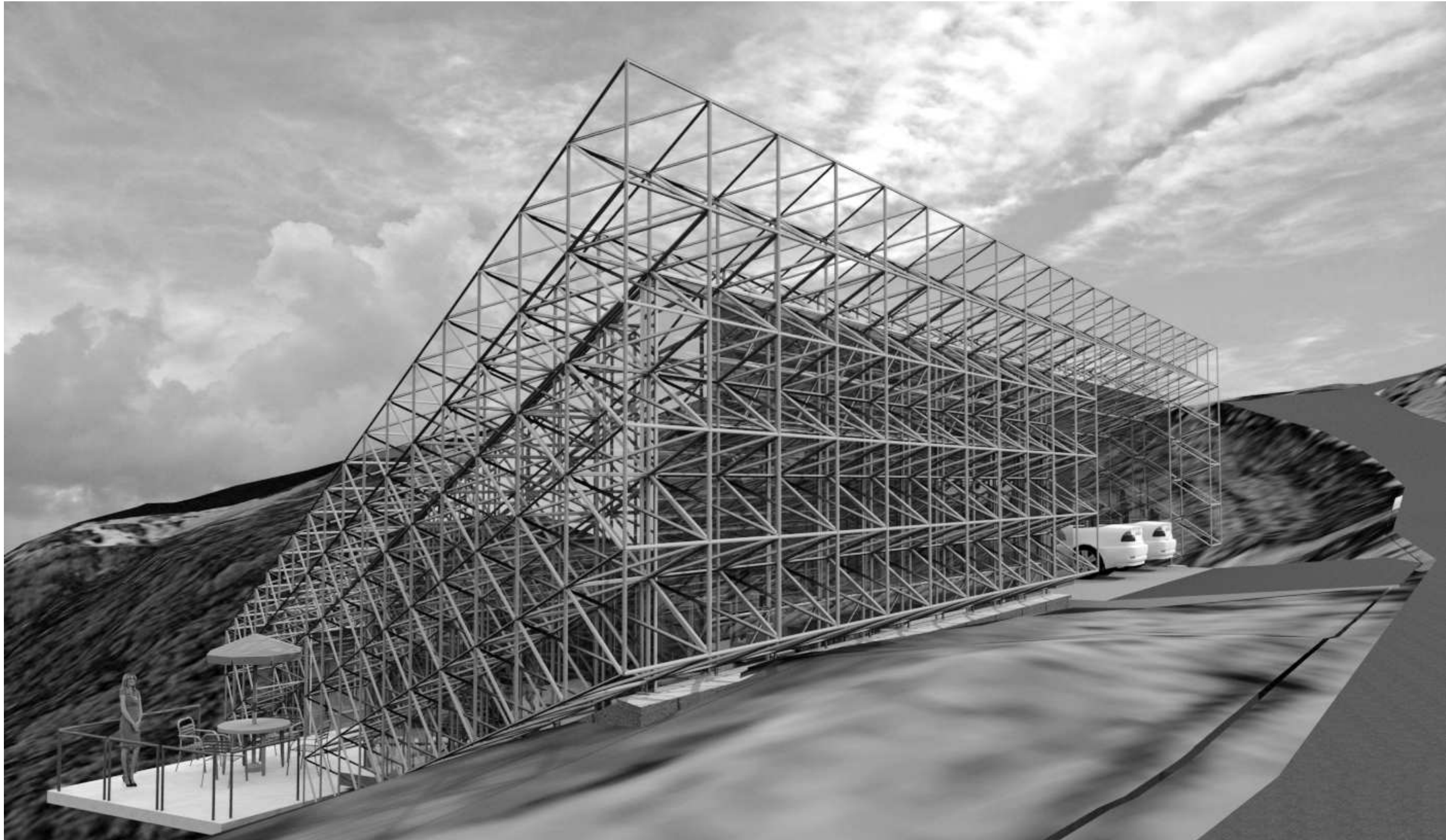




PARALLELOGRAM CASE STUDY HOUSE

LOS ANGELES COUNTY REGIONAL PLANNING SUBMISSION SET

ADDRESS: 21955 SADDLE PEAK ROAD, TOPANGA, CA 90290

APN: 4438-038-003

ZONING: R-C 20

SITE AREA: 3.97 AC

PROJECT: SINGLE-FAMILY RESIDENCE WITH ATTACHED CARPORT, 18' MAX. HEIGHT

CONSTRUCTION TYPE: IIIB

DIRECTORY

Steve Diskin, Owner
2026 Rosilla Place, Los Angeles, CA 90046
(310) 430-4874

Peter Jon Pearce, Consultant | Structure, Enclosure, Climate Control Envelope
202 N. Carillo Road, Unit D, Ojai, CA 93023
(213) 604-7332

J. Brent Hoerner Structural Engineering, Inc.
24024 Via Candela, Valencia, CA 91355
(661) 284-1986

Richard Gladson, Geosystems | Geotechnical | Environmental
1545 Victory Blvd, 2nd Floor, Glendale, CA 91201
(818) 500-9533 x209

Steve Opdahl Surveying
187 E. Wilbur Road, Suite #4, Thousand Oaks, CA 91360
(805) 495-6438

Lawrence Young, Environmental Health Specialist
P.O. Box 973, Malibu, CA 90265
(818) 883-8585 | (818) 645-3040

TMA Associates, Consultant
tara.moore.associates@gmail.com
(310) 780-6551

Trisha Coffey PE, Ahsirt Engineering, Inc.
360 Miller Way, Arroyo Grande, CA 93420
(805) 474-4008

Steve Nelson, Biological Consultant
smcnelson@aol.com
(714) 272-5021

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By *P. Mann*

Fire Prevention Engineer

Date 04/08/2024

SEPARATE APPROVAL REQUIRED FOR:

- ☒ Underground fire line plans
- ☒ Fire sprinkler plans
- ☐ Fire alarm plans

SUBMIT PLANS TO:

- ☒ Fire Sprinkler Plan Check Unit
- ☐ Fire Alarm Plan Check Unit

To schedule an inspection, please email
Fire-FPCalabasas@fire.lacounty.gov
Provide at least one set of the approved
plans to them prior to the inspection.

SHEET INDEX

A0	TITLE SHEET
A1	CONTEXT OVERVIEW
A2	SITE DESCRIPTION
A3	SITE PHOTOGRAPHS
S1	SURVEY
A4	SITE PLAN
A5	FUEL MODIFICATION PLAN
A6	ENVIRONMENTAL PLAN
A7	CONTEXTUAL VIEWS 1
A7	CONTEXTUAL VIEWS 2
A8	ISOMETRIC
A9	ROOF PLAN
A10	CARPORT / ENTRY PLAN
A11	LIVING LEVEL PLAN
A12	BEDROOM LEVEL PLAN
A13	ELEVATIONS (NORTH, SOUTH)
A14	ELEVATIONS (EAST, WEST)
A15	SECTIONS A, B
A16	SECTIONS C, D
A17	INTERIORS
A18	EXTERIORS

SCOPE OF PROJECT

SINGLE-FAMILY RESIDENCE ON VACANT LAND
TYPE IIIB CONSTRUCTION (incombustible materials: steel, glass, concrete)
(fire protection: interior and exterior sprinkler systems)

ROOF AREA OF ENCLOSURE: 3182 SF
INTERIOR FLOOR AREA: 3498 SF

Upper level (entry)	136 SF
Mid-level	1880 SF
Living room	695
Kitchen	302
Vestibule/pantry/bath	146
Rock garden slope NE	434
Rock garden slope W	212
Triangular platform	91
Lower level	1482 SF
Master suite	868
Bedroom/office suite	613

GRADING: 684 C u.Yd. (cut)

PROJECT NARRATIVE

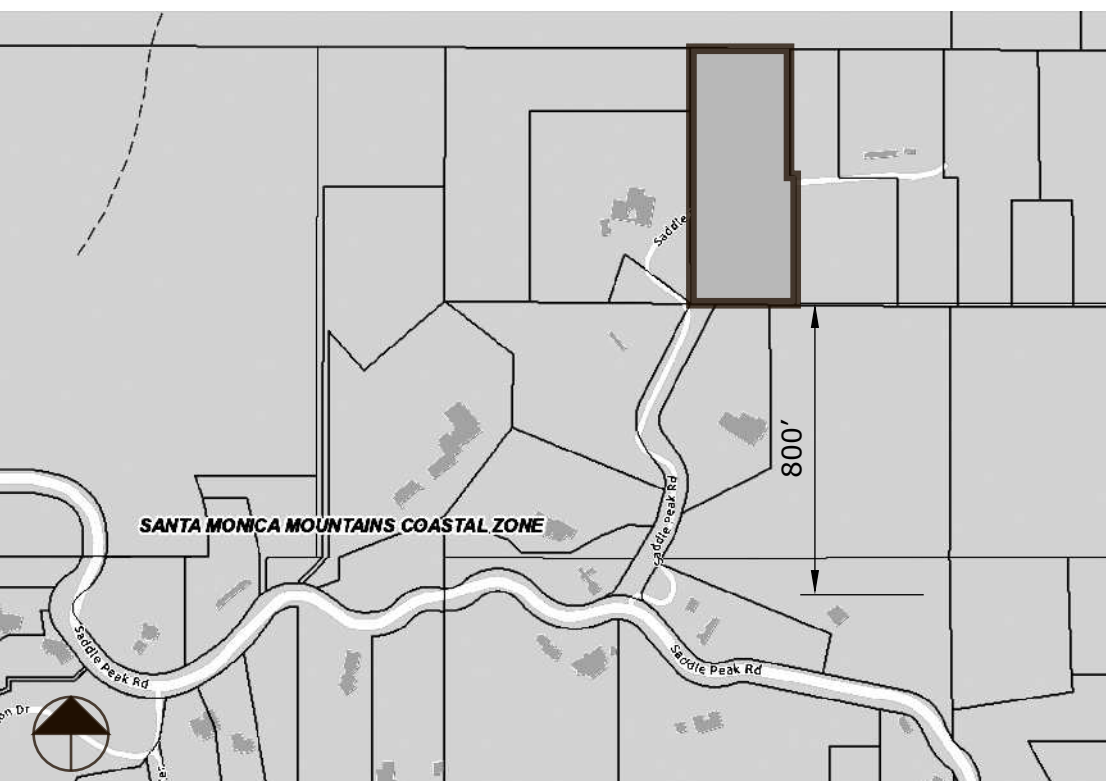
The Parallelogram Case Study House consists of a steel exoskeleton supporting solar panels, shading louvers, and an exterior sprinkler system over a double-glazed enclosure. Interior: concrete slabs on three basic levels connected by stairs and ramps. Interior sprinkler system.

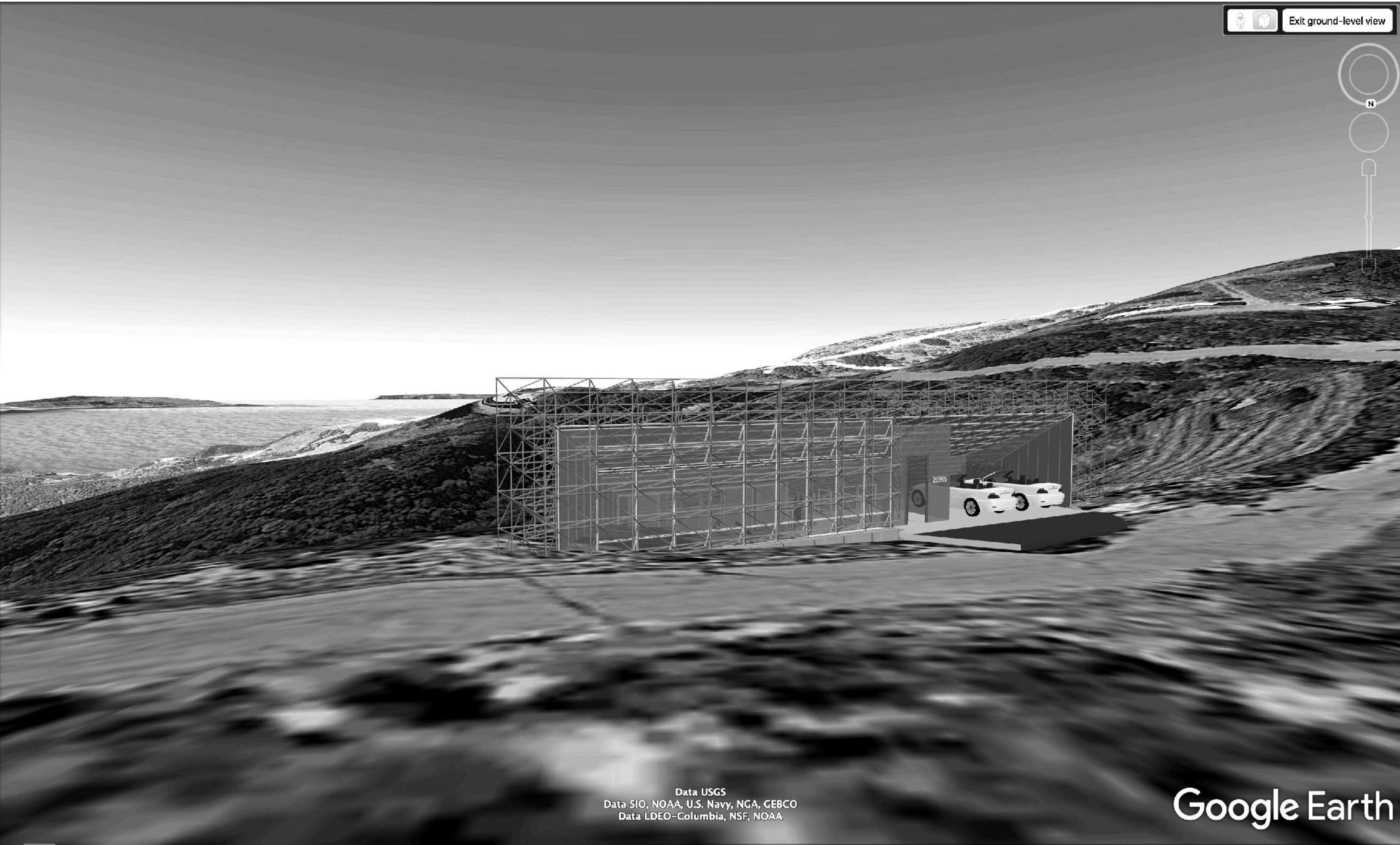
- Non-combustible building materials in high-risk fire area. No wood used.
- Efficient structure: the exoskeleton uses a minimum amount of material, with light weight and maximum strength.
- Lateral/seismic stability resulting from the geometry and distribution of forces. The exoskeleton is strong enough to span the entire house, eliminating the need for interior columns and bearing walls.
- Rapid assembly of pre-fab components on site, resulting in less construction time.
- Structural components and enclosure elements are bolted together, so much less disturbance from construction noise.
- Zero waste: no materials are cut on site. Structural elements are prefabricated and assembled in subassemblies on-site. Hauling away of cut-off pieces, trash, or extraneous materials is thus minimized. Materials are recyclable.
- Solar energy: flat, south-facing roof allows for a large array of photovoltaic panels.
- There is an abundance of natural light, which is at the same time controlled by shading vanes in the roof structure exoskeleton calculated in size and angle to shield summer sun but admit desirable winter sun, reducing cooling and heating loads.
- Although the structure of the house extends up to the maximum allowable height of 18', the enclosed volume only rises to approximately 15', thus minimizing the visible impact of the dwelling against the natural landscape of the site.
- The appearance of the Parallelogram House is visually 'light', i.e. does not present large monolithic surfaces. Instead, it seems to blend with the surroundings.

