Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 3.B.2.

To: Chair Peak and Members of the Planning Commission

Prepared by: Aakash Shah, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: September 15, 2026 Meeting date: September 22, 2026

Subject: Administrative Coastal Development Permit No. 21-003 – An application to construct a new single-family residence, a new second dwelling unit/ADU, install a new onsite wastewater treatment system, and associated development

Location: 6257 Gayton Place, not within the appealable coastal zone
APN: 4467-019-021
Owners: Regal Services LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit-Woolsey Fire (ACDPWF) No. 21-003.

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

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2

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

Permit Issuance and Local Appeal Period

On September 15, 2026, the Community Development Director will issue the ACDP thus beginning the local appeal period to the City Council. The local appeal period will begin on September 16, 2026 and end on September 25, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

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

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

ATTACHMENT: ACDPWF No. 21-003

City of Malibu

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COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development-Woolsey Fire Permit No. 21-003
Categorical Exemption No. 26-103
6257 Gayton Place
APN 4467-019-021

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Robyn Moruzzi on behalf of the property owner, Regal Services LLC, for an Administrative Coastal Development Permit-Woolsey Fire (ACDPWF) to allow for the construction of a new 5,850 square foot (sf.), 18 foot (ft.) tall, one-story single-family residence with attached four-car garage and basement, to replace a home destroyed in the 2018 Woolsey Fire and a detached 899 sf. accessory dwelling unit/second dwelling unit (ADU/Second Unit), new driveway, new swimming pool and spa with associated equipment, hardscape, retaining walls, landscape, outdoor lighting, grading, and new onsite wastewater treatment system (OWTS) on a parcel located at 6257 Gayton Place. The subject parcel is zoned Rural Residential, Five-Acre (RR-5).

The subject parcel is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

1. Construction of:
    a. 5,850 sf., maximum 18 ft. tall, one-story single-family residence with attached four-car garage, basement with a flat roof;
    b. 899 sf., detached ADU/Second Unit;
    c. Hardscape including driveway;
    d. Swimming pool with spa, pool deck and associated pool equipment;
    e. Retaining walls six ft. or less in height;
    f. View permeable vehicular and pedestrian gates six ft. in height;
2. Approximately 577 cubic yards (c.y.) of non-exempt grading;
3. Installation of an OWTS including a 7,540-gallon treatment tank;
4. Installation of landscaping;
5. Removal of the existing tree trunk, existing fence, pilasters and shed.

Proposed Total Development Square Footage (TDSF)

• Main residence:	4,684 sf.
• Basement (1,394 sf -1,000 sf =394/2=197):	197 sf.
• Attached Garage:	969 sf.
• Detached ADU/Second Unit:	899 sf.
Total:	**6,749 sf.**

Project Overview

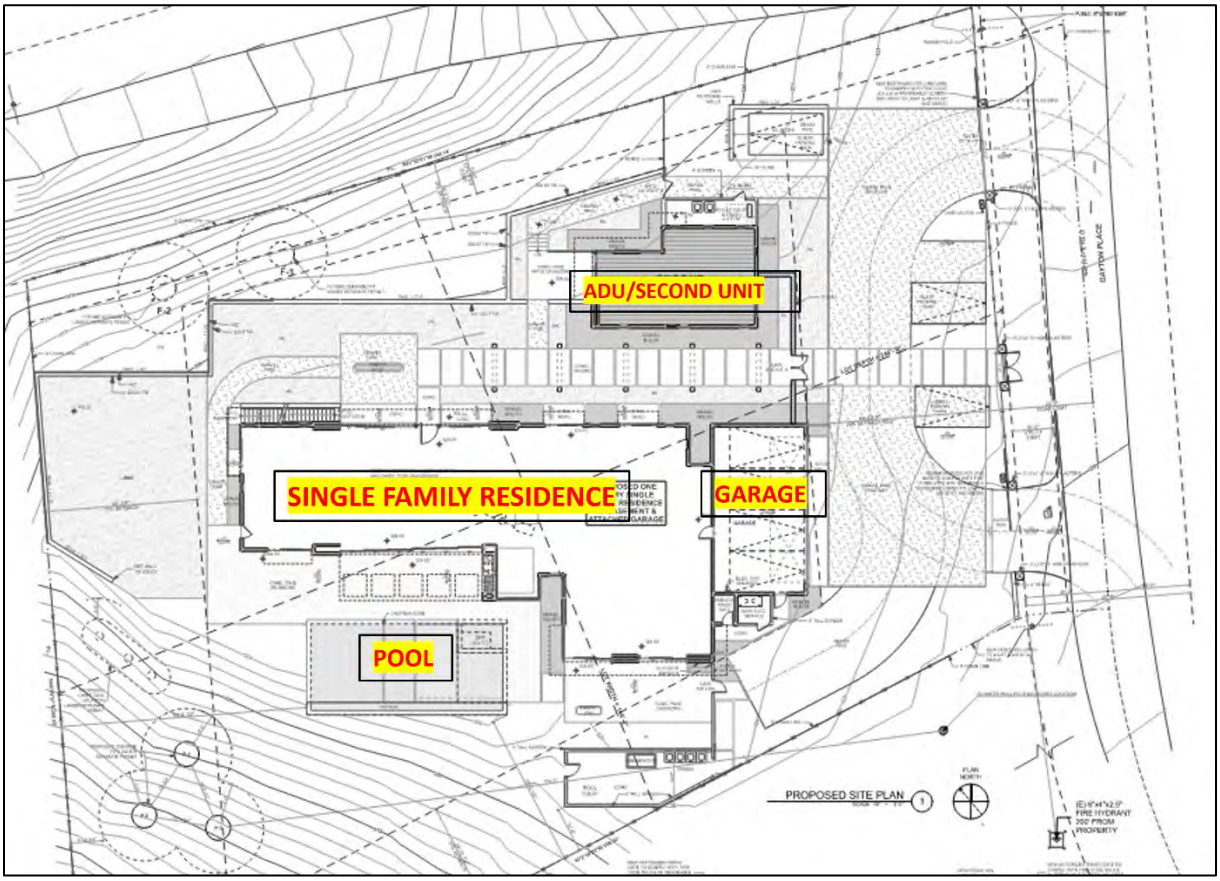
The subject parcel is a rectangular shaped parcel located west of Kanan Dume Road, east of Bonsall Drive, and north of Pacific Coast Highway, near the junction of Cavalleri Road and Gayton Place (see Figure 1). The property has been vacant since the 2018 Woolsey Fire, which resulted in the destruction of the previously existing 2,300 sf. residence with attached garage, which was originally constructed in 1965. The subject parcel is generally flat with steeper slopes along the western property line. The proposed development avoids the steeper slopes to the west which are steeper than 3 to 1, confirmed by the applicant's stamped slope analysis. Figure 2 includes project proposed site plan.

Figure 1 – Project Area Aerial



Source: Malibu GIS 2026 with Staff Edits

Figure 2 – Project Site Plan



Source: Project Plans with Staff Edits

The maximum height of the proposed residence is 18 ft., while the ADU/Second Unit is proposed at 14 ft. 2 inches. Story poles representing the location and height of the proposed structures were installed on August 22, 2026 (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on August 27, 2026, and visually assessed whether the proposed residence would affect public views from scenic viewing areas or private protected views. No visually impressive scenes from public scenic areas are anticipated to be impacted from the proposed development. The unimproved Zuma Ridge Trail resides to the north, approximately 500 feet away at a higher elevation. If the property can be seen from the trail system, the proposed development will blend into with the surrounding neighborhood development and not impact impressive scenes of the Pacific Ocean or Santa Monica Mountains. Kanan Dume Road and Pacific Coast Highway are more than 1,500 feet away and the development will have no impact on views from those scenic roads.

Regarding private protected views, staff received an inquiry (Attachment 4 – Correspondence) from an adjacent neighbor to the northeast located at 6225 Gayton Place, after the installation of the story poles. On September 2, 2026, staff conducted a Primary View Determination (PVD) in response (PVD No. 26-011) from the existing residence at 6225 Gayton Place. Impressive scenes of the Pacific Ocean have been confirmed via the PVD from 6225 Gayton Place looking southwest from the established Main Viewing Area. Staff concluded that the proposed development would block bluewater views of the ocean within the established PVD. However, the development is proposed to be at 18 feet in height which is not protected under Malibu Municipal Code (MMC) Section 17.40.040(A)(17). Bluewater views from the Main Viewing Area begin at around 10 feet of proposed building

height as shown in Figure 3 below. To the west of the proposed development lays an unimpeded section of the property, within the PVD protected area. As a result of the PVD, the applicant worked with staff to remove all landscaping from the landscaping plan that would block bluewater views from the Main Viewing Area of the established PVD in this western view shed. A condition of approval has been placed within the conditions of approval, which ensures that this view shed will remain unimpeded by landscaping in the future. The applicant may have low-lying vegetation that does not impact bluewater views as required by the condition of approval.

Figure 3 – View of the Story Poles from 6225 Gayton Place



Source: Staff Site Visit

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	247 ft.
Lot Width	166 ft.
Gross Lot Area	44,005 sf. (1.01 acre)
Street Easements	3,001 sf.
1:1 Slopes	0 sf.
Net Lot Area*	41,004 sf. (0.94 acre)

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

The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA), or ESHA buffer as shown on the LCP ESHA and Marine Resources Map and confirmed in a Biological Inventory prepared by Forde

Biological Consultants, dated January 13, 2026 (2026 Biological Inventory). The project biologist also conducted a site visit on January 11, 2026, to evaluate whether streams or wetlands occurred on or within 300 ft. of the subject parcel. The site visit determined that there were no streams or wetlands present on the subject parcel. Additionally, based on evidence in the record and site visits performed by the City Biologist, no ESHA, streams, or wetlands were identified within 300 ft. of the subject parcel.

The 2026 Biological Inventory also references a prior biological inventory prepared by Forde Biological Consultants, dated July 11, 2019, for a neighboring parcel across Gayton Place to the south at 6300 Gayton Place (2019 Biological Inventory). The 2019 Biological Inventory demonstrated that there were no streams or wetlands on the neighboring parcel, even though the National Wetlands Inventory depicted a feature immediately adjacent to the neighboring parcel. As described in the 2019 Biological Inventory, the biologist observed that the feature lacked a well-defined bed and well-defined banks and, therefore, did not constitute a stream or wetland. Additionally, the 2019 Biological Inventory states that the City's ESHA mapping did not identify ESHA on the neighboring parcel and that the biologist verified the absence of ESHA during a site visit conducted at that time. The City's Biologist evaluated all of the evidence in the record, including the aforementioned biological reports and concurred with the conclusions that no stream nor ESHA are present near the proposed development.

As mentioned previously, the LCP Park Lands Map shows a portion of the planned Zuma Ridge Trail approximately 500 ft. to the north of the subject parcel. The proposed development does not encroach into the trail alignment but will be partially visible; however, other residential development and landscaping is located between the trail alignment and the proposed project site. Therefore, no significant visual resource impacts from the trail alignment are anticipated.

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

Table 2 – Surrounding Land Uses

Direction	Address	Size	Zone	Land Use
Subject Parcel	6257 Gayton Place	44,005 sf.	RR-5	Vacant, Residential
North	6255 Gayton Place	41.337 sf.	RR-5	Single-Family Residential
East	6225 Gayton Place	44,682 sf.	RR-5	Single-Family Residential
	4467-019-020	117,918 sf.	RR-5	Vacant, Residential
South	6241 Gayton Place	305,437 sf.	RR-5	Single-Family Residential
	6300 Gayton Place	87,530 sf.	RR-5	Single-Family Residential
West	6301 Gayton Place	98,226 sf.	RR-5	Single-Family Residential

Source: Malibu City GIS

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

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

The project consists of construction of a new single-family residence, ADU/Second Unit and installation of a new OWTS on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: July 22, 2021
- Completeness Determination: June 26, 2026
- Posting of Property: August 15, 2026
- Notice of Application Mailer (Attachment 5): August 27, 2026
- Notice of Decision Mailer (Attachment 5): September 10, 2026
- Issuance of ACDP: September 15, 2026
- Planning Commission Reporting: September 22, 2026
- Local Appeal Period to City Council: September 16, 2026, through September 25, 2026

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

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

LIP Conformance Analysis

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

Zoning (LIP Chapter 3)

The project is subject to non-beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (less of 20% or 65 ft.)	49’ 4” (min.)	49’ 4”	Complies
Rear Yard	37’ (min.)	46’ 5”	Complies
Side Yard (10% - Minimum)	16’ 8” (min.)	29’ 10”	Complies
Side Yard (25% - Cumulative)	41’ 7” (min.)	54’ 9”	Complies
Height (ft. in.)	18’ (max.)	18’ (SFR) 14’ 2” (ADU/Second Unit)	Complies
TDSF (sf.)	6,776 (max.)	6,749	Complies
Residence	--	5,850	
ADU/Second Unit	--	899	
PARKING SPACES			
Enclosed	2	4	Complies
Unenclosed	2	3	Complies
IMPERMEABLE COVERAGE (sf.)	12,301 (max.)	12,046	Complies
NON-EXEMPT GRADING (c.y.)	<1,000	577	Complies
STRUCTURES ON SLOPES	3 to 1 or less	3 to 1 or less	Complies
FENCES/WALLS/HEDGES/GATES (ft. in.)			
Front Yard	42” solid w/area up to 6’ to remain view permeable	42” solid w/area up to 6’ to remain view permeable	Complies
Rear Yard	6’	N/A	Complies
Side Yards	6’	6’ open/view permeable	Complies
Retaining Walls	6’ (single) up to 12’ (double) with min. 3’ separation	6’	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The total amount of proposed grading is approximately 2,875 c.y., as stated on the stamped and certified Total Grading Yardage Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is approximately 577 c.y., which is less than the maximum allowable. The project includes approximately 1,923 c.y. of exempt understructure and approximately 375 c.y. of exempt safety. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological

resources. The proposed development consists of a replacement single-family residence that was previously destroyed in the Woolsey Fire, including an attached garage, ADU/Second Unit, swimming pool, and installation of a new OWTS. All these developments are proposed on previously disturbed areas; therefore, potential impacts on potential resources are not expected. Accordingly, staff determined that no study is required at this time and any proposed improvements within the project area will have no adverse impact on any potential resources.

Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

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

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new OWTS to serve the new residence, which includes a 7,540-gallon MicroSepTec ES25 treatment tank with an ultraviolet disinfection unit, three primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC (Attachment 2). Required conditions of approval are included to ensure continued operation, maintenance, and monitoring of onsite facilities.

ACDP Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

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

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

The project is located in the RR-5 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29

reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards. The project meets all of the required local zoning standards in relation to height, setbacks, grading, use, etc. The project meets all of the required public resources protections of the Malibu LCP.

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

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

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development, to replace a prior residence that was destroyed in the 2018 Woolsey Fire, consistent with the RR-5 land use and zoning designations. Adjacent properties to the east, south, north and west are developed with similar single-family residences. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

An alternate location for development was considered that would have reduced the footprint of the residence and created a second story; however, this design was abandoned because the height of the residence would increase and could create private view impacts to the other neighboring properties and make the proposed development more apparent from the nearby Zuma Ridge Trail located north of the subject parcel. The proposed project has been sited on the subject parcel to comply with LACFD access requirements. Re-siting the proposed project was not found to offer significant environmental advantages over the proposed project location. Given that no significant impacts are anticipated from the proposed design, the project complies with all LCP required standards including height, setbacks, TDSF, and impermeable coverage, and avoids siting structures on slopes steeper than 3 to 1.

A documented private view will be impacted from the proposed development but the building height is within the allowable limit and is not protected under the PVD laws, MMC Section 17.40.040(A)(17). No feasible alternative would prohibit impacts from the proposed building height which also allows for reasonable height for a residential structure. View impacts begin at around 10 feet in proposed building height. A view shed along the western portion of the property is required via a condition of approval to be maintained to protect the neighbor's views of the Pacific Ocean. No vegetation or structures are allowed within this view shed.

The proposed design is one-story, does not exceed 18 ft., and does not include or require any discretionary requests. Retaining walls are utilized for the basement and to create a flat pad for the residence but do not result in excessive grading. Hardscape has been minimized to the fire path and driveway circulation as required to meet fire and parking codes. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

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

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to in proximity to ESHA, including streams and wetlands, pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be proximity to ESHA, including streams or wetlands, pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provides views to or is visible from any scenic area, scenic road or public viewing area. The project site is partially visible from the planned Zuma Ridge Trail, which is an LCP Park Lands Map mapped trail. LIP Section 6.4 requires that the following five findings be made.

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

An analysis of the project's potential visual impact to public views was conducted through a review of the surrounding development, project plans, and story poles installed onsite. The proposed development will be partially visible from the planned Zuma Ridge Trail approximately 500 ft. to the north of the subject parcel; however, other residential development and landscaping is located between the trail alignment and the proposed project site and the proposed development is anticipated to blend in with the surrounding neighborhood. Due to topography, surrounding development, landscaping, and the proposed structure height of 18 ft. (within the allowable limit), the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trails. The proposed development is consistent with LIP Section 6.5 and views of the Pacific Ocean are expected to remain unimpeded from the planned trail alignment.

Finding 2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As conditioned, the project will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on a maximum structure height to 18 ft. and exterior lighting and colors to prevent any significant adverse scenic or visual impacts to public viewing areas. The project will blend into the surrounding environment and not impact scenic views from public viewing areas.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.
As described in Finding A.3, the project is considered the least environmentally damaging alternative. The proposed design is one-story, does not exceed 18 ft., and does not include or require any discretionary requests. Retaining

walls are utilized for the basement and to create a flat pad for the residence but do not result in excessive grading. Hardscape has been minimized to the fire path and driveway circulation as required to meet fire and parking codes. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

Finding 4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As described in Findings A.3 and D.1, the project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. Due to topography, surrounding development, landscaping, and the proposed structure height of 18 ft. (within the allowable limit), the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trails nor any other public scenic area. The proposed development is consistent with LIP Section 6.5 and views of the Pacific Ocean are expected to remain unimpeded from the planned trail alignment.

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

Due to topography, surrounding development, landscaping, and the proposed structure height of 18 ft. (within the allowable limit), the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trails nor any other public scenic area. The proposed development is consistent with LIP Section 6.5 and views of the Pacific Ocean are expected to remain unimpeded from the planned trail alignment. The project has been conditioned to include limitations on a maximum structure height to 18 ft. and exterior lighting and colors to prevent any significant adverse scenic or visual impacts to public viewing areas. The project will blend into the surrounding environment and not impact scenic views from public viewing areas.

E. Transfer of Development Credits (LIP Chapter 7)

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

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity.

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

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

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Alpine

Geotechnical, Inc. dated March 29, 2023, and EPD Consultants, dated July 25, 2024 and April 18, 2023. The referenced reports evaluated site-specific conditions and recommendations, and are provided to address any pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

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

Fire Hazards

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

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. A condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards. In addition, a fuel modification plan has been reviewed and approved for the project site by the LACFD. Occupancy of the residence will be subject to inspection and approval of the required fuel modification.

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

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

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

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

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

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

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

As described in Finding A.4, the subject parcel does not contain or is in proximity to ESHA, including streams or wetlands.

J. Shoreline and Bluff Development (LIP Chapter 10)

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

K. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The project is not located on or adjacent to a shoreline.
B. Blufftop Access – The project is not located on a blufftop.
C. Trail Access – The proposed project is not located adjacent to any existing or planned trail. The planned Zuma Ridge Trail is located approximately 500 ft. to the north of the subject parcel. Existing development and neighboring parcels are located between the planned alignment and subject parcel.
D. Recreational Access – The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access; therefore, no condition for recreational access is warranted.

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

L. Land Divisions (LIP Chapter 15)

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

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on

the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a)(d)(e) - New Construction. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT WOOLSEY FIRE NO. 21-003

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDPWF No. 21-003, subject to the conditions of approval.

Standard Conditions

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

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

   Construction

   a. 5,850 sf., maximum 18 ft. tall, one-story single-family residence with attached four-car garage, basement with a flat roof;
   b. 899 sf., detached ADU/Second Unit;
   c. Hardscape including driveway;
   d. Swimming pool with spa, pool deck and associated pool equipment;
   e. Retaining walls six ft. or less in height;
   f. View permeable vehicular and pedestrian gates six ft. in height
   g. Approximately 577 c.y. of non-exempt grading;
   h. Installation of an OWTS including a 7,540-gallon treatment tank;
   i. Installation of landscaping;
   j. Removal of the existing tree trunk, existing fence, pilasters and shed.

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

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

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

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

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

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

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

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

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

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

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

Cultural Resources

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

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

Lighting

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

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

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

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

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

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

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

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

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

24. Up-lighting of landscaping is prohibited.

Fencing/Walls/Screening

25. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

26. Any above-ground equipment shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

27. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.

28. For the portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter.

29. Necessary boundary fencing shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40-inches high, and have a space greater than 14-inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

30. Fencing or walls shall be prohibited within ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited in any wildlife corridor.

31. Development adjacent to, but not within ESHA, may include fencing, if necessary for security, that is limited to the area around the clustered development area.

Demolition/Solid Waste

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

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

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

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

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

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

Construction/Framing

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

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

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

41. 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.

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

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

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

44. The applicant/property owner shall obtain all required permits, including approval for mechanized equipment to access to the beach, from the Los Angeles County Department of Beaches and Harbor prior to commencement of construction.

45. The applicant/property owner shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

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

Colors and Materials

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

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

- All windows shall be comprised of non-glare glass.

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

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

Biology/Landscaping

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

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

52. No portion of the project development shall be placed within the protected zone of a protected native tree.

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

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

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

56. 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.

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

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

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

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

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

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

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

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

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

Fire Department/Fuel Modification

66. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

67. The project is required to have an interior automatic sprinkler system.

68. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Public Works

69. There shall be no lane closures, obstruction of public streets, parking restrictions, or other encroachments into the public right of way without required prior approval and permits from the City Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent.

70. The applicant shall obtain encroachment permits from the City Public Works Department prior to the commencement of any work within the public right-of-way. The driveway shall be constructed of either six inches of concrete over four inches of aggregate base, or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

71. Several existing private improvements are located within the public right-of-way, such as (but not limited to) landscaping, railroad ties, fencing. These improvements are required to be removed as part of this project and must be shown on the plans. The applicant/property owner shall place notes on the development plans for the removal of existing encroachments within the public right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the public right-of-way.

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

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

- Is located within or adjacent to ESHA, or
- 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.

74. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

75. 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. A note shall be placed on the project plans that address this condition.

76. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

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

- Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
- Elimination of non-storm water discharges.

78. 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:

- Site Design Best Management Practices (BMPs):
- Source Control BMPs;
- 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;
- Drainage improvements;
- A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
- Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
- Measures to treat and infiltrate runoff from impervious areas;
- 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
- 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.

79. 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:

- 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 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;

- 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;
- 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;
- The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
- 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.

80. 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.

81. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

82. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

83. Hydromodification – Alteration or disturbance of streams or natural drainage courses or human-made or altered drainage courses that have replaced natural streams or drainages and serve the same function, shall be prohibited.

- Necessary water supply projects where no feasible alternative exists.
- Flood protection for existing development where there is no other feasible alternative.
- The improvement of fish and wildlife habitat.

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

Geology

85. 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.

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

Swimming Pool/Spa/Water Feature

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

88. 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).

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

90. 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:

    - 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).

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

92. 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.

93. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Water Service

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

95. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a meter, if applicable.

Environmental Health

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

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

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

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

- Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
- Sewage and effluent pump design calculations (as applicable).
- Dcescription of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
- Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

113. The final Architectural Site Plan and Grading Plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection from the residence and guest house.

Prior to Occupancy

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

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

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

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

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

Site Specific Conditions

119. Nothing left overnight (including but not limited to furniture, plantings, etc.) on the proposed rooftop deck may exceed the height of the rooftop deck's parapets/safety railings.

120. No structure, landscaping, or any other form of development shall block bluewater views of the Pacific Ocean from 6225 Gayton Place established within PVD No. 26-011 on file with the City of Malibu, other than what is authorized under this ACDP. A protected view shed as demonstrated in the blue-toned shaded area depicted in Figure 4 below is required to be unobstructed at all times from impediments to bluewater views of the ocean protected in the PVD. Only low-lying landscaping shall be allowed in the established view shed and maintained at a height that does not block bluewater views within the PVD view shed.

Figure 4 – Site Plan Showing the shaded portion for low laying landscape



Source: 2026 Project Plans with Staff Addition of Blue- Toned View Shed

Deed Restrictions

121. 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.

122. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 16 to 24. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

Fixed Conditions

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

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

Appeals and Reporting

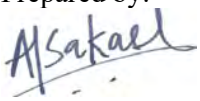
LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **September 25, 2026 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **September 22, 2026** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153 and all appeals have been exhausted.

Please contact Aakash Shah in the Planning Division at ashah@malibucity.org or by calling (310) 456-2489, extension 385, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.

Date: September 15, 2026

Prepared by:



Aakash Shah
Contract Planner

Approved by:



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

Attachments:
1. Project Plans
2. Department Review Sheets
3. Story Pole and Site Photographs
4. Correspondence
5. Notice of Application Mailer/Notice of Decision Mailer

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

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit-Woolsey Fire No. 21-003, dated September 15, 2026, for the project located at 6257 Gayton Place, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS
County of Los Angeles

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

personally appeared _____

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

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

WITNESS my hand and official seal.

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

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE, MALIBU, CA 90265

9/3/26

ABBREVIATIONS

ADDITIONAL	ADD'L.	MANUFACTURE	MFR.
ADJUSTABLE	ADJ.	MANUFACTURER'S	MFR'S.
ABOVE FINISHED FLOOR	A.F.F.	MATERIAL	MATL.
ABOVE RAISED FLOOR	A.R.F.	MAXIMUM	MAX.
AIR CONDITIONING	A/C	MECHANICAL	MECH.
ALTERNATE	ALT.	METAL	MTL.
ARCHITECT (URAL)	ARCH.	MINIMUM	MIN.
AREA DRAIN	A.D.	MISCELLANEOUS	MISC.
BLOCKING	BLKG.	NEW	(N)
BOARD	BD.	NORTH	N
BUILDING	BLDG.	NOT IN CONTRACT	N.I.C.
		NOT TO SCALE	N.T.S.
CABINET	CAB.	NUMBER	NO. OR #
CEILING	CLG.		
CENTER	CTR.	ON CENTER	O.C.
CENTER LINE	C.L.	OUTSIDE DIAMETER	O.D.
CERAMIC TILE	C.T.	OPENING	OPG.
CLEAR	CLR.		
CONCRETE	CONC.	PAIR	PR.
CONCRETE MASONRY UNIT	C.M.U.	PERFORATED(ED)	PERF.
CONSTRUCTION	CONST.	PIECE/PIECES	PC./PCS.
CONTINUOUS	CONT.	PLANTER AREA	P.A.
CONTROL JOINT	C.J.		
		QUANTITY	QTY.
DIAMETER	D.I.A..		
DIMENSION	DIM.	RADIUS	RAD.
DOUBLE	DBL.	REFERENCE	REF.
DOUBLE HUNG	D.H.	REFRIGERATOR	REFRIG.
DOWN	DN.	REINFORCE/REINFORCING	REINF.
DRAWING	DWG.	REQUIRED	REQ.
		RETURN AIR	R.A.
ELECTRIC	ELECT.	ROUGH OPENING	R.O.
ELECTRIC PANEL	ELECT. PNL.		
ELEVATOR	ELEV.	SHEET	SHT.
ENCLOSURE	ENCL.	SIMILAR	SIM.
ENGINEER	ENGR.	SOUTH	S
EQUAL	EQ.	SMOKE DETECTOR	S.D.
EQUIPMENT	EQUIP.	SPEAKER	SPKR.
EXISTING	EXIST.	SPECIFICATIONS	SPECS.
EXTRUDE OR EXTRUSION	EXTR.	SPRINKLER HEAD	S.H.
		SQUARE	SQ.
FABRICATE(ED)	FAB.	STAINLESS STEEL	S.S.
FINISH	FIN.	STANDARD	STD.
FIXTURE	FIXT.	STEEL	STL
FLOOR	FL.	STRUCTURAL	STRUCT.
FLUORESCENT	FLUOR.		
FOOT	FT.	TELEPHONE	TEL.
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEVISION	TV
FURNISH(ED)	FURN.	TEMPORARY	TEMP.
FURRING	FUR.	TONGUE AND GROOVE	T. & G.
		TYPICAL	TYP.
GALVANIZED	GALV.		
GAUGE	GA.	UNLESS OTHERWISE	U.O.N.
GROUND	GRND.	NOTED	
GYPSUM BOARD	GYP. BD.		
		VERTICAL	VERT.
HEIGHT	HT.	VINYL COMPOSITION TILE	V.C.T.
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.	WITH	W/
HOT WATER	H.W.	WITHOUT	W/O
		WOOD	WD.
INSIDE DIAMETER	I.D.		
JOINT	JT.		

SCOPE OF WORK

CDPWF-21-003 INCLUSIVE OF:
(N) SINGLE FAMILY RESIDENCE W/ BASEMENT
(N) ATTACHED GARAGE
(N) SECOND UNIT / ADU
(N) SECOND UNIT / ADU PATIO (919 SF)
(N) POOL W/ ATTACHED SPA & W/ SAFETY COVER
(N) ROOF DECK
(N) HARDSCAPE
(N) LANDSCAPE
(N) LANDSCAPE STRUCTURAL ARBOR ELEMENTS
(N) EXTERIOR LIGHTING (DARK SKY COMPLIANT)
(N) GUEST PARKING (2) & ADU PARKING (1)
(N) IMPERMEABLE POOL DECK
(2) NEW 6'H VIEW PERMEABLE DRIVEWAY ROLLING GATES AND 6' H VIEW PERMEABLE PEDESTRIAN SWING GATE
(N) PERMEABLE DRIVEWAY
(N) GRADING & DRAINAGE
(N) SITE RETAINING WALLS:
- RWA: 18.5'
- RWB: 41.10'
- RWC: 42'
- RWD: 17.75'
- RWE: 72.5'
- RWF: 21'
- RWG 39'
- RWH: 13.5'
- RWJ: 24'

(N) OWTS
(N) GENERATOR & POOL EQUIPMENT ENCLOSURE
(N) EXTERIOR WILDFIRE PROTECTION SYSTEM

REQ'D HERS FEATURES / SPECIAL FEATURES

- PV SYSTEM: 3KWDC
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- MINIMUM AIRFLOW
- VERIFIED SEER / SEER 2
- FAN EFFICACY WATTS / CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED CAPACITY
- DUCT LEAKAGE TESTING
- DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE CONFIRMED BY DUCT LEAKAGE TESTING
- PIPE INSULATION, ALL LINES

PROJECT DATA

PROJECT ADDRESS:	6257 GAYTON PLACE
APN:	4467-019-021
LEGAL DESCR.:	SEE SURVEY
LAND USE ZONING:	RR5
OWNER:	REGAL SERVICES LLC TRUSTEE: REZA SOLTANIAN
APPLICANT:	BURDGE ARCHITECTS
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	1
FIRE ZONE:	VHFHSZ
SPRINKLERED:	YES NFPA 13D (Sprinklers required per LACo. Fire Department Requirement)
SEWAGE:	
GROSS AREA:	44,005 SF (1.010 ACRES)
NET AREA:	41,004 SF (0.941 ACRES)
EASEMENTS:	3,001 SF
AREA 1:1:	
LOT WIDTH:	166.32'
LOT DEPTH:	246.80'

SETBACKS:

	REQUIRED	PROPOSED
FRONT	49.36'	49.36'
SIDE 10%	16.63'	29.80'
SIDE 15%	24.95'	24.95'
REAR 15%	37.02'	46.41'

HEIGHT LIMIT: **18'**

PARKING:

	REQUIRED	PROPOSED
ENCLOSED:	TWO (2)	TWO (2)
UNENCLOSED:	THREE (3)	THREE (3)
TOTAL:	FIVE (5)	FIVE (3)

TOTAL PROPOSED: FIVE (5) PARKING SPACES

TDSF CALCULATIONS

MAXIMUM TDSF CALCULATION (NET LOT AREA)
21,780 x .177 = 3,855 + 1,000 = 4,855.0 SF
40,988 - 21,780 = 19,208 x .10 = 1,920.8 SF
TOTAL = **6,775.8 SF**

	AREA TABS	
	AREA SUMMARY	**AREA S.F.**
	1.) FIRST FLOOR	4,684.30
	2.) SECOND UNIT / ADU	898.72
	3.) GARAGE	968.87
	SUBTOTAL	**6,551.89 ft²**
	4.) BASEMENT	* 1,394.79
		-1,000
		** 394.79
		394.79 / 2
		197.40
	TOTAL TDSF	**6,749.29 ft²**

* THE FIRST 1,000 SF OF A BASEMENT SHALL NOT BE COUNTED TO THE TDSF

** IN EXCESS OF 1,000 SHALL BE COUNTED AS HALF FOR A BASEMENT

MAX ALLOWABLE TDSF: 6,776 SF

BASEMENT : 1,394.79 - 1,000 = 394.79 / 2 = 197.40

TOTAL TDSF : 6,551.89 + 197.40 = 6,749.29 SF

6,749.29 < 6,776

IMPERMEABLE COVERAGE

MAXIMUM IMPERMEABLE COVERAGE:
1/2˚ ACRE OR MORE: 41,004 X 30% = 12,301.2 S.F.

	PROPOSED IMPERMEABLE COVERAGE	
		AREA (S.F.)
	BLDG. FOOTPRINT	6,578.61
	DRIVEWAY	649.94
	HARDSCAPE	2,372.41
	WALKWAYS, STAIRS, MISC.	2,412.62
		12,013.58 ft²

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ENERGY CODE (CEnC)
2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2023 LA COUNTY BUILDING CODE (LABC 2023) & amendments to the 2022 California Codes listed above.

LOCAL MALIBU PLANNING CODE

DEFERRED SUBMITTAL

Deferred submittal documents shall be submitted to the architect- or engineer-of-record, who shall review them and forward them to the building official with a notation that they have been reviewed and have been found to be in general conformance with the design of the building or structure. The deferred items shall not be installed until their design and submittal documents have been reviewed and approved by the building official.

DEFERRED SUBMITTAL ITEMS:
-

UNDER SEPARATE PERMIT

(N) FIRE SPRINKLERS
(N) EXTERIOR WILDFIRE PROTECTION SYSTEM

PROJECT TEAM

ARCHITECT
BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
T: 310.456.5905
E: carmel@tbuaia.com
CONTACT: CARMEL MCFAYDEN

SURVEYOR
HENNON SURVEYING & MAPPING, INC.
601 E. GLENOAKS BLVD., STE. 208
GLENDALE, CA 91207
T: 818.243.0640
E:info@hennon.com
CONTACT: JOHN HENNON

GEOTECHNICAL & SOILS
GEOCONCEPTS, INC.
14428 HAMLIN ST #200
VAN NUYS, CA 91401
T: 818.994.8895
E: mark@geoconceptsinc.com
CONTACT: MARK BARRETT

CIVIL ENGINEER
GEOWORKS ENGINEERING & SURVEYING, INC.
5158 COCHRAN ST
SIMI VALLEY, CA 93963
T: 805.522.3206
E: justin.geoworks@gmail.com
CONTACT: JUSTIN HOLT

OWTS ENGINEER
EPD CONSULTANTS
20722 MAIN ST
CARSON, CA 90745
CONTACT: KEVIN POFFENBERGAR
T: 310.241.6565
E: kevin@epd-net.com

MEP
PACIFIC ENGINEERS GROUP
1106 W. MAGNOLIA BLVD., STE. A
BURBANK, CA 91506
CONTACT: ANTHONY FARJARDO
E: anthonyfajardo@pacificeng.net

STRUCTURAL ENGINEER
T&S STRUCTURAL
684 CLARION COURT
SAN LUIS OBISPO, CA 93401
T:626.514.1763
C: TRAVIS HOEKSTRA
E: travis@tsstructural.com

LANDSCAPE ARCHITECT
INTERIOR DESIGN
BAREFOOT DESIGN, INC.
1187 COAST VILLAGE ROAD, #287
MONTECITO, CA 93108
T: 805.697.7466
CONTACT: JESSICA HARLIN
E: jessica@barefoot-design.net

LOW VOLTAGE DESIGNER
#

DRY UTILITY CONSULTANT
####

VICINITY MAP



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L2.01	IRRIGATION NOTES & DETAILS
L3.00	PLANTING PLAN
L3.01	PLANTING PLAN NOTES & DETAILS

SYMBOL LEGEND

NORTH ARROW
PLAN NORTH
TRUE NORTH ARROW
(TYP.) VIEW INDICATOR
INTERIOR ELEVATION FLAG
TYP. DOOR SCHEDULE SYMB.
TYP. WINDOW SCHEDULE SYMB.
ELEVATION DATUM
BUILDING ELEVATION/ SECTION
WALL SECTION
TYP. ELEVATION VIEW DETAIL CALL OUT
TYP. PLAN VIEW DETAIL CALL OUT
GRID LINE SYMB.

WOOD FRAME
CONCRETE
CMU
STONE
1 HR. FIRE RATED CONSTRUCTION

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

COVER SHEET/ PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF MALIBU, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF PARCEL 18, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEYS MAP FILED IN BOOK 54, PAGES 37 TO 39, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20.00 FEET OF SAID PARCEL 18 DISTANT NORTHEASTERLY THEREON, 148.00 FEET FROM THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 18; THENCE NORTHWESTERLY PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18, SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET TO A LINE THAT IS PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 18 AND WHICH PASSES THROUGH A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 18 DISTANT NORTHWESTERLY THEREON 256.00 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID SOUTHWESTERLY BOUNDARY SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 73 DEGREES 04' 19" WEST AND LENGTH OF 614.93 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 18; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE BOUNDARY LINE OF SAID PARCEL 18 TO A LINE THAT IS PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18 SHOWN ON SAID MAP AS HAVING A BEARING NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET AND ITS SOUTHEASTERLY PROLONGATION AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS FOR INGRESS, EGRESS, PUBLIC UTILITIES, TV CONDUITS AND INCIDENTAL PURPOSES OVER THAT PORTION OF PARCEL 18, AS SHOWN ON A RECORD OF SURVEYS MAP, FILED IN BOOK 54, PAGES 37 TO 39, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20.00 FEET OF SAID PARCEL 18 DISTANT SOUTHWESTERLY THEREON, 148.00 FEET FROM THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 18; THENCE NORTHWESTERLY PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18, SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET TO A DISTANCE OF 481.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID LAST MENTIONED PARALLEL LINE TO A LINE THAT IS PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18, SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET AND WHICH PASSES THROUGH A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20.00 FEET OF SAID PARCEL 18 DISTANT NORTHEASTERLY ALONG SAID LAST MENTIONED NORTHWESTERLY LINE 148.00 FEET FROM THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 18; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND ITS SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF SAID PARCEL 18; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE TO A LINE THAT IS PARALLEL WITH THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 18 SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 61 DEGREES 27' 08" WEST AND A LENGTH OF 957.52 FEET AND ITS SOUTHEASTERLY PROLONGATION AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

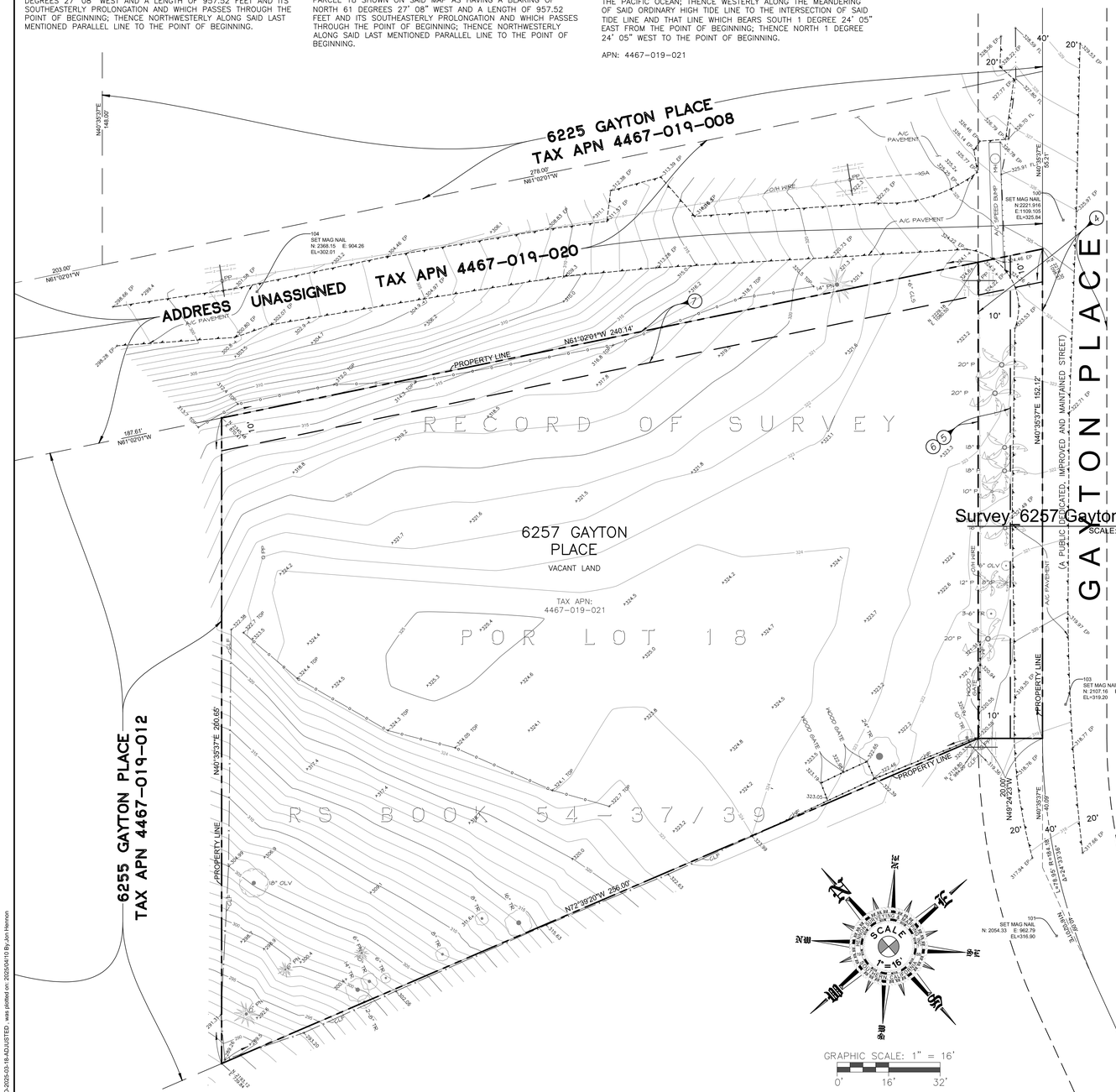
PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS DESCRIBED AS EASEMENTS NOS. 1 TO 5, INCLUSIVE, IN THAT CERTAIN INSTRUMENT DESIGNATED "DECLARATION OF EASEMENT BY MARBLEHEAD LAND COMPANY, FLED FOR RECORD OCTOBER 14, 1943 AS INSTRUMENT NO/FILE NO. 1346, IN BOOK 20332 PAGE 234 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH AN EASEMENT OVER THE PARCEL OF LAND HEREINAFTER IN THIS PARAGRAPH PARTICULARLY DESCRIBED FOR PEDESTRIAN TRAVEL, BATHING AND RECREATIONAL PURPOSES ONLY AND NOT FOR CAMPING, ERECTING TENTS OR BUILDINGS, MAINTAINING CONCESSIONS, LIGHTING FIRES OR CONSTRUCTING AND MAINTAINING PIERS, DOCKS, GROINS, OR ANY STRUCTURES INTERFERING OR TENDING TO INTERFERE WITH SAND TRAVEL IN OCEAN WATERS.

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, TRUSTEE, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342 OF OFFICIAL RECORDS; SAID POINT OF BEGINNING BEING EASTERLY 71.40 FEET ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4340 FEET FROM A POINT OPPOSITE ENGINEERS CENTERLINE STATION 681 PLUS 05.48 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS NORTH 67 DEGREES 30' 55" EAST 1511.31 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP, 100 FEET ALONG THE ARC OF THE ABOVE MENTIONED CURVE TO THE CENTER OF ESCONDIDO CREEK BRIDGE; THENCE SOUTH 1 DEGREE 24' 05" EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG THE MEANDERING OF SAID ORDINARY HIGH TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE AND THAT LINE WHICH BEARS SOUTH 1 DEGREE 24' 05" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 24' 05" WEST TO THE POINT OF BEGINNING.

APN: 4467-019-021



Survey: 6257 Gayton Place
SCALE: 1" = 1'-0"
1

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION DURING MARCH, 2025.

Robert D. Hennon

ROBERT DAVID HENNON, PLS 5573
(LIC. EXPIRES 9-30-25)

REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT DAVID HENNON L.S. NO. 5573 EXP. 9-30-25 STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARING OF N40°35'37"E ALONG THE CENTERLINE OF GAYTON PLACE AS SHOWN ON RECORD OF SURVEY MAP RS 54-37/39 AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) COUNTY OF LOS ANGELES PER THE FOLLOWING COUNTY BENCHMARK:

LA COUNTY BM DY10346 ELEV.=443.649 FT. NAVD88

2" IP W/DPW BM TAG IN WELL 41' W/O C/L KANAN DUME RD & 190' N/O C/L CAVALLERI RD 6.5' W/O EDGE AC IP MKR 2' S/O MON

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

SURVEYOR'S NOTES:

1. BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED BY CORNER RECORD SHOWN HEREON.
2. LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
3. TITLE REPORT WAS SUPPLIED BY CLIENT. SEE TITLE MATTERS.
4. THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
   NET AREA = 41,004 SQUARE FEET, 0.941 ACRES
   GROSS AREA = 44,005 SQUARE FEET, 1.010 ACRES
   (NET AREA = GROSS AREA LESS INGRESS/EGRESS PRIVATE ROAD)
   (AREA IS BASED ON FIELD MEASUREMENTS)
5. THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: RR5

FLOOD ZONE NOTE:

PER FEMA FLOOD INSURANCE RATE MAP 06037C1518G (EFFECTIVE 04/21/2021) SUBJECT PROPERTY IS IN FEMA FLOOD ZONE 'X' (UNSHADED), WHICH IS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD.

LEGEND-ABBREVIATIONS:

A/C	= ASPHALT CONCRETE
EP	= EDGE OF PAVEMENT
FF	= FINISHED FLOOR
FL	= FLOWLINE
FS	= FINISHED SURFACE
NG	= NATURAL GROUND
TYP	= TYPICAL
BM	= BENCHMARK
CE	= CITY ENGINEER
CL	= CENTERLINE
CN	= CONCRETE NAIL
COMON	= COUNTY SURVEYOR MON
FB	= FIELD BOOK
FD	= FOUND
IP	= IRON PIPE MON
LA	= LOS ANGELES
LSPK	= LEAD & SPIKE MON
LT	= LEAD & TACK MON
L&TAG	= LEAD & TAG MON
MON	= MONUMENT
NTAG	= NAIL & TAG MON
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PW	= PUBLIC WORKS
REF	= REFERENCE
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SET	= SET MONUMENT
SPK&T	= SPIKE & TIN MON
SPK&W	= SPIKE & WASHER MON
SSM	= STANDARD SURVEY MON

LEGEND-LINETYPES:

PROPERTY LINE
EASEMENT
CENTERLINE
TIELINE
CLF = CHAIN LINK FENCE
WF = WOOD FENCE
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TOP or TOE OF SLOPE

LEGEND-SYMBOLS:

GA = GUY ANCHOR
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SURFACE ELEVATIONS

=123.45 = A/C
=123.45 = DIRT/NG

TREE TYPES

O = OLIVE
P = PALM
PN = PINE
TR = TREE
CLS = CLUSTER

NOTE: THE NUMBER WHICH PRECEDES THE TREE TYPE LABEL INDICATES THE TREE TRUNK DIAMETER, MEASURED AT BREAST HEIGHT & DISPLAYED IN INCHES.

TITLE MATTERS:

PER PRELIMINARY TITLE REPORT ORDER NO. 2607208861-56 DATED AS OF DECEMBER 31, 2024, AT 7:30 AM BY OLD REPUBLIC TITLE COMPANY, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE HEREIN DESCRIBED SUBJECT PROPERTY.

ITEMS 1 TO 3 - TAXES, ASSESSMENTS, AND LIENS (NOT SURVEY RELATED MATTERS).

(4) ITEM 4 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : ROAD PURPOSES, RECORDED : IN BOOK 20332 OF OFFICIAL RECORDS, PAGE 234, AFFECTS : AS DESCRIBED THEREIN. (PLOTTED)

(5) ITEM 5 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : PUBLIC UTILITIES, RECORDED : IN BOOK 21434 OF OFFICIAL RECORDS, PAGE 238, AFFECTS : AS DESCRIBED THEREIN. (PLOTTED 10 FT STRIP EASEMENT FOR PUBLIC UTILITIES)

(6) ITEM 6 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : PUBLIC UTILITIES, RECORDED : MARCH 27, 1952 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2823, AFFECTS : AS DESCRIBED THEREIN. (PLOTTED 10 FT STRIP EASEMENT FOR PUBLIC UTILITIES)

(7) ITEM 7 - AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, FOR : PUBLIC UTILITIES, RECORDED : SEPTEMBER 15, 1965 IN OFFICIAL RECORDS AS INSTRUMENT NO. 4166
AFFECTS : AS DESCRIBED THEREIN. (PLOTTED 10 FT STRIP EASEMENT FOR PUBLIC UTILITIES)

ITEM 8 - A DEED OF TRUST (NOT A SURVEY RELATED MATTER).

ITEMS 9 TO 12 - TITLE COMPANY MATTERS (NOT SURVEY RELATED, SEE TITLE REPORT FOR PARTICULARS).

(XX) INDICATES A PLOTTED ITEM

TOPOGRAPHIC SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE:APRIL 01, 2025
SCALE:1" = 16'
CONTOUR INTERVAL: ONE FOOT
PROJECT NO: 4673
SHEET 1 OF 1 SHEETS

601 E. GLENOAKS BLVD, SUITE 208
GLENDALE, CALIFORNIA, 91207
(818)243-0640
EMAIL: INFO@HENNON.COM WEB: HENNON.COM
HENNON Surveying & Mapping, Inc.

TOPOGRAPHIC SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

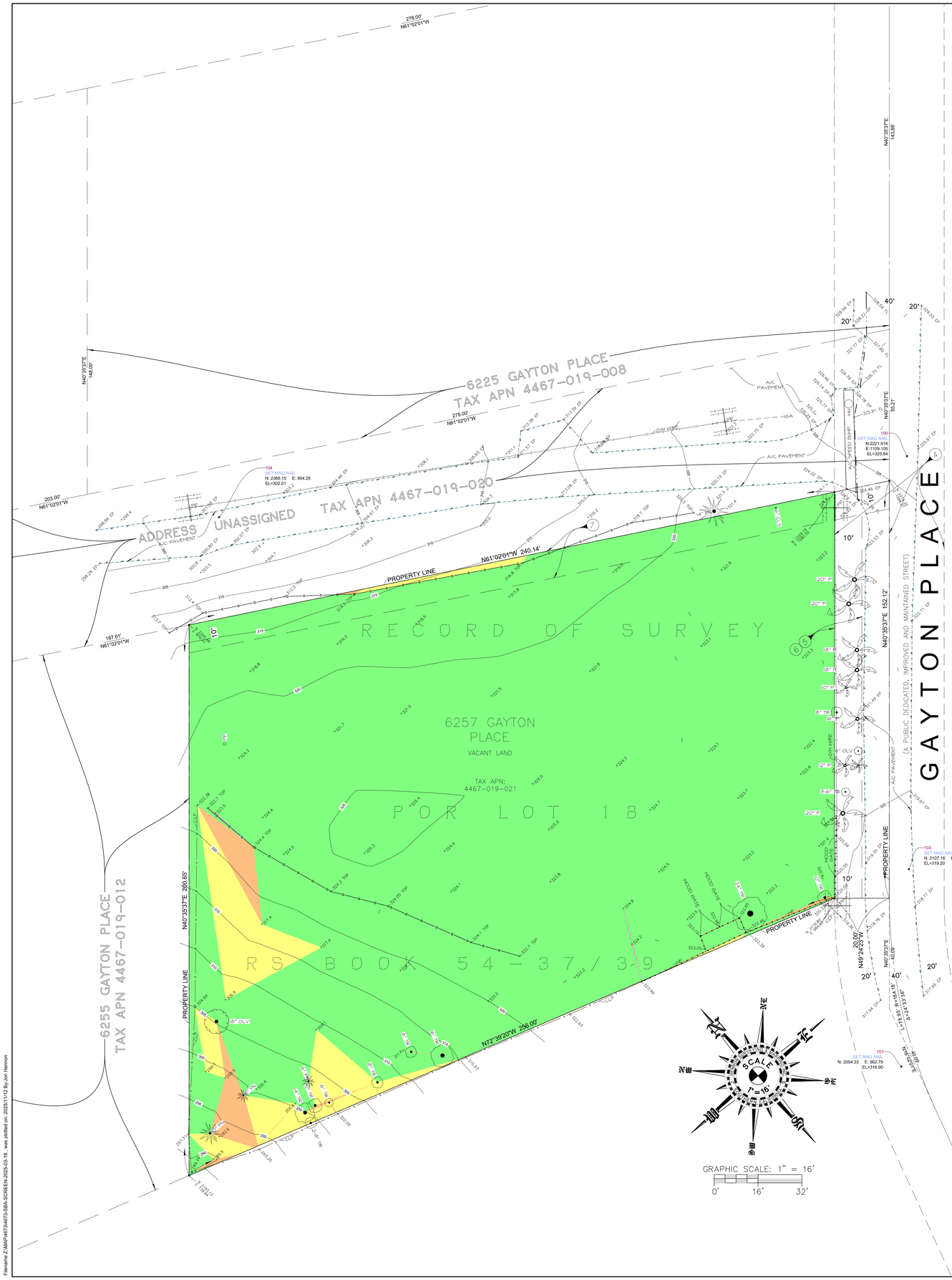
PRELIMINARY
SUBJECT TO CHANGE

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THOMAS GUIDE: 667-E1
LA CITY DIST. MAP-N/A
ASS. PARCEL NO.: 4467-019-021
DWG:4673-TOPO-2025-03-18
SURVEYED BY: HENNON

Filename Z:\MAPS\4673\4673-TOPO-2025-03-18-ADJUSTED, was plotted on: 20250410 By:Jon Hennon

SLOPE BAND ANALYSIS SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION DURING MARCH, 2025.

