Supplemental Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.5.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Reviewed by: Tyler Eaton, Assistant Community Development Director

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

Date prepared: August 31, 2026 Meeting date: September 8, 2026

Subject: De Minimis Waiver No. 26-005 – An application for a new pool and spa to be used for fire suppression purposes for a parcel affected by the Woolsey Fire

Location: 32826 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-016-015
Owner: Bottlebrush LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-005 for a new pool and spa to be used for fire suppression purposes for a Woolsey Fire affected parcel.

DISCUSSION: After publication of the September 8, 2026 Regular Planning Commission agenda report for this item, staff identified an inconsistency in the Community Development Director's decision for DMW No. 26-005. The decision stated in different sections that the proposed project was both appealable and not appealable to the California Coastal Commission (CCC). The decision has been revised to consistently state that the Community Development Director's decision on DMW No. 26-005 is appealable to the CCC. Attached is the revised notice of decision on DMW No. 26-005.

ATTACHMENT: Revised DMW No. 26-005

City of Malibu

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

Revised[1] De Minimis Waiver

Based on the project plans and information provided in the permit application for the onsite wastewater treatment system (OWTS) described below, the Community Development Director hereby waives the requirement for a coastal development permit pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-005	Other Applications: PVWF No. 20-103[2]
Location: 32826 Pacific Coast Highway	APN: 4473-016-015
CEQA Exemption Section: 15303(e)	Property Posting: May 8, 2026
CCC Appealable Jurisdiction: ☒Yes ☐No ☐Partial	The proposed system is located within the CCC's Appealable Jurisdiction.

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

☐ Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster, where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; or

☐ Minor improvements to existing driveways or access roads that are required by the Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; or

☐ Replacement seawalls that exceed 10% in height; or

☐ Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; or

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

[1] This decision has been revised to reflect that this approval is appealable to the California Coastal Commission (CCC).
[2] On October 27, 2021, the Planning Division approved Planning Verification – Woolsey Fire (PVWF) No. 20-103 for the in-kind rebuild of the single-family residence with detached garage converted to an attached garage, plus a 10 percent increase in square footage.

☒ Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

Project Description

Natural Disaster: ☒ Woolsey Fire or ☐ Other

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

Description: New 48.5 foot x 13.8 foot swimming pool and spa (water storage device) with draft hydrant for fire suppression purposes.

De Minimis Waiver Findings

Pursuant to LIP Section 13.4.11(A)(6), the project qualifies for De Minimis Waiver, specifically, the water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster criterion. Based on the foregoing evidence contained within the record, the Community Development Director hereby makes the following findings of fact, consistent with LIP Section 13.4.11.B:

The proposed project consists of a new 48.5 foot x 13.8 foot swimming pool/spa designed and plumbed with a draft hydrant to also function as a fire-suppression water storage device, thereby improving on-site firefighting capability and furthering the LCP's objective of reducing risks associated with wildfire and other hazards. The pool and associated fire-suppression components, including piping, hydrant, valves, and related appurtenances, will be located entirely within the established development area associated with the primary building pad and previously disturbed or landscaped portions of the property. No grading, vegetation removal, or new development is proposed within ESHA, wetlands, beach areas, or on or seaward of coastal bluffs, and the project biologist has confirmed that the proposed work is outside any mapped ESHA overlay. The improvements will not affect any recorded public access easements, vertical or lateral accessways, or public trails and will not alter the public's ability to access or use the shoreline.

The project is consistent with the certified Malibu LCP, including applicable resource protection policies, because it does not change the existing residential land use, density, development intensity, or expand development toward the shoreline, and the improvements remain within the existing development envelope. The project will not result in significant new impacts to ESHA, marine resources, scenic resources, or public access and will provide an additional fire-protection benefit for the property. The existing OWTS will remain in its current location and capacity, with no modifications proposed, and no changes are proposed to the existing driveway location or alignment. Accordingly, and inclusive of the foregoing conditions of approval, the proposed improvements have no potential for significant adverse effects, either individually or cumulatively, on coastal resources or public access and are consistent with the applicable requirements of the Malibu LCP for approval of a De Minimis Coastal Development Permit Waiver.

Conditions of Approval

Standard Conditions

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

actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. This approval is for the 48.5 foot x 13.8 foot swimming pool and spa with draft hydrant for fire suppression purposes described under the Project Description section of this DMW and detailed in the project plans (Attachment 1).

3. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes, and returns the **Acceptance of Conditions Affidavit** accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 10 working days of this decision and/or prior to issuance of any development permit.

4. The applicant shall email the final set of plans to the Planning Division for consistency review and approval prior to the issuance of a building permit.

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

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

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

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

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

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

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.

Biology

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

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

16. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

17. All new development, including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the jurisdictional drainage.

Environmental Health

18. Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated building plan check submittal package.

19. The final project plans must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future dispersal area(s), and all lines of connection to the residence.

20. The following note shall be included on the project plans: “All OWTS components must be delineated in the field and protected at all times during and after construction of the new pavers.”

21. 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.

22. Sheet P-2.1 of the Studio Arthur Casas plans dated 6-9-2025 depict a proposed outdoor shower. A note shall be incorporated into the project plans stating: “The proposed outdoor shower shall not drain to the existing onsite wastewater treatment system (OWTS).”

23. OWTS Plot Plan: A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the existing OWTS. At least one copy of the plot plan showing essential features of the OWTS must fit on an 11” x 17” sheet leaving a 5” left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

24. 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.

Geology

25. 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.

26. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved DMW relative to construction, grading, sewage disposal and drainage.

Public Works

27. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

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

28. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:

    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas

disturbed for the installation of the detention system shall be included within the area delineated;

d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

29. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:

a. Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
b. Prohibits the discharge of trash.
c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
d. Elimination of non-storm water discharges.

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

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

All Best Management Practices (BMP) shall be in accordance with the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the

storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

31. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

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

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

33. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries).

34. Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

35. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or

pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Construction

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

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

Swimming Pool/Spa

38. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

39. Pool and air conditioning equipment that will be installed shall be screened from public view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

40. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

Prior to Final Inspection

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

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

Deed Restrictions

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

Fixed Conditions

44. This permit runs with the land and binds all future owners of the property.

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

Appeals and Reporting

APPEALS – The Community Development Director's decision on whether to issue a DMW is not locally appealable. If, after consideration of the waiver and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required for the OWTS. Otherwise, the Community Development Director's decision on the waiver will be reported to the Coastal Commission by a Notice of Final Action. An aggrieved person may appeal the Community Development Director's decision 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. If no appeal is filed, the waiver will be effective immediately upon the close of the Coastal Commission's 10 working day appeal period.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is scheduled to be reported at the **September 8, 2026** Planning Commission meeting. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to 14 California Code of Regulations Section 13153 and upon the close of the Coastal Commission's 10-working day appeal period.

Notice of Determination: August 27, 2026

Prepared by:

Rick Casswell
Contract Planner

Issued by:

Tyler Eaton for
Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Plans
2. Department Review Sheets

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-005**, dated **August 27, 2026**, for the project located at **32826 Pacific Coast Highway, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of Los Angeles } SS

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

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

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

WITNESS my hand and official seal.

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

BOTTLEBRUSH

32826 PACIFIC COAST HWY, MALIBU, CA, 90265

PROJECT INFORMATION

ADDRESS:

32826 PACIFIC COAST HWY
MALIBU, CA 90265

LEGAL DESCRIPTION:
ASSESSOR'S PARCEL #: 4473016015

ZONE: RR2

FIRE HAZARD SEVERITY ZONE

OCCUPANCY: GROUP R-3 OCCUPANCY WITH U-1 GARAGE
TYPE OF CONSTRUCTION: TYPE VB - SPRINKLERED

PROJECT DESCRIPTION:

DE MINIMUS WAIVER SET FOR POOL ADDITION TO WOOLSEY FIRE REBUILD CURRENTLY UNDER CONSTRUCTION. POOL TO BE USED FOR FIRE SUPPRESSION

PROJECT TEAM

ARCHITECT OF RECORD
BFK ARCHITECTURE
BRIAN KNIGHT | PRINCIPAL
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PASADENA, CA 91103
PHONE: 626.823.0150

SURVEYOR & CIVIL
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

STRUCTURAL ENGINEER
POLON & LEWIS STRUCTURAL ENG.
5301 BEETHOVEN ST. STE. 208
LOS ANGELES, CA 90066
PH: 310-998-5611

LANDSCAPE ARCHITECT
JULIE FRIEDRICHSEN DESIGN
651 FAU BOULEVARD
BOCA RATON, FL 33431
PHONE: 818.991.1040
FAX: 818.991.0614

OWNER
BOTTLEBRUSH LLC

GEOTECHNICAL ENGINEER
GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93012
PHONE: 805.484.5070
FAX: 805.484.4295

MECHANICAL & PLUMBING ENGINEER & TITLE 24
ENERGYLOGICS ENGINEERS
225 E BROADWAY STE 101A,
GLENDALE, CA 91206
PHONE: 213.820.3683

ELECTRICAL ENGINEER
ERIC FRENTZEL
13280 CALIENTE DR.,
DSRT HOT SPRGS, CA. 92240
PHONE: 310.551.0010

INTERIOR DESIGNER
STUDIO ARTHUR CASAS
RUA ITAPOLIS, 818 / 01245 - 000,
SAO PAULO, SP, BRASIL
PHONE: + 55 11 2182-7508

PROVIDE AND COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2026 LA COUNTY BUILDING CODE

2026 LA ELECTRICAL CODE

2026 LA COUNTY PLUMBING CODE

2026 LA COUNTY MECHANICAL CODE

2026 LA COUNTY RESIDENTIAL CODE

2025 CALIFORNIA BUILDING STANDARDS CODE

Gold Coast GeoServices Geotechnical Reports:
8-11-2026, 8-3-2026, 7-6-2026, 5-4-2026, 3-13-2026;
Ref: 7-29-2024, 5-1-2023, 12-13-2022 (for PVWF 20-120)

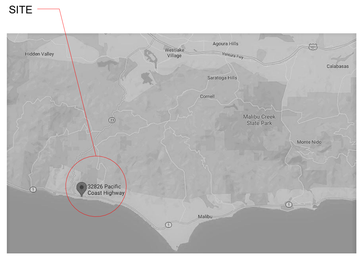
SETBACK TABLE:

LOT WIDTH: 112'

LOT DEPTH: 378'

SETBACKS	REQUIRED	PROPOSED
FRONT	65' - 0"	50'-3"
REAR	56'-8"	283' - 6"
SIDE 1	11' - 6"	85' - 6"
SIDE 2	16' - 6"	35' - 8"

VICINITY MAP



SHEET INDEX

SHEET INDEX - POOL SET

P-0.0	POOL SET COVER SHEET
P-2.0	POOL SITE PLAN
P-2.1	POOL PLAN AND DETAILS
P-2.2	POOL DETAILS
P-2.3	DECK DETAILS
S-1	GENERAL NOTES AND ABBREVIATIONS
S-1.2	TYP. FRMG. AND FDN. DETAILS
S-2	POOL FDN. PLAN
S-2.1	DECK FRMG. AND FDN. PLAN
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS
C- 1	TITLE SHEET / NOTES AND SECTIONS
C- 2	POOL GRADING AND DRAINAGE PLAN
C- 3	EROSION AND SEDIMENT CONTROL PLAN - ESCP LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.
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BOTTLEBRUSH
32826 PACIFIC COAST HWY, MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-0.0

PHASE
CONSTRUCTION DOCUMENTS SET

DATE
2025.06.09

JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

POOL SET COVER SHEET

P-0.0



2 SITE PLAN
1/16" = 1'-0"

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STUDIO ARTHUR CASAS

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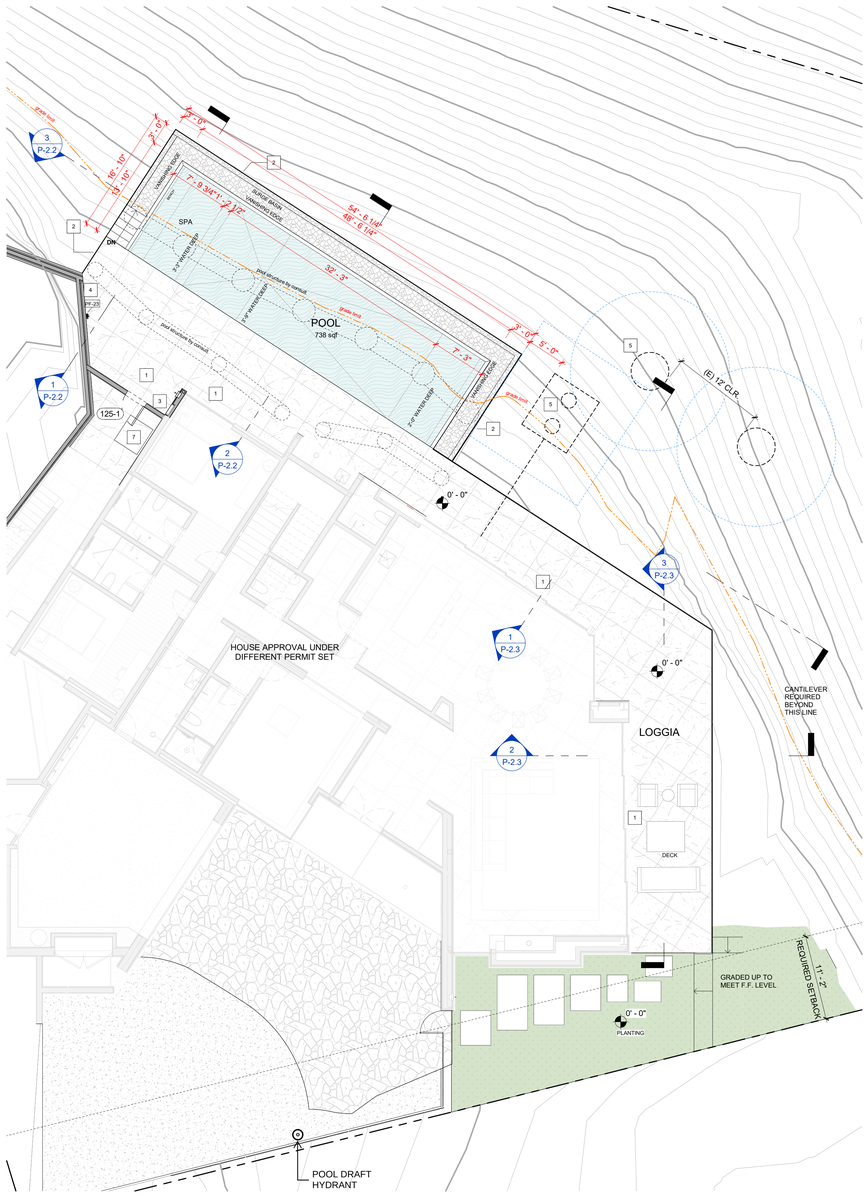
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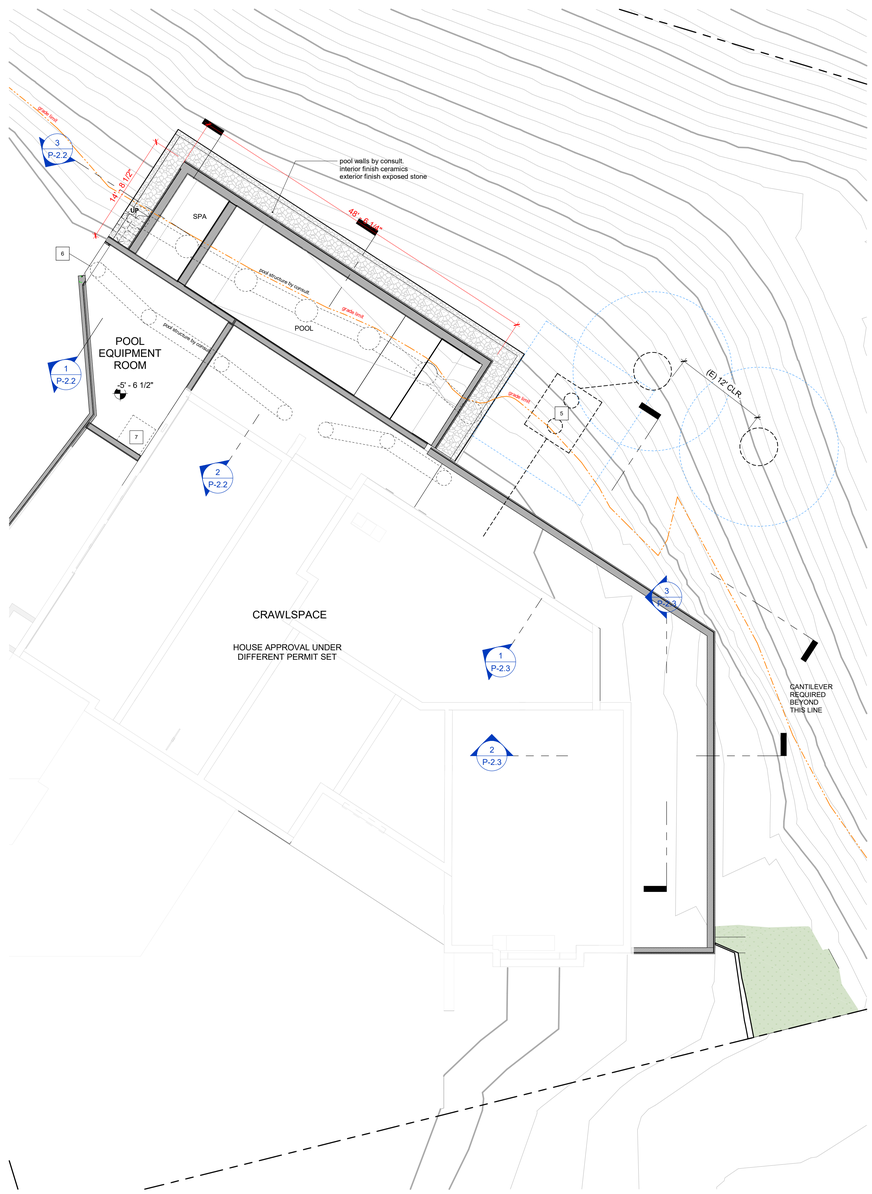
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POOL SITE PLAN

