

Attachment 6

28254 LAURA LA PLANTE

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 SINGLE FAMILY RESIDENCE @
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

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NO.	DATE	REVISION
1	01/23/2016	REV. 1
2	07/15/2017	REV. 2
3	08/15/2018	RET. WALL

SHEET TITLE

TITLE SHEET

SCALE: AS SHOWN
 DRAWN: N.P.
 START DATE: NOV. 2016
 JOB NUMBER: 28254 LAURA LA PLANTE
 SHEET

A-01.1

DRAWING DATE: 1/25/2019

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	STRUCTURAL
A-01.1 TITLE SHEET	S-1 STRUCTURAL TITLE SHEET
A-01.2 SLOPE ANALYSIS 1	S-2 BASEMENT FOUNDATION PLAN
A-01.3 SLOPE ANALYSIS 2 & 3	S-3 CONCRETE DECK & REINFORCEMENT LAYOUT
SR-1 TOPOGRAPHICAL SURVEY	S-4 POST & HOLD-DOWN PLAN & PARTIAL FOUNDATION PLAN
A-02.1 SITE PLAN	S-5 SECOND FLOOR FRAMING PLAN
A-03.1 FIRST FLOOR & GARAGE PLAN	S-6 ROOF FRAMING PLAN
A-03.2 FIRST FLOOR & GARAGE REFLECTED CEILING PLAN	S-7 DETAIL
A-04.1 SECOND FLOOR AND FLOOR PLAN NOTES AND LEGEND	S-8 DETAIL
A-04.2 SECOND FLOOR REFLECTED CEILING PLAN	S-9 DETAIL
A-05.1 ROOF PLAN	S-10 DETAIL
A-06.1 FRONT (SOUTH) ELEVATION & BACK (NORTH) ELEVATION	S-11 DETAIL
A-06.2 EAST & WEST ELEVATION	S-12 DETAIL
A-07.1 SECTION A-A LINE OF SIGHT & SECTION B-B	S-13 DETAIL
A-07.2 SECTION C-C RETAINING WALLS SECTION D-D & E-E	RW-1 RETAINING WALL PLAN
A-07.3 SECTION C-C, SECTION F-F AND DETAILS	RW-2 RETAINING WALL DETAIL
A-08.1 DOOR AND WINDOW SCHEDULE	RW-3 RETAINING WALL NOTES
A-08.2 DETAILS	MECHANICAL / ELECTRICAL / PLUMBING
A-09.1 DETAILS	M-1 EQUIPMENT NOTES AND SCHEDULE
A-09.2 DETAILS	M-2 FIRST FLOOR HVAC PLAN
A-10.1 GENERAL NOTES	M-3 SECOND FLOOR & ROOF HVAC PLAN
A-10.2 MATERIAL SPECIFICATIONS	P-1 PLUMBING NOTES AND CALCULATIONS
A-10.3 MATERIAL SPECIFICATIONS	P-2 GARAGE PLUMBING PLAN
A-10.4 MATERIAL SPECIFICATIONS	P-3 FIRST FLOOR PLUMBING PLAN
A-10.5 MANDATORY GREEN BUILDING REQUIREMENTS	P-4 SECOND FLOOR PLUMBING PLAN
A-11.1 MECH/ROOF ELEVATION DIAGRAM	P-5 WASTE AND VENT PIPING DIAGRAM
A-12.1 MATERIAL BOARD	P-6 GAS COLD AND HOT WATER PIPING DIAGRAM
TITLE 24	E-1 ELECTRICAL NOTES LEGEND, SITE, LINE DIAGRAM
T-24 TITLE 24 COMPLIANCE FORMS & MANDATORY MEASURES	E-2 ELECTRICAL SITE PLAN
CIVIL ENGINEERING	E-3 GARAGE ELECTRICAL PLAN
SHEET 1 OF 8 TITLE SHEET & NOTES	E-4 1ST FLOOR LIGHTING PLAN
SHEET 2 OF 8 GRADING PLAN	E-5 2ND FLOOR POWER PLAN
SHEET 3 OF 8 EROSION CONTROL PLAN	E-6 1ST FLOOR POWER PLAN
SHEET 4 OF 8 DETAIL	E-7 ELECTRICAL ROOF PLAN
SHEET 5 OF 8 SUBSP DETAIL	E-8 TITLE 24
SHEET 6 OF 8 EARTH WORKS QUANTITY	
SHEET 7 OF 8 SECTION DD & SECTION FF	
SHEET 8 OF 8 SECTION FF DETAIL	
LANDSCAPING	
LP-1 PLANTING PLAN	
LP-1A HYDROZONE PLAN	
LP-2 PLANTING DETAILS	
LP-3 FUEL MOD. NOTES	
LP-4 IRRIGATION PLAN	
LP-2 IRRIGATION DETAILS	

GENERAL NOTES

1. FIRE SPRINKLERS ARE TO BE UNDER SEPARATE PERMIT OR DEFERRED SUBMITTAL (P313.1.1, P313.2.1 CIRC).
2. PLUMBING, MECHANICAL, ELECTRICAL PLANS ARE A DEFERRED SUBMITTAL. PLANS SHALL BE SUBMITTED, REVIEWED BY BUILDING DEPARTMENT AND APPROVED PRIOR TO FOUNDATION INSPECTION.
3. SEWER SHALL BE CAPED AND APPROVED (OBTAIN PLUMBING PERMIT).
 NOTE: IF THE STRUCTURE IS CONNECTED TO A SEWER, THE SEWER MUST BE CAPED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT.
4. BUILDING OR STRUCTURES SHALL BE CERTIFIED AS BEING FREE FROM ASBESTOS BY A CERTIFIED PERSON OR FIRM PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT.
5. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BUILDING PERMIT.
6. ALL SMOKE DETECTORS SHALL BE 120 VOLT STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING AND WITH A BATTERY BACKUP.
7. AN APPROVED TYPE OF GARAGE OPENER READILY ACCESSIBLE AND PROPERLY CONNECTED TO THE SEWER DRAIN SHALL BE PROVIDED.
8. A LICENSED SURVEYOR SHALL LAY OUT THE STRUCTURE ON THE SITE AND SHALL PROVIDE A CERTIFICATE AND PLAN INDICATING THE STRUCTURE ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS. SUCH CERTIFICATE OR PLAN SHALL BE SUBMITTED TO THIS DEPARTMENT PRIOR TO FOUNDATION INSPECTION.
9. AN APPROVED SANITARY TOILET SHALL BE PROVIDED FOR THE SITE PRIOR TO COMMENCING WORK. IT SHALL BE LOCATED WITHIN THE REAR 20% OF THE PROPERTY AND AT LEAST 20' FROM ANY OTHER PROPERTY LINE, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
10. BUILDING INSPECTION SHALL NOT BE DONE UNLESS ELECTRICAL, PLUMBING AND MECHANICAL WORK HAS BEEN COMPLETED AND SIGNED OFF BY THE DEPARTMENT.
11. PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE. ALL WATER CLOSET SHALL BE LOW FLUSH AND SHOWER HEAD LOW FLOW TYPE.
12. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 171134 FOR NOTICE 01/05/09).
13. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES: POWER POLES, PULL-BOXES, TRANSFORMERS, VALVE TRIP, PUMP VALVES, METERS APPURTENANCES, ETC. FOR TO THE LOCATION OF THE HOODLAP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINE WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
14. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2013 CALIFORNIA RESIDENTIAL CODE (CIRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEC).

SCOPE OF WORK FOR REVISION 3

- Scope of work for revision:
1. Retaining wall height in back:
 - a. Retaining wall to be 9'-2" height maximum (REFER TO SITE PLAN @ A-02.1 FOR LOCATION, WHERE AS ORIGINALLY WAS APPROVED FOR 8').
 - b. Retaining wall #2 to be 10'-0" height maximum (REFER TO SITE PLAN @ A-02.1 FOR LOCATION, WHERE AS ORIGINALLY WAS APPROVED FOR 9').
 2. Grading and drainage plan on sheet 2 of 8 and East and west elevation on Sheet A-06.2 and sections A-A on sheet A-07.1 demonstrate how back fill with 2 to 1 slope on disturbed slope will meet the existing natural grade and from there a 1.5 to 1 slope will meet the existing natural grade within the said property to demonstrate the method of back fill behind the retaining walls in the back.
 3. N/A
 3. East elevation, refer to A-06.2
 - a. Window size change of living room (refer to east elevations @ A-06.2, original window 12'-6" high by 9'-6" wide, proposed window 10'-0" high x 10'-0" wide on top of 18" stem wall)
 - b. Balcony off of master bedroom eliminated to create more privacy
 - c. Window on east side of Master bedroom eliminated to create privacy
 - d. east side wall in balcony #2 to be revised (see #2 above)
 - e. steel mesh around Entry area to be revised to plaster to reduce reflection
 4. front elevation refer to A-06.1
 - a. raising design revision from glass railing to metal railing
 - b. window off of living room revised (refer to front elevation @ A-06.1, original window 5'-5" wide X 12'-6" high and proposed window is 5'-0" wide X 10'-0" high on top of 18" stem wall)
 6. West elevation refer to A-06.2
 - a. window off of master bath revised (original window 6'-4" wide X 7'-0" high and proposed window 6'-5" wide x 3'-0" high) bottom of window on permit set was 6'-8" bottom of window proposed is at 6'-0"
 - b. 2 windows eliminated
 - c. window added in master bath room water closet area
 7. rear elevation refer to A-06.1
 - a. referred to #2 above
 - b. window in master bath revised (original window 6'-0" wide x 6'-6" high, proposed window 7'-0" wide x 7'-0" high on 24" stem wall picture window "fixed")
 8. skylight added to roof plan over stairway and no roof hatch, access to roof via portable ladder on roof area located at 2nd floor in south of master bed room
 9. eliminate the proposed 2 steps in 1st floor plan refer to A-03.1
 10. revision to the entry stair and planter on east side due to design decision refer to site plan @ A-02.1
 11. revision to entry door to add the proposed wall as shown to section E-E at A-07.3 and cross section P-P at A-07.3 (max. height = 10'-0" and 18" railing on top of the wall to Screen without intractiveness of a solid wall
 12. revision to location of the window in the master bedroom as shown on A-04.1 and rear elevation

