Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Larbi Azzaz, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: June 4, 2026 Meeting date: June 15, 2026

Subject: Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038 – An application to construct a new detached second unit, install a new onsite wastewater treatment system, and associated development

Location: 31201 Bailard Road, not within the appealable coastal zone
APN: 4470-011-035
Owner: Bailard Malibu LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038.

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

Local Implementation Plan Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; (e) water wells; (f) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed by a natural disaster that do not meet the criteria for a de minimis waiver; (g) attached or detached second dwelling units; or (h) replacement of a failed onsite wastewater treatment system (OWTS) or an upgrade to an existing OWTS. Notwithstanding any other provisions of the LCP, attached or detached second dwelling units shall be processed as administrative permits, except that the approval of such permits shall be appealable to the Coastal Commission if the project is located in the appealable zone.

Permit Issuance and Local Appeal Period

On June 9, 2026, the Community Development Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on June 10, 2026 and end on June 22, 2026. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission as depicted on the Post- LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

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

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

ATTACHMENT: Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038

City of Malibu

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COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 24-037
Categorical Exemption No. 24-171
Site Plan Review No. 25-038
31201 Bailard Road
APN 4470-011-035

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Dina Tabolskyon behalf of the property owner, Bailard Malibu LLC for an administrative coastal development permit (ACDP) to allow the construction of a new 840 square foot (sf.) detached second unit, including an 1,168 sf. concrete patio, a 100 sf. slough and retaining walls, a 2,040 sf. of paths, pavers, and stairways, landscaping, grading, and a new Onsite Wastewater Treatment System (OWTS) with a 3,634 gallon tank to replace an existing OWTS. The subject parcel is zoned Rural Residential Five-Acre (RR-5) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map.

Proposed Project

The approved project includes the following scope of work (Attachment 1 – Project Plans):

1. Construction of:
    a. New 840 sf. detached second unit up to 11 feet (ft.), 3 inches (in.) high;
    b. New 1,168 sf. impermeable patio and decks;
    c. 100 sf. of slough and retaining walls not to exceed 6 ft. in height;
    d. New 2,040 sf. of paths, pavers, and stairways; and
2. 208 cubic yards (c.y.) of non-exempt grading;
3. Installation of a new OWTS, including a 3,634-gallon septic tank;
4. New landscaping; and

Discretionary Request

1. Site Plan Review (SPR) No 25-038 for structures on a slope steeper than 3:1 to 2.5:1

Total Development Square Footage (TDSF)

Main Residence	2,151 sf. (existing)
Garage	790 sf. (existing)
Proposed Second Unit	**840 sf. (proposed)**
	Total: 3,781 sf.

Project Description and Setting

The subject parcel is located north of Trancas Beach and Pacific Coast Highway, within the Trancas Canyon neighborhood on the north side of Bailard Road at Lunita Road. The subject parcel encompasses approximately 95,232 sf., is accessed via Bailard Road, and includes a shared access easement along the southerly portion of the parcel to provide access residential parcels to the east and north of the parcel. The subject parcel is developed with a two-story residence (identified in County Assessor records as a duplex) and a detached garage, originally constructed in 1961. Neighboring properties comprise a mix of single-family homes, duplexes, triplexes, vacant land, and a 14-unit condominium complex, with accessory buildings and structures, such as garages, pools, and sport courts. The property contains ruderal vegetation typical of disturbed areas, with slopes descending to the southeast toward Bailard Road. According to the LCP Environmentally Sensitive Habitat Area (ESHA) and Marine Resources Map, no ESHA or a mapped blue-line stream is identified on or near the parcel as illustrated in Figure 1.

Figure 1 – Project Area Aerial

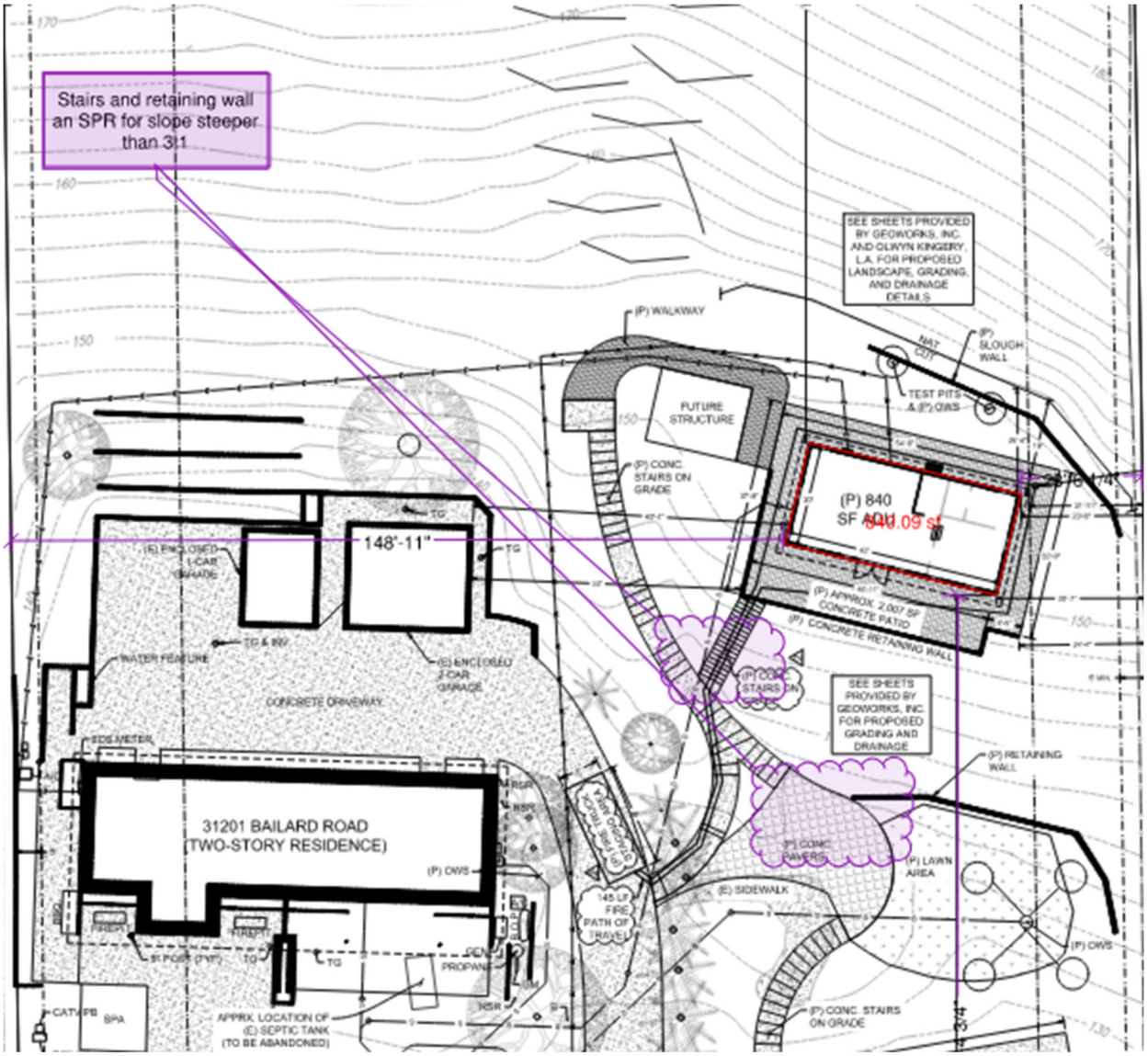


Source: City of Malibu GIS 2026

The proposed project consists of a new 840 sf. detached second unit that will be located on the northeastern side of the parcel, including a 1,168 sf. concrete patio, a 100 sf. slough and retaining walls, 2,040 sf. of paths, pavers, and stairways, landscaping, grading, and a new OWTS with a 3,634-gallon tank. No portions of the proposed project are over 18 ft. in height. Staff performed a site visit to assess the visual impacts of the site and determined that there would be no adverse effects to public views from scenic viewing areas. The applicant is proposing a site plan review to develop on slopes steeper than 3:1 but flatter than 2.5:1 in order to install an access stairway that leads from the

existing residential structure to the proposed accessory dwelling unit (ADU), as shown in Figure 2 below. Nearby development on adjacent lots within the neighborhood have existing development on similar slopes as what is proposed.

Figure 2 – Proposed Site Plan



Source: Sheet A-001 Site Plan

Administrative Permits (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs if: 1) the proposed project is not appealable as defined in LCP Local Implementation Plan (LIP) Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; (e) water wells; (f) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de

minimis waiver; (g) attached or detached second dwelling units; or (h) replacement of a failed OWTS or an upgrade to an existing OWTS. Notwithstanding any other provisions of the LCP, attached or detached second dwelling units shall be processed as administrative permits, except that the approval of such permits shall be appealable to the Coastal Commission if the project is located in the appealable zone.

The project is not appealable to the CCC and includes a second dwelling unit and accessory improvements to a primary use established with an existing residential structure. Therefore, the project can be processed administratively.

Project Background

Previous Approvals

- On July 21, 2011, APR No. 11-021 was approved for a remodel and addition to the residence.
- On April 18, 2019, a determination for Archeological Review (ARC) No. 19-008 was completed and determined to be a very low probability that buried cultural resources exist on the property due to the previous grading work that has taken place on the property, and that future development on the property will not have a direct impact on any known or suspected cultural resources.
- On November 22, 2021, APR No. 21-052 was approved for an addition to a Duplex and a patio extension.

ACDP Application

- Application Date: July 19, 2024
- Posting of Property: April 1, 2026
- Completeness Determination: March 4, 2026
- Notice of Application Mailer (Attachment 3): May 14, 2026
- Notice of Decision Mailer (Attachment 3): June 4, 2026
- Issuance of ACDP: June 9, 2026
- Planning Commission Reporting: June 15, 2026
- Appeal Period: June 10 through June 22, 2026

Surrounding Land Uses and Project Setting

As mentioned previously, the LCP ESHA and Marine Resources Map does not identify any ESHA on the subject parcel or any adjacent properties. The subject parcel cannot be seen from any public scenic areas, including Pacific Coast Highway, beaches, parks, or trails. Table 1 below shows the surrounding land uses.

Table 1 – Surrounding Land Uses

Direction	Address	APN	Lot Size	Zoning	Land Use
North	Unaddressed	4470-011-030	3.59 acre	RR-5	Vacant
	31011 Bailard Road	4470-011-034	1.01 acre	RR-5	Single-Family Residential
South	6408 Lunita Road 6422 Lunita Road	4470-029-029 4470-029-023	0.44 acre 0.69 acre	RR-5	Multi-Family Residential
East	31141 Bailard Road	4470-011-044	0.66 acre	RR-5	Single-Family Residetnial
West	31215 Bailard Road 31213 Bailard Road	4470-011-057 4470-011-056	1.02 acre 1.14 acre	RR-5 RR-5	Single-Family Residential Single-Family Residential

Table 2 – Property Data	
Lot Depth	372.58 ft.
Lot Width	218.96 ft.
Gross Lot Area	95,232 sf.
Area of Street Rights of Way	13,650 sf.
Area of 1 to 1 Slopes	0 sf.
*Net Lot Area	81,582 sf.

*Net Lot Area = Gross Lot Area minus the area of 1 to 1 slopes and public/private street rights of way.

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) - New Construction and 15304(b) - Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

LCP Analysis

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning; 2)Grading; 3) Archaeological / Cultural Resources; 4) Water Quality; and 5) OWTS. These chapters are discussed under the *LIP Conformance Analysis* section. The nine remaining LIP chapters do contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described herein, including the project scope of work, and substantial evidence in the record, only the findings in the following chapters are applicable to the proposed project: CDP including findings for the SPR; and Hazards.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (see Attachment 2 – Department Review Sheets). All conditions of approval from reviewers are included in this ACDP. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies with the inclusion of the requested SPR.

Zoning (LIP Chapter 3)

The project is subject to non-beachfront development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a project summary and indicates the proposed project meets the non-beachfront development standards, inclusive of the requested SPR.

Table 3 – LCP Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft., in.)			
Front Yard	65 (min.)	172 ft., 5 in.	Complies
Rear Yard	64 ft., 8 in. (min.)	152 ft.	Complies
Side Yard (10% min)	21ft., 9 in. (min.)	23 ft., 7 in.	Complies
Side Yard (25% cumulative)	32 ft., 8. in (min.)	148 ft., 9 in.	Complies
PARKING			
Unenclosed (Second Unit)	1 (min.)	1	Complies
TDSF. (sf.)	900 SF. (max.)	840	Complies
IMPERMEABLE COVERAGE (sf.)	24,474.6 (max.)	4,148	Complies
HEIGHT (ft.)	18 (max.)	11.6	Complies
STRUCTURES ON SLOPES	3 to 1 or flatter	3:1 to 2.5:1	*SPR No. 25-038*
NON-EXEMPT GRADING (c.y.)	1,000 (max.)	208	Complies
FENCES/WALLS/HEDGES/GATES (ft.)			
Retaining Walls	6 (max. height)	6	Complies

Grading (LIP Chapter 8)

As shown in Table 4 below, the project includes 208 c.y. of non-exempt grading. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel.

Table 4 – LCP Grading Conformance

	Exempt**			Non-Exempt	Remedial	Total
	R&R*	***Understructure***	***Safety*****			
Cut	924	44	0	84	0	1,052
Fill	924	3	0	125	0	1,052
Total	**1,849**	**47**	**0**	**208**	**0**	**2,104**
Import	0	0	0	0	0	0
Export	0	0	0	0	0	461

All quantities listed in c.y.
**R&R= Removal and Re-compaction*
***Exempt grading includes all R&R, understructure, and safety grading.*
****Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, and turnarounds, and any other increases in driveway width above 15 ft. required by the LACFD).*

The total amount of grading is 2,104 c.y., of which 1,849 c.y. is proposed as removal and recompaction of soil to sufficiently compact the grade below the second unit building pad. An additional 47 c.y. of understructure excavation will take place for the construction of the second unit, as well as the installation of the OWTS. The total

amount of non-exempt grading is 208 c.y., which is less than the maximum allowable. The project complies with the grading requirements as set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. An Initial Evaluation performed in February 2019 by Robert Wlodarski of H.E.A.R.T, Inc. states that no evidence of prehistoric occupation or use of the area was detected during the current investigation. There appears to be a very low probability that buried cultural resources exist on the property due to the previous grading work that has taken place on the property, and that future development on the property will not have a direct impact on any known or suspected cultural resources. Accordingly, Planning staff determined that no further study is required at this time and any proposed improvements within the project area will have no adverse impact on known cultural resources. Nevertheless, a condition of approval is included stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance with water quality protection for conformance with water quality protection pursuant to Malibu Municipal Code (MMC) Chapter 13.04. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan (LSWPPP) incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices (BMPs) must be approved by the City Public Works Department. Additionally, the Ocean between Latigo Point and the West City limits have been established by the State Water Resource Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. A standard condition of approval for this project requires that the applicant shall provide a drainage system that addresses ASBS requirements. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of the MMC.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the main residence and the proposed development, which includes a 3,634-gallon MicroSepTec ES 12 tank with UV Disinfection Unit. The OWTS has been reviewed by the City Environmental Health Administrator. The system details are included in the Environmental Health approved plot plan in Attachment 2 and were found to meet the minimum requirements of the MMC, and the LCP. The proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval are included, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

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

A. Coastal Development Permit (LIP Section 13.9)

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

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

The project is located in the RR-5 residential zoning district, an area designated for residential uses, including single-family residences and second units. The project has been reviewed for conformance with the LCP by the Planning Division, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, inclusive of the SPR.

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

The subject parcel is not located between the first public road and the sea. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply. Nevertheless, there are no trails on or adjacent to the subject parcel, and it is not visible from any existing improved trails or parkland. Furthermore, the subject parcel does not support coastal recreational uses whether directly or indirectly. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

Finding 3. The project is the least environmentally damaging alternative.

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new second unit as an accessory to an existing single-family residence and associated development consistent with the RR-5 land use and zoning designations. Adjacent properties to the north, east, and west are developed with similar single-family residences, while the property to the south is developed with multifamily development. The proposed project, as conditioned and with the inclusion of the SPR, will comply with all applicable requirements of State and local law.

The proposed second unit could be relocated elsewhere on the subject parcel; however, the proposed location of development is sited in existing disturbed areas, thereby minimizing site disturbance to slopes on the northeastern side of the property and reduced grading. A smaller second unit could be proposed on the project site; however, the project is less than the maximum allowable TDSF, both for the second unit and overall allowable TDSF for the parcel. The project also proposes less than the maximum allowable impermeable coverage, setbacks, grading and height requirements of the LCP. Due to the location of the subject parcel, the proposed development will not adversely affect any public views or ESHA. Neighboring properties share development on slopes that are as steep as what is being proposed so the development will not be out of neighborhood character. As designed and inclusive

of the SPR, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

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

The subject property is not in a designated ESHA or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Site Plan Review No. 25-038 from LIP Section 3.6(J) for Structures on Slopes Steeper than 3:1 but less than 2.5:1 (LIP Section 13.27.5)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR to authorize the construction of a structure on slopes greater than 3:1 but less than 2.5:1. Five additional findings are required pursuant to MMC Section 17.62.040(D) for structures on slopes greater than 3:1 but less than 2.5:1. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 25-038 are made as follows:

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

Due to site constraints, the project includes a small portion of retaining wall and exterior stairs necessary to provide access to the second unit, located on the inland portion of the site on slopes steeper than 3:1 but less than 2.5:1. All other improvements, including the second unit and most of the retaining walls, are sited on slopes 4:1 and flatter. The portion of exterior stairs on slopes steeper than 3:1 has been designed to ensure the site can be developed in a manner consistent with the requirements of the LIP, including residential development standards and required access. As proposed, the project is consistent with the policies and provisions of the LCP.

Finding 2. The project does not adversely affect neighborhood character.

The project proposes a second unit as an accessory to an existing residence within a single-family residential neighborhood. The requested SPR is for the construction of a structure on slopes steeper than 3:1 but less than 2.5:1 for the construction of a small portion of an exterior stair. To avoid disrupting existing development, the exterior concrete stairs connecting the sidewalk and the second unit is proposed to be constructed on a short slope between 3:1 and 2.5:1 that connects two flatter areas and orients roughly west to east through the parcel. Per the applicant's geotechnical report submitted on January 31, 2025, the entire development area has been previously graded and has been altered with artificial fill.

The neighborhood, which is characterized as generally sloping from north to south from the Santa Monica Mountains towards the ocean, consists mainly of properties with varied topography on each lot and a graded building pad as high on the property as possible, to maximize ocean views. The project is compatible with other development in the adjacent area in that the neighborhood is or has historically been residentially developed with a mix of single-family homes, duplexes, triplexes, and a 14-unit condominium complex, with accessory buildings and structures located on similar locations on the lot, with similar slope conditions, and with similar orientation to maximize views toward the Pacific Ocean. As such, the proposed project siting does not adversely affect neighborhood character. Other neighboring properties have development on slopes that are steeper or as steep as what is proposed.

No public correspondence has been submitted in response to the proposed project. Based on the surrounding topography, project design, and existing development, the proposed project is expected to blend with the surrounding built environment and is not expected to have an adverse effect on neighborhood character.

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

There are no significant public views visible from any existing scenic areas on or near the property which could be impacted by the new second unit or associated improvement. In addition, the subject parcel is not adjacent to public scenic areas or roads. Based on site visits to the property, evaluation of project plans, exhibits, and photographs, the project, as proposed and conditioned, is not expected to have impacts on scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

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

The proposed project complies with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals and permits and licenses from the City and other related agencies, including the LACFD for fire access requirements. The project will be reviewed for compliance with the Los Angeles County Building Code as adopted by the City of Malibu and must demonstrate compliance with all building laws regulating Malibu before a permit to construct is issued.

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

As described in Finding B.2., with exception to the proposed stairs, the proposed project was sited on slopes 4:1 and flatter; however, due to site constraints, a small portion of stairs to create connection between the sidewalk and the second unit need to extend onto slopes between 3:1 and 2.5:1. This type of access is compatible with other developments in the adjacent area in relation to size, bulk, and height.

Finding 6. Remedial grading (if applicable) exceeding 5,000 c.y.s is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project is not proposing remedial grading; therefore, this finding does not apply.

Finding 7. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

As described in Finding B.2., a small portion of stairs that connect the sidewalk to the second unit is needed and would extend onto slopes between 3:1 and 2.5:1. Due to the short length of the stairs on these slopes and the stair location interior of the subject parcel, development is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Finding 8. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As discussed in Section A, the proposed project is consistent with the LCP and MMC in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures to minimize visual impacts

and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP, MMC, and General Plan.

Finding 9. The project does not affect solar access, as defined by staff.

Due to the short length of the stairs on slopes steeper than 3:1 but less than 2.5:1 and the stair location interior of the subject parcel, the stair location on these slopes will not affect solar access.

Finding 10. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

Due to the short length of the stairs on slopes steeper than 3:1 but less than 2.5:1, the stair location interior of the subject parcel, and no ESHA or other sensitive resources on the subject parcel, the stair location on these slopes will not have significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar features.

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

The project is not located on the beach and does not include a seawall, bulkhead or other shoreline protective devise; therefore, this finding does not apply.

C. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As determined by the City Biologist, pursuant to the LCP ESHA and Marine Resources Map, the subject parcel or its immediate surroundings do not contain ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. The subject parcel and proposed project site are not visible from public views from any scenic area, scenic road, or public viewing area. Therefore, the findings LIP Chapter 6 are not applicable.