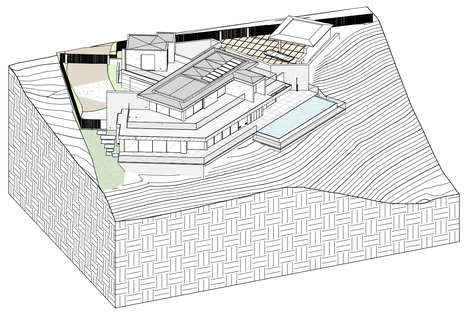
P-2.0



1 POOL - FIRST FLOOR PLAN
1/8" = 1'-0"



2 POOL - CRAWLSPACE FLOOR PLAN
1/8" = 1'-0"



3 POOL ISOMETRIC

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P-2.1

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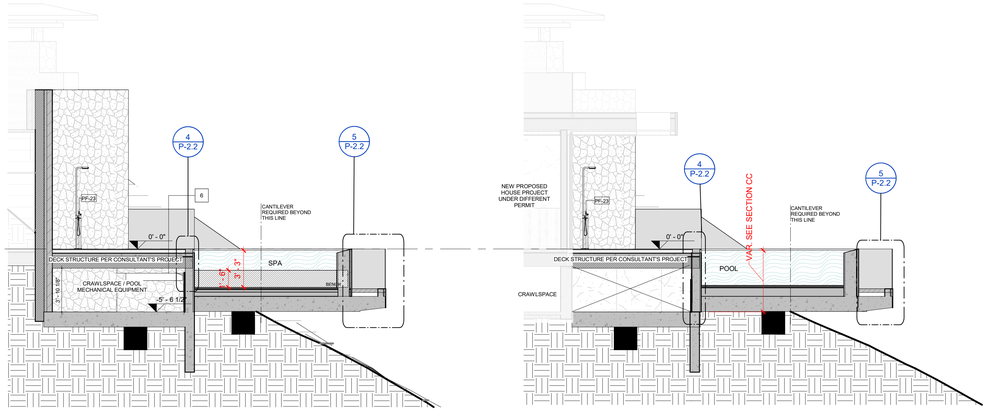
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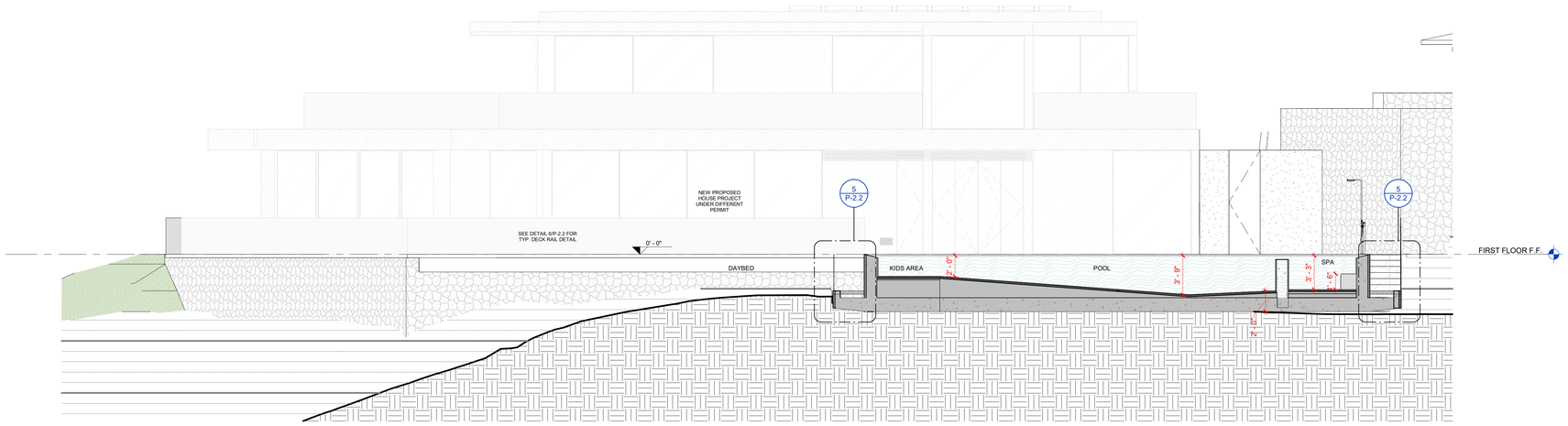
POOL PLAN AND DETAILS

P-2.1

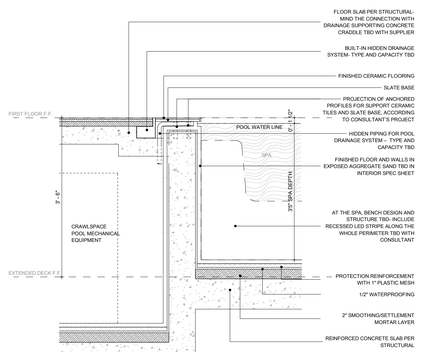


1 SPA SECTION AA
3/16" = 1'-0"

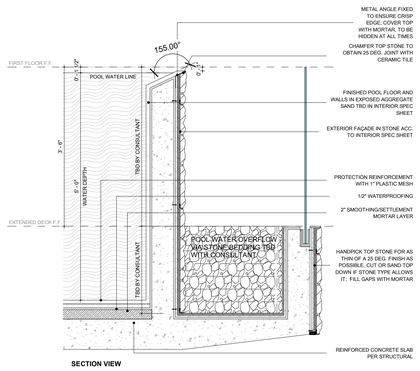
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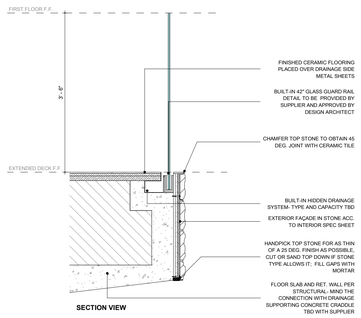
3 POOL SECTION CC
3/16" = 1'-0"



4 POOL X DECK EDGE DETAIL
3/4" = 1'-0"



5 POOL FAUX- INIFNITY EDGE DETAIL - A
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6 TYP. DECK EDGE DETAIL
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12. ALL SAMPLES AND PROTOTYPES MUST BE SUBMITTED FOR THE DESIGN ARCHITECT'S APPROVAL. FAILURE TO OBTAIN APPROVAL MAY RESULT IN REJECTION OF THE WORK AND REQUIRED REPLACEMENT. THE CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC COAST HWY,
MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.2

PLEASE

CONSTRUCTION DOCUMENTS SET

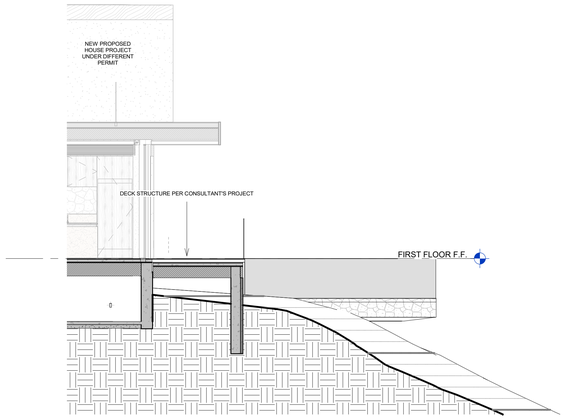
DATE
2025.06.09

JOB NO.
2307

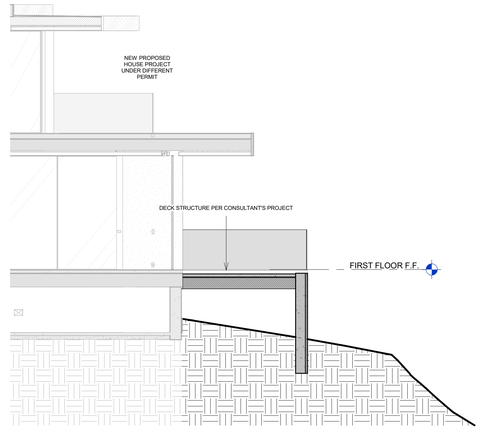
NOT RELEASED FOR CONSTRUCTION

POOL DETAILS

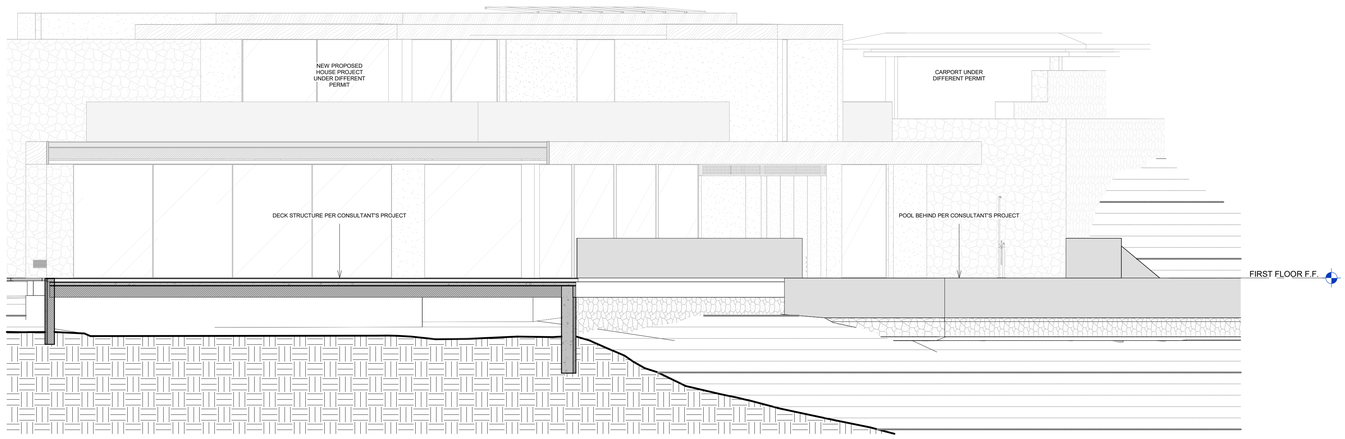
P-2.2



1 DECK SECTION AA
3/16" = 1'-0"



2 DECK SECTION BB
3/16" = 1'-0"



3 DECK SECTION CC
3/16" = 1'-0"

CONSTRUCTION PLAN NOTES

A DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN

B VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES

C CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION

D ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

E INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS

F ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, AND MECHANICAL PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID

G REFER TO REFLECTED CEILING PLANS, BUILDING SECTIONS, AND INTERIOR ELEVATIONS FOR VOLUME CEILINGS

H ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL

I PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2022 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH

J CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

K CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

L PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2022 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL

M FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

N PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM FOR ALL HABITABLE SPACES

O DOORS AND WINDOWS USED TO PROTECT OPENINGS IN FIRE-RESISTANCE RATED WALLS, BARRIERS AND PARTITIONS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE 716.

P ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902).

Q ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

R ROOFS OF ACCESSORY BUILDINGS REQUIRED TO BE CONSTRUCTED ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 337 AND CHAPTER 9.

S ALL EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE DOUBLE PANED TEMPERED GLASS

T ALL RATED 1HOUR ASSEMBLIES TO BE 5/8" TYPE 'X' GYPSUM BOARD WALLS AND CEILING

U ALL EXTERIOR WALL FINISHES SHALL BE FIRE-RESISTANCE RATED AS REQUIRED

KEY NOTES

1 POOL ACCESS DOORS WITH EXIT ALARMS; POOL TO COMPLY WITH CRC APPENDIX AX DEMANDS; ASTM STANDARD F1346-91 SAFETY POOL COVER AND STANDARD F2208 COMPLIANT ALARM.

2 GUARDRAILS AROUND POOL DECK TO COMPLY WITH LOCAL LEGISLATION; 42" GLASS RAILS ABOVE DECK LEVEL AND OVER 5" ABOVE NATURAL GRADE TO COMPLY WITH POOL ENCLOSURE SAFETY DEMANDS

3 POOL ELECTRICAL CONTROL PANEL

4 POOL OUTDOOR SHOWER; DRAINAGE AND PIPING PER CONSULTANT'S PROJECT TBD

5 EXISTING SEPTIC TANKS AND SEEPAGE PITS TO REMAIN

6 VENTILATION OPENING FOR POOL MECHANICAL EQUIPMENT. DIMENSIONS AND GRILLE SPECIFICATIONS TBD PER POOL CONSULTANT'S PROJECT. ANY CHANGES TO THE POSITION MUST BE APPROVED BY THE DESIGN ARCHITECT.

