Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.E.

To: Chair Peak and Members of the Planning Commission

Prepared by: Courtney Brown, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit No. 26-023 and Demolition Permit No. 26-014 – An application to remodel an existing single-family residence and associated development

Location: 23826 Malibu Road, within the appealable coastal zone
APN: 4458-007-025
Owner: Beach Tree Malibu, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-39 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit (DP) No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium (SFM) zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

DISCUSSION: This agenda report provides a project overview, project setting and summary of the surrounding land uses, description of the proposed project, and an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a rectangular shaped beachfront lot, located south of Malibu Road, and is approximately 0.37 acres in size. The parcel is subject to the beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed from Malibu Road.

Figure 1 – Aerial Photo



Source: City GIS, 2026

According to the Los Angeles County Tax Assessor records, the residence and garage were constructed in 1975. On June 24, 1983, the California Coastal Commission (CCC) approved a CDP for the construction of a wooden bulkhead to be continuous along six adjoining parcels (CCC CDP Nos. 5-83-377 through 5-83-382). The subject parcel is currently developed with a two-story residence and a detached garage with a second-floor second unit. An existing onsite wastewater treatment system (OWTS) is located in a courtyard between the residence and garage.

The proposed project involves the remodel of an existing residence and detached garage with a second unit and repair to the existing foundation. Landscaping and a prefabricated spa located in the wave uprush zone were installed without the benefit of permits. These items were noted by staff during a site visit on June 29, 2026. On July 29, 2026, staff received photographic evidence that the unpermitted work was removed. Staff issued an after the fact approval, Over the Counter (OC) No. 26-108, for the removal of the unpermitted work. The existing OWTS would remain as is, as would the footprint of the

residence and detached garage in their current configuration. The proposed foundation repair is limited to an area within the existing footprint.

Existing development is considered legal non-conforming due to the absence of one additional parking space for the second unit (parcel contains two enclosed and two unenclosed parking spaces for the residence). Additionally, the parcel does not provide a public view corridor from Malibu Road to the ocean since a view corridor was not required at the time of the original approval. The parcel has a lot width of less than 50 feet, and the existing structures are setback ten percent of the lot width on each side. However, the existing fences (which predate the City's incorporation and formation of the California Coastal Act) block views of the scenic area from the scenic road. The property is located entirely within the wave uprush zone and is located within the Federal Emergency Management Agency Flood Hazard VE Zone with a base flood elevation at +17 feet NAVD[2]. The existing residence and Malibu Road are within the wave uprush zone.

The LCP considers a replacement structure as one where more than 50 percent of the existing structure is demolished, which the City calculates based on the percent of exterior walls removed and/or replaced. The project would affect approximately 4.4 percent of the exterior walls of the garage and second unit and approximately 5.6 percent of the exterior walls of the residence, both of which are well under the 50 percent threshold. As such, all existing legal nonconformities on the parcel would remain. However, all proposed development is required to comply with current policies and standards of the LCP.

Surrounding Land Uses and Project Setting

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

Table 1 – Parcel Data	
Lot Depth	398 feet (ft.)
Lot Width	42 ft.
Gross Lot Area	16,716 sq. ft. (0.38 acres)

The project site is within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea.

Onsite and Surrounding ESHA

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is 740 ft. to the north near Civic Center Way and Pacific Coast Highway.

[2] North American Vertical Datum of 1988

Nearby Trails and Recreation

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between Pacific Coast Highway and the beach is located approximately 1,400 ft. (0.27miles) to the west of the subject parcel on a state-owned parcel between 24052 and 24024 Malibu Road. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which includes an existing lateral public access easement that includes all areas from the MHTL landward to the toe of the existing bulkhead. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing lateral public access easement.

Neighborhood Character

The surrounding area is zoned SFM and Commercial General (CG). Existing development east and west of the subject parcel consists primarily of two-story single-family residences with detached accessory structures. The parcel to the north is developed as a commercial shopping center at Webb Way. The Pacific Ocean is located to the south. Table 2 provides a summary of the neighboring land uses and lot sizes.

Table 2 – Surrounding Land Uses

Direction	Address	Lot Size	Zoning	Land Use
Subject Parcel	23826 Malibu Rd	0.38 acres	SFM	Single-Family Residential
North	23841 Malibu Rd	14.7 acres	CG	Commercial
West	23832 Malibu Rd	0.69 acres	SFM	Single-Family Residential
East	23822 Malibu Rd	0.35 acres	SFM	Single-Family Residential
South	Pacific Ocean			

Source: City GIS 2026

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Demolition

a. Approximately 4.4 percent of the exterior walls for the detached garage and second-floor second unit

b. Approximately 5.6 percent of the exterior walls for the residence

Construction

c. Interior and exterior remodel of the residence and detached garage and second unit
d. Repair of approximately 247 square feet of the existing foundation pad and footings associated with the residence
e. Replacement of decking, pavers, and deck railing

Discretionary Request

f. DP No. 26-014 for the exterior demolition of the residence and detached garage and second-floor second unit

LCP Analysis

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

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and attached resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Shoreline and Bluff Development; and Hazards. These findings are made in the attached resolution for the Commission's consideration. Findings have also been included for the proposed DP as required by the MMC.

The proposed project has been reviewed by the Planning Division, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers (Attachment 3 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The project is subject to the beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. No new development is proposed that would require compliance

with LIP Chapter 3 standards. As the project involves a remodel of an existing legally nonconforming structure, compliance with LIP Chapter 3 is dependent on the applicability of LIP Chapter 13.5(C) regarding demolition of the existing structure. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
REMODEL/EXTERIOR WALLS			
Residence	50%	5.6%	Complies
Detached Garage & Second Unit	50%	4.4%	Complies

The proposed development would not increase height or Total Development Square Footage (TDSF), nor would it encroach into setbacks.

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential parcel. The project does not propose any grading and therefore the grading requirements set forth LIP Section 8.3 do not apply.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The scope of work would occur within the existing structure envelope and footprint. Due to the limited scope of work, the Planning Division determined that no further study is required. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17, which set forth the requirements for water quality protection. 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 incorporating construction-phase Erosion and Sediment Control and Best Management Practices must be approved by the City Public Works Department. With the

implementation of this condition, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The proposed project does not propose or require any renovation or improvements to the existing OWTS. Therefore, no conformance review was required by the City Environmental Health Administrator.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (e) – New Construction. 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).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On August 6, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 4).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Furthermore, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-39. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-39
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 26-023 FOR AN INTERIOR AND EXTERIOR REMODEL OF AN EXISTING, TWO-STORY SINGLE-FAMILY RESIDENCE AND DETACHED TWO-STORY GARAGE WITH SECOND UNIT, REPAIR TO THE FOUNDATION PAD AND FOOTINGS ASSOCIATED WITH THE RESIDENCE; INCLUDING DEMOLITION PERMIT NO. 26-014 FOR THE EXTERIOR DEMOLITION OF THE RESIDENCE AND DETACHED GARAGE AND SECOND UNIT, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 23826 MALIBU ROAD (BEACH TREE MALIBU, LLC)

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

SECTION 1. Recitals.

A. On September 10, 2025, an application for Over the Counter (OC) No. 25-180 was submitted to the Planning Division by the applicant, Prism Permits, on behalf of Beach Tree Malibu, LLC for the interior and exterior remodel of the residence. The application was routed to the City coastal engineering consultant reviewers, Environmental Health Administrator, and the City Public Works Department for review.

B. On December 23, 2025, the application for an interior and exterior remodel was deemed complete. The plans were allowed to proceed to building plan check (green stamp) and sent to the applicant and property owner.

C. On March 9, 2026, while in building plan check, the scope of work was revised, and partial foundation repairs were proposed.

D. On March 30, 2026, the OC approval was voided as the extent of development was no longer eligible for a Coastal Development Permit Exemption (CDPE). In response, the application Coastal Development Permit (CDP) No. 26-023 and Demolition Permit (DP) No. 26-014 was submitted to the Planning Division by applicant Prism Permits, on behalf of Beach Tree Malibu, LLC. The application was routed to the Planning Division, City coastal engineering and geotechnical reviewers, and the City Public Works Department.

E. On June 29, 2026, Planning Division staff conducted a site visit to document site conditions, the property, and the surrounding area. Staff identified unpermitted landscaping and a prefabricated spa had been installed within the wave uprush zone without the benefit of permits.

F. On July 16, 2026, a Notice of CDP Application was posted on the subject property.

G. On July 27, 2026, the CDP application was deemed complete for processing.

H. On July 29, 2026, the applicant provided photographic evidence that the unpermitted landscaping and prefabricated spa had been removed from within the wave uprush zone.

I. On August 5, 2026, staff issued Over the Counter (OC) No. 26-108, an after the fact approval for the removal of the unpermitted landscaping and prefabricated spa from within the wave uprush zone.

J. On August 6, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

K. On August 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission 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 Section 15303 (a) and (e) – New Construction. The Planning Commission 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).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on August 17, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including DP No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium (SFM) zoning district at 23826 Malibu Road.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

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

The proposed project is located in the SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. As discussed herein, based on submitted reports, project plans, and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all

applicable residential beachfront development standards.

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

The project is located between the first public road and the sea and will not adversely impact public access or recreation because the project includes improvements to an existing single-family residence that does not extend seaward beyond the footprint of the residence or shoreline protection structure. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between Pacific Coast Highway and the beach is located approximately 1,400 ft. (0.27miles) to the west of the subject parcel on a state-owned parcel between 24052 and 24024 Malibu Road. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which includes an existing lateral public access easement that encompasses all areas from the MHTL landward to the toe of the existing bulkhead. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing lateral public access easement. 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).

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. As proposed, the project would not result in adverse impacts to coastal resources. The project consists of an interior and exterior remodel to an existing single-family residence and detached garage with a second-floor second unit, and repairs to the foundation pad and footings associated with the residence, all of which are permitted uses within the SFM zoning classification of the subject parcel. The project has been reviewed and conditionally approved by the City's Planning Division, City coastal engineering and geotechnical consultant reviewers, and the City Public Works Department, and the project meets the City's residential beachfront development policies of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law. With the limited extent of development proposed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. *If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to recommend action.*

The subject parcel is not designated Environmentally Sensitive Habitat Area (ESHA) or ESHA

buffer as shown in the LCP ESHA Overlay Map. The nearest mapped ESHA is 740 ft. north of the subject parcel near Civic Center Way and Pacific Coast Highway. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map. The nearest mapped ESHA is 740 ft. north of the subject parcel near Civic Center Way and Pacific Coast Highway. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

D. 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 visible from any scenic area, scenic road, or public viewing area. The subject parcel is visible from the beach. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

1. *The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.*

The subject parcel is located south of Malibu Road and is currently developed with a two-story residence and detached garage with a second-floor second unit. The proposed development would be entirely within the existing structure's footprint and is not anticipated to have adverse impacts to scenic areas. The proposed exterior remodel involves removing paint from the wood siding and sealing with a varnish, replacing doors and windows, replacing deck railing, and installing a new composite roof, which will be compliant with LIP Section 6.5. Views from the beach looking north towards the Santa Monica Mountains will not be altered since all proposed developments would occur entirely within the existing building envelope. The proposed remodel will not alter the existing building and deck stringline. The proposed work would be less than 50 percent and would not be considered a replacement or new structure as defined by the LCP; therefore, a view corridor is not required for this project. As proposed, the project would not create a significant visual impact to public views from the beach.

2. *The project, as condition, will not have significant adverse scenic or visual impacts due to required project modification, landscaping, or other conditions.*

As conditioned, the proposed project will not result in significant adverse scenic or visual impacts. The project has been conditioned to include limitations on lighting and colors of the material used to prevent any visual impacts to scenic areas.

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

As described in Finding A.3, the proposed project represents the least environmentally damaging

feasible alternative with respect to scenic and visual resources. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

4. *There are feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.*

As described in Finding D.3, the proposed project will result in less than significant impacts on scenic and visual resources, and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map, and is 740 ft. from the nearest mapped ESHA. As designed and located, the project ensures compliance with the sensitive resource protection policies in the LCP.

E. Transfer of Development Credit (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.

F. 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 Public Works Department, City coastal engineer and geotechnical consultant reviewers. The required findings are made as follows:

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

An analysis for potential hazards included review of the submitted coastal engineering report from David C. Weiss Structural Engineer & Associates, Inc. on April 23, 2025. All reports are on file at City Hall. In these reports, site-specific conditions are evaluated, and recommendations are provided to address any pertinent issues. Based upon the plans submitted, the proposed remodel, with repair and maintenance of the existing foundation pad and footings associated with the existing residence were deemed by the project to be non-substantial improvements by the City's coastal engineering consultant reviewer and City Floodplain Administrator.

The project site is located within the FEMA VE Special Flood Hazard Area with a determined Base Flood Elevation of +17 ft. The lowest finished floor elevation for the existing residence is +14.5 ft. NAVD 88, which is nonconforming, but would not be altered by the proposed development. The California State Lands Commission (CSLC) determined, with the use of the MHTL survey including a 1928 Los Angeles County MHTL, a 1961 CSLC MHTL, and a 2025 MHTL survey prepared by CalCivic Engineering Group, that the proposed project does not appear to intrude into the 10 ft. setback area of the most landward MHTL survey. As a result, the project will be compliant with the requirements of LIP Section 13.6.2(B).

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. All recommendations of the City coastal engineering and geotechnical consultant reviewers shall be incorporated into the final design and construction, including foundation and grading. Final plans shall be reviewed and approved by the City coastal engineering and geotechnical consultant reviewers prior to the issuance of a building permit.

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 subject parcel is currently subject to wildfire hazards. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through the use of appropriate building materials will be utilized during construction.

The City is served by the Los Angeles County Fire Department (LACFD), as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. The proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding F.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, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

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

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

As described in Findings A.3 and F.1, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development. The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. It has been determined that the proposed project does not impact site stability or structural integrity.

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

As discussed in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of Malibu Road along the shoreline. The Shoreline and Bluff Development chapter governs those CDP applications that include development on parcel located along the shoreline as defined by the LCP. The required findings are made as follows:

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

As described in Finding A.2, the project site is located between a public road and the sea, involves improvements to an existing residence and will not impact public access or recreation. Vertical public access is available 1,400 ft. west of the subject parcel, with lateral access along the beach between the vertical access point and the project site. The proposed development will not extend further seaward than the existing development and would not impede the ability of the public to reach and use public tidelands and coastal resources in the vicinity of the project site. All foundation repairs are limited to the existing footprint and consist of repairs to the foundation pad and footings associated with the existing residence. No improvements are proposed to the existing shoreline protection structure. Therefore, the project site is not anticipated to have any significant adverse impacts to public access. Regarding shoreline sand supply, the proposed remodel and foundation repair will not extend further seaward than the existing footprint, and no impacts to the shoreline sand supply are anticipated as a result.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply, or other resources due to required project modifications or other conditions.*

As discussed in Finding G.1, the proposed project, as designed and conditioned and approved by the City coastal engineering and geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply and resources.

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

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

4. *There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply, or other resources.*

As discussed in Finding A.2 and G.1, the proposed project as designed and conditioned will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

5. *In addition, if the development includes a shoreline protection device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

The project does not include a replacement shoreline protection device or improvements to the existing shoreline protection device. Therefore, this finding does not apply.

H. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – Vertical public access is provided approximately 1,400 ft. to the west on a state-owned parcel between 24052 and 24024 Malibu Road. The subject parcel already provides lateral access via an existing lateral public access easement that includes all areas from the MHTL landward to the toe of the existing bulkhead. Several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for lateral or vertical access is warranted.
B. Blufftop Access – The subject parcel is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the shoreline route of the CCT is oriented on the subject parcel. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for trail access is warranted.
D. Recreational Access – The subject parcel is not adjacent or in proximity to a recreational park per the LCP Park Lands Map. Vertical public access between Malibu Road to the beach is provided approximately 1,400 ft. to the west on a state-owned parcel between 24052 and 24024 Malibu Road. The subject parcel already provides lateral access via an existing easement south of the existing bulkhead. Several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the

MHTL. Therefore, no condition for recreational access is warranted.

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

I. Land Division (LIP Chapter 15)

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

J. Demolition Permit (MMC Section 17.70.060)

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

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

2. *A development permit has been approved or the requirement waived by the city.*

This CDP application is being processed concurrently with DP No. 26-014. Therefore, the approval of the DP is subject to the approval of CDP 26-032.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 26-023 and DP No. 26-014, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

Demolition

a. Approximately 4.4 percent of the exterior walls for the detached garage and second-floor second unit
b. Approximately 5.6 percent of the exterior walls for the residence

Construction

c. Interior and exterior remodel of the residence and detached garage and second unit
d. Repair of approximately 247 sf. of the existing foundation pad and footings associated with the residence
e. Replacement of decking, pavers, and deck railing

Discretionary Request

f. DP No. 26-014 for the exterior demolition of the residence and detached garage and second-floor second unit

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 May 26, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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

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

8. All development shall conform to the requirements of the City Community Development Department, City coastal engineering and geotechnical consultant reviewers, and City

Public Works Department, as applicable. Notwithstanding this review, all required permits shall be secured.

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

11. 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

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

13. 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

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

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;

d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

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

16. 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.

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

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

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

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

21. 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.

22. Up-lighting of landscaping is prohibited.

Demolition/Solid Waste

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

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

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

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

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

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

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

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

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

Construction/Framing

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

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

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

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

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

Colors and Materials

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

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

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

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

Biology

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

41. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic

product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

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

Geology

43. 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.

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

45. If shoring is proposed for the foundation excavation, geotechnical recommendations are required and provided for review by the City geotechnical consultant reviewers in building plan check. Acceptance by the City geotechnical consultant reviewers is required prior to issuance of building permits.

Floodplain Management

46. The proposed improvements are located within a Special Flood Hazard Area (SFHA) and are subjected to the National Flood Insurance Program (NFIP) regulations and the City's Flood Plain Management Ordinance MMC Section 15.20. The proposed improvements were evaluated as a non-substantial improvement and therefore the existing structure does not require any additional improvements or documentation to conform to the City's Flood Plain Management Ordinance. If there are any modifications to this project, the applicant must submit the revised plans to the Public Works Department for further evaluation. If the revised plans are considered a substantial improvement, the structure located within SFHA must meet all requirements of the City of Malibu Floodplain Management Ordinance.

Prior to Occupancy

47. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. 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.

48. 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.

Deed Restrictions

49. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

50. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

51. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14 to 22. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

Fixed Conditions

52. This CDP shall run with the land and bind all future owners of the property.

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

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 17th day of August 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-39 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of August 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

12	9	6	3
11	8	5	2
10	7	4	1

SHEET GRID SYSTEM

NORTH ARROW — PLAN NORTH / TRUE NORTH

REVISION CLOUD — (CLOUD AROUND REVISION OPTIONAL) — REVISION NO.

BUILDING GRID LINES — 1 / A

MATCH LINE — SHEET NO. A2.1 — THE SHADED PORTION IS THE SIDE CONSIDERED

ROOM LABEL — LIVING ROOM 100 — ROOM NAME / ROOM NO.

CEILING HEIGHT — 8'-0" — CEILING HEIGHT

SECTION — 1 / A2.1 — SECTION NO. / SHEET NO.

DETAIL — 1 / A2.1 — AREA REFERENCE / DETAIL NO. / SHEET NO.

EXTERIOR ELEVATION — 1 / A2.1 — ELEVATION NO. / SHEET NO.

INTERIOR ELEVATION — 1 / A2.1 / 3 — ELEVATION NO. (TYPICAL) / SHEET NO.

DOOR SYMBOL — 100.1 — ROOM NO. / REFERENCE NO.

WINDOW SYMBOL — 100.A — ROOM NO. / REFERENCE LETTER

FINISH MATERIALS — WD.01 — MATERIAL

CASEWORK — C100.1 — CASEWORK

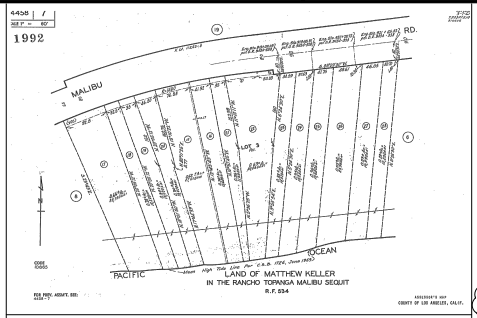
PLUMBING FIXTURE — P100.1 — FIXTURES

APPLIANCE — A100.1 — APPLIANCE

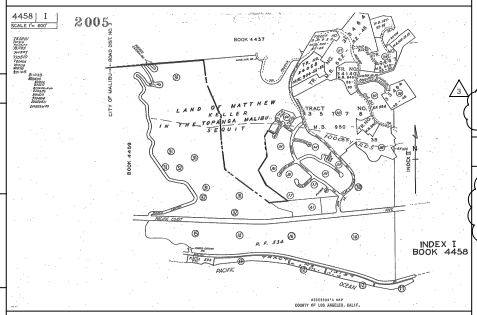
WORK POINT OR CONTROL POINT

DIMENSION STRING — 6'-4"

SYMBOLS



PARCEL MAP



INDEX MAP

SCOPE OF WORK:

- INTERIOR & EXTERIOR FACADE REMODEL TO AN EXISTING SINGLE FAMILY RESIDENCE WITH GARAGE AND GUEST QUARTERS - NEW DOORS AND WINDOWS, APPLIANCES, PLUMBING AND ELECTRICAL FIXTURES, AND INTERIOR FINISHES, INCLUDING FLOORS.
- LESS THAN 5 PERCENT PLANNING DEPARTMENT EXTERIOR WALL PERIMETER MODIFICATION.
- RELOCATE KITCHEN AND MASTER BATHROOM PARTITION WALLS, MINOR STRUCTURAL ALTERATIONS TO REINFORCE EXISTING WHERE OCCURS. REFER TO ENGINEERS DRAWINGS.
- REPAIR & REFURBISH EXISTING COVERING MATERIALS AS NEEDED TO MAINTAIN INTEGRITY.
- REPLACE EXISTING CLASS 'A' ROOF COVERING WITH NEW CLASS 'A' ROOF COVERING.
- REPLACE EXISTING 42" WOOD AND GLASS RAILING WITH NEW 42" H GLASS RAILING.
- NO NEW WORK TO EXISTING HVAC OR ELECTRICAL PANEL SYSTEMS. NEW ELECTRICAL AT RECONFIGURED ROOMS SUCH AS THE KITCHEN AND BATHROOMS, TYP.

PROJECT DESCRIPTION

OWNER:	Beach Tree, LLC 23826 Malibu Road Malibu, CA 90265
SITE ADDRESS:	23826 MALIBU ROAD MALIBU, CA 90265
APN:	4458-007-025
BUILT	1975
DISTRICT	TRANCAS BEACH OVERLAY DISTRICT
LCP ZONING DESIGNATION:	SINGLE FAMILY - MEDIUM (SFM)
GEN. PLAN LAND USE DESIGNATION:	SINGLE FAMILY - MEDIUM ACRE (SFM)
OCCUPANCY:	R-3 / U (2)
LOT AREA:	21,298
LAND SQUARE FEET:	15,682 SQ FT
APPEAL JURISDICTION:	NO
ESHA:	NO
TYPE OF CONSTRUCTION:	TYPE V-B (2)
FIRE ZONE:	YHMSE
TSUNAMI ZONE:	YES
FLOOD ZONE:	VE 18 + 1 = 19'
SPECIAL FLOOD HAZARD AREA (SFHA):	YES (3)
FEMA FLOOD MAP PANEL:	06037C1537G
APPLICABLE VERTICAL DATUM:	NAVD88 - REFER TO SURVEY

BUILDING CODE: PROJECT SHALL COMPLY WITH 2025 TITLE 24 AND 2026 EDITIONS OF THE LA COUNTY CODE CALIFORNIA BUILDING CODE (LACBC), CALIFORNIA RESIDENTIAL CODE (LACRC), CALIFORNIA PLUMBING CODE (LACPC), CALIFORNIA MECHANICAL CODE (LACMC), CALIFORNIA ELECTRICAL CODE (LACEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (LACGBC), AND CALIFORNIA ENERGY CODE (CEnC). WITH ORDINANCES AND LOCAL AMENDMENTS ADOPTED BY THE CITY OF MALIBU.

SPRINKLERED: NO

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACKS:	20 feet max. or avg of two neighbors (3.5')	3.7' see Survey 1	NO CHANGE
SIDE YARD SETBACK:	10% of lot width, w/ 3' min & 5' max (4.08')	4'-1" see A1.0	NO CHANGE
REAR YARD SETBACK	determined by stringline	see Site Plan A1.0	NO CHANGE

PROJECT DATA

OWNER:
Beach Tree, LLC
attn: David Parker
23826 Malibu Rd
Malibu, CA 90265
Phone: (310) 850-5223
Email: dp@weahomes.com

TITLE 24 ENERGY CONSULTANT:
LA Architectural Services, LLC
Armen Abramian
13768 Simshaw Ave
Sylmar, CA 91342
Phone: (818) 618-2101
Email: armen.abramian@gmail.com

SURVEYOR:
CalCivic Engineering Group
Ivan Chiu
2160 Parnell Way
Altadena, CA 91001
Phone: (626) 798-2828
Email: calcivic@earthlink.net

ENTITLEMENTS:
Prism Permits
Sharyl Beebe
P.O. Box 283
Malibu, CA 90265
Phone: (310) 403-4365
Email: sbeebe@prismpermits.com

STRUCTURAL ENGINEER:
David C. Weiss Structural Engineer & Assocs.
Adam S. Lieb SE
20812 Ventura Blvd Suite 200,
Woodland Hills, CA 91364
Phone: (818) 227-8040 ext. 114
Email: adam@dcwse.com

DESIGNER:
Durica Design Studio, Inc.
Jennifer Durica
2999 E Ocean Blvd Unit 1930
Long Beach, CA 90803
Phone: (310) 909-9413
Email: jennifer@duricadesignstudio.com

SEPTIC ENGINEER:
Ely Jr 's Pumping
Ely Simental, Jr.
1100 Mercantile St.
Oxnard, CA 93030
(805) 483-2000
ejp95@verison.net

CONTRACTOR:
T.B.D.

PROJECT DIRECTORY

SHEET		2025-09-22 CC	2025-10-16 PLAN CHECK 1	2025-12-31 BAS	2026-03-27 BAS RESUB	2026-05-22 PLANG RESUB
ARCHITECTURAL:						
A0.00	TITLE PAGE - PROJECT DATA	●	●	●	●	●
SV-1	SURVEY	●	●	●	●	●
A0.10	CITY DOCS & SUPPLEMENTAL INFORMATION	●	●	●	●	●
A0.11	CITY DOCS & SUPPLEMENTAL INFORMATION			●	●	●
A0.20	SUPPLEMENTAL INFORMATION			●	●	●
A0.21	SUPPLEMENTAL INFORMATION - ROOF			●	●	●
A0.22	SUPPLEMENTAL INFORMATION - RAILING			●	●	●
A0.23	SUPPLEMENTAL INFORMATION - FENESTRATION			●	●	●
TMH1	TITLE 24 MAIN HOUSE			●	●	●
TMH2	TITLE 24 MAIN HOUSE			●	●	●
TGH1	TITLE 24 GUEST HOUSE			●	●	●
TGH2	TITLE 24 GUEST HOUSE			●	●	●
MM1	RESIDENTIAL MANDATORY MEASURES			●	●	●
A1.0	SITE PLAN	●	●	●	●	●
EX1.1	EXISTING MAIN HOUSE FLOOR PLANS	●	●	●	●	●
EX1.2	EXISTING MAIN HOUSE ROOF PLAN AND MODIFICATION CALCS	●	●	●	●	●
EX1.3	EXISTING MAIN HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
EX2.1	EXISTING GUEST HOUSE FLOOR PLANS	●	●	●	●	●
EX2.2	EXISTING GUEST HOUSE ROOF PLAN AND MODIFICATION CALCS	●	●	●	●	●
EX2.3	EXISTING GUEST HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
EX3.1	MODIFICATION CALCS	●	●	●	●	●
D1.1	MAIN HOUSE DEMOLITION PLANS	●	●	●	●	●
D2.1	GUEST HOUSE DEMOLITION PLANS	●	●	●	●	●
A1.1	PROPOSED MAIN HOUSE FLOOR PLANS	●	●	●	●	●
A1.2	PROPOSED MAIN HOUSE ROOF PLAN	●	●	●	●	●
A1.3	PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
A1.4	PROPOSED MAIN HOUSE SECTIONS	●	●	●	●	●
A1.5	PROPOSED MAIN HOUSE ELECTRICAL PLANS				●	●
A2.1	PROPOSED GUEST HOUSE FLOOR PLANS	●	●	●	●	●
A2.2	PROPOSED GUEST HOUSE ROOF PLAN	●	●	●	●	●
A2.3	PROPOSED GUEST HOUSE EXTERIOR ELEVATIONS	●	●	●	●	●
A2.4	PROPOSED GUEST HOUSE SECTIONS	●	●	●	●	●
A2.5	PROPOSED GUEST HOUSE ELECTRICAL PLANS				●	●
A3.0	STAIR AND RAILING INFO AND DETAILS				●	●
S1.0	STRUCTURAL NOTES				●	●
S1.1	STRUCTURAL NOTES				●	●
S1.2	STRUCTURAL NOTES				●	●
S1.3	STRUCTURAL NOTES				●	●
S1.4	STRUCTURAL NOTES				●	●
S2.0	PARTIAL FOUNDATION PLAN				●	●
S2.1	PARTIAL SECOND FLOOR FRAMING PLAN				●	●
S2.2	PARTIAL UPPER ROOF FRAMING PLAN				●	●
S3.0	GUEST HOUSE STRUCTURAL PLANS				●	●
S4.0	STRUCTURAL DETAILS				●	●
S4.1	STRUCTURAL DETAILS				●	●
S4.2	STRUCTURAL DETAILS				●	●
S4.3	STRUCTURAL DETAILS				●	●

DRAWING INDEX

BUILDING AREA CALCULATION: **"EXISTING TO REMAIN, NO CHANGE"**

EXISTING INTERIOR FLOOR AREA:

MAIN HOUSE FIRST FLOOR:	1,511 SF			
MAIN HOUSE SECOND FLOOR:	1,364 SF			
GUEST HOUSE FIRST FLOOR:		462 SF		
GUEST HOUSE SECOND FLOOR:		625 SF		
TOTAL EXISTING INT FLOOR AREA:	2,876 SF MH	+ 1,087 SF GH	=	3,963 SF
GARAGE FLOOR AREA:			+	660 SF
TOTAL EXISTING SF INCLUDING GARAGE:				4,637 SF

SETBACKS:
* ALL EXISTING SETBACKS TO REMAIN. NO CHANGE TO EXISTING BUILDING FOOTPRINT.

FLOOR AREA CALCS.

&	And	
<	Angle	
@	At	
℄	Centerline	
ϕ	Diameter or Round	
⊥	Perpendicular	
#	Number	
(E)	Existing	
AB	Anchor Bolt	
A/C	Air Conditioning	
A.C.	Asphaltic Concrete	
ACT	Acoustical Tile	
ACOUS	Acoustical	
ADJ	Adjustable	
A.F.F.	Above Finish Floor	
ALT	Alter or Alternate	
ALUM	Aluminum	
ANOD	Anodized	
A.P.	Access Panel	
APPROX	Approximate	
ARCH	Architectural	
ASPH	Asphalt	
BD	Board	
BITUM	Bituminous	
BLDG	Building	
BLK	Block	
BLKG	Blocking	
BM	Beam	
BOT	Bottom	
BR	Bedroom	
BSMT	Basement	
B.U.R.	Built Up Roofing	
CAB	Cabinet	
CARP	Carpet	
C.B.	Catch Basin	
CEM	Cement	
CER	Ceramic	
C.I.	Cast Iron	
CLG	Ceiling	
CLO	Closet	
CLR	Clear	
C.M.U.	Concrete Masonry Unit	
CNTR	Counter	
COL	Column	
CONC	Concrete	
COND	Condition or Condenser	
CONN	Connection	
CONST	Construction	
CONT	Continuous	
CONTR	Contractor	
CORR	Corridor	
C.T.	Ceramic Tile	
CTR	Center	
CTSK	Countersunk	
C.W.	Cold Water	
D	Deep, Depth	
DBL	Double	
DET	Detail	
D.F.	Drinking Fountain	
DIA	Diameter	
DIM	Dimension	
DISP	Dispenser	
DN	Down	
D.O.	Door Opening	
DR	Door	
DS	Downspout	
D.S.P.	Dry Standpipe	
DWG	Drawing	
DWR	Drawer	
E	East	
EA	Each	
EJ	Expansion Joint	
EL	Elevation	
ELEC	Electrical	
ELEV	Elevation	
EMER	Emergency	
ENCL	Enclosure	
E.O.S.	Edge of Slab	
EQ	Equal	
EQUIP	Equipment	
E.W.	Each Way	
E.W.C.	Electric Water Cooler	
EXIST	Existing	
EXP	Expansion	
EXPO	Exposed	
EXT	Exterior	
F.A.	Fire Alarm	
F.D.	Floor Drain	
FDN	Foundation	
F.E.	Fire Extinguisher	
F.E.C.	Fire Extinguisher Cab	
F.G.	Finish Grade	
F.H.C.	Fire Hose Cabinet	
FIN	Finish	
FLASH	Flashing	
FLR	Floor	
FLUOR	Fluorescent	
F.O.C.	Face of Concrete	
F.O.F.	Face of Finish	
F.O.M.	Face of Masonry	
F.O.S.	Face of Stud	
FPRF	Fireproof	
FR	Frame	
FS	Full Size	
FT	Foot, Feet	
FTG	Footing	
FURR	Furring, Furred	
FUT	Future	
GA	Gauge	
GALV	Galvanized	
G.B.	Grab Bar	
G.I.	Galvanized Iron	
GL	Glass, Glazing	
GND	Ground	
GR	Grade	
GYP	Gypsum	
H	High	
H.B.	Hose Bib	
H.C.	Hollow Core	
HCP	Handicapped	
HDWR	Hardware	
HDWD	Hardwood	
H.M.	Hollow Metal	
HORIZ	Horizontal	
HR	Hour	
HT	Height	
HVAC	Heating, Ventilation and Air Conditioning	
H.W.	Hot Water	
I.D.	Inside Diameter	
INCL	Including	
INSUL	Insulation	
INT	Interior	
JAN	Janitor	
JST	Joist	
JT	Joint	
KIT	Kitchen	
LAM	Laminate	
LAV	Lavatory	
L.F.	Lineal Foot	
L.H.	Left Hand	
LKR	Locker	
L.R.	Living Room	
LT	Light	
LVR	Louver	
MATL	Material	
MAX	Maximum	
M.B.	Machine Bolt	
MECH	Mechanical	
MEMB	Membrane	
MET	Metal	
MFR	Manufacture	
MH	Manhole	
MIN	Minimum	
MIR	Mirror	
MISC	Miscellaneous	
M.O.	Masonry Opening	
M.R.	Moisture Resistant	
MTD	Mounted	
MUL	Mullion	
N	North	
N.I.C.	Not in Contract	
NO	Number	
NOM	Nominal	
N.S.	No Scale	
N.T.S.	Not to Scale	
O/	Over	
OA	Overall	
OBSC	Obscure	
O.C.	On Center	
O.D.	Outside Diameter	
O.F.D.	Overflow Drain	
OFF	Office	
O.H.	Overhang	
OVHD	Overhead	
OPNG	Opening	
OPP	Opposite	
PC	Piece	
P.D.	Planter Drain	
PL	Plate	
P.L.	Property Line	
PLMG	Plumbing	
PLAM	Plastic Laminate	
PLAS	Plaster	
PLYWD	Plywood	
PR	Pair	
PT	Paint	
P.T.D.	Paper Towel Dispenser	
PTN	Partition	
Q.T.	Quarry Tile	
R	Riser	
RAD	Radius	
R.D.	Roof Drain	
REF	Reference	
REFR	Refrigerator	
REINF	Reinforced or Reinforcing	
REQ	Required	
RESIL	Resilient	
REV	Revised	
RFG	Roofing	
R.H.	Right Hand	
RM	Room	
R.O.	Rough Opening	
RWD	Redwood	
S	South	
S.C.	Solid Core	
SCHED	Schedule	
SECT	Section	
SEP	Separation	
SH	Shelf	
SHR	Shower	
SHT	Sheet	
SIM	Similar	
SLDG	Sliding	
SPEC	Specification	
SQ	Square	
S.S.	Stainless Steel	
S.SK.	Service Sink	
STD	Standard	
STL	Steel	
STOR	Storage	
STRUCT	Structural	
SUSP	Suspended	
SW	Switch	
SYM	Symmetrical	
SYS	System	
T	Tread	
T.B.	Towel Bar	
T&G	Tongue & Groove	
T.O.C.	Top of Curb	
T.O.D.	Top of Drain	
TEL	Telephone	
TEMP	Tempered, Temperature	
TER	Terrazzo	
THK	Thick, Thickness	
THR	Threshold	
TOIL	Toilet	
T.O.P.	Top of Pavement	
T.O.S.	Top of Slab	
T.P.D.	Toilet Paper Dispenser	
T.S.	Top of Steel	
TV	Television	
T.O.W.	Top of Wall	
TYP	Typical	
UNF	Unfinished	
U.O.N.	Unless Otherwise Noted	
UR	Urinal	
VERT	Vertical	
VEST	Vestibule	
V.I.F.	Verify in Field	
VOL	Volume	
W	West	
W	With	
W.H.	Water Heater	
W/O	Without	
W.C.	Water Closet	
WD	Wood	
WP	Waterproof	
WPM	Waterproof Membrane	
WSCT	Wainscot	
W.S.P.	Wet Standpipe	
WT	Weight	

ABBREVIATIONS



VICINITY MAP

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (310) 909-9413

Received
May 26, 2026
Planning Dept.

THESE DRAWINGS AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF DURICA DESIGN, INC. AND SHALL REMAIN PROPERTY OF DURICA DESIGN, INC. IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF DURICA DESIGN, INC. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

MARK	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B.A.S. CORRECTIONS 05/27/2026
3	PLANNING CORRECTIONS 05/22/2026

BEACH TREE

SHEET TITLE: TITLE SHEET
PROJECT DATA

SCALE:

SHEET NUMBER: A0.00

ATTACHMENT 2

TITLE EXCEPTIONS AND EXCLUSIONS:

BASED ON PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED JULY 8, 2024. Order No.: 7150187

1. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. Any public recreational rights, interests or easements that have been or may be established by proven use for a period of time.
5. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
6. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
7. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
8. An easement to construct and maintain bridges, culverts, drainage structures, excavation and embankment slopes beyond the State Highway adjoining said Land and incidental purposes in the document recorded in Book 15228 Page 342 of Official Records.
The location of the easement cannot be determined from record information.
9. An easement for construction, maintenance and operation of a telephone line with poles, crossarms, guys, wires, braces, conduits, cables and appurtenances for the transmission of electrical energy for telephone and telegraph purposes together with the right of ingress and egress and incidental purposes in the document recorded in Book 18726 Page 186 of Official Records.
The location of the easement cannot be determined from record information.
10. An easement to install, maintain and operate telephone, telegraph, electric light and power lines and poles, wires, cables, conduits, sewers, water and gas pipes and incidental purposes in the document recorded in Book 20554 Page 39 of Official Records.
The location of the easement cannot be determined from record information.
11. Covenants, conditions and restrictions in the document recorded in Book 20554 Page 39 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
12. The terms and provisions contained in the document entitled Fuel Modification Covenant and Agreement" recorded May 7, 2013 as Instrument No. 20130685464 of Official Records.
13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
14. A deed of trust to secure an original indebtedness of $8,000,000.00 recorded September 16, 2016 as Instrument No. 20161127301 of Official Records.
Dated: September 6, 2016
Trustor: 17406 Los Alimos, LLC, a California Limited Liability Company
Trustee: JPMorgan Chase Bank, N.A.
Beneficiary: JPMorgan Chase Bank, N.A.
15. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be completed
16. With respect to 17406 Los Alimos, LLC, a limited liability company:
a. A copy of its operating agreement and any amendments thereto;
b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
(i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
(ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
17. With respect to 17406 Los Alimos, LLC, a certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
18. A satisfactory owner's affidavit must be completed, executed and returned to the Company.
19. The policy liability contemplated by this transaction exceeds our local limit. Underwriter approval must be obtained from the Home Office or Regional Office prior to closing. Please contact the Title Officer in advance of the closing date to discuss the specifics of the proposed transaction, including identity of proposed insured(s), endorsement requirements, and exceptions which are to be eliminated.
20. An inspection of said land is required by the First American Title Company.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MALIBU ROAD SHOWN AS N 83°09'30" E ON THE RECORD OF SURVEY RECORDED IN BOOK 177, PAGE 62 RECORDS OF SURVEY

BENCH MARK

LACO DPW TAG IN N CB 1' E/O BCR @ NE COR
PACIFIC COAST HWY & WEBB WAY
BM NO. "Y10045"
ELEVATION = 17.846' (NAVD88 DATUM)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JOHN L. GIBSON AND WIFE, RECORDED IN BOOK 20067 PAGE 50, OFFICIAL RECORDS, SAID MOST EASTERLY CORNER BEING LOCATED IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DECREE ENTERED IN CASE NO. 135650, SUPERIOR COURT, OPPOSITE STATION 919 PLUS 83.36 IN THE CENTER LINE OF SAID 80 FOOT STRIP; THENCE ALONG SAID SOUTHERLY LINE, NORTH 83° 08' 30" EAST (IT SHOULD BE NORTH 83° 09' 30" EAST), 41.75 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO ROBERT RANDALL AND WIFE, RECORDED IN BOOK 18181 PAGE 85, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF RANDALL AND WIFE, SOUTH 5° 24' 30" WEST, 381.87 FEET, MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO GIBSON AND WIFE; THENCE ALONG SAID EASTERLY LINE, NORTH 5° 24' 30" EAST, 378 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LAND, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES AND WATER CONTAINED IN, ON, WITHIN AND UNDER SAID PROPERTY AND EVERY PART THEREOF, AS RESERVED BY MARBLEHEAD LAND COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 20554 PAGE 39, OFFICIAL RECORDS.

ALSO EXCEPT ALL LITTORAL RIGHTS RESERVED BY MARBLEHEAD LAND COMPANY IN ABOVE MENTIONED DEED.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THAT PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT ANY PORTION OF SAID LAND AFFECTED BY EROSION OR WHICH AT THE TIME WAS TIDE OR SUBMERGED LAND, NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

SAID LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 23543 RECORDED OCTOBER 18, 1982 AS INSTRUMENT NO. 82-1046131, OFFICIAL RECORDS.

SITE INFORMATION:

APN: 4458-007-025

ZONING: SFM, TRANCAS BEACH OVERLAY DISTRICT
FRONT SETBACK - 20'
SIDE SETBACK - 10% OF LOT WIDTH ON EACH SIDE , 3' MIN. & 5' MAX.
REAR SETBACK - DETERMINE BY THE STRINGLINE RULE.

FLOOD ZONE: AVE (EL 19), SPECIAL FLOOD HAZARD AREA (SFHA) WITH A BASE FLOOD ELEVATION (BFE) REQUIREMENT OF 19 FEET.

COMMUNITY PANEL NO.: 06037C1537G
EFFECTIVE DATE: APRIL 21, 2021

TSUNAMI ZONE: YES

AREA OF PARCEL (PER ASSESSOR'S OFFICE): 15,680 S.F.

AREA OF PARCEL (PER SITE SURVEY); 15,680 S.F.

AREA OF BUILDING FOOTPRINT (PER SITE SURVEY):
1ST FLOOR HOUSE - 1666.62 S.F.
1ST FLOOR GARAGE/MEDIA ROOM - 1292.93 S.F.

BUILDING IMPROVEMENT (PER ASSESSOR'S OFFICE):
3009 S.F.

UTILITIES INFORMATION:

ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON

PORTABLE WATER SUPPLY: L.A. COUNTY WATERWORKS DIST. 29

WASTE SERVICE: PRIVATE SEPTIC SYSTEM

GAS SERVICE: PROPANE TANK SYSTEM

SURVEYOR'S NOTES:

1 THE INFORMATION SHOWN HEREON WAS BASED ON A FIELD SURVEY UNDERTAKEN ON JULY 25, 2024 AT THE REQUEST OF MR. KURT RAPPAPORT.

