



Oak Tree Site Plan
1/16" = 1'-0"

DAVID FREEDMAN, AIA
28407 Renee Drive
Agoura Hills, California
213.200.4258

JOHNSON RESIDENCE
588 Crater Camp Drive
Calabasas, California

OAK TREE PLAN

(REVISED 11/10/15)

REVISIONS:

STAMP

JOB NO:
FILE:
DRAWN BY: DF
DATE: 11/10/2015

SHEET:

A2.2

PROJECT DESCRIPTION & KEY NOTES

The subject property usage is a single family home located in the Mote Nido area, Calabasas, California. The home was permitted and built in 1970, the property will continue to be used as a single family home.

The proposed construction consists of adding garage doors to an existing carport, enclosing an atrium area between the carport and home and update some exterior finishes. The existing carport has a poured concrete slab and shares a continuous subterranean footing and structural roof beams with the home. The proposed project is further described in detail as follows:

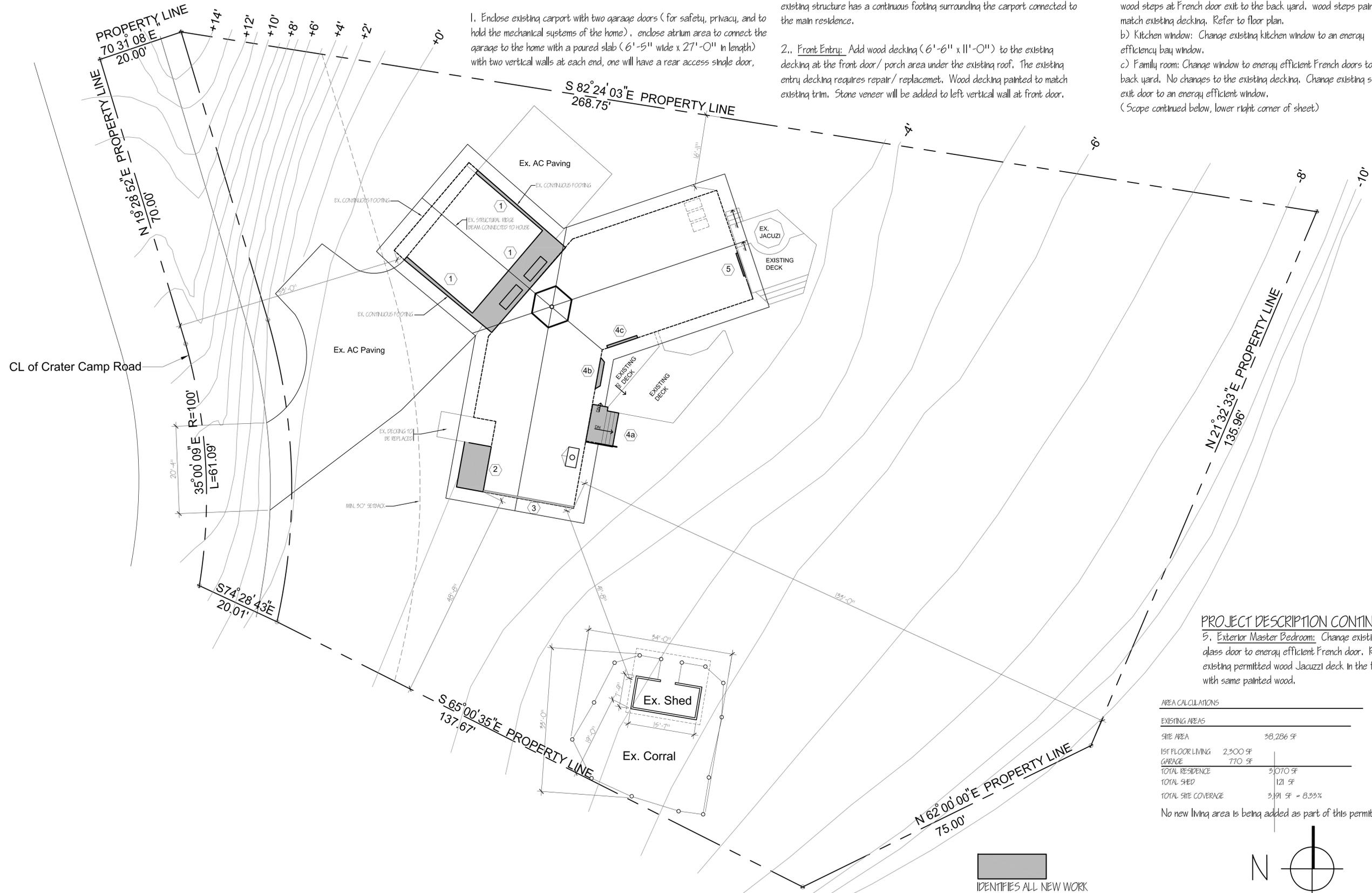
the other a window. Enclose ceiling of atrium with two skylights and tile roofing to enclose area to match existing roof. Stone veneer added to each vertical sides of the front garage door. Area is non-livable space. It will hold the systems of the home (HVAC, water heater and washer/dryer) in the enclosed garage. Nothing is added to the original footprint of the home. The existing structure has a continuous footing surrounding the carport connected to the main residence.