Robert D. Hennon

ROBERT DAVID HENNON, PLS 5573
(LIC. EXPIRES 9-30-25)

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   GROSS AREA = 44,005 SQUARE FEET, 1.010 ACRES
   (NET AREA = GROSS AREA LESS INGRESS/EGRESS PRIVATE ROAD)
   (AREA IS BASED ON FIELD MEASUREMENTS)
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FLOOD ZONE NOTE:

PER FEMA FLOOD INSURANCE RATE MAP 06037C1518G (EFFECTIVE 04/21/2021) SUBJECT PROPERTY IS IN FEMA FLOOD ZONE 'X' (UNSHADED), WHICH IS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD.

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PW	= PUBLIC WORKS
REF	= REFERENCE
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=123.45 = A/C
123.4 = DIRT/NG

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P = PALM
PN = PINE
TR = TREE
CL9 = CLUSTER

NOTE: THE NUMBER WHICH PRECEDES THE TREE TYPE LABEL INDICATES THE TREE TRUNK DIAMETER, MEASURED AT BREAST HEIGHT & DISPLAYED IN INCHES.

SURVEYOR'S CALCULATIONS:

THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:

NET AREA = 41,004 SQUARE FEET, 0.941 ACRES
GROSS AREA = 44,005 SQUARE FEET, 1.010 ACRES
EASEMENT AREA = 3,001 SQUARE FEET, 0.069 ACRES
(NET AREA = GROSS AREA LESS INGRESS/EGRESS PRIVATE ROAD EASEMENT) (AREA IS BASED ON FIELD MEASUREMENTS)

TDSF CALCULATION:

TDSF = TOTAL DEVELOPMENT SQUARE FOOTAGE

FORMULA (FOR NET SQUARE FOOTAGE OF LESS THAN ONE ACRE):
= (21,780 x 0.177) + 1,000 + (NET AREA - 21,780) x 0.10
= 4,855 + (40,996 - 21,780) x 0.10
= 4,855 + 1,921
= 6,776 SQ FT

SLOPE ANALYSIS TABLE UPDATED TO REFLECT CORRECT SLOPE BANDS FOR CITY OF MALIBU.

H = HORIZONTAL DISTANCE
V = VERTICAL DISTANCE

SLOPE ANALYSIS TABLE
6257 GAYTON PLACE

Number	Minimum Slope	Maximum Slope	Area	Color
1	0	H 3 : V 1 33%	38219	
2	H 3 : V 1 33%	H 2.5 : V 1 40%	2145	
3	H 2.5 : V 1 40%	H 1 : V 1 100%	632	
4	H 1 : V 1 100%	1:1 > 1:1 INFINITY	8	
TOTAL SQUARE FOOTAGE = 41,004				

SURVEYOR'S STATEMENT:

THIS MAP, REPRESENTING A SLOPE ANALYSIS FOR THE PROPERTY KNOWN AS 6257 GAYTON PLACE, WAS PREPARED BY ME, ROBERT HENNON, PLS 5573, AND IS BASED ON FIELD TOPOGRAPHIC SURVEY OF SAID PROPERTY MADE ON THE GROUND BY ME. THE SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY ME.

April 1, 2025

ROBERT DAVID HENNON, PLS 5573 (LIC. EXPIRES 9-30-27)

DATE: APRIL 01, 2025
SCALE: 1" = 16'
CONTOUR INTERVAL: FIVE FOOT
PROJECT NO: 4673
SHEET 1 OF 1 SHEETS

601 E. GLENOAKS BLVD, SUITE 208
GLENDALE, CALIFORNIA, 91207
(818)243-0640
EMAIL: INFO@HENNON.COM WEB: HENNON.COM

HENNON
Surveying & Mapping, Inc.

SLOPE BAND ANALYSIS SURVEY OF:
6257 GAYTON PLACE
CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1	08/25/25	TDSF ADDED	RDH

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THOMAS GUIDE: 667-E1
LA CITY DIST. MAP: N/A
ASS. PARCEL NO.: 4467-019-021
DWG: 4673-TOPO-2025-03-18
SURVEYED BY: HENNON

Filename: Z:\MAPS\4673\4673-SBA-SCREEN-2025-03-18, was plotted on: 2025/11/12 By: Jon Hennon

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

DEVELOPMENT COLOR SLOPE ANALYSIS

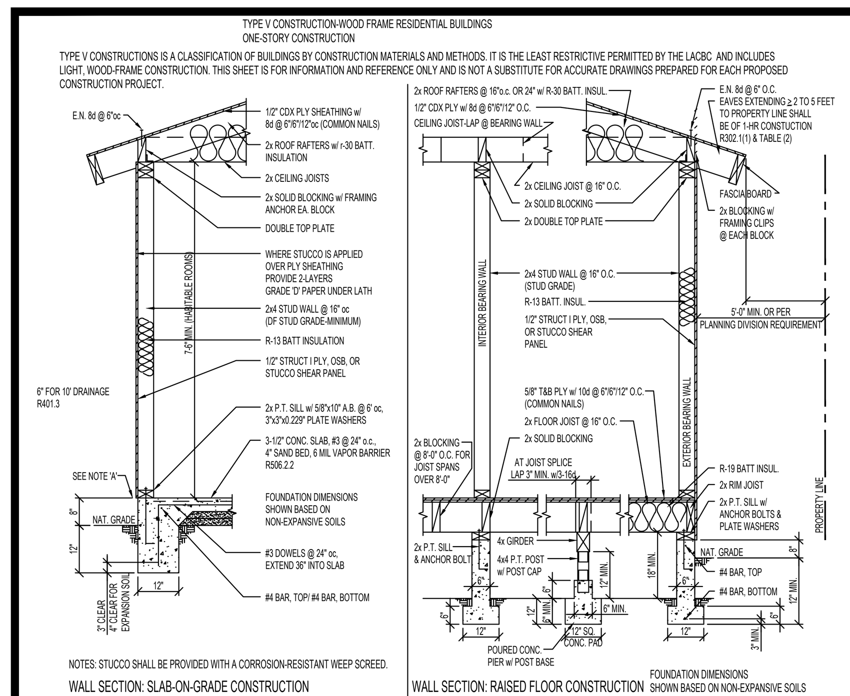
DRAWING NO.
T-1.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1" = 10'
DRAWN BY	D.W.B.,

C:\Users\douglas\Documents\Library\Autodesk\Applications\Basic Basic\Basic\Archive\2025 RESID PROJECTS\GAYTON Place - 6257 Gayton Place\2D_SCHOLTANIAN - V23* 2025-02-27.pln

TYPE V CONSTRUCTION-WOOD FRAME RESIDENTIAL BUILDINGS
ONE-STORY CONSTRUCTION

TYPE V CONSTRUCTIONS IS A CLASSIFICATION OF BUILDINGS BY CONSTRUCTION MATERIALS AND METHODS. IT IS THE LEAST RESTRICTIVE PERMITTED BY THE LACBC AND INCLUDES LIGHT, WOOD-FRAME CONSTRUCTION. THIS SHEET IS FOR INFORMATION AND REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.



NOTES: STUCCO SHALL BE PROVIDED WITH A CORROSION-RESISTANT WEEP SCREED.

WALL SECTION: SLAB-ON-GRADE CONSTRUCTION

WALL SECTION: RAISED FLOOR CONSTRUCTION

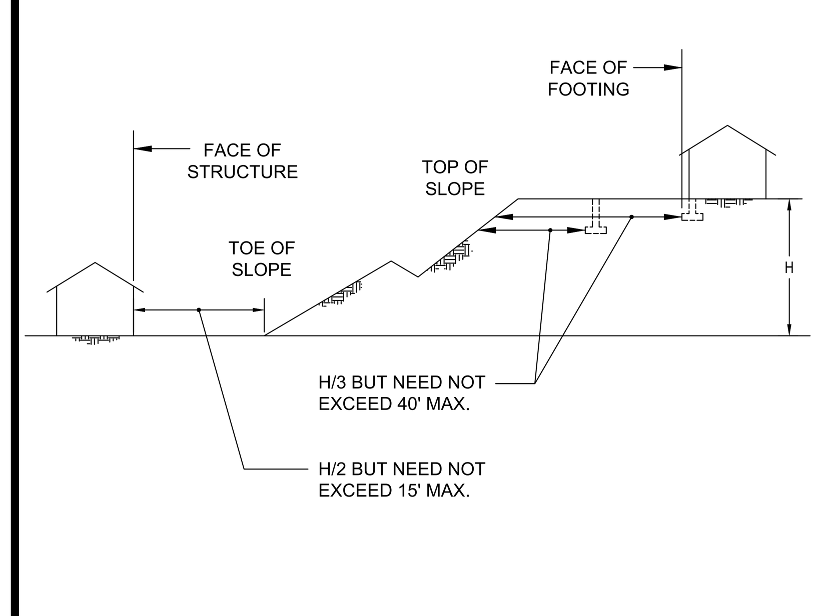
FOUNDATION DIMENSIONS SHOWN BASED ON NON-EXPANSIVE SOILS

NOTES:
1. ANCHOR BOLTS: 5/8"x10" EMBEDDED 7" AND SPACED 6'-0" OC WITH 3"x3"x0.229" PLATE WASHERS, WITH MINIMUM 2 ANCHOR BOLTS PER PIECE, LOCATED NOT MORE THEN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE.
2. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD.
3. MINIMUM CONCRETE STRENGTH: 2500 psi
4. BEARING WALLS AND BRACED WALL PANELS REQUIRE CONTINUOUS FOOTINGS.
5. FOR EXPANSIVE SOIL: A SOILS REPORT OR UPDATE LETTER IS REQUIRED FOR ALL NEW FOUNDATIONS.
6. WHERE INTERIOR WALLS ARE SHEAR WALL PANELS, WALL FRAMING AND SHEATHING SHALL EXTEND TO THE ROOF SHEATHING.
7. UNDER FLOOR AREAS SHALL BE VENTILATED BY APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL BE LOCATED 3 FEET FROM CORNERS AND PROVIDE VENTILATION. THE OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO SIDES. CORROSION RESISTANT MESH W/ MINIMUM 1/4" OPENINGS.
8. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS MAY BE 1/300 OF THE AREA PROVIDED 50% OF THE OPENING AREA IS PROVIDED WITH VENTILATORS IN THE UPPER PORTION AT LEAST 3' ABOVE THE EAVE OR CORNICE WITH THE BALANCE OF THE VENTILATORS PROVIDED BY EAVE OR CORNICE VENTS. PROVIDE BAFFLES TO PREVENT ATTIC INSULATION FROM BLOCKING EAVE VENTS.
9. FOR STEM WALLS GREATER THAN 24" HIGH: REFER TO LOCAL JURISDICTION REQUIREMENTS.

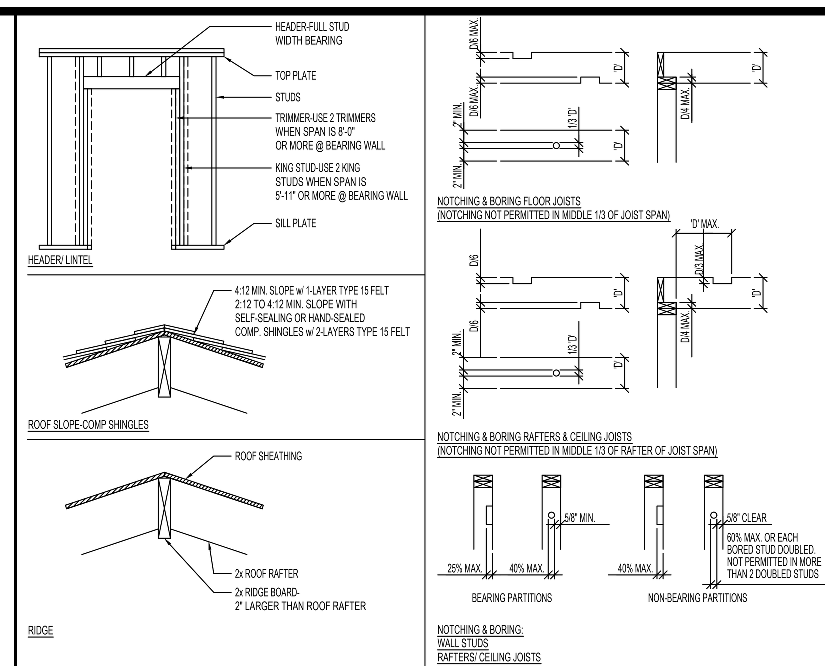
BUILDING SECTIONS

NAILING SCHEDULE	
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" o.c.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d per 16"
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	10d @ 24" o.c.
DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" o.c.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OT RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	3-10d
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	4-10d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d
RAFTER TO PLATE, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	10d @ 16" o.c.
2" PLANKS	2-16d @ EACH BEARING

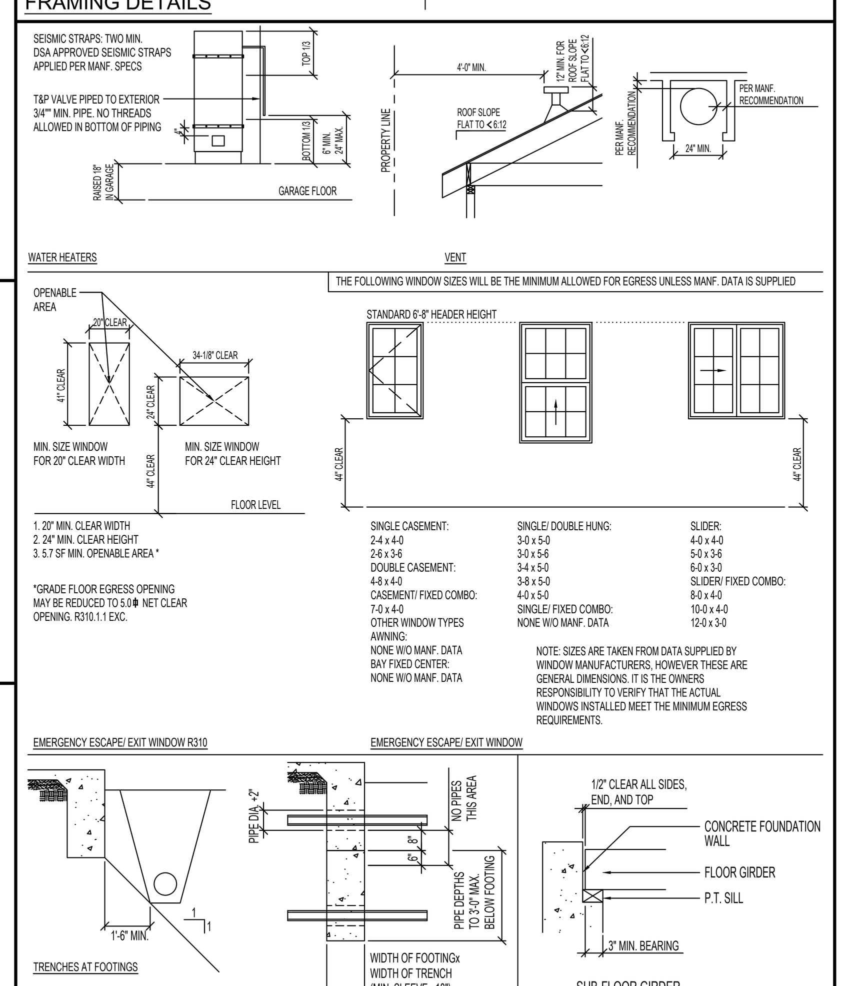
FASTENER NAILING SCHEDULE



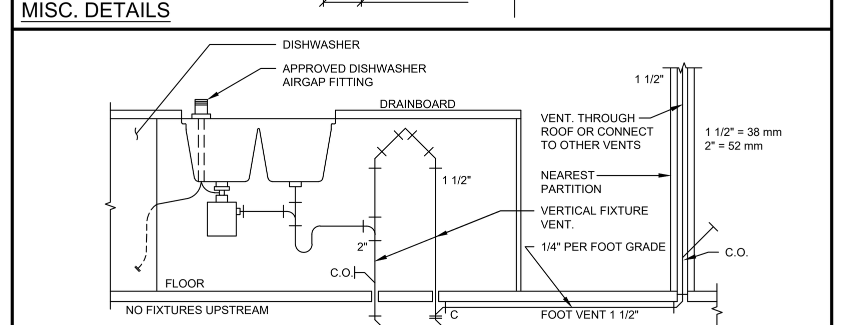
MINIMUM SLOPE SETBACK



FRAMING DETAILS



MISC. DETAILS



ISLAND VENT

INSTRUCTIONS FOR USING THIS SHEET

TYPE V CONSTRUCTION GENERAL NOTES AND DETAILS FOR RESIDENTIAL CONSTRUCTION PROJECTS BASED ON THE 2023 LA COUNTY RESIDENTIAL CODE.

TYPE V CONSTRUCTION IS A CLASSIFICATION OF BUILDINGS BASED ON CONSTRUCTION MATERIALS AND METHODS. IT IS THE LEAST RESTRICTIVE CONSTRUCTION TYPE PERMITTED BY THE LA COUNTY BUILDING CODES AND INCLUDES LIGHT, WOOD-FRAMED CONSTRUCTION. THIS SHEET IS FOR INFORMATION AND REFERENCE PURPOSE ONLY, AND IS NOT A SUBSTITUTE FOR COMPLETE, ACCURATE DRAWINGS PREPARED SPECIFICALLY FOR EACH PROPOSED CONSTRUCTION PROJECT.

THIS SHEET MAY BE USED IN CONJUNCTION WITH PROJECTS DESIGNED AND REVIEWED UNDER THE 2023 LA COUNTY BUILDING CODE. THIS SHEET IS INTENDED TO EXPEDITE PLAN REVIEW WHILE AT THE SAME TIME PROMOTING SAFE, HEALTHY, CODE COMPLIANT CONSTRUCTION, BY PROVIDING STANDARD NOTES AND DETAILS ASSOCIATED WITH MOST LA COUNTY RESIDENTIAL CODE PROJECTS.

IT IS UNDERSTOOD THAT ALL OF THE NOTES AND DETAILS CONTAINED ON THIS TYPE V SHEET DO NOT APPLY TO ALL RESIDENTIAL PROJECTS. BY SIGNING AND ATTACHING THIS SHEET TO PREPARED PLANS, THE APPLICANT ACKNOWLEDGES THAT HE/ SHE HAS REVIEWED THE NOTES AND DETAILS CONTAINED ON THIS SHEET, AND UNDERSTANDS AND AGREES THAT ALL NOTES AND DETAILS ARE A PART OF THE APPROVED PLANS AND REQUIRED FOR THE PROJECT AS APPLICABLE. THE APPLICANT ALSO ACKNOWLEDGES THAT AN OMISSION OF A NOTE OR DETAIL ON THIS SHEET DOES NOT ALLOW FOR A NONCOMPLIANT FIELD CONDITION.

INSTRUCTIONS:
1. REVIEW SUBMITTAL REQUIREMENTS BASED ON THE TYPE OF PROJECT YOU ARE DESIGNING, SUCH AS SINGLE-FAMILY-RESIDENCE, RESIDENTIAL ADDITION, DETACHED ACCESSORY STRUCTURE, ETC. SUBMITTAL CHECKLISTS MAY BE DOWNLOADED ONLINE
2. PREPARE ALL NECESSARY PLAN SHEETS AND DOCUMENTS FOR YOUR PROJECT AS LISTED ON THE SUBMITTAL CHECKLIST, INCLUDING SITE PLAN, FOUNDATION PLAN, FLOOR PLAN, ROOF PLAN, ELEVATIONS, FRAMING DETAILS, SOILS REPORT, T-24 ENERGY REPORT, ETC. COMPLETE THE DESCRIPTION OF SCOPE OF WORK, AND LIST ALL PREPARED SHEETS BELOW.
3. FILL IN THE BUILDING DATA AND STRUCTURAL DATA ON THE TYPE V SHEET, COMPLETE THE PLAN SHEET TABLE OF CONTENTS, SIGN THE APPLICANT SIGNATURE LINE, AND ATTACH YOUR PREPARED SHEETS TO THE TYPE V COVER SHEET. EACH SHEET MUST BE SIGNED BY THE PREPARER.

THIS TYPE V SHEET IS TO MAKE QUICK PROCESSING OF YOUR APPLICATION, USEFUL IN AVOIDING CODE COMPLIANCE PROBLEMS DURING CONSTRUCTION, AND EFFICIENT IN KEEPING YOU, YOUR FAMILY AND/ OR CLIENT SAFE AND HEALTHY DURING OCCUPANCY.

PLAN SHEET TABLE OF CONTENTS:

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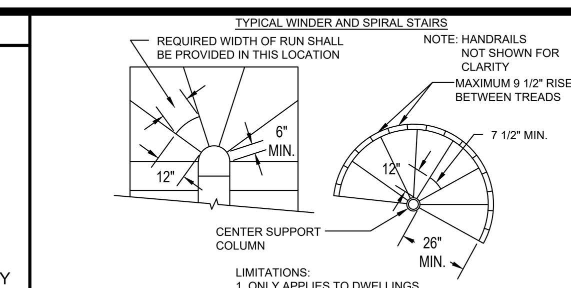
APPLICANT SIGNATURE:____________________

BY SIGNING THIS SHEET THE APPLICANT ACKNOWLEDGES THAT HE/ SHE HAS READ AND UNDERSTANDS ALL DETAILS AND NOTES HEREIN, AND AGREES THAT ALL NOTES AND DETAILS ARE PART OF THE APPROVED PLANS.

FLOOR PLANS & GENERAL REQUIREMENTS:

This project shall comply with Title 24 and 2023 LA County Residential Code (LACRC), LA County Mechanical Code (LACMC), LA County Plumbing Code (LACPC), LA County Electrical Code (LACEC), and California Energy Code (CEnC).

1. FLOOR PLAN SHOWING USE OR OCCUPANCY OF ALL PARTS OF THE ADDITION, PLACEMENT OF ELECTRICAL, PLUMBING AND HEATING OUTLETS AND FIXTURES, DOOR WITH DIRECTION FOR SWING, AND LOCATIONS AND SIZE OF WINDOWS AND HEADERS. INCLUDE IMMEDIATELY ADJOINING ROOMS TO THE ADDITION, THE USE, EXISTING WINDOW SIZES AND ANY WINDOWS REMOVED, SHOW EXISTING, DEMO, AND NEW WALL LOCATIONS.
2. PROVIDE EXTERIOR GLAZED OPENINGS FOR 8% OF THE FLOOR AREA FOR NATURAL LIGHT IN HABITABLE ROOMS. [§R303.1 LACRC]
3. PROVIDE OPENABLE EXTERIOR OPENINGS OF 4% OF THE FLOOR AREA. FOR NATURAL VENTILATION IN HABITABLE ROOMS. [§R303.1 LACRC]
4. PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE FROM BASEMENTS AND FROM EVERY ROOM USED FOR SLEEPING PURPOSES. WINDOWS TO BE 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, 5.7 sq. ft. (5' FOR GRADE FLOOR), MINIMUM OPENING AREA, AND 44" MAXIMUM SILL HEIGHT ABOVE THE FINISHED FLOOR. (SEE MISC. DETAILS - THIS SHEET) [§R310 LACRC]
5. 7'-0" MINIMUM HEADROOM IS REQUIRED IN HABITABLE AREAS. [§R305.1 LACRC]
6. MINIMUM ROOM SIZES: AT LEAST ONE 120 sq. ft. ROOM IS REQUIRED. OTHER HABITABLE ROOMS SHALL BE A MIN. 70 sq. ft. WITH A 7'-0" MINIMUM WIDTH IN ANY DIRECTION. (EXCEPT KITCHENS) [§R304.1 LACRC]
7. PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN ANY WALL WITHIN A 24" ARC OF EITHER EDGE OF THE DOOR IN THE CLOSED POSITION, AND ANY GLAZING IN WALLS OR FENCES ENCLOSING, CONTAINING, OR FACING, WITHIN 5' HORIZONTALLY, HOT TUBS, SPAS, SHOWERS, BATHTUBS, SWINGING AND SLIDING DOORS, ETC. WHERE THE BOTTOM EDGE IS LESS THAN 5' MEASURED VERTICALLY. SHOWER DOORS SHALL OPEN OUTWARD. TEMPERED GLASS WITHIN 18" TO FINISH FLOOR, TEMPERED GLASS ADJACENT TO STAIRWAYS, AND RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE. TEMPERED GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD. [§R308.4 LACRC]
8. THE GARAGE AND/ OR CARPORT SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM $\frac{1}{2}$" GYPBOARD APPLIED TO THE GARAGE/ CARPORTS SIDE. [§R302.6 LACRC].
9. EGRESS DOORSSHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT [§R311.2 LACRC].
10. LANDINGS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXTERIOR LANDINGS WITH DOORS THAT DO NOT SWING OVER THE LANDING MAY HAVE A DIFFERENCE IN ELEVATION OF 7-3/4" MAXIMUM BELOW THE TOP OF THE THRESHOLD. [§R311.3.1 LACRC].
11. INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. [§R303.7 LACRC].
12. PROVIDE LIGHT OVER STAIRS WITH SWITCH TOP AND BOTTOM. [§R303.7 LACRC].
13. HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH FOUR OR MORE RISERS. SHOW STAIRWAY RAILING/ HANDRAIL ON THE FLOOR PLAN. [§R311.7.8 LACRC].
14. ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM $\frac{1}{16}$" AND SHALL NOT EXCEED $\frac{1}{4}$". [§R806.1 LACRC]
15. SMOKE ALARM SYSTEM AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED. [§R314.1.1 LACRC]
16. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217. [§R315.1.1 LACRC]
17. FLOORS OF GARAGES/ CARPORTS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [§R309.1 LACRC]
18. WATER-RESISTANT GYPSUM BACKING BOARD COMPLYING WITH ASTM C 840 SHALL BE USED WHEN GYPSUM IS USED FOR A BASE FOR TILE OR WALL PANELS FOR A TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS. MIN. 6'. [§R307.2 LACRC]
19. ENCLOSED, USABLE SPACE UNDER STAIRS TO BE PROTECTED WITH 1/2" GYP BOARD. [§R302.7 LACRC]
20. NEW DWELLINGS AND/ OR REMODEL OR ADDITIONS w/ COST IN EXCESS OF $1000.00 SHALL BE PROVIDED WITH APPROVED SMOKE DETECTORS AND CO DETECTORS. INSTALL SMOKE DETECTORS IN EACH STORY, HALLWAY, EACH SLEEPING ROOM, AND IN BASEMENTS. CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA, EVERY LEVEL, AND BASEMENTS. NEW CONSTRUCTION TO BE HARDWIRED & INTERCONNECTED. [§R314 & R315 LACRC]
21. OPENINGS FROM GARAGES INTO ROOMS USED FOR SLEEPING PURPOSES ARE NOT PERMITTED. [§R302.5.1 LACRC]
22. 5/8" TYPE "X" GWB (OR EQUIVALENT) IS REQUIRED TO SEPARATE GARAGE FROM HABITABLE ROOMS ABOVE. 1/2" FOR SUPPORT WALLS FOR AFFECTED CEILINGS. 1/2" FOR GARAGES LOCATED LESS THAN 3 FEET FROM DWELLING ON SAME LOT. [§R302.6 LACRC]
23. USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS, WHERE FIREWALL OF GARAGE IS PIERCED BY F.A.U. DUCTS. [§R302.5.2 LACRC]
24. SPECIFY SELF-CLOSING, TIGHT-FITTING, 1 3/8" SOLID WOOD DOOR OR 20 MINUTE LABELED DOOR FOR OPENING BETWEEN GARAGE AND DWELLING. [§R302.5.1 LACRC]
25. STAIRWAYS: MAXIMUM RISE 7 3/4", MINIMUM TREAD 10", MINIMUM HEADROOM 6'-8", MINIMUM WIDTH 36". [§R311.7.5 LACRC]
26. PROVIDE A 1 1/4"-2" DIA. GRIPPABLE HANDRAIL FOR STAIRWAYS ON AT LEAST ONE SIDE. TERMINATE AT A NEWEL POST, WALL, OR SAFETY TERMINAL. HANDRAILS SHALL HAVE A MIN. SPACE FROM WALL OF 1 1/2" AND BE BETWEEN 34"-38" ABOVE THE TREAD NOSING. [§R311.7.8 LACRC]
27. UNENCLOSED FLOOR AND ROOF OPENING, OPEN AND GLAZED SIDE OF STAIRWAYS, BALCONIES AND PORCHES 30" OR MORE ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL OF 42" HEIGHT WITH OPENINGS LESS THAN 4" WIDE. [§R312 LACRC]
28. PROVIDE 36" LANDINGS AS MEASURED IN THE DIRECTION OF TRAVEL. LANDING WIDTH SHALL BE AS WIDE AS THE DOOR. [§R311.3 LACRC]



29. LOCATE THE TOP OF THE CHIMNEY AT LEAST 2 FEET ABOVE ANY ROOF WITHIN 10 FEET OF CHIMNEY AND 3 FEET ABOVE ROOF WHERE IT PASSES THROUGH. [§802.5.4 LACMC]
30. THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTER. THE NET FREE AREA OF THE SPARK ARRESTER SHALL BE NOT LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTER SCREEN SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2 INCH AND GREATER THAN 3/8 INCH IN SIZE. IT SHALL BE REMOVABLE FOR CLEANING. [§R1003.9.2 LACRC]

PLUMBING:

1. SPECIFY COPPER WATER LINES SHALL BE TYPE L MINIMUM. ABOVE & UNDERGROUND. [§604.3 LACPC]
2. SHOWERS, BATH TUBS, WHIRLPOOL AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ASSE 1070. [§408.3 LACPC]
3. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK FLOW DEVICE. [§603.5.7 LACPC]
4. ANCHOR OR STRAP WATER HEATERS AT 1/3 FROM TOP AND BOTTOM. [§507.2 LACPC]
5. PLUMBING WHEN CHANGING A WATER HEATER TO A TANKLESS HEATER. THE EXISTING PIPING SHALL BE CHECKED TO DETERMINE IF IT IS ADEQUATE CAPACITY WHERE INADEQUATE, THE EXISTING SYSTEM SHALL BE ENLARGED AS NECESSARY, OR SEPERATE GAS PIPING OF ADEQUATE CAPACITY SHALL BE RUN FROM THE POINT OF DELIVERY TO THE APPLIANCE. [§1215 LACPC]
6. SHOWERS TO BE LARGE ENOUGH TO INSCRIBE MINIMUM 30" DIAMETER CIRCLE AND A MINIMUM OF 1,024 sq. in. SHOWER OPENING MIN. 22". [§408.6 LACPC]
7. FLUSH VOLUMES FOR WATER CLOSETS SHALL NOT EXCEED 1.28 GAL PER FLUSH. [§411.2 LACPC] SHOWER HEADS SHALL NOT EXCEED 1.8 GPM. [§408.2 LACPC]
8. INSTALL BUILT-UP SHOWER PANS PER LACPC 408.7 OR USE AN APPROVED LISTED MATERIAL.
9. WATER HEATERS LOCATED IN AN ATTIC OR ABOVE A CEILING, FLOOR-CEILING OR FLOOR-SUB-FLOOR ASSEMBLY WHERE DAMAGE MAY RESULT FROM A LEAK, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM 3/4" DRAIN TO AN APPROVED LOCATION. [§507.5 LACPC]
10. BATHTUBS TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [§409.6 LACPC]
11. GAS UTILIZATION EQUIPMENT LOCATED IN RESIDENTIAL GARAGES SHALL BE LOCATED OR PROTECTED SO IT IS NOT SUBJECT TO PHYSICAL DAMAGE BY A MOVING VEHICLE. [§305, LACMC]
12. SANITARY DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED PER LACPC, CHAPTER 7.
13. GAS PIPING TO BE SIZED PER TABLES 1215.2 AND INSTALLED PER LACPC, CHAPTER 12
14. NEW OR ALTERED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER LACPC, Sec. 609.9.
15. LAVATORY FAUCETS SHALL HAVE A FLOW RATE NOT MORE THAN 1.2 GALLONS PER MINUTE. [§407.2 LACPC].
16. KITCHEN FAUCETS SHALL HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE. [§420 LACPC].

ELECTRICAL:

1. SHOW ON THE FLOOR PLAN OR ON A SEPARATE ELECTRICAL PLAN THE LOCATION OF MAIN AND SUB PANEL BOARDS ELECTRICAL RECEPTACLES AND LIGHTING FIXTURES. GENERALLY, RECEPTACLES ARE TO BE LOCATED IN A WALL EVERY 12 LINEAR FEET SO THAT A FIXTURE WILL NOT BE MORE THAN 6 FEET FROM ANY RECEPTACLE. [§210.52 LACEC]
2. PROVIDE GFCI PROTECTION FOR ALL RECEPTACLES IN THE FOLLOWING LOCATIONS PER LACEC SEC. 210.8
1. BATHROOM(S)
2. GARAGES AND ACCESSORY BUILDINGS.
3. OUTDOORS.
4. CRAWL SPACES - AT OR BELOW GRADE LEVEL.
5. UNFINISHED BASEMENTS.
6. KITCHENS SERVING COUNTERTOPS.
7. LAUNDRY, UTILITY, WET BAR SINKS, BATHTUBS, OR SHOWER STALLS WHERE RECEPTACLES ARE WITHIN 6FT.
8. BOAT HOUSES
3. ALL 15 AND 20 AMP RECEPTICALS (INCLUDING GFCI'S) SHALL BE TAMPER-RESISTANT. [§406.12 LACEC]
4. PROVIDE A MINIMUM OF ONE WALL SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES PER LACEC SEC. 210.70
5. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY, LIVING, DINING ROOMS, PARLORS, LIBRARIES, DENS, RECRATION ROOMS, CLOSETS, HALL WAYS, KITCHENS, LAUNDRY AREAS AND SIMULAR AREAS OR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS. [§210.12(A) LACEC]
6. PROVIDE A CONCRETE-ENCASED ELECTRODE FOR NEW ELECTRICAL PANELS (WHERE A NEW FOOTING IS AVAILABLE). [§250.52(A)(3) LACEC]
7. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. [§210.11(C)(1) LACEC].
8. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [§210.11(C)(2) LACEC].
9. PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF, GFI PROTECTED RECEPTACLE AT THE FRONT AND THE BACK OF THE DWELLING UNIT. [§210.52 LACEC].
10. COUNTERTOP RECEPTACLES, IN THE KITCHEN, SHALL BE GFCI PROTECTED AND SHALL BE LOCATED IN A WALL EVERY 48 LINEAR INCHES. [§210.52 LACEC].
11. PROVIDE AT LEAST ONE GFCI PROTECTED OUTLET ALONG THE PERIMETER OF BALCONY, DECK, OR PORCH. [§210.52 LACEC].
12. A SWITCHED LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS. [§210.70 LACEC].

MECHANICAL:

1. APPLIANCES INSTALLED IN GARAGES SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUTOF THE NORMAL PATH OF VEHICLES PER LACMC 305.1.1.
2. HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18" INCHES ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. [§604.3 LACMC]
3. DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. DUCTS FOR DOMESTIC RANGE HOODS SHALL ONLY SERVE COOKING APPLIANCES. [§504.3 LACMC]
4. ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT. FROM A PROPERTY LINE, 10 FT. FROM A FORCED AIR INLET, AND 3 FT. FROM OPENINGS INTO THE BUILDING. [§502.2.1 LACMC]
5. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN (14) FEET (4,263 mm), INCLUDING TWO (2) 90 DEGREE (1.57 rad) ELBOWS. TWO (2) FEET (610 mm) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 rad) ELBOW IN EXCESS OF TWO. [§504.4.2.1 LACMC]
6. AN ATTIC UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN TWENTY-TWO (22) INCHES x THIRTY (30) INCHES. (NFPA 54-09:9.5.1) LACMC 304.4 (A) WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN SIX (6) FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED TWENTY (20) FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY. (NFPA 54-09:9.5.1.1) LACMC 304.4.1 (B) THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN TWENTY- FOUR (24) INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE. (NFPA 54:9.5.1.2) LACMC 304.4.2 (C) A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN THIRTY (30) INCHES BY THIRTY (30) INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (NFPA 54:9.5.2) LACMC 304.4.3 (D) A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (NFPA 54:9.5.3) LACMC 304.4.4
7. BUILDING CAVITIES, SUPPORT PLATFORMS FOR AIR HANDLERS AND PLENUMS CONSTRUCTED OF MATERIAL OTHER THAN SEALED SHEET METAL, DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR PER CEnC, Sec. 150.0(m)1.

GREEN BUILDING:

1. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. [§4.503.1 LAGBSC].
2. AN OPERATION AND MAINTENANCE MANUAL SHALL BE SUPPLIED AT FINAL INSPECTION COMPLYING WITH SECTION 4.410 OF THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.
3. MATERIALS AND FINISHES SHALL COMPLY WITH POLLUTION CONTROL LIMITS PER SECTION 4.504 OF THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.

BUILDING DATA

ASSESSORS PARCEL #: __________
DESCRIPTION OF USE: __________
OCCUPANCY GROUP: __________
TYPE OF CONSTRUCTION: __________
SPRINKLERS: YES OR NO: __________
STORIES: __________
HEIGHT: __________
FLOOR AREAS: __________
GARAGE AREA: __________
TOTAL AREA: __________

PROVIDE A COMPLETE DESCRIPTION OF THE SCOPE OF WORK:

STRUCTURAL DATA

ROOF/FLOOR LIVE LOAD ____/____ PSF
SITE CLASS ______
SEISMIC DESIGN CATEGORY ______
BASIC WIND SPEED ______
WIND EXPOSURE ______

A SEPARATE PERMIT WILL BE REQUIRED FOR RETAINING WALLS, FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS APPLICABLE.

SITE PLAN:

1. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE DWELLING.
2. LANDING AT EXTERIOR DOORS: PROVIDE A LANDING EQUAL TO THE WIDTH OF THE DOOR OR STAIR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36".
3. GRADE SHALL SLOPE AWAY FROM FOUNDATION 6" IN THE FIRST 10' OR 2% WITH SWALE WHEN WITHIN 10' OF PROPERTY LINE. [§R401.3 LACRC]

FOUNDATIONS:

1. USE FOUNDATION GRADE PRESSURE-TREATED FOUNDATION PLATES AND SILLS.
2. ALL STRUCTURAL WOOD MATERIAL EXPOSED TO WEATHER TO BE PRESSURE-TREATED. THIS INCLUDES ALL VERTICAL AND HORIZONTAL MEMBERS OF DECK CONSTRUCTION UNLESS A ROOF SYSTEM IS USED.
3. BOLT FOUNDATION PLATES AND SILLS TO THE FOUNDATION WITH 5/8" BOLTS SPACED NOT MORE THAN 6' APART. PROVIDE MIN. 2 BOLTS PER PIECE AND WITHIN 12" OF ENDS. EMBED BOLTS AT LEAST 7" IN CONCRETE OR MASONRY. USE 3" SQUARE x 0.229" THICK MINIMUM PLATE WASHERS ON EACH ANCHOR BOLT.
4. PROVIDE UNDER-FLOOR VENTILATION EQUAL TO 1 sq. ft. FOR EACH 150 sq. ft. OF UNDER-FLOOR AREA. VENTILATION OPENINGS SHALL BE APPROXIMATELY EQUALLY AND WITHIN 3 FEET OF EACH CORNER.
5. PROVIDE 18" x 24" UNDER-FLOOR ACCESS OPENING.
6. DAMPPROOF FOUNDATION WALLS ENCLOSING A BASEMENT BELOW FINISHED GRADE BY AN APPROVED METHOD.
7. THE MINIMUM THICKNESS FOR CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL BE NOT LESS THAN 3 1/2". [§R506.1 LACRC]

FRAMING:

1. ALL LUMBER, WOOD STRUCTURAL PANELS, PARTICLE- BOARD, STRUCTURAL GLUED-LAMINATED TIMBER, END- JOINTED LUMBER, FIBERBOARD SHEATHING, HARDBOARD SIDING, PILES AND POLES SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. [§602 LACRC]
2. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE BONDED BY INTERMEDIATE GLUE UNLESS THE SHEATHING IS EXPOSED ON THE UNDERSIDE, IN WHICH CASE IT SHALL BE BONDED WITH EXTERIOR GLUE.
3. NO HORIZONTAL BORING FOR DWV PLUMBING IN 2x4 FRAMED WALLS. USE 2x6 OR DOUBLE WALL.
4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT 10 FOOT INTERVALS HORIZONTALLY AND VERTICALLY AT CEILING AND FLOOR LEVELS.
5. PROVIDE 22"x30" ATTIC ACCESS IN HALLWAY. ACCESS MUST BE 30"x30" IF NECESSARY TO REMOVE MECHANICAL EQUIPMENT. ACCESS MUST BE LARGER THAN THE LARGEST MECHANICAL COMPONENT. [§304.4 LACMC]
6. ROOF TRUSSES, RAFTERS, AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT LATERAL DISPLACEMENT AND ROTATION. ENGINEERED DESIGN FOR TRUSSES TO BE ON SITE. BRACING PER MANUFACTURER'S REQUIREMENTS.
7. INSTALL HURRICANE CLIPS AT EVERY TRUSS OR RAFTER OR PER MANUFACTURER'S INSTRUCTIONS.
8. PURLINS AND STRUTS SHALL BE SUPPORTED BY BEARING WALLS.
9. PROVIDE RAFTER TIES WHERE CEILING JOISTS AND RAFTERS ARE NOT PARALLEL.
10. IF 40%-50% OF THE REQUIRED VENT AREA IS LOCATED AT MOST 3 FEET BELOW THE HIGHEST POINT OF THE SPACE W/ BALANCE AT THE EAVES, THEN THE AREA MAY BE REDUCED TO 1/300TH OF THE CEILING AREA. [§806.2 LACRC]
11. CUTTING, NOTCHING, OR BORING SHALL NOT EXCEED 25% OF THE STRUCTURAL MEMBER UNLESS SPECIFIED IN (SEE FRAMING DETAILS - THIS SHEET)
12. STUCCO WEEP SCREEDS SHALL BE MINIMUM 4" ABOVE SOIL OR 2" ABOVE PAVED SURFACE. [§604.3 LACPC]
13. THE SIZE, HEIGHT, AND SPACING OF WOOD STUDS SHALL NOT EXCEED TABLE R602.3(5) UNLESS JUSTIFIED BY AN ANALYSIS.

WEATHER PROTECTION:

1. ALL WEATHER EXPOSED SURFACES SHALL HAVE AN APPROVED WEATHER-RESISTIVE BARRIER UNDER THE SIDING, OR BE OF APPROVED WEATHER PROOF PANELS. TWO LAYERS OF 15# FELT OVER PLYWOOD PANELS. [§703.2 LACRC]
2. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED WITH APPROVED MATERIALS AND SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE.
3. PROVIDE MINIMUM NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL ON ROOF VALLEY FLASHING, WHICH SHALL ALSO EXTEND AT LEAST 12" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AND END LAP OF NOT LESS THAN 4". [§R903 LACRC]

ENERGY:

1. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY PER CEnC, Sec. 150.0 (k) 1.A & T-150.0-A.
2. LUMINAIRES TO BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. CEnC, Sec. 150.0(k)2.
3. ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY PER CEnC, Sec. 150(k)3 AND T-150.0-A.
4. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND BY A MOTION SENSOR OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM PER CEnC, Sec. 150.0(k)3..
5. RECESSED LIGHTING IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC TYPE) BY UL PER CENC, CEnC 150.0(k)(1)(C).
6. AIR DISTRIBUTION DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6 (OR R-4.2 WHEN ENTIRELY IN CONDITIONED SPACE AS CONFIRMED THROUGH FIELD VERIFICATION). CEnC, Sec. 150.0(m)1.
7. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER, OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. [§150.0(O) CEnC]
8. EACH KITCHEN SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. [§150.0(O) CEnC].

PLAN CHECK #:
PERMIT #:
ADDRESS:

2023 LA COUNTY RESIDENTIAL CODE
TYPE V
COVER SHEET
"THESE CODE REQUIREMENTS GOVERN ANY ERRORS SHOWN ON OTHER PLANS."
SHEET 1 OF 2

WORK DESCRIPTION:

CITY OF:
MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265
310-456-3356

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

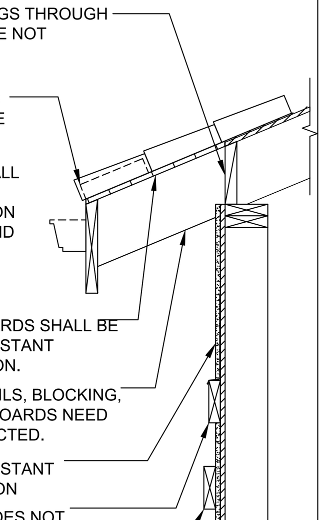
SHEET TITLE

STANDARD NOTES FOR R-3 CONSTRUCTION

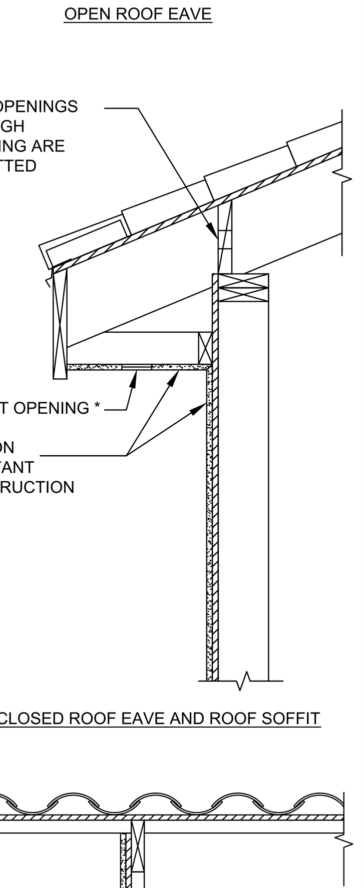
DRAWING NO.
T-1.5

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

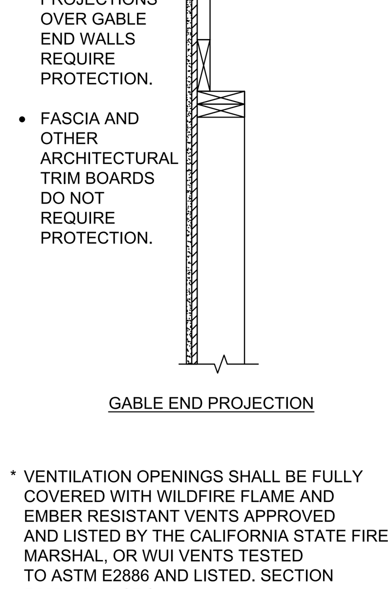
PROTECTION OF ROOF EAVES AND PROJECTIONS:



OPEN ROOF EAVE



ENCLOSED ROOF EAVE AND ROOF SOFFIT



SECTION R337.7.5:

- ROOF ASSEMBLY PROJECTIONS OVER GABLE END WALLS REQUIRE PROTECTION.
- FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION.

GABLE END PROJECTION

* VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED. SECTION R337.6.2, LACRC.

SECTION R337.6.2.1, LACRC, OFF RIDGE AND RIDGE VENTS: VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH THE FOLLOWING:

1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8" IN DIAMETER.
2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:

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

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

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

2022 Single-Family Residential Mandatory Requirements Summary

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

Ventilation and Indoor Air Quality:

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

Pool and Spa Systems and Equipment:

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

Lighting:

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

2022 Single-Family Residential Mandatory Requirements Summary

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

Ducts and Fans:

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

2022 Single-Family Residential Mandatory Requirements Summary

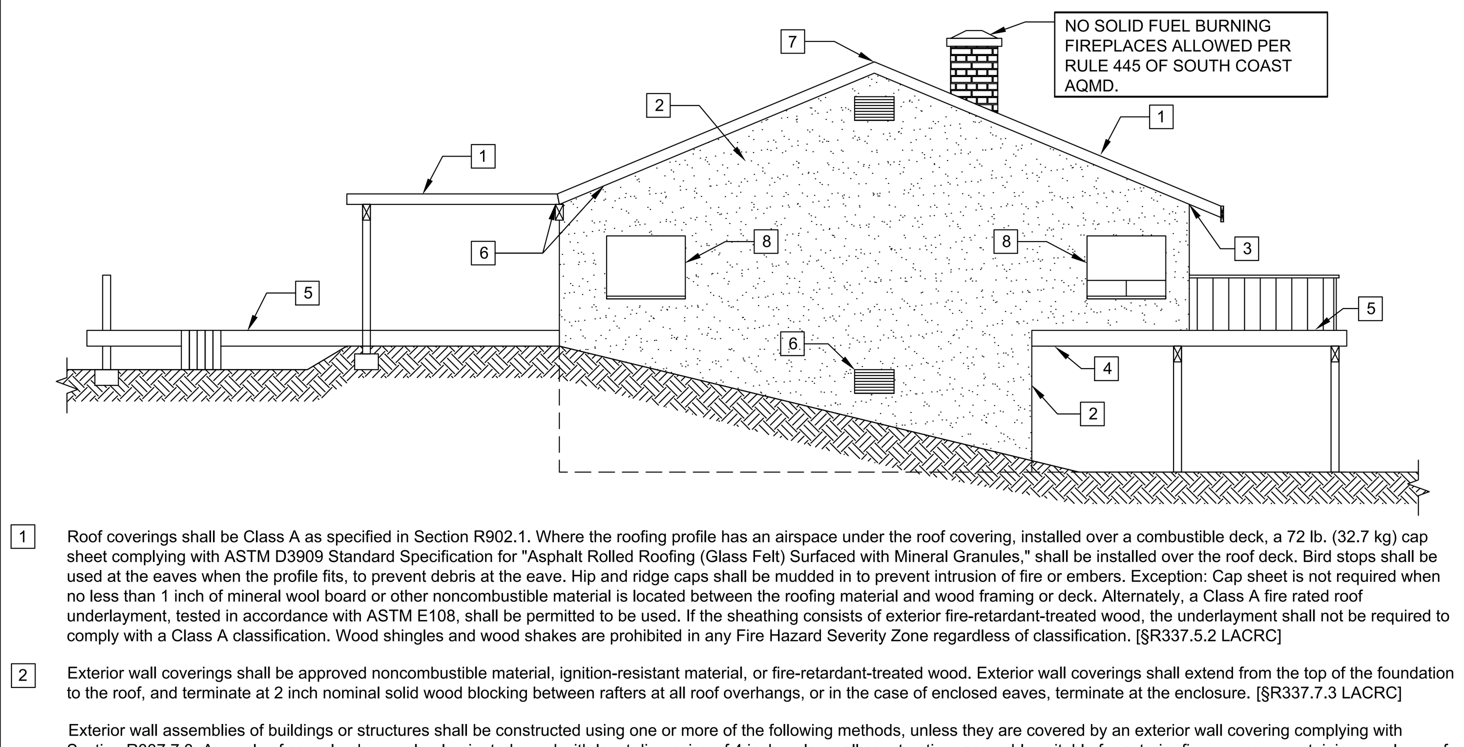
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements,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

Solar Readiness:

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

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE:

- New buildings, and any additions, alterations, or repairs made to existing buildings located in or moved within any Fire Hazard Severity Zone or any Wildland-Urban Interface (WUI) Fire Area designated by the Los Angeles County Fire Department constructed after the application date shall comply with the provisions of Section R337. [§R337.1.3, LACRC]
- Group U occupancy accessory buildings of any size located at least 50 feet from an applicable building on the same lot are exempt from Section R337. Accessory buildings and miscellaneous structures, including additions, alterations, or repairs, as specified in Section R337.10 shall comply only with the requirements of that Section. [§R337.1.3, LACRC]
- Where valley flashing is installed, the flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide running the full length of the valley. [§R337.5.3 LACRC]
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. [§R337.5.4 LACRC]
- Open Roof Eaves: The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following: noncombustible material, ignition resistant material, fire-retardant-treated wood, one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck, or provide the exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263. [§R337.7.5 LACRC]
- Enclosed Roof Eaves and Roof Eave Soffits: The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one or more of the following: noncombustible material, ignition-resistant material, fire-retardant-treated wood, materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side tested in accordance with ASTM E119 or UL 263, one layer of 5/8" Type X gypsum sheathing applied behind the exterior covering or cladding on the underside of the rafter tails or soffit, boxed-in roof eave soffit assemblies with horizontal underside meeting Section R337.7.11 and meeting procedures set forth in ASTM E2957 or SFM standard 12-7A-3. [§R337.7.6 LACRC]
- Exterior Porch Ceilings: The exposed underside of exterior porch ceilings shall be protected by one or more of the following: noncombustible material, ignition-resistant material, fire-retardant-treated wood, materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side tested in accordance with ASTM E119 or UL 263, one layer of 5/8" Type X gypsum sheathing applied behind the exterior covering or cladding on the underside of the ceiling, porch ceiling assemblies with horizontal underside meeting Section R337.7.11 and meeting procedures set forth in ASTM E2957or SFM standard 12-7A-3. [§R337.7.7 LACRC]
- Floor Projections or Underfloor Protection: The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall or the underfloor area of elevated or overhanging buildings shall be protected by one or more of the following: noncombustible material, ignition-resistant material, fire-retardant-treated wood, materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side tested in accordance with ASTM E119 or UL 263, one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection, the exterior portion of an approved one-hour wall assembly or have the horizontal underside meet the performance criteria of SFM 12-7A-3 or ASTM E2957. [§R337.7.8. R337.7.9 LACRC] Exception: Structural columns and beams do not require protection when they are constructed with sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches.
- Awnings shall have frames of noncombustible material, fire-retardant-treated wood, heavy timber, or one-hour construction with combustible or noncombustible covers. [§R337.10.2 LACRC, 3105 LACBC]



1 — Roof coverings shall be Class A as specified in Section R902.1. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, a 72 lb. (32.7 kg) cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck. Bird stops shall be used at the eaves when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers. Exception: Cap sheet is not required when no less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck. Alternately, a Class A fire rated roof underlayment, tested in accordance with ASTM E108, shall be permitted to be used. If the sheathing consists of exterior fire-retardant-treated wood, the underlayment shall not be required to comply with a Class A classification. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zone regardless of classification. [§R337.5.2 LACRC]

2 — Exterior wall coverings shall be approved noncombustible material, ignition-resistant material, or fire-retardant-treated wood. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. [§R337.7.3 LACRC]

Exterior wall assemblies of buildings or structures shall be constructed using one or more of the following methods, unless they are covered by an exterior wall covering complying with Section R337.7.3: Assemly of sawn lumber or glue-laminated wood with least dimension of 4 inches, log wall construction, assembly suitable for exterior fire exposure containing one layer of 5/8" Type X gypsum sheathing applied behind the exterior wall covering on the exterior side of the framing, or any of the following assemblies tested in accordance with: ASTM E2707, SFM Standard 12-7A-1, ASTM E119, UL 263. [§R337.7.4 LACRC]

3 — See "Open Roof Eaves" or "Enclosed Roof Eaves and Roof Eave Soffits" above.