2 EXISTING ABOVE GROUND UTILITY APPURTENANCES HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THEY HAVE BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE THERE NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION, WHERE ADDITIONAL OR MORE DETAIL INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

3 THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "VE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06037C1537G, WITH A DATE OF IDENTIFICATION OF APRIL 21, 2021, IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

4 THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 7150187 WITH AN EFFECTIVE DATE JULY 8, 2024 AND THAT ALL EASEMENTS , COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVEN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

5 BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON.

6 THIS PRINT OF SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH "CLOSE" BY ENGINEERING CALCULATION.

7 NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THE ADJACENT LOTS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8 THIS SURVEY IS FOR OBTAINING TITLE INSURANCE ONLY.

9 THE PROPERTY HAS DIRECT ACCESS TO MALIBU ROAD, A PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN TITLE COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY AND THEIR SUCCESSORS AND ASSIGNS, AND TO KURT RAPPAPORT AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS . THE FIELD WORK WAS COMPLETED ON JULY 25, 2024.

DATE OF MAP: JULY 29, 2025

IVAN CHIU LS6762

LICENSED LAND SURVEYOR
IVAN W. K. CHIU
Exp. 09/30/2026
No. 6762
STATE OF CALIFORNIA

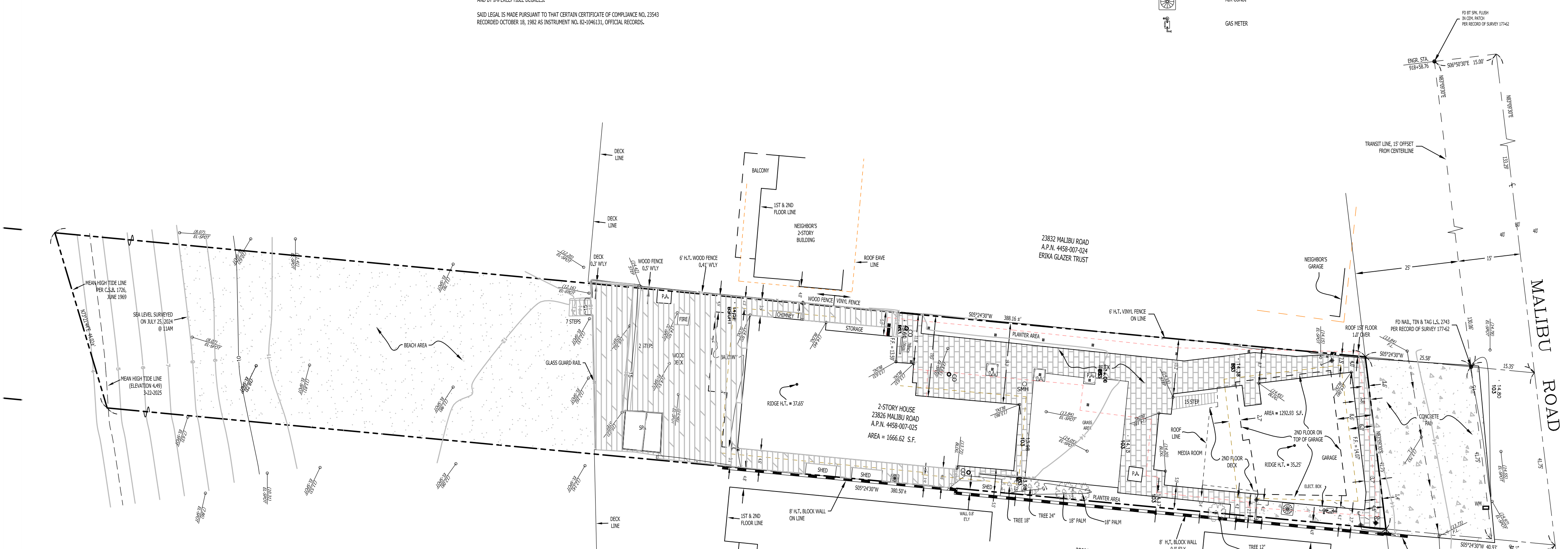
LEGEND:

F.L. — FLOWLINE
F.F. — FINISHED FLOOR
T.C.B. — TOP OF CATCH BASIN
T.C. — TOP OF CURBS
P.A. — PLANTING AREA
T.G. — TOP OF GRADE
E.G. — EDGE OF GUTTER
W.M. — WATER METER
BLDG — BUILDING CORNER
EL-SPOT — SPOT ELEVATION
B.W. — BACK OF SIDEWALK
INV. — INVERSE ELEVATION
I.V. — IRRIGATION CONTROL VALVE
W.M. — WATER METER
W.V. — WATER VALVE
A.C. — EDGE OF ASPHALT
EDISON — EDISON ELECTRICAL UTILITY
ELEC. B. — ELECTRIC BOX
ELEC. M. — ELECTRIC METER

760.0 T.C. — SPOT ELEVATION, ELEVATION DESCRIPTION
762 — CONTOUR MINOR
MB — MAILBOX
FH — FIRE HYDRANT
SIGN
ELEC — ELECTRIC PULLBOX
WM — WATER METER
CO — CLEANOUT
PP — POWER POST
GTE — GTE TELEPHONE MANHOLE
WV — WATER VALVE
RECT. COLUMN
STREET LIGHT
CB — CATCH BASIN
ENTRANCE GATE
FLOW LINE
FENCE LINE
BUILDING LINE
PROPERTY LINE
CONCRETE BLOCK WALL
TREE
AIR COND.
GAS METER



VICINITY MAP
N.T.S.



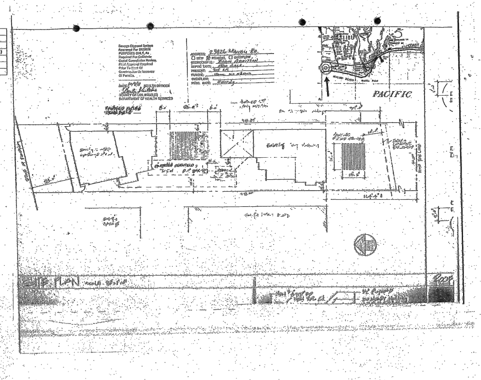
23826 MALIBU ROAD
MALIBU, CA 90265

S.F.D.:	4 BR/42 FU – 4 BR/42 FU (R)
GUEST HOUSE:	1 BR/14 FU (E)
SEPTIC TANK:	1500 Gallon (E)
ACTIVE:	1 Drainfield – Unknown Dimensions (E)
-	1 – 9' X 33' Drainfield (E)
FUTURE:	None
PERC RATE:	Sand Catagery

NOTES:

1. This approval is for a 4 bedroom (42 fixture units) to 4 bedroom (42 fixture units) single family dwelling remodel. No renovation of the existing conventional onsite wastewater treatment system is required.
2. No additional plumbing fixture units shall be allowed to discharge to the existing conventional onsite wastewater treatment systems pursuant to this approval (i.e., no plumbing fixtures shall be added).
3. This approval only relates to the minimum requirements of the City of Malibu Plumbing Code and Local Coastal Plan, and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater treatment.
4. This approval is valid for one year, or until the City of Malibu Plumbing Code, Local Coastal Plan, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL HEALTH
APPROVED
DEC 0 4 2007
SIGNATURE
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.



City of Malibu

ONSITE WASTEWATER TREATMENT SYSTEM
BEDROOM AND FIXTURE UNIT WORKSHEET

Date: 3-24-2026
Project Address: 23826 MALIBU ROAD
7/31/2026

City of Malibu

ONSITE WASTEWATER TREATMENT SYSTEM
BEDROOM AND FIXTURE UNIT WORKSHEET

Date: 3-24-2026
Project Address: 23826 MALIBU ROAD
7/31/2026

NEOREST. **MS8732CUMFG**

NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF

FEATURES

- Sleek, low profile one-piece skirted Smart Bidet Toilet with integrated personal cleansing and comfort features
- Decorative metallic trim and matching remote control finish options: silver, nickel, or black
- Ultra high-efficiency dual flush functionality - 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
- TORNADO FLUSH® System utilizes 360° cleaning power to reach every part of the hole-free rim design bowl
- Auto flush - with back-up manual flush for power outages
- Auto open/close lid
- PREMIST® automatically mists the bowl before each use
- CEFIONTECT® ceramic glaze minimizes waste from sticking to porous ceramic surfaces
- Gentle aerated, warm water, dual-action spray with oscillating and pulsating features
- Instantaneous water heater for continuous warm water and energy savings
- Adjustable spray position, water temperature, and water pressure
- EWATER+® auto-cleans wand, bowl, and under-seat after every use
- Heated seat with temperature control
- Seamless seat design eliminates the gap where dirt collects
- Warm air dryer with five variable temperature settings
- Automatic air deodorizer
- Automatic and programmable energy saving systems
- Multifunction ergonomic stick-style remote control
- 4-users' personalized memory settings
- Universal Height, ADA compliant
- Night light



ONE GALLON PER FLUSH · CEFIONTECT · EWATER+ · TORNADO FLUSH · UNIVERSAL HEIGHT

CODES/STANDARDS

- Meets and exceeds ASME A112.4.2, ASME A112.19.2/CSA B45.1, ASME A112.18.1/CSA B125.1, UL 1431, CSA C22.2 # 68
- Certifications: IAPMO(cUPC), State of Massachusetts, City of Los Angeles and others
- Code Compliance: UPC, IPC, NSPC, and others
- ADA Compliant
- Complies with CA Prop 65 warning requirements

CALGreen

COMPONENTS

- SN8732M#01S - Top Unit with Silver Trim
- SN8732M#01N - Top Unit with Nickel Trim
- SN8732M#01B - Top Unit with Black Trim
- CT8732CUMFG - Elongated Bowl Unit

COLORS/FINISHES

- #01S Cotton with Silver Trim
- #01N Cotton with Nickel Trim
- #01B Cotton with Black Trim

PRODUCT SPECIFICATION

The NEOREST LS with the TORNADO FLUSH system toilet shall be 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF). Toilet shall have CEFIONTECT ceramic glaze and be at Universal Height. Toilet shall be of skirted design, elongated front bowl with auto open and close seat. Toilet shall be TOTO Model MS8732CUMFG#___.

MS8732CUMFG

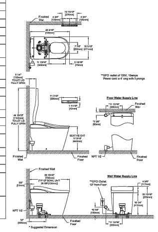
NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF

SPECIFICATIONS

[illegible]	1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
[illegible]	TORNADO FLUSH
[illegible]	Min: 7.25 PSI (0.05MPa) Flowing Max: 108.75 PSI (0.75MPa) Static
[illegible]	8-5/8" x 7-1/4"
[illegible]	2" (51 mm)
[illegible]	2-1/8" (54 mm)
[illegible]	Three Year Limited (Residential) One Year Limited (Commercial)
[illegible]	Bowl: Vitreous China Seat + Cover: Plastic
[illegible]	AC 120 V, 60 Hz, 1283 W
[illegible]	3.9 ft (1.2m)
[illegible]	Approx. 0.08 - 0.11 gal/min
[illegible]	Approx. 0.08 - 0.11 gal/min
[illegible]	Approx. 0.08 - 0.11 gal/min
[illegible]	Approx. 0.09 - 0.11 gal/min
[illegible]	Approx. 86°F - 104°F (30°C - 40°C)
[illegible]	Temperature Fuse
[illegible]	Air Temperature: Approx. 95°F - 140°F (35°C - 60°C)
[illegible]	8.83 ft3/min
[illegible]	Temperature Fuse
[illegible]	Surface Temperature: Approx. 82°F - 97°F (28°C - 36°C)
[illegible]	470 W
[illegible]	O2 Deodorizer
[illegible]	5.65 ft3/min
[illegible]	32°F - 104°F (0°C - 40°C)
[illegible]	28-1/2" L x 16-1/8" W x 20-7/8" H
[illegible]	112 lbs
[illegible]	17-5/16" (440mm)
[illegible]	SN8732M: 21 lbs CT8732CUMFG: 106 lbs
[illegible]	SN8732M: 32-1/8" L x 19-1/8" W x 7-7/8" H CT8732CUMFG: 30-7/8" L x 16-3/8" W x 22-3/8" H

INSTALLATION NOTES

- For use with potable water only. Do not use with recycled water.
- Warning: If there is a base board in the restroom, the center of the floor drain should be a minimum of 12" from the base board.
- It is highly recommended to use a surge protector to prevent damage in the event of a power surge.
- The following factors may affect IR signal strength and top unit operation: product and remote control location, room size, shape, construction materials, and degree of darkness (color) of ceiling and walls.



TOTO. *These dimensions and specifications are subject to change without notice*
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TOTO. **MS642124CEF(G)**

Nexus® One-Piece Toilet, 1.28 GPF

FEATURES

- TORNADO FLUSH® system, high-efficiency (1.28 GPF/4.8 LPF)
- CEFIONTECT® ceramic glaze prevents debris and mold from sticking to ceramic surfaces
- Specially designed to accommodate a WASHLET®+
- Completely skirted design for a sleek and understated look that's easier to clean
- Universal Height
- Elongated front bowl and seat
- 12" Rough-in
- Chrome plated trip lever



TORNADO FLUSH · Skirted Design · CEFIONTECT · Universal Height

MODELS

- **MS642124CEFG** (#01, #03, #11, #12) With CEFIONTECT® ceramic glaze & includes SS124 SoftClose seat
- **MS642124CEF** (#51) Same as MS642124CEFG without CEFIONTECT ceramic glaze

OPTIONAL COMPONENTS

- **TSU10W.14** 14" Unifit Rough-in
- **THU750#01** Trip Lever - Cotton
- **THU750#BN** Trip Lever - Brushed Nickel
- **THU750#PN** Trip Lever - Polished Nickel

CODES/STANDARDS

- Meets or exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO(cUPC), EPA Watersense, State of Massachusetts, City of Los Angeles, and others
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- Legislative Compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance
- ADA compliant (when installed with trip lever located on the approach side)
- Complies with CA Prop 65 warning requirements

COLORS/FINISHES

- #01 Cotton
- #12 Sedona Beige

Made to Order

- #03 Bone
- #11 Colonial White
- #51 Ebony

PRODUCT SPECIFICATION

The one-piece high-efficiency TORNADO FLUSH system toilet shall be 1.28 GPF/4.8 LPF. Toilet shall be 12" Unifit rough-in. Toilet shall have optional CEFIONTECT ceramic glaze and be at Universal Height. Toilet shall have elongated front bowl with SoftClose seat and Polished Chrome trip lever. Toilet shall be TOTO Model MS642124CEF____.

MS642124CEF(G)

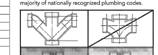
Nexus® One-Piece Toilet, 1.28 GPF

SPECIFICATIONS

[illegible]	1.28 GPF (4.8 LPF)
[illegible]	TORNADO FLUSH®
[illegible]	8 psi (Static)
[illegible]	6-5/8" x 9-1/8"
[illegible]	2-1/8"
[illegible]	12" (14" Optional)
[illegible]	2-1/4"
[illegible]	One Year Limited Warranty
[illegible]	Vitreous China
[illegible]	117 lbs
[illegible]	18-1/2"W x 21-3/4" H1 x 27-1/2" H2 x 29-1/2" L

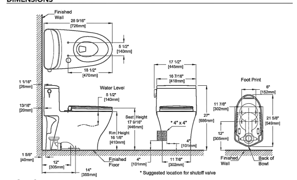
INSTALLATION NOTES

Back-to-Back Toilet Installations:
TOTO recommends the use of a nationally listed, double sanitary tee-wye only, in vertical waste stacks, in accordance with the stipulations noted in the majority of nationally recognized plumbing codes.



To maintain adequate wall gap between the back of the tank and wall, mount the floor flange at a nominal 12" rough-in distance.

DIMENSIONS



TOTO. *These dimensions and specifications are subject to change without notice*
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City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: December 9, 2025

Re: Proposed Conditions of Approval for 23826 Malibu Rd, OC 25-180

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.

FEMA

1. The proposed improvements are located within a Special Flood Hazard Area (SFHA) and are subjected to the National Flood Insurance Program (NFIP) regulations and the City's Flood Plain Management Ordinance, Malibu Municipal Code, Section 15.20. The proposed improvements were evaluated as a non-substantial improvement and therefore the existing structure does not require any additional improvements or documentation to conform to the City's Flood Plain Management Ordinance. If there are any modifications to this project, the applicant must submit the revised plans to the Public Works Department for further evaluation. If the revised plans are considered a substantial improvement, the structure located within SFHA must meet all requirements of the City of Malibu Floodplain Management Ordinance.

1

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** 10/22/2025

PROJECT NUMBER: OC 25-180
JOB ADDRESS: 23826 MALIBU RD
APPLICANT / CONTACT: Sharyl Beebe, Prism Permits
APPLICANT EMAIL: sbeebe@prismpermits.com
PROJECT DESCRIPTION: Interior and exterior remodel
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 DATE 12/9/2025

Rev 120910

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff
FROM: City of Malibu Planning Department **DATE:** 09/10/2025
PROJECT NUMBER: OC 25-180
JOB ADDRESS: 23826 MALIBU RD
APPLICANT / CONTACT: Sharyl Beebe, Prism Permits
APPLICANT EMAIL: sbeebe@prismpermits.com
PROJECT DESCRIPTION: Interior and exterior remodel

TO: Malibu Planning Division and/or Applicant
FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process. ****
Building Plan Check (BPC) Required ☑Yes ☐No BPC Fees Req'd $ 264

____ **The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.**

SIGNATURE DATE 12/1/2025

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 269.

Rev 120910

** Based upon review of architectural plans by Durica Design Studio dated 8/22/25 and structural plan sheet by David C. Weiss & Associates Structural Engineer dated 6/24/25. Plans show underpinning pad foundations as "existing". Feasibility assumes no new foundations (as shown), no changes to the OWTS, and that the scope of work does not appear to be a substantial improvement. Coastal engineering should review in BPC for verification of assumptions.

ISSUE: REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office:
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909.9413

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REVS:

1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: CITY DOCS & SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.10

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** 10/22/2025

PROJECT NUMBER: OC 25-180

JOB ADDRESS: 23826 MALIBU RD

APPLICANT / CONTACT: Sharyl Beebe, Prism Permits

APPLICANT EMAIL: sbeebe@prismpermits.com

PROJECT DESCRIPTION: Interior and exterior remodel

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)**

Matt Jennuwein 12/11/2025
Signature **Date**

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

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

Rev 141008

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)	Sharyl Beebe sbeebe@prismpermits.com
Project Address:	23826 Malibu Road Malibu, California 90265
Planning Case No.:	OC 25-180
Project Description:	Interior and exterior remodel
Date of Review:	December 11, 2025
Reviewer:	Matt Jennuwein Signature:
Contact Information:	Phone: (310) 456-2489 Email: mjennuwein@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Durica Design Studio: Plans dated 8-22-2025, 10-16-2025
Fixture Worksheet:	Ely Simental Jr.: Dated 7-2-2025
Operating Permit:	Active; Expires 5-11-2026
Miscellaneous:	City of Malibu; Interior remodel approval 12-4-2007
Previous Approval:	
Previous Reviews:	9-26-2025

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)**

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) ***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. This review letter may be annotated directly with responses, provided the response remains clear, complete, and appropriately referenced.*

2) **Phase III of the Civic Center Prohibition Area:** The subject property is in Phase III of the Civic Center Prohibition Area. The property owner must read, sign, and notarize the Policy for Environmental Health Review of Projects Within the Civic Center Prohibition Area document (attached) and submit said document to the City of Malibu Building Safety and Environmental Health Administrator.

3) **Building Plans:** All final 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.

   - The final floor plans must show no more than 4 bedrooms in the main house, 1 bedroom in the guest house/garage, and 50 drainage fixture units (DFU) total between the main house and guest house. Currently, the proposed plans show 4 bedrooms in the main house, 1 bedroom in the guest house/garage and 61 DFU with the utilization of low flow water closets (i.e., toilets) with a DFU value of three (3) each for 3 out of the 5 proposed water closets. To obtain the allowed 50 total DFU count for the main house, guest house/garage, and to match the proposed floor plan, all water closets must be re-calculated with a DFU value of 3 on the final Certified Fixture Unit Worksheets and incorporated into the final plan set.
   - Show and label all drainage fixtures (including dishwashers, and clothes washers) on the final floor plans.

4) **Revised Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU. The worksheet must be completed and certified by an Architect, Civil Engineer, Environmental Health Specialist, City Registered practitioner, or an 'A', 'C-42', 'C-36' Contractor License.

   - Please incorporate the revised fixture unit worksheets for the main house and guest house into the final plan set.
   - The fixtures listed on the certified fixture unit worksheet will be the fixtures issued on the associated plumbing permit.
   - The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

5) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets 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, LPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted. Please provide the

make and model number of the water closet and incorporate the specification sheet into the final plan set.

6) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-oOo-

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

City of Malibu

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

POLICY FOR ENVIRONMENTAL HEALTH REVIEW OF DEVELOPMENT PROJECTS WITHIN THE CIVIC CENTER PROHIBITION AREA

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) adopted Resolution No. R-4-2009-007, a Basin Plan Amendment to the State Water Code to "Prohibit On-Site Wastewater Disposal Systems in the Malibu Civic Center Area." The resolution became effective on December 23, 2010. On August 23, 2011 the State Board approved a Memorandum of Understanding (MOU) with the City. An amendment to the MOU was approved on February 2, 2017.[1] The MOU establishes time frames and milestones for the City to achieve compliance with the Prohibition. The boundaries of the Malibu Civic Center Onsite Wastewater Disposal Prohibition Area are shown on Exhibit A attached.

The City policy for Environmental Health review of development projects proposed for properties located within the prohibition area is as follows.

Phase I and Phase II

Vacant Lots

All new onsite wastewater disposal system discharges are prohibited by the Regional Board through the Basin Plan Amendment with the exception of those projects identified in Table 4-xx of the adopted resolution. These projects have been deemed entitled for a new Onsite Wastewater Treatment System (OWTS) by the Regional Board. All other new development projects that include a new sanitary waste discharge through a new OWTS will be referred to the Regional Board for consument approval with the development review by the City. Regional Board approval for a project's wastewater discharge must be obtained prior to any development approvals or permits.

Developed Properties

The resolution prohibits effluent discharge from existing OWTS after September 30, 2018, for commercial properties and November 5, 2024 for residential properties. Resolution No. R-4-2009-007 states "This prohibition is not intended to prevent repairs and maintenance to existing septic/disposal systems, provided that repairs and maintenance do not expand the capacity of the system and increase flows of wastewater." The prohibition does not allow for any new discharges, except as mentioned above these for projects identified on Table 4-xx. An expansion of existing development may be authorized provided the proposal does not include a new discharge of sanitary waste. For residential occupancies, any increase in the number of existing bedrooms or plumbing drainage fixture units is considered a new discharge of sanitary waste. For

[1] https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/Malibu/2017/2017MalibuMOUandResolution.

nonresidential occupancies, any increase in the number of drainage fixture units, or intensity of use per the Malibu Plumbing Code, either voluntary or due to code compliance, is considered a new discharge of sanitary waste. The number of pre-existing bedrooms and/or drainage fixture units shall be demonstrated by the applicant using evidence of approved construction permits, or, in cases where the permit record is unclear, by record drawings certified (wet signed and stamped) by a licensed architect or civil engineer. As an alternative to bedroom and fixture unit analysis, an applicant may submit an engineering report to identify waste discharge quantities (flow and pollutant loading) for a specific proposed development project versus those existing prior to the Prohibition, to demonstrate that the project will produce no discharge of wastewater exceeding the quantity discharged from the OWTS existing prior to the Prohibition. Approval is subject to review and analysis by Staff. Existing wastewater flows shall not be increased or exceed the capacity of the existing OWTS. Projects that do not involve a new waste discharge will be reviewed utilizing the same criteria as applied to projects outside the prohibition area.

Phase III Areas

Vacant Land

Same policy as for Phase I & II vacant land.

Developed Properties

Compliance with the bulleted items below shall demonstrate consistency with the Basin Plan Amendment and the protection of Public Health per the MOU.

Residential

Modification to existing residential structures may be allowed. Increases in the number of bedrooms and plumbing fixture units may be considered provided the following criteria are strictly adhered to:

- The property owner shall sign an acknowledgement stating they have read and understand the provisions of the Basin Plan Amendment and the MOU.
- All increased wastewater flows shall be limited to a maximum of 420 gallons per day or less as an estimated average residential flow. Flows shall be calculated utilizing United States Environmental Protection Agency mean daily per capita indoor use of 70 gal/person/day. For purposes of this calculation, the first bedroom shall have a two-person occupancy; each additional bedroom shall have single person occupancy. A room shall be considered a bedroom if it provides privacy and is in close proximity to a bathroom with a bathtub and/or shower fixtures.
- Existing OWTS with existing flows greater than 420 gallons per day may be considered provided the existing flow is not increased by the proposed modification.
- Any new fixtures shall be water efficient and meet current state low flow standards. Every effort to maximize water efficiency must be implemented.
- As an alternative to bedroom and fixture unit analysis, an applicant may submit an engineering report to identify waste discharge quantities (flow and pollutant loading) for a specific proposed development project versus those existing prior to the Prohibition, to

demonstrate that the project will produce no discharge of wastewater exceeding the quantity discharged from the OWTS existing prior to the Prohibition. Approval is subject to review and analysis by Staff.

- All expanded or new OWTS shall be designed to include filtration and disinfection to their existing or new OWTS in accordance with City regulations.
- All applicable City reviews, approvals, and permits must be obtained for any required OWTS alteration, repair, or replacement.

The City will consider the construction of a new replacement residential structure on a property where an existing residential structure will be demolished as an "existing residential structure".

Nonresidential

- The property owner shall sign an acknowledgement stating they have read and understand the provisions of the Basin Plan Amendment and the MOU.
- Existing wastewater flows shall not be increased or exceed the capacity of the existing OWTS. Engineering analysis of wastewater flows pre and post modification must be provided.
- Any new fixtures must be water efficient and meet current state low flow standards. Every effort to maximize water efficiency must be implemented such as the replacement of existing fixtures with new water efficient fixtures.
- All expanded or new OWTS shall be designed to include filtration and disinfection to their existing or new OWTS in accordance with City regulations.
- All applicable City reviews, approvals, and permits must be obtained for any required OWTS alteration, repair, or replacement.

City of Malibu

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

Date: 9/26/2025

Pepperdine University, LLC
PROPERTY OWNER NAME - PRINT

23826 Malibu Road, Malibu, California 90265
PROPERTY ADDRESS

I/We, on the property owner(s) of the above listed address and further state that I/We have read and fully understand the provisions of the State Water Quality Control Plan Los Angeles Region, Resolution No. R4-2009-007, a Basin Plan Amendment to prohibit Onsite Wastewater Disposal Systems in the Malibu Civic Center Area (Basin Plan Amendment), and I/We further state that I/We have read and understand the provisions of the Memorandum of Understanding (MOU) between the City of Malibu and the Regional Water Quality Control Board, Los Angeles Region, dated August 23, 2011, and amended February 2, 2017, establishing a Time Schedule for the Prohibition of Onsite Wastewater Disposal Systems in the Malibu Civic Center area (MCC). I/We further agree to abide by all requirements of both of these documents. Having read and fully understanding both documents, I/We hereby agree to be bound by the City of Malibu's, or any manner relating to the Basin Plan Amendment or the MOU.

[signature] 9/26/2025
PROPERTY OWNER SIGNATURE DATE

ALL PURPOSE ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA }
County of Los Angeles } ss.

On 9/26/2025 before me, Nancy Fields, personally appeared

Matt Kennedy, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[signature]
(Notary Public Signature) (Seal)

NANCY FIELDS
Notary Public - California
Los Angeles County
Commission # 2494681
My Comm. Expires Jan 15, 2029

6527\.0000\122645681.1

EXHIBIT A: Boundary Map



6527\.0000\122645681.1

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
29664 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (310) 908-9412

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MARK	DESCRIPTION	DATE
1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	05/07/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: CITY DOCS & SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.11

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2027:0006
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	LOUISIANA-PACIFIC CORPORATION 1610 West End Ave, Nashville, TN, 37203 Contact: Macomber, CW (352) 425-7457 Email: CW.Macomber@lpcorp.com
DESIGN:	"LP® FlameBlock®" sheathing, 4' x 8' fire rated oriented strand board (OSB), 7/16 "Category with minimum Pyrotile thickness of 0.06, applied direct to OSB sheathing and Pyrotile laminate applied to one face of OSB, and Cedar Sidewall Shingles, ½" butt and thickness cladding, or Plain Bevel solid wood siding, Cedar or other species, various widths. Refer to the manufacturer's installation instructions and printout data sheets.
RATING:	Compliance in accordance with Chapter 7A of the California Building Code.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and UL label.
APPROVAL:	Listed as exterior siding for use in the Wildland Urban Interface areas.
NOTES:	

*Revision
07-22-2019 dsc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 04/29/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

Page 1 of 1

WALL SHEATHING WUI

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8160-2027:0007
CATEGORY:	8160 - UNDER EAVE FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	LOUISIANA-PACIFIC CORPORATION 1610 West End Ave, Nashville, TN, 37203 Contact: Macomber, CW (352) 425-7457 Email: CW.Macomber@lpcorp.com
DESIGN:	"LP® FlameBlock® sheathing, 4' x 8' fire rated oriented strand board (OSB), 15/32 "Category with minimum Pyrotile applied direct to one face of OSB, 1/8" gap at joist nailer and Cedar and Redwood v-siding cladding products of nominal 5/8" (thickness or greater) x 4" (Width or wider). Refer to the manufacturer's installation instructions and product data sheets.
RATING:	
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and UL label.
APPROVAL:	Listed as under eave materials for use in the Wildland Urban Interface areas.
NOTES:	

*Revision
07-22-2019 dsc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 04/29/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

Page 1 of 1

UNDER EAVE WUI

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2023:0002
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	CEDAR VALLEY MANUFACTURING 943 San Felipe Road, Hollister, CA, 95023 Contact: Wherley, Jon (831) 636-6110 (831) 636-8109 Email: jonw@cedar-valley.com
DESIGN:	Cedar Valley "California Shack" 1-Course Cedar Shingle Siding Panel, 4-1/4" or greater exposure, Western Red Cedar vertical-grain heartwood shingle applied over fiberglass matte to a square cut plywood backer, installed over oriented strand board (OSB) with a 7/16" minimum thickness. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Compliance in accordance with Chapter 7A of the California Building Code.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and SFM label.
APPROVAL:	Listed as exterior siding for use in the Wildland Urban Interface areas.
NOTES:	

corrected 11-09-2011 jsd

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 05/29/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

Page 1 of 1

SHINGLE SIDING WUI

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2094:0101
PARENT LISTING No.:	8140-2041:0008
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	Unity Forest Products, Inc. P.O. Box 1849, Yuba City, CA, 95992 Contact: Smith, Ryan (530) 671-7162 (530) 671-7261 Email: ryan.smith@unityforest.com
DESIGN:	Solid-sawn "Wood" siding with no through holes or loose knots, installed over structural plywood or oriented strand board (OSB) with a 7/16" minimum thickness and complying with Voluntary Product Standard PS1 or Voluntary Product Standard PS2, with the following interlocking designs when installed in accordance with industrial technical guide. Refer to the manufacturer's installation instructions and product data sheets. Board on Board: When applied in a vertical orientation with minimum nominal 8" wide and nominal 1" thick boards, and ¾" thick x 3-½" wide plywood battens between boards, with boards and plywood inserts installed with a gap not more than ⅛" between them and fastened to the wood frame with not less than 3" long fasteners at a schedule not more than 24" on center, and boards made of a wood species "Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", "Alaska Yellow Cedar", or any other wood species having a Flame Spread Rating not greater than 75 (Class B) when tested in accordance with ASTM E84. All nominal board sizes shall comply with the applicable provisions of American Softwood Lumber Standard DOC PS 20. Edge and end glued siding is permitted to be used interchangeably with solid sawn members. The recommended installation practice for solid wood siding in wall construction regarding butt and overlapping joints is: butt joints between pieces should be staggered a minimum of 12" and all butt joints should be flush with no gap. Nail joints into the studs or blocking members. One nail at each crossing with the wood frame support member shall be used for nominal 8" siding and 2 nails for nominal 6" or wider siding. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Compliance with Chapter 7A of the California Building Code.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and SFM label.

Page 1 of 2

BOARD/BOARD SIDING

SCALE: N.T.S.

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8110-2123:0100
CATEGORY:	8110 - DECKING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	General Woodcraft Inc. 369 Blodgett Street, Suite 200, Cotati, CA, 94931 Contact: Bonsar, Charles (855) 444-8663 (855) 542-4046 Email: cbonsar@generalwoodcraftinc.com
DESIGN:	Malaverde® Premium Machicha, Cumaru, IPE, and *Jatoba hardwood decking, nominal 24" or thicker, nominal 3-1/4" or wider, *Machicha nominal density of 46-58 lb/ft³, Cumaru nominal density of 82-91 lb/ft³, IPE nominal density of 66.7% lb/ft³, and Jatoba nominal density of 52-61 lb/ft³. Edge to edge spacing of 5/16" or less. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Class A Flame Spread: *Models Machicha, Cumaru, and IPE only
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances, and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee's name, model number, rating, and SFM label.
APPROVAL:	*Listed as decking materials for use in the Wildland Urban Interface areas when attached exterior wall covering complies with California Building Code Section 707A (Models Machicha, Cumaru, and IPE), and when attached exterior wall covering is non-combustible, ignition-resistant material or ignition-resistant material (Model Jatoba). Refer to listee's Installation Instruction Manual for details.
NOTES:	Test Protocol SFM 12-7A-4A

*Revision 1-5-22
VWW

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 05/29/2025 **Listing Expires: 06/30/2026**

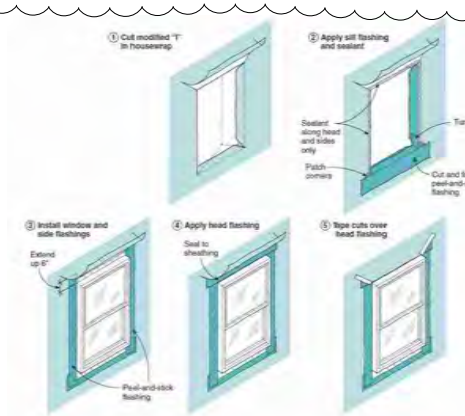
Page 1 of 2

DECKING WUI

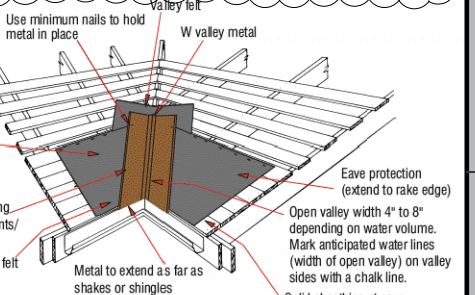
SCALE: N.T.S.

VERY HIGH FIRE HAZARD SEVERITY ZONE:

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4,1505)
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)
4. (ROOF/ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4-INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)
5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5.5)
6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION, OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3.1)
7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.1)
8. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE MULTIPANE INSULATING- GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE MEETING SECT 2406 SAFETY GLAZING, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)
9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION. OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)
10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.,708A.3
11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)
12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)
13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (7207.2)
14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.
15. NO FREESTANDING PERGOLA IS PERMITTED WITHIN 6 FEET OF THE PRIMARY STRUCTURE. PERGOLAS WITHIN 6' OF A STRUCTURE MUST BE ATTACHED.
16. PERGOLAS MORE THAN 6 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, IGNITION RESISTANT, OR NON COMBUSTIBLE MATERIALS, MINIMUM OF 4 INCHES SPACING IS REQUIRED BETWEEN THE MEMBERS, (UNFORMATION BULLETIN NO. PISC 2009-023).
17. PAINTS, COATING, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION REQUIRED IN CHAPTER 7A SECTION R337. (703A.5.3; R337.3.5.3)
18. WHEN ANY PORTION OF AN ATTCHED OR DETACHED ACCESSORY STRUCTURE (TRELLISES, ARBORS, PATIO COVERS, CARPORTS, GAZEBOS AND SIMILAR) LIES WITHIN 50 FT OF AN APPLICABLE BUILDING SHALL BE CONSTRUCTED OF:
    A NONCOMBUSTIBLE MATERIALS OR
    B. IGNITION RESISTANT MATERIALS OR
    C.HEAVY TIMBER CONSTRUCTION (710A; R337.10)
19. VENT OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES, AND UNDERFLOOR VENTS SHALL RESIST BULDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS, VENT OPENINGS SHALL COMPLY WITH ONE OF THE FOLLOWING: (706A.2; R337.5.2)
    A. LISTED VENT COMPLYING WITH ASTM E2886 & FLAMING IGNITION & MAS TEMP RULES OF 706A.2 OR
    B. PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX 1/8" OPENINGS.
20. VENTS SHALL NOT BE INSTALL ON UNDERSIDE OF EAVES AND CORNICES UNLESS THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.5.3 ARE MET (706A.3; R337.5.3)
21. UNDERSIDE OF BOXED IN ROOF EAVE SOFFIT ASSEMBLIES, EXPOSED PORCH CEILINGS, FLOOR PROJECTIONS, UNDERFLOOR OF OVERHANGING BUILDINGS, OR OVERHANGING APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING [707A.5, 707A.6, 707A.7, 707A.8, 707A.9]:
    A. NONCOMBUSTIBLE MATERIAL OR
    B. IGNITION-RESISTANT MATERIAL OR
    C. ONE LAYER OF 5/8" TYPE 'X' APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING OR
    D. EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL OR
    E. ASSEMBLY UNDERSIDE THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER SFM STANDARD 12-7A-3 OR ASTM E2957. [707A.8; R337.7.8]
22. ROOF COVERINGS - 705A.2 - WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
23. VEGETATION MANAGEMENT COMPLIANCE - 701A.5 - ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND SHALL BE PERMITTED TO INCLUDE ANY OF THE FOLLOWING:
    1. LOCAL, STATE, OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
    2. ENFORCING AGENCY
    3. THIRD PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS
    4. PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING AGENCY.



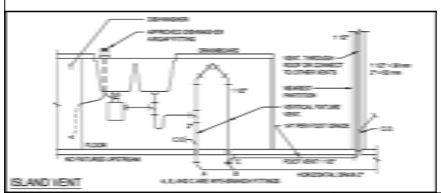
WINDOWS
FLASHING DETAIL



ROOF VALLEY
FLASHING DETAIL

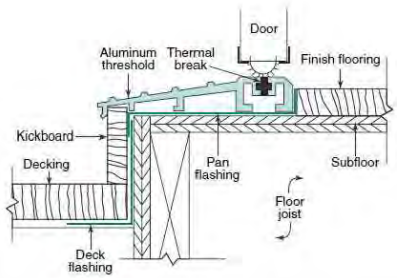
*(SEE NOTE #2)

IMPERATIVE:
ALL WATERPROOFING DETAILS TO BE DONE BY A WATERPROOFING CONSULTANT. DURICA DESIGN INC. INSISTS A WATERPROOFING CONSULTANT BE COMMISIONED FOR DETAILING AND COORDINATION OF ANY AND ALL WATERPROOFING REQUIREMENTS AND CONSIDERATIONS.

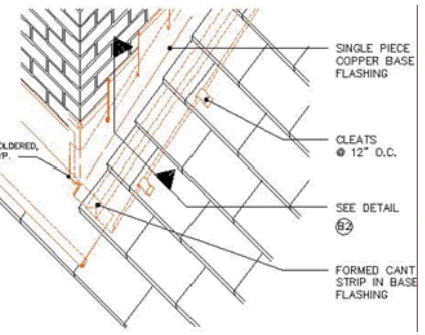


ISLAND VENT DETAIL

SCALE: N.T.S.



DOOR SILL
FLASHING DETAIL



CHIMNEY
FLASHING DETAIL

FLASHING DETAILS, WHERE OCCURS

SCALE: N.T.S.

REMODEL
PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2666 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (213) 909-9413

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REVS.	
1	PLAN CHECK CORRECTIONS 10/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/29/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.20

QAI

CODE EVALUATION REPORT

CERus-1025

PUBLISHED: February 2024
EXPIRATION: February 2027

PRODUCT: **CeDUR® SHAKES**

REPORT HOLDER: Colorado Roofing Products, LLC
dba CeDUR

CONTACT DETAILS: 3590 Himalaya Road
Aurora, CO
80011 USA

CSI DIVISION: 07 00 00 - Thermal and Moisture Protection

CSI SECTION: 07 31 53 – Plastic Shakes

APPLICABLE CODES: 2021, 2018, 2015 International Building Code (IBC)
2021, 2018, 2015 International Residential Code (IRC)
2022, 2019 California Building Code, Title 24, Part 2 (CBC)
2022, 2019 California Residential Code, Title 24 Part 2.5 (CRC)
2023, 2020 Florida Building Code, Building (FBC)
2023, 2020 Florida Building Code, Residential (FRC)

EVALUATED: Weather Resistance
Wind Resistance
Roof Fire-Classification
Hail-Impact Resistance

SERVICE · INTEGRITY · VALUE
TESTING · INSPECTION · CERTIFICATION

www.qai.org
QAI LABORATORIES
LOS ANGELES | TULSA | MIAMI | TORONTO | VANCOUVER | SEOUL | SHANGHAI

1.0 APPROVED FOR FOLLOWING:

APPROVED TYPES OF CONSTRUCTION:	Type I-V/ AB
APPROVED USE:	Roof coverings for use in Class A fire-classified assemblies.
APPROVED INSTALLATIONS:	New and existing roofs where existing roof is removed, roof fire-classified assemblies including areas prone to hail impact as detailed in Section 4 of this report.

2.0 DESCRIPTION:

2.1 General:

CeDUR® synthetic roofing products are composite polymeric based roof coverings including accessories molded from proprietary formulations to create the look of cedar shakes for use on slopes ≥ 4:12. CeDUR® products are a durable exterior roof covering available in various colors. When installed in accordance with Section 4.4 and Table 3 of this report, CeDUR® products provide Class A roof-fire assemblies determined in accordance with Section 1505.1 of the 2021 / 2018 / 2015 IBC and Section R902.1 of the 2021 / 2018 / 2015 IRC with Class 4 resistance to hail and impact per UL 2218.

CeDUR® synthetic roofing products have a spontaneous ignition temperature ≥ 650ºF (343ºC) when tested to ASTM D1929 and are classified as CC2 when tested to ASTM D635.

See Table 1 below for recognized models of CeDUR® products. See Section 2.2 of this report for applications of the described products. See Figure 2 in Section 9.1 of this report for drawings of the products listed in Table 1.

Table 1. CeDUR® SYNTHETIC ROOF COVERING PRODUCT DIMENSIONS

PRODUCT	LENGTH		WIDTH		INSTALLED EXPOSURE		INSTALLED WEIGHT	
	inches	mm	inches	mm	inches	mm	lbs/ft²	kg/m²
CeDUR®	23.5	597	5-1/4 7-1/4 12-1/4	133 184 311	10	254	1.7	8.30

CeDUR® products are available with starter tiles and preformed hip/ridge cap accessories.

CeDUR® products comply for use as roof coverings per the 2022 / 2019 California Building Code and 2022 / 2019 California Residential Code including use in *Fire Hazard Severity Zones*. See Section 10 of this report for further details.

CeDUR® products comply for use as roof coverings per the 2023 / 2020 Florida Building Code (FBC), and 2023 / 2020 Florida Building Code, Residential (FRC) excluding use in areas defined as high-velocity hurricane zones. See Section 10 of this report for further details.

