LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 8, 2026
HEARING DATE:	January 20, 2026 AGENDA ITEM: 4
PROJECT NUMBER:	2019-000833-(3)
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") RPPL202001110 Variance No. RPPL2022005027
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	1714 Decker School Lane, Malibu
OWNER:	Miriam Colin Hoff
APPLICANT:	Neelima Gadicherla, Schmitz and Associates
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2019-000833-(3), Minor CDP Number RPPL202001110 and Variance Number RPPL2022005027, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL202001110 AND VARIANCE NUMBER RPPL2022005027 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PREVIOUS HEARING DATE

A public hearing for this Minor CDP and Variance was previously scheduled for November 18, 2025.

Per the requirements of the Santa Monica Mountains Local Implementation Program, the applicant is required to place story poles indicating the height and mass of all proposed structures, as well as the staking of grading limits, on the Project Site at least 30 days prior to the public hearing date (County Code Section 22.44.1440.A [Visual Resource Protection]). Per Staff observation, as well as confirmation by the applicant, story poles were not placed on the Project Site until November 6, 2025. As a result, the public hearing for the project was not opened on November 18, 2025 but instead was continued to January 20, 2026. Staff has confirmed that the story poles are still in place. Thus, the 30-day requirement has been met.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence ("Project"), including adding 1,407 square feet ("SF") to the 2,354-SF residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000-gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, concrete planter box, a new an onsite wastewater treatment system ("OWTS"), and widening of a 1,200-foot-long access driveway. Playground equipment, outdoor stairs, a greenhouse, and landscaping—all of which were unpermitted—will be removed. Also, an unpermitted accessory dwelling unit ("ADU"), which was constructed following the 2018 Woolsey Fire and has been utilized as temporary housing since that time, will be demolished and removed. A previous single-family residence on the property was destroyed in the Woolsey Fire, and a CDP Exemption for reconstruction of the residence has already been approved (see "Previous Case" section below). Grading associated with these improvements includes 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal, and recompaction, and 199 cubic yards export for a total of 1,949 cubic yards of grading. A Minor CDP is required for the Project, which is located in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810 (Permit Required).

- Variance for the widening of a driveway or access road totaling more than 300 feet in length, pursuant to County Code Section 22.44.1920.C (Development Standards).

B. Project

The 9.79-acre property ("Project Site"), located at 1714 Decker School Lane, was developed with a 1,298-SF single-family residence and garage in 1977 via CDP E-77-1, which was issued by the California Coastal Commission. In 1982, a swimming pool and spa were approved with building permits. Other structures on the property were approved in 2014 under CDP 4-12-020, and include: equestrian facilities (horse arenas and horse

shelters); a decomposed granite pathway around the horse arenas; four-foot-high wildlife permeable fencing for the horse arenas; wooden stairs from the house to the pool; two (2) retaining walls near the pool; wood and concrete pool deck, a powered driveway gate; and a 144-SF shed. All permitted structures, with the exception of the swimming pool, burned in the Woolsey Fire of 2018. The owner of the property presently resides in temporary housing located onsite directly south of the building pad for the former single-family residence. This temporary housing will be removed after the construction of the rebuilt single-family residence. A rebuild of the previous single-family residence was approved in 2024 (CDP Exemption RPPL2023005853), and that residence, which has a floor area of 2,354 square feet and a height of 22 feet, five inches above grade, is currently under construction.

The applicant is requesting a Minor CDP for the following improvements (both proposed and to be legalized) within the BSA:

Proposed Improvements

- Addition of a 496-SF attached garage, 592-SF first story family room, and 815-SF second story bedroom and bathroom to the approved fire rebuild plans for a single-family residence. The new second-story floor area would not increase the height or bulk of the rebuilt residence, as it would consist of dividing a high-ceiling interior space into two stories.
- OWTS.

Existing Improvements to be Legalized

- Two (2) 48”-high wildlife permeable wood fences along the eastern project boundary and one (1) to be relocated outside the right-of-way for Decker School Lane
- Three (3) storage sheds.
- Two (2) existing 5000-gallon water tanks.
- Deck with shade structure adjacent to the driveway
- Shade structure adjacent to pool
- A pizza oven and gas fireplace
- A barbeque with a shade structure.
- A fireplace with a shade structure, and a stand-alone shade structure.
- Two (2) propane tanks.
- North pool deck
- Cast in place (CIP) concrete planter box
- Access driveway widening improvements along nearly the entirety of its 1,200-foot length, including a hammerhead turnaround, three retaining walls, and two manufactured slopes.

In addition to the improvements described above, the applicant proposes to remove the following unpermitted structures and landscaping prior to issuance of the certificate of occupancy for the single-family residence:

- Temporary housing structure (ADU)
- Playground area
- Stairs from the pool to the playground area deck.
- Storage container
- Greenhouse
- Pepper trees
- Enclosed garden
- Relocation of gate and fence in the front yard of the property outside the ROW of the Decker School Lane.
- Removal of existing septic tank.

Grading associated with these improvements includes 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal and compaction, and 199 cubic yards export for a total of 1,949 cubic yards of grading and a disturbed area of 0.96 acre.

Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for installation of a new OWTS (County Code Section 22.44.860 [Application—Types of Coastal Development Permits and Review Procedures]). A Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260 [Grading]). In addition, the widening of the existing driveway or access road of more than 300 feet in length requires a Variance (County Code Section 22.44.1920.C [Development Standards]). Thus, a Minor CDP and Variance are required for the activities involved with this request.

The Project Site is irregularly shaped and consists of a small hill on the southeastern portion of the property where the former main residence was located. The hill is approximately 170 feet tall, sloping down to the property boundary in all directions. A circuitous driveway winds to the hilltop from the site entrance at the southwest corner of the property at Decker School Lane. The Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP") maps on-site biological resources as follows: H2 Habitat on the northern portion of the site and H3 Habitat on the southern portion of the site where the residence and related improvements were located. No habitat is proposed to be remapped as part of the Project.

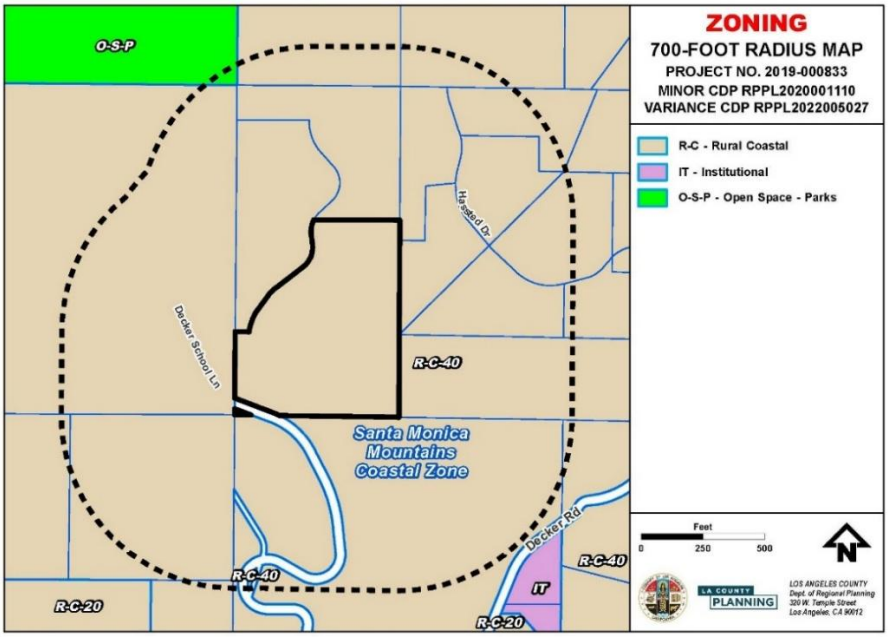
The rebuilt residence and related improvements are proposed in the same location as the former residence on a small hill along the eastern boundary or the property. To provide

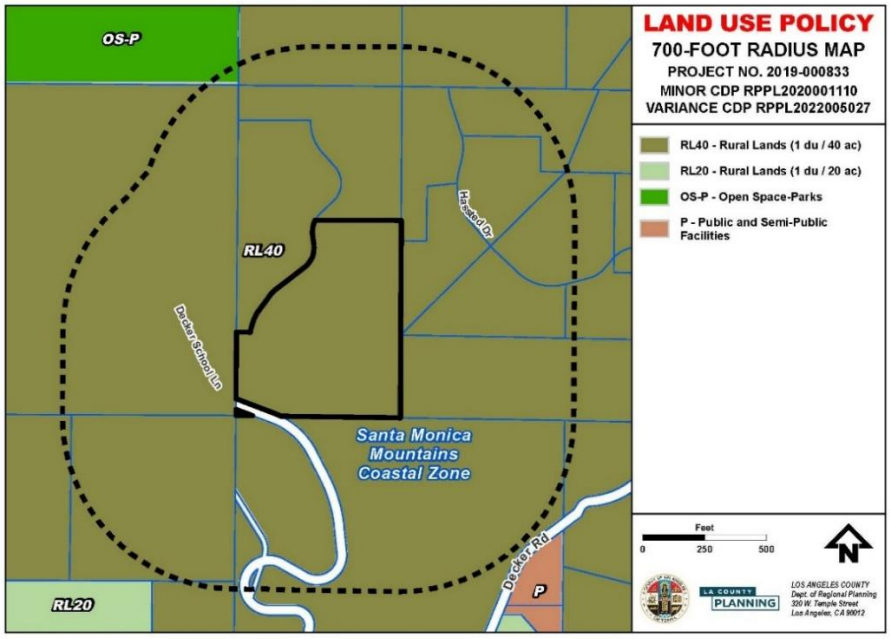
adequate emergency access as well as access to the rebuilt single-family residence and related improvements, the existing private driveway, which has a paved width of 10 to 15 feet, would be stabilized with retaining walls and widened to a width of between 15 and 20 feet for a length of 1,200 feet on the project site.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL40 Rural Lands (One dwelling unit per 40 acres maximum density)	R-C-40	Temporary house and related site improvements
NORTH	RL40 Rural Lands	R-C-40	Vacant land
EAST	RL40 Rural Lands	R-C-40	Single-family residence to the northeast
SOUTH	RL40 Rural Lands	R-C-40	Single-family residence
WEST	RL40	R-C-40	Single-family residences





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
8281	A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area)	10/2/1962
ZCO-20140055	R-C-40	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CDP E-77-1	New single-family residence	Approved 1977
CDP 4-12-020	New equestrian facilities, stairs, fencing, retaining walls, powered gate, shed	Approved 2014
CDP Exemption No. RPPL2022007210	Driveway repair	Approved 6/23/2022

CDP Exemption No. RPPL2023005853	Rebuild of single-family residence destroyed in 2018 Woolsey Fire	Approved 2/28/2024

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Enforcement Case No. RPCE2019000067	Development (erecting retaining walls and putting in new foundations) in Coastal Zone without DRP approval	Opened 1/7/2019; Closed 6/13/2019
Building Code Violation Case Nos. BENF2021002682	Unpermitted structures, occupation of structure without approval, unpermitted electrical, unpermitted grading	Opened 8/10/2021; On hold pending existing CDP application

ANALYSIS

A. Land Use Compatibility

The Project is a request to approve new and previously constructed improvements associated with the fire rebuild of a single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project—except for the maximum driveway length—would comply with all applicable development standards for residences and related structures in the LIP. For further details on this compliance, see the "Zoning Ordinance Consistency" section below or the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable. The Project is also similar to other single-family residences in the immediate area. Therefore, the Project would be in conformity with the certified Local Coastal Program and is not expected to negatively affect the surrounding community.

In order for an applicant to be granted a Variance for widening and retaining wall improvements to an existing driveway of more than 300 feet in length in the Santa Monica Mountains Coastal Zone, the applicant must demonstrate that there are special physical circumstances or characteristics of the subject property which are not generally applicable to other properties in the vicinity that are similarly classified. The applicant must also demonstrate that the variance is necessary to preserve a property right enjoyed by owners of other properties in the same vicinity and zone (County Code Section 22.44.1150.H [Variances]). Furthermore, the applicant must demonstrate that alternative building sites and alternative access road or driveway locations within the property or project have been considered and eliminated from consideration because each alternative was physically infeasible, was less protective of scenic resources, H1 and/or H2 Habitat areas, or other

coastal resources, or had the potential for substantial habitat destruction (County Code Section 22.44.1920.C [Development Standards]).

The existing 1,200-foot driveway was designed and built using the historically cleared parts of the property, is in keeping with the existing topography, and leads up to the site of a legally permitted single-family residence, which was located and built on a historically cleared pad prior to the Woolsey Fire. The subject driveway, given existing slopes and topographical constraints on the property, is the only way to gain access to the single-family residence from the nearest public road (Decker School Lane), and the Fire Department requires the driveway to be widened to at least 15 feet along its entire length for emergency access purposes. Therefore, the widening is required in order to preserve the substantial property right of accessing the residence from the public right-of-way. Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed with similar square footage and building site areas in the immediate vicinity, some of which have driveways exceeding 300 feet in length.

B. Neighborhood Impact

No neighborhood impact would result from implementation of the Project, as it would consist of site and driveway improvements related to the rebuild of a former single-family residence in an area with existing residential development to the east, west, and south, and vacant land to the north of the subject property. The Project improvements are proposed on previously developed portions of the property designated as H3 Habitat. No impacts to the existing neighboring residences, or any existing H2 Habitat on the northern portion of the subject property will result from the proposed project.

C. Design Compatibility

The Project Site is visible from Decker School Lane, a designated scenic route to the east. As a result, the Project Site is located within a Scenic Resource Area (“SRA”) per County Code Section 22.44.2000 (Identification of Scenic Resource Areas). Therefore, new structures would have a height limit of 18 feet above grade. All proposed ancillary improvements such as pool deck improvements, a shaded barbeque and outdoor fireplace, retaining walls associated with the driveway widening, several water storage and propane tanks, as well as the additions of a 592-SF family room and 496-SF attached garage with rooftop decks and glass railings, will have a maximum height of 17 feet above grade. The 815-SF, second-floor master bedroom would be built by converting an existing second-floor atrium with a maximum height of 22 feet, five inches above grade and adding an interior stairwell. However, this addition would be within the existing walls of the residence and thus would not expand any portion of the existing residence that exceeds 18 feet. The residence was allowed to be rebuilt to its previous height of 22 feet, as it was legally established at that height prior to the current LIP height requirements. Portions of the rebuilt residence, driveway and ancillary structures will be visible from Decker Road,

Decker School Lane, and surrounding properties; however, they would be similar in character and size to improvements associated with other residential properties in the vicinity as well as the former residence and related improvements on the project site.

The design of the rebuilt single-family residence and proposed additions would be in conformance with all requirements of the LIP and would be compatible with the surrounding community. This compatibility is indicated by the applicant's submitted architectural elevations and grading plans.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed Project complies with all applicable zoning requirements, except for the maximum driveway length of 300 feet, which requires a variance. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.44.850 (Application—Burden of Proof) and 22.44.1150.D (Appeals to the California Coastal Commission). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes accessory structures for a single-family residence and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because it includes additions, improvements, and removals associated with an existing single-family residence.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the existing driveway widening with retaining walls and proposed accessory uses. The proposed project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because a biological inventory of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological inventory that was reviewed and confirmed by the Staff Biologist. The biological inventory determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designations, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the south, from which it will have a very minimal visual impact, as demonstrated by the story poles. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. Staff Biologist Comments and Recommendations

Environmental Review Board ("ERB") review of the Project was not required per County Code Section 22.44.1840.B.4 (Development Consistency Review) because the Project proposes structures and landscaping proposed within the permitted graded pad or permitted building site area, authorized in a previously-approved CDP, where the pad or building site area is not within 200 feet of H1 Habitat and no additional fuel modification is required. The Applicant's biological inventory was reviewed by the Staff Biologist, who found the Project, with modifications, consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, preparing surveys and restoration plans for nesting birds and runoff control measures. All of these recommended modifications have been included within the Project's draft conditions of approval (Exhibit D – Conditions).

B. County Department Comments and Recommendations

1. The Department of Parks and Recreation, in a letter dated March 10, 2024, recommended that the Project proceed to a public hearing without conditions.
2. The Department of Public Health, in a letter dated March 10, 2025, recommended that the Project proceed to a public hearing with specific conditions regarding exterior noise stating that the operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards as well as all other applicable County of Los Angeles Noise Control Ordinance Standards.
3. The Department of Public Works, in a letter dated February 20, 2025, recommended that the Project proceed to a public hearing with specific conditions regarding removal of structures or fences and/or private improvements from the dedicated right-of-way and must meet Building and Safety requirements prior to the issuance of grading or building permits. These have been included as draft conditions of Project approval (Exhibit D – Conditions).
4. The County Fire Department, on May 30, 2024, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through the County's EPIC-LA permit tracking system. No letter was provided.

All the letters cited above are attached to this report (Exhibit H – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

D. Public Comments

Staff has not received any public comments regarding the Project at this time.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: for Mitch Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings

EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Informational Maps
EXHIBIT G	Photos
EXHIBIT H	Agency Correspondence
EXHIBIT I	Public Correspondence
EXHIBIT J	Environmental Determination

PROJECT TEAM

OWNER
MIRIAM COLIN HOFF
1714 DECKER SCHOOL LANE
MALIBU, CA 90265
323-364-6681 miriam@mkbproductions.biz

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MECHANICAL PLUMBING & ENERGY
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BERKELEY, CA 94710
415-964-2282 dan@beyondefficiency.us

PROJECT DATA

OWNER: MIRIAM COLIN HOFF

ADDRESS: 1714 DECKER SCHOOL LANE MALIBU, CA 90265

ASSESSORS PARCEL NUMBER: 4472-029-020

LEGAL DESCRIPTION:
LOT(EX OF ST)COM AT SW COR OF NW 1/4 OF
SW 1/4 OF SEC 16 T 1S R 19W TH S 89d25' E TO E LINE
OF W 1/2 OF NW 1/4 OF SW 1/4 OF SD SEC TH N THEREON
TO A PT S 540.52 ... SEE MAPBOOK
FOR MISSING PORTION ... SEC 16 T 1S R 19W

ZONE	RC-40
FIRE ZONE	VHFHSZ
OCCUPANCY GROUP:	SINGLE FAMILY R3
CONSTRUCTION TYPE:	V-B, SPRINKLERED; EXTERIOR HYDRO-MITIGATION SYSTEM
# OF EXISTING STORIES:	0
# OF PROPOSED STORIES:	2
GROSS LOT AREA:	439,956 SQ. FT. (10.1ACRES)
NET LOT AREA:	401,187 SQ. FT. (9.21 ACRES)

APPLICABLE CODES

2023 County of Los Angeles Building Code (Title 26)
2023 County of Los Angeles Electrical Code (Title 27)
2023 County of Los Angeles Plumbing Code (Title 28)
2023 County of Los Angeles Mechanical Code (Title 29)
2023 County of Los Angeles Residential Code (Title 30)
2023 County of Los Angeles Green Building Standards Code (Title 31)
2023 County of Los Angeles Existing Building Code (Title 33)

LOW IMPACT DEVELOPMENT - DETERMINATION

STRUCTURES AND OTHER IMPERVIOUS SURFACES ON SITE (SF)

EXISTING SFD (DESTROYED)	0
PROPOSED SINGLE FAMILY DWELLING UNDER IMPERVIOUS ROOF	4,900
POOL,POOL DECK,STEPS TO POOL	4,388
HARDSCAPE AROUND HOUSE (REAR)	0
HARDSCAPE AROUND HOUSE (SIDE FRONT)	0
TOTAL PROPOSED IMPERVIOUS SURFACE	9,288

PERCENTAGE OF LOT IMPERVIOUS
= PROPOSED IMPERVIOUS / GROSS LOT AREA
= 9,288 SF / 401,187 SF
= 2.3 %
< 50%. THEREFORE LID STANDARDS DO NOT APPLY

BUILDING AREA SUMMARY (SQ FT)

STRUCTURES	APPROVED	ADDITION	PROPOSED
1ST FLOOR HOUSE	2354	592	2,946
2ND FLOOR HOUSE	0	815	815
TOTAL	2354	1407	**3761**
GARAGE	*0*	*496*	*496*

BUILDING HEIGHT SUMMARY (FT)

STRUCTURE	ALLOWABLE	PROPOSED
RESIDENCE	35'-0" *	22'-5 1/2"

* 22.18.040 - Development Standards for Residential Zones.
D. Maximum Height.1. Except as specified otherwise, every residence and every other building and structure shall not exceed a height of 35 feet above grade.

