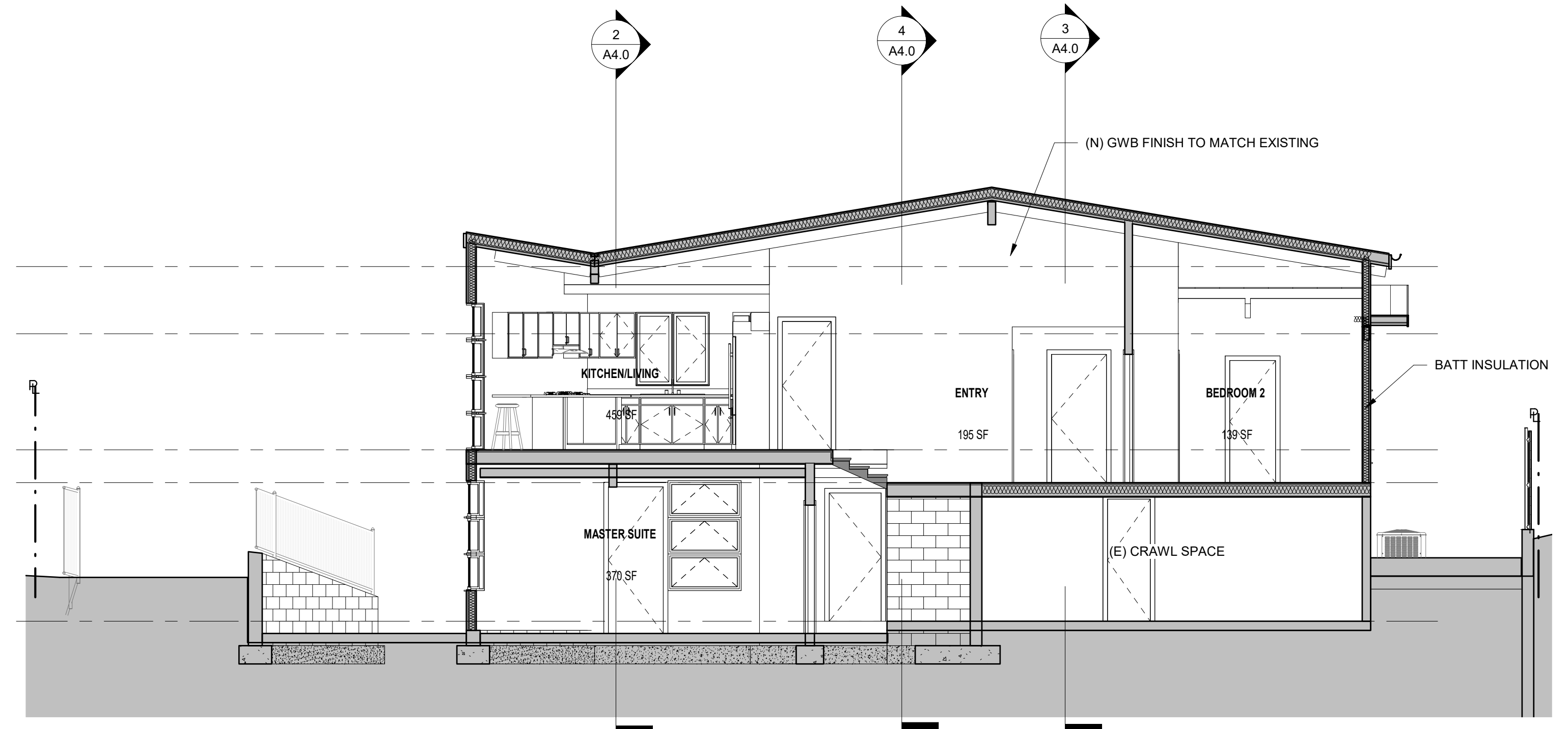
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NO.	DATE	DESCRIPTION

