

ABBREVIATION

ACOUS.	ACOUSTICAL	KIL.	KILN	INTERIOR
A.D.	AREA DRAIN	LAB.	LABORATORY	
AL.	ALUMINUM	LAM.	LAMINATE	
APPROX.	APPROXIMATE	LAV.	LAVATORY	
ARCH.	ARCHITECTURAL	LT.	LIGHT	
ASB.	ASBESTOS	MAX.	MAXIMUM	
A.C.	ASPHALT CONCRETE	M.C.	MEDICINE CABINET	
BD.	BOARD	M.ECH.	MECHANICAL	
BLDG.	BUILDING	MFR.	MANUFACTURER	
BLK.	BLOCK	MH.	MANHOLE	
BLCK.	BLOCKING	MN.	MINIMUM	
BM.	BEAM	MIR.	MIRROR	
BOT.	BOTTOM	MISC.	MISCELLANEOUS	
		M.O.	MASONRY OPENING	
CAB.	CABINET	MTD.	MOUNTED	
C.B.	CATCH BASIN	MTL.	METAL	
CSH.	CSEWHT	N.I.C.	NOT IN CONTACT	
CER.	CERAMIC	N.T.S.	NOT TO SCALE	
C.I.	CASTIRON	Obs.	OBSCURE	
CIG.	CILING	O.C.	ON CENTER	
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER	
CLR.	CLEAR	OFF.	OFFICE	
C.O.	CASE OPENING	OPNG.	OPENING	
COL.	COLUMN	OP.	OPPOSITE	
CONC.	CONCRETE	PL.	PLATE	
CONN.	CONNECTION	P. LAM.	P. LAM. PLASTIC LAMINATE	
CONSTR.	CONSTRUCTION	PLAS.	PLASTER	
CONT.	CONTINUOUS	PLYWD.	PLYWOOD	
COHR.	CORNER	PR	PAIR	
CNTR.	COUNTER	PT.	POINT	
CNTR.	CENTER	QI.	QUARRY TILE	
DBL.	DOUBLE	R.	RABER	
DEPT.	DEPARTMENT	RAD.	RADIUS	
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN	
DET.	DETAIL	REF.	REFRIGERATOR	
DIA.	DIAMETER	REFR.	REFINISHED	
DIMENSION		REIN.	REINFORCED	
DISP.	DISPENSER	REQ.	REQUIRED	
DN.	DOWN	RESIL.	RESILIENT	
D.O.	DOOR OPENING	RFL.	ROUGH OPENING	
DR.	DOOR	R.O.	ROUGH OPENING	
DS.	DOWNSPOUT	RWD.	REDWOOD	
DWG.	DRAWING	S.C.	SCHEDULE	
		SCHED.	SCHEDULE	
EA.	EACH	SECT.	SECTION	
E.J.	EXPANSION JOINT	SHI.	SHEET	
EL.	ELEVATION	SHL.	SHIMLAR	
ELEC.	ELECTRICAL	S&P.	SHELVES & POLE SPECIFICATION	
ELEV.	ELEVATOR	SG.	SQUARE	
EMER.	EMERGENCY	S.S.T.	STAINLESS STEEL	
ENCL.	ENCLOSURE	S.S.K.	STANDARD	
EQ.	EQUAL	STD.	STEEL	
EQPT.	EQUIPMENT	STR.	STORAGE	
EXST.	EXISTING	STR.	STRUCTURAL	
EXP.	EXPANSION	SUSP.	SUSPENDED	
EXT.	EXTERIOR	SYM.	SYMMETRICAL	
F.A.	FIRE ALARMA	T.B.	TOWEL BAR	
F.D.	FLOOR DRAIN	TRD.	TREAD	
F.E.	FIRE EXTINGUISHER	T.C.	TOP OF CURB	
FN.	FRESH	TEL.	TELEPHONE	
FL.	FLOOR	T&G.	TONGUE & GROOVE	
FLASH.	FLASHING	THK.	THICK	
FLOOR.	FLOURESCENT	T.V.	TELEVISION	
F.O.F.	FACE OF FINISH	T.W.	TOP OF WALL	
FT.	FOOT TO FEET	UNF.	UNFINISHED	
FTG.	FOOTING	U.O.N.	UNLESS OTHERWISE NOTED	
FURK.	FURRING	VERT.	VERTICAL	
GA.	GAUGE	VEST.	VESTIBULE	
GALV.	GALVANIZED	W/	WITH	
GL.	GLASS	WD.	WOOD	
GR.	GRADE	W/O.	WITHOUT	
GYP.	GYPSON	WP.	WATERPROOF	
GWB.	GYPSON WALL BD.	WSC.	WANSICOUT	
		WT.	WEIGHT	
H.B.	HOSE BIB			
H.C.	HOLLOW CORE			
HOWD.	HARDWOOD			
H.M.	HOLLOW METAL			
HORZL.	HORIZONTAL			
HR.	HOUR			
HGT.	HEIGHT			
ID.	INSIDE DIAMETER			
INSUL.	INSULATION			

SCHAFFER/COFFMAN RESIDENCE FIRE REBUILD

6660 WANDERMERE RD., MALIBU, CA 90265

SCOPE OF WORK

SINGLE FAMILY RESIDENCE. 3 BED/ 3 BATH
1STORY SLAB ON GRADE
ALL ELECTRIC. SOLAR PANELS ON ROOF
MINI-SPLITS FOR HEATING AND COOLING
FIRE RESISTIVE USING METAL PANELS, STUCCO, STONERWORK.
NO EXPOSED WOOD AND DOUBLE GLAZED TEMPERED GLASS.

