Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 3.B.2.

To: Chair Peak 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, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: May 21, 2026 Meeting date: June 1, 2026

Subject: De Minimis Waiver No. 26-004 – An application for the relocation of a structure damaged in the 2025 Palisades Fire

Location: 3651 McAnany Way, not within the appealable coastal zone
APN: 4449-016-007
Owners: Jacob Benjamin and Michelle Sendowski

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-004 for the relocation of a 10 foot, 9 inch tall, 225 square foot structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Local Coastal Program Local (LCP) Implementation Plan (LIP) Section 13.4.11, the requirement for a Coastal Development Permit may be waived through a DMW issued by the Community Development Director for the items described in "General Requirements for De Minimis Waiver," below that are not located within the Appealable Jurisdiction of the California Coastal Commission, as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map.

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable.

LIP Section 13.4.11(C) further states that the Community Development Director shall report in writing to the Planning Commission any DMW that has been issued by the City. If, after consideration of the DMW 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, if the applicant wishes to pursue the application.

LIP Sections 13.4.11(A) (General Requirements for De Minimis Waiver)

Where the improvements are not otherwise exempt pursuant to LIP Section 13.4, and the required findings of LIP Section 13.4.11(B) are met, the Community Development Director may issue a DMW for any of the following: 1) Improvements to an OWTS serving a structure 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; 2) Minor improvements to existing driveways or access roads that are required by the Los Angeles County Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; 3) Replacement seawalls that exceed 10% in height; 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; 5) Replacement structures that would otherwise be exempt from a Coastal Development Permit may be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; and 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.

The project qualifies for the replacement structure criterion listed in number 5 above, and the required findings are more specifically described in the attached Community Development Director’s decision.

PUBLIC NOTICE: On April 13, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-004

City of Malibu

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

De Minimis Waiver

Based on the project plans and information provided in the permit application for the relocation of a structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire, the Community Development Director hereby waives the requirement for a coastal development permit pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-004	Other Applications: PVWF No. 26-004[1], OC 19-170[2]
Location: 3651 McAnany Way	APN: 4449-016-007
CEQA Exemption Section: 15303(e)	Property Posting: April 13, 2026
CCC Appealable Jurisdiction: ☐Yes ☒No ☐Partial	Proposed development is located outside of the CCC's Appealable Jurisdiction.

Pursuant to LIP Section 13.4.11(A), the following project may be waived through a DMW:

☐ Improvements to an OWTS serving a structure 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; or

☐ 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; or

☐ Replacement seawalls that exceed 10% in height; or

☐ 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; or

☒ Replacement structures that would otherwise be exempt from a Coastal Development Permit proposed to be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; or

[1] On January 27, 2024, the Planning Division received Planning Verification – Woolsey Fire (PVWF) No. 26-004 for the in-kind rebuild of the single-family residence with attached garage, plus a 10 percent increase in square footage (sf.).
[2] On July 12, 2019, the Planning Division approved Over-the-Counter (OC) No. 19-170 for a new window with exterior wall demolition of 2.8%.

☐ 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.

Project Description

Natural Disaster: Palisades Fire (2025)

Purpose: ☐New, ☐ Replace Existing and Abandon Existing, ☐ Repair Existing, or ☒ Relocation

Description: Relocation of 225 square foot (sf.) substantially damaged structure used as an office associated with a residence that was destroyed in the 2025 Palisades Fire.

De Minimis Waiver Findings

Based on the foregoing evidence contained within the record, the Community Development Director hereby makes the following findings of fact: The proposed project will relocate a 10 foot (ft.), 9 inch (in.) tall, 225 sf. structure used as an office to a safer location on the subject parcel. The replacement and relocation is in response to observed slab foundation and structural damage as well as associated health risks with compromised building materials that have been fumigated with smoke (as determined by the project applicant's engineers and its proximity to a descending slope). The applicant's civil engineer further describes that the observed slab damage raises questions regarding the structural integrity of the existing slab and embedded reinforcement due to the exposure to elevated temperatures from the Palisades Fire. The applicant proposes to relocate the structure away from slopes which surround the building pad and join it with the replacement single-family residence being proposed under a subsequent application. In concurrence with the applicant engineer's recommendation, the Community Development Director finds that the proposed location is substantially superior than the current because it will position the structure away from descending slopes and account for less mitigation measures in the future should the structure compromise the hillside, requiring further slope stabilization measures. The relocation will allow for minimal habitable replacement square footage to be placed in an area that will not require slope stability measures and is further away from the front of the parcel which is more visible to the general public.

This project does not involve the construction or repair of an onsite wastewater treatment system and thus any findings related to that type of scope is not applicable. Additionally, driveway/road improvements are not proposed, thus those findings are not applicable either. The relocation of the office structure will be substantially superior as it will be attached to the main residence, located further from the descending slope, and will utilize an already developed, graded building pad. The existing area underneath the replacement structure will be returned to grade with native landscaping. The project as conditioned has been found to meet the requirements of the Malibu Municipal Code (MMC) and LCP. Furthermore, the project is consistent with the certified LCP, including the resource protection policies, in that no native trees, environmentally sensitive habitat area (ESHA), public scenic views or cultural resources will be affected by relocating the replacement structure to the proposed area.

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. This approval is for the relocation of a 225 sf. office building and combining it with the replacement single-family residence that was destroyed in the 2025 Palisades Fire as described under the Project Description section of this DMW.

3. 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 set forth herein. The applicant shall file this form with the Planning Division within 10 working days of this decision and/or prior to issuance of any development permit.

4. This decision signed Affidavit of Acceptance of Conditions, and all attached Department Review Sheets shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the Building Safety Division for plan check.

5. A DMW shall expire and be of no further force and effect if the authorized scope of work has 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.

6. 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.

7. All development shall conform to requirements of the Community Development Department, City coastal engineer consultant reviewers, City geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29, and the Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

8. 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 MMC and the LCP. An application with all required materials and fees may be required.

9. Pursuant to LIP Section 13.4.11, this permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission does not request that the project be processed as a coastal development permit.

10. 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.

Cultural Resources

11. 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.

12. 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.

Biology

13. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

14. 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.

15. 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.

16. 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 ESHA 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.

17. 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.

Construction

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

19. 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.

Prior to Final Inspection

20. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Division. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

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

Deed Restrictions

22. 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.

Fixed Conditions

23. This DMW runs with the land and binds all future owners of the property.

24. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

Appeals and Reporting

APPEALS – The Community Development Director's decision on whether to issue a DMW is not locally appealable. 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 relocation of the office building. Otherwise, the waiver is effective immediately after the Planning Commission meeting where the matter is heard. The project is not located in the Coastal Commission's Appealable Jurisdiction.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is scheduled to be reported at the **June 1, 2026** Planning Commission meeting. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to 14 California Code of Regulations Section 13153.

Notice of Determination: May 21, 2026

Prepared by:

Alexander da Silva

Alexander da Silva
Associate Planner

Issued by:

Tyler Eaton for

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

Attachment: Department Review Sheets including structure relocation plan

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 **De Minimis Waiver No. 26-004**, dated **May 21, 2026**, for the project located at **3651 McAnany Way, 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
County of Los Angeles } SS

On _____, before me, Notary Public, personally appeared _____, who proved
(date) (name)

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.

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

POLY STRUCTURES ENGINEERING, INC.

February 23, 2026

Subject: **3651 McAnany Way**
Malibu, CA 90265
PSE Job No: 26-121

RE: Office Unit Relocation (Fire Damaged Site)

Dear Building Official:

Poly Structures Engineering (PSE) conducted a field visit on February 4, 2026, to observe the post-fire site conditions. There is currently an office unit, approximately 10' x 20', located at the southwest corner of the property (see Exhibit A). During our visit, we observed notable damage to a window as well as to the unit's air conditioning system (see Exhibit B). Extensive damage to the adjacent slab was also observed.

The potential toxicity and associated health risks— including, but not limited to, respiratory concerns—resulting from wildfire smoke and contaminants infiltrating porous materials are well documented and present a legitimate concern. Additionally, the observed slab damage raises questions regarding the structural integrity of the existing slab and embedded reinforcement due to the exposure to elevated temperatures.

After speaking with our client and considering the proposed rebuild efforts, it is our professional opinion that rebuilding the office farther from the descending slope would be beneficial and therefore recommended. Doing so would help reduce stress on the hillside while also providing a sound, safe, and contaminant-free structure.

We hope the information provided is helpful. Please feel free to contact me at 323-405-1300 should you have any questions.

Respectfully,

Francisco D. Garcia, PE

LICENSED PROFESSIONAL ENGINEER
FRANCISCO DIAZ GARCIA
NO. 88029
EXP. 3/31/26
CIVIL
STATE OF CALIFORNIA

19145 MALABAR ST • SANTA CLARITA • CALIFORNIA 91351
Tel:323.405.1300 frank@polystructures.org

ATTACHMENT

Project: 3651 McAnany Way
PSE Job No.: 26-121

EXHIBIT A:



19145 MALABAR ST • SANTA CLARITA • CALIFORNIA 91351
Tel:323.405.1300 frank@polystructures.org

Project: 3651 McAnany Way
PSE Job No.: 26-121

EXHIBIT B:



19145 MALABAR ST ● SANTA CLARITA ● CALIFORNIA 91351
Tel:323.405.1300 frank@polystructures.org

SHEET INDEX

A-1 PROPOSED SITE PLAN & GENERAL NOTES
A-2 EXISTING SITE PLAN & SITE PICTURES PRE - FIRE
A-3 PROPOSED FLOOR PLAN & WINDOW DOOR SCHEDULE SFD
A-4 EXISTING FLOOR PLAN SFD
A-5 PROPOSED ARCHITECTURAL ELEVATIONS SFD
A-6 EXISTING ELEVATIONS SFD
A-7 ARCHITECTURAL SECTIONS SFD & GREEN NOTES
A-8 (E) & (P) FLOOR PLAN WINDOWS-DOOR SCHEDULE DETACHED GARAGE - ELEVATIONS & SECTIONS
A-9 (E) & (P) FLOOR PLAN DETACHED CAR PORT ELEVATIONS & SECTIONS (E) OFFICE SURVEY-TOPO PLANS & SLOPE ANALYSIS

BUILDING DATA LEGAL DESCRIPTION

OWNER: JACOB BENJAMIN SENDOWSKI
TEL.: (310)600-5573
PROJECT ADDRESS: 3651 McANANY WAY MALIBU CA 90265
LEGAL DESCRIPTION:LOT COM E 818.66' & S 44-17-5 E 497.92' FROM NW COR OF SEC 36 T 1S R 17W TH S 44-17-5 W 15.84' TH SW ON A CORVE CPNCAVE TO SE RADIUS WQUALS 100' 34.14' TH S 24-43-15" W 144.72' TH N 81-16-5" E 133.75' TH N 12-49-18" E 59.67' TH N 22-08-01" E 78.02' TH N 16-57-27" E 83.93' TH N 38-09-40" E 43.44' TH S 53-48-55" E 159.94' TO BEG PART OF NW 1/4 OF SEC 36 T 1S R 17W
LOT AREA GROSS: 33,516.80 sq/ft------0.7694acre
NET LOT AREA: 28,135.91 sq/ft-----0.649 acre
APN #: 4449-016-007
BLDG. TYPE: RESIDENTIAL
ZONING: SFL
TYPE OF CONSTR: VB
STORIES EXISTING: 1
STORIES PROPOSED: 1
SPRINKLERED: YES
USE: SFD
EXISTING HEIGHT: 13'-4"
PROPOSED HEIGHT: 13'-4"
OCCUPANCY GROUP: R3/U
FIRE HAZARD SEVERITY ZONE

DEFERRED PERMIT LIST

- **TYPE VB-SPRINKLER SYSTEM NFPA12D
- **PV SYSTEM to be sized per the Energy Report.
- **FUEL MODIFICATION.
- **LANDSCAPE PLAN.

SCOPE OF WORK

DISASTER RECOVERY CAUSED BY WILDFIRES

**PROPOSED TO REBUILT (E) SFD 2,340 SQ/FT + 10% ADDITION 234.00 SQ/FT + OFFICE AREA TO BE ADDED TO MAIN HOUSE 224.71 SQ/FT + 10% 22.00 SQ/FT FOR A TOTAL LIVING AREA 2,820.71 SQ/FT.