2.2 PRODUCTS

2.2.1 CEDUR®:

CeDUR® products are supplied with dimensions of 23.5 inches (597 mm) x 5.25 inches (133 mm), 7.25 inches (184 mm), or 12.25 inches (311 mm) with an installed exposure of 10 inches (254 mm). CeDUR® products are of 1/8-inch (3.2 mm) head thickness, and 3/4-inch (19 mm) butt thickness. CeDUR®) have weights of 0.7 lbs (0.3 kg) (5.25-inch width), 0.9 lbs (0.4 kg) (7.25-inch width) and 1.8 lbs (0.8 kg) (12.25-inch width) per shake. CeDUR® products include designated fastener locators across the width of panel as shown in Figure 2 of this report. CeDUR® are molded to create a wood shake style finish. CeDUR® products are available in the following color options: Live Oak, Shiloh, Golden Cedar and Walden.

3.0 DESIGN:

CeDUR® synthetic roofing products are roof coverings for installation over code complying roof sheathings and underlayment. CeDUR® synthetic roofing products are intended for use as the finished roof covering on new and over existing construction where existing roof coverings have been removed in accordance with Section 4.2 and 4.3 of this report as applicable.

Use of CeDUR® synthetic roofing products do not require professional design when installed in areas of maximum 130 mph (209 km/h) basic design wind speed (V), or ultimate (maximum) design wind speed (V_{ult}) on structures of maximum 40 ft (12.2) height Exposure Category B when following standard installation methods outlined in Section 4.1 to 4.4 of this report. Where installed in accordance with Table 2 of this report, CeDUR® synthetic roofing is limited to applications to maximum allowable uplift pressures of 101 psf (4.8 kPa). Use of CeDUR® synthetic roofing products in applications of wind resistance greater than those described above are outside the scope of this report and requires approval by the authority having jurisdiction.

When used in applications requiring roof fire classified assemblies, installation shall be in accordance with Section 4.4 and Table 3 of this report.

When installed in areas defined as hail-prone, installation shall be in accordance with Section 4.6 Table 4 of this report for the hail-impact classification levels described.

4.0 INSTALLATIONS:

4.1 General:

Installation of CeDUR® synthetic roofing products must comply with the manufacturer's published installation instructions, this report, and the applicable code(s). Where differences are found, this report and the applicable building code shall be followed.

CeDUR® synthetic roofing products require installation over solid wood structural sheathing of 15/32-inch (12 mm) or lumber of nominal 1-inch (25 mm) complying with the applicable code. Attachment of the sheathing to underlying framing elements is outside the scope of this report and shall be sufficient to resist service loads. The CeDUR® roofing products are intended for installation onto minimum 4:12 (33%) and maximum 21:12 (175%) roof slopes.

Flashing, counterflashing, and valley flashing shall be sheet metal complying with the applicable code, where the sheet metal is G90 galvanized of minimum 0.0179 inches (0.455 mm) uncoated thickness. Valley flashing shall be a minimum 15 inches (381 mm) wide sheet metal of minimum 0.0179 inches (0.455 mm) uncoated thickness. Flashing including fasteners shall not be in contact with dissimilar metals to avoid corrosion. Flashing shall prevent moisture from entering the wall and roof in

accordance with Section 1503.2 of the 2021 / 2018 / 2015 IBC and Section R903.2 of the 2021 / 2018 / 2015 IRC.

While not required, drip edge flashings and rake edge flashings are recommended, installed with good roofing practice.

4.1.1 Special Inspection:

IBC: Installation in areas of maximum V_{ult} of 130 mph (209 km/hr), maximum mean roof height of 40 ft (12.2 m) and Exposure Category B do not require special inspection.

Special inspection including periodic special inspection for wind resistance are required for buildings constructed in the following areas:

1. Wind Exposure Category B, where V_{ult} is ≥ 150 mph (241 km/hr).
2. Wind Exposure Category C or D, where V_{ult} is ≥ 140 mph (225 km/hr).

Special inspection is to confirm installation is in conformance with Table 2 of this report, including competent bonding of the noted approved adhesive at CeDUR® head lap ends.

4.1.1 Underlayment:

Underlayment must comply with and be installed in accordance with the applicable code and the manufacturer's published installation instructions. For fire-classified roof assemblies underlayment shall be installed in accordance with Section 4.4 and Table 3 of this report.

In areas where there is potential for or has been a history of ice forming along eaves causing the backup of water an ice barrier is required. The ice barrier may consist of:

a) Two layers of ASTM D226 Type I, ASTM D4869 Type I or ASTM D6757 underlayment cemented together or
b) A self-adhering polymer modified bitumen sheet complying to ASTM D1970.

Alternate ice barriers are outside the scope of this report but may be used where approved by the authority having jurisdiction.

The ice barrier shall be used as an alternative to the normal underlayment, extending from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the structure. Following, the standard underlayment shall be lapped over the ice barrier and shall overlap a minimum of 4 inches (102 mm). Attachment and overlapping of the ice barrier to underlayment are outside the scope of this report and is to be in accordance with the applicable code and the ice barrier manufacturer's published installation instructions.

4.2 New Construction:

4.2.1 Slopes > 6:12: Starter tiles are installed with a 3/4-inch (19 mm) to 1-inch (25 mm) overhang at the gable end fascia board and at eaves fascia boards across the roof deck. Subsequent CeDUR® shakes are installed by varying product widths during installation at the exposures described in Table 1 of this report, with tile joints staggered between alternating rows and a ¼-inch (6 mm) to 3/8-inch (10 mm) keyway spacing between adjacent tiles. CeDUR® products require installation with corrosion resistance fasteners installed at through designated fastener locations. Two (2) fasteners are required for 5-1/4-inch (133 mm) and 7-1/4-inch (184 mm) product widths, and three (3) fasteners are required for 12-1/4-inch (311 mm) product widths. The following outlines approved fastener types:

For areas of maximum V_{ult} of 130 mph (209 km/hr), maximum mean roof height of 40 ft (12.2 m) and Exposure Category B, approved fasteners include:

1. 11-Gauge x 5/16-inch (8 mm) diameter head ring shank roofing nails of minimum 1-3/4-inch (44 mm) length.
2. 16-Gauge x 15/16-inch (24 mm) crown x 1-7/8-inch (48 mm) leg length staples.
3. 5/16-inch (8 mm) diameter head coarse thread #6 wood screws of minimum 1-3/4-inch (44 mm) length.

Installations for applications up to 101 psf (4.8 kPa) wind uplift resistance, are to follow Table 2 of this report.

Upon reaching the roof peak, the last row of tiles are trimmed flush with the peak to accommodate the ridge and hip caps. All penetrations and chimneys are to be flashed in accordance with the appropriate code to prevent water ingress with compatible sheet metal complying with Section 4.1 of this report.

Ridge caps, hip caps and valleys are to be installed in accordance with the manufacturer's installation instructions and the applicable codes.

4.2.2 4:12 < Slopes ≤ 6:12: CeDUR® Starter tiles are installed with a 3/4-inch (19 mm) to 1-inch (25 mm) overhang at the gable end fascia board and at eaves fascia boards across the roof deck. Prior to installation of the following CeDUR® course, an additional interlayment of minimum 18-inches (457 mm) is installed over the starter tile, extending up-slope 9-inches (229 mm) onto the sheathing. The second course of CeDUR® is installed at 10-inch (254 mm) exposure, following 18-inch (457 mm) interlayment is applied at the 10-inch (254 mm) line on the CeDUR® shake, extending up-slope onto the sheathing. This process is repeated until roof peak, with installation in accordance with Section 4.2.1 for tile placement, keyway gaps and fastener installation.

4.3 Reroofing Applications:

CeDUR® products are not intended for installation over existing roof systems. Existing roof coverings and underlayment are to be removed, and roof sheathing and penetrations as appropriate are to be inspected to ensure the roof structure is free of rot and damage prior to installation of the CeDUR® products. All past existing roof coverings shall be completely removed, following all installation conditions noted in Section 4.1 and 4.2 shall apply.

4.4. Roof Fire Classified Assemblies:

CeDUR® products comply for use as Class A roof-assemblies per 2021 / 2018 / 2015 IBC Section 1505.1 and 2021 / 2018 / 2015 IRC Section R902.1 as outlined in Table 3 of this report. Installation including maximum roof slope is to be in accordance with Section 8.2 Table 3 of this report.

4.5 Hail-Impact Resistant Assemblies:

CeDUR® products are Class IV impact resistance rated evaluated following UL 2218. Installation is to be in accordance with Section 8.3 Table 4 of this report.

5.0 LIMITATIONS

- Installation of CeDUR® products are to comply with the applicable codes, this report and the manufacturer's installation instructions. Where differences are found, the applicable code and this report govern.
- CeDUR® products are intended for use on roof slopes ≥ 4:12 (33%) to ≤ 21:12 (175%).
- CeDUR® products are approved for use in areas where maximum wind speeds and pressures are as outlined in Section 3.0 and Section 8.1 Table 2 of this report. Use in applications greater than those stated require approval by a registered design professional and approval by the authority having jurisdiction.
- CeDUR® roof coverings acting as wind-resisting components in *V* areas as specified in per Section 1705.12 of the 2021 /2018 / 2015 IBC, require *Special Inspection* including periodic inspection, to confirm ongoing connection of components as outlined in Table 2 of this report.
- CeDUR® products used in Class A roof-assemblies are to be installed in accordance with Sections 4.4 and 8.2 Table 3 of this report.
- CeDUR® products used in hail-prone areas are to be installed in accordance with Sections 4.5 and 8.3, Table 4 of this report.
- CeDUR® products are manufactured in Aurora, CO with inspections by QAI Laboratories.

6.0 SUPPORTING INFORMATION:

The following data has been evaluated for CeDUR® products:

- Data for use in roof fire classified assemblies determined in accordance with ASTM E108.
- Data outlining < 10% loss of tensile strength after aging to ASTM G155 for 2000 hours.
- Data outlining CC2 rate of burning determined in accordance with ASTM D635.
- Data outlining spontaneous ignition temperature > 650ºF (343ºC) determined in accordance with ASTM D1929.
- Data for Wind Uplift evaluated in accordance with UL 580 and TAS 125.
- Data for outlining Class IV impact resistance per UL 2218.
- Data outlining compliance with ICC-ES AC07.

7.0 MARKINGS:

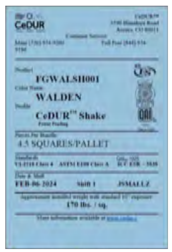


Figure 1a. Example of CeDUR® Product Labels

8.0 RATINGS:

8.1 Wind Uplift Resistance:

Table 2 – Maximum Allowable Wind Uplift Pressures on Roofing Panels

Product	Substrate[1]	Installation	Allowable Wind Uplift[2] psf (kPa)
CeDUR®	Minimum 15/32-inch (12 mm) Exposure 1 plywood over 24-inch (610 mm) spaced framing.	Maximum installed exposure of 10-inches (254 mm). 5-1/4-inch (133 mm) and 7-1/4-inch (184 mm) width products are installed with two (2) 1-3/4-inch (44 mm) length ring-shank nails at designated fastener locations. 12-1/4-inch (311 mm) width are installed with three (3) 1-3/4-inch (44 mm) length ring-shank nails at designated fastener locations. After anchoring, GE Silicone II adhesive is applied at center of tile for the 5-1/4-inch (133 mm) and 7-1/4-inch (184 mm) width products, and at 1- 1-3/4-inches (44 mm) from each tile edge on 12-1/4-inch (311 mm) products to bond subsequent CeDUR™ courses.	101 (4.8)

Note 1: Attachment of sheathing to underlying framing members is outside the scope of this report, and shall be sufficient to resist uplift forces noted:
Note 2: Maximum uplift pressure was determined in accordance with method UL 580 / TAS 125 with a factor of safety 2.0 applied to ultimate pressure achieved.
Note 3: See Section 4.1.1 where *Special Inspection* including periodic inspection of the above installation is required.

8.2 Roof Fire Classified Assemblies:

Table 3 – Roof Fire Classified Assemblies

System	Substrate	Approved Underlayment	Approved Roof Coverings	Installation Guidelines	Maximum Slope	Class
New Construction Or Reroof when existing roof is removed[1]	Minimum 15/32-inch-thickness plywood	1 layer of ASTM D226 Type II asphalt felt installed over the sheathing with offset joints minimum 6-inches (152 mm).	CeDUR™ Shakes	See Sections 2.2, 4.1, 4.2, 4.3	Unlimited	A

Note 1: Installation of the CeDUR® products requires complete removal of existing roof coverings and underlayment and inspection prior to installation in accordance with Section 4.3 of this report.

8.3 Hail Impact Resistant Assemblies:

Table 4 – Impact Rated Assemblies

Substrate	Approved Underlayment	Approved Roof Coverings	Installation Guidelines	Hail-Impact Classification[1]
Minimum 15/32-inch-thick plywood	Unrestricted	CeDUR™ Shakes	See Sections 2.2, 4.1, 4.2 and 4.3	Class IV

Note 1: Hail-impact classification determined in accordance with UL 2218.

9.0 PRODUCT DETAILS:

9.1 Profile Drawings

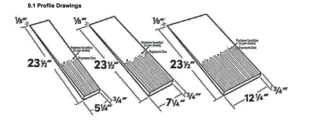


Figure 2. Product Drawings

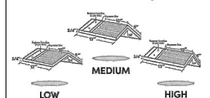


Figure 3. Hip and Ridge Cap Drawings

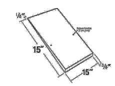


Figure 4. Starter Tile

10.0 SUPPLEMENTAL CODES

10.1 2023 / 2020 Florida Building Code:

CeDUR™ products as detailed in Sections 2.0 through 9.0 of QAI CERus-1025 comply with the 2023 / 2020 Florida Building Code (FBC) and 2023 / 2020 Florida Building Code, Residential (FRC) when installed in accordance with the applicable building codes and this report for use in areas not defined as high velocity hurricane zones (HVHZ) for applications as outlined in this report.

10.2 2024 / 2021 California Building Code:

CeDUR™ products as detailed in Sections 2.0 through 9.0 of QAI CERus-1025 comply with the 2022 / 2019 California Building Code and 2022 / 2019 California Residential Code when installed in accordance with the applicable building codes and this report.

CeDUR™ products installed in accordance with Section 4.4 and Table 3 of this report, provide Class A fire classification and comply for use in *Fire Hazard Severity Zones* as outlined in Section 705A of the 2022 / 2019 CBC and Section R337.5 of the 2022 / 2019 CRC.

11.0 ELIGIBILITY OF REPORT

QAI's Code Evaluation Report complies with the 2021 / 2018 / 2015 IBC Section 104.11 *Alternative materials, design and methods of construction and equipment* Subsection 103.11.1 *Research Reports*. Supporting data has been evaluated by QAI for compliance of the noted materials and assemblies to the applicable code by QAI, an *approved* source as detailed below.

The attached report has been reviewed by a QAI Registered Professional Engineer approved by the specific state Board of Professional Engineers noted on the specific P.E. seal(s) where applied.

Per section 1703 of the IBC, QAI is an independent third-party testing, inspection and certification agency accredited by the International Accreditation Service, Inc. (IAS) for this specific scope (see IAS PCA-118). QAI can confirm that based on its IAS accreditation it meets IBC Section 1703.1 on Independence, Section 1703.1.2 on Equipment and Section 1703.1 on Personnel.

This Evaluation report has been designed to meet the performance requirements of IBC Section 1703.4 and contains the required information to show the product, material or assembly meets the applicable code requirements.

The product is labeled per section IBC 1703 and subject to follow-up inspection per IBC 1703.6 using QAI IAS accredited ISO 17020 inspection program (see IAS AA-723).

For more information regarding QAI Laboratories, please visit www.qai.org.

The above is an example of the QAI registered Listing mark. The Listing mark may only be used by the Report Holder per the QAI service agreement on products defined in this report. The 'us' indicator in the 8 o'clock position indicates the product complies with the properties evaluated with limitations outlined in this report for use in the US market. A 'c' indicator in the 4 o'clock position indicates the product has been evaluated for use in the Canadian market.

11.0 REFERENCED STANDARDS

ASTM E108 *Standard Test Methods for Fire Tests of Roof Coverings.*
ASTM G155 *Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials.*
ASTM D635 *Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.*
ASTM D1929 *Test Method for Determining Ignition Temperature of Plastics.*
UL 580 *Safety Testing for Uplift Resistance of Roof Assemblies.*
TAS 125 *Standard Requirements for Metal Roofing Systems.*
UL 2218 *Standard for Safety Impact Resistance of prepared Roof Covering Materials.*
ICC-ES AC07 *Acceptance Criteria for Special Roofing Systems.*

ES ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-1862

Reissued November 2024

Subject to renewal November 2026

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION Section: 07 40 00—Roofing and Siding Panels Section: 07 46 00—Siding	REPORT HOLDER: CEDAR VALLEY MANUFACTURING, INC.	EVALUATION SUBJECT: CEDAR VALLEY SIDING AND MANSARD PANELS	

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

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

Property evaluated:

- Weather resistance
- Structural-Transverse Wind Load Resistance

2.0 USES

Cedar Valley Shingle and Mansard panels are used as exterior wall veneer on buildings of Type VB construction under the IBC (except as permitted in Section 5.2 of this report), and on structures constructed in accordance with the IRC.

3.0 DESCRIPTION

3.1 General:

Panels are pre-assembled using vertical or mixed grain Western Red Cedar tapered shingles secured to $^{11}/_{32}$-inch (8.73 mm) Exposure 1 plywood sheathing over coated-glass-fiber mat. The shingles are attached to the plywood sheathing using adhesive and galvanized staples.

3.2 Types of Panels:

3.2.1 Sidewall Shingle Panels: The panels are manufactured in a single course with $7^{1}/_{8}$-, 5.3-, or 4.25-inch (181, 135, 108 mm) exposures. The panels have an exposure length of 96 inches (2438 mm). The panel ends have an overlapping joint which provides a minimum layer of fiberglass felt and shingle over all vertical sheathing seams. The shingles are supplied with either regular-sawn or rough-sawn surface and either a straight or staggered butt line.

3.2.2 Decorator Shingle Siding Panels: The decorative panels are manufactured in a single course with $7^{1}/_{8}$- or 5.3-inch (181,135 mm) exposures. The panels have an exposure length of 96 inches (245 mm). The shingles are supplied with either regular-sawn or rough-sawn surface and are supplied with butts in nine different patterns: round, fish-scale, octagon, hexagon, diamond, full cove, arrow, diagonal, or square.

3.2.3 Mansard Panels: The panels are manufactured with the cedar shingles in a single course with a 14-inch (356 mm) exposure. The panels have an exposure of 96 inches by 14 inches (2438 mm by 356 mm) with a net coverage of 9.33 sq. ft. (0.87 m²).

3.3 Materials:

3.3.1 Fasteners: 8d common wire and 8d ring shank corrosion-resistant nails.

3.3.2 Shingles and Shakes: Vertical and mixed grain shingles and No. 1 Grade Western Red Cedar tapered shakes.

3.3.3 Plywood: Exposure 1, CDX glue plywood, $^{11}/_{32}$-inch (8.7 mm) thick complying with DOC PS 1.

3.3.4 Staples: No. 18 gauge $^{1}/_{2}$-inch (12.70 mm) long, $^{1}/_{4}$-inch (6.4 mm) crown galvanized steel staples and stainless steel staples.

3.3.5 Coated Glass-Fiber Mat: GAF Versashield® underlayment recognized in ESR-2053, or coated glass-fiber mat complying with ASTM D2178 (Type IV) or ASTM D146.

3.3.6 Construction Adhesive: APA specification AFG01, exterior grade.

3.3.7 Corners: Flush-mounting and add-on pre-assembled corner units are available to match panel texture and exposure.

4.0 DESIGN AND INSTALLATION

4.1 General:

Cedar Valley Shingle Siding and Mansard Panels must be installed in accordance with the manufacturer's published installation instructions and this report.

Studs or mansard rafters must not exceed 24 inches (610 mm) on center. An approved water-resistive barrier complying with the applicable code must be installed over the studs. All panel vertical joints must be positioned over framing members. Stud walls must be braced in accordance with the applicable code. All windows, doors, or other openings must be flashed in accordance with the applicable code. Flashing must be provided at intersections of different materials and all points subject to the entrance of water. The panels must be installed so as to maintain a minimum 6 inches (152 mm) of clearance between the panels and the earth on the exterior of the building. Flush cut joints must be sealed with caulk.

The manufacturer's published installation instructions and this report must be strictly adhered to and a copy of these instructions must be available at all times on the jobsite during installation.

4.2 Transverse Wind Load Assemblies:

4.2.1 Single-Course Mansard Panels installed on Wood Studs Spaced 16 inches on Center, Maximum Allowable Wind Pressure and Wind Speed – Table 1: Panels are nailed with two 8d nails per stud. The one-course panel was nailed $1^{3}/_{4}$-inch from top and $3^{1}/_{4}$-inch from the bottom at 16 inches (406 mm) on center starting $^{1}/_{2}$ inch from butted end. Stud framing must be minimum nominal 2-by-4, Western Woods with a minimum specific gravity of 0.36, S-Dry, Stud Grade, spaced a maximum of 16 inches (406 mm) on center.

4.2.2 Single-Course Panels (Coastal Panels; various exposures) Installed on Wood Studs Spaced 16 Inches on Center, Maximum Allowable Wind Pressure and Wind Speed -Table 1: Panels are nailed with one 8d nail per stud. The single-course panel was nailed $1^{1}/_{2}$ inch from the top at 16 inches (406 mm) on center starting $^{1}/_{2}$ inch from butted end. Stud framing must be minimum nominal 2-by-4, Western Woods with a minimum specific gravity of 0.36, S-Dry, Stud Grade, spaced a maximum of 16 inches (406 mm) on center.

4.2.3 Single-Course Vent Panels (14 inch exposure) installed with a cedar spacer strip on Wood Studs Spaced 16 inches on Center, Maximum Allowable Wind Pressure and Wind Speed – Table 1: Each Vent Panel is installed with a $^{5}/_{16}$-inch-thick by ¾-inch-wide by $6^{1}/_{2}$-inch-long cedar spacing strip stapled to each panel course 8 inches on center as measured from left to right. The Vent Panels are nailed with one 8d nail per stud. The single-course panel was nailed $1^{1}/_{2}$ inch from the top at 16 inches (406 mm) on center starting $^{1}/_{2}$ inch from butted end. Stud framing must be minimum nominal 2-by-4, Western Woods with a minimum specific gravity of 0.36, S-Dry, Stud Grade, spaced a maximum of 16 inches (406 mm) on center.

5.0 CONDITIONS OF USE:

Cedar Valley Shingle Siding and Mansard Panels products described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions.

5.1 The panels must not be used as a nailing base.

5.2 The panels may be installed on exterior walls of buildings of Type I, II, III and IV construction when installed in accordance with Section 1405.5 of the IBC.

5.3 The panels may be applied to the exterior of combustible, fire-resistance-rated walls with a horizontal separation of greater than 5 feet (1.5 m), when approved by the code official.

5.4 When panels are installed as mansards, they must not be installed on slopes less than 60 degrees from the horizontal. Water from the main roof must not flow over the mansard.

5.5 The products are manufactured by Cedar Valley Manufacturing, Inc. facility at Hollister, CA, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Test reports of wind-driven rain in accordance with ASTM E331.

6.2 Test reports on transverse wind load resistance in accordance with ASTM E330.

6.3 Engineering calculations.

6.4 Installation details.

6.5 Quality documentation.

7.0 IDENTIFICATION

7.1 Each package of Cedar Valley Shingle Siding and Mansard Panels covered by this report must be labeled with the manufacturer's name (Cedar Valley Manufacturing, Inc.), the product name and the ICC-ES evaluation report number (ESR-1862).

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

CEDAR VALLEY MANUFACTURING, INC.
943 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA 95023
(831) 636-8110
www.cedar-valley.com
jonw@cedar-valley.com

TABLE 1—ALLOWABLE PRESSURE AND WIND SPEED (MPH) ASCE 7-05 3 SECOND GUST 2009 and 2006 IBC, ASCE 7-10 2012 IBC[1]

PANEL TYPE	FASTENERS AND FRAMING	ALLOWABLE PRESSURE (PSF)	END ZONE AREA[3] (SQ FT)	MAXIMUM WINDSPEED[1] (MPH) (3 Second Gust)		
				HEIGHT (FT)	EXP B	EXP C
Single-Course Mansard 14" Exposure Tapered Shingle Panels	Blind nailing; Painted M-167 Cedar "Split-Less" Wood Siding Anchor Down Nails; $1^{3}/_{4}$" from top and $3^{1}/_{4}$" from bottom. For framing refer to Footnote 2	75	20	15 20 25 30 40 50 60	184 184 184 184 177 171 167	167 162 159 155 151 147 145
Single-Course Mansard 14" Exposure Tapered Shingle Panels	Blind nailing; Painted M-167 Cedar "Split-Less" Wood Siding Anchor Down Nails; $1^{3}/_{4}$" from top and $3^{1}/_{4}$" from bottom. For framing refer to Footnote 2	75	10	15 20 25 30 40 50 60	178 178 178 178 171 165 162	162 157 154 150 146 143 140
Single-Course 5.3" Exposure (Mixed Grain/Vertical Grain), $^{1}/_{2}$" thick butt Coastal Panels	Blind nailing; 13 gauge, $1^{3}/_{4}$" long nails with $^{3}/_{8}$ inch heads nailed $1^{1}/_{2}$" down from top. For framing refer to Footnote 2	80	20	15 20 25 30 40 50 60	191 191 191 191 183 177 173	173 168 165 161 156 153 150
Single-Course 5.3" Exposure (Mixed Grain/Vertical Grain), $^{1}/_{2}$" thick butt Coastal Panels	Blind nailing; 13 gauge, $1^{3}/_{4}$" long nails with $^{3}/_{8}$-inch heads nailed $1^{1}/_{2}$" down from top. For framing refer to Footnote 2	80	10	15 20 25 30 40 50 60	185 185 185 185 177 172 167	167 163 159 156 151 148 145
Single-Course $7^{1}/_{8}$" Exposure, Vertical Grain, $^{5}/_{16}$" thick butt shingle Coastal Panels	Blind nailing; 13 gauge, $1^{3}/_{4}$" long nails with $^{3}/_{8}$-inch heads nailed $1^{1}/_{2}$" down from top. For framing refer to Footnote 2	65	20	15 20 25 30 40 50 60	171 171 171 171 164 159 155	155 151 148 144 140 137 135
Single-Course $7^{1}/_{8}$" Exposure, Vertical Grain, $^{5}/_{16}$" thick butt shingle Coastal Panels	Blind nailing; 13 gauge, $1^{3}/_{4}$" long nails with $^{3}/_{8}$-inch heads nailed $1^{1}/_{2}$" down from top. For framing refer to Footnote 2	65	10	15 20 25 30 40 50 60	165 165 165 165 159 154 150	150 146 143 140 136 133 130
Single-Course $7^{1}/_{8}$" exposure, Vertical Grain, $^{5}/_{16}$" thick butt shingle Vent Panels	Blind nailing; 13 gauge, $2^{1}/_{2}$" long nails with $^{3}/_{8}$-inch heads nailed $1^{1}/_{2}$" down from top. For framing refer to Footnote 2	85	20	15 20 25 30 40 50 60	192 192 192 192 184 179 174	174 169 166 162 158 154 151
Single-Course $7^{1}/_{8}$" exposure, Vertical Grain, $^{5}/_{16}$" thick butt shingle Vent Panels	Blind nailing; 13 gauge, $2^{1}/_{2}$" long nails with $^{3}/_{8}$-inch heads nailed $1^{1}/_{2}$" down from top. For framing refer to Footnote 2	85	10	15 20 25 30 40 50 60	186 186 186 186 178 173 169	169 164 160 157 153 149 146

For SI: 1 inch = 25.4 mm, 1 foot = 0.3 m, 1 square foot = 0.09m², 1 pound per square foot (psf) = 48 Pa, 1 mile per hour (MPH) = 1.6 kilometers per hour.

[1]Table 1 is based on ASCE 7-05 using three second gust wind velocities for nominal design wind speed, V_{asd}; to convert to ultimate design wind speeds, V_{ult}, use Table 1609.3.1 of the 2012 IBC.
[2]2 by 4 Doug. Fir-L, S-Dry Stud Grade spaced 16 inches on center.
[3]End zone area is determined using the ASCE 7 and the components and cladding external pressure coefficient figures.

ISSUE:

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office:
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909.9413

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REVS:

1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION

SCALE: NTS

SHEET NUMBER: A0.21

2

ICC-ES Evaluation Report

ESR-4688

Reissued June 2024 *This report also contains:*
Revised September 2024 - **LABC and LARC Supplement**
Subject to renewal June 2026 - **FBC Supplement**

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DIVISION: 05 00 00—METALS	REPORT HOLDER:	EVALUATION SUBJECT:
Section: 05 52 00—Metal Railings	Q-RAILING USA CO.	EASY GLASS RAILING SYSTEMS
Section: 05 73 13—Glazed Decorative Metal Railings		
DIVISION: 08 00 00—OPENINGS		
Section: 08 81 00—Glass Glazing		
Section: 08 88 00—Special Function Glazing		

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, and 2015 *International Building Code®* (IBC)
- 2021, 2018, and 2015 *International Residential Code®* (IRC)

Properties evaluated:

- Structural
- Durability

For evaluation for compliance with codes adopted by Los Angeles Department of Building and Safety (LADBS), see ESR-4688 LABC and LARC Supplement.

2.0 USES

The Easy Glass Railing Systems are intended for use in interior and exterior locations of all construction types.

3.0 DESCRIPTION

The Easy Glass Railing Systems consist of continuous aluminum base shoes, cap rails (if applicable), handrails (if applicable), edge protection (if applicable), glass panels and Wedge or Q-disk dry glaze mechanisms.

3.1 Top Rails: The cap rails (also known as top rails) are manufactured from ASTM A554 304 or 316 stainless steel or ASTM B221 6063-T6 aluminum (See Table 1 and Figure 4).

3.1.1 Edge Protection: Edge Protection is a non-structural profile placed on the top edge of balustrade glass. Edge protection is manufactured from ASTM A554 316 stainless steel or ASTM B221 6063-T6 aluminum (See Table 2 and Figure 5).

3.2 Handrails: The handrails are manufactured from ASTM A554 304 or 316 stainless steel. (See Table 3 and Figure 7).

3.3 Handrail Brackets: The handrail brackets are manufactured from ASTM A276 304 or 316 stainless steel. (See Table 4 and Figure 6).

3.4 Laminated Glass Panels: The laminated glass panels must comply with ASTM C1172 and Category II of CPSC 16 CFR Part 1201 or Class A of ANSI Z97.1. The panels must consist of two lites of glass with an interlayer.

Lites: The lites must be Kind FT tempered glass complying with ASTM C1048 and have a minimum Modulus of Rupture (Fr) ≥ 24,000 psi (165 MPa).

Interlayer: The interlayer must have a minimum shear modulus of 1,653 psi (11.4 MPa) for T ≤ 122ºF (50ºC).

For nominal laminated glass panel thicknesses of 9/16-inch, 11/16-inch, 13/16-inch, 1 1/16, 1 3/32-inch, 1 1/8-inch, and 1 5/16-inch (14, 17.5, 20.5, 27, 28, 28.5 or 33 mm), the interlayer thickness and minimum actual thickness of the laminated glass panels must be as shown below:

Nominal Thickness (inch)	Interlayer Thickness (inch)	Minimum Actual Thickness (inch)
9/16	0.060	0.498
11/16	0.060	0.644
13/16	0.060	0.770
1 1/16	0.060	0.998
1 3/32	0.090	1.038
1 1/8	0.105	1.063
1 5/16	0.060	1.250

3.5 Base Shoe: The Easy Glass base shoes are manufactured from ASTM B221 6063-T6 aluminum (See Figure 8).

3.6 Dry Glazing Systems:

3.6.1 Wedge System: The wedge system for Easy Glass Slim and Easy Glass Max consists of an ABS plastic L-shape inlay and an ABS plastic wedge. The wedge is tapped in until sufficiently fixed as specified in the manufacturer's installation instructions using the Easy Glass multi-tool. Easy Glass wedge kits are provided with rubber sets to match selected glass thickness. See Figure 2.

3.6.2 Q-disk System: The Q-disk system for Easy Glass Smart, Easy Glass Prime and Easy Glass Strong consists of an ABS plastic inlay and the ABS plastic Q-disk. The Q-disk is tightened to one pound-foot torque using the specific tool. Glass is adjustable by moving the inlay left-right. Easy Glass Q-disk kits are provided with rubber gaskets to match selected glass thickness. See Figure 3.

3.7 Durability: The Easy Glass materials supplied by Q-railing USA Co. are inherently corrosion-resistant. The material type specified must be appropriate for the environment of the installation. Information verifying the durability must be submitted to the code official, when requested.

4.0 DESIGN AND INSTALLATION

4.1 Installation:

Installation of the guardrail systems, including the handrails and top rails, must comply with the manufacturer's published instructions, this report, and the IBC or IRC, as applicable.

The manufacturer's published installation instructions must be available at the jobsite at all times during installation. In the event of a conflict between this report and the manufacturer's instructions, this report governs.

4.1.1 Top Rails: The maximum spans in Table 1 are based on the capacities of the top rails. At the balustrade end, the top rail must be attached to a structure, wall, or post able to support the code-prescribed loads listed in Section 4.2.1.

4.1.2 Edge Protection: The edge protection in Table 2 may installed on the top edge of glass where a handrail is used or installation without a top rail is permitted. The edge protection is not designed to carry the code prescribed loads listed in Section 4.2.1 of this report.

4.1.3 Handrails:

4.1.3.1 General: Handrails must be installed as required per the applicable code.

4.1.3.2 Brackets: The handrail brackets are installed through holes located near the ends of the glass panels. See Table 4 for compatible handrail and bracket combinations.

4.1.3.3 Installation: Handrails are installed to glass panels using the through-glass mounting brackets shown in Figure 6. The mounting brackets are installed at the ends of the glass panels. The holes in the laminated glass panels must comply with Section 4.3 of this report.

4.1.3.4 Spacing: The handrail bracket spacing must be within the limits shown in Table 4.

4.1.4 Dry Glazing Mechanisms:

The wedge supports, used with the Easy Glass Slim and Easy Glass Max base shoes, must be spaced a maximum of 3 inches from the ends of the base shoe and a maximum of 6 inches on center in the base shoe. The Q-disk supports, used with the Easy Glass Smart and Easy Glass Prime base shoes, must be spaced a maximum of 4.92 inches from the ends of the base shoe and a maximum of 9.84 inches on center in the base shoe.

An appropriate Easy Glass base shoe and dry glazing system must be used to support the laminated glass panels, based on the nominal thickness of the glass. See Table 5 for nominal glass thicknesses compatible with each base shoe and its associated dry glazing system.

4.1.5 Installation Without a Top Rail or Handrail:

The Easy Glass systems (Wedge or Q-disk) may be installed without a top rail or handrail when using laminated tempered glass panels with an interlayer meeting the requirements of Section 3.4 and dimensions meeting the following:

- 11/16-inch thick (17.5 mm) laminated tempered glass with a height from the top of the base shoe up to 37 1/2 inches (952.5 mm)
- 13/16-inch thick (20.5 mm), 1-1/16-inch thick (27 mm), 1-3/32-inch thick (28 mm), 1-1/8-inch thick (28.5 mm) or 1-5/16-inch thick (33 mm) laminated tempered glass with a height from the top of the base shoe up to 42 inches (1066.8 mm)

Installation without a top rail or handrail complies with the Exceptions noted in IBC Section 2407.1.2 and IRC Section R308.4.4.1.

4.2 Design:

4.2.1 Live Loads: The following project specific live loads must be identified while limiting stresses within the glass panels to 6,000 psi (41.3 MPa) [modulus of rupture (24,000 psi) divided by a safety factor of 4] and the deflection to 1 inch (25.4 mm) or less:

- A live load of 50 lb/ft applied in any direction along the handrail or top rail.
- A single concentrated live load of 200 pounds (0.89 kN) applied in any direction at any point on the top of glass panel.
- A horizontally applied normal live load of 50 pounds applied perpendicular to the glass panel on an area not to exceed 12-inches-by-12 inches (305 mm-by-305 mm).

Tables 6 through 12 provide the maximum cantilevered glass height (Hc) based on allowable stress and a 1-inch (25.4 mm) deflection with an applied live load of 50 plf (0.73 kN/m). Table 13 provides the maximum guard height (Hg) based on the allowable capacity of the base shoes with an applied live load of 50 plf (0.73 kN/m). The values in Table 11 do not account for base shoe anchorage – connection of the base shoe to the building substrate must be designed by a registered design professional.

4.2.2 Wind Loads: The allowable stress due to wind loading is 10,200 psi (70.3 MPa). The required wind load must be determined by a qualified design professional based on the project-specific conditions, taking into account the balustrade location on the structure, and must not exceed the values shown in the tables of this report. Tables 6 through 12 provide the allowable wind loads for laminated glass used with the Easy Glass railing systems. Table 13 provides allowable wind loads for the base shoes. The values in Table 13 do not account for base shoe anchorage – connection of the base shoe to the building substrate must be designed by a registered design professional.

4.3 Holes and Notches: Holes and notches are permitted for mounting handrails. Holes and notches must conform to ASTM C1048 and must not exceed 2 inches wide (50.8 mm). Notches or holes must not exceed 1/12 of the glass width. Holes or notches must not be located within the first third of the glass panel (balustrade) height from the shoe.

5.0 CONDITIONS OF USE:

The Easy Glass systems described in this report comply with, or are a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The product is limited to installation where it is not subject to vehicle impacts.

5.2 The supporting structure and anchorage of the system to the supporting structure is outside of the scope of this report and must be designed by a registered design professional and constructed to support the loads imposed by the guards in accordance with the applicable code.

5.3 The systems described in this report must not be used in Wind-borne Debris Regions. Use of the Easy Glass railing systems in Wind-borne Debris Regions is outside the scope of this report.

5.4 Drawings and design details for the Easy Glass systems, using the information noted in this report, must be included on construction plans submitted to the code official for approval. The drawings and details must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.5 When installed where the base shoe anchors are exposed to moisture, the base shoe anchors must be of a material intended for the use and identified by the manufacturer as acceptable for exterior applications.

5.6 All metals in contact with aluminum must either be an alloy approved for direct aluminum contact, or isolated from the aluminum by an approved coating.

5.7 Both ends of the top rails must be supported by a wall or post, and the attachment must be capable of supporting a concentrated horizontal shear load of 200lbs (0.89kN).

5.8 Glass sand-blasted or etched on surfaces 1 (outside face) or 4 (inside face) is outside the scope of this report.

5.9 Use of the system as a grab bar is outside the scope of this report.

5.10 All laminated glass panels must be fully tempered Type II laminated glass, with an interlayer complying with Section 3.4, and fabricated and inspected in accordance with ASTM C1172. The glass fabricator must provide certification of compliance with ASTM C1172 for fully tempered glass. Glass must be procured directly from a qualified glass fabricator and is not produced or supplied by Q-railing USA Co.

5.11 The Easy Railing System components, except for the glass panels, are supplied by Q-railing USA Co.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Glass Railing and Balustrade Systems (AC439) dated April 2019 (editorially revised August 2020).

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-4688) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.

7.2 In addition, the Easy Glass Railing System components described in this report are identified by a label on the packaging bearing the product description and/or part number.

7.3 The glass panels must be identified as specified in the applicable code.

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

Q-RAILING USA CO.
14321 FRANKLIN AVENUE, SUITE A
TUSTIN, CA 92780
(714) 259-1372
www.q-railing.com
sales.us@q-railing.com

TABLE 1—TOP RAIL SPAN LENGTHS
(Based on the top rail spanning over a minimum of three glass panels)

SHAPE	PART NUMBER	MATERIAL	MAXIMUM SPAN (inches)[1,2,4]
Round	MOD 6920-042	6063-T6 Aluminum	48-1/2
	MOD 6920-042	304/316 Stainless Steel	48-1/2
	MOD 6920-048	304/316 Stainless Steel	48-1/2
	MOD 6920-060	304/316 Stainless Steel	48-1/2
U-Profile	MOD 6960-050	316 Stainless Steel	48-1/2
Square	MOD 6924-040	304/316 Stainless Steel	48-1/2
Rectangular	MOD 6924-640	304/316 Stainless Steel	48-1/2
	MOD 6911-339	6063-T6 Aluminum	48-1/2
	MOD 6926-654	6063-T6 Aluminum	48-1/2

For SI: 1 inch = 25.4 mm.

1. Based on the capacity of the top rail considering the worst case between a 50 plf uniform load and a 200 lb. concentrated load.
2. The maximum middle glass panel widths must not be greater than the maximum middle top rail span.
3. The maximum end glass panel must not be greater than the maximum end top rail span, except as noted in Footnote 5.
4. The glass panels widths must not be less than the minimum glass panel width noted in Tables 6 through 12.
5. At the balustrade end, the top rail must be attached to a structure, wall, or post able to support the code-prescribed loads listed in Section 4.2.1.

TABLE 2—EDGE PROTECTION[1]

SHAPE	PART NUMBER	MATERIAL
Edge Protection	MOD 146940-050-14-12	316 Stainless Steel
	MOD 146940-050-18-12	316 Stainless Steel
	MOD 146940-050-22-12	316 Stainless Steel
	MOD 166944-050-14-18	6063-T6 Aluminum
	MOD 166944-050-18-18	6063-T6 Aluminum
	MOD 166944-050-22-18	6063-T6 Aluminum

1. Edge protection must be used with a handrail and is not a substitute for a top rail.

TABLE 3—HANDRAIL PROFILES

SHAPE	PART NUMBER	MATERIAL
Round	MOD 0900-038	304/316 Stainless Steel
	MOD 0900-248	304/316 Stainless Steel
Square	MOD 4900-040	304/316 Stainless Steel

TABLE 4—HANDRAIL BRACKETS[1]

SHAPE	PART NUMBER	MATERIAL	COMPATIBLE HANDRAIL PROFILES	MAXIMUM BRACKET SPACING (inches)
L-shape, adjustable	MOD 0150-000[2]	316 Stainless Steel	MOD 4900-040	42-1/2
L-shape, adjustable	MOD 0150-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 0150-048[2]	316 Stainless Steel	MOD 0900-248	42-1/2
L-shape, adjustable	MOD 0151-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 0155-000[2]	304/316 Stainless Steel	MOD 4900-040	42-1/2
L-shape, adjustable	MOD 0155-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 0155-048[2]	304/316 Stainless Steel	MOD 0900-248	42-1/2
L-shape, adjustable	MOD 0156-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape, adjustable	MOD 4155-000[2]	304/316 Stainless Steel	MOD 4900-040	42-1/2
L-shape, adjustable	MOD 4155-038[2]	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape	MOD 0117-038	304/316 Stainless Steel	MOD 0900-038	42-1/2
L-shape	MOD 0117-048	304/316 Stainless Steel	MOD 0900-248	42-1/2
L-shape	MOD 9350-038	304 Stainless Steel	MOD 0900-038	42-1/2

1. All holes and notches must comply with Section 4.3.
2. Adjustable height of vertical rod measured from centerline of horizontal rod to centerline of circular or square handrail must less than or equal to 2.75 inches. See dimension B in Figure 1 for reference.