**PROPOSED ELEVATIONS**  
**A3.1**

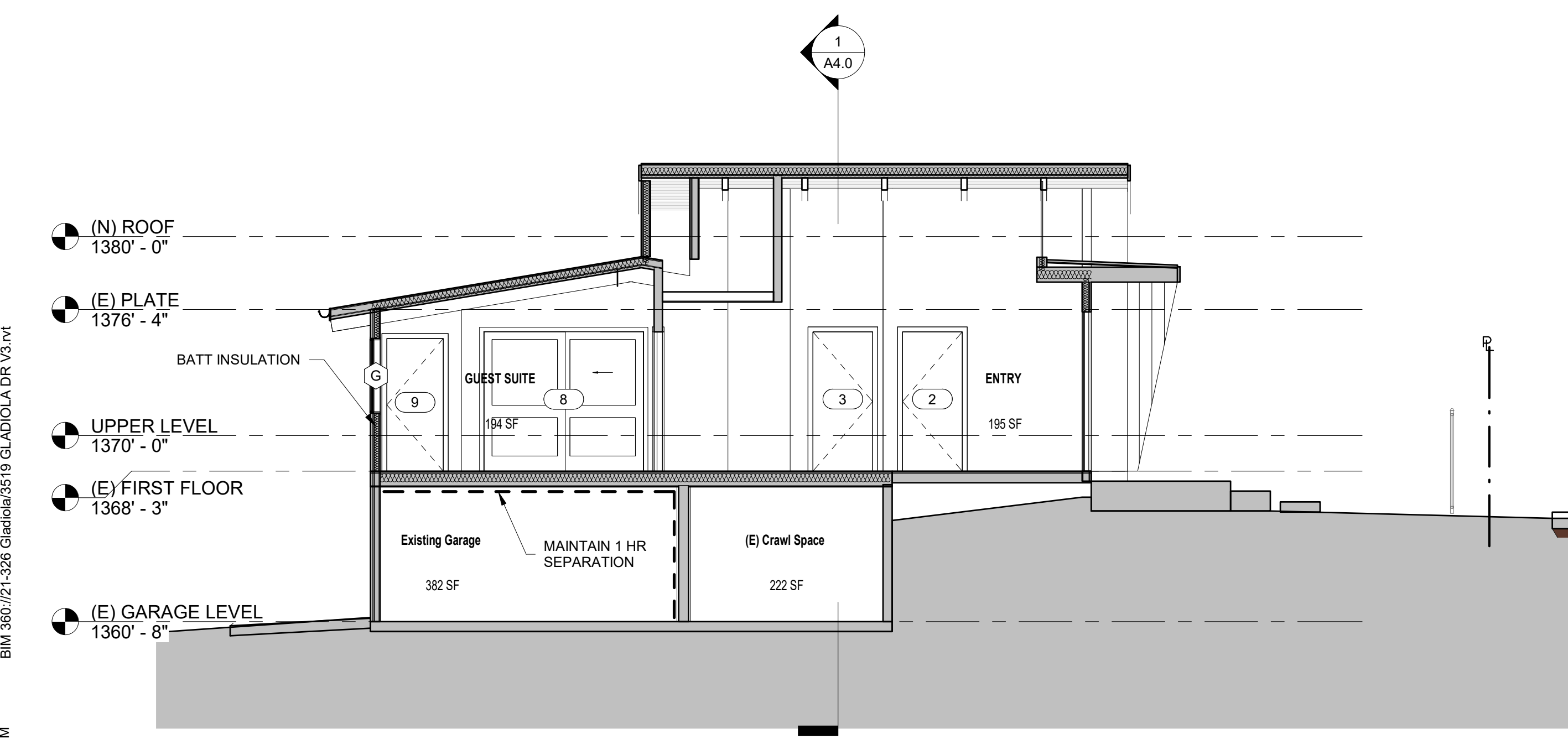
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PROJECT NO.: 2021-326