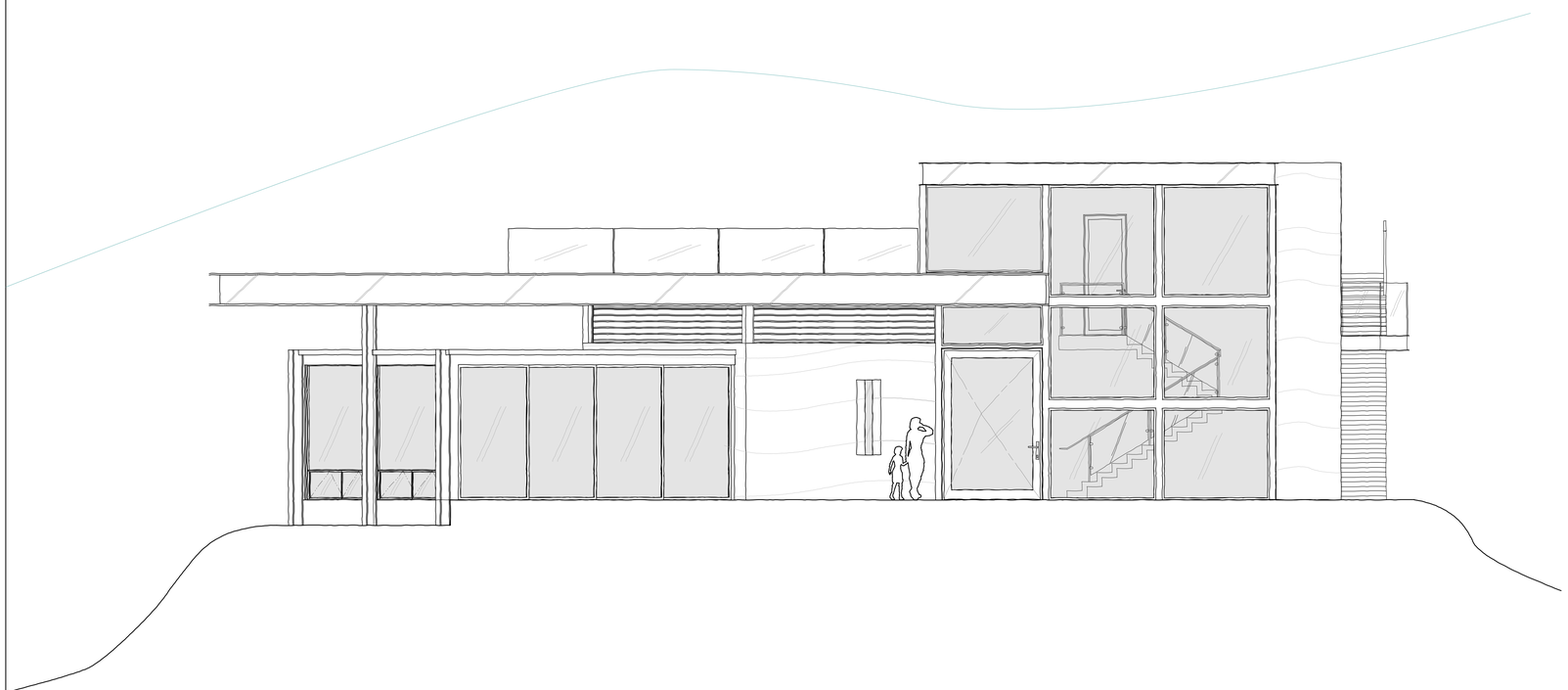
PROPOSED SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED
2-CAR GARAGE

PLANNING REVIEW CASES

RPPL 2020001110; RPPL 2023005853

SHEET INDEX



LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

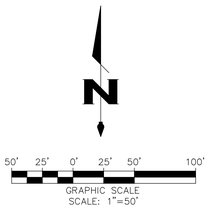
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS
2	8.24.22	FIRE DEPARTMENT ACCESS
3	10.1.23	LACDRP MCDP
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
6	3.8.24	RPPL2020001110 - MCDP APPLICATION

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

COVER
SCALE: NTS

A0.0
OF 55 SHTS



NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER GRANT DEED, 10/27/2011, INSTRUMENT NO. 20111453988.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. GRANT DEED, DATED 10/27/2011 BY INSTRUMENT NO. 20111453988 WAS USED FOR THIS SURVEY .
6. FENCE PARALLEL TO THE CENTER LINE OFDECKER SCHOOL LANE IS APPROXIMATE LOCATION BASED ON AERIAL IMAGERY AND SHOULD BE CONSIDERED APPOXIMATE. CONTACT CHRIS NELSON & ASSOCIATES IF IMPROVEMENTS OR CRITICAL JOIN ELEVATIONS ARE NEEDED AT OR NEAR THE EXISTING FENCE LINE.
7. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.
8. LOCATION OF WATER WELL AND SEPTIC SYSTEM SHOWN HEREON IS BASED ON CLIENT PROVIDED INFORMATION.

BASIS OF BEARINGS:

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, EPOCH 2010.00.

THE MAPPING ANGLE TO THE WEST 1/4 CORNER, SECTION 16, T. 1 S. R 19 W., S.B.M., IS -0°30'16".

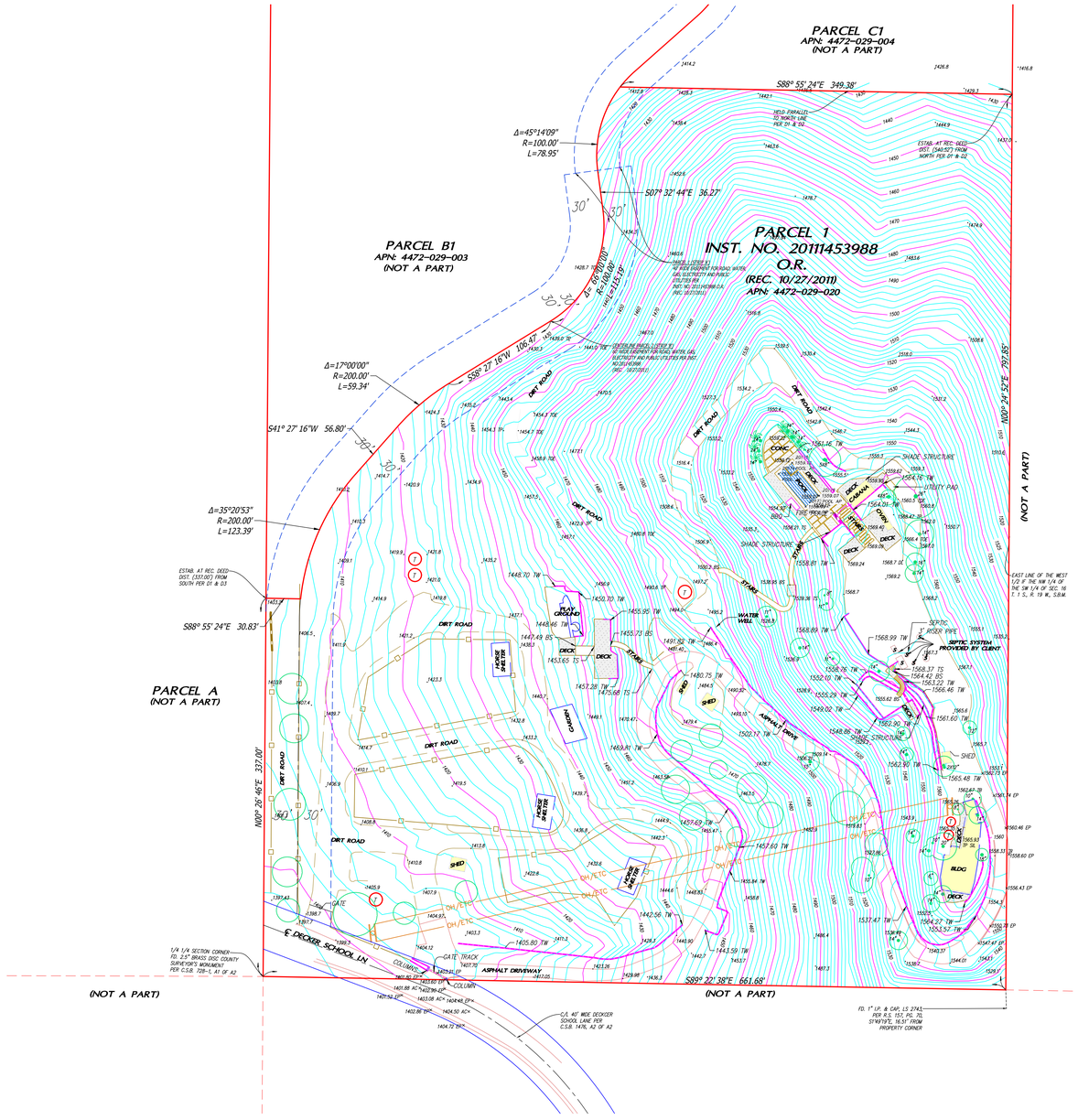
DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 5 IN U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY THE SCALE FACTOR 0.999989803.

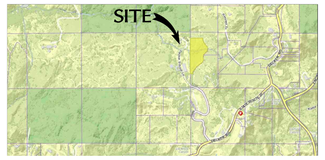
BENCH MARK:

B.M. NO. DY7614 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

CSBM MON 100MM(4") UP @ NE COR ENCINAL CYN RD & LECHUZA RD 9M(29.5') N/O & 9M(29.5') E/O C/L INT MKD (BM 59-17 1963) IP MKD 600MM(2') W/O MON

ELEVATION = 1625.919 FEET (ADJUSTMENT 2008)





VICINITY MAP
NOT TO SCALE

LEGEND

SPOT ELEVATION
UTILITY POLE
TREE
BUILDING & AWNING
TANK
CONCRETE COLUMN
PALM TREE

ABBREVIATIONS:

BLDG	BUILDING
BS	BOTTOM STEP
CONC	CONCRETE
DL	DAYLIGHT
T	TANK
TB	TOP OF BERM
TP	TOP
TS	TOP STEP
TW	TOP OF WALL

DATED:01/06/2022

PROFESSIONAL LAND SURVEYOR CHRIS D. NELSON No. 6385 STATE OF CALIFORNIA

REVISION NOTES

DATE	DESCRIPTION	BY
01-06-2021	UPDATED GATE ENTRY AT ACCESS ROAD	SDN

ChrisNelson & ASSOCIATES, INC.
SURVEYORS AND ENGINEERS
31236 Via Colinas Suite H, Westlake Village, CA. 91362
P: 818.991.1040 F: 818.991.0614
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PREPARED FOR:
MIRIAM HOFF
1714 DECKER SCHOOL LANE,
MALIBU, CA 90265

AERIAL PLANIMETRIC SURVEY MAP

PORTIONS OF SECTION 16 AND 17, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN
1714 DECKER SCHOOL LANE
CITY OF MALIBU, COUNTY OF LOS ANGELES

JOB NO. 21-5656	
SCALE: 1" = 50'	
DATE: APRIL, 2021	
DRAFTED: CH	

SHEET NO.
1
OF 1 SHEET

LEE JUBAS ARCHITECTS
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DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
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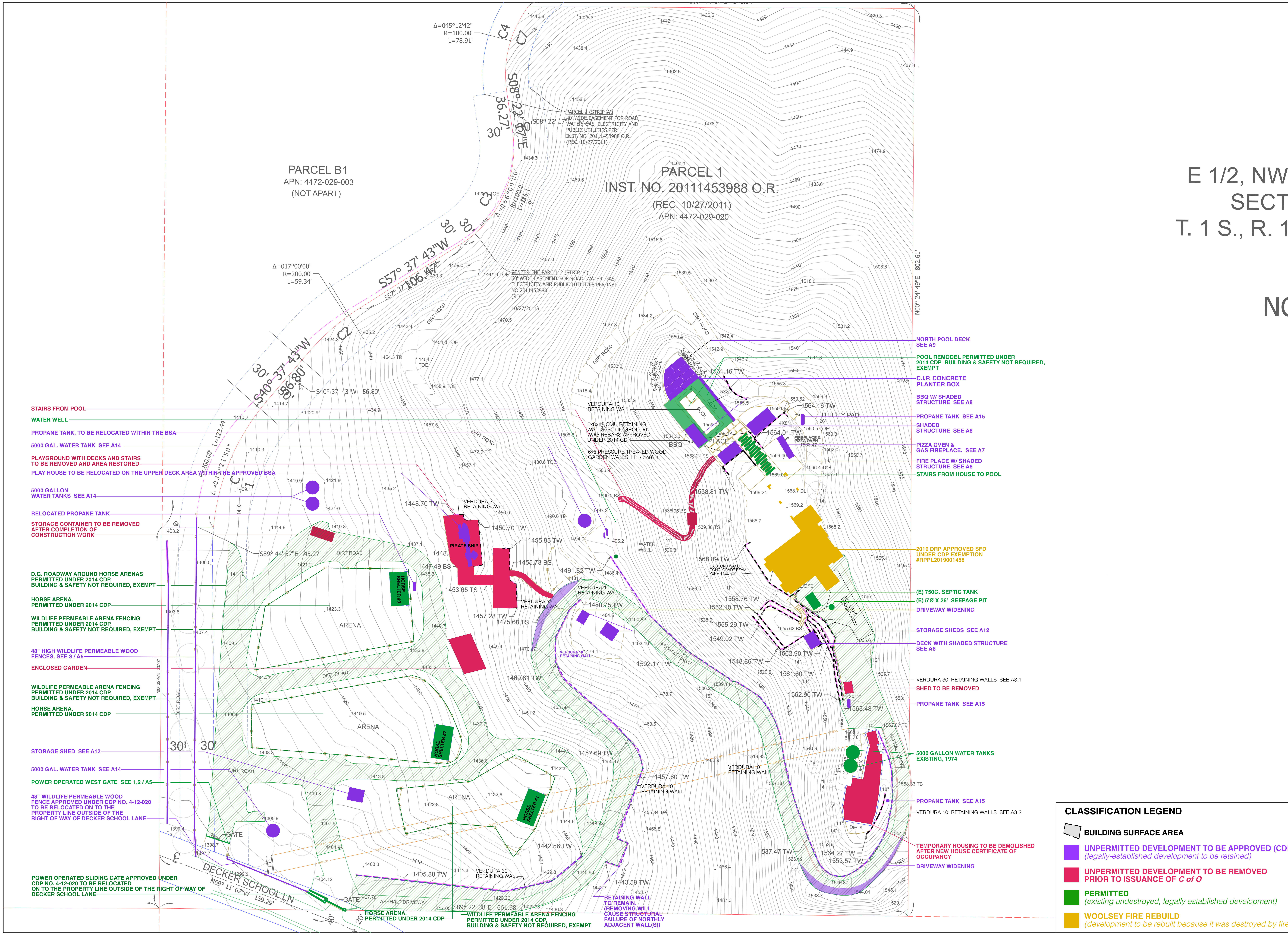
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

