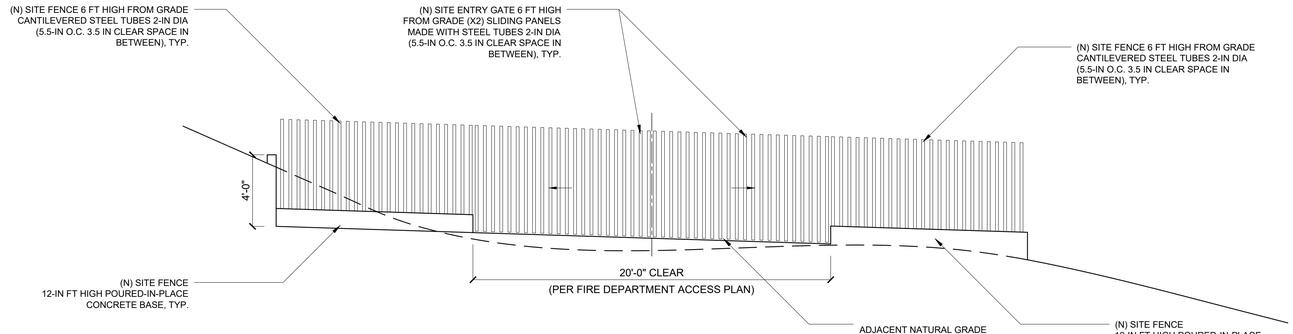
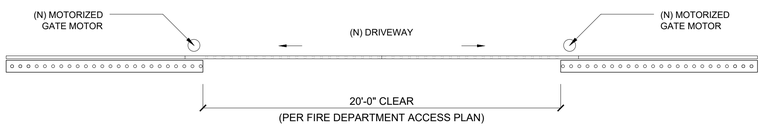


DRIVEWAY ENTRY ELEVATION 2
SCALE: 1/4"=1'-0"



ANDROMEDA LANE

N DRIVEWAY ENTRY PLAN 1
SCALE: 1/4"=1'-0"

NOTE:

- (P) MOTORIZED VEHICULAR GATE TO BE DESIGNED, BUILT, AND INSTALLED IN ACCORDANCE WITH ASTM F2200 PER CBC 3110.2.
  ALL GATE OPENERS TO BE LISTED AND COMPLY WITH UL 325 PER CBC 3110.3.

EXTERIOR NOTES

1 ROOF TYPE 1:
UL Class "A" Modified Bitumen Roofing: CertainTeed Flintastic FR-P. Providing 1-layer 72-Lb Mineral Cap Sheet in compliance with ASTM D 3909 and CRC R905.2. Installed over 1/2" plywood sheathing. ICC-ES ESR-1388.

2 EXTERIOR WALL TYPE 1:
7/8" Exterior Portland Cement Plaster o/2 Type D Felt Paper o/ Structure. Smooth Trowel Finish w/ Color White.

3 EXTERIOR WALL TYPE 2:
Class "A" Fire Treated 1x6 Vertical Wood Siding.
Color: Cedar with translucent Gray Stain

4 EXTERIOR WALL TYPE 3:
Vertical 1x6 Board Formed, Cast in Place Concrete.

5 EXTERIOR DECK 1:
TimberTech Azek Composite Decking - Class "A" Fire Rated.per ASTM E84 ICC-ES ESR-1074

6 EXTERIOR DECK 2:
TimberTech Azek Landmark (Advanced PVC) decking. OSFM WUI Listing No. 8110-2042:0003, Class "A" Flame Spread, or EQ.

INTERIOR NOTES

A INTERIOR FLOOR TYPE 1:
4" Reinforced Concrete Slab, Smooth Finish, Sealed

B INTERIOR FLOOR TYPE 2:
12.3mm Hardwood, Eternity, ETC36, Color: Sand Dollar o/ Structure

C INTERIOR FLOOR TYPE 3:
1" Lt. Conc. o/ Structure

E INTERIOR FLOOR TYPE 5:
Stone Tile o/ 1" Lt.Wt.Conc. o/ Structure

F CEILING TYPE 1:
5/8" Gyp. Board o/ Framing, Smooth Finish, Painted

G INTERIOR WALL TYPE 1:
5/8" GypBd. o/ Structure, 1-2 Layers as Noted

H INTERIOR WALL TYPE 2:
Vertical Board Form concrete wall

J INTERIOR WALL TYPE 3:
Stone Tile o/ Scratch/ Lath/ Paper o/ Structure

MECHANICAL

M1 MAIN SERVICE ELECTRICAL PANEL

M2 HVAC SYSTEM:
Type 2- Split System Heat Pump

P1 ROOF DRAIN/ OVERFLOW ROOF DRAIN

P2 AREA DRAIN/ DECK-O-DRAIN

P3 PLUMBING PIPES

MISCELLANEOUS

T1 INSULATION:
R-38 insulation @ roof no attic, cathedral ceilings
R-19 insulation @ roof no attic, interior ceilings
R-19 insulation @ walls
R-19 Insulation @ floors crawlspace and floors no crawlspace.

T2 SUBDRAIN:
4" Dia. SCH 40 ABS Perf. drainline. Set with holes down, in 1 CF gravel Lin ft.

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

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

DRAWN: SV

DATE: 03/03/2026

ISSUED FOR

DATE	REMARKS
09/24/2025	PLAN CHECK 1
01/27/2026	PLAN CHECK 2
03/03/2026	PLAN CHECK 3

OWNER:

Daniel Donovan, Owner's Representative
T: 701-870-0989
E: daniel.patrick.donovan@gmail.com

Worth Capital Holdings 24 LLC, Owner
T: 424-359-9630
E: Holzerpartner@gmail.com

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JENNIFER R. MARMON
No. C32219
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

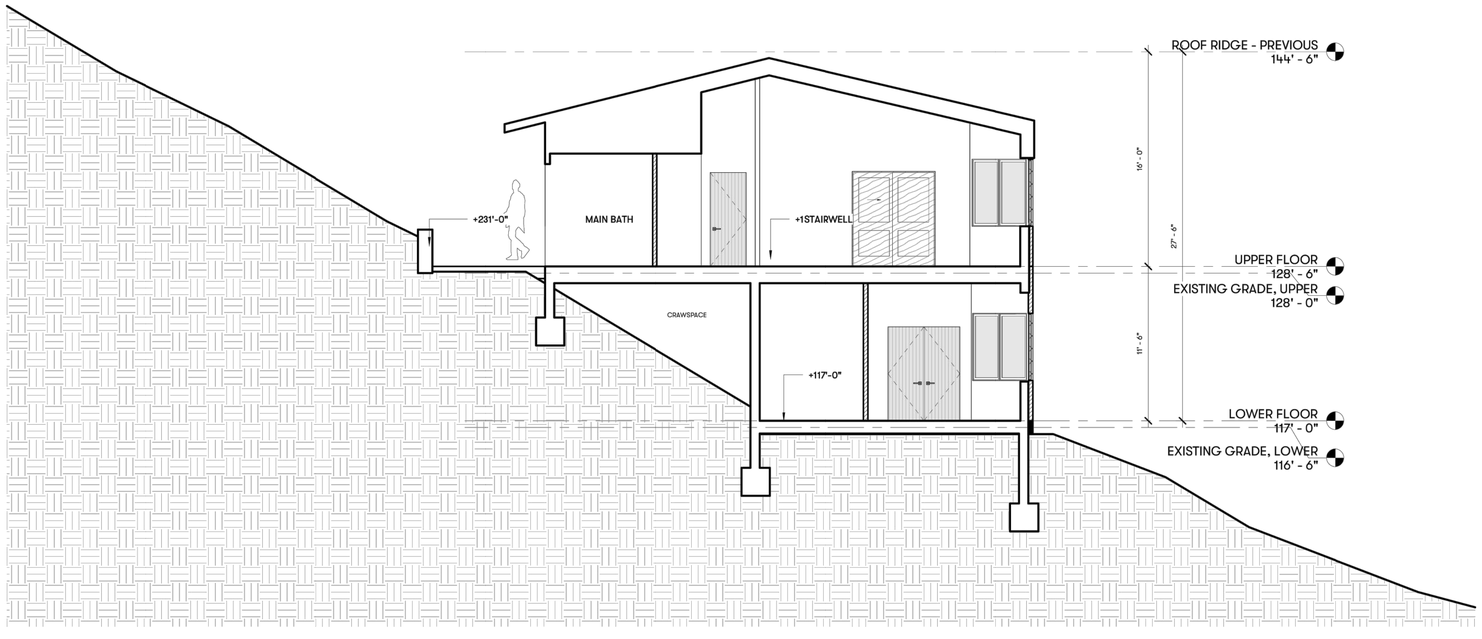
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CONSTRUCTION DOCUMENTS 100%

DRIVEWAY GATE ELEVATION

A2.4



1 Section A
3/16" = 1'-0"

KEYNOTES

MATERIAL LEGEND

C-1	CONCRETE
P-1	GYP. BRD, PAINTED
WD-1	DECORATIVE WOOD FINISH
STUC-1	EXT. STUCCO, SMOOTH TROWEL
TC-1	TERRA COTTA TILE ROOF
MT-1	DECORATIVE METAL
PVC-1	PVS ROOFING MEMBRANE
ST-1	STONE / MASONRY THIN VENEER

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

SCALE: 3/16"=1'-0"
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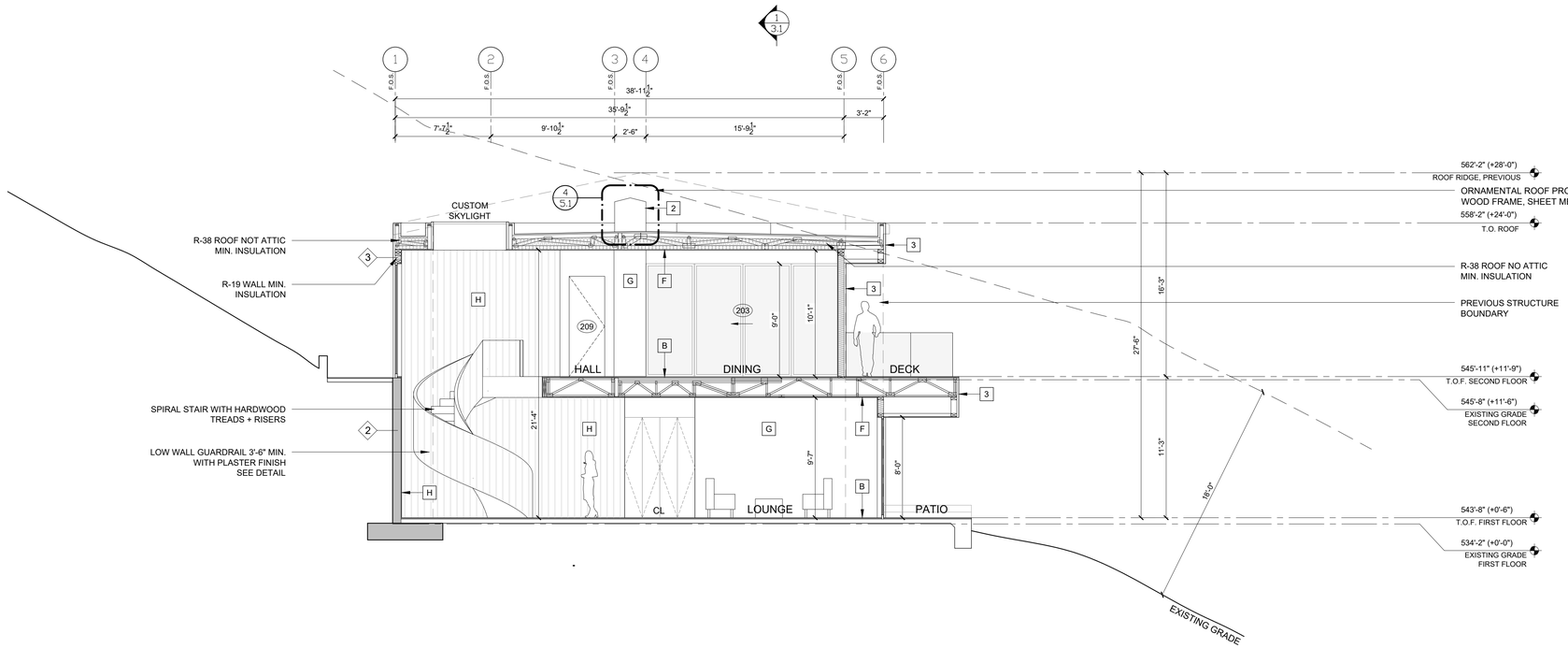
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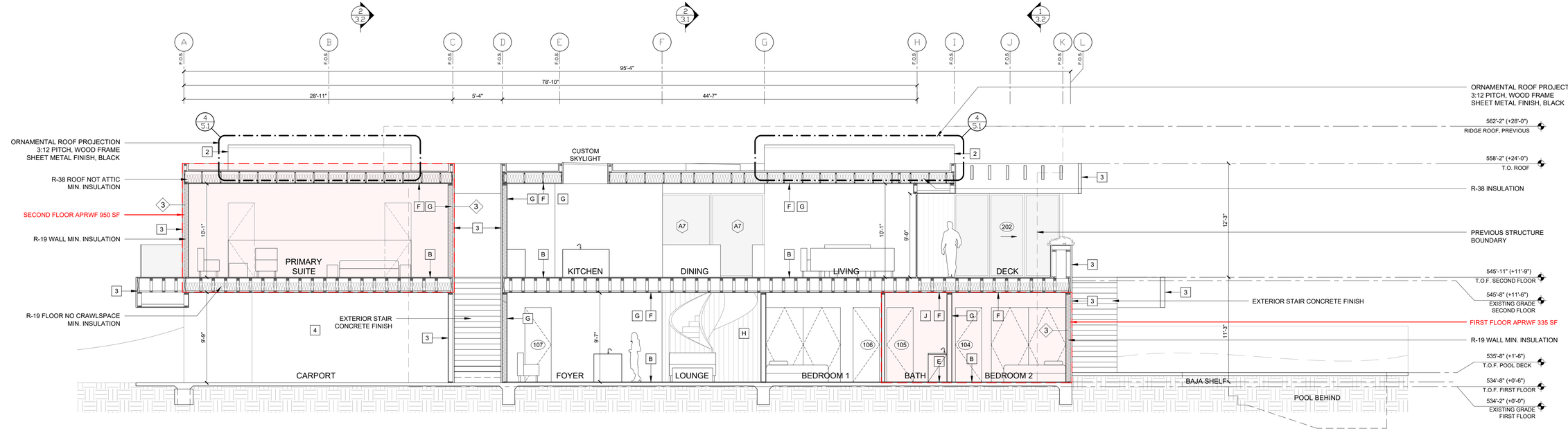
CONSTRUCTION DOCUMENTS 100%

AS-BUILT SECTION A

A3.1E



HOUSE SECTION 1 — 2



HOUSE SECTION A — 1

EXTERIOR NOTES

1 ROOF TYPE 1:
UL Class "A" Modified Bitumen Roofing: CertainTeed Flintastic FR-P. Providing 1-layer 72-Lb Mineral Cap Sheet in compliance with ASTM D 3909 and CRC R905.2. Installed over 1/2" plywood sheathing. ICC-ES ESR-1388.

2 EXTERIOR WALL TYPE 1:
7/8" Exterior Portland Cement Plaster o/2 Type D Felt Paper o/ Structure. Smooth Trowel Finish w/ Color White.

3 EXTERIOR WALL TYPE 2:
Class "A" Fire Treated 1x6 Vertical Wood Siding.
Color: Cedar with translucent Gray Stain

4 EXTERIOR WALL TYPE 3:
Vertical 1x6 Board Formed, Cast in Place Concrete.

5 EXTERIOR DECK 1:
TimberTech Azek Composite Decking - Class "A" Fire Rated.per ASTM E84 ICC-ES ESR-1074

6 EXTERIOR DECK 2:
TimberTech Azek Landmark (Advanced PVC) decking. OSFM WUI Listing No. 8110-2042:0003, Class "A" Flame Spread, or EQ.

