NOVEMBER 2, 2026 REGULAR MEETING

PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.

1. Meeting Agenda

   Documents:

   PC261102_AGENDA.PDF

2. Item 3A1

   Request for Determination of Use No. 26-002 / 22775 Pacific Coast Highway

   Documents:

   PC261102_ITEM 3A1.PDF

3. Item 3B1

   Administrative Coastal Development Permit No. 19-070 / 6608 Portshead Road

   Documents:

   PC261102_ITEM 3B1.PDF

4. Item 3B2

   Extension of Planning Verification-Woolsey Fire No. 21-034 / 29738 Cuthbert Road

   Documents:

   PC261102_ITEM 3B2.PDF

5. Item 3B3

   Extension of Planning Verification-Woolsey Fire No. 23-003 / 5746 Busch Drive

   Documents:

   PC261102_ITEM 3B3.PDF

6. Item 5A

   Coastal Development Permit No. 26-043 / 30215 Morning View Drive (Malibu Middle and High School Campus Aquatic Center)

   Documents:

PC261102_ITEM 5A.PDF

7. Item 5B

   Extension of Coastal Development Permit No. 16-024 / 22271 Carbon Mesa Road

   Documents:

   PC261102_ITEM 5B.PDF

8. Item 5C

   Coastal Development Permit No. 24-033 / 32316 Pacific Coast Highway

   Documents:

   PC261102_ITEM 5C.PDF

9. Item 5D

   Policies for Administering Mitigation Protocols in the Local Coastal Program for Environmentally Sensitive Habitat Areas and Protected Native Trees

   Documents:

   PC261102_ITEM 5D.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers or meeting room when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Monday, November 2, 2026

6:30 PM – REGULAR PLANNING COMMISSION MEETING

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – October 23, 2026

1. Ceremonial/Presentations

None.

2. Written and Oral Communications from the Public

A. Communications from the public concerning matters which are not on the agenda but for which the Planning Commission has subject matter jurisdiction. The Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda. Subject to the rules of the Brown Act and the Planning Commission's Rules of Procedure and Decorum, the time allotted per Planning Commissioner to respond to public comment and ask staff to follow-up is three (3) minutes.

B. Community Development Director Report

3. Consent Calendar

A. Previously Discussed Items

1. Request for Determination of Use No. 26-002 – Smoke Shop in a Community Commercial Zoning District

   Location: 22775 Pacific Coast Highway
   APN: 4452-021-009
   Owner: Carbon Plaza LLC
   Tenant: Malibu Smoke Co.
   Case Planner: Assistant Planner Santiago, 456-2489, ext. 382

   Recommended Action: Adopt Planning Commission Resolution No. 26-47 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Determination of Use No. 26-002, determining that a smoke shop is not similar to, and is more objectionable than, a liquor store use in the Community Commercial zoning district.

B. New Items

1. Administrative Coastal Development Permit No. 19-070, Site Plan Review No. 26-035 and Demolition Permit No. 19-039 – An application to construct an addition to an existing single-family residence, install a new onsite wastewater treatment system, after-the-fact installation of new landscaping and remodeling to an existing detached garage, and demolition of 49% and 22% of the exterior wall of two structures

   Location: 6608 Portshead Road, not within the appealable coastal zone
   APN: 4466-019-006
   Owner: 6608 Portshead Road Trust
   Case Planner: Associate Planner da Silva, 456-2489, ext. 314

   Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 19-070.

2. Extension of Planning Verification-Woolsey Fire No. 21-034 – An application to extend the deadline to obtain a building permit for nonconforming uses or structures

damaged or destroyed in the Woolsey Fire

Location: 29738 Cuthbert Road
APN: 4469-041-011
Owner: Malibo LLC
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-62 granting an 18-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-034 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29738 Cuthbert Road (Malibo LLC).

3. Extension of Planning Verification-Woolsey Fire No. 23-003 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 5746 Busch Drive
APN: 4467-027-007
Owner: Gary R. Carlson Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-63 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 23-003 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 5746 Busch Drive (Gary R. Carlson Trust).

4. Continued Public Hearings

None.

5. New Public Hearings

A. Coastal Development Permit No. 26-043, Variance No. 26-011, Site Plan Review No. 26-031, and Demolition Permit No. 26-015 – An application to implement Phase 3a of the Malibu Middle and High School Campus Specific Plan to construct a new Aquatics Center with a field house and community building, swimming pool, and associated improvements

Location: 30215 Morning View Drive, within the non-appealable coastal zone
APN: 4469-017-901
Owner: Santa Monica-Malibu Unified School District
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132

Recommended Action: Adopt Planning Commission Resolution No. 26-59 certifying that the project is consistent with the Final Environmental Impact Report (State Clearinghouse No. 202008350), the Mitigation Monitoring and Reporting Program, and the Statement of Overriding Considerations adopted by the Santa Monica-Malibu Unified School District (SMMUSD) Board of Education on January 26, 2022 and certified by the City Council on July 11, 2022 in Resolution No. 22-32, and approving Coastal Development Permit No. 26-043 to implement Phase 3a of the Malibu Middle and High School Campus (MMHS) Specific Plan for the construction of a new Aquatics Center consisting of a new 50-meter

swimming pool with hardscape, a new 9,227 square foot (sf.), two-story 28 foot (ft.) tall Field House Building (Building L) consisting of school locker rooms, team rooms, and storage, a new 1,817 sf. one-story 15 ft., 4 inch (in.) tall Community Building (Building L1) consisting of an outdoor canopy, community locker rooms, and offices for City staff, eight sets of 28 ft. tall aquatic center lights for evening use and swimmer safety, site work consisting of a new pedestrian ramp and stairs, a portion of new fire lane, retaining walls, grading, and underground utility work; including Variance No. 26-011 for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L, Site Plan Review No. 26-031 for building height increase over 18 ft., up to 28 ft. for Building L, and Demolition Permit No. 26-015 for demolition associated with Phase 3a including the demolition of the existing field house, swimming pool and pool decking, and demolition and/or relocation of 10 existing portable classroom and restroom buildings located in the Institutional Zone and MMHS Campus Specific Plan Overlay District at 30215 Morning View Drive (SMMUSD).

B. Extension of Coastal Development Permit No. 16-024, Site Plan Review No. 18-027 and Demolition Permit No. 19-022 – A request to extend the Planning Commission's approval for the demolition of remaining onsite development and construction of a new one-story, single-family residence and associated development

Location: 22271 Carbon Mesa Road
APN: 4451-012-043
Owner: Map Properties, LLC
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-55 granting a one-year extension of Planning Commission Resolution No. 20-59, determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 16-024 to construct a new 11,170 square foot, one-story, single-family residence including an attached four-car garage and 992 square foot basement, swimming pool and spa, Fire Department turnaround and driveway improvements, retaining walls, grading, decks, open-air trellises, two water tanks, hardscaping and landscaping, and a new onsite wastewater treatment system; including Site Plan Review No. 18-027 for remedial grading to remediate slope failure due to failed drainage devices and Demolition Permit No. 19-022 to demolish the existing foundation, swimming pool and spa and abandon the existing onsite wastewater treatment system, located in the Rural Residential, Ten-Acre zoning district at 22271 Carbon Mesa Road (Map Properties, LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

C. Coastal Development Permit No. 24-033, Site Plan Review No. 25-027 and Demolition Permit No. 26-023 – An application for an addition to the existing single-family residence, a new guest house, and other site improvements

Location: 32316 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-014-006
Owner: The Siena Way Trust
Case Planner: Contract Planner Shah, 456-2489, ext. 385

Recommended Action: Continue the item to a date uncertain.

D. Policies for Administering Mitigation Protocols in the Local Coastal Program for Environmentally Sensitive Habitat Areas and Protected Native Trees

Applicant: City of Malibu
Location: Citywide
Staff Contact: Assistant Community Development Director Eaton, 456-2489, ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 26-67 recommending that the City Council approve two policies (Exhibits A and B) to administer mitigation protocols in the Local Coastal Program for Environmentally Sensitive Habitat Areas and protected native trees.

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, November 16, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, December 7, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, December 21, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers

Guide to the Planning Commission Proceedings

The Oral Communication portion of the agenda is for members of the public to present items, which are not listed on the agenda but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff, unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up, at an appropriate time, on those items needing response. Each speaker is limited to three minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair. In person participants may surrender their time by donating one minute to another speaker, not to exceed a total of eight minutes. The speaker wishing to donate time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are donating time to. Speakers are taken in the order slips are submitted. In-person speakers will be called prior to Zoom speakers

Items in Consent Calendar Section A have already been considered by the Commission at a previous meeting

where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

Items in Consent Calendar Section B have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted.

For Public Hearings involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

Items in New Business are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

Planning Commission Items are items which individual members of the Planning Commission may bring up for action, to propose future agenda items or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a majority vote of the Planning Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at https://www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing planningcommission@malibucity.org.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Commission meeting should be directed to the Media Team at media@malibucity.org. Material must be submitted by 12:00 PM on the meeting day.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 23rd day of October 2026 at 11:15 AM.



Rebecca Evans, Senior Management Analyst

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 3.A.1.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Michelle Santiago, Assistant Planner

Reviewed by: Didier Murillo, Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, AICP, Assistant Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Request for Determination of Use No. 26-002 – Smoke Shop in a Community Commercial Zoning District

Location: 22775 Pacific Coast Highway
APN: 4452-021-009
Owner: Carbon Plaza LLC
Tenant: Malibu Smoke Co.

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-47 determining that the California Environmental Quality Act (CEQA) does not apply to projects that a public agency rejects or disapproves, and denying Determination of Use (DU) No. 26-002, determining that a smoke shop is not similar to, and is more objectionable than, a liquor store use in the Community Commercial (CC) zoning district.

DISCUSSION: On October 5, 2026, the Planning Commission conducted a public hearing on the subject application. The staff report, supplemental report, and all attachments, including the project plans and department review sheets, are available online in the Agenda Center (https://www.malibucity.org/agendacenter). Following deliberation, the Commission directed staff to return with a resolution denying DU No. 26-002. The Commission's direction was primarily based on two grounds: 1) that a smoke shop is not similar to, and is more objectionable than a liquor store use because improper cigarette disposal has been connected with increased wildfire threats and the City of Malibu is entirely located within a Very High Fire Hazard Severity Zone; and 2) cigarettes are known as the number one pollutant of beaches. The denial would become final after the close of

a 10-day appeal period, or if appealed to the City Council, after the Council's decision, provided that the Council concurs with the Commission's decision.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Commission has analyzed the proposed project and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproves. No further environmental review or determination under CEQA is required, and the Planning Commission makes no determination as to whether the project would otherwise qualify for a categorical exemption or whether any exception under CEQA Guidelines Section 15300.2 would apply.

SUMMARY: Staff prepared a resolution for adoption consistent with the Commission's action on October 5, 2026.

ATTACHMENT:

Planning Commission Resolution No. 26-47

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THAT CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY TO PROJECTS THAT A PUBLIC AGENCY REJECTS OR DISAPPROVES, AND DENYING DETERMINATION OF USE NO. 26-002 DETERMINING THAT A SMOKE SHOP IS NOT SIMILAR TO, AND IS MORE OBJECTIONABLE THAN, A LIQUOR STORE USE IN THE COMMUNITY COMMERCIAL ZONING DISTRICT

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On August 19, 2026, Malibu Smoke Co. submitted an application for Determination of Use (DU) No. 26-002 to the Community Development Department for a determination of use pursuant to Malibu Municipal Code (MMC) Section 17.04.050.

B. On August 25, 2026, staff deemed the application complete.

C. After reviewing the application, the Community Development Director referred the matter to the Planning Commission pursuant to MMC Section 17.04.050.

D. On September 10, 2026, a Notice of Planning Commission Public Hearing was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

E. On October 5, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record. At the conclusion of the public hearing, the Commission voted 4-0, Commissioner Peak abstaining, to direct staff to return with a resolution determining that a smoke shop use is not similar to, and is more objectionable than, a liquor store use in the Community Commercial zoning district.

F. On November 2, 2026, Planning Commission Resolution No. 26-47 memorializing the decision made on October 5, 2026 and denying the subject application was presented to the Planning Commission for adoption.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and finds that, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproved.

SECTION 3. Findings for Denial.

Based on the evidence contained within the record, including the agenda report for the project and the hearing on October 5, 2026, and pursuant to MMC Section 17.04.050, the Planning Commission

adopts the findings of fact and denies the following determination of use request for a parcel located in the CC zoning district at 22775 Pacific Coast Highway:

A. MMC Section 17.04.050 enables the City to determine a specific use is permitted in a zone even if the use is not expressly permitted, permitted subject to Director's review, or conditionally permitted (collectively "permitted") in a zone if it is not similar to and is more objectionable than a permitted or conditionally permitted use.

B. A smoke shop is not similar to, and is more objectionable than, a liquor store use, which is conditionally allowed in the CC zoning district. A smoke shop is not similar to and is more objectionable than a liquor store use because improper cigarette disposal has been connected with increased wildfire threats and the City of Malibu is entirely located within a Very High Fire Hazard Severity Zone, and cigarettes are known as the number one pollutant of beaches.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby denies DU No. 26-002.

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, DENIED AND ADOPTED this 2nd day of November 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-47 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 2nd day of November 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 3.B.1.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CBFO, Community Development Director and Tyler Eaton, AICP, Assistant Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Administrative Coastal Development Permit No. 19-070, Site Plan Review No. 26-035 and Demolition Permit No. 19-039 – An application to construct an addition to an existing single-family residence, install a new onsite wastewater treatment system, after-the-fact installation of new landscaping and remodeling to an existing detached garage, and demolition of 49% and 22% of the exterior wall of two structures

Location: 6608 Portshead Road, not within the appealable coastal zone
APN: 4466-019-006
Owner: 6608 Portshead Road Trust

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 19-070.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13, the Community Development Director shall report in writing to the Planning Commission any administrative coastal development permits (ACDP) that were approved by the City. If the majority of the Planning Commissioners present so request, the issuance of an ACDP shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new onsite wastewater treatment system (OWTS), replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Local Appeal Period

On October 27, 2026, the Community Development Director will issue the ACDP thus beginning the local appeal period to the City Council. The local appeal period will begin on October 28, 2026 and end on November 6, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

The project is more specifically described in the Community Development Director's decision attached hereto.

PUBLIC NOTICE: A Notice of Application and Notice of Decision were mailed to property owners and occupants within a 500-foot radius of the subject property.

ATTACHMENT: ACDP No. 19-070

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 19-070
Site Plan Review No. 26-035
Demolition Permit No. 19-039
Categorical Exemption No. 24-167
6608 Portshead Road
APN 4466-019-006

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by EPD Consultants, Inc. & Barsocchini & Associates Designs, Inc. on behalf of the property owner, 6608 Portshead Road Trust, for an administrative coastal development permit (ACDP) to allow for the construction of a 500 square foot (sf.) single-story addition to an existing single-family residence and a 604 sf. addition to an existing guesthouse, new onsite wastewater treatment system (OWTS), after-the-fact remodel to an existing detached garage, after-the-fact installation of new landscaping, and exterior wall demolition resulting in approximately 22 percent and 49 percent demolition of the lineal feet of the single-family residence and guesthouse, respectively, on a parcel located at 6608 Portshead Road; including Site Plan Review (SPR) No. 26-035 for construction to an existing garage over 18 feet (ft.) in height up to 18 ft., 2 inches (in.) for a pitched roof and Demolition Permit (DP) No. 19-039 to demolish portions of the residence and guesthouse. The subject parcel is zoned Rural Residential, One-Acre (RR-1) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

1. Construction of:
    a. 500 sf. addition to a one-story single-family residence with a flat roof;
    b. 604 sf. addition to a one-story guest house with a flat roof;
    c. After-the-fact 462 sf. addition and remodel to an existing detached garage with a pitched roof;
2. Installation of an OWTS including a 3,634-gallon treatment tank;
3. After-the-fact installation of landscaping;
4. 1,232 sf. of new impermeable surfaces (including building footprint);
5. Demolition of:
    a. 45 linear feet of an existing 1,800 sf. one-story single-family residence resulting in 22% demolition of exterior walls; and
    b. 46 linear feet of an existing 539 sf. one-story guest house, resulting in 49% demolition of exterior walls.

Discretionary Requests

1. SPR No. 26-035 to allow for construction up to 18 ft., 2 in. in height for a pitched roof associated with the detached garage.; and
2. DP No. 19-039 to demolish portions of the existing residence and guest house.

Proposed Total Development Square Footage (TDSF)

• Main residence (with current-attached guest house):	3,443 sf.
• Detached Garage:	1,260 sf.
Total:	**4,703 sf.**

Project Overview

The subject parcel is a rectangularly shaped, non-beachfront, residential parcel located immediately south of Pacific Coast Highway (PCH), east of Portshead Road, north of Selfridge Drive, and west of Wildlife Road, approximately 140 ft. south of the intersection of Hampton Place and Portshead Road in the Point Dume residential neighborhood, at 6608 Portshead Road (see Figure 1). The subject parcel is characterized by a gently sloping topography that descends northeast until it reaches PCH.

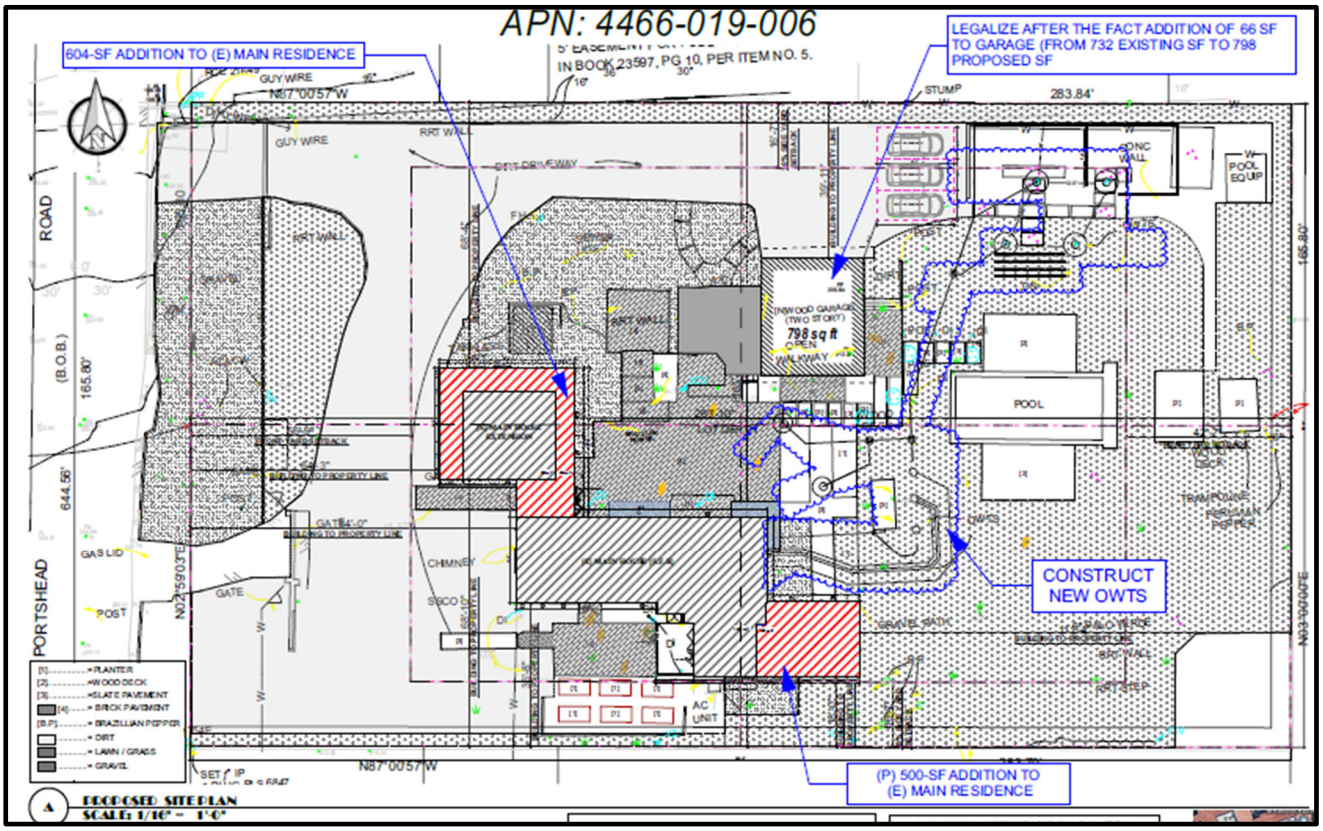
Figure 1 – Project Area Aerial



Source: Malibu GIS 2026 with Staff Edits

Figure 2 includes a site plan demonstrating the proposed additions within the context of the entire lot. The project includes an SPR for construction above 18 ft. to a maximum of 18 ft., 2 in. for the detached garage. The surrounding vicinity contains no immediately neighboring parcels that have established a Primary View Determination (PVD) of whose views contain the subject property within their line of sight. Additionally, the area, though directly south of PCH, cannot be seen by passengers or pedestrians traversing on PCH which is a designated scenic road in the LCP. The project continues the style and design of the existing single-family residence and detached garage, thus the prevailing character of the house, which is consistent with the neighborhood, will be maintained.

Figure 2 – Project Rendering



Source: Project Plans

On June 19, 2026, story poles were installed and certified on the subject parcel representing the height, bulk, and location of the proposed additions. Given the placement of the proposed additions on the subject parcel, the lack of visibility from or to PCH, and no established PVDs contain the subject property within their developed view, the proposed project was determined by staff not to impact scenic views from either PCH or the neighboring parcels (Figure 1).

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

Table 1 – Property Data	
Lot Depth	283 ft. 10 in.
Lot Width	165 ft. 10 in.
Gross Lot Area	52,032 sf.
Street Easements	4,974 sf.
1:1 Slopes	0 sf.
Net Lot Area*	47,058 sf.

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is located on a public street within the Point Dume community in western Malibu. Portshead Road is an approximately 2,000 ft. long north-south thoroughfare until the street merges into Boniface Drive. The

surrounding area that encompasses Portshead Road, including the subject parcel, comprises a mix of developed and undeveloped lots and commercial buildings that are zoned RR-1 and Commercial Neighborhood (CN). The subject parcel is identified as Lot 6 in the tract map and as mentioned, is currently developed with an existing single-family residence, guest house and detached garage. The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Consistent with the criteria in LIP Section 4.6.1(A), proposed development is located on slopes flatter than 4 to 1 (25 percent).

Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses

Direction	Address	Size	Zone	Land Use
Subject Parcel	6608 Portshead Road	52,032 sf.	RR-1	Single-family Residential
North	28930 Hampton Pl	13,616 sf.	RR-1	Single-family Residential
	28910 Hampton Pl	17,346 sf.	RR-1	Single-family Residential
	28890 Hampton Pl	18,998 sf.	RR-1	Single-family Residential
	28870 Hampton Pl	14,693 sf.	RR-1	Single-family Residential
	28990 Pacific Coast Hwy	70,149 sf.	CN	Commercial
East	28943 Selfridge Drive	99,902 sf.	RR-1	Single-family Residential
South	6622 Portshead Road	48,022 sf.	RR-1	Single-family Residential
West	6585 Portshead Road	63,401 sf.	RR-1	Single-family Residential

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of improvements to three existing structures and an installation of a new OWTS on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: October 1, 2019
- Posting of Property: September 10, 2026
- Completeness Determination: September 16, 2026
- Notice of Application Mailer (Attachment 3): October 1, 2026
- Notice of Decision Mailer (Attachment 3): October 22, 2026
- Issuance of ACDP: October 27, 2026
- Planning Commission Reporting: November 2, 2026
- Local Appeal Period to City Council: October 28, 2026 through November 6, 2026

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a ACDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters do contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only the findings in the following chapters are applicable to the project: CDP; and Hazards. These chapters are discussed in the LIP Findings section, including findings for the requested SPR and DP pursuant to the Malibu Municipal Code (MMC).

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Division, City Public Works Department, City geotechnical consultant reviewers, and the Los Angeles County Waterworks District No. 29 (WD29). The review sheets are attached hereto as Attachment 2. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards. For ease of reference, additional development standards from other LIP chapters are incorporated into Table 3 below. This includes the Point Dume site of development standard in LIP Section 4.6.1(A).

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (less of 20% or 65 ft.)	56’ 9” (min.)	64’ 3”	Complies
Rear Yard	42’ 7” (min.)	111’ 4”	Complies
Side Yard (10% - Minimum)	16’ 7” (min.)	39’ 11”	Complies
Side Yard (25% - Cumulative)	41’ (min.)	18’ 0”	Complies
Height (ft.)	18’ (max.)	18’	Complies
Residence	18’	13’ 3”	Complies
Detached Garage	18’	18’ 2”	*SPR No. 26-035*
TDSF (sf.)	7,208 (max.)	4,703	Complies
Residence	--	3,443	
Detached Garage	--	1,260	
IMPERMEABLE COVERAGE (sf.)	14,117 (max.)	9,068	Complies
SITE OF DEVELOPMENT	4 to 1 or less	Flatter than 4 to 1	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residentially zoned parcel. The proposed project does not propose any non-exempt grading during construction. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert J. Wlodarski of the Historical Environmental Archaeological Research Team (H.E.A.R.T.) for the subject parcel in September 2018. No indication of prehistoric or historic archaeological resources was yielded in the project area. Therefore, the proposed development within the project area is not anticipated to have adverse impacts on known cultural resources. Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices. With the implementation of these conditions, the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new OWTS to serve the existing residence, which includes a 3,634-gallon MicroSepTec ES12 treatment tank with an ultraviolet disinfection unit, two primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC (Attachment 2). Required conditions of approval are included to ensure continued operation, maintenance, and monitoring of onsite facilities.

ACDP Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.13, the Community Development Director hereby makes the following findings of fact.

A. General Coastal Development Permit (LIP Section 13.9)

LIP Section 13.9 requires that the following four findings be made for all CDPs.

1. The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.

The project is located in the RR-1 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and WD29 reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards, inclusive of the SPR.

2. If the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The subject parcel is not located between the first public road and the sea. The project conforms to the public access and recreation policies of the Coastal Act.

3. The project is the least environmentally damaging alternative.

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of improvements to an existing single-family residence and associated development consistent with the RR-1 land use and zoning designations. Adjacent parcels

to the north, east, south, and west are developed with similar single-family residences. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and WD29 reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

An alternate location for development could be considered; however, the proposed project has been sited on the subject parcel to comply with site of development requirements within Point Dume. Alternative locations were considered; however, they would require additional grading and result in increased TDSF and impermeable area. Re-siting the proposed project was not found to offer significant environmental advantages, given no significant impacts are anticipated as a result of the proposed project and the proposed residence complies with all LCP required standards including height, setbacks, TDSF, and impermeable coverage, inclusive of the SPR.

4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Consistent with the criteria in LIP Section 4.6.1(A), proposed development is located on slopes flatter than 4 to 1 (25 percent). Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Site Plan Review No. 26-035 from LIP Section 3.6(E)(1) for Structure Height Above 18 feet in Height (LIP Section 13.27)

LIP Section 3.6(E) limits the height of structures to 18 ft., unless findings for a SPR can be made to authorize height up to 24 ft. with flat roof. The applicant is requesting SPR No. 26-035 to allow the detached garage to exceed 18 ft. up to 18 ft., 2 in. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Seven additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. Based on the foregoing evidence contained in the record, the required findings for SPR No. 26-035 are made as follows:

1. The project is consistent with policies and provisions of the Malibu LCP.

As described in Finding A.1, the proposed project has been reviewed for all relevant policies and provisions of the LCP, and the proposed project, as designed, is consistent with all applicable development and design standards of the LCP. The proposed use is allowed within the RR-1 residential zone and consistent with privileges enjoyed by other parcels in the vicinity and under the identical or similar rural residential zoning classification as the subject parcel.

2. The project does not adversely affect neighborhood character.

SPR No. 26-035 would allow the detached garage to reach a maximum of 18 ft., 2 in. in height with a pitched roof. The project site is currently developed with an existing single-family residence with a detached guest house and garage; the proposed project complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-1 zoning designation inclusive of the SPR. The subject parcel is located in a developed residential neighborhood and surrounding development consists of one- and two-story single-family residences, with accessory development. The parcel's topography per the color-coded slope analysis, notes the entire parcel to be 4 to 1 slopes or flatter with adjacent parcels exhibiting similar characteristics. The project is set directly onto the existing building pad and will not create new visual impacts either from or to PCH.

Staff conducted an analysis of surrounding property characteristics in order to assess the project with regard to neighborhood character. The subject parcel is a rectangularly-shaped lot within an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of the main residences within the vicinity of the project site. Based on this data, as shown in Table 4 below, the proposed residence is not larger than the surrounding residences, and is similar to the average of the 8 properties surveyed in Table 4.

Table 4 – Surrounding Neighborhood Character

Direction	Address	Building Size	Number of Stories
Subject Parcel	6608 Portshead Road	2,339 sf.	One-story
North	28930 Hampton Pl	3,104 sf.	Two-stories
	28910 Hampton Pl	2,956 sf.	Two-stories
	28890 Hampton Pl	3,104 sf.	Two-stories
	28870 Hampton Pl	2,956 sf.	Two-stories
East	28943 Selfridge Drive	5,755 sf.	One-story
South	6622 Portshead Road	3,696 sf.	One-story
West	6585 Portshead Road	2,504 sf.	Two-stories

3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed additions and remodel will not be visible from any scenic area, scenic road including PCH, or public viewing area. Given the location and design of the proposed project, intervening topography, existing development, and the implementation of conditions of approval for lighting, the residence is not expected to create significant obstructions or encroachments into public views and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

4. The proposed project complies with all applicable requirements of State and local law.

The proposed project complies with all applicable requirements of State and local law, inclusive of the discretionary request, and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies, such as the LACFD. Construction of the proposed improvements, including the building up to 18 ft., 2 in. for a pitched roof, will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

5. The project is compatible with other development in the adjacent area in relation to size, bulk, and height.

As described in Finding B.2, the proposed project is located in an area with other surrounding residences also comprised of two-stories with similar height and scale. The added height above 18 ft. would be limited to the garage and represents a 2 in. increase. All other structures are less than 18 ft. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to lot size, building size, bulk, and height.

6. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

Per the color-coded slope analysis submitted by the applicant, the entire project site consists of slopes 4 to 1 or flatter. There is no non-exempt grading proposed for this project and the site does not contain ESHA nor is within a mapped ESHA buffer. Therefore, no impacts to natural resources are expected. Further, the height increase above 18 ft. does not impact onsite drainage patterns or natural hydrology beyond what was evaluated for the base project.

7. Remedial grading, if applicable, exceeding 5,000 cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project does not propose remedial grading; therefore, the finding does not apply.

8. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the portions of the detached garage above 18 ft. in height are not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17). The property at 28935 Selfridge Drive which is west from the subject property contains an established PVD. However, the PVD does not contain any portion of the subject property within it's established view which is oriented on a 180 degree plane looking westward, away from the subject property.

9. That the project does not affect solar access, as defined by staff.

Given the project site's context, the properties immediately to the west and east exceed the height of the proposed single-family residence. Therefore, increasing the structure's height from 18 feet to 18 feet, 2 in. would not adversely affect the adjacent parcels. Additionally, the proposed flat roof design would accommodate the installation of the solar panels without constraint.

10. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As described in Findings A.1 to A.4, the proposed project is consistent with the LCP in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the descending topography from Portshead Road. The grading and site design are consistent with adjacent properties, where residences are similarly situated into the flat terrain south of Pacific Coast Highway. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP, General Plan, and MMC.

11. A seawall, bulkhead, or other shoreline protective devices (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.

The project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding does not apply.

C. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Consistent with the criteria in LIP Section 4.6.1(A), proposed development is located on slopes flatter than 4 to 1 (25 percent). Therefore, the findings of LIP Section 4.7.6 are not applicable.

D. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

E. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is not visible from the nearest scenic road, Pacific Coast Highway, nor does the project create any new visual impacts to impressive views of the Pacific Ocean or Santa Monica Mountain. Therefore, the findings of LIP Chapter 6 are not applicable.

F. Transfer of Development Credits (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity. The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and WD29. The required findings are made as follows.

1. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Geologic Hazards

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Land Phases, Inc. dated July 22, 2025, CalWest Geotechnical, Inc. dated July 24, 2025, and EPD Consultants, dated July 24, 2025. The referenced reports evaluated site-specific conditions and recommendations, and are provided to address any pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified

engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed. As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. A condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards.

2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As described in Finding G.1, the project as designed, conditioned, and approved by the City geotechnical consultants and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As described in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and WD29. It has been determined that the proposed project does not impact site stability or structural integrity. As described in Finding A.3, there are no feasible alternatives to development.

5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated as the subject parcel is not in a designated ESHA and the project site is consistent with the site of development standard in LIP Section 4.6.1(A).

H. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel is not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

I. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

A. Lateral and Vertical Access – The project is not located on or adjacent to a shoreline.
B. Blufftop Access – The project is not located on a blufftop.
C. Trail Access – There are no trails of any kind within the vicinity of this project that will be affected by this development.
D. Recreational Access – The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access; therefore no condition for recreational access is required by the LCP.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access in LIP Section 12.4 does not apply and further findings are not required.

J. Land Divisions (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

K. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 19-039 are made as follows:

1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. A development plan has been approved or the requirement waived by the City.

This ACDP application is being processed concurrently with DP No. 19-039, and approval of the demolition permit is subject to the approval of ACDP No. 19-070.

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(e) - New Construction and 15301(e) - Existing Facilities. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 19-070

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 19-070, SPR No. 26-035, and DP No. 19-039, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

   Demolition

   a. 45 linear feet of an existing 1,800 sf. one-story single-family residence resulting in 22% demolition of exterior walls;
   b. 46 linear feet of an existing 539 sf. one-story guest house, resulting in 49% demolition of exterior walls;

   Construction

   c. 500 sf. addition to a one-story single-family residence with a flat roof;
   d. 604 sf. addition to a one-story guest house with a flat roof;
   e. After-the-fact 462 sf. addition and remodel to an existing detached garage with a pitched roof;
   f. After-the-fact landscaping;
   g. 1,232 sf. of new impermeable surfaces (including building footprint);
   h. OWTS;

   Discretionary Request(s)

   i. SPR No. 26-035 for construction above 18 ft. in height up to 18 ft., 2 in. for a pitched roof associated with the detached garage; and
   j. DP No. 19-039 to demolish portions of the existing residence and guest house.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped August 20, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building.

6. The ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the ACDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and WD29, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. This permit shall not become effective until the project is reported to the Planning Commission, pursuant to LIP Section 13.13.6.

11. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the ACDP is effective. The ACDP is not effective until all appeals have been exhausted.

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

13. The property owner shall comply with all provisions of the MMC and LIP.

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

15. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

16. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

17. Night lighting for sports courts or other private recreational facilities shall be prohibited.

18. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

19. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

20. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

21. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

22. No lighting can exceed 18 feet in height except as required by the California building code.

23. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

24. Up-lighting of landscaping is prohibited.

Demolition/Solid Waste

25. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

26. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

27. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

28. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

29. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

30. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

31. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

32. Fifty percent or more of exterior walls must remain in place during construction. Pursuant to LIP Section 13.4.2, the replacement of 50 percent or more of a single-family residence is not repair and maintenance but instead constitutes a replacement structure requiring a CDP. A major remodel agreement acknowledging this shall be required prior to issuance of building permits for the project. Contact Planning Division staff to discuss options PRIOR TO DEMOLITION of more than 50 percent of the existing exterior walls, should any questions or issues concerning exterior wall demolition come up during construction. Demolition of exterior walls will be determined based on LCP Policy 3 (Remodels and Additions). The Policy shall be attached to the final approved construction plans, with a copy of the signed agreement.

33. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction/Framing

34. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

35. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

36. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

37. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary and their tires rinsed prior to leaving the property.

38. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

39. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign-off on framing.

40. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on state highways, the applicant/property owner is required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

41. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

42. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

43. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Biology/Landscaping

44. No non-native plant species shall be approved greater than 50 feet from the residential structure.

45. Invasive plant species, as determined by the City of Malibu, are prohibited.

46. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

47. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate.

48. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

49. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.

50. All new development including structures, septic systems, or landscaping, shall not encroach on slopes steeper than 4:1.

51. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building Safety Division.

52. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from WD29.

53. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

54. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

55. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

56. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

57. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Public Works

58. All Best Management Practices (BMP) shall be in accordance with the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

Geology

59. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

60. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved ACDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a ACDP amendment or a new ACDP.

Environmental Health

61. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

62. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

63. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review,

then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

64. The final design report shall contain the following information (in addition to the items listed above):

a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
b. Sewage and effluent pump design calculations (as applicable).
c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by the Environmental Health Administrator). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

65. Existing OWTS to be Abandoned: Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MMC.

66. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace the existing Onsite Wastewater Treatment System (OWTS) components, an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local

environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

67. Proof of Ownership: Proof of ownership of subject property shall be submitted to the Environmental Health Administrator.

68. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

69. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

70. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the Environmental Health Administrator.

71. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

72. A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Community Development Department.

73. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

74. City Public Works Approval: Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

75. City Geologist/Geotechnical Approval: City geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

76. City Biologist Approval: City Biologist's final approval shall be submitted to the Environmental Health Administrator. The City Biologist shall review the OWTS design to determine any impact on ESHA, if applicable.

77. City Planning Approval: City Planning Division final approval of the OWTS plan shall be obtained.

78. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City for Environmental Health review of the OWTS design and system specification.

79. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

80. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

81. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show 3 bedrooms and 36 drainage fixture units (DFU) for the main house and 1 bedroom and 9 DFU for the garage/guest house, or as otherwise indicated by the OWTS designer in the final design report. Currently, the floor plans show a 3 bedroom and 39 DFU main house.

82. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

Prior to Final Inspection

83. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

84. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

85. The City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

86. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

87. The applicant shall request a final Planning Division inspection prior to final inspection by the Building and Safety Division.

Fixed Conditions

88. This ACDP shall run with the land and bind all future owners of the property.

89. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **November 6, 2026 at 4:30 PM.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **November 2, 2026,** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Alexander da Silva in the Planning Division at adasilva@malibucity.org and (310) 456-2489 ext. 314, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.

Date: October 27, 2026

Prepared by:

Alexander da Silva
Associate Planner

Approved by:

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Notice of Application Mailer/Notice of Decision Mailer

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/OnBase

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 19-070, dated October 27, 2026, for the project located at 6608 Portshead Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } SS
County of Los Angeles

On _____ before me, _____,
Date (Insert Name and Title of Notary Public)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Notary Public's signature in and for said County and State) (seal)

6608 Portshead Road
Malibu CA 90265
APN: 4466-019-006

CONSULTANTS

DESIGNER
BARSOCCHINI & ASSOCIATES DESIGNS
3502 Coast View Drive
Malibu, CA 90265
t. 310.456.3625
f. 310.456.7175
Contact: Nick Barsocchini

OWNER
Randal O'Connor, Trustee of The Alecue Trust
6608 Portshead Road
Malibu CA 90265

LANDSCAPING
FIORE PERTTULA LANDSCAPE DESIGN
11529 W.Pico Blvd.
Los Angeles, CA 90064
Info@fp-id.com
t. 424.273.1092

EPD
EPD CONSULTANTS
20722 Main Street
Carson, CA 90745
t. 310.241.6565
f. 310. 241.6566

STRUCTURAL
MARSAY ENGINEERING AND DEVELOPMENT
15445 Ventura Blvd
#25 Sherman Oaks, CA 91403
t. 818.926.7789
marsay.sayat@gmail.com
Contact: Sayat Oruncakciel

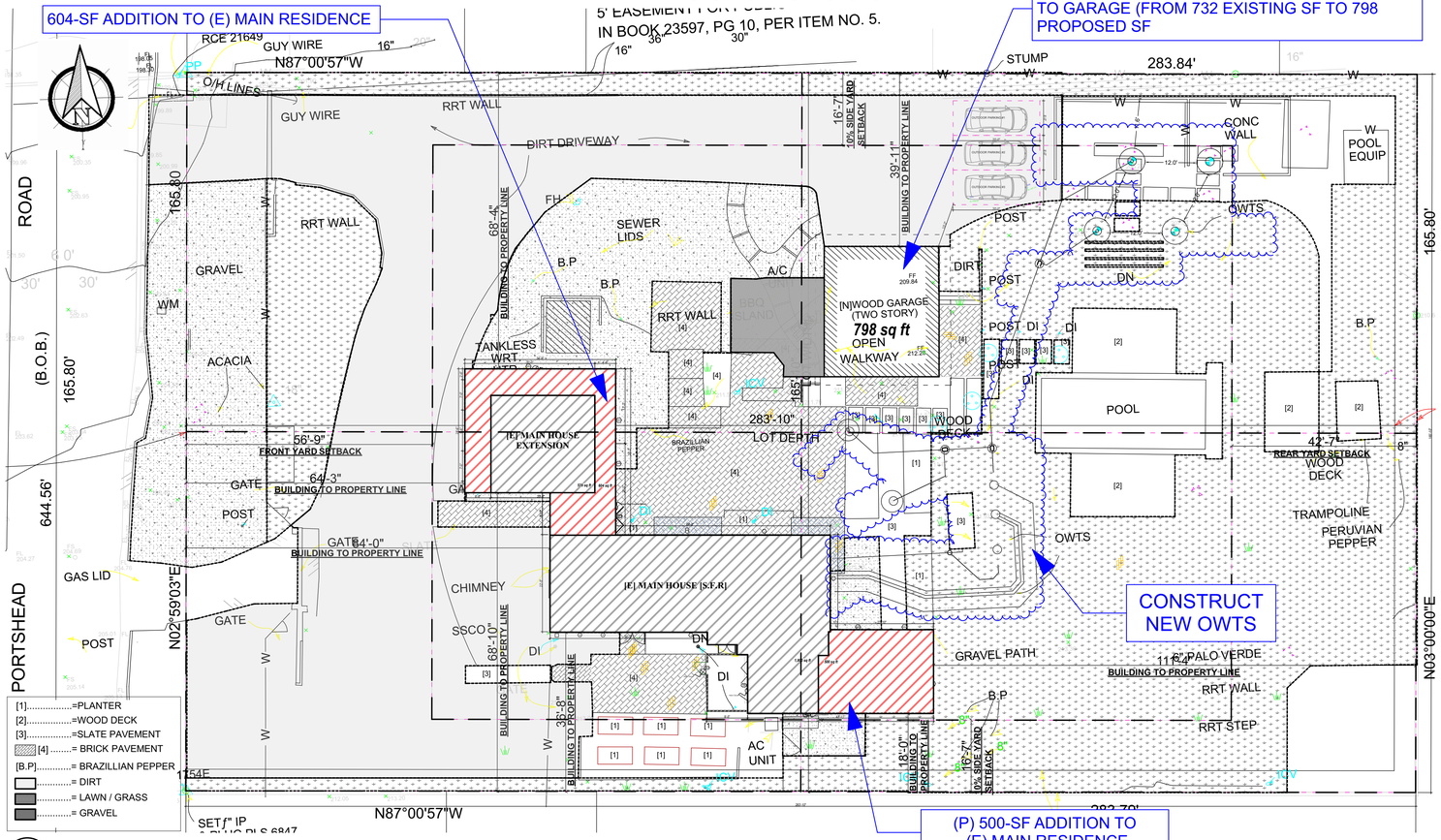
SURVEYOR
LAND AND AIR SURVEY INC.
5312 Derry Ave. Suite V
Agoura Hills, CA 91301
phn 818-879-9879
fax 818-706-3040
info@landandairsurveying.com

PROPERTY INFORMATION
Assessor's ID No:4466-019-006
Address:6608 Portshead Road, Malibu CA 90265
Property Type:Single Family Residential
RECORD OF SURVEY AS PER BK 56 PG 29 TO 32 OF RECORD OF SURVEYS N 165.8O FT EX OF ST OF LOT 61
Building Improvement:1
Year Build / Effective Year Built:1955 / 1980
Bedrooms / Bathrooms:3 / 4
Units:1

SLOPE ANALYSIS
FLATTER THAN 4:1 = 47,058 SQ. FT.
4:1 TO 3:1 = 0.00 SQ. FT.
3:1 TO 2½:1 = 0.00 SQ. FT.
2½:1 TO 1:1 = 0.00 SQ. FT.
1:1 AND STEEPER = 0.00 SQ.FT.
STREET EASEMENT = 0.00 SQ. FT.
GROSS AREA = 47,058 SQ. FT./1.08 ACRES
NET AREA (GROSS MINUS STREET EASEMENTS AND SLOPES 1:1 AND STEEPER = 47,058 SQ. FT./1.08 ACRES

GOVERNING CODES FOR PROPOSED WORKS
Plans Shall Comply with Title 24 and
2023 County of Los Angeles Building Code (CoLABC),
2023 County of Los Angeles Electrical Code (CoLAEC),
2023 County of Los Angeles Plumbing Code (CoLAPC),
2023 County of Los Angeles Mechanical Code (CoLAMC),
2023 County of Los Angeles Residential Code (CoLARC)
2022 California Energy Code (CEC) With Local Amendments, And
2022 California Residential, Building, Mechanical, Electrical, Plumbing and Green Building Standards Codes.

Smoke alarms are required in each sleeping room, outside each separate sleeping area, in the immediate vicinity of the bedrooms and at each additional floor or basement for alterations, repairs and additions.
Carbon Monoxide alarms are required outside of each separate dwelling unit sleeping area in immediate vicinity of the bedroom/s and on every level of a dwelling unit including basements. [R314] & [R315]



A **PROPOSED SITE PLAN**
SCALE: 1/16" = 1'-0"

PROJECT DESCRIPTION (SCOPE OF WORK)
**NEW ON-SITE WASTEWATER TREATMENT SYSTEM, CONNECT A DETACHED ADU TO AN ESFR TO EXPAND THE STRUCTURE'S FOOTPRINT, CREATE ADDITION TO ESFR, AND REMODEL DETACHED GARAGE TO INCLUDE A NEW ADU.*

1. PROPOSED 500 SQ.FT ADDITION TO EXISTING MAIN RESIDENCE.
2. PROPOSED 604 SQ.FT ADDITION TO (E) MAIN RESIDENCE TO CONVERT (E) GUEST HOUSE [#1] TO MAIN RESIDENCE BEDROOM.
3. CONSTRUCT NEW OWTS.
4. NEW ASPHALT SHINGLES [ESR 3150] SEE SHEET[A-3.2] FOR MORE INFORMATION.
5. LEGALIZE AFTER THE FACT ADDITION OF 66 SF TO GARAGE (FROM 732 EXISTING SF TO 798 PROPOSED SF)
6. FULL MASTER BATH REMODEL [MAIN RESIDENCE]
(a). DEMOLISH AND ADD NEW WALLS IN SPECIFIED LOCATIONS.
(b). DEMOLISH WINDOWS AND DOORS IN SPECIFIED LOCATIONS.
(c). ADD NEW WINDOWS AND DOORS IN SPECIFIED LOCATIONS.

Lot Dept = 283'- 10"(283.83')
Lot Width = 165'-10" (165.83')

REQUIRED SETBACK
Front Yard.....= 283.83' x 0.20 = 56.76' (56'-9")
Rear Yard.....= 283.83' x 0.15 = 42.57' (42'-7")
10% Side Yard.= 165.83' x 0.1 = 16.58' (16'-7")

BUILDING DATA
Occupancy Group :.....RR1
Type of Construction :... VB
Sprinklers:.....No
Stories:.....1
Area of Work (sq.ft) :.....3,599 sq.ft

TDSF CALCULATION

* Allowable TDSF.....= 7,208 sq.ft
EXISTING
* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Garage (2nd floor Loft).....= 462 sq.ft
* Total Existing .....= 3,599 sq.ft
PROPOSED
* Main House Additions: 604 + 500.= 1,104 sq.ft

* TOTAL [EXISTING + PROPOSED]
3,599 Sq.Ft + 1,104 Sq.Ft = 4,703 Sq.Ft

NOTE : 4,703 sq.ft < Max. TDSF 7,208 sq.ft

MAXIMUM IMPERMEABLE CALCULATION

* Gross Lot Area.....= 52,032 sq.ft
* Net Lot Area .....= 47,058 sq.ft

Percentages:

Up to ¼ acre:	45% of the net area
¼ acre to ½ acre:	35% of the net area
½ acre or more:	30% of the net area UP TO A MAXIMUM OF 25,000 SQUARE FEET PER PARCEL

* Net Lot Area = 47,058 sq.ft x 30% =14,117.4 sq.ft (Max. Impermeable)

Max. Impermeable =14,117.4 sq.ft

* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Main.H Additions:604+128+500=1,232 sq.ft
* [E]Pool Wood Deck 1.....= 359 sq.ft
* [E]Pool Wood Deck 2.....= 349 sq.ft
* [E]Pool Wood Deck 3.....= 232 sq.ft
* [E]SHED.....= 135 sq.ft
* [E]Driveway.....= 426 sq.ft
* [E]Walkway 1.....= 400 sq.ft
* [E]Walkway 2.....= 590 sq.ft
* [E]Walkway 3.....= 1,701 sq.ft
* [E]Walkway 4.....= 507 sq.ft
* Total.....= 9,068 sq.ft

NOTE : 9,068 sq.ft < Max. Impermeable 14,117.4 sq.ft



B **VICINITY MAP**
NOT TO SCALE

ATTACHMENT 1

SHEET INDEX

Received
8/20/26
Planning Division

ARCHITECTURAL
A-1.0 COVER SHEET
A-1.1 EXISTING SITE PLAN
A-1.2 EXISTING SITE PLAN
A-1.3 SETBACK CALCULATION
A-1.4 IMPERMEABLE CALCULATION
A-1.5 EXTERIOR LINEAR FEET DEMO CALCULATIONS
A-2.0 EXISTING FLOOR PLANS
A-2.1 DEMOLISHED FLOOR PLANS
A-2.2 PROPOSED FLOOR PLANS
A-3.0 EXISTING ROOF PLANS
A-3.1 PROPOSED ROOF PLANS
A-4.0 EXISITNG ELEVATIONS - [MAIN HOUSE + EXTENSION]
A-4.1 PROPOSED ELEVATIONS - [MAIN HOUSE]
A-5.0 EXISTING AND PROPOSED SECTIONS
A-6.0 EXISTING - DEMOLISHED GARAGE PLANS & ELEVATIONS
A-6.1 PROPOSED GARAGE PLANS & ELEVATIONS
A-7.0 WINDOWS AND DOORS SCHEDULE

STRUCTURAL
GN1 GENERAL NOTES
GN2 GENERAL NOTES
GD1 GENERAL DETAILS
GD1 GENERAL DETAILS
S1 FOUNDATION PLAN
S2 ROOF FRAMING PLAN
S3 DETAILS
S4 DETAILS
S5 DETAILS

LANDSCAPING
L-6.1 LIGHTING PLAN (EXTERIOR)

FIRE DEPT ACCESS PLANS
FD-1 TITLE SHEETS AND NOTES
FD-2 FIRE DEPARTMENT ACCESS PLAN

CIVIL
C1 TITLE SHEET AND NOTES
C2 EXISTNG SURVET PLAN
C3 GRADING AND DRAINAGE PLAN
C4 GRADING AND DRAINAGE DETAILS

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

6608 Portshead Road
Malibu CA 90265
APN: 4466-019-006

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COVER SHEET

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.0

[1].....=PLANTER
[2].....=WOOD DECK
[3].....=SLATE PAVEMENT
[4] .....= BRICK PAVEMENT
[B.P].....= BRAZILLIAN PEPPER
.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL

56.42'
56.42
23.8'
39.4'
38.4'
A.P.N. 4466-019-035
(NOT A PART)
A.P.N. 4466-019-036
(NOT A PART)
5' EASEMENT FOR PUBLIC UTILITIES RECORDED
IN BOOK 23597, PG 10, PER ITEM NO. 5.
D SPK & W
RCE 21649
PP#17799Y
FD 2" IP
RCE 21649
GUY WIRE
N87°00'57"W
16"
36"
30"
20"
30.00'
PP
O/H LINES
CONC
SWALE
GUY WIRE
RRT WALL
DIRT DRIVEWAY
STUMP
W
ROAD
165.80
RRT WALL
GRAVEL
WM
ACACIA
(B.O.B.)
165.80'
644.56'
PORTSHEAD
N02°59'03"E
N02°59'03"E
GATE
POST
GATE
GAS LID
POST
GATE
SLATE
FH
SEWER
LIDS
B.P
B.P
A/C
UNIT
BBQ
ISLAND
RRT WALL
[4]
TANKLESS
WRT.
HTR.
DN
WOOD
GARAGE
(ONE STORY)
ICV
[E] MAIN HOUSE
EXTENSION
539 sq ft
BRAZILLIAN
PEPPER
GATE
[4]
DI
[1]
CHIMNEY
[E] MAIN HOUSE [S.F.R]
SSCO
DN
DI
[3]
GATE
[4]
1,800 sq ft
reconfigured lift Master bedroom lift
Walk in Closet
AC
UNIT
[1] [1] [1]
[1] [1] [1]
ICV
PP#701754E
30.00'
SET ƒ" IP
& PLUG PLS 6847
N87°00'57"W
283.79'
DECK
WOOD
DECK
[3]
[1]
[3]
OWTS
GRAVEL PATH
6" PALO VERDE
RRT WALL
RRT STEP
B.P
8"
8"
8"
18'-0"
ICV
ICV
ICV
DIRT
POST
POST
POST
DI
DI
DI
[3] [3] [3]
[2]
POOL
[2]
[2]
[2]
WOOD
DECK
8"
TRAMPOLINE
PERUVIAN
PEPPER
N03°00'00"E
165.80'
W
W
W
W
W
CONC
WALL
W
POOL
EQUIP
11.6'
12.0'
12.0'
12.0'
12.0'
OWTS
DN
B.P
OUTDOOR PARKING #1
OUTDOOR PARKING #2
OUTDOOR PARKING #3

A-1.1 EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

Foreman Residence - [8-4-2026].pln , printed on 8/26/2026

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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EXISTING SITE PLAN

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589
SHEET	A-1.1

[1].....=PLANTER
[2].....=WOOD DECK
[3].....=SLATE PAVEMENT
[4] .....= BRICK PAVEMENT
[B.P].....= BRAZILLIAN PEPPER
.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL

56.42'
56.42
23.8'
39.4'
38.4'
A.P.N. 4466-019-035
(NOT A PART)
A.P.N. 4466-019-036
(NOT A PART)
5' EASEMENT FOR PUBLIC UTILITIES RECORDED
IN BOOK 23597, PG 10, PER ITEM NO. 5.
D SPK & W
CE 21649
PP#17799Y
FD 2" IP
RCE 21649
GUY WIRE
N87°00'57"W
16"
36"
30"
20"
30.00'
PP
O/H LINES
CONC
SWALE
GUY WIRE
RRT WALL
DIRT DRIVEWAY
STUMP
W
ROAD
(B.O.B.)
165.80'
165.80
6.0'
30'
30'
RRT WALL
GRAVEL
WM
ACACIA
GATE
POST
GAS LID
PORTSHEAD
644.56'
N02°59'03"E
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PP#701754E
30.00'
SET ƒ" IP
& PLUG PLS 6847
N87°00'57"W
283.79'
N03°00'00"E
FH
SEWER
LIDS
B.P
A/C
UNIT
BBQ
ISLAND
DN
WOOD
GARAGE
(TWO STORY)
FF
209.84
OPEN
WALKWAY
FF
212.28
TANKLESS
WRT.
HTR.
ICV
[E] GUEST HOUSE
539 sq ft
BRAZILLIAN
PEPPER
[E] MAIN HOUSE [S.F.R]
1,800 sq ft
CHIMNEY
SSCO
SLATE
AC
UNIT
18'-0"
8"
DIRT
POST
DI
OWTS
CONC
WALL
POOL
EQUIP
12.0'
11.6'
12.0'
12.0'
POOL
WOOD
DECK
TRAMPOLINE
PERUVIAN
PEPPER
GRAVEL PATH
6" PALO VERDE
RRT WALL
RRT STEP
211.81
211.97
211.98
211.73
211.97
212.06
212.57
213.20
212.05

A-1.2 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

Foreman Residence - [8-4-2026].pln , printed on 8/26/2026

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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PROPOSED SITE PLAN

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.2

LEGALIZE AFTER THE FACT ADDITION OF 66 SF TO GARAGE (FROM 732 EXISTING SF TO 798 PROPOSED SF)

604-SF ADDITION TO (E) MAIN RESIDENCE

Lot Dept = 283'- 10"(283.83')
Lot Width = 165'-10" (165.83')

REQUIRED SETBACK
Front Yard.....= 283.83' x 0.20 = 56.76' (56'-9")
Rear Yard.....= 283.83' x 0.15 = 42.57' (42'-7")
10% Side Yard.= 165.83' x 0.1 = 16.58' (16'-7")

[1].....=PLANTER
[2].....=WOOD DECK
[3].....=SLATE PAVEMENT
[4] .....= BRICK PAVEMENT
[B.P].....= BRAZILLIAN PEPPER
.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL

REVISIONS	
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[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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SETBACK CALCULATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589
SHEET	A-1.3

A-1.3 **SETBACK CALCULATIONS - [PROPOSED SITE PLAN]**
SCALE: 3/32" = 1'-0"

TDSF CALCULATION

* Allowable TDSF.....= 7,208 sq.ft

EXISTING

* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Garage (2nd floor Loft).....= 462 sq.ft
* Total Existing .....= 3,599 sq.ft

PROPOSED

* Main House Additions: 604 + 500.= 1,104 sq.ft

* TOTAL [EXISTING + PROPOSED]

3,599 Sq.Ft + 1,104 Sq.Ft = 4,703 Sq.Ft

NOTE : 4,703 sq.ft < Max. TDSF 7,208 sq.ft

MAXIMUM IMPERMEABLE CALCULATION

* Gross Lot Area.....= 52,032 sq.ft
* Net Lot Area .....= 47,058 sq.ft

Percentages:

Up to ¼ acre:	45% of the net area
¼ acre to ½ acre:	35% of the net area
½ acre or more:	30% of the net area
	UP TO A MAXIMUM OF 25,000 SQUARE FEET PER PARCEL

* Net Lot Area = 47,058 sq.ft x 30% =14,117.4 sq.ft
(Max. Impermeable)

Max. Impermeable =14,117.4 sq.ft

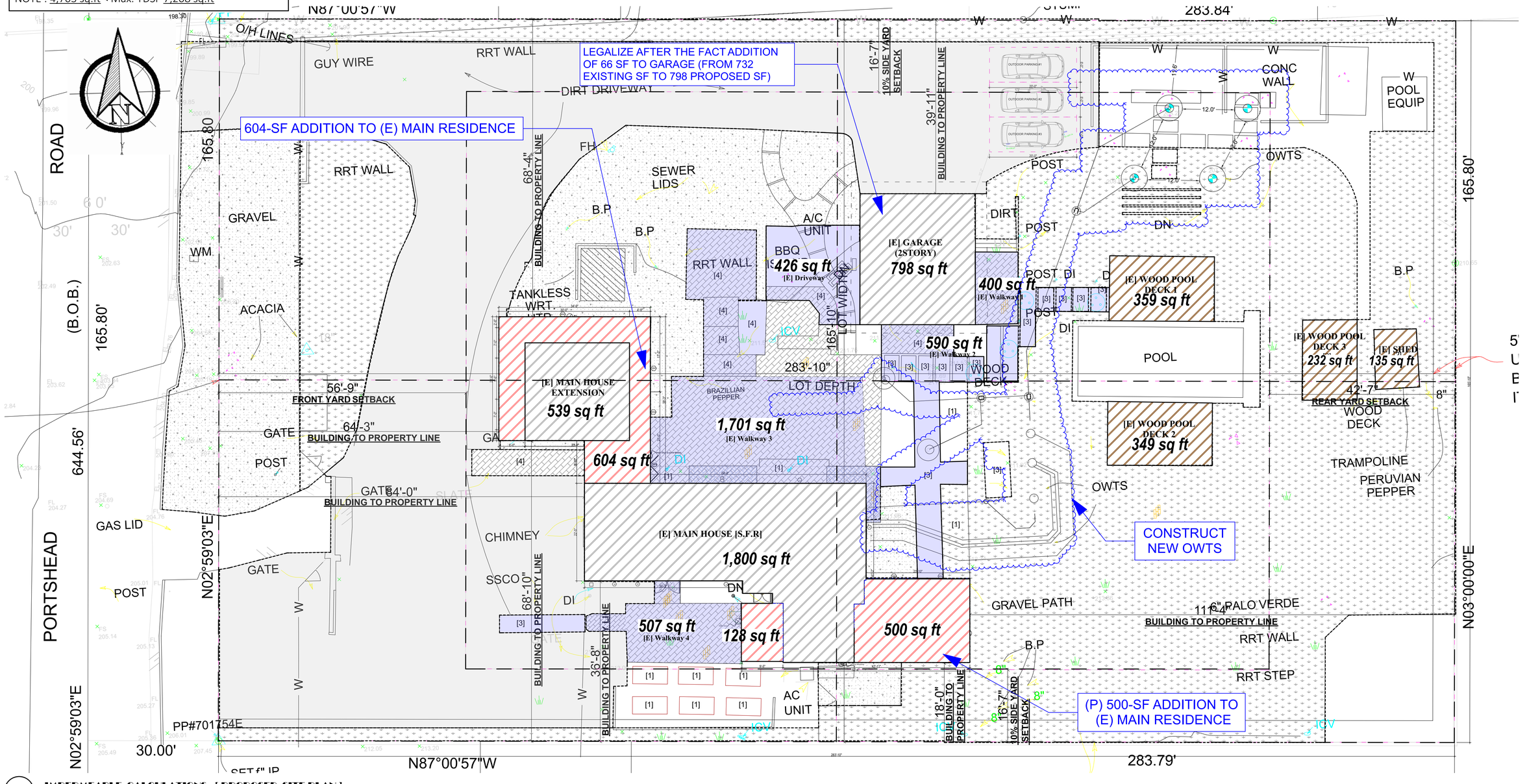
* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Main.H Additions:604+128+500=1,232 sq.ft
* [E]Pool Wood Deck 1.....= 359 sq.ft
* [E]Pool Wood Deck 2.....= 349 sq.ft
* [E]Pool Wood Deck 3.....= 232 sq.ft
* [E]SHED.....= 135 sq.ft
* [E]Driveway.....= 426 sq.ft
* [E]Walkway 1.....= 400 sq.ft
* [E]Walkway 2.....= 590 sq.ft
* [E]Walkway 3.....= 1,701 sq.ft
* [E]Walkway 4.....= 507 sq.ft
* Total.....= 9,068 sq.ft

NOTE : 9,068 sq.ft < Max. Impermeable 14,117.4 sq.ft

Lot Dept = 283'- 10"(283.83')
Lot Width = 165'-10" (165.83')

REQUIRED SETBACK
Front Yard.....= 283.83' x 0.20 = 56.76' (56'-9")
Rear Yard.....= 283.83' x 0.15 = 42.57' (42'-7")
10% Side Yard.= 165.83' x 0.1 = 16.58' (16'-7")

[1].....=PLANTER
[2].....=WOOD DECK
[3].....=SLATE PAVEMENT
[4] .....= BRICK PAVEMENT
[B.P].....= BRAZILLIAN PEPPER
.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL



A-1.4 **IMPERMEABLE CALCULATIONS - [PROPOSED SITE PLAN]**
SCALE: 3/32" = 1'-0"

Foreman Residence - [8-4-2026].pln , printed on 8/26/2026

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

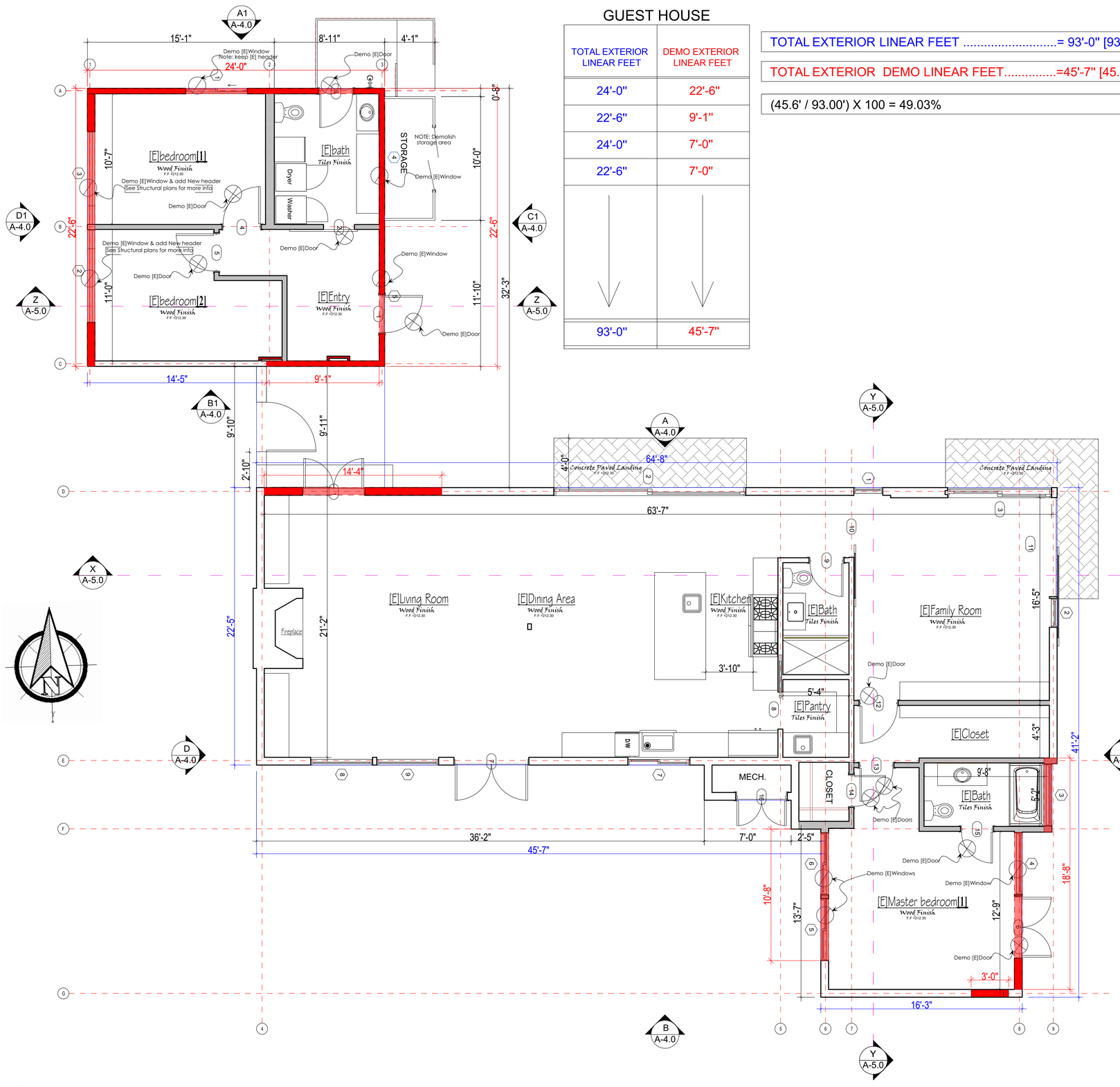
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IMPERMEABLE CALCULATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.4



GUEST HOUSE

TOTAL EXTERIOR LINEAR FEET	DEMO EXTERIOR LINEAR FEET
24'-0"	22'-6"
22'-6"	9'-1"
24'-0"	7'-0"
22'-6"	7'-0"
93'-0"	45'-7"

TOTAL EXTERIOR LINEAR FEET .....= 93'-0" [93.00']

TOTAL EXTERIOR DEMO LINEAR FEET.....=45'-7" [45.6']

(45.6' / 93.00') X 100 = 49.03%

= demolished Walls

= Existing Walls

= Relocation/Alteration of windows

= Relocation/Alteration of doors

= Concrete Paved Landing

MAIN HOUSE

TOTAL EXTERIOR LINEAR FEET	DEMO EXTERIOR LINEAR FEET
64'-8"	18'-8"
41'-2"	10'-8"
2'-5"	3'-0"
16'-3"	14'-4"
13'-7"	
2'-4"	
2'-10"	
45'-7"	
22'-5"	
211'-3"	46'-8"

TOTAL EXTERIOR LINEAR FEET .....= 211'-3" [211.25']

TOTAL EXTERIOR DEMO LINEAR FEET.....= 46'-8" [46.7']

(46.7' / 211.25') X 100 = 22.1%

A-1.5 **EXTERIOR LINEAR FEET DEMO CALCULATIONS - [DEMOLISHED FLOOR PLANS]**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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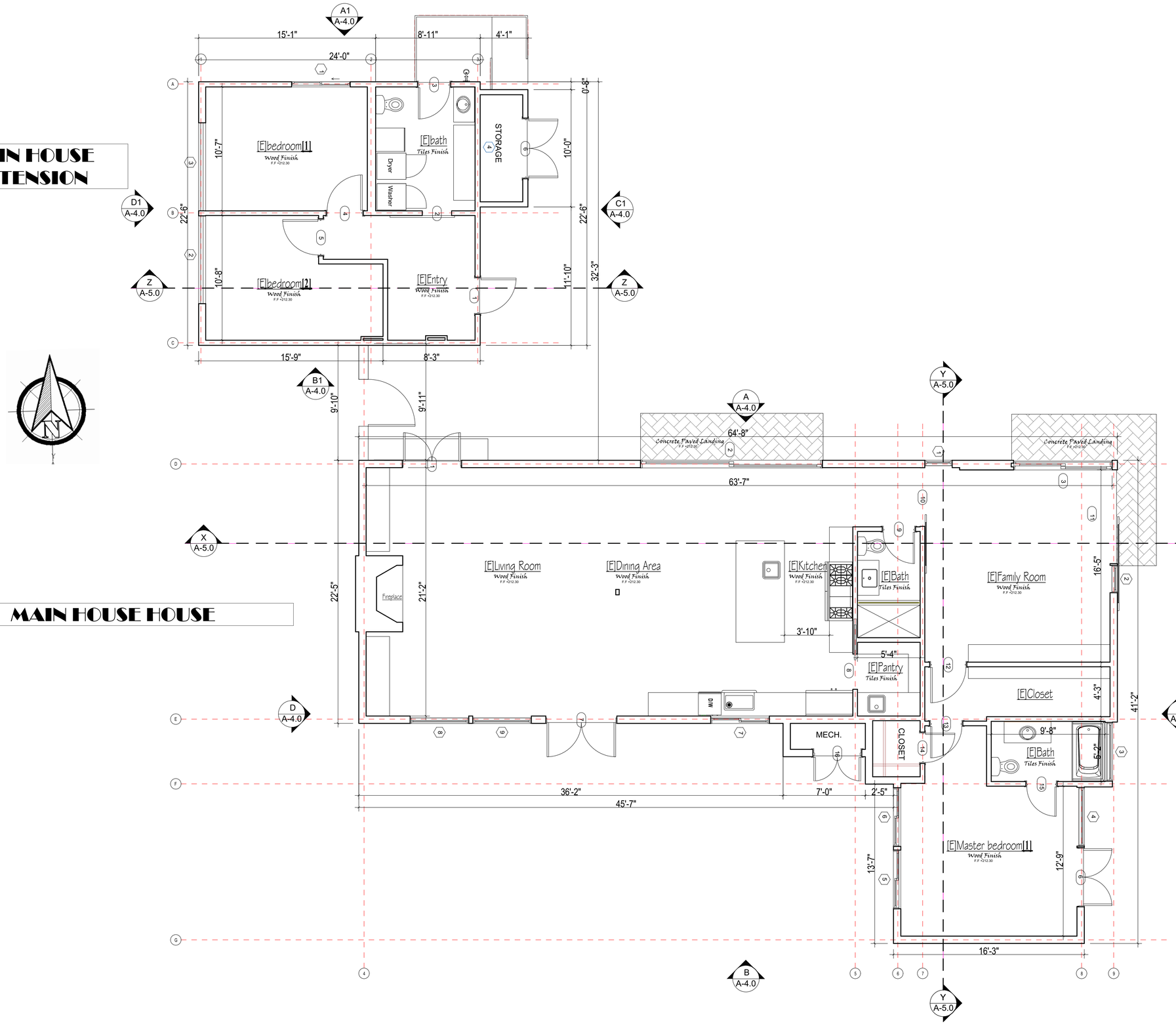
EXTERIOR LINEAR FEET DEMO CALCULATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.5

MAIN HOUSE EXTENSION

MAIN HOUSE HOUSE



A EXISTING FLOOR PLANS
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
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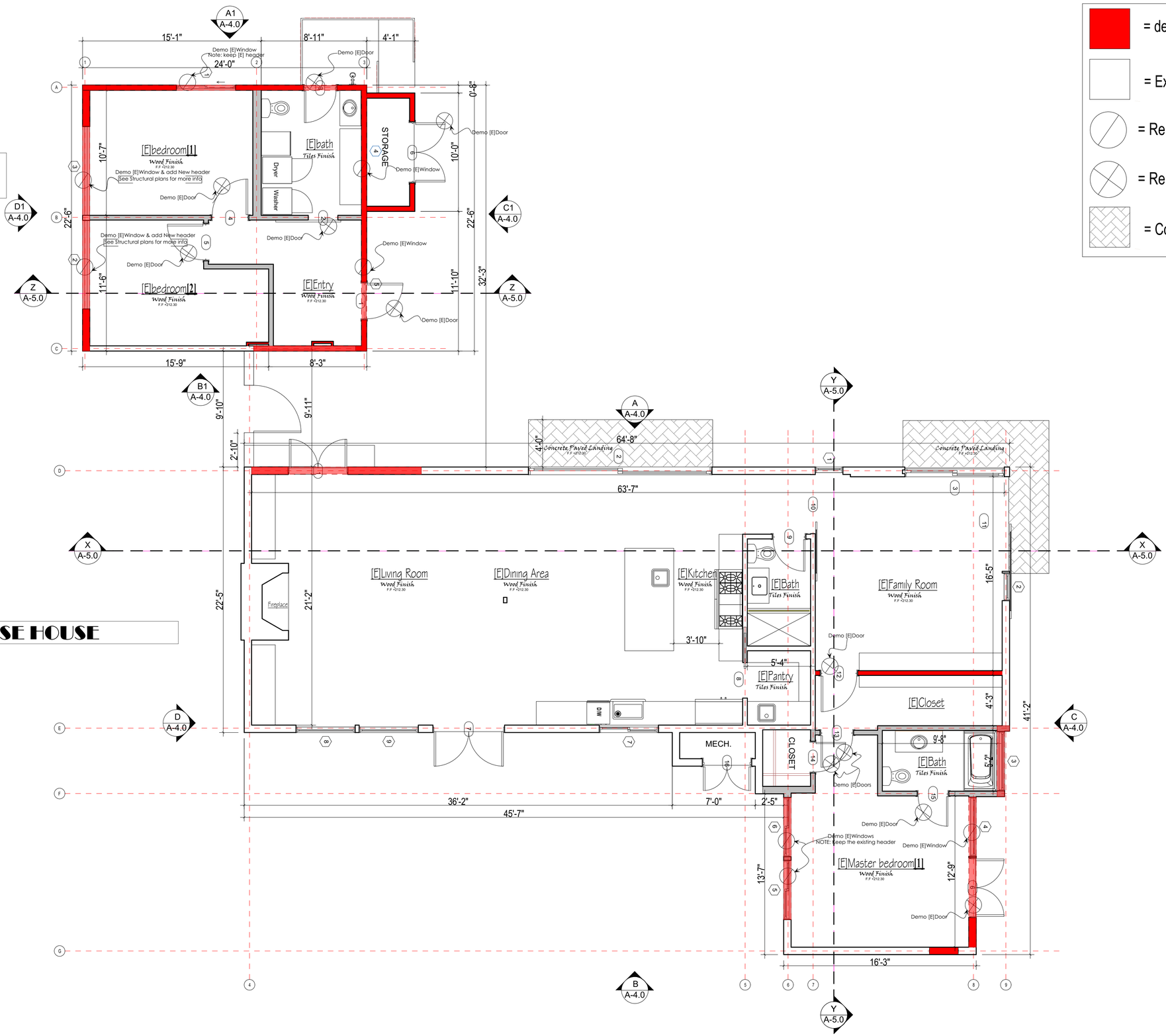
EXISTING FLOOR PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-2.0

MAIN HOUSE EXTENSION

MAIN HOUSE HOUSE



REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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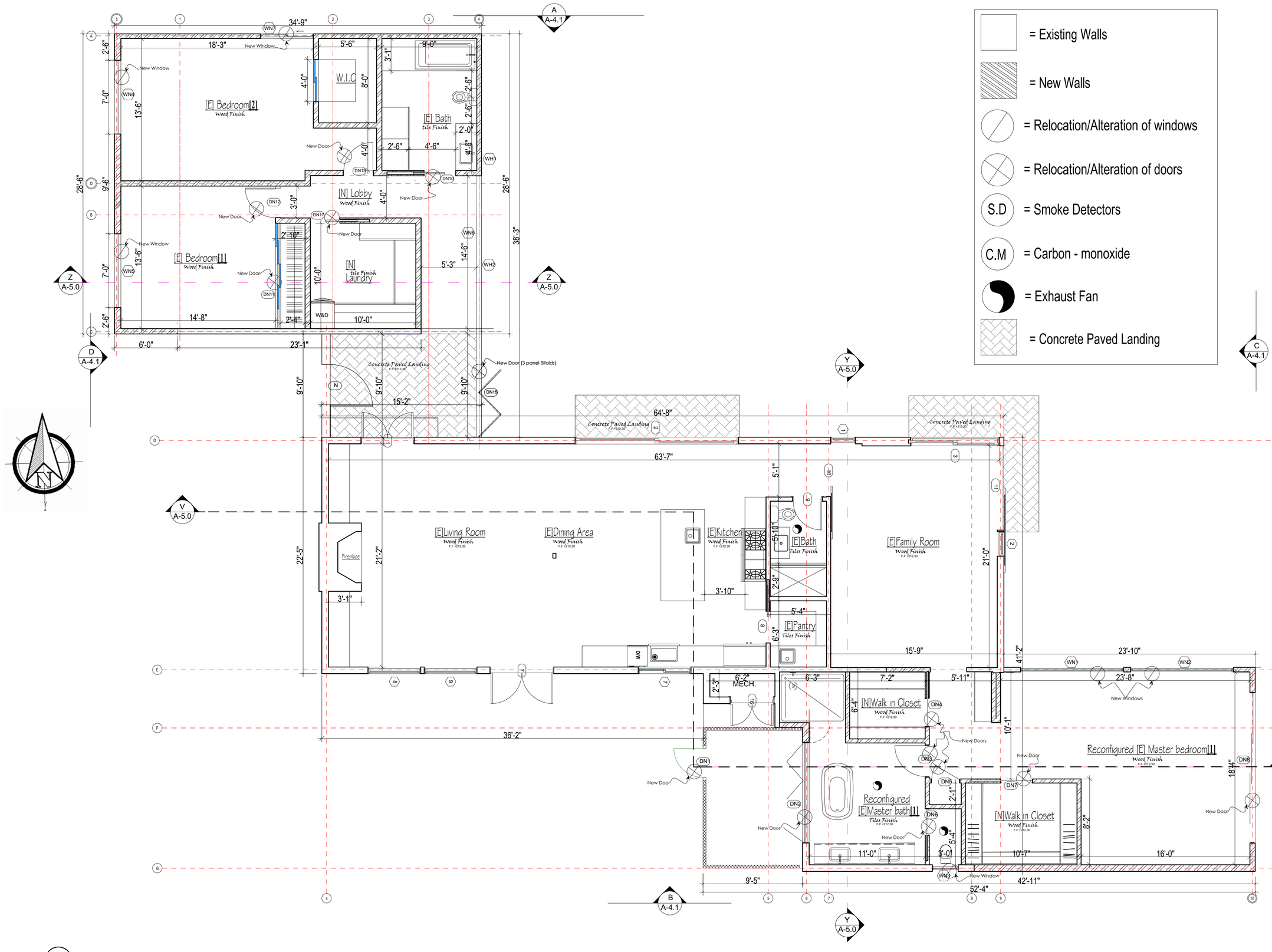
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DEMOLISHED FLOOR PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-2.1

A-2.1 DEMOLISHED FLOOR PLANS
SCALE: 1/4" = 1'-0"



REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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PROPOSED FLOOR PLANS

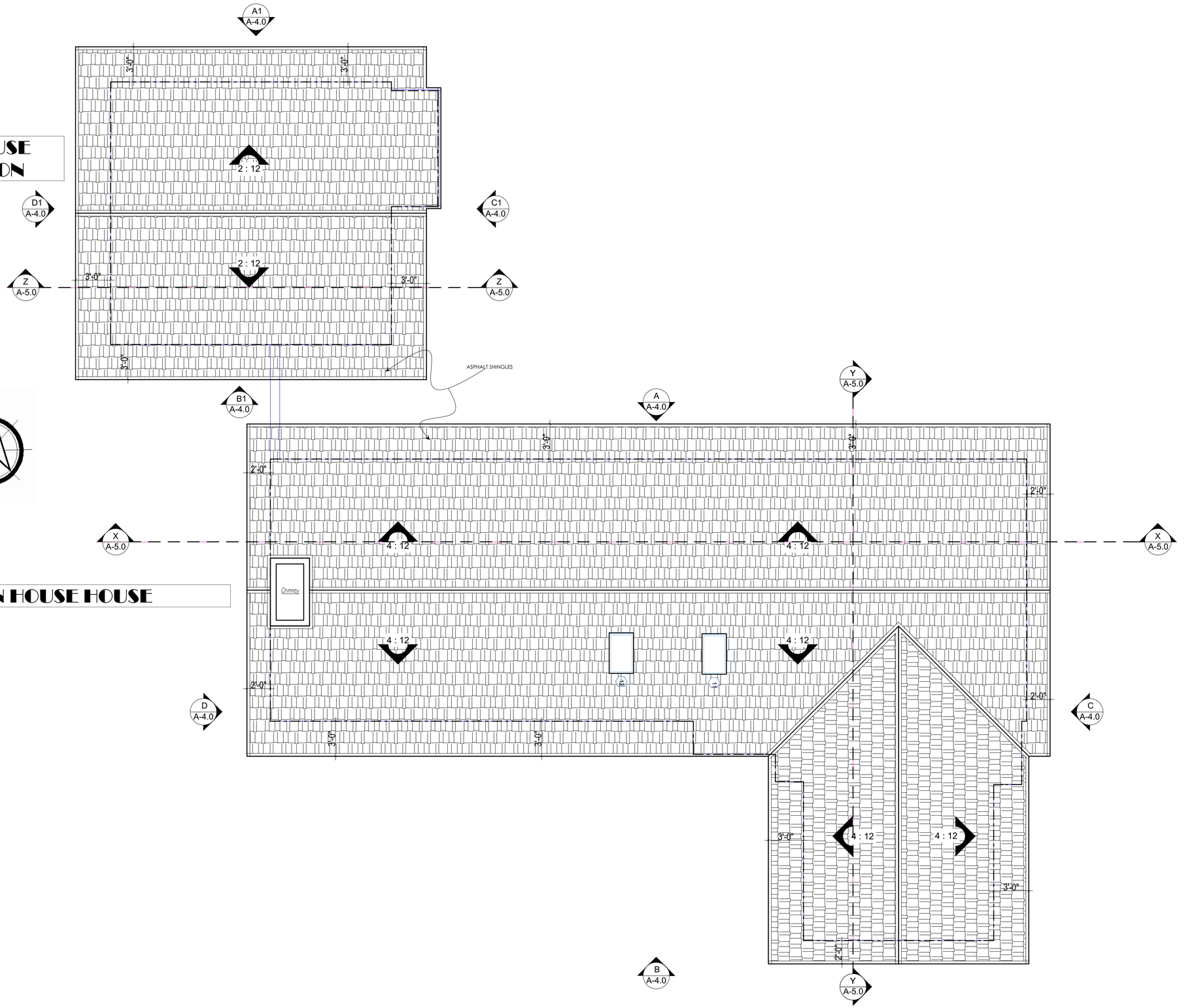
DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-2.2

A-2.2 PROPOSED FLOOR PLANS
SCALE: 1/4" = 1'-0"

MAIN HOUSE EXTENSION

MAIN HOUSE HOUSE



A-3.0 **PROPOSED FLOOR PLANS**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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EXISTING ROOF PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-3.0

A-3.1 **PROPOSED ROOF PLANS**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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PROPOSED ROOF PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-3.1

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ICC-ES Evaluation Report

Reissued January 2023

ESR-3150

This report is subject to renewal January 2025.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

MALARKEY ROOFING PRODUCTS

EVALUATION SUBJECT:

MALARKEY POLYMER-MODIFIED ASPHALT SHINGLES

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2021, 2018, 2015, 2012 and 2009 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Weather resistance
- Fire classification
- Wind resistance

2.0 USES

The Malarkey asphalt shingles described in this report meet the requirements for Class A roof coverings when installed in accordance with this report.

3.0 DESCRIPTION

3.1 General:

Malarkey asphalt shingles are polymer-modified self-sealing shingles complying with ASTM D3462. See Table 1 and Figure 1 for shingle type (three-tab or laminated), product names, dimensions, and manufacturing locations.

3.2 Polymer Modified Asphalt Shingles:

3.2.1 Highlander NEX: Highlander NEX shingles are self-sealing laminated shingles that consist of bitumen and fillers applied onto a fiberglass mat and surfaced with mineral roofing granules.

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modified bitumen and fillers applied onto a fiberglass mat and surfaced with reflective roofing granules, as well as copper roofing granules on the top surfacing for algae resistance.

3.2.13 Windsor Scotchgard™: Windsor Scotchgard™ shingles are heavy weight self-sealing laminated shingles that consist of polymer-modified bitumen and fillers applied onto a fiberglass mat and surfaced with mineral roofing granules.

3.2.14 EZ-Ridge: EZ-Ridge high profile decorative ridge shingles with sealant consist of an SBS blend asphalt coating applied onto a fiberglass mat and surfaced with colored ceramic granules. EZ-Ridge has an exposure of 8⅝ inches (210 mm).

3.2.15 EZ-Ridge XT: EZ-Ridge XT high profile decorative shingles with sealant consist of an SBS blend asphalt coating applied onto a fiberglass mat and surfaced with colored ceramic granules. The EZ-Ridge XT has an exposure area of 6⅛ inches (210 mm).

3.2.16 10" RidgeFlex: 10" RidgeFlex are SBS-modified fiberglass hip & ridge caps intended for use with wide ridge vents. 10" RidgeFlex consists of a fiberglass mat impregnated and coated on both sides with a modified-bitumen asphalt surfaced with embedded ceramic granules.

3.2.17 12" RidgeFlex: 12" RidgeFlex are SBS-modified fiberglass hip and ridge caps intended for use with wide ridge vents. 12" RidgeFlex consists of a fiberglass mat impregnated and coated on both sides with a modified-bitumen asphalt surfaced with embedded ceramic granules.

3.3 Fasteners:

Fasteners must comply with ASTM F1667 and must be minimum No. 12 gage [0.105-inch-diameter (2.67 mm) shank], ⅜-inch-diameter-head (9.5 mm), galvanized steel, stainless steel, aluminum or copper roofing nails. Fasteners must be of sufficient length to penetrate into the sheathing ¾ inch (19.1 mm), or through the sheathing, whichever is less.

3.4 Underlayment:

Under the 2021 and 2018 IBC, the roof underlayment must be in accordance with Section 1507.1.1 and Table 1507.1.1(1). Under the 2015, 2012 and 2009 IBC, the roof underlayment must be in accordance with Section 1507.2.3. Under the 2021, 2018 and 2015 IRC, the roof underlayment must be in accordance with Section R905.1.1 and Table R905.1.1(1) [2012 and 2009 IRC Section R905.2.3].

3.5 Asphalt Cement:

Asphalt roofing cement used for hand-sealing the shingles must comply with ASTM D4586, Type I, Class I, or Type II, Class I.

4.0 INSTALLATION

4.1 New Construction:

4.1.1 General: Installation of Malarkey polymer-modified asphalt shingles must comply with the applicable code, this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation. When installed on new construction in accordance with this section, the shingles are a Class A roof covering.

Roof deck must be code-complying, minimum ⅜-inch-thick (9.5 mm), exterior-grade plywood, 7/16-inch-thick (11.1 mm) oriented strand board (OSB); or nominally 1-inch-by-6-inch (25-by-152 mm) lumber installed as solid sheathing conforming to 2021, 2018, and 2015 IBC Section 2304.8.2 or 2308.7.10 [2012 and 2009 IBC Section 1507.2.9.3] or IRC Section R905.2.8.5.

4.1.6 Hip & Ridge: The hip & ridge shingles must be centered over hips and ridges, and must be fastened to the roof deck using two fasteners, one located on each side of the hip or ridge, 6½ inches (165 mm) from the exposed end for RidgeFlex products, 8½ inches (222.3 mm) for EZ-Ridge products, and 1 inch (25.4 mm) up from the shingle edge for both RidgeFlex and EZ-Ridge products. Ridgeflex hip and ridge shingles must be installed with a maximum 5⅝-inch (143 mm) exposure to the weather. See Figure 8. EZ-Ridge and EZ-Ridge XT hip and ridge shingles must be installed with a maximum exposure of 6⅛-inch (2010 mm) exposure to the weather. See Figure 9 for details.

4.2 Reroofing:

When the asphalt shingles described in this report are installed over existing Class A or Class C asphalt shingles in accordance with this section, the roofing assemblies are recognized as Class A roof coverings. The existing asphalt roof shingle covering must be inspected in accordance with the provisions and limitations of 2021 IBC section 1512 and 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510] or 2021, 2018, and 2015 IRC Section R908 [2012 and 2009 IRC Section R907]. Prior to reroofing, hip and ridge shingles must be removed. Except as noted in this section, the shingles must be installed in accordance with Section 4.1 of this report. Fasteners must be of sufficient length to penetrate ¾ inch (19 mm) into the sheathing or through the sheathing, whichever is less. Valley flashing and other flashings must comply with Section 4.1.5 and the following, as applicable:

- **IBC:** 2021 Sections 1512.4 and 1512.5 and 2018 and 2015 Sections 1511.5 and 1511.6 [2012 and 2009 Sections 1510.5 and 1510.6].
- **IRC:** 2021, 2018 and 2015 Sections R908.5 and R908.6 [2012 and 2009 IRC Sections R907.5 and R907.6].

4.3 Wind Resistance:

Malarkey asphalt shingles have been tested for wind resistance in accordance with ASTM D3161 or ASTM D7158. Shingles tested in accordance with ASTM D3161 are classified as Class A or Class F and qualify for use under 2021 IBC Section 1504.2 and 2018 and 2015 IBC Section 1504.1.1 [2012 and 2009 IBC Section 1507.2.7.1] or IRC (25 mm) in diameter, under each shingle tab. See Figures 3 and 4.

4.1.4 Shingle Fastening: For roof slopes of 2:12 to 21:12, three-tab and laminated shingles are fastened to the roof deck using four fasteners, located as shown in Figure 2. Windsor shingles require five or six fasteners, depending on region, as shown in Figure 3. In high wind areas and for roof slopes exceeding 21:12, three tab and laminated shingles must be hand-sealed in accordance with Section 4.1.3 and fastened to the roof deck using six fasteners, located as shown in Figure 2. In high wind areas and for roof slopes exceeding 21:12, Windsor shingles require nine fasteners and hand-sealing, located as shown in Figure 3. See Figure 5 for nailing depth illustration.

4.1.5 Valley Construction, Other Flashings and Drip Edges: Roof valleys must be flashed in accordance with 2021 and 2018 IBC Section 1507.2.8.2 [2015, 2012 and 2009 IBC Section 1507.2.9.2] or IRC Section R905.2.8.2. See Figure 7 for typical installation details. Other flashings must be installed in accordance with IBC Sections 1503.2 and 2021 and 2018 IBC Section 1507.2.8 [2015, 2012 and 2009 1507.2.9] or IRC Sections R903.2 and R905.2.8. Drip edges must be installed in accordance with 2021 and 2018

IBC Section 1507.2.8.3 [2015, 2012 and 2009 IBC Section 1507.2.9.3] or IRC Section R905.2.8.5.

4.1.6 Hip & Ridge: The hip & ridge shingles must be centered over hips and ridges, and must be fastened to the roof deck using two fasteners, one located on each side of the hip or ridge, 6½ inches (165 mm) from the exposed end for RidgeFlex products, 8½ inches (222.3 mm) for EZ-Ridge products, and 1 inch (25.4 mm) up from the shingle edge for both RidgeFlex and EZ-Ridge products. Ridgeflex hip and ridge shingles must be installed with a maximum 5⅝-inch (143 mm) exposure to the weather. See Figure 8. EZ-Ridge and EZ-Ridge XT hip and ridge shingles must be installed with a maximum exposure of 6⅛-inch (2010 mm) exposure to the weather. See Figure 9 for details.

4.2 Reroofing:

When the asphalt shingles described in this report are installed over existing Class A or Class C asphalt shingles in accordance with this section, the roofing assemblies are recognized as Class A roof coverings. The existing asphalt roof shingle covering must be inspected in accordance with the provisions and limitations of 2021 IBC section 1512 and 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510] or 2021, 2018, and 2015 IRC Section R908 [2012 and 2009 IRC Section R907]. Prior to reroofing, hip and ridge shingles must be removed. Except as noted in this section, the shingles must be installed in accordance with Section 4.1 of this report. Fasteners must be of sufficient length to penetrate ¾ inch (19 mm) into the sheathing or through the sheathing, whichever is less. Valley flashing and other flashings must comply with Section 4.1.5 and the following, as applicable:

- **IBC:** 2021 Sections 1512.4 and 1512.5 and 2018 and 2015 Sections 1511.5 and 1511.6 [2012 and 2009 Sections 1510.5 and 1510.6].
- **IRC:** 2021, 2018 and 2015 Sections R908.5 and R908.6 [2012 and 2009 IRC Sections R907.5 and R907.6].

4.3 Wind Resistance:

Malarkey asphalt shingles have been tested for wind resistance in accordance with ASTM D3161 or ASTM D7158. Shingles tested in accordance with ASTM D3161 are classified as Class A or Class F and qualify for use under 2021 IBC Section 1504.2 and 2018 and 2015 IBC Section 1504.1.1 [2012 and 2009 IBC Section 1507.2.7.1] or IRC (25 mm) in diameter, under each shingle tab. See Figures 3 and 4.

4.1.4 Shingle Fastening: For roof slopes of 2:12 to 21:12, three-tab and laminated shingles are fastened to the roof deck using four fasteners, located as shown in Figure 2. Windsor shingles require five or six fasteners, depending on region, as shown in Figure 3. In high wind areas and for roof slopes exceeding 21:12, three tab and laminated shingles must be hand-sealed in accordance with Section 4.1.3 and fastened to the roof deck using six fasteners, located as shown in Figure 2. In high wind areas and for roof slopes exceeding 21:12, Windsor shingles require nine fasteners and hand-sealing, located as shown in Figure 3. See Figure 5 for nailing depth illustration.

4.1.5 Valley Construction, Other Flashings and Drip Edges: Roof valleys must be flashed in accordance with 2021 and 2018 IBC Section 1507.2.8.2 [2015, 2012 and 2009 IBC Section 1507.2.9.2] or IRC Section R905.2.8.2. See Figure 7 for typical installation details. Other flashings must be installed in accordance with IBC Sections 1503.2 and 2021 and 2018 IBC Section 1507.2.8 [2015, 2012 and 2009 1507.2.9] or IRC Sections R903.2 and R905.2.8. Drip edges must be installed in accordance with 2021 and 2018

TABLE 1—PRODUCT LIST, DIMENSIONS AND MANUFACTURING FACILITIES

SHINGLE TYPE	PRODUCT	DIMENSIONS (inches)		MANUFACTURING FACILITY
		Height	Width	
Three Tab	The Alaskan	13¼	39⅜	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	The Alaskan Scotchgard™	13¼	39⅜	Portland, Oregon South Gate, California
	Dura-Seal	13¼	39⅜	South Gate, California
	Dura-Seal AR	13¼	39⅜	South Gate, California
Laminated	Vista	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Vista AR	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Highlander NEX	13¼	40	South Gate, California
	Highlander NEX AR	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Legacy	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Legacy Scotchgard™	13¼	40	Portland, Oregon Oklahoma City, Oklahoma
	Ecoasis NEX	13¼	40	South Gate, California
	Ecoasis Premium	13¼	40	South Gate, California
	Windsor Scotchgard™	38¼		Portland, Oregon
Hip & Ridge	10" RidgeFlex	9⅛	13¼	Portland, Oregon Oklahoma City, Oklahoma
	12" RidgeFlex	12	13¼	Portland, Oregon Oklahoma City, Oklahoma
	EZ Ridge	8	11⅓	South Gate, California
	EZ Ridge XT	9⅛	13¼	South Gate, California

For SI: 1 inch = 25.4 mm

5.0 CONDITIONS OF USE

The Malarkey asphalt shingles described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation complies with this report, the manufacturer's published installation instructions and applicable code. If there is a conflict between the installation instructions and this report, this report governs.

5.2 The products are manufactured at the plant locations listed in Table 1 of this report, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Manufacturer's published installation instructions.

6.2 Reports of testing in accordance with ASTM D3462, ASTM D3161, ASTM D7158, and ASTM E108.

6.3 Quality control documentation.

7.0 IDENTIFICATION

7.1 Each bundle of shingles bears a label with the name and address of the manufacturer (Malarkey Roofing Products), the product name, installation instructions, and the ICC-ES evaluation report number (ESR-3150). Additionally, in accordance with ASTM D3462, each bundle of shingles is marked with the area of the roof surface covered, ASTM designation, style, and color of the product.

7.2 The report holder's contact information is the following:

MALARKEY ROOFING PRODUCTS
POST OFFICE BOX 17217
3131 NORTH COLUMBIA BOULEVARD
PORTLAND, OREGON 97212
(503) 240-1191
www.malarkeyroofing.com



FIGURE 1—ASPHALT SHINGLE DIMENSIONS

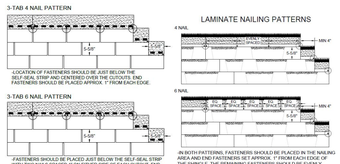


FIGURE 2—NAILING INSTRUCTIONS

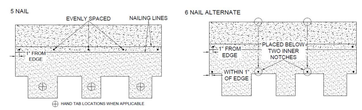
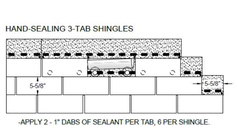


FIGURE 3—NAILING INSTRUCTIONS & HAND-TAB LOCATIONS: WINDSOR SHINGLES



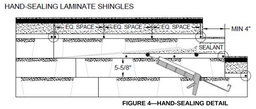


FIGURE 4—HAND-SEALING DETAIL

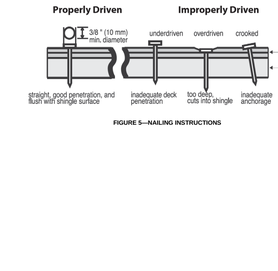


FIGURE 5—NAILING INSTRUCTIONS

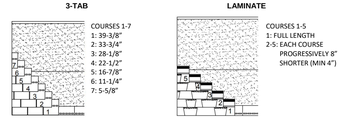


FIGURE 6—SHINGLE LAYOUTS; DIAGONAL PATTERN

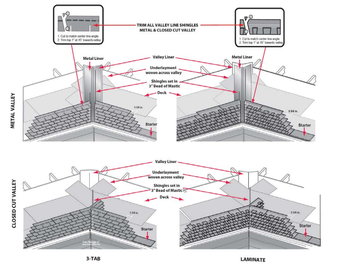
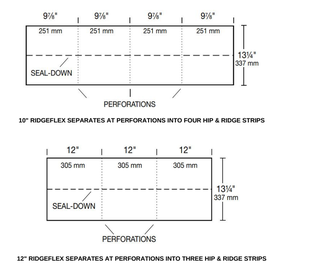


FIGURE 7—VALLEY INSTALLATION DETAIL: CLOSED-CUT AND OPEN METAL



10" RIDGEFLEX SEPARATES AT PERFORATIONS INTO FOUR HIP & RIDGE STRIPS

12" RIDGEFLEX SEPARATES AT PERFORATIONS INTO THREE HIP & RIDGE STRIPS

FIGURE 8 – INSTALLATION OF RIDGEFLEX HIP & RIDGE SHINGLES

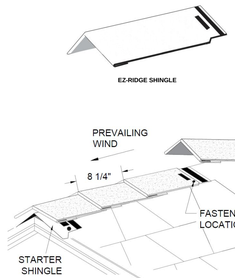


FIGURE 9 – INSTALLATION OF EZ-RIDGE HIP & RIDGE SHINGLES

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ESR-3150 CBC and CRC Supplement

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

MALARKEY ROOFING PRODUCTS

EVALUATION SUBJECT:

MALARKEY POLYMER-MODIFIED ASPHALT SHINGLES

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Malarkey Engineered and Polymer-modified asphalt shingles, described in ICC-ES evaluation report ESR-3150, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2019 California *Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California *Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Malarkey Engineered and Polymer-modified asphalt shingles, described in Sections 2.0 through 7.0 of the evaluation report ESR-3150, comply with CBC Sections 1505.1 and 1507.2, and may be used where the CBC requires a Class A roof covering complying with CBC Section 1505.1.1, a Class B roof covering complying with CBC Section 1505.1.2, or a Class C roof covering complying with CBC Section 1505.1.3, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Section 1511, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections of the CBC are beyond the scope of this supplement.

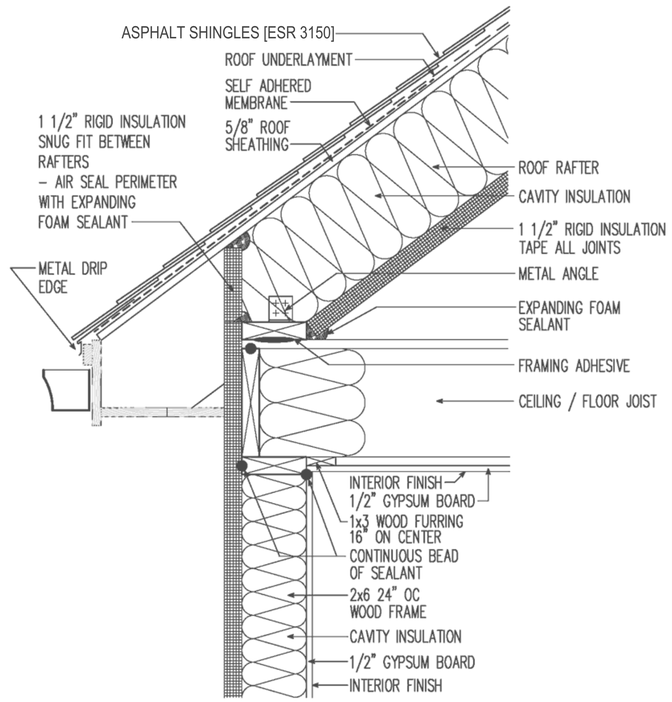
2.2 CRC:

The Malarkey Engineered and Polymer-modified asphalt shingles, described in Sections 2.0 through 7.0 of the evaluation report ESR-3150, complies with CRC Sections R902.1 and R905.2, and may be used where the CRC requires a Class A roof covering complying with CRC Section R902.1.1, a Class B roof covering complying with CRC Section R902.1.2, or a Class C roof covering complying with CRC Section R902.1.3, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of CRC Section R908, as applicable.

This supplement expires concurrently with the evaluation report, reissued January 2023.

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A **ROOF TYPICAL DETAIL**
SCALE: 1:59.34

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
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Malibu CA 90265
APN: 4466-019-006

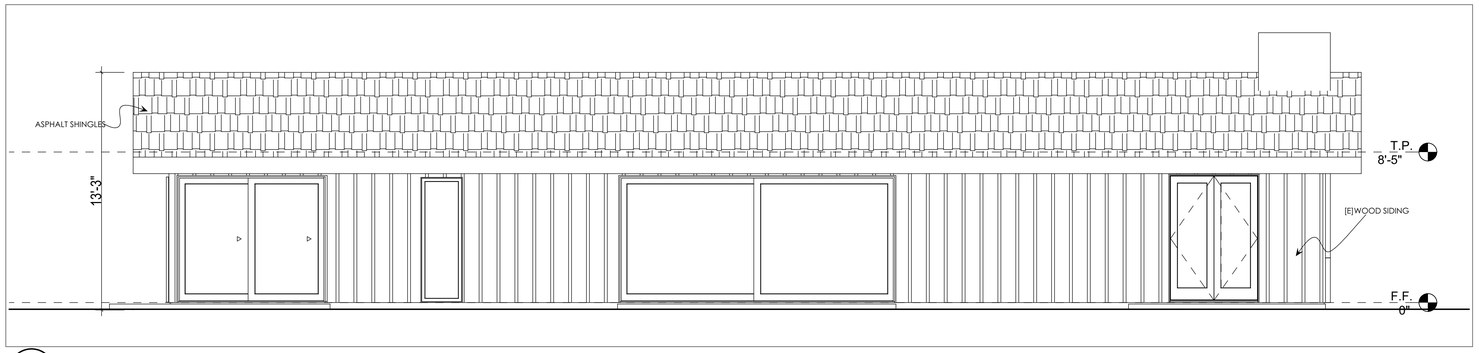
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ROOF DETAILS

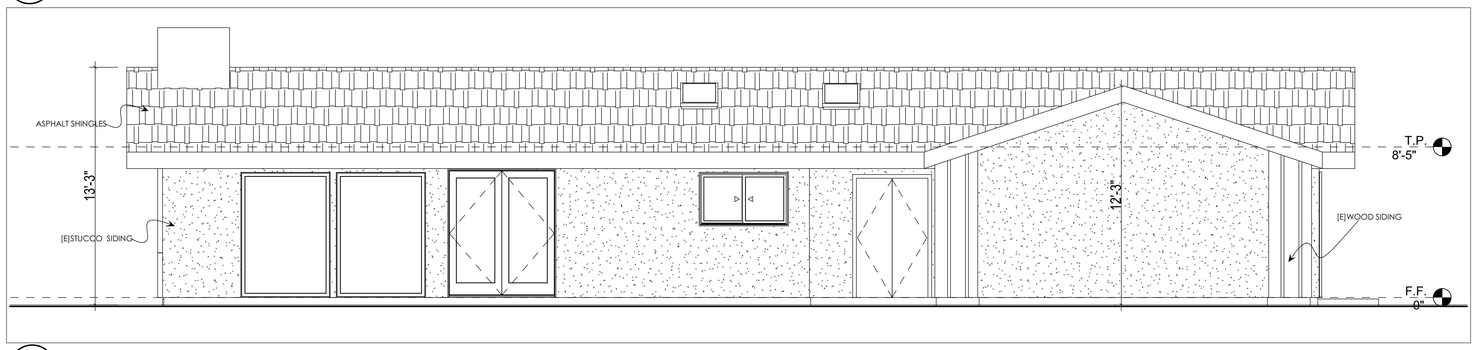
DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-3.2

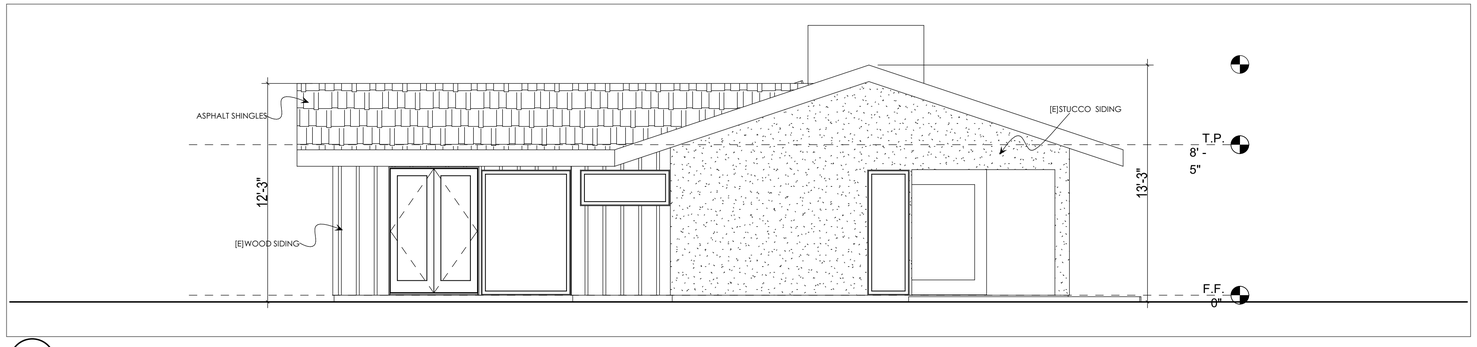
[MAIN HOUSE]



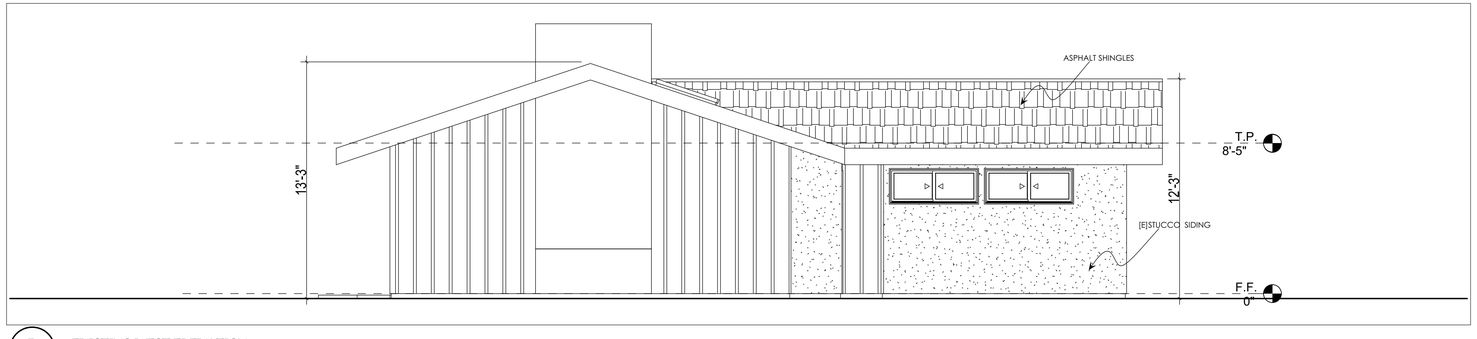
A
A-4.0
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B
A-4.0
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

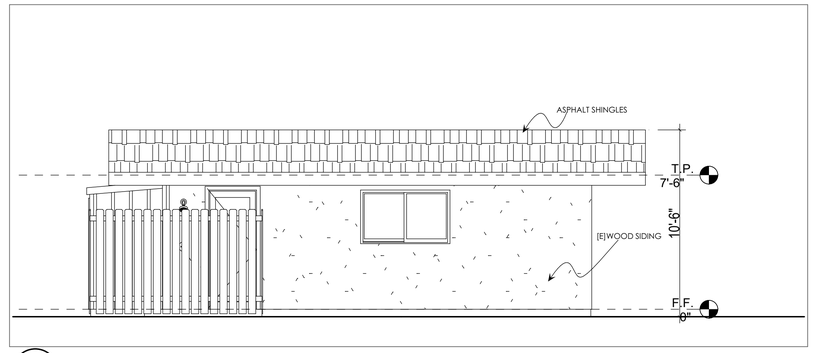


C
A-4.0
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

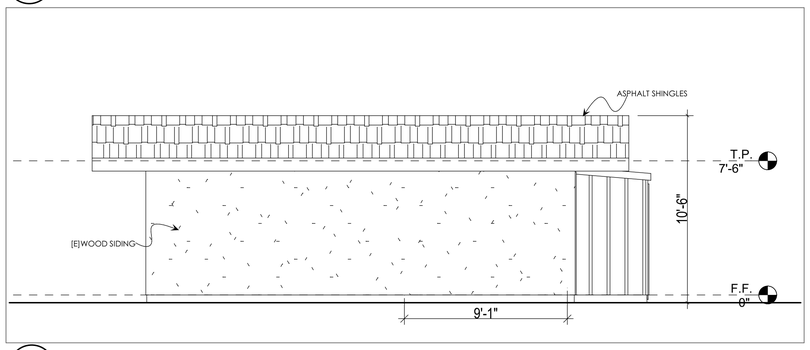


D
A-4.0
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

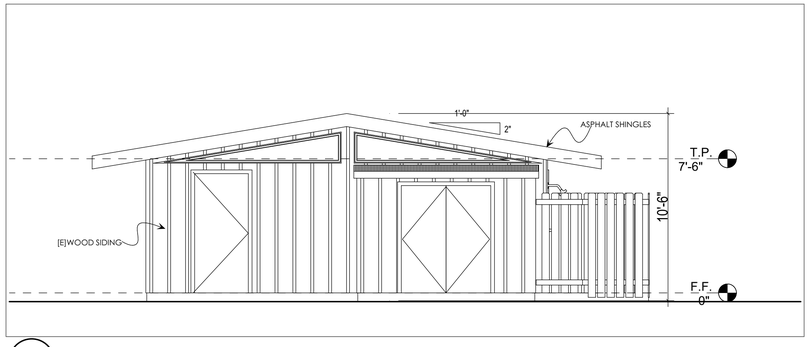
[MAIN HOUSE EXTENSION]



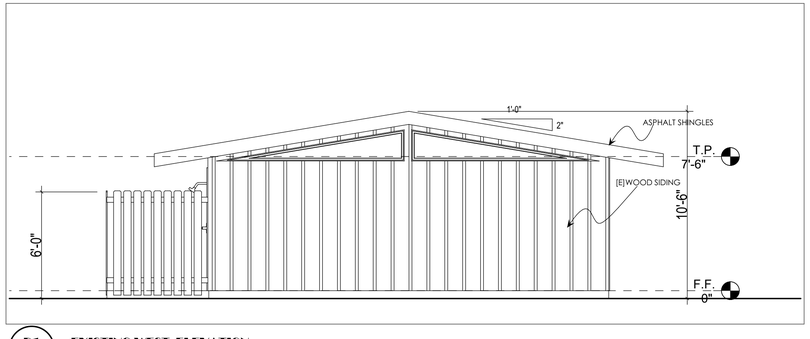
A1
A-4.0
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B1
A-4.0
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C1
A-4.0
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



D1
A-4.0
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

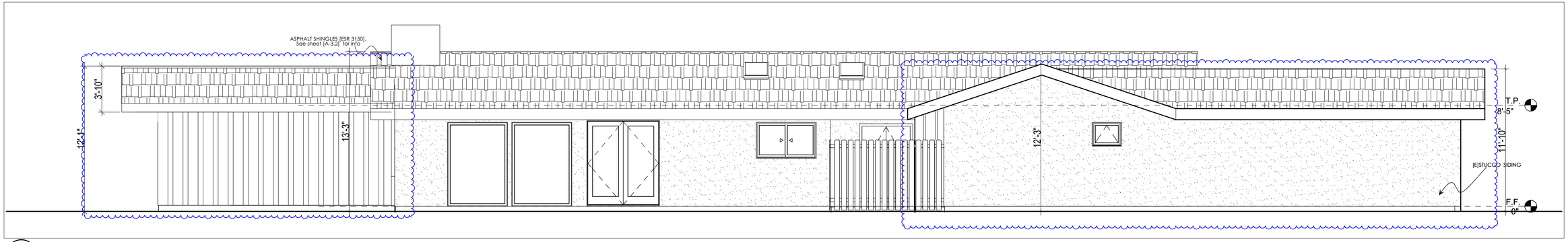
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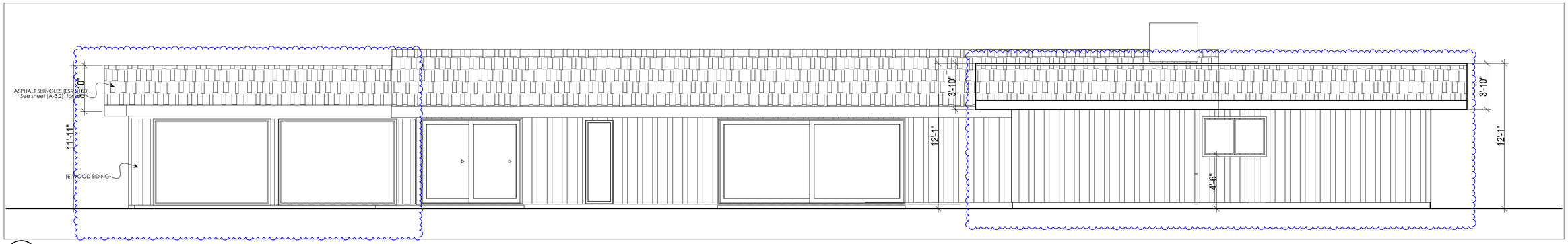
EXISTING ELEVATIONS

DATE START:	**2/8/2022**
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

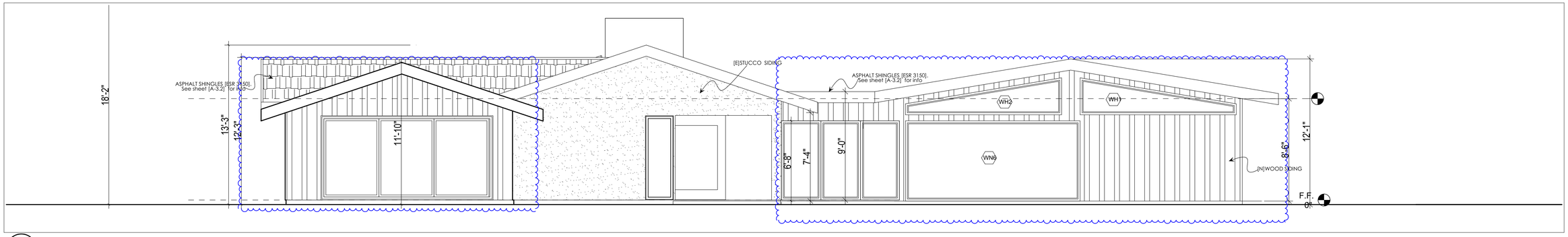
SHEET
A-4.0



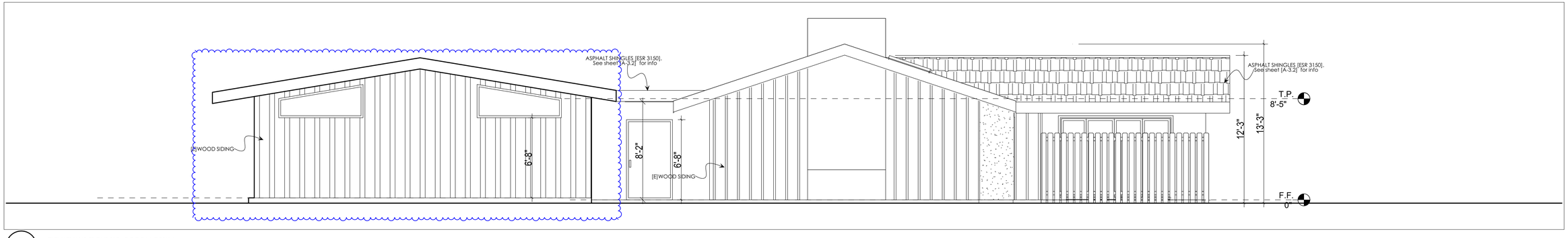
A
A-4.1 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



A
A-4.1 **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



C
A-4.1 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



D
A-4.1 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

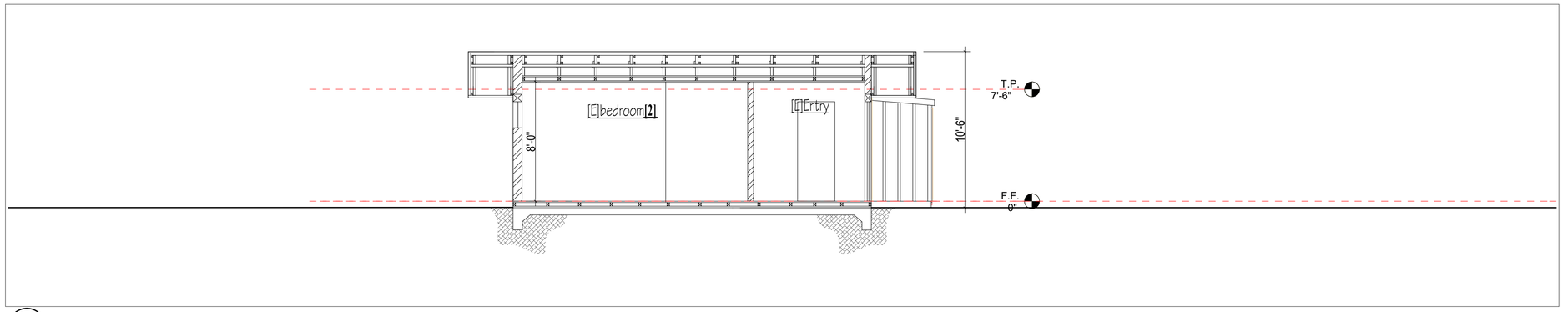
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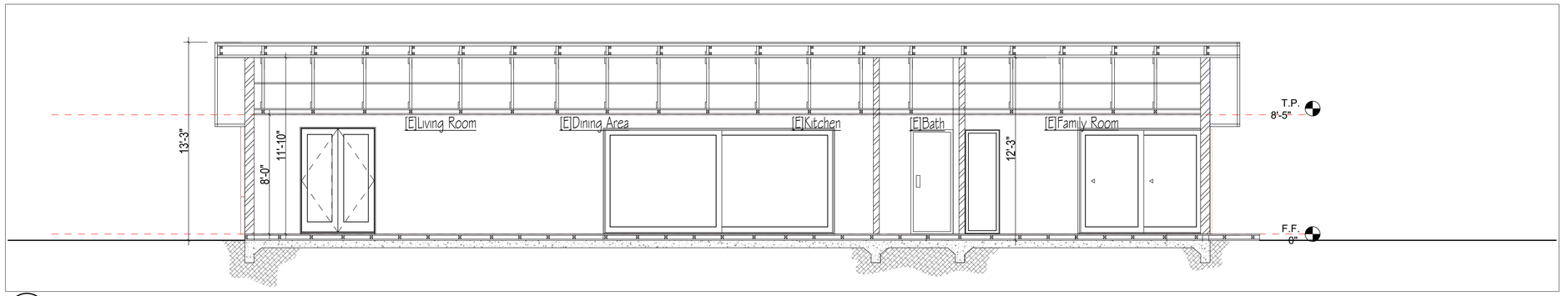
PROPOSED ELEVATIONS [MAIN HOUSE]

DATE START:	**2/8/2022**
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

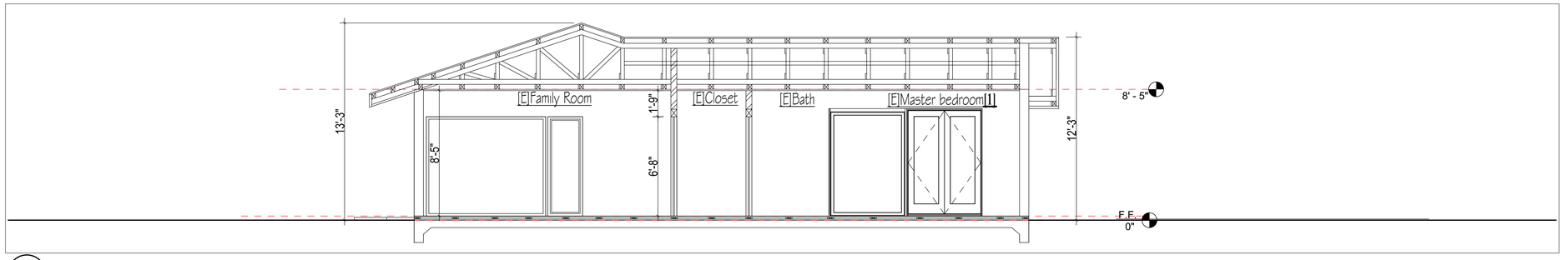
SHEET
A-4.1



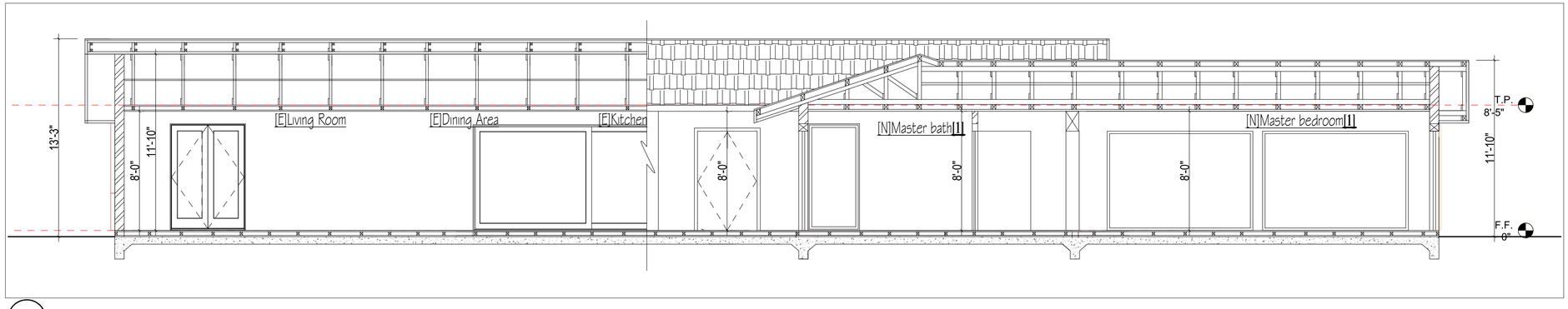
Z / A-5.0 **EXISTING SECTION Z - Z [GUEST HOUSE]**
SCALE: 1/4" = 1'-0"



X / A-5.0 **EXISTING SECTION X - X [MAIN HOUSE]**
SCALE: 1/4" = 1'-0"



Y / A-5.0 **EXISTING SECTION Y- Y [MAIN HOUSE]**
SCALE: 1/4" = 1'-0"



V / A-5.0 **PROPOSED SECTION V-V [MAIN HOUSE]**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

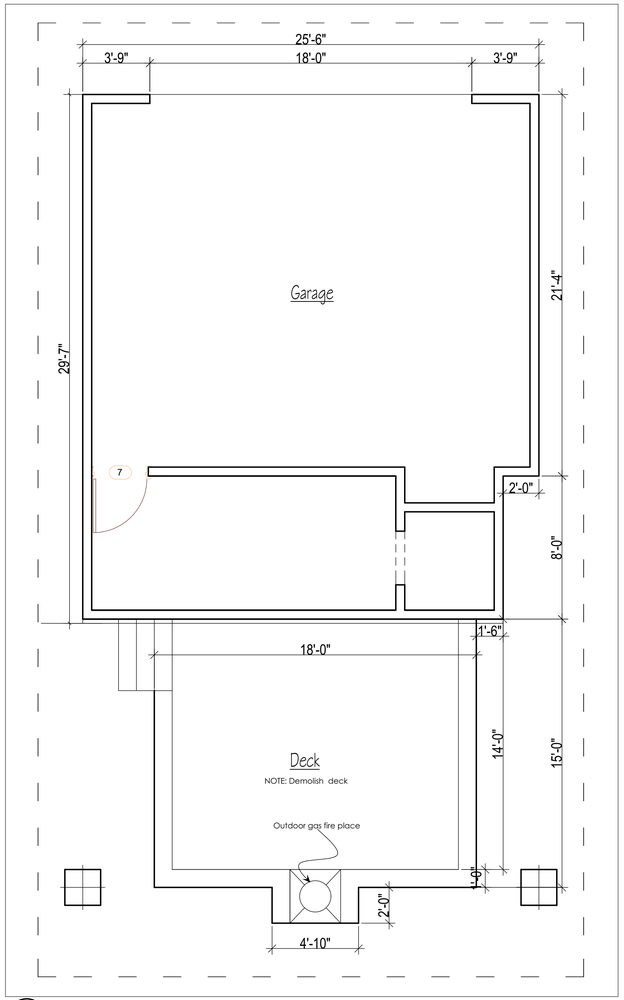
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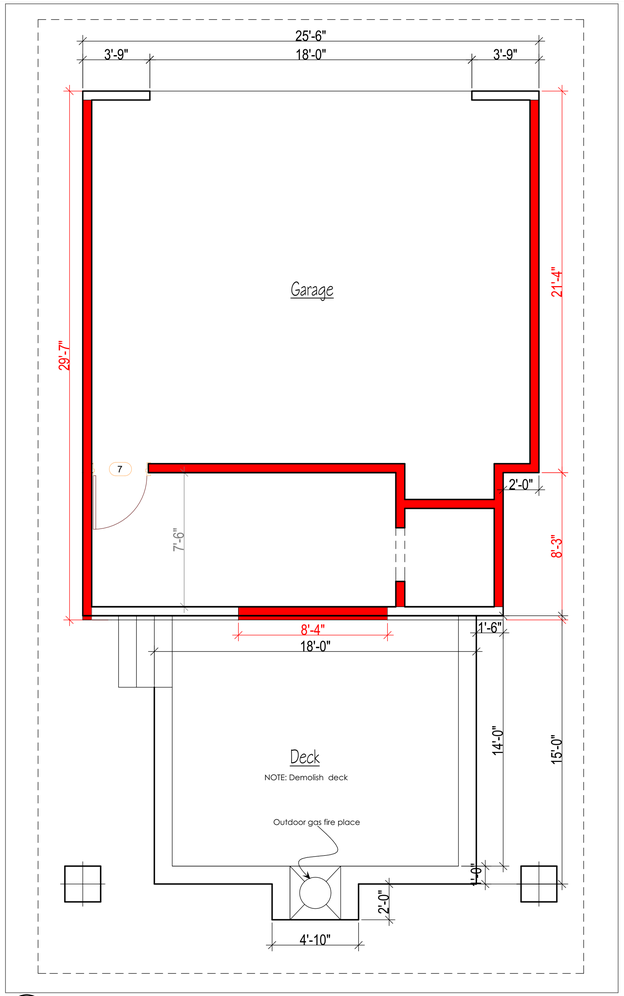
EXISTING AND PROPOSED SECTIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

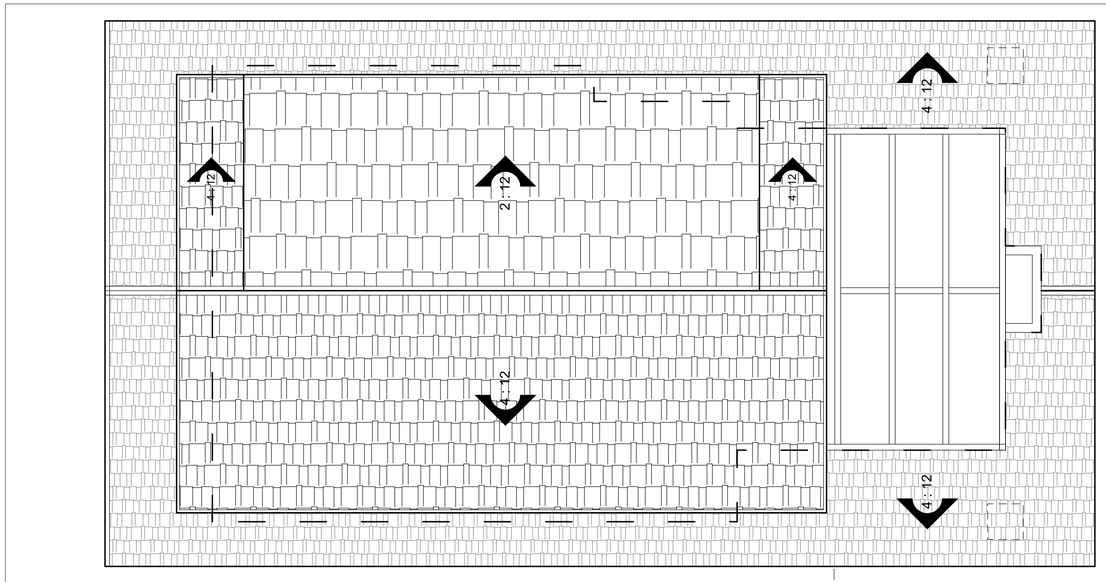
SHEET
A-5.0



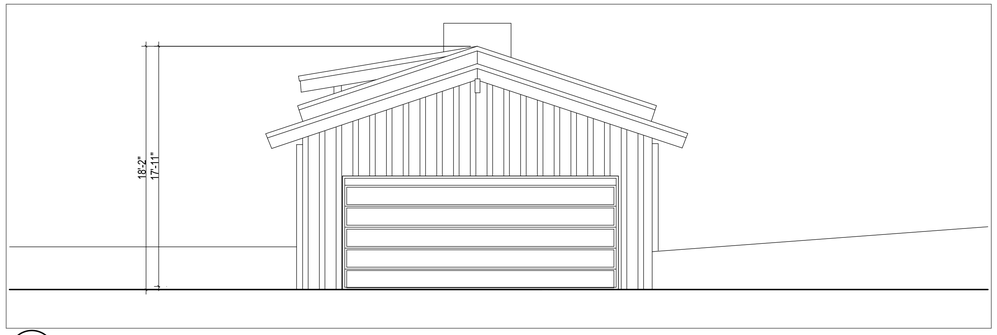
A **EXISTING FLOOR PLAN**
SCALE: 1/4" = 1'-0"



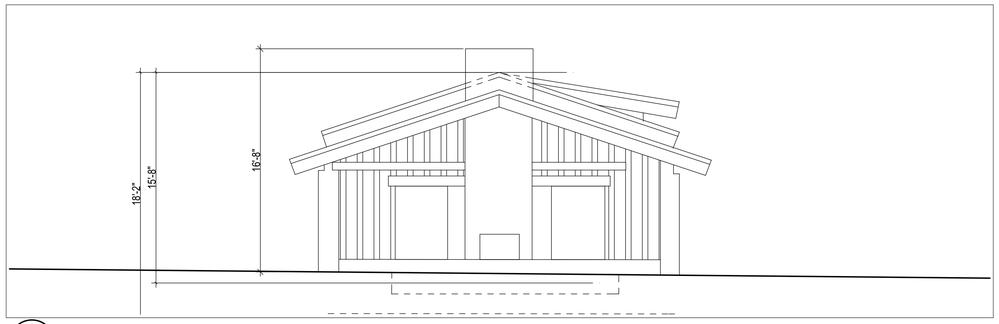
B **DEMOLISHED FLOOR PLAN**
SCALE: 1/4" = 1'-0"



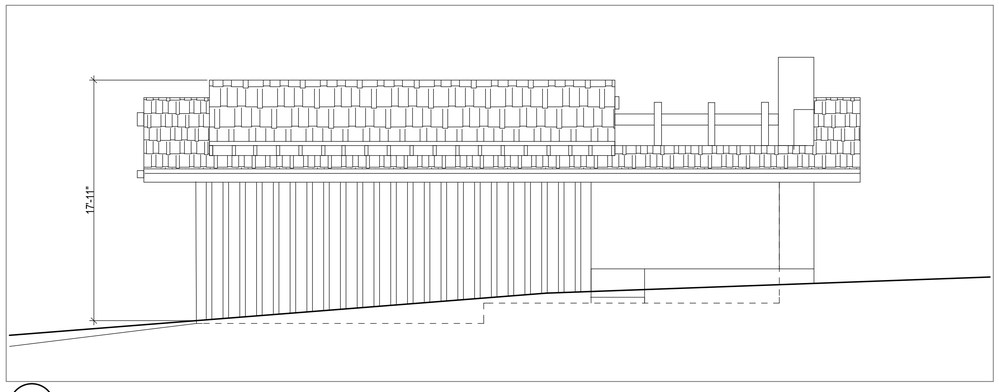
C **EXISTING ROOF PLAN**
SCALE: 1/4" = 1'-0"



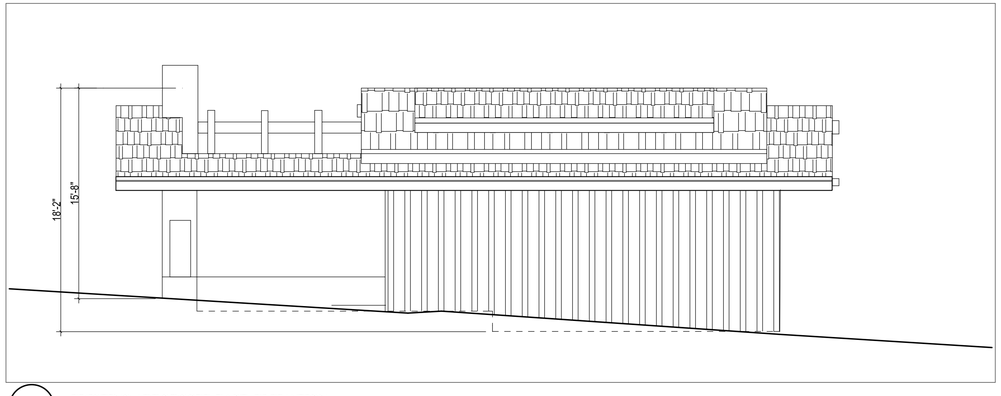
1 **EXISTING / PROPOSED NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 **EXISTING / PROPOSED SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



3 **EXISTING / PROPOSED WEST ELEVATION**
SCALE: 3/16" = 1'-0"



4 **EXISTING / PROPOSED EAST ELEVATION**
SCALE: 3/16" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

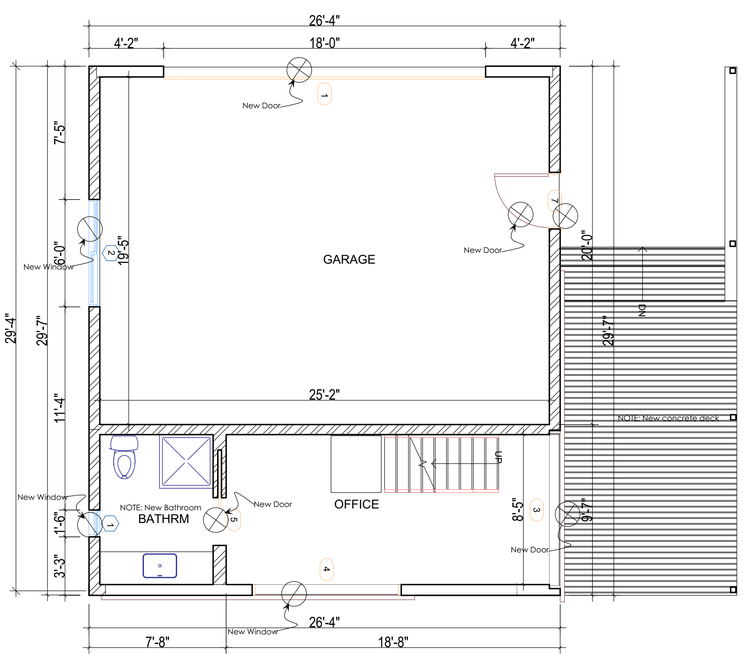
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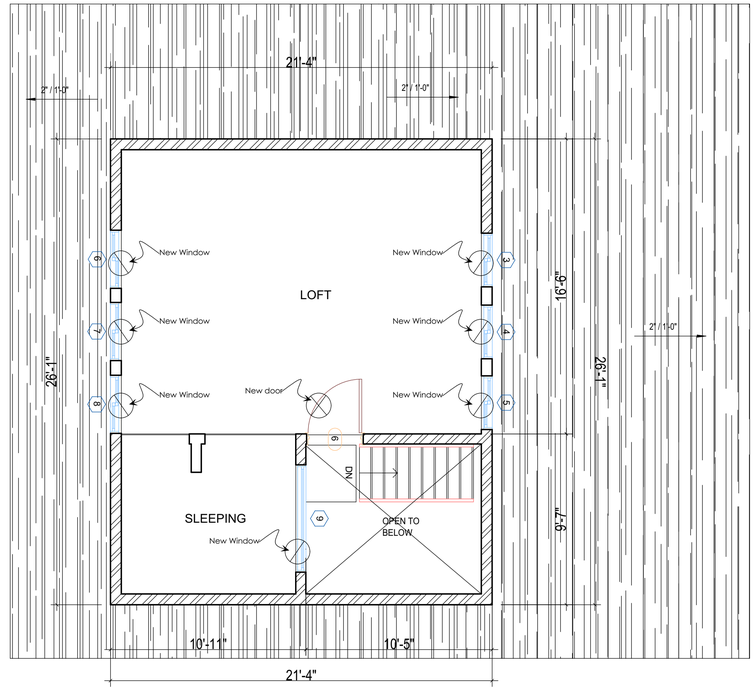
EXISTING - DEMOLISHED GARAGE PLANS & ELEVATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

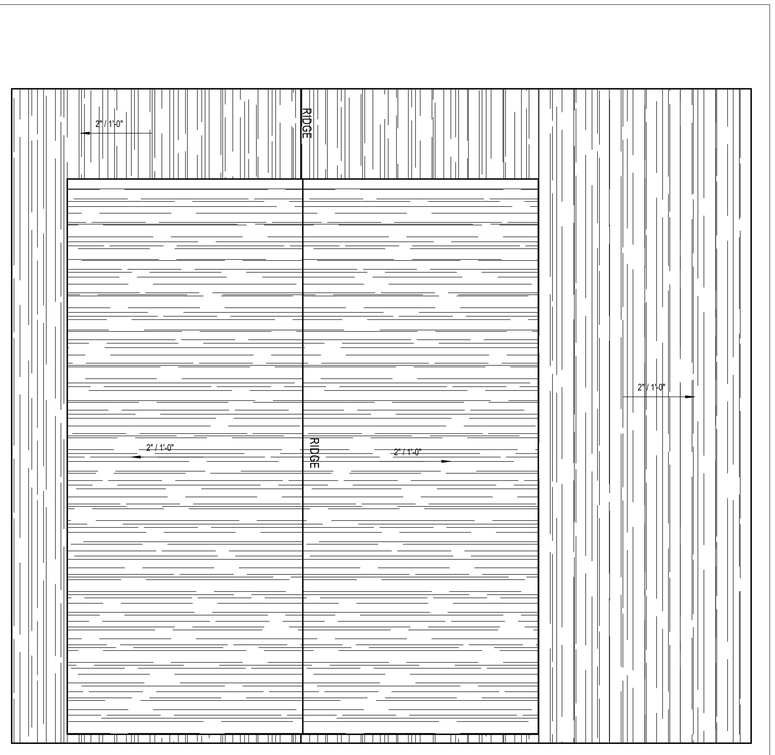
SHEET
A-6.0



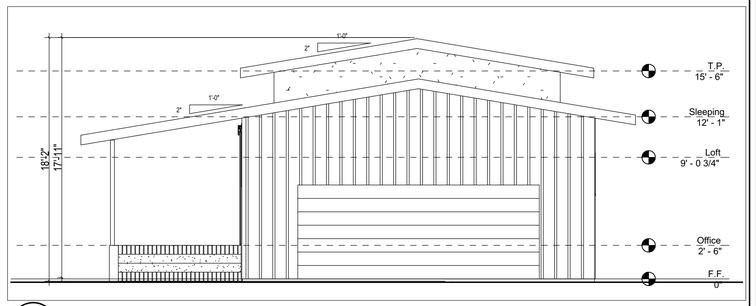
A PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



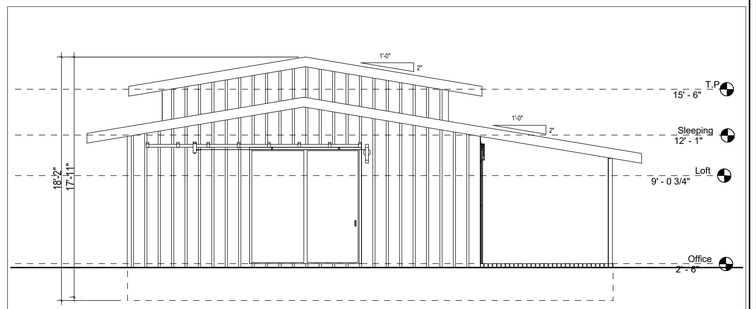
B PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



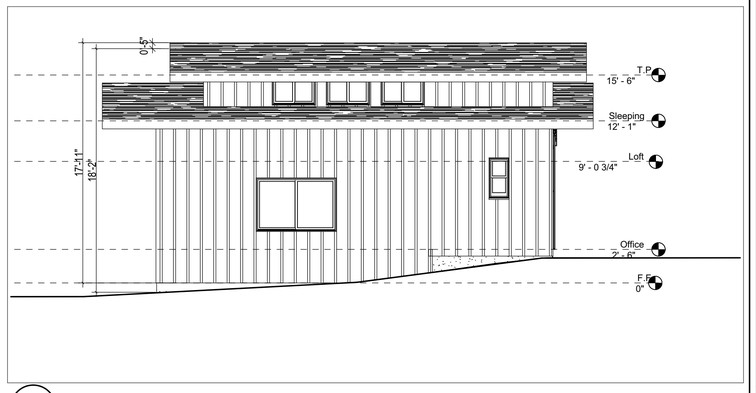
C PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



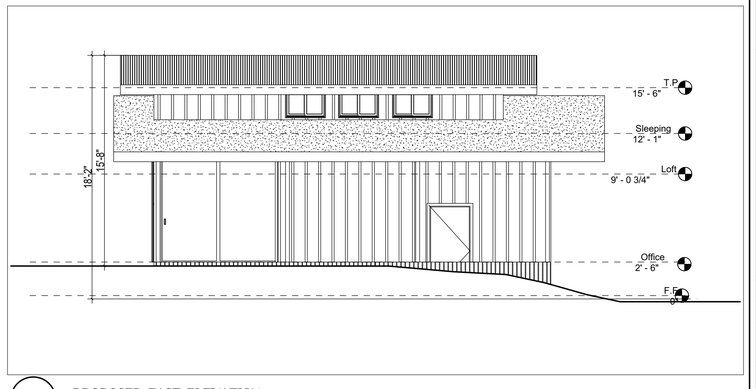
1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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PROPOSED GARAGE PLANS AND ELEVATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-6.1

MAIN HOUSE

Existing Door Schedule

Mark	Width	Height	Door Type	Comments
1	5' - 0 3/4"	7' - 2"	Door-2_Panel_French_Door	
2	15' - 6"	7' - 1 1/4"	Door-Sliding-Marvin-Multi_Slide_ Stacked_Uni_Directional-Ultimate	
3	13' - 0"	7' -11/4"	Door-Sliding-Marvin-Multi-Slide_ Pocket_Uni_Directional-Ultimate	
6	5' - 0 3/4"	7' - 2"	Door-2_Panel_French_Door	Demolish
7	6' -0 3/4"	7' - 2"	Door-2_Panel_French_Door	
8	3' - 0"	6' - 8"	Single-Pocket	
9	2' - 8"	6' - 8"	Single 2 Panel Hollow Core	
10	5' - 0"	7' - 0 1/4"	Barn Sliding Door	
11	8' - 0"	7' - 0 1/4"	Barn Sliding Door	
12	3' - 0"	6' - 8"	Single 2 Panel Hollow Core	Demolish
13	2' - 8"	6' - 8"	Single 2 Panel Hollow Core	Demolish
14	2' - 6"	6' - 8"	Single 2 Panel Hollow Core	Demolish
15	2' - 6"	6' - 8"	Single 2 Panel Hollow Core	Demolish
16	4' - 0"	6' - 8"	Double 2 Flush Panel Solid Core	
DN1	2' - 8"	6' - 0"	Single-Pocket	New
DN2	9' - 6"	6' - 8"	Bifold Doors	New
DN3	3' - 0"	6' - 8"	Single 2 Panel Hollow Core	New
DN4	2' - 8"	6' - 8"	Single-Pocket	New
DN5	2' - 8"	6' - 8"	Single 2 Panel Hollow Core	New
DN6	2' - 8"	6' - 8"	Single-Pocket	New
DN7	3' - 0"	6' - 8"	Single-Pocket	New
DN8	14' - 3"	6' - 8"	Sliding Door	New

Existing Window Schedule

Mark	Width	Height	Window Type	Head Height	Comments
1	2' - 4"	7' - 0"	Fixed Window	7' - 0"	
2	2' - 4"	7' - 0"	Fixed Window	7' - 0"	
3	5' - 0"	2' - 0"	Fixed Window	7' - 0"	Demolish
4	5' - 0"	7' - 0"	Fixed Window	7' - 0"	Demolish
5	5' - 0"	2' - 0"	Sliding 2_Sash Window	7' - 0"	Demolish
6	5' - 0"	2' - 0"	Sliding 2_Sash Window	7' - 0"	Demolish
7	5' - 0"	3' - 0"	Sliding 2_Sash Window	7' - 0"	
8	5' - 0"	7' - 0"	Fixed Window	7' - 0"	
9	5' - 0"	7' - 0"	Fixed Window	7' - 0"	
11	2' - 0"	3' - 6"	Skylight-Flat		
12	2' - 0"	3' - 6"	Skylight-Flat		
WN1	9' - 9"	7' - 0"	Fixed Window	7' - 0"	New
WN2	9' - 9"	7' - 0"	Fixed Window	7' - 0"	New
WN3	2' - 5"	2' - 0"	Projected Window	7' - 0"	New

GUEST HOUSE

Existing Door Schedule

Mark	Width	Height	Door Type	Comments
1	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	Demolish
2	2' - 6"	6' - 8 1/4"	Barn Sliding Door	Demolish
3	2' - 8"	6' - 8"	French Solid Core Single	Demolish
4	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	Demolish
5	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	Demolish
6	5' - 0"	6' - 0"	Double 2 Flush Panel Solid Core	Demolish
DN9	2' - 10"	6' - 8"	Single-Pocket	New
DN10	3' - 0"	6' - 8"	Single-Pocket	New
DN11	7' - 2"	6' - 8"	Sliding Door	New
DN12	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	New
DN13	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	New
DN14	6' - 6"	6' - 8"	Sliding Door	New
DN15	9' - 10"	6' - 8"	Bifolds	New
DN16	2' - 8"	6' - 8"	French Solid Core Single	New
DN17	2' - 8"	6' - 8"	Single-Pocket	New

Existing Window Schedule

Mark	Width	Height	Window Type	Head Height	Comments
1	5' - 0"	3' - 0"	Window-Sliding-Double	6' - 8"	
2	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
3	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
4	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
5	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
WN4	7' - 0"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
WN5	7' - 0"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
WN6	10' - 8"	6' - 8"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate		
WN7	5' - 0"	3' - 0"	Window-Sliding-Double		
WH1	10'-0" x 10'-0" x 1'-9"		Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate		
WH2	10'-0" x 10'-0" x 1'-9"		Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate		

GARAGE

Proposed Door Schedule

Mark	Width	Height	Door Type	Comments
1	18' - 0"	7' - 0"	Overhead-Sectional	
3	8' - 6"	8' - 6"	Metal Sliding_Industrial	
4	8' - 0"	8' - 6"	Metal Sliding_Industrial	
5	2' - 8"	6' - 8"	Single-Pocket	
6	3' - 0"	6' - 8"	French Solid Core Single	
7	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	

Proposed Window Schedule

Mark	Width	Height	Window Type	Head Height
1	1' - 6"	3' - 0"	Single Hung Window	6' - 10"
2	6' - 0"	4' - 0"	Sliding 2_Sash Window	7' - 10"
3	3' - 0"	2' - 0"	Sliding 2_Sash Window	3' - 2"
4	3' - 0"	2' - 0"	Sliding 2_Sash Window	3' - 2"
5	3' - 0"	2' - 0"	Sliding 2_Sash Window	3' - 2"
6	3' - 3"	2' - 0"	Sliding 2_Sash Window	3' - 2"
7	3' - 3"	2' - 0"	Sliding 2_Sash Window	3' - 2"
8	3' - 3"	2' - 0"	Sliding 2_Sash Window	3' - 2"
9	6' - 0"	2' - 0"	Fixed Window	4' - 6"

REVISIONS

8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

6608 Portshead Road
Malibu CA 90265
APN: 4466-019-006

BARSOCCHINI & ASSOCIATES DESIGNS
3502 COAST VIEW DRIVE • MALIBU, CA 90265
P 310-456-3625 • F 310-456-7175 • TEAM@BARSOCCHINI.COM

WINDOWS AND DOORS SCHEDULE

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-7.0

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 09/03/2026

PROJECT NUMBER: ACDP 19-070

JOB ADDRESS: 6608 PORTSHEAD RD

APPLICANT / CONTACT: Kevin Poffenbarger, EPD Consultants, Inc

APPLICANT EMAIL: info@epd-net.com

PLANNER: Alexander da Silva

PROJECT DESCRIPTION: Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).