HOFF RESIDENCE
1714 DECKER SCHOOL LANE MALIBU, CA 90265

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

A0.10
OF 55 SHTS



PARCEL B1
APN: 4472-029-003
(NOT APART)
PARCEL 1
INST. NO. 20111453988 O.R.
(REC. 10/27/2011)
APN: 4472-029-020
E 1/2, NW1
SECTI
T. 1 S., R. 1
NO
PARCEL 1 (STRIP 'A')
40' WIDE EASEMENT FOR ROAD, WATER, GAS, ELECTRICITY AND PUBLIC UTILITIES PER INST. NO. 20111453988 O.R. (REC. 10/27/2011)
CENTERLINE PARCEL 2 (STRIP 'B')
60' WIDE EASEMENT FOR ROAD, WATER, GAS, ELECTRICITY AND PUBLIC UTILITIES PER INST. NO.20111453988 (REC. 10/27/2011)
DECKER SCHOOL LN
STAIRS FROM POOL
WATER WELL
PROPANE TANK, TO BE RELOCATED WITHIN THE BSA
5000 GAL. WATER TANK SEE A14
PLAYGROUND WITH DECKS AND STAIRS TO BE REMOVED AND AREA RESTORED
PLAY HOUSE TO BE RELOCATED ON THE UPPER DECK AREA WITHIN THE APPROVED BSA
5000 GALLON WATER TANKS SEE A14
RELOCATED PROPANE TANK
STORAGE CONTAINER TO BE REMOVED AFTER COMPLETION OF CONSTRUCTION WORK
D.G. ROADWAY AROUND HORSE ARENAS PERMITTED UNDER 2014 CDP, BUILDING & SAFETY NOT REQUIRED, EXEMPT
HORSE ARENA. PERMITTED UNDER 2014 CDP
WILDLIFE PERMEABLE ARENA FENCING PERMITTED UNDER 2014 CDP, BUILDING & SAFETY NOT REQUIRED, EXEMPT
48" HIGH WILDLIFE PERMEABLE WOOD FENCES. SEE 3 / A5
ENCLOSED GARDEN
WILDLIFE PERMEABLE ARENA FENCING PERMITTED UNDER 2014 CDP, BUILDING & SAFETY NOT REQUIRED, EXEMPT
HORSE ARENA. PERMITTED UNDER 2014 CDP
STORAGE SHED SEE A12
5000 GAL. WATER TANK SEE A14
POWER OPERATED WEST GATE SEE 1,2 / A5
48" WILDLIFE PERMEABLE WOOD FENCE APPROVED UNDER CDP NO. 4-12-020 TO BE RELOCATED ON TO THE PROPERTY LINE OUTSIDE OF THE RIGHT OF WAY OF DECKER SCHOOL LANE
POWER OPERATED SLIDING GATE APPROVED UNDER CDP NO. 4-12-020 TO BE RELOCATED ON TO THE PROPERTY LINE OUTSIDE OF THE RIGHT OF WAY OF DECKER SCHOOL LANE
HORSE ARENA. PERMITTED UNDER 2014 CDP
WILDLIFE PERMEABLE ARENA FENCING PERMITTED UNDER 2014 CDP, BUILDING & SAFETY NOT REQUIRED, EXEMPT
RETAINING WALL TO REMAIN. (REMOVING WILL CAUSE STRUCTURAL FAILURE OF NORTHLY ADJACENT WALL(S))
NORTH POOL DECK SEE A9
POOL REMODEL PERMITTED UNDER 2014 CDP BUILDING & SAFETY NOT REQUIRED, EXEMPT
C.I.P. CONCRETE PLANTER BOX
BBQ W/ SHADED STRUCTURE SEE A8
PROPANE TANK SEE A15
SHADED STRUCTURE SEE A8
PIZZA OVEN & GAS FIREPLACE. SEE A7
FIRE PLACE W/ SHADED STRUCTURE SEE A8
STAIRS FROM HOUSE TO POOL
2019 DRP APPROVED SFD UNDER CDP EXEMPTION #RPPL2019001458
(E) 750G. SEPTIC TANK
(E) 5'Ø X 26' SEEPAGE PIT
DRIVEWAY WIDENING
STORAGE SHEDS SEE A12
DECK WITH SHADED STRUCTURE SEE A6
VERDURA 30 RETAINING WALLS SEE A3.1
SHED TO BE REMOVED
PROPANE TANK SEE A15
5000 GALLON WATER TANKS EXISTING, 1974
PROPANE TANK SEE A15
VERDURA 10 RETAINING WALLS SEE A3.2
TEMPORARY HOUSING TO BE DEMOLISHED AFTER NEW HOUSE CERTIFICATE OF OCCUPANCY
DRIVEWAY WIDENING
PIRATE SHIP
HORSE SHELTER #1
HORSE SHELTER #2
HORSE SHELTER #3
ARENA
GATE

CLASSIFICATION LEGEND

- BUILDING SURFACE AREA
- **UNPERMITTED DEVELOPMENT TO BE APPROVED (CDP)** *(legally-established development to be retained)*
- **UNPERMITTED DEVELOPMENT TO BE REMOVED PRIOR TO ISSUANCE OF *C of O***
- **PERMITTED** *(existing undestroyed, legally established development)*
- **WOOLSEY FIRE REBUILD** *(development to be rebuilt because it was destroyed by fire)*

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LIC C26792

1714 DECKER SCHOOL LANE
APN 4472-029-020

APPLICANT: MIRIAM HOFF
1714 DECKER SCHOOL LANE
MALIBU, CA 90265 T. 323-384-6681

DRAWING ISSUE:

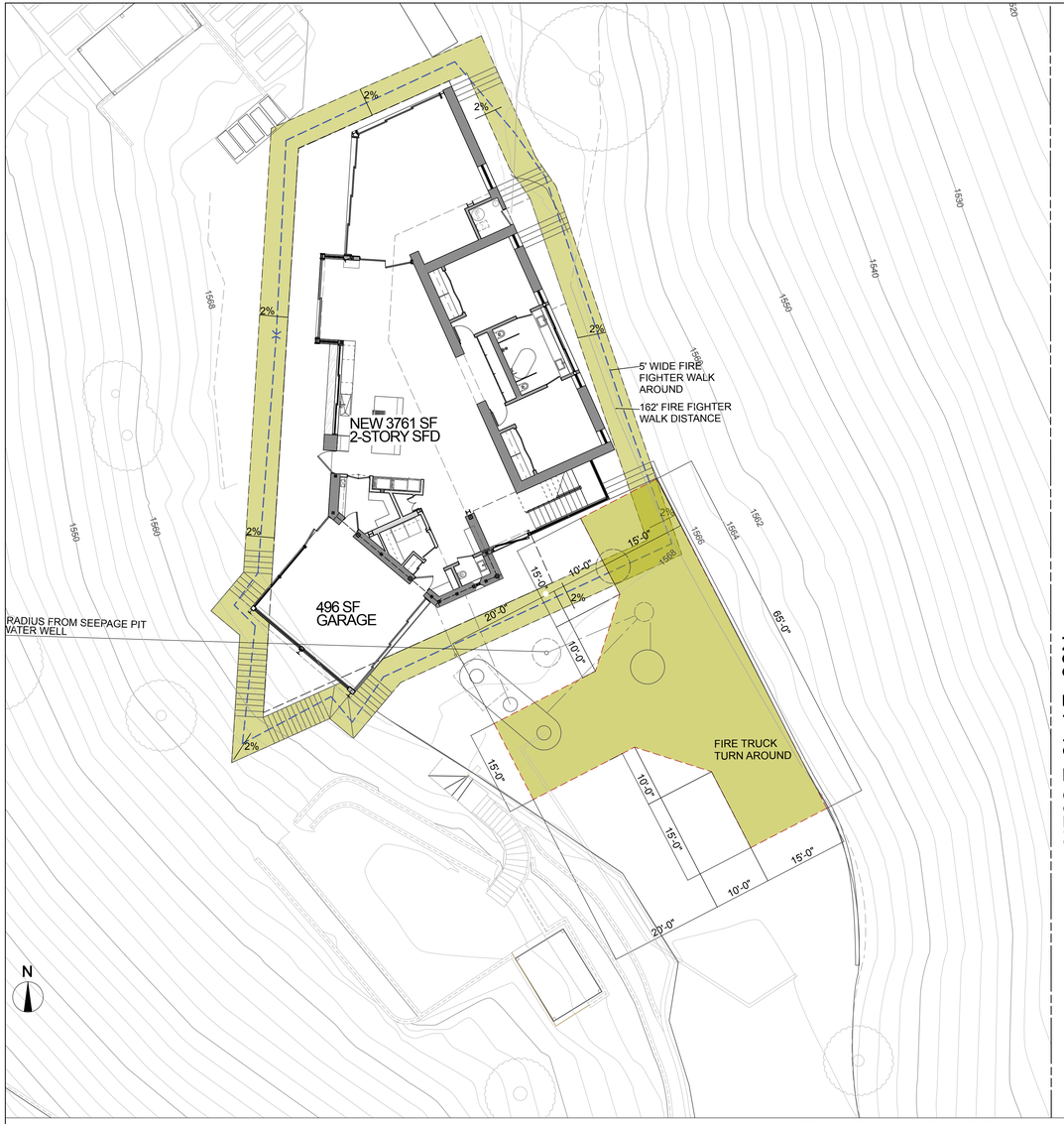
ISSUE	DATE	DESCRIPTION
5	6 30 22	MCDP SITE & BSA PLAN
4	6 14 22	MCDP SITE & BSA PLAN
3	6 7 22	MCDP RESUBMITTAL HORSE SHELTERS
2	4 20 22	MCDP SUBMITTAL HORSE SHELTERS
1	1 28 22	MCDP SUBMITTAL

SHEET TITLE

SITE PLAN

SCALE: 1" = 420'

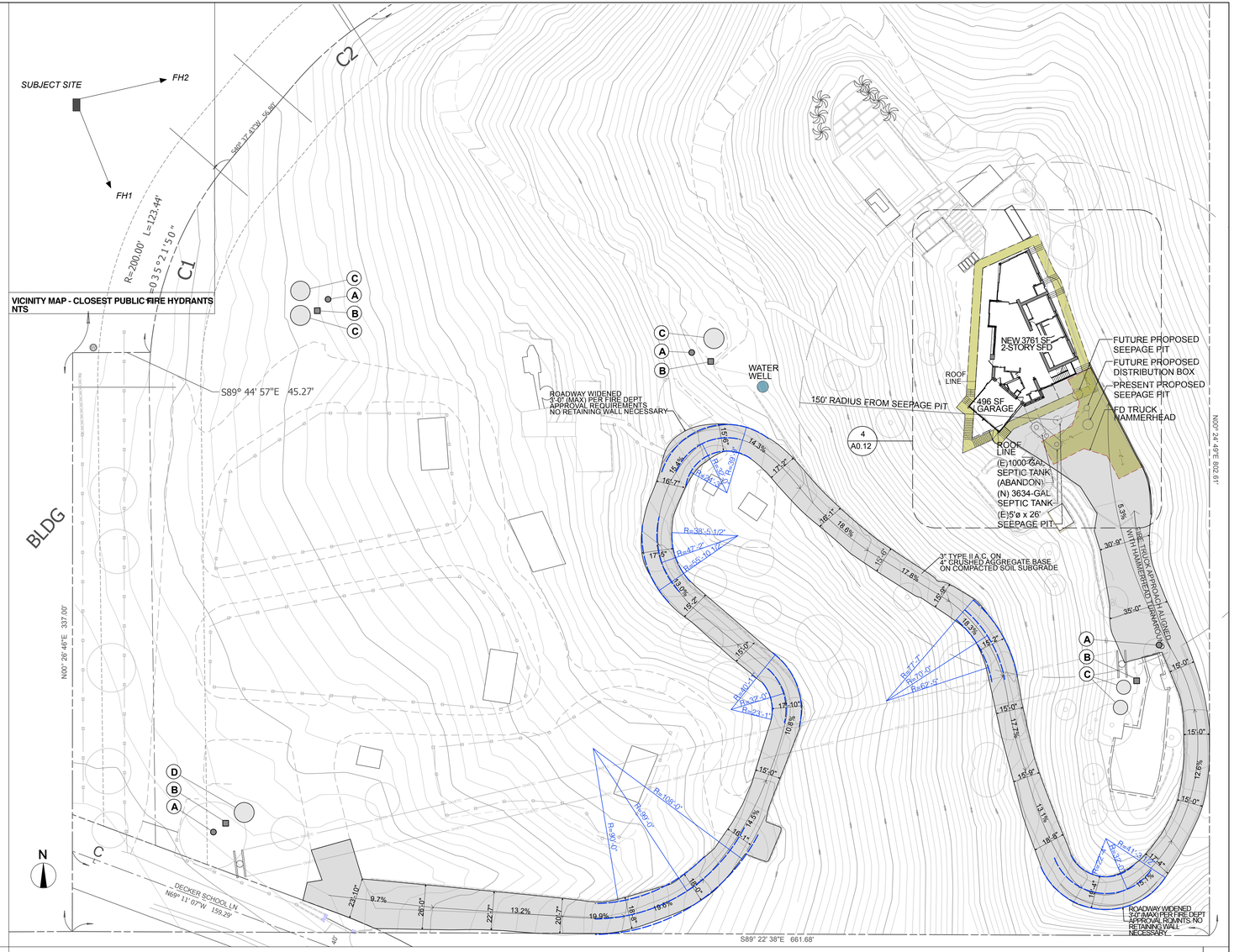
SHEET A1 OF 40 SHEETS



FIRE ACCESS PLAN - TRUCK TURN AROUND

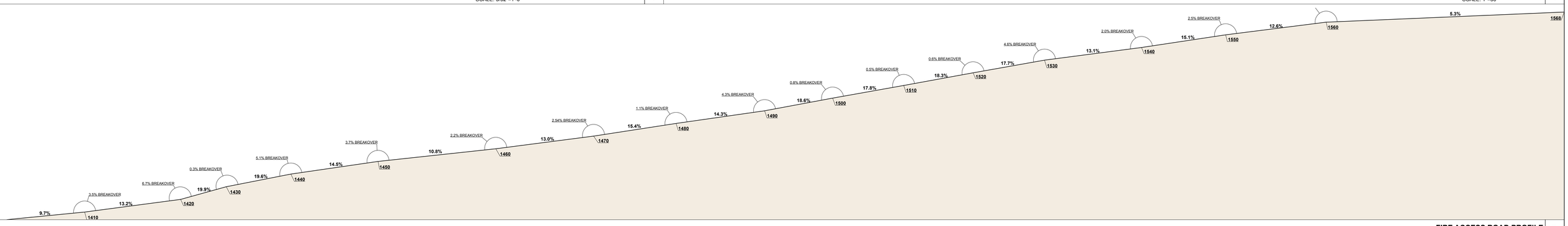
SCALE: 3/32"=1'-0" | 4

N00° 24' 49"E 802.61'



FIRE ACCESS PLAN

SCALE: 1"=30' | 3



FIRE ACCESS ROAD PROFILE

SCALE: 1" = 30'-0" | 2

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

2. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 15 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

POWER OPERATED GATES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED SECURITY GATE OVERRIDE DEVICE. SECURITY GATE OVERRIDE DEVICE REQUIREMENTS THE OVERRIDE DEVICE SHALL CONSIST OF THE FOLLOWING:

3. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1

4. PROVIDE A DRAFT HYDRANT ON APPROACH SIDE OF THE STRUCTURE. DRAFT HYDRANT SHALL BE WITHIN 50 FT. TO 150 FT. FROM ALL STRUCTURES. THE HYDRANT OUTLET SHALL BE LOCATED 14 TO 24 INCHES ABOVE FINISHED GRADE, AS MEASURED FROM THE MIDDLE OF THE OUTLET. REGULATION 26.

5. DRAFT HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1

6. FIRE DEPARTMENT ACCESS BOX A WEATHER PROOF METAL BOX APPROXIMATELY 6 INCHES WIDE BY 7 INCHES HIGH. THE FRONT OF THE BOX SHALL CONSIST OF A HINGED METAL DOOR WITH HASP FOR A PADLOCK. THE BOX AND THE DOOR SHALL BE PAINTED RED. FIRE DEPARTMENT ACCESS SHALL BE PAINTED ON THE FRONT OF THE BOX WITH 1 INCH HIGH BY 114 INCH WIDE WHITE LETTERS. THE DOOR SHALL BE LOCKED WITH A FIRE DEPARTMENT PADLOCK OR WITH AN EXPENDABLE PADLOCK WHICH CAN BE CUT OFF WITH A SMALL BOLT CUTTER.

7. PLACEMENT OF FIRE DEPARTMENT ACCESS BOX THE BOX SHALL BE INSTALLED ON A GATE SUPPORT PILLAR OR POST ADJACENT TO THE GATE. THE BOX MUST BE VISIBLE TO ANYONE APPROACHING THE GATE AT ALL TIMES.

8. OVERRIDE OPERATION MOUNTED WITHIN THE BOX SHALL BE A HIGH QUALITY TWO POSITION TOGGLE SWITCH. POSITION ONE SHALL BE FOR NORMAL OPERATION. POSITION TWO SHALL BE THE OVERRIDE OPERATION. WHEN THE SWITCH IS IN THE OVERRIDE POSITION, THE GATE OR GATES SHALL OPEN AND REMAIN OPEN UNTIL THE SWITCH IS PLACED BACK IN POSITION FOR NORMAL OPERATION. A KNOX COMPANY (L.A. CITY FIRE DEPARTMENT APPROVED) KEY OPERATED TWO POSITION SWITCH OR A SPRING OPERATED SWITCH INSIDE THE BOX WHICH AUTOMATICALLY MOVES TO THE OVERRIDE POSITION WHEN THE BOX IS OPENED ARE ACCEPTABLE ALTERNATIVES.

9. TIMING OF OVERRIDE OPERATION WHEN THE SWITCH IS MOVED TO THE OVERRIDE POSITION, THE GATE/GATES SHALL FULLY OPEN WITHIN 10SECONDS.

10. FAIL SAFE OPERATION REQUIREMENTS IN THE EVENT OF A POWER FAILURE, INCLUDING BATTERY BACK-UP, THE GATE/GATES SHALL AUTOMATICALLY OPEN, BY SPRING TENSION OR OTHER NON-ELECTRICAL METHOD, OR THE GATE MUST BE CAPABLE OF BEING PUSHED OPEN WITHOUT ADDITIONAL STEPS HAVING TO BE PERFORMED.