7 TRAPDOOR ACCESS TO CRAWLSPACE

STUDIO ARTHUR CASAS

All ideas, designs, and arrangements indicated on these drawings are the property of the design architect, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever, without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1. "DESIGN ARCHITECT" AND "INTERIOR DESIGN ARCHITECT" REFER TO STUDIO ARTHUR CASAS.
2. "ARCHITECT," "ARCHITECT OF RECORD," AND "LOCAL ARCHITECT" REFER TO ARCHVENTURE ARCHITECTS.
3. VERIFY DIMENSIONS ON-SITE.
4. FOR MATERIAL SPECIFICATIONS, REFER TO SHEET 100 AND THE PROJECT SPECIFICATIONS DOCUMENT.
5. DIMENSIONS AND LEVELS ARE IN FEET AND INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DIMENSIONS AND LEVELS REFER TO FINISHED SURFACES U.O.N.
7. DO NOT TAKE MEASUREMENTS FROM THE DRAWINGS WITH A RULER OR SCALE.
8. DO NOT SCALE THE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. VERIFY DIMENSIONS AGAINST ON-SITE CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS, CONTACT THE DESIGN ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE DESIGN ARCHITECT'S APPROVAL, UNLESS MARKED ±.
10. ALL SHOP DRAWINGS AND MOCKUPS MUST BE SUBMITTED TO THE DESIGN ARCHITECT. ALLOWING AT LEAST TEN (10) BUSINESS DAYS FOR REVIEW. NO CONSTRUCTION WORK SHALL COMMENCE BEFORE APPROVAL OF THESE DRAWINGS.
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P-2.3

PHASE
CONSTRUCTION DOCUMENTS SET

DATE
2025.06.09

JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

DECK DETAILS

P-2.3

GENERAL STRUCTURAL NOTES

THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN OR SPECIFIED.

VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED, DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS. IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAILED ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.

DESIGN BASIS

CALIFORNIA BUILDING CODE, 2022 EDITION

LOADS: ROOF LIVE LOAD = 20 PSF
FLOOR LIVE LOAD = 40 PSF
LATERAL LOADS = (AS DEFINED IN THE CODE)
WIND: P = Qh[(GCpf) - (GCpi)]
SEISMIC: SITE CLASS = _, SEISMIC DESIGN CATEGORY = _,
Ss = _.___, S1 = _.__, SDS = _.___, SD1 = _.__, I = 1, R = _.__,
rho = 1, Cs = _.____, W = ___ KIP, V = CsW = ___.__ KIP

CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE, ALL APPLICABLE ORDINANCES AND REQUIREMENTS, THE CONSTRUCTION DOCUMENTS AND THESE NOTES.

EARTH WORK AND FOUNDATION

SEE GEOTECHNICAL ENGINEERING STUDY BY
AT THE TIME OF EXCAVATION THE FOUNDATION DEPTHS AND SOIL CAPACITY TO BE VERIFIED BY SOILS ENGINEER.

PRIOR TO COMMENCING EXCAVATION, TAKE SUCH STEPS AS ARE NECESSARY TO SHORE AND BRACE ADEQUATELY AND SAFELY ALL ADJACENT SOILS OR STREETS SO AS NOT TO UNDERMINE THEM OR REMOVE THEIR LATERAL SUPPORT. PROVIDE FULL LATERAL SUPPORT TO ADJACENT SOILS DURING EXCAVATION AND UNTIL SUCH TIME AS NEW FOOTINGS ARE CAST. LEAVE SHORING AND BRACING IN PLACE UNTIL THE NEW CONSTRUCTION CAN PROVIDE ADEQUATE AND SAFE SUPPORT BOTH VERTICALLY AND LATERALLY. ADEQUATE AND PROPER SHORING BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE STRUCTURE IS TO BE SUPPORTED BY CONTINUOUS SPREAD FOOTINGS AT DEPTHS SHOWN. CAST FOOTINGS DIRECTLY AGAINST NEATLY TRENCHED EXCAVATIONS AND UPON UNDISTURBED NATURAL SOIL. IF TRENCHES CANNOT STAND, FULLY FORM SIDES OF FOOTINGS TO DIMENSIONS SHOWN. DO NOT ALLOW WATER TO STAND IN TRENCHES. PUMP OUT ANY STANDING WATER. PLACE NO CONCRETE UNTIL EXCAVATIONS ARE DEWATERED, INSPECTED AND APPROVED BY SOILS ENGINEER, AND UNTIL ALL REINFORCING STEEL AND OTHER INSERTS ARE SECURELY INSTALLED.

ALLOWABLE SOIL BRG. PRESSURE = 1,500 PSF (PER CODE)

CONCRETE

ACCURATELY INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE IN PLACE PRIOR TO PLACING CONCRETE. LOCATE CONSTRUCTION JOINTS SO AS TO MINIMIZE AND TO IMPAIR LEAST THE STRENGTH OF THE STRUCTURE. ROUGHEN HORIZONTAL AND VERTICAL CONSTRUCTION JOINT SURFACES WHILE STILL GREEN, CLEANING THEM OF LAITANCE, LOOSE AGGREGATE AND DEBRIS BEFORE PROCEEDING WITH NEXT POUR. ALL CONCRETE AND GROUT TO DEVELOP 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, EXCEPT C.I.P. PILES AND GRADE BMS, WHERE NOTED ON PLANS WHICH ARE TO DEVELOP 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, U.O.N. CONTINUOUS INSPECTION REQUIRED.

REINFORCED CONCRETE BLOCK

REINFORCE ALL WALLS WITH HORIZONTAL AND VERTICAL REINFORCING AT CENTER OF WALL, UNLESS OTHERWISE SHOWN. GROUT ALL WALLS CONTINUOUSLY FULL HEIGHT AND LENGTH. SANDBLAST SURFACES ON WHICH BLOCKS ARE TO BE LAID. CONCRETE MASONRY UNITS TO CONFORM TO ASTM C90, LIGHTWEIGHT BLOCK, WITH TYPE S MORTAR, f'm = 1,500 PSI.

REINFORCING STEEL

REINFORCE ALL CONCRETE AND CONCRETE BLOCK. ALL REINFORCING STEEL TO BE NEW DEFORMED BARS ASTM A-615, GRADE 60, IN AS LONG LENGTHS AS PRACTICABLE OR AS DETAILED. LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS (1'-6" MINIMUM) AT SPLICES AND CORNERS. UNLESS OTHERWISE SHOWN, MAINTAIN COVERAGE TO FACE OF BAR AS FOLLOWS:

3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH,
2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH OR WEATHER, BUT FORMED AT MID-DEPTH OF SLABS ON GRADE.

CONFORM WITH "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI-315 LATEST EDITION UNLESS OTHERWISE SHOWN. DOWEL VERTICAL REINFORCING IN WALLS TO FOOTINGS WITH BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING.

WELDING OF REINFORCING STEEL

FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE "CARBON EQUIVALENT" (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75% SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM A-706, REINFORCING STEEL SHALL BE PREHEATED AS SHOWN IN TABLE 1, RGA 3-77. IN ADDITION, STEEL WHICH "CE" IS BETWEEN 0.66% AND 0.75% SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATION TESTS VERIFY ACCEPTABLE WELDABILITY. SPECIAL INSPECTION REQUIRED.

MISCELLANEOUS STRUCTURAL STEEL

SHAPES, PLATES, & BARS:	ASTM A-36
W-SHAPES:	ASTM A-992
PIPE:	ASTM A-53 GRADE B
TUBES:	ASTM A-500 GRADE B OR C
MACHINE BOLTS:	ASTM A-307

DETAILS OF WORKMANSHIP TO CONFORM TO AISC SPECIFICATIONS.
ALL WELDING TO CONFORM TO AWS SPECIFICATIONS. ALL BUTT WELDS TO BE FULL PENETRATION WITH BACK-UP PLATES OR BACK-UP WELDS. SUBMIT STEEL DETAILS TO ARCHITECT PRIOR TO FABRICATION. SHOP PAINT AND FIELD TOUCH-UP PAINT PER FEDERAL SPECIFICATION TT-P-86 TYPE II OR TNEMEC #99.

MINIMUM SIZE OF FILLET WELDS

Material Thickness of Thicker Part Joined (in.)	Minumum Size of Fillet Weld[a] (in.)
To 1/4 inclusive	1/8
Over 1/4 to 1/2	3/16
Over 1/2 to 3/4	1/4
Over 3/4	5/16

[a] Leg dimension of fillet welds. Single-pass welds must be used.

ROUGH CARPENTRY

PRESSURE TREAT DOUGLAS FIR SILLS, PLATES AND LEDGERS WHICH ARE AGAINST BLOCK OR CONCRETE WITH AWPA APPROVED PRESERVATIVE. FOR ABOVE GROUND USE A MINIMUM OF 0.25 PRESERVATIVE RETENTION. SET ON A GROUT BED WITH A MINIMUM OF TWO BOLTS PER PIECE. ALL BOLTS TO BE HOT-DIPPED GALVANIZED WITH G-185 RATING. THOROUGHLY GALVANIZE ALL NAILS, BOLTS AND HARDWARE EXPOSED TO WEATHER OR PRESURE TREATED LUMBER. USE UNFINISHED HEXAGONAL HEAD AND NUT MACHINE BOLTS WITH ROUND STEEL WASHERS UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD, U.O.N.

TIMBER CONNECTORS INDICATED BY CATALOG NUMBERS ON DRAWING TO BE SIMPSON CO. 'STRONG TIE' GALVANIZED STEEL. NAIL OR BOLT ALL FASTENERS PER MANUFACTURER'S INSTRUCTIONS, WITH ALL NAIL HOLES FILLED.

NAIL ALL FRAMING WITH NEW COMMON WIRE NAILS, WITH MINIMUM NAILING CONFORMING TO BUILDING CODE REQUIREMENTS, UNLESS OTHERWISE SHOWN. IF WOOD TENDS TO SPLIT WITH NAIL SIZE USED, PRE-DRILL HOLES. RETIGHTEN ALL BOLTS PRIOR TO CLOSING JOB. FOR LAG BOLTS, PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.

MINIMUM GRADES FOR SAWN LUMBER AS FOLLOWS:
2x STUDS, D.F. LARCH "STANDARD"
4x AND SMALLER, D.F. LARCH 'NO. 2', U.O.N. ON DWGS.
6x AND LARGER, D.F. LARCH 'NO. 1', U.O.N. ON DWGS.

MINIMUM PW. SHTG. GRADES AS FOLLOWS:
ROOF: 1/2" 24/0, APA RATED SHTG., EXP.1
FLOOR: 3/4" 40/20, APA RATED SHTG., T. & G., EXP.1
1-1/8" 60/40, APA RATED SHTG., T. & G., EXP.1
WALL: 1/2" STRUCT. 1, 32/16, EXP.1
SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURING IN BRACED WALL PANELS.

GLUED LAMINATED MEMBERS

USE GRADE COMBINATION 24F-V4 WITH MINIMUM AITC FINISH GRADE OF INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED. MANUFACTURE AND FABRICATION OF ALL GLUED, LAMINATED MEMBERS SHALL STRICTLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF AITC-117, LATEST EDITION, AND WITH ANSI STANDARD A190.1. FIELD DRILL ALL CONNECTION HOLES FOR PROPER FIT.

PARALLAM, MICROLAM, TIMBERSTRAND & TRUS JOIST

BEAMS INDICATED PSL ARE TO BE PARALLAM, LVL ARE TO BE MICROLAM, LSL ARE TO BE TIMBERSTRAND & TJI TO BE TRUS JOIST, ALL MANUFACTURED BY WEYERHAEUSER.

VERSA-MEMBERS

VERSA-LAM, VERSA-RIM, VERSA-STRAND AND VERSA-STUD INDICATED ON THE DRAWINGS ARE TO BE MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS.

ABBREVIATION

A B = ANCHOR BOLT
ABT = ABOUT
ABV = ABOVE
ADD = ADDITIONAL(LY)
ADJ = ADJACENT
ARCH = ARCHITECTURAL DWGS
ALT = ALTERNATE
A T R = ALL THREAD ROD

B = BOT = BOTTOM
BAL = BALANCE
BD = BOARD
BLDG = BUILDING
BLW = BELOW
BM = BEAM
B N = BOUNDARY NAILING
B O = BOTTOM OF
BRG = BEARING
BTW = BETWEEN
B U = BUILT-UP
BTR = BETTER
BYD = BEYOND

C = CAMBER
C B = CONCRETE BLOCK
C C = CENTER TO CENTER
C I P = CAST IN PLACE
C J = CEILING JOIST
CLR = CLEAR
CNR = CORNER
COL = COLUMN
CONC = CONCRETE
CONN = CONNECTION
CONST = CONSTRUCTION
CONT = CONTINUOUS(LY)
CT JT = CONTROL JOINT
CTR(D) = CENTER(ED)
CTSK = COUNTERSINK

D = DIAM = DIAMETER
DBL = DOUBLE
DET = DETAIL
D F = DOUGLAS FIR
DIAG = DIAGONAL
DIM = DIMENSION
DKG = DECKING
DO = DITTO
DWG = DRAWING
DWL = DOWEL

E = EAST
(E) = EXIST = EXISTING
EA = EACH
E D = EDGE DISTANCE
E E = EACH END
E F = EACH FACE
EL = ELEV = ELEVATION
ELECT = ELECTRICAL (DWGS)
ENGR = ENGINEER
EMBD = EMBED(MENT)
E N = EDGE NAILING
EQ = EQUAL
E S = EACH SIDE
E W = EACH WAY
E-W = EAST WEST
EXP = EXPANSION
EXT = EXTERIOR

FB = FLAT BLOCKING
FDN = FOUNDATION
F F = FAR FACE
FIN = FINISH
F J = FLOOR JOIST
FLG = FLANG
FLR = FLOOR
F N = FACE NAIL
F O = FACE OF
F O C = FACE OF CONCRETE
F O S = FACE STUD
F O W = FACE OF WALL
FRMG = FRAMING
F S = FAR SIDE
FTG = FOOTING
F W = FILLET WELD

GA = GAUGE
GEN = GENERAL
GIR = GIRDER
G L = GLUED LAMINATION (BM OR MEMBER)
GR = GRADE
GRND = GROUND

H = HORIZ = HORIZONTAL(LY)
HD = HAND
H D G = HOT DIP GALVANIZED
HDR = HEADER
HGR = HANGER
HK = HOOK
HT = HEIGHT

I F = INNER FACE
INFO = INFORMATION
INT = INTERIOR
INTSECT = INTERSECT(ION)
INV = INVERTED

JST = JOIST
JT = JOINT

LAM = LAMINATED(TION)
LOC = LOCATION
LONGIT = LONGITUDINAL(LY)

MAX = MAXIMUM
M B = MACHINE BOLT
MECH = MECHANICAL
MIN = MINMUM
MULL = MULLION

(N) = NEW
N = NORTH
NAT MATL = NATURAL MATERIAL
N B = NON BEARING
N F = NEAR FACE
NLG = NAILING
NLR = NAILER
NTS = NOT TO SCALE

O C = ON CENTER
O F = OUTER FACE
OPG = OPENING
OPP = OPPOSITE

PC = PIECE
PEN = PENETRATION
PERIM = PERIMETER
P L F = POUNDS PER LINEAR FOOT
PNT = POINT
P S F = POUNDS PER SQUARE FOOT
P S I = POUNDS PER SQUARE INCH
P T = PRESSURE TREATED
PW = PLYWOOD