X The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).

Courtney McCammon — 9/15/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:
Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Kevin Poffenbarger, EPD Consultants, Inc info@epd-net.com		
Project Address:	**6608 PORTSHEAD RD** Malibu, CA 90265		
Planning Case No.:	ACDP 19-070		
Project Description:	Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*		
Date of Review:	September 15, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	5/12/25
Site Survey:	5/12/25
Landscape Plan:	9/3/26
Hydrozone Plan:	9/3/26
Irrigation Plan:	9/3/26
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	5/12/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	10/25/2019 (Approved), 9/4/24 (Incomplete), 5/30/25 (Approved), 9/2/26 (Incomplete)

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 318,476 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 161,437 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

   D. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

   F. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

G. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

H. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

I. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

J. Invasive plant species, as determined by the City of Malibu, are prohibited.

K. No non-native plant species shall be approved greater than 50 feet from the residential structure.

L. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

M. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

N. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Community Development Director.

O. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

P. All new development including structures, septic systems, or landscaping, shall not encroach on slopes steeper than 4:1.

Q. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

2. **UPON COMPLETION OF PLANTING**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	June 20, 2025	**Review Log #:**	**4539**
Site Address:	6608 Portshead Road		
Lot/Tract/PM #:		**Planning #:**	**CDP 19-070 P4**
Applicant/Contact:	Kevin Poffenbarger, info@epd-net.com Nick Barsocchini, principal@barsocchini.com	**BPC/GPC #:**	
Contact Phone #:	310-241-6565; 310-456-3625	**Planner:**	**Austin Silva**
Project Type:	Remodel and additions, upgrade Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **2-14-2025** GeoConcepts, Inc. (Barrett, CEG 2088): **2-17-2025**, 10-30-2018 EPD Consultants (Poffenbarger, RCE): **4-2-2025**, 5-5-2020, 12-27-2018 **4th Planning Submittal for Geology** **Architectural plans prepared by Barsocchini & Associates Designs dated March 17, 2025.** **Civil plans prepared by EPD Consultants dated October 10, 2024.** **OWTS plan prepared by EPD Consultants dated April 2, 2025.**
Previous Reviews:	10-9-2024, 7-30-2020, 5-12-2020; Ref: Environmental Health Review Sheets dated **6-12-2025**, 8-29-2024, 6-25-2020 and 10-14-2019.

Review Findings

Coastal Development Permit Review

☒ The development project is **ACCEPTABLE** from a geotechnical perspective.

☐ The development project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage completion.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

Remarks:

The referenced update geotechnical report, update supporting geologic report for the OWTS, architectural plans, civil plans, addendum OWTS design report, and OWTS plans were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the proposed development includes constructing a 128 square foot uncovered patio addition to the residence, a 500 square foot addition to the main residence, a 256 square foot addition to the residence to connect the residence to the converted existing ADU to a master bedroom, and interior remodels to the guest house and detached 798 square foot garage to convert a portion of it to an ADU. Grading consists of 532 yards of R & R; 188 yards of cut under structure, 15 yards of cut non-exempt; and 203 yards of export. A new MicroSepTec Enviroserver ES12 treatment tank housed in a 3,634-gallon FRP tank with UV disinfection will be installed along with two existing seepage pits to be utilized as active seepage pits, consisting of two 5' diameter x 10' BI seepages pits (EP-1 and EP-2), two new active seepage pits consisting of two 6' diameter x 30' BI seepage pits with 10' caps (B-1 and B-4), and two future seepage pits consisting of two 6' diameter x 30' BI seepage pits with 10' caps (B-2 and B-3). No hardscape or landscaping are proposed.

The existing septic tank will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Considering the expansive nature of onsite materials, the Project Geotechnical Consultant needs to discuss the need for a sand layer underneath slabs-on-grade, the minimum thickness of slabs-on-grade, and the need for pre-saturation of upper grade materials.
2. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier be a minimum thickness of 15 mils, conform to ASTM E1745 Class A requirements, and be installed in accordance with ASTM E1643. Building plans shall reflect the Consultant's recommendation.
3. Please reference the current Building Codes on the cover sheet of the plans.
4. Please include the name, address, and phone number of the Project Geotechnical Consultant on the cover sheet of the plans.
5. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
6. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Structural Engineer prior to placement of reinforcing steel.*"

7. Please include the following note on the grading and foundation plans and details: "*An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and Foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range.*"
8. Please include the following note on the grading and foundation plans and details: "*An evaluation of soil Corrosivity shall be made in accordance with Section 6.2.4 and Appendix C of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finished grade materials.*"
9. Include the following note in the grading and building plans: "*Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% above the optimum moisture content to the depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand.*"
10. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.
11. One set of final electronic grading and remodel and addition plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Geotechnical Engineer and Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Geotechnical Engineering Review by: _____ *6-20-2025*
Matthew Janousek, G.E. #3005, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Engineering Geology Review by: _____ *6-20-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading and remodel/addition plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 08/22/2024

PROJECT NUMBER:	ACDP 19-070
JOB ADDRESS:	6608 PORTSHEAD RD
APPLICANT / CONTACT:	Kevin Poffenbarger, EPD Consultants, Inc
APPLICANT ADDRESS:	20722 Main Street Carson, CA 90745
APPLICANT PHONE #:	(310) 241-6565
APPLICANT FAX #:	
APPLICANT EMAIL:	info@epd-net.com
PROJECT DESCRIPTION:	Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

_____ The following items described on the attached memorandum shall be addressed and resubmitted.

X The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

09/18/2024

SIGNATURE DATE

NO BUILDING PLAN CHECK REVIEW REQUIRED.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 website: www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 05/12/2025

PROJECT NUMBER: ACDP 19-070

JOB ADDRESS: 6608 PORTSHEAD RD

APPLICANT / CONTACT: Kevin Poffenbarger, EPD Consultants, Inc

APPLICANT EMAIL: info@epd-net.com

PROJECT DESCRIPTION: Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $_____

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Signature 6/12/2025

Signature **Date**

The applicant must submit to City of Malibu Environmental Health Staff to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Kevin Poffenbarger info@epd-net.com		
Project Address:	**6608 Portshead Road** Malibu, California 90265		
Planning Case No.:	CDP 19-070		
Project Description:	Remodel/addition and updated OWTS		
Date of Review:	June 12, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Studio Bracket: Plans dated 9-6-2019, **3-17-2025**
Grading Plans:	EPD: Plans dated 12-20-2018, **10-10-2024**
OWTS Plan:	EPD: OWTS plan dated 12-28-2018; 5-16-2024, **4-2-2025**
OWTS Report:	EPD: OWTS reports dated 12-28-2018 **4-2-2025**, **5-5-2020**; Hydraulic Load Test reports dated 12-27-2018, 10-10-2024,
Geology Report:	GeoConcepts: OWTS report dated 10-30-2018, **2-17-2025**
Miscellaneous:	
Previous Reviews:	10-14-2019, 6-25-2020, 8-29-2024

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Project Plans:** The final project site plans (architectural and grading) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence. The plans must also show the existing OWTS septic tank labeled "to be abandoned" as applicable.

2) **Building Plans:**

    a. All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

    b. The final architectural floor plans must show 3 bedrooms and 36 drainage fixture units (DFU) for the main house and 1 bedroom and 9 DFU for the garage/guest house, or as otherwise indicated by the OWTS designer in the final design report. Currently, the floor plans show a 3 bedroom and 39 DFU main house.

    c. If low flow water closets (i.e., toilets) will be utilized to lower the DFU count, then please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set and update the Certified Fixture Unit Worksheet to reflect the updated fixture unit value count.

3) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

4) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

    The final OWTS design submittal shall contain the following information (in addition to the items listed above).

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms.

Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

b. Sewage and effluent pump design calculations (as applicable).

c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

5) **Existing OWTS to be Abandoned:** Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the Malibu Municipal Code.

6) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with the OWTS final design: "*Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents.*"

7) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

8) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

9) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

10) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder**.

11) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

12) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

13) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

14) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

15) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.

16) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

17) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

6608 PORTSHEAD ROAD (CDP 19-070)
MALIBU, CA 90265

S.F.D.:	3 BR/33 FU - 3 BR/36 FU (R)
GUEST HOUSE/GARAGE:	1 Bedroom/9 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES-12 w/UV Disinfection (N)
ACTIVE:	2 - 5' x 10' BI (E) (exist; EP-1,EP-2)
	2 - 6' x 30' BI w/10' Cap (N) (proj; B-1,B-4)
FUTURE:	2 - 6' x 30' BI w/10' Cap (F) (proj; B-2,B-3)
PERC RATE:	300 gpd (exist; EP-1)
	310 gpd (exist; EP-2)
	4,200 gpd/7.4 gpsf (proj; B-1)
	4,767 gpd/8.4 gpsf (proj; B-2)
	3,177 gpd/5.6 gpsf (proj; B-3)
	3,687 gpd/6.5 gpsf (proj; B-4)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD: OWTS design reports dated 12-28-2018, 5-5-2020, 1-23-2024, 4-2-2025
	GeoConcepts: OWTS geology report dated 10-30-2018, 2-17-2025

NOTES:

1. This conformance review is for an addition/remodel to an existing single-family dwelling, a new guest house/garage and a new advanced onsite wastewater treatment system (OWTS). The new OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 6/12/2025

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

KEY:
- PROPERTY LINE
- EASEMENT
- (E) STRUCTURE
- (P) RESIDENCE ADDITION
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- (P) SS PIPES (VENT)
- (P) SS PIPES (ELECTRICAL)
- (E) SS PIPES (GRAVITY)

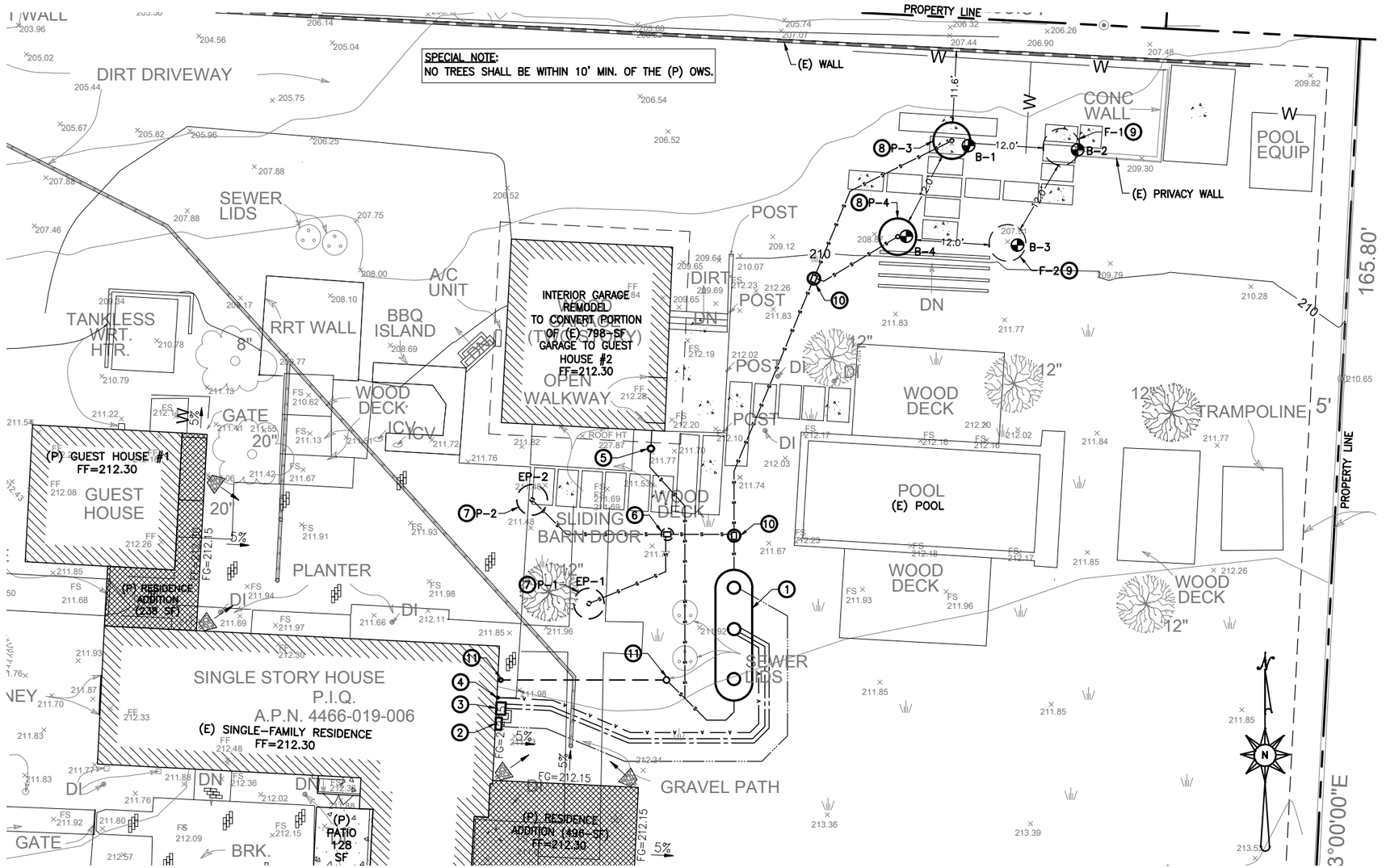
- (P) PRESENT SEEPAGE PIT LOCATION
- (E) SEEPAGE PIT
- (P) FUTURE SEEPAGE PIT
- APPROX. LOCATION OF BORING (B-X) PER GEOCONCEPTS, INC. REPORT, DATED OCTOBER 30, 2018

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SS	SANITARY SEWER
TBD	TO BE DETERMINED

NOTES:
1. ONSITE WASTEWATER SYSTEM DEMOLITION PLAN PER DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 5, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 2, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATION PER DETAIL 6, SHEET W0.00.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=20'

GRAPHIC SCALE: 1"=20'

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	5/16/24	BS
2	PC COMMENTS	10/10/24	CB
3	NEW ARCH PLANS	4/2/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

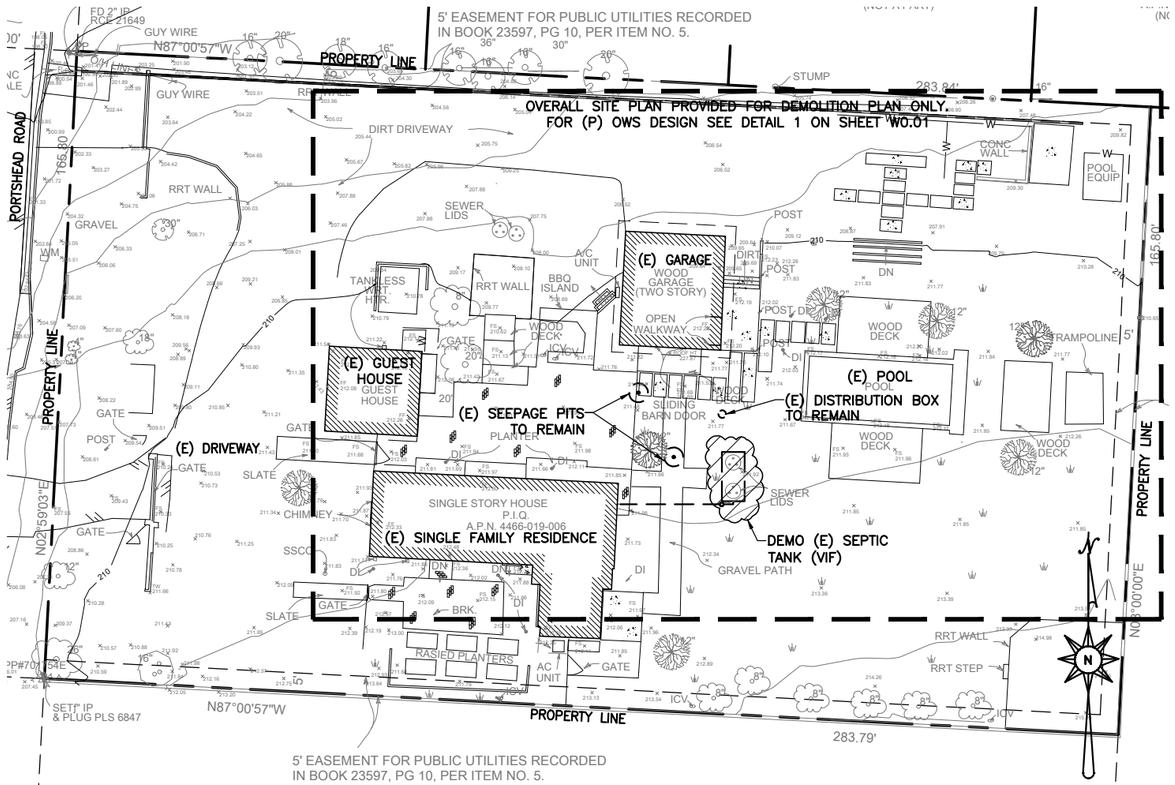
PROJECT: 6608 PORTSHEAD ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
6/20/22	AS_SHOWN	AS

PROJECT NO. G795

DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 EXISTING ONSITE WASTEWATER SYSTEM DEMOLITION PLAN

Scale: 1"=40'

40' 0' 40' 80'

GRAPHIC SCALE: 1"=40'

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.

1. (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT TANK HOUSED IN A 3,634-GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR, W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS (OPTIONAL), TELEMETRY CONTROLS, AND THREE (3) 24"ø FRP LIDS/RISERS TO GRADE, SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) MICROSEPTEC HIBLOW HP-120LL AIR COMPRESSOR (TYP. OF 2) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR SPECIFICATIONS.
4. (P) ENVIROSERVER ES12 AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (E) DISTRIBUTION BOX. REUSE OR REPLACE, AS NECESSARY. CONSTRUCT ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL.
7. TWO (2) EXISTING PRESENT SEEPAGE PITS TO REMAIN IN USE. SEE DETAILS 4 AND 6 ON SHEET W0.00. CONSTRUCT 8"ø INSPECTION PORTS IN ENCLOSURES TO GRADE.
8. (P) TWO (2) NEW SEEPAGE PITS. SEE DETAILS 4 AND 6 ON SHEET W0.00.
9. (P) TWO (2) NEW FUTURE SEEPAGE PITS. SEE DETAILS 4 AND 6 ON SHEET W0.00.
10. (P) JENSEN PRECAST CONCRETE MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.

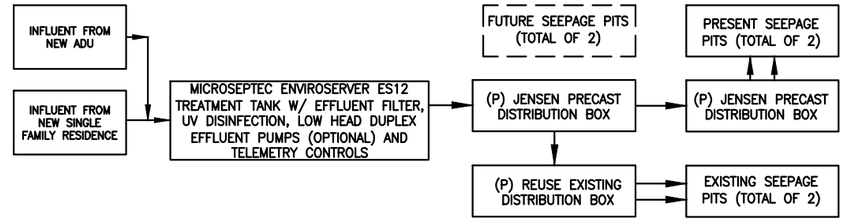
2 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

KEY:

- PROPERTY LINE
- EASEMENT
- (E) BUILDINGS
- (E) SEPTIC COMPONENTS
- (P) SEPTIC DEMOLITION
- (E) SEEPAGE PIT APPROX. LOCATION

PRELIMINARY - NOT FOR CONSTRUCTION



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

TOTAL BEDROOMS: 4
TOTAL DRAINAGE FIXTURE UNITS: 45

SINGLE-FAMILY RESIDENCE: 3 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
2 BEDROOMS @ 150 GPD/BED = 450 GPD

ACCESSORY DWELLING UNIT: 1 BEDROOM
1 BEDROOM @ 150 GPD/BED = 150 GPD

PEAK DESIGN DAILY FLOWRATE: 900 GPD
AVERAGE DESIGN DAILY FLOWRATE: 500 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)
MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 2,000-GALLONS (BASED UPON DFU COUNT ONLY)

SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)

EFFLUENT DISPERSAL:
PERC RATE PRESENT: B-1 = 4,200 GPD/6'ø PIT
B-4 = 3,687 GPD/6'ø PIT
EP-1 = 300 GPD/5'ø PIT
EP-2 = 300 GPD/5'ø PIT
TOTAL = 8,487 GPD/2-6'ø PITS/2-5'ø PITS

PERC RATE FUTURE: B-2 = 4,767 GPD/6'ø PIT
B-3 = 3,177 GPD/6'ø PIT
TOTAL = 7,944 GPD/2-6'ø PITS

(PER EPD CONSULTATNS, INC. HYDRAULIC LOAD TEST REPORT, DATED DECEMBER 27, 2018; AND GEOCONCEPTS, INC. ONSITE WASTEWATER TREATMENT SYSTEM REPORT, DATED OCTOBER 30, 2018)

PRESENT SEEPAGE PITS: 4 TOTAL
(2) 6'ø X 30' BI PITS W/ 10' CAP DEPTHS FROM EG @ B-1 & B-4
(2) 5'ø X 10' BI PITS W/ TBD CAP DEPTHS FROM EG @ EP-1 & EP-2

FUTURE SEEPAGE PITS: 2 TOTAL
(2) 6'ø X 30' BI PITS W/ 10' CAP DEPTHS FROM EG @ B-2 & B-3

PEAK DESIGN DISPERSAL LOADING RATE: 0.62 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.35 GPD/SF

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC LINES SHOWN HEREIN ARE APPROXIMATE LOCATIONS.
2. ARCHITECTURAL/SITE SURVEY PROVIDED BY LAND & AIR SURVEYING, DATED JUNE 3, 2024. ARCHITECTURAL PLANS PROVIDED BY BARSOCCHINI & ASSOCIATES DESIGNS, DATED DECEMBER 17, 2024. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS (B-X) ARE APPROX. LOCATIONS PER GEOCONCEPTS, INC. ONSITE WASTEWATER TREATMENT SYSTEM REPORT, DATED OCTOBER 30, 2018.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. (E) SEPTIC TANK SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. ALL (E) SEPTIC COMPONENTS ARE APPROX. LOCATIONS PER THE CITY OF MALIBU SEPTIC APPROVAL, DATED FEBRUARY 19, 2015; AND PER THE ARCHITECTURAL/SITE SURVEY PROVIDED BY LAND AND AIR SURVEYING, DATED APRIL 1, 2022. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.

5 OWS GENERAL NOTES

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	EP-1	TBD	211.50	211.50	TBD	TBD	TBD	211.00	10.00	TBD	157.00	>10.00
	P-2	EP-2	TBD	211.50	211.50	TBD	TBD	TBD	211.00	10.00	TBD	157.00	>10.00
	P-3	B-1	40.00	208.00	208.00	10.00	10.00	198.00	206.00	30.00	168.00	157.00	11.00
	P-4	B-4	40.00	209.00	209.00	10.00	10.00	199.00	208.00	30.00	169.00	157.00	12.00
FUTURE SEEPAGE PITS	F-1	B-2	40.00	208.00	208.00	10.00	10.00	198.00	206.00	30.00	168.00	157.00	11.00
	F-2	B-3	40.00	209.00	209.00	10.00	10.00	199.00	208.00	30.00	169.00	157.00	12.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	5/16/24	BS
2	PC COMMENTS	10/10/24	CB
3	NEW ARCH PLANS	4/2/25	MD

ADDRESS:
6608 PORTSHEAD ROAD
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT:
6608 PORTSHEAD ROAD

DATE	SCALE	DRAWN BY
6/20/22	AS_SHOWN	AS

PROJECT NO.
G795

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1389

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **6608 PORTSHEAD ROAD** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4469-038-038

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection.
☒	The property has an existing 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for 894 sq. ft. addition to existing structures. FEPC2024-1631.

By: _____ (Signature) | William Johnson (Print Name) | Senior Civil Engineer | (310) 317-0209 (Phone Number) | 3-19-2025 (Date)

**** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.***

Rev. 06/09

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF APPLICATION

Insert Mailmerge Fields here

ATTACHMENT 3

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 19-070, SITE PLAN REVIEW NO. 26-035, AND DEMOLITION PERMIT NO. 19-039 - An application for the construction of a 1,104 square-foot single-story addition to an existing single-family residence and guesthouse, new onsite wastewater treatment system, after-the-fact remodel to an existing detached garage, and exterior wall demolition resulting in approximately 49 percent and 22 percent demolition of the lineal feet of the single-family residence and guesthouse, respectively; including a site plan review for construction in excess of 18 feet in height up to a maximum of 18 feet, 2 inches for a pitched roof

LOCATION / APN:	**6608 Portshead Rd / 4466-019-006**
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNER:	EPD Consultants, Inc / 6608 Portshead Road Trust
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e) and 15303(e)
APPLICATION FILED:	October 1, 2019
CASE PLANNER:	Alexander da Silva, Associate Planner, adasilva@malibucity.org / (310) 456-2489, ext. 314

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after October 27, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on November 2, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on October 27, 2026, the appeal period would expire on Friday, November 6, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director

Date: October 1, 2026

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF DECISION

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 19-070, SITE PLAN REVIEW NO. 26-035, AND DEMOLITION PERMIT NO. 19-039 - An application to construct a 1,104 square-foot single-story addition to an existing single-family residence and guesthouse, new onsite wastewater treatment system, after-the-fact remodel to an existing detached garage, and exterior wall demolition resulting in approximately 49 percent and 22 percent demolition of the lineal feet of the single-family residence and guesthouse, respectively; including a site plan review for construction in excess of 18 feet in height up to a maximum of 18 feet, 2 inches for a pitched roof

LOCATION / APN:	**6608 Portshead Rd / 4466-019-006**
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNER:	EPD Consultants, Inc / 6608 Portshead Road Trust
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e) and 15303(e)
APPLICATION FILED:	October 1, 2019
ISSUE DATE:	October 27, 2026
CASE PLANNER:	Alexander da Silva, Associate Planner, adasilva@malibucity.org / (310) 456-2489, ext. 314

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on November 2, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on October 27, 2026, the appeal period would expire on Friday, November 6, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director Date: October 22, 2026

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 3.B.2.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Reviewed by: Tyler Eaton, AICP, Assistant Community Development Director

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 21-034 – An application to extend the deadline to obtain a building permit to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire

Location: 29738 Cuthbert Road
APN: 4469-041-011
Owner: Malibo LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-62 (Attachment 1) granting an eighteen-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-034 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29738 Cuthbert Road (Malibo LLC).

DISCUSSION: On November 8, 2018, the Woolsey Fire destroyed 465 homes in the City of Malibu. On March 12, 2025, the City Council adopted Ordinance No. 524 (Attachment 3), which extended the ability to initiate the planning application process and obtain a building permit to rebuild a structure that was damaged or destroyed by a disaster. Section 17.60.020(C) of the Malibu Municipal Code was amended to read as follows:

> Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining

> planning verification. Structures that were damaged or destroyed by a natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

Absent a time extension, a building permit would need to be obtained for Planning Verification-Woolsey Fire (PVWF) No. 21-034 no later than November 9, 2026. On October 15, 2026, applicant JTD Architects, on behalf of owner Malibo LLC, submitted a request for an eighteen-month time extension to the deadline to obtain a building permit for a nonconforming in-kind disaster rebuild of a single-family residence and pool.

The Woolsey Fire rebuild was delayed by variety of factors including debris removal, insurance claim processing, preparation of a soils report with seismic fault study, and approval of PVWF No. 21-034 on September 28, 2021. The owner sought additional development and intended to proceed with development simultaneously to mitigate impacts to neighboring property owners and for construction efficiencies. The owner filed Coastal Development Permit-Woolsey Fire (CDPWF) No. 22-003 in Spring 2022 with subsequent withdrawal and resubmittal adding public benefits in Fall 2023, and approval of CDPWF No. 23-004 by the Planning Commission on August 5, 2024. The Planning Commission decision was appealed locally on August 15, 2024, followed by an eighteen-month wait for a City Council appeal hearing and subsequent project denial of the CDPWF on May 26, 2026. The owner has diligently pursued rebuilding and the owner's basis for due cause is included as Attachment 2.

CONCLUSION: Should the Planning Commission approve the time extension request, the owner would have until May 8, 2028 to obtain a building permit for PVWF No. 21-034.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-62
2. Time Extension Request
3. City Council Ordinance No. 524

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING AN EIGHTEEN-MONTH EXTENSION TO OBTAIN A BUILDING PERMIT FOR PLANNING VERIFICATION-WOOLSEY FIRE NO. 21-034 TO REBUILD NONCONFORMING USES OR STRUCTURES DAMAGED OR DESTROYED IN THE WOOLSEY FIRE FOR THE PROPERTY LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 29738 CUTHBERT ROAD (MALIBO LLC)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. The 2018 Woolsey Fire destroyed at least 488 single-family homes in Malibu and over 640 parcels were damaged, destroyed, or affected by the Woolsey Fire.

B. On February 25, 2019, the City Council adopted Ordinance No. 445, amendments to the Malibu Municipal Code Title 17 (Zoning Ordinance) and the Local Coastal Program, to facilitate the rebuilding of structures damaged or destroyed by the 2018 Woolsey Fire. The Ordinance included deadlines for property owners to rebuild nonconforming structures and uses: two years from the date of damage to initiate a Planning Verification-Woolsey Fire (PVWF), four years from the date of damage or destruction to obtain building permits, and extensions to these deadlines could not total more than five years.

C. On December 14, 2020, approximately 50 percent of property owners of destroyed homes had submitted a PVWF to rebuild homes. Due to a desire to encourage the rebuilding of homes, the City Council adopted Ordinance No. 476, extending the deadlines to initiate the planning application process and obtain building permits by one year, and allowed for extensions of these deadlines to not total more than six years combined.

D. On September 28, 2021, Planning Verification-Woolsey Fire (PVWF) No. 21-034 was approved.

E. On January 8, 2024, City Council adopted Ordinance No. 513, which extended the ability to initiate a PVWF within six years of the date of damage or destruction to November 8, 2024, with the ability for the Planning Commission to grant extensions when strict compliance created an undue hardship. Extensions could not total more than nine years. In addition, the deadline to obtain building permits was extended to November 8, 2026.

F. On March 12, 2025 following the 2025 Palisades Fire, City Council adopted Ordinance No. 524, which included an amendment to Malibu Municipal Code Section 17.60.020(C) to allow the Planning Commission to consider requests for an extension of time to obtain a building permit for structures damaged or destroyed by a natural disaster for a maximum total of eleven years from the date of the disaster (November 8, 2029 for the Woolsey Fire).

G. On October 15, 2026, applicant JTD Architects, on behalf of owner Malibo LLC, submitted an application requesting an eighteen-month extension to the November 8, 2026 deadline to obtain a building permit for an in-kind rebuild of nonconforming uses or structures. The Woolsey Fire destroyed the single-family residence and pool. The owner cited initial delays

due to debris removal, insurance claim processing, development of plans and preparation of a required soils report with seismic fault study. In Spring 2022 the owner filed an application for a Coastal Development Permit-Woolsey Fire with the intent to commence construction on both the PVWF and CDPWF simultaneously to minimize impacts to neighboring property owners and streamline development. The CDPWF was approved by the Planning Commission on August 5, 2024 but subsequently appealed to the City Council. Due to a variety of factors including an appeal scheduling backlog and the Broad, Franklin and Palisades Fires, the City Council appeal hearing was held on May 26, 2026 and the CDPWF was denied. The owner has diligently pursued rebuilding.

H. On November 2, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission determined the project to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3), which exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. This Resolution is merely extending the time an applicant has to obtain a building permit for nonconforming structures and uses damaged or destroyed by the Woolsey Fire. Further, this act is not a "project" pursuant to CEQA Guidelines Section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects.

SECTION 3. Planning Commission Action.

Based on substantial evidence in the record, the Planning Commission finds that, due to unusual circumstances, strict compliance with the eight-year time limit imposed by Malibu Municipal Code Section 17.60.020(C) would create an undue hardship. The recitals above are adopted hereon, and the property owner has demonstrated to the satisfaction of the Planning Commission the necessity of a time extension to obtain a building permit for PVWF No. 21-034. The Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby grants the property owner an eighteen-month time extension to obtain a building permit for PVWF No. 21-034 to rebuild non-conforming uses or structures destroyed or damaged in the Woolsey Fire. Said building permit shall be obtained by May 8, 2028.

SECTION 4. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code Section 17.04.220 (Appeal of Action), a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-62 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 2nd day of November, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

Received
10/15/26
Planning Div.

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · www.malibucity.org

WOOLSEY FIRE
Non-Conforming In-kind Disaster Rebuild
Building Permit Time Extension Request

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. EXTWF No. 26-012

To submit a Woolsey Fire building permit time extension request:

To request a time extension to obtain building permits for a previously approved Planning Verification for a non-conforming in-kind rebuild, the request must be timely received by the Planning Division in person or via email to planningadmin@malibucity.org. The deadline to submit a Woolsey Fire building permit time extension request is **November 8, 2026**. Per California Code of Civil Procedure Section 12(a), because this falls on a weekend, the City will accept requests received and paid on the next business day, Monday, November 9, 2026, by 5:30 PM.

Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster, with maximum extension to **NOVEMBER 8, 2029**. For questions about this form, please email revans@malibucity.org.

Site Address: 29738 Cuthbert Rd

Planning Verification-Woolsey Fire No: PVWF No. 21-034 **(if applicable)**

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** — X

   This form with property owner's signature — X

2. **Time Extension to Obtain Building Permits Request Letter**
   A letter setting forth unusual circumstances that render strict compliance to the deadline an undue hardship. Property Owners are encouraged to provide evidence of such hardship. This letter and evidence will be provided to the Planning Commission. I am requesting an extension for 1.5 year(s).

3. **Time Extension Fee** (Director: $723) (Planning Commission: $2,600) or currently adopted fee

ATTACHMENT 2

4. **Property Owner's /Occupant's Information** X

Name: [redacted]

Property Owner's mailing Address: [redacted]

Property Owner's telephone:

Property Owner's email address:

5. **Proof of Ownership / Authorized Representatives** X

If grant deed or title report is held by an LLC or Trust, submit Operating Agreement for LLC or Trust Documents for Trusts to identify authorized representatives

6. **Applicant's Information**

If an applicant is submitting this form on behalf of the property owner, the Authorization to Submit a Project must be filled out and returned with this form.

Name: Carina Boustany

Applicant's mailing address: 1111 N Topanga Cyn Blvd #1
Topanga, CA

Applicant's telephone: 323 767 4042

Applicant's email address: carina@jtdarchitects.com

7. **Acknowledgements**

MMC Section 17.60.020(A) states "Any structure which was lawfully erected and which does not conform to the current design and development standards or lot development criteria of this title may be continuously maintained and shall be treated in all respects as though in full compliance with this title."

Pursuant to MMC Section 17.60.020(C), any structure described in subsection Section 17.60.020 (A), may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification and provided that the application for the reconstruction is initiated with the city within six years of the date of damage or destruction, and a building permit is diligently pursued and obtained within eight years from the date of damage or destruction and has not expired. A request for an extension of time to the six-year or eight-year periods may be granted by the Planning Commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. **Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster**. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

I hereby certify that I am presently the legal owner of the above-described property and have read MMC Sections 17.60.020(A) and (C).

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Michel Bolour	10-12-2026
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the request is invalid. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Michel Bolour	10-12-2026
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

8. Indemnification Clause

The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Michel Bolour	10-12-2026
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

Note: November 8, 2024 was the deadline to submit a time extension request to submit a <u>Planning Verification</u> for non-conforming structures damaged or destroyed in the Woolsey Fire. No request to extend the deadline to submit a Planning Verification can be accepted at this time.

AUTHORIZATION TO SUBMIT A PROJECT

Carina Boustany (print name) is authorized by me/us as the owner(s) of the property located at 29738 Cuthbert Rd., to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
[signature]	Michel Bolour	10-12-2026

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

SEE ATTACHED
NOTARIZED CERTIFICATE
INITIAL AC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On 10-12-2026 before me, A. GERAMIAN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Mychel Bolour
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. GERAMIAN
Notary Public - California
Los Angeles County
Commission # 2498237
My Comm. Expires Sep 16, 2028

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
Corporate Officer — Title(s): _____	Corporate Officer — Title(s): _____
Partner — Limited General	Partner — Limited General
Individual Attorney in Fact	Individual Attorney in Fact
Trustee Guardian or Conservator	Trustee Guardian or Conservator
Other: _____	Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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jtd
architects

October 15, 2026

City of Malibu
Planning Department / Building & Safety Department
23825 Stuart Ranch Road
Malibu, CA 90265

RE: Request for Woolsey Fire Rebuild Permit Deadline Extension
Property: 29738 Cuthbert Road, Malibu, CA
Current Deadline: November 8, 2026

Dear City of Malibu,

On behalf of the property owner of 29738 Cuthbert Road, we formally request an extension of the November 8, 2026 deadline for reconstruction following the Woolsey Fire.

The project has experienced substantial delays during planning review, public hearings, and appeals, many beyond the owner's control. The chronology is provided below.

HISTORY OF POST-FIRE BUILDING REPLACEMENT PROCESS

Woolsey fire building loss November 2018

1. Corps of Engineers debris removal approximately 9 months through August 2019
2. Insurance claim processing approximately 6 months to mid 2020
3. Project design, project documentation and proposed building staking approximately 12 months to mid 2021
4. Soils report with seismic fault study, and document preparation for filing approximately 5 months to end of 2021
5. CDPWF #22-003 filing spring of 2022
6. Planning Dept. review for PV verification approximately 8 months to September 2022
7. Scheduling of public hearing approximately 13 months February 2023
8. Planning commission hearing February 2023
9. No letter of determination, Project withdrawn
10. Project resubmittal with public benefit additions fall of 2023
11. Biology review and wait for public hearing approximately 10 months
12. Planning commission hearing July 2024 - project approved
13. Project appealed July 2024 #24-010
14. Wait for City Council public hearing 18 months
15. City council public hearing February 2026 - project denied

REQUEST FOR EXTENSION

The owner has consistently pursued reconstruction despite extended administrative review and appeal delays beyond the owner's control.

We request an 18-month (1.5-year) extension of the November 8, 2026 deadline, through May 8, 2028, to complete the remaining permitting and reconstruction.

Thank you for your consideration.
Sincerely,
JTD Architects

ORDINANCE NO. 524

AN ORDINANCE OF THE CITY OF MALIBU APPROVING LOCAL COASTAL PROGRAM AMENDMENT 25-001, AN AMENDMENT TO THE LOCAL COASTAL PROGRAM AND ZONING TEXT AMENDMENT NO. 25-001, AN AMENDMENT TO TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE UPDATING REGULATIONS TO FACILITATE THE REBUILDING OF STRUCTURES DAMAGED OR DESTROYED BY NATURAL DISASTERS, INCLUDING BUT NOT LIMITED TO, THE 2025 PALISADES FIRE, 2024 FRANKLIN FIRE, AND 2024 BROAD FIRE TO PROVIDE RELIEF FOR THOSE AFFECTED, AND FINDING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals.

A. On November 6, 2024, the Broad Fire began and destroyed structures on at least 4 properties in Malibu leaving residents with an urgent need to rebuild.

B. On December 9, 2024, the Franklin Fire destroyed structures on at least 38 properties in Malibu leaving residents with an urgent need to rebuild.

C. On January 7, 2025, the Palisades Fire destroyed structures on over 700 properties in Malibu leaving residents with an urgent need to rebuild. The Governor of California has declared the event a State of Emergency and the President of the United States has declared the event a Federal Emergency.

D. On January 27, 2025, the City Council adopted Resolution No. 25-06 to: 1) initiate a Local Coastal Program (LCP) amendment and zoning text amendment to consider changes to the Malibu LCP and Title 17 (Zoning) of the Malibu Municipal Code (MMC) to facilitate the rebuilding of structures damaged or destroyed by the 2025 Palisades Fire, 2024 Franklin Fire, and 2024 Broad Fire and provide relief for those affected by the fires; 2) Bypass the Zoning Ordinance Revisions and Code Enforcement Subcommittee and directed the Planning Commission to schedule a public hearing regarding the same.

E. On January 30, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

F. On February 6, 2025, a Notice of Planning Commission Public Hearing was republished in a newspaper of general circulation within the City of Malibu as a courtesy.

G. On February 13, 2025, Governor Newsom issued Executive Order N-20-25, which suspended requirements of the California Environmental Quality Act and California Coastal Act for Palisades Fire rebuilds and related issues.

H. On February 13, 2025, a Notice of Availability of Local Coastal Program Amendment (LCPA) Documents and a Notice of City Council Public Hearings for both the March 4, 2025 and March 10, 2025 meetings were published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

I. On February 20, 2025, the Planning Commission held a duly noticed public hearing on the proposed rebuild amendments on LCPA 25-001 and ZTA No.25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

J. On March 4, 2025, the City Council held a meeting which included a public workshop on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council completed the public workshop and adjourned the public hearing to March 5, 2025.

K. On March 5, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The meeting was adjourned to March 6, 2025.

L. On March 6, 2025, the City Council continued the public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on first reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001 as recommended by staff with the additional changes presented at the March 6, 2025 meeting. The City Council adopted Urgency Ordinance No. 524U for the Malibu Municipal Code amendments to go into effect immediately.

M. On March 10, 2025, the City Council continued the public hearing for the second reading to March 12, 2025.

N. On March 12, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on second reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001.

SECTION 2. Environmental Review.

Pursuant to Public Resources Code Section 21080.9, California Environmental Quality Act (CEQA) does not apply to activities and approvals by the City as necessary for the preparation and adoption of an LCP amendment. This application is for an amendment to the LCP, which must be certified by the California Coastal Commission (CCC) before it takes effect. LCP Local Implementation Plan (LIP) Section 1.3.1 states that the provisions of the LCP take precedence over any conflict between the LCP and the City's Zoning Ordinance. In order to prevent

inconsistency between the LCP and the City's Zoning Ordinance, if the LCPA is approved, the City must also approve the corollary amendment to the Zoning Ordinance. This amendment is necessary for the preparation and adoption of the LCPA and because they are entirely dependent on, related to, and duplicative of the exempt activity, they are subject to the same CEQA exemption.

Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission determined that there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies. The amendments to the MMC that are not corollary to the LCP can be seen not to have a significant effect on the environment as they merely create permit and fine requirements and allow structures that existed previously to be rebuilt in the same location with substantially the same purpose and capacity as the structure that would be replaced, while also further protecting coastal resources and hazard protections.

SECTION 3. Local Coastal Program Findings.

Based on evidence contained within the record, including the agenda reports for and the hearings on February 20 and March 4, 2025, the City Council hereby finds that the proposed amendment meets the requirements of, and is in conformance with, the policies and requirements of Chapter 3 of the California Coastal Act.

A. The amendments to the LCP meet the requirements of, and are in conformance with the goals, objectives and purposes of the LCP. Updated development standards specific to rebuild projects that were destroyed in natural disaster and relief for those affected, ensure that development standards are in place to facilitate people getting their properties back to where they were before the natural disaster while also incorporating measures that will further enhance and protect coastal resources. Development standards were carefully crafted to meet the goals of the of the LCP.

B. As a part of the LIP, the updated development standards specific to rebuild projects that were destroyed in natural disaster and providing relief for those affected ensure that future development projects and land uses within specific zoning districts conform to applicable LCP policies, goals, and provisions, while taking into consideration the protection and enhancement of visual resources, public access, and recreation opportunities. Incorporating specific requirements for rebuild structures to avoid coastal accessways, be sited the most landward feasible and the installation of structures that will protect the coastal resources from contamination greater than current.

SECTION 4. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code Section 17.74.040, the City Council hereby makes the following findings:

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources.

B. The City Council held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the zoning text amendment is consistent and recommends approval.

SECTION 5. Local Coastal Program Amendment No. 25-001, Amendments to the Local Implementation Plan (LIP).

The City Council hereby amends the LIP as follows:

A. Amend Section 2.1 related to LIP definitions to include the following:

SECONDARY DEVELOPMENT PAD - a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

PRIMARY DEVELOPMENT PAD - the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 3.6(M)(1) related to residential development standards for temporary homes, to read as follows:

1. No more than two temporary housing structures which together total no more than one thousand (1,000) square feet shall be permitted.

C. Amend LIP Section 13.4.6(A) and (B), and add Section 13.4.6(A)(4) related to coastal development permit exemptions, to read as follows:

A. The replacement of any structure, other than a public works facility, destroyed by a disaster provided that the replacement structure meets all the of the following criteria:

1. It is for the same use as the destroyed structure;
2. It does not exceed either the floor area, height, or bulk of the destroyed structure by more than ten (10) percent, and

3. It is sited in substantially the same location on the affected property as the destroyed structure.

As used in this section, "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

4. Mechanized equipment or temporary shoring on the beach necessary to construct the replacement structure is allowed under this exemption for beachfront properties only if there are no feasible alternatives and construction activities do not enter the intertidal zone or extend beyond the previously existing primary development pad and appropriate Best Management Practices are used.

B. An onsite wastewater treatment system (OWTS) that was damaged or destroyed by a natural disaster may be replaced and improved provided that the replacement OWTS is located within the existing primary development pad and is the minimum standard size necessary to meet the building code for the existing or replacement structure it serves. If the new OWTS exceeds the minimum standard size or is located outside the primary development pad, then a De Minimis Waiver or OWTS Coastal Development Permit shall be required as applicable by Sections 13.4.11 and 13.29 respectively. For OWTS replacements on or adjacent to a sandy beach or coastal bluff, the OWTS shall be sited in the most landward location feasible and may not extend further seaward than the existing and/or previously existing seawall, whichever is more landward.

D. Amend LIP Section 13.4.11(A) and (A)(1) and (2), and add subsections (3), (4), (5), and (6); Amend 13.4.11(B)(1),(2), (3), and (5); Amend 13.4.11(C)(2) and(3); and amend 13.4.11(D), related to general requirements for de minimis waiver, to read as follows:

13.4.11 General Requirements for De Minimis Waiver

A. General Requirements for De Minimis Waiver.

The requirement for a coastal development permit may be waived through a De Minimis Coastal Development Permit Waiver issued by the planning director for the items listed below where the improvements are not otherwise exempt pursuant to Section 13.4, provided all the requirements of subsections B and C are met. The planning director's decision on whether to issue a de minimis waiver is not locally appealable; however if the development is within the appealable jurisdiction of the California Coastal Commission, the decision of the planning director is appealable to the Coastal Commission as described below in subsection (C).

1. Improvements to an onsite wastewater treatment system (OWTS) serving a structure that replaces one that was damaged or destroyed as a result of a natural disaster, where the improvements involve installing a new system or upgrading an

existing system to an advanced system on the same lot and does not meet the exemption criteria of Section 13.4.6(B).

2. Minor improvements to existing driveways or access roads that are required by the fire department after a natural disaster, such as minor changes to the width or grade of driveways or access roads. This includes accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement, including new cuts on slopes steeper than 3:1 but less than 1:1, subject to geotechnical feasibility review. Retaining walls shall not exceed six (6) feet in height. New retaining walls that replace an existing wall being removed as a result of the driveway widening are allowed to be replaced to the same height of previous wall and may increase in height by a maximum of three (3) additional feet but shall not have a total height in excess of nine (9) feet. Access improvements that do not meet the findings for a waiver may be processed as an administrative coastal development permit (ACDP) under Section 13.13.1(A) or as a regular coastal development permit.
3. Replacement seawalls that exceed ten (10) percent in height. The replacement seawall shall be sited in the same footprint as the previous seawall and shall not expand further seaward nor shall it extend further into an existing public access easement, deed restriction or view corridor.
4. Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator. Such increase shall not exceed the increase in elevation to the finished floor required to meet the minimum FEMA flood zone requirements. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.
5. Replacement structures that would otherwise be exempt from the requirement to obtain a coastal development permit pursuant to Section 13.4.6(A) but are proposed to be sited not in substantially the same location where the damaged or destroyed structure was located so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration. This waiver may include retaining walls and grading necessary for the construction of the relocated structure, but cuts may not be made into slopes steeper than 1:1 and retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet.
6. Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster and as required or recommended by applicable federal, state and local laws and regulations. New shoreline protection devices are not included under this waiver.

B. Findings for and Reporting of De Minimis Waivers.

All decisions on de minimis waivers shall be accompanied by written findings:

1. That the structures or improvements have no potential for adverse effects, either individually or cumulatively, on coastal resources or public access to the shoreline or along the coast.
2. That the structures or improvements are consistent with the certified Malibu Local Coastal Program, including the resource protection policies, as applicable.
3. If an OWTS is to be relocated on the lot, that the director, in consultation with the environmental health administrator, has determined the relocation is necessary to better protect coastal resources and if on a beachfront lot, is no further seaward than the existing OWTS or no further seaward than the previously existing seawall, whichever is further landward.
4. If driveway/road improvements are proposed, that: (a) they are in the same general alignment as the existing road; (b) they are not located in environmentally sensitive habitat area (ESHA); (c) they do not remove or encroach within the protected zone of native trees; and (d) they do not adversely impact visual resources.
5. For relocation pursuant to Section 13.4.11(A)(5), that the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and primarily safety.

C. Reporting De Minimis Waiver.

1. At the time the application is submitted for filing, the applicant must post, at a conspicuous place as close to the site as possible that is easily accessible by the public and approved by the city, notice, on a form approved by the city, that an application for a de minimis waiver has been submitted to the city. Such notice shall contain a general description of the nature of the proposed development.
2. The planning director shall issue a notice of determination on the application which shall be reported to the planning commission. The notice of determination shall be provided to all known interested parties, including the executive director of the coastal commission, at least ten (10) days prior to the waiver determination being reported to the planning commission. For development within the appealable jurisdiction of the California Commission, the planning director's decision may be appealed by an aggrieved person directly to the California Coastal Commission within ten (10) working days of issuance of the notice of determination only if the development is one of the four types of development listed in the definition of Appealable Coastal Development Permit.
3. If, after consideration of the waiver and any public objections to it, the planning commission requests that the waiver not be effective, then the applicant shall be advised that a Coastal development permit is required for the structures or improvements. Otherwise, the waiver is effective immediately after the planning commission meeting where the matter is heard.

D. Waiver Expiration.

A de minimis waiver shall expire and be of no further force and effect if the authorized structures or improvements are not commenced pursuant to a valid grading and/or building permit, as applicable, within five years of the effective date of the waiver. If expired, a coastal development permit or another waiver shall be required.

SECTION 6. Zoning Text Amendment No. 25-001, Amendments to the Malibu Municipal Code (MMC).

The City Council hereby amends Title 17 - Zoning in the MMC as follows:

A. Amend Section 17.02.060 related to definitions to include the following:

"Secondary development pad" means a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

"Primary development pad" means the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 17.40.040(A)(18)(a) and (g) and add subsections (i), (j), and (k) to read as follows:

18. Temporary Housing. Temporary housing structures as used herein means mobilehomes, trailers, recreational vehicles or other structures which are self-contained units which include sanitary facilities, and facilities for normal daily routines including cooking and sleeping. Temporary housing structures do not include any structure placed upon a permanent foundation, nor do they include tents, yurts, or similar fabric or textile installations. Temporary housing structures used as a residence during reconstruction or in anticipation of reconstruction of a residence destroyed due to natural disaster shall be permitted with a temporary housing permit approved by the Planning Director and shall comply with the following conditions:

a. No more than two temporary housing structures which together total no more than 1,000 square feet shall be permitted.

g. Upon expiration of the temporary housing permit, the property owner shall obtain verification from the city that all temporary housing structures have been removed

from the property. Failure to obtain this verification shall result in a fine of $1,000 per day until the verification is obtained.

i. The temporary housing structures shall be occupied only by the property owner(s) or tenant(s) living on the property at the date of the natural disaster, or their families. Should this requirement be violated, the temporary housing structures must be immediately removed, the property will no longer be eligible to place temporary housing on the property for a period of 5 years, and the owner shall be subject to a fine of $1,000 per day. Liens may also be imposed on the property by the City as a means of compliance.

j. The siting of temporary housing shall be supported by a limited geotechnical report prepared by appropriately licensed professionals which evaluates the location of the proposed temporary housing with respect to geologic and flood hazards that the specific location(s) may be exposed to during the proposed four-year use of the location. Specifically, the threat of post-fire debris flows and floods as described by the United States Geological Survey and identified by the Watershed Emergency Response Team Assessments. A finding is required that the specific location of the temporary housing is safe for its intended use for the duration of use. The report must be submitted to the City for review and accepted by the Building Official.

k. If the temporary housing is supported on anything other than wheels or a trailer which can be readily moved (i.e. a manufactured home), it shall comply with requirements for foundations as noted in Chapter 16, 18 and Appendix G – Flood proof Construction of the current California Building Code and requires a building permit from the City. Temporary housing supported on wheels shall be fastened to the ground.

C. Amend Section 17.44.090(A)(1), to read as follows:

1. The maximum square footage of an ADU shall be 1,000 square feet. The maximum square footage shall include interior and exterior walls, finished and unfinished basements, mezzanines, storage space, and any space with a height clearance (floor to ceiling height dimension) above six feet. The area of a garage (400 square feet maximum) provided as part of accessory dwelling unit and exterior decks or overhangs that are attached to the structure shall not be included in the 1,000 square foot limit.

D. Amend Section 17.45.150(B), to read as follows:

B. Prohibition. All properties within a disaster area are temporarily prohibited from obtaining a new or updated primary view determination unless: (1) the request was submitted prior to the date the natural disaster began as declared or proclaimed by the City, State or Federal government, or as determined by the Planning Director if no declaration or proclamation has been made; or (2) the primary view determination would not impose any limitation on replacement landscaping or replacement structures.

E. Amend Section 17.53.090(C)(1)(a),(b), (c), (e), and (f) and add subsections (h), (i), and (j); and amend Section 17.53.090(C)(2), to read as follows:

a. Palm trees and eucalyptus trees are prohibited.
b. All vegetation is prohibited between zero and five feet from a structure.
c. The following species are prohibited within 50 feet of structures: Pine (Pinus species), Cypress (Cupressus species), Cedar (Cedrus species), Ficus (Ficus species), and Tree of Heaven (Ailanthus altissima).

e. Existing eucalyptus trees are allowed between five feet and 50 feet of a structure if a qualified expert, as determined by the director, identifies the tree(s) as a monarch butterfly habitat.
f. The distances for trees and shrubs subject to (b) through (e) shall be measured from the dripline of the tree or shrub at its projected maturity to the outermost projection of the structure including eaves and overhangs. No tree canopy shall be within five feet of the outermost projection of the structure including eaves and overhangs at projected maturity. Smaller diameter tree branches less than two inches must be removed within five feet of the outermost projection of the structure including eaves and overhangs and within 10 feet above the roof.

h. Only efficiently-irrigated plants and trees as allowed by this chapter shall be allowed between five feet and 30 feet of a structure.
i. Irrigation shall be required and maintained on the site in all planting areas between five feet and 100 feet of a structure, except in geologic hazard areas in which irrigation may not be allowed. Any proposed irrigation shall be reviewed by the project geotechnical consultant and conform to existing surficial stability standards, not contribute to any geologic hazard, and not adversely affect offsite properties. The consultant shall include a statement regarding the impact of the proposed irrigation system in the required Section 111 statement. The city shall review analyses and findings provided by the project geotechnical consultant and determine whether irrigation is allowed or required in geologic hazard areas. All vegetation within 100 feet of a structure shall maintain sufficient moisture content and be supported by appropriately designed irrigation.
j. Plants listed in the City of Malibu 'Invasive Species List' are prohibited.

2. Mulch material proposed between zero and five feet from a structure must consist of nonflammable materials, such as gravel and decomposed granite. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Use of wood chips and shredded rubber is prohibited anywhere on the site. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between five feet and 30 feet from a structure. Non-continuous mulched areas shall be separated with non-flammable materials such as gravel, rocks, decomposed granite, or stone. The distance shall be measured from the outermost projection of the

structure including eaves and overhangs. The maximum application area of mulch located between five feet and 30 feet from a structure is 20 feet by 20 feet with a five-foot separation between application areas. Any mulch materials (excluding wood chips and shredded rubber), are allowed 30 feet or more from a structure with no limitation on application area. Organic mulch shall be maintained with at least a 3 inch depth but must not exceed 6 inches in depth.

F. Amend Section 17.60.020(C) and add subsection (C)(1), to read as follows:

C. Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

1. Replacement structures on beachfront lots are allowed to meet the minimum increases necessary to meet Federal Emergency Management Agency (FEMA) requirements but shall, to the maximum extent feasible, protect neighboring ocean views. Replacement structures shall seek increases in square footage laterally before they are allowed to increase vertically as viewed by neighboring properties. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.

G. Delete Section 17.60.020(F).

H. Amend Section 17.62.030(A), to read as follows:

A. An administrative plan review shall be required for the following development projects, unless they fall under the provisions for a rebuild development permit as provided in Section 17.62.080. If the project meets the requirements of this title and is consistent with Chapter 17.40, the planning manager/ director shall issue a development permit.

I. Amend Section 17.62.040(A) and (A)(10); and add subsection (A)(13) and (C)(1), to read as follows:

A. The planning manager/director may approve a site plan review after consultation with all appropriate city staff and specialists including the building official, city engineer, city biologist, city geologist, city archeologist and city coastal engineer; and where substantial evidence supports the findings set forth in subsection D of this section for new construction or reconstruction of structures authorizing the following:

10. Sea walls, bulkheads, or any other shoreline protective devices, except for those that meet the requirements for a De Minimis Waiver listed in LIP Section 13.4.11 or rebuild development permit listed in Section 17.62.080 as required;

13. Non-beachfront development over 18 feet in height on a replacement structure where the previously existing structure was damaged or destroyed by a natural disaster and the replacement structure is not sited substantially in the same location on the affected property as the damaged or destroyed structure, so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration.

C. Notice of Application Filing. Within 10 calendar days from the receipt date of a complete application, the planning manager/director shall notify in writing of the filing of the application to property owners and residents of all property within a 500 foot radius of the proposed project, but in no event fewer than the owners and occupants of 10 developed properties. Notwithstanding the foregoing, for property in the RR-10 and RR-20 zones the notice radius shall be 1,000 feet. The purpose of the notice is to inform the surrounding property owners and residents of the filing of the application and provide an opportunity for comment on the application prior to the planning manager/director's decision. The notice shall describe the request, provide a map showing the specific location of the property, describe the review process and timeframes, and indicate how to contact the case planner assigned to the application.

1. For development over 18 feet in height where the replacement structure is not proposed to be sited in substantially the same location on the affected property as the damaged or destroyed structure, a notice of application shall be provided to all properties within a 1,000 foot radius of the development.

J. Add Section 17.62.080. Rebuild development permit, to read as follows:

§ 17.62.080. Rebuild development permit.

A. A rebuild development permit shall be required for the following development projects related to structures being replaced after being damaged or destroyed in a natural disaster. It shall be issued by planning manager/director upon demonstrating by a preponderance of the evidence that all requirements of the municipal code are met, as applicable.

1. Mechanized equipment or temporary shoring on the beach necessary to construct beachfront properties so long as construction activities do not enter the intertidal zone and in no case shall extend beyond the previously existing primary development pad.

2. An onsite wastewater treatment system (OWTS) that replaces or improves an OWTS serving a structure that that was damaged or destroyed by a natural disaster.

a. OWTS replacements on a sandy beach or coastal bluff shall be sited the most landward feasible as determined by appropriate city staff, shall not impact existing public accessways, and shall not extend seaward of the previously existing primary development pad.

b. OWTS replacements shall be located in the least environmentally impactful area.

3. New seawalls, as determined necessary by the planning director or building official to protect coastal resources, that protect an OWTS serving a structure that was damaged or destroyed by a natural disaster. New seawalls shall be sited only at the boundary of OWTS that it protects. New seawalls shall not extend into any existing public access easements or public access deed restrictions, excluding any such easements or deed restrictions on the seaward side of the OWTS it protects, and shall not expand further into previously approved public view corridors or further into open space deed restrictions.

4. Any new structure or improvement (including, but not limited to, foundation systems, utilities, driveways, water tanks, and other water storage devices) that is necessary or recommended to construct, install, or use the replacement structure described in subsection (A) in compliance with all applicable state and local laws and regulations.

5. Minor improvements to existing driveways or access roads that are required by the fire department after a natural disaster, such as minor changes to the width or grade of driveways or access roads. Accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement shall also be allowed, including new cuts on slopes steeper than 3:1 but shall not exceed 1:1 or steeper. Retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet. Improvements shall not extend into a public access easement or public access deed restriction and shall not expand further into a previously approved public view corridor (except for on-grade driveways), or further into open space deed restrictions. Access improvements that

do not meet the requirements of this subsection may be processed as an administrative coastal development permit or as a regular coastal development permit as listed in the Malibu LIP.

B. Application Submittal. An application shall be filed with the planning division and may be part of the planning verification application for replacement structures that were damaged or destroyed by a natural disaster. Applications shall be complete only after all required information is submitted; review by all appropriate city staff and specialists including review by the building official, city engineer, city biologist, city geologist, city archeologist, city coastal engineer and city environmental health specialist, as deemed necessary, is complete; and the application fee determined by resolution of the city council is paid.

C. Action. The planning manager/director shall approve, deny, or approve with conditions a rebuild development permit within 15 calendar days from the date of a complete application. Complete application determinations shall be determined solely by the City. The City may include incomplete/or nonconforming plans as a basis for an incomplete application in addition to standard application requirements. No decision shall be subject to invalidation on the grounds that it is made after the deadline. The applicant shall be informed of the action by letter and/or approved plans. Action of the planning manager/director shall be final and not appealable.

D. Expiration. An approved rebuild development permit shall expire three years from the date of final approval, unless a time extension has been granted, or work has commenced and substantial progress made (as determined by the building official) and the work is continuing under a valid building permit. If no building permit is required, the rebuild development permit approval shall expire after three years from the date of final planning approval if construction is not completed. If a rebuild development permit is included within a planning verification application pursuant to Section 17.60.020(C), then the rebuild development permit shall expire when the planning verification expires.

E. Extension. The planning manager/director may grant up to four one-year extensions of the expiration of a rebuild development permit approval, if the planning manager/director finds, Based on substantial evidence, that due to unusual circumstances, strict compliance with the expiration date of the permit would create an undue hardship for the applicant.

SECTION 7. Effective Date.

The LCPA sections referenced in Section 5 of this Ordinance shall become effective upon certification by the California Coastal Commission. The ZTA sections referenced in Section 6 of this ordinance shall become effective 30 days following adoption by the City Council.

SECTION 8. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 9. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this 12th day of March 2025.

MARIANNE RIGGINS, Mayor Pro-Tem

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal) 3/12/2025

APPROVED AS TO FORM:

KELLAN MARTZ, Assistant City Attorney
for TREVOR RUSIN, Interim City Attorney

I CERTIFY THAT THE FOREGOING ORDINANCE NO. 524 was passed and adopted at the Adjourned Regular City Council meeting of March 12, 2025, by the following vote:

AYES:	3	Councilmembers:	Conrad, Uhring, Riggins
NOES:	0		
ABSTAIN:	1	Councilmembers:	Silverstein
ABSENT:	1	Councilmembers:	Stewart

CHRISTINA MUÑOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal)

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 3.B.3.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Reviewed by: Tyler Eaton, AICP, Assistant Community Development Director

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Extension of Planning Verification-Woolsey Fire No. 23-003 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 5746 Busch Drive
APN: 4467-027-007
Owner: Gary R. Carlson Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-63 (Attachment 1) granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 23-003 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 5746 Busch Drive (Gary R. Carlson Trust).

DISCUSSION: On November 8, 2018, the Woolsey Fire destroyed 465 homes in the City of Malibu. On March 12, 2025, the City Council adopted Ordinance No. 524 (Attachment 3), which extended the ability to initiate the planning application process and obtain a building permit to rebuild a structure that was damaged or destroyed by a disaster. Section 17.60.020(C) of the Malibu Municipal Code was amended to read as follows:

> Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a

> natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

Absent a time extension, a building permit would need to be obtained for Planning Verification-Woolsey Fire (PVWF) No. 23-003 no later than November 9, 2026. On October 16, 2026, applicant Santos Planning Inc., on behalf of owner Gary R. Carlson Trust, submitted a request for a three-year time extension to the deadline to obtain a building permit for a nonconforming in-kind plus ten percent disaster rebuild of a two-story, single-family residence, onsite wastewater treatment system, pool and landscaping.

The Woolsey Fire rebuild was delayed by severe ongoing injuries and illnesses suffered by the property owner, which have required multiple surgeries and extensive hospitalization and rehabilitation. This has resulted in long-term impacts to his professional and personal life. Despite persistent fatigue, the owner has hired a firm to assist him, obtained approval of the PVWF to rebuild his single-family residence on the original footprint on April 27, 2023 and remains committed to rebuilding. The owner's basis for due cause is included as Attachment 2.

CONCLUSION: Should the Planning Commission approve the time extension request, the owner would have until November 8, 2029 to obtain a building permit for PVWF No. 23-003.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-63
2. Time Extension Request
3. City Council Ordinance No. 524

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A THREE-YEAR EXTENSION TO OBTAIN A BUILDING PERMIT FOR PLANNING VERIFICATION-WOOLSEY FIRE NO. 23-003 TO REBUILD NONCONFORMING USES OR STRUCTURES DAMAGED OR DESTROYED IN THE WOOLSEY FIRE FOR THE PROPERTY LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 5746 BUSCH DRIVE (GARY R. CARLSON TRUST)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. The 2018 Woolsey Fire destroyed at least 488 single-family homes in Malibu and over 640 parcels were damaged, destroyed, or affected by the Woolsey Fire.

B. On February 25, 2019, the City Council adopted Ordinance No. 445, amendments to the Malibu Municipal Code Title 17 (Zoning Ordinance) and the Local Coastal Program, to facilitate the rebuilding of structures damaged or destroyed by the 2018 Woolsey Fire. The Ordinance included deadlines for property owners to rebuild nonconforming structures and uses: two years from the date of damage to initiate a Planning Verification-Woolsey Fire (PVWF), four years from the date of damage or destruction to obtain building permits, and extensions to these deadlines could not total more than five years.

C. On December 14, 2020, approximately 50 percent of property owners of destroyed homes had submitted a PVWF to rebuild homes. Due to a desire to encourage the rebuilding of homes, the City Council adopted Ordinance No. 476, extending the deadlines to initiate the planning application process and obtain building permits by one year, and allowed for extensions of these deadlines to not total more than six years combined.

D. On April 27, 2023, Planning Verification-Woolsey Fire (PVWF) No. 23-003 was approved.

E. On January 8, 2024, City Council adopted Ordinance No. 513, which extended the ability to initiate a PVWF within six years of the date of damage or destruction to November 8, 2024, with the ability for the Planning Commission to grant extensions when strict compliance created an undue hardship. Extensions could not total more than nine years. In addition, the deadline to obtain building permits was extended to November 8, 2026.

F. On March 12, 2025 following the 2025 Palisades Fire, City Council adopted Ordinance No. 524, which included an amendment to Malibu Municipal Code Section 17.60.020(C) to allow the Planning Commission to consider requests for an extension of time to obtain a building permit for structures damaged or destroyed by a natural disaster for a maximum total of eleven years from the date of the disaster (November 8, 2029 for the Woolsey Fire).

G. On October 16, 2026, applicant Santos Planning Inc., on behalf of owner Gary R. Carlson Trust, submitted an application requesting a three-year extension to the November 8, 2026 deadline to obtain a building permit for an in-kind rebuild of nonconforming uses or structures. The Woolsey Fire destroyed the single-family residence, onsite wastewater treatment system, pool

and landscaping. The owner cited severe and ongoing injuries and illnesses, which have required multiple surgeries, extensive hospitalization and rehabilitation resulting in long-term impacts to his professional and personal life. Despite persistent fatigue, the owner has diligently pursued rebuilding and has an approved PVWF but requests additional time to obtain a building permit.

H. On November 2, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission determined the project to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3), which exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. This Resolution is merely extending the time an applicant has to obtain a building permit for nonconforming structures and uses damaged or destroyed by the Woolsey Fire. Further, this act is not a "project" pursuant to CEQA Guidelines Section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects.

SECTION 3. Planning Commission Action.

Based on substantial evidence in the record, the Planning Commission finds that, due to unusual circumstances, strict compliance with the eight-year time limit imposed by Malibu Municipal Code Section 17.60.020(C) would create an undue hardship. The recitals above are adopted hereon, and the property owner has demonstrated to the satisfaction of the Planning Commission the necessity of a time extension to obtain a building permit for PVWF No. 23-003. The Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby grants the property owner a three-year time extension to obtain a building permit for PVWF No. 23-003 to rebuild non-conforming uses or structures destroyed or damaged in the Woolsey Fire. Said building permit shall be obtained by November 8, 2029.

SECTION 4. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code Section 17.04.220 (Appeal of Action), a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-63 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 2nd day of November, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · www.malibucity.org

Received
10/16/26
Planning Div.

WOOLSEY FIRE
Non-Conforming In-kind Disaster Rebuild Building Permit Time Extension Request

The City of Malibu will not accept incomplete applications.

Staff use only

Woolsey Fire Extension No. EXTWF No. 26-011

To submit a Woolsey Fire building permit time extension request:

To request a time extension to obtain building permits for a previously approved Planning Verification for a non-conforming in-kind rebuild, the request must be timely received by the Planning Division in person or via email to planningadmin@malibucity.org. The deadline to submit a Woolsey Fire building permit time extension request is **November 8, 2026**. Per California Code of Civil Procedure Section 12(a), because this falls on a weekend, the City will accept requests received and paid on the next business day, Monday, November 9, 2026, by 5:30 PM.

Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster, with maximum extension to **NOVEMBER 8, 2029**. For questions about this form, please email revans@malibucity.org.

Site Address: 5746 Busch Drive, Malibu

Planning Verification-Woolsey Fire No: PVWF 23-003 **(if applicable)**

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** — X

   This form with property owner's signature

2. **Time Extension to Obtain Building Permits Request Letter** — X

   A letter setting forth unusual circumstances that render strict compliance to the deadline an undue hardship. Property Owners are encouraged to provide evidence of such hardship. This letter and evidence will be provided to the Planning Commission. I am requesting an extension for 3 year(s).

3. **Time Extension Fee** (Director: $723) (Planning Commission: $2,600) or currently adopted fee — X

ATTACHMENT 2

X

4. **Property Owner's /Occupant's Information**

Name: Gary Carlson

Property Owner's mailing Address: [redacted]

Property Owner's telephone:

Property Owner's email address: [redacted] (His persona / assistant

5. **Proof of Ownership / Authorized Representatives**

If grant deed or title report is held by an LLC or Trust, submit Operating Agreement for LLC or Trust Documents for Trusts to identify authorized representatives

6. **Applicant's Information**

If an applicant is submitting this form on behalf of the property owner, the Authorization to Submit a Project must be filled out and returned with this form.

Name: Santos Planning Inc. (Charles Santos)

Applicant's mailing address: 28328 Agoura Road, #203

Agoura Hills, CA 91301

Applicant's telephone: 818-643-5950

Applicant's email address: charles@santosplanning.com

7. **Acknowledgements**

MMC Section 17.60.020(A) states "Any structure which was lawfully erected and which does not conform to the current design and development standards or lot development criteria of this title may be continuously maintained and shall be treated in all respects as though in full compliance with this title."

Pursuant to MMC Section 17.60.020(C), any structure described in subsection Section 17.60.020 (A), may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification and provided that the application for the reconstruction is initiated with the city within six years of the date of damage or destruction, and a building permit is diligently pursued and obtained within eight years from the date of damage or destruction and has not expired. A request for an extension of time to the six-year or eight-year periods may be granted by the Planning Commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. **Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster**. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

I hereby certify that I am presently the legal owner of the above-described property and have read MMC Sections 17.60.020(A) and (C).

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Gary Carlson	Gary Carlson	10/12/26

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the request is invalid. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Gary Carlson	Gary Carlson	10/12/26

8. Indemnification Clause

The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Gary Carlson	Gary Carlson	10/12/26

Note: November 8, 2024 was the deadline to submit a time extension request to submit a <u>Planning Verification</u> for non-conforming structures damaged or destroyed in the Woolsey Fire. No request to extend the deadline to submit a Planning Verification can be accepted at this time.

AUTHORIZATION TO SUBMIT A PROJECT

Santos Planning Inc. (Charles Santos) (print name) is authorized by me/us as the owner(s) of the property located at 5746 Busch Drive, Malibu, CA 90265, to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
Gary Carlson	Gary Carlson	10/13/26 GC

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

All-purpose Acknowledgment California

WELLS FARGO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 10/13/2026 before me, Arian Shah, Notary Public (here insert name and title of the officer),

personally appeared Gary R Carlson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

To be completed by banker if the document being notarized is retained by Wells Fargo.

Description of Attached Document

Type or Title of Document

Document Date

Number of Pages

Signer(s) Other Then Named Above

Account Number (if applicable)

DERMATOLOGY
ASSOCIATES
WESTLAKE VILLAGE · MALIBU

To whom it may concern.

My name is Gary Carlson and I resided at 5746 Busch Dr in Malibu in my dream house destroyed in the Woosley fire. It was almost 3.66 acres of beautifully landscaped relatively flat lot.

I wanted to rebuild although I knew I could never replace what I had sadly.

I proceded with the process of new plans on the original footprint. after about five years of painstaking effort I received a permit to build.

Unfortunately I have suffered severe injuries which have affected not only my physical health but also resided traumatic brain injury severe enough that I regretably had to give up practicing medicine after over fourty years

Gary R. Carlson, M.D.
Randolph S. Capri, M.D.
Michael R. Bastien, M.D.
Christine C. Lin, M.D.

1240 Westlake Blvd., Suite 205
Westlake Village, CA 91361
(818) 889-7200
(805) 495-0551

23712 Malibu Road
Malibu, CA 90265
(310) 456-2220

DERMATOLOGY
ASSOCIATES
WESTLAKE VILLAGE · MALIBU

My first injury was approximately 6 years ago when what I thought was a shoulder issue because I could hardly move my left arm was actually a neck injury requiring emergency surgery at Cedars Sinai due to impending paralysis on my left side. Unfortunately there was a complication requiring additional emergency surgery shortly there after requiring another 2 wks in the ICU and hospital rehab for months.

I slowly recovered and returned to my medical practice on a limited basis not doing surgery.

After all this I continued to try to get plans approved for rebuilding this was tiresome but I was working forward.

Unfortunately over two years ago I had a fall and even more damaging brain injury and breathing issues requiring

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hospitalization for over almost 2 months at cedars sinai with three weeks in a coma due to hypoxia. Fortunately I have survived with residual brain and (L) sided weakness. I've had to give up practicing medicine completely but I can still walk and have residual brain damage.

I would like to continue the binding process but I'll do my best if possible.

I would be most grateful if you could extend my plans approval for an extended period because I'm moving slowly both mentally and physically

Respectfully

Gary Carlson MD

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addendum,

To make matters worse I have developed aggresive prostate cancer which has worsened and persists despite removal. Besides my cognitive problems this causes persistent fatigue. All of this has prolonged my ability with rebuilding.

I'd like to finish but I've had some significant roadblocks.

Respectably again

Gary Carlson

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ORDINANCE NO. 524

AN ORDINANCE OF THE CITY OF MALIBU APPROVING LOCAL COASTAL PROGRAM AMENDMENT 25-001, AN AMENDMENT TO THE LOCAL COASTAL PROGRAM AND ZONING TEXT AMENDMENT NO. 25-001, AN AMENDMENT TO TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE UPDATING REGULATIONS TO FACILITATE THE REBUILDING OF STRUCTURES DAMAGED OR DESTROYED BY NATURAL DISASTERS, INCLUDING BUT NOT LIMITED TO, THE 2025 PALISADES FIRE, 2024 FRANKLIN FIRE, AND 2024 BROAD FIRE TO PROVIDE RELIEF FOR THOSE AFFECTED, AND FINDING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals.

A. On November 6, 2024, the Broad Fire began and destroyed structures on at least 4 properties in Malibu leaving residents with an urgent need to rebuild.

B. On December 9, 2024, the Franklin Fire destroyed structures on at least 38 properties in Malibu leaving residents with an urgent need to rebuild.

C. On January 7, 2025, the Palisades Fire destroyed structures on over 700 properties in Malibu leaving residents with an urgent need to rebuild. The Governor of California has declared the event a State of Emergency and the President of the United States has declared the event a Federal Emergency.

D. On January 27, 2025, the City Council adopted Resolution No. 25-06 to: 1) initiate a Local Coastal Program (LCP) amendment and zoning text amendment to consider changes to the Malibu LCP and Title 17 (Zoning) of the Malibu Municipal Code (MMC) to facilitate the rebuilding of structures damaged or destroyed by the 2025 Palisades Fire, 2024 Franklin Fire, and 2024 Broad Fire and provide relief for those affected by the fires; 2) Bypass the Zoning Ordinance Revisions and Code Enforcement Subcommittee and directed the Planning Commission to schedule a public hearing regarding the same.

E. On January 30, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

F. On February 6, 2025, a Notice of Planning Commission Public Hearing was republished in a newspaper of general circulation within the City of Malibu as a courtesy.

G. On February 13, 2025, Governor Newsom issued Executive Order N-20-25, which suspended requirements of the California Environmental Quality Act and California Coastal Act for Palisades Fire rebuilds and related issues.

H. On February 13, 2025, a Notice of Availability of Local Coastal Program Amendment (LCPA) Documents and a Notice of City Council Public Hearings for both the March 4, 2025 and March 10, 2025 meetings were published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

I. On February 20, 2025, the Planning Commission held a duly noticed public hearing on the proposed rebuild amendments on LCPA 25-001 and ZTA No.25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

J. On March 4, 2025, the City Council held a meeting which included a public workshop on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council completed the public workshop and adjourned the public hearing to March 5, 2025.

K. On March 5, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The meeting was adjourned to March 6, 2025.

L. On March 6, 2025, the City Council continued the public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on first reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001 as recommended by staff with the additional changes presented at the March 6, 2025 meeting. The City Council adopted Urgency Ordinance No. 524U for the Malibu Municipal Code amendments to go into effect immediately.

M. On March 10, 2025, the City Council continued the public hearing for the second reading to March 12, 2025.

N. On March 12, 2025, the City Council held a duly noticed public hearing on the proposed rebuild amendments LCPA 25-001 and ZTA No. 25-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on second reading Ordinance No. 524, approving LCPA 25-001 and ZTA No. 25-001.

SECTION 2. Environmental Review.

Pursuant to Public Resources Code Section 21080.9, California Environmental Quality Act (CEQA) does not apply to activities and approvals by the City as necessary for the preparation and adoption of an LCP amendment. This application is for an amendment to the LCP, which must be certified by the California Coastal Commission (CCC) before it takes effect. LCP Local Implementation Plan (LIP) Section 1.3.1 states that the provisions of the LCP take precedence over any conflict between the LCP and the City's Zoning Ordinance. In order to prevent

inconsistency between the LCP and the City's Zoning Ordinance, if the LCPA is approved, the City must also approve the corollary amendment to the Zoning Ordinance. This amendment is necessary for the preparation and adoption of the LCPA and because they are entirely dependent on, related to, and duplicative of the exempt activity, they are subject to the same CEQA exemption.

Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission determined that there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies. The amendments to the MMC that are not corollary to the LCP can be seen not to have a significant effect on the environment as they merely create permit and fine requirements and allow structures that existed previously to be rebuilt in the same location with substantially the same purpose and capacity as the structure that would be replaced, while also further protecting coastal resources and hazard protections.

SECTION 3. Local Coastal Program Findings.

Based on evidence contained within the record, including the agenda reports for and the hearings on February 20 and March 4, 2025, the City Council hereby finds that the proposed amendment meets the requirements of, and is in conformance with, the policies and requirements of Chapter 3 of the California Coastal Act.

A. The amendments to the LCP meet the requirements of, and are in conformance with the goals, objectives and purposes of the LCP. Updated development standards specific to rebuild projects that were destroyed in natural disaster and relief for those affected, ensure that development standards are in place to facilitate people getting their properties back to where they were before the natural disaster while also incorporating measures that will further enhance and protect coastal resources. Development standards were carefully crafted to meet the goals of the of the LCP.

B. As a part of the LIP, the updated development standards specific to rebuild projects that were destroyed in natural disaster and providing relief for those affected ensure that future development projects and land uses within specific zoning districts conform to applicable LCP policies, goals, and provisions, while taking into consideration the protection and enhancement of visual resources, public access, and recreation opportunities. Incorporating specific requirements for rebuild structures to avoid coastal accessways, be sited the most landward feasible and the installation of structures that will protect the coastal resources from contamination greater than current.

SECTION 4. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code Section 17.74.040, the City Council hereby makes the following findings:

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources.

B. The City Council held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the zoning text amendment is consistent and recommends approval.

SECTION 5. Local Coastal Program Amendment No. 25-001, Amendments to the Local Implementation Plan (LIP).

The City Council hereby amends the LIP as follows:

A. Amend Section 2.1 related to LIP definitions to include the following:

SECONDARY DEVELOPMENT PAD - a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

PRIMARY DEVELOPMENT PAD - the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 3.6(M)(1) related to residential development standards for temporary homes, to read as follows:

1. No more than two temporary housing structures which together total no more than one thousand (1,000) square feet shall be permitted.

C. Amend LIP Section 13.4.6(A) and (B), and add Section 13.4.6(A)(4) related to coastal development permit exemptions, to read as follows:

A. The replacement of any structure, other than a public works facility, destroyed by a disaster provided that the replacement structure meets all the of the following criteria:

1. It is for the same use as the destroyed structure;
2. It does not exceed either the floor area, height, or bulk of the destroyed structure by more than ten (10) percent, and

3. It is sited in substantially the same location on the affected property as the destroyed structure.

As used in this section, "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

4. Mechanized equipment or temporary shoring on the beach necessary to construct the replacement structure is allowed under this exemption for beachfront properties only if there are no feasible alternatives and construction activities do not enter the intertidal zone or extend beyond the previously existing primary development pad and appropriate Best Management Practices are used.

B. An onsite wastewater treatment system (OWTS) that was damaged or destroyed by a natural disaster may be replaced and improved provided that the replacement OWTS is located within the existing primary development pad and is the minimum standard size necessary to meet the building code for the existing or replacement structure it serves. If the new OWTS exceeds the minimum standard size or is located outside the primary development pad, then a De Minimis Waiver or OWTS Coastal Development Permit shall be required as applicable by Sections 13.4.11 and 13.29 respectively. For OWTS replacements on or adjacent to a sandy beach or coastal bluff, the OWTS shall be sited in the most landward location feasible and may not extend further seaward than the existing and/or previously existing seawall, whichever is more landward.

D. Amend LIP Section 13.4.11(A) and (A)(1) and (2), and add subsections (3), (4), (5), and (6); Amend 13.4.11(B)(1),(2), (3), and (5); Amend 13.4.11(C)(2) and(3); and amend 13.4.11(D), related to general requirements for de minimis waiver, to read as follows:

13.4.11 General Requirements for De Minimis Waiver

A. General Requirements for De Minimis Waiver.

The requirement for a coastal development permit may be waived through a De Minimis Coastal Development Permit Waiver issued by the planning director for the items listed below where the improvements are not otherwise exempt pursuant to Section 13.4, provided all the requirements of subsections B and C are met. The planning director's decision on whether to issue a de minimis waiver is not locally appealable; however if the development is within the appealable jurisdiction of the California Coastal Commission, the decision of the planning director is appealable to the Coastal Commission as described below in subsection (C).

1. Improvements to an onsite wastewater treatment system (OWTS) serving a structure that replaces one that was damaged or destroyed as a result of a natural disaster, where the improvements involve installing a new system or upgrading an

existing system to an advanced system on the same lot and does not meet the exemption criteria of Section 13.4.6(B).

2. Minor improvements to existing driveways or access roads that are required by the fire department after a natural disaster, such as minor changes to the width or grade of driveways or access roads. This includes accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement, including new cuts on slopes steeper than 3:1 but less than 1:1, subject to geotechnical feasibility review. Retaining walls shall not exceed six (6) feet in height. New retaining walls that replace an existing wall being removed as a result of the driveway widening are allowed to be replaced to the same height of previous wall and may increase in height by a maximum of three (3) additional feet but shall not have a total height in excess of nine (9) feet. Access improvements that do not meet the findings for a waiver may be processed as an administrative coastal development permit (ACDP) under Section 13.13.1(A) or as a regular coastal development permit.
3. Replacement seawalls that exceed ten (10) percent in height. The replacement seawall shall be sited in the same footprint as the previous seawall and shall not expand further seaward nor shall it extend further into an existing public access easement, deed restriction or view corridor.
4. Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator. Such increase shall not exceed the increase in elevation to the finished floor required to meet the minimum FEMA flood zone requirements. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.
5. Replacement structures that would otherwise be exempt from the requirement to obtain a coastal development permit pursuant to Section 13.4.6(A) but are proposed to be sited not in substantially the same location where the damaged or destroyed structure was located so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration. This waiver may include retaining walls and grading necessary for the construction of the relocated structure, but cuts may not be made into slopes steeper than 1:1 and retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet.
6. Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster and as required or recommended by applicable federal, state and local laws and regulations. New shoreline protection devices are not included under this waiver.

B. Findings for and Reporting of De Minimis Waivers.

All decisions on de minimis waivers shall be accompanied by written findings:

1. That the structures or improvements have no potential for adverse effects, either individually or cumulatively, on coastal resources or public access to the shoreline or along the coast.
2. That the structures or improvements are consistent with the certified Malibu Local Coastal Program, including the resource protection policies, as applicable.
3. If an OWTS is to be relocated on the lot, that the director, in consultation with the environmental health administrator, has determined the relocation is necessary to better protect coastal resources and if on a beachfront lot, is no further seaward than the existing OWTS or no further seaward than the previously existing seawall, whichever is further landward.
4. If driveway/road improvements are proposed, that: (a) they are in the same general alignment as the existing road; (b) they are not located in environmentally sensitive habitat area (ESHA); (c) they do not remove or encroach within the protected zone of native trees; and (d) they do not adversely impact visual resources.
5. For relocation pursuant to Section 13.4.11(A)(5), that the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and primarily safety.

C. Reporting De Minimis Waiver.

1. At the time the application is submitted for filing, the applicant must post, at a conspicuous place as close to the site as possible that is easily accessible by the public and approved by the city, notice, on a form approved by the city, that an application for a de minimis waiver has been submitted to the city. Such notice shall contain a general description of the nature of the proposed development.
2. The planning director shall issue a notice of determination on the application which shall be reported to the planning commission. The notice of determination shall be provided to all known interested parties, including the executive director of the coastal commission, at least ten (10) days prior to the waiver determination being reported to the planning commission. For development within the appealable jurisdiction of the California Commission, the planning director's decision may be appealed by an aggrieved person directly to the California Coastal Commission within ten (10) working days of issuance of the notice of determination only if the development is one of the four types of development listed in the definition of Appealable Coastal Development Permit.
3. If, after consideration of the waiver and any public objections to it, the planning commission requests that the waiver not be effective, then the applicant shall be advised that a Coastal development permit is required for the structures or improvements. Otherwise, the waiver is effective immediately after the planning commission meeting where the matter is heard.

D. Waiver Expiration.

A de minimis waiver shall expire and be of no further force and effect if the authorized structures or improvements are not commenced pursuant to a valid grading and/or building permit, as applicable, within five years of the effective date of the waiver. If expired, a coastal development permit or another waiver shall be required.

SECTION 6. Zoning Text Amendment No. 25-001, Amendments to the Malibu Municipal Code (MMC).

The City Council hereby amends Title 17 - Zoning in the MMC as follows:

A. Amend Section 17.02.060 related to definitions to include the following:

"Secondary development pad" means a building pad, disturbed area, or development area that is not connected to a primary development pad other than by a driveway or walkway.

"Primary development pad" means the main building pad, disturbed area, or development area which supported the primary building in which the principal use of the lot was situated or conducted, as distinguished from a secondary building pad or development area that is not attached to the main building pad or development area, for purposes of properties that were damaged or destroyed by a natural disaster. For beachfront lots, decks that were attached to the primary building shall be included in the primary development pad if replaced with another deck in the same footprint.

B. Amend Section 17.40.040(A)(18)(a) and (g) and add subsections (i), (j), and (k) to read as follows:

18. Temporary Housing. Temporary housing structures as used herein means mobilehomes, trailers, recreational vehicles or other structures which are self-contained units which include sanitary facilities, and facilities for normal daily routines including cooking and sleeping. Temporary housing structures do not include any structure placed upon a permanent foundation, nor do they include tents, yurts, or similar fabric or textile installations. Temporary housing structures used as a residence during reconstruction or in anticipation of reconstruction of a residence destroyed due to natural disaster shall be permitted with a temporary housing permit approved by the Planning Director and shall comply with the following conditions:

a. No more than two temporary housing structures which together total no more than 1,000 square feet shall be permitted.

g. Upon expiration of the temporary housing permit, the property owner shall obtain verification from the city that all temporary housing structures have been removed

from the property. Failure to obtain this verification shall result in a fine of $1,000 per day until the verification is obtained.

i. The temporary housing structures shall be occupied only by the property owner(s) or tenant(s) living on the property at the date of the natural disaster, or their families. Should this requirement be violated, the temporary housing structures must be immediately removed, the property will no longer be eligible to place temporary housing on the property for a period of 5 years, and the owner shall be subject to a fine of $1,000 per day. Liens may also be imposed on the property by the City as a means of compliance.

j. The siting of temporary housing shall be supported by a limited geotechnical report prepared by appropriately licensed professionals which evaluates the location of the proposed temporary housing with respect to geologic and flood hazards that the specific location(s) may be exposed to during the proposed four-year use of the location. Specifically, the threat of post-fire debris flows and floods as described by the United States Geological Survey and identified by the Watershed Emergency Response Team Assessments. A finding is required that the specific location of the temporary housing is safe for its intended use for the duration of use. The report must be submitted to the City for review and accepted by the Building Official.

k. If the temporary housing is supported on anything other than wheels or a trailer which can be readily moved (i.e. a manufactured home), it shall comply with requirements for foundations as noted in Chapter 16, 18 and Appendix G – Flood proof Construction of the current California Building Code and requires a building permit from the City. Temporary housing supported on wheels shall be fastened to the ground.

C. Amend Section 17.44.090(A)(1), to read as follows:

1. The maximum square footage of an ADU shall be 1,000 square feet. The maximum square footage shall include interior and exterior walls, finished and unfinished basements, mezzanines, storage space, and any space with a height clearance (floor to ceiling height dimension) above six feet. The area of a garage (400 square feet maximum) provided as part of accessory dwelling unit and exterior decks or overhangs that are attached to the structure shall not be included in the 1,000 square foot limit.

D. Amend Section 17.45.150(B), to read as follows:

B. Prohibition. All properties within a disaster area are temporarily prohibited from obtaining a new or updated primary view determination unless: (1) the request was submitted prior to the date the natural disaster began as declared or proclaimed by the City, State or Federal government, or as determined by the Planning Director if no declaration or proclamation has been made; or (2) the primary view determination would not impose any limitation on replacement landscaping or replacement structures.

E. Amend Section 17.53.090(C)(1)(a),(b), (c), (e), and (f) and add subsections (h), (i), and (j); and amend Section 17.53.090(C)(2), to read as follows:

a. Palm trees and eucalyptus trees are prohibited.
b. All vegetation is prohibited between zero and five feet from a structure.
c. The following species are prohibited within 50 feet of structures: Pine (Pinus species), Cypress (Cupressus species), Cedar (Cedrus species), Ficus (Ficus species), and Tree of Heaven (Ailanthus altissima).

e. Existing eucalyptus trees are allowed between five feet and 50 feet of a structure if a qualified expert, as determined by the director, identifies the tree(s) as a monarch butterfly habitat.
f. The distances for trees and shrubs subject to (b) through (e) shall be measured from the dripline of the tree or shrub at its projected maturity to the outermost projection of the structure including eaves and overhangs. No tree canopy shall be within five feet of the outermost projection of the structure including eaves and overhangs at projected maturity. Smaller diameter tree branches less than two inches must be removed within five feet of the outermost projection of the structure including eaves and overhangs and within 10 feet above the roof.

h. Only efficiently-irrigated plants and trees as allowed by this chapter shall be allowed between five feet and 30 feet of a structure.
i. Irrigation shall be required and maintained on the site in all planting areas between five feet and 100 feet of a structure, except in geologic hazard areas in which irrigation may not be allowed. Any proposed irrigation shall be reviewed by the project geotechnical consultant and conform to existing surficial stability standards, not contribute to any geologic hazard, and not adversely affect offsite properties. The consultant shall include a statement regarding the impact of the proposed irrigation system in the required Section 111 statement. The city shall review analyses and findings provided by the project geotechnical consultant and determine whether irrigation is allowed or required in geologic hazard areas. All vegetation within 100 feet of a structure shall maintain sufficient moisture content and be supported by appropriately designed irrigation.
j. Plants listed in the City of Malibu 'Invasive Species List' are prohibited.

2. Mulch material proposed between zero and five feet from a structure must consist of nonflammable materials, such as gravel and decomposed granite. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Use of wood chips and shredded rubber is prohibited anywhere on the site. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between five feet and 30 feet from a structure. Non-continuous mulched areas shall be separated with non-flammable materials such as gravel, rocks, decomposed granite, or stone. The distance shall be measured from the outermost projection of the

structure including eaves and overhangs. The maximum application area of mulch located between five feet and 30 feet from a structure is 20 feet by 20 feet with a five-foot separation between application areas. Any mulch materials (excluding wood chips and shredded rubber), are allowed 30 feet or more from a structure with no limitation on application area. Organic mulch shall be maintained with at least a 3 inch depth but must not exceed 6 inches in depth.

F. Amend Section 17.60.020(C) and add subsection (C)(1), to read as follows:

C. Any structure, including any structure that was damaged or destroyed by a natural disaster, described in subsection A of this section, may be remodeled, or may be reconstructed in the general location and to the same height as it existed prior to damage or destruction, subject to obtaining planning verification. Structures that were damaged or destroyed by a natural disaster may be permitted, at the discretion of the planning director through approval of a planning verification, to increase the square footage, height or bulk permitted by this title by 10 percent of the existing or previously existing square footage, height or bulk of the structure. Increased height or bulk on non-beachfront properties shall not exceed 18 feet, unless a site plan review is obtained, and increased square footage shall not exceed the limits of Section 17.40.040(A)(13). The application for the reconstruction must be initiated with the city within six years of the date of damage or destruction, and a building permit must be diligently pursued and obtained within eight years from the date of damage or destruction and not become expired. A request for an extension of time past the six-year or eight-year periods may be granted by the planning commission where it finds, based on substantial evidence, that due to unusual circumstances, strict compliance with the six- or eight-year limit creates an undue hardship. Extensions for applications may not total more than three years for a maximum total of nine years from the date of the disaster. Extensions for building permits may not total more than three years for a maximum total of eleven years from the date of the disaster. Any reconstruction shall extend the termination date described in Section 17.60.040 for the use operating within such a structure.

1. Replacement structures on beachfront lots are allowed to meet the minimum increases necessary to meet Federal Emergency Management Agency (FEMA) requirements but shall, to the maximum extent feasible, protect neighboring ocean views. Replacement structures shall seek increases in square footage laterally before they are allowed to increase vertically as viewed by neighboring properties. The height of the structure from the finished floor to the roof may remain the same as existed for the prior structure even if the prior structure was nonconforming in height. No additional height shall be allowed for the replacement structure if it has a nonconforming height. A conforming structure shall not be granted an additional height increase if it creates a nonconforming height.

G. Delete Section 17.60.020(F).

H. Amend Section 17.62.030(A), to read as follows:

A. An administrative plan review shall be required for the following development projects, unless they fall under the provisions for a rebuild development permit as provided in Section 17.62.080. If the project meets the requirements of this title and is consistent with Chapter 17.40, the planning manager/ director shall issue a development permit.

I. Amend Section 17.62.040(A) and (A)(10); and add subsection (A)(13) and (C)(1), to read as follows:

A. The planning manager/director may approve a site plan review after consultation with all appropriate city staff and specialists including the building official, city engineer, city biologist, city geologist, city archeologist and city coastal engineer; and where substantial evidence supports the findings set forth in subsection D of this section for new construction or reconstruction of structures authorizing the following:

10. Sea walls, bulkheads, or any other shoreline protective devices, except for those that meet the requirements for a De Minimis Waiver listed in LIP Section 13.4.11 or rebuild development permit listed in Section 17.62.080 as required;

13. Non-beachfront development over 18 feet in height on a replacement structure where the previously existing structure was damaged or destroyed by a natural disaster and the replacement structure is not sited substantially in the same location on the affected property as the damaged or destroyed structure, so long as the new location is substantially superior after considering the impact of the relocation on ESHA, visual resources, and safety; with safety being the primary consideration.

C. Notice of Application Filing. Within 10 calendar days from the receipt date of a complete application, the planning manager/director shall notify in writing of the filing of the application to property owners and residents of all property within a 500 foot radius of the proposed project, but in no event fewer than the owners and occupants of 10 developed properties. Notwithstanding the foregoing, for property in the RR-10 and RR-20 zones the notice radius shall be 1,000 feet. The purpose of the notice is to inform the surrounding property owners and residents of the filing of the application and provide an opportunity for comment on the application prior to the planning manager/director's decision. The notice shall describe the request, provide a map showing the specific location of the property, describe the review process and timeframes, and indicate how to contact the case planner assigned to the application.

1. For development over 18 feet in height where the replacement structure is not proposed to be sited in substantially the same location on the affected property as the damaged or destroyed structure, a notice of application shall be provided to all properties within a 1,000 foot radius of the development.

J. Add Section 17.62.080. Rebuild development permit, to read as follows:

§ 17.62.080. Rebuild development permit.

A. A rebuild development permit shall be required for the following development projects related to structures being replaced after being damaged or destroyed in a natural disaster. It shall be issued by planning manager/director upon demonstrating by a preponderance of the evidence that all requirements of the municipal code are met, as applicable.

1. Mechanized equipment or temporary shoring on the beach necessary to construct beachfront properties so long as construction activities do not enter the intertidal zone and in no case shall extend beyond the previously existing primary development pad.

2. An onsite wastewater treatment system (OWTS) that replaces or improves an OWTS serving a structure that that was damaged or destroyed by a natural disaster.

a. OWTS replacements on a sandy beach or coastal bluff shall be sited the most landward feasible as determined by appropriate city staff, shall not impact existing public accessways, and shall not extend seaward of the previously existing primary development pad.

b. OWTS replacements shall be located in the least environmentally impactful area.

3. New seawalls, as determined necessary by the planning director or building official to protect coastal resources, that protect an OWTS serving a structure that was damaged or destroyed by a natural disaster. New seawalls shall be sited only at the boundary of OWTS that it protects. New seawalls shall not extend into any existing public access easements or public access deed restrictions, excluding any such easements or deed restrictions on the seaward side of the OWTS it protects, and shall not expand further into previously approved public view corridors or further into open space deed restrictions.

4. Any new structure or improvement (including, but not limited to, foundation systems, utilities, driveways, water tanks, and other water storage devices) that is necessary or recommended to construct, install, or use the replacement structure described in subsection (A) in compliance with all applicable state and local laws and regulations.

5. Minor improvements to existing driveways or access roads that are required by the fire department after a natural disaster, such as minor changes to the width or grade of driveways or access roads. Accessory structures, such as retaining walls, necessary to accommodate the driveway or access road improvement shall also be allowed, including new cuts on slopes steeper than 3:1 but shall not exceed 1:1 or steeper. Retaining walls shall not exceed six feet in height for any one wall, nor twelve (12) feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet. Improvements shall not extend into a public access easement or public access deed restriction and shall not expand further into a previously approved public view corridor (except for on-grade driveways), or further into open space deed restrictions. Access improvements that

do not meet the requirements of this subsection may be processed as an administrative coastal development permit or as a regular coastal development permit as listed in the Malibu LIP.

B. Application Submittal. An application shall be filed with the planning division and may be part of the planning verification application for replacement structures that were damaged or destroyed by a natural disaster. Applications shall be complete only after all required information is submitted; review by all appropriate city staff and specialists including review by the building official, city engineer, city biologist, city geologist, city archeologist, city coastal engineer and city environmental health specialist, as deemed necessary, is complete; and the application fee determined by resolution of the city council is paid.

C. Action. The planning manager/director shall approve, deny, or approve with conditions a rebuild development permit within 15 calendar days from the date of a complete application. Complete application determinations shall be determined solely by the City. The City may include incomplete/or nonconforming plans as a basis for an incomplete application in addition to standard application requirements. No decision shall be subject to invalidation on the grounds that it is made after the deadline. The applicant shall be informed of the action by letter and/or approved plans. Action of the planning manager/director shall be final and not appealable.

D. Expiration. An approved rebuild development permit shall expire three years from the date of final approval, unless a time extension has been granted, or work has commenced and substantial progress made (as determined by the building official) and the work is continuing under a valid building permit. If no building permit is required, the rebuild development permit approval shall expire after three years from the date of final planning approval if construction is not completed. If a rebuild development permit is included within a planning verification application pursuant to Section 17.60.020(C), then the rebuild development permit shall expire when the planning verification expires.

E. Extension. The planning manager/director may grant up to four one-year extensions of the expiration of a rebuild development permit approval, if the planning manager/director finds, Based on substantial evidence, that due to unusual circumstances, strict compliance with the expiration date of the permit would create an undue hardship for the applicant.

SECTION 7. Effective Date.

The LCPA sections referenced in Section 5 of this Ordinance shall become effective upon certification by the California Coastal Commission. The ZTA sections referenced in Section 6 of this ordinance shall become effective 30 days following adoption by the City Council.

SECTION 8. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 9. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this 12th day of March 2025.

MARIANNE RIGGINS, Mayor Pro-Tem

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal) 3/12/2025

APPROVED AS TO FORM:

KELLAN MARTZ, Assistant City Attorney
for TREVOR RUSIN, Interim City Attorney

I CERTIFY THAT THE FOREGOING ORDINANCE NO. 524 was passed and adopted at the Adjourned Regular City Council meeting of March 12, 2025, by the following vote:

AYES:	3	Councilmembers:	Conrad, Uhring, Riggins
NOES:	0		
ABSTAIN:	1	Councilmembers:	Silverstein
ABSENT:	1	Councilmembers:	Stewart

CHRISTINA MUÑOZ, Deputy City Clerk
for KELSEY PETTIJOHN, City Clerk
(seal)

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 5.A.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Richard Greenbauer, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, AICP, Assistant Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Coastal Development Permit No. 26-043, Variance No. 26-011, Site Plan Review No. 26-031, and Demolition Permit No. 26-015 – An application to implement Phase 3a of the Malibu Middle and High School Campus Specific Plan to construct a new Aquatics Center with a field house and community building, swimming pool, and associated improvements

Location: 30215 Morning View Drive, within the non-appealable coastal zone
APN: 4469-017-901
Owner: Santa Monica-Malibu Unified School District

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-59 (Attachment 1) certifying that the project is consistent with the Final Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 202008350), the Mitigation Monitoring and Reporting Program (MMRP), and the Statement of Overriding Considerations (SOC) adopted by the Santa Monica-Malibu Unified School District (SMMUSD or District) Board of Education (Board) on January 26, 2022 and certified by the City Council on July 11, 2022 in Resolution No. 22-32, and approving Coastal Development Permit (CDP) No. 26-043 to implement Phase 3a of the Malibu Middle and High School Campus (MMHS) Specific Plan (Specific Plan) for the construction of a new Aquatics Center consisting of a new 50-meter (m.) swimming pool with hardscape, a new 9,227 square foot (sf.), two-story 28 foot (ft.) tall Field House Building (Building L) consisting of school locker rooms, team rooms, and storage, a new 1,817 sf. one-story 15 ft., 4 inch (in.) tall Community Building

(Building L1) consisting of an outdoor canopy, community locker rooms, and offices for City staff, eight sets of 28 ft. tall aquatic center lights for evening use and swimmer safety, site work consisting of a new pedestrian ramp and stairs, a portion of new fire lane, retaining walls, grading, and underground utility work; including Variance (VAR) No. 26-011 for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L, Site Plan Review (SPR) No. 26-031 for building height increase over 18 ft., up to 28 ft. for Building L, and Demolition Permit (DP) No. 26-015 for demolition associated with Phase 3a including the demolition of the existing field house, swimming pool and pool decking, and demolition and/or relocation of 10 existing portable classroom and restroom buildings located in the Institutional Zone and MMHS Campus Specific Plan Overlay District at 30215 Morning View Drive (SMMUSD).

DISCUSSION: This agenda report provides a project overview, summary of the project setting and surrounding land uses, description of the proposed project, an analysis of the proposed project's consistency with the Local Coastal Program (LCP) and Specific Plan, Malibu Municipal Code (MMC), and environmental review pursuant to the California Environmental Quality Act (CEQA). The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP, MMC, and CEQA.

Project Overview

The MMHS campus includes 86.69 acres (ac.) in the Malibu Park neighborhood of west Malibu and is comprised of a high school, middle school, several outdoor sports fields and courts, support facilities, infrastructure, the Boys and Girls Club, the Malibu Equestrian Center and approximately 10 ac. of undeveloped land. The MMHS campus is located on Morning View Drive, approximately one-quarter mile northeast of both Pacific Coast Highway (PCH) and Zuma Beach and generally between Merritt Drive to the west, Via Cabrillo Street to the east, and Harvester Road to the north. Residential properties are located north and west of the MMHS campus. The Malibu Equestrian Center is located east of the developed campus area behind a large berm separating the equestrian use from the MMHS's main sports field. The Malibu United Methodist Church/Nursery School and residences along Morning View Drive are located south of the MMHS Campus. Figure 1 provides a vicinity aerial of the MMHS campus.

Figure 1 – Vicinity Aerial



Source: City GIS

Maximum topographic relief across the MMHS campus is approximately 94 ft., with elevations ranging from 86 ft. above mean sea level near Morning View Drive to 180 ft. in the north. There is limited natural vegetation onsite consisting primarily of grasses, ivy, brush, shrubs, and scattered trees, with some patches of disturbed and isolated coastal sage scrub in and around the main sports field. A blueline stream enters the MMHS campus in the northwest and flows under the property in a drainage pipe from Clover Heights Avenue to the west/southwest property line where it daylights into a natural streambed. Drainage from the MMHS campus flows overland and along parking lots and driveways in a southerly direction to Morning View Drive, where it collects into existing storm drains.

The District has requested entitlements to proceed with a portion of Phase 3, as outlined in the Specific Plan – Phase 3a. This phase focuses on developing the Aquatics Center component, that will replace the existing field house, swimming pool, and portable classrooms and restroom buildings. The remaining Phase 3 work will be proposed as part of a later Phase 3b scope of work (under a separate CDP) and will include the demolition of the existing swimming pool and field house once the new Aquatics Center is built and fully operational. Figure 2 provides the location of Phase 3a development in context to the MMHS campus.

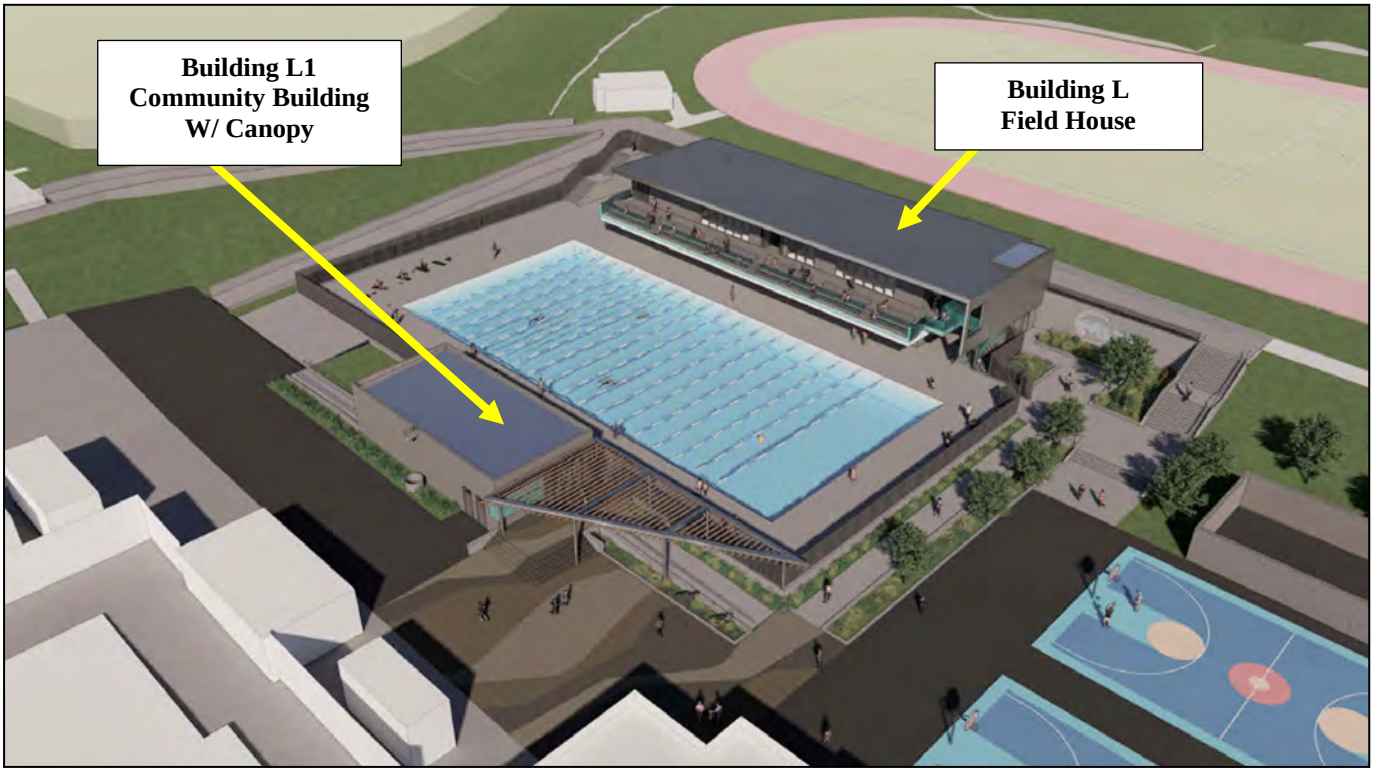
Figure 2 – Scope of Work Area



Source: City GIS

The Phase 3a development area is located generally in the center of the developed MMHS campus near the administration buildings and the upper field area and track. The project site is located outside of the natural vegetation area, stream, and stream setback area along the northwest campus boundary and is not located within the California Coastal Commission's (CCC) appeal jurisdiction.

Figure 3 – Proposed Aquatic Center



Source: SMMUSD

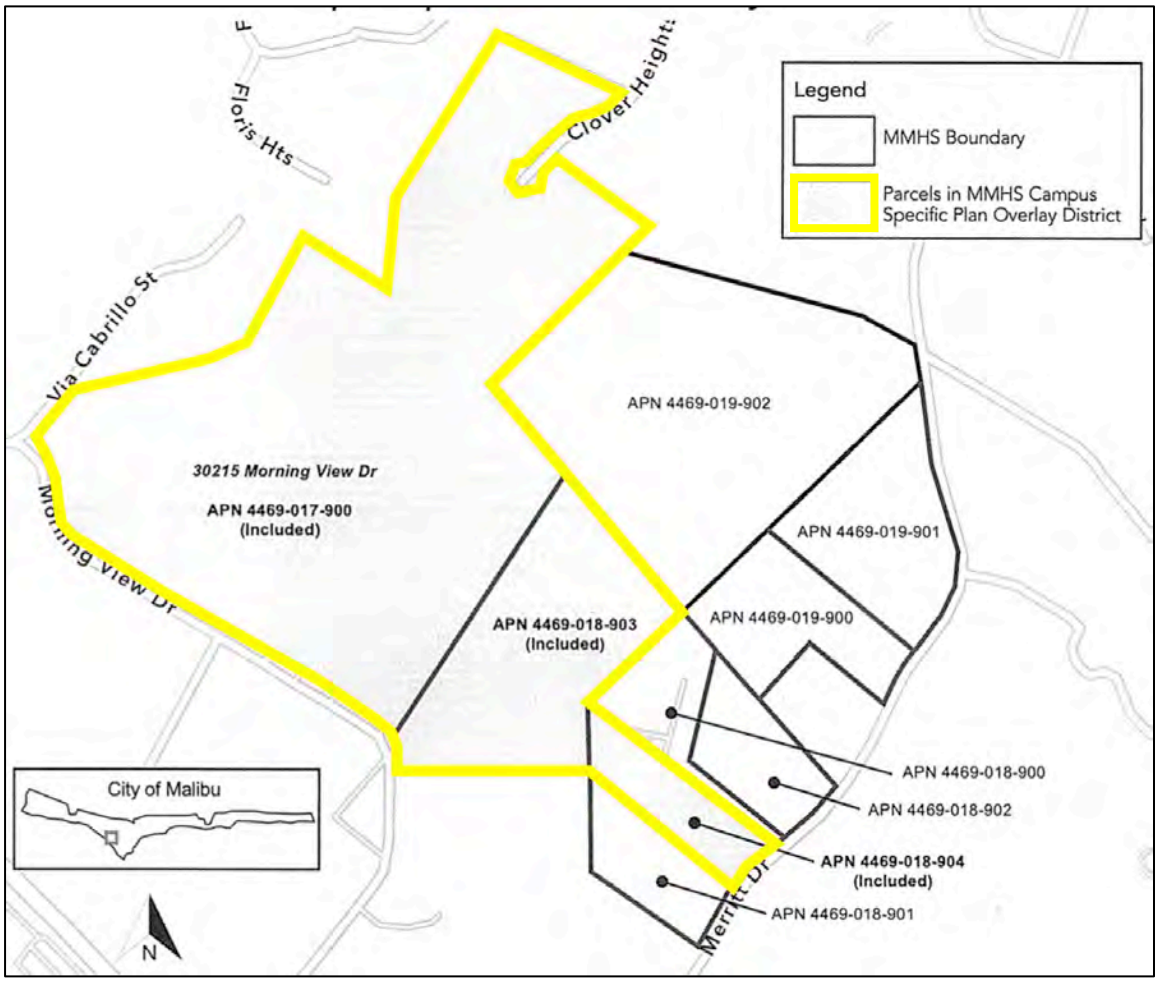
Specific Plan Overview

In 2019, the District launched the specific plan process with the purpose of defining long-range facility goals that support the District's educational goals. A specific plan enables the classification and development of a parcel(s) of land as a coordinated, comprehensive project. The intent is to achieve a more desirable development or physical environment than would be possible through the strict application of conventional zoning regulations and standards. The Specific Plan was eventually developed and illustrates a strategic vision for the MMHS campus over the next 10 to 15 years. On January 26, 2022, the District approved the Specific Plan, which established development standards and provided a framework for a cohesive redevelopment of the MMHS campus. Figure 4 delineates the parcels that comprised the MMHS campus at that time, with a yellow outline of the parcels associated with the Specific Plan. The Specific Plan area represents 49.46 ac. of the overall 86.69 ac. MMHS campus. Phase 1 approvals merged Assessor Parcel Nos. (APNs) 4469-017-900 and 4469-018-903 into the current APN 4469-017-901, which now represents the bulk of the campus.

On August 8, 2022, the City Council approved the Specific Plan, which included an amendment to the LCP (LCPA) for the MMHS Campus Plan Overlay District. The LCPA was certified by the CCC on November 17, 2023 and is part of the City's LCP. The Specific

Plan and Overlay District are used when conducting conformance reviews of all proposed development on the MMHS campus.

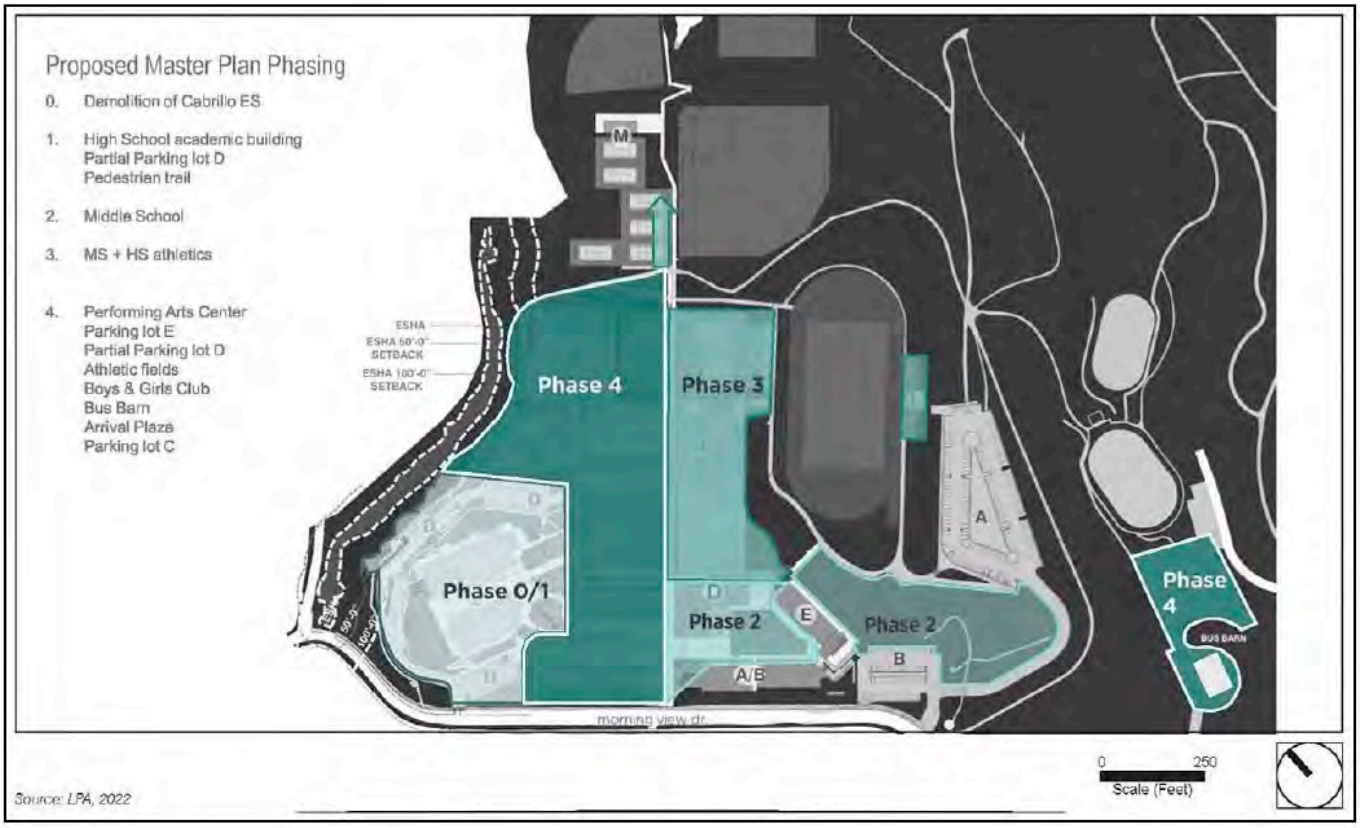
Figure 4 – Specific Plan



Source: City Ordinance 512

The Specific Plan includes four phases of development with completion anticipated in 2031. Figure 4 depicts the general area of each phase of development. The Phase 3a development area comprises the northerly portion of Phase 3 as depicted in Figure 5.

Figure 5 – Specific Plan Phasing



Source: Specific Plan

The following summarizes the main components of each phase. Due to construction efficiencies and logistics, the District has adjusted some components with other phases.

- Phase 1 (Phase Completed): Phase 1 included the demolition of all existing former Juan Cabrillo Elementary School (JCES) campus buildings, construction of Building C (high school classrooms, support services, and administration), Parking Lot C, Parking D, the Drop-off/Pick-up area, the after-the fact relocation of five portable buildings, restoration of Environmentally Sensitive Habitat Area (ESHA), and associated development. Phase 1 was implemented by the City on September 5, 2023 via the Planning Commission's adoption of Resolution No. 23-39 approving CDP No. 21-068. Phase 1 has since been constructed.

- Phase 2 (Permitting; CDP Issued): Phase 2 included the construction of Building D (middle school gym, student activities, and food services, as well as broadcast/media arts). Some components from Phases 3 and 4 were adjusted into Phase 2 by the District to allow for construction efficiencies and logistics. This phase included some grading, demolition of portable buildings, and the construction of a portion of planned Building I (special needs) into Building D. Phase 2 was implemented by the City on January 20, 2026 via the Planning Commission's adoption of Resolution No. 26-04 approving CDP No. 25-032. Once post-CDP

permitting is complete, construction is expected to occur over a two-year period.

- Phase 3a (Current Phase): Phase 3a consists of the proposed Aquatic Center as described in this report. Construction is expected to occur over a two-year period.

- Phase 3b (Upcoming; Pending CDP Submittal): Phase 3b would consist of the remaining Phase 3 work outlined in the Specific Plan. This phase will include demolition of the existing pool and field house along with the construction of the new gymnasium lobby, weight and dance rooms, locker rooms for the athletic sports program, and an electrical service yard. Construction is expected to occur over a two-year period.

- Phase 4 (Upcoming; Pending CDP Submittal): Phase 4 would involve the demolition of Buildings F, H, J, and J1, the bus barn, the demolition and/or relocation of the Boys & Girls Club, and construction of the new Building H (shared visual and performing arts). Construction is expected to occur over a two-year period.

Full build out of the Specific Plan will result in the demolition of 18 existing buildings with only the existing athletic fields and newer Building A/B (Administration/Library) and Building E (middle school classrooms) to remain. The Specific Plan would create dedicated spaces for the Middle School and High School, resulting in a total of 54 classrooms, 12 labs, and 222,425 sf. of building space.

Project Description

The proposed scope of work is described as follows (Attachment 2 – Project Plans):

<u>Demolition</u>

a. 10 existing portable buildings (approximately 10,080 sf.) – portable buildings to be demolished and/or relocated;

<u>Construction</u>

b. Aquatics Center consisting of the following:
    i. 50 m. swimming pool with hardscape;
    ii. 8 sets of 28 ft. tall, dark-sky compliant lights for evening use and swimmer safety;
    iii. Two-story, 9,560 sf. Field House building with school locker rooms, team rooms and storage (Building L);
    iv. One-story, 1,176 sf Community Building with outdoor canopy, locker rooms and City offices (Building L1);
c. ADA accessible pedestrian ramp to the north;

d. Stairs to the south of the Aquatic Center to access the upper fields;
e. Portion of a new fire lane;
f. Retaining walls associated with Building L;
g. Grading in the amount of 11,728 cubic yards (c.y.) of cut, 2,383 c.y. of fill, and 9,345 c.y. designated for export;
h. Underground utility work and connections to the campus wastewater treatment system;
i. ADA stall striping in Parking Lot A to the west (non-development);

Discretionary Requests

j. VAR No. 26-011 for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L;
k. SPR No. 26-031 for building height over 18 ft., up to a maximum height of 28 ft. from finished grade as allowed in the Specific Plan for Building L; and
l. DP No. 26-015 for demolition associated with Phase 3a including the demolition and/or relocation of 10 existing portable buildings, including seven 960 sf. classroom buildings, two 1,440 sf. classroom buildings, and one 480 sf. restroom building for a total of 10,080 sf.

Existing and Proposed FAR

• Existing Building Area/ FAR:	239,012 sf.
• Proposed Field House (Building L):	9,506 sf.
• Proposed Community Building (Building L1):	1,176 sf.
• Demolition of existing portable buildings	*- 10,080 sf.*
Subtotal	239,976 sf. (0.111 FAR)

Other Approvals (Non-City Agencies)

Additional approvals are also required from the following agencies:

1. County of Los Angeles
   - Fire Department (fire access and fire flow)
   - Water District No. 29 (WD29) (water service)
2. State of California
   - Division of State Architect (DSA) (approval of construction drawings and grading and building permits)

LCP & MMC Analysis

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and

policies to implement the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) Onsite Wastewater Treatment System (OWTS). These chapters are discussed in the LIP Conformance Analysis section. Analysis for applicable MMC chapters is also provided.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP, and Hazards.

The City Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, Los Angeles County Fire Department (LACFD), and WD29 reviewed the proposed project (Attachment 3 – Department Review Sheets). These specialists found the proposed project, as conditioned, is consistent with all applicable LCP codes, standards, goals and policies, with the inclusion of the requested VAR and SPR.

Zoning (LIP Chapter 3)

While the MMHS campus is in the Institutional zone, the applicable development standards are provided in LIP Section 3.4.7(B) (MMHS Campus Specific Plan Overlay District) and 3.5 (General to All). LIP Section 3.4.7(B) states that the Institutional development standards in LIP Section 3.9 shall not apply. The applicable grading standards for development are provided in LIP Section 3.4.7(B)(6). This section states that the grading requirements of LIP Section 8.3(B) shall not apply.

Table 1 provides a summary of the lot dimensions and lot area of the subject parcel.

Table 1 – Property Data	
Lot Depth	2,030 ft.
Lot Width	1,055 ft.
Gross Lot Area	2,154,477 sf. (49.46 ac.)
Street Easement	0 sf.
Area Comprised of 1:1 Slopes	12,196 sf.
Net Lot Area	**2,142,281 sf. (49.18 ac.)**

*Net Lot Area = Gross Lot Area minus the area of street easements and 1 to 1 slopes.

Table 2 summarizes the Specific Plan development standards and the project's consistency with each. Inclusive of the VAR and SPR requests, the project is consistent with the applicable development standards.

Table 2 – Zoning Conformance			
Development Standard	**Allowed/Required**	**Proposed**	**Conformance**
SETBACKS (ft, in)			
Front Yard (from street easement)	10'	740' 9"	Complies
Rear Yard (abuts residential zone)	304'	828'	Complies
Side Yard (abuts residential zone)	105'	458' 4" (West Side) 1,556' (East Side)	Complies
ESHA	50'[2]	>229'	Complies
PARKING SPACES	320	396	Complies
FLOOR AREA RATIO (FAR) (sf.)	0.15 (321,342 sf.)	0.111 (964 sf.)	Complies
HEIGHT (ft. in.)	*18' (or 28' flat or pitched with SPR)*	*Field House: 28' Community Bldg.: 15' 4" with 13' 7" canopy*	*SPR No. 26-031 (Specific Plan)*
NUMBER OF STORIES	2	Field House: 2 Community Bldg.: 1	Complies
LANDSCAPING (%) (sf.)	25% (minimum) 535,562 sf.	Phase 3A .97% 21,000 sf. Total – Through 3A 75.3%1,622,610 sf.	Complies
SITE PERMEABILITY (%) (sf.)	30% (minimum) 642,675 sf.	78% 1,662,624 sf.	Complies

[2] The Specific Plan allows limited development (drive aisle, permeable parking areas, and fuel modification) to encroach in the 100 ft. ESHA setback, but in no case can be closer than 50 ft.

Table 2 – Zoning Conformance			
Development Standard	**Allowed/Required**	**Proposed**	**Conformance**
TOTAL GRADING (c.y.)	Phase 3: 39,300 c.y. (Cut: 25,300 c.y.) (Fill: 14,000 c.y.)	Phase 3a: (Cut: 11,728 c.y.) (Fill: 2,383 c.y.) Export – 9,345 c.y.	Complies (Specific Plan)
FENCE/WALL HEIGHT (ft. in.)			
Retaining Walls	*Internal 12' max* *External 6' max. or 12' cumulative*	*Internal: 13' 6"* *External: 13' 6" cumulative*	*VAR No. 26-011*
Front Yard			
Impermeable	42 in.	None Proposed	Complies
Permeable	6 ft.	None Proposed	Complies
Rear & Side Yard	6 ft.	None Proposed	Complies

Table 3 provides a summary of MMHS campus size and the existing and proposed floor area ratio (FAR) for Phase 1:

Table 3 – Floor Area Ratio Calculations		
Item	**Square Feet**	**FAR**
Net Lot Area	2,142,280 sf.	.15 (maximum)
Existing MMHS Campus w/Phase 1 Completed and Phase 2 w/ Portions of 3a & 4 Entitled under CDP 25-032	239,012 sf.	.111
Proposed MMHS Campus w/ Phase 3a	239,976 sf.	.111
Total FAR Proposed	964 sf.	.002

Table 4 provides a summary of required parking per the City's LCP. Table 5 provides a summary of the existing and proposed parking inventory for the MMHS campus as a whole.

Table 4 – MMHS Required Parking Calculations (Per LIP)		
Location	**Teaching stations**	**Parking Phase 3a**
Buildings L and L1 (Proposed)	1	**2**
Malibu High School (Existing)	38	**266**
Malibu Middle School (Existing)	27	**54**
Total	66	**322**

Table 5 – MMHS Onsite Parking Tabulation		
Location / Parking Lot	**Existing**	**Parking Phase 3a**
150-Space Parking Lot (E) to Remain	150	**150 (No change)**
Lower Parking Lot (D) to Remain	59	**59 (No change)**
Student Parking Lot (A) to Remain **PHASE 3a WILL REMOVE (2) STALLS TO PROVIDE (1) ADDITIONAL ADA STALL**	127	**126 (ADA compliant striping will remove 1 stall)**
Parking Lot D (PH1 HS)	61	**61 (No change)**
Total	**397**	**396 (1 space decrease; site still complies with LIP requirements)**

Lighting – Specific Plan & MMC Chapter 17.41 (Dark Sky Ordinance)

Proposed exterior lighting for the Aquatics Center and Buildings L (Field House) & L1 (Community Bldg.) would consist of low-intensity, full cut-off shielded light fixtures that maintain safe light levels while avoiding off-site lighting and night sky pollution, as required by the Specific Plan and MMC Chapter 17.41 (Dark Sky Ordinance). All Phase 3a lighting delineated as "night lighting" shall be shut off automatically at 11:00 PM as required by the Specific Plan. Security lighting will include motion sensors that extinguish lighting ten minutes after activation as required by the Specific Plan.

Phase 3a includes eight sets of 28 ft. tall aquatic center lights for evening use and swimmer safety. The lights include appropriate refractors and down lighting to the pool deck to ensure that no illumination spill over occurs. No changes to the existing sports field lighting to the east will occur with Phase 3a proposed development. Pool and pool deck lighting are proposed to meet the needs and standards associated with the size of proposed pool and intended uses. Lighting would be installed to meet the requirements of a Class II facility as identified by the Illuminating Engineering Society of North America (IESNA), 10th Edition, where lighting would be a minimum of 50 foot-candles over the pool and 20 foot-candles over the pool deck for safety, as measured at the water level. Consistent with IESNA recommendations, lighting would also be provided within the pool basin, with the recommended luminance of 15 candles per square foot (161 candles per square meter). When the pool is not in use, accessible paths, including along the pool deck, would be lit with a minimum of 2 foot-candles until lights are turned off campus wide. By meeting the IESNA standards, the pool lighting would also meet the requirements of California Building Code Section 3115B.1, which requires pools to have underwater and deck lighting such that lifeguards or other persons may observe, without interference of glare, every part of the underwater area, pool surface, and any diving appurtenances. These requirements for high school use of the proposed Aquatic Facility are to ensure a safe environment while attempting to remain compliant with the City's Dark Sky Ordinance, which includes an

exemption for lighting required by federal or state law under MMC Section 17.41.090, Conflict with Other Laws.

Grading (LIP Section 3.4.7(B)(6) and LIP Chapter 8)

The Specific Plan limits grading per phase of development and the LIP limits the maximum height of cuts and fills with retaining walls to 6 ft. in height for each wall, or 12 ft. for any combination of walls, where a minimum 3 ft. separation exists between walls, except single cuts up to 12 ft. in height which are an integral part of the structure are permitted. The applicable grading standards for development are provided in LIP Section 3.4.7(B)(6). As such, the grading requirements of LIP Section 8.3(B) shall not apply. Grading shall not exceed the following quantities, inclusive of all grading categories without distinction between exempt, nonexempt, and remedial grading. Maximum grading allowed for Phase 3a is 9,345 c.y. for export.

The project site is a relatively flat area currently developed with a swimming pool, field house, and ten portable buildings. The Phase 3a project design proposes two separate structures identified as Building L and L1, and orients them into the existing topography minimizing grading and creating connected outdoor spaces around the Aquatic Center. The proposed layout also provides an improved connection to the upper field areas to the north and east. In order to develop the Aquatic Center with a design that integrates into the existing school site, a VAR is requested to authorize retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L.

Proposed Phase 3a grading includes 14,111 c.y. comprised of 11,728 c.y. cut and 2,383 c.y. fill, of which 9.345 c.y. is proposed for export. Based on the proposed export, less than 1,000 truck trips are anticipated. The MMRP contains several mitigation measures that will be implemented during construction to minimize potential impacts to traffic, noise and air quality. With the allowances in the Specific Plan, the project complies with grading requirements set forth under LIP Section 3.4.7(B)(6) and complies with LIP Chapter 8 subject to approval of VAR No. 26-011 for retaining wall height.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by ECORP Consulting, Inc. for the subject property in August 2021. No indication of prehistoric or historic archaeological resources was discovered in the project area. ECORP Consulting, Inc. determined that any proposed improvements should have no adverse impacts to known cultural resources. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately

cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. On November 17, 2025, the District processed an amendment to CDP No. 21-068 (CDP Amendment No. 24-005, PC Resolution No. 25-72) to relocate a previously approved replacement OWTS. The replacement OWTS will serve the new MMHS campus buildings and consist of a 20,000-gallon Xerxes primary tank, 20,000-gallon Xerxes equalization tank, 5,000-gallong Xerxes grease interceptor, and four MicroSepTec Enviroserver ES25 treatment tanks housed in fiber glass reinforced plastic (FRP) tanks with effluent filters and ultraviolet disinfection systems. Effluent will be disposed of in six existing seepage pits. The existing OWTS components that will not be re-used for the new OWTS will be properly abandoned in place. The proposed Aquatic Center would connect to the previously approved OWTS and a conformance review was completed by the City's Environmental Health Administrator on September 14, 2026. As part of that review, it was determined that the proposed project and connection to the previously approved OWTS was in conformance with LIP Section 18.7.

ENVIRONMENTAL REVIEW: In accordance with CEQA and CEQA Guidelines Section 15051 (SCH No. 202008350), the Board adopted a Final EIR for the MMHS Campus Specific Plan on January 26, 2022, which included all phases of development including the scope of work proposed in CDP No. 26-043. The EIR identified potential significant environmental impacts from the MMHS Campus Specific Plan but found that mitigation measures would reduce most impacts to less-than-significant levels. An MMRP was adopted for the project. The EIR also identified significant and unavoidable impacts on aesthetics (light and glare) and noise (sensitive receptors). The Board weighed the benefits of the project against the unavoidable impacts and determined that the benefits

outweigh them. An SOC was adopted as part of the Final EIR. The Board, acting as the lead agency for the proposed project, consulted with responsible agencies, including the City, during the preparation of the EIR. On July 11, 2022, the City Council adopted Resolution No. 22-32 certifying the adequacy of the Final EIR. The Final EIR, MMRP, SOC, and accompanying materials are available on the City's website at: https://www.malibucity.org/397/Malibu-Middle-High-School-Improvements. As the decision-making body for CDP No. 26-043, the Planning Commission must review and consider the Final EIR before acting upon or approving the proposed Project.

Pursuant to CEQA Guidelines Section 15162 and 15163, and based on the review of the entire record, including without limitation, the Final EIR, the Community Development Director finds that the proposed Project does not require further environmental review as: 1) no substantial changes are proposed to the Project and no substantial changes have occurred that require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in severity of previously identified significant effects; and 2) no new information of substantial important has come to light that (a) shows the Project will have one or more significant effects not discussed in the Final EIR, (b) identifies significant impacts would not be more severe than those analyzed in the Final EIR, (c) shows that mitigation measures or alternatives are now feasible that were identified as infeasible and those mitigation measures or alternatives would reduce significant impacts, and (d) no changes or mitigation measures or alternatives have been identified or required. Pursuant to CEQA Guidelines Sections 15050(c), 15162(b), and 15163, the Community Development Director finds and recommends that no further environmental analysis or environmental documentation is necessary. Accordingly, the proposed Project is merely a step in furtherance of the MMHS Campus Specific Plan for which environmental review was performed and adopted by the Board, as lead agency, and further found that no supplemental or subsequent CEQA has been triggered for the proposed Project requiring additional environmental review.

PUBLIC NOTICE: On October 8, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 5).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff concerning the proposed project.

SUMMARY: The required findings can be made that the proposed project complies with the LCP including the Specific Plan and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-59. The proposed project has been reviewed and

conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-59
2. Project Plans
3. Department Review Sheets
4. Modified Story Pole - Balloon Photos
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-59

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU CERTIFYING THAT THE PROJECT IS CONSISTENT WITH THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 202008350), THE MITIGATION MONITORING AND REPORTING PROGRAM, AND THE STATEMENT OF OVERRIDING CONSIDERATIONS ADOPTED BY THE SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT (SMMUSD) BOARD OF EDUCATION ON JANUARY 26, 2022 AND CERTIFIED BY THE CITY COUNCIL ON JULY 11, 2022 IN RESOLUTION NO. 22-32, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 26-043 TO IMPLEMENT PHASE 3A OF THE MALIBU MIDDLE AND HIGH SCHOOL CAMPUS SPECIFIC PLAN FOR THE CONSTRUCTION OF A NEW AQUATICS CENTER CONSISTING OF A NEW 50-METER SWIMMING POOL WITH HARDSCAPE, A NEW 9,227 SQUARE FOOT (SF.), TWO-STORY 28 FOOT (FT.) TALL FIELD HOUSE BUILDING (BUILDING L) CONSISTING OF SCHOOL LOCKER ROOMS, TEAM ROOMS, AND STORAGE, A NEW 1,817 SF. ONE-STORY 15 FT., 4 INCH (IN.) TALL COMMUNITY BUILDING (BUILDING L1) CONSISTING OF AN OUTDOOR CANOPY, COMMUNITY LOCKER ROOMS, AND OFFICES FOR CITY STAFF, EIGHT SETS OF 28 FT. TALL AQUATIC CENTER LIGHTS FOR EVENING USE AND SWIMMER SAFETY, SITE WORK CONSISTING OF A NEW PEDESTRIAN RAMP AND STAIRS, A PORTION OF NEW FIRE LANE, RETAINING WALLS, GRADING, AND UNDERGROUND UTILITY WORK; INCLUDING VARIANCE NO. 26-011 FOR RETAINING WALL HEIGHTS EXCEEDING 6 FT. FOR A SINGLE WALL AND 12 FT. FOR A COMBINATION OF WALLS UP TO 13 FT., 6 IN. ON THE EXTERIOR OF BUILDING L AND A SINGLE WALL INTEGRAL TO THE STRUCTURE EXCEEDING 12 FT. UP TO 13 FT., 6 IN. FOR BUILDING L, SITE PLAN REVIEW NO. 26-031 FOR BUILDING HEIGHT INCREASE OVER 18 FT., UP TO 28 FT. FOR BUILDING L, AND DEMOLITION PERMIT NO. 26-015 FOR DEMOLITION ASSOCIATED WITH PHASE 3A INCLUDING THE DEMOLITION OF THE EXISTING FIELD HOUSE, SWIMMING POOL AND POOL DECKING, AND DEMOLITION AND/OR RELOCATION OF 10 EXISTING PORTABLE CLASSROOM AND RESTROOM BUILDINGS LOCATED IN THE INSTITUTIONAL ZONE AND MMHS CAMPUS SPECIFIC PLAN OVERLAY DISTRICT AT 30215 MORNING VIEW DRIVE (SMMUSD)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On June 3, 2026, the Santa Monica-Malibu Unified School District (SMMUSD or District) submitted an application for a Coastal Development Permit (CDP) No. 26-043, Variance (VAR) No. 26-011, Site Plan Review (SPR) No. 26-031, and Demolition Permit (DP) No. 26-015 to allow for the development of Phase 3a of the Malibu Middle and High School (MMHS) Campus Specific Plan (Specific Plan) which includes the following components: construction of a new Aquatics Center consisting of a new 50-meter (m.) swimming pool with hardscape, a new 9,227 square foot (sf.), two-story 28 foot (ft.) tall Field House Building (Building L) consisting of school locker rooms, team rooms, and storage, a new 1,817 sf. one-story 15 ft., 4 inch (in.) tall Community Building (Building L1) consisting of an outdoor canopy, community locker rooms, and offices for City staff, eight sets of 28 ft. tall aquatic center lights for evening use and swimmer safety, site

work consisting of a new pedestrian ramp and stairs, a portion of new fire lane, retaining walls, grading, and underground utility work; including Variance (VAR) No. 26-011 for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L, Site Plan Review (SPR) No. 26-031 for building height increase over 18 ft., up to 28 ft. for Building L, and Demolition Permit (DP) No. 26-015 for demolition associated with Phase 3a including the demolition of the existing field house, swimming pool and pool decking, and demolition and/or relocation of 10 existing portable classroom and restroom buildings. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, Los Angeles County Fire Department (LACFD), and Los Angeles County Waterworks District No. 29 (WD29) for review.

B. On October 8, 2026, a Notice of Coastal Development Permit Application was posted on the subject parcel.

C. On September 3, 2026, the Community Development Director approved a story pole waiver request from the District to allow an alternative form of story poles for the proposed buildings and light poles consisting of balloons. The waiver was granted for student safety due to MMHS being an active campus, and the Phase 3 development would occur in the northern area of the Middle School campus, in areas currently occupied by portable buildings that house classrooms and restrooms. The Phase 3 Project would also be located directly adjacent to the existing pool located to the west, which will be in use during the story pole review period and construction.

D. On September 24, 2026, the application was deemed complete.

E. On October 8, 2026, Planning Division staff conducted a site visit to inspect the installed story poles as modified with balloons and representing the location, height, and bulk of the proposed buildings and light poles.