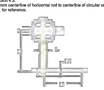


FIGURE 1— ADJUSTABLE HANDRAIL BRACKET

TABLE 5—BASE SHOE / GLASS THICKNESS COMPATIBILITY

BASE SHOE		DRY GLAZING SYSTEM	COMPATIBLE LAMINATED GLASS NOMINAL THICKNESSES
Base Shoe Profile	Part Number		
Easy Glass Slim Top Mount	MOD 8010	Wedge System	9/16"; 11/16"
Easy Glass Slim Fascia Mount	MOD 8030		
Easy Glass Smart Top Mount	MOD 8210	Q-disk System	9/16"; 11/16"
Easy Glass Smart Fascia Mount	MOD 8230		
Easy Glass Smart Top Mount – F Profile	MOD 8220		
Easy Glass Smart Fascia Mount – Y Profile	MOD 8240		
Easy Glass Prime Top Mount	MOD 8410	Q-disk System	11/16"; 13/16"; 1-1/16"
Easy Glass Prime Fascia Mount	MOD 8430		
Easy Glass Prime Top Mount – F Profile	MOD 8420		
Easy Glass Prime Fascia Mount – Y Profile	MOD 8440		
Easy Glass Max Top Mount	MOD 8510	Wedge System	13/16"; 1-1/16"; 1-3/32"; 1-1/8"
Easy Glass Max Top Mount – F Profile	MOD 8520		
Easy Glass Strong Top Mount	MOD 8610	Q-disk System	13/16"; 1-1/16"; 1-3/32"; 1-1/8"; 1-5/16"

TABLE 6—NOMINAL 9/16" (14 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/4" – 0.060" – 1/4")

Glass Panel Width (in.)	Eff. Defl. Thick. (in.) hef;w[2]	Eff. Stress Thick. (in.) hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	Allowable wind pressure ($w_{all\ wind}$[5]), psf, panel height (H_c[6]) 36 in.	42	48	60	72	Live load of 50 lbs/ft[7], max. height (H_c[6]) in., Stress[8]	1" Defl.[9]
Interlayer Shear Modulus, G >= 1653 psi for T <= 122ºF										
12	0.364	0.406	3356	56.5	41.5	31.8	20.3	14.1	39.5	31.1
24	0.434	0.461	4331	72.9	53.6	41.0	26.3	18.2	51.0	37.1
36	0.463	0.479	4683	78.8	57.9	44.4	28.4	19.7	55.1	39.6
42	0.470	0.483	4760	*	58.9	45.1	28.8	20.0	56.0	40.2
48	0.477	0.487	4833	*	*	45.8	29.3	20.3	56.9	40.7
60	0.484	0.490	4907	*	*	*	29.7	20.7	57.7	41.3
72	0.488	0.493	4950	*	*	*	*	20.8	58.2	41.7

For SI: 1 inch = 25.4 mm; 1 ft = 305 mm; 1 lb = 4.45 N

Footnotes to Tables 6-12:

* Allowable load is same as last value in column.

1. Glass must be supported by an Easy Glass base shoe and dry glazing system which are compatible with the nominal laminated glass thickness. See Table 5 for compatibility.
2. hef;w is the effective thickness for calculating deflection in accordance with ASTM E1300-16 (ASTM E1300-12ae[1] for the 2018 and 2015 IBC).
3. hmin;ef;σ is the effective thickness for calculating stress in accordance with ASTM E1300-16 (ASTM E1300-12ae[1] for the 2018 and 2015 IBC).
4. Based on maximum edge stress of 10,200 psi.
5. Calculated from $w_{all\ wind} = M_{all\ wind} \cdot 12/(0.55 \cdot H_c^2)$.
6. Glass height above top of base shoe, H_c.
7. Other live loads listed in Section 4.2.1 must be considered.
8. Based on an allowable live load stress of 6,000 psi.
9. Height in which a 50 plf uniform load causes 1-inch deflection at the top of glass.

TABLE 7—NOMINAL 11/16" (17.5 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (5/16" – 0.060" – 5/16")

Glass Panel Width (in.)	hef;w[2]	hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	18	24	32	36	42	48	60	72	84	96	108	120	Stress[8]	1" Defl.[9]
12	0.458	0.512	5345	359.9	202.5	113.9	90.0	66.1	50.6	32.4	22.5	16.5	12.7	10.0	-	62.9	39.2
18	0.509	0.557	6338	426.8	240.1	135.0	107.0	78.4	60.0	38.4	26.7	19.6	15.0	11.9	-	74.6	43.5
24	0.546	0.585	6991	*	264.8	149.0	118.0	86.5	66.2	42.4	29.4	21.6	16.6	13.1	10.6	82.2	46.7
32	0.578	0.607	7510	*	*	160.0	126.0	92.9	71.1	45.5	31.6	23.2	17.8	14.0	11.4	88.3	49.4
36	0.589	0.613	7677	*	*	*	129.0	95.0	72.7	46.5	32.3	23.7	18.2	14.4	11.6	90.3	50.3
42	0.601	0.621	7858	*	*	*	*	97.2	74.4	47.6	33.1	24.3	18.6	14.7	11.9	92.5	51.3
48	0.609	0.626	7985	*	*	*	*	*	75.6	48.4	33.6	24.7	18.9	14.9	12.1	93.9	52.1
60	0.621	0.632	8143	*	*	*	*	*	*	49.4	34.3	25.2	19.3	15.2	12.3	95.8	53.0
72	0.627	0.635	8234	*	*	*	*	*	*	*	34.7	25.5	19.5	15.4	12.5	96.9	53.6

Columns 18–120: ALLOWABLE WIND PRESSURE ($w_{all\ wind}$[5]), psf FOR PANEL HEIGHT (H_c[6]), in.; Stress / 1" Defl.: LIVE LOAD OF 50 lbs/ft[7], Maximum Height (H_c[6]) inches based on. Interlayer Shear Modulus, G >= 1653 psi for T <= 122ºF.

See footnotes under Table 6

TABLE 8—NOMINAL 13/16" (20.5 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (3/8" – 0.060" – 3/8")

Glass Panel Width (in.)	hef;w[2]	hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	18	24	32	36	42	48	60	72	84	96	108	120	Stress[8]	1" Defl.[9]
12	0.539	0.603	7413	499.2	280.8	157.9	124.8	91.7	70.2	44.9	31.2	22.9	17.5	13.9	11.2	87.2	46.1
18	0.597	0.656	8770	590.5	332.2	186.9	147.6	108.5	83.0	53.1	36.9	27.1	20.8	16.4	13.3	103.2	51.0
24	0.641	0.691	9729	*	368.5	207.3	163.8	120.3	92.1	59.0	40.9	30.1	23.0	18.2	14.7	114.5	54.7
32	0.680	0.718	10530	*	*	224.4	177.3	130.2	99.7	63.8	44.3	32.6	24.9	19.7	16.0	123.9	58.1
36	0.694	0.727	10796	*	*	*	181.7	133.5	102.2	65.4	45.4	33.4	25.6	20.2	16.4	127.0	59.3
42	0.710	0.737	11090	*	*	*	*	137.2	105.0	67.2	46.7	34.3	26.3	20.7	16.8	130.5	60.7
48	0.722	0.744	11297	*	*	*	*	*	107.0	68.5	47.5	34.9	26.7	21.1	17.1	132.9	61.7
60	0.737	0.753	11561	*	*	*	*	*	*	70.1	48.7	35.7	27.4	21.6	17.5	136.0	63.0
72	0.746	0.758	11714	*	*	*	*	*	*	*	49.3	36.2	27.7	21.9	17.7	137.8	63.8

See footnotes under Table 6

TABLE 9—NOMINAL 1 1/16" (27 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/2" – 0.060" – 1/2")

Glass Panel Width (in.)	hef;w[2]	hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	18	24	32	36	42	48	60	72	84	96	108	120	Stress[8]	1" Defl.[9]
12	0.684	0.766	11980	806.7	453.8	255.3	201.7	148.2	113.4	72.6	50.4	37.0	28.4	22.4	18.2	140.9	58.5
18	0.751	0.830	14054	946.4	532.4	299.5	236.6	173.8	133.1	85.2	59.2	43.5	33.3	26.3	21.3	165.3	64.2
24	0.806	0.876	15672	*	593.6	333.9	263.8	193.8	148.4	95.0	66.0	48.5	37.1	29.3	23.7	184.4	68.9
32	0.860	0.918	17133	*	*	365.0	288.4	211.9	162.2	103.8	72.1	53.0	40.6	32.0	26.0	201.6	73.5
36	0.880	0.930	17643	*	*	*	297.0	218.2	167.1	106.9	74.3	54.6	41.8	33.0	26.7	207.6	75.2
42	0.904	0.945	18221	*	*	*	*	225.4	172.5	110.4	76.7	56.3	43.1	34.1	27.6	214.4	77.2
48	0.921	0.956	18639	*	*	*	*	*	176.5	113.0	78.4	57.6	44.1	34.9	28.2	219.3	78.7
60	0.945	0.970	19182	*	*	*	*	*	*	116.3	80.7	59.3	45.4	35.9	29.1	225.7	80.7
72	0.959	0.978	19503	*	*	*	*	*	*	*	82.1	60.3	46.2	36.5	29.6	229.4	82.0

See footnotes under Table 6

TABLE 10—NOMINAL 1 3/32" (28 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/2" – 0.090" – 1/2")

Glass Panel Width (in.)	hef;w[2]	hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	18	24	32	36	42	48	60	72	84	96	108	120	Stress[8]	1" Defl.[9]
12	0.666	0.750	11470	772.4	434.5	244.4	193.1	141.9	108.6	69.5	48.3	35.5	27.2	21.5	17.4	134.9	56.9
18	0.727	0.813	13472	907.2	510.3	287.1	226.8	166.8	127.6	81.7	56.7	41.7	31.9	25.2	20.4	158.5	62.1
24	0.783	0.864	15230	*	576.9	324.5	256.4	188.4	144.2	92.3	64.1	47.1	36.1	28.5	23.1	179.2	66.9
32	0.843	0.913	16992	*	*	382.0	286.1	210.2	160.9	103.0	71.5	52.5	40.2	31.8	25.7	199.9	72.0
36	0.868	0.930	17651	*	*	*	297.2	218.3	167.2	107.0	74.3	54.6	41.8	33.0	26.7	207.7	74.0
42	0.895	0.950	18428	*	*	*	*	227.9	174.5	111.7	77.6	57.0	43.6	34.5	27.9	216.8	76.5
48	0.918	0.965	19011	*	*	*	*	*	180.0	115.2	80.0	58.8	45.0	35.6	28.8	223.7	78.4
60	0.949	0.985	19796	*	*	*	*	*	*	120.0	83.3	61.2	46.9	37.0	30.0	232.9	81.1
72	0.970	0.997	20276	*	*	*	*	*	*	*	85.3	62.7	48.0	37.9	30.7	238.5	82.9

See footnotes under Table 6

TABLE 11—NOMINAL 1 1/8" (28.5 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (1/2" – 0.105" – 1/2")

Glass Panel Width (in.)	hef;w[2]	hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	18	24	32	36	42	48	60	72	84	96	108	120	Stress[8]	1" Defl.[9]
12	0.661	0.745	11313	761.8	428.5	241.0	190.5	139.9	107.1	68.6	47.6	35.0	26.8	21.2	17.1	133.1	56.4
18	0.719	0.807	13282	894.4	503.1	283.0	223.6	164.3	125.8	80.5	55.9	41.1	31.4	24.8	20.1	156.3	61.5
24	0.775	0.860	15081	*	571.3	321.3	253.9	186.5	142.8	91.4	63.5	46.6	35.7	28.2	22.9	177.4	66.2
32	0.836	0.912	16957	*	*	361.3	285.5	209.7	160.6	102.8	71.4	52.4	40.1	31.7	25.7	199.5	71.4
36	0.861	0.931	17679	*	*	*	297.6	218.7	167.4	107.1	74.4	54.7	41.9	33.1	26.8	208.00	73.6
42	0.892	0.953	18543	*	*	*	*	229.4	175.6	112.4	78.0	57.3	43.9	34.7	28.1	218.2	76.2
48	0.916	0.970	19202	*	*	*	*	*	181.8	116.4	80.8	59.4	45.5	35.9	29.1	225.9	78.3
60	0.952	0.993	20103	*	*	*	*	*	*	121.8	84.6	62.2	47.6	37.6	30.5	236.5	81.3
72	0.975	1.006	20682	*	*	*	*	*	*	*	87.0	63.9	48.9	38.6	31.3	243.1	83.3

See footnotes under Table 6

TABLE 12—NOMINAL 1 5/16" (33 mm) LAMINATED TEMPERED GLASS PANEL STRENGTH[1] (5/8" – 0.060" – 5/8")

Glass Panel Width (in.)	hef;w[2]	hmin;ef;σ[3]	$M_{all\ wind}$ (lb-in./ft)[4]	18	24	32	36	42	48	60	72	84	96	108	120	Stress[8]	1" Defl.[9]
12	0.844	0.946	18264	1230.0	691.8	389.1	307.5	225.9	173	111	76.9	56.5	43.2	34.2	27.7	214.8	72.1
18	0.919	1.019	21190	1427.0	802.6	451.5	356.7	262.1	201	128	89.2	65.5	50.2	39.6	32.1	249.3	78.5
24	0.985	1.077	23662	*	896.3	504.2	398.3	292.7	224	143	99.6	73.2	56.0	44.3	35.9	278.4	84.1
32	1.053	1.130	26054	*	*	555.1	438.6	322.3	246.7	157.9	109.7	80.6	61.7	48.7	39.5	306.5	90.0
36	1.079	1.149	26929	*	*	*	453.4	333.1	255.0	163.2	113.3	83.3	63.8	50.4	40.8	316.8	92.2
42	1.111	1.170	27945	*	*	*	*	345.6	264.6	169.4	117.6	86.4	66.2	52.3	42.3	328.8	95.0
48	1.136	1.186	28698	*	*	*	*	*	271.8	173.9	120.8	88.7	67.9	53.7	43.5	337.8	97.0
60	1.170	1.207	29698	*	*	*	*	*	*	180.0	125.0	91.8	70.3	55.6	45.0	349.4	99.9
72	1.191	1.219	30302	*	*	*	*	*	*	*	127.5	93.7	71.7	56.7	45.9	356.5	101.8

See footnotes under Table 6

TABLE 13—BASE SHOES LIVE LOAD AND WIND LOAD STRENGTHS[1]

Base Shoe Profile	Part Number	Allowable Moment (in-lbs/ft)	36	42	48	60	72	84	96	108	120	Max Guard Height (H_g[2]), in.
Easy Glass Slim – Top Mount	MOD 8010	4621	84.3	61.9	47.4	30.3	21.1	15.5	11.9	-	-	91.0
Easy Glass Slim – Fascia Mount	MOD 8030	4635	84.5	62.1	47.6	30.4	21.1	15.5	11.9	-	-	91.3
Easy Glass Smart – Top Mount	MOD 8210	5176	94.7	69.6	53.3	34.1	23.7	17.4	13.3	10.5	-	102.3
Easy Glass Smart – Fascia Mount	MOD 8230	7113	130.4	95.8	73.3	46.9	32.6	23.9	18.3	14.5	11.7	140.8
Easy Glass Smart – Top Mount F	MOD 8220	6578	120.4	88.4	67.7	43.3	30.1	22.1	16.9	13.4	10.8	130.0
Easy Glass Smart – Fascia Mount Y	MOD 8240	8775	161.0	118.3	90.5	57.9	40.2	29.6	22.6	17.9	14.5	173.8
Easy Glass Prime – Top Mount	MOD 8410	8710	159.7	117.3	89.6	57.5	39.9	29.3	22.5	17.7	14.4	172.5
Easy Glass Prime – Fascia Mount	MOD 8430	7143	130.8	96.1	73.6	47.1	32.7	24.0	18.4	14.5	11.8	141.3
Easy Glass Prime – Top Mount F	MOD 8420	7381	135.4	99.5	76.2	48.7	33.9	24.9	19.0	15.0	12.2	146.2
Easy Glass Prime – Fascia Mount Y	MOD 8440	10898	199.9	146.9	112.5	72.0	50.0	36.7	28.1	22.2	18.0	215.9
Easy Glass Max – Top Mount	MOD 8510	13205	242.5	178.2	136.4	87.3	60.6	44.5	34.1	26.9	21.8	261.9
Easy Glass Max – Top Mount F	MOD 8520	9334	171.4	126.0	96.4	61.7	42.9	31.5	24.1	19.0	15.4	185.2
Easy Glass Strong – Top Mount	MOD 8610	15151	278.6	204.7	156.7	100.3	69.7	51.2	39.2	31.0	25.1	300.9

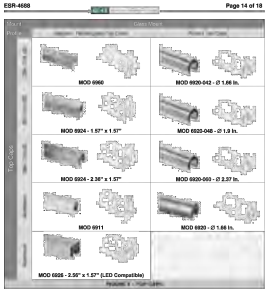
Base Shoe columns: Base Shoe Profile, Part Number; columns 36–120: ALLOWABLE WIND PRESSURE ($w_{all\ wind}$), psf FOR GUARD HEIGHT (H_g[2]), in.; last column: LIVE LOAD OF 50 lbs/ft[3] Max Guard Height (H_g[2]), in.

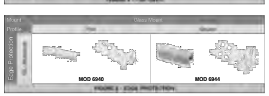
For SI: 1 inch = 25.4 mm; 1 ft = 305 mm; 1 lb =4.45 N

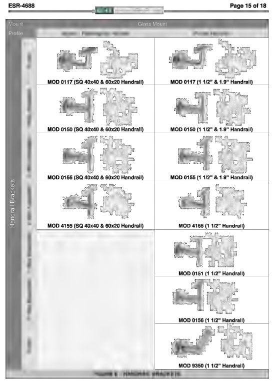
1. Values in this table are based on the capacity of the base shoes only, calculated based on the strength of the base shoe vertical legs supporting the guards and assuming the base shoe is fully braced against the supporting structure along its length, and do not account for base shoe anchorage. Connection of the base shoe to the supporting structure, including interaction between the anchor heads and base shoe, must be designed to support the loads imposed by the guards in accordance with the applicable code.
2. Height from bottom of base shoe to top of glass.
3. Other live loads listed in Section 4.2.1 must be considered.

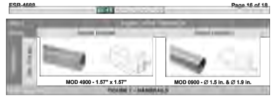


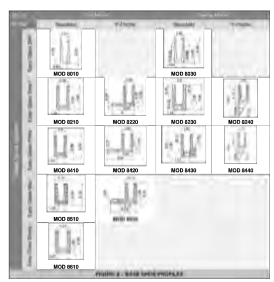












ICC-ES Evaluation Report — ESR-4688 LABC and LARC Supplement

Reissued June 2024
Revised September 2024
This report is subject to renewal June 2026.

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DIVISION: 05 00 00—METALS
Section: 05 52 00—Metal Railings
Section: 05 73 13—Glazed Decorative Metal Railings

DIVISION: 08 00 00—OPENINGS
Section: 08 81 00—Glass Glazing
Section: 08 88 00—Special Function Glazing

REPORT HOLDER:

Q-RAILING USA CO.

EVALUATION SUBJECT:

EASY GLASS RAILING SYSTEMS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Easy Glass Railing Systems, described in ICC-ES evaluation report ESR-4688, have also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 *City of Los Angeles Building Code* (LABC)
- 2023 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The Easy Glass Railing Systems, described in Sections 2.0 through 7.0 of the evaluation report ESR-4688, comply with the LABC Chapters 10 and 24, and the LARC, and are subject to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The Easy Glass Railing Systems described in this evaluation report supplement must comply with all of the following conditions:

- All applicable sections in the evaluation report ESR-4688.
- The design, installation, conditions of use and identification of the Easy Glass Railing Systems are in accordance with the 2021 *International Building Code®* (IBC) and 2021 *International Residential Code®* (IRC) provisions, as applicable, noted in the evaluation report ESR-4688.
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.
- Under the LARC, an engineered design in accordance with LARC Section R301.1.3 must be submitted.

This supplement expires concurrently with the evaluation report, reissued June 2024 and revised September 2024.

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DIVISION: 05 00 00—METALS
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Section: 05 73 13—Glazed Decorative Metal Railings

DIVISION: 08 00 00—OPENINGS
Section: 08 81 00—Glass Glazing
Section: 08 88 00—Special Function Glazing

REPORT HOLDER:

Q-RAILING USA CO.

EVALUATION SUBJECT:

EASY GLASS RAILING SYSTEMS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Easy Glass Railing Systems, described in ICC-ES evaluation report ESR-4688, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 *Florida Building Code—Building*
- 2023 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Easy Glass Railing Systems, described in Sections 2.0 through 7.0 of ICC-ES evaluation report ESR-4688, comply with the *Florida Building Code—Building* or the *Florida Building Code—Residential*. The design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-4688 for the 2021 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Easy Glass Railing Systems for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* or the *Florida Building Code—Residential* has not been evaluated, and is outside the scope of this supplemental report. —

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

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ISSUE:

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office:
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909.9413

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REVS:

1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/22/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION GLASS RAILING

SCALE: NTS

SHEET NUMBER: A0.22

EVALUATION REPORT Number: 183

Originally Issued: 06/16/2010 Revised: 06/13/2025 Valid Through: 06/30/2026

C.I.M. INDUSTRIES INC.
23 Elm Street
Peterborough, NH 03458
(603) 924-9481
www.cimindustries.com
dlibby@chasecorp.com

CIM 500, CIM 800, CIM 1000,
CIM 1000 TROWEL GRADE, AND
CIM 1061 WATERPROOFING MEMBRANE

CSI Sections:
07 10 00 Dampproofing and Waterproofing
07 14 00 Fluid-Applied Waterproofing
09 31 00 Thin-Set Tiling
09 34 00 Waterproofing-Membrane Tiling

1.0 RECOGNITION

C.I.M. Industries Inc. and the CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes recognized in this report have been evaluated for moisture protection. CIM 500 and CIM 800 have been evaluated for use as an exterior, below grade dampproofing and waterproofing coating and their performances have been evaluated for decay resistance, water penetration resistance, durability, adhesion, hydrostatic pressure and temperature. These products have been evaluated with the following codes and regulations:

- 2021, 2018, 2015, and 2012 International Building Code® (IBC)
- 2021, 2018, 2015, and 2012 Uniform Plumbing Code ® (UPC)
- 2022 California Building Code (CBC)– Supplement attached
- 2023 City of Los Angeles Building Code (LABC)- Supplement attached

2.0 LIMITATIONS

The CIM water proofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) described in this report comply with, or are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

2.1 The materials shall be applied in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between the installation instructions and this report, the more restrictive shall govern.

2.2 Application over expansion joints is outside the scope of this report. Seams and repairs shall be completed in accordance with the manufacturer's installation instructions and recommendations.

2.3 The design and construction of the foundation and the drainage system is outside the scope of this report. The foundation drainage shall be installed in accordance with IBC Section 1805.4.

2.4 The membranes recognized in this report have not been evaluated for sealing joints or penetrations of fire-rated assemblies.

2.5 The dampproofing and waterproofing membranes recognized in this report shall be produced by CIM Industries, Inc. in Houston, TX.

3.0 PRODUCT USE

3.1 General: The CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes are used on concrete, steel, other metals, glass, wood, and existing coatings and linings as barriers to positive liquid water migration in load-bearing, bonded, thin-set ceramic tile and dimension stone installations on floors, and also may be used as shower sub-pan linings. The membranes comply with IBC Section 2103 and UPC Section 406.7.

3.2 Installation: Installation of CIM waterproofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) shall comply with this report and the manufacturer's published installation instructions. The manufacturer's installation instructions shall be available at the jobsite at all times during installation. CIM waterproofing membranes shall be applied at a thickness of 60 wet mils minimum. In projects requiring adhesion of thinset mortar to the waterproofing membrane, second coating of 10-20 mils of CIM shall be applied within the two-to-four recoat window, and immediately thereafter, broadcasting dry aggregate into this bulk coat until refusal. These steps produce a textured aggregate surface to which the thinset will adhere. The thinset mortar may be applied the following day after removal of any non-bonded aggregate.

3.3 Surface Preparation: Substrates shall be clean and dry with no oils, grease, or loose debris. CIM Bonding Agent is recommended on all non-porous substrates. Adhesion tests shall be performed to confirm adequacy of surface preparation. The C.I.M. Industries' published installation instructions provide specific details for each substrate.

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2.6 Below-Grade Use Products: CIM 500 and CIM 800 are applicable for application on concrete masonry unit and concrete foundations walls for below-grade construction. CIM 500 and 800, when used as a waterproofing membrane, is an alternative to the waterproofing materials as described in IBC Section 1805.3.2. The ambient air temperature during application and curing of the coating shall be in the range of -15°F to 100°F (-26°C to 38°C). The wall may be backfilled once the coating is cured. Foundation walls have no time restrictions of backfilling based on exposure to sunlight. Backfill shall be placed in accordance with IBC Section 1804.3. All joints overlapping between cured and new applications shall be a minimum width of 6-inches (152.4 mm) in accordance with the manufacturer's specifications.

3.4.1 CIM 500 Exterior Below-Grade Use: CIM 500 has a resistance to hydrostatic pressure of 23.5 psi (1.1APs) over a ⅛-inch wide (3.2 mm) crack when tested in accordance with ASTM C1306 and installed in accordance with Section 3.2 of this report.

3.4.2 CIM 800 Exterior Below-Grade Use: CIM 800 has a resistance to hydrostatic pressure of 7.5 psi (5.17APs) over a ¹/₁₆-inch wide (1.6 mm) crack when tested in accordance with ASTM C1306 and installed in accordance with Section 3.2 of this report.

4.0 PRODUCT DESCRIPTION

4.1 Product Information: The CIM500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 are liquid-applied materials that cure to a monolithic, elastomeric membrane.

4.2 Material Information

4.2.1 CIM 500: CIM 500 is available in mixed units of 5 gallons (18.9 L). Each unit consists of a container of premix and a smaller container of activator. The 4.6-gallon (17.4 L) premix unit has 37 lbs. (16.8 kg) per pail and 4 lbs. (1.8 kg) per jug of the activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 91 percent (1460 dry mils x sq. ft. / gal.).

4.2.2 CIM 800: CIM 800 is available in mixed units of 5 gallons (18.9 L). Each unit consists of a container of premix and a smaller container of activator. The 4.6-gallon (17.4 L) premix unit has 37 lbs. (16.8 kg) per pail and 4 lbs. (1.8 kg) per jug of the activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 90 percent (1446 dry mils x sq. ft. / gal.).

4.2.3 CIM 1000: CIM 1000 is available in mixed units of 5 gallons (18.9 L). Each unit consists of a container of premix and a smaller container of activator. The 5-gallon (18.9 L) unit has 38 lbs. (16.3 kg) per pail of premix and 5 lbs. (2.3 kg) per jug of activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 88 percent (1413 dry mils x sq. ft. / gal.).

4.2.4 CIM 1000 TROWEL GRADE: CIM 1000 TROWEL GRADE is available in mixed units of 6.5 gallons (17.0 L), 0.8-gallons (3.0 L) kits and 850 ml dual component cartridges. Each unit consists of a container of premix and a smaller container of activator. The 4.5-gallon (17.0 L) unit has 52 lbs. (14.5 kg) per pail of Premix and 5 lbs. per jug of activator. The 0.8-gallon (3.0 L) kit has 5.7 lbs. (2.6 kg) per can of premix and 0.9 lbs. (0.4 kg) per bottle of activator. The 850-ml cartridge includes a 750-ml premix tube, a 100-ml activator tube and the static mixer to combine the two during application. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids content by volume is 89 percent (1435 dry mils x sq. ft. / gal.).

4.2.5 CIM 1061: CIM 1061 is available in mixed units of 5 gallons (18.9 L) and 0.8 gallons (3.0 L). Each unit consists of a container of premix and a smaller container of activator. The 5-gallon unit has 35.7 lbs. (16.2 L) per pail of Premix and 5.7 lbs. (2.6 kg) per jug of activator. The 0.8-gallon (3.0 L) kit has 5.7 lbs. (2.6 kg) per can of Premix and 0.9 lbs. (0.4 kg) per bottle of activator. Shelf life is two years for the premix and 6 months for the activator when stored unopened at temperatures between 20°F and 110°F (-7°C and 43°C) for the premix and 70°F and 95°F (21°C and 35°C) for the activator. The premix solids by volume is 84 percent (1435 dry mils x sq. ft. / gal.).

4.3 IDENTIFICATION

Each container of CIM waterproofing (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) bears a label with the C.I.M. Industries Inc., name and address, the product name, the date of manufacture, the name of the inspection agency (when applicable), and the Evaluation Report Number (ER-183) to identify the products recognized in this report. A die-stamp label may also substitute for the label.

Either IAPMO UES Mark of Conformity may also be used as shown below:



IAPMO UES ER-183

6.0 SUBSTANTIATING DATA

6.1 Data in accordance with ANSI A118.10-2014.

6.2 Data in accordance with ICC-ES Acceptance Criteria for Waterproof Membranes for Flooring and Shower Lining (AC157) approved June 2003 (Editorially Revised February 2021).

6.3 Data in accordance with ICC-ES Acceptance Criteria for Cold, Liquid-applied, Below-Grade, Exterior Dampproofing and Waterproofing Materials (AC29) approved June 2011 (Editorially Revised August 2020).

6.4 Test reports submitted for evidence are from laboratories in compliance with ISO/IEC 17025.

7.0 STATEMENT OF RECOGNITION

This evaluation report describes the results of research completed by IAPMO Uniform Evaluation Service on C.I.M. Industries Inc. and the CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes to assess their conformance to the codes shown in Section 1.0 of this report and documents the product's certification. Products are manufactured at the location noted in Section 2.5 of this report under a quality control program with periodic inspection under the supervision of IAPMO UES.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

CALIFORNIA SUPPLEMENT

C.I.M. INDUSTRIES INC.
23 Elm Street
Peterborough, NH 03458
(603) 924-9481
www.cimindustries.com
dlibby@chasecorp.com

CIM 500, CIM 800, CIM 1000,
CIM 1000 TROWEL GRADE, AND
CIM 1061 WATERPROOFING MEMBRANE

CSI Sections:
07 10 00 Dampproofing and Waterproofing
07 14 00 Fluid-Applied Waterproofing
09 31 00 Thin-Set Tiling
09 34 00 Waterproofing-Membrane Tiling

1.0 RECOGNITION

C.I.M. Industries Inc. and the CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061 waterproofing membranes, as evaluated in IAPMO UES ER-183 and with changes as noted in this supplement is a satisfactory alternative for use in building built under the following codes (and regulations):

- 2022 California Building Code (CBC)

2.0 LIMITATIONS

The CIM water proofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) described in ER-183 and this report supplement is subject to the following limitations:

2.1 The materials shall be applied in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between the installation instructions and this report, the more restrictive shall govern.

2.2 This supplement expires concurrently with ER-183.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

CITY OF LOS ANGELES
SUPPLEMENT

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1.0 RECOGNITION

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- 2023 City of Los Angeles Building Code (LABC)

2.0 LIMITATIONS

The CIM water proofing membranes (CIM 500, CIM 800, CIM 1000, CIM 1000 TROWEL GRADE, and CIM 1061) described in ER-183 and this report supplement are subject to the following limitations:

2.1 The materials shall be applied in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between the installation instructions and this report, the more restrictive shall govern.

2.2 This supplement expires concurrently with ER-183.

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CIM WATERPROOFING MEMBRANE SUPPLEMENTAL INFO | SCALE: N.T.S. | 2

FCM Fixed Skylight
Technical Product Data Sheet

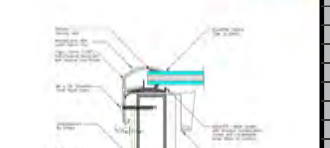
VELUX



VELUX



VELUX



SKYLIGHT SUPPLEMENTAL INFO | SCALE: N.T.S. | 1

REMODEL PERMIT SET

05-22-2026

DURCA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (213) 909-9413

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ISSUE	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: SUPPLEMENTAL INFORMATION SKYLIGHT & W.P. MEM.

SCALE: NTS

SHEET NUMBER: A0.23

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

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 10 of 13)**

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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	DHW Recirculation	Water Heater Name (if)	Status	Verified Existing Condition	Existing Water Heating System
EXISTING DHW	Domestic Hot Water (DHW)	Standard	Gas Storage	1	n/a	None	n/a	Gas Storage (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Heat Type	Input Rating or Heat Pump Capacity	Tank Insulation R-value (hr•ft²•°F/Btu)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
Gas Storage	Gas	Consumer Storage	1	50	UEF	0.58	Rated	76000	0	78	80		Existing	No

HVAC - HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
Ex Furnace	Central gas furnace	1	80 AFUE	Existing	No

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
Ex Cooling	Central split AC	1	EER/EER	7.06	8	0	0.45	Existing	No

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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Compliance Summary

	Long Term System Cost (LSC)		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	28.05			
Proposed Design	24.67			
Compliance Margins	3.38			
	Pass			

*Long-term System Cost (LSC) is a 30 year present value cost to construct, operate, maintain, and finance the building over time.
[2]Efficiency measures include energy efficient improvements such as better insulation, efficient windows, efficient lighting, and efficient heating equipment.
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) systems and battery storage measures.
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories.
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[1] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[1] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[1] ($/ft²-yr)
Space Heating	0	16.73	0	12.89	0	3.84
Space Cooling	0	2.88	0	2.88	0	-0.46
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	8.9	0	8.9	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
efficiency compliance Total	0	28.51	0	24.67	0	3.38
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.52	0	1.52	n/a	0
Appl. & Cooking	0	3.42	0	3.42	n/a	-0.02
Plug Loads	0	4.65	0	4.65	n/a	0
Outdoor Lighting	0	0.41	0	0.41	n/a	0
TOTAL COMPLIANCE	0	38.03	0	34.67	3.36	

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	27.29	24.96	2.73	10
Net EUI[2]	27.29	24.96	2.73	10

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

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Existing Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
BEACH TREE - MAIN RESIDENCE	3069	0	3	2	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
EXISTING FIRST FLOOR	Conditioned	Ex System	1491	9.4	EXISTING DHW	Existing Unchanged
EXISTING SECOND FLOOR	Conditioned	Ex System	1577	9	EXISTING DHW	Existing Unchanged

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Wall Front	EXISTING FIRST FLOOR	Wall RD	180	Front	307	109.5	90	none	Existing	No
Ex Wall Left	EXISTING FIRST FLOOR	Wall RD	270	Left	652	21.4	90	none	Existing	No

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OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Wall Back	EXISTING FIRST FLOOR	Wall RD	0	Back	307	109.5	90	none	Existing	No
Ex Wall Right	EXISTING FIRST FLOOR	Wall RD	90	Right	652	21.4	90	none	Existing	No
Ex Wall Front-2	EXISTING SECOND FLOOR	Wall RD	180	Front	190	28.4	90	none	Existing	No
Ex Wall Left-2	EXISTING SECOND FLOOR	Wall RD	270	Left	430	65.8	90	none	Existing	No
Ex Wall Back-2	EXISTING SECOND FLOOR	Wall RD	0	Back	190	119.5	90	none	Existing	No
Ex Wall Right-2	EXISTING SECOND FLOOR	Wall RD	90	Right	430	98.8	90	none	Existing	No
Ceiling (below attic)	EXISTING FIRST FLOOR	Ceiling R11	n/a	n/a	1491	n/a	0	n/a	Existing	No
Ceiling (below attic)-2	EXISTING SECOND FLOOR	Ceiling R11	n/a	n/a	1577	n/a	0	n/a	Existing	No
Interior Floor 1-2	EXISTING SECOND FLOOR	Construction Assembly 17	n/a	n/a	1491	n/a	0	n/a	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
Roof	EXISTING SECOND FLOOR	Construction Assembly 19	270	Left	15	11	5	0.1	0.85	Altered	Yes

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ATTIC

01	02	03	04	05	06	07	08a	09	10
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap	Status	Verified Existing Condition
Attic	Asphalt Shingle Roof	Ventilated	5	0.1	0.85	No	No	Altered	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Width	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Alter F1-1	Window	Ex Wall Front	Front	180	3	109.5	0.33	0.28	NFRC	Altered	Yes
Alter L1-1	Window	Ex Wall Left	Left	270	1	21.4	0.39	0.28	NFRC	Altered	Yes
Alter B1	Window	Ex Wall Back	Back	0	3	181	0.39	0.28	NFRC	Altered	Yes
Alter R1-1	Window	Ex Wall Right	Right	90	1	21.4	0.39	0.28	NFRC	Altered	Yes
Alter F1-2	Window	Ex Wall Front-2	Front	180	3	28.4	0.39	0.28	NFRC	Altered	Yes
Alter L1-2	Window	Ex Wall Left-2	Left	270	3	65.8	0.39	0.28	NFRC	Altered	Yes
Alter B1-2	Window	Ex Wall Back-2	Back	0	3	159.3	0.39	0.28	NFRC	Altered	Yes
Alter R1-2	Window	Ex Wall Right-2	Right	90	1	88.8	0.39	0.28	NFRC	Altered	Yes
Skylight 1	Skylight	Roof	Left	270	1	11	0.49	0.27	NFRC	New	NA
Total North Facing Fenestration						135.9					

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Width	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Total East Facing Fenestration						109.5					
Total South Facing Fenestration						109.5					
Total West Facing Fenestration						21.4					

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Total Insul. R-value	Total Insul. Depth	Heated	Status	Verified Existing Condition
Slab On Grade 1	EXISTING FIRST FLOOR	1052	200	None	0	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Wall R0	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco	☐

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Construction Assembly 19	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.044	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-30 / 2x8 Inside Finish: Gypsum Board	☐
Construction Assembly 20	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.442	Roofing: 25 PSF (Very Heavy Ballast or Pavers) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board	☐
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord @ Roof Truss @ 24 in. O. C.	R-0	None / None	0.494	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd Inside Finish: Gypsum Board	☐

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 9 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Tile R8	Attic Roofs	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-8	None / None	0.393	Roofing: 10 PSF (Roof/Deck/Gap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
Ceiling R11	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐
Construction Assembly 17	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.276	Floor Surface: Hardwood Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	☐

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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818.618.8210
LA Architectural Services, [IC

Project
MAIN RESIDENCE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title
TITLE A
MAIN RESIDENCE

drawn by
aa

scale
as noted

date
1■.■.■.

project no
■■■44

ShSèC
TMH1
plot date : 2026-03-02

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

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 10 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ERC Verification	Water Heater Name (If) Eff	Status	Verified Existing Condition	Existing Water Heating System
EXISTING DHW	Domestic Hot Water (DHW)	Standard	Gas Storage	1	N/A	None	N/A	Gas Storage (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol (gal)	Heating Efficiency Type	Efficiency	Rated Heat Pump	Input Rating or Heat Pump	Tank Insulation R-value (hr-ft2-F/Btu)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
Gas Storage	Gas	Consumer Storage	1	50	UEF	0.59	Btu/hr	Watts	0	78	80		Existing	No

HVAC - HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
Ex Furnace	Central gas furnace	1	80 %	Existing	No

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
Ex Cooling	Central split AC	1	EER/EER	7.06	8	0	0.45	Existing	No

Registration Number: 426-P010055964A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 14:09 — ECC Provider: CHEERS

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Schema Version: rev 20250101

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

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 11 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	Type	Design Type	Duct Insulation R-value		Duct Location		Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return				
Ducts	Unconditioned attic	Non-Verified	8.0	8.0	attic	attic	Existing + New	No		Yes

CATHEDRAL CEILING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Existing Construction	Surface Type	Azimuth	Orientation	Total Cavity Division	Roof	Reflectance	Emittance	Radiant Barrier	Cool Roof
Roof	EXISTING SECOND FLOOR	Construction Assembly 20	Wood Framed Ceiling	270	Left	No Subdivision	1	0.09	0.7	No	No

ATTIC - VERIFIED AND ALTERED

01	02	03	04	05
Name	Construction	Roof Slope	Roof Reflectance	Roof Emittance
Attic	Vented Attic	Flat	0.23	0.7

FENESTRATION/ GLAZING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (ft)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
Alter F1-1	Ex Wall Front	n/a	n/a	1	109.5	0.7	0.65	None	180
Alter L1-1	Ex Wall Left	n/a	n/a	1	21.4	0.7	0.65	None	270
Alter B1	Ex Wall Back	n/a	n/a	1	181	0.7	0.65	None	0

Registration Number: 426-P010055964A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 14:09 — ECC Provider: CHEERS

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

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 12 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

FENESTRATION/ GLAZING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (ft)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
Alter R1-1	Ex Wall Right	n/a	n/a	1	77.1	0.7	0.65	None	90
Alter F1-2	Ex Wall Front-2	n/a	n/a	1	35.4	0.7	0.65	None	180
Alter L1-2	Ex Wall Left-2	n/a	n/a	1	85.8	0.7	0.65	None	270
Alter B1-2	Ex Wall Back-2	n/a	n/a	1	144.8	0.7	0.65	None	0
Alter R1-2	Ex Wall Right-2	n/a	n/a	1	98.8	0.7	0.65	None	90

Registration Number: 426-P010055964A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 14:09 — ECC Provider: CHEERS

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Schema Version: rev 20250101

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

Project Name: BEACH TREE - MAIN RESIDENCE — **Calculation Date/Time:** 2026-02-24T14:06:37-08:00 — **(Page 13 of 13)**

Calculation Description: BEACH TREE - MAIN RESIDENCE — **Input File Name:** 202544 - 022426 (2025).ribd25

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Signed: 2026-02-24
Address: 13768 Simshaw Ave	CEA/HERS ECC Certification Identification (if applicable): RCN1 3968
City/State/Zip: Los Angeles, CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. 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 (responsible designer).
3. The energy features and performance specifications, materials, components, and manufacturing methods of the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features and specifications incorporated into the building design 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.
5. I understand that a registered copy of this Certificate of Compliance must be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the applicable information the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Armen Abramian	Responsible Designer Signature: Armen Abramian
Company: Armen Abramian	Date Signed: 02/24/2026
Address: 8103 Wentworth St	Phone: 8186182101
City/State/Zip: Los Angeles, CA 91040	

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.

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 14:07:00

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 1 of 4)**

CERTIFICATE OF VERIFICATION — **CF3R-EXC-20-H**

Existing Conditions For Residential Alterations — **(Page 1 of 4)**

Project Name:	202544 - CF1RPRF01-ALT-01	**CF1R-PRF Calculation Date/Time:**	2026-02-24 09:33:31
CF1R-PRF Calculation Description:	BEACH TREE - MAIN RESIDENCE	**CF1R-PRF Input File Name:**	202544 - 022426 (2025) - CF1RPRF01E-BEES.xml

A. General Information

01	Project Name	202544 - CF1RPRF01E-BEES	
02	Calculation Description	AdditionAlteration	
03	Project Location	23826 MALIBU RD	
04	CA City	MALIBU	05 Compliance Results Version: Compliance 2022
06	Zip code	90265	07 Compliance Software Version: CBECC 2025.2.0.1
08	Climate Zone	6	09 Front Orientation (deg/Cardinal): 180
10	Total Building Volume (ft3)	28402.8	11 Number of Dwelling Units: 1
12	Project Scope	Addition and/or Alteration	13 Number of Bedrooms: 3
14	New Conditioned Floor Area (ft²)	0	15 Number of Stories in Building: 3
16	Existing Conditioned Floor Area (ft²)	3009	17 Fenestration Average U-factor: 0.39
18	Total Conditioned Floor Area (ft²)	3009	19 Glazing Percentage (%): 23.8

Registration Number: 426-P010055964A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 14:09 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 14:07:00

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 2 of 4)**

B. Opaque Surfaces

01	02	03	04	05	06	07	08
Name	Zone	Existing Conditions	Surface Type	Azimuth	Orientation	Total Cavity Division	Verification
Roof	EXISTING SECOND FLOOR	Construction Assembly 20	Cathedral Ceilings	270	Left	0	Pass

09	Verification Status	Pass - All existing conditions have been verified
10	Correction Notes	

E. Roofs

01	02	03	04	05	06	07	08
Name	Construction	Roof Area	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Verification
Attic	Title 24	0	0.23	0.7	Yes	No	Pass

09	Verification Status	Pass - All existing conditions have been verified
10	Correction Notes	

Registration Number: 426-P010055307A-000-001-X20000A-000A — Registration Date/Time: 2026-02-24 09:38:38 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-02-24 09:38:52

Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 3 of 4)**

D. Windows

01	02	03	04	05	06	07	08
Name	Azimuth	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Verification
Alter F1-1	180	1	109.5	0.7	0.65	None	Pass
Alter L1-1	270	1	21.4	0.7	0.65	None	Pass
Alter B1	0	1	181	0.7	0.65	None	Pass
Alter R1-1	90	1	77.1	0.7	0.65	None	Pass
Alter F1-2	180	1	35.4	0.7	0.65	None	Pass
Alter L1-2	270	1	85.8	0.7	0.65	None	Pass
Alter B1-2	0	1	144.8	0.7	0.65	None	Pass
Alter R1-2	90	1	98.8	0.7	0.65	None	Pass

09	Verification Status	Pass - All existing conditions have been verified
10	Correction Notes	

M. Determination of ECC Verification Compliance

All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.