REF = REFRENCE
REINF = REINFORCING(MENT)
REQ'D = REQUIRED
RET = RETAINING
R J = ROOF JOIST
RM = ROOM
R O = ROUGH OPENING
R R = ROOF RAFTER

S = SOUTH
S B = SOLID BLOCK
SECT = SECTION(S)
SHPD = SHAPED
SHT = SHEET(S)
SHTG = SHEATING
S I = SPECIAL INSPECTION
SIM = SIMILAR
S O G = SLAB ON GRADE
SPC(G) = SPACE(ING)
SPEC = SPECIFICATIONS
SQ = SQUARE
S S = SELECT STRUCT.
ST STL = STAINLESS STEEL
STAGG = STAGGER(ED)
STD = STANDARD
STIFF = STIFFENER
STL = STEEL
STRUCT = STRUCTURE(LY)
SW = SHEAR WALL
SYMM = SYMMETRICAL(Y)

T = TOP
T & G = TONGUE & GROOVE
TH = THICKNESS
THRD = THREADED
TJ = TRUSJOIST
TN = TOENAIL
TO = TOP OF
T O C = TOP OF CONCRETE
T O S = TOP OF STEEL
TOT = TOTAL
T O W = TOP OF WALL
TR = TIE ROD
TRANS = TRANSVERSE
TS = TUBULAR STEEL
TYP = TYPICAL(LY)

U O N = UNLESS OTHERWISE NOTED
UNP = UNDERPIN

V = VERT = VERTICAL(LY)
VIF = VERIFY IN FIELD
VSL= VERSA-LAM

W = WEST
WD = WOOD
W O = WHERE OCCURS
WPF(G) = WATERPROOF
W S B = WELDED STUD BOLT

X - B = CROSS BRACING
X - S = EXTRA STRONG

℄ = CENTERLINE
P = PLATE
Ø = ROUND OR DIAMETER
L = ANGLE
∥ = PARALLEL
I = PERPENDICULAR
# = NUMBER

DEPT. OF BUILDING AND SAFETY NOTES

1. SHOP WELDING SHALL BE PERFORMED IN THE SHOP OF A LICENSED FABRICATOR APPROVED BY THE BUILDING DEPARTMENT. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDING DEPARTMENT. CONTINUOUS INSPECTION OF WELDING SHALL BE REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS.
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A DEPARTMENT APPROVED FABRICATOR.
3. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN THE SHOP OF DEPARTMENT APPROVED FABRICATOR.
4. SIMPSON STRONG TIE CONNECTORS TO COMPLY WITH ICBO #1211, 4448 & 5117
5. SIMPSON STRONG-BOLT2 ANCHORS TO COMPLY WITH E.R. #3037.
6. TRUS-JOIST OPEN WEB SERIES TO COMPLY WITH NER 148.
7. TRUS-JOIST PLYWOOD WEB SERIES TO COMPLY WITH NER 200.
8. EPOXY GROUT TO BE SIMPSON, ICC-ER #4945 OR EQUAL. SET EPOXY BY SIMPSON TO COMPLY WITH ICC-ER #1772. SPECIAL INSPECTION REQUIRED.
9. STEEL STUDS AND TRACK TO BE AS MANUFACTURED BY CEMCO, ICBO #3403-P OR APPROVED EQUAL.
10. WHERE 3x BOUNDARY AND EDGE MEMBERS ARE CALLED FOR IN SHEAR WALLS, MAINTAIN A MINIMUM 1/2" DISTANCE BETWEEN SHEAR NAILING AND PLYWOOD EDGES.
11. BOLT HOLES FOR HOLD DOWNS IN WOOD COLUMNS SHALL BE 1/16" MAX. OVERSIZE - INSPECTOR TO VERIFY.
12. HOLD DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. ONLY COMMON NAILS SHALL BE PERMITTED FOR REQUIRED NAILING OF VERTICAL AND HORIZONTAL PLYWOOD SHEAR PANELS.
14. APPROVED PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL SILL PLATE ANCHOR BOLTS.
15. APPROVED PLATE WASHERS, IN LIEU OF CUT WASHER, SHALL BE PROVIDED FOR HOLD-DOWN CONNECTOR BOLTS AT SHEARWALL WOOD FLANGES.
16. STRUCTURAL OBSERVATION REQUIRED ON PLYWOOD SHEAR WALLS RATED OVER 300 PLF.
17. RAWLPLUG ANCHORS TO COMPLY WITH ICBO REPORT #45144 & #4803.
18. HILTI 'KWIK-BOLTS' TO COMPLY WITH ER #4627
19. PARALLAM, MICROLAM & LSL TO COMPLY WITH ER #4979.
20. LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. & FULL DIA. FOR SMOOTH SHANK PORTION.
21. BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25% OF WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40% OF STUD WIDTH.

County of Los Angeles
DEPARTMENT OF PUBLIC WORKS BUILDING & SAFETY DIVISION
Los Angeles Regional Uniform Code Program

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE STRUCTURAL OBSERVER

PERMIT APPL. NO.: _____

Project Address:	
Description of Work:	
Owner:	Architect:
Engineer of Record: RICHARD J. LEWIS	

STRUCTURAL OBSERVATION (ONLY CHECKED ITEMS ARE REQUIRED)

Firm or Individual to be responsible for the Structural Observation:
Name: RICHARD J. LEWIS Phone: (310) 828-5611 Calif. Registration: C30522

FOUNDATION	WALL	FRAME	DIAPHRAGM
☐ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☐ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Retaining Foundation Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

Version 1.0 (2008 LACBC) Jan. 10 2008

STUDIO ARTHUR CASAS

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BOTTLEBRUSH
32926 PACIFIC COAST HWY.
MALIBU, CA. 90265

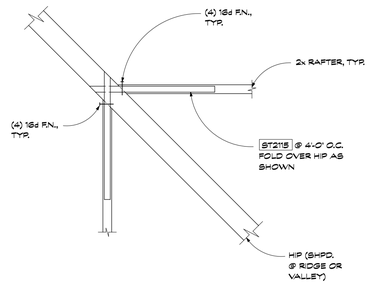
REVISIONS

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0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

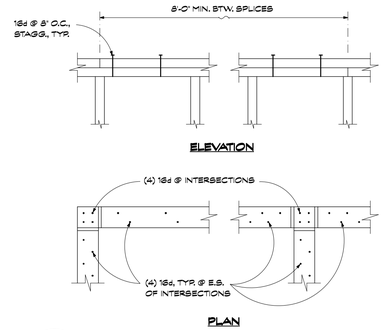
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DATE: 2026.05.26
JOB NO.: 23056

GENERAL NOTES & ABBREVIATIONS

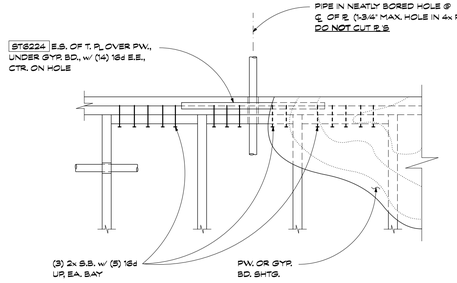
S1.1



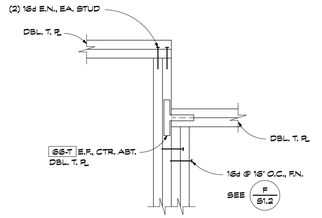
A S1.2 *Conn. @ Jst. To Hip*



B S1.2 *Conn. Dbl. T. PL @ Intersections*

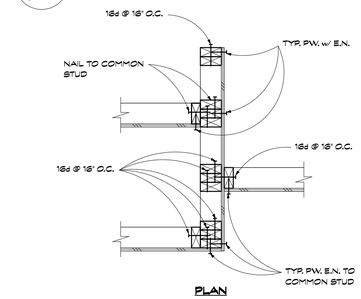


C S1.2 *Typ. Pipe Thru Stud Wall*

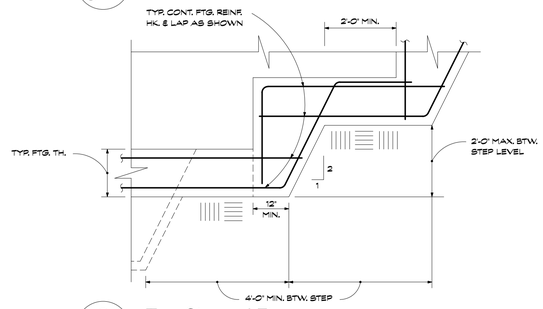


D S1.2 *Conn. Discontinuous Dbl. T. PL*

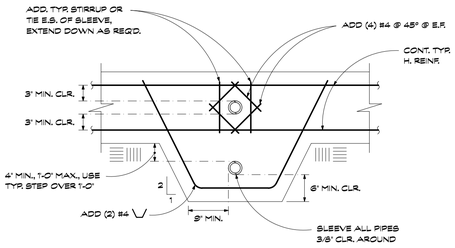
E S1.2



F S1.2 *Typ. Stud Wall Intersections*



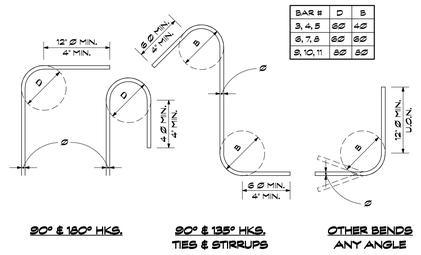
G S1.2 *Typ. Stepped Ftg.*



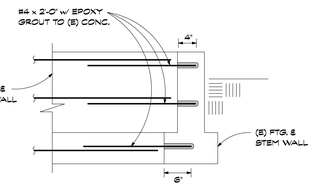
H S1.2 *Typ. Pipe Sleeve Thru Ftg.*

J S1.2

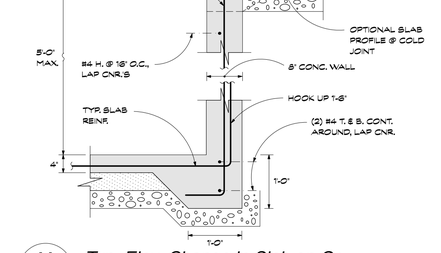
BAR #	D	B
3, 4, 5	6Ø	4Ø
6, 7, 8	8Ø	6Ø
9, 10, 11	8Ø	8Ø



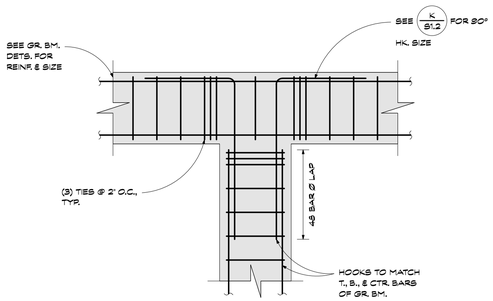
K S1.2 *Typ. Reinf. Bar Bends*



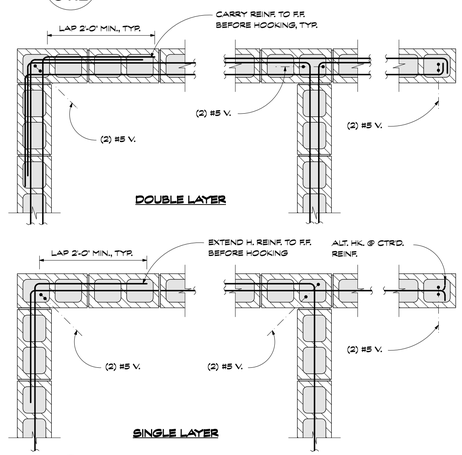
L S1.2 *Typ. (N) to (E) Ftg. Conn.*



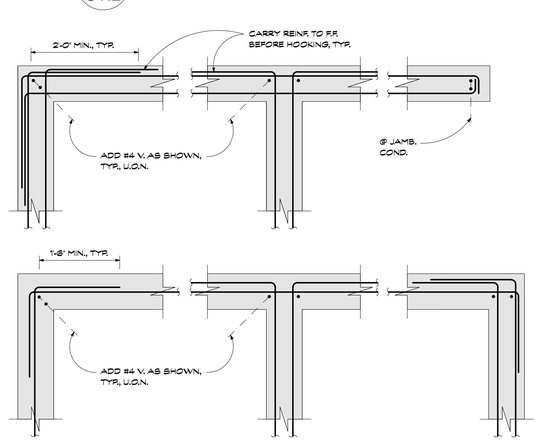
M S1.2 *Typ. Elev. Change in Slab on Gr.*



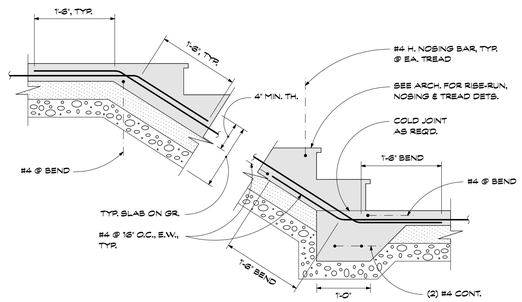
N S1.2 *Typ. Gr. Bm. to Bm. Conn. (Plan)*



P S1.2 *Typ. C.B. Reinf. @ Corners (plan)*



Q S1.2 *Typ. C.I.P. Reinf. @ Corners (plan)*



R S1.2 *Typ. Conc. Stair On Gr.*

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REVISIONS

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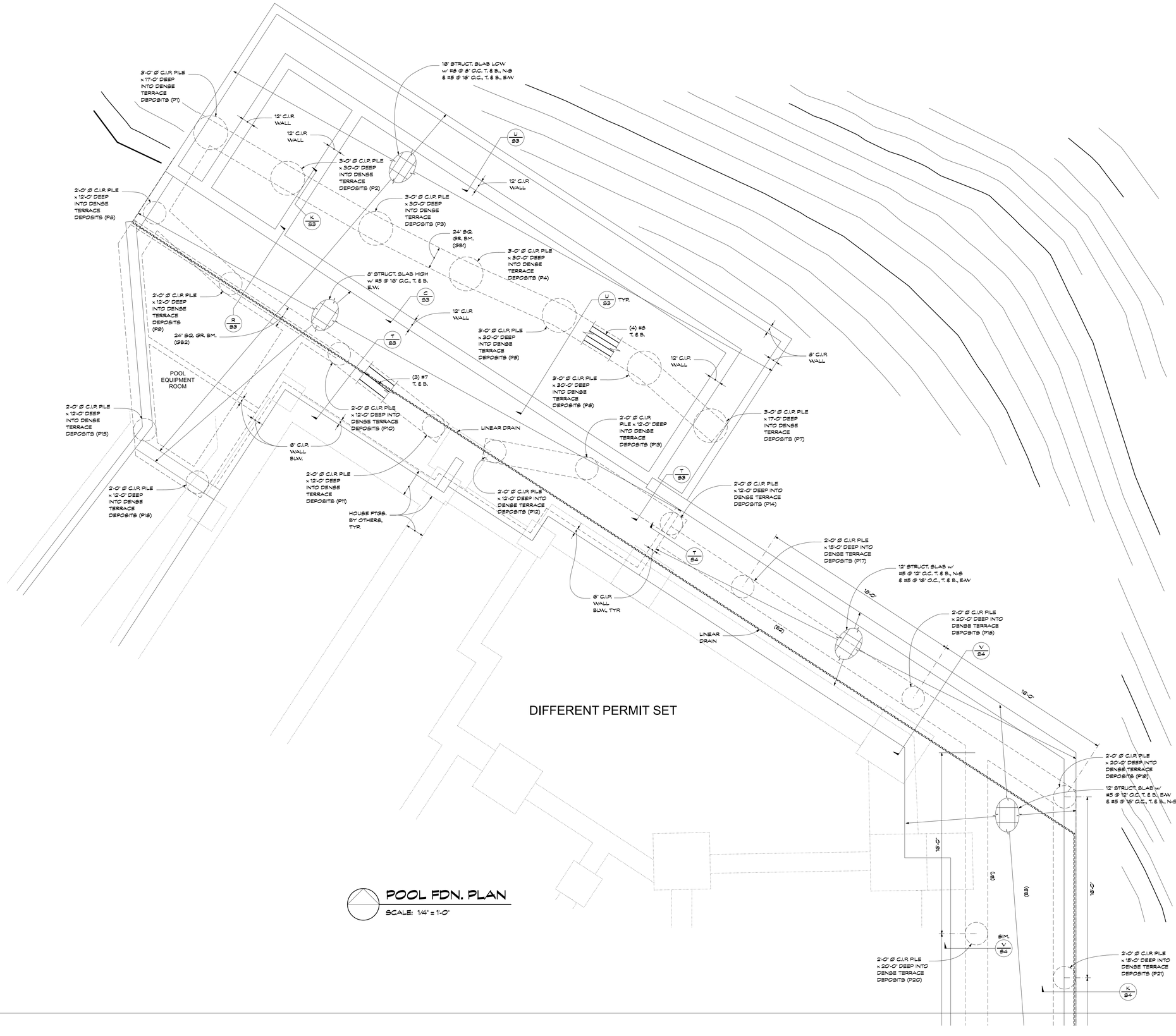
SCALE: N.T.S., U.O.N.

