Commission Agenda Report

Planning Commission Meeting
10-05-26
Item 3.B.1.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Latrice Williams, Assistant Planner

Reviewed by: Didier Murillo, Principal Planner

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

Date prepared: September 24, 2026 Meeting date: October 5, 2026

Subject: De Minimis Waiver No. 26-007 – An application for a new water storage device for a parcel affected by the Woolsey Fire

Location: 29215 Larkspur Lane, not within the appealable coastal zone
APN: 4468-009-006
Owner: Malibu Larkspur Lane LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-007 for a new water storage device (swimming pool) for a parcel affected by the Woolsey Fire.

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

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable and due to the project's location, is not located in the CCC Appealable Jurisdiction.

LIP Section 13.4.11(C) further states that the Community Development Director shall report in writing to the Planning Commission any DMW that has been issued by the City. If, after consideration of the DMW and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a CDP is required, if the applicant wishes to pursue the application.

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

Where the improvements are not otherwise exempt pursuant to LIP Section 13.4, and the required findings of LIP Section 13.4.11(B) are met, the Community Development Director may issue a DMW for any of the following: 1) Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; 2) Minor improvements to existing driveways or access roads that are required by the Los Angeles County Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; 3) Replacement seawalls that exceed 10% in height; 4) Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; 5) Replacement structures that would otherwise be exempt from a Coastal Development Permit may be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; and 6) Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

The project qualifies under LIP Section 13.4.11(A)(6) for the water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster criterion and the required findings are more specifically described in the Community Development Director’s decision attached hereto.

Furthermore, the Council considered and accepted pools with draft hydrants as water storage devices for all rebuilds and adopted the final version of the Rebuild Policies at their October 15, 2026 Special City Council meeting, including LCP and Zoning Coding Interpretation No. 24 (https://maliburebuilds.org/wp-content/uploads/2025/10/Zoning-Interpretation-15-Rebuild-Policies_Final_2025.10.16.2025.pdf).

PUBLIC NOTICE: On September 14, 2026, a Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-007

City of Malibu

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

De Minimis Waiver

Based on the project plans and information provided in the permit application for the water storage device (swimming pool) described below, the Community Development Director hereby waives the requirement for a coastal development permit (CDP) pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-007	Other Applications: APRWF No. 20-059[1]
Location: 29215 Larkspur Lane	APN: 4468-009-006
CEQA Exemption Section: 15303(d)	Property Posting: September 14, 2026
CCC Appealable Jurisdiction: ☐Yes ☒No ☐Partial	The proposed system is not located within the CCC Appealable Jurisdiction.

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

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

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

☐ Replacement seawalls that exceed 10% in height; or

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

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

or

[1] On May 10, 2022, the Planning Division approved Administrative Plan Review-Woolsey Fire (APRWF) No. 20-059 for the in-kind plus ten percent rebuild of a single-family residence with attached garage, and two detached guest houses. In addition, a revised Notice of Decision for APRWF No. 20-059 was issued on March 3, 2026, as the property ownership and residence design changed.

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

Project Description

Natural Disaster: ☒ Woolsey Fire or ☐ Other

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

Water Storage Device: (Swimming pool)

Description: New at-grade, 49 foot (ft.), 7 inches (in.) x 19 ft. swimming pool with draft hydrant for fire suppression purposes.

De Minimis Waiver Findings

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

The proposed project consists of a new 49.7 ft. x 19 ft. swimming pool designed and plumbed with a draft hydrant to also function as a fire-suppression water storage device, thereby improving on-site firefighting capability and furthering the LCP's objective of reducing risks associated with wildfire and other hazards. The pool and associated fire-suppression components, including piping, hydrant, valves, and related appurtenances, will be located entirely within the established development area associated with the primary building pad and previously disturbed or landscaped portions of the property. No grading, vegetation removal, or new development is proposed within ESHA, wetlands, beach areas, or on or seaward of coastal bluffs, and the project biologist has confirmed that the proposed work is outside any mapped ESHA overlay. The improvements will not affect any recorded public access easements, vertical or lateral accessways, or public trails and will not alter the public's ability to access or use the shoreline.

While the City of Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) do not include a definition of “water storage devices”, there is a reference to swimming pools being required to be suitably engineered for water containment made in the LCP’s Local Implementation Plan (LIP) Section 10.4.E (see below), as well as a goal and related action to ensure that onsite stored water for firefighting purposes be incentivized noted within Goal S-3, Action S-3.3.1f, of the April 2026 updated Safety Element of the City of Malibu General Plan (page 30, with action noted below).

LIP Section 10.4.E asserts, “***Swimming pools shall be constructed in accordance with the pool/spa submittal requirements*** *outlined in Plate F of the City of Malibu "Guidelines for the Preparation of Geologic and Geotechnical Engineering Reports," dated February 2002. In addition, swimming pools and spas shall be located landward of the structural setback requirements as outlined in Section 10.4.D of the Malibu LIP.* ***In addition, all swimming pools and spas shall be of double wall construction with subdrains between the walls and leak detection systems****.*”

City of Malibu General Plan Safety Element Goal S-3, Action S-3.3.1f states, “*[A community adapted to wildfire risks and hazards]…* ***Work with appropriate agencies to ensure sufficient stored water and***

consider nonmonetary incentives for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements."

Additionally, Safety Element Goal S-3, Action S-3.3.18 states **"Ensure that adequate water storage and capacity are available to meet daily demand and fire flow requirements."** Onsite fire flow capabilities help meet the demand of fire departments in emergency situations. As the City saw in the Palisades and Woolsey Fires, the LACFD did not have the ability to access their water tanks in many situations. Providing onsite water storage capabilities in something that doubles as a residential benefit incentivizes homeowners to establish these fire flow capabilities onsite and provide the LACFD with additional resources to tap into during emergencies.

To that end, it is evident that swimming pools are required by the City to meet structurally sound design standards to ensure that water is safely contained. Additionally, the most recent iteration of the City's Safety Element, which was subsequent to the Woolsey, Franklin and Palisades Fires, includes a specific action (relative to ensuring that the community is adapted to wildfire risks and hazards) to establish that the City work with appropriate agencies, in this case the Los Angeles County Fire Department (LACFD), to ensure sufficient stored water and consider nonmonetary incentives for on-site shared storage water to meet firefighting standards and requirements. Notably, this action uses the terms 'stored water' and 'shared water storage' rather than focusing on the specific type of device used to hold the water, while the language, "…shared storage water suitable to meet effective firefighting…" and, "…on-site…" provides flexibility in the water storage devices that can be used on-site for LACFD firefighting purposes. Finally, and perhaps most importantly, this action states that the City shall, "…**consider nonmonetary incentives for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements**." LIP Section 13.4.11.A.6 waiver process is exactly that, a nonmonetary incentive for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements. The LACFD has approved this pool as a water storage device and required a draft hydrant so they can tap into its resources in case there is another fire in the area.

Additional references to swimming pools being considered as water storage devices by the City can be found as part of the City's public hearing process for the LCP Amendment to include LIP Section 13.4.11.A.6, which detailed as follows:

- February 20, 2025, Planning Commission meeting (referenced at 32:43; 47:11; 4:10:31, respectively)
- Ordinance 524 (March 4, 2025, City Council staff report, Item 3.A. page 6)
- March 5, 2025, City Council meeting (referenced in staff's presentation, visible on the slide displayed at 44:16 and discussed by City Council with Fire Chief Duvally in attendance between 4:33:30 and 4:39:22)

At these meetings, both the Malibu Planning Commission and Malibu City Council agreed that pools would be eligible water storage devices for DMW processing listed under LIP13.4.11(A)(6). The Community Development Director is carrying out the directives of the Malibu City Council by including pools as an eligible water storage device.

Therefore, the project is consistent with the certified Malibu LCP, the City's General Plan, and Council and community directives including applicable resource protection policies, because it does not change the existing residential land use, density, development intensity, or expand development toward the shoreline, the improvements remain within the existing development area, and the improvements would enhance fire-fighting capabilities in the immediate area by mitigating fire hazards. The project will not result in significant new impacts to ESHA, marine resources, scenic resources, or public access and will provide an additional fire-protection benefit for the property. The existing OWTS will remain in its current location and capacity, with no modifications proposed, and no changes are proposed to the existing

driveway location or alignment. Accordingly, and inclusive of the foregoing conditions of approval, the proposed improvements have no potential for significant adverse effects, either individually or cumulatively, on coastal resources or public access and are consistent with the applicable requirements of the Malibu LCP for approval of a De Minimis Coastal Development Permit Waiver.

Conditions of Approval

Standard Conditions

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

2. This approval is for the 49 ft. 7 in. x 19 ft. swimming pool with draft hydrant for fire suppression purposes described under the Project Description section of this DMW and detailed in the project plans (Attachment 1).

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

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

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

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

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

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

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results

and the project is still in compliance with the MMC and the LCP. An application with all required materials and fees may be required.

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

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

Cultural Resources

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

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

Biology

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

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

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

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

Environmental Health

18. 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).

19. 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).

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

21. 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.

22. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS 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.

Swimming Pool

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

24. 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) and 3.5.3(B)(8)(a).

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

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

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

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

28. 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.

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

Geology

30. 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.

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

Public Works

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

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

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

33. 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.

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

    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.
    h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to issuance of the grading permit.

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

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

36. 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.

Construction

37. 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.

38. 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.

Site-Specific Conditions

39. The water storage device (swimming pool) shall be equipped with an operative fire draft/fire hydrant.

Prior to Final Inspection

40. 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.

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

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

Deed Restrictions

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

Fixed Conditions

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

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

Appeals and Reporting

APPEALS – The Community Development Director's decision on whether to issue a DMW is not locally appealable. If, after consideration of the waiver and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required for the water storage device (swimming pool). Otherwise, the waiver is effective immediately after the Planning Commission meeting where the matter is heard. The project is not located in the Coastal Commission's Appealable Jurisdiction.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is scheduled to be reported at the **October 5, 2026** Planning Commission meeting. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to 14 California Code of Regulations Section 13153.

Notice of Determination: September 24, 2026

Prepared by:



Latrice Williams
Assistant Planner

Issued by:



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

Attachments:

1. Project Plans
2. Department Review Sheets

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-007**, dated **September 24, 2026**, for the project located at **29215 Larkspur Lane, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of Los Angeles } SS

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

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

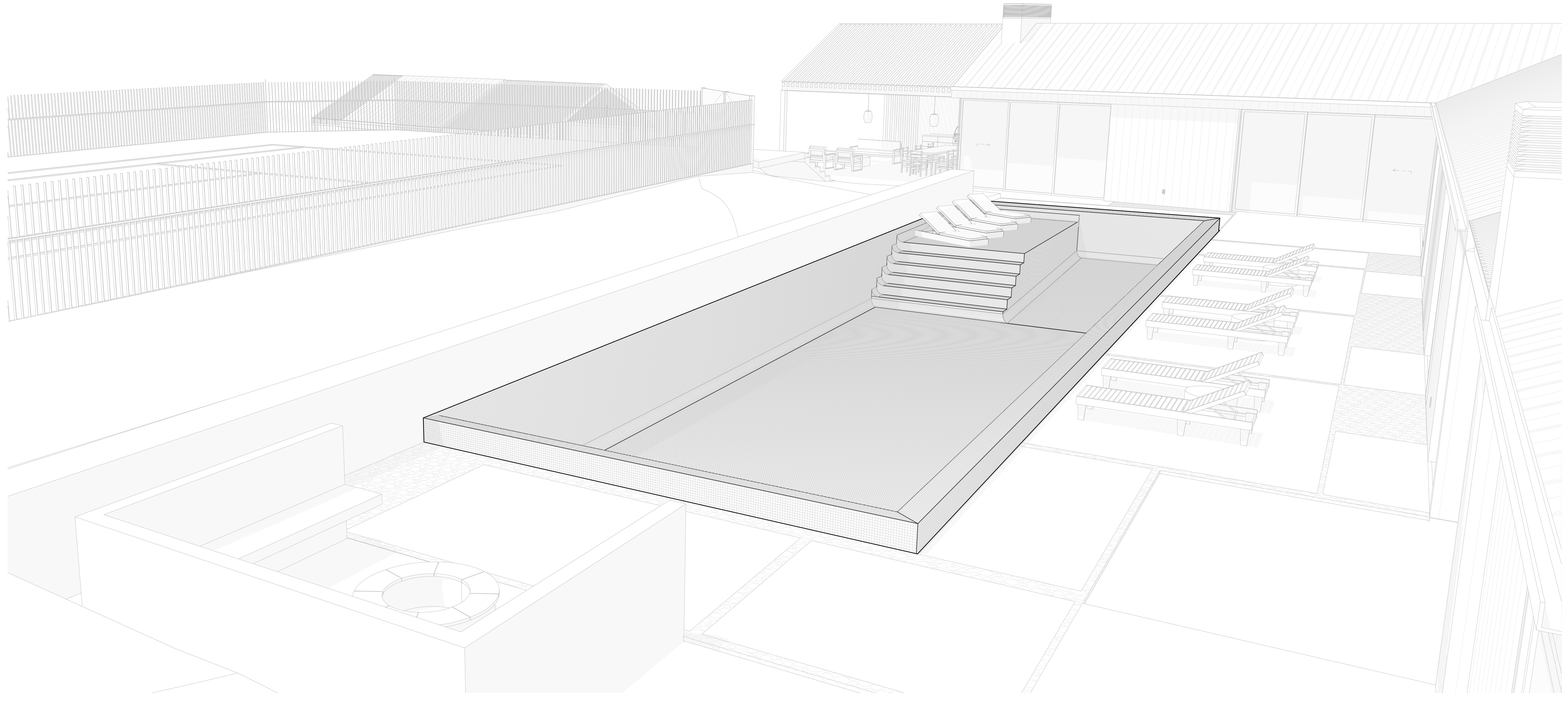
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

LARKSPUR_J RESIDENCE

MALIBU, CA



NOTE: PROJECT VIEW TO BE USED AS INSPIRATION REFERENCE ONLY, NOT FOR CONSTRUCTION PURPOSES.

ATTACHMENT 1

ABBREVIATIONS

NOTE: ABBREVIATIONS ARE NOT CASE SPECIFIC

A.B.	Anchor Bolt
A.C.	Asphaltic Concrete
Acces.	Accessories
A.D.	Area Drain
Adj.	Adjacent/Anchor Bolt
A.F.F.	Above Finish Floor
A.P.	Access Panel
Approx.	Approximately
Arch't.	Architect
Alum.	Aluminum
Bd.	Board
Bldg.	Building
Blk.	Block
Blkg.	Blocking
Blkt.	Blanket
Bm.	Beam
B.N.	Boundary Nail
B.O.	Bottom of
B.S.	Both Sides
Brdg.	Bridging
Brkt.	Bracket
B.T.U.	British Thermal Unit
B/N	Between
Cab.	Cabinet
Carp.	Carpet
C.B.	Catch Basin
C.T.	Ceramic Tile
C.G.	Corner Guard
C.J.	Construction Joint
C.L.	Center Line
Clg.	Ceiling
Clo.	Closet
Clr.	Clear
C.M.U.	Concrete Masonry Unit
C.O.	Clean Out
Col.	Column
Conc.	Concrete
Const.	Construction
Cont.	Continuous
Ctr.	Center
C.W.	Cold Water
Dbl.	Double
Dept.	Department
D.F.	Douglas Fir
Dim.	Dimension
Dn.	Down
Dr.	Door
D.S.	Down Spout
E.	East
E.F.	Each Face
E.J.	Expansion Joint
El.	Elevation, vertical
Elast. Mem.	Elastometric Membrane
Elec.	Electric
Elecl.	Electrical
Elev.	Elevator
Eq.	Equal Space
Equip.	Equipment
EX.	Cut from, previously
Exist'g.or(E)	Existing
Ext.	Exterior
F.C.	Finish Ceiling
F.D.	Floor Drain
F.E.C.	Fire Extinguisher Cabinet
F.F.	Finish Floor
Fin.	Finish
Fix.	Fixed
F.L.	Flow Line
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
Ftg.	Footing
Galv.	Galvanized
G.B.	Grab Bar
Gen.	General
G.C.	General Contractor
G.S.	Gravel Stop
G.S.M.	Galvanized Sheet Metal
Gyp. Bd.	Gypsum Board
GWB	Gypsum Wall Board
H.B.	Hose Bib
H.C.	Handicap or Hollow Core
H.D.F.	High Density Fiberboard
Hdr.	Header
Hdwr.	Hardware
Ht.	Height
Horiz.	Horizontal
H.P.	High Point
Htg.	Heating
H.W.	Hot Water
I.D.	Inside Diameter
Incl.	Including
I.E.	Invert Elevation
Info.	Information
Insul.	Insulation
Int.	Interior
Jst.	Joist
Jt.	Joint
L.	Length
Lav.	Lavatory
Lbs.	Pounds
L.H.	Left Hand
L.L.	Live Load
L.P.	Low Point
Lt.	Light
Louv.	Louver
Mat'l.	Material
Max.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Mfg.	Manufacturer
Min.	Minimum
Misc.	Miscellaneous
Mtl.	Metal
M.R.GWB	Moisture resistant gypsum board
N.	North
(N)	New
N.G.	Natural Grade
N.I.C.	Not in contract
No.	Number
N.T.S.	Not to scale
Obs.	Obscure
O.C.	On Center
O.D.	Outside Diameter
Opng.	Opening
Opp.	Opposite
Ot.	Outlet
OVD.	Overflow Drain
P.L.	Property Line
Pl.am.	Plastic Laminate
Plt.	Plate
Plbg.	Plumbing
Plywd.	Plywood
PS.F.	Pounds per Sq. Ft.
Pt.	Point
Ptd.	Painted
Q.T.	Quarry Tile
R.A.	Return Air
RF.D.	Roof Drain
Reg.	Register, Regulation or Regular
Req'd.	Required
RR	Roof Rafters
S.	South or Sink
S.A.	Supply Air
S.C.	Solid Core
Sched.	Schedule
Scup.	Scupper
S.F.	Sub Floor
Sgl.	Single
Sht.	Sheet
Sim.	Similar (but not identical)
SCD	See Civil Drawings
SED	See Electrical Drawings
SLD	See Landscape Drawings
SMD	See Mechanical Drawings
SOG	Slab On Grade
SP	Stand Pipe
SPD	See Plumbing Drawing
Spec.	Specifications
Sq.	Square
SSD	See Structural Drawing
S.S.	Select Structural/Stainless Steel
Std.	Standard
St 'l.	Steel
Stor.	Storage
Struct'l	Structural
S.T.D.	Slope to drain
T.B.D.	To Be Determined
Tele.	Telephone
Temp.	Tempered
T&B	Top & Bottom
T&B	Tongue & Groove
T.O.D.	Top of Deck
T.O.J.	Top of Joist
T.O.P.	Top of Parapet
T.O.Sl.	Top of Slab
T.O.St.	Top of Steel
T.O.W.	Top of Wall
TS	Tubular Steel
T.V.	Television
Typ.	Typical
U.B.C.	Uniform Building Code or applicable Local Bldg. Code
U.L.	Underwriters Laboratory
U.N.O.	Unless Noted Otherwise
V.	Void
V.B.	Vapor Barrier
V.C.T.	Vinyl Composition Tile
V.G.D.F.	Vertical Grain Douglas Fir
Vent.	Ventilation
Vert.	Vertical
V.I.F.	Verify in Field
Vol.	Volume
W.	West or Wide Flange
W/	With
Wd.	Wood
W.F.	Wall Furnace
W.Gl.	Wire Glass
W.H.	Water Heater or Weep Hole
W/O	Without
Wp.M.	Waterproof Membrane
Wt.	Weight
W.W.F.	Welded Wire Fabric
Wk.Pt.	Work Point