**ATTACHED GARAGE 440.75 SQ/FT.
**ATTACHED PATIO COVER 510.25 SQ/FT.
**DETACHED GARAGE 523.00 SQ/FT.

build + IMPERMEABLE AREA 15,091.71 / 33,516.80 SQ. FT. = 45% GROSS LOT COVERAGE
4,294.71 build / 28,135.91 SQ. FT. = 15% LOT COVERAGE

BREAKDOWN AREAS

(E) SFD 2,340 + 10% 234 + (E) OFFICE AREA 224.71 + 10% 22.00 TOTAL LIVING AREA	2,820.71 SQ. FT.
(E) ATTACHED GARAGE	440.75 SQ. FT.
(E) PATIO COVER	510.25 SQ. FT.
(E) DETACHED GARAGE	523.00 SQ. FT.
TOTAL	4,294.71 SQ.FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING TITLE 18 OF LOS ANGELES CODE.
2022 CALIFORNIA BUILDING CODE. (CBC)
2022 CALIFORNIA FIRE CODE (CFC) NFPA STANDARDS.
2022 CALIFORNIA MECHANICAL CODE.(CMC)
2022 CALIFORNIA PLUMBING CODE.(CPC)
2022 CALIFORNIA ELECTRICAL CODE.(CEC)
2022 T-24 ENERGY STANDARDS
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 GREEN BUILDING CODE
MALIBU CITY MUNICIPAL CODE

NOTE: "EXISTING LANDSCAPE / NO CHANGES"

ATTIC VENTILATION

ATTIC AREA = 2,820.71SQ. FT.
TOTAL = 2,820.71 SQ. FT.
2,820.71/150 = 18.80 SQ. FT. NEEDED
ROOF POWER ATTIC VENT
(720 SQ. IN.)x 4= 2,880.00 SQ. IN.
TOTAL PROVIDED = 20 SQ/FT
MODEL No.: ERV6SMWW MATCH POWER VENT, 720.00 sq/in FREE AREA SIZE:H9"XW25"XD25".

SETBACK REQUIRED

FRONT SETBACK REQUIRED LOT DEPTH 144'-1" x 0.20 =28'-8"
EXISTING SETBACK TO REMAIN 67'-7"
PROPOSED SETBACK 67'-7"

REAR SETBACK REQUIRED LOT DEPTH 144'-1" x 0.15 =21'-6"
EXISTING 19'-9" & PROPOSED SETBACK 20'-1"

SIDE SETBACK LOT WIDTH 227'-5" x 0.25 =56'-8"
EXISTING & PROPOSED SETBACK 95'-6" COMBINED
NORTH SETBACK (10%) REQUIRED 22.5' PREEXISTING 16'-9" TO REMAIN
SOUTH SETBACK (15%) REQUIRED 34'-1" PREEXISTING 78'-9"

—-— (E) PROPERTY LINE
---- BUILDING LINES
—— ROOF LINES
(E) FAMILY DWELLING TO BE REBUILD
ADDITION
(E) CONCRETE / DIRT
PROPOSED IMPERMEABLE COVERAGE CONCRETE-BROCK-PAVERS

MAXIMUM ALLOWABLE SQUARE FOOTAGE

GROSS LOT	33,516.80
EASEMENTS & STREET	-6,253.78
SLOPES GRATER OR EQUAL TO 1:1	-7,656.00
TOTAL LOT: 19,610.02 / 1 ACRE (43,560) =	.42 acre classification UP TO 1/2 acre

PERCENTAGES:

UP TO 1/2 ACRE:	19,610.02 x .177=3,470.97 + 1,000	= 4,471.00
1/2 ACRE TO 1 ACRE:	43,560 - 21,780 = 21,780 x .10	= N/A
1 ACRE TO 1 1/2 ACRES:	65,340 - 43,560 = 21,780 x .05	= N/A
1 1/2 ACRES OR MORE:	REMAINING ACRES - 65,340 = 54,886 x .02	= N/A

MAXIMUM ALLOWABLE SQUARE FOOTAGE 4,471.00 SQ/FT
PROPOSED 4,294.71 pre-existing 4,349.62 SQ/FT

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

GROSS LOT	33,516.80
EASEMENTS & STREET	-6,253.78
SLOPES GRATER OR EQUAL TO 1:1	-7,656.00
TOTAL LOT:	19,610.02

PERCENTAGES:

UP TO 1/4 ACRE:	19,607.02 x .45%	= N/A
1/4 ACRE TO 1/2 ACRE:	19,607.02 x .35%	= 6,862.45
1/2 OR MORE:	19,607.02 x .30%	= N/A

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE 6,862.45 SQ/FT
CONCRETE-PAVERS DRIVEWAY--------------2,075.75 SQ/FT
CONCRETE-PAVERS WALKWAY---------------3,777.00 SQ/FT
CONCRETE-PAVERS OPEN AREAS-----------650.00 SQ/FT
BUILDING STRUCTURES------------------------4,294.71 SQ/FT
PROPOSED 10,797.46 SQ/FT PRE-EXISTING 10,852.37 SQ/FT

Building Safety
www.malibucity.org
Tel: 310-456-2489 ext. 390

City of Malibu
Residential General Notes

Please include this note sheet on the **Cover Sheet** of the plan set. These notes are applicable to only single-family homes, two-family homes, and townhomes.

General Information:
- Project complies with the following Applicable Codes: 2022 CRC, CPC, CMC, CEC, CGBSC, CA Energy Code, 2023 County of Los Angeles Amendments and Malibu Municipal Code.
- Occupancy Group: R-3/U
- Type of Construction: V-B

Aging in Place:
- Newly constructed dwelling units to comply with Aging-In-Place requirements in accordance with CRC R327:
  - One bathroom and one bedroom will be provided with a net clear opening of not less than 32 inches. Per CRC.R327.1.3
  - One bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the floor above shall comply with this section.
    - The reinforcement will be solid lumber and not less than 2X8. The reinforcement shall be located between 32" and 39 ¼" above the finished floor.
    - The water closet reinforcement to be installed on both side walls of the fixture, or one side wall and the back wall.
    - The shower reinforcement will be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement will be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar will be provided with the bottom edge located no more than 6" above the bathtub rim.
  - Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
  - Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.

Site:
- Lots shall be graded to drain surface water away from the building and adjacent properties and towards the public way. The grade shall fall not fewer than 6" within the first 10 feet. CRC R401.3
- The building address must be clearly visible and legible from the adjacent public way or street. Address letters/numbers shall be minimum 4 inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background. CRC R319.1

Garage:
- Walls separating the dwelling and the garage to be provided with ½" minimum gypsum board applied on interior side. CRC R302.6
- Where habitable rooms occur above the garage, 5/8" minimum Type X gypsum board will be provided on the ceiling. CRC R302.6
- Openings between the garage and the residence to have a 20-minute fire-rating (or a solid wood door not less than 1-3/8" thickness), and be equipped with self-closing and self-latching devices. CRC R302.5.1

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  - A passageway from the access to the appliance. Passageway shall have solid flooring not less than 24-inches wide. CMC 304.4.2.
  - A 30-inch x 30-inch platform shall be provided in front of the service side of the appliance. CMC 304.4.3.
  - A light fixture and convenience outlet shall be provided near the appliance. Switch controlling the light fixture shall be located at the entrance to the passageway. CMC 304.4.4
- All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. CEC 210.12
- All 125-volt, 15- and 20- ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.12.
- The shower door to be 22" minimum and maintain a 22" minimum unobstructed opening for egress per CPC 408.5.
- The shower stall to be 1024 square inches minimum and capable of encompassing a 30" diameter circle. CPC 408.6
- The water closets to have a side clearance of 15" from the centerline of the water closet to the walls and a front clearance of 24" in front of the water closet. CPC 402.5
- The water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. CPC 508.2
- **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
- **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- **Water Heater Ready:** Water heaters using gas or propane that serve individual dwelling units shall include a dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the water heater and accessible to the water with no obstructions. The branch circuit conductors shall be rated

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- Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum 26 gage sheet steel or other approved material and shall have no openings into the garage. CRC R302.5.2

Stairways:
- The enclosed usable space under the stairs to be protected with ½" gypsum board per CRC R302.7.
- Stair tread depth to be 11" or 10" minimum plus tread nosing (3/4" to 1-1/4" nosing) and riser height of 7.75" maximum per CRC R311.7.5.2 and CRC R311.7.5.3.
- Handrails will be provided at stairs with 4 or more risers.
  - Handrails are required to be 34" to 38" above the stair treads. CRC R311.7.8.1.
  - Handrails shall be continuous for the full length of the flight, from a point directly above the top riser to the lowest riser flight. CRC R311.7.8.4.
  - Handrail ends shall be returned or shall terminate in newel posts or safety terminals. CRC R311.7.8.4.
  - Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrails. CRC R311.7.8.3.
  - Handrail shall either be circular with an outside diameter of 1-1/4" to 2" or with a perimeter greater than 6-1/4 inches with graspable finger recess area on both sides of the profile. CRC R311.7.8.5
  - For the open side of stairs, the openings must be smaller than a 4-3/8-inch sphere. CRC 312.1.3 exception 2.
  - Triangle openings on the open side of stairs must be smaller 6 inches sphere. CRC 312.1.3 exception 1
  - Handrail connection shall be designed to withstand a 200-pound load applied in any direction at any point along the top of the rail

Bathrooms:
- The bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
- Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1
- A 36-inch landing shall be provided at each side of each exterior door. The slope of the exterior landing shall not exceed 2% slope. CRC R311.3.
- Landing at the egress door shall not be more than 1-½" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where door does not swing over the landing. CRC R311.3.1

Smoke and Carbon Monoxide Alarms:
- Smoke alarms are required in every bedroom, area leading to these bedrooms and on every floor. CRC 314.3
- A carbon monoxide alarm is required in all areas leading into the bedroom and on every floor. CRC R315.3
- The smoke alarms and carbon monoxide alarms shall be interconnected and hardwired per CRC R314.4, R314.5, R315.2.4 and R315.2.5.

Mechanical, Electrical, Plumbing, Energy:
- Air ducts shall exhaust 3'-0" from property line and 3'-0" from openings into the building. CMC 504.5.
- appliances in the attic space, note the following on the plan:
- The following are required for appliances installed in an attic:
  - An access through an opening and passageway at least as large as the largest component of the appliance, 22-inch x 30-inch minimum. CMC 304.4

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at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the California Electrical Code. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future water heater installation. The reserved space shall be permanently marked as "For Future 240V use." CEnergyC 150.0(n)

Dark Skies:
- Outdoor lighting shall not cause light trespass exceeding 0.1 foot-candles from any property onto a residential property or public space. MMC 17.41.050G1
- Light fixture will be shieled to prevent light pollution above the horizontal plane of the lowest point on the illuminated part of the light. CMC 17.41.050A
- Lighting around the perimeter of the site which provides views to or is visible from any scenic area, scenic road, public viewing area, ESHA or ESHA buffer is prohibited. MMC 17.41.050B
- exterior lights to be equipped with photocontrols which extinguish the light when sufficient daylight is available. MMC17.41.050D
- Light fixture not to exceed 850 lumens. MMC 17.41.060B2
- Light fixture to be directed downward. MMC 17.41.060B2
- Light fixture to be mounted less than 18 feet above the finished floor. MMC 17.41.060B2
- Light fixtures located more than 50 feet habitable structure or swimming pool are not permitted. MMC 17.41.060B3 (not applicable to driveways and walkways)
- Walkways used for entry, exit or parking areas, to be shielded, directed downward, 850 lumens max, and not exceed 2' in height.
- Exterior lights to be equipped with motion sensors and timers to meet curfew requirements. MMC 17.41.050D
- Permanently installed lighting that blinks, flashes or is of unusually high intensity or brightness is prohibited. MMC 17.41.050H
- Lighting shall be directed away from ESHA, ESHA buffer, the ocean, beaches, and public viewing area to not be directly visible from public viewing areas. MMC 17.41.050A
- All outdoor lighting shall be extinguished by 11:00 p.m. or when people are no longer present in exterior areas. MMC 17.41.060B1
- Seasonal lighting shall be allowed from November 15 to January 15 only. MMC 17.41.050F



PROPOSED SITE PLAN

SCALE: 1/16=1'-0"

NEW AGE DESIGN
& PLANING SERVICES, INC.
Plans - Design planing-int design permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSION, CONTRACTORS SHALL VERIFY AND BE RESPONSABLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THERE BY, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, AND NOT PART THERE OF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER VISUL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

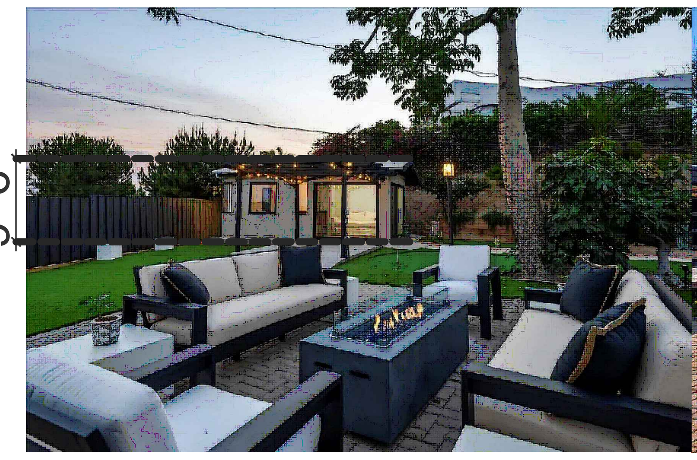
REVISIONS | BY

JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

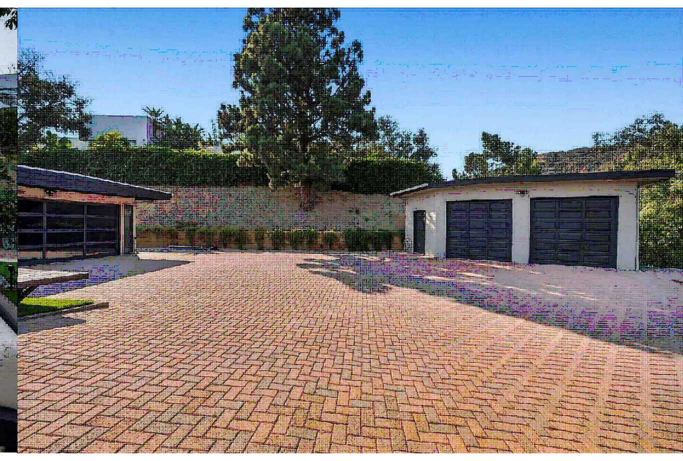
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CHECKED: PLAN CHECK
DATE: 02/12/2026
SCALE: 1/16"=1'
JOB NO. #148-25

A-1
DRAWING No.