LOCATION MAP

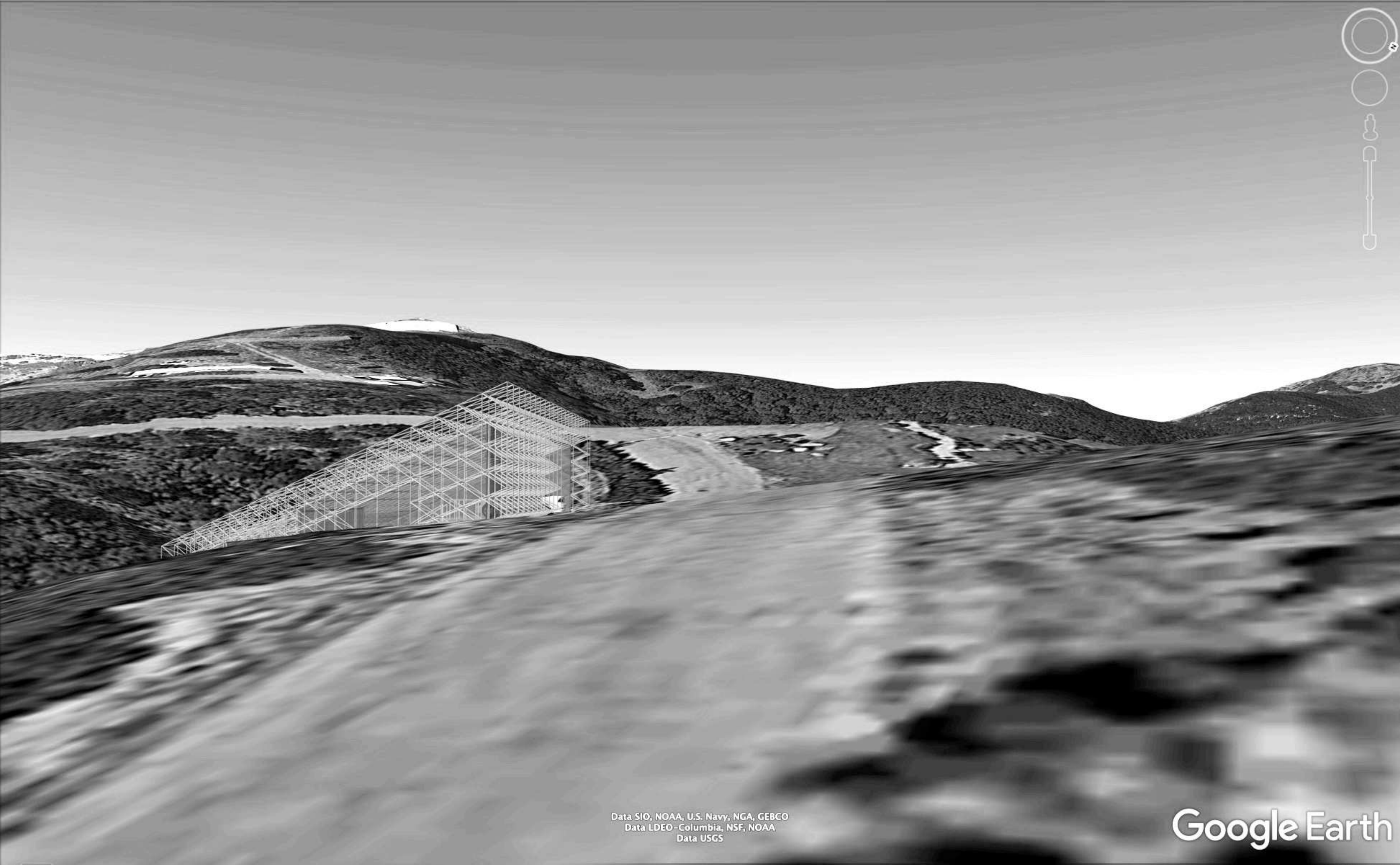


VICINITY MAP





PARALLELOGRAM CASE STUDY HOUSE
21955 SADDLE PEAK ROAD, TOPANGA, CA 90290
APN: 4438-038-003



Steve Diskin, PhD Architect
2026 Rosilla Place
Los Angeles, CA 90046
310 430 4874
spdiskin@gmail.com

CONTEXT OVERVIEW

LEGAL DESCRIPTION

PARCEL 1:
That portion of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 13, Township 1 South, Range 17 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land filed in the District Land Office August 31, 1896, described as follows:

Beginning at the Southwest corner of said Northeast quarter; thence along the West line of said Northeast quarter, North 0° 06' 53" West 666.27 feet to the Northwest corner of said Northeast quarter; thence along the North line of said Northeast quarter, South 89° 47' 11" East 255.50 feet; thence South 0° 06' 53" East 333.04 feet; thence South 89° 48' 36" East 14.50 feet; thence South 0° 06' 53" East 333.03 to the South line of said Northeast quarter; thence along said South line North 89° 50' 00" West 270.00 feet to the point of beginning.

Said land being described above pursuant to Certificate of Compliance recorded March 30, 1987 as Instrument No. 87-481096 of Official Records and that certain Correction recorded August 20, 2018 as Instrument No. 20180838021 of Official Records.

PARCEL 2:
An easement for ingress, egress, roadway, utility and incidental purposes to be used in common with others over that portion of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 13, Township 1 South, Range 17 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land filed in the District land office August 31, 1896, described as follows:

Beginning at the southwest corner of said northeast quarter; thence along the west line of said northeast quarter, North 0° 06' 53" West, 353.13 feet; thence south 89° 48' 36" East 675.61 feet; thence South 69° 29' 30" East 151.57 feet; thence south 89° 55' 13" east 146.11 feet; thence north 55° 02' 58" East 174.48 feet; thence North 43° 00' 30" East 61.82 feet; thence south 0° 05' 20" East 57.06 feet; thence North 89° 54' 40" West 9.00 feet; thence South 0° 05' 20" East 180.88 feet; thence North 89° 54' 40" West 22.00 feet; thence South 0° 05' 20" East 20.00 feet; thence North 89° 54' 40" West 18.00 feet; thence North 0° 05' 20" West 164.60 feet to a line parallel with and distant southeasterly 40 feet, measured at right angles from the hereinbefore described course having a bearing and length of North 55° 02' 58" East 174.48 feet, thence South 55° 02' 58" West 149.20 feet to a line parallel with and distant Southerly 40 feet, measured at right angles from the hereinbefore described course having a bearing and length of South 89° 55' 13" East 146.11 feet; thence; North 89° 55' 13" West 165.89 feet to a line parallel with and distant Southwesterly 40 feet, measured at right angles, from the hereinbefore described course having a bearing and length of South 69° 29' 30" East 151.57 feet; thence North 69° 29' 30" West 151.57 feet to a line parallel with and distant Southerly 40 feet, measured at right angles, from the hereinbefore described course having a bearing and length of South 89° 48' 36" East 675.61 feet; thence North 89° 48' 36" West 628.45 feet to a line parallel with and distant Easterly 40 feet, measured at right angles from said West line; thence South 0° 06' 53" East 313.13 feet to the South line of said Northeast quarter; thence along said South line North 89° 50' 00" West 40 feet to the point of beginning. Except therefrom that portion of said easement lying Southerly and Westerly of the Easterly boundaries of the land described in Parcel 1 of a Deed recorded June 7, 1985 as Instrument No. 85-641318 of Official Records, said Easterly boundaries are described as follows:

Beginning at the Southeast corner of said Northeast quarter, thence along the Southerly line of said Northeast quarter North 89° 37' 51" West 120.83 feet to the Southeast corner of said Parcel 1, thence along the boundaries of said Parcel 1, North 0° 04' 17" East 332.93 feet, thence North 89° 36' 21" West 151.75 feet, thence North 0° 04' 17" East 333.29 feet.

PARCEL 3:
Easements for ingress, egress, roadways and utilities, as set out in that certain "Quitclaim and Easement Agreement", over a portion of land being described and depicted in Exhibit "C" and Exhibit "D" of said document which recorded March 30, 1964, as Instrument No. 1536, of Official Records.

PARCEL 4:
An easement for ingress, egress, roadway and utility purposes with the right to grant said easement to utility companies, over a portion of the North half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 1 South, Range 17 West, San Bernardino Meridian according to the original plat of said land, as set out in that certain "Easement Deed" recorded November 27, 1989 as Instrument No. 89- 1897806 of Official Records, said easement is a strip of land 16.00 feet wide, lying 8.00 feet on each side of the following described centerline:

Beginning at a point in the North line of said Section 24, Township 1 South, Range 17 West, San Bernardino Meridian according to the original plat of said land, distant thereon North 89° 52' 50" West 793.42 feet from the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 24; thence South 66° 46' 58" East 30.32 feet to the Southeasterly sideline of the strip of land 60.00 feet wide described in Parcel 1 of that deed recorded on March 30, 1964, as Instrument No. 1536 and filed in Book D2412, Page 520 in the office of the County Recorder of the County of Los Angeles and the true point of beginning; thence South 48° 33' 00" East 32.32 feet, thence South 40° 03' 00" East 22.60 feet, thence Southeasterly, Southwesterly and Westerly 109.59 feet along a tangent curve concave Northwesterly having a radius of 42.00 feet and a central angle of 149° 30' 00", thence North 70° 33' 00" West 28.50 feet, thence North 80° 33' 00" West to the Easterly line of that land described in Parcel 3 of said Instrument No. 1536. The sidelines of said easement shall be lengthened or shortened to terminate Northwesterly in the Southeasterly line of said strip of land 60.00 feet wide and Westerly in the Northerly line of Saddle Peak Road or the Southeasterly line of that land described in Parcel 3 of said Instrument No. 1536.

PARCEL 5:
An appurtenant easement for ingress, egress, utilities, roadway, drainage, and incidental purposes, with the right to grant said easement to utility companies over a portion of the north half of the southeast quarter of the southwest quarter of Section 13, Township 1 South, Range 17 West, San Bernardino Meridian as shown on Record of Survey in the office of the County Recorder of the County of Los Angeles, said easement is a strip of land 25.00 feet wide lying 12.50 feet each wide of the following described centerline:

Beginning at the southeast corner of the north half, thence along the southerly line of said north half, N 89° 37' 51" W, 120.83 feet, thence N 0° 04' 17" E, 332.93 feet to the southerly northeast corner of the land described in Parcel 1 of Document No. 85-641318 recorded on June 7, 1985 thence N ° 04' 17" E 8.95 Feet to the true point of beginning, thence S 87° 58' 00" W 155.48 feet, thence S 85° 24' 00" W 130.22 feet, thence Southwesterly 352.21 feet along a tangent curve concave southeasterly having a radius of 600.00 feet and a central angle of 33° 38' 00", thence tangent S 51° 46' 00" W 47.22 feet, thence southerly 147.74 feet along a tangent curve concave easterly having a radius of 75.00 feet and a central angle of 112° 52' 00", thence tangent S 61° 06' 00" E 32.67 feet more or less to a accommodate the point of tangent at the terminus of the following described curve, thence southeasterly 140.13 feet along a tangent curve concave westerly having a radius of 90.00 feet and a central angle of 89° 12' 41". To a point of tangency to a line that is 10.00 feet northwesterly of and parallel with the centerline of that strip of land described in Parcel 4 of O.R. D2412 Pages 520 through 532 recorded as Instrument No. 1536 on March 30, 1964. The sidelines of said easement shall be lengthened or shortened to terminate easterly in the easterly line of that land described in said Parcel 1 of Document No. 85-641318 and southerly in the northwesterly line of said strip of land 60.00 feet wide.

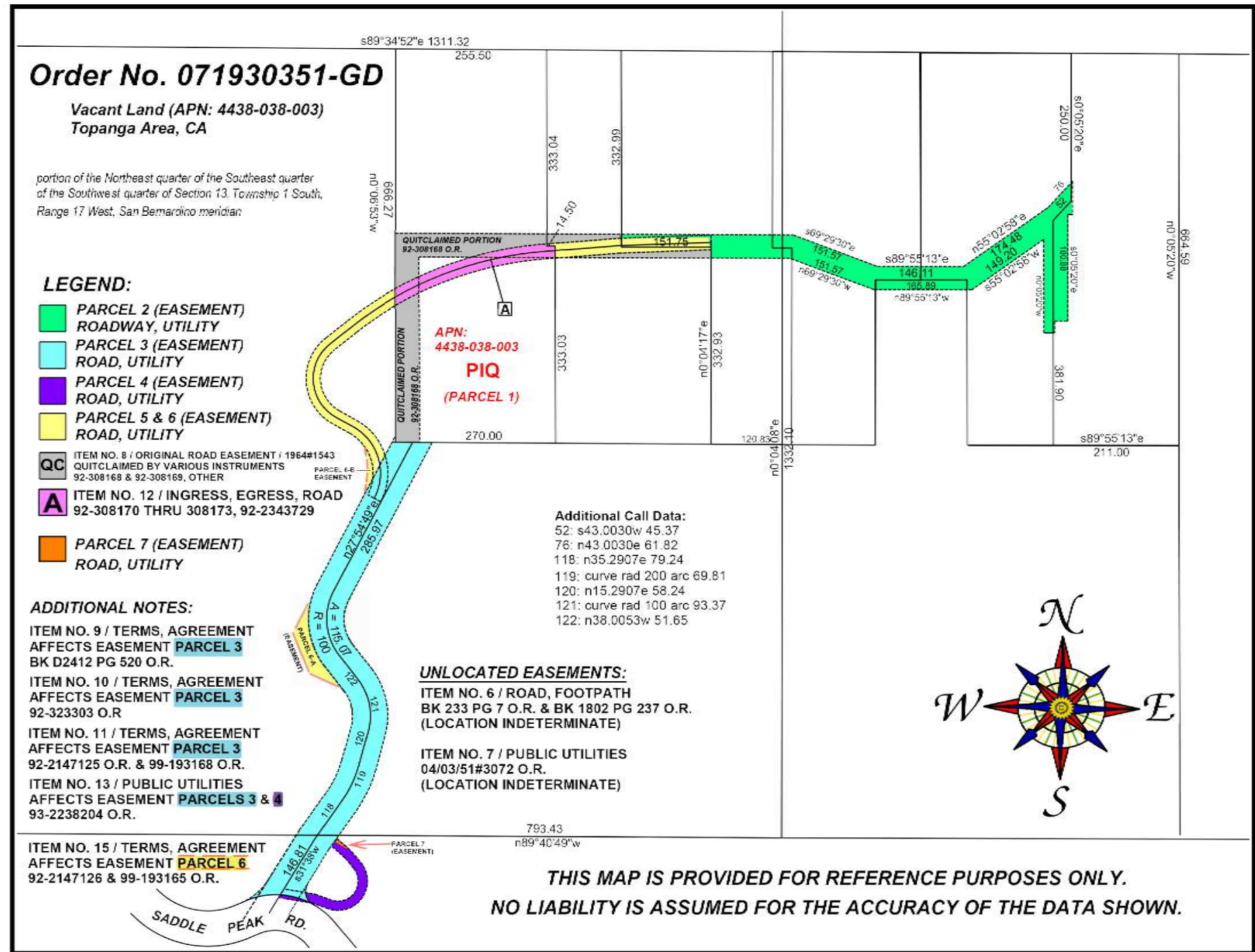
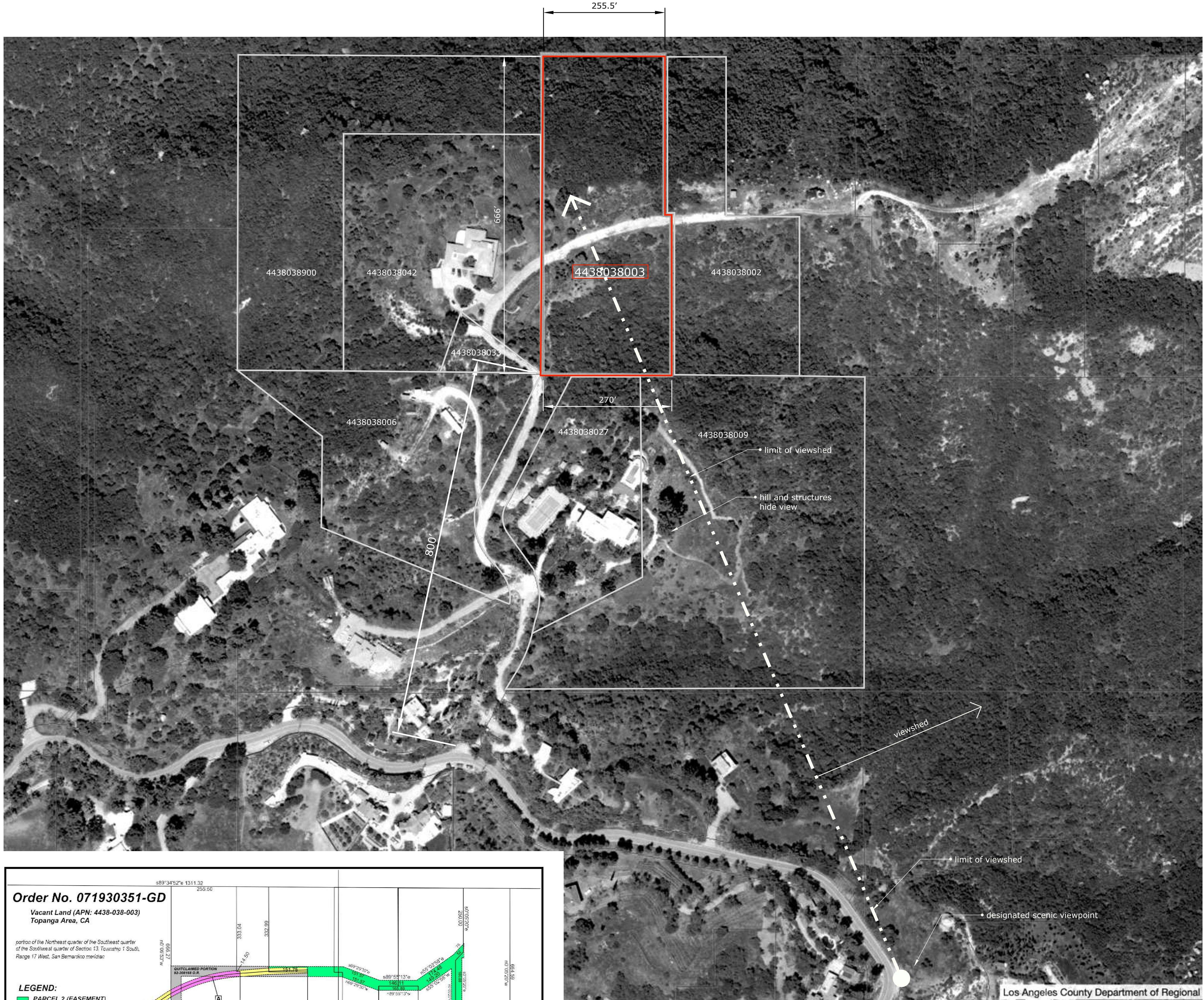
PARCEL 6:
Parcel A: An appurtenant easement for ingress, egress, utilities, roadway, drainage and incidental purposes, with the right to grant said easement to utility companies over, across, and upon a portion of the South half of the Southeast quarter of the Southwest quarter of Section 13, Township 1 South, Range 17 West, San Bernardino Meridian according to the original plat of said land described as follows:

Beginning at a point in the Southerly line of said Southeast quarter distant thereon North 89° 40' 49" West, 793.43 feet from the Southeast corner of said Southeast quarter said point also being the point of beginning for the centerline of that strip of land 60.00 feet wide described in that deed recorded on March 30, 1964 as Instrument No. 1536 in Book D2412, Page 520, in the office of the County Recorder of the County of Los Angeles, thence along said centerline North 35° 40' 59" East 79.24 feet and Northeasterly 69.81 feet along a tangent curve concave Northwesterly having a radius of 200.00 feet and a central angle of 20° 00' 00", and tangent North 15° 40' 59" East, 58.24 feet, and Northerly 93.37 feet along a tangent curve concave Westerly having a radius of 100.00 feet and a central angle of 53° 30' 00", thence leaving said centerline, South 52° 10' 59" West, 30.00 feet to the Westerly sideline of said strip of land 60.00 feet wide, thence Southeasterly 12.00 feet along said sideline, being a curve whose radius is 70.00 feet and concentric to and Westerly 30.00 feet from the last mentioned curve, to the true point of beginning, thence returning along said sideline 12.00 feet, and tangent North 37° 49' 01" West, 51.65 feet and Northerly 149.59 feet along a tangent curve concave Easterly having a radius of 130.00 feet and a central angle of 65° 55' 42", thence leaving said sideline South 20° 27' 25" West, 118.73 feet, thence South 27° 10' 45" East, 69.17 feet, thence South 72° 23' 10" East, 63.00 feet to the true point of beginning. Except that portion of said easement lying within said strip of land 60.00 feet wide.