DRAWING SYMBOLS

FOR ADDITIONAL ELECTRICAL/MECHANICAL SYMBOLS & EXIT SIGN SYMBOLS - SEE SHEET A----

ELEVATION REFERENCE

SECTION CUT

DETAIL REFERENCE

DETAIL ENLARGEMENT REFERENCE

INTERIOR ELEVATION REFERENCE

REVISION NUMBER

DOOR REFERENCE NUMBER

WINDOW REFERENCE NUMBER

ELEVATION POINT

LEVEL LINE

STUD WALL

BLOCK WALL

ONE HOUR RATED WALL (INTERIOR WALLS)

TWO HOUR RATED WALL

WALL TYPE DESIGNATION

PROPERTY LINE

CENTER LINE

FACE OF G.W.B. DIMENSION, U.N.O.

GYPSUM WALL BOARD

PLYWOOD

INSULATION

STEEL

ALUMINUM

CERAMIC TILE

FENCING

STRUCTURAL WOOD FRAMING

WOOD BLOCKING

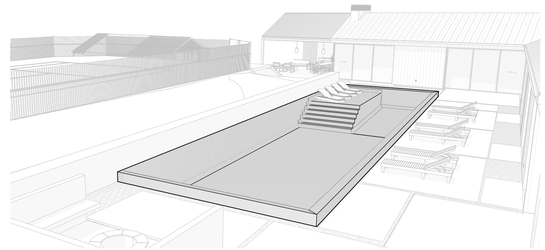
FINISH WOOD

SHEET INDEX

SHEET ID	SHEET NAME	DATE/PUBLICATION: 7/24/26 PLANNING SUBMITTAL
G-0.1	COVER SHEET	☒
G-0.2	GENERAL NOTES & SPECIFICATIONS	☒
G-0.3	GENERAL NOTES & SPECIFICATIONS	☒
G-0.4	SURVEY	☒
G-0.5	SLOPE ANALYSIS	☒
G-0.6	SETBACK & PERMEABLE-IMPERMEABLE CALCULATIONS	☒
G-0.7	OWTS PLOT PLAN	☒
A-1.1	PROPOSED SITE PLAN	☒
A-2.1	PROPOSED FLOOR PLAN - POOL	☒
A-4.1	PROPOSED SECTIONS - POOL	☒
A-6.1	POOL EQUIPMENT VAULT	☒
A-6.2	POOL DETAILS	☒

LARKSPUR_J RESIDENCE

29215 Larkspur Lane



NEW POOL ADDITION TO AN EXISTING HOUSE

PROJECT DATA

SCOPE OF WORK:	POOL ADDITION TO AN EXISTING HOUSE, POOL EQUIPMENT, CMU POOL EQUIPMENT ENCLOSURE. NO NEW LANDSCAPE OR HARDSCAPE PROPOSED
PROJECT ADDRESS:	29215 LARKSPUR LN, MALIBU, CA 90265
A.P.N.:	4468-009-006
LCP ZONING:	RR1
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENCE
OCCUPANCY GROUP:	R3\U FOR SINGLE FAMILY DWELLING WITH ACCESSORY UNITS.
LOT SIZE:	61,089 SQ FT (PER ASSESSOR RECORDS)
NUMBER OF STORIES:	1
FIRE SPRINKLERS:	YES - NFPA 13D, PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT PER CRC R313.2.
FIRE ZONE:	FIRE HAZARD SEVERITY
TYPE OF CONSTRUCTION:	V-B
BLDG HEIGHT:	18'-0"
APPLICABLE CODE:	THIS PROJECT SHALL COMPLY WITH THE 2025 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA REFERENCED STANDARDS CODE, AND 2026 LOS ANGELES COUNTY AMENDMENTS.

PROJECT TEAM

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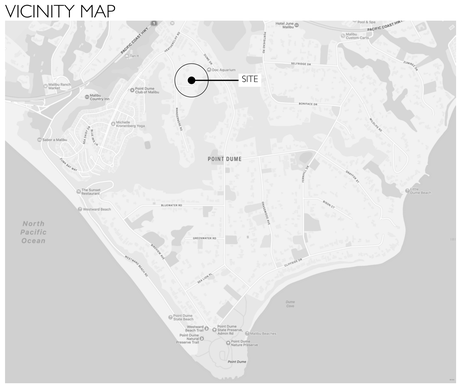
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VICINITY MAP



SETBACK CALCULATIONS

LOT WIDTH **213.9'**
LOT DEPTH **288'**

REQUIRED SETBACKS
FRONT SETBACK: 20% X 288' = 57.6'
REAR SETBACK: 15% X 288' = 43.2'
SIDE SETBACKS: 25% X 213.9' = 53.5' ((10% MIN. ONE SIDE = 21.4') & 32.1)
MAX HEIGHT: 18'-0"

PROPOSED SETBACKS - MAIN HOUSE
FRONT SETBACK: 76.0'
REAR SETBACK: 106.8'
SIDE SETBACKS: 32.1' AND 149.1' AND 21.4'

PROPOSED SETBACKS - GUEST HOUSE
FRONT SETBACK: 210.3'
REAR SETBACK: 81.5'
SIDE SETBACKS: 32.1' AND 57.4' AND 192.0'

SQUARE FOOTAGE ANALYSIS

SQFT CALCULATION	
NAME	**SQFT**
BAJA SHELF	228
POOL	1,264
POOL EQUIPMENT	52
	1,544 ft²

PERMEABLE VS IMPERMEABLE AREAS

IMPERMEABLE AREA CALCULATION	
TYPE	**AREA SF**
IMPERMEABLE EXISTING TENNIS COURT	7,124
IMPERMEABLE GUEST HOUSE	500
IMPERMEABLE HARDSCAPE	5,890
IMPERMEABLE MAIN HOUSE	3,911
IMPERMEABLE PICKLEBALL COURT	1,370
	18,327 ft²

PERMEABLE AREA CALCULATION	
TYPE	**AREA SF**
PERMEABLE	32,438
PERMEABLE DG DRIVEWAY & WALKWAYS	9,855
	42,293 ft²

IMPERMEABLE COVERAGE CALCULATION: 61,089 SF x 30% = 18,327 SF

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LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

COVER SHEET

SEAL & SIGNATURE: LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28583 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.1
SHEET No.:

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SPECIFICATIONS

DIVISION 1 - GENERAL CONDITIONS

1.1 The contractor shall maintain at all times full and unlimited workmen's compensation insurance in accordance with the labor code of the state of California, and shall carry public contingent liability of insurance in amounts satisfactory to and in companies selected with the consent of the owner.

1.2 The latest standard form of the American Institute of Architects' general conditions, shall be considered as part of these specifications and is on file in the architect's office.

1.1.1 Contractor shall verify the site and examine all existing conditions that may affect the work, and report to Sorensen Architects any discrepancy with the drawings or the need for any clarifications before submitting his bid.

1.1.2 All information shown on the drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported so that the proper revisions may be made. Modification of details of construction shall not be made without the proper written approval of Sorensen Architects.

1.1.3 Dimensions shall take precedence over scale - DO NOT SCALE DRAWINGS. Specific notes and details shall take precedence over general notes and details.

1.1.4 Demolished material shall be considered the property of the contractor unless otherwise specified by the owner and shall be removed from the job site and disposed of in a legal manner.

1.1.5 Contractor shall coordinate with the owner use of parking areas by workers, working times, noise level that may cause disruption of work, and any shut-off of water, gas power, HVAC etc. Temporary toilet facilities shall be provided before construction or demolition is started.

1.1.6 A contractor to verify with owner and architect the make, model, and color of appliances, electrical and plumbing fixtures, and finish materials. Contractor shall coordinate with the owner, the exact location of all power, data, communication, and television receptacles and switches.

1.1.7 Contractor and his subcontractors must maintain the public right of ways, sidewalks, premises and surrounding areas to be clean at all times and must clean these areas daily at the end of working hours. Contractor shall remove from and about the project waste materials, rubbish, the contractor's tools, construction equipment, machinery and surplus materials and shall clean all glass, ceramic tile, finish hardware, plumbing fixtures, electrical, trim, equipment, and appliances, from the building upon completion of the project.

1.1.8 Plumbing, mechanical, and electrical contractors shall supply all necessary layouts, calculations, sizing specifications, and permits and permit fees for their respective work and shall provide copies of the same to Sorensen Architects.

1.1.9 n/a

1.1.10 The contractor must verify all existing conditions and verify all dimensions at the job site.

1.1.11 All work and materials shall conform to the requirements of the current edition of the Uniform Building Code, laws and ordinances of the local fire department, coastal agencies, and local county, and state ordinances, rules, codes, regulations, and laws that govern this construction. Nothing in the construction document shall be construed to permit an installation in violation of applicable code and/ or restrictions. The contractor shall notify Sorensen Architects if the documents vary from said codes and/ or restrictions.

1.1.12 The act of starting any specific operation will be deemed as evidencing acceptance by the contractor of all related existing conditions as being satisfactory for such work.

1.1.13 Any requests claims for additional costs above the original sum, the contractor shall give the owner written notice there of within seven (7) days after the occurrence of the event giving rise to such claim. This notice shall be given by the contractor before proceeding to execute the work. Any change in the contract sum resulting from such claim shall be authorized by a written change order only as signed by the owner or owners agent.

1.1.14 No substitutions will be considered unless written request is submitted to owner within ten (10) days of award of contract.

1.1.15 The contractor shall submit shop drawings and samples in triplicate to Sorensen Architects covering categories of work. By submitting shop drawings the contractor thereby represents that he has verified all field measurements, methods of access to the point of installation and similar field criteria for cabinetry/ millwork and all prefabricated assemblies other than building standard work.

1.1.16 Prior to completion of the project the contractor shall submit to the owner, complete operation and maintenance for all mechanical and electrical portions of the work.

1.1.17 The symbol (N.I.C.) means labor or materials that are Not In Contract.

1.1.18 "Or equal", where noted within these specifications, implies substitutions that must be approved by Sorensen Architects prior to purchase and installation.

1.2 General Construction Conditions

1.2.1 The contractor shall supervise and direct the work using his best skill and attention. The contractor shall enforce strict discipline and good order among his employees and other persons carrying out the contract. He shall not permit employment of unfit persons or persons not skilled in tasks assigned to them. The contractor shall be responsible to the owner for the acts or omissions of the contractor's employees, subcontractors, and other persons performing portions of the work under contract with the contractor.

1.2.2 The contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, utilities, toilets, transportation and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated into the work.

1.2.3 The contractor shall anticipate all requirements for the completion of this job and provide all necessary work such as cutting, patching, removals, relocations, fixing, repairing, painting, etc., whether or not specifically called for or described on the drawings, to the satisfaction of Sorensen Architects.

1.2.4 Delivery of materials and removal of debris is to be coordinated and scheduled with the owner and city agencies if required. Material and equipment storage and the security of same including the job site are the responsibility of the contractor.

1.2.5 All construction material shall be stored properly within an area designated by the owner.

1.2.6 Before drilling / cutting any holes in any concrete slab or existing building structure, the contractor shall obtain permission from Sorensen Architects.

1.2.7 During demolition and construction work, contractor shall provide protection for all existing facilities in the course of the work and shall be responsible for maintaining the assigned areas of work completely sealed and isolated from the rest of the building and return any damaged area to its original condition.

1.2.8 Contractor shall provide adequate bracing where required for all elements during construction.

1.2.9 Contractor agrees that he shall assume sole and complete responsibility for construction means, methods, techniques, sequences, and procedures, for job site conditions during the course of construction of this project including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and Sorensen Architects harmless from any and all liability, real or alleged, in connection with the performance of work on this project. Observation visits to the site by field representatives of Sorensen Architects shall not include inspections of protective measures or construction procedures. These visits are performed solely for the purpose of assisting in quality control and achievement of general conformance with the contract documents, but do not guarantee contractor's performance and shall not be construed as continuous and detailed inspection or supervision of construction.

1.2.10 The contractor to have in readiness all work or material as operations may require in the progress of the project. Contractor shall be responsible for all delays caused by neglect of himself or those under him by contract or otherwise.

1.2.11 The contractor shall maintain a complete set of current construction documents on the job site during all phases of construction for the use of all trades. The general contractor as required shall provide all subcontractors with a current set of construction documents.

1.2.12 All work listed, shown or implied on the construction documents shall be supplied and unless noted otherwise installed by the contractor,

1.2.13 Protect all trees not shown to be removed.

1.2.14 The contractor shall pay for all inspections and permits after issuance of the building permit.

1.2.15 The owner shall pay for utility company's fees for water, gas and electric services, and will pay for water used in construction.

1.2.16 The contractor shall furnish a one year guarantee and be responsible for all parts of the work on the building not otherwise guaranteed.

1.2.17 All subcontractors shall furnish a three year guarantee and be responsible for all of the labor and materials furnished to the building.

1.2.18 At completion, the contractor will do final cleanup of the job site and will clean all glass. All glass that is scratched or damaged by work at the site shall be removed and replaced at no cost to the owner. All hardware and metal surfaces shall be cleaned without the use of abrasives.

DIVISION 2 - SITE WORK

2.1 Site Clearing, Earth Work Conditions of Site:
Contractor shall check conditions at the site. If site conditions vary from those shown on the drawings he shall call any variations to the attention of Sorensen Architects before proceeding with the work.

2.1.2 n/a

2.1.3 Clearing the Site: Remove all shrubs and brush in the construction area unless noted to remain. Verify all trees with Sorensen Architects before commencing work.

2.1.4 Excavating Footings:
A. Excavate for all footings, walls, slabs and concrete paving.
B. Clean earth from excavations may be used for backfill. Remove all debris materials unsuitable for fill.
C. Shore and brace excavations if required to prevent caving. Tamp bottoms of footing excavations before pouring concrete.
D. Filling and back filling around foundations, behind walls, under slabs and concrete paving shall be uniformly deposited in 8" layers, moistened with water and thoroughly compacted to specified density.

2.1.5 Rock fills and surfacing: Fill the back of all retaining walls over 4'-0" high, a minimum of 8" thick with pea gravel from the bottom to 6" below finish grade behind the wall.