INTERIOR NOTES

A INTERIOR FLOOR TYPE 1:
4" Reinforced Concrete Slab, Smooth Finish, Sealed

B INTERIOR FLOOR TYPE 2:
12.3mm Hardwood, Eternity, ETC36, Color: Sand Dollar o/ Structure

C INTERIOR FLOOR TYPE 3:
1" Lt. Conc. o/ Structure

E INTERIOR FLOOR TYPE 5:
Stone Tile o/ 1" Lt.W.Conc. o/ Structure

F CEILING TYPE 1:
5/8" Gyp. Board o/ Framing, Smooth Finish, Painted

G INTERIOR WALL TYPE 1:
5/8" GypBd. o/ Structure, 1-2 Layers as Noted

H INTERIOR WALL TYPE 2:
Vertical Board Form concrete wall

J INTERIOR WALL TYPE 3:
Stone Tile o/ Scratch/ Lath/ Paper o/ Structure

MECHANICAL

M1 MAIN SERVICE ELECTRICAL PANEL

M2 HVAC SYSTEM:
Type 2- Split System Heat Pump

P1 ROOF DRAIN/ OVERFLOW ROOF DRAIN

P2 AREA DRAIN/ DECK-O-DRAIN

P3 PLUMBING PIPES

MISCELLANEOUS

T1 INSULATION:
R-38 insulation @ roof no attic, cathedral ceilings
R-19 insulation @ roof no attic, interior ceilings
R-19 insulation @ walls
R-19 Insulation @ floors crawlspace and floors no crawlspace.

T2 SUBDRAIN:
4" Dia. SCH 40 ABS Perf. drainline. Set with holes down, in 1 CF gravel Lin ft.

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

30051 ANDROMEDA LANE, MALIBU, CA 90265

SCALE: 3/16"=1'-0"

DRAWN: SV

DATE: 03/03/2026

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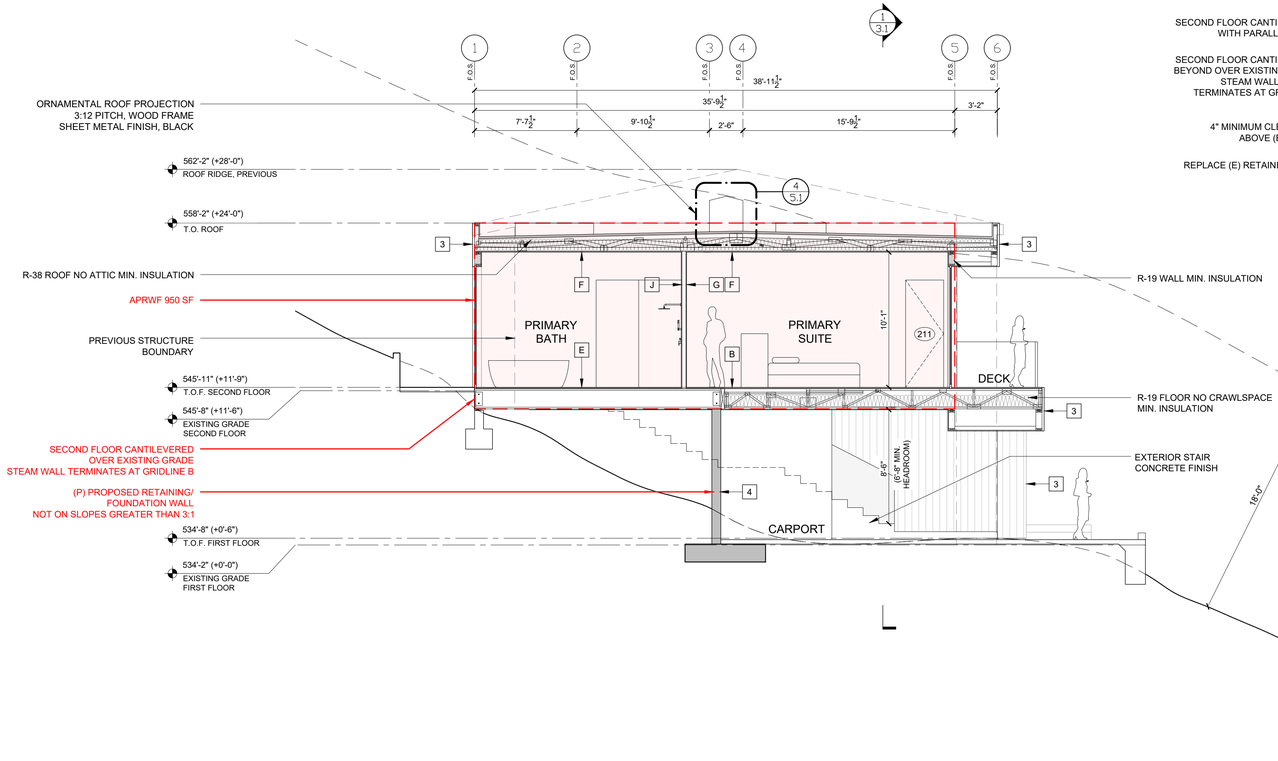
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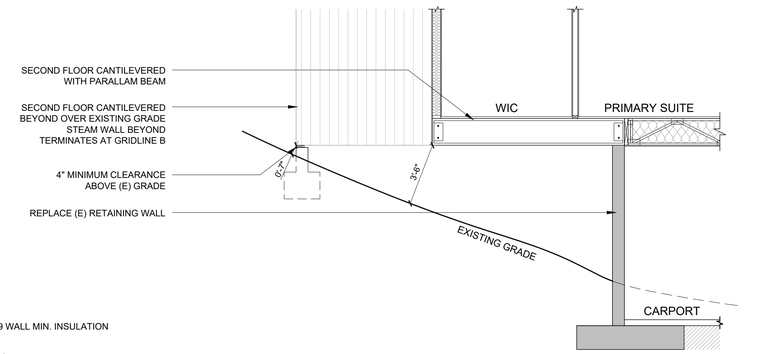
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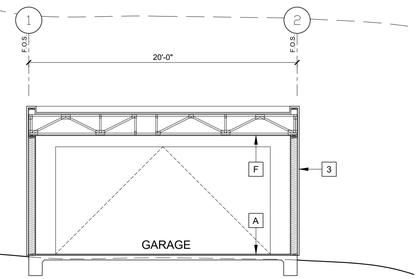
SECTIONS A + 1

A3.1

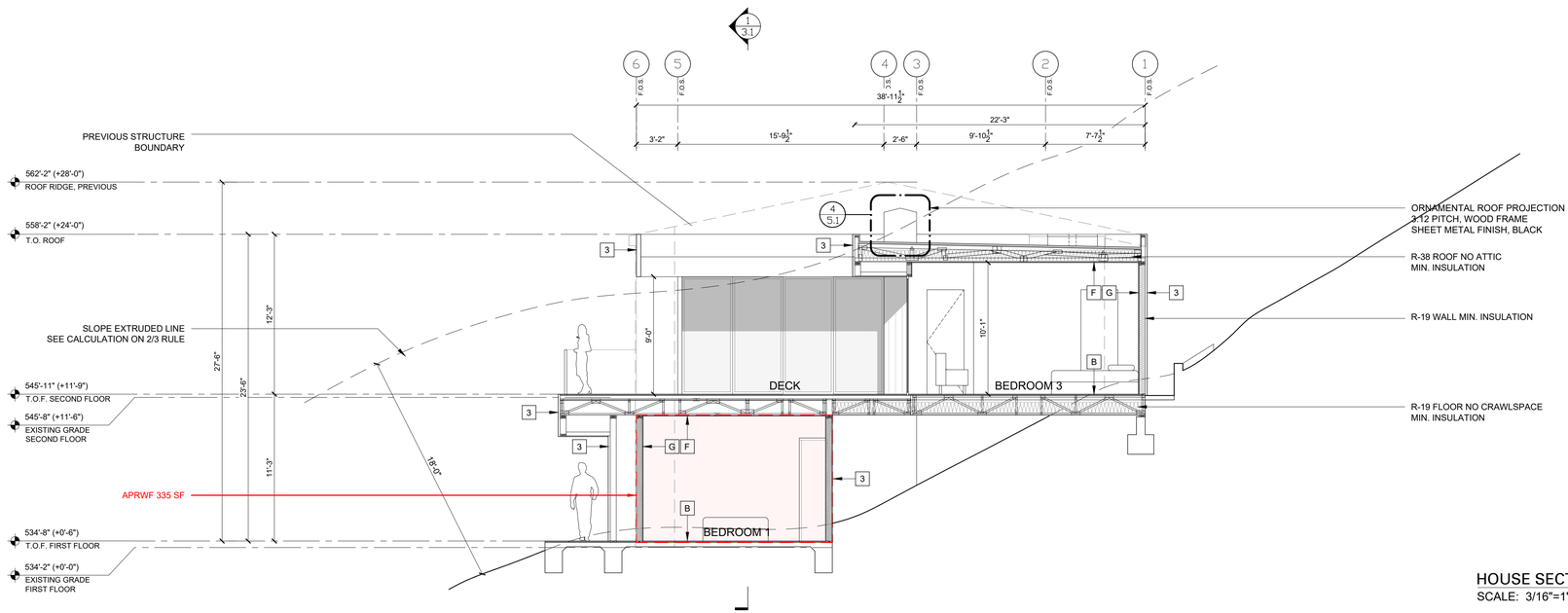


CANTILEVERED SECTION DETAIL 3
SCALE: 1/4"=1'-0"





HOUSE + GARAGE SECTION 3
SCALE: 3/16"=1'-0"



HOUSE SECTION 2
SCALE: 3/16"=1'-0"

EXTERIOR NOTES

1 ROOF TYPE 1:
UL Class "A" Modified Bitumen Roofing: CertainTeed Flintastic FR-P. Providing 1-layer 72-Lb Mineral Cap Sheet in compliance with ASTM D 3909 and CRC R905.2. Installed over 1/2" plywood sheathing. ICC-ES ESR-1388.

2 EXTERIOR WALL TYPE 1:
7/8" Exterior Portland Cement Plaster o/2 Type D Felt Paper o/ Structure. Smooth Trowel Finish w/ Color White.

3 EXTERIOR WALL TYPE 2:
Class "A" Fire Treated 1x6 Vertical Wood Siding.
Color: Cedar with translucent Gray Stain

4 EXTERIOR WALL TYPE 3:
Vertical 1x6 Board Formed, Cast in Place Concrete.

5 EXTERIOR DECK 1:
TimberTech Azek Composite Decking - Class "A" Fire Rated.per ASTM E84 ICC-ES ESR-1074

6 EXTERIOR DECK 2:
TimberTech Azek Landmark (Advanced PVC) decking. OSFM WUI Listing No. 8110-2042:0003, Class "A" Flame Spread, or EQ.

INTERIOR NOTES

A INTERIOR FLOOR TYPE 1:
4" Reinforced Concrete Slab, Smooth Finish, Sealed

B INTERIOR FLOOR TYPE 2:
12.3mm Hardwood, Eternity, ETC36, Color: Sand Dollar o/ Structure

C INTERIOR FLOOR TYPE 3:
1" Lt. Conc. o/ Structure

E INTERIOR FLOOR TYPE 5:
Stone Tile o/ 1" Lt.Wt.Conc. o/ Structure

F CEILING TYPE 1:
5/8" Gyp. Board o/ Framing, Smooth Finish, Painted

G INTERIOR WALL TYPE 1:
5/8" GypBd. o/ Structure, 1-2 Layers as Noted

H INTERIOR WALL TYPE 2:
Vertical Board Form concrete wall

J INTERIOR WALL TYPE 3:
Stone Tile o/ Scratch/ Lath/ Paper o/ Structure

MECHANICAL

M1 MAIN SERVICE ELECTRICAL PANEL

M2 HVAC SYSTEM:
Type 2- Split System Heat Pump

P1 ROOF DRAIN/ OVERFLOW ROOF DRAIN

P2 AREA DRAIN/ DECK-O-DRAIN

P3 PLUMBING PIPES

MISCELLANEOUS

T1 INSULATION:
R-38 insulation @ roof no attic, cathedral ceilings
R-19 insulation @ roof no attic, interior ceilings
R-19 insulation @ walls
R-19 Insulation @ floors crawlspace and floors no crawlspace.

T2 SUBDRAIN:
4" Dia. SCH 40 ABS Perf. drainline. Set with holes down, in 1 CF gravel Lin ft.

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV

DATE: 03/03/2026

ISSUED FOR

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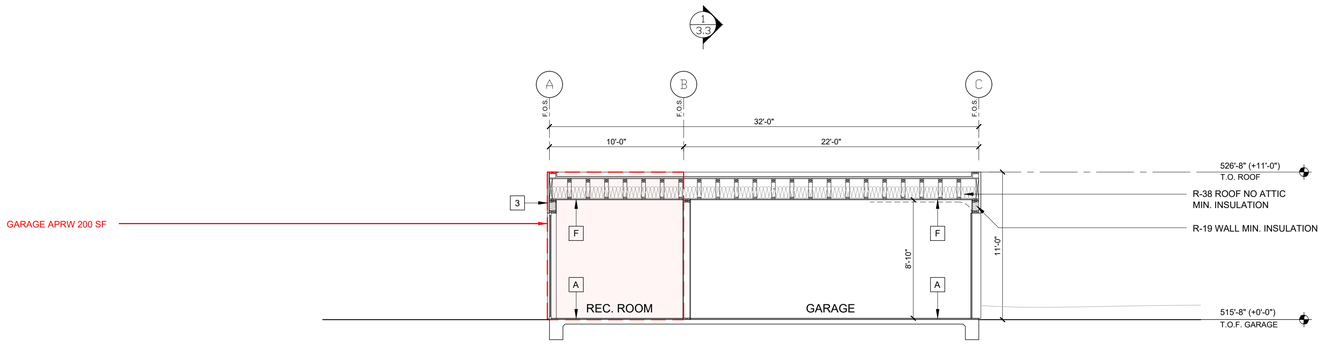
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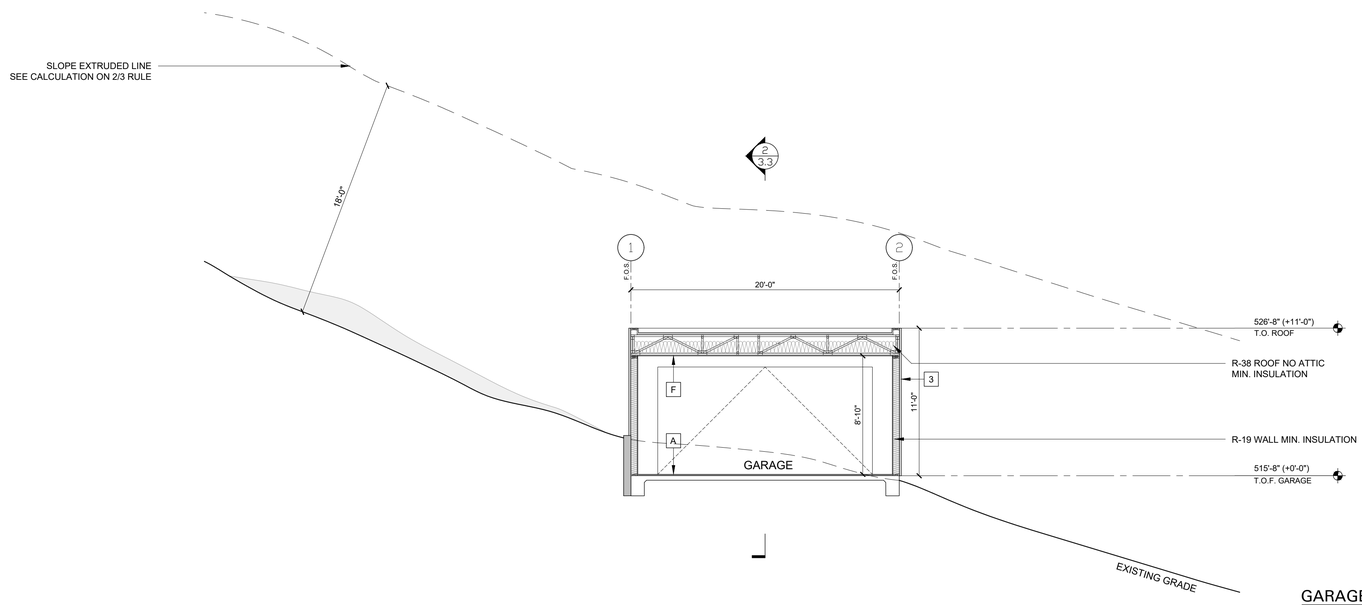
CONSTRUCTION
DOCUMENTS 100%

SECTIONS 2 + 3

A3.2



GARAGE SECTION 5 — 2



GARAGE SECTION 4 — 1

EXTERIOR NOTES

1 ROOF TYPE 1:
UL Class "A" Modified Bitumen Roofing: CertainTeed Flintastic FR-P. Providing 1-layer 72-Lb Mineral Cap Sheet in compliance with ASTM D 3909 and CRC R905.2. Installed over 1/2" plywood sheathing. ICC-ES ESR-1388.