A. (E) DRAFT HYDRANT SCHEDULE 40 PIPE W/ 2 1/2" Ø NATIONAL STANDARD THREAD.

B. (E) 1-HP BOOSTER PUMP.

C. (E) 5000 G WATER TANK, WELL FED

D. (E) 5000 G WATER TANK, TRUCK FILLED

NOTES AND LEGEND

SCALE: NTS | 1

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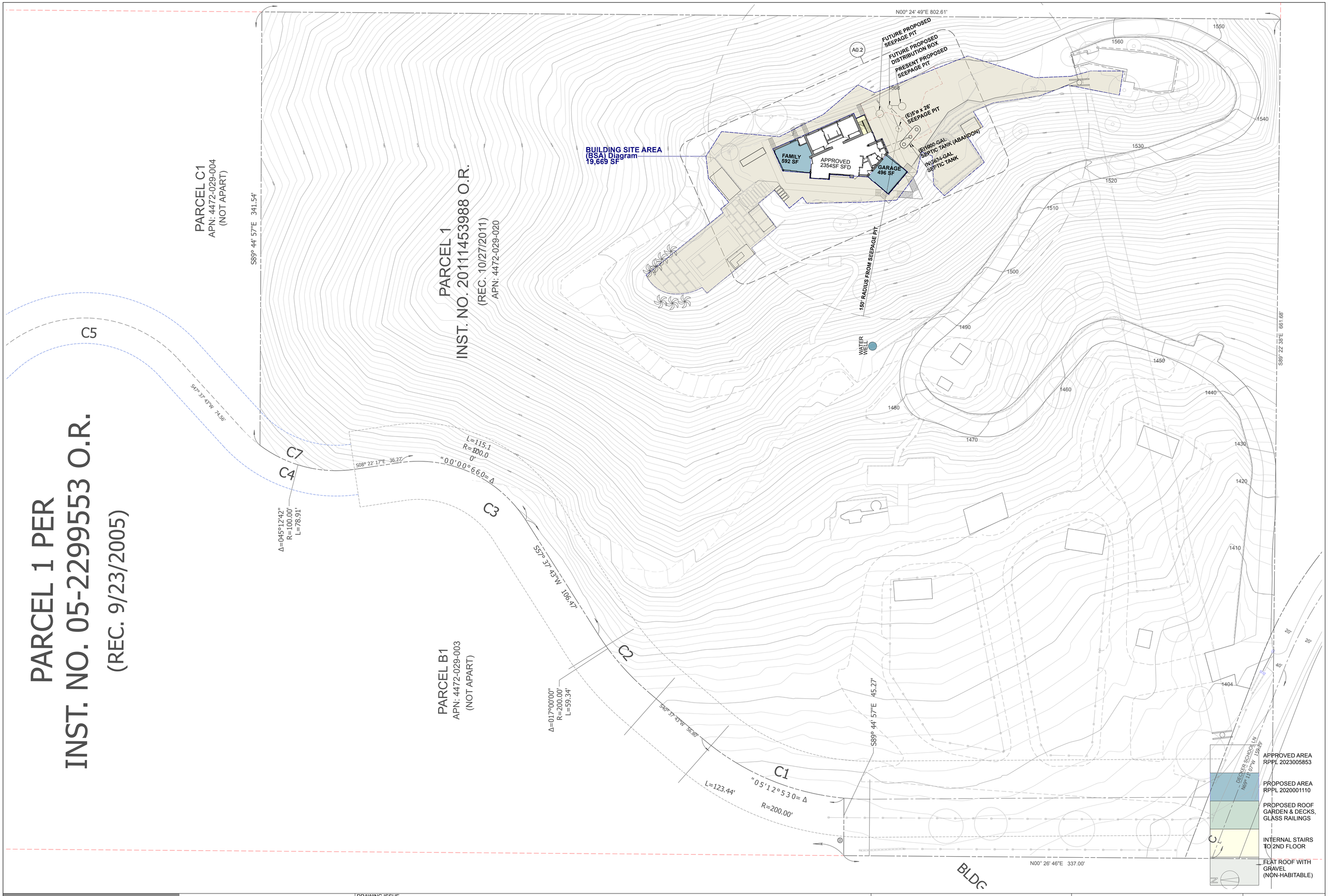
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

FIRE DEPARTMENT ACCESS PLANS

SCALEVARIES

A0.12

OF 55 SHTS



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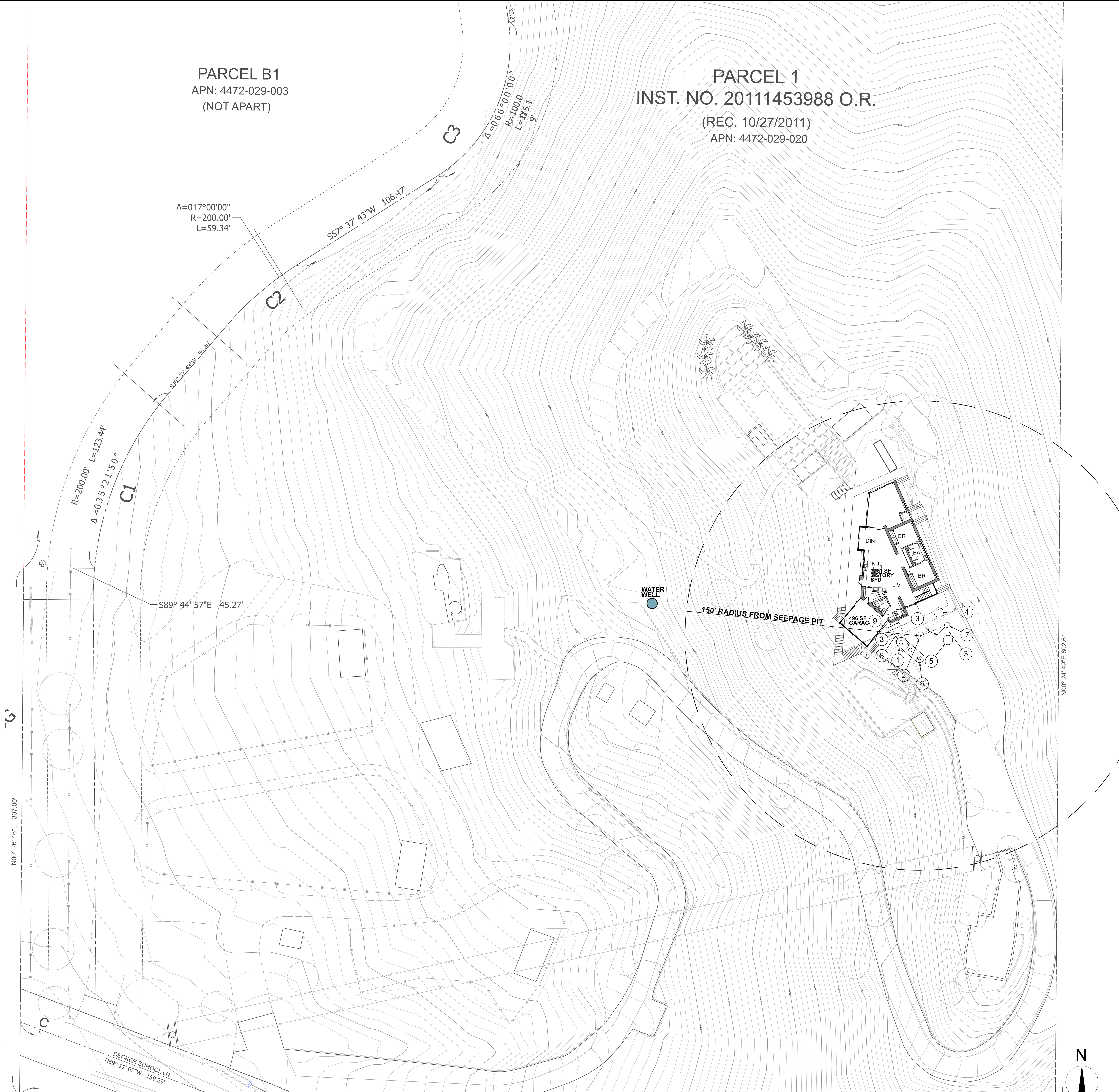
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

BSA DIAGRAM
SCALE: 1:300

A0.15
OF 55 SHTS



SYSTEM LEGEND

(1) APPROXIMATE LOCATION OF (E) 1000-GAL. SEPTIC TANK TO BE ABANDONED PER EXISTING SEPTIC SYSTEM EVALUATIONS (REFERENCES 3 & 6). TANK MANHOLES SURVEYED PER REFERENCE 7.
[SEE OWS PLANS SHEET W1.01 FOR ADDITIONAL INFORMATION]

(2) (E) 5' Ø x 26' BI (E) SEEPAGE PIT W/5' CAP DEPTH, LOCATION OF BORING TB-1 (29.1 GPD/SF, 11,878 GPD) PER GEOCONCEPTS, INC. PRIVATE SEWAGE DISPOSAL SYSTEM REPORT DATED JUNE 15, 2012. MAINTAIN IN USE FOR "PRESENT" TREATED EFFLUENT DISPERSAL.
ACCESS PORT SURVEYED PER REFERENCE 7
[SEE OWS PLANS SHEET W1.01 FOR ADDITIONAL INFORMATION]

(3) PROPOSED 4"Ø SCH 40 PVC GRAVITY DRAINAGE PIPING (FROM RESIDENCE TO TANK, D-BOX, (E) & (P) SEEPAGE PITS (2% MIN. SLOPE, CONTRACTOR TO VERIFY DEPTH & LOCATION. REPLACE EXISTING PIPING WHERE NECESSARY)

(4) ONE (1) (P) 6'Ø, 26' BI SEEPAGE PIT W/ 5' CAP DEPTH FOR FUTURE USE AT TEST BORING B-1 (31.0 GPD/SF, 15,180 GPD).

(5) ONE (1) (P) 6'Ø, 26' BI SEEPAGE PIT W/5' CAP DEPTH FOR PRESENT USE AT TEST BORING B-2 (31.7 GPD/SF, 15,525 GPD)
CONSTRUCT 12-INCH DIAMETER H-20 TRAFFIC RATED ACCESS PORT TO GRADE.

(6) (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT SYSTEM IN A 3,634 - GALLON FRP TANK PROVIDED BY MFR W/ DUPLEX EFFLUENT PUMPS OPTION, EFFLUENT FILTER, THREE (3) 24"Ø FRP LIDS/RISERS, UV DISINFECTION, & TELEMETRY CONTROLS. CONSTRUCT UNDERNEATH H-20 TRAFFIC RATED SLAB, W/THREE (3) 30-INCH DIAMETER H-20 TRAFFIC RATED MANHOLE COVERS. SPECIFIED GAS & WATERTIGHT.
VENT TO THE ROOF PER LACoPC.

(7) (P) DISTRIBUTION BOX W/24"Ø H-20 TRAFFIC RATED MANHOLE, NUMBER OF OUTLETS PER PLAN.

(8) (E) SANITARY SEWER CLEANOUT PER REFERENCE 7

(9) (P) ENVIROSERVER AIR VENT W/3"Ø SCH 40 PVC AIR VENT LINE TO ROOF PER LACoPC.

(10) (P) MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MANUFACTURER. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZE OF WIRING.

(11) (P) MICROSEPTEC HIBLOW HP-120LL AIR COMPRESSOR (TYP. OF 2) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR. RECOMMENDATIONS.

(12) 4" x 4" POST & 3/4" BOARD FENCE, HEIGHT 70" MAXIMUM., TO SECURE CONTROL PANELS AND AIR COMPRESSOR ENCLOSURE OR ENGINEER'S APPROVED EQUAL:
PRESSURE TREATED LUMBER, W/WATER RESISTANT FINISH (E.G., POLYURETHANE, OR TUNG OIL). POSTS DRIVEN 1-FT MINIMUM INTO GRADE.

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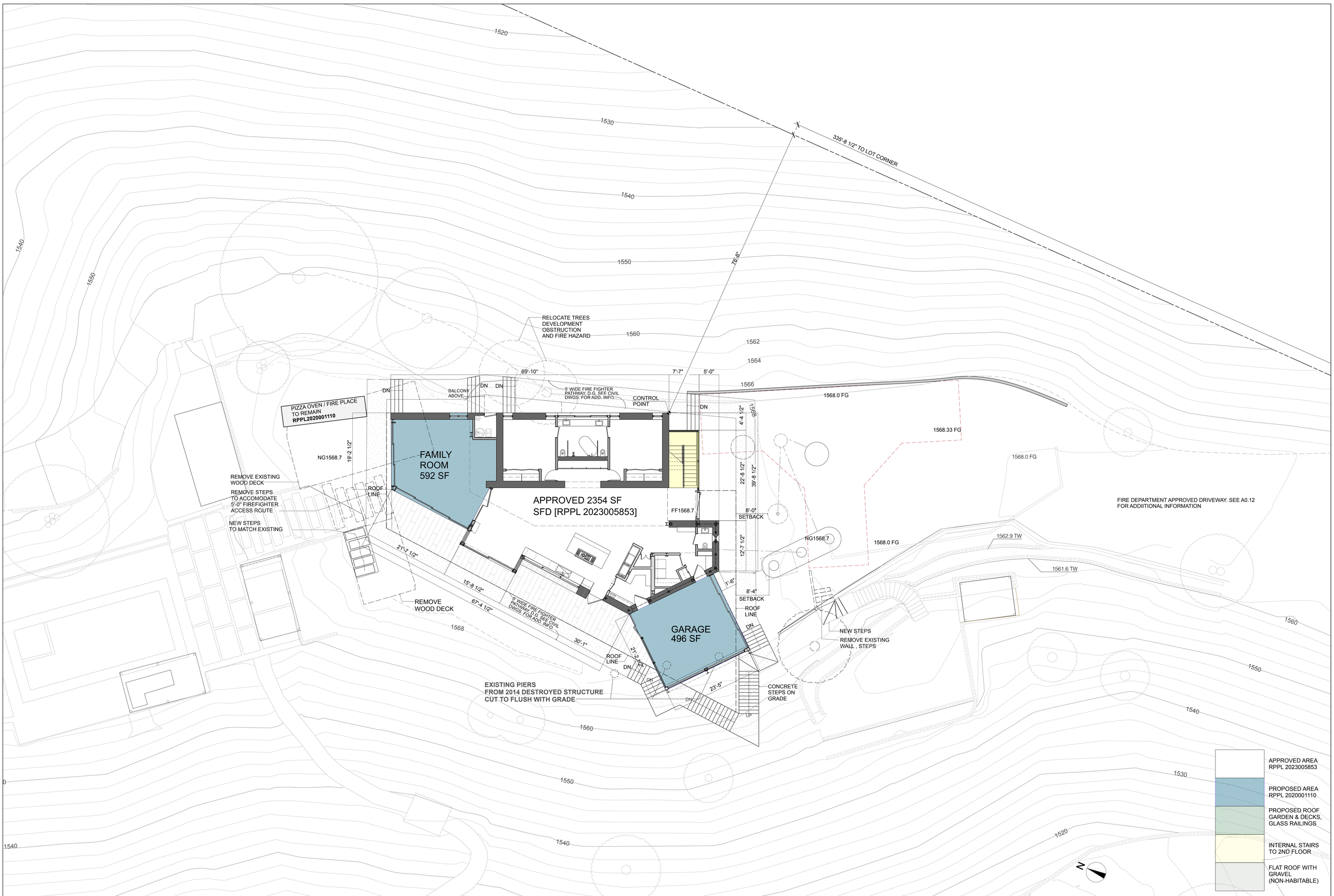
HOFF RESIDENCE
1714 DECKER SCHOOL LANE MALIBU, CA 90265

ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
SCALE:1:300



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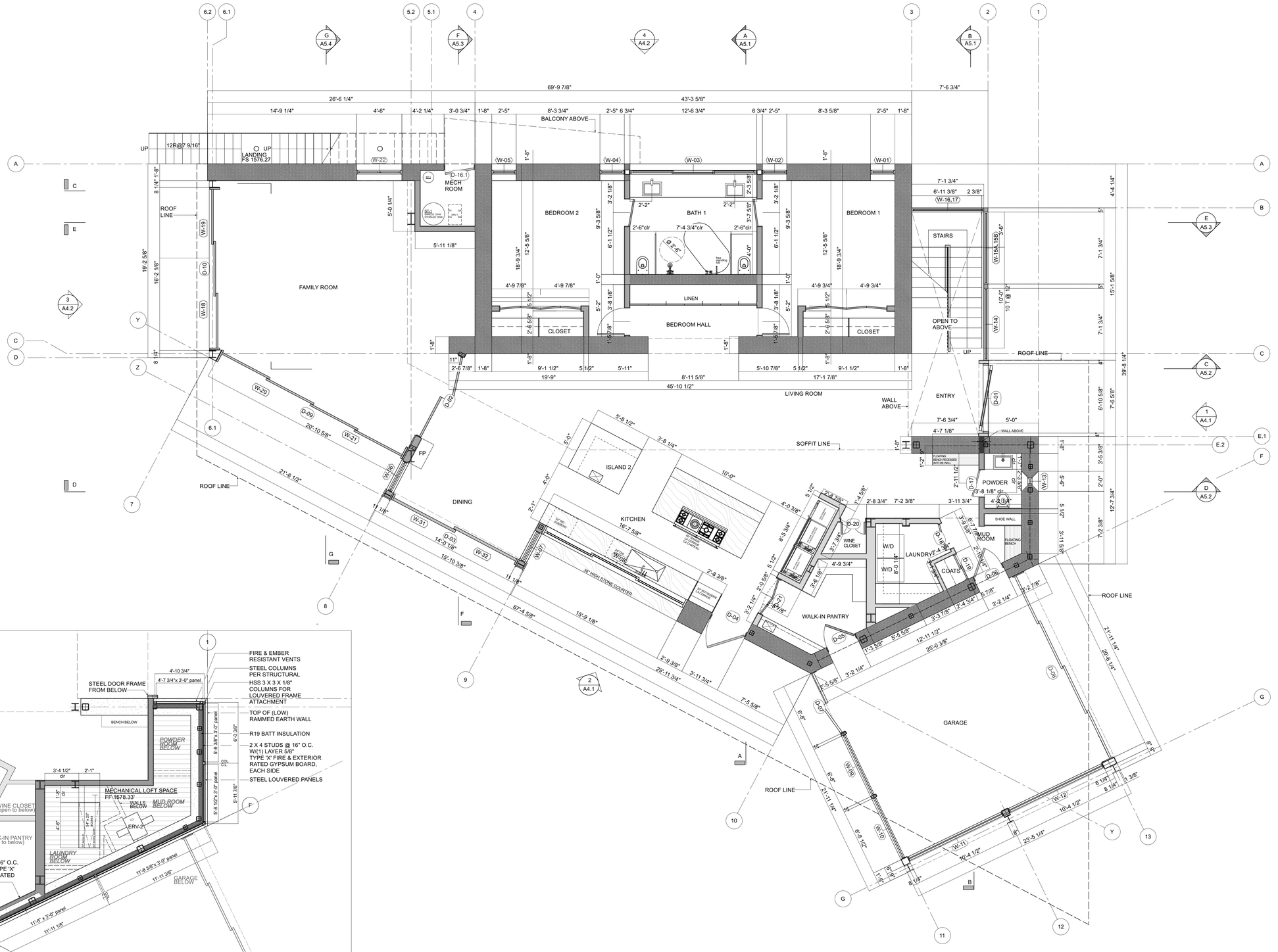
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