01	

Registration Number: 426-P010055307A-000-001-X20000A-000A — Registration Date/Time: 2026-02-24 09:38:38 — ECC Provider: CHEERS

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Schema Version: rev 20250101

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION — **CF3R-EXC-20-H** — **(Page 4 of 4)**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Verification documentation is accurate and complete.

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Date Signed: 2026-02-24
Address: 13768 Simshaw Ave	CEA/HERS ECC Certification Identification (if applicable): RCN1 3968
City/State/Zip: Los Angeles CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Verification is true and correct.
2. I am the certified ECC Rater who performed the verification described and reported on this Certificate of Verification (responsible rater).
3. The installed features, materials, components, manufacturing methods, or system performance characteristics identified on the relevant ECC verification identified on this Certificate of Verification comply with the applicable requirements in Reference Appendices NA7, NA7, and the requirements specified on the Certificate of Compliance for the building approved by the enforcement agency.
4. The information reported on applicable sections of the Certificate of Installation (CF2R-forms) and submitted to the person(s) responsible for the construction or installation conforms to the requirements specified on the Certificate of Compliance (CF1R) approved by the enforcement agency.
5. I understand that a registered copy of this Certificate of Verification must be posted or made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Verification is required to be included with the applicable information the builder provides to the building owner at occupancy. I will take the necessary steps to ensure this requirement is accomplished.

ECC RATER INFORMATION

ECC Rater Company Name: Armen Abramian	
Responsible Rater Name: Armen Abramian	Responsible Rater Signature: Armen Abramian
Responsible Rater Certification Number w/ this ECC Provider: RCN1 3968	Date Signed: 2026-02-24

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.

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Schema Version: rev 20250101

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WWW.LAARCHSERVICES.COM
818.618.2101

Project: MAIN RESIDENCE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title: TITLE 24
MAIN RESIDENCE

drawn by: aa

scale: as noted

date: 02.24.2026

project no: 44

plot date : 2026-03-02

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 1 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

GENERAL INFORMATION					
01	**Project Name**	BEACH TREE - GUEST HOUSE			
02	**Run Title**	BEACH TREE - GUEST HOUSE			
03	**Project Location**	23826 MALIBU			
04	**City**	MALIBU	05	**Standards Version**	2025
06	**Zip code**	90265	07	**Software Version**	CBECC 2025.2.0.1
08	**Climate Zone**	6	09	**Front Orientation (deg/ Cardinal)**	180
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Addition and/or Alteration	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	1206	17	**Fenestration Average U-factor**	0.99
18	**Total Cond. Floor Area (ft²)**	1206	19	**Glazing Percentage (%)**	19.90%
20	**ADU Bedroom Count**	n/a	21	**Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and verification by a certified CEC rater under the responsible HERS approved CCC provider.
Building does not incorporate Special Features

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• NO SPECIAL FEATURES REQUIRED

ECC FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry
• Quality Insulation Installation (QII) • Verified Existing Conditions • Duct leakage testing

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 2 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

Compliance Summary	Long Term System Cost (LSC)*	Source Energy Use	Peak Cooling**
	Efficiency[1] ($/ft²-yr)	Total[2] (kBtu/ft²-yr)	Total[2] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	41.41			
Proposed Design	39.19			
Compliance Margins	2.22			
	Pass			

*Long-term System Cost (LSC) is a 30-year present value cost to own, operate, and replace building components over time.

[1]Efficiency measures include energy efficient improvements such as better insulation, windows, and HVAC equipment.

[2]Total includes the sum of efficiency measures, solar photovoltaics (PV) systems and battery storage (if any).

* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories.

** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 3 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS						
Energy Use	**Standard Design Source Energy (kBtu/ft²-yr)**	**Standard Design LSC[1] ($/ft²-yr)**	**Proposed Design Source Energy (kBtu/ft²-yr)**	**Proposed Design LSC[1] ($/ft²-yr)**	**Compliance Margin Source (kBtu/ft²-yr)**	**Compliance Margin LSC[1] ($/ft²-yr)**
Space Heating	0	15.51	0	15.74	0	2.77
Space Cooling	0	4.56	0	4	0	-0.55
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	19.45	0	19.45	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
efficiency compliance Total	**0**	**41.41**	**0**	**39.19**	**0**	**2.22**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.88	0	1.88	n/a	0
Appl. & Cooking	0	7.19	0	7.19	n/a	-0.01
Plug Loads	0	7.64	0	7.64	n/a	0
Outdoor Lighting	0	0.44	0	0.44	n/a	0
TOTAL COMPLIANCE	**0**	**58.55**	**0**	**56.34**	**2.21**	

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 4 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	**Proposed Design (kBtu/ft² - yr)**	**Margin (kBtu/ft² - yr)**	**Margin Percentage**
Gross EUI[1]	42.27	40.43	1.84	4.35
Net EUI[2]	42.27	40.43	1.84	4.35

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

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**
BEACH TREE - GUEST HOUSE	1206	1	1	2	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**
EXISTING FIRST FLOOR	Conditioned	Ex System	598	8	EXISTING DHW	Existing Unchanged
EXISTING SECOND FLOOR	Conditioned	Ex System	608	8	EXISTING DHW	Existing Unchanged

OPAQUE SURFACES SUMMARY										
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Ex Wall Front	EXISTING FIRST FLOOR	Wall RD	180	Front	240	0	90	none	Existing	No
Ex Wall Left	EXISTING FIRST FLOOR	Wall RD	270	Left	270	13	90	none	Existing	No

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 5 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

OPAQUE SURFACES SUMMARY										
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Ex Wall Back	EXISTING FIRST FLOOR	Wall RD	0	Back	240	75	90	none	Existing	No
Ex Wall Right	EXISTING FIRST FLOOR	Wall RD	90	Right	270	77.6	90	none	Existing	No
Ex Wall Front-2	EXISTING SECOND FLOOR	Wall RD	180	Front	180	46.6	90	none	Existing	No
Ex Wall Left-2	EXISTING SECOND FLOOR	Wall RD	270	Left	163	37	90	none	Existing	No
Ex Wall Back-2	EXISTING SECOND FLOOR	Wall RD	0	Back	180	34.6	90	none	Existing	No
Ex Wall Right-2	EXISTING SECOND FLOOR	Wall RD	90	Right	163	9	90	none	Existing	No
Ceiling (below attic)	EXISTING FIRST FLOOR	Ceiling R11	n/a	n/a	598	598	0	n/a	Existing	No
Ceiling (below attic)-2	EXISTING SECOND FLOOR	Ceiling R11	n/a	n/a	608	608	0	n/a	Existing	No
Interior Floor 1-2	EXISTING SECOND FLOOR	Construction Assembly 17	n/a	n/a	598	598	180	n/a	Existing	No

ATTIC								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08a**	**09**	**10**
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**	**Radiant Barrier**	**Above Roof Deck Air Gap**	**Status**	**Verified Existing Condition**
Attic	Asphalt Shingle Roof	Ventilated	5	0.1	0.85	No	No	Altered	Yes

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 6 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

FENESTRATION / GLAZING											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
Name	**Type**	**Surface**	**Orientation**	**Subtract**	**Wall Area (ft²)**	**Window and Door Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Status**	**Verified Existing Condition**
Alter-11-1	Window	Ex Wall Left	Left	0	270	13	0.99	0.28	NFRC	Altered	Yes
Alter B1	Window	Ex Wall Back	Back	0	1	78	0.99	0.28	NFRC	Altered	Yes
Alter R1-1	Window	Ex Wall Right	Right	90	1	27	0.99	0.28	NFRC	Altered	Yes
Alter F1-2	Window	Ex Wall Front-2	Front	180	1	10.1	0.99	0.28	NFRC	Altered	Yes
Alter-11-2	Window	Ex Wall Left-2	Left	270	1	27	0.99	0.28	NFRC	Altered	Yes
Alter B1-2	Window	Ex Wall Back-2	Back	0	1	54.2	0.99	0.28	NFRC	Altered	Yes
Total North Facing Fenestration						10.1					
Total East Facing Fenestration						27.1					
Total South Facing Fenestration						177.8					
Total West Facing Fenestration						81					

SLAB FLOORS								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value**	**Edge Insul. Depth**	**Heated**	**Status**	**Verified Existing Condition**
Slab On Grade 1	EXISTING FIRST FLOOR	538	200	none	0	No	Existing	No

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 7 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

OPAQUE SURFACE CONSTRUCTIONS								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
Wall RD	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco	☐
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x6 Top Chord @ Roof Slope @ 24 in. O.C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd	☐
Tile RB	Attic Roofs	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.393	Roofing: 10 PSF (Roof Tile/Slate) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
Ceiling R11	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance — Report Version: 2025.0.000 — Schema Version: rev 20250101 — Report Generated: 2026-02-24 09:10:07

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 8 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

OPAQUE SURFACE CONSTRUCTIONS								
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
Construction Assembly 17	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	☐

WATER HEATING SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**ECC Verification**	**Water Heater Name (#)**	**Status**	**Verified Existing Condition**	**Existing Water Heating System**
EXISTING DHW	Domestic Hot Water (DHW)	Standard	Gas Storage	1			n/a	Gas Storage 01	Existing	No	

WATER HEATERS														
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**13**	**14**	**15**
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Heating Efficiency Type**	**Efficiency**	**Rated Input Type**	**Input Rating or Pilot**	**Tank Insulation R-value (hr/f/f/t)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**Tank Location**	**Status**	**Verified Existing Condition**
Gas Storage	Gas	Consumer Storage	1	50	UEF	0.53	Btu/hr	75000	0	78	80		Existing	No

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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

Project Name: BEACH TREE - GUEST HOUSE — **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 — **(Page 9 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE — **Input File Name:** 202545 - 022426 (2025) r.bd2S

HVAC - HEATING UNIT TYPES					
01	**02**	**03**	**04**	**05**	**06**
Name	**System Type**	**Number of Units**	**Heating Efficiency**	**Status**	**Verified Existing Condition**
Ex Furnace	Central gas furnace	1	AFUE 78	Existing	No

HVAC - COOLING UNIT TYPES									
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**
Name	**System Type**	**Number of Units**	**Efficiency Metric**	**Efficiency Value**	**Efficiency Metric**	**Airflow Target**	**Fan Power (Watts/CFM)**	**Status**	**Verified Existing Condition**
Ex Cooling	Central split AC	1	SEER	7.96	EER	0	0.45	Existing	No

HVAC - DISTRIBUTION SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Type**	**Design Type**	**Duct Test Method**	**Duct Location**			**Status**	**Verified Existing Condition**	**Existing Distribution system**	**New Ducts >= 25 ft**
				Supply Plenum	**Supply Feature**	**Return**				
Ducts	Unconditioned attic	Non-Verified		Attic		Conditioned Space	New	No		Yes

ATTIC - VERIFIED AND ALTERED				
01	**02**	**03**	**04**	**05**
Name	**Construction**	**Roof Slope**	**Roof Reflectance**	**Roof Emittance**
Attic	Tile RB	5	0.09	0.7

Registration Number: 426-P0100552S9A-000-000-0000000-0000 — Registration Date/Time: 02/24/2026 09:11 — ECC Provider: CHEERS

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Project
GUEST HOUSE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title
TLTIE 4
GUEST HOUSE

drawn by
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scale
as noteƒ

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project no
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plot date : 2026-03-02

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

Project Name: BEACH TREE - GUEST HOUSE **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 **(Page 10 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE **Input File Name:** 202545 - 022426 (2025) r.bd2S

FENESTRATION/ GLAZING - VERIFIED AND ALTERED

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (in)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
After L1-1	Ex Wall Left	n/a	n/a	1	13	0.7	0.65	None	270
After B1	Ex Wall Back	n/a	n/a	1	13	0.7	0.65	None	0
After R1-1	Ex Wall Right	n/a	n/a	1	13.8	0.7	0.65	None	90
After F1-2	Ex Wall Front-2	n/a	n/a	1	40.8	0.7	0.65	None	180
After L1-2	Ex Wall Left-2	n/a	n/a	1	27	0.7	0.65	None	270
After B1-2	Ex Wall Back-2	n/a	n/a	1	54.4	0.7	0.65	None	0

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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

Project Name: BEACH TREE - GUEST HOUSE **Calculation Date/Time:** 2026-02-24T09:09:52-08:00 **(Page 11 of 11)**

Calculation Description: BEACH TREE - GUEST HOUSE **Input File Name:** 202545 - 022426 (2025) r.bd2S

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Signature Date: 02/24/2026
Address: 13768 Sinsihaw Ave	CEA/HERS/ACO Certification Identification (if applicable): RCN13968
City/State/Zip: Los Angeles, CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. 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 (responsible designer).
3. The energy features and performance specifications, materials, components, and assemblies shown on the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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 this building permit application.
5. I understand that a registered copy of this Certificate of Compliance must be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Armen Abramian	Responsible Designer Signature: Armen Abramian
Company: Armen Abramian	Date Signed: 02/24/2026
Address: 8103 Wentworth St	License:
City/State/Zip: Los Angeles, CA 91040	Phone: 8186182101

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION CF3R-EXC-20-H **(Page 1 of 3)**

CERTIFICATE OF VERIFICATION CF3R-EXC-20-H

Existing Conditions For Residential Alterations **(Page 1 of 3)**

Project Name:	202545 - CF1RPRF01E-BEES	**CF1R-PRF Calculation Date/Time:**	2026-02-24 09:09:52
CF1R-PRF Calculation Description:	BEACH TREE - GUEST HOUSE	**CF1R-PRF Input File Name:**	202545 - 022426 (2025) - CF1RPRF01E-BEES.xml

A. General Information

01 Project Name	202545 - CF1RPRF01E-BEES		
02 Calculation Description	AdditionAlteration		
03 Project Location	23826 MALIBU RD		
04 CA City	MALIBU	05 Standards Version	Compliance 2022
06 Zip code	90265	07 Software Version	CBECC 2025.2.0.1
08 Climate Zone	6	09 Front Orientation (deg/Cardinal)	180
10 Total Building Volume (ft3)	10186	11 Number of Dwelling Units	1
12 Project Scope	Addition alone	13 Number of Bedrooms	1
14 New Conditioned Floor Area (ft2)	0	15 Number of Stories in Building	3
16 Existing Conditioned Floor Area (ft2)	1206	17 Fenestration Average U-factor	0.39
18 Total Conditioned Floor Area (ft2)	1206	19 Glazing Percentage (%)	19.5

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION CF3R-EXC-20-H **(Page 2 of 3)**

E. Roofs

01	02	03	04	05	06	07	08
Name	Construction	Roof Area	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Verification
Attic	Tile RR	1	0.09	0.7	Yes	No	Pass

09	Verification Status	Pass - all existing conditions have been verified
10	Correction Notes	

D. Windows

01	02	03	04	05	06	07	08
Name	Azimuth	Multiplier	Area (ft2)	U-factor	SHGC	Exterior Shading	Verification
After L1-1	270	1	13	0.7	0.65	None	Pass
After B1	0	1	13	0.7	0.65	None	Pass
After R1-1	90	1	27.2	0.7	0.65	None	Pass
After F1-2	180	2	40.8	0.7	0.65	None	Pass
After L1-2	270	1	27	0.7	0.65	None	Pass
After B1-2	0	1	54.4	0.7	0.65	None	Pass

09	Verification Status	Pass - all existing conditions have been verified
10	Correction Notes	

M. Determination of ECC Verification Compliance

All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.

01	

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS

CALIFORNIA ENERGY COMMISSION CF3R-EXC-20-H **(Page 3 of 3)**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Verification documentation is accurate and complete.

Documentation Author Name: Armen Abramian	Documentation Author Signature: Armen Abramian
Company: Armen Abramian	Signature Date: 2026-02-24
Address: 13768 Sinsihaw Ave	CEA/HERS/ACO Certification Identification (if applicable): RCN13968
City/State/Zip: Los Angeles CA 91342	Phone: 8186182101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Verification is true and correct.
2. I am the certified ECC Rater who performed the verifications described or reported on this Certificate of Verification (responsible rater).
3. The installed features, materials, components, manufactured devices, or system performance characteristics that require ECC verification identified on this Certificate of Verification comply with the applicable requirements in the Reference Appendices RA2, RA3, and the requirements specified on the Certificate of Compliance for the building approved by the enforcement agency.
4. The information reported on applicable sections of the Certificate of Verification is complete and determined by the person(s) responsible for the construction or installation conforms to the requirements specified on the Certificate of Compliance (CF1R) approved by the enforcement agency.
5. I understand that a registered copy of this Certificate of Verification must be posted or made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Verification is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to ensure this requirement is fulfilled.

ECC RATER INFORMATION

ECC Rater Company Name: Armen Abramian	
Responsible Rater Name: Armen Abramian	Responsible Rater Signature: Armen Abramian
Responsible Rater Certification Number w/ this ECC Provider: RCN13968	Date Signed: 2026-02-24

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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

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Project
GUEST HOUSE
23826 MALIBU ROAD
MALIBU CALIFORNIA 90265

Drawing Title
TLTIE 4
GUEST HOUSE

drawn by
aa

scale
as noted

date
1٤.٠٤.٠٤٠٤

project no
٤٤٤٤

plot date : 2026-03-02

2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by thermanufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(l)2. *
§ 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.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); 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 any dryer outlet or vent.
§ 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(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include: thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F; and must notify when supplemental heat is in use. *
§ 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 § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from 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 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)2:	**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- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. 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 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 ⅛", if mastic or tape is used. Building cavities, air handler support

2025 Single-Family Residential Mandatory Requirements Summary

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)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 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 from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. 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 above conditioned space 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 that 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-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 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. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; 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 area-weighted average U-factor of 0.40. *

Solar Readiness:

§ 110.10(a)1:	**Single-familyResidences.** 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 comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. 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. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** No obstructions in solar zone, 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.

2025 Single-Family Residential Mandatory Requirements Summary

	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** must comply with applicable requirements of UL 181 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** 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 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 to sunlight, 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.** Flex ducts with porous inner cores 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 and prevents air from bypassing the filter. *
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply conditioned air 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 shall 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 used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bi&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 dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.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 may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Ci-iii-ii. * Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Ci2-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Gii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall 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 shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 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 shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall 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

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electric service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source colocated at a single panelboard suitable to be supplied by the BESS,

2025 Single-Family Residential Mandatory Requirements Summary

§ 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."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(a):	**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. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 16 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or bolt-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 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.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

2025 Single-Family Residential Mandatory Requirements Summary

	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 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(l):	**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."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 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)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** 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. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 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, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, lighting integral to cabinets with opaque fronts or doors, cabinets with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to 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)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(q)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 §§ 110.8, 130.0, 130.1, 130.4, 140.6, and 141.0.

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REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/27/2026
3	PLANNING CORRECTIONS 05/05/2026

PHASE: REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2989 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909-9413

PROJECT: BEACH TREE

SHEET TITLE: MANDATORY MEASURES

SCALE: NTS

SHEET NUMBER: MM1

MANDATORY MEASURES SCALE: N.T.S.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

GREEN BUILDING STANDARDS CODE
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
   a. Water Closets – 1.28 GPF
   b. Urinals – 0.5 GPF
   c. Wall-mounted urinal – 0.125 GPF
   d. Single showerhead – 1.8 GPM at 80psi
   e. Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
   f. Lavatory faucets – 1.2 GPM at 60psi
   g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
   h. Metering faucets - .20 gallons per cycle
   i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)
2. Annular spaces around pipes, electrical 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. (4.406.1)
3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)
4. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)
5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
   a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)
7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program OR
    b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
    c. NSF/ANSI 140 at the Gold Level OR
    d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
    a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
    b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
    c. RFCI FloorScore program, OR
    d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)
13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesite cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high-gloss coatings	150	Metallic pigmented coatings	500
SPECIALTY COATINGS		Multi-color coatings	250
Aluminum roof coating	400	Pretreatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoaters	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Rust preventative coatings	250
Concrete/masonry sealers	100	Shellacs: Clear / Opaque	730 / 550
Driveway sealers	50	Specialty primers, sealers and undercoaters	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Tub and tile refinish coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings[1]	120	Zinc-rich primer	340

1. Limit is 120 grams of VOC per liter of coating, less water and less exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are identical to those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information regarding formaldehyde, see California Code of Regulations, Title 17, Section 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/32 inch (8mm).

TABLE 4.504.2/TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams Per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	760

Note: For additional information regarding methods to measure the VOC content specified in this table, see Rule 1168 of South Coast Air Quality Management District Rule 1168.

TABLE 4.504.1/TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

☐ THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS:

2025 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
PLANNING AND DESIGN		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.108.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached private garages in accordance with Section 4.106.4.1.
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.
ENERGY EFFICIENCY		
4.201.1	General	Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.
WATER EFFICIENCY AND CONSERVATION		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4:
		Plumbing fixtures & fittings / **Maximum**
		Water closets / 1.28 gallons/flush
		Urinals / 0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type
		Showerheads / 1.8 gpm @ 80 psi
		Residential lavatory faucets / 1.2 gpm @ 60 psi max.
		0.8 gpm @ 20 psi min.
		Lavatory faucets in common & public use areas / 0.5 gpm @ 60 psi
		Metering faucets / 0.2 gallons/cycle
		Kitchen faucets / 1.8 gpm @ 60 psi
4.303.3	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle
WATER EFFICIENCY AND CONSERVATION		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
4.406.1	Rodent proofing	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.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.

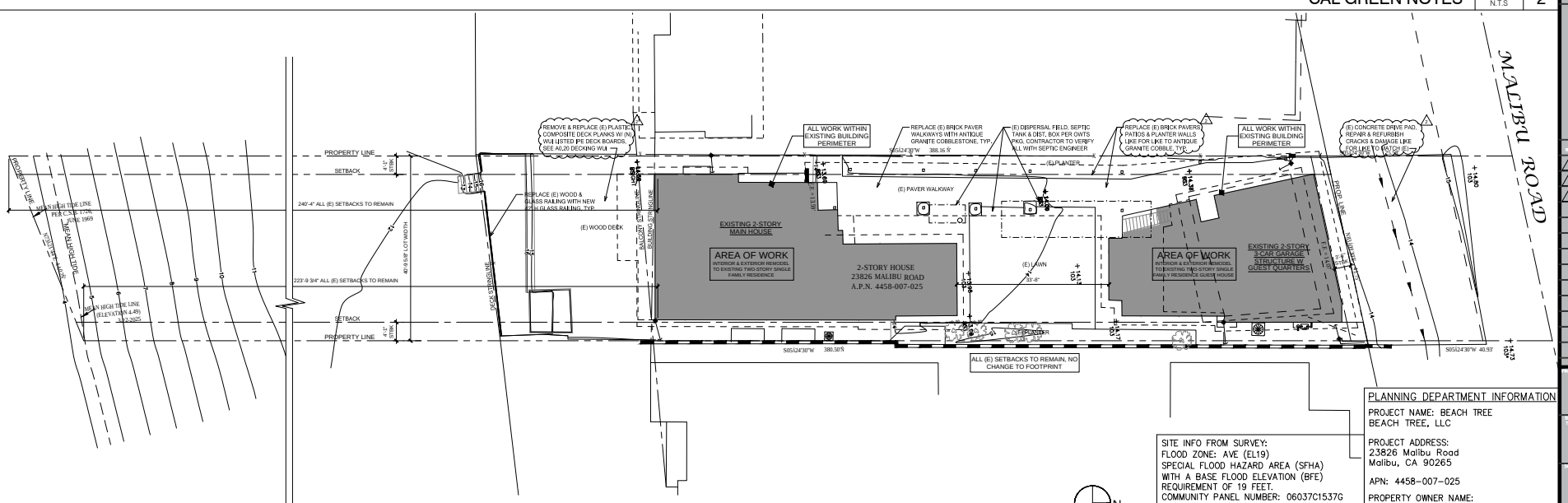
2025 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Floering Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Note:
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2025 CALGreen Chapter 4 for complete code language.

CAL GREEN NOTES

SCALE: N.T.S | 2



SITE INFO FROM SURVEY:
FLOOD ZONE: AVE (EL19)
SPECIAL FLOOD HAZARD AREA (SFHA) WITH A BASE FLOOD ELEVATION (BFE)
REQUIREMENT OF 19 FEET.
COMMUNITY PANEL NUMBER: 06037C1537G
EFFECTIVE DATE: APRIL 21, 2021
TSUNAMI ZONE: YES
BENCHMARK ELEV = 17.846' (NAVD88 DATUM)

PLANNING DEPARTMENT INFORMATION

PROJECT NAME: BEACH TREE
BEACH TREE, LLC

PROJECT ADDRESS:
23826 Malibu Road
Malibu, CA 90265

APN: 4458-007-025

PROPERTY OWNER NAME:
BEACH TREE, LLC

LCP ZONING: SFM SINGLE FAMILY MEDIUM

SITE PLAN

SCALE: 3/32" = 1'-0" | 1

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909-9413

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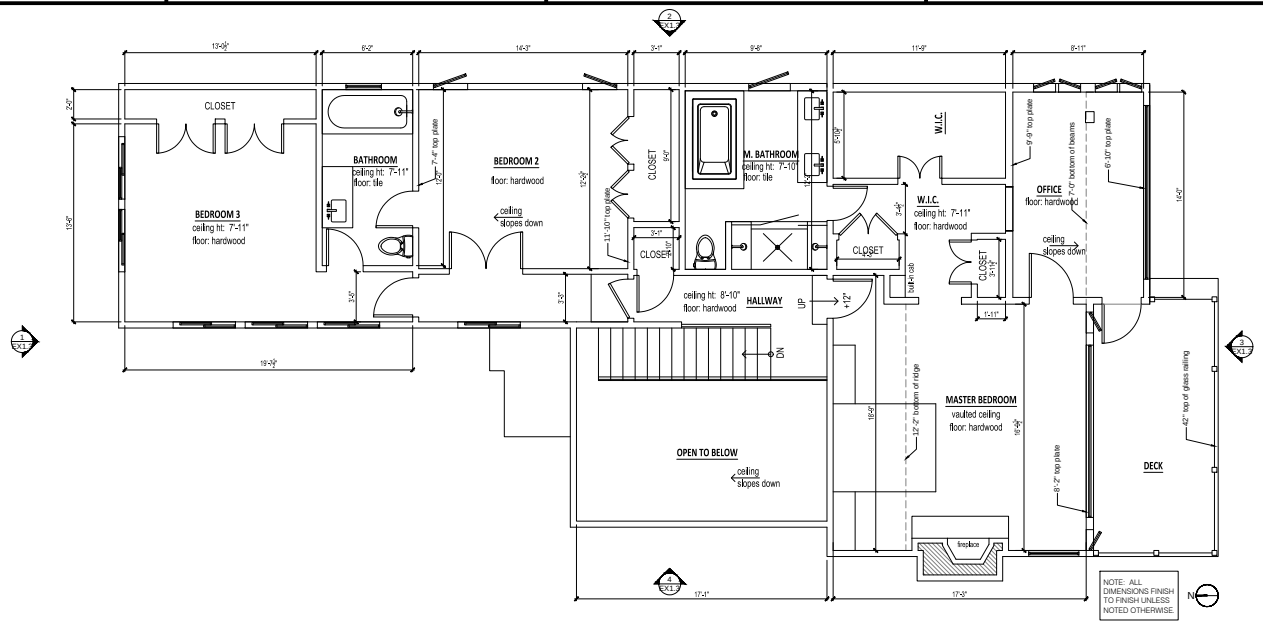
REVS.	
1	PLAN CHECK CORRECTIONS 10/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

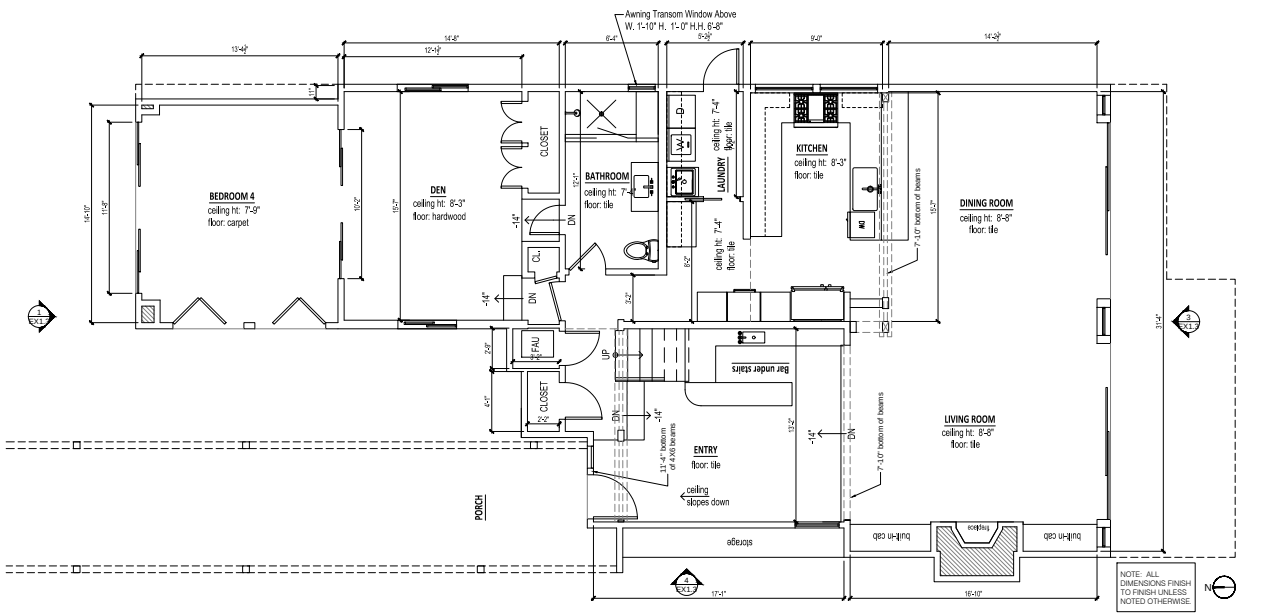
SHEET TITLE: EXISTING SITE PLAN

SCALE: SEE SHEET

SHEET NUMBER: A1.0



EXISTING MAIN HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



EXISTING MAIN HOUSE FIRST FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

REMODEL PERMIT SET

05-22-2026

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Los Angeles office
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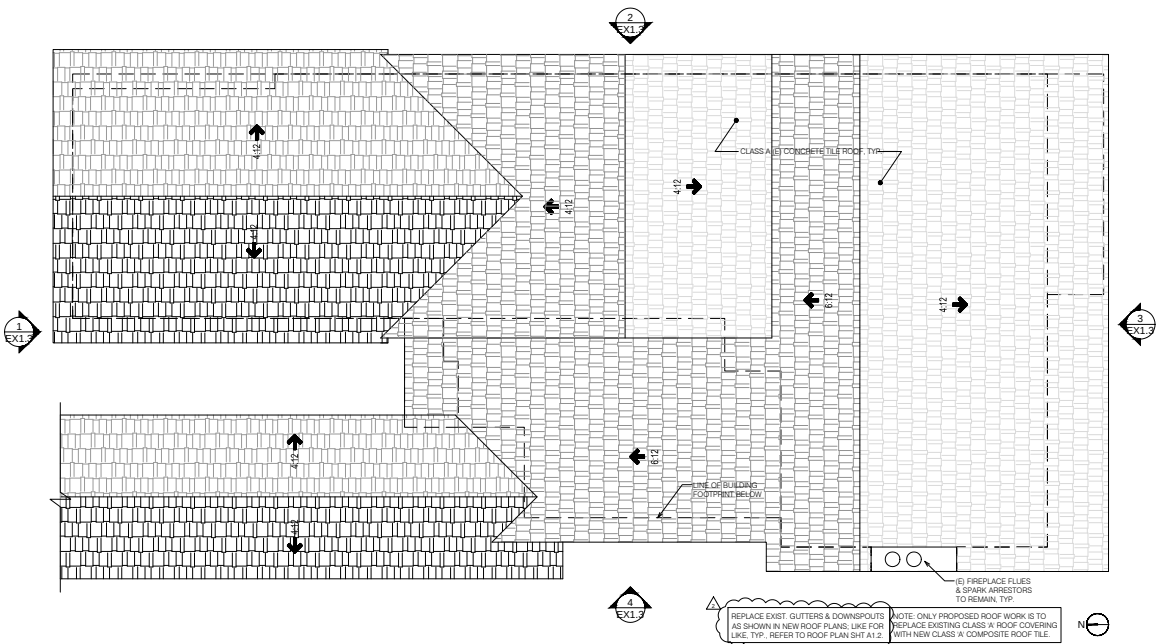
REVS.		
1	PLAN CHECK CORRECTIONS	10/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: EXISTING MAIN HOUSE FLOOR PLANS

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

SHEET NUMBER: EX1.1



EXISTING MAIN HOUSE ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

REMODEL
PERMIT SET

05-22-2026

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Los Angeles office
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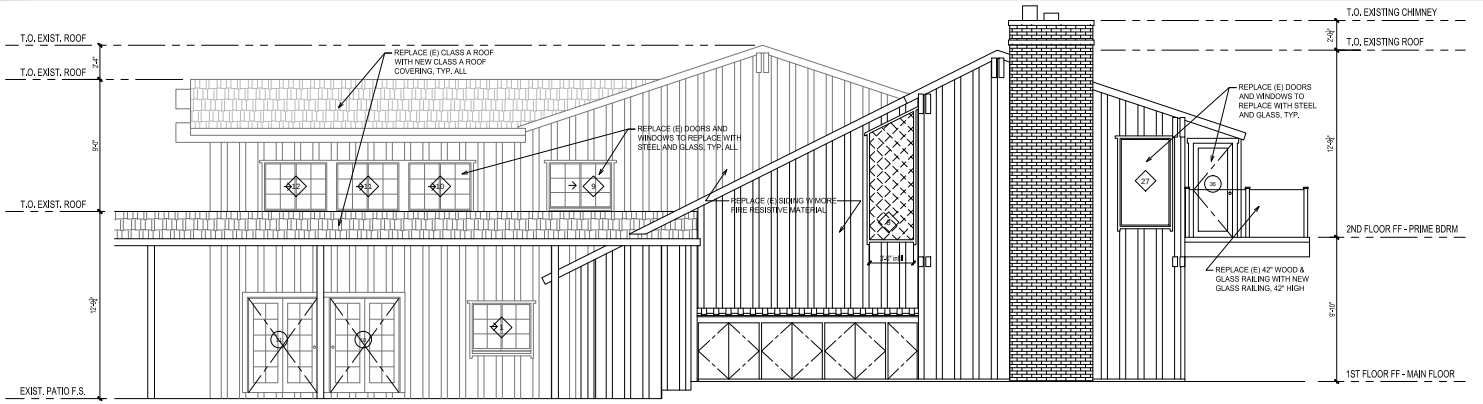
REVS	
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3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

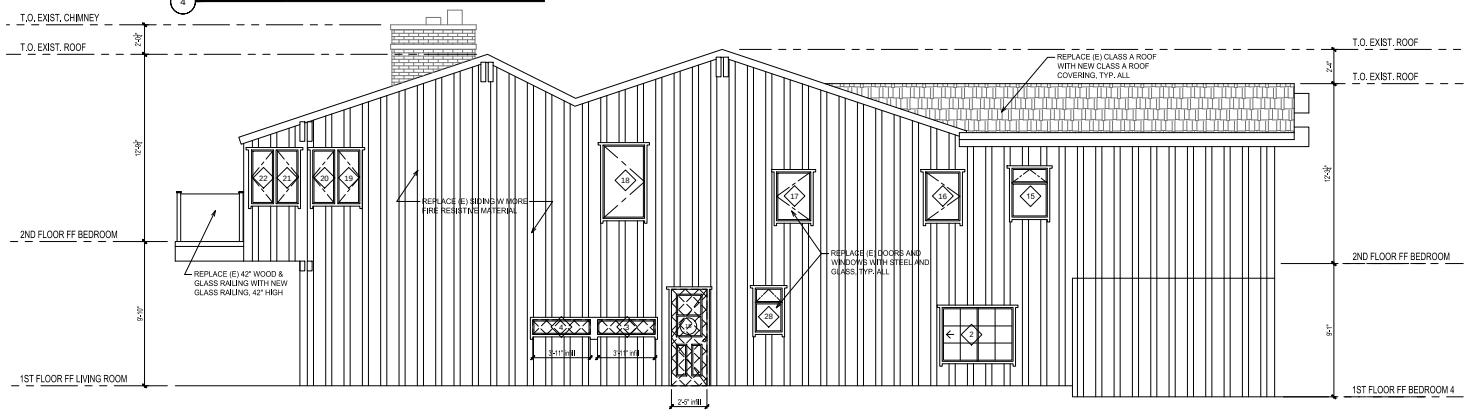
SHEET TITLE: EXISTING MAIN HOUSE ROOF PLAN

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

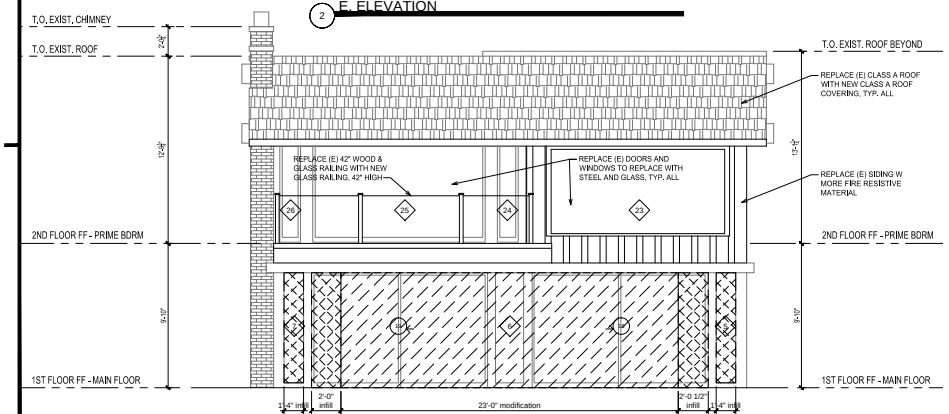
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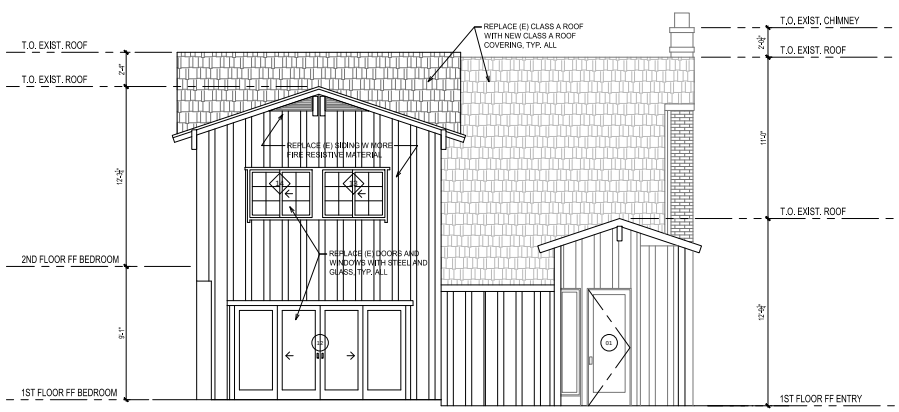
4 W. ELEVATION



2 E. ELEVATION



3 S. ELEVATION



1 N. ELEVATION

LEGEND:

AREA OF EXTERIOR WALL MODIFICATION

AREA OF INFILLED OPENINGS

WINDOW SCHEDULE

MARK	SIZE Width	SIZE HEIGHT	TYPE	Head Height	NOTES
1	4'-0"	3'-5"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
2	4'-10"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
3	5'-11"	1'-0"	AWNING	4'-6"	EX WOOD & GLASS IN WOOD FRAME
4	5'-11"	1'-0"	AWNING	4'-6"	EX WOOD & GLASS IN WOOD FRAME
5	1'-4"	7'-6"	FIXED	7'-6"	EX WOOD & GLASS IN WOOD FRAME
6	1'-11"	7'-6"	FIXED	7'-6"	EX WOOD & GLASS IN WOOD FRAME
7	1'-4"	7'-6"	FIXED	7'-6"	EX WOOD & GLASS IN WOOD FRAME
8	3'-0"	6'-9"	FIXED	19'-7"	EX WOOD & GLASS IN WOOD FRAME
9	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
10	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
11	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
12	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
13	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
14	4'-3"	3'-3"	SLIDING	6'-7"	EX WOOD & GLASS IN WOOD FRAME
15	2'-3"	2'-4"	FIXED	5'-6"	EX WOOD & GLASS IN WOOD FRAME
16	2'-4"	3'-4"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
17	2'-4"	3'-4"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
18	2'-10"	3'-0"	CASEMENT	6'-7"	EX WOOD & GLASS IN WOOD FRAME
19	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
20	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
21	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
22	1'-6"	3'-8"	CASEMENT	6'-3"	EX WOOD & GLASS IN WOOD FRAME
23	11'-10"	6'-3"	FIXED	6'-3"	EX WOOD & GLASS IN WOOD FRAME
24	1'-3"	6'-9"	CASEMENT	6'-10"	EX WOOD & GLASS IN WOOD FRAME
25	11'-9"	6'-9"	FIXED	6'-10"	EX WOOD & GLASS IN WOOD FRAME
26	1'-3"	6'-9"	CASEMENT	6'-10"	EX WOOD & GLASS IN WOOD FRAME
27	3'-5"	6'-0"	FIXED	6'-9"	EX WOOD & GLASS IN WOOD FRAME
28	1'-10"	2'-0"	FIXED	5'-8"	EX WOOD & GLASS IN WOOD FRAME
29	3'-0"	4'-5"	PASS THROUGH	7'-8"	EX WOOD & GLASS IN WOOD FRAME

DOOR SCHEDULE

MARK	SIZE WD	SIZE HGT	Type	NOTES
1	3'-0"	8'-0"	SWING	EX WOOD & GLASS IN WOOD FRAME
2	2'-6"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
3	2'-4"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
4	2'-8"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
5	1'-6"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
6	2'-6"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
7	2'-0"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
8	2'-10"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
9	2'-10"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
10	4'-10"	6'-6"	BI-FOLD	EX WOOD & GLASS IN WOOD FRAME
11	4'-10"	6'-6"	BI-FOLD	EX WOOD & GLASS IN WOOD FRAME
12	11'-10"	6'-5"	SLIDING DOORS	EX WOOD & GLASS IN WOOD FRAME
13	10'-2"	6'-8"	SLIDING DOORS	EX WOOD & GLASS IN WOOD FRAME
14	2'-6"	6'-7"	POCKET	EX WOOD & GLASS IN WOOD FRAME
15	2'-3"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
16			NOT USED	
17			NOT USED	
18	12'-0"	7'-10"	SLIDING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
19	12'-0"	7'-10"	SLIDING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
20	4'-0"	6'-5"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
21	4'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
22	2'-6"	6'-6"	SWING	EX WOOD & GLASS IN WOOD FRAME
23	2'-8"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
24	2'-6"	6'-6"	SWING	EX WOOD & GLASS IN WOOD FRAME
25	5'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
27	3'-3"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
28	2'-8"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
29	2'-6"	6'-7"	SWING	EX WOOD & GLASS IN WOOD FRAME
30	2'-4"	6'-6"	SWING	EX WOOD & GLASS IN WOOD FRAME
31	4'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
32	3'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
33	3'-0"	6'-8"	SWING DOUBLE	EX WOOD & GLASS IN WOOD FRAME
34	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
35	3'-0"	6'-4"	SWING	EX WOOD & GLASS IN WOOD FRAME
36	2'-8"	6'-5"	FRENCH	EX WOOD & GLASS IN WOOD FRAME

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2989 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (213) 909-9413

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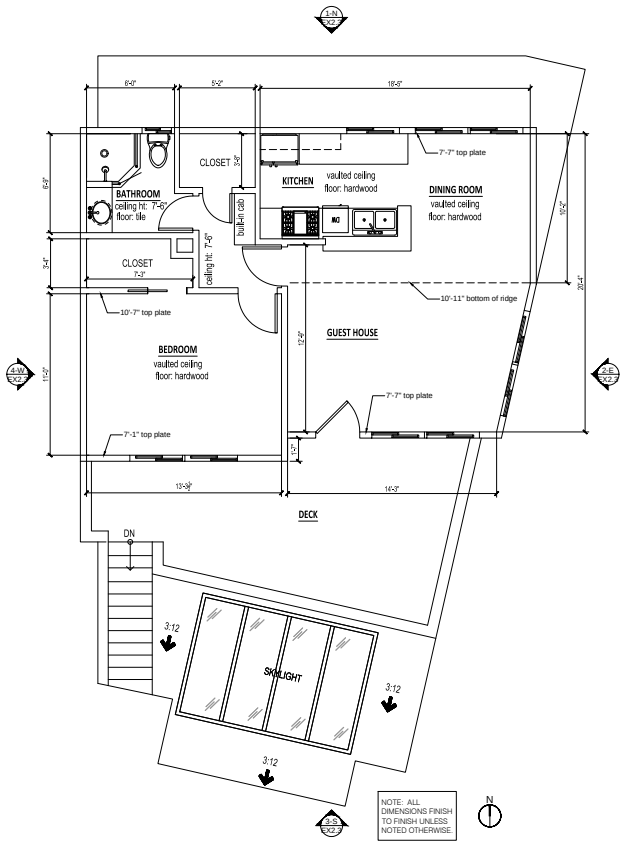
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

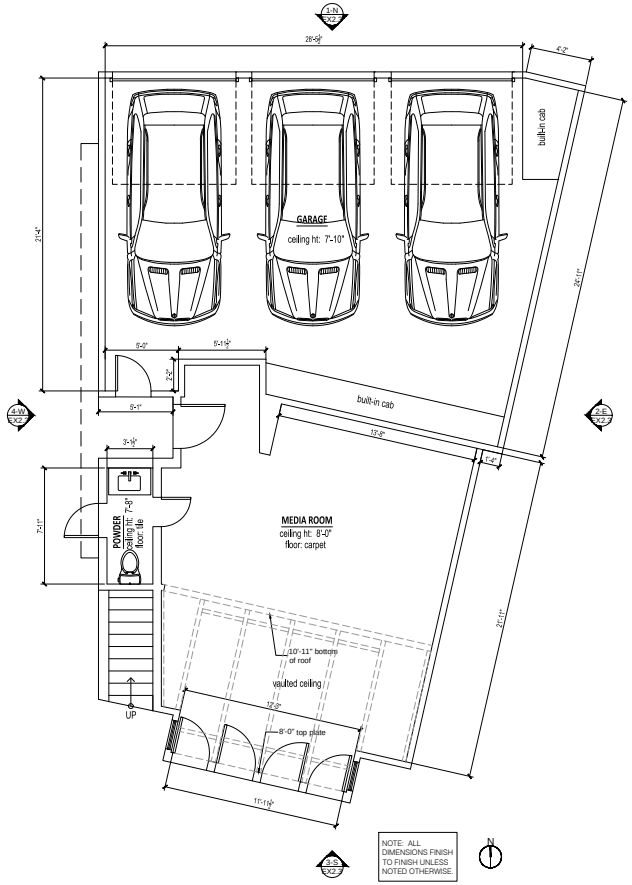
SHEET TITLE: EXISTING MAIN HOUSE EXTERIOR ELEVATIONS

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

SHEET NUMBER: EX1.3



EXISTING GUEST HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



EXISTING GUEST HOUSE FIRST FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

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REVS.