2.2 Storm Drainage:

2.2.1 Retaining wall drainage as per Sorensen Architect's and structural engineer's drawings.

2.2.2 Roof drainage to be by down-spouts inside walls (unless otherwise noted) and are to go to grade. (See section 7.1.2.) Materials to be ABS plastic fittings at grade to drainage lines.

2.2.3 Yard drains as per Sorensen Architect's and engineer's plans and in accordance with local building codes and building permit requirements.

2.2.4 Drainage lines to be PVC pipe as per Sorensen Architect's and engineer's plans and in accordance with local building codes and building permit requirements.

2.2.5 Provisions shall be made for contributory drainage at all times.

2.2.6 All floor drains shall be trapped and shall be provided with a primer line in accordance with the provisions of U.P.C. Sec. 706 & 707.

2.3 Sewage Disposal:

2.3.1 As per local Health Department requirements or in accordance with local sewer district standards. (See Health Department Permit)

DIVISION 3 - CONCRETE AND FOUNDATIONS

3.1 Structural engineer's and geologist/soils engineer's specifications shall supersede these specifications if conflicting notes regarding concrete or foundation exist.

3.2 Portland cement shall conform to ASTM specifications.

3.3 Fine aggregate shall be good commercial natural sand: clean, hard uncoated grains, free from alkali, organic or deleterious materials. ("Azusa" or "San Gabriel" material only.)

3.4 Coarse aggregate shall be gravel or crushed rock, clean, hard uncoated material, free from alkali, organic or deleterious materials; all retained on 1/4" mesh screen; all shall pass 1-1/2" mesh screen, well graded between these limits.

3.5 Reinforcing steel shall be intermediate or structural grade deformed bars.

3.6 Water shall be clean and free from acids, alkalis, or organic materials.

3.7 Set anchors and rough hardware as shown on structural plans. Sill anchor bolts shall be a minimum of 1/2" diameter, shall extend 7" minimum into concrete foundation, and shall be spaced not over 6'-0" on center.

3.8 Concrete forms shall be true to required shape and size, shall maintain position during pours, and are to be reasonably tight with neat fitted joints. Metal or approved spreaders shall be used. No wood spreaders are permitted.

3.9 The placing of steel shall be done accurately and securely tied with #16 gauge steel wire. Maintain proper concrete coverage.

3.10 Proportioning and mixing concrete:

3.10.1 2000 lbs compressive strength concrete shall be 1 part cement (tested), 2-1/2 parts fine aggregate, 3-1/2 parts coarse aggregate, and 7 gallons of water per sack of cement.

3.10.2 Concrete shall be mixed in transit, with certificates for all loads.

3.10.3 Grout and topping shall be 1 part cement, 2 parts fine aggregate.

3.10.4 n/a

3.11 Concrete shall be placed without delay after mixing; maintain reasonably level pours; tamp to fill entire forms. Saturate the soil 18" deep before placing concrete slabs.

3.12 Concrete forms shall be wet before placing of concrete and shall be kept wet until they are stripped. Forms shall not be stripped until 48 hours after pour.

3.13 Defective concrete which is porous shall not be acceptable. Remove and replace as directed.

3.14 Waste concrete, mortar, and aggregate shall be removed from the job site. Remove form wires and/or spreaders from exposed concrete surfaces. Pressure grout all holes and finish to match adjoining surfaces.

3.15 Cement floor finishes to be monolithic and true to level; interior to be steel-troweled; exterior to be approved broom finish. Prepare sample for approval by Sorensen Architects before finishing. Pour in alternate sections to provide cold joints.

3.16 No concrete is to be poured on job without a field inspection and review by the structural engineer or soils engineer (if a geology/soils report is part of the requirements for obtaining a building permit). Local building department inspection requirements shall also be met prior to pouring concrete.

3.17 Concrete contractor shall review electrical, plumbing and heating plans, and shall be responsible for the coordination and installation of all under-slab conduit, plumbing lines, and air conditioning ducts.

3.18 Provide a minimum of 6" wide R 3.75 perimeter insulation for all slab on grade floors.

3.19 All foundations must extend through un-compacted fill and bear in undisturbed material in accordance with geology/soils report (if report was required by local building department) and local building department requirements.

3.20 Provide minimum under-floor crawl spaces with clearances of 12" from girders, 18" from joists and 6" from mud-sills.

3.21 All foundation excavations must be observed and approved by the Project Geotechnical Engineer and/or the Project Engineering Geologist prior to placement of reinforcing steel.

3.22 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.

3.23 Prior to the placement of concrete slabs, the slab subgrade soils shall be moisture conditioned to near optimum moisture content to at least 18 inches. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand.

DIVISION 4 - MASONRY

4.1 Concrete blocks are to be hollow concrete units, open-end type.

4.2 Mortar and grout per local building codes.

4.3 Grout all concrete block cells.

4.4 When laying block, grout all cells, running bond, struck joints, and remove all mortar from exposed surfaces of blocks.

4.5 Structural engineer's details are to be followed for construction of all concrete block walls.

4.6 Brick Veneer:

4.6.1 Brick units shall be standard fired clay bricks corresponding to ASTM standards. Color and manufacturer to be selected by architect.

4.6.2 Brick units shall be adhered with Type "S" mortar.

4.6.3 Use steel ties as required to adhere veneer to substrate.

DIVISION 5 - METALS

5.1 Structural Steel:

5.1.1 Conform to ASTM-a-36-63t; ASTM-a-501-64 for seamless steel tubing.

5.1.2 Contractor to submit two sets of shop drawings for review by Sorensen Architects for all steel fabrication prior to fabrication.

5.1.2 Fabrication, connecting, and welding to be per structural details. Welding per AWS specifications and local building codes; by licensed shop only.

5.1.3 Clean, wire brush, and remove all rust and scales.

5.1.4 Prime with full coats of paint (see specification 9.7) in shop and field touch-up after field welding.

5.1.5 Miscellaneous plates, clips, angles, ties, straps, and anchors are to be per details and as required.

5.1.6 No steel is to be exposed on buildings located within 100 yards of the ocean.

DIVISION 6 - CARPENTRY

6.1 Rough Carpentry

6.1.1 Structural Lumber:
A. Lumber to be well seasoned, grade-marked as per standard rules of West Coast Lumberman's Association.
B. Lumber to be "Construction Grade Douglas Fir", unless otherwise specified.
C. All lumber in contact with masonry, concrete, or within 6" from earth shall be treated "Douglas Fir".
D. All wood stud walls shall be s4s. All exterior stud walls shall be a minimum of 2x6 in size (if this specification
conflicts with architectural details it shall be brought to the attention of Sorensen Architects prior to start of construction).
E. All wood beams and posts to be "Select Structural Grade Douglas Fir" s4s.
F. All wood sills to be foundation grade redwood s4s, or treated Douglas Fir.
G. All plywood floor, wall, and roof sheathing shall be according to structural engineer's specifications.

6.1.2 All metal connectors exposed to outside of building shall be galvanized.

6.1.3 All wood framing shall follow structural engineer's plans and specifications and shall conform to all local department of building & safety requirements.

6.1.4 Provide solid backing for all fixtures, accessories, etc. as required.

6.1.5 All handrails shall be designed for 20 lbs. lateral load (t-23c).

6.1.6 All stairways shall have a minimum clear headroom of 6'-8", stair risers shall be 8" high maximum, tread length shall be 9" minimum. Top of all handrails to be 36"- 38" above stair nosing, and shall have a clearance of 1-1/2" from wall. Handrail shall have a width/diameter of 1 1/4"(Min.) to 1 1/2" (Max.). Rail ends shall be returned to wall. Handrails and guardrails (if not made of tempered glass) shall have intermediate rails/balusters spaced 4" maximum apart at widest point.

6.1.7 Cross-bridge or solid-block 2x floor joists over 10" in depth every 8 feet, and solid-block at supports.

6.1.8 Plywood roof panels shall be bonded with intermediate or exterior glue and shall be exterior type where exposed to the weather.

6.1.9 Wall bracing and notching of studs shall conform to the current edition of the Uniform Building Code. 6.1.10 Timber within 6" of earth shall be protected by 3" of concrete and an impervious membrane.

6.1.11 All nails used for nailing plywood shall be ring-shank or spiral thread of sizes and spacings indicated on structural drawings.

6.1.12 Fire block stud walls and partitions (including furred spaces at floor, ceiling, soffit, and at mid-height of walls over 10 feet in height).

6.2 Finish Carpentry

6.2.1 All exterior wood shown on drawings shall be either clear all heart redwood or clear cedar, size and type as per exterior building elevations. Size and type of all exterior siding to be approved by Sorensen Architects prior to the contractor's ordering of this material for job.

6.2.2 All exterior wood shall have galvanized phillips-head screws for installation.

6.2.3 All cabinets shall be included in General Contract as separate bid and shall be built as follows, unless designed and specified by kitchen design/consultant firm.
A. Kitchen base cabinet shall be 38" high from finished floor to top of finished countertop, depth to be 24", with 4" high and 3" deep kick, and doors shall be 3/4" thick for a total of 24-3/4".
B. Kitchen upper cabinets shall be 34", 36", or 40" high (interior elevations shall govern final height of upper cabinets). Upper cabinet shall be 12" deep with 3/4" thick doors for a total of 12-3/4".
C. Typical upper kitchen cabinet has a 1-1/4" light valance at bottom, and 3/4" scribe above door.
D. Bathroom base cabinet shall be 36" high (including countertop) (interior elevations shall govern final height of upper cabinets), with 4" high and 3" deep kick. Cabinet to be 21" deep with 3/4" thick doors for a total of 21-3/4". Countertop to overhang base cabinet according to architectural details.
E. Cabinets are to be custom built and will hold to dimensions of plans without fillers in between cabinets. Corner stiles will vary from 0" to 3" and 3/4" scribes will be required where cabinets meet the wall.
F. The body and interior of all cabinets shall be 3/4" to be constructed of Pre-finished plywood (formaldehyde free) to match exposed surfaces.
G. All cabinet's exposed surfaces shall be either paint grade wood, oak veneer, vertical grain Douglas fir veneer, maple veneer, or plastic laminate. See interior elevations and room finish schedule for cabinet finish type.
H. All drawers shall be constructed of Pre-finished plywood (formaldehyde free) to match exposed surfaces.
I. The backs of all cabinets shall be set in 3/4" and shall be constructed of Pre-finished plywood (formaldehyde free) to match exposed surfaces.
J. All upper kitchen cabinets shall have two adjustable shelves. Provide two pull out shelves in kitchen base cabinets. Provide one shelf in bathroom base cabinets.
K. All cabinet toe kicks will be recessed 3" in front, 1" on ends, and 1" on backs (where exposed).
L. All cabinet doors shall be flush, full overlay with 3/32" plus a 1/32" gap between each door. Cabinet doors shall be guaranteed against warpage of more than 1/8". M. All cabinet hinges will be fully concealed 120 degree opening with metal cup.
N. All mouldings shall be provided as needed for sides and tops of cabinets.
O. All chopping block countertops to be maple wood; thickness and finish to be approved by Sorensen Architects. P. All drawer-slides to be manufactured by 'Blum, Tandem glide, full extension'.

6.3 Laminated Plastic

6.3.1 Colors and patterns to be approved by Sorensen Architects.

6.3.2 All fabricated countertops are to have exterior plywood or particle board backing.

6.3.3 All fabrication and installation per details and per manufacturer's specifications by skilled applicators.

DIVISION 7 - MOISTURE PROTECTION 7.1 Waterproofing

7.1.1 The waterproofing of all concrete block walls and all poured concrete walls below grade shall be waterproofed with Miradri 860 or 861 self-adhered waterproofing and accessories as manufactured by Mirafi. The minimum 60 mil membrane shall consist of rubberized asphalt laminated to a polyethylene film. The membrane must comply with the product property values published by Mirafi. Accessory products shall be M-800 Mastic, P-804 or P-805 Primer, LM-800 Liquid Membrane and Miradrain. Material shall be applied as shown on the plans and in compliance with the manufacturer's recommendations. The materials shall be applied at temperatures above 40 deg. F.. The surfaceto receive membrane waterproofing shall be clean, dry and free of irregularities. Primer shall be applied at a rate of 200-300 square feet per gallon. Miradri 860 or 861 Membrane shall be applied with a minimum 2 1/2" side lap and a minimum 5" end lap. M-800 Mastic shall be applied at all terminations, and "T" joints of the waterproofing membrane. A protection course should be applied at the end of the day's waterproofing application.

7.1.2 All drains shall be in accordance with recommendations by the geology/soils engineer's report and the structural engineer's drawings and specifications regarding subsurface drainage.

7.1.3 Roof Underlayment (Waterproofing):
Provide two (2) layers of Tyvek® Protec™ ICC-ES AC188 /CCRR0542/0314, ESR-5378 or approved equivalent roofing underlayment installed over the roof sheathing. Install in accordance with manufacturer's specifications and applicable building codes. Underlayment shall serve as a secondary water-resistive barrier beneath the roofing system. Lap joints, seal penetrations, and fasten per manufacturer requirements to ensure a continuous waterproofing layer.

7.1.4 Wall Underlayment (Weather-Resistive Barrier):
Provide Tyvek® HomeWrap® ICC-ES Report: ESR-2375, ASTM E1677 or approved equivalent weather-resistive barrier installed over exterior wall sheathing and behind exterior cladding. Install in accordance with manufacturer's instructions to create a continuous air and moisture barrier. Overlap seams, tape joints, and properly flash all openings, penetrations, and transitions to maintain continuity of the weather-resistive barrier.

7.2 Insulation

7.2.1 All insulation shall be by Owens/Corning Fiberglass Corp., Insulation Operating Div., Fiberglass Tower, Toledo, Ohio 43659, Tel# (419)248-8000, www.owenscorning.com.

7.2.1 All roof cavities shall have R30 insulation (See State energy calculations for minimum insulation requirements)

7.2.2 All exterior wood frame walls shall have R19 insulation. Insulation to be foil backed when exposed. (See State energy calculations for minimum insulation requirements.)

7.2.3 All raised floor systems shall have R19 insulation. (See State energy calculations for minimum insulation requirements.)

7.2.4 See State energy calculations for minimum insulation requirements.

7.3 Roofing

7.3.1 Built-up or "Flat" roofing areas shall have a minimum pitch of 1/2" to 1 foot. Roofing Type to be Built-up Class A roofing.

7.3.2 All roof coverings shall be "Fire Retardant" as specified in UBC (3203e) for Class A roofing assemblies. Class A prepared roofing to be per UBC (3203-f-3).

7.3.3 All eave vent baffles in attic to be minimum of 6" vertically above the surface of loose fill insulation in attic.

7.3.3.1 Copper roof to have 1-1/2" standing seams (not battons) at 24" on center. Copper to be 20 ounce minimum.

7.3.4 Roof ventilation in enclosed attics shall have ventilation of 1 square foot for every 150 square feet of attic area. Attic openings to be covered with corrosion resistant metal mesh with openings 1/4" in dimension. 7.3.5 All exterior building surfaces finished in stucco that are not vertical (i.e. parapets, etc.) shall be underlayed with Bithuthane appropriate waterproofing membranes.

7.3.5 Roof underlayment shall have one layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909. CRC 337.5.2., of Mineral Surface Cap Sheet 3407 by GAF or similar.

7.4 Sheetmetal

7.4.1 All sheetmetal, unless otherwise noted or specified, shall be a minimum of 28 gauge galvanized metal. All joints to be lapped 4" and soldered solid at all joints.

7.4.2 All flashings, gutters, downspouts, metal louver vents, and dormer roofs as per architectural details.

7.4.3 All ductwork for ventilation fans through roof to have no-draft roof vent caps.

7.4.4 Clothes dryer wall vent to be 4" metal wall sleeve with no-draft weather caps.

7.4.5 Roof caps for F.A.U. units and kitchen and barbecue hoods shall be round type

7.4.6 All sheetmetal work to be done in a workmanlike manner, with smooth soldering, full seamed work, formed to provide suitable allowances for expansion and contraction without undue stress, and to be finished watertight throughout.

DIVISION 8 - DOORS, WINDOWS, GLASS

8.1 Security Requirements

8.1.1 Exterior doors, doors between house and garage, windows, and their hardware shall conform to the Security Provisions of Chapter 10 of the Uniform Building Code.

8.1.2 Single swinging doors, active leaf of pairs of doors, and the bottom leaf of Dutch doors shall be equipped with an interior latch and an exterior key operated dead bolt. Deadbolt shall have a hardened insert, 1" minimum throw and 5/8" minimum embedment into jamb. If latch has a key locking feature it shall be a dead latch type.

8.1.3 Inactive leaf of a pair of doors, or upper leaf of Dutch door, shall have a deadbolt per item 'a' not key-operated, or hardened deadbolt top and bottom with 1/2" embedment.

8.1.4 Interior swinging wood door(s) shall be solid core not less than 1 3/8" thick. Exterior door(s) shall be solid core not less than 1 3/4" thick.

8.1.5 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.