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

A0.20
OF 10 SHTS



MECHANICAL LOFT PLAN 2

FIRST FLOOR PLAN 1

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DRAWING ISSUE

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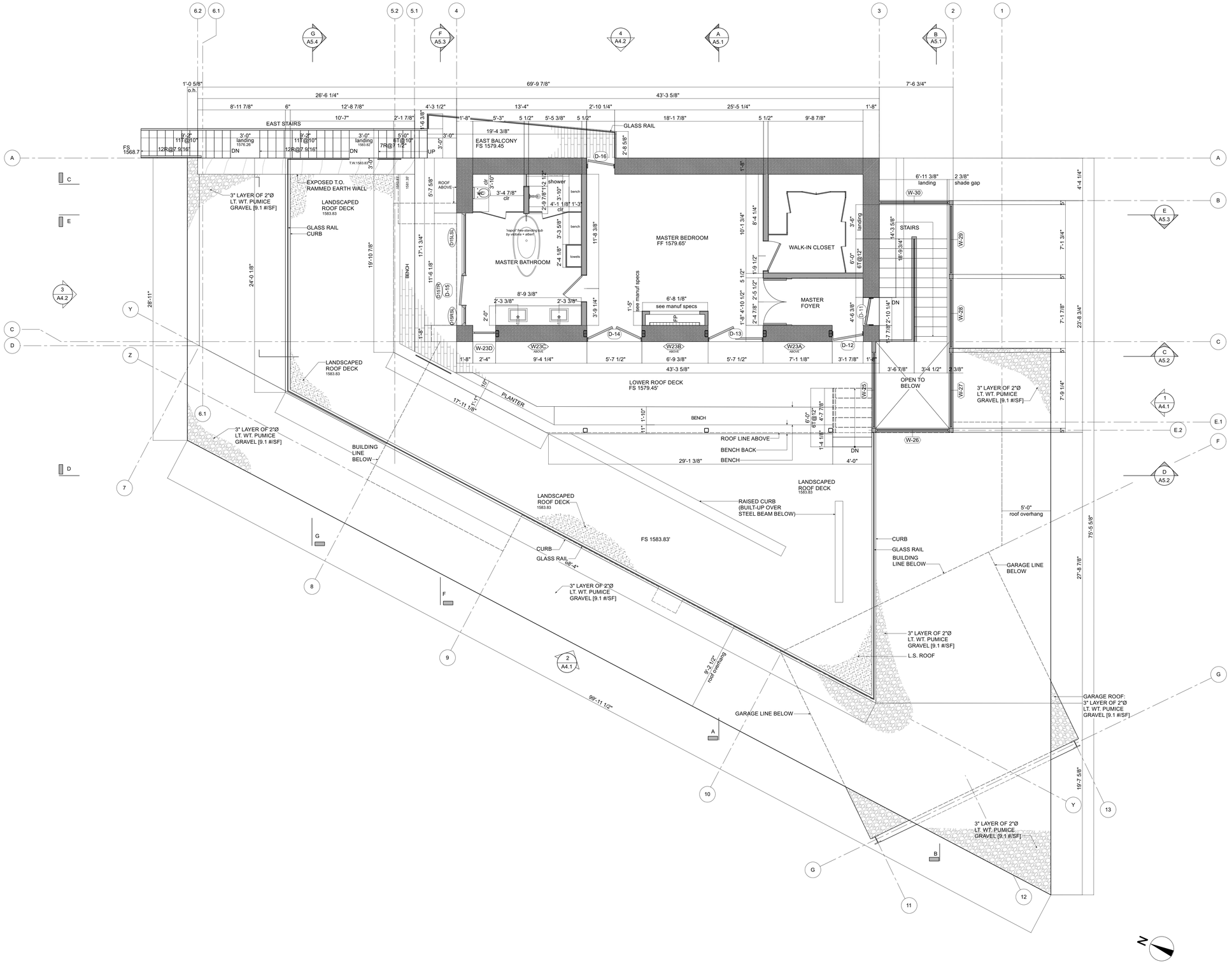
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

HOFF RESIDENCE
1714 DECKER SCHOOL LANE MALIBU, CA 90265

1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

A1.1
OF 55 SHTS



LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

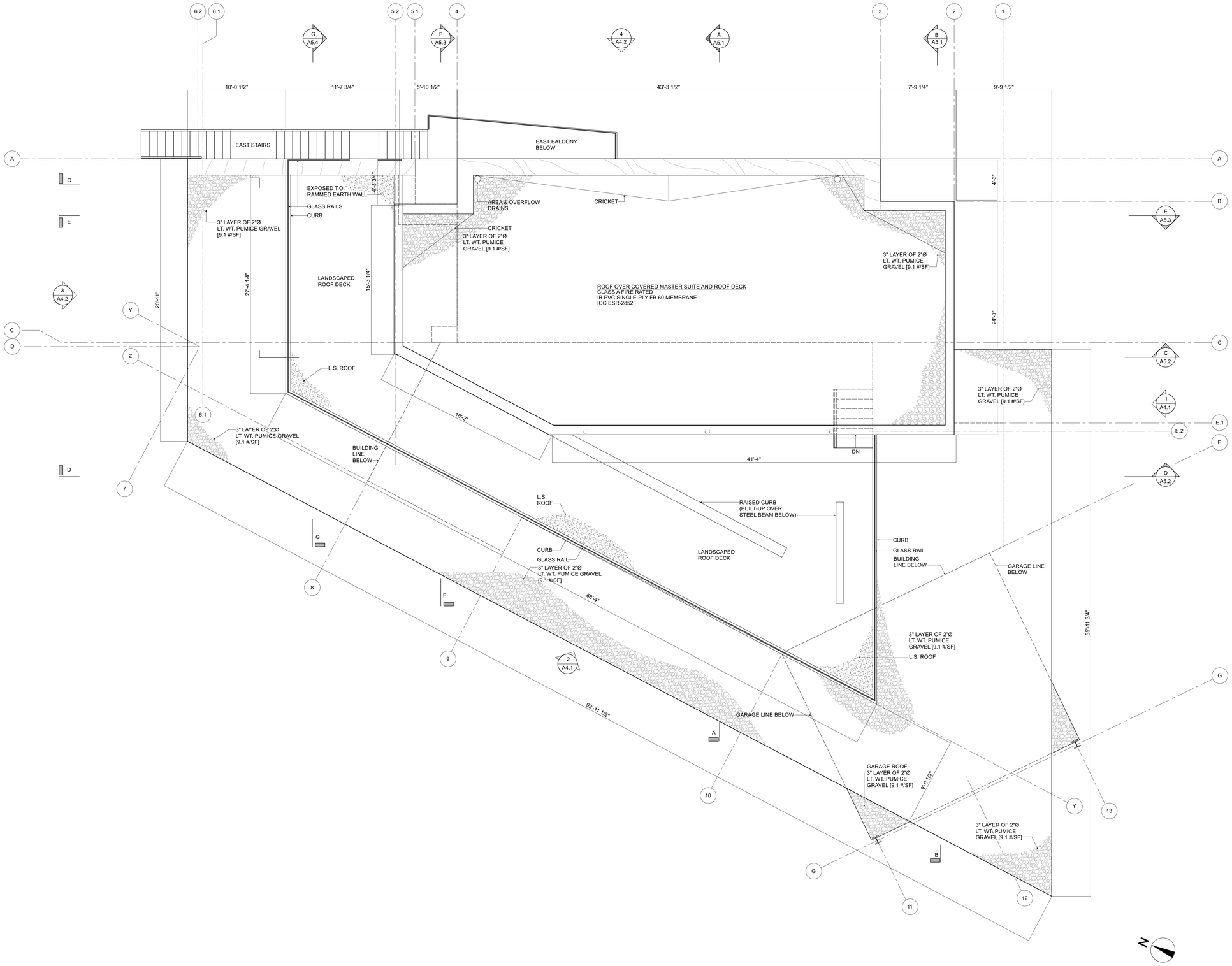
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS
2	8.24.22	FIRE DEPARTMENT ACCESS
3	10.1.23	LACDRP MCDP
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
6	3.8.24	RPPL2020001110 - MCDP APPLICATION

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

A2.1
OF 55 SHTS



LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

DRAWING ISSUE

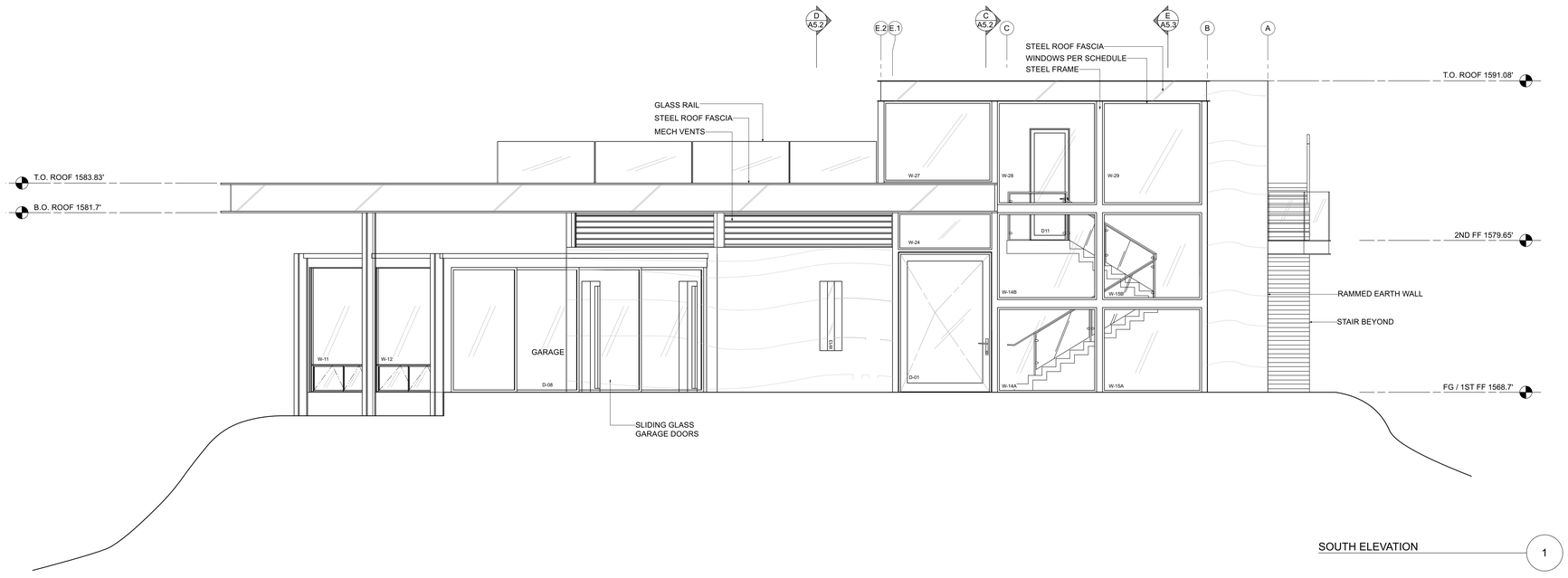
ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

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

A3.1
OF 55 SHTS

WEST ELEVATION 2



SOUTH ELEVATION 1

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LOS ANGELES CA 90013
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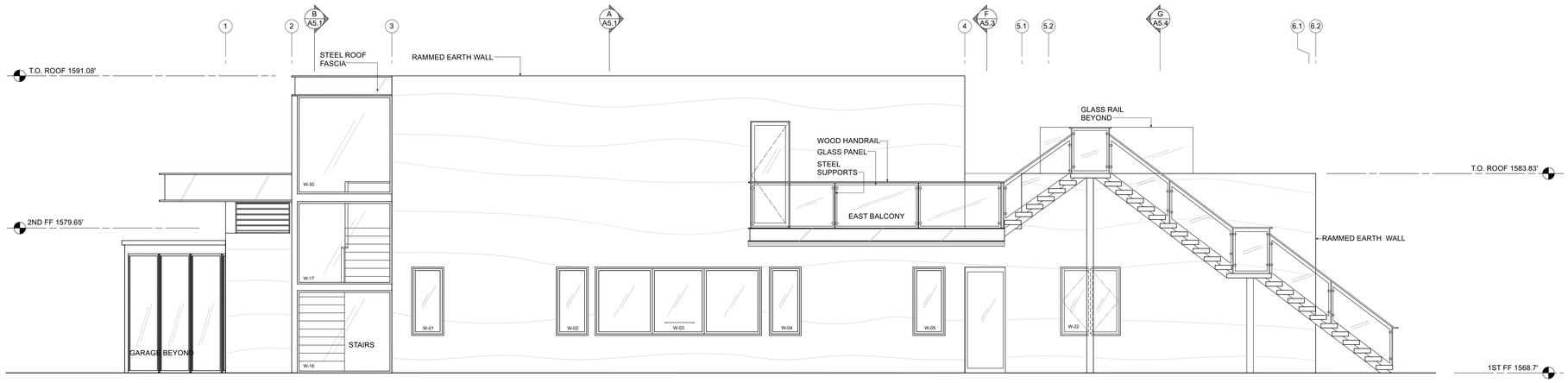
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

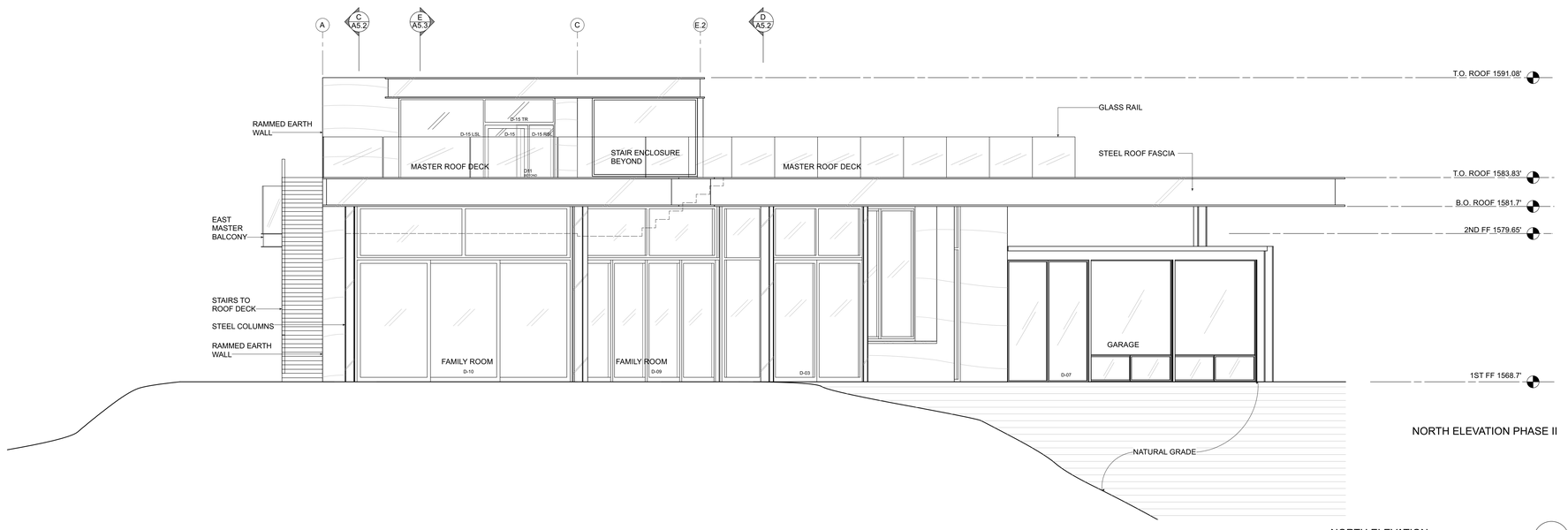
ELEVATIONS SOUTH & WEST
SCALE: 1/4"=1'-0"

A4.1
OF 55 SHTS



EAST ELEVATION PHASE II

EAST ELEVATION 4



NORTH ELEVATION PHASE II

NORTH ELEVATION 3

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

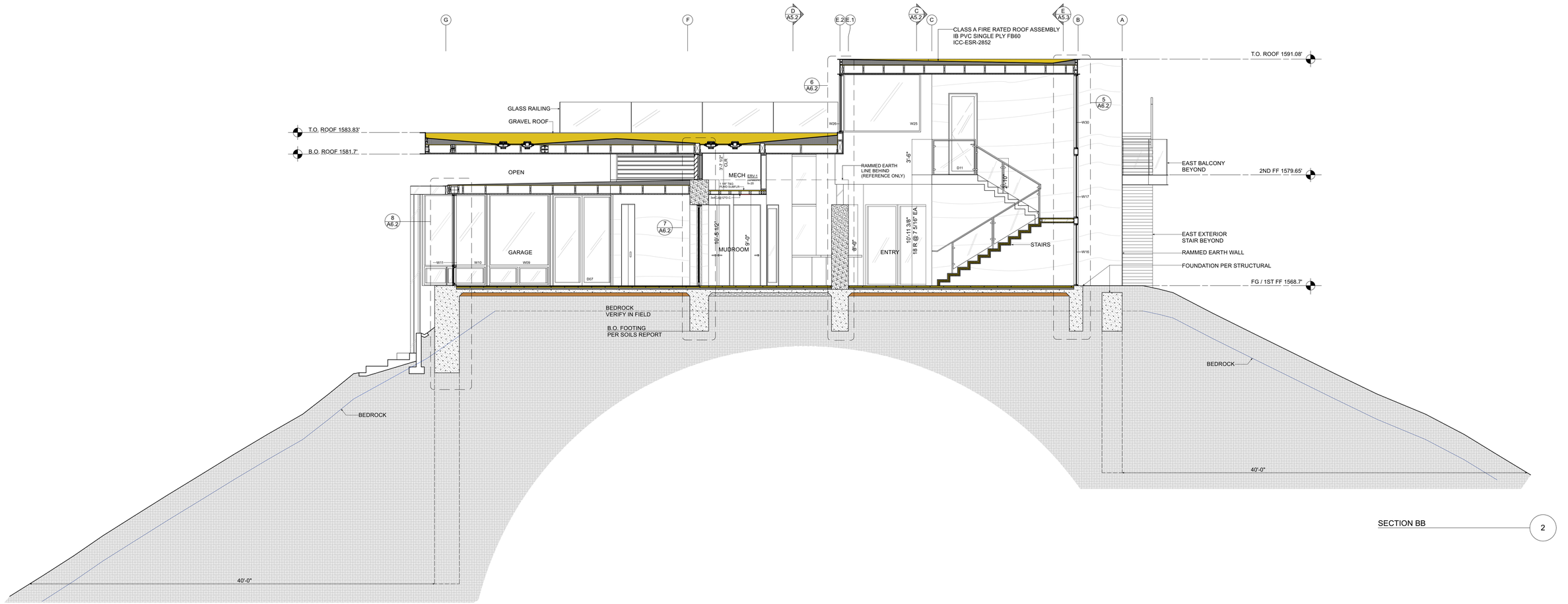
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

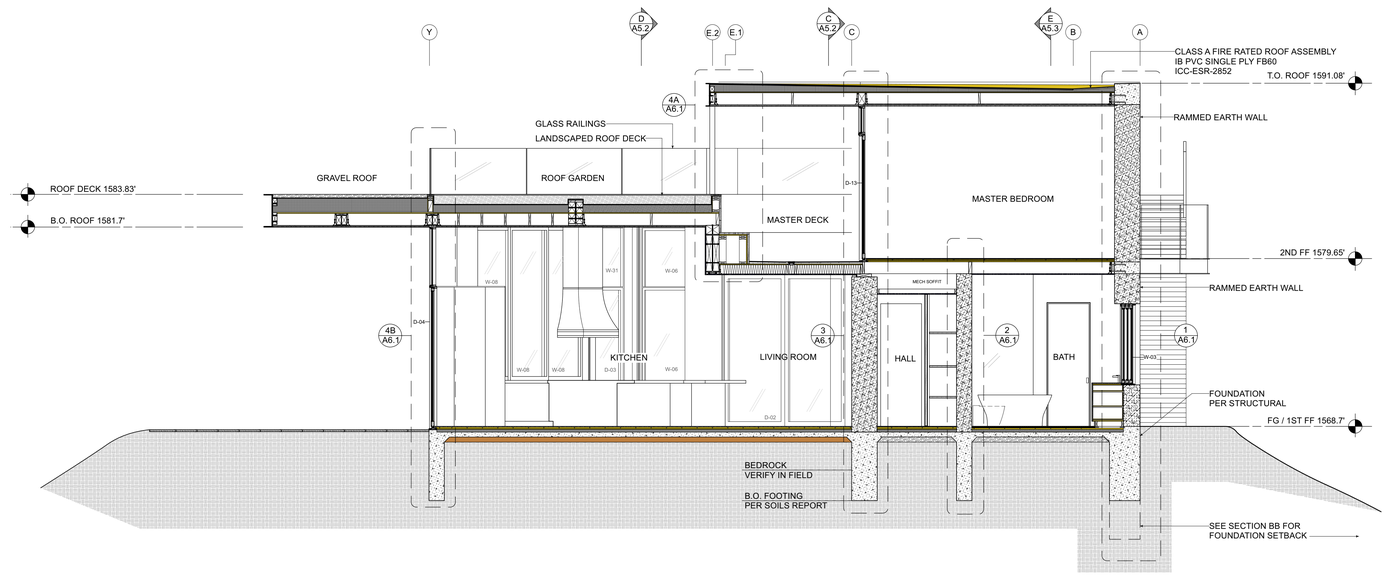
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