4 — See "Floor Projections or Underfloor Protection" above.

5 — Walking surface material of decks, porches, balconies and stairs located within 10 feet of the building shall be constructed with one of the following materials: ignition-resistant material complying with Section R337.9.4, materials that comply with both SFM Standard 12-7A-4 and Section R337.4.3, material that complies with R337.9.4 when tested in accordance with both ASTM E2632 and ASTM E2726, exterior fire-retardant-treated wood, noncombustible material, any material complying with SFM Standard 12-7A-4 when exterior wall covering is also composed of noncombustible or ignition-resistant material, or any material complying with Section R337.9.5 when tested in accordance with ASTM E2632 and when exterior wall covering is also composed of noncombustible or ignition-resistant materials.[§R337.9.2, R337.9.3 LACRC]

6 — [§R337.6.2 LACRC] Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested to ASTM E2886 and listed, by complying with all of the following requirements:
1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit. Roof and underfloor vents shall be protected by corrosion-resistant, noncombustible wire mesh with openings a minimum of 1/16-inch and shall not exceed 1/8-inch.

7 — [§R337.6.2.1 LACRC] Vents that are installed on a sloped roof, such as dormer vents, shall comply with all the following:
1. Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/16" and shall not exceed 1/8" diameter.
2. The mesh material shall be noncombustible.
3. The mesh material shall be corrosion resistant.

8 — Exterior windows and exterior glazed doors shall be multipane glazing with a minimum of one tempered pane, glass block units, have a fire resistance rating of not less than 20 minutes when tested in accordance with NFPA 257, or meet the requirements of SFM 12-7A-2. [§R337.8.2.1 LACRC]
Exterior doors shall comply with one of the following: Exterior surface or cladding shall be of approved noncombustible construction or ignition-resistant material, solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1-1/4 inches thick, shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, meet requirements of R337.7.3.1 when tested in accordance with ASTM E2707, or meet the requirements of SFM Standard 12-7A-1. [§R337.8.3 LACRC]

2022 Single-Family Residential Mandatory Requirements Summary

Electric and Energy Storage Ready:

§ 150.0 s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0 t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0 u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0 v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

PLAN CHECK # :
PERMIT # :
ADDRESS:

2023 LA COUNTY RESIDENTIAL CODE
TYPE V
COVER SHEET
"THESE CODE REQUIREMENTS GOVERN ANY ERRORS SHOWN ON OTHER PLANS."
SHEET 2 OF 2

WORK DESCRIPTION:

CITY OF: MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265
310-456-3356

CITY OF MALIBU — INCORPORATED MARCH 28, 1991

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT — DOUGLAS W. BURDGE — C-16899 — RENEWAL 11/30/2025 — STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

STANDARD NOTES FOR R-3 CONSTRUCTION

DRAWING NO.
T-1.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
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SHEET TITLE

ENERGY CALCS.

DRAWING NO.
T-1.7

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
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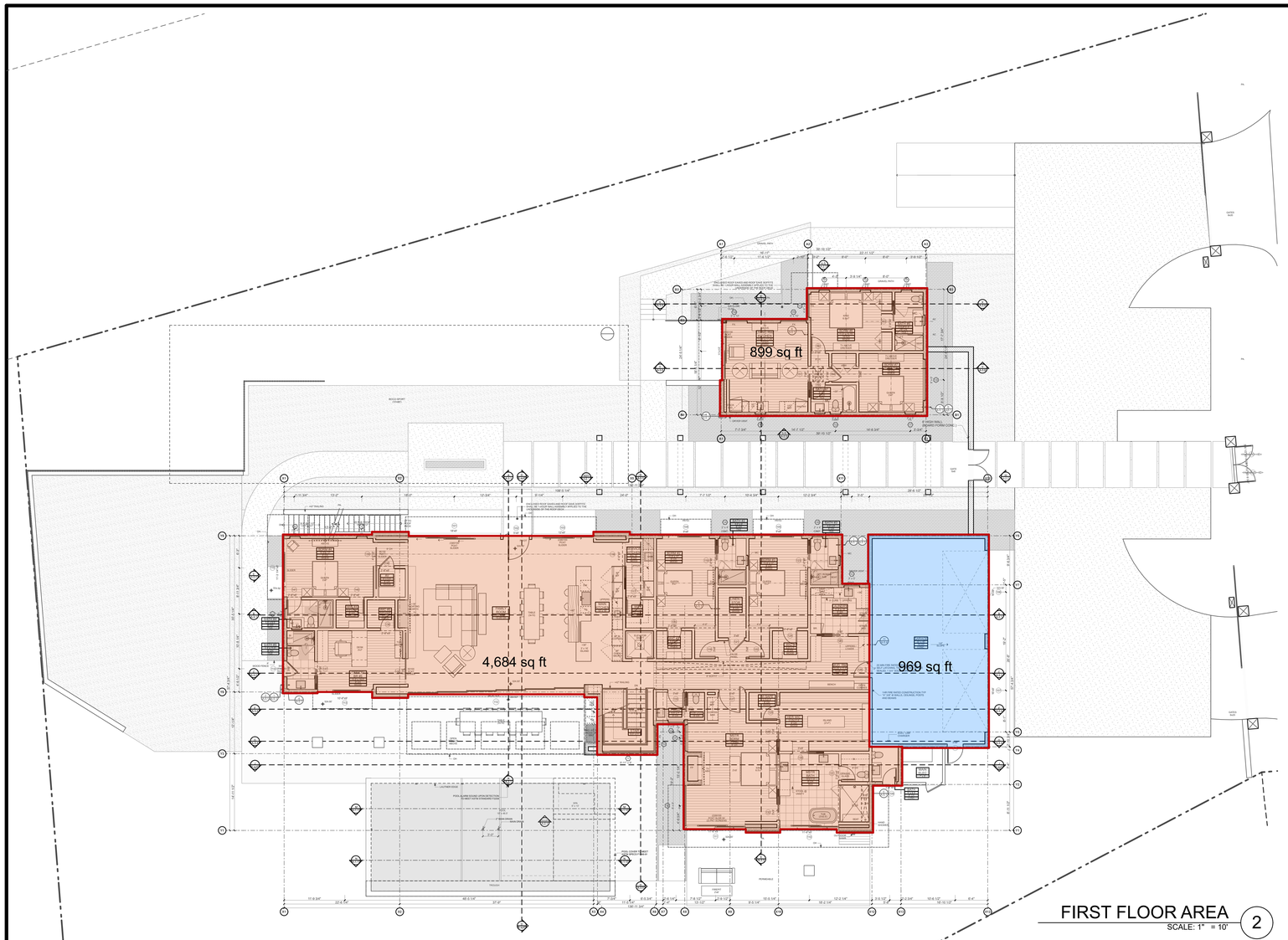
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TITLE 24: MANDATORY MEASURES

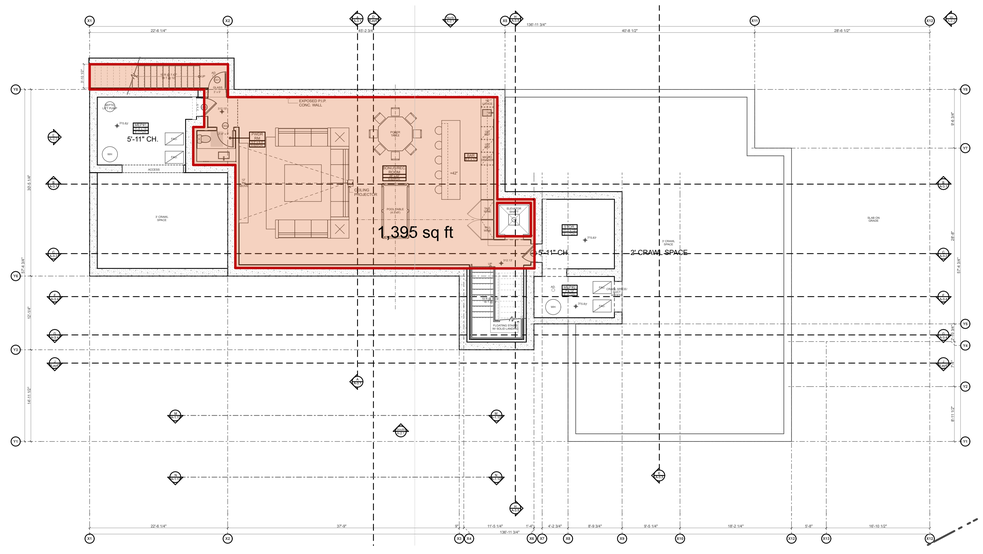
DRAWING NO.
T-1.8

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B., NA

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FIRST FLOOR AREA
SCALE: 1" = 10' 2



BASEMENT AREA
SCALE: 1" = 10' 4

	AREA TABS	
	AREA SUMMARY	**AREA S.F.**
	1.) FIRST FLOOR	4,684.30
	2.) SECOND UNIT / ADU	898.72
	3.) GARAGE	968.87
	SUBTOTAL	**6,551.89 ft²**
	4.) BASEMENT	* 1,394.79
		-1,000
		** 394.79
		394.79 / 2
		197.40
	TOTAL TDSF	**6,749.29 ft²**

* THE FIRST 1,000 SF OF A BASEMENT SHALL NOT BE COUNTED TO THE TDSF

** IN EXCESS OF 1,000 SHALL BE COUNTED AS HALF FOR A BASEMENT

MAX ALLOWABLE TDSF: 6,776 SF

BASEMENT : 1,394.79 - 1,000 = 394.79 / 2 = 197.40

TOTAL TDSF : 6,551.89 + 197.40 = 6,749.29 SF

6,749.29 < 6,776

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
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MALIBU, CA 90265
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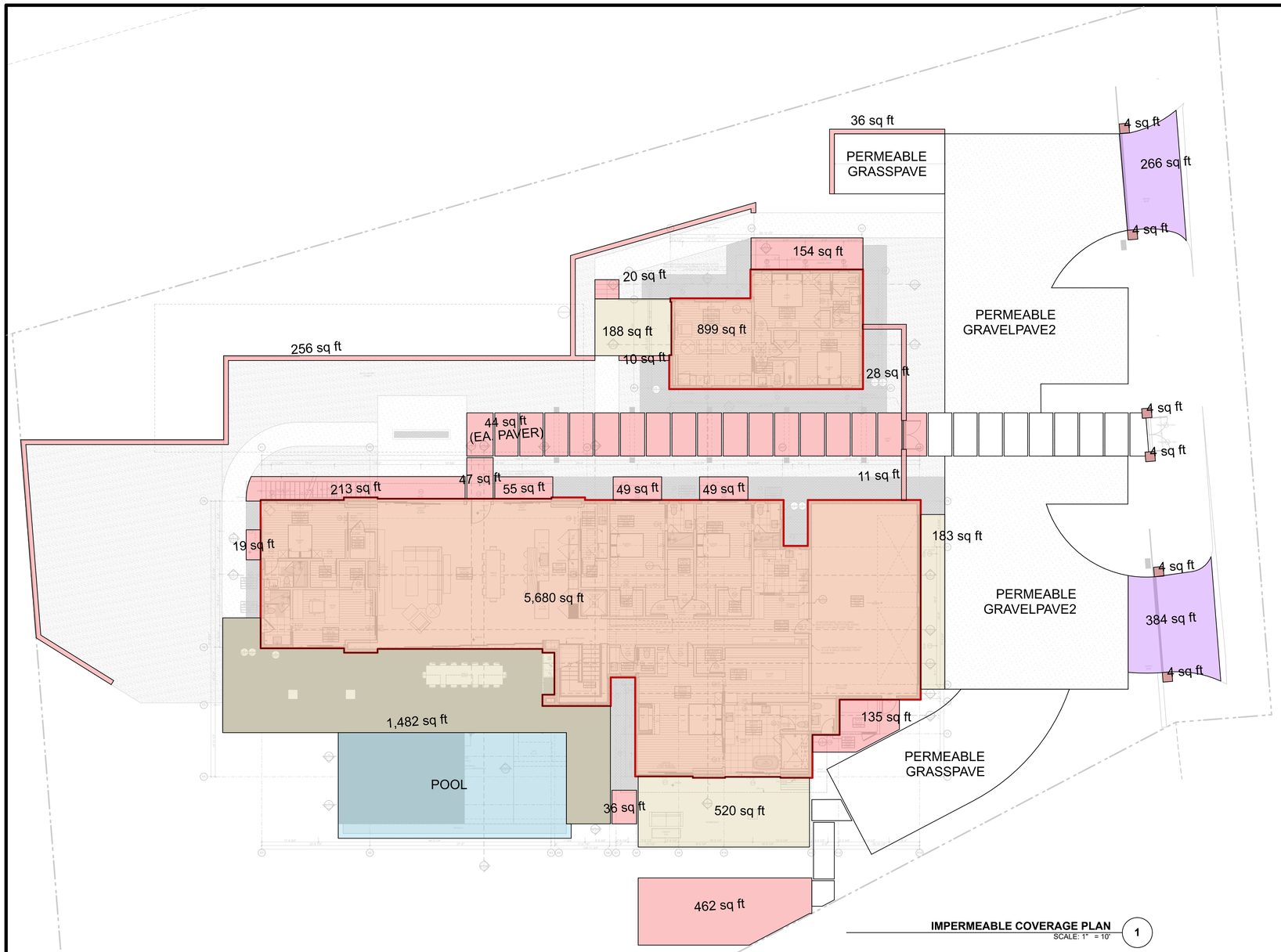
SHEET TITLE

AREA TABULATION

DRAWING NO.
T-1.9

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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IMPERMEABLE COVERAGE PLAN 1
SCALE: 1" = 10'

MAXIMUM IMPERMEABLE COVERAGE:
1/2" ACRE OR MORE: 41,004 X 30% = 12,301.2 S.F.

	PROPOSED IMPERMEABLE COVERAGE	
		AREA (S.F.)
	BLDG. FOOTPRINT	6,578.61
	DRIVEWAY	649.94
	HARDSCAPE	2,372.41
	WALKWAYS, STAIRS, MISC.	2,412.62
		12,013.58 ft²

NEW SINGLE FAMILY RESIDENCE

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Malibu, CA

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C-16899
RENEWAL 11/30/2025
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MALIBU, CA 90265
TEL. 310-456-5905

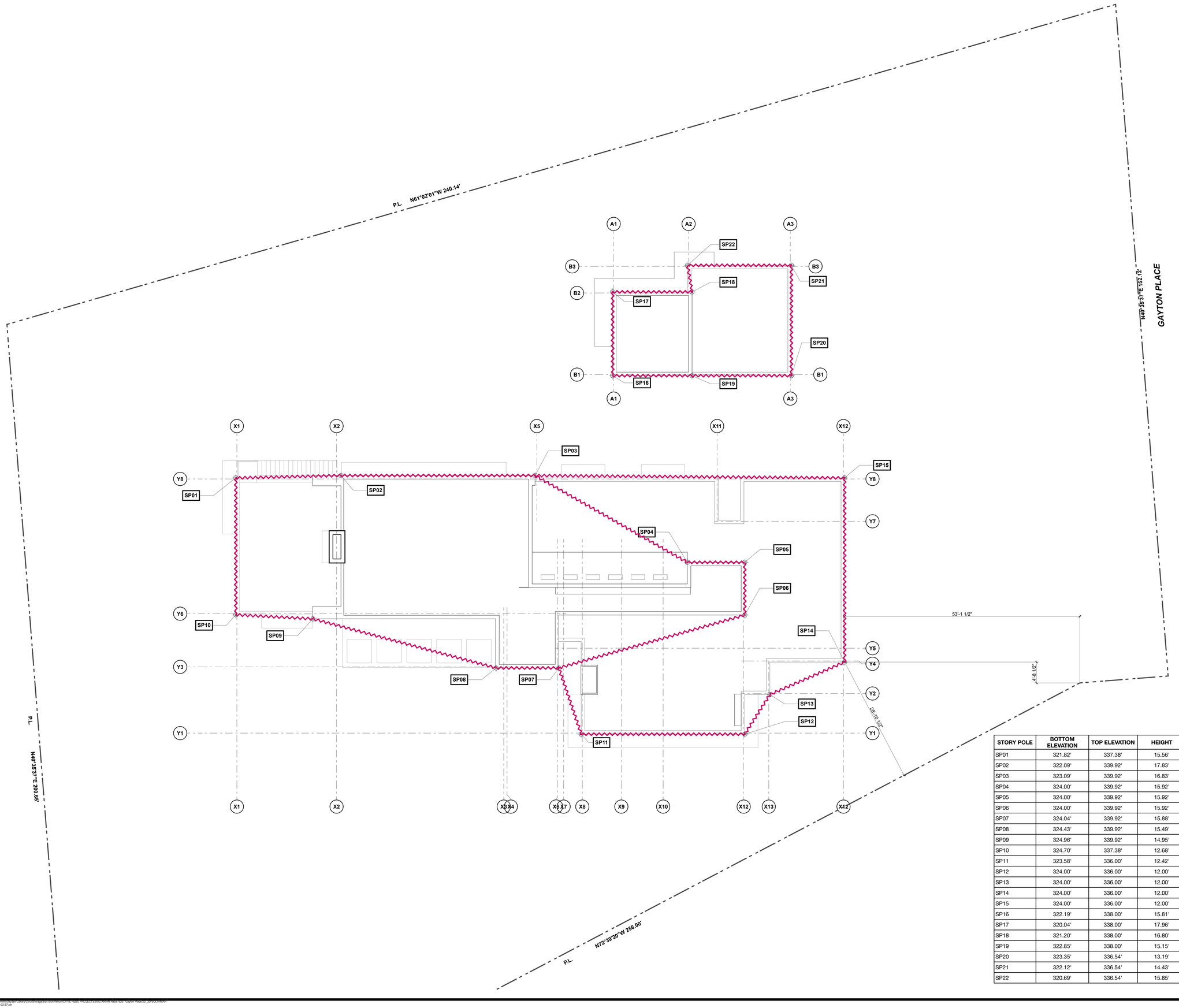
SHEET TITLE

IMPERMEABLE CALCULATIONS

DRAWING NO.
T-1.10

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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STORY POLE	BOTTOM ELEVATION	TOP ELEVATION	HEIGHT
SP01	321.82'	337.38'	15.56'
SP02	322.09'	339.92'	17.83'
SP03	323.09'	339.92'	16.83'
SP04	324.00'	339.92'	15.92'
SP05	324.00'	339.92'	15.92'
SP06	324.00'	339.92'	15.92'
SP07	324.04'	339.92'	15.88'
SP08	324.43'	339.92'	15.49'
SP09	324.96'	339.92'	14.95'
SP10	324.70'	337.38'	12.68'
SP11	323.58'	336.00'	12.42'
SP12	324.00'	336.00'	12.00'
SP13	324.00'	336.00'	12.00'
SP14	324.00'	336.00'	12.00'
SP15	324.00'	336.00'	12.00'
SP16	322.19'	338.00'	15.81'
SP17	320.04'	338.00'	17.96'
SP18	321.20'	338.00'	16.80'
SP19	322.85'	338.00'	15.15'
SP20	323.35'	336.54'	13.19'
SP21	322.12'	336.54'	14.43'
SP22	320.69'	336.54'	15.85'

STORY POLE NOTES

1. STORY POLES SHALL BE CONSTRUCTED OF 2" X 4" LUMBER OR OTHER STURDY BUILDING MATERIAL (PVC PIPE IS NOT ACCEPTABLE). STORY POLES SHOULD BE BRACED AT THE BASE BY USE OF GUY WIRES OR SUPPORTING BEAMS TO ENSURE THAT THEY WILL WITHSTAND WEATHER AND WILL REMAIN CORRECTLY POSITIONED. THE GUY WIRES SHOULD D BE FLAGGED FOR SAFETY PURPOSES.
2. THE TOP ONE FOOT (1'-0") OF THE STORY POLE SHALL BE PAINTED WITH A CLEARLY VISIBLE BLACK PAINT. MARKINGS SHALL ALSO BE MADE AT 18 FEET ABOVE FINISH OR NATURAL GRADE, WHICHEVER RESULTS IN A LOWER BUILDING HEIGHT, AND AT ONE (1) FOOT INCREMENTS ABOVE 18 FEET. BRIGHT ORANGE CONSTRUCTION MESH APPROXIMATELY ONE (1) FOOT IN WIDTH SHALL BE PLACED CONNECTING POLES TO SHOW ALL PROPOSED ROOF & RIDGE LINES. IF AT ANYTIME THE STORY POLE BECOMES UNSAFE, THEY SHALL BE REPAIRED AND RESET IMMEDIATELY. THE STORY POLES SHALL BE REMOVED IMMEDIATELY IF DETERMINED BY THE CITY TO BE A PUBLIC SAFETY RISK.
3. INDICATION OF STORY POLE HEIGHT : THE ELEVATION OF THE HEIGHT OF EACH STORY POLE AND THE NATURAL AND FINISH GRADES SHALL BE INDICATED ON THE PLANS. IN ADDITION, THE APPLICANT SHALL PROVIDE AN ELEVATION PLAN SHOWING A TYPICAL STORY POLE.

WAIVER OF RISK

I HEREBY ABSOLVE THE CITY OF MALIBU ANY LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF, OR DAMAGE CAUSED BY THE PLACEMENT OF THE APPROVED STORY POLES.

PROJECT APPLICANT
CARMEL MCFAYDEN
(BURDGE ARCHITECTS, INC.)

MAY 29TH, 2026
DATE

STORY POLE PLAN
APPROVED BY

AAKASH SHAH
(CONTRACT PLANNER)

DATE

LEGEND

#	POLE NUMBER
~~	CONSTRUCTION MESH CONNECTION TO POLES. ALL MESH TO BE CONNECTED AS STRAIGHT LINE OR SLOPE TO NEAREST POLE.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

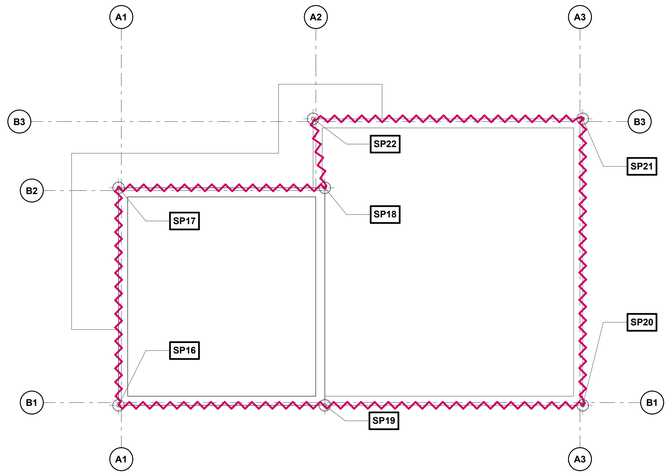
STORY POLE PLAN

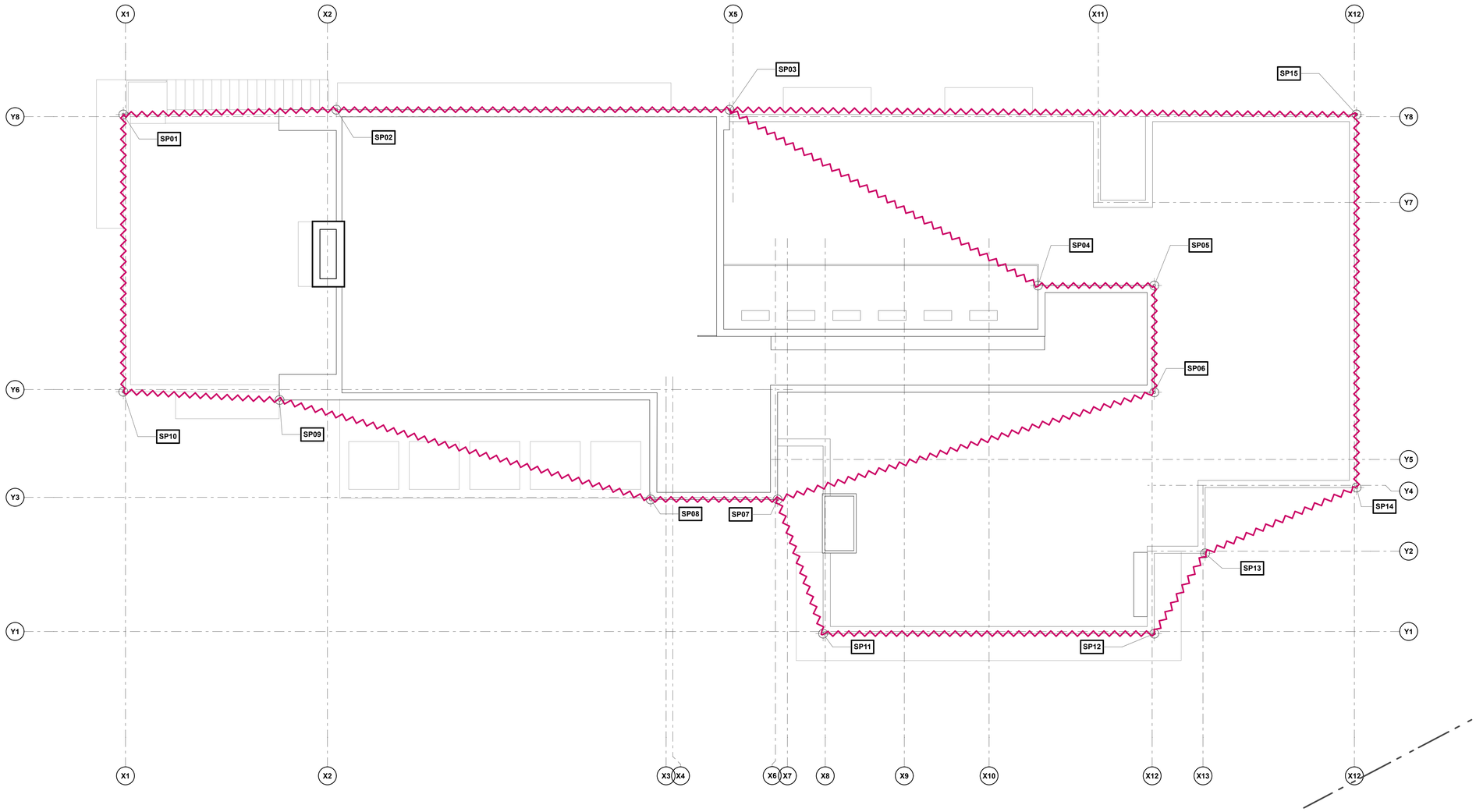
DRAWING NO.
T-1.11

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

Plotted: 03/03/2026 07:38:01 AM By: Carmel McFayden File: C:\Users\carmel\Documents\Revit Local Files\Burdge_Gayton Place_Malibu_CARMEL_2026.rvt Model: T-1.11 STORY POLE PLAN
V27 2025-02-27.pln

STORY POLE	BOTTOM ELEVATION	TOP ELEVATION	HEIGHT
SP01	321.82'	337.38'	15.56'
SP02	322.09'	339.92'	17.83'
SP03	323.09'	339.92'	16.83'
SP04	324.00'	339.92'	15.92'
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SP20	323.35'	336.54'	13.19'
SP21	322.12'	336.54'	14.43'
SP22	320.69'	336.54'	15.85'





STORY POLE NOTES

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PROJECT APPLICANT
CARMEL MCFAYDEN
(BURDGE ARCHITECTS, INC.)

MAY 29TH, 2026
DATE

STORY POLE PLAN
APPROVED BY

AAKASH SHAH
(CONTRACT PLANNER)

DATE

LEGEND

#	POLE NUMBER
~~	CONSTRUCTION MESH CONNECTION TO POLES. ALL MESH TO BE CONNECTED AS STRAIGHT LINE OR SLOPE TO NEAREST POLE.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
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TEL. 310-456-5905

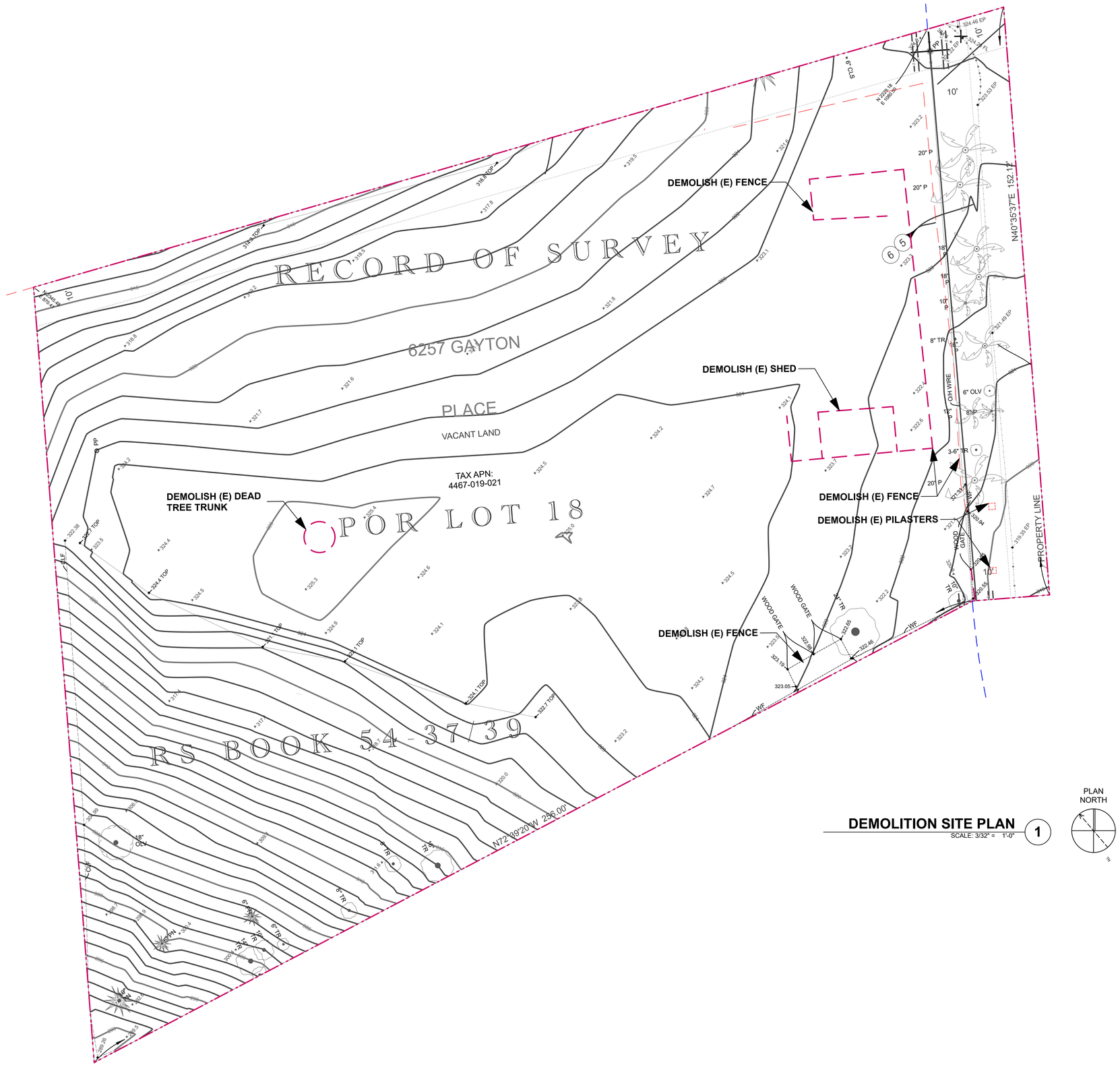
SHEET TITLE

STORY POLE PLAN

DRAWING NO.
T-1.12

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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DEMOLITION SITE PLAN

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

1

PLAN NORTH

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16599
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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TEL. 310-456-5905

SHEET TITLE

DEMOLITION SITE PLAN

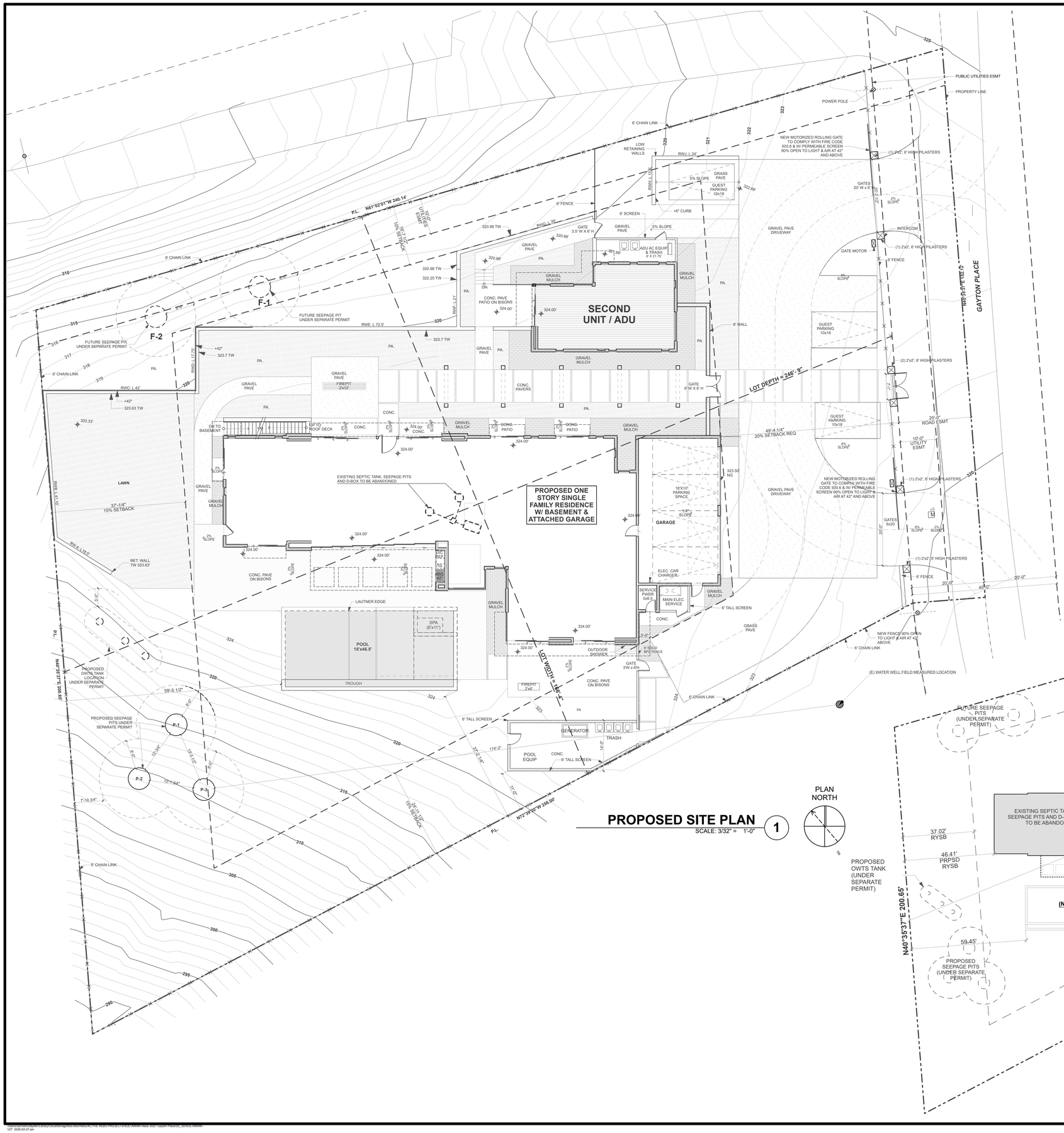
DRAWING NO.
AS-0.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

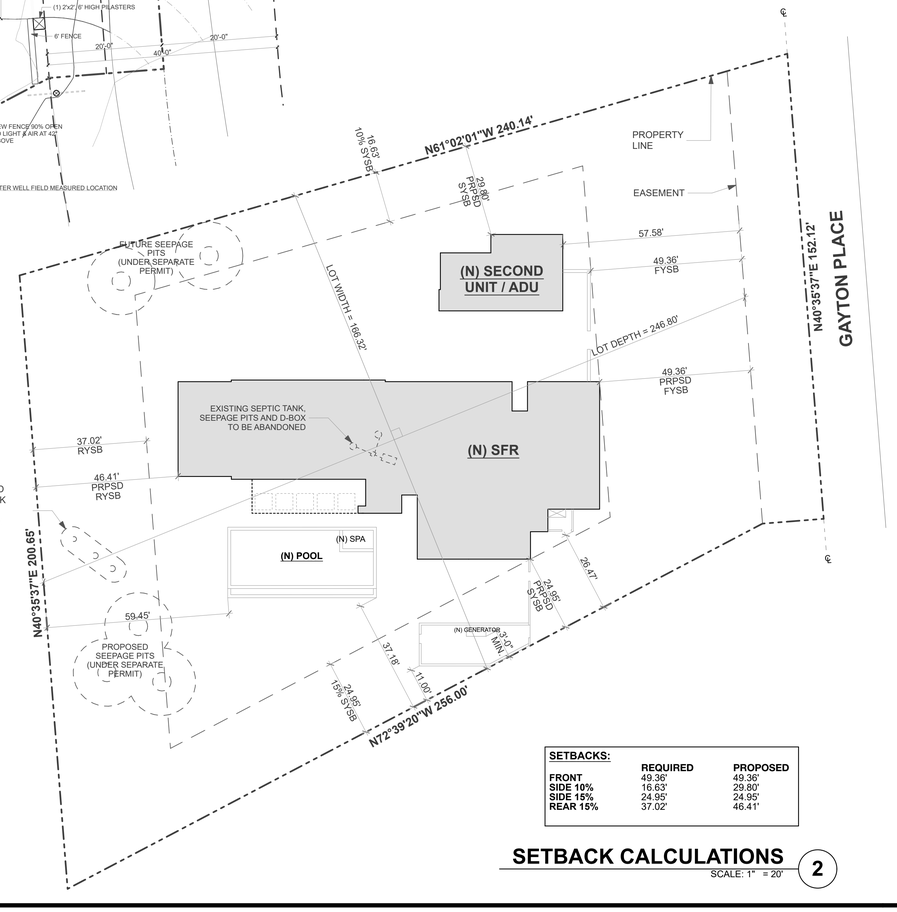


PROPOSED SITE PLAN

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

1

PLAN NORTH



SETBACK CALCULATIONS

SCALE: 1" = 20'

2

SETBACKS:	REQUIRED	PROPOSED
FRONT	49.36'	49.36'
SIDE 10%	16.63'	29.80'
SIDE 15%	24.95'	24.95'
REAR 15%	37.02'	46.41'

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED SITE PLAN AND SETBACKS

DRAWING NO.

AS-0.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED PARTIAL SITE PLAN

DRAWING NO.

AS-0.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0" (1)

GATE ELEVATION
SCALE: 1/8" = 1'-0" (2)

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NOTE: REFER TO LANDSCAPE EXTERIOR LIGHTING PLAN FOR FURTHER DETAIL

PLAN NORTH

P.L. N61°02'01"W 240.14'

10'-0" UTILITIES ESMT

16'-1 1/2" 10% SETBACK

6' CHAIN LINK

F-1

F-2

FUTURE SEEPAGE PIT UNDER SEPARATE PERMIT

RWE: L 72.5'

RWE: L 21'

RWD: L 17.75'

RWC: L 42'

RWB: L 41.10'

RWA: L 18.5'

6' FENCE

6' SCREEN

+6" CURB

LOW RETAINING WALLS

RWJ: L 24'

RWH: L 13.5'

6' WALL

6' TALL SCREEN

6' SOLID BFC FENCE

GATE 3.5' W X 6' H

GATE 9' W X 6' H

GATE 3'W x 6'H

GATES 20' W x 6' H

NEW MOTORIZED ROLLING GATE TO COMPLY WITH FIRE CODE 503.6 & W/ PERMEABLE SCREEN 90% OPEN TO LIGHT & AIR AT 42" AND ABOVE

NEW MOTORIZED ROLLING GATE TO COMPLY WITH FIRE CODE 503.6 & W/ PERMEABLE SCREEN 90% OPEN TO LIGHT & AIR AT 42" AND ABOVE

NEW FENCE 90% OPEN TO LIGHT & AIR AT 42" ABOVE

(1) 2'x2', 6' HIGH PILASTERS

(2) 2'x2', 6' HIGH PILASTERS

INTERCOM

GATE MOTOR

POWER POLE

GAYTON PLACE

N40°35'37"E 152.12'

N40°35'37"E 200.65'

LOT DEPTH = 246'- 9"

LOT WIDTH = 156'-4"

49'-4 1/4" 20% SETBACK REQ

37'-1/4" 15% SETBACK

59'-5 1/2"

20'-0" ROAD ESMT

10'-0" UTILITY ESMT

40'-0"

20'-0"

SECOND UNIT / ADU

ADU AC EQUIP. & TRASH 6' X 21.75'

PROPOSED ONE STORY SINGLE FAMILY RESIDENCE W/ BASEMENT & ATTACHED GARAGE

GARAGE

18'X10' PARKING SPACE

ELEC. CAR CHARGER

SERVICE PVDR 5x6.5

MAIN ELEC. SERVICE

POOL 18'x46.5'

SPA (6'x11')

LAUTNER EDGE

TROUGH

FIREPIT 2'x6'

FIREPIT 2'x12'

OUTDOOR SHOWER

CONC. PAVERS

CONC. PAVE PATIO ON BISONS

CONC. PAVE ON BISONS

CONC. PATIO

GRAVEL PAVE

GRAVEL MULCH

GRASS PAVE

GUEST PARKING 10x18

GRAVEL PAVE DRIVEWAY

LAWN

EXISTING SEPTIC TANK, SEEPAGE PITS AND D-BOX TO BE ABANDONED

PROPOSED OWTS TANK LOCATION UNDER SEPARATE PERMIT

RET. WALL TW 323.63'

UP TO ROOF DECK

DN TO BASEMENT

UIC REF.

TS

BBQ 42"

GATES 6x20

ELEVATIONS: 310 315 316 317 318 319 320 321 322 323 324

EXTERIOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

DARK SKIES ORDINANCE (MMC CHPT 17.41)

EXTERIOR LIGHTING SHALL BE MINIMIZED, SHIELDED, OR CONCEALED & RESTRICTED TO LOW INTENSITY FEATURES, SO THAT NO LIGHT SOURCE IS DIRECTLY VISIBLE FROM PUBLIC VIEW. PERMITTED LIGHTING SHALL CONFORM TO THE FOLLOWING STANDARDS:

A.) FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY OR PUBLIC SPACE, THE MAXIMUM ALLOWABLE LIGHT TRESPASS SHALL BE 0.1 FOOT-CANDLES. MMC 17.41.050G1

B.) THE LIGHT FIXTURE SHALL BE SHIELED TO PREVENT LIGHT POLLUTION ABOVE THE HORIZONTAL PLANE OF THE LOWEST POINT ON THE ILLUMINATED PART OF THE LIGHT. CMC 17.41.050A . SELECTED AREA BUG RATING IS B-0 U-1-G-0

C.) THE LEVEL OF LIGHT TRESPASS (IN FOOT-CANDLES) SHALL BE TEN FEET BEYOND THE PROPERTY LINE.

D. LIGHTING AROUND THE PERIMETER OF THE SITE WHICH PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED AS PER MMC 17.41.050B

D.) EXCEPTION: SECURITY LIGHTING THAT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN 10 MINUTES AFTER ACTIVATION.

E.) THE EXTERIOR LIGHTS TO BE EQUIPPED WITH MOTION SENSORS AND TIMERS TO MEET CURFEW REQUIREMENTS. MMC 17.41.050D

F.) EXTERIOR LIGHTS TO BE EQUIPPED WITH PHOTOCONTROLS WHICH EXTINGUISH THE LIGHT WHEN SUFFICIENT DAYLIGHT IS AVAILABLE. MMC17.41.050D

G.) THE COLOR TEMPERATURE OF ALL OUTDOOR LIGHTING IS REQUIRED TO BE LESS THAN OR EQUAL TO 3000 KELVIN.COMPLY WITH MMC 17.41.050E.

H.) LIGHT FIXTURE NOT TO EXCEED 850 LUMENS. MMC 17.41.060B2

I.) LIGHT FIXTURE TO BE DIRECTED DOWNWARD. MMC 17.41.060B2

J.) THE LIGHT FIXTURE TO BE MOUNTED LESS THAN 18 FEET ABOVE THE FINISHED FLOOR. MMC 17.41.060B2

K.) NO LIGHT FIXTURES LOCATED MORE THAN 50 FEET HABITABLE STRUCTURE OR SWIMMING POOL. MMC 17.41.060B3 (NOT APPLICABLE TO DRIVEWAYS AND WALKWAYS).

L.) LIGHT FIXTURES AT DRIVEWAYS AND WALKWAYS TO COMPLY WITH THE FOLLOWING:

L.a.) WALKWAYS USED FOR ENTRY, EXIT OR PARKING AREAS, TO BE SHIELDED, DIRECTED DOWNWARD, 850 LUMENS MAX. AND NOT EXCEED 2' IN HEIGHT.

L.b.) DRIVEWAY LIGHT FIXTURES NOT TO EXCEED 850 LUMENS.