8.1.6 Door hinge pins accessible from the outside shall be non-removable.

8.1.7 Doorstops of wood jambs on in-swinging doors shall be one piece construction or joined by rabbet.

8.1.8 Windows and door lights within 40" of the locking device of exterior doors shall be fully tempered, approved burglary resistant, and protected by bars, screens or grills.

8.1.9 Overhead and sliding garage doors shall be secured with a cylinder lock, padlock with a hardened steel shackle, or equivalent (when not otherwise locked by electric power operation). Jamb locks shall be on both jambs for doors exceeding 9'-0" in width.

8.1.10 Sliding glass doors and sliding glass windows shall bear forced-entry-resistant labels.

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GENERAL NOTES & SPECIFICATIONS

SEAL & SIGNATURE:
LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28563 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.2
SHEET No.:

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SPECIFICATIONS (CONT'D)

DIVISION 8 - DOORS, WINDOWS, GLASS (CONT'D)

8.2 Aluminum Doors, Windows and Screens
8.2.1 All sliding and multi-sliding doors to be Western Windows Classic 600 Series
8.2.2 All aluminum windows to be Western Windows Classic 600 Series
8.2.3 n/a
8.2.4 Sealing for metal to metal seams, etc., to be G.E. silicone sealant, General Electric Co., 260 Hudson River Rd., Waterford, NY 12188, or equal. Sealant color to match frame color.
8.2.5 Set all doors, windows, greenhouses, and skylights with sealant specified by manufacturer.
8.2.6 General Contractor shall be responsible for all water leaks in doors, windows, greenhouses, and skylights for one year after filing of "Notice of Completion".
8.2.7 Any substitution to the above doors, windows, greenhouses, or skylights shall be submitted to Sorensen Architects for approval prior to start of construction.
8.2.8 All screens for doors, windows, greenhouses , and skylights shall be by manufacturer of specific assembly.

8.3 Wood Doors, Windows, and Greenhouses
8.3.1 For size and type of door, window or skylight see Door and Window Schedules.
8.3.2 n/a
8.3.3 n/a

8.4 Glass
8.4.1 All glass shall be Guardian Float Glass or approved equal. All glass shall be dual glazed 1/4" thick panels (unless otherwise specified in Door and/or Window Schedules). For glass tint refer to Door and Window Schedules.

8.5 Wood Slab Doors
8.5.1 All exterior wood slab doors to be 1 3/4" thick, solid core wood. See Door Schedule for precise finish.
8.5.2 All interior wood slab doors to be 1 3/8" thick, solid core wood. See Door Schedule for precise finish.

8.6 Finish Hardware
8.6.1 All finish hardware to be by Schlage Lock Co.

8.7 All such skylights to be manufactured by Velux
8.7.1 All skylights to be installed according to manufacturer's specifications.

8.8 Structural Skylights
8.8.1 All such skylights to be manufactured by Velux
8.8.2 Scope
A. This specification authorizes that engineering, materials, fabrication, installation and warranty of Skylight project will be carried to completion by one Skylight manufacturer.
8.8.3 Quality Assurance
A. AAMA standards shall be adhered to throughout construction.
B. Work will be performed by qualified, experienced and approved personnel.
8.8.4 Submittals
A. Shop Drawings - 2 copies of shop drawings shall be submitted for the architect's approval prior to starting fabrication.
B. Structural calculations by a registered professional engineer to confirm compliance with all loading requirements.
C. The skylight manufacturer shall submit for architect's approval the following test reports and samples in regard to flush silicone joinery:
1. Test data on adhesion samples of metal and glass tested in accordance with ASTM-C-794.
2. Compatibility statement that the materials in contact with the sealant (such as gaskets, spacers, setting blocks) are compatible with the sealant after 21 days exposure to ultra violet, 2000-4000 (micro watt u.v. radiation).
3. A statement that the stress on the silicone sealant (per detail), when exposed to the specified load, does no exceed 20 psi.
4. The skylight manufacturer shall provide the sealant manufacturer shop drawings showing size of lights, design wind-load and statement of stress.
5. Where applicable a statement from the supplier of insulating glass that the units will withstand the specified loads.
8.8.5 Loading Requirements
A. Aluminum Skylight structures shall be designed for loads prescribed by the governing building codes. Deflection of rafters will not exceed L/175 of the rafter span.
8.8.6 Warranty
A. A written warranty will be presented that certifies Skylight(s) shall be free of defects in design, materials, and construction and will not leak for a period of 10 years from date Skylight is completed. B. Glazing materials are covered by glazing manufacturer's standard warranty.

8.9 Weatherstripping
8.9.1 All stops as per manufacturer's specifications, all thresholds to be included in finish hardware allowance.
8.9.2 All weather stripping be Pemko or equal.

DIVISION 9 - FINISHES

9.1 Plastering
9.1.1 All materials to be by La Habra Products, Inc., or equal.
9.1.2 Plaster surfaces on walls, ceiling, and roof soffits exposed to weather shall have exterior lath and plaster conforming to Uniform Building Code, Sections 4708 and 4709. Unless exempted by Section 424, exterior plaster lath on ceilings and roof soffits shall conform to Section 4706-C of the Uniform Building Code.
9.1.3 All non-vertical stucco surfaces to be waterproofed w/ two (2) layers of 15 lb. felt under lath.
9.1.4 Inspection is required by local department of building & safety of all interior and exterior in-place lath and for gypsum board, before plaster is applied or any joints and fasteners have been taped and finished.
9.1.5 Exterior stucco finish shall be composed of three coats:
A. First coat shall be scratch coat.
B. Second coat shall be brown coat.
C. Third coat shall be finish coat. This coat shall have integral color. Color and texture shall be approved by Sorensen Architects prior to start of work. Integral color shall be in conformance with manufacturer's specifications. Finish coat to be smooth, steel troweled finish with fine sand mix, sample to be approved by Sorensen Architects.
9.2 Drywall
9.2.1 All materials to be U.S. gypsum or approved equal. All drywall panels to be 5/8" thick type "X" gypsum panels.
9.2.2 Application of drywall to be according to the Drywall Contractor's Association. Exposed edges to have 1/2" radius corner bead. All vertical and horizontal joints to be taped according to manufacturer's specifications. All surfaces to be true and smooth with proper filling and sanding.
9.2.3 All interiors shall be finished with a smooth finish and shall have a coat of thin wall skim coat over drywall surface. Sample finish of texture coat over drywall shall be approved by Sorensen Architects prior to start of work.
9.2.4 All drywall used in kitchen or bathrooms to be 5/8" green board drywall (waterproof).
9.2.5 All penetrations through rated assemblies shall be caulked with USG Fire Stop System. Installation shall be in accordance with both manufacturer's specifications and UL HWS0001 (for 1-hour assemblies) or HWS0002 (for 2- hour assemblies).

9.3 Ceramic Tile
9.3.1 Materials
A. All ceramic floor tile to be approved by Sorensen Architects.
B. All exposed edges to have surface bullnose. Wall tile coved to floor in showers.
C. All tile countertops to have surface broken edges.
D. Arrangement of tile joints to be approved by Sorensen Architects.
9.3.1.2 All tile to have backing of 1/2" "Dens-Shield' Tile Backer ICBO # 4465 (for tech info call 800.225.6119)
9.3.2 Tile grout width to be approved by Sorensen Architects prior to laying of tile. Expansion joints shall be placed at the junction of unlike materials or vertical surfaces such as concrete or veneered walls, steps, curbs, planters, columns, etc. Width of expansion joint to be approved by Sorensen Architects.
9.3.3 All floors and counters to be set with epoxy mortar unless otherwise specified.
9.3.4 All tile work shall be in accordance with the latest specifications of the Tile Council of America.
9.3.5 All tiles to be wiped clean after grouting, using water and soft cloths. Do not use acid.
9.3.6 After tile is laid and cleaned, the floors shall be covered for curing with a polyethylene sheet, and allowed to stand for a minimum of 3 days to allow the grout to cure. No traffic to be allowed on floor during this time.

9.4 Wood Floors
9.4.1 All wood floors to be either White Oak or Vertical Grain Douglas Fir.
9.4.2 The size, type, thickness, pattern, and finish to be approved by Sorensen Architects prior to installation.
9.5 Resilient Flooring
9.5.1 Sheet vinyl to be Armstrong Vinyl Corlon, or approved equal.
9.5.2 All flooring colors and patterns to be approved by Sorensen Architects.
9.5.3 Use Armstrong S-180 Latex Underlayment on surface that sheet vinyl is to be laid. Subfloor to have 1/4" underlayment of Armstrong S-300.
9.5.4 Flash covering is to be used when vinyl floors are specified for kitchen, laundry room, or bathrooms. Installation to
be according to manufacturer's specifications.
9.5.5 Armstrong floors, or equal, are to be used for all resilient floors.

9.6 Concrete Staining
9.6.1 n/a
9.6.2 All concrete paving, terraces, steps, garage floor, and concrete landings to be colored concrete; color to be approved by Sorensen Architects.

9.7 Painting
9.7.1 General
A. The work includes, but is not necessarily limited to, furnishing of materials and equipment and completion of painting and painter's finish on exposed surfaces as required to complete finishing of the work indicated on the drawings.
B. All painting to be of the highest quality. There shall be no painting on copper, aluminum, stainless steel, or brass unless otherwise specified. Do not paint in mechanical room or attic except for doors and trim.
C. All work to be by skilled painters. Apply no paint before work is ready for painting. All applications per manufacturer's specifications.
D. Colors and type of finish per Room Finish Schedule.
E. All unprimed and galvanized metal surfaces shall be clean. Remove all rust, and grease or oil with detergent. Galvanized metal to be treated with Galva-wash.
F. Exterior paint to be two coats of Ameron Primer 385 and two coats of PSX 700 Siloxane by Ameron Protective Coatings or similar. Color as selected by Sorensen Architects. Painter to follow manufacturer's specifications for application.
G. All visible linings of duct work in finished room spaces to be painted flat black.
H. All heating and ventilating grills on floors to have two coats of clear enamel. On wall grills to have two coats of paint to match adjacent surfaces.
I. All frames of recessed electric fixtures and plastic plates for convenience outlets to have two coats of paint to match adjacent surfaces.
J. Surfaces not to be painted include pre-finished wall, ceiling, and floor coverings; items with factory-applied final finish; concealed ducts, pipes and conduit; and surfaces specifically scheduled or noted on the drawings not to be painted.
K. All exterior metals exposed to the weather (except copper metal) shall be painted with Duronautics Paint by U.S. Paint Corporation, St. Louis, MO. Color as selected by Sorensen Architects. Painter to follow manufacturer's specifications for application.
9.7.2 Delivery, Storage and Handling
A. Store only acceptable project materials on site. Store in a suitable location. Restrict storage to paint materials and related materials. Comply with health and fire regulations.
B. Comply with manufacturer's recommendations as to environmental conditions under which coatings and coating systems can be applied. Do not apply varnish or paint when temperature is below 55 degrees F. Do not apply exterior paint in damp or rainy weather; ensure that the surface has dried thoroughly before proceeding.
9.7.3 Products
A. Products specified are as manufactured by the Dunn-Edwards Paints or approved equal.
B. Materials selected for coating systems for each type surface shall be the product of a single manufacturer.
C. Accessory materials such as turpentine, thinner, linseed oil, putty and shellac shall be of the highest quality and by approved manufacturer.
D. All paints shall be ready-mixed except field catalyzed coatings. Mix only in metal pails.
E. Finish coats shall not be thinned without Sorensen Architect's approval.
F. Number of coats scheduled is minimum. Additional coat shall be applied at no additional cost if necessary to completely hide base materials, produce uniform color and provide satisfactory finish result.
G. All colors are to be selected or approved by Sorensen Architects. All undercoats shall be tinted to approximate the finish coat.
9.7.4 Execution
A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work. The sub-contractor shall notify the general contractor and Sorensen Architects in writing of any defects or conditions which will prevent a satisfactory installation.
B. Do not proceed with surface preparation or coating application until conditions are suitable. Commencement of installation shall be construed as acceptance of surfaces.
9.7.5 Preparation of Surfaces
A. All surfaces to receive paint shall be clean, dry, smooth and dust free before application of any materials. Prepare surfaces as follows:
B. Wood - Sand smooth and remove dust. Fill open joints, cracks, nail holes and other pits or depressions flush and smooth with putty or mood dough after priming. Color putty to match finish paint coat. Touch up knots or sap streaks with shellac or other approved sealer before priming.
C. Concrete - Remove all foreign matter, efflorescence and encrustations. Use a still fiber brush to remove loose particles. Fill all depressions and remove all fins and projections not inherent in the base material.
D. Primed Ferrous Metal - Remove all foreign matter. Touch up abrasions with ferrous metal primer.
E. Unprimed Ferrous Metal - Remove all rust, mill scale and foreign matter by wire brushing, scraping, sandblasting or solvent as required to provide a clean smooth surface.
F. Galvanized Metal - Remove all foreign matter and clean entire surface with mineral spirits. Pretreat with phosphoric acid, etch or vinyl wash. Apply primer the same day as pretreatment is applied.
G. Gypsum Board - Remove all foreign matter. Fill all pits flush and smooth with spackle.
H. Plaster - Fill hairline cracks, small holes and imperfections on plaster surfaces with patching plaster. Smooth off to match adjacent surfaces. Wash and neutralize high alkali surfaces where they occur.
I. Surfaces which cannot be prepared or painted as specified shall be immediately brought to the attention of Sorensen Architects in writing. Starting of work without such notification will be considered acceptance by the contractor of surfaces involved. The contractor shall replace unsatisfactory work caused by improper or defective surfaces as directed by Sorensen Architects at no additional cost to the owner.

9.7.6 Application
A. Do not apply initial coating until moisture content of surface is within limitations recommended by the paint manufacturer.
B. Apply paint with suitable brushes, rollers or spraying equipment. Apply stain in accordance with manufacturer's recommendations. Rate of application shall not exceed that as recommended by the paint manufacturer for surface involved
C. Comply with recommendations of product manufacturer for drying time between succeeding coats.
D. Leave all parts of molding and ornaments clean and true to details with no undue amount of paint in corners and depressions.
E. Make edges of paint adjoining other material or color clean and sharp with no overlapping.
F. Refinish entire wall where portion of finish is not acceptable.
G. All materials shall be applied evenly with proper film thickness and free of runs, sags, skips and other defects. Enamel and varnishes shall be sanded lightly between coats, dusted and cleaned before re-coating.
H. Hardware, hardware accessories, plates, lighting fixtures and similar items in place shall be removed prior to painting and replaced upon completion of each space.
I. Heating and other equipment adjacent to walls shall be disconnected, using workmen skilled in appropriate trades, and moved to permit wall surfaces to be painted. Following completion of painting, they shall be expertly replaced and reconnected.
J. Paint visible surfaces behind vents, registers or grilles flat black. Wash exposed metal with solvent then prime and paint as scheduled. Spray paint wherever practical.
K. Do not paint over Underwriters' labels, fusible links or sprinkler heads.
L. Items without factory finish such as conduits, pipes, access panels and items of similar nature be finished to match adjacent wall and ceiling surfaces unless otherwise directed.
9.7.7 Clean-up
A. Upon completion of the work, the Contractor will remove all equipment, excess material and debris, remove all paint splatters and leave his area in a neat and orderly condition.
9.7.8 Paint Finish Schedule
A. Finish all surfaces in accordance with the manufacturer's schedule. Catalog names and numbers for consecutive coats of paint are available from Dunn-Edwards Paints except as otherwise specified.

DIVISION 10 - SPECIALTIES

10.1 Bath Enclosures
10.1.1 All shower enclosures to be by American Shower Door, unless otherwise noted on plans. For layout of enclosures see Interior Elevations.
10.1.2 All glass to be 1/4" laminated clear float safety glass, unless otherwise noted on Interior Elevations or Door Schedule.

10.2 Metal Fireplaces
10.2.1 All metal fireplaces, unless otherwise specified, to be by Superior
10.2.2 All corner fireplaces to be Superior Corner Fireplace
10.2.3 All metal frames surrounding built in fireplaces to be hidden as shown on Interior Elevations & Details.
10.2.4 Fireplaces (Title 24-150e): Closable metal or glass doors at firebox opening.
10.2.5 Combustion air intake (from outside), min. 6 sq.in., equipped with a damper.
10.2.6 Adjustable flue damper
10.2.7 Provide hearth extension as required by conditions of listing, manufacturer's instructions [3102.5.2]
10.2.8 Fireplace to include electrical igniters with wall switch

10.3 Bath Accessories
10.3.1 To be selected by interior designer or owner and approved by Sorensen Architects.

DIVISION 11 - EQUIPMENT

11.1 Vacuum System
11.1.1 Central vacuum cleaning system to be "Vent-a-Vac" by Vent-a-Hood, or equal.
11.1.2 See Electrical Plan for location of hose inlets and location of power pack.