AREA TABULATION

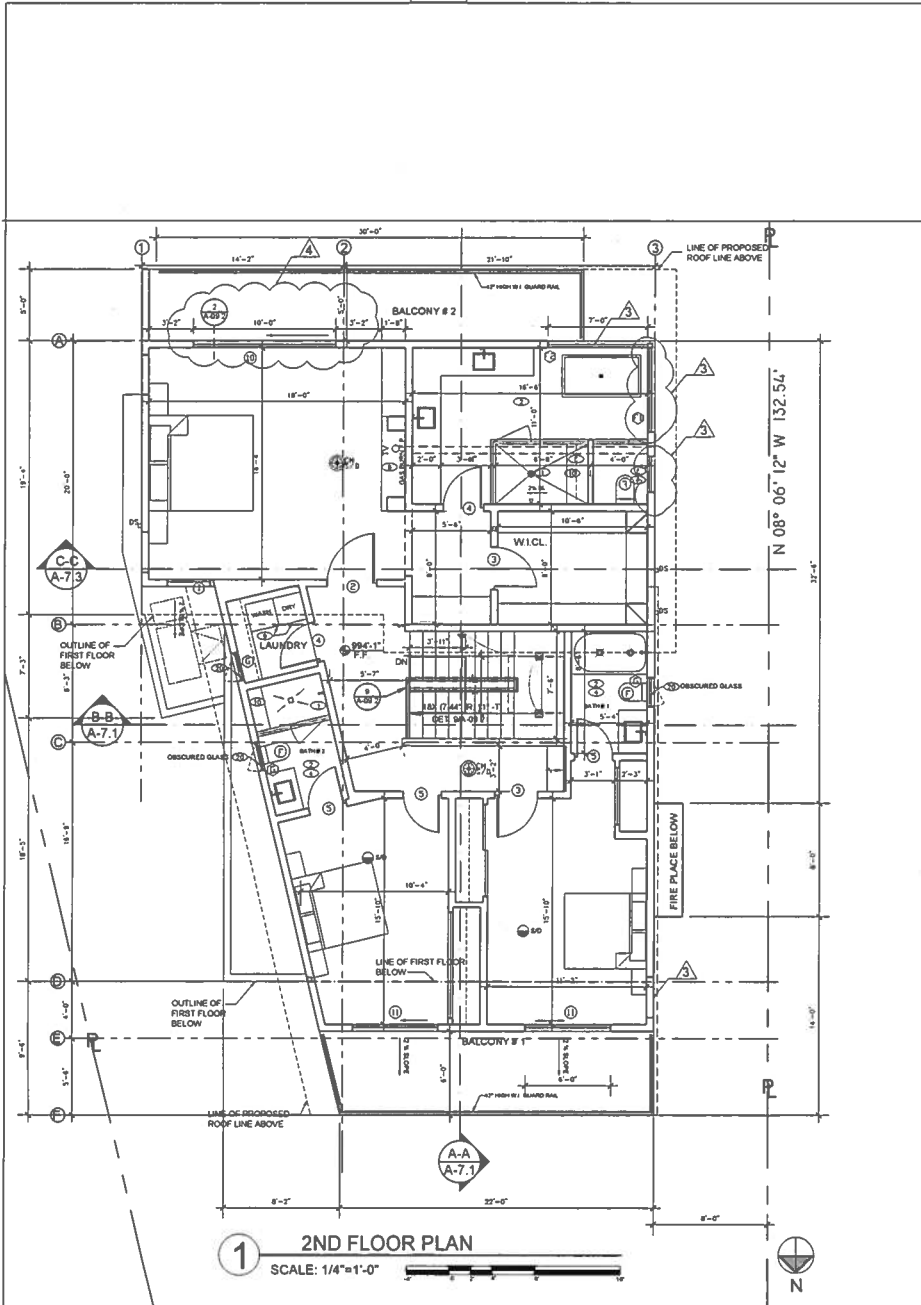
LOT SIZE	IRREGULAR 50 FT. X 134 FT.		
LOT AREA	6,068 SQ. FT.		
DESCRIPTION	HVAC	FOOT PRINT	FLOOR AREA
FIRST FLOOR	---	1,438 SQ. FT.	1,304 SQ. FT.
SECOND FLOOR	---	---	1,245 SQ. FT.
SUB-TOTAL FLOOR AREA =		---	2,549 SQ. FT.
GARAGE (U-1)		577 SQ. FT.	---
TOTAL #		1,438 SQ. FT.	2,549 SQ. FT.
TOTAL BUILDING AREA =		---	3,126 SQ. FT.
FOR AREA CALCULATION SEE SHEET A-1.0			
TOTAL IMPERVIOUS AREA = 2,469 S.F.			

PROJECT SUMMARY

REQUIRE	PROVIDED
ZONING	R1
FIRE ZONE	MOUNTAIN FIRE DISTRICT
OCCUPANCY	SINGLE FAMILY (R-3) WITH ATTACHED GARAGE (U-1)
TYPE OF CONSTRUCTION	TYPE V - N, (SPRINKLERS)
NO. OF STORIES	TWO STORY OVER GARAGE
CODE	2013 CBC
NO. OF PARKING	2
HEIGHT OF BUILDING	35'-0" (MAX.)
FRONT SET BACK	(25')
SIDE SET BACK	22'-0" COMBINED
REAR SET BACK	25'-0" (MIN.)

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- NOTE
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 201 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE AND BE INSTALLED WITHOUT THE USE OF A PERMITS.
 - SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CFC SEC. 913.13 OR NFPA 13A. FIRE SPRINKLER ARE TO UNDER SEPARATE PERMITS ON SEPARATED SUBMITTAL.
 - ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBER SHALL BE 4 INCHES HEIGHT. PERMANENT STROKE WIDTH AND OF CONTRASTING COLOR TO THE BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY A MONUMENT OR POLE SHALL BE USED. (P131)
 - WHICH MORE THAN ONE BELL ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR BLEEPING UNIT THE BELL ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNIT. RESIDENTIAL CODE 913.14
 - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SHALL COMPLY WITH THE CALIFORNIA RESIDENTIAL CODE 913.15
 - PROVIDE A FAN-ULC CIRCUIT INTERRUPTER (CFI) FOR ALL DWELLING UNITS BEDROOMS ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 RESIDENTIAL ENERGY EFFICIENCY STANDARDS (RES-ENERGY) AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT BLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BLEEPING AREA AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING SUBBASEMENTS (P131). SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2075. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS (P131) (CNC)
 - ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBER SHALL BE 4 INCHES IN HEIGHT. PERMANENT STROKE WIDTH AND OF CONTRASTING COLOR TO THE BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY A MONUMENT OR POLE SHALL BE USED (P131)
 - FOR INSULATION TYPE AND R-VALUE REFER TO: TITLE 24
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1206.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 16 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1206.1 AND 1206.3)
 - JANUARY SPACES AND/OR PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLID MASONRY WALLS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH COMBUSTIBLE MORTAR, CONCRETE MASONRY OR SIMILAR METHODS

BALCONY WATERPROOFING

1. FIRE RETARDANT POLYURETHANE REFER TO SHEET A-10.2

2. APPLY POLYURETHANE SEALANT FOR EXPANSION JOINTS AND CRACKS

3. APPLY 1/2" BLENDED LATCH

4. APPLY ONE COAT OF ELASTO DECK TO SEAL THE DECK

5. APPLY TWO COAT OF ELASTO DECK INS FOR WATERPROOFING

6. APPLY ONE COAT OF ELASTO GLAZE WITH A FIBER REINFORCER

WHICH SHD FOR FOOT TRAFFIC BROADCAST TRUCK FIBER

7. WITH FIBER COAT THREE STEEL NET

NOTE: THE FIBER NETS ARE TO BE USED OVER TWO COATS OF ELASTO DECK INS

- SYMBOL KEY NOTE
- PROVIDE 72 HIGH NONABSORBENT WALL ADJACENT TO SHOWER. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7'0" FT. AND BE ABLE TO ACCOMMODATE A 36 INCH CIRCLE AT THE THREE-HOLE LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 7'0" INCHES ABOVE SHOWER HEADS.
 - PROVIDE APPROVED BATTERY-RESISTANT TEMPERED GLASS MATERIALS FOR SHOWER & WC DOOR AND ENCLOSURE.
 - FLUSH MATE FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH A 303.1
 - PROVIDE CONTROLLER FOR SHOWER HEADS. ONLY ONE SHOWER HEAD CAN WORK AT A TIME
 - CEILING LINE ABOVE (SEE REFLECTED CEILING PLANS AND DETAIL 363 @ A-65)
 - PROVIDE 1 LAYER 5/8" TYPE X GYP. SD @ CEILING UNDER STAIRS AND SIDE WALLS
 - IF DIRECT VENT SEALED COMBUSTION TYPE FIREPLACE, ANSI Z21.10 PROGRAM NONPOLLUTING FIRE PLACE DETECT VENT LOSS LINEAR. SEE DETAIL A-10.3
 - PROVIDE ENERGY STAR APPLIANCES
 - INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200MA VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN 1/2" ABOVE THE FINISH FLOOR. THE RACEWAY SHALL BE INSTALLED IN THE MAIN ENTRANCE OR A BURNING AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHANGING SYSTEM INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE. RACEWAYS ARE REQUIRED TO BE CONTINUOUSLY ENCLOSED OR COVERED AREAS AND SHALL BE SUPPORTED BY BRACKETS OR BUSHINGS. SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVELS 2 BRK.
 - HVAC UNIT (SEE SPEC ON SHEET A-10.4)
 - CONDENSING UNIT SEE SPEC ON SHEET A-10.6
 - EXTERIOR EXTERIOR LIGHTING EQUIPMENT SHALL BE CHOICE BY MANUFACTURER AND LENGTH TO LIMITED TO 14 FT WITH 2' ELONG. THE DUCT LENGTH SHALL BE REDUCED BY 2' FEET FOR EVERY 10' IN EXCESS OF TWO
 - THE PIPES OVER THIS SET OVER ELASTOMERIC WATER PROOFING ESR-2047
 - CAST IRON INTERIOR DOWN SPOT
 - BATHROOM, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZED AREA OF 3-SQ. FEET. ONE-HALF OF WHICH IS PROVIDABLE IN CLOSE PROXIMITY TO THE BATHING AREA. THE GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE RESIDENTIAL DWELLING UNIT. IN NEW CONSTRUCTION BELL ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (P131)
 - CONNET NET WALL BURNING. PERFORATED PIPE TO BE CONNECTED TO BUMP PUMP PER DETAIL 2(C-2)
 - BY LIGHT REFER TO SHEET A-10.2
 - RACD LADDER / ROOF ACCESS REFER TO SHEET A-10.2
 - OBSCURED GLASS



- SYMBOL LEGEND
- SMOKE DETECTOR: SMOKE DETECTORS ARE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED. APPROVED BATTERY-RESISTANT TEMPERED GLASS MATERIALS FOR SHOWER & WC DOOR AND ENCLOSURE. APPROVED APPROVED BATTERY-RESISTANT TEMPERED GLASS MATERIALS FOR SHOWER & WC DOOR AND ENCLOSURE. APPROVED APPROVED BATTERY-RESISTANT TEMPERED GLASS MATERIALS FOR SHOWER & WC DOOR AND ENCLOSURE. APPROVED APPROVED BATTERY-RESISTANT TEMPERED GLASS MATERIALS FOR SHOWER & WC DOOR AND ENCLOSURE.
 - CARBON MONOXIDE AND SMOKE DETECTOR COMBO: WITHIN EACH FLOOR-BURNING APPLIANCE ARE INSTALLED IN DWELLING UNITS THAT HAVE ATTACHED GARAGES CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT BLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BLEEPING AREA AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING SUBBASEMENTS (P131). SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2075. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS (P131) (CNC)
 - VENTILATED FAN PROVIDE MECH VENTILATION SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 90 MINUTES. PROVIDE AN EXHAUST FAN WITH A MIN. CAPACITY OF 50 CFM. DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE. FANS ARE ON ACCEPTABLE.
 - WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 0.31. THE DUCTING SHALL BE SIZED ACCORDING TO TABLE 7.07.2. IF AN UNLOCATED INSIDE THE POWDER ROOM 1 ON 1ST FLOOR.
 - PROPOSED FLOOR ELEVATION
 - GROUND-FLOOR CEMENT INTERFERENCE (CFC) PROTECTION FOR ALL 1/2" VOLT. SHALL BE A 2" NUMBER RECEPTECS INSTALLED IN 4" GROUND, OUTDOOR. BATHROOMS COURTYARD
 - RECEPTECS
 - BEST METAL DOWN SPOUT
 - CAST IRON ROOF DOWN SPOUT (OVERFLOW) (TYPICAL)
 - WALL MOUNTED SHOWER HEAD
 - CEILING MOUNTED SHOWER HEAD
 - BALCONY DRAIN
 - AREA DRAWN
 - CEILING LIGHT FIXTURES (TYPICAL)
 - RECESSED LED LIGHT FIXTURES
 - LIGHT SWITCH
 - SECTION BURNING ACTIVATED OUTDOOR LIGHTS

SYMBOL	WALL LEGEND
[Symbol]	2X8 WOOD STUDS
[Symbol]	DOUBLE 2X8 WOOD STUDS
[Symbol]	CONC. BLOCK RET. WALL FOR STRUCTURAL PLANS
[Symbol]	2X8 WOOD STUDS
[Symbol]	2X FLURRED OR STUDS OVER BASEMENT RET. WALL
[Symbol]	1/2" GAP OR PRESSURE TREATED W/ NO GAP
[Symbol]	1 HR. WALL SEE DETAIL, B 8 1/2 @ A-66.1



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SHEET TITLE
2ND FLOOR PLAN

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START DATE: NOV. 2016
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SHEET

A-04.1

DRAWING DATE: 1/25/2019

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
0676-0041	CAP: Fire-Guard® Membrane Single Ply Gray Thermoplastic and Thermoset Roofing	0.72	0.67	0.90	82

ROOFS WITH SLOPES < 2:12 SHALL HAVE AN MIN VALUE OF AT LEAST 1/8" OR WITH A 3'-EAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A MINIMAL ENTRANCE OF AT LEAST 3/8".