Parcel B: An appurtenant easement for ingress, egress, utilities, roadway, drainage and incidental purposes, with the right to grant said easement to utility companies over, across and upon a portion of the North half of the Southeast quarter of the Southwest quarter of Section 13, Township 1 South, Range 17 West, San Bernardino Meridian as shown on Record of Survey in the office of the County Recorder of the County of Los Angeles, said easement is a strip of land 25.00 feet wide lying 12.50 feet each side of the following described centerline:

Beginning at a point in the Southerly line of said Southeast quarter distant thereon North 89° 40' 49" West, 793.43 feet from the Southeast corner of said Southeast quarter said point also being the point of beginning for the centerline of that strip of land 60.00 feet wide described in that deed recorded on March 30, 1964 as Instrument No. 1536 in Book D2412, Page 520, in the office of the County Recorder of the County of Los Angeles, thence along said centerline North 35° 40' 59" East, 79.24 feet and Northeasterly 69.81 feet along a tangent curve concave Northwesterly having a radius of 200.00 feet and a central angle of 20° 00' 00", and tangent North 15° 40' 59" East, 58.24 feet, and Northerly 93.37 feet along a tangent curve concave Westerly having a radius of 100.00 feet and a central angle of 53° 30' 00", and tangent North 37° 49' 01" West, 51.65 feet and Northerly 115.07 feet along a tangent curve concave Easterly having a radius of 100.00 feet and a central angle of 65° 55' 42" and tangent North 28° 06' 41" East, 156.85 feet, thence leaving said centerline North 61° 53' 19" West, 17.50 feet to the true point of beginning, thence North 12° 59' 15" East 76.66 feet, thence Northerly 24.62 feet along a tangent curve concave Westerly having a radius of 40.00 feet, a central angle of 35° 15' 34" to the Northerly line of said South half. Except that portion of said easement lying within said strip of land 60.00 feet wide. The sidelines of said easement shall be lengthened or shortened to terminate Northerly in the Northerly line of said South half.

PARCEL 7:
An easement for ingress, egress and utilities, with the right to grant said easement to utility companies, over a portion of the North half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 1 South, Range 17 West, San Bernardino Meridian, according to the Official Plat of said land filed in the District Land Office August 31, 1896, as more particularly described and depicted in that certain "Easement Deed" recorded March 26, 2019 as Instrument No. 20190260156 of Official Records.



ADJACENT PROPERTIES WITHIN 100'

APN	OWNER NAME	ADDRESS	EMAIL	PHONE
4438-038-002	Mojgan Saber, MD	1223 Wilshire Blvd., #1020 , Santa Monica, CA 90403	mojisaber@gmail.com	(818) 694-9485
4438-038-009	Alex Kohner	5020 Tilden Ave., #A, Sherman Oaks, CA 91423		
4438-038-027	Alex Kohner	5020 Tilden Ave., #A, Sherman Oaks, CA 91423		
4438-038-006	Andrew E Rasmussen	21985 Saddle Peak Rd., Topanga, CA 90290		
4438-038-900	US Gov't	600 Harrison St., #600, San Francisco, CA 94107		
4438-038-042	Malibu Meow Holdings, LLC	153 Solano Prado, Coral Gables, FL 33156		
4438-038-033	Russell Robinson	208 Wagon Horse Ave., La Verne, CA 91750		(949) 500-3988





- LEGEND:**
- | | |
|----------|------------------------|
| CONC | CONCRETE |
| C-G | COTTON GIN |
| ELEC | ELECTRIC |
| FD | FOUND |
| FL | FLOWLINE |
| GP | GUARD POST |
| III | IRON |
| INV | INVERSE |
| PROP COR | PROPERTY CORNER |
| POL | POINT ON PROPERTY LINE |
| TO | TOP BERM |
| | BOUNDARY LINE |

SITE ADDRESS/A.P.N.:

APN: 4438-038-003

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

BENCHMARK:

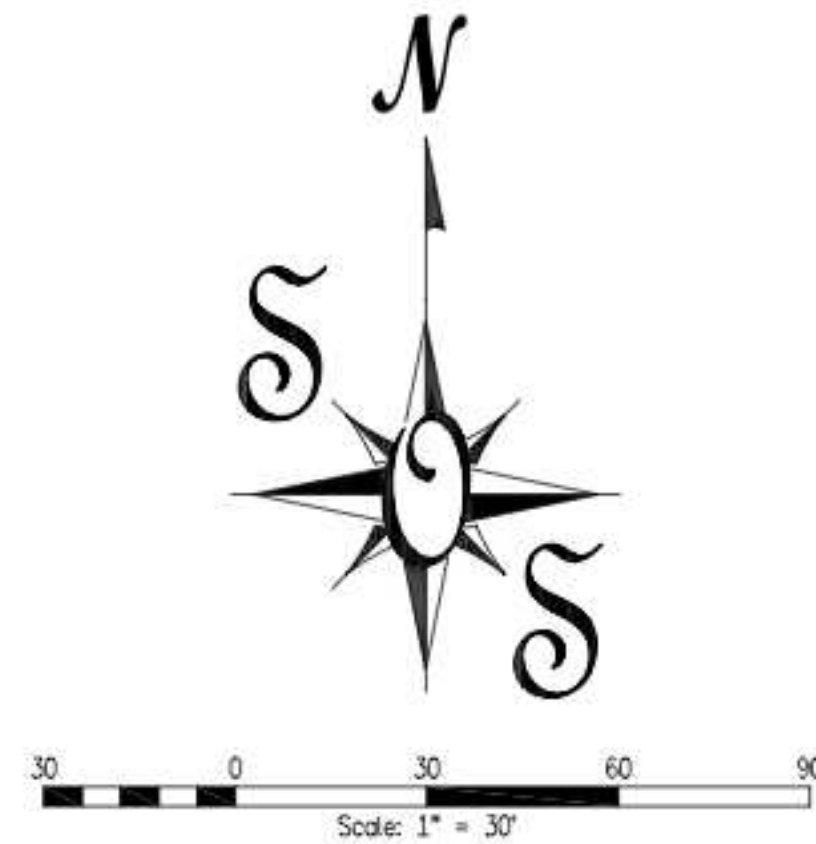
BM D: BY 10367
QUAD YEAR: 2008
ELEVATION: 2195.767

DESCRIPTION:

DPW BM TAG IN NORTH SIDE ENT 3"x6FT CONC TRASH
PIN 6.5M (21') S/O C/ SADDLEPEAK ROAD & 7M (23')
E/O C/ PROD DRY TO HOUSE #2198C 322M(0.2M)
E/O SWENSON DRIVE.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°36'21" W	14.50'



TOPOGRAPHY OF A.P.N. 4438-038-003

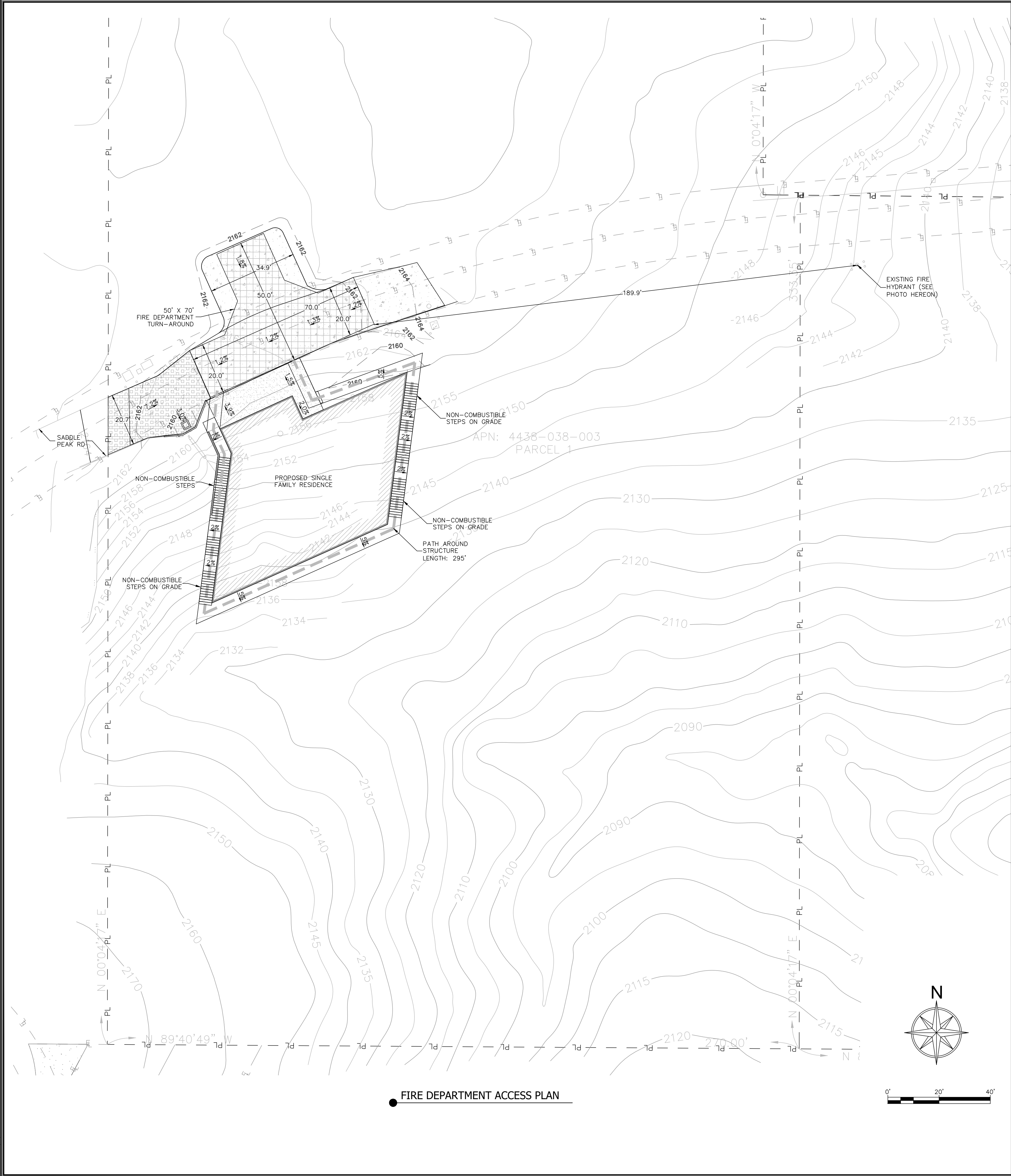
PREPARED BY:	PREPARED FOR:	DRAWN BY:	REVISION / DATE:
STEVE DISKIN, SURVEYING 187 E. WILBUR ROAD, SUITE 4 THOUSAND OAKS, CA 91320 (805)495-6438	21955 SADDLEPEAK ROAD MALIBU, CA 90260	CH	2019/10/24
	JOB #		SHEET
	1906006		1 OF 1

SURVEY
1" = 30'

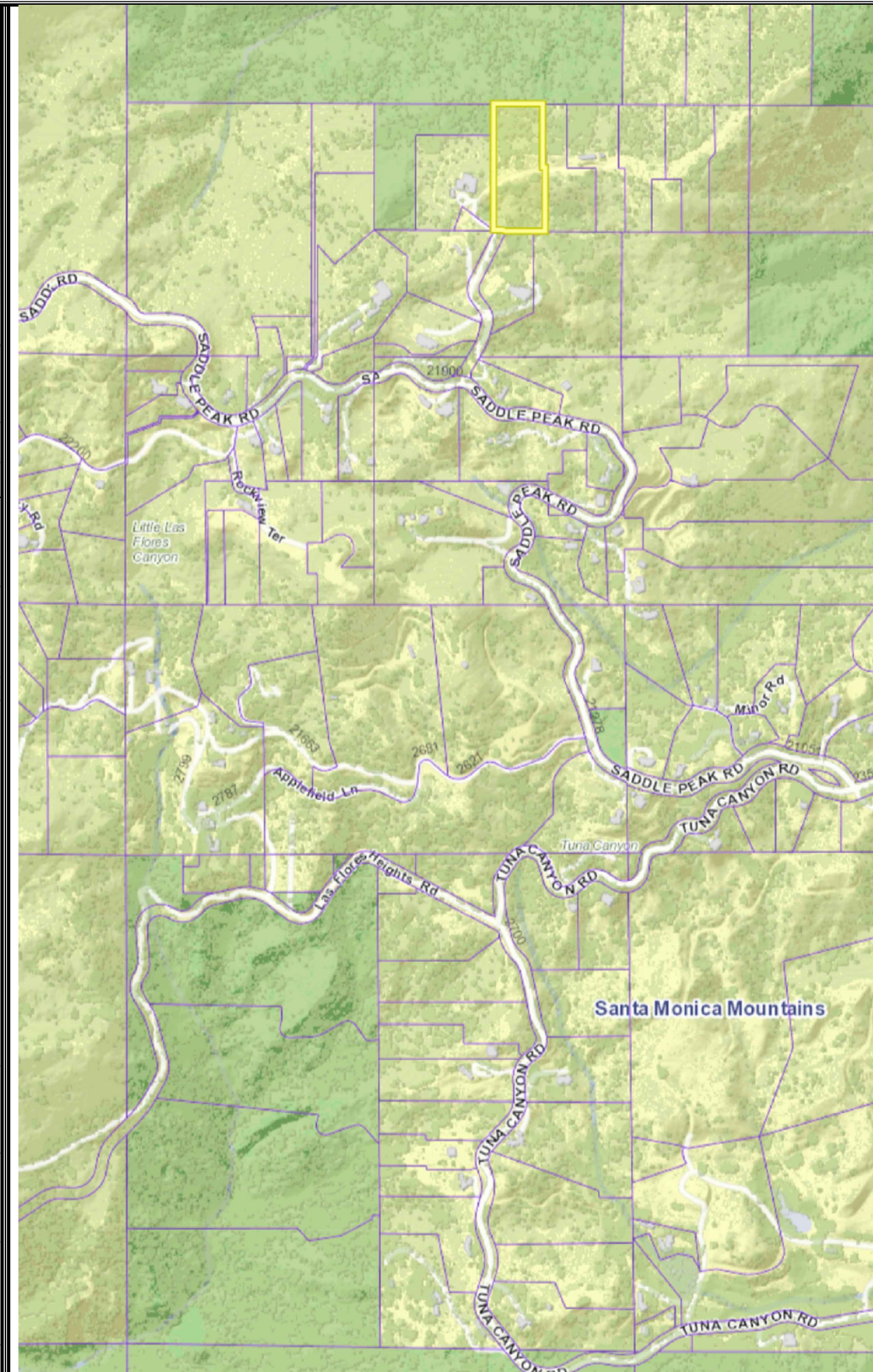
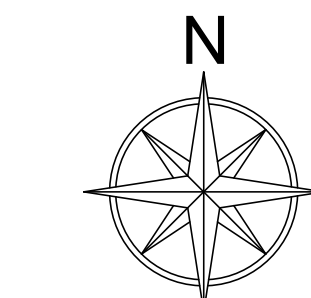
Steve Diskin, PhD Architect
2026 Rosilla Place
Los Angeles, CA 90046
310 430 4874
spdiskin@gmail.com

PARALLELOGRAM CASE STUDY HOUSE
21955 SADDLE PEAK ROAD, TOPANGA, CA 90290
APN: 4438-038-003

DRAWING NAME: C:\MSR\ENGINEERING\PROJECTS\216-02 SADDLE PEAK FIRE DEPARTMENT ACCESS PLAN.DWG
DATE: 11/14/2023 11:56:31 AM
DRAWN BY: TJM
CHECKED BY: TAC
SHEET NUMBER: 1 OF 1



FIRE DEPARTMENT ACCESS PLAN



LOCATION MAP
(NOT TO SCALE)



EXISTING FIRE HYDRANT PHOTO
(NOT TO SCALE)

LINE TYPE	DESCRIPTION
---	PROPERTY LINE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	ROAD CENTERLINE
---	EASEMENT LINE

	PROPOSED 50' X 70' FIRE DEPARTMENT TURN-AROUND CONSTRUCTED PER THE ALL WEATHER ACCESS DRIVEWAY DETAIL HEREON.
	PROPOSED FIRE DEPARTMENT ALL WEATHER ACCESS DRIVEWAY PER DETAIL HEREON.
	5' WIDE FIRE DEPARTMENT ACCESS PATH CLEAR TO SKY

FIRE DEPARTMENT NOTES

FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE IIIIB
TOTAL SQUARE FOOTAGE:	3498
VHFHSZ:	YES ☒ NO ☐
SIZE OF LOT:	3.97 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:	TBD
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	TBD
TOTAL FIRE FLOW REQUIRED (MINIMUM 1250):	TBD GPM

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, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

WHEN ELECTRONIC GATES ARE INSTALLED, MAINTAIN A MINIMUM ACCESS WIDTH OF AT LEAST 15 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN EFFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS AND BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.4 INCH. FIRE CODE 505.1.

