



**DOOR SCHEDULE**

SWL	SIZE	TYPE	THK.	REMARKS
1	DBL. 3'-0" x 8'-0"	ENTRY DR.	1-3/4"	TEMP'D. GL. EXTERIOR DR. W/ SECURITY HARDWARE
2	3'-0" x 8'-0"	20 MIN. DR.	-	TIGHT FITTING, SELF CLOSING, SELF LATCHING, PER OWNER
3	3'-0" x 8'-0"	SOLID CORE	-	EXTERIOR DR. W/ SECURITY HARDWARE
4	16'-0" x 8'-0"	GARAGE DR.	-	SECTIONAL ROLL-UP DOORS, ARCHED TOP
5	2'-8" x 8'-0"	SOLID CORE	-	INTERIOR DOOR, PER OWNER
6	3'-0" x 8'-0"	BI FOLD DR.	-	INTERIOR DOOR, PER OWNER
7	4'-0" x 8'-0"	BI FOLD DR.	-	INTERIOR DOOR, PER OWNER
8	2'-6" x 6'-0"	BI FOLD DR.	-	INTERIOR DOOR, PER OWNER
9	12'-0" x 8'-0"	SLIDING DOOR	DUAL	"MILGARD" (LOW-E) GLASS
10	2'-6" x 3'-0"	BI FOLD DR.	-	STORAGE DOOR, PER OWNER

NOTE: CONTRACTOR MUST REFER TO TM 008B OR O.A.E. FOR DOORS

**WINDOW SCHEDULE**

SWL	SIZE	TYPE	GLASS	REMARKS
A	4'-0" x 5'-0"	PICTURE	DUAL	"MILGARD" (LOW-E) GLASS
B	2'-0" x 5'-0"	SINGLE HUNG	DUAL	"MILGARD" (LOW-E) GLASS
C	5'-0" x 4'-6"	SLIDER	DUAL	"MILGARD" (LOW-E) GLASS
D	2'-0" x 5'-0"	SINGLE HUNG	DUAL	"MILGARD" (LOW-E) GLASS
E	3'-0" x 4'-0"	SLIDER	DUAL	"MILGARD" (LOW-E) GLASS

NOTE: CONTRACTOR TO FULLY REVIEW I-24 GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS

**FLOOR PLAN NOTES:**

- 1 = NEW 2x STUD WALLS PER PLAN, TYP. (U.A.O.)
- 2 = LINE OF SECOND FLOOR ABOVE
- 3 = WOOD STAIRCASE PER PLAN
- 4 = KITCHEN CABINETS, PER OWNER
- 5 = GRANITE COUNTER-TOPS, PER OWNER
- 6 = ISLAND W/ BUILT-IN CUTTING-SBOARD, GRANITE COUNTER-TOP, PER OWNER
- 7 = UNDER-COUNTER TRASH DRAWERS, PER OWNER
- 8 = 24" W. STAINLESS DISHWASHER, PER OWNER (W/AVG. D3, MODEL R00B20)
- 9 = SINK, PER OWNER
- 10 = MICROVAPE, PER OWNER (W/AVG. D3, MODEL R00R26, W/HOOD)
- 11 = 7" D. ART NITCHE, PER PLAN
- 12 = 36" W. REFRIGERATOR PER OWNER (W/AVG. D3, MODEL R0D728-58)
- 13 = UNDER COUNTER 24" WIDE BEVERAGE REFRIGERATOR, PER OWNER
- 14 = "TESA" PAV. PRE-FABRICATED 42" PREP/PLAC, ESP-2842 (O.A.E.), PER OWNER, MODEL SPEC. 11
- 15 = BATHROOM SINK UNIT, PER OWNER
- 16 = 128 G.P.F. WATER CLOSET, PER OWNER
- 17 = 5/8" TYPE "X" G.P. BRD. AT ALL GARAGE WALLS & CEILINGS FOR 1-HR. SEPARATION
- 18 = WINE RACK, PER OWNER
- 19 = 30" RANGE W/HOOD, PER OWNER (W/AVG. D3, MODEL R0SC230-58)
- 20 = UPPER KITCHEN CABINETS, PER OWNER
- 21 = SHELVES, PER OWNER
- 22 = ELLIPTICAL ARCH OPENING
- 23 = 36" HANDRAIL, PER OWNER
- 24 = LINE OF CEILING CHANGE
- 25 = A/C UNITS ATOP CONC. PAD
- 26 = ELEC. PANEL, AS PER SPECS
- 27 = 12" HIGH HEARTH
- 28 = HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- 29 = PROVIDE CARBON MONOXIDE ALARM AS REQUIRED
- 30 = EXHAUST FAN, SEE ELEC. PLAN