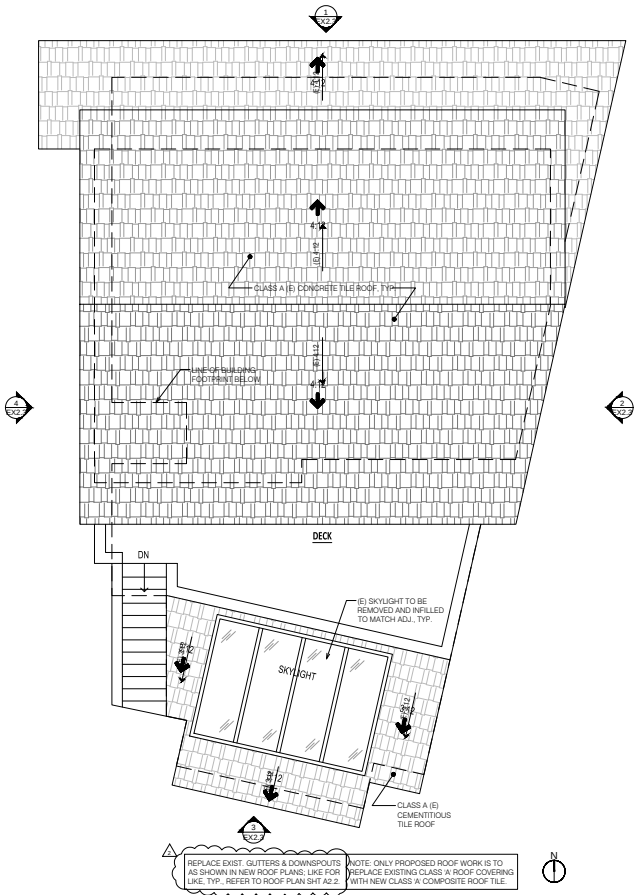
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	03/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET TITLE: EXISTING GUEST HOUSE FLOOR PLANS

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

SHEET NUMBER: EX2.1



1 REPLACE EXIST. GUTTERS & DOWNSPOUTS AS SHOWN IN NEW ROOF PLANS; LIKE FOR LIKE, TYP. REFER TO ROOF PLAN SHT A2.2

NOTE: ONLY PROPOSED ROOF WORK IS TO REPLACE EXISTING CLASS 'A' ROOF COVERING WITH NEW CLASS 'A' COMPOSITE ROOF TILE.

EXISTING GUEST HOUSE ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

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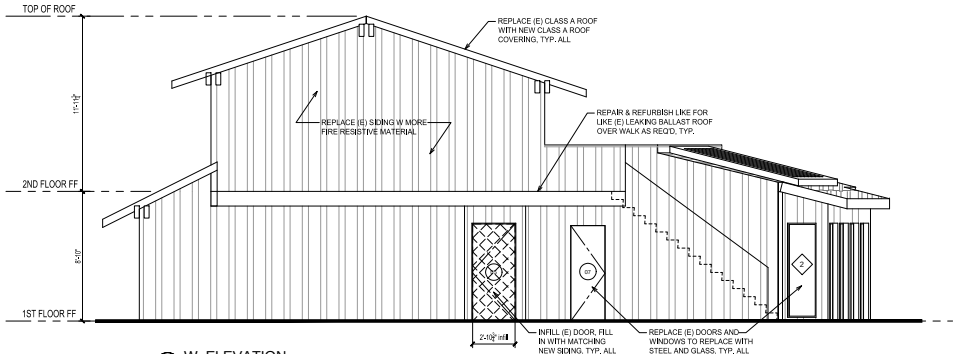
REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/07/2026
3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

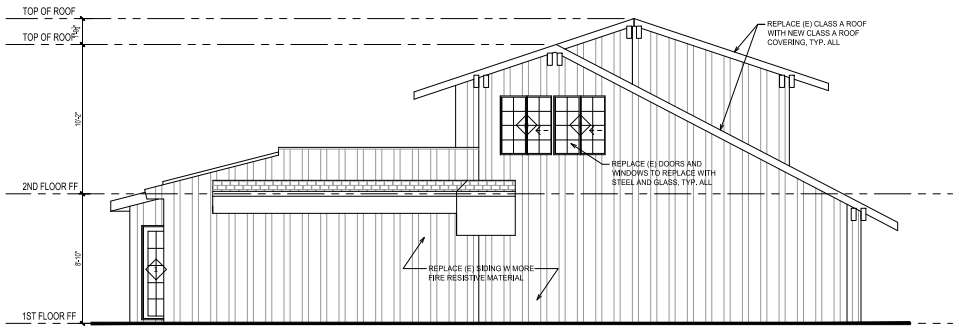
SHEET TITLE: EXISTING GUEST HOUSE ROOF PLAN

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

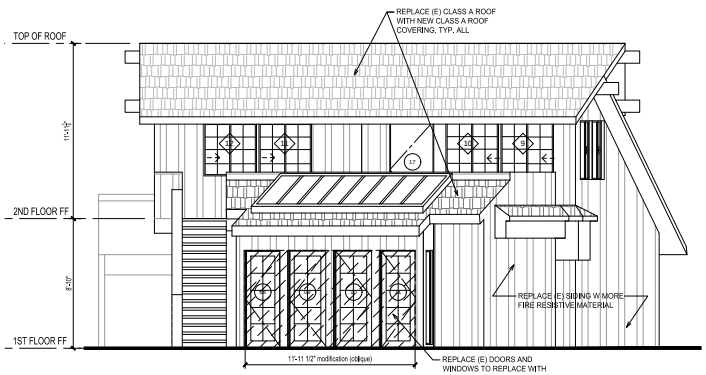
SHEET NUMBER: EX2.2



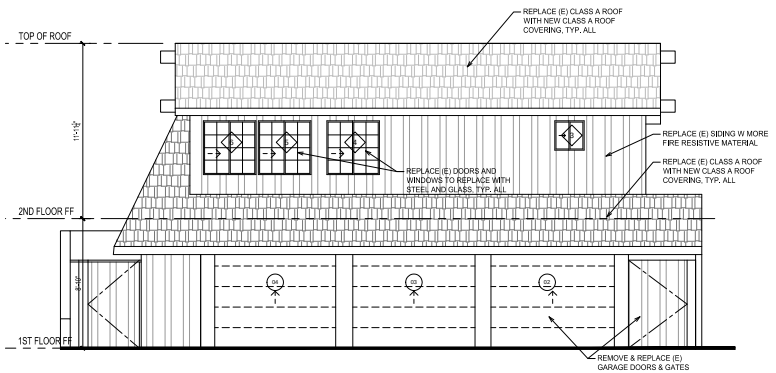
4 W. ELEVATION



2 E. ELEVATION



3 S. ELEVATION



1 N. ELEVATION

LEGEND:

AREA OF EXTERIOR WALL MODIFICATION

AREA OF INFILLED OPENINGS

DOOR SCHEDULE

MARK	SIZE WD	SIZE HGT	Type	NOTES
1	2'-5"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
2	8'-5"	7'-0"	GARAGE DOOR	EX WOOD & GLASS IN WOOD FRAME
3	8'-4"	7'-0"	GARAGE DOOR	EX WOOD & GLASS IN WOOD FRAME
4	8'-4"	7'-0"	GARAGE DOOR	EX WOOD & GLASS IN WOOD FRAME
5	3'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
6	2'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
7	2'-4"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
8	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
9	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
10	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
11	2'-6"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
12	2'-4"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
13	2'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
14	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
15	2'-8"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME
16	2'-8"	6'-8"	POCKET	EX WOOD & GLASS IN WOOD FRAME
17	3'-0"	6'-8"	SWING	EX WOOD & GLASS IN WOOD FRAME

WINDOW SCHEDULE

MARK	SIZE Width	SIZE HEIGHT	TYPE	Head Height	NOTES
1	2'-0"	6'-5"	FIXED	6'-8"	EX WOOD & GLASS IN WOOD FRAME
2	2'-0"	6'-5"	FIXED	6'-8"	EX WOOD & GLASS IN WOOD FRAME
3	2'-0"	2'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
4	3'-7"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
5	3'-7"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
6	3'-7"	3'-8"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
7	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
8	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
9	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
10	3'-7"	4'-0"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
11	3'-7"	3'-7"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME
12	3'-7"	3'-7"	SLIDING	6'-8"	EX WOOD & GLASS IN WOOD FRAME

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REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

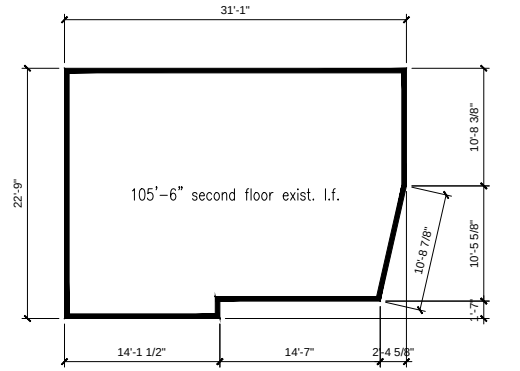
PROJECT: BEACH TREE

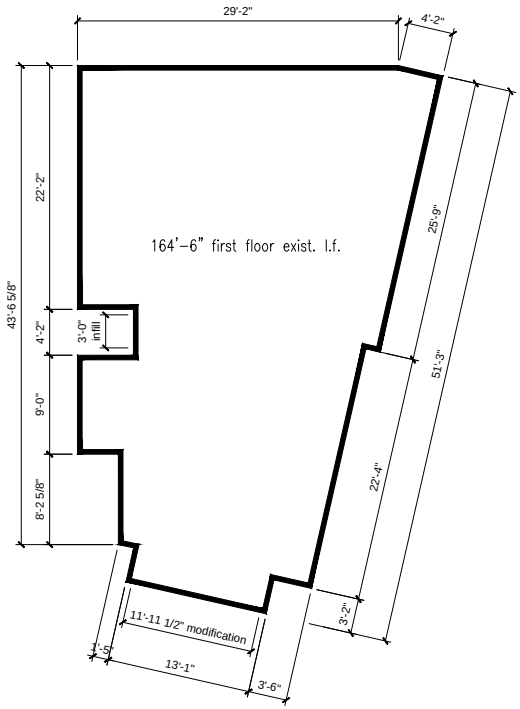
SHEET TITLE: EXISTING GUEST HOUSE EXTERIOR ELEVATIONS

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

SHEET NUMBER: EX2.3

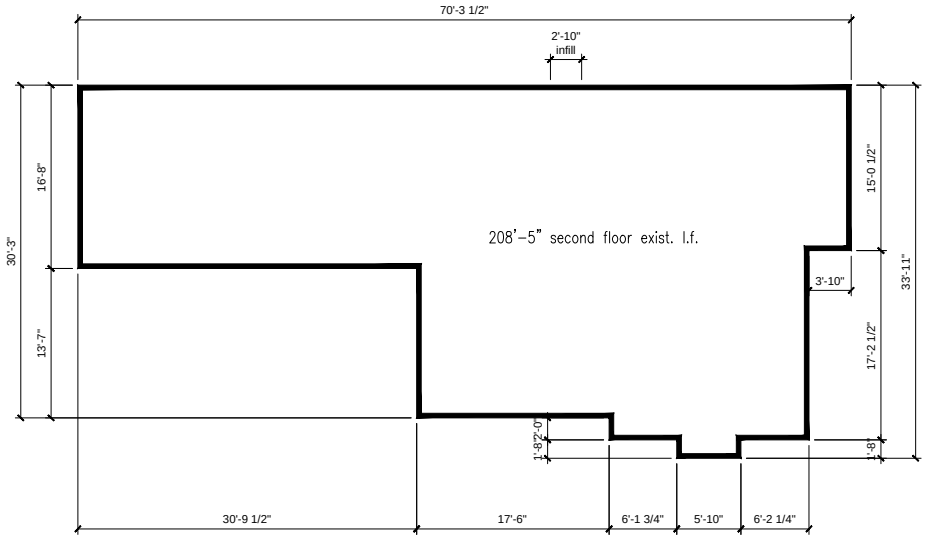
EXISTING GUEST HOUSE EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

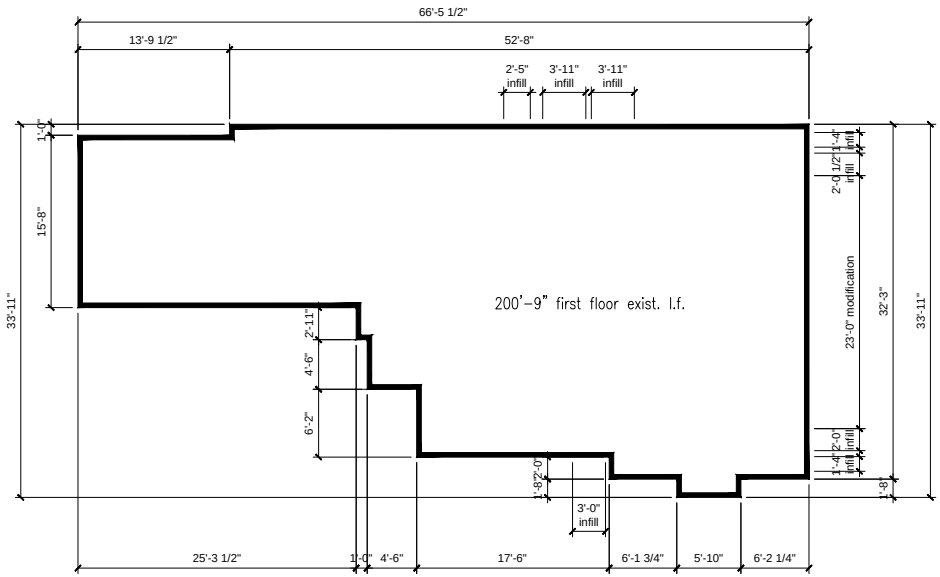




GUEST HOUSE:	EXT. WALL TO REMAIN (LFT)	EXT. WALL TO MODIFY (LFT)	TOTAL PERMITER OF WALL (LFT)	MODIFIED WALL %
GROUND FLOOR	152.5'	12.0'	164.5'	7.29 %
SECOND FLOOR	105.5'	0.0'	105.5'	0.0 %
TOTAL	258.0'	12.0'	270.0'	4.4 %

GUEST HOUSE MODIFICATION CALCULATIONS | SCALE: 3/16" = 1'-0" | 2





MAIN HOUSE:	EXT. WALL TO REMAIN (LFT)	EXT. WALL TO MODIFY (LFT)	TOTAL PERMITER OF WALL (LFT)	MODIFIED WALL %
GROUND FLOOR	177.75'	23.00'	200.75'	11.4 %
SECOND FLOOR	208.42'	0.00'	208.42'	0.0 %
TOTAL	386.17'	23.00'	409.17'	5.6 %

MAIN HOUSE MODIFICATION CALCULATIONS | SCALE: 3/16" = 1'-0" | 1

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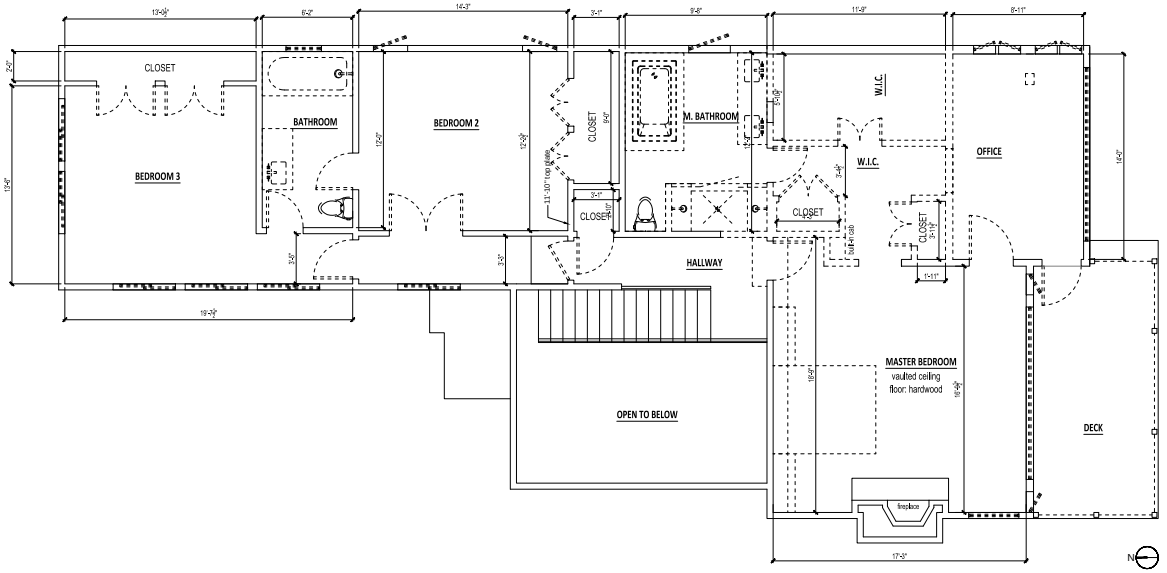
REVS.		
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3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

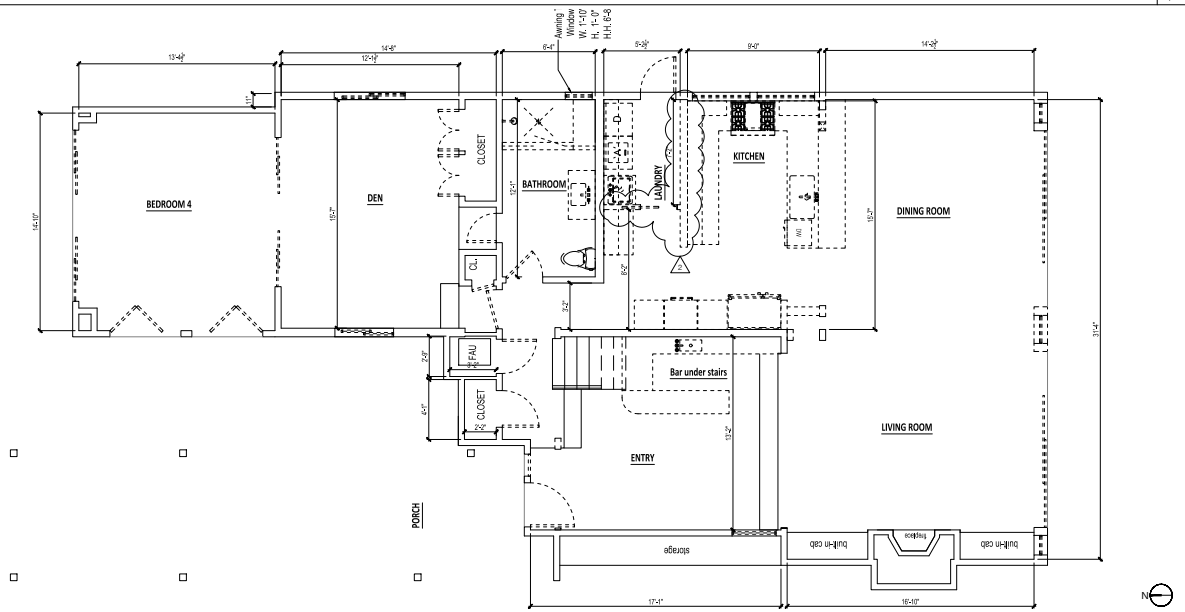
SHEET TITLE: MODIFICATION CALCS

SCALE: 3/16" = 1'-0"

SHEET NUMBER: EX3.1



MAIN HOUSE SECOND FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 2



MAIN HOUSE FIRST FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 1

DEMOLITION GENERAL NOTES:

1. NO HEIGHT CHANGE TO EXISTING BUILDING.

2. DECONSTRUCT AND REMOVE ALL EXISTING WINDOWS AND EXTERIOR DOORS WHERE APPLICABLE. DOOR HARDWARE TO BE REPLACED WITH NEW, TYP.

3. ALL (E) PLATE HEIGHTS TO REMAIN - F.V. ALL (E) CEILING HEIGHTS AND EXISTING PLATE HEIGHTS, TYP. THROUGHOUT. NOTIFY DESIGNER OF DISCREPANCIES.

4. F.V. ALL EXISTING SMOKE DETECTORS & CARBON MONOXIDE DETECTORS - ADD NEW CMD PER CODE AS REQUIRED.

5. REMOVE COMPLETE ALL (E) INTERIOR LIGHT TRIM RINGS FOR REPLACEMENT WITH NEW TRIM PER INTERIOR DESIGN SPECIFICATION.

6. DECONSTRUCT AND REUSE EXISTING MILLWORK WHERE APPLICABLE. COORDINATE REUSE WITH DESIGNER AND OWNER, TYP.

7. REPAIR, REFURBISH AND REFINISH ANY DAMAGE TO WALLS/CEILINGS/MILLWORK, ETC. TO MATCH NEW WORK PER DESIGNER SPECIFICATION.

WALL LEGEND:
EXIST. TO REMAIN
TO BE DEMO'D

NOTE: REPLACEMENT APPLIANCES & PLUMBING FIXTURES IN SAME LOCATIONS AS EXISTING, TYPICAL U.N.O.

NOTE: ALL DIMENSIONS FINISH TO FINISH UNLESS NOTED OTHERWISE.

REMODEL PERMIT SET

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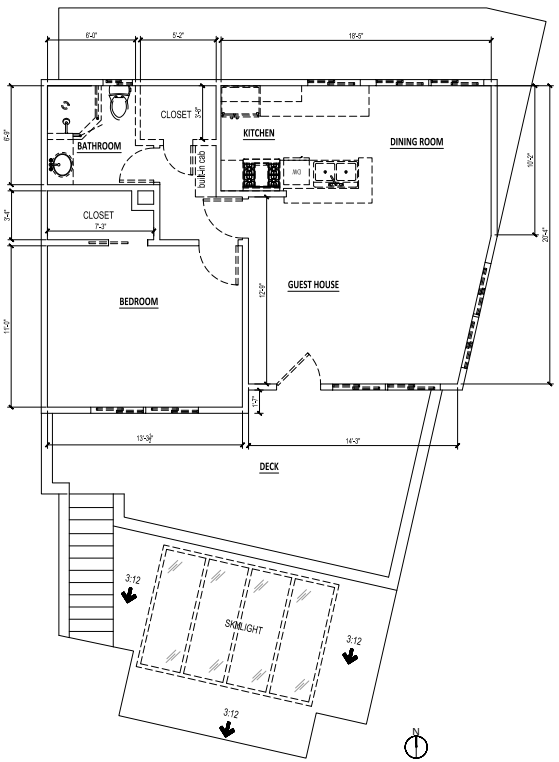
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
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3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

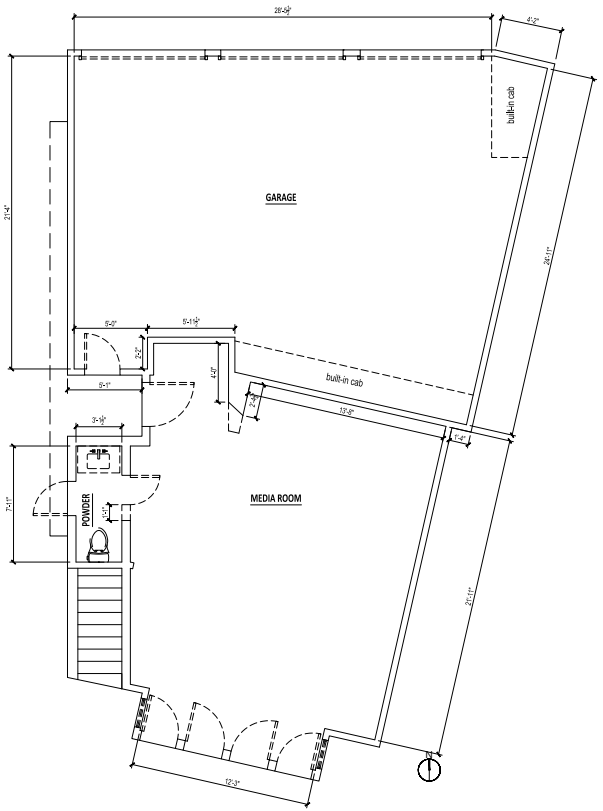
SHEET TITLE: DEMO MAIN HOUSE FLOOR PLANS

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

SHEET NUMBER: D1.1



GUEST HOUSE SECOND FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 2



GUEST HOUSE FIRST FLOOR DEMO PLAN | SCALE: 1/4" = 1'-0" | 1

DEMOLITION GENERAL NOTES:

1. NO HEIGHT CHANGE TO EXISTING BUILDING.
2. DECONSTRUCT AND REMOVE ALL EXISTING WINDOWS AND EXTERIOR DOORS WHERE APPLICABLE. DOOR HARDWARE TO BE REPLACED WITH NEW, TYP.
3. ALL (E) PLATE HEIGHTS TO REMAIN - F.V. ALL (E) CEILING HEIGHTS AND EXISTING PLATE HEIGHTS, TYP. THROUGHOUT. NOTIFY DESIGNER OF DISCREPANCIES.
4. F.V. ALL EXISTING SMOKE DETECTORS & CARBON MONOXIDE DETECTORS - ADD NEW CMD PER CODE AS REQUIRED.
5. REMOVE COMPLETE ALL (E) INTERIOR LIGHT TRIM RINGS FOR REPLACEMENT WITH NEW TRIM PER INTERIOR DESIGN SPECIFICATION.
6. DECONSTRUCT AND REUSE EXISTING MILLWORK WHERE APPLICABLE. COORDINATE REUSE WITH DESIGNER AND OWNER, TYP.
7. REPAIR, REFURBISH AND REFINISH ANY DAMAGE TO WALLS/CEILINGS/MILLWORK, ETC. TO MATCH NEW WORK PER DESIGNER SPECIFICATION.
8. REMOVE COMPLETE EXISTING LEAKY SKYLIGHT AND INFILL TO MATCH EXISTING & NEW WORK.

WALL LEGEND:	NOTE: REPLACEMENT APPLIANCES & PLUMBING FIXTURES IN SAME LOCATIONS AS EXISTING, TYPICAL U.N.O.	NOTE: ALL DIMENSIONS FINISH TO FINISH UNLESS NOTED OTHERWISE.
EXIST. TO REMAIN TO BE DEMOD		

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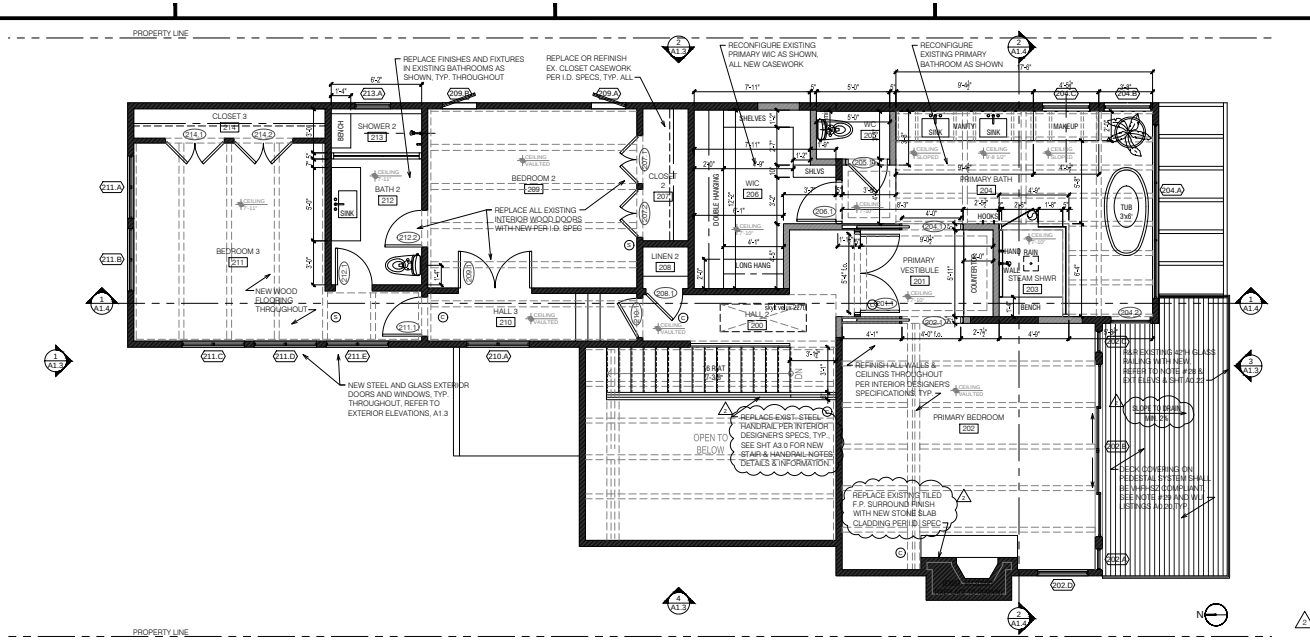
REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

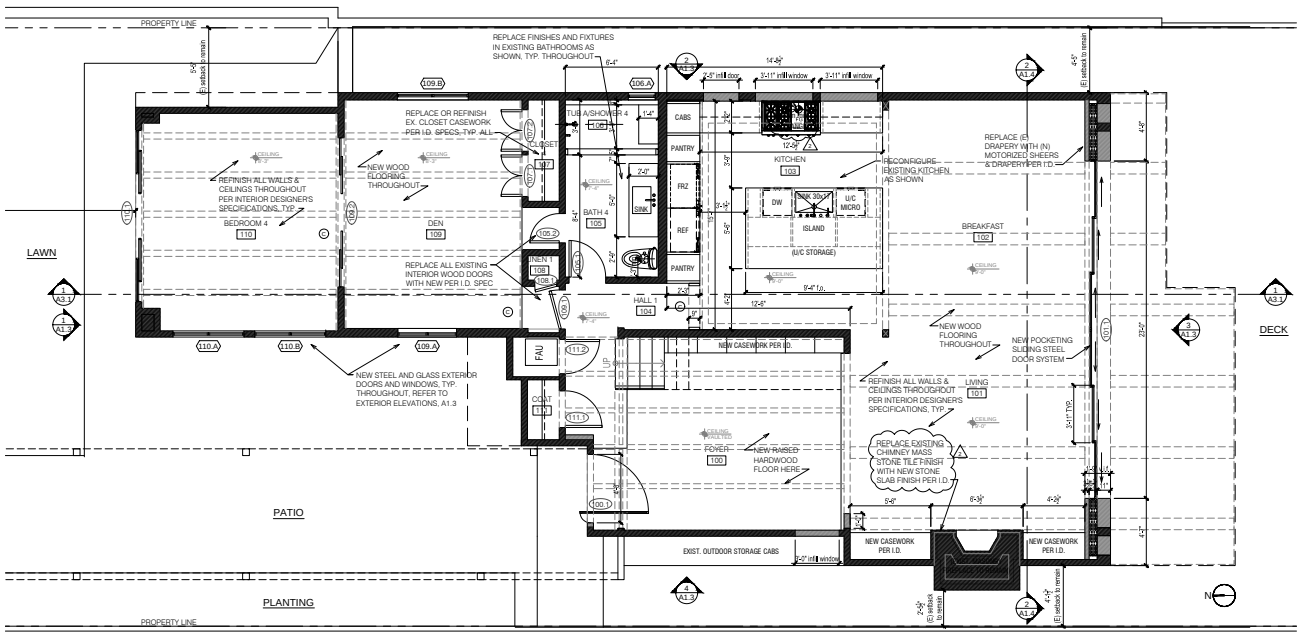
SHEET TITLE: GUEST HOUSE DEMO FLOOR PLANS

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

SHEET NUMBER: D2.1



MAIN HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



MAIN HOUSE FIRST FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

GENERAL NOTES:

1. REPLACE ALL EXISTING FLOORING WITH NEW AMERICAN WHITE OAK PER INTERIOR DESIGNER SPECIFICATION, U.N.O. SEE FINISH PLAN FOR LAYOUT. EXCEPTION: MEDIA ROOM FLOORING SHALL BE CARPET PER I.D. SPEC. GARAGE SHALL BE SEMCO COATING.
2. REMOVE AND REPLACE ALL EXISTING BASE BOARDS WITH NEW 1/2" H REVEAL AT FLOOR TO MATCH ADJACENT WALL FINISH.
3. ALL INTERIOR DOORS TO BE AMERICA WHITE OAK PER APPROVED DESIGN.
4. ALL DOOR HARDWARE TO BE NEW PER APPROVED SELECTION.
5. ALL INTERIOR GWB WALLS TO BE FINISHED WITH PORTOLA LIME WASH (COLOR TBD) PER INTERIOR DESIGN SPECIFICATION.
6. REFINISH ALL EXTERIOR WALLS AND TRIM PER DESIGNER APPROVED SPECS.
7. REFINISH ALL EXISTING MILLWORK TO REMAIN PER APPROVED SPECS.
8. EXISTING RECESSED LIGHTING TO REMAIN - REPLACE ONLY TRIM AS SPECIFIED.
9. REMOVE AND REPLACE EXISTING WINDOWS AND DOORS AS SHOWN ACCORDING TO EXTERIOR ELEVATIONS AND DOOR AND WINDOW SCHEDULES. REFER TO TITLE 24 SHEETS FOR ADDITIONAL INFORMATION.
10. BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS W/ A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR.
11. WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.
12. SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
13. SHOWER AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. LAVATORY FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE AT 60 PSI, AND MINIMUM OF 0.8 GALLONS PER MINUTE AT 20 PSI..
15. A NON-SLIP-JOINT TRAP WILL BE USED AT THE BATHTUB.
16. KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI.
17. EXISTING HVAC AND MECHANICAL EQUIPMENT INCLUDING EXHAUST FANS, FAUs, CONDENSING UNITS, HOT WATER HEATER AND THE LIKE TO REMAIN, TYP.
18. EXISTING LIGHTING, SWITCHES, AND ELECTRICAL RECEPTACLES TO REMAIN, TYP. U.N.O. THEN REMOVE AND REPLACE LIKE FOR LIKE FIXTURES PER I.D. SPEC.
19. NON-COMBUSTIBLE MATERIALS SHALL BE PLACED WITHIN 24" ABOVE RANGE.
20. TEMPERED GLASS AT SHOWER ENCLOSURES, GLASS WITHIN 18" OF F.F. AND 24" OF DOORS, AND STAIRWELLS.
21. TOILET ACCESS TO BE 30" WIDE MINIMUM CLEARANCE AND 24" MINIMUM CLEARANCE IN FRONT OF TOILET.
22. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER, OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. UL 217 RATED SMOKE ALARMS TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS AND AT EACH ADDITIONAL FLOOR OR BASEMENT FOR ALTERATIONS , REPAIRS AND ADDITIONS AS SHOWN ON PLAN.
24. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP, AND INTERCONNECTED. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
25. UL 2075 CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
26. REFER TO SHEET TITLE 24 SHEETS FOR RESIDENTIAL MANDATORY MEASURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE.
27. SLOPE OF EXTERIOR LANDINGS SHALL NOTE EXCEED 1/4" PER FOOT.
28. REPLACEMENT GLASS RAILING: 42"H AFS; Q-RAILING EASY GLASS RAILING SYSTEM, ICC ESR-4688 ON SHEET A0.22, OR EQUAL; REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
29. DECKING, ITAUBA OR IPE (CHAPTER 7A COMPLIANT/WUI LISTED ID 910-21-23-0100 OR EQUAL) TO BE INSTALLED ON ALUMINUM RAILS ON LOW PROFILE 'ETERNO' PEDESTAL SYSTEM BY MRP SUPPORTS, OR EQUAL, OVER CLASS A 'FLEXIDECK P-A' LIQUID APPLIED COATING (ICC ESR-2788) BY 'POLYCOAT PRODUCTS' OR EQUIVALENT MOISTURE BARRIER.
30. SKYLIGHT: VELUX CS 227A OR EQ. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET A0.23 FOR ADDITIONAL INFORMATION. G.C. TO VERIFY W/ OWNER WHETHER TO INCLUDE OPTIONAL BLIND TEARS PRIOR TO START AND PRICING.
31. RANGE HOODS SHALL COMPLY WITH TABLE 150.0-G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. MINIMUM 180 CFM.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- (C) COMBO SMOKE & CARBON MONOXIDE ALARM
- (S) SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE

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DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
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REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 02/27/2026
3	PLANNING CORRECTIONS 05/05/2026

PROJECT: BEACH TREE

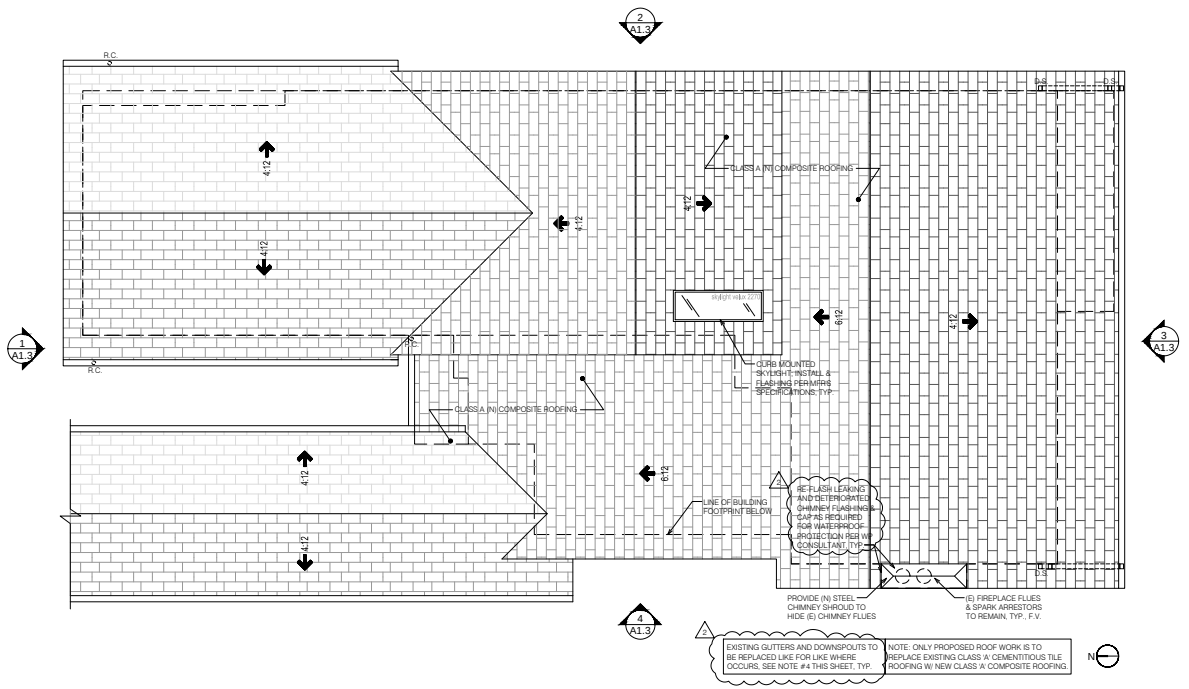
SHEET TITLE: MAIN HOUSE FLOOR PLANS

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

SHEET NUMBER: A1.1

GENERAL NOTES:

1. REMOVE AND REPLACE EXISTING CLASS 'A' CONCRETE TILE ROOF COVERING WITH NEW LIGHTWEIGHT CLASS 'A' COMPOSITE ROOF COVERING.
2. NEW ROOF COVERING TO BE CEDUR SYNTHETIC SHAKES ROOFING BY COLORADO ROOFING PRODUCTS, LLC. QAI CODE EVALUATION REPORT #CERUS-1025. REFER TO SHEET A0.21 SUPPLEMENTAL INFO SHEET FOR CODE EVALUATION REPORT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL NEW CLASS 'A' ROOF COVERING PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH VERY HIGH FIRE HAZARD ZONES. REFER TO SECTION 10.2 IN THE 'CEDUR' CODE EVALUATION REPORT ON SHEET A0.21.
4. REPLACE EXISTING COPPER GUTTERS AND DOWNSPOUTS AS SHOWN WITH NEW PAINTED GALV. ALUM. GUTTERS (WITH SCREENS ON TOP), SIZE PER ROOFING CONTRACTOR, 5" MIN., SMACNA PROFILE 'B', DARK BRONZE, WITH DOWNSPOUTS OR RAIN CHAINS, POWDER COATED BRONZE ALUMINUM DOUBLE LOOPS LINK CHAIN #3130-BRZ, TYP. U.N.O.
5. NEW SKYLIGHTS TO BE PER QAI CODE EVALUATION REPORT #ESR-2047, SEE SHEET A0.21 FOR ADDITIONAL INFO. INSTALLATION AND WATERPROOFING PER MANUFACTURER'S SPECIFICATIONS, TYP.
6. PROVIDE APPROVED STAINLESS STEEL SPARK ARRESTOR PER MANUFACTURER'S SPECS, SELKIRK OR NOVAFLEX Z-FLEX ZSMRCOV, OR EQUAL.