F. Transf.er of Development Credits (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire

hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and the LACFD. The required findings are made as follows:

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

Based on review of the project plans and associated geotechnical reports by City geotechnical consultant reviewers, LACFD, City Public Works Department, the City Environmental Health Administrator, and WD29 these specialists determined that adverse impacts to the project site related to the proposed development are not expected. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Public Works Department, City geotechnical consultant reviewers, and the LACFD, including foundations, OWTS, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The property is currently subject to wildfire; however, redevelopment of a residence on the subject property will not increase the site's susceptibility to wildfire. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

As a result, the proposed project is not expected to be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design and location on the site.

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

As stated in Finding 1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

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

As previously stated in Section A, Finding 3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and the LACFD. Any special conditions from these departments regarding site stability must be met prior to issuance of a building permit; any special conditions from the City Building Safety Department and the LACFD regarding structural integrity must be met prior to issuance of a building permit. Therefore, no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity are required nor available.

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

As previously discussed in Section A findings, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

H. Shoreline and Bluff Development (LIP Chapter 10)

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

I. Public Access (LIP Chapter 12)

LIP Section 12.4 requires public access for lateral, bluff-top, and vertical access near the ocean, trails, and recreational access for the following cases:

A. New development on any parcel or location specifically identified in the (LUP) or in the LCP zoning districts as appropriate for or containing a historically used or suitable public access trail or pathway.
B. New development between the nearest public roadway and the sea.
C. New development on any site where there is substantial evidence of a public right of access to or along the sea or public tidelands, a blufftop trail or an inland trail acquired through use or a public right of access through legislative authorization.
D. New development on any site where a trail, bluff top access or other recreational access is necessary to mitigate impacts of the development on public access where there is no feasible, less environmentally damaging, project alternative that would avoid impacts to public access.

There are no trails on or adjacent to the subject parcel, and it is not visible from any existing improved trails or parkland. Furthermore, the subject parcel does not support coastal recreational uses whether directly or indirectly. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. Portions of the Zuma Ridge Trail are located approximately one-quarter mile northeast and upslope of the site. The subject parcel and the proposed project do not meet any of the criteria above in that the parcel is not located between the first public road and the sea, or on a bluff, and the project does not

adversely impact existing public access. The requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

J. Land Divisions (LIP Chapter 15)

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

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 24-037

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 24-037 and SPR No. 25-038, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

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

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:
    1. Construction of:
        a. New 840 sf. detached second unit up to 11 ft., 3 in. high;
        b. New 1,168 sf. impermeable patio and decks;
        c. 100 sf. of slough and retaining walls not to exceed 6 ft. in height;
        d. New 2,040 sf. of paths, pavers, and stairways; and
    2. 208 c.y. of non-exempt grading;
    3. Installation of a new OWTS, including a 3,634-gallon septic tank;
    4. New landscaping; and
    5. SPR 25-038 for structures on a slope steeper than 3:1 to 2.5:1

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 6, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs 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 days of this decision and/or prior to issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans, including the items required in Conditions No. 4 to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. 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 (BSD) for plan check.

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

8. 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.

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

10. 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. Revised plans reflecting the minor changes and additional fees shall be required.

11. This permit shall not become effective until the project has been reported to the Planning Commission pursuant to LIP Section 13.13.6.

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

13. 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

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

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

24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

16. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a) Lighting for walkways shall be limited to fixtures that do not exceed two ft. in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
    b) Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c) Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d) Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e) Site perimeter lighting shall be prohibited; and
    f) Outdoor decorative lighting for aesthetic purposes is prohibited.

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

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

19. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or beach in excess of one foot-candle is prohibited.

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

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

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

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

Construction/Framing

24. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

25. A construction staging plan shall be reviewed and approved by the Building Official prior to plan check submittal.

26. 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.

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

28. 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 will be rinsed off prior to leaving the property.

29. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural BMPs to control the volume, velocity, and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

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

Biology

31. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

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

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

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

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

36. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the BSD.

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

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

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

40. Prior to Final Plan Check Approval, if your property is serviced by the WD29, please provide landscape water use approval from that department.

41. 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 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

42. Grading and/or demolition shall be scheduled only during the dry season from April 1 – October 31. If it becomes necessary to conduct grading activities from November 1 – March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

43. 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 ft. of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Environmental Health

44. All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the BSD prior to receiving Environmental Health final approval.

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

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

47. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

    The final design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day

and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and

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

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

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

50. The final architectural plans must:
    a. show no more than 1 bedroom and 13 drainage fixture units (DFU) in the proposed ADU, or as otherwise indicated by the OWTS Designer in the final design report; and
    b. Show and label all drainage fixtures on the final floor plans including clothes washers, kitchen sinks, and dishwashers.

51. The 2022 California Plumbing Code permits water closets (i.e., toilets) to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

    a. The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural plan set.

52. All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in MMC Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

a. Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

b. Buildings – All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in MMC Section 15.42) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the OWTS; in this case the Engineer must include in the letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

53. Proof of ownership of the subject property shall be submitted to the City Environmental Health Administrator.

54. An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

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

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

57. A storm water pollution prevention plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

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

59. City of Malibu geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

60. City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

61. City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

62. City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

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

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

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

Public Works

66. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4:1, or
    c. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

67. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project:
    a. Public Works Department General Notes
    b. The existing and proposed sf. of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
    c. The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
    d. The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
    e. If the property contains trees that are to be protected they shall be highlighted on the grading plan.
    f. If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
    g. Private storm drain systems shall be shown on the grading plan. Systems greater than 12-in. diameter shall also have a plan and profile for the system included with the grading plan. • Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

68. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, pos construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

69. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment
    b. Prohibits the discharge of trash.
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
    d. Elimination of non-storm water discharges.

70. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

71. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design BMPs:
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits; and
    i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

Geology

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

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

Water Quality/Water Service

74. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from Los Angeles County WD29 to the Planning Division, indicating the ability of the property to receive adequate water service.

75. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of Los Angeles County WD29 have been met, including an upgrade of a meter and service, if applicable.

Deed Restrictions

76. 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 Planning division staff prior to final planning approval.

77. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 16 to 23. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

Prior to Occupancy

78. Prior to, or at the time of a Planning final inspection, the property owner / applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

79. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

80. 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.

81. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this ACDP. A temporary Certificate of Occupancy may be granted at the discretion of Community Development, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

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

Fixed Conditions

83. This ACDP runs with the land and binds all future owners of the property.

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

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **June 22, 2026**, at 5:30 p.m. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **June 15, 2026,** Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Larbi Azzaz in the Planning Division at (310) 456-2489, extension 302 or at for further information. Copies of all related documents can be reviewed by any interested person by contacting the Case Planner during regular business hours.

Date: June 9, 2026

Prepared by:

Larbi Azzaz

Larbi Azzaz
Associate Planner

Approved by:

Tyler Eaton for

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

Attachments:

1. Project Plans
2. Department Review Sheets
3. Notices

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

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 24-037**, dated **June 9, 2026**, for the project located at **31201 Bailard Road, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS
County of Los Angeles

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

personally appeared _____

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

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

WITNESS my hand and official seal.

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

SEQUENCE OF SHEETS

SHEET #	DESCRIPTION
A-000	COVER
A-001	SITE PLAN
A-002	CF1R
A-003	TITLE 24 MANDATORY MEASURES
A-100	FLOOR PLAN
A-101	FLOOR PLAN NOTES
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-300	BUILDING SECTIONS
A-301	ROOF DEW POINT CALCULATION
E-100	ELECTRICAL PLAN
E-101	ELECTRICAL PLAN NOTES
S-001	STRUCTURAL GENERAL NOTES
S-002	FASTENING SCHEDULE & DETAILS
S-100	FOUNDATION PLAN
S-101	FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-200	FRAMING ELEVATIONS
S-300	BUILDING SECTIONS

PROJECT DATA

PROJECT DESCRIPTION:	20'-0 x 42'-0 ACCESSORY DWELLING UNIT (ADU) 840 SF OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)
	USE: ACCESSORY DWELLING UNIT (ADU)
RELATED PROJECTS/PERMITS:	APPROX. 1,168 SF PATIO (OLWYN KINGERY, L.A.)
	SITE LANDSCAPING INCL. CONCRETE STAIRS ON GRADE (OLWYN KINGERY, L.A.)
	SITE GRADING INCL. PROPOSED RETAINING WALLS (GEOWORKS, INC.)
	ONSITE WASTEWATER TREATMENT SYSTEM (DEFERRED PERMIT)
	FUTURE STRUCTURE (DEFERRED PERMIT)
STORIES:	1
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	V-B
PV SYSTEM:	NO, N/A PER CEC 150.1(c)14 EXCEPTION 2, SEE CF1R
WILDFIRE ZONE:	YES, VERY HIGH FHSZ
FIRE SPRINKLERS:	YES, PER SECTION 903.2.11.7 LACOFC
APPLICABLE CODES:	THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA CODES, WHICH ADOPTS THE 2021 UPC, 2021 UMC AND THE 2020 NEC.
PROPERTY OWNER:	BAILARD MALIBU LLC | FAITH BAXTER | FLBAXTER@GMAIL.COM | 312-307-3722

PROJECT CONSULTANTS:	ANNIE CLIFTON | STUDIO SHED | PROJECT DESIGNER | ACLIFTON@STUDIOSHED.COM | 217-898-9420
	DINA TABOLSKY | PERMIT PROCESSOR | DINATABOLSKY@GMAIL.COM | 818-424-6861
	DAVID SPARKS | FELTEN GROUP | ENGINEER OF RECORD | DAVID.SPARKS@FELTENGROUP.COM | 602-867-2500
	OLWYN KINGERY | LANDSCAPE ARCHITECT | OLWYNKINGERY@YAHOO.COM | 805-279-9119
	JAKE HOLT | ENGINEERING GEOLOGIST | LANDPHASES INC | JAKE@LANDPHASES.COM | 805-657-0142
	ELI KATIBAH | SOILS ENGINEER | ICE GROUP | ELI@ICEGROUPINC.COM | 805-497-1244
	JUSTIN HOLT | CIVIL ENGINEER | GEOWORKS | JUSTIN.GEOWORKS@GMAIL.COM | 805-522-3206
	KEVIN POFFENBARGER | ONSITE WASTEWATER TREATMENT SYSTEM DESIGN | EPD | KEVIN@EPD-NET.COM | 310-221-8599
	CALWEST GEOTECHNICAL | ADDENDUM SOILS REPORT | INFO@ICEGROUPINC.COM | 818-991-7148 | 805-497-1244

Planning Division
Received
2.6.2026

One printed set of stamped approved plans are required to be brought to the jurisdictional Fire Inspection Office upon approval and prior to any inspection requests.

ACTION REQUIRED: Provide the jurisdictional Fire Inspection Office with one printed set of approved plans upon approval and 48 hours prior to any inspection request.
Fire-FPCalabasas@fire.lacounty.gov

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By: J.Yanez
Fire Prevention Engineer
Date: 05/28/2025
FEPC 2024-0985

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
FUEL MODIFICATION INSPECTION REQUIRED
By: J. YANEZ
FIRE PREVENTION ENGINEER
Date: 05/28/2025
X Subject to field inspection prior to Certificate of Occupancy by Forestry Division. Contact Fuel Modification at (626) 969-5205 or ForestryFuelModification@fire.lacounty.gov

SITE DATA

APN:		4470-011-035
ZONING:		RR-5
PARKING:	ENCLOSED & COVERED SPACES:	3 EXISTING
		0 PROPOSED
	UNENCLOSED & COVERED SPACES:	0 EXISTING
		0 PROPOSED
	UNENCLOSED & UNCOVERED SPACES:	1 PROPOSED FOR ADU
SITE/PARCEL AREA:		NET: 81,582 SF
		GROSS: 95,231 SF (2.2 ACRES)

TOTAL DEVELOPMENT MAX SQUARE FOOTAGE

UP TO ½ ACRE: 21,780 x .177 = 3,855 + 1000 = **4,855**		
½ TO 1 ACRE: 43,560 - 21,780 = 21780 X .1 = **2,178**		
1 TO 1 ½ A: 65,340 - 43,560 = 21,780 X .05 = **1,089**		
REMAINING A: 81,582 - 65,340 = 16,242 x 0.02 = **324.84**		
MAX ALLOWABLE SF FOR RESIDENTIAL PROPERTIES:		8,447 SF (9.15%)
EXISTING	PRIMARY RESIDENCE:	3,100 SF
	DETACHED GARAGES:	790 SF
	TOTAL:	3,890 SF
	3,890 / 81,582 =	4.80%
PROPOSED	ACCESSORY DWELLING UNIT:	840 SF
	TOTAL:	4,730 SF
	4,730 / 81,582 =	5.80%

IMPERMEABLE SURFACE COVERAGE

MAXIMUM IMPERMEABLE COVERAGE:		30% / UP TO 25,000 SF
EXISTING	PRIMARY RESIDENCE:	2,151 SF
	DETACHED GARAGES:	790 SF
	DRIVEWAYS, PATHS & PARKING:	6,035 SF
	PATIOS AND DECKS:	1,629 SF
	TOTAL:	10,605 SF
	10,605 / 81,582:	13%
PROPOSED	ACCESSORY DWELLING UNIT:	840 SF
	ADU PATIO:	1,168 SF
	PATHS, PAVERS, AND STAIRS:	2,040 SF
	RETAINING AND SLOUGH WALLS:	100 SF
	TOTAL:	4,148 SF
	4,148 / 81,582:	5.08%
GRAND TOTAL	10,605 + 4,148:	14,753 SF
	14,753 / 81,682:	18.06%

FLOOR AREA

MAXIMUM FLOOR AREA OF ADU:		900 SF
PROPOSED	ADU:	840 SF

Depth : 432
width: 218
Front : 432 *20% = 86.4
Rear: 432 * 15% = 64.8
Side 1 : 218 *10%= 21.8
Side 2: 218 *15%= 32.7

SIDE YARD SETBACK
218.5' X 25% = 54.6' MINIMUM 10% ON ONE SIDE

LA COUNTY FIRE NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 50,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE.
2. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
4. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES.
5. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
6. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
7. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE V-B, VHFHSZ YES, SIZE OF LOT (ACRES) 1.75, FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1,500 GPM, REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 1,250 GPM. TOTAL FIRE FLOW REQUIRED: 1,250 GPM.
8. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
9. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR ONE- AND TWO-FAMILY DWELLING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
10. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
11. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECIEVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.



VICINITY MAP
SCALE: NOT TO SCALE

STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION
FAITH BAXTER
NAME
31201 BAILARD RD. MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36
SHEET SIZE

A-000
COVER

ATTACHMENT 1

STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

REVISIONS	ISSUE DATE
	1 11.18.2024
	2 01.10.2025

ADDRESS: 31201 BAILARD RD. MALIBU, CA 90265

NAME: FAITH BAXTER

TYPE OF CONSTRUCTION: 20'x42', ACCESSORY DWELLING UNIT

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36 SHEET SIZE

A-001 SITE PLAN

1

N

APN #4470-011-030

31011 BAILARD ROAD
APN #4470-011-034

218'
208'
GATE
5'
N83°27'46"W 217.97'

31215 BAILARD ROAD
APN #4470-011-057

GATE 32'-8"

Stairs and retaining wall an SPR for slope steeper than 3:1

SEE SHEETS PROVIDED BY GEOWORKS, INC. AND OLWYN KINGERY, L.A. FOR PROPOSED LANDSCAPE, GRADING, AND DRAINAGE DETAILS

N05°34'51"E 356.56'

(P) WALKWAY

NAT CUT

(P) SLOUGH WALL

TEST PITS & (P) OWS

FUTURE STRUCTURE

(P) CONC. STAIRS ON GRADE

(P) 840 SF ADU

849.09 sf

150' POINT

23'-6 1/4"

(P) APPROX. 2,007 SF CONCRETE PATIO

(P) CONCRETE RETAINING WALL

(P) CONC. STAIRS ON GRADE

SEE SHEETS PROVIDED BY GEOWORKS, INC. FOR PROPOSED GRADING AND DRAINAGE

(P) RETAINING WALL

(P) CONC. PAVERS

(P) LAWN AREA

(P) OWS

(E) SIDEWALK

145 LF FIRE PATH OF TRAVEL

31141 BAILARD ROAD
APN #4470-011-044

(P) CONC. STAIRS ON GRADE

172'-2 3/4"

(E) UNCOVERED, UNENCLOSED PAVED AREA

(P) MIN. 1 UNCOVERED, UNENCLOSED DESIGNATED PARKING SPACE FOR ADU

SHED

PP #1451440E
WM
TC/FS
FD MAG NAIL

18'-3" GATE WITH (E) FIRE LOCK

BAMBOO ROW

GATE MOTOR

(E) KEY BOX AT GATE

TC/FS

FIRE TRUCK ACCESS PARKING AREA

2-3" CD

KEY PAD

40' - ITEM 5, 6, 8

10' - ITEM 9

BAILARD ROAD

Δ =19°52'23" R=278.55' L=96.62'

5' - ITEM 7

MB'S

10' - ITEM 10

VARIES - ITEM 8

10' ITEM 3

5'

N42°41'48"E 137.88'

GATE

40' - ITEM 5, 6

10' - ITEM 9

TRANS PAD

FL

FL INLET

FD 2" IP

53'-1/4"

N70°14'58"W 51.52'

FD 1-1/2" IP

ITEM 4

5' - ITEM 5, 6, 8

BAILARD ROAD

TG

N70°14'58"W 64.52'

PD PK & WASHER
RCE 33149

FD PK & WASHER
RCE 33149

31213 BAILARD ROAD
APN #4470-011-056

N05°44'44"E 500.00'

445'-9"

169'

309'

148'-11"

(E) ENCLOSED 1-CAR GARAGE

(E) ENCLOSED 2-CAR GARAGE

TG & INV

WATER FEATURE

CONCRETE DRIVEWAY

EDS METER

A/C

RSR

31201 BAILARD ROAD
(TWO-STORY RESIDENCE)

(P) OWS

BBQ

FIREPIT

5" POST (TYP)

GEN

PROPANE

GM

B.O.P.

CATV PB

SPA

GTE PB

APPRX. LOCATION OF (E) SEPTIC TANK (TO BE ABANDONED)

APPRX. LOCATION OF (7) (E) SEEPAGE PITS (TO BE ABANDONED)

SSMH

SEE SHEETS PROVIDED BY EPD, INC. FOR OWS INFORMATION

TW/FG

SCO

ICV

RSR

B

S

5' - ITEM 5, 6, 8

130

150

170

190

180

160

67'-4"

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
Bo	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
RSR	RISER
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
—x—x—	FENCE
—·—·—	SETBACK
—·—·—	EASEMENT

TREE LEGEND

	TRUNK (APPROX.)
	PALM
	TREE

EASEMENT LEGEND

ITEM 2	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 18590, PAGE 196, OF OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 3	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: PIPE LINE AND WITH RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 18888, PAGE 44, OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 4	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 30679, PAGE 263, OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 5	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: INGRESS, EGRESS, UTILITIES AND SLOPE. RECORDED: JUNE 16, 1958 AS INSTRUMENT NO. 972, IN BOOK D127, PAGE 710 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 6	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: ROAD AND UTILITY AND INCIDENTAL PURPOSES. RECORDED: MAY 29, 1959 AS INSTRUMENT NO. 5253 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 7	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: UTILITY AND ROAD AND INCIDENTAL PURPOSES. RECORDED: JUNE 24, 1960 AS INSTRUMENT NO. 4195 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 8	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: GAS PIPES AND INCIDENTAL PURPOSES.
ITEM 9	RECORDED: MARCH 18, 1963 AS INSTRUMENT NO. 4100 OF OFFICIAL RECORDS. AS SHOWN HEREON.
ITEM 10	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. RECORDED: NOVEMBER 13, 2000 AS INSTRUMENT NO. 00-1771382, OF OFFICIAL RECORDS. AS SHOWN HEREON.

SITE PLAN GENERAL NOTES

1) REFER TO SHEETS PROVIDED BY GEOWORKS ENGINEERING AND SURVEYING, INC. FOR MORE INFORMATION ABOUT SITE GRADING, DRAINAGE, AND FIRE ACCESS.

2) REFER TO SHEETS PROVIDED BY OLWYN KINGERY, L.A. FOR MORE INFORMATION ABOUT SITE LANDSCAPE DESIGN.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

FOR OCCUPANCY ONLY

By J. Yanez
Fire Prevention Engineer

Date 05/28/2025

☑ Subject to field inspection approval.

☑ Subject to conditions on plans.