EXISTING VIEWS BEFORE FIRE



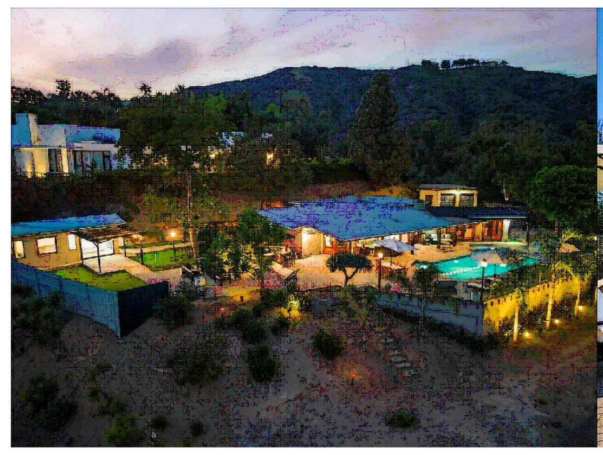
SOUTH VIEW DETACH OFFICE



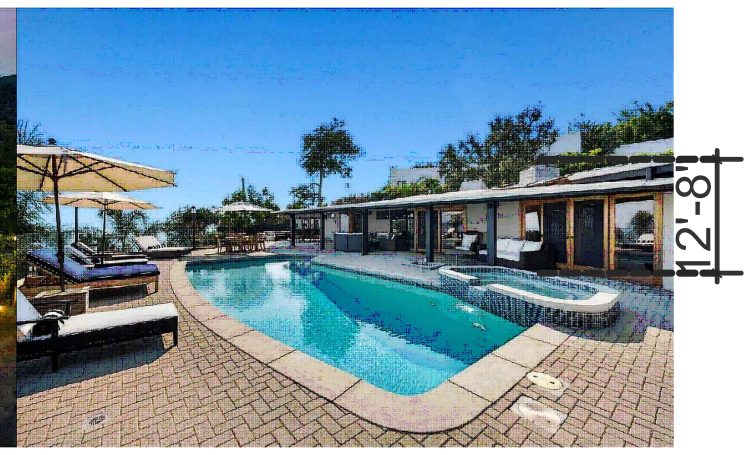
SOUTH VIEW DETACH GARAGE



SOUTH VIEW DETACH CAR PORT



SEMI AERIAL VIEW



EAST VIEW



NORTH VIEW

City of Malibu

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ONSITE WASTEWATER TREATMENT SYSTEM BEDROOM AND FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, City of Malibu Registered Practitioner, or an "A", "C-42", "C-36" Licensed Contractor.

Date: 1-7-2025
Applicant:
Project Address: 3651 MCANANY WAY
Number of Bedrooms (Existing):
Number of Bedrooms (Future): 4

Planning Division Reference Number:
Worksheet Certification by:
Ely Simental Jr. — Print name — Signature
C42 — IP-12006 — Applicable California State License or Registration Type
746011 — State License or Registration Number — 7/31/2026 — Expiration Date

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Existing Fixture Units "A x C"	Total Future Fixture Units "(A + B) x C"
Bathtub or Combination Bath/Shower		+	2	=	2	x	2	=		4
Bidet		+	—	=	—	x	2	=		
Bar Sink		+	—	=	—	x	1	=		
Clothes Washer		+	1	=	1	x	3	=		3
Dishwasher		+	1	=	1	x	2	=		2
Laundry Sink		+	—	=	—	x	2	=		
Lavatory (Wash Basin)		+	5	=	5	x	1	=		5
Kitchen Sink		+	1	=	1	x	2	=		2
Shower (Single Head)		+	1	=	1	x	2	=		2
Water Closet (Flush Toilet)*,5		+	4	=	4	x	6	=		24
Other (MPC Table 7-3)		+		=		x		=		
Other (MPC Table 7-3)		+		=		x		=		

TOTAL EXISTING FIXTURE UNITS
TOTAL FUTURE FIXTURE UNITS 42

Notes

*The fixture units listed on this form may not reflect the permitted number of fixture units on file with the City. Please consult with City staff to determine the approved number of fixture units for the building(s).

1. In completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (-) next to the proposed fixture quantity in column "B".
3. For plumbing fixtures not shown in this table please refer to California Plumbing Code.
4. When determining septic tank sizes based on Appendix H of the California Plumbing Code, California Code of Regulations, Title 24, Part 5, water closets shall be computed as 6 fixture units.
5. A water closet shall be computed as 3 fixture units if the proposed water closet is categorized as a flushometer tank with a 1.6 GPF. Specifications of the flushometer tank shall be submitted to the City for verification.

Fixture Unit Worksheet 180919 — Recycled Paper

GENERAL NOTES:

1. ALL JOINTS AND PENETRATIONS MUST BE CAULKED OR SEALED.
2. EXTERIOR DOORS AND WINDOWS MUST BE WEATHER STRIPPED.
3. ALL WINDOWS MUST BE DOUBLE GLASS AND MUST BE CERTIFIED AND LABELED FOR SUCH VALUES.
4. CAULK ALL JOINTS WHERE PLUMBING FIXTURE.
5. LIGHTNING FIXTURES RECESSED INTO INSULATED CEILING MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER FLOORS.
6. WATER HEATER MUST HAVE INTERMITTENT IGNITION DEVICE. NO CONTINUOUS BURNING GAS PILOT ALLOWED EXCEPT FOR NON-ELECTRICAL COOKING APPLIANCES WITH PILOT < 150 B.T.U./HR. * WATER HEATER MUST BE STRAPPED TO WALL 507.3,LAPC
7. WATER MUST HAVE AN R-16 OR GREATER BLANKET INSULATION.
8. THE FIRST FIVE FEET OF HOT AND COLD WATER PIPING FROM THE WATER HEATER AND CIRCULATION LOOP PIPING MUST BE INSULATED WITH R-4 OR GREATER. NO ISULATION SHOULD BE INSTALLED CLOSER THAN SIX INCHES FROM THE FUEL. ALL PIPE INSULATION SEAMS MUST BE SEALED.
9. NEW OR REPLACED WATER HEATER SHALL BE STRAPPED TO WALL IN TWO PLACES.
ONE IN THE UPPER 1/3 OF THE TANK AND ONE ON THE LOWER 1/3 OF THE TANK.
THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.
10. SET BACK THERMOSTAT REQUIRED, EXCEPT FOR WALL FURNACE.
11. GENERAL LIGHTING FOR BATHROOM MUST BE PROVIDED WITH A MINIMUM OF 40 LUMENS PER WATT.
12. ALL INTERIOR FINISHES SHALL BE 1/2" THICK GYPSUM WALLBOARD PAINTED EXCEPT IN WALLS IN THE BATHROOM.
13. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMPERE GFCI RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) - PER SECTION 210.8(A)(10).
14. HARD-WIRE WITH BATTERY BACK UP SMOKE DETECTOR IN ALL BEDROOMS AND IN ALL HALL WAYS OR ROOMS NEXT TO A SLEEPING AREA.
15. NO INTERIOR SHADING DEVICES.
16. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING ".
17. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE - FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES,TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES,ETC.) OR TO LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHEETHER OR NO THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAY AND/OR ADDITIONAL EXPENSES.
18. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
19. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARENCES.
20. - ROOF DRAINAGE TO BE CONDUCTED TO THE STREET VIA NON-EROSIVE DEVICES.
21. - PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
22. - " A SEPARATE PERMIT WILL BE REQUIRED FOR PLUMBING, MECHANICAL WORK AS APPLICABLE".
23. -THIS PROJECT SHALL COMPLY W/ NPDES, SUSMP AND BEST MANAGEMENT.
24. -PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AS REQUIRED BELLOW AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (3306.9),SANITATION (3305) ETC.
25. -THRESHOLDS AT DOORWAYS SHALL NOT EXCEEDS 0.75 INCH IN HEIGHT FOR SLIDING DOOR SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS.
26. -FOR EACH TYPE OF SPECIAL INSPECTION,IDENTIFICATIONS AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION OR PERIODIC SPECIAL INSPECTIONS.
27. -WHEN SPECIAL INSPECTION IS REQUIRED PROVIDE GENERAL NOTES THAT DESIGNATE:
*PORTIONS OF THE WORK THAT REQUIRE SPECIAL INSPECTION.
*NAMES OF INDIVIDUAL (S) / FIRMS (S) THAT WILL PROVIDE SPECIAL INSPECTION.
*DUTIES OF SPECIAL INSPECTOR (S) INCLUDING TIME LIMITS FOR SUBMISSION OF REPORTS TO THE BUILDING OFFICIAL
28. -A MIN OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
29.-PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
30.- ALL NEW BUILDINGS AND ADDITIONS > 700 sq/ft SHALL COMPLY WITH THE QUALITY INSULATION INSTALLATION (QII) REQUIREMENTS SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY. WHEN QII IS REQUIRED, INSULATION INSTALLATION SHALL MEET THE CRITERIA SPECIFIED IN REFERENCE APPENDIX RA3.5.
30.-KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, LAUNDRY TUBS AND WASHING MACHINES OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
31.-PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWERS HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
32.-UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).(R308.6.9).
33.- FOR EXISTING POOL ON SITE , PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUNDS CONTINUOUSLY FOR A MIN. 30 SEC. WHEN THE DOOR IS OPEN. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WHIT A MANUAL MEANS TO DEACTIVATE FOR 15SEC. MAX.THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

EVSE NOTES:

1. FOR FUTURE INSTALLATION OF ELECTRIC VEHICLES SUPPLY EQUIPMENT (EVSE) IN EACH
ONE-AND TWO FAMILY DWELLINGS AND TOWNHOUSES:
a) MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM IN TO A LISTED CABINET, BOX OR ENCLOSURE.
b) THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MIN. DEDICATED BRANCH CIRCUIT AND SPACE RECEIVED TO PERMIT OF INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVISE.
c) THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
d)THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC AT THE OPPOSITE (LOAD) END FROM THE IMPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
(4.211.4, ENERGY CODE & 110.10, LAFD REQUIREMENT No. 96).
34.-FOR EXISTING POOL ON SITE PROVIDE ANTI-ENTRAMPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLING PER ASSEMBLY BILL (AB) No. 297(3162B).
35.-AUTOMATIC GARAGE DOORS OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.(R309.4)
36.-SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLINGS UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS (R314.2).
37.-WHEN A PERMIT IS REQUIRED FOR ALTERATION, REPAIRS OR ADDITIONS EXISTING DWELLING OR EXISTING SLEEPING UNITS THAT HAVE ATTACHED GARAGE OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH AN APPROVED CARBON MONOXIDE ALARM.CARBON MONOXIDE ALARM SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLINGS UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R315.2).
38.-EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED FOR NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADECUATED TO PROVIDE AVERAGE ILLUMINATION OF 6FOOT CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (R303.1).
39.- A COPY OF THE EVALUATION REPORT CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
40.-A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODES SECTION 110.10(b) THROUGH 110.10)c) SHALL BE PROVIDED TO THE OCCUPANT.
41.-THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
42.-WHEN A SHOWER IS SERVED BY ONE OR MORE THAN ONE SHOWERHEAD THE COMBINED FLOW RATE OF ALL THE SHOWERHEAD OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 psi OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
43.- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS W/CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0
44.- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
45.-AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEM LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
46.-ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED W/TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
47.-ARCHITECTURAL PAINTS AND COATING ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY W/THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
48.-THE VOC CONTENT VERIFICATION CHECK LIST, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
49.-PROVIDE ULTRA-FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION.
EXISTING SHOWER HEADS AND TOILETS MUST ADAPTED FOR LOW WATER CONSUMPTION.
50.-SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
51.-A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION.
52.-CARBON MONOXIDE ALARM IS REQUIRED PER (420.6, R315).
53.-FOR ONE AND TWO FAMILY DWELLINGS ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER OPERATED REEL SYSTEM. FOR IRREGULAR SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL DUE TO IT'S IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED. (4.304.5).
54.-FOR SITES WITH OVER 500 SQ/FT OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUBS AND BATHROOM WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1).
55.-WATER USED IN BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200' OF THE PROPERTY LINE.(4305.2)
56.-THE HOT WATER SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH PLUMBING CODE SECTION 610.4.1.2 or 610.4.1.3.
57.-CONSTRUCTION WASTE SHALL BE REDUCED IN ACCORDANCE WITH SECTION 66.32 et seq. OF CERTIFIED HAULER.
58.-FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL INCLUDING AT A MINIMUM THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
59.-AL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
60.-PROVIDE 42" HIGH GUARDS WITH MAX. 4" CLEAR SPACING OPENING BETWEEN RAILS.