M.) ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A

N.) PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H

O.) LIGHTING SHALL BE DIRECTED AWAY FROM ESHA, ESHA BUFFER, THE OCEAN, BEACHES, AND PUBLIC VIEWING AREA TO NOT BE DIRECTLY VISIBLE FROM PUBLIC VIEWING AREAS. MMC 17.41.050A

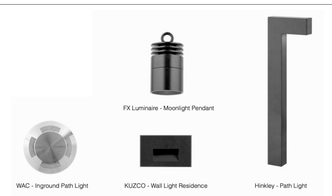
P.) LIGHT POLLUTION SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT, THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS. MMC 17.41.050C

Q.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS FOR RESIDENTIAL PROPERTIES. MMC 17.41.060B1

R.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR CLOSE OF BUSINESS FOR COMMERCIAL/ INDUSTRIAL PROPERTIES. MMC 17.41.060C2

S.) SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

LIGHT DETAIL



LIGHTING LEGEND

NOTE: THE LOCATION OF LIGHTS ARE DIAGRAMATIC. FINAL LOCATIONS TO BE SET BY ARCHITECT AND/ OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, WIRING AND TRANSFORMER INSTALLATION TO BE PROVIDED BY ELECTRICIAN

SYMBOL	DESCRIPTION	QUANTITY	MANUFACTURER	MODEL	LUMEN	WATTAGE
	CONTROLLER	1	CONNECT TO HOUSE CONTROL SYSTEM		N/A	N/A
	PATH LIGHT	31	HINKLEY	ATLANTIS LED PATHLIGHT 1518SK-LL	150	1-1.50
	IN GROUND PATH LIGHT	26	WAC	2101-27BS	6	4.1
	MOONLIGHT	11	FX LUMINAIRE	VE - ZD - 1LED - FB	91	1.9
	WALL LIGHT- RESIDENCE	30	KUZCO	ER3003-BK	250	4

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
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	2023-08-30	PLANNING RESUBMITTAL 01
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	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

EXTERIOR LIGHTING PLAN

DRAWING NO.
AS-0.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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FIRE FLOW AVAILABILITY FORMS

FORM 195
Rev. 02/22

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 6257 Gayton Place

City or Area: Malibu APN 4467-019-021

Nearest Cross Street: Kanan Dume Text

Distance of Nearest Cross Street: .5 Mile

Property Owner: Reza Soltanian Telephone: ( ) 805-431-9678

Address: PO Box 261400

City: Encino, CA Zip Code 91426

Occupancy (Use of Building): R-3/U Sprinklered: Yes ■ No ☐

Type of Construction VB

Square Footage: 6777.4 sf Number of Stories: 1

Rodger Moreaux
Applicant's Signature

3.21.23
Date

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 200'

feet via vehicular access. The fire flow services will be rendered from a 8"

inch diameter water main. The hydrant is located on Gayton Place
(Direction/side) (Street)

800' (Feet) south (Direction) of Cavalleri Road (Nearest Cross - Street)

Static PSI 95 Residual PSI 67 Orifice size 4",2.5" Pitot N/A

Fire Flow at 20 PSI 1,250 for one-hour duration ☐ Flow Test Date / Time N/A
■ Hydraulic model

Domestic Meter Size 1"

PART II (B)

LA County Waterworks District #29
Water Purveyor

(310) 456-6621 ext. 238 4/4/2023
Phone Number Date

Signature
William Johnson, Senior Civil Engineer
Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

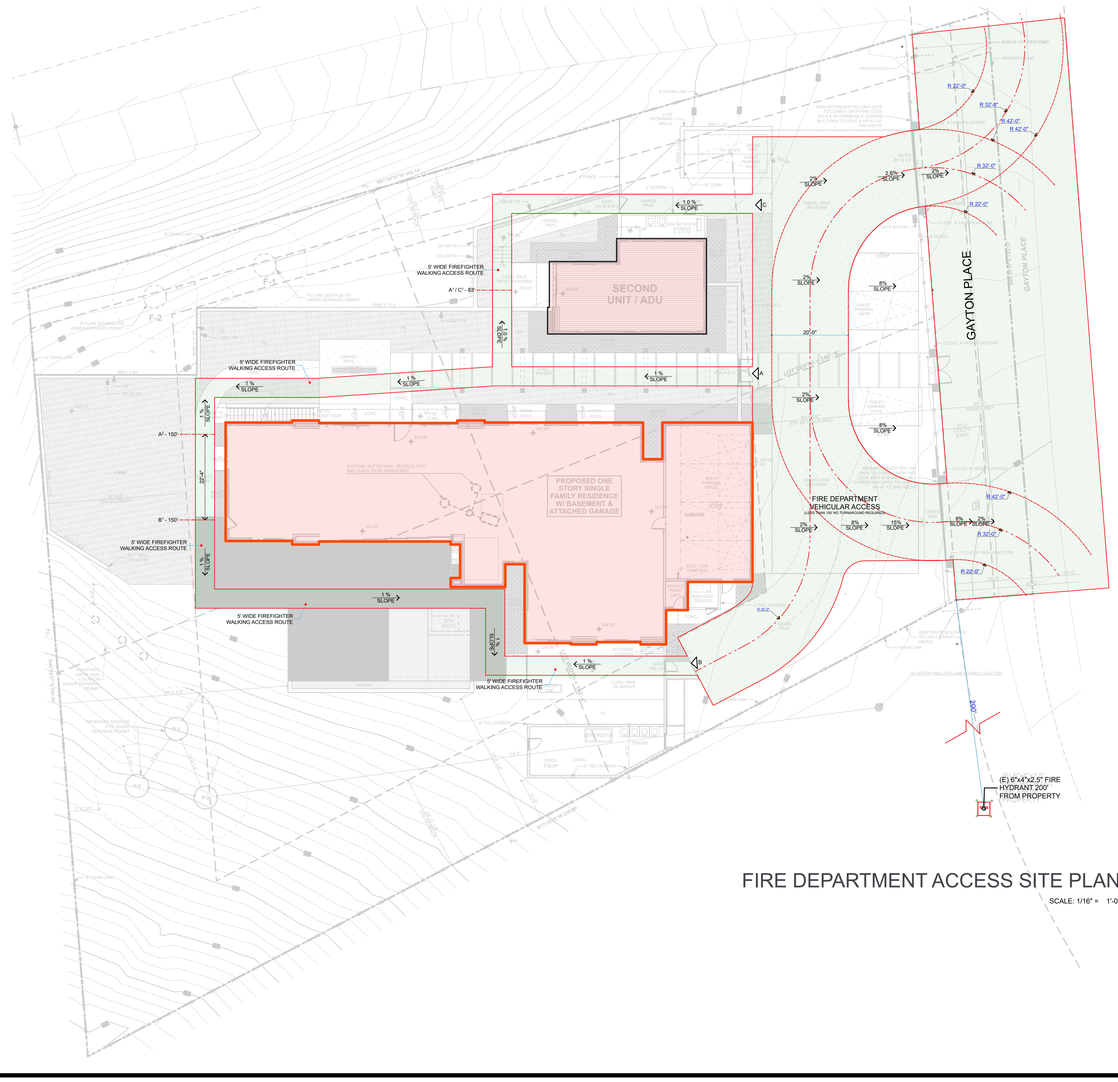
This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the **Building Department,** the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

6257 Gayton Pl.

WILL SERVE LETTER

REFER TO A-0.5 FOR FURTHER INFORMATION



FIRE DEPARTMENT ACCESS SITE PLAN
SCALE: 1/16" = 1'-0"

LEGEND

PROPOSED MAIN HOUSE FOOT-PRINT

FIRE DEPARTMENT VEHICULAR & WALKING ACCESS (MIN. 5'-0" WIDE < 10% SLOPE)



FIRE DEPARTMENT VICINITY PLAN
SCALE: 1" = 200'

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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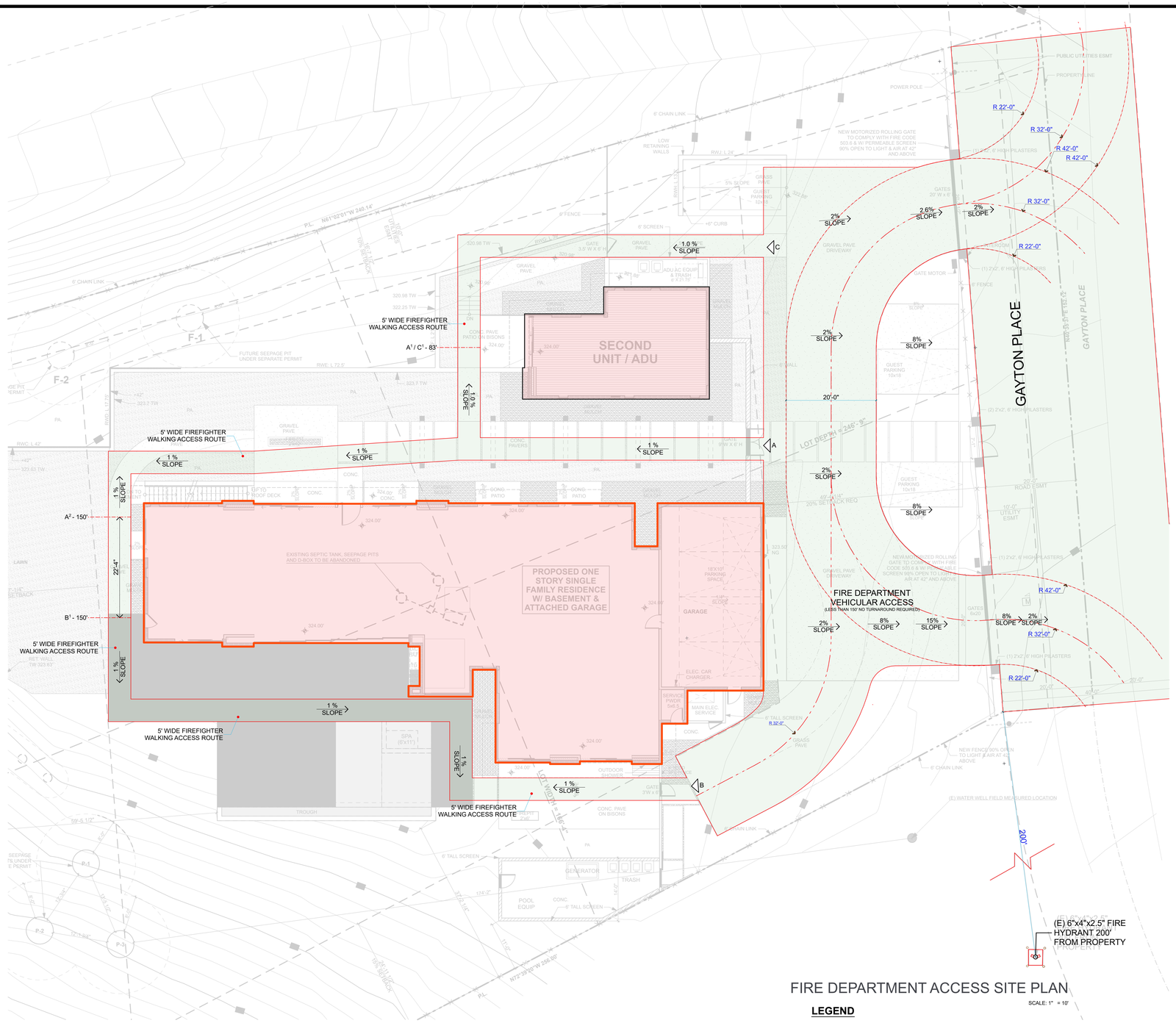
SHEET TITLE

FIRE DEPARTMENT OVERALL SITE PLAN

DRAWING NO.
AS-0.5

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1"=10'
DRAWN BY	D.W.B.,

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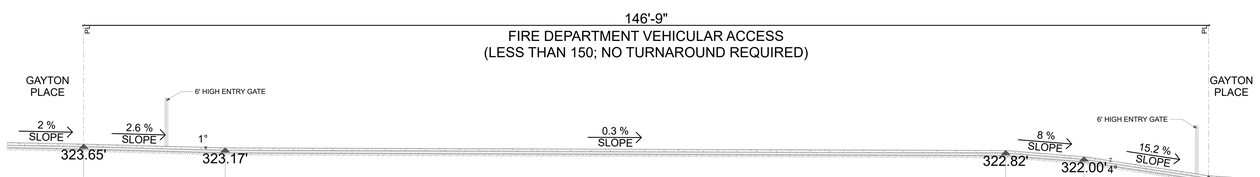
FIRE DEPARTMENT ACCESS SITE PLAN

SCALE: 1" = 10'

LEGEND

PROPOSED MAIN HOUSE FOOT-PRINT

FIRE DEPARTMENT VEHICULAR & WALKING ACCESS (MIN. 5'-0" WIDE < 10% SLOPE)



ROAD PROFILE

SCALE: 1/8" = 1'-0"

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1
2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5
3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7
5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.
7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6
8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: RESIDENTIAL CODE & FIRE CODE 903.1 & FIRE FLOW REDUCTION TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3
9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3
10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.1
12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9
13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.0019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)
16. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
17. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRNCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
19. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIEM OF CONSTRUCTION. FIRE CODE 501.4
20. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEEET CLEAR WIDTH. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL THIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHELL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIAL THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
21. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
22. ALL REQUIRED PUBLIC HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2 1/2" BRASS OR BRONZE CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503 OR APPROVED EQUAL.
23. THE EXISTING BUILDING HAS NO INTERIOR FIRE SPRINKLER.
24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION- RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8 INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RC R327.6.1 AND BC 706A.1)
25. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM COMMERCIAL SOURCE AND SHALL BE EQUPED WITH A BATTERY BACKUP. (RC R314.4)
26. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS **1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HOUR** OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	0.94 AC
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,125 GPM
TOTAL FIRE FLOW REQUIRED:	1,250 GPM (MIN)

FIREFIGHTER WALKING ACCESS HOSE PULL DISTANCE

A - A¹ = 83' C - C¹ = 83'
A - A² = 150' B - B¹ = 150'

MAXIMUM TDSF CALCULATION

21,780 x .177 = 3,855 + 1,000 = 4,855.0 SF
40,988 - 21,780 = 19,208 x .10 = 1,920.8 SF
TOTAL = **6,775.8 SF**

AREA SUMMARY:

AREA TABS	
AREA SUMMARY	**AREA S.F.**
1.) FIRST FLOOR	4,684.30
2.) SECOND UNIT / ADU	898.72
3.) GARAGE	968.87
SUBTOTAL	**6,551.89 ft²**

4.) BASEMENT	* 1,394.79
	-1,000
	** 394.79
	394.79 / 2
	197.40
TOTAL TDSF	**6,749.29 ft²**

* THE FIRST 1,000 SF OF A BASEMENT SHALL NOT BE COUNTED TO THE TDSF

** IN EXCESS OF 1,000 SHALL BE COUNTED AS HALF FOR A BASEMENT

MAX ALLOWABLE TDSF: 6,776 SF

BASEMENT : 1,394.79 - 1,000 = 394.79 / 2 = 197.40

TOTAL TDSF : 6,551.89 + 197.40 = 6,749.29 SF

6,749.29 < 6,776

PROJECT ADDRESS:	6257 GAYTON PLACE
APN:	4467-019-021
LEGAL DESCR.:	SEE SURVEY
LAND USE ZONING:	RR5
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	1
FIRE ZONE:	VHFHSZ
SPRINKLERED:	YES NFPA 13D (Sprinklers required per LACo. Fire Department Requirement)

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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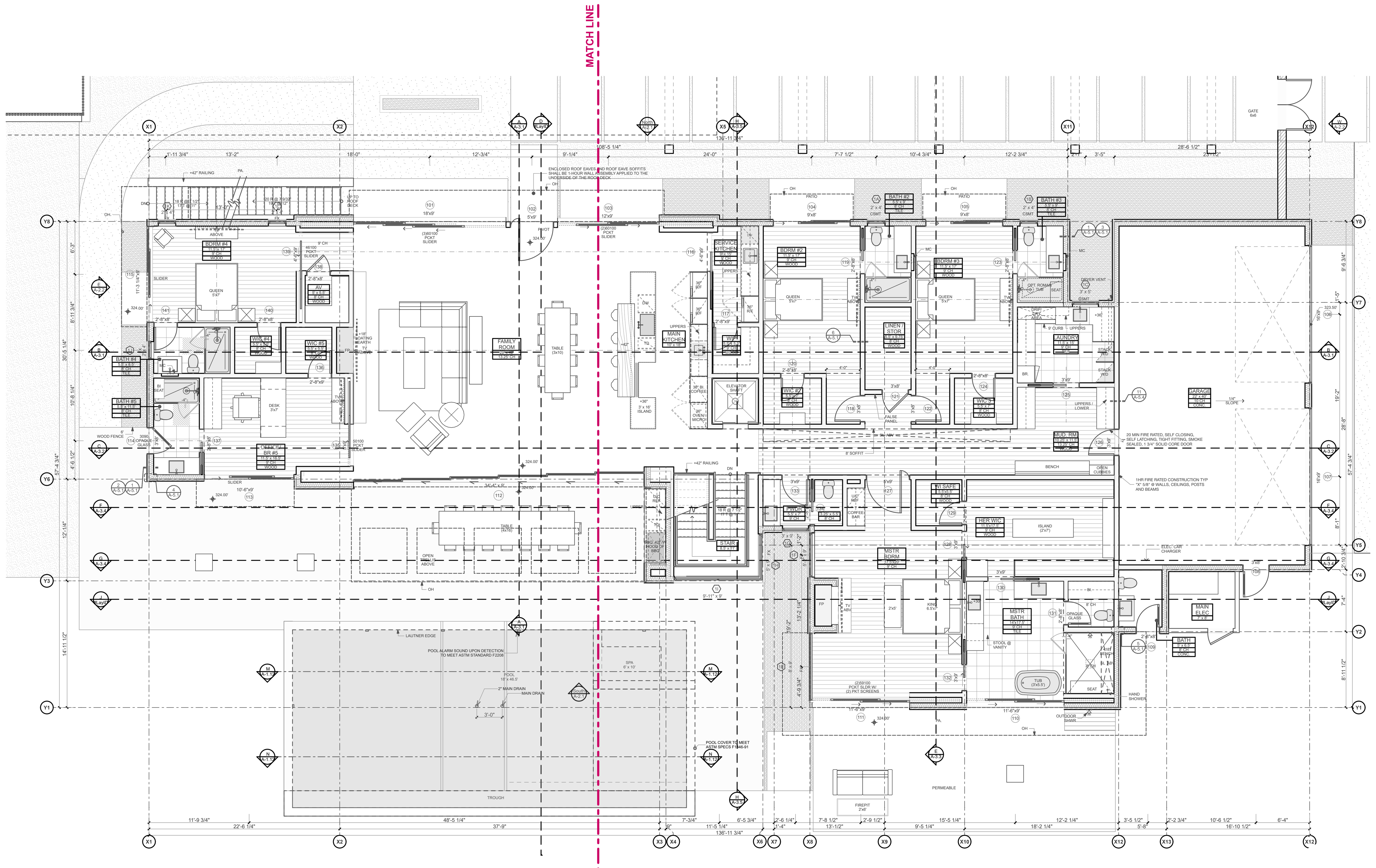
SHEET TITLE

FIRE DEPARTMENT PLAN

DRAWING NO.
AS-0.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1"=10'
DRAWN BY	D.W.B.,

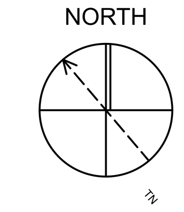
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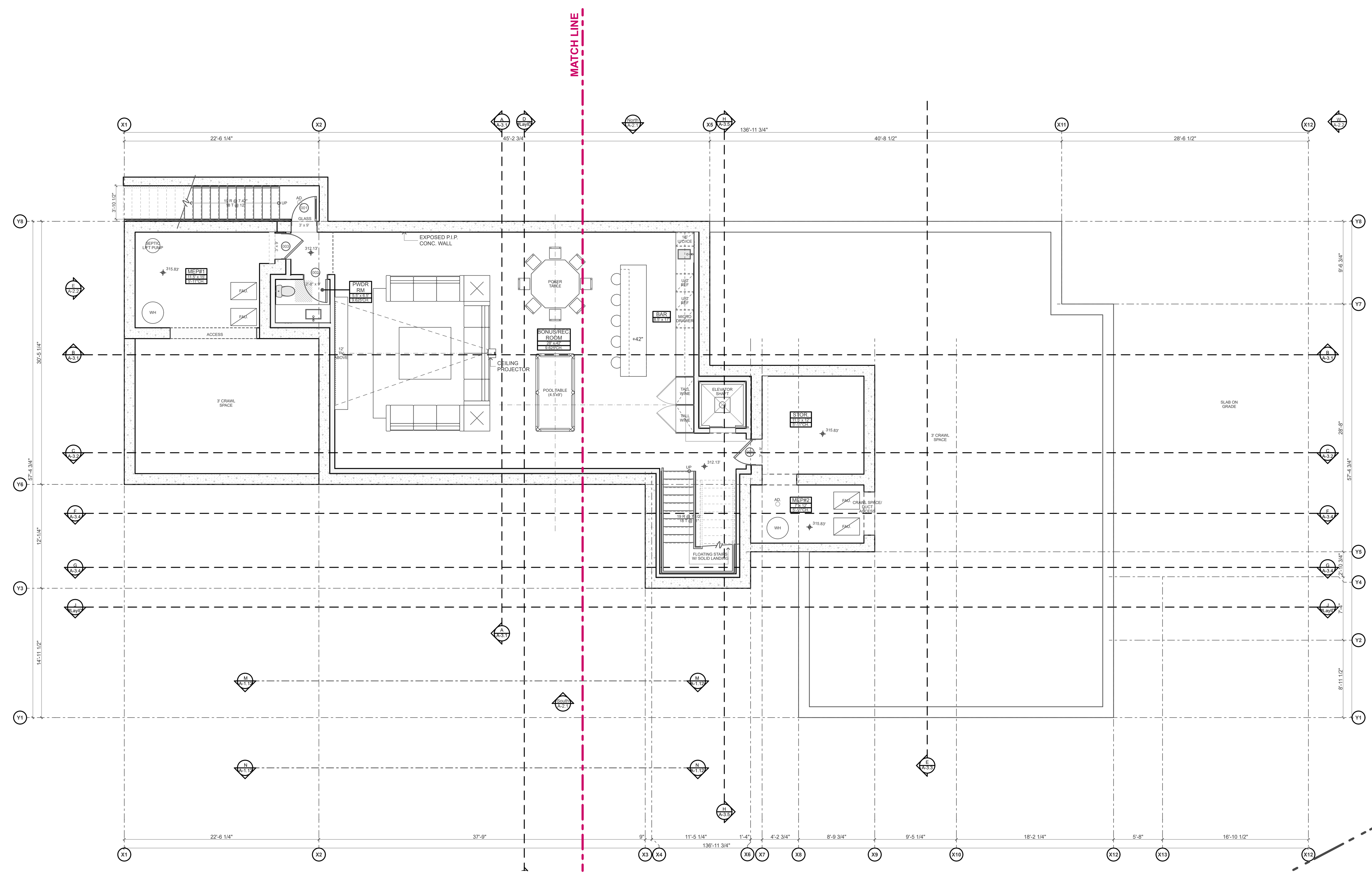


FIRST FLOOR PLAN (2)

SCALE: 1/8" = 1'-0"

PLAN NORTH

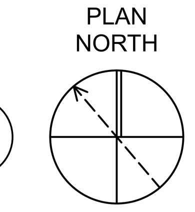




BASEMENT FLOOR PLAN (1)

SCALE: 1/8" = 1'-0"

PLAN NORTH



KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION:(1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES. CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(o) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
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64	WP GFCI >6', <20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
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74	BUILT-IN SHOWER BENCH
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77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
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84	RETURN/SUPPLY WALL DIFFUSER
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87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

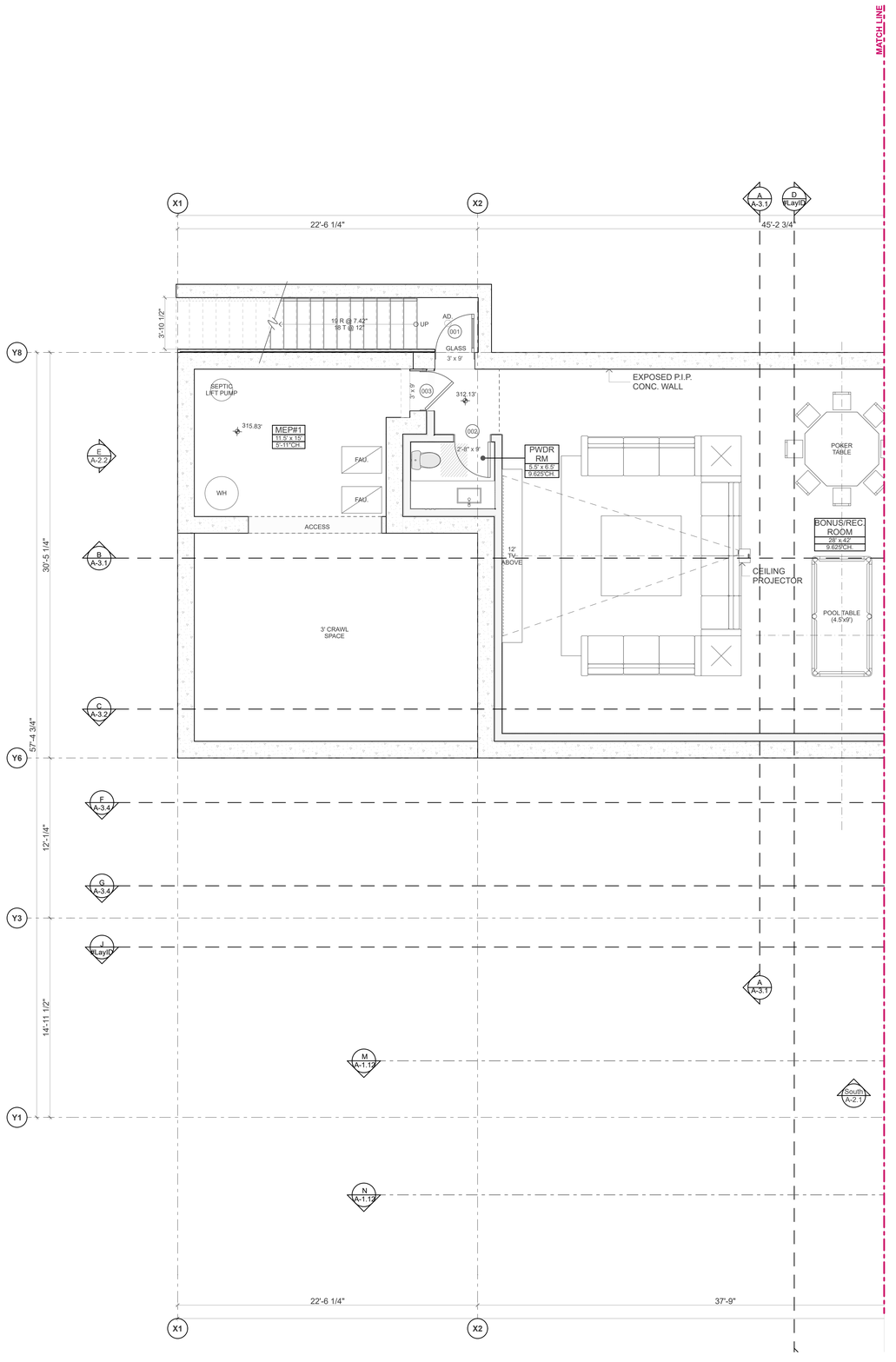
SHEET TITLE

OVERALL BASEMENT AND FIRST FLOOR PLAN

DRAWING NO.
A-1.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.,

/Users/carmelmcfayden/Library/CloudStorage/Box-Box/Rebu/ACTIVE REBU PROJECTS/SOLTANIAN Reza- 6257 Gayton Place/2D_3D/SOLTANIAN - V27 2025-02-27.pln



PARTIAL BASEMENT FLOOR PLAN

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

1

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAVERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
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96	PROTECTIVE STEEL BOLLARD
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NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

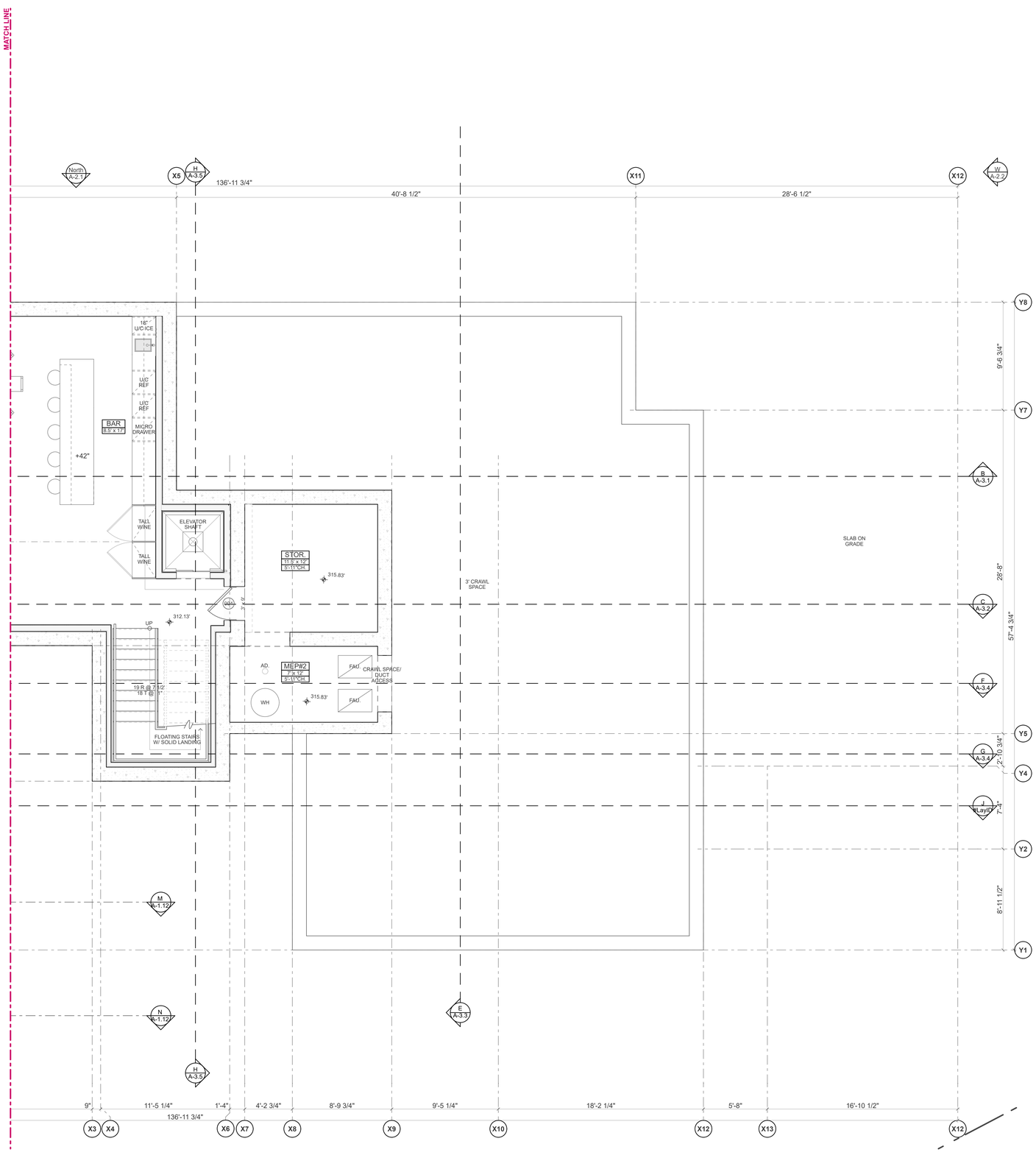
PARTIAL BASEMENT FLOOR PLAN

DRAWING NO.

A-1.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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9/3/2026 10:00:00 AM



PARTIAL BASEMENT FLOOR PLAN

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

1

PLAN NORTH

KEYNOTES

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68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

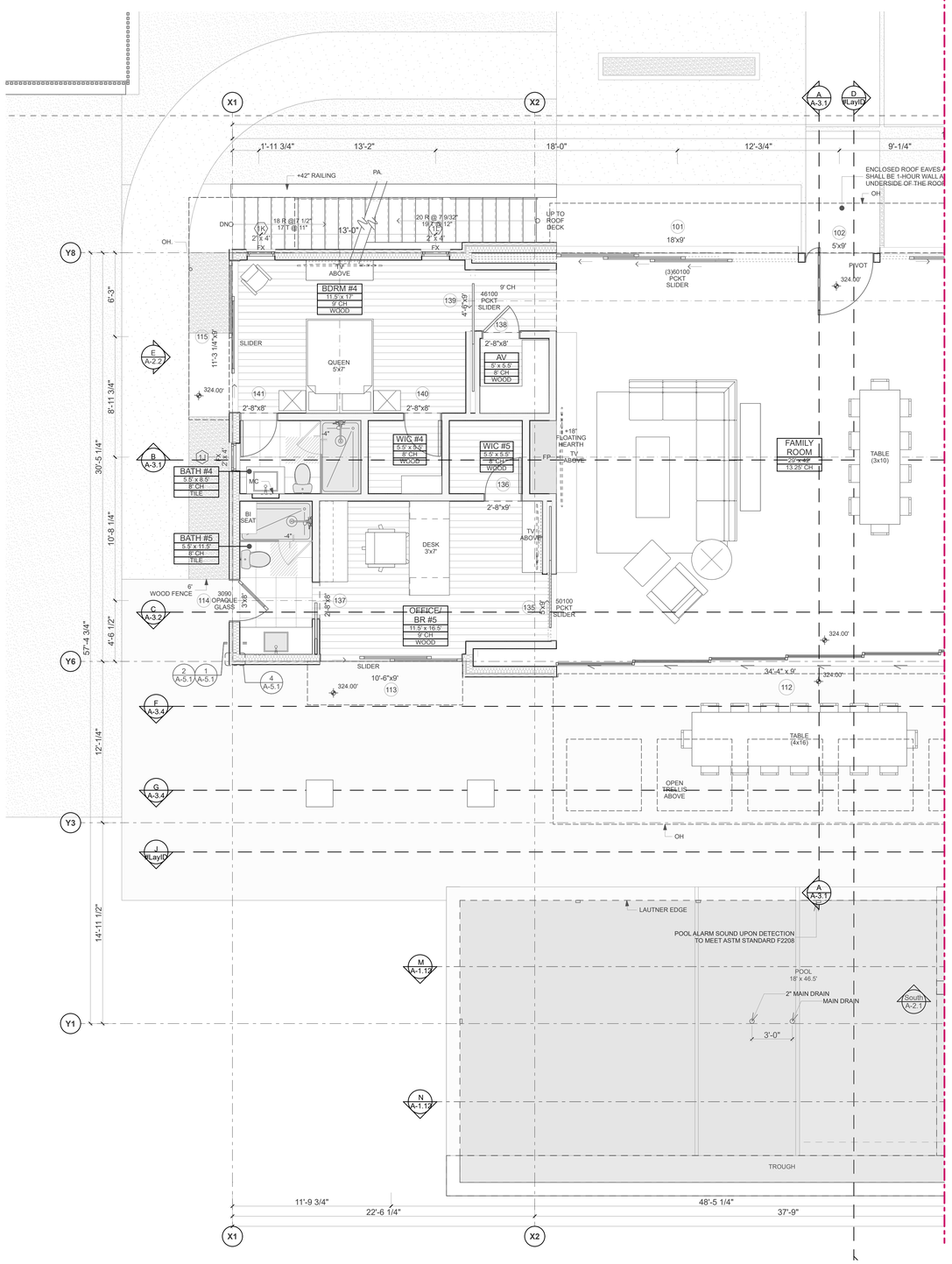
PARTIAL BASEMENT FLOOR PLAN

DRAWING NO.

A-1.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\douglas\Documents\Library\Cloudstorage\Box-Box\Residential\16 RESID PROJECT\6502\CAD\6502 Plot Date: 6257 Gayton Place\6502_SCHDULE.rvt
V27 2026-03-27.pln



PARTIAL FIRST FLOOR PLAN

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

1

PLAN NORTH

NOTES:
1. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5

C:\Users\dwb\Documents\Revit Local Files\Central Files\Burdge Architects_R21_Dwb.rvt
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KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAVERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1403) (TYP)
15	ENDURO-KOTE (APMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	WOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE, SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150(o) CEnC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER, BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C)1] CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI +6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
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72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
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76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

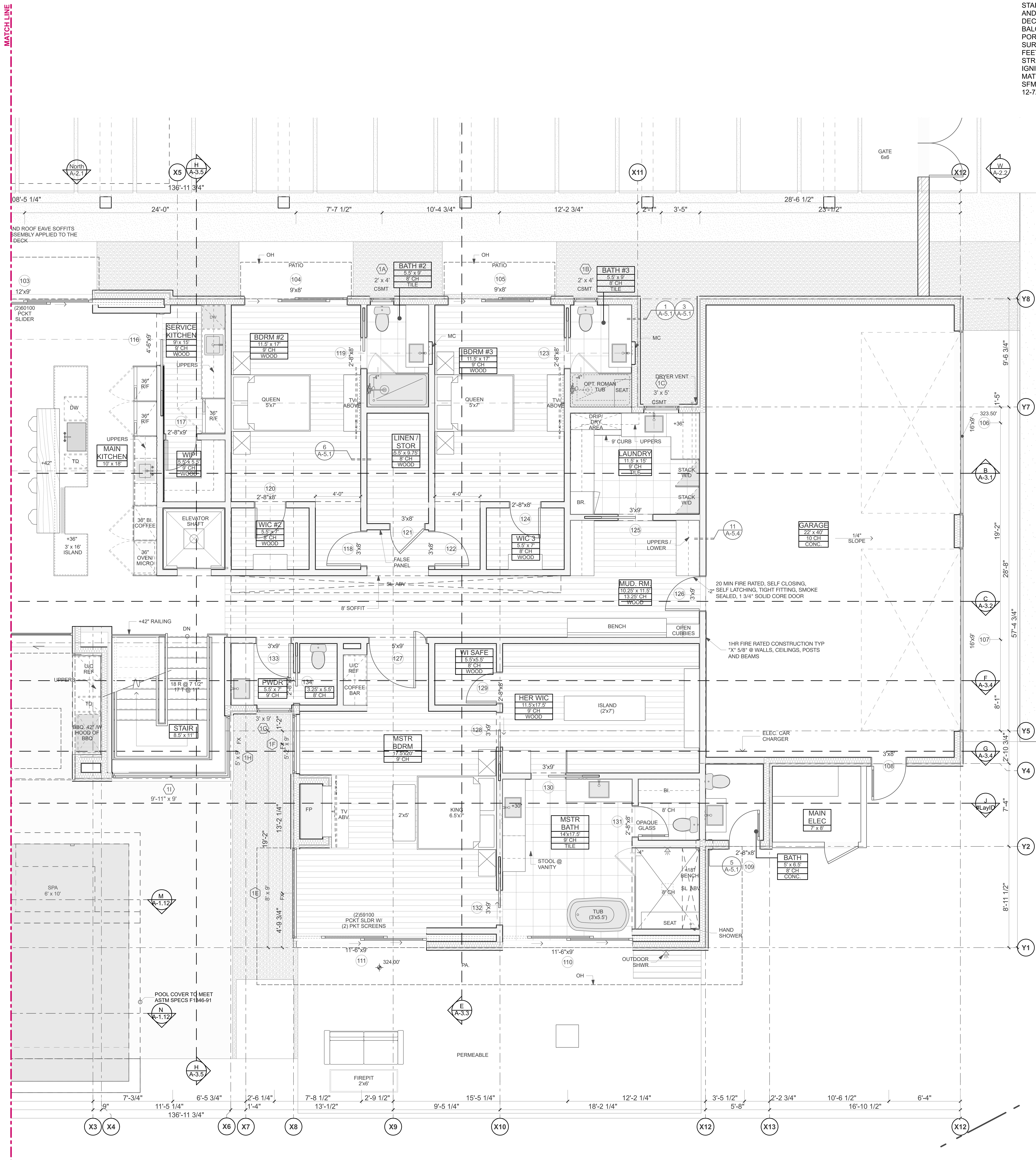
SHEET TITLE

PARTIAL FIRST FLOOR PLAN

DRAWING NO.
A-1.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

NOTES:
1. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5



PARTIAL FIRST FLOOR PLAN (1)
SCALE: 1/4" = 1'-0"

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION:(1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES. CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
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21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
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37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(o) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
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57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11©(1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI >6', <20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
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72	SLKYLIGHT ABOVE
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79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT — DOUGLAS W. BURDGE — C-16899 — RENEWAL 11/30/2025 — STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

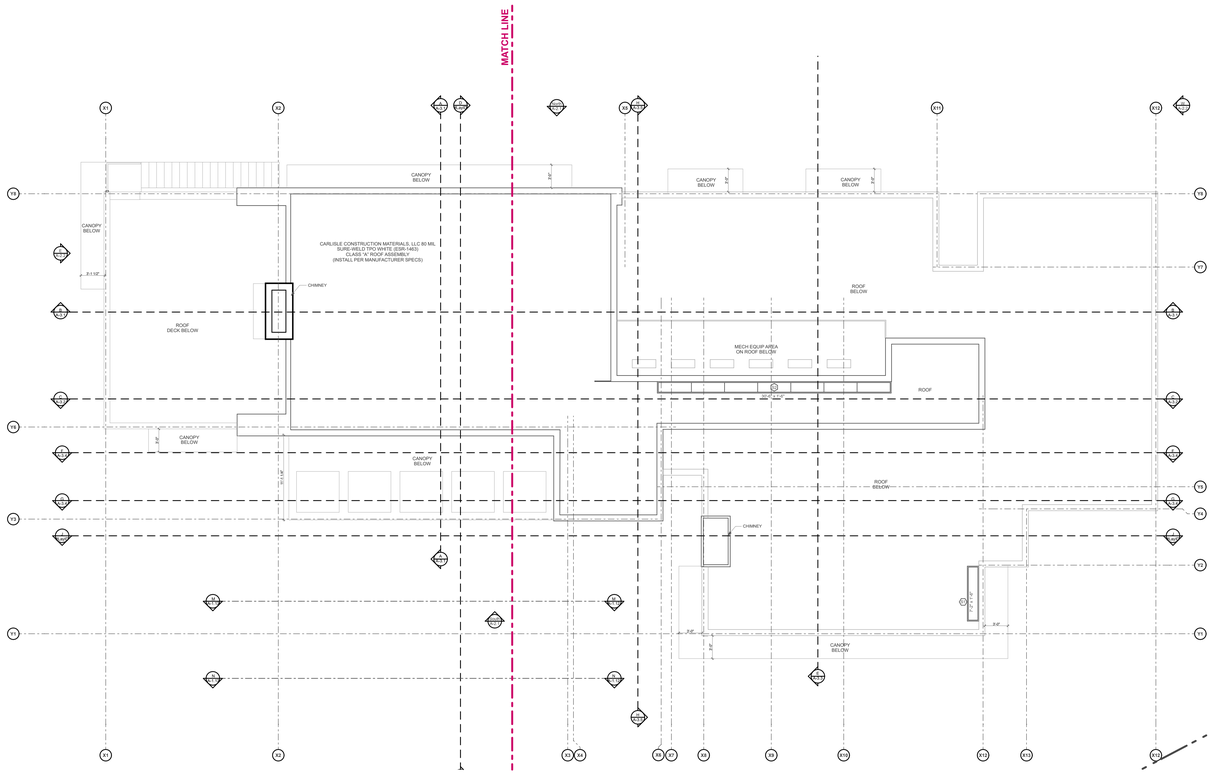
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PARTIAL FIRST FLOOR PLAN

DRAWING NO.
A-1.5

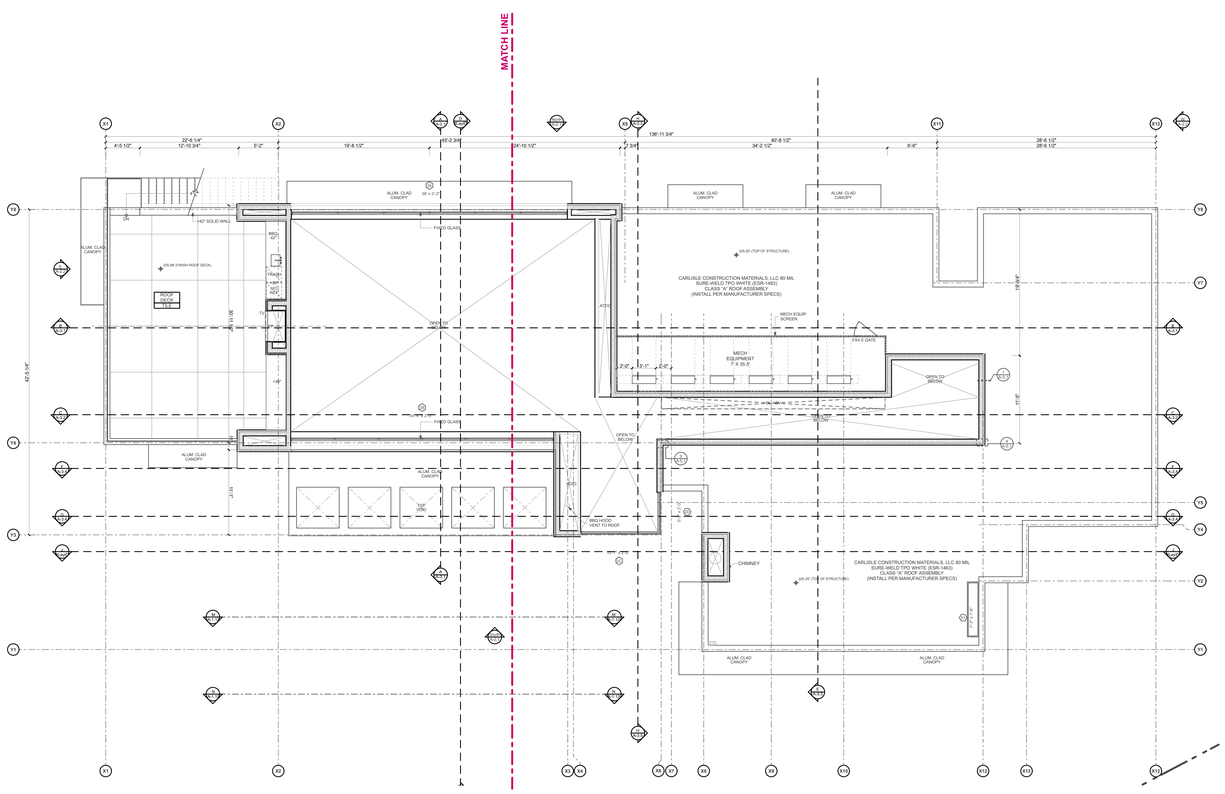
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,



NOTES:
1. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
2. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4
3. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5

ROOF PLAN
SCALE: 1/8" = 1'-0" (1)

PLAN NORTH



CLERESTORY/ ROOF DECK PLAN
SCALE: 1/8" = 1'-0" (2)

PLAN NORTH

NOTES
NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID-ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. (CBC 1009.5.3)
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (APMO ER- 463) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
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22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
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37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 1150(c) CEnC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. -SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [CBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS (210.11(C1) CEC)
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI : >6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) : DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
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94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
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	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

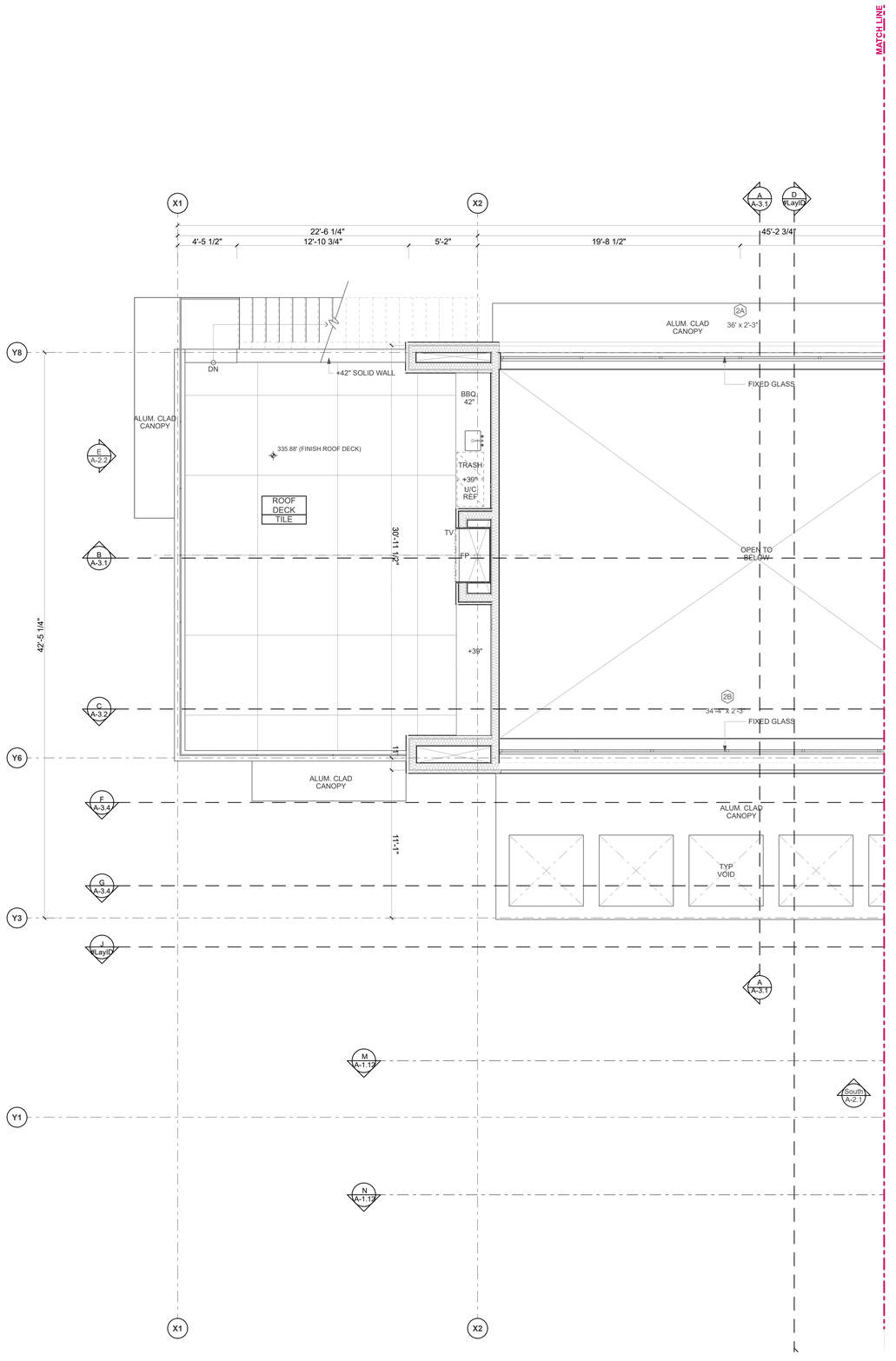
OVERALL CLERESTORY / ROOF DECK PLAN AND ROOF PLAN

DRAWING NO.
A-1.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.,

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6/27/2026 02:22:27 pm

NOTES:
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PARTIAL CLERESTORY/ ROOF PLAN
SCALE: 1/4" = 1'-0"

1

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
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43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
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47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
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50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
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52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
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54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
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58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. (CBC 4.106.4)
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63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
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71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314 Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315 - Where combustion appliance/fuel work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

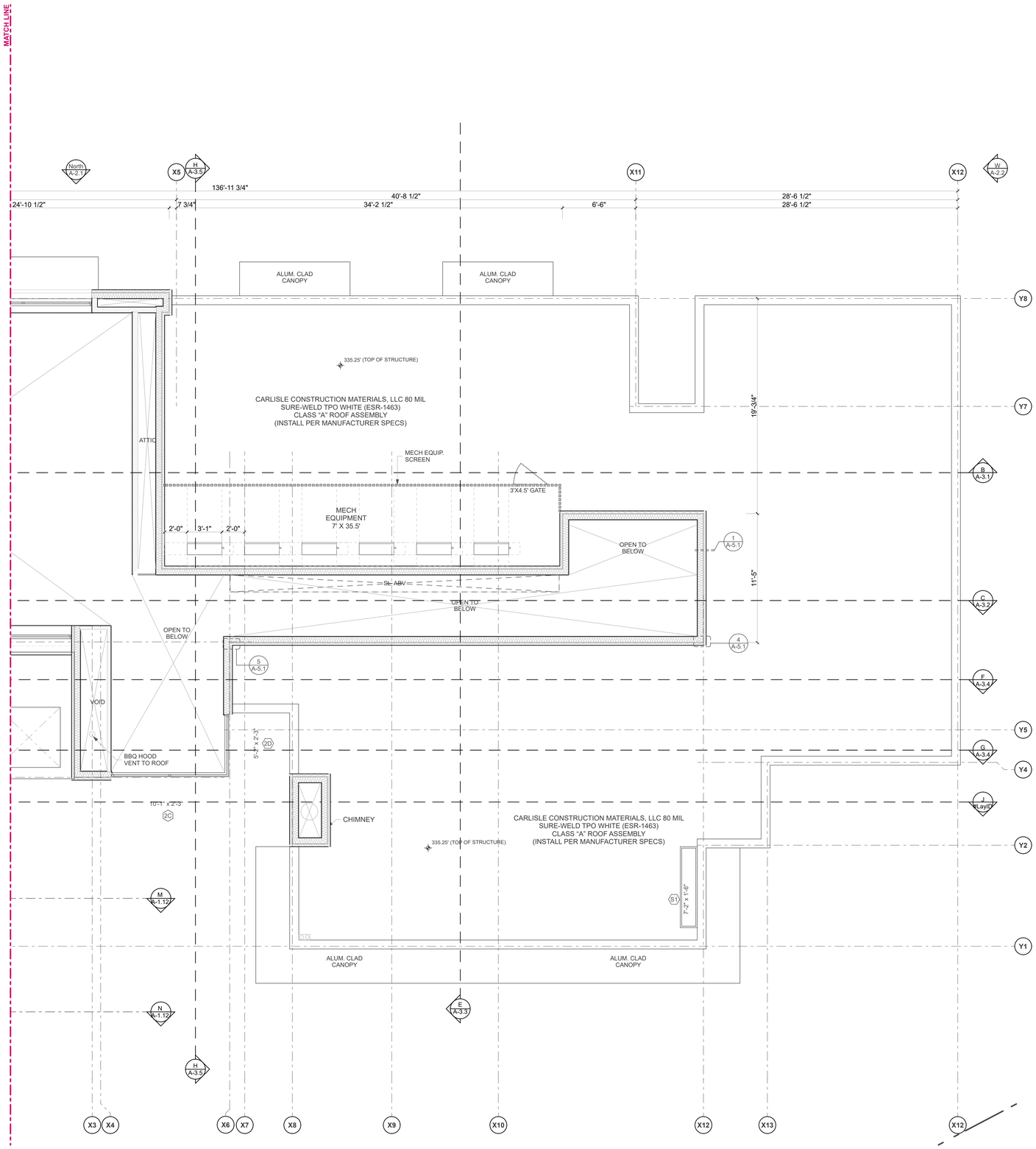
SHEET TITLE

PARTIAL CLERESTORY / ROOF DECK PLAN

DRAWING NO.
A-1.7

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\burdg\Dropbox\Documents\Projects\Gayton Place\Malibu\ACTIVE REMD PROJECTS\6257 GAYTON PLACE\6257_GAYTON_REMD_3D.RVT 2025-03-27 pm



PARTIAL CLERESTORY/ ROOF PLAN

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

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAVERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1463) (TYP)
15	ENDURO-KOTE (APMO ER- 463) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(a) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" - 1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [CBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C)1.CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI +6', +20" FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
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93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314 Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315 - Where new construction or remodel work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
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NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

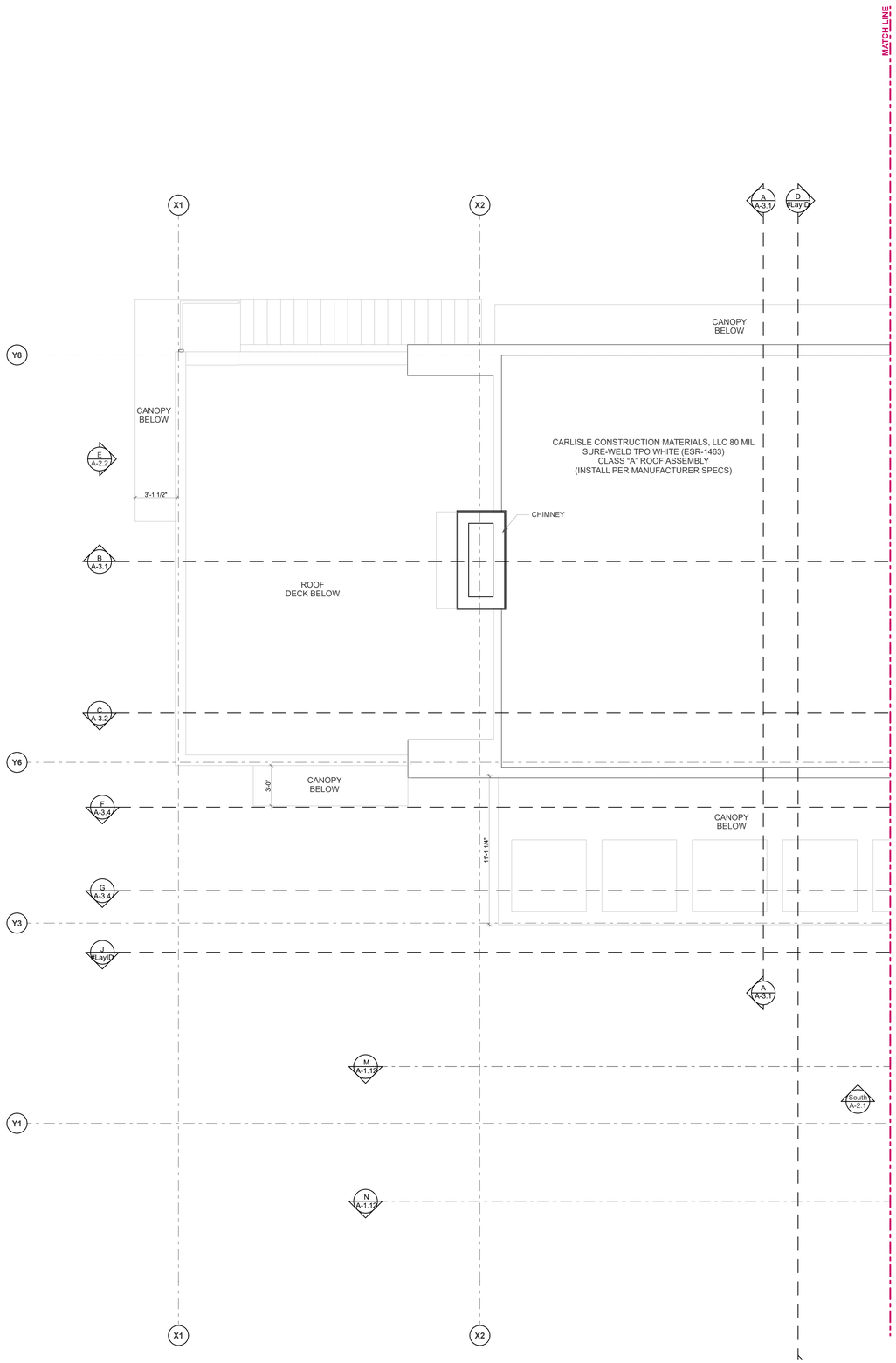
PARTIAL CLERESTORY / ROOF DECK PLAN

DRAWING NO.