ROOFS WITH SLOPES > 2:12 SHALL HAVE AN MIN VALUE OF AT LEAST 1/8" OR BOTH A 3'-EAR SOLAR REFLECTANCE OF AT LEAST 0.59 AND A MINIMAL ENTRANCE OF AT LEAST 3/8" (14 100.8).

ROOFING MATERIAL

ALL ROOFS SHALL BE BUILT-UP ROOFING SHALL BE CLASS "A" UN LISTED ONE-COLOR, MULTI-LAY ROOFING FROM MANUFACTURER'S SPECIFICATIONS. MEMBRANE SHALL BE THERMOPLASTIC AND THERMOSET ROOFING.

NOTE: ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.

NOTE: MEMBRANE UNDERLAYMENT AND ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECT'S REVIEW & APPROVAL.

SYMBOL	KEY NOTE
1	DAY LIGHT & ROOF ACCESS BY VELUXA VCE SERIES 1 TYP. LAMIN GLASS
2	PROVIDE AN APPROVED SPARK ARRESTOR FOR FIREPLACE CHIMNEY THE NET FREE AREA OF THE SPARK ARRESTOR SHALL BE NOT LESS THAN FOUR TIMES THE NET FREE AREA OF THE CHIMNEY
3	ROOF MOUNTED ATTIC VENT WIRE MESH IN ALUM. FRAME (14" S.O. INCH TYP.)
4	WALL MOUNTED ATTIC VENT AND ATTIC ACCESS WIRE MESH IN ALUM. FRAME (14" S.O. INCH TYP.)
5	PACKAGE UNIT
6	CONDENSATE UNIT
7	BLEED ROOF ACCESS (SEE DETAIL #1 @ A-08-1)
8	VENT PIPE PENETRATION (SEE DETAIL #3 @ A-08-1)
9	PENETRATION SHALL RESET THE INTRODUCTION OF FLAME AND GASES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, CON. COMPOSITE FINE MESH WITH A MINIMUM 1/8" INCH OPENINGS AND SHALL NOT EXCEED 1/8" INCH VENTS SHALL NOT BE INSTALLED IN GAVES AND CORNICES
10	PAN VENT PENETRATION SHALL RESET THE INTRODUCTION OF FLAME AND GASES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, CON. COMPOSITE FINE MESH WITH A MINIMUM 1/8" INCH OPENINGS AND SHALL NOT EXCEED 1/8" INCH VENTS SHALL NOT BE INSTALLED IN GAVES AND CORNICES
11	CONTIGUOUS UNOBSTRUCTED AREA OF AT LEAST 300 SQUARE FEET OR A MAXIMUM OF TWO UNOBSTRUCTED AREAS WITH A COMBINED AREA OF AT LEAST 300 SQUARE FEET SUITABLE FOR FUTURE SOLAR PANELS

ROOF PLAN GENERAL NOTES

- ALL ROOF WATER & DRAINAGE TO BE CHECKED PER GRADING & DRAINAGE PLAN
- MIN. SLOPE FOR FLAT STYLE ROOF TO BE 1/4" PER 12' MIN. SLOPE FOR A SHINGLE STYLE ROOF TO BE 1/2"
- ALL ROOF "SHEATHING" TO BE 5/8" BRUCEX @ PANEL INDEX 15/23 MIN.
- ALL ROOFING MATERIAL TO BE "CLASS-A" OR "CLASS-B" FIRE RATED
- MIN. LAP FOR GUTY IRON FLASHING TO BE 4"
- ALL HPS & ROKES TO HAVE A 9" HPS STRIP OF 300 LB FELT MIN. OVER EACH SIDE
- USE A 6" HEAD-UP MIN. & GUE WITH CONSTRUCTION/ROOFING ADHESIVE TO FLOOR MATERIAL FOR HPS AND ROKES
- SKYLIGHT & FIREPLACE CHIMNEY TO HAVE A SABLE OR CORNET FLASHING AS NEEDED TO PREVENT BLEED-UP
- ALL CHIMNEY AREAS TO HAVE WATER TIGHT FLASHING ON ALL ADJACENT SLOPS ON THE ROOF
- ALL SEES OF CHIMNEYS ADJACENT TO THE ROOF TO HAVE A SHEET METAL SABLES OF CORNETS WITH A 6" MIN. VERTICAL COUNTER FLASHING AS NEEDED FOR WATER DRAINAGE
- ALL HORIZONTAL SURFACE HEAVY AROUND CHIMNEYS TO HAVE A 2" GAGE. CALY IRON FLASHING WITH A 12" MIN. SPREAD CHIMNEY AROUND OPENING
- ALL ROOF VENTS AND VERTICAL PENETRATIONS TO HAVE 2" GAGE CALY IRON FLASHING WITH A 12" MIN. SPREAD CHIMNEY AROUND OPENING
- ALL ROOF LEAVES TO HAVE 2" GAGE CALY IRON FLASHING WITH A 12" MIN. SPREAD CHIMNEY AROUND OPENING
- PROVIDE AN APPROVED SPARK ARRESTOR FOR FIREPLACE CHIMNEY THE NET FREE AREA OF THE SPARK ARRESTOR SHALL BE NOT LESS THAN FOUR TIMES THE NET FREE AREA OF THE CHIMNEY
- FLASHING FOR ROOF CORNERS SHALL COMPLY WITH SECTION 1007.14 OF THE CALIFORNIA BUILDING CODE. WALLS FOR SLATE, SHINGLE, AND CLAY OR CONCRETE SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, OR STAINLESS STEEL
- ROOF GUTTERS SHALL BE PROVIDED WITH THE NECESS TO PREVENT THE ACCUMULATION OF LEAVES AND BRUSH IN THE GUTTER
- VENTS SHALL RESET THE INTRODUCTION OF FLAME AND GASES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, CON. COMPOSITE FINE MESH WITH A MINIMUM 1/8" INCH OPENINGS AND SHALL NOT EXCEED 1/8" INCH VENTS SHALL NOT BE INSTALLED IN GAVES AND CORNICES

BALCONY WATERPROOFING

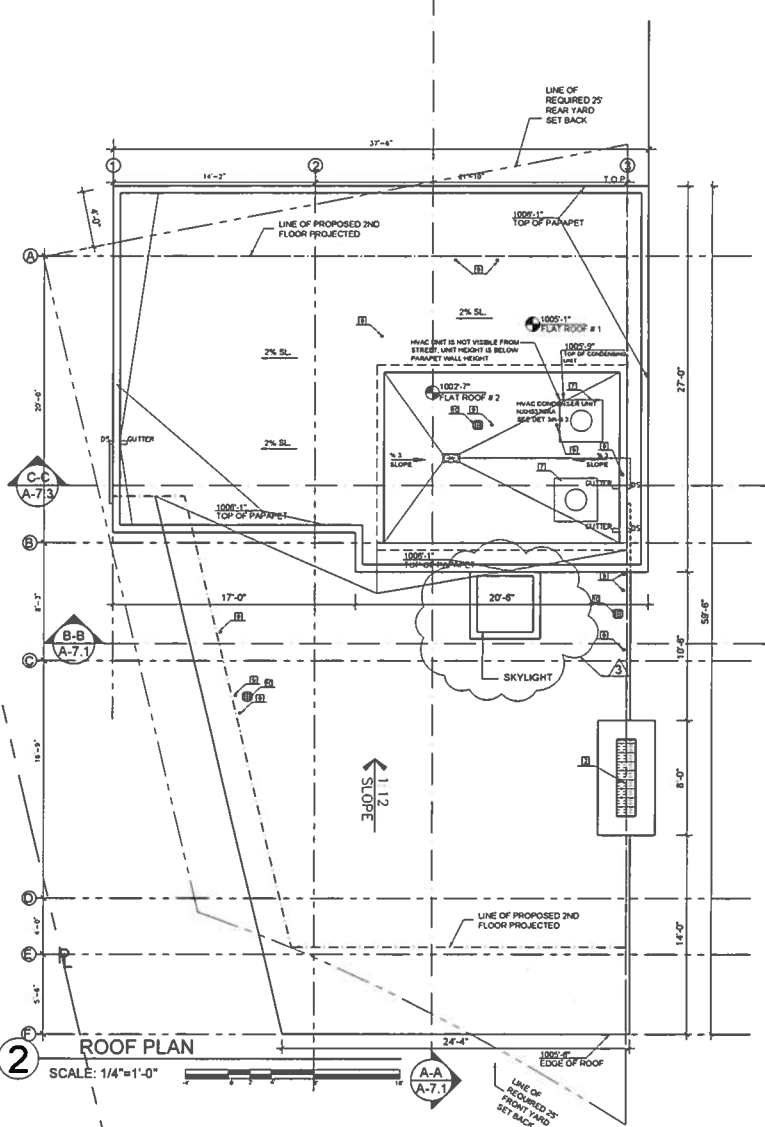
FINE RETARDANT POLY-URTH SYSTEM ISN-2785

- APPLY POLYURETHANE SEALANT FOR EXPANSION JOINTS AND CRACKS
- APPLY FIBERGLASS MESH
- APPLY ONE COAT OF ELASTO DECK TO SEAL THE DECK
- APPLY TWO COAT OF ELASTO DECK 500 FOR WATERPROOFING
- APPLY ONE COAT OF ELASTO GLAZE 6001 AL FOR FINISHING
- NON-SLIP FOR FOOT TRAFFIC BROADCAST TROUGH FILLER 606 INTO FINISH COAT FINISH STILL NET.

NOTE: TILE PAVING MAY BE USED OVER TWO COATS OF ELASTO DECK 500

NOTE:

- ROOF DRAINAGE AND OVER FLOW DRAIN SHALL BE SIZED ACCORDING TO CHAPTER 11 OF THE LPMC 110.8
- ROOF DRAINAGE AND OVER FLOW DRAIN MUST BE INDEPENDENT LINES TO A VARD BOX
- ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY
- OVERFLOW REQUIREMENTS SHALL BE CHECKED IN ACCORDANCE TO TABLE 11.1 OF THE LPMC