F. On October 8, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500 ft. radius of the subject parcel.

G. On November 2, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15051 (SCH No. 202008350), the SMMUSD Board of Education (Board), as Lead Agency, adopted a Final Environmental Impact Report (EIR) for the Specific Plan on January 26, 2022, which included all phases of development including the scope of work proposed in CDP No. 25-032. The Final EIR identified potential significant environmental impacts from the Specific Plan but found that mitigation measures would reduce most impacts to less-than-significant levels. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the project. The Final EIR also identified significant and unavoidable impacts on aesthetics (light and glare) and noise (sensitive receptors). The Board weighed the benefits of the project against the unavoidable impacts and determined that the benefits outweigh them. A Statement of Overriding Considerations (SOC)

was adopted as part of the Final EIR. The Board, acting as the lead agency for the proposed project, consulted with responsible agencies, including the City, during the preparation of the EIR. On July 11, 2022, the City Council adopted Resolution No. 22-32 certifying the adequacy of the Final EIR. The Final EIR, MMRP, SOC, and accompanying materials are available on the City's website at: https://www.malibucity.org/397/Malibu-Middle-High-School-Improvements. As the decision-making body for CDP No. 26-043, the Planning Commission reviewed and considered the Final EIR before acting upon or approving the proposed Project.

The proposed scope of development was vetted for compliance with the Final EIR by the District, as lead agency, as part of its ongoing implementation of phase MMHS development. The District provided an overview of the environmental consistency it conducted wherein it was found that the proposed scope is within the parameters of the Final EIR as adopted by the Board on January 26, 2022. Pursuant to CEQA Guidelines Section, the District determined that no subsequent EIR was required because the circumstances under which the scope of development will be undertaken would not substantially change such that new or more severe impacts would occur with implementing the proposed scope of development. Additionally, the District determined that no new initial study would be required per CEQA Guidelines section 15168(c)(1) because the scope of development would not have effects that were not otherwise examined in the Final EIR.

Pursuant to CEQA Guidelines Section 15162 and 15163, and based on the review of the entire record, including without limitation, the Final EIR, the Planning Commission finds that the proposed Project does not require further environmental review as: 1) no substantial changes are proposed to the Project and no substantial changes have occurred that require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in severity of previously identified significant effects; and 2) no new information of substantial important has come to light that (a) shows the Project will have one or more significant effects not discussed in the Final EIR, (b) identifies significant impacts would not be more severe than those analyzed in the Final EIR, (c) shows that mitigation measures or alternatives are now feasible that were identified as infeasible and those mitigation measures or alternatives would reduce significant impacts, and (d) no changes or mitigation measures or alternatives have been identified or required. Pursuant to CEQA Guidelines Sections 15050(c), 15162(b), and 15163, the Planning Commission finds and recommends that no further environmental analysis or environmental documentation is necessary. Accordingly, the proposed Project is merely a step in furtherance of the Specific Plan for which environmental review was performed and adopted by the Board, as lead agency, and further found that no supplemental or subsequent CEQA has been triggered for the proposed Project requiring additional environmental review.

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and hearing on November 2, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) including LIP Sections 13.7(B) and 13.9, and Malibu Municipal Code (MMC), the Planning Commission hereby adopts the findings in the agenda report and approves CDP No. 26-043, VAR No. 26-011, SPR No. 26-031, and DP No. 26-015 to implement Phase 3a of the MMHS Campus Specific Plan to construct a new Aquatics Center with a field house and community building, swimming pool, and associated improvements.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. With the inclusion of the VAR and SPR, the

project, as conditioned, has been determined to be consistent with all applicable LCP and MMC codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. *The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.*

The project is located completely within the Specific Plan area and subject to the MMHS Campus Specific Plan Overlay District (Overlay District) (pursuant to LIP Section 3.4.7. The Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, along with the LACFD and WD29 reviewed the project for conformance with the LCP. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the project, as conditioned, was found to conform to the LCP in that it meets all applicable Overlay District development standards. The build-out of Phase 3a achieves LIP Sections 1.2(D) and (G) (guides future growth and development), LIP Section 1.2(F) (promotes public health, safety, and general welfare), and LIP Section 1.2(K) (assures adequate public uses, facilities, and improvements).

2. *If the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).*

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

3. *The project is the least environmentally damaging alternative.*

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project is within the scope of the planned Specific Plan phasing and the adopted EIR for the Specific Plan, and has been determined not to require further environmental analysis. Phase 3a development of the Specific Plan was analyzed for design and site location/orientation within the existing developed area. The Phase 3a development area is located generally in the center of the developed MMHS campus near the administration buildings and the upper field area and track. The project site is located outside of the natural vegetation area, stream, and stream setback area along the northwest campus boundary. This phase focuses on developing the Aquatics Center component, that will replace the existing field house, swimming pool, and portable classrooms and restroom buildings. The proposed area and design were deemed the most appropriate based on the operational and functional characteristics of the components on an active combined high school and middle school campus. Additionally, the development location is within the already disturbed and developed larger site area and would be integrated into the site's topography so that all development is clustered within the northern portion of an already developed campus. This ensures that the extent of development needed is minimized and that any existing public views of the ocean from the vicinity remain and not be impeded. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible. No alternatives would substantially lessen environmental impacts as they have been accounted for due to project design and placement.

4. *The project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).*

The project site includes limited natural vegetation consisting primarily of grasses, ivy, brush, shrubs, and scattered trees, with some patches of disturbed and isolated coastal sage scrub in and around the main sports field, located outside of the Phase 3a development area. A blueline stream enters the MMHS campus in the northwest and flows under the property in a drainage pipe from Clover Heights Avenue to the west/southwest property line where it daylights into a natural streambed. Drainage from the MMHS campus flows overland and along parking lots and driveways in a southerly direction to Morning View Drive, where it collects into existing storm drains. The Phase 3a development area is well outside of the natural vegetation area, stream, and stream setback area. Phase 3a development is proposed approximately 229 ft. at its closest point to ESHA. Existing MMHS campus buildings serving the high school exist between the stream ESHA and proposed Phase 3a development area. Furthermore, Phase 3a components would be located within a previously disturbed and developed area of the MMHS campus. Accordingly, the City Biologist determined on August 16, 2026, that review by the Environmental Review Board (ERB) is not required for the project.

B. Variance No. 26-011 from LIP Section 8.3(C) for Exceeding the Maximum Retaining Wall Heights for Single and Combination Walls (LIP Section 13.26.5).

LIP Section 13.26.5(A) requires that the City make ten findings for a VAR. The project requests a VAR for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 26-011 are made as follows:

1. *There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.*

The topography of the project site, with the proposed field house situated within the existing sloped terrain between the swimming pool and upper fields and track, allows the project to comply with the required and programmatically necessary minimum width of the pool deck around the pool edge. However, the site's constraints, including the need for a fire access lane on the west and south sides of the limit of work, prevent the strict application of the zoning ordinance from being applied for wall heights along the easterly edge of the project site. The existing topography of the project site and location of the pool requires a design that has the east wall of the two-story Field House building retaining and at a height of 13 ft., 6 in. The finish floor elevations of the building have been driven by the existing grades at the lower and upper levels—to provide access to each while limiting the amount of grading and fill. In addition, both the north and south transition from the building retaining wall to the site retaining wall, will have a combined height exceeding 12 ft. to accommodate the proposed floor-to-floor height of 13 ft., 6 in. This will provide an accessible path of travel between the upper level of the building and the upper fields and track. The proposed design is necessary to resolve the grading from building to site and will remain localized to the retaining walls running east/west at the building corners. Moving away from the building, these retaining conditions are tiered to provide the LIP's required 3 ft. separation with a 3 to 1 slope in the planting area, which allows the height of the individual walls to be 6 ft. or less. However, the overall height

of the wall combination would be 13 ft., 6 in.

2. The granting of such variance will not be detrimental to the public interest, safety, health, or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

Granting the VAR will allow a level access from the buildings to the rest of the site without additional earthwork beyond the proposed quantity to create expanded and/or additional accessible ramps and stairs. Furthermore, granting the VAR will provide the required fire access lane on the west and south sides of the limit of work, which serves both the Phase 2 and Phase 3a buildings, and sufficient width for pool decking around the new swimming pool. The proposed project has been reviewed and approved by the City geotechnical consultant reviewers, the City Public Works Department, the City Biologist, the Planning Division, and the LACFD. The project, as proposed or conditioned, was found to be consistent with applicable City standards, goals and policies.

3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The existing topography of the site and the constraints of a fully developed school campus, combined with development standards, limit the design options that can provide the required fire and ADA access for the school to comply with various and competing regulatory requirements. Granting the VAR will not constitute a special privilege to the applicant or property owner in that other properties with similar topographical and site design constraints have been allowed taller retaining wall designs in exchange for excessive cut and fill grading. This area of the site was chosen for being relatively flat which greatly reduces the amount of earthwork needed to provide a level pool deck as required by code and would grant relief from a technical development standard which would otherwise preclude redevelopment of the campus' aquatic area to serve the students and public of Malibu.

4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter nor to the goals, objectives and policies of the LCP.

Granting the VAR is not contrary to or in conflict with the general purposes or intent of the zoning provisions and would not conflict with the goals, objectives, and policies of the LCP. As mentioned in Finding B.1, granting the VAR will allow the District to redevelop the school's existing aquatic center with new facilities and bring internal pedestrian and emergency access across the site into a compliant manner with current California Building Code requirements, as outlined in Chapter 11B, to serve as an accessible path of travel. The proposed project has been reviewed and approved for conformance with the LCP and applicable City and County goals and policies by the City geotechnical consultant reviewers, the City Public Works Department, the City Biologist, and the Planning Division.

5. For variances to environmentally sensitive habitat area buffer standards or other environmental sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The VAR does not propose the reduction of ESHA protection standards. Therefore, this finding is not applicable.

6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 12 of the Malibu LIP.

The VAR does not propose modifications to the stringline standards. Therefore, this finding is not applicable.

7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The proposed project to redevelop and modernize the MMHS aquatic center area and bring ADA access into compliance with building code regulations while allowing exceedance of an LIP development standard for retaining wall heights is necessary to minimize more intense development of the site. The VAR is for relief from a specific development standard relating to retaining walls, would allow an increase in wall height 1.5 ft. above the maximum allowed 12 ft. limit, and does not authorize a use not otherwise permitted in the Institutional zoning district governed by the Specific Plan. The proposed Phase 3a development is consistent with the zoning objectives and goals of the Institutional zoning district and Overlay District in the LIP.

8. The subject site is physically suitable for the proposed variance.

The VAR will authorize a 1.5 ft. increase in retaining wall heights integral to a building and on the building exterior for a combination of retaining walls. The proposed retaining wall location is within the existing built campus environment, and the area of the site was chosen for being relatively flat which greatly reduces the amount of earthwork needed to provide a level pool deck as required by code. As discussed in Finding A.3, there are no feasible alternatives available without creating a much larger development footprint and impacts to other components of the campus' overall design. The proposed site of development has been reviewed and approved by the City Environmental Health Administration, city geotechnical consulting staff, City Public Works Department, and LACFD.

9. The variance complies with all requirements of state and local law.

The project as currently designed, with the increased retaining wall height that would be authorized by the VAR, will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits, and licenses. The proposed project is regulated by the Division of State Architect (DSA) Structural Safety provisions within the current California Building Code (CCR Title 24, Part 2). Building plan check review and building permit issuance are not within the City's purview but under DSA's. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from DSA Structural Safety. For components of the VAR scope within the City's purview, the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and the LACFD determined that the project would comply with state and local requirements, inclusive of the VAR.

10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails, or parkland.

The VAR is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parkland.

C. Site Plan Review No. 26-031 from LIP Section 3.4.7(B)(1) for Structure Height Above 18 Feet in Height (LIP Section 13.27)

LIP Section 3.4.7(B)(1) limits the height of structures to 18 ft., unless findings for a SPR can be made to authorize height up to 28 ft., which is the maximum allowable height for Building L pursuant to LIP Section 3.4.7(B)(1)(e). An SPR is requested for Building L to be 28 ft. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Seven additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. Based on the foregoing evidence contained in the record, the required findings for SPR No. 26-031 are made as follows:

1. The project is consistent with policies and provisions of the Malibu LCP.

As discussed in Finding A.1, the project has been reviewed for all relevant policies and provisions of the LCP, and the project, as designed, is consistent with all applicable development and design standards of the LCP. The proposed use is allowed within the Institutional zone, Specific Plan, and Overlay District. Further, the proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers, inclusive of the SPR.

2. The project does not adversely affect neighborhood character.

The SPR would allow Building L to reach a maximum height of 28 ft. consistent with the maximum allowance in LIP Section 3.4.7(B)(1)(e). The project site is currently developed with an existing field house, swimming pool, and ten portable buildings. The proposed project complies with the size, height, location, grading, and Overlay District development standards of the LCP and MMC as permitted by the LCP. The project site is located in a developed high school and middle school campus, with other permitted and planned buildings with heights up to 36 ft. (Buildings C and D) and 45 ft. (Buildings H and J). Surrounding development around the MMHS campus consists of one- and two-story single-family residences with accessory development. The project site is generally within the center of the developed campus.

In August 2026, the District submitted a memorandum to the Community Development Director requesting that the story poles required per the Specific Plan be waived. After consideration and direction from staff, the request was modified to the use of balloons in lieu of story poles. Consistent with previous allowances to use balloons to depict the proposed massing and bulk due to site constraints with existing site development and the fact that the campus is active with students and staff creating a potential hazard, the Community Development Director approved the use of balloons on September 3, 2026. This alternative to story poles was installed on October 8, 2026. Staff visited the project site on October 8, 2026, photo-documented the story pole balloons, and evaluated the project for conformance with City codes. The proposed Phase 3a buildings to replace existing buildings on site is consistent with the existing MMHS campus and surrounding developed neighborhoods as the proposed replacement structures are consistent with the Specific Plan and neighborhood properties in the vicinity will not be affected by the institutional development on the neighborhood character. The proposed placement of the new structures in the northern portion of

the larger campus and utilizing the existing flat area and angulating topography will result in a seamless integration into the site and will contribute to a decrease in building profile when viewed from offsite. Based on the existing development pattern of the campus, the proposed project is expected to blend with the surrounding built environment.

3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

LIP Chapter 6 requires maximum feasible protection of significant public views. Based on staff's site visit as described in Finding C.2, it was determined that the proposed height increase from 18 ft. to 28 ft. for Building L will not be visible from any scenic area, scenic road including PCH, or public viewing area. Given the location and design of the proposed project, intervening topography, existing development, and the implementation of conditions of approval for lighting, the increased height of Building L is not expected to create significant obstructions or encroachments into public views and provides the maximum feasible protection to significant public views as required by LIP Chapter 6. The proposed design is consistent with and compatible to the MMHS campus in regard to bulk and massing and is consistent with the campus character envisioned in the Specific Plan.

4. The proposed project complies with all applicable requirements of state and local law.

The project complies with all applicable requirements of the LCP. The Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, along with the LACFD and WD29 reviewed the project for conformance with the LCP it was found to be in conformance. The proposed project is regulated by the DSA Structural Safety provisions within the current California Building Code (CCR Title 24, Part 2). Building plan check review and building permit issuance are not within the City's purview, but within DSA's. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from the DSA Structural Safety. For components of the VAR scope within the City's purview, the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and the LACFD determined that the project would comply with state and local requirements, inclusive of the SPR.

5. The project is compatible with other development in the adjacent area in relation to size, bulk, and height.

The proposed two-story 28 ft. tall Field House Building L along with the single-story 15 ft., 4 in. tall Community Building L1 designed with a 13 ft. tall steel canopy over the common area, are sited in the upper portion of the campus and utilize the existing terraced area to blend the proposed development into the larger school site. Furthermore, the proposed lower-profile, modern-designed flat-roof buildings' bulk and massing would be partially obscured by the topography on-site, as viewed from off-site. Visual analysis provided by the District indicates that although the proposed building would increase bulk and massing to this part of the campus, compared to existing buildings, the development would be compatible with the existing redevelopment pattern in the area and consistent with the Specific Plan.

6. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

The SPR is requested to allow a maximum structure height for Building L above 18 ft., up to 28 ft. The additional height above 18 ft. is achieved through the building's vertical design and does not expand the development footprint, grading limits, or area of site disturbance. The proposed Aquatic Center project is located within the northern upper tiered portion of the MMHS campus in an area previously developed with temporary and permanent structures along with a swimming pool. Demolition or relocation of existing buildings and construction of a new Field House and Community Building as part of the Aquatic Center along with the fact that no new development is planned within 229 ft. of the ESHA on site, the project will not have a significant adverse impact on natural resources. The height increase does not result in structure footprint being sited toward sensitive areas, nor does it require disturbance of wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the height increase does not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the proposed project. Therefore, approval of the SPR for increased height will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

7. Remedial grading, if applicable, exceeding 5,000 cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project does not propose remedial grading. Therefore, the finding does not apply.

8. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Based on the visual impact analysis in the record, consisting of aerial photographs, site visit documentation, and story pole balloon assessment, staff has determined that the portions of the project above 18 ft. in height are not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17). No nearby property owners have requested a primary view determination (PVD) in response to the notice of application or story pole balloon installation. In addition, PVDs that were previously established within the area were reviewed and are not expected to be impacted by the proposed development.

9. The project does not affect solar access, as defined by staff.

Based on the visual impact analysis in the record, consisting of aerial photographs, site visit documentation, and story pole balloon assessment, staff has determined that the portions of the project above 18 ft. in height, coupled with the location of the project site central to the larger 49.6 acre property, would not impact solar access to any properties off-site. No nearby property owners have submitted correspondence indicating that proposed Building L would adversely affect solar access.

10. The project is consistent with the city's general plan, local coastal program, municipal code, and city standards.

The proposed project is consistent with the LCP in that the project site and parcel are located in an area that has been identified and zoned for institutional uses, and in a location with a Specific Plan that was recently certified in 2023 by the California Coastal Commission (CCC) for inclusion in the City's LCP. The proposed project is also consistent with the City's General Plan. The goals and policies of the General Plan and specifically LU Policy 1.1.4: The City shall preserve the City's rural residential character, and all components of the project are consistent with these goals. Implementation of the MMHS Campus Specific Plan would redevelop and modernize buildings within an existing school site. The institutional land use would remain the same. The MMHS Campus Specific Plan would not impede upon the surrounding rural residential character. The MMHS Campus Specific Plan's lighting program would be consistent with the existing lighting program on the MMHS campus and the City of Malibu's Dark Sky Ordinance. All campus lighting would be designed to provide for the security and safety of students, staff, and visitors.

The proposed project is consistent with the LCP in that it conforms to the institutional land use designation and all applicable development standards contained within the Specific Plan, inclusive of the VAR and SPR. The proposed project is consistent with the land use description including the requested height above 18 ft. The proposed project is consistent with the LCP in that it conforms to the residential land use designation and all applicable development standards. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

11. A seawall, bulkhead, or other shoreline protective devices (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.

The project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding is not applicable.

D. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

As described in Finding A.4, Phase 3a development area is well outside of the natural vegetation area, stream, and stream setback area. A biological assessment was prepared for the Specific Plan Phase 1 project by Psomas dated October 2021, due to the proximity and location of Phase 1 within and adjacent to ESHA. The Phase 3a development components were determined at that time to be substantially setback from the designated ESHA on site and all activities to construct Phase 3a would be over 627 ft. away from vegetated ESHA and 229 ft. from stream ESHA. Development would not encroach into any ESHA or the required 100 ft. buffer. Therefore, the findings of LIP Chapter 4 are not applicable.

E. Native Tree Protection (LIP Chapter 5)

A Native Tree Report was prepared for the Specific Plan area by Psomas in 2021, which found that the MMHS campus contains several native trees that require protection by the LCP's Native Tree Protection Ordinance. However, no protected trees are present in the Phase 3a project area. Nonetheless, the project has been conditioned to require the submittal of a construction management plan to ensure construction activities and staging avoid encroachment into the

protected zones of protected trees outside of the Phase 3a project area. Therefore, the findings of LIP Chapter 5 are not applicable.

F. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. Pursuant to LIP Section 6.4(A), written findings of fact, analysis and conclusions addressing scenic or visual resources must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon scenic areas from or along scenic roads and public viewing areas.

Staff analyzed potential public view impacts associated with Phase 3a development via view analysis photo documentation overlain with proposed and existing development on the MMHS site along with site visits and an assessment of the story pole balloons. Phase 3a project components were determined to be within a previously developed area and coupled with the topographic characteristics of the site, the proposed new structures are not anticipated to create visual impacts to visual resources. Based on staff's site visit, it was determined that the proposed Phase 2 structures would not be visible from public viewing areas as defined in the LIP and are appropriately embedded into the existing campus. Accordingly, the project is not expected to have significant impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6. In addition, an alternative to story pole implementation utilizing balloons to establish the massing and height of the proposed development was installed and staff further determined that no impacts to visual resources would occur.

H. Transfer of Development Credit (LIP Chapter 7)

The project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity. The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and WD29. The required findings are made as follows.

1. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Geologic Hazards

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Leighton Consulting, Inc. dated October 16, 2024 and revised May 23, 2025 along with an addendum dated September 10, 2025, an addendum dated March 18, 2026, and an addendum dated April 13, 2026. The referenced reports evaluated site-specific conditions and recommendations are provided to address any pertinent issues. The reports conclude that the planned Phase III improvements at the designated site are expected to be secure from landslide, settlement, or slippage risks. In addition, the proposed grading and construction activities will not negatively impact adjacent areas beyond the project boundaries. This assessment is contingent upon adherence to the recommendations specified in the report and all relevant building codes. The project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. A condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards. In addition, a fuel modification plan has been reviewed and approved for the project site by the LACFD. Occupancy of the facilities will be subject to inspection and approval of the required fuel modification.

2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As described in Finding H.1, the project as designed, conditioned, and approved by the City geotechnical consultants and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As described in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As described in Finding A.3, there are no feasible alternatives to development and due to site constraints, any other project alternative is anticipated to result in more grading and land disturbance.

5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated. There are no other feasible locations on the subject parcel to locate the proposed development to further reduce such hazards or further protect sensitive resources.

I. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel is not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

J. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

A. Lateral and Vertical Access – The project is not located on or adjacent to a shoreline. No provision for lateral or vertical access is warranted along or to the beach.
B. Blufftop Access – The project is not located on a blufftop. No provision for blufftop access to the beach is warranted.
C. Trail Access – No existing or mapped trails are within the project site or subject parcel, or oriented in the vicinity of the subject parcel. No provision for trail access is warranted.

D. Recreational Access – The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access. No provision for recreational access is warranted. However, the Phase 3a Aquatic Center will continue to provide availability to the public for use consistent with existing public access to the current swimming pool on site. The public hours will continue to be open for lap swim Monday through Thursday from 6:00 PM to 8:00 PM, Friday from 4:30 PM to 7:00 PM, and Saturday/Sunday from 9:00 AM to 1: 30 PM. They also have a Master's program in the morning hours from 6:00 AM to 7:15 AM on Tuesday, Thursday and Saturday.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access in LIP Section 12.4 does not apply and further findings are not required.

K. Land Divisions (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

L. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 26-015 are made as follows:

1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts. Additionally, the adopted MMRP will be implemented.

2. A development plan has been approved or the requirement waived by the City.

This CDP application is being processed concurrently with DP No. 26-015, and approval of the demolition permit is subject to the approval of CDP No. 26-043.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 26-043, VAR No. 26-011, SPR No. 26-031, and DP No. 26-015, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any

award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

Demolition

a. 10 existing portable buildings (approximately 10,080 SF) – portable buildings to be demolished and/or relocated;

Construction

b. Aquatics Center consisting of the following:
    - 50 m. swimming pool with hardscape;
    - 8 sets of 28 ft. tall, dark-sky compliant lights for evening use and swimmer safety;
    - Two-story, 9,560 sf. Field House building with school locker rooms, team rooms and storage (Building L);
    - One-story, 1,176 sf Community Building with outdoor canopy, locker rooms and City offices (Building L1);
c. ADA accessible pedestrian ramp to the north;
d. Stairs to the south of the Aquatic Center to access the upper fields;
e. Portion of a new fire lane;
f. Retaining walls associated with Building L;
g. Grading in the amount of 11,728 cubic yards (c.y.) of cut, 2,383 c.y. of fill, and 9,345 c.y. designated for export;
h. Underground utility work and connections to the campus wastewater treatment system;
i. ADA stall striping in Parking Lot A to the west (non-development);

Discretionary Requests

j. VAR No. 26-011 for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L;
k. SPR No. 26-031 for building height over 18 ft., up to a maximum height of 28 ft. from finished grade as allowed in the Specific Plan for Building L; and
l. DP No. 26-015 for demolition associated with Phase 3a including the demolition of and/or relocation of 10 existing portable buildings, including seven 960 sf. classroom buildings, two 1,440 sf. classroom buildings, and one 480 sf. restroom building for a total of 10,080 sf.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on the architectural and grading plans on file with the Planning Division date stamped **September 24, 2026**. The proposed development shall further

comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

8. All development shall conform to requirements of the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD 29 and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the Specific Plan, MMC, and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.

11. In order to ensure continuity of operations of all Aquatic Center operations, the existing Aquatic Center and surrounding components that support the pool operations shall not be demolished until the Phase 3A Aquatic Centers components are fully developed and operational. Demolition of the existing Aquatics Center and supporting components shall be submitted as part of Phase 3B entitlement requests and approvals.

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Site Specific Conditions – MMRP Compliance

13. The project shall comply with all recommended mitigation measures listed in the Mitigation Monitoring and Reporting Program (MMRP) associated with the Final EIR, attached hereto as Exhibit A.

14. Prior to the commencement of work, a construction management plan, including a traffic control plan and construction parking plan, shall be submitted for review and approval by the Public Works Department and the Planning Division. The dedicated parking location for construction workers is prohibited within the public right of way.

Cultural Resources

15. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

16. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

17. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the structure provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

18. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

19. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

20. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

21. Lighting shall be installed to meet the requirements of a Class II facility as identified by the Illuminating Engineering Society of North America (IESNA), 10th Edition, where lighting should be a minimum of 50 footcandles over the pool and 20 footcandles over the deck, as measured at the water level for improved safety. Consistent with IESNA recommendations, lighting would also be provided within the pool basin, with the recommended luminance of 15 candles per square foot (161 candles per square meter). When the pool is not in use, accessible paths, including along the pool deck, would be with a minimum of 2 footcandles until lights are turned off campus wide. Through meeting these standards, the pool lighting would also meet the requirements of California Building Code section 3115B.1, which requires a pool have underwater and deck lighting such that lifeguards or other persons may observe, without interference of glare, every part of the underwater area, pool surface, and any diving appurtenances. These requirements for high school use of the aquatic's facility are to ensure a safe environment while attempting to remain compliant with the Dark Sky Ordinance, which includes an exemption for lighting required by Federal or State law under MMC Section 17.41.090, Conflict with Other Laws.

22. All new Phase 3a lighting delineated as "night lighting" shall be shut off automatically at 11:00 PM as required by the Specific Plan. Security lighting will include motion sensors that extinguish lighting ten minutes after activation as required by the Specific Plan.

23. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

Demolition/Solid Waste

24. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

25. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

26. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Community Development Department. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

27. Dust control measures must be in place after the demolition is complete.

28. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state and local regulations.

29. Upon completion of demolition activities, the applicant shall request a final inspection by the Building Safety Division and the Planning Division.

Construction

30. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

31. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

32. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

33. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on State highways, the applicant / property owner is required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

34. The project is visible from public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

35. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

36. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Swimming Pool/Spa

37. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

38. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

39. The discharge of swimming pool and spa water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries).

40. Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

41. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Biology/Landscaping

42. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the permitting agency.

43. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the permitting agency.

44. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC 17.53). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC 17.53. (form attached)

45. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide a landscape water use approval from that department. For approval contact: LA County Waterworks District 29, 23533 Civic Center Way, Malibu, CA 90265, Phone: (310) 317-0209 Note: submit plans through EPIC-LA

using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

46. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

47. Vegetation in excess of 6 ft. in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

48. Invasive plant species, as determined by the City of Malibu, are prohibited.

49. No vegetation is permitted within 5 feet of any structure.

50. No non-native plant species shall be approved greater than 50 feet from a structure.

51. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

52. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

53. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and 5 ft. of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

54. All open areas not used for buildings, driveways, parking areas or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.

55. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

56. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

57. Demolition shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

58. The proposed seashore paspalum turf grass will be substituted for a native grass. The proposed species is on the watch list to become an invasive plant in California and due to the proximity of the project site to ESHA, it cannot be approved.

59. Prior to issuing a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning conditions to protect natural resources are in compliance with the approved plans.

Grading/Drainage/Hydrology (Public Works)

60. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1, or
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

61. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. A note shall be placed on the project that addresses this condition.

62. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
    - Public Works Department general notes;
    - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, sports courts and pool decks);

- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan;
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

63. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:
    - Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
    - Elimination of non-storm water discharges.

64. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include and Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls Scheduling	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/or Vacuum
	Storm Drain Inlet Protection

	Scheduling
	Entrance/Exit Tire Wash
Non-Storm Water Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control
	Solid Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

65. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:
    a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
    b. Methods used to protect native vegetation and trees
    c. Sediment / erosion control
    d. Controls to prevent tracking on- and off-site
    e. Non-stormwater control
    f. Material management (delivery and storage)
    g. Spill prevention and control
    h. Waste management
    i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
    j. Landowner must sign the following statement on the ESCP:

    "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

66. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.

67. Waste Discharge Requirements: Monitoring and reporting parameters required under MRP No. CI-10846 of the Waste Discharge Requirements by the Regional Water Quality Control Board (RWQCB) shall be submitted to the Los Angeles RWQCB on the effective date of coverage under the General WDRs.

68. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

69. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

70. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

71. The Division of State Architect may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

Environmental Health

72. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

73. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11 in. by 17 in. sheet leaving a 5 in. margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 in. by 22 in.).

74. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

75. The final design report shall contain the following information (in addition to the items listed above):
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system.

This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and

e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 in. by 22 in. for review by the Environmental Health Administrator). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

76. Existing OWTS to be Abandoned: Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MMC.

77. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace the existing Onsite Wastewater Treatment System (OWTS) components, an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

78. Proof of Ownership: Proof of ownership of subject property shall be submitted to the Environmental Health Administrator.

79. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

80. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

81. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles

County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the Environmental Health Administrator.

82. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

83. A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Community Development Department.

84. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

85. City Public Works Approval: Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

86. City Geologist/Geotechnical Approval: City geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

87. City Biologist Approval: City Biologist's final approval shall be submitted to the Environmental Health Administrator. The City Biologist shall review the OWTS design to determine any impact on ESHA, if applicable.

88. City Planning Approval: City Planning Division final approval of the OWTS plan shall be obtained.

89. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City for Environmental Health review of the OWTS design and system specification.

90. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

91. Prior to final Environmental Health approval, the construction plans for all structures and/or buildings with reduced setbacks must be approved by the City Building Safety Division. The architectural and/or structural plans submitted to Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/ waterproofing plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

92. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

93. Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) must be supported by a letter from the project structural engineer and a letter from the project soils engineer (i.e., a geotechnical engineer or civil engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the Table 15.42.030(E) setback is reduced. Construction drawings submitted for plan check must show OWTS components in relation to those structures from which the setback is reduced. All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in Table 15.42.030(E)) also must be supported by a letter from the project architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California-licensed architect, then the required architect's certification may be supplied by an engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setbacks to the wastewater system. In this case, the engineer must include in his/her letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback, then the architect or engineer must provide associated construction documents for review and approval during Building Safety Division plan check. The wastewater plans and the construction plans must be specifically referenced in all certification letters.

Geology

94. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical staff prior to the issuance of a grading permit.

95. Final plans approved by the City geotechnical staff shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

96. Plans should be revised to clarify whether the proposed grading is engineered grading, and appropriate grading specifications should be added to the plans.

97. If the proposed grading is engineered grading, then the updated grading plan shall be reviewed, signed and stamped by the Project Geotechnical Consultant as verification that the plan incorporates their grading and erosion control recommendations prepared for the overall project.

98. If engineered fills are placed during grading, an as-built compaction report documenting the limits of fill and test results should be prepared by the Project Geotechnical Consultant. Add the following note to the grading plans. "Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), and a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms. Geologic conditions exposed during grading must be depicted on an as-built geologic map."

Prior to Final Sign-Off

99. The applicant shall request a final Planning Division inspection prior to final inspection by the State Building Official. In addition, prior to the final inspection by the Planning Division, the applicant shall submit a copy of the final project plans demonstrating State approval. A final approval shall not be issued until the Planning Division has determined that the project complies with this CDP.

100. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval by the Planning Division.

Deed Restriction

101. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval. If this deed restriction was already recorded as part of a prior permit condition, evidence of the recorded document shall be provided to the Planning Division to satisfy this condition.

Fixed Conditions

102. This CDP shall run with the land and bind all future owners of the property.

103. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of November 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-59 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 2nd day of November 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

Exhibit A: Mitigation Monitoring and Reporting Program

January 2022 | **Mitigation Monitoring and Reporting Program**
State Clearinghouse No. 2020080350

MALIBU MIDDLE AND HIGH SCHOOL CAMPUS SPECIFIC PLAN PROJECT

for Santa Monica-Malibu Unified School District

Prepared for:

Santa Monica-Malibu Unified School District
Contact: Carey Upton, Chief Operations Officer
1651 16th Street
Santa Monica, California 90404
310.450.8338

Prepared by:

PlaceWorks
Contact: Addie Farrell
700 S. Flower Street, Suite 600
Los Angeles, California 90017
213.623.1443
info@placeworks.com
www.placeworks.com

EXHIBIT A

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2020080350. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and Santa Monica-Malibu Unified School District (SMMUSD or District) Monitoring Requirements. Section 21081.6 states:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (b) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based. A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
>
> (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation

> measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

The Mitigation Monitoring and Reporting Program (MMRP) will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with development under the Malibu Middle and High School Campus Specific Plan Project (Proposed Project).

1.2 PROJECT LOCATION

The Santa Monica–Malibu Unified School District (SMMUSD or District) property is located at 30215 Morning View Drive (Assessor's Parcel Map Numbers (APN) 4469-017-900, 4469-018-900, 4469-018-901, 4469-018-902, 4469-018-903, 4469-018-904, 4469-019-900, 4469-019-901, 4469-019-902) in the city of Malibu, Los Angeles County, California. The SMMUSD property consists of approximately 87 acres over nine parcels that includes the existing Malibu Equestrian Park in the eastern part of the property, the existing Malibu Middle and High School (MMHS) campus in the center, and the former Juan Cabrillo Elementary School (JCES) campus in the west (Project Site). The Project Site is situated on three of nine parcels: APN 4469-017-900 (40.06 acres), 4469-018-900 (9.4 acres), and 4459-018-904 (2.57 acres). The total acreage of the Project Site is 52.03 acres. The majority of the Malibu Middle and High School Campus Specific Plan Project (Proposed Project) would be developed within the existing MMHS campus and the former JCES campus, with one component of the Proposed Project in the Malibu Equestrian Park. The Project Site is set amid rolling hills, and its buildings and athletic fields are terraced into the hillside setting. The Project Site is in the City of Malibu Institutional (I) Zoning District that authorizes public educational institutions with a conditional use permit.

The Project Site is approximately 0.25-mile northeast of the Pacific Coast Highway (PCH) and Zuma Beach, and is bounded by Merritt Drive to the east, Via Cabrillo Street to the west, and Morning View Drive to the south. Single-family homes border the Project Site to the north.

1.3 PROJECT SUMMARY

The Proposed Project would redevelop and modernize the existing MMHS campus and former JCES campus to create generally three separate and distinct areas: Middle School Core, High School Core, and shared facilities. Implementation of the Proposed Project would result in demolition of all 7 buildings and 9 portables on the former JCES campus and 6 buildings and associated amenities on the MMHS campus, totaling 154,904 square feet of demolition. The existing 25-meter lighted, outdoor pool complex would be demolished, and new 50-meter lighted, outdoor pool complex would be developed. The existing Building E and Buildings A/B at the Project Site would remain, and all other structures would be removed. No changes to the existing main

football/track sports field, baseball, or softball fields would be made with the exception of minor improvements, including the development of new field houses and additional parking adjacent to the softball field. The Proposed Project would relocate the existing on-campus Bus Barn to a disturbed location on the adjacent, District-owned Malibu Equestrian Park. It would also include restoration in the campus-adjacent Environmentally Sensitive Habitat Area (ESHA) and establishment of a new trail along the ESHA that would connect to the existing, larger trail network around the campus. The Proposed Project would result in 32 classrooms, 8 labs and maker spaces, and support spaces—a total of 173,595 square feet of building space, providing the middle/high school campus with a total of 51 classrooms and 12 labs and a total of 222,425 square feet of building space.

1.1 ENVIRONMENTAL IMPACTS

1.1.1 Impacts Considered Less Than Significant

During preparation of the Initial Study, SMMUSD determined that four environmental impact categories would not be significantly affected by the proposed Malibu Middle and High School Campus Specific Plan Project. These categories are not discussed in detail in this DEIR.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Tribal Cultural Resources

The DEIR determined that eight environmental factors would have less than significant impacts if the Proposed Project is implemented.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation
- Utilities and Service System

- Wildfire

1.1.2 Potentially Significant Adverse Impacts That Can Be Mitigated

The DEIR determined that seven environmental factors would have potentially significant impacts without mitigation.

- Air Quality
  - Construction-related pollutants
- Biological Resources
  - Impact to sensitive species
  - Loss of sensitive habitat types
  - Impact approximately 0.033 acres of USACE, RWQCB and CDFW Jurisdiction
  - Require compliance with the local tree ordinance
- Cultural Resources
  - Impacts on archaeological resources
- Geology and Soils
  - Hazards arising from off-site landslide, lateral spreading, subsidence, collapsible soils, or expansive soils
  - Impact to paleontological resources or unique geologic feature
- Noise
  - Permanent operation-related noise
- Transportation
  - Potentially hazardous conditions and potential conflicting uses
- Wildfire
  - Exacerbate wildfire risks
  - Exposure to risks, including downslope or downstream flooding or landslides

1.1.3 Unavoidable Significant Adverse Impacts

This DEIR identifies two significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the Proposed Project. Unavoidable adverse impacts may be considered significant on a project-specific, cumulatively significant, and/or potentially significant basis. If a project is determined to have a significant impact, the District must prepare a "statement of overriding considerations" before it can approve the project, where in the decision-making body must find and determine whether the benefits of the Proposed Project were balanced against the project's unavoidable significant environmental effects outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impact that was found in the DEIR to be significant and unavoidable is:

- Aesthetics
  - Additional light and Glare
- Noise
  - Construction-generated noise

2. Monitoring and Reporting Requirements

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Pub. Resources Code, § 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the DEIR, specifications are made herein that identify the action required and the monitoring and reporting that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program. To effectively track and document the status of mitigation measures, a mitigation matrix has been prepared (see Table 2-1, *Mitigation Monitoring Requirements*).

2. Mitigation Monitoring Process

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Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS					
AES-1	To minimize spill lighting and glare impacts, all lighting from the Proposed Project, including from pool lighting, shall be LED, have full-cutoff shielding, be aimed specifically to direct areas.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-2	Atmospheric lighting pollution shall be reduced by using full cut-off shielded lighting fixtures that eliminate light directed to the sky. Marquee sign lighting shall be dimmable in the evenings when not required for student/community communication.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-3	Santa Monica-Malibu Unified School District (SMMUSD) shall minimize the effects of new sources of night lighting. Such measures, which may include the following and/or other measures, will be incorporated into each phase of the Proposed Project's design and operation: • All exterior lighting shall be delineated as either "night lighting" or "security lighting" and controlled by separate automatic timers. Lights delineated as security lighting shall be determined by the campus principal, security, and facility manager. • All lighting delineated as "night lighting" shall be shut off automatically at 10:00 p.m. on school nights. This includes pool lights. • When operation of "night lighting" is necessary after 10:00 p.m., SMMUSD as operator of the Project Site shall provide notice to the community by posting such notice on the campus website and the school message board and marquee. • When school is not in session (such as summer and winter break and weekends), "night lighting" shall not be permitted, and only required security lighting shall be illuminated.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-4	All structures shall incorporate nonreflective exterior building materials in their designs, and the use of reflective glass shall be prohibited.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-5	The pool lighting shall be designed to meet safety requirements of 30 foot candles over the pool and 20 foot candles over the deck as measured at the water level, while also minimizing light spill, glare, and skyglow to the extent feasible to ensure proper lighting levels necessary for competitive water polo play. Pool lighting shall be turned off within ½ hour of aquatic use and the 2-	Construction Contractor, Santa Monica-Malibu Unified School District	During design of the pool phase (before construction and operation)	Santa Monica-Malibu Unified School District	

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	foot candle safety perimeter lighting shall be turned off with all other automatic campus lighting.				
5.2 AIR QUALITY					
AQ-1	Construction bids for Phase 1 through 4 activities at the Project Site shall specify use of offroad equipment that meets the United States Environmental Protection Agency (US EPA) Tier 4 interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated that such equipment is not available. In the event the equipment is not available, as demonstrated by the contractor, Tier 3 equipment retrofitted with a California Air Resources Board's Level 3 Verified Diesel Emissions Control Strategy (VDECS) shall be used. The following shall be specified in the construction bid: • Construction contractors shall use engines that meet US EPA Tier 4 Interim emission standards for equipment over 50 horsepower. • Construction contractors shall maintain a list of all operating equipment in use on the Project Site in use for more than 20 hours for verification by the District. The construction equipment list shall state the makes, models, and number of construction equipment on-site. • Construction contractors shall ensure that all equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. • Construction contractors shall communicate with all sub-contractors in contracts and construction documents that all non-essential idling of construction equipment is restricted to five minutes or less in compliance with CARB Rule 2449. Construction contractors shall be responsible for ensuring that this requirement is met.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.3 BIOLOGICAL RESOURCES					
BIO-1	Pre-Construction Burrowing Owl Surveys and Avoidance: In the year prior to initiation of Proposed Project activities in Phase 4, and/or before recommencing construction activities if suspended/delayed for six months or more, a qualified biologist shall conduct pre-construction burrowing owl surveys in accordance with the 2012 CDFW Burrowing Owl Consortium Survey Protocol and Mitigation Guidelines (CDFW 2012). If wintering or	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of Phase 4 of the Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	breeding burrowing owl are observed adjacent to the impact area, mitigation shall be conducted in accordance with the CDFW guidelines (CDFW 2012).				
BIO-2	Pre-Construction Nesting Bird Surveys: To the extent possible, vegetation removal shall be conducted during the non-breeding season (i.e., September 1 to January 31) in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the breeding season for nesting birds/raptors (i.e., February 1–August 31), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). If construction activities are delayed or suspended for more than 7 days during the breeding season, nesting bird surveys shall be repeated before construction activities can begin or restart. In addition, nesting bird surveys shall be conducted prior to starting phased Project construction and activities. The absence of nesting birds and raptors shall be considered valid only until the following breeding season. The area will be surveyed for 2 hours between dawn and 10:00 AM on five occasions with at least one week between surveys. If there is appropriate habitat for owls on site, on at least three of the surveys, surveys will also be conducted during the period immediately before nightfall. The nesting bird/raptor Survey Area will include a buffer of 300 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors (including burrowing owl). If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed. If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted by increased activity around the nest, the Biologist shall determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 300 feet for nesting birds; 300 to 500 feet for nesting raptors. The active nest will be protected within the designated buffer until nesting activity has ended. Any protective buffers will be mapped on construction plans and designated as "Environmentally Sensitive Areas". Construction can proceed within the	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest or the nest has failed).				
BIO-3	Vegetation Assessments: Vegetation types shall be verified prior to work activities occurring in Phases 2 and 4 if seven years have elapsed from the latest point in time the vegetation mapping described in this Biological Assessment was conducted (April 15, 2021). Vegetation types in the BSA shall be assessed during a field visit and compared to the vegetation types mapped and described herein. Any changes shall be documented in a revised vegetation map and provided to the City of Malibu and the District. Special status vegetation types shall be identified, and if impacts are anticipated, the Proposed Project shall comply with Mitigation Measure, BIO-4.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of Phases 2 and 4 of Project	Santa Monica-Malibu Unified School District	
BIO-4	Special Status Vegetation Types: The loss of special status vegetation types within the impact area is considered a significant impact. These vegetation types will be restored onsite or, if appropriate, offsite at a ratio of not less than 1:1, as agreed to by the City of Malibu and the District. A revegetation program shall be implemented in accordance with a City-approved landscape palette on all graded areas not utilized for improvements or structures. The revegetation program will be submitted to the City of Malibu for review and approval by a qualified biologist prior to issuance of grading permits. Restoration will consist of seeding and container planting of appropriate species. Impacts are considered less than significant after implementation of the following measures: A detailed restoration program will be developed prior to map recordation and implemented, and will contain the following items: • *Responsibilities and qualifications of the personnel to implement and supervise the plan*. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan will be specified. • *Site selection*. The site(s) for mitigation will be determined in coordination with the District and the City of Malibu. The site will be located in a dedicated open space area and will be contiguous with other natural open space areas.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• *Site preparation and planting implementation*. The site preparation will include the following: 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) erosion control measures (i.e., rice or willow wattles), and 6) native seed mix application. • *Schedule.* Establishment of restoration/revegetation sites will be conducted between October 1 and January 30. Seeding and planting of container plants will take place immediately after preparation of the restoration sites. • *Maintenance plan/guidelines*. The maintenance plan will include the following: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. • *Monitoring Plan*. The monitoring plan will include the following: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the City, 4) monthly reports for the first year and bimonthly reports thereafter, and 5) annual reports which will be submitted to the City for three to five years. The monitoring will be conducted for three to five years, depending upon the performance of the mitigation site. • *Long-term preservation.* Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. • *Performance standards will be identified and will apply for the revegetation of special status vegetation types.* Revegetation will be considered successful at three years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored, and created habitat areas. In addition, earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas				

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the Project biologist. These limits will be identified on the grading plan. The District will submit a letter to the City of Malibu verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside of the construction boundary.				
BIO-5	RWQCB and CDFW Jurisdiction Areas: Upon completion of construction activities, impacts to approximately 0.033 acre of non-wetland RWQCB and CDFW jurisdictional waters will be mitigated within the Proposed Project boundaries at a minimum ratio (i.e., no less than) of 1:1 through the creation of 0.033 acre of non-wetland jurisdictional waters. Acquisition of a § 1602 "lake or streambed alteration" agreement from the CDFW and waste discharge requirements from the RWQCB would be required. Prior to the final submittal of a Report of Waste Discharge from the RWQCB, and/or CDFW notification of lake or streambed alteration, the District will develop a mitigation plan for the RWQCB, CDFW, and City of Malibu. The objective of the mitigation is to ensure no net loss of habitat values as a result of the Proposed Project. The detailed restoration program shall contain the following items: • *Responsibilities and qualifications of the personnel to implement and supervise the plan*. The responsibilities of the landowner, specialists and maintenance personnel that would supervise and implement the plan will be specified and shall include the demonstration of having successfully completed at least 3 mitigation projects of similar size and scope within the last 5 years including the design and implementation of an irrigation system to ensure that the plantings and seeds are irrigated during periods of below average rainfall. The specialists that would supervise and implement the plan would include habitat restoration specialists, wildlife biologists, arborists, botanists, landscape contractor, and irrigation specialists. • *Site selection*. The site(s) for the mitigation will be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• *Site preparation and planting implementation.* The site preparation will include the following: 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) temporary irrigation installation, 6) erosion control measures (i.e., rice or willow wattles), 7) native seed mix application, and 8) native container species. • *Schedule. A* schedule will be developed which includes planting and seeding to occur in late fall and early winter, between October 1 and January 30 in order to optimize the successful establishment and germination of native plants and seeds. • *Maintenance plan/guidelines.* The maintenance plan will include the following: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. • *Monitoring Plan.* The monitoring plan will include the following: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly reports thereafter, and 5) annual reports which will be submitted to the resource agencies for three to five years. Coordination will take place on a regular basis between the biological monitor, landscape contractor and irrigation specialist with regard to non-native species targeted for removal as well as irrigation schedule to ensure that the restoration in on track for achievement of performance criteria. In addition, remedial as well as contingency measures shall also be specified should the site not meet specified performance standards. The site will be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the District may request from RWQCB and CDFW to be released from monitoring requirements. • *Long-Term Preservation.* Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.				

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Performance standards will be identified and will apply for the restoration of riparian habitat. Revegetation will be considered successful at three years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing and restored and/or created habitat areas. The qualifications of the personnel to implement and supervise the plan would include the demonstration of having successfully completed at least 3 mitigation projects of similar size and scope within the last 5 years including the design and implementation of an irrigation system to ensure that the plantings and seeds are irrigated during periods of below average rainfall. The specialists that would supervise and implement the plan would include habitat restoration specialists, wildlife biologists, arborists, botanists, landscape contractor, and irrigation specialists.				
BIO-6	Adherence to City of Malibu Tree Protection Ordinance: Prior to initiation of Proposed Project activities in each Phase of the Proposed Project, the tree survey map created for the Proposed Project (Appendix C) shall be consulted and if impacts to any protected trees are anticipated, the Proposed Project shall comply with mitigation included in the Malibu Local Coastal Program Native Tree Protection Ordinance.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.4. CULTURAL RESOURCES					
CUL-1	Prior to issuance of any permits allowing ground-disturbing activities for the Proposed Project (for each individual phase of the Project), the District shall ensure that an archaeologist who meets the Secretary of the Interior's standards for professional archaeology and a Qualified Paleontologist (or someone cross-trained in both areas) has been retained for the Project and will be on-call during all grading and other significant ground-disturbing activities. The Qualified Archaeologist and Paleontologist shall ensure that the following measures are followed for the Project: • Prior to any ground disturbance, the Qualified Archaeologist/Paleontologist, or their designee, shall provide worker environmental awareness protection training to construction personnel regarding regulatory requirements for the protection of cultural	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)

(prehistoric and historic) and paleontological resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural or paleontological resources be made during construction.
• In the event that unanticipated cultural or fossil-bearing material is encountered during any phase of project construction, all construction work within 100 feet of the find shall cease and the Qualified Archaeologist/Paleontologist shall assess the find for importance. Construction activities may continue in other areas. If the discovery is determined to not be important by the Qualified Archaeologist/Paleontologist, work will be permitted to continue in the area.
  • If a find is determined to be important by the Qualified Archaeologist/Paleontologist, he or she shall immediately notify the District. The District shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: (1) is not eligible for the CRHR; or (2) that the treatment measures have been completed to their satisfaction.
  • If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify the Los Angeles County Medical Examiner-Coroner (as per § 7050.5 of the California Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code (PRC), and AB 2641 will be implemented. If the Medical Examiner-Coroner determines the remains are Native American and not the result of a crime scene, the Medical Examiner-Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American				

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.				
5.6 GEOLOGY AND SOILS					
GEO-1	Design recommendations listed in the Geotechnical Report prepared for the Proposed Project shall be followed. These include, but are not limited to, seismic design parameters, foundation design, retaining wall, grading, trenching, etc. Details of these recommendations are included in Appendix H.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
GEO-2	Design recommendations regarding future irrigation systems identified in the Geotechnical Report shall be followed to ensure that irrigation shall not be allowed within at least 10-feet-horizontally around structures supported on shallow spread footings and/or with slabs-on-grade. Details of these recommendations are included in Appendix H.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.11 NOISE					
N-1	Construction contractors shall implement the following measures for construction activities conducted at the Project Site during each phase of construction. Construction plans submitted to the District shall identify these measures on demolition, grading, and construction plans. The District shall verify that grading, demolition, and/or construction plans submitted include these notations prior to demolition, grading, and/or building construction.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• During the active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds) wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulic- or electric-powered wherever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators and air compressors shall be located as far as feasible from noise-sensitive uses. • The District's construction contractors and subcontractors shall be required through contract specifications to locate construction staging areas, construction worker parking, and material stockpiling as far away from vibration- and noise-sensitive sites as possible. Additionally, these activities shall be located away from occupied buildings on campus, occupied residential dwellings adjacent to the campus, and other sensitive receptors, where feasible. Prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours as well as the contact information of the District's and contractor's representatives who are authorized to respond in the event of a noise or vibration complaint. If the contractor's authorized representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the District. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the				

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws. • Notification shall be mailed to owners and occupants of all developed land uses immediately bordering or directly across the street from the Proposed Project Site providing a schedule for major construction activities through the duration of the construction period. When construction activity would occur within 100 feet of nearby receptor property lines, contractors shall erect temporary noise barriers where feasible. The temporary noise barrier shall have a minimum height of 12 feet and be free of gaps and holes. The barrier can be (a) a ¾-inch-thick plywood wall OR (b) a hanging acoustical blanket/curtain with a surface density or at least 1.5 pounds per square foot. • Prior to construction, the contractor shall submit to the District a list of equipment and activities required during construction to ensure proper planning of the most intense construction activities during time periods that would least impact campus operations. When construction activity would occur within 150 feet of active classrooms, contractors shall ensure that interior classroom noise levels do not exceed 50 dBA Leq. Feasible methods to achieve this include those listed above, scheduling work during less sensitive time periods when the classroom is not in use, and classroom use rescheduling to move active classes away from high noise construction activities, as necessary. Construction activities within 50 feet of occupied classrooms would be prohibited during preparation and testing for National Standardized testing days of students at MMHS.				
N-2	The proposed bus barn shall be an enclosed structure constructed of wood, masonry, concrete, or other similar solid material (e.g., not corrugated metal). The structure will have no gaps and minimal window area. All bus testing shall be conducted inside the enclosed bus barn.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of the relocated bus barn	Santa Monica-Malibu Unified School District	
5.14 TRANSPORTATION					
T-1	During each phase of construction activity, SMMUSD shall work with the City of Malibu Public Works Department to develop and implement a Construction	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Traffic Mitigation Plan that is specific to the needs of each phase and shall include the following: • Haul trucks and vendor truck traffic ingress and egress to/from the construction area shall not occur 30 minutes before or after student arrival and dismissal times—8:30 am Monday through Friday, 1 pm to 3 pm Monday through Thursday, and 12 pm to 1:30 pm on Friday. • The plan shall eliminate curbside parking on the south side of Morning View Drive south of the construction staging area to provide adequate turn radius and site distance to access for trucks entering and leaving work sites. This would apply to construction Phases 1, 2, and 3 only, which would have access via the segment of Morning View Drive adjacent to the school frontage. • The plan shall include a Traffic Education Program to assist in educating parents, students, and staff on drop-off/pick-up procedures specific to each phase of construction. Informational materials shall be disseminated regarding student drop-off and pick-up procedures via regular parent/school communication methods and shall be posted on the school website. • The use of portable message signs and information signs at construction sites shall be employed as needed. • Construction activities for each phase shall be coordinated with the responsible agency departments, including the City of Malibu Public Works and Planning Departments, and the Los Angeles County Sheriff and Fire Departments no less than 10 days prior to the start of the work for each phase. Notification shall specify whether any temporary vehicle, pedestrian, or bicycle construction detours are needed, if construction work would encroach into the public right-of-way, or if temporary use of public streets surrounding the Project Site is needed.				
T-2	To facilitate safe and efficient vehicular and pedestrian circulation during student drop-off and pickup, times during Phase 1, prior to initiation of construction activities, SMMUSD shall work with the City of Malibu Public Works Department to develop and implement a Traffic and Parking C Plan to include the following:	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Designation of vehicular drop-off and pick-up areas outside Morning View Drive at off-street Parking Lots A, D, and E. Vehicular access to these lots shall allow vehicles to enter and return from the area from the intersection of Morning View Drive at PCH. • Student drop-off and pick-up shall be implemented in a counterclockwise circulation pattern. Figure 7 (see Appendix L) depicts vehicular circulation patterns that shall be used in Parking Lots A, D, and E during Phase 1 construction. • The school shall educate students and parents on drop-off and pick-up routes and procedures. This may be achieved with a combination of information bulletins shared with students and parents.				
T-3	Construction scheduling during Phases 2 to 4 shall be scheduled such that any activities that would result in potential lane closures along Morning View Drive, including, but not limited to, reconstruction of the student drop-off/pick-up area and sidewalks along Morning View Drive, shall be limited to summer months when school is not in session to eliminate conflicts with local traffic and pedestrian activities.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of Phases 2 and 4 of Project	Santa Monica-Malibu Unified School District	
T-4	The SMMUSD shall coordinate with the City of Malibu Public Works Department to relocate crosswalks and school-area signage in relation to the proposed access driveways according to City of Malibu and applicable State criteria. Crossing guards shall be relocated as necessary, based on the ultimate location of crosswalks.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.16 WILDFIRE					
W-1	The District and its general contractor will prepare a Construction Fire Protection Plan (CFPP) that shall be implemented during all phases of construction activity. The CFPP will be approved by the County of Los Angeles Fire Department (LACoFD) prior to building construction and may also be reviewed and approved in phases based on the phased development of the Proposed Project. The CFPP shall include, but not be limited to, guidance for: • Prevention, control, and extinguishment of fires during construction activities. • Smoking- and fire-related rules, storage, and parking area.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

Table 2-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Delineating work areas from natural/open space areas and establishing sufficient setbacks. • Vegetation management prior to and during construction activity, consistent with LACoFD protocols. • Requirement to use spark arrestors on construction equipment. • Limiting the type and duration of construction activities during red flag warning events issued by the National Weather Service covering the project area.				
GEO-1	Design recommendations listed in the Geotechnical Report prepared for the Proposed Project shall be followed. These include, but are not limited to, seismic design parameters, foundation design, retaining wall, grading, trenching, etc. Details of these recommendations are included in Appendix H.	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

2. Mitigation Monitoring Process

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MALIBU HIGH SCHOOL INCREMENT 03

30215 MORNING VIEW DR.,
MALIBU, CA 90265
APN:4469-017-900

A# 03-125562
FILE #19-H24



PROJECT NUMBER
31722

Received
9/24/2026
Planning Dept.

Submittal	Date
SCHEMATIC DESIGN	01/23/2026
50% DESIGN DEVELOPMENT	02/20/2026
CDP	04/24/2026

ATTACHMENT 2

LPA
ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

COVER SHEET

3-G0.00

FAR TABLE 1 UPDATE

SITE	ACRES	(E) BUILDING(S) AREA	(E) FAR	(N) BLDG AREA	(N) TOTAL BLDG(S) AREA	(N) FAR
EXISTING MERGED SITE (W/ JCES)	49.46	203,734 SF	0.095	N/A	N/A	N/A
PHASE 0: DEMO JCES (36,544 SF)	49.46	167,190 SF	0.074	N/A	N/A	N/A
PHASE 1 + REMAINING EXISTING SITE	49.46	229,449 SF	0.101	N/A	N/A	N/A
PHASE 2 + REMAINING EXISTING SITE	49.46	204,765 SF	0.108	N/A	N/A	N/A
PHASE 3A + REMAINING EXISTING SITE	49.46	223,172 SF*	N/A	11,044 SF	234,216 SF	0.108
MAXIMUM ALLOWABLE FAR			0.150			0.150

* INCLUDES PREVIOUS PHASE TOTAL SF MINUS DEMOLITION REQUIRED FOR THIS PHASE

233,172 SF - 10,080 SF** = 234,216 SF

** SEE "PH 3A DEMO" UNDER PROPOSED PH 3A COMPONENTS HEADING

EXISTING + PHASE 3A PARKING

EXISTING PARKING LOT	EXISTING SPACES	PROPOSED CHANGES	PARKING PHASE 3A
SPACE PARKING LOT (E)	150	REMAINS	150
LOWER PARKING LOT (D)	59	REMAINS	59
STUDENT PARKING LOT A	127	REMOVE (2) STALLS TO PROVIDE (1) ADDITIONAL ADA STALL	126
PARKING LOT D (PH1 HS)	61	REMAINS	61
TOTAL PROVIDED	**396**		**396**
TOTAL REQUIRED PER LIP			320
		SURPLUS:	76

PARKING REQUIRED (MALIBU LIP)

BUILDING	PROPOSED CHANGES	CLASSROOM / LAB / TEACHING STATION	PARKING PHASE 2
EXISTING HIGH SCHOOL			
BUILDING C (PH1 HS BUILDING)	REMAINS	31	217
BUILDING F (300 BLDG): MUSIC BUILDING	REMAINS	3	21
BUILDING H (600 BLDG): CAFETORIUM	REMAINS	2	14
BUILDING J (700 BLDG): GYMNASIUM	REMAINS	2	14
BUILDING J1 GYMNASIUM	REMAINS	0	0
SUBTOTAL - HIGH SCHOOL		38	266
EXISTING MIDDLE SCHOOL			
BUILDING A/B: ADMIN/LIBRARY	REMAINS	11	22
BUILDING E: CLASSROOM BUILDING	REMAINS	15	30
BUILDING D (NEW MS HUB BUILDING)	REMAINS	1	2
BUILDING D1 (NEW MS GYM BUILDING)	REMAINS	0	0
SUBTOTAL - MIDDLE SCHOOL		27	54
SHARED AMENITIES (N) CONSTRUCTION			
BUILDING L (AQUATICS FIELD HOUSE)		1	2
BUILDING L1 (AQUATICS COMMUNITY BUILDING)		0	0
		TOTAL	**320**

PROPOSED PH 3A COMPONENTS AND SPECIFIC PLAN QUANTITIES

PH 3A NEW CONSTRUCTION	PROPOSED AREA	SPECIFIC PLAN AREA (TABLE 10)	PROPOSED HEIGHT	SPECIFIC PLAN MAXIMUM HEIGHT
PH 3A NEW AQUATICS FIELD HOUSE (BUILDING L)	9,227 SF	48,012 SF*	28 FT	28 FT
PH 3A NEW AQUATICS COMMUINTY (BUILDING L1)	1,817 SF		15 FT 4 IN (BUILDING) 13 FT (CANOPY)	28 FT
PH 3A BUILDING TOTAL	11,044 SF	48,012 SF*		

* NEW CONSTRUCTION SQUARE FOOTAGE INCLUDES L & L1 IN THIS PACKAGE, PHASE 3A. TOTAL SF IN SPECIFIC PLAN ACCOUNTS FOR ALL OF PHASE VALUE TO BE UPDATED IN PHASE 3B SUBMITTAL INCLUDING ALL PHASE 3 WORK.

PH 3A DEMO	AREA	SPECIFIC PLAN AREA (TABLE 3)	REMARKS
(E) 10 PORTABLE BUILDINGS	10,080 SF	10,080 SF	1 PORTABLE @1,920SF, 8 PORTABLES @ 960 SF, 1 PORTABLE @ 480 SF
PH 3A DEMO TOTAL	10,080 SF	10,080 SF	

* DEMOLITION WORK FOR THIS PHASE INCLUDES 10 OF THE 13 PORTABLES LISTED IN TABLE 3.

EARTHWORK (FOR CDP USE ONLY)	PROPOSED	SPECIFIC PLAN (TABLE 11)	REMARKS
APPROXIMATE CUT	11,728 CY**	25,300 CY	
APPROXIMATE FILL	2,383 CY**	14,000 CY	
NET (EXPORT) / PROJECT PHASE TOTAL	9,345 CY	39,300 CY	

NOTE:
1. EARTHWORK QUANTITIES INDICATED ARE FOR REFERENCE ONLY (NOT FOR BID OR PAYMENT). THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL QUANTITIES

* NET EXPORT = SOIL LEAVING THE SITE, AS DEFINED BY THE CITY OF MALIBU TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE. QUANTITY NOTED ABOVE DOES NOT EXCEED THE PH 3A CUT QUANTITY LISTED IN THE SPECIFIC PLAN

** PROPOSED CUT AND FILL FOR WORK SHOWN IN THIS PACKAGE, PH 3A. TOTAL SF IN SPECIFIC PLAN ACCOUNTS FOR ALL PHASE 3. VALUE TO BE UPDATED IN PHASE 3B SUBMITTAL INCLUDING ALL PHASE 3 WORK.

OTHER PH 3A COMPONENTS:

1. CONSTRUCTION OF FIRE LANE FOR NEW BUILDING ACCESS
   A. REFER TO SHEETS 2-G1.10 AND 2-G1.11.
1. NEW SITE RAMP ON NORTH END OF CAMPUS FOR SERVICE AND ACCESIBLE ACCESS TO UPPER FIELDS
   A. REFER TO SHEET 3-C2.01
2. ASSOCIATED GRADING AND UNDERGROUND UTILITY WORK AND SITE IMPROVEMENTS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION & MATERIALS SHALL BE AS SPECIFIED & IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS & THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXG SURVEY MONUMENTS WHICH MAY BE DISTURBED THROUGH CONSTRUCTION ACTIVITIES DEEMED NECESSARY FOR PRESERVATION BY THE CIVIL ENGINEER. IF SUCH MONUMENTS WERE DISTURBED, THE APPLICANT SHALL HAVE A LICENSED LAND SURVEYOR QUALIFIED CIVIL ENGINEER REESTABLISH ANY SUCH MONUMENTATION DAMAGED OR DESTROYED DURING THE CONSTRUCTION OF THE PROJECT & SUBMIT "PRELIMINARY CORNER RECORDS" TO THE CIVIL ENGINEER AFTER REPLACEMENT. AFTER APPROVAL BY THE CIVIL ENGINEER, THE APPLICANT SHALL FILE THE CORNER RECORDS WITH THE COUNTY SURVEYOR. PRIOR TO THE EXONERATION OF ANY SECURITY, EVIDENCE OF SUCH FILING SHALL BE FURNISHED TO THE CIVIL ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT TRUCK ROUTES SHALL BE STEERED AWAY FROM RESIDENTIAL AREAS.
5. THE CONTRACTOR SHALL ENSURE THAT TRUCKS HAULING DIRT ON PUBLIC ROADS TO & FROM THE SITE SHALL BE COVERED OR WILL MAINTAIN A 6" DIFFERENTIAL BETWEEN THE MAX HGT OF ANY HAULED MATERIAL & THE TOP OF THE HAUL TRAILER. HAUL TRUCK DRIVERS SHALL WATER THE LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORT.
6. THE CONTRACTOR SHALL ENSURE THAT GRADED SURFACES USED FOR OFF ROAD PARKING, MATERIALS LAY-DOWN, OR AWAITING FUTURE CONSTRUCTION SHALL BE STABILIZED FOR DUST CONTROL AS NEEDED. FREQUENTLY ACCESSED UNPAVED AREAS SHALL BE PAVED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT TO PUBLIC RIGHTS-OF-WAY.
7. THE CONSTRACTOR SHALL COORDINATE ANY LANE CLOSURES OR DETOURS WITH THE CITY/COUNTY. FLAG PERSONS & APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE USED AS NEEDED TO MINIMIZE CONSTRUCTION ACTIVITY INTERFERENCE WITH OFF-SITE-TRAFFIC.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS & EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
9. SHOULD A CONFLICT OCCUR BETWEEN DWGS & SPECIFICATIONS, THE MORE COSTLY CONDITION SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
10. THE CONTRACTOR SHALL CONFINE HIS OPERATION ON THE SITE TO AREAS PERMITTED BY OWNER.
11. THE JOBSITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS & LITTER & SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATION.
12. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
13. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, AND/OR PATCHING OF HIS WORK THAT MAY BE REQ TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY & SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
14. STRUCTURAL OBSERVATION WILL BE PERFORMED BY THE STRUCTURAL ENGINEER. WHEN REQ, A STATEMENT IN WRITING SHALL BE GIVEN TO THE BUILDING OFFICIAL, STATING THAT THE SITE VISITS HAVE BEEN MADE & WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS & SPECIFICATIONS.
15. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM & RETURN THEM TO THE CONTRACTOR (WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING) FOR PLAN CHECK APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION.
16. PROVIDE ALL ACCESS PANELS AS REQ BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQ WITH ARCHITECT PRIOR TO INSTALLATION.
17. NO PORTION OF WORK REQ A SHOP DWG OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH CORRECTED SHOP DWGS. AND SAMPLES.
18. DIMENSIONS:
    A. ALL DIMS SHALL TAKE PRECEDENCE OVER SCALE.
    B. ALL DIMS ARE TO FACE OF STUD / CONCRETE / MASONRY UNO
    C. CLG HGT DIMS ARE FROM FACE OF SLAB TO FACE OF FIN CLG MATERIAL UNO
19. DO NOT SCALE DRAWINGS
20. PROVIDE ALL NECESSARY BLOCKING, BACKING, & FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, AC EQUIP, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQ.
21. WHERE LARGER STUDS OR FURRING ARE REQ TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNO.
22. ALL DOORS SHALL BE OPERABLE FROM THE INSIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQ BY THE APPLICABLE CODES. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF TRAVEL.
23. ALL GLASS AND GLAZING SHALL COMPLY WITH THE APPLICABLE CODES.
24. WALL AND CLG MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN THE APPLICABLE CODES.
25. SURVEYORS CERTIFICATE REQ PRIOR TO FINAL COMPLETION.
26. THE CONTRACTOR SHALL COMPLY WITH THE APPLICABLE CODES FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
27. A DSA CERTIFIED CLASS 1 PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT (DSA) SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, CALIFORNIA BUILDING STANDARDS ADMINISTRAIVE CODE (PART 1, TITLE 24, CCR)
28. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQ TESTS AND INSPECTIONS FOR THE PROJECT.
29. CHANGE TO THE APPROVED DWGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY DSA, AS REQ BY SECTION 4-338, PART 1, TITLE 24, CCR.
30. THE INTENT OF THESE DWGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXG CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQ WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(c), PART 1, TITLE 24, CCR)

FIRE AND LIFE SAFETY NOTES

1. PLANS FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION. SUBMIT PLANS IN A MANNER WHICH WILL NOT IMPEDE THE PROGRESS OF CONSTRUCTION.
2. FIRE SPRINKLER SYSTEMS & INSTALLATION SHALL CONFORM W/ THE APPLICABLE STANDARDS AND CODES.
3. FIRE SPRINKLER SYSTEMS TO BE TIED INTO THE ALARM SYSTEM PER THE APPLICABLE CODES.
4. AUTOMATIC SPRINKLER SYSTEM(S) SHALL BE SUPERVISED BY AN APPROVED CENTRAL OR REMOTE STATION SERVICE, AND/OR SHALL BE PROVIDED W/ A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL.
5. FIRE SPRINKLER SYSTEM(S) & ALL CONTROL VALVES SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER THE APPLICABLE CODES.
6. FIRE HYDRANT & FIRE SPRINKLER SYSTEM(S) SHALL BE FLUSHED THOROUGHLY BEFORE CONNECTION IS MADE TO EXISTING SYSTEM STUBOUTS & WITNESSED BY THE PROJECT INSPECTOR.
7. A HYDROSTATIC TEST (200 PSI PRESSURE FOR 2 HRS. OR @ 50 PSI IN EXCESS OF THE MIN. STATIC PRESSURE WHEN IT IS IN EXCESS OF 150 PSI) SHALL BE WITNESSED BY THE PROJECT INSPECTOR PRIOR TO COVERING PIPING JOINTS.
8. A 3' CLR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQ OR APPROVED PER THE APPLICABLE CODES.
9. THRUST BLOCKS SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
10. ALL PIPE SHALL BE UL LISTED FOR FIRE SERVICE SYSTEMS, CLASS 200 MIN.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED W/I 100' FROM A PUBLIC FIRE HYDRANT PER THE APPLICABLE STANDARDS AND CODES.
12. FIRE SPRINKLER RISER SHALL BE LOCATED WITHIN 5 FT OF THE EXT WALL (OR AS REQ BY THE AHJ) AND TERMINATE 6" ABV FF
13. AN ALL-WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE OR AS REQ BY THE AHJ.
14. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE & COMBUSTIBLE LIQUIDS, FLAMMABLE & COMPRESSED GASES & OTHER HAZARDOUS MATERIALS SHALL COMPLY W/ THE APPLICABLE CODES.
15. EXIT SIGNS SHALL BE POSTED OVER EXIT DOORS & DIRECTIONAL EXIT SIGNS SHALL BE LOCATED TO DIRECT PERSONS TOWARD EXIT DOORS.
16. EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRONICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR, FOR A DURATION OF 90 MINUTES PER THE APPLICABLE CODES.
17. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
18. ACCESS GATE(S) SHALL BE OPENABLE W/ FIRE DEPT MASTER KEY FROM THE EXTERIOR.
19. CURBS ALONG FIRE LANES SHALL BE PAINTED SAFETY RED & MARKED "FIRE LANE NO PARKING" W/ 3" WHITE LETTERS ON THE TOP OF CURBING EVERY 30' AS INDICATED ON THE APPROVED DRAWINGS.
20. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW & EXG BLDGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE APPLICABLE CODES.
21. PROVIDE PERMANENT OR TEMPORARY STANDPIPES WHILE BUILDING IS UNDER CONSTRUCTION PER THE APPLICABLE CODES.
22. PROVIDE FIRE EXTINGUISHERS PER THE REQ THE APPLICABLE STANDARDS AND CODES.

APPLICABLE CODES

LIST OF APPLICABLE CODES

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
- 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
- 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
- 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

ZONING

ASSESSOR'S PARCEL NUMBER(S) (APN):
4469-017-900

MALIBU MUNICIPAL CODE (MMC) ZONING DESIGNATION: I (INSTITUTIONAL)

GENERAL PLAN LAND USE DESIGNATION: INSTITUTIONAL DISTRICT ZONE

SETBACKS:
- FRONT:
  - REQUIRED: 10 FT
  - PROPOSED: 740 FT 9 IN
- SIDES:
  - REQUIRED: 100 FT WHEN ADJACENT TO ESHA
  - PROPOSED: 458 FT 4 IN
- SIDE YARD SETBACKS:
  - REQUIRED: 5 FT, 10% OF LOT WIDTH OR 10 FT (WHICHEVER IS GREATER) WHEN ADJACENT TO A RESDENTIALLY-ZONED PARCEL
  - PROPOSED: 1,556 FT
- REAR:
  - REQUIRED: 5 FT, 15 FT WHEN ADJACENT TO RESIDENTIAL
  - PROPOSED: 828+ FT

IMPERMEABLE LOT COVERAGE:

TOTAL LOT AREA: 50.72 ACRES

PROPOSED PERMEABLE AREA: 38.17 ACRES

PROPOSED IMPERMEABLE AREA: 12.55 ACRES

ALLOWABLE: 25%
PROPOSED: 24.7%

DEMOLITION AND COASTAL DEVELOPMENT PERMIT:
FOR DEMOLITION WITHIN THE LIMIT OF WORK, REFERENCE COASTAL DEVELOPMENT PERMIT NO. 26-015.

VICINITY MAP



PROPOSED SITE
MALIBU MIDDLE & HIGH SCHOOL

ADDRESS:
30215 MORNING VIEW DR.
MALIBU, CA 90265

N
PROJECT NORTH

INCREMENT 01 PROJECT SCOPE

1. CONSTRUCT NEW MAIN DISTRIBUTION FRAME (MDF) BUILDING TO SERVE EXISTING CAMPUS
2. DEMOLITION OF BUILDING K, BUILDING I, EXISTING MDF BUILDING, AND RELOCATABLE BUILDINGS
3. UNDERGROUND UTILITIES

INCREMENT 02 PROJECT SCOPE

1. CONSTRUCT NEW SPECIAL EDUCATION AND CAMPUS WELLNESS CENTER BUILDING C
2. CONSTRUCT NEW GYMNASIUM BUILDING INCLUDING FITNESS STUDIO
3. CONSTRUCT NEW FIRELANE TO SERVE NEW BUILDINGS
4. CONNECT NEW WASTEWATER SYSTEM COMPONENTS TO EXISTING SYSTEM
5. ASSOCIATED GRADING AND UNDERGROUND UTILITY WORK
6. ASSOCIATED SITE IMPROVEMENTS

INCREMENT 03 PROJECT SCOPE

1. CONSTRUCT NEW AQUATICS AND COMMUNITY BUILDINGS
2. CONSTRUCT NEW 50M POOL
3. ASSOCIATED GRADING AND UNDERGROUND UTILITY WORK
4. ASSOCIATED SITE IMPROVEMENTS

LIMIT OF WORK

THE INTENT OF THE LIMIT OF WORK LINE IS TO DESCRIBE IN GENERAL THE AREAS AFFECTED BY PROJECT CONSTRUCTION. IT IS NOT INTENDED TO BE AN EXACT INDICATION OR EDGE OF THE CONSTRUCTION AREA. THE CONTRACTOR SHOULD VISIT THE SITE & BECOME FAMILIAR W/ EXG CONDITIONS & THEIR RELATIONSHIP TO THE WORK PROPOSED IN THE CONTRACT DOCUMENTS. ALL ITEMS NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE WORK SHALL BE INCLUDED. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY & WHAT IS REQ BY ONE SHALL BE BINDING AS IF REQ BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

ADA CONSTRUCTION SUPPORT FACILITIES

ACCESSIBLE CONSTRUCTION SUPPORT FACILITIES

11B-201.4 CONSTRUCTION SUPPORT FACILITIES. These requirements shall apply to temporary or permanent construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions. When provided, toilet and bathing facilities serving construction support facilities shall comply with 11B-213. When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route.

EXCEPTION: During construction an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access.

ABBREVIATIONS

R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
RGTR	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
S SK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
TB	TOWEL BAR
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TPD	TOILET PAPER DISPENSER
TS	TOP OF SLOPE
TV	TELEVISION
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT/HT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAND ARCH	LANDSCAPE ARCHITECT
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO/#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OA	OUTSIDE AIR
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OSA	OUTSIDE
AIRPA	PLANTING AREA
PRCST	PRECAST
PH	PANIC HARDWARE
PL	PLATE
P LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POT	PATH OF TRAVEL
PR	PAIR
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE

PROJECT DIRECTORY

CLIENT INFORMATION

NAME: SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
ADDRESS: 2828 4TH STREET
CITY,STATE, ZIP: SANTA MONICA, CA 90405
DIRECTOR OF FACILITY
TEL: 310-395-3204
CONTACT: CAREY UPTON E-MAIL: cupton@smmusd.org

ARCHITECT

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/769-6286
CONTACT: RICK MUSTO E-MAIL: rmusto@lpadesignstudios.com

LANDSCAPE ARCHITECT

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/701-4080
CONTACT: ANH-THY TOBIN E-MAIL: atobin@lpadesignstudios.com

CIVIL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/701-4033
CONTACT: ROBERT RICHARDSON E-MAIL: rrichardson@lpadesignstudios.com

STRUCTURAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/769-6201
CONTACT: HARSHDA PRASAD E-MAIL: hprasad@lpadesignstudios.com

MECHANICAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/701-4349
CONTACT: DOUG SEAMARK E-MAIL: dseamark@lpadesignstudios.com

ELECTRICAL ENGINEER

NAME: P2S, INC.
ADDRESS: 5000 EAST SPRING ST., 8TH FL
CITY,STATE, ZIP: LONG BEACH, CA 90815
TEL: 562/497-2999
CONTACT: ALEX SASSOON E-MAIL: alex.sassoon@p2sinc.com

PLUMBING ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/701-4172
CONTACT: GREG WEBB E-MAIL: gwebb@lpadesignstudios.com

POOL DESIGN

NAME: AQUATIC DESIGN GROUP
ADDRESS: 26 FARADAY AVENUE
CITY,STATE, ZIP: CARLSBAD, CA 92008
TEL: 760-444-8316
CONTACT: MICHELLE GABLE E-MAIL: mgable@aquaticdesigngroup.com

SPECIFICATIONS

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/769-6286
CONTACT: RICK MUSTO E-MAIL: rmusto@lpadesignstudios.com

ABBREVIATIONS

DA	DISABLED ACCESS
DBL	DOUBLE
DEPT.	DEPARTMENT
DESC	DESCRIPTION
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOV	FACE OF VENEER (BRICK OR PRECAST)
FOW	FACE OF WALL
FR	FIRE RETARDANT
FPRF	FIREPROOF
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPSUM

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
#	POUND OR NUMBER
(E)	EXISTING
(P)	PAINT
(R)	REMOVE
+/-	DIM TOLERANCE
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACM	ALUM COMPOSITE MATERIAL
ACT	ACOUS CLG TILE
AD	AREA DRAIN
AED	AUTO EXT DEFIBRILLATOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASF	ASSIGNABLE SF
ASPH	ASPHALT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BOC	BACK OF CURB
BOT	BOTTOM
BO	BOTTOM OF
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
BS	BOTTOM OF SLOPE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CIP	CAST IN PLACE
CIV ENG	CIVIL ENGINEER
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK

SYMBOLS

- COLUMN LINES
- SURFACE DRAINAGE ARROW INDICATES DIRECTION OF FLOW
- NORTH ARROW — TRUE NORTH; PROJECT NORTH
- BUILDING SECTION — SECTION ID; SHEET NUMBER (1 / A101, TYP)
- WALL SECTION — SECTION ID; SHEET NUMBER (1 / A101, TYP)
- DETAIL CALLOUTS — DETAIL ID; SHEET NUMBER (1 / A101, SIM)
- DETAIL SECTION — DETAIL ID; SHEET NUMBER (1 / A101, SIM)
- DETAIL REFERENCE — DETAIL ID; SHEET NUMBER (1 / A101, SIM)
- INTERIOR ELEVATIONS — DETAIL ID; SHEET NUMBER (A, B, C, D, A101, SIM)
- ROOM DESIGNATION — ROOM NUMBER; ROOM AREA (Room 101, 150 SF)
- REVISION CLOUD & TAG (OPTIONAL)
- SHADED PORTION POINTS TO SIDE REFERENCED — MATCH LINE, SEE SHEET A101
- DATUM POINT
- KEYNOTE (? TYP.)
- WALL TYPE (SA2U)
- DOOR DESIGNATION
- OPENING DESIGNATION (1t)
- EQUIPMENT TAG (1i)
- FINISH TAG (XX-##)
- LEVEL LINE, CONTROL POINT EL: 12'-8" = ELEVATION/SECTION
- STAIR DIRECTION (DN, UP)
- CENTER LINES, LEVEL LINES
- HIDDEN CONSTRUCTION FEATURE
- BREAK LINE
- EXTERIOR ASSEMBLY REFER TO A8.11 (R1)

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU HIGH SCHOOL
INCREMENT 03

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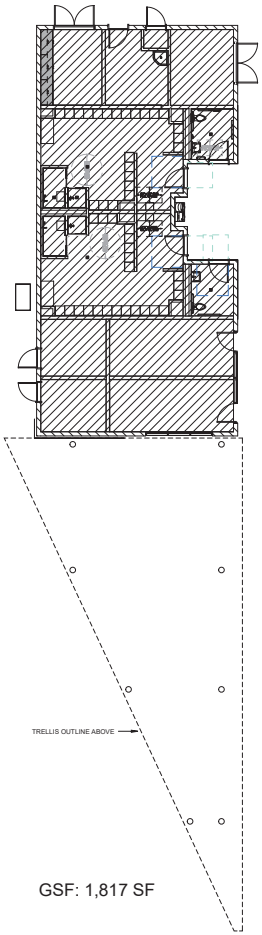
Developed for
SMMUSD

Submittal	Date
SCHEMATIC DESIGN	01/23/2026
50% DESIGN DEVELOPMENT	02/20/2026
CDP SUBMITTAL	04/24/2026

Job Number	31722
Checked By	Checker
Scale	1/8" = 1'-0"

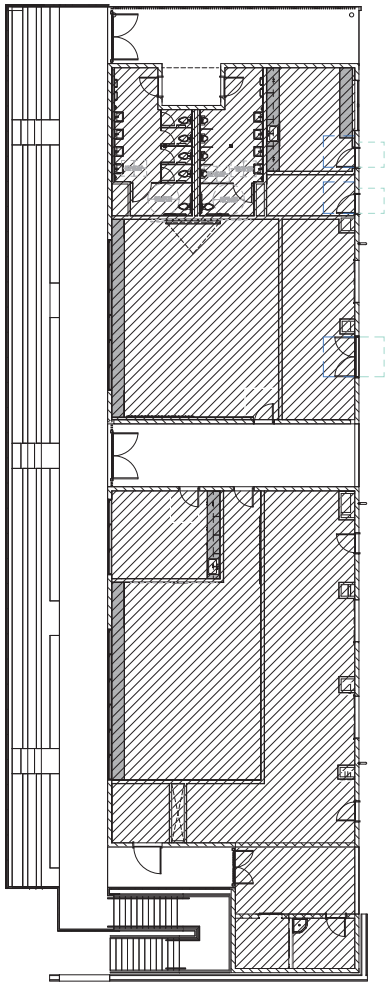
GENERAL PROJECT INFORMATION

3-G0.20



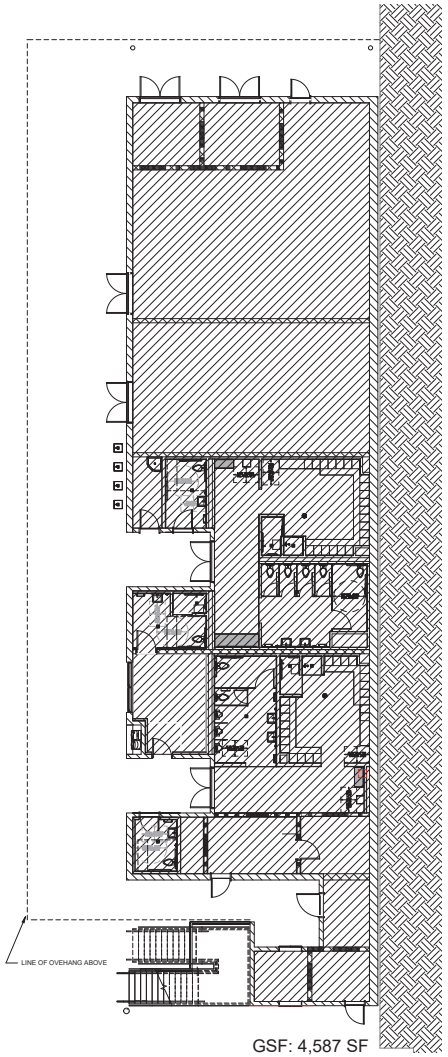
GSF: 1,817 SF

COMMUNITY BUILDING LOWER LEVEL FLOOR AREA | 1/8" = 1'-0" | 21



GSF: 4,640 SF

FIELD HOUSE UPPER LEVEL FLOOR AREA | 1/8" = 1'-0" | 13



GSF: 4,587 SF

FIELD HOUSE LOWER LEVEL FLOOR AREA | 1/8" = 1'-0" | 3-G0.31 | 05

GENERAL NOTES

1. GROSS AREA MEASURED FROM THE INTERIOR FACE OF EXTERIOR WALLS, OR FROM THE CENTERLINE OF A WALL SEPARATING TWO BUILDINGS, BUT NOT INCLUDING INTERIOR PARKING SPACES, LOADING SPACE FOR MOTOR VEHICLES MANEUVERING AREAS, OR ANY SPACE WHERE THE FLOOR-TO-CEILING HEIGHT IS LESS THAN SIX FEET (PER CITY OF MALIBU LIP).

LEGEND

AREA NOT IN SCOPE OF WORK

GENERAL NOTES

FIELD HOUSE (BUILDING L):

LOWER LEVEL:	4,587 SF
UPPER LEVEL:	4,640 SF
COMMUNITY BUILDING (BUILDING L1):	1,817 SF
TOTAL:	**11,044 SF**

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Developed for
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Revision	Date

Submittal	Date
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DESIGN DEVELOPMENT	02/20/2026
50% CONSTRUCTION DOCUMENTS	04/24/2026

Job Number	31722
Checked By	Checker
Scale	1/8" = 1'-0"

PH 3 BUILDING AREAS

3-G0.31



SITE FIRE ACCESS PLAN 1" = 60'-0" 3-G1.10 05

LEGEND

- LIMIT OF WORK
- EXISTING BUILDING
- (N) BUILDING
- EXISTING FIRE LANE
- (N) FIRE LANE; REF: CIVIL DWGS FOR EXTENT OF AC AND CONCRETE
- FIRE HYDRANT

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By J. Yanez
Fire Prevention Engineer

Date 08/26/2026
FEPC 2026-2312

SEPARATE APPROVAL REQUIRED FOR:

- ☐ Underground fire line plans
- ☑ Fire sprinkler plans
- ☐ Fire alarm plans NFPA 13 System

SUBMIT PLANS TO:

- ☑ Fire Sprinkler Plan Check Unit
- ☐ Fire Alarm Plan Check Unit

A PDF. set of stamped approved plans are required to be emailed to the jurisdictional Fire Inspection Office upon approval and prior to any inspection requests.

ACTION REQUIRED: Provide the jurisdictional Fire Inspection Office with the stamped PDF. set of approved plans upon approval and 48 hours prior to any inspection request.

Fire Fee Business Code Exemption

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Revision	Date

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50% SUBMITTAL	04/24/2026
DSA SUBMITTAL	06/15/2026

Job Number	31722
Checked By	Checker
Scale	As indicated

SITE FIRE ACCESS PLAN

3-G1.10

SEPARATE APPROVAL REQUIRED FOR:

☐ Underground fire line plans
☑ Fire sprinkler plans
☐ Fire alarm plans NFPA 13 System

SUBMIT PLANS TO:

☑ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By J. Yanez
Fire Prevention Engineer

Date 08/26/2026
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DSA 1-AMM-810

REQUEST FOR ALTERNATE MATERIALS AND METHODS FOR FIRE SERVICE FEATURES

This form is used in conjunction with DSA Policy (PL) 26-01: Requirements for Fire Service Features and Request for Alternate Materials and Methods for Fire Service Features. Please print or type all information or you may complete online and print for signatures. Digital signatures are acceptable. All fields are required to be completed.

1. PROJECT INFORMATION			
Name of School/Facility: MALIBU MIDDLE & HIGH SCHOOL		DSA File #: 19-H24	
Project Scope: NEW 50M POOL, COMMUNITY BLDG & FIELD HOUSE BLDG		DSA App. #: 03-125562	
School District: SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT		Increment # (if applicable): 03	
School District Mailing Address: 2828 4TH STREET			
City: SANTA MONICA	State: CA	Zip Code: 90405	
2. PROJECT CONTACT INFORMATION			
2a. School District Representative: CAREY UPTON		Title: CHIEF OPERATIONS OFFICER	
Email: cupton@smmusd.org		Phone: (310) 395-3204	
2b. Architecture/Engineering Firm Name: LPA DESIGN STUDIOS			
2c. Architect/Engineer of Record: RICK MUSTO			
Email: rmusto@ladesignstudios.com		Phone: (949) 769-6286	
2d. Architecture/Engineering Firm Contact: MAGDALENA PRENDERGAST		Title: PROJECT ARCHITECT	
Email: mprendergast@ladesignstudios.com		Phone: (949) 701-4156	
3. PURPOSE OF REVIEW REQUEST			
Purpose of Request: ☐ Propose Alternate Materials ☑ Propose Alternate Methods			
Applicable Code Year: 2022			
Applicable Code: ☑ CCR Title 19 ☑ California Fire Code (CFC) ☑ California Wildland-Urban Interface Code (CWUIC)			
Applicable Code Section(s):			
4. SCHOOL DISTRICT ACKNOWLEDGEMENT			
The school district acknowledges the proposed alternate materials and methods of compliance pursuant to the requirements of DSA PL 26-01, as specified in Sections 6 through 8.			
Acknowledged By: Carey Upton		Title: Chief Operations Officer	
Signature: Carey W. Upton		Date: 06/22/26	
5. LOCAL FIRE AUTHORITY (LFA) ACCEPTANCE			
Agency Name: COUNTY OF LOS ANGELES FIRE DEPARTMENT			
Reviewing Official: Jarrett Yanez		Title: FPEA II	
Email: jarrett.yanez2@fire.lacounty.gov		Phone: 818-880-0341	
The Local Fire Authority accepts the proposed alternate materials and methods of compliance pursuant to the requirements of DSA PL 26-01, as specified in Sections 6 through 8.			
Reviewer Signature: J. Yanez		Date: 08/26/2026	

DSA 1-AMM-810
REQUEST FOR ALTERNATE MATERIALS AND METHODS FOR FIRE SERVICE FEATURES

6. PROPOSED ALTERNATE MATERIALS AND METHODS FOR FIRE APPARATUS ACCESS ROADS:

6a. Where fire apparatus access roads do not comply with the requirements of DSA PL 26-01 Sections 1.3 and 1.4, complete Sections 6b, 6c, and 6d.

6b. Description of noncomplying condition(s):

MAXIMUM ROAD PULL SHOWN AS 18% OF 20% PER 1.4 EXCEPTIONS 1 & 2 REQUESTED DUE TO THE TOPOGRAPHY OF THE SITE (ARTHUR ASSIS AND THE BUILDING BEING FULLY SPRINKLERED)

6c. Proposed alternate materials and methods for fire apparatus access roads:

6d. Proposed alternate materials and methods accepted by LFA? ☑ YES ☐ NO

7. PROPOSED ALTERNATE MATERIALS AND METHODS FOR FIRE PROTECTION WATER SUPPLIES:

7a. Where fire protection water supplies do not comply with the requirements of DSA PL 26-01 Sections 1.3 and 1.4, complete Sections 7b, 7c, and 7d.

7b. Description of noncomplying condition(s):

N/A

7c. Proposed alternate materials and methods for fire protection water supplies:

N/A

7d. Proposed alternate materials and methods accepted by LFA? ☐ YES ☐ NO

8. PROPOSED ALTERNATE MATERIALS AND METHODS FOR OTHER FIRE SERVICE FEATURES:

8a. Where other fire service features do not comply with the requirements of DSA PL 26-01 Sections 1.3 and 1.4, complete Sections 8b, 8c, and 8d.

8b. Description of noncomplying condition(s):

N/A

8c. Proposed alternate materials and methods for other fire service features:

N/A

8d. Proposed alternate materials and methods accepted by LFA? ☐ YES ☐ NO

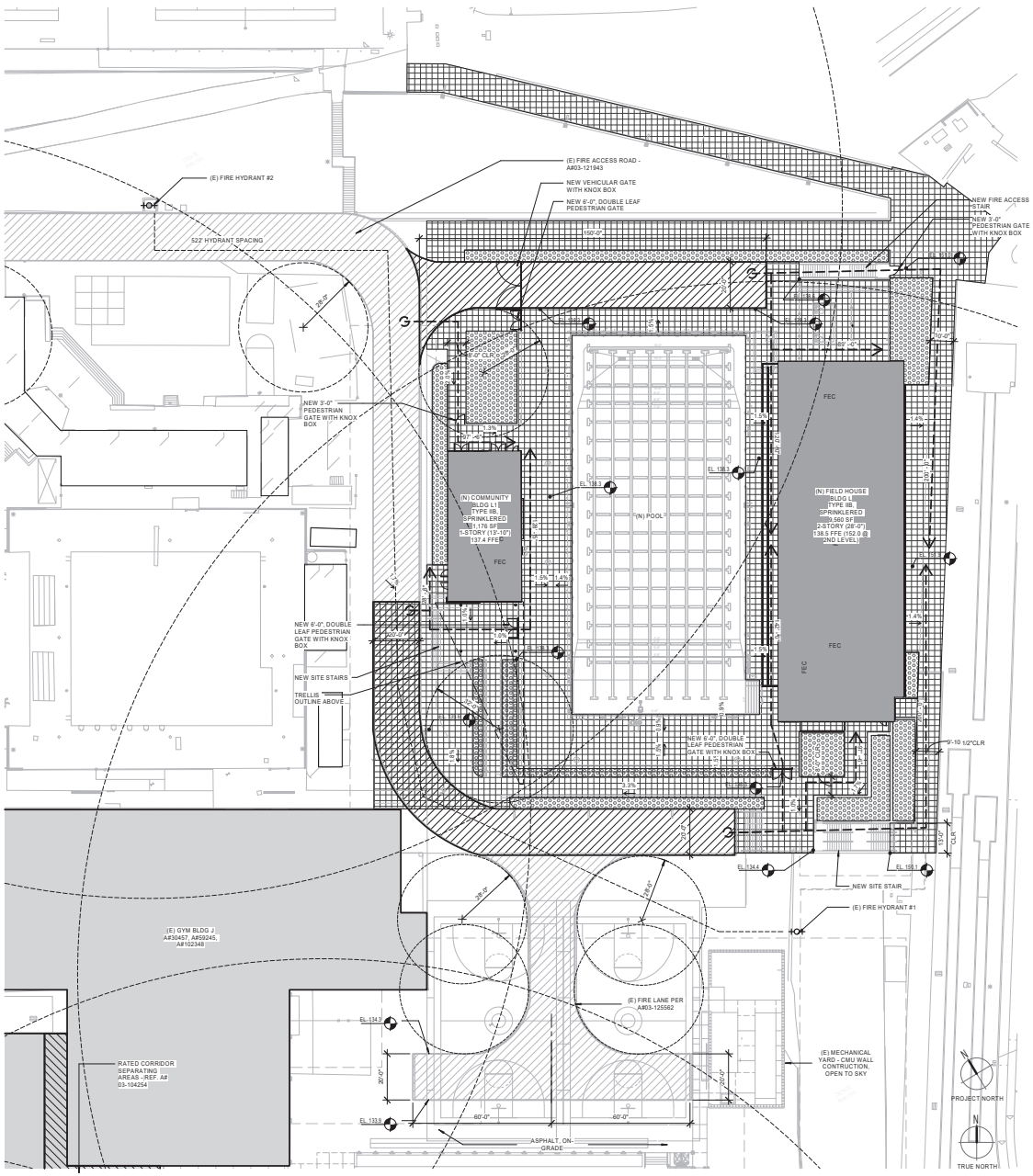
9. SUPPORTING DOCUMENTATION:

☑ Fire access box plan identifying location(s) where the proposed alternate materials and methods apply (required)

☐ Manufacturer product information(s), cut sheets, and/or specifications for proposed alternate material(s)

☐ Letter of concurrence from LFA supporting acceptance of the proposed alternate materials and methods

☐ Detailed description or background information for proposed alternate materials and methods



SITE FIRE ACCESS PLAN - ENLARGED | 1" = 20'-0" 3-G1.11 | 05

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- (N) BUILDING
- EXISTING FIRE LANE
- (N) FIRE LANE; REF: CIVIL DWGS FOR EXTENT OF AC AND CONCRETE
- CONCRETE PAVING
- PLANTING AREAS
- ARTIFICIAL TURF
- FIRE HYDRANT
- X'-XX" HOSE PULL LENGTH

FIRE FLOW & HYDRANT REQUIREMENTS

2022 CALIFORNIA FIRE CODE, APPENDIX B8105.1 (FIRE FLOW REQUIREMENTS FOR BUILDINGS) & APPENDIX CC, TABLE CC105.1 (NUMBER AND DISTRIBUTION OF FIRE HYDRANTS)

FIELD HOUSE (BUILDING L):
(TYPE II-B, 2 STORY, 9,560 SF, FULLY SPRINKLERED)
FIRE FLOW PER TABLE BB105.1: 2,000 GPM FOR 2 HR DURATION

REDUCTION IN REQUIRED FIRE-FLOW UP TO 75%, WITH A MINIMUM FIRE-FLOW RATE OF 1,500 GPM, FOR THE PRESCRIBED DURATION IN TABLE BB105.1 PER 2022 CFC SECTION BB105.1 & DSA POLICY PL 09-01

REDUCED BY 75% FOR APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
REQUIRED FIRE FLOW: 2,750 X 25% = 688 GPM = 1,500 GPM CODE
REQUIRED MINIMUM FIRE FLOW:
MIN REQUIRED FLOW = 1,500 GPM
1,500 GPM FOR 2 HR DURATION @ 20 PSI

COMMUNITY BUILDING (L1):
(TYPE II-B, 1 STORY, 1,176 SF, FULLY SPRINKLERED)
FIRE FLOW PER TABLE BB105.1: 2,000 GPM FOR 2 HR DURATION

REDUCTION IN REQUIRED FIRE-FLOW UP TO 75%, WITH A MINIMUM FIRE-FLOW RATE OF 1,500 GPM, FOR THE PRESCRIBED DURATION IN TABLE BB105.1 PER 2022 CFC SECTION BB105.1 & DSA POLICY PL 09-01

REDUCED BY 75% FOR APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
REQUIRED FIRE FLOW: 2,750 X 25% = 688 GPM = 1,500 GPM CODE
REQUIRED MINIMUM FIRE FLOW:
MIN REQUIRED FLOW = 1,500 GPM
1,500 GPM FOR 2 HR DURATION @ 20 PSI

FIRE FLOW TEST RESULTS - ON-SITE HYDRANTS
(E) HYDRANT #1:
STATIC PRESSURE: 98 PSI
RESIDUAL PRESSURE: 75 PSI
OBSERVED FLOW: 914 GPM
FLOW CALCULATED AT 20 PSI (RES): 1,768 GPM

REQUIRED HYDRANTS (CC105.1):
1 HYDRANTS REQUIRED AT 500 FT SPACING, 250 FT MAX. DISTANCE FROM ANY POINT ON THE STREET OR ROAD FRONTAGE TO A HYDRANT.



FIRE ACCESS NOTES

1. 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.
2. 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 REPLACED OR 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 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.
3. 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 FOUR INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
4. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.
5. 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.
6. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANT, VIA FIRE APPARATUS ACCESS, ON-SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 300 TO 400 FEET. ALL ON-SITE FIRE HYDRANTS SHALL HAVE A MINIMUM FIRE-FLOW OF 1,250 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE FIRE FLOW SHALL BE LESSER OF EITHER THE REQUIRED FIRE FLOW OF THE BUILDING, OR 2,500 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS. ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET FROM A STRUCTURE OR PROTECTED BY A 2-HOUR FIRE WALL, IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1.
7. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-2/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
8. REFERENCE SHEET 2-3-A6.11 FOR ADDITIONAL INFORMATION REGARDING SITE PEDESTRIAN GATES.

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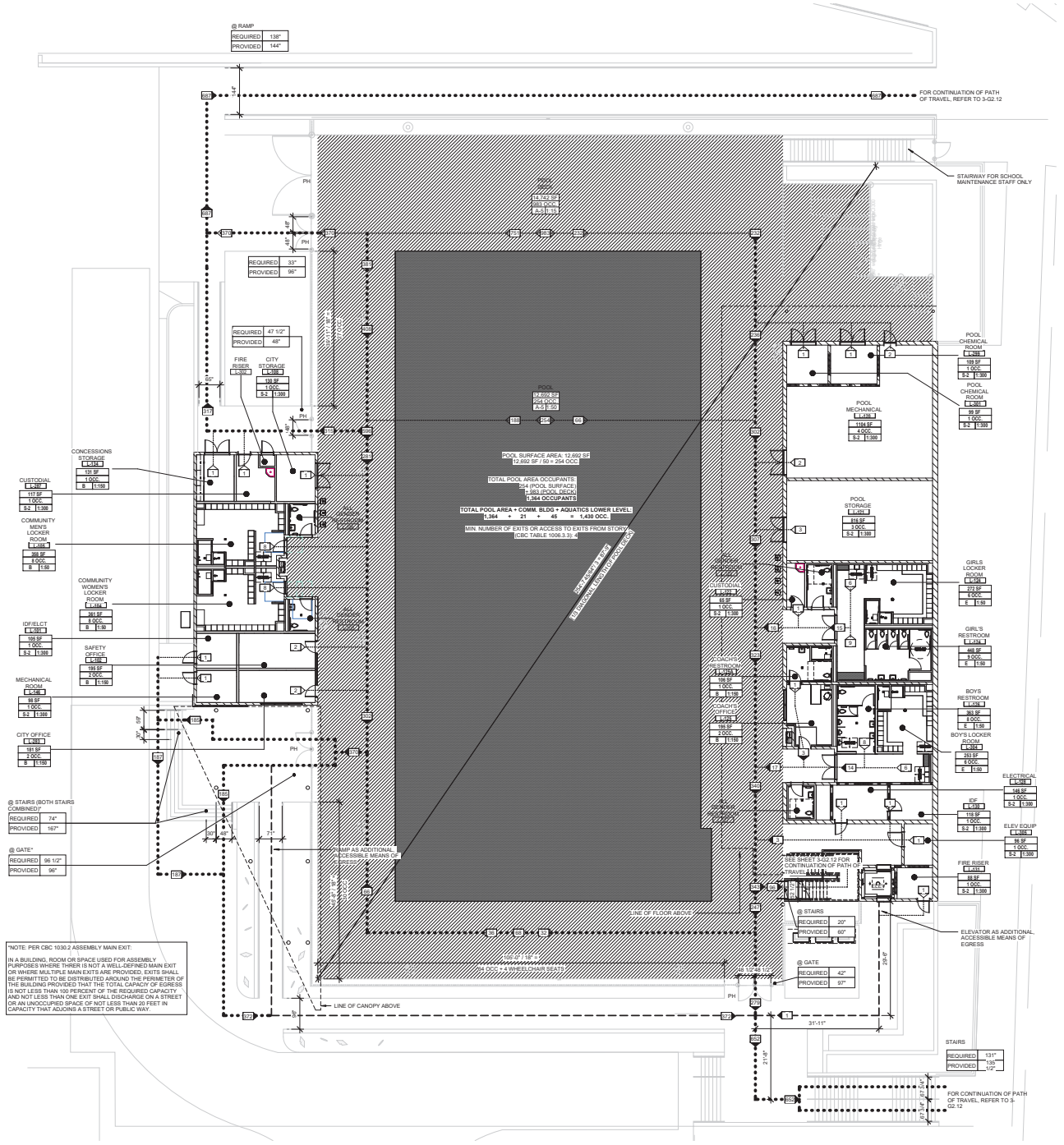
Revision	Date

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DSA PRE-SUBMITTAL	02/20/2026
DSA SUBMITTAL	04/01/2026
DSA RESUBMITTAL	06/15/2026

Job Number	31722
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Scale	As indicated

SITE FIRE ACCESS PLAN - ENLARGED

3-G1.11



LOWER LEVEL EGRESS | 3/32" = 1'-0" | 3-G2.11 | 05

LEGEND

Room Name
ROOM NUMBER
SQUARE FOOTAGE
OCCUPANT LOAD
OCCUPANCY LOAD FACTOR
OCCUPANCY GROUP

1 HOUR RATED PARTITION
2 HOUR RATED PARTITION

REQUIRED 0" — EGRESS WIDTH REQUIRED
PROVIDED 0" — EGRESS WIDTH PROVIDED

FE — FIRE EXTINGUISHER CABINET
PH — INDICATES PANIC HARDWARE REQUIRED

INDIVIDUAL ROOM OCCUPANCY LOAD
COMBINED ROOM OCCUPANCY LOAD

PATH OF TRAVEL/TRAVEL DISTANCE
COMMON PATH OF TRAVEL / TRAVEL DISTANCE FROM ELEVATOR
OUTLINE OF 1-HR RATED FLOOR ASSEMBLY

CODE ANALYSIS

BUILDING CLASSIFICATION:
BUILDING NAME: AQUATICS
BUILDING USE: SPECTATOR SEATING, LOCKER ROOMS, OFFICES, TEAM ROOMS, CONCESSIONS, & STORAGE
OCCUPANCY*: A-5, E, B, & S-2 (NON-SEPARATED)
ACCESSORY OCCUPANCIES: N/A
*PER DSA IR 10-2 EXERCISE & LOCKER ROOMS ARE E OCCUPANCY WITH OCCUPANT LOAD OF 50 (GROSS)

CONSTRUCTION TYPE: TYPE II-B
FIRE PROTECTION: FULLY SPRINKLERED

BASIC ALLOWABLE AREA AND HEIGHT (CBC 504):
AREA PER STORY*: 43,500 SF
NUMBER OF STORIES*: 3
HEIGHT: 55 FT

*E OCCUPANCY USED AS MOST RESTRICTIVE.

PROPOSED BUILDING AREA:
TOTAL AREA*: 20,207 SF < 43,500 - OK

PROPOSED BUILDING HEIGHT:
NUMBER OF STORIES: 2
HEIGHT: 28 FT < 55 FT - OK

*BUILDING AREAS INCLUDE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE BUT EXCLUDE VENT SHAFTS AND COURTS (CBC 202).

TOTAL OCCUPANT LOAD:
COMMUNITY BUILDING:
SCHOOL LOCKER ROOMS:

FIRE-RESISTANCE RATING REQ FOR BLDG ELEMENTS (CBC TABLE 705.5):

STRUCTURAL FRAME:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
EXTERIOR NONBEARING WALLS:	REFER TO RATING REQ BELOW
INTERIOR NONBEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR **

**FIRE PROTECTION OF MEMBERS OTHER THAN THE PRIMARY STRUCTURAL FRAME SHALL NOT BE REQ, INCLUDING PROTECTION OF THE ROOF FRAMING & DECKING WHERE EVERY PART OF CONSTRUCTION IS 20 FT OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW (CBC 601 EXCEPTION 8)

FIRE-RESISTANCE RATING REQ FOR EXTERIOR WALLS (CBC TABLE 705.5):

1-HOUR PROTECTION*:	X < 10
NO PROTECTION REQUIRED:	X ≥ 10

*X REFERS TO FIRE SEPARATION DISTANCE

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES FOR BUILDINGS (CBC, CHAPTER 4):

A-5 OCCUPANCY:	275 FIXED SEATS = 138 OCCUPANTS*
B OCCUPANCY:	1,239 SF/150 = 8 OCCUPANTS
E OCCUPANCY - CLASSROOM:	2,901 SF/30 = 97 OCCUPANTS
E OCCUPANCY - FITNESS ROOM:	731 SF/50 = 15 OCCUPANTS
A-3 OCCUPANCY - TRELLIS:	2,335 SF/ = 212 OCCUPANTS

*A-5 OCCUPANCY AT SPECTATOR SEATING (FIXED SEATING). PER CPC TABLE 4-1, 50% OF FIXED SEATING VALUE USED AS OCCUPANT LOAD.

REQUIRED FIXTURES FOR BUILDINGS:

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
MEN	3	2	3	2	1
WOMEN	7	-	3		

REQUIRED FIXTURES FOR POOL (CBC 3116B.2):
POOL: 9,855 SF (WATER SURFACE) / 15 = 657 OCCUPANTS (329 FEMALE, 329 MALE)

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SHOWERS
MEN	5	5	4	3	7
WOMEN	6	-	4		7

TOTAL REQUIRED FIXTURES:

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK	SHOWERS
MEN	8	7	8	7	1	7
WOMEN	13	-	8			7

PROVIDED FIXTURES @ (E) FIELD HOUSE:

	WATER CLOSET	URINALS	LAVATORIES
MEN	2	2	3
WOMEN	4	-	3

PROVIDED FIXTURES @ (N) AQUATICS BUILDING:

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK	SHOWERS
MEN	3	5	5	4	2	4
WOMEN	8	-	5			4
GENDER NEUTRAL	5	-	5			7

TOTAL PROVIDED FIXTURES:

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK	SHOWERS
MEN*	9	7	8	4	2	4
WOMEN**	13	-	8			4

* (4) GENDER NEUTRAL WATER CLOSETS INCLUDED IN MALE FIXTURE COUNT.
** (1) GENDER NEUTRAL WATER CLOSET INCLUDED IN FEMALE FIXTURE COUNT.

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INCREMENT 03
30215 MORNING VIEW DR.,
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APN:4469-017-900
Developed for SMMUSD

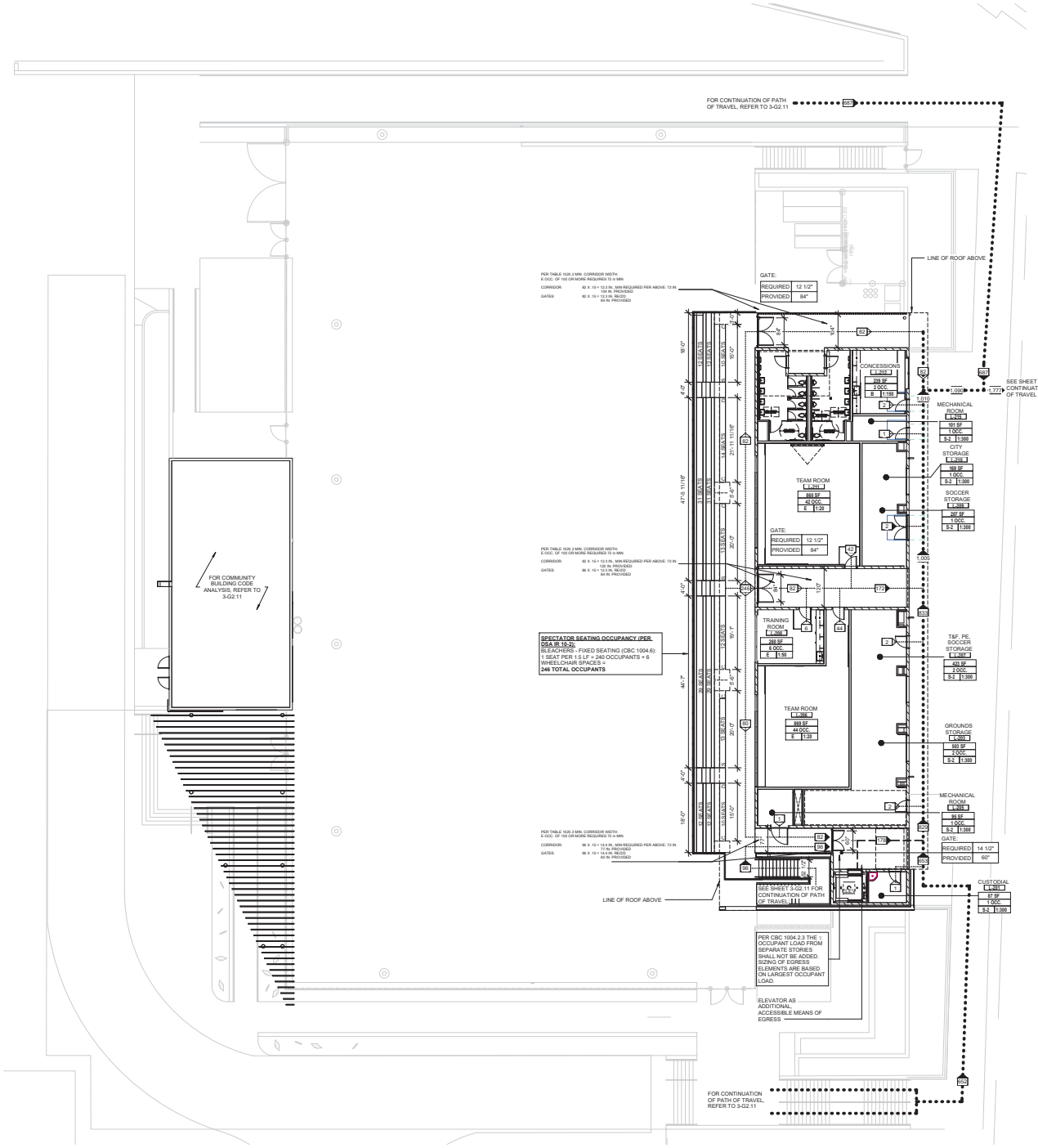
Date
Revision

Submittal | Date
SCHEMATIC DESIGN | 01/23/2026
50% DESIGN DEVELOPMENT | 02/20/2026
50% SUBMITTAL | 04/06/2026

Job Number	31722
Checked By	Checker
Scale	As indicated

LOWER LEVEL CODE ANALYSIS PLAN

3-G2.11



UPPER LEVEL EGRESS | 3/32" = 1'-0" | 3-G2.12 | 05

LEGEND

Room Name
SF
Occ Load OCC
1:LDF

- ROOM NUMBER
- SQUARE FOOTAGE
- OCCUPANT LOAD
- OCCUPANCY LOAD FACTOR
- OCCUPANCY GROUP

1 HOUR RATED PARTITION

2 HOUR RATED PARTITION

REQUIRED	0"
PROVIDED	0"

- EGRESS WIDTH REQUIRED
- EGRESS WIDTH PROVIDED

FE — FIRE EXTINGUISHER CABINET

PH — INDICATES PANIC HARDWARE REQUIRED

- INDIVIDUAL ROOM OCCUPANCY LOAD
- COMBINED ROOM OCCUPANCY LOAD

- PATH OF TRAVEL/TRAVEL DISTANCE
- COMMON PATH OF TRAVEL / TRAVEL DISTANCE FROM ELEVATOR
- OUTLINE OF 1-HR RATED FLOOR ASSEMBLY

SPECTATOR SEATING ANALYSIS:

SPECTATOR SEATING (MAX TOTAL):	234
WHEELCHAIR SPACES (CBC 2022, TABLE 11B-221.2.1.1):	
WHEELCHAIR SPACES REQUIRED:	5
WHEELCHAIR SPACES PROVIDED:	6
COMPANION SEATING (CBC 2022, 221.3): AT LEAST 1 SEAT IMMEDIATELY ADJACENT TO WHEELCHAIR SPACE	
COMPANION SEATING REQUIRED:	5
COMPANION SEATING PROVIDED:	6
SEMI-AMBULANT SEATS (CBC 2022, 11B-221.6): 1% OF TOTAL SEATS, BUT NO FEWER THAN 2	
SEMI-AMBULANT SEATING REQUIRED:	3
SEMI-AMBULANT SEATING PROVIDED:	3
DESIGNATED AISLE SEATS (CBC 2022 11B-221.4): 5% OF AISLE SEATS	
TOTAL AISLE SEATS:	24
DESIGNATED AISLE SEATS REQUIRED:	2
DESIGNATED AISLE SEATS PROVIDED:	2

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Revision	Date

Submittal	Date
SCHEMATIC DESIGN	01/23/2026
DSA SUBMITTAL: DEVELOPMENT	02/20/2026
DSA SUBMITTAL	04/04/2026

Job Number	31722
Checked By	Checker
Scale	As indicated

UPPER LEVEL CODE ANALYSIS PLAN

3-G2.12



SITE PLAN | 1" = 60'-0" | 3-A0.01 | 05

KEYNOTES

01.16 (E) TOW-AWAY SIGNAGE PER Ai#03-125288

LEGEND

- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- BUILDING SETBACK

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Developed for
SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

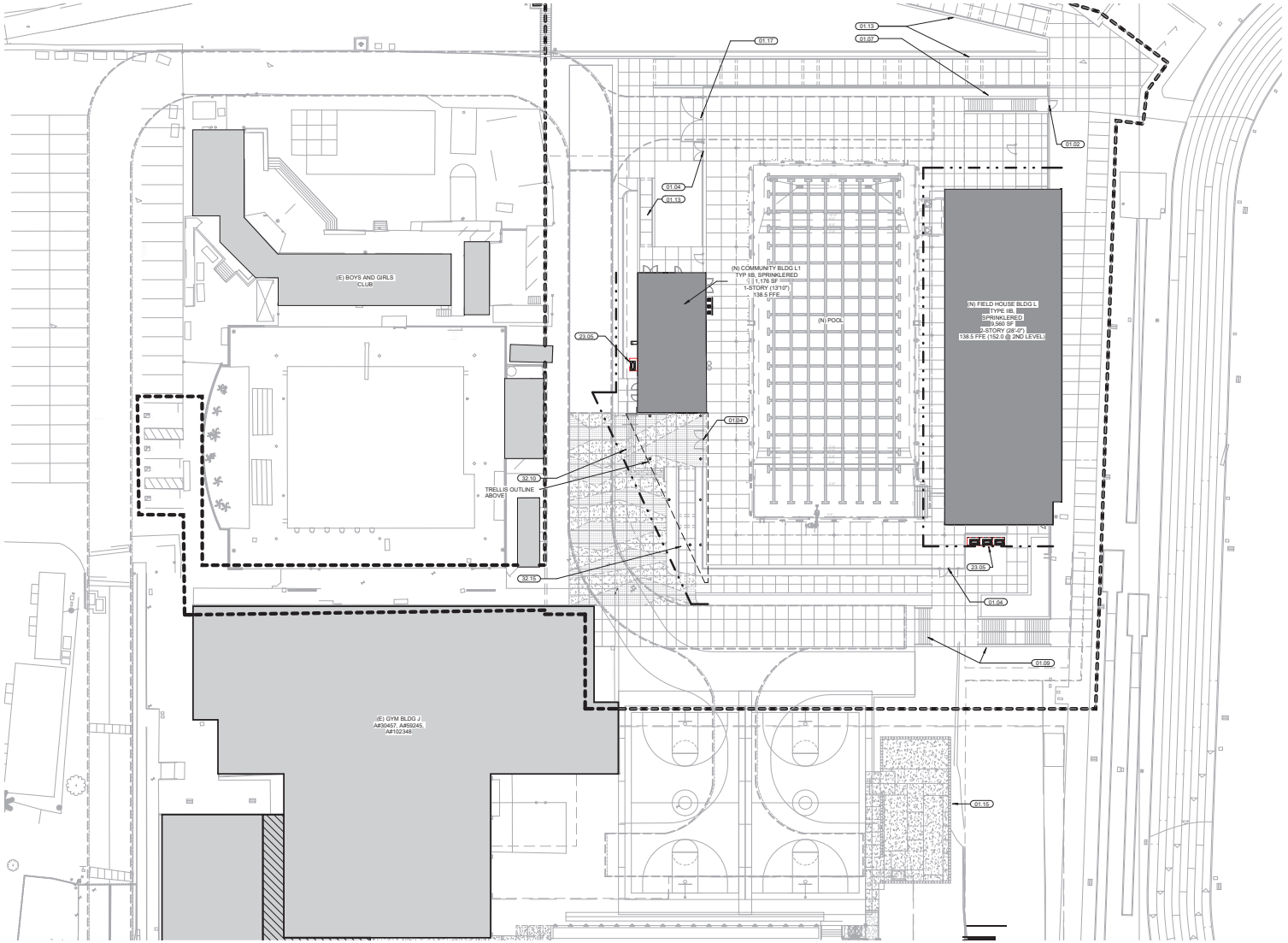
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SCHEMATIC DESIGN	01/23/2026
DESIGN DEVELOPMENT	02/20/2026
50% SUBMITTAL	04/24/2026

Job Number	31722
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Scale	As indicated

CAMPUS PLAN

3-A0.01



ENLARGED SITE PLAN | 1" = 20'-0" | 3-A0.21 | 05

KEYNOTES

01.02	3' WIDE PEDESTRIAN GATE
01.04	6' WIDE PEDESTRIAN GATE
01.07	SITE RETAINING WALL
01.09	SITE STAIR, REF: 05/3-L1.01
01.13	RAMP
01.15	(E) MECHANICAL YARD
01.17	VEHICULAR GATE W/ KNOX BOX
23.05	SPLIT SYSTEM UNITS, REF: M2.01
32.10	SITE STAIR
32.15	SITE RAMP

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- EXISTING BUILDING
- (N) BUILDING
- FIRE LANE

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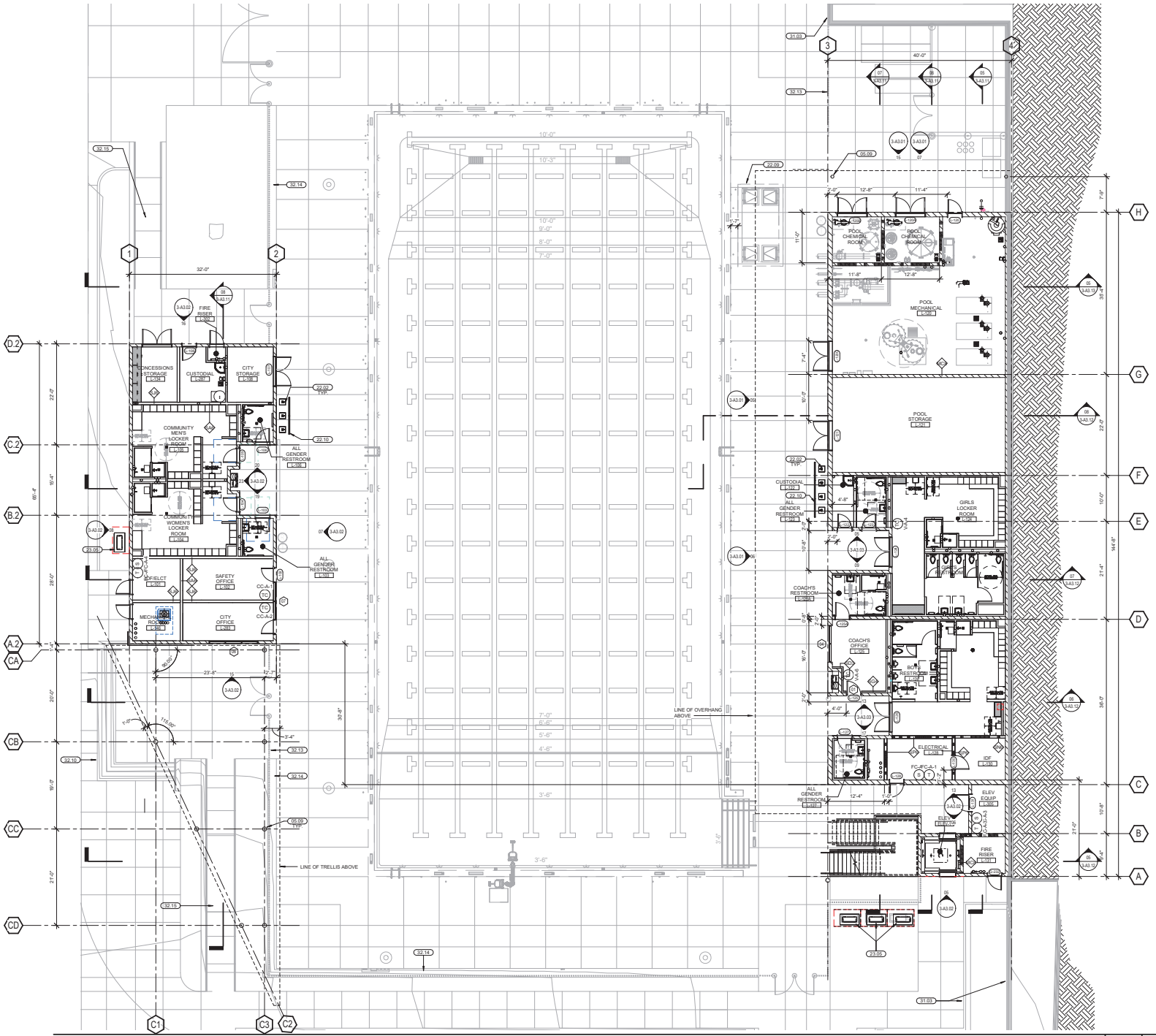
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Submittal	Date
SCHEMATIC DESIGN	01/23/2026
DESIGN DEVELOPMENT	02/20/2026
CD'S 95% REVIEW	04/24/2026

Job Number	31722
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Scale	As indicated

ENLARGED SITE PLAN

3-A0.21



LOWER LEVEL FLOOR PLAN 1/8" = 1'-0" 3-A2.11 | 05

KEYNOTES

05.09	STEEL COLUMN WITH HIGH PERFORMANCE COATING, REFER TO STRUCTURAL
22.02	DECK SHOWERS. RE: PLUMBING DWGS
22.09	SURGE TANK BELOW POOL DECK, REF: AQUATICS
22.10	TRENCH DRAIN, REF: PLUMBING
23.05	SPLIT SYSTEM UNITS, REF: M2.01
31.03	SITE RETAINING WALL, REF: 3-C2.01
32.10	SITE STAIR
32.13	TUBE STEEL SLAT FENCE, REF: 05/3-L1.01
32.14	SEAT WALL W/ INTEGRATED TUBE STEEL SLAT FENCE, REF: 05/3-L1.01
32.15	SITE RAMP

LEGEND

WALL TYPE. LETTER INDICATES WALL TYPE. SEE A9.0X SERIES.

STUD SIZE. NUMBER INDICATES STUD SIZE. SEE A9.0X SERIES. REFER TO S0.91 FOR INTERIOR STUD WALL SCHEDULE

DENOTES NEW MILLWORK

OUTLINE OF 1-HR RATED FLOOR ASSEMBLY

FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET, REF DETAIL:

GENERAL NOTES

1. GROSS AREA MEASURED FROM THE INTERIOR FACE OF EXTERIOR WALLS, OR FROM THE CENTERLINE OF A WALL SEPARATING TWO BUILDINGS, BUT NOT INCLUDING INTERIOR PARKING SPACES, LOADING SPACE FOR MOTOR VEHICLES MANEUVERING AREAS, OR ANY SPACE WHERE THE FLOOR-TO-CEILING HEIGHT IS LESS THAN SIX FEET (PER CITY OF MALIBU LIP).

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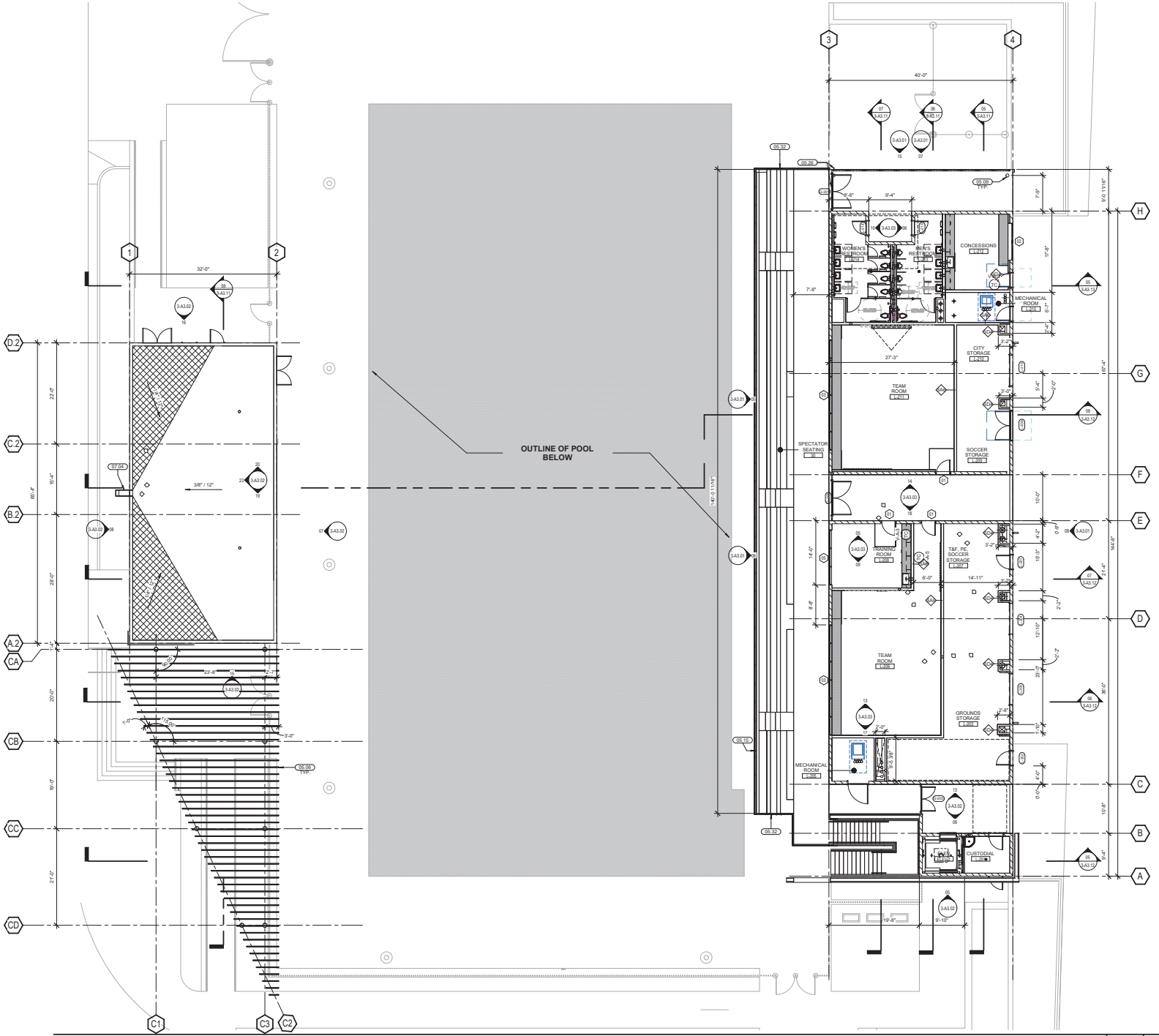
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Job Number	31722
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Scale	1/8" = 1'-0"

LOWER LEVEL FLOOR PLAN

3-A2.11



UPPER LEVEL FLOOR PLAN | 1/8" = 1'-0" | 3-A2.12 | 05

KEYNOTES

05.06	ALUMINUM 'WOOD LOOK' BATTEN SYSTEM (LONGBOARD LINK AND LOCK SYSTEM)
05.09	STEEL COLUMN WITH HIGH PERFORMANCE COATING, REFER TO STRUCTURAL
05.15	72" HIGH STEEL-FRAMED WINDSCREEN WITH HIGH PERFORMANCE COATING & GLASS PANELING.
05.26	STEEL FLAT BAR GUARDRAIL SYSTEM, HIGH PERFORMANCE PAINT
05.32	PERFORATED METAL GUARDRAIL
07.04	SCUPPER WITH DOWNSPOUT

LEGEND

- **WALL TYPE.** LETTER INDICATES WALL TYPE. SEE A9.0X SERIES.
- **STUD SIZE.** NUMBER INDICATES STUD SIZE. SEE A9.0X SERIES. REFER TO S0.91 FOR INTERIOR STUD WALL SCHEDULE
- DENOTES NEW MILLWORK
- OUTLINE OF 1-HR RATED FLOOR ASSEMBLY
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET, REF DETAIL

GENERAL NOTES

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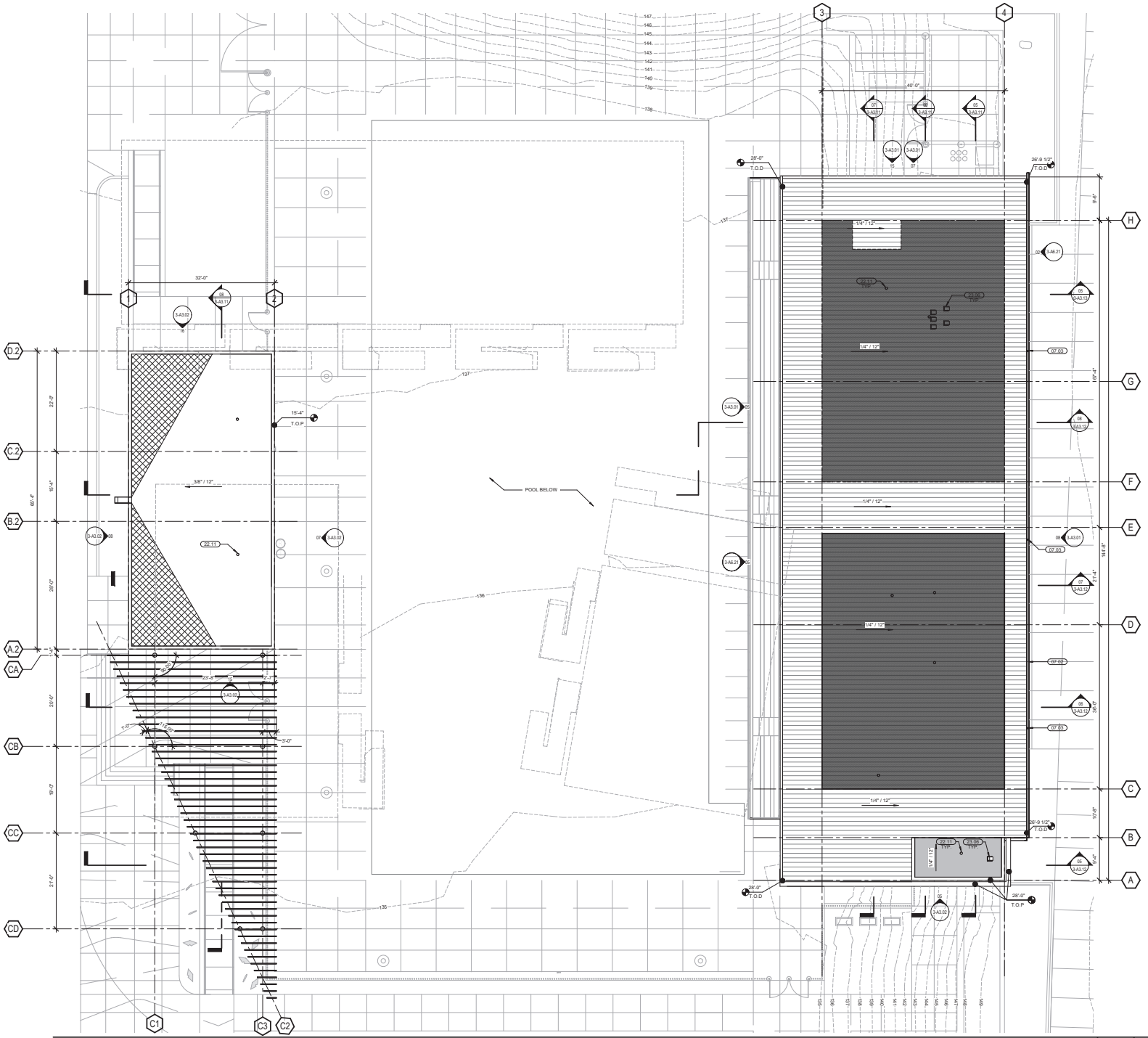
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	01/23/2026
DESIGN DEVELOPMENT	02/27/2026
50% CONSTRUCTION DOCUMENTS	04/24/2026

Job Number	31722
Checked By	Checker
Scale	1/8" = 1'-0"

UPPER LEVEL FLOOR PLAN

3-A2.12



ROOF PLAN | 1/8" = 1'-0" | 3-A2.13 | 05

KEYNOTES

07.02	CUSTOM PROFILE GUTTER WITH INTEGRATED, INTERNAL SLOPE TO DRAIN, FACTORY FINISH TO MATCH STANDING SEAM METAL ROOF
07.03	3" MIN. I.D. DOWNSPOUT, FACTORY FINISH TO MATCH STANDING SEAM METAL ROOF
22.11	VENT THROUGH ROOF, REF: 05/3-P2.03
23.06	ROOF JACK, REF: 05/3-M2.03

LEGEND

- R1 ROOFING SYSTEM, STANDING SEAM METAL ROOF
- R2 ROOFING SYSTEM, STANDING SEAM METAL ROOF W/ R-25 BATT INSULATION
- R3 ROOFING SYSTEM, SINGLE PLY ROOF ASSEMBLY
- R4 ROOFING SYSTEM, SINGLE PLY ROOF ASSEMBLY W/ R-30 RIGID INSULATION
- R4 ROOFING SYSTEM TAPERED RIGID INSULATION CRICKET (SLOPE MIN 1/4" PER FOOT AT VALLEY WHERE CRICKET MEETS ROOF)
- INDICATES ELEVATION (0'-0" DEFINED AS F.F.E. PER CIVIL)
- XX"/XX" DIRECTION OF SLOPE
- T.O.D. TOP OF STEEL DECK
- T.O.P. TOP OF PARAPET
- T.O.S. TOP OF STEEL

GENERAL NOTES

1. ROOFING SYSTEM TO BE CLASS A RATED.
2. ROOF SYSTEM SHALL BE SLOPED A MINIMUM OF 1/4" IN 12 INCHES FOR DRAINAGE. VERIFY PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCIES.
3. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY, WRITTEN CERTIFICATION BY A CALIFORNIA REGISTERED ENGINEER THAT THE ROOF IS IN CONFORMANCE WITH THE APPROVED PLANS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR.
4. INSTALLATION OF THE ROOFING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
5. FOR TYPICAL ROOF PENETRATION SPACING, RE: XX/AX.XX.
6. FOR TYPICAL ROOF PENETRATIONS, RE: AX.XX.
7. ALL PENETRATIONS THROUGH THE ROOF SHALL BE BY THE USE OF A ROUND CONDUIT FOR PIPES, VENTS, RISERS AND EQUIPMENT SUPPORTS. THE USE OF CHANNELS, ANGLES OR UNI-STRUT THROUGH THE ROOF WITH PITCH POCKETS SHALL NOT BE ALLOWED.
8. FOR HORIZONTAL PIPE OR CONDUIT SUPPORT OVER ROOFING SYSTEM, REFER TO NOTE #7.
9. REFER TO WALL SECTIONS FOR PARAPET DETAILS.