BATHROOM NOTES:

1. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS W/A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NON ABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. GLAZING USED IN DOOR AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY, TEMPERED THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS
SHALL BE OF TYPE WHICH IS NOT AFFECTED BY MOISTURE. OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED, OR 1/4" WHEN LAMINATED, SHALL PASS THE REQUIREMENTS LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN
LESS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF C.B.C. STANDARD No. 54-2.
3. PROVIDE EXHAUST SYSTEM CAPABLE OF PROVIDING AT LEAST 5 AIR CHANGES PER HOUR AND MUST BE CONNECTED TO OUTSIDE AND OPERABLE FROM LIGHT SWITCH (IN BATHROOM WITH NO WINDOW).
4. EACH WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24".
5. ALL (E) OR (N) WATER CLOSET SHALL BE EQUIPPED W/LOW CONSUMPTION WATER CLOSET.

HALL BE EQUIPPED W/LOW CONSUMPTION WATER CLOSET.
6. ALL PLUMBING FIXTURES TO BE LOW FLOW:
WATER CLOSETS: 1.28 GAL/FLUSH
SHOWERHEADS: 1.8 G.P.M.
MULTIPLE SHOWERHEADS: 2.0 G.P.M. AT 80 PSI
LAUNDRY FAUCETS: 1.2 G.P.M. AT 60 PSI
URINALS: 0.5 G.P.M
7. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 CPC.
8. BATHROOMS RECEPTACLES SHALL BE SERVED BY 20 AMP. CIRCUITS PER SECTION. 210-52(d)
9. WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778mm) ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH (762mm) DIAMETER CIRCLE.
10. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. R306.3.
11.- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 f AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

CARPENTRY:

1. WOOD SHEATHING (STRUCTURAL): SHALL BE PLYWOOD OR ORIENTED STRAND BOARD. PLYWOOD SHALL BE GROUP 1 OR GROUP 2 SPECIES, C-D GRADE EXPOSURE1CONFORMING TO PS 1-95.EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ORIENTED STRAND BOARD (OSB) SHALL BEAR THE "STURDI-WOOD" BY WEYERHAEUSER. EACH PANEL SHALL BE CLASSIFIED AS EXPOSURE AND SHALL BEAR THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION
(APA). CEILING SHEATHING SHALL HAVE A SPAN RATING OF 48/24. WALL SHEATHING SHALL HAVE A SPAN RATING OF 32/16. NAILING SHALL BE WITH GALVANIZED BOX OR COMMON SIZE. ALL SHEAR WALLS SHALL BE BLOCKED AT THE PANEL EDGES UNLESS OTHERWISE NOTED.
2. STANDARDS: CONFORM TO WEST COAST LUMBER INSPECTION BUREAU
(WCLIB), OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). EACH PIECE
SHALL BEAR THE WCLIB OR WWPA GRADE TRADEMARK.
SPECIES AND GRADE
-BEAMS AND HEADERS: "DOUG FIR-LARCH" No.1
-JOISTS AND PURLINS : "DOUG FIR-LARCH" No.1
-POSTS & COLUMNS: "DOUG FIR-LARCH" No.1
-EXTERIOR STUD AND INTERIOR BEARING WALLS: "DOUG FIR-LARCH" No.1
-INTERIOR NON-BEARING STUD WALLS: "DOUG FIR-LARCH" No.2, OR BETTER
-THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING: "DOUG FIR-LARCH"
No.2, OR BETTER
-UTILITY STANDARD GRADE NOT PERMITTED.
3. GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER CBC TABLE
2304.9.1 OR MORE, AS OTHER WISE SHOWN. PRESSURES TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY. HOLES AND CUTS IN 3X OR 4X PLATE SHOULD BE TREATED #10. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY CBC SECTIONS 2308.

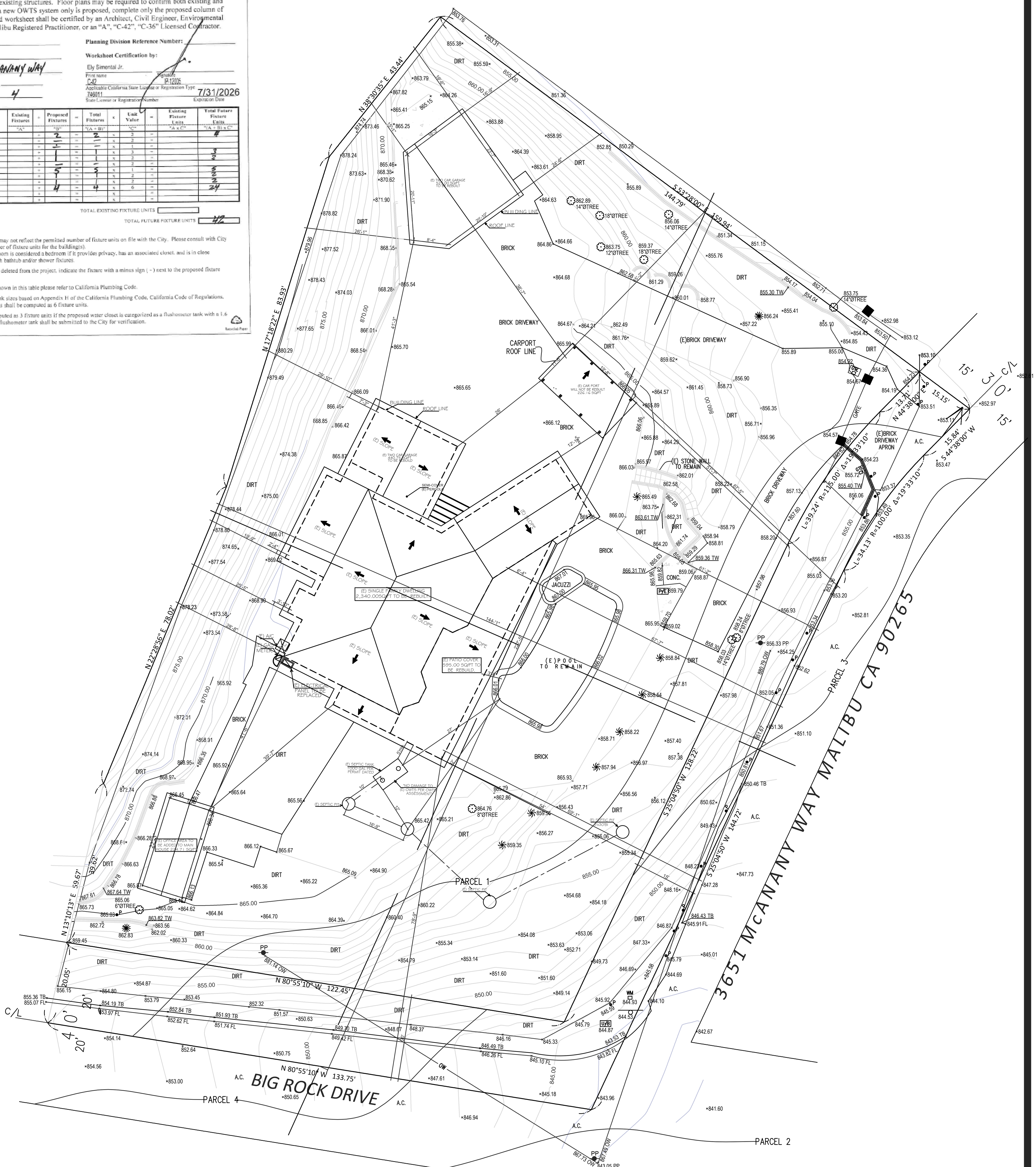
NOTES:

A. CONTRACTOR SHALL POST INSTALLATION CERTIFICATE (CF-6R) FORM AND INSULATION. CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.
B. CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-1R, MF-1R, CF-6R AND IC-1 FORMS TO THE BUILDING OWNER.
C. A CF-GR FORM MUST BE COMPLETED AND POSTED PRIOR TO FINAL INSPECTIONS CERTIFICATE UPON COMPLETION ON JOB SITE.
D. DIMENSIONS AND CONFIGURATIONS OF ROOF, EXTERIOR AND INTERIOR WALLS, WINDOWS,DOORS,AND FLOOR ELEVATIONS ARE BASED ON THE FIELD MEASUREMENTS AND MAY VARY FROM THE ACTUAL CONSTRUCTION. THE CONTRACTOR IS ADVISED TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
E. ARCHITECTURAL DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
F. ALL DETAILS DENOTED AS TYPICAL OR TYP. APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED ON PLANS.
DOORS, EXITS & STAIRS.

PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS. MASTER BEDROOM DOORS, ONE OF THEM, THE OPERABLE LEAF, SHALL BE NOT LESS THAN 32" WIDE.

ENCLOSED USEABLE SPACES UNDER INTERIOR STAIRS REQUIRE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (SUCH AS 5/8" TYPE "X" GYP.BD).

THE FOLLOWING STAIRWAY DETAILS FOR:
A.-MAX. 7" RISE & MIN. 11" RUN.
B.-MIN 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
C.-MIN 36" (44") CLEAR WIDTH.
D.-HANDRAILS A MIN. 34" TO MAX. 38" HIGH.
E.-HANDGRIP PORTION OF HANDRAIL SHALL BE A MIN. 1 1/2".
2" IN DIAMETER HAVE A SMOOTH SURFACE W/ NO SHARP CORNERS,
AND MIN 1 1/2" PROJECTION FROM WALL.
F.-HANDRAIL EXTENSIONS OF MIN 12" BEYOND TOP AND BOTTOM RISERS
WHEN SERVING MORE THAN ONE UNIT.
G.-MAX. 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS.
H.-HANDRAILS MUST RETURN TO WALL OR NEWEL POST.
I.-GUARDRAILS SHALL BE 42" MIN. IN HEIGHT.
J.-MINIMUM CLEAR WIDTH OF 36".
DUE TO POSSIBLE PRESENCE OF LEAD BASED PAINT, LEAD SAFE WORK PRACTICE ARE REQUIRED FOR ALL REPAIRS IN PRE-1979 BUILDINGS THAT DISTURB PAINT. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE SECTION 17920.10 & 105256 AND MANY BE SUBJECT TO A $1,000 FINE OR CRIMINAL PROSECUTION. CALL RIVERSIDE COUNTY HEALTH CHILDHOOD LEAD POISONING PREVENTION PROGRAM AT (800)346-6520 OR FOR MORE INFORMATION CALL ENVIRONMENTAL PROTECTION AGENCY (EPA) (415)947-4164.



EXISTING SITE PLAN
SCALE: 1/16=1'-0"

REVISIONS	BY

NEW AGE DESIGN
& PLANING SERVICES, INC.
Plans - Design planing-int design
permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com

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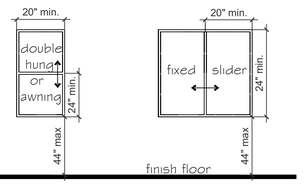
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSION, CONTRACTORS SHALL VERIFY AND BE RESPONSABLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THERE BY BY, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER , AND NOT PART THERE OF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER VISUL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.
CHECKED: PLAN CHECK
DATE: 02/12/2026
SCALE: 1/16"=1'
JOB NO. #148-25

A-2
DRAWING No.