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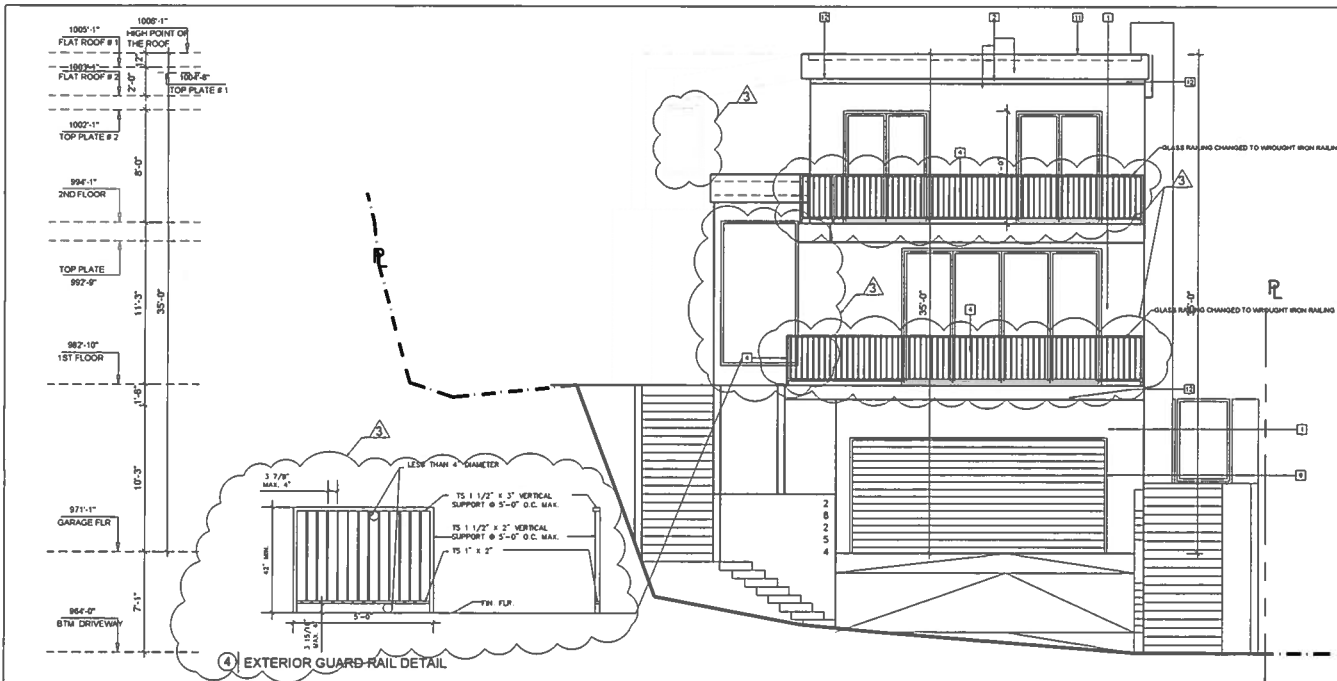
NO.	DATE	REVISION
1	01/23/2016	REV. 1
2	02/15/2017	REV. 2
3	08/15/2018	RET. WALL

SHEET TITLE
ROOF PLAN

SCALE: AS SHOWN
 DRAWN: N.P.
 START DATE: NOV. 2018
 JOB NUMBER: 28254 LAURA LA PLANTE
 SHEET

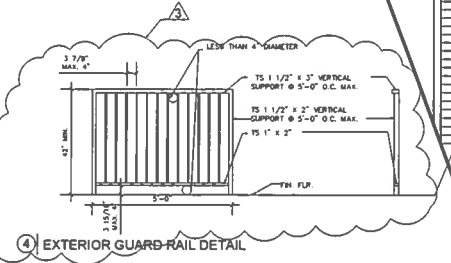
A-05.1

DRAWING DATE: 11/7/2019

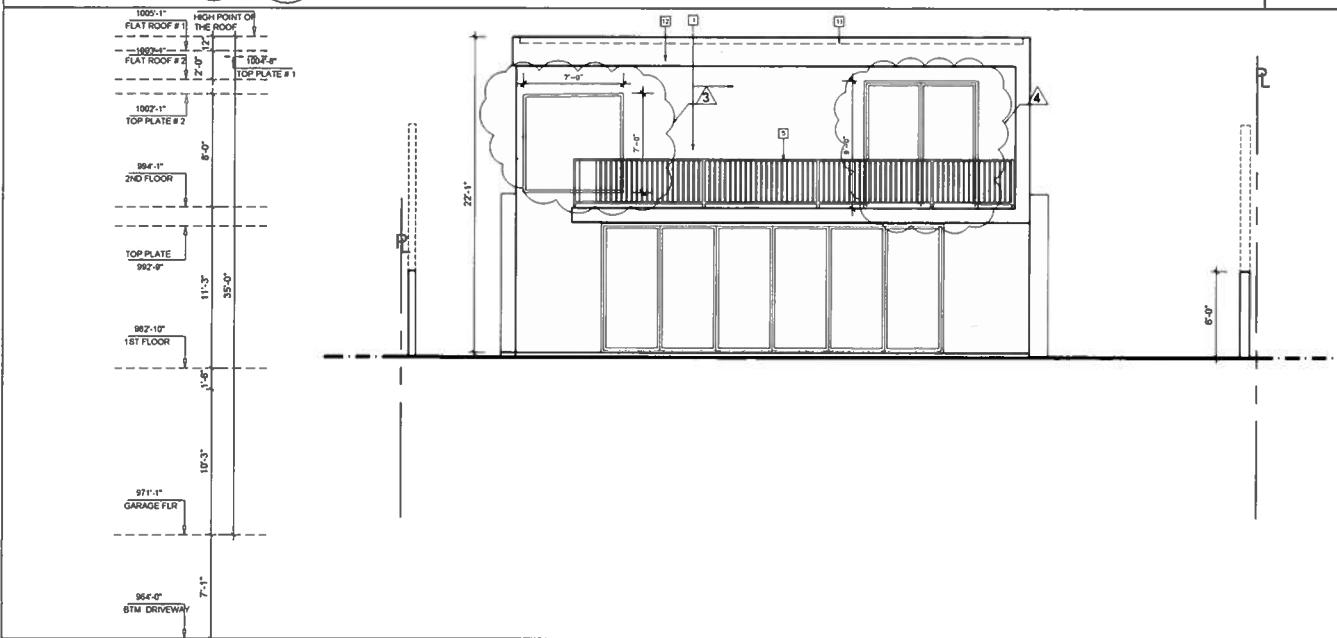


- EXTERIOR MATERIAL & FINISHES :**
- 1 7/8" SMOOTH FIN. EXT. PLASTER DE6212
 - 2 1/2" SMOOTH FIN. EXT. PLASTER DE6212
 - 3 WOOD FRAME FACTORY PAINTED OIL-CASEMENT, SLIDING OR FIXED, DUAL GLAZED WINDOWS FROM ANDERSON OR LOU.
 - 4 WROUGHT IRON RAILING, FRAME TO MATCH WINDOWS SEE DETAIL 2/A-09.4
 - 5 WROUGHT IRON RAILING SEE DETAIL 5/A-09.2
 - 6 SHEET METAL FLASHING TO MATCH PLASTER DE6212
 - 7 1/2" METAL REVEAL PAINTED TO MATCH THE PLASTER COLOR
 - 8 COPPER DOWN SPOUT OR GUTTER
 - 9 ROLL UP GARAGE DOOR 8' WOOD PLANK PAINTED TO MATCH STUCCO COLOR (DE 6215)
 - 10 CUSTOM DESIGN WOOD ENTRY DOOR SHEET METAL TO MATCH PLASTER DE6212
 - 11 GRAY COLOR, MULTI-UP ROOFING FROM GAF, EVERGLARD ENERGY GRATE TPO, WEARLAME, SMOKE, P-1, IMPERMEABLE AND IMPROTECT ROOFING
 - 12 LOCATION OF ACCESSORY LIGHT FIXTURES TO BE SPECIFIED PER SPEC ON SHEET A-01.2
 - 13 DETAILS OF ROOFING SHALL BE THE RESPONSIBILITY OF ARCHITECT AND FLAME THROUGH THE ROOFING OPENINGS MUST BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE SHEATH WITH A MINIMUM 1/8" THICK OPENINGS AND SHALL NOT EXCEED 1/8" THICK. HOLES SHALL NOT BE INSTALLED IN EAVES AND CORNERS.
 - 14 LOCATION OF WALL SCHEDULE AS PER SPEC OR SHEET A-12.1

2 FRONT (NORTH) ELEVATION
SCALE: 1/4"=1'-0"



4 EXTERIOR GUARD-RAIL DETAIL



1 REAR (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



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NO	DATE	REVISIONS
1	11/23/2018	REV. 1
2	02/18/2019	REV. 2
3	08/15/2018	RET. WALL

SHEET TITLE
SOUTH &
NORTH
ELEVATION

SCALE: AS SHOWN
DRAWING N.P.
START DATE NOV 2018
JOB NUMBER 28254 LAURA LA
SHEET

A-06.1



Tel: 818-200-5005
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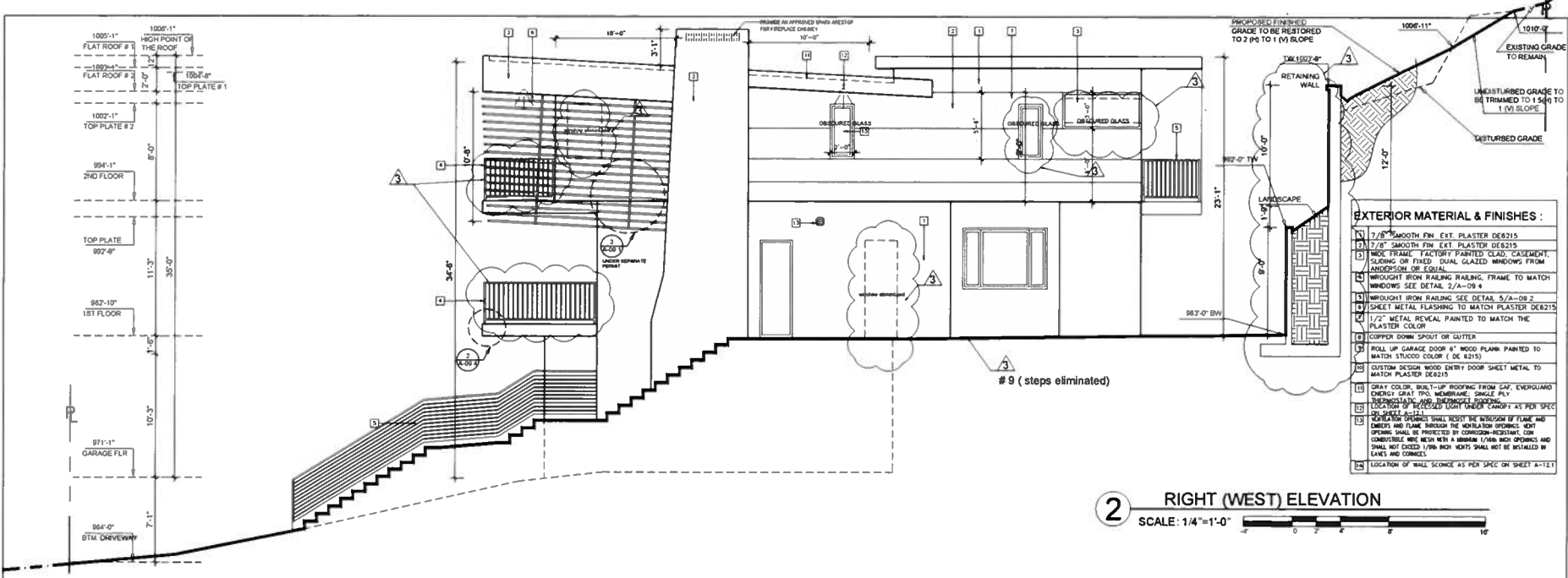
NO	DATE	REVISION
1	01/23/2016	REV. 1
2	02/15/2017	REV. 2
3	06/15/2016	RET. WALL