2 EXTERIOR WALL TYPE 1:
7/8". Exterior Portland Cement Plaster o/2 Type D Felt Paper o/ Structure. Smooth Trowel Finish w/ Color White.

3 EXTERIOR WALL TYPE 2:
Class "A" Fire Treated 1x6 Vertical Wood Siding.
Color: Cedar with translucent Gray Stain

4 EXTERIOR WALL TYPE 3:
Vertical 1x6 Board Formed, Cast in Place Concrete.

5 EXTERIOR DECK 1:
TimberTech Azek Composite Decking - Class "A" Fire Rated.per ASTM E84 ICC-ES ESR-1074

6 EXTERIOR DECK 2:
TimberTech Azek Landmark (Advanced PVC) decking. OSFM WUI Listing No. 8110-2042:0003, Class "A" Flame Spread, or EQ.

INTERIOR NOTES

A INTERIOR FLOOR TYPE 1:
4" Reinforced Concrete Slab, Smooth Finish, Sealed

B INTERIOR FLOOR TYPE 2:
12.3mm Hardwood, Eternity, ETC36, Color: Sand Dollar o/ Structure

C INTERIOR FLOOR TYPE 3:
1" Lt. Conc. o/ Structure

E INTERIOR FLOOR TYPE 5:
Stone Tile o/ 1" Lt.Wt.Conc. o/ Structure

F CEILING TYPE 1:
5/8" Gyp. Board o/ Framing, Smooth Finish, Painted

G INTERIOR WALL TYPE 1:
5/8" GypBd. o/ Structure, 1-2 Layers as Noted

H INTERIOR WALL TYPE 2:
Vertical Board Form concrete wall

J INTERIOR WALL TYPE 3:
Stone Tile o/ Scratch/ Lath/ Paper o/ Structure

MECHANICAL

M1 MAIN SERVICE ELECTRICAL PANEL

M2 HVAC SYSTEM:
Type 2- Split System Heat Pump

P1 ROOF DRAIN/ OVERFLOW ROOF DRAIN

P2 AREA DRAIN/ DECK-O-DRAIN

P3 PLUMBING PIPES

MISCELLANEOUS

T1 INSULATION:
R-38 insulation @ roof no attic, cathedral ceilings
R-19 insulation @ roof no attic, interior ceilings
R-19 insulation @ walls
R-19 Insulation @ floors crawlspace and floors no crawlspace.

T2 SUBDRAIN:
4" Dia. SCH 40 ABS Perf. drainline. Set with holes down, in 1 CF gravel Lin ft.

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV

DATE: 03/03/2026

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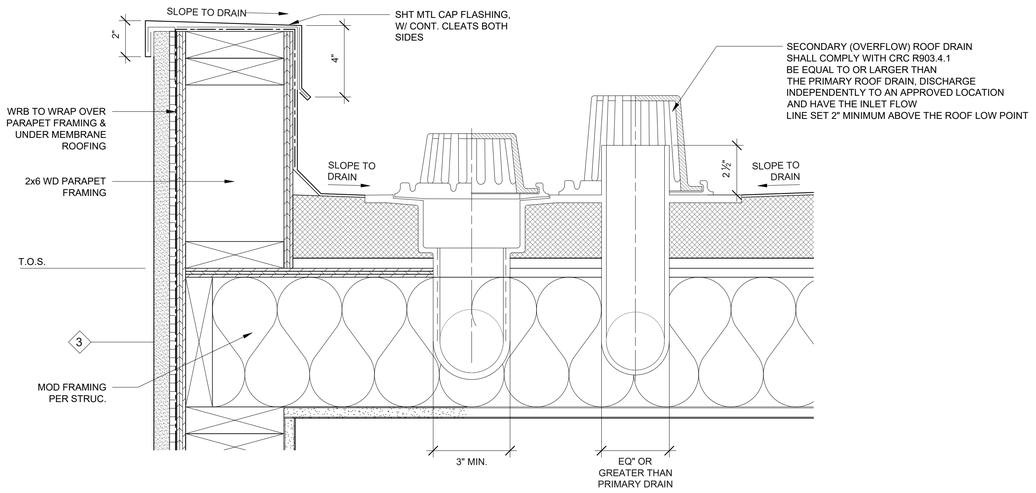
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SECTIONS 4 + 5

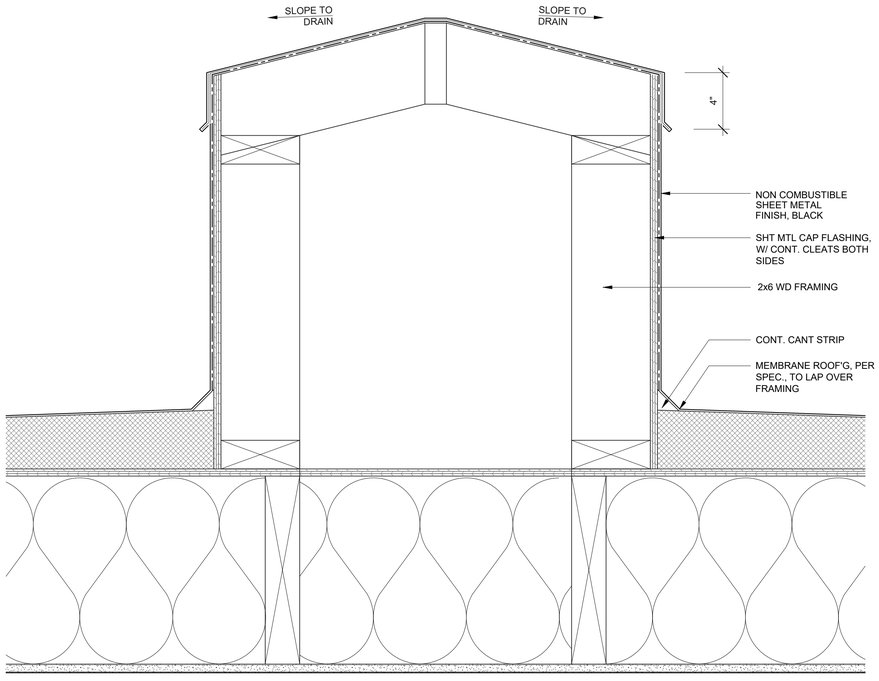
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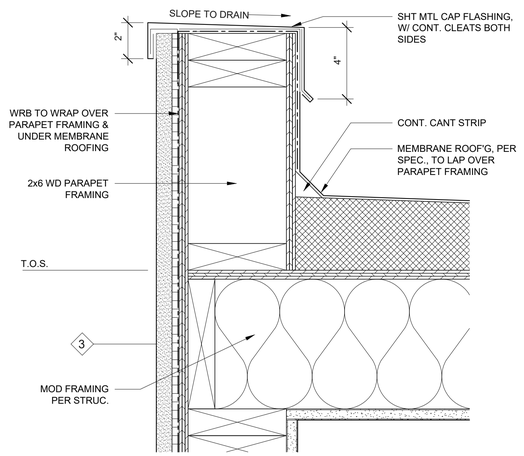
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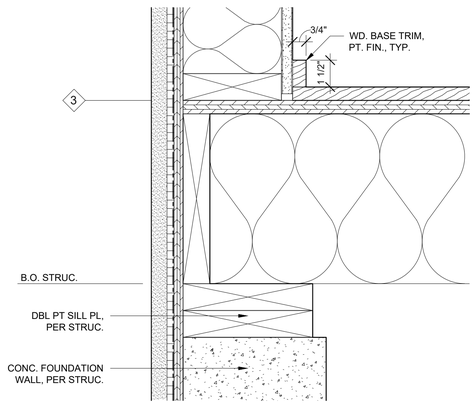
TYP. ROOF OVERFLOW DRAIN 5
NOT TO SCALE



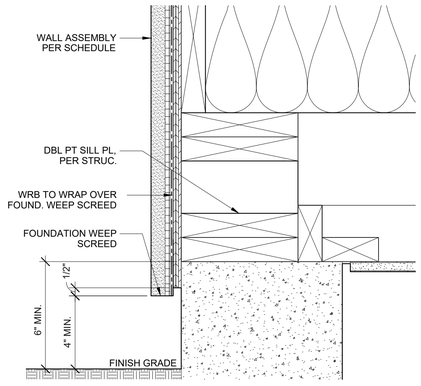
TYP. ORNAMENTAL ROOF PROJECTION 4
NOT TO SCALE



TYP. PARAPET DETAIL 3
SCALE 3" = 1'-0"



TYP. MOD @ FOUNDATION 2
SCALE 3" = 1'-0"



TYP. FOUND. DETAIL @ FINISH GRADE 1
SCALE 3" = 1'-0"

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

30051 ANDROMEDA LANE, MALIBU, CA 90265

DRAWN: SV

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No. C32219
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

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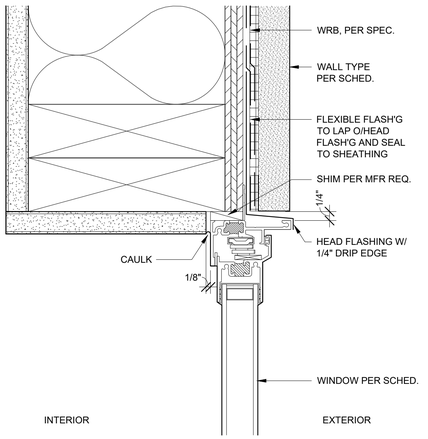
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EXTERIOR DETAILS

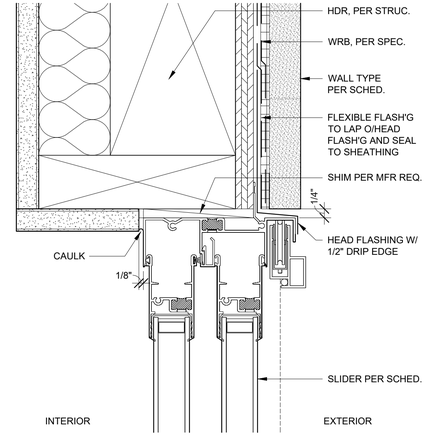
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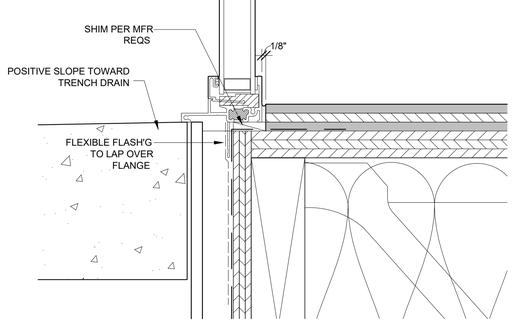


TYP. WINDOW HEAD 6
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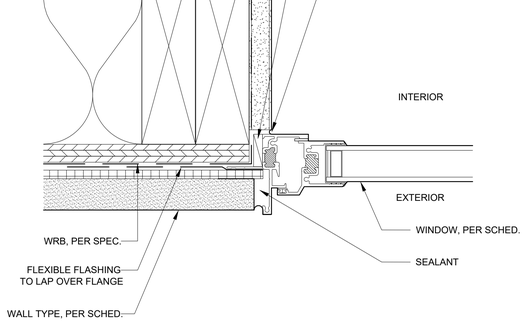


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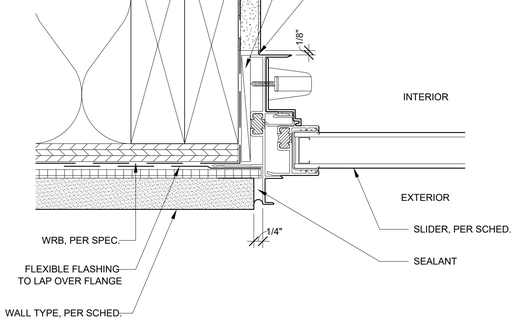
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ENTRY DOOR THRESHOLD 8
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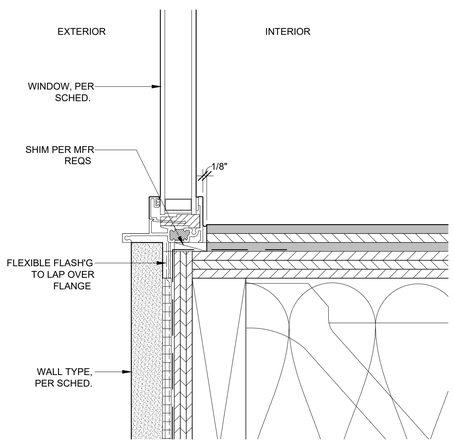


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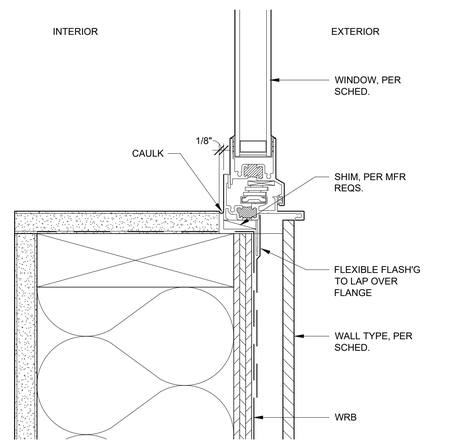


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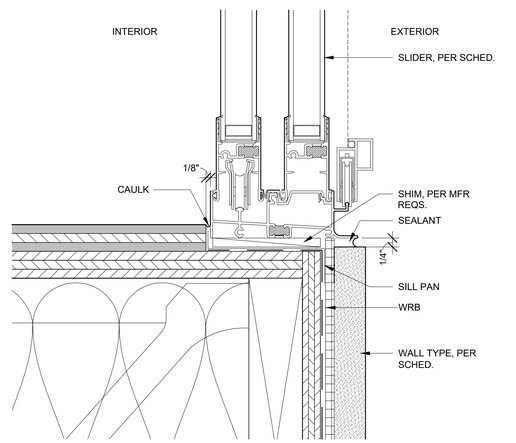
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TYP. WINDOW SILL @ FLOOR 7
SCALE 6" = 1'-0"



TYP. WINDOW SILL 4
SCALE 6" = 1'-0"



TYP. SLIDER SILL 1
SCALE 6" = 1'-0"

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

30051 ANDROMEDA LANE, MALIBU, CA 90265

DRAWN: SV

DATE: 03/03/2026

ISSUED FOR

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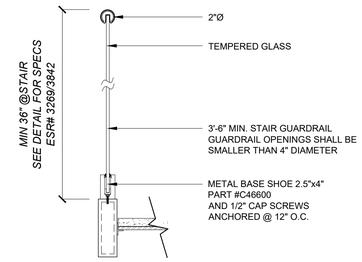
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DOCUMENTS 100%

