

PROJECT NARRATIVE

RE: 5222 Dantes View Drive, Calabasas, CA 91301

Date: May 10, 2023

SCOPE OF WORK SUMMARY

The scope of work includes rehabilitating a deteriorated home that had not been properly maintained by the previous owner and adding additional square footage in order to house a family with five children, raising and replacing the existing roof and replacing the exterior stucco with new smooth stucco (all around) and adding vertical HardiePlanks in the front right elevation. The scope of work also includes replacing the driveway, cleaning the surrounding yards and installing landscaping and hardscaping.

TIMELINE

DESIGN

It is estimated that it will take about six (6) months to get the plans and engineering calculations approved based on the following estimated timelines.

From the time the Planning Commission approves the architectural plans from a Planning perspective, it is estimated that it will take about six (6) weeks to complete the structural engineering plans and engineering calculations for Building and Safety's review. Once Building and Safety corrections and required Clearances are received, it is estimated it will take about two weeks to correct them, but it may take about a month to receive clearances from different City agencies (such as the Fire Dept., School District, etc.). For a project of this size, it is estimated that it may take the City about three review cycles for approval of plans and engineering calculations. Please note that the time it will take Building and Safety to review the plans and engineering calculations for each review cycle is not within our control and it varies depending on the backlog the City has at the time the project is submitted.

Based on Building and Safety taking about a month for each review cycle, say three (3) months total, it is estimated that the plans and engineering calculations can be finalized and approved in about six (6) months.

CONSTRUCTION

It is estimated that it will take about one (1) year to complete the construction work, including the exterior work from the time the plans are approved.

In summary, it is estimated that the project will be completed within 18 months from the time City Planning approves the plans.

SCHEDULE

See enclosed barchart schedule.