SHEET TITLE
 EAST &
 WEST
 ELEVATION

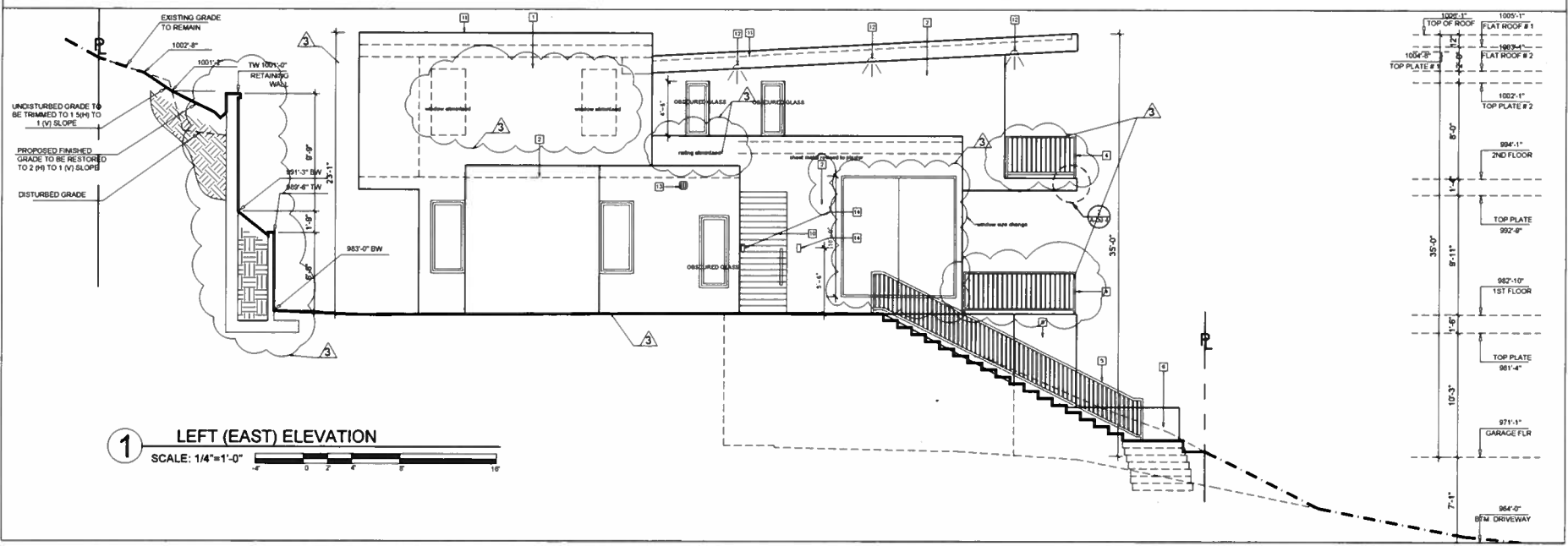
SCALE: AS SHOWN
DRAWN: N.P.
START DATE: NOV. 2016
JOB NUMBER: 28254 LAURA LA
SHEET

A-06.2

DATE: 11/7/2019



2 RIGHT (WEST) ELEVATION
 SCALE: 1/4"=1'-0"



1 LEFT (EAST) ELEVATION
 SCALE: 1/4"=1'-0"



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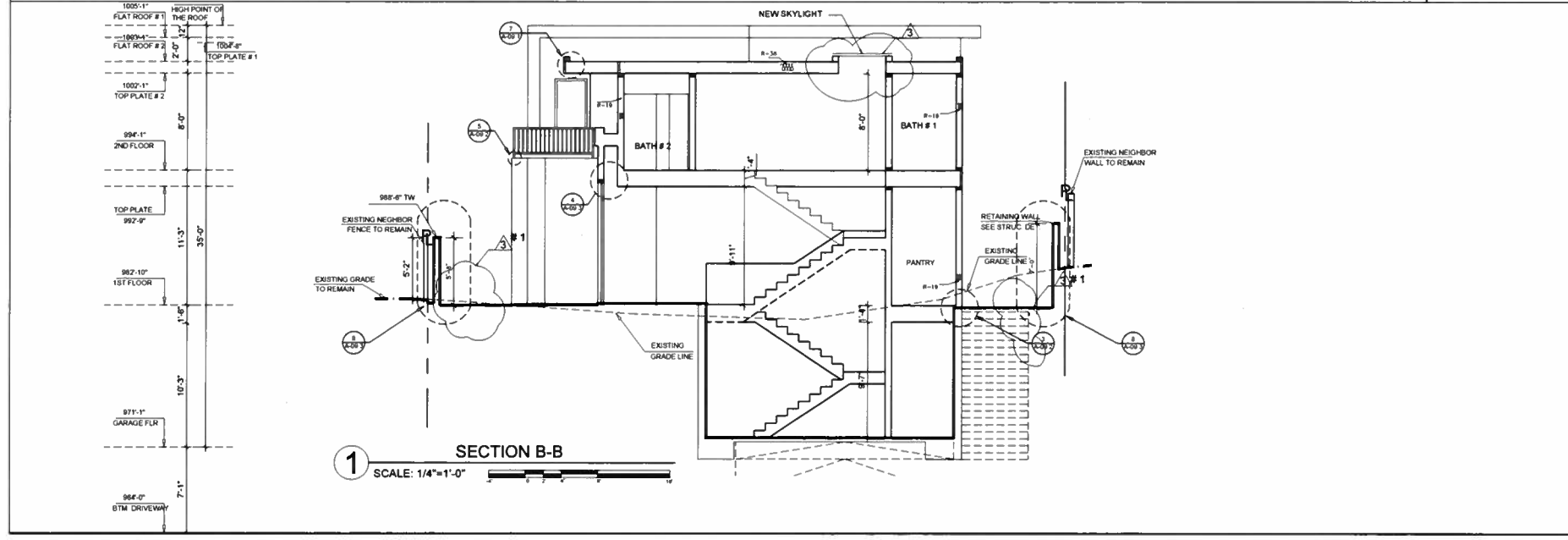
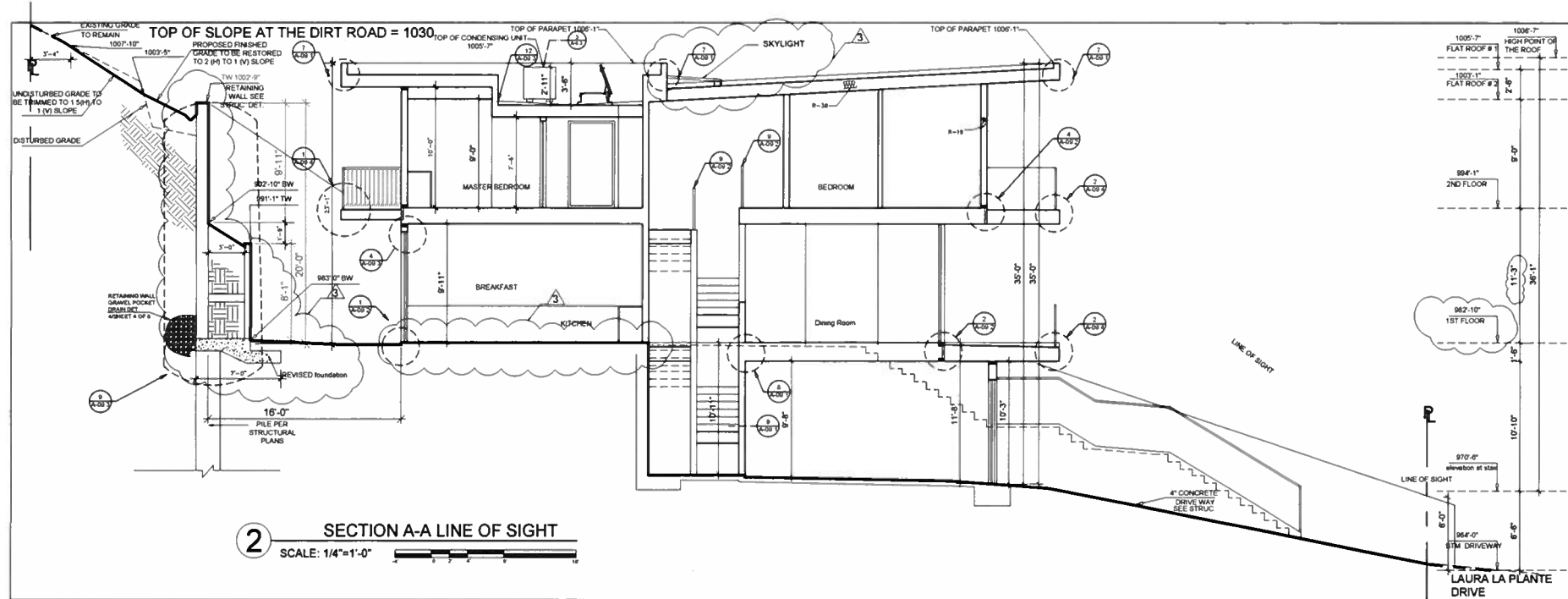
NO	DATE	REVISIONS
NO	01/23/2016	REV. 1
▲	02/15/2017	REV. 2
▲	08/15/2018	RET. WALL
▲		
▲		
▲		

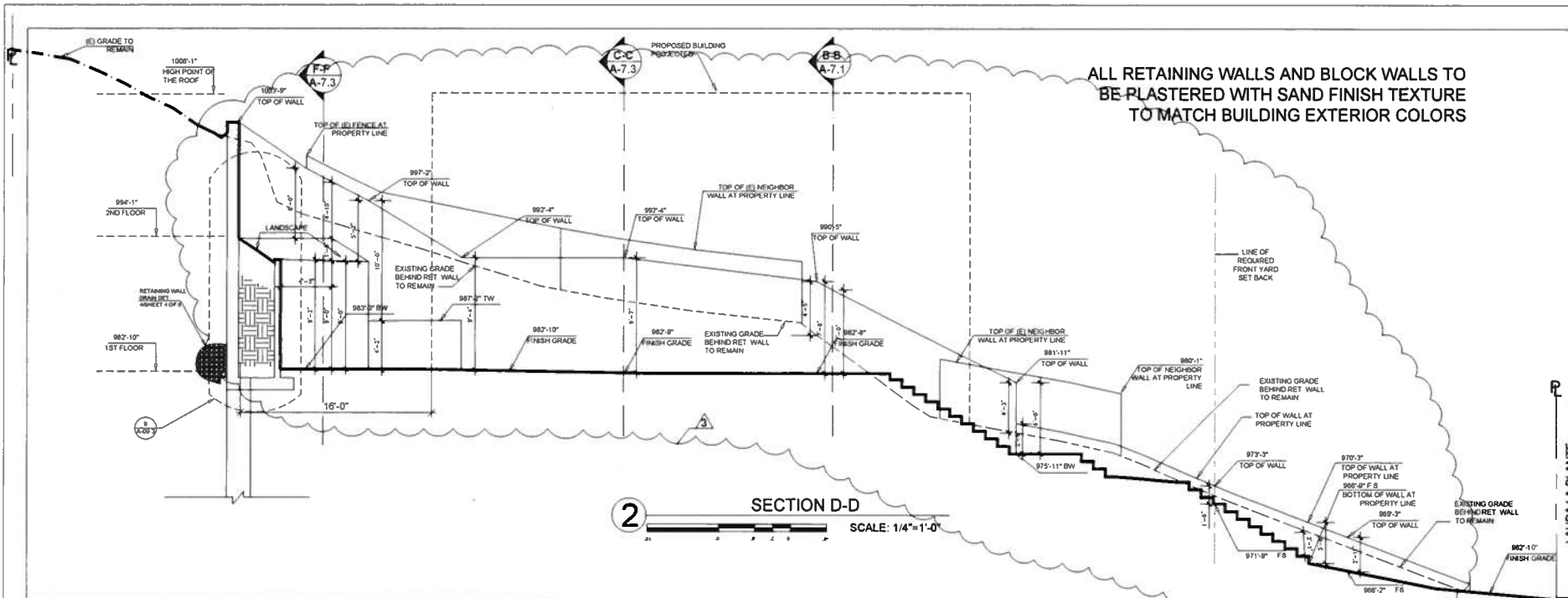
SHEET TITLE
**SECTION
 A-A LINE OF
 SIGHT
 &
 SECTION B-B**