EXTERIOR
DETAILS

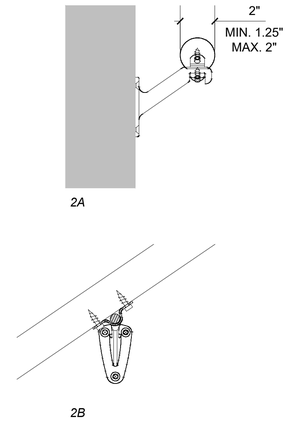
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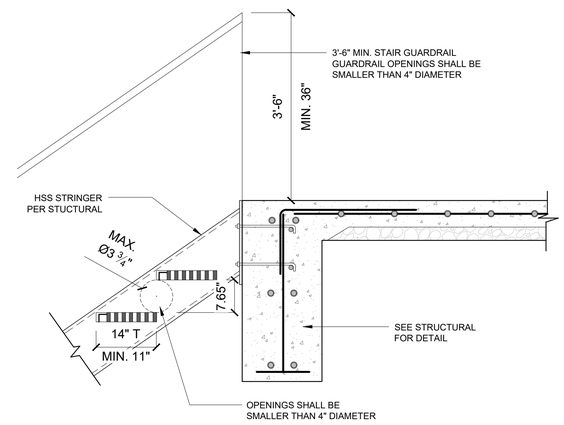
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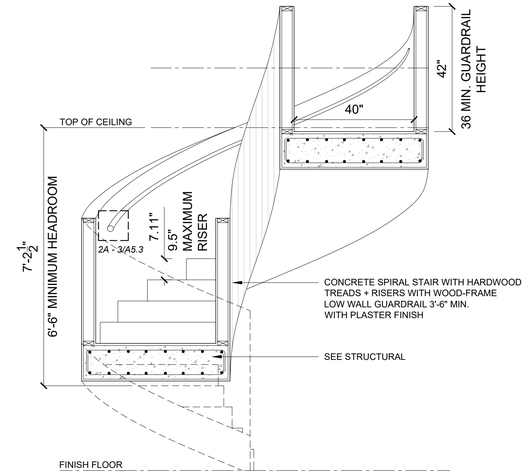
DETAIL - GUARD AND HAND RAIL 3
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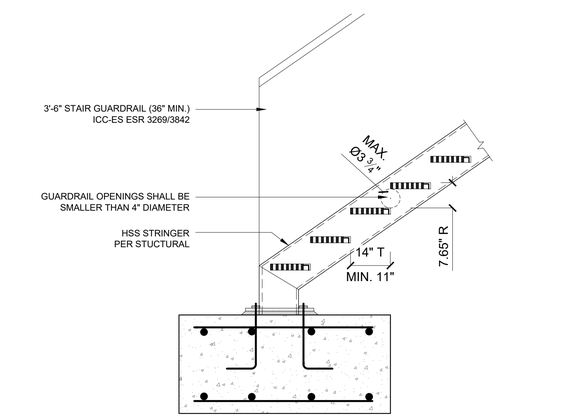
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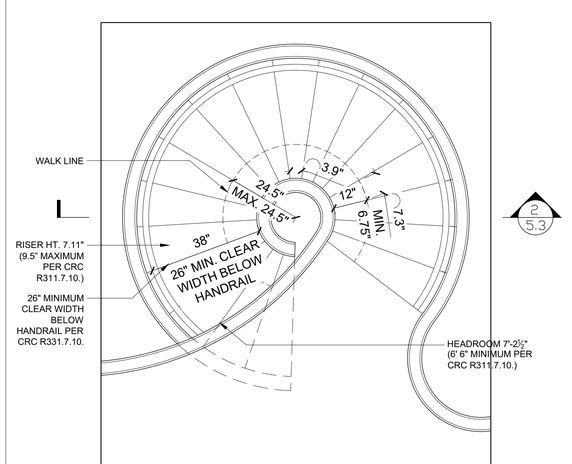
TYP. INTERIOR SPIRAL STAIL SECTION 2 2
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NOT USED

NOT USED



TYP. EXTERIOR CANTILEVERED LANDSCAPE STAIR 4
NOT TO SCALE



INTERIOR SPIRAL STAIL FLOOR PLAN 1
NOT TO SCALE

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV

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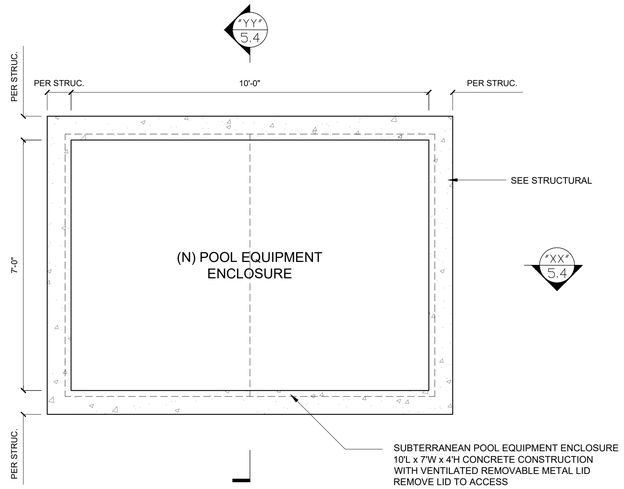
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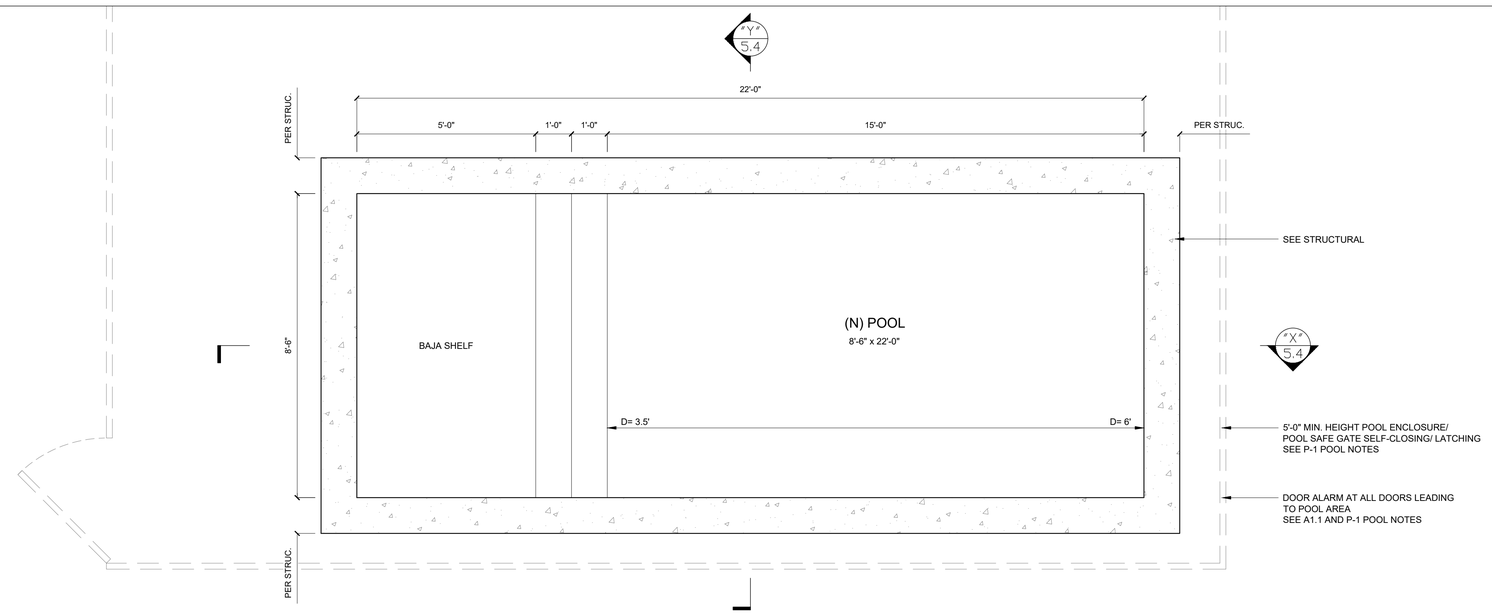
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DOCUMENTS 100%

STAIR DETAILS

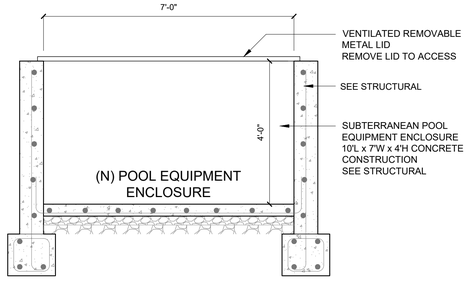
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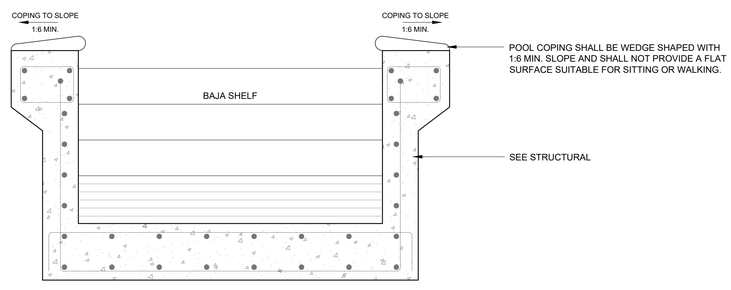
POOL EQUIPMENT PLAN
SCALE: 1/2" = 1'-0" 4



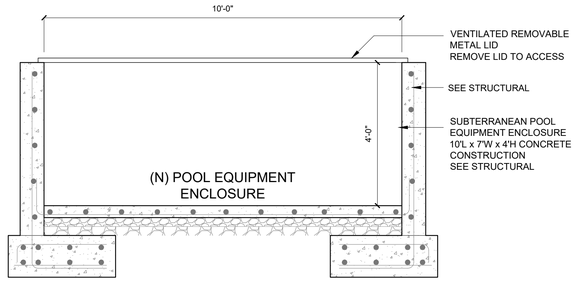
POOL PLAN
SCALE: 1/2" = 1'-0" 1



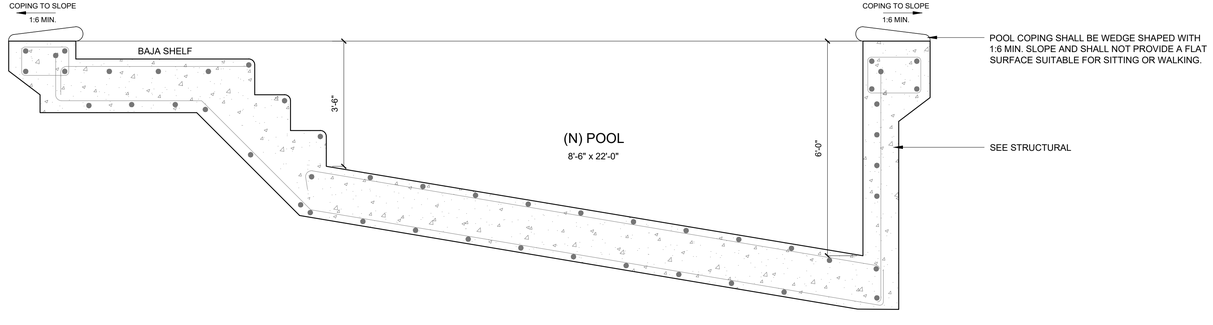
POOL EQUIPMENT CROSS SECTION "YY"
SCALE: 1/2" = 1'-0" 5



POOL CROSS SECTION "Y"
SCALE: 1/2" = 1'-0" 2



POOL EQUIPMENT LONGITUDINAL SECTION "XX"
SCALE: 1/2" = 1'-0" 6



POOL LONGITUDINAL SECTION "X"
SCALE: 1/2" = 1'-0" 3

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POOL DETAILS

A5.4

SECURITY REQUIREMENTS:

1. Exterior doors, doors between house and garage, window and their hardware shall conform to the Security Provisions of Chapter 67 of the Building Code.

a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt and a latch. If a key locking feature is incorporated in the latching mechanism, a dead latch shall be used. Deadbolts shall contain hardened inserts or equivalent, so to repel cutting tool attack. The dead bolt locks shall be key operated from teh exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key, tool or excessive force. (BC. 6709.2).

b. Inactive leaf of a pair of doors or upper leaf of Dutch door shall have deadbolt as per paragraph 'a' not key operated, or hardened deadbolt top and bottom with 1/2" embedment. (BC 6709.3).

c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick (BC 6709.1.1)

d. Panels of wood doors shall be fabricated of lumber not less than 1-3/8" thick, provided shaped portion of panels are not less than 1/4" thick. Individual panels shall not exceed 300 square inches in area. (BC 6709.1.2)

e. Hollow-core doors or doors less than 1-3/8" in thickness either of which shall be covered on the inside face with 16 gauge sheet metal attached with screws at 6" maximum centers around the perimeter. (6709.1.3)

f. Door hinge pins accessible from the outside shall be non-removable. (6709.5)

f. Door hinge pins accessible from the outside shall be non-removable. (6709.5)

g. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)

i. Windows and door lights within 40" of the locking device of the door shall be fully tempered/ approved burglary resistant/ protected by bars, screens or grills. (BC 6714)

j. Overhead and sliding garage doors shall be secured with a cylinder lock, padlock with a hardened steel shackle or equivalent when not otherwise locked by electric power operation. Jambs locks shall be on both jambs for doors exceeding 9 feet in width. (BC 6711).

k. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Buidling Code and shall bear forced-entry-resistant labels. (BC 6710, 6715).

GLAZING REQUIREMENTS:

12. Sliding glass doors (patio type) shall have Category II classification per UBC Std 24-2, Tbl 24-2-A.

13. Glazing in doors and fixed glazed panels of more than 9 sq. ft. shall have Category II classification per UBC Std. 24-2, Table 24-2-A.

14. Glazing in doors and fixed glazed panels of 9 sq. ft. or less shall have Category II classification per UBC Std. 24-2, Table 24-2-A.

15. Glazing in doors and enclosures for bathtubs and showers shall have Category II classification per UBC Std. 24-2, Table 24-2-A.

16. Glazed wardrobe doors shall meet the Impact Test Requirements of UBC Std. 24-2, Part II. Laminated glass must also meet the BOII Test Requirements of UBC Std. 24-2, Part II.

WINDOW NOTES:

1. Window sizes as called for in this schedule are Basic Unit sizes unless noted otherwise.
2. Tempered glass where requested by Code.
3. Verify all window sizes in field prior to ordering.
4. Submit to Architect's office manufacturer's confirmation order list and all shop drawings for review.

GENERAL NOTES:

1. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
2. Width and height of required exit doorways shall comply with Title 24, 3304_E.
3. Address shall be placed on building in such a position to be plainly visible and legible from the street or road fronting the property.
4. Smoke detectors shall be hardwired with battery backup, and interconnected.
5. All glazing in hazardous locations must be identified by a label (permanent if tempered) as safety glazing (2406). All glazing shall be safety glazing in the following locations:
   a. all glazing in doors
   b. all glass within 18" of the floor
   c. all glass within shower or bath enclosures
   d. all glass within 24" of a door.
6. Every sleeping room and basement shall have at least one exterior door or window opening directly into a yard or exit court for emergency egress. Windows shall provide minimum 5.7 sf operable area with a minimum clear width of 20" and minimum clear height of 24" and shall have a finished sill height of not more than 44" above the finished floor.

WINDOW/ SKYLIGHT SCHEDULE

NOTES

1. Window sizes as called for in this schedule are Basic Unit sizes unless noted otherwise.
2. Tempered glass where requested by Code.
3. Verify all window sizes in field prior to ordering.
4. Submit to Architect's office manufacturer's confirmation order list and all shop drawings for review.

LEGEND

ALUM BRONZE (BLACK) ALUMINUM FRAME
WOOD SOLID WOOD FRAME W/CLAD EXTERIOR ALUMINUM

1 ALUMINUM CLAD BRONZE (BLACK)
2 WOOD: VG DOUGLAS FIR, NATURAL FINISH

I FIXED
II SLIDER
III CASEMENT
IV DIRECT GLAZE
V FRAMELESS
VI SKYLIGHT
VII ROUND SKYLIGHT

SYM.	SHAPE	QTY.	TYPE	WIDTH	HEIGHT	FRAME	FINISH		OPER.	GLAZING	U-FAC.	SHGC	MANUF.	REMARKS
				See Note 1 Above		MATERIAL	EXT.	INT.						
A1	REC.	1	I	7'-3"	8'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A2	REC.	1	I	7'-1"	8'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A3	REC.	1	I	7'-0"	8'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A4	REC.	1	I	2'-0"	8'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A5	REC.	2	I	3'-3"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A6	REC.	2	I	4'-10"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A7	REC.	2	I	5'-7"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A8	REC.	1	I	3'-0"	5'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A9	REC.	2	I	5'-0"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A10	REC.	1	I	4'-10"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A11	REC.	1	I	7'-0"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	
A12	REC.	1	I	5'-4"	9'-0"	WOOD	1	2	FIXED	DUAL	0.3	0.23	LA CANTINA	

*Exterior Windows shall be MULTI-PANE units with a minimum of ONE TEMPERED PANE, or glass block units, or minimum 20 min. rated, or complies with SFM 12-7A-2

NOTE: ALL LA CANTINA WILL HAVE THE SAME FINISH ON WINDOWS, FOLDING DOORS, AND SLIDING DOORS.

SKYLIGHTS

SYM.	SHAPE	QTY.	TYPE	WIDTH	LENGTH	CONFIGURATION	FRAME	LIGHT	MANUF.	#	ICC-ES #	REMARKS
				See Note 1 Above			MATERIAL	KIND				
C1	CIR.	1	VII	Ø 70"	NA	FIXED	ALUM	DUAL ACRY.	PREFAB, VELUX OR EQ	CC2/CC3-72	ESR - 4108	
C2	REC.	3	VI	60"	90"	FIXED	ALUM	DUAL ACRY.	PREFAB, VELUX OR EQ	FCM 2347	ESR - 4108	
C3	REC.	2	VI	21"	54 7/16"	FIXED	ALUM	DUAL ACRY.	PREFAB VELUX OR EQ	FS C08	ESR - 4108	

DOOR SCHEDULE

NOTES

1. All metal doors & frames galvanized finish unless noted otherwise.
2. Push side of all mechanical room doors must be non-combustible. Secure 24 ga. sheet metal to push side of door using contact cement over full surface both sides.
3. Glazing in doors to be 5/8" Dual glazed, Tempered, Low E glass.

