

# NEW SINGLE FAMILY HOUSE (THE ANGEL NEST)

555 SADIE RD, TOPANGA CA 90290

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ABBREVIATIONS			PROJECT LEGEND			VICINITY MAP			APPLICABLE CODES			PROJECT DATA						
<	ANGLE	FD	FLOOR DRAIN	OPP	OPPOSITE		DETAIL BUBBLE		CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA BUILDING CODE 2019 (STRUCTURAL) CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA BUILDING CODE 2019 - TITLE 24, PART 2 (ACCESSIBILITY CODE) CALIFORNIA BUILDING CODE 2019 - TITLE 24, PART 6 (ENERGY CODE) CALIFORNIA GREEN BUILDING CODE 2019			PROJECT LOCATION: 555 SADIE RD, TOPANGA CA 90290						
@	AT	FFE	FINISH FLOOR ELEVATION	D / S	OUTSIDE		REVISION #		SCOPE OF WORK			PROJECT DESCRIPTION: NEW SINGLE FAMILY HOUSE AND GARAGE ASSESSOR'S PARCEL #: 4438-037-018						
AB	ANCHOR BOLT	FG	FUEL GLASS	PAN	PANTRY		DOOR #		1 NEW SINGLE FAMILY HOUSE ON TWO LEVELS			LOT NO.:						
AC	AIR CONDITION	FGL	FIXED GLASS	PC	PLUMBING CONTRACTOR		WINDOW #		2 NEW 3 CAR GARAGE			TRACK NO.:						
ACC	ACCESSIBLE	FIN	FINISH	PL	PLATE		FINISH		3 NEW DRIVEWAY			BLOCK NO.:						
ACT	ACOUSTICAL CEILING TILE	FJ	FLOOR JOIST	PLAS	PLASTIC		PROPERTY LINE		PROJECT DATA			LOT SIZE: 2.46 ACRE						
AD	AREA DRAIN	FL	FLOOR LINE	PLAS LAM	PLASTIC LAMINATE		SETBACK LINE		FIRE ZONE: R-C-20			TYPE OF CONSTRUCTION: V						
ADDL	ADDITIONAL	FLR	FLOOR	PLYWD	PLYWOOD		WALL TYPE		ZONING DISTRICT: R-C-20			OCCUPANCY GROUP: R-3						
ADJ	ADJUSTABLE	FLUOR	FLUORESCENT	PR	PAIR		DETAIL CALLOUT		PROPOSED BEDROOMS (ADU): 4			NO. OF STORIES: 2						
AFF	ABOVE FIRST FLOOR	FND	FOUNDATION	PT	PRESSURE TREATED		BUILDING ELEVATION		PROPOSED BATHROOMS (ADU): 4			BUILDING USE: RESIDENTIAL UNIT / GARAGE						
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	PD	PAINT		NORTH ARROW		CONSTRUCTION CLASSIFICATION			SPRINKLERED: YES						
APPROX	APPROXIMATE	FOF	FACE OF FINISH	RD	RISER	PERSPECTIVE			BUILDING CLASSIFICATION			BUILDING USE						
APPVL	APPROVAL	FOG	FACE OF GLAZING	REF	REFRIGERATION				SELECTED CONSTRUCTION TYPE			BUILDING CLASSIFICATION						
ASPH	ASPHALT	FOS	FACE OF STUD	REG	REGISTER				PRIMARY STRUCTURAL FRAME			I A B E F H I M R S U			A B E F H I M R S U			
BD	BOARD	FP	FIREPLACE	REIN	REINFORCED				BEARING WALLS EXTERIOR			I A B E F H I M R S U			A B E F H I M R S U			
BLDG	BUILDING	FRP	FIBERGLASS REINFORCED PANEL	REIN	REINFORCED				BEARING WALLS INTERIOR			I A B E F H I M R S U			A B E F H I M R S U			
BLKG	BLOCKING	FT	FOOT OR FEET	REDD	REQUIRED				NON BEARING WALLS & PARTITIONS INTERIOR			I A B E F H I M R S U			A B E F H I M R S U			
BM	BEAM	FTR	FIRE TREATED	RESIL	RESILENT				FLOOR CONSTRUCTION & SECONDARY MEMBERS			I A B E F H I M R S U			A B E F H I M R S U			
BN	BOUNDARY NAILING	FTG	FOOTING	REV	REVISED / REVISION				ROOF CONSTRUCTION & SECONDARY MEMBERS			I A B E F H I M R S U			A B E F H I M R S U			
BOT	BOTTOM	FTG	FURRING	RJ	ROOF JOIST				SHEET INDEX			I A B E F H I M R S U			A B E F H I M R S U			
CAB	CABINET	FZR	FREEZER	RM	ROOM				ARCHITECTURAL			I A B E F H I M R S U			A B E F H I M R S U			
CB	CATCH BASIN	GA	GAUGE	RO	ROUGH OPENING				TITLE SHEET			I A B E F H I M R S U			A B E F H I M R S U			
CC	CAB CONTRACTOR	GALV	GALVANIZED	RR	ROUGH RAFTER				TOPOGRAPHIC SURVEY			I A B E F H I M R S U			A B E F H I M R S U			
CEM	CEMENT	GC	GENERAL CONTRACTOR	SB	SHEAR BOLT				SITE PLAN			I A B E F H I M R S U			A B E F H I M R S U			
CFA	CLEAR FLOOR AREA	GD	GARBAGE DISPOSAL	SC	SOLID CORE				CONTEXTUAL SITE PLAN			I A B E F H I M R S U			A B E F H I M R S U			
CI	CAST IRON	GI	GALVANIZED IRON	SD	SMOKE DETECTOR				FLOOR PLANS			I A B E F H I M R S U			A B E F H I M R S U			
CJ	CEILING JOIST	GL	GLASS	SEC OPG	SECURITY OPENING				ROOF PLAN			I A B E F H I M R S U			A B E F H I M R S U			
CL	CENTER LINE	GLB	GLUE LAMINATED BEAM	SECT	SECTION	ELEVATIONS			I A B E F H I M R S U			A B E F H I M R S U						
CLG	CEILING	GR	GRADE	SF	SQUARE FEET	SECTIONS			I A B E F H I M R S U			A B E F H I M R S U						
CLD	CLOSET	GWB	GYPSSUM WALL BOARD	SH	SHELF	CONTEXTUAL PERSPECTIVES			I A B E F H I M R S U			A B E F H I M R S U						
CLR	CLEAR	GRG	GYPSSUM REINFORCED GYPSSUM	SH & DP	SHELF & DOUBLE POLE	FIRE SAFETY			I A B E F H I M R S U			A B E F H I M R S U						
CNR	COUNTER	HB	HOSE BIB	SHT	SHEET	FIRE SAFETY PLAN AND NOTES			I A B E F H I M R S U			A B E F H I M R S U						
COL	COLUMN	HC	HOLLOW CORE	SHTG	SHEATING	FUEL MODIFICATION PLAN			I A B E F H I M R S U			A B E F H I M R S U						
COMB ANC	COMBINATION ANCHOR	HD	HOLLOW DOWN	SHWR	SHOWER				I A B E F H I M R S U			A B E F H I M R S U						
COMP	COMPRESSOR	HM	HOLLOW METAL	SIM	SIMILAR				I A B E F H I M R S U			A B E F H I M R S U						
CONC	CONCRETE	HORIZ	HORIZONTAL	SL	SLIDING				I A B E F H I M R S U			A B E F H I M R S U						
CONN	CONNECTION	HR	HOUR	SPEC	SPECIFICATION				I A B E F H I M R S U			A B E F H I M R S U						
CONST	CONSTRUCTION	HRWID	HARDWARE	SPL	SPLASH				I A B E F H I M R S U			A B E F H I M R S U						
CONT	CONTINUOUS	HT	HEIGHT	SQ	SQUARE				I A B E F H I M R S U			A B E F H I M R S U						
CORR	CORRIDOR	HTR	HEATER	SS	STAINLESS STEEL				I A B E F H I M R S U			A B E F H I M R S U						
CRN	CROWN	HVAC	HEATING VENTILATING AIR CONDITIONING	ST STL	STAINLESS STEEL				I A B E F H I M R S U			A B E F H I M R S U						
CT	CERAMIC TILE	HW	HOT WATER	STD	STANDARD				I A B E F H I M R S U			A B E F H I M R S U						
CTR	CENTER	ID	INSIDE DIAMETER	STL	STEEL				I A B E F H I M R S U			A B E F H I M R S U						
CTSK	COUNTER SUNK	INSUL	ISULATION	STOR	STORAGE				I A B E F H I M R S U			A B E F H I M R S U						
CW	COLD WATER	INT	INTERIOR	SUSP	SUSPENDED				I A B E F H I M R S U			A B E F H I M R S U						
D	DRYER	I / S	INSIDE	SYM	SYMMETRICAL				I A B E F H I M R S U			A B E F H I M R S U						
DBL	DOUBLE	JST	JOIST	T	TREAD				I A B E F H I M R S U			A B E F H I M R S U						
DEG	DEGREES	JT	JOINT	T & G	TONGUE & GROOVE				I A B E F H I M R S U			A B E F H I M R S U						
DEMO	DEMOLISH / DEMOLITION	LAM	LAMINATE	TA	TENSION ANCHOR				I A B E F H I M R S U			A B E F H I M R S U						
DIA	DIAMETER	LAV	LAVATORY	TC	TRASH COMPACTOR				I A B E F H I M R S U			A B E F H I M R S U						
DIM	DIMENSION	LL	LANDLORD	TOC	TOP OF CURB				I A B E F H I M R S U			A B E F H I M R S U						
DISP	DISPENSER	LT	LIGHT	TEL	TELEPHONE				I A B E F H I M R S U			A B E F H I M R S U						
DN	DOWN	MAH	MAHOGANY	TER	TERRAZZO				I A B E F H I M R S U			A B E F H I M R S U						
DP	DEEP	MAX	MAXIMUM	THK	THICK				I A B E F H I M R S U			A B E F H I M R S U						
DR	DOOR	MB	MACHINE BOLT	TD	TOP OF DRAIN				I A B E F H I M R S U			A B E F H I M R S U						
DS	DOWNSPOUT	MC	MECHANICAL CONTRACTOR	TP	TOP PLATE				I A B E F H I M R S U			A B E F H I M R S U						
DTL	DETAIL	MEB	MEDICINE CABINET	TPV	TOP OF PAVING				I A B E F H I M R S U			A B E F H I M R S U						
DW	DISHWASHER	MECH	MECHANICAL	TV	TELEVISION				I A B E F H I M R S U			A B E F H I M R S U						
DWG	DEAWING	MEP	MECHANICAL, ELECTRICAL AND PLUMBING	TW	TOP OF WALL				I A B E F H I M R S U			A B E F H I M R S U						
DWR	DRAWER	MFG	MANUFACTURER	TYP	TYPICAL				I A B E F H I M R S U			A B E F H I M R S U						
(E)	EXISTING	MTL	METAL	UNF	UNFINISHED				I A B E F H I M R S U			A B E F H I M R S U						
EA	EACH	MICRO	MICROWAVE OVEN	UN	UNLESS THERWISE NOTED				I A B E F H I M R S U			A B E F H I M R S U						
EC	ELECTRICAL CONTRACTOR	MIN	MINIMUM	UON	UNLESS THERWISE NOTED				I A B E F H I M R S U			A B E F H I M R S U						
ELEC	ELECTRIC	MISC	MISCELLANEOUS	VEN	VENNEER				I A B E F H I M R S U			A B E F H I M R S U						
ELEV	ELEVATION	MLDG	MOLDING	VERT	VERTICAL				I A B E F H I M R S U			A B E F H I M R S U						
EN	EDGE NAILING	MO	MASONRY OPENING	VCT	VINYL COMPOSITE TILE				I A B E F H I M R S U			A B E F H I M R S U						
ENCL	ENCLOSURE	MTD	MOUNTED	W	WASHER				I A B E F H I M R S U			A B E F H I M R S U						
EQ	EQUIPMENT	(N)	NEW	W /	WITH				I A B E F H I M R S U			A B E F H I M R S U						
EW	EACH WAY	NO	NOT IN CONTRACT NUMBER	WC	WATER CLOSET				I A B E F H I M R S U			A B E F H I M R S U						
EXIST	EXISTING	NTS	NOT TO SCALE	WD	WOOD				I A B E F H I M R S U			A B E F H I M R S U						
EXP	EXPOSED	O /	OVER	WH	WATER HEATER				I A B E F H I M R S U			A B E F H I M R S U						
EXT	EXTERIOR	OBS	OBSCURE	W / O	WITHOUT				I A B E F H I M R S U			A B E F H I M R S U						
EQ	EQUAL	OC	ON CENTER	WP	WATER PROOFING				I A B E F H I M R S U			A B E F H I M R S U						
FAU	FORCED AIR UNIT	OD	OUTSIDE DIAMETER	WSCT	WAINSCOT				I A B E F H I M R S U			A B E F H I M R S U						
FC	FIXTURE CONTRACTOR	OPG	OPENING	WT	WEIGHT				I A B E F H I M R S U			A B E F H I M R S U						