ELEVATIONS NORTH & EAST
SCALE: 1/4"=1'-0"

A4.2
OF 55 SHTS



SECTION BB — 2



SECTION AA — 1

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

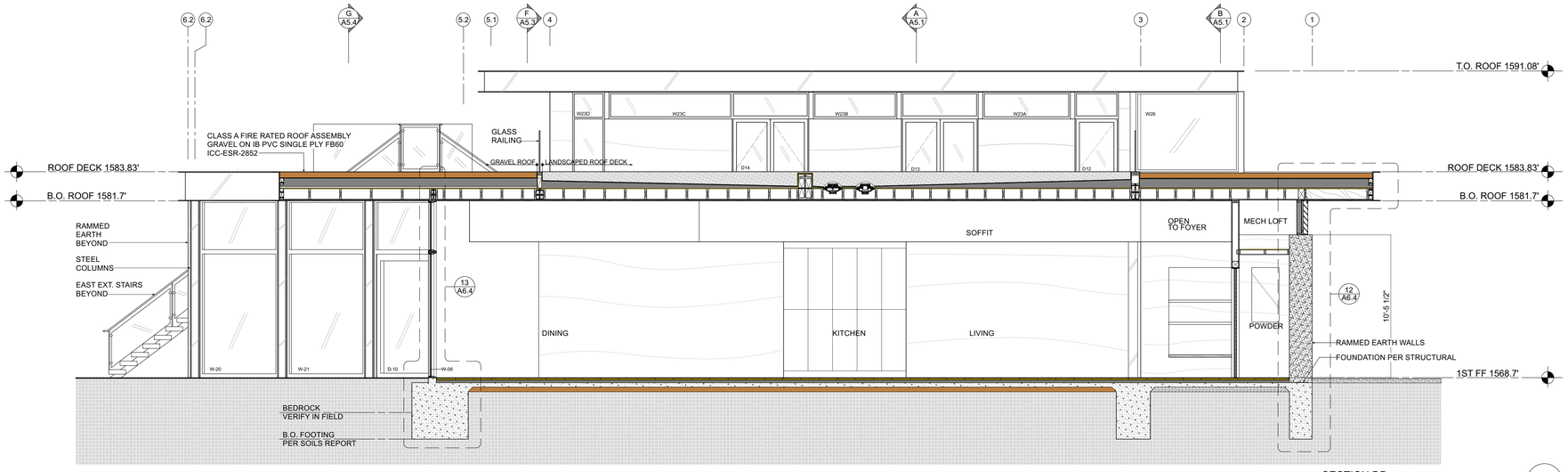
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

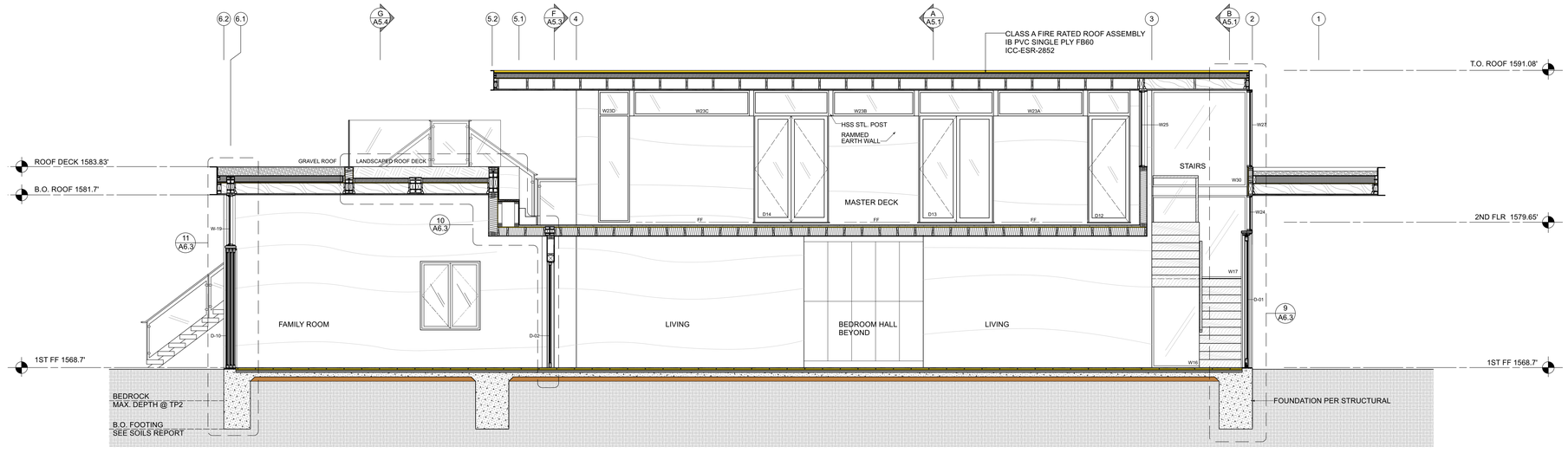
SECTIONS A & B
SCALE: 1/4"=1'-0"

A5.1
OF 55 SHTS



SECTION DD

4



SECTION CC

3

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

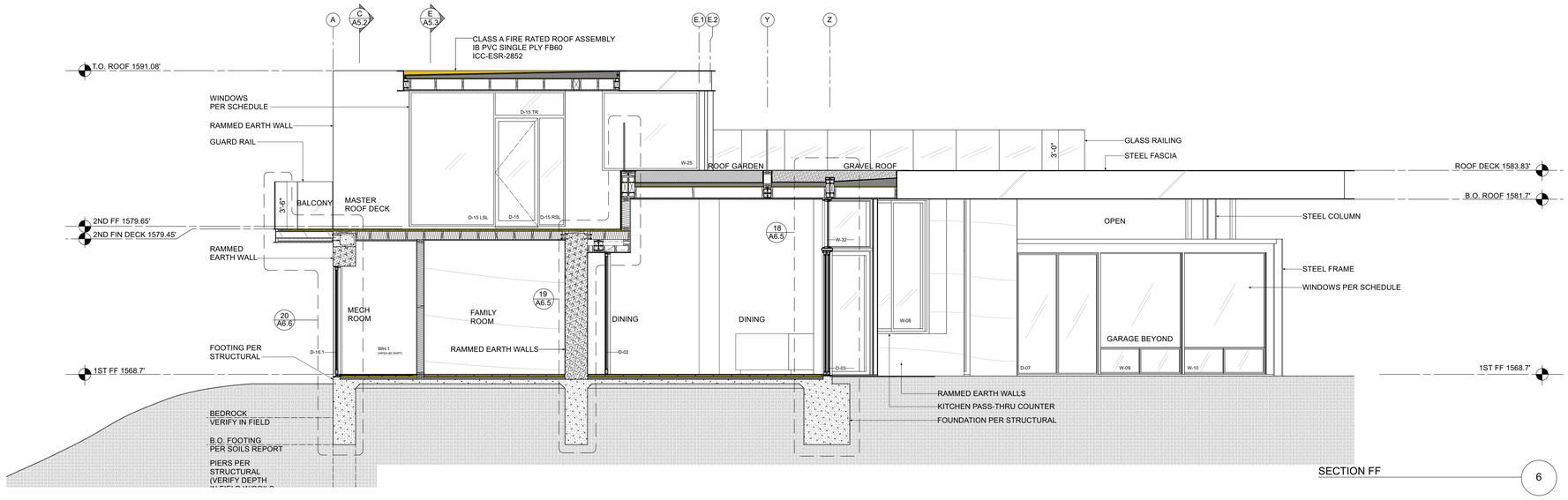
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

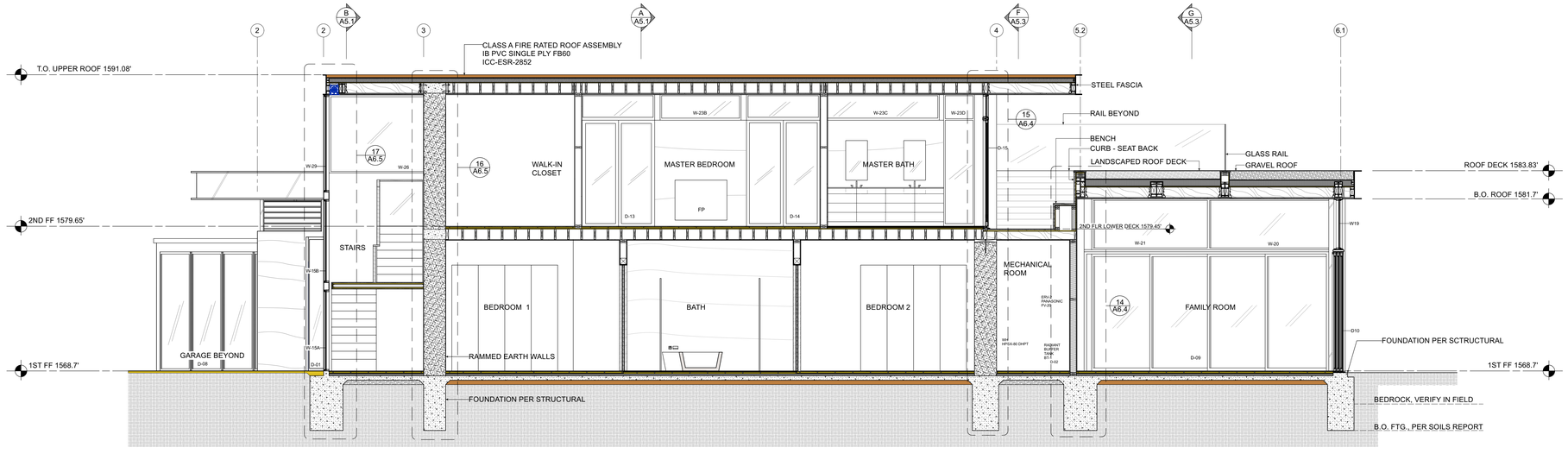
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

SECTIONS C & D
SCALE: 1/4"=1'-0"

A5.2
OF 55 SHTS



SECTION FF 6



SECTION EE 5

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

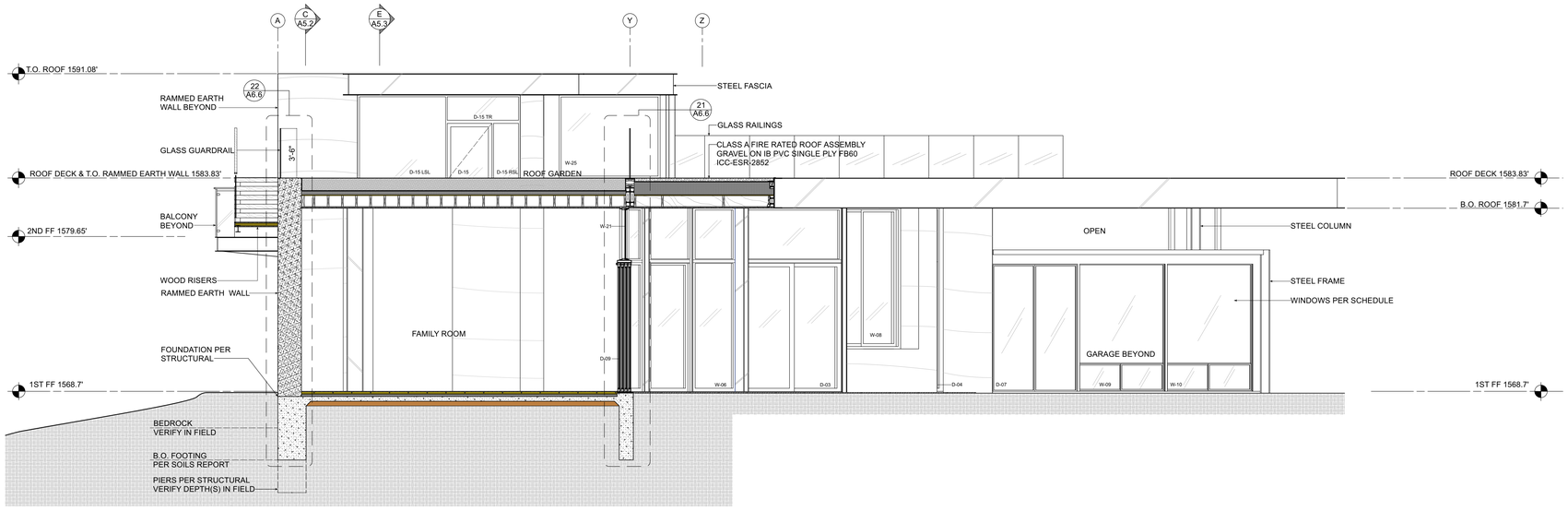
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

SECTIONS E & F
SCALE: 1/4"=1'-0"

A5.3
OF 55 SHTS



SECTION GG — 7

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

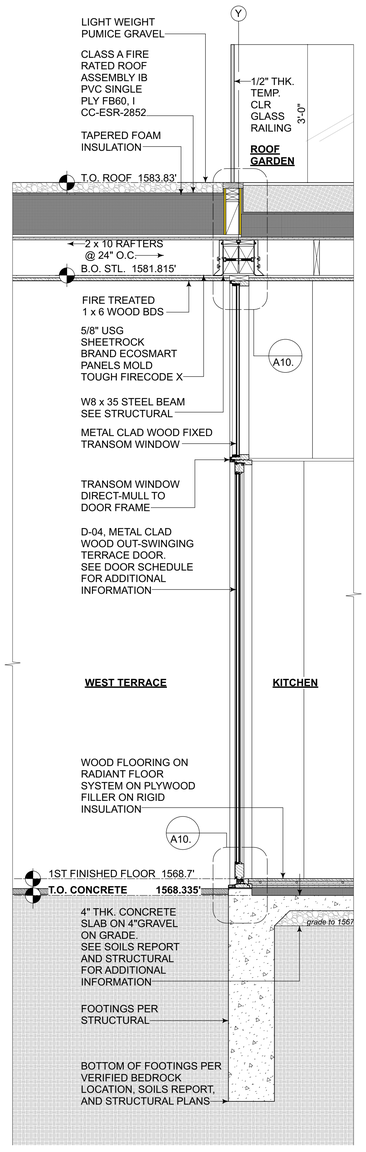
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

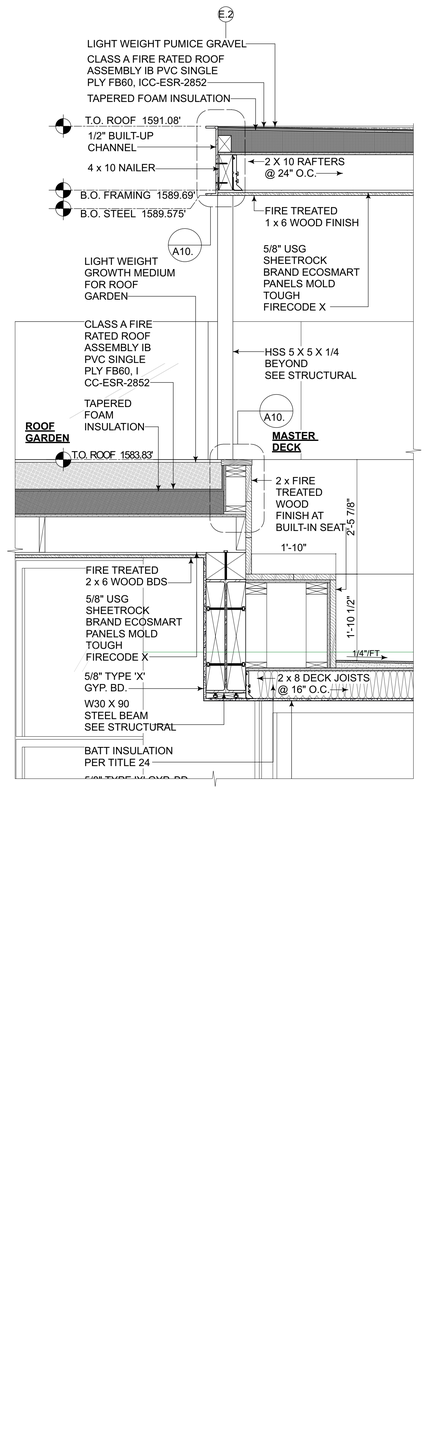
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

