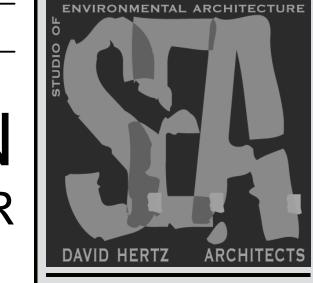
RENDERING



COLD CANYON ADDITION TO EXISTING SFR

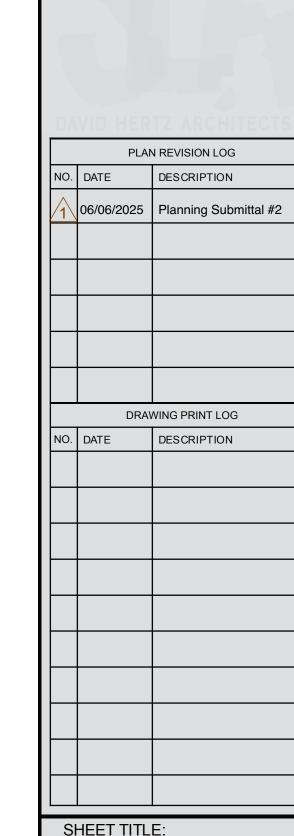


II ideas, designs, arrangements and plans indicated epresented by this drawing are owned by and are the operty of David Hertz Architects Inc. and were created shall verify and be responsible for all dimensions a onditions on the job site. David Hertz Architects In nust be notified of any variations in the dimensions ar nditions shown on this drawing as well as any variation



Environmental Architecture 57 Market Stree Venice, CA 9029 Tele: 310-829-9932 Fax: 310-829-564

616 Cold Canyon Rd. Calabasas, CA 91302



SHEET TITLE: TITLE SHEET / **GENERAL INFO**

PROJECT NO:

PRINT DATE:

6/9/25 SHEET NO:

rawing may have been enlarged or reduced

1807

PROJECT DATA SHEET INDEX VICINITY MAP PROJECT TEAM SCOPE OF WORK (ADDITION / REMODEL OF AN EXISTING ONE-STORY SINGLE-FAMILY TITLE SHEET / GENERAL INFO PROPERTY INFO RESIDENCE WITH AN ATTACHED GARAGE. **GENERAL NOTES** A.P.N. #: 4456-019-029 V101 PADRAIC HANNON SURVEY Malibu Hindu Temple **ZONING:** ZONE INFO PROPOSED 360 SQ.FT. POOL. 616 COLD CANYON RD SURVEY SLOPE ANAL PARCEL AREA: SITE AREA AVERAGE SLOPE & GSA CALCULATIONS pih@ehukai.com (E) 463 SQ.FT. DETACHED GARAGE TO BE DEMOLISHED AND SFR BLDG USE: 213-804-9287 EXISTING & PROPOSED SITE PLAN REPLACED WITH A PROPOSED 586.25 SQ.FT. DETACHED GARAGE **DEMO SITE PLAN** CONST. TYPE: TYPE V **ENLARGED PROPOSED SITE PLAN** ➤TOTAL OF 627.5 SQ.FT. ADDITION, WHICH IS COMPRISED OF A 191 BLDG. CODE: 2022 CBC **ARCHITECT:** OWTS SEPTIC PLAN ➤SQ.FT. ADDITION TO MASTER BEDROOM (BATHROOM AND CLOSET METHANE ZONE: EXISTING FIRST FLOOR PLAN REMODEL), AND A 436.5 SQ.FT. ADDITION AT THE ENTRY, WHICH DAVID HERTZ ARCHITECTS / LIQUEFACTION: DEMO FIRST FLOOR PLAN CONNECTS THE PROPOSED DETACHED GARAGE TO THE MAIN STUDIO OF ENVIRONMENTAL ARCHITECTURE RESIDENCE. PROPOSED FIRST FLOOR PLAN 57 MARKET ST., VENICE, 90291, CA LEGAL DESCRIPTION: PROPOSED ROOF PLAN OFFICE PHONE: (310) 829-9932 NO CHANGES TO THE NUMBER OF BEDROOMS. NO CHANGES TO **EXISTING BUILDING ELEVATIONS** OFFICE FAX: (310) 829-5641 THE FIXTURE COUNT. **EXISTING BUILDING ELEVATIONS** DAVID R. HERTZ, FAIA **CONTACT: BUILDING INFO** PROPOSED BUILDING ELEVATIONS HERTZ@STUDIOEA.COM EXISTING SHED, LOCATED WITHIN OAK TREE SETBACK, TO EXISTING: 1,961.5 SQ.FT NEW: 627.5 SQ.FT. PROPOSED BUILDING ELEVATIONS LICENSE #: C-25190 REMAIN. A404 WWW.STUDIOEA.COM 3D VIEWS 3D VIEWS SUB-TOTAL: 2,589 SQ.FT. LAND & AIR SURVEYING 22741 PACIFIC COAST HIGHWAY GARAGE: 586.25 SQ.FT. SUITE 400A MALIBU, CA 90265 (310) 456-9381 TOT BLDG AREA: 3,175.25 SQ.FT. MARK D. SANDSTROM LAS FLORES GSA ALLOWED: 5,379.7 SQ.FT. (PER SURVEYOR) Villa Graziadio at Pepperdine University GSA = TOTAL BUILDING AREA - 400SF GARAGE ALLOWANCE EASTERN MALIBU 2,775.25 SQ.FT. PARKING INFO Bluffs Park PARKING, REQUIRED: 2 PARKING, PROVIDED: 2 **ABBREVIATIONS SPECIFIC NOTES APPLICABLE CODES** 2022 CBC **EXPANSION JOINT** MECH MECHANICAL SCHED SCHEDULE ADJACENT 2022 CRC ABOVE FINISH FLOOR ELEVATION MEMB MEMBRANE SECTION ELEC ELECTRICAL MFR MANUFACTURER SHEET ALUMINUM ANOD ANODIZED ELEV ELEVATOR MINIMUM SIMILAR ARCH ARCHITECTURAL EQUAL / EQUAL TO MOUNTED SQUARE ATTENUATION **EXPANSION** STAINLESS STEEL **EXTERIOR** MOD MODULE STEEL (E) EXISTING STRUCT STRUCTURE N.I.C. NOT IN CONTRACT BTWN BETWEEN SUSP SUSPENDED BLKW BLOCKING FFL FINISHED FLOOR LEVEL NUMBER TEMP. THK THRU T.O. FLH FLUSH FLR FLOOR NTS NOT TO SCALE THICK B.O. BOTTOM OF NEW FLUOR FLUORESCENT BSMT BASEMENT ON CENTER FOF FACE OF FINISH OPNG OPENING **TYPICAL** OPP OPPOSITE
O.S. OWNER SUPPLIED FOM FACE OF MASONRY TONGUE AND GROOVE CEMENT FOS FACE OF STUD CONTROL JOINT VENEER FOW FACE OF WALL PLATE CENTER LINE FURR FURRING VERIFY CLNG CLR PROPERTY LINE VERTICAL PLAS PLASTER VERIFY IN FIELD CMU CONCRETE MASONRY UNIT GALVANIZE GALV PLY. PLYWOOD COL GYP BD GYPSUM BOARD POINT COLUMN WD WOOD W.P. WATERPROOF PAINTED CONCRETE CONST CONSTRUCTION HOLLOW CORE PHOTOVOLTAIC CONT W.R. WATER RESISTANT CONTINUOUS HOLLOW METAL HORIZONTAL HEIGHT DIAMETER DIAG DIM DN DR DTL DW DWG RESILIENT DIAGONAL JOINT DIMENSION REQ'D REQUIRED LEVEL RM ROOM R.O. ROUGH OPENING DOOR LOC LOCATION DRYWALL DRAWING

GENERAL NOTES

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THESE NOTES AND NOTES WITHIN THE PROJECT MANUAL, THE NOTES WITHIN THE PROJECT MANUAL SUPERCEDE DRAWINGS 40. No door except bathroom doors in the path of travel of a means of escape shall be less than 3

1. The word "Contractor" means the General Contractor, and where applicable by trade,

architectural drawings.

2. Contractor shall be responsible for reviewing all notes prior to finalizing construction contract. 3. The specifications, general conditions and all issued addenda and change orders are part of the

4. All construction and details shall be completed in full compliance with the California uniform building code and all other applicable codes and requirements.

5. The General Contractor shall maintain a full set of drawings and specifications and all required permits on the job site at all times. They shall be made available to the Architect and Owner at

6. Prior to finalizing contract prices, Contractor shall be responsible for reviewing and coordinating all 24, #4306 notes and drawings to include any subcontract requirements or information which may not be indicated on subcontractor's sheets or notes, but which are indicated elsewhere in the construction

7. The contractor (and his sub-contractors) shall study and compare the contract documents and shall at once report to the architect in writing all errors, inconsistencies or omissions discovered and #2-3303(e) verify all dimensions on site prior to commencing the work. If the contractor proceeds with any of the work so affected without written instructions of the architect, the contractor shall make good at his 50. In new construction, required smoke alarms shall receive their primary power from the building own cost any resulting error, damage, defects, or time delays so caused. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.

for specific trades/equipment items, with the names of local representatives to be contracted for service. Provide operating and maintenance brochures as required.