SEPARATE APPROVAL REQUIRED FOR:

13D

☒ Underground fire line plans
☒ Fire sprinkler plans
☐ Fire alarm plans

SUBMIT PLANS TO:

☒ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING**

APPROVED

By *P. Main*
Fire Prevention Engineer

Date 04/08/2024

To schedule an inspection, please email
Fire-FPCalabasas@fire.lacounty.gov
Provide at least one set of the approved plans to them prior to the inspection.

GENERAL NOTES:

THE DRIVEWAY SHALL BE FLUSH WITH EXISTING GRADES WITH NO CURBS.

THE DRIVEWAY MAY ALSO BE CONSTRUCTED OF MIN 4" ASPHALT CONCRETE OVER MIN 6" OF AGGREGATE BASE.

6" CONCRETE
MIN 4" AGGREGATE
BASE MATERIAL
NATIVE SOIL (TYPICAL)

**EXISTING ROAD SECTION
DETAIL (NTS)**

REVISIONS		
REV	BY	DATE

AHSIRT
ENGINEERING INC.
305 WILLEN WAY
ARROYO GRANDE, CA 93420
PH: 805-474-4008

FIRE DEPARTMENT ACCESS PLAN
FOR APPROVAL ONLY - NOT FOR CONSTRUCTION

**21955 SADDLE PEAK ROAD
TOPANGA, CA**

JOSHUA A. COFFEE
REGISTERED PROFESSIONAL ENGINEER
67657
EXP 06/2025
CIVIL
STATE OF CALIFORNIA

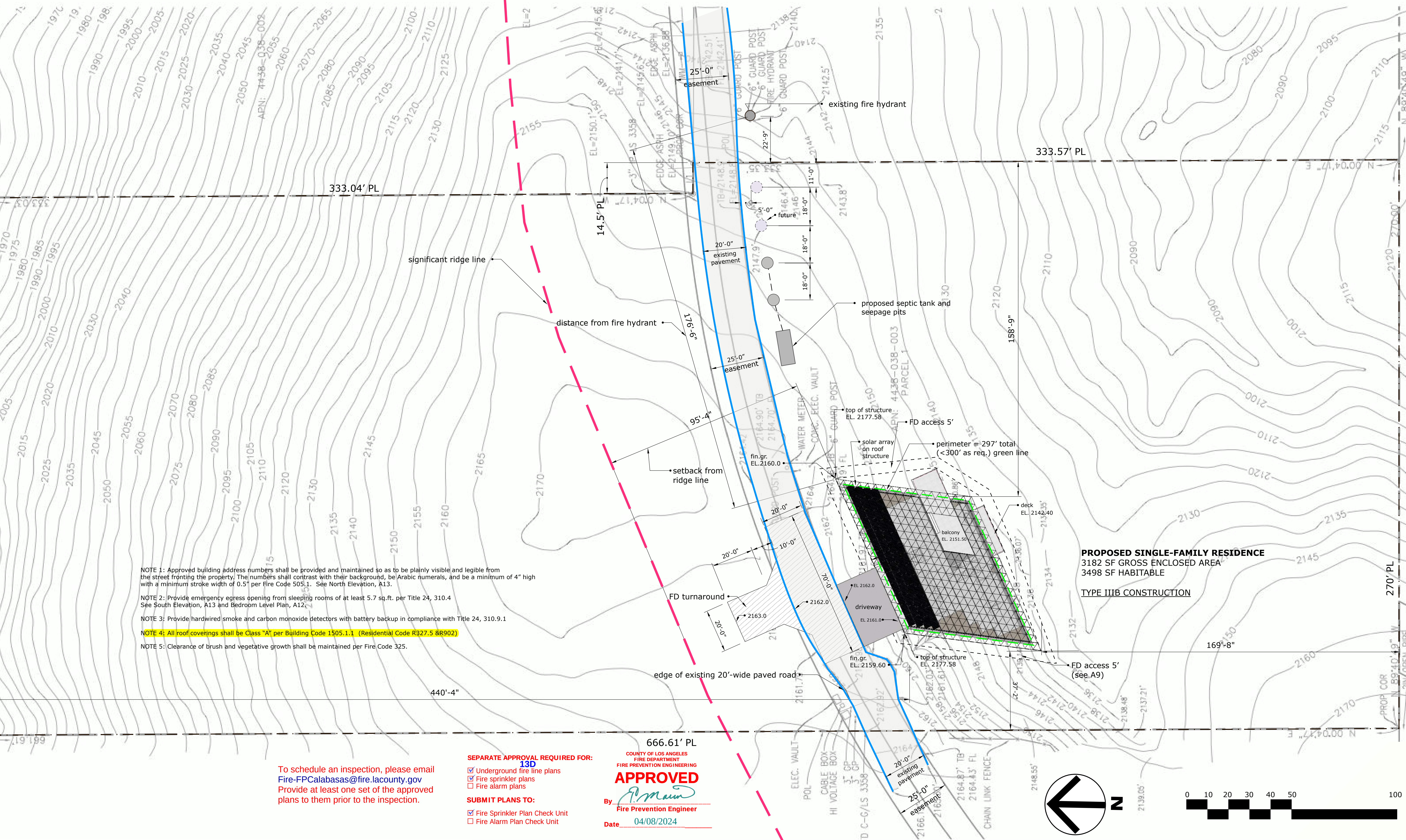
JOB #
216-02

DATE
NOVEMBER 2023

DRAWN BY
TJM

CHECKED BY
TAC

SHEET NUMBER
1 OF 1



NOTE 1: Approved building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals, and be a minimum of 4" high with a minimum stroke width of 0.5" per Fire Code 505.1. See North Elevation, A13.

NOTE 2: Provide emergency egress opening from sleeping rooms of at least 5.7 sq.ft. per Title 24, 310.4 See South Elevation, A13 and Bedroom Level Plan, A12.

NOTE 3: Provide hardwired smoke and carbon monoxide detectors with battery backup in compliance with Title 24, 310.9.1

NOTE 4: All roof coverings shall be Class "A" per Building Code 1505.1.1. (Residential Code R327.5 & R902)

NOTE 5: Clearance of brush and vegetative growth shall be maintained per Fire Code 325.

To schedule an inspection, please email
Fire-FPCalabasas@fire.lacounty.gov
Provide at least one set of the approved
plans to them prior to the inspection.

SEPARATE APPROVAL REQUIRED FOR:
13D
☒ Underground fire line plans
☒ Fire sprinkler plans
☐ Fire alarm plans

SUBMIT PLANS TO:
☒ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit

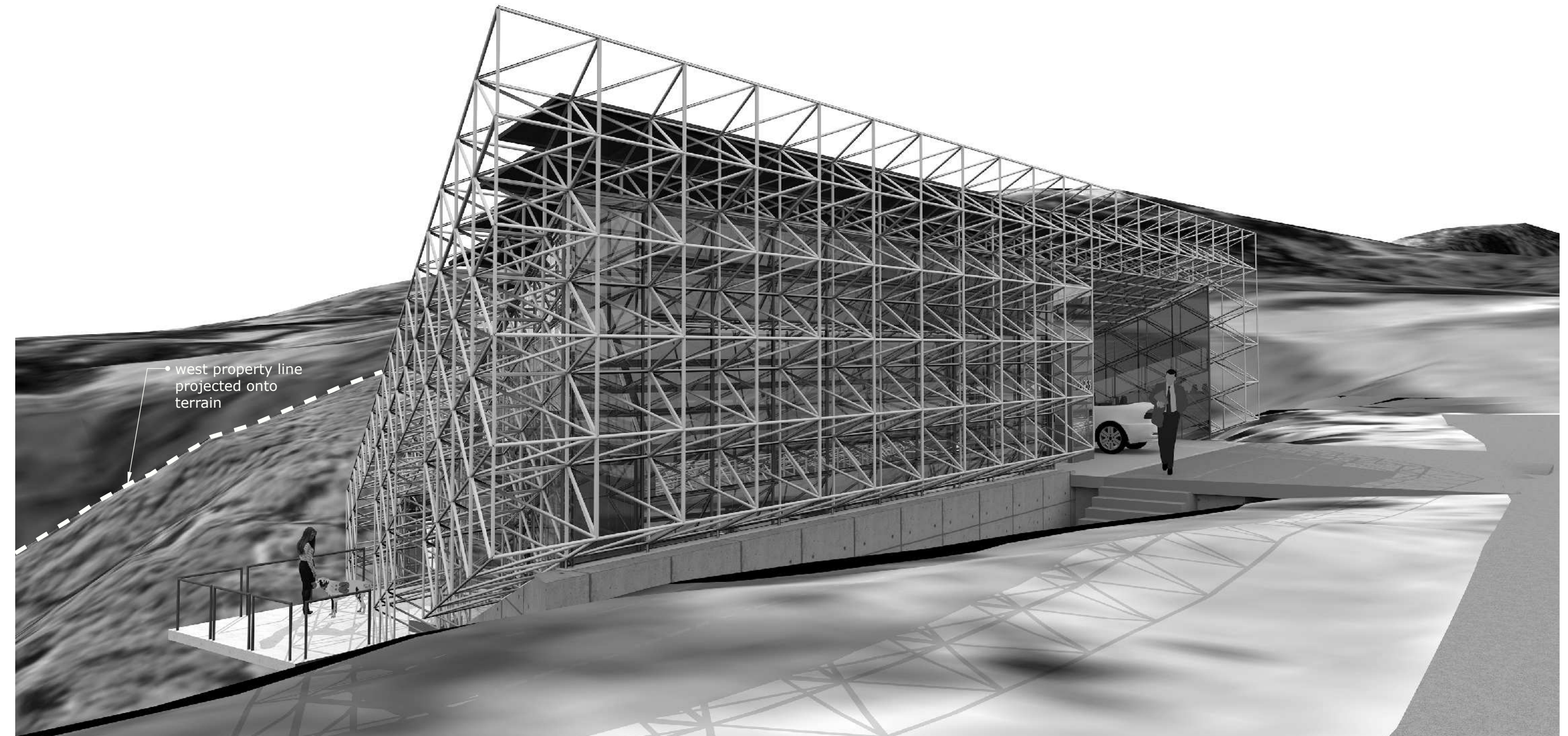
By *[Signature]*
Fire Prevention Engineer