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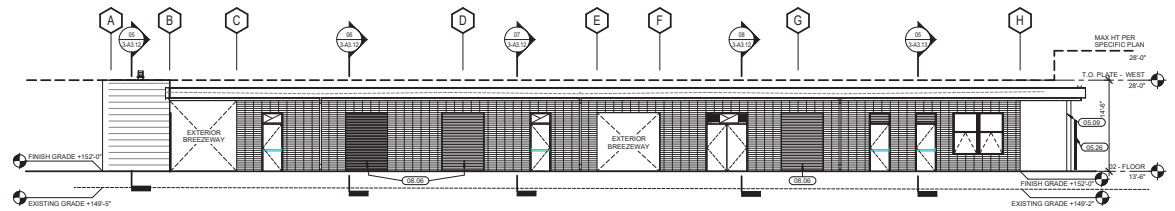
Revision	Date

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SCHEMATIC DESIGN	01/23/2026
DSA SUBMITTAL	02/20/2026
DSA RESPONSE	04/24/2026

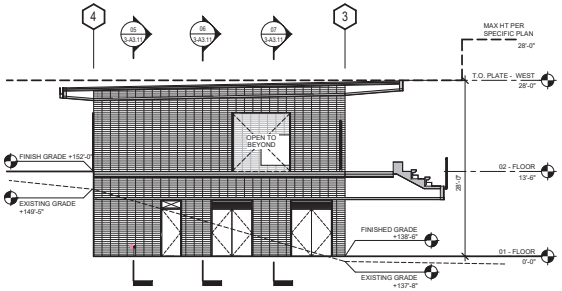
Job Number	31722
Checked By	Checker
Scale	1/8" = 1'-0"

ROOF PLAN

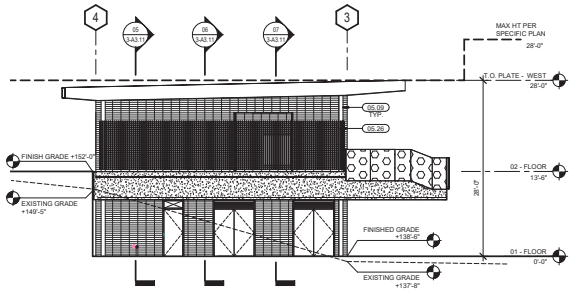
3-A2.13



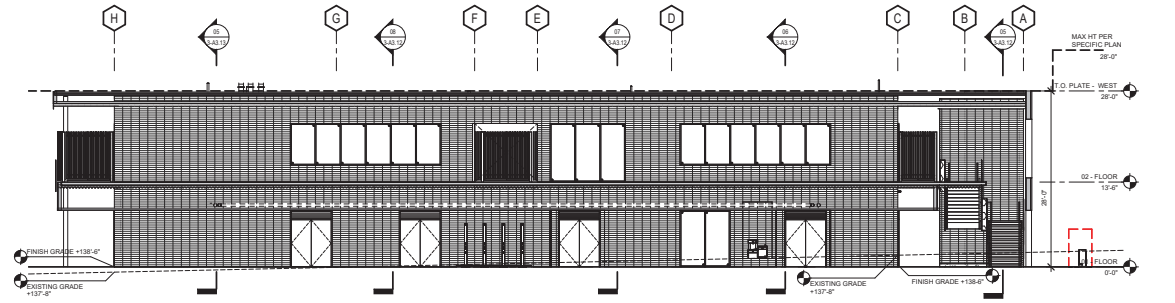
EXTERIOR ELEVATION - FIELD HOUSE - EAST 1 — 1/8" = 1'-0" — 3-A3.01 — 08



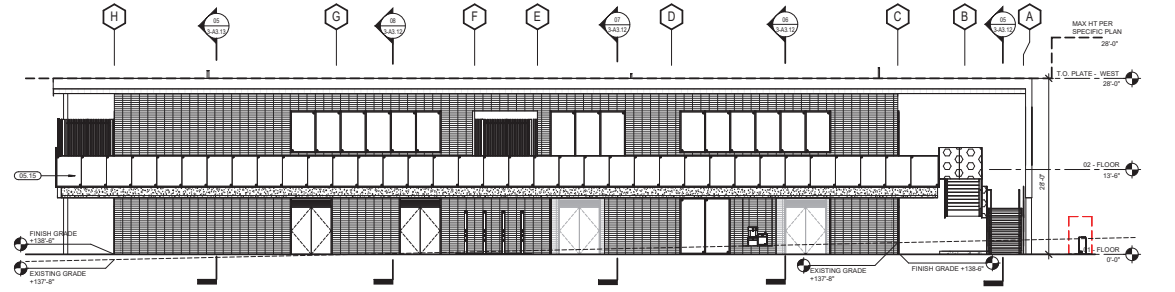
EXTERIOR ELEVATION - FIELD HOUSE - NORTH 2 — 1/8" = 1'-0" — 3-A3.01 — 15



EXTERIOR ELEVATION - FIELD HOUSE - NORTH 1 — 1/8" = 1'-0" — 3-A3.01 — 07



EXTERIOR ELEVATION - FIELD HOUSE - WEST 2 — 1/8" = 1'-0" — 3-A3.01 — 06



EXTERIOR ELEVATION - FIELD HOUSE - WEST 1 — 1/8" = 1'-0" — 3-A3.01 — 05

05.09	STEEL COLUMN WITH HIGH PERFORMANCE COATING, REFER TO STRUCTURAL
05.15	72" HIGH STEEL-FRAMED WINDSCREEN WITH HIGH PERFORMANCE COATING & GLASS PANELING
05.26	STEEL FLAT BAR GUARDRAIL SYSTEM, HIGH PERFORMANCE PAINT
08.06	OPERABLE WINDOW SYSTEM

LEGEND

- CMU, PRECISION BLOCK, COLOR: TBD
- 1" INSULATED GLAZING UNIT - CLEAR (VIRACON VNE 13-63)
- ALUMINUM PERFORATED PANEL SYSTEM, PAINTED FINISH, COLOR: TBD
- FLUSH METAL PANEL, COLOR: TBD
- POLYMER MODIFIED FIBERGLASS REINFORCED PLASTER; PAINTED, COLOR: TBD

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INCREMENT 03
30215 MORNING VIEW DR.,
MALIBU, CA 90265
APN:4469-017-900

Developed for
SMMUSD

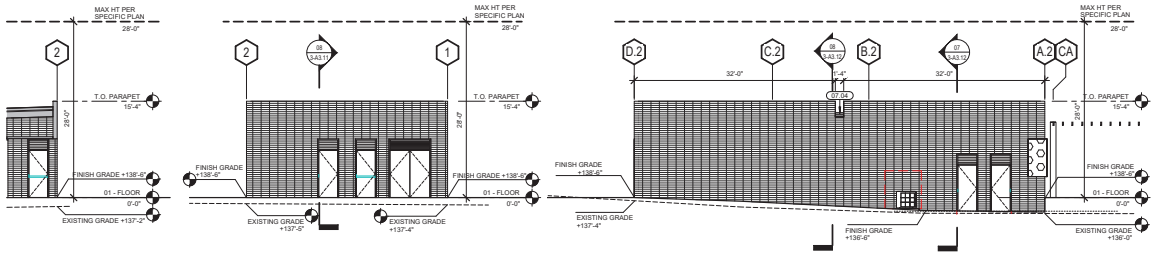
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	01/23/2026
DESIGN DEVELOPMENT	02/27/2026
50% SUBMITTAL	04/24/2026

Job Number	31722
Checked By	Checker
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS

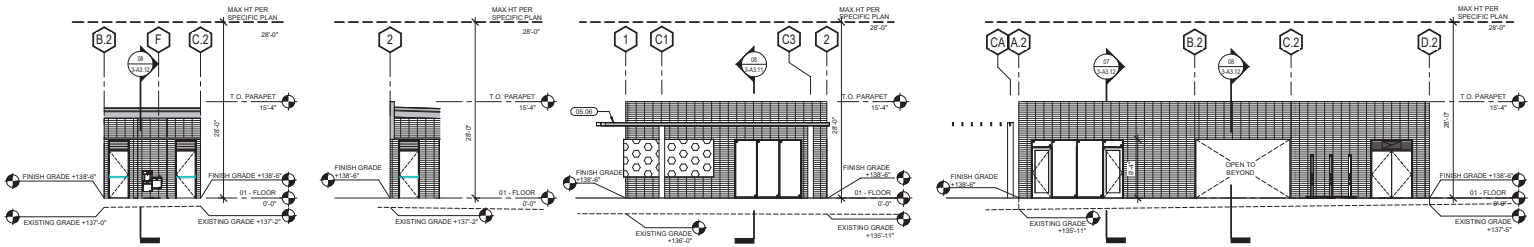
3-A3.01



EXTERIOR ELEVATION - COMMUNITY VESTIBULE NORTH — 1/8" = 1'-0" — 3-A3.02 — 20

EXTERIOR ELEVATION - COMMUNITY - NORTH 4 — 1/8" = 1'-0" — 3-A3.02 — 16

EXTERIOR ELEVATION - COMMUNITY - WEST 3 — 1/8" = 1'-0" — 3-A3.02 — 08

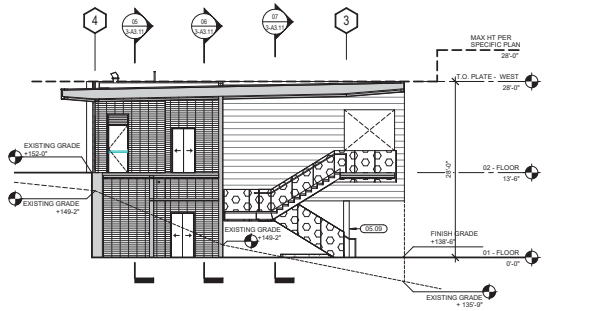


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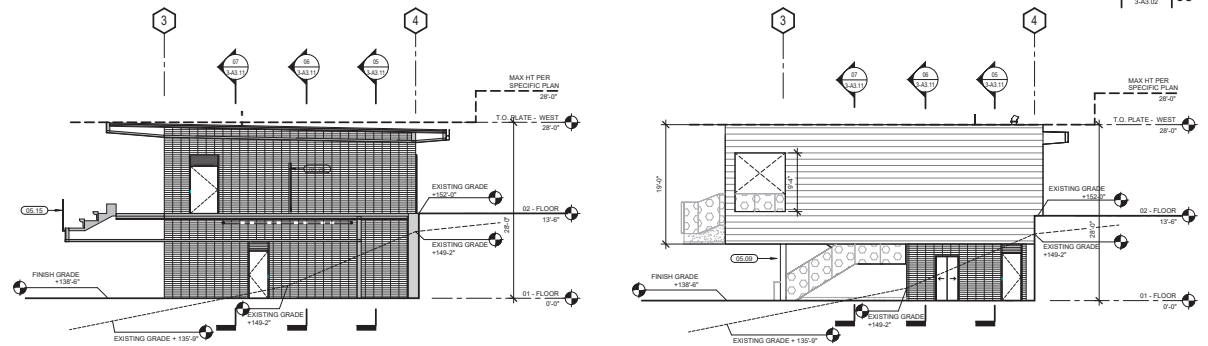
EXTERIOR ELEVATION - COMMUNITY VESTIBULE SOUTH — 1/8" = 1'-0" — 3-A3.02 — 19

EXTERIOR ELEVATION - COMMUNITY - SOUTH 3 — 1/8" = 1'-0" — 3-A3.02 — 15

EXTERIOR ELEVATION - COMMUNITY - EAST 2 — 1/8" = 1'-0" — 3-A3.02 — 07



EXTERIOR ELEVATION - FIELD HOUSE - NORTH 3 — 1/8" = 1'-0" — 3-A3.02 — 06



EXTERIOR ELEVATION - FIELD HOUSE - SOUTH 2 — 1/8" = 1'-0" — 3-A3.02 — 13

EXTERIOR ELEVATION - FIELD HOUSE - SOUTH 1 — 1/8" = 1'-0" — 3-A3.02 — 05

05.06	ALUMINUM 'WOOD LOOK' BATTEN SYSTEM (LONGBOARD LINK AND LOCK SYSTEM)
05.09	STEEL COLUMN WITH HIGH PERFORMANCE COATING, REFER TO STRUCTURAL
05.15	72" HIGH STEEL-FRAMED WINDSCREEN WITH HIGH PERFORMANCE COATING & GLASS PANELING.
05.26	STEEL FLAT BAR GUARDRAIL SYSTEM, HIGH PERFORMANCE PAINT
07.04	SCUPPER WITH DOWNSPOUT

LEGEND

- CMU, PRECISION BLOCK, COLOR: TBD
- 1" INSULATED GLAZING UNIT - CLEAR (VIRACON VNE 13-63)
- ALUMINUM PERFORATED PANEL SYSTEM, PAINTED FINISH, COLOR: TBD
- FLUSH METAL PANEL, COLOR: TBD
- POLYMER MODIFIED FIBERGLASS REINFORCED PLASTER; PAINTED, COLOR: TBD

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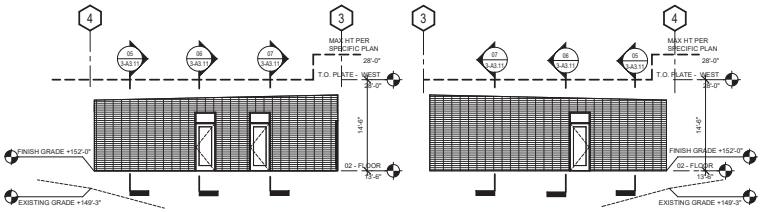
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100% DESIGN DEVELOPMENT	04/24/2026

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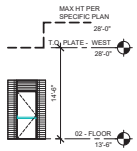
EXTERIOR ELEVATIONS

3-A3.02

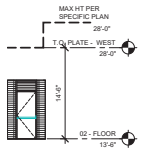


EXTERIOR ELEVATION - FIELD HOUSE - NORTH 7 | 1/8" = 1'-0" | 3-A3.03 | 18

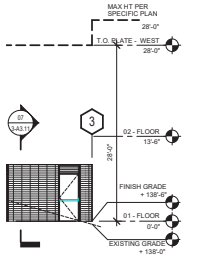
EXTERIOR ELEVATION - FIELD HOUSE - SOUTH 6 | 1/8" = 1'-0" | 3-A3.03 | 14



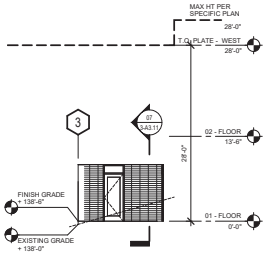
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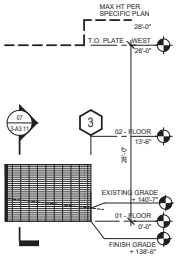
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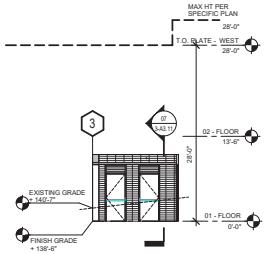
EXTERIOR ELEVATION - FIELD HOUSE - NORTH 6 | 1/8" = 1'-0" | 3-A3.03 | 17



EXTERIOR ELEVATION - FIELD HOUSE - SOUTH 4 | 1/8" = 1'-0" | 3-A3.03 | 13



EXTERIOR ELEVATION - FIELD HOUSE - NORTH 5 | 1/8" = 1'-0" | 3-A3.03 | 09



EXTERIOR ELEVATION - FIELD HOUSE - SOUTH 5 | 1/8" = 1'-0" | 3-A3.03 | 05

LEGEND

- CMU, PRECISION BLOCK, COLOR: TBD
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- FLUSH METAL PANEL, COLOR: TBD
- POLYMER MODIFIED FIBERGLASS REINFORCED PLASTER; PAINTED, COLOR: TBD

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY TO BE MIN R-____.
2. ROOF ASSEMBLY TO BE MIN R-____

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DESIGN DEVELOPMENT	02/27/2026
50% SUBMITTAL	04/24/2026

Job Number	31722
Checked By	Checker
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS

3-A3.03



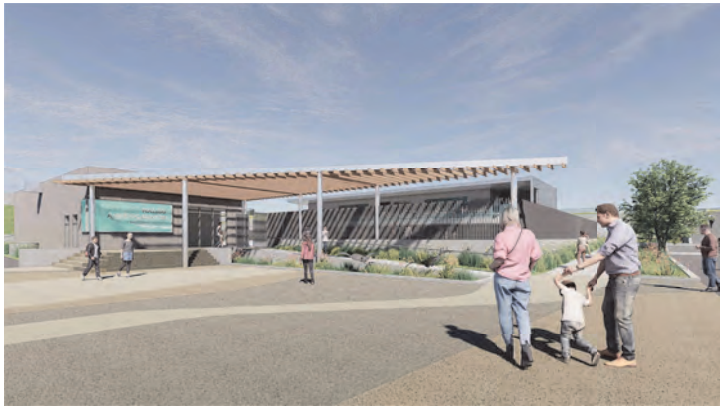
VIEW FROM SPECTATOR SEATING LOOKING SOUTH WEST



VIEW FROM SOUTH OF FIELD HOUSE LOOKING NORTH



VIEW FROM COMMUNITY BUILDING LOOKING SOUTH EAST



VIEW FROM NORTH OF (E) BLDG J LOOKING NORTH EAST



VIEW FROM SOUTH OF POOL LOOKING NORTH EAST



BIRDSEYE VIEW FROM (E) BLDG J LOOKING NORTH EAST

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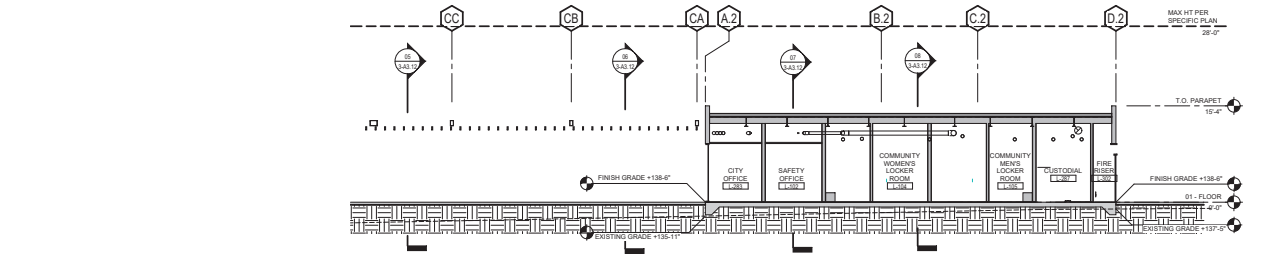
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CD'S 50%	04/24/2026

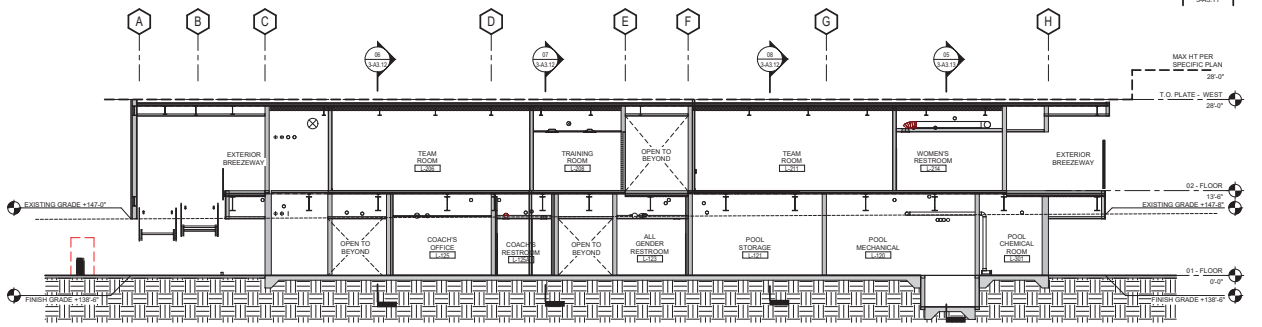
Job Number	31722
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Scale	

EXTERIOR VIEWS

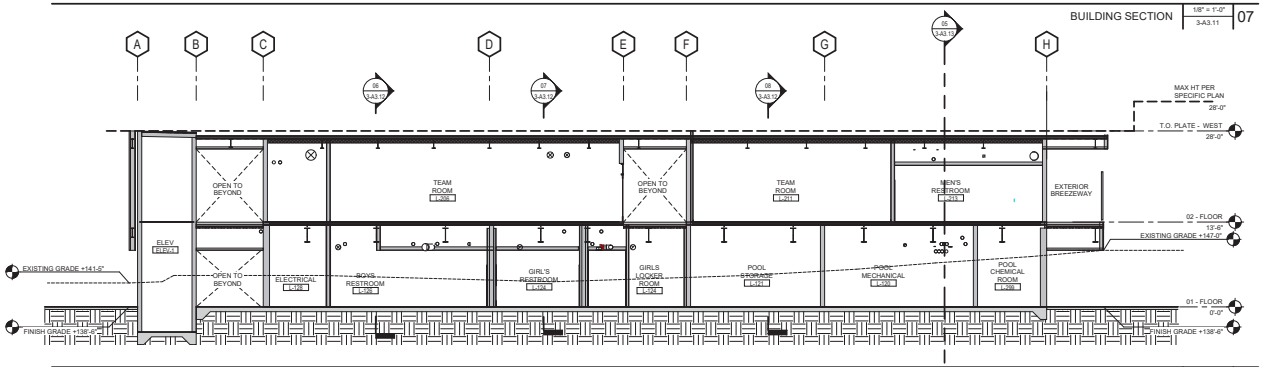
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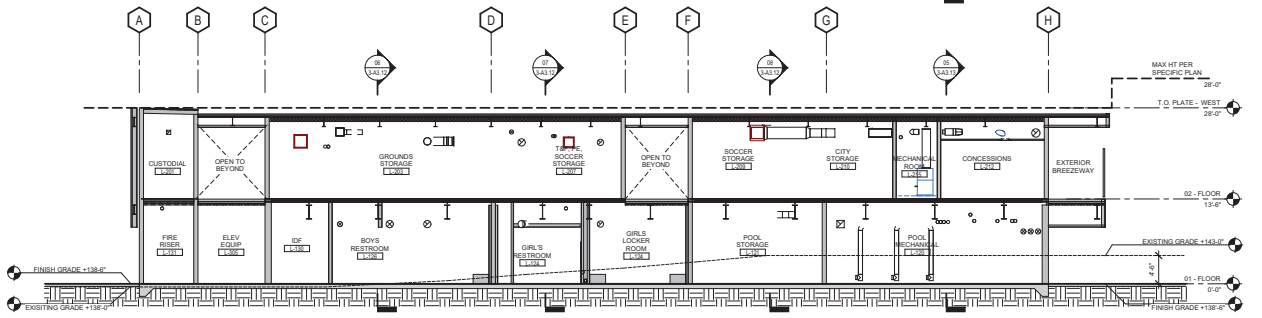
BUILDING SECTION 1/8" = 1'-0" 3-A3.11 08



BUILDING SECTION 1/8" = 1'-0" 3-A3.11 07



BUILDING SECTION 1/8" = 1'-0" 3-A3.11 06



BUILDING SECTION 1/8" = 1'-0" 3-A3.11 05

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY TO BE MIN R-12 CONTINUOUS & R-19 BATT.
2. ROOF ASSEMBLY TO BE MIN R-30 OVER INTERIOR SPACES.

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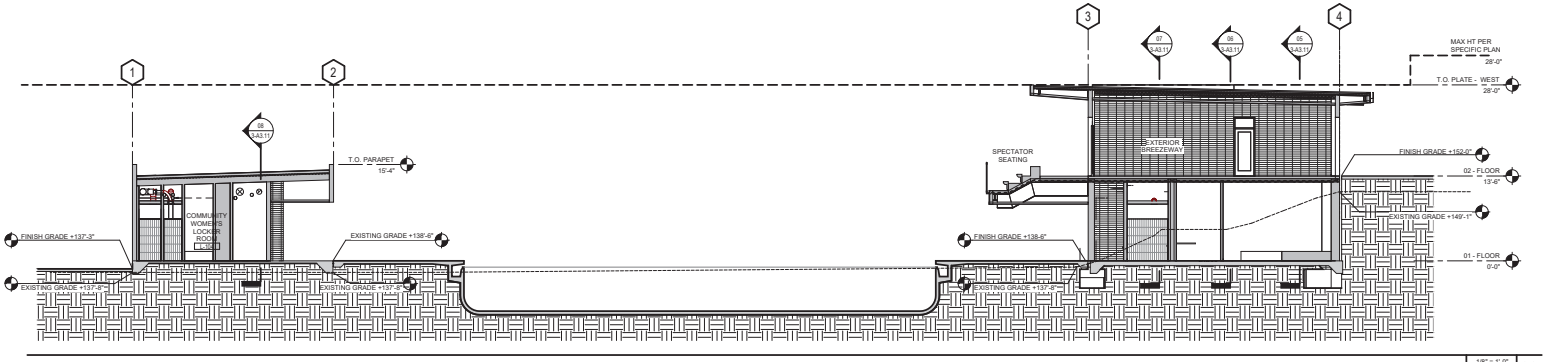
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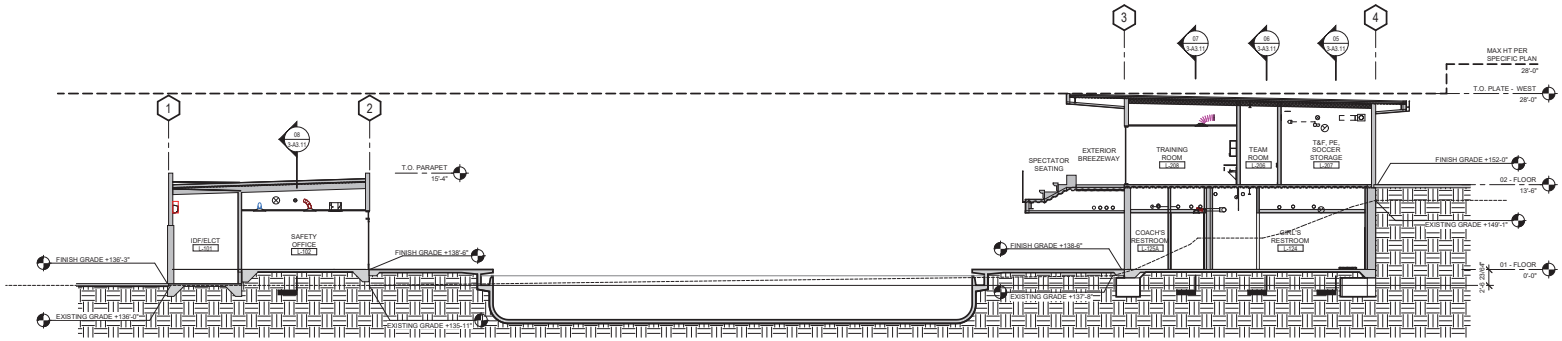
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Scale	1/8" = 1'-0"

BUILDING SECTIONS

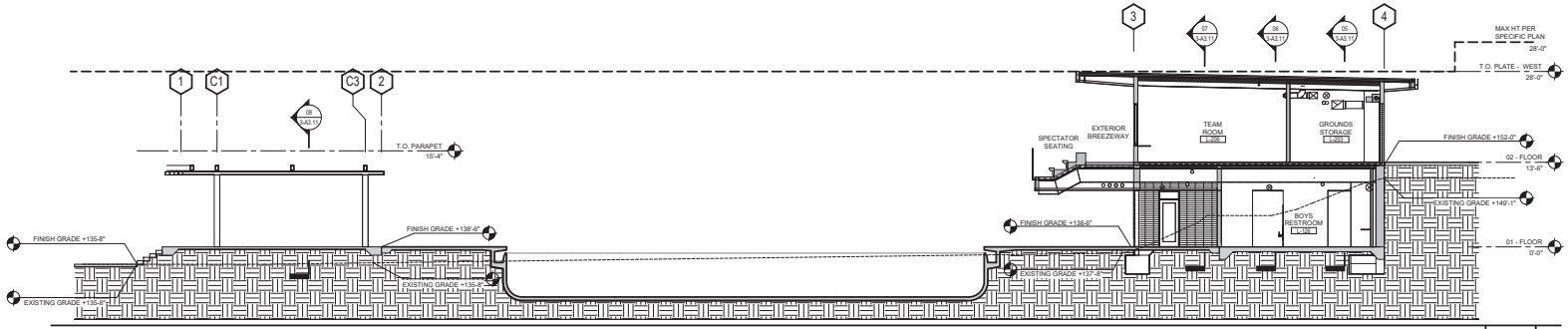
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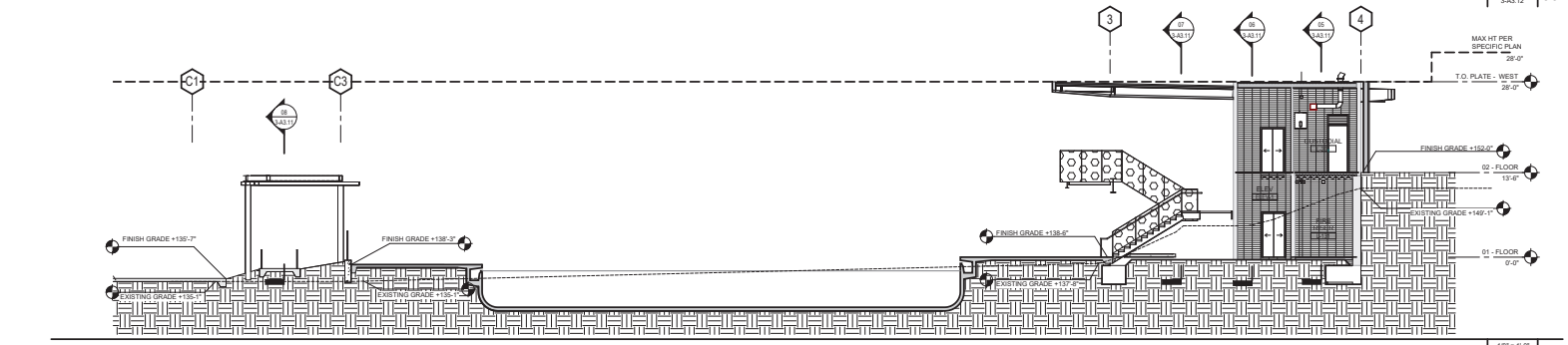
BUILDING SECTION 1/8" = 1'-0" 3-A3.12 08



BUILDING SECTION 1/8" = 1'-0" 3-A3.12 07



BUILDING SECTION - 6 1/8" = 1'-0" 3-A3.12 06



BUILDING SECTION 1/8" = 1'-0" 3-A3.12 05

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY TO BE MIN R-12 CONTINUOUS & R-19 BATT.
2. ROOF ASSEMBLY TO BE MIN R-30 OVER INTERIOR SPACES.

LEGEND

1. LEGEND CONTENT HERE...

R1

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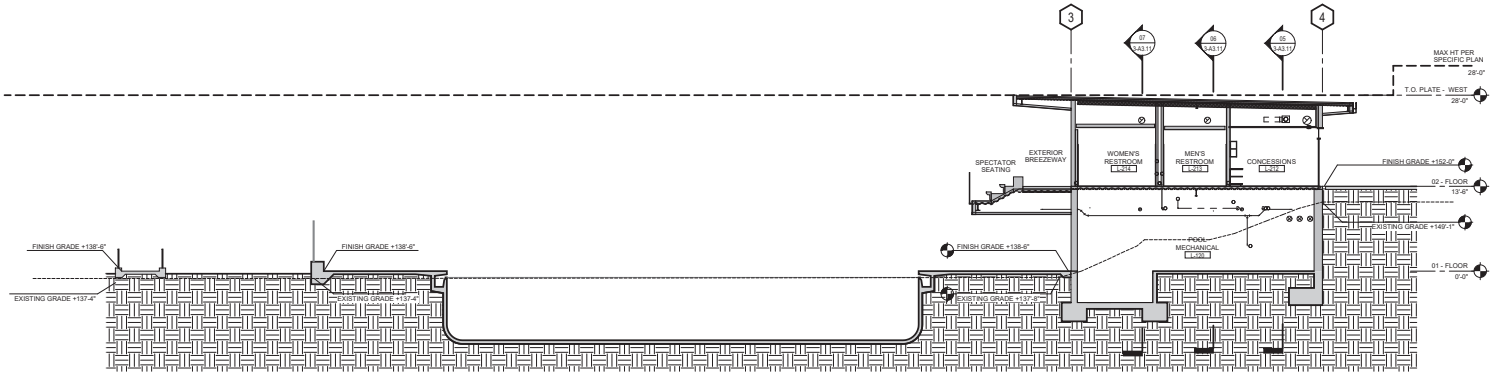
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BUILDING SECTIONS

3-A3.12



BUILDING SECTION | 1/8" = 1'-0" | 3-A3.13 | 05

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BUILDING SECTIONS

3-A3.13

CAST-IN-PLACE CONCRETE

1. Concrete mixing shall comply with ASTM C94.

2. Hydraulic Cement:
   A. ASTM C595 see table for types.
   B. Alternatively, ASTM C150 type II/V.

3. Aggregates:
   A. Normal Weight Concrete Aggregate (NW): ASTM C33 for aggregates of natural sand and rock. The maximum aggregate size is noted in the table below. The maximum dry density shall be 145 pcf.
      a. Where smaller aggregate is required for workability or areas of congestion, the contractor shall submit a request to the structural engineer prior to submitting the mix design. Pea gravel is not permitted.
   B. Light Weight Aggregate (LW) for Structural Concrete: ASTM C330, expanded shale lightweight aggregate. The maximum dry density shall be 115 pcf.
   C. Alkali Aggregates: Aggregate shall be non-reactive per ASTM C1778.

4. See the table below for the required concrete properties:

Class	Use/Location	Strength (psi) 28-Day	Agg Type	Max Agg Size (in)	Slump (in)	Max w/c	Target Air %	ASTM C595 Type	Exposure Category	GWP Limit $kgCO_2e/m^3$
A	UNLESS NOTED OTHERWISE	4,000	NW	1	3-5	0.5	--	IL	F0,S0	324
B	FOOTING AND GRADE BEAMS	4,000	NW	1	3-5	0.5	--	IL (HS)	F0,S0,C1*	324
C	SLAB ON GRADE	4,500	NW	1	3-5	0.45	--	IL	F0,S0	378
D	WALLS	4,000	NW	1	3-5	0.45	--	IL	F0,S0,C1*	324
E	COLUMNS	5,000	NW	1	3-5	0.5	--	IL	F0,S0	378
F	FILL ON DECK	4,000	LW	3/4	3-5	0.45	--	IL	F0,S0	594
G	PIERS / CAISSONS	3,000	NW	1 1/2	5-7	0.6	--	IL	F0,S0,C1*	280

* An exposure class of C1 is assumed for concrete in contact with soil exposed to moisture per ACI 318, but not due to external sources of chlorides.

5. Slump: Per ACI 301, CH. 4 and CBC section 1705.3. The specified slump above is measured before applying chemical add mixtures. The slump may be increased at the contractor's option for workability and should be noted in the mix design submittal.

6. Global Warming Potential (GWP): as defined in the specifications.
   A. Concrete may be considered one product category to comply with the GWP Limit. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP as specified above. Calculations shall be submitted for approval.

7. Air content shall be +/- 1.5 percentage points from the specified target air content in the table above.

8. All concrete above grade, including slab on grade, deck fill, wall, topping slab, stair landing and tread, shall have 1.5 pounds of 3/4" long fibrous reinforcing per cubic yard of concrete.

9. Lean Concrete: Where specifically indicated, containing 2 sacks of cement per cubic yard of concrete. Use only where specifically called for.

10. Non-shrink Grout: ASTM C1107, cementitious, non-metallic, attaining a compressive strength of 8000 psi.

11. Concrete Mix Design Submittal: Prior to ordering concrete, submit for each compressive strength and type of concrete required designed, mix designs signed, and sealed by a registered Civil or Structural Engineer in State of California to Architect (Structural Engineer), Special Inspector and to Governing Code Authority complying with California Building Code, Chapter 19.

12. Construction Joint: Roughen surface to 1/4-inch amplitude. Clean, remove laitance, thoroughly wet and remove standing water before placing new concrete. Submit to the Architect (Structural Engineer) at least 14 days prior to placing concrete indicating locations of construction joints and extent of pours. Place joints at locations to minimize the effects of shrinkage as well as being placed at points that least impair the strength of the structure. Provide dowels as directed.

13. Embedments and Penetrations in Concrete: No penetration through structural concrete is permitted unless shown in these drawings or specifically accepted in writing by the Architect (Structural Engineer). Do not cut any reinforcing.
    A. Pipes, Sleeves, Conduits, and Ducts: Not permitted embedded or penetrating concrete spread footings, columns, walls or concrete cast over metal decking, except as shown in these drawings.
    B. Conduits Embedded in Structural Concrete Slabs: Not permitted unless limited to two layers of 1 inch, and 1/6 slab thickness. outside diameter conduits and smaller spaced at least 3 inches center to center and within middle third of slab thickness. No conduit embedded in concrete cast over metal decking is permitted. No aluminum conduit is permitted.

14. Chamfered Corners: Provide 3/4-inch chamfer at exposed corners of columns, beams and walls except where structural walls are laid flush with column or beam faces, unless detailed otherwise.

15. Curing: Maintain concrete above 50 degrees Fahrenheit and in a moist condition for a minimum of 7 days after placement unless otherwise accepted by the Architect (Structural Engineer).

16. Non-Structural Topping slab shall be normal weight concrete reinforced with 6x6-W3.5xW3.5 W.W.F. at the center line of the slab. See plans & details for information on concrete fill over metal deck.

17. The maximum size for a single elevated concrete slab pour shall be 25,000 sq. ft. and shall have a maximum length to depth ratio of 2:1.

18. The maximum water-soluble chloride ION (Cl) content in concrete by percentage of weight cement is 0.30.

19. Where "Styrofoam" or "EPS" is indicated on the drawings, provide expanded polystyrene conforming to ASTM D6817 Type EPS12 with the following physical properties.
    A. Density (min): 0.70 lb/ft²
    B. Compressive Resistance (min): 2.2 psi @ 1% strain
    C. Flexural Strength (min): 10.0 psi

METAL DECKING

1. Metal Decking and Accessories: Verco Manufacturing Company, type and gauge as indicated on structural drawings, ASTM A653-SS grade 50 minimum conforming to IAPMO report ER-2018, G60 coating, unless heavier galvanized coating is indicated in specifications. Run deck units continuous over three or more spans where possible, deck is designed for unshored construction, UNO. Provide vented deck where vapor impervious material occurs over concrete fill, see Architectural for locations.

2. Deck Welding: AWS D1.3 using prequalified procedures.
   A. Qualification of Welders: Welders shall be experienced in welding light-gauge steel and using prequalified procedures. Erector shall establish welding procedure for arc spot welding of metal decking to structural steel, for each gauge of decking to be used. Prior to deck erection, each welder shall be qualified using this procedure and witnessed by Special Inspector. See California Building Code, Chapter 22A and 17A, for additional qualification requirements.

3. Shop Drawings: Submit to Architect (Structural Engineer) for review. Shop drawings shall include layout of deck, type of deck, methods of attachment, and all deck openings larger than 1'-0".

4. Limits to Non-Structural Items Suspended From Metal Decking:
   A. Hangers supported by metal decking with structural concrete fill shall be anchored using products with valid evaluation report under applicable code.
      a. Limit hangers to the following applications: Acoustical ceilings, ducts no greater than 6 sq. feet cross sectional area, pipes no greater than 3 inch diameter. See typical detailing for further clarification of design intent.
      b. At duct and pipe distributions systems, limit hanger loads to concrete filled metal deck as follows: 250# maximum per metal deck span per 24" width. Support larger duct work and piping from structural beams as shown in typical detailing.
   B. Hangers supported by metal decking without structural concrete fill shall be anchored using products with valid evaluation report under applicable code.
      a. Limit hangers to the following applications: Acoustical ceilings, ducts no greater than 1.5 sq. feet cross sectional area, pipes no greater than 1.5 inch diameter. See typical detailing for further clarification of design intent.
      b. At duct and pipe distributions systems, limit hanger loads to metal deck w/o concrete fill as follows: 100# maximum per metal deck span per 24" width. Support larger duct work and piping from structural beams as shown in typical detailing.

5. Pre-punched Holes in Metal Decking and Accessories: Metal deck welding and installation of welded shear studs are not permitted through single layer sheets greater than 16 gauge (G90 MAX), nor through double layer sheets greater than 20 gauge (G60 MAX), nor through sheets with total galvanized coating thickness greater than 1.25 ounces per square foot. Provide pre-punched holes as necessary. Provide closure angle at all openings per typical details.

6. Excess Structural Concrete: Concrete filled metal decking and steel framing will deflect during placement of concrete. These deflections will require placement of concrete in excess of amount based on nominal dimensions in order to bring slab within tolerances of a horizontal plane. Provide excess concrete at no cost to Owner.

7. Deck shall be layed out such that low flutes land on each parallel support wherever possible. Provide filler deck accessory where low flutes do not align with parallel framing. Provide 2" minimum bearing at each support and 2" lap at ends of decking panels.

8. Composite slabs:
   A. See "Proprietary Anchorage and Fasteners" notes for welded headed studs.
   B. Stud welding, inspection and testing shall conform to AWS D1.1, CH. 7.
   C. 18 gage or thicker decking shall not be lapped where welded studs are attached through decking.

REINFORCING STEEL

1. Reinforcing Steel: All bars shall be deformed.Table Notes:

Use/Location	Type/Grade	GWP Limit (unfabricated) ($MTC0_2e/MT$)	Notes
Standard Bars (#3 thru #6)	ASTM A615, Grade 60	0.89	-
Standard Bars (#7 and larger)	ASTM A615, Grade 60	0.89	-
Bars to be welded (#3 thru #6)	ASTM A706, Grade 60	0.89	-
Bars to be welded (#7 and larger)	ASTM A706, Grade 60	0.89	-
Smooth WWF	ASTM A1064, Fy = 65 ksi	-	A
Deformed wire stirrups	ASTM A1064, Fy = 65 ksi	-	B
Spiral reinforcing	ASTM A1064, Fy = 65 ksi	-	-

   A. Provide WWF in flat sheets only - do not use rolled mesh. Lap 1-1/2 wire spaces (1 foot minimum).
   B. Only D4 and larger are allowed.
   C. MT = Metric ton

2. Reinforcing shall be placed in accordance with the American Concrete Institute Standard 318 (ACI318) and Concrete Reinforcing Steel Institute's (CRSI) "Manual of Standard Practice". Reinforcing shall be kept clean and free of rust.

3. Provide all accessories needed to support reinforcing in the positions shown in the drawings. Chairs and spacers for reinforcing shall be non-ferrous or plastic-coated when resting on exposed concrete surfaces.

4. Shop Drawings: ACI 318. Show reinforcing steel placement, including sizes, quantities, spacing, clearances, splice locations, lap lengths, and concrete coverage and submit to the Architect (Structural Engineer). Promptly notify the Architect (Structural Engineer) prior to developing shop drawings if insufficient clear distances between reinforcing steel and other congestion are encountered. Notify Special Inspector of adjustments made from approved Contract Documents which are indicated on accepted shop drawings that facilitate field placement of reinforcing steel and concrete. All bars shall be marked so that they can easily be identified by the project inspector after installation.

5. Lap Splices: At concrete, Provide Class B splices per Typical Bar Development Schedules UNO. At masonry, provide 72db lap splice length UNO. Splice bars only at locations indicated. If additional splice locations are proposed, promptly notify the Architect (Structural Engineer) prior to developing shop drawings.
   A. Splices in Walls: Locate splices in horizontal bars at well-staggered locations. Do not splice vertical bars except at horizontal supports such as floor and roof diaphragms.

6. Mechanical and Welded Splice: Mechanical Splices and Welded Splices are to be used only at the indicated locations. Notify the Architect (Structural Engineer) of all instances prior to developing shop drawings.
   A. Mechanical Splice: Mechanical couplers shall have a current Evaluation Report and satisfy ACI requirements for type 2 couplers for the applicable bar size/grade designation.
   B. Welded Splice: Welded splice shall develop at least 125 percent of the yield strength of the spliced bar for the applicable bar size and grade designation.

7. Minimum Clearances Between Parallel Reinforcing Steel, Including Distance Between Sets of Spliced Bars: 1 inch, 1 bar diameter, or 4/3 times the maximum aggregate size, whichever is greater. 1-1/2 inches, 1-1/2 bar diameters, or 4/3 times the maximum aggregate size, whichever is greater, at columns, piers, and pilasters only. For bundled bars, minimum clear distances between units of bundled bars shall be the same as single bars, except bar diameter is derived from the equivalent total area of the bundle.

8. Specified Concrete Coverage: Place bars as near to the concrete surface as the following specified coverages and in accordance with ACI 117:

A. Slabs on Grade	Locate at the center of slab.
B. Slabs Supporting Earth Above	1-1/2 inches from top.
C. Formed Concrete Exposed to Earth or Weather	1-1/2 inches (#5 and smaller) 2 inches (#6 and larger)
D. Concrete Poured Against Earth (Unformed)	3 inches
E. Walls Above Grade, Exposed to Weather	1-1/2 inches (#5 and smaller) 2 inches (#6 and larger)
F. Walls Above Grade, Not Exposed to Weather	3/4 inch (#11 and smaller) 1-1/2 inches (#14 and larger)
G. Columns (Clear to Face of Ties)	1-1/2 inches
H. Beams (Clear to Face of Ties)	1-1/2 inches
I. Structural Slabs, Not Exposed to Weather (Top and Bottom)	1 inch (#8 and smaller) 1db (#9 and larger)
J. Structural Slabs, Exposed to Weather	1-1/2 inches (#5 and smaller) 2 inches (#6 and larger)
K. Structural Slabs over Void Forms	1 inch (top #8 and smaller); 1 db (#9 and larger) 2 inches (bottom)

9. Dowels between foundations and vertical wall & column bars shall match the size, grade and spacing of the column up wall vertical reinforcing and be lapped with a class B lap splice, UNO.

10. Dowels at Construction Joints: Provide dowels matching size and quantity of reinforcing steel interrupted at construction joints, unless detailed otherwise.

11. Placement of Bars in Walls (unless detailed otherwise): Place vertical bars closest to wall surfaces at curtains containing vertical and horizontal bars of the same size. In curtains with vertical and horizontal bars of different sizes or spacing, place the layer with the most steel area closest to the near wall surface.

12. Bars Terminating at Walls, Columns, Beams, and Foundations: Extend bars to within 2 inches (3 inches at concrete poured against earth) of the far face of the wall, column, beam, or foundation and provide a standard hook unless detailed otherwise.

13. Bars Interrupted by Structural Steel: Extend bars within 2 inches of the steel face and provide a standard hook unless detailed otherwise.

14. Welding: AWS D1.4, edition adopted by applicable code.
    A. Acceptable Reinforcing Steel for Welding: ASTM A706. If welding of reinforcing steel other than A706 is desired, submit a proposed procedure, indicating conformance with the Applicable Code and requirements of the Governing Code Authority, to the Architect (Structural Engineer) for acceptance and to the Governing Code Authority for approval prior to execution.
    B. Rebar to rebar weld is not allowed except where specifically indicated on plans. Provide electrode E80XX (80 ksi) where permitted.
    C. Welder Certification: As required by the Governing Code Authority.

15. See welding notes in the Structural Steel Section of these notes for additional requirements.

16. Bending: Bend cold unless otherwise accepted by the Architect (Structural Engineer). Do not field-bend reinforcing steel bars embedded in concrete unless otherwise accepted in writing by the Architect (Structural Engineer).

17. In-plant fusion welding of holding wires to ties, stirrups and hoops in beams, columns and grade beams to preassemble reinforcing steel cages is permitted under the following conditions per CBC 2022 1903.8:
    A. Fusion welding is not allowed to longitudinal reinforcing steel in any beam, column or grade beam. The holding wire area shall not exceed 5% of the beam, column or grade beam cross sectional longitudinal steel area.
    B. Fusion welding of holding wires to the ends of the reinforcing steel placed in mats (spread footings, slab reinforcement, etc.) provided the fusion weld occurs within 6 bar diameters of the free end of the bar (e g. not allowed at the end of coupled, t-headed or weld spliced bars).
    C. Fusion welding of holding wires shall not occur on a bent portion of a reinforcing bar. After holding wire has been fusion welded to a reinforcing bar, that bar may not be bent where the fusion weld occurs.
    D. Contractor to submit complete shop drawings indicating which members will use fusion welding process for preassembly. Provide complete details indicating the size of stirrups, holding wires and welding requirements.
    E. Holding wires shall conform to ASTM A1064.
    F. All reinforcing steel to be welded shall comply with ASTM A706 Grade 60.
       a. Contractor to submit complete shop welding program outlining the following: Type of specific fusion welding machine (i.e. Schnell IDEA 12/25 Machine, etc.)
       b. Periodic inspection of the in-plant welding.
    G. Fusion welded reinforcing steel shall have one tensile test taken from one specimen sampled at a rate of 2.5 tons or fraction thereof of each size of reinforcing steel fusion welded. No bend test is necessary. The specimen shall have a holding wire attached to it that need not be removed. The elongation requirements shall comply with the ASTM of reinforcing steel specified on the construction documents (e g. if A615 is specified, but A706 is used due to the welding requirement, then A615 elongation requirements shall be satisfied).
    H. The use of fusion welding shall conform to ACI 318-19 26.6.4.
    I. If field conditions result in conflicts with other structural members (ex. anchor bolts) the rebar must be relocated in the field to avoid said conflicts.

DESIGN LOADING

1. Loading and Design Parameters:
   A. Live Load
      a. Floor / Roof Live Load: See legends as provided on loading plan sheets. Live loading per CBC 1607.
      b. Live Load Reduction:
         • Floor Live Load of 100 psf and below: General (Section 1607.12.1)
         • Floor Live Load over 100 psf: Unreduced
      c. Roof Live Load: General (Section 1607.14.2)

   B. Wind Design Parameters
      Wind Speed Strength level, V: 100 MPH (STRENGTH)
      a. Wind Speed Allowable Stress, V_{asd}: 78 MPH (ASD)
      b. Risk Category: III
      c. Exposure: C
      d. Enclosure Classification: Enclosed
         • Internal Pressure Coefficient, GC_{Pi}: +/- 0.18
      e. Components and Cladding Wind Pressure:

      Aquatics Community Building:

ZONE	EFFECTIVE AREA 10 SF	100 SF	500 SF
1'	16.0 / -20.0 (psf)	16.0 / -20.0 (psf)	16.0 / -16.0 (psf)
1	16.0 / -34.8 (psf)	16.0 / -27.2 (psf)	16.0 / -21.8 (psf)
2	16.0 / -45.9 (psf)	16.0 / -36.1 (psf)	16.0 / -29.2 (psf)
3	16.0 / -62.5 (psf)	16.0 / -42.9 (psf)	16.0 / -29.2 (psf)
4	20.0 / -21.6 (psf)	17.0 / -18.7 (psf)	16.0 / -16.7 (psf)
5	20.0 / -26.6 (psf)	17.0 / -20.7 (psf)	16.0 / -16.7 (psf)

      Aquatics Canopy:

ZONE	EFFECTIVE AREA 10 SF	100 SF	500 SF
1	18.9 / -17.3 (psf)	18.9 / -17.3 (psf)	18.9 / -17.3 (psf)
2	28.3 / -26.7 (psf)	18.9 / -17.3 (psf)	18.9 / -17.3 (psf)
3	28.3 / -26.7 (psf)	18.9 / -17.3 (psf)	18.9 / -17.3 (psf)

      AQ Canopy Note: Loads indicated are not reduced to capture the lattice type nature of the canopy roof.

      Aquatics Field House:

ZONE	EFFECTIVE AREA 10 SF	100 SF	500 SF
1'	16.0 / -23.5 (psf)	16.0 / -23.5 (psf)	16.0 / -16.0 (psf)
1	16.0 / -41.0 (psf)	16.0 / -32.0 (psf)	16.0 / -25.7 (psf)
2	16.0 / -54.1 (psf)	16.0 / -42.5 (psf)	16.0 / -34.4 (psf)
3	16.0 / -73.7 (psf)	16.0 / -50.6 (psf)	16.0 / -34.4 (psf)
4	22.6 / -24.5 (psf)	19.2 / -21.1 (psf)	16.9 / -18.8 (psf)
5	22.6 / -30.1 (psf)	19.2 / -23.4 (psf)	16.9 / -18.8 (psf)

      Loads indicated are strength-level loads (negative values indicate pressure away from the surface).

   A. Rain Loads
      a. Rain Intensity (15-minute), i: 2.51 (in/hr), 15-min duration/100-year return period

   B. Snow Loads Parameters:
      a. Ground snow load, p_g: 0 PSF
      b. Flat-roof snow load, p_f: 0 PSF
      c. Risk Category: III
      d. Snow load importance factor, I_s: 1.1
      e. Thermal factor, C_t: 1.0
      f. Slope factor, C_s: 1.0

   E. Project Seismic Design Parameters:
      a. Site Class: D
      b. Mapped Spectral Acceleration (S_s, S_1): 1.608g, 0.557 g (respectively)
      c. Site Specific Spectral Response Coefficient (S_{DS}, S_{D1}): 1.224g, 0.760 g (respectively)
      d. Site Coefficient (F_a, F_v): 1.142, 2.047 (respectively)
      e. Seismic Importance Factor I_e: 1.25
      f. Risk Category: III
      g. Seismic Design Catagory: D

      Aquatics Community Building Seismic Design:
      a. Basic Seismic Force Resisting System: Special Reinforced Masonry Shear Walls
      b. Seismic Response Coefficient, C_s: 0.306 g
      c. Analysis Procedure: Equivalent Lateral Force Procedure
      d. Seismic Base Shear: 80.2 kips
      e. Response Modification Factor R: 5.0
      f. Overstrength Factor, Ω_0: 2.5
      g. Deflection Amplification Factor, C_d: 3.5
      h. Maximum Story Inelastic Drift: Roof Floor:
         1.0 in (North / South)
         1.0 in (East / West)
      i. Irregularities: Vertical: N/A
         Horizontal: N/A
      j. Reduncancy Factor, ρ: ρ = 1.3 (North / South)
         1.3 (East / West)
      k. Building Mass: 262 kips
      m. Location of Seismic Base: At Top of Footing

      AQ Canopy Seismic Design:
      a. Basic Seismic Force Resisting System: Steel Special Cantilever Column System
      b. Seismic Response Coefficient, C_s: 0.612 g
      c. Analysis Procedure: Equivalent Lateral Force Procedure
      d. Seismic Base Shear: 28.6 kips
      e. Response Modification Factor R: 2.5
      f. Overstrength Factor, Ω_0: 1.25
      g. Deflection Amplification Factor, C_d: 2.5
      h. Maximum Story Inelastic Drift: Roof Floor:
         2.96 in (North / South)
         2.28 in (East / West)
      i. Irregularities: Vertical: N/A
         Horizontal: Type 2: Reentrant Corner Irregularity
         Type 5, Nonparallel System Irregularity
      j. Reduncancy Factor, ρ: ρ = 1.0 (North / South)
         1.0 (East / West)
      k. Building Mass: 46.7 kips
      m. Location of Seismic Base: At Top of Caisson

      Aquatics Field House Building Seismic Design:
      a. Basic Seismic Force Resisting System: Special Reinforced Masonry Shear Walls
      b. Seismic Response Coefficient, C_s: 0.306 g
      c. Analysis Procedure: Modal Response Spectrum Analysis
      d. Seismic Base Shear: 682.5 kips
      e. Response Modification Factor R: 5.0
      f. Overstrength Factor, Ω_0: 2.5
      g. Deflection Amplification Factor, C_d: 3.5
      h. Maximum Story Inelastic Drift: Roof Floor:
         0.11in (North / South)
         0.11in (East / West)
         Upper Level Floor:
         0.12in (North / South)
         0.12in (East / West)
      i. Irregularities: Vertical: NA
         Horizontal: Type 1b: Extreme Torsion Irregularity
      j. Reduncancy Factor, ρ: ρ = 1.0 (North / South)
         1.0 (East / West)
      k. Building Mass: 2230 kips
      m. Location of Seismic Base: At Top of Footing

DEFERRED SUBMITTAL ITEMS ANCHORED OR SUPPORTED BY STRUCTURE

1. Design Responsibility: Contractor to design and obtain separate Governing Code Authority approval for deferred approval items noted on 3-Gx series sheets.

2. Shop Drawings and Structural Calculations: Submit design plans, details and calculations of deferred submittal items signed and sealed by a registered structural engineer registered in State of California to Architect (Structural Engineer) for acceptance and to Governing Code Authority for approval prior to fabrication.

3. Design: Design components for imposed forces including lateral restraint complying with Applicable Code, Contract Documents, and applicable portions of AISI Specifications. If building Seismic Force Resisting System (SFRS) is used for lateral restraint, indicate load paths to building lateral resisting system in calculations and show connection forces on shop drawings. Where building provides vertical support, indicate loads and load paths to building in calculations and show connection forces on shop drawings. Dead load elements at lowest level of connection uno Design loads are as follows:
   A. Dead load: Self weight of deferred system (including supported components of other systems).
   B. Live load: Per applicable code.
   C. Seismic and wind loads: Per applicable code. See General Notes, Note 1.
   D. Design Movement: Lateral Movement: See General Notes, Note 1.
      Vertical Movement: Live Load Deflection of L/360

4. Stabilizing Elements at Connections to Structural Members: Design connections of deferred submittal items to supporting structure such that torsion in supporting elements is avoided whenever possible. Where torsion in supporting element is resulted, provide beam bottom flange kicker brace per detail 17 or 18/3-S6.11 at each connection point.

QUALITY ASSURANCE (STRUCTURAL OBSERVATION, MATERIALS TESTING, and SPECIAL INSPECTION)

1. Structural Observation:
   A. The Architect (Structural Engineer) of record will perform visual observation of the construction as required CAC 4-333 and 4-341 in accordance with the governing code. These visual observations shall not be considered a substitute for special inspections.
   B. Coordination Responsibilities of Contractor: Notify Architect (Structural Engineer) 48 hours in advance of critical stages of construction indicated below so visits may be scheduled by Structural Observer. Failure by Contractor to meet observation schedule may require removal of subsequent Work for observation. Contractor to bear costs of removal and replacement of finished Work or framing damaged by removal process or as required for corrective action and for any associated scheduling delays.
      Critical stages of construction requiring structural observation:
      1. Prior to pouring first foundation at each of the structures.
      2. Prior to pouring first concrete filled metal deck.
      3. After structural steel erection, Prior to application of architectural furring.
      4. After roof deck welded off.
   C. Pre-construction Meeting: Owner may coordinate and call for meeting between Architect (Structural Engineer) responsible for structural design, Structural Observer, Contractor, affected subcontractors and Special Inspector. structural observer will preside over this meeting. Purpose of meeting is to identify major structural elements and connections that affect vertical and lateral load resisting systems of structure and to review schedule of Structural Observation, Materials Testing, and Special Inspection of Project.

2. Mill Test Reports Certifying Materials: Contractor to submit mill test reports certifying reinforcing steel, and structural steel are of identifiable tested stock to Owner, Special Inspector, Architect (Structural Engineer) and, upon request, to Governing Code Authority. Ensure materials are properly tagged for identification. If mill test reports cannot be made available or if material cannot be identified, Testing Laboratory will perform tests as directed by Architect (Structural Engineer). Contractor shall pay Testing Laboratory for costs related to tests and inspections of unidentifiable materials or materials furnished without mill test reports, materials found deficient after initial tests and inspections, or materials replacing deficient materials.
   A. Ultrasonic Examination of Heavy Rolled Shapes and Thick Plates at Proposed Welded Moment Connections: Where complete penetration groove welds occur at Groups 4 and 5 structural steel shapes, as defined in ASTM A6, and plates exceeding 2 inches thick, submit mill test reports to Architect (Structural Engineer) and, upon request, to Governing Code Authority. Mill test reports shall certify that Charpy V-notch testing was conducted in compliance with ASTM A6, Supplementary Requirement S5, including impact test complying with ASTM A673 at frequency P with minimum average value of 20 ft.-lbs. absorbed energy at 70 degrees Fahrenheit.

3. Weld Testing and Inspection: Testing Laboratory will submit weld test results to Owner, Contractor, Architect (Structural Engineer) and to Governing Code Authority. See Specifications for testing requirements not indicated on structural drawings.
   A. Structural Steel Welding: Apart from visual inspection and review of fabrication and erection reports of fabricator/erector's own quality control testing and inspection, Owner's Testing Laboratory will perform indicated shop and field inspection and testing. Testing Laboratory will be AWS Q.C.-1 certified and will provide inspectors for continuous inspection of steel fabrication and erection and structural welding. Shop and field testing of materials and welding will be as follows:
      a. Ultrasonic testing is required for all (100%) and complete penetration welds. Test groove welding on continuity plates by ultrasonic testing after beam flange weld connection. Testing shall occur after completed welds have cooled to ambient temperature. Weld backing removal areas and fillet welds shall be subjected to magnetic particle examination.
      b. Base metal thicker than 1-1/2 inches, subjected to through thickness weld shrinkage, will be ultrasonically tested directly behind such welds after welds have cooled to ambient temperature.
      c. Welds shall be visually inspected and periodically measured (15 percent minimum).
      d. Check 10 percent of fillet welds by magnetic particle (ASTM 109 method). Check 25 percent of continuity plate fillet welds by magnetic particle, UNO. At continuity plates in moment connections (where CJP is used on one or more plate ends), 100 percent of fillet welds shall be tested by magnetic particle.
      e. Ultrasonically test column flanges located at proposed welded moment connections, continuity plates, doubler plates and base plates where column flange or plate thickness exceeds 1-1/2 inches. Test for evidence of laminations, inclusions or other discontinuities in accordance with ASTM A435, straight beam ultrasonic examination of steel plates, or ASTM A898, straight beam ultrasonic examination of rolled steel structural shapes, as applicable. Test zone to include area 6 inches above and below each beam flange connection. For plates, any discontinuity causing a total loss of back reflection not contained within 3-inch diameter circle, or one-half thickness of plate, whichever is greater, will be rejected. For rolled shapes, ASTM A898, Level I criteria applies. Testing will be performed on material prior to fabrication, after fabrication, and after final welding of beam.
      f. f. k-Area welds shall be MT'd no sooner than 48 hours after completion of weld.
      g. Amperage, voltage, polarity and electrode stick out will be verified for compliance with electrode manufacturer's recommendations.

4. Special Inspection: Per DSA-103 and chapter 17A of CBC.

GENERAL

1. Authority Having Jurisdiction (AHJ): Division of the State Architect (DSA SS)
   Applicable Code: 2022 California Building Code (CBC) as modified by AHJ. References to industry standards herein shall be latest edition as adopted by Applicable Code.

2. Field Verification: Field verify existing conditions and dimensions prior to construction. Promptly notify Architect (Structural Engineer) in case of discrepancies.

3. Design Intent: Contract Documents indicate design intent for structure in its completed state. They do not indicate method of construction. Promptly notify Architect (Structural Engineer), prior to proceeding with Work, if design intent requires further clarification.

4. Deviations, Modifications and Substitutions to Approved Structural Drawings: Must be accepted in writing by Architect (Structural Engineer) and approved by Governing Code Authority. No deviation, modification or substitution will be accepted via shop drawing review.

5. Procedures of Construction: Contractor is responsible for procedures of construction complying with national, state and local safety ordinances. Site visits (including Structural Observation) by Architect (Structural Engineer) do not constitute supervision of methods of construction.
   A. Protection of Utilities: Locate existing utilities, including those not shown on Contract Documents, and protect them from damage. Contractor bears expense of repair or replacement of utilities in conjunction with execution of Work.
   B. Excavations: Protect structure, adjacent structures, adjacent properties, streets, and utilities during excavation utilizing lagging, shoring, underpinning and related procedures as may be required. Provide necessary supports for soil at sides of excavations. Contractor and affected trades shall refer to Geotechnical Report for more information.
   C. Protection of Structure: Provide necessary measures to protect structure and adjacent buildings during execution of Work.
   D. Contractor Proposed Revisions: Where a revision of structural design or connection is proposed by Contractor to accommodate construction tolerances, construction sequence and/or dimension modifications, Contractor shall retain a structural engineer licensed in State of California to perform design. Submit stamped and signed design drawings and calculations to the Architect (Structural Engineer) for review and the Governing Code Authority for approval.
   E. Erection Plans: Determine phases of Work requiring erection plans according to applicable safety regulations. Maintain certified copies of erection plans at site during construction.
   F. Shoring, Bracing, and Other Temporary Supports: Design and erect shoring, bracing, and other temporary supports where structure has not attained design strength and as required for safe erection. Ensure floor, roof, and wall members are securely shored and braced during construction. Provide shoring at elevated beams and slabs supporting concrete or masonry walls during and after wall pour until wall attains design strength.
   G. Temporary Loading: Ensure construction loads do not exceed indicated design live load values. Notify affected sub-contractor trades of these design load limits.
   H. Fabrication, Shipment, and Erection of Structural Steel: Ensure stresses occurring during fabrication, shipment, and erection of structural steel are temporary and are less than design and allowable stress capacities of individual members. Do not impair full design and load carrying capacity of members due to fabrication, shipment, or erection. Contractor is responsible for controlling erection sequence, erection procedure, temperature differentials and weld shrinkage to minimize residue stresses. Provide additional materials for the erection of structural steel such as temporary bracing and guy cables as may be necessary at no additional cost. Remove these materials unless approved in writing by Owner. Do not tighten bolts in typical beam to column connections for erection purposes.
   I. Securing Reinforcing Steel, Dowels, Anchor Bolts and Embeds: Firmly support and accurately place complying with ACI standards prior to casting concrete or grout in masonry walls. Use ties and support bars in addition to reinforcing steel shown where necessary. No welding of reinforcing steel, including tack welding, is permitted unless otherwise accepted in writing by Architect (Structural Engineer). Provide plastic or plastic coated chairs and spacers when resting on exposed surfaces.
   J. Coordination Responsibility: Contractor is responsible for coordination of Work including that of sub-contractor trades.
   K. Core drilling shall of hardened concrete shall only be done after specific review by Architect (Structural Engineer) Core drilling shall not cut any reinforcing. Concrete coverage for reinforcement as described in these notes shall be maintained at locations of cores.

6. Submittals: Submit to Architect (Structural Engineer) as indicated on structural drawings and specifications. General Contractor shall review submittal for completeness and compliance with Contract Documents prior to submission.
   A. Request for Information (RFI) Submittals: Accompany RFI's with partial structural foundation or framing plans showing location in question and affected structural members. Copy partial plan from structural drawings and indicate grid line locations and floor level. Also provide properly drawn engineering sketches illustrating issues and Contractor's proposed solutions. Photographs are not acceptable substitutes to engineering sketches.
   B. Composite Slab Penetration Submittal: Submit to Architect (Structural Engineer) for each floor indicating size and location of each slab penetration and opening as necessary by all affected trades. Submit penetration plans together with corresponding metal decking or reinforcing steel shop drawings. Submit written statement from Special Inspector that no additional penetrations or openings were added to those shown in penetration submittal.
   C. Composite Concrete and Masonry Wall Penetration Submittal: Submit to Architect (Structural Engineer) for each wall indicating size and location of each wall penetration and opening as necessary by all affected trades. Submit penetration elevations together with corresponding reinforcing steel shop drawings. Submit written statement from Special Inspector that no additional penetrations or openings were added to those shown in penetration submittal.

7. Contract Documents Use: Review Contract Documents in their entirety before performing structural related Work and before developing shop drawings. Bring discrepancies to immediate attention of Architect (Structural Engineer) before starting Work.
   A. Scaling of Drawings: Not permitted.
   B. Additional Structural Requirements: See specifications.
   C. Building Geometry: See architectural drawings for building geometry including, but not limited to, top of floor and roof elevations; depressions; slopes; curbs; drains; trenches; slab and deck edge locations; wall overall dimensions; and size and locations of openings in floors, roof, and walls.
   D. Non-structural Items Requiring Special Provisions: See architectural, mechanical, plumbing, and electrical drawings for non-structural items requiring special provisions during construction. They include, but are not limited to, non-structural walls; size and locations of openings and sleeves penetrating structure; size and location of concrete curbs and pads; and size and location of piping, ductwork, and equipment anchorages mounted or suspended from structure. Verify exact size and location of equipment with equipment manufacturer.
   E. Work shown is new unless noted as existing, (E).

8. Materials: Furnish and install in compliance with legally constituted public authorities having jurisdiction including county and local ordinances and safety orders of State Industrial Accident Commission, OHSA. The Architect (Structural Engineer) and Owner accept no responsibility for the contractors failure to comply with these requirements.

9. Penetrations, Embedments, and Openings in Structural Members: No penetration, embedment, opening, sleeve, pipe, or conduit shall occur in structural members including footings, slabs, walls, columns, and beams unless specifically shown or indicated on structural drawings.

10. Typical Details: Details on sheets indicated as typical are applicable throughout Project wherever the described condition occurs and may or may not be specifically referenced on structural drawings. Contractor is responsible for identifying these details and understanding extent of their application prior to performing Work. Details not shown or noted shall be similar to those shown for similar construction. Contractor shall submit RFI's for details such as this to Architect (Strucutral Engineer) prior to proceeding with work.

11. Evaluation Report:
    A. References to Evaluation Reports for proprietary materials herein shall be latest edition as adopted by Authority Having Jurisdiction (AHJ).
    B. For proprietary structural elements and products, product to hold Evaluation Report in compliance with applicable code for products intended use.
    C. Approved Evaluation Report Agencies:
       a. ICC (ICC-ES)
       b. IAPMO (IAPMO-ES)
       c. OSHPD (OPA / OPM / OSP / OPD)
       d. City Of Los Angeles (COLA/RR)
       e. Miami-Dade (NOA)
       f. Other Agencies as noted in DSA IR A-5.

EARTHWORK and FOUNDATIONS

1. Geotechnical Report: Perform soils work complying with foundation design based on recommendations in report; prepared by LEIGHTON CONSULTING, INC. ; dated OCT 16, 2024 and subsequent addenda letters. Maintain at site a copy of report and addenda.

2. Allowable Foundation Design Values per Geotechnical Report.
   A. Bearing Capacity: 3,000 psf. Footings for proposed structures should have a minimum embedment of 2 feet and have a minimum width of 2 feet. The allowable bearing pressure may be increased by 500 psf for every foot increase in width and by 500 psf for every foot increase in embedment until a maximum of 4,000 psf, Values may be increased by one-third for transient loading.
   B. Passive Lateral Bearing Pressure: 250 psf/ft. Values may be increased by one-third for transient loading.
   C. Coefficient of Friction: 0.3.
   D. Combined Lateral Resistance: The allowable lateral resistance can be taken as the combined effect of friction resistance and passive resistance.
   E. Unit of Subgrade Modulus: 100 pci for 1-ft square footing reduced by [(B+1)/2B]^2 for larger square footing sizes. B is the square footing width. 75 pci for slab-on-grade.

3. Grading, Excavations, Backfill and Compaction of Backfill: Comply with Geotechnical Report and requirements of Governing Code Authority and performed only under Continuous Special Inspection of geotechnical engineer. Building pads shall be over excavated as recommended in Geotechnical Report. If soft pockets are discovered during over excavation, additional over excavation will be required as directed by the Geotechnical Engineer.

4. Foundation Excavations: Foundations are to bear on approved compacted fill as indicated in Geotechnical Report. Excavations are to be inspected by geotechnical engineer prior to placement of reinforcing steel and formwork. Ensure excavations are clean, dry and free of debris or loose soil. Slope sides of excavation not less than minimum slope indicated in Geotechnical Report. Cast concrete directly against excavated surfaces.

5. Backfilling of Retaining Walls: Place after completion and inspection of waterproofing. Adequately shore retaining walls during backfill operation. Unless adequately shored, do not place backfill behind building structure retaining walls until concrete at elevated floor levels adjacent to walls are completely poured and have cured for at least 7 days at site walls, concrete shall reach full design strength prior to backfilling unless adequately shored.

6. Retaining Wall Design Values:
   A. Active earth pressure: 40 pcf (triangular) At Level and drained properly compacted backfill
   B. At-rest earth pressure: 70 pcf (triangular) At Level and drained properly compacted backfill
   C. Seismic Increment: 25 pcf (Additive to active earth pressure only)

7. Allowable Site Foundation Design Values per Geotechnical Report.
   A. Bearing Capacity: 3,000 psf. Footings for proposed structures should have a minimum embedment of 2 feet and have a minimum width of 2 feet. The allowable bearing pressure may be increased by 500 psf for every foot increase in width and by 500 psf for every foot increase in embedment until a maximum of 4,000 psf, Values may be increased by one-third for transient loading.
   B. Passive Lateral Bearing Pressure: 250 psf/ft. Values may be increased by one-third for transient loading.
   C. Coefficient of Friction: 0.3.
   D. Combined Lateral Resistance: The allowable lateral resistance can be taken as the combined effect of friction resistance and passive resistance.

8. Allowable Caisson Foundation Design Values per Geotechnical Report.
   A. Bearing Capacity (End Bearing): 3,000 psf. Bearing capacity may be increased by one-third for transient loading.
   B. Passive Lateral Bearing Pressure: 600 psf/ft . Value may be increased by one-third for transient loading.

LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A

30215 Morning View Dr.
Malibu, CA 90265

Developed for
SMMUSD

Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/13/2024
100% DESIGN DEVELOPMENT	02/14/2025
50% CONSTRUCTION DOCS	05/01/2026

Job Number	31722
Checked By	JG / EP
Scale	12" = 1'-0"

GENERAL NOTES

3-S0.01

ABBREVIATIONS

&	AND
@	AT
Ø	DIAMETER
>	GREATER THAN
≥	GREATER THAN OR EQUAL TO
<	LESS THAN
≤	LESS THAN OR EQUAL TO
#	"POUNDS, NUMBER"
AB	ANCHOR BOLT(S)
ABV	ABOVE
ADDL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AOR	ARCHITECT OF RECORD
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL)
ASD	ALLOWABLE STRESS DESIGN
(B)	BOTTOM
BF	BRACED FRAME
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BN	BOUNDARY NAILING
BO	BOTTOM OF
BOD	BOTTOM OF DECK
BOF	BOTTOM OF FOOTING
BOPC	BOTTOM OF PILE CAP
BOS	BOTTOM OF STEEL
BOSL	BOTTOM OF SLAB
BOT	BOTTOM
BP	BASE PLATE
BRB	BUCKLING RESTRAINED BRACE
BRCG	BRACING
BRDG	BRIDGING
BRG	BEARING
BTWN	BETWEEN
BU	BUILT-UP
C	CAMBER
CA	COLUMN ABOVE
CANT	CANTILEVER
CB	COLUMN BELOW
CGS	CENTER OF GRAVITY OF PRESTRESSING STRAND
CIP	CAST-IN-PLACE
CIV	CIVIL
CJ	CONSTRUCTION/CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CLT	CROSS LAMINATED TIMBER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION/CONNECT
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
COV	COVER.
CTR	CENTER
CVN	Charpy V-Notch
d	Penny - Nail size
db	"REBAR, WIRE, or PRESTRESSING STRAND DIAMETER"
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DCW	DEMAND CRITICAL WELD
DEMO	DEMOLITION/DEMOLISH
DET	DETAIL
DF	Douglas Fir
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	Down
DO	DITTO
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EBF	ECCENTRICALLY BRACED FRAME
EDP	ENVIRONMENTAL PRODUCT DECLARATION
EF	EACH FACE
EFF	EFFECTIVE
EGRS	Elevator Guide Rail Support
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	"EMBEDMENT, EMBEDDED"
EN	EDGE NAILING
ENGR	ENGINEER
EOR	ENGINEER OF RECORD
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ER	EVALUATION REPORT
ESR	EVALUATION SERVICE REPORT
ETC	ET CETERA
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
f'c	28-DAY (UNO) COMPRESSIVE STRENGTH OF CONCRETE
FDN	FOUNDATION
FF	Finished Floor
FG	FINISHED GRADE
FIN	FINISH(ED)
FLR	FLOOR
f'm	28-DAY (UNO) COMPRESSIVE STRENGTH OF MASONRY
FN	FIELD NAILING
FRP	FIBER-REINFORCED POLYMER
FS	FAIR SIDE / FINISHED SURFACE
FT	"FOOT, FEET"
FTG	FOOTING
FUT	FUTURE
Fy	YIELD STRENGTH
GA	"GAGE, GAUGE"
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GEN	GENERAL
GWP	GLOBAL WARMING POTENTIAL
GLB	GLUED-LAMINATED BEAM
GR	GRADE
HD	HOLDDOWN
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HSA	HEADED STUD ANCHOR
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IAPMO	INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IN	INCH
INFO	INFORMATION
INT	INTERIOR
IOR	INSPECTOR OF RECORD
JST	JOIST
JT	JOINT
K	KIPS (1000 LBS)
KLF	KIPS PER LINEAR FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE
LAND	LANDSCAPE
LBS	POUNDS
LCA	LIFE CYCLE ASSESSMENT
Ld	DEVELOPMENT LENGTH of straight rebar
Ldh	DEVELOPMENT LENGTH for hooked rebar
Ldt	DEVELOPMENT LENGTH for headed rebar
LL	DOUBLE ANGLE
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LOR	LAB OF RECORD
LRFD	LOAD AND RESISTANCE FACTOR DESIGN
Ls	SPLICE LENGTH of straight rebars
LSH	LONG SIDE HORIZONTAL
LSL	LONG-SLOTTED HOLE
LSV	LONG SIDE VERTICAL
LT GA	LIGHT GAUGE
LVL	LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MECH	MECHANICAL
MEP	"MECH, ELECT, & PLUMB"
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
NA	NOT APPLICABLE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMALWEIGHT CONCRETE
O/C	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVS	OVERSIZED HOLE
PAF	POWDERPOWER ACTUATED FASTENER
PAR	PARALLEL
PC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCY	POUNDS PER CUBIC YARD
PERF	PERFORATED
PERP	PERPENDICULAR
PI	PROJECT INSPECTOR
PJ	PANEL JOINT
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLF	POUNDS PER LINEAR FOOT
PLUMB	PLUMBING
PQR	PROCEDURE QUALIFICATION RECORD
PRELIM	PRELIMINARY
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED OR POST-TENSIONED)
PWD	PLYWOOD
QTY	QUANTITY
RAD	RADIUS
RBS	REDUCED BEAM SECTION
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RO	ROUGH OPENING
RR	ROOF RAFTER
RTU	ROOF TOP UNIT
SC	SLIP CRITICAL OR SAW CUT
SCBF	SPECIAL CONCENTRICALLY BRACED FRAME
SCHED	SCHEDULE(D)
SDS	SELF-DRILLING SCREW
SECT	SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SEP	SEPARATION
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLBB	SHORT LEG BACK TO BACK
SMRF	SPECIAL MOMENT RESISTING FRAME
SMS	SHEET METAL SCREW
SOG	SLAB-ON-GRADE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
SSL	SHORT-SLOTTED HOLE
STAGGD	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	"STRUCTURE, STRUCTURAL"
SUSP	SUSPENDED
SW	SHEAR WALL
SYM	"SYMMETRIC, SYMMETRICAL"
(T)	TOP
(T&B)	TOP AND BOTTOM
T.O.	TOP OF
THK	THICK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING / FOUNDATION
TOM	TOP OF MASONRY
TOPC	TOP OF PILE CAP
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	ULTRASONIC TESTING
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WITH
W/C	WATER-CEMENT RATIO
W/O	WITHOUT
"WF, W"	WIDE FLANGE
WP	WORK POINT
WPS	WELD PROCEDURE SPECIFICATIONS
WT	"WEIGHT OR "T" SECTION CUT FROM WIDE FLANGED BEAM"
WWF	WELDED WIRE FABRIC
XS	EXTRA STRONG
XXS	DOUBLE EXTRA STRONG

LIGHT GAUGE METAL FRAMING GENERAL NOTES

1. Minimum yield strength shall be as follows:
   A. 43 mils (18 gauge) and lighter (33 ksi)
      a. Carbon Sheet Steel to be Painted: ASTM A1003, Grade 33.
      b. Galvanized: ASTM A653, Grade A.
   B. 54 mils (16 gauge) and heavier (50 ksi)
      a. Carbon Sheet Steel to be Painted: ASTM A1003, Grade 50.
      b. Galvanized: ASTM A653, Grade D.
2. Manufacturer and Properties: Member of Steel Stud Manufacturer's Association (SSMA) complying with ICC-ESR 3064P or Camco complying with ICC-ESR 3016. Provide punched studs as scheduled in these drawings with minimum effective section properties as indicated in referenced evaluation report.
3. Minimum Gauge Thicknesses: Indicated properties are based on the following thicknesses:
   12 ga. - 0.1017 inch, 97 mils 14 ga. - 0.0713 inch, 68 mils 16 ga. - 0.0566 inch, 54 mils
   18 ga. - 0.0451 inch, 43 mils 20 ga. - .0329 inch, 33 mils
4. Track Material: Provide unpunched track of dimensions to ensure proper fit of studs with minimum effective section properties as indicated in referenced evaluation report.
5. Lateral Bridging for Studs: Required when rigid wall finish does not continue full height on either or both sides of studs. Install horizontal straps or cold-rolled channels as shown and in accordance with Section D3 of AISI specification. See typical details.
6. Lateral Blocking for Joists: Joists shall be braced by full depth blocking at all points of support. Joist blocking shall also be provided at the following locations: See typical details.
7. Joist Web Punch-Out Locations: Web punch-outs shall not be located closer than twice the member depth from edge of bearing support or concentrated loads, 12" minimum. Do not provide punchouts at tracks.
8. Securing Studs and Braces: Plumb, align and tightly nest in both upper and lower tracks with secure attachment to both flanges of tracks. Splices in axial loaded studs and braces are not permitted.
9. Self-Drilling Screws: See General Notes.
10. Welding: ANSI/AWS D1.3 and CBC Section 2210A. Wire tying of framing components is not permitted.
    A. Welder Certification: Governing Code Authority.
    B. Electrodes: E60XX at 33 ksi members, E70XX at 50 ksi members.
    C. Touch-Up: Zinc-rich paint at galvanized members and regular paint at carbon sheet steel.

MASONRY

1. Specified Compressive Strength of Masonry (f'm): 2500 psi typical unless noted otherwise.
2. Verifying Specified Compressive Strength of Masonry (f'm): Use masonry prism testing method unless otherwise acceptable to Architect (Structural Engineer). Submit masonry prism data for each type and compressive strength of masonry required, with a professional engineer's signature and state of California seal, to Architect (Structural Engineer). Compliance with minimum required compressive strength shall be based on Applicable Code Section 2105A.2.
3. Concrete Block: ASTM C90, medium weight, attaining a minimum compressive strength as required to meet specified compressive strength of masonry (f'm). Completed (grouted and mortared) masonry assembly not to exceed 115 pcf max. dry density.
4. Face Brick: ASTM C216.
5. Portland Cement for Mortar and Grout: ASTM C150, type I or II. Use of masonry cement or plastic cement is not permitted.
6. Aggregates for Mortar and Grout:
   A. Aggregates for Mortar: ASTM C144.
   B. Aggregates for Grout: ASTM C404, coarse type.
7. Mortar: ASTM C270, Type S, attaining a minimum compressive strength as required to meet specified compressive strength of masonry (f'm).
8. Grout: ASTM C476, coarse type, attaining a minimum compressive strength as required to meet specified compressive strength of masonry (f'm). However, in no case shall grout compressive strength be less than the greater of f'm or 2000 psi at 28 days.
9. Reinforcing Steel: Reinforcing steel section of general notes unless noted otherwise.
10. Composite Masonry Wall Penetration Submittal: Submit for each wall indicating size and location of each wall penetration and opening as necessary to be drilled or cut after construction. Submit together with appropriate reinforcing steel shop drawings. Submit written statement from Special Inspector that no additional penetrations or openings were added to those shown in penetration submittal.
11. Reinforcing Steel Splices: Lap reinforcing steel at splices a minimum of 72 bar diameters, except dowels in footings at base of walls shall splice a minimum of 72 bar diameters, unless noted otherwise. Where minimum clear distance between bars at adjacent splices is 3 inches or less, increase lap length 30 percent unless splices are staggered at least 24 bar diameters.
12. Dowels for Walls, Columns, Pilasters, and Piers: Match size and spacing of vertical reinforcing steel, unless noted otherwise. Set dowels to align with cells containing reinforcing steel.
13. Minimum Reinforcing Steel Clearances:
    A. Minimum Clearances Between Reinforcing and Outside Face of Masonry: 2 inches except in no case shall clearance be less than 2-1/2 bar diameters.
    B. Minimum Clearance Between Reinforcing and Inside Face of Grout Cell: 1/2 inch or 1 bar diameter whichever is greater.
    C. Minimum Clearance Distances Between Parallel Reinforcing: 1 inch or nominal bar diameter, whichever is greater. Increase to 1-1/2 inches or 1-1/2 times nominal bar diameter, whichever is greater, at columns, pilasters, and piers only.
14. Placement: Set courses in running bond pattern unless indicated otherwise. Set cells in vertical alignment. Provide flush mortar joints at surfaces to receive waterproofing or damp-proofing.
15. Grouting: Grout solid all cells. Mechanically vibrate grout in cells.
    A. Grout Height Limits: CBC Section 2104A.1.3, TMS 602, Article 3.5 D
    B. Horizontal Construction Joints: Hold grout 1 1/2 inches below top of masonry unit if work is stopped one hour longer.
    C. Grout Cover Around Reinforcing Steel, Anchor Bolts and Inserts Penetrating Masonry Shell: 1 inch minimum.
16. Horizontal Bars Terminating at Wall Ends and Opening Jambs: Extend bars to within 2 inches of end of wall and provide standard ACI 90-degree hook unless detailed otherwise.
17. Control joints shall be provided as indicated on Arch and wall elevations per detail D1/S-S6.61. If not indicated on Arch, provide control joints at 24'-0" o/c maximum and coordinate w/ Arch.

PROPRIETARY ANCHORAGES and FASTENERS

1. Anchorages:
   A. Drill and Epoxy Anchors and Rebar:
      a. At Concrete: Hilti HIT-RE 500 V3 adhesive anchor system complying with ICC-ES Evaluation Report ESR-3814.
      b. At Masonry: Hilti HIT-HY 270 adhesive anchor system complying with ICC-ES Evaluation Report ESR-4143.
      c. Provide anchor type, size and embedment as indicated in details.
      d. Overhead applications must be installed using the Hilti HIT-SZ piston plug system.
   B. Mechanical (Expansion) Anchors:
      a. At Concrete: Hilti KB-TZ2 carbon steel expansion anchor complying with ICC-ES Evaluation Report ESR-4266.
      b. At Masonry: Hilti KB-TZ2 carbon steel expansion anchor complying with ICC-ES Evaluation Report ESR-4561.
      c. Where mechanical anchor is exposed to weather, provide stainless steel anchor conforming to the Evaluation Report in lieu of carbon steel.
   C. Welded Shear Studs: Nelson S3L flux filled, headed stud anchors, 65,000 psi minimum ultimate tensile strength conforming to ASTM A29, automatically end welded in field and complying with ICC-ES Evaluation Report ESR-2690.
   D. Welded Deformed Anchors: Nelson D2L, cold rolled, deformed steel reinforcing bars conforming to ASTM A1064 and complying with ICC-ES Evaluation Report ESR-4907.
2. Fasteners:
   A. Power/Powder Actuated Fasteners (Indicated "Shot Pins" or "PAF" on Drawings): Hilti Low-velocity Power Actuated Drive, 0.157" diameter (X-U), complying with ICC-ES Report ESR-2269. Provide appropriate washer between fastener head and light gauge metal or wood surface. Shot pins shall not be used @ PT slab or beams.
   B. Self-Drilling Metal Screws (Indicated "Screws" or "SMS" on Drawings): Hilti Self Drilling Screw complying with current ICC-ES Evaluation Report ESR-2196.
   C. Concrete Screws: Hilti KH-EZ carbon steel screw anchor complying with ICC ES Evaluation Report ESR-3027.
   D. Masonry Screws: Hilti KH-EZ carbon steel screw anchor complying with ICC ES Evaluation Report ESR-3056.
   E. Self-Drilling wood Screw: At steel to wood connections (Indicated "SDS" on drawings): Simpson SDS screw complying with ICC-ES ESR 2236. At wood to wood connections (Indicated "SDWS" on drawings): Simpson SDWS screw complying with IAPMO-UES ER 192.
   F. Lag Screw: Lag Screw complying with ANSI / ASME B18.2.1
   G. Where fasteners are exposed to weather, provide stainless steel fasteners conforming to the Evaluation Report in lieu of carbon steel.
3. Installation: See manufacturer's written instructions and referenced ICC-ES evaluation report. Contractor shall arrange an anchor manufacturer's representative to provide onsite installation training for all anchor products specified.
   A. Prior to drilling holes for post-installed anchors, contractor shall locate existing rebar, prestressing tendons, post-tensioning tendons, and embedded utilities using non-hazardous, non-destructive methods with accurate location tolerances (plus or minus 1/4-inch). Do not cut, hit, or otherwise damage existing rebar or tendons during anchor installation.
   B. Drilling Holes in Existing Concrete or Masonry for Anchorages: Use non-pneumatic, rotary hammer tools with ANSI compliant non-rebar cutting drill bits to drill holes of proper tolerances. Locate existing rebar including prestressing and post-tensioning tendons using non-hazardous, non-destructive methods with accurate location tolerances (plus or minus 1/4-inch) prior to drilling holes to avoid cutting or damaging Holes shall be thoroughly cleaned per manufacturer's written recommendations prior to installation of anchorages.
   C. Deleterious Materials: Keep anchorages, including holes for drill and epoxy anchors and mechanical anchors, free of dust, grease, and other materials that impair bond.
   D. Use of diamond core bit with roughening tool for anchor holes requires approval from Engineer of Record prior to drilling. Unless otherwise shown in the drawings, all holes shall be drilled perpendicular to the concrete surface.
   E. Embedment Depths:
      a. Mechanical Anchors: Embedment depths noted in drawings are the effective minimum embedment UNO. Refer to applicable evaluation report for the corresponding minimum hole depth and nominal embedment.
      b. Screw Anchors: Embedment depths noted in drawings are the nominal minimum embedment UNO. Refer to the applicable evaluation report for the corresponding minimum hole depth.
   F. Anchor installer certification is required for all installers of drill and epoxy anchors in horizontal or upwardly inclined orientation. Installer qualification must be provided to the inspector prior to installation.
   G. Installation Torques for Expansion Anchors shall be as noted

Nominal Anchor Diameter	Expansion Anchor Installation Torque (ft-lb)			
	Into Concrete		Into Masonry	
	KB-TZ2 Carbon Steel	KB-TZ2 Stainless Steel	KB-TZ2 Carbon Steel	KB-TZ2 Stainless Steel
1/4"	4	6	4	6
3/8"	30	30	15	15
1/2"	50	40	25	15
5/8"	40	60	30	35
3/4"	110	125	50	50

   H. Installation Torques for Screw Anchors shall be as noted

Nominal Anchor Diameter	Screw Anchor Installation Torque (ft-lb)					
	Into Concrete			Into Masonry		
	Hilti KH-EZ Hex	Hilti KH-EZ C	Hilti KH-EZ CRC	Hilti KH-EZ E & KH-EZ I	Hilti KH-EZ (Hex, P, PM, PL & C)	Hilti KH-EZ CRC
1/4"	18		N/A	18	21	N/A
3/8"	40 (19 @ h$_{nom}$ <2.5")		40	40	22	20
1/2"	45	N/A	45	N/A	34	25
5/8"	85	N/A	85	N/A	38	35
3/4"	95	N/A	85	N/A	70	45

   Note: 1/4" dia. Hilti KH-EZ P, PM & PL in concrete shall have installation torque of 18 ft-lb.

4. Testing
   A. See DSA 103 Testing and Inspections.
   B. Installation in Concrete:
      a. Provide testing of post-installed anchors in concrete per CBC 2022 1910A.5.
   C. Installation in Masonry:
      a. Provide testing of post-installed anchors in masonry per CBC 2022 1910A.5 as required by section 1705A.4.

STRUCTURAL STEEL

1. Provide readily identifiable structural steel in compliance with Applicable Code Section 2202A.1.
2. Structural Steel: Furnish structural steel complying with the following ASTM standard specifications, unless noted otherwise:
   A. Structural Steel Unless Indicated Otherwise: ASTM A992, Grade 50
   B. Angles and Channels: ASTM A36
   C. Plates: ASTM A572, Grade 50
   D. Pipes: ASTM A53, Grade B (35 ksi)
   E. Rectangular Tubes: ASTM A500, Grade C (50 ksi)
   F. Round Tubes: ASTM A500, Grade C (46 ksi)
   G. Anchor Rods: ASTM F1554, grade 55 (weldable) - all threaded.
3. Holes for Bolted Connections and Anchor Rods: AISC "standard" holes, unless noted otherwise. See Note 10, for oversized holes for anchor rods in non-frame base plates.
4. High Strength Bolts, Nuts and Washers: AISC "Specification for Structural Joints Using High-Strength Bolts."
   A. Hardened Washers: ASTM F436, under nuts except where plate washers are used. Provide beveled washers where joint face slope is greater than 1:20.
   B. Tightening: Snug tight for all high strength bolts except tighten A325-SC and A490-SC bolts to at least the minimum proper tension according to AISC Specification.
   C. Provide Class A Faying Surface or better at bolted connections indicated with "SC" type bolts.
   D. All bolts parts of "SFRS" shall be "SC" type bolts.
5. Welding:
   A. Applicable Welding Standard: Applicable Code and latest adopted edition of AWS D1.1 and D1.8.
   B. Pre-qualified and Non Pre-qualified Welds: Welds shall be pre-qualified in compliance with Applicable Welding Standard. Where non pre-qualified welds are to be used, qualify by test and procedure qualification test record complying with Applicable Welding Standard.
   C. Work performed by Welders and Inspectors: Adhere to approved Welding Procedure Specification (WPS). Each welder and inspector shall retain a copy of WPS.
   D. Pre-construction Meeting: Conduct to include Architect (Structural Engineer), fabricator, erector, Contractor and inspectors to discuss Welding Procedure Specification (WPS).
   E. Welding Procedure Specification (WPS): Fabricator/erector to develop WPS in compliance with Applicable Welding Standard. Submit to Architect (Structural Engineer) for acceptance and Governing Code Authority for approval prior to fabrication. WPS submittal to include the following:
      a. Welding manufacturers' specifications.
      b. Information required by Applicable Code, Contract Documents and any other information necessary to produce welds that are in compliance with Applicable Welding Standard.
      c. Detailed sequence of weld sketches addressing effects of welding heat for welds at joints and within seismic frame assemblies as a whole. Plan sequence of erection and welding to minimize locked in stresses and distortion considering effects of welding heat. Procedures submitted shall result in completed connections which comply with design intent of structural drawings. No deviation from structural drawings is permitted unless otherwise accepted by Architect (Structural Engineer) and approved by Governing Code Authority.
      d. Welding parameters recommended by electrode manufacturer.
      e. List of applicable base metal types and thicknesses.
      f. Welding joint sketches including joint type, weld type, joint geometry, and applicable dimensions. Individual weld passes shall be identified in sketches and numbered to identify the sequence of their deposition. Sketches shall identify the maximum layer thicknesses and bead widths. In no case shall layer thickness exceed 1/4-inch, nor shall maximum bead width exceed 5/8-inch.
      g. Applicable welding process.
      h. Position of welding.
      i. List of filler metal per Applicable Welding Standard and electrode specification and classification. Include details showing shielding material to be used.
      j. Minimum preheat requirements, interpass temperatures and post weld heat treatment. Minimum specified preheat shall meet requirements of AWS D1.1, table 3.2, and AISC 360-16 Section M3-2 requirements for jumbo sections.
      k. List of applicable electrical characteristics for process employed. Clearly indicate specific values required for each welding pass. These electrical characteristics shall include at a minimum the following:
         - Electrode diameter.
         - Type of current and acceptable ranges of current measured in amperage. For wire feed processes, indicate manufacturers' recommended melt-off rate, deposition rate, and wire feed speed.
         - Voltage (for all processes).
         - Actual field condition travel speed and manufacturer's data for travel speed.
         - Electrode extension (stick out) for wire feed processes.
         - Amperage, voltage and electrode extension (as applicable) shall be within filler metal manufacturer's recommendations (compare to AWS D1.1, Section 3.6 and 3.7).
         - Electrode manufacturer's technical information, with identification number listed, and welding parameter recommendations.
   F. Welding Electrode (Filler Metal): E70xx (70 ksi) uno, provide filler metal with Charpy V-notch toughness of 20 ft/lbs at -20 degrees Fahrenheit at complete penetration groove welds.
      a. Welds indicated as part of the "SFRS" shall comply with AISC 341 sections A3.4a and D.3. These welded connections shall be made with a filler metal achieving a minimum Charpy V-notch toughness of 20ft/lbs at a temperature lower than 0°F.
      b. Welds indicated as "Demand Critical" (DC) shall comply with AISC 341 sections A3.4b and D.3. These welded connections shall be made with a filler metal achieving a minimum Charpy V-notch toughness of 20ft/lbs at a temperature lower than 0°F, and a filler metal producing welds that have a minimum Charpy V-notch toughness of 40ft/lbs at temperature lower than +70°F.
   G. Welding Toughness Requirements: Certify conformance to Charpy V-notch toughness requirements with tests by an independent testing laboratory for each AWS classification, manufacturer and trade name. Testing procedures shall be in accordance to Applicable Welding Standard and AWS D1.8
   H. Fabricators: Perform shop welds by fabricators approved by LA City or AISC.
      a. Welder Qualification: Welders, regardless if Work is performed in shop or in field, shall be qualified for the Work they will be doing and shall have certifications current and acceptable to Governing Code Authority.
      b. Special inspection shall be required for all welding, as required by governing code authority.
   I. Welds Exposed to View:
      a. Faces of fillet welds exposed to view shall have as-welded surfaces that are reasonably smooth and uniform. No finishing or grinding shall be required, except where clearances or fit of other items may so necessitate.
      b. Partial and full penetration welds exposed to view shall be ground smooth and flush with finish surface of steel. Remove backup bars and weld tabs. Fill holes with weld metal or body solder and smooth by grinding or filing.
   J. Groove Preparation: Clean groove preparation thermal cuts by grinding.
   K. Termination of Welds: Terminate all joint ends in a manner that ensures sound welds. Use extension bars and run-off tabs whenever necessary.
   L. Hand-held Calibrated Amp and Volt Meters: To be used by fabricator, erector and inspectors to assure proper amperage and voltage of welding process. Measure amperage and voltage at arc. Verify travel speed and electrode stick-out in compliance with electrode manufacturer's recommendations and with approved WPS.
   M. Storage of Electrodes: Adhere to Section 5.3 of AWS D1.1.
   N. Weld each flange of moment frame beam to column connections in one continuous process without cooling below pre-heat temperature.
   O. Welding of ASTM A913 Materials: Perform according to requirements of latest edition of AWS standard, structural drawings and specifications, whichever is more stringent.
   P. Minimum Fillet Weld Size: Where minimum fillet weld size, as stipulated by AISC Section J2 and Table J2.4, exceeds fillet weld size indicated on structural drawings, use AISC stipulated size.
   Q. Minimum Groove or Butt Weld Size: Provide complete penetration unless indicated otherwise.
   R. Weld Length: Length of welds shown are net effective lengths. Where length of weld is not indicated, provide weld full length of joint.
   S. Welding at Galvanized Steel: Galvanization shall be ground off prior to welding. Repair galvanization after completion of welding.
6. Shop Drawings: Submit To Architect (Structural Engineer) for review and, upon request, to Governing Code Authority. Include sequence of erection procedures from approved WPS:
7. Fabrication: Perform in shop certified by AISC or City of Los Angeles.
   A. Moment Connections: Orient flange stiffener plates and cap plates used in moment connections so that rolling direction of plate is parallel with direction of principal stress.
   B. Horizontal Members: Place natural camber up.
   C. Filler Plates: Provide at splices of parts having more than 1/8-inch difference in thickness. Filler plates to match grade of material spliced.
8. Traceability:
   A. Material tracing is required for all steel including miscellaneous metals, connectors, and steel products manufactured by third parties. The contractor is advised that material tracing is required as directed by DSA and the project inspection team and may include any or all of the levels of traceability described below:
      a. Lot traceability: materials can be traced to the set of mill test reports (MTRs) for the project.
      b. Piece-mark traceability: heat number can be correlated to each piece mark.
      c. Piece traceability: heat number can be correlated for each piece, which requires separate piece marks for each piece, or marking of each individual piece with its heat number.
   B. Prior to placing the mill order, the contractor shall schedule a preconstruction meeting to include the AOR, SEOR, PI and inspectors responsible for inspection of the steel material fabrication and erection/installation for the purpose of reviewing material traceability requirements.
   C. The contractor shall include the cost of piece traceability in their basic services and provide deductive alternates for piece-mark and lot traceability to be provided as a credit to the Owner.
9. Cleaning: After fabrication, clean steel surfaces free of rust, loose mill scale, and oil.
10. Oversized Holes for Anchor Rods in Non-Frame Column Base Plates: Oversized holes in base plate may be provided at contractor's option in accordance with AISC Table 14-2 UNO. Where oversized holes are provided, provide plate washer with standard hole with minimum size per AISC Table 14-2 (3/8" thick min) UNO.
11. Exposure to Soil: Encase structural steel in lean concrete with 4-inches concrete cover where exposed to soil.
12. Exposure to Weather: UNO, structural steel (including connection elements) exposed to weather shall be hot dipped galvanized. At welding on galvanized members, galvanization shall be ground off prior to welding. Repair galvanization after completion of welding.
13. Structural Steel Allowance: In addition to the steel shown or implied in this document, allow for an additional 2 tons of structural steel to be constructed at the direction of the Structural Engineer during construction. The allowed steel may be of any shape or sizes, including plates, wide flanges, tubes, pipes, channels, angles, and/or any other structural shapes. The number of pieces may vary. The locations of applications may vary. Direction may be given in multiple occasions during construction. The allowance should include all fabrication and construction related services, such as shop drawings, shop preparation, field erection and coordination, bolted connections and field welding. Expenditure of any part of this allowance shall be approved in writing by the Structural Engineer prior to any fabrication and erection.
14. Heavy Sections
   A. Heavy sections shall comply with AISC 360-16 Section A3.1c.
   B. Heavy sections forming part of the "SFRS" shall also comply with AISC 341-16 Section A3.3.
   C. Welded Splices including welds to basesplates shall comply with AISC 360-16 Section J1.5.
15. See quality assurance note C.3 and C.4 for non-destructive testing.
16. SFRS denotes items considered part of the "SEISMIC FORCE RESISTING SYSTEM" (Refer to AISC 341-16 and AWS D1.8).
17. DC denotes welds considered "DEMAND CRITICAL" per AISC 341-16 Section A3.4B and D.3.
18. Field weld flag symbols indicate design intent but are not requirements. Whether a weld is to be made in shop or field is means and methods and to be coordinated by contractor.
19. Where bent plates specified cannot be bent due to thickness provide two plate pieces joined with a complete penetration weld.

LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A

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Malibu, CA 90265

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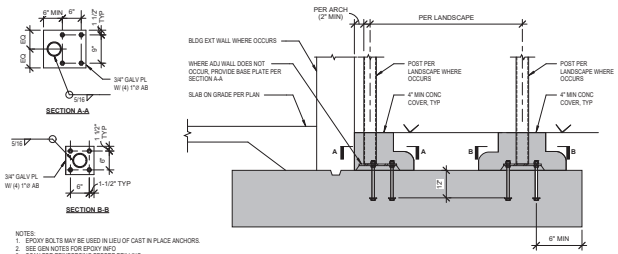
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/10/2025
50% CONSTRUCTION DOCS	05/01/2025

Job Number	31722
Checked By	JG / EP
Scale	12" = 1'-0"

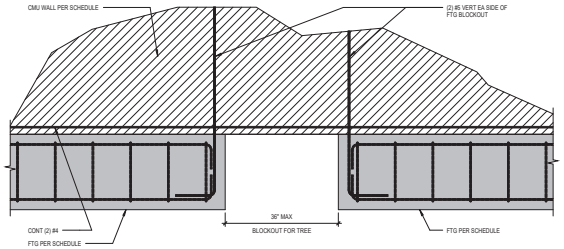
GENERAL NOTES

3-S0.02



FENCE AND GATE ADJACENT TO BUILDING FOOTING WALL OR AT THE END OF A BUILDING FOOTING

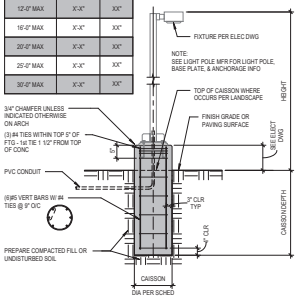
TYP FENCE POST NEXT TO BUILDING | N.T.S. | 16



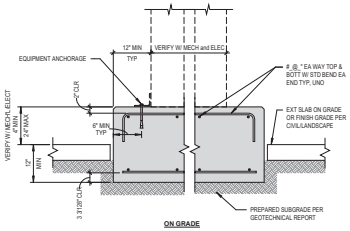
BLOCKOUT FOR TREE | N.T.S. | 08

HEIGHT	CAISSON DEPTH	DIA
12'-0" MAX	X'-X"	XX"
16'-0" MAX	X'-X"	XX"
20'-0" MAX	X'-X"	XX"
25'-0" MAX	X'-X"	XX"
30'-0" MAX	X'-X"	XX"

NOTE: CONCRETE f'c = 2500 AT 28 DAYS

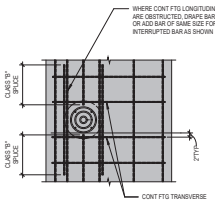


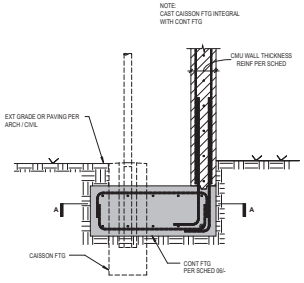
TYP SITE LIGHT POLE DETAIL | N.T.S. | 04



NOTE:
SEE MECHANICAL and ELECTRICAL DRAWINGS FOR THE FOLLOWING:
1. LOCATION and DIMENSIONS OF BASES

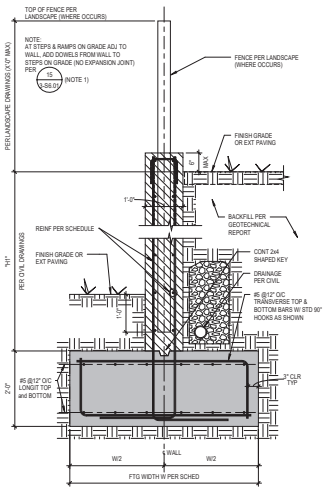
TYPICAL CONCRETE BASE FOR EQUIPMENT | N.T.S. | 19





TYPICAL CMU WALL ADJACENT TO LIGHT POLE FOOTING | N.T.S. | 14

RETAINING WALL SCHED		
MAX "H1"	FTG WIDTH "W"	STEM REINF EA WAY, EA FACE
4'-0"	X'-X"	#X @ X" O/C
6'-0"	X'-X"	#X @ X" O/C
8'-0"	X'-X"	#X @ X" O/C

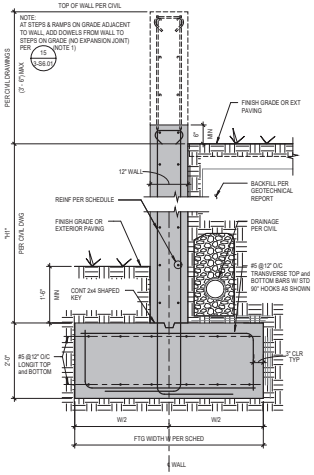


TYPICAL SECTION

NOTE: PROVIDE OVER EXCAVATION / SOIL PREP PER GEOTECH RECOD

TYP CONC RETAINING WALL & SCHEDULE | N.T.S. | 10

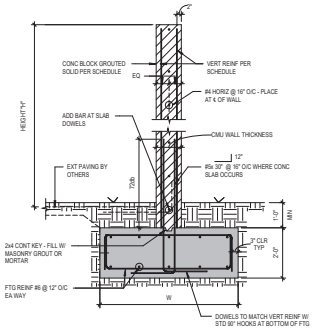
RETAINING WALL SCHED		
MAX "H1"	FTG WIDTH "W"	STEM REINF EA WAY, EA FACE
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6'-0"	X'-X"	#X @ X" O/C
8'-0"	X'-X"	#X @ X" O/C



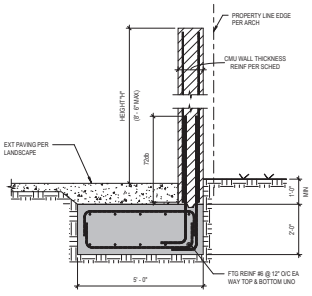
TYPICAL SECTION

TYP CONC RETAINING WALL & SCHED | N.T.S. | 06

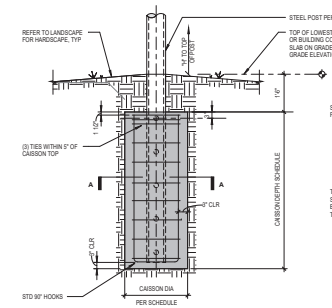
FREE STANDING WALL SCHED			
HEIGHT "H"	WIDTH "W"	CMU WALL THICKNESS	VERTICAL REINF
6'-0"	X'-X"	X"	#X @ X" O/C
8'-0"	X'-X"	X"	#X @ X" O/C
10'-0"	X'-X"	X"	#X @ X" O/C
12'-0"	X'-X"	X"	#X @ X" O/C
15'-0"	X'-X"	X"	#X @ X" O/C



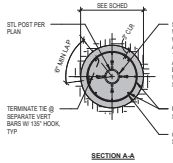
TYP MASONRY FREE STANDING WALL | N.T.S. | 02



TYPICAL MASONRY FREESTANDING WALL SECTION (OFFSET FOOTING) | N.T.S. | 13



CAISSON DETAIL



CAISSON SCHEDULE								
DESIGNATION	DESCRIPTION	CAISSON					POST MAX. HEIGHT "H"	REFERENCE
		DIA	DEPTH	VERTICAL BARS "BV"	TIES	HEADED STUDS REQ'D		
CAISSON	AT 6 COLUMN LOCATIONS - AD CANOPY	3'-0"	10'-6"	(6) #7	#4 @ 12" O/C	YES	14'-6"	05/3-S2.01

TYP CAISSON SCHED. and DETAIL | N.T.S. | 01

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
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PHASE 3A

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Malibu, CA 90265

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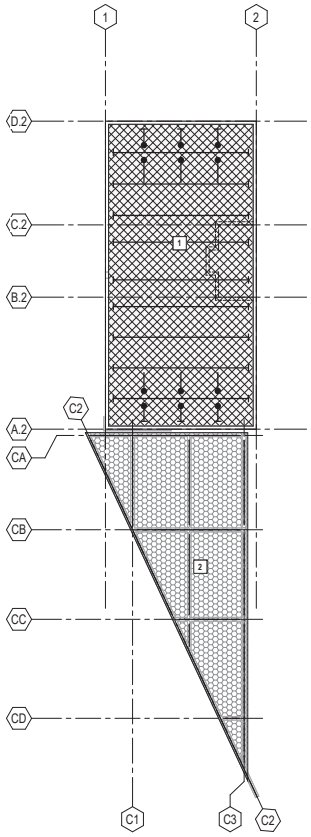
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Submittal	Date
SCHEMATIC DESIGN	09/01/2024
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100% DESIGN DEVELOPMENT	03/14/2025
50% CONSTRUCTION DOCS	05/01/2025

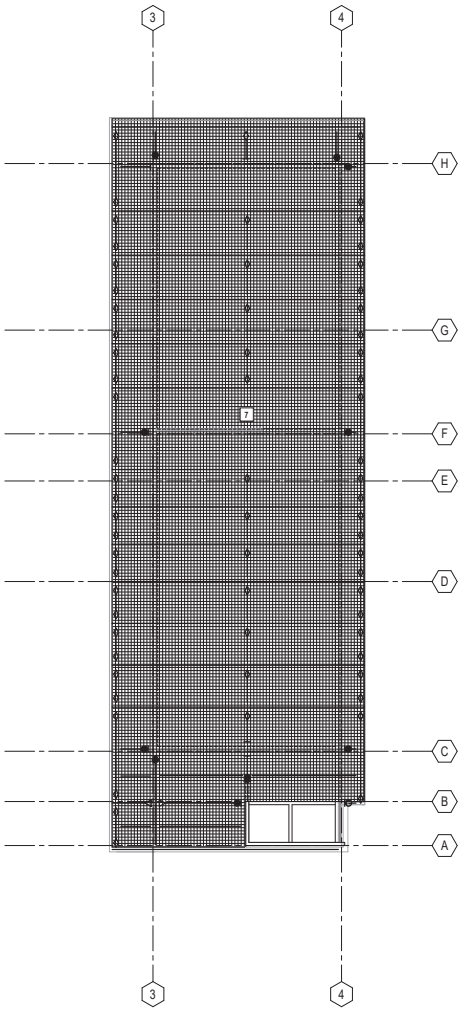
Job Number	31722
Checked By	JG / EP
Scale	As indicated

SITE DETAILS

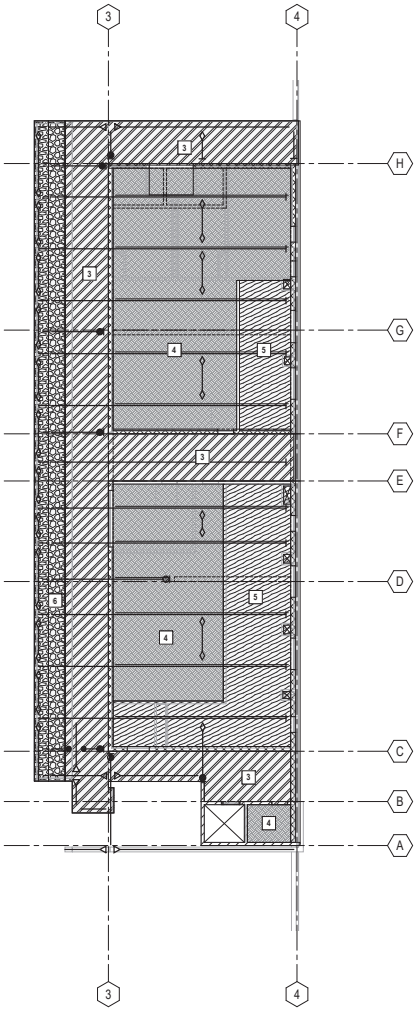
3-S1.11



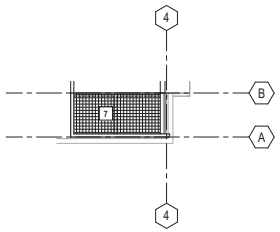
UPPER LEVEL DIAGRAM - COMMUNITY BUILDING | 3/32" = 1'-0" | 17



ROOF LOADING DIAGRAM - MAIN BUILDING | 3/32" = 1'-0" | 10



UPPER LEVEL LOADING DIAGRAM - MAIN BUILDING | 3/32" = 1'-0" | 06



HIGH ROOF LOADING DIAGRAM - MAIN BUILDING | 3/32" = 1'-0" | 09

PLAN NOTES

1. FOR PLAN NOTES SEE 3-S2.01 TO 3-S2.03.

LEGEND

1. FOR LEGEND SEE 3-S2.01 TO 3-S2.03.

LOADING DIAGRAM SCHEDULE

MARK	DESCRIPTION	SDL [a]	LL
1	AQUATICS COMMUNITY BLDG ROOF	28 psf	20 psf (ROOF LIVE LOAD)
2	AQUATICS CANOPY ROOF	9.0 psf	10 psf (ROOF LIVE LOAD)
3	AQUATICS FIELD HOUSE- FLOOR EXTERIOR	74.7 psf	100 psf
4	AQUATICS FIELD HOUSE- FLOOR INTERIOR	15.2 psf	100 psf
5	AQUATICS FIELD HOUSE- FLOOR INTERIOR (STORAGE)	15.2 psf	125 psf
6	AQUATICS FIELD HOUSE- FLOOR EXTERIOR (SEATING)	234.7 psf	100 psf
7	AQUATICS FIELD HOUSE BLDG ROOF	21.1 psf	20 psf (ROOF LIVE LOAD)

NOTES:
[a] SDL = SUPERIMPOSED DEAD LOAD, (SELF-WEIGHT OF FRAMING NOT INCLUDED.)

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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PHASE 3A

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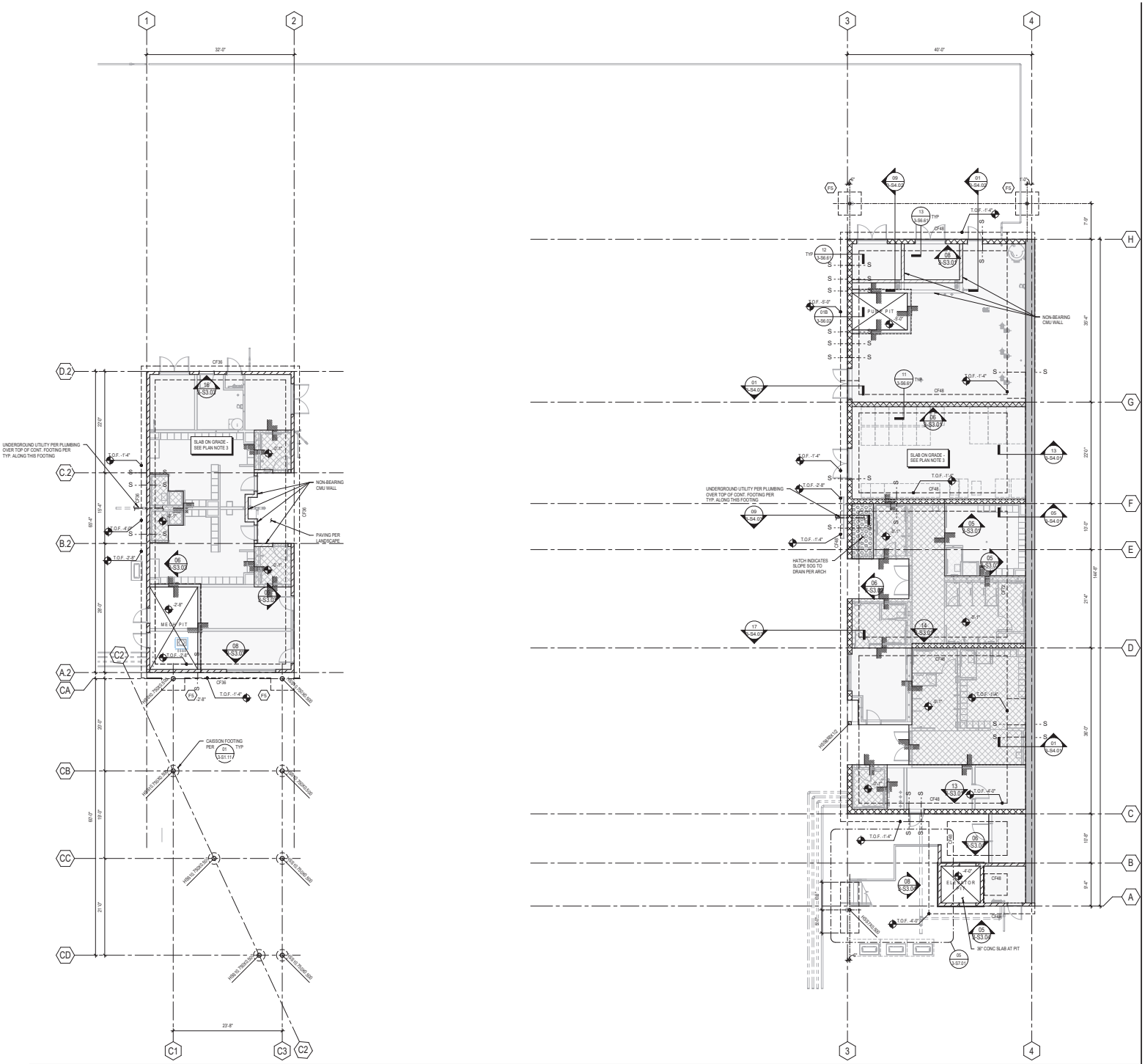
Revision	Date

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SCHEMATIC DESIGN	09/06/2024
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LOADING DIAGRAMS

3-S1.21



PLAN NOTES

1. FOR GENERAL NOTES SEE 3-S0.X SHEETS. FOR TYPICAL DETAILS SEE 3-S6.X SERIES SHEETS.
2. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, and PLUMBING DRAWINGS FOR TOP OF CONCRETE SLAB ON GRADE ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, DRAINS, TRENCHES, PADS, and CURBS. SLAB EDGE LOCATIONS, WALL OVERALL DIMENSIONS, and LOCATIONS OF OPENINGS NOT INDICATED ON STRUCTURAL DRAWINGS.
3. BUILDING SLAB-ON-GRADE: 5" THICK W/ **#3 @ 9'0"** O/C EACH WAY at CENTER OF SLAB OVER 15 MIL VISQUEEN (LAP 6" AT JOINTS and TAPE SEAL - OMIT VISQUEEN AT EXTERIOR AREAS) OVER PROPERLY COMPACTED FILL AS DESCRIBED IN GEOTECHNICAL REPORT. PROVIDE CONSTRUCTION JOINTS OR WEAKENED PLANE JOINTS IN SLAB-ON-GRADE EACH DIRECTION PER DETAIL 06/3-S6.01 - AT AREAS TO RECEIVE TILE, COORDINATE LOCATION OF JOINTS IN SLAB TO ALIGN WITH TILE EXPANSION JOINTS PER ARCH.
4. CENTER COLUMNS ON NUMBERED GRID LINES UNLESS NOTED OTHERWISE. CENTER SPREAD FOOTINGS and CONTINUOUS FOOTINGS ON COLUMNS UNLESS NOTED OTHERWISE.
5. IN NO CASE SHALL PIPES, CONDUITS, OR SLEEVES BE EMBEDDED IN SPREAD OR CONTINUOUS FOOTINGS OR WITHIN TOP OR BOTTOM THIRD OF GRADE BEAMS UNLESS SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS. PIPES, CONDUITS OR SLEEVES MAY ONLY BE EMBEDDED WITHIN THE MIDDLE THIRD OF GRADE BEAMS WHERE NOTED ON STRUCTURAL PLANS AND DETAILED IN THE STRUCTURAL DRAWINGS.
6. WHERE CONTINUOUS FOOTINGS and SPREAD FOOTINGS INTERSECT, EXCAVATE TO BOTTOM OF DEEPER FOOTING and CONTINUE ALL BARS THRU INTERSECTION. PLACE BARS AT CONTINUOUS FOOTING CORNERS and INTERSECTIONS PER 05/3-S6.01. WHERE CONTINUOUS FOOTINGS TERMINATE AT SIDES OF GRADE BEAMS OR SPREAD FOOTINGS, EXTEND LONGITUDINAL BARS TO FAR SIDE OF GRADE BEAM OR SPREAD FOOTING and TERMINATE W/ STANDARD 90° HOOK.
7. LOCATE TOP OF SPREAD FOOTINGS and CONTINUOUS FOOTINGS **X'-X"** BELOW LOWEST ADJACENT SLAB OR GRADE ELEVATION UNLESS NOTED OTHERWISE.
8. GEOTECHNICAL OBSERVATION / COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOOTING INSPECTION.
9. COORDINATE EXTENT OF CONCRETE PADS SUPPORTING EQUIPMENT WITH MANUFACTURER AND WITH EDGE DISTANCE REQUIREMENTS PER EQUIPMENT ANCHORAGE DETAILS IN 3-S6.9X SERIES.
10. CONSTRUCT LIGHT GUAGE METAL STUD WALLS PER 01/3-S6.71A AT EXTERIOR CONDITION AND 01/S6.71B AT INTERIOR CONDITION UNLESS NOTED OTHERWISE.
11. SEE CIVIL DRAWINGS FOR APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. PROTECT OR RELOCATE EXISTING UTILITIES AS REQUIRED DURING FOOTING EXCAVATION OR CONSTRUCTION. DO NOT SURCHARGE EXISTING UTILITIES. SEE 01/3-S6.01 FOR ADDITIONAL CLARIFICATION.
12. CONTRACTOR TO DESIGN AND PROVIDE SHORING OF BASEMENT WALL DURING CONSTRUCTION. COORDINATE LOCATIONS OF SHORING TIEBACKS AS TO AVOID CONFLICT WITH COLUMNS, BEAMS, SLABS, AND MEP PENETRATIONS OF THE BASEMENT WALL. WHERE SHORING TIEBACK RESULTS IN BLOCKOUT IN CONCRETE WALL, CONSTRUCT PER XX/3-SX.XX.
13. COORDINATE LOCATIONS OF PIPE AND CONDUIT PENETRATIONS OF BASEMENTS WALLS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS. REINFORCE PIPE AND CONDUIT PENETRATIONS PER XX/3-SX.XX.

LEGEND

- HPXXX / MPXXX / MF — INDICATES NON-FRAME COLUMN ABOVE - FOR BASE PLATE INFO SEE 09/3-S6.11 UNO
- MF — DENOTES MOMENT FRAME COLUMN - SEE MOMENT FRAME ELEVATIONS ON 3-S3.0X SERIES SHEETS FOR SIZE
- FX XX.XX — INDICATES SPREAD FOOTING MARK - FOR SIZE AND REINFORCEMENT SEE SCHEDULE THIS SHEET and XX/3-S6.01
- XX.XX — INDICATES TOP OF SPREAD FOOTING ELEVATION - IF NO ELEVATION INDICATED, LOCATE TOP OF SPREAD FOOTING PER NOTE 7
- S-----S — INDICATES STEP IN CONT. FOOTING - SEE 09/3-S6.01 LOCATION OF FOOTING STEPS SHOWN ON PLAN IS APPROXIMATE, UNO. LOCATION OF STEPS IS TO BE COORDINATED BY CONTRACTOR WITH UTILITY LOCATIONS AND FINISH GRADES.
- T.O.F. — DENOTES TOP OF FOOTING ELEVATION
- INDICATES CHANGE IN ELEVATION AT SLAB ON GRADE - SEE DETAIL 12/3-S6.02 UNLESS DETAILED OTHERWISE
- OR — INDICATES CONCRETE CURB OR HOUSEKEEPING PAD - CONSTRUCT PER 06D/3-S6.01 UNO
- +X'-X" — INDICATES ELEVATION OF TOP OF STRUCTURAL CONCRETE SLAB (TOC) - SEE ARCHITECTURAL FOR TOC IF NO ELEVATION INDICATED
- CFX — INDICATES CONT. FOOTING - SEE SCHEDULE ON 3-S2.01
- T.O.F. — DENOTES TOP OF FOOTING ELEVATION - IF NO ELEVATION INDICATED, LOCATE TOP OF CONT. OR MAT FOOTING PER NOTE 7
- DENOTES LIGHT GAUGE METAL STUD FRAMING - SEE SCHEDULE ON 01/3-S6.71A AND 01/3-S6.71B
- DENOTES CONCRETE WALL - SEE INDICATED ELEVATIONS AND SECTIONS - SEE SCHEDULE ON xx/3-Sx.xx

CONTINUOUS FOOTING SCHEDULE

Mark	FOOTING SIZE (WIDTH x DEPTH)	REINFORCING	
		CONTINUOUS LONGITUDINAL BARS	TRANSVERSE BARS
CF36	48"x54"		
CF48	48"x36"		
CF72	72"x36"		

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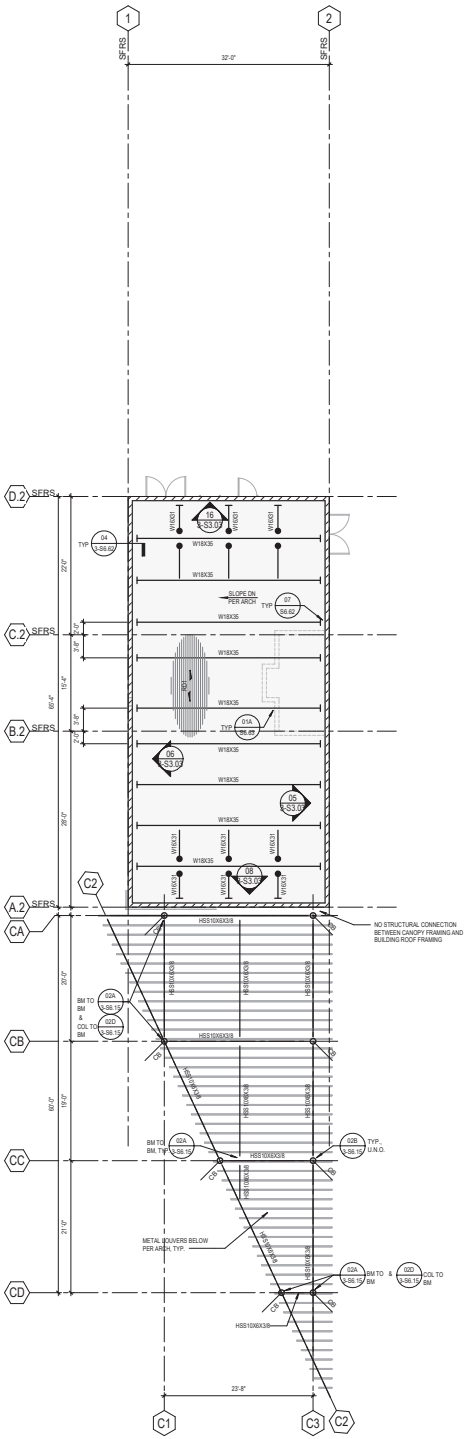
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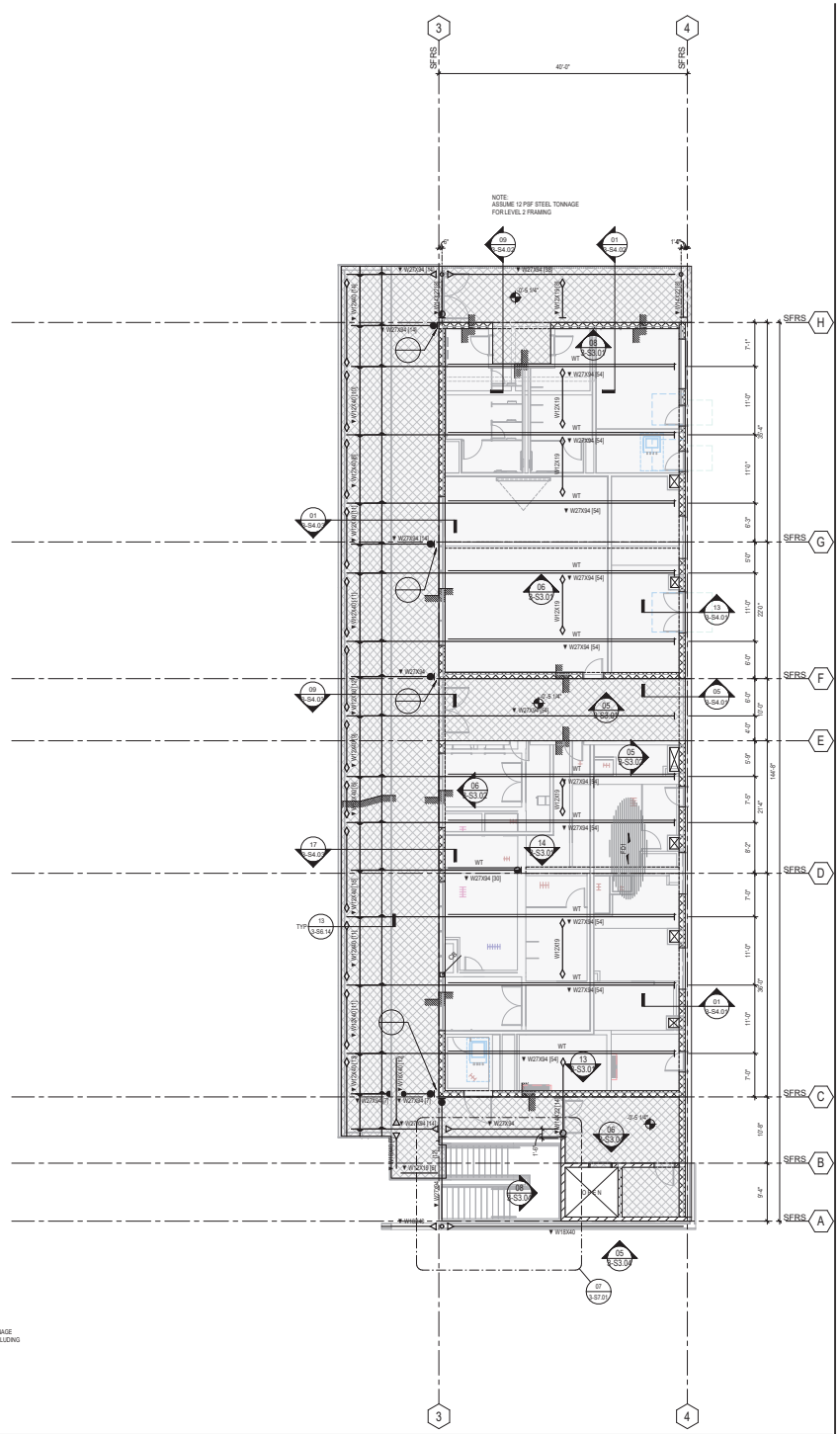
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Scale	

LOWER LEVEL
FOUNDATION PLAN

3-S2.01





NOTE:
ASSUME 12 PSF STEEL TONNAGE FOR LEVEL 2 FRAMING

NOTE:
ASSUME 10 PSF STEEL TONNAGE FOR CANOPY FRAMING (EXCLUDING THE TRELLIS FRAMING)

PLAN NOTES

1. FOR GENERAL NOTES SEE 3-S0.X SERIES SHEETS. FOR TYPICAL DETAILS SEE 3-S6.X SERIES SHEETS.
2. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, and PLUMBING DRAWINGS FOR TOP OF STRUCTURAL CONCRETE SLAB OR METAL DECK ELEVATIONS, DEPRESSIONS, SLOPES, CURBS, DRAINS, PADS, DECK EDGE LOCATIONS; WALL OVERALL DIMENSIONS; and LOCATIONS OF OPENINGS IN WALLS and SLABS NOT INDICATED ON STRUCTURAL DRAWINGS.
3. CENTER COLUMNS AT GRID INTERSECTIONS UNLESS NOTED OTHERWISE.
4. BEAMS ARE SPACED EQUALLY BETWEEN COLUMNS AND GIRDERS UNLESS NOTED OTHERWISE.
5. FOR OPENINGS IN FLOOR UP TO 2'-0" SQUARE SEE 10/3-S6.12 and FOR OPENINGS UP TO 4'-0" MAXIMUM (PERPENDICULAR TO DECK SPAN) SEE 12/3-S6.12.
6. ADD ANGLES AT COLUMNS FOR SUPPORT OF METAL DECKING PER 15/3-S6.12.
7. SET BACK STEEL BEAMS ADJACENT TO INTERIOR OPENINGS OR EXTERIOR EDGES 10 INCHES (CENTERLINE OF BEAM TO DECK EDGE) UNLESS NOTED OTHERWISE - SEE DETAIL 01/3-S6.13 OR 03/3-6.13 FOR TYPICAL DECK EDGE.
8. NO PENETRATION IN STRUCTURAL STEEL IS PERMITTED UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
9. SEE 3-S6.9X SERIES FOR EQUIPMENT ANCHORAGE UNLESS NOTED OTHERWISE. WHERE EQUIPMENT IS ANCHORED DIRECTLY TO BEAM, LOCATE BEAMS CENTERED UNDER EQUIPMENT CURB. WHERE EQUIPMENT IS ANCHORED ON A CONCRETE PAD, LOCATE BEAM CENTERLINE 8" INWARD FROM EDGE OF PAD. WHERE EQUIPMENT IS ANCHORED TO A BUILT-UP CONCRETE PAD, CENTER BEAM ON CONCRETE WALL OF BUILT-UP CONCRETE PAD. COORDINATE EXTENT OF CONCRETE PADS SUPPORTING EQUIPMENT WITH MANUFACTURER AND WITH EDGE DISTANCE REQUIREMENTS PER EQUIPMENT ANCHORAGE DETAILS.
10. COORDINATE DETAILING AND SECONDARY MEMBERS FOR DEFERRED SUBMITTAL ITEMS PER GENERAL NOTE SECTION B.
11. PROVIDE CONNECTIONS AND SUPPORT FRAMING FOR ROOFTOP DUCTING PER **X/3-MX.XX**

LEGEND

- INDICATES FRAME OR NON-FRAME COLUMN - SEE FOUNDATION PLAN FOR COLUMN SIZE INDICATES NON-FRAME COLUMN BELOW - SEE FOUNDATION PLAN FOR COLUMN SIZE
- INDICATES BOTTOM FLANGE BRACE AT FRAME and NON-FRAME BEAMS - SEE DETAIL 17/3-S6.11 - SINGLE ARROW INDICATES END AT BRACED BOTTOM FLANGE BEAM
- INDICATES BEAM BENEATH DEPRESSED OR SLOPED STRUCTURAL SLAB (SEE ARCH PLANS FOR FURTHER CLARIFICATION - COORDINATE TOP OF STEEL ELEVATION AS REQUIRED)
- INDICATES NON-FRAME STEEL BEAM - SEE 01A/3-S6.11 FOR TYPICAL BEAM TO GIRDER TWO-SIDED CONNECTIONS, 01B/3-S6.11 FOR TYPICAL BEAM TO GIRDER ONE-SIDED CONNECTIONS, and 05/3-S6.15 FOR BEAM TO HSS COLUMN CONNECTIONS UNO
- INDICATES UPWARD CAMBER (IN INCHES) AT MIDSPAN OF BEAM (IF BEAM CANTILEVERS, HOLD CANTILEVERED PORTION LEVEL) - IF NO CAMBER INDICATED, NO CAMBER REQUIRED
- INDICATES QUANTITY OF 3/4" ø WELDED SHEAR STUDS - SEE GENERAL NOTES and DETAIL 02/3-S6.12 - IF NO STUD INDICATED, PROVIDE (1) STUD PER LINEAR FOOT OF BEAM WHERE BEAM SUPPORTS CONCRETE DECKS - IF [NS] DENOTED, THEN NO STUDS ARE REQUIRED
- DENOTES 8" THICK CONCRETE BLOCK SHEAR WALL SOLID GROUTED - FOR REINFORCING and OTHER INFORMATION SEE CMU WALL ELEVATIONS and 3-S6.61
- DENOTES 8" THICK NON-BEARING FULLY GROUTED CONCRETE BLOCK SHEAR WALL SOLID GROUTED - FOR REINFORCING SEE10/3-S6.62
- DENOTES CMU WALL BELOW
- DENOTES FACE PLATE BEAM CONNECTION AT CMU WALL - SEE 07/3-S6.62
- DENOTES BEAM POCKET CONNECTION - SEE 15/3-S6.62
- DENOTES FACE PLATE DRAG CONNECTION SYMBOL - SEE DETAIL _____ - AT CMU WALL ENDS SEE ____
- DENOTES DRAG CONNECTION SYMBOL - SEE DETAIL 04/3-S6.11 - AT CMU WALL ENDS SEE 13/3-S6.62
- DENOTES NON-FRAME MOMENT CONNECTION - SEE DETAIL 10/3-S6.11
- DENOTES BOTTOM FLANGE BRACE - SEE DETAIL 18/3-S6.11
- SFRS — DENOTES SEISMIC FORCE RESISTING SYSTEM (SFRS) - SEE GENERAL NOTES, STRUCTURAL STEEL, NOTE 4.C. - WHEN (SFRS) IS INDICATED, ALL MEMBERS IN THAT FRAMING LINE ARE (SFRS) MEMBERS
- RDX — DENOTES ROOF CONSTRUCTION MARK - SEE DETAIL 01/3-S6.13 - PROVIDE CONSTRUCTION JOINTS IN CONCRETE FILLED DECK PER 01A/3-S6.12 - PROVIDE CLOSURES OVER BEAMS AT DECKING CHANGE IN SPAN DIRECTION PER 01B/3-S6.12 - PROVIDE BENT PLATE OVER BEAMS AT PITCHED ROOFS PER 20/3-S6.13
- DENOTES BEAM SPLICE SEE 01D/3-S6.11 UNO
- DENOTES BROKEN BACK BEAM - SEE 11/3-S6.14
- +X'-X" — INDICATES ELEVATION OF TOP OF STRUCTURAL CONCRETE SLAB (TOC) - SEE ARCHITECTURAL FOR TOC IF NO ELEVATION INDICATED
- WT — INDICATES ADDED WT5x16.5 SHAPE AT BEAM PER 11/3-S6.13

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UPPER LEVEL FRAMING PLAN

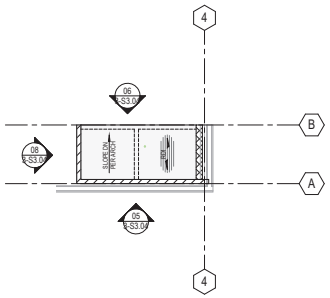
3-S2.02

PLAN NOTES

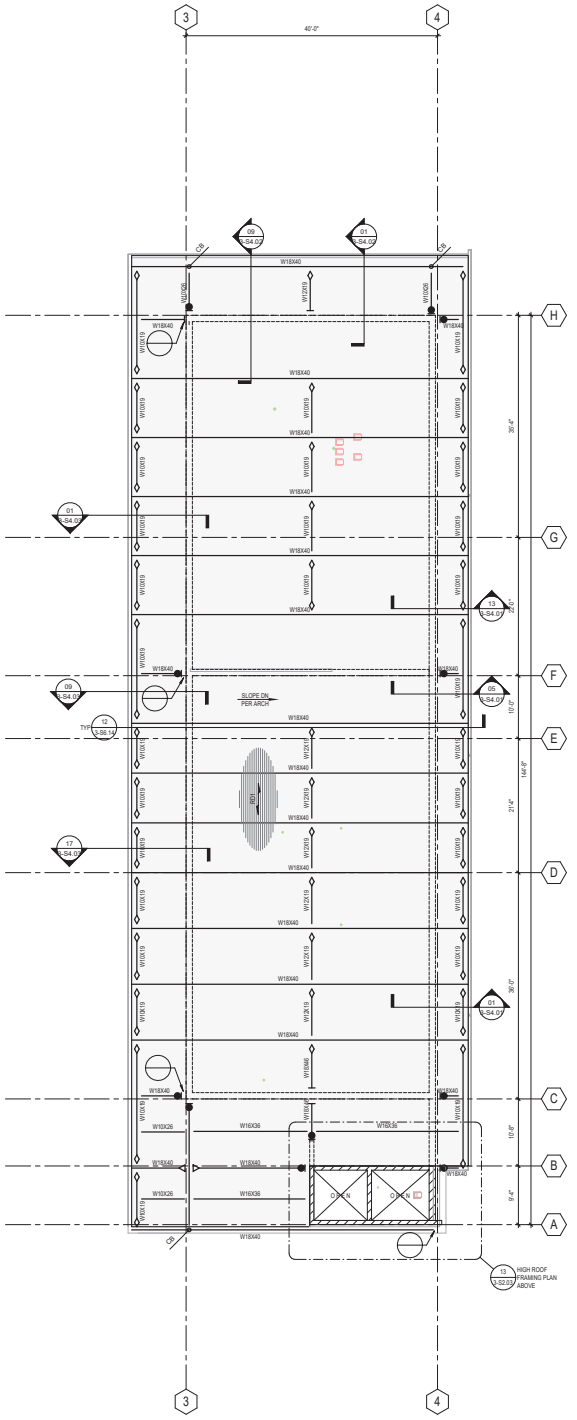
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3. CENTER COLUMNS AT GRID INTERSECTIONS UNLESS NOTED OTHERWISE.
4. BEAMS ARE SPACED EQUALLY BETWEEN COLUMNS AND GIRDERS UNLESS NOTED OTHERWISE.
5. FOR OPENINGS IN FLOOR UP TO 2'-0" SQUARE SEE 10/3-S6.12 and FOR OPENINGS UP TO 4'-0" MAXIMUM (PERPENDICULAR TO DECK SPAN) SEE 12/3-S6.12. AT EXHAUST FANS, ROOF ACCESS HATCHES, AND OTHER SIMILAR ROOFTOP EQUIPMENT PROVIDE DETAILING PER 12/3-S6.12 REGARDLESS OF OPENING SIZE UNO.
6. ADD ANGLES AT COLUMNS FOR SUPPORT OF METAL DECKING PER XX/3-SX.XX.
7. SET BACK STEEL BEAMS ADJACENT TO INTERIOR OPENINGS OR EXTERIOR EDGES 10 INCHES (CENTERLINE OF BEAM TO DECK EDGE) UNLESS NOTED OTHERWISE - SEE DETAIL 01/3-S6.13 OR 03/3-S6.13 FOR TYPICAL DECK EDGE.
8. NO PENETRATION IN STRUCTURAL STEEL IS PERMITTED UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
9. SEE 3-S6.9X SERIES FOR EQUIPMENT ANCHORAGE UNLESS NOTED OTHERWISE. WHERE EQUIPMENT IS ANCHORED DIRECTLY TO BEAM, LOCATE BEAMS CENTERED UNDER EQUIPMENT CURB. WHERE EQUIPMENT IS ANCHORED ON A CONCRETE PAD, LOCATE BEAM CENTERLINE 6" INWARD FROM EDGE OF PAD. WHERE EQUIPMENT IS ANCHORED TO A BUILT-UP CONCRETE PAD, CENTER BEAM ON CONCRETE WALL OF BUILT-UP CONCRETE PAD. COORDINATE EXTENT OF CONCRETE PADS SUPPORTING EQUIPMENT WITH MANUFACTURER AND WITH EDGE DISTANCE REQUIREMENTS PER EQUIPMENT ANCHORAGE DETAILS.
10. COORDINATE DETAILING AND SECONDARY MEMBERS FOR DEFERRED SUBMITTAL ITEMS PER GENERAL NOTE SECTION B.
11. PROVIDE CONNECTIONS AND SUPPORT FRAMING FOR ROOFTOP DUCTING PER **X/3-MX.XX**.
12. SEE ARCHITECTURAL PLANS FOR EXTENT OF FUTURE PV. EXTENT HAS BEEN DESIGNED FOR AN ADDITIONAL 5 PSF. UNIFORM DEAD LOAD. DECK HAS NOT BEEN DESIGNED FOR CONCENTRATED LOADING IMPOSED BY PV SYSTEM.

LEGEND

- INDICATES NON-FRAME COLUMN BELOW - SEE FOUNDATION PLAN FOR COLUMN SIZE
- DENOTES MOMENT FRAME COLUMN - SEE MOMENT FRAME ELEVATIONS ON 3-S3.0X SERIES SHEETS FOR SIZE
- INDICATES BOTTOM FLANGE BRACE AT FRAME and NON-FRAME BEAMS - SEE DETAIL 4/3-S0.23 - SINGLE ARROW INDICATES END AT BRACED BOTTOM FLANGE BEAM
- WXXXX — INDICATES NON-FRAME STEEL BEAM - SEE 01A/3-S6.11 FOR TYPICAL BEAM TO GIRDER TWO-SIDED CONNECTIONS, 01B/3-S6.11 FOR TYPICAL BEAM TO GIRDER ONE-SIDED CONNECTIONS, and 05/3-S6.15 FOR BEAM TO HSS COLUMN CONNECTIONS UNO
- INDICATES UPWARD CAMBER (IN INCHES) AT MIDSPAN OF BEAM (IF BEAM CANTILEVERS, HOLD CANTILEVERED PORTION LEVEL) - IF NO CAMBER INDICATED, NO CAMBER REQUIRED
- INDICATES DRAG CONNECTION SYMBOL - SEE DETAIL 04/3-S6.11
- INDICATES NON-FRAME MOMENT CONNECTION - SEE DETAIL 10/3-S6.11
- INDICATES MF BEAM to COLUMN CONNECTION - SEE MOMENT FRAME ELEVATIONS
- DENOTES BOTTOM FLANGE BRACE - SEE DETAIL 18/3-S6.11
- RDX — DENOTES ROOF CONSTRUCTION MARK - SEE IN DETAIL 01/3-S6.12 - PROVIDE CONSTRUCTION JOINTS IN CONCRETE-FILLED DECK PER 01A/3-S6.12 - PROVIDE CLOSURES OVER BEAMS AT DECKING CHANGE IN SPAN DIRECTION PER 01B/3-S6.12 - PROVIDE BENT PLATE OVER BEAMS AT PITCHED ROOFS PER 20/3-S6.13
- +X'-X" — DENOTES ELEVATION OF TOP OF STRUCTURAL CONCRETE SLAB (TOC) - SEE ARCHITECTURAL FOR TOC IF NO ELEVATION INDICATED
- F=X.X K — INDICATES ADDITIONAL TOP CHORD AXIAL LOAD (ASD) ON STEEL OWJ OR TRUSS GIRDER. NOTE THAT LOAD IS REVERSIBLE.
- X.XK/X.XK — INDICATES ADDITIONAL VERTICAL POINT LOAD DL/WL ON STEEL OWJ OR TRUSS GIRDER. MANUFACTURER TO PROVIDE ADDITIONAL WEB REINFORCING MEMBERS WHERE REQUIRED TO RESIST LOADS AS SHOWN. NOTE THAT WIND LOAD CAN BE UPLIFT OR DOWNPUSH.
- SFRS — DENOTES SEISMIC FORCE RESISTING SYSTEM (SFRS) - SEE GENERAL NOTES, STRUCTURAL STEEL, NOTE 4.C - WHEN (SFRS) IS INDICATED, ALL MEMBERS IN THAT FRAMING LINE ARE (SFRS) MEMBERS



HIGH ROOF FRAMING PLAN | 1/8" = 1'-0" | 13



ROOF FRAMING PLAN | 1/8" = 1'-0" | 05

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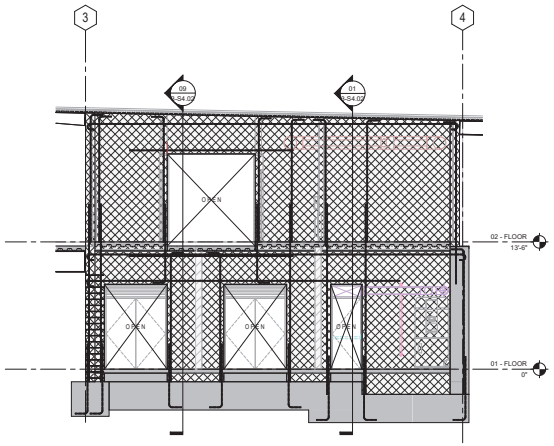
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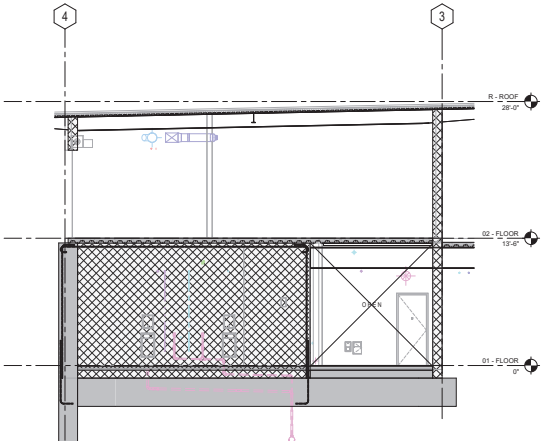
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ROOF FRAMING PLAN

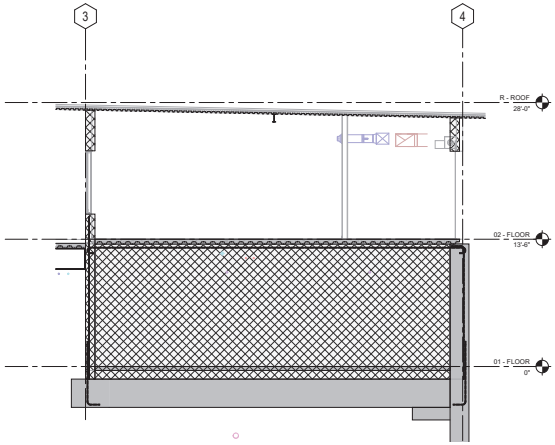
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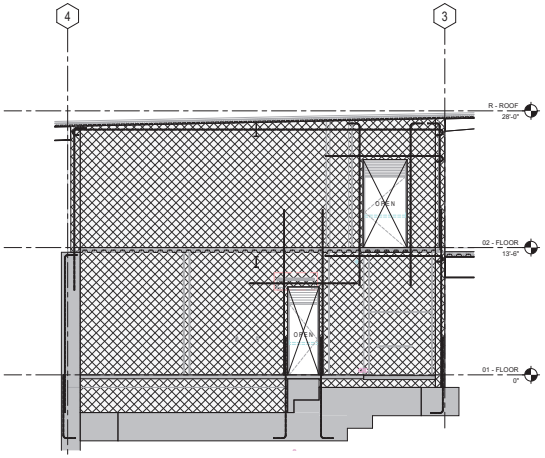
AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 08



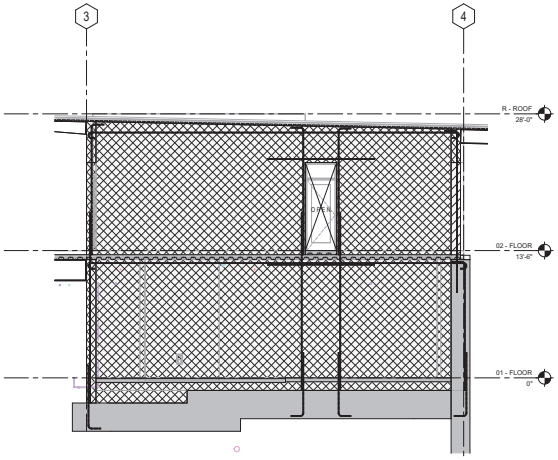
AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 14



AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 06



AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 13



AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 05

ELEVATION NOTES

1. FOR GENERAL NOTES SEE 3-S0.X SERIES SHEETS. FOR TYPICAL DETAILS SEE 3-S6.X SERIES SHEETS.
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5. CONSTRUCT CONCRETE SHEAR WALL INCLUDING CONDITION AT WALL ENDS AND OPENINGS PER DETAIL 05/S-S6.21 UNO. SEE 09/3-S6.21 FOR CONDITION AT CORNERS AND INTERSECTIONS UNLESS NOTED OTHERWISE.
6. CONSTRUCT BOUNDARY ELEMENTS IN SHEAR WALL PER REFERENCED DETAILS and 01/3-S6.21.
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9. EMBED CONDUIT VERTICALLY IN WALL ONLY WHERE SPECIFICALLY SHOWN ON STRUCTURAL ELEVATIONS CONSTRUCT PER DETAIL 17/3-S6.21. NO OTHER UTILITIES MAY BE EMBEDDED IN WALL UNO.
10. COORDINATE HORIZONTAL COLLECTOR AND CHORD BARS WITH ANCHOR BOLTS AND EMBED PLATES OVER LENGTH OF WALL. NOTE LEDGER ANGLES,ANCHOR BOLTS, FACE PLATES AND EMBED PLATES NOT SHOWN FOR CLARITY.