SCALE: AS SHOWN
 DRAWN: N.P.
 START DATE: NOV. 2016
 JOB NUMBER: 28254 LAURA LA
 SHEET

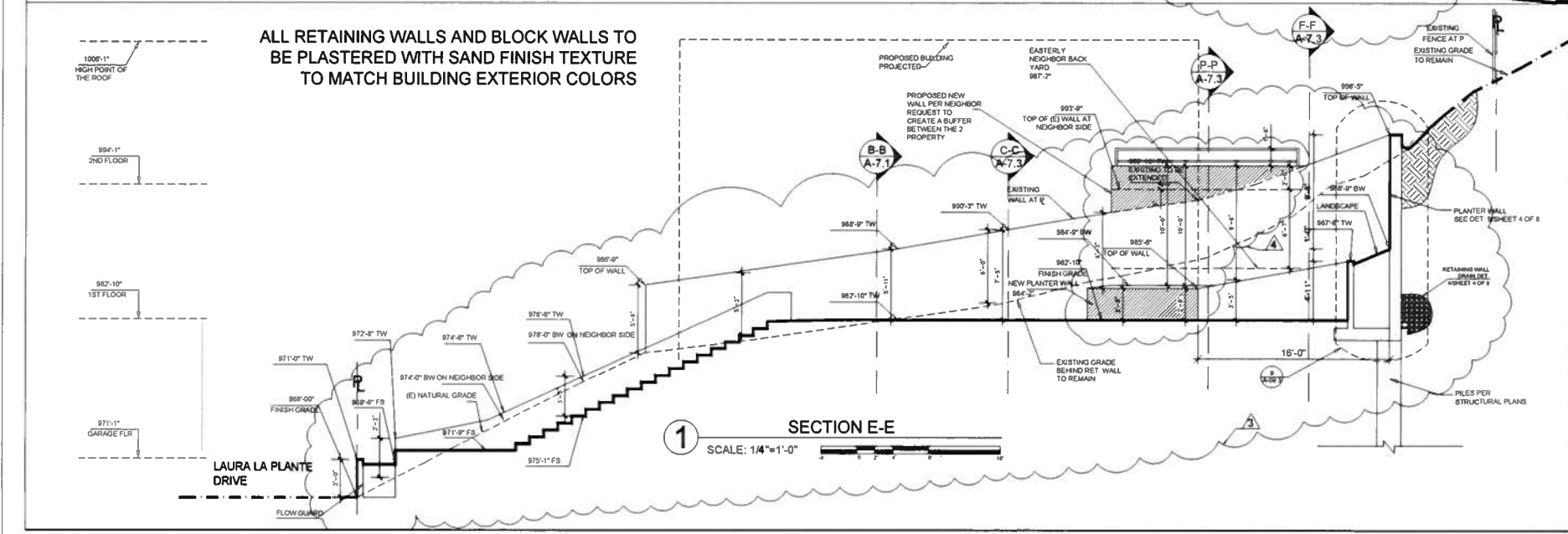
A-07.1

DRAWING DATE: 11/7/2019





2 SECTION D-D
SCALE: 1/4"=1'-0"



1 SECTION E-E
SCALE: 1/4"=1'-0"

ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS

ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS



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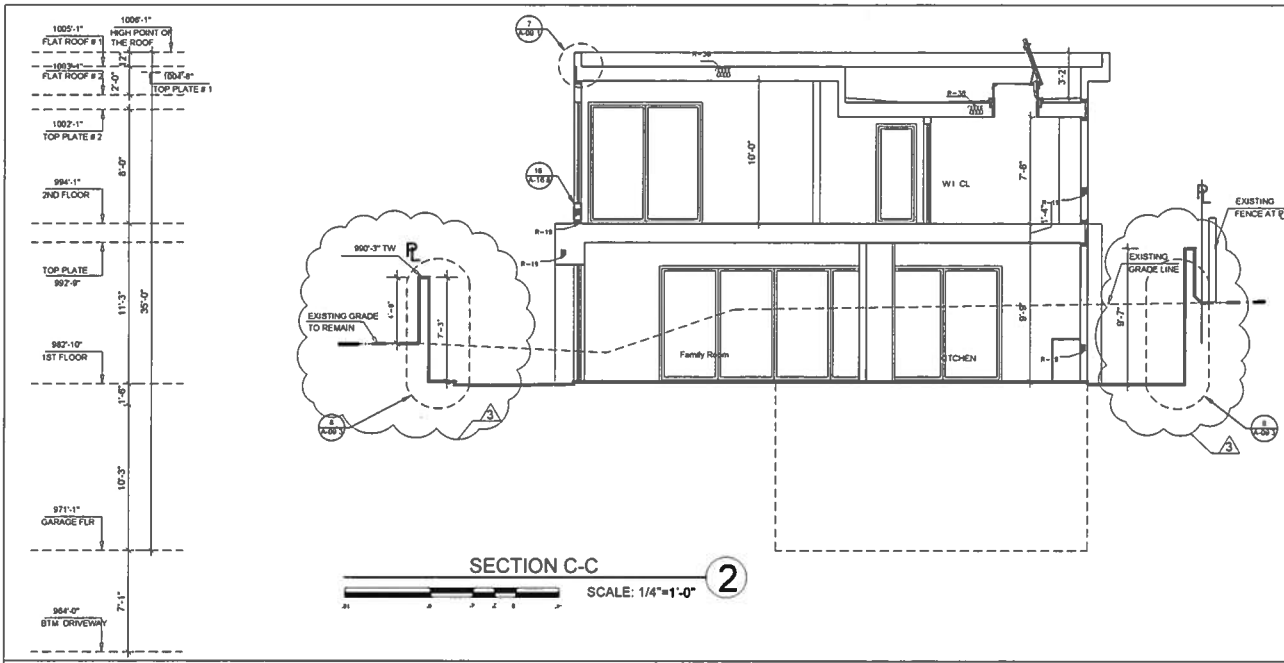
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NO	DATE	REVISIONS
1	01/23/2016	REV. 1
2	03/15/2017	REV. 2
3	08/15/2018	RET. WALL

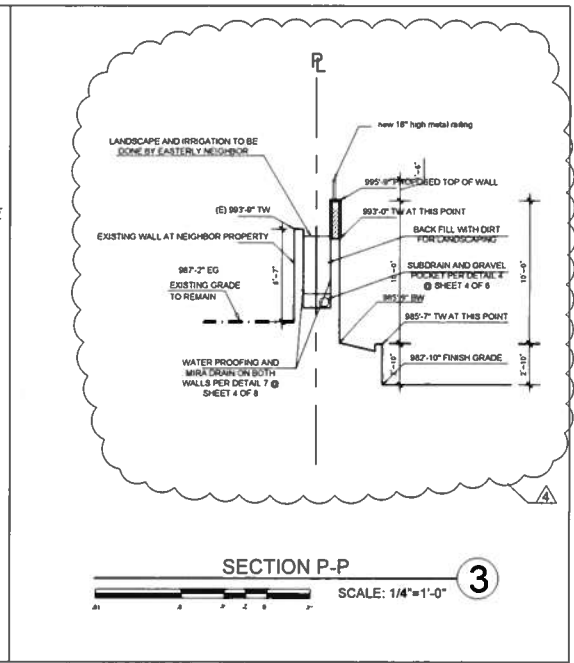
SHEET TITLE
SECTION @
RETAINING
WALLS
D-D & E-E

SCALE: AS SHOWN
DRAWN: N.P.
START DATE: NOV. 2016
JOB NUMBER: 28254 LAURA LA
SHEET

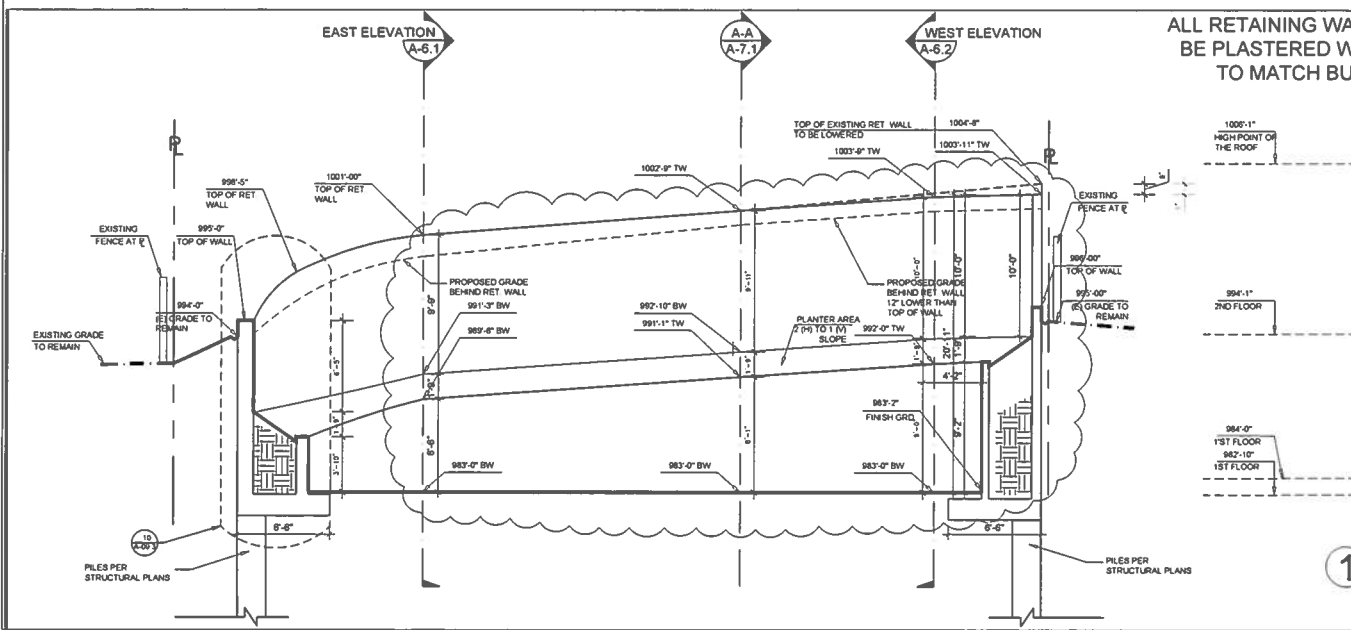
A-07.2



SECTION C-C
SCALE: 1/4"=1'-0" **2**



SECTION P-P
SCALE: 1/4"=1'-0" **3**



SECTION F-F
SCALE: 1/4"=1'-0" **1**

ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS



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NO	DATE	REVISION
1	02/20/16	REV. 1
2	02/19/2017	REV. 2
3	04/18/2018	RET WALL