11.2 Kitchen Equipment
11.2.1 Kitchen equipment per finish/fixture schedules unless specified by kitchen design/consultant firm.
11.3 Laundry Equipment
11.3.1 Washer and dryer to be selected by owner.
11.3.2 Clothes dryer exhaust duct must be metal where it exceeds 6'-0" in length or it is concealed within the building. (UPC 1104 and 1903)
11.3.3 Clothes dryer located in a habitable space or in an area with other fuel burning appliances shall be vented to the outside. Exhaust duct is limited to 14' with 2 elbows. This shall be reduced 2' for every elbow in excess of 2. Minimum dimension of this smooth metal galvanized duct shall be 4" Dia. 11.4 Dumbwaiter
11.4.1 Dumbwaiter to be by D.A. Matot

DIVISION 12 - FURNISHINGS

12.1 Furnishings to be selected by interior designer or owner.

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING SYSTEMS

DIVISION 15 - MECHANICAL / PLUMBING

15.1 Plumbing
15.1.1 All plumbing work per local plumbing code.
15.1.1.1 n/a
15.1.2 Sewage disposal and storm drainage outside of building are included in Site Work (Division 1)
15.1.3 Waste system
A. All piping to be ABS plastic pipe.
B. Provide clean-outs as required. Clean-outs in finished rooms to have flush covers, and are to be located as shown on architectural plans.
C. Floor drains to be standard drains as shown on plans, with strainers.
15.1.4 All vents to be galvanized steel pipe. Combine vents through roof where possible. Verify vent locations with Sorensen Architects prior to installation.
15.1.5 Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains may be installed in adjacent parapet walls with the inlet flow line located 2 inches above the low point of the adjacent roof and having a minimum opening height of 2 inches.
15.1.6 Supply system
A. Outside system to be PVC 40 and 80 as required by local code.
B. Inside system to be copper tubing. Dielectric couplings at all points where copper and steel connect. C. See local required Energy Calculations for water heater specifications.
15.1.7 Gas System
A. Pipe to be black steel coated and located below grade as per local plumbing codes.
B. Contractor to install and connect all gas operated building equipment and fixtures such as water heaters, kitchen equipment, air conditioning equipment systems, and fireplace log lighters from house to local gas utility service line in accordance with local plumbing codes.
C. All gas shut-off valves for appliances to be within 3 ft. of the appliances served to meet the requirements of U.P.C. Sec. 1213 (m).
D. The gas shut-off valves for fireplaces and barbecues shall be within 4 ft. of the appliances served and outside the hearth per the requirements of U.P.C. Sec. 1213 (l).
15.1.8 Solid backing is to be provided by contractor for all equipment. Contractor to insulate all hot water pipes and insulate all other pipes where they pass through framing.
15.1.9 Plumbing fixtures per finish/fixture schedule.
15.1.10 All mechanical ventilation systems in either bathrooms or laundry room without windows shall have five air changes per hour direct to outside of residence.
15.1.11 In addition to individual equipment guarantees, contractor shall provide one year guarantee for all workmanship and operation of all plumbing fixtures.
15.1.12 All copper piping joints under concrete slab shall be brazed per the requirements of U.P.C. Sec. 804 (c) 2.
15.1.13 All hose bibs shall be antiphon type. U.P.C. Sec. 1003 (i).
15.1.14 Water heaters with flexible water connections must be provided with anchorage per the requirements of U.M.C. Sec 504 (d).

15.2 Heating - Gas Fired Forced Air System
15.2.1 All heating work shall be done in conformance with local mechanical code.
15.2.2 Work not included in this section.
A. Foundation for equipment.
B. Cutting, framing, furring for duct work, etc.
C. Gas piping to furnaces.
D. Air supply for F.A.U. as shown on plans.
E. Line voltage wiring.
F. Conduit for low voltage.
15.2.3 Gas fired forced air furnace to be by "Carrier" or approved equal. Furnace to have solid state electronic spark ignition system, refer to Energy Calculations for size of units.
15.2.4 Combine gas vents when possible into single vent through roof.
15.2.5 Controls to be White-Rogers, or Carrier-Parker auto-digital controls to be supplied by Rusher Air Conditioning (see specification 15.2.3). Control to have 24 hour timer and "summer switch" for fan-only operation.
15.2.6 All duct work to be insulated fiberglass type by Casco
15.2.7 All air filtered to be 100% return air.
15.2.8 Registers and grills to be by "ADP" Co.
15.2.9 All F.A.U. systems shall be installed as shown on shop drawings prepared by mechanical contractor and approved by Sorensen Architects.
15.2.10 Contractor to test, balance and adjust F.A.U. system. All equipment to be fully operational before issuance of "Certificate of Occupancy".
15.2.11 In addition to equipment guarantees, contractor shall furnish one year guarantee for all materials, workmanship, equipment and operation pertaining to gas fired forced-air heating system.

15.3 Heating/ Air Conditioning
15.3.1 All HVAC work per applicable local codes.
15.3.2 Work not included: Foundations for equipment; cutting, framing, furring for ductwork, etc.; gas piping to furnaces; air supply for FAU as shown on plans; line voltage wiring; conduit for low voltage.
15.3.3 Provide HVAC equipment; as specified by mechanical engineer.
15.3.4 Combine gas vents when possible into single vent through roof.
15.3.5 Provide controls as specified by mechanical engineer.
15.3.6 Duct work to be insulated fiberglass type by Casco
15.3.7 Filter 100% of all return air.
15.3.8 Registers and grilles as approved by Sorensen Architects.
15.3.9 HVAC system shall be installed as shown on shop drawings prepared by mechanical engineer and approved by Sorensen Architects.
15.3.10 Test, balance, and adjust HVAC system prior to final acceptance. All equipment to be fully operational prior to final acceptance.
15.3.11 In addition to equipment guarantees, contractor shall furnish one year guarantee for all materials, workmanship, equipment, and operation.

DIVISION 16 - ELECTRICAL

16.1 All electrical work shall conform to local electrical codes.
16.2 Electrical service from power pole to be underground to meter at residence.
Contractor to contact field representative from local electric company to coordinate underground service to residence.
16.3 Telephone service from power pole to residence to be underground in conformance with the local building codes and the regulations of local telephone company.
16.4 Cable TV line to be underground from the power pole to the residence and installed according to local cable company's standards.
16.5 Residence's power panel to be located per Electrical Plans. Installation to be in conformance with local building & safety codes. Contractor to provide 10 additional spare circuits, minimum.
16.6 Wire size to be a minimum of #12AWG with a maximum of 12 outlets per circuit. All circuits of receptacle outlets in kitchen and laundry to have a maximum of 4 outlets per circuit. Provide separate circuit for all equipment with proper capacity for each, including 110V circuit each for garage door opener.
16.7 All wiring above grade in wood construction to be flexible steel conduit. All wiring below grade and in masonry construction to be in rigid non-metallic conduit. Low voltage wiring in wood construction and below grade and in masonry to be per local building & safety codes.
16.8 Provide all electrical connections as required for all heating and ventilating equipment. Provide all line voltage wiring and provide conduit for low voltage wiring. Provide electrical hookup for all heating and ventilating systems.
16.9 Contractor to provide all service to outside spa and/or swimming pool and to connect those services.
16.10 All TV, FM radio, sound systems, intercom and alarm systems are to be installed per separate contracts. Contractor to provide and install conduit and outlet boxes where outlets and wiring occur in masonry or wood frame walls or in concrete slabs. General contractor to coordinate this work with all applicable sub-contractors.
16.11 All telephone wiring to be done by local telephone company.
16.12 All convenience receptacles to be Leviton series (color to be white). See Electrical Plan for locations and type.
16.13 All floor receptacles to be bronze finish. Outside receptacles to be aluminum material and to be weatherproof.
16.14 All switching, controls, and dimmers to be by Leviton Manufacturing Co. Refer to Electrical Plans for location and types of controllers.
16.15 All switches to be Lutron smart dimmers (spec by low-voltage consultant)
16.16 All switchplate covers to be screwless)
16.17 All exterior windows and doors to be pre-wired for automated shades
16.18 All upper cabinets to incorporate LED strip lighting below and LED strip lighting above. For the LED strip lighting above, this should be located at the rear of the cabinet to wash the wall with light.

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GENERAL NOTES & SPECIFICATIONS

SEAL & SIGNATURE:
LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28563 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.3
SHEET No.:

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PREPARED FOR

SUSAN ROBINSON
P.O. BOX 1267
BISHOP, CA 93515

LEGAL DESCRIPTION

LOT 6, TRACT NO. 17808 (MB 438/43-45)

BENCH MARK

BM# Y 11389 ELEV.=32.276
NGS BM MON IN WLY ABUT OF BRIDGE OVER ZUMA CREEK 13.5M(44') S/O C/L PACIFIC COAST HWY & 74M(243') W/O C/L WESTWARD BEACH RD MKD (1983 RESET 1994)
NAVD 88 DATUM

NOTE

DATE OF SURVEY: AUGUST 9, 2019

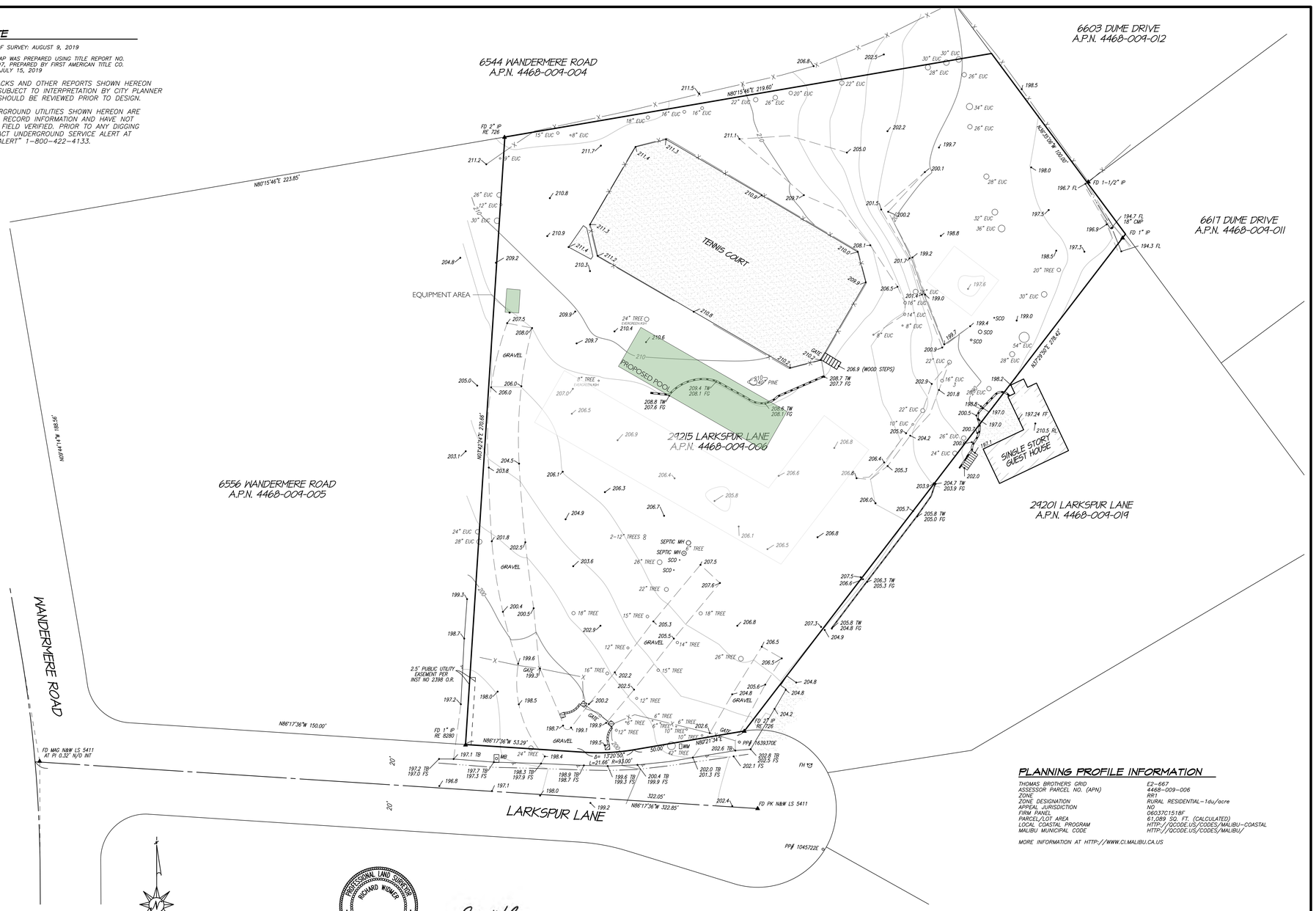
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LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
BOLLARD	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE



PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	E2-667
ASSESSOR PARCEL NO. (APN)	4468-009-006
ZONE	RR1
ZONE DESIGNATION	RURAL RESIDENTIAL-1du/acre
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	61,089 SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

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GRAPHIC SCALE 1"=20'
0 20 40 60 80

PROFESSIONAL LAND SURVEYOR
RICHARD WIDMER
No. 4848
STATE OF CALIFORNIA

7/14/2025

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
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www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
29215 LARKSPUR LANE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
CB AUGUST 2019	DJ AUGUST 2019	

PREPARED FOR

SUSAN ROBINSON
P.O. BOX 1267
BISHOP, CA 93515

LEGAL DESCRIPTION

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NOTE

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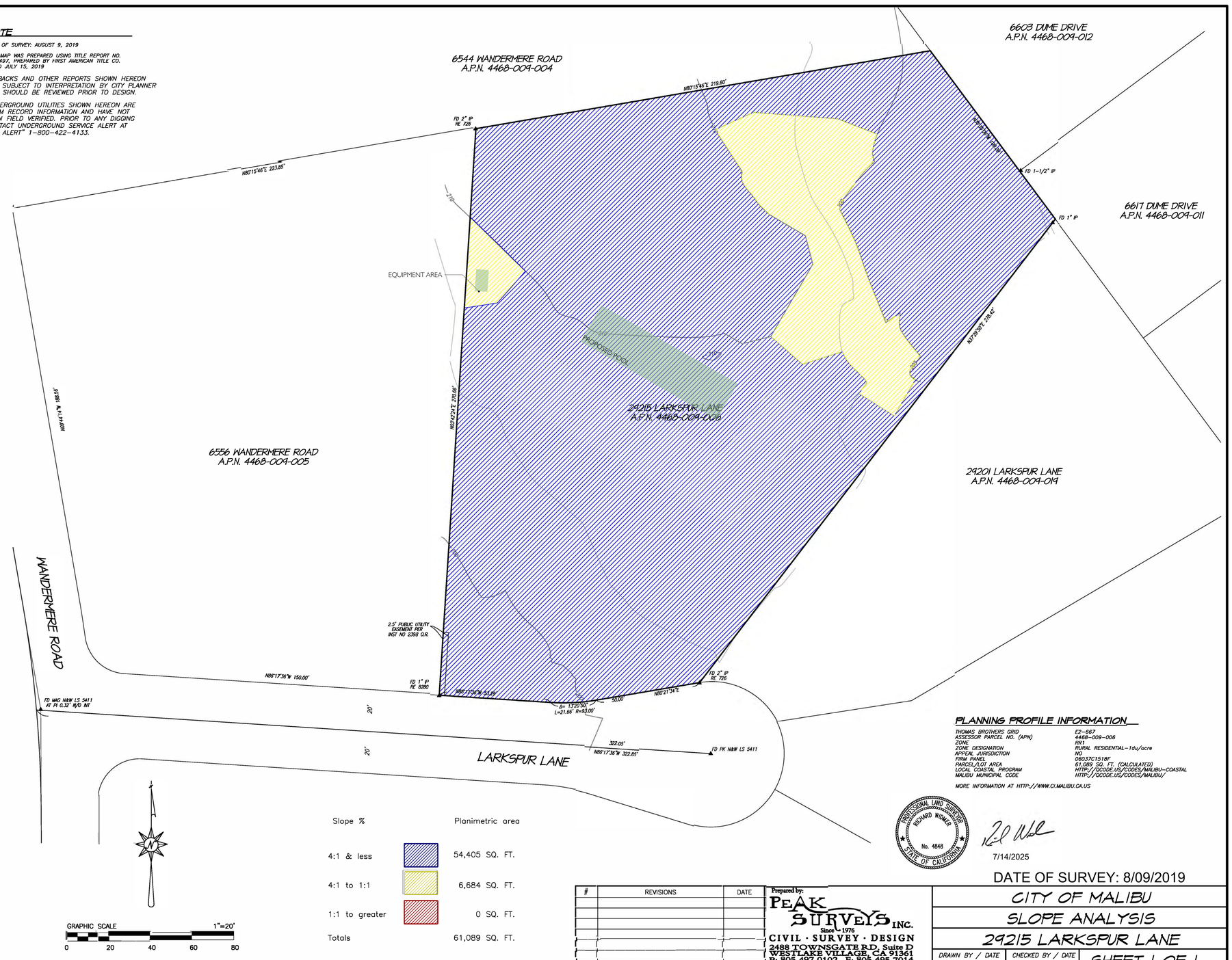
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LEGEND

A/C	AIR CONDITIONER
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	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE



Slope %		Planimetric area
4:1 & less		54,405 SQ. FT.
4:1 to 1:1		6,684 SQ. FT.
1:1 to greater		0 SQ. FT.
Totals		61,089 SQ. FT.

