RESIDENTIAL MANDATORY MEASURES

Documentation

1) Certificate of compliance

Certificate of compliance. for all buildings, the certificate of compliance described in section 10-103 shall be signed by the person who is eligible under division 3 of the business and professions code to accept responsibility for the building design (responsible person); and submitted in accordance with sections 10-103(a)1 and 10-103(a)2 to certify conformance with part 6. if more than one person has responsibility for the building design, each person shall sign the certificate of compliance document(s) applicable to that portion of the design for which the person is responsible. alternatively, the person with chief responsibility for the building design shall prepare and sign the certificate of compliance document(s) for the entire building design

2) Application for a building permit

Each application for a building permit subject to part 6 shall contain at least one copy of the documents specified in sections 10-103(a)2a, 10-103(a)2b, and 10-103(a)2c.

a) for all newly constructed buildings, additions, alterations, or repairs regulated by part 6 the applicant shall submit the applicable certificate(s) of compliance to the enforcement agency for approval. the certificate(s) shall conform to the requirements of section 10-103(a)1, and shall be approved by the local enforcement agency, in accordance with all applicable requirements of section 10-103(d), by stamp or authorized signature prior to issuance of a building permit. a copy of the certificate(s) of compliance shall be included with the documentation the builder provides to the building owner at occupancy as specified in section 10-103(b).

b) When the enforcement agency requires building design plans and specifications to be submitted with the application for a building permit, the plans shall conform to the specifications for the features, materials, components, and manufactured devices identified on the certificate(s) of compliance, and shall conform to all other applicable requirements of part 6. plans and specifications shall be submitted to the enforcement agency for any other feature, material, component, or manufactured device that part 6 requires be indicated on the building design plans and specifications. plans and specifications submitted with each application for a building permit for nonresidential buildings, high-rise residential buildings and hotels and motels shall provide acceptance requirements for code compliance of each feature, material, component or manufactured device when acceptance requirements are required under part 6. plans and specifications for nonresidential buildings, high-rise residential buildings and hotels and motels shall require, and indicate with a prominent note on the plans, that within 90 days after the enforcement agency issues a permanent final occupancy permit, record drawings be provided to the building owner.

c) the enforcement agency shall have the authority to require submittal of any supportive documentation that was used to generate the certificate(s) of compliance, including but not limited to the electronic input file for the compliance software tool that was used to generate performance method certificate(s) of compliance; or any other supportive documentation that is necessary to demonstrate that the building design conforms to the requirements of part 6.

3) Installation certificate

a) for all buildings, the person in charge of the construction or installation, who is eligible under division 3 of the business and professions code to accept responsibility for the construction or installation of features, materials, components, or manufactured devices regulated by part 6 or the appliance efficiency regulations (responsible person) shall sign and submit certificate of installation documentation as specified in section 10-103(a)3 to certify conformance with part 6.

These certificates shall:

i. identify the features, materials, components, manufactured devices, and system performance diagnostic results required to demonstrate compliance with part 6 and the appliance efficiency regulations..

ii. Include a statement indicating that the installed devices conform to the appliance standards and Part 6 and the requirements for such devices given in the plans

iii. State the number of the building permit under which the construction or installation was performed.

iv. Fenestration products, other than products which are removed and reinstalled, shall be certified for overall U-values and overall SHGC, and shall have a temporary label which lists certified U-value and SHGC, and certified that applicable air infiltration requirements are met.

4) Insulation certificate

After installing wall, ceiling, or floor insulation, the installer shall make available to the enforcement agency or post in a conspicuous location in the building a certificate signed by the installer stating that the installation is consistent with the plans and specifications described in Section 10-103 (a) 2 and for which the building permit was issued and conforms with the requirements of Part 6. The certificate shall also state the manufacturer's name and material identification, the installed R-value, and (in applications of loose fill insulation) the minimum installed weight per square foot consistent with the manufacturer's labeled installed design density for the desired R-value.

All insulating material shall be installed in compliance with the flame spread rating smoke density requirement of section 707 of the ubc. EXCEPTION: Enforcing agencies may exempt nonresidential buildings that have no more than 1,000 square feet of conditioned floor area in the entire building and an occupant load of 49 persons or less from the documentation requirements of Section 10-103(a), provided a statement of compliance with Part 6 is submitted and signed by a licensed engineer or the licensed architect with chief responsibility for the design.

Operating and Maintenance Information to be provided by Builder

1) Operating information. The builder shall provide the building owner at occupancy the appropriate Certificate(s) of Compliance and a list of the features, materials, components, and mechanical devices installed in the building and instructions on how to operate them efficiently. The instructions shall be consistent with specifications set forth by the executive director. For residential buildings, such information shall, at a minimum, include information indicated on forms Certificate of Compliance (CF-1R), Mandatory Measures (MF-1R), Installation Certificate (CF-6R), Insulation Certificate (IC-1), and a manual which provides all information specified in this Section 10-103 (b). The Home Energy Manual (P400-92-031, July 1992) may be used to meet the requirement for providing this manual. For nonresidential buildings, such information shall, at a minimum, include information required by the Certificates of Compliance, forms ENV-1, MECH-1 and LTG-1, an Installation Certificate and an Insulation Certificate. For dwelling units, buildings or tenant spaces which are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building.

2) Maintenance information. The builder shall provide to the building owner at occupancy maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component, or manufactured device.n For dwelling units, buildings or tenant spaces which are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for maintaining the feature, material, component, or mechanical device installed in the building.

3) Ventilation information. For nonresidential buildings, the builder shall provide the building owner at occupancy a description of the quantities of outdoor and re-circulated air that the ventilation systems are designed to provide to each area. For buildings or tenant spaces which are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for operating and maintaining the feature, material, component, or mechanical device installed in the building.

Equipment Information to be provided by Manufacturer or Supplier

1) The manufacturer or supplier of any manufactured devise shall, upon request, provide to building designer and installers information about the device. The information shall include the efficiency (and other charateristics regulated by Part6).
2) All system, equipment and/or building components shall comply with the applicable manufacturer provisions and installation provisions of Title 24, Part 6, Chapter 2, Section 111 through 119.
3) All appliances for which a California Standard has been established in the Appliance Efficiency Regulations shall be certified by the manufacturer as compliant with the applicable Standard.
4) Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 2, Chapter 49, of the ASHRAE Handbook and HVAC application handbook.
5) Circulating service water-heating systems shall have a control capable of automatically turning off the circulating pump when hot water is not required.
6) Service water-heating systems that have a total capacity greater than 167,000 Btu/hr, shall have separate remote heaters, heat exchangers, or boosters to supply higher temperature at outlets that require higher than service water temperatures as listed in the 1995 ASHRAE Handbook.
7) Controls for service water-heating systems shall limit the outlet temperature at public lavatories to 110°F.
8) Unfired service water-heater storage tanks and backup tanks for solar water-heating system shall have:
   a. External insulation with combined R-value of at least R-12, or
   b. Internal and external insulation with a combined R-value of at least R-16, or
   c. The heat loss of the tank surface, based on an 80°F water-air temperature difference shall be less than 6.5 Btu/hr per square foot.
9) Insulation shall be provided or water heaters as follows:
   a. Storage gas water heaters with an energy factor <0.58 shall be externally wrapped with insulation having an insulated thermal resistance of R-12 or greater.
   b. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating system, shall externally wrapped with insulation having an installed thermal resistance of R-12 or greater or have internal insulation of at least R-16 and label on the exterior of the tank showing the insulation R-value.
   c. Piping, whether burried or unburried, for recirculating sections of domestic hot water systems, piping from the heating source to the storage tank for an indirect-fired domestic water-heating system and the first five feet of hot and cold water pipes from the storage tank for noncirculating systems and cooling systems shall be thermal insulated as specified an sub section A&B.
   d. Solar water-heating systems and/or collectors shall be certified by the Solar Rating and Certification Corporation.
10) Space conditioning equipment shall meet the efficiency standards specified in Title 24, Part 6, Chapter 2, Section 112
11) Pilot lights shall be prohibited for:
   a. Fan type central furnaces
   c. Pool heaters
   d. Spa heaters
   Except for household cooking appliances without an electrical supply voltage connection and in which each pilot consumes less than 150 Btu/hr.
12) Insulation shall be certified by the manufacturer as compliant with the California Quality Standards for Insulating Material, Title 24, Par 12, Chapter 12 & 13 CCR.
13) Urea formaldehyde foam insulation may only be used in exterior side walls,and requires a four-mil-thick plastic Polyethylene vapor barrier between the urea formaldehyde foam insulaton and the interior space.
14) The opaque portions of framed demising walls shall have insulation with an installed R-value of at least R-13 between framing members.
15) The minimum installed weight per square foot of any loose-fill insulation shall conform with the insulation manufacturer's labeled R-value.