DATE: 2026.05.26

JOB NO.: 23056

TYP. FRMG. & FDN. DETAILS

S1.2



DIFFERENT PERMIT SET

POOL FDN. PLAN

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

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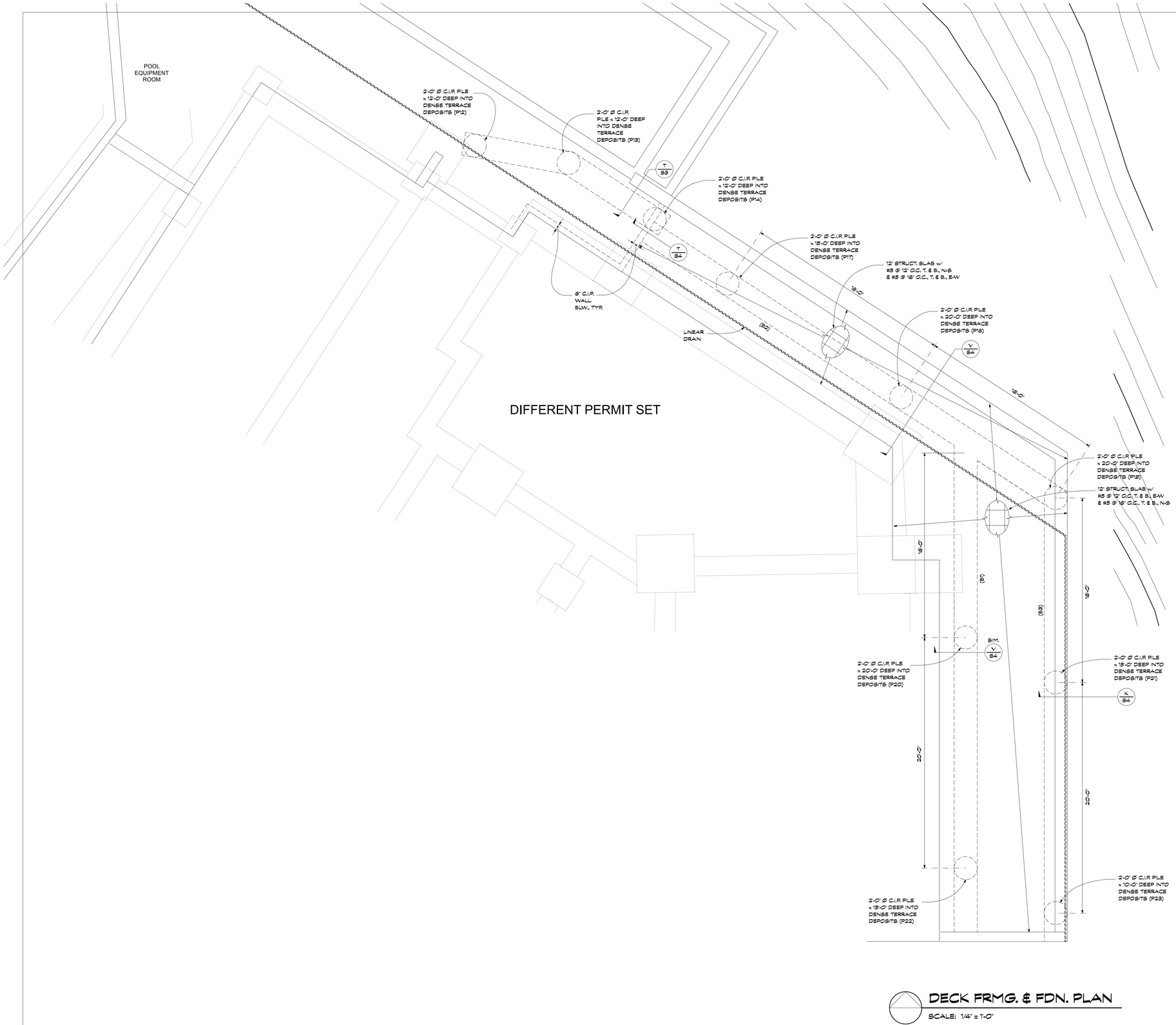
SCALE: 1/4" = 1'-0"

DATE: 2026.05.26

JOB NO.: 23056

POOL FDN. PLAN

S2



DECK FRMG. & FDN. PLAN

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

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SCALE
1/4" = 1'-0"

DATE
2026.05.26

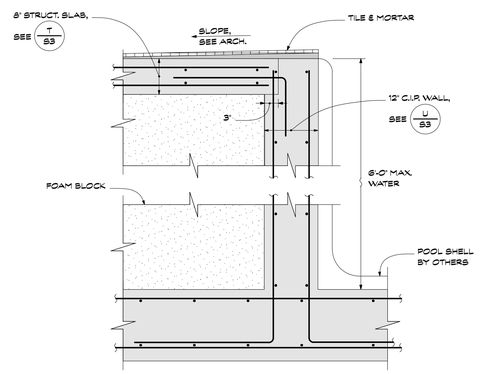
JOB NO.
23056

DECK FRMG. & FDN. PLAN

S2.1

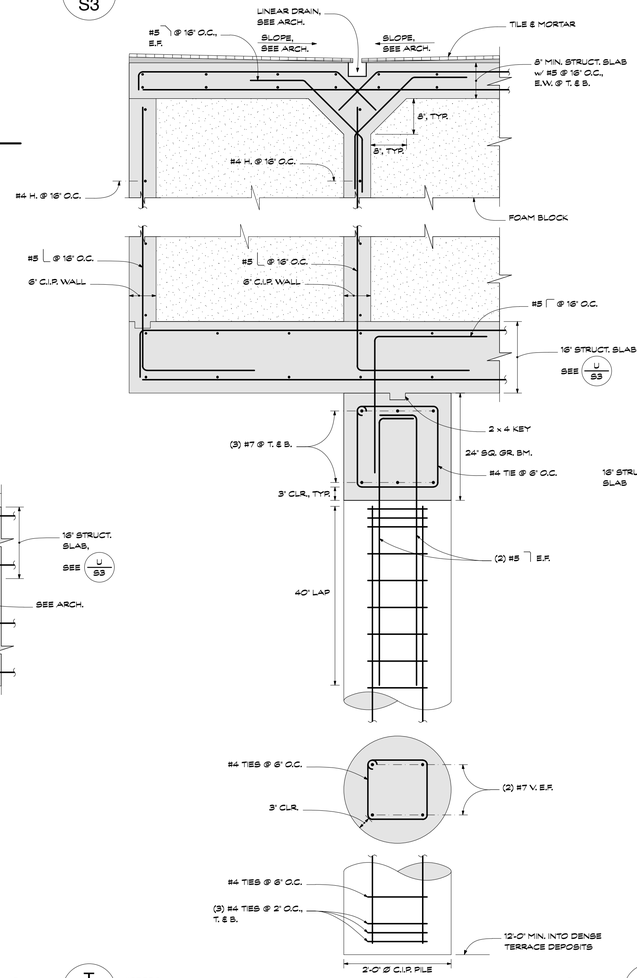
A S3 #23056

B S3 #23056



C S3 #23056

SCALE: 3/4" = 1'-0"

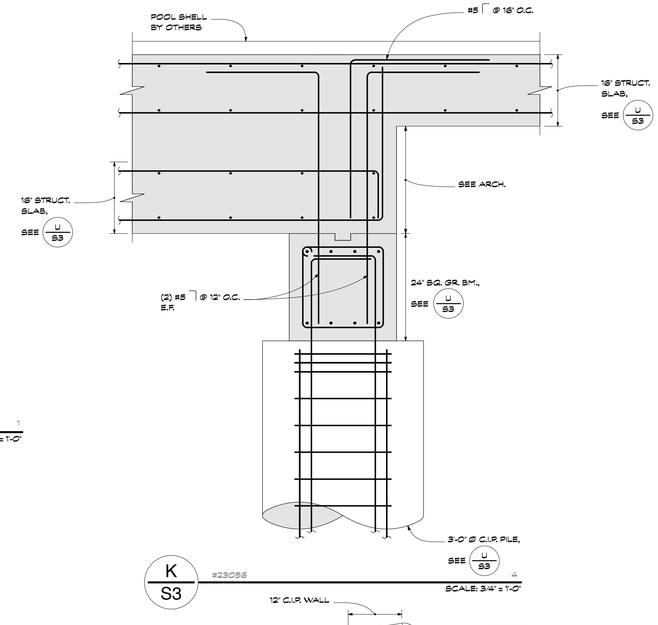


T S3 #23056

SCALE: 3/4" = 1'-0"

K S3 #23056

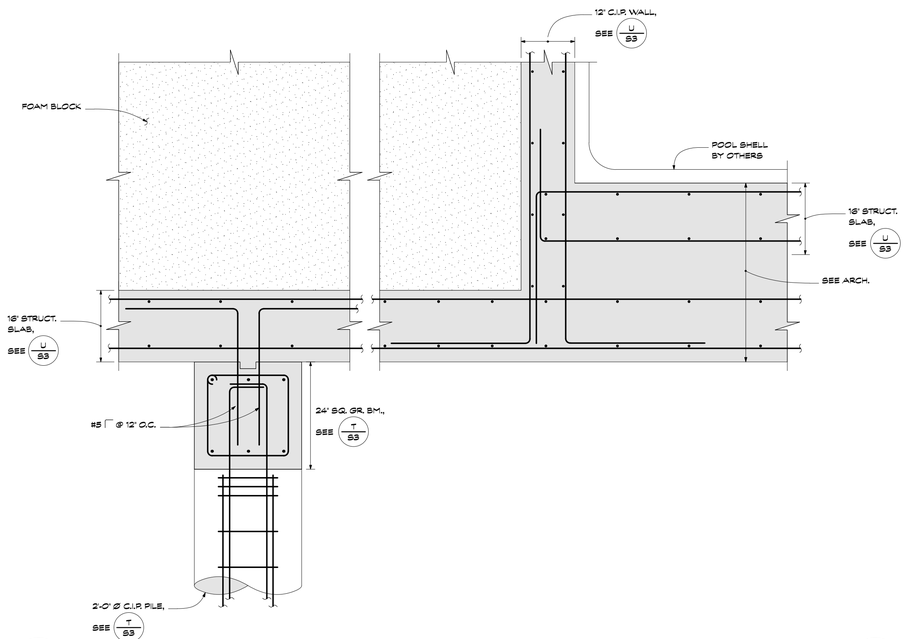
SCALE: 3/4" = 1'-0"



F S3 #23056

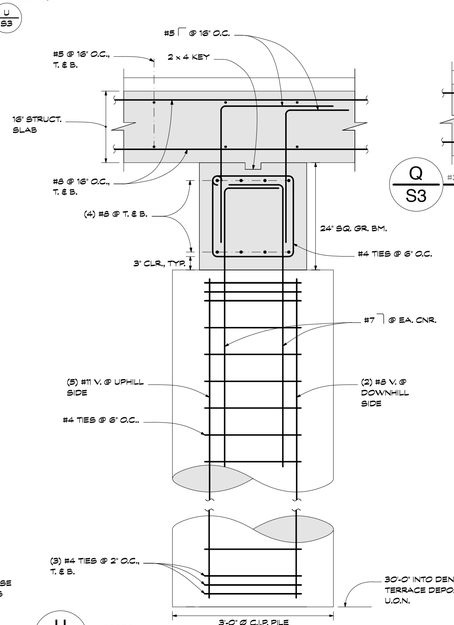
G S3 #23056

NOTE: SEE T S3 FOR STRUCT. SLAB HIGH



R S3 #23056

SCALE: 3/4" = 1'-0"

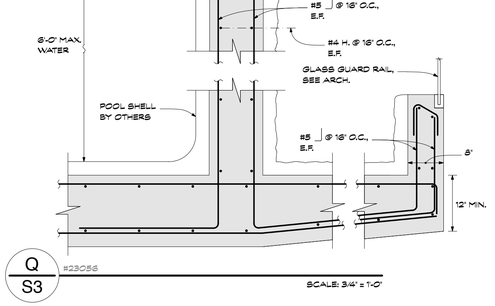


U S3 #23056

SCALE: 3/4" = 1'-0"

Q S3 #23056

SCALE: 3/4" = 1'-0"



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SCALE
1" = 1'-0", U.O.N.