MAIN HOUSE ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

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DURICA DESIGN STUDIO
Los Angeles office
2989 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (213) 909-9413

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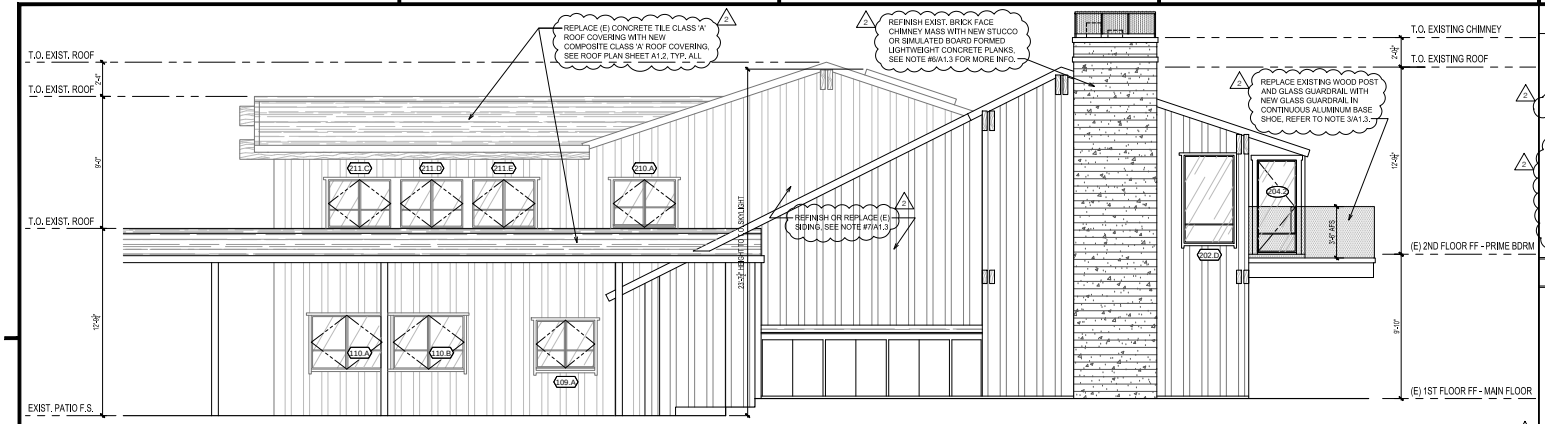
REVS.		
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PROJECT: BEACH TREE

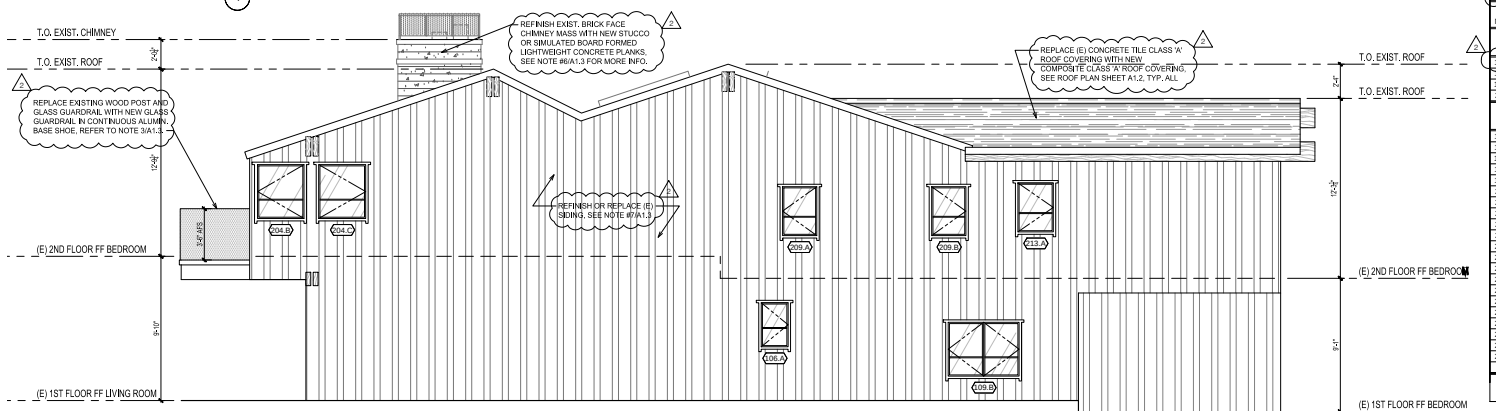
SHEET TITLE: MAIN HOUSE ROOF PLAN

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

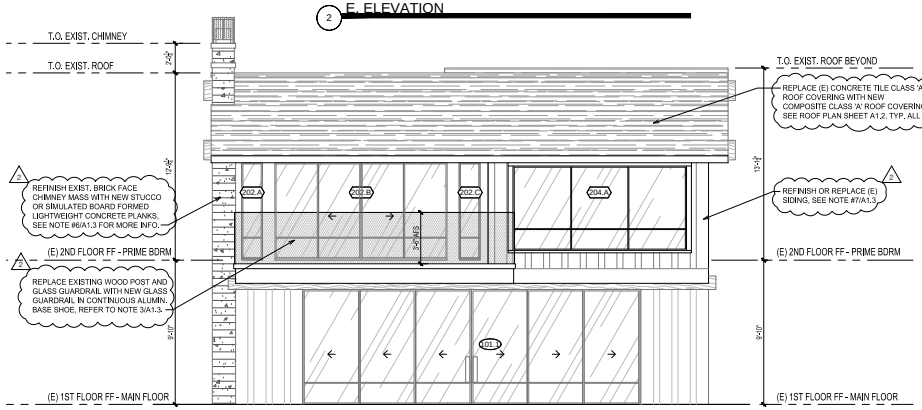
SHEET NUMBER: A1.2



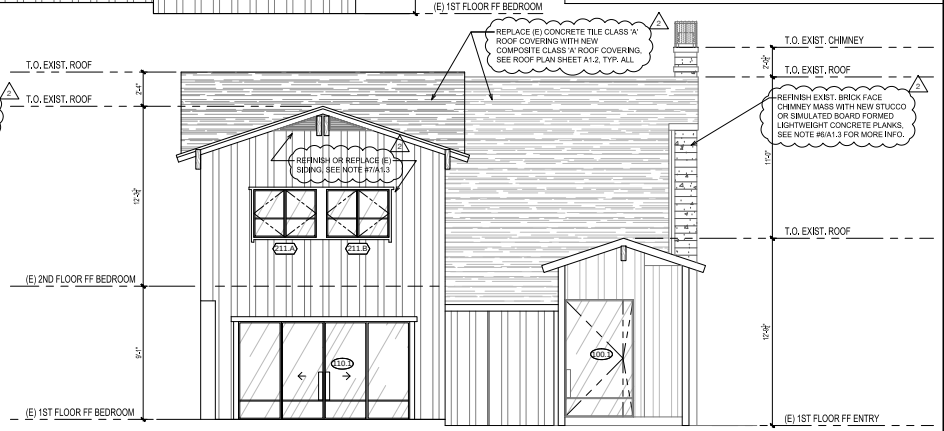
4 W. ELEVATION



2 E. ELEVATION



3 S. ELEVATION



1 N. ELEVATION

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, ROUGH OPENINGS, WALL LOCATIONS, ETC. AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES TO RESOLVE CONFLICTING INFO.
2. SALVAGE, REUSE, REPURPOSE, RELOCATE, AND REINSTALL EXISTING BUILDING ELEMENTS WHERE POSSIBLE WHEN REMOVED DURING DEMO - TYPICAL ALL EXISTING PIECES INCLUDING INTERIOR AND EXTERIOR WINDOWS, DOORS, MILLWORK, CABINETRY, DECORATIVE ITEMS, RUGS, AND FURNITURE.
3. REPLACE EXISTING WOOD & GLASS RAILINGS WITH NEW 42"H AFG GLASS RAILING IN CONT. ALUM. BASE SHOE - 'Q-RAILING' EASY GLASS RAILING SYSTEM #CQESS-4698 OR EQ. SEE A0.22
4. NEW INTERIOR DOORS AND ALL CASED OPENINGS PER INTERIOR DESIGN.
5. NEW EXTERIOR DOORS AND WINDOWS PER SCHEDULE AND NOTES BELOW, ALSO REFER TO #1D/A2.3 SHEETS.
6. REFINISH EXISTING BRICK FACED CHIMNEY MASS; SMOOTH STEEL TROWELED EXTERIOR CEMENT PLASTER STUCCO OR PREFAB CEMENTITIOUS PLANKS OVER THINSET MORTER BY 'WALL THEORY' OR 'NEVERWOOD LLC', OVER WATERPROOFING PER WATERPROOFING CONSULTANT, CIM 1000, OR EQUAL. PROVIDE SAMPLES FOR DESIGNER & OWNER APPROVAL.
7. STRIP PAINT OFF ALL EXISTING CEDAR OR REDWOOD EXTERIOR BOARD ON BOARD SIDING, FENCES, GATES, POSTS, BEAMS, TRIM, RAFTER TAILS AND T&G, TYP. CLEAN, REPAIR AND SAND AS REQUIRED IN PREPARATION OF CLEAR COAT SEALER FINISH, 'MODERN MASTERS EXTERIOR DEAD FLAT VARNISH' LOW VOC, OR EQUAL. BOARD ON BOARD WUI LISTING #8140-2041-0008. SEE SHEET A0.20 FOR BOARD/BOARD LISTING INFO. IF EXISTING B/B SIDING IS TOO DAMAGED OR DETERIORATED, REPLACE WITH CHAPTER 7A APPROVED SHINGLE SIDING TO MATCH GUEST HOUSE, CEDAR VALLEY WUI LISTING #8140-2023-0002. SEE SHT A0.20 FOR WUI LISTINGS.
8. ALL GLAZING PRODUCTS SHALL CONFORM WITH THE REQUIRED U-VALUES AND SHGC'S PER 2019 CA T-24 (REFER TO TITLE 24 CALCS ON SHEET T-1).
9. FENESTRATION/GLAZING MINIMUM ENERGY RATINGS PER T-24 = U-FACTOR: 0.39 SHGC: 0.28.

DOOR NOTES

1. DOOR SUBMITTAL REQUIRED.
2. ALL GLASS TO BE TEMPERED. SAFETY GLAZING SHALL MEET REQ'S OF CRC SECTION R308.
3. VERIFY ROUGH OPENINGS WITH MANUFACTURER.
4. VERIFY DOOR OPERATION PER PLAN.
5. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
6. ALL EXTERIOR DOORS AND WINDOWS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-A (Fire Code 4715.2.2). SEE SHEET A0.30 FOR EXTERIOR DOOR & WINDOW W.U.I. LISTING.
7. EXTERIOR WALL GLAZING, WINDOW, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE DUAL GLAZED WITH TEMPERED GLASS EXTERIOR LAYER, LOW E.
8. ALL GLAZING PRODUCTS SHALL CONFORM WITH THE REQUIRED U-VALUES AND SHGC'S PER 2019 CA T-24 (REFER TO TITLE 24 CALCS ON SHEET T-1).
9. FENESTRATION/GLAZING MINIMUM ENERGY RATINGS PER T-24 = U-FACTOR: 0.39 SHGC: 0.28.

EXTERIOR DOORS

NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS	PANEL MATERIAL	FRAME MATERIAL	SECURE	REMARKS
100.1	ENTRY	4'-8"	8'-0"	1-1/2"	GLASS	STEEL		PIVOT DR
101.1	LIVING ROOM	23'-0"	7'-10"	1-1/2"	GLASS	STEEL		SLDRS PKT
110.1	BEDROOM 4	11'-8"	6'-8"	1-1/2"	GLASS	STEEL		SLIDERS
204.2	PRIMARY BATH	2'-8"	6'-5"	1-1/2"	GLASS	STEEL		SWING DR

WINDOWS

106.A	SHWR 4/TUB A	1'-10"	2'-0"	1-1/2"	GLASS	STEEL		CASEMENT
109.A	DEN	4'-0"	3'-5"	1-1/2"	GLASS	STEEL		CASEMENT
109.B	DEN	4'-10"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
110.A	BEDROOM 4	4'-10"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
110.B	BEDROOM 4	4'-10"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
202.A	PRIME BDRM	1'-5"	6'-9"	1-1/2"	GLASS	STEEL		FIXED
202.B	PRIME BDRM	11'-9"	6'-9"	1-1/2"	GLASS	STEEL		SLIDING
202.C	PRIME BDRM	1'-5"	6'-9"	1-1/2"	GLASS	STEEL		FIXED
202.D	PRIME BDRM	3'-5"	6'-0"	1-1/2"	GLASS	STEEL		FIXED
204.A	PRIME BATH	11'-10"	5'-9"	1-1/2"	GLASS	STEEL		FIXED
204.B	PRIME BATH	3'-2"	3'-8"	1-1/2"	GLASS	STEEL		FIXED
204.C	PRIME BATH	3'-2"	3'-8"	1-1/2"	GLASS	STEEL		FIXED
209.A	BEDROOM 2	2'-4"	3'-4"	1-1/2"	GLASS	STEEL		CASEMENT
209.B	BEDROOM 2	2'-4"	3'-4"	1-1/2"	GLASS	STEEL		CASEMENT
210.A	HALL 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.A	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.B	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.C	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.D	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
211.E	BEDROOM 3	4'-3"	3'-3"	1-1/2"	GLASS	STEEL		CASEMENT
213.A	SHOWER 2	2'-5"	2'-4"	1-1/2"	GLASS	STEEL		CASEMENT

DOOR AND WINDOW SCHEDULE

PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

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DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
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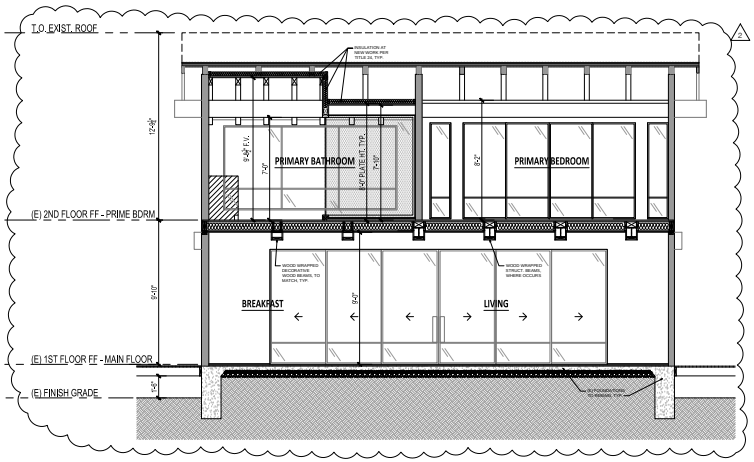
REVS.		
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2	B & S CORRECTIONS	02/27/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

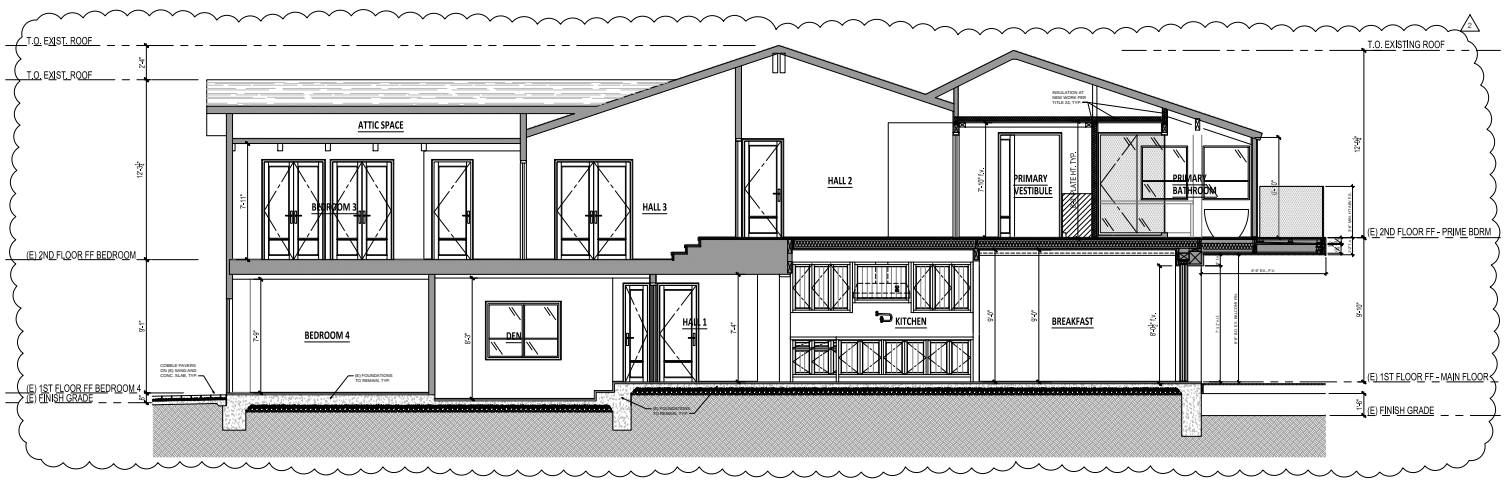
SHEET TITLE: MAIN HOUSE EXTERIOR ELEVATIONS

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

SHEET NUMBER: A1.3



MAIN HOUSE SECTION | SCALE: 1/4" = 1'-0" | 2



MAIN HOUSE SECTION | SCALE: 1/4" = 1'-0" | 1

GENERAL NOTES:

1. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL RELATED INFORMATION.
2. REPLACEMENT WINDOWS AND DOORS AS SHOWN ACCORDING TO DOOR AND WINDOWS SCHEDULES AND EXTERIOR ELEVATIONS, SEE SHEET A1.3.
3. EXISTING HVAC AND MECHANICAL EQUIPMENT TO REMAIN. REFER TO TITLE 24 SHEETS.
4. NO NEW WORK TO EXISTING FOUNDATION - REFER TO STRUCTURAL DRAWINGS.
5. EXTERIOR HOUSE STUDS AT NEW WALLS: 2x6s U.N.O. SEE FLOOR PLAN SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
6. INTERIOR WALL STUDS: 2x4s AT NEW WALLS (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
7. EXISTING ROOF RAFTERS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
8. EXISTING FLOOR JOISTS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
9. REPLACEMENT INTERIOR FLOORING TO BE 3/4" ENGINEERED T&G OAK OVER EXISTING STRUCTURAL FLOORING AND PROVIDE NEW UNDERLAYMENT, TYP.
10. PROVIDE AT NEW WORK INSULATION PER TITLE 24, TYP., WHERE OCCURS: MINIMUM R-21 FACTOR THERMAL INSULATION AT ALL EXTERIOR 2X6 WALLS; MINIMUM R-15 AT 2X4 WALLS. MINIMUM R-30 AT CATHEDRAL CEILINGS. MINIMUM R-30 ABOVE CEILINGS + R19 AT ROOF OR R-38 AT ROOFS. R-13 ACOUSTICAL INSULATION AT ALL BATHROOMS INTERIOR WALLS.
11. NEW EXTERIOR WALL FINISH TO PRESCRIBE TO VHFHZ CH 7A REQUIREMENTS, TYP.
12. WALL AND CEILING FINISHES PER INTERIOR DESIGNER: AMERICAN WHITE OAK T&G WALL PLANKS, STAGGERED WIDTHS, TYP., U.N.O.
13. DECKING SHALL BE SFM CHAPTER 12-7A-1 COMPLIANT OR W.U.I. LISTED DECKING MATERIAL TYP. SPEC & FINISH PER DESIGNER APPROVED SAMPLE. REFER TO WUI CHAPTER ON SHEET A0.27 FOR NON-NOVEL COMPLIANT OPTION.
14. DECKING, ITAUBA OR IPE (CLASS 'A' FLAME SPREAD OR WUI LISTED) TO BE INSTALLED ON ALUMINUM RAILS ON LOW PROFILE 'ETERNO' PEDESTAL SYSTEM BY MRP SUPPORTS, OR EQUAL. OVER CLASS A 'FLEXIDECK P-A' LIQUID APPLIED COATING (ICC ESR-2785) BY 'POLYCOAT PRODUCTS' OR EQUIVALENT MOISTURE BARRIER.
15. CLASS 'A' ROOF ASSEMBLY INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 'CEDUR' SYNTHETIC SHAKES OR EQ., SEE SHEET A0.21 FOR PRODUCT SUPPLEMENTAL INFORMATION.
16. REPLACEMENT GLASS RAILING, 42"H AFS: REPLACE EXISTING WOOD & GLASS RAILINGS WITH NEW GLASS RAILING IN CONTINUOUS ALUMINUM BASE SHOE - Q-RAILING EASY GLASS RAILING SYSTEM, ICC ESR-4688 OR EQUAL, SEE SHEETS A0.22
17. SKYLIGHT: VELUX FCM 2270 OR EQ., INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET A0.23 FOR ADDITIONAL INFORMATION. G.C. TO VERIFY W/ OWNER WHETHER TO INCLUDE OPTIONAL SHADE TRACK PRIOR TO ORDER AND INSTALL.

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LONG BEACH, CA 90803
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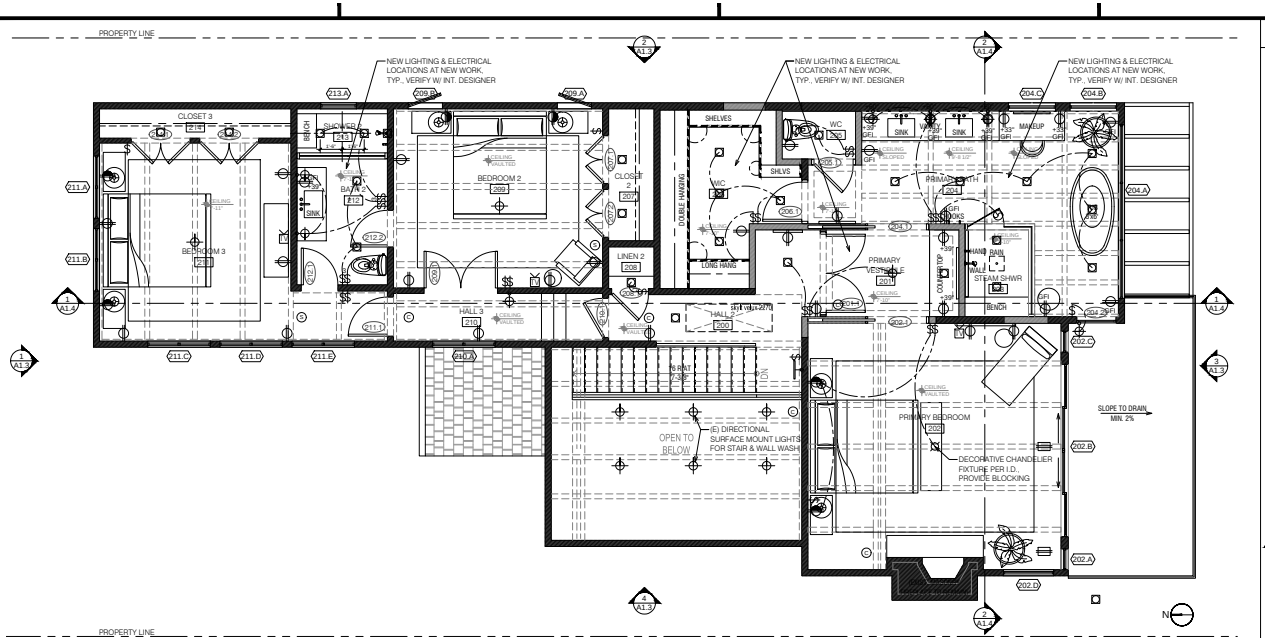
REVS.		
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PROJECT: BEACH TREE

SHEET TITLE: MAIN HOUSE SECTIONS

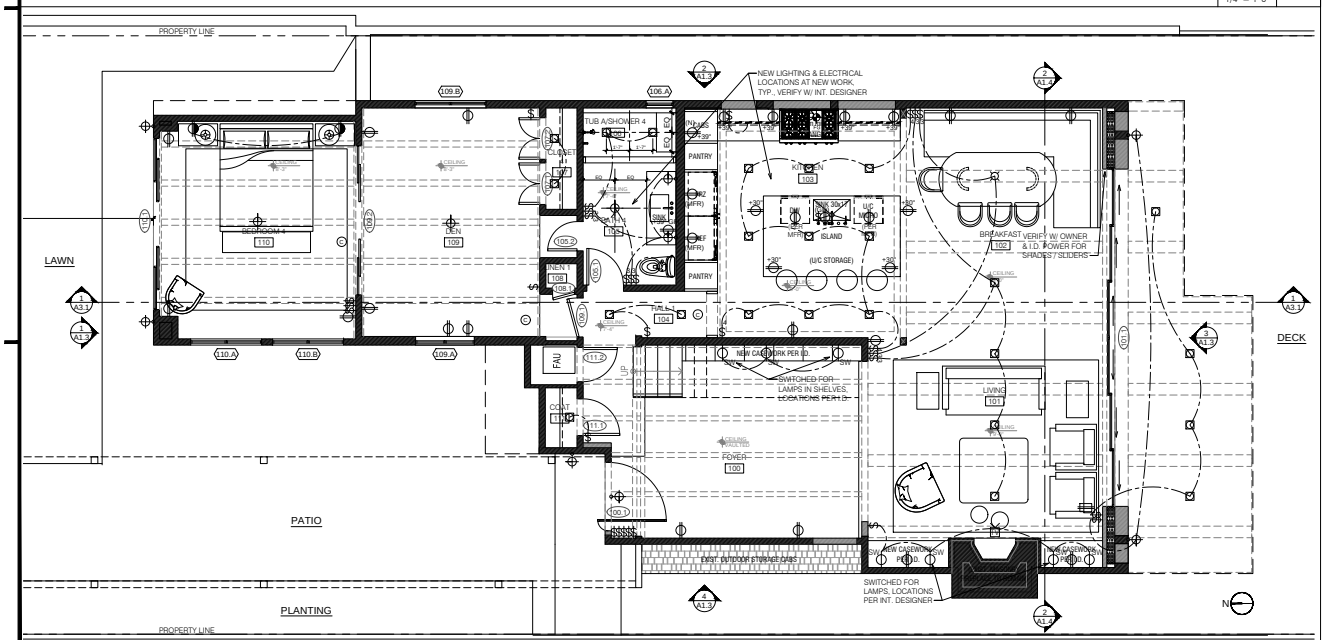
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A1.4



MAIN HOUSE SECOND FLOOR ELECTRICAL RECEPTACLE LAYOUT

SCALE: 1/4" = 1'-0" | 2



MAIN HOUSE FIRST FLOOR ELECTRICAL RECEPTACLE LAYOUT

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

ELECTRICAL SYMBOLS

- $ — SINGLE POLE SWITCH
- $3 — 3 WAY SWITCH
- $K — KEYPAD SWITCH W/ SCENES
- $WP — WEATHERPROOF SWITCH
- $J — JAMB SWITCH
- DUPLEX RECEPTACLE
- 4 PLEX RECEPTACLE
- 1/2 HOT RECEPTACLE
- 220 VOLT RECEPTACLE
- SW — SINGLE SWITCHED OUTLET
- GFI — GROUND FAULT CIRCUIT INTERRUPTER
- WP — WEATHERPROOF RECEPTACLE
- FLOOR RECEPTACLE
- SURFACE MOUNTED FIXTURE
- RECESSED WALL FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- CHANDELIER / PENDANT
- LED LIGHT W DIFFUSER
- RECESSED DOWNLIGHT
- RECESSED ART LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED ART LIGHT
- WP — LANDSCAPE UPLIGHT
- LED PANEL
- TEL — TELEPHONE JACK
- NETWORK JACK
- TV — TV LOCATION
- PUSH BUTTON FOR DOOR BELL
- CHIMES-HEIGHT AS NOTED
- T — THERMOSTAT-HEIGHT AS NOTED
- SMOKE DETECTOR
- CO — CO2 DETECTOR
- EXHAUST FAN
- J — J BOX

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS - NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH PROPOSED PLANS.
2. WIRED RECEPTACLES DENOTE NEW LOCATIONS, U.N.O. REMAINING RECEPTACLES SHOWN SHALL BE CONSIDERED EXISTING TO REMAIN IF NOT OTHERWISE INDICATED EXPLICITLY AS NEW (N) OR RELOCATED (R). F.V., TYP.
3. CONTRACTOR TO VERIFY EXISTING SMOKE AND CARBON MONOXIDE DETECTORS MEET CODE OR TO UPGRADE. ADD UNITS WHERE SHOWN IF NOT ALREADY PRESENT AT PRESCRIBED LOCATIONS.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL LIGHTING, WALL SWITCHES, RECEPTACLES, FANS, THERMOSTATS, ETC. PRIOR TO INSTALLATION.
5. ALL DECORATIVE FIXTURES ARE TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
6. UPGRADE EXISTING SWITCHES AND OUTLETS TO REMAIN PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP.
7. NOTIFY DESIGNER IMMEDIATELY IF DRAWINGS OR SPECIFICATIONS VARY REGARDING PLACEMENT OF ANY FIXTURES AND DEVICES.
8. ALL EXPOSED SWITCH PLATES TO HAVE COMMON COVER PLATE - THIS INCLUDES DIMMERS, SWITCHES, KEYPADS, EXHAUST FANS, CEILING FANS, OUTLETS, AND OTHER RECEPTACLES, ETC.
9. PROVIDE LOW VOLTAGE SWITCHING AS NEEDED.
10. PROVIDE APPROPRIATE POWER FOR STEAM SHOWER AND INSTALL PER MANUFACTURERS SPECIFICATIONS.
11. ALL EXISTING DECORATIVE FIXTURES ARE TO BE REPLACED U.N.O. TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
12. PLACEMENT OF RECESSED DOWNLIGHTS TO BE CONFIRMED WITH DESIGNER AND OWNER ON SITE.
13. ALL ELECTRICAL OUTLETS AND SWITCHES TO BE MOUNTED AT LOCATIONS SHOWN IN DETAIL 3/A2.5, U.N.O.
14. REFINISH CEILINGS PER INTERIOR DESIGNER'S FINISH SCHEDULE AND SPECIFICATIONS, TYP. THROUGHOUT. PROVIDE SAMPLES FOR APPROVAL.
15. EXISTING WOOD BEAMS TO BE REFURBISHED AND REFINISHED PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP. PROVIDE SAMPLES FOR APPROVAL.
16. CONTRACTOR TO FIELD VERIFY ALL EXISTING CEILING HEIGHTS AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH THIS PLAN.
17. ALL APPLIANCE HOOKUPS AND CONNECTIONS (ELECTRICAL, GAS, WATER, ETC.) PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
18. ALL POWER, NETWORK & CABLING FOR A/V EQUIPMENT PER A/V CONSULTANT, TYP.
19. WHERE ALTERATIONS, REPAIRS OR ADDITIONAS REQUIREING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. R310.2.2.
20. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    a) IN EACH SLEEPING ROOM.
    b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
    c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THEN ONE FULL STORY BELOW THE UPPER LEVEL.
    d) NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
    e) IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF THE A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE.
    f) ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF THE ONE ALARM SHALL ACTIVATE ALL ALARMS.
    g) ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
    h) APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), SINK, BOATHOUSE, BATHTUBS OR SHOWER STALLS, LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. [210.8 CEC].
2. ALL BRANCH CIRCUITS SUPPLYING 120V 15-AMPERE AND 20-AMPERE OUTLETS IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). [210.12(A) (1) & (2) CEC].
3. ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT AT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLES (12' MAX SPACING). [210.52(C)(2) CEC].
4. WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. [210.52(C)(2) CEC].
5. PROVIDE A GFCI RECEPTACLE ON EACH SIDE OF THE ISLAND COUNTER IN THE KITCHEN [210.52(C)(2) CEC].
6. PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. [210.12 CEC]
7. ALL 125-VOLT, 15-AMPM AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12 CEC]
8. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. [210.11 (C)(1) CEC]
9. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(2) CEC]
10. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(3) CEC]
11. MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT AND NOT OVER 50 FT FROM THE AIR CONDITIONER AND COOLING TOWER.
12. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
13. THE SERVICE PANEL OR SUBPANEL CIRECUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED 'EV CAPABLE'.
14. INSTALL CONDUIT FROM BUILDING ROOF OR EAVE TO LOCATION SHOWN ON PLAN FOR FUTURE INSTALLATION OF A CHARGE CONTROLLER (REGULATOR) AND INVERTER.
15. BATHROOM CIRCUITING SHALL BE EITHER
    a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
    b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
11. BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED NEC ART. 210-12(b)
12. ALUMINUM WIRING 1/0 AND LARGER MAY BE USED FOR MAIN FEED OT SUB PANELS ONLY AND SHALL BE ENCLOSED IN A RACEWAY OTHERWISE NOT ALLOWED.

LIGHTING NOTES:

* ALL INTERIOR AND EXTERIOR LIGHTS TO BE DIMMABLE
* ALL LANDSCAPE LIGHTS AND TO BE ON A TIMER
* ALL SWITCHES TO BE LOW VOLTAGE KEYPAD SWITCHES
* ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT PER MALIBU CITY CODE.

1. KITCHEN LIGHTING MUST BE 50% HIGH EFFICACY (FLUORESCENT). WHEN CALCULATING INCANDESCENT PORTION, USE MAXIMUM WATTAGE MARKED ON FIXTURE.
2. BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM LIGHTING MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL - ON - AUTOMATIC - OFF OCCUPANT SENSOR.
3. LIGHTING IN ALL OTHER INTERIOR ROOMS (I.E.HALLWAY, DINING ROOM, BEDROOM, DEN) MUST BE HIGH EFFICACY (FLUORESCENT), INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL -ON - AUTOMATIC - OFF OCCUPANT SENSOR, OR DIMMER.
4. OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MOTION SENSOR PLUS PHOTO CONTROL PART OF FIXTURE OR COMBINATION MOTION SENSOR PHOTO CONTROL WIRED REMOTELY.
5. ALL LAMPS RATED 13 WATTS OR GREATER MUST HAVE ELECTRONIC BALLASTS.
6. RECESSED LUMINAIRES IN ALL INSULATED CEILINGS MUST BE APPROVED FOR ZERO - CLEARANCE INSULATED COVER (IC) AND CERTIFIED AIRTIGHT.
7. SWITCH ALL HIGH EFFICACY LIGHTING (FLUORESCENT) SEPARATE FROM LOW EFFICACY LIGHTING.
8. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX). (R303.6)
9. PROVIDE J BOXES & SOLID BLOCKING FOR CEILING MOUNTED, PENDANT, CHANDELIER AND WALL SCONCE FIXTURES, TYP.
10. PROVIDE SHALLOW PANCAKE BOX AND RATED IC HOUSING WHERE REQUIRED.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- C — COMBO SMOKE & CARBON MONOXIDE ALARM
- S — SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE

REMODEL PERMIT SET

05-22-2026

DURCA DESIGN STUDIO
Los Angeles office
2989 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909-9413

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REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

SHEET TITLE: MAIN HOUSE ELECTRICAL PLANS

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

SHEET NUMBER: A1.5

COMPLIANCE NOTES

ENERGY COMPLIANCE NOTES

T1. SEE INCORPORATED TITLE 24 ENERGY ANALYSIS FORMS INCLUDED IN THIS PLAN SET.
T2. AT BATHROOM AND THE GARAGE, SPECIFY AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES TO BE CONTROLLED BY A VACANCY SENSOR PER CENERGYC TABLE 150(K)(2)(I).
T3. AT BEDROOM, DINING ROOM, LIVING ROOM, AND SIMILAR SPACES, SPECIFY LUMINAIRES TO BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS PER CEC 150.0(K)(7).
T4. SPECIFY EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CEC 150.0(K)(3):
A) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW, AND
B) CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR
C) CONTROLLED BY ONE OF THE FOLLOWING METHODS: I) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
II) ASTRONOMICAL TIME CLOCK.
III) ENERGY MANAGEMENT CONTROL SYSTEM.
T5. SPECIFY ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).

FAN NOTES

SEE LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS
CONTAINING BATHTUBS, SHOWERS, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. (4.506.1)

ELECTRICAL NOTES

1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS SPECIFIED IN SECTION 210.12 CEC.
2. RECEPTACLES ARE TO BE LOCATED IN A WALL EVERY 12 LINEAR FEET SO THAT A FIXTURE WILL NOT BE MORE THAN 6 FEET FROM ANY RECEPTACLE. [210.52 CEC]
3. [210.8 CEC] GROUND FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLE PROTECTION IS REQUIRED AT THE FOLLOWING LOCATIONS:
A. BATHROOMS (AT LEAST ONE SHALL BE WITHIN 3' OF THE LAVATORY)
B. GARAGES
C. OUTDOORS
D. UNFINISHED BASEMENTS
E. LAUNDRY
4. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALLHAVE NO OTHER OUTLETS. [210.11(C)(2) CEC]
5. AT LEAST ONE 120 VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11(C)(3) CEC]
6. PROVIDE AT LEAST ONE GFCI PROTECTED OUTLET ALONG THE PERIMETER OF BALCONIES AND ROOF TERRACE. 210.52 CEC]
7. A SWITCHED LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS.[210.70 CEC]
8. LUMINAIRES LOCATED ABOVE A BATHTUB OR SHOWER SHALL BE LISTED FOR WET LOCATIONS. [410.10(D) CEC]

DARK SKY NOTES

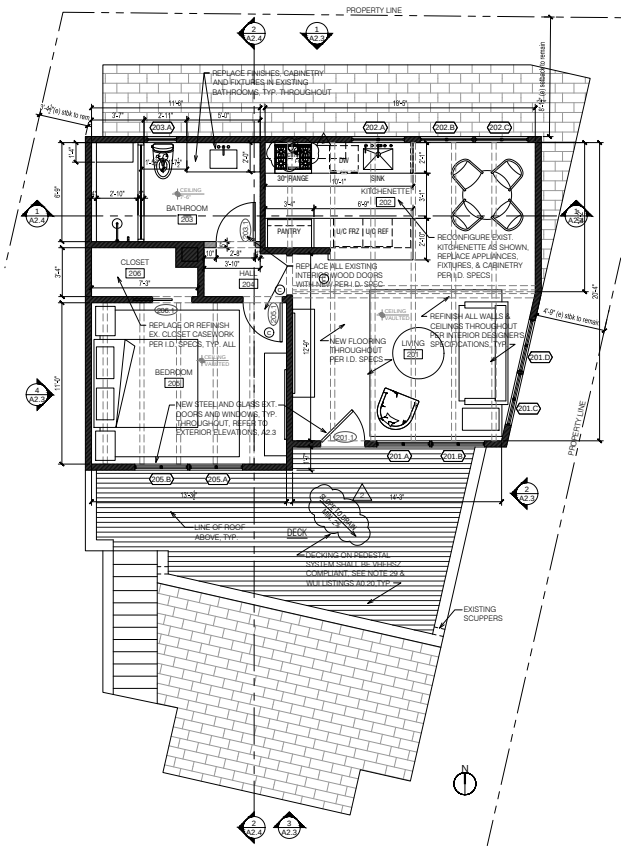
GENERAL PROVISIONS:
A) ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A
B) PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H
C) LIGHTING SHALL BE DIRECTED AWAY FROM ESHA, ESHA BUFFER, THE OCEAN, BEACHES, AND PUBLIC VIEWING AREA TO NOT BE DIRECTLY VISIBLE FROM PUBLIC VIEWING AREAS. MMC 17.41.050A
D) LIGHT POLLUTION SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT, THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS. MMC 17.41.050C
E) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS FOR RESIDENTIAL PROPERTIES. MMC 17.41.060B1
F) SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F
COMPLIANCE ITEMS:
A) EXTERIOR LIGHT FIXTURES LUMENS, NOT TO EXCEED 850 LUMENS. MMC 17.41.060B2
B) EXTERIOR LIGHT FIXTURES TO BE DIRECTED DOWNWARD. MMC 17.41.060B2
C) EXTERIOR LIGHT FIXTURES TO BE MOUNTED LESS THAN 18 FEET ABOVE THE FINISHED FLOOR. MMC 17.41.060B2
D) REMOVE ANY LIGHT FIXTURES LOCATED MORE THAN 50 FEET HABITABLE STRUCTURE OR SWIMMING POOL. MMC 17.41.060B3 (NOT APPLICABLE TO DRIVEWAYS AND WALKWAYS)
E) LIGHT FIXTURES AT DRIVEWAYS AND WALKWAYS TO COMPLY WITH THE FOLLOWING: I) WALKWAYS USED FOR ENTRY, EXIT OR PARKING AREAS, TO BE SHIELDED, DIRECTED DOWNWARD, 850 LUMENS MAX, AND NOT EXCEED 21 IN HEIGHT.
II) DRIVEWAY LIGHT FIXTURES NOT TO EXCEED 850 LUMENS.