Mandatory Requirements for Fenestration Products and Exterior Doors

1) Certification of Fenestration Products and Exterior Doors. Any fenestration product and exterior door, other than field-fabricated fenestration products and field-fabricated exterior doors, may be installed only if the manufacturer has certified to the commission, or if an independent certifying organization approved by the commission has certified, that the product complies with all of the applicable requirements of this subsection. Doors and windows between conditioned and unconditioned spaces shall be fully weather-stripped (including doors between residence and garage). The openings in the exterior envelope of the building shall be caulked or otherwise sealed to limit infiltration:
a) Exterior joints around window and door frames, between wall sole plates and floors, and between exterior wall panels;
b) Openings for plumbing/electrical/gas lines in walls, ceilings and floors;
c) Openings in the attic, such as the point where ceilings meet masonry fireplaces. Wrap storage type water heaters and storage and backup tanks for solar water heater systems with minimum R-12 insulation exterior, and R-16 for interior. Insulate piping in unconditioned space leading to and from water heaters with minimum R-4 insulation for a distance of 5 feet from the water heater.
d) Air leakage. Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft² of window area, 0.3 cfm/ft² of door area for residential doors, 0.3 cfm/ft² of door area for nonresidential single doors (swinging and sliding), and 1.0 cfm/ft² for nonresidential double doors (swinging), when tested according to NFRC-400-95 or ASTM E283-91 at a pressure differential of 75 Pascal's or 1.57 pounds/ft², incorporated herein by reference.
e) U-factor and SHGC. Fenestration products shall:
   i. Be certified for overall U-factors as rated in accordance with the National Fenestration Rating Council's NFRC 100 (1997) and be certified for overall SHGC, as rated in accordance with the National Fenestration Rating Council's NFRC 200 (1995), incorporated herein by reference, or such values shall be certified in accordance with Table 1-D and Table 1-E and labeled as set forth in Section 10-111; and
   ii. Have a temporary label or label certificate (for site-built products) meeting the requirements of Section 10-111 (a) (1) , not to be removed before inspection by the enforcement agency, listing the certified U-factor and SHGC, and certifying that the air leakage requirements of Section 116 (a) 1 are met for each product line; and
   iii. Have a permanent label or label certificate (for site-built products) meeting the requirements of Section 10-111 (a) (2) if the product is rated using NFRC procedures.

EXCEPTION to Section 116 (a): Fenestration products removed and reinstalled as part of a building alteration or addition.

EXCEPTION 1 to Section 116 (a) 2: Site-assembled vertical glazing in buildings covered by the nonresidential standards with less than 100,000 square feet of conditioned floor area or less than 10,000 square feet of vertical glazing shall have U-factors determined in accordance with NFRC 100-SB procedures or default values set forth in Appendix I of the Nonresidential ACM Manual. Temporary and permanent labels are not required.

EXCEPTION 2 to Section 116 (a) 2: Site-assembled vertical glazing in buildings covered by the nonresidential standards shall have SHGC values determined in accordance with NFRC 100-SB procedures or shall calculate the SHGC value for each vertical glazing as:

SHGC = 0.08 +0.86 x SHGCc

Where SHGC is the solar heat gain coefficient for the fenestration including glass and frame SHGCc is the center of glass solar heat gain coefficient for the glass alone as documented in the glazing manufacturer's literature. Documentation shall be provided as set forth in Appendix I of the Nonresidential ACM Manual.

EXCEPTION 3 to Section 116 (a) 2: Skylights and site-assembled horizontal glazing shall have SHGC values and U-factors determined in accordance with NFRC procedures or default values set forth in Appendix I of the Nonresidential ACM Manual. Documentation shall be provided as set forth in Appendix I of the Nonresidential ACM Manual. (b) Installation of Field-fabricated Fenestration Products and Exterior Doors. Field-fabricated fenestration products and exterior doors shall be caulked between the fenestration products or exterior door and the building, and shall be weather stripped.

EXCEPTION to Section 116(b): Unframed glass doors and fire doors.

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

Project Name: Residential Building — **Calculation Date/Time:** 2026-02-23T13:52:16-08:00 — **(Page 1 of 10)**

Calculation Description: Title 24 Analysis — **Input File Name:** 23-PLA-01 Rec Room.ribd22x

GENERAL INFORMATION					
01	**Project Name**	Residential Building			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	30051 Andromeda Ln			
04	**City**	Malibu	05	**Standards Version**	2022
06	**Zip code**	90265	07	**Software Version**	EnergyPro 9.4
08	**Climate Zone**	6	09	**Front Orientation (deg/ Cardinal)**	0
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	200	19	**Glazing Percentage (%)**	48.00%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	23	**No Dwelling Unit:**	No

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

Registration Number: 426-P010054498A-000-000-0000000-0000 — Registration Date/Time: 02/23/2026 14:15 — HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2026-02-23 13:52:48 — Schema Version: rev 20220901

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

Project Name: Residential Building — **Calculation Date/Time:** 2026-02-23T13:52:16-08:00 — **(Page 2 of 10)**

Calculation Description: Title 24 Analysis — **Input File Name:** 23-PLA-01 Rec Room.ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	42.7	86.4	52.3			
Proposed Design	41	82.5	50.2	1.7	3.9	2.1
RESULT[2]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment

[2]Buiiding complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.51 kWdc
- PV System resized to 1.51 kWdc (a factor of 1.513) to achieve 'Standard Design PV' PV scaling

Registration Number: 426-P010054498A-000-000-0000000-0000 — Registration Date/Time: 02/23/2026 14:15 — HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2026-02-23 13:52:48 — Schema Version: rev 20220901

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL: 818.905.9871
FAX: 818.905.9875
Email: designplus@sbcglobal.net

STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: ENERGY SHEETS

PROJECT: NEW CONSTRUCTION
30051 ANDROMEDA LN
MALIBU, CA 90265

DATE: 02.23.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: E1

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.05	0.39	0.07	0.6	-0.02	-0.21
Space Cooling	3.24	63.44	1.56	50.14	1.68	13.3
IAQ Ventilation	0.81	8.66	0.81	8.66	0	0
Water Heating	18.26	217.45	18.26	217.45	0	0
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**22.36**	**289.94**	**20.7**	**276.85**	**1.66**	**13.09**
Photovoltaics	-8.57	-241.78	-8.57	-242.55		
Battery			0	0		
Flexibility			0			
Indoor Lighting	2.1	21.09	2.1	21.09		
Appl. & Cooking	10.08	114.2	9.95	112.82		
Plug Loads	18.06	188.79	18.06	188.79		
Outdoor Lighting	0.31	2.83	0.31	2.83		
TOTAL COMPLIANCE	**44.34**	**375.07**	**42.55**	**359.83**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	73.73	72.66	1.07	1.45
Net EUI[2]	30.18	29.1	1.08	3.58

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

REQUIRED PV SYSTEMS

01 DC System Size (kWdc)	02 Exception	03 Module Type	04 Array Type	05 Power Electronics	06 CFI	07 Azimuth (deg)	08 Tilt Input	09 Array Angle (deg)	10 Tilt: (x in 12)	11 Inverter Eff. (%)	12 Annual Solar Access (%)
1.51	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Electric water heater exception - Exception 2 to Section 150.1(c)8
- Point of use

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified HSPF
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Residential Building	200	1	1	1	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
Zone 1	Conditioned	HVAC System1	200	8	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)
Left Wall	Zone 1	R-15 Wall	90	Left	80	0	90
Rear Wall	Zone 1	R-15 Wall	180	Back	160	96	90
Right Wall	Zone 1	R-15 Wall	270	Right	80	0	90
Interior Surface	Zone 1	R-15 Wall1	n/a	n/a	160	0	n/a
Roof	Zone 1	R-30 Roof Attic	n/a	n/a	200	n/a	n/a

ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window/Door G-04	Window	Rear Wall	Back	180			1	96	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated
Slab	Zone 1	200	60	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Point of Use	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location
DHW Heater 1	Electric Resistance	Consumer Instantaneous	1	1	UEF	0.98	kW	12	0	99	8	

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

REVISIONS	BY	DATE

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd, Suite #205
Sherman Oaks, CA 91403
TEL: 818.905.9871
FAX: 818.905.9872
Email: designplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: ENERGY SHEETS

PROJECT: NEW CONSTRUCTION
30051 ANDROMEDA LN
MALIBU, CA 90265

DATE: 02.23.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: E2

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	9	12000	10000	EERSEER	16	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Required	Yes	Yes	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	21	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Dean Almalla	Documentation Author Signature: Dean Almalla
Company: Structural Design Plus, Inc.	Signature Date: 02/23/2026
Address: 15053 Ventura Boulevard	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Sherman Oaks, CA 91403	Phone: 818-905-9871

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name: Dean Almalla	Responsible Designer Signature: Dean Almalla
Company: Structural Design Plus, Inc.	Date Signed: 02/23/2026
Address: 15053 Ventura Boulevard	License:
City/State/Zip: Sherman Oaks, CA 91403	Phone: 818-905-9871

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

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Andromeda Rec Room	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	2/23/2026

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
30051 Andromeda Ln Malibu	CA Climate Zone 06	200	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 15	384		New
Roof	Wood Framed Attic	R 30	200		New
Slab	Unheated Slab-on-Grade	- no insulation	200	Perim = 60'	New

FENESTRATION Total Area: 96 Glazing Percentage: 48.0% New/Altered Average U-Factor: 0.30

Orientation	Area (ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Rear (S)	96.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	9.00 HSPF	Split Heat Pump	16.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ductless / with Fan	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Electric	1	0.98	Point of Use	New

2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:

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

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

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

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

Ducts and Fans:

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

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

Ventilation and Indoor Air Quality:

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

Pool and Spa Systems and Equipment:

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

Lighting:

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

5/6/22

DATE:	
BY:	
REVISIONS	

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd, Suite #205
Sherman Oaks, CA 91403
TEL: 818.905.9871
FAX: 818.905.9872
Email: designplus@sbcglobal.net

STRUCTURAL
CIVIL
DRAFTING
TITLE-24

ENERGY SHEETS

SHEET NAME:

PROJECT:
NEW CONSTRUCTION
30051 ANDROMEDA LN
MALIBU, CA 90265

DATE: 02.23.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: E3

2022 Single-Family Residential Mandatory Requirements Summary

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

Solar Readiness:

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

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

*Exceptions may apply.

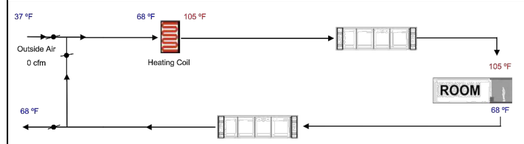
5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

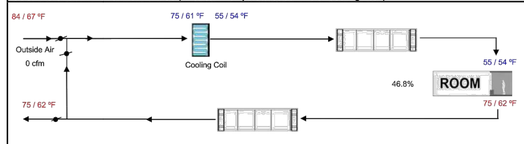
Project Name: Andromeda Rec Room — Date: 2/23/2026
System Name: HVAC System — Floor Area: 200

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	12,000	Total Room Loads	107	2,310	115	86	3,441
Total Output (Btuh)	12,000	Return Vented Lighting		0			
Output (Btuh/sqft)	60.0	Return Air Ducts		0			0
Cooling System		Return Fan		0			0
Output per System	12,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	12,000	Supply Fan		0			0
Total Output (Tons)	1.0	Supply Air Ducts		0			0
Total Output (Btuh/sqft)	60.0						
Total Output (sqft/Ton)	200.0	TOTAL SYSTEM LOAD		2,310	115		3,441
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Standard Heat Pump		11,623	0		9,828
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		11,623	0		9,828
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



REVISIONS	
BY	
DATE:	

STRUCTURAL DESIGN PLUS, INC.
STRUCTURAL
CIVIL
DRAFTING
TITLE-24
19851 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9872
Email: designplus@sbcglobal.net

SHEET NAME: ENERGY SHEETS

PROJECT: NEW CONSTRUCTION
30051 ANDROMEDA LN
MALIBU, CA 90265

DATE:	02.23.2026
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	E4

CITY OF MALIBU

23815 STUART RANCH ROAD ♦ MALIBU, CALIFORNIA 90265-4861
(310) 456-2489 ♦ FAX (310) 317 0950 ♦ www.ci.malibu.ca.us

CITY OF MALIBU
DEPARTMENT OF PUBLIC WORKS
GRADING SITE PLAN
30051 ANDROMEDA LANE, MALIBU, CA

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK." .
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER HE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: (SEE TABLE BELOW)
CUT: 355 CU.YD. FILL: 143 CU.YD.
EXPORT: 211 CU.YD. IMPORT: 0 CU.YD.
REMOVAL AND RECOMPACTION 237 CU.YD.
20. TOTAL DISTURBED AREA ACRES 0.28 AC/12,506 SQ.FT.
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA 6,287 SQ.FT.
(EXISTING BUILDING 3024 SQ.FT. EXISTING PAVEMENT/WALKWAYS/PATIOS 3263 SQ.FT.)
TOTAL PROPOSED IMPERVIOUS SURFACE AREA 10,891 SQ.FT.
FLOOD ZONE ON FIRM:_________ BASE FLOOD ELEVATION:__________ FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.

GRADING GENERAL NOTES:

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

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

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
4. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING REPORTS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
5. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
6. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
7. FILL INSPECTION:
7.1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2]
7.2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.
7.3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2HORIZONTAL TO 1 VERTICAL. [3313.7
8. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
9. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

COMPACTION TESTING REQUIREMENTS:

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

5.1. ONE TEST FOR EACH TWO FOOT VERTICAL LEFT.

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

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

GENERAL NOTES:

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

ADDITIONAL GRADING GENERAL NOTES:

1. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
2. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
3. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
4. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
5. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
6. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
7. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
8. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
9. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
10. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
11. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
12. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
13. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
14. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
15. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLICATION PLAN (LIP), SECTION 8.3.

ENGINEERING GEOLOGIC GRADING NOTES::

1. FOR REFERENCE, SECTION 1804.3 OF THE 2010 CBC STATES THAT THE GROUND IMMEDIATE ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET AS MEASURED PERPENDICULAR TO THE FACE OF THE STRUCTURE. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. EXEMPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL (ICC, 2010).
2. ALL UNDERGROUND WATER LINES AND DRAINAGE LINES SHALL BE ABSOLUTELY LEAK FREE. IT IS RECOMMENDED THAT WATER REMAINS, IRRIGATION LINES, AND DRAINAGE LINES BE PERIODICALLY CHECKED FOR LEAKS FOR EARLY DETECTION OF WATER INFILTRATING THE UNDERLYING SOILS THAT COULD CAUSE DETRIMENTAL SOIL MOVEMENTS. IF A LEAK IS DETECTED AT ANY TIME, IT MUST BE REPAIRED IMMEDIATELY.
3. LANDSCAPE WATERING SHALL BE HELD TO A MINIMUM WHILE MAINTAINING A UNIFORMLY MOIST CONDITION WITHOUT ALLOWING THE SOIL TO DRY OUT. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST. DURING EXTREME HOT AND DRY PERIODS, ADEQUATE WATERING MAY BE NECESSARY TO KEEP SOIL FROM SEPARATING OR PULLING BACK FROM THE FOUNDATIONS OR SLABS.
4. SITE AREA DRAINS, CATCH BASINS, ROOF GUTTERS, DOWNSPOUTS, AND ANY SUBDRAIN OUTLETS SHOULD BE INSPECTED PERIODICALLY TO INSURE THAT THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY. IN ADDITION, CRACKS IN PAVED SURFACES SHALL BE SEALED TO LIMIT INFILTRATION OF SURFACE WATERS.
5. Prior to final approval of site grading, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limit of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall back drains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map

SLOPE MAINTENANCE:

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

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

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

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

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

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

FOUNDATION NOTE:

The minimum continuous footing size is (15) inches wide and (24) inches deep into the recommended bearing material, measured from the lowest adjacent grade. Continuous footings may be proportioned, using a bearing value of (3000) pounds per square foot. Pad footings placed into the recommended bearing material may be proportioned, using a bearing value of (3500) pounds per square foot, and should be a minimum of (2) feet in width and (24) inches deep, below the lowest adjacent grade.