Date 04/08/2024

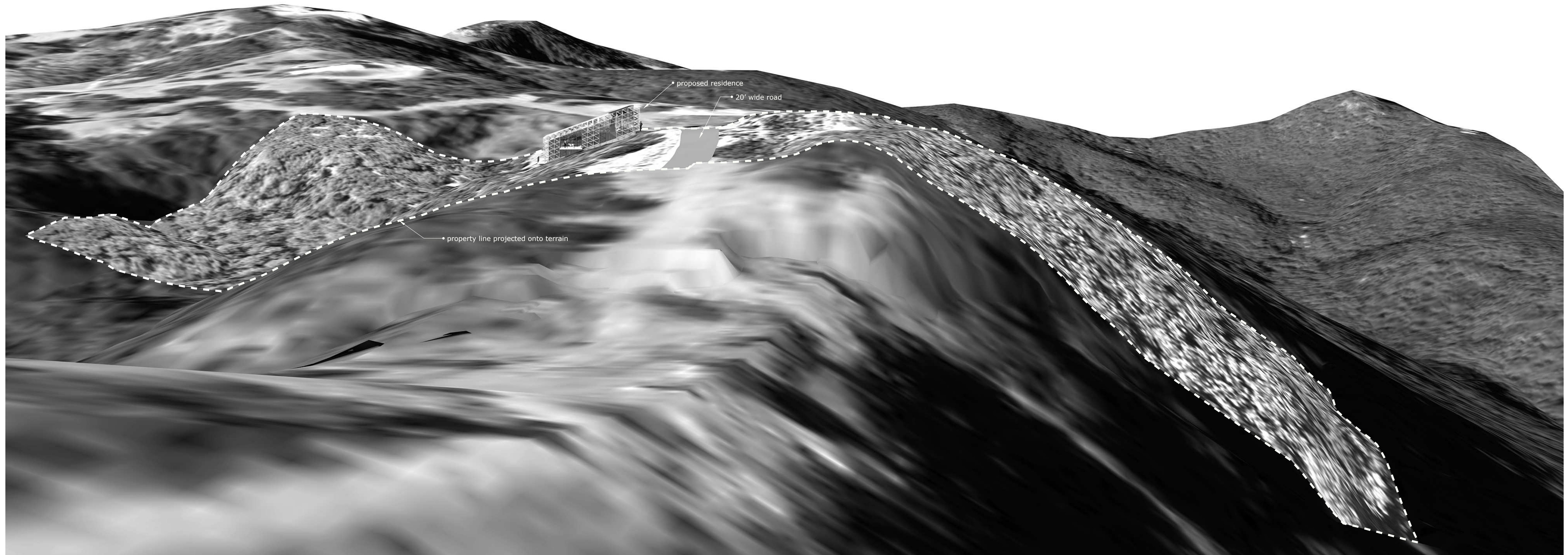




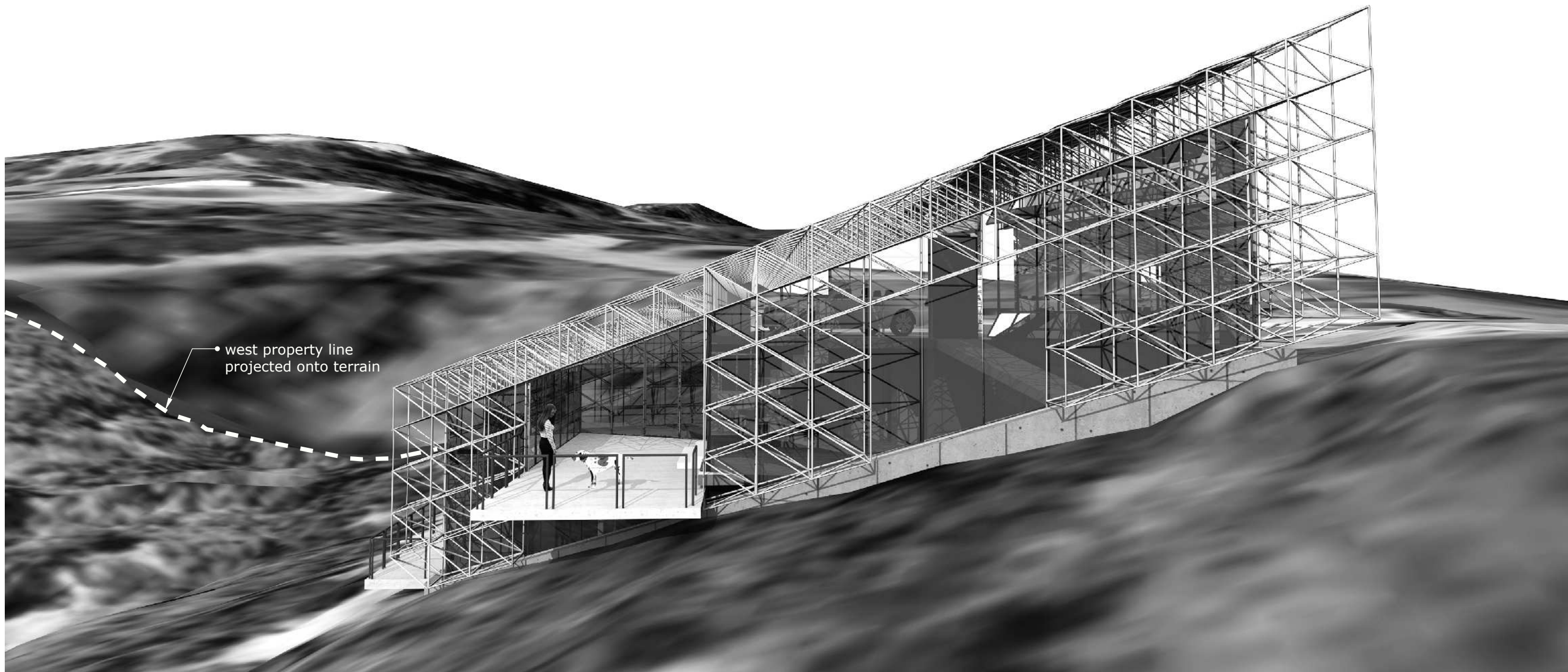
VIEW FROM NORTH



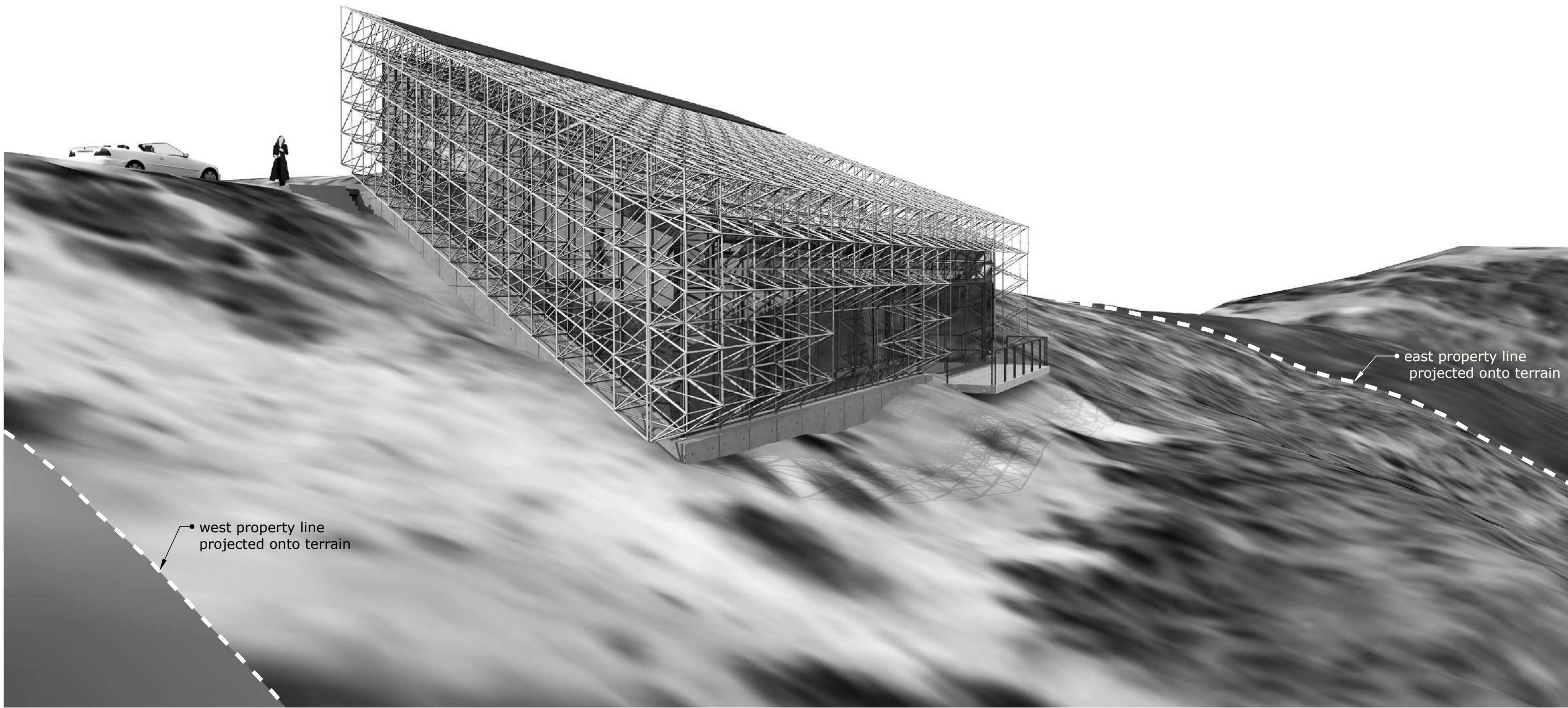
VIEW FROM NORTHEAST



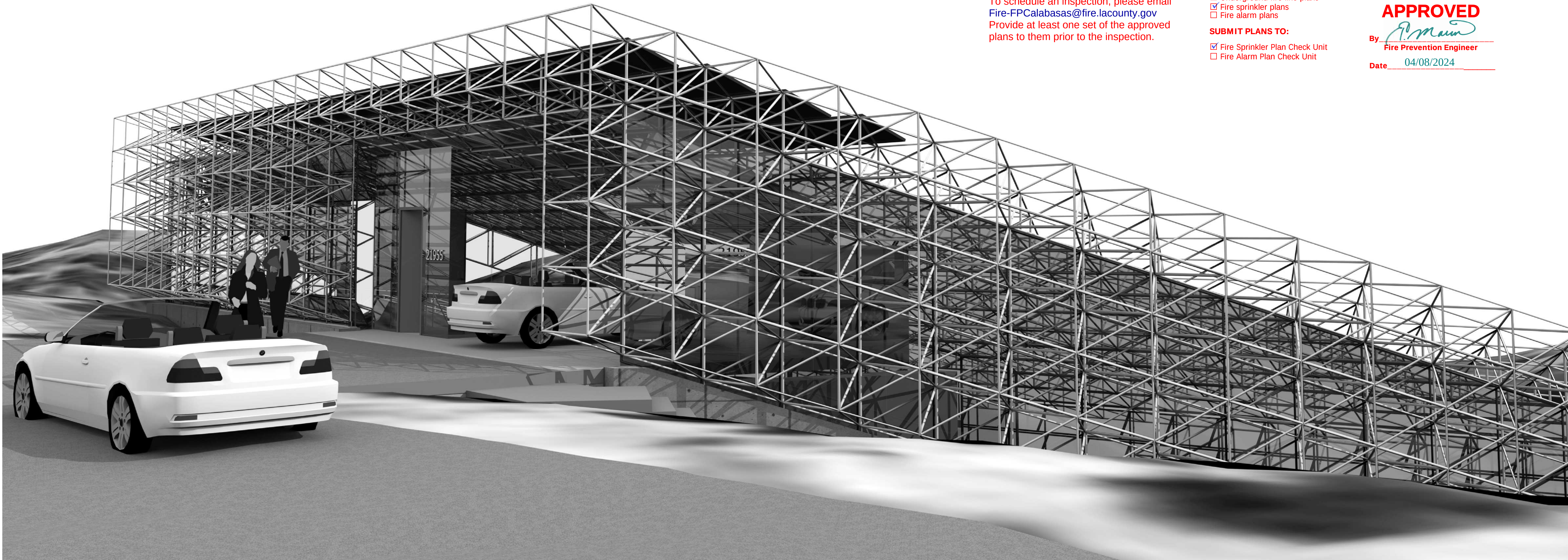
SITE OVERVIEW LOOKING WEST



VIEW FROM EAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

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SUBMIT PLANS TO:

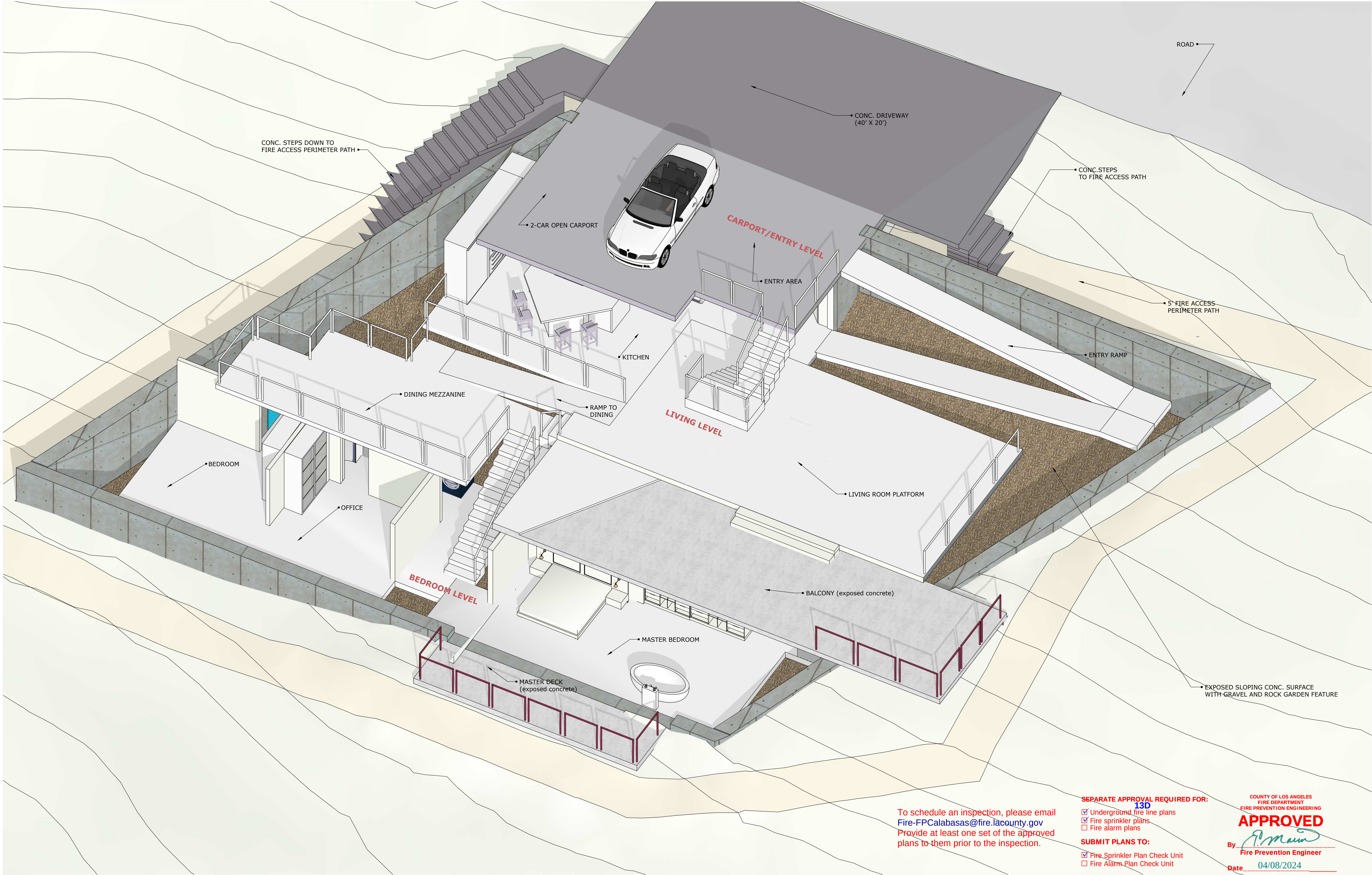
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☐ Fire Alarm Plan Check Unit

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By *P. Main*
Fire Prevention Engineer

Date 04/08/2024



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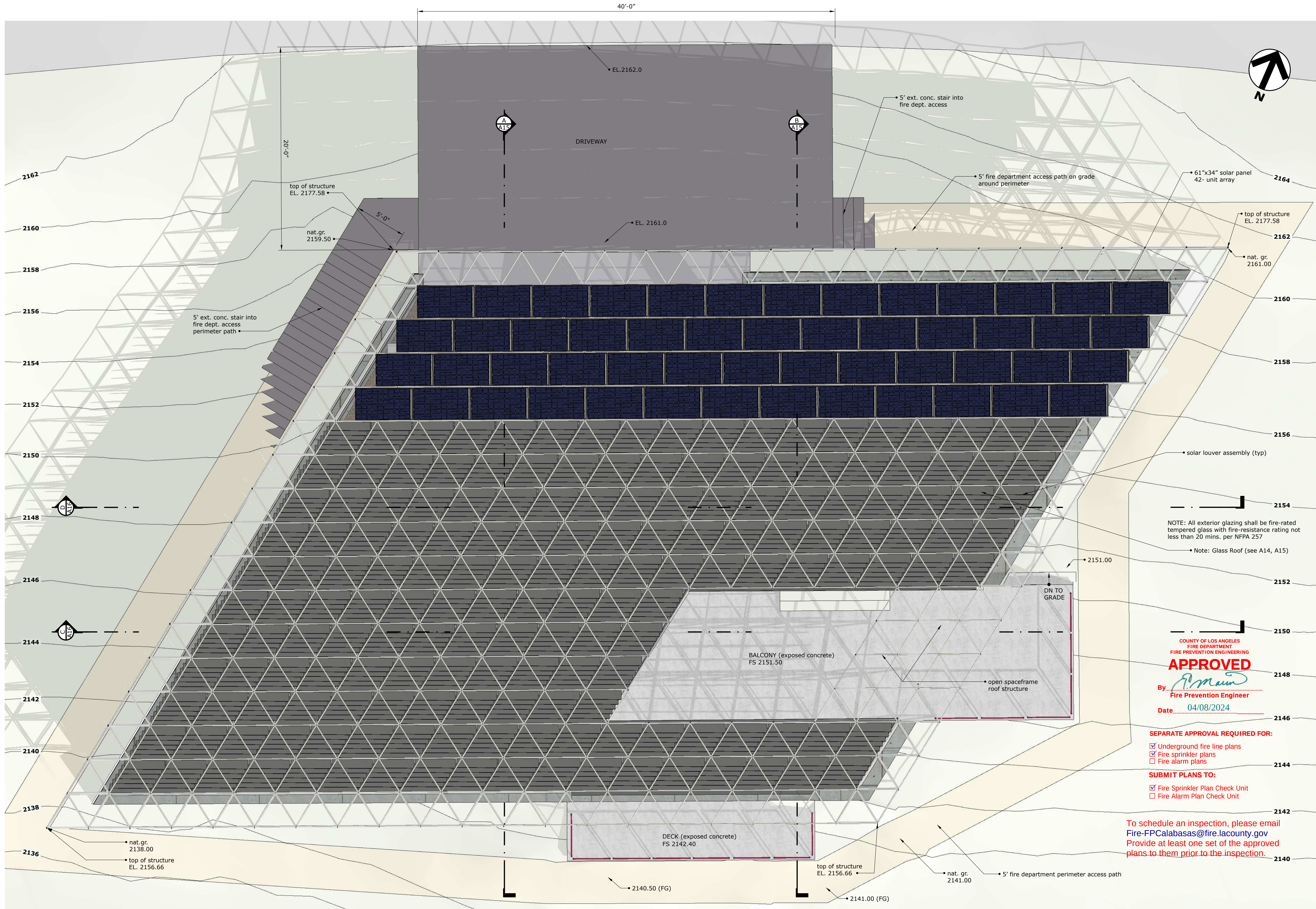
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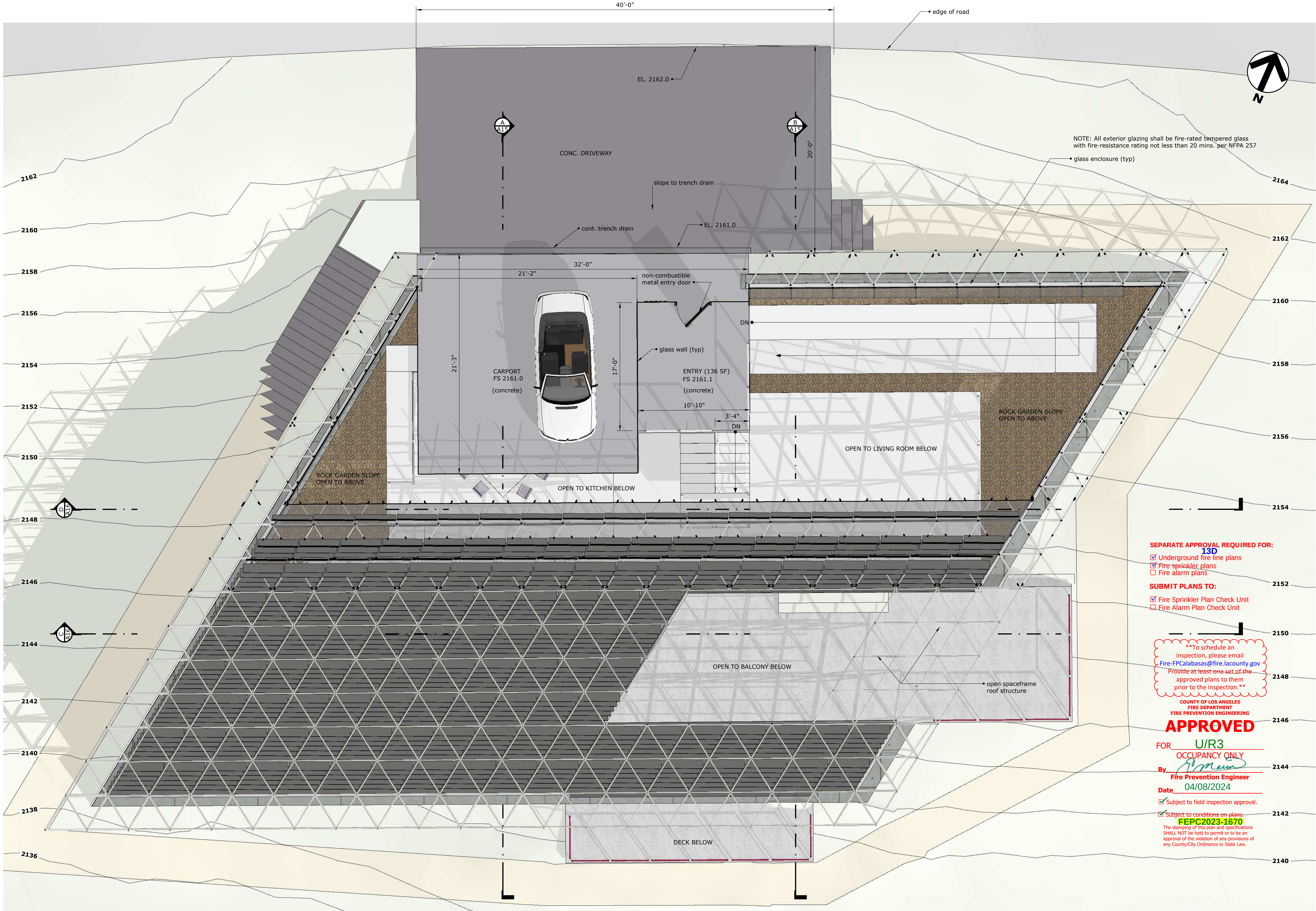
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