THIS SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR WHICH IS AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR EXCEPT THE DOOR MAY OPEN TO A LANDING NOT MORE THAN 7'-6" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. (IRC R311.3)

LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36". (IRC R311.3)

CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1000. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EACH AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (IRC R315)

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

BATTERY-OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1000. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (IRC R314)

HARDWIRED SMOKE ALARMS TO BE COMPLIANT WITH UL 217 (NEPA 72, 907.2.10)

ATTIC AREA HAVING A CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (20"x30" MIN.) (R807.1)

NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES.

ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK.

THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.

THE COMBUSTION FLOW RATE OF MULTIPLE SHOWERS SERVING A SINGLE SHOWER SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20X COLUMN CONTAINED IN TABLE A.3.03.2 (CBCSC 4.30.2)

EVERY DWELING SHALL BE PROVIDED WITH HEATING EQUIPMENT CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (IRC R303.8)

FRIBECODING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11. FRIBECODING MATERIALS SHALL CONSIST OF ONE LISTED IN SECTION R302.11.1.

NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE REDUCED TO ACCESSIBLE. (9.506.1)

GLAZING IN ENCLOSURES FOR OR WALLS HAVING HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHINGS, AND SHOWERS, WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3

PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (IRC 407.6)

PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (IRC 407.6)

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION AND WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. (R303.3)

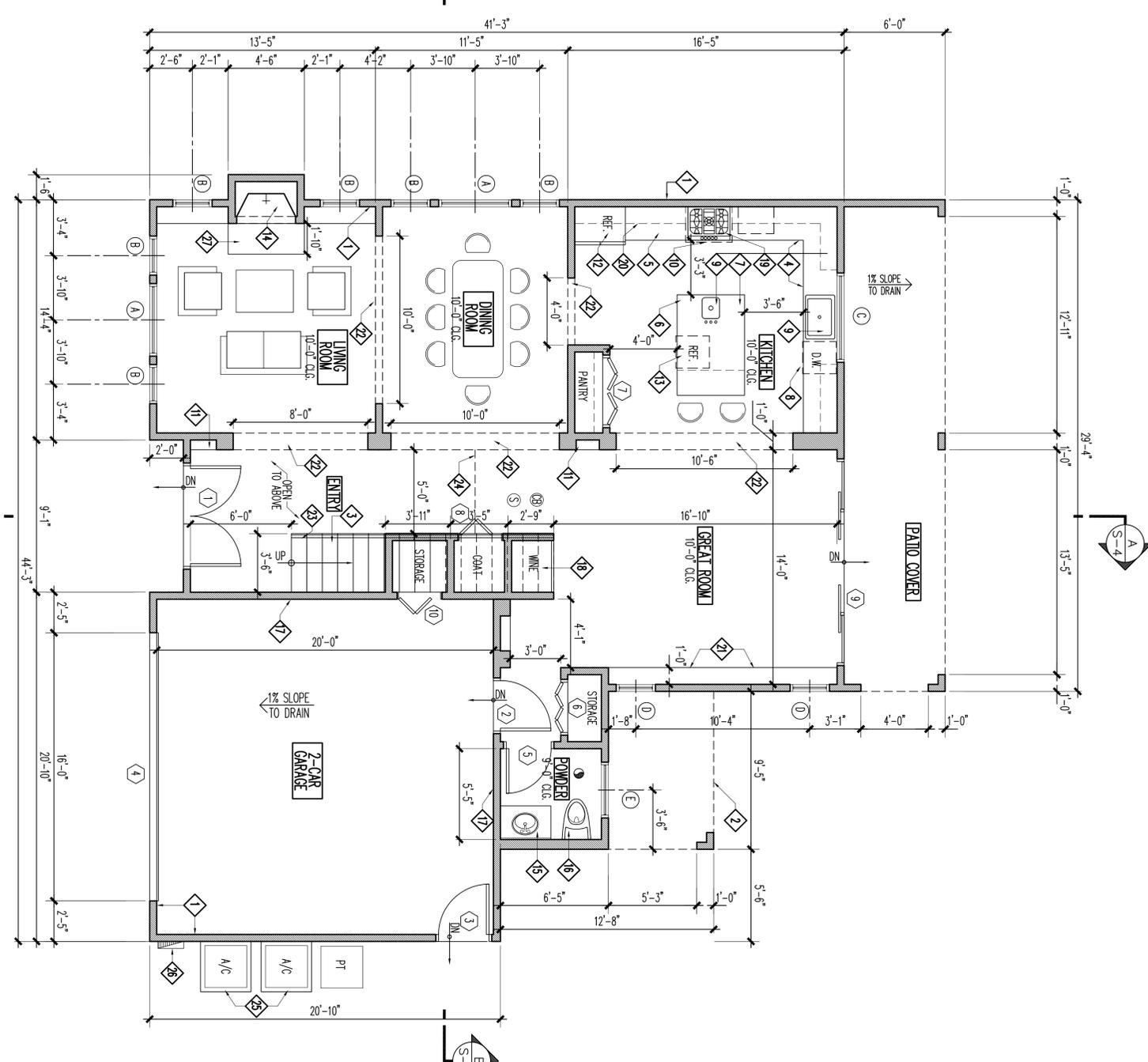
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTIONS R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (R303.1)