LEGAL DESCRIPTION

THAT PORTION OF LOT 5, AS SHOWN ON RECORD 1 OF SURVEY MAP FILED JANURARY 19, 1955 IN BOOK 71, PAGES 28 AND 29 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY AREA:

64,905.36 SQ.FT. (1.49 AC)

A.P.N.:

A.P.N.: 4463-004-017

BENCH MARK:

B.M. SEPTIC RIM

ASSUMED ELEVATION = 100.00' NAVD 1988

CONSULTING GEOTECHNICAL:

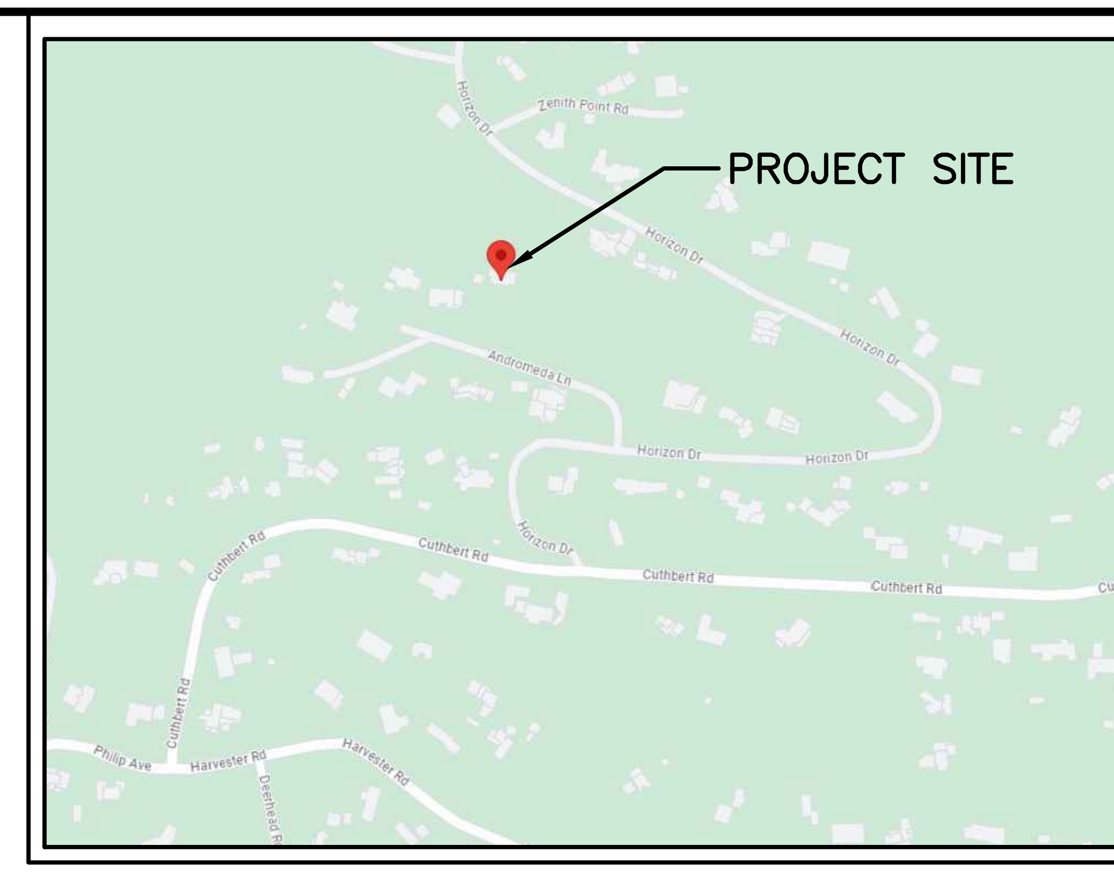
CREATIVE GEOTECHNICAL INC
14421 SYLVAN STREET
VAN NUYS, CA 91411
(818) 923-5800, PROJECT 230320,
DATED AUGUST 22, 2023

CONSULTING GEOLOGIST:

SUMMIT GEOSCIENCE INC
12220 SPRING TRAIL
SYLMAR CA 91342
(818) 523-1101, PROJECT 1103
DATED AUGUST 14 2023

SURVEY PREPARED BY:

PACIFIC LAND CONSULTANTS INC
28441 HIGHRIDGE ROAD, SUITE 230,
CA 90274
(310) 544-8689



VICINITY MAP
N.T.S.

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 30051 ANDROMEDA LANE, MALIBU, CA 90265

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

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	237	230	0	125	0	355
Fill	237	6	18	120	0	144
Total	474	236	18	245	0	498
Import	0	0	18	0	0	0
Export	0	224	0	5	0	211

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

PREPARED BY: RICHARD E. DOSS
PRINT NAME
SIGNATURE
DATE: 5/21/26

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-24
CIVIL
STATE OF CALIFORNIA

INDEX

SHEET	DESIGNATION
1	TITLE SHEET / NOTES
2	FIRE REBUILD DRAINAGE PLAN
3	DETAIL AND SECTIONS SHEET
4	EROSION AND SEDIMENT CONTROL PLAN - ESCP LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

CITY AND POOL CONTRACTOR NOTE:

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

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PREPARED FOR:

DANIEL DONOVAN
OWNER'S REPRESENTATIVE
(701) 870-0989
daniel.patrick.donovan@gmail.com

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

PLANS PREPARED BY:

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

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987 — 5/21/26 DATE

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU

30051 ANDROMEDA LANE, MALIBU, CA 90265

TITLE SHEET / NOTES AND SECTIONS

DESIGNED BY: DATE	SCALE	
DRAWN BY: DATE	N.T.S.	C1
CHECKED BY: DATE	PROJECT NUMBER	

Sheet 1 of 4 Sheets

CONSTRUCTION NOTES: ON-SITE

1. CONSTRUCT CONCRETE DRIVEWAY PER DETAIL "J" ON SHEET 3
2. CONSTRUCT AREA DRAIN PER DETAIL "A" SHEET 3
3. 6" DIA PVC PER INVERT ELEVATIONS HEREON AT 1% MIN SLOPE
4. 6" CURB PER DETAIL "B" ON SHEET 3
5. 24"X24" JENSEN CATCH BASIN PER DETAIL "G" SHEET 3
6. 12"X12" NDS CATCH BASIN PER DETAIL "D" SHEET 3
7. THRU WALL DRAIN PER DETAIL "F" SHEET 3
8. CONCRETE SWALE AT WALL PER DETAIL "E" SHEET 3
9. CONCRETE SWALE PER DETAIL "H" SHEET 3
10. OUTLET THRU CURB PER DETAIL "C" ON SHEET 3
11. PROPOSED POOL PER SEPARATE PLANS AND PERMIT (*)
12. SAWCUT AND JOIN
13. ROOF DRAINS CONNECT TO STORM DRAIN SYSTEM PER ARCHITECTS PLANS
14. SPLASH WALL PER DETAIL "I" SHEET 3
15. REMOVAL AND RECOMPACTION
16. RETAINING WALL PER SEPARATE PLANS AND PERMIT
17. PROPOSED SEPTIC SYSTEM BY OTHERS PER SEPARATE PLANS AND PERMIT
18. STEPS PER ARCHITECTS PLANS
19. EXISTING CONCRETE WALKWAY/DRIVEWAY
20. (*) POOL SUBDRAIN OUTLET PER POOL PLANS AND PERMIT
21. WALL BACK DRAIN PER DETAIL "K" SHEET 3
22. GRADED SWALE 1% MIN SLOPE
23. SURFACE PER ARCHITECTS PLAN
24. UPPER LEVEL OVERHANG
25. EXISTING WALL TO REMAIN
26. EXISTING CURB TO REMAIN
27. 8" DIA PVC PER INVERT ELEVATIONS HEREON AT 1% MIN SLOPE
28. PROPOSED SECOND FLOOR PER ARCHITECTURAL PLAN
29. PROPOSED FIRST FLOOR ADDITION PER ARCHITECTURAL PLAN
30. PROPOSED POOL ENCLOSURE PER ARCHITECTURAL PLAN
31. REPLACE EXISTING RETAINING WALL
32. CORE 6" PVC PIPE OUTLET THROUGH WALL, OUTLET INVERT TO BE 2" ABOVE FINISHED SURFACE