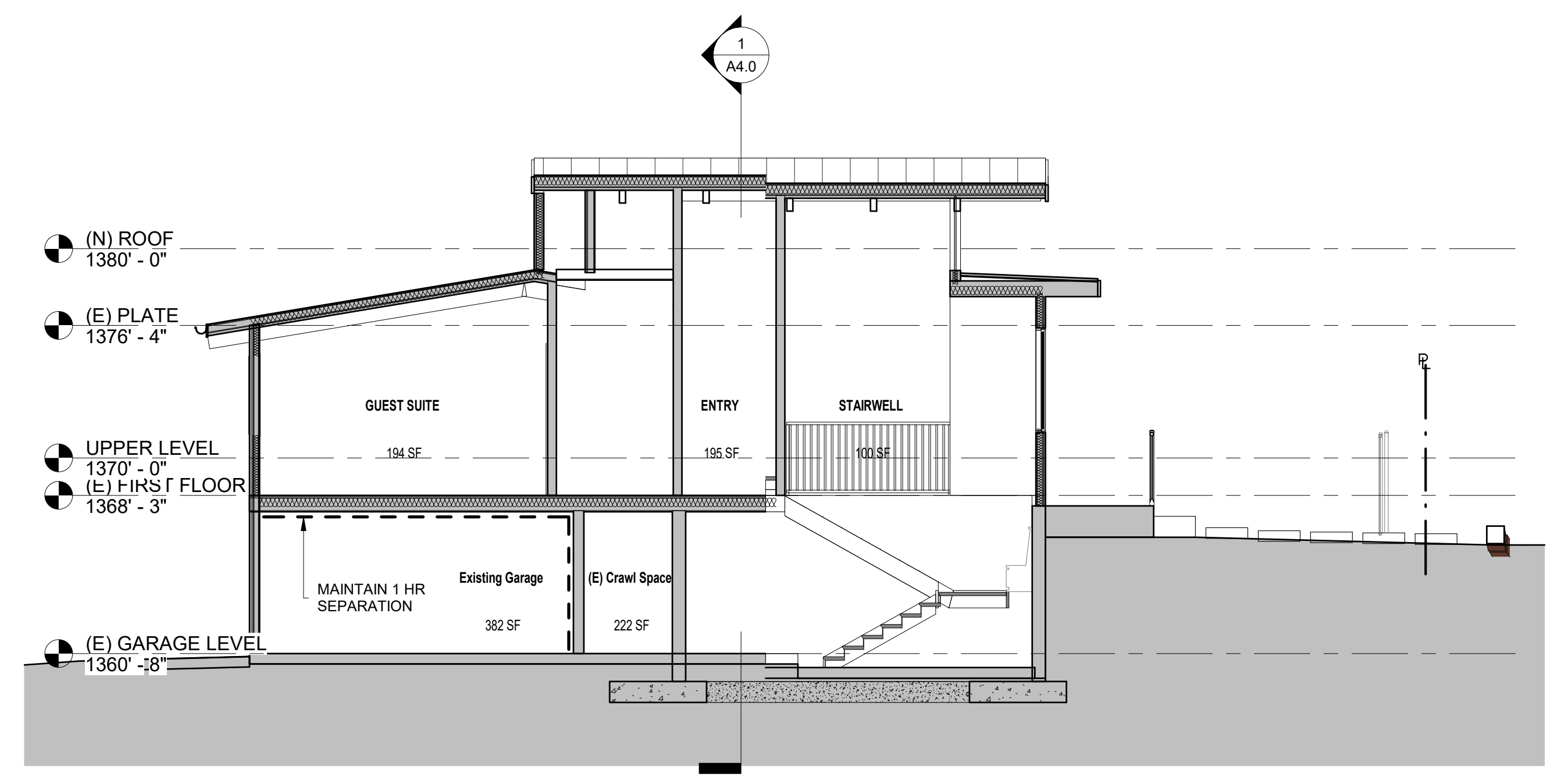
**2 BUILDING SECTION 2**  
3/16" = 1'-0"



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



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



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

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**PROPOSED SECTIONS**  
**A4.0**  
SCALE: 3/16" = 1'-0"  
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PROJECT NO.: 2021-326