LEGEND

INDICATES SHOTCRETE SHEAR WALL - THICKNESS AND REINFORCING PER ELEVATION

INDICATES 8" THICK CMU SHEAR WALL PER 01/3-S6.61, TYPICAL, UNLESS NOTED OTHERWISE

INDICATES 12" THICK CMU SHEAR WALL PER 01/3-S6.61, TYPICAL, UNLESS NOTED OTHERWISE

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ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
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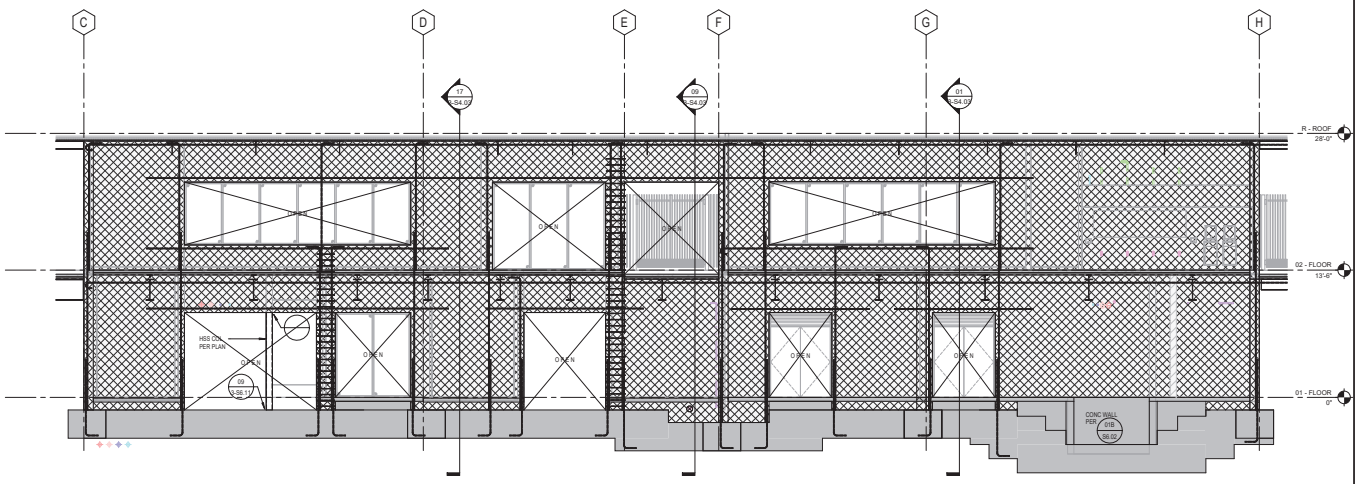
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Submittal	Date
SCHEMATIC DESIGN	09/06/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/07/2025

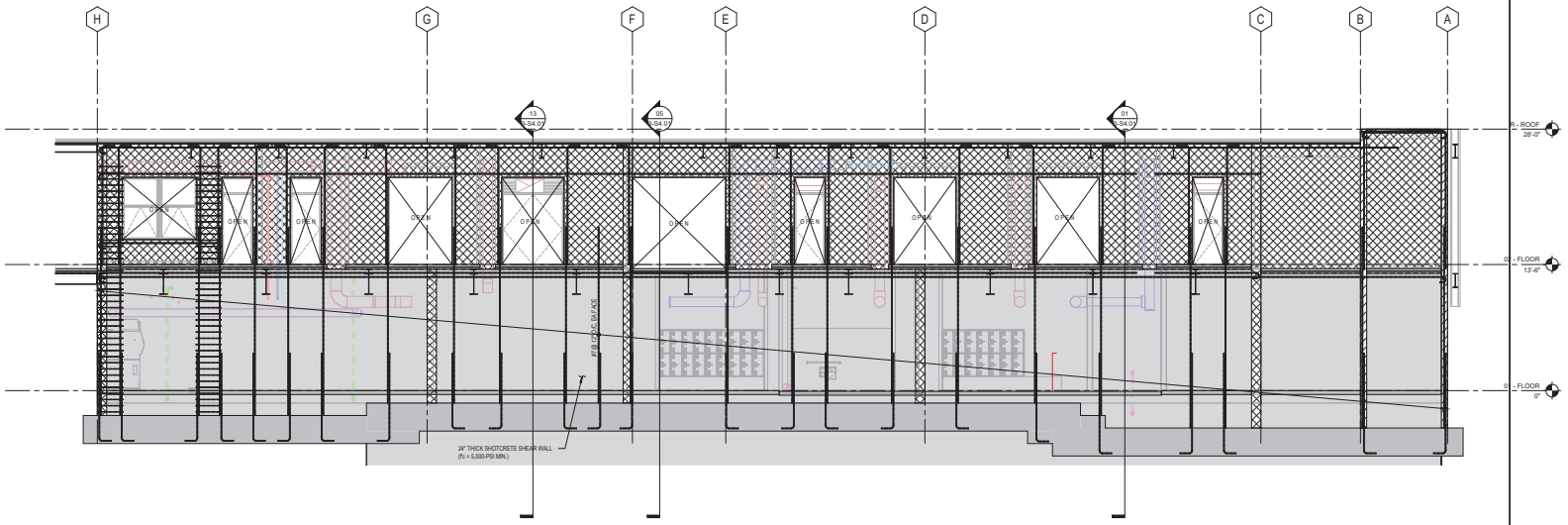
Job Number	31722
Checked By	JG / EP
Scale	

WALL ELEVATIONS

3-S3.01



AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 06



AQUATICS - SCHOOL BUILDING - WALL ELEVATION 3/16" = 1'-0" 05

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LEGEND

INDICATES SHOTCRETE SHEAR WALL - THICKNESS AND REINFORCING PER ELEVATION

INDICATES 8" THICK CMU SHEAR WALL PER 01/3-S6.61, TYPICAL, UNLESS NOTED OTHERWISE

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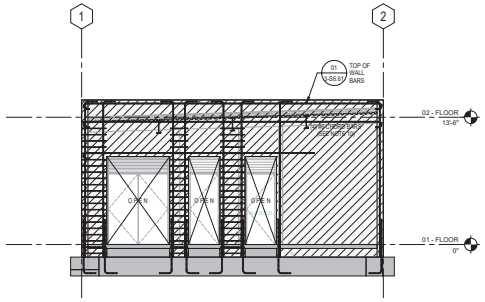
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100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2025

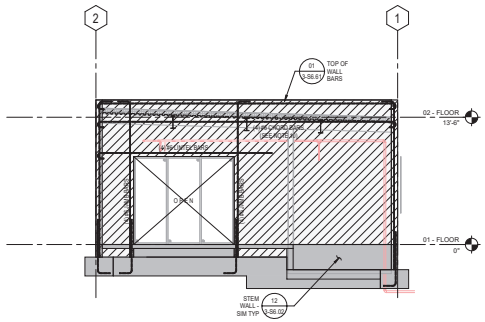
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Checked By	JG / EP
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WALL ELEVATIONS

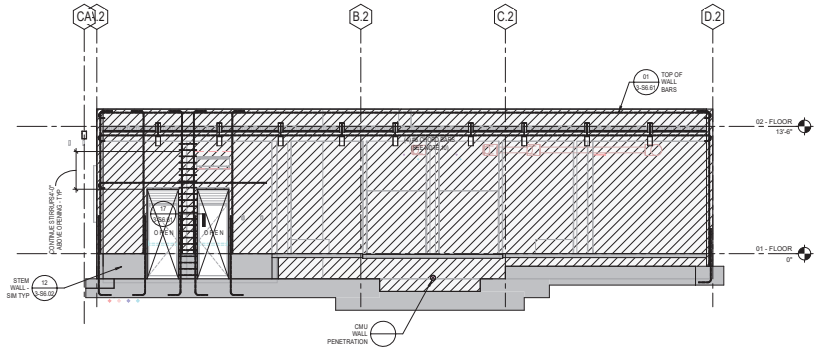
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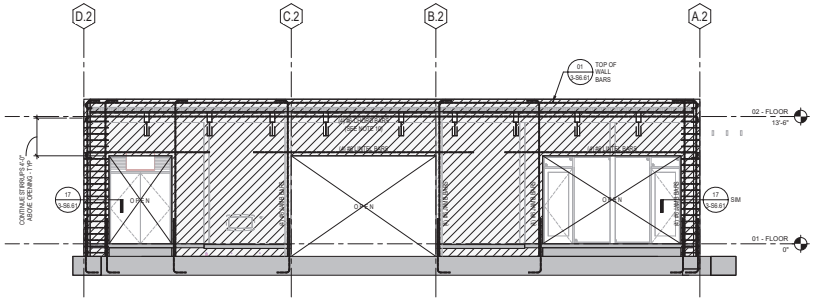
AQUATICS - WALL ELEVATION | 3/16" = 1'-0" | 16



AQUATICS - WALL ELEVATION | 3/16" = 1'-0" | 08



AQUATICS - COMMUNITY BUILDING - WALL ELEVATION | 3/16" = 1'-0" | 06



AQUATICS - COMMUNITY BUILDING - WALL ELEVATION | 3/16" = 1'-0" | 05

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LEGEND

INDICATES SHOTCRETE SHEAR WALL - THICKNESS AND REINFORCING PER ELEVATION

INDICATES 8" THICK CMU SHEAR WALL PER 01/3-S6.61, TYPICAL, UNLESS NOTED OTHERWISE

INDICATES 12" THICK CMU SHEAR WALL PER 01/3-S6.61, TYPICAL, UNLESS NOTED OTHERWISE

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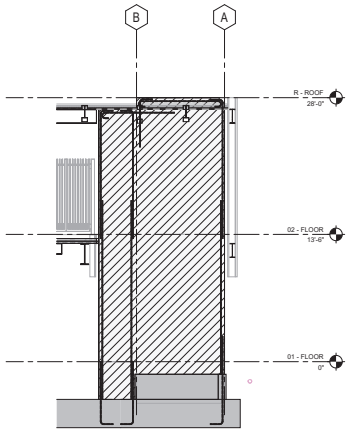
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Submittal	Date
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50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/14/2025
50% CONSTRUCTION DOCS	05/07/2025

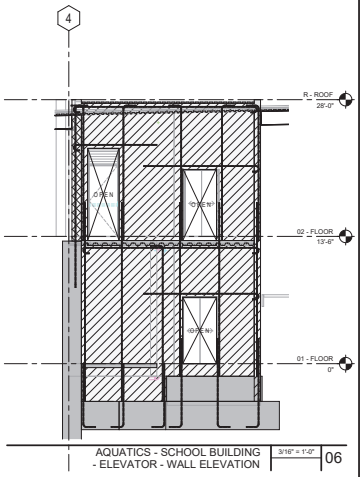
Job Number	31722
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Scale	

WALL ELEVATIONS

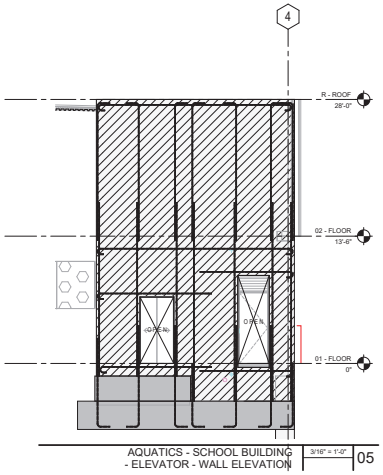
3-S3.03



AQUATICS - SCHOOL BUILDING
- ELEVATOR - WALL ELEVATION
3/16" = 1'-0"
08



AQUATICS - SCHOOL BUILDING
- ELEVATOR - WALL ELEVATION
3/16" = 1'-0"
06



AQUATICS - SCHOOL BUILDING
- ELEVATOR - WALL ELEVATION
3/16" = 1'-0"
05

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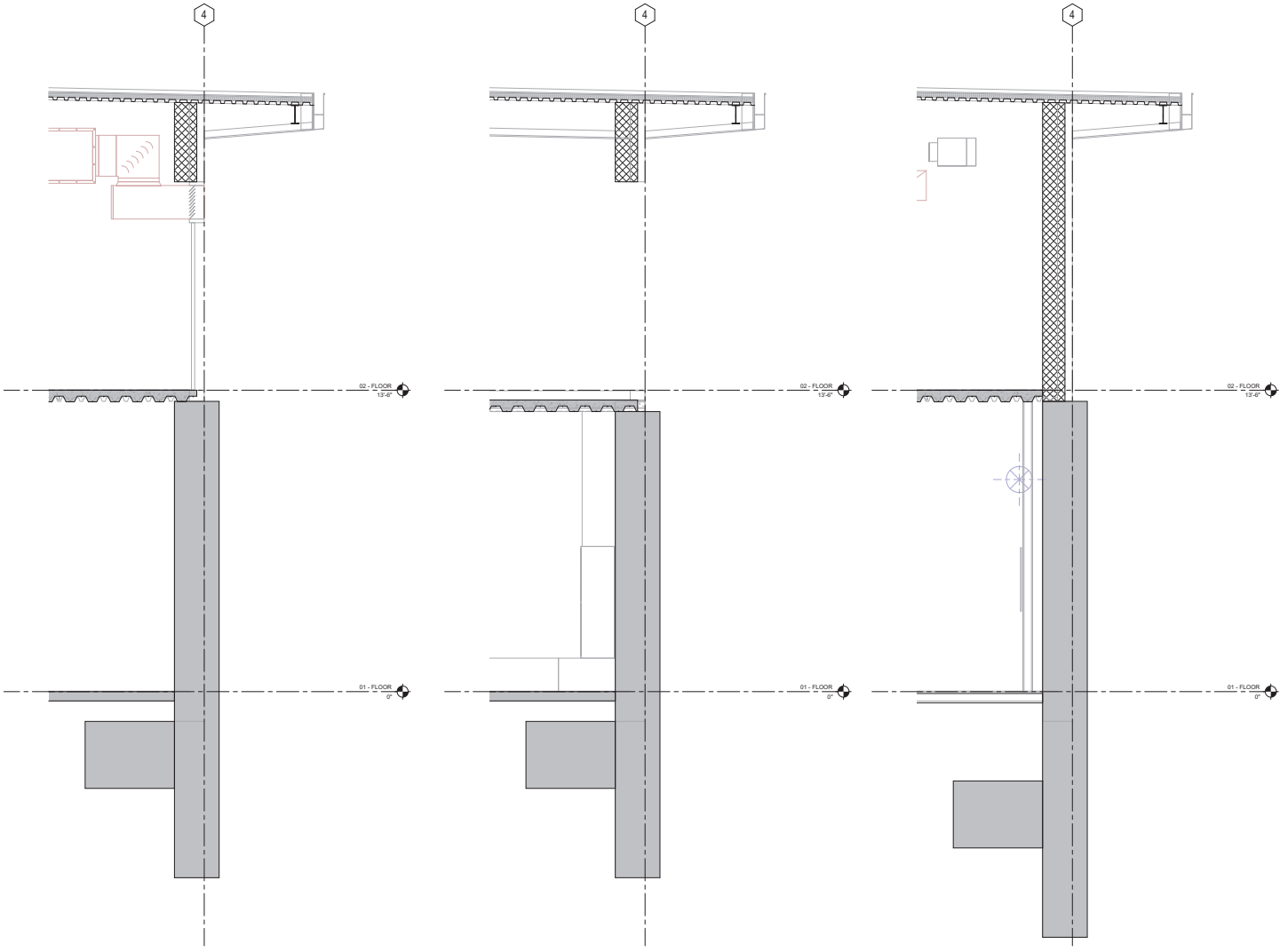
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100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/07/2025

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Scale	

WALL ELEVATIONS

3-S3.04



WALL SECTION 1/2" = 1'-0" 13

WALL SECTION 1/2" = 1'-0" 05

WALL SECTION 1/2" = 1'-0" 01

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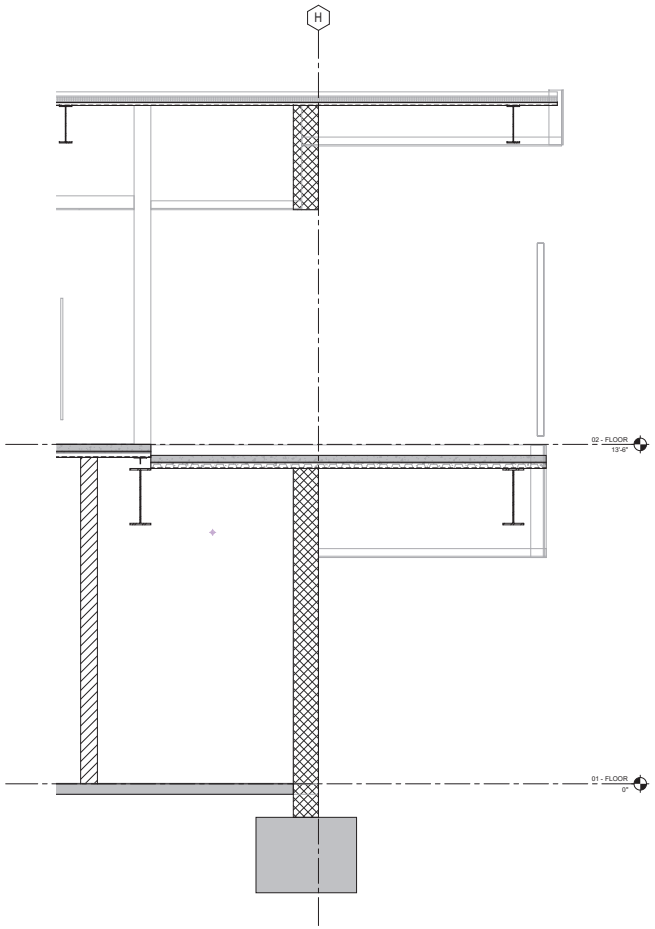
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100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2026

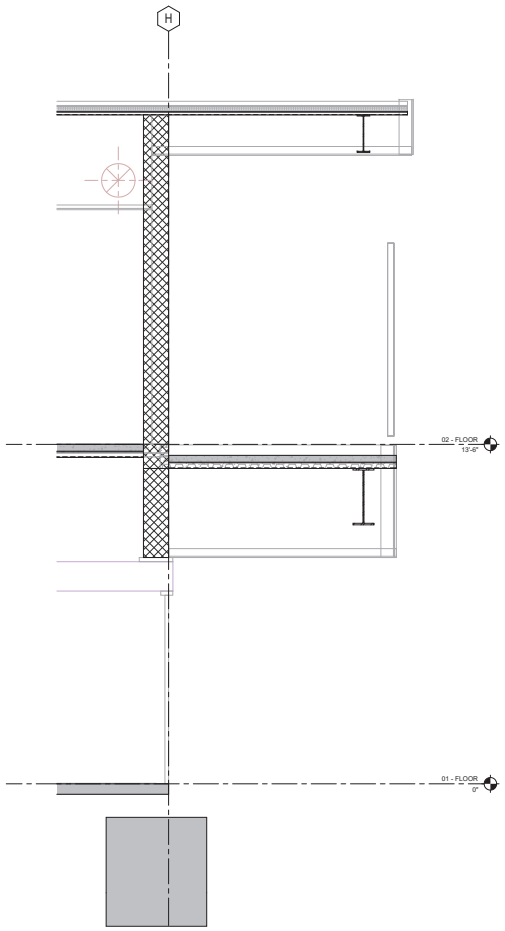
Job Number	31722
Checked By	JG / EP
Scale	

WALL SECTIONS

3-S4.01



WALL SECTION | 1/2" = 1'-0" | 09



WALL SECTION | 1/2" = 1'-0" | 01

LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A

30215 Morning View Dr.
Malibu, CA 90265

Developed for
SMMUSD

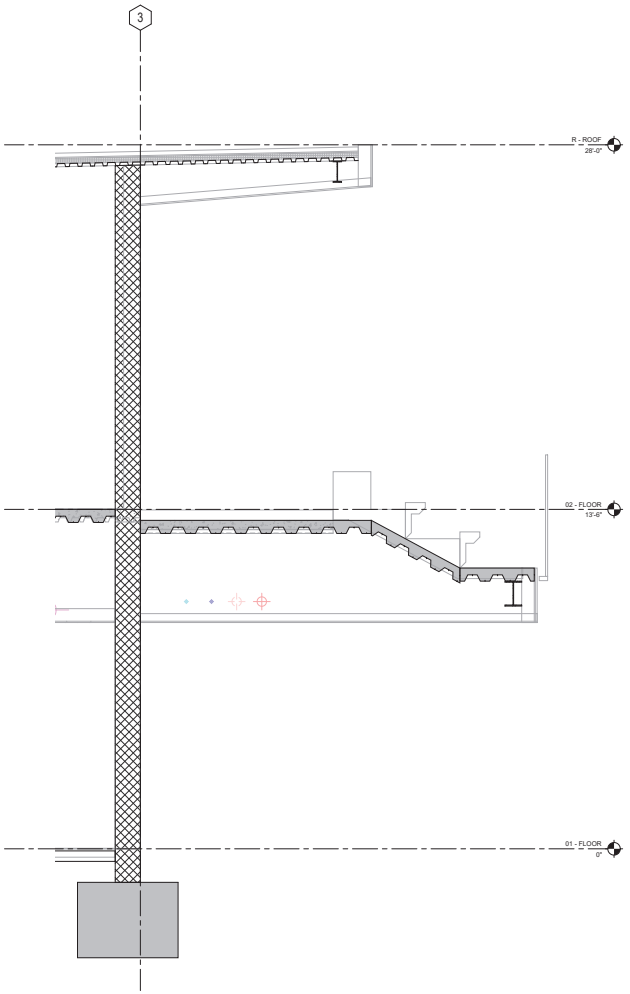
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/06/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/07/2025

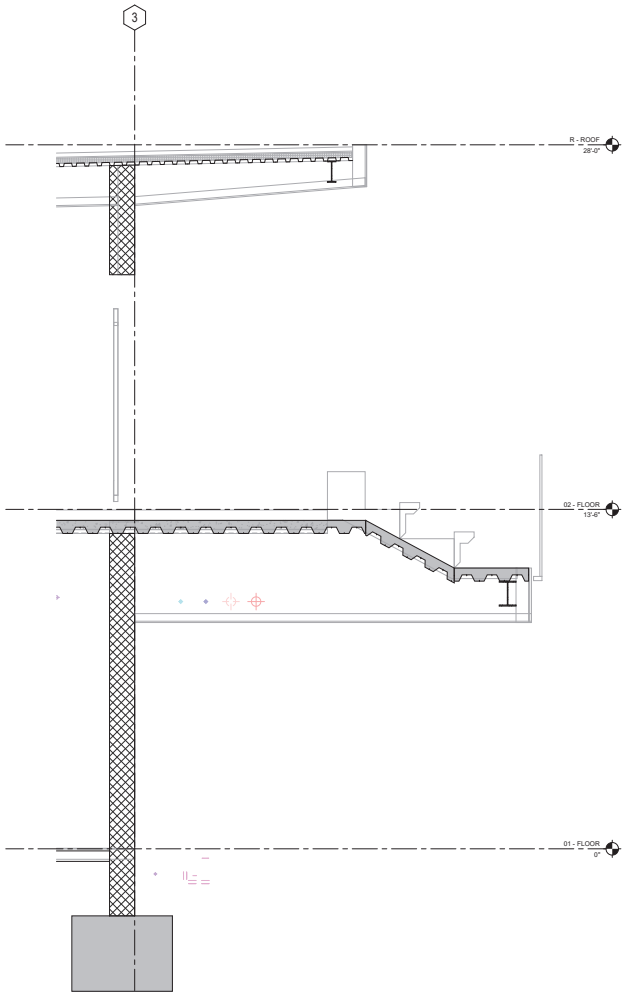
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WALL SECTIONS

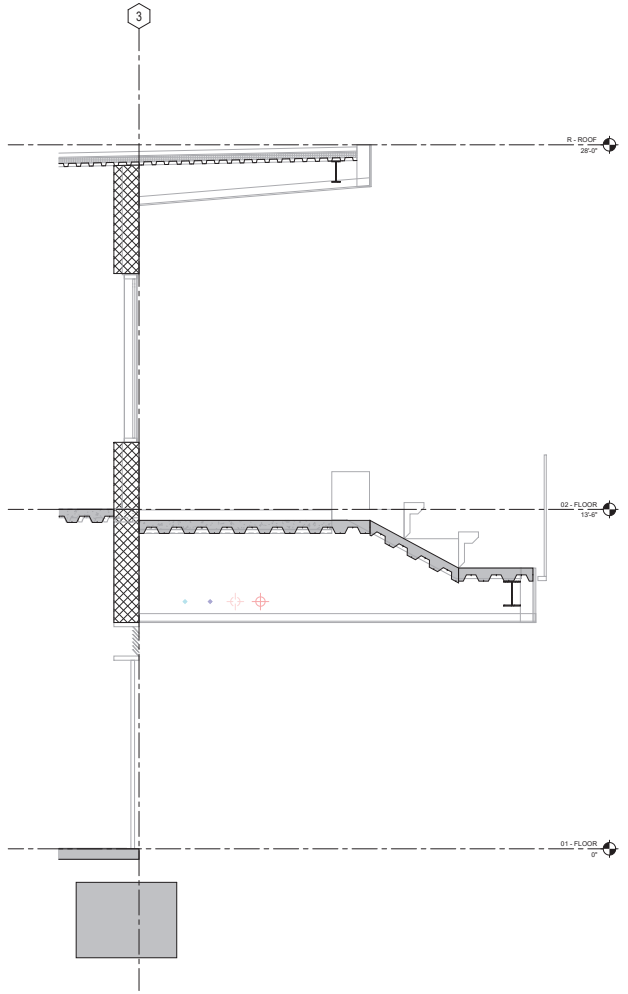
3-S4.02



WALL SECTION 1/2" = 1'-0" 17



WALL SECTION 1/2" = 1'-0" 09



WALL SECTION 1/2" = 1'-0" 01

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PHASE 3A

30215 Morning View Dr.
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Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/06/2024
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50% CONSTRUCTION DOCS	05/07/2025

Job Number	31722
Checked By	JG / EP
Scale	

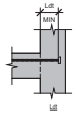
WALL SECTIONS

3-S4.03

HEADED BAR DEVELOPMENT LENGTH (Ldt)SCHEDULE

CASE TYPE	f'c = 3000psi				f'c = 4000psi				f'c = 5000psi				f'c = 6000psi			
BAR SIZE	I	II	III	IV	I	II	III	IV	I	II	III	IV	I	II	III	IV
#3	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"
#4	8"	8"	7"	8"	8"	8"	7"	8"	8"	8"	8"	8"	8"	8"	8"	8"
#5	12"	9"	10"	6"	11"	7"	9"	6"	11"	7"	9"	6"	11"	7"	8"	6"
#6	15"	10"	12"	8"	13"	9"	12"	7"	14"	9"	11"	7"	14"	9"	11"	7"
#7	19"	12"	16"	10"	18"	12"	15"	9"	18"	11"	14"	9"	17"	11"	14"	9"
#8	24"	15"	19"	12"	22"	14"	18"	11"	21"	13"	17"	11"	20"	13"	17"	11"
#9	28"	18"	23"	14"	27"	17"	21"	13"	26"	16"	21"	13"	25"	16"	20"	13"
#10	34"	21"	27"	17"	32"	20"	25"	16"	31"	19"	24"	15"	30"	19"	24"	15"
#11	39"	25"	32"	20"	37"	23"	30"	19"	36"	22"	29"	18"	35"	22"	28"	18"

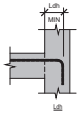
NOTES:
1. THESE BAR DEVELOPMENT LENGTHS APPLY TO NORMAL WEIGHT CONC ONLY.
2. PROVIDE LENTON HEADED REINFORCING BARS PER IAPMO-UES ER-0188.
3. LENGTHS SHOWN IN SCHEDULE ABOVE APPLY TO UNCOATED GRADE 60 BARS. MULTIPLY THE SPECIFIED LENGTH BY 1.33 FOR GRADE 80 BARS
4. CASE I: TYPICAL
5. CASE II: HEADED BARS SPACED GREATER THAN 6db O/C
6. CASE III: HEADED BARS WITH SIDE COVER PARALLEL WITH HEADED BAR GREATER THAN OR EQUAL TO 6db or HOOKED BARS TERMINATING WITHIN CONFINED COLUMN CORE WITH SIDE COVER PARALLEL WITH HEADED BAR BAR GREATER THAN OR EQUAL TO 2 1/2"
7. CASE IV: HEADED BARS MEETING REQUIREMENTS OF BOTH CASE II AND CASE III



HEADED BAR DEVELOPMENT LENGTH (Ldh)SCHEDULE

CASE TYPE	f'c = 3000psi				f'c = 4000psi				f'c = 5000psi				f'c = 6000psi			
BAR SIZE	I	II	III	IV	I	II	III	IV	I	II	III	IV	I	II	III	IV
#3	8"	6"	6"	6"	7"	6"	6"	6"	7"	6"	6"	6"	7"	6"	6"	6"
#4	12"	7"	9"	8"	11"	7"	9"	8"	10"	7"	9"	8"	10"	7"	8"	8"
#5	16"	10"	13"	8"	15"	10"	12"	8"	15"	9"	12"	7"	14"	9"	11"	7"
#6	21"	13"	17"	11"	20"	12"	16"	10"	19"	12"	15"	10"	19"	14"	15"	9"
#7	28"	17"	21"	13"	25"	16"	20"	13"	24"	15"	19"	12"	23"	15"	19"	12"
#8	32"	20"	26"	16"	30"	19"	24"	15"	29"	18"	23"	15"	28"	18"	23"	14"
#9	38"	24"	31"	19"	36"	23"	29"	18"	35"	22"	28"	18"	34"	21"	27"	17"
#10	46"	29"	37"	23"	43"	27"	35"	22"	42"	26"	33"	21"	41"	25"	33"	20"
#11	54"	34"	43"	27"	50"	32"	40"	25"	49"	30"	39"	24"	47"	30"	38"	24"

NOTES:
1. FOR TYP BAR HOOKS & BENDS, SEE DETAIL 03
2. HOOKED BAR LENGTHS SHOWN IN SCHEDULE ABOVE APPLY TO NORMAL WEIGHT CONC - MULTIPLY THE SPECIFIED DEVELOPMENT LENGTH BY 1.33 FOR LIGHTWEIGHT CONC
3. LENGTHS SHOWN IN SCHEDULE ABOVE APPLY TO UNCOATED GRADE 60 BARS. MULTIPLY THE SPECIFIED LENGTH BY 1.33 FOR GRADE 80 BARS
4. CASE I: TYPICAL
5. CASE II: HOOKED BARS SPACED GREATER THAN 6db O/C
6. CASE III: HOOKED BARS WITH SIDE COVER PARALLEL WITH HOOKED BAR GREATER THAN OR EQUAL TO 6db or HOOKED BARS TERMINATING WITHIN CONFINED COLUMN CORE WITH SIDE COVER PARALLEL WITH HOOKED BAR BAR GREATER THAN OR EQUAL TO 2 1/2"
7. CASE IV: HOOKED BARS MEETING REQUIREMENTS OF BOTH CASE II AND CASE III
8. HOOKED BARS MAYBE SUBSTITUTED WITH HEADED BARS PER 'Ld' SCHEDULE AT LEFT



HOOKED (Ldh) AND HEADED (Ldt) BAR DEVELOPMENT LENGTH SCHEDULES | N.T.S. | 16

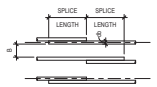


DIAGRAM AT STAGGERED SPLICES

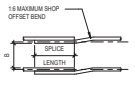
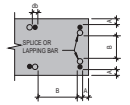


DIAGRAM AT NON-STAGGERED SPLICES



BAR SPACING DIAGRAM

LEGEND:
A. CLEAR EDGE DISTANCE
B. CLEAR SPACING OF SPLICED OR LAPPED BARS (SEE GEN NOTE 'E.8' FOR MIN CLEAR SPACING)
db = BAR ø

NOTES:
1. ALL SPLICES SHALL BE CLASS B SPLICES UNLESS INDICATED OTHERWISE. DEVELOPMENT Ld TO BE USED WHERE SPECIFICALLY INDICATED.
2. SCHEDULE APPLIES TO UNCOATED GRADE 60 BARS IN NORMAL WEIGHT CONC
3. TOP BARS (INDICATED "T" IN SCHEDULE) ARE HORIZ BARS WITH MORE THAN 12" OF CONC CAST BELOW THE BARS.
4. BOTTOM BARS (INDICATED "B" IN SCHEDULE) ARE ALL VERT BARS AND HORIZ BARS WITH LESS THAN 12" OF CONC CAST BELOW HORIZ BARS.
5. FOR LIGHTWEIGHT CONC MULTIPLY LENGTHS IN SCHEDULE BY 1.33.
6. AT SPLICE BETWEEN BARS OF VARYING SIZE, PROVIDE LAP SPLICE CORRESPONDING TO LARGER OF 'Ld' OF SMALLER BAR and 'Ld' OF LARGER BAR.
7. LENGTHS SHOWN IN SCHEDULE APPLY TO UNCOATED GRADE 60 BARS MULTIPLY THE SPECIFIED LENGTH BY 1.33 FOR GRADE 80 BARS.

SCHEDULE FOR DETERMINING CATEGORY

I	II
1. A>db and B>2db 2. A>db and B>db and TIES THROUGHOUT Ld	OTHER CASES

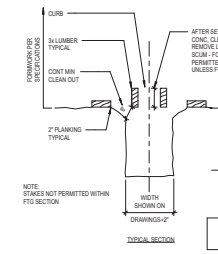
TENSION LAP SPLICE "Ls" SCHEDULE

CATEGORY	NORMAL WEIGHT CONCRETE f'c	SPLICE LENGTH (INCHES) 0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
		#3		#4		#5		#6		#7		#8		#9		#10		#11	
		T	B	T	B	T	B	T	B	T	B	T	B	T	B	T	B	T	B
I	3000	28	22	37	29	47	36	56	43	81	63	93	72	105	81	118	91	133	101
	4000	24	19	32	25	40	31	48	37	70	54	80	62	91	70	102	79	113	87
	5000	22	17	29	22	36	28	43	33	63	49	72	55	81	63	91	70	101	78
II	3000	42	32	56	43	70	54	84	64	122	94	139	107	157	121	177	136	196	151
	4000	36	28	48	37	60	47	72	56	106	81	121	93	136	105	153	118	170	131
	5000	33	25	43	33	54	42	65	50	94	73	108	83	122	94	137	105	152	117

DEVELOPMENT "Ld" SCHEDULE

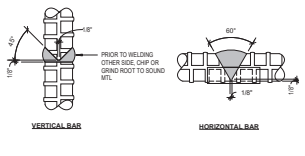
CATEGORY	NORMAL WEIGHT CONCRETE f'c	DEVELOPMENT LENGTH (INCHES) 0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
		#3		#4		#5		#6		#7		#8		#9		#10		#11	
		T	B	T	B	T	B	T	B	T	B	T	B	T	B	T	B	T	B
I	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
	4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
	5000	17	13	22	17	28	22	33	26	49	37	55	43	63	48	78	54	78	60
II	3000	32	25	43	33	54	41	64	50	94	72	107	82	121	93	136	105	151	116
	4000	28	22	37	29	47	36	56	43	81	63	93	71	105	81	118	91	131	101
	5000	25	19	33	26	42	32	50	38	73	56	83	64	94	72	105	81	117	90

TYPICAL REBAR TENSION SPLICE and BAR DEVELOPMENT SCHEDULE (IN CONCRETE) | N.T.S. | 04



STARTER WALL DETAIL (A)

TYP MANDATORY FOUNDATION FORMWORK (UNLESS FULLY FORMED) | N.T.S. | 19

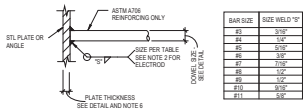


VERTICAL BAR | HORIZONTAL BAR

NOTES:
1. AS AN ALT TO LAP SPLICE, BUTT WELD MAY BE USED AS INDICATED ABOVE, PROVIDED THEY ARE STAGGERED @ 24" MIN
2. AN APPROVED TESTING LABORATORY SHALL PROVIDE A PREQQUALIFICATION TENSION TEST FOR SAMPLES ON EVERY SIZE OF BAR BEING WELDED.
3. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQTS OF THE GOVERNING INSPECTION AGENCY.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED IN OBTAINING APPROVAL.

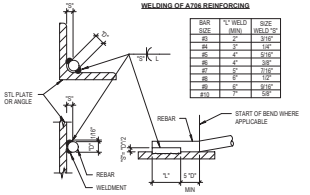
TYPICAL REINFORCING BUTT WELDS DETAIL (ALTERNATE TO SPLICES) | N.T.S. | 18

NOTES FOR DOWEL WELDS TO PLATE:
1. WELDING OF A615 REINF NOT ALLOWED. MUST USE ASTM A706 REINFORCING.
2. USE E90 ELECTRODES FOR GRADE 80, E110 ELECTRODES FOR GRADE 80.
3. ALL WELDING TO BE PER AWS D1.4
4. PREHEAT PER AWS D1.4 TABLE 5.2
5. CUT OR GRIND END OF BAR TO FIT FLUSH WITH SURFACE OF PLATE AND NOT LEAVE GAPS.
6. MINIMUM PLATE THICKNESS TO BE 0.3 TIMES DOWEL DIAMETER. INCREASE PLATE SIZE WHERE NECESSARY.



BAR SIZE	SIZE WELD "S"
#3	3/16"
#4	1/4"
#5	5/16"
#6	3/8"
#7	7/16"
#8	1/2"
#9	1/2"
#10	9/16"
#11	5/8"

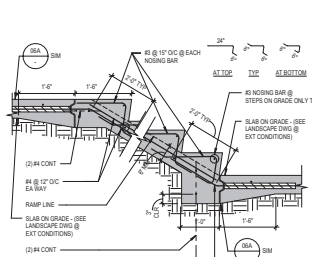
WELDING OF A706 REINFORCING



BAR SIZE	"L" WELD (MIN)	SIZE WELD "S"
#3	2"	3/16"
#4	3"	1/4"
#5	4"	5/16"
#6	4"	3/8"
#7	5"	7/16"
#8	6"	1/2"
#9	7"	1/2"
#10	7"	5/8"

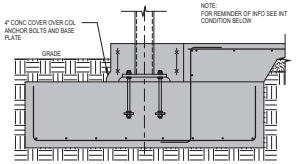
NOTES:
1. ALL REINFORCING WELDING SHALL BE IN ACCORDANCE WITH AWS CODE D1.4-05 CURRENT EDITION.
2. WELDED REINFORCING SHALL CONFORM TO ASTM A706.
3. ASTM A615 REINFORCING STL MAY BE WELDED PROVIDED A CHEMICAL ANALYSIS IS PERFORMED TO DETERMINE CARBON EQUIVALENCY, TO ESTABLISH MIN PREHEATING REQD. HEAT STOCKS SHALL BE USED IF FROM WELD TO VERIFY PREHEAT TEMPERATURES. CHEMICAL ANALYSIS REPORTS SHALL BE PROVIDED TO ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO WELDING.

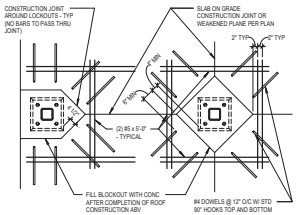
TYPICAL REBAR WELDING | N.T.S. | 17

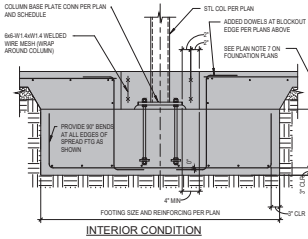


NOTES:
1. ADD #4 x 12" L 36 DOWELS @ 12" OC WHERE SIDE WALLS OCCUR AT STAIRS OR RAMP UNO
2. SEE ARCHITECTURAL OR LANDSCAPE FOR TREAD & RISER GEOMETRY AND FINISHING

TYPICAL SECTION AT CONCRETE STEPS OR RAMP ON GRADE | N.T.S. | 15

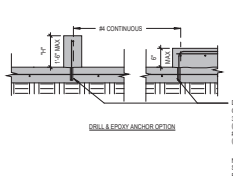






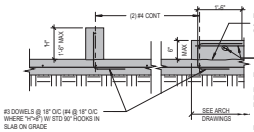
INTERIOR CONDITION

TYPICAL SPREAD FOOTING AT STEEL COLUMN | N.T.S. | 13



DRILL and EPOXY ANCHORS PER GENERAL NOTES. WHERE "H" =6", # 3 DOWELS @ 18" O/C W/ 3" EMBED (PULL TEST = 4100#) WHERE "H" = 8", #4 DOWELS @ 18" O/C W/ 3" EMBED (PULL TEST = 4500#)

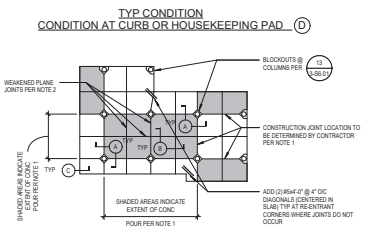
NOTE: SEE TYP CONDITION BELOW FOR REMAINDER OF INFO



NOTE: DOWELS AT HOUSEKEEPING PADS ARE REQD @ PERIMETER OF PADS & @ INTERMEDIATE ROWS SPACED @ 6'-0" EA DIRECTION

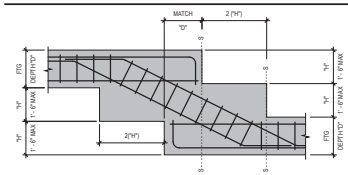
NOTE: SEE ARCHITECTURAL FOR SIZE AND LOCATION OF CURBS & PADS

TYP CONDITION CONDITION AT CURB OR HOUSEKEEPING PAD (D)

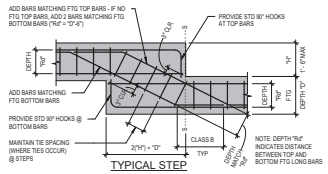


NOTES:
1. AREA OF CONC POURS TO BE DETERMINED BY CONTRACTOR. SUBMIT JOINT LAYOUT PRIOR TO POURING SLABS PER GENERAL NOTES. PROVIDE CONSTRUCTION JOINTS SURROUNDING AREA OF EA POUR UNLESS DETAILED OTHERWISE. ALLOW 24 HOURS MIN BEFORE CASTING SLABS AT ADJ AREAS.
2. SAWCUT WEAKENED PLANE JOINT AS SOON AS CONC CAN SUPPORT WEIGHT OF PERSONNEL AND SAW WITHOUT AFFECTING FINAL FINISH BUT NO LATER THAN 12 HOURS AFTER POUR. LOCATE WEAKENED PLANE JOINTS ALIGNED TO COLUMN GRID AS SHOWN AND NO GREATER THAN 15'-0" IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.

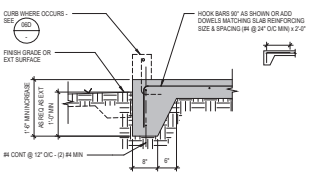
SLAB ON GRADE JOINT DIAGRAM (PLAN VIEW)

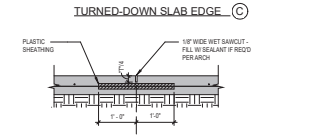


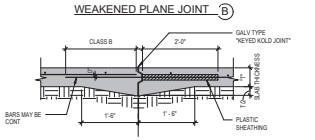
TYP SLAB ON GRADE DETAILS | N.T.S. | 06

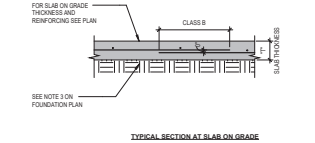


TYP STEPPED FOOTING/GRADE BEAM DETAIL | N.T.S. | 09

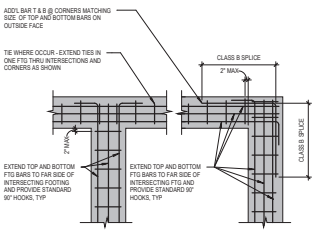


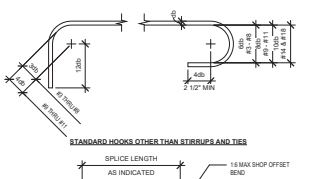






TYP FTG REINFORCING @ CORNERS & INTERSECTIONS | N.T.S. | 05

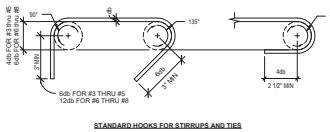




BAR DIAMETER DISTANCES

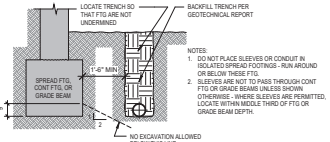
BAR DIA	BAR SIZE #3	#4	#5	#6	#7	#8	#9	#10	#11
3db	1 1/8"	1 1/2"	1'7/8"	2 1/4"	2 5/8"	3"	-	-	-
4db	1 1/2"*	2"*	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	5 1/2"
6db	2 1/4"*	3"	3 3/4"	4 1/2"	5 1/4"	6"	-	-	-
8db	-	-	-	-	-	-	9"	10"	11"
12db	4 1/2"	6"	7 1/2"	9"	10 1/2"	12"	13 1/2"	15"	16 1/2"

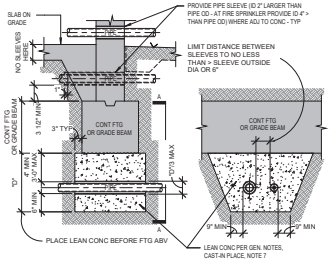
* INDICATES MINIMUM DIMENSIONS MAY GOVERN



NOTE:
HOOKS OF TWO SUCCESSIVE STIRRUPS OR TIES ENGAGING SAME LONGITUDINAL BAR SHALL BE ALTERNATED END FOR END

TYP REINFORCING STEEL HOOKS, BENDS and OFFSETS AT SPLICES | N.T.S. | 03





TYP PIPES ABOVE/BELOW OR TRENCHES ADJACENT TO FOUNDATIONS | N.T.S. | 01

LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A

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Malibu, CA 90265

Developed for SMMUSD

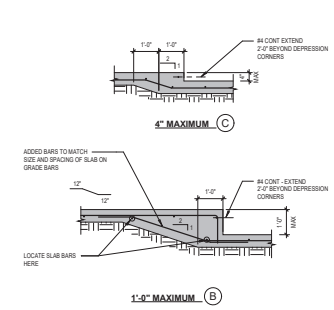
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2026

Job Number	31722
Checked By	JG / EP
Scale	As indicated

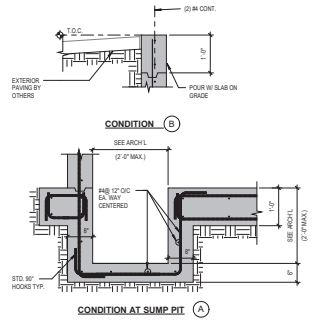
TYPICAL FOUNDATION AND SOG DETAILS

3-S6.01

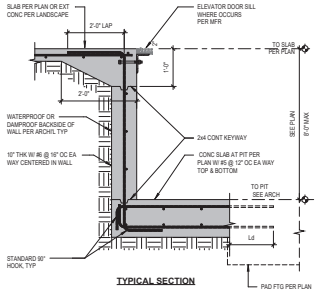


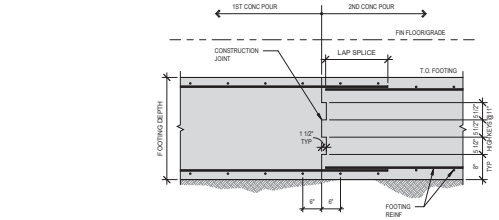
WALL SCHEDULE				
MAXIMUM HEIGHT "H"	FTG WIDTH "W" x DEPTH "D"	FTG BARS "A"	WALL THK	WALL REINFORCING EA WAY
2'-6"	10" x 1'-0"	(2) #4	6"	#4 @ 16" OC
4'-0"	1'-0" x 1'-0"	(2) #5	8"	#5 @ 16" OC
6'-0"	1'-3" x 1'-6"	(2) #6	10"	#6 @ 16" OC

TYPICAL SECTIONS AT CHANGE IN SLAB ON GRADE ELEVATION (6'-0" MAXIMUM) N.T.S. 12

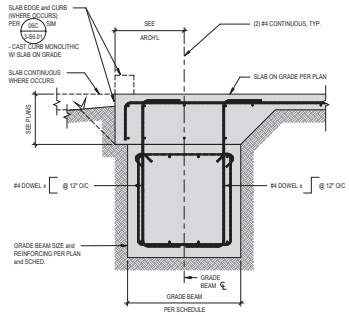


TYPICAL ELEVATOR PIT DETAIL N.T.S. 04

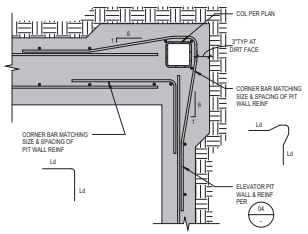




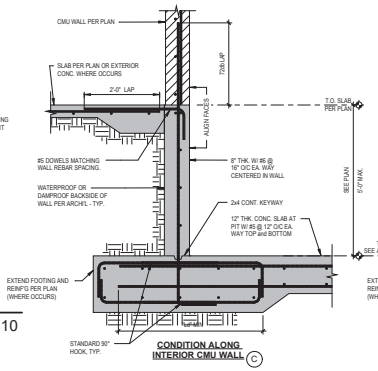
TYPICAL CONTINUOUS FOOTING CONSTRUCTION JOINT DETAIL N.T.S. 11

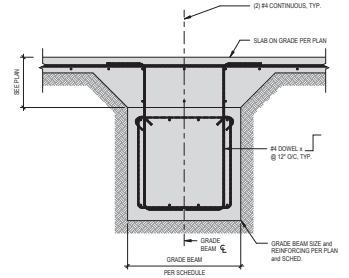


TYP. GRADE BEAM SECTION (PERIMETER CONDITION) N.T.S. 14

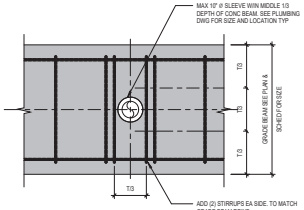


HSS COLUMN AT ELEVATOR PIT CORNER N.T.S. 10

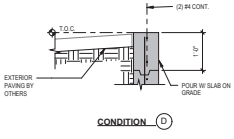


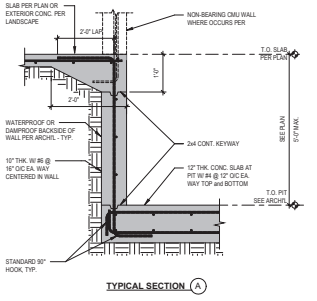


TYP. GRADE BEAM SECTION (INTERIOR CONDITION) N.T.S. 13



SLEEVE THRU FOOTING / GRADE BEAM N.T.S. 09





TYPICAL PUMP PIT DETAIL N.T.S. 01

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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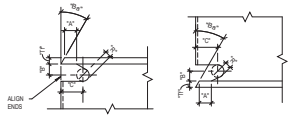
Revision	Date

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50% CONSTRUCTION DOCS	05/01/2025

Job Number	31722
Checked By	JG / EP
Scale	As indicated

TYPICAL FOUNDATION AND SOG DETAILS

3-S6.02



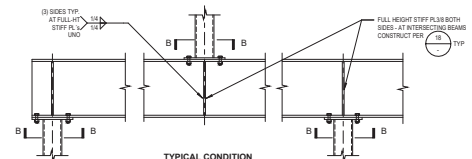
BEAM TOP FLANGE OR COLUMN TO BASE PLATE CONDITION

BEAM BOTTOM FLANGE CONDITION

LEGEND:
A - LARGER OF Tf OR 1/2" (PLUS 1/2Tf, OR MINUS 1/4Tf)
B - 3/4Tf to Tf, 3/4" MIN (±1/4")
Ba - BEVEL ANGLE AS REQ'D FOR SELECTED GROOVE WELD PROCEDURE
C - 3Tf (±1/2")
R - 3/8" MIN RADIUS (PLUS NOT LIMITED, OR MINUS 0)
Tf - FLANGE THICKNESS

NOTE: TOLERANCES SHALL NOT ACCUMULATE TO EXTENT THAT ANGLE OF ACCESS HOLE CUT TO FLANGE SURFACE EXCEEDS 25°

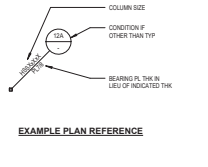
TYP ENLARGED DETAIL AT WELD ACCESS HOLE | N.T.S. | 20



TYPICAL CONDITION

VIEW B-B

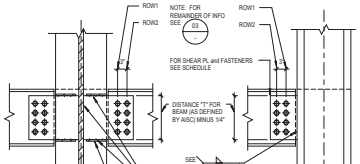
CONDITION (A) (ONLY WHERE INDICATED)



EXAMPLE PLAN REFERENCE

NOTES:
1. PROVIDE 1/2" THICK BEARING PLATES W (4) 3/4"Ø A325-SC BOLTS UNLESS NOTED OTHERWISE.
2. BEARING PLATES SHALL BE AS WIDE AS SUPPORTING SURFACE AND SHALL BE 1" MIN WIDER ON EA SIDE OF HSS OR PIPE COLUMN
3. WHERE DECK FLUTES ARE CUT AT BEARING PLATE, PROVIDE DECK SUPPORT ANGLES PER OR

TYP BEAM TO HSS OR PIPE COLUMN CONNECTIONS | N.T.S. | 12

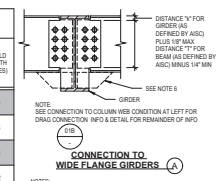


CONNECTION TO COLUMN WEB (C)

CONNECTION TO COLUMN FLANGE (B)

DRAG CONNECTION SCHEDULE

BEAM SIZE	QUANTITY (1)Ø A490-SC HSB ROW 1	ROW 2	SHEAR PLATE THK	WELD (BOTH SIDES)
W12x and W14x	3	3	1/2	3/8
W16x	4	4	1/2	3/8
W18x	4	4	1/2	3/8
W21x	5	5	5/8	1/2
W24x	6	6	5/8	1/2
W27x	7	7	5/8	1/2
W30x	8	8	5/8	1/2
W36x	8	8	5/8	1/2

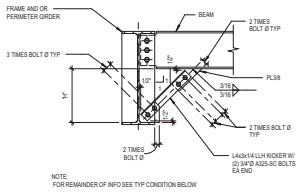


NOTE:
SEE CONNECTION TO COLUMN WEB CONDITION AT LEFT FOR DRAG CONNECTION INFO & DETAIL FOR REMAINDER OF INFO

CONNECTION TO WIDE FLANGE GIRDERS (A)

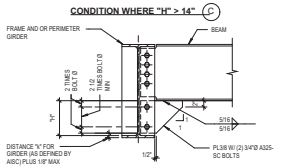
NOTES:
1. PROVIDE THESE DRAG CONNECTIONS WHERE DENOTED ON PLAN THUS:
2. FILLET WELD SIZES SHOWN ARE MIN WELD SIZES. WHERE WELD SIZES SHOWN ARE SMALLER THAN AWS MIN WELD SIZE, USE AWS MIN WELD SIZE.
3. PROVIDE CONNECTION PLATES CONFORMING TO ASTM A572, GRADE 50.
4. ALL DRAG CONN MEMBERS ARE PART OF SFRS.
5. WHERE DRAG CONN OCCURS AT HSS COL, SEE SIM
6. PROVIDE BOTTOM FLANGE BRACE PER 18/- AT CONNECTIONS TO SFRS OR FRAME BEAMS.

TYP DRAG CONNECTION SCHEDULE and DETAILS | N.T.S. | 04



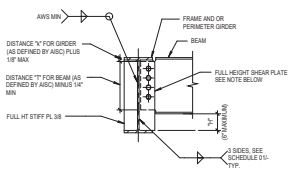
NOTE:
FOR REMAINDER OF INFO SEE TYP CONDITION BELOW

CONDITION WHERE "H" > 14" (C)



NOTE:
FOR REMAINDER OF INFO SEE TYP CONDITION BELOW

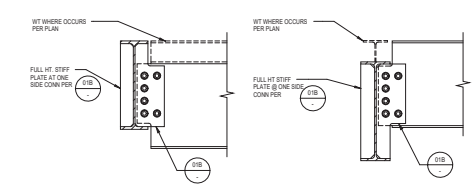
CONDITION WHERE "H" > 6" (B)



TYPICAL CONDITION - "H" = 6" MAXIMUM (A)

NOTES:
1. SEE DETAIL 01B/- FOR FULL HEIGHT SHEAR PLATE THICKNESS/GEOMETRY/WELDING & QTY OF FASTENERS EXCEPT USE 1"Ø A490-SC BOLTS IN LIEU OF BEARING TYPE BOLTS
2. PROVIDE CONNECTION PER TH'S DETAIL WHERE INDICATED THUS ON PLAN

TYP BOTTOM FLANGE BRACE AT PERIMETER and FRAME BEAMS | N.T.S. | 18



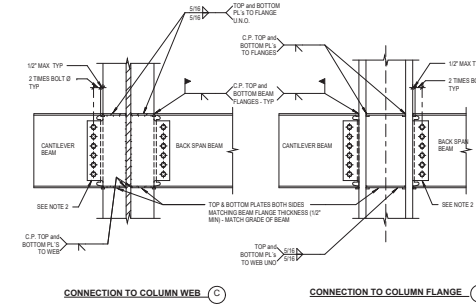
LOW BEAM ONE SIDE (C)

HIGH BEAM ONE SIDE (B)

DEEPER SUPPORTED BEAM (A)

NOTES:
1. FOR SHEAR PLATE THK, GEOMETRY & WELDING, & BOLT SEE 01/3-S6.11
2. PROVIDE EXCESS BOLTING IN SECOND ROW AS SHOWN IF UNABLE TO FIT IN SHALLOWER BEAMS.

OFFSET BEAM TO BEAM CONN. | N.T.S. | 11



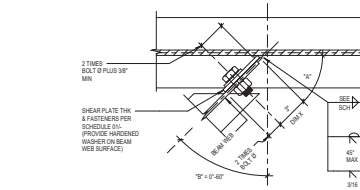
CONNECTION TO COLUMN WEB (C)

CONNECTION TO COLUMN FLANGE (B)

CONNECTION TO GIRDER (A)

NOTES:
1. PROVIDE THESE NON-FRAME MOMENT CONNECTIONS WHERE DENOTED ON PLAN THUS:
2. SEE DETAIL 01/- FOR SHEAR PLATE THICKNESS/GEOMETRY, SHEAR PLATE WELDING & QUANTITY OF FASTENERS EXCEPT USE 1"Ø A490-SC BOLTS IN LIEU OF BEARING TYPE BOLTS
3. ADD PLATE OR KICKER PER 18B/- OR 18C/- @ DRAG BEAMS.

TYP NON-FRAME MOMENT CONNECTION | N.T.S. | 10



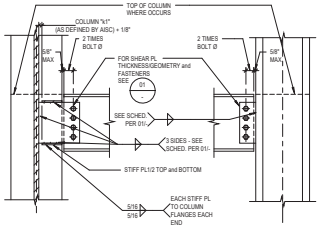
CONDITION (B)

CONDITION (A)

HANGER CONNECTION SCHEDULE

HSS HANGER SIZE	PLATE	DIM. "T"	WELD "W"

TYP HSS HANGER DETAIL | N.T.S. | 07



NOTE:
AT CONNECTIONS TO FRAME COLUMN WEB SEE 3-S3.1X SERIES

CONNECTION TO WEB **CONNECTION TO FLANGE**

TYP NON-FRAME BEAM TO WIDE FLANGE COLUMN CONNECTIONS | N.T.S. | 03

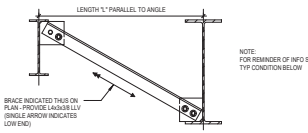
PLAN VIEW

NOTES:
1. AT GROOVE WELDS, BEVEL END OF SHEAR PLATE TO MAINTAIN ANGLE "A" @ 45°.
2. DO NOT INCREASE DIMENSION "A" WITHOUT WRITTEN ACCEPTANCE FROM ARCHITECT (STRUCTURAL ENGINEER).
3. PROVIDE AISC-DEFINED HORIZONTAL SHORT SLOTTED HOLES IN BEAM WEB @ CONNECTIONS TO COLUMNS.

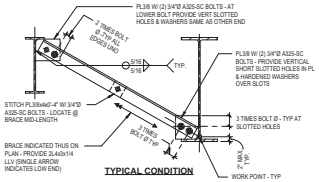
SKEWED BEAM CONNECTION SCHEDULE

BEAM SIZE	SHEAR PLATE WELDS WELD 0° < B ≤ 10°	WELD 10° < B ≤ 30°	WELD "S"
W8x,C8x			5/16"
W8x, W10x C8x, C10x			5/16"
W12x, C12x, MC12x, W14x		S ≥ 1/16	5/16"
W16x, W18x			5/16"
W21x	S ≥ 1/16		3/8"
W24x			3/8"
W27x		45°	3/8"
W30x			3/8"

TYP SKEWED BEAM to SUPPORT CONNECTIONS | N.T.S. | 02

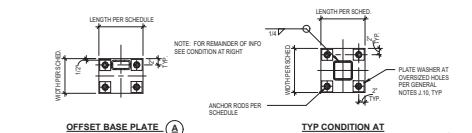


CONDITION WHERE L < 5'-0"



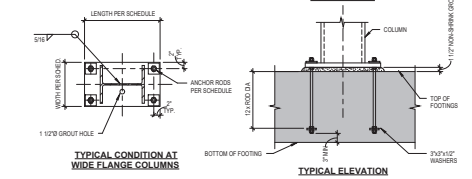
TYPICAL CONDITION

TYP BOTTOM FLANGE BRACE (BRACE PERP. TO BOTH BEAMS) | N.T.S. | 17



OFFSET BASE PLATE (A)

TYP CONDITION AT HSS COLUMNS



TYPICAL CONDITION AT WIDE FLANGE COLUMNS

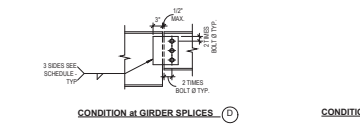
TYPICAL ELEVATION

BASE PLATE SCHEDULE

COLUMN SIZE	BASE PLATE THK	WIDTH	LENGTH	ANCHOR RODS
HSS7X	3/4"	15"	15"	(4) 3/4"Ø

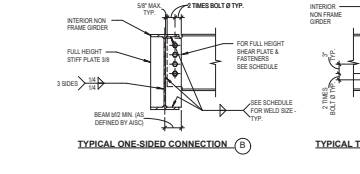
NOTES:
1. FINISH WIDE FLANGE COLUMN ENDS IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE SECTION 6.2.2.
2. WHERE OVERSIZED HOLES ARE NOT USED IN BASE PLATE, PLATE WASHERS CAN BE OMITTED.

TYP NON-FRAME COLUMN BASE PLATE DETAILS and SCHEDULE | N.T.S. | 09



CONDITION at GIRDER SPLICES (D)

CONDITION at W6x or C6X BEAMS (C)



TYPICAL ONE-SIDED CONNECTION (B)

TYPICAL TWO-SIDED CONNECTION (A)

CONNECTION SCHEDULE

BEAM SIZE	A325-N HSB	SHEAR PLATE THK	WELD (BOTH SIDES)
W6x,C6x	(2) 7/8"Ø	3/8"	5/16"
W8x, W10x C8x, C10x	(2) 7/8"Ø	3/8"	5/16"
W12x, C12x MC12x, W14x	(3) 7/8"Ø	3/8"	5/16"
W16x, W18x	(4) 7/8"Ø	3/8"	5/16"
W21x	(5) 7/8"Ø	1/2"	3/8"
W24x	(6) 7/8"Ø	1/2"	3/8"
W27x	(7) 7/8"Ø	1/2"	3/8"
W30x	(8) 7/8"Ø	1/2"	3/8"

NOTE:
DETAIL 01A (TWO-SIDED) and 01B (ONE-SIDED) ARE APPLICABLE AT BEAM TO INTERIOR NON-FRAME GIRDER CONNECTIONS ONLY - AT CONNECTIONS TO PERIMETER GIRDERS & FRAME BEAMS SEE 18/-

TYP BEAM to GIRDER CONNECTIONS | N.T.S. | 01

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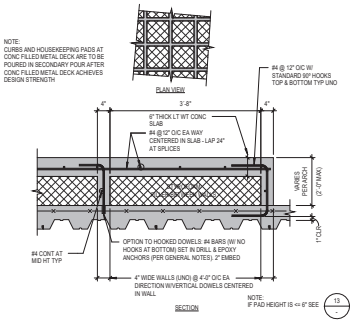
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2026

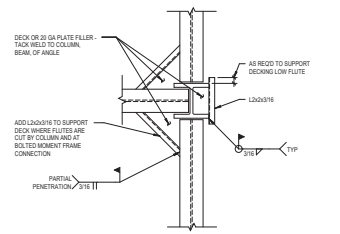
Job Number	31722
Checked By	JG / EP
Scale	As indicated

TYPICAL STRUCTURAL STEEL DETAILS

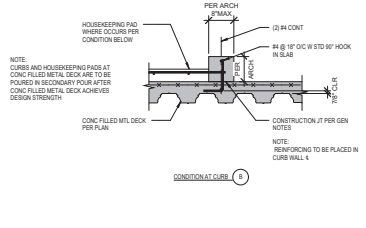
3-S6.11



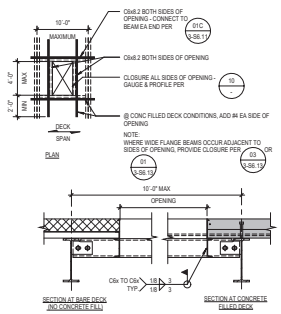
TYP. BUILT-UP CONC. HOUSEKEEPING PAD DETAIL | N.T.S. | 19



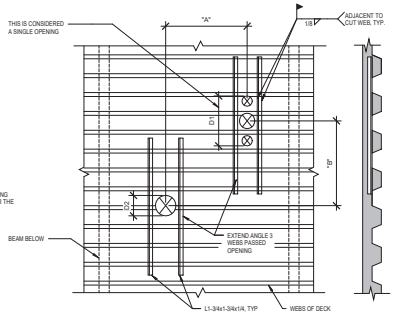
TYPICAL METAL DECKING SUPPORT AT CONTINUOUS COLUMNS | N.T.S. | 15



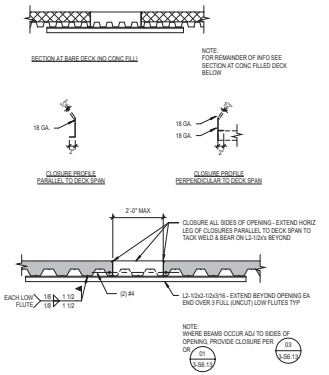
TYP CURB and HOUSEKEEPING PADS ON CONCRETE FILLED METAL DECK | N.T.S. | 13



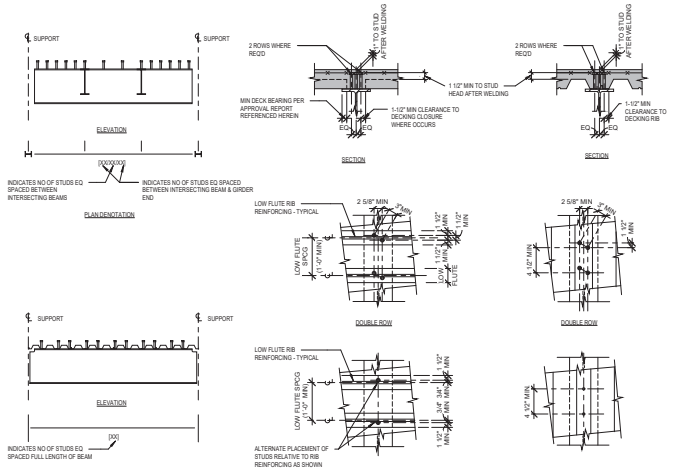
TYP OPENINGS IN FLOOR and ROOF DECKS UP TO 4'-0" WIDE | N.T.S. | 12



DECK REINFORCING AT SMALL OPENINGS | N.T.S. | 04



TYPICAL OPENINGS IN FLOOR and ROOF DECKS UP TO 2'-0" SQUARE | N.T.S. | 10



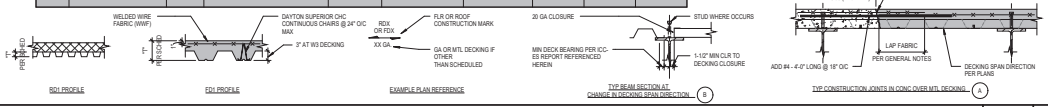
NOTES:
1. WHERE CONC FILLED DECK OCCURS OVER STL FRAMING, PROVIDE 3/4" ø WELDED SHEAR STUDS ON ALL BEAMS & GIRDERS. SEE GEN NOTES FOR WELDED SHEAR STUD INFORMATION. STUD LENGTH INDICATED IS LENGTH REQ'D AFTER INSTALL.
2. SEE PLANS FOR QTY OF STUDS TO BE PLACED ON EA BEAM & GIRDER. IF NO QTY OF STUDS INDICATED ON PLANS, PROVIDE (1) STUD EVERY 12" O/C.
3. WHERE BEAMS & GIRDERS RUN PARALLEL TO DECK SPAN DIRECTION, PLACE STUDS IN SINGLE ROW AT ¢ OF MEMBER AT EQ INCREMENTS AS DETAILED. LIMIT SPACING OF STUDS IN DIRECTION PARALLEL TO BEAM OR GIRDER TO 4-1/2" OC. PROVIDE 2 ROWS OF STUDS WHERE NECESSARY. WHERE 1-1/2" CLEAR DISTANCE CANNOT BE MAINTAINED BETWEEN STUD CENTER LINE & RIB OF DECKING, SPLIT DECKING SHEETS TO ACHIEVE MIN CLEARANCES.
4. WHERE BEAM & GIRDERS RUN PERP OR SKEWED TO DECK SPAN DIRECTION, PLACE STUDS IN SINGLE ROW AT ¢ OF MEMBER AT APPROX EQ INCREMENTS AS DETAILED. LOCATE STUDS AT DECKING LOW FLUTES. LIMIT SPACING OF STUDS IN DIRECTION PARALLEL TO BEAM OR GIRDER TO LOW FLUTE SPACING BUT NEVER LESS THAN 4-1/2" OC. PROVIDE 2 ROWS OF STUDS WHERE REQ'D. WHEN UNBALANCED QTY OF STUDS ARE REQ'D RELATIVE TO NUMBER OF LOW FLUTES, ADDED STUDS SHALL BE PLACED AT FLUTES NEAREST BEAM ENDS and WORKING TOWARDS MIDDLE. WITH HALF OF UNBALANCED QUANTITY OF STUDS AT EACH BEAM END.
5. AT STL MOMENT FRAME BEAMS, DO NOT PLACE STUDS IN ZONE OF "DOG BONE". SEE FRAME DETAILS FOR EXTENT. MAINTAIN TOTAL QTY OF STUDS BY PLACING STUDS EQ SPACED IN MIDDLE PORTION OF FRAME BEAM BETWEEN "DOG BONE" ZONES.
6. MTL DECKING ARC SPOT (PUDDLE) WELDS MAY BE OMITTED WHERE WELDED SHEAR STUDS OCCUR ON A INDIVIDUAL BASIS.

TYPICAL WELDED SHEAR STUD DETAILS | N.T.S. | 02

FLOOR and ROOF CONSTRUCTION SCHEDULE

MARK	METAL DECKING	TOTAL SLAB "T"	SLAB DESCRIPTION	WELDED SHEAR STUDS REQUIRED? IF YES, SEE DETAIL 02/-	METAL DECKING WELDING OR FASTENING			DECKING SECTION PROPERTIES	
					ARC SPOT (PUDDLE) WELDS UNO SEE NOTE 3		SEAMS	MOMENT OF INERTIA "I" (IN 4/FT)	SECTION MODULUS "S" (IN 3/FT)
					PERPENDICULAR TO SUPPORTS	PARALLEL TO SUPPORTS			
FD1	3" VERCO W3 x 20 GA FORMLOK DECK	6 1/2"	3 ½ LIGHT WEIGHT CONC W/ 6x6-W5.5xW5.5 WWF	YES	(4) PER 36" SHEET (3 PER 24" SHEET)	SPACE @ 12" O/C	BUTTON PUNCH @24" O/C	0.907	0.510
RD1	1 ½" VERCO PLB 36 x 18 GAUGE DECK	1 ½" (DKG. ONLY)	RIGID INSUL OF VARYING THICKNESS PER ARCH	NO	(7) PER 36" SHEET (5 PER 24" SHEET)	SPACE @ 12" O/C	VSC2 @ 12" O/C	0.302	0.314

NOTES:
1. PROVIDE VERCO METAL DECKING & ACCESSORIES IN CONFORMANCE WITH REQ'D SET IN GEN NOTES "METAL DECKING" SECTION.
2. NO DUCTS, ELECTRICAL OR OTHERWISE, SHALL OCCUR IN F-LL UNO
3. ARC SPOT (PUDDLE) WELDS SHALL HAVE AN EFFECTIVE FUSION AREA TO SUPPORTING MEMBER AT LEAST 1/2" DIA



TYPICAL FLOOR and ROOF CONSTRUCTION SCHEDULE and DETAILS | N.T.S. | 01

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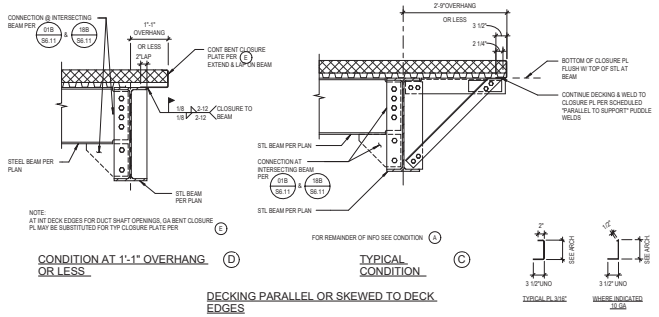
Revision	Date

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SCHEMATIC DESIGN	09/04/2024
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100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2025

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Scale	As indicated

TYPICAL METAL DECKING DETAILS

3-S6.12

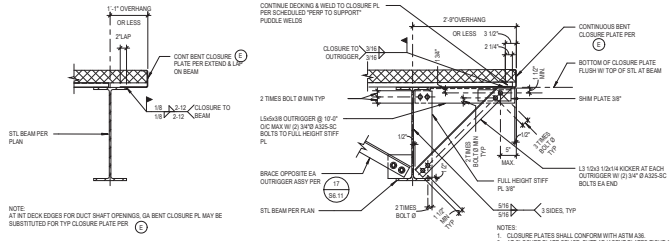


CONDITION AT 1'-1" OVERHANG OR LESS (D)

TYPICAL CONDITION (C)

DECKING PARALLEL OR SKEWED TO DECK EDGES

CLOSURE PL PROFILES (E)



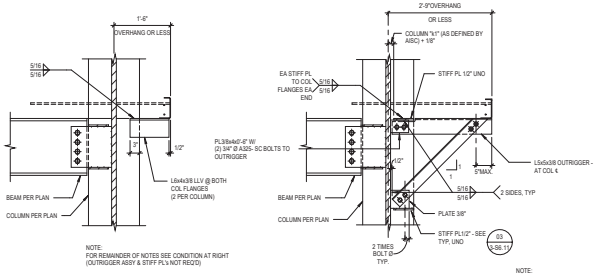
CONDITION AT 1'-1" OVERHANG OR LESS (B)

TYPICAL CONDITION (A)

DECKING PERPENDICULAR TO DECK EDGES

NOTES:
1. CLOSURE PLATES SHALL CONFORM WITH ASTM A36.
2. AT CLOSURE PLATE SPLICE, BUTT ADJACENT PLATES TIGHT AGAINST EACH OTHER.
3. AT CONDITIONS A & C, LOCATE SPLICE CENTERED ON ANGLE SUPPORT.
4. CLOSURE PLATE REQ'D SUPPORT AT EA COLUMN - SEE DETAIL 59
5. CURTAIN WALL ATTACHMENTS SHALL NOT BE MADE TO EDGE OF BARE METAL DECK - ATTACH TO STEEL BEAM.
6. PROVIDE ROLLED CLOSURE AT RADIUS EDGES. AT CONTRACTOR'S OPTION, A 2-PIECE CLOSURE ANGLE WITH CJP AT JOINT MAYBE BE USED.

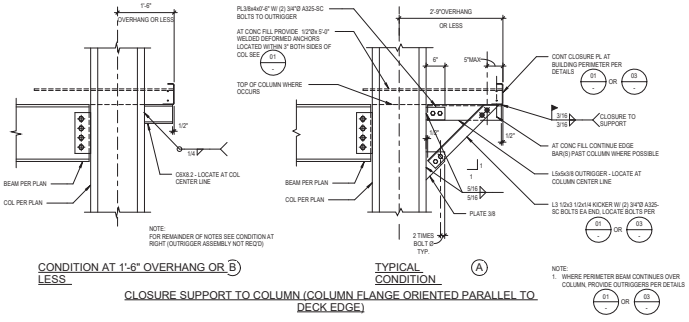
TYP PERIMETER & INTERIOR DECK EDGES (BARE MTL DECKING CONDITION - NO STRUCTURAL CONC FILL) N.T.S. 03



CONDITION AT 1'-6" OVERHANG OR LESS (D)

TYPICAL CONDITION (C)

CLOSURE SUPPORT TO COLUMN (COL FLANGE ORIENTED PERP TO DECK EDGE)

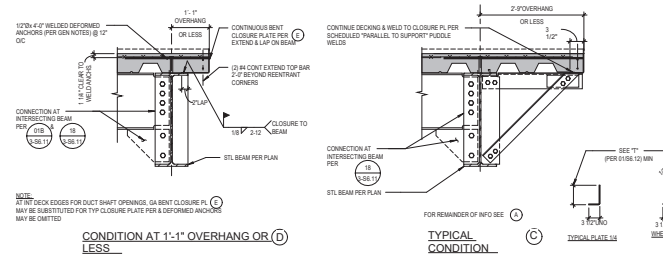


CONDITION AT 1'-6" OVERHANG OR LESS (B)

TYPICAL CONDITION (A)

CLOSURE SUPPORT TO COLUMN (COLUMN FLANGE ORIENTED PARALLEL TO DECK EDGE)

TYP PERIMETER EDGE SUPPORT AT COLUMNS N.T.S. 09

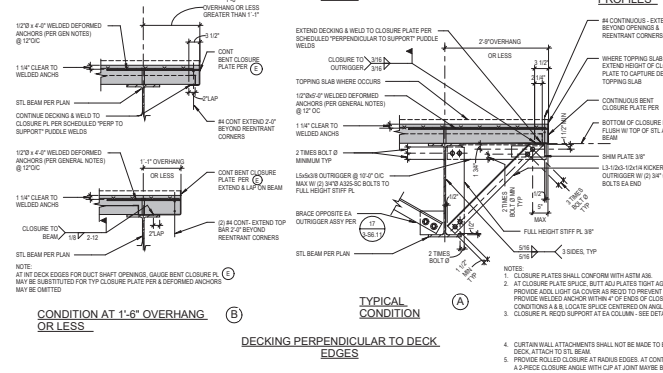


CONDITION AT 1'-1" OVERHANG OR LESS (D)

TYPICAL CONDITION (C)

DECKING PARALLEL OR SKEWED TO DECK EDGES

CLOSURE PL PROFILES (E)



CONDITION AT 1'-6" OVERHANG OR LESS (B)

TYPICAL CONDITION (A)

DECKING PERPENDICULAR TO DECK EDGES

TYP PERIMETER & INTERIOR DECK EDGES (CONC FILLED MTL DECKING CONDITION) N.T.S. 01

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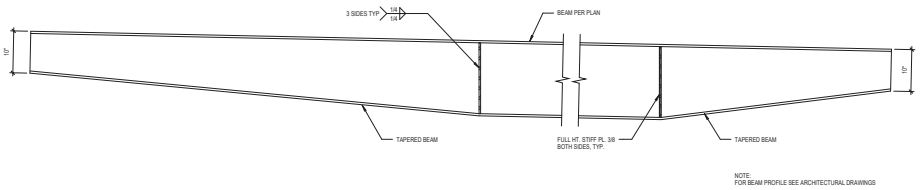
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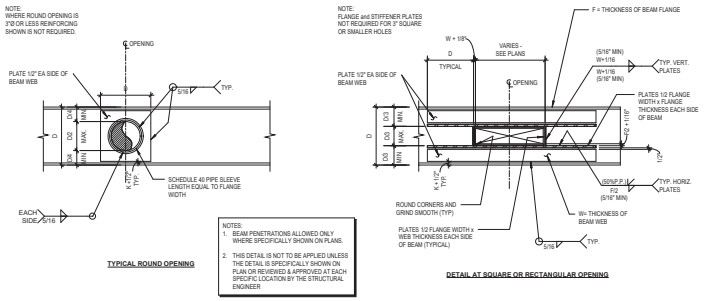
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Checked By	HP
Scale	3/4" = 1'-0"

TYPICAL DECK SUPPORTING DETAILS

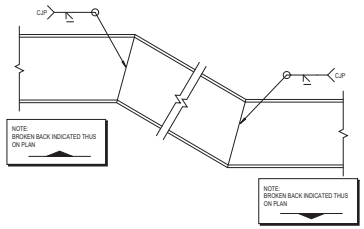
3-S6.13



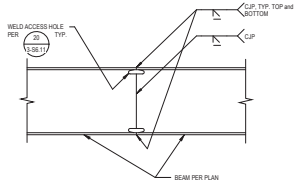
TAPERED ROOF BEAM PROFILE | N.T.S. | 12



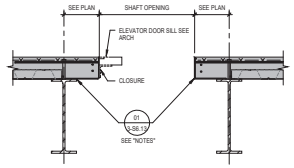
STEEL BEAM PENETRATRION (ONLY WHERE SHOWN ON PLAN) | N.T.S. | 04



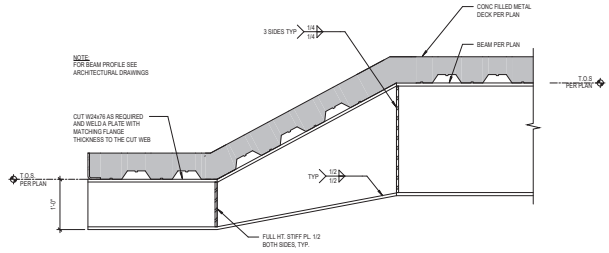
TYPICAL BROKEN BACK CONNECTION | N.T.S. | 11



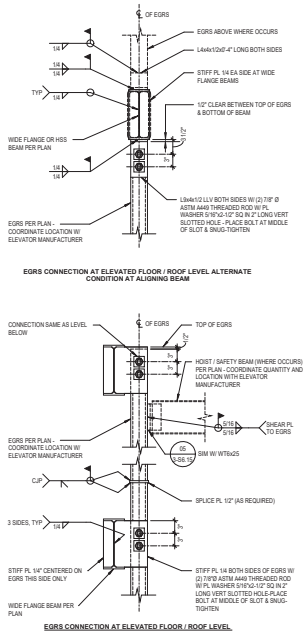
Wx BEAM SPLICE DETAIL (CHANNEL SIM.) | N.T.S. | 07



TYP FLOOR DECK EDGES AT ELEVATOR OPENING | N.T.S. | 03



BROKEN BACK BEAM AT LEVEL 2 | N.T.S. | 13



TYP ELEVATOR GUIDE RAIL SUPPORT (EGRS) DETAILS | N.T.S. | 01

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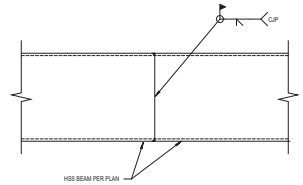
Revision	Date

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Checked By	JG / EP
Scale	As indicated

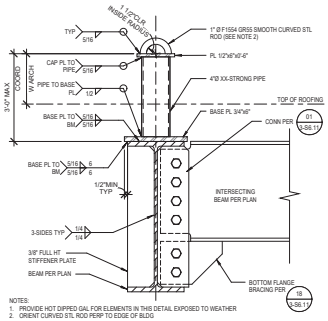
TYPICAL STEEL CONNECTION DETAILS

3-S6.14



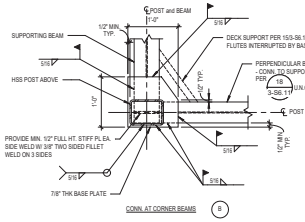
NOTE:
PROVIDE BACKING AT CJP WELD AS REQ'D

HSS BEAM SPLICE DETAIL N.T.S. 15

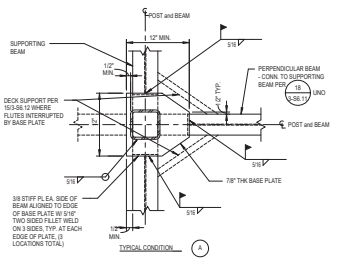


NOTES:
1. PROVIDE HOT DIPPED GAL FOR ELEMENTS IN THIS DETAIL EXPOSED TO WEATHER
2. ORIENT CURVED STL ROD PERP TO EDGE OF BLDG

SAFETY TIE BACK SUPPORT N.T.S. 14

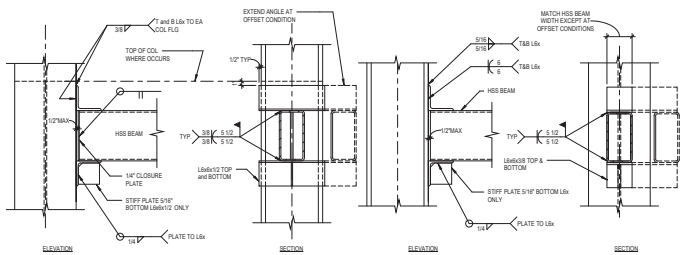


CONN. AT CORNER BEAMS (B)



TYPICAL CONDITION (A)

SCREEN WALL BASE PLATE N.T.S. 13



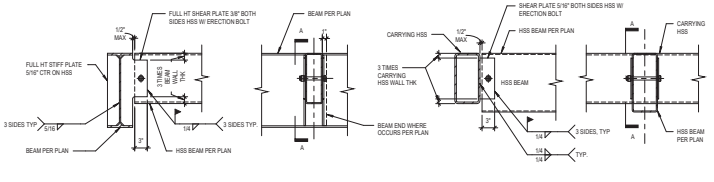
NOTE:
SUBSTITUTE BENT PLATE 1/2" OF SAME GEOMETRY FOR ANGLES AT SLOPED MEMBERS

CONNECTION TO WF WEB (B)

NOTE:
SUBSTITUTE BENT PLATE 1/2" OF SAME GEOMETRY FOR ANGLES AT SLOPED MEMBERS

CONNECTION TO WF FLANGE (A)

HSS BEAM TO WIDE FLANGE OR HSS COL. CONN. N.T.S. 08



SECTION A-A ELEVATION

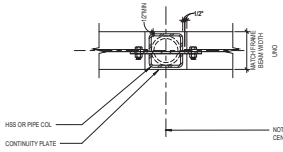
WIDE FLANGE BEAM CONDITION (B)

SECTION A-A ELEVATION

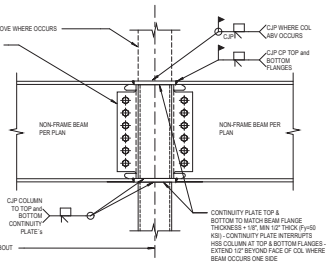
HSS BEAM CONDITION (A)

HSS BEAM TO CARRYING HSS BEAM OR WF BM. N.T.S. 07

NOTES:
1. PROVIDE THESE NON-FRAME MOMENT CONNECTIONS WHERE DENOTED ON PLAN THUS
2. SEE DETAIL 01/S-S6.11 FOR SHEAR PLATE THICKNESS/GEOMETRY, SHEAR PLATE WELDING & QUANTITY OF FASTENERS EXCEPT USE 1"Ø A490-SC BOLTS IN LIEU OF BEARING TYPE BOLTS.
3. SEE DETAIL 10/S-S6.11 FOR CONNECTION AT WIDE FLANGE COL OR WIDE FLANGE BEAM.
4. SHORE CANTILEVERD BEAM UNTIL CJP WELDING IS COMPLETED.

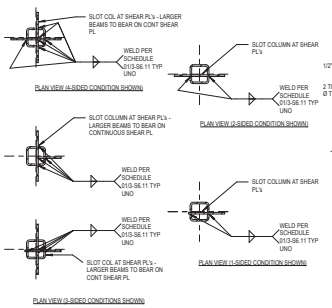


PLAN VIEW

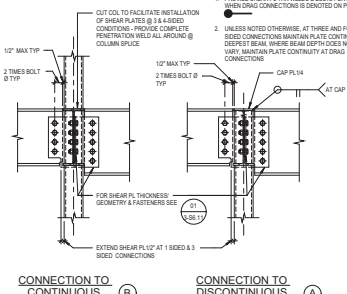


ELEVATION

NON-FRAME BM. TO HSS/PIPE COL. MOMENT CONN. N.T.S. 06

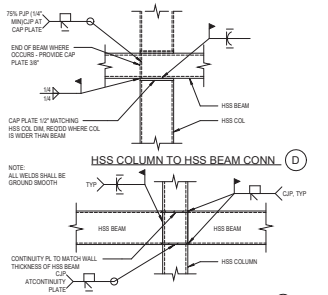


CONNECTION TO CONTINUOUS COLUMN (B)

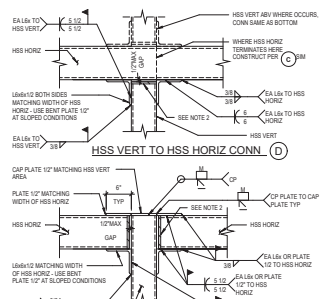


CONNECTION TO DISCONTINUOUS COLUMN (A)

TYP BEAM TO HSS OR PIPE COLUMN CONNECTIONS N.T.S. 05



TYP HSS BM TO HSS BM and HSS COL CONN (EXPOSED CONN) N.T.S. 02



NOTES:
1. WHERE HSS MEMBER IS SKEW, USE BENT PLATE IN LIEU OF ANGLE
2. WHERE CONN IS EXPOSED TO WEATHER, PROVIDE 3/8" CAP PLATE AT HSS WITH 75% PJP GROOVE WELD (1/4" MIN) ALL AROUND.

TYP HSS HORIZONTAL TO HSS VERTCAL CONN N.T.S. 01

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A

30215 Morning View Dr.
Malibu, CA 90265

Developed for SMMUSD

Revision	Date

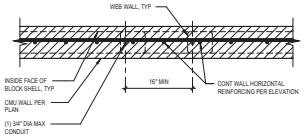
Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/14/2025
50% CONSTRUCTION DOCS	05/07/2025

Job Number	31722
Checked By	JG / EP
Scale	As indicated

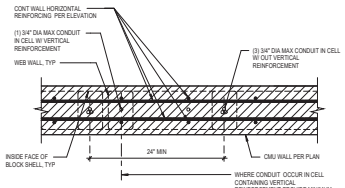
TYPICAL HSS CONNECTION DETAILS

3-S6.15

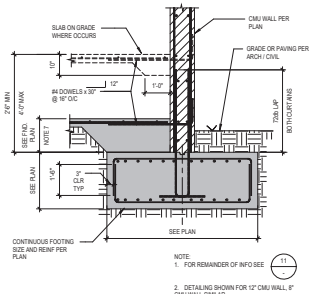
NOTES:
1. PLACE CONDUITS IN CELLS WITHOUT VERTICAL REINFORCEMENT WHENEVER POSSIBLE.
2. WIRE VERTICAL CONDUIT TO WALL HORIZONTAL BARS, MAINTAIN BARS IN PLACE DURING GROUT POUR.
3. HORIZONTAL CONDUIT ARE NOT PERMITTED.
4. NO ALUMINUM COMPONENTS SHALL BE EMBEDDED IN MASONRY CONSTRUCTION.
5. CELLS SHOWN ARE REF ONLY ACTUAL CELL & BLOCK CONFIGURATION MAY VARY.

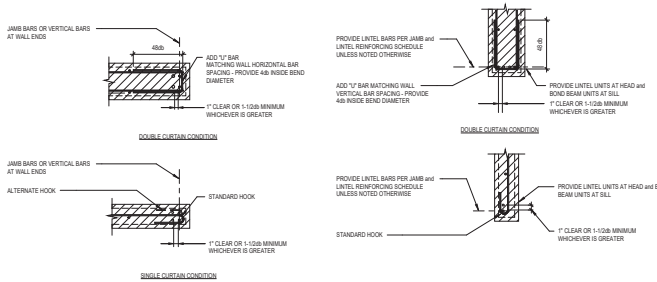


8" CMU WALL (PLAN VIEW)



12" CMU WALL (PLAN VIEW)

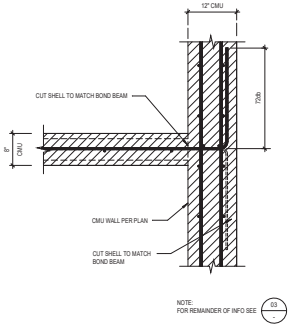




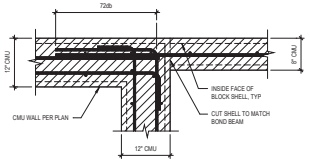
SECTION AT JAMB BARS OR BARS AT WALL ENDS (PLAN VIEWS) (B)

SINGLE CURTAIN CONDITION SECTION AT LINTEL BARS (SILL CONDITION SIMILAR) (A)

VERTICAL CONDUITS IN CMU WALL — N.T.S. — 16

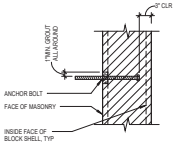


PLAN VIEW CONDITION (B)

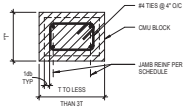


PLAN VIEW CONDITION (A)

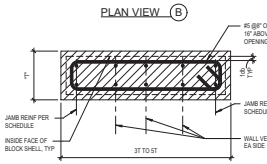
TYP MASONRY ANCHOR BOLT DETAIL — N.T.S. — 15



NOTE:
1. ANCHOR BOLTS SHALL BE HEX HEADED WITH THE DIMENSIONS OF THE HEX CONFORMING TO ANSI/ASME B18.2.1 BENT BAR ANCHORS SHALL NOT BE USED.

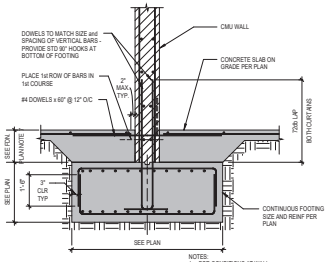


PLAN VIEW (B)



PLAN VIEW (A)

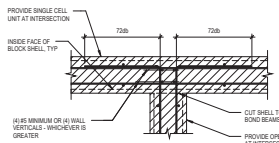
TYPICAL PERIMETER MASONRY WALL AT CONTINUOUS FOOTING — N.T.S. — 12



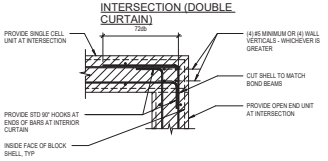
TYPICAL INTERIOR MASONRY WALL AT CONTINUOUS FOOTING — N.T.S. — 11

KEY NOTES:
1. PROVIDE DOWELS AT BOTTOM OF WALL MATCHING SIZE and QUANTITY OF VERTICAL OR JAMB BARS INTO FOUNDATION W/ STD 90° HOOKS AT BOTTOM OF FOOTING - LAP W/ VERTICAL OR JAMB BARS 72 BAR DIAMETERS (db)
2. TYPICAL HORIZONTAL WALL BARS PER WALL REINFORCING SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS OR ELEVATIONS - PROVIDE STD 180° HOOKS IN 8" WALL AT WALL ENDS and OPENINGS ON VERTICAL BAR (PROVIDE "U" BARS PER 04Bb -IN 12" WALLS) - LAP HORIZONTAL BARS 48db AT STAGGERED LOCATIONS - NO ATTEMPT IS MADE TO LOCATE HORIZONTAL BAR SPLICE LOCATIONS
3. TYPICAL VERTICAL WALL BARS PER WALL REINFORCING SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS OR ELEVATIONS - LAP VERTICAL BARS AT ELEVATED LEVELS AS SHOWN 72db - ADD DOWELS AT CONCRETE SLAB ON GRADE and ELEVATED CONCRETE LEVELS PER DETAILS INDICATED
4. TYPICAL JAMB BARS - SEE JAMB and LINTEL REINFORCING SCHEDULE UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS - EXTEND JAMB BARS 72db ABOVE and BELOW OPENINGS UNLESS SHOWN OTHERWISE (ADD BARS WITH STD 180° HOOK IN 8" WALLS (90° HOOK IN 12" WALLS) AT TOP OF WALL WHERE WALLS TERMINATE ABOVE OPENING) - LAP JAMB BARS AT ELEVATED LEVELS WHERE SHOWN 72 BAR DIAMETERS - FOR TYPICAL SECTION AT JAMB BARS INCLUDING CONFINING TIES SEE 04Bb - UNLESS NOTED OTHERWISE
5. TYPICAL LINTEL BARS - SEE JAMB and LINTEL REINFORCING SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS OR ELEVATIONS - SPLICES NOT PERMITTED - EXTEND LINTEL BARS 72db BEYOND OPENINGS UNLESS SHOWN OTHERWISE (PROVIDE STD 180° HOOK IN 8" WALLS (90° HOOK IN 12" WALLS) AT WALL ENDS IF EXTENSION LENGTH BEYOND OPENING CANNOT BE ATTAINED) - FOR TYPICAL SECTION AT LINTEL BARS INCLUDING CONFINING TIES SEE 04A - UNLESS NOTED OTHERWISE
6. WHERE OPENING JAMBS ABOVE and BELOW MISALIGN BY LESS THAN 16" ACCEPTABLE TO PROVIDE SINGLE ALIGNING JAMB FOR ALL OPENINGS
7. DETERMINE LINTEL BARS BASED ON WIDTH OF LARGER OPENING ABOVE OR BELOW
8. PROVIDE (2) #5 VERTICAL BARS AT WALL ENDS UNLESS NOTED OTHERWISE - LAP VERTICAL BARS AT ELEVATED LEVELS AS SHOWN 72 BAR DIAMETERS
9. IF WALL HEIGHT IS NON-MODULAR OR TOP OF WALL SLOPES, EITHER SAW TOP COURSE OR (IF NOT EXPOSED) FORM TOP COURSE and GROUT SOLIDLY
10. EXTEND JAMB BARS DOWN TO TOP OF OPENING and PROVIDE STD 180° HOOK IN 8" WALLS (90° HOOK IN 12" WALLS)
11. AT TOP OF WALL PROVIDE (2) HORIZONTAL WALL BARS W/ STD 180° HOOK IN 8" WALLS (90° HOOK IN 12" WALLS) AT WALL ENDS
12. SEE ARCH WALL ELEVATIONS FOR CONTROL JOINT LOCATIONS (MAX 24'-0" O/C UNO)
13. PIER WIDTH "PW" SHALL BE AT LEAST 3 TIMES WALL THICKNESS UNLESS PIER WIDTH and SECTION SHOWN ON WALL ELEVATIONS IN STRUCTURAL DRAWINGS
14. BEAM POCKET PER PLAN (WHERE OCCURS). AT INTERRUPTED CHORD REINFORCING PROVIDE BARS MATCHING SIZE AND QUANTITY OF INTERRUPTED CHORD REINFORCING DIRECTLY BENEATH POCKET CONTINUE 72db BEYOND POCKET EACH END - SEE 09'3-S6.62

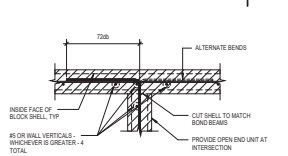
TYPICAL MASONRY CONSTRUCTION AT OPENINGS and WALL ENDS — N.T.S. — 04



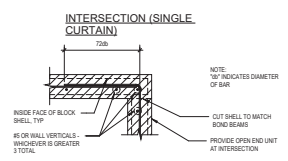
INTERSECTION (DOUBLE CURTAIN)



CORNER (DOUBLE CURTAIN)

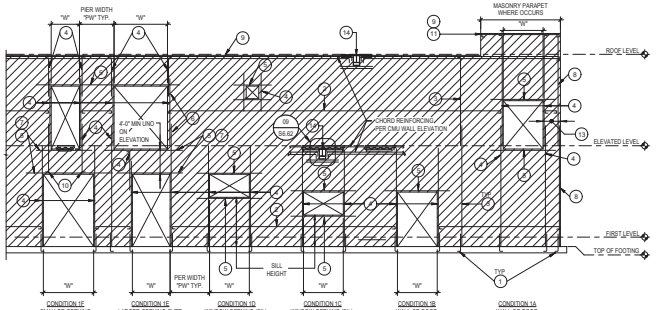


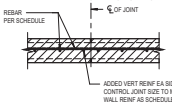
INTERSECTION (SINGLE CURTAIN)



CORNER (SINGLE CURTAIN)

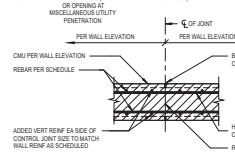
TYPICAL MASONRY CONSTRUCTION AT CORNERS and INTERSECTIONS (PLAN VIEWS) — N.T.S. — 03





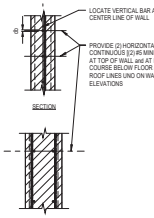
CMU CONTROL JOINT AT SINGLE CURTAIN CONDITION

NOTE:
FOR REMAINDER OF INFO SEE DOUBLE CURTAIN CONDITION



CMU CONTROL JOINT AT DOUBLE CURTAIN CONDITION

NOTE:
MORTAR JOINT SHALL BE CONTINUOUS ALONG CONTROL JOINT



JAMB and LINTEL REINFORCING SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS OR WALL ELEVATIONS)		
MAXIMUM OPENING WIDTH "W"	REINFORCING	
	JAMB REINFORCING (VERTICAL)	LINTEL REINFORCING (HORIZONTAL)
2'-0"	(2)#5	(2)#5
4'-0"	(2)#5	(2)#5
6'-0"	(2)#6	(2)#6
8'-0"	(2)#6	(2)#6
10'-0"	SEE ELEVATION	SEE ELEVATION

NOTES:
1. AT PIERS BETWEEN ADJACENT OPENINGS WHERE PIER WIDTH "PW" < 6'-0", DETERMINE JAMB BARS BASED ON LARGER OPENING WIDTH "W"
2. OPENING JAMB and CORNER BARS SHALL BE OF SIZE NO LESS THAN THE VERTICAL BARS SPECIFIED ON WALL ELEVATION.

WALL REINFORCING SCHEDULE (UNLESS NOTED OTHERWISE - SEE PLANS OR WALL ELEVATIONS FOR WALL THICKNESS)			
NOMINAL WALL THICKNESS	REINFORCING		REINFORCING PLACEMENT DETAIL
	VERTICAL REINFORCING	HORIZ REINFORCING	
8"	SINGLE CURTAIN #5 @ 16" O/C - ALTERNATE EA. SIDE OF HORIZ BAR (FOR STANDARD 16" LONG UNITS) SEE NOTE #2	SINGLE CURTAIN #5 @ 16" O/C - PLACE AT WALL CENTERLINE	DIZ
12"	#6 @ 16" O/C - EACH FACE	#5 @ 16" O/C - EACH FACE	DIY
16"	#6 @ 16" O/C - EACH FACE	#6 @ 16" O/C - EACH FACE	DIY

NOTE:
"db" INDICATES DIAMETER OF BAR

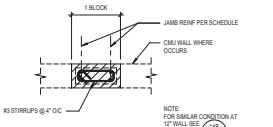
PLAN
BAR PLACEMENT AT SINGLE CURTAIN CONDITION (Z)

NOTE:
PROVIDE OPEN END UNIT AT EACH VERTICAL BAR

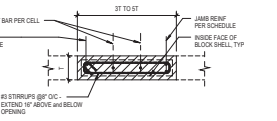
BAR PLACEMENT AT DOUBLE CURTAIN CONDITION (Y)

TYPICAL MASONRY WALL ELEVATION and REINFORCING SCHEDULES (APPLICABLE TO ALL MASONRY WALLS EXCEPT SITE RETAINING WALLS UNLESS NOTED OTHERWISE) — N.T.S. — 01

CMU INTERSECTION BETWEEN 8" CMU AND 12" CMU (PLAN VIEW) — N.T.S. — 18



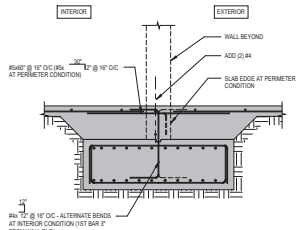
PIER (COLUMN) REINFORCING (ONE BLOCK CONDITION SHOWN)



PIER REINFORCING (TWO BLOCK CONDITION SHOWN)

PIER REINFORCING AT 8" WALL (PLAN VIEW) — N.T.S. — 17

PIER REINFORCING AT 12" WALL (PLAN VIEW) — N.T.S. — 14



TYPICAL OPENING MASONRY WALL AT CONTINUOUS FOOTING — N.T.S. — 13

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A
30215 Morning View Dr.
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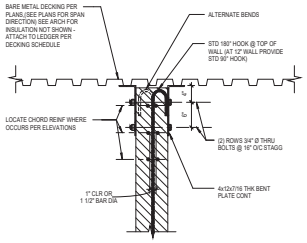
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/16/2024
100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2026

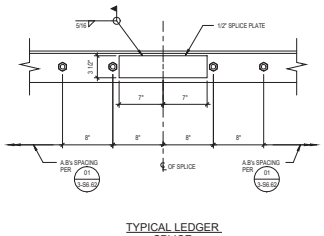
Job Number	31722
Checked By	JG / EP
Scale	As indicated

TYP. CMU WALL ELEVATION and DETAILS

3-S6.61

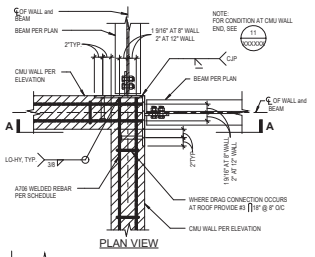


TYP INTERIOR CMU WALL AT BARE MTL DECKING | N.T.S. | 20

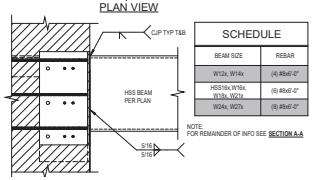


TYPICAL LEDGER SPLICE

TYP LEDGER SPLICE | N.T.S. | 19



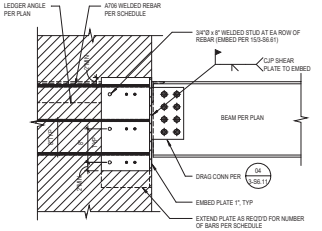
PLAN VIEW



SCHEDULE	
BEAM SIZE	REBAR
W12x, W14x	(4) #8x6'-0"
HSS16x,W16x, W18x, W21x	(6) #8x6'-0"
W24x, W27x	(8) #8x6'-0"

NOTE: FOR REMAINDER OF INFO SEE SECTION A-A

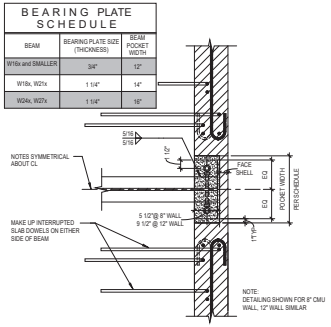
WELDING AT HSS BEAM CONDITION



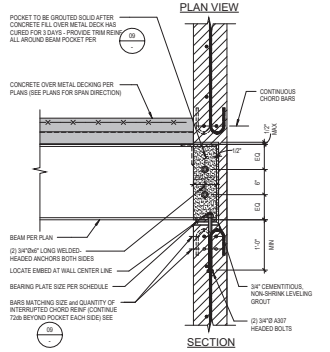
SECTION A-A

TYP DRAG BEAM AT CMU CORNER | N.T.S. | 17

BEARING PLATE SCHEDULE		
BEAM	BEARING PLATE SIZE (THICKNESS)	BEAM POCKET WIDTH
W16x and SMALLER	3/4"	12"
W18x, W21x	1 1/4"	14"
W24x, W27x	1 1/4"	16"



PLAN VIEW



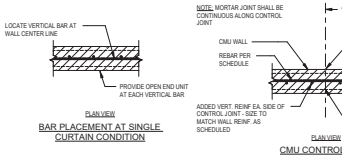
SECTION

TYP BEAM BEARING PLATE IN CMU WALL (ONE SIDE) | N.T.S. | 15

MASONRY WALL NOTES:
1. CONCRETE BLOCK WALL WITH ALL CELLS SOLID GROUTED. TYPICAL REINFORCING PER SCHEDULE BELOW:

REINFORCING SCHEDULE			
NOMINAL WALL THICKNESS	MAX. HEIGHT	VERTICAL REINFORCING	HORIZONTAL REINFORCING
8"	17'-0"	#5 @ 16" O/C AT WALL CENTER LINE	#5 @16" O/C ADJACENT TO VERTICAL REINF'G
-	-	-	-

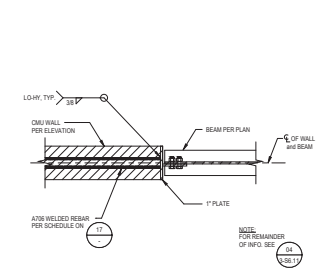
2. FOR ADDITIONAL REINFORCING AT WALL OPENINGS AND ENDS SEE DETAIL 01/3-S6.61.
3. FOR CONDITION AT WALL INTERSECTIONS SEE DETAIL 03/3-S6.61.



BAR PLACEMENT AT SINGLE CURTAIN CONDITION

CMU CONTROL JOINT

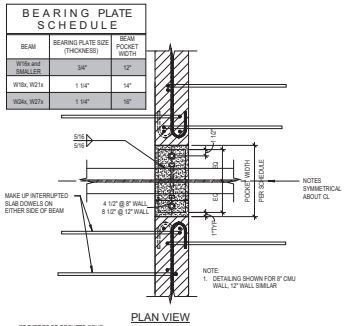
TYP. NON-BEARING MASONRY WALL CONSTRUCTION DETAIL | N.T.S. | 10



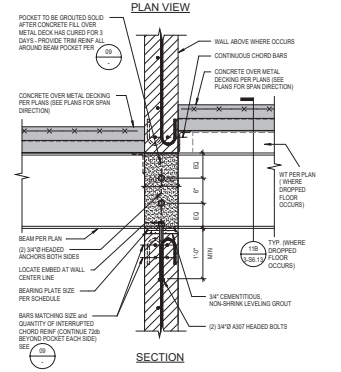
PLAN VIEW

TYP DRAG BEAM AT CMU END | N.T.S. | 13

BEARING PLATE SCHEDULE		
BEAM	BEARING PLATE SIZE (THICKNESS)	BEAM POCKET WIDTH
W16x and SMALLER	3/4"	12"
W18x, W21x	1 1/4"	14"
W24x, W27x	1 1/4"	16"

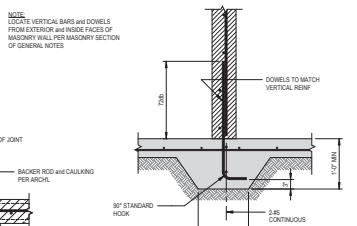


PLAN VIEW

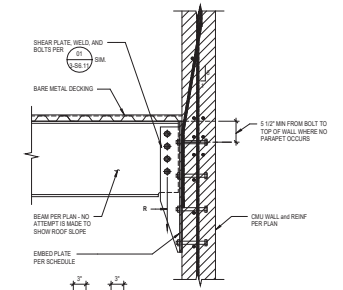


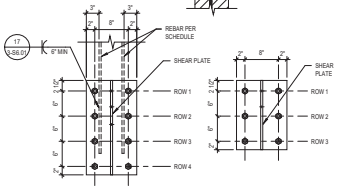
SECTION

TYPICAL BEAM PENTRATION (DROPPED FLOOR) | N.T.S. | 11



TYP. BASE CONNECTION to SLAB ON GRADE

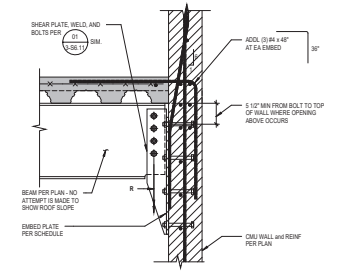


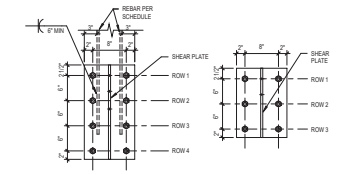


EMBED PLATE SCHEDULE					
BEAM SIZE	PLATE SIZE	ANCHOR BOLTS		REBAR (A706)	ULTIMATE (LRFD) BEAM END REACTION CAPACITY (kip)
	THK	ROWS	NO OF BOLTS PER ROW		8" and 12" WALL
W12x, W14x	1/2	2	2	-	15
W16x	1/2	4	2	-	23.0
W18x, W21x	1/2	4	2	(2) #6 x 54"	23.0
W24x	1/2	5	2	(2) #6 x 54"	29.1
W27x	5/8	5	2	(2) #6 x 54"	29.1
W30x	3/4	6	2	(2) #6 x 54"	35.2

NOTES:
1. DETAILING SHOWN FOR 8" CMU WALL. 12" WALL SIMILAR
2. ANCHOR BOLTS TO BE 3/4"Ø A307 HEADED BOLTS. EMBED PER 15/3-S6.61
3. WHERE BEAM ATTACH BOTH SIDES OF WALL - PROVIDE THRU-BOLT AT SHARED ANCHOR ROWS.
4. OMIT REBAR WHERE PARAPET DOES NOT OCCUR.
5. OMIT REBAR WHERE OPENING ABOVE OCCURS.

TYPICAL BEAM CONNECTION to CMU WALL AT ROOF | N.T.S. | 07

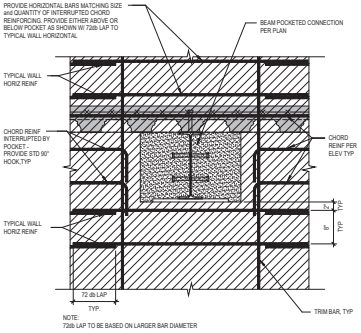




EMBED PLATE SCHEDULE						
BEAM SIZE	PLATE SIZE	ANCHOR BOLTS		REBAR (A706)	ULTIMATE (LRFD) BEAM END REACTION CAPACITY (kip)	
	THK	ROWS	NO OF BOLTS PER ROW		8" WALL	12" WALL
W12x	1/2	3	2	-	16.8	16.8
W14x, W16x	1/2	4	2	-	23.0	23.0
W18x, W21x	1/2	4	2	(2) #6 x 54"	23.0	23.0
W24x	1/2	5	2	(2) #6 x 54"	29.1	29.1
W27x	5/8	5	2	(2) #6 x 54"	29.1	29.1
W30x	3/4	6	2	(2) #6 x 54"	35.2	35.2

NOTES:
1. DETAILING SHOWN FOR 8" CMU WALL. 12" WALL SIMILAR
2. ANCHOR BOLTS TO BE 3/4"Ø A307 HEADED BOLTS. EMBED PER 15/3-S6.61
3. WHERE BEAM ATTACH BOTH SIDES OF WALL - OMIT REBAR PROVIDE THRU-BOLT AT SHARED ANCHOR ROWS.
4. OMIT REBAR WHERE OPENING ABOVE OCCURS
5. ULTIMATE REACTIONS SHOWN ARE BASED ON PURELY VERTICAL LOADING CONCENTRIC TO BOLT ROW IN THE ABSENCE OF ALL OTHER LOADING

TYPICAL BEAM CONNECTION to CMU WALL AT 2ND FLOOR | N.T.S. | 05

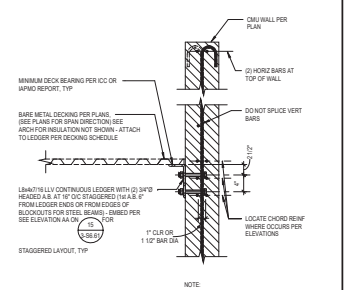


TYPICAL CHORD BAR CONTINUITY AT BEAM POCKET | N.T.S. | 09

EMBED PLATE SCHEDULE					
BEAM SIZE	PLATE SIZE	ANCHOR BOLTS		REBAR (A706)	ULTIMATE (LRFD) BEAM END REACTION CAPACITY (kip)
	THK	ROWS	NO OF BOLTS PER ROW		8" and 12" WALL
W12x, W14x	1/2	2	2	-	15
W16x	1/2	4	2	-	23.0
W18x, W21x	1/2	4	2	(2) #6 x 54"	23.0
W24x	1/2	5	2	(2) #6 x 54"	29.1
W27x	5/8	5	2	(2) #6 x 54"	29.1
W30x	3/4	6	2	(2) #6 x 54"	35.2

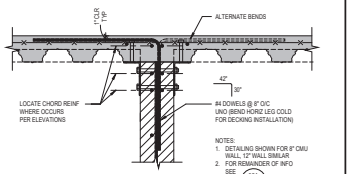
NOTES:
1. DETAILING SHOWN FOR 8" CMU WALL. 12" WALL SIMILAR
2. ANCHOR BOLTS TO BE 3/4"Ø A307 HEADED BOLTS. EMBED PER 15/3-S6.61
3. WHERE BEAM ATTACH BOTH SIDES OF WALL - PROVIDE THRU-BOLT AT SHARED ANCHOR ROWS.
4. OMIT REBAR WHERE PARAPET DOES NOT OCCUR.
5. OMIT REBAR WHERE OPENING ABOVE OCCURS.

TYPICAL BEAM CONNECTION to CMU WALL AT 2ND FLOOR | N.T.S. | 05



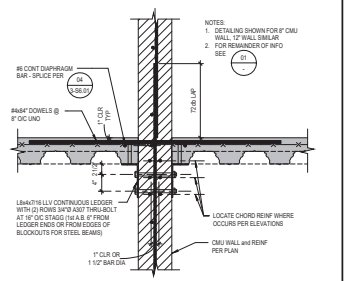
NOTE: DETAILING SHOWN FOR 8" CMU WALL, 12" WALL SIMILAR

TYPICAL PERIMETER CMU WALL at BARE METAL DECKING | N.T.S. | 04



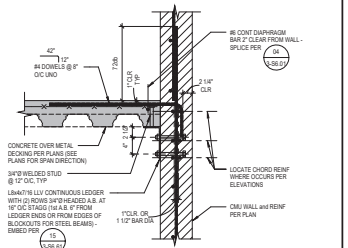
NOTES:
1. DETAILING SHOWN FOR 8" CMU WALL. 12" WALL SIMILAR
2. FOR REMAINDER OF INFO SEE 02A

CONDITION B



NOTES:
1. DETAILING SHOWN FOR 8" CMU WALL. 12" WALL SIMILAR
2. FOR REMAINDER OF INFO SEE 01

TYPICAL CONDITION A



NOTES:
1. DETAILING SHOWN FOR 8" CMU WALL. 12" WALL SIMILAR
2. WELD DECKING TO LEDGER PER PLANS and DECK CONSTRUCTION SCHEDULE.
3. SUBSTITUTE BENT PLATE 7/16 IN LIEU OF LEDGER ANGLE AS REQUIRED AT SLOPED CONDITIONS.

TYPICAL PERIMETER CMU WALL at CONCRETE FILLED METAL DECKING | N.T.S. | 01

TYP INTERIOR CMU WALL at CONC FILLED MTL DECKING (2 SIDES) | N.T.S. | 02

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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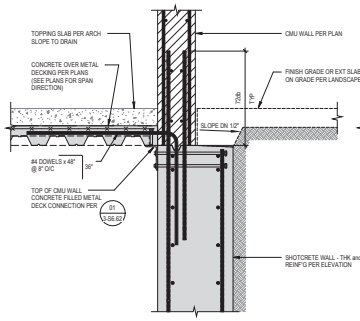
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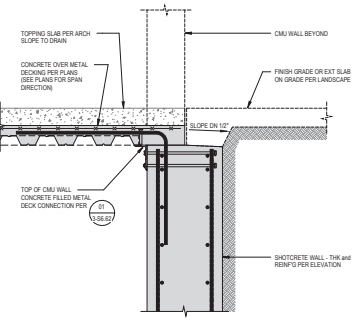
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Scale	As indicated

TYPICAL CMU WALL DETAILS

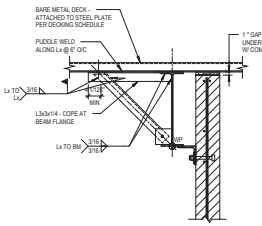
3-S6.62



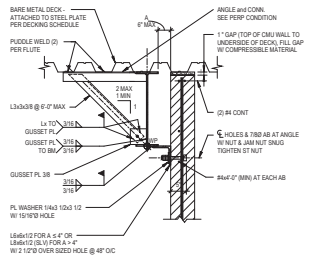
CMU WALL TRANSITION
TO SHOTCRETE RETAINING SHEAR WALL | N.T.S. | 07



CONCRETE FILLED METAL DECK OVER
SHOTCRETE RETAINING SHEAR WALL | N.T.S. | 03

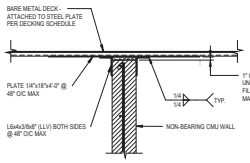


DECK PERPENDICULAR TO WALL

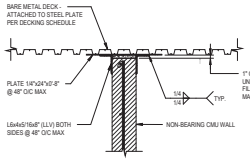


DECK PARALLEL TO WALL

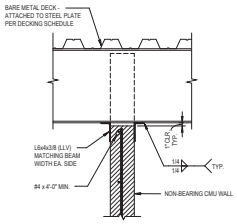
CMU WALL COMING UP TO UNDERSIDE OF STEEL DECK (D)



BARE METAL DECK PERPENDICULAR TO WALL (C)



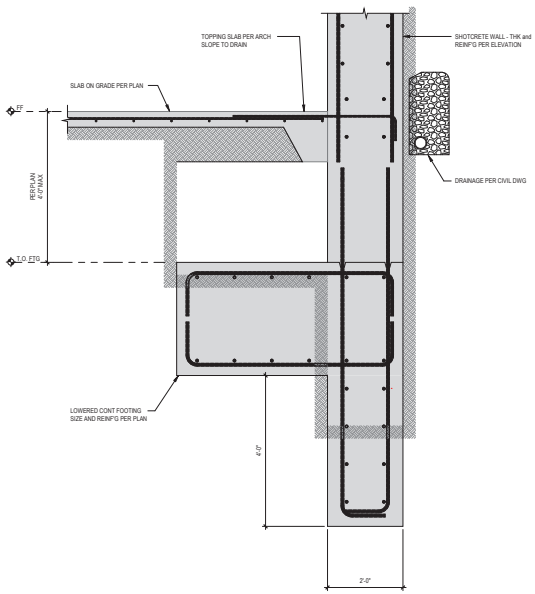
BARE METAL DECK PARALLEL TO WALL (B)



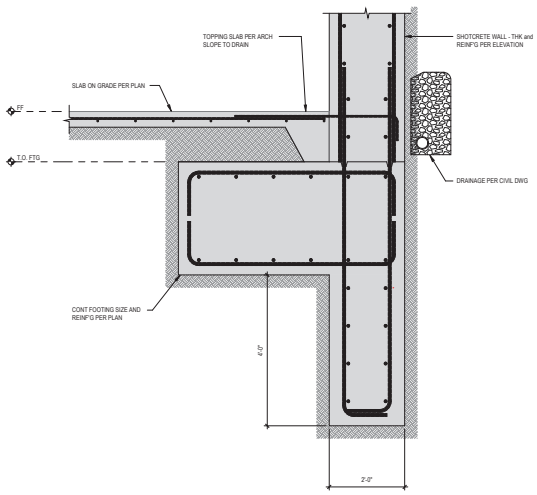
WHERE CMU WALL IS BLOCKED OUT
TO CONTINUE STEEL BEAM (A)

NOTES:
1. AT HEADED A.B. TO CMU WALL, PROVIDE NUT SNUG TIGHT CONDITION (DO NOT OVER TIGHTEN)
2. AT EXPANSION ANCHOR TO CMU WALL INSTALL USING INSTALLATION TORQUE NOTED IN ICC REPORT. AFTER ANCHOR HAS BEEN SET, BACK OFF NUT and SET IN SNUG TIGHT CONDITION (DO NOT OVER TIGHTEN)

TYPICAL NON-BEARING CMU WALL TOP CONN. | N.T.S. | 01



LOWERED CONT FOOTING CONDITION (B)



TYPICAL CONDITION (A)

TYPICAL SHOTCRETE SHEAR WALL AT GL 4 FOUNDATION | N.T.S. | 09

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ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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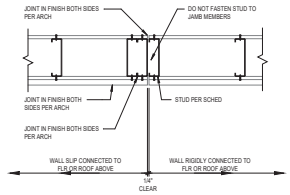
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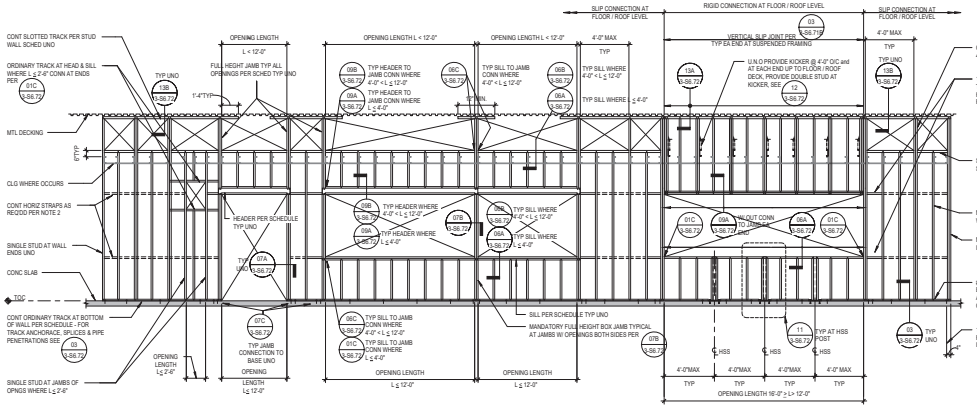
Job Number	31722
Checked By	JG / EP
Scale	3/4" = 1'-0"

TYPICAL CMU WALL DETAILS

3-S6.63



TYP PLAN VIEW SECTION AT VERT SLIP JOINT — N.T.S. — 03



TYPICAL INTERIOR STUD WALL ELEVATION

INTERIOR HEADER SCHEDULE (SEE 09/3-S6.72)	
MAX OPNG. LENGTH "L"	HEADER MATERIAL
4'-0"	FLAT MEMBER MATCHING STUD MATERIAL W/ ORDINARY TRACK ABOVE PER STUD WALL SCHEDULE
8'-0"	(2) 600S162-43 W/ ORDINARY TRACK TOP and BOTTOM PER STUD SCHEDULE
12'-0"	(2) 800S162-43 W/ ORDINARY TRACK TOP and BOTTOM PER STUD SCHEDULE
16'-0"	(3) 800S162-54 W/ 16 GA ORDINARY TRACK TOP and BOTTOM PER STUD SCHEDULE

INTERIOR SILL SCHEDULE (SEE 06/3-S6.72)	
MAX OPNG LENGTH "L"	SILL MATERIAL
4'-0"	ORDINARY TRACK PER STUD WALL SCHEDULE
8'-0"	FLAT MEMBER MATCHING STUD MATERIAL W/ ORDINARY TRACK BELOW PER STUD WALL SCHEDULE
12'-0"	(2) FLAT MEMBERS MATCHING STUD MATERIAL W/ ORDINARY TRACK BELOW PER STUD WALL SCHEDULE
16'-0"	(3) FLAT MEMBERS MATCHING STUD MATERIAL W/ ORDINARY TRACK BELOW PER STUD WALL SCHEDULE

INTERIOR JAMB SCHEDULE (SEE 07/3-S6.72)		
MAX OPNG. LENGTH "L"	JAMB MATERIAL	SECTION
4'-0"	DOUBLE STUDS MATCHING STUD MATERIAL	07A/3-S6.72
8'-0"	DOUBLE STUDS MATCHING STUD MATERIAL	07A/3-S6.72
12'-0"	DOUBLE STUDS MATCHING STUD MATERIAL -54 MIL (16 GA.) MIN THK	07A/3-S6.72
16'-0"	DOUBLE STUDS MATCHING STUD MATERIAL -54 MIL (16 GA.) MIN THK	07A/3-S6.72

INTERIOR STUD WALL SCHEDULE				
STUD SIZE	MTL STUD (SSMA TRACK DESIGNATION) & SPACING	ORDINARY TRACK (SSMA DESIGNATION)	VERT SLOTTED TRACK GAUGE (PER 13/3-S6.72)	REMARKS
4" STUD	400S162-43@16" O/C	400T150-43	16	WHERE NOTED ON DETAIL OR SECTION (MAX SPAN = 17'-6")
6" STUD	600S162-43 @16" O/C	600T150-43	16	WHERE NOTED ON DETAIL OR SECTION (MAX SPAN = 24'-0")
6" STUD	600S162-54 @16" O/C	600T150-54	14	WHERE NOTED ON DETAIL OR SECTION (MAX SPAN = 29'-0")
8" STUD	800S162-54 @16" O/C	800T150-54	14	WHERE NOTED ON DETAIL OR SECTION (MAX SPAN = 29'-0")

RATED SHAFT WALL SCHEDULE			
METAL STUD and SPACING	TRACK GAGE	MAXIMUM HT.	
		1HR	2HR
4" x 16" GA. CH STUD	18	12'-8"	14'-8"
6" x 16" GA. CH STUD	18	20'-8"	19'-2"
(2) 18 GA. E STUD (INTERCONNECT PER 07A/3-S6.72 SIM.)	18	29'-0"	29'-0"

NOTES:
1. SEE ARCHITECTURAL FOR FURTHER CLARIFICATION OF FIRE RATED ASSEMBLY.
2. PROVIDE CT SHAFT WALL FRAMING CONFORMING TO ICC ESR 4934.

STUD WALL NOTES:
1. SEE LIGHT GAUGE METAL FRAMING GENERAL NOTES ON 3-S0.02.
2. PROVIDE HORIZONTAL STRAPS and BLOCKING AT ALL STUD WALLS EXCEPT WHERE WALL FINISH OCCURS ON BOTH SIDES OF WALL. SEE DETAIL 01/3-S6.72.
3. STUD SIZES INDICATED ON SCHEDULE IS MINIMUM DESIGN WIDTH. PROVIDE WIDER STUDS IF ARCHITECTURAL CONSTRAINTS REQUIRE WIDER WALL THICKNESSES. REQUEST CLARIFICATION OF GAUGE, FLANGE, AND RETURN SIZES WHERE WIDER STUDS ARE REQUIRED.
4. ALL INTERIOR STUDS SHALL BE 4" STUDS UNLESS NOTED OTHERWISE.
5. COORDINATE WITH ARCHITECTURAL DRAWING FOR EXACT VERTICAL SLIP JOINT LOCATIONS (A300 SERIES).
6. STUDS THAT ARE SUPPORTING LIGHT (BETWEEN 50 lbs and 250 lbs) EQUIPMENT or CASEWORK SHALL BE 16 GA. MIN WHERE HEAVY (EXCEEDING 250 lbs) EQUIPMENT OR CASEWORK OCCUR PROVIDE DOUBLE STUDS OF 16 GA. MIN (INTERCONNECT PER 07A/3-S6.92).
7. AT LOCATIONS OF FACADE VERTICAL PANEL JOINTS PROVIDE DOUBLE STUDS MATCHING STUD MATERIAL (INTERCONNECT PER 07A/3-S6.72).
8. WHERE PIPE, CONDUIT, ETC. RUN VERTICALLY WITHIN INTERIOR WALLS, POSITION PIPE and ADJACENT STUDS PER 20/3-S6.73.
9. DO NOT SPLICE STUDS/TRACKS WITHIN HEADERS, JAMBS, OR SILLS.

TYP INTERIOR STUD WALL SCHEDULES & ELEVATION — N.T.S. — 01

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ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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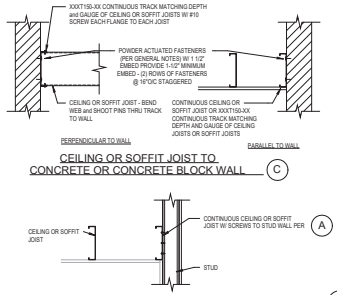
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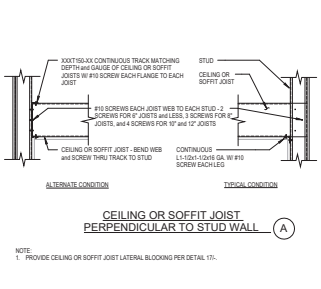
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50% DESIGN DEVELOPMENT	12/10/2024
100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/01/2026

Job Number	31722
Checked By	JG / EP
Scale	As indicated

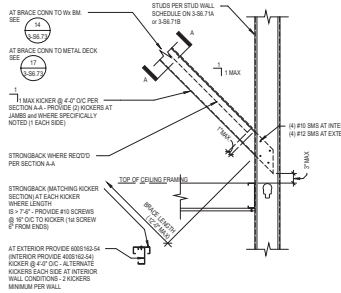
TYPICAL INTERIOR LIGHT GAUGE FRAMING SCHEDULES AND ELEVATIONS

3-S6.71B

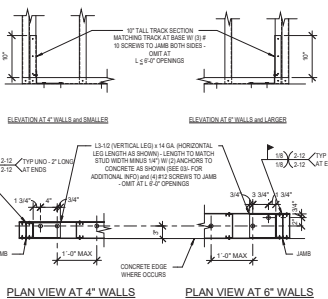


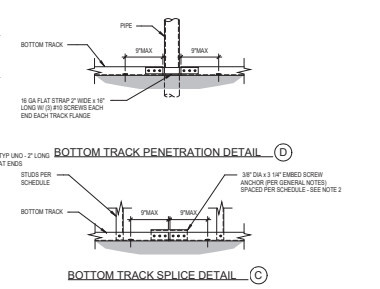


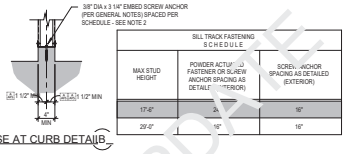
TYPICAL CEILING OR SOFFIT JOIST TO WALL CONNECTION DETAILS — N.T.S. — 16

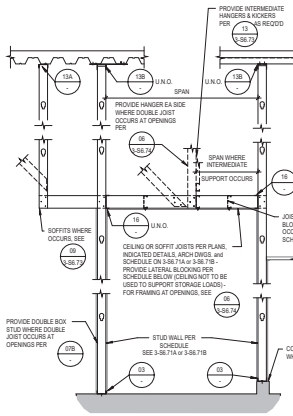


TYPICAL KICKER DETAIL — N.T.S. — 12





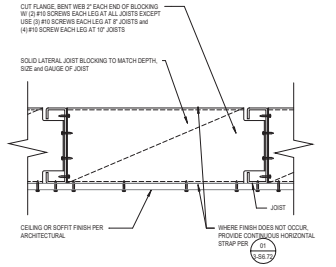


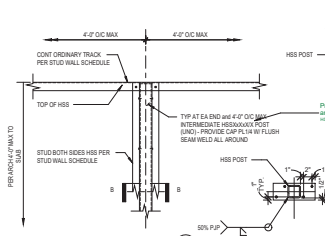


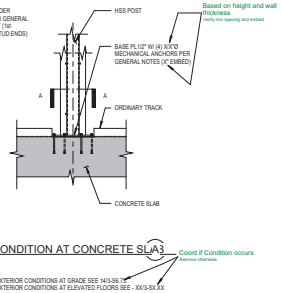
CEILING OR SOFFIT JOIST SCHED.			
INTERIOR / EXTERIOR	MAX SPAN (SEE NOTE 1)	CEILING OR SOFFIT JOIST	JOIST LATERAL BLOCKING PER 17/-
INTERIOR	10'-0"	600S162-43 @ 16" O/C	(1) ROW AT MID-SPAN
INTERIOR	16'-0"	600S162-54 @ 16" O/C	(2) ROWS AT 1/3 POINTS
EXTERIOR	12'	600S162-54 @ 16" O/C	(1) ROW AT MID-SPAN

NOTE:
1. WHERE DOUBLE JOIST OCCURS - OPENINGS, MAXIMUM SPAN OF DOUBLE JOIST TO BE 10'-0"O/C MAX

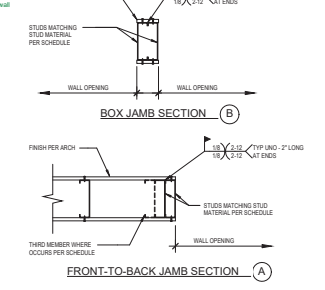
TYPICAL CEILING OR SOFFIT FRAMING SECTION — N.T.S. — 18



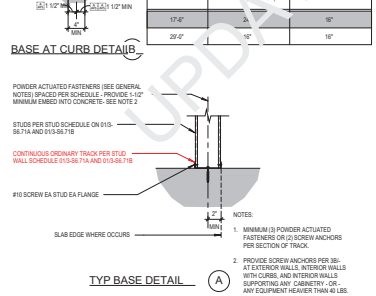




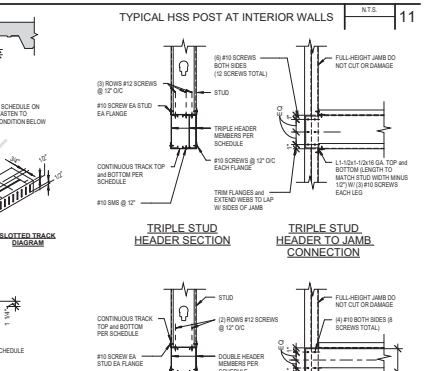
TYPICAL HSS POST AT INTERIOR WALLS — N.T.S. — 11

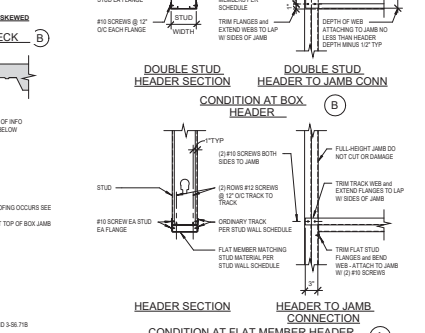


TYPICAL STUD WALL JAMB CONSTRUCTION AT OPENINGS — N.T.S. — 07



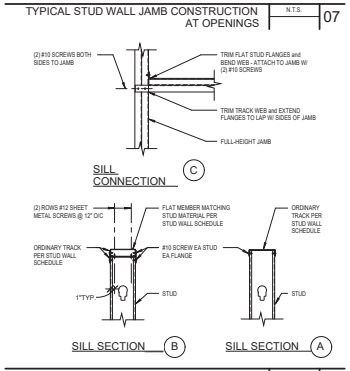
TYP STUD WALL BASE CONSTRUCTION TO CONCRETE — N.T.S. — 03

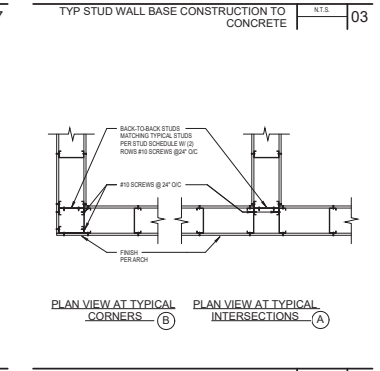




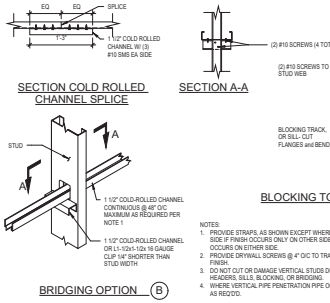
TYP RIGID and SLIP CONN AT TOP OF STUD WALL TO FLOOR/ROOF DECK — N.T.S. — 13

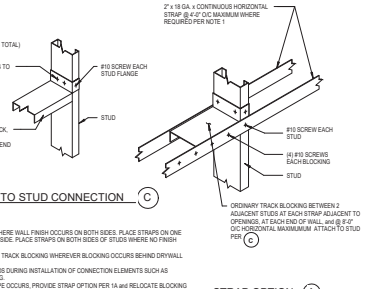
TYPICAL STUD WALL HEADER CONSTRUCTION AT OPENINGS — N.T.S. — 09





TYPICAL METAL STUD CONSTRUCTION at CORNERS and INTERSECTIONS — N.T.S. — 02





TYPICAL METAL STUD STRAPPING OR BRIDGING DETAIL — N.T.S. — 01

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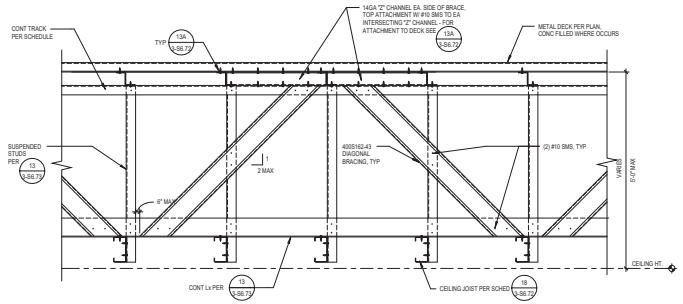
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50% CONSTRUCTION DOCS	05/07/2025

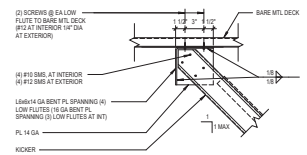
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TYPICAL LIGHT GAUGE METAL FRAMING DETAILS

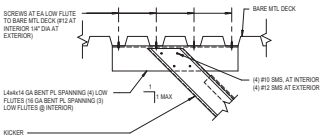
3-S6.72



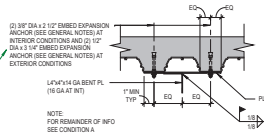
TYP SOFFIT BRACING — N.T.S. — 16



KICKER PARALLEL TO FLUTES (E)
AT BARE MTL DECK

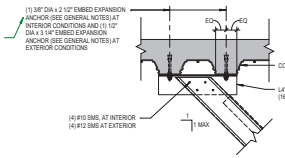


KICKER PERPENDICULAR TO FLUTES (D)
AT BARE MTL DECK



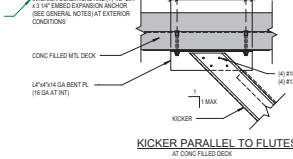
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KICKER PARALLEL TO FLUTES (C)
AT CONC FILLED DECK
(WHERE KICKER DOES NOT ALIGN W/ LOW FLUTE)



{ EMBED CANNOT EXCEED THICKNESS OF CONCRETE ABOVE FLUTES - UPDATE WHERE FILL < 2 1/2" OCCURS AT W DECK or FILL < 2 1/4" OCCURS AT B DECK)

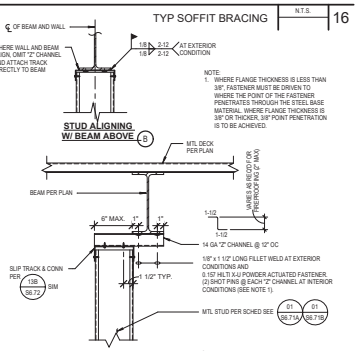
KICKER PERPENDICULAR TO FLUTES (B)
AT CONC FILLED DECK



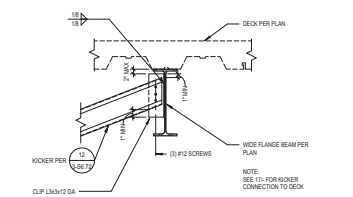
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KICKER PARALLEL TO FLUTES (A)
AT CONC FILLED DECK
(WHERE KICKER ALIGNS W/ LOW FLUTE)

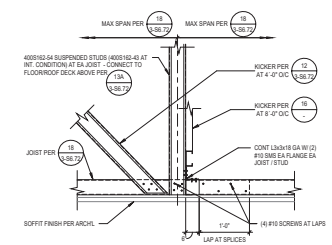
TYP KICKER DETAIL TO MTL DECK — N.T.S. — 17



TYPICAL MTL STUD SLIP CONN TO STL BEAM — N.T.S. — 15

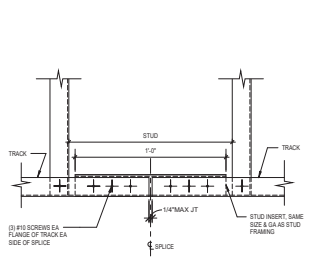


TYP KICKER DETAIL TO WIDE FLANGE BM — N.T.S. — 14

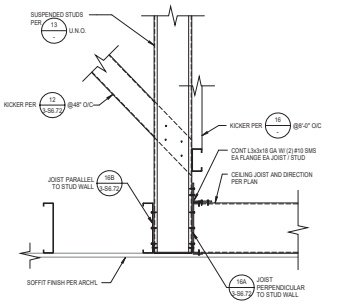


TYP. CONDITION

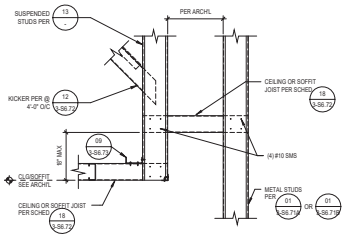
TYP SOFFIT OR GYP BD CLG SUSP FROM FLR OR ROOF FRMG — N.T.S. — 13



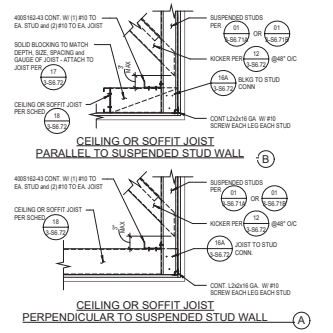
TYP TRACK SPLICE ELEVATION — N.T.S. — 12



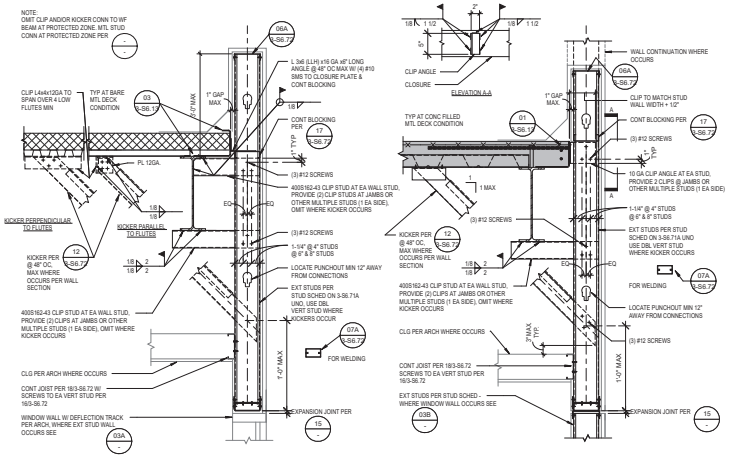
TYPICAL CHANGE IN CEILING SPAN DIRECTION — N.T.S. — 11



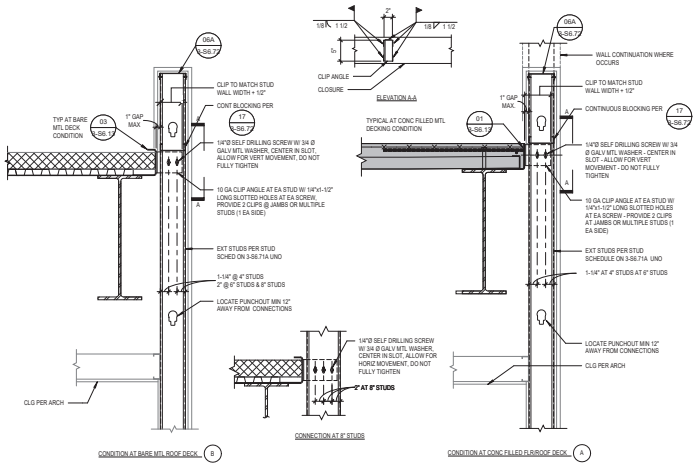
LIGHT COVE OR LINEAR DIFFUSER — N.T.S. — 10



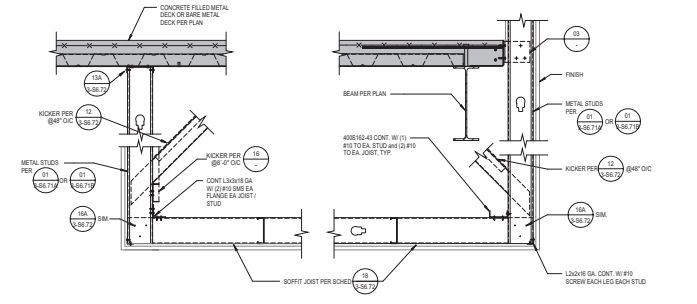
TYP CLG OR SOFFIT JOIST TO SUSPENDED WALL — N.T.S. — 09



TYP EXT WALL SECTION (KICKER TO FLR/ROOF DECK OR STL BEAM) — N.T.S. — 03



TYP EXT WALL SECTION — N.T.S. — 02



TYP SOFFIT SECTION — N.T.S. — 01

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ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
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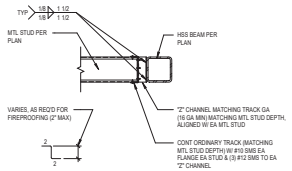
Revision	Date

Submittal	Date
SCHEMATIC DESIGN	09/01/2024
50% DESIGN DEVELOPMENT	12/10/2024
100% DESIGN DEVELOPMENT	03/10/2025
50% CONSTRUCTION DOCS	05/01/2025

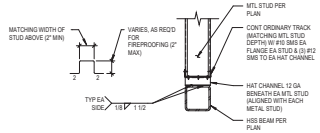
Job Number	31722
Checked By	JG / EP
Scale	As indicated

TYPICAL LIGHT GAUGE METAL FRAMING DETAILS

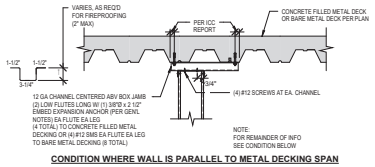
3-S6.73



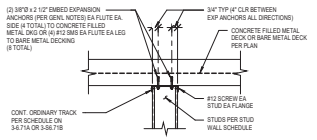
SOFFIT JOIST CONN TO HSS BEAM W/ FIREPROOFING | N.T.S. | 16



MTL STUD ABOVE HSS W/ FIREPROOFING | N.T.S. | 12

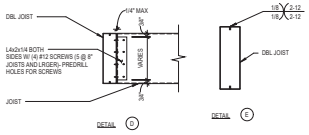


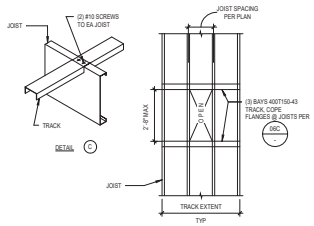
CONDITION WHERE WALL IS PARALLEL TO METAL DECKING SPAN



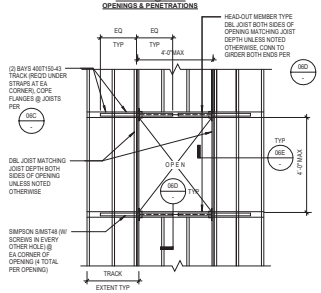
CONDITION AT ELEVATED CONCRETE DECKS OR WHERE WALL IS SKEWED OR PERPENDICULAR TO METAL DECKING SPAN

TYP RIGID CONN @ TOP OF BOX STUD JAMB TO DECK | N.T.S. | 11



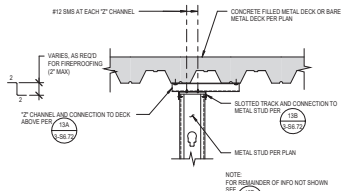


PLAN VIEW @ SMALL OPENINGS & PENETRATIONS

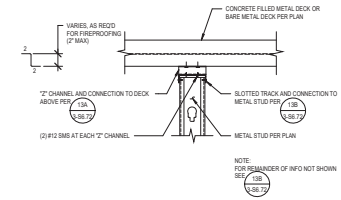


PLAN VIEW AT LARGER OPENINGS

CLG OPENING DETAILS @ LIGHTING & MECH OPENING | N.T.S. | 06

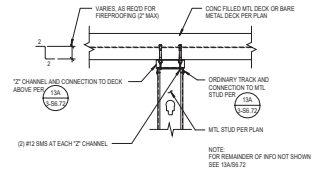


CONDITION WHERE WALL IS PARALLEL TO METAL DECKING SPAN



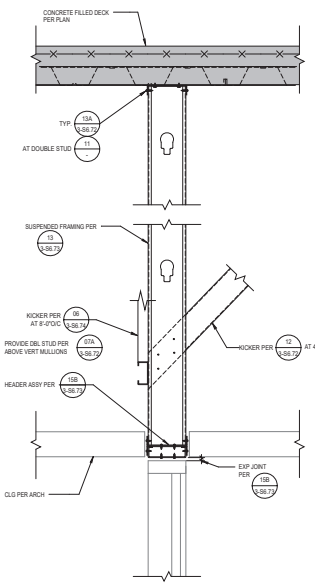
CONDITION AT ELEVATED CONCRETE DECKS OR CONDITION WHERE WALL IS SKEWED OR PERPENDICULAR TO METAL DECKING SPAN

SLIP CONN @ TOP OF MTL STUD WALL TO DECK AT FIREPROOFING | N.T.S. | 09

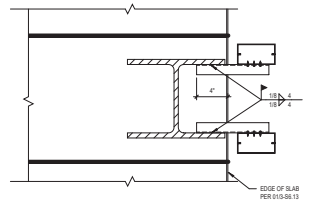


CONDITION AT ELEVATED CONC DECKS OR CONDITION WHERE WALL IS SKEWED OR PERP TO MTL DECK SPAN

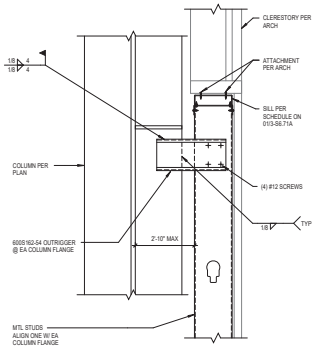
RIGID CONN AT TOP OF MTL STUD WALL TO DECK AT FIRE PROOFING | N.T.S. | 05



TYP SOFFIT ABOVE INT GLAZING | N.T.S. | 03



PLAN VIEW



SECTION

COLUMN TO WALL STUD (AT CLERESTORY ONLY) | N.T.S. | 01

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5301 California Avenue, Suite 100
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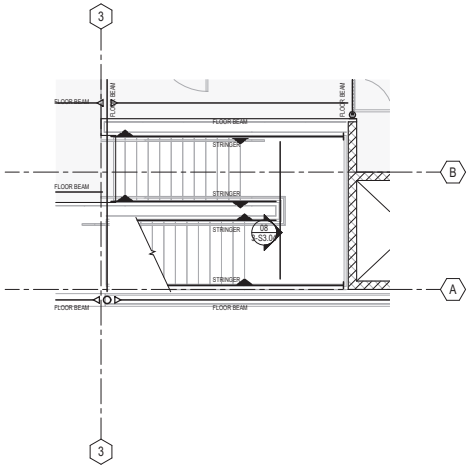
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100% DESIGN DEVELOPMENT	03/14/2025
50% CONSTRUCTION DOCS	05/01/2025

Revision	Date

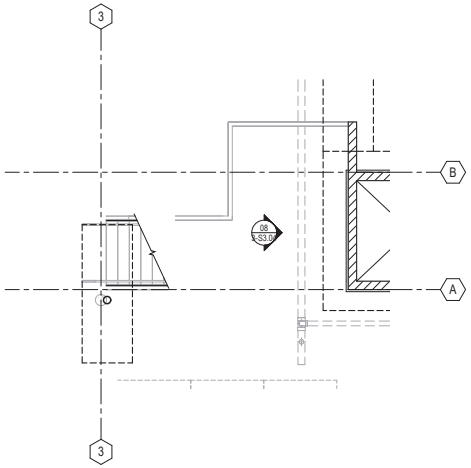
Job Number	31722
Checked By	JG / EP
Scale	As indicated

TYPICAL LIGHT GAUGE METAL FRAMING DETAILS

3-S6.74



STAIR - ENLARGED UPPER LEVEL FRAMING PLAN | 1/4" = 1'-0" | 07



STAIR - ENLARGED LOWER LEVEL FRAMING PLAN | 1/4" = 1'-0" | 05

STAIR FRAMING PLAN NOTES

1. FOR GENERAL NOTES SEE 50 SERIES SHEETS. FOR TYPICAL DETAILS SEE 56 SERIES SHEETS.
2. SEE ARCHITECTURAL FOR STEEL STAIRS GEOMETRY.
3. CONSTRUCT PAN FILLED TREAD and RISER PER DETAIL 01/S7.11. CONSTRUCT PRECAST TREAD/RISER PER XX/S7.1X. SEE ARCHITECTURAL AT SERIES FOR TREAD/RISER GEOMETRY.
4. AT INTERMEDIATE LANDINGS OF PAN FILLED STAIRS, PROVIDE X" THICK NORMAL WEIGHT CONCRETE FILL OVER CONTINUOUS X" PLATE. PROVIDE XxX-WX XxWX X WWF AT CENTER DEPTH OF CONCRETE FILL.
5. ADD 1.5 LBS. CFP FIBER BY FORTA CORP. PER CUBIC YARD OF CONCRETE AT TREAD and INTERMEDIATE LANDING CONCRETE POURS.
6. MITER STRINGERS AT CORNERS and CHANGES IN PLANE and PROVIDE COMPLETE PENETRATION GROOVE WELDS ALL AROUND WITH ALL WELD SURFACES GROUND SMOOTH.
7. SEE ARCHITECTURAL and AND S7.1X SERIES SHEETS FOR GUARDRAIL CONSTRUCTION.
8. STAIR DESIGN AS SHOWN ASSUMES STAIR STRINGER CONNECTIONS TO ELEVATED STEEL BEAMS AT FLOOR and ROOF WILL BE MADE AFTER CASTING OF CONCRETE FLOOR DECKS and ROOF DECKS (WHERE OCCUR). IF ACTUAL PROCEDURE OF CONSTRUCTION, AS DETERMINED BY GENERAL CONTRACTOR, IS TO ERECT STAIRS PRIOR TO CASTING OF FLOOR and ROOF DECK CONCRETE, GENERAL CONTRACTOR SHALL SUBMIT RFI FOR REQUESTED CLARIFICATIONS / DETAIL MODIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DESIGN BY (ARCHITECT / STRUCTURAL ENGINEER) AND APPROVAL BY AHJ.
9. MAINTAIN 1/2" CLEAR BETWEEN FACE OF WALL FINISH AND OUTSIDE EDGE OF PERIMETER STRINGERS UNLESS NOTED OTHERWISE.
10. FOR FLOOR/ROOF FRAMING LEGENDS SEE PLAN SHEETS IN S2 SERIES.