(15) REMOVAL AND RECOMPACTION NOTES :

THE MAIN HOUSE AND POOL SHALL BE SUPPORTED BY FOUNDATIONS EXTENDING INTO BEDROCK

THE DETACHED GARAGE SHALL BE SUPPORTED BY FOUNDATIONS EXTENDING INTO COMPACTED FILL
THE PROPOSED REMOVALS SHOULD EXTEND A MINIMUM OF 3' BELOW FOUNDATIONS AND A MINIMUM OF 5' OUTSIDE THE OUTER LIMITS OF THE PROPOSED FOUNDATIONS

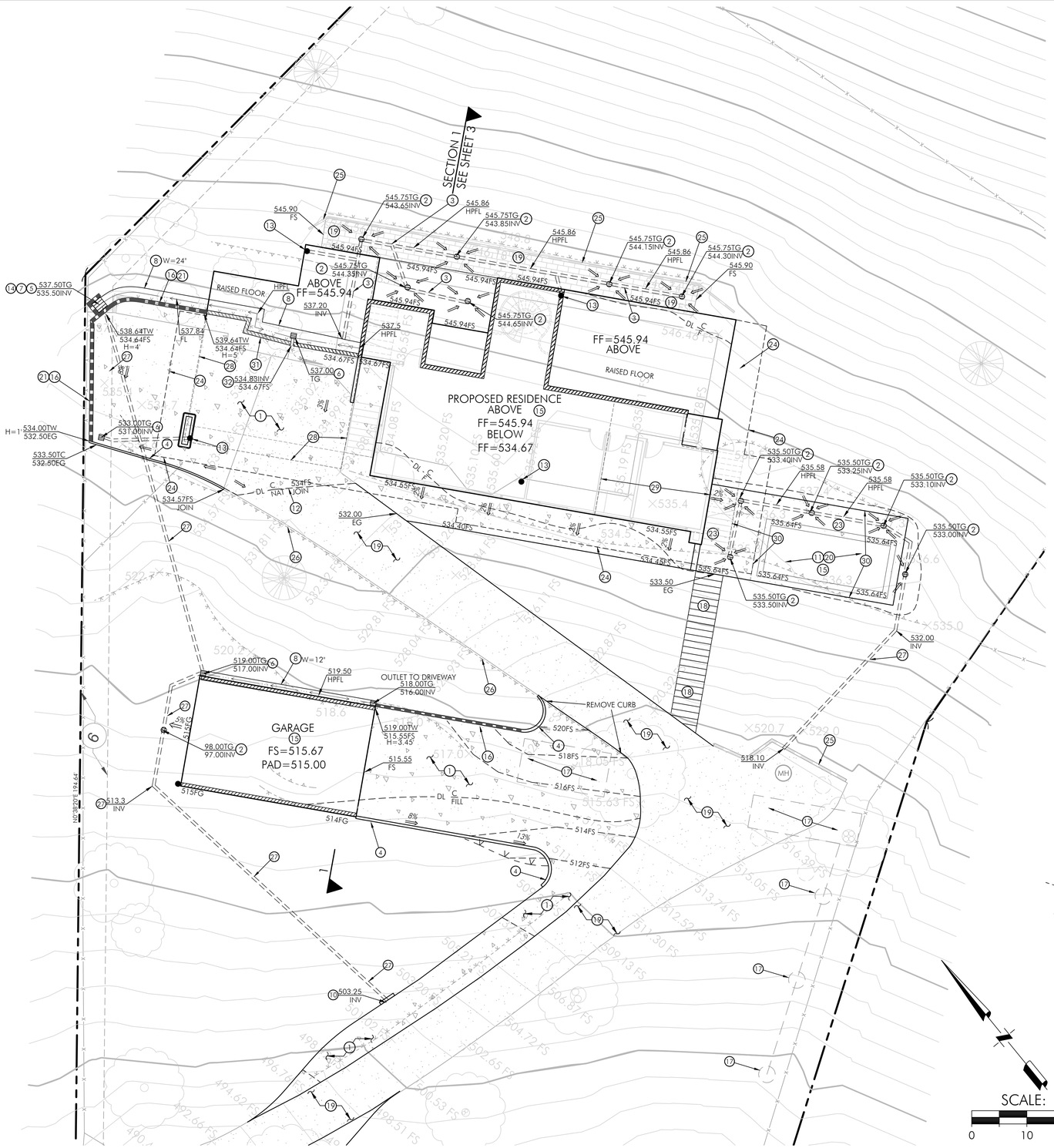
POOL STORMWATER DISCHARGE NOTICE:

"The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algecides 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)

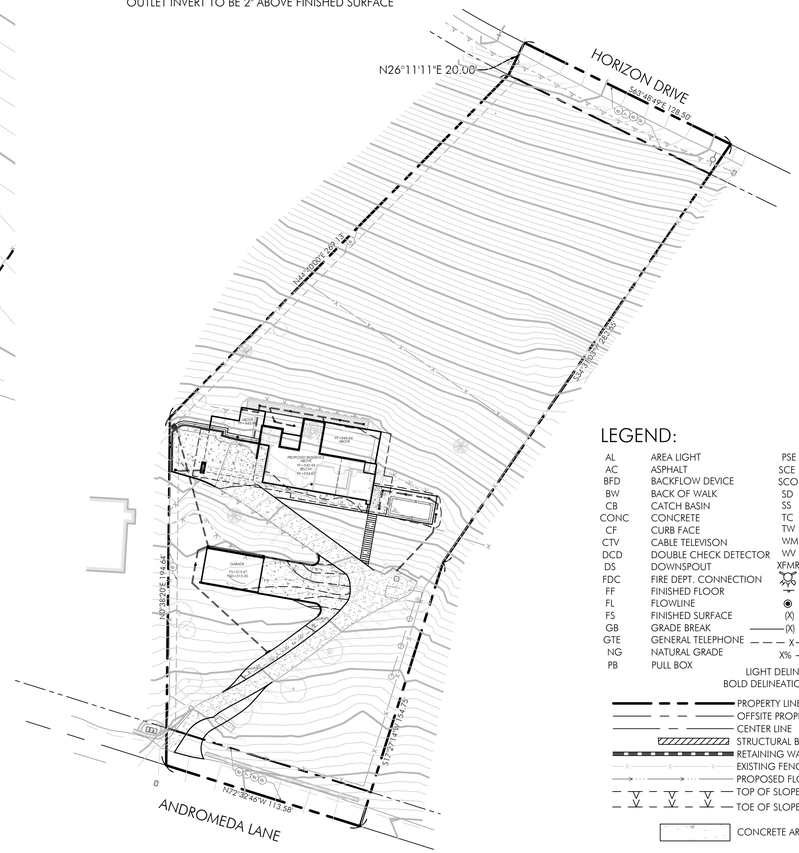
Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works."

(*) "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.



SCALE: 1" = 10'

0 10 20 30



OVERALL SITE PLAN
SCALE 1" = 40'

LEGEND:

AL	AREA LIGHT	PSE	PER SOILS ENGINEER
AC	ASPHALT	SCE	SO. CAL. EDISON
BFD	BACKFLOW DEVICE	SCO	SEWER CLEAN OUT
BW	BACK OF WALK	SD	STORM DRAIN
CB	CATCH BASIN	SS	SANITARY SEWER
CONC	CONCRETE	TC	TOP OF CURB
CF	CURB FACE	TW	TOP OF WALL±
CTV	CABLE TELEVISON	WM	WATER METER
DCD	DOUBLE CHECK DETECTOR	WV	WATER VALVE
DS	DOWNSPOUT	XFMR	ELECTRIC TRANSFORMER
FDC	FIRE DEPT. CONNECTION		FIRE HYDRANT
FF	FINISHED FLOOR		STREET SIGN
FL	FLOWLINE		FOUND MONUMENT PER P.M.
FS	FINISHED SURFACE	(X)	EXISTING
GB	GRADE BREAK	(X)	EXISTING CONTOUR
GTE	GENERAL TELEPHONE	X	PROPOSED CONTOUR
NG	NATURAL GRADE	X%	DIRECTION & RATE OF FLOW
PB	PULL BOX		

LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTER LINE
- STRUCTURAL BUILDING WALL PER SEPARATE PLANS AND PERMIT
- RETAINING WALL PER SEPARATE PERMIT
- EXISTING FENCE LINE
- PROPOSED FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- CONCRETE AREA

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NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU

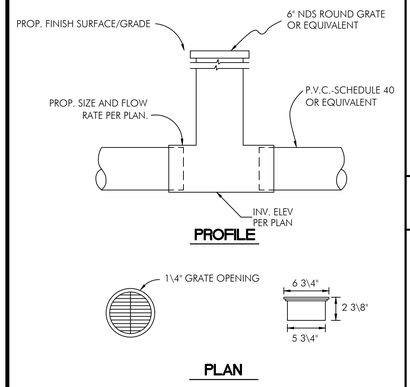
30051 ANDROMEDA LANE, MALIBU CA

FIRE REBUILD DRAINAGE PLAN

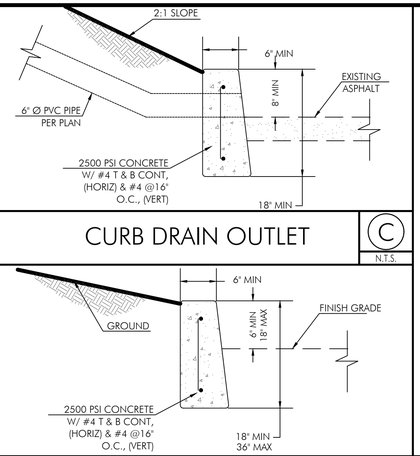
DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE 1"=10'
PROJECT NUMBER

C2

Sheet 2 of 4 Sheets

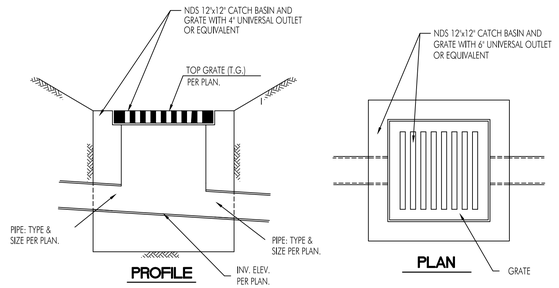


6"x6" AREA DETAIL — A — N.T.S.

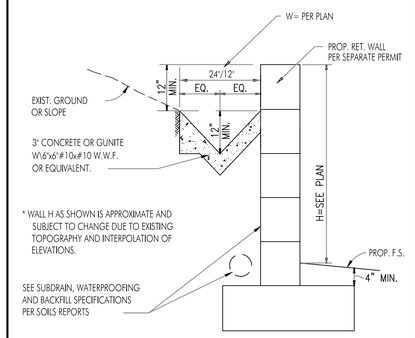


C — N.T.S.

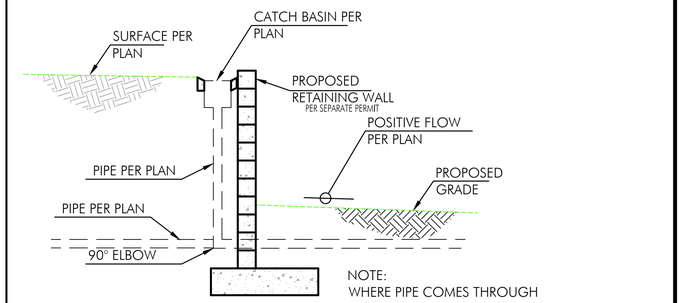
B — N.T.S.



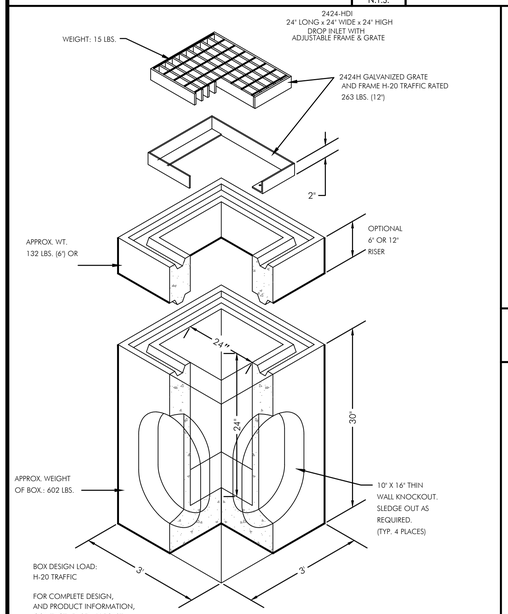
12" NDS CATCH BASIN — D — N.T.S.



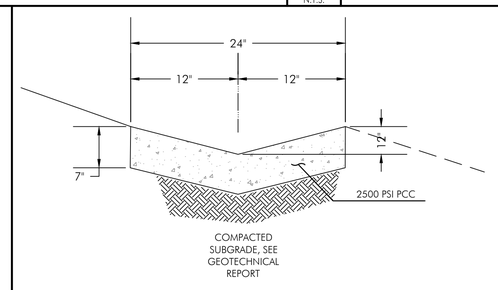
SWALE AT BACK OF WALL — E — N.T.S.



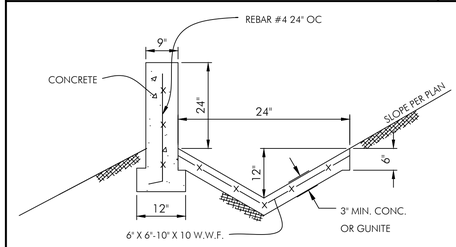
WALL BACK DRAIN OUTLET DETAIL — F — N.T.S.



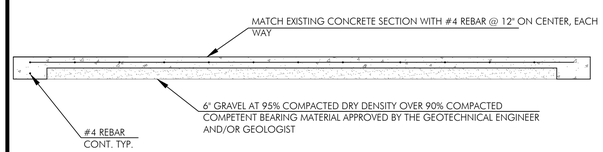
24" CATCH BASIN — G — N.T.S.



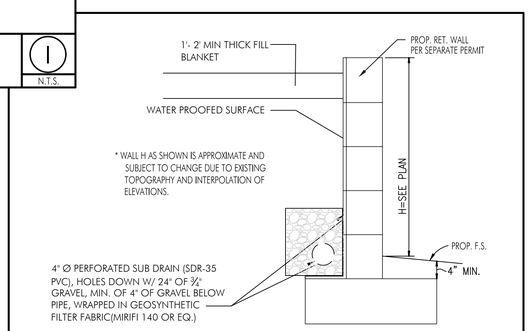
CONCRETE SWALE — H — N.T.S.



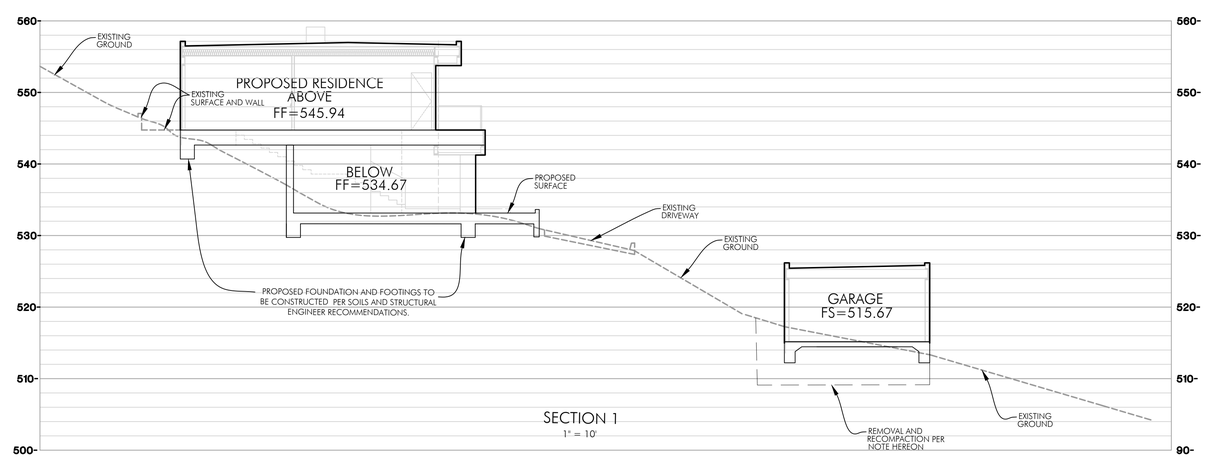
SPLASH WALL — I — N.T.S.