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	E2-667
ASSESSOR PARCEL NO. (APN)	4468-009-006
ZONE	RR1
ZONE DESIGNATION	RURAL RESIDENTIAL-1du/acre
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	61,089 SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

PROFESSIONAL LAND SURVEYOR RICHARD WIDMER No. 4848 STATE OF CALIFORNIA

7/14/2025

DATE OF SURVEY: 8/09/2019

#	REVISIONS	DATE

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CITY OF MALIBU

SLOPE ANALYSIS

29215 LARKSPUR LANE

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CB AUGUST 2019	DJ AUGUST 2019	

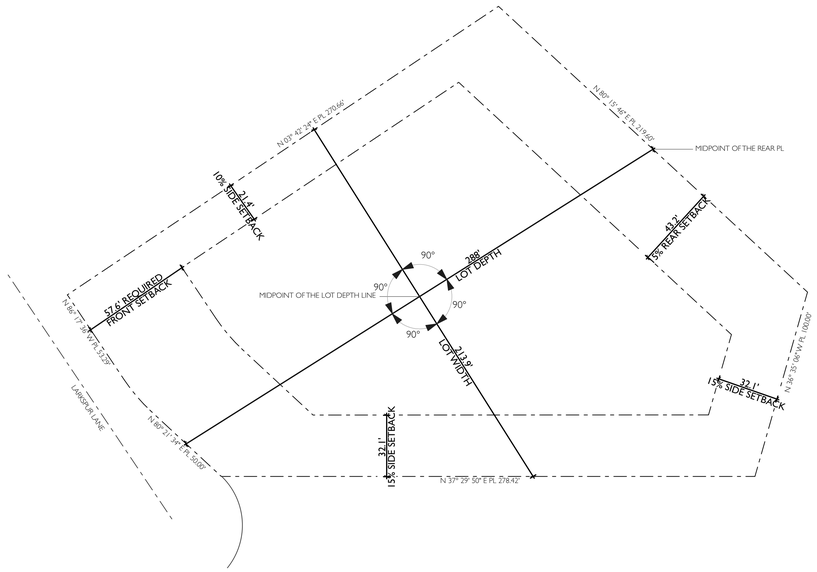
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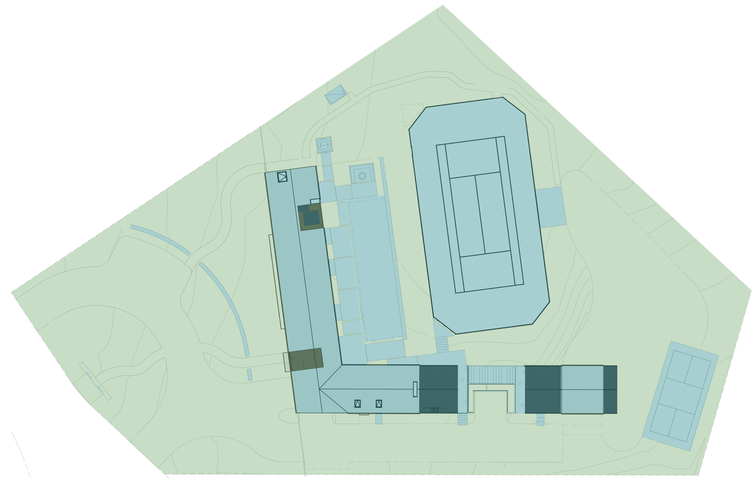
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SETBACK CALCULATIONS

0 16' 32' 64' 1/32" = 1'-0"

2



PERMEABLE-IMPERMEABLE CALCULATIONS

0 16' 32' 64' 1/32" = 1'-0"

1

PERMEABLE - IMPERMEABLE S.F. CALCULATIONS

IMPERMEABLE AREA CALCULATION

TYPE	AREA SF
IMPERMEABLE EXISTING TENNIS COURT	7,124
IMPERMEABLE GUEST HOUSE	500
IMPERMEABLE HARDSCAPE	5,890
IMPERMEABLE MAIN HOUSE	3,911
IMPERMEABLE PICKLEBALL COURT	1,370
	18,327 ft²

PERMEABLE AREA CALCULATION

TYPE	AREA SF
PERMEABLE	32,438
PERMEABLE DG DRIVEWAY & WALKWAYS	9,855
	42,293 ft²

IMPERMEABLE COVERAGE CALCULATION:

61,089 SF x 30% = 18,327 SF

LOT COVERAGE CALCULATION LEGEND

PERMEABLE

IMPERMEABLE

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SETBACK & PERMEABLE-IMPERMEABLE CALCULATIONS

SEAL & SIGNATURE:

LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: G-0.6
SHEET No.:

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SITE PLAN KEYNOTES

SP1	MAIN HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP2	FIRE HYDRANT
SP3	MAILBOX
SP4	LEACH FIELDS (118 SF ASSUMED LOCATIONS)
SP5	SEEPAGE PIT
SP6	POWER POLE
SP7	TELESCOPING CURVED GATE
SP9	TRASH
SP10	2.5' PUBLIC UTILITY EASEMENT
SP11	WATER METER
SP13	GATE
SP15	PROPOSED POOL EQUIPMENT
SP16	MAIN HOUSE OWTS LINE OF CONNECTION
SP17	GUEST HOUSE OWTS LINE OF CONNECTION
SP18	GUEST HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP25	HVAC UNIT SCREENING PER MUNICIPAL CODE TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR IGNITION-RESISTANT BUILDING MATERIALS IN ACCORDANCE WITH R337.7.3.
SP26	ELECTRIC METER
SP28	RETAINING WALL
SP32	POOL TO SERVE AS AN EMERGENCY WATER SOURCE FOR FIRE SUPPRESSION. PROVIDE FIRE DEPARTMENT DRAFT CONNECTION PER L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS.
SP33	(E) PINE TREE, 40" DBH, NON-PROTECTED, TO BE REMOVED
SP34	(E) EVERGREEN ASH TREE, 24" DBH, NON-PROTECTED, TO BE REMOVED
SP35	(E) NON-PROTECTED EUCALIPTUS TREE TO REMAIN
SP36	(E) EVERGREEN ASH TREE, 8" DBH, NON-PROTECTED,TO BE REMOVED



S|A

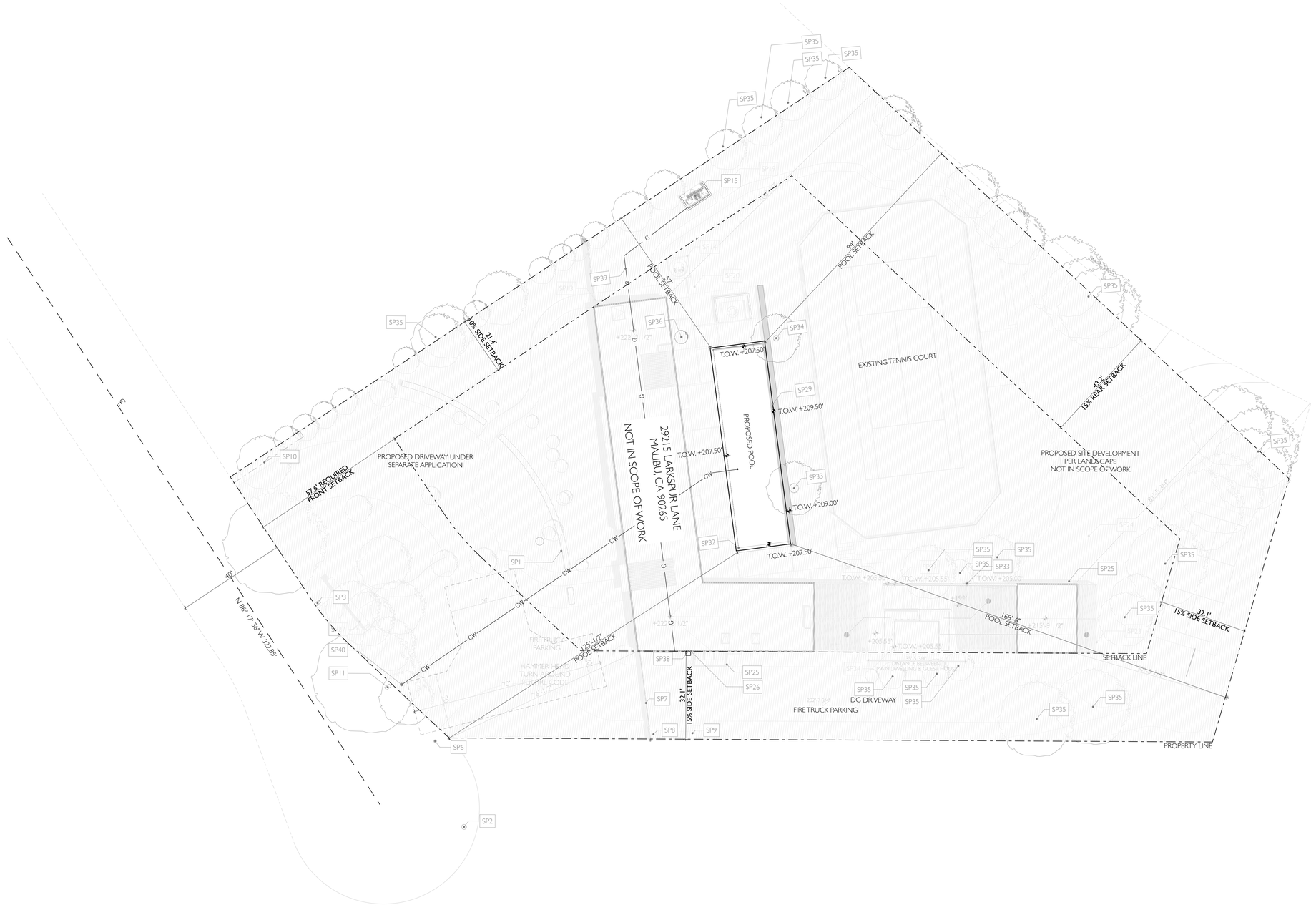
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OWTS PLOT PLAN

G-0.7

SCALE: 1/32" = 1'-0", 1" = 5'

7/23/26



SITE PLAN KEYNOTES

SP1	MAIN HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP2	FIRE HYDRANT
SP3	MAILBOX
SP4	(E) LEACH FIELDS (118 SF ASSUMED LOCATIONS)
SP5	(E) SEEPAGE PIT TO REMAIN
SP6	POWER POLE
SP7	TELESCOPING CURVED GATE
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SP17	GUEST HOUSE OWTS LINE OF CONNECTION
SP18	GUEST HOUSE SEPTIC TANK (1,500 GALLON TANK REPLACING EXISTING)
SP25	HVAC UNIT SCREENING PER MUNICIPAL CODE TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR IGNITION-RESISTANT BUILDING MATERIALS IN ACCORDANCE WITH R337.7.3.
SP26	ELECTRIC METER
SP29	RETAINING WALL
SP32	POOL TO SERVE AS AN EMERGENCY WATER SOURCE FOR FIRE SUPPRESSION. PROVIDE FIRE DEPARTMENT DRAFT CONNECTION PER L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS.
SP33	(E) PINE TREE, 40" DBH, NON-PROTECTED, TO BE REMOVED
SP34	(E) EVERGREEN ASH TREE, 24" DBH, NON-PROTECTED, TO BE REMOVED
SP35	(E) NON-PROTECTED EUCALIPTUS TREE TO REMAIN
SP36	(E) EVERGREEN ASH TREE, 8" DBH, NON-PROTECTED,TO BE REMOVED
SP38	GAS METER
SP39	(N) UNDERGROUND 1 1/4" 170 MBH NATURAL GAS LINE WITH A MINIMUM 12" COVER.TO BE PROVIDED FROM EXISTING GAS METER.TO 175,000 BTU/HR POOL HEATER. INSTALL PER CPC § 1212.2 AND MANUFACTURER'S REQUIREMENTS.
SP40	(N) FIRE DEPARTMENT DRAFT CONNECTION FOR POOL. PROVIDE CONNECTION.TO POOL WATER SYSTEM IN ACCORDANCE WITH APPLICABLE FIRE CODE REQUIREMENTS. LOCATION AND ACCESS SHALL BE APPROVED BY THE FIRE DEPARTMENT.

SITE PLAN LEGEND

- PROPOSED RETAINING WALL
- CW — WATER LINE FROM POOL TO FIRE DRAFT
- G — GAS LINE FROM GAS METER.TO POOL EQP

SITE PLAN NOTES

A. Addresses shall be plainly visible and legible from the street or road fronting the property.Address numbers shall be 4 inches in height, 1/2" minimum stroke width and of contrasting color to their background. Where address cannot be viewed from public way, a monument or pole shall be used.

B. Finish grade around the structure/addition shall slope away from from the foundation a minimum of 5% for a minimum distance of 10 feet. Include a note on the site plan or show on a foundation detail.

C. 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

D. All roof coverings shall be a class "A" as specified in building code 1505.1.1 (residential code r327.5.2 & r902)

E. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire code 501.4.

F. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. R337.5.4 & building code 705a.4

G. All OWTS components must be delineated in the field and protected at all times during and after construction of the new swimming pool.

H. Any walk surface within 3 ft of the pool edge shall be bonded, including unreinforced or landscaped areas. CEC 680.26.(B)(2)

I. All fences, gates, and screens shall be constructed of noncombustible or ignition-resistant materials in compliance with California Wildland-Urban Interface Code (CWUIC) sections 504.11.5 and 5032.4.

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LARKSPUR RESIDENCE
29215 Larkspur Lane
Malibu, CA 90265

PROPOSED SITE PLAN

SEAL & SIGNATURE:

LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

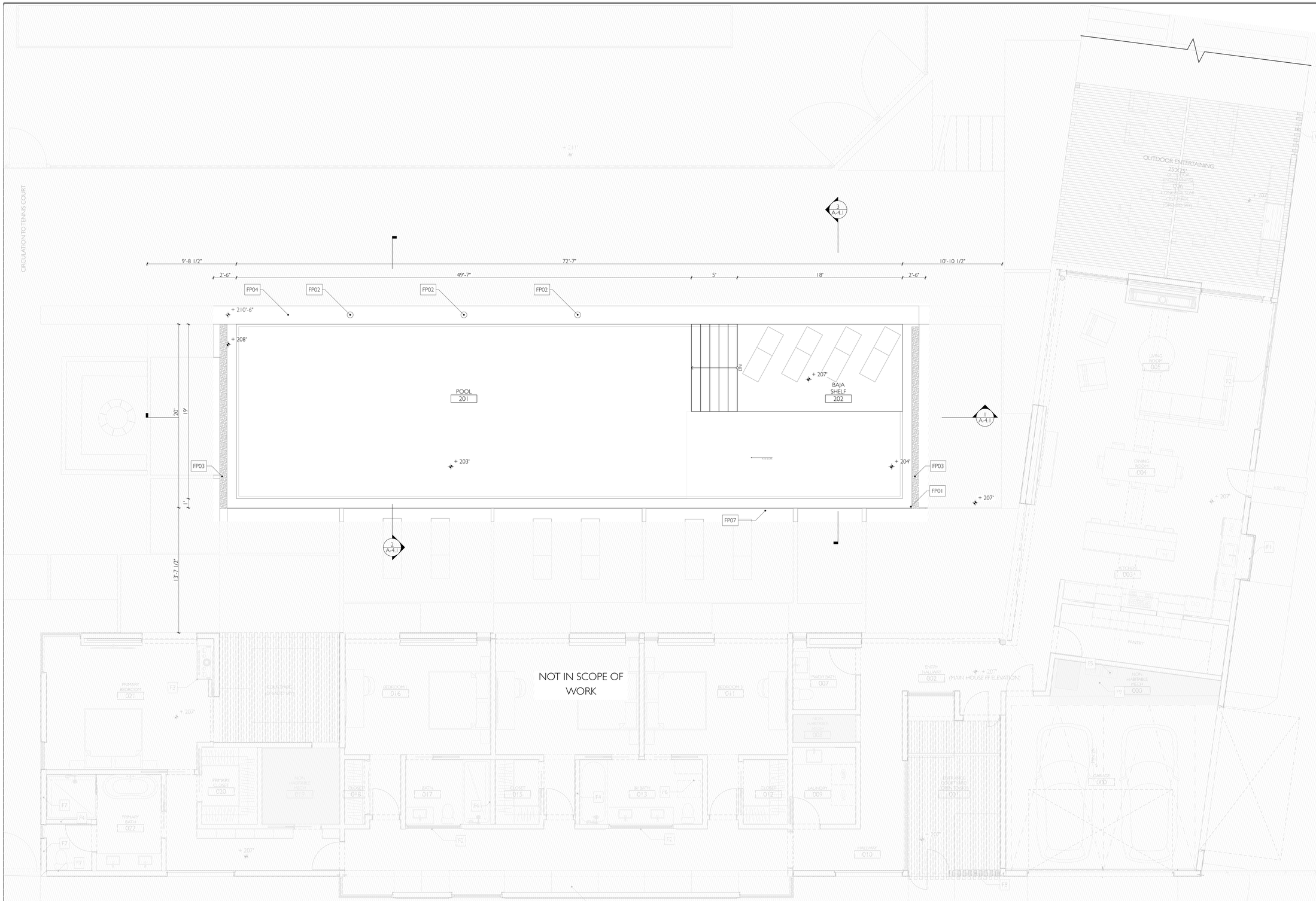
DATE: 9/14/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: A-1.1
SHEET No.: 1

N

PROPOSED SITE PLAN

0 8' 16' 32' 1/16" = 1'-0"

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FLOOR PLAN KEYNOTES

FP01	INFINITY EDGE
FP02	LAMINAR JET(S) TO BE APPROVED BY ARCHITECT
FP03	EXPOSED INFINITY EDGE OVERFLOW TROUGH
FP04	RETAINING WALL PER CIVIL
FP06	4.5" POOL UNDERWATER LIGHT
FP07	OVERFLOW TROUGH BELOW, CONCEALED BY EXTERIOR FINISH FLOOR
FP08	(N) POOL EQUIPMENT LOCATION, ENCLOSED ON 3 SIDES, OPEN TO SKY. CLEARANCES TO BE MET PER SPEC IN ACCORDANCE WITH CMC 928.2

SQFT CALCULATION

NAME	SQFT
BAJA SHELF	228
POOL	1,264
POOL EQUIPMENT	52
	1,544 ft²

FLOOR PLAN NOTES

A. All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.

B. The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, and a map depicting the locations of the piles.

C. All pool and deck drainage shall comply with 2025 CBC Requirements.

D. Pool and spa foundations shall be supported on CIDH piles and gradebeams embedded into competent bedrock per Geotechnical Report No. 26-3467 by Hamilton & Associates, dated March 4, 2026.
Piles shall be at least 24" in diameter and shall be deepened into bedrock with no support from fill or natural soil. Minimum penetration into bedrock shall be 7'-0", unless noted otherwise, and shall be verified by the geotechnical consultant in the field.