9. Contractor shall provide one marked up print drawing indicating all differences, changes, ect., actual locations of concealed work, before final inspection.

10. Where specified items are mentioned, the contractor may submit alternate materials for approval by the architect. Package to contain brochure, cut sheets, specifications, costs, availability, references, ect... contractor to reimburse architects for time spent evaluating alternatives or substitutions.

11. Written dimensions on drawings shall take precedence over dimensions scaled from drawings. 12. The architect will submit contract documents for "plan check" and make any necessary corrections. The owner will pay charges, fees and assessments levied by public authorities for connection to the public sewer.

13. Contractor shall consult with representatives of applicable utilities, including gas, water, power, sewer, telephone, and cable television and determine exact locations and availability of utilities and determine the condition of existing service prior to commencing work or connecting utilities. 14. Contractor shall provide all walls, terraces, walks, and drives as shown on plans and also provide

locations, and verify compliance with setbacks and clearances required by code. 16. Improvements on the site, work in progress, stored materials, and public and private

improvements on property adjacent to the site, shall be protected by the contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the contractor at no

17. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating 63. In addition to any structural grade requirements, all exposed wood beams and posts shall be that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

18. Structural observation by the engineer shall be preformed. A statement in writing shall be given to the building official, stating that site visits have been made and whether or not any observed deficiencies have been corrected to conform to the approved plans and specifications.

19. Contractor shall correlate work between architectural drawings and specifications and consulta drawings and specifications. 20. Contractor shall confirm any discrepancies between drawings or specs and job site conditions

with Architect prior to starting portions of the work affected. 21. Written dimensions shall prevail over scaled dimensions on drawings. In no event is dimension to be scaled off the drawings without prior approval from the architect.

required to suit particular job site dimensions or conditions and shall be included within the scope of

the work and Construction Contract. Any modifications required in details are to be first reviewed

22. Dimensions marked "clear" are not adjustable without the authorization of the architect. 23. Details are intended to show final affect of parts of construction. Minor modifications may be

and confirmed with the Architect prior to construction. 24. Contractor shall review all items noted "verify or confirm with owner or architect" which might affect costs prior to finalizing construction contract and subcontractors, and shall confirm final

these items. Contractor shall include the cost of these items within the original contract price. 25. Unless items are specifically itemized as not included in contract (NIC), they will be assumed to 71. All posts, plates, sleepers, etc. bearing on or embedded in concrete or masonry shall be pressurewith minimum 1" projection and minimum 5/8" embedment in strike plate, cylinder guard and be included in the estimate or contract price.

26. The architect, prior to the commencement of the work must approve all change orders in writing. Otherwise the contractor will take full responsibility for all the costs. Contractor shall immediately notify the Owner of any extra costs arising from the execution of his contract or subcontracts and

shall receive Owner's written approval of it prior to doing the work. 27. Design work is the responsibility of the architect and any design changes made by the contractor years following final completion of construction.

shall be the full responsibility and liability of the contractor. 28. Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions. The

contractor shall also be responsible for the coordination of work of subcontractors under separate contract with the owner. 29. Four sets of shop drawings shall be submitted to the architect for approval. All shop drawings

will require at least 10 working days for architectural review. 30. Contractor shall provide proper ventilation, clearances, and fire protection for all new fireplaces,

31. Details marked "(typical)" shall apply in all cases, unless specifically noted otherwise. Where no 76. All scuppers, gutters, downspouts, leader boxes or other sheet metal work shall be properly detail is shown, construction shall be as shown for other similar work.

32. All unspecified materials shall be new first line products of a recognized manufacturer. No substitutions from specifications shall be used unless approved by the architect. If available, manufacturers guarantee shall be provided in writing.

33. A separate permit shall be secured for all electrical, plumbing and heating-ventilating work. 34. Licenses and permits necessary to the performance completion and approval of the work, and all watertight.

the contractor. 35. Contractor shall have evidence of current workmen's compensation insurance coverage on file

inspection and other applicable fees (excluding building permit fees) shall be secured and paid for by

with the Department of Building and Safety in compliance with Section 3800 of the California Labor 79. Exit doors must open over a landing not more than 1/2" below the threshold.

36. Contractor shall submit Haul Route Memo to Department of Building and Safety for approval.37. The Contractor shall submit structural calculations, signed by a State Licensed Engineer, for skylight, and store front assemblies for review and approval.

38. Dimensions are to face of stud, face of masonry, face of concrete, and to grid lines unless

39. All insulation materials shall be certified by the manufacturer as complying with the California Quality Standards of Insulating Material.

inches (71.12 cm) wide.

41. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in an emergency

42. Interior wall finishes shall have a minimum flame spread classification of III (T-42-b).

43. Overflow drains shall be connected to drain lines independent from the roof drains. 44. Mechanical ventilation system in lieu of operable windows in bathroom/toilet room/ laundry to furnish five air changes per hour direct to the outside is required. (1205-a)

45. Glazing and insulation shall conform to the State Energy Insulation Standards.

Separation of Occupancies (Hours). 47. Fire resistive assemblies for protection of openings to comply with Building Code #4306 or Title hook-shaped or an expanding-lug dead bolt shall have a minimum throw of 3/4". 91.6709.2

48. Exit doors shall be operable from the inside without use of a key or any special knowledge or effort. Building Code #3304(c), Fire Code #12.104, or Title 24, #2-3303 (c).

49. Width and height of required exit doorways to comply with Building Code #3304(e) or Title 24,

wiring and shall be equipped with battery backup. Building Code 907.2.10.2.

8. Contractor shall provide a blanket one-year guarantee for the total job with the separate guarantee 52. Clearance of brush and vegetative growth will be maintained per Fire Code #11.502 and

51. Comply with Building Code #1204 regarding access

53. A permit from the Dept. of Public Works is required for a protection fence or canopy on or over any street or public space (91.4407).

54. No trenches or excavations 5 feet or more in depth into which a person is required to descend. min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt 55. Contractor shall erect and maintain temporary barricades as needed for protection against from damage or loss arising in connection with construction.

56. G.C. shall clean glass, remove stains, spots, marks and dirt from all work, clean all hardware, remove paint spots from all surfaces, clean all fixtures and floors.

57. Temporary electric power and sanitary facilities are to be provided and paid for by the contractor. 58. No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other item.

59. Contractor shall protect all floor surfaces from damage and equip mobile equipment with

any expansion joints, curbs, etc. that may be required for durable construction to be approved by the 60. All metal flashing, gutter, and downspout joints shall be lapped, joined, and sealed so that they 98. All grading shall be accomplished in accordance with the uniform building code. All excess are water tight and provide for positive water flow.

15. Contractor to stake out all works as shown on plans, confirm existing conditions and property line 61. Contractor shall arrange with the necessary utility companies to connect utilities underground. 62. When demolition is required on site all debris must be removed from the site at the expense of the contractor and a demolition permit must be obtained by a licensed wrecking contractor (class

selected for best appearance grade, with a minimum of knots, cracks and checks.

be erected on the same site. Contractor's license shall be verified prior to issuance of permit.

64. Contractor shall provide access to all attic areas and plumbing as required by code and shall confirm access locations with Architect prior to framing.

65. Contractor shall coordinate framing with proposed locations of electrical, mechanical and plumbing work so as to avoid changes in framing which might conflict with proposed equipment,

and heights of openings with Architect prior to construction. 67. Provide blocking as required for cabinets, toilet paper holders, towel bars and other specialty

68. All exposed wood beams, decking or other members installed prior to enclosing the building envelope and completing roof membrane shall be protected during construction against moisture, staining and other damage by protecting with weatherproof plastic wrappers and additional protectiveminimum 1" throw and a minimum 5/8" embedment (straight type) and shall contain hardened neasures as may be required.

STRUCTURAL

69. All welding to be done by welders certified by the appropriate city building department.

70. Glued-laminated lumber shall be fabricated in accordance with uniform building code standard

wood of natural resistance to decay.

ROOF, ROOF FLASHING AND DRAINAGE

72. Contractor and Roofing Contractor shall furnish an unconditional written guarantee to Owner covering all materials and installation of new roofing, flashings and membranes for a period of 10

73. Contractor shall employ a qualified independent inspection service for inspection of the roof installation, including any insulation and flashings, and shall confirm arrangements with Owner, Architect, manufacturer's representative and roofing contractor prior to construction.

74. All built up or single-ply membrane roof areas shall have minimum 1/4" per foot pitch to drains for spans up to 20'-0", 1/2" per foot for spans over 20'-0". Emergency overflow scuppers or drains shall 115. Glazing and glazed assemblies for "accessible" openings shall be certified as meeting test be installed with outlets 2" above principal roof drains, and shall be independent of principal roof drains or autters.

75. All roofs, parapets, chimney and other flashings shall be installed so that they are watertight. ovens, hot water heaters, furnaces, vents and flues as required by the drawings, specifications and Notify Architect of any points where water or moisture may penetrate for additional water protective

> flashed and shall have welded or sealed waterproof joints. All bends, seams, splices, or other connections shall be straight, smooth and continuous without dimples or dents. Unless specified, sheet metal gauge shall be sufficient to withstand denting or bending.