STAIR FRAMING LEGEND

INDICATES BROKEN BACK AT STAIR STRINGER - SEE 04/S7.13

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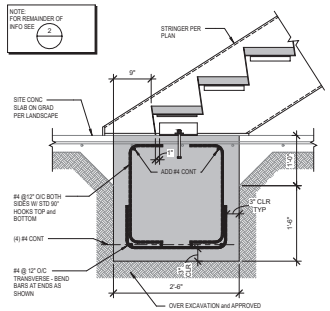
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100% DESIGN DEVELOPMENT	03/07/2025
50% CONSTRUCTION DOCS	05/07/2025

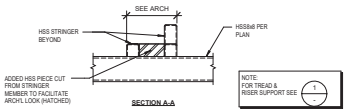
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Checked By	JG / EP
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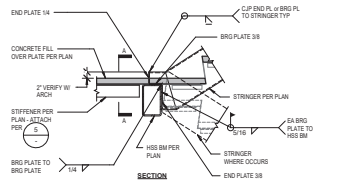
ENLARGED STAIR FRAMING PLANS

3-S7.01

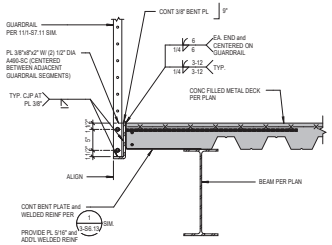


FOOTING AT EXTERIOR STRINGER1 N.T.S. 12

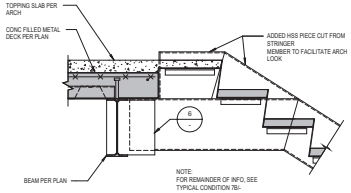




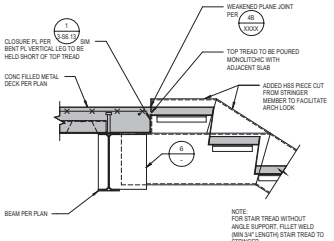
INTERMEDIATE LANDING SECTION N.T.S. 04



TYPICAL GUARDRAIL at DECK EDGE N.T.S. 15

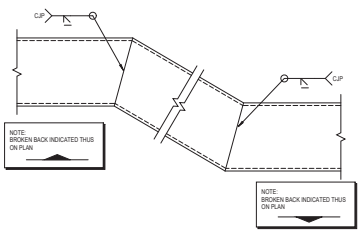


CONDITION 7D

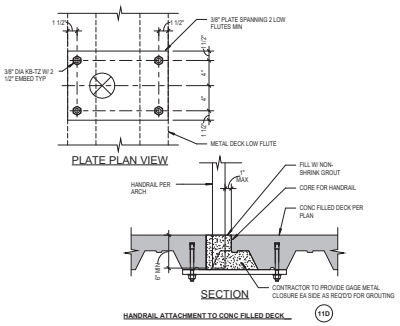


TYPICAL CONDITION 7S

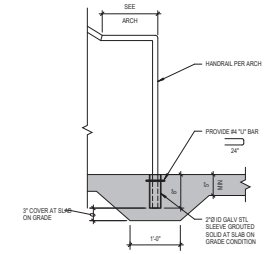
STAIR TREAD TO FLOOR N.T.S. 07



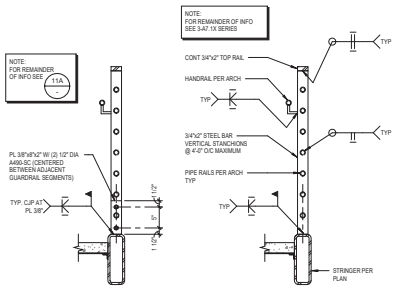
TYP. STAIR STRINGER DETAIL N.T.S. 03



HANDRAIL ATTACHMENT TO CONC FILLED DECK 11D

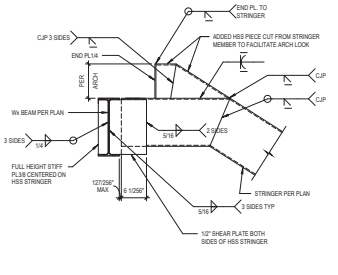


HANDRAIL ATTACHMENT TO SOG 11C



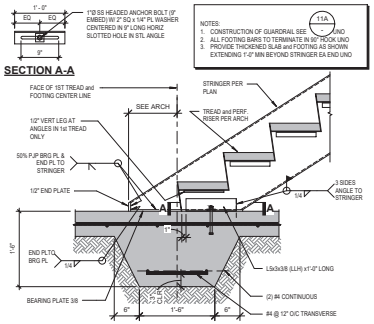
TYPICAL SECTION 11B TYPICAL SECTION 11A

TYPICAL HANDRAIL and GUARDRAIL DETAILS N.T.S. 11

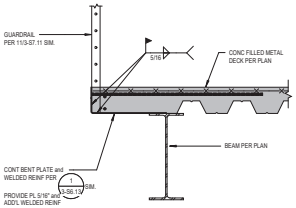


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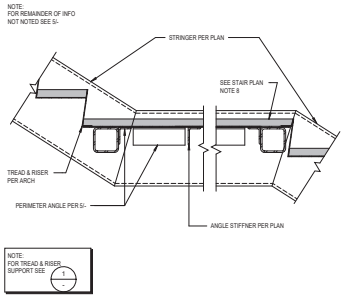
STRINGER TO FLOOR BEAM CONN. N.T.S. 06



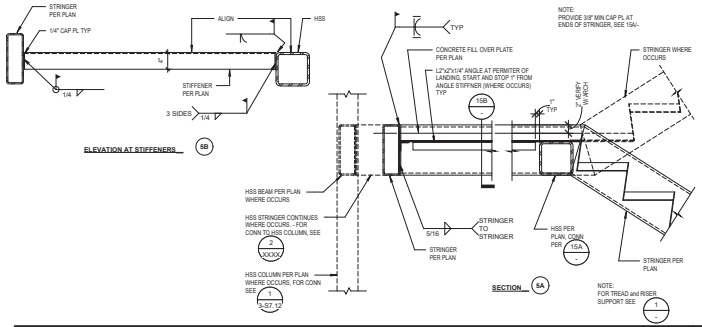
THICKENED SLAB UNDER STAIRS N.T.S. 02



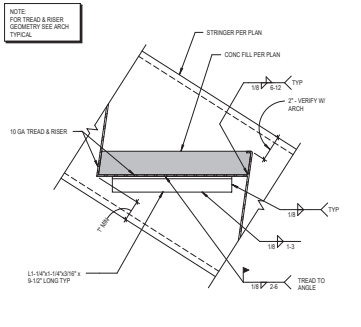
TYPICAL GUARDRAIL AT DECK EDGE N.T.S. 17



INTERMEDIATE LANDING SECTION N.T.S. 13



INTERMEDIATE LANDING SECTION N.T.S. 05



TYP TREAD & RISER DETAIL N.T.S. 01

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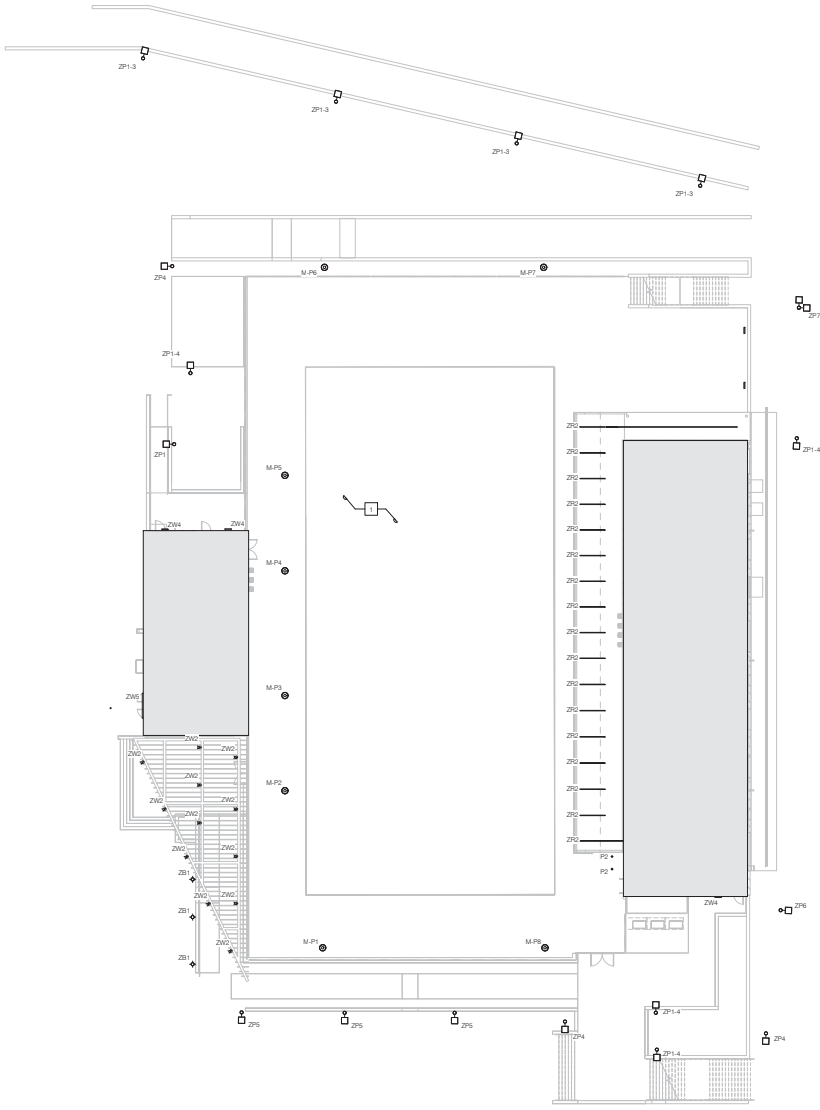
Job Number	31722
Checked By	JG / EP
Scale	

COMMON STAIR DETAILS

3-S7.11

SITE LIGHT FIXTURES

IMAGE	TYPE	FIXTURE DESCRIPTION	MANUFACTURER & MODEL	TOTAL V-A	LUMENS	COLOR TEMP	CRI	VOLTAGE	REMARKS
	ZB1	'LINEA' SERIES, BOLLARD WITH FORWARD OPTIC AND 0-10V DIMMING	HESS-LN950-S-HO-CCT-DIM-UNV-FINISH	34	1200	3000	+80	UNV	BUG RATING: B0-U0-G2
	ZP1	'LINEA' SERIES, 15' POLE LIGHT WITH TYPE 2 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-LN450-2-CCT-DIM-UNV-T2-S-15-A-MK-FINISH-HSS-MS	72	6000	3000	+80	UNV	BUG RATING: B1-U0-G1
	ZP1-3	'LINEA' SERIES, 15' POLE LIGHT WITH TYPE 3 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-LN450-3-CCT-DIM-UNV-T3-S-15-A-MK-FINISH-HSS-MS	72	6000	3000	+80	UNV	BUG RATING: B1-U0-G1
	ZP1-4	'LINEA' SERIES, 15' POLE LIGHT WITH TYPE 4 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-LN450-2-CCT-DIM-UNV-T4-S-15-A-MK-FINISH-HSS-MS	72	6000	3000	+80	UNV	BUG RATING: B1-U0-G1
	ZP4	'LINEA' SERIES, 15' POLE LIGHT WITH TYPE 4 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-LN450-2-CCT-DIM-UNV-T4-S-15-A-MK-FINISH -MS	72	6000	3000	+80	UNV	BUG RATING: B1-U0-G2
	ZP5	'LINEA' SERIES, 15' POLE LIGHT WITH TYPE 5 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-LN450-2-CCT-DIM-UNV-T5-S-15-A-MK-FINISH -MS	72	6000	3000	+80	UNV	BUG RATING: B3-U0-G2
	ZP6	'LINEA' SERIES, 15' POLE LIGHT WITH TYPE 3 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-LN450-2-CCT-DIM-UNV-T3-S-15-A-MK-FINISH-MS	72	6000	3000	+80	UNV	BUG RATING: B2-U0-G1
	ZP7	'LINEA' SERIES, 15' POLE DOUBLE HEADS LIGHT WITH TYPE 3 OPTIC, MOTION SENSOR AND 0-10V DIMMING	HESS-2 HEADS AT 90 DEGREES: LN450-3-CCT-DIM-UNV-T3-S-15-A-MK-FINISH-HSS-MS	72 PER HEAD	6000 PER HEAD	3000	+80	UNV	BUG RATING: B2-U0-G1
	ZP2	WET RATED RECESSED LINEAR LIGHT WITH 0-10 V DIMMING	FOCAL POINT-FSM2L-FL-1000LF-CCT-1C-UNV-LD1-CEILING-FINISH-LENGTH AND EM CIRCUIT PER DRAWING	8.5 W/LF	1000 LM/LF	3000	+80	UNV	
	ZW2	'PALCO IN OUT' SERIES, IP 66 RATED ADJUSTABLE SPOT LIGHT WITH 2500 LUMENS AND 0-10V DIMMING	IGUZZINI-IPLCIO-M-VHO-8CCT-VWF-UNV-FINISH-D10-MOUNTING-45 SHORT SNOOT-	28	2500	3000	+80	UNV	
	ZW4	'B22383' SERIES, IP65 RATED WALL MOUNTED LIGHT WITH 2000 LUMENS AND 0-10V DIMMING	BEGA-B22383-FINISH-CCT	21	2000	3000	+80	UNV	
	ZW5	'RXT-W-D' SERIES, WALL MOUNTED WET RATED LINEAR LIGHT WITH 0-10V DIMMING	NULITE-RXT-W-D-ASYM-07-L-UNV-D-FINISH-W-8	56	700 LM/LF	3000	+80	UNV	



NOTES

1 REFER TO MUSCO DRAWING FOR POOL AND POOL DECK LIGHTING.

GENERAL NOTES

1. REFER TO SHEET 3-E0.10 FOR LIGHT FIXTURE SCHEDULE.
2. REFER TO SHEET 3-E0.10 FOR LIGHTING CONTROL SCHEDULE.

SCALE: 1/8" = 1'-0"

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

30215 Morning View Dr.
Malibu, CA 90265

Developed for
SMMUSD

Revision	Date

Submittal	Date
100% DESIGN DEVELOPMENT	03/20/2026

Job Number	31722
Checked By	KO
Scale	1/16" = 1'-0"

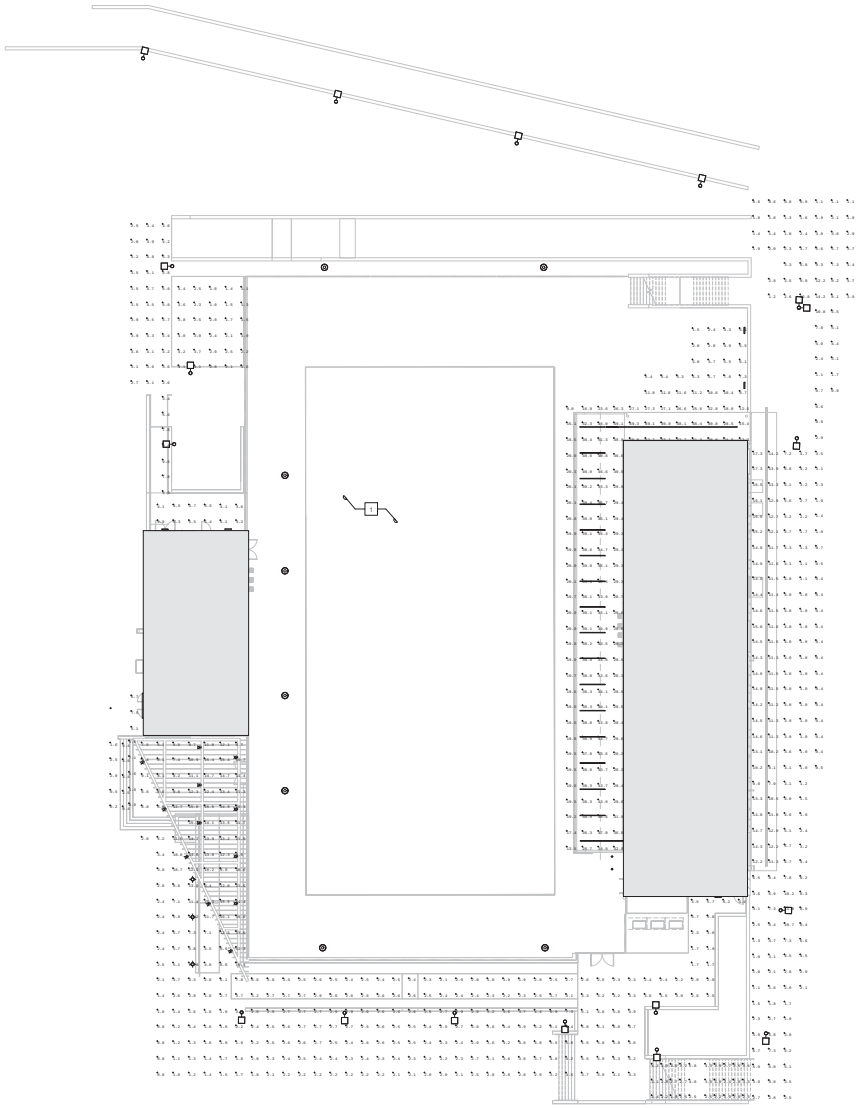
SITE LIGHTING PLAN

3-E1.02
P2S No. 24-0177 - Aquatics

NOTES

1 REFER TO MUSCO DRAWING FOR POOL AND POOL DECK LIGHTING PHOTOMETRIC PLAN.

GENERAL NOTES



SCALE: 1/8" = 1'-0"

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ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

30215 Morning View Dr.
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Revision	Date

Submittal	Date
100% DESIGN DEVELOPMENT	03/20/2026

Job Number	31722
Checked By	KO
Scale	1/16" = 1'-0"

SITE LIGHTING
PHOTOMETRIC PLAN

3-E1.03
P2S No. 24-0177 - Aquatics

We Make It Happen®



Sports Illustrated Stadium, Harrison, New Jersey, USA



UBS Arena, Elmont, New York, USA



Iowa Women of Achievement Bridge, Des Moines, Iowa, USA



Tottenham Hotspur FC Training Ground, Tottenham, London, UK

Malibu High School Aquatics

Malibu,CA

Sales Representative: Nicholas Cobb · Designed By: D.Palmer · Design No.: 251816D · April 10, 2026

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Malibu High School Aquatics

Malibu,CA

LIGHTING SYSTEM

Structure/Fixture Summary

Structure ID	Structure Height	Fixt. Attachment Ht.	Fixture Qty	Fixture Type	Design Load	Circuit
M1		26'	1	TLC-LED-550	0.33 kW	B
M2		26'	1	TLC-LED-550	0.53 kW	A
M3		26'	1	TLC-LED-550	0.54 kW	A
M4		26'	1	TLC-LED-550	0.53 kW	A
M5		26'	1	TLC-LED-550	0.54 kW	A
M6		26'	1	TLC-LED-550	0.53 kW	A
M7		26'	1	TLC-LED-550	0.33 kW	B
P1	28'	28'	1	TLC-LED-550	0.33 kW	A
		28'	2	TLC-LED-550	0.85 kW	B
P2	28'	28'	3	TLC-LED-550	1.41 kW	A
P3-P4	28'	28'	1	TLC-LED-550	0.33 kW	A
		28'	1	TLC-LED-550	0.53 kW	B
P5	28'	28'	3	TLC-LED-550	1.41 kW	A
P6	28'	28'	1	TLC-LED-550	0.33 kW	A
		28'	2	TLC-LED-550	1.05 kW	B
P7	28'	28'	1	TLC-LED-550	0.54 kW	B
		28'	2	TLC-LED-550	1.07 kW	A
P8	28'	28'	1	TLC-LED-550	0.54 kW	B
		28'	2	TLC-LED-550	0.87 kW	A
15			**29**		**13.41 kW**	

*Fixtures in this design have dimmed output values to meet design specific needs.

Circuit Summary

Circuit	Description	Design Load	Fixture Qty
A	Pool	8.72 kW	19
B	Pool/Egress	4.70 kW	10

Fixture Type Summary

Type	Circuit	Source	Avg. Wattage	Avg. Lumens	L90	L80	L70	Quantity
TLC-LED-550	A	LED 3000K - 80 CRI	458W	46,651	>120,000	>120,000	>120,000	19
TLC-LED-550	B	LED 3000K - 80 CRI	468W	46,845	>120,000	>120,000	>120,000	10

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Blanket Grid	Horizontal	11.67	0	75	-	-	A,B	29
Deck	Horizontal	26.46	1	72	118.95	43.45	A,B	29
Deck Egress	Horizontal	9.15	0	46	2137.26	422.37	B	10
Pool	Horizontal Illuminance	56.49	40	75	1.87	1.41	A,B	29
Pool Spill @ 3ft.	Horizontal Illuminance	0.0000	0.00	0.00	-	-	A,B	29
Pool Spill @ 5ft.	Max Candela Metric	0.0000	0.00	0.00	-	-	A,B	29
Pool Spill @ 5ft.	Max Vertical Illuminance Metric	0.0000	0.00	0.00	-	-	A,B	29

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

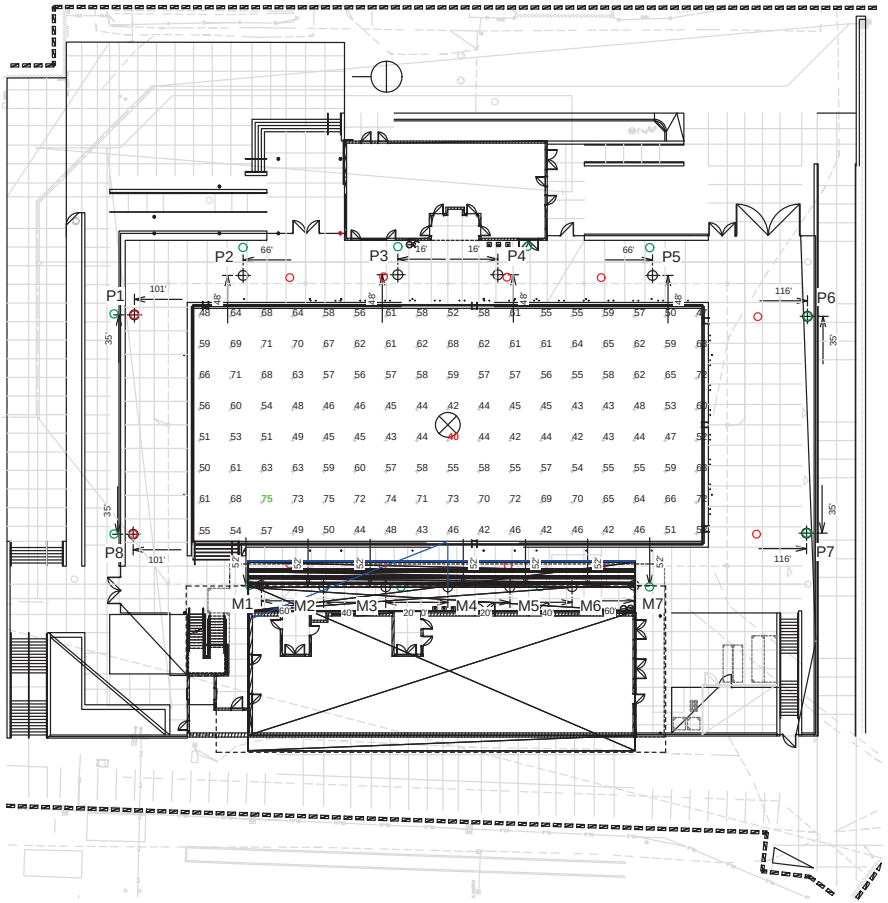


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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1	1	0
3	M3-M5		26'	26.4'	TLC-LED-550	1	1	0
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3	3	0
2	P3-P4	28'	-	28'	TLC-LED-550	2	2	0
15	Totals					29	29	0

Above Field Level is height of fixtures above area shown



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: D.Palmer • File #251816D • 10-Apr-26

Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Pool**
Size:	164' x 77'
Spacing:	10.0' x 10.0'
Height:	2.0' above grade

Illumination Summary

	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**56.49**
Maximum:	75
Minimum:	40
Avg/Min:	1.41
Max/Min:	**1.87**
UG (adjacent pts):	1.66
CU:	0.42
No. of Points:	136
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	**29**
Total Load:	13.41 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

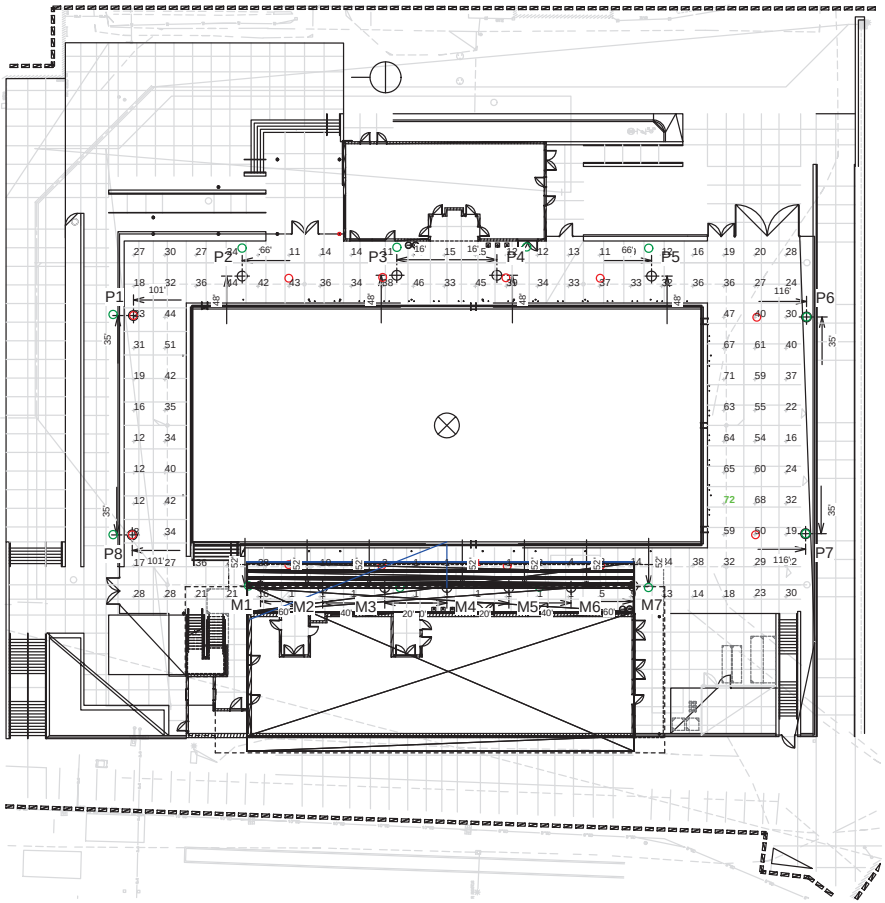
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1	1	0
3	M3-M5		26'	26.4'	TLC-LED-550	1	1	0
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3	3	0
2	P3-P4	28'	-	28'	TLC-LED-550	2	2	0
15	Totals					29	29	0

Above Field Level is height of fixtures above area shown



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: D.Palmer • File #251816D • 10-Apr-26

Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Deck**
Size:	164' x 77'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**26.46**
Maximum:	72
Minimum:	1
Avg/Min:	43.45
Max/Min:	**118.95**
UG (adjacent pts):	16.32
CU:	0.33
No. of Points:	128
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	**29**
Total Load:	13.41 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

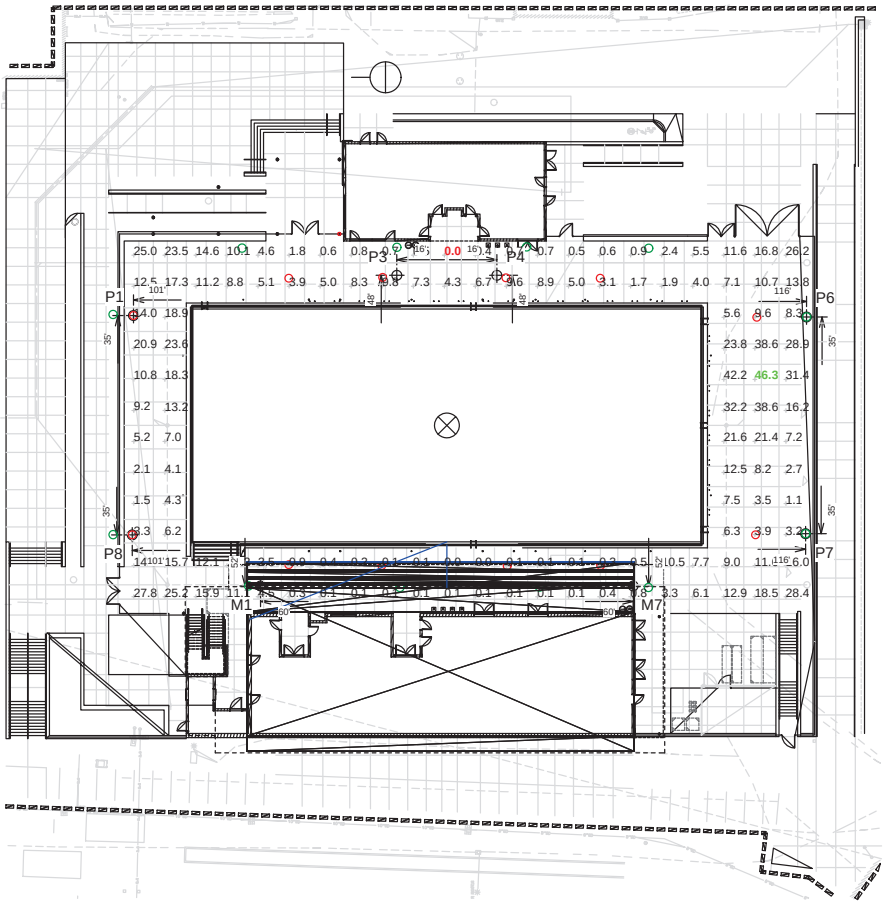
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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	M1 M7		26'	26.4'	TLC-LED-550	1	1	0
2	P1 P6	28'	-	28'	TLC-LED-550	3	2	1
2	P3-P4	28'	-	28'	TLC-LED-550	2	1	1
2	P7-P8	28'	-	28'	TLC-LED-550	3	1	2
8	Totals					18	10	8

Above Field Level is height of fixtures above area shown



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Deck Egress**
Size:	164' x 77'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**9.15**
Maximum:	46
Minimum:	0
Avg/Min:	422.37
Max/Min:	**2137.26**
UG (adjacent pts):	199.05
CU:	0.28
No. of Points:	128
FIXTURE INFORMATION	
Applied Circuits:	B
No. of Fixtures:	**10**
Total Load:	4.70 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

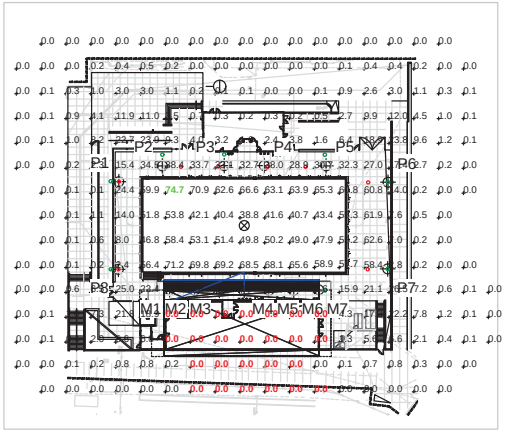
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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1	1	0
3	M3-M5		26'	26.4'	TLC-LED-550	1	1	0
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3	3	0
2	P3-P4	28'	-	28'	TLC-LED-550	2	2	0
15	Totals					29	29	0

Above Field Level is height of fixtures above area shown



SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Blanket Grid**
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**11.67**
Maximum:	75
Minimum:	0
Avg/Min:	-
Max/Min:	-
UG (adjacent pts):	1004.06
CU:	0.98
No. of Points:	279
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	**29**
Total Load:	13.41 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

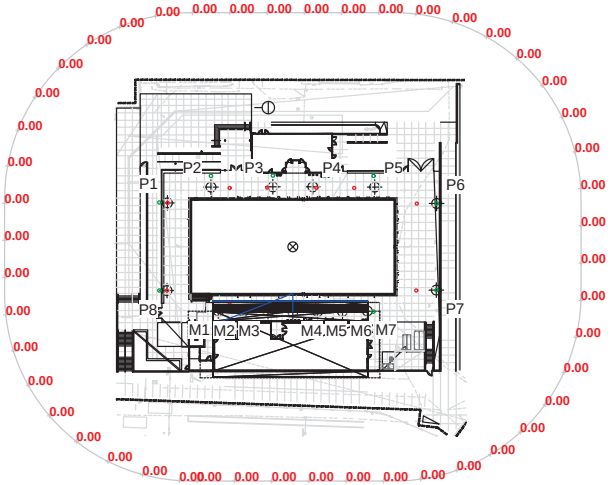
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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1	1	0
3	M3-M5		26'	26.4'	TLC-LED-550	1	1	0
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3	3	0
2	P3-P4	28'	-	28'	TLC-LED-550	2	2	0
15	Totals					29	29	0

Above Field Level is height of fixtures above area shown



SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: D.Palmer • File #251816D • 10-Apr-26

Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Pool Spill @ 3ft.**
Spacing:	30.0'
Height:	3.0' above grade

Illumination Summary

INITIAL HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**0.0000**
Maximum:	0.00
Minimum:	0.00
CU:	0.00
No. of Points:	48
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	**29**
Total Load:	13.41 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

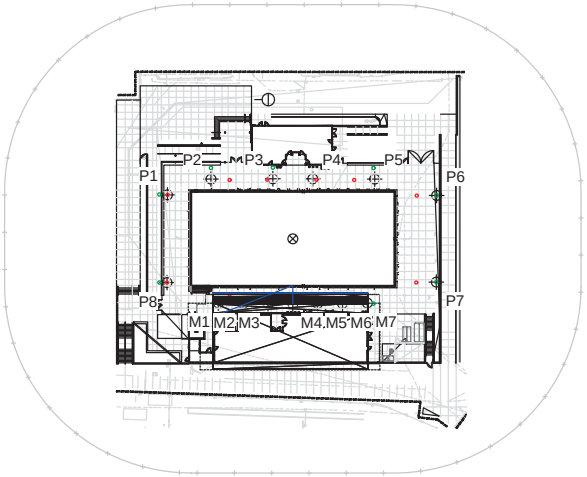
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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1	1	0
3	M3-M5		26'	26.4'	TLC-LED-550	1	1	0
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3	3	0
2	P3-P4	28'	-	28'	TLC-LED-550	2	2	0
15	Totals					29	29	0

Above Field Level is height of fixtures above area shown



Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Pool Spill @ 5ft.**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

	INITIAL CANDELA (PER FIXTURE)
	Entire Grid
Scan Average:	**0.0000**
Maximum:	0.00
Minimum:	0.00
CU:	0.00
No. of Points:	48
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	**29**
Total Load:	13.41 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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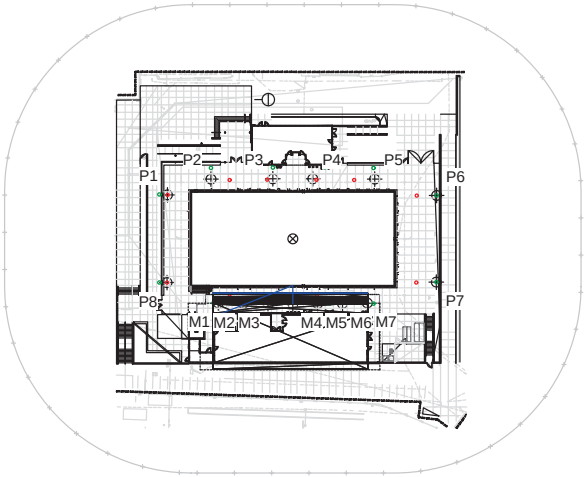
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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1	1	0
3	M3-M5		26'	26.4'	TLC-LED-550	1	1	0
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3	3	0
2	P3-P4	28'	-	28'	TLC-LED-550	2	2	0
15	Totals					29	29	0

Above Field Level is height of fixtures above area shown



Malibu High School Aquatics

Malibu,CA

Grid Summary

Name:	**Pool Spill @ 5ft.**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

	INITIAL MAX VERTICAL FOOTCANDLES
	Entire Grid
Scan Average:	**0.0000**
Maximum:	0.00
Minimum:	0.00
CU:	0.00
No. of Points:	48
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	**29**
Total Load:	13.41 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: D.Palmer • File #251816D • 10-Apr-26

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Malibu High School Aquatics

Malibu,CA

Equipment Layout

INCLUDES:
· Pool

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

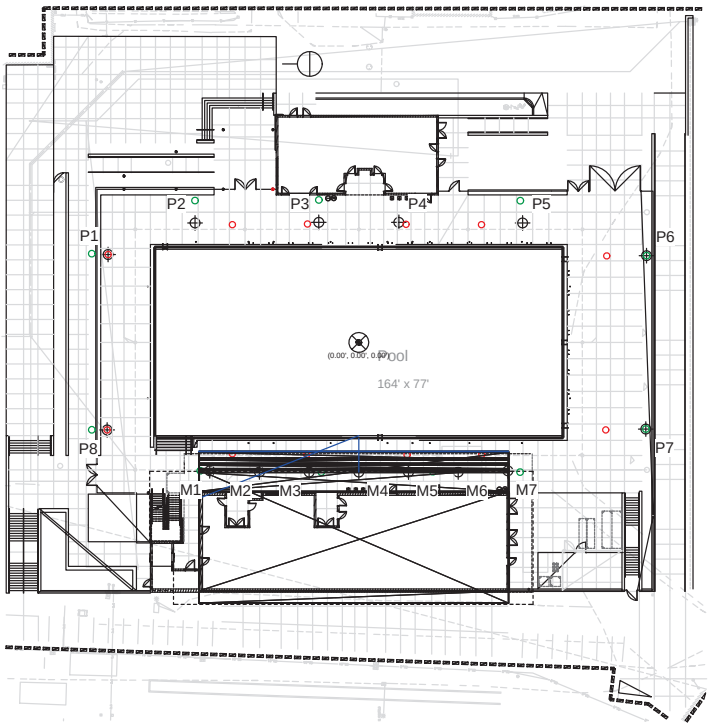
Structure				Fixtures		
QTY	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
4	M1-M2 M6-M7		26'	26.4'	TLC-LED-550	1
3	M3-M5		26'	26.4'	TLC-LED-550	1
6	P1-P2 P5-P8	28'	-	28'	TLC-LED-550	3
2	P3-P4	28'	-	28'	TLC-LED-550	2
15	Totals					29

Above Global Level is height of fixtures above design (0,0,0)

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart



SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE PAVEMENT
AE	ACCESS EASEMENT
ASPH	ASPHALT PAVING
BC	BEGIN CURVATURE
BCR	BEGIN CURB RETURN
BFP	BACK FLOW PREVENTER
BI	BOX INLET
BM	BENCHMARK
BOP	BOTTOM OF PIPE
BOR	BOTTOM OF RAMP
BS	BOTTOM OF STAIRS
BVC	BEGIN VERTICAL CURVATURE
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
C/L,CL	CENTER LINE
CB	CATCH BASIN
CONST	CONSTRUCT
CR	CURB RETURN
CT	COURT
CUL	CULVERT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
D/W	DRIVEWAY
DE	DRAINAGE EASEMENT
DR	DRIVE
(E)	EXISTING
E	EAST
EC	END CURVATURE
ECR	END CURB RETURN
EG	EXISTING GRADE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
EVC	END OF VERTICAL CURVATURE
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
FW	FIRE PROTECTION SERVICE WATER
GB	GRADE BREAK
GFL	GUTTER FLOWLINE
GSL	LIMITS OF GRAVITY SEWER
GR	GRATE
GV	GAS VALVE
HB	HOSE BIB
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INTX	POINT OF INTERSECTION
INV	INVERT
JP	JOINT POLE
LE	LANDSCAPE EASEMENT
LF	LINEAR FEET
LIP	LIP OF GUTTER
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MOC	MIDDLE OF CURVATURE
N	NORTH
NG	NATURAL GRADE
NTS	NOT TO SCALE
OC	ON CENTER
(P)	PROPOSED, NEW
PA	PLANTING AREA
PBC	PULL BOX CABLE
PBE	PULL BOX ELECTRIC
PBT	PULL BOX TELEPHONE
PBW	PULL BOX WATER
PCC	POINT OF COMPOUND CURVATURE
PE	PEDESTRIAN EASEMENT
PI	POINT OF INTERSECTION
PIVC	POINT OF INTERSECTION VERTICAL CURVATURE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	TOP RIM OF STRUCTURE
ROW	HIGHWAY EASEMENT
RT	RIGHT
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
S	SOUTH OR SLOPE
SBE	SETBACK EASEMENT
SCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
STA	STATION
SMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
SW	SIDEWALK
T	TANGENT
TB	TOP OF BERM
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TOE	TOE OF SLOPE
TOP	TOP OF PIPE
TOR	TOP OF RAMP
TOS	TOP OF SLOPE
TP	TOP OF PLANTER
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL
TP	TELEPHONE POLE
VC	VERTICAL CURVATURE
W	WEST
WM	WATER MAIN
WV	WATER VALVE

LEGEND

SYMBOL	DESCRIPTION
RD	ROOF DRAIN POC 5' FROM BUILDING
G	GAS POC 5' FROM BUILDING
F	FIRE WATER POC 5' FROM BUILDING
W	DOMESTIC WATER POC 5' FROM BUILDING
SS	SANITARY SEWER POC 5' FROM BUILDING
D	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
	DRAIN INLET
AD	AREA DRAIN
	TRENCH DRAIN
	CLEANOUT
	BLOW OFF
	FIRE HYDRANT
	VALVE
	POST INDICATOR VALVE (PIV)/CHECK VALVE (CHK VLV)/FIRE DEPARTMENT CONNECTION (FDC)
	CHECK VALVE (CHK VLV)
	FIRE DEPARTMENT CONNECTION (FDC)
	DOUBLE DETECTOR CHECK (DBL CHK)
	REDUCED PRESSURE (BFP)
	POST INDICATOR VALVE (PIV)
	THRUST BLOCK
	BENDS, TEE AND CROSS
	WATER METER

LINE TYPE	DESCRIPTION
	APPROXIMATE PROJECT LIMITS
	RIGHT OF WAY/ PROPERTY LINE
—x—x—x—	FENCE
/////////	REMOVE EXISTING UTILITY
— SS —	EXISTING SEWER LINE
— W —	EXISTING WATER LINE
— SD —	EXISTING STORM DRAIN LINE
— FW —	EXISTING DEDICATED PRIVATE FIRE SERVICE
— G —	EXISTING NATURAL GAS SERVICE
— E —	EXISTING ELECTRICAL LINE / CONDUIT
— T —	EXISTING TELECOMMUNICATIONS LINE / CONDUIT
XXLF 6"SS S=X.XXX	SANITARY SEWER LINE
XXLF 6"DW PVC	DOMESTIC WATER LINE
XXLF 6"SD S=X.XXX	STORM DRAIN LINE (≤8" DIAMETER)
XXLF 12"SD S=X.XXX	STORM DRAIN LINE (>8" DIAMETER)
	PERFORATED STORM DRAIN LINE
XXLF 8"FW PVC	DEDICATED PRIVATE FIRE SERVICE
XXLF GAS PVC	NATURAL GAS LINE
— GB —	GRADE BREAK LINE
—— > ——	FLOW LINE
— // — // —	DAYLIGHT LINE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE AT ALL TIMES DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
5. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
6. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
7. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
8. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
9. CONTRACTOR SHALL PLACE GRAVEL/SAND BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL/SAND BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
10. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
    A. SOLID WASTE MANAGEMENT:
    PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
    B. MATERIAL DELIVERY AND STORAGE:
    PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
    C. CONCRETE WASTE:
    PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. CONCRETE WASHOUT CANNOT BE WITHIN 50' MINIMUM OF DRAIN INLETS. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
    D. PAINT AND PAINTING SUPPLIES:
    PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
    E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
    PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
    F. HAZARDOUS WASTE MANAGEMENT:
    PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZERS, STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
11. CONTRACTOR SHALL HYDROSEED ALL GRADED SLOPES. NATIVE SEED MIX SHALL BE 20% LANA PUBESCENT WHEAT GRASS, 40% BLANDO BROME, AND 40% ANNUAL RYE GRASS AND SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE. SOIL BINDING AGENT SHALL BE VERDYOL, SENTINEL, OR EQUAL, APPLIED AT A RATE OF 110 POUNDS PER ACRE. MULCH SHALL BE SILVER-FIBER, CONWED, OR EQUAL, APPLIED AT A RATE OF 1,000 POUNDS PER ACRE. FERTILIZER SHALL BE AGRI-FORM 16-7-12, BEST 16-6-8, OR EQUAL, APPLIED AT A RATE OF 500 POUNDS PER ACRE. THE CONTRACTOR SHALL WATER SEEDED AREAS OR RESEED AS NECESSARY TO ENSURE SUFFICIENT PLANT DEVELOPMENT FOR EROSION CONTROL.
12. NO GRADING SHALL BE DONE UNTIL SITE- AND SEASON-SPECIFIC SOIL LOSS AND HOUSEKEEPING STORMWATER BMPs HAVE BEEN APPROVED BY THE INSPECTOR. THE CONTRACTOR SHOULD EMPLOY THE DESIGN BMPs AND ANY OTHERS NEEDED AS SITUATIONS ARISE. CONTRACTOR SHOULD CONDUCT SITE INSPECTIONS BEFORE, DURING AND AFTER EACH EXTENDED STORM EVENT TO IDENTIFY CONDITIONS THAT MAY CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL CONTROL MEASURES ARE NEEDED, CONTRACTOR SHOULD IMPLEMENT THEM IMMEDIATELY.

POLLUTION PREVENTION NOTES

IN ORDER TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM FOR CONSTRUCTION, CONSTRUCTION CONTRACTORS SHALL INSTALL AND MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS), AS SHOWN IN THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN), ON ALL CONSTRUCTION PROJECTS. BMPS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY RECOMMENDED STANDARDS, AND/OR IN ACCORDANCE WITH ANY GENERAL CONSTRUCTION PERMIT ISSUED BY THE STATE FOR THE PROJECT TO PREVENT ANY DISCHARGES FROM THE PROJECT SITE OR INTO ANY STORM DRAIN FACILITIES. ALL SEDIMENTS, CONSTRUCTION MATERIALS, DEBRIS AND WASTES, AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, WIND, OR VEHICLE TRACKING. UNDER DIRECTION OF THE ENGINEER OF RECORD, EROSION AND/OR SEDIMENT CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

BMP MAINTENANCE NOTES

1. FOLLOWING OWNER ACCEPTANCE OF CONSTRUCTION WORK, POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, INCLUDING BUT NOT LIMITED TO:
    1.1. ANNUAL INSPECTION, REPLACEMENT, AND/OR SEDIMENTATION REMOVAL OF VEGETATED SWALES, TREATMENT PONDS, AND OTHER SURFACE STORMWATER TREATMENT MEASURES AS REQUIRED WITH AN INCREASED FREQUENCY BASED ON SITE CONDITIONS.
    1.2. MAINTENANCE SERVICE AGREEMENT(S) OF STORMWATER TREATMENT VAULTS, INLETS, MANHOLES, AND OTHER DEVICES BASED ON MANUFACTURES' RECOMMENDATIONS AND FREQUENCY.
    1.3. ANNUAL INSPECTION OF PERMEABLE PAVEMENT AND REMOVAL OF SEDIMENT AS NEEDED.
    1.4. ANNUAL INSPECTION OF STORMWATER INLETS AND MAINTENANCE AS REQUIRED TO CLEAR GRATES AND INLETS OF DEBRIS.
    1.5. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND WATER QUALITY MANAGEMENT PLAN (WQMP) MAY CONTAIN ADDITIONAL OR MORE STRINGENT MAINTENANCE REQUIREMENTS.
2. BMP DETAILS MAY BE FOUND IN APPENDIX H OF THE PROJECT SWPPP DOCUMENT. BMP DETAILS PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) AND ARE AVAILABLE AT www.casqa.org.
3. FOR PROJECTS GREATER THAN 1 ACRE: THE CONTRACTOR SHALL VERIFY THE STATUS OF THE SWPPP/NOI/WDID PRIOR TO EARTHMOVING ACTIVITIES. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE CONTRACTOR SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW.

AREA SUMMARY

TOTAL DISTURBED AREA = 1.93± ACRES

DEMOLITION NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DESCRIBE IN GENERAL THE DEMOLITION AREAS AFFECTED BY THE PROJECT CONSTRUCTION. IT IS NOT INTENDED AS A DETAILED DESCRIPTION OF EXISTING ITEMS OR ELEMENTS TO BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW ANY AVAILABLE RECORD DOCUMENTS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SHOULD INCLUDE THE REMOVAL OF ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
2. REMOVE EXISTING BUILDINGS, FOUNDATIONS AND SERVICE UTILITIES AS INDICATED ON PLANS. CAP ALL UTILITIES AT APPROPRIATE POINTS. ALL EXISTING ELECTRICAL / TELEPHONE / CATV UTILITIES SHALL BE REMOVED AS INDICATED OR BACK TO THE POINT WHERE THE SPECIFIC UTILITY SYSTEM ENTERS THE WORK AREA. COORDINATE DEMOLITION OF ALL UTILITIES WITH THE OWNER. ALL UTILITIES CONNECTED TO EXISTING BUILDINGS TO REMAIN SHALL CONTINUE TO BE OPERATIONAL DURING THE DEMOLITION PROCESS. DOMESTIC AND FIRE SERVICE WATER AND NATURAL GAS SHALL BE REMOVED TO A POINT OUTSIDE THE PERIMETER OF PROPOSED NEW CONSTRUCTION TO EXISTING VALVES OR SIMILAR SHUT-OFF DEVICES. IF A SHUT-OFF DEVICE IS NOT REASONABLY ADJACENT TO THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION, PROVIDE A SHUT-OFF DEVICE IN BELOW-GRADE YARD BOX. CONFIRM LOCATION OF NEW DEVICES WITH OWNER PRIOR TO INSTALLATION. SANITARY SEWER AND STORM DRAINAGE SHALL BE CAPPED TO A POINT OUTSIDE THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION. OTHER UTILITIES NOT SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS AND NOT ANTICIPATED FOR REUSE SHALL BE REMOVED IN ENTIRETY.
3. FOR ALL EXISTING MATERIALS THAT CAN BE SALVAGED, OWNER HAS FIRST RIGHT OF REFUSAL FOR REMOVED ITEMS THAT MAY HAVE RESIDUAL COMMERCIAL OR HISTORIC VALUE INCLUDING HARDWARE, GLASS, CORNER STONES, TIME CAPSULES, LIGHT STANDARDS, SIGNS, FENCING, BENCHES, WATER FOUNTAINS, TRASH CONTAINERS, ETC. SHALL REMAIN AS PROPERTY OF THE OWNER. ALL ITEMS TO BE SALVAGED FOR REUSE/REINSTALLATION MUST MEET CURRENT CODE REQUIREMENTS. COORDINATE ITEMS TO BE RETAINED WITH OWNER AND REMOVE FROM CONSTRUCTION SITE TO A LOCATION APPROVED BY OWNER. REMOVED MATERIALS, NOT INDICATED OR DIRECTED TO BE SALVAGED FOR THE OWNER'S BENEFIT ARE DEBRIS AND BECOME THE CONTRACTOR'S PROPERTY UPON REMOVAL.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY SEARCH OF THE AVAILABLE RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, UTILITY COMPANIES, AND/OR FIELD VERIFY AND LOCATE ALL UTILITIES BEFORE PROCEEDING WITH WORK. THE CONTRACTOR IS ALSO REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. NOTIFY THE ENGINEER IF ADDITIONAL UTILITIES ARE LOCATED OR IF CONFLICTS ARE FOUND WITH EXISTING CONDITIONS.
5. ALL TREES TO BE REMOVED SHALL BE MARKED BY CONTRACTOR AND APPROVED FOR REMOVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO REMOVING OR CUTTING TREE(S). EXISTING ROOTS SHALL BE GRINDED TO A DEPTH OF APPROXIMATELY 3-FEET. USE CAUTION WHILE GRINDING WHEN EXISTING UTILITIES ARE IN CLOSE PROXIMITY TO TREES. ALL TREES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE PROTECTED AND MAINTAINED PER SPECIFICATIONS AND DETAILS.
6. SAWCUT EXISTING CONCRETE AND ASPHALT TO AN EXISTING CONTROL JOINT WHERE POSSIBLE, AT MINIMUM TO A NEAT-STRAIGHT LINE. ALL DEBRIS SHALL BE HAULED OFFSITE TO A LEGAL DUMPING SITE OR SALVAGED FOR REUSE ON PROJECT AS NOTED.
7. WORK WITHIN CITY, COUNTY, OR STATE RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT WHICH THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PRIOR TO STARTING WORK WITHIN RIGHT-OF-WAY.
8. CONTRACTOR TO COORDINATE UTILITY DEMOLITION WITH DRAINAGE AND UTILITY WORK SHOWN IN THIS PLAN SET. ALL UTILITY SHUTDOWNS SHALL BE COORDINATED PER PROJECT SPECIFICATIONS.
9. EXISTING DRY UTILITIES SHOWN FOR DEMOLITION ARE SHOWN FOR COORDINATION ONLY. REFER TO OTHER DISCIPLINES FOR LIMITS AND DETAILS OF DEMOLITION.
10. THE CONTRACTOR SHALL RECYCLE CONSTRUCTION DEBRIS, ASPHALT, AND CONCRETE GENERATED FROM REMOVALS REQUIRED TO CONSTRUCT THE PROJECT. THE CONTRACTOR IS OBLIGATED, UNDER THIS CONTRACT, TO RECYCLE THE WASTE MATERIAL THROUGH AN APPROVED RECYCLING PLANT.
11. A LIST OF FACILITIES THAT ACCEPT CONSTRUCTION & DEMOLITION DEBRIS CAN BE FOUND ON THE CALRECYCLE WEBSITE AT: HTTPS://WWW.CALRECYCLE.CA.GOV/CONDEMO
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BUILDING FINISHES DURING DEMOLITION. ANY FINISH THAT IS DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED IN-KIND OR BETTER.
13. REFERENCE COASTAL DEVELOPMENT PERMIT NO. 26-015.

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY OWNERS FOR LOCATION, REMOVAL, AND/OR RELOCATION OF ANY UTILITY SERVICES AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT UNDERGROUND OR OVERHEAD STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THESE DRAWINGS.
2. THE CONTRACTOR SHALL NOTIFY THE PROJECT INSPECTOR AND THE RESPECTIVE UTILITY OWNERS AND OTHER AGENCIES AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING, VERIFYING LOCATIONS (BOTH HORIZONTAL AND VERTICAL), AND MAINTAINING ALL EXISTING UNDERGROUND UTILITIES, BOTH SHOWN ON THE PLANS AND/OR NOT SHOWN ON THE PLANS DURING CONSTRUCTION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS BECAUSE OF LOCATIONS OF EXISTING FACILITIES AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE, OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OF RECORD AND/OR NOT OF RECORD SHOWN OR NOT SHOWN AND ANY OTHER LINE(S) OR STRUCTURE(S) NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF, AND/OR DAMAGE TO THESE LINE(S) AND/OR STRUCTURE(S).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SHORING AT PROPOSED BUILDING FOUNDATIONS, FOOTINGS, AND WALLS TO PROTECT EXISTING UTILITIES IN PLACE.
6. UNAUTHORIZED CHANGES AND USES - CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBLE ROUTE CLEAR OR PROVIDE AN ALTERNATE ACCESSIBLE ROUTE OF TRAVEL DURING DEMOLITION AND/OR CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE EXITS AND STAIRS CLEAR AND USABLE OR PROVIDE ALTERNATE FIRE EXITS DURING DEMOLITION AND/OR CONSTRUCTION.

EARTHWORK NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GRADING PLANS AND SOILS REPORT THOROUGHLY PRIOR TO SITE MOBILIZATION. IT IS ALSO THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL AND SOILS ENGINEERS IF ONSITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.
2. THE EXISTING TOPOGRAPHY AS DELINEATED ON THESE DRAWINGS SHALL BE UTILIZED AS THE BASIS FOR ALL EARTHWORK COMPUTATIONS. SAID TOPOGRAPHY SHALL BE PRESUMED TO BE ACCEPTABLE TO ALL INTERESTED PARTIES UNLESS A DEVIATION IS FOUND PRIOR TO THE START OF GRADING IN ANY SPECIFIC AREAS. ANY DEVIATION SO DETERMINED SHALL BE PROMPTLY TRANSMITTED TO ALL INTERESTED PARTIES.
3. THE CONTRACTOR IS REQUIRED TO ESTIMATE THE QUANTITIES OF GRADING WORK TO BE DONE AND INCLUDE ALL COSTS THEREFROM WITH HIS BID, AS NO ADDITIONAL ALLOWANCE WILL BE MADE WITHOUT PRIOR CONSENT FROM THE OWNER.
4. OVER-EXCAVATION AND/OR EXCESS BACKFILLING OR DUPLICATION OF GRADING ACTIVITIES IS NOT A BASIS FOR ADDITIONAL COMPENSATION. THIS ALSO APPLIES WHERE MATERIAL IS TO BE REMOVED AND REPLACED TO REDUCE MOISTURE CONTENT.
5. OFF-SITE DISPOSAL OF EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE BID. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS AS A RESULT OF ANY CLAIMS ARISING FROM THE ACTIONS ENROUTE OR AWAY FROM THE SITE.
6. EARTH VOLUMES SHOWN HEREON ARE ESTIMATES BASED UPON THE GEOTECHNICAL ANALYSIS PERFORMED BY THE NAMED SOILS ENGINEER AND TOPOGRAPHIC SURVEY OF THE EXISTING GROUND SURFACE AT THE TIME OF PLAN PREPARATION. EARTHWORK VOLUMES ARE COMPUTED BY METHODS COMMONLY USED IN STANDARD ENGINEERING PRACTICE, AND ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. ACTUAL FIELD CONDITIONS MAY VARY FROM OBSERVED OR MEASURED CONDITIONS AT THE TIME OF PLAN PREPARATION. EARTHWORK QUANTITIES MAY VARY AS A RESULT.
7. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. PAVEMENT AND SUBGRADE RECOMMENDATIONS RELATED TO OVER-EXCAVATION, PAVEMENT SUBGRADE, ETC., PER GEOTECHNICAL REPORT.
9. THE PROJECT GEOTECHNICAL CONSULTANT RECOMMENDS THAT ADDITIONAL EXPANSION INDEX TESTING BE PERFORMED AFTER THE COMPLETION OF GRADING TO QUANTIFY THE EI VALUES PRESENTED IN THE GEOTECHNICAL REPORT.

GEOTECHNICAL INFORMATION

FOR SITE PREPARATION, OVEREXCAVATION, FOUNDATION RECOMMENDATIONS, PAVEMENT, SUBGRADE, AND GRADATION REQUIREMENTS SEE GEOTECHNICAL INVESTIGATION REPORT ENTITLED:

"GEOTECHNICAL EXPLORATION REPORT
MALIBU MIDDLE AND HIGH SCHOOL CAMPUS
PHASE II IMPROVEMENTS
PROPOSED AQUATIC CENTER, MIDDLE SCHOOL BUILDING, AND GYMNASIUM
30215 MORNING VIEW DRIVE
MALIBU, LOS ANGELES COUNTY, CALIFORNIA "

PREPARED BY: LEIGHTON CONSULTING, INC.
2600 MICHELSON DRIVE, SUITE 400
IRVINE, CALIFORNIA 92612

PROJECT NO: 036.0000025785

DATED: OCT 16, 2024

REVISED: MAY 23, 2025

ADDENDUM TO GEOTECHNICAL EXPLORATION REPORT
MALIBU MIDDLE AND HIGH SCHOOL CAMPUS
PHASE II IMPROVEMENTS - LIFE SKILLS RELOCATION
30215 MORNING VIEW DRIVE
MALIBU, LOS ANGELES COUNTY, CALIFORNIA

DATED: SEPTEMBER 10, 2025

ADDENDUM NO. 3 TO GEOTECHNICAL EXPLORATION REPORT
SUPPLEMENTAL SHORING RECOMMENDATIONS
MALIBU MIDDLE AND HIGH SCHOOL CAMPUS
PHASE II IMPROVEMENTS
3,215 MORNING VIEW DRIVE
MALIBU, LOS ANGELES COUNTY, CALIFORNIA

DATED: MARCH 18, 2026

ADDENDUM NO. 4 TO GEOTECHNICAL EXPLORATION REPORT
PROPOSED AQUATIC CENTER RECOMMENDATIONS
MALIBU MIDDLE AND HIGH SCHOOL CAMPUS
PHASE 3A IMPROVEMENTS
30215 MORNING VIEW DRIVE MALIBU, LOS ANGELES COUNTY, CALIFORNIA
PROJECT NO. 036.42203

DATED: APRIL 13, 2026

EARTHWORK QUANTITIES

APPROXIMATE CUT: 13,953 CY

APPROXIMATE FILL: 2,278 CY

NOTE:
EARTHWORK QUANTITIES INDICATED ARE FOR REFERENCE ONLY (NOT FOR BID OR PAYMENT). THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL QUANTITIES.

HAUL ROUTE TO BE DETERMINED AT PRE-GRADE MEETING AND ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR

BENCHMARK

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106, EW4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM

DATUM STATEMENT

STATE PLANE COORDINATES, CALIFORNIA SYSTEM ZONE 5 BASED ON NAD83 (CORS96) (EPOCH: 2002.0000) REFERENCE FRAME. THE HORIZONTAL COORDINATE VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS THAT WERE POST-PROCESSED USING ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE US NATIONAL GEODETIC SURVEY.

VERTICAL VALUES ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FOLLOWING US NATIONAL GEODETIC SURVEY BENCHMARKS: EW4180, EW1593, EW6821, EW4188, EW4106, EW4113, EW4205, EW4212, AE1725, AE1722. SEE SHEET 1 OF SEE PSOMAS MAP "AERIAL TOPOGRAPHIC SURVEY, UTILITY LOCATIONS AND EASEMENT EXHIBIT" JOB NO. 1SAN080102 TASK 100 FOR THE BENCHMARK DESCRIPTION.

BASIS OF BEARINGS

THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS. SEE PSOMAS MAP "BOUNDARY SURVEY"

LEGAL DESCRIPTION

PARCELS 10, 11 AND 12 IN BLOCK 5 AS SHOWN ON THE RECORD OF SURVEY FILE DIN BOOK 56 PAGES 14 TO 17 INCLUSIVE OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FIRE PROTECTION SYSTEM NOTES

1. PRIOR TO INSTALLATION, ALL PLANS AND SPECIFICATIONS SHALL BE APPROVED BY GOVERNING AGENCY.
2. INSPECTIONS ARE REQUIRED:
   1) PRIOR TO POURING THRUST BLOCKS
   2) FOR HYDROSTATIC TESTING
   3) FOR FLUSH
3. INSTALLATION, INSPECTION, AND TESTING SHALL CONFORM TO 2022 NFPA 13 AND 2019 NFPA 24.
4. PRIVATE FIRE HYDRANTS SHALL BE APPROVED WET BARREL STYLE WITH A MINIMUM OF ONE 2½" AND ONE 4" OUTLET. THE 4" OUTLET SHALL FACE THE FIRE DEPARTMENT ACCESS ROAD. ALL OUTLETS SHALL BE PROVIDED WITH NATIONAL STANDARD THREADS (NST).
5. FIRE HYDRANT SUPPLY PIPING SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER. THE LOWEST OPERATING NUT SHALL BE MINIMUM OF 18" ABOVE GRADE AND THE FIRE HYDRANT FLANGE SHALL BE A MINIMUM OF 2" ABOVE GRADE.
6. FIRE HYDRANTS SHALL BE A MINIMUM OF 40 FEET FROM ALL STRUCTURES. A KEYED GATE VALVE SHALL BE PROVIDED FOR EACH FIRE HYDRANT IN AN ACCESSIBLE LOCATION. VALVES SHALL NOT BE LOCATED IN PARKING STALLS.
7. ALL PIPES SHALL BE APPROVED FOR USE IN FIRE SERVICE SYSTEMS (CLASS 900 DR-18 MINIMUM). CLASS 900 DR-14 PIPES SHALL BE USED WHERE THE PRESSURES MAY EXCEED 150 PSI.
8. ALL FERROUS PIPE AND FITTINGS SHALL BE PROTECTED WITH LOOSE 8-MIL POLYETHYLENE TUBE. THE ENDS OF THE TUBE AND ANY SPLICES MADE FOR T's OR OTHER PIPING COMPONENTS SHALL BE SEALED WITH 2" TAPE, APPROVED FOR UNDERGROUND USE. ALL BOLT JOINTS SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER ASSEMBLY AND PRIOR TO POLY-TUBE INSTALLATION.
9. A BED OF CLEAN FILL SAND SHALL BE PROVIDED ABOVE AND BELOW THE PIPE, A MINIMUM OF 12" ABOVE AND 6" BELOW.
10. ALL BOLTS USED FOR UNDERGROUND CONNECTIONS SHALL BE STAINLESS STEEL.
11. A MINIMUM OF 30" OF COVER, FROM FINISHED GRADE TO THE TOP OF THE PIPE SHALL BE PROVIDED. WHEN SURFACE LOADS ARE EXPECTED, A MINIMUM OF 36" COVER SHALL BE PROVIDED.
12. THRUST BLOCKS, OR OTHER APPROVED METHOD OF THRUST RESTRAINT, SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
13. THE TRENCH SHALL BE EXCAVATED FOR THRUST BLOCKS AND INSPECTED PRIOR TO POUR. ALL CORROSION PROTECTION SHALL BE IN PLACE.
14. A HYDROSTATIC TEST (200 PSI FOR TWO HOURS OR 50 PSI OVER MAXIMUM STATIC PRESSURE, WHICHEVER IS GREATER) SHALL BE PERFORMED. BACKFILL BETWEEN THE JOINTS TO PREVENT MOVEMENT OF THE PIPE.
15. THE SYSTEM SHALL BE THOROUGHLY FLUSHED BEFORE CONNECTION IS MADE TO OVERHEAD PIPING. FLOW SHALL BE THROUGH A MINIMUM 4" HOSE PIPE.
16. PRIVATE HYDRANTS, SPRINKLER CONTROL VALVES, DETECTOR CHECK ASSEMBLIES, POST INDICATING VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED OSHA RED, UNLESS NOTED OTHERWISE.
17. THE CONTROL VALVES SHALL BE LOCKED IN THE OPEN POSITION. VALVES SHALL BE MONITORED IF THEY SERVE 6 OR MORE SPRINKLER HEADS.

FIRE WATER GENERAL NOTES:

1. FIRE WATER PIPE, FITTINGS, AND APPURTENANCES SHALL COMPLY WITH NFPA 24 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   1.1. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PER NFPA 24-5.9.
   1.2. FDC LOCATION AND SIGNAGE SHALL BE PER NFPA 24-5.9.5.

IMPORTANT NOTICE

1. ALL ASBESTOS CEMENT PIPE TO BE REMOVED SHALL BE SNAPPED, ENCAPSULATED, AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REGULATIONS.
2. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE MAINTAINED DURING CONSTRUCTION. PROVIDE BYPASS LINES DURING CONSTRUCTION INCLUDING TIE-IN. COORDINATE ALL SHUT DOWNS OF WATER AND POWER WITH OWNER PRIOR TO CONSTRUCTION.
3. PURSUANT TO CALIFORNIA ASSEMBLY BILL 1953 ALL PIPE, FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION THROUGH DRINKING WATER OR COOKING SHALL BE "LEAD FREE" AS OF JANUARY 1, 2010.

DEDICATED FIRE ACCESS

PORTIONS OF DEMOLITION MAY REQUIRE BLOCKING AND/OR OBSTRUCTING THROUGH ACCESS TO EMERGENCY / FIRE ACCESS VEHICLES. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FIRE WATCH SPECIALIST SERVICE FOR THE DURATION OF TIME THAT EMERGENCY / FIRE ACCESS VEHICLES ARE BLOCKED AND/OR OBSTRUCTED DURING CONSTRUCTION UNLESS EQUIVALENT ALTERNATE MEASURES ARE TAKEN TO ENSURE CONTINUOUS ACCESS TO EMERGENCY / FIRE ACCESS VEHICLES. CONTRACTOR TO COORDINATE THROUGH ACCESS TO EMERGENCY / FIRE ACCESS VEHICLES WITH THE LOCAL FIRE AUTHORITY HAVING JURISDICTION.

SITE FIRE FLOW AVAILABLE WATER PRESSURE

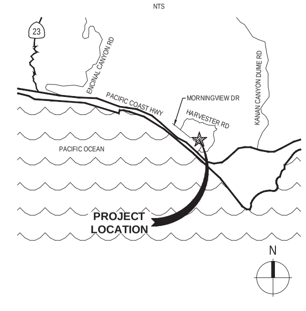
STATIC: 98 P.S.I.

FLOW: 1,768 G.P.M. @ 20 P.S.I.

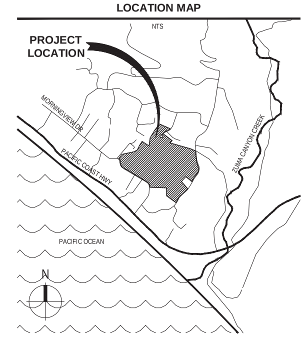
LOCATION: 30215 MORNING VIEW DR. MALIBU, CA 90265

TEST DATE: MAY 15, 2026

VICINITY MAP



LOCATION MAP



CIVIL SHEET INDEX

3-C0.01	CIVIL NOTES
3-C0.02	EXISTING CONDITIONS
C2.01	ROUGH GRADING PLAN
C2.02	ROUGH GRADING PLAN
3-C2.01	GRADING PLAN
3-C2.02	GRADING PLAN
3-C2.03	RETAINING WALL PROFILES
3-C2.04	RETAINING WALL PROFILES
3-C2.05	SECTIONS
3-C3.01	STORM DRAIN PLAN
3-C4.01	UTILITY PLAN
3-C5.01	HORIZONTAL CONTROL, PAVING, STRIPING, AND SIGNAGE PLAN
3-C6.01	EROSION AND SEDIMENT CONTROL PLAN
3-C7.01	DETAILS

Received
9/24/2026
Planning Dept.

DIG ALERT NOTICE

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE SECTION 4216, NO EXCAVATION PERMIT IS VALID UNLESS DIG ALERT HAS BEEN CONTACTED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF EXCAVATION AND AN INQUIRY IDENTIFICATION NUMBER HAS BEEN ISSUED.

INQUIRY ID# ______

DIGALERT
811 Know what's below. Call 811 before you dig.

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ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER
KATHEREEN M. SHINKAI
R.C.E. 68369
EXP. 9-30-27
CIVIL
STATE OF CALIFORNIA

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MALIBU HIGH SCHOOL
INCREMENT 03

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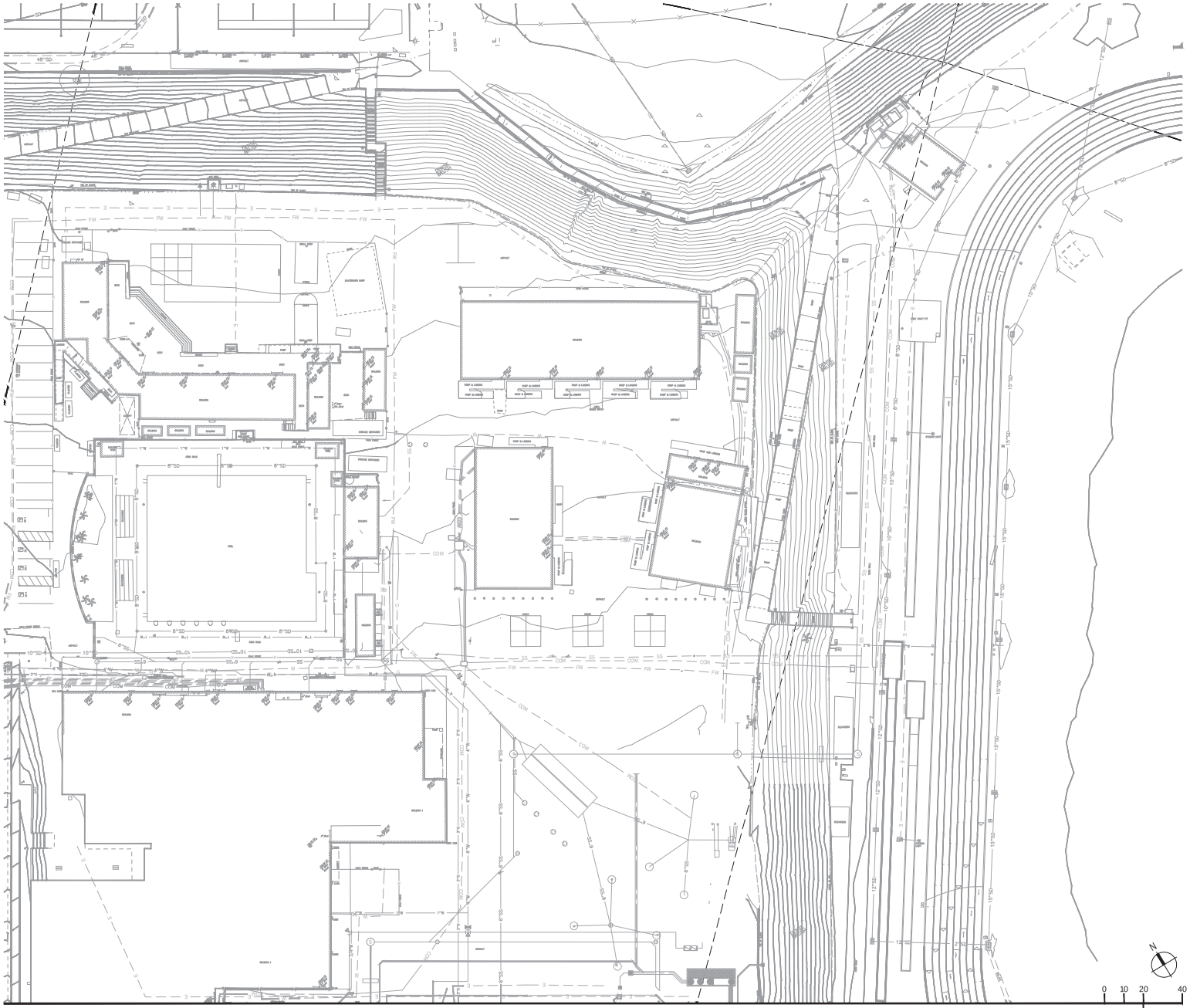
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Submittal	Date
50% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026
CDP SUBMITTAL	04/24/2026
DSA SUBMITTAL	06/15/2026

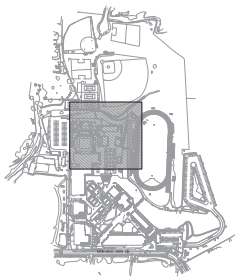
Job Number	31722
Checked By	RR
Scale	AS NOTED

CIVIL NOTES

3-C0.01



KEY MAP



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949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER
JOSEPH M. [illegible]
R.C.E. 68369
EXP. 9-30-27
CIVIL
STATE OF CALIFORNIA

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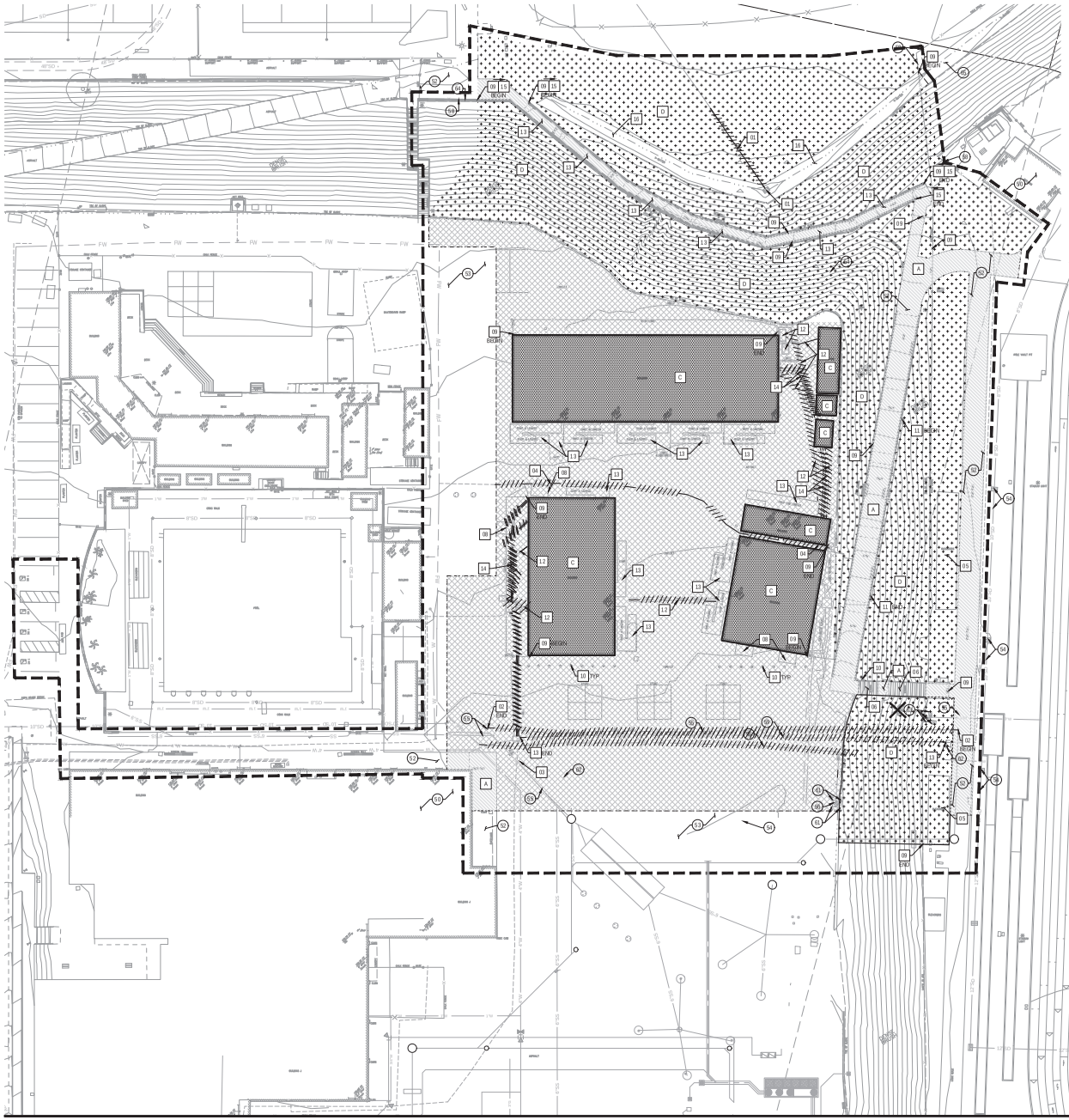
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Submittal	Date
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100% DESIGN DEVELOPMENT	03/13/2026
DSA SUBMITTAL	04/24/2026
DSA SUBMITTAL	06/12/2026

Job Number	31722
Checked By	RR
Scale	AS NOTED

EXISTING CONDITIONS

3-C0.02



DEMOLITION NOTES

-SEE DEMOLITION NOTES, SHEET C0.01.

DEMOLITION LEGEND

LABEL	DESCRIPTION
A	REMOVE (E) CONCRETE PAVEMENT/SIDEWALK, SEE DEMOLITION NOTE 10 SHEET C0.01.
B	REMOVE (E) AC PAVEMENT, SEE DEMOLITION NOTE 10 SHEET C0.01.
C	REMOVE (E) BUILDING STRUCTURE, SEE DEMOLITION NOTE 2 SHEET C0.01.
D	REMOVE (E) LANDSCAPING. SEE LANDSCAPE AND IRRIGATION PLANS FOR IMPROVEMENTS.
	REMOVE (E) TREE, SEE DEMOLITION NOTES SHEET C0.01.
	(E) TREE TO REMAIN AND BE PROTECTED, SEE DEMOLITION NOTE 5 SHEET C0.01.
	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION NOTE 6 AND 10 SHEET C0.01.
	APPROXIMATE LIMIT OF WORK LINE
	REMOVE (E) UTILITY, SEE DEMOLITION NOTES 2, 4, 8, AND 9 SHEET C0.01.

DEMOLITION KEYNOTES

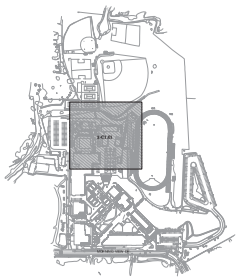
KEY NOTE	DESCRIPTION
01	REMOVE (E) STORM DRAIN PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
02	REMOVE (E) SANITARY SEWER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
03	REMOVE (E) WATER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
04	REMOVE (E) GUARD POST.
05	REMOVE (E) BLEACHERS. SALVAGE AND RETURN TO DISTRICT.
06	REMOVE (E) STAIRS AND HANDRAILS.
07	REMOVE (E) CURB.
08	REMOVE (E) BENCH. SALVAGE AND RETURN TO DISTRICT.
09	REMOVE (E) FENCE AND FOOTINGS, SEE LANDSCAPE PLANS FOR IMPROVEMENTS.
10	REMOVE (E) LIGHT STANDARD AND FOOTING. SEE ELECTRICAL PLANS FOR IMPROVEMENTS.
11	VALLEY GUTTER.
12	REMOVE (E) ELECTRICAL CONDUITS AND FACILITIES. SEE ELECTRICAL PLANS FOR IMPROVEMENTS.
13	REMOVE (E) RAMP, LANDING, AND HANDRAILS.
14	REMOVE (E) COMMUNICATION CONDUITS AND FACILITIES. SEE ELECTRICAL PLANS FOR IMPROVEMENTS.
15	REMOVE (E) RETAINING WALL.
16	REMOVE (E) VALLEY GUTTER.

PROTECTION KEYNOTES

KEY NOTE	DESCRIPTION
P1	PROTECT (E) BUILDING, FOUNDATION AND OTHER STRUCTURAL FEATURES AND BUILDING UTILITIES.
P1.1	PROTECT (E) CANOPY AND COLUMNS, AND OTHER STRUCTURAL FEATURES AND CANOPY UTILITIES.
P2	PROTECT (E) CONCRETE PAVEMENT/SIDEWALK.
P3	PROTECT (E) AC PAVEMENT.
P4	PROTECT (E) STORM DRAIN FACILITIES.
P5	PROTECT (E) SANITARY SEWER FACILITIES.
P6	PROTECT (E) WATER SERVICE FACILITIES.
P7	PROTECT (E) CURB.
P8	PROTECT (E) FENCE.
P9	PROTECT (E) ELECTRICAL FACILITIES.
P10	PROTECT (E) GAS FACILITIES.
P11	PROTECT (E) GUARD POST.
P12	PROTECT (E) COMMUNICATION FACILITIES.
P13	PROTECT (E) IRRIGATION FACILITIES.
P14	PROTECT (E) RETAINING WALL AND FOUNDATIONS.
P15	PROTECT (E) VALLEY GUTTER.

REFERENCE COASTAL DEVELOPMENT PERMIT NO. 26-015

KEY MAP



0 10 20 40

DEMOLITION PLAN 1" = 20'

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949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER
KEVIN M. RAY
R.C.E. 68369
EXP. 9-30-27
CIVIL
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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

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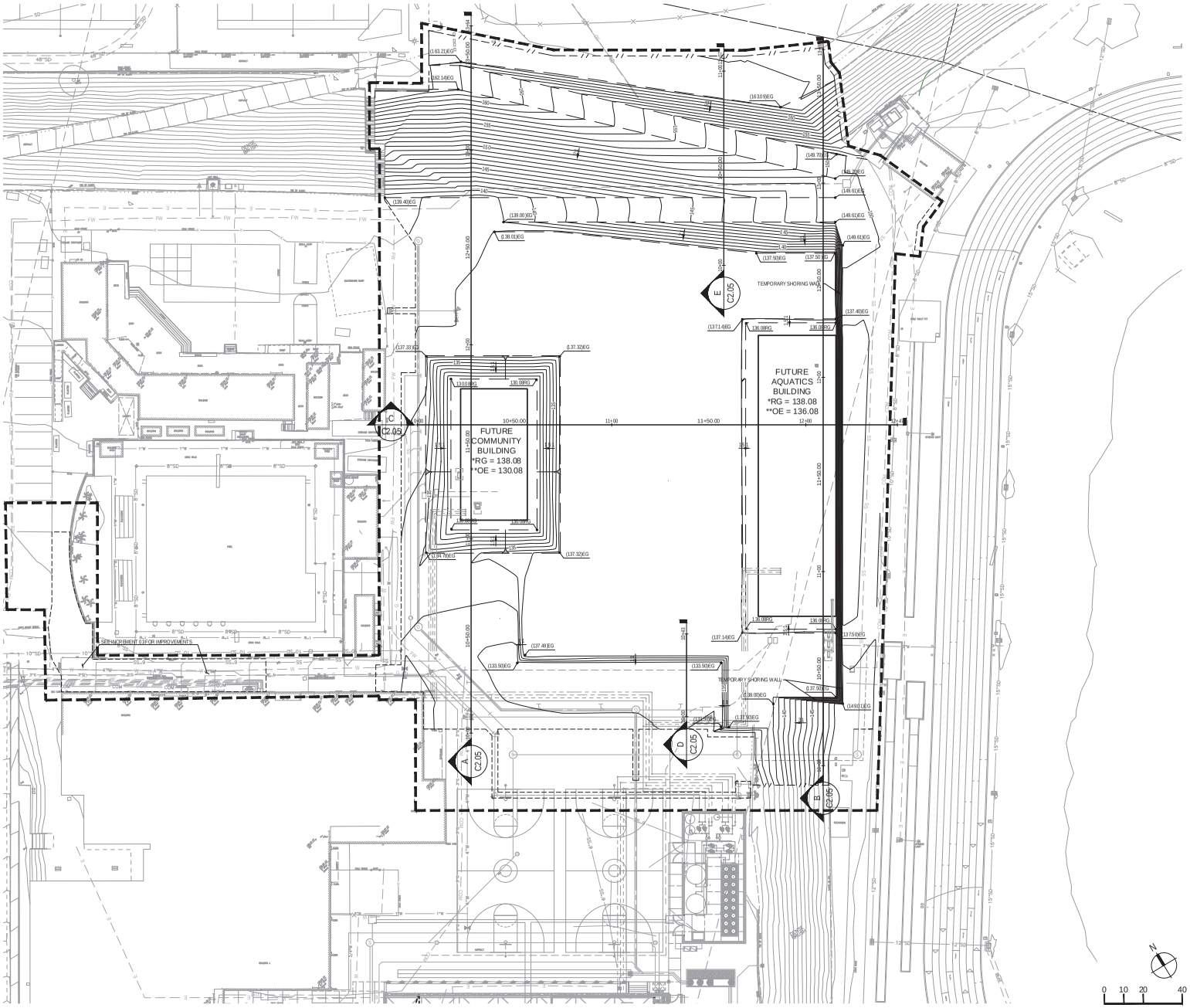
Revision	Date

Submittal	Date
50% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026

Job Number	31722
Checked By	RR
Scale	AS NOTED

DEMOLITION PLAN

3-C1.01



LEGEND

SYMBOL	DESCRIPTION
- - - - - - -	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION PLAN.
— / / — —	DAYLIGHT LINE.
——TOS——	TOP OF SLOPE.
——TOE——	TOE OF SLOPE.

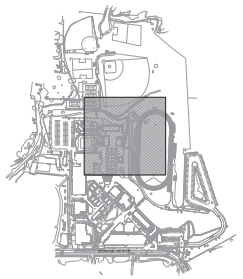
ROUGH GRADING NOTES

* PAD ELEVATION BASED ON 5" SLAB ON GRADE PER STRUCTURAL DRAWINGS.

** APPROXIMATE OVEREXCAVATION LINE BASED ON 5' OFFSET FROM EDGE OF FOUNDATION PER GEOTECHNICAL REPORT RECOMMENDATIONS. OVEREXCAVATION DEPTH PER GEOTECHNICAL REPORT AND FIELD ENGINEER DETERMINATION. VERIFY EDGE OF FOUNDATIONS WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

*** ADDITIONAL EXCAVATION WILL BE REQUIRED BELOW STRUCTURAL FOOTING SELEVATORSETCAS REQUIRED AND RECOMMENDED IN THE PROJECT GEOTECHNICAL REPORT.

KEY MAP



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LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER
STEVEN M. [illegible]
R.C.E. 68369
EXP. 9-30-27
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INCREMENT 03

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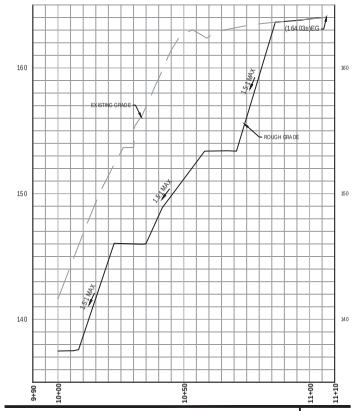
Revision	Date

Submittal	Date

Job Number	31722
Checked By	RR
Scale	AS NOTED

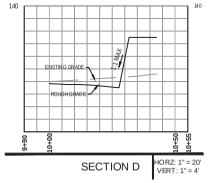
ROUGH GRADING PLAN

C2.01



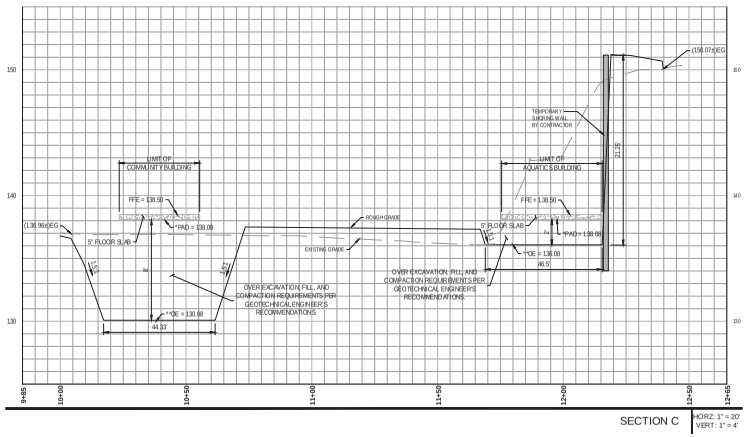
SECTION E

HORZ: 1" = 20'
VERT: 1" = 4'



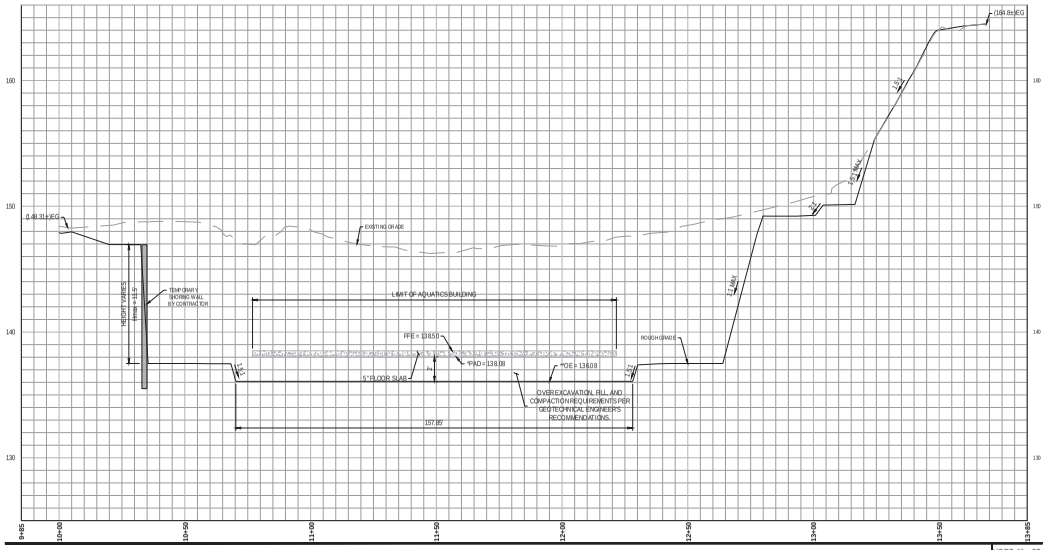
SECTION D

HORZ: 1" = 20'
VERT: 1" = 4'



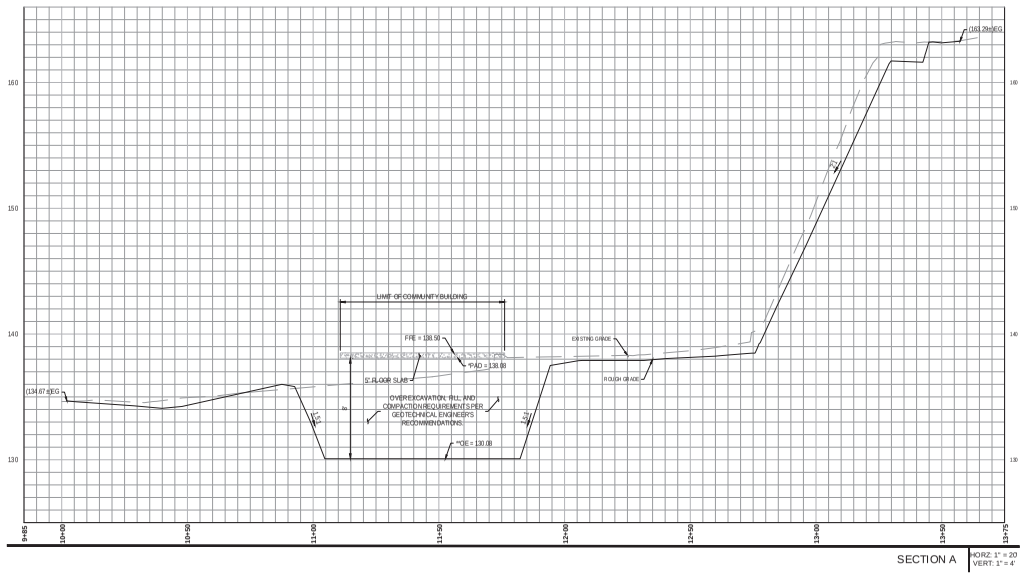
SECTION C

HORZ: 1" = 20'
VERT: 1" = 4'



SECTION B

HORZ: 1" = 20'
VERT: 1" = 4'



SECTION A

HORZ: 1" = 20'
VERT: 1" = 4'

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REGISTERED PROFESSIONAL ENGINEER
KEVIN M. RIDER
R.C.E. 68369
EXP. 9-30-27
CIVIL
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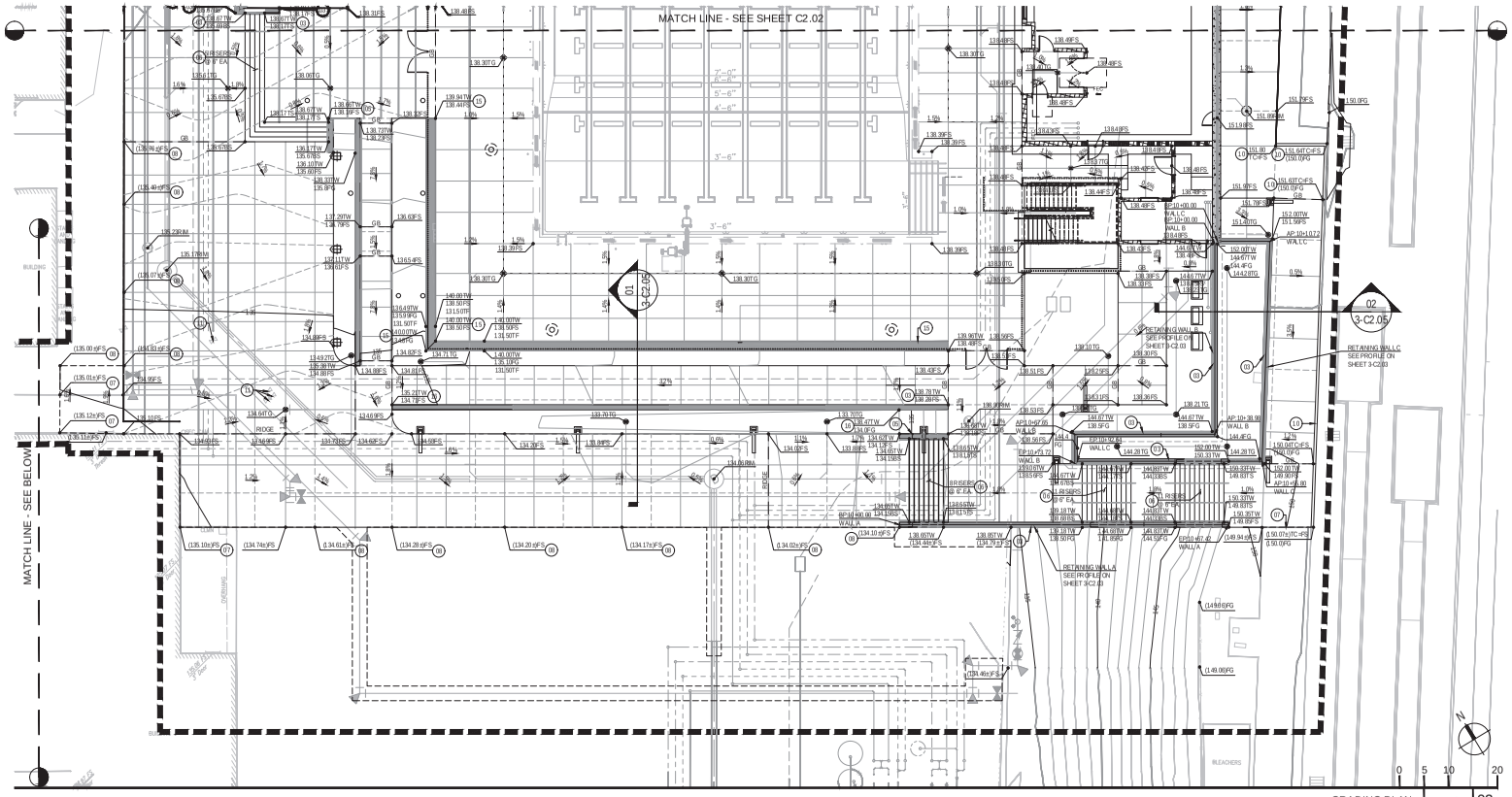
Revision	Date

Submittal	Date

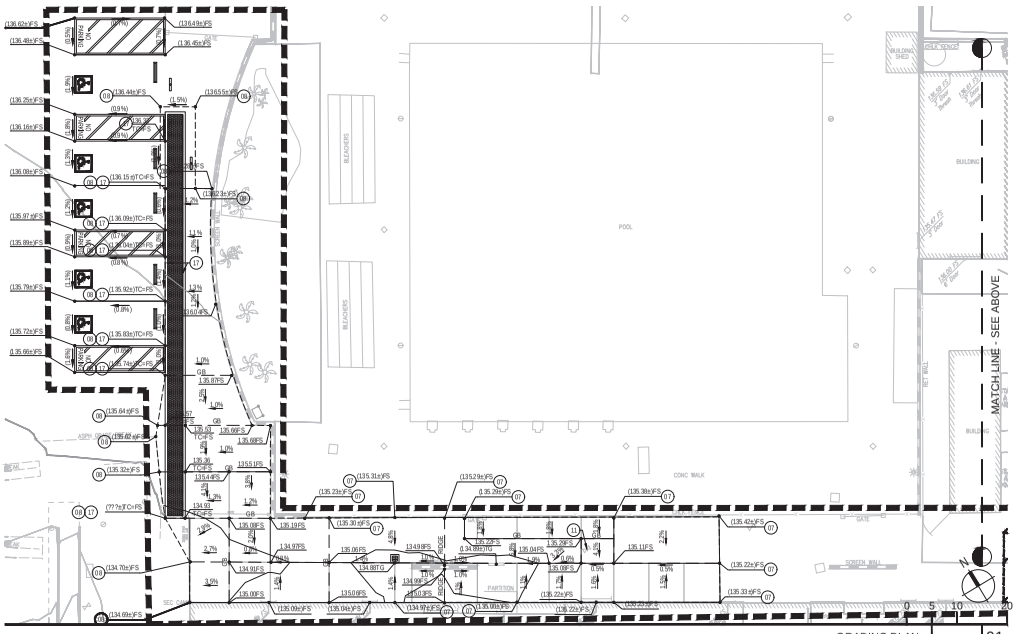
Job Number	31722
Checked By	RR
Scale	AS NOTED

ROUGH GRADING SECTIONS

C2.02



GRADING PLAN 1" = 10' 02



GRADING PLAN 1" = 10' 01

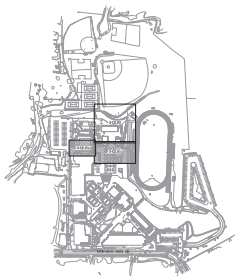
LEGEND

SYMBOL	DESCRIPTION
	APPROXIMATE LIMIT OF WORK.
	RETAINING/CHECK WALL
GB	GRADE BREAK.
	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION PLAN
	FLOWLINE.
TOS	TOP OF SLOPE.
TOE	TOE OF SLOPE.

GRADING CONSTRUCTION NOTES

KEY NOTE	DESCRIPTION
01	CONSTRUCT VERTICAL CURB PER DETAIL 03 SHEET 3-C7.01.
02	CONSTRUCT CURB AND GUTTER PER SPPWC ST ANDARD DETAIL L120-3. SEE SHEET 3-C7.01.
03	CONSTRUCT CONCRETE RETAINING WALL PER LANDSCAPE DETAIL 01 AND 02 SHEET 3-L5.02.
04	CONSTRUCT CONCRETE FREESTANDING WALL PER LANDSCAPE DETAIL 17 SHEET 3-L5.02.
05	CONSTRUCT CHECK WALL PER LANDSCAPE DETAIL 16 SHEET 3-L5.02.
06	CONSTRUCT STAIRS PER LANDSCAPE DETAIL 03 SHEET 3-L5.02.
07	JOIN EXISTING SIDEWALK AND MATCH EXISTING GRADE.
08	JOIN EXISTING AC PAVEMENT AND MATCH EXISTING GRADE.
09	JOIN EXISTING V-GUTTER AND MATCH EXISTING GRADE.
10	CONSTRUCT CONCRETE RETAINING CURB PER DETAIL 18 SHEET 3-L5.02.
11	ADJUST EXISTING UTILITY RIM AND RISER TO FINISHED GRADE.
12	CONSTRUCT VALLEY GUTTER AT RETAINING WALL PER DETAIL 10 SHEET 3-C7.01.
13	CONSTRUCT 12" WIDE VERTICAL CURB PER LANDSCAPE DETAIL 2 3 SHEET 3-L5.02.
14	CONSTRUCT VALLEY GUTTER PER DETAIL 15 SHEET 3-C7.01.
15	CONSTRUCT RETAINING WALL PER LANDSCAPE DETAIL 09 SHEET 3-L5.02 AND STRUCTURAL DETAIL 09 SHEET 3-S1.11.
16	CONSTRUCT RETAINING WALL PER STRUCTURAL DETAIL 06 SHEET 3-S1.11.
17	CONSTRUCT FLUSH CURB PER DETAIL 06 SHEET 3-C7.01.

KEY MAP



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R.C.E. 68369
EXP. 9-30-27
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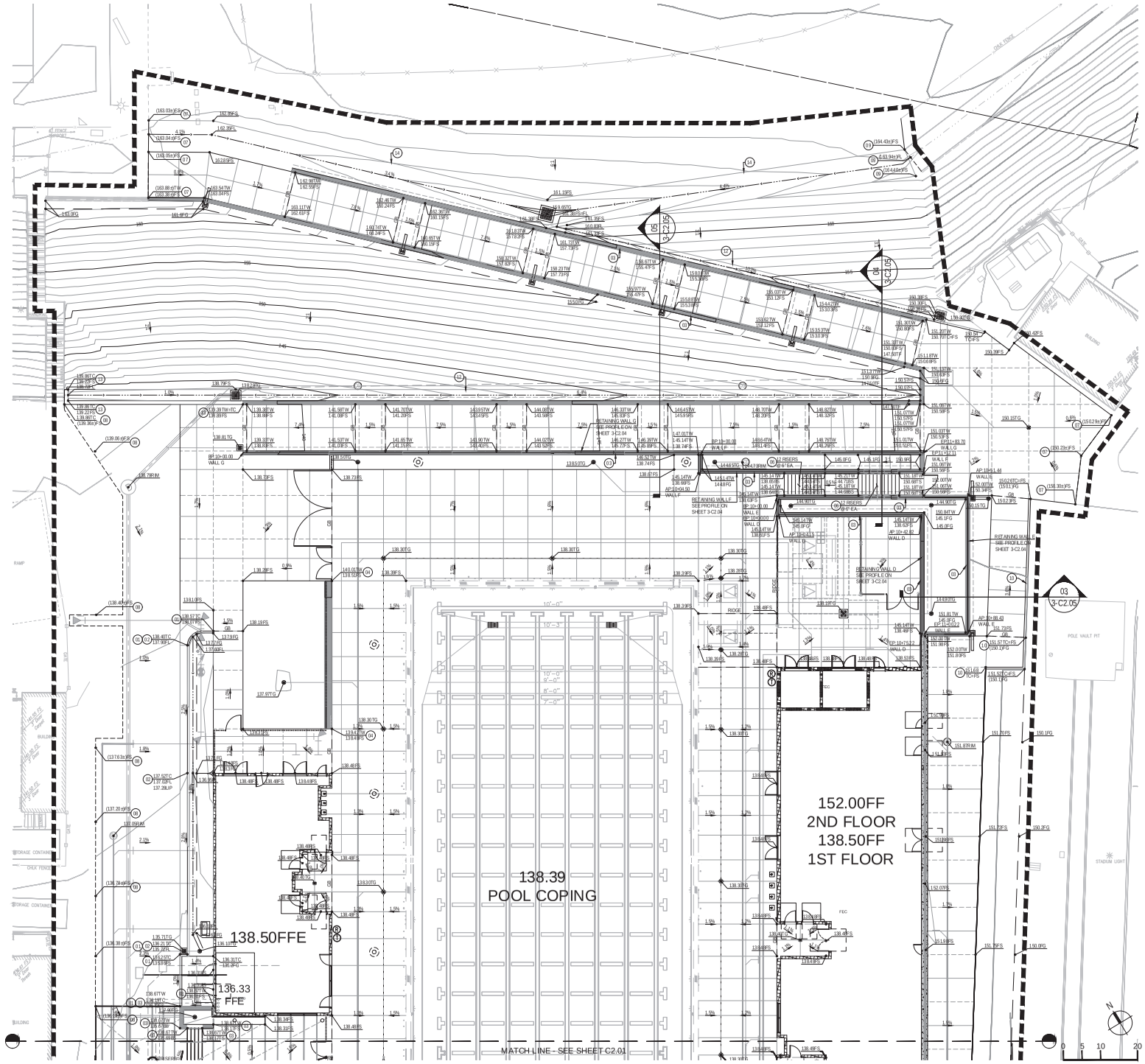
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DSA SUBMITTAL	06/12/2026

Job Number	31722
Checked By	RR
Scale	AS NOTED

GRADING PLAN

3-C2.01



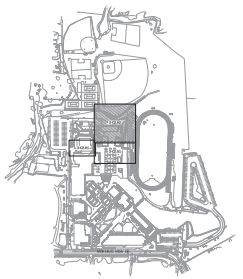
LEGEND

SYMBOL	DESCRIPTION
	APPROXIMATE LIMIT OF WORK.
	RETAINING/CHEEK WALL
GB	GRADE BREAK.
	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION PLAN
	FLOWLINE.
TOS	TOP OF SLOPE.
TOE	TOE OF SLOPE.

GRADING CONSTRUCTION NOTES

KEY NOTE	DESCRIPTION
01	CONSTRUCT VERTICAL CURB PER DETAIL 03 SHEET 3-C7.01.
02	CONSTRUCT CURB AND GUTTER PER SPPWC ST ANDARD DETAIL L 20-3. SEE SHEET 3-C7.01.
03	CONSTRUCT CONCRETE RETAINING WALL PER LANDSCAPE DETAIL 01 AND 02 SHEET 3-L5.02.
04	CONSTRUCT CONCRETE FREESTANDING WALL PER LANDSCAPE DETAIL 17 SHEET 3-L5.02.
05	CONSTRUCT CHEEK WALL PER LANDSCAPE DETAIL 16 SHEET 3-L5.02.
06	CONSTRUCT STAIRS PER LANDSCAPE DETAIL 03 SHEET 3-L5.02.
07	JOIN EXISTING SIDEWALK AND MATCH EXISTING GRADE.
08	JOIN EXISTING AC PAVEMENT AND MATCH EXISTING GRADE.
09	JOIN EXISTING V-GUTTER AND MATCH EXISTING GRADE.
10	CONSTRUCT CONCRETE RETAINING CURB PER DETAIL 18 SHEET 3-L5.02.
11	ADJUST EXISTING UTILITY RIM AND RISER TO FINISHED GRADE.
12	CONSTRUCT VALLEY GUTTER AT RETAINING WALL PER DETAIL 10 SHEET 3-C7.01.
13	CONSTRUCT 12" WIDE VERTICAL CURB PER LANDSCAPE DETAIL 23 SHEET 3-L5.02.
14	CONSTRUCT VALLEY GUTTER PER DETAIL 15 SHEET 3-C7.01.
15	CONSTRUCT RETAINING WALL PER LANDSCAPE DETAIL 09 SHEET 3-L5.02 AND STRUCTURAL DETAIL 09 SHEET 3-S1.11.
16	CONSTRUCT RETAINING WALL PER STRUCTURAL DETAIL 06 SHEET 3-S1.11.
17	CONSTRUCT FLUSH CURB PER DETAIL 06 SHEET 3-C7.01.

KEY MAP



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949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
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REGISTERED PROFESSIONAL ENGINEER — RICHARD M. RAMIREZ — R.C.E. 68369 — EXP. 9-30-27 — CIVIL — STATE OF CALIFORNIA

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GRADING PLAN

3-C2.02

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5301 California Avenue, Suite 100
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C.E. 69259
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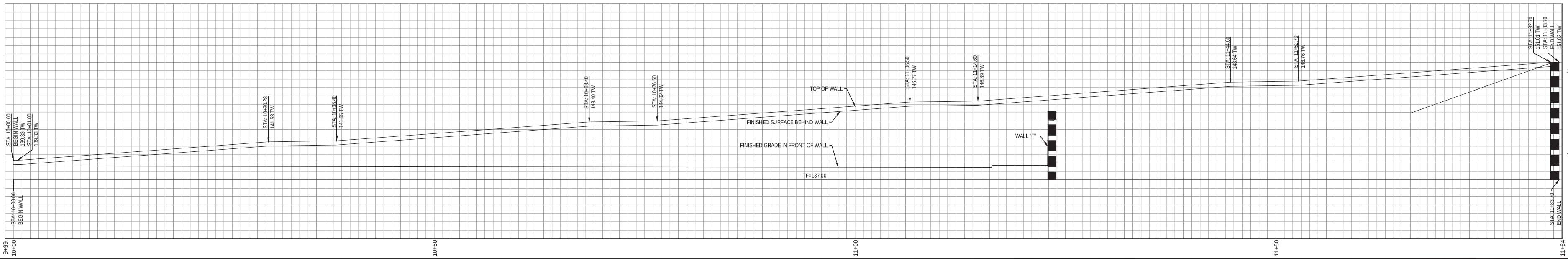
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DSA SUBMITTAL	06/15/2026

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Scale	AS NOTED

RETAINING WALL PROFILES

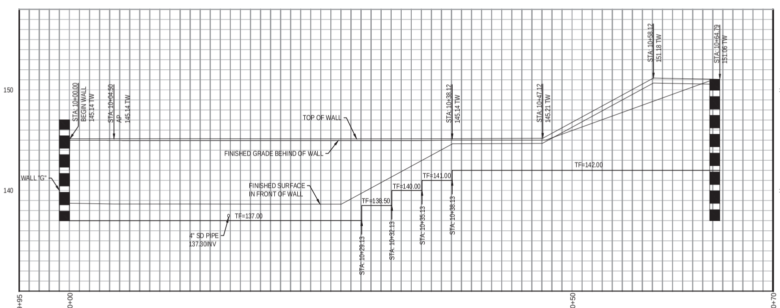
3-C2.03



WALL "G" PROFILE

H: 1" = 5'
V: 1" =5'

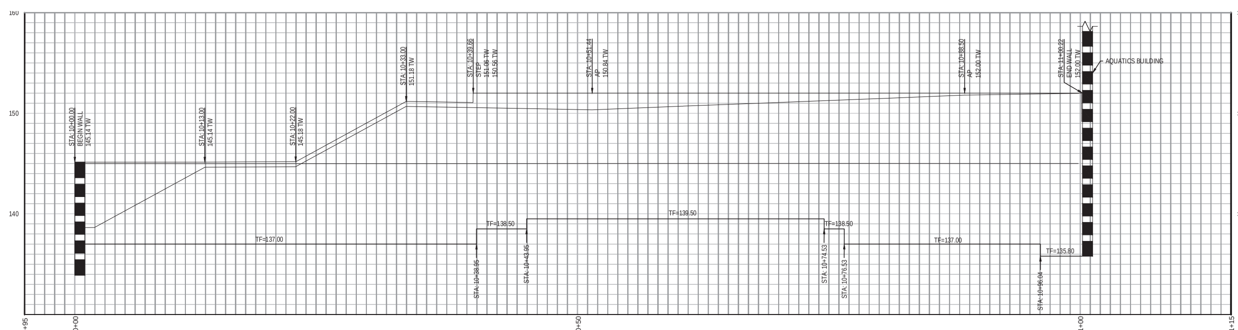
04



WALL "F" PROFILE

H: 1" = 5'
V: 1" =5'

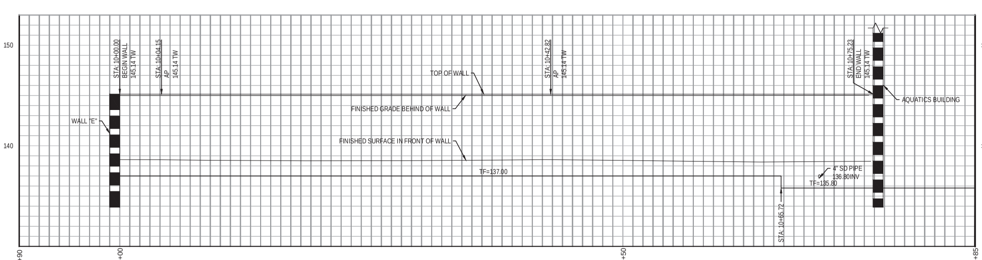
03



WALL "E" PROFILE

H: 1" = 5'
V: 1" =5'

02



WALL "D" PROFILE

H: 1" = 5'
V: 1" =5'

01

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5301 California Avenue, Suite 100
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REGISTERED PROFESSIONAL ENGINEER
KATHEREEN M. SHINKAI
R.C.E. 68369
EXP. 9-30-27
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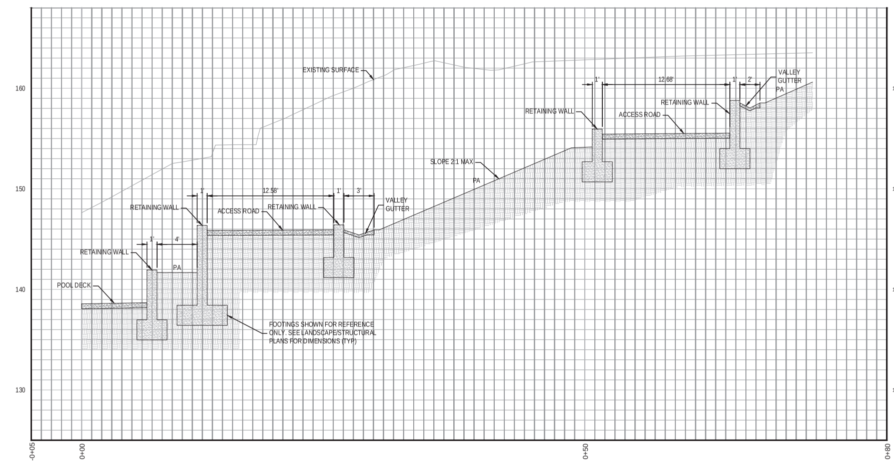
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DSA SUBMITTAL	06/15/2026

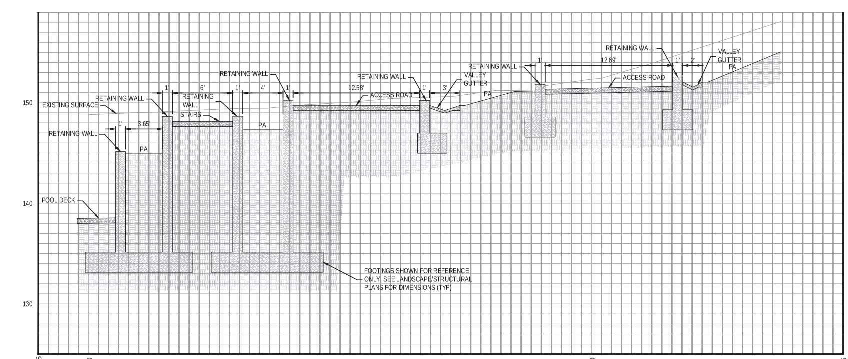
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RETAINING WALL PROFILES

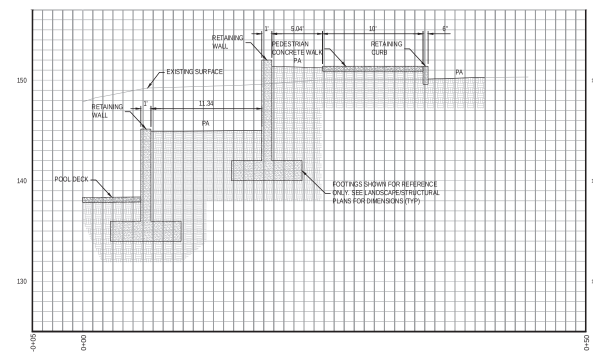
3-C2.04



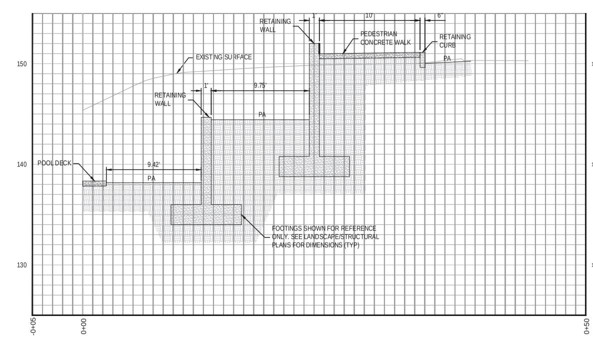
SECTION 5 H: 1" = 5' V: 1" =5' 05



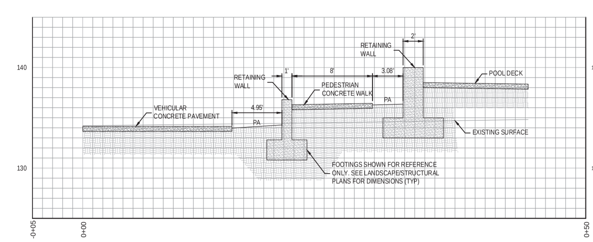
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SECTION 3 H: 1" = 5' V: 1" =5' 03



SECTION 2 H: 1" = 5' V: 1" =5' 02



SECTION 1 H: 1" = 5' V: 1" =5' 01

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949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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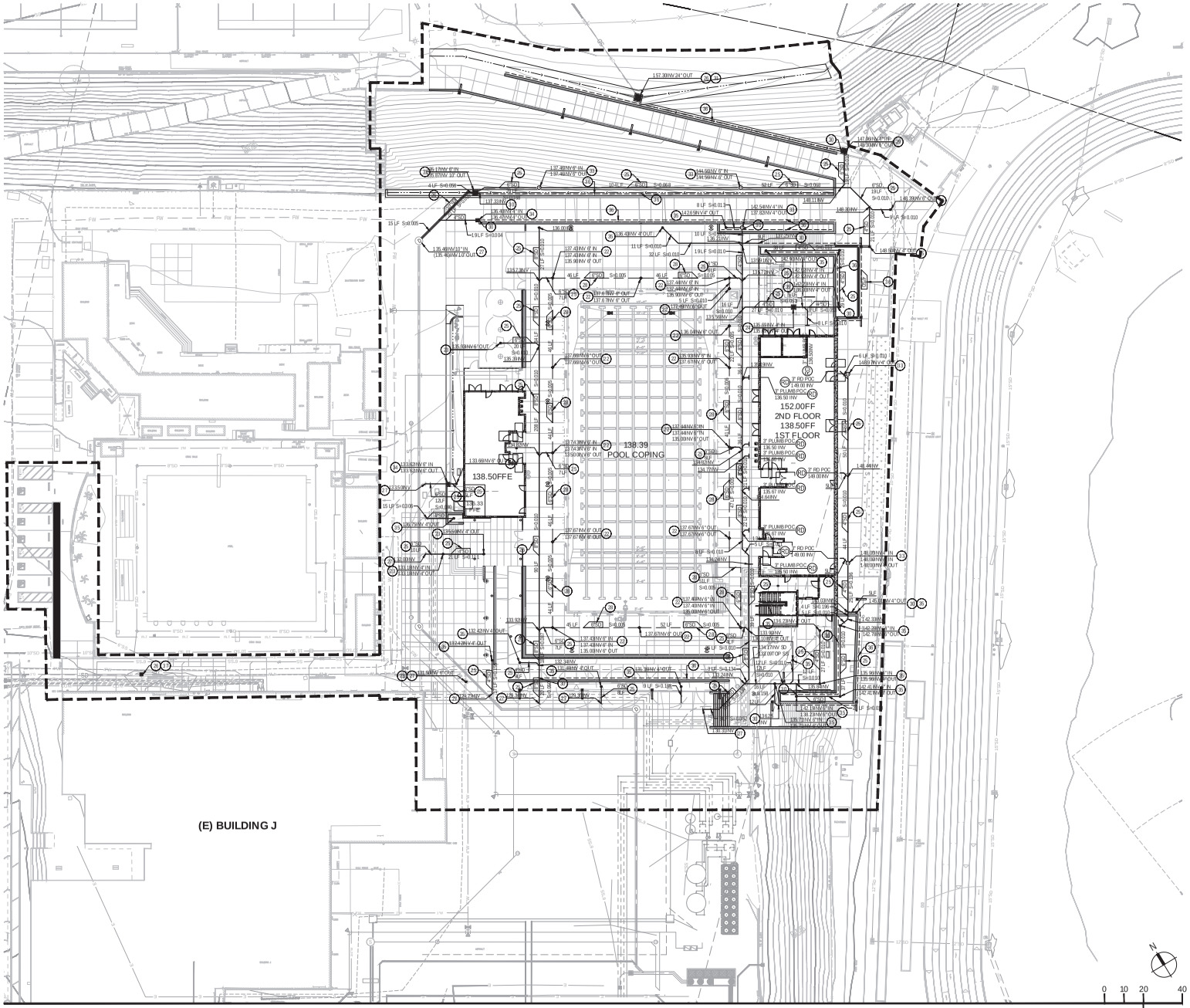
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SECTIONS

3-C2.05



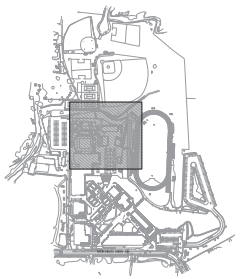
STORM DRAIN CONSTRUCTION NOTES

KEY NOTE	DESCRIPTION
RD	ROOF DRAIN POINT OF CONNECTION. SUPPLY AND INSTALL ROOF DRAIN LATERAL STUBBED 5 FT. FROM FACE OF BUILDING, S=0.020 MIN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS.
22	SUPPLY AND INSTALL 12"X12" NDS DRAIN INLET PER DETAIL 01 SHEET 3-C7.01.
23	SUPPLY AND INSTALL 9' PROMENADE DRAIN INLET PER DETAIL 09 SHEET C7.01.
24	SUPPLY AND INSTALL 18"X18" PRECAST CONCRETE DRAIN INLET PER DETAIL 13 SHEET 3-C7.01.
25	SUPPLY AND INSTALL PVC SDR 35 STORM DRAIN PIPE (SIZE PER PLAN). TRENCHING AND BACKFILL PER DETAIL 04 SHEET 3-C7.01.
26	CONNECT TO (E) STORM DRAIN. CONTRACTOR TO VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING PIPE AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
27	CONNECT TO EXISTING CAPPED STORM DRAIN SYSTEM.
28	SUPPLY AND INSTALL SLOT DRAIN PER DETAIL 01 SHEET 3-C7.01.
29	SUPPLY AND INSTALL 33" x 33" PRECAST DRAIN INLET PER DETAIL 13 SHEET 3-C7.01.
30	CONNECT TO PERFORATED PIPE BEHIND RETAINING WALL.
31	SUPPLY AND INSTALL 36" x 36" PRECAST DRAIN INLET PER DETAIL 13 SHEET 3-C7.01.
32	SUPPLY AND INSTALL 6" RISER WITH NDS 12"X12" LOW PROFILE HOUSING ADAPTER AND A 12"X12" ATRIUM GRATE (BLACK) OR EQUIVALENT. SEE DETAIL 14 SHEET 3C7.01.
33	SUPPLY AND INSTALL STORM DRAIN CLEANOUT PER DETAIL 12 SHEET 3C7.01.
34	SUPPLY AND INSTALL 12"X12" NDS DRAIN INLET TYPE 2 PER DETAIL 05 SHEET 3C7.01.
35	SUPPLY AND INSTALL 12" ATRIUM PLANTER DRAIN PER DETAIL 14 SHEET C7.01.
36	SUPPLY AND INSTALL 4" PERFORATED PIPE WRAPPED IN FILTER FABRIC AT FOOTING OF WALL. S=0.010 MIN. SEE LANDSCAPE DETAIL 01 AND 02 SHEET 3-L5.02.
37	SUPPLY AND INSTALL 12"X12" PRECAST CONCRETE DRAIN INLET PER DETAIL 13 SHEET 3-C7.01.

CONSTRUCTION NOTES:

1. UTILITIES TO CROSS OVER OR UNDER OTHER UTILITIES TO MAINTAIN 12" MINIMUM CLEARANCE AT UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY SIZE AND LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING CROSSING AND JOINING UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
3. CONTRACTOR SHALL CONSTRUCT GRAVITY UTILITIES (SEWER AND STORM DRAIN) BEFORE OTHER UTILITIES. CONSTRUCTION OF THESE GRAVITY UTILITIES TO START FROM THE DOWNSTREAM END.
4. EXISTING UTILITIES ARE COMPILED BASED ON PREVIOUS BASE FILES, R.I.D, SURVEY AND FIELD VERIFICATION. POTHOLING IS RECOMMENDED TO VERIFY ANY AND ALL UTILITIES KNOWN OR UNKNOWN WHICH MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION.
5. PRIOR TO THE REMOVAL OF ANY WET OR DRY UTILITY LINES, THE CONTRACTOR SHALL CONFIRM WITH OWNER REPRESENTATIVE WHETHER THESE UTILITY LINES ARE STILL ACTIVE OR NOT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
6. CONTRACTOR TO ADJUST TO FINISHED GRADE ALL EXISTING UTILITY BOXES, STORM DRAIN CLEANOUT COVERS, PULL BOXES AND VALVE COVERS NOT SPECIFICALLY SHOWN WITHIN THE LIMITS OF WORK.
7. SEE DETAIL 04 SHEET 3-C7.01 FOR STORM DRAIN UTILITY TRENCHING AND BACKFILL.
8. SAWCUT, REMOVE AND REPLACE EXISTING CURB AS REQUIRED FOR TRENCHING. MATCH EXISTING CURB.
9. ALL PRECAST DRAIN INLETS TO HAVE AN APPROVED "NO DUMPING DRAINS TO ___" 3"X 5" ROUNDED CORNERED RECTANGLES STYLE #NDO OR 4" DIAMETER ROUND STYLE #SDO ALBASKIN AND UV RESISTANT DURACAST STYLE MARKER BY DAS MANUFACTURING OR EQUIVALENT APPLIED TO THE CONCRETE COLLAR AROUND DRAIN INLET USING RAPID SET URETHANE ADHESIVE OR QUIKSTIK EPOXY PUTTY ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. http://www.dasmanufacturing.com/product_guide.html

KEY MAP



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LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER — RICHARD M. RAMOS — R.C.E. 68369 — EXP. 9-30-27 — CIVIL — STATE OF CALIFORNIA

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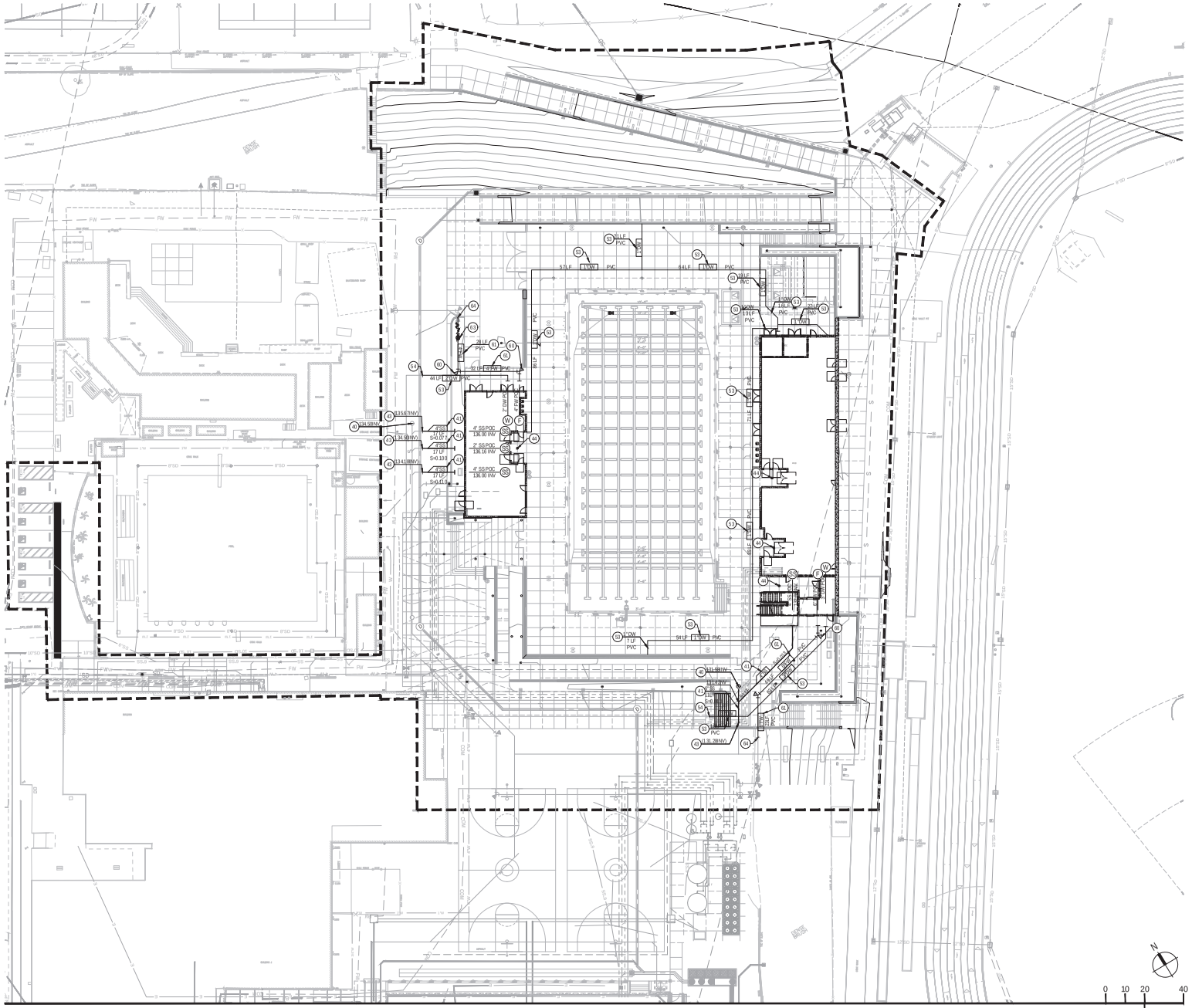
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Job Number	31722
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Scale	AS NOTED

STORM DRAIN PLAN

3-C3.01



SEWER CONSTRUCTION NOTES:

KEY NOTE	DESCRIPTION
SS	SEWER SERVICE POINT OF CONNECTION. SUPPLY AND INSTALL SEWER SERVICE LATERAL STUBBED 5 FT. FROM FACE OF BUILDING. S=0.020 MIN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS.
40	SUPPLY AND INSTALL SEWER CLEANOUT PER DETAIL 1 2 SHEET 3-C7.01.
41	SUPPLY AND INSTALL PVC SDR 35 (ASTM D 3034). SIZE AS SHOWN.
42	CONNECT TO EXISTING SEWER LINE EXACT LOCATION PENDING FINAL WASTEWATER DESIGN. ASSUMED LOCATION AND INVERT OF EXISTING SEWER LINE. VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
43	CONNECT TO EXISTING CAPPED SEWER PIPE.
44	SUPPLY AND INSTALL AREA DRAIN PER PLUMBING PLANS. SEE DETAIL 02 SHEET 3-P4.01 FOR SEWER CONNECTION.

WATER CONSTRUCTION NOTES:

W	DOMESTIC WATER SERVICE POINT OF CONNECTION. SUPPLY AND INSTALL WATER SERVICE LATERAL STUBBED 5 FT. FROM FACE OF BUILDING. SIZE AS SHOWN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS.
W1	SUPPLY AND INSTALL THRUST BLOCKING PER DETAIL XX SHEET C.XX.XX. TYPICAL FOR ALL BENDS, TEES AND CROSSES ON PIPE SIZES GREATER THAN 3".
W2	SUPPLY AND INSTALL PVC C900 DR-18 WITH 30" MIN COVER AND 36" MIN COVER WHERE SURFACE LOADS ARE EXPECTED.
W3	CONNECT TO EXISTING 4" DOMESTIC WATER SERVICE LINE WITH FLANGED COUPLING ADAPTER USING STAINLESS STEEL NUTS, BOLTS, AND WASHERS. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
W4	SUPPLY AND INSTALL PVC SCH80 WITH 30" MIN COVER AND 36" MIN COVER WHERE SURFACE LOADS ARE EXPECTED.
W5	CONNECT TO EXISTING CAPPED WATER PIPE.