A-1.8

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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

1

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRD LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
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07	PLANTER BED/PLANTER AREA
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09	MEMBRANE WATERPROOFING
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65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
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94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

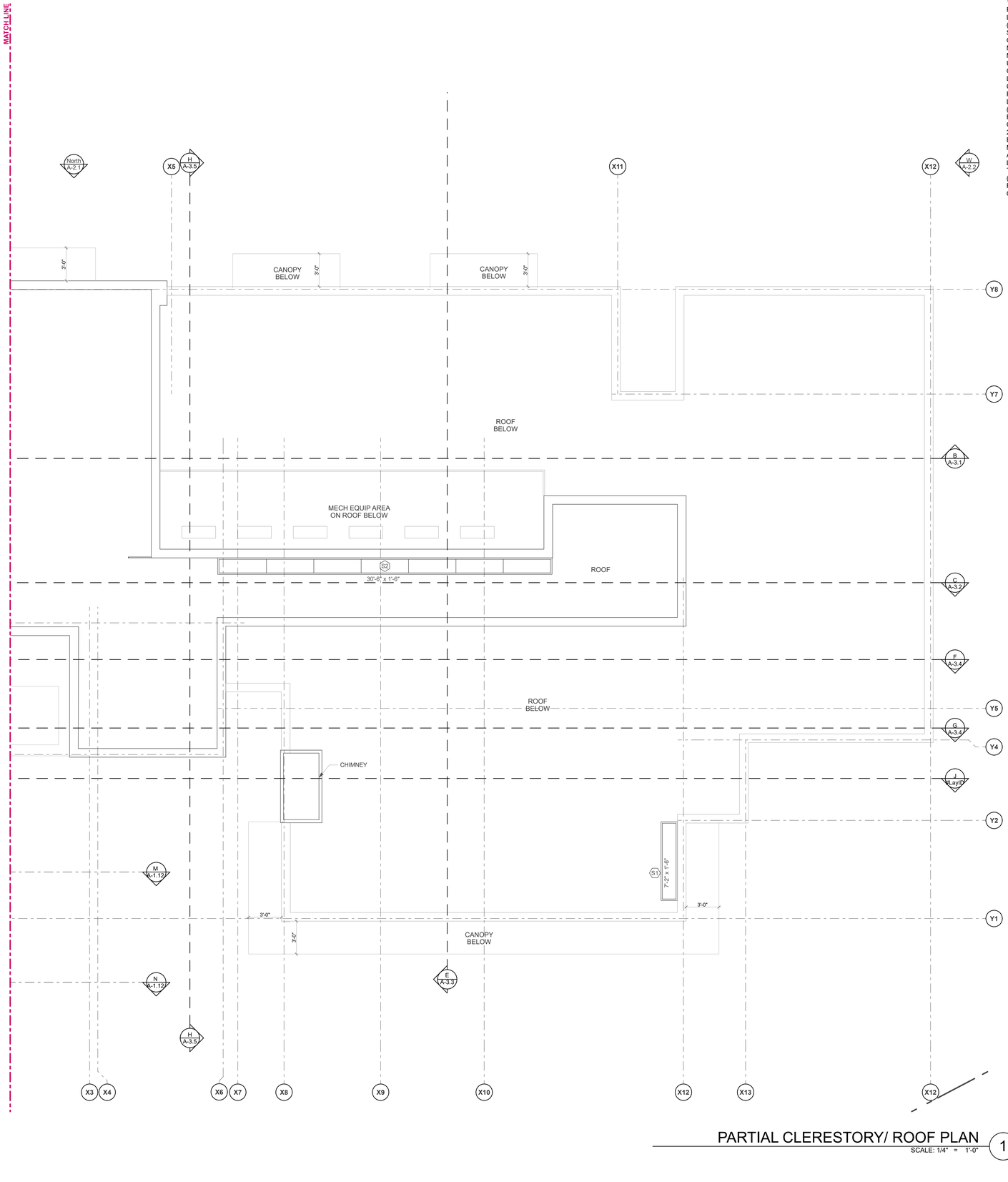
SHEET TITLE

PARTIAL ROOF PLAN

DRAWING NO.
A-1.9

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\dougb\Dropbox\Clients\Burdge\Malibu\Malibu\ACTIVE REBID PROJECT\SHEETS\MAIN Plans 6257 Gayton Place\01_SHEETS\MAIN - V27 2026-02-27.pln



NOTES:
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2. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4

PARTIAL CLERESTORY/ ROOF PLAN

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

PLAN NORTH

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. (CBC 1005.5.3)
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1403) (TYP)
15	ENDURO-KOTE (APMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
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41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
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46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(c) CEnC]
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49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" - 1/2" IN ANY DIMENSION
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77	TRENCH DRAIN
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84	RETURN/SUPPLY WALL DIFFUSER
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89	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
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NOTES

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NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : CC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
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MALIBU, CA 90265
TEL. 310-456-5905

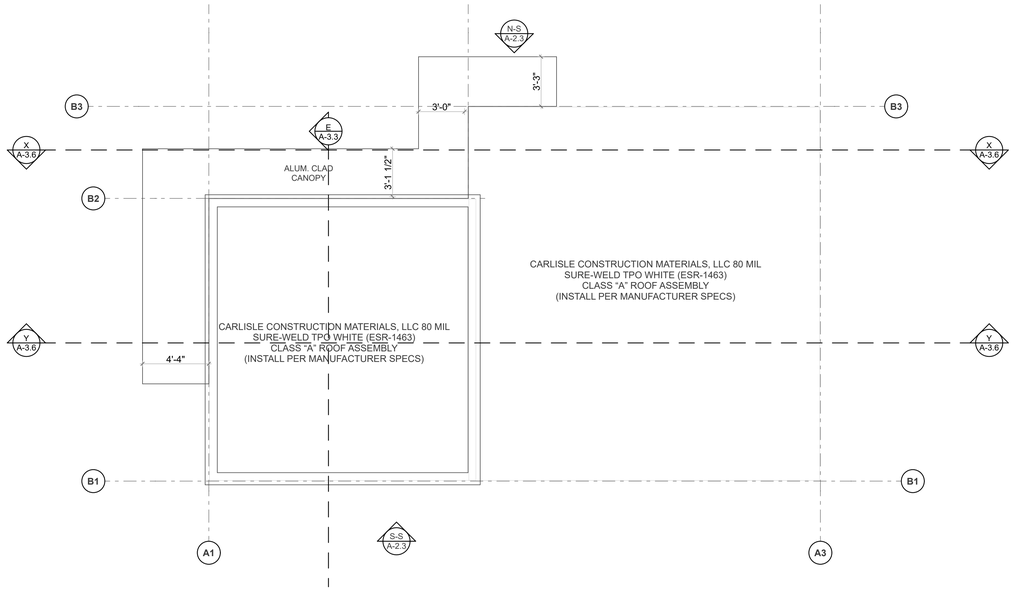
SHEET TITLE

PARTIAL ROOF PLAN

DRAWING NO.
A-1.10

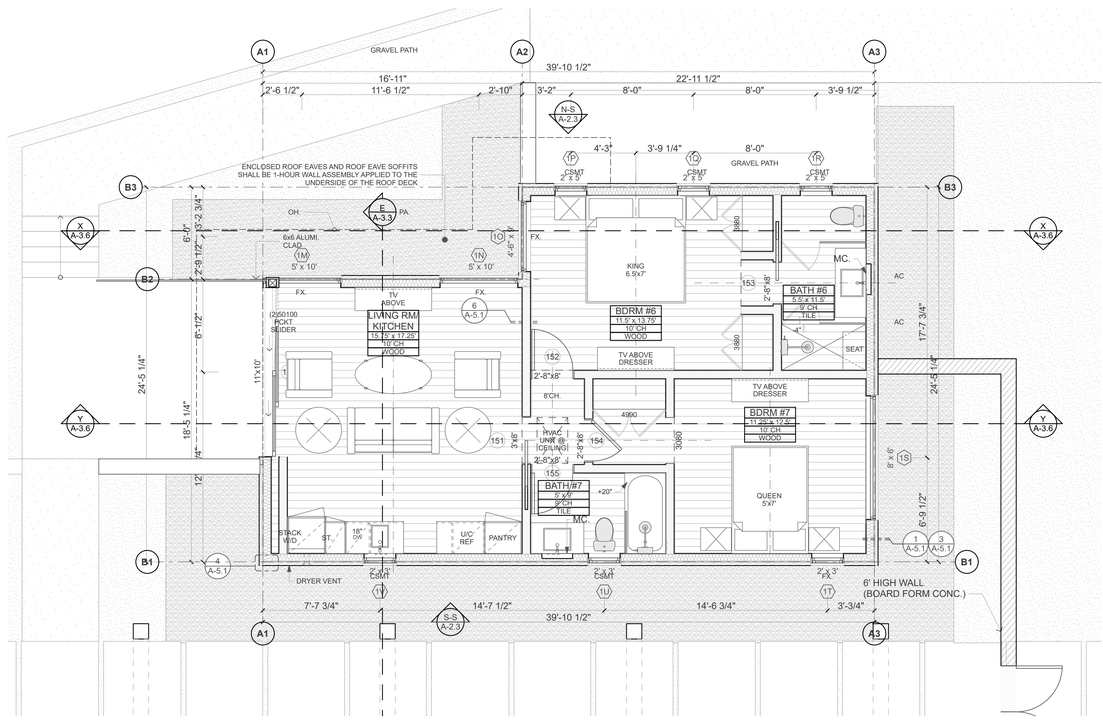
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

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V27 2025-02-27.pln



SECOND UNIT / ADU ROOF PLAN

SCALE: 1/4" = 1'-0" (2)



SECOND UNIT / ADU FLOOR PLAN

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

PLAN NORTH

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KEYNOTES

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92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

SECOND UNIT / ADU PLANS

DRAWING NO.
A-1.11

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,

C:\Users\dburdge\Documents\Revit Projects\Working\Gayton Blackbird(ACTIVE REBD PROJECTS\SOUTANIAN Hasb- 6257 Gayton Place\2021_SOUTANIAN -V23_2026-02-22.rvt

DOOR ALARM - Model DAPT-2



POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms **since 1982.** All Poolguard products are proudly **Made in the USA**. Poolguard Door Alarms comply with all building codes and are UL Listed under **UL 2017**. The majority of children that drown in pools go out the back door first and Poolguard's Door Alarm can help protect those doors. Adult pass through feature allows 15 seconds for adults to pass through the door without the alarm sounding.

- UL Listed to UL 2017
- Important Safety Feature
- Complies With Building Codes
- Simple To Operate
- Automatic Reset
- Battery Powered
- Easy To Install
- 85 dB Horn At 10 Feet
- Pass Through Feature For Adults
- Low Battery Indicator

POOLGUARD DOOR ALARM
1 Year Warranty



- The Door Alarm will sound in 7 seconds when a child opens the door, and the alarm will continue to sound until an adult comes to the door and resets the alarm.
- Poolguard Door Alarm will sound in 7 seconds even if a child goes through the door and closes it behind them.
- The Door Alarm is always on and will automatically reset under all conditions.
- Poolguard Door Alarm is equipped with an adult pass through feature that will allow adults to go through the door without the alarm sounding.
- Optional screen door kits can be purchased for the alarm, this kit allows you to get air through your screen door without the alarm sounding.
- Poolguard Door Alarm uses one 9-volt battery, (not included) with a battery life of approximately 1 year.
- The Door Alarm is equipped with a low battery indicator that will audibly alert you when your battery is getting low.
- Poolguard is the only door alarm that is UL listed under UL 2017 for water hazard entrance alarm equipment.

INGROUND POOL ALARM - MODEL PGRM-2

NSF Certified to ASTM F 2208-08"

Model PGRM-2 Installation Video





As Well As the states of CA, CT, FL, and TN

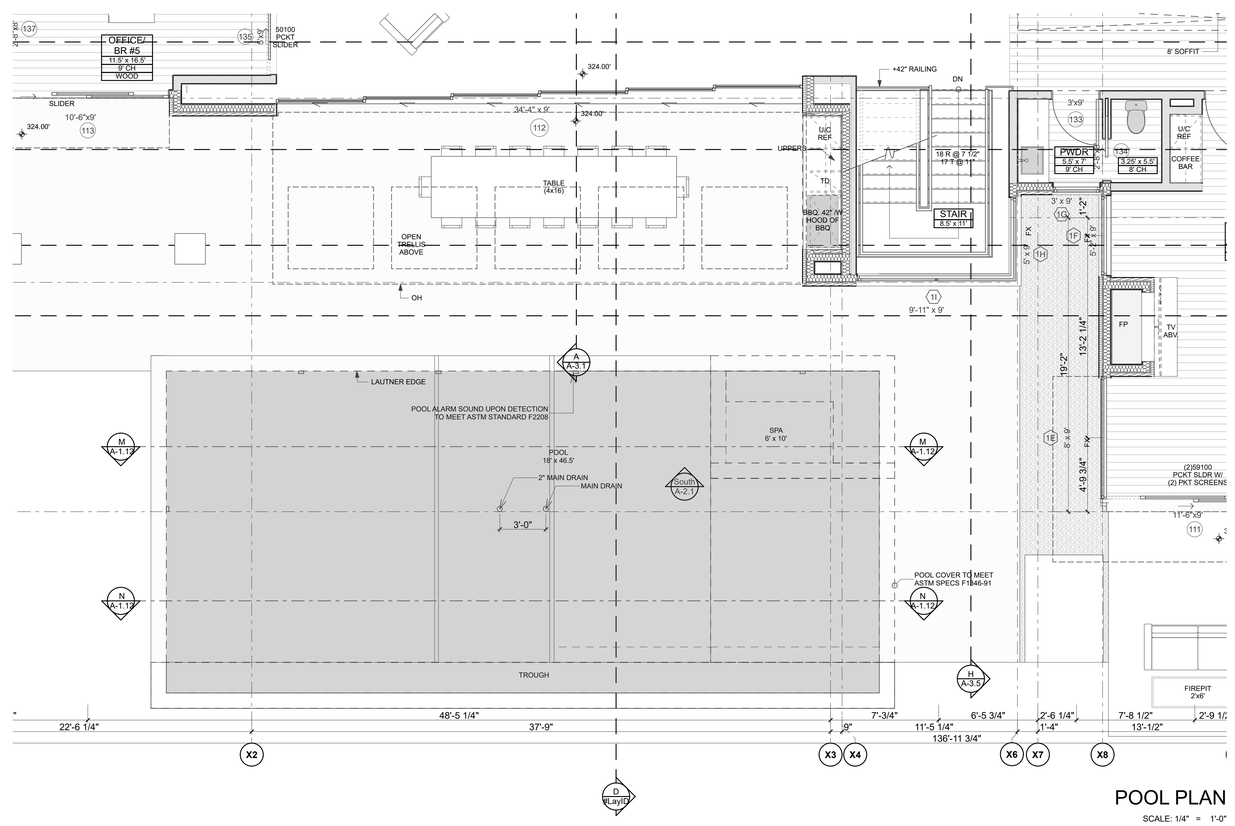
- Detects Intruders
- Sits on Deck
- Battery Powered
- Low Battery Indicator
- New Sensing Technology
- Easy to Use
- Completely Portable
- Automatic Reset
- Affordable Price
- Important Safety Feature
- In House Remote Receiver
- Horns are 85 dB at 10 feet



POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms since 1982. All Poolguard products are proudly Made in the USA. Poolguard Pool Alarms were tested and "Top Rated" by Good Housekeeping Magazine. Poolguard Pool Alarms have been Tested and Certified by NSF International to the ASTM Standard Safety Specification for Residential Pool Alarms, ASTM F 2208-08.

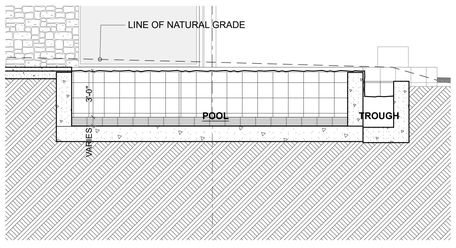
POOLGUARD IN GROUND POOL ALARM
NSF CERTIFIED TO ASTM F 2208-08
NEW Weatherproof Design
NEW Sensing Technology
NEW Microprocessor Technology
3 Year Warranty

- The Poolguard POOL ALARM, once installed in the pool, cannot be de-activated; it is always in the alarm ready mode.
- Tamper Proof: Poolguard POOL ALARM will sound an alarm when removed from the pool.
- Sleep mode: when you would like to use your pool, simply remove the alarm from the pool and put it into sleep mode.
- Automatic Wake-up: The Poolguard Pool Alarm will automatically wake up and run a system test when installed into the pool.
- The Poolguard Pool Alarm comes with an in-house remote receiver that has a range up to 200 ft., and comes with a 12 volt power supply.
- The Poolguard poolside alarm works on a 9-volt battery (not included); with a battery life of approximately one year.
- Audible low battery indicator at the poolside alarm is also indicated by the in house remote receiver.
- New sensing technology provides less chance of false alarms due to wind, rain or small objects such as sticks or toys entering the water.
- Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specification for Pool Alarms ASTM F2208, in a 16' x 32' pool. Poolguard Alarms can be used in pools up to 20' x 40' or 800 square feet.
- The Poolguard Pool Alarm can be used with a solar blanket.
- Most reliable, advanced, and affordable alarm available.
- Poolguard PGRM-2 is designed to detect intrusions similar to a one year old child



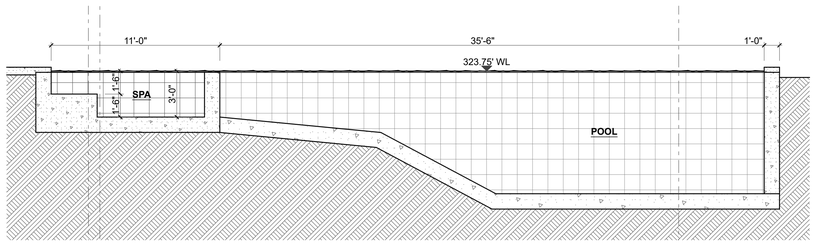
POOL PLAN

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



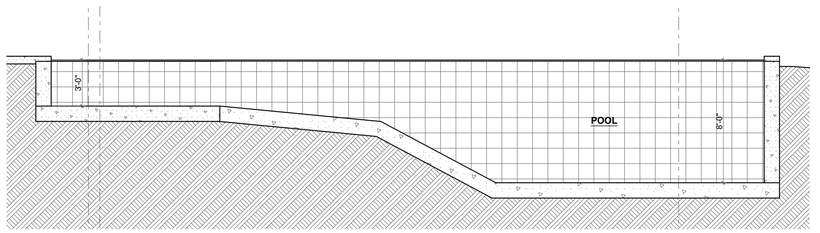
SECTION D

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



SECTION M

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



SECTION N

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

EQUIPOTENTIAL BONDING NOTES:
Comply with section 680.26 (7) of the 2014CoLAEC
Provide connection with minimum #8 AWG solid conductor for bonding all metallic parts in and around the pool area prevents differences of potential from developing in the event of an electrical equipment fault and reduces the possibility of electrical shock. (Provide an equipotential plane created by bonding the metallic parts together)

The NEC requires bonding all of the following metallic parts in permanently installed swimming pool with a #8 AWG solid or larger conductor.

Concrete reinforcing steel & all metallic structural components. Uncoated reinforcing steel and all other metallic structures.

Underwater lighting. All metallic parts (housing & mounting brackets).
Metal fitting. Metal fitting for pipes, drains & water inlets.
Electrical equipment. All metal parts of any electrical equipment associated with pool including pumps & recirculating equipment, heaters and blowers and automatic covers.

Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts.
In addition to metal wiring methods and equipment, any component within 5' horizontally and 12 ft vertically from the water must be bonded.

Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3 Of the CA B.C.

A)-Barrier height and clearances.
The top of the barrier shall be not less than 60inches above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm). [CA BC 3109.4.4.3.2]

B)- Openings.
Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
[CA BC 3109.4.1.1]

C)-Solid barrier surfaces.
Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. [CA BC 3109.4.1.2]

D)- Closely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width.[CA BC 3109.4.1.3]

E)- Widely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width. [CA BC 3109.4.1.4]

F)- Chain link dimensions.
Mesh size for chain link fences shall be not greater than a 2 1/4 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).[CA BC 3109.4.1.5]

G)- Diagonal members.
Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). [CA BC 3109.4.1.6]

H)-Gates.
Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. [CA BC 3109.4.4.3.1]

Mechanical, Electrical and Plumbing notes:
1.The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

2.Potable water supply to swimming pools or spas shall be protected by an air gap or a reduced pressure principle backflow preventer if the unit is equipped with a submerged fill line. [§603.5.21 CPC]

3. Specify gas line material, size and length for pool equipment. [§107.2 CBC] If plastic piping is used, note on plans that it will be installed according to CPC 1210.1.7,including tracer wire. Gas piping shall under any building be encased in an approved conduit designed to withstand imposed loads or piping/ encasement system listed for installations beneath buildings per §1210.16 CPC
Gas line to be used is 2 inch poly pipe (SDR-11 gas) with tracer wire #14 length of run 80 ft.

4. Provide at least one GFCI receptacle located a minimum of 6 ft and not more than 20 ft from the inside of pool. [§680.22 CEC]

5. Equipotential bonding is required to reduce voltage gradients in the pool area. Specify on the plans bond wire system specifications per 680.26 CEC

Ground wire to be # 8 copper wire attached with brass clamps to pool steel bond beam and connect to area deck steel at the corners of pool and mid-distance center of pool with another brass clamp. 12 ft copper ground rod pounded into ground for equipment grounding at equipment deck, also with a brass clamp connector to a #8 copper ground wire to equipment panel, pumps, and htr/filter

6. Outdoor pools or spas that have a heat pump or gas heater shall have a cover [§110.4(b)2 CEnC]

7. Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating [§110.4(b)1 CEnC]

8.All elbows shall be sweep elbows [§150(p)2.C CEnC]

9.Pool shall have directional inlets that adequately mix the pool water, and time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand period [§110.4(b)3 CEnC]

10. The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three
feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

NOTE :

1. FINISH GRADE ARUOND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [§ R401.3 CRC]

2. EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. [§R303.7 CRC]

3. 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 MAYBE 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 EROSION
C.- THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)

4. 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)" MUST BE INSTALLED BY THE FILTRATION OR PUMPING EQUIPMENT.

5. DOOR ALARMS TO BE INSTALLED AT ALL DOORS WITH POOL ACCESS

6. RESIDENTIAL POOL SYSTEM OR EQUIPMENT MEET THE PUMP SIZING, FLOR RATE, PIPING, FILTERS, AND VALVE REQUIREMENTS OF 150(p) CEnC- AND TO BE INSTALLED PER MANUFACTURER.

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF; 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES. CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1403) (TYP.)
15	ENDURO-KOTE (APMO ER- 463) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP.)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL – REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150(o) CEnC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & R/CPLIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1"I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LAEEC 220.41)
64	WP GFCI -+6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – 'LIFESOURCE' WATER FILTRATION SYSTEM. INSTALL PER MANUFACTURER
69	PLUMBING FIXTURE - REFER TO PLUMBING ENGINEERING PLANS
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

POOL PLAN

DRAWING NO.
A-1.12

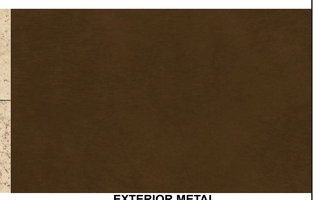
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.,



EXTERIOR WOOD SIDING



EXTERIOR STONE VENEER



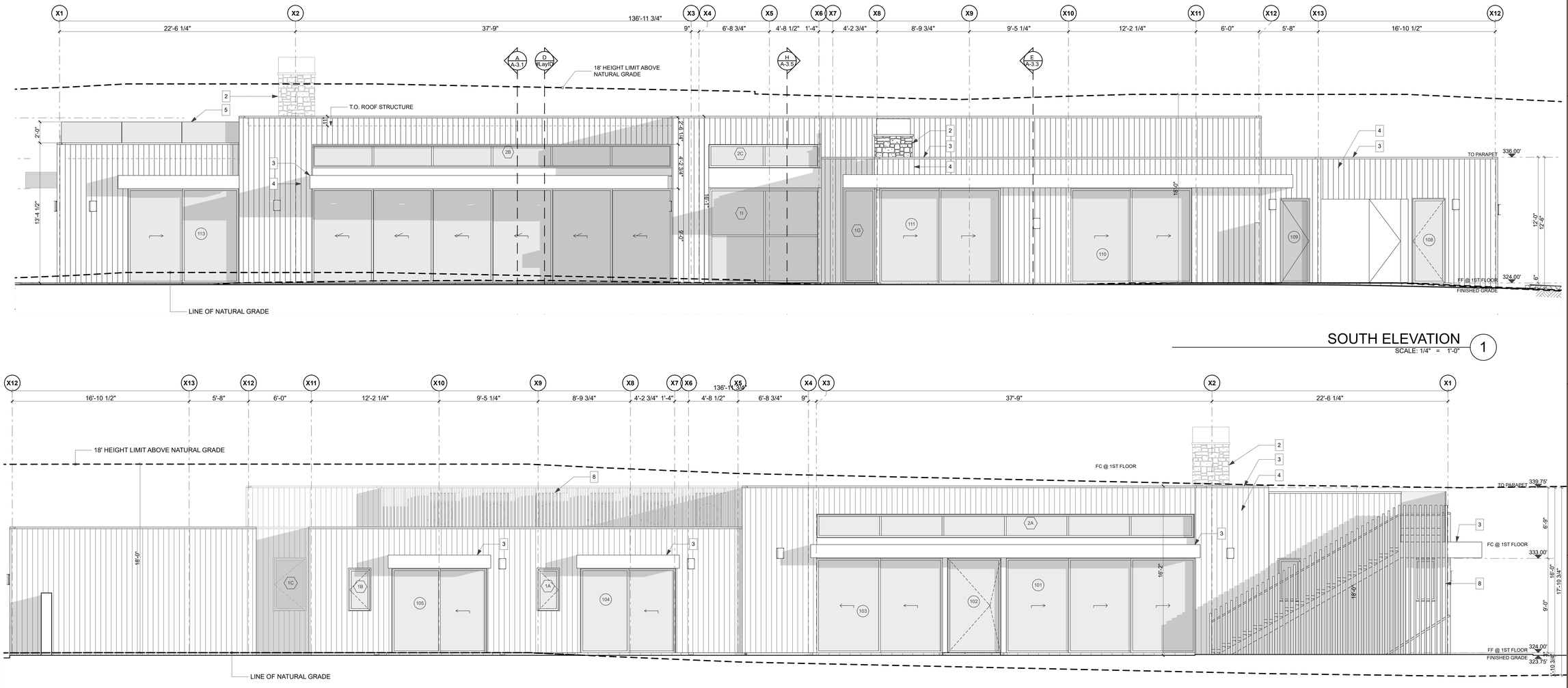
EXTERIOR METAL TRIMS, GUTTERS & DOWNSPOUTS

DECKING:
DECKING, SURFACES, STAIR TREADS, RISERS & LANDINGS OF DECKS, PORCHES & BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION 709A.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 & ASTM E2726
2. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF 704A.3 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
3. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 & SFM STANDARD 12-7A-5.
4. EXTERIOR FIRE RETARDANT TREATED WOOD.
5. NON-COMBUSTIBLE MATERIAL.
6. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
7. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION 709A.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 & WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

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2. IGNITION-RESISTANT MATERIAL.
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTIONS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.



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

NORTH ELEVATION
SCALE: 1/4" = 1'-0" (2)

MATERIAL SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR	#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR
1	STUCCO	EXTERIOR CEMENT GYPSUM	TBD	-	TBD	TBD	7	STONE FLOOR TILE	TBD	TBD	-	TBD	TBD
2	STONE VENEER	STONE VENEER	TBD	-	TBD	TBD	8	ANODIZED METAL	STRUCTURAL ALUMINUM RAILING	TBD	-	TBD	TBD
3	BRAKE METAL	ANODIZED ALUMINUM	TBD	-	TBD	TBD	9	WOOD DECKING	IPE ON WOOD SLEEPERS	TBD	-	TBD	TBD
4	RECYCLED WOOD SIDING	WOOD SIDING OVER 5/8" DENSGLASS	TBD	-	TBD	TBD	10	PARAPET EDGE	TBD	TBD	-	TBD	TBD
5	GLASS GUARDRAIL	TEMPERED GLAZING	TBD	-	TBD	TBD	11	-	-	TBD	-	TBD	TBD
6	WEEP SCREED	STAINLESS STEEL	TBD	-	TBD	TBD	12	-	-	TBD	-	TBD	TBD

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED ELEVATIONS - NORTH & SOUTH

DRAWING NO.
A-2.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

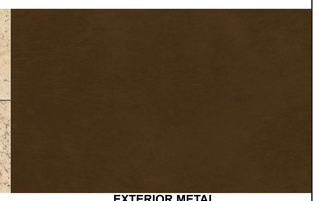
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EXTERIOR WOOD SIDING



EXTERIOR STONE VENEER



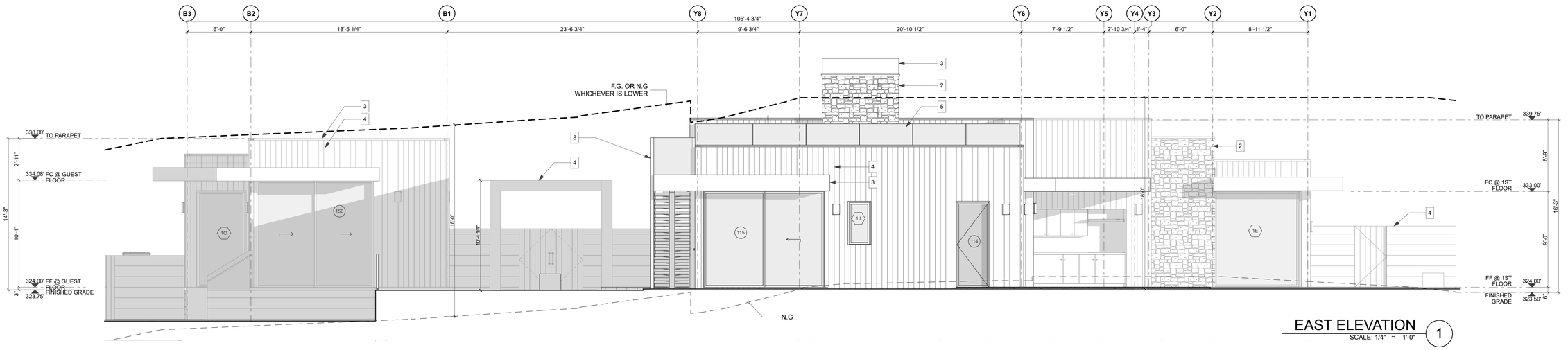
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DECKING, SURFACES, STAIR TREADS, RISERS & LANDINGS OF DECKS, PORCHES & BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:

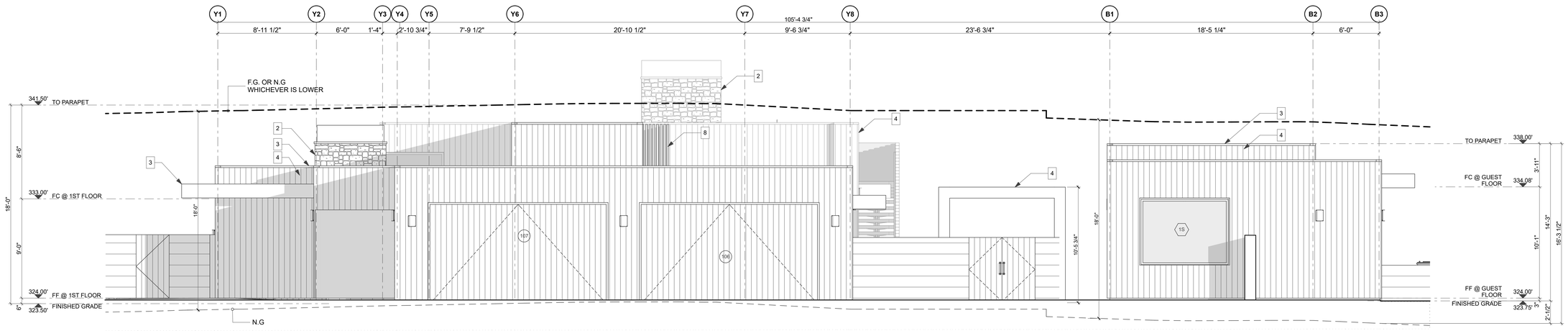
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EAST ELEVATION
SCALE: 1/4" = 1'-0"
1



WEST ELEVATION
SCALE: 1/4" = 1'-0"
2

MATERIAL SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR	#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR
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4	RECYCLED WOOD SIDING	WOOD SIDING OVER 5/8" DENSGLASS	TBD	-	TBD	TBD	10	PARAPET EDGE	TBD	TBD	-	TBD	TBD
5	GLASS GUARDRAIL	TEMPERED GLAZING	TBD	-	TBD	TBD	11	-	-	TBD	-	TBD	TBD
6	WEEP SCREED	STAINLESS STEEL	TBD	-	TBD	TBD	12	-	-	TBD	-	TBD	TBD

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED ELEVATIONS _ EAST & WEST

DRAWING NO.
A-2.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

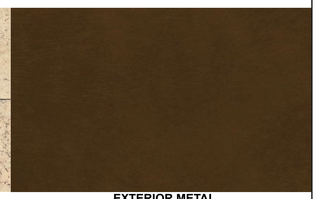
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EXTERIOR WOOD SIDING



EXTERIOR STONE VENEER



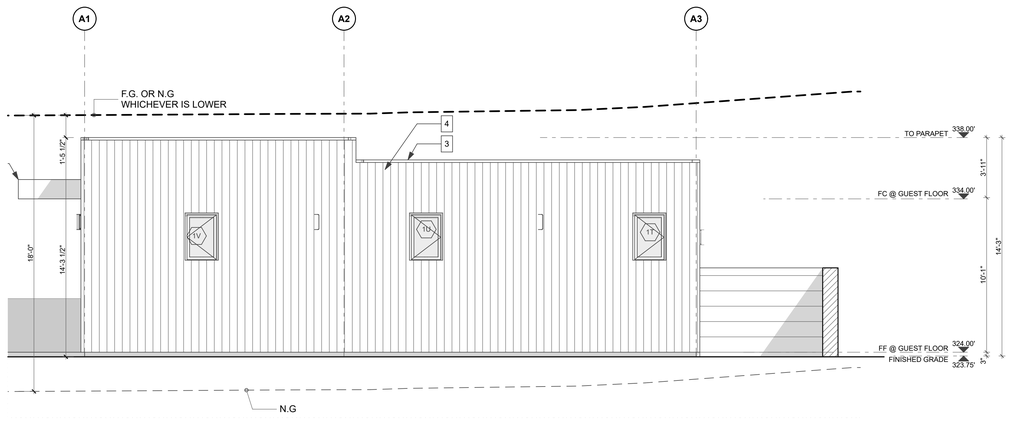
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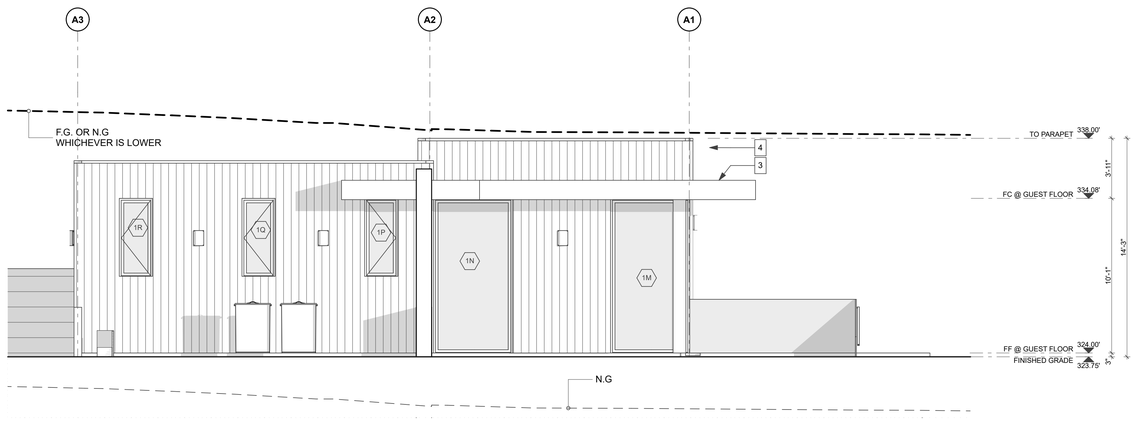
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S-ADU ELEVATION (1)
SCALE: 1/4" = 1'-0"



N-ADU ELEVATION (2)
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR	#	ITEM DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATION	FINISH	COLOR
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3	BRAKE METAL	ANODIZED ALUMINUM	TBD	-	TBD	TBD	9	WOOD DECKING	IPE ON WOOD SLEEPERS	TBD	-	TBD	TBD
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5	GLASS GUARDRAIL	TEMPERED GLAZING	TBD	-	TBD	TBD	11	-	-	TBD	-	TBD	TBD
6	WEEP SCREED	STAINLESS STEEL	TBD	-	TBD	TBD	12	-	-	TBD	-	TBD	TBD

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

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DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
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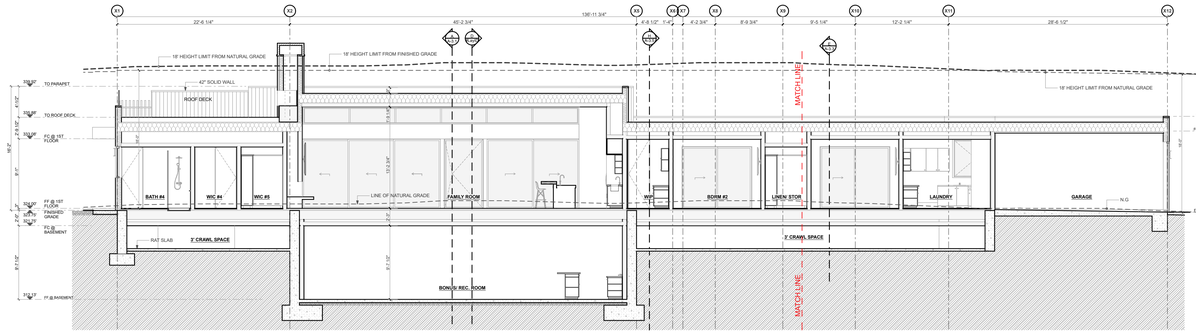
SHEET TITLE

PROPOSED ELEVATIONS _ ADU

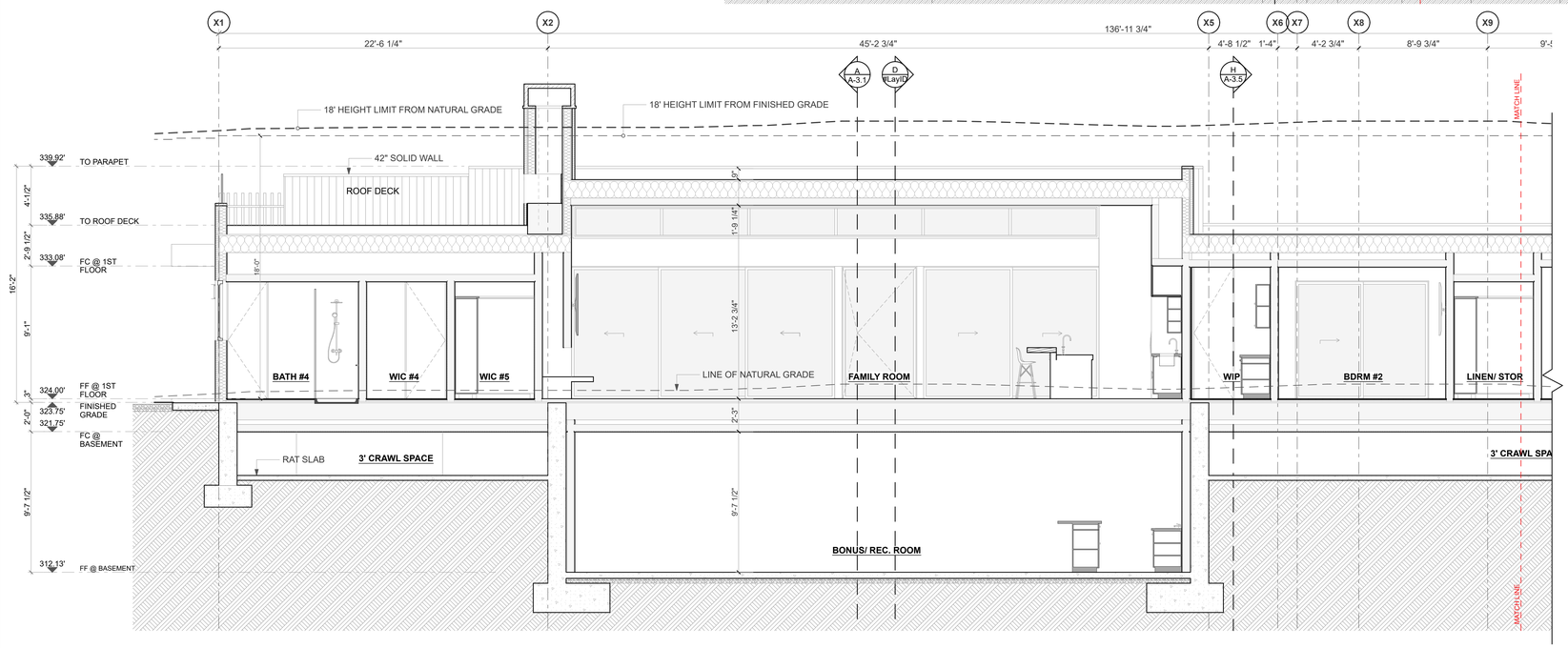
DRAWING NO.
A-2.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

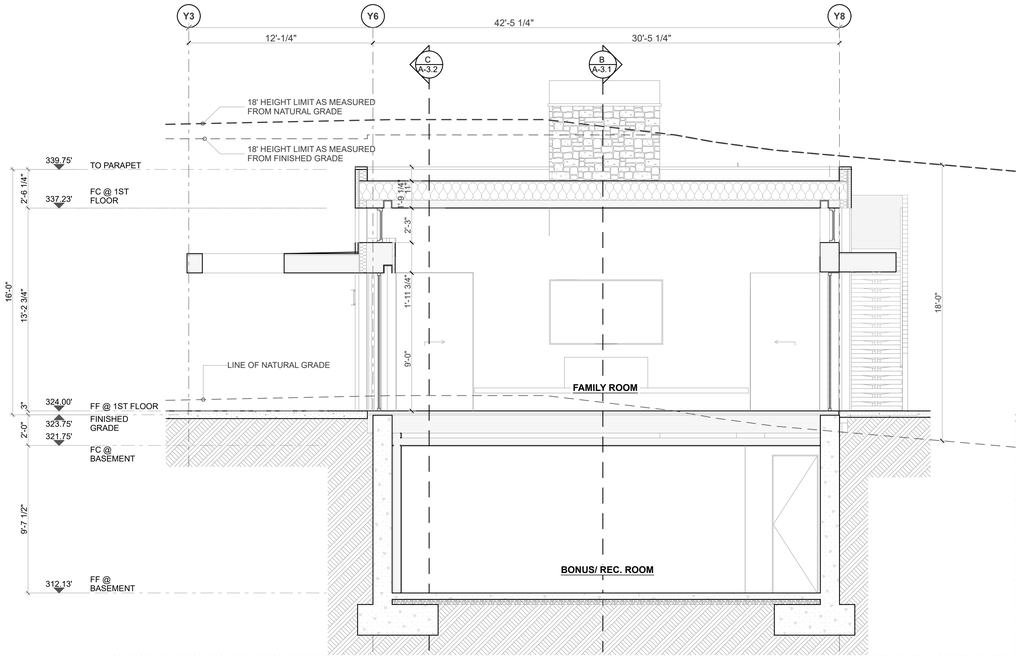
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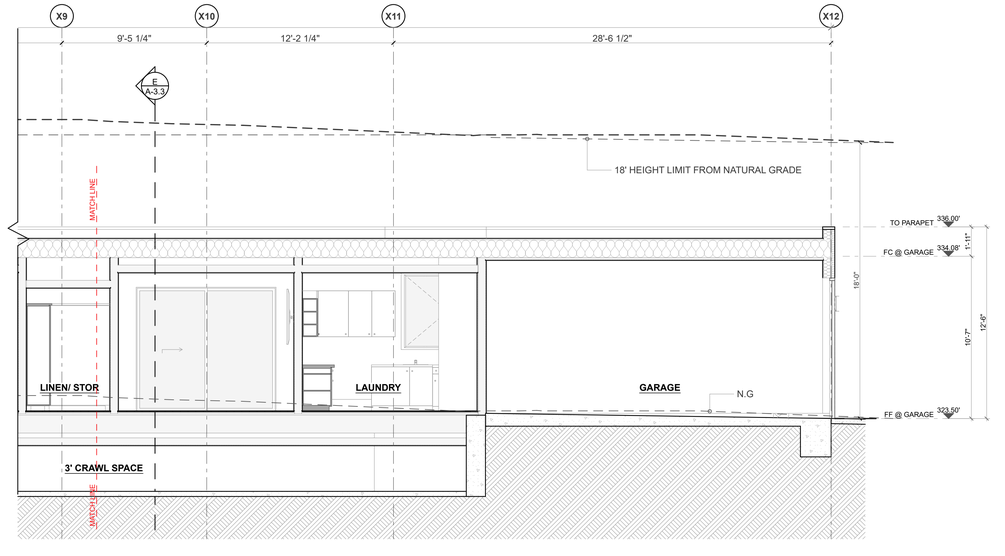
SECTION B (B)
SCALE: 1/8" = 1'-0"



SECTION B (B1)
SCALE: 1/4" = 1'-0"



SECTION A (A)
SCALE: 1/4" = 1'-0"



SECTION B (B2)
SCALE: 1/4" = 1'-0"

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRD LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2)
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES. CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1403) (TYP)
15	ENDURO-KOTE (APMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150(c) CErC)
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
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52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
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58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
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76	OVERHANG ABOVE
77	TRENCH DRAIN
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
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96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

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	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

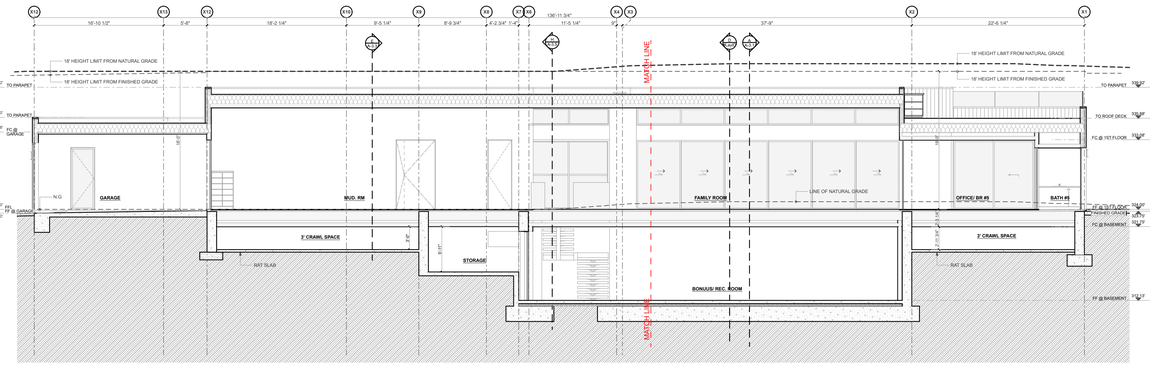
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PROPOSED SECTIONS A & B

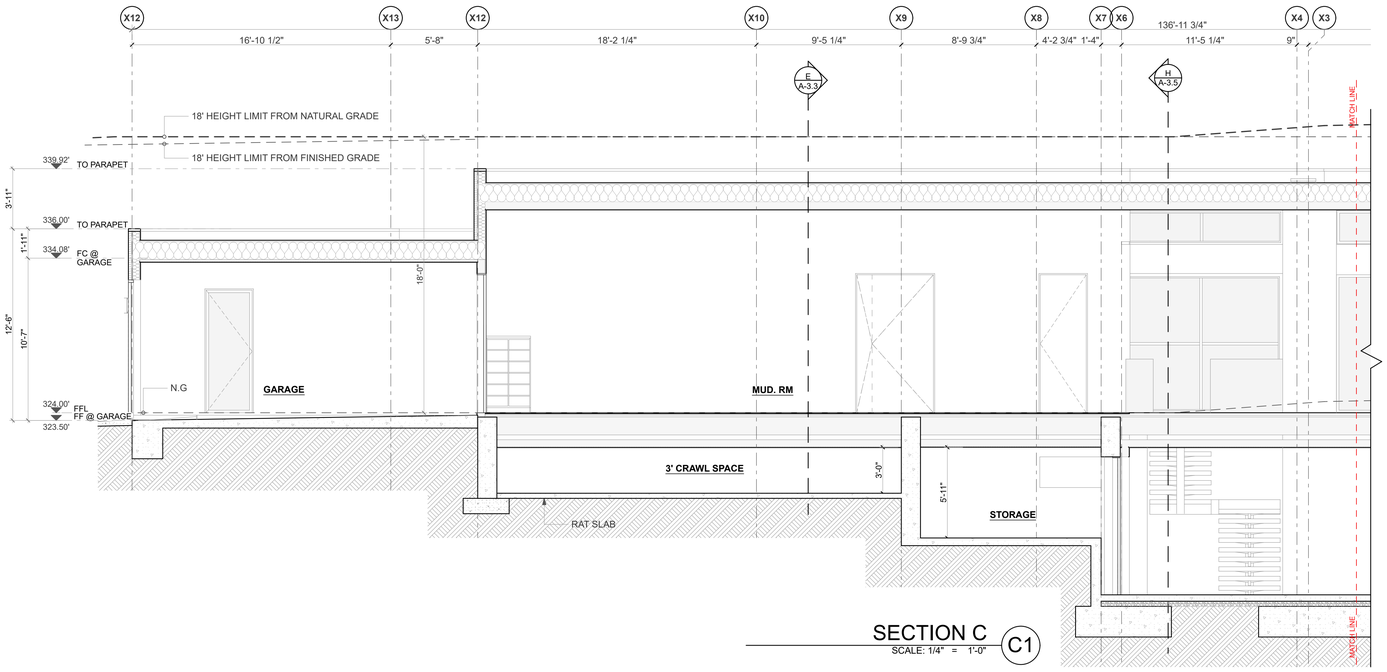
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PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

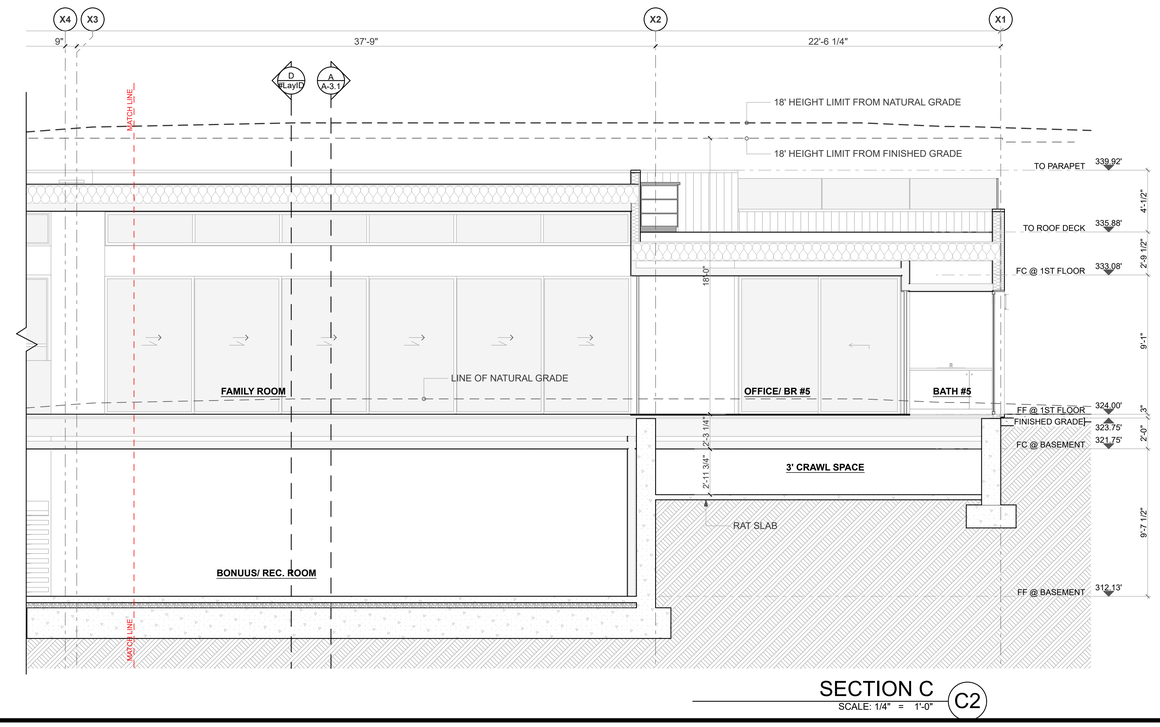
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SECTION C
SCALE: 1/8" = 1'-0"
C



SECTION C
SCALE: 1/4" = 1'-0"
C1



SECTION C
SCALE: 1/4" = 1'-0"
C2

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
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05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
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NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