SINGLE FAMILY HOME  
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Andrey Perflyev

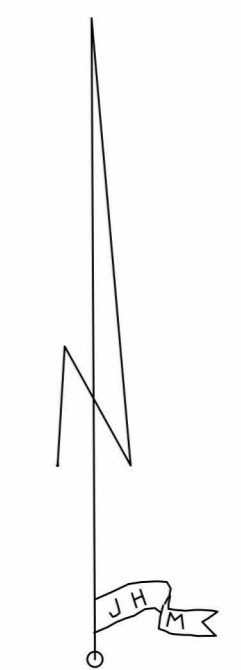
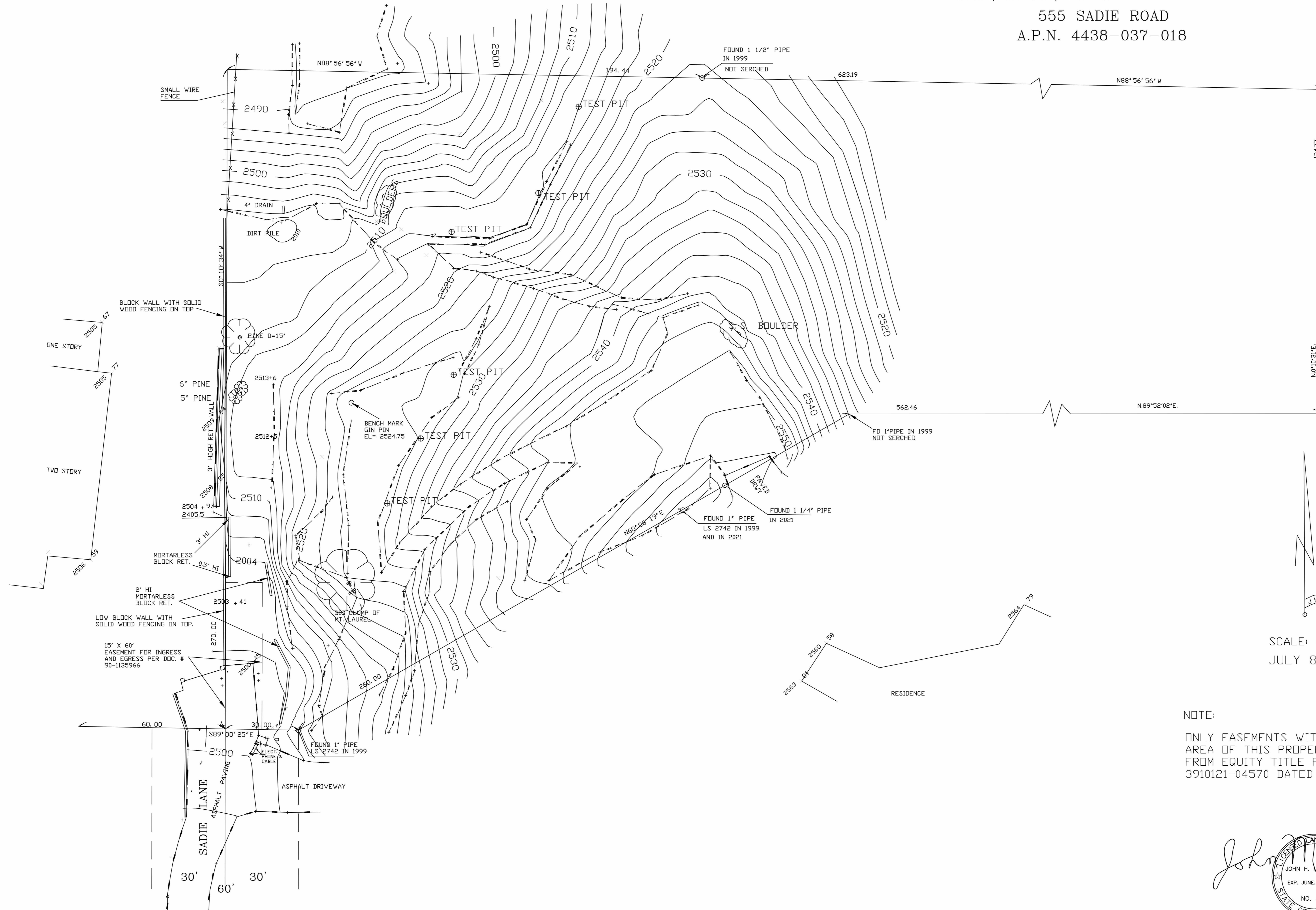
REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT

TITLE SHEET

DATE: 8.6.2024  
SCALE:  
PROJECT#: A001

TOPOGRAPHIC SURVEY OF A PORTION  
OF THE N 1/2 OF THE SW 1/4 SEC. 14,  
T.1S., R.17W., S.B.M.

555 SADIE ROAD  
A.P.N. 4438-037-018



SCALE: 1" = 20'  
JULY 8, 2021

NOTE:  
ONLY EASEMENTS WITHIN THE MAPPED  
AREA OF THIS PROPERTY ARE PLOTTED  
FROM EQUITY TITLE PRELIM ORDER NO.  
3910121-04570 DATED APRIL 15, 2021.

*John H. MacNeil*

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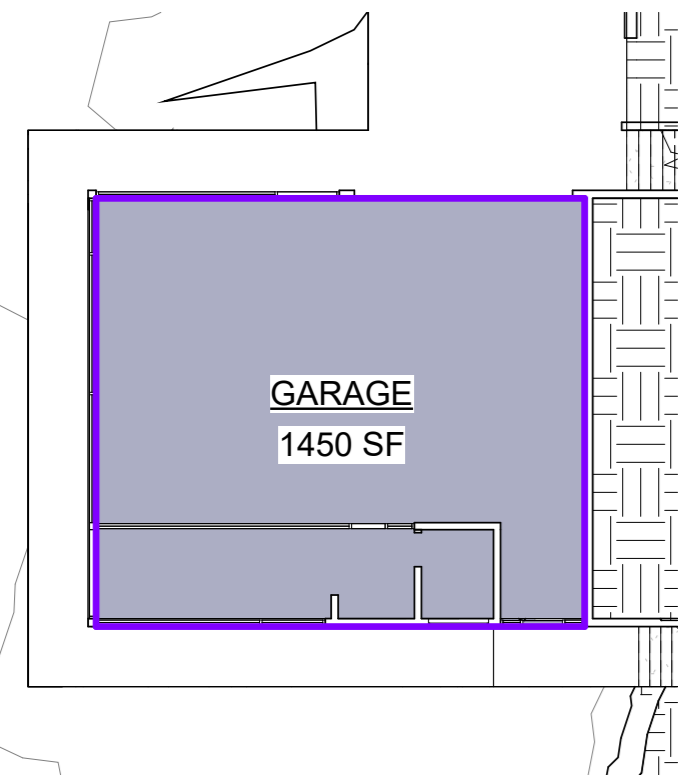
REV	DATE	REMARKS

**TOPOGRAPHIC SURVEY**

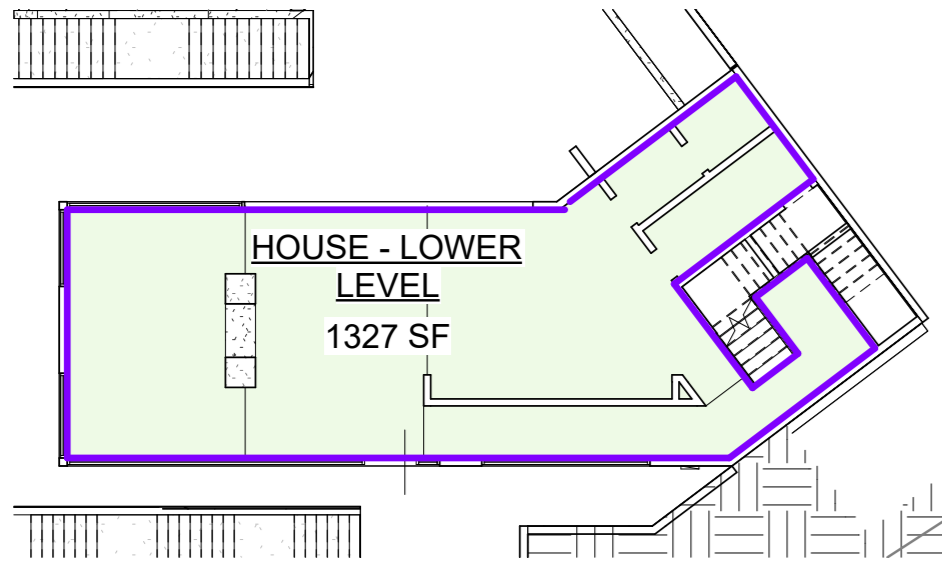
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SCALE:  
PROJECT#:

**A002**

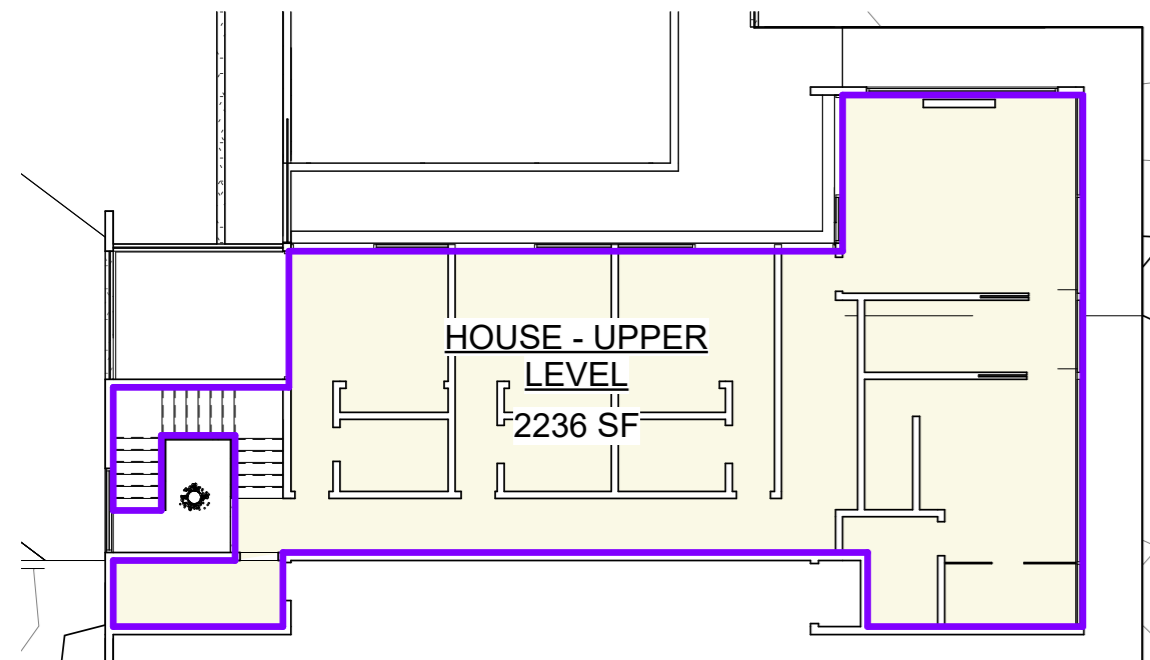
**GARAGE FLOOR AREA**



**HOUSE LOWER LEVEL AREA**



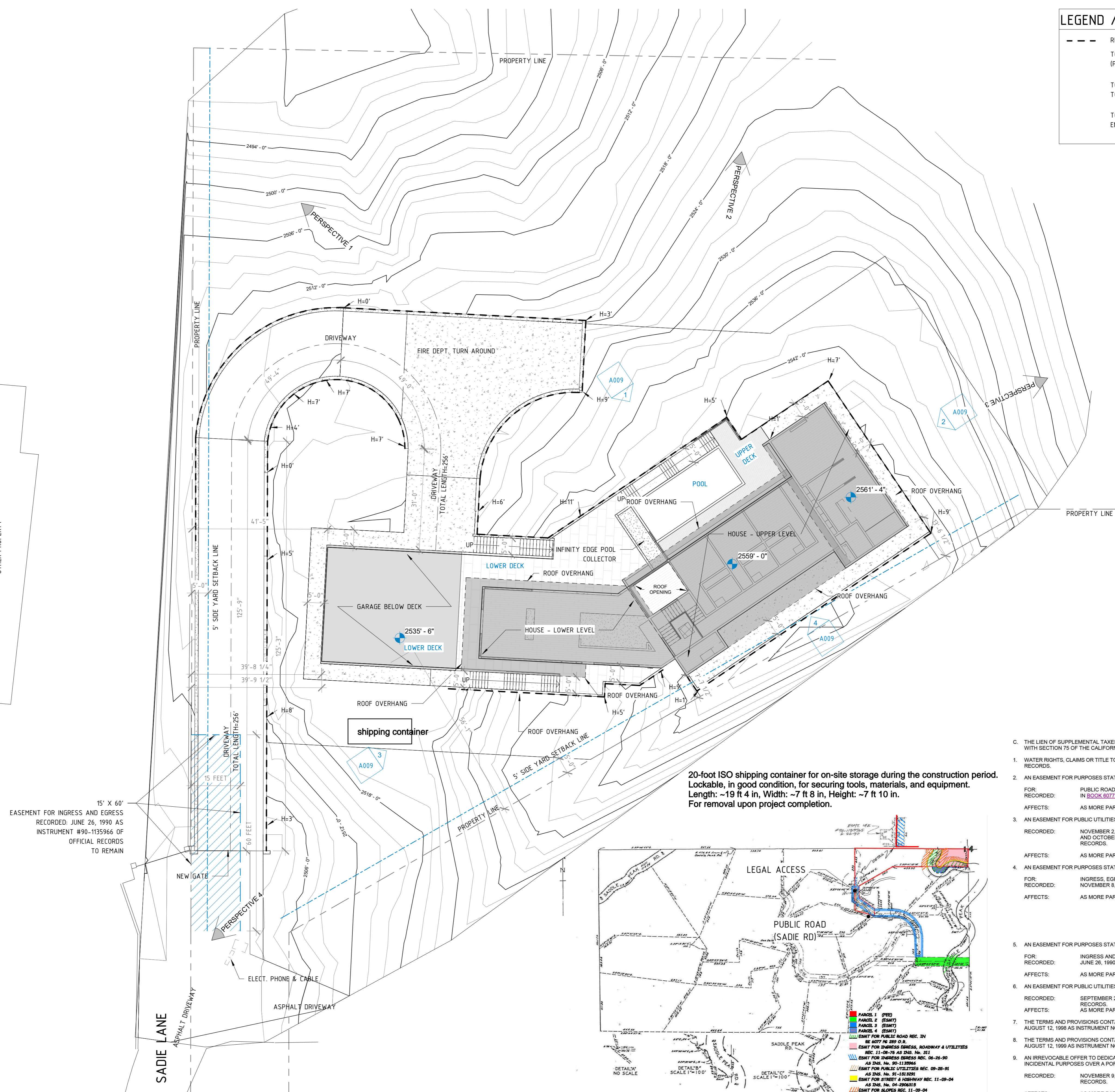
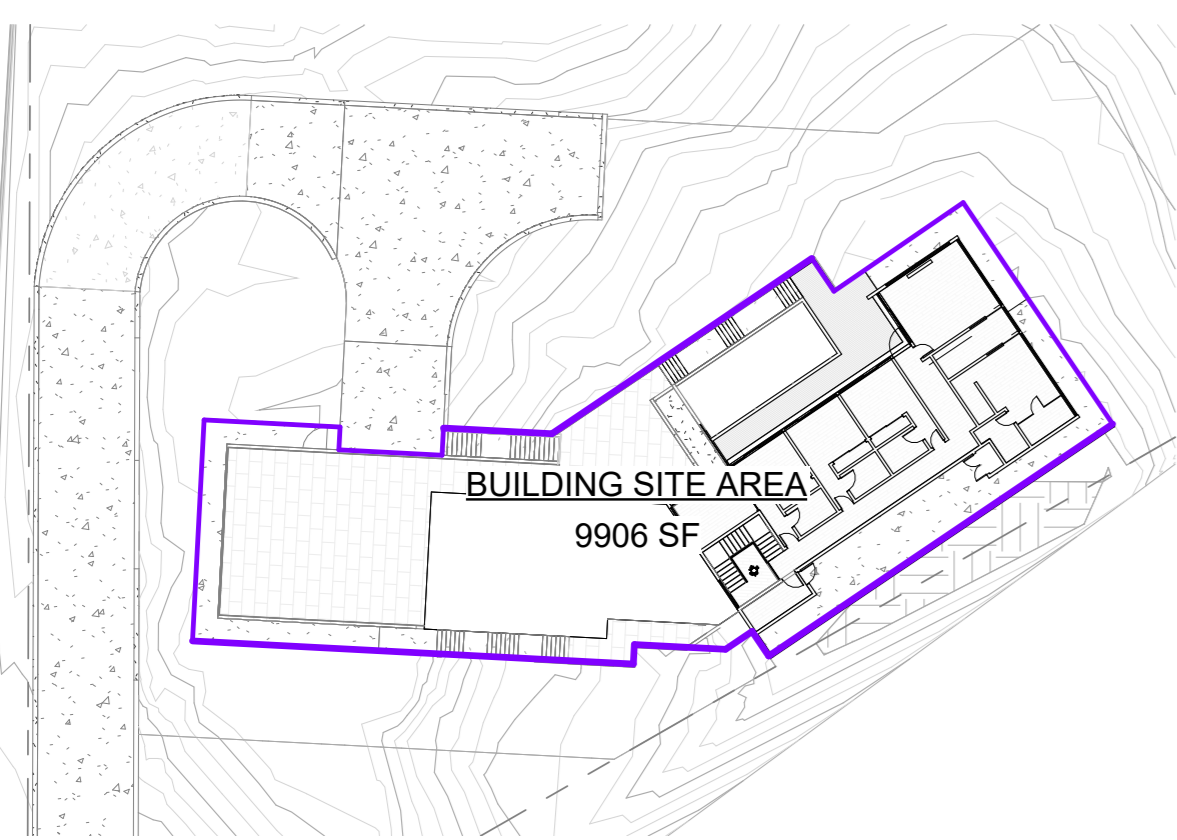
**HOUSE UPPER LEVEL AREA**



**AREA SCHEDULE**

ZONE	AREA
GARAGE	1450 SF
HOUSE - UPPER LEVEL	2236 SF
HOUSE - LOWER LEVEL	1327 SF
<b>TOTAL</b>	<b>3562 SF</b>

**BUILDING SITE AREA**

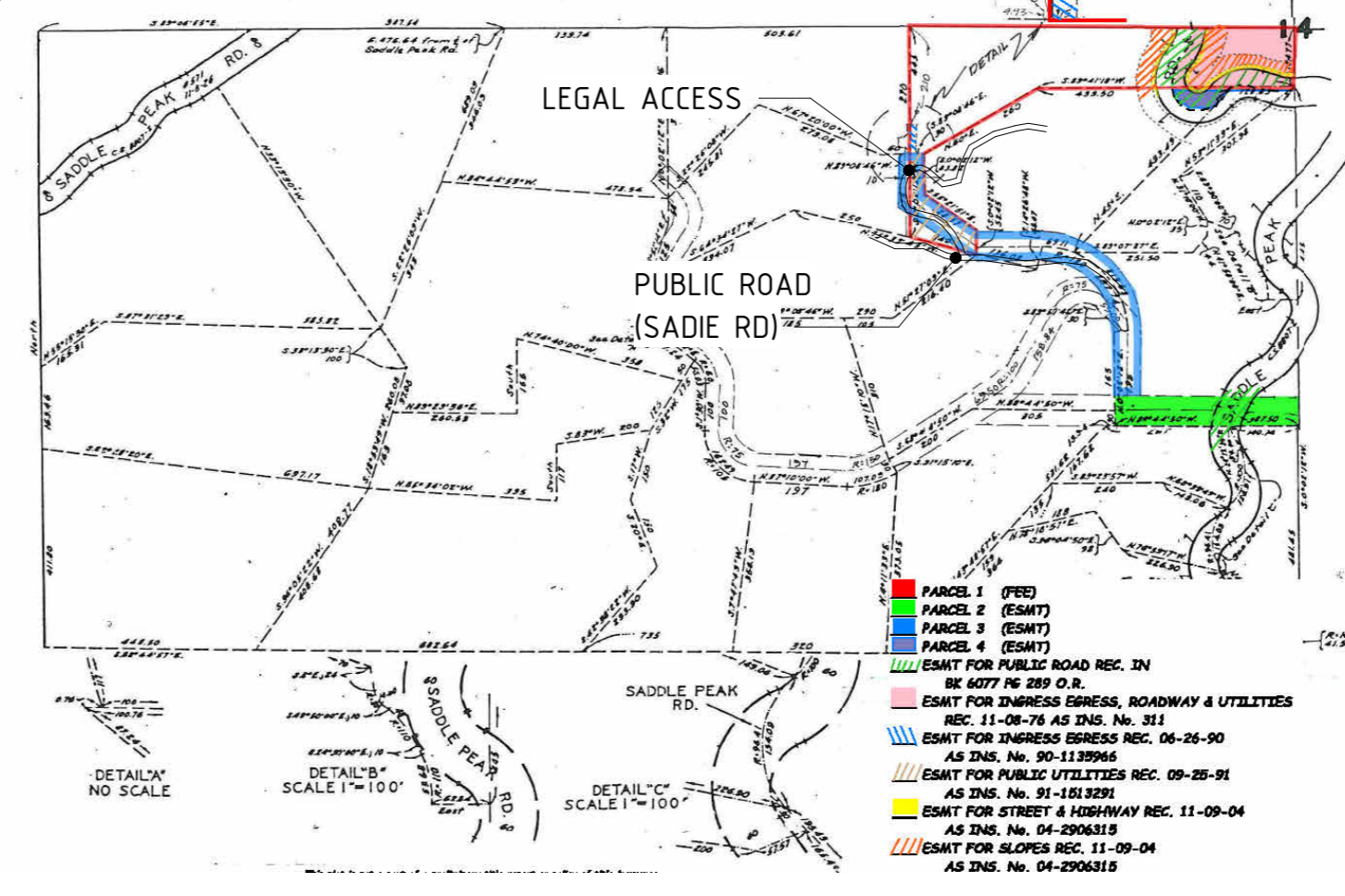


**LEGEND / NOTES**

- RETAINING WALLS
- TOTAL LENGTH OF RETAINING WALLS (PER GRADING & DRAINAGE PLAN) = 791 FT
- TOTAL BUILDING SITE AREA = 9906 SF
- TOTAL BSA = 10000 SF
- TOTAL LENGTH OF DRIVEWAY (FROM ENTRANCE GATE TO GARAGE GATE) = 256 FT

15' X 60' EASEMENT FOR INGRESS AND EGRESS RECORDED: JUNE 26, 1990 AS INSTRUMENT #90-1135966 OF OFFICIAL RECORDS TO REMAIN

20-foot ISO shipping container for on-site storage during the construction period. Lockable, in good condition, for securing tools, materials, and equipment. Length: ~19 ft 4 in, Width: ~7 ft 8 in, Height: ~7 ft 10 in. For removal upon project completion.