SHEET TITLE
SECTION C-C, SECTION F-F AND DETAILS

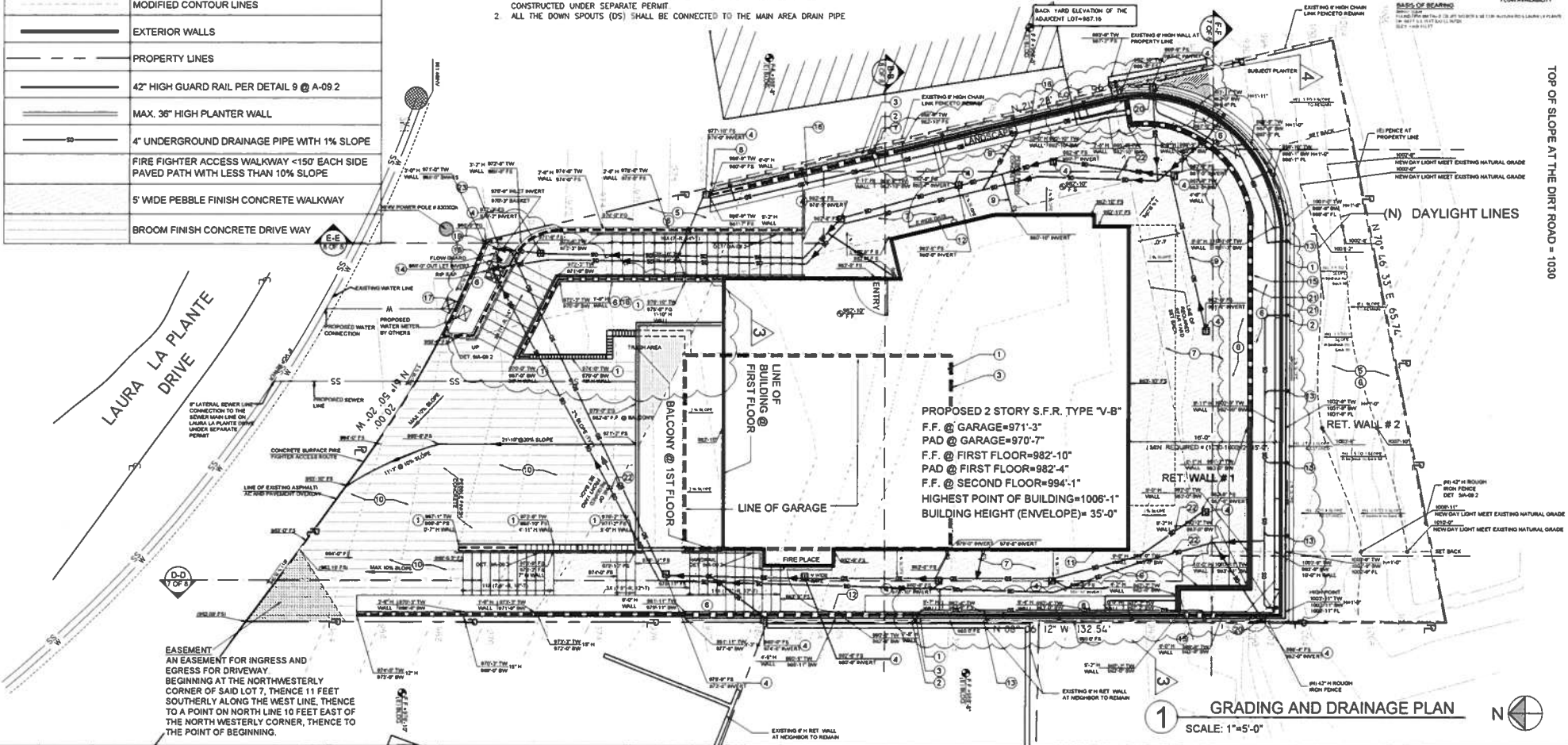
SCALE: AS SHOWN
DRAWN: N.P.
START DATE: NOV. 2016
JOB NUMBER: 28254 LAURA LA SHEET

A-07.3

SYMBOL	LEGEND
	MAX. 6' HIGH RET. WALL PER STRUCTURAL PLANS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	MAX. 42" HIGH RET. WALL PER STRUCTURAL PLANS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	NON COMPLIANT >6' H REAR YARD RETAINING WALL TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	RETAINING WALL >42" H IN FRONT YARD
	LINE OF BUILDING OUTLINE BELOW
	MAX. 6' HIGH PLANTER WALL
	EXISTING CONTOUR LINES TO REMAIN
	MODIFIED CONTOUR LINES
	EXTERIOR WALLS
	PROPERTY LINES
	42" HIGH GUARD RAIL PER DETAIL 9 @ A-09-2
	MAX. 36" HIGH PLANTER WALL
	4" UNDERGROUND DRAINAGE PIPE WITH 1% SLOPE
	FIRE FIGHTER ACCESS WALKWAY <150' EACH SIDE PAVED PATH WITH LESS THAN 10% SLOPE
	5' WIDE PEBBLE FINISH CONCRETE WALKWAY
	BROOM FINISH CONCRETE DRIVE WAY

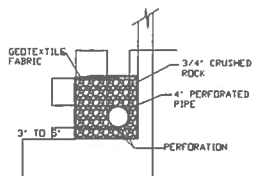
SYM.	DESCRIPTION
1	RETAINING WALL/BLOCK WALL TO BE CONSTRUCTED UNDER SEPARATE PERMIT
2	CONST V DITCH PER DETAIL 3 ON SHEET 4 OF 8
3	CONST RET WALL DRAIN PER DETAIL 4 OF SHEET 4 OF 8
4	AREA DRAIN
5	EXISTING GRADE TO REMAIN
6	LANDSCAPE
7	HARDSCAPE PEBBLE FINISHED CONCRETE
8	INSTALL 8" REMOVABLE AREA DRAIN W/ GEOTEXTILE FABRIC NET SCREEN
9	INSTALL 4" HDPE STORM DRAIN PIPE, 1% MIN SLOPE
10	BROOM FINISH CONCRETE
11	RAINBIRD ESP MODULAR CONTROLLER, WEATHER-BASED
12	5'-0" HIGH POOL GATE SELF CLOSING AND SELF LATCHING LOCKING MECHANISM SHALL BE LOCATED NO LOWER THAN 4'-6" ABOVE FINISH FLOOR/GRADE
13	GRAVEL POCKET PER DETAIL 8 ON 4 OF 8
14	INVERT TO STREET PER DETAIL 5 @ SHEET 4 OF 8
15	MAX. 72" HIGH PLANTER WALL SEE DETAIL 11 ON 4 OF 8
16	MAX. 30" HIGH PLANTER WALL SEE DETAIL 12 ON 4 OF 8
17	6" HIGH CURB 5 ON SHEET 4 OF 8
18	2'X2' RIP RAP PER DETAIL 10 @ SHEET 4 OF 8
19	2'X2' FLOW GUARD PER DETAIL C ON SHEET 5 OF 8
20	CONCRETE CATCH BASIN DETAIL 2 ON SHEET 4 OF 8
21	CONST RET WALL AND PLANTER DRAIN PER DETAIL 11 OF SHEET 4 OF 8
22	6" SUB-SURFACE DRAIN LINE WITH 2% SLOPE
23	6" CONC WALL AROUND FLOCARD, 24" HIGH BUILD BY CONC CONTRACTOR PER SHEET 5 OF 8

NOTE:
 1. RETAINING AND SCREEN WALLS SHOWN IN PLAN VIEW AND ANNOTATED TO BE CONSTRUCTED UNDER SEPARATE PERMIT
 2. ALL THE DOWN SPOUTS (DS) SHALL BE CONNECTED TO THE MAIN AREA DRAIN PIPE

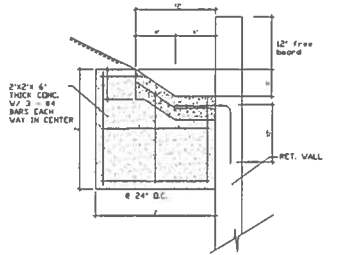


EASEMENT
 AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY BEGINNING AT THE NORTH-WESTERLY CORNER OF SAID LOT 7, THENCE 11 FEET SOUTHERLY ALONG THE WEST LINE, THENCE TO A POINT ON NORTH LINE 10 FEET EAST OF THE NORTH WESTERLY CORNER, THENCE TO THE POINT OF BEGINNING.

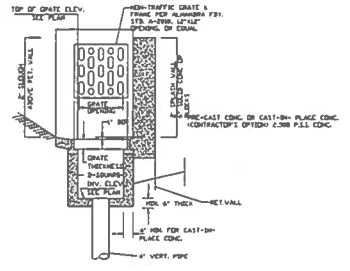
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	CITY OF AGOURA HILLS APPROVAL	DESIGNER	DATE	PROJECT	GRADING AND DRAINAGE PLAN
					PREPARED BY: Hamid R. Azarbin	10/22/18				AGOURA HILLS		SINGLE FAMILY RESIDENCE 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA	SHEET 2 OF 8



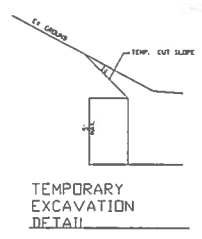
SUBDRAIN DETAIL



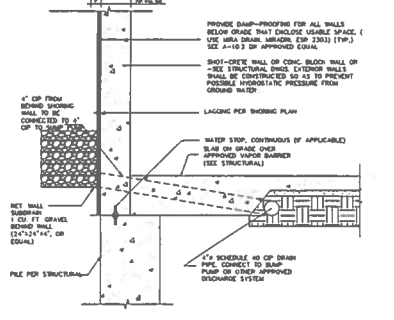
FREE BOARD AND WALL GUTTER TYPICAL SECTION



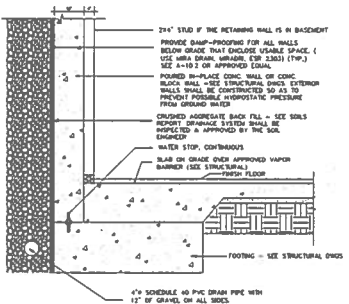
CONC. CATCH BASIN



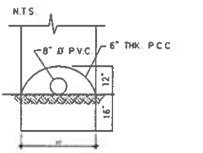
TEMPORARY EXCAVATION DETAIL



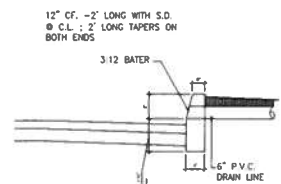
GRAVEL POCKET DETAIL AT RETAINING WALLS



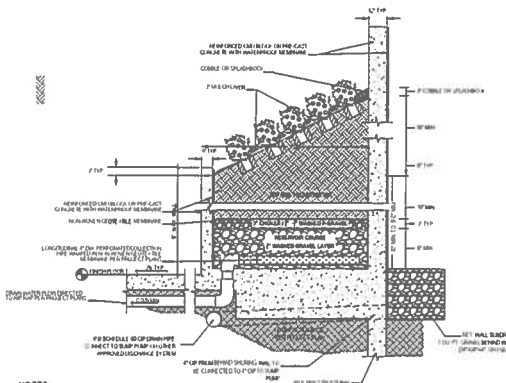
TYP. BASEMENT WALL SECTION



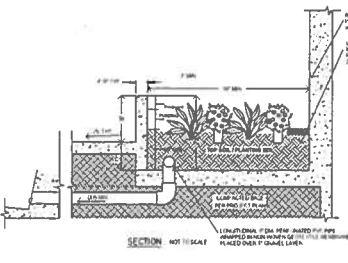
WALL BYPASS DRAINAGE DETAIL



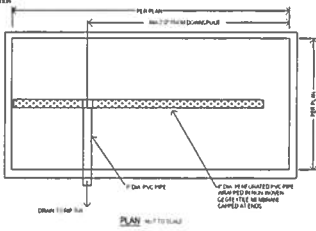
TYPICAL CURB FOR DRAIN OUTLET



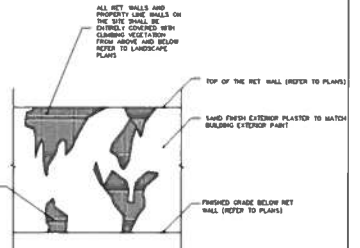
PLANTER DRAIN DETAIL AT BACK RETAINING WALL



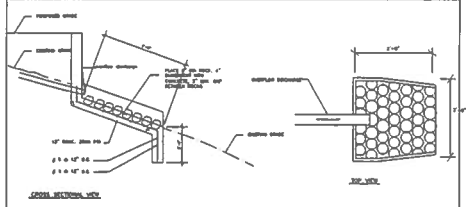
PLANTER BOX DRAIN



GRAOUTED RIP-RAP AT OUTLET DETAIL



CLIMBING VEGETATION ON RET. WALLS TYPICAL FOR ALL RET. WALLS



GRAOUTED RIP-RAP AT OUTLET DETAIL

- NOTES
1. TOP SOIL PLANTING DEPTH IS AT LEAST 12" DEEP
 2. TOP SOIL CONTAINS NO MORE THAN 5% COARSE SAND
 3. MINIMUM GRANULAR LAYER SHALL BE 12" DEEP
 4. SPECIFICATIONS FOR DRAINAGE PER BUREAU OF ENGINEERING AND SAFETY REQUIREMENTS

- NOTES
1. TOP SOIL PLANTING DEPTH IS AT LEAST 12" DEEP
 2. TOP SOIL CONTAINS NO MORE THAN 5% COARSE SAND
 3. MINIMUM GRANULAR LAYER SHALL BE 12" DEEP
 4. SPECIFICATIONS FOR DRAINAGE PER BUREAU OF ENGINEERING AND SAFETY REQUIREMENTS
 5. PLANTING REQUIREMENTS PER BUREAU OF ENGINEERING AND SAFETY REQUIREMENTS