PLNF-2024-00156

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

FEPC 2024-0985

LACoFD Fire 05/28/2025

1 A-001 SITE PLAN
SCALE: 3/64" = 1'-0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 1 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

GENERAL INFORMATION					
01	Project Name	Baxter 840 SF ADU			
02	Run Title	Standard			
03	Project Location	31201 Ballard Rd			
04	City	Malibu, CA	05	Standards Version	2022
06	Zip code	90265	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	194
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	840	19	Glazing Percentage (%)	28.88%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 2 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.1	43.9	62			
Proposed Design	34.5	32.5	57.3	3.6	11.4	4.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- PV System(s) removed due to Reduced PV Requirement of 0 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 3 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.97	4.39	0.56	4.14	0.41	0.25
Space Cooling	0.29	12.86	0.14	8.48	0.15	4.38
IAQ Ventilation	0.37	3.9	0.37	3.9	0	0
Water Heating	2.08	23.09	1.41	16.21	0.67	6.88
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**3.71**	**44.24**	**2.48**	**32.73**	**1.23**	**11.51**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility						
Indoor Lighting	0.92	9.23	0.92	9.23		
Appl. & Cooking	4.1	50.52	4.09	50.43		
Plug Loads	4.3	44.95	4.3	44.95		
Outdoor Lighting	0.21	1.9	0.21	1.9		
TOTAL COMPLIANCE	**13.24**	**150.84**	**12**	**139.24**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 4 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	18.05	16.48	1.57	8.7
Net EUI[2]	18.05	16.48	1.57	8.7

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
• Window overhangs and/or fins
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix R, and RA3)
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 5 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation
• Kitchen range hood
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Baxter 840 SF ADU	840	1	1	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	Minisplit	840	8.74	Water Heater	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front	ADU	Exterior Walls	194	Front	421	167.465	90
Back	ADU	Exterior Walls	14	Back	307	9	90
Left	ADU	Exterior Walls	284	Left	175	38.5925	90
Right	ADU	Exterior Walls	104	Right	175	27.54	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 6 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	ADU	Roof Assembly	14	Back	840	0	1.5	0.1	0.85	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
CL1	Window	Front	Front	194	5	1.48	2	14.8	0.32	NFRC	0.37	NFRC	Bug Screen
CL2	Window	Front	Front	194	6	1.48	4	35.52	0.32	NFRC	0.37	NFRC	Bug Screen
Vistalites	Window	Front	Front	194	2.5	6.17	5	77.13	0.32	NFRC	0.37	NFRC	Bug Screen
72in Door	Window	Front	Front	194	6	6.67	1	40.02	0.26	NFRC	0.15	NFRC	Bug Screen
18x36 Operables	Window	Back	Back	14	3	1.5	2	9	0.32	NFRC	0.3	NFRC	Bug Screen
Side Vistalite	Window	Left	Left	284	2	8.53	1	17.06	0.32	NFRC	0.37	NFRC	Bug Screen
36in Door	Window	Left	Left	284	3.19	6.75	1	21.53	0.26	NFRC	0.15	NFRC	Bug Screen
Vistalite Side	Window	Right	Right	104	2	8.52	1	17.04	0.32	NFRC	0.37	NFRC	Bug Screen
42x36 Casement	Window	Right	Right	104	3	3.5	1	10.5	0.32	NFRC	0.29	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 7 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

OVERHANGS AND FINS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	
Window	Overhang					Left Fin				Right Fin				
	Depth	Dist Up	Left Exteet	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up	
CL1	2	0.63	2.89	36.89	0	0	0	0	0	0	0	0	0	
CL2	2	0.63	8.89	29.89	0	0	0	0	0	0	0	0	0	
Vistalites	2	3.33	5.4	36.87	0	0	0	0	0	0	0	0	0	
72in Door	2	3.37	15.88	22.89	0	0	0	0	0	0	0	0	0	
18x36 Operables	1.33	0.73	2.87	38.89	0	0	0	0	0	0	0	0	0	
Side Vistalite	1.33	0.72	18.98	2.53	0	0	0	0	0	0	0	0	0	
36in Door	1.33	1.99	9.88	10.44	0	0	0	0	0	0	0	0	0	
Vistalite Side	1.33	0.72	2.53	18.98	0	0	0	0	0	0	0	0	0	
42x36 Casement	1.33	2.12	10.57	9.94	0	0	0	0	0	0	0	0	0	

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Concrete Slab - Temp	ADU	840	164	none	0	80%	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 8 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Exterior Walls	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O. C.	R-21	None / None	0.062	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: All Other Siding
Roof Assembly	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
Water Heater	Domestic Hot Water (DHW)	Standard	Heat Pump WH	1	n/a	None	n/a	Heat Pump WH (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 9 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
Heat Pump WH	1	40	Rheem	PROPH40 T2 RH37S30 (40 gal, iA13)	Tank2one	ADU	ADU

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
Water Heater - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Minisplit	Heat pump heating cooling	VCHP	1	VCHP	1	n/a	n/a	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling				Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/IHS PF2/ODP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
VCHP	VCHP-ductless	1	HSPF2	7.5	12000	9000	EER2SEER2	14.3	11.2	Not Zonal	Single Speed	VCHP-hers-htpump

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 10 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

HVAC HEAT PUMPS - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17	
VCHP-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes	

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION										
01	02	03	04	05	06	07	08	09	10	
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously	
VCHP	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required	

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	40	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Baxter 840 SF ADU **Calculation Date/Time:** 2024-02-29T11:15:51-07:00 **(Page 11 of 11)**

Calculation Description: Standard **Input File Name:** Baxter 840 SF ADU.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Annie Clifton	Documentation Author Signature: Annie Clifton
Company: Studio Shed	Signature Date: 12/04/2024
Address: 1500 Cherry St. Ste S.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: LOUISVILLE , CO 80027	Phone: (720) 336-2071

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Annie Clifton	Responsible Designer Signature: Annie Clifton
Company: Studio Shed	Date Signed: 12/04/2024
Address: 1500 Cherry St. Ste S.	License:
City/State/Zip: LOUISVILLE , CO 80027	Phone: (720) 336-2071

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J.Ynanez
Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985

LA County Fire 05/28/2025

1

STUDIO SHED

1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

FAITH BAXTER
NAME

31201 BAILLARD RD.
MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

24x36
SHEET SIZE

A-002
CF1R

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components**. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**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.
§ 150.0(t)	**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."
§ 150.0(u)	**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."
§ 150.0(v)	**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."

*Exceptions may apply.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

By J Yanez
Fire Prevention Engineer

Date 05/28/2025

FEPC 2024-0985

Lic. Pure 05/28/2025

STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

FAITH BAXTER
NAME

31201 BAILARD RD.
MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

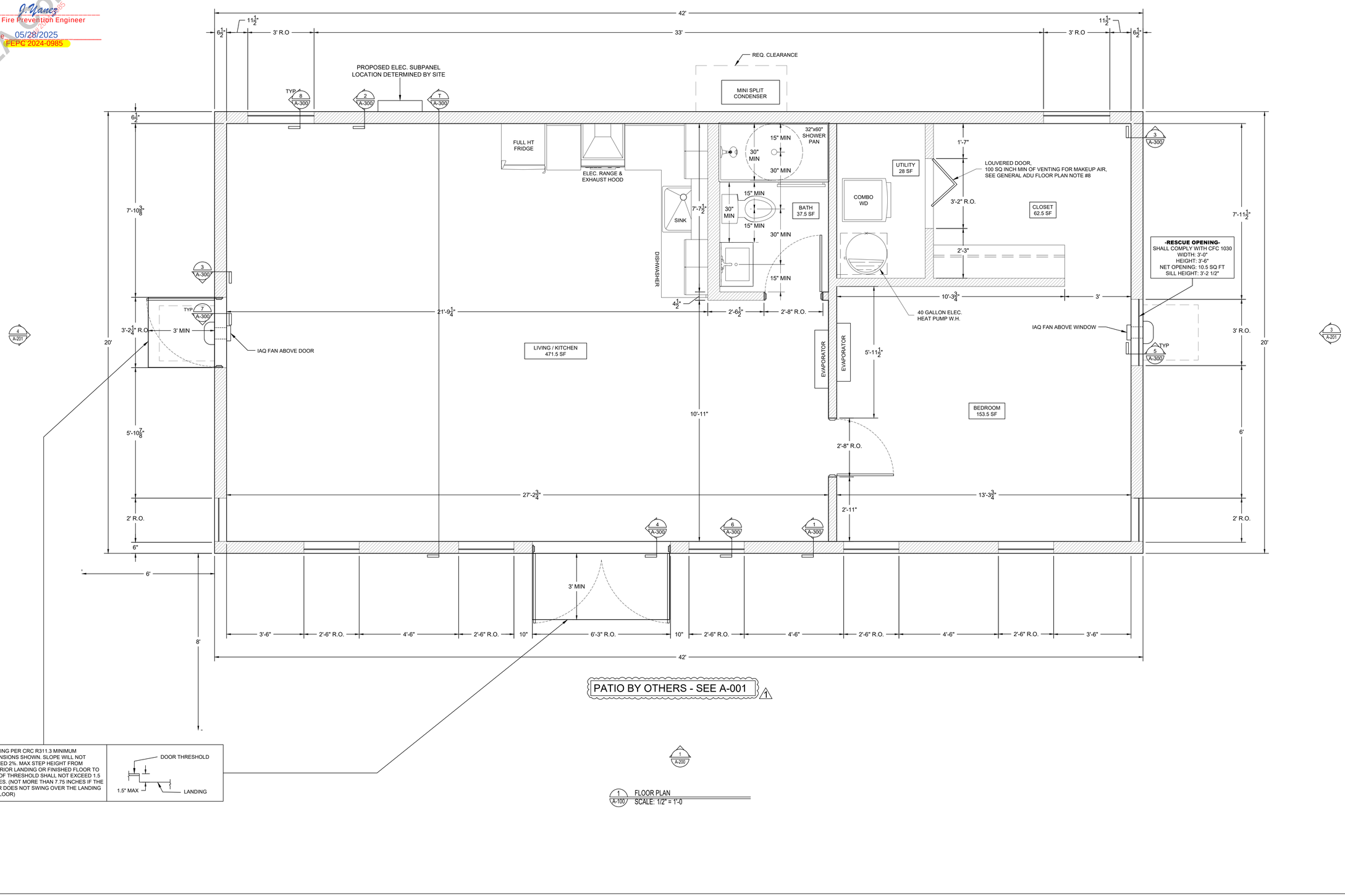
24x36
SHEET SIZE

A-003
TITLE 24 MANDATORY MEASURES

SEE A-200/201 FOR WINDOW AND DOOR INFORMATION

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J. Nunez
Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985

LA County Fire 05/28/2025



PATIO BY OTHERS - SEE A-001 ⚠1

LANDING PER CRC R311.3 MINIMUM DIMENSIONS SHOWN. SLOPE WILL NOT EXCEED 2%. MAX STEP HEIGHT FROM EXTERIOR LANDING OR FINISHED FLOOR TO TOP OF THRESHOLD SHALL NOT EXCEED 1.5 INCHES. (NOT MORE THAN 7.75 INCHES IF THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR)

1 A-200

1 A-100 FLOOR PLAN
SCALE: 1/2" = 1'-0

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1.13.2025

24x36
SHEET SIZE

A-100
FLOOR PLAN

GENERAL ADU FLOOR PLAN NOTES

1. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R319.1]

2. INTERNALLY ILLUMINATED ADDRESS SIGNS SHALL EITHER COMPLY WITH SECTION 140.8 OF THE CALIFORNIA ENERGY CODE OR CONSUME NO MORE THAN 5 WATTS OF POWER. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 4A &B]

3. EXCEPT FOR KITCHENS, HABITABLE ROOMS SHALL HAVE A MINIMUM FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET AND SHALL BE NOT LESS THAN 7 FEET MEASURED IN ANY HORIZONTAL DIMENSION. [CRC R304.1 & R304.2]

4. GLAZING IN WALLS OR ENCLOSURES CONTAINING OR FACING SPAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION AND SHALL BE PROVIDED WITH SAFETY TEMPERED GLAZING. [CRC R308.4.6]

5. 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]

6. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. [CRC R311.2]

7. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN 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. [CGBSC 4.406.1]

8. DOMESTIC CLOTHES DRYERS LOCATED IN A CLOSET SHALL HAVE A MINIMUM OPENING OR 100 SQUARE INCHES FOR MAKEUP AIR. (CMC 504.3.2)

INDOOR WATER USE NOTES

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. [CGBSC 4.303.1.1]

2. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL 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 ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. [CGBSC 4.303.1.3]

3. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. [CGBSC 4.303.1.4.1]

4. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT 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. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION. [CGBSC 4.303.1.4.4]

5. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. [CGBSC 4.303.3]

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J. Yanez
Fire Prevention Engineer
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LACoFire 05/28/2025

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2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION

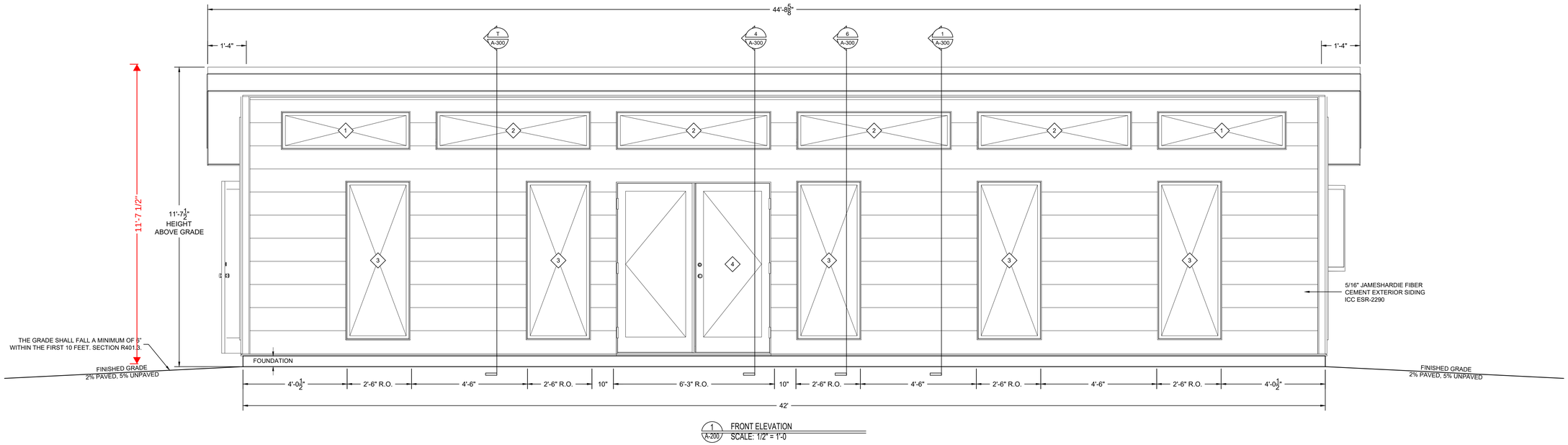
FAITH BAXTER
NAME

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MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
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ACLIFTON@STUDIOSHED.COM
1.13.2025

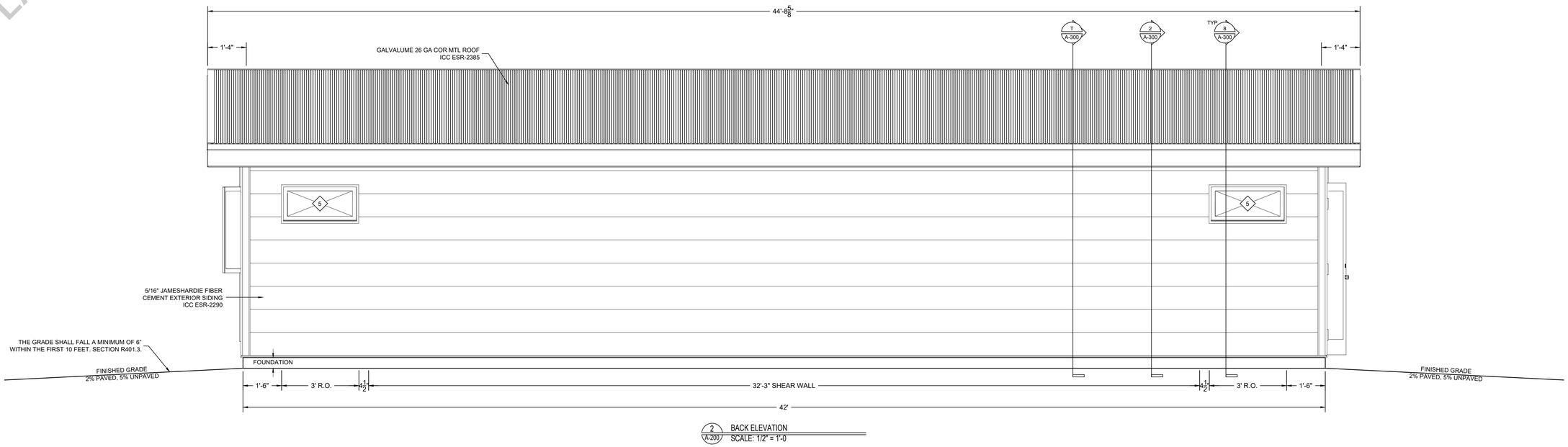
24x36
SHEET SIZE

A-101
FLOOR PLAN NOTES



1 A-200 FRONT ELEVATION
SCALE: 1/2" = 1'-0

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By J. Yanez
Fire Prevention Engineer
Date 05/28/2025
FEPC 2024-0985



2 A-200 BACK ELEVATION
SCALE: 1/2" = 1'-0

STUDIO SHED

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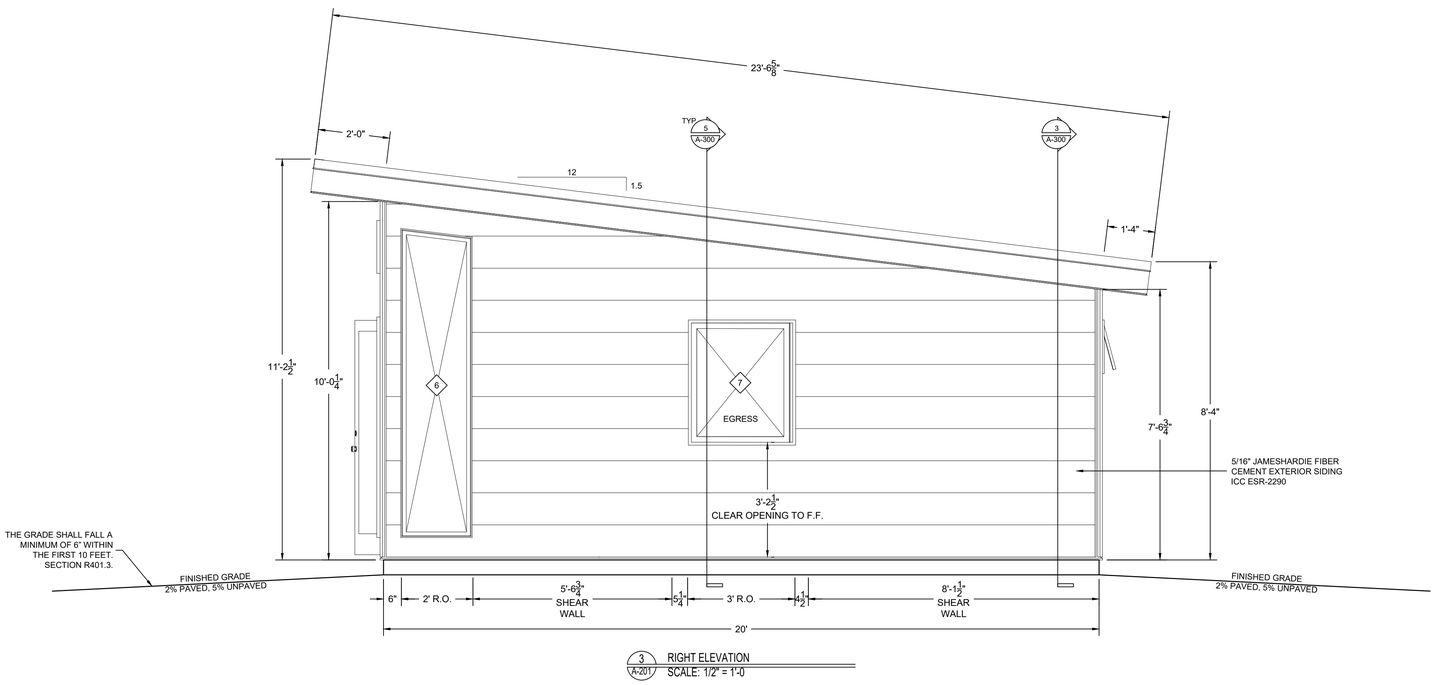
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24x36
SHEET SIZE