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

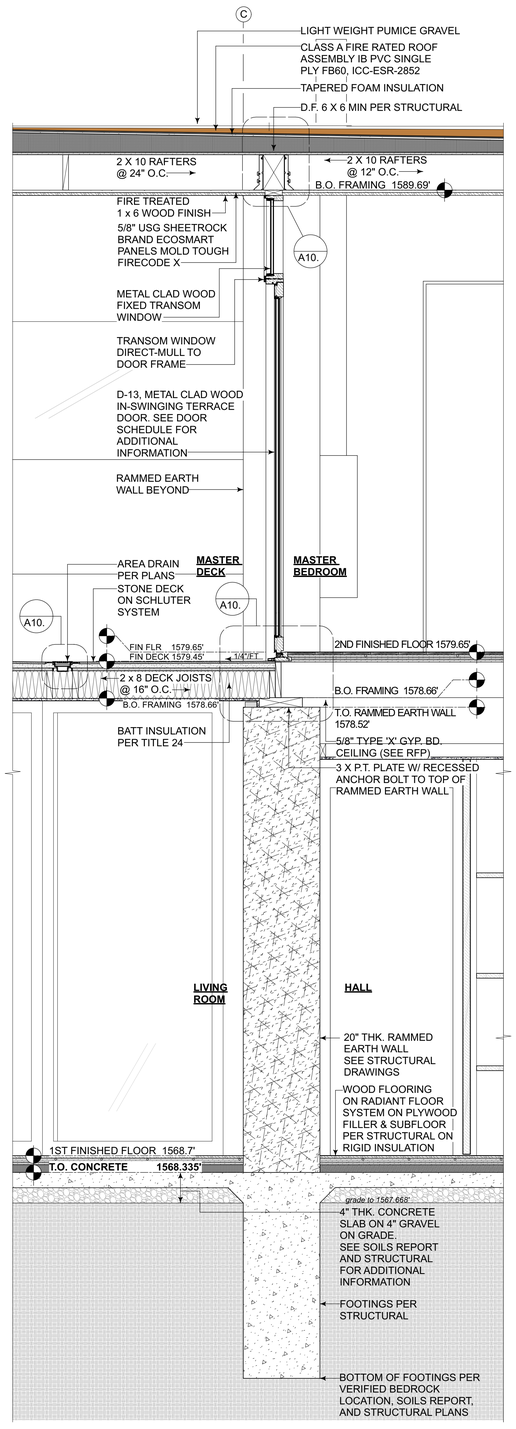
A5.4
OF 55 SHTS



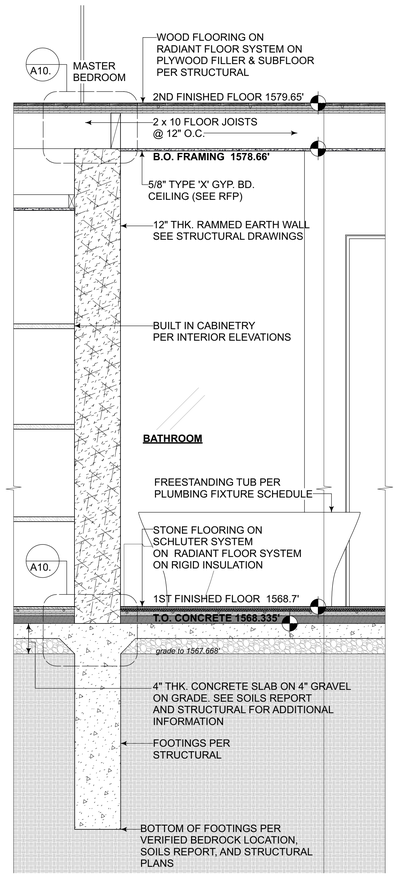
WALL SECTION
building section AA
4B



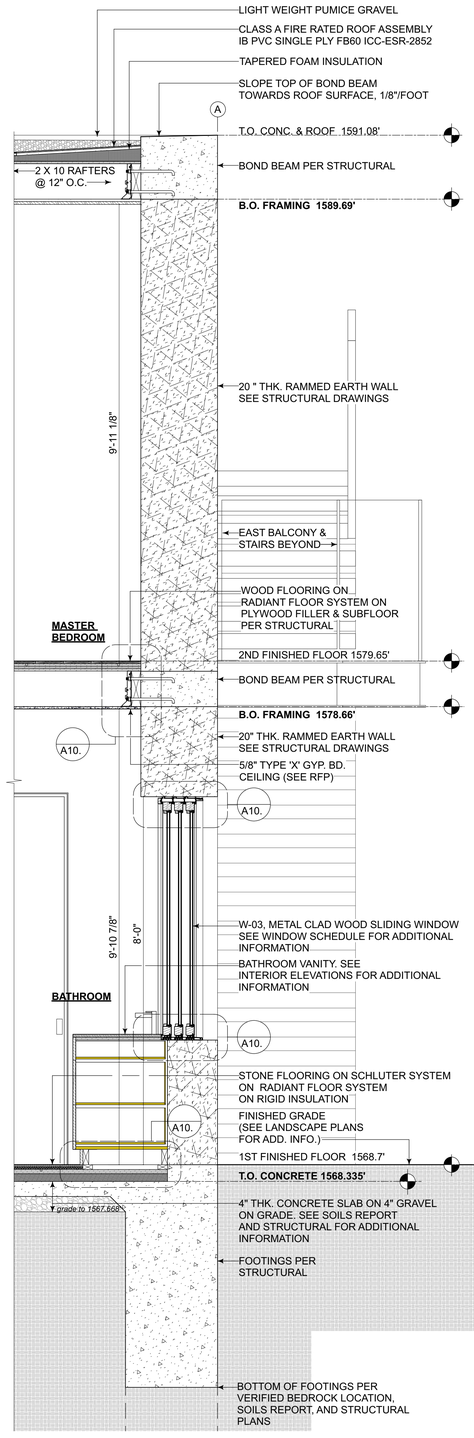
WALL SECTION
building section AA
4A



WALL SECTION
building section AA
3



WALL SECTION
building section AA
2



WALL SECTION
building section AA
1

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

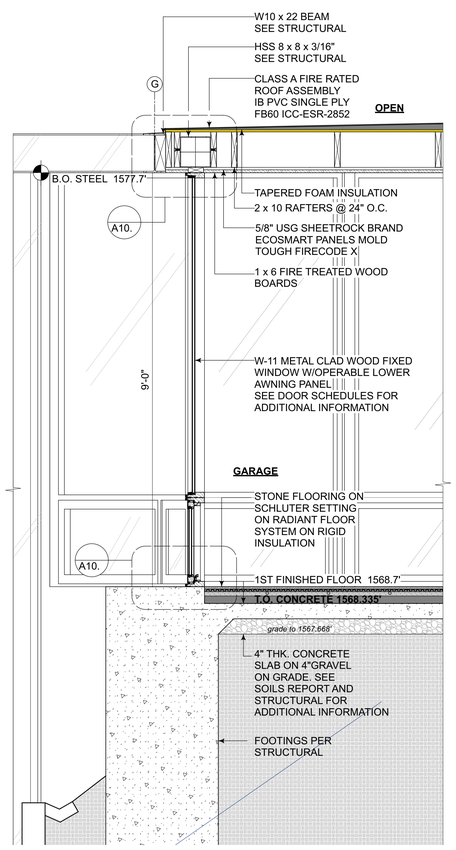
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS
2	8.24.22	FIRE DEPARTMENT ACCESS
3	10.1.23	LACDRP MCDP
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
6	3.8.24	RPPL2020001110 - MCDP APPLICATION

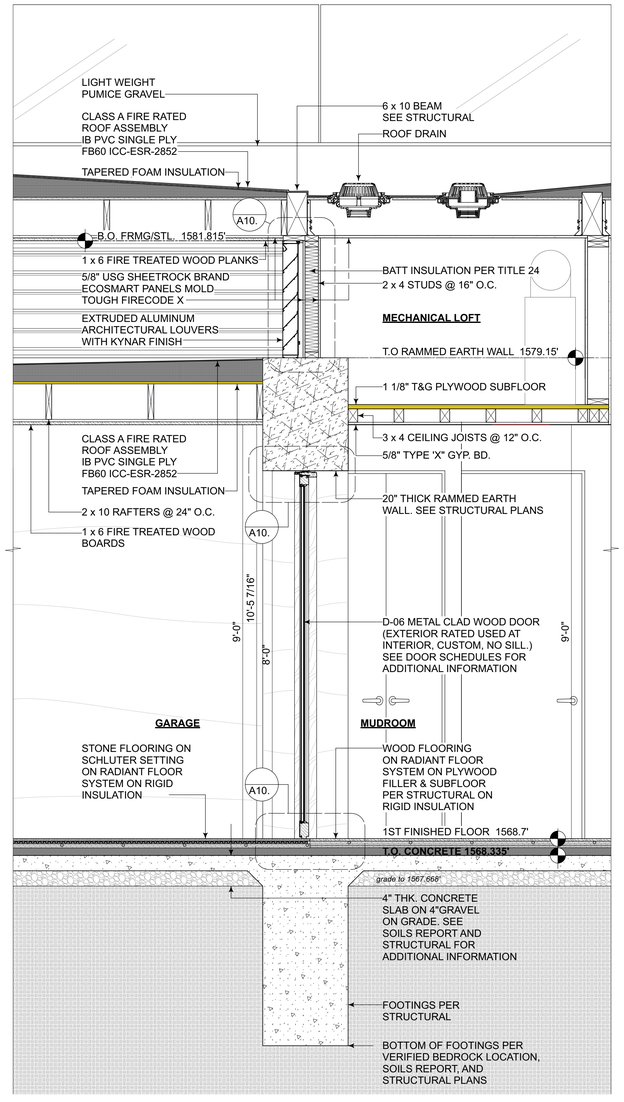
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

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

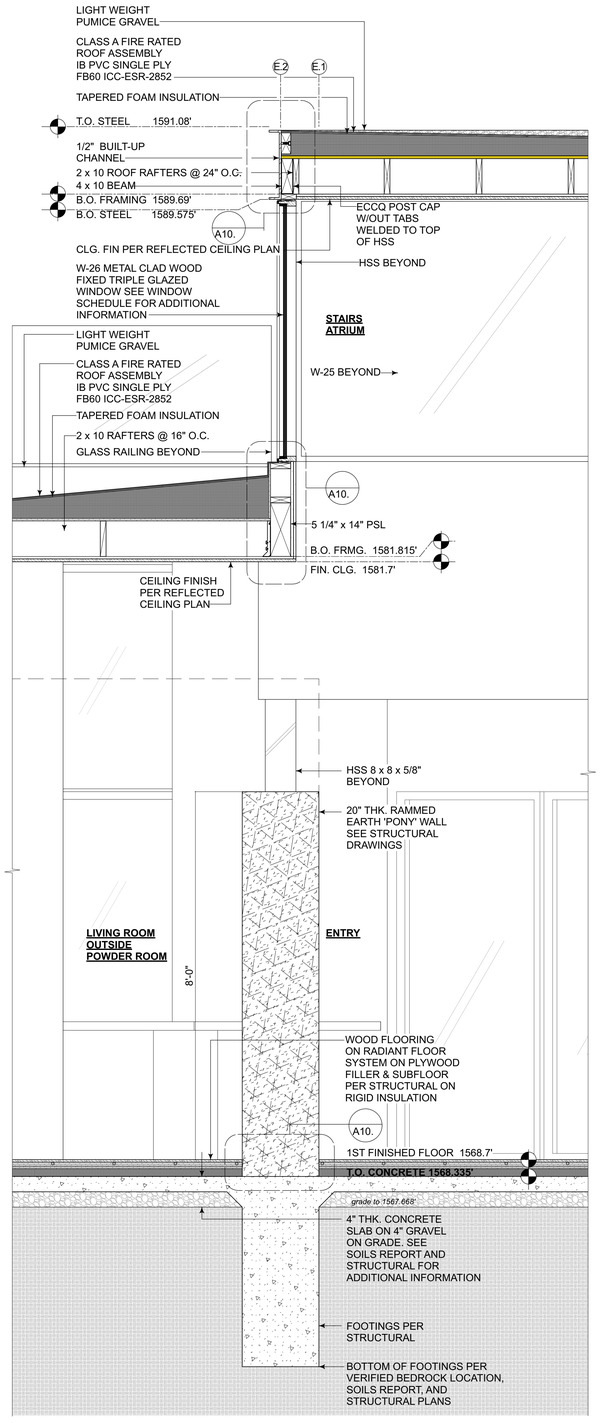
A6.1
OF 55 SHTS



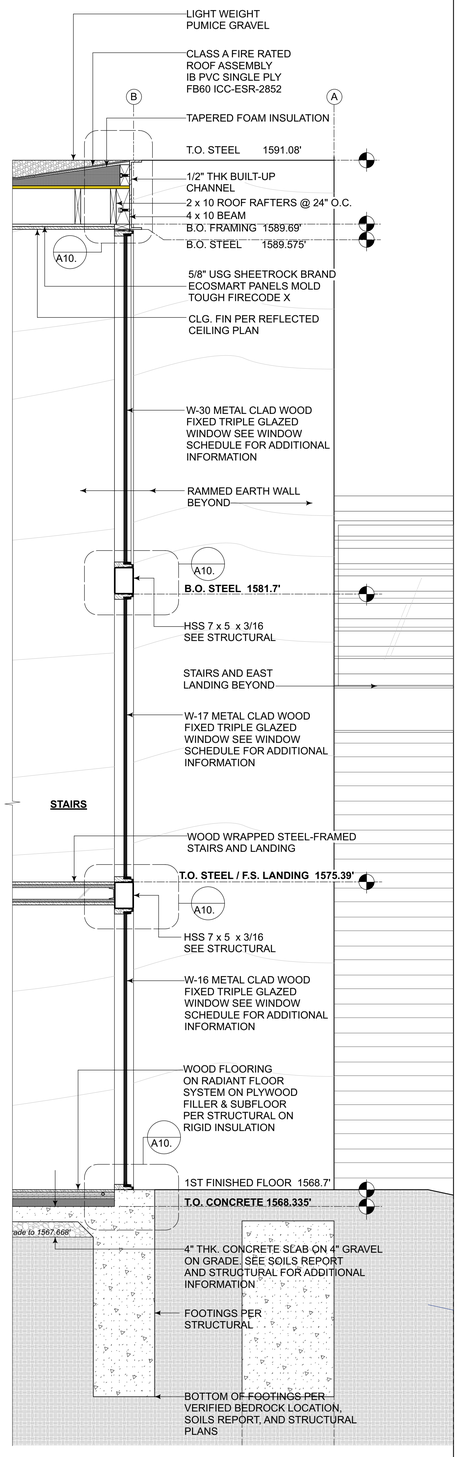
WALL SECTION 8
building section BB



WALL SECTION 7
building section BB



WALL SECTION 6
building section BB



WALL SECTION 5
building section BB

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

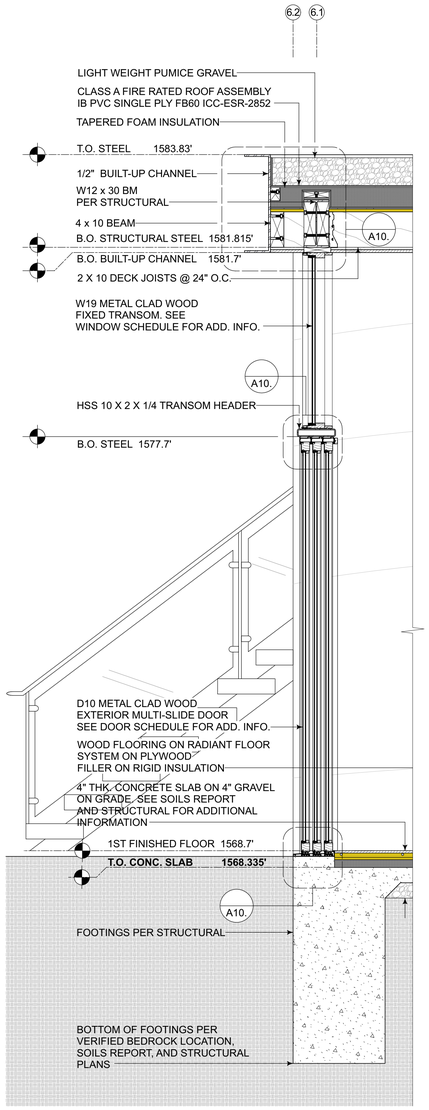
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS
2	8.24.22	FIRE DEPARTMENT ACCESS
3	10.1.23	LACDRP MCDP
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
6	3.8.24	RPPL2020001110 - MCDP APPLICATION

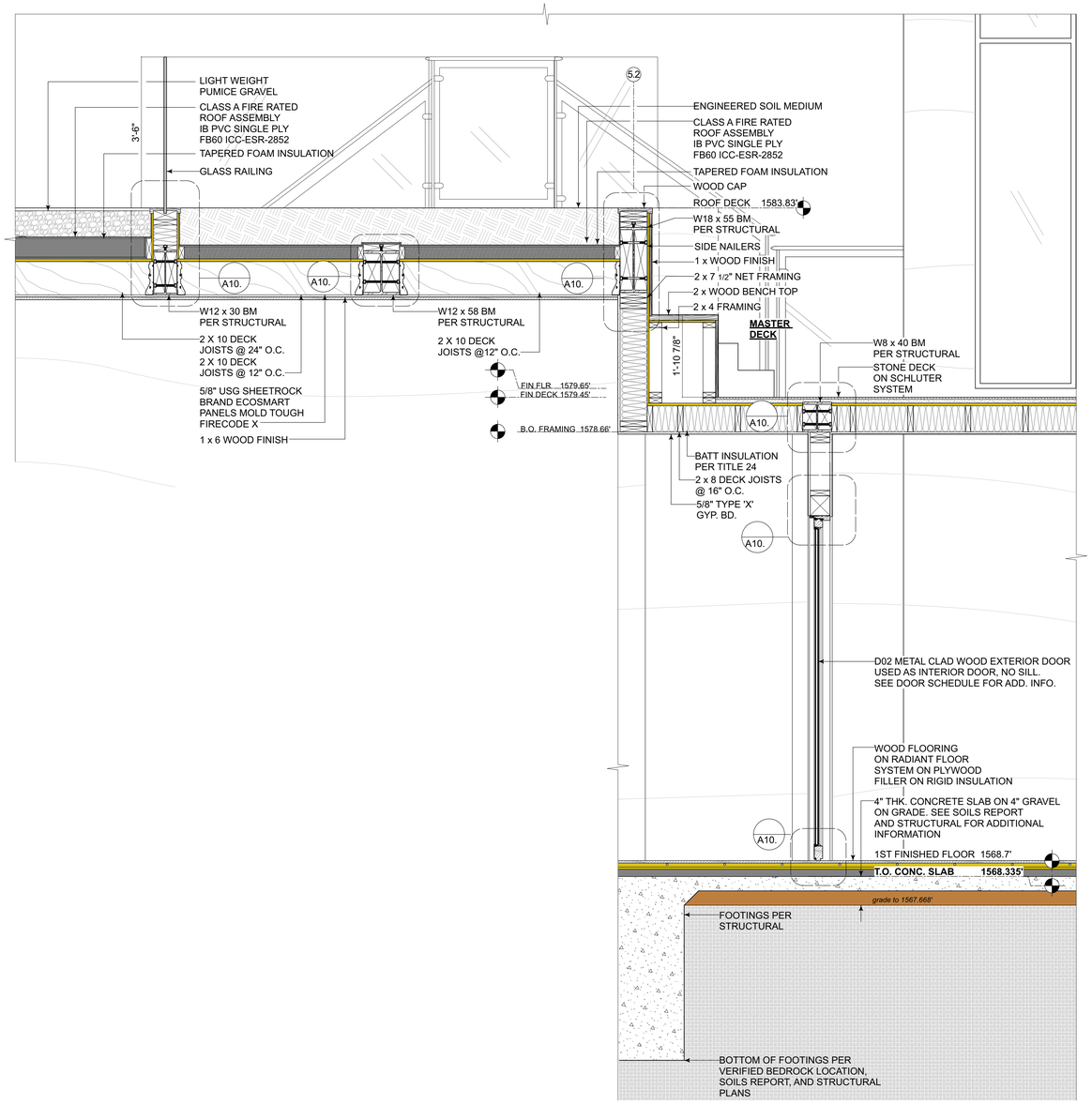
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