E. All OWTS components must be delineated in the field and protected at all times during and after construction of the new swimming pool.

F. The inspector will be provided with the manufacturer's cutsheet which identifies the thermal efficiency of the pool heating system. CEnergyC 110.4(a)(1).

G. A readily accessible on-off switch will be provided for the pool heating system that shuts off the heater without having to adjust the thermostat setting. CEnergyC 110.4(a)(2).

H. A permanent, easily readable and weatherproof plate or card that gives instruction for the energy efficient operation of the pool heater and for proper care of the pool when a cover is used to be provided. CEnergyC 110.4(a)(3).

I. CEnergyC 110.4(b)(1) – Piping. At least 36 inches of pipe shall be installed between the filter and the heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment;

J. CEnergyC 110.4(b)(2) – Covers. A cover for outdoor pools that have a heat pump or gas heater.

K. CEnergyC 110.4(b)(3) – Directional inlets and time switches for pools. If the system or equipment is for a pool:
i) The pool shall have directional inlets that adequately mix the pool water; and
ii) A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during off-peak electric demand period, and for a minimum time necessary to maintain the water in the condition required by applicable public health standards.

FLOOR PLAN LEGEND

NON HABITABLE MECHANICAL AREA UNDER 6' HEIGHT (EXEMPT FROM SF)

SYMBOL LEGEND

DOOR ID

WINDOW ID

ROOM ZONE ID

SMOKE/CARBON MONOXIDE ALARM

EXHAUST FAN UNIT ENERGY STAR RATED, 50 CFM MIN. FOR INTERMITTENT OPERATION AND 20 CFM FOR CONTINUOUS OPERATION (CMC § 405.3)
MODEL WISPER SENSE FV-05 11VQC1.

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LARKSPUR RESIDENCE
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Malibu, CA 90265

PROPOSED FLOOR PLAN - POOL

SEAL & SIGNATURE:

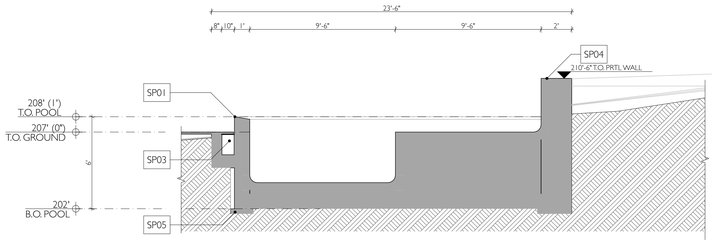
LICENSED ARCHITECT
CHRISTOPHER R. SORENSEN
No C-28583
REN 6/30/2027
STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
DWG No.: A-2.1
SHEET No.: 1

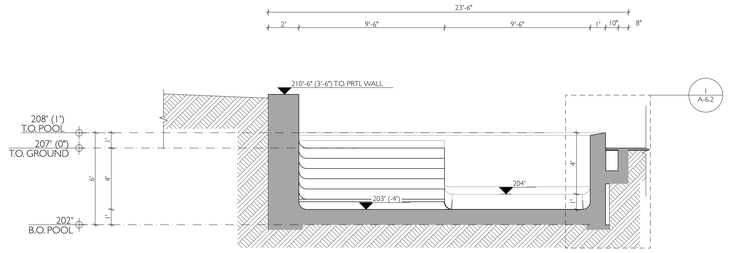
PROPOSED MAIN HOUSE FLOOR PLAN

0 2' 4' 8' 1/4" = 1'-0"

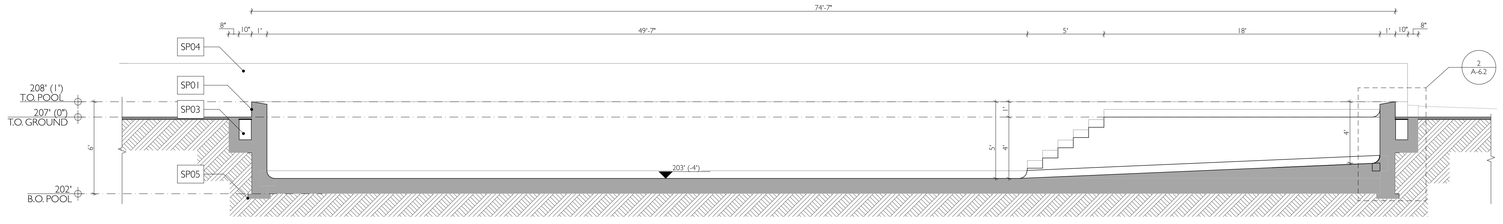
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SECTION CROSS POOL 1/4" = 1'-0" | 3



SECTION CROSS POOL 0 2' 4' 8' 1/4" = 1'-0" | 2



SECTION CROSS POOL 0 2' 4' 8' 1/4" = 1'-0" | 1

SECTIONS KEYNOTES

SP01	INFINITY EDGE
SP02	LAMINAR JET(S) TO BE APPROVED BY ARCHITECT
SP03	WATER TROUGH
SP04	RETAINING WALL PER STRUCTURAL
SP05	FOOTING PER STRUCTURAL
SP06	4.5" POOL UNDERWATER LIGHT

SECTIONS NOTES

1. Foundation per structural plans.
2. 3" concrete rat slab
3. Floor joists, see structural plans.
4. Sub-floor: tongue and groove plywood sheathing. In addition to structural nailing provide a continuous bead of construction adhesive between plywood & joists, fastened with #8 x 2" screws @ 16" o.C.
5. 2 1/4" finish floor assembly (see specifications).
6. *all walls to be framed with 2x4 studs. Thickened walls shall be constructed from multiple rows of 2x4 studs (unless noted provide fire stops at pocket doors, chimneys, otherwise). Etc. And all concealed spaces greater than 10' both horizontally and vertically at ceilings and walls in accordance with all pertinent codes.
7. *insulation: provide r-19 min. Insulation at all exterior walls, including garage. Provide r-30 min. Insulation in attic spaces. Refer to title 24 for additional requirements. Provide r-19 insulation at all interior walls & r-13 insulation between floors and around plumbing pipes for sound control.
8. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no. 26 gage sheet steel or other approved material and shall not have openings into the garage.

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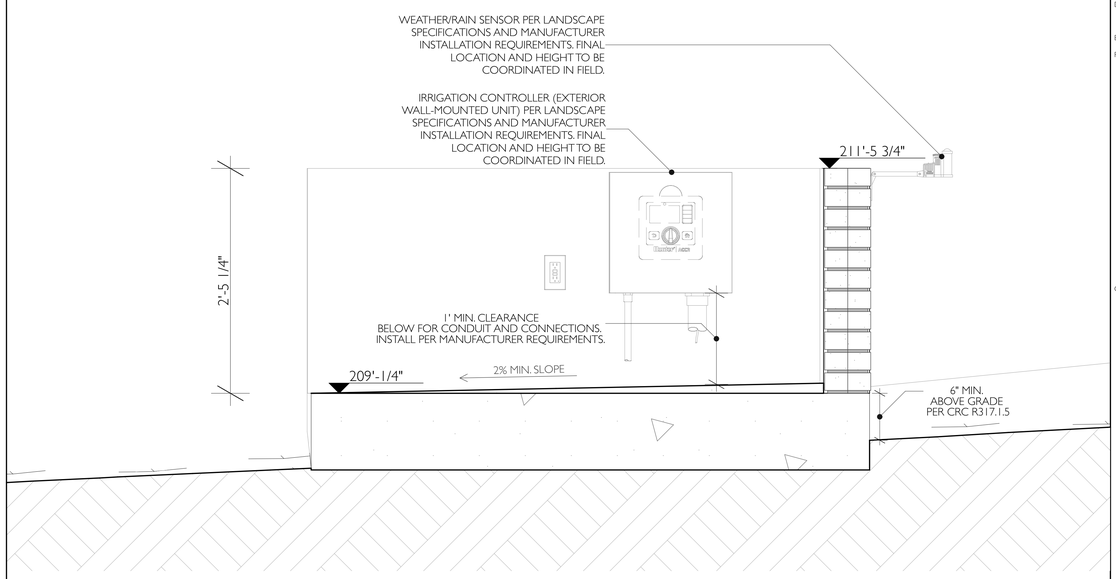
PROPOSED SECTIONS - POOL

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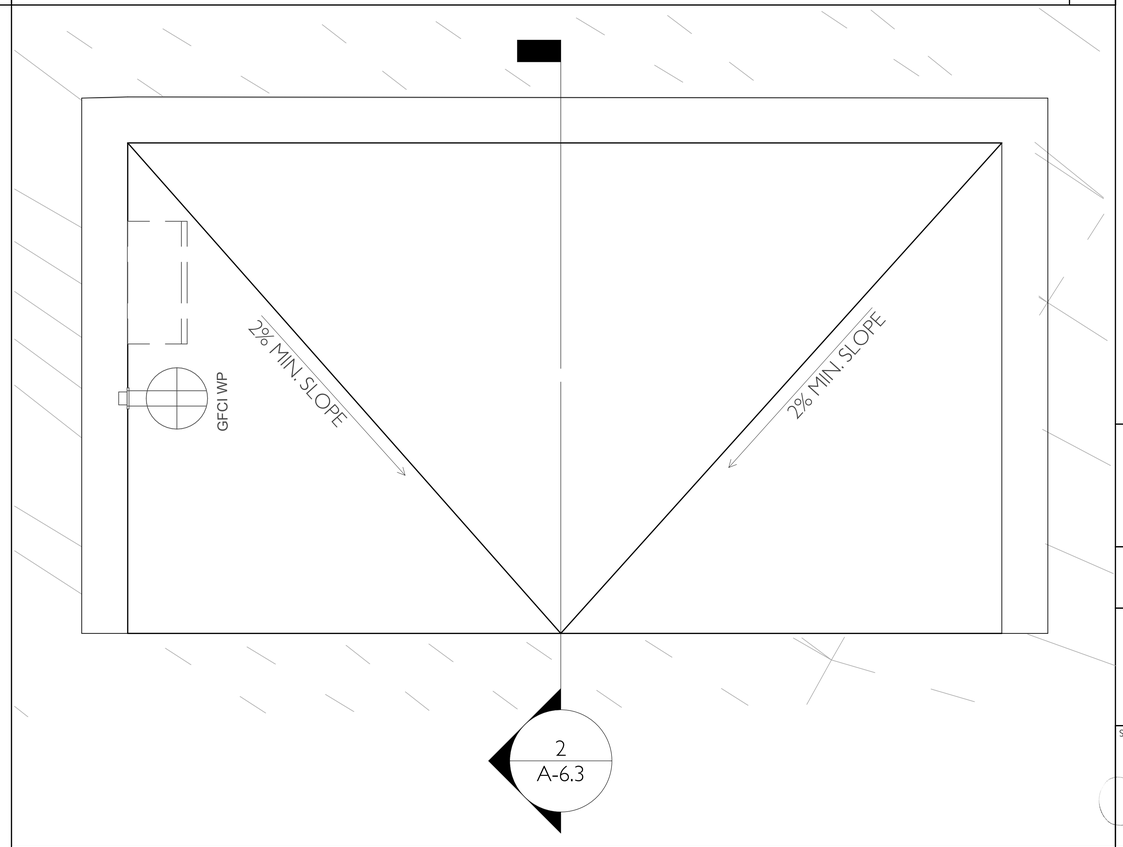
LICENSED ARCHITECT
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POOL EQUIPMENT VAULT - SECTION — 1 1/2"= 1'-0" — 2



POOL EQUIPMENT VAULT — 1 1/2"= 1'-0" — 1

DETAILS NOTES

A. Confirm threshold dept and drain requirements per doors & windows manufacturer before setting the structure and subflooring

B. Clarify any inconsistency in plans with the architecture team before purchasing or executing works

C. Confirm dimensions on site and per manufacturer requirements

D. Materials and finishes shown in details are for reference only please confirm the thickness and required clearances with the interior designer

E. All dimensions to be confirmed by contractor on site

F. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. Noncombustible material.

2. Ignition-resistant material.The ignition-resistance material shall be labeled for exterior use and shall meet the requirements of Secton 704A.2.

3. Fire-retardant-treated wood.The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.

4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.

5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.

6.The exterior portion of a 1-hour-fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of teh roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Residential Code R337.7.5 and Building Code 707A.5.

G. All dimensions shall be verified by the contractor in the field prior to the commencement of construction. Any discrepancies between the drawings and existing site conditions shall be reported to the architect before proceeding with work. Do not scale drawings.

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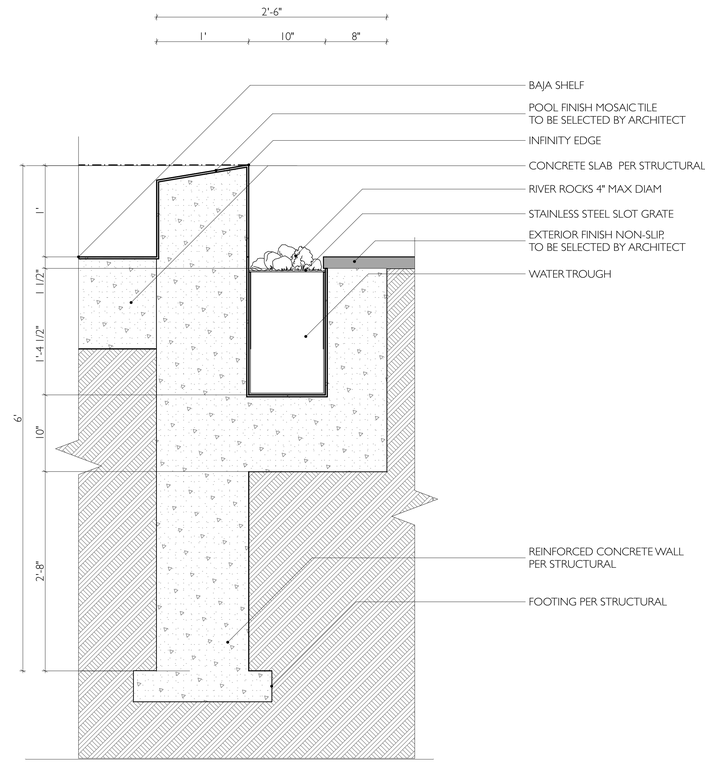
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POOL EQUIPMENT VAULT

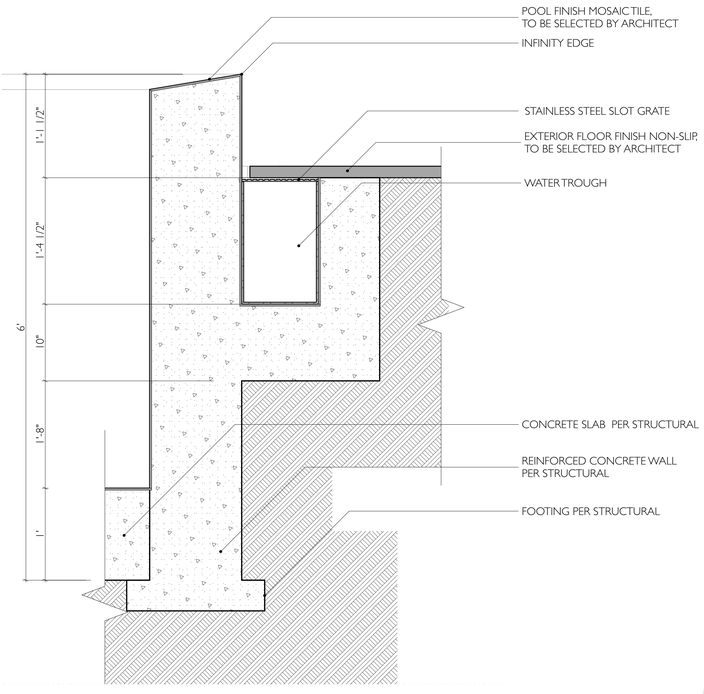
SEAL & SIGNATURE: LICENSED ARCHITECT CHRISTOPHER R. SORENSEN No C-28583 REN 6/30/2027 STATE OF CALIFORNIA

DATE: 7/23/26
PROJECT No.: 2515
DRAWING BY: NC, DT, KS
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WATER TROUGH DETAIL TYPE B — 1 1/2"= 1'-0" — 2



WATER TROUGH DETAIL TYPE A — 1 1/2"= 1'-0" — 1

DETAILS NOTES

A. Confirm threshold dept and drain requirements per doors & windows manufacturer before setting the structure and subflooring

B. Clarify any inconsistency in plans with the architecture team before purchasing or executing works

C. Confirm dimensions on site and per manufacturer requirements

D. Materials and finishes shown in details are for reference only please confirm the thickness and required clearances with the interior designer

E. All dimensions to be confirmed by contractor on site

F. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

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2. Ignition-resistant material. The ignition-resistance material shall be labeled for exterior use and shall meet the requirements of Secton 704A.2.