A-200
BUILDING ELEVATIONS



3 / A-201 RIGHT ELEVATION
SCALE: 1/2" = 1'-0

COUNTY OF LOS ANGELES
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FIRE PREVENTION ENGINEERING

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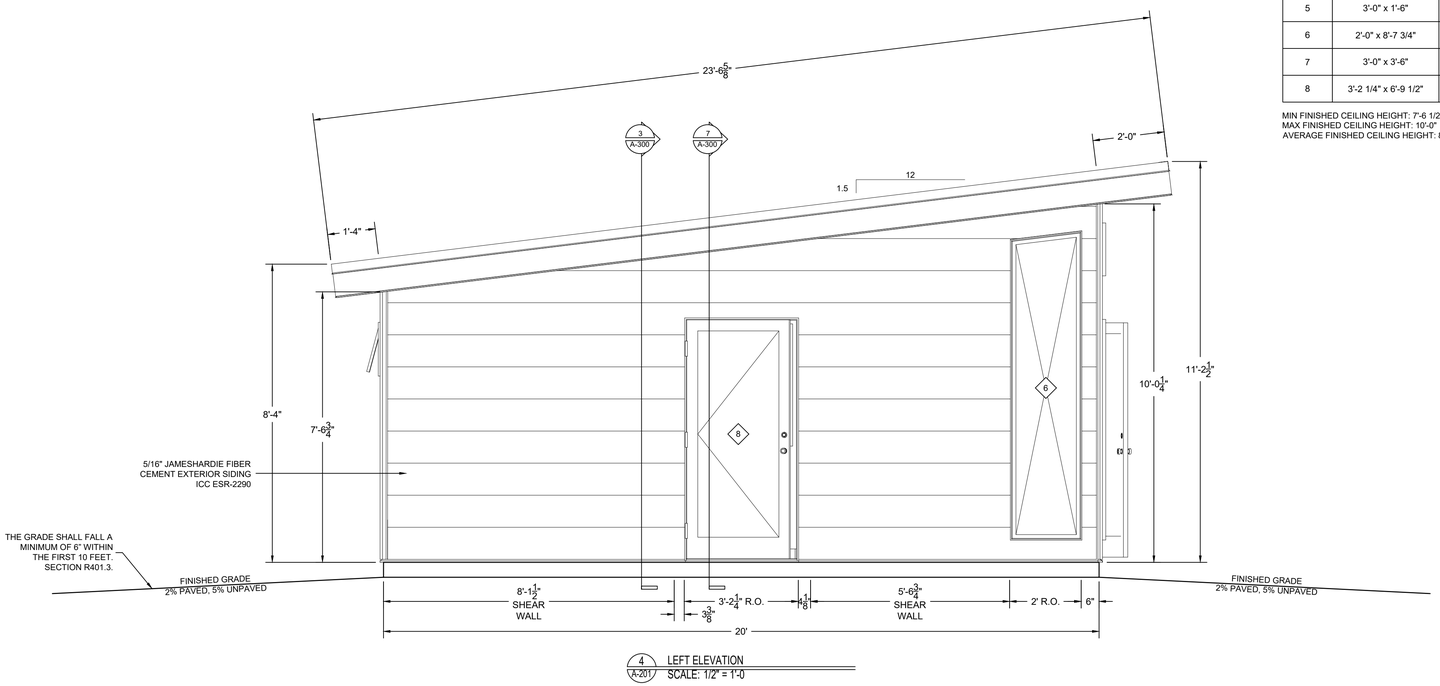
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LA County Fire 05/28/2025

WINDOW AND DOOR SCHEDULE

NO.	SIZE (WIDTH x HEIGHT)	FRAME	QTY	LOCATION	DESCRIPTION	MAKE / MODEL	U-FACTOR	SHGC
1	5'-1" x 1'-5 3/4"	FIBERGLASS	2	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
2	6'-1" x 1'-5 3/4"	FIBERGLASS	4	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
3	2'-6" x 6'-2"	FIBERGLASS	5	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
4	6'-3" x 6'-9 1/2"	FIBERGLASS	1	FRONT ELEVATION	72" OUTSWING, LHO, DOUBLE PANE, LOW- E, TEMPERED	THERMATRU	.26	.15
5	3'-0" x 1'-6"	FIBERGLASS	2	BACK ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.30
6	2'-0" x 8'-7 3/4"	FIBERGLASS	2	LEFT AND RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.32	.37
7	3'-0" x 3'-6"	FIBERGLASS	1	RIGHT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E, TEMPERED, EGRESS	MARVIN ESSENTIALS	.32	.29
8	3'-2 1/4" x 6'-9 1/2"	FIBERGLASS	1	LEFT ELEVATION	36" OUTSWING, LHO, DOUBLE PANE, LOW- E, TEMPERED	THERMATRU	.26	.15

MIN FINISHED CEILING HEIGHT: 7'-6 1/2"
MAX FINISHED CEILING HEIGHT: 10'-0"
AVERAGE FINISHED CEILING HEIGHT: 8'-9 1/4"



4 / A-201 LEFT ELEVATION
SCALE: 1/2" = 1'-0

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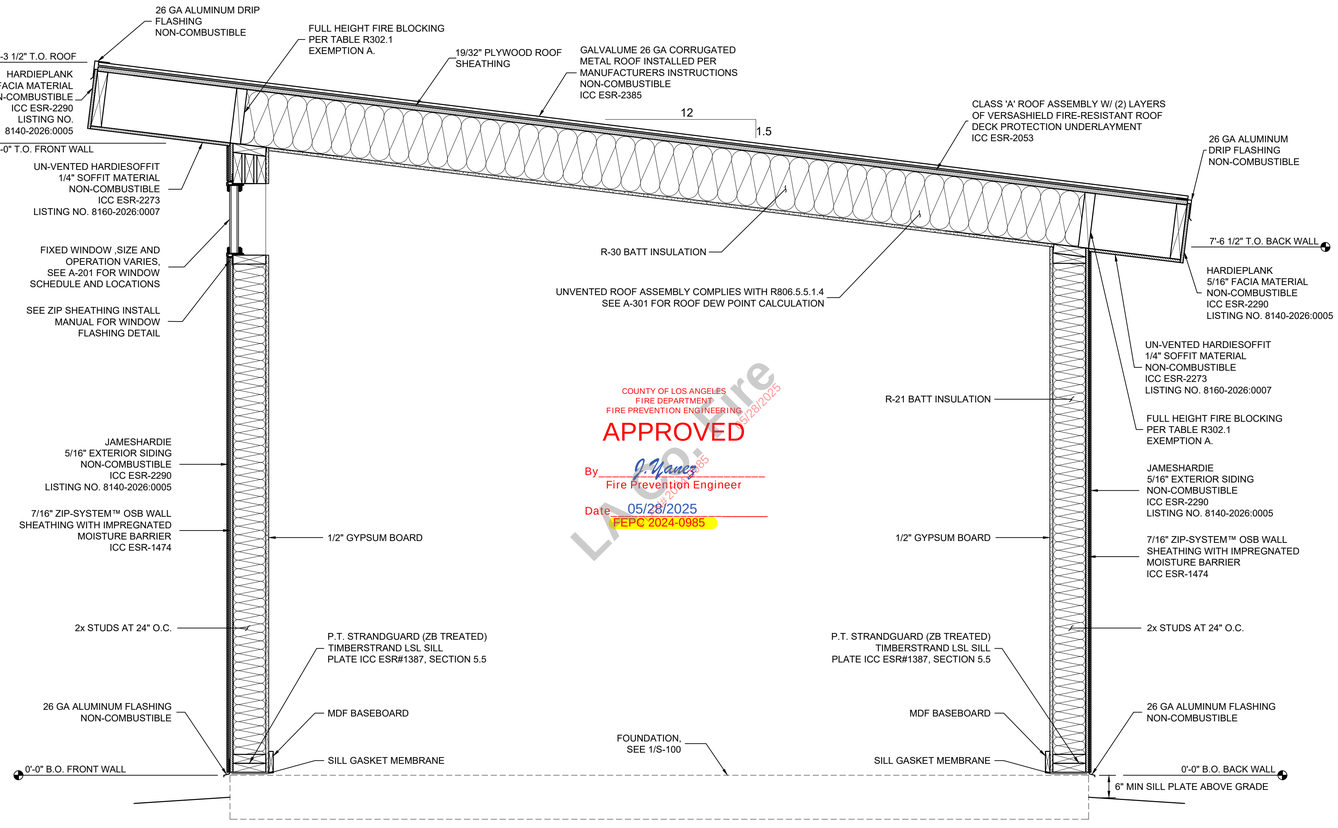
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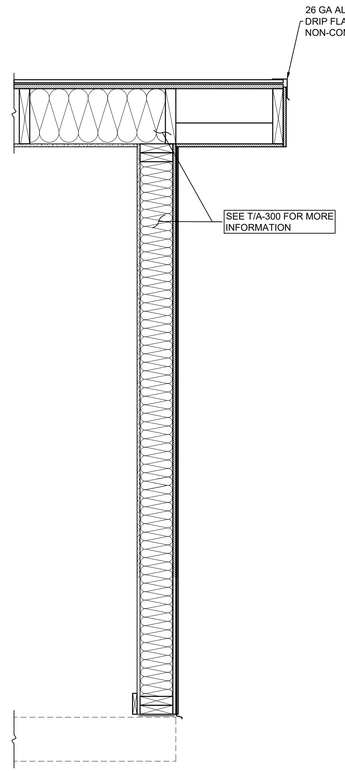
A-201
BUILDING ELEVATIONS



COUNTY OF LOS ANGELES
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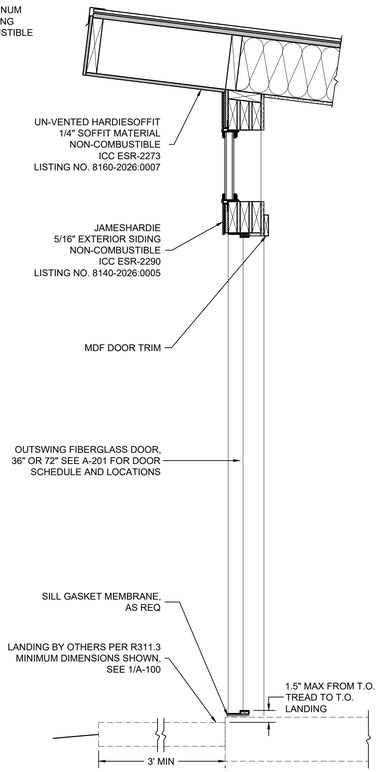
1 A-300 FRONT WALL SECTION
SCALE: 1" = 1'-0

T A-300 TRANSVERSE SECTION
SCALE: 1" = 1'-0

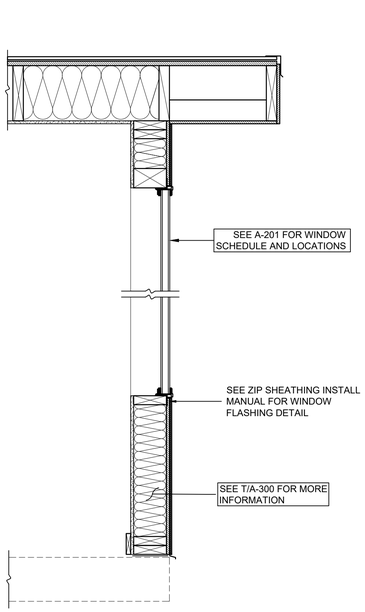


2 A-300 BACK WALL SECTION
SCALE: 1" = 1'-0

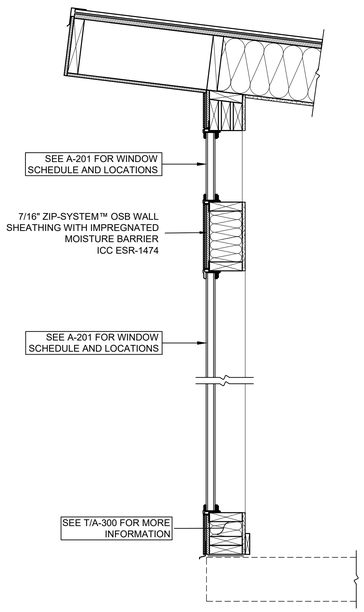
3 A-300 RAKE WALL SECTION
SCALE: 1" = 1'-0



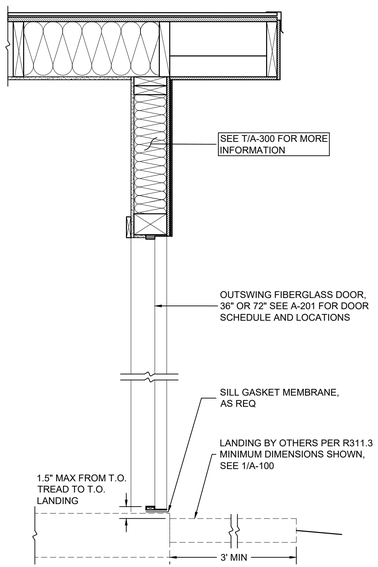
4 A-300 FRONT WALL SECTION AT DOOR
SCALE: 1" = 1'-0



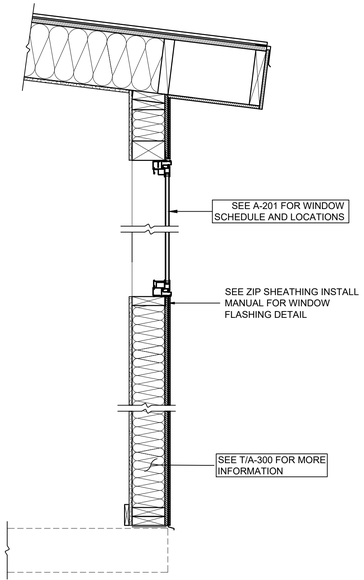
5 A-300 TYP RAKE WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0



6 A-300 FRONT WALL SECTION WITH FIXED WINDOW
SCALE: 1" = 1'-0



7 A-300 TYP WALL SECTION WITH DOOR
SCALE: 1" = 1'-0



8 A-300 TYP BACK WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0

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REVISIONS

20'x42' ACCESSORY DWELLING UNIT
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MALIBU, CA 90265
ADDRESS

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1.13.2025

24x36
SHEET SIZE

A-300
BUILDING SECTIONS

Roof Dew Point Calculation

The following calculation and explanation demonstrates compliance with Section R806.5.5.1.4 for unvented enclosed rafter assemblies.

	R value	R/R total	Temp delta	temp	
Exterior Temp				**59.67**	T_e
Ex Air Film	0.03	0.001	0.008		
				59.67	
Rigid Insulation	0	0.000	0.000		
				59.67	
Roof sheathing	0.74	0.024	0.197		
	R_x 0.77	**ΔT_x 0.20**		**59.87**	T_x > 45°
Cavity insulation	30	0.958	7.980		
				67.85	
Drywall	0.45	0.014	0.120		
				67.97	
Interior air Film	0.11	0.004	0.029		
Interior Temp				**68.00**	T_i
	R_T 31.33		**ΔT_T 8.33**		

Monthly average temperature of the 3 coldest months:

Malibu	**59.5**	**60.5**	**59**
	December	January	February

T_x = Temperature at point 'x'

T_e = Exterior temperature

T_i = Interior temperature

ΔT_x = Temperature Delta to point 'x'

ΔT_T = Overall temperature Delta

R_x = Sum of R values to point 'x'

R_T = Sum of overall assembly R value

To Calculate T_x :

To calculate T_x:

The temperature at point X (Tx) in a wall or roof assembly, you sum the material R values in the assembly to that point X (Rx), then divide that sum by the overall assembly R value (RT). This number (RT) multiplied by the overall temperature delta (ΔTT) gives you the temperature delta between that point X in the wall assembly and the outside of the wall assembly (ΔTx). Finally adding this temperature delta (ΔTx) to the exterior temperature (Te) gives you the temperature at point X.

$T_x = T_e + \Delta T_x$

$T_x = 59.67 + 0.2$

$T_x = 59.87$

To calculate ΔT_x:

$\Delta T_x = (R_x / R_T) * \Delta T_T$

$\Delta T_x = (0.77 / 31.33)*8.33$

$\Delta T_x = 0.20$

To calculate ΔT_T :

$\Delta T_T = T_i - T_e$

$\Delta T_T = 68.0 - 59.67$

$\Delta T_T = 8.33$

To Calculate Interior Temperature and Exterior Temperature:

To calculate T_i :

Per R806.5.5.1.4, interior temperature is required to be set at 68°

$T_i = 68.00$

To calculate T_e :

Per R806.5.5.1.4, exterior temperature is based on the average temperature of the 3 coldest months. To calculate that in a conservative fashion, we take the average of the low temperatures according to NOAA.

In Malibu these months are:
December 59.5
January 60.5
February 59

$T_e = ((59.5 + 60.5 + 59.0)/3)$

$T_e = 59.67$

To Calculate R Values:

To calculate R_x:

Sum the R values of the assembly from the outside air film to the inside surface of the roof sheathing.

$R_x = R + R + R$

In

$R_x = 0.03 + 0.0 + 0.74$

$R_x = 0.77$

To calculate R_T:

Sum the R values of the assembly from the outside air film to the inside surface of the roof sheathing.

$R_T = R + R + R + R + R$

In this case, an outside air film is equivalent to .03 R, the 19/32 in plywood would have a .742 R.

$R_T = 0.03 + 0.74 + 30.0 + 0.45 + 0.11$

$R_T = 31.33$

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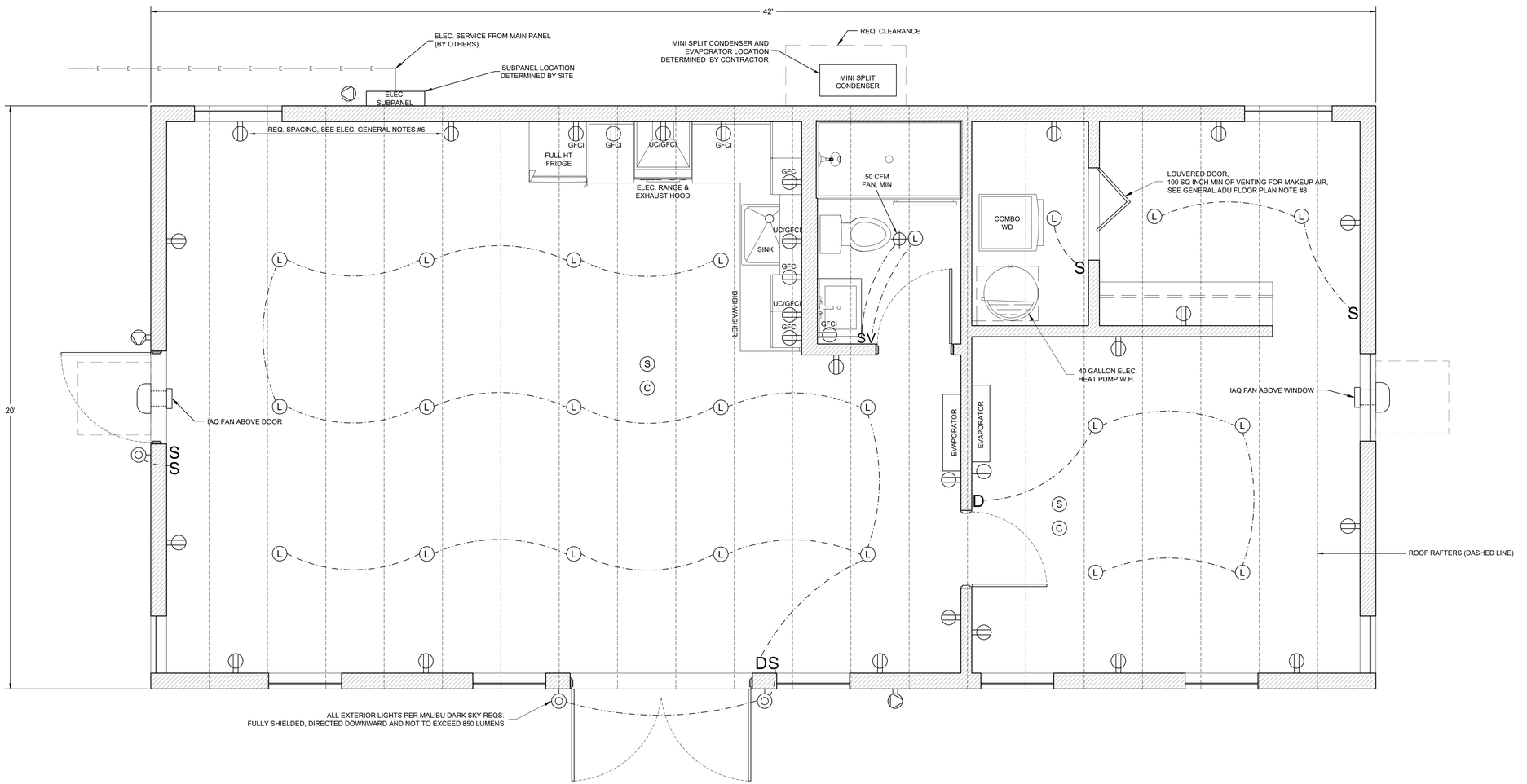
REVISIONS

20'x42' ACCESSORY DWELLING UNIT — TYPE OF CONSTRUCTION
FAITH BAXTER — NAME
31201 BAILARD RD. MALIBU, CA 90265 — ADDRESS

PREPARER OF PLANS:
ANNIE CLIFTON
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1.13.2025

24x36
SHEET SIZE

A-301
ROOF DEW POINT CALCULATION



1 E-100 ELECTRICAL PLAN
SCALE: 1/2" = 1'-0

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	CODE REF.
L	HIGH EFFICACY INTERIOR LIGHT FIXTURE	CA ENERGY CODE: 150.0 (k) 2
◎	HIGH EFFICACY EXTERIOR LIGHT FIXTURE	CA ENERGY CODE: 150.0 (k) 3
S	SWITCH	
D	DIMMER SWITCH	
⊕	TAMPER RESISTANT DUPLEX OUTLET	
⊕	EXTERIOR RATED GFCI DUPLEX OUTLET	
S	SMOKE ALARM	R314
C	CARBON MONOXIDE ALARM	R315
V	VACANCY SWITCH	
⊕	EXHAUST FAN, 50 CFM MIN	

ELECTRICAL GENERAL NOTES:

1. WIRING INSTALLED BY (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE
2. JUNCTION BOX INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. BOX
3. OUTLETS INSTALLED 12" A.F.F. TO BOTTOM OF BOX
4. EXTERIOR LIGHTS INSTALLED 6'-4" AFF TO MOUNTING HOLE
5. DUPLEX OUTLETS ARE CONNECTED TO 20 AMP GFCI CIRCUIT BREAKER.
6. OUTLETS SHALL BE SPACED NO MORE THAN 12' APART, AND A MAXIMUM OF 6' FROM END OF WALLS OR OPENING. WALLS 2' WIDE OR GREATER SHALL HAVE AN OUTLET. [CEC 210-52(A)(1)]

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1.13.2025

24x36
SHEET SIZE

E-100
ELECTRICAL PLAN

GENERAL ELECTRICAL NOTES

1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. [CEC210.12(A)]

2. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 1.8M (6 FT) FROM A RECEPTACLE OUTLET. A WALL SPACE SHALL INCLUDE THE FOLLOWING: (1) ANY SPACE 2 FT OR MORE IN WIDTH AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, (2) THE SPACE OCCUPIED BY FISED PANELS IN WALLS, AND (3) THE SPACE AFFORDED BY FIXED ROOM DIVIDERS. RECEPTACLES IN OR ON FLOOR SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 18 IN OF THE WALL. [CEC210.52(A)(1)(2) & (3)]

3. FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6-1/2 FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [CEC210.52(E)(1)]

4. BALCONIES, DECKS, AND PORCHES THAT ARE ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE BALCONY, DECK, OR PORCH. THE RECEPTACLE OUTLET SHALL NOT BE LOCATED MORE THAN 6-1/2 FEET ABOVE THE BALCONY, DECK, OR PORCH WALKING SURFACE. [CEC210.52(E)(3)]

5. A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF AIR-CONDITIONING EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FT. OF THE AIR-CONDITIONING EQUIPMENT. [CEC210.63]

6. INSTALLED HEAT PUMP OUTDOOR CONDENSING UNITS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT. INSTALLED HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE FILTER DRIERS IF REQUIRED, AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. [CALIFORNIA ENERGY CODE SECTION 150.0(h) 3A & B]

7. IN DWELLING UNITS, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN, AND BATHROOM. FOR UNDERFLOOR SPACES AND UTILITY ROOMS, AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING. [CEC210.70(A)(3)]

8. RECEPTACLES OF 15 AND 20 AMPERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS. [CEC406.9(A)(B)]

9. ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY AND TO COMPLY WITH CALIFORNIA ENERGY CODE SECTION 150.0 (k) 2.

10. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAL PER ASTM E283. RECESSED DOWNLIGHT LUMINAIRES SHALL BE PROVIDED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING TO SEAL ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. [CALIFORNIA ENERGY CODE 150.0(k) 1C]

11. EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JA8 REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 2J]

12. THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 1B]

13. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY EITHER; (1) A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF A PHOTOCELL AND MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR (2) AN ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROLS TO ITS NORMAL OPERATION WITHIN 6 HOURS. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 3B]

14. THE SUPPLY SIDE OF MECHANICAL BALANCED VENTILATION SYSTEMS, INCLUDING HEAT RECOVERY VENTILATION SYSTEMS, AND ENERGY RECOVERY VENTILATION SYSTEMS THAT PROVIDE OUTSIDE AIR TO AN OCCUPIABLE SPACE SHALL BE PROVIDED WITH AIR FILTERS IN ACCORDANCE WITH SECTIONS 150.0(m) 12B, C, & D. [CALIFORNIA ENERGY CODE SECTION 150.0(k) 12A]

15. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

16. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

KITCHEN ELECTRICAL NOTES

1. RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE SAME KITCHEN. ADDITIONAL SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLES OUTLETS IN THE KITCHEN. NO SMALL-APPLIANCE BRANCH CIRCUIT SHALL SERVE MORE THAN ONE KITCHEN. [CEC210.52(B)(3)]

2. RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 IN. OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 IN. MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK. [CEC210.52(C)(1)]

3. UNDERCABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. [CALIFORNIA ENERGY CODE SECTION 150.0 (k) 2K]

4. THE INSTALLED KITCHEN RANGE HOOD SHALL BE FIELD VERIFIED IN ACCORDANCE WITH THE PROCEDURES IN RA3.7.4.3 TO CONFIRM THE MODEL IS RATED BY HVI TO COMPLY WITH THE MINIMUM VENTILATION AIRFLOW RATE AS SPECIFIED IN SECTION 5 OF ASHRAE 62.2. AS WELL AS THE MAXIMUM SOUND RATING IN ACCORDANCE WITH SECTION 7.2 OF ASHRAE 62.2. RANGE HOODS MAY BE RATED FOR SOUND AT A STATIC PRESSURE DETERMINED AT WORKING SPEED AS SPECIFIED IN HVI 916 SECTION 7.2. [CALIFORNIA ENERGY CODE SECTION 150.0(o) 2B]

BATHROOM ELECTRICAL NOTES

1. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FT OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 IN. BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. [CEC210.52(D)]

2. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". [CEC410.10(A)]

3. IN BATHROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(k)2C.

4. AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM(S) RECEPTACLE(S). WHERE THE 20-AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH 210.23(A)(1) AND (A)(2). [CEC210.11(C)(3)]

5. ROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS THE FAN FUNCTIONS AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, THE FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN. [CGBSC 4.506.1]

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ISSUE DATE
1 11.18.2024
2 01.10.2025

REVISIONS

20'x42' ACCESSORY DWELLING UNIT — TYPE OF CONSTRUCTION
FAITH BAXTER — NAME
31201 BAILARD RD. MALIBU, CA 90265 — ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

24x36
SHEET SIZE

E-101
ELECTRICAL PLAN NOTES

PROJECT DESCRIPTION:

840 SQ FT OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)

20'-0 x 42'-0 ACCESSORY DWELLING UNIT

STRUCTURAL GENERAL NOTES:

DESIGN LOADS: 2022 CBC/CRC WITH CITY OF MALIBU LOCAL AMENDMENTS
ASCE 7-16
RISK CATEGORY
II STANDARD

ROOFS:

ROOF DEAD LOAD	**15 PSF**
ROOF LIVE LOAD	**20 PSF**
GROUND SNOW LOAD	**0 PSF**

WALLS:

EXT WALL DEAD LOAD	**10 PSF**

WIND:

ULTIMATE DESIGN WIND SPEED, VULT, (3-SECOND GUST) = 100 MPH
INTERNAL PRESSURE COEFFICIENT = 0.18 (ENCLOSED)
WIND EXPOSURE = C
COMPONENTS AND CLADDING DESIGN WIND PRESSURES (ULTIMATE)

WALLS:		
WITHIN 3 FEET OF CORNERS	**+21.8 PSF**	**-29.2 PSF**
AWAY FROM CORNERS	**+21.8 PSF**	**-23.6 PSF**
ROOFS:		
ZONE 1	**+16.0 PSF**	**-23.6 PSF**
ZONE 2	**+16.0 PSF**	**-27.3 PSF**
ZONE 2'	**+16.0 PSF**	**-32.9 PSF**
ZONE 3	**+16.0 PSF**	**-36.6 PSF**
ZONE 3'	**+16.0 PSF**	**-51.4 PSF**
OVERHANGS:		
ZONE 2		**-38.8 PSF**
ZONE 2'		**-44.3 PSF**
ZONE 3		**-48.0 PSF**
ZONE 3'		**-62.8 PSF**

PRESSURES MAY BE REDUCED FOR EFFECTIVE WIND AREAS LARGER THAN 10 SQUARE FEET, BUT NOT BELOW 16 PSF.

SEISMIC:

SPECTRAL RESPONSE ACCELERATION PARAMETERS				
SHORT PERIOD	**SS**	**1.598G**	**SDS**	**1.278G**
ONE SECOND	**S1**	**0.553G**	**SD1**	**0.533G**
SOILS SITE CLASS	**C**			
SEISMIC IMPORTANCE FACTOR	**1.0**			
SEISMIC DESIGN CATEGORY	**D**			
BASIC SEISMIC-FORCE-RESISTING SYSTEM(S)				
LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE				
DESIGN BASE SHEAR(S)	**6.027 KIPS (ULTIMATE)**			
SEISMIC RESPONSE COEFFICIENT(S), CS	**0.197**			
RESPONSE MODIFICATION COEFFICIENT(S), R	**6.5**			
ANALYSIS PROCEDURE	**EQUIVALENT LATERAL FORCE**			

FOUNDATION DESIGN:
FOUNDATIONS ARE DESIGNED WITH A SOILS REPORT INVESTIGATION PREPARED BY CALWEST GEOTECHNICAL, DATED JANUARY 15, 2024

SLAB ON GRADE
DESIGN OF SLAB ON GRADE IS BASED ON MAXIMUM ALLOWABLE BEARING PRESSURE 2000 PSF BEARING ON THE NATURAL UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

STRUCTURAL GENERAL NOTES:

REINFORCED CONCRETE:

DESIGN IS BASED ON ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 332 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION." CONCRETE WORK SHALL CONFORM TO ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."

STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

	MAX F'C, PSI	W/C RATIO	SLUMP, MAXIMUM AGGREGATE	ENTRAINED INCHES	AIR, PERCENT (+/- 1.5%)	CEMENT TYPE	ADMIXTURES, COMMENTS
INTENDED USE	28 DAY			(+/- 1")			
SLAB ON GRADE	3,000	0.45	3/4" STONE	4	3	V	

DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT TIES OR BARS SHOWN TO BE FIELD-BENT, WHICH SHALL BE GRADE 60.
BARS TO BE WELDED SHALL CONFORM TO ASTM 706.
AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE MATCHING CORNER BARS FOR EACH LAYER OF REINFORCEMENT.

REINFORCED CONCRETE CONTINUED:

UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, LAP BARS 50 DIAMETERS (MINIMUM)
EXCEPT AS NOTED ON THE DRAWINGS, CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	3/4"
BEAMS AND COLUMNS:	
PRIMARY REINFORCEMENT	1-1/2"
STIRRUPS, TIES, SPIRALS	1-1/2"

STRUCTURAL WOOD & TIMBER:

DESIGN IS BASED ON ANSI/AF&PA NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION" AND ANSI/AF&PA SDPWS "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC"
2X FRAMING SHALL BE S4S SPF#2 OR BETTER UNLESS NOTED OTHERWISE.
ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE.
STUDS SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
TOP AND BOTTOM PLATES SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
FASTENERS FOR USE WITH TREATED WOOD SHALL COMPLY WITH CRC SECTION R317.3
WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE.
PRESERVATIVE TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA U1 AND AEPA M4.
CONVENTIONAL LIGHT FRAMING SHALL COMPLY WITH CRC SECTIONS R502, R602, AND R802.
MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN CBC TABLE 2304.10.1 "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS."
METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY.
NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MIGHT NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.
LEAD HOLES FOR LAG SCREWS SHALL BE 40%-70% OF THE SHANK DIAMETER AT THE THREADED SECTION AND EQUAL TO THE SHANK DIAMETER AT THE UNTHREADED SECTION PER NDS SECTION 11.1.3.
CONNECTOR BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME B18.2.1 AND ASTM SAE J429 GRADE 1.
NAILS AND SPIKES SHALL CONFORM TO ASTM F1667.
WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1

WOOD FRAMING NOTES:

ALL BEAMS SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF OPENINGS EQUAL TO ONE-HALF OR GREATER THE NUMBER OF STUDS INTERRUPTED BY OPENING UNLESS NOTED OTHERWISE.
ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS.
SOLE PLATE AT ALL PERIMETER WALLS AND AT DESIGNATED SHEAR WALLS SHALL BE NAILED WITH
(3) 10D BOX NAILS (COATED OR DEFORMED SHANK) AT 16".
ALL ROOF RAFTERS, JOISTS, BEAMS SHALL BE ANCHORED TO SUPPORTS WITH METAL FRAMING ANCHORS.

WOOD SHEATHING:

PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR AND ROOF SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING APA TRADEMARK AND PANEL SPAN RATING.
MINIMUM ROOF SHEATHING: 19/32" OSB OR CDX PLYWOOD, APA 32/16, NAILED.
MINIMUM WALL SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.
NAIL SHEATHING WITH MINIMUM 8D COMMON OR 10D BOX AT 6" AT PANEL EDGES, AND 12" AT INTERMEDIATE FRAMING EXCEPT AS NOTED. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. MINIMUM (3) 8D NAILS PER STUD TO PLATES. NAIL ALL PLATES USING EDGE NAIL SPACING INDICATED.
SHEATHE ALL EXTERIOR WALLS. SHEATHE INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.
SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS.

STRUCTURAL GENERAL NOTES:

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING:

MEMBERS NOTED AS LSL (LAMINATED STRAND LUMBER) ON PLAN SHALL BE PLANT-FABRICATED AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=1700 PSI Fv=400 PSI Fcpar=1400 PSI Fcperp-=680 PSI E=1300 KSI

MEMBERS NOTED AS LVL STUDS (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-1/2" WIDE x DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=2400 PSI Fv=285 PSI Fcpar=3000 PSI E=1700 KSI

MEMBERS NOTED AS LVL RAFTERS (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-3/4" WIDE x DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=2600 PSI Fv=285 PSI Fcpar=2460 PSI Fcperp=750 PSI E=1900 KSI

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED, AND/OR BRACED.
THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED AND NOT EVERY EXCEPTIONAL CONDITION IS ADDRESSED.
ALL PROPRIETARY CONNECTIONS AND ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL ORDINANCES.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSIONS DISCOVERED IN THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION. CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND ANY OTHER SUPPORTING ELEMENTS ARE IN PLACE.
THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.PLANS SHALL NOT BE USED FOR CONSTRUCTION AT ANY OTHER BUILDING SITE WITHOUT SPECIFIC REVIEW BY THE ENGINEER LICENSED IN THAT JURISDICTION.

SPECIAL INSPECTIONS:

PER THE CBC:
1705.3 – SPECIAL INSPECTION SHALL BE REQUIRED WHEN THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH PER THE APPROVED PLANS IS GREATER THAN 2500 PSI AND WHEN THE FOOTINGS OR TURNDOWNS SUPPORTING WALLS ARE NOT CONTINUOUS.
1705.4 – NO SPECIAL INSPECTION WILL BE REQUIRED BECAUSE WE DO NOT SHOW MASONRY CONSTRUCTION.
1705.5 – WE ARE USING UNBLOCKED ROOF DIAPHRAGMS PER THE SDPWS. THIS IS NOT CONSIDERED HIGH LOAD AND DOES NOT REQUIRE SPECIAL INSPECTION.
1705.12.1 – PERIODIC SPECIAL INSPECTIONS ARE NOT REQUIRED FOR SHEAR WALLS WITH 6 INCH ON CENTER PANEL EDGE NAILING. WHEN THE SHORT PERIOD ACCELERATION, S_{DS}, IS GREATER THAN 0.5 OR THE BUILDING HEIGHT IS GREATER THAN 35 FEET, PERIODIC INSPECTIONS ARE REQUIRED FOR SHEAR WALLS WITH 4 INCH ON CENTER PANEL EDGE NAILING OR LESS.

NAIL SIZES

PENNYWEIGHT	TYPE	DIAMETER	LENGTH	PENNYWEIGHT	TYPE	DIAMETER	LENGTH
8d	COMMON	0.131"	2 1/2"	12d	COMMON	0.148"	3 1/4"
8d	BOX	0.113"	2 1/2"	12d	BOX	0.128"	3 1/4"
8d	SINKER	0.113"	2 3/8"	12d	SINKER	0.135"	3 1/8"
8d	GUN	0.113"	2 3/8"	12d	GUN	0.131"	3 1/4"
10d	COMMON	0.148"	3"	16d	COMMON	0.162"	3 1/2"
10d	BOX	0.128"	3"	16d	BOX	0.135"	3 1/2"
10d	SINKER	0.120"	2 7/8"	16d	SINKER	0.148"	3 1/4"
10d	GUN	0.131"	3"				
ALL NAILS TO BE GUN NAILS, UNLESS NOTED OTHERWISE							

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REVISIONS

20'x42' ACCESSORY DWELLING UNIT — TYPE OF CONSTRUCTION
FAITH BAXTER — NAME
31201 BAILARD RD. MALIBU, CA 90265 — ADDRESS

PREPARER OF PLANS:

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1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. STARKS
C 65739
CIVIL
STATE OF CALIFORNIA

10/17/2025

24x36
SHEET SIZE

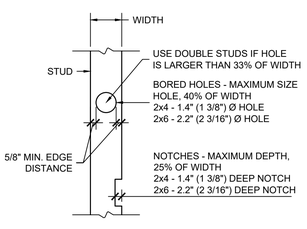
S-001
STRUCTURAL GENERAL NOTES

FASTENING SCHEDULE 2022 CALIFORNIA BUILDING CODE TABLE 2304.10.2

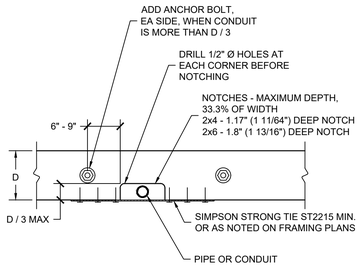
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILIING JOISTS, RAFTERS OR TRUSSESS TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS @ 6" O.C. 3-3" 14 GAGE STAPLES @ 6" O.C.	FACE NAIL
2. CEILING JOIST TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.3.1	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL[c]
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END
	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	24" O.C. FACE NAIL
	10d BOX (3" x 0.128") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
	16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162")	16" O.C. EACH EDGE, FACE NAIL
	16d BOX (3 1/2" x 0.135")	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
	10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162") 12-10d BOX (3" x 0.128") 12-3" x 0.131" NAILS 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
	16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
18. TOP PLATES,LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
20. 1" x 6" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128")	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	8d COMMON (2 1/2" x 0.131") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL
24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL
26. 2" PLANKS (PLANK AND BEAM-FLOOR & ROOF)	2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS (CONT.)	10d BOX (2 1/2" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20d COMMON (4" x 0.192") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
30. BRIDGING OR BLOCKING JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL

WOOD STRUCTURAL PANELS,SUBFLOOR,ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[c]		EDGES	INTERMEDIATE SUPPORTS
31. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6"	12"
	8d BOX OR DEFORMED (2 1/2" x 0.113") (ROOF)	6"	12"
	2 3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6"	12"
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4"	8"
	2 3/8" x 0.113" NAIL (ROOF)	4"	8"
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3"	6"
32. 19/32" - 3/4"	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6"	12"
	2 3/8" x 0.113" NAIL 2" 16 GAGE STAPLE, 7/16" CROWN	4"	8"
33. 7/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
OTHER EXTERIOR WALL SHEATHING			
34. 1/2" FIBERBOARD SHEATIHNG[c]	1 1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) 1 1/4" 16 GAGE STAPLE WITH 7/16" CROWN OR 1" CROWN	3"	6"
35. 25/32" FIBERBOARD SHEATIHNG[c]	1 3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) 1 1/2" 16 GAGE STAPLE WITH 7/16" CROWN OR 1" CROWN	3"	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6"	12"
37. 7/8" - 1"	8d COMMON (2 1/2" x 0.131") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
38. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
PANEL SIDING TO FRAMING			
39. 1/2" AND LESS	6d CORROSION-RESISTANT SIDING (1 1/4" x 0.106") 6d CORROSION-RESISTANT CASING (2" x 0.099")	6"	12"
40. 5/8"	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128") 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6"	12"
PANEL SIDING TO FRAMING			
41. 1/4"	4d CASING (1 1/2" x 0.080") 4d FINISH (1 1/2" x 0.072")	6"	12"
42. 3/8"	6d CASING (2" x 0.099") 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6"	12"

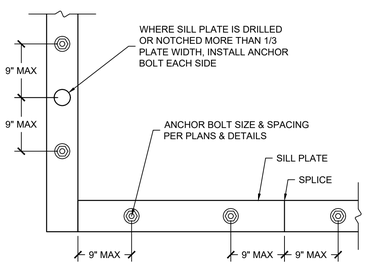
a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.
b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES. (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.