DATE
2026.05.26

JOB NO.
23056

STRUCTURAL DETAILS

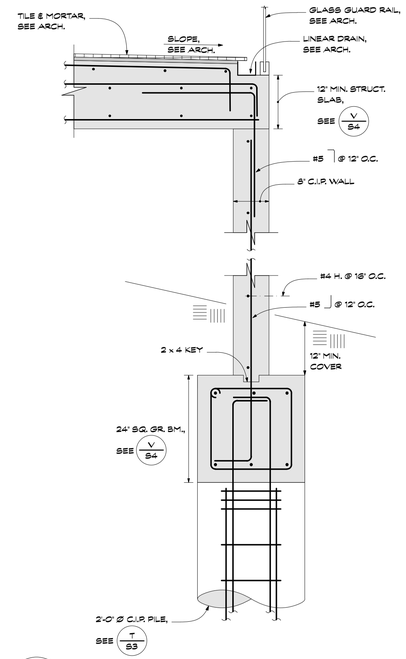
S3

A S4 #23056

B S4 #23056

C S4 #23056

D S4 #23056



K S4 #23056 10

SCALE: 3/4" = 1'-0"

F S4 #23056

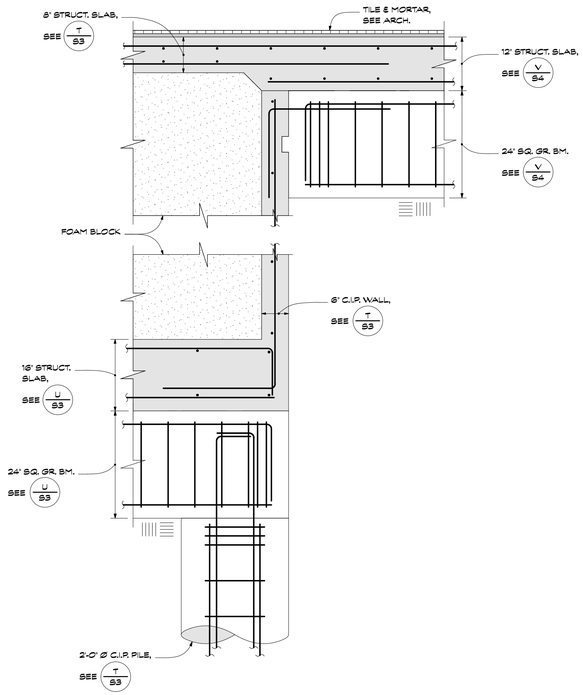
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H S4 #23056

J S4 #23056

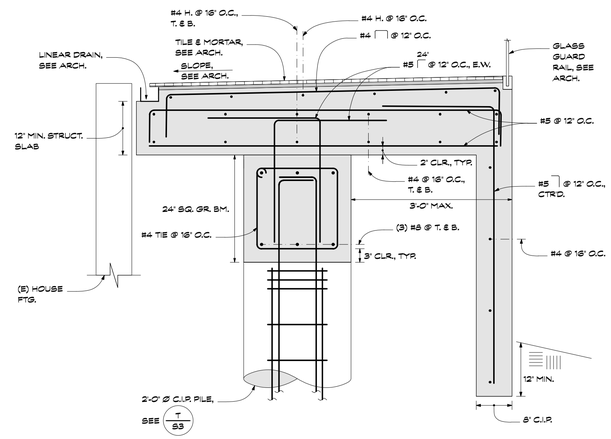
L S4 #23056

M S4 #23056



T S4 #23056 11

SCALE: 3/4" = 1'-0"



V S4 #23056 10

SCALE: 3/4" = 1'-0"

R S4 #23056

S S4 #23056

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STRUCTURAL DETAILS

S4

CITY OF MALIBU

23815 STUART RANCH ROAD ♦ MALIBU, CALIFORNIA 90265-4861

(310) 456-2489 ♦ FAX (310) 317 0950 ♦ www.ci.malibu.ca.us

CITY OF MALIBU

GRADING PLAN

32826 PACIFIC COAST HWY., MALIBU CA

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK." .
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER HE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: (SEE TABLE BELOW)
    CUT: 36 CU.YD. FILL: 0 CU.YD.
    EXPORT: 36 CU.YD. IMPORT: 0 CU.YD.
    REMOVAL AND RECOMPACTION 0 CU.YD.
20. TOTAL DISTURBED AREA ACRES 0.04 AC/1,830 SQ.FT.
    (INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
    TOTAL EXISTING IMPERVIOUS SURFACE AREA 9381 SQ.FT.
    (TOTAL PROPOSED IMPERVIOUS SURFACE AREA 1010 POOL ONLY SQ.FT.
    FLOOD ZONE ON FIRM:_________ BASE FLOOD ELEVATION:__________ FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS AND FILLS) [3312, 3313 & MALIBU LCP 8.3]:

1. CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROPRIATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL.

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
4. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED “ROUGH GRADING REPORTS”. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
5. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED “AS-BUILT GRADING PLAN” AND “NOTIFICATION OF COMPLETION”.
6. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
7. FILL INSPECTION:

7.1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2]

7.2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.

7.3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2HORIZONTAL TO 1 VERTICAL. [3313.7

8. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
9. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

COMPACTION TESTING REQUIREMENTS:

1. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
2. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISHED GRAD, AND
3. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE
4. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 - LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937- LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-DONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]
5. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:

5.1. ONE TEST FOR EACH TWO FOOT VERTICAL LEFT.

5.2. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.

5.3. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

GENERAL NOTES:

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. THIS PLAN HAS BEEN CHECKED ON THE ASSUMPTION THAT THE FILLS SHOWN WILL NOT BE COMPACTED. PLACE THE FOLLOWING NOTE NO THE PLAN STATING: “FILLS ARE UNCOMPACTED AND NOT SUITABLE FOR THE SUPPORT OF STRUCTURES. ALL FOUNDATIONS FOR FUTURE BUILDINGS ARE TO BE EXTENDED THROUGH THE FILL INTO NATURAL GROUND.” IF THE FILLS ARE TO BE COMPACTED, COMPLY WITH CORRECTION NUMBERS 94, 95 & 96.
4. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
5. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
6. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
7. SECURE PERMISSION FROM (CITY ENGINEER), (STATE HIGHWAY DEPARTMENT) FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
8. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
10. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
11. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
12. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
13. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
14. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
15. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
16. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

ADDITIONAL GRADING GENERAL NOTES:

1. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
2. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
3. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
4. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
5. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
6. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
7. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
8. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
9. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
10. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
11. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
12. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
13. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
14. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.

NO GRADING WILL BE ALLOWED ON SLOPES GREATER THAN 4:1 BETWEEN NOVEMBER 1 AND MARCH 31. DO NOT BEGIN ANY GRADING WORK WHICH CANNOT BE COMPLETED PRIOR TO NOVEMBER 1 OR IS LOCATED WITHIN OR ADJACENT TO ESHA. LIP SEC. 17.3.1

ADDITIONAL GEOTECHNICAL NOTES:

1. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
2. PRIOR TO FINAL APPROVAL OF THE PROJECT, AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACKDRAINS, AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
3. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE GEOTECHNICAL CONSULTANT, AS APPROPRIATE.

15. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLICATION PLAN (LIP), SECTION 8.3.

ENGINEERING GEOLOGIC GRADING NOTES::

1. FOR REFERENCE, SECTION 1804.3 OF THE 2010 CBC STATES THAT THE GROUND IMMEDIATE ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET AS MEASURED PERPENDICULAR TO THE FACE OF THE STRUCTURE. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. EXEMPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL (ICC, 2010).
2. ALL UNDERGROUND WATER LINES AND DRAINAGE LINES SHALL BE ABSOLUTELY LEAK FREE. IT IS RECOMMENDED THAT WATER REMAINS, IRRIGATION LINES, AND DRAINAGE LINES BE PERIODICALLY CHECKED FOR LEAKS FOR EARLY DETECTION OF WATER INFILTRATING THE UNDERLYING SOILS THAT COULD CAUSE DETRIMENTAL SOIL MOVEMENTS. IF A LEAK IS DETECTED AT ANY TIME, IT MUST BE REPAIRED IMMEDIATELY.
3. LANDSCAPE WATERING SHALL BE HELD TO A MINIMUM WHILE MAINTAINING A UNIFORMLY MOIST CONDITION WITHOUT ALLOWING THE SOIL TO DRY OUT. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST. DURING EXTREME HOT AND DRY PERIODS, ADEQUATE WATERING MAY BE NECESSARY TO KEEP SOIL FROM SEPARATING OR PULLING BACK FROM THE FOUNDATIONS OR SLABS.
4. SITE AREA DRAINS, CATCH BASINS, ROOF GUTTERS, DOWNSPOUTS, AND ANY SUBDRAIN OUTLETS SHOULD BE INSPECTED PERIODICALLY TO INSURE THAT THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY. IN ADDITION, CRACKS IN PAVED SURFACES SHALL BE SEALED TO LIMIT INFILTRATION OF SURFACE WATERS.

SLOPE MAINTENANCE:

1. A RIGOROUS SLOPE MAINTENANCE PROGRAM SHOULD BE ADOPTED TO MAINTAIN THE EXISTING AND ANY PROPOSED SLOPES. THE FOLLOWING RECOMMENDATIONS SHOULD PROVIDE GUIDELINES FOR MAINTENANCE OF THE SLOPES:

1.1. THE SLOPES BE LANDSCAPED. AN EXPERIENCED LANDSCAPE ARCHITECT COULD BE CONSULTED FOR RECOMMENDATIONS REGARDING THE TYPE OF LANDSCAPE TO USE ON THE SLOPE THAT WOULD HELP TO REDUCE SURFACE EROSION AND WOULD NEED MINIMUM AMOUNT OF IRRIGATION SUCH AS DROUGHT RESISTANT PLANT. TREES WITH ROOTING SYSTEMS THAT COULD SEVERELY DISTURB THE OUTER SLOPE MATERIALS SHOULD BE AVOIDED AND/OR REMOVED.

1.2. THE MOISTURE CONTENT OF THE SLOPE OUTER FACE MATERIALS SHOULD BE MAINTAINED CLOSE TO THE OPTIMUM THROUGHOUT THE YEAR. EXCESSIVE WATERING OR DRYING OF THE SLOPE FACE MUST BE AVOIDED. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST.

1.3. PROPER SURFACE DRAINAGE SHOULD BE MAINTAINED. DRAINAGE SWALES SHOULD BE INSPECTED AND CLEANED BEFORE THE RAINY SEASON. ANY EROSION AROUND AND UNDERNEATH THE SWALES SHOULD BE REPAIRED TO PREVENT FURTHER UNDERMINING OF THE SUBGRADE AROUND THE SWALES.

1.4. IF SLOPE SUBDRAIN OUTLETS ARE PRESENT ON A SLOPE, THEIR LOCATIONS SHOULD BE CAREFULLY NOTED AND EXTREME CARE SHOULD BE TAKEN TO INSURE THAT THE SUBDRAIN OUTLETS DO NOT BECOME BURIED OR BLOCKED. MEASURES SHOULD BE UNDERTAKEN TO INSURE THAT RODENTS OR SMALL ANIMALS CANNOT ENTER OR RESIDE IN A SUBDRAIN OUTLET. IF A SUBDRAIN OUTLET BECOMES BURIED OR BLOCKED, IT MUST BE LOCATED AND/OR THE OBSTRUCTION MUST BE REMOVED IMMEDIATELY SO THAT WATER MAY FREELY DRAIN FROM THE THE SUBDRAINAGE SYSTEM. IT SHOULD BE NOTED THAT A BURIED OR BLOCKED SUBDRAIN OUTLET COULD PREVENT GROUNDWATER FROM DRAINING FROM WITHIN THE SLOPE THUS CAUSING THE SATURATION OF THE EARTH MATERIALS AS WELL AS AS A RISE IN THE HYDROSTATIC PRESSURES WITHIN THE SLOPE. THIS CONDITION COULD POSSIBLY LEAD TO FAILURE OF THE SLOPE.

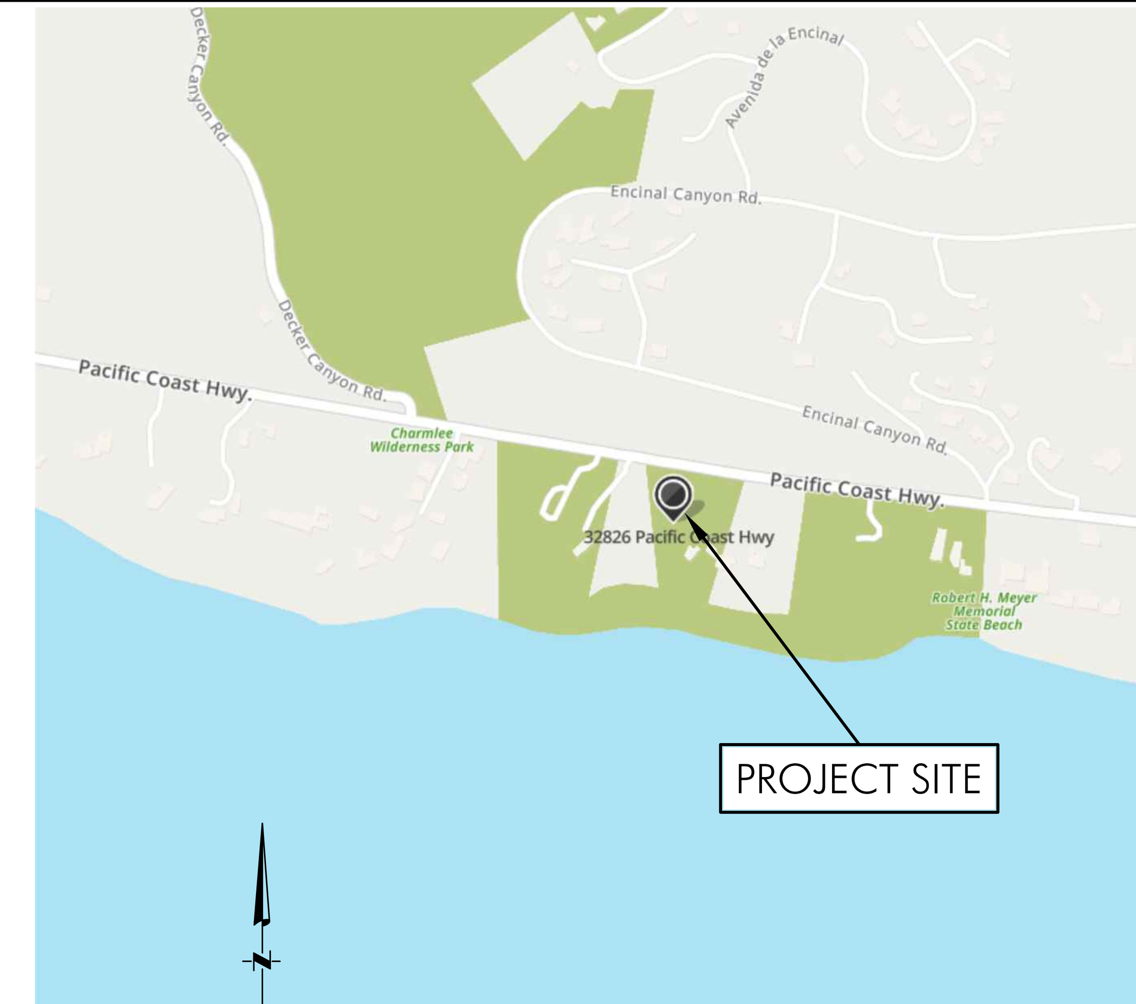
1.5. BURROWING BY RODENTS DISTURBS THE SUPERFICIAL MATERIALS AND SURFACE DRAINAGE CONDITIONS. IF BURROWING RODENTS ARE OBSERVED ON OR WITHIN THE SLOPE, THEY SHOULD BE EXTERMINATED IMMEDIATELY AND ANY DISTURBANCE TO THE SLOPE SHOULD BE CORRECTED.

SOILS FOR USE AS COMPACTED FILL NOTE:

ON-SITE SOILS USED AS ENGINEERED FILL SOILS SHOULD MOISTURE CONDITIONED TO A SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

CITY AND POOL CONTRACTOR NOTE:

1. OZONIZATION SYSTEM TO BE USED FOR THE POOL WATER NO DISCHARGE TO THE STREET OR ANY RECEIVING WATERS IS ALLOWED. BMP'S MUST BE IN PLACE TO PREVENT EROSION MAY BE USED FOR IRRIGATION IF THE ABOVE ITEMS ARE MET OR WATER MUST BE TRANSPORTED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS
2. " IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET OR DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 D 5". POOL CONTRACTOR TO POST A SIGN STATING THIS. THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY



VICINITY MAP

N.T.S.