LEGEND

MODE
SGL Single
PR Pair
SLDR Slider
TU Tilt Up
PKT Pocket
PVT Pivot
BFLD Bi-Fold

DOOR TYPE
SCHB Solid Core Hardboard
ALUM Bronze (Black) Alum. Frame
SOH Sectional Overhang
WFG Wood Frame w/ Glass
BG Butt Glazed - Frameless
WD Solid Wood Frame w/ Clad Ext. Alum.

1 ALUMINUM CLAD BRONZE (BLACK)
2 WOOD: VG DOUGLAS FIR, NATURAL FINISH

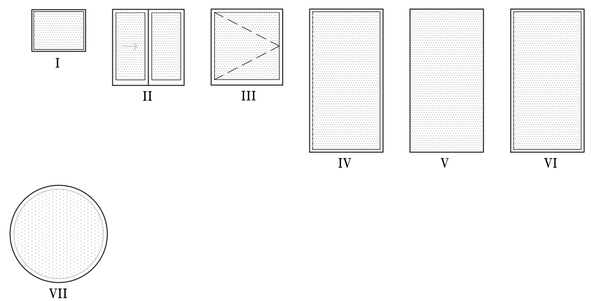
I SINGLE HINGED
II SLIDING (CLOSET)
III POCKET
IV PIVOT
V DBL. FIXED/ SLIDING
VI TILT-UP
VII DOUBLE HINGED
VIII BI-FOLD

DOOR#	LOCATION	MODE	TYPE	WIDTH	HEIGHT	DOOR		FRAME	FINISH		U-FAC.	SHGC	MANUF.	REMARKS
						THK	TYPE		EXT.	INT.				
G01	GARAGE	TU	VI	16'-0"	8'-0"	1-3/8	SOH	WD			N/A	N/A		
G02	GARAGE ENTRY	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
G03	GARAGE	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
G04	GARAGE	BFLD	IX	12'-0"	8'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, V2 Folding Door
100	GATE POOL	SGL	I	3'-6"	5'-0"	1-3/8					N/A	N/A		Outswing
101	BEDROOM 2	SLDR	V	8'-0"	8'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, Contemporary Clad Sliding Door
102	BEDROOM 1	SLDR	V	8'-0"	8'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, Contemporary Clad Sliding Door
103	FOYER	PVT	IV	5'-0"	8'-0"	1-3/8	ALUM	ALUM	1	2	0.3	0.23	LA CANTINA	La Cantina, Aluminum Pivot Door
104	BEDROOM 2	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
105	BATH	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
106	BEDROOM 1	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
107	LAUNDRY	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
108	MECHANICAL	SGL	I	2'-10"	7'-0"	1-3/8	SCHB	WD			N/A	N/A		
200	MAIN ENTRY FOYER	PVT	IV	4'-0"	9'-0"	1-3/8	ALUM	ALUM	1	2	0.3	0.23	LA CANTINA	La Cantina, Aluminum Pivot Door
201	BATH 2	SLDR	V	7'-10"	9'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, Contemporary Clad Sliding Door
202	BEDROOM 3	BFLD	VIII	11'-4"	9'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, V2 Folding Door
203	LIVING	BFLD	VIII	15'-5 1/2"	9'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, V2 Folding Door
204	LIVING	BFLD	VIII	16'-0"	9'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, V2 Folding Door
205	PRIMARY SUITE DECK	BFLD	VIII	20'-0"	9'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, V2 Folding Door
206	PRIMARY BATH	SLDR	V	12'-5"	9'-0"	1-3/8	WOOD	WD	1	2	0.3	0.23	LA CANTINA	La Cantina, Contemporary Clad Sliding Door
207	POWDER ROOM	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
208	BEDROOM 3/ OFFICE	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
209	BATH 2	PKT	III	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
210	BATH 2 WC	PKT	III	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
211	PRIMARY SUITE	SGL	I	3'-0"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
212	PRIMARY BATH	SGL	I	3'-0"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
213	PRIMARY BATH WC	SGL	I	2'-8"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		
214	WALK IN CLOSET	SGL	I	2'-10"	8'-0"	1-3/8	SCHB	WD			N/A	N/A		

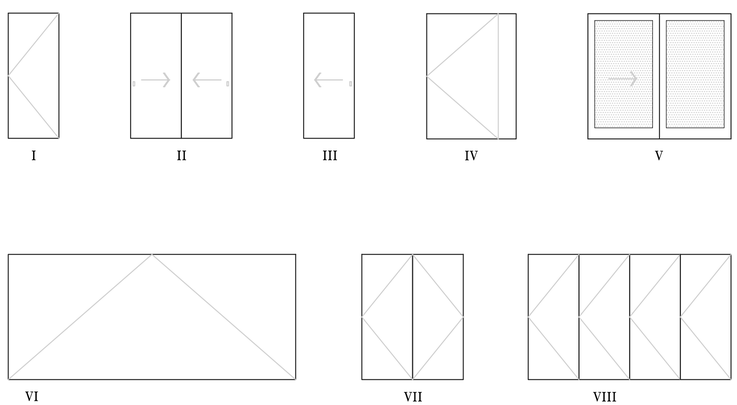
NOTE: ALL LA CANTINA WILL HAVE THE SAME FINISH ON WINDOWS, FOLDING DOORS, AND SLIDING DOORS.

- DOOR G03 BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 13/8 INCHES THICK, OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES. (406.3.2, R302.5.1)
- ALL EXTERIOR DOORS SHALL BE SOLID-CORE OR MINIMUM 20-MINUTE FIRE-RATED IN COMPLIANCE WITH CRC R337.8.3.
- ALL EXTERIOR DOORS WITH GLAZING SHALL BE MULTI-PANE, WITH A MINIMUM OF ONE TEMPERED PANE, IN COMPLIANCE WITH CRC R308A.2.

WINDOW TYPES



DOOR TYPES



30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV

DATE: 03/16/2026

ISSUED FOR

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01/27/2026	PLAN CHECK 2
03/03/2026	PLAN CHECK 3
03/16/2026	PLAN CHECK 4

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E: daniel.patrick.donovan@gmail.com

Worth Capital Holdings 24 LLC, Owner
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E: Holzerpartner@gmail.com

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JENNIFER R. MARMON
No. C32219
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

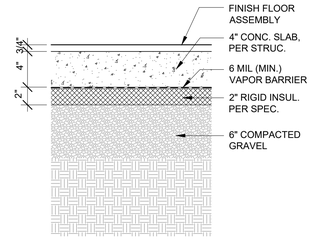
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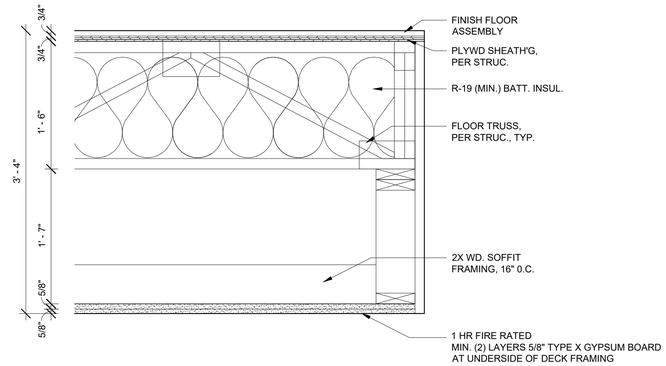
CONSTRUCTION DOCUMENTS 100%

DOOR WINDOW

A6.1



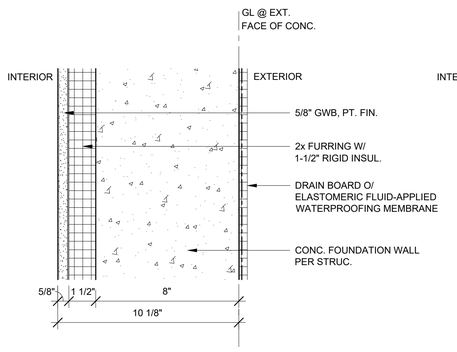
TYPICAL SLAB-ON-GRADE @ CONDITIONED SPACE



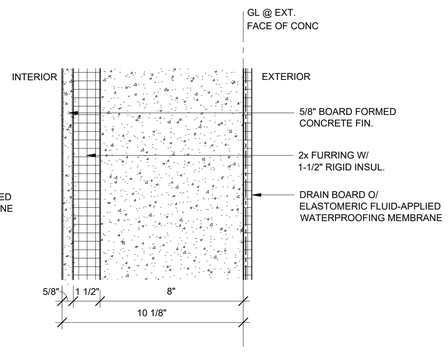
TYPICAL FLOOR/CEILING ASSEMBLY OVER COVERED OUTDOOR AREA

TYP. FLOOR TYPE SCHEDULE

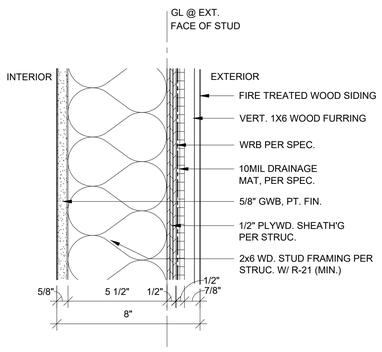
SCALE 3" = 1'-0" — 2



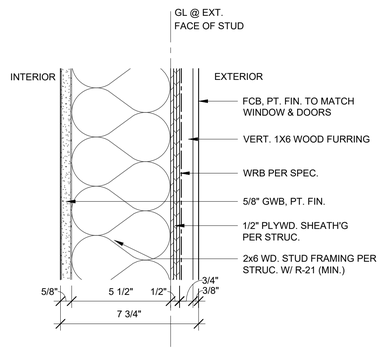
1 **8" CONCRETE WALL WITH INSUL @ GYPSUM**



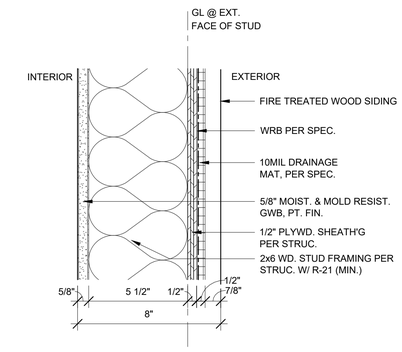
2 **8" CONCRETE WALL WITH INSUL @ BOARD FORMED CONCRETE**



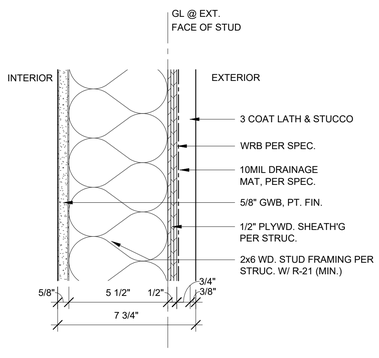
3 **TYP. EXTERIOR WALL @ WOOD SIDING**



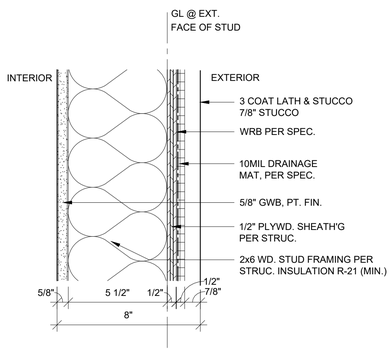
3 **TYP. EXTERIOR WALL @ WINDOW/DOOR**



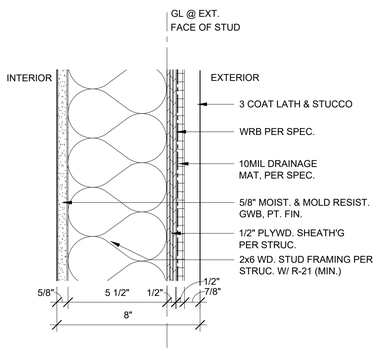
3 **TYP. EXTERIOR WALL @ WOOD SIDING & WET LOCATION**



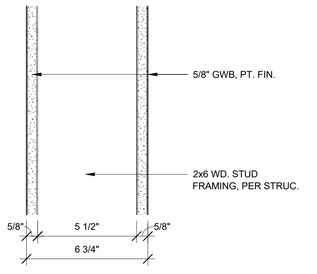
4 **TYP. EXTERIOR WALL @ WINDOW/DOOR**



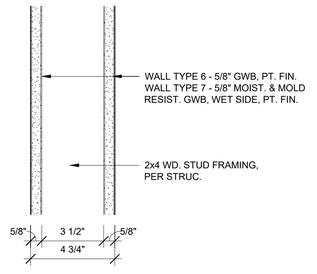
4 **TYP. EXTERIOR WALL @ STUCCO**



4 **TYP. EXTERIOR WALL @ STUCCO & WET LOCATION**



5 **TYP. INTERIOR PARTITION WALL**



6 **TYP. 2X4 INTERIOR PARTITION WALL**

7 **TYP. 2X4 INTERIOR PARTITION WALL @ WET LOCATION**

TYP. WALL TYPE SCHEDULE

SCALE 3" = 1'-0" — 1

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV

DATE: 03/03/2026

ISSUED FOR

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Worth Capital Holdings 24 LLC, Owner
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E: Holzerpartner@gmail.com

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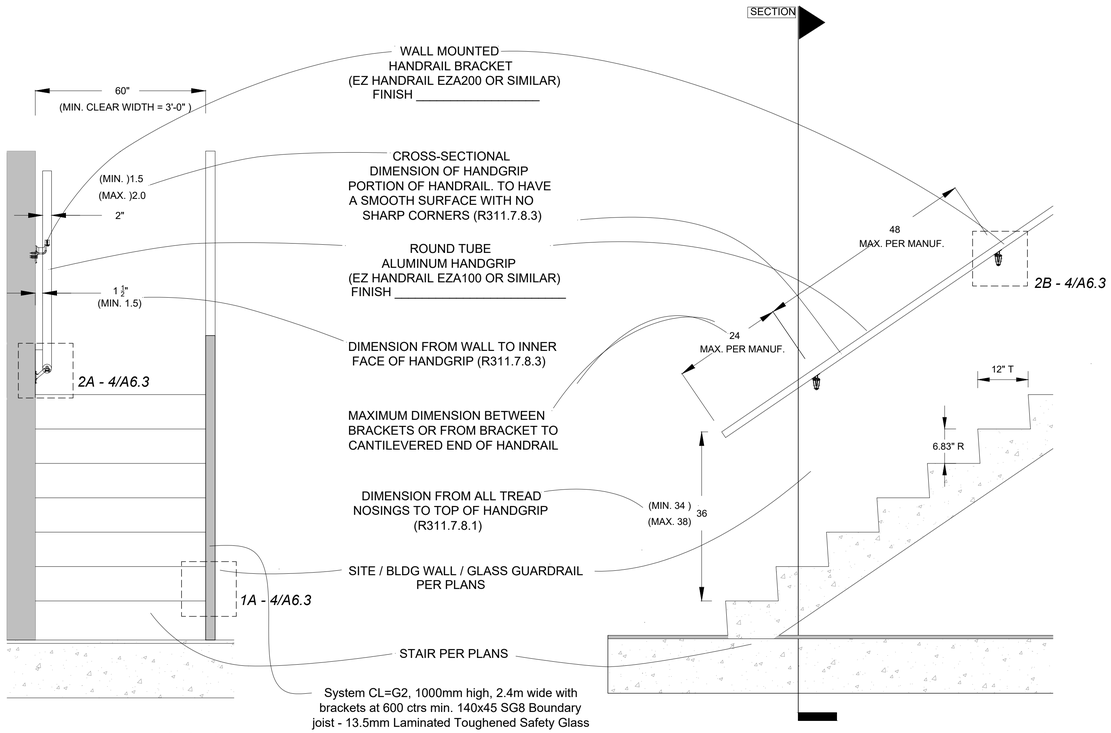
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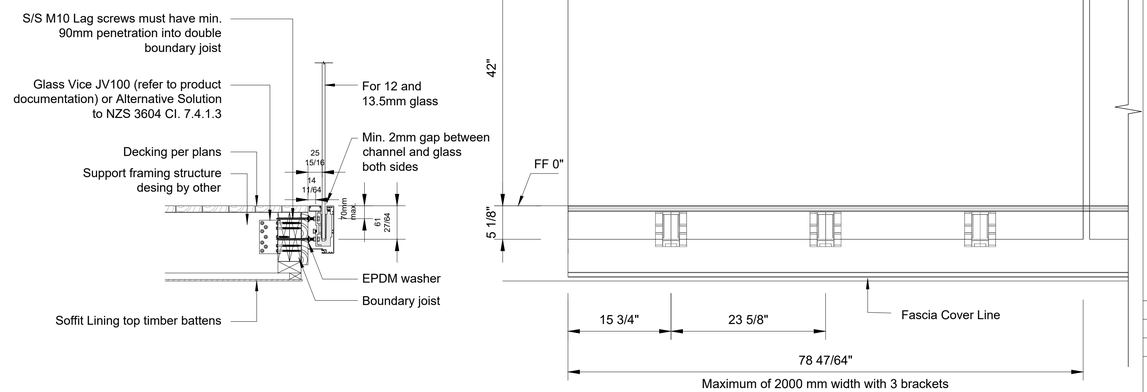
CONSTRUCTION DOCUMENTS 100%