3. **Exterior Living Room:** Add stone veneer from ground level to bottom of existing window at exterior end of home. Refer to elevations.

4. **Back Side of Home:**
- a) Dining room: change widow to energy efficient French doors. Add wood steps at French door exit to the back yard. wood steps painted to match existing decking. Refer to floor plan.
 - b) Kitchen window: Change existing kitchen window to an energy efficiency bay window.
 - c) Family room: Change window to energy efficient French doors to exit to back yard. No changes to the existing decking. Change existing single exit door to an energy efficient window.
- (Scope continued below, lower right corner of sheet)

- 1. Enclose existing carport with two garage doors (for safety, privacy, and to hold the mechanical systems of the home). enclose atrium area to connect the garage to the home with a poured slab (6'-5" wide x 27'-0" in length) with two vertical walls at each end, one will have a rear access single door,

- 2. **Front Entry:** Add wood decking (6'-6" x 11'-0") to the existing decking at the front door/ porch area under the existing roof. The existing entry decking requires repair/ replacement. Wood decking painted to match existing trim. Stone veneer will be added to left vertical wall at front door.



PROJECT DESCRIPTION CONTINUED

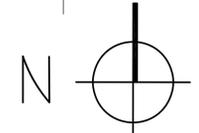
5. **Exterior Master Bedroom:** Change existing sliding glass door to energy efficient French door. Repair existing permitted wood Jacuzzi deck in the future with same painted wood.

AREA CALCULATIONS

EXISTING AREAS	
SITE AREA	38,286 SF
1ST FLOOR LIVING	2,500 SF
GARAGE	770 SF
TOTAL RESIDENCE	3,070 SF
TOTAL SHED	121 SF
TOTAL SITE COVERAGE	3,191 SF = 8.35%

No new living area is being added as part of this permit.

IDENTIFIES ALL NEW WORK



Site Plan

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PROPOSED FLOOR PLAN

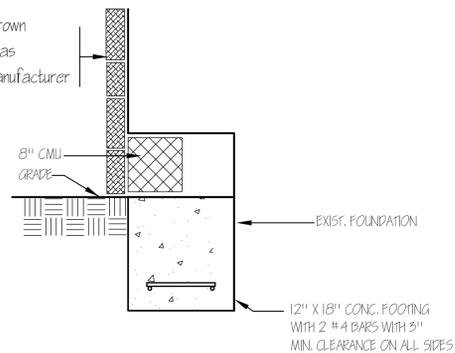
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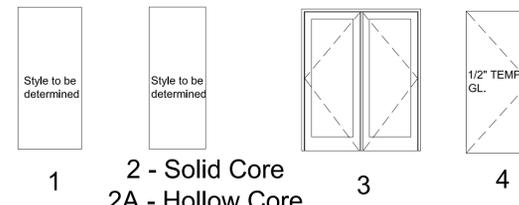
Stone Veneer on brown coat with adhesive as recommended by manufacturer