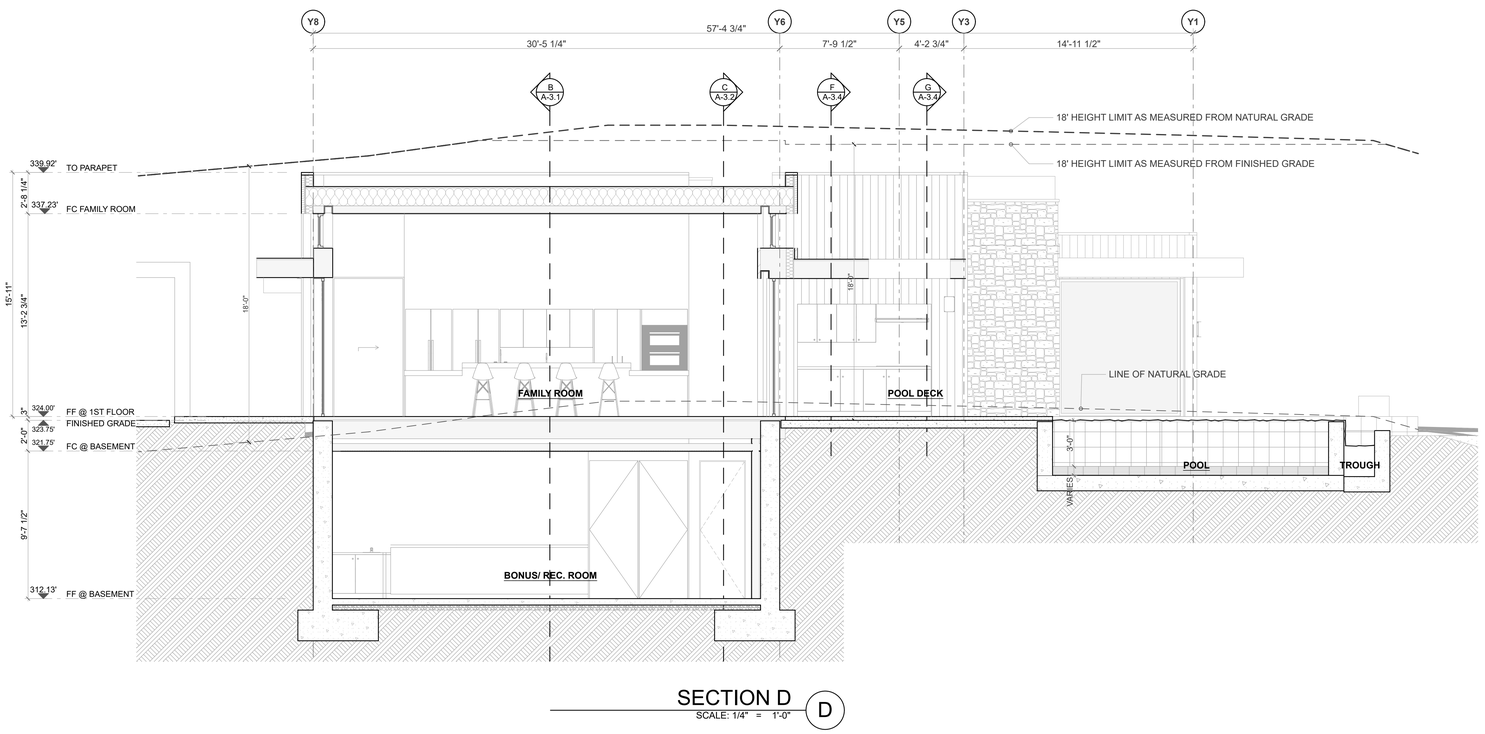
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PROPOSED SECTION C

DRAWING NO.
A-3.2

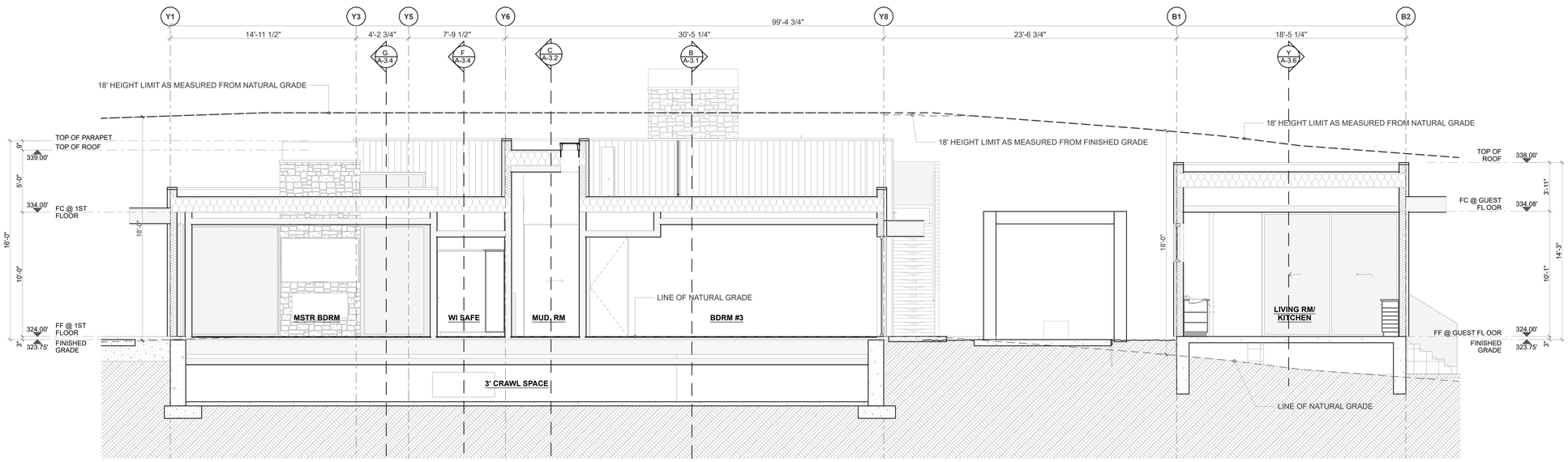
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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9/3/2026 8:03:07 pm



SECTION D

SCALE: 1/4" = 1'-0" (D)



SECTION E

SCALE: 1/4" = 1'-0" (E)

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRD LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
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49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
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53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
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87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

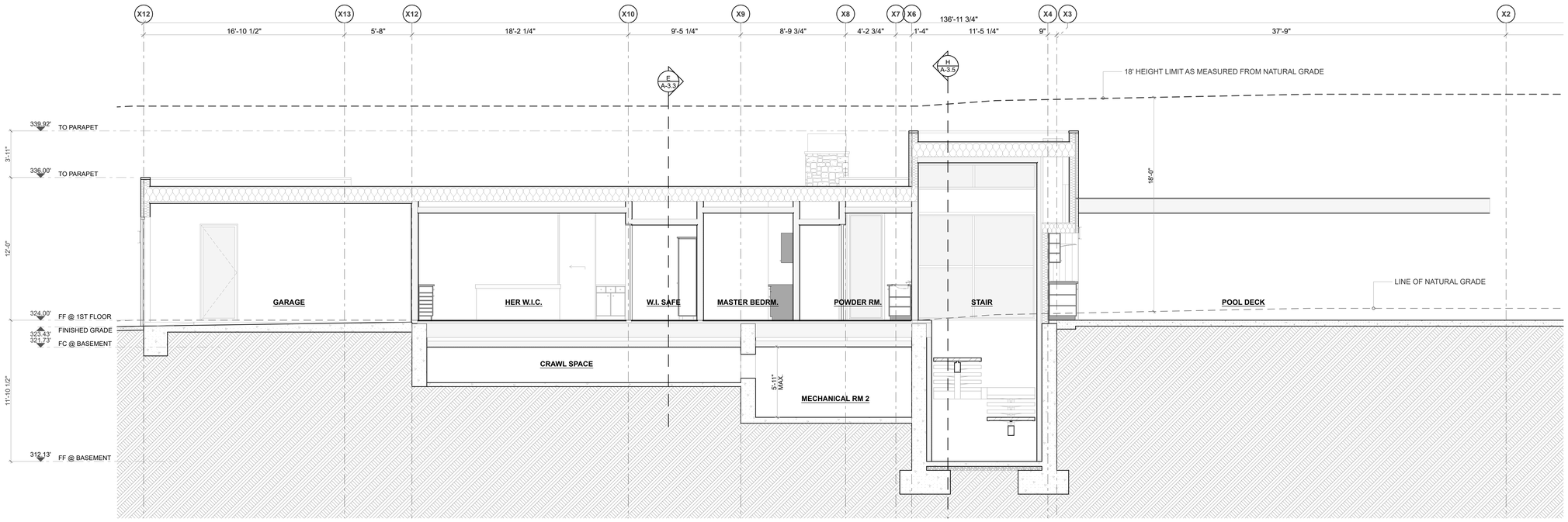
SHEET TITLE

PROPOSED SECTIONS D & E

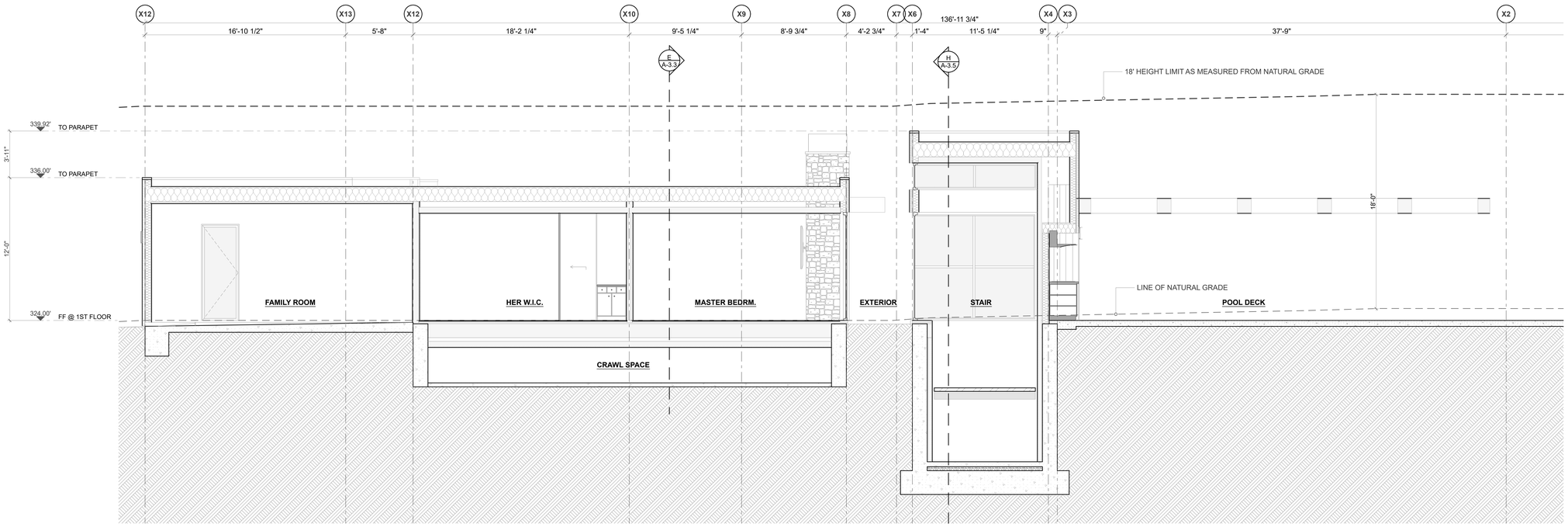
DRAWING NO.
A-3.3

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	AS NOTED
DRAWN BY	D.W.B.,

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



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

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
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05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
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11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES:
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13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
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NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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TEL. 310-456-5905

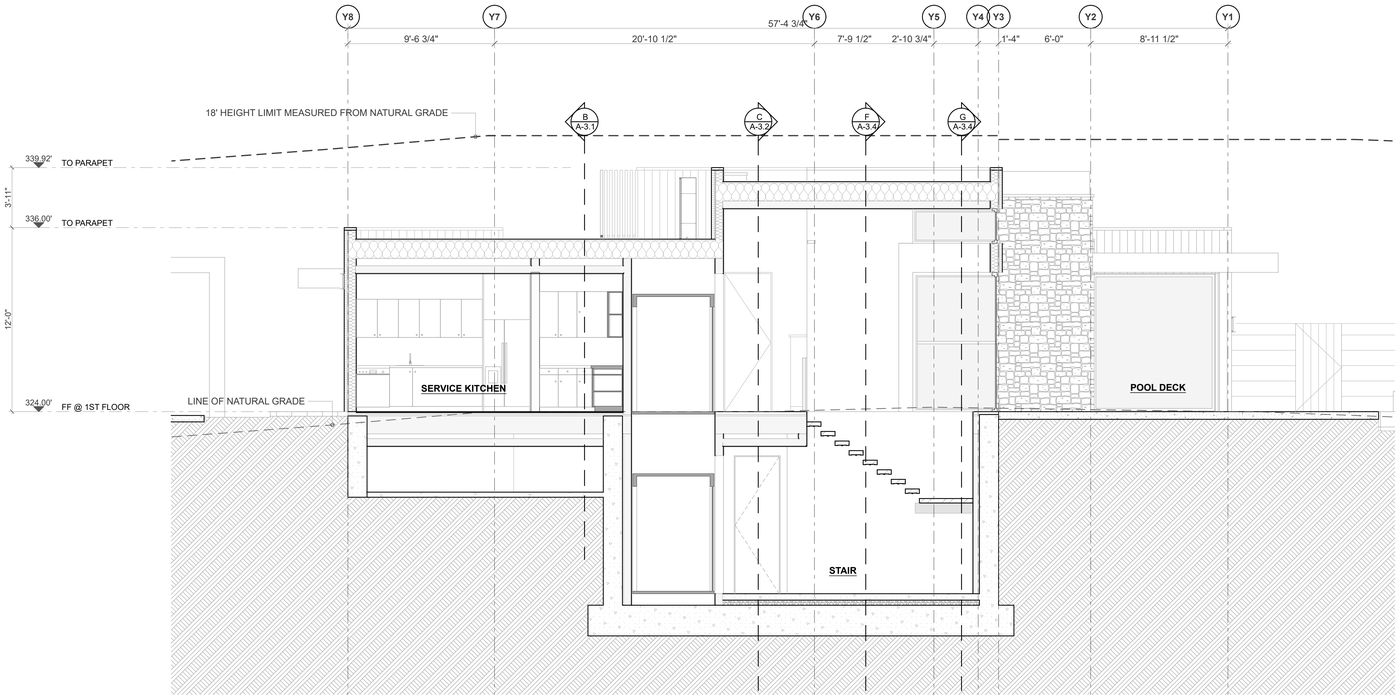
SHEET TITLE

PROPOSED SECTIONS F & G

DRAWING NO.
A-3.4

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

Autodesk Docs://6257 Gayton Place/6257 Gayton Place_R24_Malibu_CA.rvt
6257 GAYTON PLACE\6257 GAYTON PLACE_R24_Malibu_CA.rvt
VIEW: 2026-02-27.pln



SECTION H (H)
SCALE: 1/4" = 1'-0"

KEYNOTES

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67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
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70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN SHOWER BENCH
75	WATER FEATURE BY OTHERS
76	OVERHANG ABOVE
77	TRENCH DRAIN
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80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED, ALIGN WITH WINDOW-MULLION
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.
96	PROTECTIVE STEEL BOLLARD
97	LINE OF CONCRETE CURB BELOW DECKING

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.
NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
NOTE 3 : GC TO CONFIRM LOCATION WITH BUILDING INSPECTOR.

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
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	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

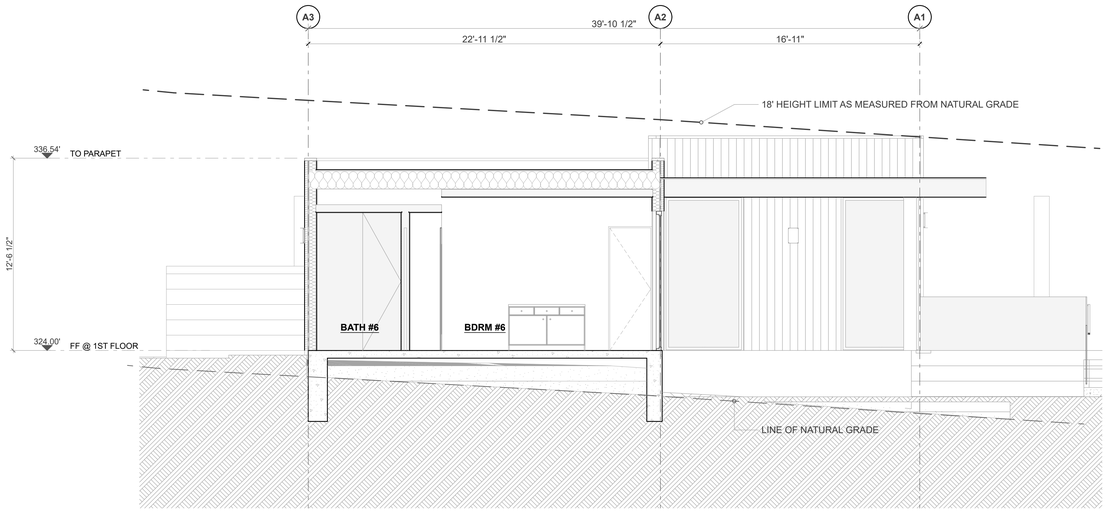
SHEET TITLE

PROPOSED SECTION H

DRAWING NO.
A-3.5

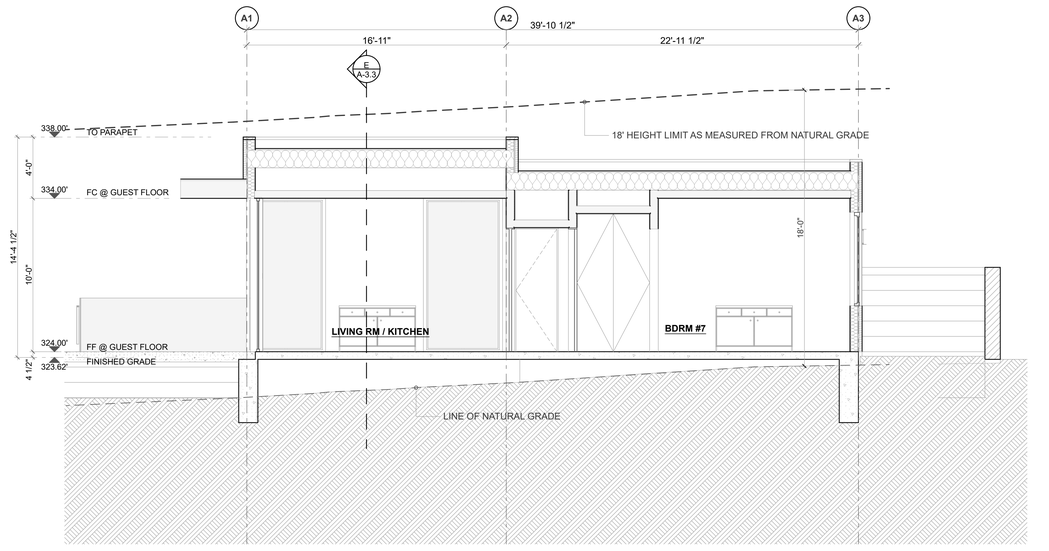
PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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

X



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

Y

KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, SOLID ALUMINUM DOOR, SELF CLOSING, TIGHT FITTING & SMOKE SEALED (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS.REF.: 14/A-5.4, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES (9/A-5.2).
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	ROOFING MEMBRANES: CLASS "A" RATED ROOF CARLISLE SYNTEC SYSTEMS, CARLISLE TPO SINGLE-PLY ROOFING MEMBRANES (ESR- 1403) (TYP)
15	ENDURO-KOTE (APMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL. 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	GUTTERS & DOWNSPOUTS - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5)A & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	PREF. WATER VAPOR FIREPLACE : "RAD FLAME FF90"
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200 LEGACY
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORING TO ASHRAE STANDARD 62.2 TABLE 7.1 [150(a) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a) . THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 -FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" - 1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS - SEE NOTE 3
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
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NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18699
RENEWAL
11/30/2025
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BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED SECTIONS X & Y

DRAWING NO.
A-3.6

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

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DOOR NOTES

SECURITY PROVISIONS:

A.) SINGLE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND A DEAD-BOLT WITH HARDENED INSERT WITH 1' MINIMUM THROW AND 5/8' MINIMUM EMBEDMENT INTO JAMB, BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.
B.) INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM 'A' NOT KEY OPERATED.OR HARDENED DEADBOLT TOP AND BOTTOM WITH 2" EMBEDMENT.
C.) SWINGING WOOD DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1 3/8' THICK. PANELS OF WOOD DOORS SHALL BE 9/16' THICK AND NOT MORE THAN 300 SQUARE INCHES. STILES AND RAILS TO BE 1 3/8' THICK AND 3' MINIMUM WIDTH.
D.) DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.
E.) DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET.
F.) WINDOWS AND DOOR LIGHTS WITHIN 40' OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/ BURGLARY RESISTANT/ OR PROTECTED BY BARS.
G.) OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK, WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHER LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.
H.) SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN SEC. 6706,7.

NOTES :

1.) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
A.) GLAZING IN ALL DOORS .
B.) GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
C.) PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36' ABOVE THE FLOOR.
D.) GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 69" ABOVE WALKING SURFACE.
E.) WARDROBE DOORS. (2406.5)
F.) DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB , SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
2.) EMERGENCY EGRESS AT WINDOWS
WINDOWS@ SLEEPING ROOMS TO BE MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA & 44' MAX. TO SILL.(91.310.4)
3.) EVERY DOOR SHALL HAVE A LEVEL LANDING ON EACH SIDE. THE LANDING SHALL NOT BE MORE THAN 1" LOWER THAN THE THRESHOLD OF THE DOORWAY AND MAY BE 7. 75' MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. EXTERIOR DOORS SHALL HAVE A CONCRETE LANDING (36'X36' MIN.) WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE.
4.) EXTERIOR DOORS.DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.
5.) EXTERIOR DOORS, OTHER THAN GARAGE DOORS, SHALL BE SOLID-CORE NOT LESS THAN 1-3/4".
6.) EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (R311.2 CRC)

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN INPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)**:**

a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.

b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

h. GLAZING ADJACENT TO STAIRWAYS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF ADJACENT WALKING SURFACE. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE NOSE OF THE TREAD.

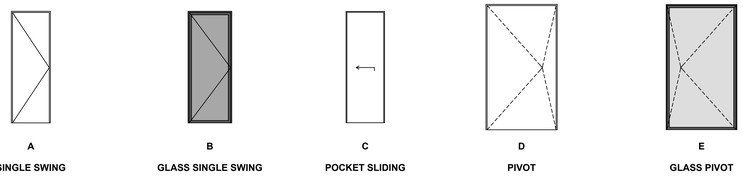
i. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

j. GLAZING IN WALLS OR FENCES ENCLOSING, CONTAINING OR FACING, WITHIN 5 FEET HORIZONTALLY, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, INDOOR AND OUTDOOR POOLS, SHOWER AND BATHTUBS WHERE THE BOTTOM EDGE IS LESS THAN 5' MEASURED VERTICALLY.

EXTERIOR WILDFIRE EXPOSURE:

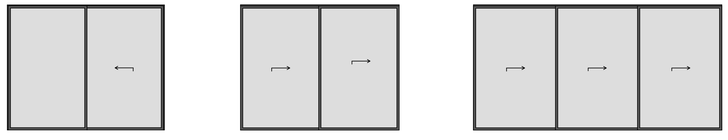
EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE& HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R327.8.2.1 CRC)

DOOR TYPES

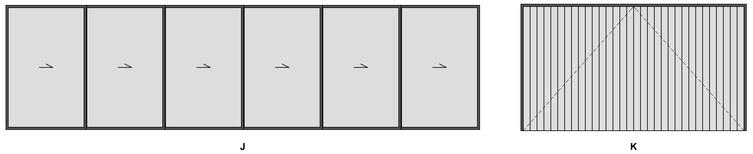


A — SINGLE SWING
B — GLASS SINGLE SWING
C — POCKET SLIDING
D — PIVOT
E — GLASS PIVOT

2D-DR DOOR VIEW



F — GLASS SLIDER
G — 2 PANEL GLASS POCKET SLIDING
H — 3 PANEL GLASS POCKET SLIDING



J — 6 PANEL GLASS POCKET SLIDING
K — GARAGE

DOOR SCHEDULE

NOTE: CONTRACTOR TO VERIFY ALL ROUGH OPENINGS & DOOR SIZES PRIOR TO ORDERING

	MARK	LOCATION	TYPE	DOOR OPERATION TYPE	SIZE W	SIZE H	INT/EXT	MANUF.	MAT'L	GLAZING	ACCESORIES: SCREEN	TRSHLD	DOOR SWEEP	WEATHER STRIPPING	CLOSER	U-FACTOR	SHGC	EGRESS	FIRE RATING	NOTES
MAIN HOUSE	001	BONUS/REC RM	B	GLASS SINGLE SWING	3'-0"	9'-0"	EXT	TBD	ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	002	PWDR RM	A	SINGLE SWING	2'-8"	9'-0"	INT		WOOD							0.00	0.00			
	003	MEP #1	A	SINGLE SWING	3'-0"	9'-0"	INT									0.00	0.00			
	004	STOR	A	SINGLE SWING	3'-0"	9'-0"	INT		▼							0.00	0.00			
	101	FAMILY RM	H	3 PANEL GLASS POCKET SLIDING	18'-0"	9'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	102	FAMILY RM	E	GLASS PIVOT	5'-0"	9'-0"	EXT									0.00	0.00			
	103	FAMILY RM	G	2 PANEL GLASS POCKET SLIDING	12'-0"	9'-0"	EXT									0.00	0.00			
	104	BDRM #2	F	GLASS SLIDER	9'-0"	8'-0"	EXT									0.00	0.00	YES		
	105	BDRM #3	F	GLASS SLIDER	9'-0"	8'-0"	EXT									0.00	0.00	YES		
	106	GARAGE	K	GARAGE	16'-0"	9'-0"	EXT									0.00	0.00			
	107	GARAGE	K	GARAGE	16'-0"	9'-0"	EXT									0.00	0.00			
	108	GARAGE	B	GLASS SINGLE SWING	3'-0"	8'-0"	EXT		▼	DUAL/LOW E/ TEMPERED						0.00	0.00			
	109	BATH	B	GLASS SINGLE SWING	2'-8"	8'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		▼	▼	▼		0.00	0.00			OPAQUE GLASS
	110	MASTER BATH	G	2 PANEL GLASS POCKET SLIDING	11'-6"	9'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	111	MASTER BDRM	G	2 PANEL GLASS POCKET SLIDING	11'-6"	9'-0"	EXT				YES					0.00	0.00	YES		
	112	FAMILY ROOM	J	6 PANEL GLASS POCKET SLIDING	34'-4"	9'-0"	EXT													
	113	OFFICE/BR #5	F	GLASS SLIDER	10'-6"	9'-0"	EXT									0.00	0.00	YES		
	114	BATH #5	B	GLASS SINGLE SWING	3'-0"	8'-0"	EXT									0.00	0.00			OPAQUE GLASS
	115	BDRM #4	F	GLASS SLIDER	11'-3 1/4"	9'-0"	EXT		▼	▼		▼	▼	▼		0.00	0.00	YES		
	116	SERVICE KITCHEN	C	POCKET SLIDING	4'-6"	9'-0"	INT		WOOD							0.00	0.00			
	117	WIP	A	SINGLE SWING	2'-8"	9'-0"	INT									0.00	0.00			
	118	BDRM #2	A	SINGLE SWING	3'-0"	8'-0"	INT									0.00	0.00			
	119	BATH #2	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	120	WIC #2	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	121	LINEN/STOR	A	SINGLE SWING	3'-0"	8'-0"	INT									0.00	0.00			
	122	BDRM #3	A	SINGLE SWING	3'-0"	8'-0"	INT									0.00	0.00			
	123	BATH #3	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	124	WIC #3	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	125	LAUNDRY	C	POCKET SLIDING	3'-0"	9'-0"	INT									0.00	0.00			
	126	GARAGE	A	SINGLE SWING	3'-0"	9'-0"	INT								YES	0.00	0.00		20 MIN	
	127	MASTER BDRM	D	PIVOT	5'-0"	9'-0"	INT									0.00	0.00			
	128	HER WIC	C	POCKET SLIDING	3'-0"	9'-0"	INT									0.00	0.00			
	129	WI SAFE	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	130	MASTER BATH	C	POCKET SLIDING	3'-0"	9'-0"	INT		▼							0.00	0.00			
	131	MASTER BATH	B	GLASS SINGLE SWING	2'-8"	8'-0"	INT		ALUM	TEMPERED						0.00	0.00			OPAQUE GLASS
	132	MASTER BATH	C	POCKET SLIDING	3'-0"	9'-0"	INT		WOOD							0.00	0.00			
	133	PWDR	A	SINGLE SWING	3'-0"	9'-0"	INT		WOOD							0.00	0.00			
	134	PWDR	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	135	OFFICE/ BR #5	C	POCKET SLIDING	5'-0"	9'-0"	INT									0.00	0.00			
	136	WIC #5	A	SINGLE SWING	2'-8"	9'-0"	INT									0.00	0.00			
	137	BATH #5	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	138	AV	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	139	BDRM #4	C	POCKET SLIDING	4'-6"	9'-0"	INT									0.00	0.00			
	140	WIC #4	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	141	BATH #4	A	SINGLE SWING	2'-8"	8'-0"	INT		▼							0.00	0.00			
ADU	150	LIVING RM/KITCHEN	G	2 PANEL GLASS POCKET SLIDING	11'-0"	10'-0"	EXT		ALUM	DUAL/LOW E/ TEMPERED		YES	YES	YES		0.00	0.00			
	151	LIVING RM/KITCHEN	C	POCKET SLIDING	3'-0"	8'-0"	INT		WOOD							0.00	0.00			
	152	BDRM #6	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	153	BATH #6	C	POCKET SLIDING	2'-8"	8'-0"	INT									0.00	0.00			
	154	BDRM #7	A	SINGLE SWING	2'-8"	8'-0"	INT									0.00	0.00			
	155	BATH #7	A	SINGLE SWING	2'-8"	8'-0"	INT	▼	▼							0.00	0.00			

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	2021-05-21	PLANNING SUBMITTAL
	2023-08-30	PLANNING RESUBMITTAL 01
	2024-10-01	PLANNING RESUBMITTAL 02
	2025-08-28	PLANNING RESUBMITTAL 03
	2025-11-19	PLANNING RESUBMITTAL 04

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

DOOR SCHEDULE

DRAWING NO.
A-6.1

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

C:\Users\user\Documents\Revit Local Files\Collaboration Agent\Door Sch\Revit Door Sch_R24_WIDE PROJECT_SCHOOL-MAMAN Wade_WDY Gayton Placedw_SCHOOL-MAMAN VGY 2025-03-27.pln

NOTES

SECURITY PROVISIONS:

A.) SINGLE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND A DEAD-BOLT WITH HARDENED INSERT WITH 1' MINIMUM THROW AND 5/8' MINIMUM EMBEDMENT INTO JAMB. BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.
B.) INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM 'A' NOT KEY OPERATED.OR HARDENED DEADBOLT TOP AND BOTTOM WITH 2" EMBEDMENT.
C.) SWINGING WOOD DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1 3/8' THICK. PANELS OF WOOD DOORS SHALL BE 9/16' THICK AND NOT MORE THAN 300 SQUARE INCHES. STILES AND RAILS TO BE 1 3/8' THICK AND 3' MINIMUM WIDTH.
D.) DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.
E.) DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET.
F.) WINDOWS AND DOOR LIGHTS WITHIN 40' OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/ BURGLARY RESISTANT/ OR PROTECTED BY BARS.
G.) OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK, WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHER LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.
H.) SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN SEC. 6706,7.

NOTES :

1.) GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
A.) GLAZING IN ALL DOORS.
B.) GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
C.) PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36' ABOVE THE FLOOR.
D.) GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 69" ABOVE WALKING SURFACE.
E.) WARDROBE DOORS. (2406.5)
F.) DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB , SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
2.) EMERGENCY EGRESS AT WINDOWS
WINDOWS@ SLEEPING ROOMS TO BE MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA & 44' MAX. TO SILL.{91.310.4}
3.) EVERY DOOR SHALL HAVE A LEVEL LANDING ON EACH SIDE. THE LANDING SHALL NOT BE MORE THAN 1' LOWER THAN THE THRESHOLD OF THE DOORWAY AND MAY BE 7. 75' MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. EXTERIOR DOORS SHALL HAVE A CONCRETE LANDING (36'X36' MIN.) WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE.
4.) EXTERIOR DOORS.DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.
5.) EXTERIOR DOORS, OTHER THAN GARAGE DOORS, SHALL BE SOLID-CORE NOT LESS THAN 1-3/4".
6.) EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (R311.2 CRC)

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN INPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)**:**

a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.

b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

h. GLAZING ADJACENT TO STAIRWAYS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF ADJACENT WALKING SURFACE. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE NOSE OF THE TREAD.

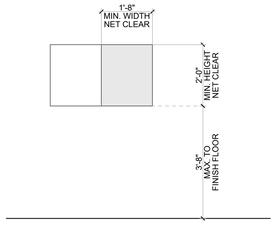
i. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

j. GLAZING IN WALLS OR FENCES ENCLOSING, CONTAINING OR FACING, WITHIN 5 FEET HORIZONTALLY, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, INDOOR AND OUTDOOR POOLS, SHOWER AND BATHTUBS WHERE THE BOTTOM EDGE IS LESS THAN 5' MEASURED VERTICALLY.

EXTERIOR WILDFIRE EXPOSURE:

EXTERIOR WINDOWS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R327.8.2.1 CRC)

EMERGENCY EGRESS REQUIREMENT



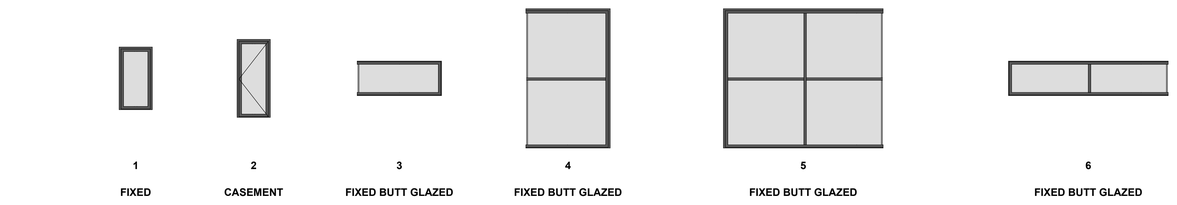
5.7 SF @ WINDOWS ABOVE GRADE FLOOR OPENING
5 S.F. GRADE FLOOR OPENINGS OR BELOW GRADE

WINDOW & SKYLIGHT SCHEDULE

NOTE: CONTRACTOR TO VERIFY ALL ROUGH OPENINGS & WINDOW SIZES PRIOR TO ORDERING

	MARK	LOCATION	TYPE	OPERATION TYPE	W X H	MANUF.	SERIES	MAT'L	GLAZING	SCREEN	FIRE RATING	RATING U-FACTOR	RATING SHGC	EGRESS	NOTES
MAIN HOUSE	1A	BATH #2	2	CASEMENT	2'-0"×4'-0"	TBD	TBD	ALUM	DUAL /TEMPERED/ LOW E		20 MIN	0.00	0.00		
	1B	BATH #3	2	CASEMENT	2'-0"×4'-0"							0.00	0.00		
	1C	LAUNDRY	2	CASEMENT	3'-0"×5'-0"							0.00	0.00		
	1E	MSTR BDRM	1	FIXED	8'-0"×9'-0"							0.00	0.00		
	1F	MSTR BDRM	1	FIXED	5'-2"×9'-0"							0.00	0.00		
	1G	PWDR	1	FIXED	3'-0"×9'-0"							0.00	0.00		
	1H	STAIR	4	FIXED BUTT GLAZED	5'-0"×9'-0"							0.00	0.00		
	1I	STAIR	5	FIXED BUTT GLAZED	9'-11"×9'-0"							0.00	0.00		
	1J	BATH #4	1	FIXED	2'-0"×4'-0"							0.00	0.00		
	1K	BDRM #4	1	FIXED	2'-0"×4'-0"							0.00	0.00		
	1L	BDRM #4	1	FIXED	2'-0"×4'-0"							0.00	0.00		
ADU	1M	LIVING RM/KITCHEN	1	FIXED	5'-0"×10'-0"							0.00	0.00		
	1N	LIVING RM/KITCHEN	1	FIXED	5'-0"×10'-0"							0.00	0.00		
	1O	BDRM #6	1	FIXED	4'-6"×9'-0"							0.00	0.00		
	1P	BDRM #6	2	CASEMENT	2'-0"×5'-0"							0.00	0.00		
	1Q	BDRM #6	2	CASEMENT	2'-0"×5'-0"							0.00	0.00	YES	
	1R	BATH #6	2	CASEMENT	2'-0"×5'-0"							0.00	0.00		
	1S	BDRM #7	1	FIXED	8'-0"×6'-0"							0.00	0.00		
	1T	BDRM #7	1	FIXED	2'-0"×3'-0"							0.00	0.00	YES	
	1U	BATH #7	2	CASEMENT	2'-0"×3'-0"							0.00	0.00		
	1V	LIVING RM/KITCHEN	2	CASEMENT	2'-0"×3'-0"							0.00	0.00		
MAIN HOUSE CLERESTORY	2A	FAMILY ROOM	7	FIXED	36'-0"×2'-3"							0.00	0.00		
	2B	FAMILY ROOM	7	FIXED	34'-4"×2'-3"							0.00	0.00		
	2C	STAIR	6	FIXED BUTT GLAZED	10'-1"×2'-3"							0.00	0.00		
	2D	STAIR	3	FIXED BUTT GLAZED	5'-2"×2'-3"							0.00	0.00		
ROOF	S1	MSTR BATH	8	FIXED SKYLIGHT	7'-2" X 1'-6"						---				
	S2	HALL	9	FIXED SKYLIGHT	---						---				

WINDOW TYPES



1 FIXED
2 CASEMENT
3 FIXED BUTT GLAZED
4 FIXED BUTT GLAZED
5 FIXED BUTT GLAZED
6 FIXED BUTT GLAZED



7 FIXED
8 FIXED SKYLIGHT
9 FIXED SKYLIGHT

NEW SINGLE FAMILY RESIDENCE

6257 GAYTON PLACE
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
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BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

WINDOW SCHEDULE

DRAWING NO.
A-6.2

PROJECT	NEW SINGLE FAMILY RESIDENCE
DATE	Plot Date: 9/3/26
SCALE	
DRAWN BY	D.W.B.,

City of Malibu

23815 Stuart Ranch Road • Malibu, California 90265-4861 (310) 456-2489 • Fax (310) 317 0950
• www.ci.malibu.ca.us

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. 235 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. 235 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:*
    Cut: 2241 cu.yd. Fill: 634 cu.yd.
    Export: 1607 cu.yd. Import: 0 cu.yd.
20. *Total Disturbed Area = 0.32 acres*
    (including grading, clearing, and landscaping area)
    Total Existing Impervious Surface Area: 2325 sq. ft.
    Total Proposed Impervious Surface Area: 11750 sq. ft.
    Flood Zone on FIRM: N/A Base Flood Elevation: N/A 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. *All catch basins and drainage inlets shall be stenciled with the City of Malibu storm drain logo.*

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.***

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.*
15. *Any excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and is the responsibility of the permitee and/or owner.*

City of Malibu

23815 Stuart Ranch Road • Malibu, California 90265-4861 (310) 456-2489 • Fax (310) 317 0950
• www.ci.malibu.ca.us

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER: _____
PROJECT ADDRESS: 6257 GAYTON WAY

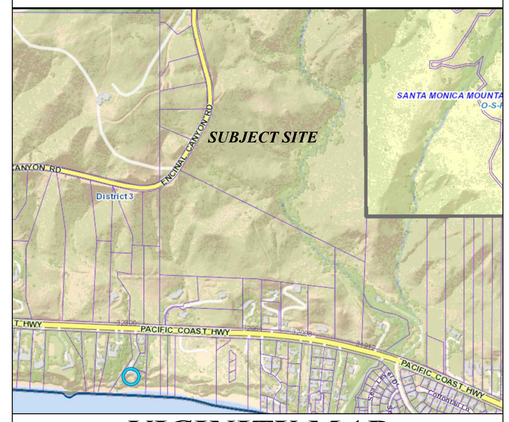
All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations 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-Exempt		
	R&R	Understructure	Safety		Remedial	Total
Cut	0	1866	375	0	0	2241
Fill	0	57	0	577	0	634
Total	0	1923	375	577	0	2875
Import	0	0	0	577	0	0
Export	0	1809	375	0	0	1607

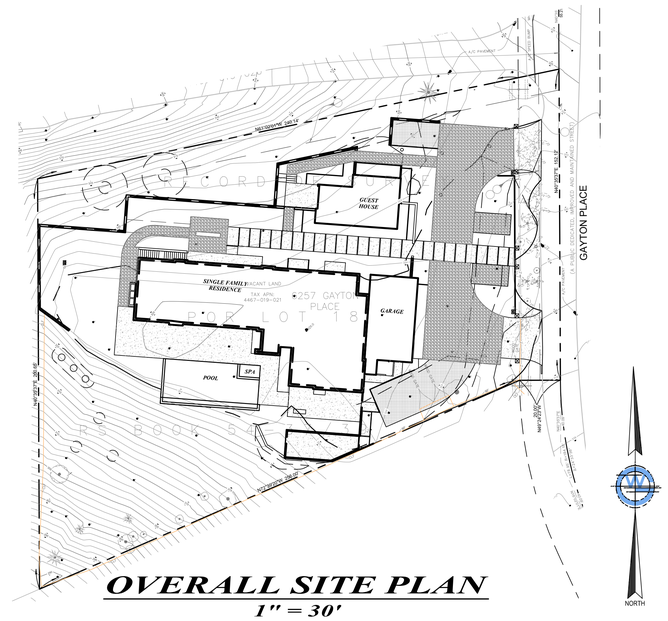
All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction
Safety Grading is required grading for L.A. County Fire Depart. access approval beyond the fifteen foot minimum access and may include tourouts, hammerheads, turnarounds, and access roadway widening. Remedial grading 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.

PREPARED BY: Justin Holt
PRINT NAME
SIGNATURE
DATE: 8/27/26

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA



VICINITY MAP



OVERALL SITE PLAN
1" = 30'

LIST OF CONSULTANTS:

CIVIL: ***GEOWORKS, INC.***
5158 COCHRAN ST.,
SIMI VALLEY, CA., 93063
(805) 522-3206

GEOTECHNICAL: ***ALPINE GEOTECHNICAL, INC.***
BOX 5417
VENTURA, CA 93005
(805) 658-9000
REPORT DATED 03/29/2023

SURVEYOR: ***CHRIS NELSON & ASSOCIATES, INC.***
31238 VIA COLINAS SUITE H
WESTLAKE VILLAGE, CA 91362
(818) 991-1040

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA

PREPARED BY:

GeoWorks Engineering and Consulting Inc.

OWNER INFORMATION:
REZA SOLTANIAN - C/O BURDGE & ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

DATE / REVISIONS / BY

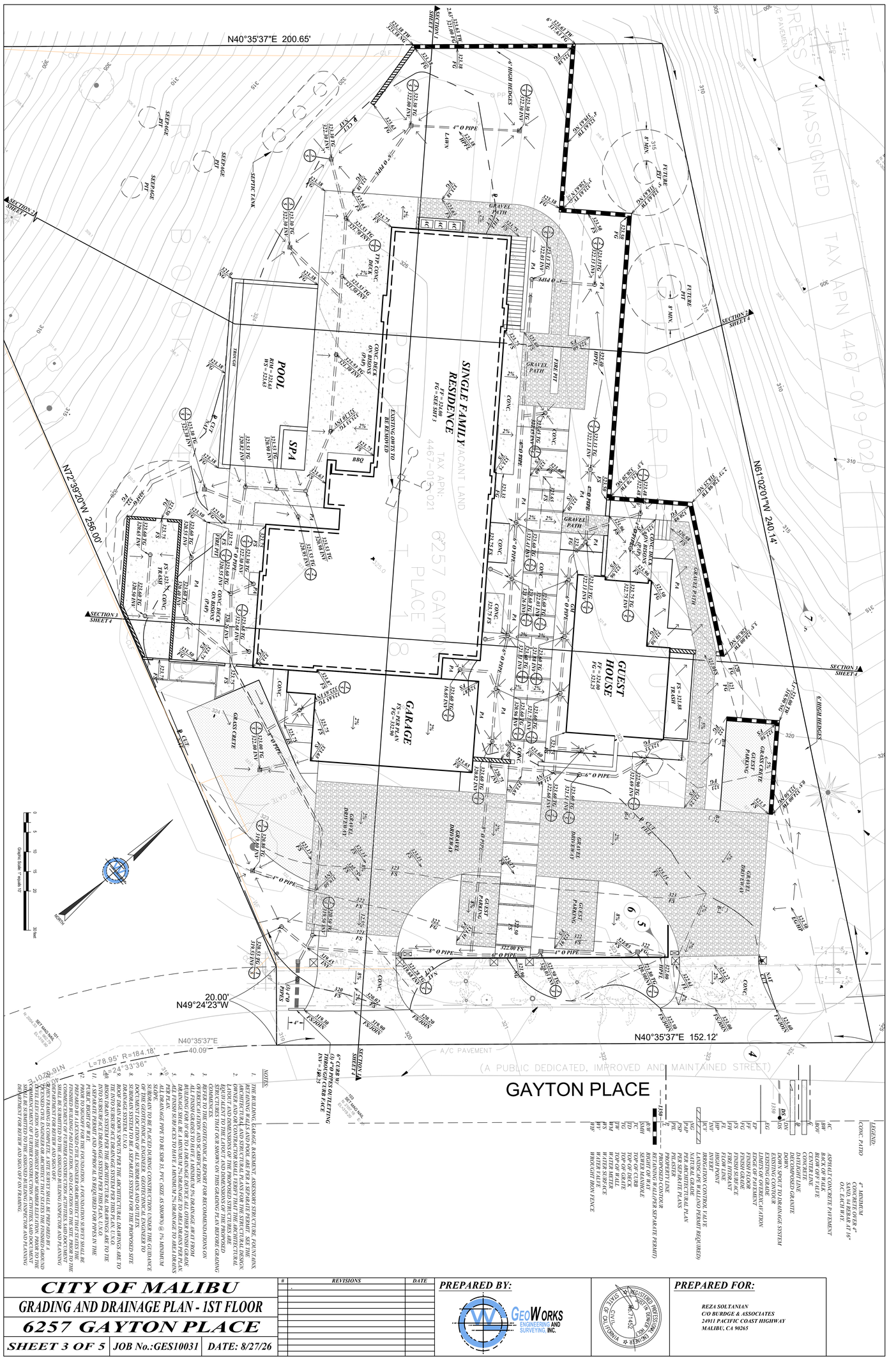
SHT. 1	***COVER SHEET***
SHT. 2	***GRADING PLAN - BASEMENT***
SHT. 3	***GRADING AND DRAINAGE PLAN - 1ST FLOOR LEVEL***
SHT. 4	***SECTIONS***
SHT. 5	***DETAIL SHEET***

SHEET INDEX

APN: 4467-019-021

BENCHMARK:
COUNTY OF LOS ANGELES BENCHMARK NO. DY10346, FOUND 50MM(2") IP W/DPW BM TAG IN WELL 12.5M(41') W/O C/L KANAN DUME RD & 58M(190') N/O C/L CAVALLERI RD 2M(6.5') W/O EDGE AC IP MKR 600MM(2') S/O MON. ELEVATION= 443.649'

CITY OF MALIBU
COVER SHEET
6257 GAYTON PLACE
SHEET 1 OF 5 | ***JOB No.:GES10031*** | ***DATE: 8/27/26***



LEGEND:

CONC. PATIO	4" MINIMUM CONCRETE OVER 4" SAND, #4 REBAR AT 16" O.C. EACH WAY
	ASPHALT CONCRETE PAVEMENT
	BLOW OFF VALVE
	CENTER LINE
	DAYLIGHT LINE
	DECOMPOSED GRANITE
	DOWN SPOUT TO DRAINAGE SYSTEM
	EXISTING CONTOUR
	EXISTING GRADE
	FINISH ELEVATION
	EDGE OF PAVEMENT
	FINISH FLOOR
	FINISH GRADE
	FINISH SURFACE
	FIRE HYDRANT
	HIGH POINT
	INVERT
	IRRIGATION CONTROL VALVE
	LANDSCAPE AREA CALCULATION
	NATURAL GRADE
	NEW CONTOUR (GRADING PERMIT REQUIRED)
	PER ARCHITECTURAL PLAN
	PER LANDSCAPE PLANS
	PLASTER
	PROPERTY LINE
	PROPOSED CONTOUR
	RIGHT OF WAY
	SEWER LATERAL (SEPARATE PERMIT)
	SEWER MANHOLE
	TOP OF CURB
	TOP OF DECK
	TOP OF GRATE
	TOP OF WALL
	WATER METER
	WATER SURFACE
	WATER VALVE
	WROUGHT IRON FENCE

NOTES:

1. THE BUILDING, GARAGE, BASEMENT, ASSESSORY STRUCTURE, FOUNTAINS, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT. SEE THE OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE ACCURATELY REPRESENTED ON THIS GRADING PLAN BEFORE GRADING COMMENCES.
2. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON SUBDRAIN SYSTEM.
3. ALL FINISH GRADES TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' OR TO A DRAINAGE DEVICE. ALL OTHER FINISH GRADE SHALL HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
4. ALL FINISH SURFACES TO HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL DRAINAGE PIPE TO BE SDR 35, PVC, SIZE AS SHOWN @ 1% MINIMUM SLOPE.
6. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF A LICENSED CIVIL ENGINEER OR GEOLOGIST.
7. SUBDRAIN SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DEVELOPMENT. LOCATION OF ALL SUBDRAINS AND OUTLETS SHALL BE SHOWN ON AS-BUILT PLANS PREPARED BY A LICENSED CIVIL ENGINEER.
8. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO BE CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
9. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO BE CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
10. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR PIPES IN THE PUBLIC RIGHT OF WAY.
11. A FOUNDATION SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS ADJACENT TO THE FOUNDATION CONFORM TO THE APPROVED GRADING PLAN. THE SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING.
12. A FOUNDATION SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS ADJACENT TO THE FOUNDATION CONFORM TO THE APPROVED GRADING PLAN. THE SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING.
13. A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS ADJACENT TO THE FOUNDATION CONFORM TO THE APPROVED GRADING PLAN. THE SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS ADJACENT TO THE FOUNDATION CONFORM TO THE APPROVED GRADING PLAN. THE SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING. A SURVEY FRAMING IS COMPLETE. A SITE SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS ADJACENT TO THE FOUNDATION CONFORM TO THE APPROVED GRADING PLAN. THE SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING. A SURVEY FRAMING IS COMPLETE. A SITE SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATIONS ADJACENT TO THE FOUNDATION CONFORM TO THE APPROVED GRADING PLAN. THE SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING.

CITY OF MALIBU

GRADING AND DRAINAGE PLAN - 1ST FLOOR

6257 GAYTON PLACE

SHEET 3 OF 5 | **JOB No.:GES10031** | **DATE: 8/27/26**

#	REVISIONS	DATE

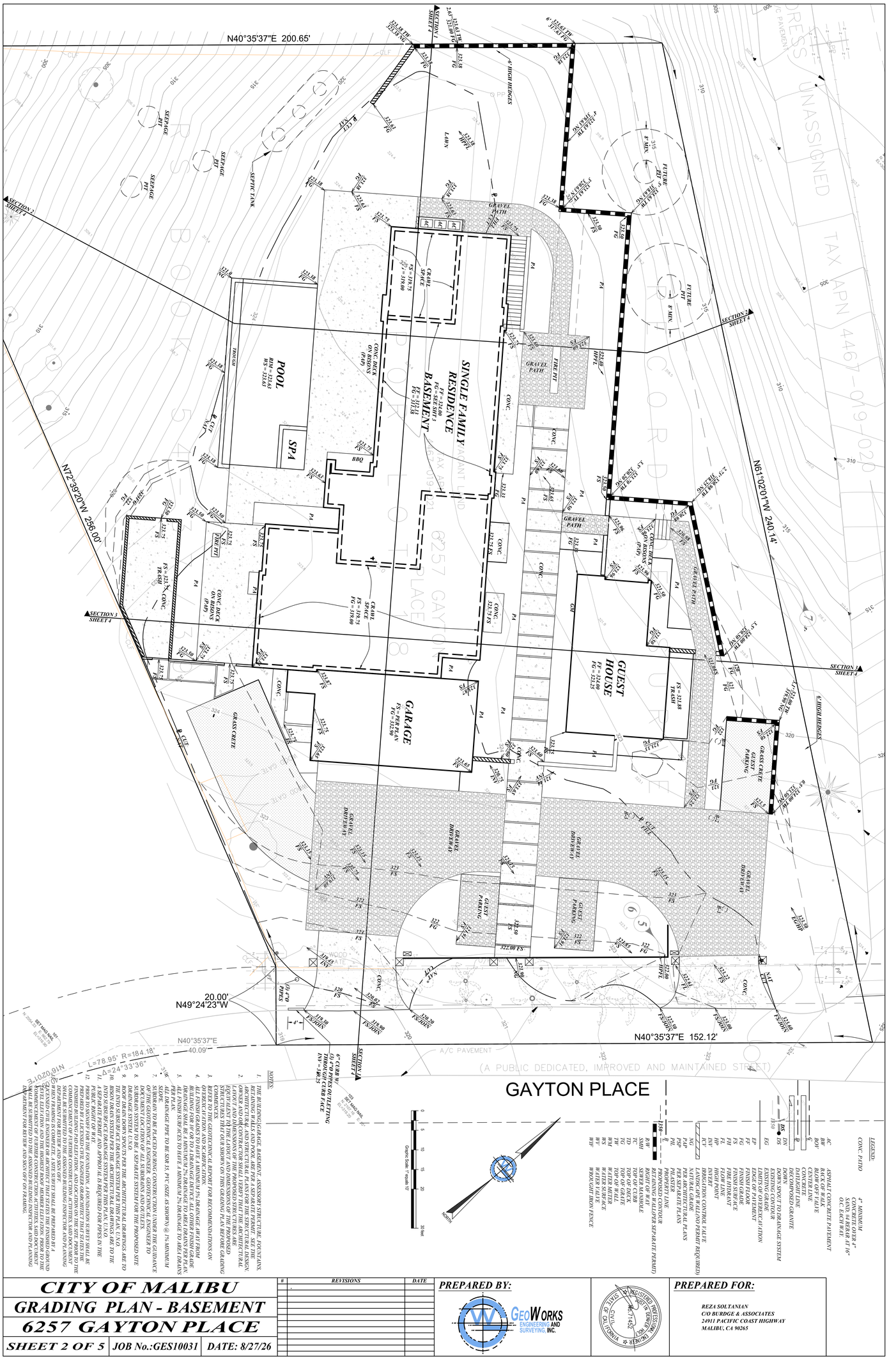
PREPARED BY:

GeoWorks Engineering and Surveying, Inc.