> 77. Provide galvanic or bituminous insulation as approved by Architect between dissimilar metals. 78. Unless otherwise noted, all concealed interior roof drain downspouts shall be PVC schedule 40.

> min. 4" diameter or larger as specified sufficient to handle roof areas. All connections shall be

DOORS, WINDOWS

80. Glazed openings within 40" of a door lock shall be tempered glass.

81. All glazing in shower areas shall be of approved shatter resistant material.

82. Shower areas shall be finished with a hard non-absorptive surface to a height of 70" above drain

83. See ENERGY section for additional information regarding weather-stripping, etc.

84. Glass doors, adjacent panels, and all glazed openings within 18" of the adjacent floor shall be of 123. Wood-framed walls shall be insulated between framing members with insulation having an glass approved for impact hazard 91.1711(d) (hsc 25997 eff. 3/4/72). All glazing to be fully tempered installed thermal resistance r-11 or greater. Framed foundation walls of heated basements or heated 162. Provide submittal shop drawings and manufacturer's specifications for Architect's review, if glass with no bugs or tong marks and should be accompanied by written certificates indicating

85. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 - 124. All doors and windows between conditioned and unconditioned space shall be fully weather- installation in perfect condition, ready for use. Door stops of in-swinging doors shall be one-piece construction with the jamb or joined by rabbet ot stripped

86. All pin-type door hinges accessible from the outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for the latches and the holding devise for the projecting dead bolts in wood construction wall shall be

87. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Locks must be openable from inside without key, special knowledge or special effort (latch not 46. If required, provide fire resistive occupancy separation per Building Code Table 508.3.3 Required required in B, F, and S occupancies. 91.6709.2

> 89. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non-removable thumb turn which is independent of the deadlocking latch 129. Specify water heater size, fuel type, and that it is state listed and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates 130. Storage type water heaters shall be externally wrapped with insulation having an installed

the deadbolt shall not be separated by more than 8 inches.

90. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less 131. All showerheads, lavatory faucets and sink faucets shall be certified by the manufacturer as than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be complying with the applicable California appliance efficiency standards. considered part of adjacent panels except mullions not over 18 in. long may have an overall width not less than 3 inches in width.

91. Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit kitchen or bathroom will be considered general lighting. Lighting to be used only for specific visual raising and removing of the moving panel in the closed or partially open position. 91.6710

92. Sliding glass doors shall be equipped with locking devises and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in 91.6717.1

or equivalent device unless secured electrically operated. 91.6711 accident, and shall continuously maintain adequate protection of his work and the owner's property 94. Provide metal guides at top and bottom of metal accordion grate or grill-type doors and cylinder locks or padlocks. Cylinder quards shall be installed on all cylinder locks whenever the cylinder

> projects beyond the face of the door or is otherwise accessible to gripping tools. 91.6712 95. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 91.6715.1 course of the wall plane.

96. Sliding windows shall be equipped with locking devices and shall be so constructed and installed 136. Confirm stucco finish and color with Architect prior to finalizing estimate. that they remain intact and engaged when subjected to the tests specified in 91.6717.2

97. Contractor shall provide temporary toilet facilities at the job as necessary and required by code

standards of 1972 ansi a134.1, a134.2, a134.3, and a134.4.

excavated material resulting from grading shall be removed from the site by the contractor.

c-21), or by a licensed general contractor (class b-1) who is also the contractor for a new building to <u>SECURITY NOTES</u>

All openings marked by the symbol * on the door/window schedule are security openings and the following requirements shall apply:

panel to prohibit raising and removing of the moving panel in the closed or partially open position.

102. Doorstops of in-swinging doors shall be of one-piece construction with the jamb or be provided not limited to cabinet pulls, knobs, door stops, towel bars, toilet paper holders and other with some device to prevent the door from being opened should the stop be removed.

103. Stops on out-swinging doors to be one-piece construction or fastened with 3/4" screws 6" o.c. See PAINTING section for painting notes 104. All pin-type hinges that are accessible from outside the secured area when the door is closed PAINTING 66. Provide framed openings for medicine cabinets during rough framing, confirming size, location shall have non-removable hinge pins. In addition, they shall have a minimum 1/4" diameter steel jamb stud with 1/4" minimum protection.

> projecting deadbolts shall be secured to the jamb and wall framing with 2" long screws. 106. All exterior doors shall be flush-type wood doors 1-3/4" thick with solid core construction, or fully Architect's review prior to ordering material.

tempered glass if glass, and shall be installed with dead locking latches. Deadbolts shall have a key, special knowledge, or special effort on the interior.

107. Jambs shall be installed with solid backing for a 6" vertical distance on each side of the lock

108. Trimmers shall be full door length with solid backing against sole and header plates. decisions regarding selection, materials, color, finish or other specifications not yet decided regardingno. 25-10. Exposed structural glued-laminated lumber shall be moisture-resistant treated wood or 109. Horizontal blocking shall be placed between studs at lock strike height for 3 stud spaces

110. All security doors shall be equipped with locks that incorporate the following features: deadbolt minimum 5 pin tumbler locks, and minimum 1/4" diameter connecting screws.

111. Double doors (inactive leafs) shall be secured with both head and base flush bolts with a minimum 5/8" embedment 112. Window provisions

113. Sliding glass windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the test specified in 91.5731 and 91.6732, LA city building code.

114. Windows and openings within 12 feet of ground level with over a 96 sq.in. area are deemed

provisions of ubc 41-2

116. Glazing in exterior doors or within 40" of any locking mechanism shall be tempered or burglary required by the uniform plumbing code. All copper used shall be type k.

ENERGY NOTES

117. The requirements of title 24, part 2. chapter 2-53 have been reviewed and the design submitted information contact the plumbing division at (213) 485-2311. conforms with these regulations signed by the architect.

118. The contractor shall provide the original occupant a list of heating, cooling, water heating, lighting, and conservation of solar devises installed in the building and instructions on how to use 119. A maintenance label shall be affixed to all equipment requiring preventative maintenance, and a

copy of the maintenance instructions shall be provided for the owners use. 120. Insulation shall be certified by the manufacturer to comply with the California quality standards for insulating material.

The certificate shall also state the manufacturer's name and material identification, the installed and lighting systems and conservation or solar devices installed in the building and instruction on "r value," and, if loose-fill insulation, the minimum installed weight per sq.ft. consistent with the how to use them efficiently. manufacturer's labeled installed design density for the desired "r value 122. Ceiling/.roof shall be insulated (as per 2-5352 [a]) between framing members with insulation

having an installed thermal resistance of r-19 or greater.

crawl spaces shall be insulated above the adjacent outside ground line with insulation having an equipment deviates from that specified.

125. All openings in the building envelope such as frame, framing and panel joints, electrical and plumbing line openings, and masonry/wood framing joints shall be caulked or otherwise sealed to

secured to the jamb and the wall framing with screws no less than 2-1/2" long. 91.6709.5, 91.6709.7 126. Manufactured doors and windows shall be certified and labeled indicating that they meet the infiltrations standards listed in table 2-53v, t-24, section 2. 127. Fan or other exhaust systems exhausting air from conditioned space to the outside shall be

provided with backdraft dampers to prevent air leakage. 88. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a 128. Thermostatically controlled heating or cooling systems shall have an automatic thermostat with thermostat points for at least two periods within 24 hours.

thermal resistance of r-12 or greater.

132. Lamps used in luminaries for general lighting in kitchens and bathrooms shall have an efficiency ELECTRICAL NOTES of not less than 25 lumens per watt (i.e. fluorescent). Luminaries which are the only lighting in a tasks or decorative effect are exempt from this requirement. Such exempt lighting includes luminaries that are meant to light only a specific task area such as a kitchen counter or sink, a dinning table, or a bathroom mirror.

93. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a FINISHES, CABINETRY, RAILINGS, ETC

133. Contractor shall submit actual material samples for Architect's review of all finish materials, paint and stains prior to ordering materials.

134. All window door and other opening corners shall be reinforced with expanded metal lath nailed prior to ordering. diagonally across corner.

135. Stucco surfaces shall be straight and plumb with no wobble, wave or irregularities over the

137. Unless noted otherwise, all plaster and drywall materials and installation shall be according to current U.S. Gypsum Handbook specifications and applicable code requirements. Use waterproof drywall in all bathrooms, kitchens, janitor's closets, and wet areas.

138. Interior gypsum board shall be 5/8" thickness in all areas taped and finished smooth for wall 178. Contractor shall provide Title 24, Form 5, if required. paint. All gypsum board shall be installed using flathead drywall screws only. Countersink all screw

140. The use of Wonder Board or Durock will be acceptable for backing only with Architect's written

2" fiberglass tape to reinforce joints. Apply min. 1/2" thick mortar bed plus 1/8" bonding over backing 100. Sliding doors and windows shall be provided with a device in the upper channel or the moving 141. Contractor shall be responsible for ordering all ceramic tile and other finish materials with enough lead time so that ordered material can be confirmed as acceptable, and any unacceptable

> material replaced, without delaying construction. 142. Contractor shall include in construction contract installation of all finish hardware, including but intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice miscellaneous items, regardless of whether those items are supplied by Owner or an allowance.