CITY STAMP



**NOTE: AN OPENING MEASURING A MINIMUM 24" CLEAR IN HEIGHT, 20" CLEAR IN WIDTH, AND 5.75F MIN. AREA(5.0 SF AT GRADE LEVEL). THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" HIGH-MEASURED FROM THE FLOOR. 2022 CRC R310.1, R310.1.2, R310.1.3 CRC 312

FLOOR PLAN NOTES

1) EGRESS WINDOW FROM BED ROOMS TO BE 24" WIDE X20" HIGH MINIMUM CLEAR OPENING AND WITH A MINIMUM 5.7 SQUARE FOOT OPENING AREA. OPENING TO BE A MAXIMUM OF 44" ABOVE THE FINISH FLOOR.
2) EXIT DOORS MUST OPEN OVER A LANDING NO MORE THAN 1 1/2" BELOW THE THRESHOLD.
3) CONTRACTOR TO CONFIRM ALL SIZES, DIMENSIONS, DETAILS, HARDWARE, COLORS, AND FINISHES WITH THE OWNER PRIOR TO ORDERING WINDOWS AND COLORS AND DOORS. CONTRACTOR TO CONFIRM THAT HEADERS,BEAM,SHEAR WALL PANELS AND OTHER FRAMING
4) DOOR PANEL DESIGN TO BE PER OWNERS SPECIFICATIONS. CONDITIONS WILL ALLOW INDICATED OPENING DIMENSIONS.
5) DOOR AND WINDOWS TO BE PROVIDED WITH SCREENS.
6) REFER TO SECURITY NOTES FOR OTHER CONDITIONS AND SPECIFICATIONS AFFECTING
7) REFER TO FLOOR PLANS AND FRAMING PLANS FOR WALL STUD SIZES, PLYWOOD SHEAR DOOR / WINDOWS
8) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED: WALL CONDITIONS, AND WALL FINISHES TO DETERMINE ROUGH OPENING AND FRAME SIZES.
A INGRESS AN EGRESS DOORS
C DOORS AND ENCLOSURES FOR BATHTUBS, SHOWERS, INCLUDING GLAZING IN WALLS ENCLOSING THESE COMPARTMENTS WITHIN 5' OR STANDING SURFACE.
B PANELS IN SLIDING AND SWINGING DOORS.
D GLAZING WITHIN 2' OF THE VERTICAL EDGE OR CLOSED DOORS AND WITHIN 5' OF
E IN WALLS ENCLOSING STAIRWAY LANDINGS. STENDING SURFACE.
9) THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF ₰ SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". THE HEIGHT OF DOORS NOT BE LESS THAN 80" AND 90 DEGREES.

DOORS, EXITS ₰ STAIRS.
PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS. MASTER BEDROOM DOORS, ONE OF THEM, THE OPERABLE LEAF, SHALL BE NOT LESS THAN 32" WIDE.
ENCLOSED USEABLE SPACES UNDER INTERIOR STAIRS REQUIRES ONE HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (SUCH AS 5/8" TYPE "X" GYP.BD).
THE FOLLOWING STAIRWAY DETAILS FOR:
A.-MAX. 7" RISE ₰ MIN. 11" RUN.
B.-MIN 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
C.-MIN 36" (44") CLEAR WIDTH.
D.-HANDRAILS A MIN. 34" TO MAX. 38" HIGH.
E.-HANDGRIP PORTION OF HANDRAIL SHALL BE A MIN. 1 1/2". 2" IN DIAMETER HAVE A SMOOTH SURFACE W/ NO SHARP CORNERS, AND MIN 1 1/2" PROJECTION FROM WALL.
F.-HANDRAIL EXTENSIONS OF MIN 12" BEYOND TOP AND BOTTOM RISERS WHEN SERVING MORE THAN ONE UNIT.
G.-MAX. 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS.
H.-HANDRAILS MUST RETURN TO WALL OR NEWEL POST.
I.-GUARDRAILS SHALL BE 42" MIN. IN HEIGHT.
J.-MINIMUM CLEAR WIDTH OF 36".

NOTE:HEATER SHALL BE CAPABLE TO MAINTAIN A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT OF 3' ABOVE THE FLOOR AND2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE R303.10

THE MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE IMPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS " FOR FUTURE SOLAR ELECTRIC"

Ⓜ CM CARBON MONOXIDE ALARM, WITH BATTERY BACK UP CM AND SD MOST BE HARD WIRED ₰ INTERCONNECTED

Ⓜ SD SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRE W/BATTERY BACK UP ₰ SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING ₰ SHALL BE EQUIPPED W/BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM ₰ HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM ₰ ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WHIT IN THE INDIVIDUAL DWELLING UNIT.

⑥ EXHAUST VENT- MINIMUM 50CFM INTERMITTENTLY OR 20 CFM CONTINUOUS.
**FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUSTED TO TERMINATED TO THE OUTSIDE OF THE BUILDING.
**FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

*ALL SHOWERS AND TUB SHOWERS SHALL HAVE A PRESSURE BALANCE THERMOSTATIC MIXING VALVE OR A COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING TYPE VALVE.
*ALL NEW REPLACEMENT AND EXISTING WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES ONE IN THE UPPER⅓ OF THE TANK THE LOWER POINT SHALL BE A MINIMUM OF 4"ABOVE THE CONTROLS.
*BATHROOM WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3 SQ/FT ONE HALF OF WHICH IS OPENABLE. THE GLAZED AREA NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50-CFM INTERMITTENT OR 25-CFM CONTINUOUS VENTILATION ARE PROVIDED.
*BATH AND SHOWER FLOORS WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR

NOTE: DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. No.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL ₰ SHALL NOT HAVE OPENINGS IN TO THE GARAGE.

NOTE: OTHER PENETRATIONS OF GARAGE/DWELLING CEILING ₰ WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM #4 (R302.5.3)

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. R303.10

NEW WALL "RE-BUILD" 2x studs @ 16" 16" O.C. OR 2x6 @ BATHROOM WALL
NEW WALL 2x studs @ 16" O.C.
PROJECTION ROOF

10% ADDITION + (E) OFFICE AREA

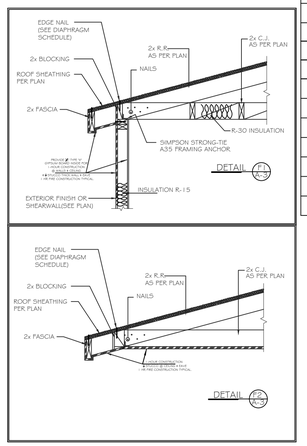
EXISTING SFD (area) TO REBUILD

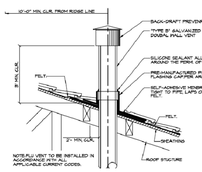
WINDOW SCHEDULE

SYMB	SIZE WIDTH	HEIGHT	TYPE	DESCRIPTION	U/ FACTOR	SHGC	QUANT
Ⓐ	2'	5'	FIXED	FIXED WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	2
Ⓑ	5'	3'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1
Ⓒ	6'	5'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	2
Ⓓ	1'	6'-8"	FIXED	FIXED WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1
Ⓔ	3'	3'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1
Ⓕ	5'	3'	SLIDING	SLIDING WINDOW VINYL PRE-PAINTED DOUBLE GLASS MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	1

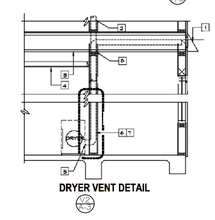
DOOR SCHEDULE

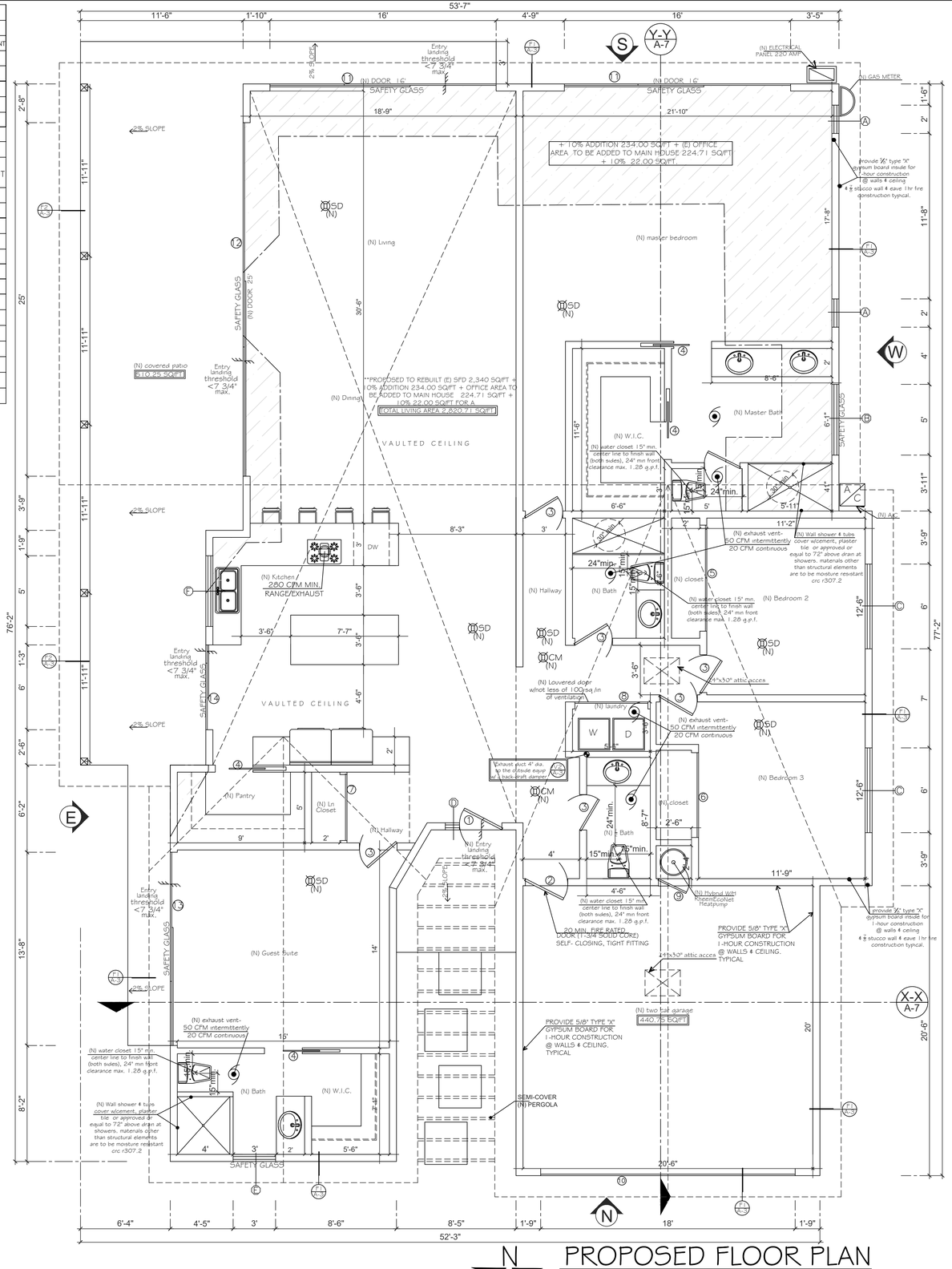
SYMB	SIZE WIDTH	HEIGHT	TYPE	DESCRIPTION	QUANT
①	3'	6'-8"	SWING	ENTRY COLONISH PRE-HUNG (N) DOOR (1) 3/4 SOLID CORE)	1
②	3'	6'-8"	SWING	(1) 3/4 SOLID CORE) TO BE EQUIPPED WITH DEAD BOLT LOCKING DEVICE	1
③	2'-8"	6'-8"	SWING	ENTRY COLONISH PRE-HUNG (N)	6
④	2'-8"	6'-8"	SLIDING	ENTRY COLONISH POCKED DOOR	4
⑤	7'-6"	6'-8"	SLIDING	(N) SLIDING CLOSET DOOR	1
⑥	5'-11"	6'-8"	SLIDING	(N) SLIDING CLOSET DOOR	1
⑦	4'-8"	6'-8"	SLIDING	(N) SLIDING CLOSET DOOR	1
⑧	5'-2"	6'-8"	SLIDING	(N) LOUVERED DOOR W/NOT LESS OF 100 sqin ventilation	1
⑨	2'-2"	6'-8"	SWING	(N) LOUVERED DOOR W/NOT LESS OF 100 sqin ventilation	1
⑩	18'	7'	GARAGE DOOR	NEW GARAGE DOOR	1
⑪	16'	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	2
⑫	25'	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	1
⑬	13'-8"	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	1
⑭	6'	7'	SLIDING	(N) SLIDING EXTERIOR DOOR TEMPERED	1





VENT ROOF TYPICAL





PROPOSED FLOOR PLAN

SCALE: 1/4= 1'-0"

REVISIONS	BY

NEW AGE DESIGN
₰ PLANING SERVICES, INC.
Plans - Design planing-int design
permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com