Registered Professional Engineer — Civil — State of California — No. 71452

PREPARED FOR:

REZA SOLTANIAN
C/O BURDGE & ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265



LEGEND:

CONC. PATIO	4" MINIMUM CONCRETE OVER 4" SAND, #4 REBAR AT 16" O.C. EACH WAY
	ASPHALT CONCRETE PAVEMENT
	BLOCK WALL
	BOF" BLOCK OFF VALVE
	CENTER LINE
	CONCRETE
	DECOMPOSED GRANITE
	DOWN
	EXISTING CONTOUR
	EXISTING DRAINAGE SYSTEM
	EG EXISTING GRADE
	EXCAVATION
	EP EDGE OF PAVEMENT
	FF FINISH FLOOR
	FG FINISH GRADE
	FS FINISH SURFACE
	FH FIRE HYDRANT
	FL FLOW LINE
	INT INTERIOR
	INVERT
	ICT IRRIGATION CONTROL VALVE
	NG NATURAL GRADE
	P4P PER ARCHITECTURAL PLANS
	PAP PER ARCHITECTURAL PLANS
	PP PLASTER POINT
	PR PLASTER SEPARATE PLANS
	PROPERTY LINE
	PROPOSED CONTOUR
	RIGHT OF WAY (PLASTER SEPARATE PERMIT)
	SEWER MANHOLE
	SMH TOP OF BERM
	TC TOP OF CURB
	TD TOP OF DECK
	TG TOP OF GRATE
	TP TOP OF PLANTER
	WM WATER METER
	WS WATER SURFACE
	WV WATER VALVE
	WRO/CIRON IRON FENCE

NOTES:

1. THE BUILDING HEIGHT, BASEMENT, ASSESSORY STRUCTURE, FOOTINGS, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT, SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.
2. THE LOCATION, LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES, LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES, EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SUBSIDENCE.
4. BUILDING SHALL BE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR UP TO A DRAINAGE DISTANCE ALL OTHER FINISH GRADE DRAINAGE SHALL BE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL DRAINAGE SURFACES TO HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
6. ALL DRAINAGE PIPE TO BE SCH 35, PVC SIZE AS SHOWN @ 1% MINIMUM SLOPE.
7. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO SUBDRAIN SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DRAINAGE SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DRAINAGE SYSTEM U.N.O.
8. THE GRADING PLAN IS SCHEMATIC. THE ARCHITECTURAL DESIGNS ARE TO BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. BISON DRAIN SYSTEM PER THE ARCHITECTURAL DRAWINGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT AND SURFACE DRAINAGE SYSTEM PER THIS PLAN U.N.O.
11. ALL GRADING IN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT AND IS SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
12. PRIOR TO PAVING, A FOUNDATION SURVEY SHALL BE PERFORMED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND ELEVATION AND THE HIGHEST ROOF MEMBER ELEVATION. PRIOR TO THE FINAL INSPECTION, A FINISHED BUILDING SURVEY SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF.

CITY OF MALIBU

GRADING PLAN - BASEMENT

6257 GAYTON PLACE

SHEET 2 OF 5 | JOB No.:GES10031 | DATE: 8/27/26

#	REVISIONS	DATE
.		

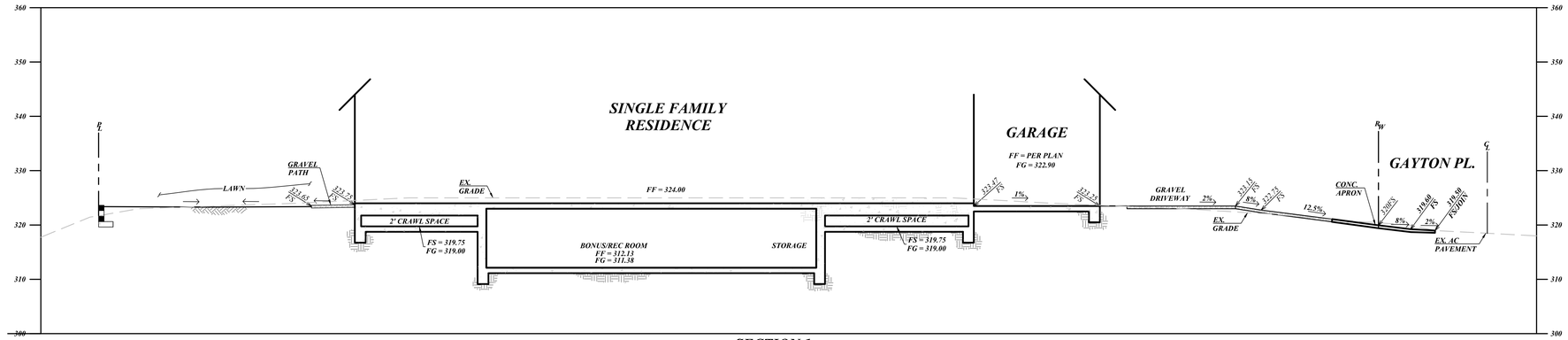
PREPARED BY:

GeoWorks ENGINEERING AND SURVEYING, INC.

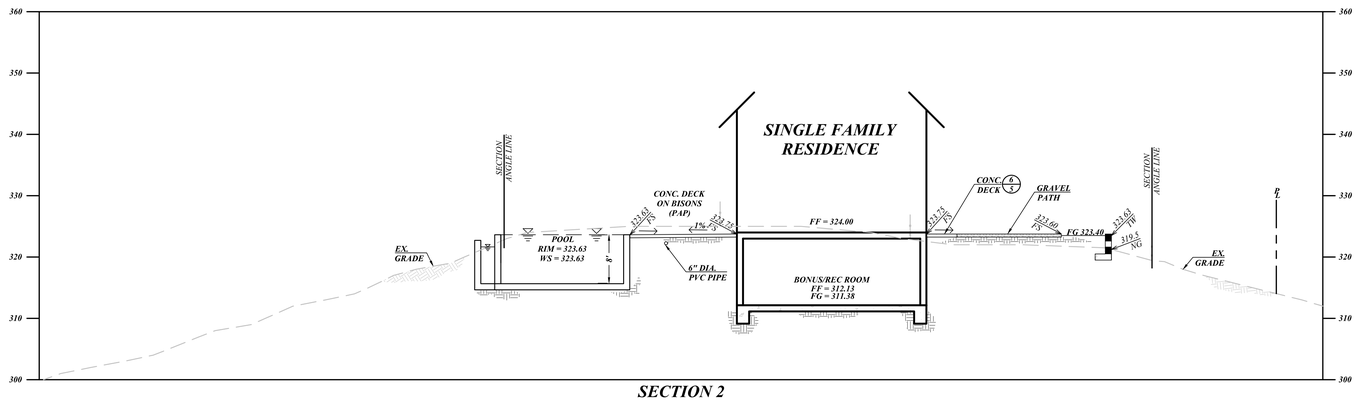
REGISTERED PROFESSIONAL ENGINEER — CIVIL — No. 71452 — STATE OF CALIFORNIA

PREPARED FOR:

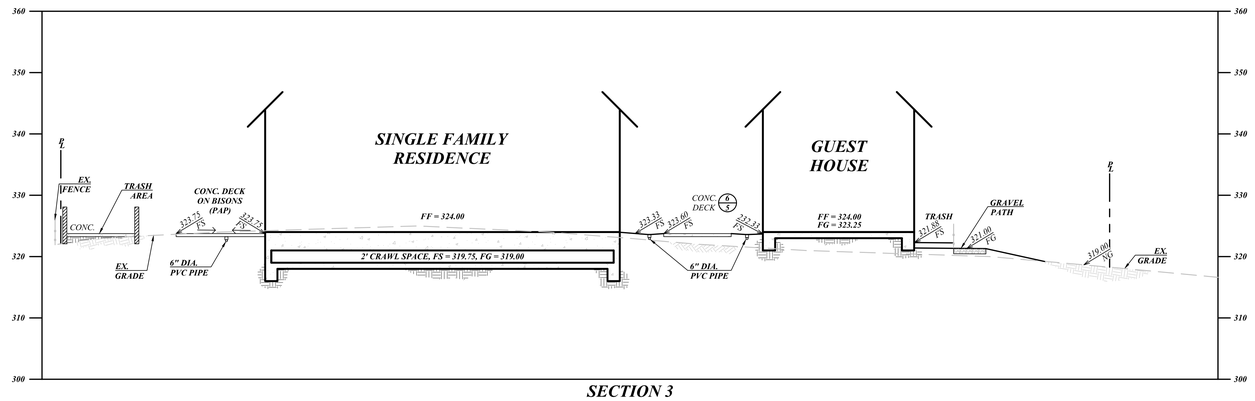
REZA SOLTANIAN
C/O BURDGE & ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265



SECTION 1
1" = 10'



SECTION 2
1" = 10'



SECTION 3
1" = 10'

LEGEND:

CONC. PATIO — 4" MINIMUM CONCRETE OVER 4" SAND. #4 REBAR AT 16" O.C. EACH WAY.

AC	ASPHALT CONCRETE PAVEMENT
BW	BACK OF WALK
BOV	BLOW OFF VALVE
$\mathcal{L}$	CENTER LINE
	CONCRETE
$\mathcal{Q}$	DAYLIGHT LINE
	DECOMPOSED GRANITE
DN	DOWN
DS	DOWN SPOUT TO DRAINAGE SYSTEM
1350	EXISTING CONTOUR
EG	EXISTING GRADE
	LIMITS OF OVEREXCAVATION
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
	LANDSCAPE WALL(NO PERMIT REQUIRED)
NG	NATURAL GRADE
PAP	PER ARCHITECTURAL PLANS
PSP	PER SEPARATE PLANS
PIL	PILASTER
PL	PROPERTY LINE
1350	PROPOSED CONTOUR
	RETAINING WALL(PER SEPARATE PERMIT)
R/W	RIGHT OF WAY
SMH	SEWER MANHOLE
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TW	TOP OF WALL
WM	WATER METER
WS	WATER SURFACE
WV	WATER VALVE
WIF	WROUGHT IRON FENCE

NOTES:

1. THE BUILDING, GARAGE, BASEMENT, ASSESSORY STRUCTURE, FOUNTAINS, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT. SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.
2. OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCES.
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SCARIFICATION.
4. ALL FINISH GRADES TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' OR TO A DRAINAGE DEVICE ALL OTHER FINISH GRADE DRAINAGE SHAL BE A MINUMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL FINISH SURFACES TO HAVE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
6. ALL DRAINAGE PIPE TO BE SDR 35, PVC (SIZE AS SHOWN) @ 1% MINIMUM SLOPE.
7. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO DOCUMENT LOCATION OF ALL SUBDRAINS AND OUTLETS.
8. SUBDRAIN SYSTEM TO BE A SEPARATE SYSTEM FOR THE PROPOSED SITE DRAINAGE SYSTEM. U.N.O.
9. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
10. BISON DRAIN SYSTEM PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN, U.N.O.
11. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR PIPES IN THE PUBLIC RIGHT OF WAY.
12. PRIOR TO SIGNOFF FOR THE FOUNDATION, A FOUNDATION SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED BUILDING PAD ELEVATION, AND LOCATION ON THE SITE. PRIOR TO THE COMMENCEMENT OF FURTHER CONSTRUCTION ACTIVITIES, SAID DOCUMENT SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF.
13. WHEN FRAMING IS COMPLETE, A SITE SURVEY SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER OR ARCHITECT THAT STATES THE FINISHED GROUND LEVEL ELEVATION AND THE HIGHEST ROOF MEMBER ELEVATION. PRIOR TO THE COMMENCEMENT OF FURTHER CONSTRUCTION ACTIVITIES, SAID DOCUMENT SHALL BE SUBMITTED TO THE ASSIGNED BUILDING INSPECTOR AND PLANNING DEPARTMENT FOR REVIEW AND SIGN OFF ON FRAMING.

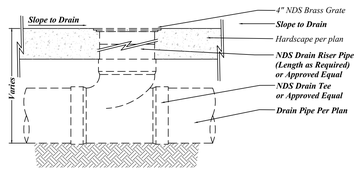
PREPARED FOR:
REZA SOLTANIAN
CONSULTING ASSOCIATES
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

PREPARED BY:
GEOWORKS ENGINEERING AND SURVEYING INC.

REGISTERED PROFESSIONAL ENGINEER — No.71452 — CIVIL — STATE OF CALIFORNIA

#	REVISIONS	DATE
1		

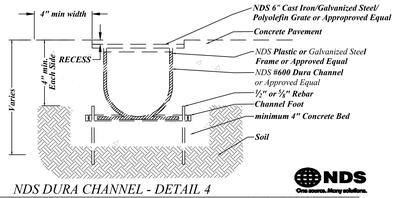
CITY OF MALIBU
CROSS SECTIONS
6257 GAYTON PLACE
SHEET 4 OF 5 | JOB No.:GES10031 | DATE: 8/27/26



4" NDS BRASS GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 1

NOT TO SCALE

NDS
One source. Many solutions.

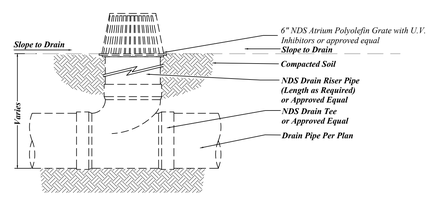


NDS DURA CHANNEL - DETAIL 4

NOT TO SCALE

NDS
One source. Many solutions.

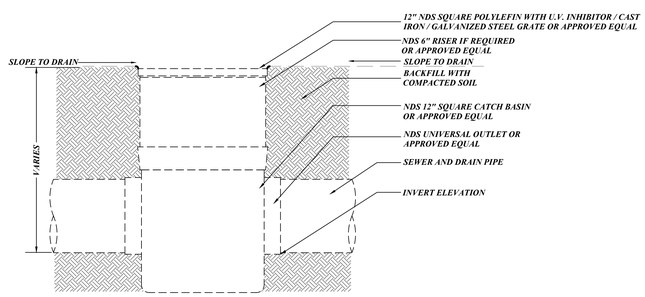
(VEHICULAR TRAFFIC APPLICATION)
(¼" RECESS FOR PEDESTRIAN TRAFFIC)
(½" RECESS FOR VEHICULAR TRAFFIC)



6" NDS ATRIUM GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 2

NOT TO SCALE

NDS
One source. Many solutions.



12" NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN - DETAIL 3

NOT TO SCALE

NDS
One source. Many solutions.

PREPARED FOR:

REZA SOLTANIAN
CONSULTING ASSOCIATES
2,911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER
JOHN DENVER HOLT
No. 71452
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GEOWORKS
ENGINEERING AND
SURVEYING INC.

NO.	REVISIONS	DATE

CITY OF MALIBU

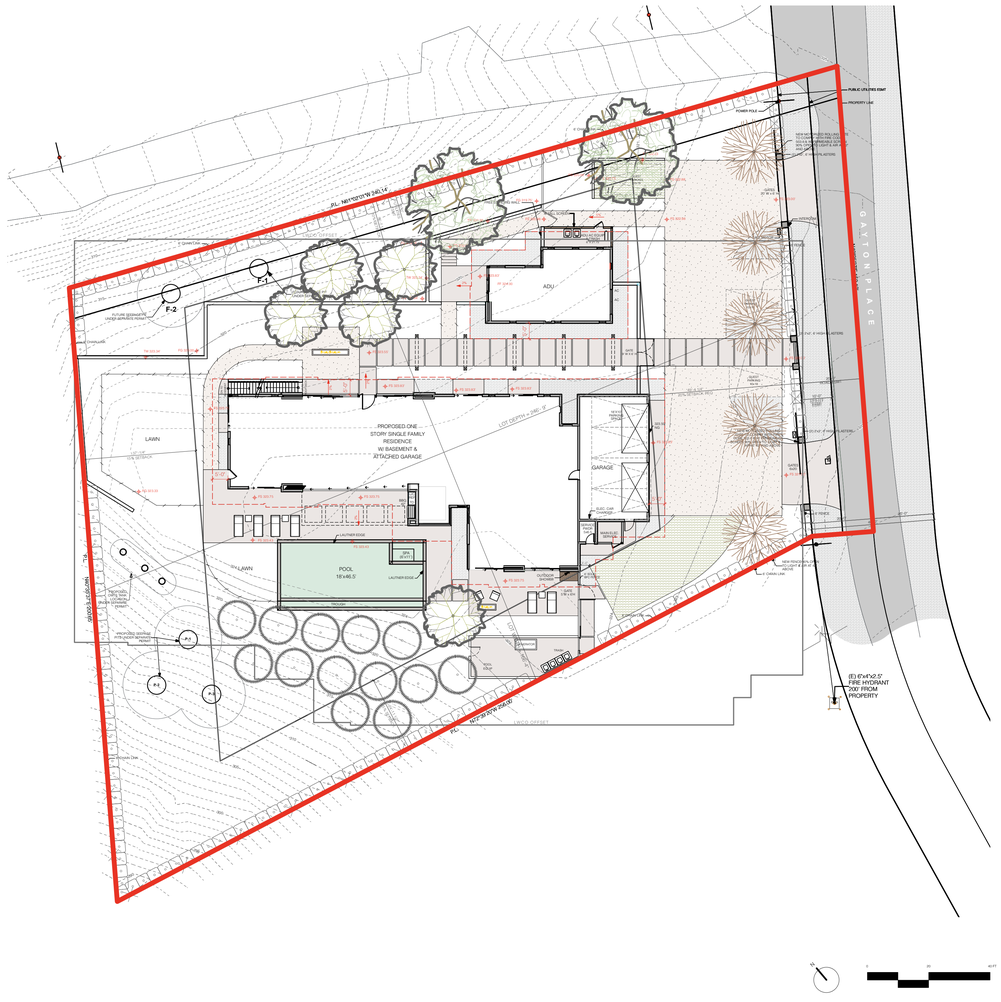
DETAIL SHEET

6257 GAYTON PLACE

SHEET 5 OF 5 | JOB No.:GES10031 | DATE: 8/27/26

6257 GAYTON PLACE

MALIBU, CA 90265





vicinity map

Project Description

Exterior landscape, lighting and irrigation for new single family residence with attached garage and ADU.

Project Details

project address:	6257 Gayton Place Malibu, CA 90265
owner:	Reza Soltanian
assessors number:	4467-019-021
zoning:	RR5
total proposed landscape area:	16,210 SF low water use - 14,499 SF med water use - 390 SF high water use - 1,321 SF
total irrigated landscape:	16,210 SF
water supply type:	potable/well
water municipality:	Los Angeles Waterworks District 29

Consultants

architect:	Burdge & Associates 24911 PCH Malibu, CA 90265 p: 310.456.5905
landscape:	Barefoot Design, Inc. 1187 Coast Village Road, #287 Santa Barbara, CA 93108 p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L0.01	Existing Site Survey
L0.02	Existing Site Photos
L0.03	Permeability Study
L1.00	Hardscape & Lighting Plan
L1.01	Hardscape Details
L1.02	Lighting Specifications
L2.00	Irrigation Plan
L2.01	Irrigation Notes & Details
L3.00	Planting Plan
L3.01	Planting Notes & Details

Statement of Compliance

I have complied with the criteria of the Landscape Water Conservation Ordinance and applies them for the efficient use of water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Architect, #6606

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefoot-design.net

SUBMITTALS

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE BAREFOOT DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE BAREFOOT DESIGN. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BAREFOOT DESIGN PRIOR TO THE COMMENCEMENT OF ANY WORK.

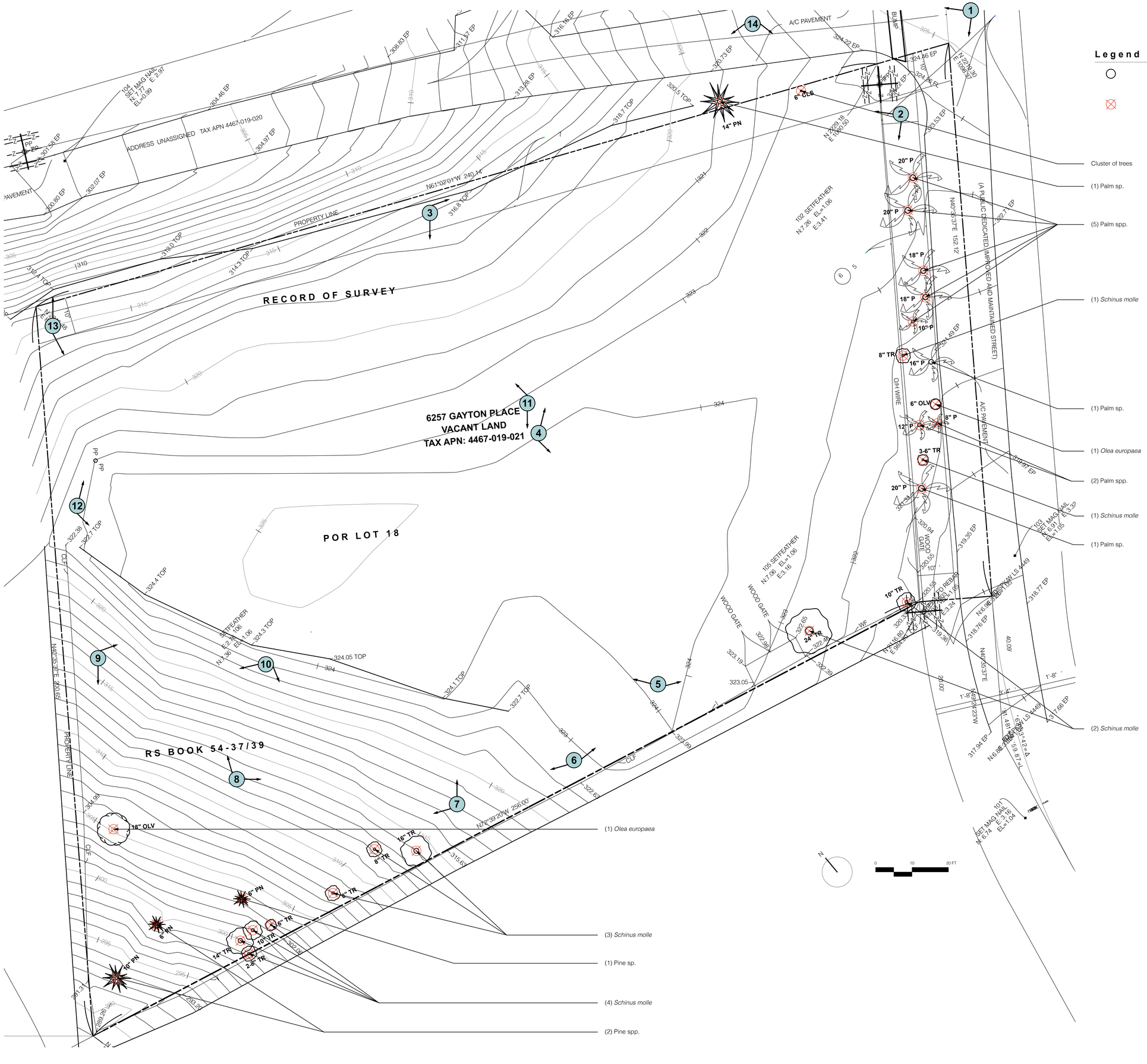
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARLIN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS: **Cover Sheet**

DATE 9/3/26
SCALE 1"=20'-0"
DRAWN KR
JOB 25-04
SHEET **L0.00**
1 OF 11 SHEETS



Legend

- (E) Tree
- (E) Trees to be Removed

Abbreviations

abbreviation	description
P.A.	planting area
(E)	existing
(P)	proposed
CONC.	concrete
CMU	concrete masonry unit

3 BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805/497-7446
WEB www.barefoot-design.net

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARVEY
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Existing Site Survey**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04

SHEET **L0.01**
2 OF 11 SHEETS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 14



PHOTO 12



PHOTO 13



PHOTO 14

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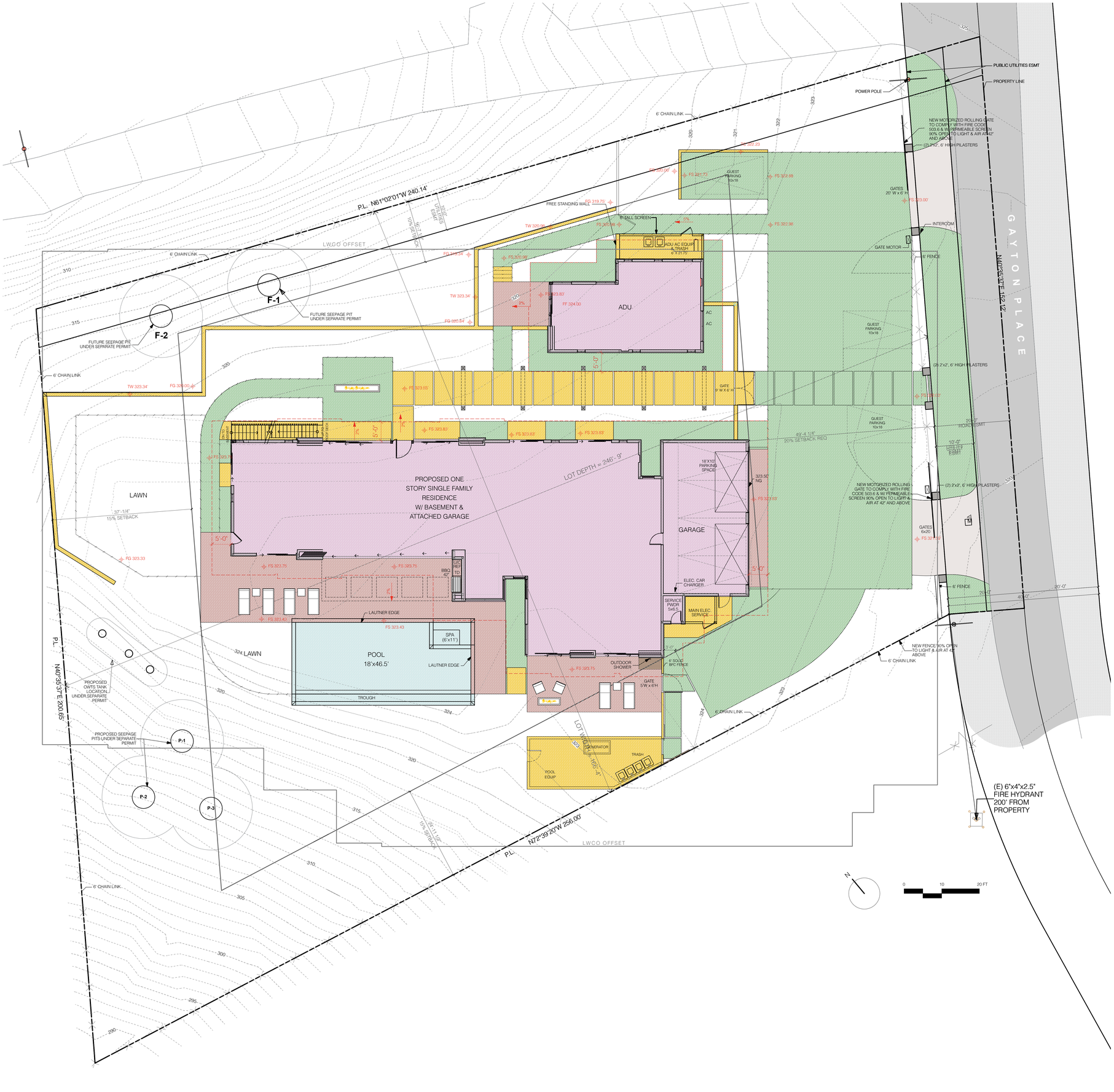
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS: **Existing Site Photos**

DATE 9/3/26
SCALE NA
DRAWN KR
JOB 25-04
SHEET **L0.02**
3 OF 11 SHEETS



Permeability Legend

symbol	definition	area
	Impermeable Surface - Structure	6601 SF
	Impermeable Surface - Driveway	650 SF
	Impermeable Surface - Hardscape	2357 SF
	Impermeable Surface - Walkways, Stairs, Misc.	2395 SF
	Total Impermeable Surfaces	**12003 SF**
	Permeable Surface - Driveway, Hardscape, Gravel	9138 SF
	Permeable Surface - Pool	1048 SF
	Total Impermeable Surfaces	**10186 SF**

Permeability Calculations

Max Impermeable Coverage:

40,988 x 30% = 12,296 SF (MAX. 25,000 SF)

Proposed Impermeable Area:

12,003 SF < 12,296 SF

BAREFOOT DESIGN
1187 Coast Village Road, #387
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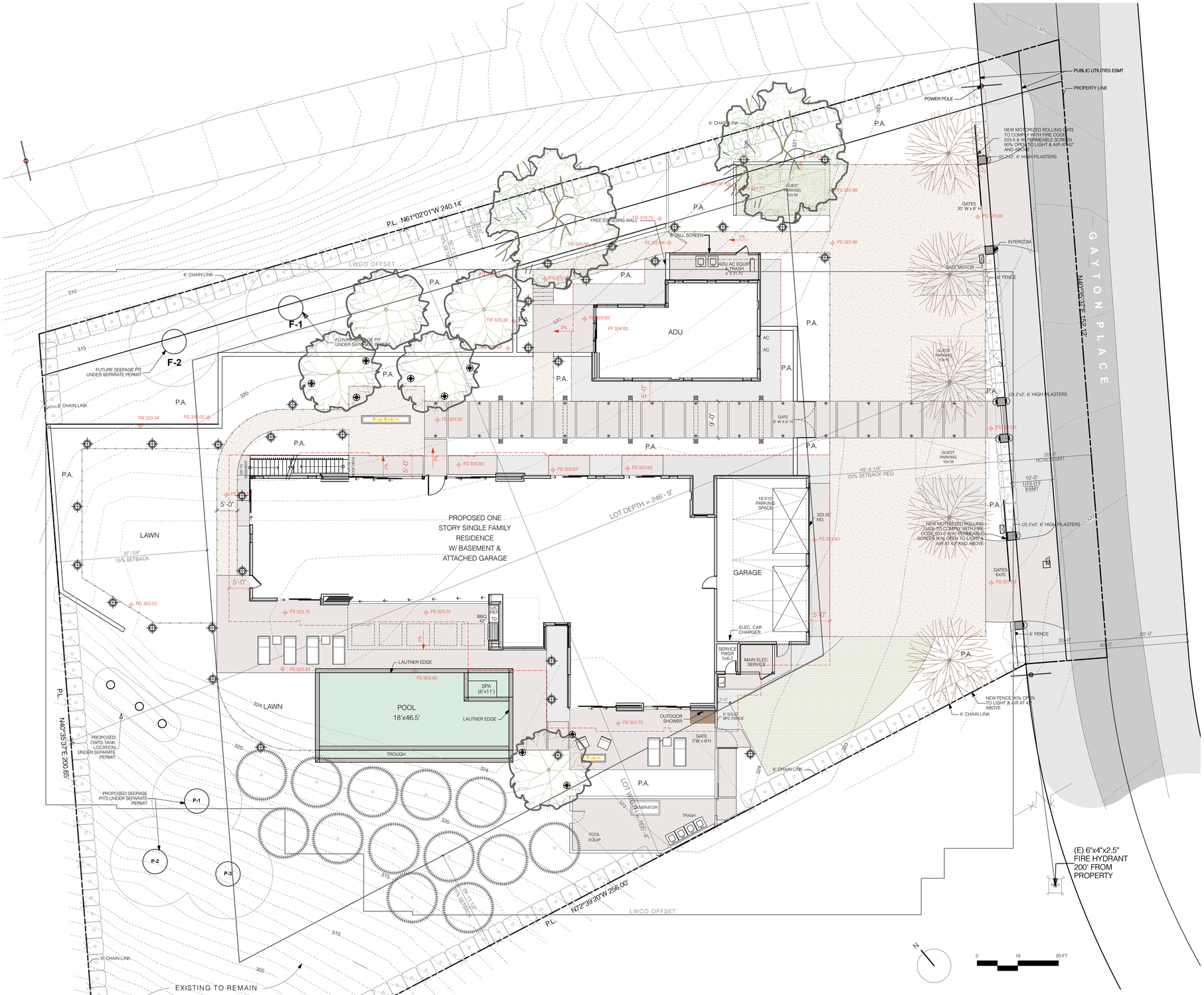
REGISTERED LANDSCAPE ARCHITECT — JESSICA LEE HARLAN — No.6606 — March 31, 2026 Renewal Date — Signature — 4/30/25 Date — STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS: **Permeability Study**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L0.03**
4 OF 11 SHEETS



Materials Legend:

symbol	description	
	GravelPave2 Permeable Crushed Gravel	1 / L1.01
	Concrete Paving, FINISH: Sand Cast, COLOR: tbd	
	IPE Wood Deck	
	GrassPave	2 / L1.01
	3/8" Gravel Mulch	
	1/4" Steel Landscape Header	3 / L1.01
	Shovel Cut Edge	

Lighting Legend:

symbol	description	quantity	manufacturer	model	lumens	wattage
L	controller	1	Connect to House Control System		na	na
	pathlight	31	Hinkley	Atlantis LED Pathlight 1518SK-LL COLOR: Satin Black	150	1-1.50
	inground pathlight	26	WAC	2101-27BS	6	4.1
	moonlight	11	FX Luminaire	VE - ZD - 1LED - FB	91	1.9
	wall light - residence	8	KUZCO	ER3003-BK	250	4

notes:
1. Wiring and transformer locations to be provided by Electrician.
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Designer.


FX Luminaire - Moonlight Pendant


WAC - Inground Path Light


KUZCO - Wall Light Residence


Hinkley - Path Light

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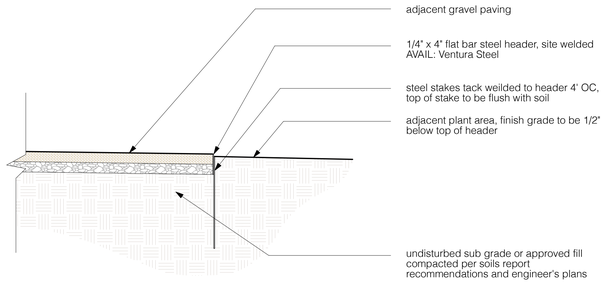
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

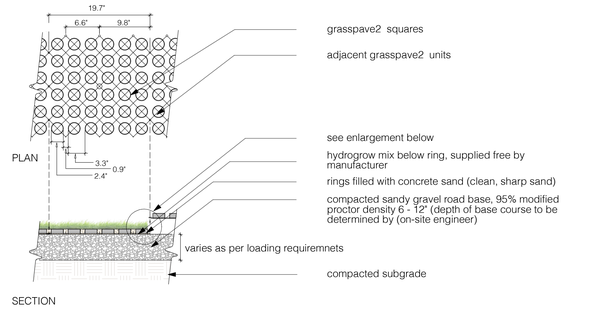
SHEET CONTENTS: **Hardscape Plan**

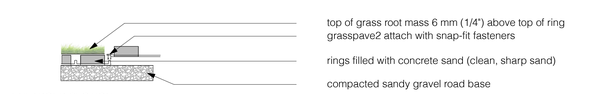
DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L1.00**
5 OF 11 SHEETS



3 Steel Edging

scale: 1" = 1'-0".

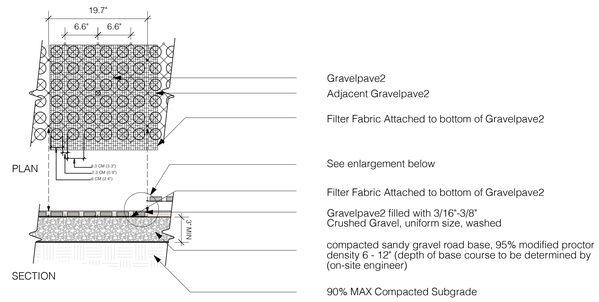




note: grass/plant types shall be specified by a landscape architect.

2 GrassPave

scale: 1" = 1'-0".





1 GravelPave2

scale: 1" = 1'-0".

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1187 Coast Village Road, #387
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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARVEY
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Hardscape Details**

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 25-04
SHEET **L1.01**
6 OF 11 SHEETS

Lighting Specification Sheets:



PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Bulbs carry a 3-year limited warranty
- For more information on how to control your landscape lighting via the Hinkley Home Automation App, click here.
- Bold lines and a clean, minimalist style complement contemporary architecture
- A wining kit and ground spike are supplied

ATLANTIS

1518SK-LL

12V LARGE LED PATH LIGHT

Atlantis features a minimalist design with bold, clean lines to complement contemporary architecture with ultimate urban sophistication.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens
DIMMABLE:	YES - WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	6.5"
HEIGHT:	22"
DEPTH:	1.8
WEIGHT:	2lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA-LMW-1.5W2
WATTAGE:	1-1.5Ow MW Wedge LED *Included*
VOLTAGE:	12v
VOLT AMPS:	2.3
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 20w
DIMMABLE:	YES - WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	24.5
CARTON HEIGHT:	4.3
CARTON WEIGHT:	3

SONIC ER3003

STEP LIGHTS

PROJECT

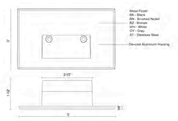
DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, bronze or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Only fits into a single gang box.



ER3003-BZ Bronze · ER3003-BN Brushed Nickel · ER3003-BK Black · ER3003-GY Gray · ER3003-ST Stainless Steel

ER3003-WH Wire



SPECIFICATION DETAILS

Fixture Dimensions:	W3" x H3" x D1-1/2"
Light Source	AC LED Module
Wattage	4W
Total Lumens	250lm
Delivered Lumens	3K-241m; 4K-245m; ST-93lm; WH-76lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply.
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02, BN02, BZ02, GY07, WH02,

* For custom option, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19954 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

COMMENT

Intertek

2" INGROUND QUAD-DIRECTIONAL

2101

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Landscape 2" recessed inground luminaire washes walkways with a shadow-free smooth illumination.

FEATURES

- Factory sealed water tight fixtures
- Cold Weather Start: -40°C to 50°C
- Solid stainless steel construction
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 4.1W / 6.6VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: 6 lm
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

	Color Temp		Finish	
2101	**27**	2700K	**BS**	*Brassed Stainless Steel*
	30	3000K	**SS**	*Stainless Steel*

2101-30____

Example: **2101-3055**

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

2" INGROUND QUAD-DIRECTIONAL

2101

WAC LANDSCAPE LIGHTING

Magnetic Transformers



Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed See transformer spec sheet for details and its accessories

9075-TRN-SS 75W Max · **9150-TRN-SS** 150W Max · **9300-TRN-SS** 300W Max · **9600-TRN-SS** 600W Max

2" Concrete Pour Kit



For installation in concrete. Use with a 4" outdoor rated junction box and a trade size 2" schedule 80 PVC pipe

2000-CON-PVC

TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

Luminaire	Manufacturer	Family	Model	Dimmer Power Rating	Range*	Note
2101	Lutron	Diva	DVCF-600	600W	20% - 100%	
		Skylark	SLV-600P	600W	15% - 100%	Best performance
		Skylark	S-10P	100W		Not recommended

*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting's fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

FXLuminaire

VE LED Down Light DESIGNER PREMIUM



PROJECT:

CATALOG #

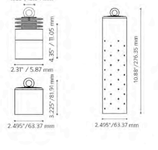
TYPE

NOTES:

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Lutron® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



VE LED Down Light SPECIFICATIONS

Output	1LED	3LED	ZDC
Total Lumens†	95	225	530
Input Voltage	10 to 15V	10 to 15V	10 to 15V
Input Power (W)	1.9	4.0	6.8
VA	2.2	4.4	7.2
Efficacy (Lumens/Watt)	50	57	39
Color Rendering Index (CRI)	85	84	85+
Maximum Candela	88	225	788
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	—
ZG Option	Zoning/dimming	Zoning/dimming	—
ZDC Option	—	—	Zoning/Dimming/Color
Minimum Rated Life L70 (Hrs.)	72,000	72,000	55,000

** For optimal performance, use a leading-edge, phase-cut dimmer.
† Measured using the 3,000K CCT tape. Multipliers for other CCTs include: 0.80 (2,700K), 0.63 (4,500K), and 0.60 (5,200K).

VE LED Down Light PHOTOMETRICS

VE 1LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 53.8 °**	**Horizontal : 54.7 °**
5.0' (1.5 m)	3.5 fc (38 lx)	5.1 ft (1.6 m)	5.2 ft (1.6 m)
10.0' (3.0 m)	0.8 fc (9 lx)	10.2 ft (3.1 m)	10.3 ft (3.1 m)
15.0' (4.6 m)	0.4 fc (4 lx)	15.2 ft (4.6 m)	15.5 ft (4.7 m)
20.0' (6.1 m)	0.2 fc (2 lx)	20.3 ft (6.2 m)	20.7 ft (6.3 m)
25.0' (7.6 m)	0.1 fc (2 lx)	25.4 ft (7.7 m)	25.8 ft (7.9 m)
30.0' (9.1 m)	0.1 fc (1 lx)	30.5 ft (9.3 m)	31.0 ft (9.4 m)

VE 3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 52.1 °**	**Horizontal : 52.0 °**
5.0' (1.5 m)	9 fc (96 lx)	4.9 ft (1.5 m)	4.9 ft (1.5 m)
10.0' (3.0 m)	2.2 fc (24 lx)	9.8 ft (3.0 m)	9.8 ft (3.0 m)
15.0' (4.6 m)	1.0 fc (11 lx)	14.7 ft (4.5 m)	14.8 ft (4.5 m)
20.0' (6.1 m)	0.6 fc (6 lx)	19.5 ft (5.9 m)	19.5 ft (5.9 m)
25.0' (7.6 m)	0.4 fc (4 lx)	24.4 ft (7.4 m)	24.4 ft (7.4 m)
30.0' (9.1 m)	0.3 fc (3 lx)	29.3 ft (8.9 m)	29.3 ft (8.9 m)

VE ZDC - Illuminance at a Distance

Distance	Center Beam fc	Beam Width
Feet (Meters)	**Foot-Candles (Lux)**	
5.0' (1.5 m)	11.7 fc	
10.0' (3.0 m)	2.85 fc	
15.0' (4.6 m)	1.28 lc	
20.0' (6.1 m)	0.72 fc	
25.0' (7.6 m)	0.46 fc	
30.0' (9.1 m)	0.32 fc	

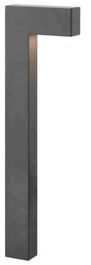
Lighting Legend:

symbol	description	quantity	manufacturer	model	lumens	wattage
L	controller	1	Connect to House Control System		na	na
	pathlight	31	Hinkley	Atlantis LED Pathlight 1518SK-LL COLOR: Satin Black	150	1-1.50
	inground pathlight	26	WAC	2101-27BS	6	4.1
	moonlight	11	FX Luminaire	VE - ZD - 1LED - FB	91	1.9
	wall light - residence	8	KUZCO	ER3003-BK	250	4

notes:
1. Wiring and transformer locations to be provided by Electrician.
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Designer.



FX Luminaire - Moonlight Pendant



Hinkley - Path Light



WAC - Inground Path Light



KUZCO - Wall Light Residence

BAREFOOT DESIGN
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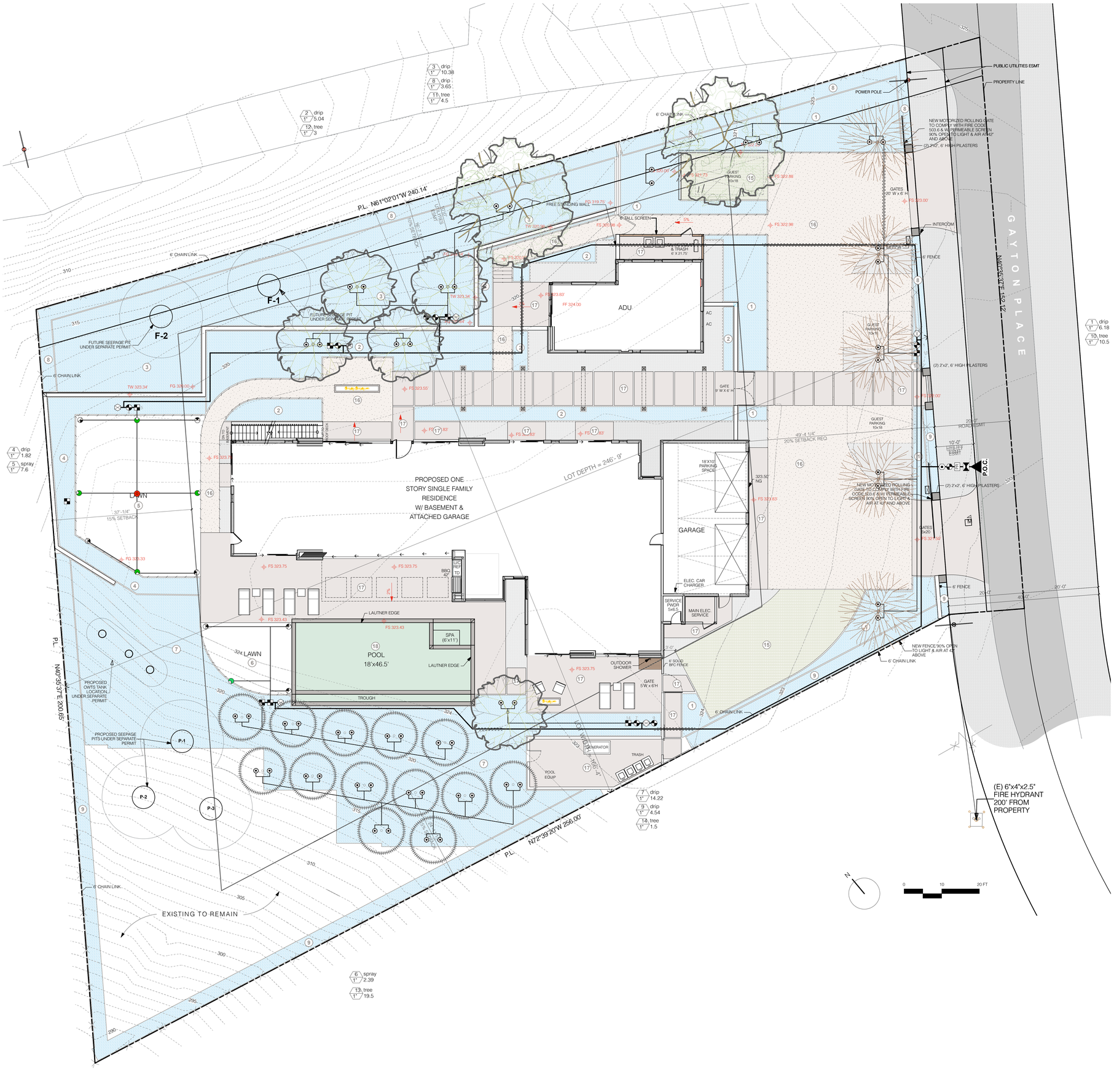
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

SHEET CONTENTS
Lighting Specifications

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 25-04
SHEET **L1.02**
7 OF 11 SHEETS



Irrigation Legend

symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC
	irrigation lateral	see Lateral Line Sizing
	irrigation sleeve	see Irrigation Notes
P.O.C.	point of connection	(N) 1" dedicated water meter, labeled "FOR IRRIGATION ONLY"
	irrigation controller	HUNTER I-Core IC-600-SS controller w/ (3) HUNTER ICM-600 Module & (1) HUNTER Wireless Rain-clik Rain Sensor WR-CLICK-TR. Rain Sensor to be programmed to automatically shutoff when onsite rainfall exceeds 1/4 inch.
	backflow preventer	1-1/2" FEBCO 825Y or approved equal
PR	pressure regulator	HONEYWELL D06-G with gauge (70 psi)
	master control valve	HUNTER IBV-151G-FS-R (65 psi)
	flow sensor	HUNTER HFS w/ FCT-100 (65 psi)
	spray valve	WEATHERMATIC 11024FCR (65 psi)
	drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	hose bib	3/4" brass hose bibb
	manual shut-off valve	PVC ball valve, size to match mainline
	root watering system	HUNTER RZWS (65 psi), see Emitter Legend for size and model
	rotary spray head, 360 degrees	HUNTER Pro-Spray PROS-06-PRS40-CV w/ MP Rotator MP-200SR-360 nozzles (40 psi)
	rotary spray head, 210-270 degrees	HUNTER Pro-Spray PROS-06-PRS40-CV w/ MP Rotator MP-2000-210 to 270 nozzles (40 psi)
	rotary spray head, 90-210 degrees	HUNTER Pro-Spray PROS-06-PRS40-CV w/ MP Rotator MP-2000-90 to 210 nozzles (40 psi)
#	drip irrigation zones	HUNTER 1/2" Supply Tubing w/ HUNTER Point Source Emitters, see Emitter Legend

Valve Identification

valve number → # (type / 1" (flow)) ← valve type
valve size ← valve flow rate

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Ornamental Shrubs - Front	1,853 SF	L	Full Sun
2	Ornamental Shrubs - Entry and ADU	1,508 SF	L	Part Sun
3	Ornamental Shrubs - North	3,111 SF	L	Part Sun
4	Ornamental Shrubs & Grasses - Lawn border	543 SF	L	Full Sun
5	Lawn - Large	1,321 SF	H	Full Sun
6	Lawn - Agrostis	380 SF	L	Full Sun
7	Ornamental Shrubs & Grasses - Upper Slope	4,263 SF	L	Full Sun
8	Hedge - North / East	1,091 SF	L	Full Sun
9	Hedge - South / West	1,360 SF	L	Full Sun
10	Tree - Motor Court	210 SF	L	Full Sun
11	Trees - North Slope	90 SF	L	Full Sun
12	Trees - Entry Firepit	60 SF	L	Part Sun
13	Trees - Citrus	390 SF	M	Full Sun
14	Trees - Pool	30 SF	L	Full Sun
15	GrassPave	1,166 SF	na	Full Sun
16	Hardscape - Permeable	5,215 SF	na	Full Sun
17	Hardscape - Impermeable	5,062 SF	na	Full Sun
18	Pool	913 SF	na	Full Sun

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Project Information

Total Landscaped Area (Proposed): 16,210 SF
Landscape Area with Low Water: 14,499 SF
Landscape Area with Med Water: 390 SF
Landscape Irrigated with High Water Use: 1,321 SF
Total New Irrigated Area: 16,210 SF
Project Type: Residential
Water Supply Type: potable
Water Municipality: Los Angeles Waterworks District 29

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JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Irrigation Plan**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L2.00**
8 OF 11 SHEETS

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA	16270	
SLA	12600	
ETAF	0.23	
MAWA (Gallons)		**367,977**
MAWA (Inches per sq.ft.)		36.3
MAWA (Inches per DAY)		0.10

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(.55 x LA) + (1-0.55 x SLA)]

Definitions:

Eto	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area

Estimated Total Water Use:

ETo	40.6	
PFxHA (see chart)	10617.5	
HA (same as LA)	16270	
IE (see chart)	0.90	
SLA	12600	
ETWU (Gallons)		**279,134**
ETWU (Inches per sq.ft.)		27.5
ETWU (Inches per DAY)		0.08

Estimated Total Water Use Equation:
ETWU = ETo x 0.62 x [(PFxHA)/IE) +SLA]

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	ETAF (PF/IE)	HA	ETAF x Area	PF x HA	ETWU
Regular Landscape Areas										
1	Ornamental Shrubs - Front	Low	0.5	drip	0.81	0.41	1853	750.47	926.5	
2	Ornamental Shrubs - Entry & ADU	Low	0.5	drip	0.81	0.41	1508	610.74	754	
3	Ornamental Shrubs - North Slope	Low	0.5	drip	0.81	0.41	3111	1259.96	1555.5	
4	Ornamental Shrubs & Grasses - Lawn Border	Low	0.5	drip	0.81	0.41	543	219.92	271.5	
5	Lawn	High	0.8	spray	0.75	0.60	1321	792.60	1056.8	
6	Lawn - Agrostis	Low	0.5	spray	0.81	0.41	380	153.90	190	
7	Ornamental Shrubs & Grasses - Upper Slope	Low	0.5	drip	0.81	0.41	4263	1726.52	2131.5	
8	Hedge - North/ East	Low	0.5	drip	0.81	0.41	1091	441.86	545.5	
9	Hedge - South/ West	Low	0.5	drip	0.81	0.41	1360	550.80	680	
10	Trees - Motor Court	Low	0.5	drip	0.81	0.41	210	85.05	105	
11	Trees - North Slope	Low	0.5	drip	0.81	0.41	120	48.60	60	
12	Trees - Entry Fire Pit	Low	0.5	drip	0.81	0.41	90	36.45	45	
13	Trees - Citrus	Med	0.5	drip	0.81	0.41	390	157.95	195	
14	Trees - Pool	Low	0.5	drip	0.81	0.41	30	12.15	15	
15	Santa Monica Mountains Seed Mix	Low	0.2	Temp spray	0.75	0.15	1486	222.90	297.2	
				Subtotal:	**0.81**	**0.42**	**16270**	**6846.95**	8531.3	266,534
Special Landscape/Hardscape Areas										
16	GrassPave	Low	0.1	N/A	1.0	0.10	1166	116.60	116.6	
17	Hardscape - Permeable	Low	0.1	N/A	1.0	0.10	5215	521.50	521.5	
18	Hardscape - Impermeable	Low	0.1	N/A	1.0	0.10	5301	530.10	530.1	
19	Pool / Water Features	High	1.0	N/A	1.0	1.00	918	918.00	918	
				Subtotal:	**1.00**	**0.33**	**12600**	**2086.20**	**2086.2**	52,514
								ETWU Total:		**319,047**
								MAWA Allowance:		**367,977**

Average System IE (IE is a derivative of DU defined as IE = DU x IME. Where IME= Irrigation Management Efficiency

Irrigation Notes

1. This system is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible.

2. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the contractor must assume full responsibility for all revisions necessary.