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY: Hamid R. Azarhin
 PROJECT ENGINEER
 DATE: 10/22/18

REVIEWED BY: _____
 DATE: _____

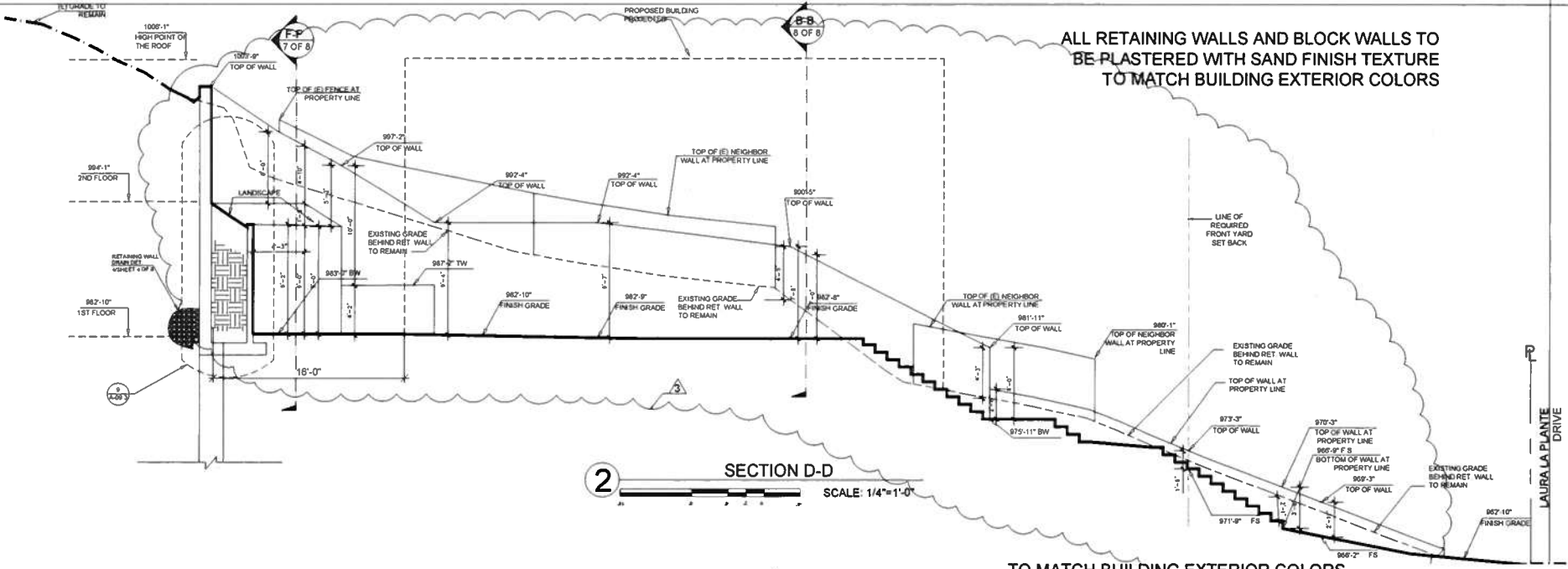
CITY OF AGOURA HILLS APPROVAL
 RAMIRO S. ADEVA, P.E., CITY ENGINEER
 DATE: _____
 C88885
 REC NO: _____
 EXP DATE: _____



PROJECT:
 SINGLE FAMILY RESIDENCE
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

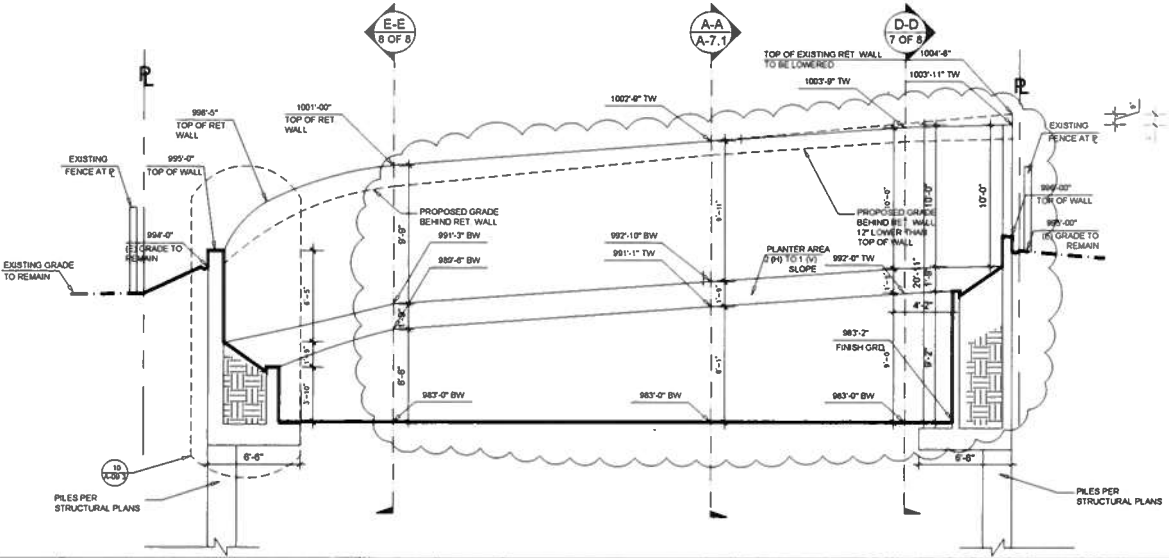
GRADING AND DRAINAGE DETAILS
 SHEET 4 OF 8

ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS





2 SECTION D-D SCALE: 1/4"=1'-0"

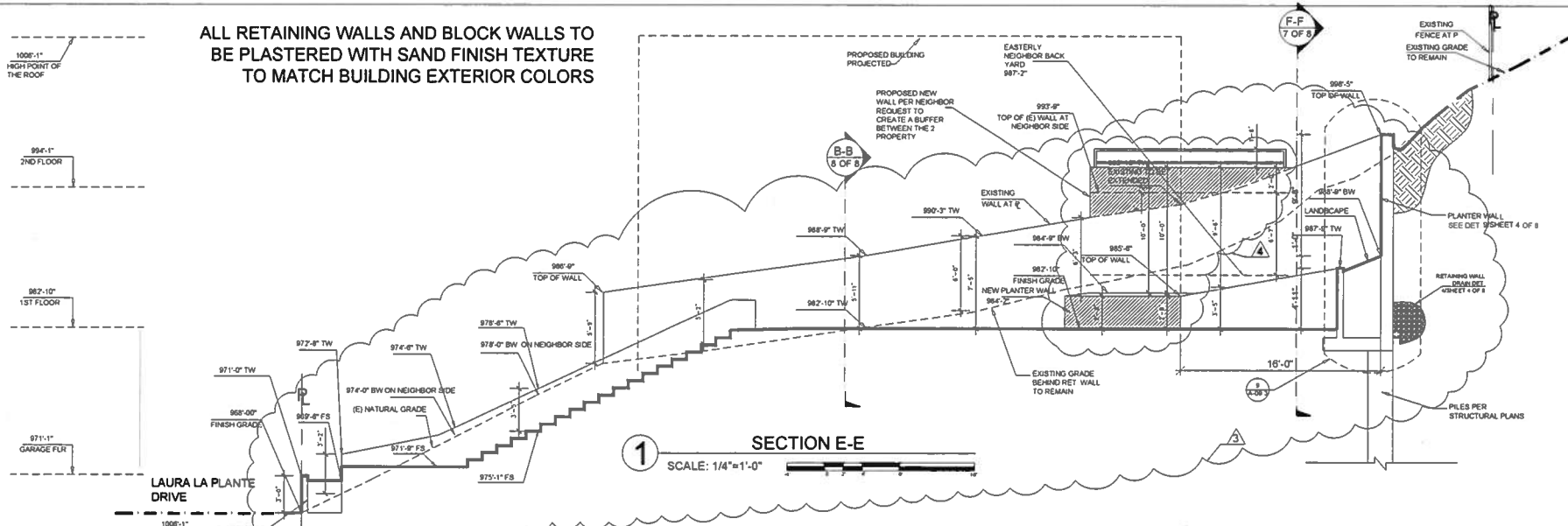
TO MATCH BUILDING EXTERIOR COLORS



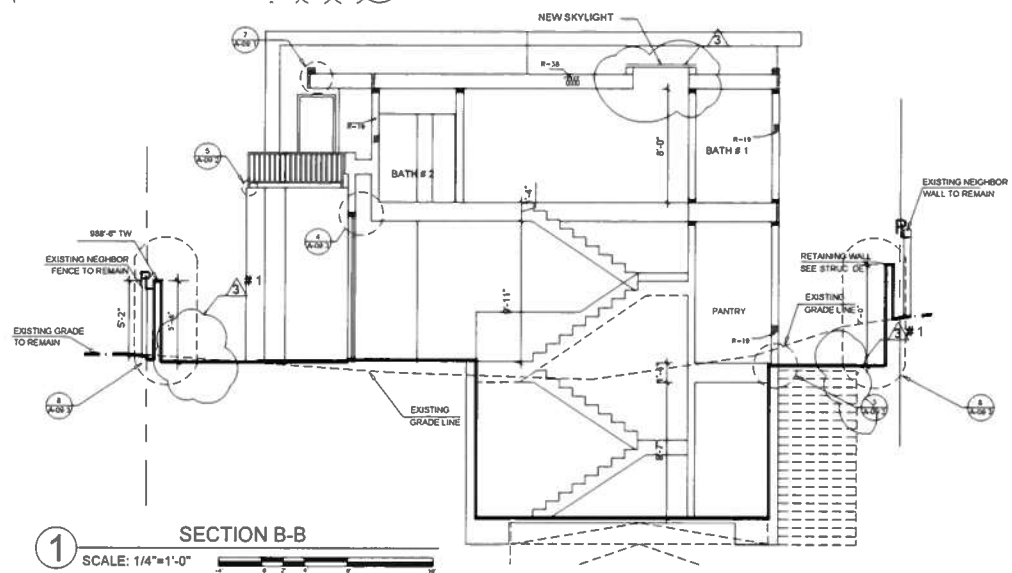
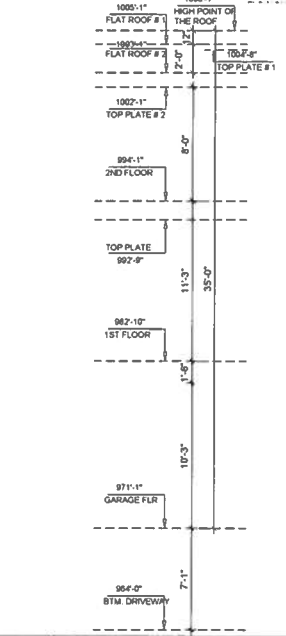
1 SECTION F-F SCALE: 1/4"=1'-0"

PREPARED BY: Hamid R. Azarbin  PROJECT ENGINEER DATE: 10/02/18					CITY OF AGOURA HILLS APPROVAL REVIEWED BY: HANIRO S. ADEVA, P.E., CITY ENGINEER DATE: _____ C66865 TRACE NO. EXP. DATE: _____							PROJECT: SINGLE FAMILY RESIDENCE 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA		SECTIONS DD AND SECTION FF SHEET 7 OF 8	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE											

ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS



1 SECTION E-E
SCALE: 1/4"=1'-0"



1 SECTION B-B
SCALE: 1/4"=1'-0"

				PREPARED BY: Hamid R. Azarbin	CITY OF AGOURA HILLS APPROVAL				PROJECT: SINGLE FAMILY RESIDENCE 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA		SECTION EE & SECTION BB
				PROJECT ENGINEER	REVIEWED BY		DATE		C66885 TRC TW:1		SHEET 8 OF 8
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE: 10/02/18	DATE	DATE	DATE	EXP DATE	AGOURA HILLS	LABYRINTH DESIGN STUDIO TEL: 818-200-0005 FOUR@LABYRINTH10.COM	