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By *P. Main*
Fire Prevention Engineer

Date 04/08/2024





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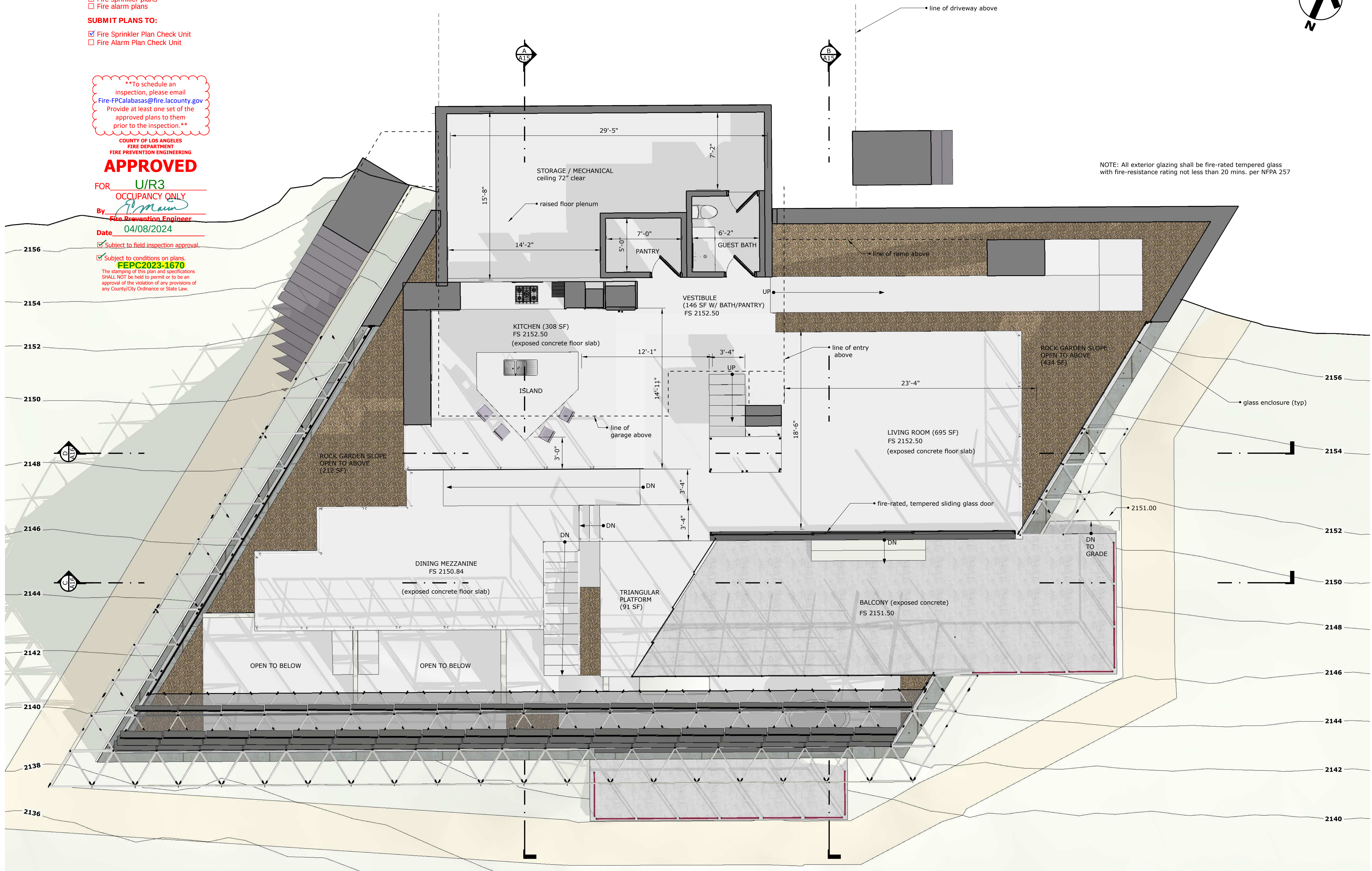
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

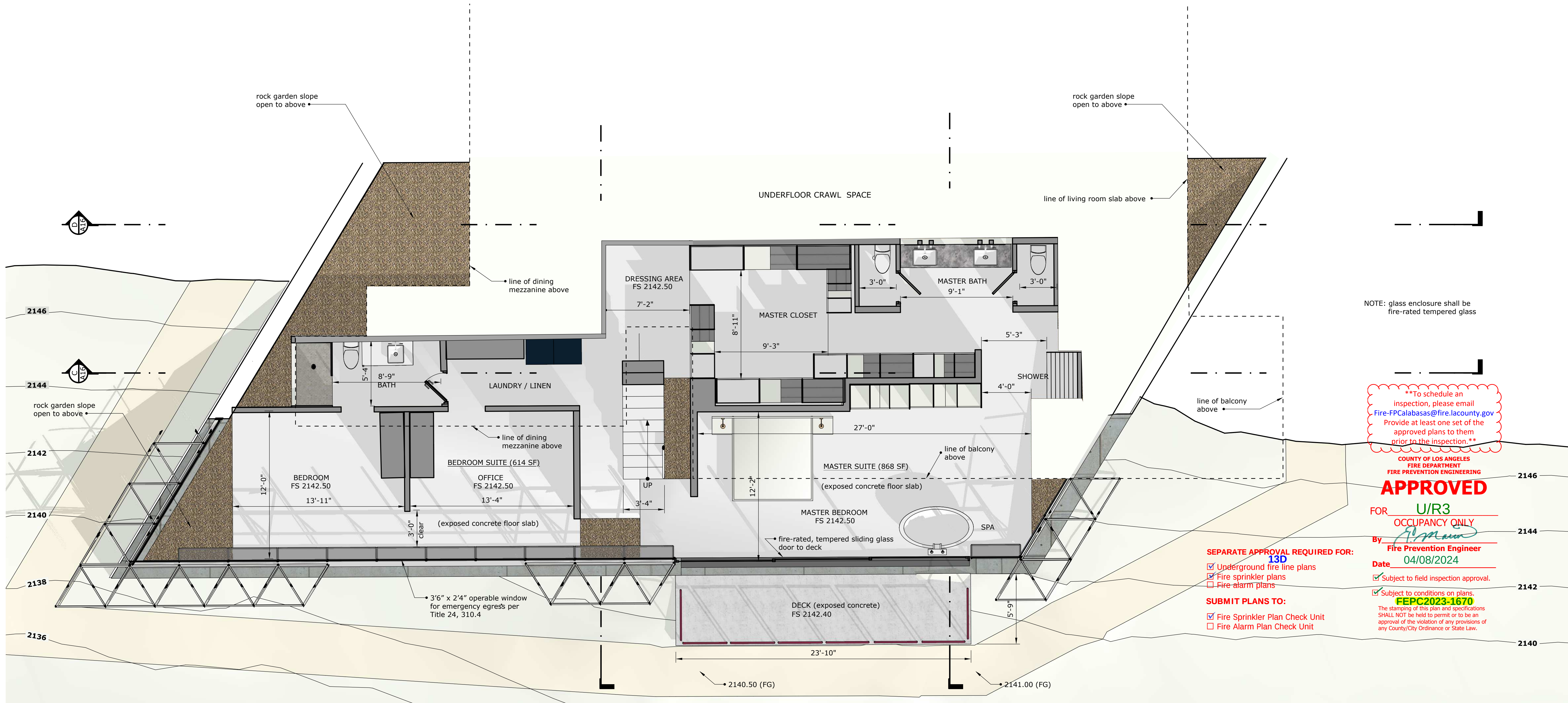
APPROVED

FOR **U/R3**
OCCUPANCY ONLY
By *[Signature]*
Fire Prevention Engineer
Date **04/08/2024**

☒ Subject to field inspection approval.

☒ Subject to conditions on plans.
FEP02023-1670
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.





NOTE: Provide hardwired smoke and carbon monoxide detectors with battery backup in compliance with Title 24, 310.9.1

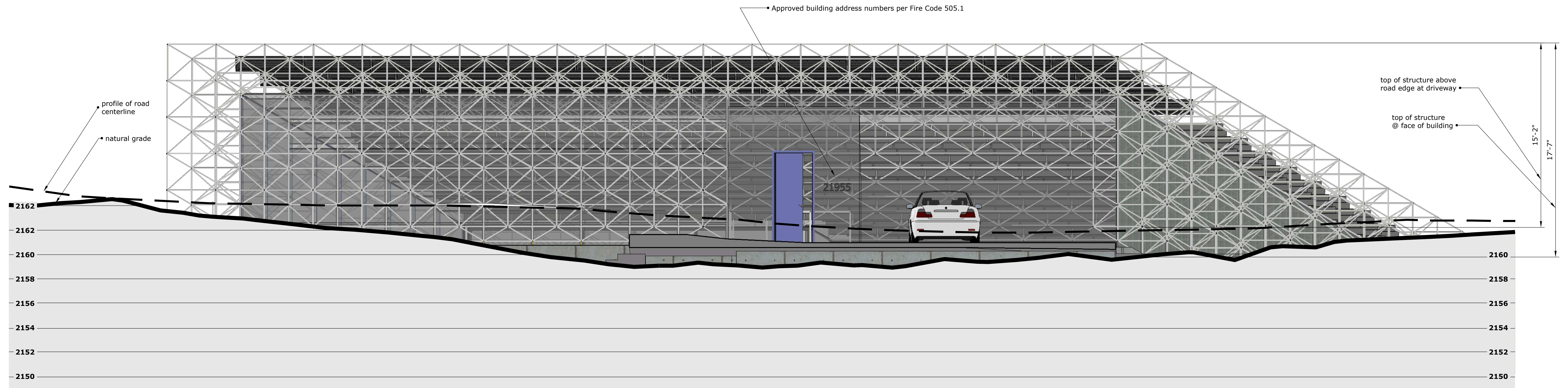
NOTE: All exterior glazing shall be fire-rated tempered glass with fire-resistance rating not less than 20 mins. per NFPA 257