143. Contractor shall include within the scope of his work preparation, priming, and finish painting of system, stereo wiring, intercom system, low voltage landscape lighting, and other special systems or exterior walls affected by additions and remodeling and interior walls and ceilings, including doors, 105. The strike plate (min. 16 us gauge, stud, bronze or brass) for latches and the holding device for sash and trim work. Confirm any exposed beams, decking, cabinets or wood to be stained and/or clear sealed prior to ordering. Confirm paint, stain and finish selections and specifications with Architect, submit color samples and apply sample colors on actual surfaces to be painted for

eminimum 1" throw and a minimum 5/8" embedment (straight type) and shall contain hardened inserts. Locks shall be flush, key-operated cylinders on the exterior and shall be openable without prevent a quality finish from being accomplished. Commencing of work by the Contractor indicates his acceptance of the surfaces.

UTILITIES, PLUMBING, DRAINAGE, ETC.

145. Contractor shall consult representatives of local utilities, including gas, water, power, sewer, telephone and TV where applicable, concerning locations and availability of utilities prior to commencing work or connecting utilities, and shall be responsible for any damage to existing utility lines. Locations and elevations of all exiting and new mains and meters shall be confirmed on the record drawings.

146. Plastic drain, waste or vent pipe, where permitted, shall be A.B.S. as approved per ASTM sound through walls and ceilings.

147. Flush out new and old water supply lines prior to connecting fixtures.

with Owner prior to finalizing contract. See Electrical Plans for electrical work.

148. Contractor shall maintain adequate and constant water supply to all existing plumbing fixtures, hose bibs and sprinkler systems desired by Owner during construction. 149. General Contractor shall confirm arrangements for any temporary power and telephone service Flush or surface bolts are prohibited.

150. All plumbing lines in ceiling & walls to be cast iron.

156. Low consumption water closets shall be installed.

151. Showers are to be provided with pressure balancing valves

152. Contractor shall verify that copper water supply lines are sized to provide acceptable pressure and volume. Contractor shall connect waste lines to sewer and provide clean-outs and ventilation as

153. Access panel (12"x12") or utility space to be provided for all plumbing fixtures having slip joint 154. Seismic gas shut off valve to be installed on each fuel gas line for new buildings. For permit

155. Gas piping shall not be installed in or on the ground under any building or structure

157. Contractor shall provide low flush toilets (1.6 gallons/flush) and low flow showerheads.

ICBO approved. MECHANICAL, SHEET METAL NOTES

121. 121. After installing insulation, the installer shall post in a conspicuous location a certificate 159. All sheet metal work shall be in accordance with SMANA Manual standards and applicable signed by the installer stating that the installation is consistent with the plans and specifications codes for which the building permit was issued, and conforms with the requirements of chapter 2-53. 160. The Contractor shall provide the Owner a list of the heating, cooling, ventilating, water heater

158. Water heater must be strapped to wall, with approved strapping per UPC 510.5, strap shall be

161. Furnish complete maintenance information. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. Label shall be affixed to all equipment requiring preventive maintenance, and a copy of the maintenance instruction shall be provided for the Owner's use. Contractor to provide Owner complete maintenance instructions, i.e., belt replacement, oil and lubricating along with installer's name, address and telephone number.

163. Contractors to thoroughly clean all portions of their work, remove all debris and leave

164. EER rating and heating combustion efficiency rating of each HVAC unit shall comply with state

165. All furnaces, condensers, fans or other noise-producing equipment to be installed inside or on the building structure shall be mounted and insulated so as to minimize sound transmission to usable areas. Use ribbed neoprene pads, sound isolators, spring hangers and/or equivalent vibration reducing devices to isolate equipment from structure.

166. Condenser refrigerant piping in the structure shall be installed so as not to touch structure, framing or wall surfaces. Install foam rubber cushions at penetrations to separate piping from structure

a clock mechanism which the building occupant can manually program to automatically set back the 167. Insulation lining must be approved by the building department and shall meet or exceed NFPA

168. Controls shall be adjustable to provide a temperature range of up to 10 degrees between full 169. All bathroom and exhaust fans, range vents and built-in ovens shall be vented to the outside.

See ENERGY Section for additional information regarding thermostats, insulation, etc.

Confirm all vent locations with Architect prior to ducting.

170. Unless noted otherwise, all conduits shall be concealed in structure, attic spaces or underground. Any exceptions are to be reviewed and confirmed in writing to the Architect.

171. Contractor shall confirm all electrical loads and requirements for existing and new appliances, heating and air conditioning systems and other electrical equipment and fixtures prior to finalizing

172. Contractor to verify that any existing service, meter, main, panel, conduits and wiring to remain are adequate. Advise Owner prior to finalizing contract of any changes required.

176. All wiring shall be copper, in flexible or rigid conduit as specified by code. No "Romex" or other

173. Contractor to verify clearances for all recessed fixtures and advise Architect of any conflicts

174. Confirm fixture trim selection, diffuser and finish options with Architect prior to ordering. 175. All recessed fixture trims shall be gasketed and tight fitting to prevent light leaks.

non-conduited wiring permitted when permitted by code. 177. Confirm material and color of all switches, outlets and cover plates with Architect prior to

99. All glass doors and windows shall be certified and labeled to show compliance with air infiltration 139. The use of gypsum board for tiled walls or ceilings in showers and other outlets shall be mounted 15" to top of box above finished floor, except at counters and where otherwise noted.

179. Light controls shall be 3'-10" to center above finished floor, unless noted otherwise.

approval, and only if a waterproof membrane is installed behind board over studs. Use full sheets 181. Ground fault interrupter required for all exterior outlets, bathrooms, temporary panels and other wherever possible to eliminate joints. Where joints are unavoidable, hold boards apart 1/8" and use wet areas required by code. 182. Smoke alarms (single or multiple-station) shall be installed and maintained in Groups R-2, R-3, R-3.1, R-4, regardless of occupant load at all of the following locations: 1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2) In each room used for sleeping purposes. 3) In each story within a dwelling unit, including basements but not including

crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an

for the adjacent lower level provided that the lower level is less than one full story below the upper

level. 4) In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes. 5) In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens. 183. Contractor to verify fire alarm system, computer system, security system, lighting control

electrical requirements with Architect and Owner prior to finalizing contract. 184. The indoor storage of combustible materials shall be regulated in relation to arrangement, location, size of areas, height, separations and housekeeping.

185. Provide a portable fire extinguisher with a rating of not less than 2-a or 2-b 10bc within 75 feet

186. Location of fire extinguisher to be as required fire/building inspector.

187. In each dwelling unit & guest room provide a smoke detector mounted on the ceiling or wall of each sleeping room at a point centrally located on the wall or ceiling of the hallway or room giving access to the sleeping room at the top of the stairway with sleeping rooms at the upper level.

188. Smoke detectors hardwired & interconnected per smmc.

construction delays and/or additional expenses.

189. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, Standard D2261-73. Waste lines inside the structure shall be fully wrapped with insulation to reduce appurtenances, etc.) or to the location of hook-up. The construction shall be not within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause

190. Exit door shall be openable from the inside without use of a key, special knowledge, or effort.

191. Exit doorways shall not be less than 36" in width nor less than 6'-8" in height. Projections

including panic hardware if required shall not reduce the opening width to less than 32" clear.