REQUIRED SPECIAL FEATURES

- DUCTS WITH HIGH LEVEL OF INSULATION
- CEILING HAS HIGH LEVEL OF INSULATION
- WINDOW OVERHANGS AND/OR FINIS
- EXPOSED SLAB FLOOR IN CONDITIONED ZONE
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)

HERS FEATURES SUMMARY

- BUILDING-LEVEL VERIFICATIONS:
- QUALITY INSULATION INSTALLATION (QII)
 - INDOOR AIR QUALITY VENTILATION
 - COOLING SYSTEM VERIFICATIONS:
 - MINIMUM AIRFLOW
 - VERIFIED EER
 - VERIFIED SEER
 - FAN EFFICACY WATTS/CFM
- HEATING SYSTEM VERIFICATIONS:
- -- NONE --
- HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING
 - DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE
 - CONFIRMED BY DUCT LEAKAGE TESTING
 - DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
 - -- NONE --

SHEET INDEX

- ARCHITECTURAL**
- T-1.0 TITLE SHEET/ PROJECT INFO
 - GN-1 GENERAL NOTES
 - GN-2 GENERAL NOTES
 - GN-3 GENERAL NOTES
 - GN-4 GENERAL NOTES
 - GB-1 GREEN BUILDING CODE
 - A-0.0 ORIGINAL SITE PLAN
 - A-0.1 ORIGINAL AND PROPOSED SITE PLAN
 - A-1.1 (PROPOSED) SITE PLAN
 - A-1.2 FUEL MODIFICATION PLAN AND NOTES
 - A-2.1 (PROPOSED) FLOOR PLAN
 - A-2.2 (PROPOSED) ROOF PLAN
 - A-4.1 (PROPOSED) ELEVATIONS
 - A-4.2 (PROPOSED) ELEVATIONS
 - A-5.1 (PROPOSED) SECTIONS
 - A-5.2 (PROPOSED) SECTIONS
 - A-5.3 (PROPOSED) SECTIONS
 - A-6.1 DOOR SCHEDULE
 - A-6.2 WINDOW SCHEDULE
 - A-7.1 DETAILS
- CIVIL**
- C-1 TITLE AND NOTES
 - C-2 GRADING AND GRADING PLAN
 - C-3 EROSION AND SEDIMENT CONTROL NOTES
 - C-4 EROSION AND SEDIMENT CONTROL PLAN
- STRUCTURAL**
- SN-0 STRUCTURAL OBSERVATION
 - S-0 GENERAL NOTES
 - S-1 FOUNDATION PLAN
 - S-2 ROOF FRAMING PLAN
 - S-3 DETAILS
 - S-4 DETAILS
 - S-5 DETAILS
 - S-6 DETAILS
 - S-7 DETAILS
 - WSWH1.1 STRONG-WALL DETAILS
 - WSWH1.2 STRONG-WALL DETAILS
- RETAINING WALL**
- S-1 RETAINING WALL
- M/PE**
- M-1 HVAC NOTES, LEGEND AND SCHEDULE
 - M-2 HVAC FLOOR PLAN
 - M-3 HVAC ROOF PLAN
 - M-4 TITLE 24
 - M-5 TITLE 24
 - M-6 TITLE 24
 - SP-1 PLUMBING SITE PLAN
 - P-1A PLUMBING NOTES, LEGENDS AND SCHEDULES
 - P-1B PLUMBING NOTES, LEGENDS AND SCHEDULES
 - P-2 PLUMBING COLD, HOT WATER AND GAS FP
 - P-3 PLUMBING WASTE AND VENT FLOOR PLAN
 - P-4 PLUMBING ROOF PLAN
 - P-5 PLUMBING GAS ISOMETRIC DIAGRAM
 - E-1A HVAC ROOF PLAN
 - E-1B HVAC ROOF PLAN
 - E-2 LIGHTING PLAN
 - E-3 ELECTRICAL POWER PLAN
 - E-4 ROOF PLAN