SCHEDULES

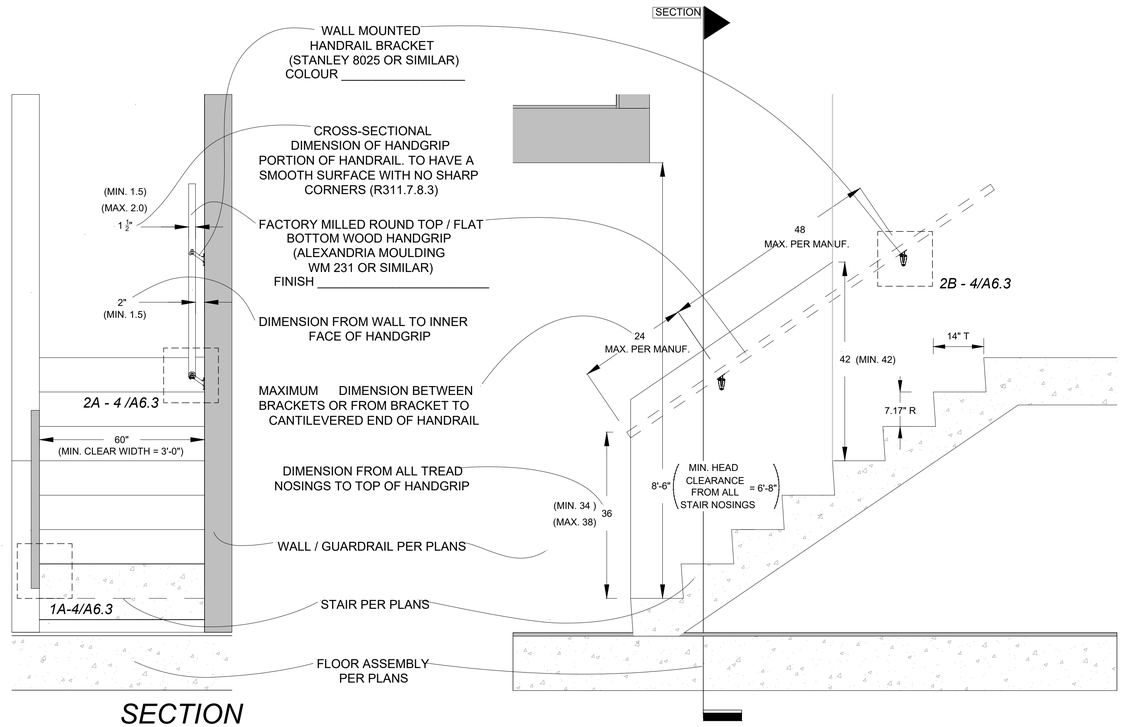
A6.2



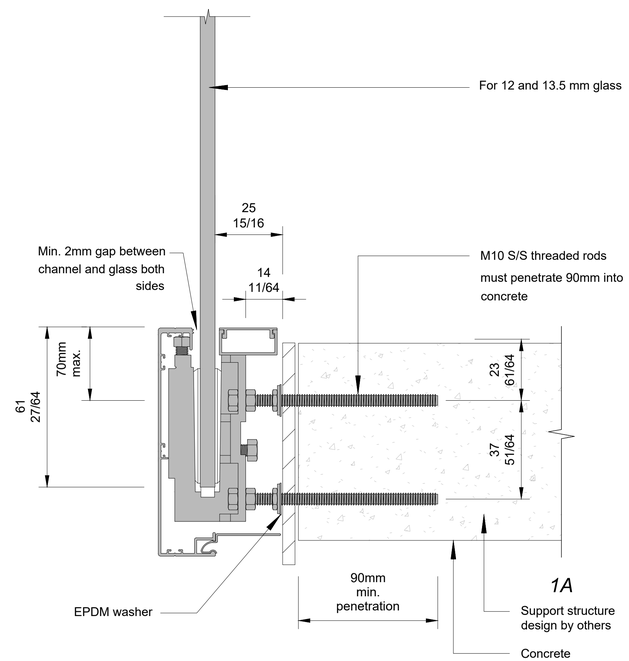
DETAIL - HANDRAIL - EXTERIOR 1
NOT TO SCALE



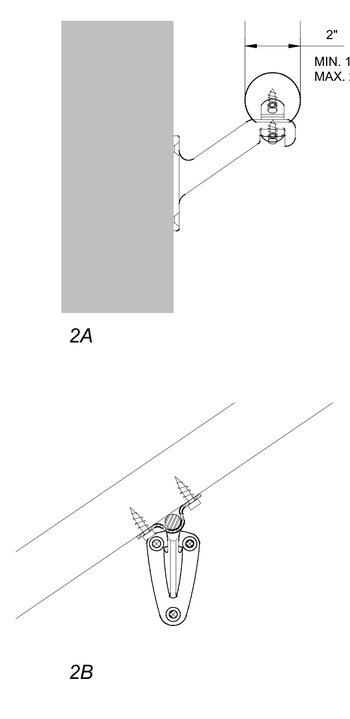
DETAIL - GUARDRAIL 2
NOT TO SCALE



DETAIL - HANDRAIL - INTERIOR 3
NOT TO SCALE



DETAIL - GUARD AND HAND RAIL 4
NOT TO SCALE



ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

30051 ANDROMEDA LANE, MALIBU, CA 90265

DRAWN: SV

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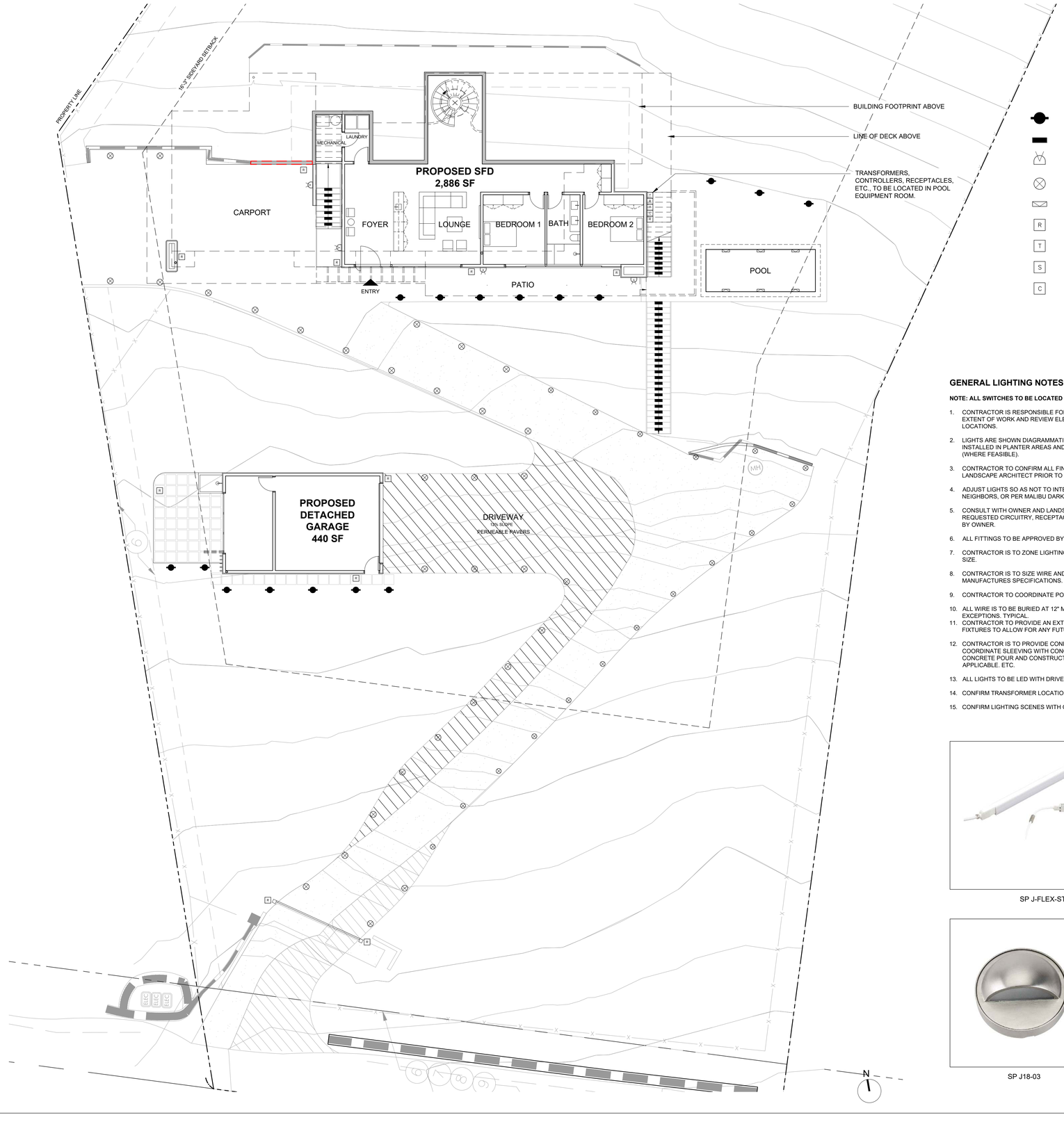
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CONSTRUCTION
DOCUMENTS 100%

GUAR + HAND
RAIL DETAILS

A6.3



LIGHTING LEGEND

ALL LIGHTS TO BE LED WITH DRIVERS/ENGINES. BID SPJ OR EQUAL.

FIXTURE	MODEL/ FINISH	ELECTRICAL	QTY:	LUMENS	TEMP.
DECORATIVE WALK LIGHT	SPJ-31-24 MATT BLACK	LED 12V	52	125	2700K
STRIP LIGHT AT STEPS	SPJ-FLEX-STRIP W	24DC	58	120	2700K
				125	2700K
DECK LIGHT (MOUNT ON WALL)	SPJ18-03; BLACK	LED 12V	4	150	2700K
IN GROUND DRIVEWAY LIGHT	SPJ13-300; BLACK; IN CONCRETE POUR SLEEVE	LED 12V	50		
UNDERWATER LIGHT	TBS BY POOL CONTRACTOR		6		
R POWER/ RECEPTACLE BOX	OUTDOOR RATED, BLACK OR TBS	120V	12		
T TRANSFORMER - FX LUMINAIRE OR LUTRON CONNECTION			2 OR PER ELECTRICIAN		
S SWITCH	COLOR TBS		TBD		
C IRRIGATION CONTROLLER - ON DEDICATED RECEPTACLE			1		

NOTE: ALL LIGHTS ATTACHED TO HOUSE AND OVERHEAD STRUCTURES ARE BY ARCHITECT.

GENERAL LIGHTING NOTES

NOTE: ALL SWITCHES TO BE LOCATED IN FIELD BY OWNERS

1. CONTRACTOR IS RESPONSIBLE FOR A SITE VISIT, PRIOR TO BID, TO DETERMINE EXTENT OF WORK AND REVIEW ELECTRICAL SYSTEM AND TRANSFORMER LOCATIONS.
2. LIGHTS ARE SHOWN DIAGRAMMATICALLY FOR CLARITY. ALL LIGHTS TO BE INSTALLED IN PLANTER AREAS AND WHERE HIDDEN FROM GENERAL VIEW (WHERE FEASIBLE).
3. CONTRACTOR TO CONFIRM ALL FINAL TREE AND LIGHT LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUST LIGHTS SO AS NOT TO INTERFERE WITH RESIDENCE WINDOWS, NEIGHBORS, OR PER MALIBU DARK SKY ORDINANCE.
5. CONSULT WITH OWNER AND LANDSCAPE ARCHITECT FOR ANY ADDITIONAL REQUESTED CIRCUITRY, RECEPTACLE BOX INSTALLATIONS, OR SPEAKERS ETC. BY OWNER.
6. ALL FITTINGS TO BE APPROVED BY OWNER.
7. CONTRACTOR IS TO ZONE LIGHTING CIRCUITS ACCORDING TO TRANSFORMER SIZE.
8. CONTRACTOR IS TO SIZE WIRE AND LIMIT LENGTHS OF WIRE TO MEET MANUFACTURES SPECIFICATIONS.
9. CONTRACTOR TO COORDINATE POWER SOURCES.
10. ALL WIRE IS TO BE BURIED AT 12" MINIMUM DEPTH AND BE RUN IN CONDUIT - NO EXCEPTIONS. TYPICAL.
11. CONTRACTOR TO PROVIDE AN EXTRA 5" OF WIRE AT ANY LOW VOLTAGE LIGHT FIXTURES TO ALLOW FOR ANY FUTURE RELOCATION NEEDS.
12. CONTRACTOR IS TO PROVIDE CONDUIT FOR ELECTRICAL INSTALLATION AND COORDINATE SLEEVING WITH CONCRETE CONTRACTOR PRIOR TO ANY CONCRETE POUR AND CONSTRUCTION, IRRIGATION TRENCHING WHERE APPLICABLE. ETC.
13. ALL LIGHTS TO BE LED WITH DRIVERS.
14. CONFIRM TRANSFORMER LOCATIONS AND SIZES REQUIRED.
15. CONFIRM LIGHTING SCENES WITH OWNER.

LIGHTING REQUIREMENTS PER CITY OF MALIBU DARK SKY ORDINANCE

1. LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD.
2. LUMEN COUNT SHALL NOT EXCEED 850 LUMES.
3. SECURITY LIGHTING SHALL BE ATTACHED TO BUILDINGS AND CONTROLLED BY MOTION SENSORS WHICH EXTINGUISH NO LATER THAN 10 MINUTES AFTER ACTIVATION.
4. COLOR TEMPERATURE SHALL NOT EXCEED 3000 KELVIN.
5. CURFEW: UNLESS CONTROLLED BY MOTION SENSORS, OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 PM OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS.
6. OUTDOOR LIGHTING SHALL ONLY BE USED WITHIN 50 FEET OF A RESIDENTIALLY HABITABLE BUILDING OR POOL WITH THE EXCEPTION OF SECURITY, DRIVEWAY AND WALKWAY AND WALKWAY LIGHTING.

SP J-FLEX-STRIP



SPJ-3124



SP J-SM9

SP J18-03



SPJ13-300

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

30051 ANDROMEDA LANE, MALIBU, CA 90265

SCALE: 1"=10'-0"

DRAWN: SV

DATE: 03/03/2026

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CONSTRUCTION DOCUMENTS 100%

LIGHTING PLAN

A6.4

GENERAL AND STRUCTURAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC) OR AS NOTED HEREIN.

2. THE ARCHITECT/ENGINEER (ARCH/ENGR) IS NOT RESPONSIBLE FOR THE LOCATION OF PROPERTY LINES AND/OR EASEMENTS, SOILS CONDITIONS, MECHANICAL AND ELECTRICAL WORK, AND THE PRESENCE OF UTILITIES NOT REPORTED TO HIM IN WRITING BY THE OWNER.

3. THE ENGINEER IS NOT RESPONSIBLE FOR FIELD REVIEW OF CONSTRUCTION UNLESS RETAINED FOR THE PURPOSE.

4. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCH/ENGR SO CLARIFICATIONS CAN BE MADE. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCH/ENGR FOR REVIEW PRIOR TO CONSTRUCTION.

5. DETAILS OF CONSTRUCTION NOT SHOWN OR NOTED SHALL BE CONSIDERED OF THE SAME CHARACTER SHOWN FOR SIMILAR CONSTRUCTION. SPECIFICATIONS, WHEN PROVIDED, ARE A PART OF THESE DRAWINGS. SEE SPECIFICATIONS FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.

6. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, MATERIAL AND SERVICES NECESSARY FOR THE EXECUTION OF ALL CONSTRUCTION WORK AS SHOWN ON THE DRAWINGS AND AS NOTED IN THE SPECIFICATIONS.

7. THE CONTRACTOR SHALL COMPARE THE DRAWINGS AND NOTIFY THE ARCH/ENGR OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

8. TEMPORARY BRACING AND SHORING NECESSARY TO SUPPORT ANY PORTION OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION

1. ALL FOOTINGS MINIMUM EMBEDMENT, SHOWN ON PLAN, SHALL BE INTO BEDROCK, NATIVE OR APPROVED COMPACTED SOIL. ALL FOOTINGS TO HAVE MINIMUM 24 INCH EMBEDMENT INTO BEDROCK OR APPROVED COMPACTED SOILS.
2. THE FOUNDATION DESIGN IS BASED ON ALLOWABLE SOIL PRESSURE AS PER SOILS REPORT.
3. IF FOUNDATION EXCAVATION UNCOVERS UNFAVORABLE SOIL A GEOTECHNICAL ENGINEER'S SERVICES SHALL BE REQUIRED.
4. IF FOUNDATION EXCAVATION, UNCOVERS EXPANSIVE SOIL. THEN ALL NEW FOUNDATION SHALL HAVE 24" EMBEDMENT @ EXTERIOR FOOTING AND 24" EMBEDMENT @ INTERIOR FOOTING.
5. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF LA BUILDING CODE AND PER SHEET S-2 HOLD-DOWN NOTES.
6. HOLD-DOWN HARDWARE MUCH BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.

CONCRETE

1. CONCRETE SHALL BE 5 SACK, 3/4" AGGREGATE MIX WITH 4" SLUMP. COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
   2,500 PSI FOR SLABS AND FOUNDATIONS
   2,500 PSI FOR WALLS AND COLUMNS

2. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF SECTION 1905 OF THE CBC AND THE SPECIFICATIONS IF ISSUED.

3. SLABS, BEAMS WALLS AND OTHER CONCRETE EXPOSED TO THE WEATHER SHALL BE KEPT WET CONTINUOUSLY FOR 48 HOURS AFTER PLACEMENT. BEAMS, WALLS ETC. SHALL BE KEPT DAMP FOR 7 DAYS AFTER PLACEMENT. SLAB SHALL HAVE CURE APPLIED IMMEDIATELY AFTER FINISHING IF OTHER FINISHES ARE NOT AFFECTED.

4. ALL CONCRETE SHALL BE REINFORCED, UNLESS OTHERWISE NOTED (U.O.N.). REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. #4 BARS AND SMALLER MAY BE ASTM GRADE 40.

5. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A185 AND SHALL BE LAPPED 12" MINIMUM.

6. REINFORCING STEEL SHALL CLEAN AND FREE FROM RUST AND SCALE AND SHALL BE PLACED IN AS LONG OF LENGTHS AS PRACTICABLE. SEE STANDARD DETAILS FOR SPLICE AND LAPS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM THE SPECIFICATIONS AS STATED IN THE "MANUAL OF STEEL CONSTRUCTION" BY A.I.S.C. (LATEST EDITION). STRUCTURAL STEEL SHALL MEET THE FOLLOWING MINIMUMS: SHAPES / PLATES ASTM A-36 / TUBES ASTM A-500 / PIPE ASTM A-53 GRADE B

2. ALL STEEL MEMBER SHALL BE GIVEN ONE COAT OF RUST INHIBITIVE PRIMER PRIOR TO ERECTION, U.O.N.

3. BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-307. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT, UNLESS OTHERWISE NOTED (U.O.N.)

4. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS. WELD METAL SHALL MATCH OR EXCEED TENSILE STRENGTH OF PARENT METAL. ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARC, F7XX - EXXX FOR SUBMERGED ARC, AND E70-X FOR GAS METAL ARC, U.O.N.

5. ALL STRUCTURAL WELDS SHALL BE CERTIFIED BY A TESTING AGENCY ACCEPTABLE TO THE ARCH/ENGR. CERTIFICATIONS SHALL BE SUBMITTED TO THE ARCH/ENGR AND THE BUILDING OFFICIAL.

6. GROUT UNDER COLUMN BASE PLATES TO BE MASTER BUILDERS MASTERFLOW #928.

7. DRILLED CONCRETE ANCHORS ARE RAMSET CORPORATION WHERE NOTED AND SELF DRILLING ANCHORS ARE PHILLIPS RED HEAD. CONCRETE INSERTS, COIL LOOP INSERTS AND FERRULE LOOP INSERTS AS NOTED ON DRAWINGS ARE BY BURKE COMPANY. APPROVED EQUALS MAY BE SUBSTITUTED.

WOOD CONSTRUCTION (CARPENTRY)

1. SAWN FRAMING LUMBER TO BE DOUGLAS FIR WITH GRADES AS FOLLOWS:
BEAMS AND POST (4 x AND LARGER), #1
JOIST, PLATES AND 2 x 6 STUDS, #2 OR BETTER
2 x 4 STUDS, CONSTRUCTION GRADE OR BETTER
OTHER GRADE REQUIREMENTS ARE AS NOTED ON THE DRAWINGS.

2. NAILS TO BE COMMON WIRE WHERE NAILING IS SPECIFIED ON THE DRAWINGS. OTHERWISE BOX NAILS MAY BE USED PER NAILING SCHEDULE. NAILS USED IN EXTERIOR APPLICATIONS TO BE GALVANIZED.

3. REPLACE SPLIT MEMBERS, PRE DRILL HOLES WHERE NAILING CAUSES WOOD TO SPLIT.

4. METAL FRAMING CLIPS, HANGERS, ETC. INDICATED ON THE DRAWINGS ARE SIMPSON STRONG TIE. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE. WHERE NAILS ARE TO BE FURNISHED BY THE MANUFACTURER, THEY SHALL BE USED IN PLACE OF COMMON NAILS.

5. BOLTS SHALL BE UNFINISHED MACHINE BOLTS OF SIZES SHOWN ON DRAWINGS CONFORMING TO ASTM A307. LENGTH OF BOLTS SHALL NOT PROJECT LESS THAN 1/16" OR MORE THAN 1/2" PAST THE END OF NUT. BOLT HOLES IN WOOD SHALL BE 1/32" DIAMETER LARGER THAN THE BOLT DIAMETER. HOLES IN STEEL SHALL BE 1/16" DIAMETER LARGER THAN THE BOLT DIAMETER. PROVIDE WASHERS UNDER BOLT HEAD AND NUT WHERE THEY WOULD BEAR ON WOOD. NUTS SHALL BE TIGHTENED WHEN PLACED AND RE TIGHTENED BEFORE CLOSING IN WALLS OR OTHER CONSTRUCTION.

6. WOOD AGAINST CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE TREATED DOUGLAS FIR. WOOD POST EMBEDDED IN CONCRETE OR EARTH SHALL BE PRESSURE TREATED TO THE AWPB LP-22 STANDARD.

7. STRUCTURAL MEMBERS SHALL NOT BE NOTCHED, CUT OR OTHERWISE ALTERED FOR DUCTS, PIPES, ETC. WITHOUT THE ARCH/ENGR PRIOR APPROVAL.

PLYWOOD SHEATING

TABLE 2304.10.2
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" × 0.131") 2-3" × 0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-16 d common (3 1/2" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 1/2" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" × 0.148"); or 3-16d box (3 1/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss[c]
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 1/2" × 0.162"); or 3-16d box (3 1/2" × 0.135"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
	3-10d common (3 1/2" × 0.148"); or 4-16d box (3 1/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
Wall		
8. Stud to stud (not at braced wall panels)	16d common (3 1/2" × 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" × 0.162")	16" o.c. face nail
	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 1/2" × 0.162")	16" o.c. each edge, face nail
	16d box (3 1/2" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128"); or 5-8d box (2 1/2" x 0.113")	Toenail
12. Top plate to top plate	16d common (3 1/2" × 0.162")	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 1/2" × 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" × 0.162")	16" o.c. face nail
	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" × 0.162"); or 3-16d box (3 1/2" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-8d box (2 1/2" x 0.113"); or 4-3" 14 gage staples, 7/16" crown	Toenail
	2-16d common (3 1/2" × 0.162"); or 3-16d box (3 1/2" x 0.135"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19. 1" × 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-1 3/4" 16 gage staples, 1" crown	Face nail
20. 1" × 8" and wider sheathing to each bearing	3-8d common (2 1/2" × 0.131"); or 3-8d box (2 1/2" x 0.113"); or 3-10d box (3" × 0.128"); or 3-1 3/4" 16 gage staples, 1" crown Wider than 1" × 8" 3-8d common (2 1/2" × 0.131"); or 4-8d box (2 1/2" × 0.113"); or 3-10d box (3" × 0.128"); or 4-1 3/4" 16 gage staples, 1" crown	Face nail
Floor		
21. Joist to sill, top plate, or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d box (2 1/2" × 0.113")	4" o.c., toenail
	8d common (2 1/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" × 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 2-1 3/4" 16 gage staples, 1" crown	Face nail
24. 2 subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Blind and face nail
25. 2" planks (plank & beam — floor & roof)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (3 1/2" × 0.162"); or 4-16d box (3 1/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]		Edges (inches)	Intermediate supports (inches)
30. 3/8" — 1/2"	6d common or deformed (2" × 0.113"); or 2 3/8" × 0.113" nail (subfloor and wall)	6	12
	8d common or deformed (2 1/2" × 0.131" × 0.281" head) (roof) or RSRS-01 (2 3/8" × 0.113") nail (roof)[d]	6[e]	6[e]
	1 3/4" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2 3/8" × 0.113" × 0.266" head nail (roof)	3[f]	3[f]
	1 3/4" 16 gage staple, 7/16" crown (roof)	3[f]	3[f]
31. 19/32" — 3/4"	8d common (2 1/2" × 0.131"); or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d common or deformed (2 1/2" × 0.131" × 0.281" head) (roof) or RSRS-01 (2 3/8" × 0.113") nail (roof)[d]	6[e]	6[e]
	2 3/8" × 0.113" × 0.266" head nail; or 2" 16 gage staple, 7/16" crown	4	8
32. 7/8" — 1 1/4"	10d common (3" × 0.148"); or deformed (2 1/2" × 0.131" × 0.281" head)	6	12
Other exterior wall sheathing			
33. 1/2" fiberboard sheathing[b]	1 1/2" × 0.120", galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
34. 25/32" fiberboard sheathing[b]	1 3/4" × 0.120" galvanized roofing nail (7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. 3/4" and less	8d common (2 1/2" × 0.131"); or deformed (2" × 0.113"); or deformed (2" × 0.120")	6	12
36. 7/8" — 1"	8d common (2 1/2" × 0.131"); or deformed (2 1/2" × 0.131"); or deformed (2 1/2" × 0.120")	6	12
37. 1 1/8" — 1 1/4"	10d common (3" × 0.148"); or deformed (2 1/2" × 0.131"); or deformed (2 1/2" × 0.120")	6	12
Panel siding to framing			
38. 1/2" or less	6d corrosion-resistant siding (1 7/8" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
39. 5/8"	8d corrosion-resistant siding (2 3/8" × 0.128"); or 8d corrosion-resistant casing (2 1/2" × 0.113")	6	12
Interior paneling			
40. 1/4"	4d casing (1 1/2" × 0.080"); or 4d finish (1 1/2" × 0.072")	6	12
41. 3/8"	6d casing (2" × 0.099"); or 6d finish (2" × 0.092") (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.

f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.

g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

CALIFORNIA GREEN CODE REQUIREMENTS

GENERAL REQUIREMENTS
NEWLY CONSTRUCTED LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS/ STRUCTURE AND ADDITIONS OR ALTERATIONS TO RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME OR SIZE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. (301.2)

PLANNING AND DESIGN
1. FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN EACH NEW SINGLE FAMILY DWELLING:

A. INSTALL A MINIMUM 1-IN (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMODATE A DEDICATED 208 / 240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.

B. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

C. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE. (4.106.4.1)

WATER EFFICIENCY AND CONSERVATION
2. COMPLY WITH THE FOLLOWING FLOW RATES (CGBC 4.303):
A. WATER CLOSETS - 1.28 GPF
B. WALL MOUNT URINALS - 0.125 GPF AND ALL OTHER URINALS - 0.5 GPF
C. SINGLE SHOWERHEAD - 1.8 GPM AT 80 PSI
D. MULTIPLE SHOWERHEADS - 1.8 GPM AT 80 PSI FOR ALL COMBINED SHOWERHEADS
E. LAVATORY FAUCETS - 1.2 GPM AT 60 PSI
F. LAVATORY FAUCETS IN PUBLIC USE AREAS - 0.5 GPM AT 60 PSI
G. METERING FAUCETS - 0.25 GALLONS PER CYCLE
H. KITCHEN FAUCETS - 1.8 GPM AT 60 PSI

3. PROVIDE AUTOMATIC IRRIGATION SYSTEM CONTROLLER: WEATHER OR SOIL MOISTURE BASED CONTROLLERS PRIOR TO THE FINAL INSPECTION.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (CGBSC 4.406.1)

5. PROVIDE BUILDING OPERATIONS AND MAINTENANCE AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (CGBSC 4.410.1)

ENVIRONMENTAL QUALITY (CALIFORNIA GREEN BUILDING STANDARDS CODE AS THE REFERENCE)
6. FIREPLACES SHALL BE DIRECT VENT SEALED COMBUSTION-TYPE. INDICATE ON THE PLANS THE MANUFACTURER NAME AND MODEL NUMBER. (4.503.1)

7. COMPLY W/ FOLLOWING NOTES:
A. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS THAT MAY ENTER THE SYSTEM. (4.504.1)

B. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS THAT ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

C. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

8. THE FOLLOWING NOTES ARE REGARDING FINISH MATERIAL POLLUTANT CONTROL. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.
A. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINES IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

B. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINES IN SECTION CGBSC 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

C. AEROSOL PAINTS AND COATINGS AHLL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

D. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
III. NSF / ANSI 140 AT THE GOLD LEVEL OR
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

E. ALL MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WIYH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSIONS LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
II. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM OR
III. CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS. (405.4.4)

G. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLEBOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

ENERGY REQUIREMENTS:
9. THE PLANS MUST SHOW CONFORMANCE WITH THE LATEST STATE (2016)TITLE 24 ENERGY STANDARDS. COMPLY WITH PRESCRIPTIVE STANDARDS / COMPONENT PACKAGES, CALIFORNIA ENERGY CODE TABLE 150.1-A OR TITLE 24 ENERGY CALCULATIONS MUST BE SUBMITTED. FORMS CF-1R AND MF-1r, COMPLETED AND SIGNED BY THE DOCUMENT AUTHOR AND THE OWNER / DESIGNER, ARE TO APPEAR ON THE BLUE-LINE PRINTS (I.E., "STICKY-BACKS"). SHOW ALL OF THE REQUIRED INSULATION AND OTHER MANDATORY FEATURES ON THE PLANS EITHER BY NOTES OR DETAILS. WHERE CALCULATIONS INDICATE, "HERS VERIFICATION REQUIRED," SUCH CALCULATIONS SHALL BE "REGISTERED" CALCULATION SHALL BE REGISTERED AND SUBMITTED TO AN APPROVED AGENCY (SUCH AS CALCERTS). THE RESULTING "REGISTERED" CALCULATIONS WILL INCLUDE A REGISTRATION NUMBER IN THE PAGE FOOTER AND A WATERMARK ACROSS THE PAGE. CALCULATION PAGES BEARING THESE IDENTIFICATION MARKS SHALL BE PERMANENTLY ATTACHED TO THE DOCUMENTS.