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DATE DESCRIPTION

SHEET TITLE: **GENERAL NOTES**

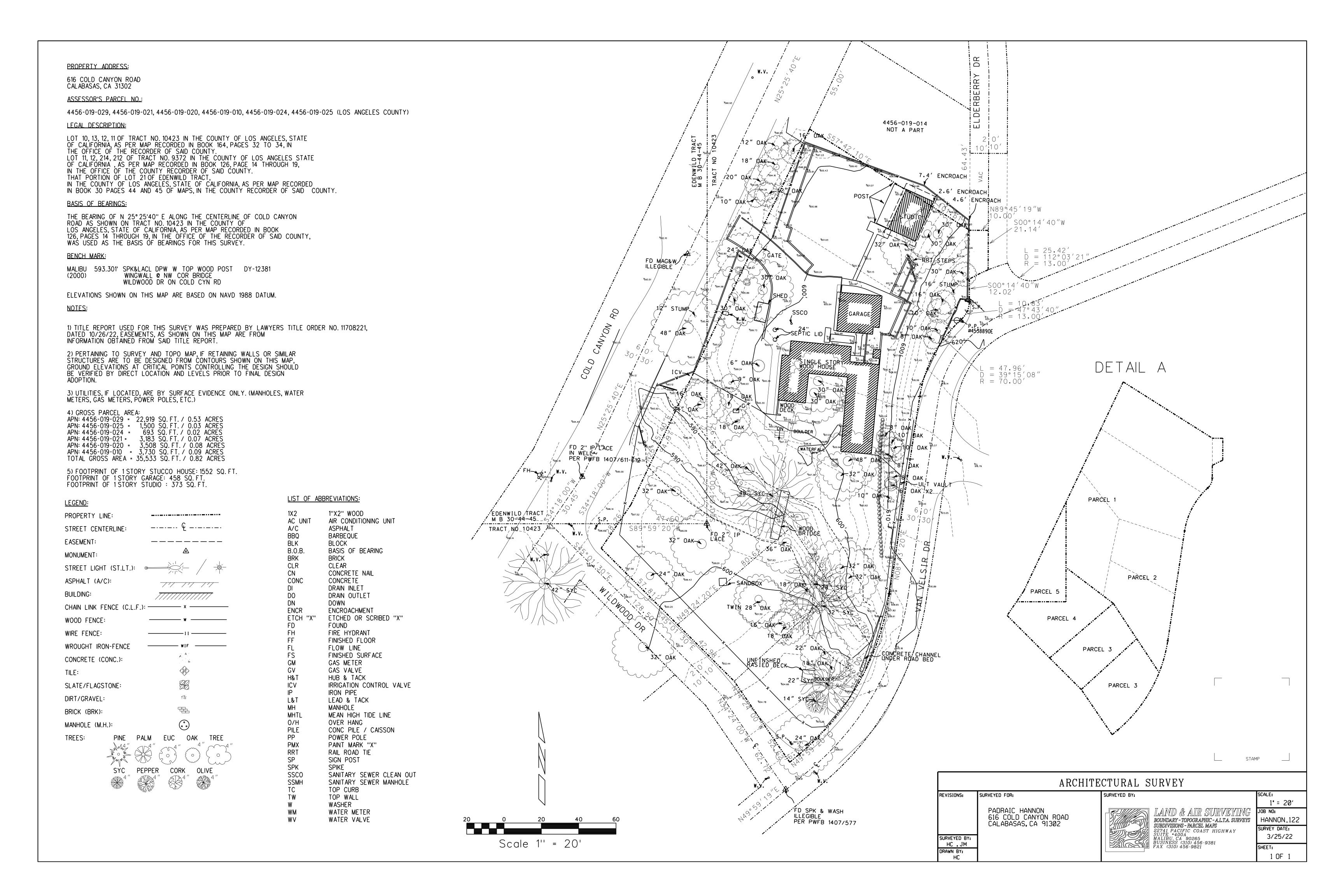
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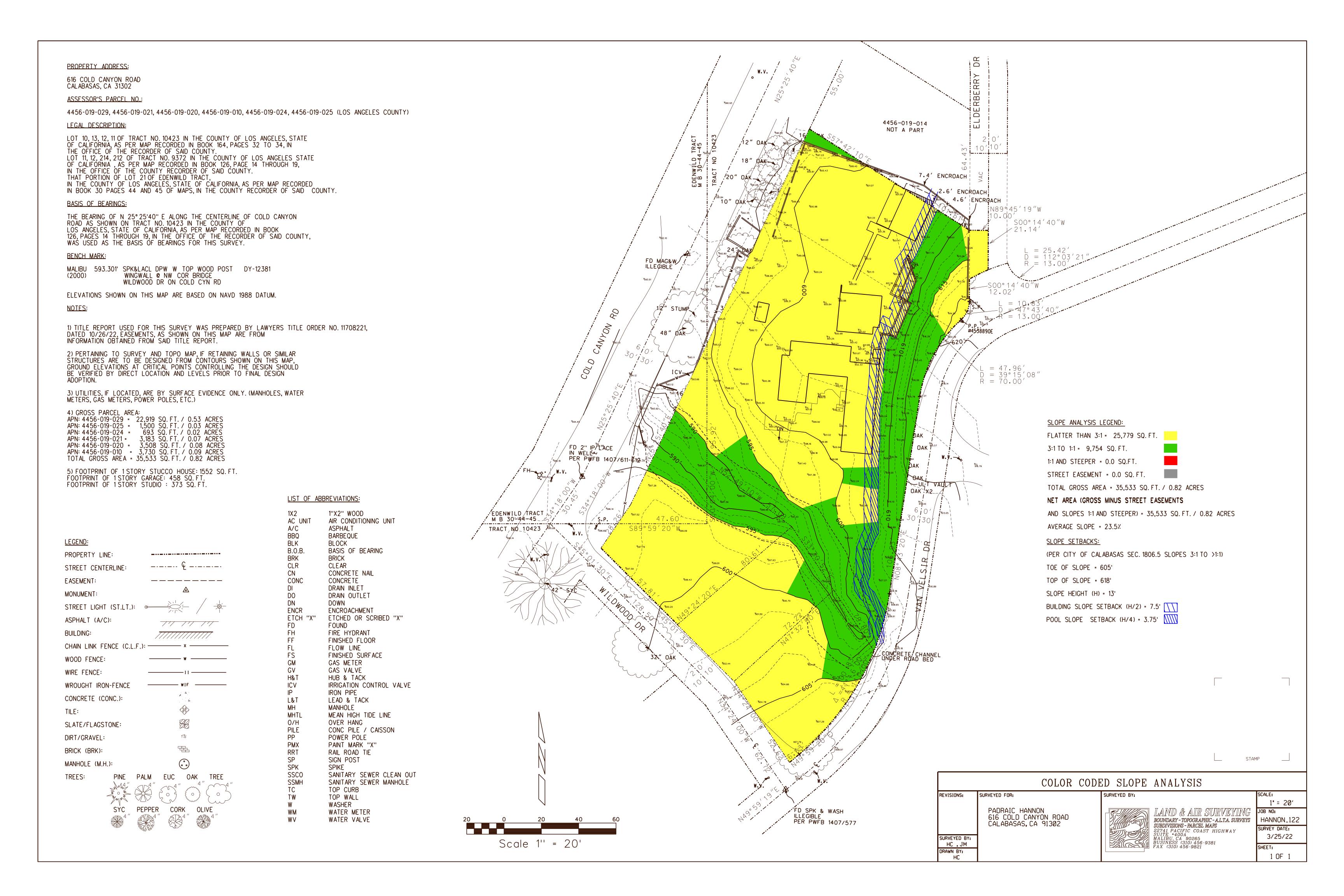
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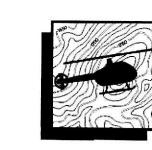
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AVERAGE SLOPE & GSA CALCULATIONS:

DATE: May 2, 2022

RE: 616 COLD CANYON ROAD CALABASAS, CA 31302

APN'S: 4456-019-029, 4456-019-021, 4456-019-020, 4456-019-010, 4456-019-024, 4456-019-025 (LOTS 10, 11, 12, & 13 OF TRACT NO. 10423, MB 164/32-34, LOTS 211, 212, 214, & 216 OF TRACT NO. 9372, MB 126/14-19, AND A PORTION OF LOT 21, EDENWILD TRACT, MB 30/44-45 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA)

S = AVERAGE SLOPE IN PERCENTAGE

I = INTERVAL OF SLOPE CONTOURS (MEASURED IN FEET)

L = TOTAL LENGTH OF CONTOUR LINES (MEASURED IN FEET)

A = TOTAL AREA OF PARCEL/BUILDING SITE (MEASURED SQUARE FEET)

AVERAGE SLOPE:

 $S = (I) \times (L) / (A)$ $S = 2 \times 4,179.69 / 35,533$ 1 = 2 <u>S = 8,359.38 / 35,533</u> L = 4,179.69S = 0.235S = 23.5%

A = 35,533

<u>G.S.A. :</u>

A = 35,533

S = 23.5

<u>G.S.A.</u> = $(A/5) \times \{(50 - S)/35\}$ GSA = $(35,533/5) \times (26.5/35)$ $GSA = (7,106.6) \times (.757)$ GSA = 5379.7 SQ.FT

THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THIS DOCUMENT IS SIGNED BY ME IN ACCORDANCE WITH THE LAND SURVEYORS ACT.

SIGNATURE MARK D. SANDSTROM L.S. 6847 (EXP. 9/30/22)