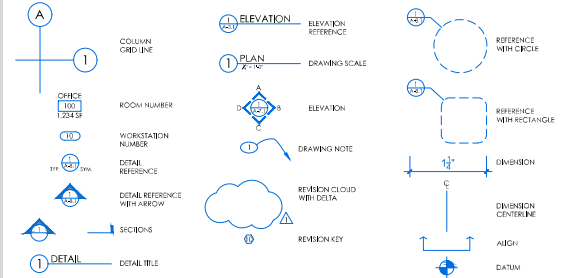
PROJECT INFORMATION

- ORIGINAL BLDG: 3,126 SF
ALLOWABLE 10% INCREASE = 3,438.6 SF
- PROPOSED BLDG: 3,438.2 SF
LESS THAN 10% ALLOWED
- ORIGINAL BUILDING + ADDITION:**
4 BEDROOM 3 BATH
- PROPOSED BUILDING:**
3 BEDROOM 3 BATH - NO INCREASE
- PROJECT: SINGLE FAMILY DWELLING
 - OWNER: DAVE SCHAFFER & BARBARA COFFMAN
6660 WANDERMERE RD
MALIBU, CA 90265
 - ARCHITECT: BARBARA COFFMAN & ASSOCIATES ARCHITECTS
1223 WILSHIRE BLVD., SUITE #275
SANTA MONICA, CA 90403
 - LEGAL DESCRIPTION: TRACT NO 17808 LOT 12
 - APN: 4468-008-006
 - LOT SIZE/AREA: GROSS: 45,492 SF
NET: 39,789 SF
 - GENERAL PLAN USE DESIGNATION: SF RESIDENTIAL
 - ZONING DESIGNATION: RRI-LCRA1
 - OCCUPANCY: R-3/U
 - CONSTRUCTION TYPE: V-A
 - PROJECT CODE: MALIBU MUNICIPAL CODE (MMC)
 - ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, FIRE, MECHANICAL PLUMBING, ELECTRICAL, ENERGY CODE, CALIFORNIA EXISTING BUILDING CODE AND GREEN BUILDING CODE.
 - BUILDING STORIES: 1
 - BUILDING AREA OF WORK: (P) 1ST FLOOR: 3,438.2 sf
 - BUILDING HEIGHT: 13'-8" (PROPOSED)
 - PROPOSED SETBACKS:
 - FRONT: 34'-4 1/2" > 10' FOR GARAGE
 - SIDE: 24'-0 1/2" > 5'
 - REAR: 29'-6" > 15'
 - (P) + (E) UNENCLOSED COVERED AREAS:
 - 2 PATIOS W/ 6' OR MORE COVERAGE = 528 SF
 - MAX. IMPERMEABLE COVERAGE: -6,674.5 SF MAX. ALLOWABLE
 - (P) + (E) IMPERMEABLE COVERAGE:
 - PROPOSED:
 - CONCRETE PATIOS: 0 SF
 - EXISTING:
 - 2 PATIOS MENTIONED ABOVE
 - 204' FOR A WALKWAY
 - CONCRETE DRIVEWAY (PROPOSED IS GRAVEL)
 - TWO-THIRDS CALCULATION: -N/A
 - SUSTAINABLE BUILDING ELEMENTS:
 - SOLAR PV (TO BE DEFERRED)
 - WIND TURBINES
 - RAIN CAPTURING STORAGE
 - FIRE SPRINKLERS: YES (TO BE DEFERRED)



(PROPOSED) SITE PLAN
SCALE: 1/32" = 1'-0"

SYMBOLS



CONSULTANTS

ARCHITECT:
BARBARA COFFMAN & ASSOCIATES ARCHITECTS
BARBARA COFFMAN
1223 WILSHIRE BLVD., #275
SANTA MONICA, CA 90403

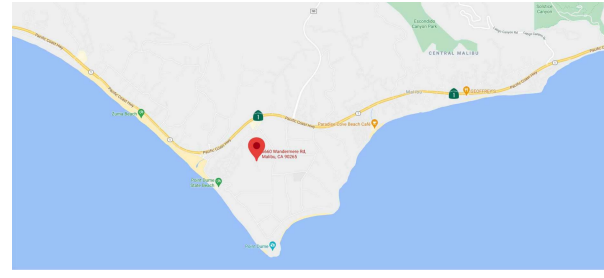
STRUCTURAL ENGINEER:
PETER T. ERDELYI & ASSOCIATES, INC.
2999 OVERLAND AVE., #103
CULVER CITY, CA 90064

M/PE & TITLE 24:
AC ENGINEERING
PEJMAN TOUGHFI
22543 VENTURA BLVD., #216
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
WM SURVEYS INC.
WILLIAM L. MEAGHER, LS 5948
2747 SHERWIN AVE., #12
VENTURA, CA 93003

CIVIL ENGINEER:
HARVEY A. GOODMAN CIVIL ENGINEERING INC
834 17TH STREET, SUITE 5
SANTA MONICA, CA 90403

VICINITY MAP



NO.	DATE	REVISION

BARBARA COFFMAN & ASSOCIATES/ARCHITECTS
1223 WILSHIRE BLVD., #275
SANTA MONICA, CA 90403
(310) 435-4112

SCHAFFER/COFFMAN RESIDENCE
FIRE REBUILD
DAVE SCHAFFER & BARBARA COFFMAN
6660 WANDERMERE RD., MALIBU, CA 90265

TITLESHEET PROJECT INFO

SHEET NAME: _____
DATE: 2022-10-05
DRAWN BY: R.D.
PROJECT: 6660WR
SCALE: AS NOTED
SHEET NO: T-1