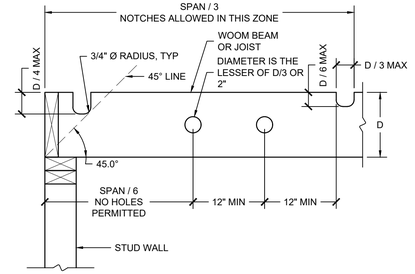
1 S-002 HOLES & NOTCHES IN STUDS
SCALE: NTS



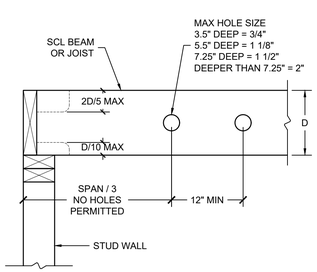
2 S-002 NOTCHES IN SILL PLATES
SCALE: NTS



3 S-002 HOLES & BOLTING IN SILL PLATE
SCALE: NTS



4 S-002 HOLES & NOTCHES IN JOISTS & BEAMS
SCALE: NTS



5 S-002 HOLES & NOTCHES IN SCL JOISTS & BEAMS
SCALE: NTS

NOTES:

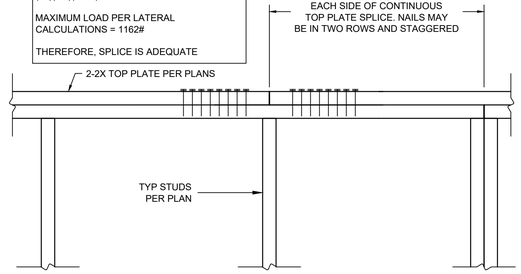
PER 2018 NDS 10D COMMON NAILS (.148"X3") INTO SPRUCE PINE FIR FRAMING (SG=0.42)

CAPACITY 10d COMMON = 100#

SPLICE CAPACITY FOR SEISMIC OR WIND (10)(1.6)(100#) = 1600#

MAXIMUM LOAD PER LATERAL CALCULATIONS = 1162#

THEREFORE, SPLICE IS ADEQUATE



6 S-002 TYP TOP PLATE SPLICE
SCALE: NTS

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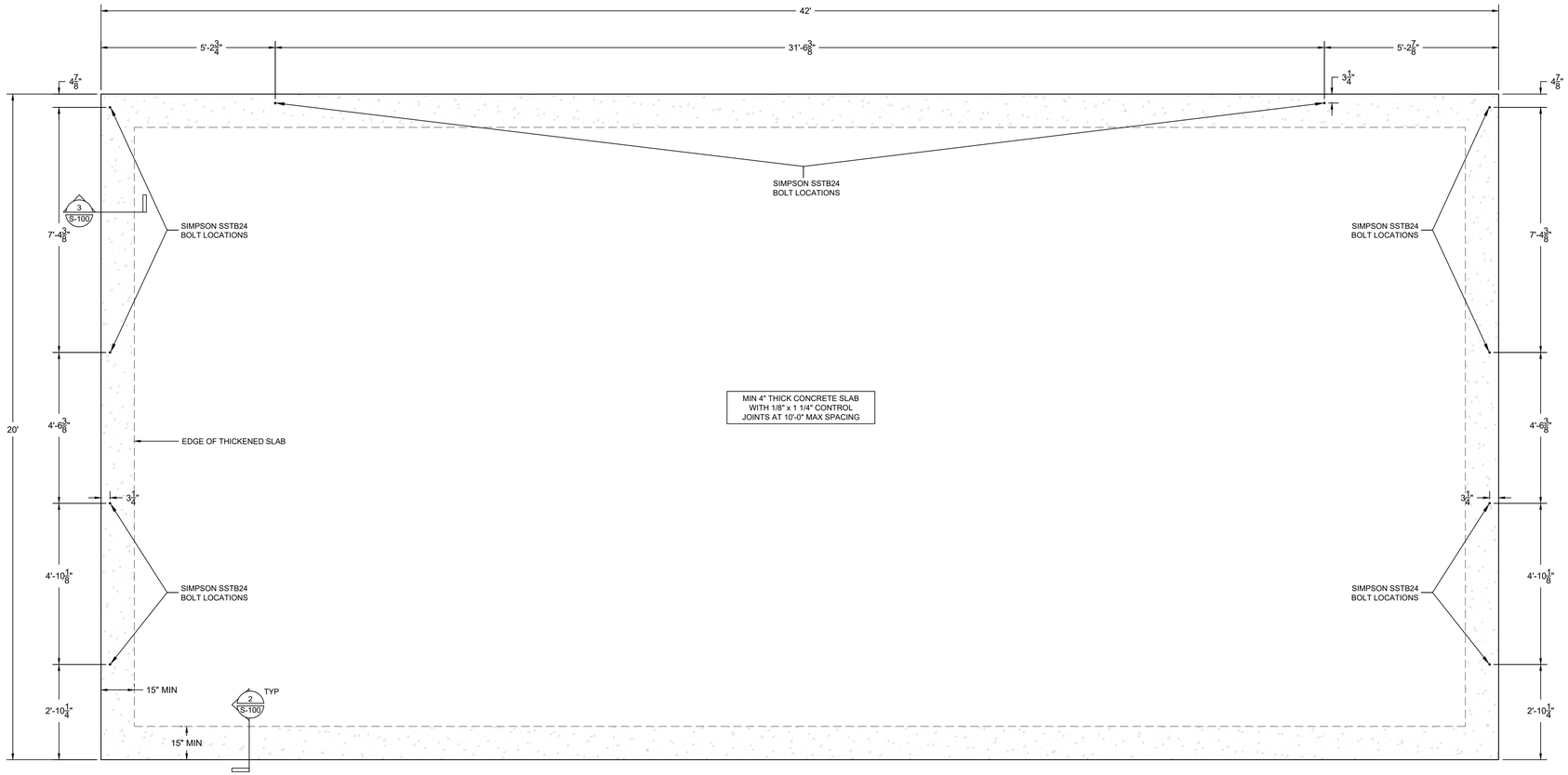
20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION
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MALIBU, CA 90265
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PREPARER OF PLANS:
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1.13.2025

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10/17/2025

24x36
SHEET SIZE

S-002
FASTENING SCHEDULE & DETAILS



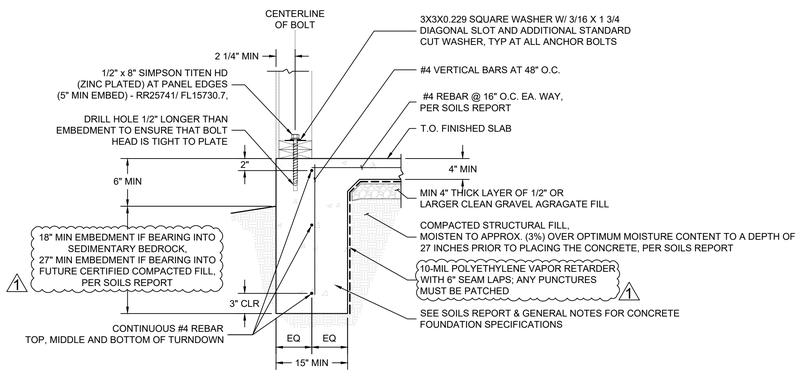
1 S-100 FOUNDATION PLAN
SCALE: 1/2" = 1'-0

PLAN NOTES:

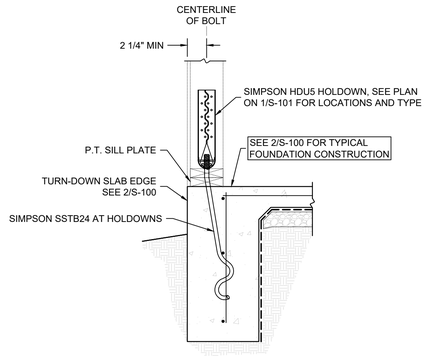
HOLD-DOWN CONNECTOR BOLTS THROUGH WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES. *(2305.5)*

ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (APPLIES ONLY TO HOLES DRILLED THROUGH WOOD MEMBERS.) *(11.1.2.2, 2012 NDS)*

ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY CALWEST GEOTECHNICAL ENGINEERS PRIOR TO PLACEMENT OF REINFORCING STEEL 1



2 S-100 TYP TURNDOWN SECTION
SCALE: 1" = 1'-0



3 S-100 SECTION AT HOLDOWN
SCALE: 1" = 1'-0

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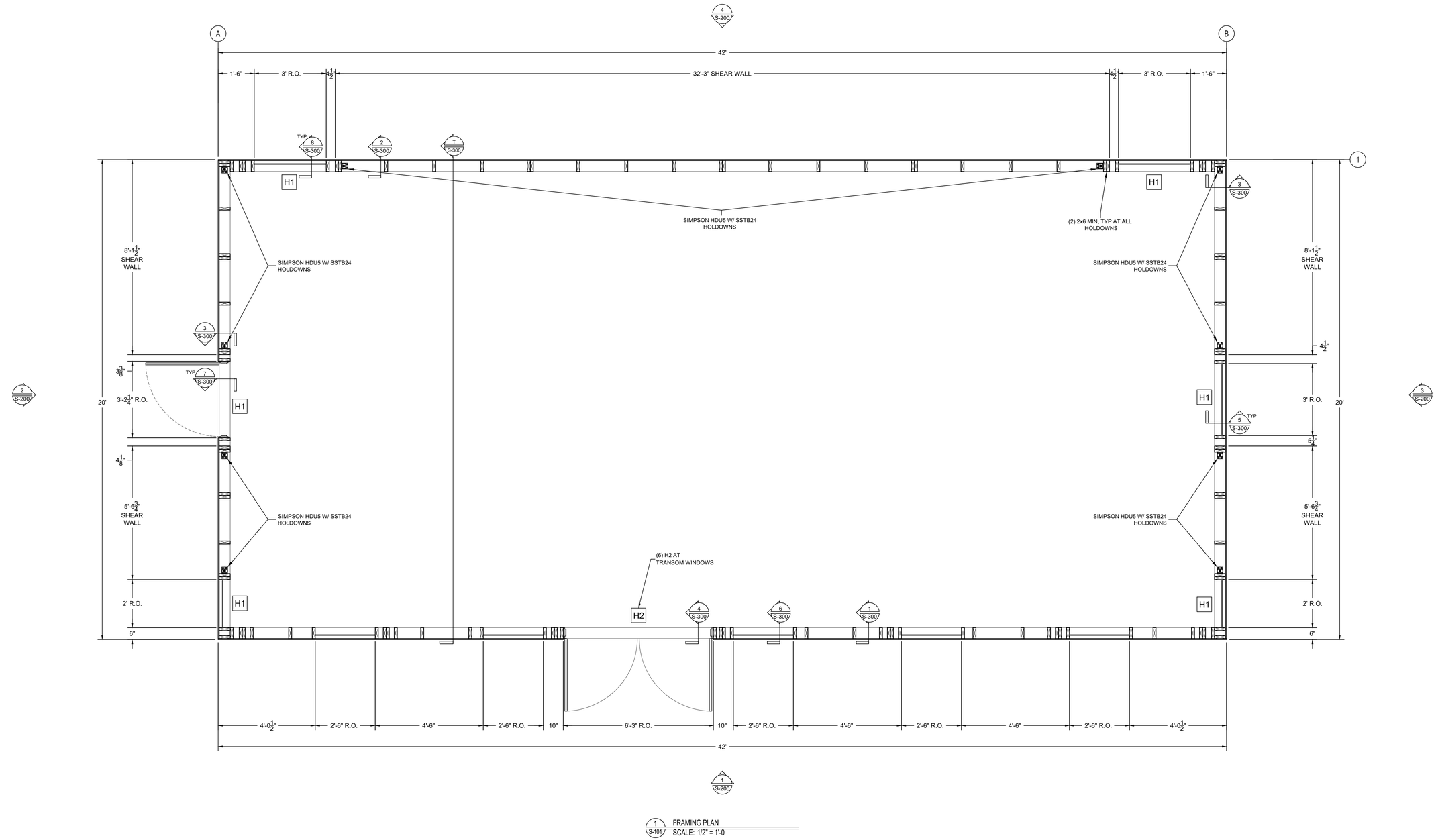
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10/17/2025

24x36
SHEET SIZE

S-100
FOUNDATION PLAN



1 S-101 FRAMING PLAN
SCALE: 1/2" = 1'-0

HEADER LEGEND	
H1 ROT 3.5x5.5 LVL	H2 (3) 1.5x5.5 LVL
SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION	

WALL SCHEDULE

MARK	STUDS	SHEATHING	NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	ANCHORS	WASHERS	SEISMIC CAPACITY	WIND CAPACITY
SHEAR WALLS	2x6 SPF#2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	6"	6"	1/2"x8" @ 32" O.C. WITH CONCRETE	SEE 2/S-100	220 PLF	308 PLF
OTHER WALLS	2x6 SPF#2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	6"	12"	1/2"x8" @ 48" O.C. WITH CONCRETE	SEE 2/S-100	-	-

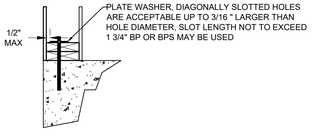
TYPICAL FOR ALL SHEAR WALL NAILING:
PER CBC / AWC SDPWS, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANEL NAILING NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NAIL GUNS USED FOR FASTENING ARE SET AT THE PROPER DEPTH AND/OR AIR PRESSURE TO ACHIEVE THE REQUIRED PENETRATION

OPEN FRONT STRUCTURE:

THE PROPOSED STRUCTURE IS AN OPEN FRONT STRUCTURE. THE FRONT WALL HAS NO SHEAR LOAD PER THAT DEFINITION AND AS ALLOWED BY SDPWS SECTION 4.2.5.2.1. SEE SHEET L2 OF THE STRUCTURAL CALCULATIONS FOR THE NECESSARY ASPECT RATIO CRITERIA AND A COMPLETE ROTATIONAL ANALYSIS ON SHEET L4.

GENERAL NOTES:
1. 3" SCREWS @ 12" O.C. INTO STUDS BETWEEN WALL PANEL JOINTS
2. 3" SCREWS INTO STUDS BETWEEN SHEAR WALL PANEL JOINTS, MATCH SHEAR WALL PANEL EDGE NAIL SPACING.
3. OSB (P.W.) (ZIP) SHEATHING MUST CONTINUE TO THE DOUBLE TOP PLATE
4. ONE TRIM STUD AND ONE KING STUD TYPICAL AT ALL HEADERS, UNO
5. SEE SHEET 1/S-101 FOR HOLDOWN TYPE AND LOCATION
6. NUMBER OF STUDS AT EACH END OF SHEAR WALLS IS CALLED OUT ON PLAN, UNO
7. NO PENETRATIONS GREATER THAN 12"x12" IN SHEAR WALLS, BLOCK AND NAIL ALL EDGES. CUT SHEATHING INTO "L" AND "T" SHAPES AROUND OPENINGS IN NON-SHEAR WALLS.
8. ALL EDGES IN SHEARS WALLS TO BE BLOCKED WITH 2x MEMBERS
9. ALL WALLS HAVE (2) 2x TOP PLATES AND (2) 2x BOTTOM PLATE EQUAL TO WIDTH OF STUD SIZE, TYP UNO
10. SEE DETAILS ON S-300 FOR ATTACHMENT OF DIAPHRAGMS TO SHEAR WALL PLATES, TYPICAL
11. NAIL WALL SHEATHING WITH MINIMUM 8D COMMON, 10D GUN, OR 10D BOX AS INDICATED IN THE WALL SCHEDULE
12. MINIMUM (3) 8D NAILS PER STUD
13. SHEATHE ALL EXTERIOR WALLS. SHEATHE INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS

0.229"x3"x3" SQ PLATE WASHER DETAIL WHERE CONCRETE ANCHORAGE IS REQUIRED



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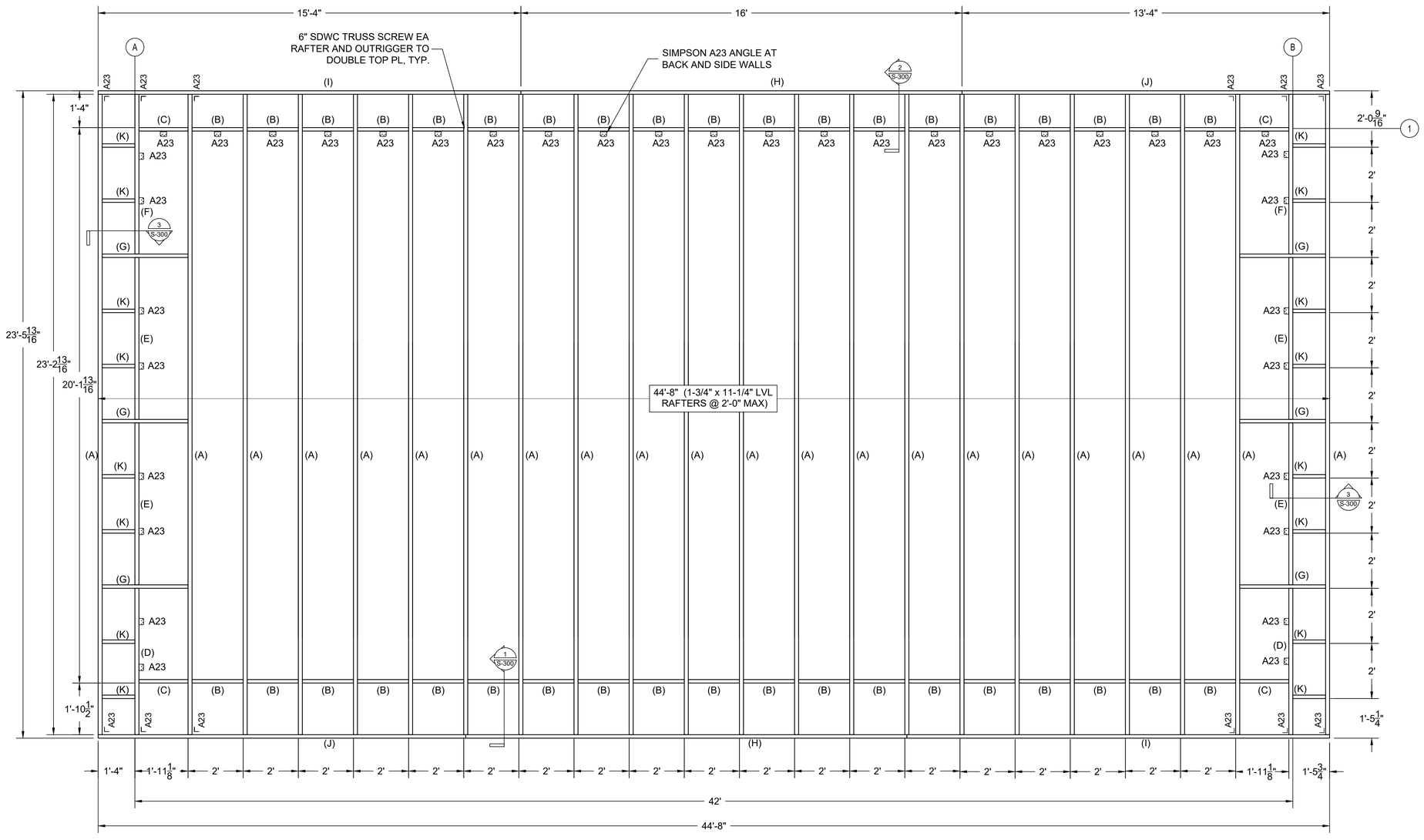
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10/17/2025

24x36
SHEET SIZE

S-101
FRAMING PLAN



1 S-102 ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0

OPEN FRONT STRUCTURE:

THE PROPOSED STRUCTURE IS AN OPEN FRONT STRUCTURE. THE FRONT WALL HAS NO SHEAR LOAD PER THAT DEFINITION AND AS ALLOWED BY SDPWS SECTION 4.2.5.2.1. SEE SHEET L2 OF THE STRUCTURAL CALCULATIONS FOR THE NECESSARY ASPECT RATIO CRITERIA AND A COMPLETE ROTATIONAL ANALYSIS ON SHEET L4.

ROOF DIAPHRAGM:

TABLE 4.2C (UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS)

19/32" SHEATHING AND SINGLE-FLOOR W/ 8d COMMON (0.131x2.5) OVER 2x FRAMING MEMEBERS OF SG = 0.5 (DOUG FIR OR LVL)

PLAN NOTES:

ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX NAILS. SEE GENERAL NOTES AND WALL SCHEDULE FOR ATTACHMENT. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

		ASD	
		SEISMIC	WIND
(STRONG)	CASE 1	240 PLF	335 PLF
(WEAK)	CASE 3	180 PLF	253 PLF

KEY:
- (A) - RAFTER - 1-3/4" x 11-1/4" LVL
- (B) - BLOCKING - NO. 2 2x12 DOUGLAS FIR
- (C) - BLOCKING - NO. 2 2x12 DOUGLAS FIR
- (D) - RAFTER BLOCKING - 1-3/4" x 11-1/4" LVL
- (E) - RAFTER BLOCKING - 1-3/4" x 11-1/4" LVL
- (F) - RAFTER BLOCKING - 1-3/4" x 11-1/4" LVL
- (G) - OUTRIGGER - NO. 2 2x12 DOUGLAS FIR
- (H) - SUB-FASCIA - NO. 2 2x12 DOUGLAS FIR
- (I) - SUB-FASCIA - NO. 2 2x12 DOUGLAS FIR
- (J) - SUB-FASCIA - NO. 2 2x12 DOUGLAS FIR
- (K) - SOFFIT NAILER - NO. 2 2x4 DOUGLAS FIR

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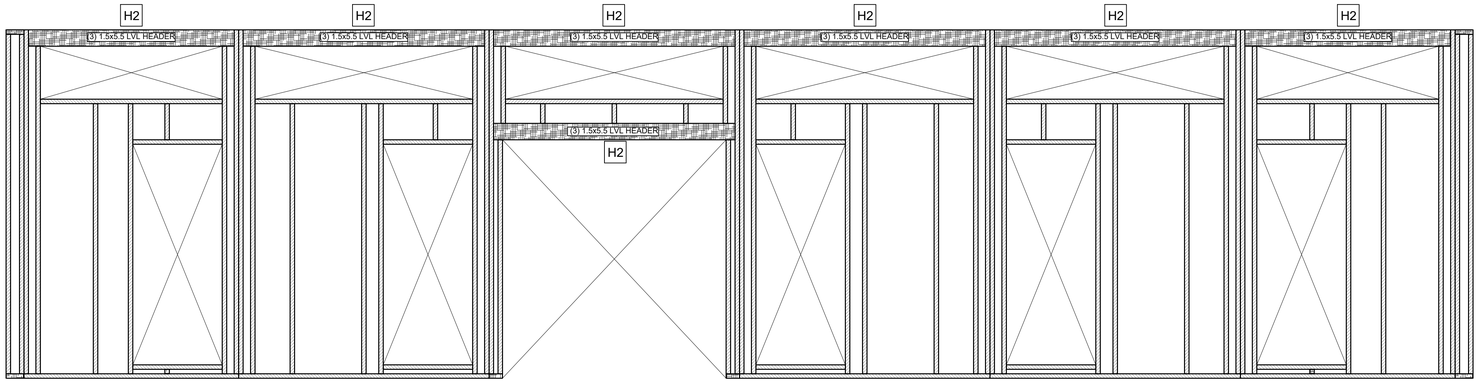
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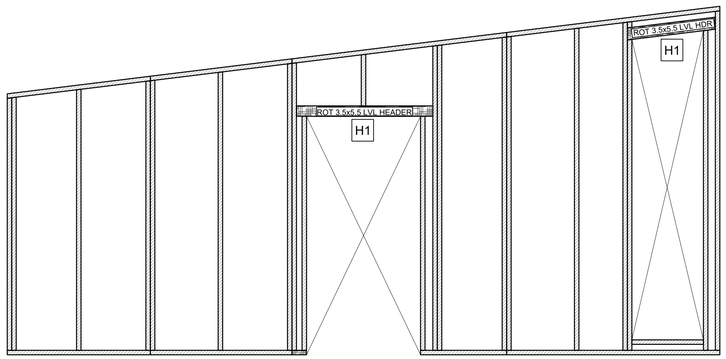
10/17/2025