FIRE WATER CONSTRUCTION NOTES:

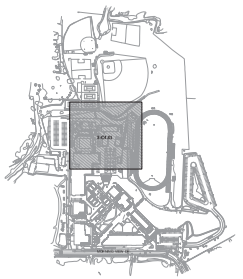
F	FIRE WATER SERVICE POINT OF CONNECTION. SUPPLY AND INSTALL WATER SERVICE LATERAL STUBBED 5 FT. FROM FACE OF BUILDING. SIZE AS SHOWN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS.
W1	SUPPLY AND INSTALL THRUST BLOCKING PER DETAIL XX SHEET C.XX.XX. TYPICAL FOR ALL BENDS, TEES AND CROSSES.
F1	SUPPLY AND INSTALL PVC C900 DR-14 WITH 30" MIN COVER AND 36" MIN COVER WHERE SURFACE LOADS ARE EXPECTED.
F2	CONNECT TO EXISTING 8" WATER LINE WITH FLANGED COUPLING ADAPTER USING STAINLESS STEEL NUTS, BOLTS, AND WASHERS. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F3	SUPPLY AND INSTALL BUILDING SERVICE POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION PER DETAIL __ SHEET 3-C7.01.
F4	CONNECT TO EXISTING CAPPED FIRE WATER PIPE.

CONSTRUCTION NOTES:

1. UTILITIES TO CROSS OVER OR UNDER OTHER UTILITIES TO MAINTAIN 12" MINIMUM CLEARANCE AT UTILITY CROSSINGS, UNLESS NOTED OTHERWISE. SANITARY SEWER TO CROSS UNDER POTABLE WATER.
2. CONTRACTOR SHALL VERIFY SIZE AND LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING CROSSING AND JOINING UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
3. CONTRACTOR SHALL CONSTRUCT GRAVITY UTILITIES (SEWER AND STORM DRAIN) BEFORE OTHER UTILITIES. CONSTRUCTION OF THESE GRAVITY UTILITIES TO START FROM THE DOWNSTREAM END S.
4. EXISTING UTILITIES ARE COMPILED BASED ON PREVIOUS BASE FILES, FIELD SURVEY AND FIELD VERIFICATION. POTHOLING IS RECOMMENDED TO VERIFY ANY AND ALL UTILITIES KNOWN OR UNKNOWN WHICH MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION.
5. PRIOR TO THE REMOVAL OF ANY WET OR DRY UTILITY LINES, THE CONTRACTOR SHALL CONFIRM WITH OWNER REPRESENTATIVE WHETHER THESE UTILITY LINES ARE STILL ACTIVE OR NOT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
6. CONTRACTOR TO ADJUST TO FINISH GRADE ALL EXISTING UTILITY BOXES, SEWER CLEANOUT COVERS, PULL BOXES AND VALVE COVERS NOT SPECIFICALLY SHOWN WITHIN THE LIMITS OF WORK.
7. SEE DETAIL 08 SHEET 3-C7.01 FOR SEWER UTILITY TRENCHING AND BACKFILL.
8. SEE DETAIL 07 SHEET 3-C7.01 FOR WATER UTILITY TRENCHING AND BACKFILL.
9. SAWCUT, REMOVE AND REPLACE EXISTING CURB AS REQUIRED FOR TRENCHING. MATCH EXISTING CURB.

NOTE: PROPOSED FIRE WATER CONNECTIONS REQUIRE A FIRE DEPARTMENT CONNECTION (FDC) AND A POST INDICATOR VALVE (PIV).

KEY MAP



LPA
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LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER — BRENDA M. DAVIS — R.C.E. 68369 — EXP. 9-30-27 — CIVIL — STATE OF CALIFORNIA

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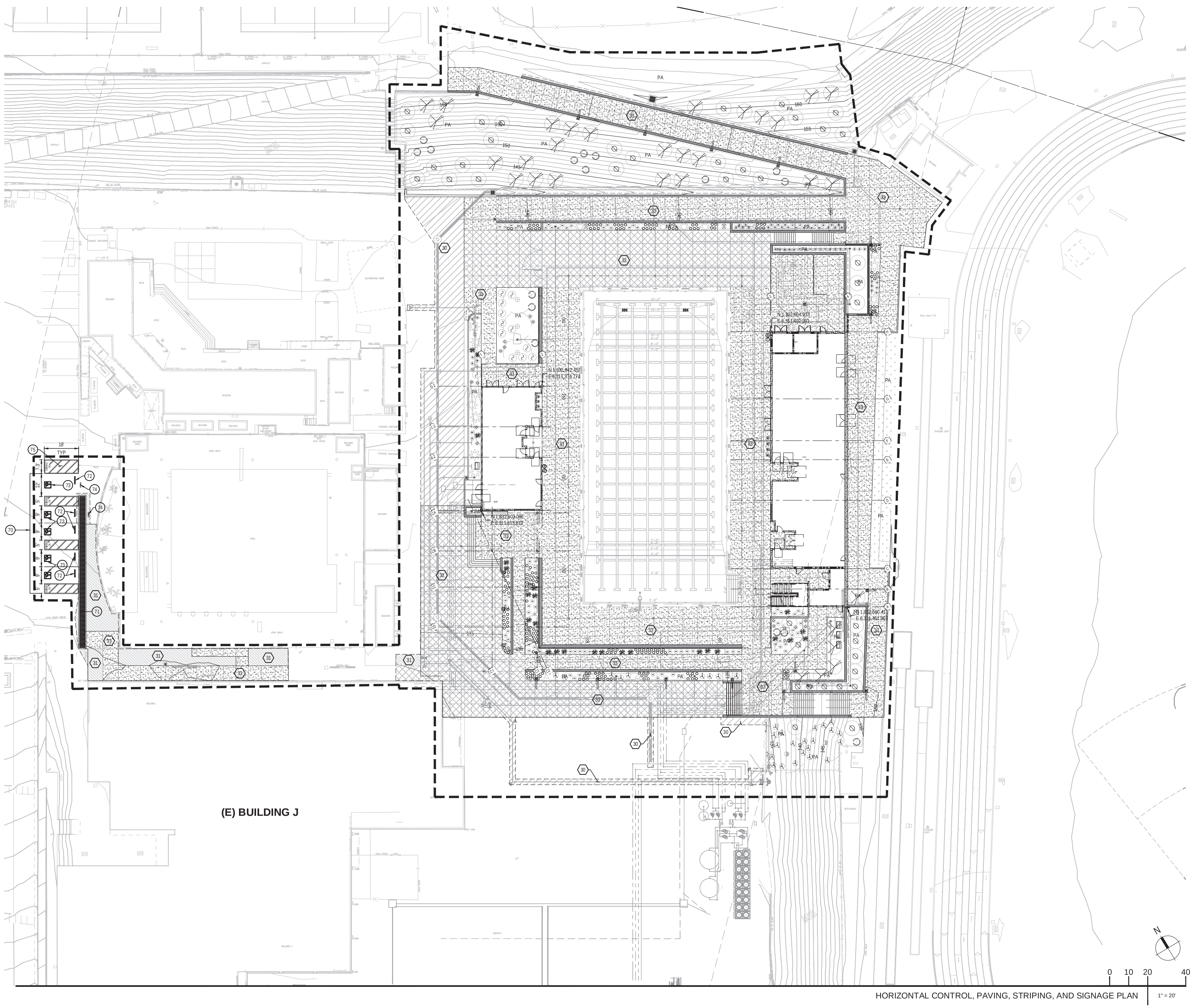
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UTILITY PLAN

3-C4.01



PAVING NOTES:

1. SEE LANDSCAPE PLANS FOR PAVERS, LOCATION AND TYPE OF CONCRETE WALKS AND HARDSCAPE INCLUDING DETAILS FOR CONCRETE FINISHES, CONTROL JOINTS AND EXPANSION JOINTS.
2. VERIFY ALL VEHICULAR AND NON-VEHICULAR LIMITS WITH LANDSCAPE PLANS.

PAVING LEGEND

SYMBOL	DESCRIPTION
30	HEAVY DUTY AC PAVEMENT (FIRE ACCESS) 4" AC OVER 8.5" CL II AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
31	LIGHT DUTY AC PAVEMENT 3" AC OVER 7.5" CL II AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
32	HEAVY DUTY CONCRETE PAVEMENT (FIRE ACCESS) 7" OVER 4" CL II AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
33	PEDESTRIAN CONCRETE PAVEMENT 6" PCC OVER 4" CL II AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. SEE DETAIL 11 SHEET 3-C7.01.
PA	PLANTING AREA SEE LANDSCAPE PLANS.

CONSTRUCTION NOTES:

KEY NOTE	DESCRIPTION
70	PAINT ACCESSIBLE PARKING STALLS PER DETAIL 16 SHEET 3-C7.01.
71	TRUNCATED DOMES PER LANDSCAPE DETAIL 09 SHEET 3-L5.01.
72	PRE-CAST CONCRETE WHEELSTOP PER DETAIL 18 SHEET 3-C7.01.
73	INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL 21 SHEET 3-C7.01.
74	SUPPLY AND INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 22 SHEET 3-C7.01.
75	NO PARKING STRIPING. 4" WIDE WHITE STRIPE AT 45° ANGLE AT 3' SPACING OC. PAINT 12" HIGH LETTER "NO PARKING" WHERE INDICATED.

HORIZONTAL CONTROL NOTES:

THIS HORIZONTAL CONTROL PLAN ESTABLISHES THE FOLLOWING TO BE USED AS BASE CONTROL FOR CONSTRUCTION STAKING.

1. PRIOR TO STAKING ANY BUILDING STRUCTURE, SURVEYOR SHALL VERIFY THAT THE GRIDS SHOWN ON THIS PLAN MATCHES THE ARCHITECTURAL & STRUCTURAL PLANS.
2. TWO COORDINATES ARE PROVIDED TO ESTABLISH THE BUILDING GRID. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR FINAL BUILDING DIMENSIONS.
3. IF ANY DISCREPANCIES ARE FOUND DURING CONSTRUCTION STAKING NOTIFY CIVIL ENGINEER IMMEDIATELY.
4. SEE LANDSCAPE PLANS FOR DETAILED HARDSCAPE DIMENSIONS.
5. SEE LANDSCAPE PLANS FOR LOCATION AND TYPE OF CONCRETE WALKS AND HARDSCAPE INCLUDING DETAILS FOR CONCRETE FINISHES, CONTROL JOINTS AND EXPANSION JOINTS.
6. SEE PAVING AND STRIPING PLANS FOR LOCATION AND TYPE OF PAVING AND STRIPING.

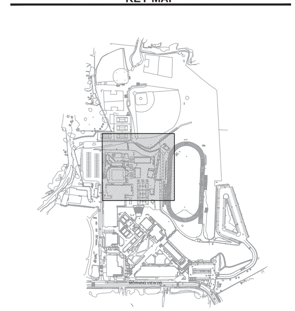
BENCHMARK

-SEE SHEET C0.01 FOR BENCHMARK.

BASIS OF BEARINGS

-SEE SHEET C0.01 FOR BASIS OF BEARINGS.

KEY MAP



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LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER
KATHEREEN M. SHINKAI
R.C.E. 68369
EXP. 9-30-27
CIVIL
STATE OF CALIFORNIA

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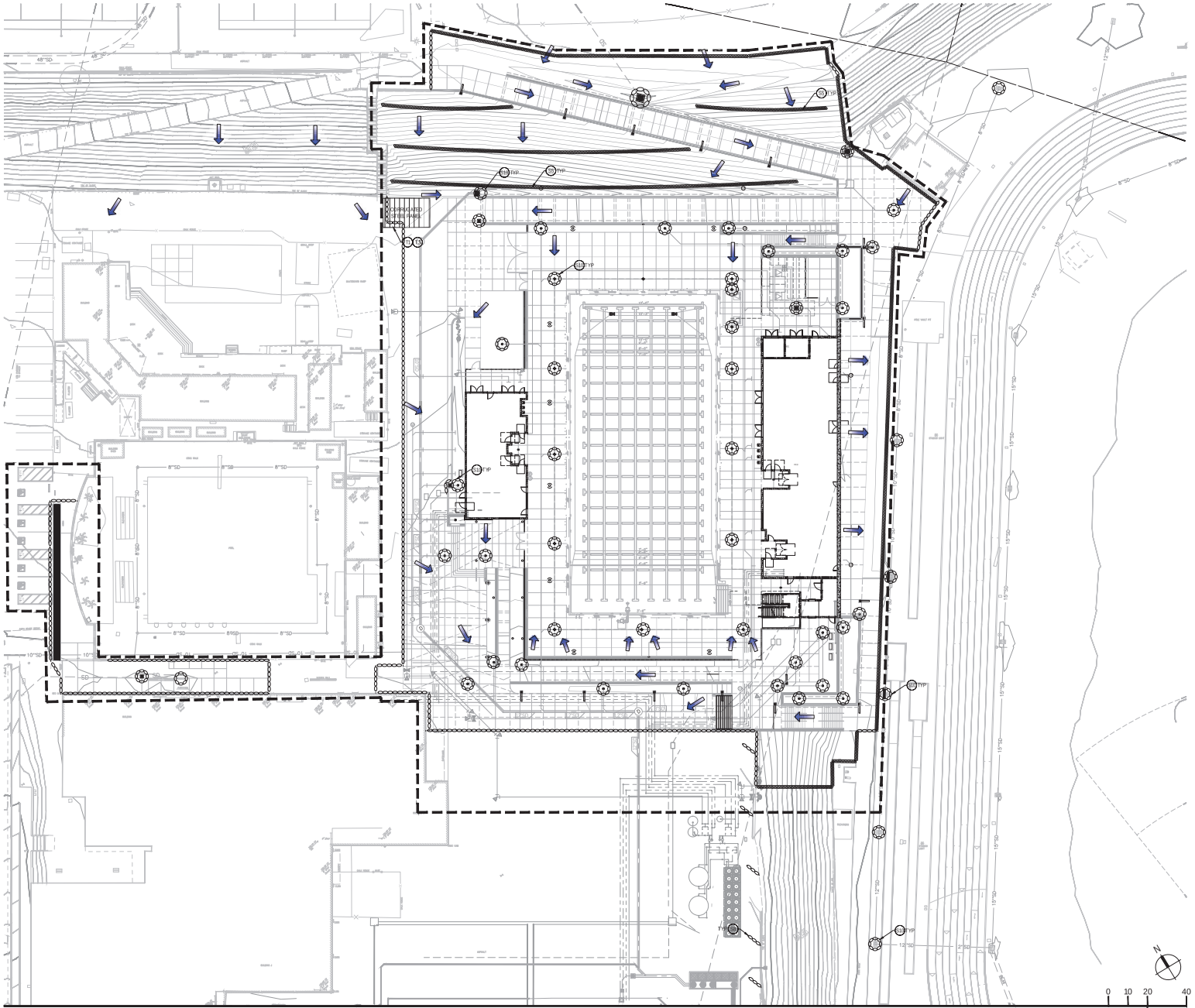
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HORIZONTAL CONTROL, PAVING, STRIPING, AND SIGNAGE PLAN

3-C5.01



EROSION CONTROL PLAN

EROSION CONTROL NOTES

-SEE SHEET C0.01 FOR EROSION / SEDIMENT CONTROL NOTES AND BMP MAINTENANCE NOTES.

-ALL BMPS PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA)(UNLESS NOTED OTHERWISE) AND ARE AVAILABLE AT www.casqa.org)

-FOR BMPS NOT SPECIFICALLY CALLED OUT IFER PLAN, COORDINATE WITH THE QSP REGARDING APPLICATION AND LOCATIONS FOR USE.

-AT THE COMPLETION OF PROJECT, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION BMPS FROM SITE AND DISPOSE IN A LEGAL MANNER.

LEGEND

SYMBOL	DESCRIPTION
	GRAVEL BAGS AND/OR SANDBAGS PER BMP KEYNOTES
	FIBER ROLL
	SILT FENCE
	APPROXIMATE LIMITS OF WORK
	FLOW DIRECTION

EROSION CONTROL BMPs:

KEY NOTE	DESCRIPTION
EC1	EC-1, SCHEDULING
EC2	EC-2, PRESERVATION OF EXISTING VEGETATION
EC3	EC-3, HYDRAULIC MULCH
EC4	EC-4, HYDROSEEDING
EC5	EC-5, SOIL BINDERS
EC6	EC-6, STRAW MULCH
EC7	EC-7, GEOTEXTILES AND MATS
EC15	EC-15, SOIL PREPARATION/ROUGHENING

SEDIMENT CONTROL BMPs:

SE1	SE-1, SILT FENCE
SE5	SE-5, FIBER ROLLS
SE6	SE-6, GRAVEL BAG BERM
SE7	SE-7, STREET SWEEPING AND VACUUMING
SE8	SE-8, SANDBAG BARRIER
SE10	SE-10, STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPs:

TC1	TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC3	TC-3, ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT CONTROL BMPs:

NS1	NS-1, WATER CONSERVATION PRACTICES
NS3	NS-3, PAVING AND GRINDING OPERATIONS
NS6	NS-6, ILLICIT CONNECTION/DISCHARGE
NS7	NS-7, POTABLE WATER/IRRIGATION
NS8	NS-8, VEHICLE AND EQUIPMENT CLEANING
NS9	NS-9, VEHICLE AND EQUIPMENT FUELING
NS12	NS-12, CONCRETE CURING
NS13	NS-13, CONCRETE FINISHING
SC10	SC-10, NON-STORMWATER DISCHARGES

WIND EROSION CONTROL BMPs:

WE1	WE-1, WIND EROSION CONTROL

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs:

WM1	WM-1, MATERIAL DELIVERY AND STORAGE
WM2	WM-2, MATERIAL USE
WM3	WM-3, STOCKPILE MANAGEMENT
WM4	WM-4, SPILL PREVENTION AND CONTROL
WM5	WM-5, SOLID WASTE MANAGEMENT
WM6	WM-6, HAZARDOUS WASTE MANAGEMENT
WM7	WM-7, CONTAMINATED SOIL MANAGEMENT
WM8	WM-8, CONCRETE WASTE MANAGEMENT
WM9	WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM10	WM-10, LIQUID WASTE MANAGEMENT

STORM WATER STORAGE OR CONTAINMENT

W#	STORMWATER STORAGE (E.G. BIORETENTION) OR CONTAINMENT (E.G. CISTERN)

DISCHARGE LOCATIONS

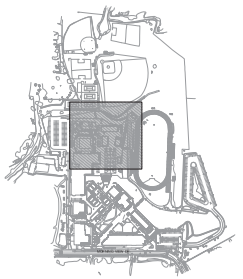
D#	DISCHARGE LOCATION

SAMPLING LOCATIONS

B#	POLLUTANT SAMPLE LOCATION - BACKGROUND SAMPLE
C#	POLLUTANT SAMPLE LOCATION - CONTRACTORS YARD
S#	POLLUTANT SAMPLE LOCATION - SITE
R#	POLLUTANT SAMPLE LOCATION - RUN-ON

NOTE:
THE SAMPLE LOCATIONS SHOWN ARE THE MINIMUM REQUIREMENT FOR THE PROJECT SITE AND RISK LEVEL 3. SAMPLE LOCATIONS MAY BE RELOCATED IF FIELD CONDITIONS WILL NOT ALLOW FOR SATISFACTORY SAMPLING. ANY ADJUSTMENTS TO SAMPLING LOCATIONS MUST MEET THE INTENDED PURPOSE ORIGINALLY DESIGNATED FOR THAT LOCATION AND MUST BE DOCUMENTED WITH A SWPPP AMENDMENT FORM.

KEY MAP



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R.C.E. 68369
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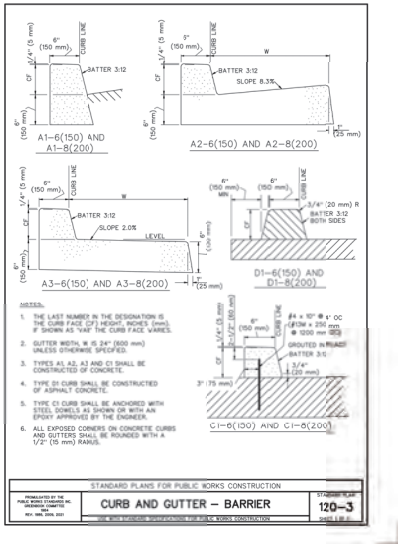
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EROSION CONTROL PLAN

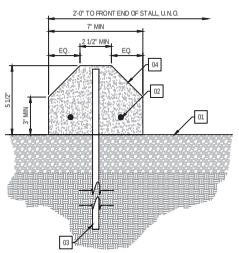
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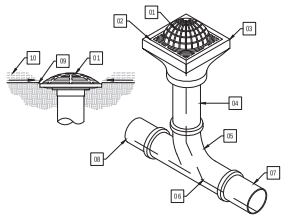
01 1 1/2" RADIUS (TYP)
02 MOUNT SIGNS WITH (2) 5/16" DIA CARRIAGE BOLTS WITH PEENED THREADS.
03 1/2" WIDE WHITE BORDER (TYP)
04 CA MUTCD R99C (CA)
05 2" MIN. WHITE LETTERS (TYP)
06 PROVIDE THIS SIGN @ VAN ACCESSIBLE STALL ONLY
07 CA MUTCD R7-8
08 2" DIAMETER 12 GAUGE GALVANIZED STEEL POST WITH CAP. EMBED 33" INTO 12" DIA x 36" DEEP CONCRETE FOOTING.

ACCESSIBLE PARKING SIGN — NTS — 22

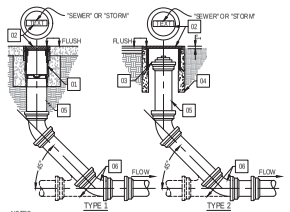


01 FINISHED SURFACE
02 (2) #3 REBAR CONTINUOUS TYP
03 #4 x 18" REBAR AT EACH END
04 PRE-CAST CONC. WHEEL STOP 4'-0" LONG AT SINGLE STALL, 6'-0" LONG AT STALLS SHARED

PRE-CAST CONCRETE WHEEL STOP — NTS — 18



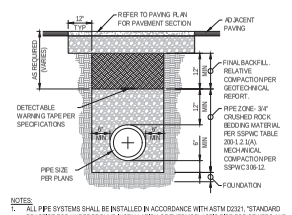
ACCESSIBLE PARKING STALLS — NTS — 16



NOTES:
- CLEANOUT TYPE 1 TO BE INSTALLED IN ALL CONCRETE PAVEMENT AND PEDESTRIAN HARDSCAPE AREAS. LID SHALL BE INSTALLED FLUSH WITH FINISHED SURFACE. PROVIDE PCC COLLAR BELOW HARDSCAPE PER MANUFACTURES REQUIREMENTS.
- CLEANOUT TYPE 2 TO BE INSTALLED IN ASPHALT PAVEMENT AND PLANTED AREAS. CLEANOUT RIM TO BE INSTALLED FLUSH WITH FINISHED SURFACE OF AC PAVING OR 1" ABOVE FINISHED GRADE IN PLANTER AREAS AS APPLIES.

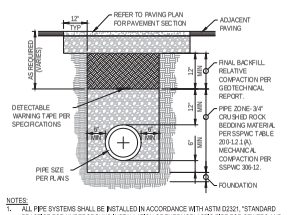
01 ZURN ZN-1400-HD-SMG OR APPROVED EQUAL
02 CLEANOUT LID WITH "SEWER" OR "STORM"
03 SOLVENT WELD X F.I.P.T. COUPLING WITH IN.I.P.T. PLUG WITH WALE SQUARE NUT.
04 BROOKS 1-RT CLEANOUT OR APPROVED EQUAL
05 PIPE SIZE PER PLAN
06 WYE FITTING AT LINE CLEANOUT. 45° ELBOW AT TERMINAL CLEANOUT

CLEANOUT — NTS — 12



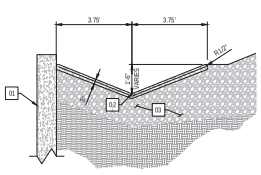
NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. IF UNSTABLE FOUNDATION SOILS ENCOUNTERED, THE GEOTECHNICAL FIELD INSPECTOR SHALL DETERMINE OVEREXCAVATION DEPTH AND FOUNDATION RE-FILL MATERIAL.
3. CONTRACTOR SHALL PROVIDE HAND EXCAVATED "BELL HOLE" FOR EACH PIPE JOINT SO THAT THE WEIGHT OF PIPE DOES NOT BEAR ON THE BELL. CONTRACTOR SHALL RE-FILL AND HAND-TAMP EACH "BELL HOLE" PRIOR TO COMPLETING THE PLACEMENT OF PIPE BEDDING.
4. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED BY GEOTECHNICAL REPORT, FILTER FABRIC IF USED SHALL SATISFY THE REQUIREMENTS FOR A TYPE 180N, NONWOVEN GEOTEXTILE PER SSPWC 213-2 (LATEST EDITION).

PIPE TRENCH - SEWER — NTS — 08



NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. IF UNSTABLE FOUNDATION SOILS ENCOUNTERED, THE GEOTECHNICAL FIELD INSPECTOR SHALL DETERMINE OVEREXCAVATION DEPTH AND FOUNDATION RE-FILL MATERIAL.
3. CONTRACTOR SHALL PROVIDE HAND EXCAVATED "BELL HOLE" FOR EACH PIPE JOINT SO THAT THE WEIGHT OF PIPE DOES NOT BEAR ON THE BELL. CONTRACTOR SHALL RE-FILL AND HAND-TAMP EACH "BELL HOLE" PRIOR TO COMPLETING THE PLACEMENT OF PIPE BEDDING.
4. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED BY GEOTECHNICAL REPORT, FILTER FABRIC IF USED SHALL SATISFY THE REQUIREMENTS FOR A TYPE 180N, NONWOVEN GEOTEXTILE PER SSPWC 213-2 (LATEST EDITION).

PIPE TRENCH - STORM DRAIN — NTS — 04



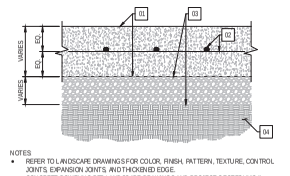
NOTES:
REINFORCING SHALL BE 6" X 6" - W 1.4 X W 1.4 WWM OR ENGINEER APPROVED EQUAL. REINFORCEMENT SHALL LIH AVE MINIMUM 1" CLEAR COVER AND SHALL BE PROPERLY FIXED AND SUPPORTED DURING PLACEMENT OF CONCRETE.

01 RETAINING WALL PER PLAN
02 FLOW LINE PER PLAN
03 SUBGRADE PREPARATION PER GEOTECHNICAL ENGINEER RECOMMENDATIONS

VALLEY GUTTER — NTS — 15

01 12" SQUARE BLACK ATRIUM GRATE, NDS PART NO. 1219 OR APPROVED EQUAL
02 TG ELEVATION PER PLAN
03 12" NDS PART NO. 1230 AND 1243 OR APPROVED EQUAL
04 4" PVC SDR 35 RISER
05 WYE FITTING
06 INVERT ELEVATION PER PLAN
07 STORM DRAIN PER PLAN
08 PLUG IF AT END OF RUN
09 GRATE RIM FLUSH WITH FINISHED GRADE UNLESS NOTED OTHERWISE
10 MATERIAL PER LANDSCAPE PLANS

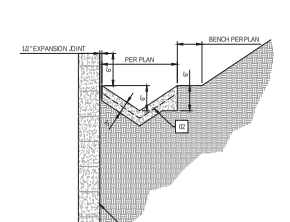
12" SQUARE ATRIUM PLANTER DRAIN — NTS — 14



NOTES
- REFER TO LANDSCAPE DRAWINGS FOR COLOR, RINSH, PATTERN, TEXTURE, CONTROL JOINTS, EXPANSION JOINTS, AND THICKENED EDGE.
- CONCRETE DOWELING PER LANDSCAPE DRAWINGS AND PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS.
- DO NOT ALLOW CONCRETE OVER-POUR INTO ADJACENT PLANTERS.
- MINIMUM CONCRETE STRENGTH PER SPECIFICATION SECTION 321313

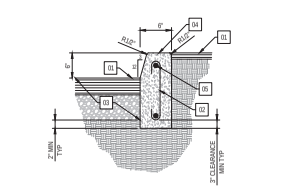
01 CONCRETE PAVING PEDESTRIAN: 6" THICK VEHICULAR: 7" THICK
02 REDESTRIAN: #4 @ 18" OC EACH WAY VEHICULAR: #4 @ 1.0" OC EACH WAY
03 COMPACTED BASE COURSE PEDESTRIAN: 4" THICK VEHICULAR: 6" THICK
04 SUBGRADE PREPARATION PER PROJECT GEOTECHNICAL REPORT

CONCRETE PAVEMENT — NTS — 11



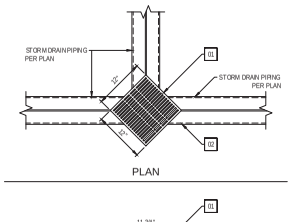
01 RETAINING WALL/CURB PER PLAN
02 6" x 6" - W1.4 x W1.4 WWM
03 FINISHED SURFACE / RINISHED GRADE
04 (2) #4 REBAR CONTINUOUS TYP
05 #3 REBAR @ 36" OC
06 PAVEMENT SECTION PER PLAN

PIPE TRENCH - WATER — NTS — 07



NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING", LATEST EDITION.
2. 36" MINIMUM COVER REQUIRED FOR INSTALLATIONS UNDER HARDSCAPE. 30" MINIMUM COVER FOR INSTALLATIONS UNDER PLANTED AREAS.
3. IF UNSTABLE FOUNDATION SOILS ENCOUNTERED, THE GEOTECHNICAL FIELD INSPECTOR SHALL DETERMINE OVEREXCAVATION DEPTH AND FOUNDATION RE-FILL MATERIAL.
4. CONTRACTOR SHALL PROVIDE HAND EXCAVATED "BELL HOLE" FOR EACH PIPE JOINT SO THAT THE WEIGHT OF PIPE DOES NOT BEAR ON THE BELL. CONTRACTOR SHALL RE-FILL AND HAND-TAMP EACH "BELL HOLE" PRIOR TO COMPLETING THE PLACEMENT OF PIPE BEDDING.

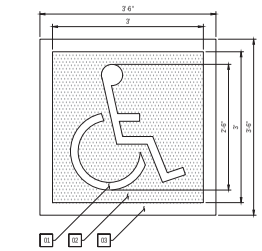
PIPE TRENCH - WATER — NTS — 07



NOTES:
- EXPANSION JOINTS AND CONTROL JOINTS PER SSPWC SECTION 303-5 SHALL BE PLACED IN CURB ALIGNED WITH HARDSCAPE JOINTING PER LANDSCAPE DRAWINGS (EXCEPTION: CONTROL JOINTS SHALL BE MAXIMUM 10.0' INTERVALS).

01 FINISHED SURFACE / FINISHED GRADE
02 #3 REBAR @ 36" OC
03 PAVEMENT SECTION PER PLAN
04 SLOPE 1/4" PER FOOT
05 (2) #4 REBAR CONTINUOUS TYP

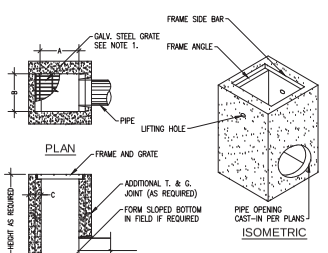
VERTICAL CURB — NTS — 03



01 2" WIDE WHITE REFLECTORIZED PAINT STRIPING, PER CBC FIGURE 118-703.7.2.1
02 PAINT BACKGROUND BLUE CONFORMING TO FEDERAL STANDARD 595 C COLOR FS 15090
03 3" WIDE WHITE BORDER REFLECTORIZED PAINT STRIPING

NOTES:
A. STENCIL ONE SYMBOL ONTO PARKING SURFACE IN EACH ACCESSIBLE STALL.
B. LOCATE PER ACCESSIBLE PARKING STALL DETAIL.
C. ALL LINES WHITE ON BLUE BACKGROUND.

INTERNATIONAL SYMBOL OF ACCESSIBILITY — NTS — 21



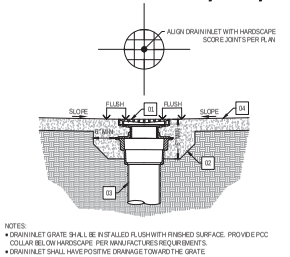
OLDCASTLE PRECAST GROUP OR EQUIVALENT DROP INLET TABLE

MODEL No.	CPC MODEL REF.	A		B		C	
		IN	MM	IN	MM	IN	MM
CB1212TE	EK	12	300	12	300	4	100
CB1818TE	CK	18	450	18	450	5	125
CB1824TE	1K×	18	450	24	600	5	125
CB2424TE	2K	24	600	24	600	5	125
CB2430TE	3K	24	600	30	750	5	125
CB3030TE	5K	30	750	30	750	6	150
CB2436TE	1L	24	600	36	900	6	150
CB3636TE	1M	36	900	36	900	6	150
CB2448TE	2L	24	600	48	1200	6	150
CB3648TE	3M	36	900	48	1200	6	150
CB4848TE	1R	48	1200	48	1200	6	150

NOTES:
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF.
2. 1" MAX. GRATE OPENINGS IN PATH–OF–TRAVEL IN ALL DIRECTIONS WHERE PATH–OF–TRAVEL IS MULTI–DIRECTIONAL.

OLDCASTLE PRECAST PRECAST (www.oldcastleprecast.com) DRAIN INLET W–IN–12 OR EQUIVALENT

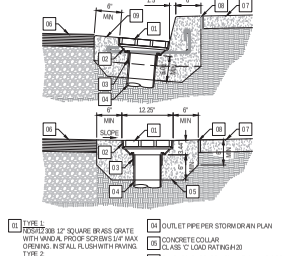
CONCRETE CATCH BASIN — NTS — 13



NOTES:
- DRAIN INLET GRATE SHALL BE INSTALLED FLUSH WITH FINISHED SURFACE. PROVIDE PCC COLLAR BELOW HARDSCAPE. PER MANUFACTURES REQUIRMENTS.
- DRAIN INLET SHALL HAVE POSITIVE DRAINAGE TOWARD THE GRATE.
- DRAIN INLET OPENINGS SHALL BE P MAX IN ALL DIRECTIONS.

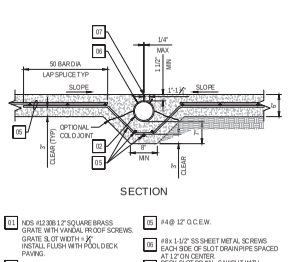
01 9" DIAMETER ZURN ZN-419N-DG
02 6" MIN CONCRETE COLLAR
03 4" PVC SDR 35 OUTLET
04 FINISHED SURFACE PCC PAVING PER PLAN

V-GUTTER AT RETAINING WALL — NTS — 10



01 TYPE 1 NEENAH R-3608-3 12" SQUARE BRASS GRATE WITH VANDAL PROOF SCREWS 1/4" MAX OPENING. INSTALL FLUSH WITH PAVING. TYPE 2 NDS CAST IRON GRATE INSTALL FLUSH 12" SQUARE PART NO. 1213
02 NDS LOW PROFILE ADAPTER 12" SQUARE PART NO. 1230
03 NDS UNIVERSAL ADAPTER PART NO. 1243 - 3" OR 4" OUTLET PART NO. 1245 - 3" OR 4" OFFSET OUTLET PART NO. 1265 - 6" OUTLET PART NO. 1818 - 8" OUTLET
04 OUTLET PIPE PER STORM DRAIN PLAN
05 CONCRETE COLLAR CLASS "C" LOAD RATING H-20
06 FINISHED SURFACE ASPHALT PAVING PER PLAN
07 FINISHED SURFACE CONCRETE PAVING PER PLAN
08 EXPANSION JOINT AT CONCRETE PAVING SEE DETAIL 02 SHEET LS.01.
09 MODIFIED DEPTH CONCRETE CURB AND GUTTER SEE GREENBOOK STD. DETAIL 120-1, THIS SHEET

NDS DRAIN INLET — NTS — 05



01 NDS #1230 12" SQUARE BRASS GRATE WITH VANDAL PROOF SCREWS. GRATE SLOT WIDTH = 3/8". INSTALL FLUSH WITH POOL DECK PAVING.
02 6" SCH 40 PVC PIPE
03 NDS #1225 12"x12" SUMP BOX (FOR FORM)
04 6" PVC SDR 35 STORM DRAIN OUTLET
05 #4 @ 12" O.C.E.W.
06 #8 x 1-1/2" SS SHEET METAL SCREWS EACH SIDE OF SLOT DRAIN PIPE SPACED AT 12" ON CENTER
07 DECK SLOT DRAIN. SAWCUT WITH DOUBLE BLADE 1/4" TOTAL WIDTH. EASE EXPOSED EDGES 1/4" MAX RADIUS.

POOL DECK SLOT DRAIN — NTS — 01

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

REGISTERED PROFESSIONAL ENGINEER — R.C.E. 68369 EXP. 9-30-27 — CIVIL — STATE OF CALIFORNIA

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INCREMENT 03
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Malibu, CA 90265
Developed for SMMUSD

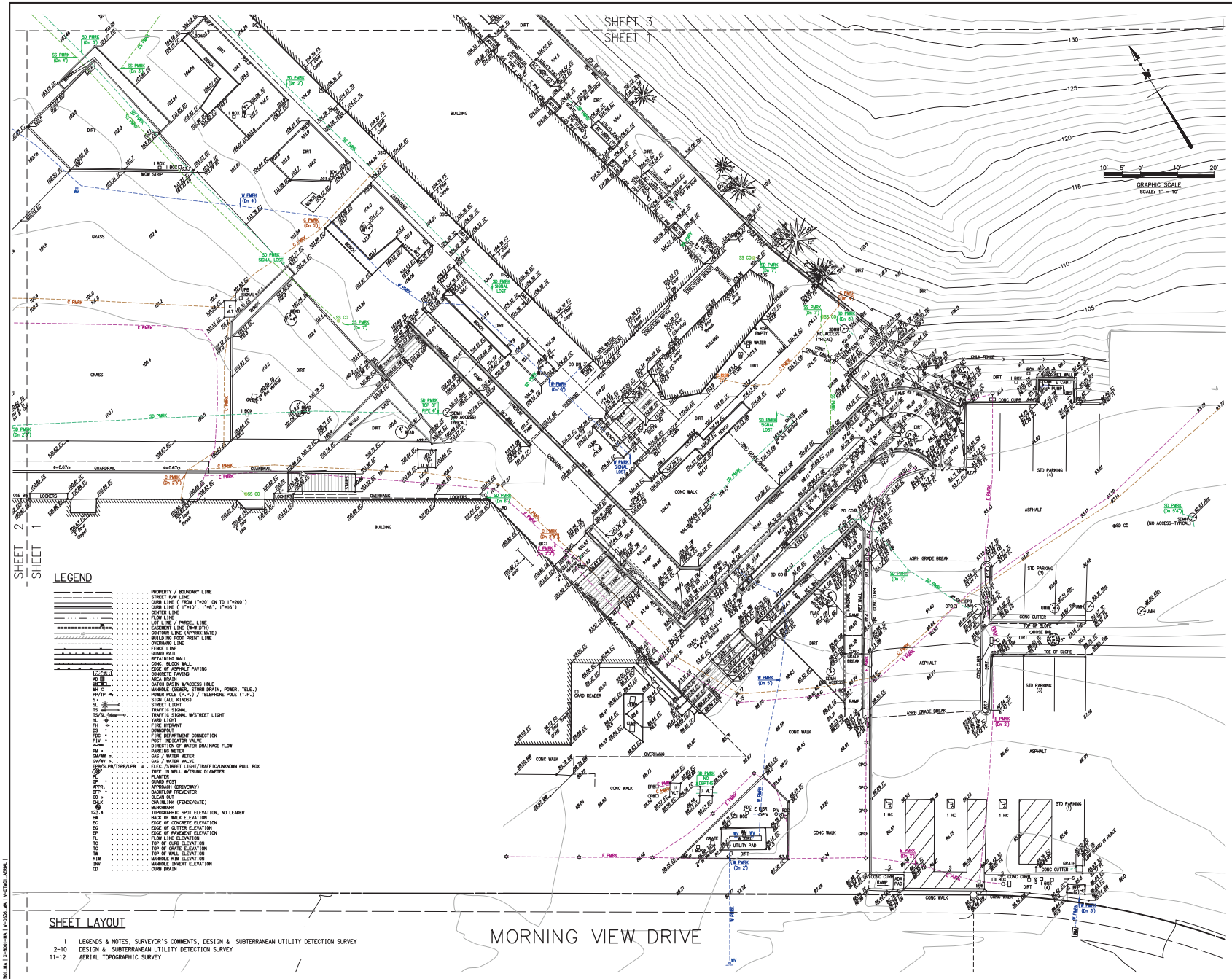
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50% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026
DSA SUBMITTAL	04/17/2026
DSA SUBMITTAL	06/12/2026

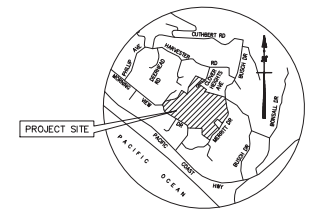
Revision	Date

Job Number	31722
Checked By	RR
Scale	AS NOTED

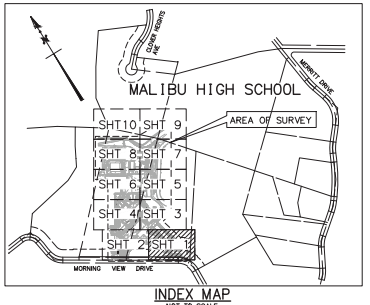
DETAILS

3-C7.01





VICINITY MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

- PROPERTY / BOUNDARY LINE
- STREET R/W LINE
- CURB LINE (FROM 1"=20' ON TO 1"=200')
- CURB LINE (1"=10', 1"=8', 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- FENCE LINE
- GUARD RAIL
- RETAINING WALL
- CONC. BLOCK WALL
- EDGE OF ASPHALT PAVING
- CONCRETE PAVING
- AD AREA DRAIN
- CB CATCH BASIN W/ACCESS HOLE
- MH MANHOLE (SEWER, STORM DRAIN, POWER, TELE.)
- PP/TP POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
- SIGN (ALL KINDS)
- STREET LIGHT
- TRAFFIC SIGNAL
- TS/SL TRAFFIC SIGNAL W/STREET LIGHT
- YARD LIGHT
- FH FIRE HYDRANT
- DS DOWNSPOUT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- DIRECTION OF WATER DRAINAGE FLOW
- PM PARKING METER
- GM/WM GAS / WATER METER
- GV/WV GAS / WATER VALVE
- ELEC/STRLT/SPB/TSPB/UPB ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
- TREE TREE IN WELL W/TRUNK DIAMETER
- PLANTING
- GUARD POST
- APPROACH (DRIVEWAY)
- BFP BACKFLOW PREVENTER
- CO CLEAN OUT
- CHAIN LINK (FENCE/GATE)
- BENCHMARK
- 123.4 TOPOGRAPHIC SPOT ELEVATION, NO LEADER
- BW BACK OF WALK ELEVATION
- EC EDGE OF CONCRETE ELEVATION
- EG EDGE OF GUTTER ELEVATION
- EP EDGE OF PAVEMENT ELEVATION
- FL FLOW LINE ELEVATION
- TC TOP OF CURB ELEVATION
- TG TOP OF GRATE ELEVATION
- TW TOP OF WALL ELEVATION
- RIM MANHOLE RIM ELEVATION
- INV MANHOLE INVERT ELEVATION
- CD CURB DRAIN

SHEET LAYOUT

1	LEGENDS & NOTES, SURVEYOR'S COMMENTS, DESIGN & SUBTERRANEAN UTILITY DETECTION SURVEY
2-10	DESIGN & SUBTERRANEAN UTILITY DETECTION SURVEY
11-12	AERIAL TOPOGRAPHIC SURVEY

COMMENTS:

BOUNDARY LINES. . . . . WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS. SEE PSOMAS MAP "BOUNDARY SURVEY" JOB NO. 1SAN080102 TASK 100, 116 FOR BOUNDARY ESTABLISHMENT.

LEGAL DESCRIPTION . . . . . SEE PSOMAS MAP "BOUNDARY SURVEY" JOB NO. 1SAN080102 TASK 100, 116 FOR LEGAL DESCRIPTION.

TITLE REPORT . . . . . FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 3029743 (60), DATED SEPTEMBER 18, 2009.

EASEMENTS . . . . . NOT SHOWN ON THIS SURVEY. SEE PSOMAS MAP "AERIAL TOPOGRAPHIC SURVEY, UTILITY LOCATIONS AND EASEMENT EXHIBIT", JOB NO. 1SAN080102 TASK 100 FOR EASEMENTS.

HORIZONTAL CONTROL . . . . STATE PLANE COORDINATES, CALIFORNIA COORDINATE SYSTEM ZONE 5 BASED ON NAD83 (CORS96) (EPOCH: 2002.0000) REFERENCE FRAME. THE HORIZONTAL COORDINATE VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS THAT WERE POST-PROCESSED USING ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE US NATIONAL GEODETIC SURVEY.

VERTICAL CONTROL . . . . . VERTICAL VALUES ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FOLLOWING US NATIONAL GEODETIC SURVEY BENCHMARKS: EW4180, EW1593, EW6821, EW4188, EW4106, EW4113, EW4205, EW4212; AE1725, AE1722. SEE SHEET 1 OF SEE PSOMAS MAP "AERIAL TOPOGRAPHIC SURVEY, UTILITY LOCATIONS AND EASEMENT EXHIBIT", JOB NO. 1SAN080102 TASK 100 FOR THE BENCHMARK DESCRIPTION.

TOPOGRAPHY . . . . . BY GROUND SURVEY METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

UTILITIES . . . . . VISIBLE SIGNS OF UNDERGROUND UTILITIES ARE BASED ON DATA COLLECTED BY THE FIELD CREW.

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES OVER LIMITED AREAS OF THE SCHOOL CAMPUS

1. BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
2. THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

PAINT MARKS: (DEPTHS)

- SS PMRK (Dn =XX.XX' VARIES) . . . . . SANITARY SEWER
- SD PMRK (Dn =XX.XX' VARIES) . . . . . STORM DRAIN
- W PMRK (Dn =XX.XX' VARIES) . . . . . WATER LINE
- G PMRK (Dn =XX.XX' VARIES) . . . . . GAS LINE
- E PMRK (Dn =XX.XX' VARIES) . . . . . ELECTRICAL LINE
- C PMRK (Dn =XX.XX' VARIES) . . . . . COMMUNICATION LINE
- U PMRK (Dn =XX.XX' VARIES) . . . . . UNKNOWN UTILITY LINE
- Dn . . . . . DEPTH (PER GROUND PENETRATION RADAR)
- SURF . . . . . SURFACE GRADE

* DEPTHS ARE MEASURED FROM SURFACE GRADE TO TOP OF UNDERGROUND UTILITY PIPE.

PROFESSIONAL LAND SURVEYOR — DANIEL L RAWE — No. 9425 — STATE OF CALIFORNIA
6/12/2024

CJG			
CJG			
DLR			

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106, EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

ELEVATIONS

PSOMAS
865 South Figueroa Street, Suite 3200
Los Angeles, CA 90017
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

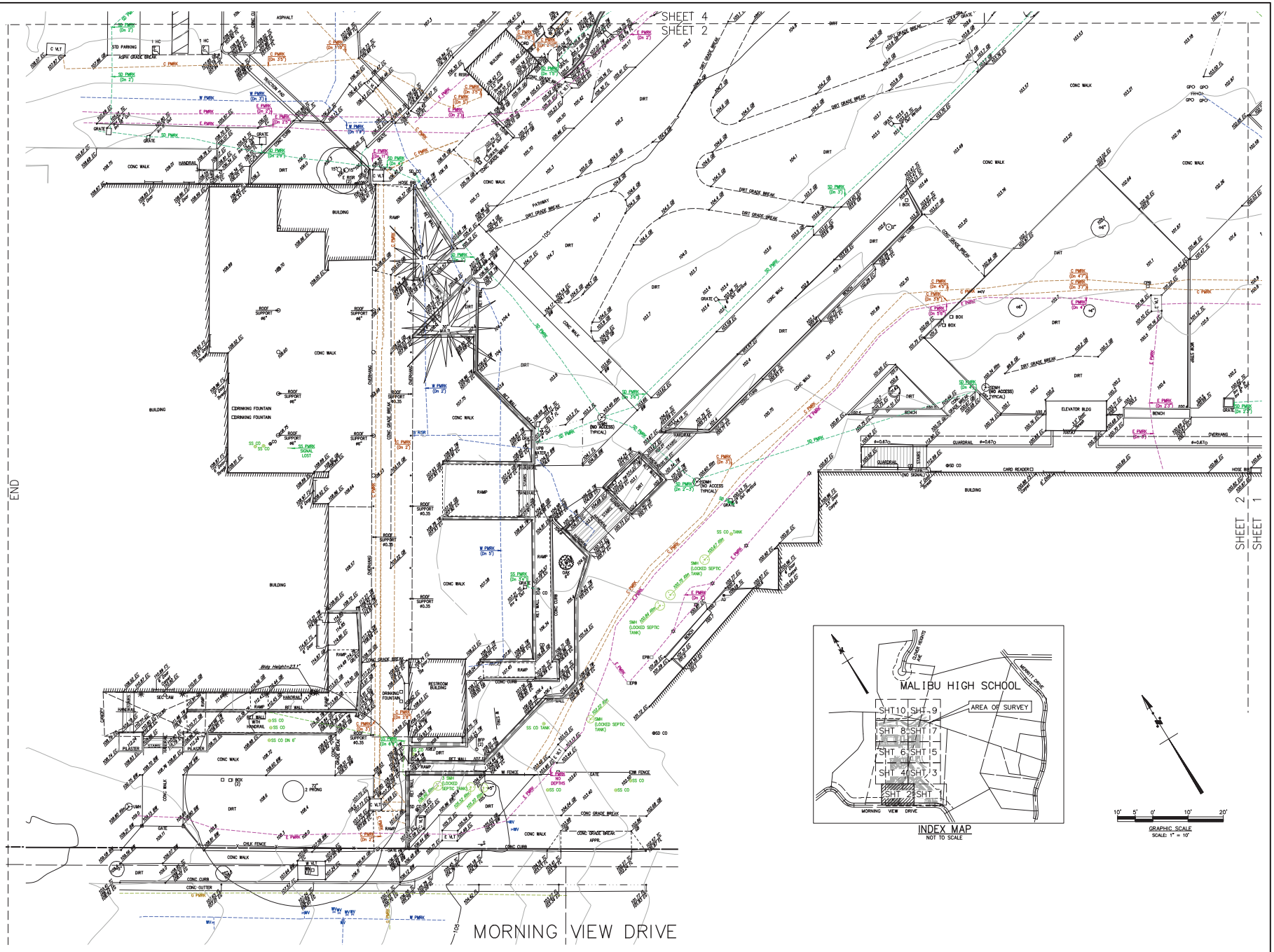
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MAY 25, 2024
SCALE: 1" = 10'
JOB NO: 1SAN080143
SHEET: 1 of 12



DANIEL L RAHE
No. 9435
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CJG	
CJG	
DLR	

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

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865 South Figueroa Street, Suite 3200
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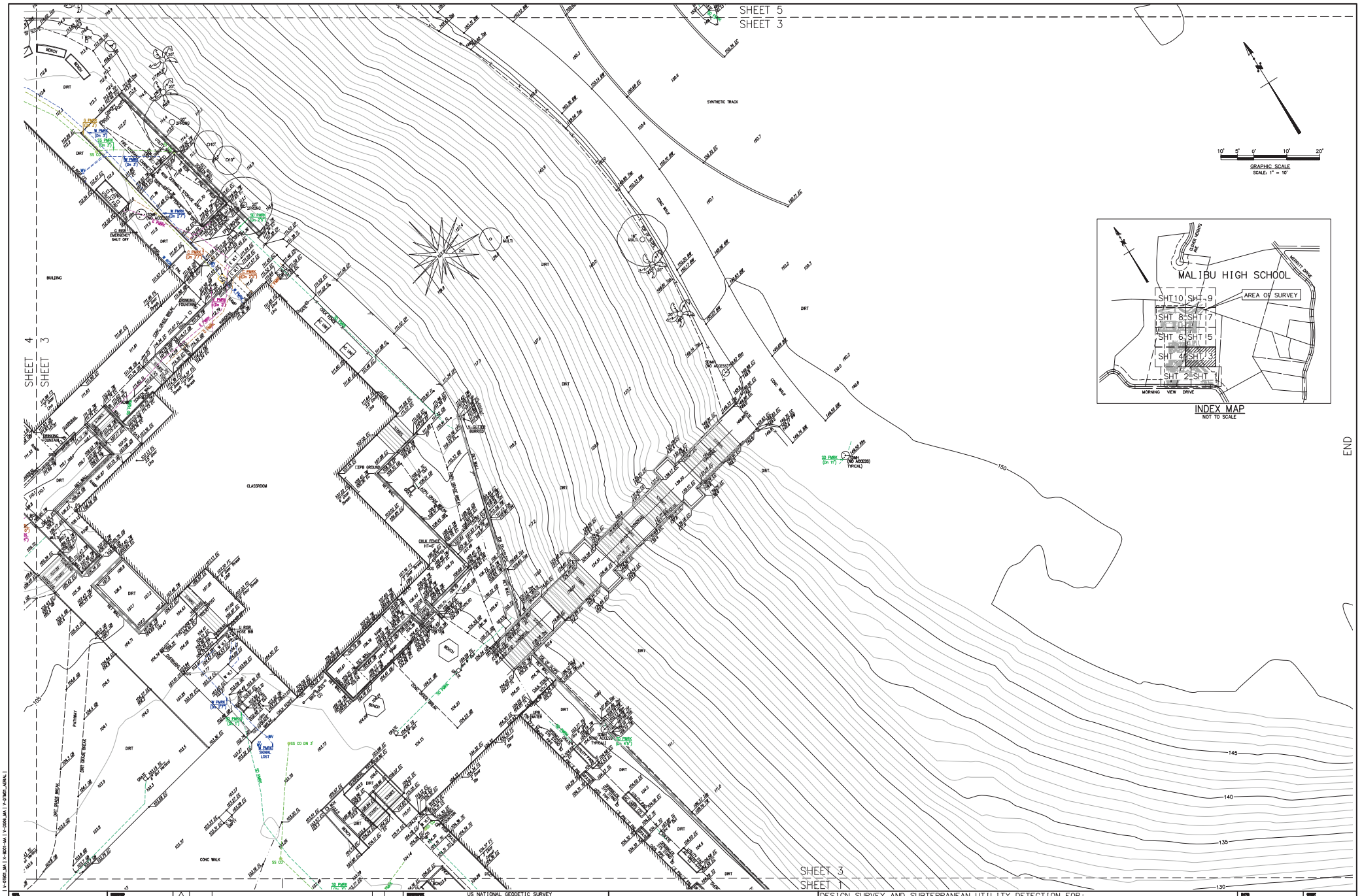
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 10'
PROJECT NO.	1SAN080143
SHEET	2
OF	12



DANIEL L. RAHE
No. 9425
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CJG		
CJG		
DLR		

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106, EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

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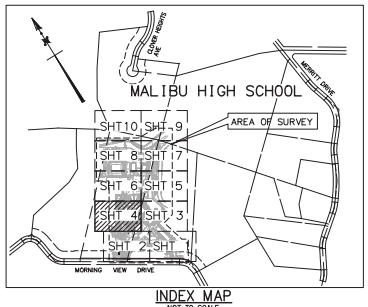
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 10'
PROJECT NUMBER	1SAN080143
SHEET	3
OF	12



INDEX MAP
NOT TO SCALE

10' 5' 0' 10' 20'

GRAPHIC SCALE
SCALE: 1" = 10'

SHEET 6
SHEET 4

END

SHEET 4
SHEET 3

SHEET 4
SHEET 2

DANIEL L. RAHE
No. 9435
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CJG		
CJG		
DLR		

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

ELEVATIONS

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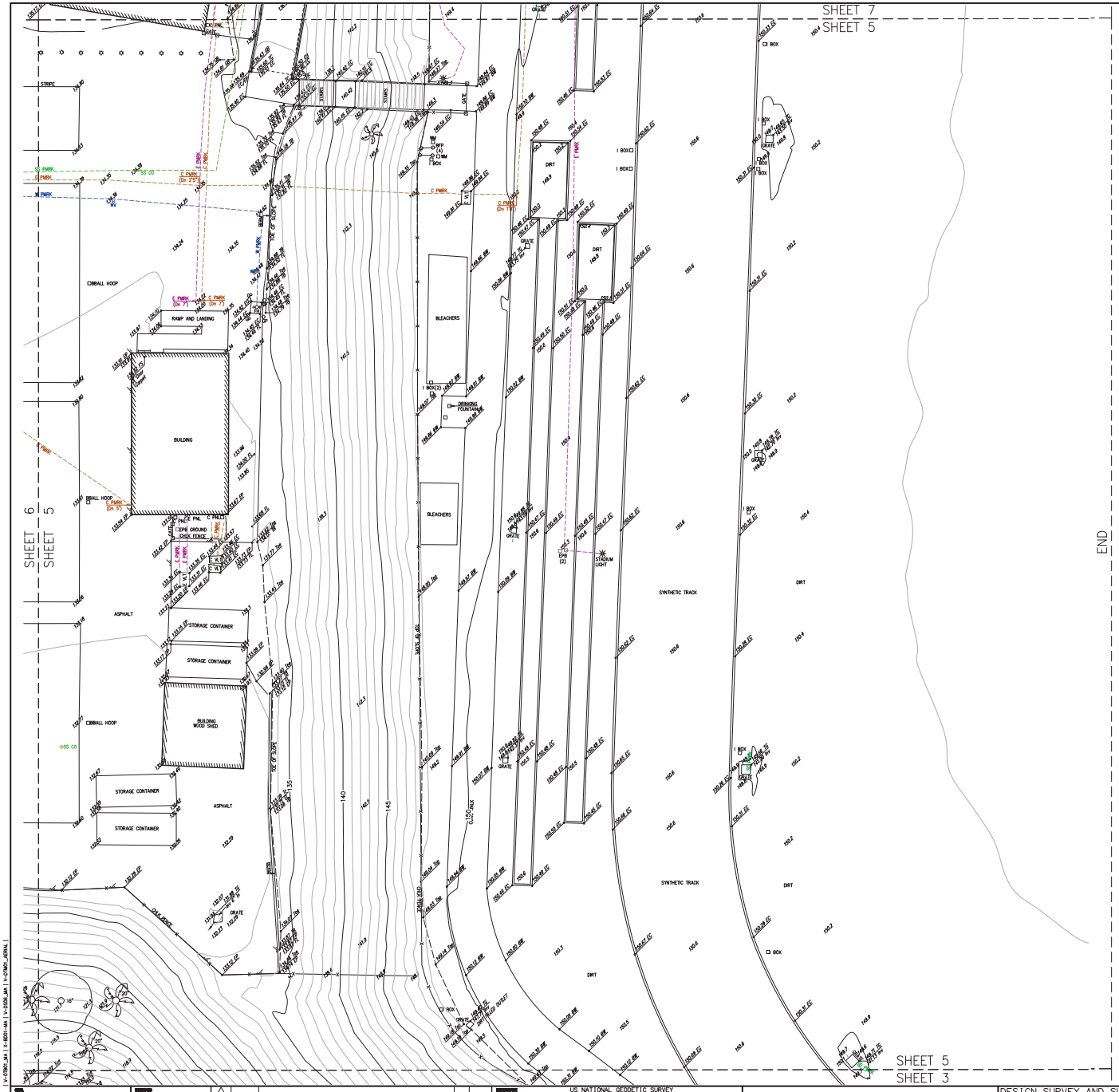
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 10'
JOB NO.	1SAN080143
SHEET	4
OF	12



INDEX MAP
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1" = 10'

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAWE
No. 9425
STATE OF CALIFORNIA

CJG	
CJG	
DLR	

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

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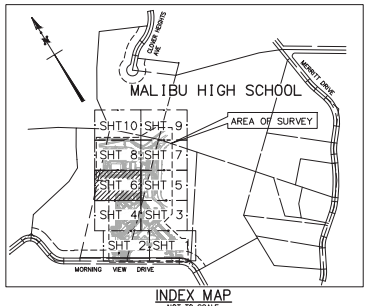
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 10'
JOB NO.	1SAN080143
SHEET	5
OF	12



INDEX MAP
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1" = 10'

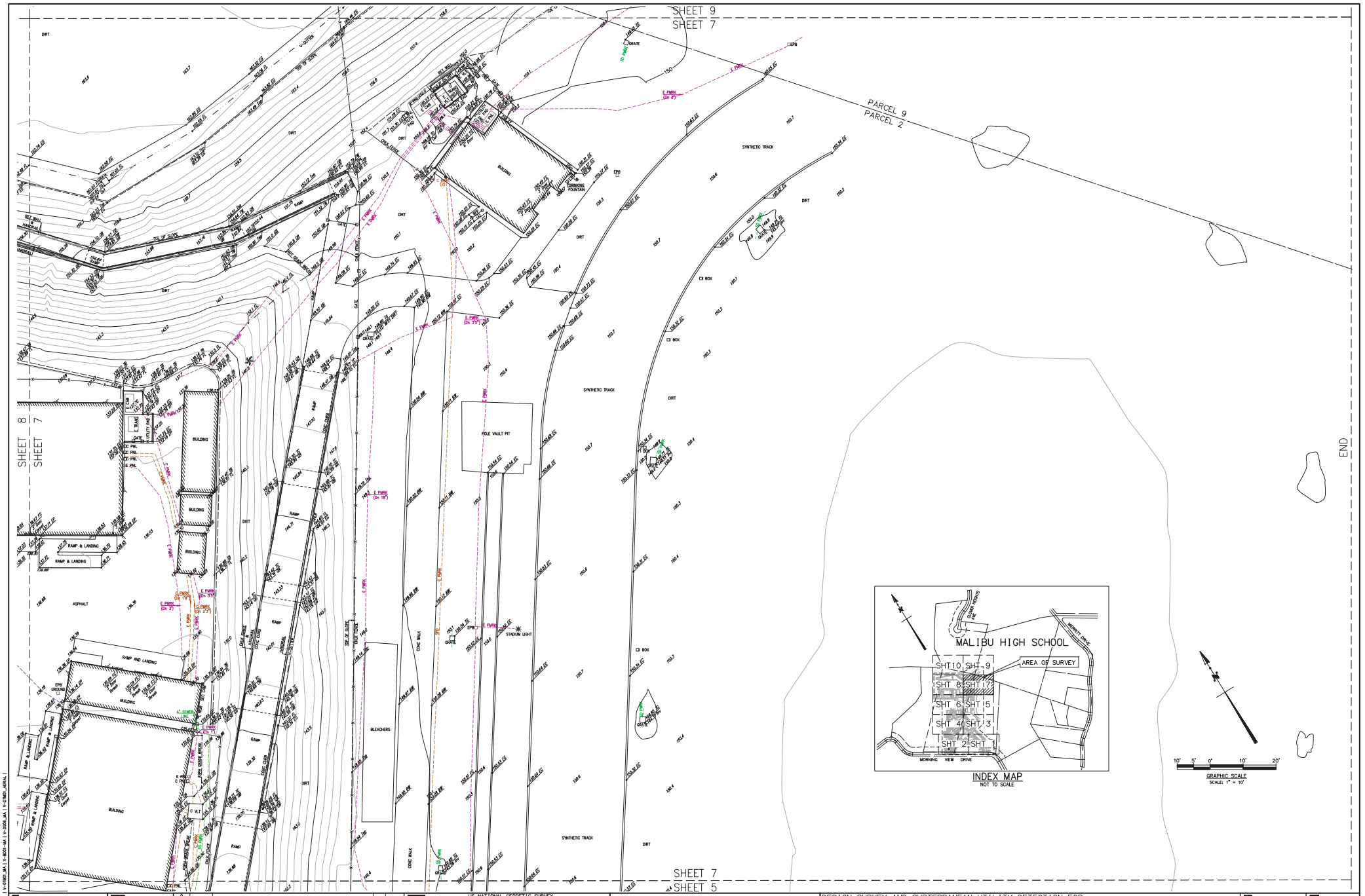
SHEET 8
SHEET 6
SHEET 6
SHEET 5
SHEET 6
SHEET 4
END

CJG		US NATIONAL GEODETIC SURVEY PID NO: EW4180, EW1593, EW6821, EW4188, EW4106, EW 4113, EW4205, EW4212, AE1725, AE1722 NAVD 88 DATUM SEE DESCRIPTION ON SHEET 1	DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR: SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT MALIBU HIGH SCHOOL IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA
CJG			DATE: MAY 25, 2024 SCALE: 1" = 10' SHEET: 6 JOB NO: 1SAN080143 OF: 12
DLR			

DANIEL L. RAHE
No. 9435
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

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I:\V-0180_MA \ X-ADD-MA \ V-0506_MA \ V-0180_AERIAL \



DANIEL L RAHE
No. 9435
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CJG	
CJG	
DLR	

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

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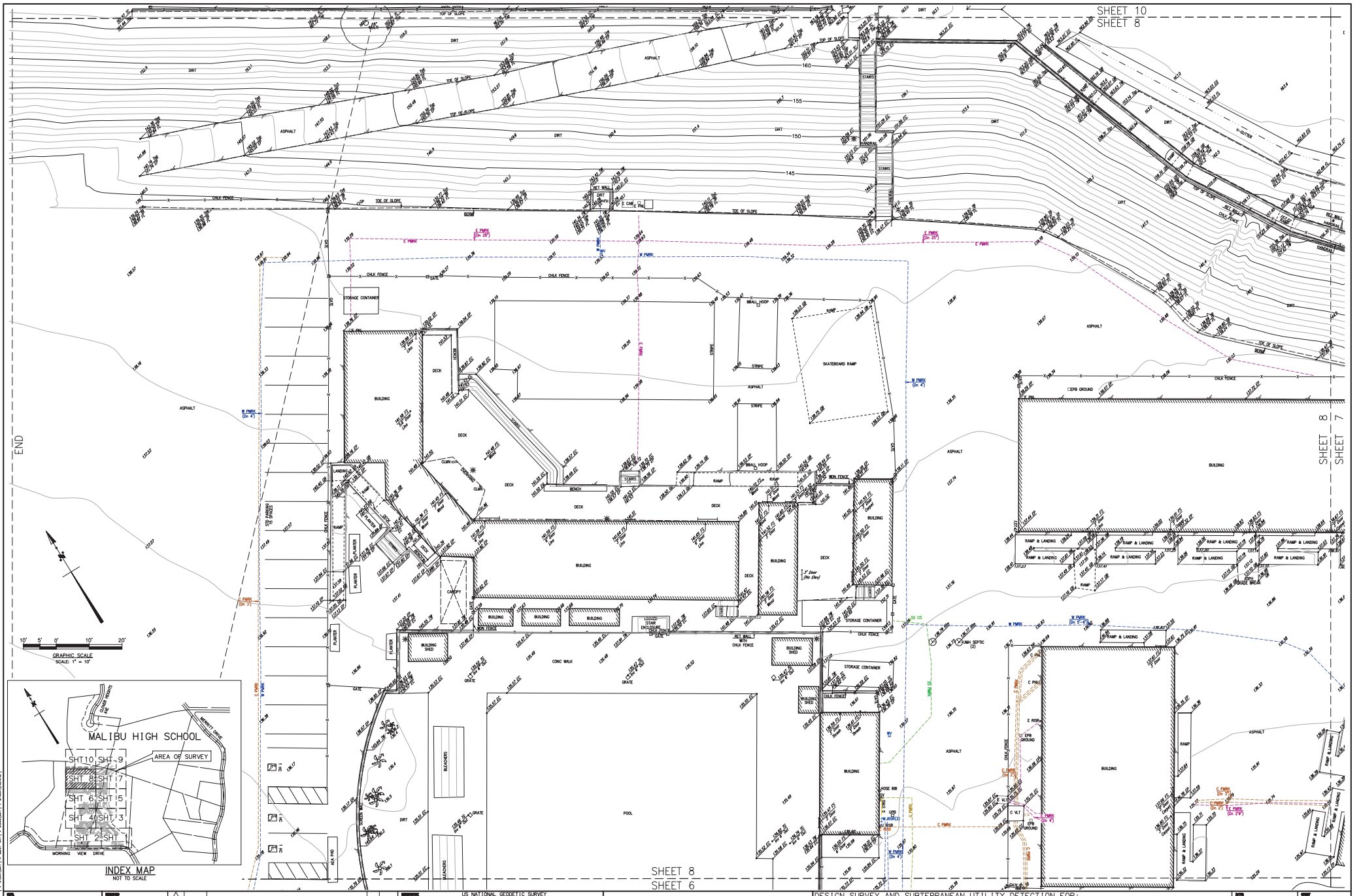
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 10'
JOB NO.	1SAN080143
SHEET	7
OF	12



DANIEL L. RAHE
No. 9435
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CJG	
CJG	
DLR	

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

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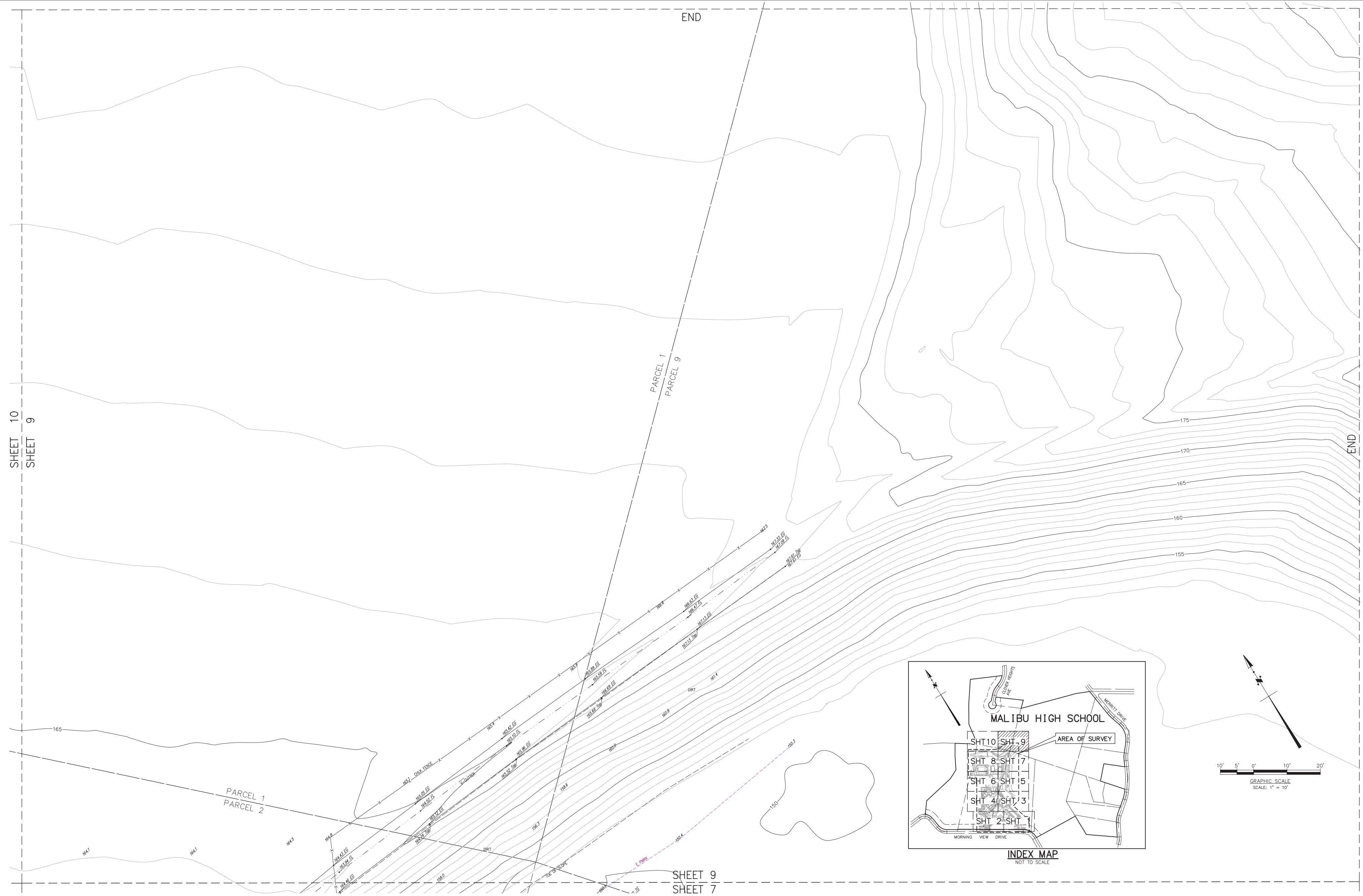
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 10'
JOB NO.	1SAN080143
SHEET	8
OF	12



PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

DESIGNED: CJG
DRAFTED: CJG
CHECKED: DLR

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK: US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106, EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

ELEVATION: ADJUSTMENT:

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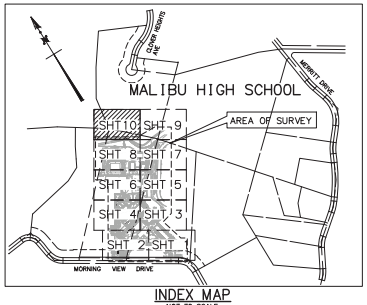
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

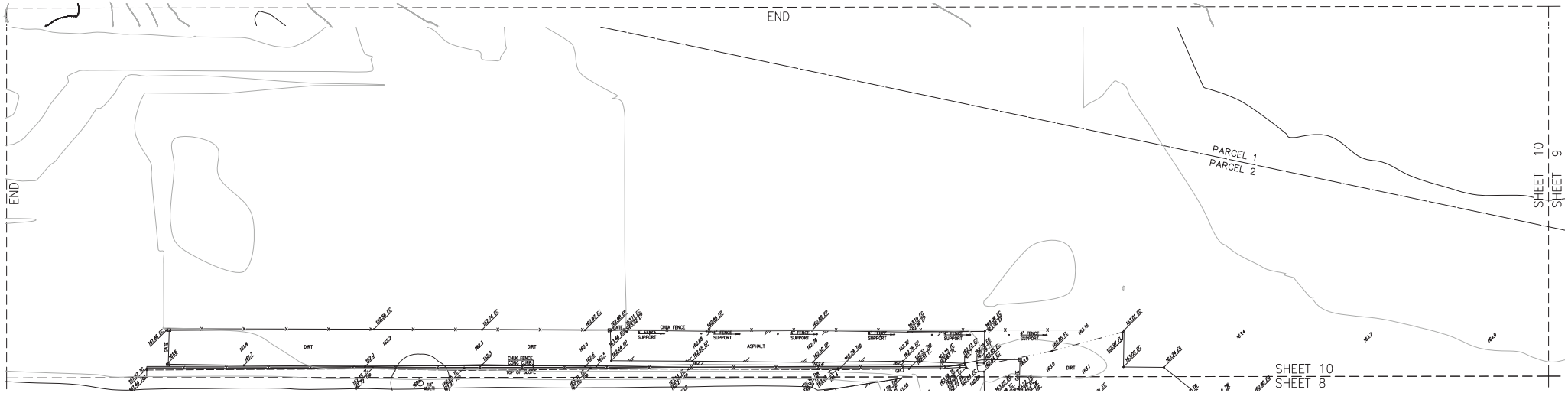
MALIBU HIGH SCHOOL

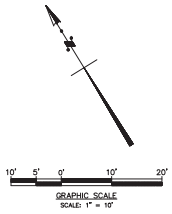
IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MAY 25, 2024
SCALE: 1" = 10'
PROJECT NUMBER: 1SAN080143
SHEET 9 OF 12



INDEX MAP
NOT TO SCALE





GRAPHIC SCALE
SCALE: 1" = 10'

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9435
STATE OF CALIFORNIA

CJG			
CJG			
DLR			

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

ELEVATIONS

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DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:
SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL
IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MAY 25, 2024
SCALE: 1" = 10'
JOB NO: 1SAN080143
SHEET NO: 10
OF 12

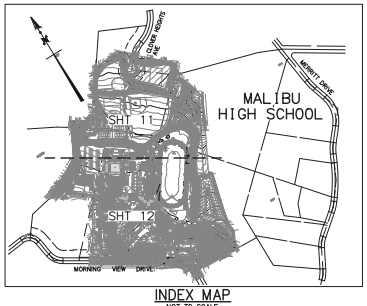
I:\V-0180_SM\ | X-0001-MA | V-0006_MA | V-0180_AERIAL |



MATCHLINE SEE SHEET "12" ABOVE

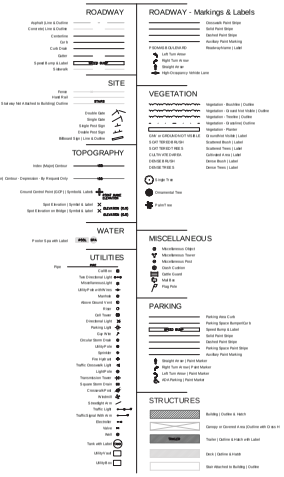
AERIAL TOPOGRAPHIC SURVEY





INDEX MAP
NOT TO SCALE

PSOMAS
Geospatial Services
PHOTOGRAMMETRY LEGEND



PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9435
STATE OF CALIFORNIA

CJG	
CJG	
DLR	

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

ELEVATIONS

I:\2SAN080143\02_SHP\15SAN080143_SURVEY\DESIGN\SHEETS\PL-ASDI-MAL.dwg SHT 11 :: chrilyn.garcia
Plotted: 6/11/2024 12:53:43 PM by: Saved: 6/11/2024 12:53:09 PM

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AERIAL TOPOGRAPHIC SURVEY FOR:

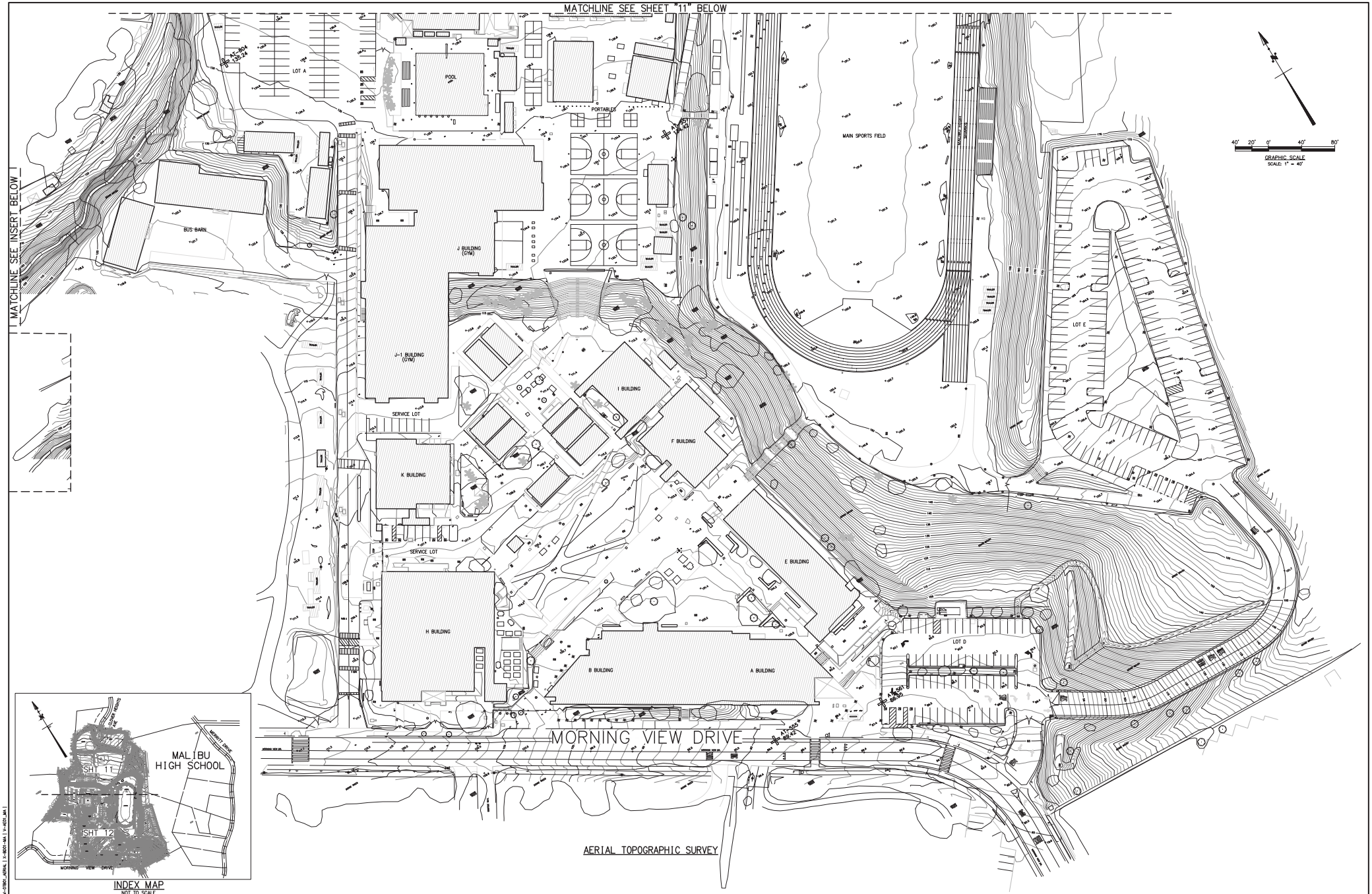
SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MAY 25, 2024
SCALE	1" = 40'
JOB NO.	1SAN080143
SHEET	11 of 12

I:\V-DSRD_AERIAL\ | V-ASDI-MAL | V-ASDI_MAL |



INDEX MAP
NOT TO SCALE

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9435
STATE OF CALIFORNIA

CJG	
CJG	
DLR	

US NATIONAL GEODETIC SURVEY
PID NO: EW4180, EW1593, EW6821, EW4188, EW4106,
EW 4113, EW4205, EW4212, AE1725, AE1722
NAVD 88 DATUM
SEE DESCRIPTION ON SHEET 1

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AERIAL TOPOGRAPHIC SURVEY FOR:
SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL
IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MAY 25, 2024
SCALE: 1" = 40'
JOB NO: 1SAN080143
SHEET: 12 of 12

COMMENTS:

BOUNDARY LINES . . . . . WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS. SEE PSOMAS MAP "BOUNDARY SURVEY" JOB NO. 1SAN080102 TASK 100, 116 FOR BOUNDARY ESTABLISHMENT.

LEGAL DESCRIPTION . . . . . SEE PSOMAS MAP "BOUNDARY SURVEY" JOB NO. 1SAN080102 TASK 100, 116 FOR LEGAL DESCRIPTION.

TITLE REPORT . . . . . FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 3029743 (60), DATED SEPTEMBER 18, 2009.

EASEMENTS . . . . . NOT SHOWN ON THIS SURVEY. SEE PSOMAS MAP "AERIAL TOPOGRAPHIC SURVEY, UTILITY LOCATIONS AND EASEMENT EXHIBIT", JOB NO. 1SAN080102 TASK 100 FOR EASEMENTS.

HORIZONTAL CONTROL . . . . . STATE PLANE COORDINATES, CALIFORNIA COORDINATE SYSTEM ZONE 5 BASED ON NAD83 (CORS96) (EPOCH: 2002.0000) REFERENCE FRAME. THE HORIZONTAL COORDINATE VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS THAT WERE POST-PROCESSED USING ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE US NATIONAL GEODETIC SURVEY.

VERTICAL CONTROL . . . . . VERTICAL VALUES ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FOLLOWING US NATIONAL GEODETIC SURVEY BENCHMARKS: EM4180, EM1593, EM0821, EM4188, EM4186, EM4113, EM4208, EM4212, AE1725, AE1722. SEE SHEET 1 OF SEE PSOMAS MAP "AERIAL TOPOGRAPHIC SURVEY, UTILITY LOCATIONS AND EASEMENT EXHIBIT", JOB NO. 1SAN080102 TASK 100 FOR THE BENCHMARK DESCRIPTION.

TOPOGRAPHY . . . . . BY GROUND SURVEY METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL . . . . . 1 FOOT

UTILITIES . . . . . VISIBLE SIGNS OF UNDERGROUND UTILITIES ARE BASED ON DATA COLLECTED BY THE FIELD CREW.

CONTROL NOTES:

HORIZONTAL CONTROL :

STATE PLANE COORDINATES, CALIFORNIA COORDINATE SYSTEM ZONE 5 BASED ON NAD83(CORS96) EPOCH 2002.00. POSITIONAL VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS UTILIZING DATA FROM SOUTHERN CALIFORNIA INTEGRATED GPS NETWORK (SCIGN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

CSN1	34-15-12.762904	118-31-25.669137
WRHS	33-57-29.329617	118-25-39.330869
FMTP	34-24-35.494318	118-53-38.861402

VERTICAL CONTROL :

VERTICAL VALUES SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING COUNTY OF LOS ANGELES BENCHMARKS LISTED BELOW.

BENCHMARK NO: DY 11712, MALIBU QUAD

DESCRIPTION: LACO BM TAG IN NW COR C B 9M W/O C/L DRWY TO HSE #30065 PACIFIC COAST HWY & 12.5M N/O CL
ELEVATION: 18.812 FEET (ADJUSTED IN 2003)

BENCHMARK NO: DY 11390, MALIBU QUAD

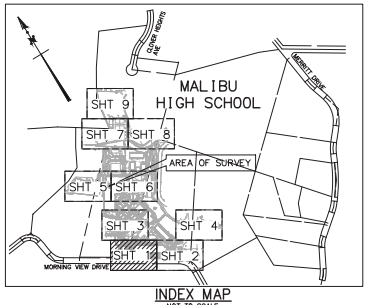
DESCRIPTION: DPW BM TAG NE COR CONC F HYD PAD 13.5M S/O C/L PACIFIC COAST HWY & 320M E/O MORNING VIEW DR 20M E/O E SIDE LIFEGUARD BLDG #30050

ELEVATION: 20.440 FEET (ADJUSTED IN 2003)

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES OVER LIMITED AREAS OF THE SCHOOL CAMPUS

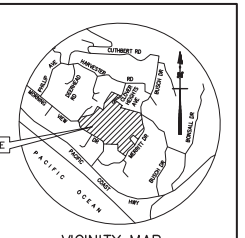
1. BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
2. THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.



INDEX MAP
NOT TO SCALE



GRAPHIC SCALE
SCALE: 1" = 10'



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1"=20' ON TO 1"=200')
CURB LINE (1"=10', 1"=8', 1"=16')
CENTER LINE
FLOW LINE
LOT LINE / PARCEL LINE
EASEMENT LINE (DW=WIDTH)
CONTOUR LINE (APPROXIMATE)
BUILDING FOOT PRINT LINE
OVERHANG LINE
FENCE LINE
GUARD RAIL
RETAINING WALL
CONC. BLOCK WALL
EDGE OF ASPHALT PAVING
CONCRETE PAVING
AREA DRAIN
CATCH BASIN W/ACCESS HOLE
MANHOLE (SEWER, STORM DRAIN, POWER, TELE.)
POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
SIGN (ALL KINDS)
STREET LIGHT
TRAFFIC SIGNAL
TRAFFIC SIGNAL W/STREET LIGHT
YARD LIGHT
FIRE HYDRANT
DOWNSPOUT
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
DIRECTION OF WATER DRAINAGE FLOW
PARKING METER
GAS / WATER METER
GAS / WATER VALVE
ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
TREE IN WELL W/TRUNK DIAMETER
PLANTER
GUARD POST
APPROACH (DRIVEWAY)
BFP BACKFLOW PREVENTER
CLEAN OUT
CHAIN LINK (FENCE/GATE)
BENCHMARK
TOPOGRAPHIC SPOT ELEVATION, NO LEADER
BACK OF WALK ELEVATION
EDGE OF CONCRETE ELEVATION
EDGE OF GUTTER ELEVATION
EDGE OF PAVEMENT ELEVATION
FLOW LINE ELEVATION
TOP OF CURB ELEVATION
TOP OF GRATE ELEVATION
TOP OF WALL ELEVATION
MANHOLE RIM ELEVATION
MANHOLE INVERT ELEVATION
CURB DRAIN

NOTES:

REFER TO PSOMAS JOB#_1SAN080143 (PL-0DS06_SHT 1-12_SIGNED_2024-0612), FOR TOPOGRAPHIC DATA SCREENED IN THE BACKGROUND.

UTILITIES NOTES:

PAINT MARKS: (DEPTHS)

SS PMRK (Dn =XX.XX' VARIES) . . . . . SANITARY SEWER
SD PMRK (Dn =XX.XX' VARIES) . . . . . STORM DRAIN
W PMRK (Dn =XX.XX' VARIES) . . . . . WATER LINE
G PMRK (Dn =XX.XX' VARIES) . . . . . GAS LINE
E PMRK (Dn =XX.XX' VARIES) . . . . . ELECTRICAL LINE
C PMRK (Dn =XX.XX' VARIES) . . . . . COMMUNICATION LINE
U PMRK (Dn =XX.XX' VARIES) . . . . . UNKNOWN UTILITY LINE
Dn . . . . . DEPTH (PER GROUND PENETRATION RADAR)
XX.XX' . . . . . SURFACE GRADE

* DEPTHS ARE MEASURED FROM SURFACE GRADE TO TOP OF UNDERGROUND UTILITY PIPE.

SHEET 3
SHEET 1
SHEET 1
SHEET 2
MORNING VIEW DRIVE

DANIEL L. RAHE
No. 9425
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
5/8/2025

CJG						
CJG						
DLR	1	4/28/25	ADDITIONAL TOPO	CJP	TPM	
	REV	DATE	DESCRIPTION	BY	APPD	

(SEE VERTICAL CONTROL NOTES ABOVE)

ELEVATIONS

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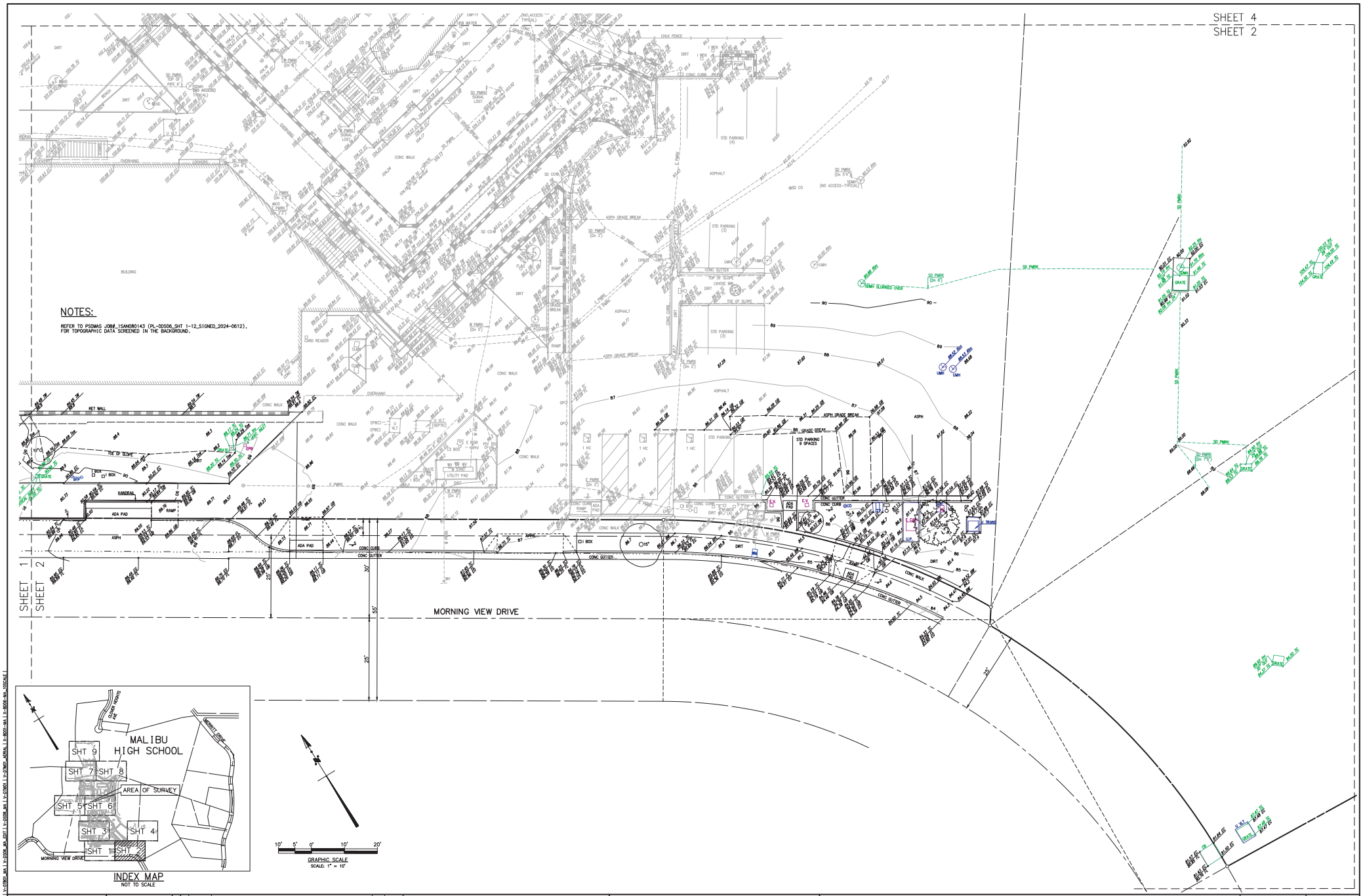
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	APRIL 28, 2025
SCALE	1" = 10'
JOB NUMBER	1SAN080149
SHEET	1 / 9



DANIEL L RAHE
No. 9425
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CJG					
CJG					
DLR	4/28/25	ADDITIONAL TOPO	CJP	TPM	

(SEE VERTICAL CONTROL NOTES ON SHEET 1)

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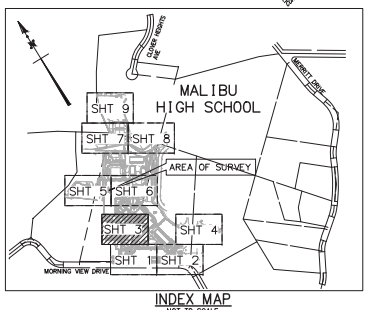
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	APRIL 28, 2025
SCALE	1" = 10'
JOB NUMBER	1SANOB0149
SHEET	2
OF	9



INDEX MAP
NOT TO SCALE

10' 5' 0' 10' 20'
GRAPHIC SCALE
SCALE: 1" = 10'

NOTES:

REFER TO PSOMAS JOB#_1SAN080143 (PL-0DS06_SHT 1-12_SIGNED_2024-0612), FOR TOPOGRAPHIC DATA SCREENED IN THE BACKGROUND.

SHEET 3
SHEET 1

SHEET 3
SHEET 1

(SEE VERTICAL CONTROL NOTES ON SHEET 1)

CJG					
CJG					
DLR	4/28/25	ADDITIONAL TOPO	CJP	TPM	

DANIEL L. RAHE
No. 9435
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

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DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	APRIL 28, 2025
SCALE	1" = 10'
JOB NO.	1SAN080149
SHEET	3
OF	9



NOTES:

REFER TO PSOMAS JOB#_1SAN080143 (PL-0DS06_SHT 1-12_SIGNED_2024-0612). FOR TOPOGRAPHIC DATA SCREENED IN THE BACKGROUND.

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DANIEL L. RAHE
No. 9435
STATE OF CALIFORNIA

CJG					
CJG					
DLR	4/28/25	ADDITIONAL TOPO	CJP	TPM	

(SEE VERTICAL CONTROL NOTES ON SHEET 1)

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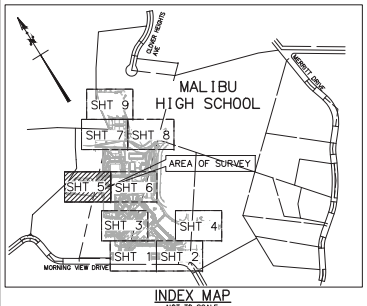
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

MALIBU HIGH SCHOOL

IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	APRIL 28, 2025
SCALE	1" = 10'
JOB NO.	1SAN080149
SHEET	4 of 9



INDEX MAP
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1" = 10'

NOTES:

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SHEET 5
SHEET 6

(SEE VERTICAL CONTROL NOTES ON SHEET 1)

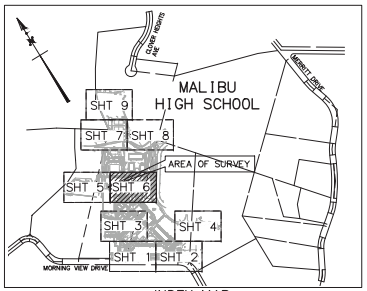
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DATE: APRIL 28, 2025
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SHEET: 5
OF: 9



INDEX MAP
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1" = 10'

SHEET 5
SHEET 6

NOTES:

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PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

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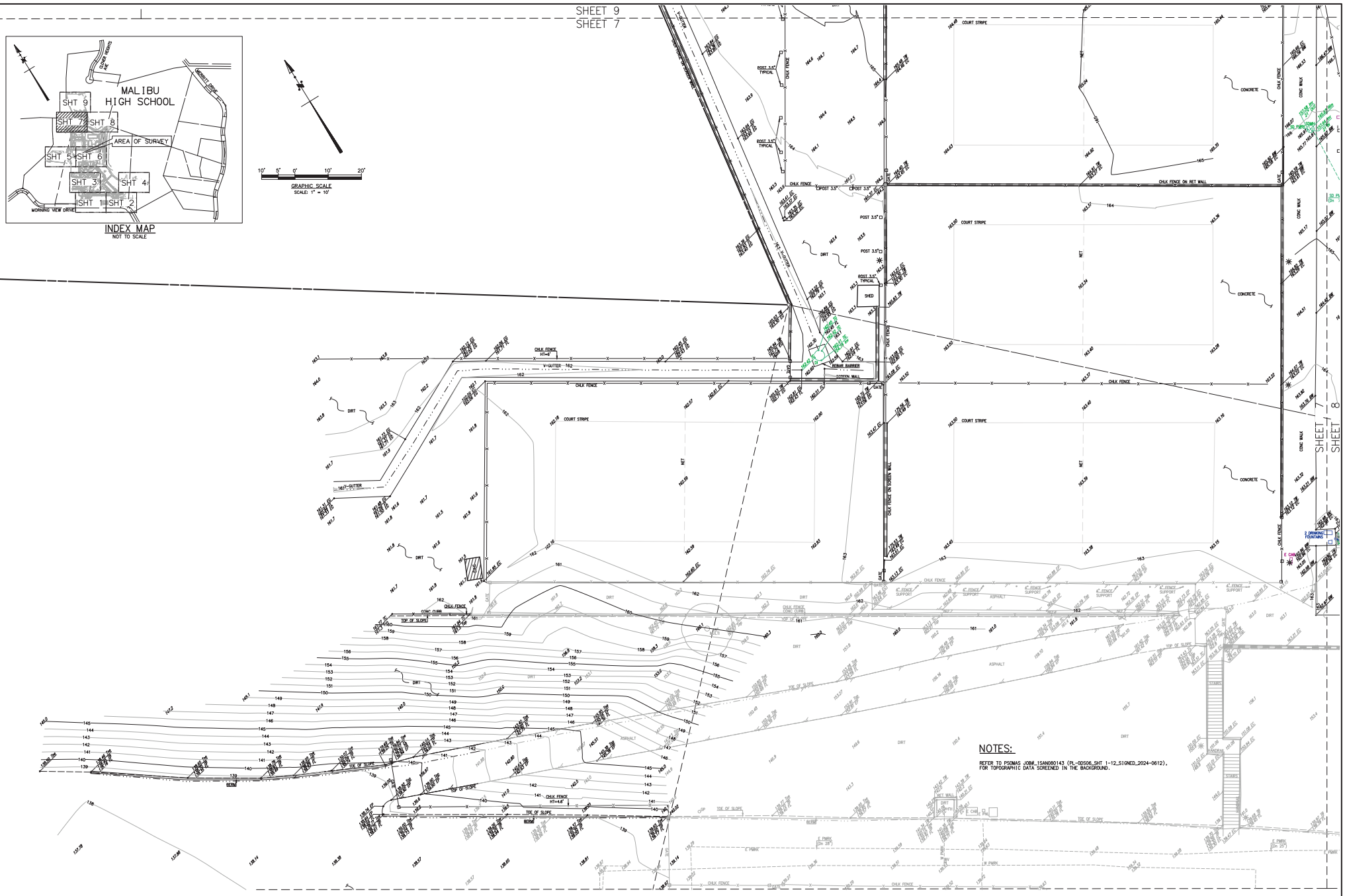
DESIGN SURVEY AND SUBTERRANEAN UTILITY DETECTION FOR:

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IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: APRIL 28, 2025
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SHEET: 6 of 9



DANIEL L. RAHE
No. 9425
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

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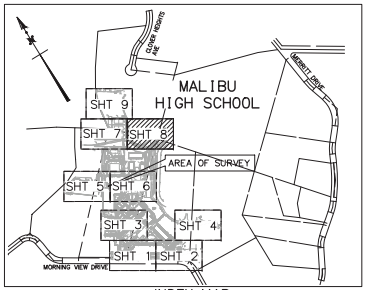
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IN THE CITY OF MALIBU COUNTY OF LOS ANGELES STATE OF CALIFORNIA

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INDEX MAP
NOT TO SCALE

10' 5' 0' 10' 20'
GRAPHIC SCALE
SCALE: 1" = 10'

SHEET 7
SHEET 8

NOTES:

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DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA

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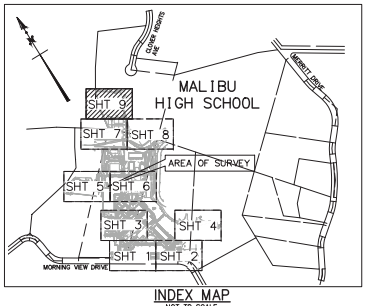
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SHEET 7

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DANIEL L. RAHE
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PROFESSIONAL LAND SURVEYOR
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PSOMAS
865 South Figueroa Street, Suite 3200
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ABBREVIATIONS

&	AND	GA.	GAUGE
∠	ANGLE	GALV.	GALVANIZED
@	AT	GND.	GROUND
℄	CENTERLINE	GR.	GRADE
Ø	DIAMETER OR ROUND		
#	POUND OR NUMBER	HDR	HEADER
		HT.	HEIGHT
ADJ.	ADJACENT		
AGGR.	AGGREGATE	LT.	LIGHT
AL.	ALUMINUM		
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MET.	METAL
AC.	ASPHALT	MFR.	MANUFACTURER
ACC.	ACCESSIBLE	MIN.	MINIMUM
		MTD.	MOUNTED
B.C.R.	BEGINNING OF CURVE RADIUS	MTL.	MATERIAL
B.O.C.	BACK OF CURB		
B.O.W.	BOTTOM OF WALL	N.I.C.	NOT IN CONTRACT
B.O.S.	BOTTOM OF SLOPE	N.T.S.	NOT TO SCALE
BLDG.	BUILDING		
BLK.	BLOCK	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
C.E.	CIVIL ENGINEER	(DIM.)	
C.I.P.	CAST IN PLACE		
CLKG.	CAULKING	PA	PLANTING AREA
CMU.	CONCRETE MASONRY UNIT	PED.	PEDESTRIAN
CONC.	CONCRETE	PRCST.	PRECAST
CONSTR.	CONSTRUCTION	P.I.P.	POURED IN PLACE
CONT.	CONTINUOUS	P.O.T.	POINT OF TANGENCY
CTR.	CENTER	P.T.S.	POST TENSION SLAB
D.A.	DISABLED ACCESS	QTY	QUANTITY
DET.	DETAIL		
DIA.	DIAMETER	R.	RISER
DIM.	DIMENSION	RAD.	RADIUS
DN.	DOWN	REINF.	REINFORCED
DWGS.	DRAWINGS	REQ.	REQUIRED
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STRL.	STRUCTURAL
F.G.	FINISH GRADE	T.	TREAD
F.S.	FINISH SURFACE	T.C.	TOP OF CURB
F.O.B.	FACE OF BUILDING	T.O.S.	TOP OF SLOPE
F.O.C.	FACE OF CURB	T.O.W.	TOP OF WALL
F.O.W.	FACE OF WALL	TYP.	TYPICAL
		TBD.	TO BE DETERMINED
		VEH.	VEHICULAR
		VERT.	VERTICAL
		W	WITH
		W/O	WITHOUT

PLANTING NOTES

1. REFER TO CIVIL ENGINEERS DRAWINGS FOR UTILITY LOCATIONS, TREE SUBDRAINAGE STUBOUTS, (IF REQUIRED), AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECTS DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNERS AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN "PLANTING LEGEND."
5. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
7. ALIGNED AND EQUALLY SPACED, IN ALL DIRECTIONS, ALL SHRUBS TO BE AS DESIGNATED PER THESE NOTES AND DRAWINGS.
8. ALL TREES IN ROWS TO BE ALIGNED. (UNLESS NOTED OTHERWISE ON PLANS)
9. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH.
10. FINISH GRADES OF ALL TURF AREAS SHALL BE (1") BELOW ADJACENT CURB OR PAVEMENT. FINISH GRADES OF ALL SHRUB AREAS SHALL BE (2-1/2") BELOW ADJACENT CURB, PAVEMENT OR HEADER.
11. CONTRACTOR SHALL SUBMIT FOR APPROVAL COLOR PHOTOS OF ALL TREES, SHRUBS, AND GROUNDCOVER. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES. PHOTOS SHALL BE OF THE ACTUAL PLANT MATERIAL TO BE USED ON THE PROJECT. ALL PLANT MATERIAL SHALL BE OF A QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.
12. PROVIDE A (3") LAYER OF MULCH AT PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS, EXCEPT AREAS WITH JUTE MESHING.
13. CONTRACTOR SHALL CONDUCT AGRICULTURAL SUITABILITY AND FERTILITY SOILS TESTING PER SOIL PREPARATION SPECIFICATION. ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX AS WELL AS RECOMMENDATIONS FOR POST MAINTENANCE FERTILIZATION. SUBMIT SOILS ANALYSES AND SAMPLES OF AMENDMENTS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SOIL PREPARATION.
14. QUANTITIES LISTED ON PLANT LEGEND ARE PER SHEET. CONTRACTOR MUST VERIFY QUANTITIES GIVEN ON THE PLANS WITH ACTUAL QUANTITIES SHOWN.
15. PROVIDE ROOT BARRIERS IN ADDITION TO THOSE INDICATED ON THE PLANS FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE.
16. NOT INSTALL WATERING BASINS AROUND TREES WHEN PLANTED IN TURF. PROVIDE A CIRCULAR TURF-FREE ZONE TO OUTSIDE EDGE OF ROOTBALL. PLACE ONLY 2-INCHES OF WOOD MULCH IN THIS AREA AND NO CLOSER THAN 4-INCHES FROM TRUNK.
17. PLANT ALL TREES A MIN. OF 5' FROM ANY UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
18. TREES ARE TO BE A MINIMUM OF 5' AWAY FROM ANY HARDSCAPE SUCH AS CURBS, WALKS, ETC.
19. LANDSCAPE MAINTENANCE PERIOD IS 90 DAYS.
20. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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CIVIL (FOR REFERENCE ONLY)
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FUEL MODIFICATION PLAN NOTES

EMBER RESISTANT ZONE (PENDING STATE FIRE MARSHALL APPROVAL)

- EXTENDS 5 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. THE AREAS BENEATH EAVES, OVERHANGS OR PARTS OF STRUCTURES INCLUDING ATTACHED DECKS AND PERGOLAS SHALL BE INCLUDED IN THE EMBER RESISTANT ZONE.
- THIS AREA SHALL BE FREE OF MATERIALS OR LANDSCAPING KNOWN TO BE RECEPTIVE TO FLYING EMBERS.
- DISCLAIMER: PLEASE BE ADVISED, PLANTS APPROVED WITHIN THE FIRST FIVE FEET OF THE STRUCTURE TODAY, MAY NOT BE COMPLIANT WHEN THE OCCUPANCY INSPECTION OR FUTURE DEFENSIBLE SPACE INSPECTIONS TAKE PLACE. ONCE THE STATE FIRE CODE PRC 4291 AND/OR THE LA COUNTY FIRE CODE SECTION 325 ARE UPDATED TO REFLECT THE REQUIREMENTS OF AB3074, THEY WILL TAKE PRECEDENT. DEFENSIBLE SPACE IS A YEAR-ROUND REQUIREMENT AND STRUCTURES IN A FIRE HAZARD SEVERITY ZONE MUST COMPLY WITH THE MOST CURRENT DEFENSIBLE SPACE FIRE CODES.

ZONE 1

- EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. PROJECTIONS SUCH AS EAVES, COVERED ENTRYWAYS, ATTACHED PERGOLAS, DECKS ETC. SHALL BE THE POINT AT WHICH THIS DISTANCE IS MEASURED.
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF MOWED GRASSES, LOW GROWING GROUND COVERS AND ADEQUATELY SPACED SHRUBS. THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.
- PLANT SPECIES SELECTED FOR ZONE 1 SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.
- TREES ARE GENERALLY NOT RECOMMENDED EXCEPT FOR DWARF VARIETIES OR MATURE TREES LESS THAN 20' TALL AND WIDE AT MATURITY. TREES SHALL BE POSITIONED SO THEIR CANOPIES DO NOT EXTEND OVER THE ROOF OF ANY STRUCTURE.
- VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE 2

- EXTENDS FROM THE OUTER EDGE OF ZONE 1 AN ADDITIONAL 70 FEET FOR A TOTAL OF 100 FEET FROM THE STRUCTURE.
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE. VEGETATION IN THIS ZONE SHALL BE ARRANGED IN A MANNER THAT DOES NOT CREATE VERTICAL OR HORIZONTAL FUEL LADDERS. VEGETATION IN THIS ZONE CAN BE PLANTED AT A SLIGHTLY HIGHER DENSITY THAN ZONE 1 BUT THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.
- EXISTING CALIFORNIA NATIVE PLANTS MAY BE APPROVED TO REMAIN IF DETERMINED TO BE ACCEPTABLE UPON REVIEW AND ARE PROPERLY SPACED AND MAINTAINED.
- PLANT SPECIES SELECTED FOR ZONE 2 SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.
- TREES IN ZONE 2 MAY BE MEDIUM TO LARGE AT MATURITY PROVIDED THEY ARE PROPERLY POSITIONED AND DO NOT CREATE ANY VERTICAL OR HORIZONTAL FUEL LADDERS. TREE SELECTIONS ARE SUBJECT TO DENIAL UPON REVIEW.

ZONE 3

- EXTENDS FROM THE OUTER EDGE OF ZONE 2 AN ADDITIONAL 100 FEET FOR A TOTAL OF 200 FEET FROM THE STRUCTURE.
- MAINTENANCE/MODIFICATION OF VEGETATION EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FEET FROM STRUCTURES MAY BE DETERMINED NECESSARY, ANY REQUIRED MAINTENANCE/MODIFICATION IS TO BE DETERMINED UPON ON-SITE INSPECTION (FIRE CODE 325.2.2).

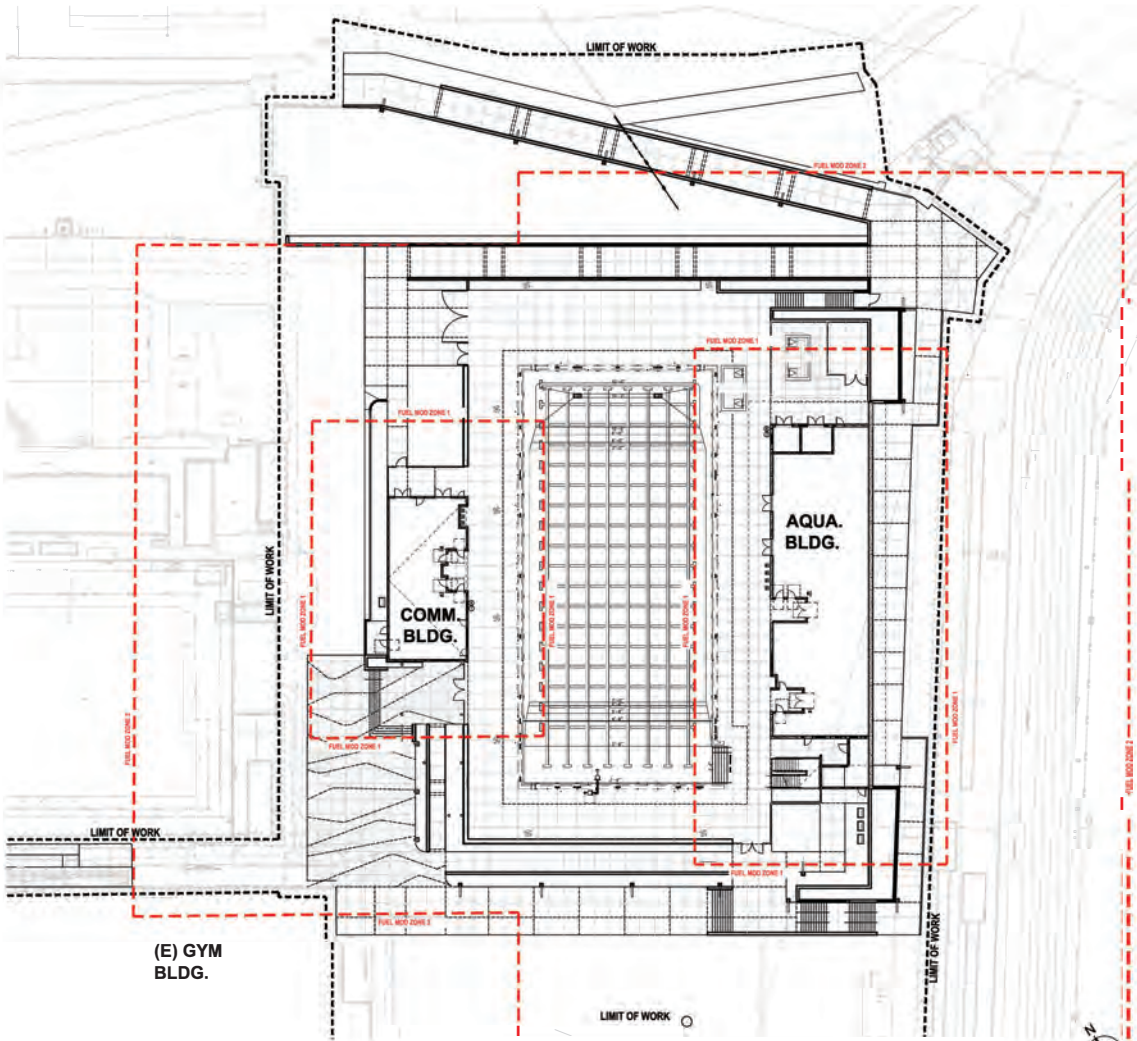
FIRE ACCESS ROAD ZONE

- EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD, DRIVEWAYS AND UNPAVED AREAS USED BY FIREFIGHTING RESOURCES.
- CLEAR AND REMOVE FLAMMABLE VEGETATION ON EACH SIDE OF ACCESS ROADS (FIRE CODE 325.10).
- FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE A MINIMUM WIDTH OF 20' AND VERTICALLY CLEAR TO THE SKY (FIRE CODE 503.2.1).
- ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON AN ON-SITE INSPECTION.
- ALL PROPOSED PLANTINGS, UNLESS OTHERWISE APPROVED, SHALL BE POSITIONED SO THEY DO NOT OBSTRUCT ACCESS AT MATURITY. PRUNING WILL NOT BE CONSIDERED AS AN ALTERNATIVE TO PLANT SELECTION.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. ABOVE ALL ELSE, REGULAR MAINTENANCE IS PARAMOUNT TO THE FIRE RESISTANCE OF A WELL-PLANNED FIRE-RESISTANT LANDSCAPE. CRITICAL ITEMS ARE OUTLINED BELOW. ADDITIONAL INFORMATION MAY BE FOUND ON OUR WEBSITE LISTED IN THE HEADER OF THIS DOCUMENT.

- START WITH THE STRUCTURE. REMOVE LEAF LITTER AND OTHER COMBUSTIBLE DEBRIS FROM ROOFS, EAVES, RAIN GUTTERS ETC.
- ENSURE THE EMBER RESISTANT ZONE IS MAINTAINED FREE OF ANY MATERIAL KNOWN TO BE RECEPTIVE TO FLYING EMBERS.
- REMOVE ANY PLANT OR PORTION OF A PLANT THAT IS DEAD OR DYING THROUGHOUT ALL ZONES.
- REMOVE DOWNED, ACCUMULATED PLANT LITTER AND DEAD WOOD THROUGHOUT ALL ZONES.
- PRUNE TO REDUCE THE OVERALL AMOUNT AND CONTINUITY OF FUELS. ELIMINATE HORIZONTAL AND VERTICAL FUEL LADDERS THROUGHOUT ALL ZONES.
- ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
- ENSURE IRRIGATION SYSTEMS ARE FUNCTIONING PROPERLY.
- 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 FINE FUELS BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON THE GEOGRAPHIC REGION EACH DWELLING EXISTS.
- INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME.
- ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.



SITE KEY PLAN | 05

Received
9/24/2026
Planning Dept.

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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PHASE 3A: AQUATICS

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Malibu, CA 90265

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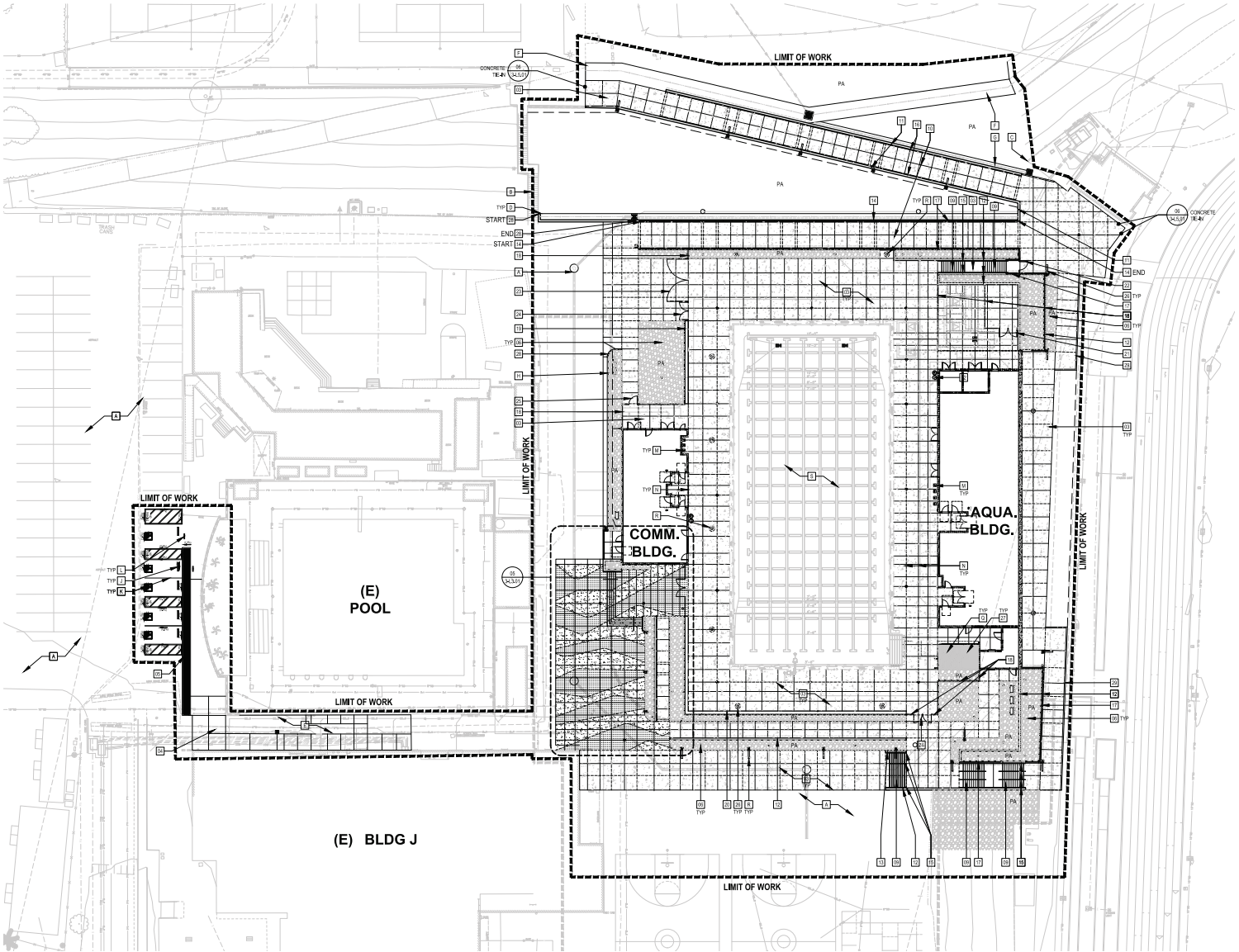
Revision	Date

Submittal	Date
60% DESIGN DEVELOPMENT	12/13/2024
100% DESIGN DEVELOPMENT	03/14/2025
50% CONSTRUCTION DOCUMENTS	07/11/2025
100% CONSTRUCTION DOCUMENTS	09/24/2025
CDP RESUBMITTAL #2	12/19/2025

Job Number	31722
Checked By	
Scale	1"=20'

NOTES AND
SITE KEYPLAN

3-L0.01



MATERIALS KEYNOTE LEGEND

NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING - TYPE 1	01/ 34.5.01	DAVIS COLOR 'MESA BUFF' / TOPCAST 05 FINISH
02	CONCRETE PAVING - TYPE 2	01/ 34.5.01	DAVIS COLOR 'MOCHA' / TOPCAST 05 FINISH
03	CONCRETE PAVING - TYPE 3	01/ 34.5.01	NATURAL GREY / TOPCAST 05 FINISH
04	CONCRETE PAVING - TYPE 4	01/ 34.5.01	NATURAL GREY / MD. BROOM FINISH
05	TRUNCATED DOME PAVERS	09/ 34.5.01	FEDERAL YELLOW
06	ROCK MULCH (ON GRADE)	10/ 34.5.01	'VOLUNTEER' BY DECORATIVE STONE SOLUTIONS
07	CONCRETE STAIRS - TYPE 1	03/ 34.5.02	INTEGRAL COLOR MESA BUFF / TOPCAST 05 FINISH
08	CONCRETE STAIRS - TYPE 2	03/ 34.5.02	INTEGRAL COLOR MOCHA / TOPCAST 05 FINISH
09	CONCRETE STAIRS - TYPE 3	03/ 34.5.02	NATURAL GREY/ TOPCAST 05 FINISH
10	CONCRETE RAMP	01/ 34.5.01	NATURAL GREY/ TOPCAST 05 FINISH
11	CIP CONCRETE RETAINING WALL - TYPE 1	02/ 34.5.02	NATURAL GREY/ TOPCAST 05
12	CIP CONCRETE RETAINING WALL - TYPE 2	01/ 34.5.02	NATURAL GREY/ TOPCAST 05
13	CONCRETE CHEEK WALL AT STAIR	18/ 34.5.02	NATURAL GREY/ TOPCAST 05
14	CONCRETE CHEEK WALL AT RAMP	18/ 34.5.02 SIM.	NATURAL GREY/ TOPCAST 05
15	HANDRAIL AT STAIR	01/ 34.5.03	STAINLESS STEEL
16	HANDRAIL AT RAMP	11/ 34.5.03	STAINLESS STEEL
17	GUARDRAIL AT TOP OF WALL	09/ 34.5.03	STAINLESS STEEL
18	8'-0" HT TUBE STEEL FENCING AT FS/FG	01/ 34.5.04	HIGH PERFORMANCE PAINT SYSTEM
19	CONC. FREESTANDING WALL W/ TS FENCE	17/ 34.5.02	NATURAL GREY/ TOPCAST 05
20	CONC. RETAINING WALL W/ TS FENCE	09/ 34.5.02	NATURAL GREY/ TOPCAST 05
21	8'-0" HT, DBL. SWING PED, TS SVC. GATE	02/ 34.5.04	HIGH PERFORMANCE PAINT SYSTEM
22	8'-0" HT. SINGLE SWING PED. TS SVC. GATE	09/ 34.5.04	HIGH PERFORMANCE PAINT SYSTEM
23	8'-0" HT. TUBE STEEL VEHICULAR GATE	04/ 34.5.04	HIGH PERFORMANCE PAINT SYSTEM
24	8'-0" HT. DBL. SWING PED. TUBE STEEL GATE W/ PANIC HARDWARE	03/ 34.5.04	HIGH PERFORMANCE PAINT SYSTEM
25	8'-0" HT., SINGLE SWING PED. TUBE STEEL GATE W/ PANIC HARDWARE	10/ 34.5.04	HIGH PERFORMANCE PAINT SYSTEM
26	SITE LIGHTING (REFER TO SITE LIGHTING LEGEND)	12.24/ 34.5.01	CUSTOM COLOR/ PER LIGHT & ELECTRICAL
27	ROCK COBBLE (IN MORTAR UNDER STAIRS)	08/ 34.5.01	
28	CONCRETE VERTICAL CURB	23/ 34.5.02	NATURAL GREY/ TOPCAST 05
29	CONCRETE RETAINING CURB	18/ 34.5.02	NATURAL GREY/ TOPCAST 05

REFERENCE KEYNOTE LEGEND

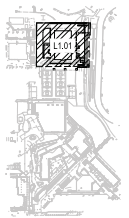
NOTE	DESCRIPTION	DET/ SHT	COMMENTS
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G	TRENCH DRAIN	01/ 34.5.01	
H	CONCRETE CURB & GUTTER	19/ 34.5.01	
J	WHEELSTOP	18/ 34.5.01	
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L	ADA SIGNAGE	22/ 34.5.01	
M	POOL DECK SHOWERS	23/ 34.5.01	-/ 34.5.01
N	BUILDING CANOPY/OVERHANG	53/ 34.6.12	
P	BUILDING COLUMN	53/ 34.6.12	
Q	BUILDING STAIRS	-/ 34.5.01	
R	MUSCO POOL LIGHTING	PER ELEC.	
S	POOL	PER AQUATICS CONSULTANT	

SITE SYMBOLS LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	DET.
	FIRE HYDRANT - PER CIVIL		SAWCUT JOINT	02/ 34.5.01
	CATCH BASIN - PER CIVIL		EXPANSION JOINT	02/ 34.5.01
CO	CLEAN OUT - PER CIVIL		PROPERTY LINE/ RIGHT OF WAY	
MH	MAN HOLE - PER CIVIL	PA	PLANTING AREA	
	DRAIN INLETS - PER CIVIL	(E)PA	EXISTING PLANTING AREA	

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL AND ELEC DWGS FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.

KEYMAP



NTS

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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PHASE 3A: AQUATICS

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Malibu, CA 90265

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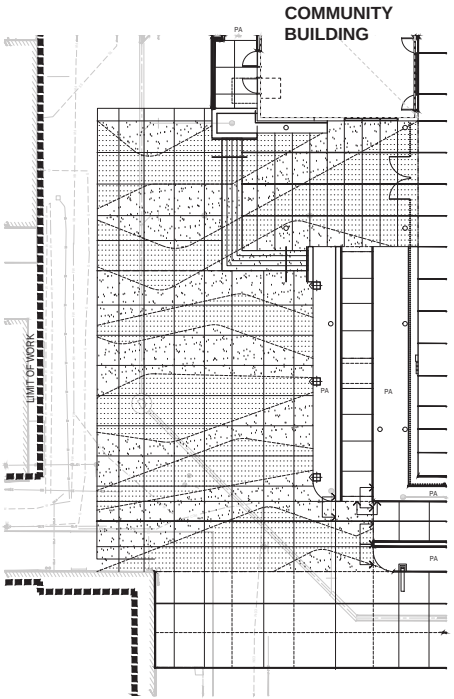
Revision	Date

Submittal	Date
50% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026
90% CDs	04/17/2026
CDP SUBMITTAL #2	05/27/2026

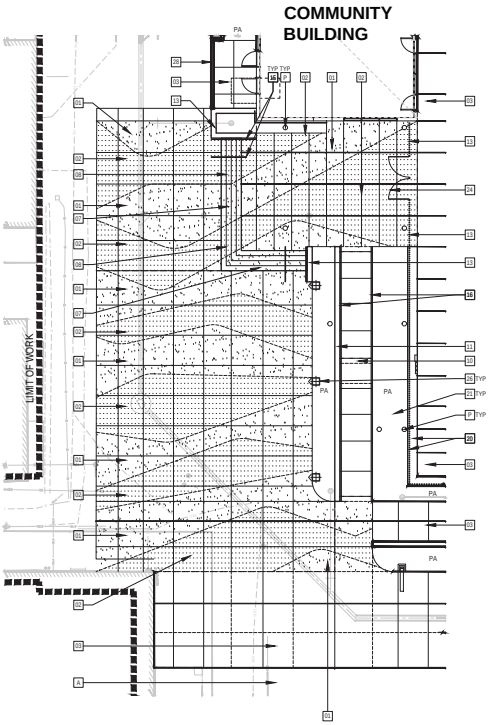
Job Number	31722
Checked By	
Scale	1"=20'

MATERIALS PLAN

3-L1.01



LAYOUT ENLARGEMENT PLAN | 13



MATERIALS ENLARGEMENT PLAN | 05

MATERIALS KEYNOTE LEGEND

NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING - TYPE 1	01/ 3-L5.01	DAVIS COLOR 'MESA BUFF' / TOPCAST 05 FINISH
02	CONCRETE PAVING - TYPE 2	01/ 3-L5.01	DAVIS COLOR 'MOCHA' / TOPCAST 05 FINISH
03	CONCRETE PAVING - TYPE 3	01/ 3-L5.01	NATURAL GREY / TOPCAST 05 FINISH
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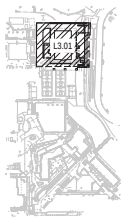
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M	POOL DECK SHOWERS	23/ 3-L5.01	-/ 3-P6.01
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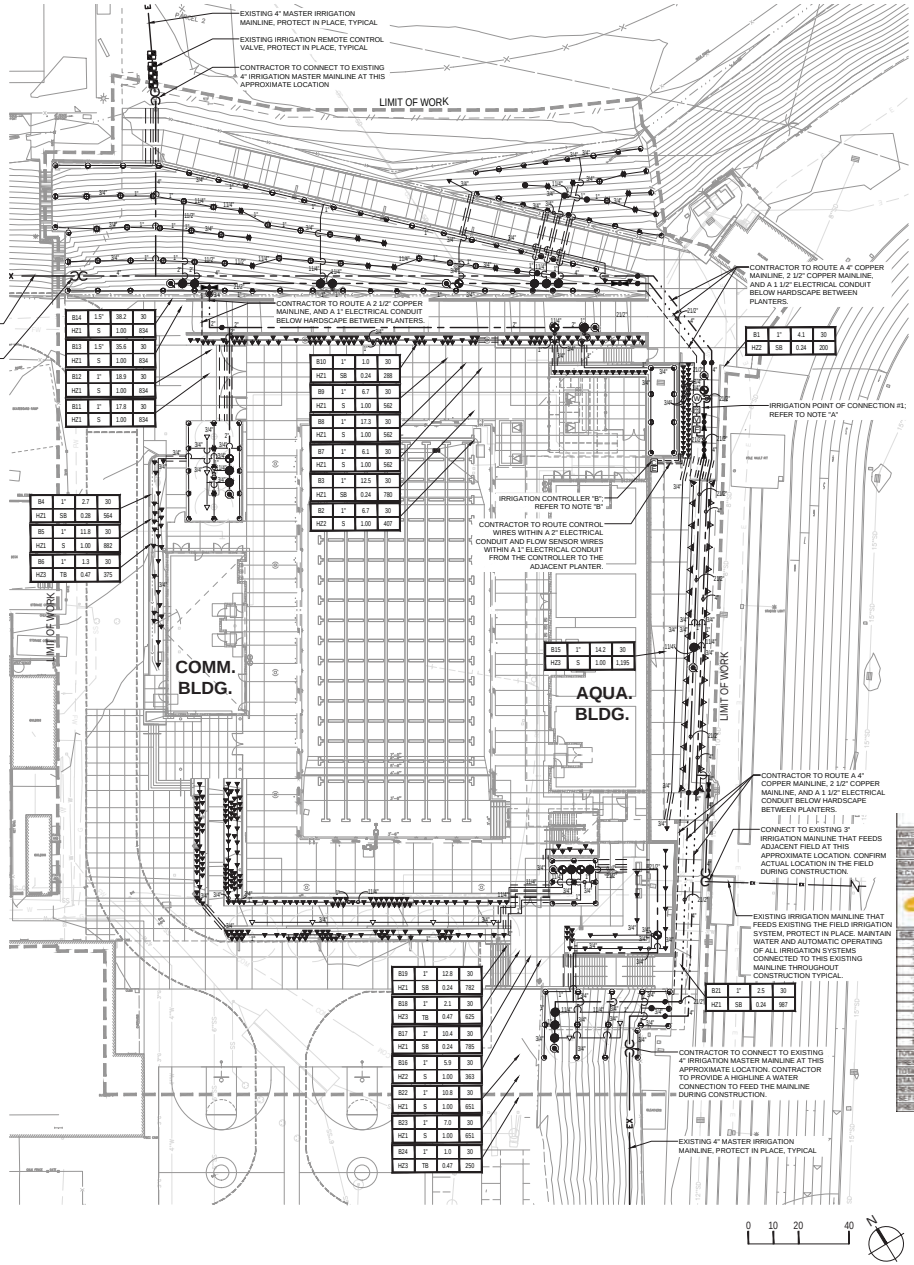
Revision	Date

Submittal	Date
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100% DESIGN DEVELOPMENT	09/12/2025
DSA SUBMITTAL	01/16/2026
CDP SUBMITTAL #2	05/07/2026

Job Number	31722
Checked By	
Scale	1"=10'

MATERIALS AND LAYOUT ENLARGEMENT PLAN

3-L3.01



EXISTING IRRIGATION NOTES

NOTE 1:
CONTRACTOR SHALL MAINTAIN EXISTING MAINLINES IN WORKING ORDER. COORDINATE ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE DISTRICT'SREPRESENTATIVE. PROVIDE TEMPORARY IRRIGATION MAINLINE HIGHLINE TO MAINTAIN ADJACENT IRRIGATION SYSTEMS THROUGHOUT CONSTRUCTION.

NOTE 2:
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION AND IF DAMAGED, SHALL REPLACE WITH SAME MANUFACTURER AND MODEL.

NOTE 3:
ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO EXISTING CONTROLLER SHALL BE RECONNECTED TO EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH DISTRICT'S REPRESENTATIVE PRIOR TO STARTING WORK AND UPON COMPLETION OF WORK.

NOTE 4:
CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION/REROUTING OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY DISTRICT'S REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH DISTRICT'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.

NOTE 5:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION IMPROVEMENTS, IF NECESSARY. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.

NOTE 6:
CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING WORK AND AGAIN PRIOR TO STARTING WORK. VERIFICATION SHALL BE DOCUMENTED AND DELIVERED TO DISTRICT'SREPRESENTATIVE.

NOTE 7:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL SCH 40 PVC SLEEVING UNDER PAVING, WALLS AND CURBS AT NO LESS THAN 24" BELOW GRADE AND NO LESS THAN 2X DIAMETER OF IRRIGATION PIPE IN AREAS WHERE PIPE CROSSING WILL OCCUR. WHEN PIPE SIZE IS NOT AVAILABLE USE 6" SLEEVING MATERIAL. CONFIRM CROSSINGS WITH DISTRICT'SREPRESENTATIVE PRIOR TO PAVING AND HARDSCAPE CONSTRUCTION.

NOTE 8:
EXISTING IRRIGATION IN THIS AREA SHALL BE PROTECTED IN PLACE FOR CONTINUED USE. CONTRACTOR SHALL VERIFY THE EXTENT OF THE EXISTING SYSTEM AND MAKE ADJUSTMENTS TO CAP OFF OR MODIFY THE EXISTING SYSTEM TO MEET THE NEW LANDSCAPE CONDITION.

NOTE 9:
CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. AIR SPADE SHALL BE UTILIZED FOR ALL TRENCHING WITHIN THE DRIPLINE OF TREES. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH DISTRICT'S REPRESENTATIVE.

NOTE A:
POINT OF CONNECTION (POC) #1 SHALL BE A CONNECTION TO THE PROPOSED 4" DOMESTIC IRRIGATION WATER MAINLINE DOWNSTREAM OF AN EXISTING 2" IRRIGATION METER WITH A 2" SERVICE LINE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. MEASUREMENT OF THE STATIC (NO WATER MOVING) WATER PRESSURE IS ACCEPTABLE FOR POTABLE WATER SYSTEMS WHERE NO PUMP HAS BEEN INDICATED ON THESE PLANS. WHEN USING RECYCLED WATER, OR ON POTABLE WATER SYSTEMS REQUIRING A PUMP, ONLY THE MEASUREMENT OF DYNAMIC (WATER MOVING THROUGH THE METER) WATER PRESSURE, SHALL BE ACCEPTABLE. THE DYNAMIC WATER PRESSURE SHALL BE MEASURED AT THE MAXIMUM SYSTEM DEMAND AS INDICATED BELOW. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	145	PSI (STATIC)
DESIGN WATER PRESSURE:	54	PSI
MAXIMUM SYSTEM DEMAND:	38	GPM
RESIDUAL WATER PRESSURE:	91	PSI

NOTE B:
CONTROLLER "B" SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE DISTRICT'S REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH DISTRICT'S REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR IN THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, TREES, ETC. WHEN A SLIGHT RELOCATION OF THE HEAD IS NOT SUFFICIENT TO CLEAR THE OBSTACLE, OR IF IT NEGATIVELY AFFECTS THE COVERAGE, AN ADDITIONAL HEAD SHALL BE INSTALLED TO PLACE ONE HEAD ON EITHER SIDE OF THE OBSTACLE. THE NOZZLES OF THESE TWO HEADS SHALL HAVE ARC PATTERNS THAT ADD UP TO THE ORIGINAL ARC PATTERN OF THE HEAD INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL HEAD LAYOUT WITH DISTRICT'S REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY, THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY DISTRICT'S REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH DISTRICT'S REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A SCALED SHOP DRAWING INDICATING THE PROPOSED LOCATIONS FOR THE IRRIGATION EQUIPMENT LISTED BELOW. THE SHOP DRAWING SHALL BE PREPARED TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT. SHOP DRAWINGS MUST INCLUDE THE PROPOSED LOCATIONS FOR THE FOLLOWING ITEMS:

1. POINT OF CONNECTION (INCLUDING WATER POC, BACK FLOW DEVICES, MASTER CONTROL VALVES, FLOW SENSORS, ETC.)
2. ISOLATION VALVES
3. AUTOMATIC CONTROL VALVES (INDICATE STATION NUMBER)
4. QUICK COUPLING VALVES
5. IRRIGATION CONTROLLER(S)
6. RELATED EQUIPMENT (AS MAY BE DIRECTED).

EACH PIECE OF AFOREMENTIONED EQUIPMENT SHALL HAVE IT'S PROPOSED INSTALLED LOCATION SHOWN ON THE SHOP DRAWINGS. THE SYMBOL FOR EACH PRODUCT SHALL BE A SCALED REPRESENTATION OF THE FOOTPRINT OF THE EQUIPMENT OR THE VALVE BOX IN WHICH THE EQUIPMENT IS INSTALLED. CONTRACTOR SHALL INSTALL ALL VALVE BOXES AND RELATED EQUIPMENT PER THE OWNER APPROVED SHOP DRAWINGS. ONCE THE SHOP DRAWING LOCATIONS ARE APPROVED, THE LANDSCAPE ARCHITECT OR DISTRICT'S REPRESENTATIVE WILL ALLOW NO ADJUSTMENTS TO THE APPROVED VALVE BOX PLACEMENT WITHOUT PRIOR WRITTEN ACCEPTANCE. ANY IRRIGATION EQUIPMENT INSTALLED WITHOUT PRIOR APPROVAL WITH SHOP DRAWINGS WILL BE SUBJECT TO RELOCATION BASED ON DIRECTION BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

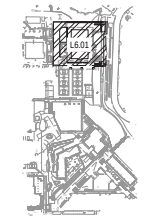
WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER	1	WATER METER SIZE (Inches)	1.50
HYDRAULIC GRADE LINE (FT)	150	WATER METER ELEVATION (FT)	150
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	145.0
REMOTE CONTROL VALVE #	514	REMOTE CONTROL VALVE SIZE (in.)	1.50
R.C.V. DEMAND (GPM)	38	TOTAL DEMAND (GPM)	38
HIGHEST HEAD SERVED (FT)	145	STATIC PRESSURE AT HIGHEST HEAD	108.5

PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION

SIZE (inches)	DESCRIPTION	FLOW	LK	LOSS	
2.00	SERVICE LINE (50 FT OF TYPE K COPPER)	38	1	1.40	PSI
2.00	WATER METER (1000 TYPE)	38	2	0.85	PSI
2.00	PRESSURE REGULATOR (HOLMES 350HLR)	38	2	5.50	PSI
1.50	MASTER CONTROL VALVE	38	1	1.70	PSI
1.50	FLOW SENSOR	38	1	1.00	PSI
2.50	ISOLATION VALVES (BALL TYPE)	38	0	1.60	PSI
2.50	100 FEET OF MAINLINE, CL 315 PVC	38	10	1.19	PSI
2.50	11 - 90 DEGREE ELBOWS (INCLUDED)	13	0	0.99	PSI
1.50	REMOTE CONTROL VALVE ASSEMBLY	38	14	1.70	PSI
10%	LATERAL LINE LOSSES	38	15	3.00	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	38	16	6.36	PSI
15.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	17	6.50	PSI
	TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)		18	22.8	PSI
	PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)		19	30.0	PSI
	TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)		20	53.8	PSI
	STATIC WATER PRESSURE (FROM ABOVE)		21	145.0	PSI
	RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)		22	91.2	PSI
	SET PRV OR MCV AT #20 PLUS 10 PSI		23	63.8	PSI
	PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 20 PSI RESIDUAL)		24	N/A	PSI

KEYMAP



NTS

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

811

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
18700 Ida Canyon Drive, Suite C
Murrieta, Ca 92563
e: info@sweeneyassoc.com t: (951) 461-9490
w: www.sweeneyassoc.com f: (951) 461-9856

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

30215 Morning View Dr.
Malibu, CA 90265

Developed for
SMMUSD

Revision	Date

Submittal	Date
50% DESIGN DEVELOPMENT	07/27/2026
100% DESIGN DEVELOPMENT	09/12/2026
DSA SUBMITTAL	04/30/2026
CDP SUBMITTAL #2	06/5/2026

Job Number	31722
Checked By	
Scale	1" = 20'

IRRIGATION PLAN

3-L6.01

WATER AUDIT AND MAINTENANCE SCHEDULE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE
2. MEASURE SPACING AND MARK MID POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK

1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
FREQUENCY: QUARTERLY

2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.
FREQUENCY: MONTHLY

3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
FREQUENCY: QUARTERLY

4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
FREQUENCY: QUARTERLY

5. MAINLINE & LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.
FREQUENCY: QUARTERLY

6. SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.
FREQUENCY: WEEKLY

7. FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTING, CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

MAINTENANCE SCHEDULES. A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT, RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DETHATCHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

LANDSCAPE IRRIGATION AUDIT SCHEDULES. A SCHEDULE OF LANDSCAPE IRRIGATION AUDITS OF AT LEAST EVERY FIVE YEARS MUST BE ESTABLISHED, FOR ALL BUT SINGLE-FAMILY RESIDENCES, AND OTHER PROJECTS WITH LANDSCAPE AREA LESS THAN 1 ACRE (0.405 HA). AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITY CODES), AN AUDIT SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK, PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER CONSERVATION OFFICE, THE ENTIRE DOCUMENT, WHICH IS HEREBY INCORPORATED BY REFERENCE.