10. SHOW HOW DWELLING IS PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING 68°F AT 3 FT. ABOVE THE FLOOR. (R303.9)

11. PROVIDE FLUORESCENT LIGHTING IN BATHROOMS AND KITCHEN FOR GENERAL LIGHTING. LOCATE SWITCH AND LIGHTING FIXTURE TO SHOW COMPLIANCE. [TITLE 24-150K]

12. PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING FOR RAFTER SPACE VENTILATION. (R806.3)

TABLE 150.1-A
COMPONENT PACKAGE A-STANDARD BUILDING DESIGN

			CLIMATE ZONES 10	14	15	16
BUILDING ENVELOPE INSULATION						
ROOFS/ CEILINGS	Ceiling Insulation		R-30	R-38	R-38	R-38
	Radiant Barrier		REQ	REQ	REQ	NR
WALL	Above Grade	Framed[1]	U 0.051	U 0.051	U 0.051	U 0.051
		Mass Wall Interior[2]	U 0.070 R-13	U 0.070 R-13	U 0.070 R-13	U 0.059 R-17
		Mass Wall Exterior[3]	U 0.125 R-8.0	U 0.125 R-8.0	U 0.125 R-8.0	U 0.070 R-13
	Below Grade	Below Grade Interior[4]	U 0.070 R-13	U 0.070 R-13	U 0.070 R-13	U 0.066 R-15
		Below Grade Exterior[5]	U 0.200 R-5.0	U 0.100 R-10	U 0.100 R-10	U 0.053 R-19
FLOORS	Slab Perimeter		NR	NR	NR	U 0.058 R-7.0
	Raised		U 0.037 R-19	U 0.037 R-19	U 0.037 R-19	U 0.037 R-19
	Concrete Raised		U 0.269 R-0	U 0.092 R-8.0	U 0.138 R-4.0	U 0.098 R-8.0
BUILDING ENVELOPE						
ROOFING PRODUCTS						
LOW-SLOPED	Aged Solar Reflectance		NR	NR	0.63	NR
	Thermal Emittance		NR	NR	0.75	NR
STEEP-SLOPED	Aged Solar Reflectance		0.20	0.20	0.20	NR
	Thermal Emittance		0.75	0.75	0.75	NR
FENESTRATION						
Maximum U-factor[1]			0.32	0.32	0.32	0.32
Maximum SHGC			0.25	0.25	0.25	0.25
Maximum total area			20%	20%	20%	20%
Maximum west facing area			5%	5%	5%	5%
HVAC SYSTEM						
SPACE HEATING[8]	Electric-resistance allowed		NO	NO	NO	NO
	If gas, AFUE		MIN	MIN	MIN	MIN
	If heat pump, HSPF[6]		MIN	MIN	MIN	MIN
SPACE COOLING	SEER		MIN	MIN	MIN	MIN
	Refrigerant charge verification or fault indicator display		REQ	REQ	REQ	REQ
	Whole house fan[7]		REQ	REQ	REQ	NR
CENTRAL SYSTEM AIR HANDLERS	Central fan integrated ventilation system fan efficacy		REQ	REQ	REQ	REQ
DUCTS[9]	Roof/ ceiling options A & B	Duct insulation	R-8	R-8	R-8	R-8
		§150.1(c)9A	NA	NA	NA	NA
	Roof/ ceiling options C	Duct insulation	R-8	R-8	R-8	R-8
		§150.1(c)9B	NA	NA	NA	NA
WATER HEATING	Not allowed	NR : NO REQUIREMENT				

NOTES:
1. Assembly U-factors can be met with cavity insulation alone or with continuous insulation alone, or with both cavity and continuous insulation that results in an assembly U-factor equal to or less than the U-factor shown. Use Reference Joint Appendices JA4 Table 4.3.1, 4.3.1(a), or Table 4.3.4 to determine alternative insulation products to meet the required maximum U-factor.

2. Mass wall has a thermal heat capacity greater than or equal to 7.0 Btu/h-ft². "Interior" denotes insulation installed on the inside surface of the wall.

3. Mass wall has a thermal heat capacity greater than or equal to 7.0 Btu/h-ft². "Exterior" denotes insulation installed on the exterior surface of the wall.

4. Below grade "interior" denotes insulation installed on the inside surface of the wall.

5. Below grade "exterior" denotes insulation installed on the outside surface of the wall.

6. HSPF means "heating seasonal performance factor."

7. When whole house fans are required (REQ), only those whole house fans that are listed in the Appliance Efficiency Directory may be installed. Compliance requires installation of one or more WHFS whose total airflow CFM is capable of meeting or exceeding a minimum of 1.5 cfm/square foot of conditioned floor area as specified by section 150.1(c)12.

8. A supplemental heating unit may be installed in a space served directly or indirectly by a primary heating system, provided that the unit thermal capacity does not exceed 2 kilowatts or 7,000 btu/hr and is controlled by a time-limiting device not exceeding 30 minutes.

9. For duct and air handler location: REQ denotes location in conditioned space. When the table indicates ducts and air handlers are in conditioned space, a HERS verification is required as specified by Reference Residential Appendix Section RA3.1.4.3.8.

ADMINISTRATIVE REQUIREMENTS NOTES

A. 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 REGULATED MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE CERTIFICATE OF INSTALLATION DOCUMENTATION FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH CERTIFICATE OF INSTALLATION DOCUMENTATION SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPLICABLE INSPECTIONS. THESE CERTIFICATES SHALL:

i) IDENTIFY FEATURES, MATERIALS, COMPONENTS, MANUFACTURED DEVICES, AND SYSTEM DIAGNOSTIC RESULTS REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6.
ii) STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED. SECTIONS OF THE CERTIFICATE(S), FOR WHICH SUBMITTAL TO A HERS PROVIDER DATA REGISTRY IS REQUIRED, SHALL DISPLAY THE UNIQUE REGISTRATION NUMBER ASSIGNED BY THE HERS DATA REGISTRY.
iii) INCLUDE A DECLARATION STATEMENT INDICATING THAT THE CONSTRUCTED OR INSTALLED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, AND TO THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
iv) BE SIGNED BY THE DOCUMENTATION AUTHOR TO CERTIFY THE DOCUMENTATION IS ACCURATE AND COMPLETE.
v) BE SIGNED BY THE INDIVIDUAL ELIGIBLE UNDER DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE TO ACCEPT RESPONSIBILITY FOR CONSTRUCTION, OR INSTALLATION IN THE APPLICABLE CLASSIFICATION FOR THE SCOPE OF WORK SPECIFIED ON THE CERTIFICATE OF INSTALLATION DOCUMENT(S). Sec. 10-103 (a) 3 A

B. THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE FEATURE, MATERIAL, COMPONENT OR MECHANICAL DEVICE INSTALLED (IN CASE OF MULTI- TENANT OR CENTRALLY OPERATED BUILDINGS) WITH THE FOLLOWING AT THE TIME OF OCCUPANCY:

i) COMPLIANCE INFORMATION. THE APPROPRIATE COMPLETED AND SIGNED CERTIFICATE(S) OF COMPLIANCE, CERTIFICATE(S) OF INSTALLATION, AND IF APPLICABLE CERTIFICATE(S) OF VERIFICATION DOCUMENTATION SUBMITTED.
ii) OPERATING INFORMATION. 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 CORRECTLY AND EFFICIENTLY.
iii) MAINTENANCE INFORMATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL. VENTILATION INFORMATION. A DESCRIPTION OF THE QUANTITY OF OUTDOOR AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO THE BUILDING CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE. Sec. 10-103 (b)

C. THE ENFORCEMENT AGENCY SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL REQUIRED CERTIFICATES OF VERIFICATION ARE POSTED AND MADE AVAILABLE TO THE BUILDING DEPARTMENT FOR ALL APPLICABLE INSPECTIONS, AND THAT ALL CERTIFICATES OF VERIFICATION CONFORM TO THE SPECIFICATIONS OF SECTION 10-103(a)5. Sec. 10-103 (d) 2

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV
DATE: 03/03/2026

ISSUED FOR

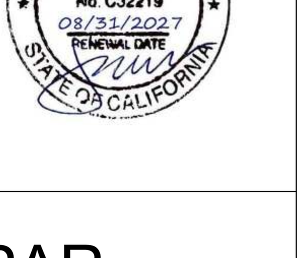
DATE	REMARKS
09/24/2025	PLAN CHECK 1
01/27/2026	PLAN CHECK 2
03/03/2026	PLAN CHECK 3

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BLOCK:
LOT: 5
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CONSTRUCTION DOCUMENTS 100%

CAL GREEN & GEN. NOTES

A7.1

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV
DATE: 03/03/2026

ISSUED FOR

DATE	REMARKS
09/24/2025	PLAN CHECK 1
01/27/2026	PLAN CHECK 2
03/03/2026	PLAN CHECK 3

OWNER:
Daniel Donovan, Owner's Representative
T: 701-870-0989
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Worth Capital Holdings 24 LLC, Owner
T: 424-359-9630
E: Holzerpartner@gmail.com

LEGAL INFO:

APN: 4469004017
TRACT:
BLOCK:
LOT: 5
MAP:

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LICENSED ARCHITECT
JENNIFER R. MARMON
No. C32219
08/31/2027
REGISTERED
STATE OF CALIFORNIA

PAR
JENNIFER MARMON, AIA
PLATFORM FOR
ARCHITECTURE + RESEARCH
8549 WILSHIRE BLVD
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323-788-8478
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CONSTRUCTION DOCUMENTS 100%

GREEN BUILD.
STAND. CODE
RES. MANDATORY

A7.2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

30051 ANDROMEDA LANE, MALIBU, CA 90265

DRAWN: SV
DATE: 03/03/2026

ISSUED FOR

DATE	REMARKS
09/24/2025	PLAN CHECK 1
01/27/2026	PLAN CHECK 2
03/03/2026	PLAN CHECK 3

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LICENSED ARCHITECT
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No. C32219
08/31/2027
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STATE OF CALIFORNIA

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CONSTRUCTION DOCUMENTS 100%

GREEN BUILD.
STAND. CODE
RES. MANDATORY

A7.3

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

City of Malibu
Residential General Notes

Please include this note sheet on the **Cover Sheet** of the plan set. These notes are applicable to only single-family homes, two-family homes, and townhomes.

General Information:

- Project complies with the following Applicable Codes: 2022 CRC, CPC, CMC, CEC, CGBSC, CA Energy Code, 2023 County of Los Angeles Amendments and Malibu Municipal Code.
- Occupancy Group: R-3/U
- Type of Construction: V-B

Aging in Place:

- Newly constructed dwelling units to comply with Aging-In-Place requirements in accordance with CRC R327:
  - One bathroom and one bedroom will be provided with a net clear opening of not less than 32 inches. Per CRC.R327.1.3
  - One bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the floor above shall comply with this section.
    - The reinforcement will be solid lumber and not less than 2X8. The reinforcement shall be located between 32" and 39 ¼" above the finished floor.
    - The water closet reinforcement to be installed on both side walls of the fixture, or one side wall and the back wall.
    - The shower reinforcement will be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement will be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar will be provided with the bottom edge located no more than 6" above the bathtub rim.
  - Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
  - Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.

Site:

- Lots shall be graded to drain surface water away from the building and adjacent properties and towards the public way. The grade shall fall not fewer than 6" within the first 10 feet. CRC R401.3
- The building address must be clearly visible and legible from the adjacent public way or street. Address letters/numbers shall be minimum 4 inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background. CRC R319.1

Garage:

- Walls separating the dwelling and the garage to be provided with ½" minimum gypsum board applied on interior side. CRC R302.6
- Where habitable rooms occur above the garage, 5/8" minimum Type X gypsum board will be provided on the ceiling. CRC R302.6
- Openings between the garage and the residence to have a 20-minute fire-rating (or a solid wood door not less than 1-3/8" thickness), and be equipped with self-closing and self-latching devices. CRC R302.5.1
- Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum 26 gage sheet steel or other approved material and shall have no openings into the garage. CRC R302.5.2

Stairways:

- The enclosed usable space under the stairs to be protected with ½" gypsum board per CRC R302.7.
- Stair tread depth to be 11" or 10" minimum plus tread nosing (3/4" to 1-1/4" nosing) and riser height of 7.75" maximum per CRC R311.7.5.2 and CRC R311.7.5.3.
- Handrails will be provided at stairs with 4 or more risers.
  - Handrails are required to be 34" to 38" above the stair treads. CRC R311.7.8.1.
  - Handrails shall be continuous for the full length of the flight, from a point directly above the top riser to the lowest riser flight. CRC R311.7.8.4.
  - Handrail ends shall be returned or shall terminate in newel posts or safety terminals. CRC R311.7.8.4.
  - Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrails. CRC R311.7.8.3.
  - Handrail shall either be circular with an outside diameter of 1-1/4" to 2" or with a perimeter greater than 6-1/4 inches with graspable finger recess area on both sides of the profile. CRC R311.7.8.5
  - For the open side of stairs, the openings must be smaller than a 4-3/8-inch sphere. CRC 312.1.3 exception 2.
  - Triangle openings on the open side of stairs must be smaller 6 inches sphere. CRC 312.1.3 exception 1
  - Handrail connection shall be designed to withstand a 200-pound load applied in any direction at any point along the top of the rail

Bathrooms:

- The bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
- Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1
- A 36-inch landing shall be provided at each side of each exterior door. The slope of the exterior landing shall not exceed 2% slope. CRC R311.3.
- Landing at the egress door shall not be more than 1-½" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where door does not swing over the landing. CRC R311.3.1

Smoke and Carbon Monoxide Alarms:

- Smoke alarms are required in every bedroom, area leading to these bedrooms and on every floor. CRC 314.3
- A carbon monoxide alarm is required in all areas leading into the bedroom and on every floor. CRC R315.3
- The smoke alarms and carbon monoxide alarms shall be interconnected and hardwired per CRC R314.4, R314.5, R315.2.4 and R315.2.5.

Mechanical, Electrical, Plumbing, Energy:

- Air ducts shall exhaust 3'-0" from property line and 3'-0" from openings into the building. CMC 504.5.
- appliances in the attic space, note the following on the plan:
- The following are required for appliances installed in an attic:
  - An access through an opening and passageway at least as large as the largest component of the appliance, 22-inch x 30-inch minimum. CMC 304.4
  - A passageway from the access to the appliance. Passageway shall have solid flooring not less than 24-inches wide. CMC 304.4.2.
  - A 30-inch x 30-inch platform shall be provided in front of the service side of the appliance. CMC 304.4.3.
  - A light fixture and convenience outlet shall be provided near the appliance. Switch controlling the light fixture shall be located at the entrance to the passageway. CMC 304.4.4
- All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. CEC 210.12
- All 125-volt, 15- and 20- ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.12.
- The shower door to be 22" minimum and maintain a 22" minimum unobstructed opening for egress per CPC 408.5.
- The shower stall to be 1024 square inches minimum and capable of encompassing a 30" diameter circle. CPC 408.6
- The water closets to have a side clearance of 15" from the centerline of the water closet to the walls and a front clearance of 24" in front of the water closet. CPC 402.5
- The water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. CPC 508.2
- **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.
- **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."
- **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."
- **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."
- **Water Heater Ready:** Water heaters using gas or propane that serve individual dwelling units shall include a dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the water heater and accessible to the water with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the California Electrical Code. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future water heater installation. The reserved space shall be permanently marked as "For Future 240V use." CEnergyC 150.0(n)

Dark Skies:

- Outdoor lighting shall not cause light trespass exceeding 0.1 foot-candles from any property onto a residential property or public space. MMC 17.41.050G1
- Light fixture will be shield to prevent light pollution above the horizontal plane of the lowest point on the illuminated part of the light. CMC 17.41.050A
- Lighting around the perimeter of the site which provides views to or is visible from any scenic area, scenic road, public viewing area, ESHA or ESHA buffer is prohibited. MMC 17.41.050B
- exterior lights to be equipped with photocontrols which extinguish the light when sufficient daylight is available. MMC17.41.050D
- Light fixture not to exceed 850 lumens. MMC 17.41.060B2
- Light fixture to be directed downward. MMC 17.41.060B2
- Light fixture to be mounted less than 18 feet above the finished floor. MMC 17.41.060B2
- Light fixtures located more than 50 feet habitable structure or swimming pool are not permitted. MMC 17.41.060B3 (not applicable to driveways and walkways)
- Walkways used for entry, exit or parking areas, to be shielded, directed downward, 850 lumens max, and not exceed 2' in height.
- Exterior lights to be equipped with motion sensors and timers to meet curfew requirements. MMC 17.41.050D
- Permanently installed lighting that blinks, flashes or is of unusually high intensity or brightness is prohibited. MMC 17.41.050H
- Lighting shall be directed away from ESHA, ESHA buffer, the ocean, beaches, and public viewing area to not be directly visible from public viewing areas. MMC 17.41.050A
- All outdoor lighting shall be extinguished by 11:00 p.m. or when people are no longer present in exterior areas. MMC 17.41.060B1
- Seasonal lighting shall be allowed from November 15 to January 15 only. MMC 17.41.050F

30051 ANDROMEDA LANE, MALIBU, CA 90265

ANDROMEDA HOUSE
WOOLSEY FIRE REBUILD

DRAWN: SV

DATE: 03/03/2026

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03/03/2026	PLAN CHECK 3

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CITY OF MALIBU RESIDENTIAL GENERAL NOTES

A7.4