MAP WITH EASEMENTS

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

- C. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
  - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: PUBLIC ROAD AND HIGHWAY  
RECORDED: IN BOOK 8177, PAGE 288, OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
  - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: NOVEMBER 2, 1984 AS INSTRUMENT NO. 108, IN BOOK D2884, PAGE 548, AND OCTOBER 26, 1987 AS INSTRUMENT NO. 3832, BOTH OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
  - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: INGRESS, EGRESS, ROADWAY, WATER AND UTILITY LINES  
RECORDED: NOVEMBER 8, 1978 AS INSTRUMENT NO. 211, OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
  - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: INGRESS AND EGRESS  
RECORDED: JUNE 26, 1990 AS INSTRUMENT NO. 90-1135966, OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
  - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: SEPTEMBER 25, 1991 AS INSTRUMENT NO. 91-1513281, OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
  - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE" RECORDED AUGUST 12, 1998 AS INSTRUMENT NO. 98-1417854, OF OFFICIAL RECORDS.
  - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE" RECORDED AUGUST 12, 1998 AS INSTRUMENT NO. 98-1520246, OF OFFICIAL RECORDS.
  - AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES OVER A PORTION OF SAID LAND  
RECORDED: NOVEMBER 9, 2004 AS INSTRUMENT NO. 04-2006315, OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
  - AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR A SLOPE EASEMENT FOR, AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, AND USE, CUTS AND/OR FILLS AND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES OVER A PORTION OF SAID LAND  
RECORDED: NOVEMBER 9, 2004 AS INSTRUMENT NO. 04-2006315, OF OFFICIAL RECORDS.  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

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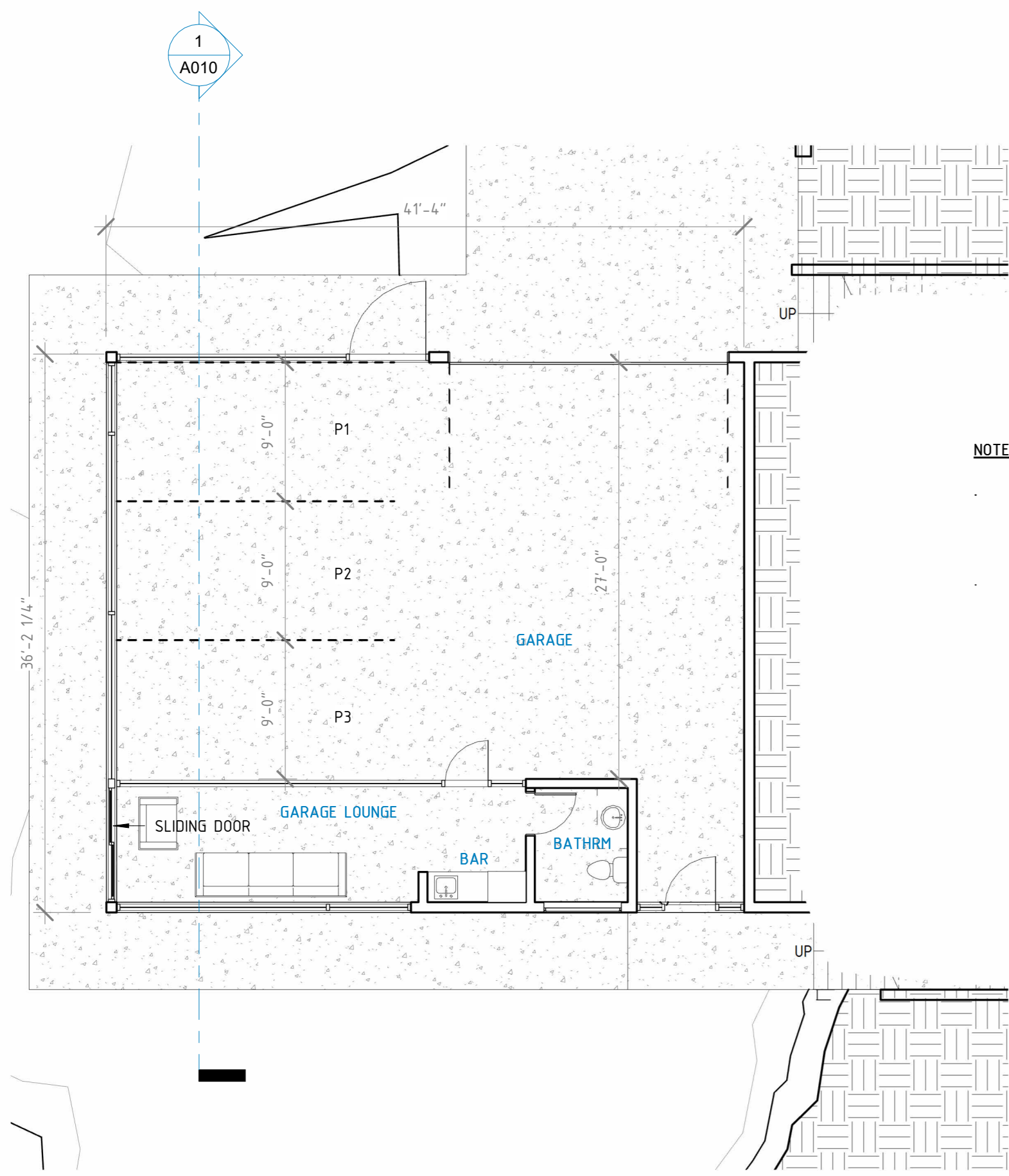
**SINGLE FAMILY HOME**  
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Andrey Perfiliev

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**SITE PLAN**

DATE: 8.6.2024  
SCALE:  
PROJECT#: **A003**



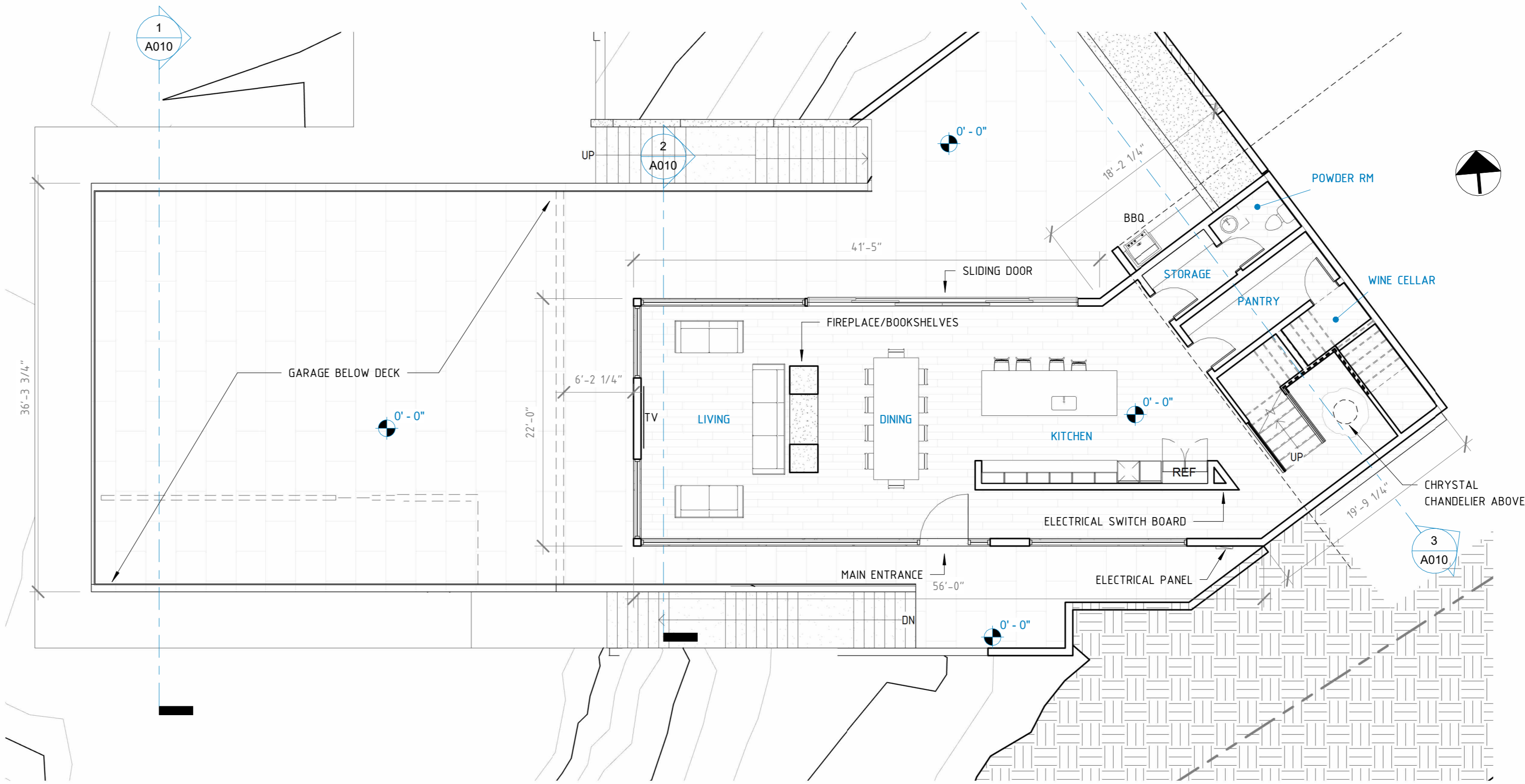


**1 GARAGE LEVEL**

1/8" = 1'-0"

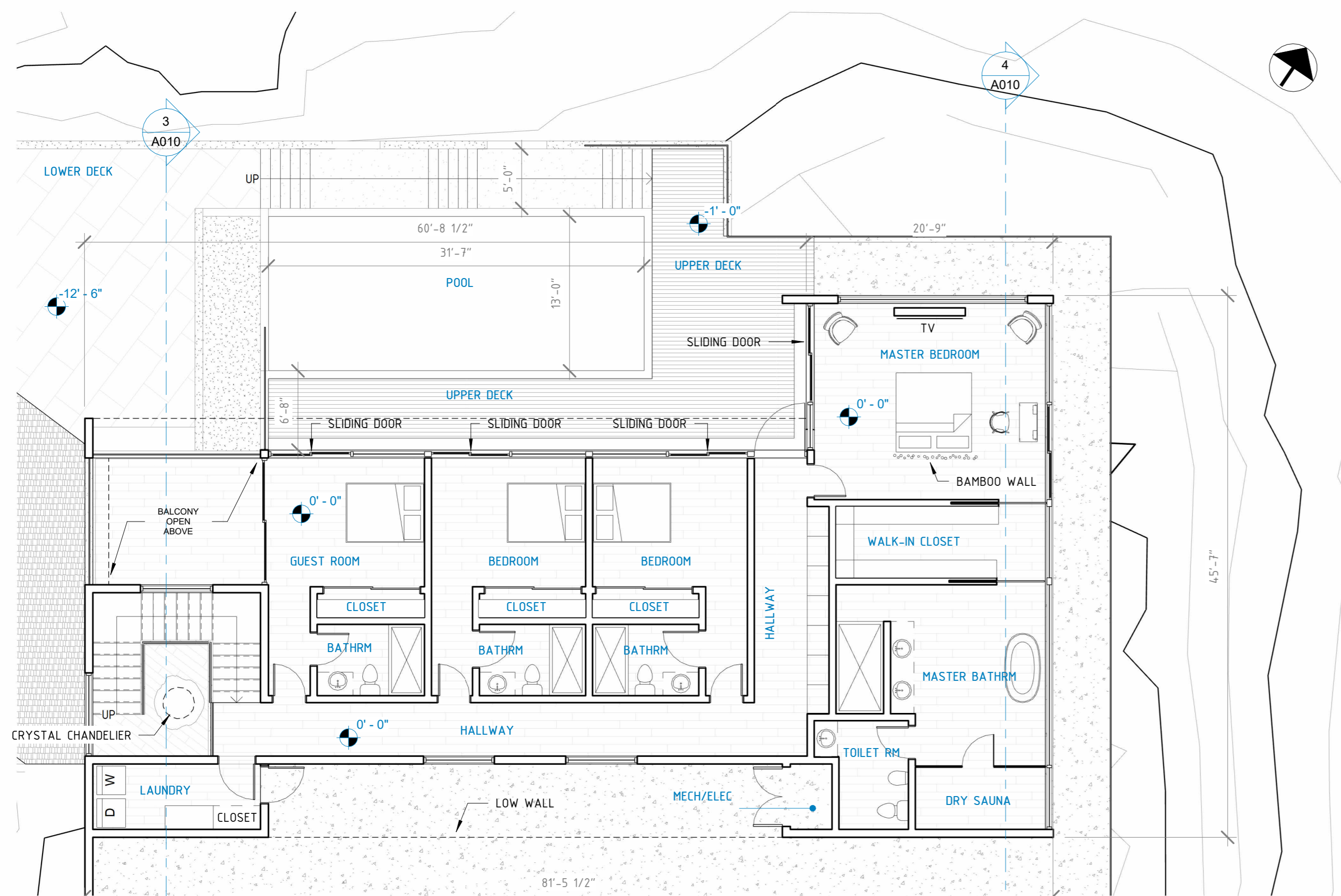
**NOTES:**

- ALL EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MULTI-PANE GLAZING UNITS WITH A MINIMUM OF **ONE TEMPERED PANE**
- ALL EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
- THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
  - MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252