THE SCHEDULE SHALL PROVIDE FOR LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AS DETERMINED BY THE DIRECTOR AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

RECOMMENDED TREE WATERING SCHEDULE

TREE TRUNK WIDTH SIZE	RECOMMENDED WATER VOLUME	WATERING FREQUENCY BASED ON SPECIES	MONTHS APRIL TO OCTOBER	MONTHS NOVEMBER TO MARCH
NEWLY PLANTED (LESS THAN 5")*	10 TO 20 GALLONS	NEWLY PLANTED TREE	WEEKLY	BI-WEEKLY
AVERAGE STREET TREE (16")*	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
SMALL (5" TO 12")*	80 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
MEDIUM (13" TO 21")*	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
LARGE (22" TO 30")*	260 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
VERY LARGE (31" AND OVER)*	310 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH

* WIDTH OF TREE TRUNK AT FOUR FEET FROM GROUND LEVEL

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DISTRICT'SREPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DISTRICT'SREPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE DISTRICT'S REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING 2.5 TIMES THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: Malibu MS & HS Ph3 Aquatics

Project Address: 30215 Morning View Dr. Malibu, California 90265

sweeney + associates

Reference Evapotranspiration (ETo) 44.1 In./Yr. **Residential Project?** No

Hydrozone # / Planting Description^a	Plant Factor	Irrigation Method^b	Irrigation Efficiency (IE)^c	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)^d
Regular Landscape Areas							
1. Low Water Use Plantings	0.30	Drip / Overhead	0.75	0.40	11,392	4,557	124,592
2. Moderate Water Use Plantings	0.40	Drip	0.81	0.50	970	485	13,261
3. High Water Use Turf	0.70	Overhead	0.75	0.94	1,195	1,123	30,713
3. Low Water Use Trees	0.30	Bubblers	0.81	0.38	1,625	618	16,884
				Totals:	**15,182**	**6,783**	
				Totals:	**0**	**0**	
		Estimated Total Water Use (ETWU) Total:					**185,450**
		Maximum Applied Water Allowance (MAWA)^e:					**186,798**

^a Hydrozone # / Planting Description	^b Irrigation Method	^c Irrigation Efficiency
E.g.	*Overhead Spray of*	*0.75 for Spray*
1.) Front Lawn	*Drip*	*0.81 for Drip*
2.) Low Water Use Plantings		
3.) Medium Water Use Plantings		

^d ***ETWU (Annual Gallons Required)*** = *ETo x 0.62 x ETAF x Area*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

^e ***MAWA (Annual Gallons Allowed)*** = *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This non-residential project complies with the WELO and its average ETAF is less than 0.45

Regular Landscape Areas (Excludes Special Landscape Areas)		**All Landscape Areas** (Includes Special Landscape Areas)	
Total ETAF x Area	6,783	Total ETAF x Area	6,783
Total Area	15,182	Total Area	15,182
Average ETAF	**0.45**	**Average ETAF**	**0.45**

IRRIGATION CONTROLLER RUN TIMES

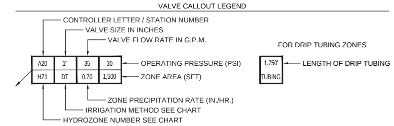
POC or Controller: **B**				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
ETo / Month (Inches):				1.79	2.12	3.30	4.49	4.73	5.03	5.40	5.38	3.94	3.40	2.42	2.22	44.22
ETo / Day (Inches):				0.06	0.08	0.11	0.15	0.15	0.17	0.17	0.17	0.13	0.11	0.08	0.07	0.12
Irrigation Days / Week:				3	4	4	4	5	5	5	5	4	4	4	3	
Plant / Irrig. Type	**AKc**	**Pr Rate**	**IE**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	
Low Water Us Plantings	0.30	0.24	0.81	12.5	12.3	17.2	24.3	19.8	21.7	22.6	22.5	21.3	17.8	13.1	15.5	Min./Day/Zone
Bubblers	Number of Zones:		6	74.9	73.6	103.5	145.5	118.7	130.4	135.5	135.0	127.7	106.6	78.4	92.8	Total Min./Day
Low Water Us Plantings	0.30	1.00	0.75	3.2	3.2	4.5	6.3	5.1	5.6	5.9	5.8	5.5	4.6	3.4	4.0	Min./Day/Zone
Spray	Number of Zones:		10	32.3	31.8	44.7	62.9	51.3	56.3	58.5	58.3	55.2	46.1	33.9	40.1	Total Min./Day
Moderate Water Us Plantings	0.40	0.47	0.81	8.5	8.4	11.7	16.5	13.5	14.8	15.4	15.3	14.5	12.1	8.9	10.5	Min./Day/Zone
Bubblers	Number of Zones:		1	8.5	8.4	11.7	16.5	13.5	14.8	15.4	15.3	14.5	12.1	8.9	10.5	Total Min./Day
Moderate Water Us Plantings	0.40	1.00	0.75	4.3	4.2	6.0	8.4	6.8	7.5	7.8	7.8	7.4	6.1	4.5	5.3	Min./Day/Zone
Sprays	Number of Zones:		2	8.6	8.5	11.9	16.8	13.7	15.0	15.6	15.5	14.7	12.3	9.0	10.7	Total Min./Day
High Water Use Turf	0.70	1.00	0.75	7.5	7.4	10.4	14.7	12.0	13.1	13.7	13.6	12.9	10.7	7.9	9.4	Min./Day/Zone
Sprays	Number of Zones:		1	7.5	7.4	10.4	14.7	12.0	13.1	13.7	13.6	12.9	10.7	7.9	9.4	Total Min./Day
Low Water Use Trees	0.30	0.47	0.81	6.4	6.3	8.8	12.4	10.1	11.1	11.5	11.5	10.9	9.1	6.7	7.9	Min./Day/Zone
Bubblers	Number of Zones:		4	25.5	25.1	35.2	49.5	40.4	44.4	46.1	46.0	43.5	36.3	26.7	31.6	Total Min./Day
Total Number of Zones:			24	157	155	218	306	249	274	285	284	268	224	165	195	Total Min./Day
Total Controller Run Time in Hours:				2.62	2.58	3.63	5.10	4.16	4.57	4.75	4.73	4.47	3.74	2.75	3.25	Total Hrs./Day
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.

IRRIGATION MATERIAL LEGEND

SYMBOL (Q T H F)	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	P.R. (TRI.)	DETAIL
	TORO	570Z-6LP-PRX-COM 6" POP-UP TURF HEAD WITH 10Q/10T/10H/10F "O" NOZZLES	.23, .34, .51, 1.03	30	10 FT	1.59 IN./HR.	A
	TORO	570Z-12P-PRX-COM 12" POP-UP SHRUB HEAD WITH 10Q/10T/10H/10F "O" NOZZLES	.23, .34, .51, 1.03	30	10 FT	1.00 IN./HR.	A
	TORO	570Z-12P-PRX-COM 12" POP-UP SHRUB HEAD WITH 12Q/12T/12H/12F "O" NOZZLES	.37, .49, .74, 1.48	30	12 FT	1.00 IN./HR.	A
	TORO	570Z-12P-PRX-COM 12" POP-UP SHRUB HEAD WITH 15Q/15T/15H/15F "O" NOZZLES	.58, .77, 1.16, 2.31	30	15 FT	1.00 IN./HR.	A
	TORO	570Z-6P-PRX-COM 6" POP-UP BUBBLER HEAD WITH A 10-SBQ-PC3 STREAM NOZZLE . EACH SYMBOL REPRESENTS ONE BUBBLER PER SHRUB. SHRUBS SPACED AT 24" O.C TYPICAL.	.11	30	N/A	0.24 IN./HR.	A
	TORO	570Z-6P-PRX-COM 6" POP-UP BUBBLER HEAD WITH A 2B-90-PC2 STREAM BUBBLER NOZZLE, EACH SYMBOL REPRESENTS TWO (2) BUBBLERS PER TREE OR PALM, PLACE BUBBLERS AT EDGE OF ROOT BALL ON OPPOSITE SIDES OF TREE OR PALM, TYPICAL. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE OR PALM.	.11 (.22 TOTAL)	30	3.0 FT	N/A	A,B
	P.O.C.	IRRIGATION CONNECTION, DOWNSTREAM OF 2" IRRIGATION ONLY METER. VERIFY SIZE, LOCATION AND WATER PRESSURE IN FIELD.					N/A
	WILKINS	500XL-HLR 2" "LEAD FREE" BRONZE, HIGH LOW RANGE (10-125 PSI) PRESSURE REGULATOR (PR), WITH SINGLE UNION FIPT X FIPT CONNECTIONS, INSTALL THE PR INSIDE A STANDARD RECTANGULAR VALVE BOX. SET WATER PRESSURE TO 10 PSI ABOVE DESIGN PRESSURE SHOWN ON POC NOTES.					C
	BUCKNER	3300-150 1 1/2" NORMALLY OPEN, BRASS MASTER CONTROL VALVE. WIRE MCV TO THE CONTROLLER USING A SEPARATE PILOT AND GROUND WIRE, ROUTE WITHIN A 1" CONDUIT. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					D
	CALSENSE	FM-1.5B, 1 1/2" BRASS FLOW SENSOR, WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES WITHIN A 1" CONDUIT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO USE SPEARS DS-100 CONNECTORS WITH DS-300 SEALANT.					E
	WATTS	FBC-3C BRONZE BALL VALVE, SIZE TO MATCH MAINLINE SIZE					F
	RAIN BIRD	HQ-44RC, 1" QUICK COUPLER VALVE, INSTALL WITHIN 10" ROUND VALVE BOX , INSTALL WATTS 11/2" FBC-3C BALL VALVE UPSTREAM OF QCV					G
	SUPERIOR	950 SERIES BRASS REMOTE CONTROL VALVE, SIZE AS SHOWN (1" AND 1 1/2" SIZES). INSTALL A WATTS FBC-3C, FULL PORT BRONZE BALL VALVE ON THE UPSTREAM SIDE OF EACH RCV, SIZE PER RCV SIZE.					H
	SUPERIOR	SUPERIOR 950 SERIES, SIZE AS SHOWN (1" AND 1 1/2" SIZES). INSTALL A DISC FILTER AND AN INLINE PRESSURE REGULATOR ON THE DOWNSTREAM SIDE OF EACH DRIP REMOTE CONTROL VALVE (DRCV). FOR 1" DRCV'S INSTALL A RAIN BIRD LCRBY-100D DISC FILTER AND A SENNINGER 1" PMR-40-MF PRESSURE REGULATOR. FOR 1 1/2" DRCV'S INSTALL A RAIN BIRD LCRBY-150D DISC FILTER AND A SENNINGER 1 1/4" PMR-40-HF PRESSURE REGULATOR. USE A 1 1/2" SCH. 40 PVC THREADED COUPLING, A 1 1/2" X 1 1/4" PVC THREADED REDUCER BUSHING, AND A 1 1/4" X 2" SCH. 80 PVC NIPPLE AS REQUIRED TO CONNECT THE 1 1/4" REGULATOR TO THE DOWNSTREAM SIDE OF THE 1 1/2" FILTER. INSTALL THE DRCV ASSEMBLY INSIDE A STANDARD RECTANGULAR VALVE BOX. INSTALL A WATTS FBC-3C, FULL PORT BRONZE BALL VALVE ON THE UPSTREAM SIDE OF EACH RCV, SIZE PER RCV SIZE.					H,I
	EXISTING	EXISTING REMOTE CONTROL VALVE, PROTECT IN PLACE UNLESS OTHERWISE NOTED					N/A
	I.T.S. CALSENSE	IMPERIAL TECHNICAL SERVICES CALSENSE CONTROLLER ASSEMBLY, CONTROLLER 'B' MOD.# ICA1-CS3-48/CSTP110/CS3EN/FM-1.5/3300-150 COORDINATE CAT 5 OR 6 CABLE WITH A RJ-45 JACK IN CONDUIT BETWEEN THE CONTROLLER AND THE NEAREST ROUTER. RUN NOT TO EXCEED 328' INCLUDING BENDS AND TWISTS. CONTACT DARYL GREEN @ 949.584.7311 AT IMPERIAL TECHNICAL SERVICES					J
NO SYMBOL	PAIGE ELECTRIC	THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8 FOOT COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE.					K
	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
	AS APPROVED	PVC PIPE 3/4" - 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					L
	AS APPROVED	PVC PIPE 2" - 2 1/2" CL. 315, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" -24" BELOW FINISHED GRADE.					L,N
	AS APPROVED	PVC PIPE 4" CL. 200, BELL AND GASKET WITH DUCTILE IRON PUSH-ON FITTINGS AND MECHANICAL JOINT RESTRAINTS, AS MAINLINES INSTALLED 24" BELOW FINISHED GRADE.					L,O
	EXISTING	EXISTING MAINLINE, PROTECT IN PLACE					N/A
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2.5 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.					M
	AS APPROVED	TYPE 'K' COPPER PIPING ROUTED BETWEEN PLANTERS UNDER HARDSCAPE. COPPER PIPING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR.					N/A
	AS APPROVED	CONNECTION POINT BETWEEN COPPER PIPING AND PVC IRRIGATION PIPING. COPPER PIPE STUB-OUT SHALL HAVE A LINE SIZED SWEAT X FIPT COPPER ADAPTER PROVIDED FOR CONNECTION TO THE IRRIGATION PIPING. USE A LINE SIZED X 6" SCH. 80 T.O.E. PVC NIPPLE AND A LINE SIZED PVC COUPLING FOR THE CONNECTION.					N/A
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	AS APPROVED	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". MAINLINE SOLVENT CEMENT SHALL BE LOW VOC, "GRAY-HEAVY BODY" CEMENT. LATERAL LINE SOLVENT CEMENT SHALL BE LOW VOC, GRAY OR BLUE COLORED MEDIUM BODIED CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	AS APPROVED	ALL SOLVENT WELD MAINLINES ABOVE 2" IN SIZE SHALL HAVE CONCRETE THRUST BLOCKING INSTALLED AT ALL DIRECTIONAL CHANGES INCLUDING ELBOWS (45° AND 90°) AND TEES. MAINLINE PIPES UNDER 2" SIZE AND ALL LATERAL LINES DO NOT REQUIRE THRUST BLOCKING.					N
NO SYMBOL	LEEMCO	ALL FITTINGS USED WITH BELL AND GASKET MAINLINE PIPE SHALL BE LEEMCO "DEEP BELL" DUCTILE IRON FITTINGS INCLUDING SERVICE TEES FOR REMOTE CONTROL VALVES, QUICK COUPLERS AND REMOTE CONTROL VALVE MANIFOLDS. USE LEEMCO PIPE-TO-FITTING RESTRAINTS ON ALL SIDES OF THE DUCTILE IRON FITTINGS ON DIRECTIONAL CHANGES, INCLUDING SERVICE TEES. USE LEEMCO LPP SERIES PIPE-TO-PIPE RESTRAINTS ON ALL BELLED PIPE CONNECTIONS WITHIN 50 FEET, UPSTREAM OR DOWNSTREAM, OF A DIRECTIONAL CHANGE GREATER THAN 45°, THIS DOES NOT INCLUDE SERVICE TEES. USE LEEMCO LPP SERIES PIPE-TO-PIPE RESTRAINTS ON ALL BELLED CONNECTIONS WITHIN A SLEEVE AND ON ALL BELLED CONNECTIONS WITHIN 50 FEET OF THE ENTRY OR EXIT OF A SLEEVE. WHERE LEEMCO RESILIENT WEDGE GATE VALVES ARE SPECIFIED HEREIN, CONNECT GATE VALVE TO THE ADJACENT FITTING USING THE CORRESPONDING LUGS ON THE VALVE AND FITTING AND PROVIDED RESTRAINTS.					O
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR FOR PILOT WIRES.					L,M,P
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					P
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS LOWER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS HIGHER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	CARSON	VALVE BOXES, SIZE PER EQUIPMENT LEGEND, WITH T-COVER LIDS AND CAPTIVE BOLT AND LOC-KIT. FOR ROUND FLUSH VALES AND AIR RELIEF VALVES USE MODEL 708, 10" ROUND SHALL BE MODEL 910, 12" STANDARD RECTANGULAR. SHALL BE MODEL 1419, 12" JUMBO RECT. SHALL BE MODEL 1220, SUPER JUMBO SHALL BE MODEL 1324, AND SUPER JUMBO XL SHALL BE MODEL 1730. VALVE BOXES SHALL HAVE GREEN HDPE BODY AND GREEN LIDS IN TURF, GREEN LIDS IN SHRUB BEDS, AND TAN LIDS IN ROCK MULCH. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY. DO NOT INSTALL IN CONCRETE OR ASPHALT.					Q

VALVE CALLOUT LEGEND



HYDROZONE DESCRIPTION CHART

NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.30
HZ 2	MODERATE WATER USE PLANTINGS	M	0.40
HZ 3	HIGH WATER USE TURF	H	0.70
HZ 4	LOW WATER USE TREES	L	0.30

IRRIGATION METHOD DESCRIPTION CHART

LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
S	SPRAY HEADS	SPRAY	0.75
SB	SHRUB BUBBLERS	DRIP	0.81
TB	TREE BUBBLERS	DRIP	0.81

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGNATURE: DATE: 08-03-26

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
38730 Sky Canyon Drive, Suite C
Murrieta, Ca 92563
e: info@sweeneyassoc.com | t: (951) 461-6830
w: www.sweeneyassoc.com | f: (951) 461-6850

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

LICENSED LANDSCAPE ARCHITECT ANH-THY TOBIN No. 4512 SIGNATURE 8/5/2026 DATE 3/31/2027 RENEWAL DATE STATE OF CALIFORNIA

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

30215 Morning View Dr.
Malibu, CA 90265

Developed for
SMMUSD

Revision	Date

Submittal	Date
50% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026
DSA SUBMITTAL	06/15/2026
CDP SUBMITTAL #2	08/5/2026

Job Number	31722
Checked By	
Scale	N.T.S.

IRRIGATION LEGEND AND NOTES

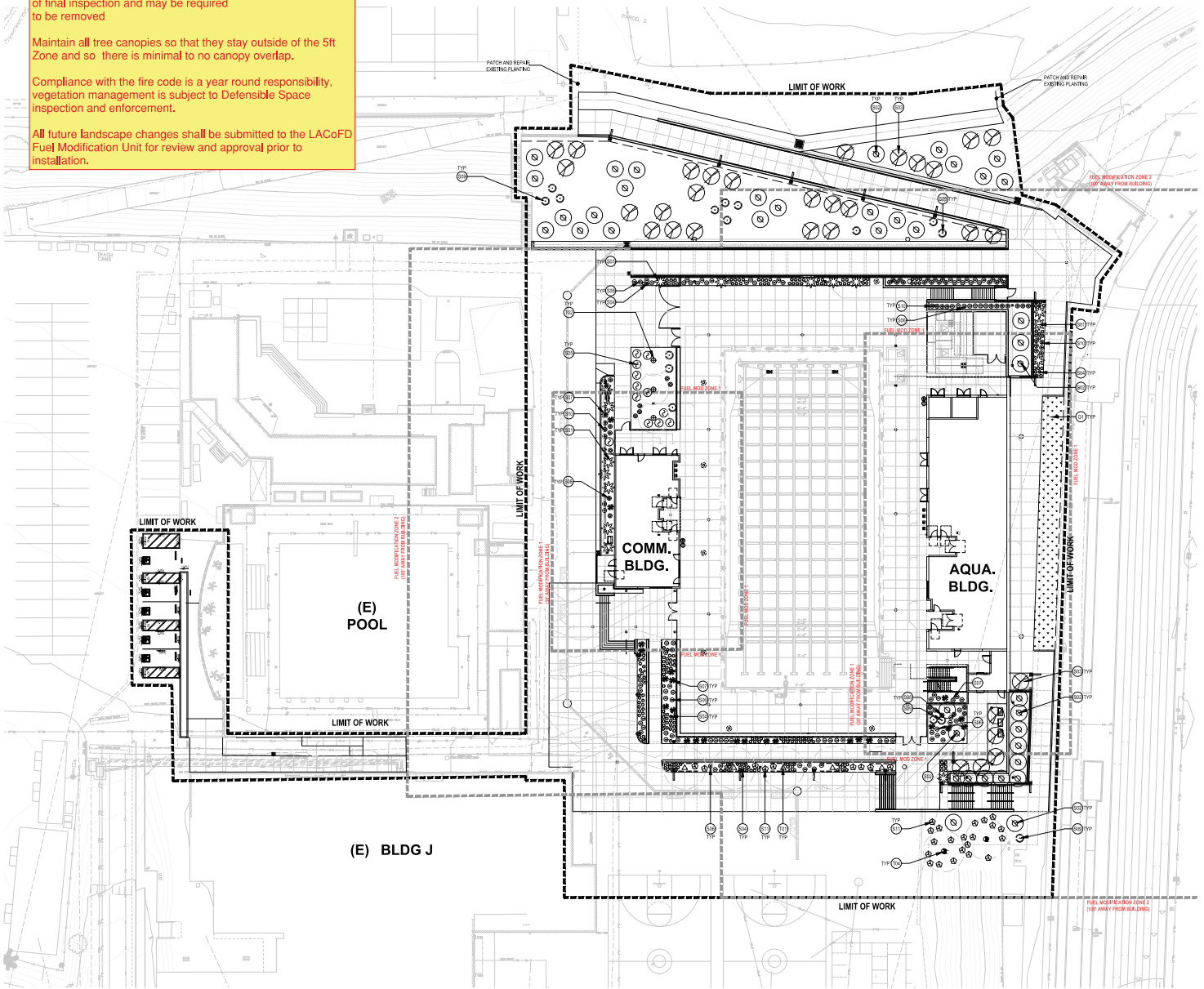
3-L6.02

Notes:Plants to be evaluated at time of final inspection and may be required to be removed

Maintain all tree canopies so that they stay outside of the 5ft Zone and so there is minimal to no canopy overlap.

Compliance with the fire code is a year round responsibility, vegetation management is subject to Defensible Space inspection and enforcement.

All future landscape changes shall be submitted to the LACoFD Fuel Modification Unit for review and approval prior to installation.



PLANTING LEGEND

TREE LIST

REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	WUCOLS	SIZE/ SPACING	HEIGHT / GRWTH. RT.	COMMENTS/ DET
T01	△	5	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	L	24" BOX STD./ PER PLAN	30'-40' / MOD-FAST	02/ 34.7.02
T02	⊕	3	CERCIS OCCIDENTALIS WESTERN REDBUD	L	24" BOX STD./ PER PLAN	15'-20' / MOD-FAST	02/ 34.7.02
T03	◑	2	QUERCUS AGRIFOLIA COAST LIVE OAK	L	48" BOX STD./ PER PLAN	30'-60' / MOD-FAST	02/ 34.7.02
ET1	+		EXISTING TREE PROTECT IN PLACE	-	-	-	-

SHRUB LIST

S01	✲	16	AGAVE ATTENUATA FOXTAIL AGAVE	L	5-GAL/ 6' O.C./ PER PLAN	3'- 5'-0"/ SLOW-MOD	01/ 34.7.02
S02	⊛	40	BACCHARIS PILULARIS 'PIGEON PT.' PIGEON PT. DWARF COYOTE BRUSH	L	5-GAL/ 8' O.C./ PER PLAN	1'- 2'-0"/ FAST	01/ 34.7.02
S03	⊗	31	CEANOTHUS GRISEUS 'YANKEE PT.' YANKEE PT. CARMEL CREEPER	L	5-GAL/ 8' O.C./ PER PLAN	2'- 4'-0"/ FAST	01/ 34.7.02
S04	○	203	FESTUCA CINERA BLUE FESCUE	L	5-GAL/ 18" O.C./ PER PLAN	6"- 12"/ MOD-FAST	01/ 34.7.02
S05	✲	12	HESPERALOE PARVIFLORA RED YUCCA	L	5-GAL/ 4' O.C./ PER PLAN	3'- 4'-0"/ FAST-MOD	01/ 34.7.02
S06	⊜	92	JUNCUS PATENS CALIFORNIA GRAY RUSH	L	5-GAL/ 24" O.C./ PER PLAN	18"- 2'-0"/ FAST	01/ 34.7.02
S07	✸	25	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	L	5-GAL/ 3' O.C./ PER PLAN	3'- 4'-0"/ FAST	01/ 34.7.02
S08	◇	15	LIRIOPE SPICATA CREEPING LILY TURF	M	5-GAL/ 24" O.C./ PER PLAN	6"- 12"/ FAST	01/ 34.7.02
S09	✲	16	MUHLENBERGIA RIGENS DEER GRASS	L	5-GAL/ 4' O.C./ PER PLAN	3'- 5'-0"/ FAST	01/ 34.7.02
S10	⊕	43	SEDUM NUSSBAUMERIANUM COPPERTONE STONECROP	L	5-GAL/ 24" O.C./ PER PLAN	8"- 9"/ FAST	01/ 34.7.02
S11	⁂	30	CAREX DIVULSA EUROPEAN SEDGE / BERKELEY SEDGE	L	5-GAL/ 24" O.C./ PER PLAN	1'- 2'-0"/ MED-FAST	01/ 34.7.02

TURF LIST

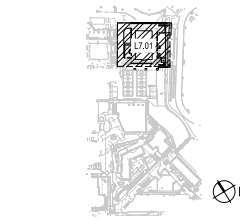
G1		AS REQ'D	PASPALUM VAGINATUM / SEASHORE PASPALUM TURF GRASS	H	AVAILABLE AT WEST COAST TURF

MISCELLANEOUS SYMBOLS

-----	LINEAR ROOT BARRIER	04/ 34.7.02
	SOIL SAMPLE LOCATION (6 TOTAL)	

12807
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
COMMUNITY RISK REDUCTION BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED
By _____ Date _____
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law

KEYMAP



LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

30215 Morning View Dr.
Malibu, CA 90265

Developed for SMMUSD

Revision	Date

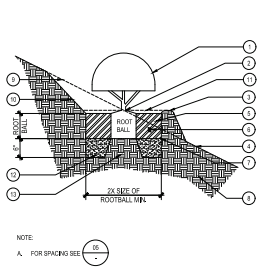
Submittal	Date
90% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026
DSA SUBMITTAL	04/17/2026
CDP SUBMITTAL #2	05/21/2026

Job Number	31722
Checked By	
Scale	1" = 20'

PLANTING PLAN

3-L7.01

PLANTING PLAN | 05

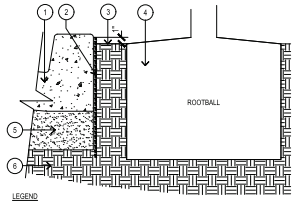


LEGEND

1. 1 TO 15 GALLON SHRUB. (SEE PLANTING PLAN)
2. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE AND SLOPE SOIL AWAY FROM ROOTBALL. ADJUST HEIGHT OF PLANTING TO ACCOMODATE SETTLING DUE TO SOIL TYPES.
3. WATER BASIN. 4" MIN. FOR 5 GALLON & LARGER. 2" MIN FOR 1 GALLON
4. FINISH GRADE
5. AMENDED BACKFILL. SEE SPECS. FOR MIX AND PIT SIZE.
6. PLANT TABLET. SEE SPECS.
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. EXISTING SOIL.
9. EXISTING SLOPE
10. CUT SLOPE TO MEET ROOTBALL.
11. 3" MULCH, MAINTAIN CONSTANTLY SEE SPECS.
12. COMPACTED BACKFILL. SEE SPECS. PUDDLE AND SETTLE PRIOR TO SETTING SHRUB.
13. UNDISTURBED EXISTING SOIL TO FORM PEDESTAL. REPLACE WITH COMPACTED NATURAL SOIL IF HARDPAN EXISTS.

NOTE:
A. FOR SPACING SEE 05

SHRUB PLANTING ON SLOPE 3/4" = 1'-0" 08

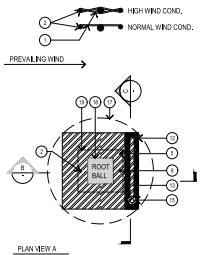


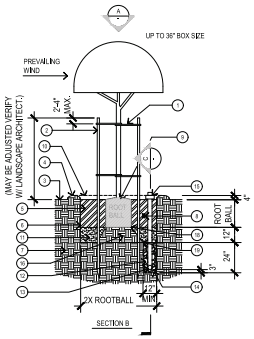
LEGEND

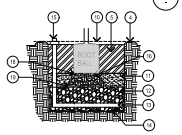
1. CONCRETE CURB, GUTTER, OR SIDEWALK.
2. LINEAR ROOT BARRIER BY 'DEEP' ROOT. SEE PLANTING PLAN. MODEL # UB24-2
3. FINISH GRADE.
4. ADJACENT ROOTBALL. VERIFY THE EXACT LOCATION AND PROTECT AT ALL TIMES.
5. BASE MATERIAL FROM ADJACENT HARDSCAPE.
6. COMPACTED SUBGRADE FROM ADJACENT HARDSCAPE.

NOTE:
A. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION.

LINEAR ROOT BARRIER 1 1/2"=1'-0" 04





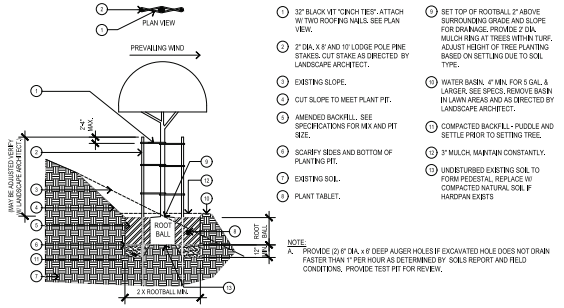


LEGEND

1. 32" BLACK VIT "CINCH TIES". ATTACH W/ TWO ROOFING NAILS, FOR 36" BOX AND LARGER. USE BLACK VIT "CINCH BELT". SEE PLAN VIEW. FOR HIGH WIND CONDITIONS: VIT TWIST BRACES ATTACH W/ TWO ROOFING NAILS. TYPICAL TWO EACH SIDE. SEE PLAN VIEW.
2. 2" DIA. X 12' LODGE POLE PINE STAKES. 3" DIA X 12' LODGE POLE PINE STAKES FOR 36" BOX AND LARGER TREES. (HEIGHT OF STAKE @ 40-12' SHOULD BE ADJUSTED BASED ON CONTAINER SIZE, HEIGHT OF TREE, AND GROWTH RATE) CUT STAKES TO MATCH HT. AS DIRECTED BY LANDSCAPE ARCHITECT.
3. FINISH GRADE
4. WATER BASIN. 4" MIN. DEPTH FOR 5 GAL. & LARGER IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
5. AMENDED BACKFILL. SEE SPECIFICATIONS FOR MIX AND PIT SIZE.
6. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
7. EXISTING SOIL.
8. PLANT TABLET. PER SPECS.
9. SET TOP OF ROOTBALL X" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE. PROVIDE 2' DIA. MULCH RING AT TREES WITHIN TURF. ADJUST HEIGHT OF TREE PLANTING TO ACCOMMODATE SETTLING DUE TO SOIL TYPE.
10. 3" MULCH, MAINTAIN CONSTANTLY.
11. COMPACTED BACKFILL. PUDDLE AND SETTLE PRIOR TO SETTING TREE.
12. 12" WIDE TRENCH ALONG ONE SIDE. FILL WITH 3/4" DRAIN GRAVEL.
13. 4" PERFORATED DRAIN PIPE PLACED HORIZONTAL.
14. "MIRAFI" 140N FILTER FABRIC.
15. 4" NIBCO, BLACK - 'ABS' PLUG 4" NIBCO, BLACK - 'ABS' FEMALE RECIEVER NDS, WHITE 'PVC' ADAPTOR FOR CONNECTION FROM FEMALE RECIEVER TO PVC SOLID STAND PIPE
16. UNDISTURBED EXISTING SOIL TO FORM PEDESTAL AND PREVENT SETTLING. REPLACE WITH COMPACTED NATURAL SOIL IF HARDPAN EXISTS.
17. TREE CANOPY
18. BOTTOM OF ROOTBALL/ TOP OF PEDESTAL.
19. BASE OF PEDESTAL FOR TREE.

NOTE:
A. PROVIDE (2) 6" DIA. x 6' DEEP AUGER HOLES IF EXCAVATED HOLE DOES NOT DRAIN FASTER THAN 1" PER HOUR AS DETERMINED BY SOILS REPORT AND FIELD CONDITIONS.
B. FOR TREE STAKING AND PLANTING ON SLOPE, SEE 10

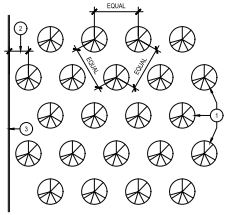
TREE STAKING AND PLANTING DETAIL 1/4"=1'-0" 02



1. 32" BLACK VIT "CINCH TIES". ATTACH W/ TWO ROOFING NAILS. SEE PLAN VIEW.
2. 2" DIA. X 8' AND 10' LODGE POLE PINE STAKES. CUT STAKE AS DIRECTED BY LANDSCAPE ARCHITECT.
3. EXISTING SLOPE.
4. CUT SLOPE TO MEET PLANT PIT.
5. AMENDED BACKFILL. SEE SPECIFICATIONS FOR MIX AND PIT SIZE.
6. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
7. EXISTING SOIL.
8. PLANT TABLET.
9. SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE. PROVIDE 2' DIA. MULCH RING AT TREES WITHIN TURF. ADJUST HEIGHT OF TREE PLANTING BASED ON SETTLING DUE TO SOIL TYPE.
10. WATER BASIN. 4" MIN. FOR 5 GAL. & LARGER, SEE SPECS. REMOVE BASIN IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
11. COMPACTED BACKFILL - PUDDLE AND SETTLE PRIOR TO SETTING TREE.
12. 3" MULCH, MAINTAIN CONSTANTLY.
13. UNDISTURBED EXISTING SOIL TO FORM PEDESTAL. REPLACE W/ COMPACTED NATURAL SOIL IF HARDPAN EXISTS

NOTE:
A. PROVIDE (2) 6" DIA. x 6' DEEP AUGER HOLES IF EXCAVATED HOLE DOES NOT DRAIN FASTER THAN 1" PER HOUR AS DETERMINED BY SOILS REPORT AND FIELD CONDITIONS. PROVIDE TEST PIT FOR REVIEW.

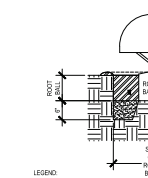
TREE STAKING AND PLANTING ON SLOPE 1/4"=1'-0" 10



LEGEND:

1. LOCATE PLANTS WITH EQUAL SPACING AS INDICATED ON PLAN (TRIANGULAR SPACING).
2. 1/2 ON CENTER SPACING.
3. PAVING, BUILDING, OR HEADER SHOWING PLANTING AREA LIMIT.

TRIANGULAR SPACING 1/4" = 1'-0" 05



LEGEND:

1. 1 TO 15 GALLON SHRUB. REFER TO PLANTING PLAN.
2. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE AND SLOPE SOIL AWAY FROM ROOTBALL. ADJUST HEIGHT OF PLANTING TO ACCOMODATE SETTLING DUE TO SOIL TYPES.
3. WATER BASIN. 4" MIN. FOR 5 GAL. & LARGER. 2" MIN FOR 1 GAL.
4. FINISH GRADE
5. AMENDED BACKFILL. SEE SPECS FOR MIX.
6. PLANT TABLET. SEE SPECS.
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. EXISTING SOIL.
9. 3" MULCH, MAINTAIN CONSTANTLY. SEE SPECS.
10. COMPACTED BACKFILL. SEE SPECS. PUDDLE AND SETTLE PRIOR TO SETTING SHRUB.
11. UNDISTURBED EXISTING SOIL TO FORM PEDESTAL. REPLACE WITH COMPACTED NATURAL SOIL IF HARDPAN EXISTS.

NOTE:
A. FOR SHRUB SPACING SEE 05
B. FOR SHRUB PLANTING ON SLOPE 08

SHRUB PLANTING DETAIL 3/4" = 1'-0" 01

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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MALIBU MIDDLE & HIGH SCHOOL
PHASE 3A: AQUATICS

30215 Morning View Dr.
Malibu, CA 90265

Developed for
SMMUSD

Revision	Date

Submittal	Date
50% DESIGN DEVELOPMENT	02/20/2026
100% DESIGN DEVELOPMENT	03/13/2026
DSA SUBMITTAL	04/10/2026
CDP SUBMITTAL #2	05/07/2026

Job Number	31722
Checked By	
Scale	AS NOTED

PLANTING DETAILS

3-L7.02

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 08/17/2026

PROJECT NUMBER:	CDP 26-043
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Elisa Espinoza, LPA Design Studios
APPLICANT EMAIL:	eyounger@lpadesignstudios.com
PROJECT DESCRIPTION:	Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

X The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and **CAN** proceed through the Planning process.

Building Plan Check (BPC) Required ❑Yes ❑No BPC Fees Req'd $_____

9/17/2026

SIGNATURE DATE

ATTACHMENT 3

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Julie Santia, Associate Engineer

Date: September 17, 2026

Re: Proposed Conditions of Approval for 30215 Morning View Dr., CDP 26-043

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

Recycled Paper

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

STORMWATER

4. A Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/ or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Check Dam
Additional Controls	Wind Erosion Controls
	Stabilized Construction Entrance/ Exit

	Stabilized Construction Roadway
	Entrance/ Exit Tire Wash
Non-Stormwater Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

5. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

   - Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
   - Methods used to protect native vegetation and trees.
   - Sediment/Erosion Control.
   - Controls to prevent tracking on and off the site.
   - Non-storm water controls.
   - Material management (delivery and storage).
   - Spill Prevention and Control.
   - Waste Management
   - Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
   - Landowner must sign the following statement on the ESCP:

     "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP

may result in revocation of grading and/or other permits or other sanctions provided by law."

6. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.

7. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

8. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and

notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

9. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 website: www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff REVISED DATE 09/09/2026

PROJECT NUMBER: CDP 26-043

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Elisa Espinoza, LPA Design Studios

APPLICANT EMAIL: eyounger@lpadesignstudios.com

PROJECT DESCRIPTION: Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

Building Plan Check (BPC) Required ☐ Yes ☑ No BPC Fees Req'd $_____

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Signature 9/14/2026

Signature **Date**

The applicant must submit to City of Malibu Environmental Health Staff to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Elisa Espinoza, LPA Design Studios eyounger@lpadesignstudios.com		
Project Address:	**30215 Morning View Drive (Middle School and High School)** Malibu, California 90265		
Planning Case No.:	CDP 26-043		
Project Description:	Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work		
Date of Review:	August 26, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	LPA: Plans dated 4-24-2026, **6-15-2026,** (plans submitted 9-9-2026)
OWTS Plan:	Ensitu: Plan dated 5-4-2026; **8-15-2026**
OWTS Report:	Ensitu: Report dated **8-6-2026**
Miscellaneous:	John Yaroslaski: Fixture Unit Worksheet for Bldg. L and L1 dated **8-5-2026** Lauren Ballard Certified Fixture Unit Worksheet dated 4-20-2026 Los Angeles RWQCB: General WDR Requirements Report dated 8-7-2025; Active WDR w/ LA RWQCB as of 11-19-2012; Last WDR report submitted 1-11-2022
Previous Reviews:	Phase III CDP 26-043 CRI dated 6-22-2026, 8-26-2026. Phase II CDP 25-032 CRC dated 11-19-2025; CDPA 24-005; CRC dated 8-15-2025. CDP 21-068 CRC dated 4-20-2022.

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP).

Conditions of Planning Conformance Review:

1) **Waste Discharge Requirements:** *Monitoring and reporting parameters required under MRP No. CI-10846 of the Waste Discharge Requirements by the Regional Water Quality Control Board (RWQCB) shall be submitted to the Los Angeles RWQCB on the effective date of coverage under the General WDRs.*

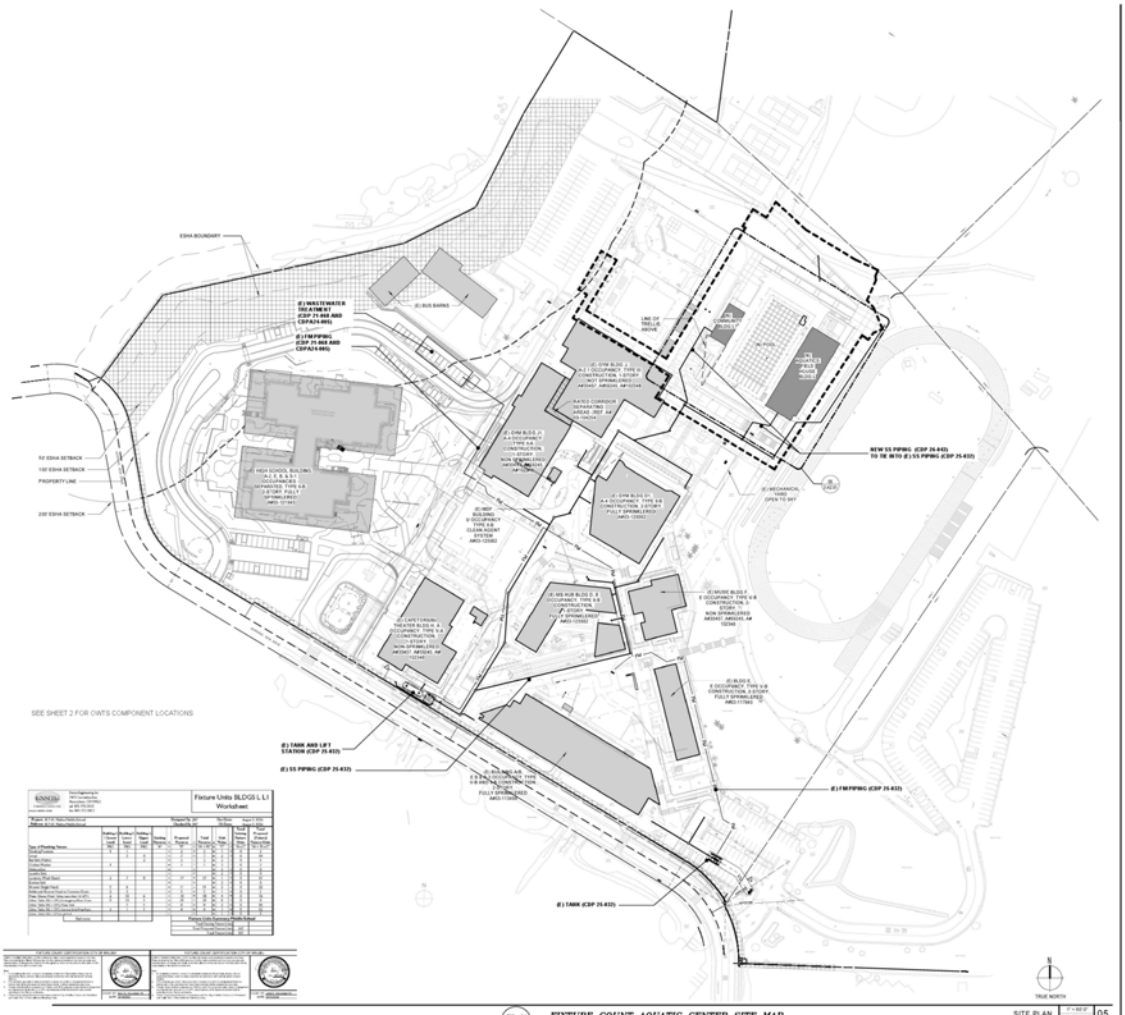
   No further Environmental Health review is required.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

Recycled Paper



FC-01 PWFC-01 **FIXTURE COUNT AQUATIC CENTER SITE MAP** NO SCALE

SITE PLAN | 1" = 60'-0" 3.A0.01 | 05

Fixture Units BLDGS L LI Worksheet

Type of Plumbing Fixture	Building Code Table	Drinking Fixture Value	Children Fixture Value	Building Occupancy	Proposed Regular	Proposed Flush	Total Fixture Units	Unit Type	Total Drinking Fixture Units	Total Proposed Fixture Units
Urinal										
Bar Sink (Public)										
Bar Sink (Private)										
Clothes Washer										
Lavatory (Public Room)										
Lavatory (Private Room)										
Shower (Single Head)										
Sink (Commercial Kitchen/Food Preparation)										
Sink (Service Room, Utility Area Mop, etc.)										
Sink (Staff Room, Classroom, Office, etc.)										
Water Closet (Flush Valve)										
Water Closet (Tank Type)										
Water Fountain (Drinking)										
Totals										

Fixture Units Summary Public School

Total Drinking Fixture Units	
Total Flush Fixture Units	

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
EXP 06-30-26

ENSITU
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
ENSITU ENGINEERING, INC.
7410 Carnegie Ave.
Alexandria, CA 22307
Tel: 800.776.5242
ENSITU@msn.com

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CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE: [signature] DATE: 09/14/2026
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

MALIBU HIGH SCHOOL
INCREMENT 03 AQUATICS
30215 MORNING VIEW DR.
MALIBU, CA 90265
APN:4469-017-900

Developed for SMMUSD

Submittal	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	03/13/2025
100% DESIGN DEVELOPMENT	09/23/2025
CDP SUBMITTAL	06/19/2025
CDP COMMENTS	08/27/2025
100% CONSTRUCTION DOCS	09/08/2025
DSA SUBMITTAL	

Job Number	017-01
Checked By	JNY
Scale	

CAMPUS PLAN

3-A0.01

MALIBU MIDDLE & HIGH SCHOOL PHASE 2
30215 MORNING VIEW DRIVE
MALIBU, CALIFORNIA

Developed for SMMUSD

OVERALL SITE MAP

PWFC-01

MALIBU HIGH SCHOOL (CDP 26-043)
MIDDLE SCHOOL/GYM/AQUATIC CENTER

30215 MORNING VIEW DRIVE
MALIBU, CA 90265

MALIBU HIGH SCHOOL / MALIBU MIDDLE SCHOOL
TOTAL 750 Students/85 Staff

HIGH SCHOOL:	1 Building / 352 Fixture Units (E)
MIDDLE SCHOOL:	Phase 1: 5 Buildings / 996 Fixture Units (E) (Bldg. A; Bldg. D; Bldg. F; Bldg. E; Bldg. J) Bldg. J1 combined on Fixture Unit Worksheet)
HUB BLDG./GYM:	Phase 2: 2 Buildings / 167 Fixture Units (E) (Bldg. HUB; Bldg. GYM)
AQUATIC CENTER:	Phase III: 2 Buildings / 147 Fixture Units (N) (Bldg. L; Bldg. LI combined on Fixture Unit Worksheet)
TOTAL FIXTURE UNITS:	1,194 Fixture Units (E)
GREASE INTERCEPTOR:	5,000 Gallon (E)
EQUALIZATION TANK:	20,000 Gallon (E)
PRIMARY TANK:	40,000 Gallon (E)
EQUALIZATION/EMERGENCY STORAGE:	L = 20,000 Gallon Tank(E)
LIFT STATION:	1 - Various (E)
EQUALIZATION/ EMERGENCY STORAGE	L = 20,000 Gallon Tank (E)
LIFT STATION:	1 - Various (E)
TREATMENT TANKS:	4 - 7,500 Gallon Microdegfed CMUS w/UV Disinfection (E) 2- Zantrex ZX400 UV Disinfection (E)
ACTIVE:	**6 @ 24" BS W/S Cap (EP-1)(E) 4" @ 25' BS W/S Cap (EP-2) (E) 6" @ 25' BS W/S Cap (EP-2) (E) 4" @ 24' BS W/S Cap (EP-2) (E)
FUTURE:	6" @ 25' BS W/S Cap (EP-3,EP-1)(F) 4" @ 24' BS W/S Cap (EP-4 EP-1)(F)
PERCOLATION RATE:	7.572 @24 (EP-1) 8.734 @24 (EP-2) 34.814 @24 (EP-3) 8.591 @24 (EP-4)
TOTAL ACTIVE RATE:	24.766 @24 (EP-1 & EP-2) 43.580 @24 (EP-1, EP-2 & EP-3)
TOTAL FUTURE RATE:	34.814 @24 (EP-3 & EP-4)
REFERENCE:	Results: OWTS design reports dated 8-31-2024, 7-3-2025, 10-14-2025, 8-4-2026 Sanitary Percolation test report dated 10-17-2001, 8-22-2025
WASTEWATER FLOW:	19,950 @24
DESIGNER:	John Vanculsen, RCE

NOTES:

1. This conformance review is for new aquatic center buildings, and a new swimming pool (Phase III). Conveyance lines from the 3 buildings are to be connected to the existing advanced onsite wastewater system (OWTS) under City of Malibu Planning case #CDP4 24-009.
2. This review relates only to the minimum requirements of the MMC and the Local Coastal Program, and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater treatment.
3. This review is valid for one year, or until the Local Coastal Program and/or Administrative Policy changes render it noncomplying.
4. **The proposed OWTS must conform to the monitoring and reporting parameters required under MMC Sr. 12-2006 of the Waste Discharge Requirements by the Regional Water Quality Control Board. Specifically, the minimum required separation to groundwater must be maintained.



02 PW-02 **PW-OVERALL SITE PLAN EXISTING AND PROPOSED**
SCALE: 1"=0080'

REFERENCE ONLY FOR OWTS COMPONENT LOCATION FOR MALIBU HIGHSCHOOL AND MIDDLE SCHOOL

GENERAL NOTES

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MINOR ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
   1.2. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
   1.3. THE EXISTING OWTS COMPONENTS INCLUDING, SEPTIC TANK(S), PIPING, CLEANOUT(S), SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE #36, SECTION 15.40.170 C. AND SECTION 15.40.170 D, TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE.
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUMS DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THAT LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY).
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
12. THE OWTS IS SITED AS FAR LANDWARD AS FEASIBLE.

MicroSep Tec Design		
Design Flow	10,000	gpd
Design Influent BOD	300	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	23.37	lb BOD/
MicroSep Tec Model Specified	C525	
MicroSep Tec Tank Volume	7340	gal
MicroSep Tec 0525 Base Organic Removal (1)	4.17	lb BOD/
Minimum Number of MicroSep Tec 0525 Required	6	units
PROPOSED HST DESIGN		
Actual Number of MicroSep Tec 0525 Provided	6	units
Design Organic Removal	25.04	lb BOD/
Design Tank Volume	41240	gal
Maximum Effluent Flow Based on Organic loading	10715	gpd
Maximum Effluent Flow Based on Hydraulic Loading	13000	gpd
Maximum Fixtures Based on Design Tank Volume	1546	

03 PW-02 **TREATMENT SYSTEM SUMMARY TABLE**
NO SCALE

Septic Tank (ST) Calculations		
Total Proposed Fixture Units	747	
Total Future Units	1027	
Minimum Septic Tank Size based on Design Flow	20675	gal
Design Flow, Q	10000	
Minimum Septic Tank Size based on Design Flow, Vst	8625	gal
Minimum Septic Tank Size	20675	gal
Design Septic Tank Size	30000	gal
Seepage Pit Calculations		
Minimum Seepage Pit Capacity Based On Design Flow Tank Size	20675	gal
Minimum Seepage Pit Capacity Based On Wastewater Design Flow	30000	gal
Minimum Seepage Pit Capacity	30000	gal
Design Present Seepage Pit Capacity	34752	gal
Design Expansion Seepage Pit Capacity	33816	gal

04 PW-02 **SEPTIC TANK SIZE AND REQUIRED SEEPAGE PIT CAPACITY TABLE**
NO SCALE

Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Dia.	Test Pit Capacity	Seepage Pit	Dia.	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity
	ft.	ft.	ft.		gal		ft.	ft.	ft.	ft.	gal/ft.
Present Seepage Pits											
SP-1	6	24	30	2	2324	SP-1	6	6	24	30	7572
SP-2	6	23	29	2	2905	SP-2	6	6	23	29	8715
SP-3	6	24	30	2	2968	SP-3	6	6	24	30	11904
SP-4	6	24	30	2	2187	SP-4	6	6	24	30	6561
Total					11384						34752
Expansion Seepage Pits											
SP-5	6	24	30	2	7590	SP-1	6	6	24	30	22770
SP-6	6	24	30	2	3482	SP-2	6	6	24	30	11046
Total					11072						33816

05 PW-02 **SEEPAGE PIT SUMMARY TABLE**
NO SCALE

Project: 817-01 Malibu Middle School — **Designed By:** JNY — **Doc Date:** October 7, 2023
Address: 817-01 Malibu Middle School — **Ch Date:** October 7, 2023

Type of Plumbing Fixture	BUILDING A EX	BUILDING A PRO	Building E EX	Building E PRO	Building F EX	Building F PRO	Building H EX	Building H PRO	Building JJ EX	Building JJ PRO	PH 2 HUB EX	PH 2 HUB PRO	PHG GYM EX	PHG GYM PRO	Existing Fixtures: Q	Proposed Fixtures: Q	Total Fixtures: Q = A + B	Unit Value	Total Existing Fixture Units: A = Q x U	Total Proposed (Future) Fixture Units: B = Q x U
Drinking Fountain	3	3					2	2	6	6		1		1	11	+ 2	= 13	x 1	= 11	13
Urinal			3	3					9	9		2			12	+ 7	= 19	x 2	= 24	38
Bar Sink (Public)	1	1					1	1	3	3		1			4	+ 1	= 5	x 2	= 8	10
Clothes Washer							1	1					1	1	1	+ 2	= 3	x 2	= 2	6
Dishwasher							1	1							1	+	= 1	x 2	= 2	2
Laundry Sink							1	1							1	+	= 1	x 2	= 2	2
Lavatory (Wash Basin)	24	24	18	18	2	2	2	2	22	22	7		15		68	+ 23	= 90	x 1	= 68	90
Kitchen Sink							2	2			1				3	+	= 3	x 2	= 6	6
Shower (Single Head)							1	1	14	14	1		1		15	+ 2	= 17	x 2	= 30	34
Additional Shower / Head to Common Drain									31	31					31	+	= 31	x 1	= 31	31
Water Closet (Flush Tank, Less than 1.6 GPF)	23	23	11	11			2	2	33	33	7		18		75	+ 25	= 100	x 4	= 300	400
Other Table 703.1 CPC) Emergency Floor Drain	16	16							12	12	9		8		28	+ 17	= 45	x 0	= 0	0
Other Table 703.1 CPC) Floor Sink	2	2							1	1	6		3		9	+ 9	= 9	x 2	= 6	18
Other Table 703.1 CPC) Service Sink/Mop Basin	2	2							3	3	1		1		7	+ 3	= 9	x 2	= 21	27
Other Table 703.1 CPC) Lab Sink	18	18													18	+	= 18	x 1	= 18	18
Bedrooms																				

Fixture Units Summary Middle School	
Total Existing Fixture Units	548
Total Proposed Fixture Units	747
Total Fixtures Units	713
Malibu High School	
Total Fixtures Units	313
Malibu High School and Middle School	
Total Fixture Units	1027
Flow Calculations Proposed (Q_D)	
Peak Flow, Q_P	13375 gpm
Average Flow, Q_A	10000 gpd
Design Flow, Q_D	10000 gpd
Influent Characteristics	
BOD5 (mg/L)	300
TSS (mg/L)	300
TN (mg/L)	75
Effluent Characteristics	
BOD5 (mg/L)	20
TSS (mg/L)	20
TN (mg/L)	10

G3 PW-02 **FIXTURE COUNT SUMMARY TABLE**
NO SCALE

SITE PLAN TAG AND MAJOR EQUIPMENT LIST

Site Plan Tag	Tag	Description	Site Location	Physical Location	Manufacturer	Model Number	Supplier
0007	TK-0100	EQUALIZATION TANK	LIFT STATION AND TANK AREA EAST	LIFT STATION AND TANK AREA EAST	XERXES	10' DIA 15,000 GAL SINGLE WALL	CONTRACTOR SUPPLIED EQUALIZATION TANK TK-0100
0002	FV-0100	INTLIVE PUMP VAULT	LIFT STATION AND TANK AREA EAST	INTEGRAL TO EQUALIZATION TANK TK-0100	ORENCO SYSTEMS		CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0100
0003	P-0100	EQUALIZATION PUMP	LIFT STATION AND TANK AREA EAST	INTEGRAL TO EQUALIZATION TANK TK-0100	ORENCO SYSTEMS	PF1003CH--30	CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0100
0004	P-0101	EQUALIZATION PUMP	LIFT STATION AND TANK AREA EAST	INTEGRAL TO EQUALIZATION TANK TK-0100	ORENCO SYSTEMS	PF1003CH--30	CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0100
0005	PLC-0100	PROGRAMMABLE LOGIC CONTROLLER	LIFT STATION AND TANK AREA EAST	LIFT STATION AND TANK AREA EAST			CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0100
0006	DCU-0100	DRUM DEVIR SCRUBBER	LIFT STATION AND TANK AREA EAST	LIFT STATION AND TANK AREA EAST	PURATL	DS-100	CONTRACTOR SUPPLIED DRUM SCRUBBER DCU-0100
0007	LS-0300	LIFT STATION	LIFT STATION AND TANK AREA WEST	LIFT STATION AND TANK AREA WEST	XERXES		CONTRACTOR SUPPLIED LIFT STATION LS-0300
0008	P-0300	SUBMERSIBLE GRINDER PUMP AND GUIDERAILS	LIFT STATION AND TANK AREA WEST	INTEGRAL TO LIFT STATION WALL LS-0300	TSURUMI	100SM3222.2	CONTRACTOR SUPPLIED COMPONENT OF LIFT STATION LS-0300
0009	P-0301	SUBMERSIBLE GRINDER PUMP AND GUIDERAILS	LIFT STATION AND TANK AREA WEST	INTEGRAL TO LIFT STATION WALL LS-0300	TSURUMI	100SM3222.2	CONTRACTOR SUPPLIED COMPONENT OF LIFT STATION LS-0300
0010	P-0350	SUBMERSIBLE CHOPPER PUMP AND GUIDERAILS	LIFT STATION AND TANK AREA WEST	INTEGRAL TO LIFT STATION WALL LS-0300	TSURUMI	100GSC2.75	CONTRACTOR SUPPLIED COMPONENT OF LIFT STATION LS-0300
0011	V-0300	VALVE, WALT 1"X90"ADH"	LIFT STATION AND TANK AREA WEST	INTEGRAL TO LIFT STATION WALL LS-0300	ARMORCAST	ABSCMA01HASH +DD LOADING	CONTRACTOR SUPPLIED COMPONENT OF LIFT STATION LS-0300
0012	TK-0200	EQUALIZATION TANK	LIFT STATION AND TANK AREA WEST	LIFT STATION AND TANK AREA WEST	XERXES	10' DIA 20,000 GAL SINGLE WALL	CONTRACTOR SUPPLIED EQUALIZATION TANK TK-0200
0013	FV-0200	INTLIVE PUMP VAULT	LIFT STATION AND TANK AREA WEST	INTEGRAL TO EQUALIZATION TANK TK-0200	ORENCO SYSTEMS		CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0200
0014	P-0200	EQUALIZATION PUMP	LIFT STATION AND TANK AREA WEST	INTEGRAL TO EQUALIZATION TANK TK-0200	ORENCO SYSTEMS	PF1003CH--30	CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0200
0015	P-0210	EQUALIZATION PUMP	LIFT STATION AND TANK AREA WEST	INTEGRAL TO EQUALIZATION TANK TK-0200	ORENCO SYSTEMS	PF1003CH--30	CONTRACTOR SUPPLIED COMPONENT OF EQUALIZATION TANK TK-0200
0016	PLC-0200	PROGRAMMABLE LOGIC CONTROLLER	LIFT STATION AND TANK AREA WEST	LIFT STATION AND TANK AREA WEST			CONTRACTOR SUPPLIED COMPONENT OF LIFT STATION LS-0300 AND EQUALIZATION TANK TK-0200
0017	DCU-0200	DRUM DEVIR SCRUBBER	LIFT STATION AND TANK AREA WEST	LIFT STATION AND TANK AREA WEST	PURATL	DS-100	CONTRACTOR SUPPLIED DRUM SCRUBBER DCU-0200

G2 PW-02 **PW-SITE PLAN EQUIPMENT LIST**
NO SCALE

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPAdesign@lpadba.com
5301 California Avenue, Suite 100
Irvine, California 92617

EXP. 06/30/2025

ENSITU
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
Jason Nelson, PE, QSD/P
7479 Trademark Ave.
Alexandria, CA 92432
Tel: 800.775.5192
ENSITU@msn.com

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MALIBU MIDDLE & HIGH SCHOOL PHASE 2
30215 MORNING VIEW DRIVE
MALIBU, CALIFORNIA

Developed for SMMUSD

Revision	Date
SCHEMATIC DESIGN	09/04/2024
50% DESIGN DEVELOPMENT	12/21/2024
100% DESIGN DEVELOPMENT	03/21/2025
50% CONSTRUCTION DOCS	06/27/2025
100% CONSTRUCTION DOCS	09/26/2025
DSA SUBMITTAL	09/26/2025

Submittal

Job Number	817-01
Checked By	JNY
Scale	

SITE PLAN AND TABLES

PW-02

REFERENCE ONLY DRAINAGE FIXTURE UNIT COUNT FOR MALIBU HIGHSCHOOL AND MIDDLE SCHOOL BUILDINGS

Project: 783-01 Malibu High School
Address: 783-01 Malibu High School

Designed By: KCY
Checked By: JNY

Doc Date: May 7, 2024
Ch Date: May 7, 2024

Type of Plumbing Fixture	First Floor North PBO	First Floor South PBO	Second Floor North PBO	Second Floor South PBO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Bathtub or Combination Bath/Shower						+		=		x	2	=	0	0
Bidet(s)						+		=		x	2	=	0	0
Bar Sink	2	4	1	6		+	13	=	13	x	1	=	0	13
Clothes Washer						+		=		x	3	=	0	0
Dishwasher	1					+	1	=	1	x	2	=	0	2
Laundry Sink						+		=		x	2	=	0	0
Lavatory (Wash Basin)	7	8	6	6		+	27	=	27	x	1	=	0	27
Kitchen Sink	6					+	6	=	6	x	2	=	0	12
Shower (Single Head)	1	1	1			+	3	=	3	x	2	=	0	6
Drinking Fountain	2	2	2	2		+	8	=	8	x	1	=	0	8
Water Closet (Flush Toilet, Less than 1.6 GPF)	9	10	8	8		+	35	=	35	x	3	=	0	105
Other Table 709.1 CPC-Floor Drain	11	7	6	6		+	30	=	30	x	2	=	0	60
Other Table 709.1 CPC-Floor Sink	11					+	11	=	11	x	2	=	0	22
Other Table 709.1 CPC-Mop Basin	1		1			+	2	=	2	x	3	=	0	6
Other Table 709.1 CPC-Syrnaea Sink	9	2	6			+	17	=	17	x	3	=	0	51
Bedrooms														

Fixture Units Summary

Total Proposed Fixture Units	312
Total Fixture Units	312

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units BLDG A Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	BUILDING A EX	BUILDING A PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain	3	3		+		=		x		=		
Urinal				+		=		x	2	=	0	0
Bar Sink (Public)	1	1		+		=		x	2	=	0	0
Clothes Washer				+		=		x	3	=	0	0
Dishwasher				+		=		x	2	=	0	0
Laundry Sink				+		=		x	2	=	0	0
Lavatory (Wash Basin)	24	24	24	+	24	=	48	x	1	=	24	48
Kitchen Sink				+		=		x	2	=	0	0
Shower (Single Head)				+		=		x	2	=	0	0
Additional Shower Head to Common Drain				+		=		x	1	=	0	0
Water Closet (Flush Toilet, Less than 1.6 GPF)	23	23	23	+	23	=	46	x	2	=	46	92
Other Table 709.1 CPC-Emergency Floor Drain	16	16	16	+	16	=	32	x	0	=	0	0
Other Table 709.1 CPC-Floor Sink	3	3	3	+	3	=	6	x	2	=	6	12
Other Table 709.1 CPC-Service Sink/Mop Basin	3	3	3	+	3	=	6	x	3	=	9	18
Other Table 709.1 CPC-Lab Sink	18	18	18	+	18	=	36	x	2	=	36	72
Bedrooms												

Fixture Units Summary Middle School

Total Existing Fixture Units	132
Total Proposed Fixture Units	
Total Fixture Units	132

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units BLDG E Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	Building E EX	Building E PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain				+		=		x		=		
Urinal	3	3	3	+		=	3	x	2	=	6	6
Bar Sink (Public)				+		=		x	2	=	0	0
Clothes Washer				+		=		x	3	=	0	0
Dishwasher				+		=		x	2	=	0	0
Laundry Sink				+		=		x	2	=	0	0
Lavatory (Wash Basin)	18	18	18	+		=	18	x	1	=	18	18
Kitchen Sink				+		=		x	2	=	0	0
Shower (Single Head)				+		=		x	2	=	0	0
Additional Shower Head to Common Drain				+		=		x	1	=	0	0
Water Closet (Flush Toilet, Less than 1.6 GPF)	15	15	15	+		=	15	x	4	=	60	60
Other Table 709.1 CPC-Emergency Floor Drain				+		=		x	0	=	0	0
Other Table 709.1 CPC-Floor Sink				+		=		x	2	=	0	0
Other Table 709.1 CPC-Service Sink/Mop Basin				+		=		x	3	=	0	0
Other Table 709.1 CPC-Lab Sink				+		=		x	2	=	0	0
Bedrooms												

Fixture Units Summary Middle School

Total Existing Fixture Units	84
Total Proposed Fixture Units	
Total Fixture Units	84

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units BLDG F Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	Building F EX	Building F PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain				+		=		x		=		
Urinal				+		=		x	2	=	0	0
Bar Sink (Public)				+		=		x	2	=	0	0
Clothes Washer				+		=		x	3	=	0	0
Dishwasher				+		=		x	2	=	0	0
Laundry Sink				+		=		x	2	=	0	0
Lavatory (Wash Basin)	2	2	2	+		=	2	x	1	=	2	2
Kitchen Sink				+		=		x	2	=	0	0
Shower (Single Head)				+		=		x	2	=	0	0
Additional Shower Head to Common Drain				+		=		x	1	=	0	0
Water Closet (Flush Toilet, Less than 1.6 GPF)				+		=		x	4	=	0	0
Other Table 709.1 CPC-Emergency Floor Drain				+		=		x	0	=	0	0
Other Table 709.1 CPC-Floor Sink				+		=		x	2	=	0	0
Other Table 709.1 CPC-Service Sink/Mop Basin				+		=		x	3	=	0	0
Other Table 709.1 CPC-Lab Sink				+		=		x	2	=	0	0
Bedrooms												

Fixture Units Summary Middle School

Total Existing Fixture Units	2
Total Proposed Fixture Units	
Total Fixture Units	2

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units BLDG H Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	Building H EX	Building H PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain	2	2	2	+		=	2	x	1	=	2	2
Urinal				+		=		x	2	=	0	0
Bar Sink (Public)	1	1	1	+		=	1	x	2	=	2	2
Clothes Washer	1	1	1	+		=	1	x	3	=	3	3
Dishwasher	1	1	1	+		=	1	x	2	=	2	2
Laundry Sink				+		=		x	2	=	0	0
Lavatory (Wash Basin)	2	2	2	+		=	2	x	1	=	2	2
Kitchen Sink	2	2	2	+		=	2	x	2	=	4	4
Shower (Single Head)	1	1	1	+		=	1	x	2	=	2	2
Additional Shower Head to Common Drain				+		=		x	1	=	0	0
Water Closet (Flush Toilet, Less than 1.6 GPF)	2	2	2	+		=	2	x	4	=	8	8
Kitchen Sink				+		=		x	2	=	0	0
Other Table 709.1 CPC-Emergency Floor Drain				+		=		x	0	=	0	0
Other Table 709.1 CPC-Floor Sink				+		=		x	2	=	0	0
Other Table 709.1 CPC-Service Sink/Mop Basin	1	1	1	+		=	1	x	3	=	3	3
Other Table 709.1 CPC-Lab Sink				+		=		x	2	=	0	0
Bedrooms												

Fixture Units Summary Middle School

Total Existing Fixture Units	30
Total Proposed Fixture Units	
Total Fixture Units	30

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units BLDG J AND J1 Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	Building J/J1 EX	Building J/J1 PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain	6	6	6	+		=	6	x	1	=	6	6
Urinal	5	5	5	+		=	9	x	2	=	10	18
Bar Sink (Public)	2	2	2	+		=	2	x	2	=	4	4
Clothes Washer				+		=		x	3	=	0	0
Dishwasher				+		=		x	2	=	0	0
Laundry Sink				+		=		x	2	=	0	0
Lavatory (Wash Basin)	22	22	22	+		=	22	x	1	=	22	22
Kitchen Sink				+		=		x	2	=	0	0
Shower (Single Head)	14	14	14	+		=	28	x	2	=	28	28
Additional Shower Head to Common Drain	51	51	51	+		=	51	x	1	=	51	51
Water Closet (Flush Toilet, Less than 1.6 GPF)	35	35	35	+		=	35	x	4	=	140	140
Other Table 709.1 CPC-Emergency Floor Drain	12	12	12	+		=	12	x	0	=	0	0
Other Table 709.1 CPC-Floor Sink	3	3	3	+		=	3	x	2	=	6	6
Other Table 709.1 CPC-Service Sink/Mop Basin	3	3	3	+		=	3	x	3	=	9	9
Other Table 709.1 CPC-Lab Sink				+		=		x	2	=	0	0
Bedrooms												

Fixture Units Summary Middle School

Total Existing Fixture Units	280
Total Proposed Fixture Units	
Total Fixture Units	280

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units PH2 HUB Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	PH2 (HUB) EX	PH2 (HUB) PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain		1		+	1	=	1	x	1	=	0	1
Urinal		1		+	1	=	1	x	2	=	0	2
Bar Sink (Public)		1		+	1	=	1	x	2	=	0	2
Clothes Washer				+		=		x	3	=	0	0
Dishwasher				+		=		x	2	=	0	0
Laundry Sink				+		=		x	2	=	0	0
Lavatory (Wash Basin)		7		+	7	=	7	x	1	=	0	7
Kitchen Sink		1		+	1	=	1	x	2	=	0	2
Shower (Single Head)		1		+	1	=	1	x	2	=	0	2
Additional Shower Head to Common Drain				+		=		x	1	=	0	0
Water Closet (Flush Toilet, Less than 1.6 GPF)		7		+	7	=	7	x	4	=	0	28
Other Table 709.1 CPC-Emergency Floor Drain		4		+	4	=	4	x	0	=	0	0
Other Table 709.1 CPC-Floor Sink		6		+	6	=	6	x	2	=	0	12
Other Table 709.1 CPC-Service Sink/Mop Basin		1		+	1	=	1	x	3	=	0	3
Other Table 709.1 CPC-Lab Sink				+		=		x	2	=	0	0
Bedrooms												

Fixture Units PH2 HUB Worksheet

Total Existing Fixture Units	
Total Proposed Fixture Units	61
Total Fixture Units	61

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units PH2 GYM Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: October 7, 2020
Ch Date: October 7, 2020

Type of Plumbing Fixture	PH2 GYM EX	PH2 GYM PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain		1		+	1	=	1	x	1	=	0	1
Urinal		1		+	1	=	1	x	2	=	0	2
Bar Sink (Public)		1		+	1	=	1	x	2	=	0	2
Clothes Washer				+		=		x	3	=	0	0
Dishwasher				+		=		x	2	=	0	0
Laundry Sink		1		+	1	=	1	x	2	=	0	2
Lavatory (Wash Basin)		11		+	11	=	11	x	1	=	0	11
Kitchen Sink				+		=		x	2	=	0	0
Shower (Single Head)		1		+	1	=	1	x	2	=	0	2
Additional Shower Head to Common Drain				+		=		x	1	=	0	0
Water Closet (Flush Toilet, Less than 1.6 GPF)		18		+	18	=	18	x	4	=	0	72
Other Table 709.1 CPC-Emergency Floor Drain		8		+	8	=	8	x	0	=	0	0
Other Table 709.1 CPC-Floor Sink		1		+	1	=	1	x	2	=	0	2
Other Table 709.1 CPC-Service Sink/Mop Basin		1		+	1	=	1	x	3	=	0	3
Other Table 709.1 CPC-Lab Sink				+		=		x	2	=	0	0
Bedrooms												

Fixture Units Summary Middle School

Total Existing Fixture Units	
Total Proposed Fixture Units	109
Total Fixture Units	109

Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422
tel. 805.772.0150
fax. 805.772.0813
www.ensitu.com

Fixture Units BLDGS L L1 Worksheet

Project: 817-01 Malibu Middle School
Address: 817-01 Malibu Middle School

Designed By: JNY
Checked By: JNY

Doc Date: August 5, 2024
Ch Date: August 5, 2024

Type of Plumbing Fixture	Building L 1 Lower Level PRO	Building L Lower Level PRO	Building L Upper Level PRO	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Drinking Fountain	1	1			+	2	=	2	x	1	=	0	2
Urinal		3	4		+	7	=	7	x	2	=	0	14
Bar Sink (Public)			2		+	2	=	2	x	2	=	0	4
Clothes Washer	1				+	1	=	1	x	3	=	0	3
Dishwasher					+		=		x	2	=	0	0
Laundry Sink					+		=		x	2	=	0	0
Lavatory (Wash Basin)	2	7	8		+	17	=	17	x	1	=	0	17
Kitchen Sink					+		=		x	2	=	0	0
Shower (Single Head)	5	6			+	11	=	11	x	2	=	0	22
Additional Shower Head to Common Drain	2	3			+	5	=	5	x	1	=	0	5
Water Closet (Flush Toilet, Less than 1.6 GPF)	2	10	6		+	18	=	18	x	4	=	0	72
Other Table 709.1 CPC-Emergency Floor Drain	9	13	1		+	23	=	23	x	0	=	0	0
Other Table 709.1 CPC-Floor Sink		7	1		+	8	=	8	x	2	=	0	16
Other Table 709.1 CPC-Service Sink/Mop Basin	2	1	1		+	4	=	4	x	3	=	0	12
Other Table 709.1 CPC-Lab Sink					+		=		x	2	=	0	0
Bedrooms													

Fixture Units Summary Middle School

Total Existing Fixture Units	
Total Proposed Fixture Units	167
Total Fixture Units	167

FC-02
PWFC-02

FIXTURE COUNT SUMMARY TABLES
SCALE: 1/1

FIXTURE COUNT CERTIFICATION CITY OF MALIBU

ENSITU ENGINEERING INC. ("ENSITU") certifies the fixture count worksheet based on the Total Proposed Fixture Units (Future) shown on this worksheet is the maximum allowed by the plumbing code. If changes are made to the fixture plans or errors are found in the fixture plans ENSITU is not responsible for the listed in column (D2).

Note:
1. In completing this form, a room is considered a bathroom if it provides privacy, has an intervention closet, and is in close proximity to a bathroom with bathtub and/or shower.
2. DO complete any add or delete proximity to a shower or a sink in a designated kitchen or kitchen area. If the sink does not meet these criteria it will be considered a bar sink.
3. Water closets shall be tank type with consumption not greater than 1.6 gallons per flush or flushometer valve with 1.1 GPF. Specifications of the flushometer valve shall be submitted to the City for verification.
4. Fixture count shall be in accordance with the City of Malibu Fixture Unit Worksheet and Table 709.1 of the California Plumbing Code.

COUNT BY: John N. Yanamoto PE
DATE: 10/7/2020

FIXTURE COUNT CERTIFICATION CITY OF MALIBU

ENSITU ENGINEERING INC. ("ENSITU") certifies the fixture count worksheet based on the Total Proposed Fixture Units (Future) shown on this worksheet is the maximum allowed by the plumbing code. If changes are made to the fixture plans or errors are found in the fixture plans ENSITU is not responsible for the listed in column (D2).

Note:
1. In completing this form, a room is considered a bathroom if it provides privacy, has an intervention closet, and is in close proximity to a bathroom with bathtub and/or shower.
2. DO complete any add or delete proximity to a shower or a sink in a designated kitchen or kitchen area. If the sink does not meet these criteria it will be considered a bar sink.
3. Water closets shall be tank type with consumption not greater than 1.6 gallons per flush or flushometer valve with 1.1 GPF. Specifications of the flushometer valve shall be submitted to the City for verification.
4. Fixture count shall be in accordance with the City of Malibu Fixture Unit Worksheet and Table 709.1 of the California Plumbing Code.

COUNT BY: John N. Yanamoto PE
DATE: 10/7/2020

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesign@lpadba.com
5301 California Avenue, Suite 100
Irvine, California 92617

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
EXP. 06-30-26

ENSITU
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
ENSITU ENGINEERING INC.
7475 Carmelita Ave.
Atascadero, CA 93422
Tel. 805.772.0150
ENSITU@ensitu.com

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MALIBU MIDDLE & HIGH SCHOOL PHASE 2
30215 MORNING VIEW DRIVE
MALIBU, CALIFORNIA

Developed for SMMUSD

Revision	Date

Submitter	Date
SCHEMATIC DESIGN	09/04/2024
DESIGN DEVELOPMENT	10/21/2024
100% DESIGN DEVELOPMENT	12/21/2024
50% CONSTRUCTION	06/27/2025
100% CONSTRUCTION	08/15/2025
DSA SUBMITTAL	09/08/2025

Job Number	817-01
Checked By	JNY
Scale	

FIXTURE COUNT TABLES

PWFC-02

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW

REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 06/03/2026**

PROJECT NUMBER:	**CDP 26-043**
JOB ADDRESS:	**30215 MORNING VIEW DR**
APPLICANT / CONTACT:	**Elisa Espinoza, LPA Design Studios**
APPLICANT EMAIL:	**eyounger@lpadesignstudios.com**
APPLICANT PHONE #:	**(914) 701-4115**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X
The project **DOES NOT** require capital improvement fees and/or participation fees	X
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is **1,500*** gallons per minute at 20 pounds per square inch for a **1*** hour duration

Scope of water system improvements required:

***Per Fire Department referral sheet signed 8/26/2026.**

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

William F. Johnson

9/16/2026

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 08/06/2026

PROJECT NUMBER: CDP 26-043

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Elisa Espinoza, LPA Design Studios

APPLICANT EMAIL: eyounger@lpadesignstudios.com

PLANNER: Richard Greenbauer

PROJECT DESCRIPTION: Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X **The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 8/16/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Elisa Espinoza, LPA Design Studios eyounger@lpadesignstudios.com		
Project Address:	**30215 MORNING VIEW DR** Malibu, CA 90265		
Planning Case No.:	CDP 26-043		
Project Description:	Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work		
Date of Review:	August 16, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	6/3/26
Site Survey:	6/3/26
Landscape Plan:	8/6/26
Hydrozone Plan:	8/6/26
Irrigation Plan:	8/6/26
Fuel Modification Plan:	6/3/26
Grading Plan:	6/3/26
OWTS Plan:	6/3/26
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	6/9/26 (Incomplete)

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 186,798 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 185,450 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

   D. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. The proposed 'seashore paspalum turf grass' will be substituted for a native grass. The proposed species is on the watch list to become an invasive plant in California and due to the proximity of the project site to ESHA, it cannot be approved.

   F. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

G. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

H. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

I. Invasive plant species, as determined by the City of Malibu, are prohibited.

J. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

K. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

L. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Community Development Director.

M. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

N. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date: September 3, 2026 **Review Log #:** **5440**

Site Address: 30215 Morning View Drive

Lot/Tract/PM #: **Planning #:** **CDP 26-043 P2**

Applicant/Contact: Elisa Espinosa, eyounger@lpadesignstudios.com **BPC/GPC #:**

Contact Phone #: 914-701-4115 **Fax #:** **Planner:** **Richard Greenbauer**

Project Type: Phase III of the Malibu Middle and High School Specific Plan: Demolition and re-location of the portable buildings, new 50-meter swimming pool, new field house and community buildings, grading, utility work, flatwork, landscaping

Submittal Information

Consultant(s) / Report Date(s):
*(Current submittal(s) in **Bold**.)*

Verdantas Inc. and Carl Kim Geotechnical, Inc. (Duccini CEG 2837; Kim, GE 2620): **7-30-2026,** 4-13-2026
Leighton, A Verdantas Company (Roe, CEG 2456; Kim, GE 2620): 10-16-2024 (revised 5-23-2025); Ref: 10-3-2025 (for Phase II)
Ref: Leighton Consulting, Inc. (Roe, CEG 2456, Gath, CEG 1292): 3-9-2021
Ref: Leighton Consulting, Inc.: 12-7-2024, 3-21-2022, 10-20-2020 (revised 1-15-2021): 10-1-2021 (OWTS supporting geologic report)
Ref: Ensitu Engineering, Inc. (Yaroslaski, RCE 30149): **8-6-2026**, 10-14-2025, 5-30-2024
Review Comment Responses prepared by LPA Design dated 8-14-2026.

2nd Coastal Development Permit Submittal for Phase III
Civil plans prepared by LPA Design Studios dated June 15, 2026.
Total Grading Yardage Verification Certificate prepared by Kathereen Shinkai, 9-30-2027(sic).

1st Coastal Development Permit Submittal for Phase III
Architectural plans prepared by LPA Design Studios dated April 24, 2026.
Civil plans prepared by LPA Design Studios dated March 13, 2026.
Total Grading Yardage Verification Certificate prepared by Kathereen Shinkai, undated.
Structural plans prepared by LPA Design Studios dated May 1, 2026.
Landscape plans prepared by LPA Design Studios dated March 13, 2026.
Onsite Wastewater Treatment System Bedroom and Fixture Unit Worksheet prepared by LPA Design Studios dated April 20, 2026.
OWTS plans prepared by EnSitu Engineering, Inc. dated May 4, 2026.

Previous Reviews:	6-16-2026; Ref: Environmental Health Review Sheet dated 8-27-2026; Ref: 11-3-2025, 8-27-2025; Ref: 6-27-2025, 10-29-2024 (for CDPA 24-005); 6-15-2022, 3-21-2022, 3-3-2022 (for CDP 21-068); Environmental Health Review Sheets dated 8-26-2025, 8-15-2025, 4-17-2025, 10-14-2024 (for CDPA 24-005)

Review Findings

Coastal Development Permit Review

☒ The project is **ACCEPTABLE** from a geotechnical perspective.

☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline

Note to Project Geotechnical Consultant: Please provide a written response to this review letter that addresses each of the numbered comments presented below. Each response needs to clearly explain how the comment has been addressed, including reference to any revised report of plans, or other supporting response documents. This review letter may be annotated directly with responses, provided the responses remain clear, complete, and appropriately referenced.

Remarks:

The project geotechnical review by the City is Planning-stage only for Local Coastal Program (LCP) conformance, pursuant to the submitted Coastal Development Permit application. The proposed project is regulated by the Division of State Architect-Structural Safety (DSA-SS) provisions within the 2025 California Building Code (CCR Title 24, Part 2). Building plan check review and building permit issuance are not within the City's purview.

The referenced response geotechnical report, architectural plans, structural plans, civil plans, total grading yardage verification certificate, OWTS report, OWTS plans, OWTS bedroom and fixture unit worksheet, and landscape plans were reviewed by the City's consultants from a geotechnical perspective. This phase, Phase III, of the proposed development includes the demolition and re-location of the of the existing modular

buildings and the construction of a 9,227 square foot two-story aquatics field house and a 1,817 square foot one-story community building, a new 50-meter swimming pool, retaining walls, concrete decks, new fire lanes, fire access stairway, landscaping/planting areas, and utilities. Grading consists of 13,953 yards of cut and 2,278 yards of fill non-exempt, 7,401 yards of remedial grading, and 11,675 yards of export.

Infiltration testing was performed at two locations from approximately 15 to 30 feet and yielded results that infiltration was not feasible at the locations tested.

Based on the review of the Phase I and Phase II projects, the new Malibu High School buildings will be serviced by a new advanced onsite wastewater treatment system (OWTS) consisting of a new 20,000-gallon Xerxes primary tank, 20,000-gallon Xerxes equalization tank, 5,000-gallon Xerxes grease interceptor, and four MicroSepTec EnviroServer ES25 treatment tanks housed in fiberglass reinforced plastic (FRP) tanks with effluent filters and UV disinfection systems. Effluent will be disposed in four present 6' diameter x 24' BI seepage pits with 6' caps (SP-1 thru SP-4) and an existing 6' diameter x 24' BI seepage pit with a 6' cap (SP-5) with 100% expansion consisting of two 6' diameter x 24' BI seepage pits with 6' caps (SP-5 and SP-6). The existing OWTS components on the property that will not be re-used for the new OWTS will be properly abandoned.

NOTE: The EIR for the Malibu Middle and High School Campus Specific Plan Project prepared by Placeworks, concludes, based on the Fault Rupture hazard Investigation prepared by Leighton Consulting, Inc. dated March 9, 2021, that, " … *no evidence of active faulting was identified during the Fault Rupture Hazard Investigation (Leighton Consulting, Inc. 2021b). The potential for fault rupture at the Project Site is considered low during the life of the school, and the student risk factor is therefore also considered low…the Escondido Thrust Fault is a potentially active fault that is mapped as traversing the Project Site (also known as the Malibu Coast Fault, Paradise Cove Fault, Rodriguez Canyon Fault, Ramirez Fault, and Escondido Thrust). It is likely more than 300,000 years old and poses no planning constraints to the Proposed Project*."

Notes for the Plans:

1. Please include the total grading yardage verification certificate on the civil plans.
2. The Project Geotechnical Consultant has recommended that additional Expansion Index testing be performed after the completion of grading to quantify the EI values presented in the report. Please include this comment as a note on the plans.

Please direct questions regarding this review sheet to the City's Geotechnical consultants listed below.

Engineering Geology Review by: _____ 9-3-2026

Christopher Dean, C.E.G. #1751, Exp. 9-30-28
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Date

Geotechnical Engineering Reviewed by: _____ 9-3-2026

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

Date

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Division DATE: 06/03/2026

PROJECT NUMBER:	CDP 26-043
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Elisa Espinoza, LPA Design Studios
APPLICANT ADDRESS:	5301 California Avenue Suite 100 Irvine, CA 92617
APPLICANT PHONE #:	(914) 701-4115
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Phase III of the Malibu Middle and High School Specific Plan: demo and relocation of existing portable buildings, a new 50-meter pool, new field house building and community building, associated grading and utility work

TO: Malibu Planning Division and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and ~~Developer Fee payment~~	✓
The project DOES NOT require Fire Department Plan Review	—
The required fire flow for this project is 1,500 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	—

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	✓	
Required and/or proposed Fire Department Vehicular Turnaround	✓	
Required 5 foot wide Fire Department Walking Access (including grade %)	✓	
Width of proposed driveway/access roadway gates	✓	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

J. Yanez
SIGNATURE

08/26/2026
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr



SITE FIRE ACCESS PLAN 1" = 80'-0" 05

LEGEND

- UNIT OF WORK
- EXISTING BUILDING
- (N) BUILDING
- EXISTING FIRE LANE
- (N) FIRE LANE REF. CIVIL DWGS FOR EXTENT OF AC AND CONCRETE
- FIRE HYDRANT

APPROVED

By _____
Fire Prevention Engineer

Date 06/09/2026
PERC 2026-0012

SEPARATE APPROVAL REQUIRED FOR:

- ☐ Underground fire line plans
- ☒ fire sprinkler plans
- ☐ fire alarm plans — NFPA 13 System

SUBMIT PLANS TO:

- ☒ Fire Sprinkler Plan Check Unit
- ☐ Fire Alarm Plan Check Unit

"A PDF set of stamped approved plans are required to be emailed to the jurisdictional Fire Inspection Office upon approval and prior to any inspection requests."

ACTION REQUIRED: Provide the jurisdictional Fire Inspection Office with the stamped PDF set of approved plans upon approval and 48 hours prior to any inspection request.

LPA

949-261-1001 Office

LPAInc@lpaInc.com

1551 California Avenue, Suite 100
Irvine, California 92617

MALIBU HIGH SCHOOL
INCREMENT 03 AQUATICS

30215 MORNING VIEW DR.,
MALIBU, CA 90265
APN 4469-017-900

Developed for
SMMUSD

Job Number 24722
Checked by Checker
Scale As indicated

SITE FIRE ACCESS PLAN

3-G1.10

APPROVED

Fire Prevention Engineer

Date 09/29/2026

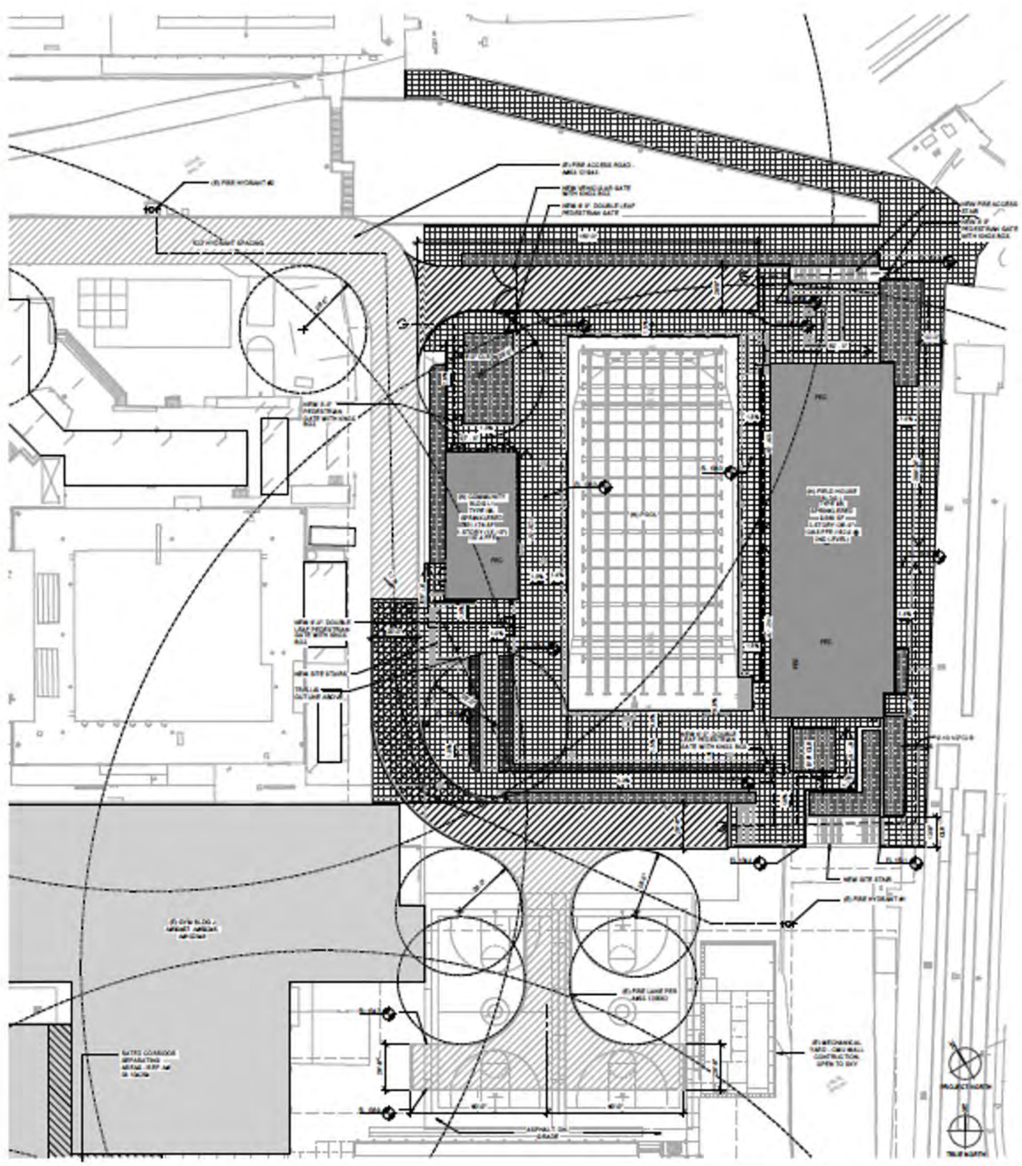
DSA 1-AMM-810

REQUEST FOR ALTERNATE MATERIALS AND METHODS FOR FIRE SERVICE FEATURES

Signature: Carey W. Upton

DSA 1-AMM-810

REQUEST FOR ALTERNATE MATERIALS AND METHODS FOR FIRE SERVICE FEATURES



LEGEND

PROPERTY LINE

EXISTING BUILDING

(N) BUILDING

EXISTING FIRE LANE

CONCRETE PAVING

PLANTING AREAS

ARTIFICIAL TURF

FIRE HYDRANT

HOSE PULL LENGTH

FIRE FLOW & HYDRANT REQUIREMENTS

Water Flow Test Report

FIRE ACCESS NOTES

LPA

MALIBU HIGH SCHOOL
INCREMENT 03 AQUATICS

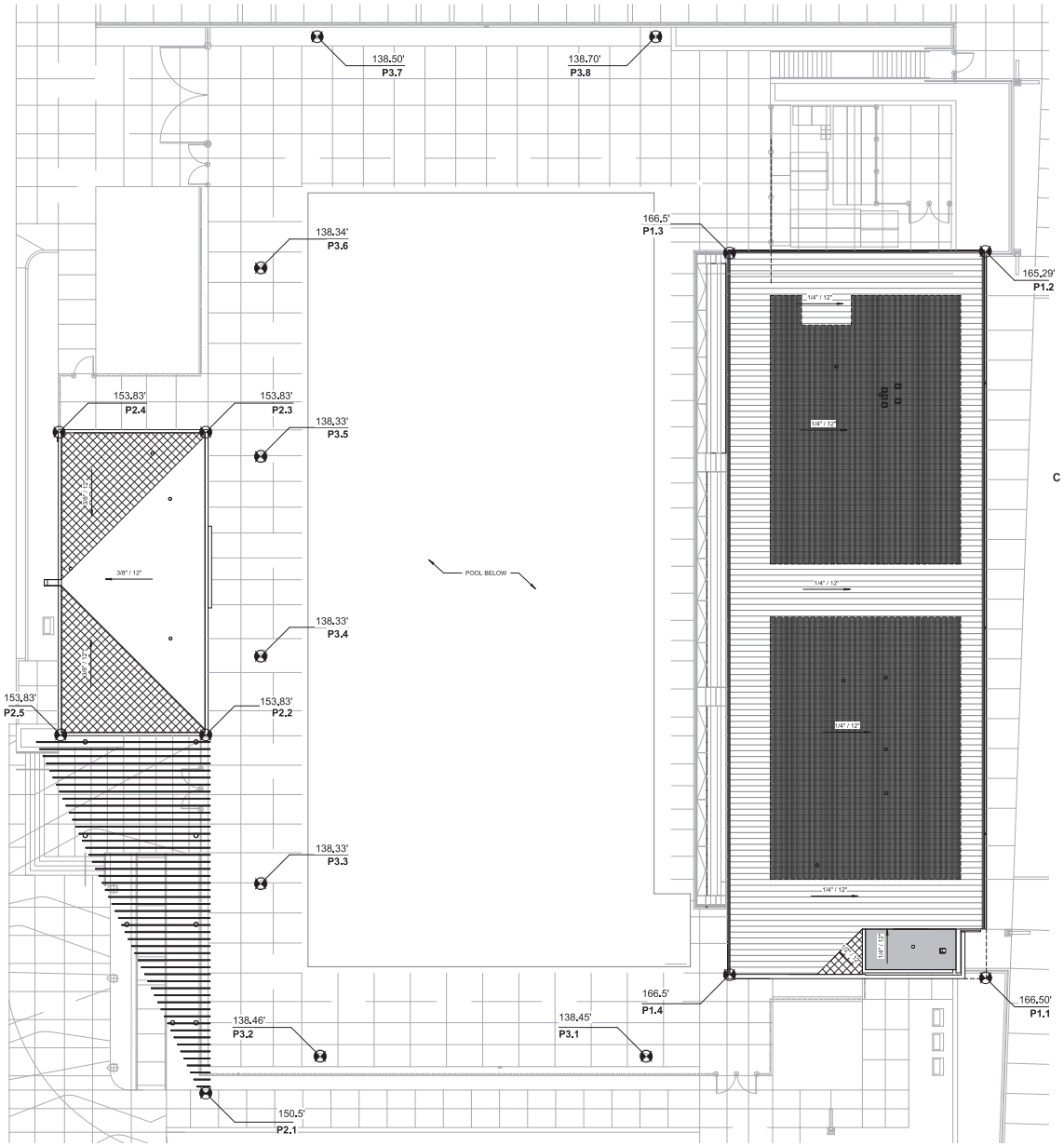
30215 MORNING VIEW DR.,
MALIBU, CA 90265
APN 4469-017-900

Developed for
SMMUSD

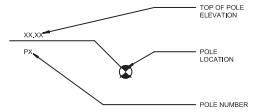
SITE FIRE ACCESS PLAN - ENLARGED

3-G1.11

ATTACHMENT 4



LEGEND



STORY POLES LOCATIONS

STORY POLE ID NUMBER	NATURAL GRADE	FINISH GRADE	POLE TOP ELEVATION	POLE HEIGHT (FROM NATURAL GRADE)
FIELD HOUSE				
P1.1	149.42'	144.40'	166.50'	17.08'
P1.2	149.15'	151.98'	165.29'	16.14'
P1.3	137.67'	138.48'	166.50'	28.83'
P1.4	135.45'	138.37'	166.50'	31.05'
COMMUNITY BUILDING				
P2.1	134.50'	134.50'	150.50'	16.00'
P2.2	135.91'	138.48'	153.83'	17.92'
P2.3	137.42'	138.48'	153.83'	16.41'
P2.4	137.33'	138.48'	153.83'	16.50'
P2.5	135.97'	138.09'	153.83'	17.86'
FIELD LIGHTING				
P3.1	134.38'	138.45'	166.45'	32.07'
P3.2	134.79'	138.46'	166.46'	31.67'
P3.3	135.31'	138.33'	166.38'	31.07'
P3.4	136.34'	138.33'	166.38'	30.04'
P3.5	137.16'	138.33'	166.38'	29.22'
P3.6	137.73'	138.34'	166.34'	28.61'
P3.7	144.01'	138.50'	166.50'	22.49'
P3.8	152.13'	138.70'	166.70'	14.57'

CITY OF MALIBU
PLANNING DEPARTMENT
FINAL APPROVAL
PLANNING REVIEW NO. CDP26-043
DATE 9/24/2026 (Story Pole Approval Only)
SIGNATURE Richard Greenbauer
PRINT NAME Richard Greenbauer
THESE PLANS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE PLANS APPROVED ON :

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY (E) NATURAL GRADE @ BASES OF POLES, AND POLE HEIGHTS RELATIVE TO TOP OF POLE ELEVATION.
2. THE TOP ONE FOOT OF THE STORY POLES SHAL BE PAINTED WITH A CLEARLY VISIBLE BLACK PAINT." MARKINGS SHALL BE MADE AT 18 FEET ABOVE FINISHED POR NATURAL GRADE, WHICHEVER RESULTS IN A LOWER BUILDING HEIGHT, AND AT ONE FOOT INCREMENTS ABOVE 18 FEET.
3. BRIGHT PERIMETER MARKER PENNANT FLAGS COLOR INDICATED ON PLAN. APPROXIMATELY ONE FOOT IN WIDTH SHALL BE PLACED CONNECTING POLES TO SHOW ALL PROPOSED ROOF ANF RIDGELINES.
4. IF AT ANY TIME THE STORY POLES BECOME UNSAFE, THEY SHALL BE REPAIRED AND RESET IMMEDIATELY. THE STORY POLES SHAL BE REMOVED IMMEDIATELY IF DETERMINED BY THE CITY TO BE A PUBLIC SAFETY RISK.
5. STORY POLES INDICATING FIELD LIGHTING TO BE DESIGNATED WITH A DIFFERENT COLOR.

** BALLOON METHOD IN LIEU OF TYPICAL STORY POLES TO BE USED FOR INSTALLATION.

BLACK BALLOONS TO BE USED TO INDICATE THE TOP ONE FOOT OF STORY POLES.

WAIVER OF RISK
I HEREBY ABSOLVE THE CITY OF ANY LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF, OR DAMAGE CAUSED BY, THE PLACEMENT OF THE APPROVED STORY POLES.

SIGNATURE: DATE: 07/29/2026
Carey W. Upton

LPA
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be used in whole or in part for any project or purpose except as set forth in the contracted agreement between LPA and its Client. The unauthorized duplication and/or use of the documents, including but not limited to, reuse of the work(s), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable.
Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.
©LPA, Inc.

MALIBU HIGH SCHOOL
INCREMENT 03 AQUATICS
30215 MORNING VIEW DR.,
MALIBU, CA 90265
APN:4469-017-900
Developed for SMMUSD

Date
Revision
Date
Submittal

Job Number	31722
Checked By	Checker
Scale	As indicated

AQUATICS - STORY POLE PLAN

3-G0.42




PROJECT-PHASE 2
CONST. DELIVERY ENTRANCE
Authorized Personal only.
No Visitors allowed.
009002
0 | www.cwdriver.com
aheim Rancho Cucamonga San Diego
C.W. Driver
BUILDERS SINCE 1919
NOTICE OF APPLICATION FOR
COASTAL DEVELOPMENT PERMIT


SMMUSD MALIBU HS/MIDDLE SCHOOL
PROJECT-PHASE 2
CONST. DELIVERY ENTRANCE
Authorized Personal only
No Visitors allowed.
CW Driver
AUTHORIZED DELIVERIES ONLY
NO VISITOR ACCESS
Visitors – Please check in at CWD jobsite
trailer in upper lot. Enter at Guard Shack.
PASSENGER LOADING ONLY




WELLNESS CENTER


















NOTICE
AUTHORIZED
PERSONNEL
ONLY




GENERAC

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Public Hearing



ATTACHMENT 5

Notice of Public Hearing

The Malibu Planning Commission will hold a public hearing on **Monday, November 2, 2026, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-043, VARIANCE NO. 26-011, SITE PLAN REVIEW NO. 26-031, AND DEMOLITION PERMIT NO. 26-015 - An application to implement the Malibu Middle and High School Campus (MMHS) Campus Specific Plan (Phase 3a) with the construction of a new 50-meter pool, a new two-story (9,227 sf) 28-foot-tall Field House Building with a flat roof (Building L), a new one-story (1,817 sf) 15-foot, 4-inch-tall Community Building (Building L1) with a flat roof, along with the installation of eight sets of 28-foot-high field lights for swimmer safety, and associated site work that will include a new ramp, new site stairs, a portion of new fire lane, and associated grading and underground utility work; including a variance for retaining walls in excess of 12-feet internally of building L and in excess of 6-feet externally, a site plan review for construction in excess of 18 feet, not to exceed 28 feet, with a flat roof as allowed in the MMHS Specific Plan and a demolition permit for the demolition of existing seven portable classroom buildings, and one portable restroom building

LOCATION / APN:	**30215 Morning View Dr / 4469-017-900**
ZONING:	Institutional (I) and Malibu Middle and High School Overlay District
APPLICANT / OWNER:	LPA Design Studios / Santa Monica-Malibu Unified School District
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15051, State Clearinghouse No. 202008350 Environmental Impact Report
APPLICATION FILED:	June 3, 2026
CASE PLANNER:	Richard Greenbauer, Contract Planner, rgreenbauer@malibucity.org / (949) 489-1442, ext. 132

The SMMUSD Board of Education (Board) adopted a Final Environmental Impact Report (EIR) for the MMHS Campus Specific Plan on January 26, 2022, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15051 (State Clearinghouse [SCH] No. 202008350). The EIR identified potential significant environmental impacts from the MMHS Campus Specific Plan but found that mitigation measures would reduce most impacts to less-than-significant levels. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the project. The EIR also identified significant and unavoidable impacts on aesthetics (light and glare) and noise (sensitive receptors). The Board weighed the benefits of the project against the unavoidable impacts and determined that the benefits outweigh them. A Statement of Overriding Considerations (SOC) was adopted as part of the Final EIR. The Board, acting as the lead agency for the proposed project, consulted with responsible agencies, including the City, during the preparation of the EIR. On July 11, 2022, the City Council adopted Resolution No. 22-32 certifying the adequacy of the Final EIR. The Final EIR, MMRP, SOC, and accompanying materials are available on the City's website at: https://www.malibucity.org/397/Malibu-Middle-High-School-Improvements.

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director

Date: October 8, 2026

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 5.B.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Richard Greenbauer, Contract Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Extension of Coastal Development Permit No. 16-024, Site Plan Review No. 18-027 and Demolition Permit No. 19-022 – A request to extend the Planning Commission's approval for the demolition of remaining onsite development and construction of a new one-story, single-family residence and associated development

Location: 22271 Carbon Mesa Road
APN: 4451-012-043
Owner: Map Properties, LLC

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-55 (Attachment 1) granting a one-year extension of Planning Commission Resolution No. 20-59, determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 16-024 to construct a new 11,170 square foot, one-story, single-family residence including an attached four-car garage and 992 square foot basement, swimming pool and spa, Fire Department turnaround and driveway improvements, retaining walls, grading, decks, open-air trellises, two water tanks, hardscaping and landscaping, and a new onsite wastewater treatment system; including Site Plan Review No. 18-027 for remedial grading to remediate slope failure due to failed drainage devices and Demolition Permit No. 19-022 to demolish the existing foundation, swimming pool and spa and abandon the existing onsite wastewater treatment system, located in the Rural Residential, Ten-Acre zoning district at 22271 Carbon Mesa Road (Map Properties, LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

DISCUSSION: On September 21, 2020, the Planning Commission adopted Resolution No. 20-59, approving the subject application. Pursuant to Local Coastal Program Local

Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 20-59 states that the coastal development permit and associated requests shall expire if the project has not commenced within three years after final City action. Extension of the permit may be granted by the approving authority for due cause.

Per LCP Policy No. 5 (Coastal Development Permit Extensions), the aggregate life of a CDP shall not exceed five years absent extraordinary circumstances. On August 18, 2023, applicant Keystone Strategic Planning, on behalf of Map Properties, LLC, submitted a time extension application. On December 18, 2023, the Planning Commission adopted Resolution No. 23-48 granting a two-year time extension. The project expiration date was reset to September 21, 2025.

On October 21, 2025, the Commission granted an additional one-year time extension based on time needed to respond to updated CalFire directives, which invalidated their initial Los Angeles County Fire Department approval and required relocation of the onsite wastewater treatment system. The project expiration date was reset to September 21, 2026.

On September 18, 2026, applicant Keystone Strategic Planning, on behalf of owner Map Properties, LLC, submitted a request for an additional one-year time extension. The extension request exceeds the five-year aggregate life identified in LCP Policy No. 5 (Attachment 3). The Commission has the authority to grant a time extension in excess of five years if a review of the applicant's basis for due cause (Attachment 2) demonstrates extraordinary circumstances beyond the applicant's control and that the applicant has exercised due diligence to pursue and complete the plan check process. Staff have confirmed timely responses during building plan check and nine construction permits related to grading, draining and erosion; basement and site retaining walls; foundation and plumbing for the swimming pool; and capping of utilities for demolition activities were issued on August 24, 2026. At the time the extension request was submitted, a pre-grading site inspection had taken place. However, the project is approaching the rainy season grading moratorium, the site has a history of drainage issues and the upcoming El Nino event may create unanticipated impacts to construction timelines. The owner is seeking a one-year extension to ensure a clean permitting record and provide the time needed to substantially commence construction.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed[1]. Should the Planning Commission approve the time extension request, the approval set forth in Planning Commission Resolution No. 20-59 would remain valid for an additional one-year term. The expiration date of this approval would then be September 21, 2027. All conditions of approval in

1 In July 2007, the City Council adopted Ordinance No. 315 which adopted new basement standards. This project was approved after the ordinance took effect; therefore, the project meets current basement standards.

Planning Commission Resolution No. 20-59 will remain in effect. Should the Planning Commission determine the applicant has not provided evidence of extraordinary circumstances and due diligence, they may direct staff to return with a resolution for denial.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-55
2. Time Extension Request
3. LCP Policy No. 5 – CDP Extensions
4. Public Hearing Notice

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 16-024, SITE PLAN REVIEW NO. 18-027, AN APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED DEVELOPMENT LOCATED IN THE RURAL RESIDENTIAL, TEN-ACRE ZONING DISTRICT AT 22271 CARBON MESA ROAD (MAP PROPERTIES, LLC)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 21, 2020, the Planning Commission adopted Planning Commission Resolution No. 20-59, approving Coastal Development Permit (CDP) No. 16-024, Site Plan Review No. 18-027 and Demolition Plan No. 19-022, to demolish the existing foundation, swimming pool and spa, abandon the existing onsite wastewater treatment system (OWTS), and construct a new 11,170 square foot, one-story, single-family residence, including an attached four-car garage and 992 square foot basement, swimming pool and spa, fire department turnaround and driveway improvements, retaining walls, grading, decks, open-air trellises, two water tanks, hardscaping and landscaping, and install a new OWTS; including a site plan review for remedial grading to remediate slope failure due to failed drainage devices and demolition permit No. 19-022 to demolish the existing foundation, swimming pool and spa and abandon the existing onsite wastewater treatment system.

B. On August 28, 2025, applicant Keystone Strategic Planning, on behalf of owner Map Properties, LLC, submitted an initial two-year time extension request due to Coronavirus-19 Pandemic related delays and complex geology and soils conditions.

C. On December 18, 2023, the Planning Commission adopted Resolution No. 23-48 granting a two-year time extension, resetting the project expiration date to September 21, 2025.

D. On August 28, 2025, the applicant submitted a second-time extension request asking for an additional one-year extension and provided evidence of ongoing efforts to obtain approvals from Los Angeles County Fire Department, Los Angeles County Waterworks District No. 29 and to complete building plan check with the City of Malibu. Contributing factors to the delays include changes to LACFD requirements, the need for an easement access from WD29, and the Franklin and Palisades Fires impact on City and County services.

E. On October 20, 2025, the Planning Commission adopted Resolution No. 25-77 granting a one-year time extension, resetting the project expiration date to September 21, 2026.

F. On September 18, 2026, the applicant submitted a third-time extension request asking for an additional one-year extension to ensure a clean permitting record as construction

permits for grading and foundation work were issued on August 24, 2026, close to the rainy season grading moratorium, and the project would not have substantially commenced construction prior to September 21, 2026. The applicant noted historic drainage issues at the project site with the potential for unanticipated impacts to the site and the community from the upcoming El Nino event.

G. On October 8, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 1,000-foot radius of the subject property.

H. On November 2, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission previously determined the project to be categorically exempt pursuant to CEQA Guidelines Sections 15301(e) – Existing Facilities, 15303(e) - New Construction of Accessory Structure and 15303(a) – New Construction. As such, Categorical Exemption No. 19-124 was filed for CDP No. 16-024, and adopted with the approval of the project.

SECTION 3. Findings of Fact.

Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, the Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby finds that the applicant has demonstrated due cause for the necessity of a time extension of the approval of the coastal development permit and associated requests.

SECTION 4. Planning Commission Action.

A. The approvals set forth in Planning Commission Resolution No. 20-59 are hereby extended for an additional one-year term. The approval is now set to expire on September 21, 2027.

B. No other changes to the conditions contained in Planning Commission Resolution No. 20-59 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 20-59 shall remain in full force and effect.

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-55 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 2nd day of November, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · www.malibucity.org

CITY OF MALIBU
RECEIVED
SEP 18 2026
PLANNING DIVISION

TIME EXTENSION REQUEST

The City of Malibu will not accept incomplete applications.

Staff use only

Extension No. EXT 26-011

To submit a time extension request:

This time extension request must be timely received by the Planning Division either in person, by mail addressed to City of Malibu, Attn: Planning Division, 23825 Stuart Ranch Road, Malibu, CA 90265; or via email to planningadmin@malibucity.org.

The request letter must be received **PRIOR** to the expiration date listed in the Notice of Decision or Planning Commission Resolution.

Project No.: CDP 16-024, SPR 18-027, and Demo 19-022

Site Address: 22271 Carbon Mesa Road, Malibu, CA 90265

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** X

   This form with property owner's signature

2. **Time Extension Request Letter** X

   A letter setting forth due cause for the Community Development Director / Commission to grant the time extension.

3. **Time Extension Fee (Director: $723) (Planning Commission: $2,600) or currently adopted fee** x

4. **Property Owner's /Occupant's Information** X

   Has the property owner or commercial occupant changed since the Planning Commission's / Community Development Director's approval or since issuance of the last extension? ☐ YES ☒ NO

   If **YES**, Change of Property Owner/Occupant Fee applicable.

   Property Owner's mailing Address: [redacted]

   Property Owner's telephone: [redacted]

ATTACHMENT 2

Property Owner's email address (Printed): [redacted]

Occupant's mailing Address: [redacted]

Occupant's telephone: [redacted]

Occupant's email address (Printed): [redacted]

5. **Applicant's Information** X

Has the applicant representing the owner changed since the Planning Commission's/ Community Development Director's approval or since the issuance of the last extension? ☐ YES ■ NO

If **YES**, complete the Authorization to Submit Project on page 3. If **NO**, complete pages 1-2 only.

Applicant's mailing address: 4856 West Slauson Ave. #753
Los Angeles, CA 90056

Applicant's telephone: (503) 866-1249

Applicant's email address: mrasmussen@keystoneplanners.com

6. **Certified** Mailing Data and Radius Map for Public Notice to Property Owners and Occupants ____

Not required for Administrative Plan Review approvals in which a discretionary request (e.g., site plan review or variance) was not included.

- The addresses of the property owners and occupants within the mailing radius shall be provided in a Microsoft Excel spreadsheet emailed to planningadmin@malibucity.org. The spreadsheet shall have the following column headers in row one: 1) name, 2) address, 3) city, state & zip code, and 4) parcel (for APN). The owners should be listed first followed by the occupants. The project applicant's mailing address should be added at the end of the list.
- An additional column for "arbitrary number" may be included if the supplied radius map utilizes such numbers for the purpose of correlating the addressee to their map location.
- Printouts of the excel spreadsheet and radius map, certified by the preparer as being accurate, must be provided.
- The radius map (8½" x 11") shall show a 500-foot radius* from the subject property and must show a minimum of 10 developed properties. A digital PDF of the map shall be submitted.

*Properties zoned RR-10, RR-20, or RR-40 require a 1,000-foot radius notification. Note that updated mailing data may be requested by the project planner prior to deeming the application complete.

Indemnification Clause

The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Lawrence Harris	9-17-26

PROPERTY OWNER SIGNATURE | PROPERTY OWNER NAME (PRINT) | DATE

AUTHORIZATION TO SUBMIT A PROJECT

Keystone Strategic Planning (print name) is authorized by me/us as the owner(s) of the property located at 22271 Carbon Mesa Road, to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the project approval will expire. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
[signature]	Lawrence Harris	9-17-26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signs the document to which the certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES)SS.

On September 17th 2026 before me In Seouk Hong Notary Public, personally appeared Lawrence Harris who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary

IN SEOUK HONG
Notary Public - California
Los Angeles County
Commission # 2510698
My Comm. Expires Feb 18, 2029

Commission Expiration Date: 2/18/2029

KEYSTONE
Strategic Planning

City of Malibu
Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

September 18, 2026

RE: CDP16-024 Extension Request for 22271 Carbon Mesa Road

Dear Mr. Greenbauer,

We are working with the property owners (Map Properties, LLC) to request a 1-year extension to the Coastal Development Permit (CDP) for 22271 Carbon Mesa Road. The Malibu Planning Commission approved the subject application on September 21, 2020. The CDP was granted for three years and was set to expire on September 21, 2023. Our office submitted an application for a CDP extension on August 16, 2023. The application was accepted, and the CDP extended two more years to September 21st, 2025. Our office submitted another CDP extension application in 2025 which was approved and set to expire on September 21st, 2026.

Over the last year we have worked with staff on the final outstanding items needed to issue the building permit for the property. Below is a summary of the last year of work. Please see attached the previous extension request letter for a more detailed history of the project since the initial submittal of the application in 2016.

September 2025 – September 2026 Project History and Plan Check Application Timeline:

- August 28, 2025
  - Extension Request submitted
- September 12, 2025
  - Revised plans submitted to Public Works
- October 9, 2025
  - Planning Commission Hearing for CDP Extension - Approved
- October 14, 2025
  - Review sheet received from Public Works
- October 31, 2025
  - Submittal to Public Works
- January 14, 2026
  - Review sheet received from Public Works
- February 2, 2026
  - Response to Public Works comments submitted
- March 24, 2026
  - Review sheet received from Public Works
- April 3, 2026
  - Response to Public Works comments submitted
- April 30, 2026
  - Plans tentatively approved pending covenant recordation and signed plans
- June 15. 2026

    - Updated plans and covenant submitted
- July 15, 2026
    - Public Works confirmed plans have received final stamps
- August 27, 2026
    - Building permit issued
- September 10, 2026
    - Pre-grading site inspection
- September 18, 2026
    - Submittal of CDP extension application

The property owners are in the process of initiating construction, in accordance with the permits issued for the property. Over the past 8 years the property owner, City and, Malibu community have encountered many extenuating circumstances including fires and mudslides. The forecast for this coming winter is potentially going to be a historic El Nino year with significant rainfall projected. Based on previous experiences surrounding how significant natural disasters, building materials and construction timelines have been affected by unexpected circumstances, the property owner believes having an unexpired CDP current with the property would help to keep the permitting record clean and current during the initial stages of construction to ensure that all appropriate bases are covered, consistent with City requirements.

Based on the above, the applicants would like to request a 1-year extension of CDP16-024 due to the extenuating circumstances that have impacted this application, the City and the community as a whole. Please let us know if additional information regarding the processing/submittal history and interactions with the City pursuant to the project's CDP approval would be helpful in reviewing our request. We look forward to working with you on this Coastal Development Permit extension application.

Best regards,

Keystone Strategic Planning
Martin Rasmussen

City of Malibu

Planning Department

LCP Policy 5: Coastal Development Permit Extensions

LIP Section 13.21 provides:

> Unless the permit states otherwise, a coastal development permit shall expire two years from its date of approval if the development has not commenced during that time. The approving authority may grant a reasonable extension of time for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the two-year period.

Due cause shall generally not exist unless the applicant has demonstrated the following:

- There are extraordinary circumstances beyond the applicant's control that have prevented the applicant from commencing the development, such as financial hardship due to extreme economic conditions or job loss, inability to obtain a construction loan, personal reason, such as illness, divorce or death, restricted access to the property because of an existing lease or a necessary agency approval has not been obtained despite diligent efforts. Change of project ownership or architect and elective project redesigns do not by themselves constitute due cause; and
- The applicant has exercised due diligence in its efforts to commence the project, such as contracting for and completing necessary studies, reports, drawings and plans to pursue and complete the plan check process.

Absent extraordinary circumstances, the aggregate life of the permit shall not exceed five years.

ATTACHMENT 3

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Public Hearing



ATTACHMENT 4

Notice of Public Hearing

The Malibu Planning Commission will hold a public hearing on **Monday, November 2, 2026, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 16-024, SITE PLAN REVIEW NO. 18-027, AND DEMOLITION PERMIT NO. 19-022 - A request to extend the Planning Commission's approval for demolition of remaining onsite development and construction of a new 11,170 square foot one-story, single-family residence and associated development; including a site plan review for remedial grading to remediate slope failure due to failed drainage devices

LOCATION / APN:	**22271 Carbon Mesa Rd / 4451-012-043**
ZONING:	Rural Residential, Ten-Acre (RR-10)
APPLICANT / OWNER:	Keystone Strategic Planning / Map Properties, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e), 15303(e), 15303(a), and 15304(b)
EXTENSION FILED:	September 18, 2026
CASE PLANNER:	Richard Greenbauer, Contract Planner, rgreenbauer@malibucity.org / (949) 489-1442, ext. 132

Extension requests may be presented on consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar.

A written staff report will be available at or before the hearing for the project, typically 10 days before the hearing in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. You will have an opportunity to testify at the public hearing; written comments which shall be considered public record, may be submitted any time prior to the beginning of the public hearing. If the City's action is challenged in court, testimony may be limited to issues raised before or at the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director Date: October 8, 2026

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 5.C.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Aakash Shah, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Coastal Development Permit No. 24-033, Site Plan Review No. 25-027 and Demolition Permit No. 26-023 – An application for an addition to the existing single-family residence, a new guest house, and other site improvements

Location: 32316 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-014-006
Owner: The Siena Way Trust

RECOMMENDED ACTION: Continue the item to a date uncertain.

Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 5.D.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Tyler Eaton, AICP, Assistant Community Development Director and Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Policies for Administering Mitigation Protocols in the Local Coastal Program for Environmentally Sensitive Habitat Areas and Protected Native Trees

Applicant: City of Malibu
Location: Citywide

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-67 (Attachment 1) recommending that the City Council approve two policies (Attachment 1 - Exhibits A and B) to administer mitigation protocols in the Local Coastal Program (LCP) for Environmentally Sensitive Habitat Areas (ESHA) and protected native trees.

SUMMARY: The item before the Planning Commission is consideration of two policies to improve the City's review process when administering mitigation protocols in the LCP to address unavoidable impacts to ESHA and protected native trees resulting from development. The proposed policies would not change City practices but would memorialize and strengthen the City's longstanding application of these protocols. The proposed policies were reviewed by the City Council's Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) on September 30, 2026, where it was recommended that the Planning Division advance the policies to the City Council following review and recommendation by the Planning Commission. Based on feedback received by the ZORACES members and public, the policies were updated to incorporate additional clarifications regarding native tree replanting and post-construction inspections by the City Biologist. The Planning Commission is requested to review the policies and provide any recommendations prior to the City Council's review. Amendments to the LCP are not necessary for the content in the policies as the LCP Local Implementation Plan (LIP) and LCP Land Use Plan (LUP) have existing provisions to support their administration.

DISCUSSION: The Planning Division maintains a Zoning Code and LCP Interpretations and Policy Manual (Manual) that is comprised of various determinations made by the City Council, Planning Commission, and Community Development Director on protocols and zoning code provisions in the Malibu Municipal Code (MMC) and LCP. The Manual is used by staff, the City's decision makers, and the public when seeking further clarity on protocols and specific code issues. As used in the Manual, an *interpretation* resolves what an ambiguous LCP or MMC provision means, while a *policy* establishes how the City will consistently administer provisions in the LCP and MMC whose meaning is already clear.

To-date, the Manual includes the following contents:

- Zoning Code Policies 1 and 2
- Zoning Code Interpretations 1 through 15
- LCP Policies 1 through 6
- LCP Interpretations 1 through 24

Commonly referenced policies include story poles, substantial conformance review, and fuel modification. Commonly used interpretations include determining setbacks from private streets, establishing setbacks on irregularly shaped lots, including outdoor covered areas in the total development square footage (TDSF), how to implement ridgeline standards, and evaluating ancillary food and beverage uses within recreational facilities.

If adopted by the City Council, the proposed policies would be incorporated as LCP Policies 7 and 8.

Proposed Policies

Draft LCP Policy 7: Establish a policy to clarify how the City's mitigation requirements apply to unavoidable impacts to ESHA and protected native trees.

ESHA Component: The LCP requires that new development shall be sited and designed to avoid impacts to ESHA.[1] It further requires that where there is no feasible alternative that can eliminate all impacts, the alternative that would result in the fewest or least significant impacts shall be selected. When development results in unavoidable impacts to ESHA, the LCP mandates that those impacts be fully mitigated, with priority given to onsite mitigation. Impacts could occur in various forms of development such as the creation of a driveway, necessary grading to create a building pad, remediation of a geologic hazard, construction of a structure, voluntary vegetation management, or required fuel modification. LIP Section 4.8.1 provides three methods to mitigate ESHA

[1] LIP §2.1 defines ESHA as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." Additional criteria to be used when determining ESHA is provided in LIP §4.3(B).

impacts: 1) habitat restoration; 2) habitat conservation; or 3) an in-lieu fee for habitat conservation.

Protected Native Tree Component: The LCP requires that new development shall be sited and designed to avoid impacts to native trees[2] to the maximum extent feasible. It further requires that where there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least significant impacts shall be selected. When development results in unavoidable impacts to native trees, the LCP mandates that those impacts be fully mitigated, with priority given to onsite mitigation. LIP Section 5.5 provides three methods to mitigate for protected native tree impacts: 1) onsite tree replacement at a 10 to 1 ratio; 2) offsite mitigation at a 10 to 1 ratio on a site that is restricted from development or is public parkland; and 3) an in-lieu fee to restore or create protected native tree woodland or savannah habitat.

LIP Chapters 4 (ESHA) and 5 (Native Tree Protection) emphasize the importance of fully mitigating impacts onsite. LIP Section 4.8(A) stipulates that offsite mitigation is only permitted when onsite mitigation proves infeasible. Additionally, LUP Policy 3.51 mandates that measures to restore disturbed or degraded habitat on the affected property must be included as mitigation when new development removes or adversely impacts native vegetation.

Despite the LCP's emphasis for onsite mitigation, it is staff's experience that the methods described in LIP Sections 4.8.1 (ESHA) and 5.5 (Native Trees) are often viewed by the public as a menu of mitigation options rather than a mitigation hierarchy. In practice, this view has resulted in the many applications proposing in-lieu fees without first documenting whether restoration or conservation on a subject parcel, or offsite location, is achievable.[3] Because the LIP does not explicitly require an applicant to demonstrate infeasibility for each mitigation method before considering the next, it can be challenging to compel an applicant to use a more protective mitigation method without a definitive City policy. As a result, impacts to ESHA and protected native trees that occur within the City are not always offset within the City. When in lieu fees are paid, they are routed to an outside agency (Santa Monica Mountains Conservancy) that uses the funds to support habitat restoration and implementation projects in the Santa Monica Mountains; however, there is no certainty that the fees would directly result in improving habitats in the City. Further, the City does not have a clear mechanism in the LIP to require that mitigation be provided in proximity to the ESHA or protected native tree(s) that were impacted by development.

[2] LIP §5.1 defines protected native trees as native oak, walnut, sycamore, alder, and toyon, where there is at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade.

[3] Two common reasons why an applicant desires to pay an in-lieu fee are: 1) less burdensome than restoration or conserving land; and 2) restoration may fail following installation. Regarding restoration performance, the LIP contains implementation safeguards that address this concern. LIP §4.8.1(A)(2) requires two performance bonds prior to building permit issuance, one for labor and materials and one for five years of maintenance and monitoring and authorizes the City to collect the security and complete the work on the property if the applicant fails to perform.

Draft LCP Policy 7 would mandate that ESHA and protected native tree mitigation shall be provided in a hierarchy, with methods based on an order of priority. The policy would allow an applicant to propose any mitigation method only upon demonstrating, with substantial evidence and subject to the review and acceptance by the City Biologist and the Community Development Director, that each higher mitigation method is infeasible. If an applicant is unable to demonstrate infeasibility, then the higher method would be required to mitigate for impacts. This hierarchy will help staff provide concrete guidance to applicants and ensure most of the mitigation/restoration, if not all, happens within the City.

The mitigation hierarchy clarified in the policy reads as follows:

Method 1. Complete avoidance of ESHA/protected native trees wherever feasible.

Method 2. Onsite mitigation on the subject parcel, through habitat restoration or habitat conservation, at the required ratios indicated in the LIP Chapters 4 and 5 respectively. This method is strongly preferred and would be the default expectation for all projects.

Method 3. Offsite mitigation at a location within the City, where onsite mitigation is demonstrated to be infeasible. This method gives strong preference that the offsite location be as close to the area impacted as feasible.

Method 4. Offsite mitigation at a location within the Santa Monica Mountains Coastal Zone near the City, where no feasible mitigation opportunity exists within the City.

Method 5. Payment of an in-lieu fee, only where mitigation is demonstrated to be infeasible at each of the higher methods. This method would be considered a *last resort* and would not be accepted by the City as a matter of applicant preference, cost, or convenience.

Method 6. A combination of the hierarchy in this order.

Some lots that cannot accommodate a full onsite replacement may substitute some onsite mitigation for offsite mitigation first, then in lieu fees if there are no other options (Method 6). For example, if two protected native trees were impacted from a development project, the LIP requires that the trees be replaced at a 10 to 1 ratio, so 20 trees of the same species would need to be planted and monitored for their survival over the course of a 10-year period. If the lot was smaller and only could accommodate the planting of 12 trees onsite, and the applicant proves with substantial evidence that the remaining onsite mitigation is not feasible, they would be required to locate an alternative site within the City to plant the remaining 8 trees before turning to in lieu fees.

The proposed policy clarifies the City's expectations to applicants and the public, and would also be used by staff and the City's decision makers when reviewing coastal development permit (CDP) applications. In particular, the policy would guide the City's determination when making the third finding required for all CDPs – that the project is the least environmentally damaging alternative (LIP Section 13.9(C)). If the City's decision makers find that a higher ESHA mitigation method is feasible and available to an applicant, but it was not adequately considered, the project's approval may be conditioned to require the higher method or the project application may be denied since the finding in LIP Section 13.9(C) cannot be made. Specific to protected native trees, LIP Section 5.7(C) requires a finding that all feasible mitigation measures that would substantially lessen significant impacts have been incorporated. Similarly, if the City's decision makers find that a higher protected native tree mitigation method is feasible and available to an applicant, but it was not adequately considered, the project's approval may be conditioned to require the higher method or may be denied since the finding in LIP Section 5.7(C) cannot be made.

The policy clarifies how the City can address replacement tree size through performance criteria by requiring the protected native tree replacement planting program to include measurable size-based standards (i.e., height, trunk diameter, canopy condition, and survival rate) at intervals through the 10-year monitoring period, as required by LIP Section 5.6.2 and subject to the City Biologist's review and acceptance. This is because LIP Sections 5.5.1(B) and 5.5.2(a) require replacement trees to be planted "as seedlings less than one year old," and the policy cannot establish a minimum planting size without an LCP amendment.

An amendment to the LCP is not necessary for the content of this policy as the LIP and LUP have existing language to support a hierarchy of mitigation for unavoidable impacts to ESHA and protected native trees.[4]

Draft LCP Policy 8: Establish a policy to require the City Biologist conduct a site inspection, at the applicant's expense, when impacts to ESHA and protected native trees may occur.

LIP Section 4.3(A) requires the City to determine the physical extent of habitat that meets the LIP's definition of ESHA on a project site. This determination is based on the applicant's site-specific biological study and other relevant sources. Additionally, LIP Section 4.3(D) requires that the City must make findings regarding the physical extent of ESHA present. These findings are based on the applicant's study and other relevant sources, and reviews by the City Biologist and the Environmental Review Board (ERB).

[4] An LCPA is required only where the City proposes to change the text of the LCP or to apply a standard the LCP does not support. Neither of the policies described in Components 1 and 2 do so. The first policy states the priority for onsite mitigation is already established by LIP §§4.8(A) and 5.5 and LUP Policies 3.14 and 3.51, and the inspection policy applies the City Biologist review already required by LIP §§4.3(D) and 5.8(B). Both rest on authority the LCP already assigns to the City, including the Planning Commission's authority to find conformance with the LCP (LIP §§13.7(B) and 13.9(A) and (D)), to impose conditions necessary to ensure LCP conformance (LIP §13.8), and to require supporting information and fees (LIP §§13.6.1(A) and 13.6.3; LUP Policy 3.39)

Historically, the City requires an onsite investigation by the City Biologist for projects with the potential to affect ESHA and protected native trees, in addition to post-construction monitoring of ESHA mitigation sites and/or protected native tree replanting; however, while this requirement is inferred as part of the responsibilities of the City's Biologist, it is not expressly stated in LIP Chapters 4 or 5. The policy memorializes the City's longstanding practice based on existing LCP language and clarifies to applicants that the City Biologist is expected to conduct a site visit at the applicant's expense. The City Biologist's review of a project site is important because relying upon a review of maps and records alone is not a sufficient basis for the findings required by LIP Sections 4.3(D) and 5.7. The City Biologist would conduct the inspection and prepare a written ESHA determination identifying habitat types observed, the mapped extent of ESHA, protected native trees and their protected zones, applicable buffers under LIP Section 4.6.1, and the preliminary applicability of LIP Sections 4.6, 4.7, 4.8 and Chapter 5. The determination would be transmitted to the project planner and the applicant and incorporated into the staff report and any recommended conditions of approval. Additionally, for projects where a condition of approval is included requiring post-construction monitoring of ESHA mitigation sites and/or protected native tree replanting, in-person site inspections are necessary for the City Biologist to verify information contained with annual performance reports, adherence to criteria in the LCP, and to issue corrective actions when applicable.

An amendment to the LCP is not necessary for the content of this policy as the LIP and LUP have existing language to support site inspections by the City Biologist.

ZORACES

The proposed policies were reviewed by ZORACES at its meeting on September 30, 2026. ZORACES members voted 2-0 to advance the policies to the City Council for review following a recommendation by the Planning Commission. Feedback was received from the ZORACES members and public as follows. Staff has provided a response to each.

Draft LCP Policy 7 – Mitigation Hierarchy

1) *Public comment:* Requested the policy also address impacts to ESHA buffers.

   Staff response: The policy provides the hierarchy an applicant would follow when required to mitigate for impacts to ESHA. Pursuant to LIP Section 4.8, mitigation is not required for impacts to ESHA buffers. In order to keep the policy focused on ESHA mitigation as required by the LCP, the policy was not updated to include mitigation requirements for impacts to ESHA buffers. Note that LIP Section 4.6.1 already provides criteria for development to avoid encroachment into ESHA buffers. Should the Planning Commission desire that mitigation for ESHA buffers be formally included in the LCP, it can include feedback to the City Council to consider initiating an amendment to the LCP.

2) *Subcommittee and public comments:* Requested the policy to stipulate that larger tree replanting should be required when mitigating for impacts to protected native trees.

   Staff response: The comment seeks to ensure that replacement trees are appropriately sized and survive replanting. However, LIP Sections 5.5.1(B) and 5.5.2(a) require that replacement trees be planted as "seedlings, less than one year old." Likewise, oak tree mitigation requires the seedlings to "be grown from acorns collected in the area." Because the item before the Planning Commission is a policy and not an amendment to the LCP, the policy cannot establish a minimum planting size contrary to what is currently stated in the LCP.

   However, the policy can address tree size through performance rather than at installation, because LIP Section 5.6.2 (Replacement Trees) requires each annual monitoring report to identify the size and health of every replacement tree and compare that information against the criteria in the protected native tree replacement planting program required by LIP Section 5.5.1(A). In response to the comment, staff has updated the policy accordingly to clarify that that the planting program shall establish measurable, size-based performance standards, such as expected height, trunk diameter, and survival rate at intervals through the 10-year monitoring period, subject to the City Biologist's review and acceptance (see Draft LCP Policy 8 below for inspections).

   Should the Planning Commission desire that a minimum tree planting size be formally included in the LCP, it can include feedback to the City Council to consider initiating an amendment to the LCP.

3) *Subcommittee comment:* Requested the policy to consider allowing non-like-for-like habitat ("out-of-kind mitigation") when mitigation is required, such as coastal dune habitat where another type of habitat is impacted by development.

   Staff response: The comment seeks to provide for habitat replacement that may be considered of more value or necessary than other types of habitat impacted by a specific project. However, LIP Sections 4.8.1(A)(1) and 4.8.1(B) require that habitat restoration and habitat conservation be provided on an area of habitat "equivalent to the affected habitat," and expressly require the City to determine that the mitigation site is of "equivalent type and acreage" to the impacted habitat. LIP Section 4.8.2(A) applies an even stricter standard to wetlands, requiring wetlands "of the same type as the affected wetland."

   The LCP does contemplate some degree of flexibility for potential out-of-kind mitigation as part of a broader conservation plan (versus case-by-base situations), but it is in the context of an LCP amendment. Pursuant to LIP Section 4.8(A) and

LUP Policy 3.14, deviating from standard mitigation could be allowed for offsite mitigation where it is found to be "more protective in the context of a Natural Community Conservation Plan that is certified by the Commission as an amendment to the Malibu LCP."

Because the item before the Planning Commission is a policy and not an amendment to the LCP, the policy cannot authorize out-of-kind mitigation, such as the restoration of coastal dune habitat to offset impacts to another type of habitat. Codifying which habitats could be mitigated with offsite "out-of-kind" restorative projects should be sought in an amendment to the LCP and is something the Commission can recommend to the Council.

Draft LCP Policy 8 – Inspections

1) *Subcommittee comment:* Requested the policy also address any required post-construction inspections by the City Biologist.

   Staff response: In response to the comment, staff updated the policy to also clarify that the City Biologist would conduct post-construction site inspections at the applicant's expense whenever monitoring of ESHA mitigation sites and/or protected native tree replanting is required as a condition of approval (e.g., 1 inspection per year for a period of 10 years).

LUP & General Plan Consistency

The following LUP and General Plan Conservation (CON) Element policies support the proposed mitigation framework.

LUP

1) Policy 3.14: New development shall be sited and designed to avoid impacts to ESHA. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site mitigation is more protective in the context of a Natural Community Conservation Plan that is certified by the Commission as an amendment to the LCP. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA.

2) Policy 3.51: Disturbed areas' ESHAs shall not be further degraded, and if feasible, restored. If new development removes or adversely impacts native vegetation,

measures to restore any disturbed or degraded habitat on the property shall be included as mitigation.

3) Policy 3.30: Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence.

4) Policy 3.39 (excerpt): The ERB, in consultation with the City Biologist, shall review development within or adjacent to designated ESHA or other areas containing ESHA identified through a biological study as required pursuant to Policy 3.37. The City may impose a fee on applicants to recover the cost of review of a proposed project by the ERB when required by this policy.

5) Policy 3.65: Where the removal of protected native trees cannot be avoided through the implementation of project alternatives or where development encroachments into the protected zone of protected native trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site, if suitable area exists on the project site, at a ratio of 10 replacement trees for every 1 tree removed. Where on-site mitigation is not feasible, off-site mitigation shall be provided through planting replacement trees or by providing an in-lieu fee, based on the type, size and age of the tree(s) removed.

General Plan

1) CON Policy 1.1.4: The City shall protect ESHAs as a priority over development and against any significant disruption of habitat values.

2) CON Policy 1.1.2: The City shall protect riparian areas and undisturbed areas within significant watersheds and wildlife habitat linkages through the use of open space or conservation easements or equivalent measures.

3) CON Policy 1.1.6: The City shall restore Disturbed Sensitive Resource Areas to the extent feasible and ecologically desirable.

4) CON Policy 1.2.1: The City shall preserve wildlife habitats and habitat linkages.

5) CON Policy 1.2.3: The City shall mitigate net loss of very threatened plant communities.

NEXT STEPS: A proposed resolution with the policies attached as exhibits will be presented to the City Council, including the recommendation by the Planning Commission. If adopted by the City Council, the policies would be in effect immediately. Staff would update the Zoning Code and LCP Interpretations and Policy Manual on the City's website.

ENVIRONMENTAL REVIEW: The proposed Planning Commission recommendation actions do not constitute a "project" under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because they will not have a potential to result in a direct or indirect physical change in the environment beyond what is already required by and administered pursuant to the City's certified LCP. Therefore, the proposed actions are not subject to CEQA and no further action under CEQA is required.

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff concerning the proposed policies.

PUBLIC NOTICE: Information regarding the public hearing was published in the meeting agenda ten days prior to the meeting.

ATTACHMENT:

1. Planning Commission Resolution No. 26-67, including:
   Exhibit A – Draft LCP Policy 7 (Mitigation Hierarchy)
   Exhibit B – Draft LCP Policy 8 (City Biologist Inspections)

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-67

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE POLICIES ARE NOT A PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT TWO POLICIES FOR ADMINISTERING MITIGATION PROTOCOLS IN THE LOCAL COASTAL PROGRAM FOR ENVIRONMENTALLY SENSITIVE HABITAT AREAS AND PROTECTED NATIVE TREES

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

Section 1. Recitals.

A. On September 30, 2026, the Zoning Ordinance Revision and Code Enforcement Subcommittee (ZORACES) met to discuss two proposed policies for administering mitigation protocols in the Local Coastal Program (LCP) for Environmentally Sensitive Habitat Area (ESHA) and protected native trees, where it was recommended that the Planning Division advance the policies to the City Council following review and recommendation by the Planning Commission. Based on feedback received by the ZORACES members and public, the policies were updated to incorporate additional clarifications regarding native tree replanting and post-construction inspections by the City Biologist.

B. On October 23, 2026, information regarding the public hearing was published in the meeting agenda.

C. On November 2, 2026, the Planning Commission held a duly noticed public hearing on the proposed policies, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

Section 2. Environmental Review.

The Planning Commission actions do not constitute a "project" under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because they will not have a potential to result in a direct or indirect physical change in the environment beyond what is already required by and administered pursuant to City's certified LCP. Therefore, the actions are not subject to CEQA and no further action under CEQA is required.

Section 3. Planning Commission Action.

Based on the foregoing findings and evidence contained in the record, the Planning Commission has reviewed the proposed policies for administering mitigation protocols in the LCP for ESHA and protected native trees. The Planning Commission hereby recommends that the City Council adopt the two policies as proposed and attached hereto as Exhibits A and B to this resolution.

Section 4. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of November 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

Exhibit A: Draft LCP Policy 7 (Mitigation Hierarchy)
Exhibit B: Draft LCP Policy 8 (City Biologist Inspections)

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-67 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 2nd day of November, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

Planning Division

XXXXXX XX, 202X

DRAFT *LCP Policy 7: Mitigation Hierarchy for ESHA & Protected Native Trees*

Policy Statement

ESHA Component: The Local Coastal Program (LCP) requires that new development shall be sited and designed to avoid impacts to Environmentally Sensitive Habitat Area (ESHA). It further requires that where there is no feasible alternative that can eliminate all impacts, the alternative that would result in the fewest or least significant impacts shall be selected. When development results in unavoidable impacts to ESHA, the LCP mandates that those impacts be fully mitigated, with priority given to onsite mitigation. LCP Local Implementation Plan (LIP) §4.8.1 provides three methods to mitigate ESHA impacts: 1) habitat restoration; 2) habitat conservation; or 3) an in-lieu fee for habitat conservation.

Protected Native Tree Component: The LCP requires that new development shall be sited and designed to avoid impacts to protected native trees to the maximum extent feasible. It further requires that where there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least significant impacts shall be selected. When development results in unavoidable impacts to protected native trees, the LCP mandates that those impacts be fully mitigated, with priority given to onsite mitigation. LIP §5.5 provides three methods to mitigate for protected native tree impacts: 1) onsite tree replacement at a 10 to 1 ratio; 2) offsite mitigation at a 10 to 1 ratio on a site that is restricted from development or is public parkland; and 3) an in-lieu fee to restore or create native tree woodland or savannah habitat.

LIP Chapters 4 (ESHA) and 5 (Native Tree Protection) emphasize the importance of fully mitigating impacts onsite. LIP §4.8(A) stipulates that offsite mitigation is only permitted when onsite mitigation proves infeasible. Additionally, LCP Land Use Policy (LUP) Policy 3.51 mandates that measures to restore disturbed or degraded habitat on the affected property must be included as mitigation when new development removes or adversely impacts native vegetation.

Application

ESHA and protected native tree mitigation shall be provided in a hierarchy, with methods based on an order of priority. A project applicant may propose any mitigation method but only upon demonstrating, with substantial evidence and subject to the City Biologist's review and acceptance, that each higher method is infeasible. If an applicant is unable to demonstrate infeasibility, then the higher method would be required to mitigate for impacts.

Mitigation Hierarchy:

Method 1. Complete avoidance of ESHA/protected native trees wherever feasible.

Method 2. Onsite mitigation on the subject parcel, through habitat restoration or habitat conservation, at the required ratios indicated in the LIP Chapters 4 and 5 respectively. This method is strongly preferred and would be the default expectation for all projects.

Method 3. Offsite mitigation at a location within the City, where onsite mitigation is demonstrated to be infeasible. This method gives strong preference that the offsite location be as close to the area impacted as feasible.

Method 4. Offsite mitigation at a location within the Santa Monica Mountains Coastal Zone near the City, where no feasible mitigation opportunity exists within the City.

Method 5. Payment of an in-lieu fee, only where mitigation is demonstrated to be infeasible at each of the higher methods. This method would be considered a last resort and would not be accepted by the City as a matter of applicant preference, cost, or convenience.

Method 6. A combination of the hierarchy in this order.

Some lots that cannot accommodate a full onsite replacement may substitute some onsite mitigation for offsite mitigation first, then in-lieu fees if there are no other options (Method 6). After all, within City boundaries there are a plethora of sensitive habitats that can use restoration and/or mitigative improvements. For example, if two native protected trees were impacted from a development project, the LIP requires that the trees be replaced at a 10:1 ratio, so 20 trees of the same species would need to be planted and monitored for their survival over the course of a 10-year period. If the lot was smaller and only could accommodate the planting of 12 trees onsite, and the applicant proves with substantial evidence that the remaining onsite mitigation is not feasible, they would be required to locate an alternative site within the City to plant the remaining 8 trees before turning to in-lieu fees.

Replacement Tree Size and Performance

LIP §5.5.1(B) requires that onsite replacement trees be planted as "seedlings, less than one year old," and that oak seedlings "be grown from acorns collected in the area." LIP §5.5.2(a) applies the same requirement to offsite replacement planting. These are standards of the City's certified LCP. Accordingly, this policy does not establish a minimum planting size, and larger nursery stock may not be substituted for, or reduce the number of, the seedlings required by the applicable 10 to 1 ratio.

The LCP instead addresses the size of replacement trees through performance over time rather than through the size of the plant at installation. LIP §5.5.1(A) requires the protected native tree replacement planting program to specify tree or seedling size, planting specifications, and performance standards for determining whether replacement trees are healthy and growing normally. LIP §5.6.2 requires that each annual monitoring report identify the size and health of each replacement tree and compare that information against the criteria established in the planting program.

Accordingly, the protected native tree replacement planting program shall include the following, subject to the review and acceptance of the City Biologist:

1) Size-based performance standards. Measurable standards stating the expected height, trunk diameter, and canopy condition of a healthy replacement tree, and the survival rate to be achieved, at years 1, 3, 5, 7, and 10 of the monitoring period required by LIP §5.6.2.
2) Survival and replacement. A requirement that any replacement tree that dies, or that fails to meet the performance standards, be replaced in kind as a mid-course correction under LIP §5.6.2, and that the monitoring period be extended until the standards are met.
3) Planting specifications and protection measures. Measures reasonably necessary to establish the seedlings, which may include protection from seed and seedling predation and browsing, weed and competing vegetation control, soil preparation, temporary irrigation during the establishment period with a schedule for weaning from irrigation, and protective caging or fencing.
4) Provenance documentation. For oaks, documentation of the collection location and date of the acorns. For other protected native trees, documentation that stock is of local genetic origin to the maximum extent feasible.
5) Supplemental plantings. An applicant may propose container or box stock in addition to the replacement seedlings required by LIP §§5.5.1(B) and 5.5.2(a), where the City Biologist determines the additional plantings are appropriate to site conditions and will not compromise establishment of the required seedlings. Supplemental plantings shall not reduce the number of seedlings required and shall be included in the monitoring program.

City Determinations on Coastal Development Permits (CDP)

This policy also provides guidance to staff and the City's decision makers when reviewing CDP applications. In particular, the policy guides the City's determination when making the third finding required for all CDPs – that the project is the least environmentally damaging alternative (LIP §13.9(C)).

For impacts to ESHA, if the City's decision makers find that a higher mitigation method is feasible for and available to an applicant, but it was not adequately considered, the project's approval may be conditioned to require the higher method or the project application may be denied since the finding in LIP §13.9(C) cannot be made.

For impacts to protected native trees, LIP §5.7(C) requires a finding that all feasible mitigation measures that would substantially lessen significant impacts have been incorporated. If the City's decision makers find that a higher mitigation method is feasible and available to an applicant, but it was not adequately considered, the project's approval may be conditioned to require the higher method or the project application may be denied since the finding in LIP §5.7(C) cannot be made.

City of Malibu

Planning Division

XXXXXX XX, 202X

DRAFT *LCP Policy 8: Inspections by the City Biologist*

Policy Statement

Local Coastal Program (LCP) Local Implementation Plan (LIP) §4.3 requires the City to determine the physical extent of habitat that meets the LIP's definition of Environmentally Sensitive Habitat Area (ESHA) on a project site. This determination is based on the applicant's site-specific biological study and other relevant sources. Additionally, LIP Chapter 5 requires the protection of protected native trees subject to a tree protection plan and tree assessment.

The City Biologist reviews site-specific studies, biological records, tree protection plans, and assessments, and applies applicable LCP provisions. If ESHA or native trees are present, the City Biologist determines its extent and the application of LIP requirements, including development standards (LIP §§4.6 and 5.4), economically viable use provisions (LIP §4.7), and mitigation requirements (LIP §§4.8 and 5.5). If post-construction monitoring is required, the City Biologist reviews performance reports for adherence to criteria in the LCP, issues corrective actions, and conducts site inspections (LIP §4.8, 5.6, and 5.7).

Application

To verify the presence of ESHA or protected native trees and to verify the evidence presented in a biological study, an in-person inspection by the City Biologist is mandatory for all proposed development where ESHA or protected native trees are documented, mapped, or has the potential to qualify as ESHA or a protected native tree(s). Additionally, for projects where a condition of approval is included requiring post-construction monitoring of ESHA mitigation sites and/or protected native tree replanting, in-person site inspections are mandatory by the City Biologist (e.g., 1 inspection per year for a period of 10 years).

Project applicants must submit payment for the City Biologist inspection fee according to the City's current fee schedule, as adopted by the City Council.

Policy established by the _____ on XXXXXX, 202X by Resolution No. XX-XX.

Procedure

1. If the project contains or is adjacent to mapped ESHA or the project materials indicate the potential presence of ESHA or protected native trees (whether on or adjacent to the project site), the City Biologist will coordinate a site inspection with the project applicant and include an invoice with the inspection fee. The Biologist may also be required to visit the site to confirm nearby ESHA, if the project has the potential to impact ESHA or an ESHA buffer through its proposed development including fuel modification. This procedure also applies when an approved project is conditioned to require post-construction monitoring of ESHA mitigation and/or protected native tree replanting.

2. Applicant shall submit payment and notify the City Biologist.

3. City Biologist will conduct the site inspection and document the City's records.

4. City Biologist will notify the project planner and applicant of the determination in writing, confirming or rebutting the evidence presented in the biological study/protected native tree survey. For post-construction monitoring, the City Biologist shall update the City's record database with the inspection and performance status, and notify the project planner as applicable.

5. If additional site inspections are warranted, the City Biologist may request additional site inspections pursuant to this policy.