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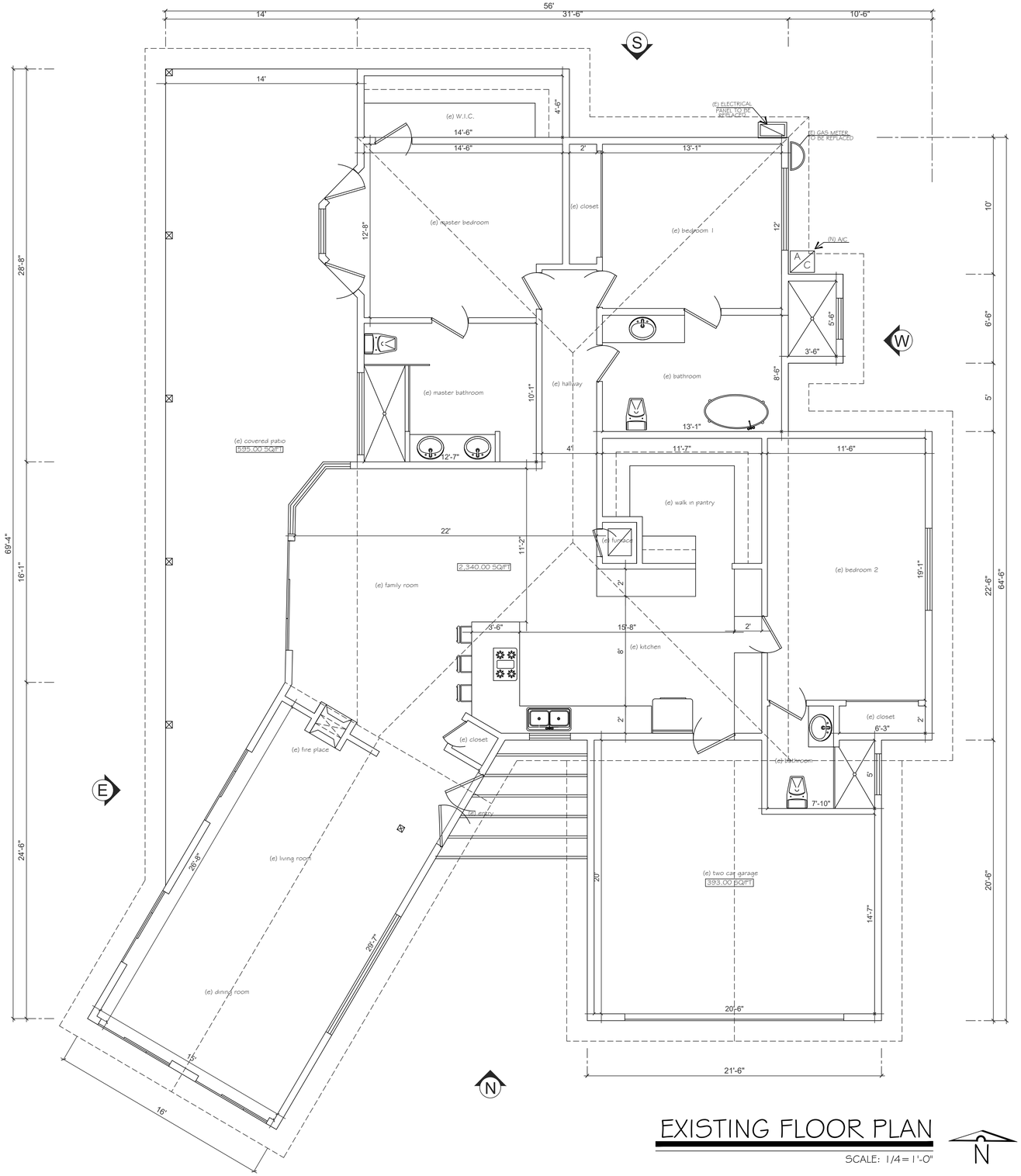
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JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.
CHECKED: PLAN CHECK
DATE: 02/12/2026
SCALE: 1/4"= 1'
JOB NO.: #148-25

A-3
DRAWING No.

CITY STAMP



EXISTING FLOOR PLAN

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

N

REVISIONS	BY

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MALIBU CA 90265
PHONE (310)600-5573

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DATE: 02/12/2026
SCALE: 1/4"= 1'
JOB NO. #148-25

A-4
DRAWING No.

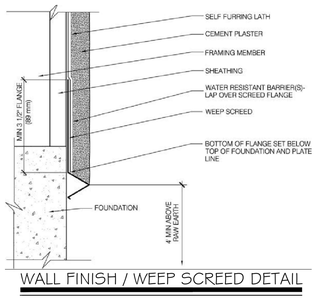
CITY STAMP

ATTIC VENTILATION

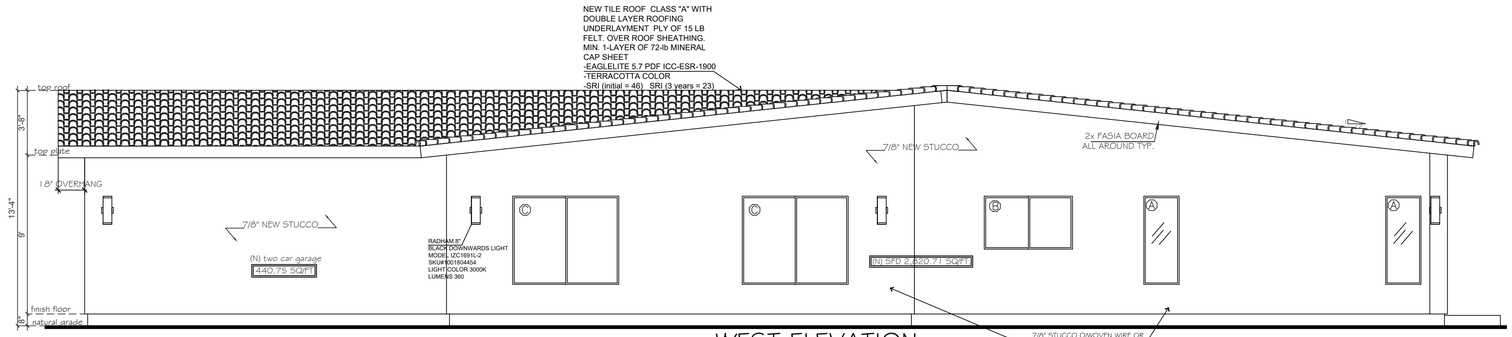
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TOTAL = 2,820.71 SQ. FT.
2,820.71/150 = 18.80 SQ. FT. NEEDED

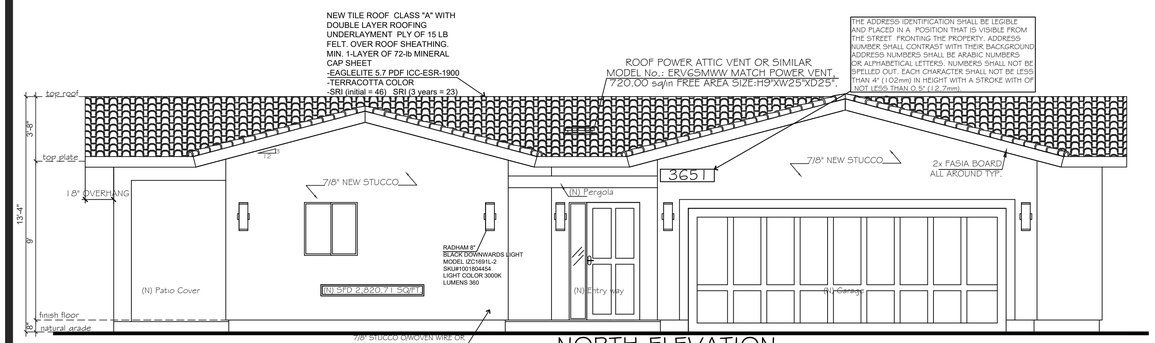
ROOF POWER ATTIC VENT
(720 SQ. IN.)x 4= 2,880.00 SQ. IN.
TOTAL PROVIDED = 20 SQ/FT
MODEL No.: ERVGSMWW MATCH POWER VENT,
720.00 sq/in FREE AREA SIZE:H9"XW25"XD25".



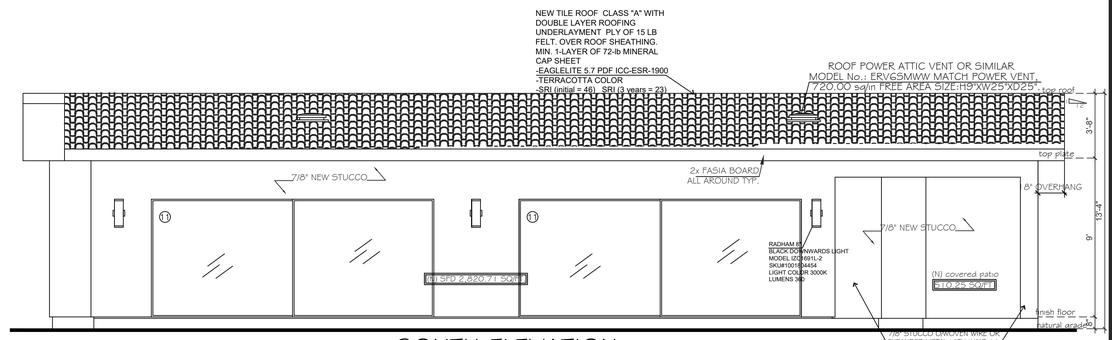
WALL FINISH / WEEP SCREED DETAIL



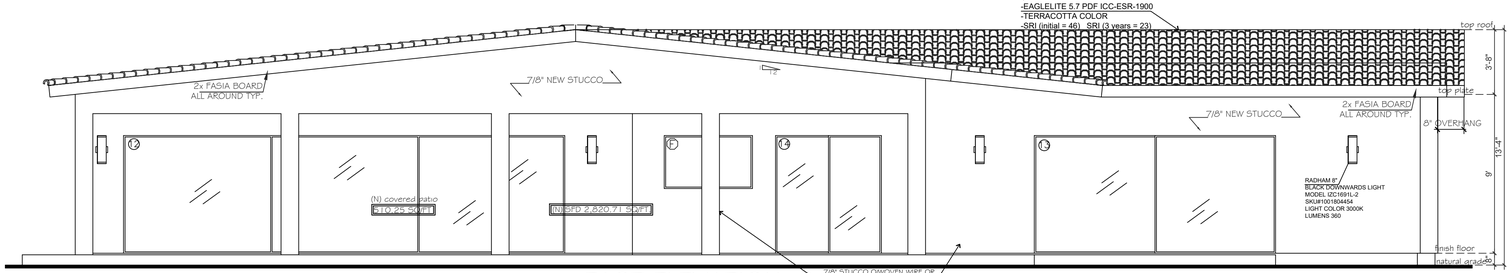
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PROPOSED SCALE: 1/4=1'-0"



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



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



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

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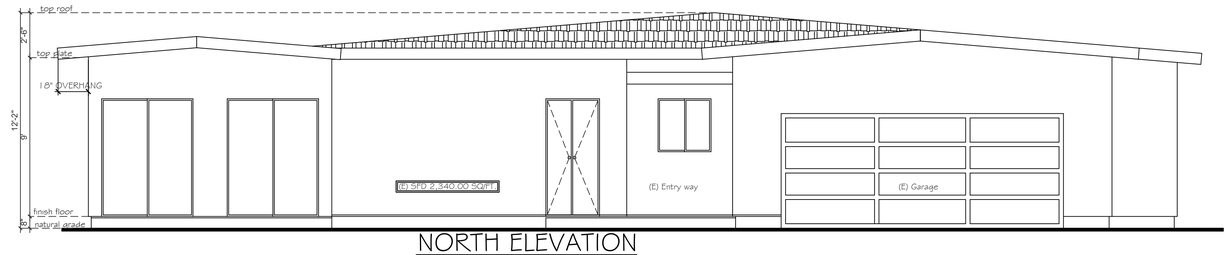
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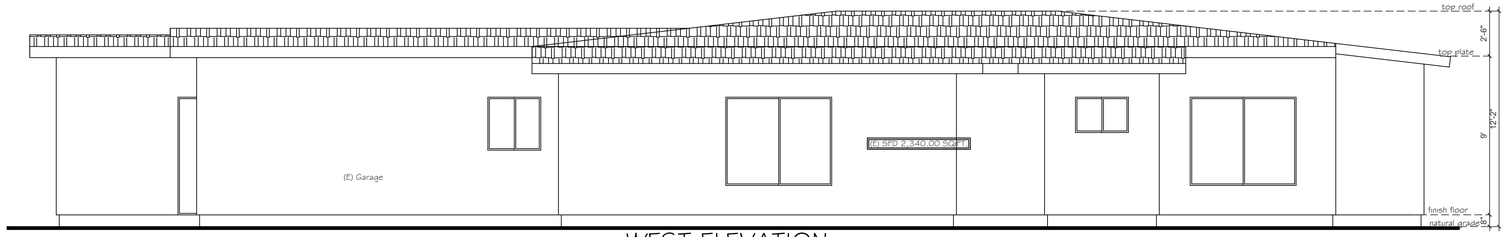
A-5
DRAWING No.