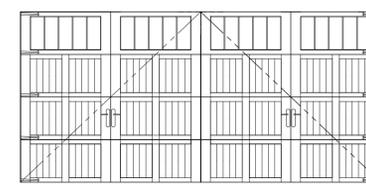
Footings Detail 2

DOOR SCHEDULE				DOOR SCHEDULE		
NO.	SIZE	TYPE	COMMENTS	NO.	SIZE	COMMENTS
1	3'-0" x 6'-8"	1	Partial Glass	A	8'-0" x 4'-0"	Existing
2	2'-6" x 6'-8"	2A	Existing	B	4'-4" x 4'-9"	Existing
3	2'-8" x 6'-8"	2A	Existing	C	4'-0" x 4'-0"	Existing
4	2'-6" x 6'-8"	2	Existing	D	2'-2" x 2'-2"	Existing
5	17'-0" x 8'-0"	5		E	2'-2" x 3'-3"	
6	VARIES	2A	Existing	F	1'-1" x 6'-8"	
7	17'-0" x 8'-0"	5		G	2'-6" x 6'-8"	
8	3'-0" x 6'-8"	2		H	8'-0" x 4'-0"	Existing
9	Pair 2'-8" x 6'-8"	3	Replace Exist.			
10	Pair 2'-8" x 6'-8"	3	Existing			
11	Pair 2'-8" x 6'-8"	3	Existing			
12	Pair 2'-10" x 6'-8"	2A	Barn Doors			
13	2'-0" x 6'-8"	2A	Existing			
14	2'-6" x 6'-8"	2A	Existing			
15	2'-6" x 6'-8"	2A	Existing			
16	3'-0" x 6'-8"	2A	Existing			
17	2'-6" x 6'-8"	2A	Existing			
18	3'-0" x 6'-8"	2A	Existing			
19	2'-8" x 6'-8"	4	Exist. Temp GL			
20	Pair 2'-6" x 6'-8"	2A				

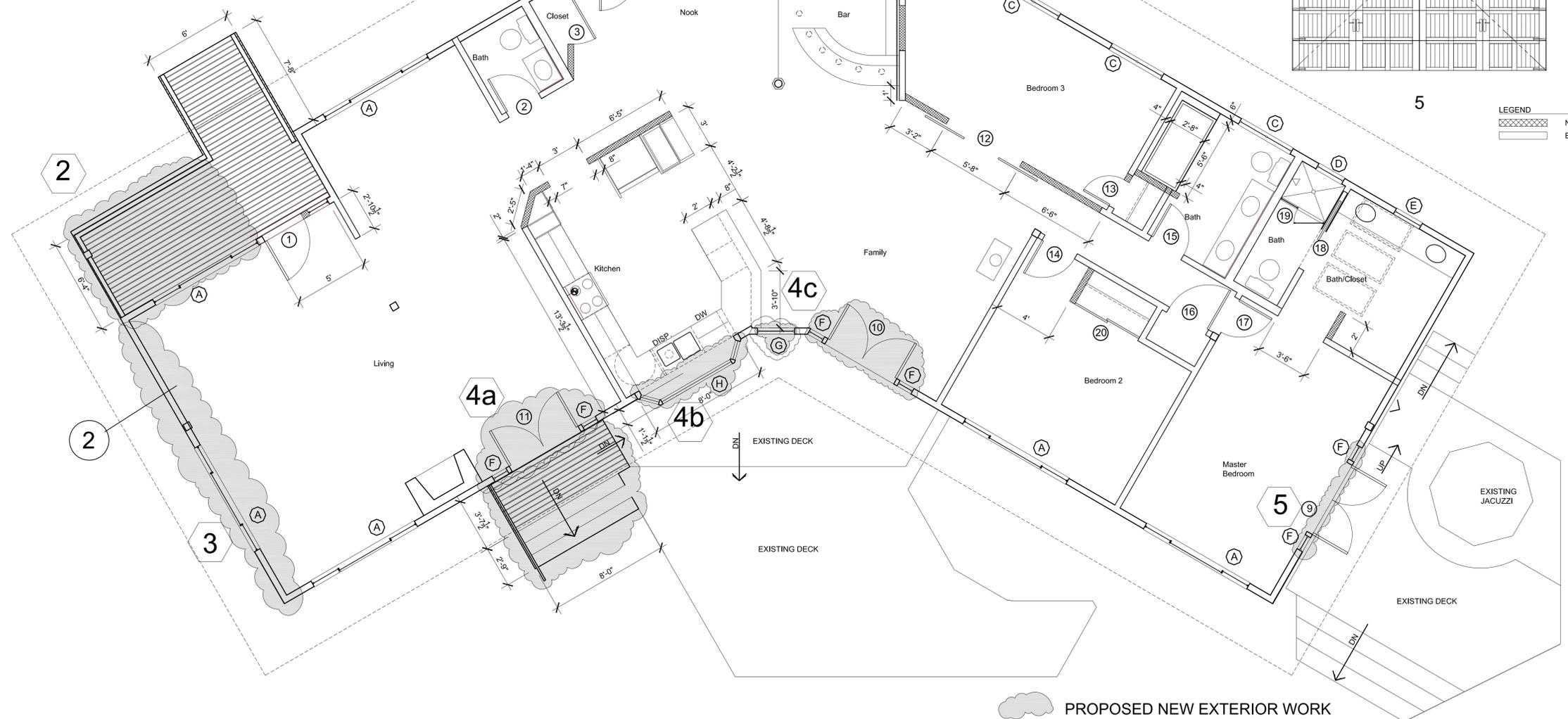
NOTES:
1. ALL EXISTING WINDOWS ARE VINYL FRAMED, 1/2" INSULATED CLEAR GLASS
2. ALL NEW WINDOWS TO BE VINYL FRAMED WITH 1/2" INSULATED CLEAR GLASS.
3. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED OR SAFETY GLAZING