△2 City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 456-7650 ♦
www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 32826 PACIFIC COAST HWY.
POOL ONLY

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut		36	0	0	0	36
Fill		0	0	0	0	0
Total		36	0	0	0	36
Import		0	0	0	0	0
Export	0	36	0	0	0	36

All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction-R&R must be balanced.
Safety Grading is required grading for L.A. County Fire Depart. access approval beyond the fifteen foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residence structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site.The information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: RICHARD E. DOSS
PRINT NAME
SIGNATURE
DATE: 6/1/26

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

INDEX

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REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:

PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987 — 6/1/26 DATE

NO.	REVISION	BY	CHKD.	DATE
△2	ADDED POOL AND SPA ON PILES			

CITY OF MALIBU
FIRE REBUILD

32826 PACIFIC COAST HIGHWAY., MALIBU CA

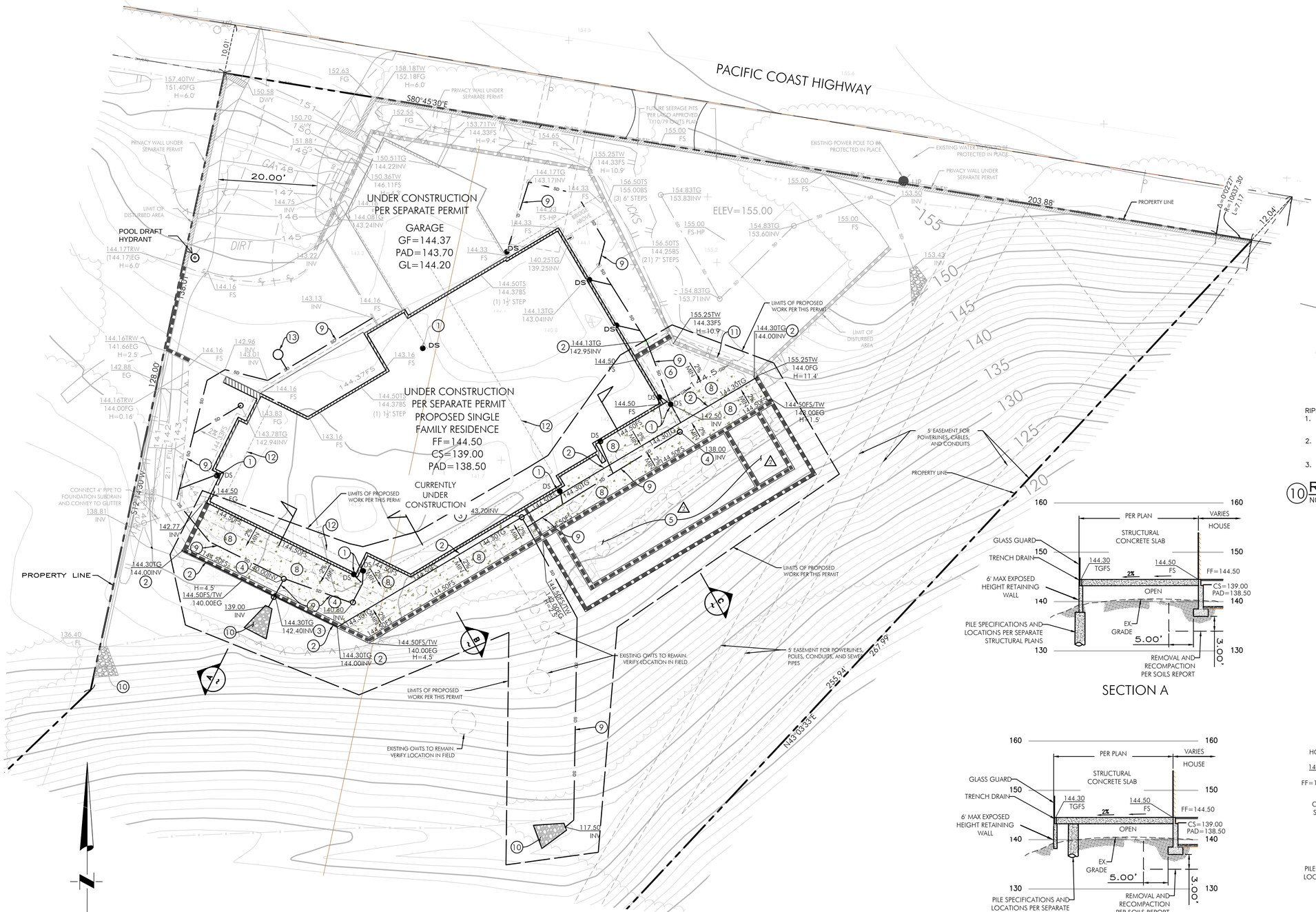
TITLE SHEET / NOTES AND SECTIONS

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE

SCALE
N.T.S.
PROJECT NUMBER

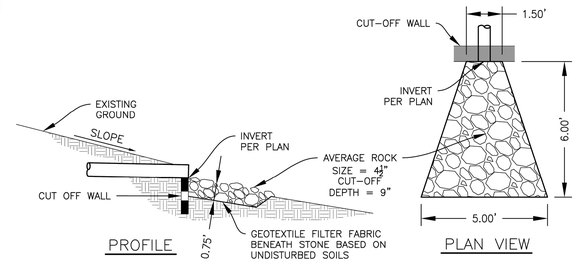
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Sheet 1 of 3 Sheets



CONSTRUCTION NOTES: ON-SITE

1. CONSTRUCT DOWNSPOUT CONNECTION AND LOCATION PER ARCHITECTS PLANS OUTLET TO STORMDRAIN SYSTEM BELOW CONCRETE DECK
2. CONSTRUCT TRENCH DRAIN INLET ULMA SLOT GRATING SYSTEM, A15-C250 SLOPE 0.5% PER ARCHITECTS PLAN
3. CONNECT TRENCH DRAIN TO DOWN DRAIN TO RIP RAP PAD
4. UNDER RAISED DECK CLEANOUT FOR ROOF DRAINS TO RIP RAP PAD
5. POOL AND SPA ON PILES
6. POOL EQUIPMENT AREA
7. NOT USED
8. CONSTRUCT RAISED CONCRETC DECKING ON PILES PER STRUCTURAL PLAN, ARCHITECTS PLANS AND SEPARATE PERMIT
9. 4" DIA PVC'S STORM DRAIN AT 0.5% MIN SLOPE. UNDER DECK AREA
10. CONSTRUCT RIP RAP OUTLET PER DETAIL HEREON
11. EXISTING RETAINING WALL TO BE REPAIRED OR REPLACED IN KIND PER SEPARATE PLANS AND PERMIT
12. LINE OF ROOF OR STRUCTURE BELOW OR ABOVE
13. EXISTING LITTLE GIANT PUMP MODEL NO. 10EC-CIA-SFS, ITEM NO 510802 AND 24" DIA. SUMP PUMP WELL OR EQUIVALENT UNDER CAR TURNTABLE

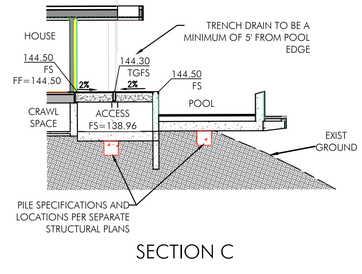


RIPRAP NOTES:
1. ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 6 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 24 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
2. THERE SHALL BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCK. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2 INCHES.
3. SURFACE ROCKS SHALL BE IMBEDDED FROM ½ TO ¾ OF THEIR MAXIMUM DIMENSION.

(10) RIPRAP APRON DETAIL
NOT TO SCALE

SECTION A

SECTION B



SECTION C

LEGEND:

AL	AREA LIGHT	SD	STORM DRAIN
AC	ASPHALT	SL	STREET LIGHT
BFD	BACKFLOW DEVICE	SS	SANITARY SEWER
BW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TS	TRAFFIC SIGNAL
CONC	CONCRETE	TW	TOP OF WALL=
CF	CURB FACE	WM	WATER METER
CTV	CABLE TELEVISON	WV	WATER VALVE
DCD	DOUBLE CHECK DETECTOR		FIRE HYDRANT
DS	DOWNSPOUT	(X)	EXISTING
D C F	DAY LIGHT LINE CUT/FILL	(X)	EXISTING CONTOUR
FDC	FIRE DEPT. CONNECTION		RETAINING WALL PER SEPARATE PLANS
FF	FINISHED FLOOR		BUILDING/SITEWALL PER SEPARATE PERMIT
FL	FLOWLINE	X	PROPOSED CONTOUR
FS	FINISHED SURFACE		DIRECTION & RATE OF FLOW
GB	GRADE BREAK		2% MIN ON CONCRETE, 5% MIN ON DIRT
GTE	GENERAL TELEPHONE		LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
NAT	NATURAL GRADE		BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.
PL	PROPERTY LINE		
R/W	RIGHT OF WAY		
SCE	SO. CAL. EDISON		
SCO	SEWER CLEAN OUT		

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DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
BOTTLEBRUSH, LLC
2945 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA. 91362

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 — 6/1/26 DATE

NO.	REVISION	DATE
1	ADDED POOL AND SPA ON PILES	

CITY OF MALIBU
FIRE REBUILD

32826 PACIFIC COAST HIGHWAY., MALIBU CA

POOL GRADING AND DRAINAGE PLAN

DESIGNED BY:	DATE	SCALE	C-2
DRAWN BY:	DATE	NOTED	
CHECKED BY:	DATE	PROJECT NUMBER	

Sheet 2 of 3 Sheets

GENERAL NOTES

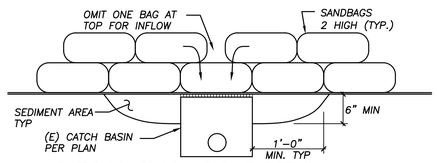
1. IN CASE OF EMERGENCY, CALL _____ AT _____
2. TOTAL DISTURBED AREA 0.04 ACRES WDID N/A
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

6/1/26
CIVIL ENGINEERS/QSD SIGNATURE DATE

21. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONDSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.



CATCH BASIN SAND BAG DETAIL
NTS

23. THE FOLLOWING BMP FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATE, DETAILS FROM THE "CALTRANS STORM WATERQUALITY HANDBOOKS, CONDTRUCTION SITE BMP MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

ATTACHMENT "B" NOTES

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANKBSTABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPNG AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

Preventative Measures
- Schedule construction activities to minimize exposed area (EC-1, Scheduling).
- Quickly stabilize exposed soil using vegetation, mulching, spray-on adhesives, calcium chloride, sprinklingm, and stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Direct most construction traffic to stabilized roadways within the project site.
- Water should be applied by means of pressure-type distributors or pipeline equipped with a spray system or hose and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at lease one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed water is used, the source and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be use to convey potable water and there should be no connection between potablede and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, "NON-POTABLE WATER - DO NOT DRINK."
- Materials applied as temporary soil stabilizers and soil binders also generally provide wind erosion control benefits.
- Pave or chemically stabilize access points where unpaved traffic surfaces adjoin paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for wet suppression or chemical stabilization of exposed soils.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and vehicle wash down areas.
- Stabilize inactive construction sites using vegetation or chemical stabilization methods.
- Limit the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

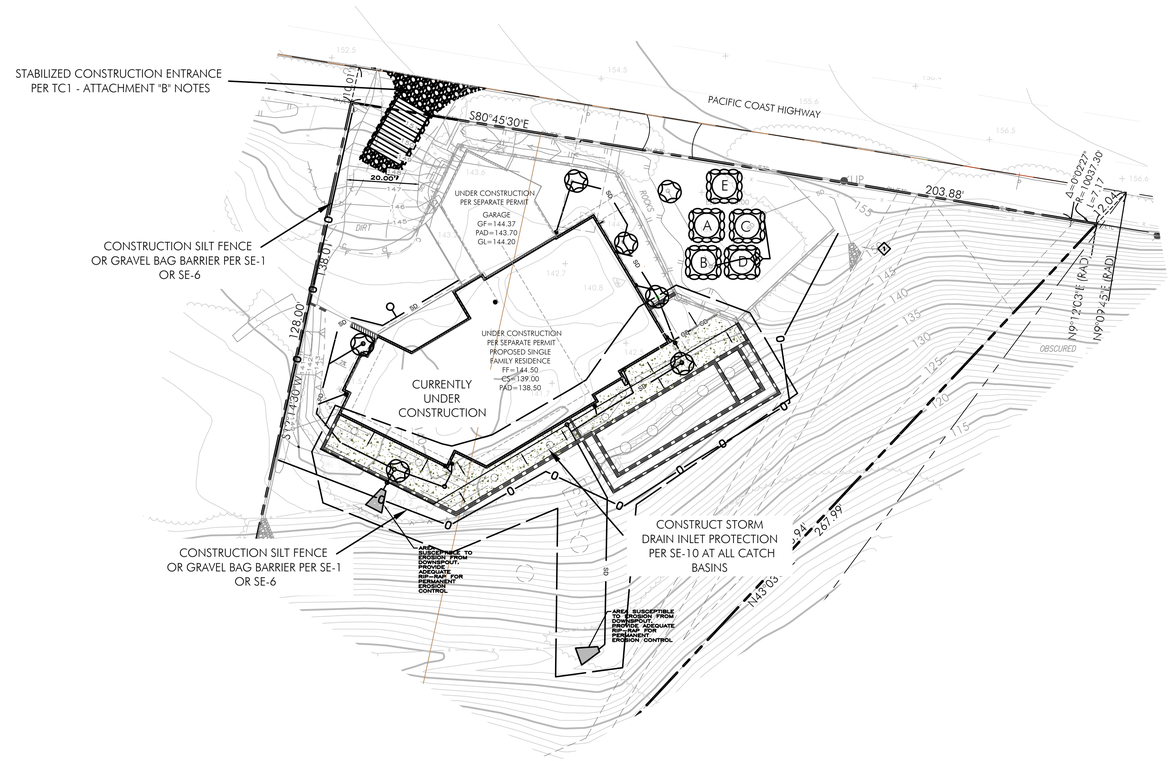
Inspection & Maintenance
- Inspect and verify that activity-based BMPs are in place to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and at two-week intervals in the non-rainy season to verify continued BMP implementation.
- Check areas protected to ensure coverage.
- Most dust control measures require frequent, often daily, or multiple times per day attention.