CONCRETE DRIVEWAY SECTION — J — N.T.S.



WALL BACK DRAIN DETAIL — K — N.T.S.



PREPARED FOR:

DANIEL DONOVAN
OWNER'S REPRESENTATIVE
(701) 870-0989
daniel.patrick.donovan@gmail.com

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

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987 — 5/21/26 DATE

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU

30051 ANDROMEDA LANE, MALIBU CA

DETAILS AND SECTIONS

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

SCALE: AS NOTED

PROJECT NUMBER

C3

Sheet 3 of 4 Sheets

GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL _____ AT _____
2. TOTAL DISTURBED AREA 0.28 ACRES WDID N/A
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

CIVIL ENGINEERS/QSD SIGNATURE — DATE 5/21/26

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

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) — DATE

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

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

ATTACHMENT "B" NOTES

EROSION CONTROL

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

TEMPORARY SEDIMENT CONTROL

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

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

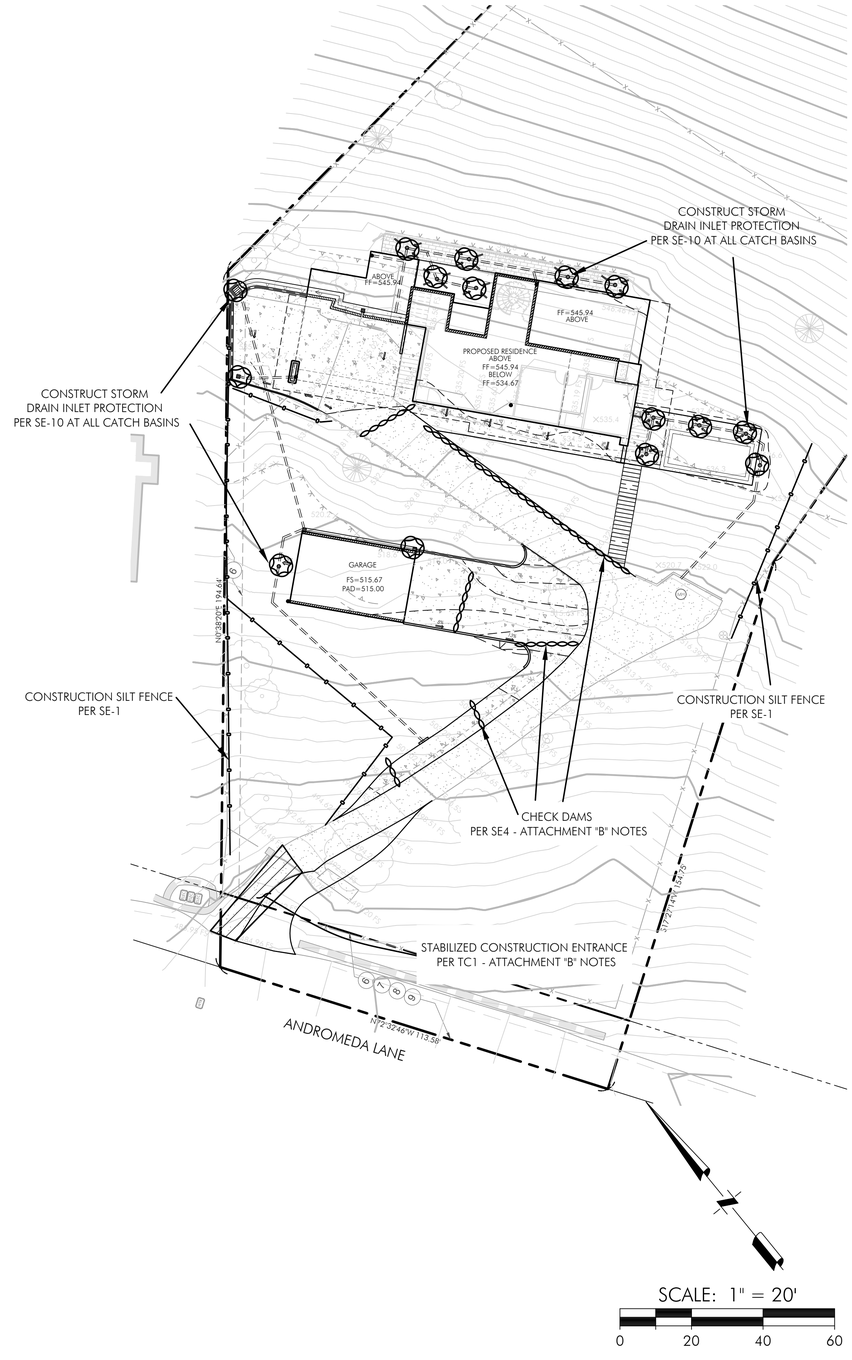
TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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



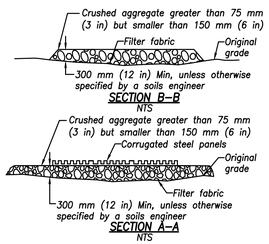
A — CONCRETE WASHOUT AREA PER WM8 - ATTACHMENT "B" NOTES

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

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

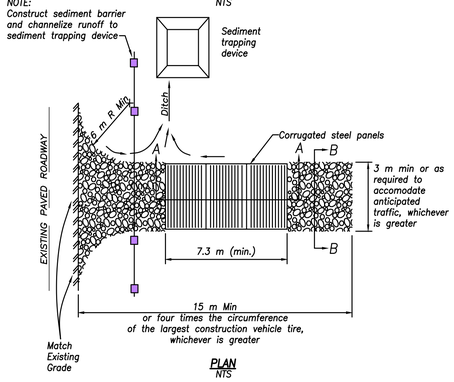
D — CONSTRUCTION / EROSION CONTROL SANDBAG STOCKPILE STORAGE AREA PER WM-1 - ATTACHMENT "B" NOTES

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



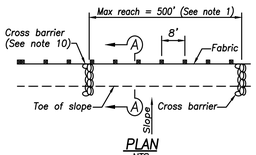
SECTION B–B
NTS

SECTION A–A
NTS

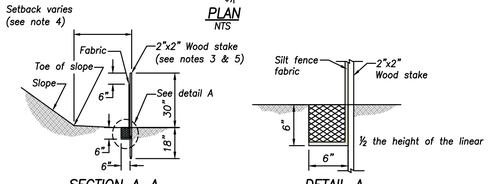


PLAN
NTS

CONSTRUCTION ENTRANCE DETAIL
NTS



PLAN
NTS

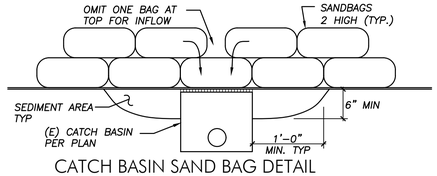


SECTION A–A
NTS

DETAIL A
NTS

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

SILT FENCE DETAIL
NTS



CATCH BASIN SAND BAG DETAIL
NTS

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SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
DANIEL DONOVAN
OWNER'S REPRESENTATIVE
(701) 870-0989
daniel.patrick.donovan@gmail.com

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

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

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 — DATE 5/21/26

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU

30051 ANDROMEDA LANE, MALIBU CA

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

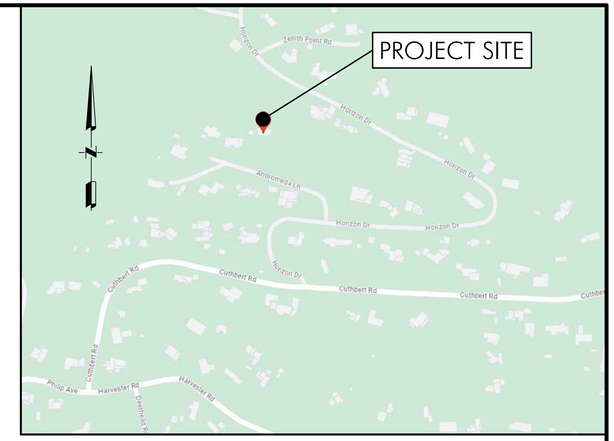
C4

Sheet 4 of 4 Sheets



LEGEND:

- PROPERTY BOUNDARY
- CENTERLINE
- 190 EXISTING CONTOUR
- EXISTING RETAINING WALL
- EXISTING EASEMENTS
- EXISTING FENCE
- EXISTING CONCRETE DRIVEWAY
- (79.89)FS SPOT ELEVATION



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THAT PORTION OF LOT 5, AS SHOWN ON RECORD 1 OF SURVEY MAP FILED JANUARY 19, 1955, IN BOOK 71, PAGES 28 AND 29 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 64,905.36 SQ.FT. APN= 4469-004-017

BENCHMARK:

BM NUMBER: DY12459 QUAD YEAR: 2020 (NAV 88)
ELEVATION = 20.019' (6.102 M)

DESCRIPTION: LA CO DWP TAG CONC SIGNAL BASE W'LY COR PACIFIC COAST HWY (45' NW O/C/L PROD MORNING VIEW DR) & 15' N'ELY O/FOOD ENTRY TO BEACH LOT

EASEMENT:

(6) AN EASEMENT SHOWN OR DEDICATED ON THE RECORD OF SURVEY MAP BOOK 71 PAGE 78 FOR PRIVATE ROAD AND INCIDENTAL PURPOSES.