NOTE: glass enclosure shall be fire-rated tempered glass

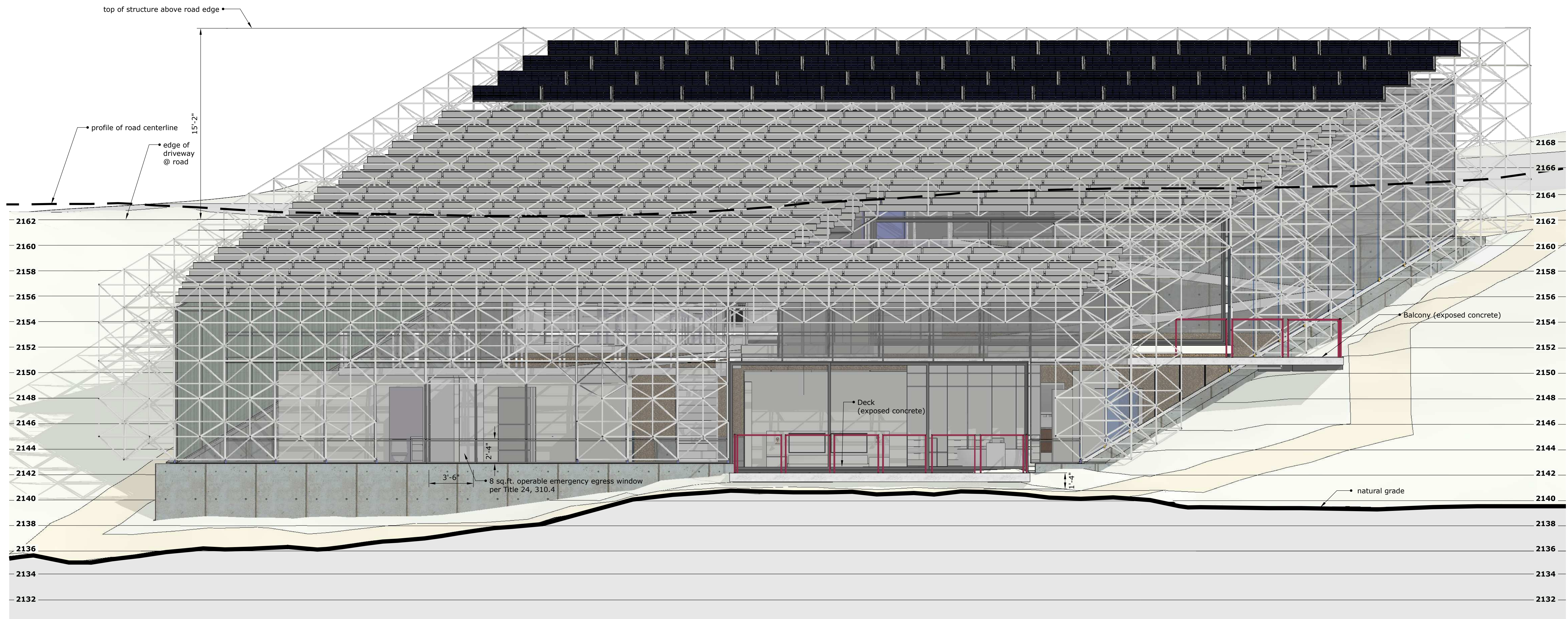
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
FOR **U/R3**
OCCUPANCY ONLY
By *[Signature]*
Fire Prevention Engineer
Date **04/08/2024**
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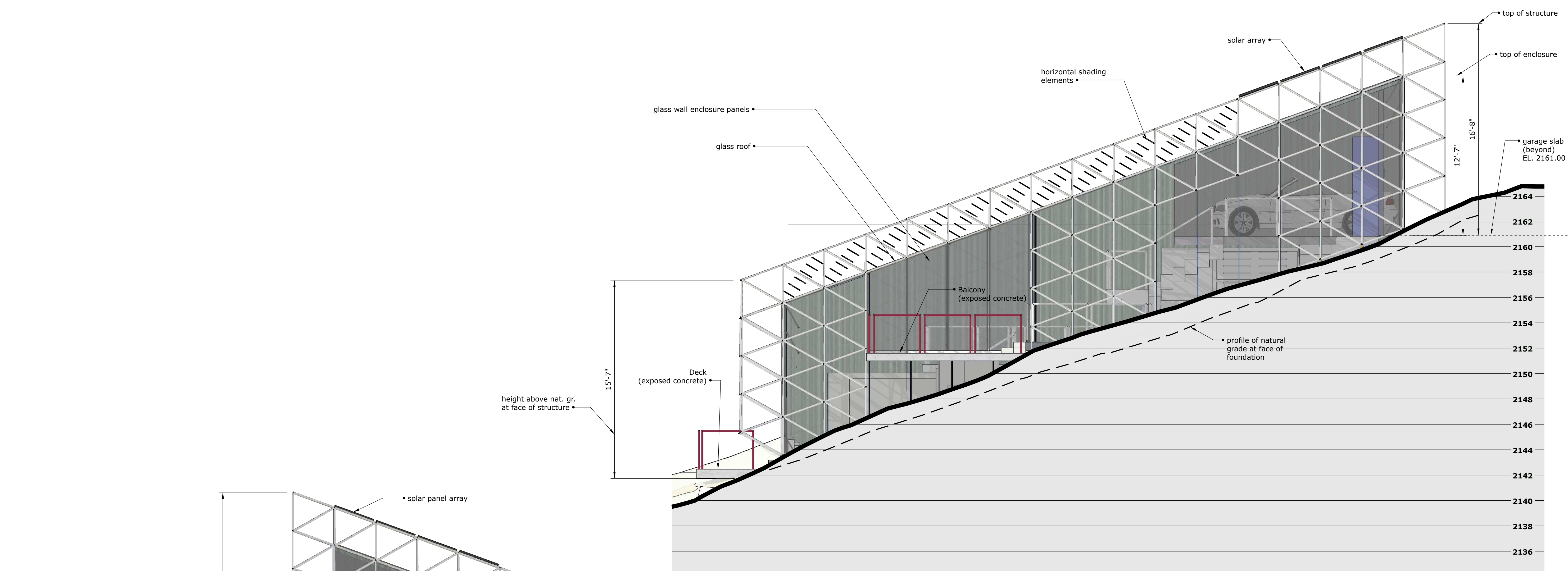
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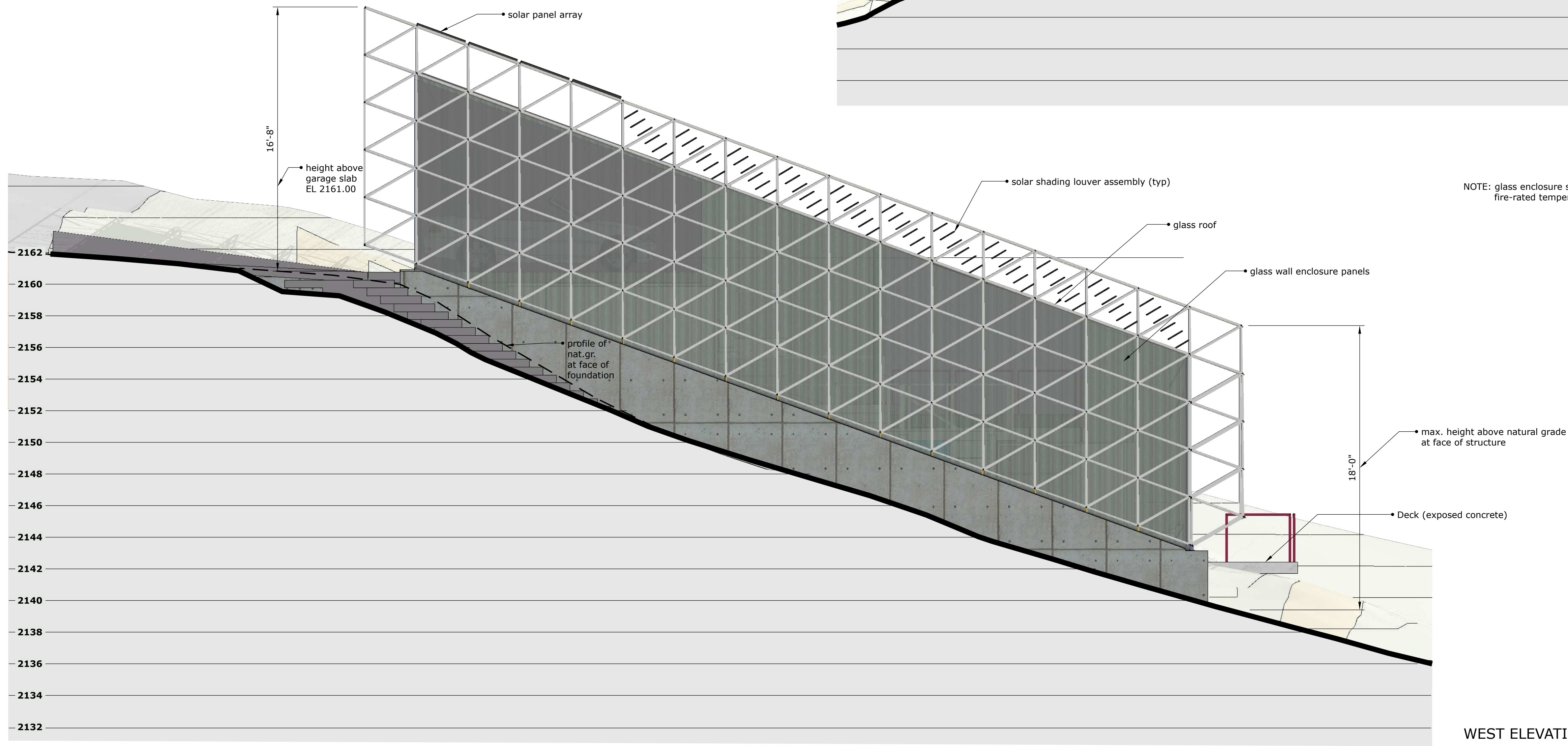
NORTH ELEVATION