WIND CONTROL DETAIL

Implementation
- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.
- Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.
- Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.
- Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
- Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and large excavators, most vehicles should be able to travel to a designated area with little lost time.
- Train employees and subcontractors in proper fueling and cleanup procedures.
- When fueling must take place onsite, designate an area away from drainage courses to be used. Fueling areas should be identified in the SWPPP.
- Dedicted fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 feet away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.
- Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.
- Use vapor recovery nozzles to help control drips as well as air polution where required by Air Quality Management Districts (AQMD).
- Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Inspection and Maintenance
- Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.
- Keep ample supplies of spill cleanup materials onsite.
- Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

VEHICLE/EQUIPMENT FUELING DETAIL



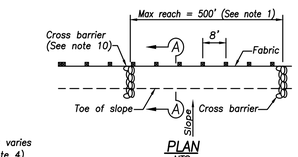
A CONCRETE WASHOUT AREA PER WM8 - ATTACHMENT "B" NOTES

B VEHICLE AREA PER NS8,9,10 - ATTACHMENT "B" NOTES

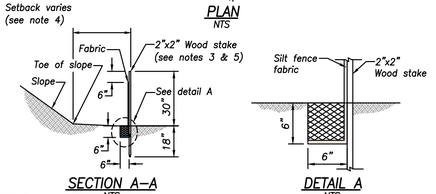
C STOCKPILE/CONSTRUCTION WASTE AREA PER WM-3 - ATTACHMENT "B" NOTES

D CONSTRUCTION / EROSION CONTROL SANDBAG STOCKPILE STORAGE AREA PER WM-1 - ATTACHMENT "B" NOTES

E SANITARY WASTE MANAGEMENT AREA PER WM9 - ATTACHMENT "B" NOTES



PLAN
NTS

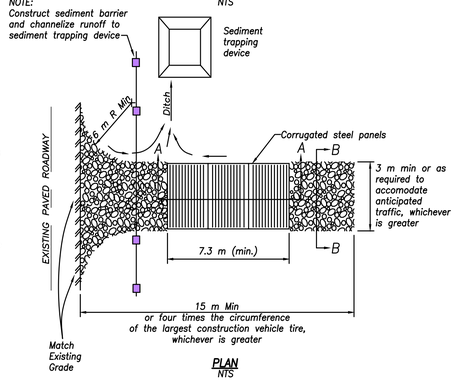


SECTION A–A
NTS

DETAIL A
NTS

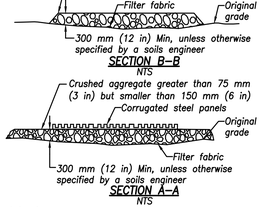
NOTES:
1. *Construct the length of each reach so that the change in base elevation along the reach does not exceed ⅓ the height of the linear barrier, in no case shall the reach length exceed 500'.*
2. *The last 8'–0" of fence shall be turned up slope.*
3. *Stake dimensions are nominal.*
4. *Dimension may vary to fit field condition.*
5. *Stakes shall be spaced at 8'–0" maximum and shall be positioned on downstream side of fence.*
6. *Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.*
7. *Stakes shall be driven tightly together to prevent potential flow–through of sediment at joint. The tops of the stakes shall be secured with wire.*
8. *For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.*
9. *Minimum 4 staples per stake. Dimensions shown are typical.*
10. *Cross barriers shall be a minimum of ⅓ and a maximum of ½ the height of the linear barrier.*
11. *Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.*
12. *Joining sections shall not be placed at sump locations.*
13. *Sandbag rows and layers should be offset to eliminate gaps.*

SILT FENCE DETAIL
NTS



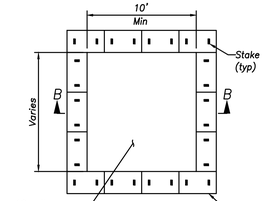
PLAN
NTS

CONSTRUCTION ENTRANCE DETAIL
NTS

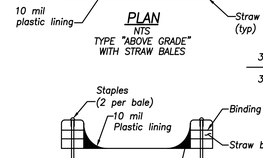


SECTION B–B
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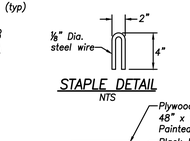
SECTION A–A
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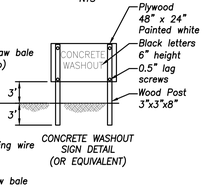
PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B–B
NTS



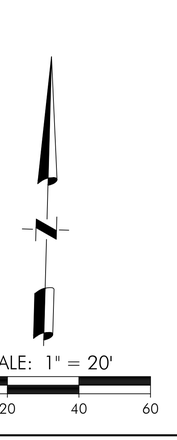
STAPLE DETAIL
NTS



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

NOTES:
1. *Actual layout determined in field.*
2. *The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.*

CONCRETE WASHOUT DETAIL
NTS



SCALE: 1" = 20'
0 20 40 60

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1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
BOTTLEBRUSH, LLC
2945 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA. 91362

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DRIVE, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 6/1/26 DATE

NO.	REVISION	BY	CHKD.	DATE
1	ADDED POOL AND SPA ON PILES			

CITY OF MALIBU FIRE REBUILD

32826 PACIFIC COAST HIGHWAY., MALIBU CA

EROSION AND SEDIMENT CONTROL PLAN - ESCP
LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE 1"=20'
PROJECT NUMBER

C-3

Sheet 1 of 1 Sheets

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 03/18/2026

PROJECT NUMBER:	DMW 26-005
JOB ADDRESS:	32826 PACIFIC COAST HWY
APPLICANT / CONTACT:	Charles Santos, Santos Planning Inc
APPLICANT EMAIL:	charles@santosplanning.com
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	New pool and spa to be used for fire suppression

---

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

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

Courtney McCammon 3/30/26

Signature Date

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

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

ATTACHMENT 2

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Charles Santos, Santos Planning Inc charles@santosplanning.com		
Project Address:	**32826 PACIFIC COAST HWY** Malibu, CA 90265		
Planning Case No.:	DMW 26-005		
Project Description:	New pool and spa to be used for fire suppression		
Date of Review:	March 30, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/18/26
Site Survey:	3/18/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	3/18/26
OWTS Plan:	
Bio Assessment:	Forde Biological (5/25/23)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	Forde Biological memo (8/25/25)
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The applicant submitted biological assessment (5/25/23) shows the stream and confirms that it meets the definition of ESHA. The Artemisia californica alliance surrounding the stream was also confirmed by the applicant's biologist (memo – 8/25/25) to not be riparian habitat associated with the stream and is within the existing required fuel modification for adjacent homes thereby not meeting the definition of ESHA. The applicant provided an exhibit showing the proposed pool is over 100 feet away from the stream, which is in compliance with Chapter 4 of the Malibu LIP.

RECOMMENDATIONS:

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

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

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

   C. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

   D. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*jurisdictional drainage*).

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 03/18/2026

PROJECT NUMBER: DMW 26-005

JOB ADDRESS: 32826 PACIFIC COAST HWY

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: New pool and spa to be used for fire suppression

---

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Guerrero 3/23/2026

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos, Santos Planning Inc charles@santosplanning.com		
Project Address:	**32826 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	DMW 26-005		
Project Description:	New pool and spa to be used for fire suppression		
Date of Review:	March 23, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Studio Arthur Casas: Plans dated 6-9-2025 Pacific Coast Civil, Inc.: Plans dated 2-26-2026
Fixture Worksheet:	n/a
Operating Permit:	Required 60 days after Certificate of Occupancy
OWTS Plan:	Required
OWTS Assessment:	The Friday Group: OWTS report dated 11-24-22. Martin Salgado: Inspection report dated 11-30-22 (passed).
Miscellaneous:	City of Malibu: EH OWTS plot plan approval for PVWF 20-103 dated 8-30-2023
Previous Approval:	
Previous Reviews:	

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 onsite wastewater treatment system (OWTS) Plot Plan and 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. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated building plan check submittal package.*

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

    - The following note shall be included on the project plans: "*All OWTS components must be delineated in the field and protected at all times during and after construction of the new pavers*."

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.

4) **Proposed Pool Shower Note:** Sheet P-2.1 of the Studio Arthur Casas plans dated 6-9-2025 depict a proposed outdoor shower. A note shall be incorporated into the project plans stating: "*The proposed outdoor shower shall not drain to the existing onsite wastewater treatment system (OWTS).*"

5) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the existing OWTS. At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

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.

-o0o-

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

cc: Environmental Health file
Planning Department

32826 PACIFIC COAST HWY
MALIBU, CA 90265

FIRE REBUILD
(DMW 26-005)

S.F.D.:	5 Bedroom/63 Fixture Units (N) (UNDER SEPARATE PERMIT)
SEPTIC TANK:	1,500 Gallon (E)
ACTIVE:	2 – 5′ x 40′ (E)
FUTURE:	100%
PERC RATE:	Unknown

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 3/23/2026

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

NOTES:

1. This conformance review is for a new swimming pool only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

2. This review relates only to the minimum requirements of the Malibu Municipal Code (MMC), and the Local Coastal Program (LCP), and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.

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

4. *An Operating Permit for the OWTS must be obtained 60 days after Certificate of Occupancy.*



2 SITE PLAN
1/16" = 1'-0"

CONTRACTOR'S FAILURE TO OBTAIN APPROVAL MAY LEAD TO REJECTION OF THE WORK PERFORMED.

BOTTLEBRUSH
32826 PACIFIC COAST HWY, MALIBU, CA, 90265

REVISIONS

REVISION	DATE	DESCRIPTION
1	2025.06.09	POOL PERMIT SET - REVISION
0	2024.10.01	POOL PERMIT SET - INITIAL EMITION

P-2.0

PLOT DATE
CONSTRUCTION DOCUMENTS SET
DATE
2025.06.09
JOB NO.
2307

NOT RELEASED FOR CONSTRUCTION

POOL SITE PLAN

P-2.0

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 **REVISED DATE** 08/04/2026

PROJECT NUMBER:	DMW 26-005
JOB ADDRESS:	32826 PACIFIC COAST HWY
APPLICANT / CONTACT:	Charles Santos, Santos Planning Inc
APPLICANT EMAIL:	charles@santosplanning.com
PROJECT DESCRIPTION:	New pool and spa to be used for fire suppression
REVISION:	

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

✓ **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 August 11, 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.

REF: Gold Coast Geotechnical response dated August 3, 2026 (received on August 4, 2026), and geotechnical review letter dated August 11, 2026.

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	August 11, 2026	**Review Log #:**	**728**
Site Address:	32826 Pacific Coast Highway		
Lot/Tract/PM #:		**Planning #:**	**DMW 26-005 P4** Ref: PVWF 20-103
Applicant/Contact:	Charles Santos, charles@santosplanning.com	**BPC/GPC #:**	
Contact Phone #:	818-643-5950	**Planner:**	**Rick Casswell**
Project Type:	New swimming pool		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	Gold Coast Geoservices (Hogrefe, CEG 1516; Vardeh, RCE 56992): **8-3-2026**, 7-6-2026, 5-4-2026, 3-13-2026**;** Ref: 7-29-2024, 5-1-2023, 12-13-2022 (for PVWF 20-120)
	4th Planning Submittal Architectural plans prepared by Studio Arthur Casas dated June 9, 2025. Structural plans prepared by Polon & Lewis Structural Engineering , Inc. dated May 26, 2026. Civil plans prepared by Pacific Coast Civil, Inc. e-stamped on June 1, 2026.
Previous Reviews:	7-6-2026, 4-17-2026; Ref: Environmental Health Review Sheet dated March 23, 2026; Ref: 10-9-2024, 7-22-2023, 5-31-2023, 1-31-2023 (for PVWF 20-120);

Review Findings

Planning Review

☒ The swimming pool project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The swimming pool project is **COMPLETE** from a geotechnical perspective. Please review the attached "Geotechnical Notes for Building Plan Check" and incorporate into Building Plan-Check submittals.

☐ The swimming pool project is **NOT COMPLETE** from a geotechnical perspective. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

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

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

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

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline

Note to Project Geotechnical Consultant: Please provide a written response to this review letter that addresses each of the numbered comments presented below. Each response needs to clearly explain how the comment has been addressed, including reference to any revised report of plans, or other supporting response documents. This review letter may be annotated directly with responses, provided the responses remain clear, complete, and appropriately referenced.

Note to Applicant: The Planning Department has directed the City's consulting geotechnical reviewers to review this project in accordance with the City's Local Implementation Plan (LIP). The Project must comply with the CDP standards in the LIP.

Remarks

The referenced response geotechnical report and architectural plans, structural plans, and civil plans were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the scope of the proposed project includes the construction of a swimming pool on the south side of the rebuilt residence for fire suppression. Grading consists of 36 yards of cut under structure and 36 yards of export.

The previously reviewed Woolsey fire rebuild project included rebuilding the 5,210 square foot two-story single-family residence, a 660 square foot attached garage, a 418 square foot loggia, new terrace/deck, and new retaining walls. The existing carport remains onsite. The existing OWTS, consisting of a 1,500-gallon septic tank and two 5' diameter x 40' seepage pits, will service the rebuild of the residence.

The owners executed and recorded at the City of Malibu an "Assumption of Risk and Release (ARR)" for the fault rupture hazard prior to permit issuance for the Woolsey Fire rebuild.

Building Plan Check Comments for the Project Design Team:

1. The Project Geotechnical Consultant should provide a complete output for the slope stability analyses. A complete analyses output should include a plot showing all the failure surfaces generated as well as the surface with the lowest factor of safety for each cross-section.

2. Please provide pile loading and deflection analysis using L-Pile or equivalent. The Project Geotechnical Consultant should provide pile capacity design and analysis for the loading conditions anticipated. Note: The results of the RS Pile analyses show displacements plotted of up to 20 inches. Please provide a complete explanation of input parameters and lateral forces that were assumed or utilized to generate these displacements. What is causing this lateral displacement? The response to comment #6 claims there are no static loads on the piles from the slope, the vertical loading of the pool loading is relatively light and piles will be fixed where they connect with the grade beams/piles caps. Note 2: This comment remains unaddressed. The revised analyses was submitted with no discussion or explanation on how the pile analyses was modified. Please discuss the loading chosen for this analyses. Provide plots that are legible and include displacement, lateral force, and the moment forces against depth. **Note 3:** Parts of this comment still remain unaddressed. Please discuss the loading assumptions for this analyses. The Project Geotechnical Consultant states that "*Per the structural engineer, an assumed pile deflection of 0.66 inch was used in pile design."* Does this refer to a limit on pile deflection? Provide a plot of the moment forces against depth.

3. Please reference the current Building Codes on the cover sheet of the plans.

4. Please identify by date the referenced geotechnical reports by the Project Geotechnical Consultant on the civil, structural, and architectural plans.

5. Please include the following note on all the foundation plan sheets: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer and/or Project Engineering Geologist prior to placement of reinforcing steel.*"

6. All foundations for the structures must meet the minimum 2025 CBC required foundation setbacks from descending slopes. Show the setback(s) on the plans, as appropriate.

7. Include the following note on the foundation plans: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles.*"

8. The final set of electronic civil and swimming pool plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be **reviewed and electronically stamped and signed by the Project Engineering Geologist and Project Geotechnical Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Geotechnical Engineering Review by _____ 8-11-2026

Renee S. Morales, G.E. #3170, Exp. 09-30-26
Geotechnical Engineering Reviewer (818-433-9912)
Email: rmorales@cottonshires.com

Date

Geotechnical Engineering Review by: _____ 8-11-2026

Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer (805-370-8710)
Email: ldoyel@malibucity.org

Date

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

None.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 03/18/2026

PROJECT NUMBER: DMW 26-005

JOB ADDRESS: 32826 PACIFIC COAST HWY

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: New pool and spa to be used for fire suppression

---

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

04/03/2026
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: April 3, 2026

Re: Proposed Conditions of Approval for 32826 Pacific Coast Hwy, DMW 26-005

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

GRADING AND DRAINAGE

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

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

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

STORMWATER

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

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
    - Elimination of non-storm water discharges.

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

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

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

5. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works

Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

7. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    - There are sufficient BMPs in place to prevent soil erosion; and
    - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

    Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.