CITY STAMP



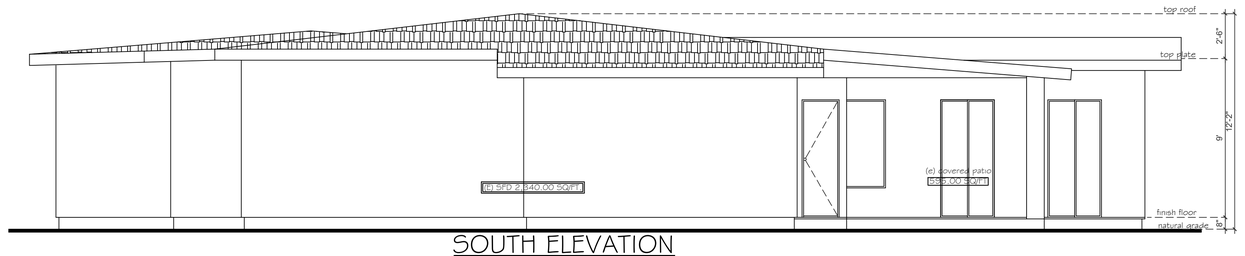
NORTH ELEVATION

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



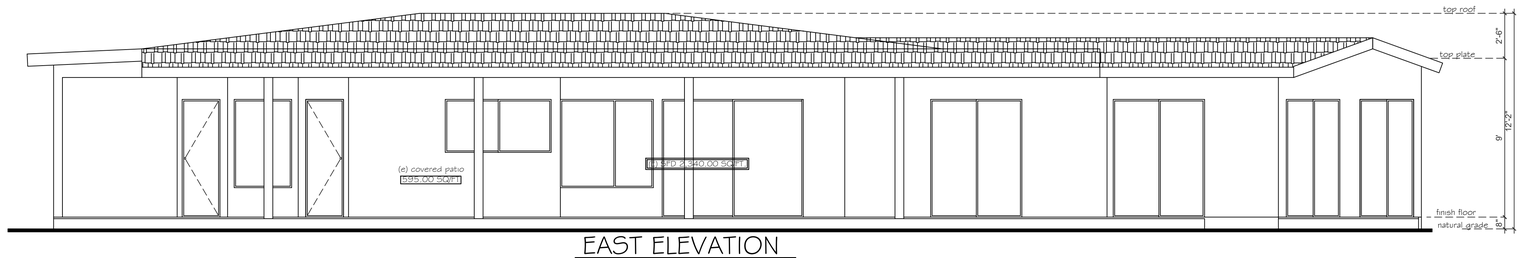
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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A-6

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2023 LA COUNTY GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y N/A RESPON. PARTY

CHAPTER 3
GREEN BUILDING

application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential

high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

management of storm water drainage and erosion controls shall comply with this section.

than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre

during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

water include, but are not limited to, the following:

recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

infrastructure are not feasible based upon one or more of the following conditions:

power.

local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

parking facilities.

dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in *accordance with the California Electrical Code.*

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y N/A RESPON. PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y N/A RESPON. PARTY

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

not be less than 0.8 gallons per minute at 20 psi.

faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

more than 0.2 gallons per cycle.

to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table *1701.1 of the California Plumbing Code.*

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y N/A RESPON. PARTY

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan

necessary and shall be available during construction for examination by the enforcing agency.

reuse on the project or salvage for future use or sale.

bulk mixed (single stream).

taken.

generated.

by weight or volume, but not by both.

enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

life cycle of the structure.

photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

resource consumption, including recycle programs and locations.

and what methods an occupant may use to maintain the relative humidity level in that range.

water.

feet away from the foundation.

painting, grading around the building, etc.

space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a

depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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2023 LA COUNTY GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

Y N/A RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as

pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits

listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

TABLE 4.504.1 - ADHESIVE VOC LIMIT1,2

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y N/A RESPON. PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

EXEMPT COMPOUNDS

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

AVAILABLE FROM THE AIR RESOURCES BOARD.

Y N/A RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS1

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE

CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

CCR, Title 17, Section 93120, et seq.).

Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

4.505 INTERIOR MOISTURE CONTROL

California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

following:

a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding,

ACI 302.2R-06.

shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent

found in Section 101.8 of this code.

of each piece verified.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to

recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

following:

humidity control.

adjustment.

integral (i.e., built-in)

Notes:

tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

sized, designed and have their equipment selected using the following methods:

Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y N/A RESPON. PARTY

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or

responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or

other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

performance contractors, and home energy auditors.

Notes:

project they are inspecting for compliance with this code.

homes in California according to the Home Energy Rating System (HERS).

employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with

shall be closely related to the primary job function, as determined by the local agency.

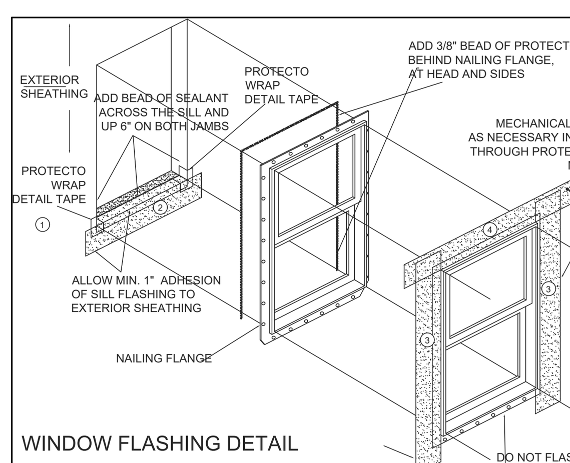
Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

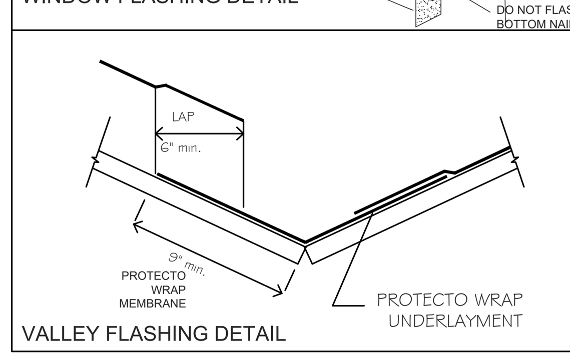
limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other

documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

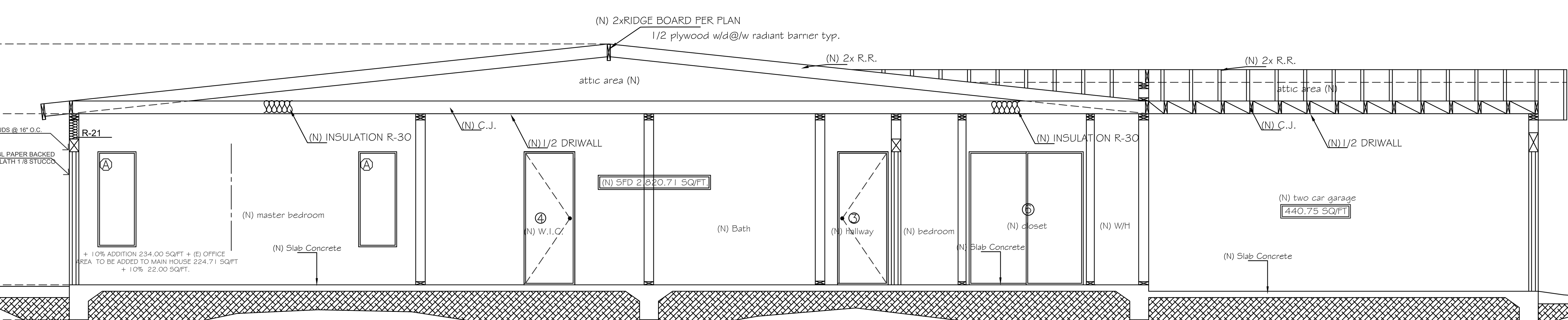
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WINDOW FLASHING DETAIL

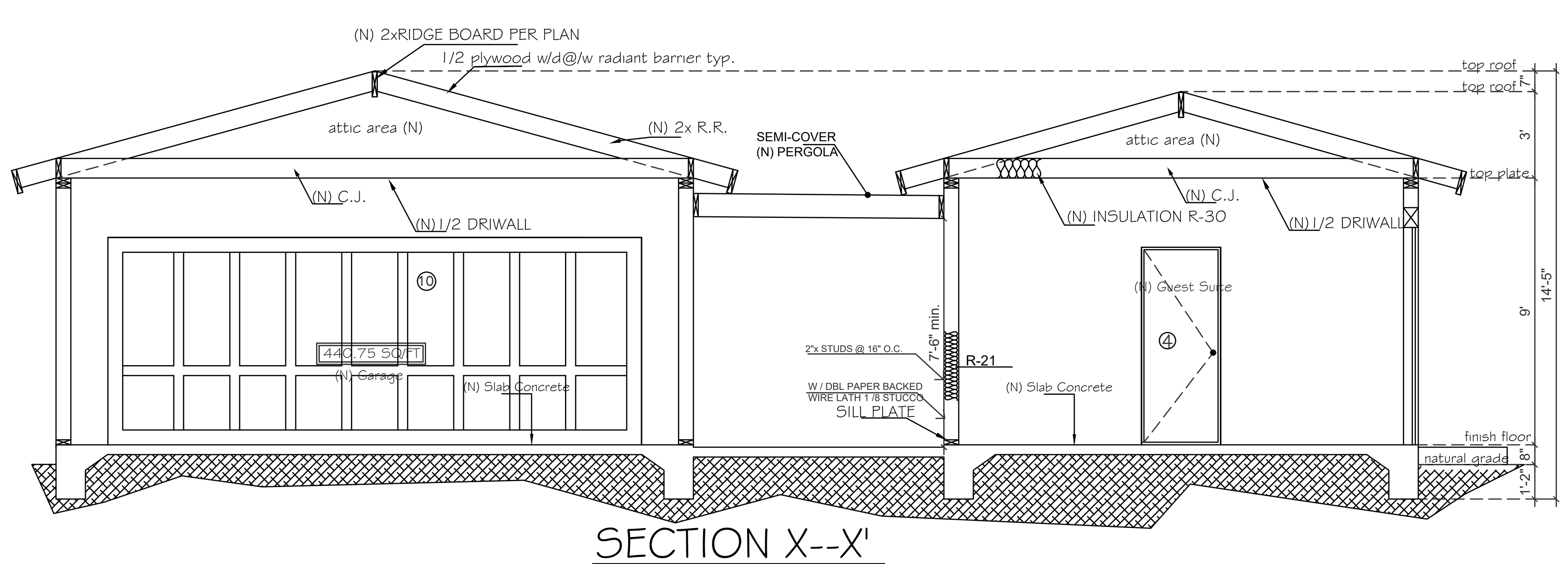


VALLEY FLASHING DETAIL



SECTION X--X'

SCALE: 1/4=1'-0"



SECTION X--X'

SCALE: 1/4=1'-0"

REVISIONS	BY

NEW AGE DESIGN
& PLANING SERVICES, INC.
Plans - Design planing-int design
permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com

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JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.
CHECKED: PLAN CHECK
DATE: 02/12/2026
SCALE: 1/4"=1'
JOB NO. #148-25

A-7
DRAWING No.

CITY STAMP

DETACHED GARAGE

FLOOR PLAN NOTES

1) EGRESS WINDOW FROM BED ROOMS TO BE 24" WIDE X20" HIGH MINIMUM CLEAR OPENING AND WITH A MINIMUM 5.7 SQUARE FOOT OPENING AREA. OPENING TO BE A MAXIMUM OF 44" ABOVE THE FINISH FLOOR.
2) EXIT DOORS MUST OPEN OVER A LANDING NO MORE THAN 1 1/2" BELOW THE THRESHOLD.
3) CONTRACTOR TO CONFIRM ALL SIZES, DIMENSIONS, DETAILS, HARDWARE, COLORS, AND FINISHES WITH THE OWNER PRIOR TO ORDERING WINDOWS AND COLORS AND DOORS. CONTRACTOR TO CONFIRM THAT HEADERS,BEAM,SHEAR WALL PANELS AND OTHER FRAMING
4) DOOR PANEL DESIGN TO BE PER OWNERS SPECIFICATIONS.
CONDITIONS WILL ALLOW INDICATED OPENING DIMENSIONS.
5) DOOR AND WINDOWS TO BE PROVIDED WITH SCREENS.
6) REFER TO SECURITY NOTES FOR OTHER CONDITIONS AND SPECIFICATIONS AFFECTING DOOR / WINDOWS
7) REFER TO FLOOR PLANS AND FRAMING PLANS FOR WALL STUD SIZES, PLYWOOD SHEAR DOOR / WINDOWS
8) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED:
WALL CONDITIONS, AND WALL FINISHES TO DETERMINE ROUGH OPENING AND FRAME SIZES.
A INGRESS AN EGRESS DOORS
C DOORS AND ENCLOSURES FOR BATHTUBS, SHOWERS, INCLUDING GLAZING IN WALLS ENCLOSING THESE COMPARTMENTS WITHIN 5' OR STANDING SURFACE.
B PANELS IN SLIDING AND SWINGING DOORS.
D GLAZING WITHIN 2' OF THE VERTICAL EDGE OR CLOSED DOORS AND WITHIN 5' OF
E IN WALLS ENCLOSING STAIRWAY LANDINGS.
STENDING SURFACE.
9) THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF # SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". THE HEIGHT OF DOORS NOT BE LESS THAN 80" AND 90 DEGREES.