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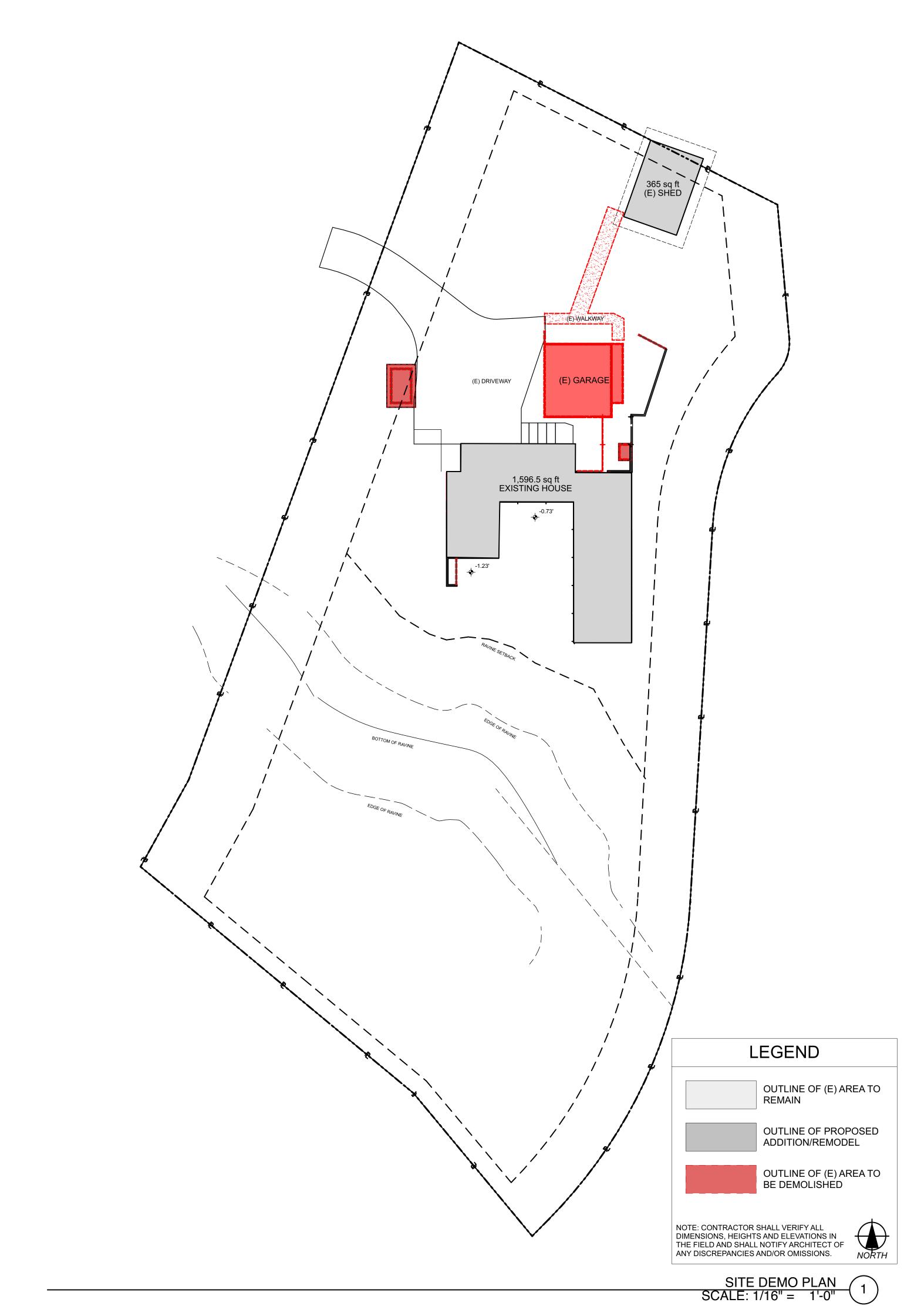
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PROJECT NO:

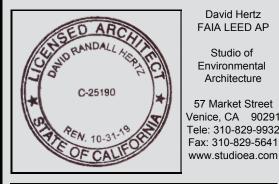
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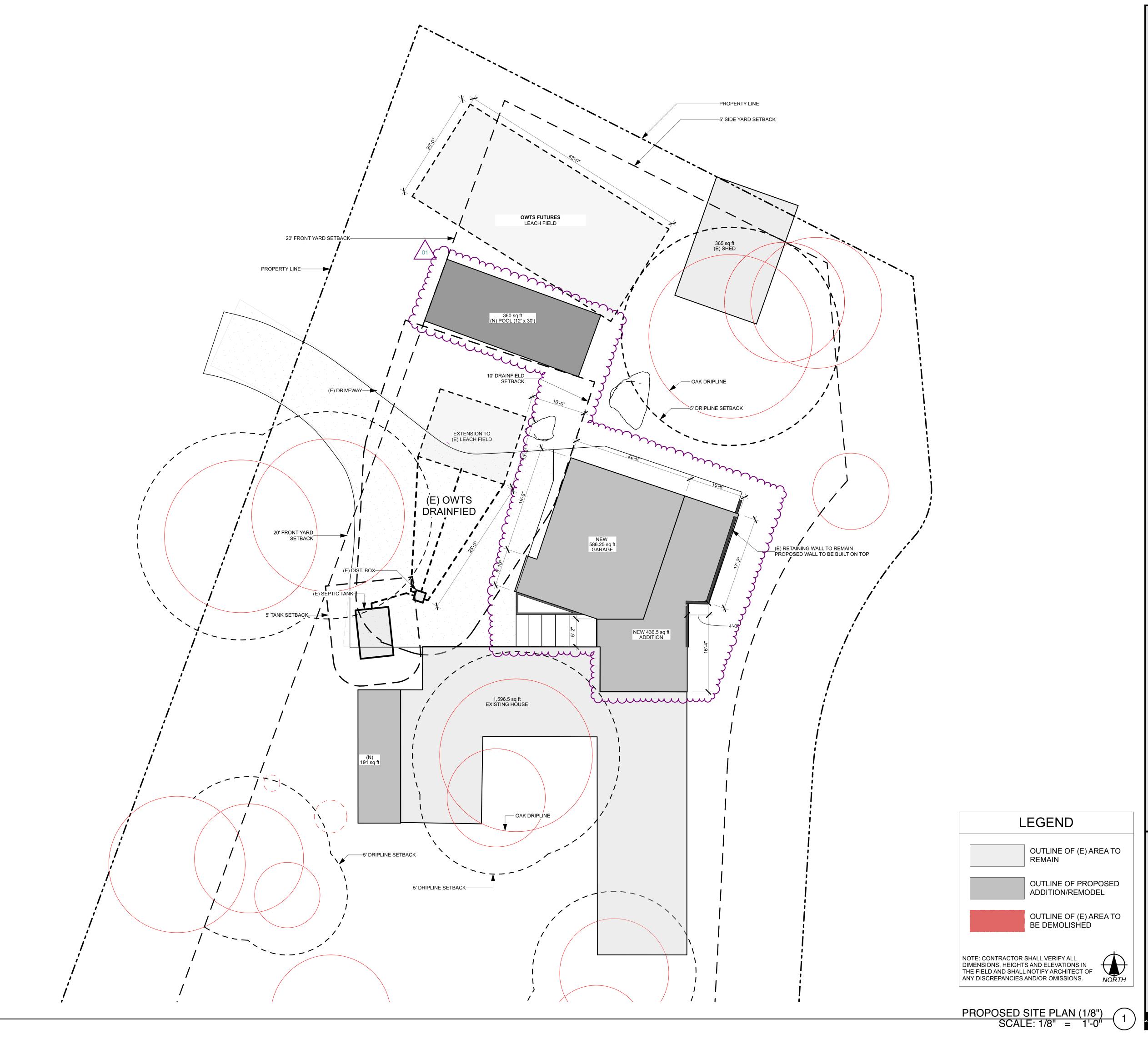
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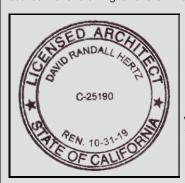
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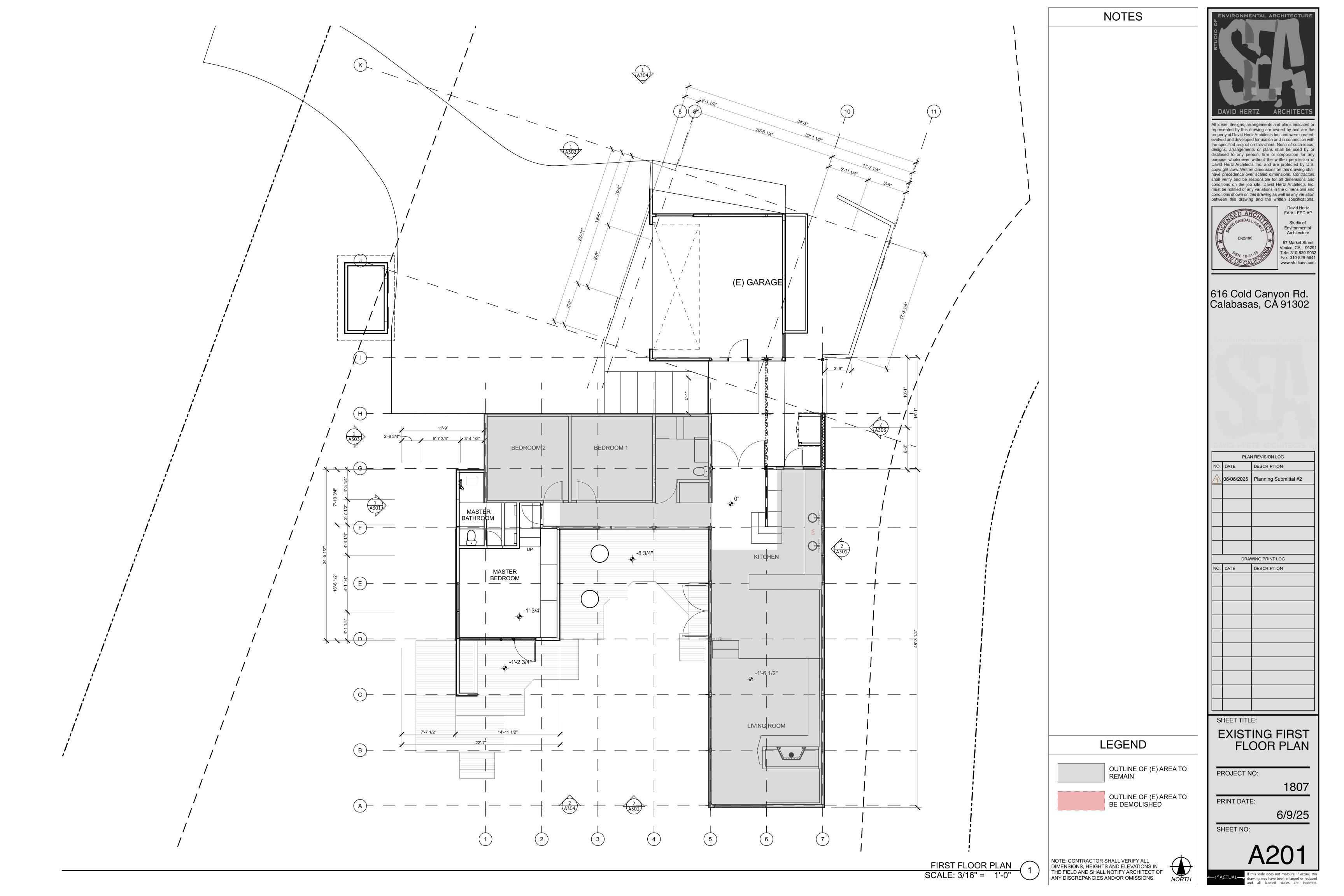
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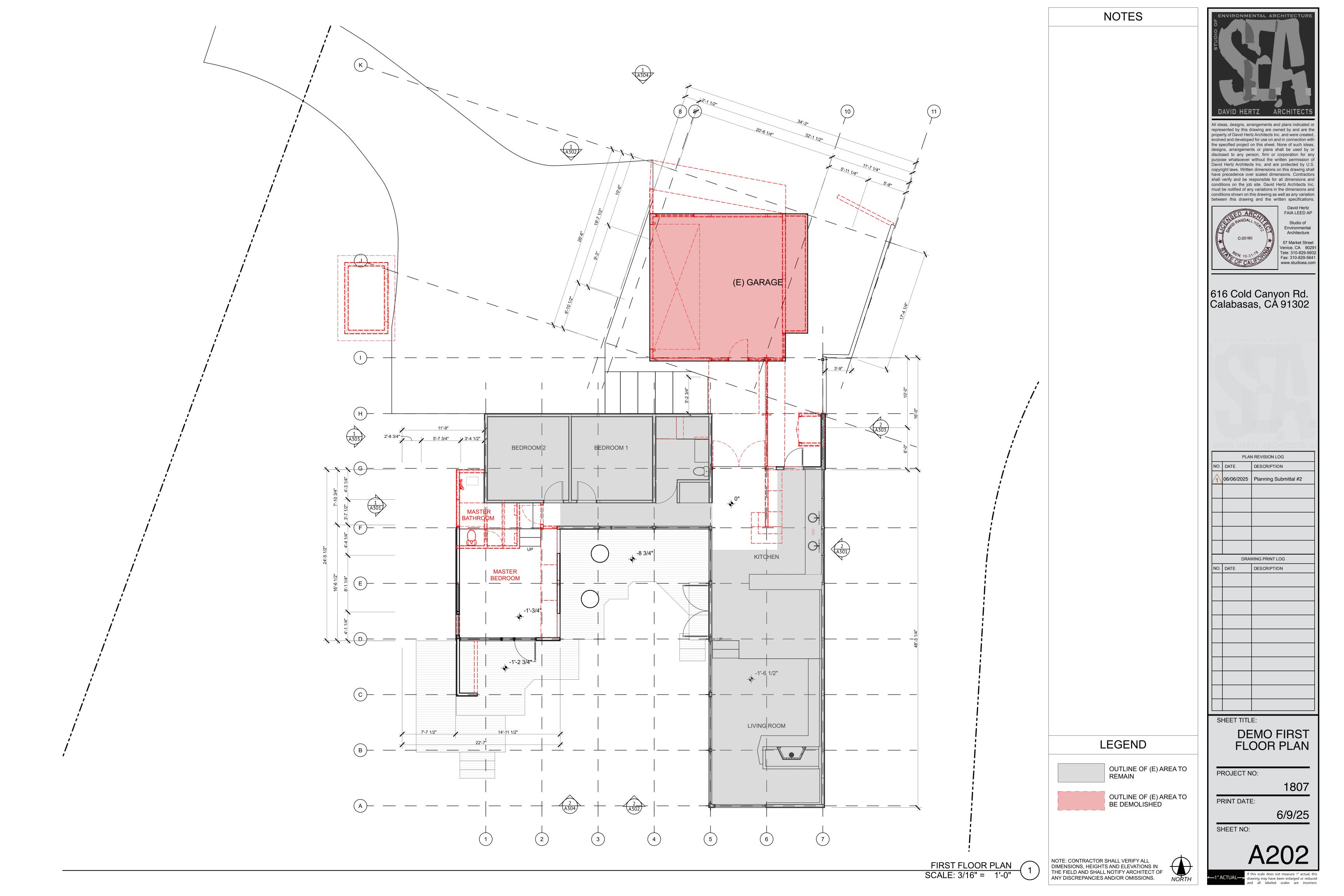
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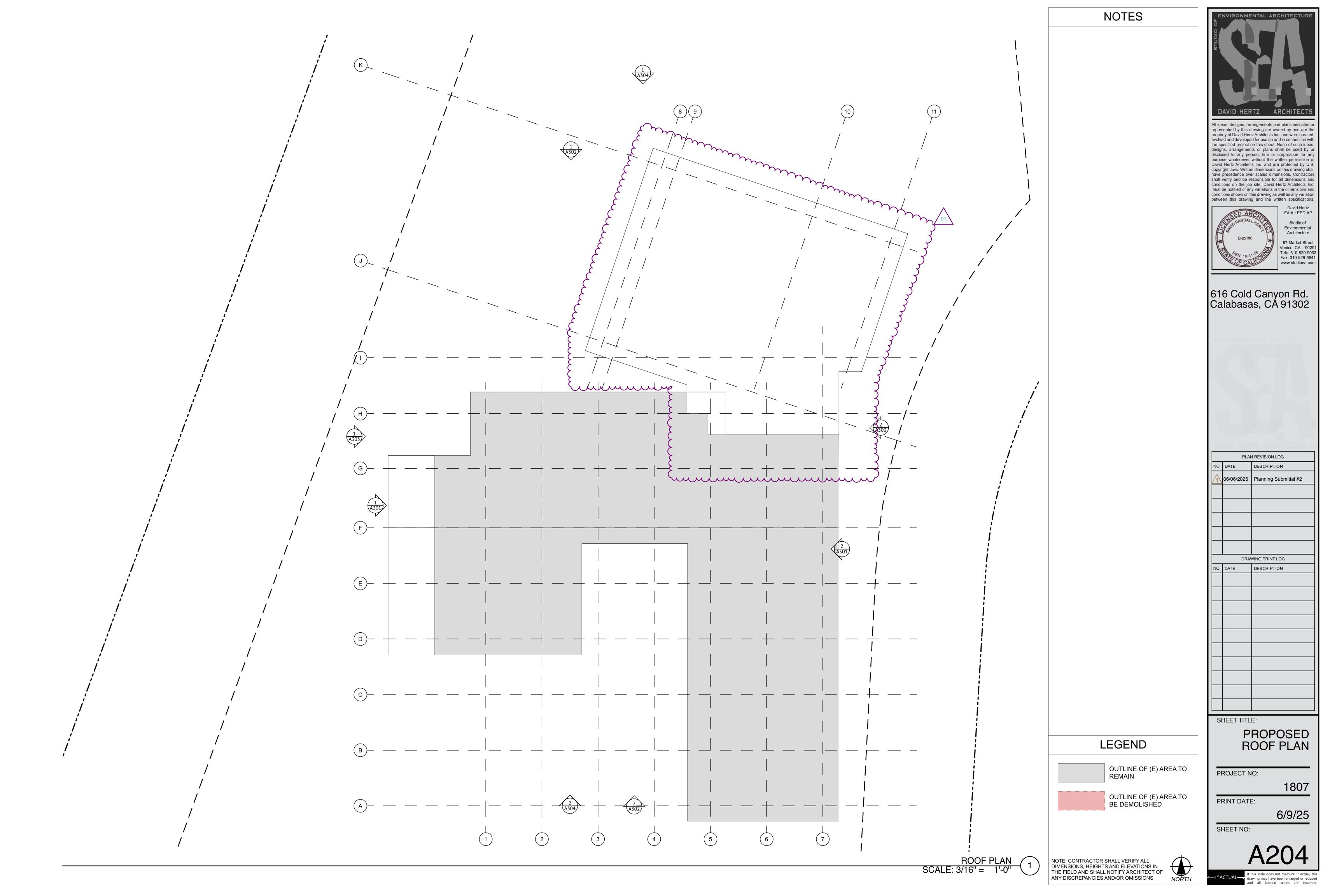