24x36
SHEET SIZE

S-102
ROOF FRAMING PLAN

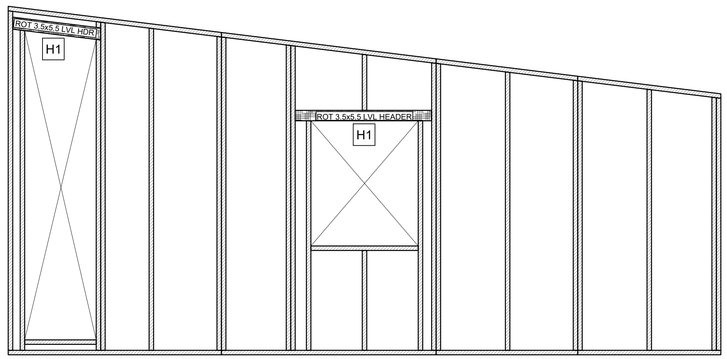


1 S-200 FRONT FRAMING ELEVATION
SCALE: 1/2" = 1'-0

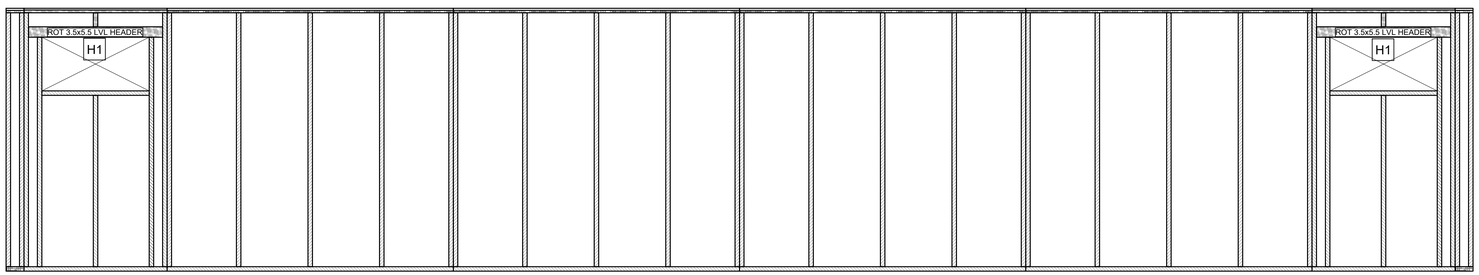


2 S-200 LEFT FRAMING ELEVATION
SCALE: 1/2" = 1'-0

H# HEADER - SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION



3 S-200 RIGHT FRAMING ELEVATION
SCALE: 1/2" = 1'-0



4 S-200 BACK FRAMING ELEVATION
SCALE: 1/2" = 1'-0

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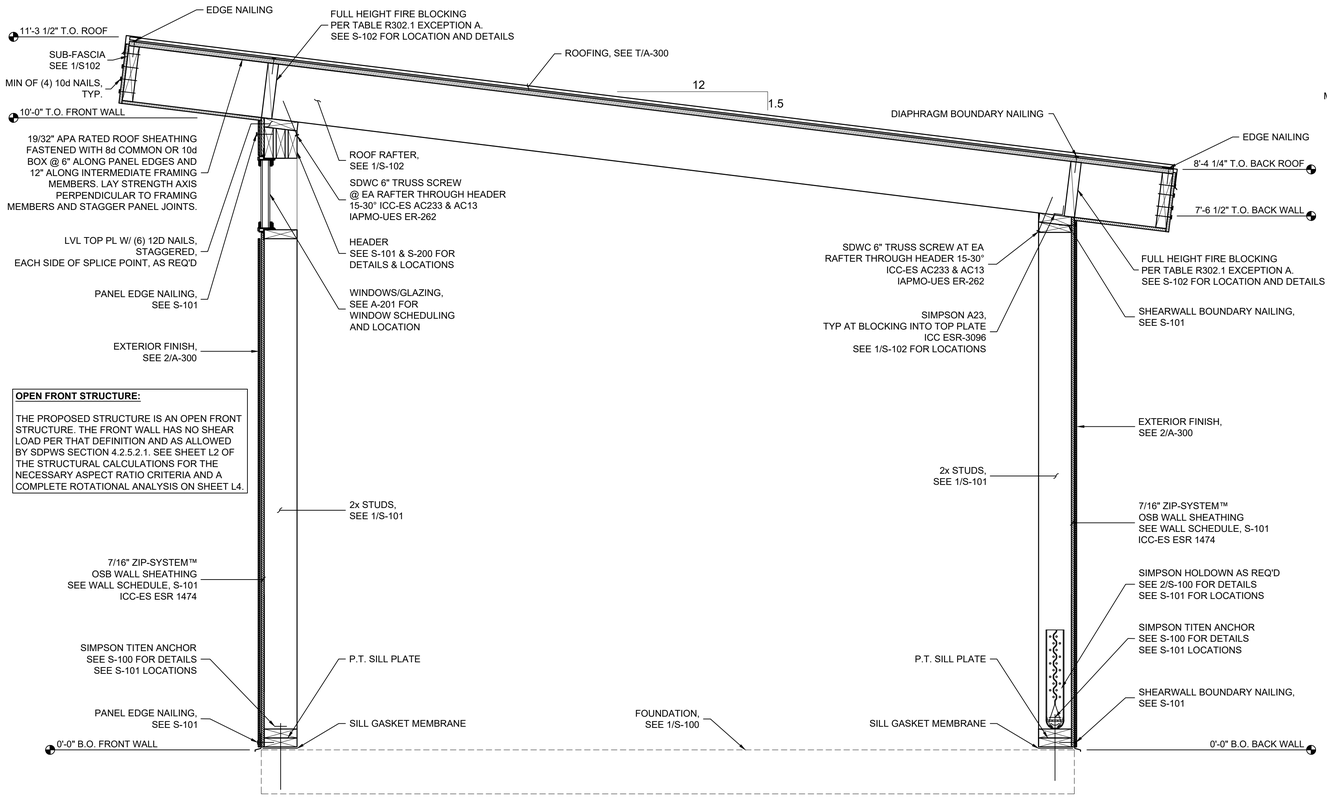
PREPARER OF PLANS:

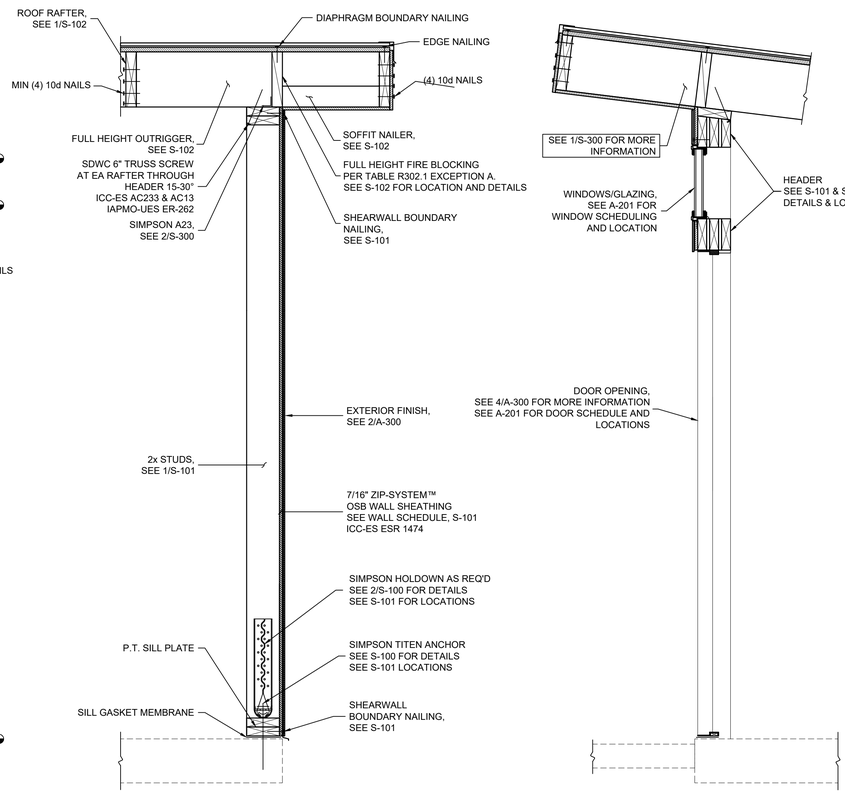
ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM
1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
C 65739
CIVIL
STATE OF CALIFORNIA
10/17/2025

24x36
SHEET SIZE

S-200
FRAMING ELEVATIONS





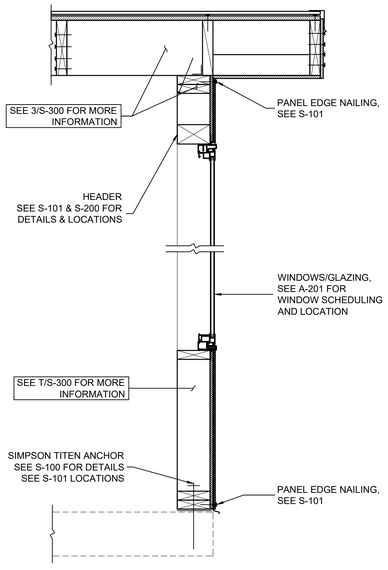
1 S-300 FRONT WALL SECTION
SCALE: 1" = 1'-0

T S-300 TRANSVERSE SECTION
SCALE: 1" = 1'-0

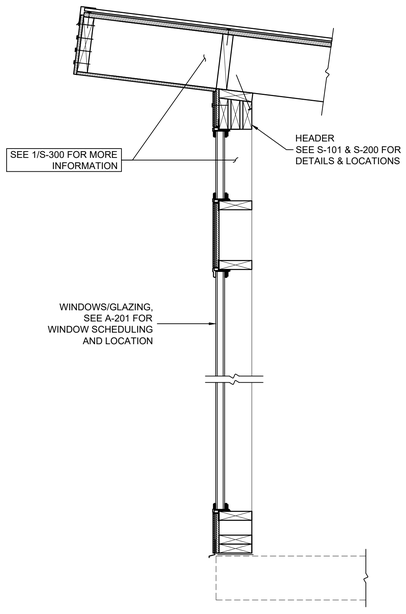
2 S-300 BACK WALL SECTION
SCALE: 1" = 1'-0

3 S-300 RAKE WALL SECTION
SCALE: 1" = 1'-0

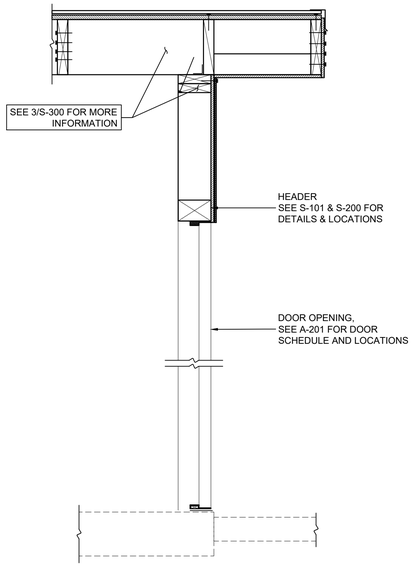
4 S-300 FRONT WALL SECTION AT DOOR
SCALE: 1" = 1'-0



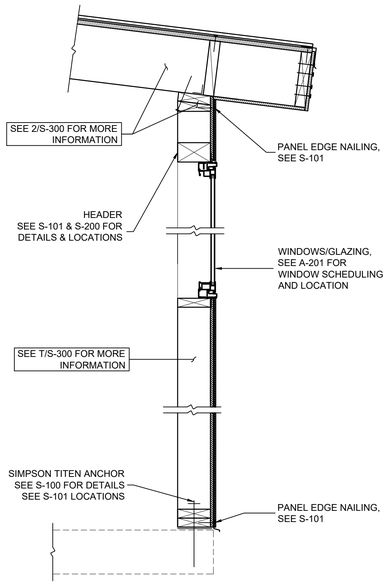
5 S-300 TYP RAKE WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0



6 S-300 FRONT WALL SECTION WITH FIXED WINDOW
SCALE: 1" = 1'-0



7 S-300 TYP WALL SECTION WITH DOOR
SCALE: 1" = 1'-0



8 S-300 TYP BACK WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0

STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE
1 11.18.2024

REVISIONS

20'x42' ACCESSORY DWELLING UNIT
TYPE OF CONSTRUCTION
FAITH BAXTER
NAME
31201 BAILARD RD. MALIBU, CA 90265
ADDRESS

PREPARER OF PLANS:

ANNIE CLIFTON
(217)898-9420
ACLIFTON@STUDIOSHED.COM

1.13.2025

REGISTERED PROFESSIONAL ENGINEER
DAVID M. SPARKS
C 65739
CIVIL
STATE OF CALIFORNIA
10/17/2025

24x36
SHEET SIZE

S-300
BUILDING SECTIONS

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 08/21/2024

PROJECT NUMBER:	CDP 24-037
JOB ADDRESS:	31201 BAILARD RD
APPLICANT / CONTACT:	Dina Tabolsky
APPLICANT ADDRESS:	8531 Oakdale Avenue Winnetka, CA 91306
APPLICANT PHONE #:	(818) 424-6861
APPLICANT FAX #:	
APPLICANT EMAIL:	dinatabolsky@gmail.com
PLANNER:	Larbi Azzaz
PROJECT DESCRIPTION:	New Detached ADU with deck and upgraded septic tank for the property

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.**

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

Courtney McCammon — 8/29/24

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)	Dina Tabolsky dinatabolsky@gmail.com	
Project Address:	**31201 BAILARD RD** Malibu, CA 90265	
Planning Case No.:	CDP 24-037	
Project Description:	New Detached ADU with deck and upgraded septic tank for the property	
Date of Review:	August 29, 2024	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	7/22/24
Site Survey:	7/22/24
Landscape Plan:	8/21/24
Hydrozone Plan:	8/21/24
Irrigation Plan:	8/21/24
Fuel Modification Plan:	7/22/24
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	7/31/24 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 100,185 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 68,324 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. The nearest ESHA mapped on the City of Malibu GIS is approximately 325-feet away, which is sufficient distance with the proposed development and associate fuel modification.

RECOMMENDATIONS:

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

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

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

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Section 17.53.030. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

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

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

   E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential

violations of this condition will result in a requirement to permanently remove the vegetation from the site.

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

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

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

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

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

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

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 02/06/2026

PROJECT NUMBER: ACDP 24-037

JOB ADDRESS: 31201 BAILARD RD

APPLICANT / CONTACT: Dina Tabolsky

APPLICANT EMAIL: dinatabolsky@gmail.com

PROJECT DESCRIPTION: New Detached ADU with deck and upgraded septic tank for the property

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Thomas 2/19/2026

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Dina Tabolsky dinatabolsky@gmail.com		
Project Address:	**31201 Bailard Road** Malibu, California 90265		
Planning Case No.:	CDP 24-037		
Project Description:	New ADU with deck and NOWTS		
Date of Review:	February 19, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Studio Shed: Plans (undated), **1-10-2025**
Grading Plans:	L.C. Engineering: Plans dated 6-5-2024, **2-3-2026**
OWTS Plan:	EPD: Plan dated 9-23-2023, 3-27-2024, **12-31-2025**. GeoWorks: Plans (Undated).
OWTS Report:	EPD: OWTS Design Report dated 3-27-2024, **12-31-2025**; Percolation Test report dated 12-1-2023. Donald B. Kowalewsky: Percolation Test report dated 3-10-2020.
Geology Report:	CalWest Geotechnical: Geotechnical Engineering Report dated 1-15-2024. Land Phases Inc.: Engineering Geologic Study dated 12-21-2023.
Miscellaneous:	Fixture Unit Worksheet (Unsigned; dated 7-11-2024)
Previous Reviews:	8-6-2024, 9-18-2024, 10-22-2025

REVIEW FINDINGS

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

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

Recycled Paper

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

Conditions of Planning Conformance Review for Building Plan Check and OWTS Plan Check Approval:

1) ***Itemized Response to Conditions****: Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated (re)submittal package. Note that additional review conditions may be warranted based on the project team's response to conditions below.*

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

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

4) **Architectural Plans:**

   - The final architectural plans must show 1 bedroom and 13 drainage fixture units (DFU) in the proposed A.D.U., or as otherwise indicated by the OWTS Designer in the final design report.

   - Show and label all drainage fixtures on the final floor plans including clothes washers, kitchen sinks, and dishwashers.

5) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets (i.e., toilets) to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

   - The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved and incorporate the low flow specification sheet into the final OWTS design report and architectural plan set.

6) **Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD).

   - Please incorporate the fixture unit worksheet into the final architectural plan set and final OWTS design report.

- The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

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

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

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

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

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

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

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

reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

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

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

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

11) **Notice of Decision:** The final OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

12) **Architect/Engineer Certification for Reduction in Setbacks to Buildings or Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

- Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

- Buildings – All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in MMC Section 15.42) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the OWTS; in this case the Engineer must include in the letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

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

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

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

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

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

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

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

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

21) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WWD29

22) **Environmental Health Approval:** City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

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

24) **Environmental Health Building Plan Check, OWTS Plan Check Review and Reduction in Setback Fee:** A final fee in accordance with the adopted fee schedule at the time of building plan check and OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications and reduction in setbacks.

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

-o0o-

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

cc: Environmental Health file
Planning Department

31201 BAILARD ROAD (CDP 24-037)
MALIBU, CA 90265

S.F.D.:	4 Bedroom/40 Fixture Units (E)
A.D.U.:	1 Bedroom/13 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	4 - 6' x 32' BI w/8' Cap (N) (projected: B-1,B-2,B-3,B-4, 2023)
FUTURE:	2 - 6' x 35' BI w/5' Cap (F) (projected: B-1,B-2, 2019)
PERC RATE:	1,732 gpd/2.9 gpsf (proj: B-1, 2023)
	2,910 gpd/4.8 gpsf (proj: B-2, 2023)
	2,276 gpd/3.8 gpsf (proj: B-3, 2023)
	929 gpd/1.5 gpsf (proj: B-4, 2023)
	6,564 gpd/11.7 gpsf (proj: B-1, 2019)
	1,121 gpd/2.0 gpsf (proj: B-2, 2019)
DESIGNER:	Kevin Poffenbarger, C69089
REFERENCE:	EPD: OWTS Design Report dated 3-27-2024, 12-31-2025; Percolation Test report dated 12-1-2023
	Donald B. Kowalewsky: Percolation Test report dated 3-10-2020
	CalWest Geotechnical: Geotechnical Engineering Report dated 1-15-2024
	Land Phases Inc.: Engineering Geologic Study dated 12-21-2023

NOTES:

1. This conformance review is for a new A.D.U. and for a new advanced onsite wastewater treatment system (OWTS) to serve the existing single-family residence and new A.D.U. The advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 2/19/2026

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

KEY:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (E) STRUCTURE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- (E) BORING (B-X(2019)) APPROX. LOCATION PER DONALD B. KOWALESKY GEOLOGIC MAP, DATED MARCH 2020
- (P) BORING (B-X) APPROX. LOCATION PER LAND PHASES, INC. GEOLOGIC MAP, DATED DECEMBER 2023

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

NOTES:

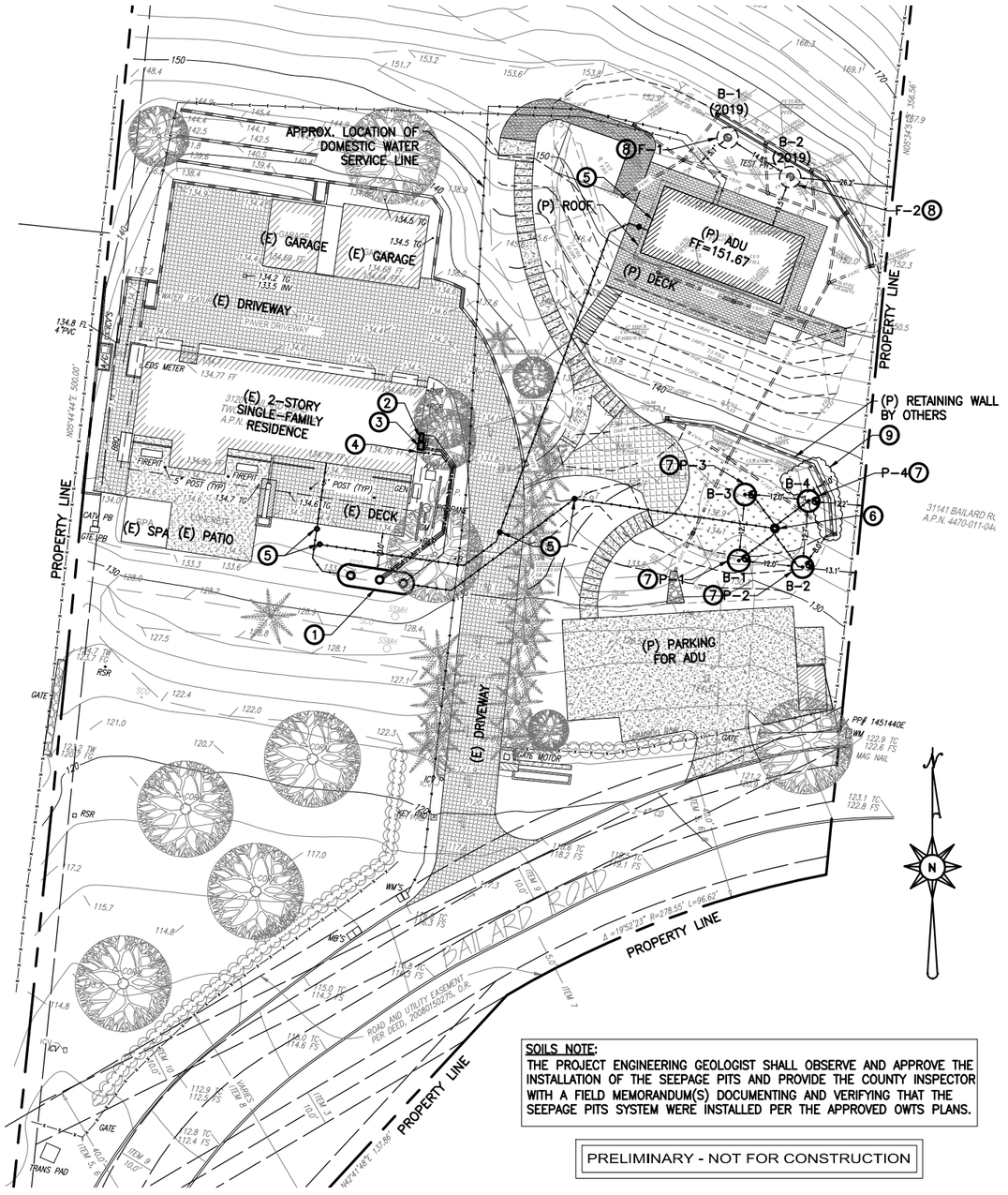
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

CITY OF MALIBU MUNICIPAL CODE – MMC TABLE 15.42.030(E)
REQUIRED REDUCTION IN SETBACK CERTIFICATIONS

KEYNOTE	OWS COMPONENT	SITE ELEMENT	CODE SETBACK REQUIREMENT	ACTUAL SETBACK
9	(P) SEEPAGE PIT (B-4)	(P) RETAINING WALL	8.0 FEET	1.0 FEET

NOTE:
THE (P) REDUCTION IN SETBACKS LISTED IN THE ABOVE TABLE ARE BEING PROVIDED FOR ALL DESIGN CONSULTANTS ON THE PROJECT TEAM FOR COORDINATION AND PREPARATION OF THE REDUCTION IN SETBACK CERTIFICATION LETTERS AND PLANS REQUIRED BY THE CITY OF MALIBU. THE REQUIRED REDUCTION IN SETBACK CERTIFICATIONS SHALL BE PREPARED BY THE PROJECT ARCHITECT, STRUCTURAL ENGINEER AND SOILS ENGINEER AS REQUIRED. REDUCTION IN SETBACK CERTIFICATIONS FROM ALL CONSULTANTS DETAILING ALL MITIGATION MEASURES HAVE NOT BEEN COMPLETED AND AWAIT THE CONCLUSIONS OF THESE PLANS AND SHALL BE SUBMITTED IN CONJUNCTION WITH THESE PLANS.

2 REDUCTION IN SETBACK CERTIFICATIONS
Scale: N.T.S.



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

PRELIMINARY - NOT FOR CONSTRUCTION

1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
Scale: 1"=40'

40' 0' 40' 80'
GRAPHIC SCALE: 1"=40'

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

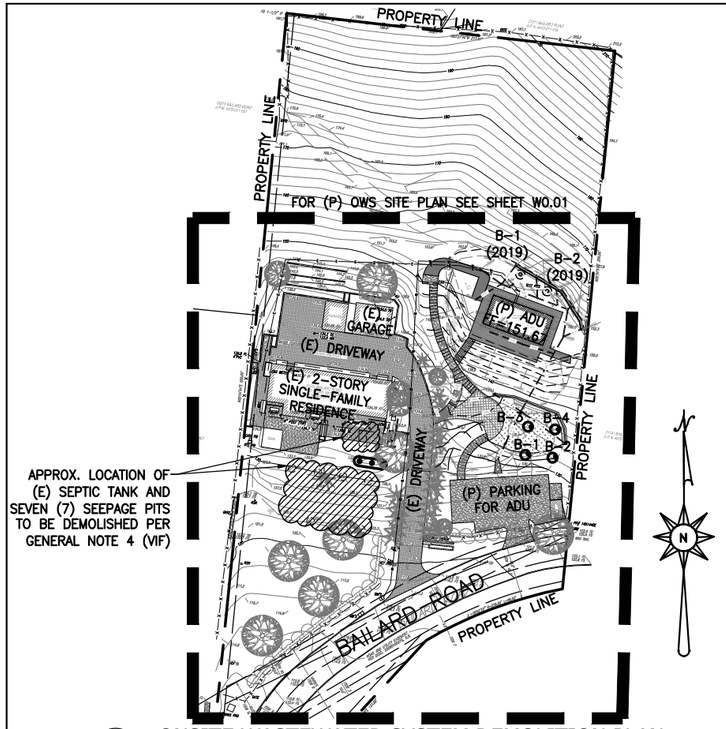
REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	NEW CIVIL PLANS	7/28/25	MD
2	PC COMMENTS	12/31/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 31201 BAILARD ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
3/27/24	AS_SHOWN	MD

PROJECT NO. J928
DRAWING NO. W0.01
SHEET 2 OF 2 SHEETS



APPROX. LOCATION OF (E) SEPTIC TANK AND SEVEN (7) SEEPAGE PITS TO BE DEMOLISHED PER GENERAL NOTE 4 (VIF)

1 ONSITE WASTEWATER SYSTEM DEMOLITION PLAN

Scale: 1"=100'

100' 0' 100' 200'

GRAPHIC SCALE: 1"=100'

LEGEND:

- PROPERTY LINE
- EASEMENT
- (P) RESIDENCE
- (E) RESIDENCE
- (E) BORING (B-X(2019)) APPROX. LOCATION PER DONALD B. KOWALESKY GEOLOGIC MAP, DATED MARCH 2020
- (P) BORING (B-X) APPROX. LOCATION PER LAND PHASES, INC. GEOLOGIC MAP, DATED DECEMBER 2023
- (P) OWS DEMOLITION

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

ABBREVIATIONS:

ADU	ACCESSORY DWELLING	OWS	ONSITE WASTEWATER SYSTEM
BGS	BELOW GRADE SURFACE	(P)	PROPOSED
BOT	BOTTOM	R&R	REMOVAL AND REPLACEMENT
DEMO	DEMOLITION	SDI	SUBSURFACE DRIP IRRIGATION
(E)	EXISTING	SF	SQUARE FEET
EG	EXISTING GRADE	SFR	SINGLE-FAMILY RESIDENCE
FF	FINISHED FLOOR	TOP	TOP OF TANK
FS	FINISHED SURFACE	TOR	TOP OF ROCK
INV	INVERT	TOT	TOP OF TANK
LACWD	LOS ANGELES COUNTY WATERWORKS DISTRICT	VIF	VERIFY IN FIELD
MPC	MALIBU PLUMBING CODE		

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.
2. TOPOGRAPHY PROVIDED BY PEAK SURVEYS, DATED DECEMBER 2020. ARCHITECTURAL PLANS PROVIDED BY STUDIOSHED, DATED JANUARY 10, 2025. GRADING AND DRAINAGE PLANS PROVIDED BY GEOWORKS INC., DATED JUNE 3, 2025.
3. ALL BORINGS AND TEST PITS ARE APPROXIMATE PER REPORT BY LAND PHASES, INC., DATED DECEMBER 21, 2023.
4. ALL (E) OWS COMPONENTS SHALL BE ABANDONED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MMC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. (E) OWS COMPONENTS SHOWN ARE APPROXIMATE PER THE TOPOGRAPHY AND CITY OF MALIBU OPERATING PERMIT, DATED SEPTEMBER 14, 2020 TO SEPTEMBER 10, 2025. REMOVAL OF ALL SEPTIC COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF APPROVED FINAL FULL SIZE PROJECT PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL APPROVED FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

(E) SFR BEDROOMS: 4
(E) DFU: 40
1 BEDROOM @ 300 GPD/BED = 300 GPD
3 BEDROOMS @ 150 GPD/BED = 450 GPD

(P) ADU BEDROOM: 1
(P) DFU: 13
1 BEDROOM @ 300 GPD/BED = 300 GPD

TOTAL BEDROOMS: 5
TOTAL DFU: 53

PEAK DESIGN DAILY FLOWRATE: 1,050 GPD
AVERAGE DESIGN DAILY FLOWRATE: 550 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634 GALLONS

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

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 2,250-GALLONS
(BASED UPON BEDROOM COUNT ONLY)

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

EFFLUENT DISPERSAL:
PERC RATE PRESENT:

B-1 = (1,732 GPD/6'ø PIT)
B-2 = (2,910 GPD/6'ø PIT)
B-3 = (2,276 GPD/6'ø PIT)
B-4 = (929 GPD/6'ø PIT)
TOTAL = 7,847 GPD/4-6'ø PITS

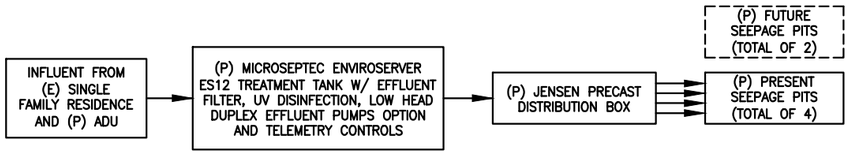
PERC RATE FUTURE:

B-1 (2019) = (6,564 GPD/6'ø PIT)
B-2 (2019) = (1,121 GPD/6'ø PIT)
TOTAL = 7,685 GPD/2-6'ø PITS

PRESENT SEEPAGE PITS: 4 TOTAL
(4 TOTAL 6'ø X 32' BI PITS W/ 8' CAP DEPTHS FROM EG @ B-1, B-2, B-3 & B-4)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'ø X 35' BI PITS W/ 5' CAP DEPTHS FROM EG @ B-1 (2019) & B-2 (2019))

PEAK DESIGN DISPERSAL LOADING RATE: 0.44 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.23 GPD/SF



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

4 OWS CALCULATIONS

Scale: N.T.S.

① (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT SYSTEM HOUSED IN A 3,634-GALLON FRP TANK PROVIDED BY THE MFR W/ DUPLEX EFFLUENT PUMPS OPTION, EFFLUENT FILTER, THREE (3) 24"ø FRP LIDS/RISERS TO GRADE, UV DISINFECTION, & TELEMETRY CONTROLS. SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.

② (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.

③ (P) MICROSEPTEC HIBLOW HP-120LL AIR COMPRESSORS (TYP. OF 2) IN ABOVE GROUND ENCLOSURES PER MFR.

④ (P) ENVIROSERVER ES12 AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.

⑤ (P) GRAVITY CLEANOUT TO GRADE (COTG).

⑥ (P) JENSEN PRECAST MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.

⑦ (P) PRESENT 4 X 6'ø X 32' BI SEEPAGE PITS W/ 8' CAP DEPTHS FROM EG @ BORING B-1 THRU B-4. CONSTRUCT WITH 8"ø ACCESS PORTS IN ENCLOSURES TO GRADE.

⑧ (P) FUTURE 2 X 6'ø X 35' BI SEEPAGE PITS W/ 5' CAP DEPTHS FROM EG @ BORING B-1 (2019) AND B-2 (2019).

⑨ REDUCTION IN SETBACK FOR ALL PORTIONS OF THE (P) RETAINING WALL SITUATED LESS THAN 8-FT FROM THE (P) SEEPAGE PIT PER MMC TABLE 15.42.030(E). THE RiS WILL BE STRUCTURALLY ADDRESSED AS WELL AS WITH WATERPROOFING AS NECESSARY WITHIN 8-FT MINIMUM OF THE (P) SEEPAGE PIT AS REQUIRED PER THE ARCHITECT, STRUCTURAL ENGINEER AND SOILS ENGINEER RECOMMENDATIONS. THE RiS SHALL BE ADDRESSED WITH A PILE AND GRADE BEAM FOUNDATION AND WATERPROOFING IN THE RETAINING WALL W/I 8-FT MINIMUM OF THE (P) SEEPAGE PIT PER THE ARCHITECT, STRUCTURAL ENGINEER, AND SOILS ENGINEER RECOMMENDATIONS. NO SUBDRAINS SHALL BE LOCATED WITHIN 15-FT IF BELOW THE INVERT OF ANY (P) SEEPAGE PIT CAP DEPTH. REFER TO DETAIL 2 ON SHEET W0.01.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-1	40.00	131.00	133.00	8.00	10.00	123.00	128.00	32.00	91.00	81.00	10.00
	P-2	B-2	40.00	132.00	132.00	8.00	8.00	124.00	128.00	32.00	92.00	81.00	11.00
	P-3	B-3	40.00	134.00	134.50	8.00	8.50	126.00	131.00	32.00	94.00	81.00	13.00
	P-4	B-4	40.00	136.00	134.50	8.00	6.50	128.00	132.00	32.00	96.00	81.00	15.00
FUTURE SEEPAGE PITS	F-1	B-1 (2019)	40.00	150.00	150.50	5.00	5.50	145.00	150.45	35.00	110.00	100.00	10.00
	F-2	B-2 (2019)	40.00	150.00	150.50	5.00	5.50	145.00	150.45	35.00	110.00	100.00	10.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

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

REGISTERED PROFESSIONAL ENGINEER
KELLY L. POFFENBARGER
No. 89089
CIVIL
STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
1	NEW CIVIL PLANS	7/28/25	MD
2	PC COMMENTS	12/31/25	MD

ADDRESS:
31201 BAILARD ROAD
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
PRIVATE RESIDENCE

DATE	SCALE	DRAWN BY
3/27/24	AS_SHOWN	MD

PROJECT NO.
J928

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: November 3, 2025 **Review Log #:** **5218**
Site Address: 31201 Bailard Road
Lot/Tract/PM #: n/a **Planning #:** **ACDP 24-037 P4**

Applicant/Contact: Dina Tabolsky, dinatabolsky@gmail.com **BPC/GPC #:**
Contact Phone #: 818-424-6861 **Fax #:** **Planner:** **Larbi Azzaz**

Project Type: New detached ADU with deck, new septic tank

Submittal Information

Consultant(s) / Report Date(s):
*(Current submittal(s) in **Bold**.)*

Land Phases, Inc. (Holt, CEG 2282, CHG 816): **1-22-2025**, 9-17-2024, 12-21-2023
Calwest Geotechnical (Haro, GE 2990; Liston, RCE 93123): **1-31-2025,** 10-3-2024, 1-15-2024
EPD Consultants, Inc. (Poffenbarger, RCE 69089): 3-27-2024, 12-1-2023
Donald B. Kowalewsky (CEG 1025): 3-10-2020

4th Planning Submittal for Geology
Architectural Plans prepared by Studio Shed dated January 10, 2025.
Civil Plans prepared by GeoWorks Engineering and Surveying, Inc. dated June 3, 2025.
Retaining wall Plans prepared by LC Engineering Group, Inc. dated March 12, 2025.
Structural plans prepared by Studio Shed e-stamped on October 17, 2025.
Landscape plans prepared by Olwyn Kingery Landscape Design dated August 9, 2025.
OWTS plans prepared by EPD Consultants dated March 27, 2024.
Onsite Wastewater Schematic Design Plan prepared by EPD Consultants, Inc. dated September 28, 2023.

Previous Reviews: 11-20-2024, 10-11-2024, 8-6-2024; Ref: Environmental Health Review Sheets dated 10-22-2025, 9-18-2024 and 8-6-2024.

Review Findings

Coastal Development Permit Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

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

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

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

Remarks

The referenced addendum engineering geologic and geotechnical engineering reports and plans were reviewed by the City's consultants from a geotechnical perspective. The project includes the construction of a new, detached 840 square foot ADU, 1,168 square foot ADU patio, a slough wall, retaining walls, and 2,040 square feet of paths, pavers, and stairways. Grading includes 1,849 yards of R & R; 44 yards of cut and 3 yards of fill under structure; 84 yards of cut; and 125 yards of fill non-exempt.

A new OWTS will be installed on the property that consists of a MicroSepTec Enviroserver ES12 tertiary treatment tank housed in a 3,634-gallon FRP tank with UV disinfection and four present 6' diameter x 32' BI seepage pits with 8' caps (B-1, B-2, B-3, and B-4) and two future 6' diameter x 35' BI seepage pits with 5' caps (B-1 and B-2, 2019). The existing seepage pits and septic tank will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Please include a structural detail for the slough wall shown on Section B on Sheet 2 of 2 in the civil plans on the structural/civil plans.
2. Please correct Compaction Testing Requirement note # 4 on Sheet 1 of 2 in the civil plans to state that one sand cone test is required for every four nuclear gauge tests in accordance with Section 7.9 of the City's current geotechnical guidelines (2013).
3. The Project Engineering Geologist's recommendations to mitigate exploratory excavations across the property need to be included as notes on the grading plans, as appropriate.
4. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer or the Project Engineering Geologist prior to placement of reinforcing steel.*"
5. The following notes must be added to the civil plans:
    - *At the completion of grading, samples of the onsite soils should be collected and tested for corrosion*

potential. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finish grade materials.

- *An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and Foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range.*

6. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
7. Please provide e-copies of all reduction in setback letters from the Project Civil Engineer, Architect, Geotechnical Consultants, and OWTS specialist for review, as appropriate.
8. Please include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the proposed seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
9. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet**.**
10. One set of electronic civil, retaining wall, and ADU plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Geotechnical Engineering Review by: _____ 11-3-2025
Sheryl N. Shatz, G.E. #2288, Exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: sshatz@malibucity.org

Engineering Geology Review by: _____ *11-3-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-2026 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

None.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 02/06/2026

PROJECT NUMBER: ACDP 24-037

JOB ADDRESS: 31201 BAILARD RD

APPLICANT / CONTACT: Dina Tabolsky

APPLICANT EMAIL: dinatabolsky@gmail.com

PROJECT DESCRIPTION: New Detached ADU with deck and upgraded septic tank for the property

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

3/3/2026
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: March 3, 2026

Re: Proposed Conditions of Approval for 31201 Bailard Rd, ACDP 24-037

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
    - Public Works Department General Notes
    - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).

- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

3. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

4. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to

existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

5. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

6. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
   - Site Design Best Management Practices (BMP's)
   - Source Control BMP's
   - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
   - Drainage Improvements
   - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.

- A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
- The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

7. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

COMMERCIAL DEVELOPMENT

8. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

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

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

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

TO:

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

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

☐ Los Angeles County
Fire Department

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

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

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

RE: **31201 Bailard Road** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4470-011-035

Los Angeles County Waterworks District No. 29

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

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection.
☒	The property has an existing 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for a new 840 sq. ft. ADU only. FEPC 2024-0985

By: William F. Johnson (Signature) | **William Johnson** (Print Name) | **Senior Civil Engineer** | **(310) 317-0209** (Phone Number) | 7/25/2025 (Date)

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

Rev. 06/09

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life, the Environment, and Property"

COUNTY OF LOS ANGELES FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
forestryfuelmodification@fire.lacounty.gov
www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

BOARD OF SUPERVISORS
JANICE HAHN, CHAIR
FOURTH DISTRICT

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

Friday, April 4, 2025

Dear Applicant:

FUEL MODIFICATION PLAN – 31201 BAILARD ROAD, MALIBU
PARCEL# XXX FM PROJECT #11428 – FFFM #XX

The Final Fuel Modification Plan has been reviewed and approved. Occupancy is subject to onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

Very truly yours,

Theron Cheatham

THERON CHEATHAM, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

TC:RD

Enclosures

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION

NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 24-037 AND SITE PLAN REVIEW NO. 25-038 - An application to construct a new 840 square-foot detached second unit not to exceed 11.2 feet in height, 1,168 square feet of impermeable patios and decks, slough and retaining walls not to exceed six feet in height, 2,040 square feet of paths, pavers, and stairways, non-exempt grading of 208 cubic yards, a new onsite wastewater treatment system, a 3,634-gallon septic tank, installation of 6,674 square feet of landscaping and associated improvements; including a Site Plan Review for development on slopes steeper than 3:1 to 1:1

LOCATION / APN:	**31201 Bailard Rd** / 4470-011-035
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Schmitz & Associates, Inc. / Bailard Malibu LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e) and 15303(e)
APPLICATION FILED:	July 19, 2024
CASE PLANNER:	Larbi Azzaz, Associate Planner, lazzaz@malibucity.org / (310) 456-2489, ext. 302

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after June 9, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on June 15, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on June 9, 2026, the appeal period would expire on Monday, June 22, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director Date: May 14, 2026

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

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NOTICE OF DECISION

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YOLANDA BUNDY, Community Development Director Date: June 4, 2026