(7) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 29, 1958 AS INSTRUMENT NO. 1802 OF OFFICIAL RECORDS.

(8) AN EASEMENT TO INSTALL, MAINTAIN AND OPERATE TELEPHONE, TELEGRAPH, ELECTRIC LIGHT AND POWER LINES, POLES, WIRES, CABLES AND THE NECESSARY CROSSARMS OR CONDUITS, UNDERGROUND CONDUITS, SEWERS, WATER AND GAS PIPES OR MAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 29, 1958 AS INSTRUMENT NO. 1802 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 28, 1959 AS INSTRUMENT NO. 2986 OF OFFICIAL RECORDS.

(10) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 21, 1959 AS INSTRUMENT NO. 3356 OF OFFICIAL RECORDS.

(11) AN EASEMENT FOR GAS PIPES, MAINS AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 14, 1964 AS INSTRUMENT NO. 4221 OF OFFICIAL RECORDS.

(12) AN EASEMENT FOR INGRESS AND EGRESS OF VEHICLES, FOR THE PASSAGE OF PEDESTRIANS AND INGRESS AND EGRESS OF CONSTRUCTION, REPAIR, SERVICE AND MAINTENANCE VEHICLES AND/OR EQUIPMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL APRIL 28, 1994 AS INSTRUMENT NO. 94-811190 OF OFFICIAL RECORDS.

SCALE: 1" = 20'
0 20 40 60

A.P.N.: 4469-004-017

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SERVING NINE SOUTHERN CALIFORNIA COUNTIES

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-24 CIVIL STATE OF CALIFORNIA

February 11, 2025

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DR., SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
WWW.PACIFICCOASTCIVIL.COM

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 2/11/25 DATE

PREPARED FOR:
DANIEL DONOVAN
daniel.patrick.donovan@gmail.com
(701) 870-0989

CITY OF MALIBU

30051 ANDROMEDA LANE, MALIBU CA

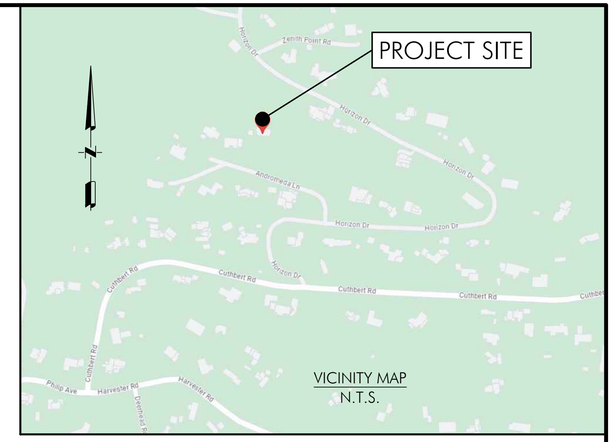
TOPO SURVEY SITE PLAN

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

Sheet 1 of 1 Sheets

© MMXXIII PCC 2021 MALIBU\PLANS\MALIBU 30 2024 - X-REFFED.DWG PLOT DATE: 9-11-2024





LEGEND:

- PROPERTY BOUNDARY
- 190 EXISTING CONTOUR
- EXISTING RETAINING WALL
- EXISTING RETAINING WALL
- SEPTIC RIM
- CONCRETE

SLOPE DENSITY ANALYSIS TABLE						
NUMBER	MINIMUM SLOPE		MAXIMUM SLOPE		AREA (SQ.FT.)	AREA (AC)	COLOR
1	0%	5:1	25%	4:1	10,144.27	0.23	
2	25%	4:1	33%	3:1	6,121.57	0.14	
3	33%	3:1	40%	2.5:1	4,964.40	0.11	
4	40%	2.5:1	100%	1:1	43,319.59	0.99	
5	100%	1:1	GREATER	1:0	355.53	0.01	
			TOTAL		64,905.36	1.49	

SCALE: 1" = 20'

0 20 40 60

A.P.N.: 4469-004-017

CITY OF MALIBU

30051 ANDROMEDA LANE, MALIBU CA

FIRE REBUILD SLOPE ANALYSIS

March 26, 2025

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SERVING NINE SOUTHERN CALIFORNIA COUNTIES

BENCH MARK:

BM NUMBER: DY12459 QUAD YEAR: 2020

DESCRIPTION: LA CO DWP TAG CONC SIGNAL BASE W'LY COR PACIFIC COAST HWY (45' NW O/C/L PROD MORNING VIEW DR) & 15' N'ELY O/FOOD ENTRY TO BEACH LOT

ELEVATION = 20.019' (6.102 M)

PREPARED FOR:

DANIEL DONOVAN
OWNER'S REPRESENTATIVE

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-24 CIVIL STATE OF CALIFORNIA

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

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987 — 3/26/25 DATE

NO.	REVISION	BY	CHKD.	DATE

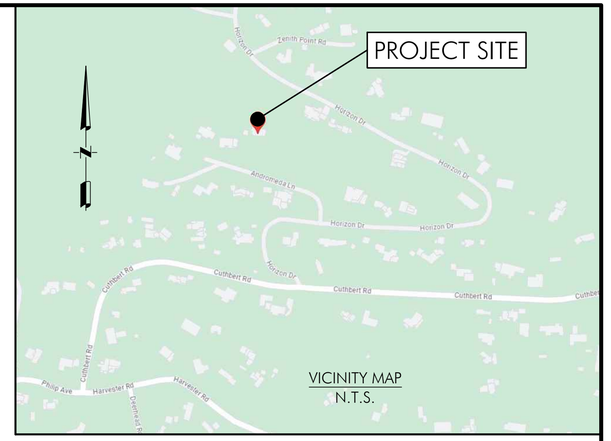
DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
SCALE	1"=20'
PROJECT NUMBER	1

Sheet 1 of 1 Sheets

LDD DATE: 3/6/2025

G:\MALIBU\2024\2401_ANDROMEDA\FIRE\ANALYSIS\2401_SLOPE ANALYSIS_SET CONTOURS ONLY.DWG





VICINITY MAP
N.T.S.

LEGEND:

- PROPERTY BOUNDARY
- 190 EXISTING CONTOUR
- EXISTING RETAINING WALL
- EXISTING RETAINING WALL
- SEPTIC RIM
- CONCRETE

30% SLOPE DENSITY ANALYSIS TABLE ONLY					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SQ.FT.)	AREA (AC)	COLOR
1	30%	AND GREATER	48,143	1.11	

SCALE: 1" = 20'

0 20 40 60

A.P.N.: 4469-004-017

CITY OF MALIBU

30051 ANDROMEDA LANE, MALIBU CA

FIRE REBUILD SLOPE ANALYSIS

March 13, 2025

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

Sheet 1 of 1 Sheets

NO.	REVISION	BY	CHKD.	DATE

PLOT DATE: 3/13/2025

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BENCH MARK:

SEPTIC RIM
ASSUMED ELEVATION 100.00'

PREPARED FOR:

DANIEL DONOVAN
OWNER'S REPRESENTATIVE

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-24
C I V I L
STATE OF CALIFORNIA

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

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 3/13/25 DATE

Q:\MALIBU\23-2066 30051 ANDROMEDA LN\ENG\SLOPE ANALYSIS\23-2066 SLOPE ANALYSIS (33 PERCENT SLOPES).DWG