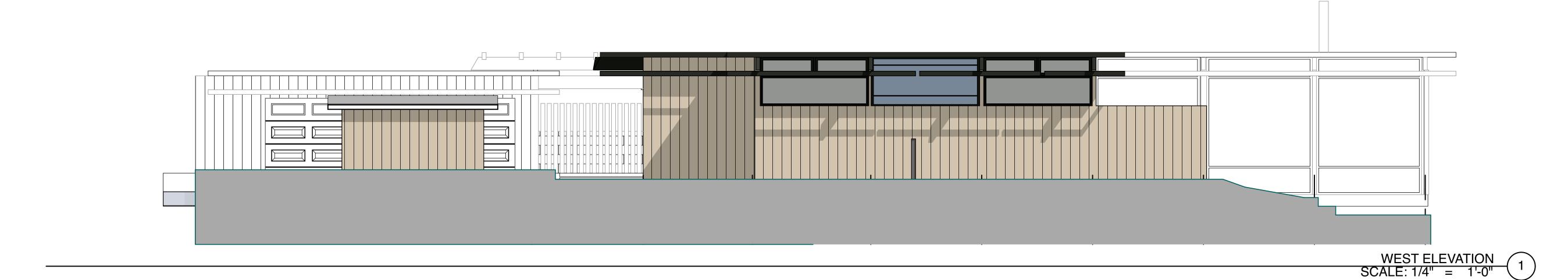
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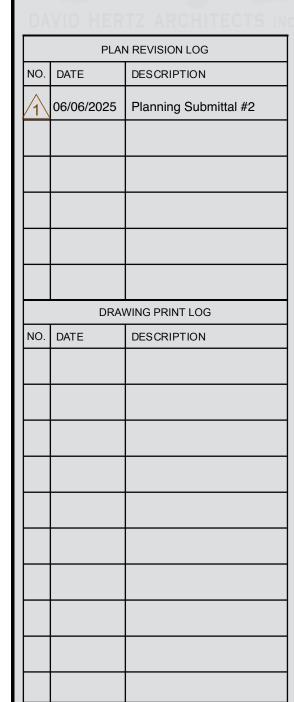
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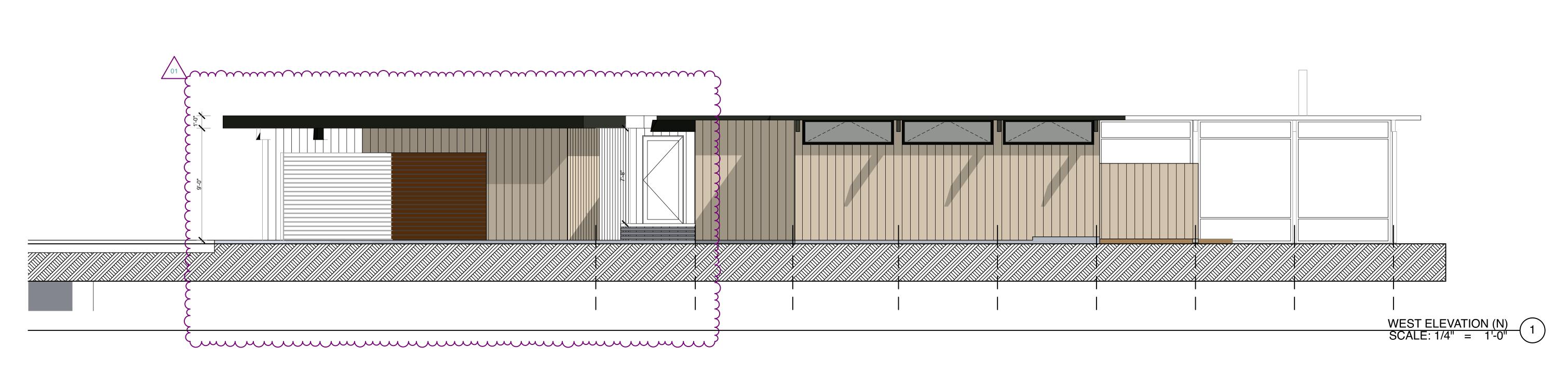
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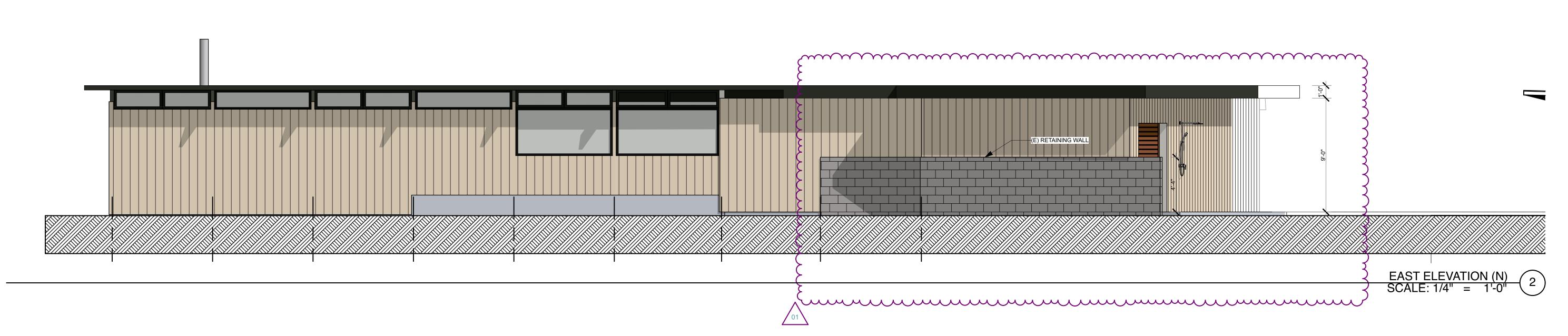
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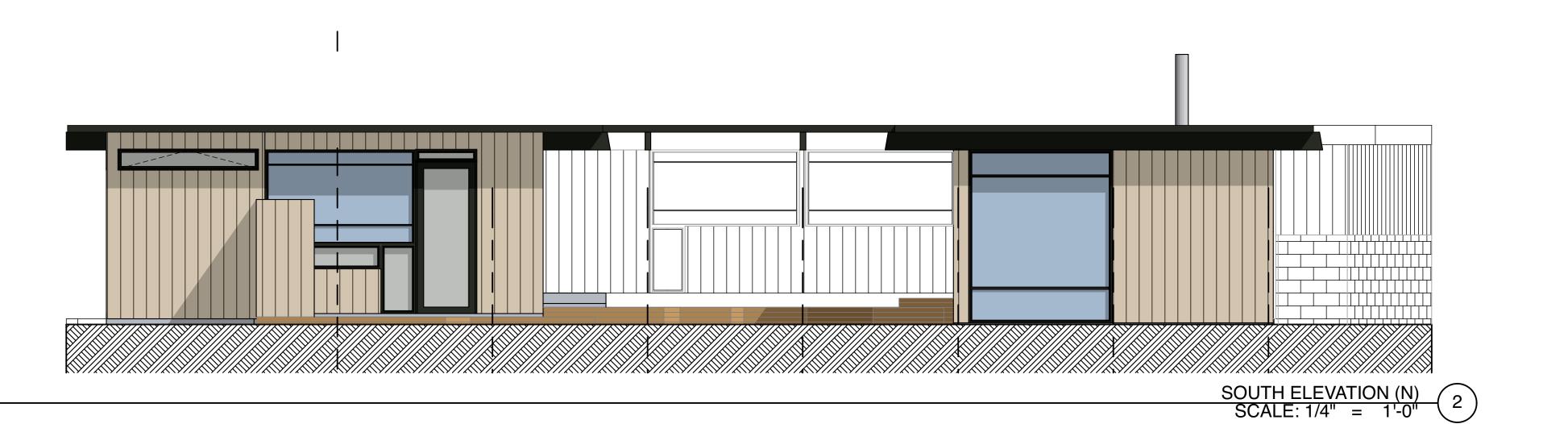
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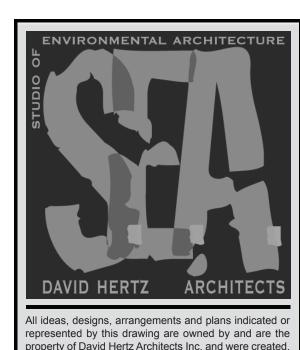
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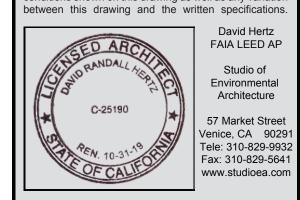


FRONT VIEW DRIVEWAY





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3D VIEWS

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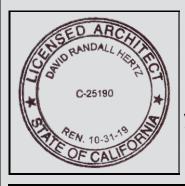
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REAR VIEW ROOF FROM HILL



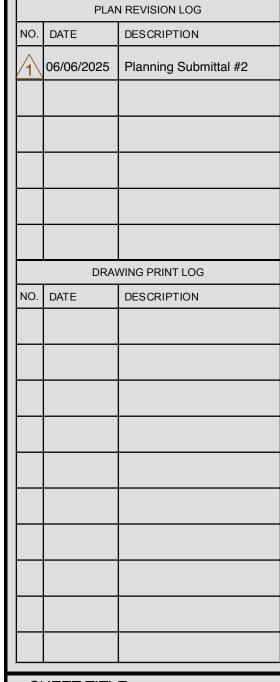
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