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4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.

5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.

6. The exterior portion of a 1-hour-fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of teh roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Residential Code R337.7.5 and Building Code 707A.5.

G. All dimensions shall be verified by the contractor in the field prior to the commencement of construction. Any discrepancies between the drawings and existing site conditions shall be reported to the architect before proceeding with work. Do not scale drawings.

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POOL DETAILS

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City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 07/06/2026

PROJECT NUMBER: DMW 26-007

JOB ADDRESS: 29215 LARKSPUR LN

APPLICANT / CONTACT: Christopher Sorensen, Sorensen Architects

APPLICANT EMAIL: permits@sorensenarchitects.com

PROJECT DESCRIPTION: New pool

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Summers 7/7/2026

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Christopher Sorensen, Sorensen Architects permits@sorensenarchitects.com		
Project Address:	**29215 Larkspur Lane** Malibu, California 90265		
Planning Case No.:	DMW 26-007		
Project Description:	New Pool		
Date of Review:	July 7, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Sorenson Architects: Plans dated 6-25-2026
Fixture Worksheet:	n/a
Operating Permit:	Required 60 days after Certificate of Occupancy
Miscellaneous:	Earth Systems: Geology Report dated 3-5-2026
Previous Approval:	APRWF 20-059: SCRC dated 1-15-2026
Previous Reviews:	

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) ***Itemized Response to Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to ensure that all conditions have been adequately addressed by the project consultants prior to building plan check submittal*.

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

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

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

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

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

6) **Post Construction Inspection of the OWTS Components and Enrollment into the Operating Permit Program:** A post construction inspection of the existing OWTS must be completed by an OWTS Registered Inspector Practitioner. The inspection report must be submitted to the City of Malibu Environmental Health staff Dana Garza and Building Inspector prior to final inspection sign-off by the City of Malibu Building Inspector. Enrollment into the Operating Permit is required 60 after Certificate of Occupancy. Please contact the City of Malibu Environmental Health Wastewater Program Specialist, Dana Garza, at dgarza@malibucity.org for more information regarding the Operating Permit Program.

-o0o-

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

cc: Environmental Health file
Planning Department

29215 LARKSPUR LANE
MALIBU, CA 90265

FIRE REBUILD
DMW 26-007

S.F.D.:	4 Bedroom/37 Fixture Units (N) UNDER SEPARATE PERMIT
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 20' Seepage Pit (E)
	1 – 118 S.F. Leachfield (E)
FUTURE:	N/A
PERC RATE:	Unknown
GUEST HOUSE:	1 Bedroom/10 Fixture Units (N) UNDER SEPARATE PERMIT
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 20' Seepage Pit (E)
	1 – 118 S.F. Leachfield (E)
FUTURE:	100%
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a new swimming pool only.
2. The fire rebuild of a single family dwelling and a guest house will be approved under separate permits.
3. This review relates only to the minimum requirements of the Malibu Municipal Code (MMC), and the Local Coastal Program (LCP), and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.
4. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
5. A post construction inspection of the 2 OWTS must be completed by a Registered Practitioner Inspector and must be submitted to the City of Malibu Environmental Health Wastewater Program Specialist Dana Garza and the Building Inspector. Enrollment into the Operating Permit Program is required 60 after Certificate of Occupancy.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 07/07/2026

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

ION

PROPOSED POOL

PROPOSED ONE-STORY RESIDENCE

APPROXIMATE LOCATION OF EXISTING SEPTIC TANK TO BE REPLACED

APPROXIMATE LOCATION OF EXISTING SEEPAGE PIT AND LEACH FIELD TO REMAIN

6544 WANDERMERE ROAD
A.P.N. 4468-009-004

6603 DUME DRIVE
A.P.N. 4468-009-012

6617 DUME DRIVE
A.P.N. 4468-009-011

6556 WANDERMERE ROAD
A.P.N. 4468-009-005

29201 LARKSPUR LANE
A.P.N. 4468-009-019

29215 LARKSPUR LANE
A.P.N. 4468-009-030

rs/Qtm

Qtc/Qtm

TENNIS COURT

SINGLE STORY GUEST HOUSE

TP1 TP2 TP3 TP4 TP5

P1 (SSD, 2001)

P2 (SSD, 2001)

B-1 (GCG, 2015)
B-2 (GCG, 2015)
B-3 (GCG, 2015)
B-4 (GCG, 2015)
B-5 (GCG, 2015)
B-6 (GCG, 2015)
B-7 (GCG, 2015)
B-8 (GCG, 2015)
B-9 (GCG, 2015)

WANDERMERE ROAD

LARKSPUR LANE

APPROXIMATE SCALE
1 inch = 40 feet
(1:480)

20 0 20 40 80

BASE MAP: Grading Plan (TEG, 12/23/2025) and Topography (Peak Surveys, Inc., 8/2019)

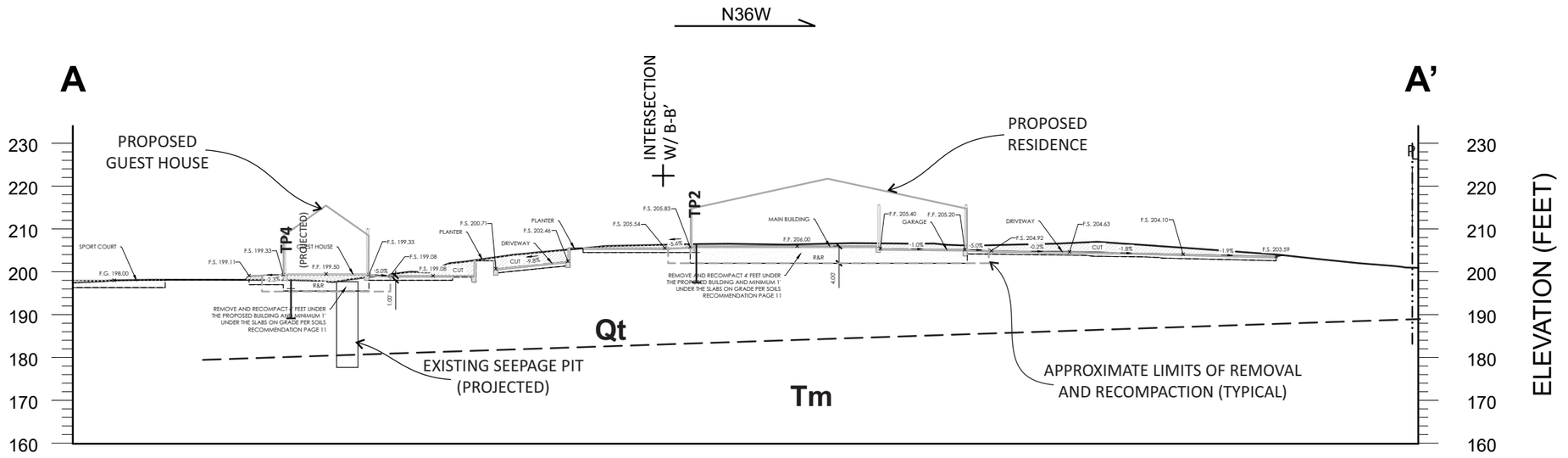
Plate I

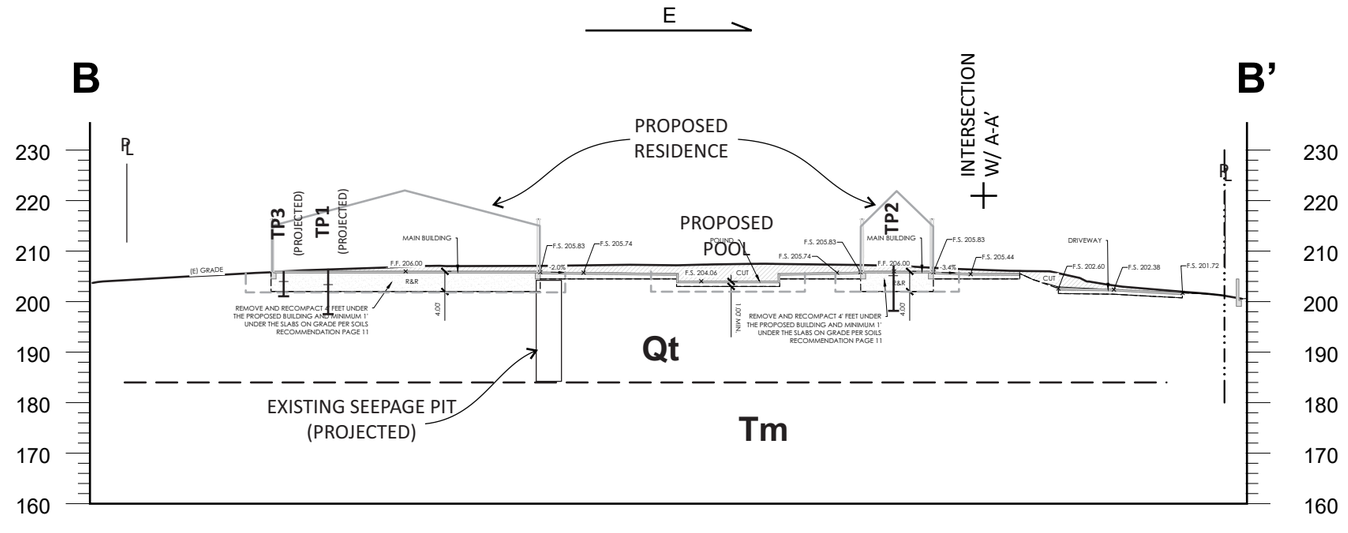
SITE GEOLOGIC MAP

29215 LARKSPUR LANE
MALIBU CALIFORNIA

Earth Systems

MARCH 2026	304224-002





SCALE
1 in = 30 ft (1:360)

LEGEND

Qt	QUATERNARY TERRACE
Tm	BEDROCK; MONTEREY FORMATION
— — —	APPROXIMATE GEOLOGIC CONTACT

Plate II

GEOLOGIC CROSS SECTIONS

29215 LARKSPUR LANE
MALIBU CALIFORNIA

Earth Systems

MARCH 2026 | 304224-002

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:** 07/06/2026

PROJECT NUMBER: DMW 26-007

JOB ADDRESS: 29215 LARKSPUR LN

APPLICANT / CONTACT: Christopher Sorensen, Sorensen Architects

APPLICANT EMAIL: permits@sorensenarchitects.com

PROJECT DESCRIPTION: New pool

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

07/20/2026
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Christopher Sorensen

From: Public Works Department
Amanda Carro, Assistant Civil Engineer

Date: July 20, 2026

Re: Proposed Conditions of Approval for 29215 Larkspur Ln, DMW 26-007

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

GRADING AND DRAINAGE

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

2. 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.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
    - Public Works Department General Notes

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

STORMWATER

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

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

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

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

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

MISCELLANOUS

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

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

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

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

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

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** 07/23/2026

PROJECT NUMBER: DMW 26-007

JOB ADDRESS: 29215 LARKSPUR LN

APPLICANT / CONTACT: Christopher Sorensen, Sorensen Architects

APPLICANT EMAIL: permits@sorensenarchitects.com

PLANNER: Latrice Williams

PROJECT DESCRIPTION: New pool

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 7/29/26

Signature Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Christopher Sorensen, Sorensen Architects permits@sorensenarchitects.com		
Project Address:	**29215 LARKSPUR LN** Malibu, CA 90265		
Planning Case No.:	DMW 26-007		
Project Description:	New pool		
Date of Review:	July 29, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	7/23/26
Site Survey:	7/23/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	7/7/26 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

RECOMMENDATIONS:

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

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

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

-o0o-

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

cc: Planning Project file
Planning Department

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:	July 24, 2026	**Review Log #:**	**734**
Site Address:	29215 Larkspur Lane		
Lot/Tract/PM #:		**Planning #:**	**DMW 26-007 P1** Ref: APRWF 20-059
Applicant/Contact:	Chris Sorensen, permits@sorensenarchitects.com	**BPC/GPC #:**	
Contact Phone #:	310-337-2866	**Planner:**	**Latrice Williams**
Project Type:	New swimming pool and baja shelf		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	Earth Systems Pacific (Mazzei, GE 2823; Allen, CEG 2648): **3-5-2026, 12-17-2020** **1st Planning Submittal** **Architectural plans prepared by Sorensen Architects dated June 25, 2026.**
Previous Reviews:	None; Environmental Health Review Sheet dated 7-7-2026 (for DMW 26-007); Ref (for APRWF 20-059, TNWF 26-0001 to 0003): 5-5-2026, 2-6-2026, Geotechnical Review Referral Sheet dated 12-22-2020; Ref: Environmental Health Review Sheets dated 1-15-2025, 9-26-2025

Review Findings

Planning Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

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

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

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

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

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

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

Remarks

The referenced geotechnical reports and architectural plans were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the scope of the project includes the construction of a swimming pool with a baja shelf on the north side of the rebuilt residence. The pool will be supported by 2 feet of compacted fill as recommended by the Project Geotechnical Consultant as part of the rebuild of the residence.

The Woolsey Fire rebuild project includes rebuilding the 2,912 square foot one-story single-family residence and attached garage destroyed in the Woolsey Fire +10%. In addition, two guest houses, guest house A, 528 square feet, and guest house C, 845 square feet, were destroyed in the Woolsey Fire. The new one-story residence and attached garage will be 3,772 square feet, with a new 521 square foot detached guest house. Square footage increases from the pre-fire structures to the proposed structures is less than 10%. Other improvements include an outdoor concrete entertainment patio, decks, trellises, retaining walls, a reflecting pond, sports court, spa, and fireplace. A retaining wall and tennis court will remain. Grading consists of 5,854 yards of R & R; 94 yards of cut and 23 yards of fill under structure; 114 yards of cut for safety; 639 yards of cut and 54 yards of fill non-exempt; and 771 yards of import.

The rebuild project will be utilizing the existing OWTS for both the residence and guest house. The existing OWTS for the residence consists of a 1,200-gallon septic tank, one active 5' diameter x 20' BI seepage pit and a 118 square foot leach field. The OWTS for the guest house consists of a 1,200-gallon septic tank, one active 5' diameter x 20' BI seepage pit and a 118 square foot leach field.

Planning Review Comments:

None.

Building Plan Check Comments for the Project Design Team:

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

2. Please revise Note D on Sheet A-2.1 to identify the correct foundation system for the pool and the correct Project Geotechnical Engineer and referenced report. Please clarify if there is a spa and where it is located.

3. Please provide an electronic set of civil plans showing the R & R grading for the pool for review.

4. Please identify by date the referenced geotechnical reports by the Project Geotechnical Consultant on the swimming pool plans.

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

6. Please include a detail for the hydrostatic relief valve or subdrain recommended by the Project Geotechnical Consultant on the swimming pool plans.

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

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

Engineering Geology Review by: _____ 7-24-2026

Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Reviewed by: _____ 7-24-2026

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

None.