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)

KITCHEN SINKS, LAVATORIES, BATHINGS, SHOWERS, BOWLS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)

BATHING AND SHOWER FLOORS, WALLS ABOVE BATHINGS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. (R307.2)

PROVIDE ULTRA LOW FLUSH WATER CLOSERS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SPATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)



**PROPOSED FIRST FLOOR PLAN**

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



DRAWN: MP  
 CHECKED: R. MATOJA  
 DATE: 12/8/17  
 SCALE: 1/4" = 1'-0"  
 JOB: 17-08  
 FILENAME: MAKABI FLORES  
 SHEET: A-1  
 OF - SHEETS

**2-STORY CUSTOM RESIDENCE**  
 FOR: **MAYRA FLORES & EDWARD MAKABI**  
 ADDRESS: 540 THRIFT ROAD, MALIBU, CA. 90265

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REVISIONS	BY

SYMBOL	SIZE	TYPE	THICK.	REMARKS
1	2'-8" x 8'-0"	SOLID CORE	1-3/4"	INTERIOR DOOR, PER OWNER
2	3'-0" x 8'-0"	SOLID CORE	-	CLOSET DOOR, PER OWNER
3	3'-6" x 8'-0"	SOLID CORE	-	CLOSET DOOR, PER OWNER
4	DBL. 2'-6" x 8'-0"	FRENCH DOOR	-	INTERIOR DOOR, PER OWNER
5	DBL. 2'-6" x 8'-0"	FRENCH DOOR	-	"MILGARD" (LOW-E) GLASS, TEMP'D.
6	DBL. 2'-6" x 8'-0"	FRENCH DOOR	-	"MILGARD" (LOW-E) GLASS, TEMP'D.

NOTE: CONTRACTOR TO FULLY REVIEW T-24 GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS

SYMBOL	SIZE	TYPE	GLASS	REMARKS
E	5'-0" x 4'-0"	PICTURE	DUAL	"MILGARD" (LOW-E) GLASS, TEMP'D.
G	2'-0" x 2'-0"	SLIDER	DUAL	"MILGARD" (LOW-E) GLASS
H	3'-0" x 6'-0"	CASSETT	DUAL	"MILGARD" (LOW-E) GLASS, TEMP'D.
I	2'-6" x 6'-0"	SINGLE HING	DUAL	"MILGARD" (LOW-E) GLASS
J	2'-0" x 2'-0"	SLIDER	DUAL	"MILGARD" (LOW-E) GLASS
K	4'-0" x 5'-0"	FIXED	DUAL	"MILGARD" (LOW-E) GLASS, ARCHED TOP
L	4'-0" x 2'-0"	SLIDER	DUAL	"MILGARD" (LOW-E) GLASS
M	2'-0" x 4'-0"	SINGLE HING	DUAL	"MILGARD" (LOW-E) GLASS
N	3'-0" x 4'-0"	SLIDER	DUAL	"MILGARD" (LOW-E) GLASS
O	1'-6" x 8'-0"	SHIELD	DUAL	FIXED, NO GRID, "TY GEN", TEMP'D.