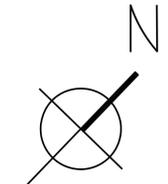
1 - Solid Core
2A - Hollow Core
3
4



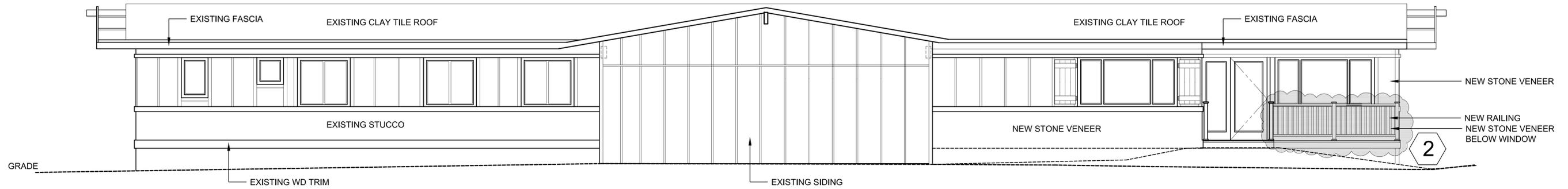
LEGEND
NEW 2X4 STUD WALL
EXISTING 2X4 STUD WALL



5 PROPOSED NEW EXTERIOR WORK
5 REFER TO SHEET A2.1 FOR KEY NOTES

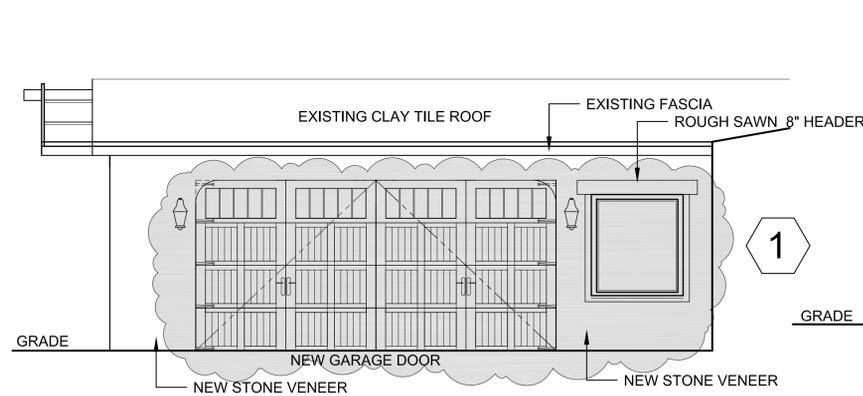


Floor Plan 1
1/4" = 1'-0"



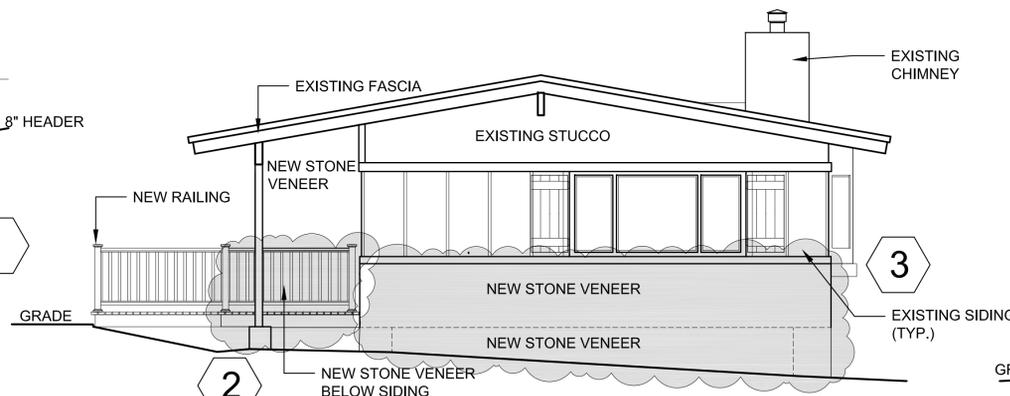
Northwest Elevation 1

1/4" = 1'-0"