3. Irrigation system is designed assuming a static water pressure of approximately 70 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection.

4. It is the intent of this plan to provide adequate irrigation to all planting areas, prevent run-off, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U)

Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas and MWELO compliance.

5. Emitter shall be located on grade and staked a maximum of six inches from the center of plant, or edge of rootball, whichever is greater.

6. All piping installed under pathways or paved areas, through walls or footings shall be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe and any couplings in the sleeve. Provide (2) extra 2" sleeves in all locations where mainline or lateral line crosses under paving greater than 3' in dimension.

7. Irrigation lines shall be buried at the following minimum depths: PVC pressure mainline:18" PVC lateral line:12"

8. Irrigation Contractor shall adjust flow control for proper performance and valve longevity.

9. Pressure regulating devices shall be installed where necessary to ensure the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

10. Flush valves shall be installed at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

11. Check valves shall be installed at low points on irrigation line to prevent leakage.

12. All planting areas shall be provided with a 3" thickness of mulch, samples to be provided to owner's representative.

13. No lawn or landscape irrigation with potable water allowed apart from the hours of 8:00PM and 8:00AM. Except for hand held hose equipment with a positive shut-off nozzle.

14. Irrigation water shall not run off landscaped areas to adjacent property, adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

15. All irrigation emission devices will meet the criteria set forth by MWELO section 492.7(a)(1)(M) and shall be installed per manufacturer's recommendations.

16. All irrigation piping and equipment to be purple in color and to be field or factory marked "CAUTION: NON-POTABLE RAINWATER, DO NOT DRINK." All irrigation piping to be purple reclaimed water pipe.

17. A manual indicating layout of irrigation system and manufacturer instructions for all equipment and procedures shall be provided to the owner at completion of project.

18. Certifcate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy.

19. Landscape Constractor shall clean up on a daily basis per Owner's representative's approval.

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Lateral Line Sizing

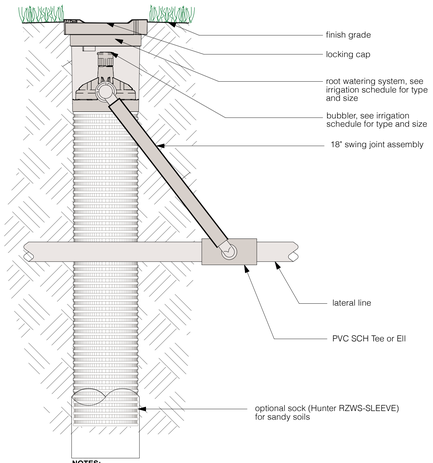
0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Emitter Legend

plant material	equipment
flatted groundcover	Microspray Emitters
4" pot	2 - HE-20-B Emitters per plant
1 gallon	2 - HE-20-B Emitters per plant
5 gallon shrubs	3 - HE-20-B Emitters per plant
15 gallon shrubs	4 - HE-20-B Emitters per plant
15 gallon trees	2 - RZWS-18-50-CV per tree
24" box trees	2 - RZWS-18-50-CV per tree
36" box trees	3 - RZWS-36-50-CV per tree
48" box trees	4 - RZWS-36-50-CV per tree
60" box trees and above	(Consult with a Local Arborist)

Valve Identification

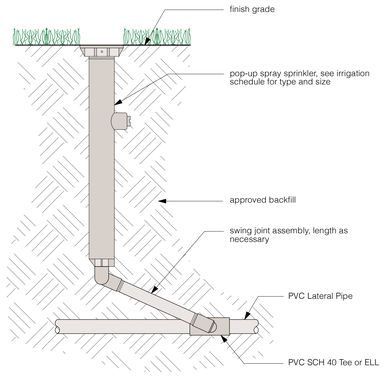




NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

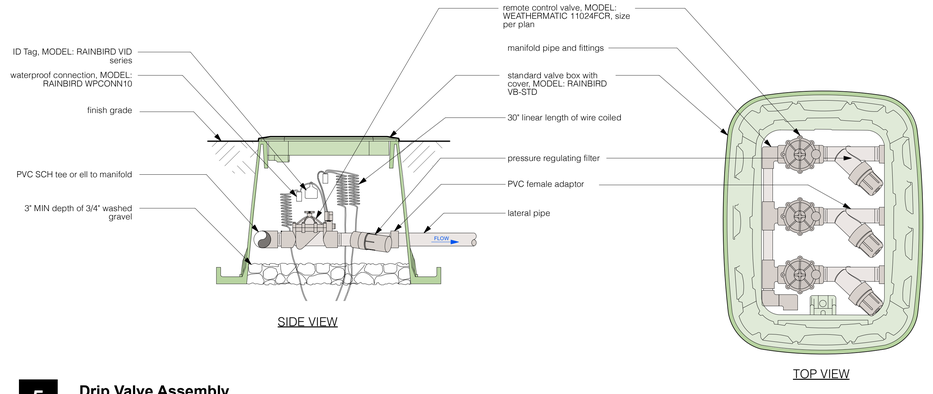
7 Root Watering System

scale: N.T.S.



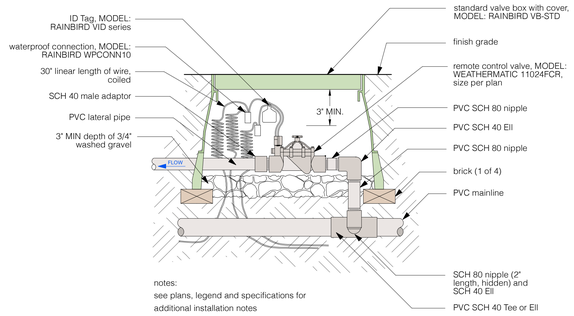
6 Spray Head

scale: N.T.S.



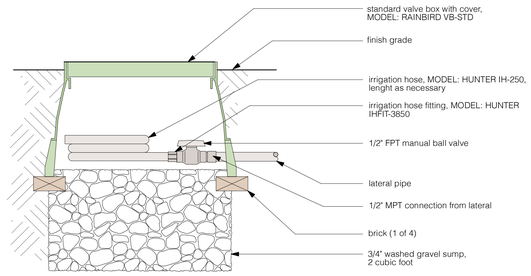
5 Drip Valve Assembly

scale: N.T.S.



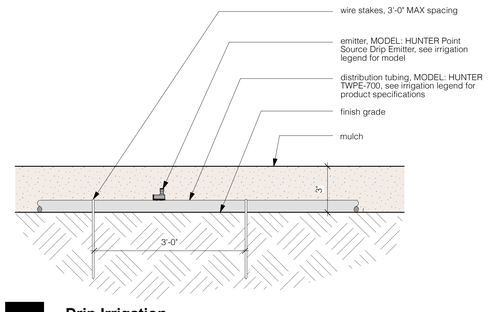
4 Valve Assembly

scale: N.T.S.



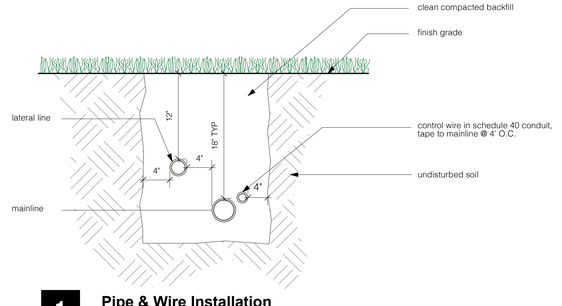
3 Manual Flush Valve

scale: N.T.S.



2 Drip Irrigation

scale: N.T.S.



1 Pipe & Wire Installation

scale: N.T.S.

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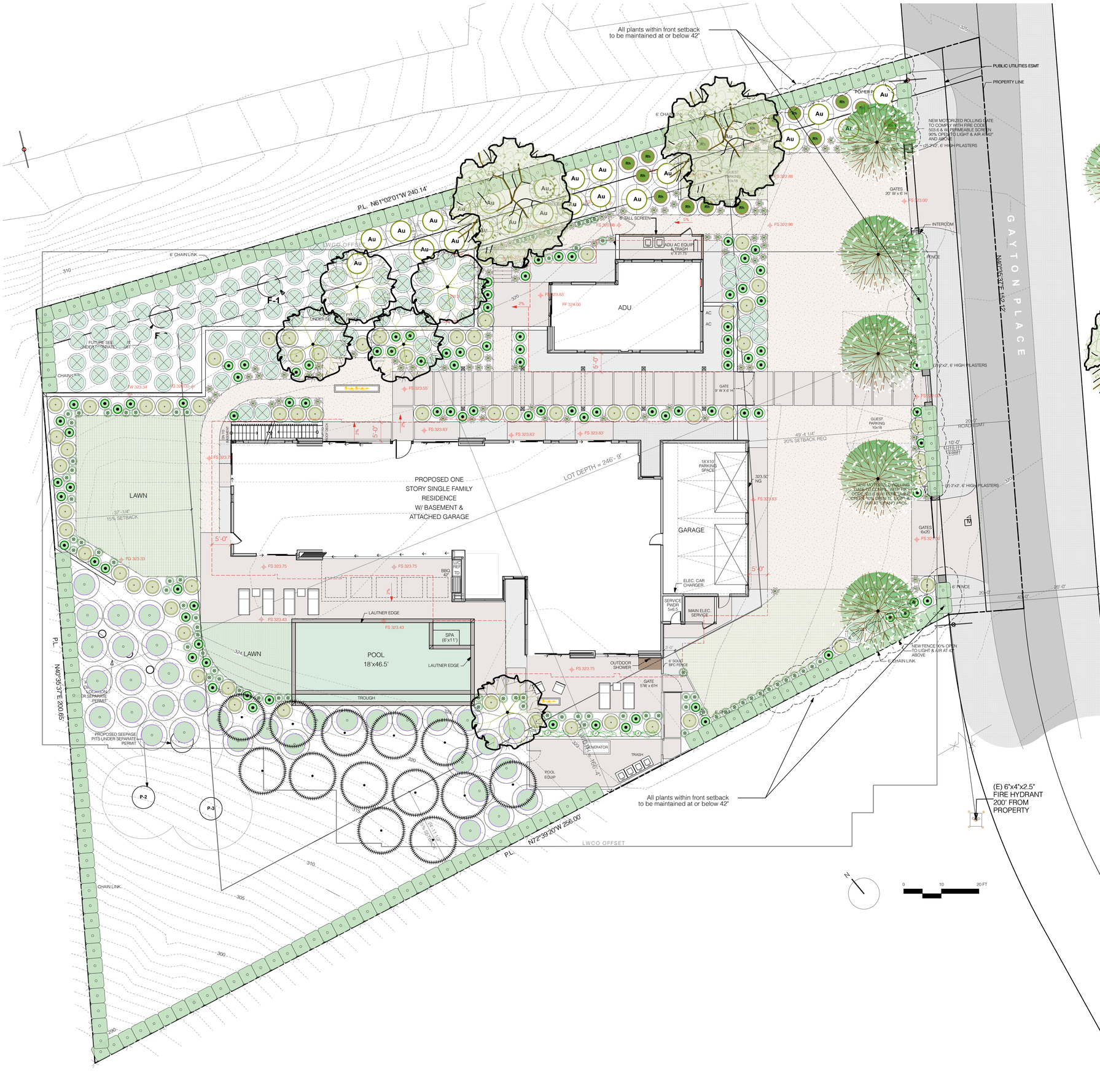
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PROJECT:

SHEET CONTENTS: **Irrigation Notes & Details**

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 25-04
SHEET **L2.01**
9 OF 11 SHEETS



Plant Palette

Botanic Name	Common Name	Size	Quantity
Trees & Large Shrubs			
Citrus spp	Citrus	24" Box	13
Lagerstroemia x 'Natchez'	White Crape Myrtle	36" Box	5
Olea europaea	Olive Tree	36" Box	5
Platanus racemosa	California Sycamore	48" box	2
Shrubs & Perennials			
Arctostaphylos 'Uva Ursi'	Pacific Mist Manzanita	1g	23
Buxus japonica	Japanese Boxwood	5g	94
Carex flacca	Blue Sedge	1g	76
Ceanothus gris horiz. 'Yankee Point'	Carmel Creeper	5g	34
Coprosma kirkii	Dwarf Mirror Plant	5g	91
Ficus nitida	Indian Laurel	24" box	176
Heuchera maxima	Island Alum Root	5g	103
Pittosporum crassifolium compactum	Dwarf Kohuhu	5g	63
Rhamnus cal.'Mound San Bruno'	Coffeeberry	5g	15
Vines			
Trachelospermum jasminoides	Jasmine	5gal	4
Groundcover			
Agrostis pallens	Native Bentgrass	sod	380 sf
Marathon II	Turf	sod	1,321 sf

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WEB www.barefoot-design.net

SUBMITTALS

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE BAREFOOT DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE BAREFOOT DESIGN. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BAREFOOT DESIGN PRIOR TO THE COMMENCEMENT OF ANY WORK.

REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARMON
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA 90265

PROJECT:

SHEET CONTENTS: **Planting Plan**

DATE 9/3/26
SCALE 1"=10'-0"
DRAWN KR
JOB 25-04
SHEET **L3.00**
10 OF 11 SHEETS

General Notes:

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

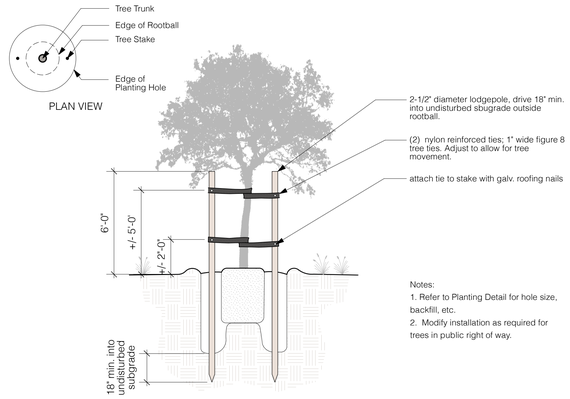
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

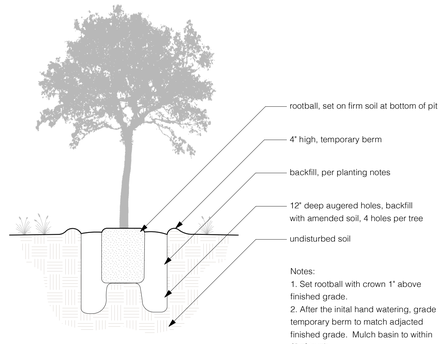
15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.



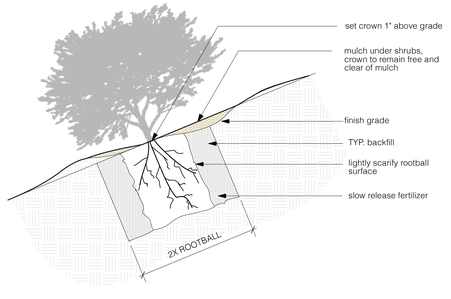
6 Tree Staking

scale: N.T.S.



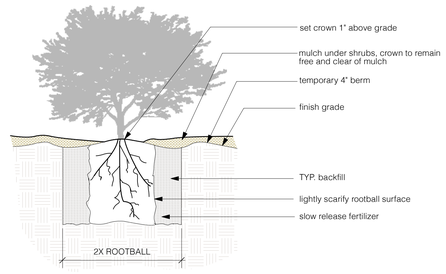
5 Tree Planting

scale: N.T.S.



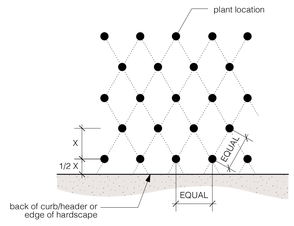
4 Shrub Planting on Slope

scale: N.T.S.



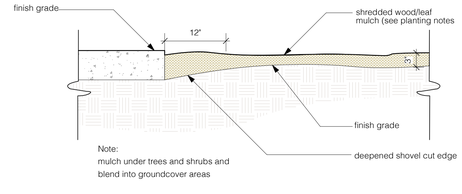
3 Shrub Planting

scale: N.T.S.



2 Groundcover Layout

scale: N.T.S.



1 Mulch Installation

scale: N.T.S.

BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefoot-design.net

SUBMITTALS

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
4/30/25
Date
STATE OF CALIFORNIA

CE 90265

PROJECT:

SOLTANIAN RESIDENCE
6257 Gayton Place, Malibu, CA

SHEET CONTENTS: **Planting Notes & Details**

DATE 9/3/26
SCALE as noted
DRAWN KR
JOB 24-05
SHEET **L3.01**
11 OF 11 SHEETS

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5

3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.

7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903. AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

REASON : FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION : MAIN HOUSE, GUEST HOUSE, AND DETACHED GARAGE
TYPE OF FIRE SPRINKLER SYSTEM : FIRE CODE 903.3.1.3 - NFPA 13D

9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.1

12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)

14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)

16. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

17. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

19. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

20. THE ELECTRIC SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

21. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.

22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4

23. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

25. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HOUR OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

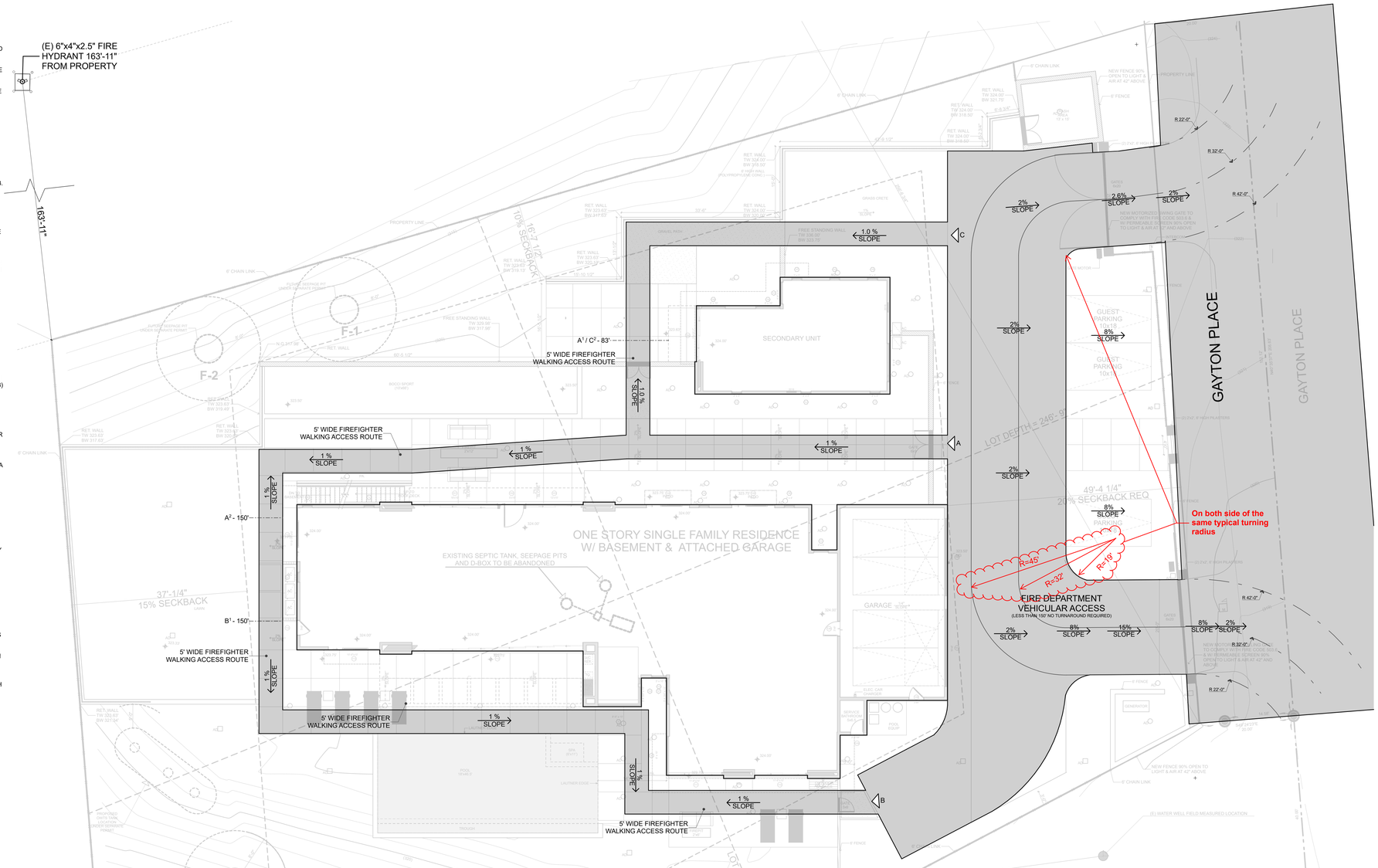
TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	0.94 AC
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,125 GPM
TOTAL FIRE FLOW REQUIRED:	1,250 GPM (MIN)

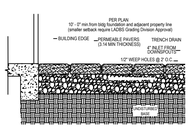
FIREFIGHTER WALKING ACCESS HOSE PULL DISTANCE

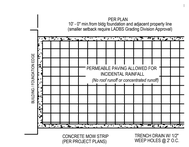
A-A^1 = 83'
A-A^2 = 150'
B-B^1 = 150'
C-C^1 = 83'

FIRE DEPT. LEGEND

FIRE DEPT. VEHICULAR AND WALKING ACCESS



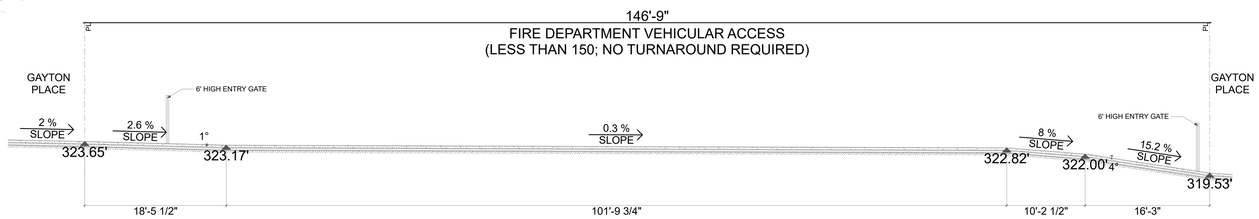




NOTES:
1. 90% SOIL'S SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO: EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARDNESS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 5 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATIONS.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

PERMEABLE ROAD DETAIL

NOT TO SCALE



ROAD PROFILE

To schedule an inspection, please email Fire-FPCalabasas@fire.lacounty.gov Provide at least one set of the approved plans to them prior to the inspection.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
FIRE HYDRANT LOCATION ONLY
By _____
Fire Prevention Engineer
Date 02/19/2025

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
ACCESS REQUIREMENTS ONLY
By _____
Fire Prevention Engineer
Date 02/19/2025

SOLTANIAN RESIDENCE

6257 GAYTON WAY
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

FIRE DEPARTMENT PLAN

DRAWING NO.
A-0.3

PROJECT	SOLTANIAN RESIDENCE
DATE	Plot Date: 11/22/24
SCALE	1"=10'
DRAWN BY	D.W.B.,

Plotted on 11/22/2024 by Douglas Burdge in BURDGE ARCHITECTS, REBO PROJECTS\SOLTANIAN RESI- 6257 GAYTON PLACE\A0_SOL2024-11-17 Latest in Use\SOLTANIAN - V23 2023-11-13.pln

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 09/01/2026

PROJECT NUMBER: ACDPWF 21-003

JOB ADDRESS: 6257 GAYTON PL

APPLICANT / CONTACT: Robyn Moruzzi

APPLICANT EMAIL: robyn@malibuprojmgmt.com

PLANNER: Aakash Shah

PROJECT DESCRIPTION: NSFR; (n) guest house, pool/spa, and OWTS, landscape,

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

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

Courtney McCammon — 9/3/26

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 3

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)	Robyn Moruzzi robyn@malibuprojmgmt.com		
Project Address:	**6257 GAYTON PL** Malibu, CA 90265		
Planning Case No.:	ACDPWF 21-003		
Project Description:	NSFR; (n) guest house, pool/spa, and OWTS, landscape		
Date of Review:	September 3, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/2/25
Site Survey:	12/2/25
Landscape Plan:	12/2/25
Hydrozone Plan:	12/2/25
Irrigation Plan:	12/2/25
Fuel Modification Plan:	12/2/25
Grading Plan:	12/2/25
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	1/13/26 (Forde Biological)
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/9/21 (Approved), 11/12/25 (Incomplete), 2/5/26 (Approved)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 367,382 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 319,304 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. The applicants biologist conducted a site-specific survey of the adjacent blue-line stream in 2019 and determined it "lacked a well-defined bed and well-defined banks and included a photograph of the area depicting the lack of stream characteristics". The applicant's biologist determined the stream to have the same characteristics based on 2024 aerial imagery as they could not legally access the area where the stream is shown on City of Malibu GIS. The City Biologist visited the property where the stream is mapped and observed a lack of well-defined bed and well-defined banks. The City Biologist agrees with the applicant's biologist.

RECOMMENDATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 06/14/2022

PROJECT NUMBER:	CDPWF 21-003
JOB ADDRESS:	6257 GAYTON PL
APPLICANT / CONTACT:	Robyn Moruzzi, Burdge and Associates
APPLICANT ADDRESS:	24911 PCH Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
APPLICANT EMAIL:	robyn@buaia.com
PROJECT DESCRIPTION:	Addition to SFR; (n) guest house, pool/spa, and OWTS

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **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.

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Thomas — July 5, 2022

Signature **Date**

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: **City of Malibu Environmental Health Administrator**

FROM: **City of Malibu Planning Department** **REVISED DATE** **06/14/2022**

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

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)	Robyn Moruzzi, Burdge and Associates robyn@buaia.com		
Project Address:	**6257 Gayton Place** Malibu, California 90265		
Planning Case No.:	CDPWF 21-003		
Project Description:	Addition to SFR; (n) guest house, pool/spa, and OWTS		
Date of Review:	July 5, 2022		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Burdge and Associates: Plans dated 12-9-2019 (received 8-4-2021)
Grading Plans:	GeoWorks: Plans dated 3-31-2020
OWTS Plan:	EPD: OWTS plan dated 2-24-2021
OWTS Report:	EPD: OWTS report dated 2-24-2021; Addendum I dated 1-3-2022 (received 6-14-2022)
Geology Report:	Alpine: Geologic and Soils Engineering report dated 12-16-2020; Addendum I dated 10-31-2021; Addendum II dated 1-26-2022
Miscellaneous:	
Previous Reviews:	8-11-2021

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Architectural and Grading Plans:** The final Architectural Site Plan and Grading Plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection from the residence and guest house.

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

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

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

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

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

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

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

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

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

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

6) **Building Plans:** All project architectural plans and grading/drainage 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.

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

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

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

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

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

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

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

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

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

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

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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

6257 GAYTON PLACE **(FIRE REBUILD)**
MALIBU, CA 90265 **(CDPWF 21-003)**

S.F.D.:	**5 Bedroom/91 Fixture Units (N)**
GUEST HOUSE:	**2 Bedroom/25 Fixture Units (N)**
TREATMENT TANK:	**7,540 Gallon MicroSepTec ES25 with UV Disinfection Unit (N)**
ACTIVE:	**1 – 6' x 38' BI w/7' Cap (N) (projected; B-9)**
	1 – 6' x 40' BI w/7' Cap (N) (projected; B-10)
	1 – 6' x 44' BI w/7' Cap (N) (projected; B-11)
FUTURE:	**2 – 6' x 40' BI w/6' Cap (F) (projected; B-13,B-14)**
PERC RATE:	**5,111 gpd/7.98 gpsf (proj; B-5)**
	3,979 gpd/6.21 gpsf (proj; B-6)
	598 gpd/0.96 gpsf (proj; B-7)
	2,447 gpd/3.94 gpsf (proj; B-8)
	5,499 gpd/6.63 gpsf (proj; B-9)
	5,198 gpd/7.26 gpsf (proj; B-10)
	5,172 gpd/6.86 gpsf (proj; B-11)
	2,472 gpd/3.45 gpsf (proj; B-12)
	6,010 gpd/7.98 gpsf (proj; B-13)
	6,133 gpd/8.14 gpsf (proj; B-14)
DESIGNER:	**Kevin Poffenbarger, RCE 69089**
REFERENCE:	**EPD: OWTS design reports dated 2-24-2021 and 1-3-2022**
	Alpine: Geologic and Soils Engineering reports dated 12-16-2020, 10-31-2021, and 1-26-2022

***SEE REVERSE SIDE FOR MORE OWTS INFORMATION.**

NOTES:

1. **This conformance review is for a fire rebuild of a 5 bedroom (91 fixture units) new single family dwelling and a 2 bedroom (25 fixture units) new guest house. The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).**

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

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

KEY:

- PROPERTY LINE
- (P) STRUCTURE
- S (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- V (P) SS PIPES (VENT)
- (P) SS PIPES (ELECTRICAL)
- W (E) PUBLIC WATER MAIN
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- BORINGS (B-X) PERCOLATION TESTED. SEE ALPINE GEOTECHNICAL REPORTS DATED DECEMBER 16, 2020 AND OCTOBER 31, 2021.

ABBREVIATIONS:

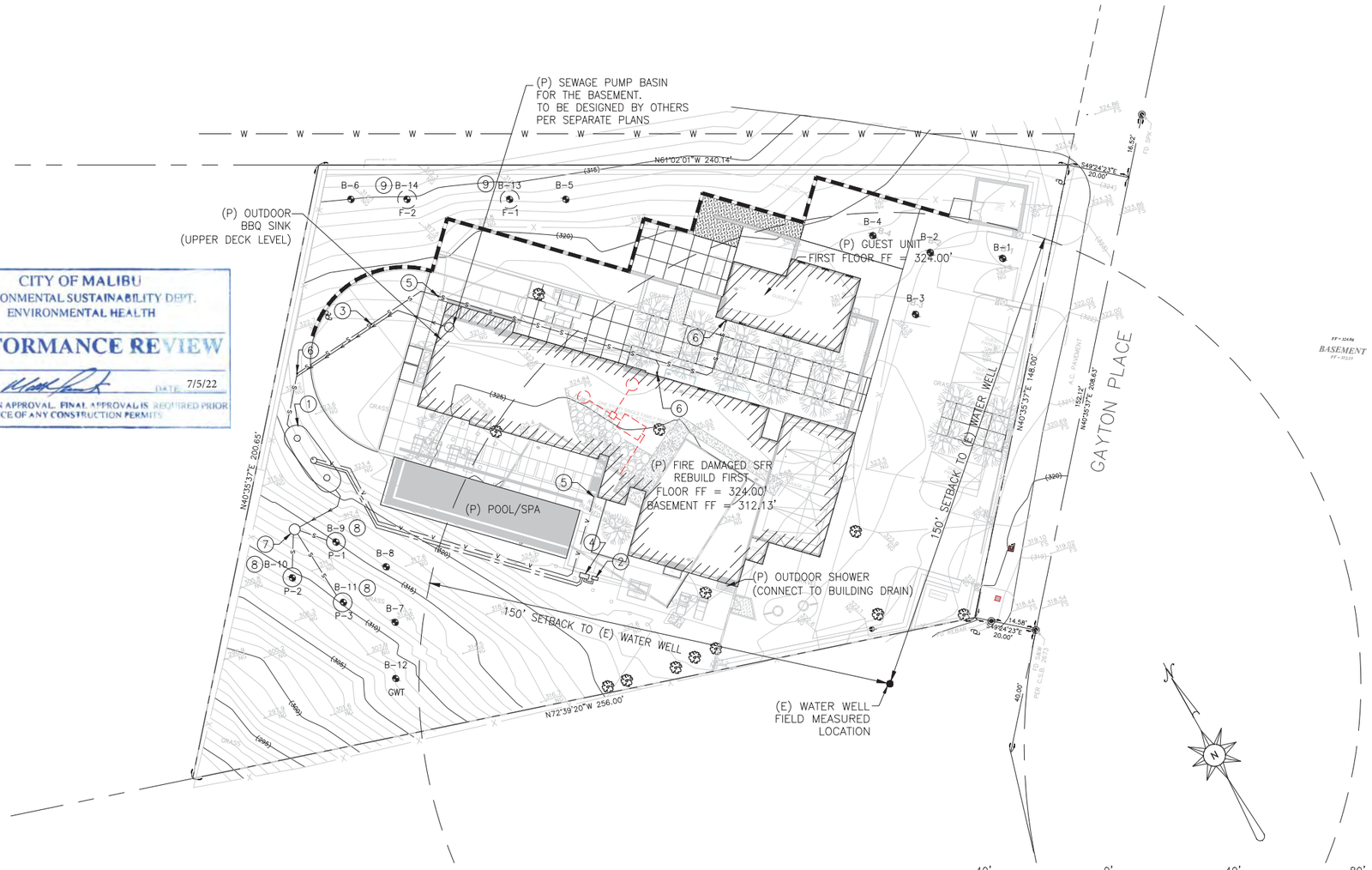
(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

NOTES:

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

PRELIMINARY - NOT FOR CONSTRUCTION

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE: DATE: 7/5/22
THIS IS NOT AN APPROVAL. FINAL APPROVALS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS



1 ONSITE WASTEWATER SYSTEM SITE PLAN

Scale: 1"=40'

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

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

PROFESSIONAL ENGINEER ... OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	ADDITIONAL PERC TESTS	1/3/22	AS

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

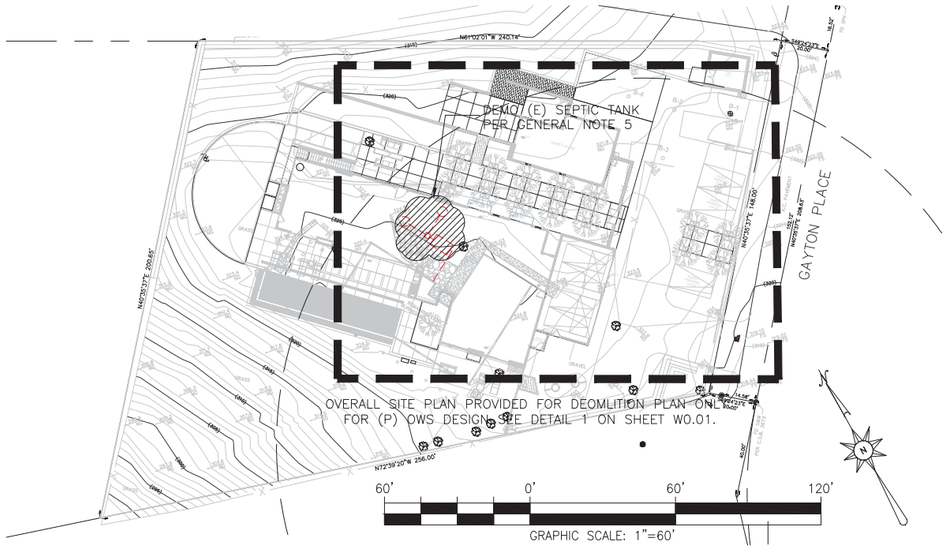
PROJECT: 6257 GAYTON PLACE MALIBU, CA 90265

DATE	SCALE	DRAWN BY
2/24/21	AS_SHOWN	AS

PROJECT NO. D628

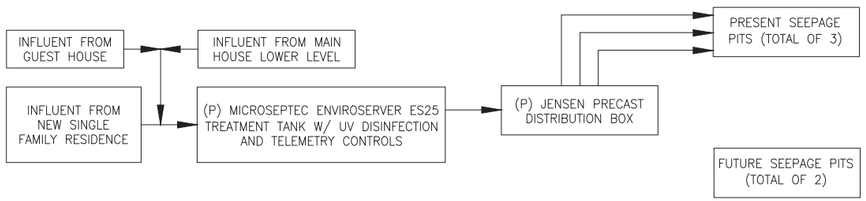
DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION PLAN

Scale: 1"=60'



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES25 TREATMENT TANK HOUSED IN A 7,540–GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (2) 24"ø 30"ø FRP LIDS/RISERS TO GRADE PER MFR,EFFLUENT FILTER, UV DISINFECTION AND AND TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL AND/OR DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. PRESSURE TO GRAVITY CLEANOUT.
4. (P) TWO MICROSEPTEC HIBLOW HP–200 AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES PER MFR.
5. (P) ENVIROSERVER ES25 AIR VENT W/ 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE.
7. (P) JENSEN PRECAST CONCRETE MODEL D30 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
8. (P) PRESENT THREE (3) SEEPAGE PITS PER DETAILS 4 AND 6 ON SHEET W0.00. CONSTRUCT WITH 8"ø INSPECTION PORTS IN ENCLOSURES TO GRADE.
9. (P) FUTURE TWO (2) SEEPAGE PITS PER DETAILS 4 AND 6 ON SHEET W0.00 TO BE DESIGNATED FOR RESERVE EFFLUENT DISPERSAL CAPACITY.
10. BACKWATER VALVE.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. TOPOGRAPHIC SURVEY BY H.J. BURKE, INC., DATED FEBRUARY 14, 2019. ARCHITECTURAL PLANS PROVIDED BY BURDGE & ASSOCIATES ARCHITECTS, INC., DATED MARCH 9, 2020. GRADING PLANS PROVIDED BY GEOWORKS, INC., DATED MARCH 31, 2020. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM.
3. ALL BORINGS (B–X) ARE APPROXIMATE LOCATIONS PER ALPINE GEOTECHNICAL, INC. REPORTS, DATED JANUARY 16, 2020 AND OCTOBER 31, 2021.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. (E) SEPTIC TANK SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. ALL (E) SEPTIC COMPONENTS ARE APPROX. LOCATIONS PER THE COUNTY OF LOS ANGELES SEPTIC APPROVAL, DATED SEPTEMBER 3, 1965. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.

PRELIMINARY - NOT FOR CONSTRUCTION

Received
06/14/2022
Planning Dept.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

TOTAL BEDROOMS: 5 (MAIN RESIDENCE) AND 2 (GUEST UNIT)
TOTAL DRAINAGE FIXTURE UNITS: 116
2 BEDROOMS @ 300 GPD/BED = 600 GPD
5 BEDROOMS @ 150 GPD/BED = 750 GPD

PEAK DESIGN DAILY FLOWRATE: 1,350 GPD
AVERAGE DESIGN DAILY FLOWRATE: 750 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

EFFLUENT DISPERSAL:
PERC RATE PRESENT: B–9 = 5,499.1 GPD/6'ø PIT
B–10 = 5,198.3 GPD/6'ø PIT
B–11 = 5,172.0 GPD/6'ø PIT
TOTAL = 15,869.4 GPD/3–6'ø PITS

PERC RATE FUTURE: B–13 = 6,010.6 GPD/6'ø PIT
B–14 = 6,133.5 GPD/6'ø PIT
TOTAL = 12,144.1 GPD/2–6'ø PITS

NEW MICROSEPTEC ES25 TERTIARY TREATMENT TANK: 7,540 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,650–GALLONS (BASED UPON BEDROOM COUNT ONLY)
MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 3,900–GALLONS (BASED UPON DFU COUNT ONLY)
SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 11,700–GALLONS (BASED UPON BEDROOM COUNT ONLY)

PRESENT SEEPAGE PITS: 3 TOTAL
1 6'ø X 44' BI PIT W/ 7.0' CAP DEPTH FROM EG @ B–9, P–1
1 6'ø X 38' BI PIT W/ 7.0' CAP DEPTH FROM EG @ B–10, P–2
1 6'ø X 40' BI PIT W/ 7.0' CAP DEPTH FROM EG @ B–11, P–3

FUTURE SEEPAGE PITS: 2 TOTAL
1 6'ø X 40' BI PIT W/ 6.0' CAP DEPTH FROM EG @ B–13, F–1
1 6'ø X 40' BI PIT W/ 6.0' CAP DEPTH FROM EG @ B–14, F–2

(PERCOLATION RATES PER ALPINE GEOTECHNICAL, INC. GEOLOGIC AND SOILS ENGINEERING REPORTS, DATED DECEMBER 16, 2020 AND OCTOBER 31, 2021)

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE/ SURFACE @ PIT (FG/FS) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG/FS (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15–FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P–1	B–9	51.0	315.0	315.0	7.0	7.0	308.0	308.5	44.0	264.0	253.0	11.0
	P–2	B–10	45.0	309.0	309.0	7.0	7.0	302.0	303.5	38.0	264.0	253.0	11.0
	P–3	B–11	47.0	310.0	310.0	7.0	7.0	303.0	304.5	40.0	263.0	253.0	10.0
FUTURE SEEPAGE PITS	F–1	B–13	46.0	317.0	317.0	6.0	6.0	311.0	312.0	40.0	271.0	253.0	18.0
	F–2	B–14	46.0	315.0	315.0	6.0	6.0	309.0	309.0	40.0	269.0	253.0	16.0

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

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

PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
1	ADDITIONAL PERC TESTS	1/3/22	AS

ADDRESS:
6257 GAYTON PLACE
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
6257 GAYTON PLACE
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
2/24/21	AS_SHOWN	AS

PROJECT NO.
D628

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 7/22/2021

PROJECT NUMBER:	CDPWF 21-003
JOB ADDRESS:	6257 GAYTON PL
APPLICANT / CONTACT:	Robyn Moruzzi, Burdge and Associates
APPLICANT ADDRESS:	24911 PCH Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Addition to SFR; (n) guest house, pool/spa, and OWTS

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	X
The project is required to have an interior automatic fire sprinkler system.	X
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	X

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X	
Required and/or proposed Fire Department Vehicular Turnaround		
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

C. KENNELLY — **SIGNATURE**

8-19-2021 — **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: November 14, 2024 **Review Log #:** **496**
Site Address: 6257 Gayton Place
Lot/Tract/PM #: **Planning #:** **CDPWF 21-003 P3**
Applicant/Contact: Evan Contino, evan@buaia.com **BPC/GPC #:**
Contact Phone #: 310-773-7305 **Fax #:** **Planner:** **Aakash Shah**
Project Type: New single-family residence, guest house, swimming pool/spa, onsite wastewater treatment system (OWTS), retaining walls, grading

Submittal Information

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

Alpine Geotechnical, Inc. (Sivas, CEG 2565; Simon, RCE 82610): **3-29-2023**, 12-16-2020, 10-31-2021, 1-26-2022
EPD Consultants (Poffenbarger, RCE 69089): **7-25-2024**, **4-18-2023**, 1-3-2022, 2-24-2021

3rd Coastal Development Permit Submittal to Geology
Architectural plans prepared by Burdge Architects dated August 2024.
Civil plans prepared by GeoWorks Engineering and Surveying, Inc. dated August 26, 2024.
OWTS plans prepared by EPD Consultants dated July 25, 2024.

Previous Reviews: 7-21-2022, 8-25-2021; Ref: Environmental Health Review Sheets dated 7-5-2022 and 8-11-2021

Review Findings

Coastal Development Permit Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

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

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

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

Remarks:

The referenced addendum II and III onsite wastewater treatment system (OWTS) reports, update geotechnical report, OWTS plans, architectural plans, and civil plans, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. The proposed development includes constructing a new 4,818 square foot (sf) one-story single-family residence with a 1,427 sf basement, a 943 sf attached garage, a 900 sf guest house, a swimming pool and spa, retaining walls, patios, and decks, and new OWTS. Grading consists of 1,866 yards of cut and 57 yards of fill under structure; 375 yards of cut for safety; 577 yards of fill non-exempt; and 1,607 yards of export.

The design of the new onsite wastewater treatment system (OWTS) was modified since the initial review based on the initial review comments and location of the existing offsite water well. A new OWTS will be installed on the property that consists of a MicroSepTec EnviroServer ES25 treatment tank housed in a 7,540-gallon FRP tank with UV disinfection and one present 6' diameter by 44' BI seepage pit with a 7' cap (in the vicinity of boring B-9), one present 6' diameter by 38' BI seepage pit with a 7' cap (in the vicinity of boing B-10), one present 6' diameter by 40' BI seepage pit with a 7' cap (in the vicinity of boring B-11), and 100% expansion consisting of two 6' diameter by 40' BI seepage pits with 6' caps (in the vicinity of borings B-13 and B-14).

Review Comments:

None.

Building Plan-Check Stage Review Comments:

1. The referenced geotechnical reports are over one year old. Please provide an update geotechnical report that addresses the current site conditions, current building codes, current development plans, and provides additional/revised recommendations, as appropriate.
2. Show the proposed OWTS components on the architectural and grading plans.
3. The Project Geotechnical Consultant recommends supporting the proposed residence, basement, guest house, and retaining walls on bedrock *or* future compacted fill. The foundation, grading, and architectural plans shall clearly depict the chosen embedment option.
4. Submit foundation plans for review that implement the Project Geotechnical Consultant's recommendations. Clearly indicate the embedment material and depth for all foundation types on the foundation plans for all structures.
5. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"

6. Clearly show the Code-required minimum foundation setbacks and distances from descending slopes on the plans, where applicable.
7. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
8. Please include retaining wall details on the foundation plans for review, following the recommendations by the Project Geotechnical Consultant.
9. Please submit a set of swimming pool and spa plans for review. Include a detail for the swimming pool hydrostatic relief valve on the swimming pool plans.
10. Clearly indicate the limits of removal and re-compaction (R & R) on the grading plans as per the Project Geotechnical Consultant's recommendations, and include the yardages on the Total Grading Yardage Verification Certificate.
11. Please include the Project Geotechnical Consultant's recommendations for the ABC slot cutting method for the proposed retaining walls along the northern property line on the grading plans.
12. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), and a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms. Geologic conditions exposed during grading must be depicted on an as-built geologic map. <u>This comment must be included as a note on the grading plans.</u>
13. Include the following note on the foundation plans, as appropriate: "*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.*"
14. Please include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the proposed seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
15. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations <u>and items in this review sheet</u> must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet**.**
16. One set of final electronic grading, retaining wall, guest house, swimming pool, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations <u>and items in this review sheet</u> must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical/Civil 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.

Engineering Geology Review by: _____ 11-14-2024

Christopher Dean, C.E.G. #1751, Exp. 9-30-2026
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Date

Geotechnical Engineering Review by: _____ 11-14-2024

Matthew Janousek, G.E. #3005, Exp. 12-31-2026
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Date

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, 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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

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

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 7/22/2021

PROJECT NUMBER:	CDPWF 21-003
JOB ADDRESS:	6257 GAYTON PL
APPLICANT / CONTACT:	Robyn Moruzzi, Burdge and Associates
APPLICANT ADDRESS:	24911 PCH Malibu, CA 90265
APPLICANT PHONE #:	(310)773-7305
APPLICANT FAX #:	
APPLICANT EMAIL:	robyn@buaia.com
PROJECT DESCRIPTION:	Addition to SFR; (n) guest house, pool/spa, and OWTS

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.

Edward Rodriguez
SIGNATURE

October 1, 2021
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Edward Rodriguez, Associate Civil Engineer

Date: October 1, 2021

Re: Conditions of Approval for 6257 Gayton Place, CDPWF 21-003

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.

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

2. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

3. Several existing private improvements are located within the City's right-of-way, such as (but not limited to) landscaping, railroad ties, fencing. These improvements are required to be removed as part of this project and must be shown on the plans. The applicant shall place notes on the plans for the removal of existing encroachments within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the City's right-of-way.

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GRADING AND DRAINAGE

4. 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

5. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

6. 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.

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

8. 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. A note shall be placed on the project plans that address this condition.

STORMWATER

9. 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 permanent 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.

10. 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

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	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.

11. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

12. 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 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 certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

13. HYDROMODIFICATION – Alteration or disturbance of streams or natural drainage courses or human-made or altered drainage courses that have replaced natural streams or drainages and serve the same function, **shall be prohibited**.
    - Necessary water supply projects where no feasible alternative exists.
    - Flood protection for existing development where there is no other feasible alternative.
    - The improvement of fish and wildlife habitat.

MISCELLANOUS

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

15. 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.

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LOS ANGELES COUNTY WATERWORKS DISTRICTS *

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

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

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

TO:

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

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

☐ Los Angeles County
Fire Department

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

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

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

RE: **6257 GAYTON PLACE** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4467-019-021

Los Angeles County Waterworks District No. 29

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

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing service connection.
☒	The property has an existing 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for a 5,550 sq. ft. SFR with 943 sq. ft. garage. Woolsey Fire Rebuild. FEPC2021-2454. CDPWF 21-003. Fire Flow = 1,250 gpm for 1 hour.

By:	William Johnson	(310) 317-6243	4-1-2026
Signature	Print Name	Phone Number	Date

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









ATTACHMENT 3

Aakash Shah

From: Aakash Shah
Sent: Monday, August 31, 2026 3:55 PM
To: Troy Schmidt
Subject: RE: 6257 Gayton Place Story Poles

Hello,

Yes.

Thank you,

Aakash Shah
Contract Planner | Community Development Department
Office: (310) 456-2489 ext 385
23825 Stuart Ranch Road | Malibu, CA 90265

From: Troy Schmidt <[redacted]>
Sent: Monday, August 31, 2026 3:54 PM
To: Aakash Shah <ashah@malibucity.org>
Subject: Re: 6257 Gayton Place Story Poles

10:00 would be great. Should I call you at the number below?

Thanks!

From: Aakash Shah <ashah@malibucity.org>
Date: Monday, August 31, 2026 at 2:56 PM
To: Troy Schmidt <[redacted]>
Subject: RE: 6257 Gayton Place Story Poles

Hello,

Yes, I can speak to you tomorrow.
Does 10:00 AM, sounds good to you in the morning?
Or I can do around 3:00 PM in the noon.

Please let me know.

Thank you,

Aakash Shah
Contract Planner | Community Development Department
Office: (310) 456-2489 ext 385
23825 Stuart Ranch Road | Malibu, CA 90265

From: Troy Schmidt <[redacted]>
Sent: Monday, August 31, 2026 1:53 PM
To: Aakash Shah <ashah@malibucity.org>
Subject: Re: 6257 Gayton Place Story Poles

Would you have time to speak tomorrow. I live in Malibu but work in hollywood so call is best.

thx

T

From: Aakash Shah <ashah@malibucity.org>
Date: Friday, August 28, 2026 at 1:27 PM
To: Troy Schmidt <[redacted]>
Subject: RE: 6257 Gayton Place Story Poles
Hello Troy,

Thank you for reaching out to me. The Mailers went out yesterday so you should be receiving them soon. Yes, I can call you Monday and discuss this project with you. Please let me know what time on Monday works for you. If you would like to meet in-person, I will be at the city on Tuesday and we can meet in-person around 9:00 AM, please let me know if that works for you.

Let me know if you have any questions.

Thank you,

Aakash Shah
Contract Planner | Community Development Department
Office: (310) 456-2489 ext 385
23825 Stuart Ranch Road | Malibu, CA 90265

From: Troy Schmidt <[redacted]>
Sent: Friday, August 28, 2026 11:12 AM
To: Aakash Shah <ashah@malibucity.org>
Subject: 6257 Gayton Place Story Poles

Helo Aakash:

My name is Troy Schmidt and i'm the owner of [redacted] in Malibu. Two days ago story poles went up at the property in front of me, 6257 Gayton place. The home burned in the fire and I had always

assumed it would be rebuilt however based on the location of the story poles the position of the home has been move to an area that directly impacts my view (see photos attached). You can see from the attached photo there is a giant tree in the middle of the story poles clearly indicating that the preexisting home was not in that area. I was told that notices were to be sent out something I didn't not receive.

I would like to get a better understanding of what my rights are here and if there is a process for me to contest the new location of the home.

If you have time it would be great to get on a call so I can better understand the process…

Thanks so much, all the best

Troy Schmidt
[redacted]

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION

NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 21-003 - An application to construct a new 5,850 square-foot one-story single-family residence with a basement and attached garage, a new detached 899 square-foot accessory dwelling unit, a swimming pool and spa, hardscape, landscape, grading, and installation of a new onsite wastewater treatment system on a Woolsey Fire affected parcel

LOCATION / APN:	**6257 Gayton Pl** / 4467-019-021
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Robyn Moruzzi / Regal Services LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e), (a), and (d)
APPLICATION FILED:	July 22, 2021
CASE PLANNER:	Aakash Shah, Contract Planner, ashah@malibucity.org / (310) 456-2489, ext. 385

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after September 15, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on September 22, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on September 15, 2026, the appeal period would expire on Friday, September 25, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director Date: August 27, 2026

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www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION

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YOLANDA BUNDY, Community Development Director Date: September 10, 2026