**2 LIVING AREA LEVEL**

1/8" = 1'-0"



**3 UPPER LEVEL**

1/8" = 1'-0"

REMARKS

DATE

REV

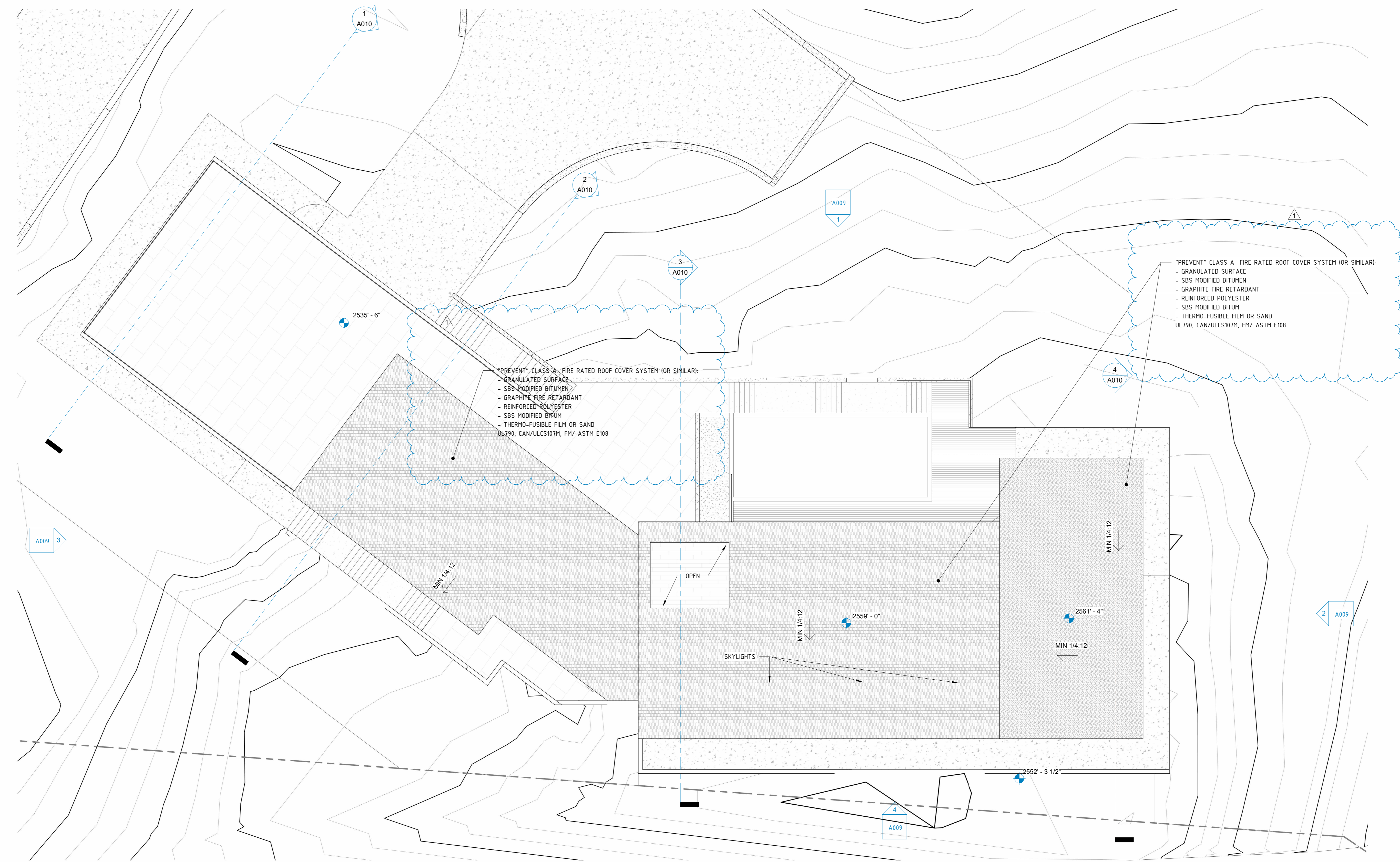
**FLOOR PLANS**

DATE: 11.9.2023

SCALE:

PROJECT#:

**A006**



"PREVENT" CLASS A FIRE RATED ROOF COVER SYSTEM (OR SIMILAR):  
 - GRANULATED SURFACE  
 - SBS MODIFIED BITUMEN  
 - GRAPHITE FIRE RETARDANT  
 - REINFORCED POLYESTER  
 - SBS MODIFIED BITUM  
 - THERMO-FUSIBLE FILM OR SAND  
 UL790, CAN/ULCS107M, FM/ ASTM E108

"PREVENT" CLASS A FIRE RATED ROOF COVER SYSTEM (OR SIMILAR):  
 - GRANULATED SURFACE  
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 UL790, CAN/ULCS107M, FM/ ASTM E108

**1 ROOF PLAN**  
 1/8" = 1'-0"

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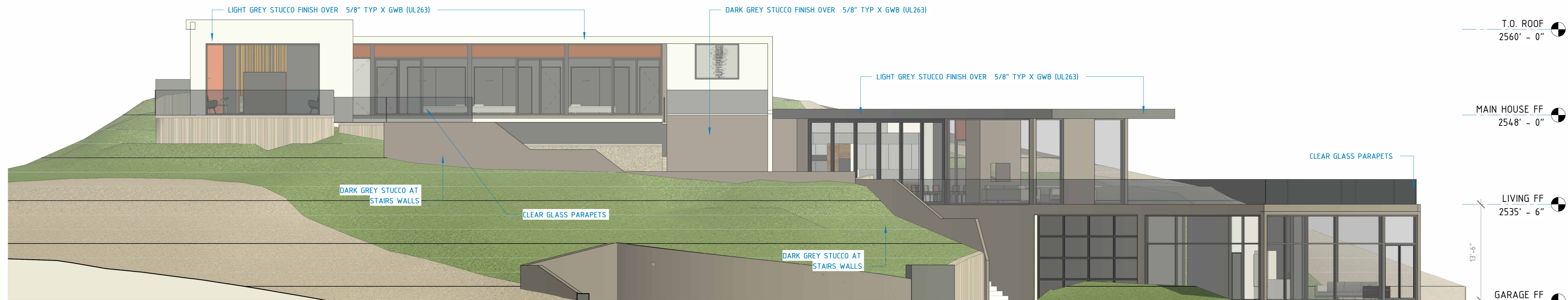
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REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT

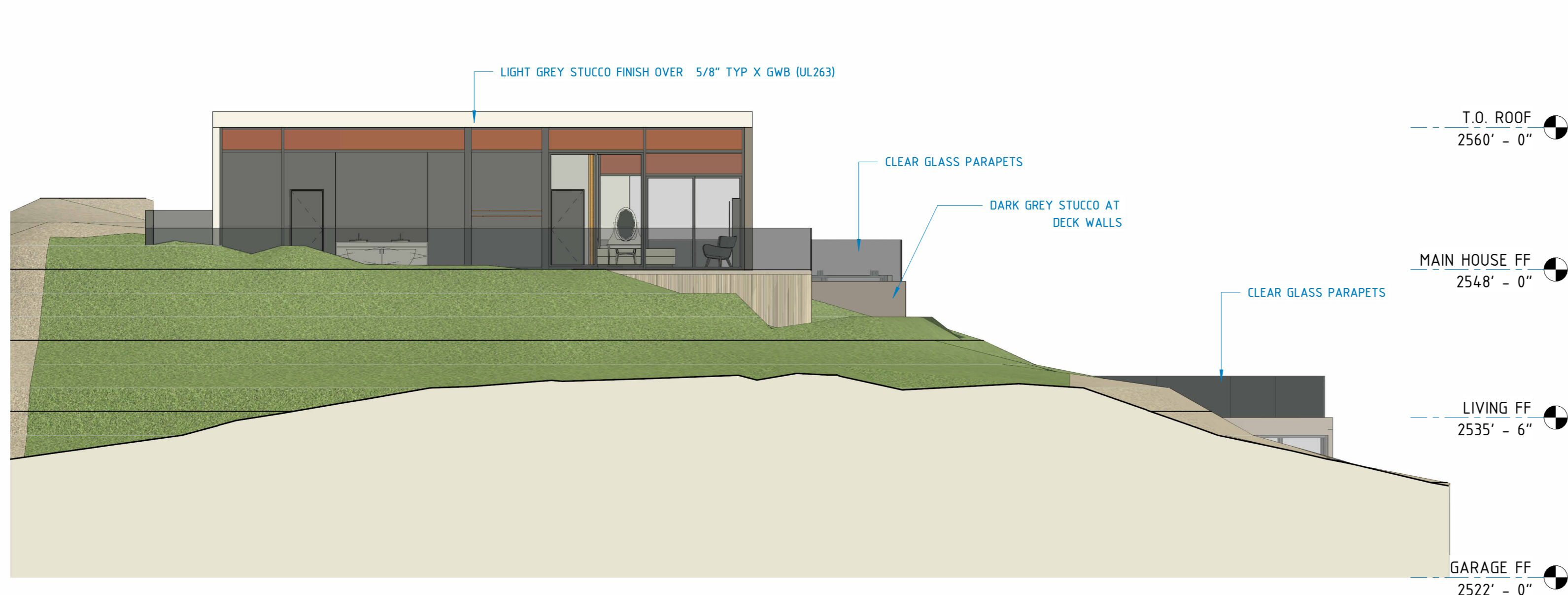
**ROOF PLAN**

DATE: 11.9.2023  
 SCALE:  
 PROJECT#:

**A008**



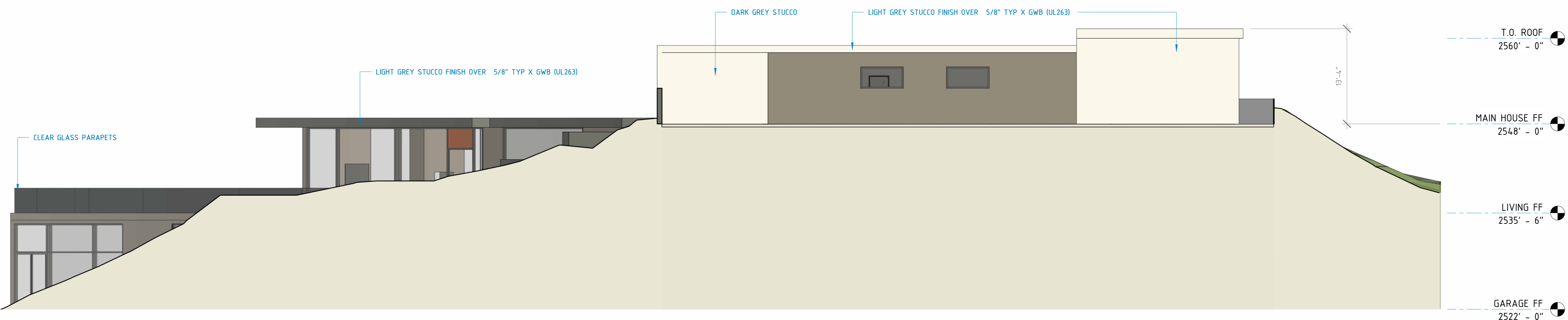
**1 NORTH ELEVATION (BACK)**  
1/8" = 1'-0"



**2 EAST ELEVATION (SIDE)**  
1/8" = 1'-0"



**3 WEST ELEVATION (SIDE)**  
1/8" = 1'-0"



**4 SOUTH ELEVATION (FRONT-SIDE)**  
1/8" = 1'-0"

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555 SADIE RD - TOPANGA, CA 90290  
Andrey Perfiyev

REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT

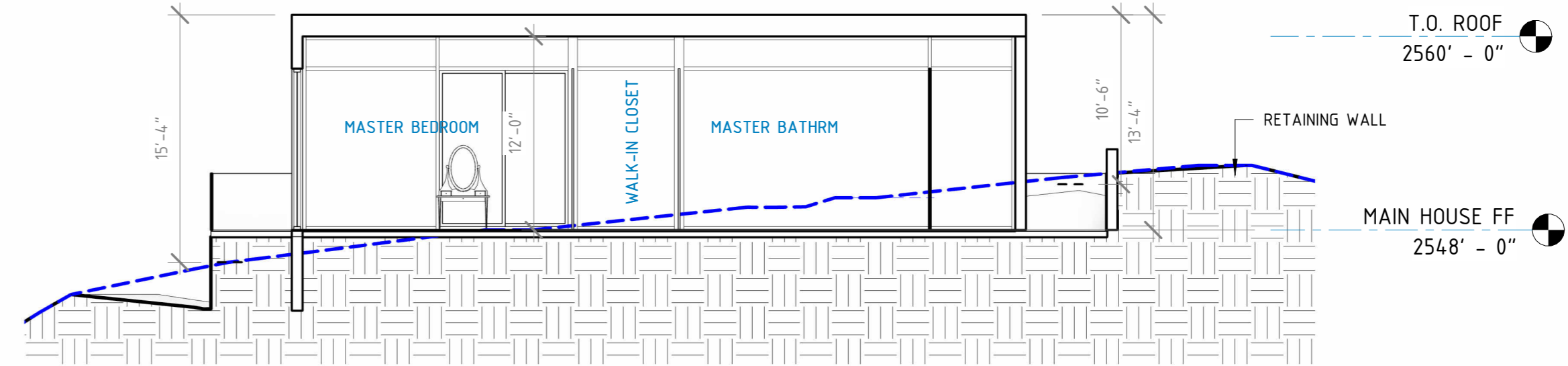
**ELEVATIONS**

DATE: 11.9.2023  
SCALE:  
PROJECT#:

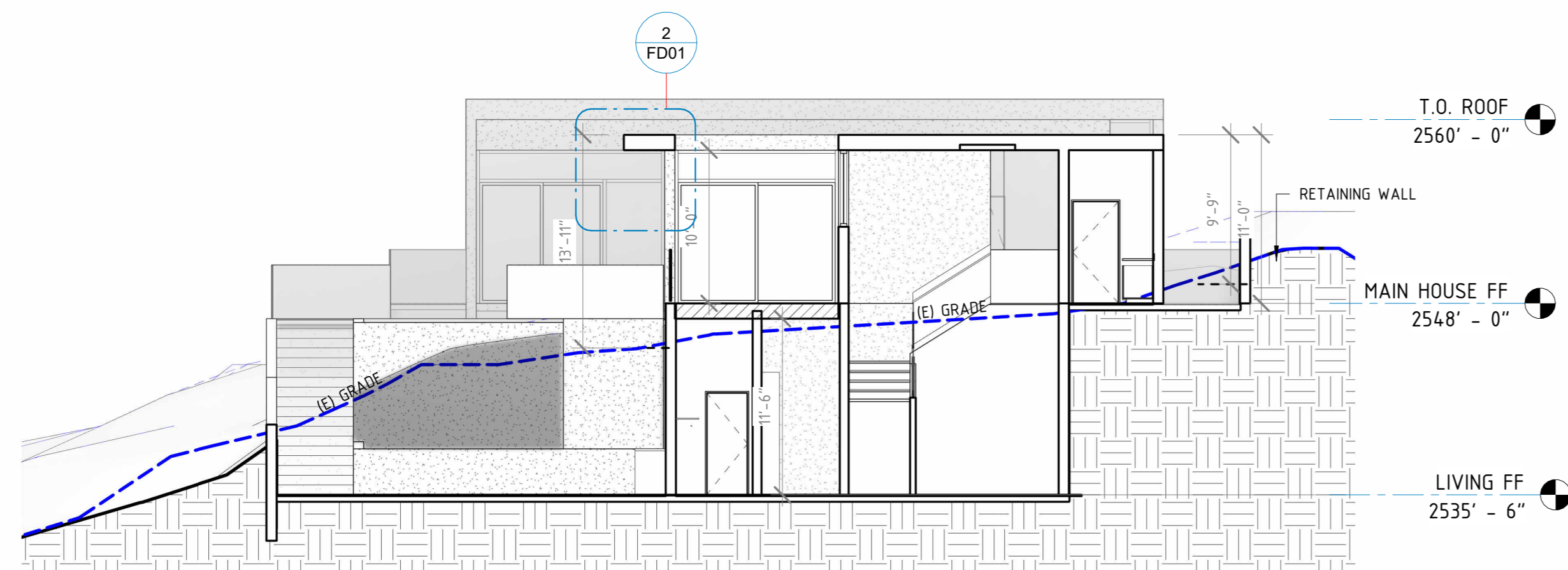
**A009**



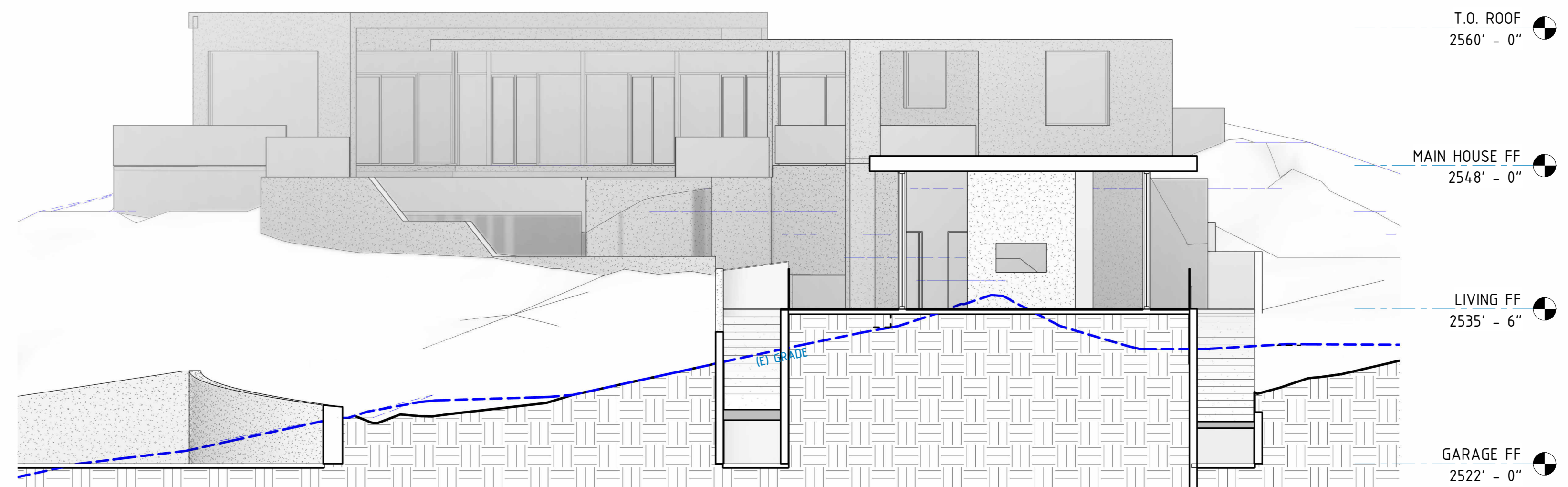
**1 SECTION 1**  
1/8" = 1'-0"



**4 SECTION 4**  
1/8" = 1'-0"



**3 SECTION 3**  
1/8" = 1'-0"



**2 SECTION 2**  
1/8" = 1'-0"

REMARKS

DATE

REV

**SECTIONS**

DATE: 11.9.2023

SCALE:

PROJECT#:

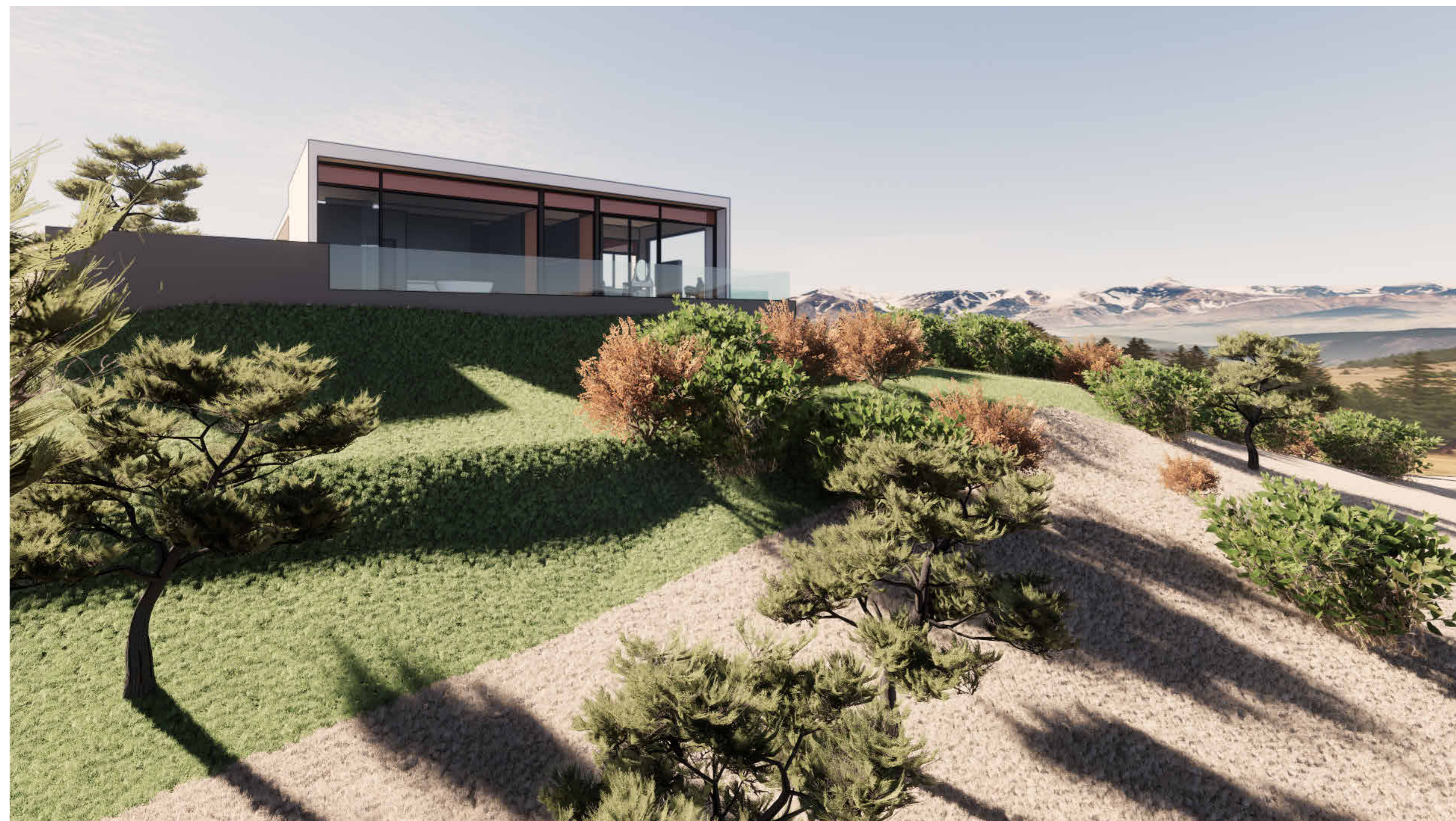
**A010**



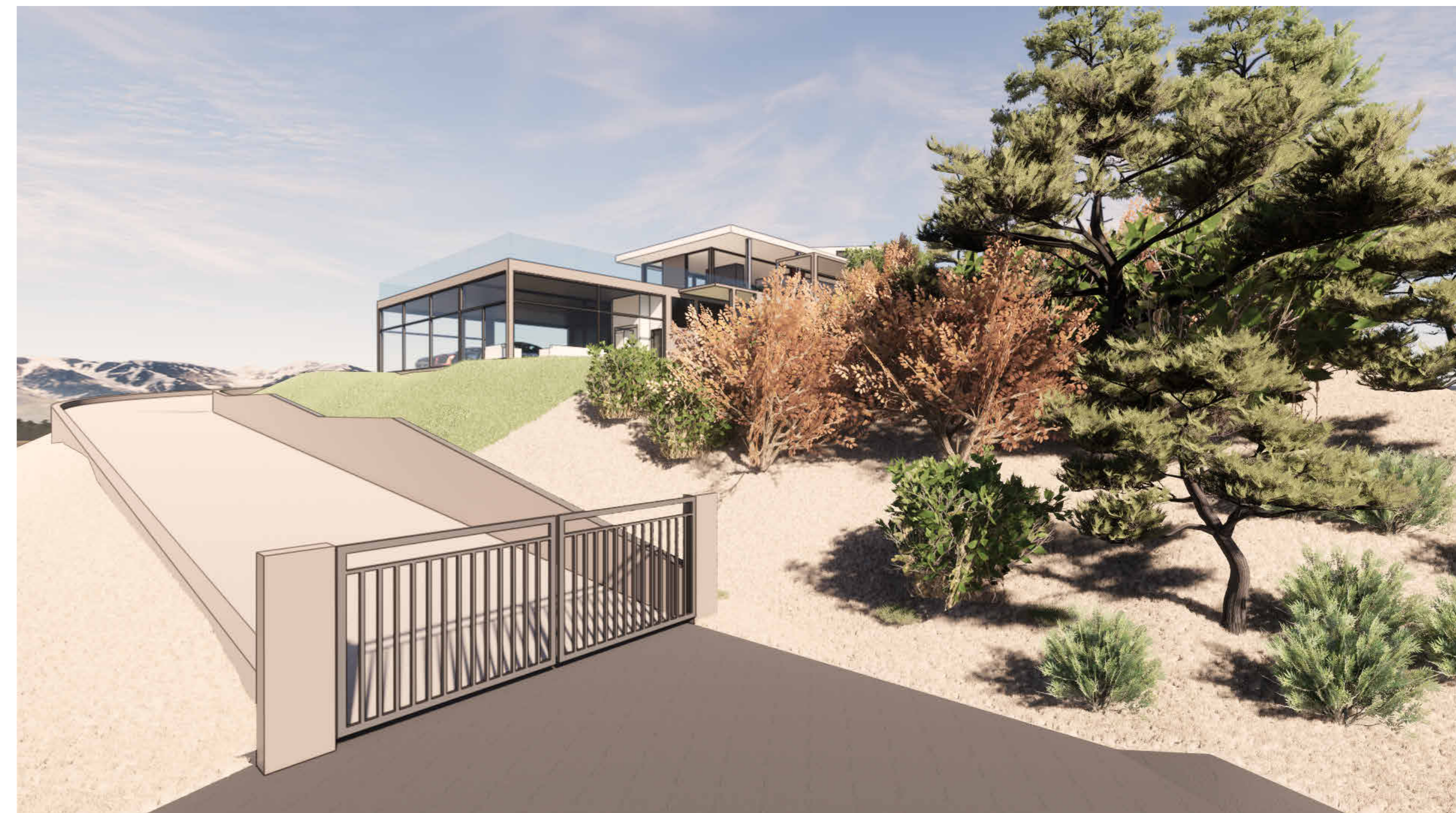
**1** PERSPECTIVE 1  
12" = 1'-0"



**2** PERSPECTIVE 2  
12" = 1'-0"



**3** PERSPECTIVE 3  
12" = 1'-0"



**4** PERSPECTIVE 4  
12" = 1'-0"

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**SINGLE FAMILY HOME**  
555 SADIE RD - TOPANGA, CA 90290

Andrey Perflyev

REMARKS

DATE

REV

**CONTEXTUAL  
PERSPECTIVES**

DATE: 11.2.2022

SCALE:

PROJECT#:

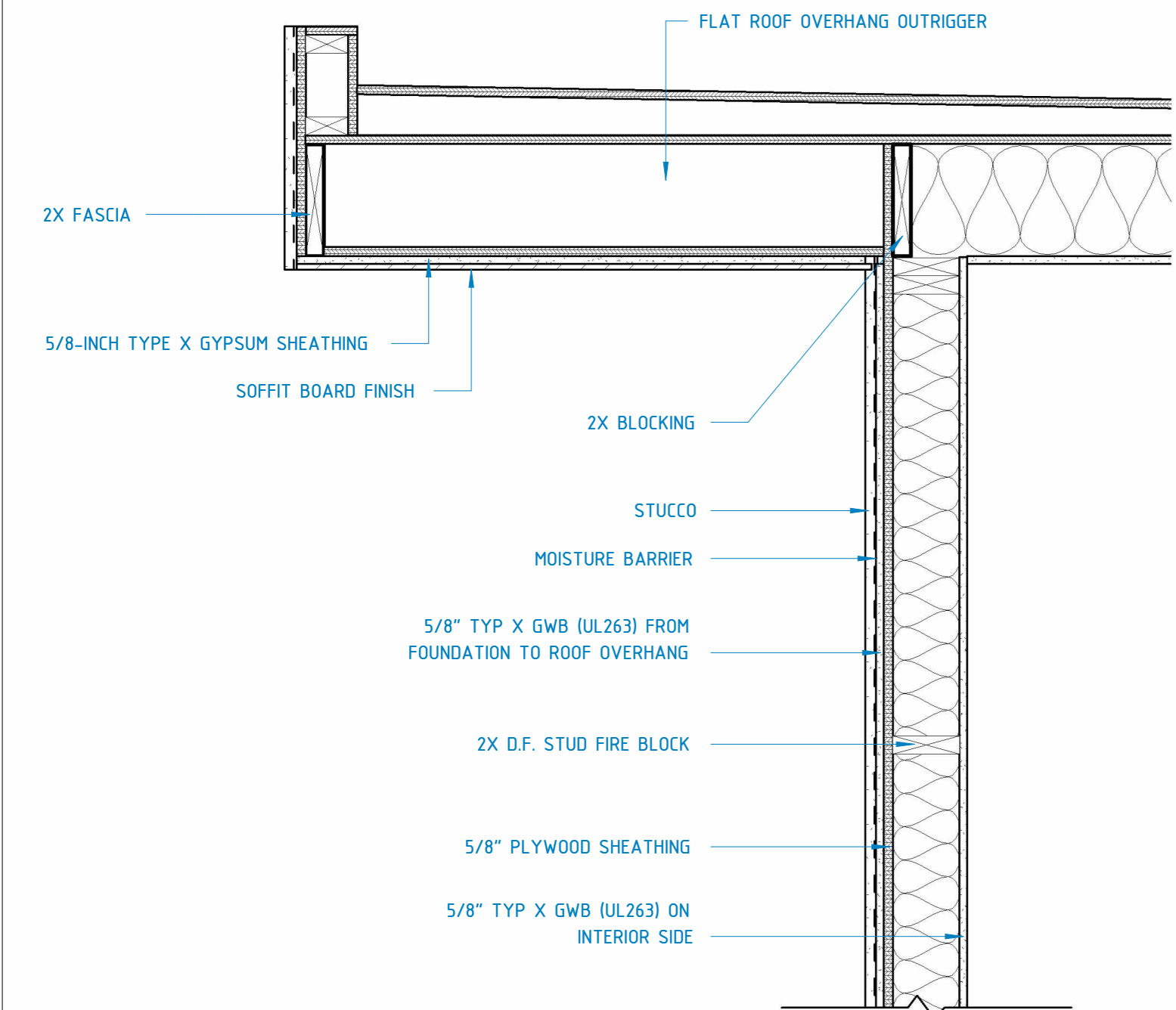
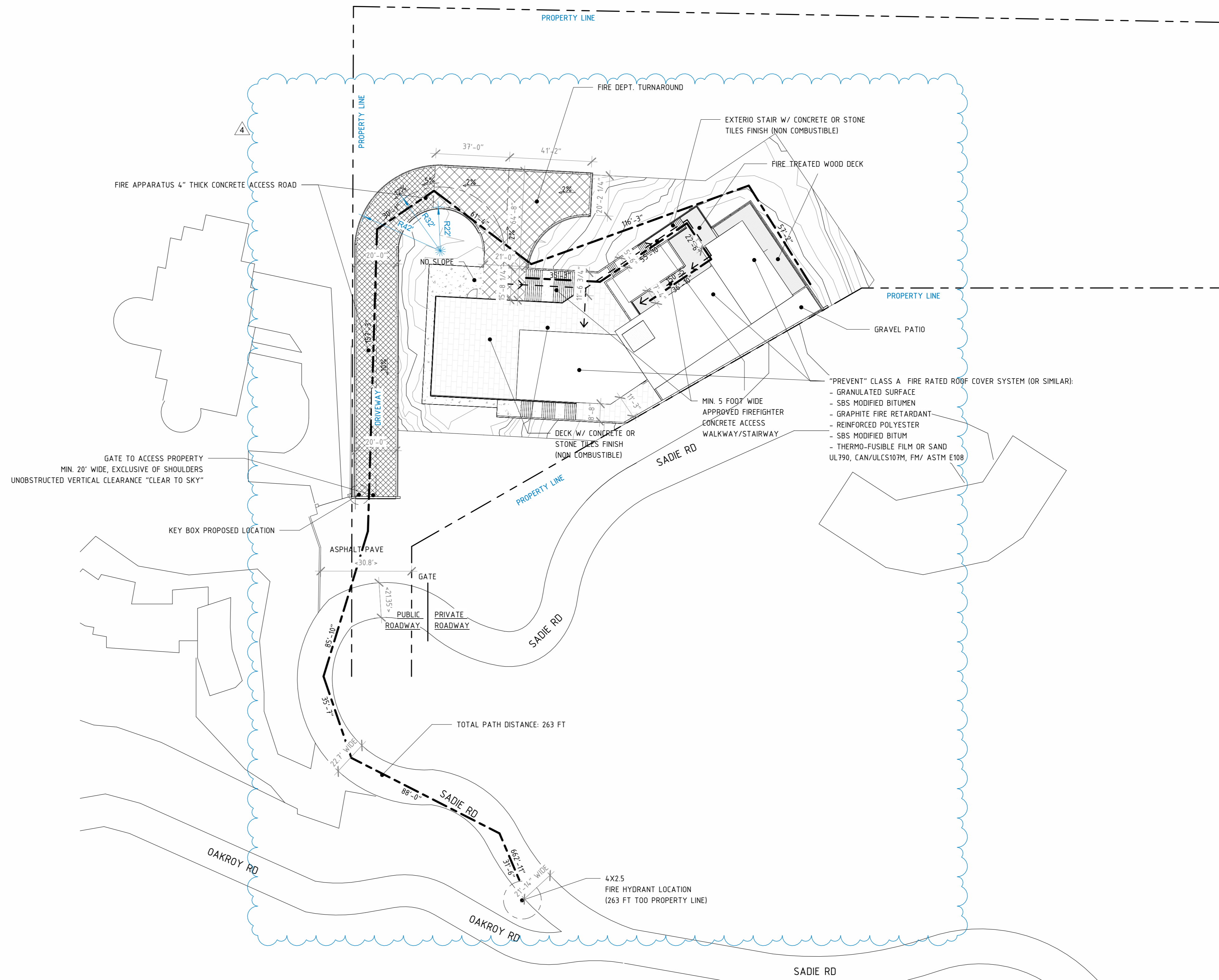
**A011**

**FIRE SAFETY NOTES:**

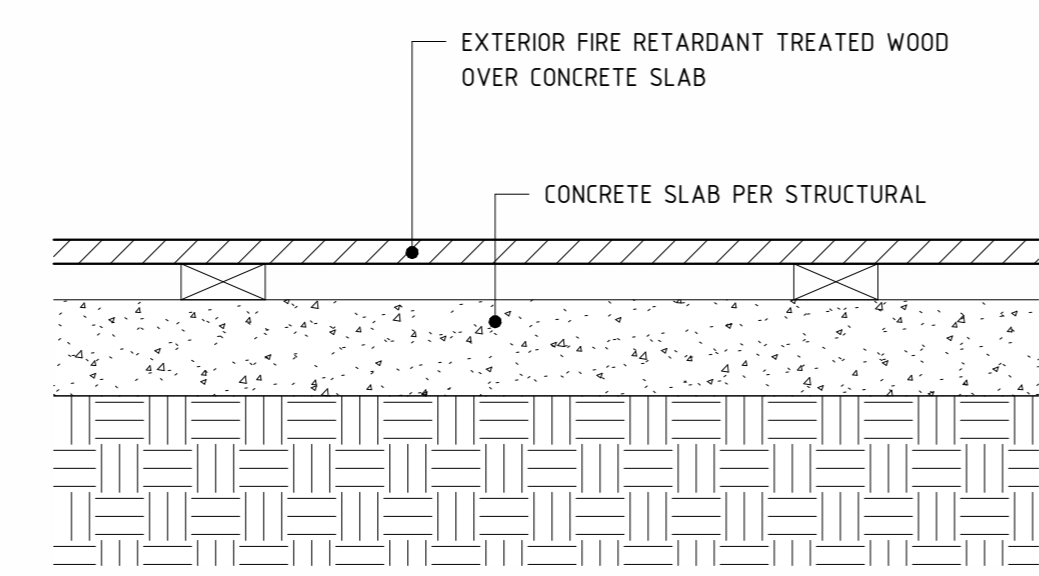
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPAIRED WHEN DEFECTIVE. 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 A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
- ACTION REQUIRED:** PROVIDE THE FOLLOWING CALCULATION ON SITE PLAN. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
 