DOORS, EXITS & STAIRS.
PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS.
MASTER BEDROOM DOORS, ONE OF THEM, THE OPERABLE LEAF, SHALL BE NOT LESS THAN 32" WIDE.
ENCLOSED USEABLE SPACES UNDER INTERIOR STAIRS REQUIRES ONE HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (SUCH AS 5/8" TYPE "X" GYP.BD).
THE FOLLOWING STAIRWAY DETAILS FOR:
A.-MAX. 7" RISE & MIN. 11" RUN.
B.-MIN 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
C.-MIN 36" (44") CLEAR WIDTH.
D.-HANDRAILS A MIN. 34" TO MAX. 38" HIGH.
E.-HANDGRIP PORTION OF HANDRAIL SHALL BE A MIN. 1 1/2". 2" IN DIAMETER. HAVE A SMOOTH SURFACE W/ NO SHARP CORNERS, AND MIN 1 1/2" PROJECTION FROM WALL.
F.-HANDRAIL EXTENSIONS OF MIN 12" BEYOND TOP AND BOTTOM RISERS WHEN SERVING MORE THAN ONE UNIT.
G.-MAX. 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS.
H.-HANDRAILS MUST RETURN TO WALL OR NEWEL POST.
I.-GUARDRAILS SHALL BE 42" MIN. IN HEIGHT.
J.-MINIMUM CLEAR WIDTH OF 36".

NOTE: DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. No.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL & SHALL NOT HAVE OPENINGS IN TO THE GARAGE.

NOTE: OTHER PENETRATIONS OF GARAGE/DWELLING CEILING & WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM #4 (R302.5.3)

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. R303.10

NEW WALL "RE-BUILD" 2x studs @ 16" 16" O.C. OR 2x6 @ BATHROOM WALL
NEW WALL 2x studs @ 16" O.C.
PROJECTION ROOF

(E) & (P) STRUCTURES TO BE REBUILT

DOOR SCHEDULE

SYMB	SIZE WIDTH	SIZE HEIGHT	TYPE	DESCRIPTION	QUANT
①	3'	6'-8"	SWING	(OU 20 MIN. FIRE RATED DOOR) (36in DOOR CORE) TO BE EQUIPPED WITH SELF-CLOSING DEVICE & LATCH AT DOOR LEAF	1
②	8'	8'-8"	GARAGE DOOR	NEW GARAGE DOOR	2

WINDOW SCHEDULE

SYMB	SIZE WIDTH	SIZE HEIGHT	TYPE	DESCRIPTION	U FACTOR	SHGC	QUANT
Ⓐ	3'	2'	FIXED	FIXED WINDOW VINYL PRE-PAINTED - DOUBLE GLASS, MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	3
Ⓑ	4'	2'	FIXED	FIXED WINDOW VINYL PRE-PAINTED - DOUBLE GLASS, MULTI-PANE W/ONE TEMPERED PANE	0.30	0.23	2

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

7/8" NEW STUCCO

12" OVERHANG

Top roof

finish floor
natural grade

8"

10'-2"

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

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

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

7/8" NEW STUCCO

Top roof

RADHAM 8" BLACK DOWNWARDS LIGHT MODEL IZC1691L-2 SKU#1001804454 LIGHT COLOR 3000K LUMENS 360

finish floor
natural grade

8"

10'-2"

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

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

12" OVERHANG

Top roof

finish floor
natural grade

8"

9'-4"

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

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

12" OVERHANG

Top roof

(E) TWO CAR GARAGE
TO BE REBUILT

finish floor
natural grade

9'-4"

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

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
-EAGLELITE 5.7 PDF ICC-ESR-1900
-TERRACOTTA COLOR
-SRI (initial = 46) SRI (3 years = 23)

12" OVERHANG

Top roof

7/8" NEW STUCCO

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

10'-2"

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

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

12" OVERHANG

(E) TWO CAR GARAGE
TO BE REBUILT

finish floor
natural grade

9'-4"

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

NEW TILE ROOF CLASS "A" WITH DOUBLE LAYER ROOFING UNDERLAYMENT PLY OF 15 LB FELT. OVER ROOF SHEATHING. MIN. 1-LAYER OF 72-lb MINERAL CAP SHEET
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Top roof

7/8" NEW STUCCO

(N) TWO CAR GARAGE
523.00 SQ/FT
TO BE REBUILT

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.

10'-2"

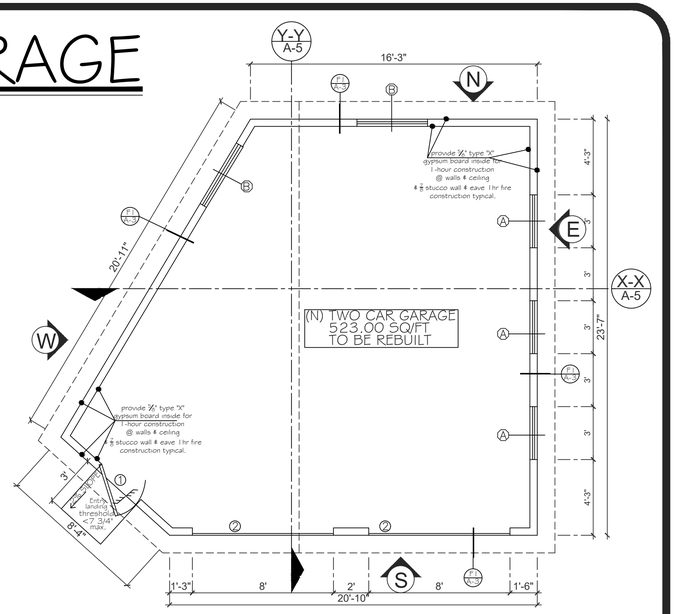
PROPOSED WEST ELEVATION
SCALE: 1/4=1'-0"

(E) TWO CAR GARAGE
TO BE REBUILT

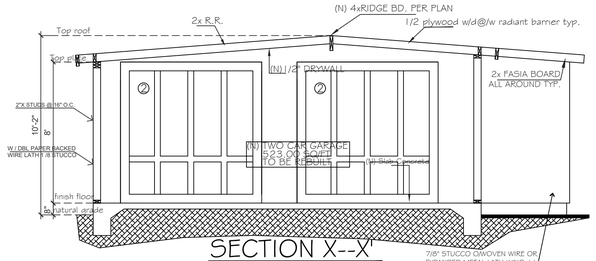
finish floor
natural grade

9'-4"

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

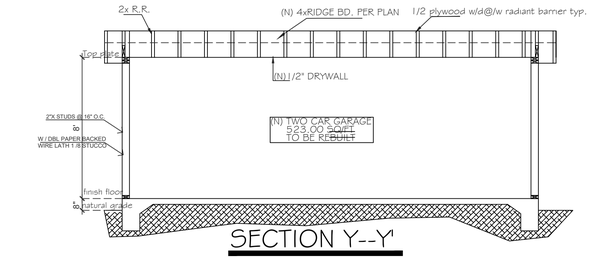


(E) & (P) FLOOR PLAN
SCALE: 1/4=1'-0"



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

7/8" STUCCO OMOVEN WIRE OR EXPANDED METAL LATH W/NO. 11 GA.NAILS, 1-1/2"X7/16" HEADS W/#4" FURRING; APPLIES TO NAILING AT ALL STUDS, TOP & BOTTOM PLATES, & BLOCKING.



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

REVISIONS	BY

NEW AGE DESIGN
& PLANING SERVICES, INC.
Plans - Design planing-int design
permits new construction
10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)314-56-65 newageantonio@hotmail.com
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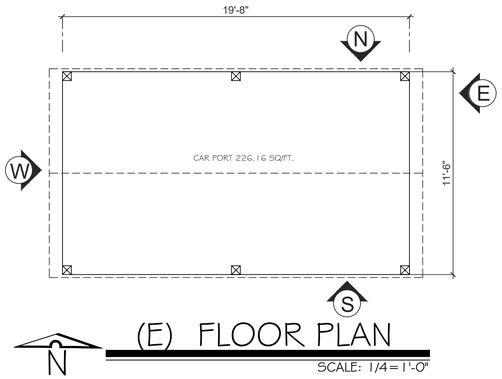
JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.
CHECKED: PLAN CHECK
DATE: 02/12/2026
SCALE: 1/4"=1'
JOB NO. #148-25

A-8
DRAWING No.

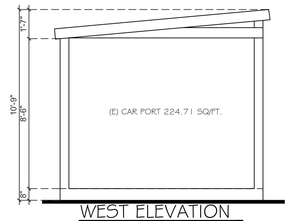
CITY STAMP

(E) CAR PORT WILL NOT BE REBUILT



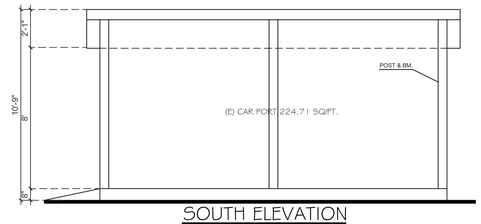
(E) FLOOR PLAN

SCALE: 1/4=1'-0"



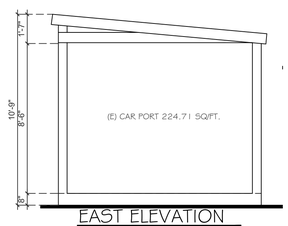
WEST ELEVATION

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



SOUTH ELEVATION

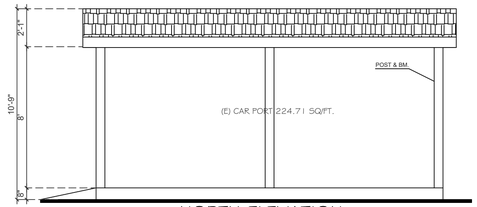
PRE-FIRE SCALE: 1/4=1'-0"



EAST ELEVATION

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

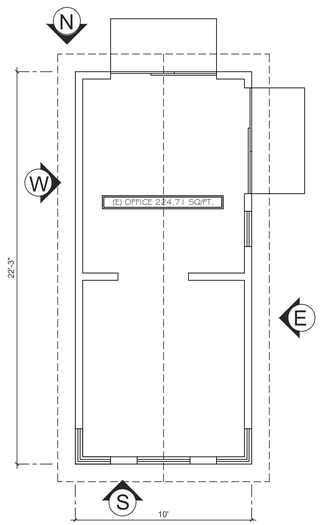
PROPOSED SCALE: 1/4=1'-0"



NORTH ELEVATION

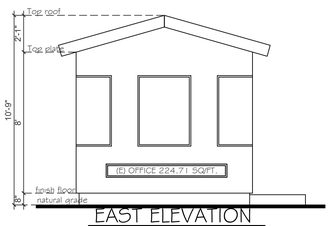
PRE-FIRE SCALE: 1/4=1'-0"

(E) OFFICE SQ/FT TO BE ADD TO MAIN HOUSE SQ/FT



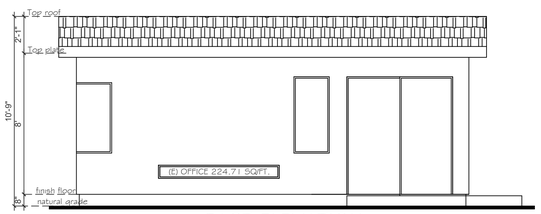
(E) FLOOR PLAN

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



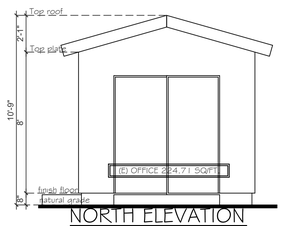
EAST ELEVATION

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



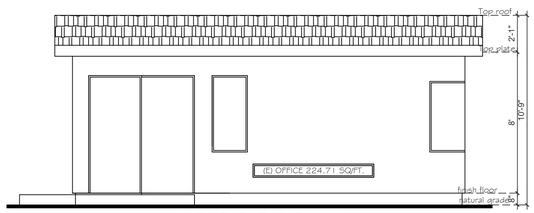
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

REVISIONS	BY

NEW AGE DESIGN

PLANING SERVICES, INC.

Plans - Design planing-int design
permits new construction

10910 Long Beach Blvd. Lynwood CA 90262 Ste. 103
(562)14-56-65 newageantonio@hotmail.com

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JACOB BENJAMIN SENDOWSKI
3651 McANANY WAY
MALIBU CA 90265
PHONE (310)600-5573

DRAWN: A.S.

CHECKED: PLAN CHECK

DATE: 02/12/2026

SCALE: 1/4"= 1'

JOB NO. #148-25

A-9

DRAWING No.

CITY STAMP

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 **DATE:** 04/15/2026

PROJECT NUMBER: DMW 26-004

JOB ADDRESS: 3651 MCANANY WAY

APPLICANT / CONTACT: Antonio S., New Age Design Inc

APPLICANT EMAIL: newageantonio@hotmail.com

PLANNER: Alexander da Silva

PROJECT DESCRIPTION: Relocating Palisades Fire-damaged office

---

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 4/21/26

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)	Antonio S., New Age Design Inc newageantonio@hotmail.com		
Project Address:	**3651 MCANANY WAY** Malibu, CA 90265		
Planning Case No.:	DMW 26-004		
Project Description:	Relocating Palisades Fire-damaged office		
Date of Review:	April 21, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	4/15/26
Site Survey:	4/15/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

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

RECOMMENDATIONS:

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

   A. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

   B. 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.

-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