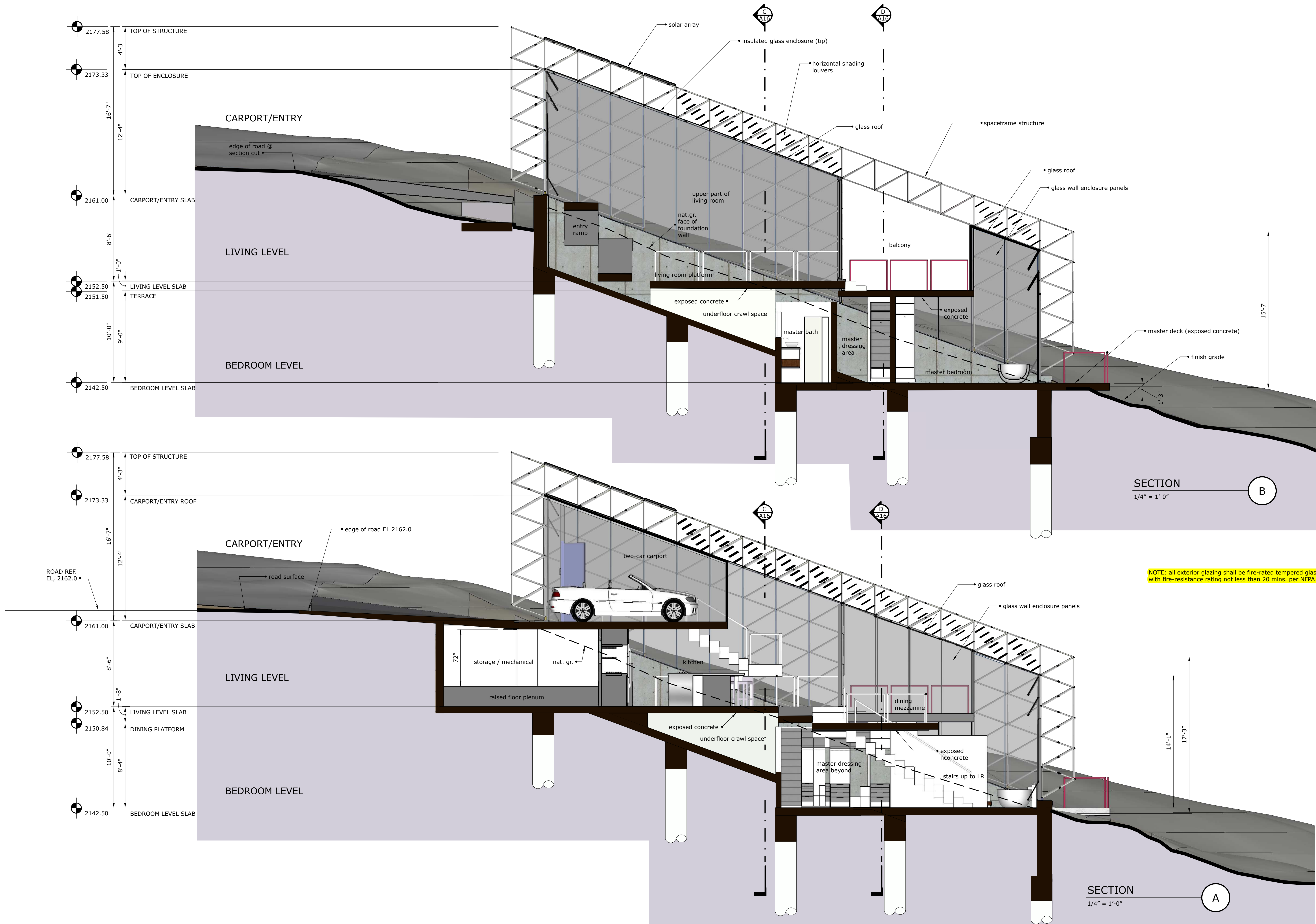
SOUTH ELEVATION

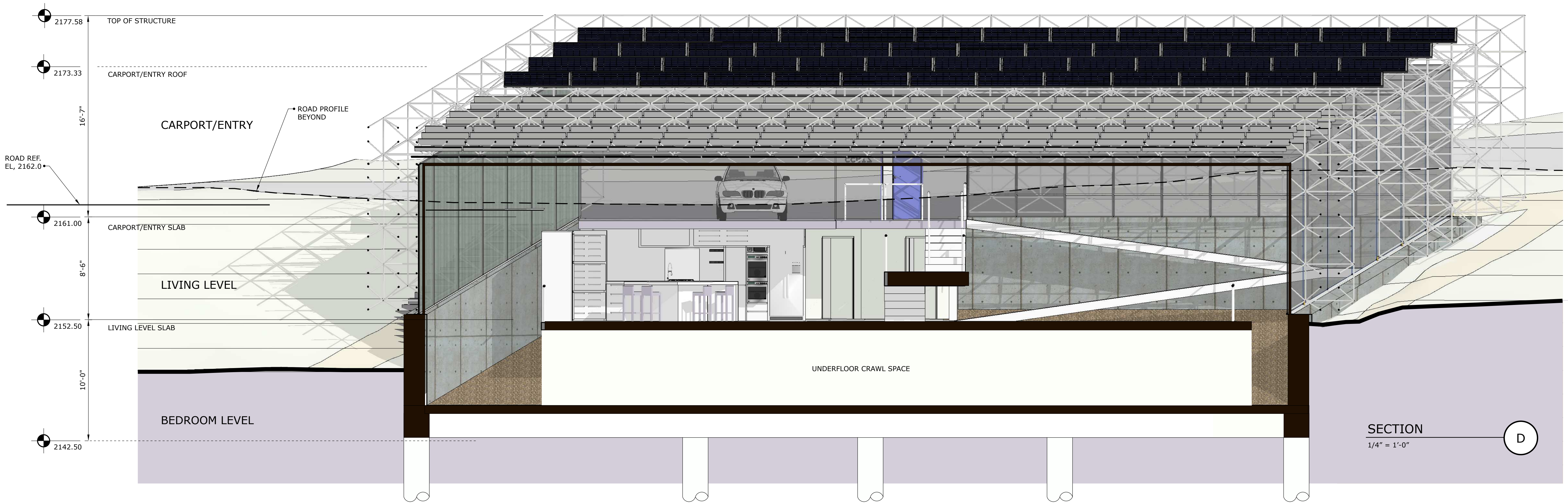


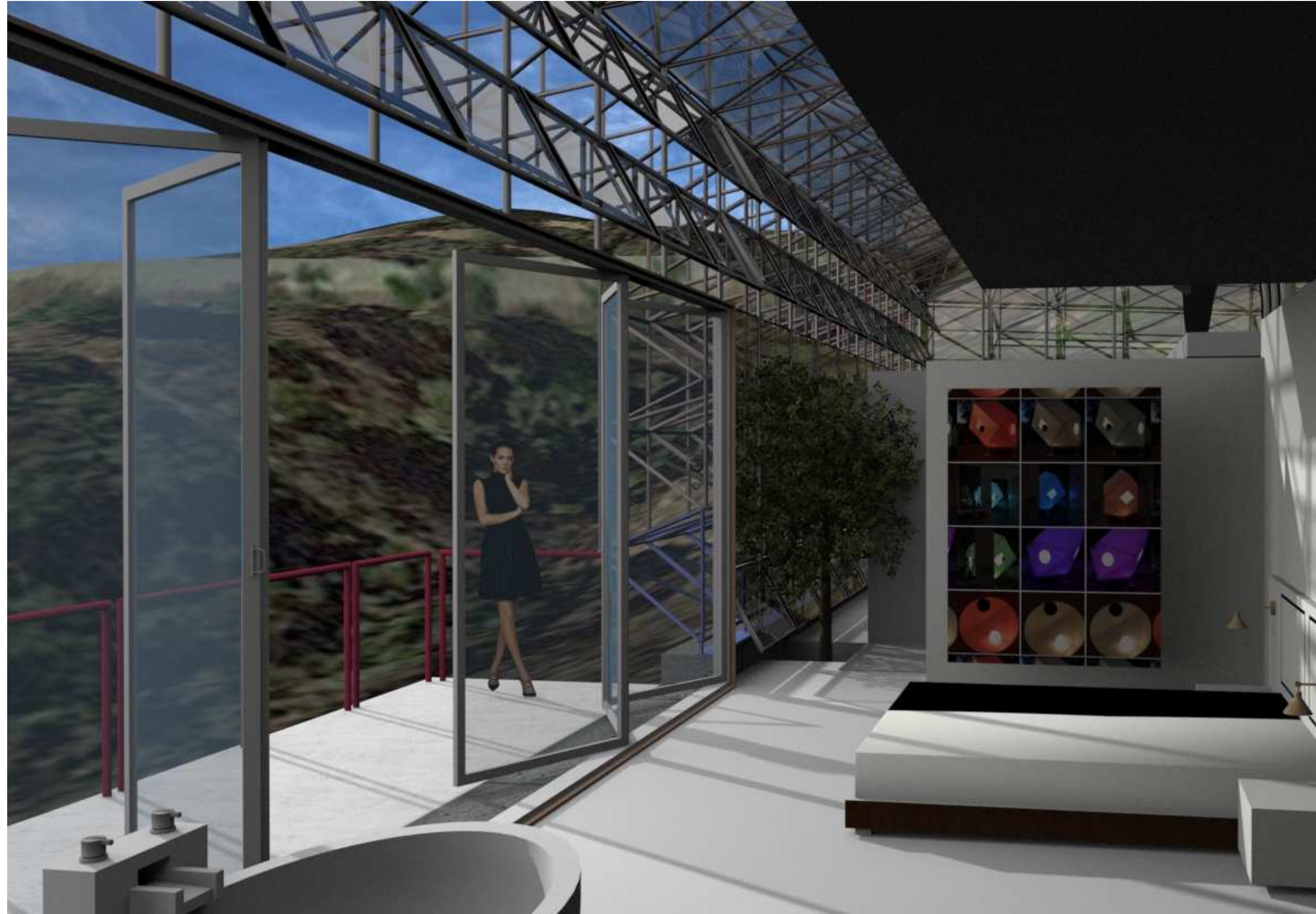
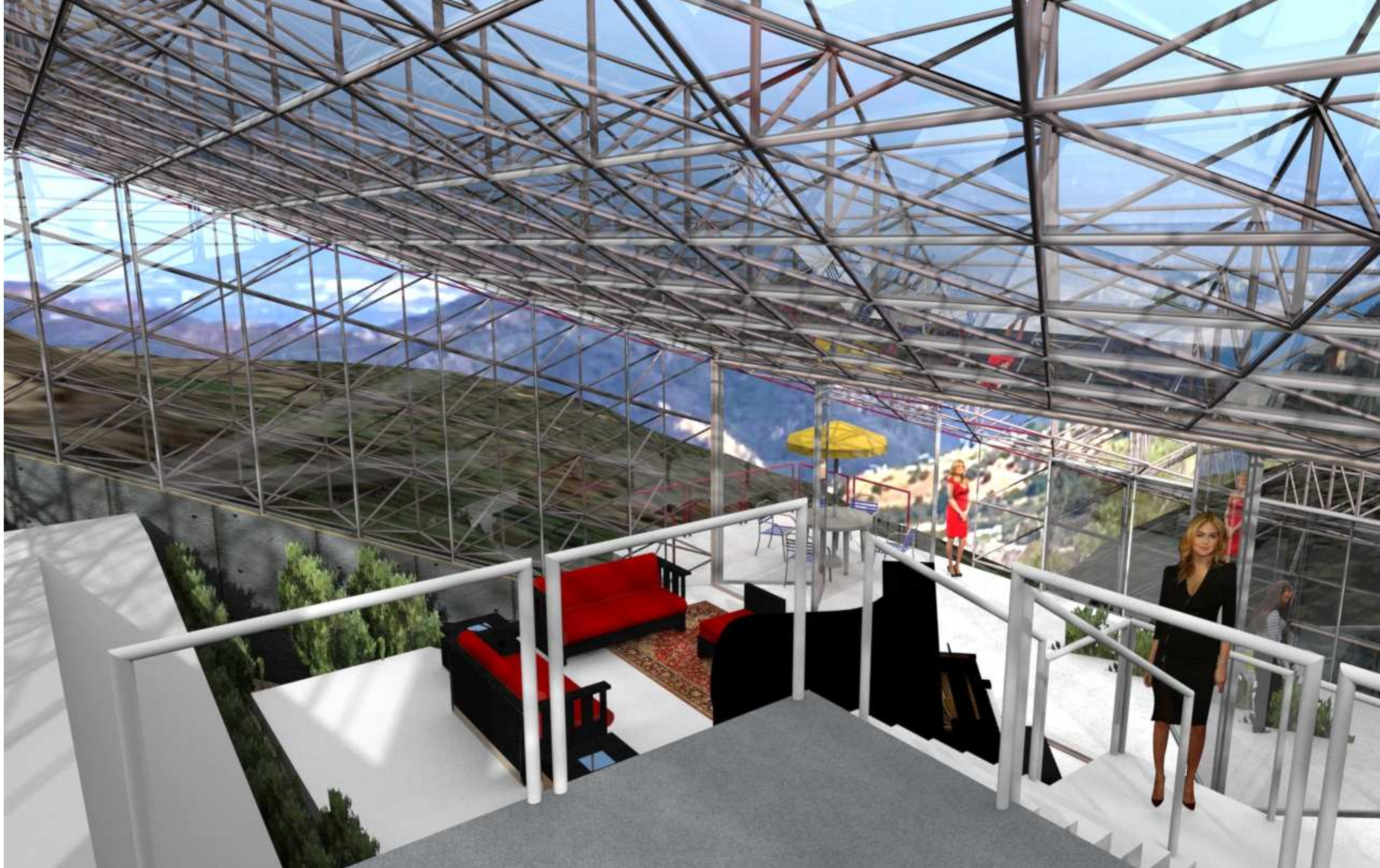
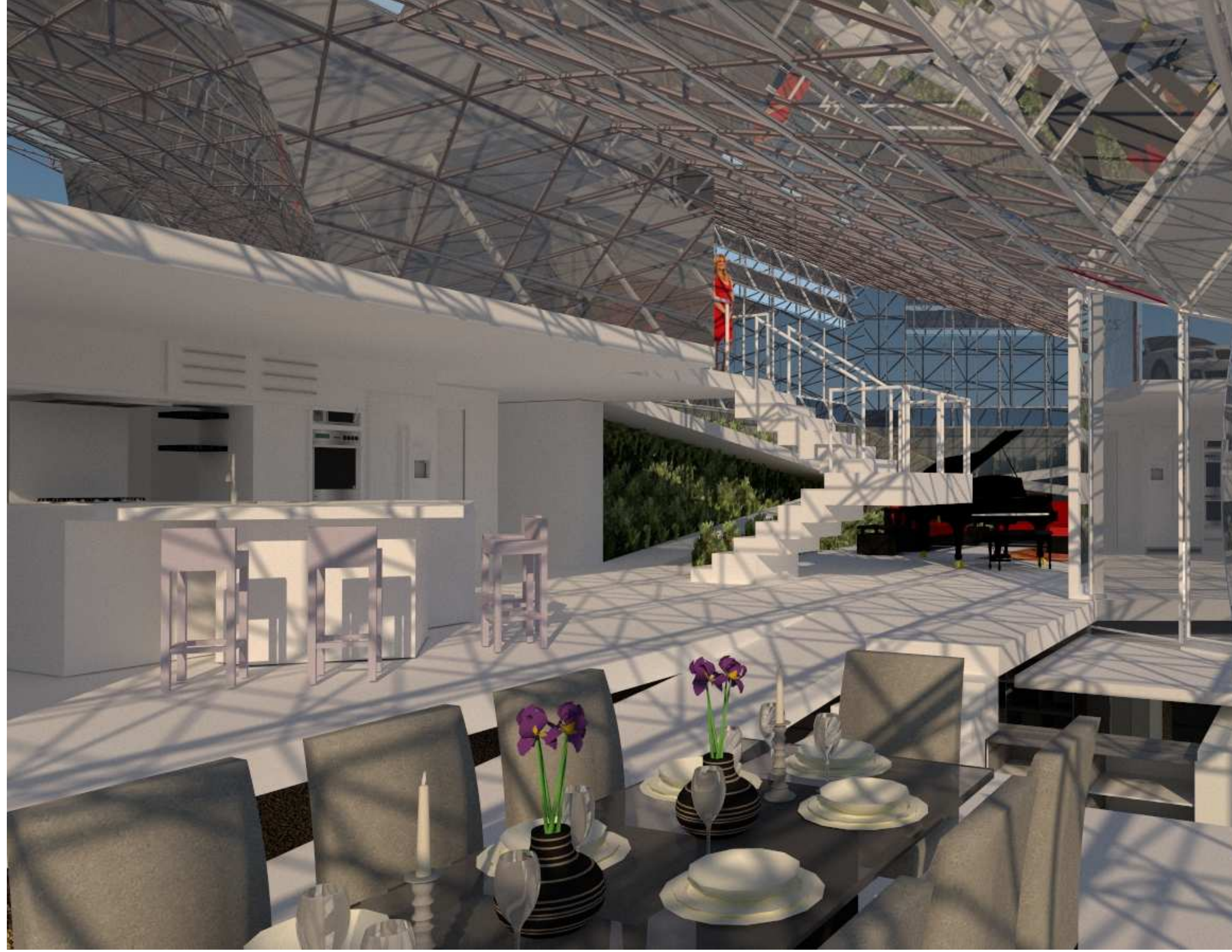
EAST ELEVATION



WEST ELEVATION





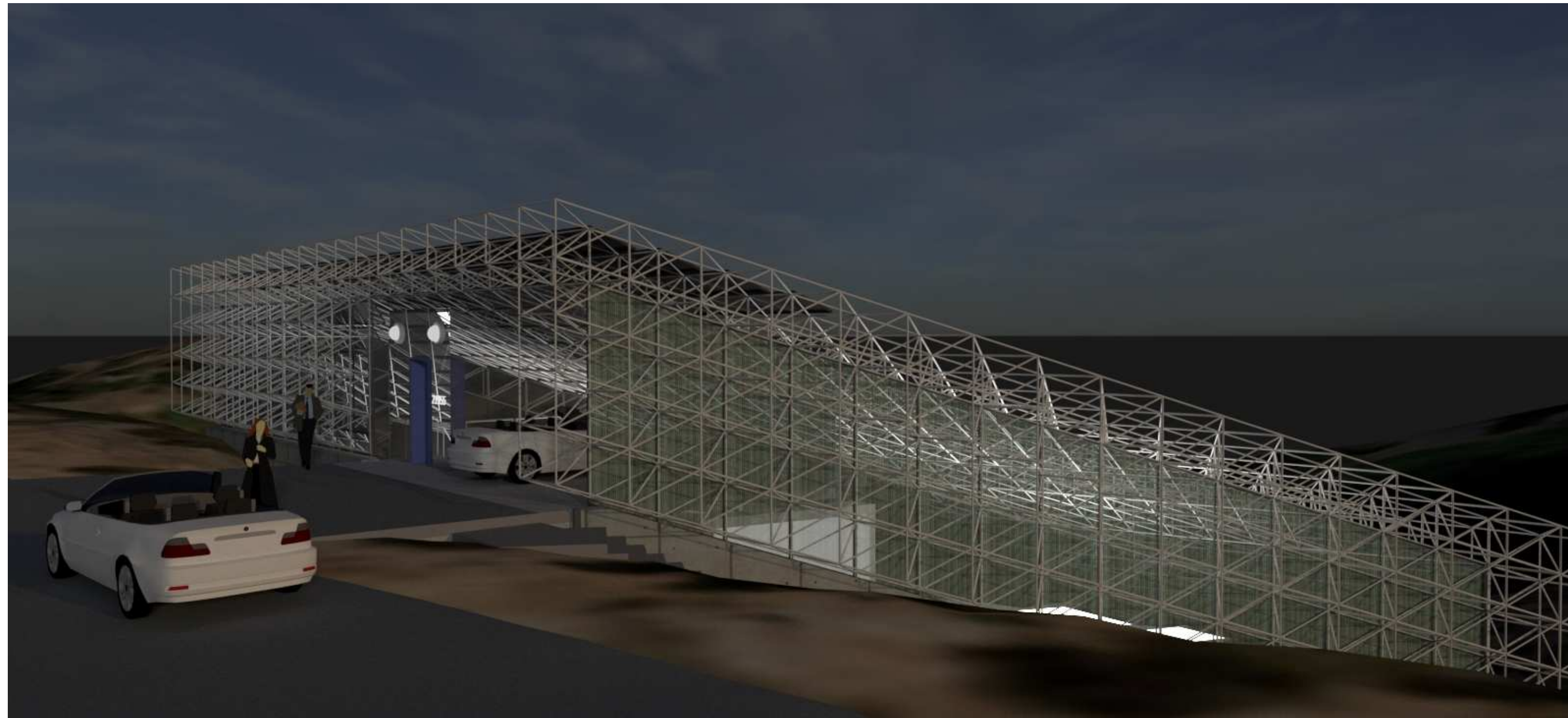
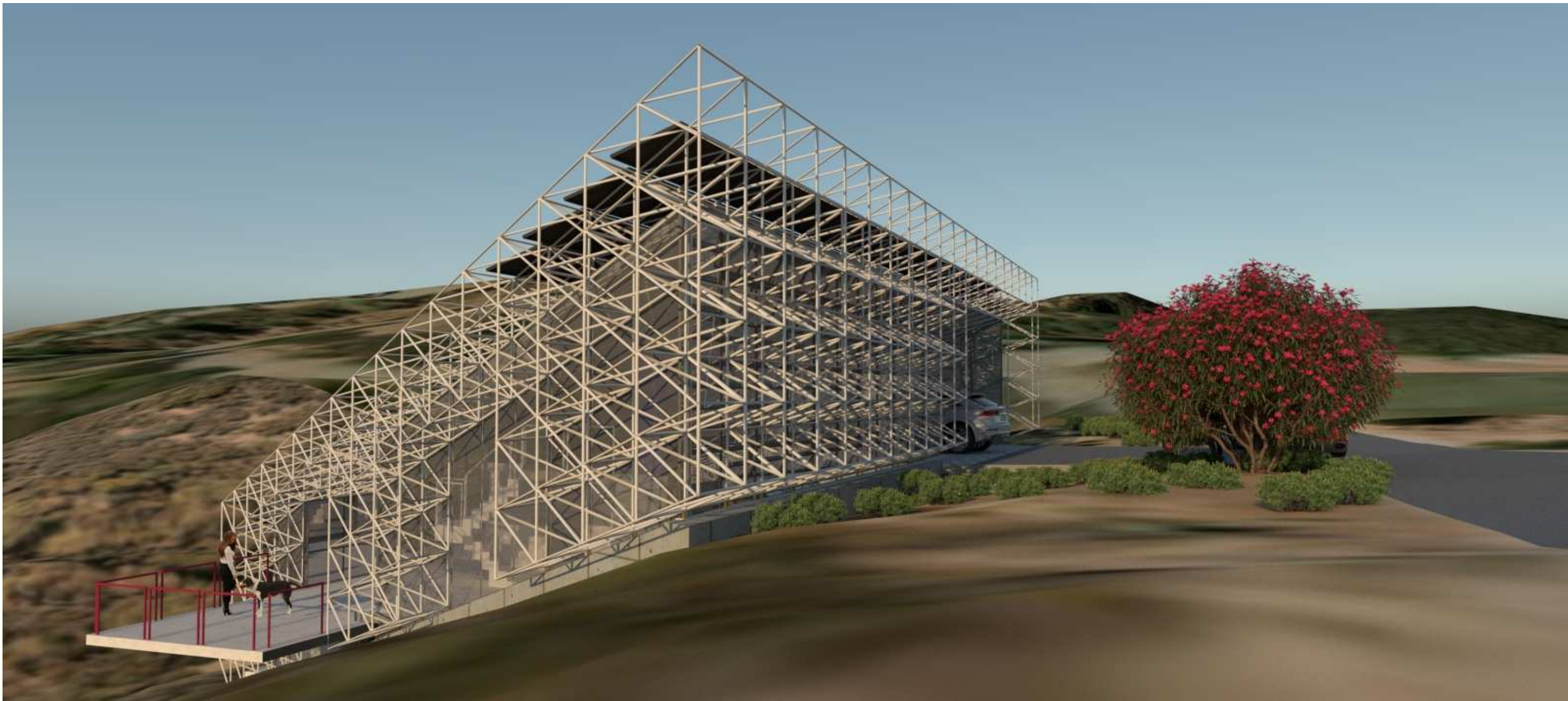
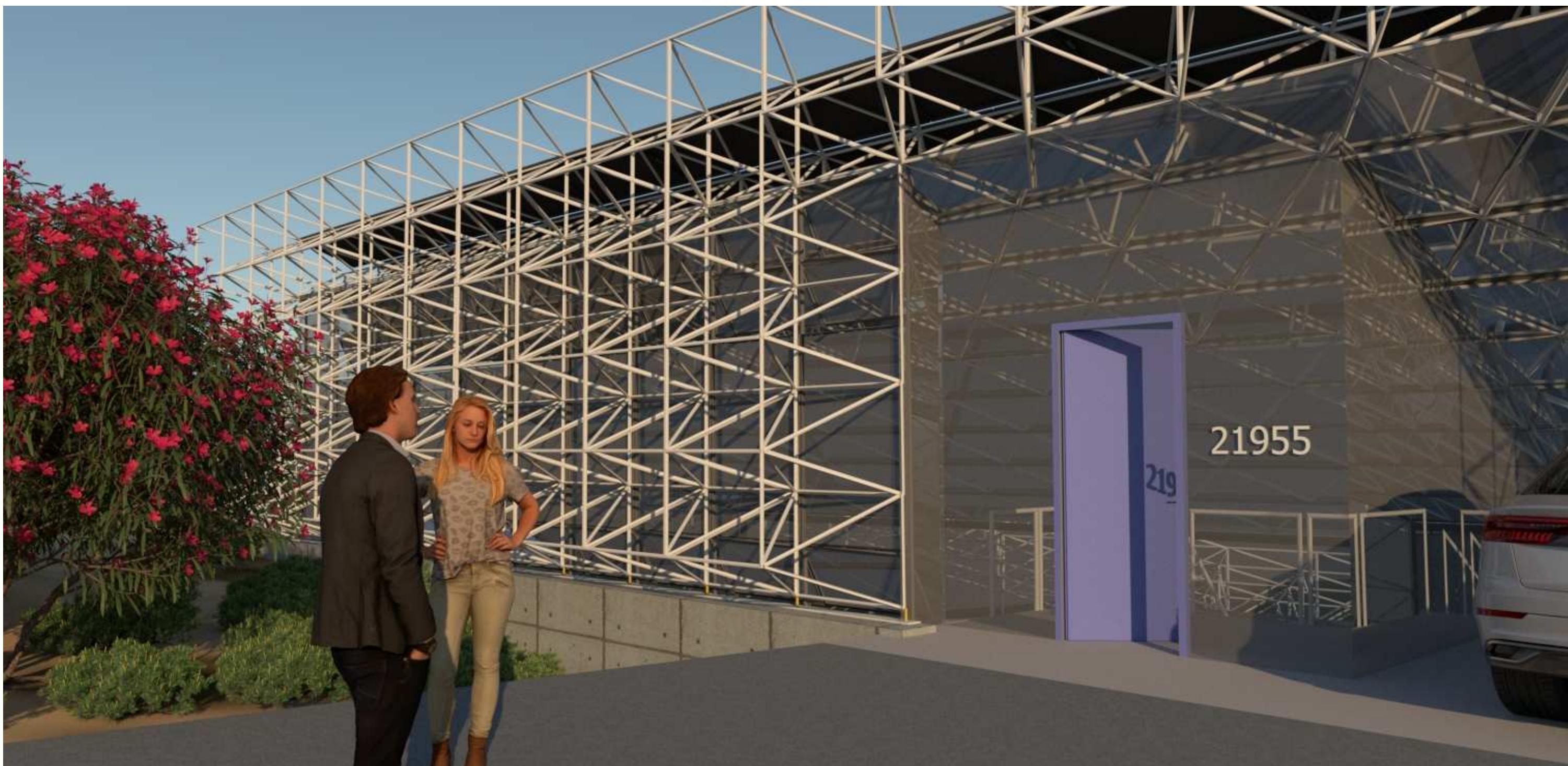


PARALLELOGRAM CASE STUDY HOUSE
 21955 SADDLE PEAK ROAD, TOPANGA, CA 90290
 APN: 4438-038-003

Steve Diskin, PhD Architect
 2026 Rosilla Place
 Los Angeles, CA 90046
 310 430 4874
 spdiskin@gmail.com

INTERIORS

A17



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EXTERIORS

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