TYPE OF CONSTRUCTION PER BUILDING CODE	TYPE: V-B	
VHFSZ	YES, X - NO	
SIZE OF LOT (ACRES)	2.6 ACRES	
FIRE-FLOW BASED ON THE FIRE-FLOW CALCULATION AREA (2.6 ACRE)	750 GPM	
REDUCTION FOR FIRE SPRINKLERS	(MAXIMUM 50%) 0 GPM	
TOTAL FIRE FLOW REQUIRED	750 GPM	CI-2215
- 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
- PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION REASON:
 

TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3
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- ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
- ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5.3.4 AND BUILDING CODE 705A.4)
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
- ALL EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- ALL EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
  - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
  - SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
  - MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. 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 F2200. 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



**2 ROOF OVERHANG AND WALL DETAIL**  
1" = 1'-0"



**3 POOL DECK MATERIAL**  
1 1/2" = 1'-0"

**1 FIRE SAFETY SITE PLAN**  
1" = 30'-0"

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**SINGLE FAMILY HOME**  
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**Andrey Perfiyev**

REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT
4	11.2.2022	FIRE DEPARTMENT

**FIRE SAFETY SITE PLAN AND NOTES**

DATE: 11.2.2022  
SCALE:  
PROJECT#:

**FD01**

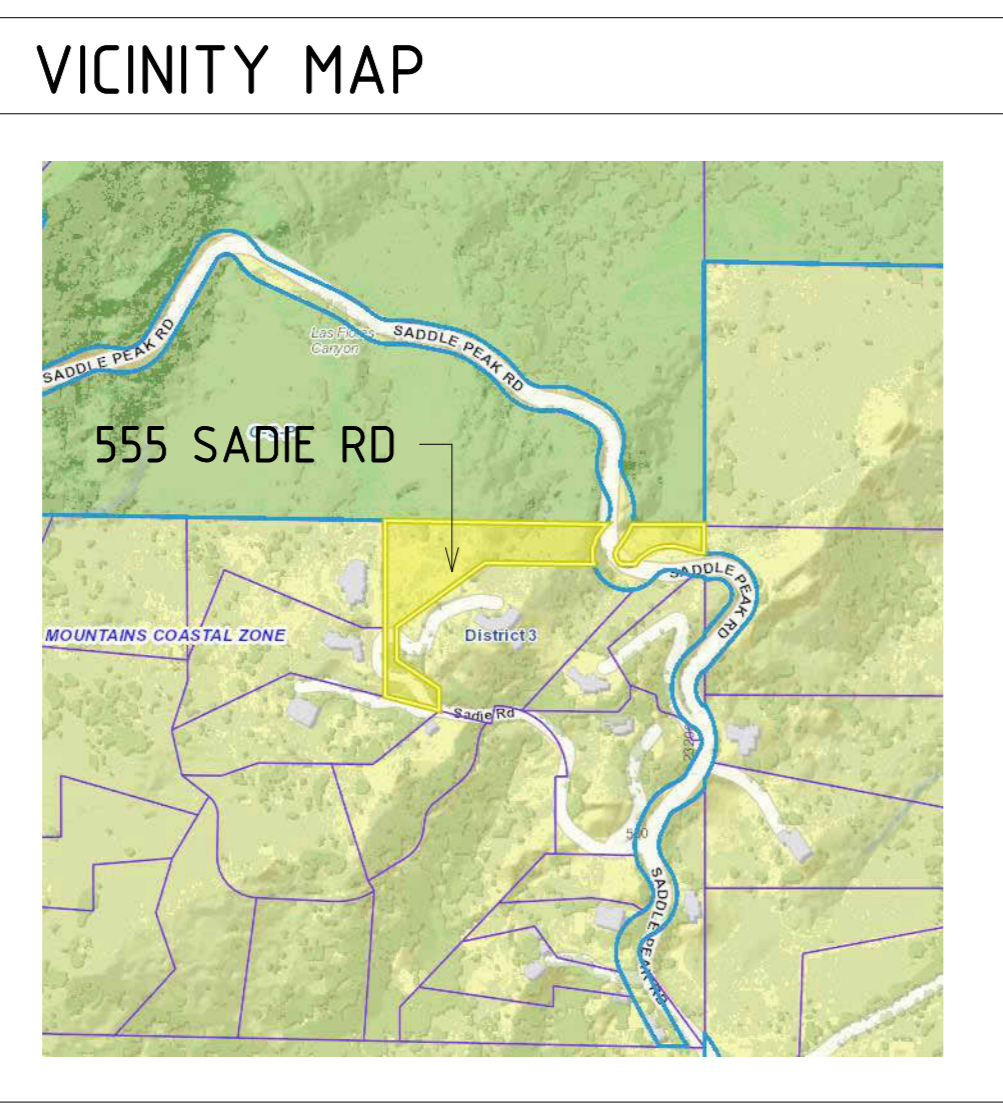


### SPECIES TO BE PLANTED LEGEND

SYMBOL	#	PLANT TYPE	BOTANICAL NAME	COMMON NAME	FIRE ZONE	MIN. DIST. FROM STRUCTURE
	1	LAWN	PASPALUM NOTATUM	BAHIA GRASS		
	2	FLOWERING PLANT	IRIS GERMANICA	BEARDED IRIS	A	
	3	FLOWERING PLANT	HELICTOTRICHON SEMPERVIRENS	BLUE DAT GRASS	A/B	15
		SHRUBS	AGAVE SPECIES	AGAVE	A	
	5	TREES	PINUS SPECIES	PINE	B	75
	6	GROUND COVER	ARTEMISIA CALIFORNICA	SAGEBRUSH - PROSTRATE FORMS	B	30
	7	GROUND COVER	ACHILLEA TOMENTOSA	WOOLLY YARROW	A/B	

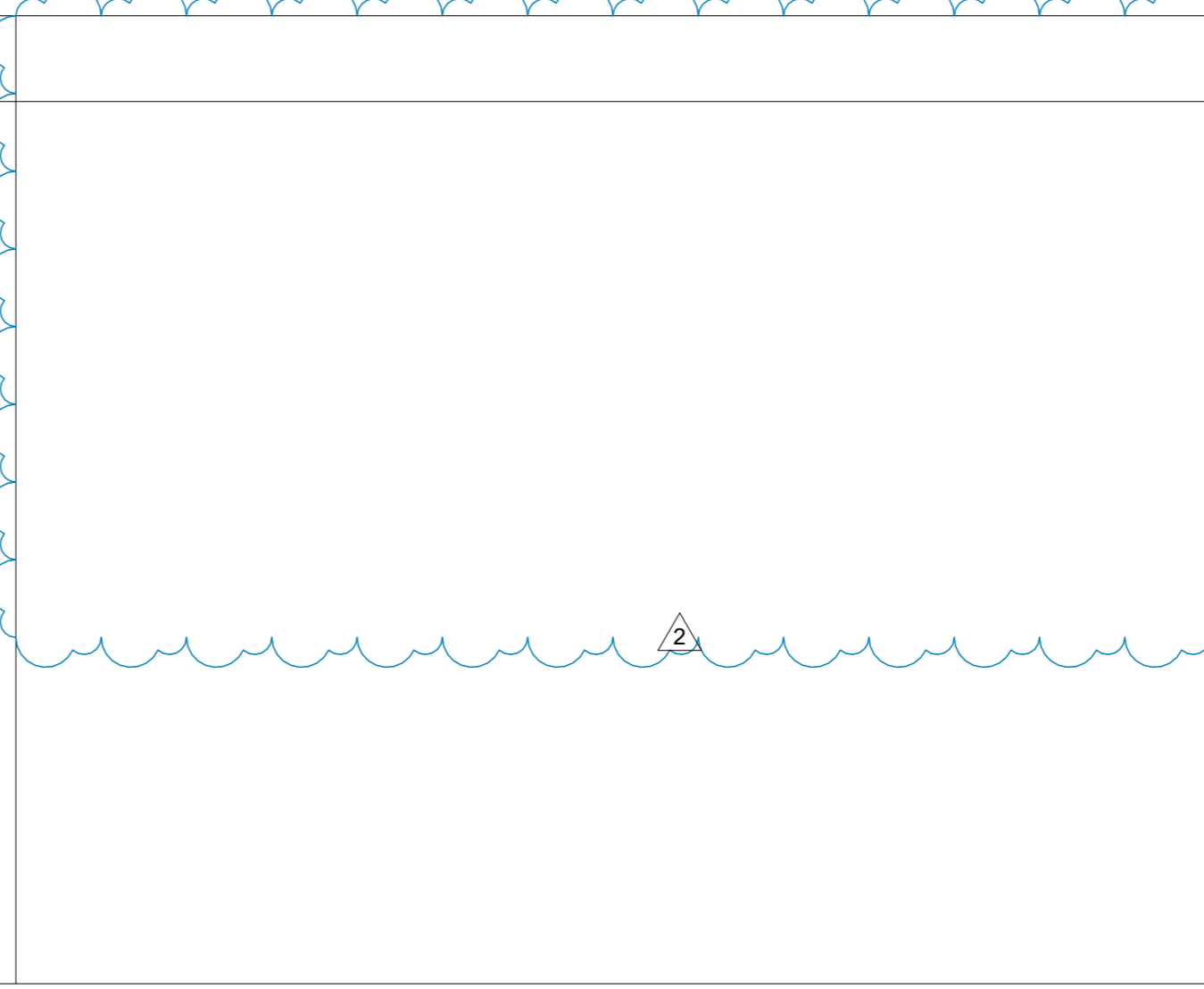
### PROJECT DATA

PROJECT LOCATION:	555 SADIE RD, TOPANGA CA 90290
PROJECT DESCRIPTION:	NEW SINGLE FAMILY HOUSE AND GARAGE
ASSESSOR'S PARCEL #:	4438-037-018
LOT NO.:	
TRACK NO.	
BLOCK NO.	
LOT SIZE	2.46 ACRE
TYPE OF CONSTRUCTION:	V
OCCUPANCY GROUP	R-3
NO. OF STORIES:	2
BUILDING USE:	RESIDENTIAL UNIT / GARAGE
PRIMARY RESIDENCY SPRINKLERED:	YES
FIRE ZONE:	
ZONE DISTRICT:	R-C-20
PROPOSED BEDROOMS (ADU)	4
PROPOSED BATHROOMS (ADU)	4



### FIRE ZONE LEGEND

	<b>ZONE "A"</b> -SET BACK ZONE NON-COMBUSTIBLE PROPERTY OWNER OR MAINTAINED PER MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT MATERIAL.
	<b>ZONE "B"</b> -WET ZONE (100% REMOVAL OF UNDESIRABLE PLANT SPECIES) AREA IRRIGATED AND PLANTED WITH APPROVED PLANT PALETTE ONLY.
	<b>ZONE "C"</b> -NATIVE BRUSH THINNING ZONE (THINNING AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK) IRRIGATION NOT REQUIRED.
	EXISTING VEGETATION (GROUND COVER AND SHRUBS)



### FUEL MODIFICATION PLAN NOTES:

**ZONE A - SETBACK ZONE**

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

**ZONE B - IRRIGATED ZONE**

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

**ZONE C - NATIVE BRUSH THINNING ZONE**

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line. Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

**FIRE ACCESS ROAD ZONE**

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

**MAINTENANCE**

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

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Andrey Perfiliev

REV	DATE	REMARKS
2	12.31.2021	FUEL MOD PLAN

**FUEL MODIFICATION PLAN**

DATE: 11.2.2022

SCALE:

PROJECT#:

FM01