GENERAL NOTES:

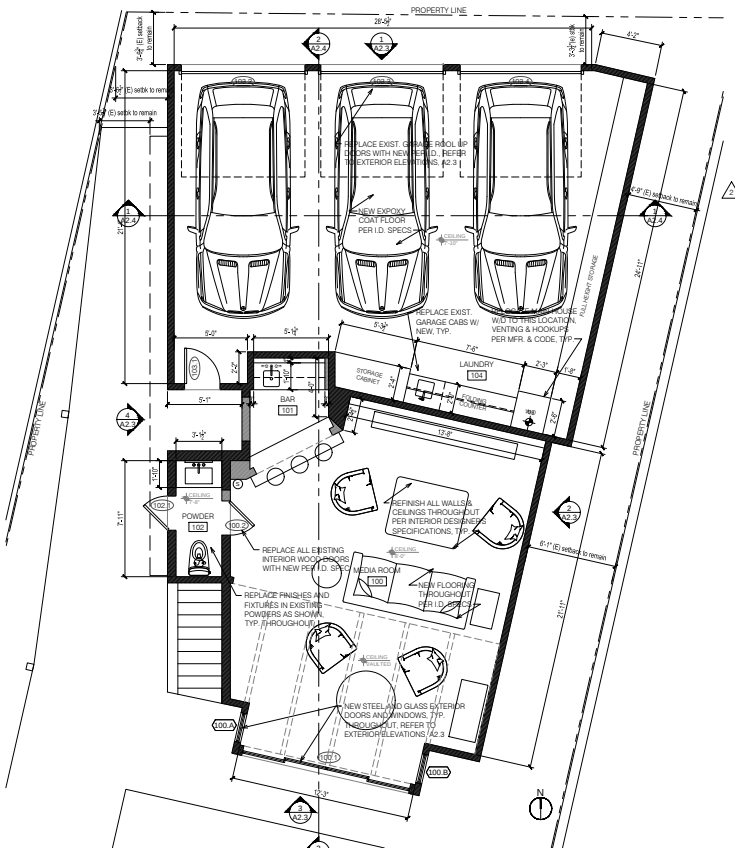
1. REPLACE ALL EXISTING FLOORING WITH NEW AMERICAN WHITE OAK PER INTERIOR DESIGNER SPECIFICATION, U.N.O. SEE FINISH PLAN FOR LAYOUT. EXCEPTION: MEDIA ROOM FLOORING SHALL BE CARPET PER I.D. SPEC. GARAGE SHALL BE SEMCO COATING.
2. REMOVE AND REPLACE ALL EXISTING BASE BOARDS WITH NEW 1/2" H REVEAL AT FLOOR TO MATCH ADJACENT WALL FINISH.
3. ALL INTERIOR DOORS TO BE AMERICA WHITE OAK PER APPROVED DESIGN.
4. ALL DOOR HARDWARE TO BE NEW PER APPROVED SELECTION.
5. ALL INTERIOR GWB WALLS TO BE FINISHED WITH PORTOLA LIME WASH (COLOR TBD) PER INTERIOR DESIGN SPECIFICATION.
6. REFINISH ALL EXTERIOR WALLS AND TRIM PER DESIGNER APPROVED SPECS.
7. REFINISH ALL EXISTING MILLWORK TO REMAIN PER APPROVED SPECS.
8. EXISTING RECESSED LIGHTING TO REMAIN - REPLACE ONLY TRIM AS SPECIFIED.
9. REMOVE AND REPLACE EXISTING WINDOWS AND DOORS AS SHOWN ACCORDING TO EXTERIOR ELEVATIONS AND DOOR AND WINDOW SCHEDULES. REFER TO TITLE 24 SHEETS FOR ADDITIONAL INFORMATION.
10. BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS W/ A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR.
11. WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.
12. SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
13. SHOWER AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE AT 60 PSI, AND MINIMUM OF 0.8 GALLONS PER MINUTE AT 20 PSI..
15. A NON-SLIP-JOINT TRAP WILL BE USED AT THE BATHTUB.
16. KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI.
17. EXISTING HVAC AND MECHANICAL EQUIPMENT INCLUDING EXHAUST FANS, FAUs, CONDENSING UNITS, HOT WATER HEATER AND THE LIKE TO REMAIN, TYP.
18. EXISTING LIGHTING, SWITCHES, AND ELECTRICAL RECEPTACLES TO REMAIN, TYP. U.N.O. THEN REMOVE AND REPLACE LIKE FOR LIKE FIXTURES PER I.D. SPEC.
19. NON-COMBUSTIBLE MATERIALS SHALL BE PLACED WITHIN 24" ABOVE RANGE.
20. TEMPERED GLASS AT SHOWER ENCLOSURES, GLASS WITHIN 18" OF F.F. AND 24" OF DOORS, AND STAIRWELLS.
21. TOILET ACCESS TO BE 30" WIDE MINIMUM CLEARANCE AND 24" MINIMUM CLEARANCE IN FRONT OF TOILET.
22. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER, OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. UL 217 RATED SMOKE ALARMS TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS AND AT EACH ADDITIONAL FLOOR OR BASEMENT FOR ALTERATIONS , REPAIRS AND ADDITIONS AS SHOWN ON PLAN.
24. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP, AND INTERCONNECTED. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
25. UL 2075 CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
26. REFER TO SHEET TITLE 24 SHEETS FOR RESIDENTIAL MANDATORY MEASURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE.
27. SLOPE OF EXTERIOR PATHWAYS WITH PAVERS NOT TO EXCEED 1:4 PER PMC.
28. DECKING, ITAUBA OR IPE (CHAPTER 7A COMPLIANT/WUI LISTING 8110-2123:0100 OR EQUAL), TO BE INSTALLED ON ALUMINUM RAILS ON LOW PROFILE 'ETERNO' PEDESTAL SYSTEM BY MRP SUPPORTS, OR EQ., OVER CLASS A 'FLEXIDECK P-A' LIQUID APPLIED COATING (CC ESR-2785) BY 'POLYCOAT PRODUCTS', OR EQUIVALENT MOISTURE BARRIER.
29. RANGE HOODS SHALL COMPLY WITH TABLE 150.0-G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. MINIMUM 180 CFM.
30. A DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4" DIAMETER. THE EXHAUST DUCT SHALL NO EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. 504.4.2 & 504.4.2.1 CMC.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- (C) COMBO SMOKE & CARBON MONOXIDE ALARM
- (S) SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE



GUEST HOUSE SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 2



GUEST HOUSE FIRST FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (310) 909-9413

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REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

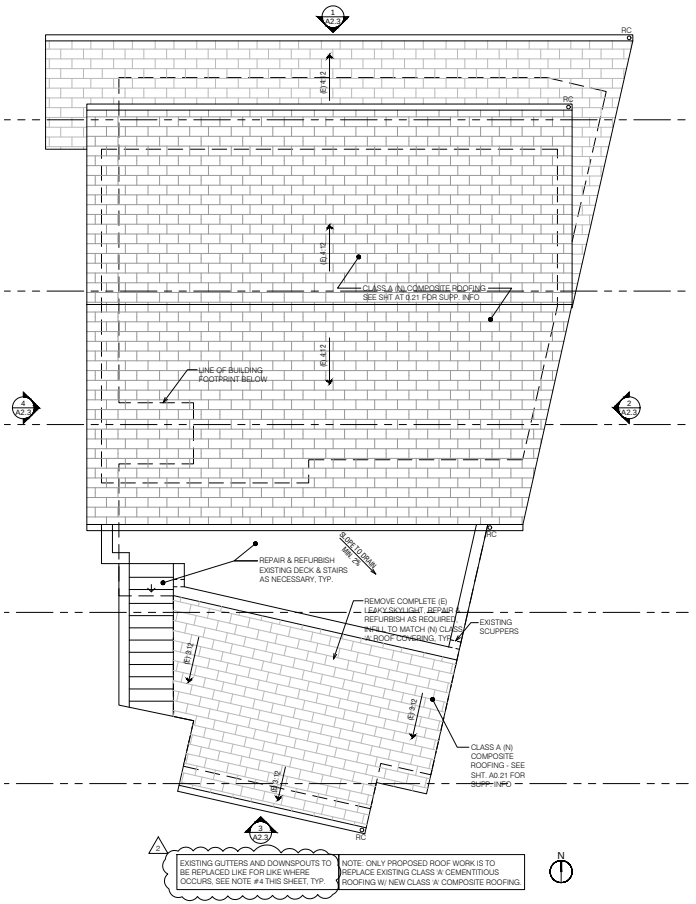
SHEET TITLE: GUEST HOUSE FLOOR PLANS

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

SHEET NUMBER: A2.1

GENERAL NOTES:

1. REMOVE AND REPLACE EXISTING CLASS 'A' CONCRETE TILE ROOF COVERING WITH NEW LIGHTWEIGHT CLASS 'A' COMPOSITE ROOF COVERING.
2. NEW ROOF COVERING TO BE CEDUR SYNTHETIC SHAKES ROOFING BY COLORADO ROOFING PRODUCTS, LLC. QAI CODE EVALUATION REPORT #CERUS-1025. REFER TO SHEET A0.21 SUPPLEMENTAL INFO SHEET FOR CODE EVALUATION REPORT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL NEW CLASS 'A' ROOF COVERING PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH VERY HIGH FIRE HAZARD ZONES. REFER TO SECTION 10.2 IN THE 'CEDUR' CODE EVALUATION REPORT ON SHEET A0.21.
4. REPLACE EXISTING COPPER GUTTERS AND DOWNSPOUTS AS SHOWN WITH NEW PAINTED GALV. ALUM. GUTTERS (WITH SCREENS ON TOP), SIZE PER ROOFING CONTRACTOR, 5" MIN., SMACNA PROFILE 'B', DARK BRONZE, WITH DOWNSPOUTS OR RAIN CHAINS, POWDER COATED BRONZE ALUMINUM DOUBLE LOOPS LINK CHAIN #3130-BRZ, TYP. U.N.O.



1 EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED LIKE FOR LIKE WHERE OCCURS. SEE NOTE #4 THIS SHEET, TYP.

NOTE: ONLY PROPOSED ROOF WORK IS TO REPLACE EXISTING CLASS 'A' CEMENTITIOUS ROOFING W/ NEW CLASS 'A' COMPOSITE ROOFING.

GUEST HOUSE ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

PHASE: REMODEL PERMIT SET

05-22-2026

DURICA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH: (310) 909-9413

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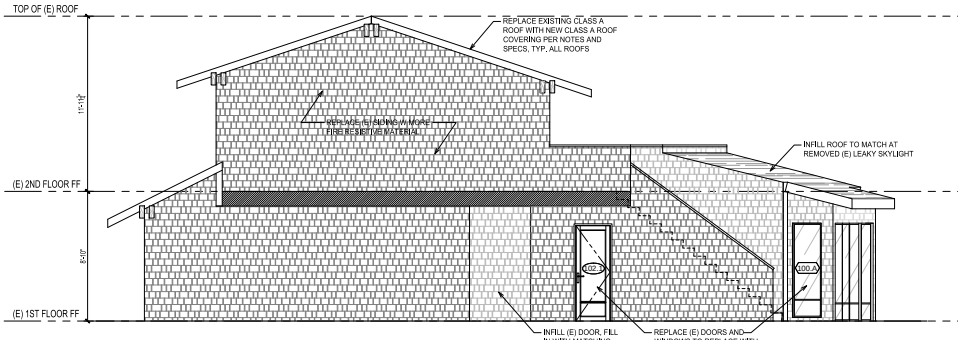
REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

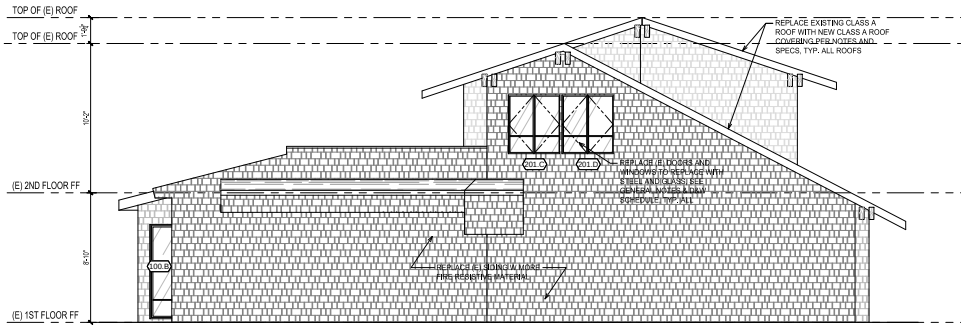
SHEET TITLE: GUEST HOUSE ROOF PLAN

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

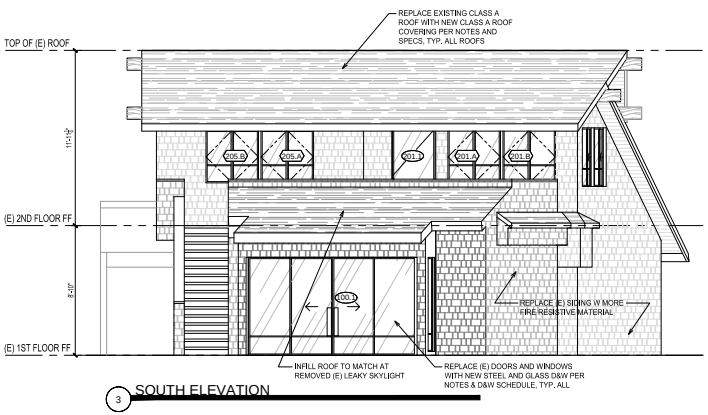
SHEET NUMBER: A2.2



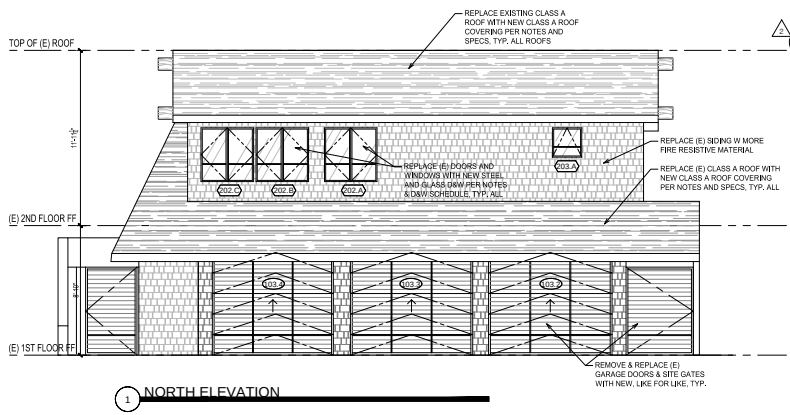
4 WEST ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



1 NORTH ELEVATION

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, ROUGH OPENINGS, WALL LOCATIONS, ETC. AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES TO RESOLVE CONFLICTING INFO.
2. SALVAGE, REUSE, REPURPOSE, RELOCATE, AND REINSTALL EXISTING BUILDING ELEMENTS WHERE POSSIBLE WHEN REMOVED DURING DEMO - TYPICAL ALL EXISTING PIECES INCLUDING INTERIOR AND EXTERIOR WINDOWS, DOORS, MILLWORK, CABINETRY, DECORATIVE ITEMS, RUGS, AND FURNITURE.
3. CAREFULLY DECONSTRUCT ALL EXISTING TO BE REMOVED MILLWORK FOR POSSIBLE REUSE IN AREAS TO BE REVISED/UPDATED WHERE NEW MILLWORK, BUILT-INS, OR CABINETRY IS TO MATCH EXISTING.
4. NEW INTERIOR DOORS AND CASING PER APPROVED CUSTOM DESIGN.
5. NEW EXTERIOR DOORS AND WINDOWS PER SCHEDULE AND NOTES BELOW. ALSO REFER TO TITLE 24 SHEETS AND NFRC AND W.U.I. LISTING INFORMATION ON SHEET A0.30.
6. NEW INTERIOR AND EXTERIOR WALL, CEILING, BASEBOARD, & TRIM TO BE AMERICAN WHITE OAK, U.N.O. - WHERE APPLICABLE, FINISH PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP.

DOOR NOTES

1. DOOR SUBMITTAL REQUIRED.
2. ALL GLASS TO BE TEMPERED. SAFETY GLAZING SHALL MEET REQ'S OF CRC SECTION R308.
3. VERIFY ROUGH OPENINGS WITH MANUFACTURER.
4. VERIFY DOOR OPERATION PER PLAN.
5. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
6. ALL EXTERIOR DOORS AND WINDOWS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-A (Fire Code 4715.2.2). SEE SHEET A0.30 FOR EXTERIOR DOOR & WINDOW W.U.I. LISTING.
7. EXTERIOR WALL GLAZING, WINDOW, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE DUAL GLAZED WITH TEMPERED GLASS EXTERIOR LAYER, LOW E.
8. ALL GLAZING PRODUCTS SHALL CONFORM WITH THE REQUIRED U-VALUES AND SHGC'S PER TITLE 24 ENERGY FORM. REFER TO TITLE 24 VALUES ON TITLE 24 SHEETS.
9. FENESTRATION/GLAZING MINIMUM ENERGY RATINGS PER T-24 = U-FACTOR: 0.39 SHGC: 0.28.

2

NO.	LOCATION	SIZE WIDTH	HEIGHT	THKNS	PANEL MATERIAL	FRAME MATERIAL	SECURE	REMARKS
EXTERIOR DOORS								
103.1	GARAGE MAN	2'-5"	6'-8"	1-3/4"	WOOD	WOOD		MIN.20 MIN
103.2	GARAGE	8'-5"	7'-0"	MFR	WOOD	STEEL		ROLL-UP
103.3	GARAGE	8'-4"	7'-0"	MFR	WOOD	STEEL		ROLL-UP
103.4	GARAGE	8'-3"	7'-0"	MFR	WOOD	STEEL		ROLL-UP
100.1	MEDIA ROOM	12'-3"	6'-8"	1-1/2"	GLASS	STEEL		SLIDERS
102.1	POWDER	2'-4"	6'-6"	1-3/4"	WOOD	WOOD		SWING DR
201.1	LIVING	3'-0"	6'-8"	1-1/2"	GLASS	STEEL		SWING DR
WINDOWS								
100.A	MEDIA ROOM	2'-0"	6'-5"	1-1/2"	GLASS	STEEL		FIXED
100.B	MEDIA ROOM	2'-0"	6'-5"	1-1/2"	GLASS	STEEL		FIXED
201.A	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
201.B	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
201.C	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
201.D	LIVING	3'-7"	4'-0"	1-1/2"	GLASS	STEEL		CASEMENT
202.A	KITCHENETTE	3'-7"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
202.B	KITCHENETTE	3'-7"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
202.C	KITCHENETTE	3'-7"	3'-8"	1-1/2"	GLASS	STEEL		CASEMENT
203.A	BATHROOM	2'-0"	2'-0"	1-1/2"	GLASS	STEEL		AWNING
205.A	BEDROOM	3'-7"	3'-7"	1-1/2"	GLASS	STEEL		CASEMENT
205.B	BEDROOM	3'-7"	3'-7"	1-1/2"	GLASS	STEEL		CASEMENT

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DURICA DESIGN STUDIO
Los Angeles office
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LONG BEACH, CA 90803
PH (310) 909-9413

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REVS.	
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2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

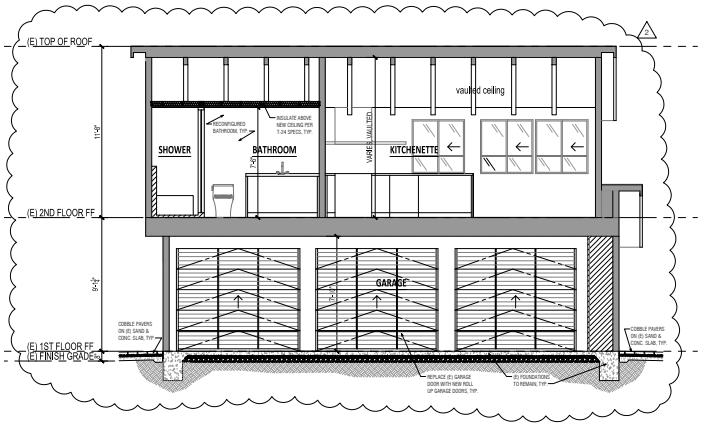
PROJECT: BEACH TREE

SHEET TITLE: GUEST HOUSE EXTERIOR ELEVATIONS

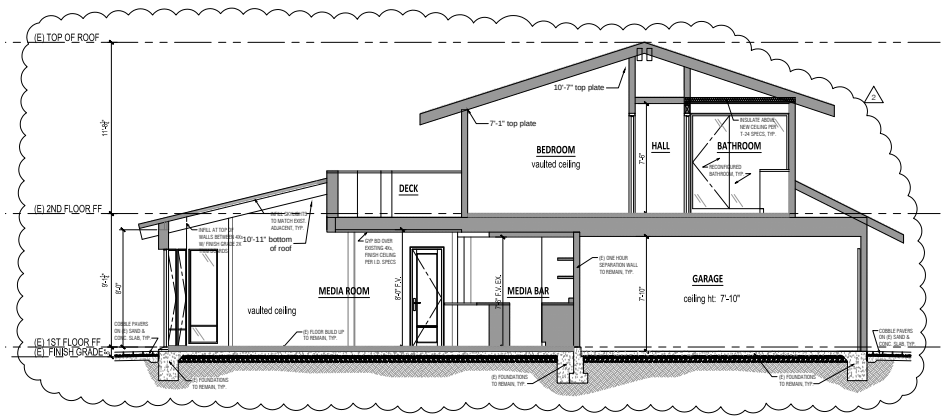
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A2.3

EXISTING **GUEST HOUSE EXTERIOR ELEVATIONS** | SCALE: 1/4"=1'-0" | 1 | DOOR AND WINDOW SCHEDULE



GUEST HOUSE SECTION | SCALE: 1/4" = 1'-0" | 2



GUEST HOUSE SECTION | SCALE: 1/4" = 1'-0" | 1

GENERAL NOTES:

1. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL RELATED INFORMATION.
2. REPLACEMENT WINDOWS AND DOORS AS SHOWN ACCORDING TO DOOR AND WINDOWS SCHEDULES AND EXTERIOR ELEVATIONS, SEE SHEET A2.3.
3. EXISTING HVAC AND MECHANICAL EQUIPMENT TO REMAIN. REFER TO TITLE 24 SHEETS.
4. NO NEW WORK TO EXISTING FOUNDATION - REFER TO STRUCTURAL DRAWINGS.
5. EXTERIOR HOUSE STUDS AT NEW WALLS: 2x6s U.N.O. SEE FLOOR PLAN SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
6. INTERIOR WALL STUDS: 2x4s AT NEW WALLS (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
7. EXISTING ROOF RAFTERS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
8. EXISTING FLOOR JOISTS AND SHEATHING TO REMAIN. SEE STRUCTURAL DRAWINGS FOR POTENTIAL REINFORCEMENT REQUIRED.
9. REPLACEMENT INTERIOR FLOORING TO BE 3/4" ENGINEERED T&G OAK OVER EXISTING STRUCTURAL SHEATHING, PROVIDE ACOUSTICAL UNDERLAYMENT, TYP.
10. PROVIDE AT NEW WORK INSULATION PER TITLE 24, TYP., WHERE OCCURS: MINIMUM R-21 FACTOR THERMAL INSULATION AT ALL EXTERIOR 2X6 WALLS; MINIMUM R-15 AT 2X4 WALLS. MINIMUM R-30 AT CATHEDRAL CEILINGS. MINIMUM R-30 ABOVE CEILINGS + R19 AT ROOF OR R-38 AT ROOFS. R-13 ACOUSTICAL INSULATION AT ALL BATHROOMS INTERIOR WALLS.
11. NEW EXTERIOR WALL FINISH TO BE PRESCRIBE TO VHFHZ CH 7A REQUIREMENTS. TYP.
12. WALL AND CEILING FINISHES PER INTERIOR DESIGNER: AMERICAN WHITE OAK T&G WALL PLANKS, STAGGERED WIDTHS, TYP., U.N.O.
13. DECKING SHALL BE SFM CHAPTER 12-7A-1 COMPLIANT OR W.U.I. LISTED DECKING MATERIAL TYP. SPEC & FINISH PER DESIGNER APPROVED SAMPLE. REFER TO PROPOSED WUI LISTINGS ON SHEET A0.20.
14. PATIO DECKING TO BE INSTALLED ON LOW PROFILE PEDESTAL SYSTEM, MRP SUPPORTS 'ETERNO' SYSTEM OR EQUAL OVER EXISTING PATIO FINISH. FULLY WATERPROOF SEAL ANY PENETRATIONS INTO EXISTING WP, TYP.
15. CLASS 'A' ROOF COVERING INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 'CEDUR' SYNTHETIC SHAKES OR EQ., SEE SHEET A0.21 FOR PRODUCT SUPPLEMENTAL INFORMATION.

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LONG BEACH, CA 90803
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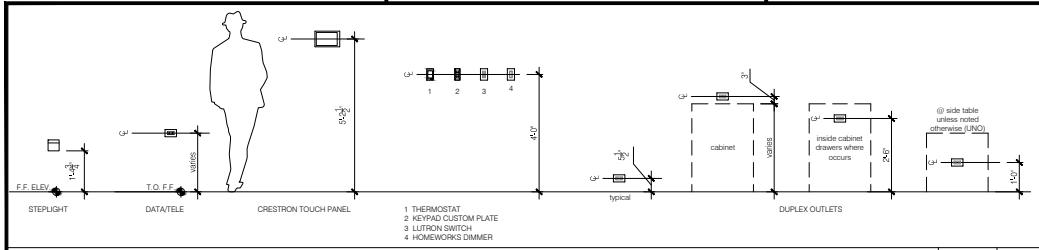
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PROJECT: BEACH TREE

SHEET TITLE: GUEST HOUSE SECTIONS

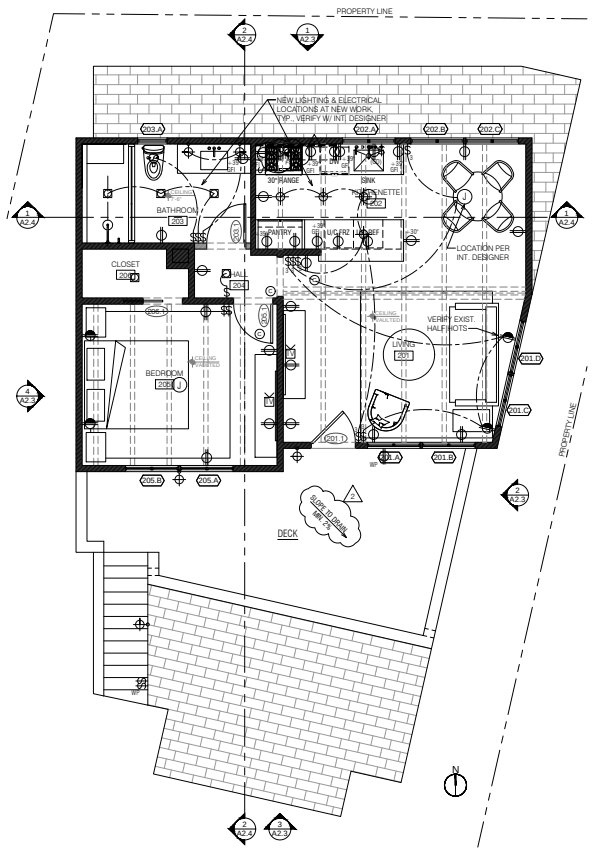
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A2.4



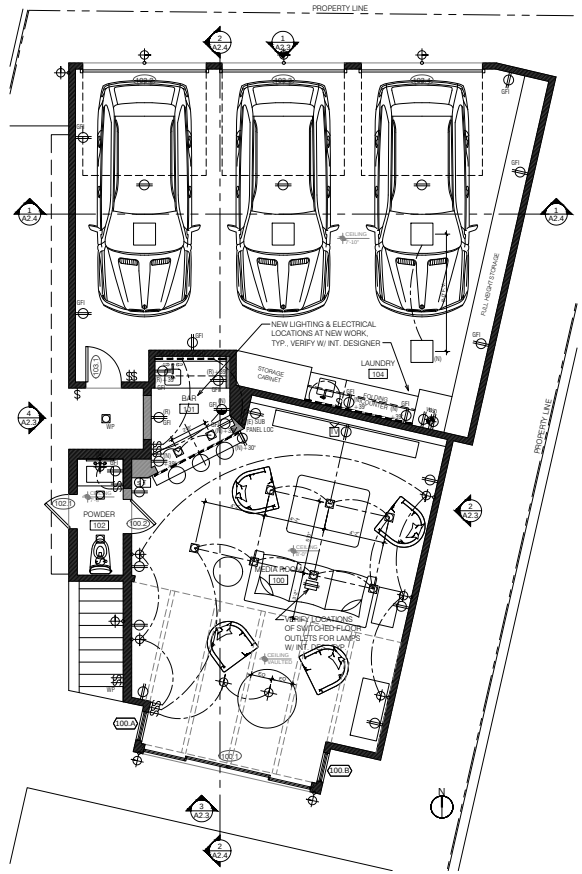
TYPICAL ELECTRICAL DEVICE LOCATIONS, WHERE OCCURS NEW

SCALE: 1/2" = 1'-0" | 3



GUEST HOUSE SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" | 2



GUEST HOUSE FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- 3 WAY SWITCH
- KEYPAD SWITCH W/ SCENES
- WEATHERPROOF SWITCH
- JAMB SWITCH
- DUPLEX RECEPTACLE
- 4 PLEX RECEPTACLE
- 1/2 HOT RECEPTACLE
- 220 VOLT RECEPTACLE
- SINGLE SWITCHED OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- WEATHERPROOF RECEPTACLE
- FLOOR RECEPTACLE
- SURFACE MOUNTED FIXTURE
- RECESSED WALL FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- CHANDELIER / PENDANT
- LED LIGHT W DIFFUSER
- RECESSED DOWNLIGHT
- RECESSED ART LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED ART LIGHT
- LANDSCAPE UPLIGHT
- LED PANEL
- TELEPHONE JACK
- NETWORK JACK
- TV LOCATION
- PUSH BUTTON FOR DOOR BELL
- CHIMES-HEIGHT AS NOTED
- THERMOSTAT-HEIGHT AS NOTED
- SMOKE DETECTOR
- CO2 DETECTOR
- EXHAUST FAN
- J BOX

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS - NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH PROPOSED PLANS.
2. WIRED RECEPTACLES DENOTE NEW LOCATIONS, U.N.O. REMAINING RECEPTACLES SHOWN SHALL BE CONSIDERED EXISTING TO REMAIN IF NOT OTHERWISE INDICATED EXPLICITLY AS NEW (N) OR RELOCATED (R). F.V., TYP.
3. CONTRACTOR TO VERIFY EXISTING SMOKE AND CARBON MONOXIDE DETECTORS MEET CODE OR TO UPGRADE. ADD UNITS WHERE SHOWN IF NOT ALREADY PRESENT AT PRESCRIBED LOCATIONS.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL LIGHTING, WALL SWITCHES, RECEPTACLES, FANS, THERMOSTATS, ETC. PRIOR TO INSTALLATION.
5. ALL DECORATIVE FIXTURES ARE TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
6. UPGRADE EXISTING SWITCHES AND OUTLETS TO REMAIN PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP.
7. NOTIFY DESIGNER IMMEDIATELY IF DRAWINGS OR SPECIFICATIONS VARY REGARDING PLACEMENT OF ANY FIXTURES AND DEVICES.
8. ALL EXPOSED SWITCH PLATES TO HAVE COMMON COVER PLATE - THIS INCLUDES DIMMERS, SWITCHES, KEYPADS, EXHAUST FANS, CEILING FANS, OUTLETS, AND OTHER RECEPTACLES, ETC.
9. PROVIDE LOW VOLTAGE SWITCHING AS NEEDED.
10. PROVIDE APPROPRIATE POWER FOR STEAM SHOWER AND INSTALL PER MANUFACTURERS SPECIFICATIONS.
11. ALL EXISTING DECORATIVE FIXTURES ARE TO BE REPLACED U.N.O. TO BE SUPPLIED BY DESIGNER AND INSTALLED BY CONTRACTOR.
12. PLACEMENT OF RECESSED DOWNLIGHTS TO BE CONFIRMED WITH DESIGNER AND OWNER ON SITE.
13. ALL ELECTRICAL OUTLETS AND SWITCHES TO BE MOUNTED AT LOCATIONS SHOWN IN DETAIL 3/A2.5, U.N.O.
14. REFINISH CEILINGS PER INTERIOR DESIGNER'S FINISH SCHEDULE AND SPECIFICATIONS, TYP. THROUGHOUT. PROVIDE SAMPLES FOR APPROVAL.
15. EXISTING WOOD BEAMS TO BE REFURBISHED AND REFINISHED PER INTERIOR DESIGNER'S SPECIFICATIONS, TYP. PROVIDE SAMPLES FOR APPROVAL.
16. CONTRACTOR TO FIELD VERIFY ALL EXISTING CEILING HEIGHTS AND NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES WITH THIS PLAN.
17. ALL APPLIANCE HOOKUPS AND CONNECTIONS (ELECTRICAL, GAS, WATER, ETC.) PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
18. ALL POWER, NETWORK & CABLING FOR A/V EQUIPMENT PER A/V CONSULTANT, TYP.
19. WHERE ALTERATIONS, REPAIRS OR ADDITIONAS REQUIERING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. R310.2.2.
20. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    a) IN EACH SLEEPING ROOM.
    b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
    c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AND INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THEN ONE FULL STORY BELOW THE UPPER LEVEL.
    d) NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
    e) IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF THE A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE.
    f) ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF THE ONE ALARM SHALL ACTIVATE ALL ALARMS.
    g) ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
    h) APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), SINK, BOATHOUSE, BATHTURS OR SHOWER STALLS, LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. [210.8 CEC].
2. ALL BRANCH CIRCUITS SUPPLYING120V 15-AMPERE AND 20-AMPERE OUTLETS IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMES, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). [210.12(A) (1) & (2) CEC].
3. ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT AT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLES (12' MAX SPACING). [210.52(C)(2) CEC].
4. WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. [210.52(C)(2) CEC].
5. PROVIDE A GFCI RECEPTACLE ON EACH SIDE OF THE ISLAND COUNTER IN THE KITCHEN [210.52(C)(2) CEC].
6. PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. [210.12 CEC]
7. ALL 125-VOLT, 15-AMPM AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12 CEC]
8. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. [210.11 (C)(1) CEC]
9. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(2) CEC]
10. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(3) CEC]
11. MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT AND NOT OVER 50 FT FROM THE AIR CONDITIONER AND COOLING TOWER.
12. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
13. THE SERVICE PANEL OR SUBPANEL CIRECUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED 'EV CAPABLE'.
14. INSTALL CONDUIT FROM BUILDING ROOF OR EAVE TO LOCATION SHOWN ON PLAN FOR FUTURE INSTALLATION OF A CHARGE CONTROLLER (REGULATOR) AND INVERTER.
15. BATHROOM CIRCUITING SHALL BE EITHER
    a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
    b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
11. BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED NEC ART. 210-12(b)
12. ALUMINUM WIRING 1/0 AND LARGER MAY BE USED FOR MAIN FEED OT SUB PANELS ONLY AND SHALL BE ENCLOSED IN A RACEWAY OTHERWISE NOT ALLOWED.

LIGHTING NOTES:

* ALL INTERIOR AND EXTERIOR LIGHTS TO BE DIMMABLE
* ALL LANDSCAPE LIGHTS AND TO BE ON A TIMER
* ALL SWITCHES TO BE LOW VOLTAGE KEYPAD SWITCHES
* ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT PER MALIBU CITY CODE.

1. KITCHEN LIGHTING MUST BE 50% HIGH EFFICACY (FLUORESCENT), WHEN CALCULATING INCANDESCENT PORTION, USE MAXIMUM WATTAGE MARKED ON FIXTURE.
2. BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM LIGHTING MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL - ON - AUTOMATIC - OFF OCCUPANT SENSOR.
3. LIGHTING IN ALL OTHER INTERIOR ROOMS (I.E.HALLWAY, DINING ROOM, BEDROOM, DEN) MUST BE HIGH EFFICACY (FLUORESCENT), INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MANUAL -ON - AUTOMATIC - OFF OCCUPANT SENSOR, OR DIMMER.
4. OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY (FLUORESCENT). INCANDESCENT LIGHTING IS PERMITTED IF CONTROLLED BY A MOTION SENSOR PLUS PHOTO CONTROL PART OF FIXTURE OR COMBINATION MOTION SENSOR PHOTO CONTROL WIRED REMOTELY.
5. ALL LAMPS RATED 13 WATTS OR GREATER MUST HAVE ELECTRONIC BALLASTS.
6. RECESSED LUMINAIRES IN ALL INSULATED CEILINGS MUST BE APPROVED FOR ZERO - CLEARANCE INSULATED COVER (IC) AND CERTIFIED AIRTIGHT.
7. SWITCH ALL HIGH EFFICACY LIGHTING (FLUORESCENT) SEPARATE FROM LOW EFFICACY LIGHTING.
8. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX). (R303.6)
9. PROVIDE J BOXES & SOLID BLOCKING FOR CEILING MOUNTED, PENDANT, CHANDELIER AND WALL SCONCE FIXTURES, TYP.
10. PROVIDE SHALLOW PANCAKE BOX AND RATED IC HOUSING WHERE REQUIRED.

LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED - SEE SECTION SHEET A4.1
- COMBO SMOKE & CARBON MONOXIDE ALARM
- SMOKE ALARM W/ WIRED PRIMARY POWER SOURCE, BATTERY BACKUP AND LOW BATTERY SIGNAL
- EXHAUST FAN: 5 AIR CHANGES PER HOUR, VENT TO OUTSIDE

REMODEL PERMIT SET

05-22-2026

DURCA DESIGN STUDIO
Los Angeles office
2999 E OCEAN BLVD #1930
LONG BEACH, CA 90803
PH (310) 909-9413

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REVS.	
1	PLAN CHECK CORRECTIONS 12/16/2025
2	B & S CORRECTIONS 05/07/2026
3	PLANNING CORRECTIONS 05/20/2026

PROJECT: BEACH TREE

SHEET: GUEST HOUSE ELECTRICAL PLANS

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

SHEET NUMBER: A2.5

STAIR NOTES:

1. NEW STAIR, RAILING AND GUARDRAILS SHALL COMPLY WITH CRC R311.7.

2. REFER TO FLOOR PLAN FOR STAIR TREADS AND LANDING LAYOUT ON SHEET A1.1.

3. HANDRAIL AND GUARDRAIL HEIGHTS TO BE PER DALIFORNIA RESIDENTIAL CODE - 42" H GUARDRAIL AND 34"-38" H HANDRAIL, TYP.

4. SEE INTERIOR DESIGNER'S FINISH SCHEDULE FOR FINAL FINISH SELECTIONS & SPECS.

5. PROVIDE SOLID BLOCKING FOR ALL HANDRAIL ATTACHMENTS INCLUDING AT WALL CONNECTION BRACKETS OF UPPER HALLWAY RAILING.

6. PROVIDE MOCK UP OF WOOD CURB FOR FINAL APPROVAL OF SIZES AND TRANSITION TO LANDING.

7. PROVIDE SAMPLES OF CUSTOM STAIR FINISHES, WOOD, PLASTER, AND STEEL, FOR OWNER AND DESIGNER FINAL APPROVAL, TYP.

8. STAIR TREADS AND RISERS TO BE SOLID WOOD MATCHING FLOORS AND CUSTOM FINISHED PER OWNER AND DESIGNER APPROVED SAMPLE.

9. PROVIDE MOCK-UP OF RAILING DESIGN FOR APPROVAL OF TAPERED CURVED SPINDLES AND HANDRAIL PROFILES.

10. ALL RAILINGS TO BE CUSTOM-SHAPED, TAPERED ROUND BRONZE OR STEEL WITH CUSTOM PATINA LIVING FINISH APPROVED BY DESIGNERS AND OWNER.

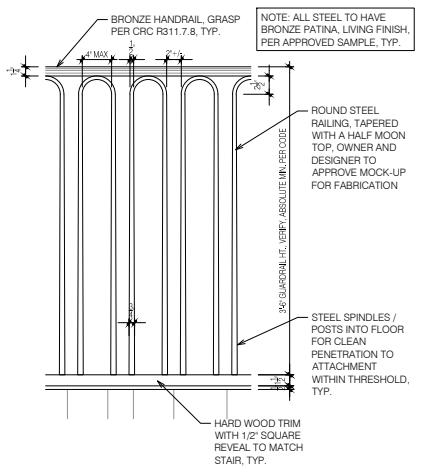
11. ALL ATTACHMENTS AND CONNECTIONS BY STRUCTURAL ENGINEER PER REQUIRED TORSION RESISTANCE - VERIFY ALL PROPOSED SIZES AND CONNECTIONS OF HAND AND GUARD RAILS WITH ENGINEER FOR COMPLIANCE WITH ALL CODE REQUIREMENTS.

12. IMPERATIVE: FABRICATOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND SITE CONSTRAINTS INCLUDING FLOOR TO FLOOR HEIGHTS, ETC. PRIOR TO FABRICATION FOR ACCURATE DIMENSIONS, NUMBERS AND SIZES OF TREADS, RISERS, RAILINGS, CURBS, SUBSTRUCTURE, ETC.

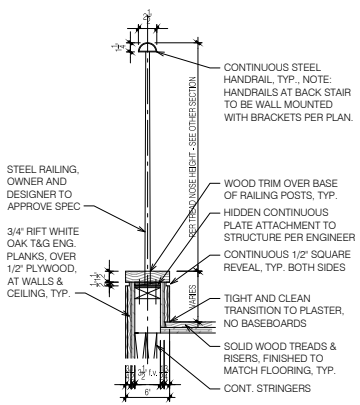
13. STAIRWAYS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

14. STRINGERS, CONNECTION DETAILS, AND CALCULATIONS SHALL BE DESIGNED AND SPECIFIED BY A PROFESSIONAL, STRUCTURAL ENGINEER. DESIGN HANDRAIL & GUARD AND ALL CONNECTIONS FOR 200 LBS POINT LOAD IN ALL DIRECTIONS.

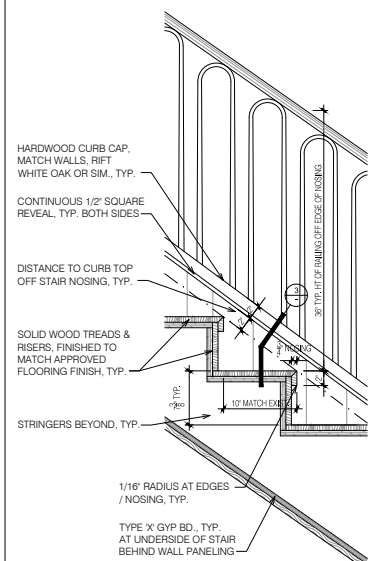
15. INTERNAL STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS AT A LEVEL OF ONE FOOT-CANDLE (11 LUX) MINIMUM - AT STAIRWAYS WITH SIX OR MORE RISERS, THE ARTIFICIAL LIGHT SOURCE IS TO BE CONTROLLED BY A SWITCH AT EACH FLOOR LEVEL.



TYP. INT. GUARDRAIL | SCALE: 1" = 1'-0" | 3



TYP. STAIR CURB | SCALE: 1" = 1'-0" | 2



TYP. STAIR TREAD | SCALE: 1" = 1'-0" | 1

REMODEL PERMIT SET

05-22-2026

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Los Angeles office
2989 E OCEAN BLVD #1930
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REVS.		
1	PLAN CHECK CORRECTIONS	12/16/2025
2	B & S CORRECTIONS	02/07/2026
3	PLANNING CORRECTIONS	05/05/2026

PROJECT: BEACH TREE

SHEET: STAIR AND RAILING INFO AND DETAILS

SCALE: NTS

SHEET NUMBER: A3.0

0955 P1

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 03/30/2026

PROJECT NUMBER: CDP 26-023

JOB ADDRESS: 23826 MALIBU RD

APPLICANT / CONTACT: Sharyl Beebe, Prism Permits

APPLICANT EMAIL: sbeebe@prismpermits.com

PROJECT DESCRIPTION: Foundation repair

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ The project is feasible and CAN proceed through the Planning process.
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ Ø review over counter

___ The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.

SIGNATURE Lauren Hogel DATE 5-20-26

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 269.

REF: April 23, 2025 Coastal Engineering report by David C. Weiss, SE.
Comments - Sea level rise included in design, new deepened footings below design beach profile & designed for wave forces.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 website: www.malibucity.org

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **DATE:** 03/30/2026

PROJECT NUMBER:	CDP 26-023
JOB ADDRESS:	23826 MALIBU RD
APPLICANT / CONTACT:	Sharyl Beebe, Prism Permits
APPLICANT EMAIL:	sbeebe@prismpermits.com
PROJECT DESCRIPTION:	Foundation repair

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

X **The project is feasible and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $ per City fee schedule

_____ **The project CANNOT proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.**

SIGNATURE _____ DATE 5-12-2026

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

Public Counter hours for Geotechnical staff are Tuesdays and Thursdays, 9:00 AM – 12:00 PM.

*The project is feasible, with the following conditions:

1) If shoring is proposed for foundation excavation, geotechnical recommendations are required and should be provided for review in Building Plan Check.
2) Please provide valuation determination from Public Works to demonstrate that the project is eligible under Los Angeles County Code Section 110.2.3.3. This code section allows for an Assumption of Risk and Release to be utilized instead of mitigation when the remodel work value is less than 25% of the existing structure value.
3) An Assumption of Risk and Release is required to be signed and recorded with the City of Malibu prior to permitting.

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** 04/27/2026

PROJECT NUMBER: CDP 26-023

JOB ADDRESS: 23826 MALIBU RD

APPLICANT / CONTACT: Sharyl Beebe, Prism Permits

APPLICANT EMAIL: sbeebe@prismpermits.com

PROJECT DESCRIPTION: Foundation repair

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

4/28/2026
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: April 28, 2026

Re: Proposed Conditions of Approval for 23826 Malibu Rd, CDP 26-023

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.

FEMA

1. The proposed improvements are located within a Special Flood Hazard Area (SFHA) and are subjected to the National Flood Insurance Program (NFIP) regulations and the City's Flood Plain Management Ordinance, Malibu Municipal Code, Section 15.20. The proposed improvements were evaluated as a non-substantial improvement and therefore the existing structure does not require any additional improvements or documentation to conform to the City's Flood Plain Management Ordinance. If there are any modifications to this project, the applicant must submit the revised plans to the Public Works Department for further evaluation. If the revised plans are considered a substantial improvement, the structure located within SFHA must meet all requirements of the City of Malibu Floodplain Management Ordinance.

Recycled Paper

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 17, 2026, at 6:30 p.m**. **in the Multi-Purpose Room, Malibu City Hall,** 23825 Stuart Ranch Road, Malibu, CA on the project identified below. In the event construction at City Hall limits technical capabilities in the Multi-Purpose Room, the meeting may be relocated to Council Chambers. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-023 AND DEMOLITION PERMIT NO. 26-014 - An application for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence, and the removal of landscaping and a prefabricated spa in the wave uprush zone; including a demolition permit for the exterior demolition of the residence, detached garage and second unit

LOCATION / APN:	**23826 Malibu Rd** / 4458-007-025
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Prism Permits / Beach Tree Malibu LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
APPLICATION FILED:	March 30, 2026
CASE PLANNER:	Courtney Brown, Senior Planner, cbrown@malibucity.org / (310) 456-2489, ext. 268

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director Date: August 6, 2026