NOTE: CONTRACTOR TO FULLY REVIEW T-24 GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS

**FLOOR PLAN NOTES:**

- 1 = 2x STUD WALLS PER PLAN
- 2 = WOOD STAIRCASE PER PLAN
- 3 = BATHROOM SINK UNIT, PER OWNER
- 4 = 128 G.P.F. WATER CLOSET, PER OWNER
- 5 = TUB/SHOWER COMBO W/ TEMP'D. GLASS, PER OWNER
- 6 = TEMPERED GLASS SHOWER ENCLOSURE
- 7 = JACUZZI TUB, PER OWNER
- 8 = WASHER & DRYER, PER OWNER
- 9 = UTILITY SINK, PER OWNER
- 10 = POLE & SHELVES, PER OWNER
- 11 = 36" H/HANDRAIL, PER OWNER
- 12 = 42" GUARDRAIL, PER OWNER
- 13 = ROOF LINE FOR FIRST FLOOR
- 14 = FLOWER SHELVES, PER OWNER
- 15 = NEW "9X-0-TEX" SIP RESISTANT SURFACE, ICC ESR-1757 DECKING OR 12" SQ. SIP RESISTANT ITALIAN PAPERS W/ 1% SLOPE

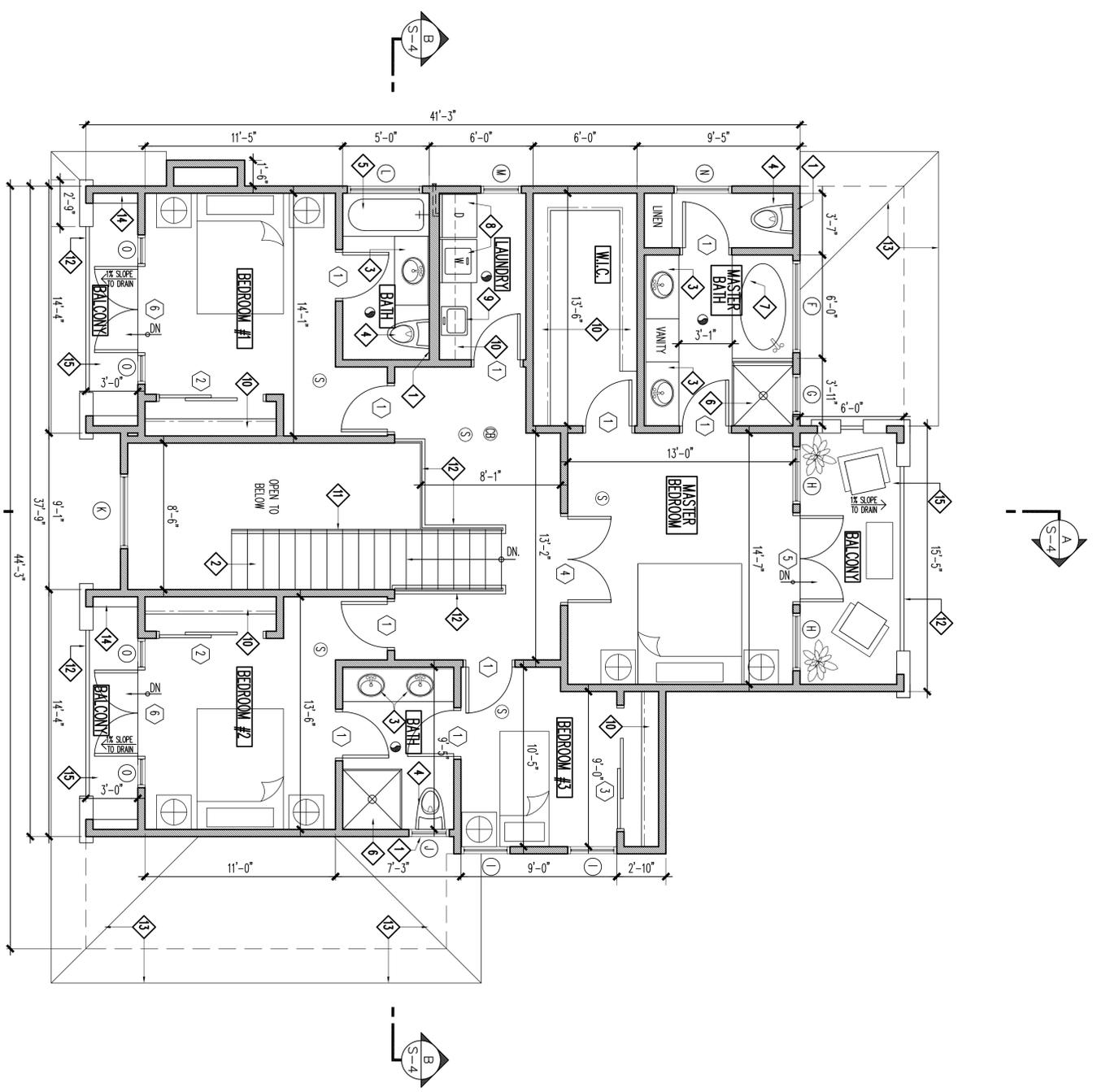
5 = HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP  
 6B = PROVIDE CARBON MONOXIDE ALARM AS REQUIRED  
 9 = EXHAUST FAN, SEE ELEC. PLAN

WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE DRAIN INLET. (CRC R307.2) THE COMBINED FLOW RATE OF MULTIPLE SHOWERHEADS SERVING A SINGLE SHOWER SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% COLUMN CONTAINED IN TABLE 4.303.2 (CORSB 4.303.2)

EVERY OPENING SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.8)

FIREPROOFING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11. FIREPROOFING MATERIALS SHALL CONSIST OF ONE LISTED IN SECTION R302.11.1.



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



DRAWN	MP
CHECKED	R. MATOJA
DATE	12/8/17
SCALE	1/4" = 1'-0"
JOB	12--
FILENAME	MAKABI FLOORS
SHEET	A-2

2-STORY CUSTOM RESIDENCE  
 FOR: MAYRA FLORES & EDWARD MAKABI  
 ADDRESS: 540 THRIFT ROAD, MALIBU, CA. 90265

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# PROJECT TEAM

## PROJECT DESIGNER:

ROBERT MATOLA / R.M. DESIGNS  
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## STRUCTURAL ENGINEER:

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1319 FEATHER AVENUE, THOUSAND OAKS, CA 91360  
(P) (805) 418-7294 (F) (805) 418-7925

## CIVIL ENGINEER:

TRANS AMERICAN ENGINEERING  
9698 TELSTAR AVE., STE 301  
EL MONTE, CA 91731  
(P) (626) 527-3888

## ENERGY CALCULATIONS:

KEVIN LAUGHTON / TAILORED ENERGY SERVICES  
1640 W. LONGVIEW AVENUE  
STOCKTON, CA 95207  
(P) (888) 310-08085 (F) (877) 838-6167

# PROJECT INFORMATION

## LOT DESCRIPTION:

APN: 611-0-211-175  
TRACT NUMBER: 2815-00  
LOT NUMBER: 30  
LOT SIZE: 19,282 S.F. (0.44 AC.)