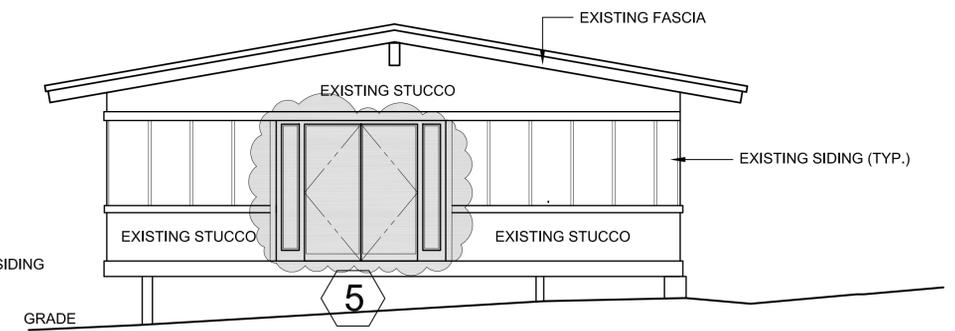
Southwest Elevation 4

1/4" = 1'-0"



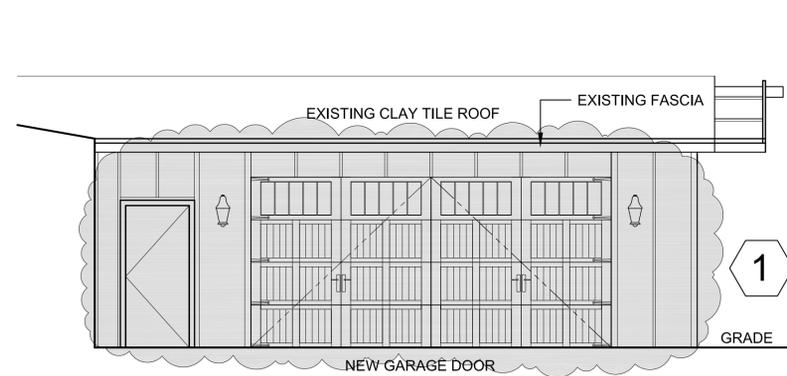
Southwest Elevation 3

1/4" = 1'-0"



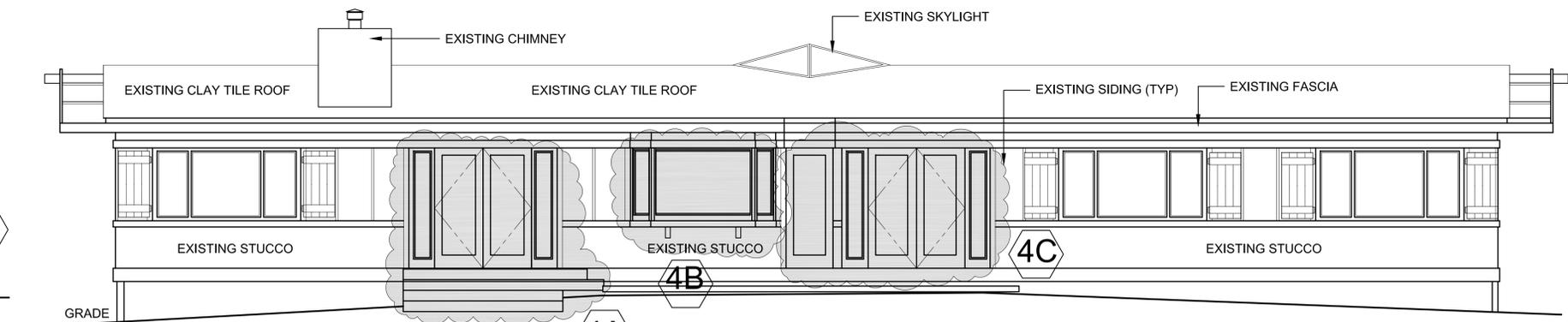
Northeast Elevation 2

1/4" = 1'-0"



Northeast Elevation 6

1/4" = 1'-0"



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South East Elevation 5

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