## PROJECT DESCRIPTION:

2-STORY RESIDENCE - TYPE OF CONSTRUCTION: V-B, NON-SPRINKLERED  
OCCUPANCY GROUP: R3 / U1

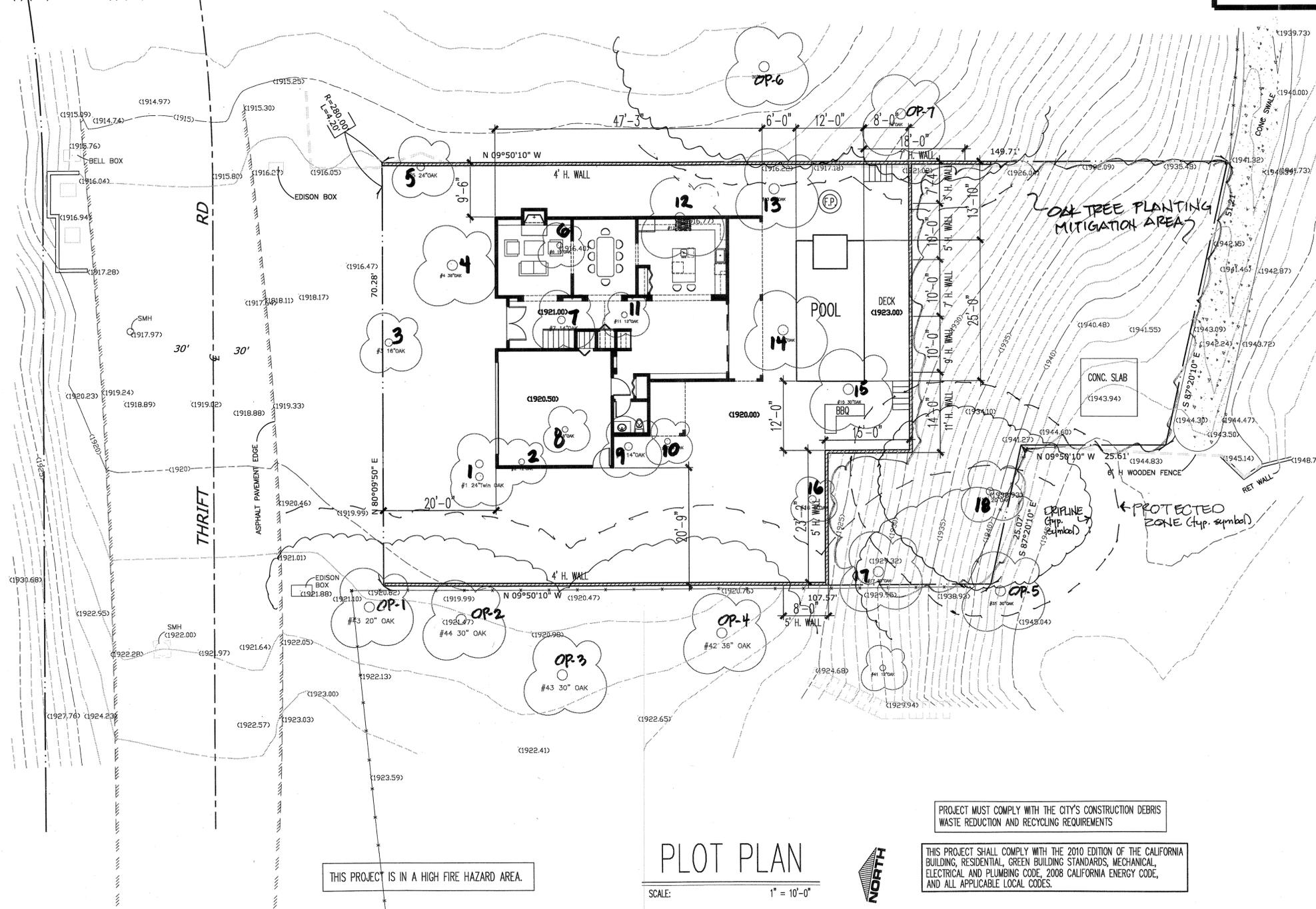
TOTAL LIVING AREA (CONDITIONED): -- S.F.  
GARAGES (UNCONDITIONED): -- S.F.  
PATIO AREA: -- S.F.  
BALCONIES: -- S.F.

GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION IS SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10'. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CBC 401.3)  
DRAINAGE ACROSS INTERIOR LOT LINES CREATING CROSS-LOT DRAINAGE IS NOT PERMITTED NOR CHANGES IN THE DRAINAGE PATTERN WHICH ALTER OR INCREASE QUANTITY WHICH DISCHARGES TO ADJOINING PROPERTIES. (CBC APPENDIX J109.4)

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE.  
THE ALARM SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2017.  
THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (CBC 3109.4.1.8)

## VICINITY MAP



THIS PROJECT IS IN A HIGH FIRE HAZARD AREA.

## PLOT PLAN

SCALE: 1" = 10'-0"

PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION DEBRIS WASTE REDUCTION AND RECYCLING REQUIREMENTS

THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING, RESIDENTIAL, GREEN BUILDING STANDARDS, MECHANICAL, ELECTRICAL AND PLUMBING CODE, 2008 CALIFORNIA ENERGY CODE, AND ALL APPLICABLE LOCAL CODES.

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RESIDENTIAL AND COMMERCIAL PLANNERS

2-STORY CUSTOM RESIDENCE

FOR: MAYRA FLORES & EDWARD MAKABI

ADDRESS: 504 THRIFT ROAD, MALIBU, CA 90265

DRAWN: M.P.  
CHECKED: R. MATOLA  
DATE: 10/23/12  
SCALE: 1" = 10'-0"  
JOB: 12--  
FILENAME: --  
SHEET: T-1  
OF - SHEETS: --

820-1-12 (Nov 2012)  
TREES, etc.