WALL SECTIONS 5-8
SCALE: 3/4"=1'-0"

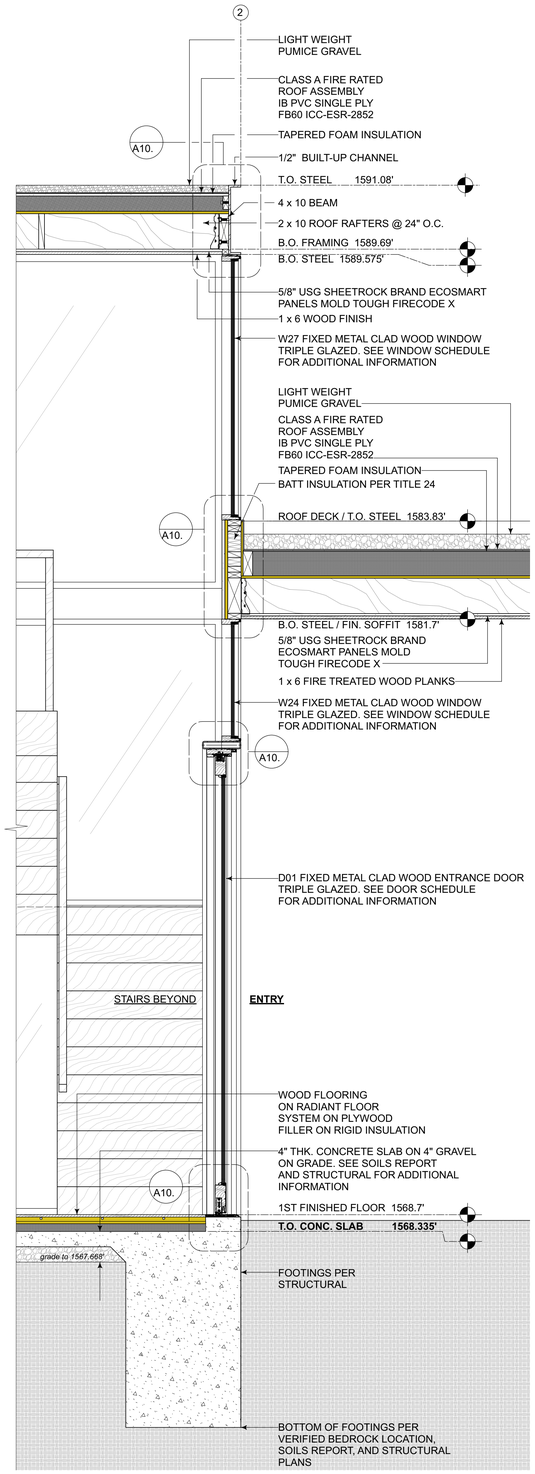
A6.2
OF 55 SHTS



WALL SECTION
building section CC 11



WALL SECTION
building section CC 10



WALL SECTION
building section CC 9

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

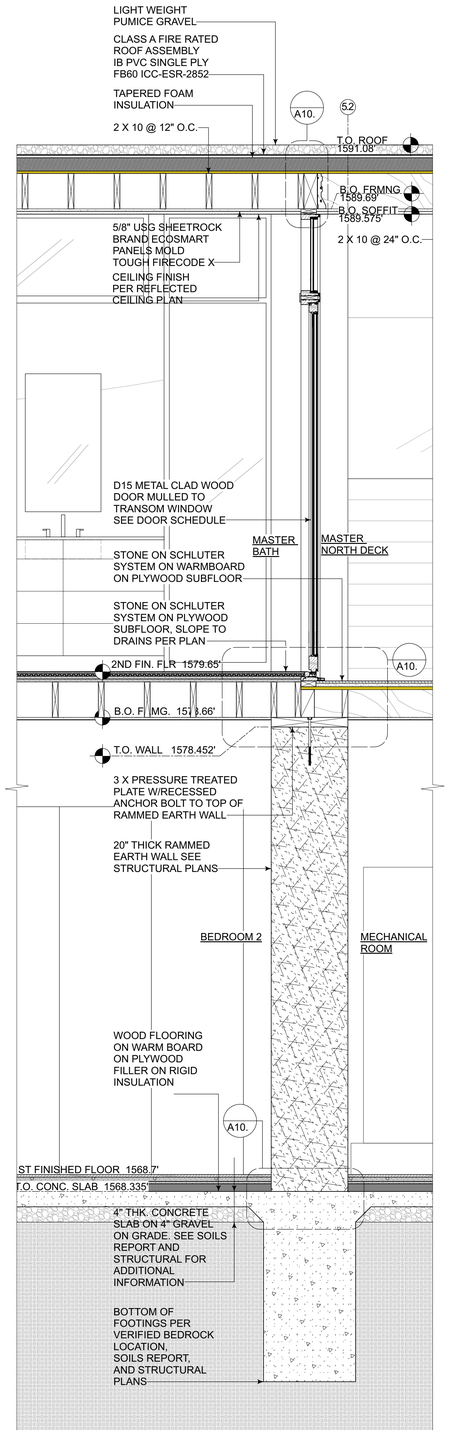
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS
2	8.24.22	FIRE DEPARTMENT ACCESS
3	10.1.23	LACDRP MCDP
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.
6	3.8.24	RPPL2020001110 - MCDP APPLICATION

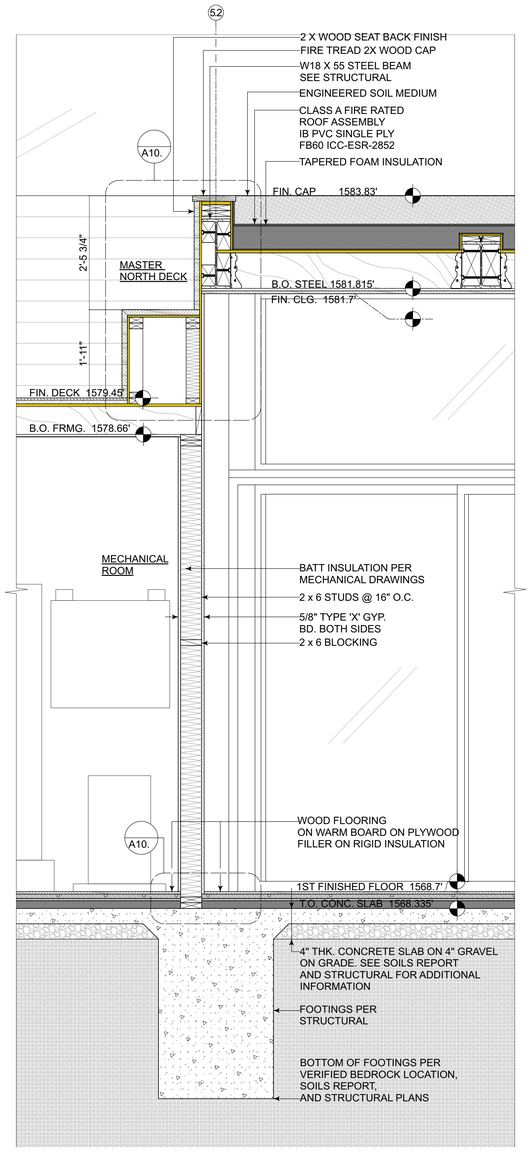
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

WALL SECTIONS 9-11
SCALE: 3/4"=1'-0"

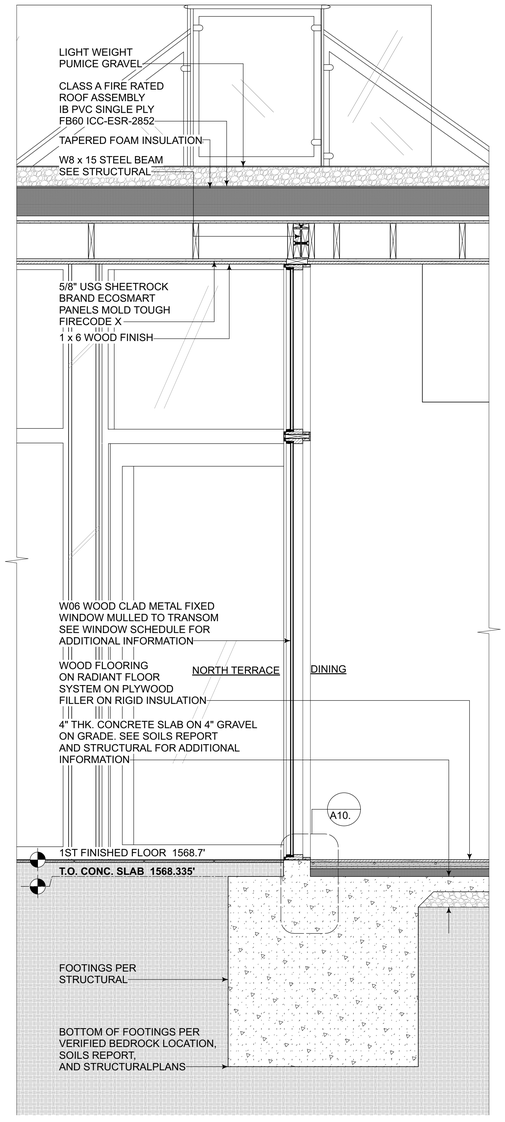
A6.3
OF 55 SHTS



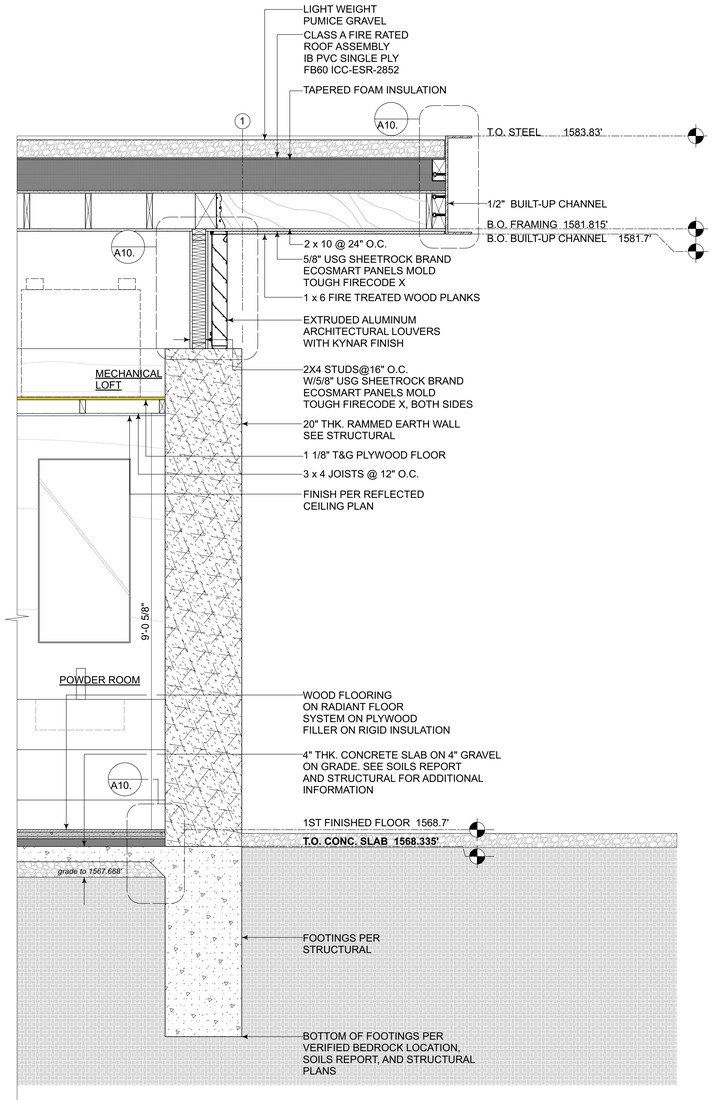
WALL SECTION
building section EE
15



WALL SECTION
building section EE
14



WALL SECTION
building section DD
13



WALL SECTION
building section DD
12

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

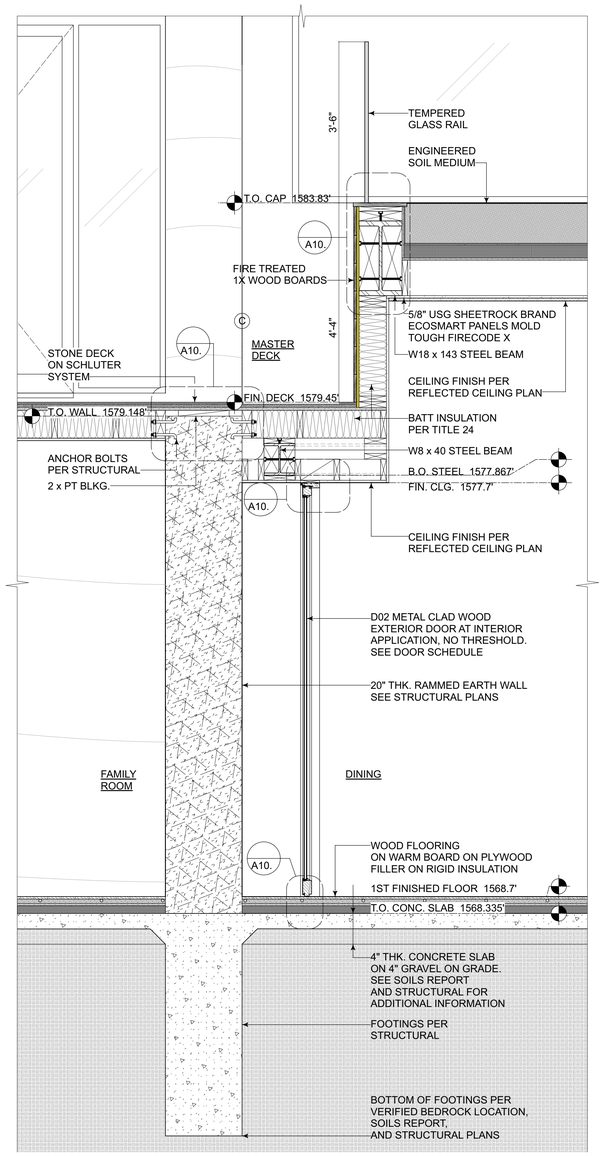
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

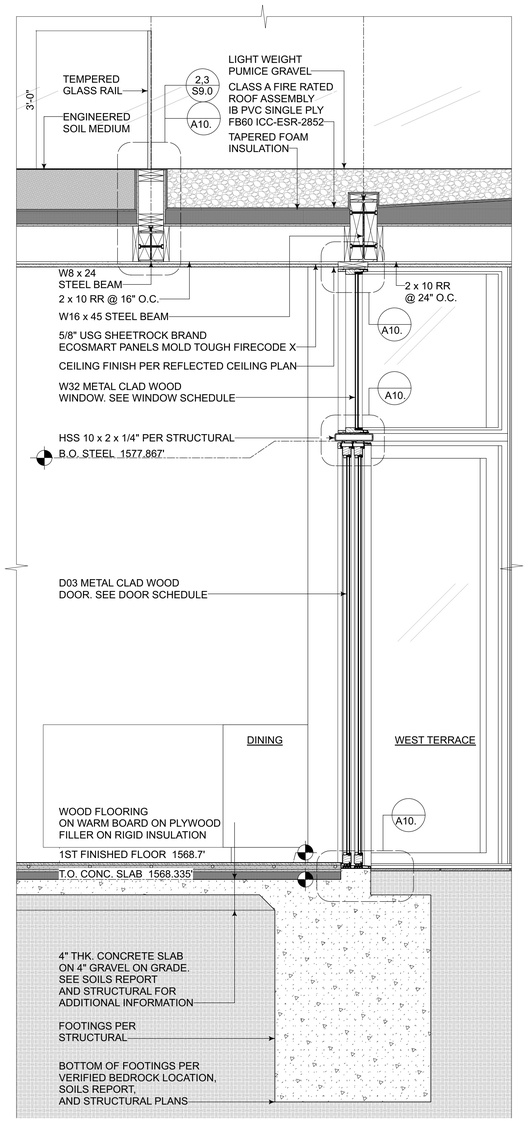
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

WALL SECTIONS 12-15
SCALE: 3/4"=1'-0"

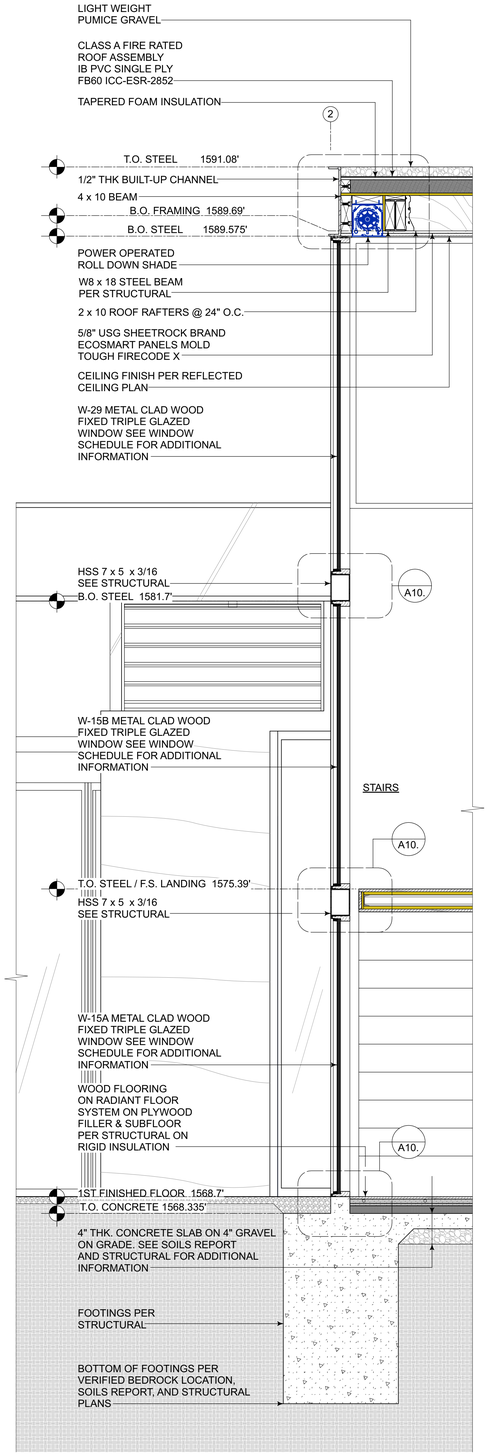
A6.4
OF 55 SHTS



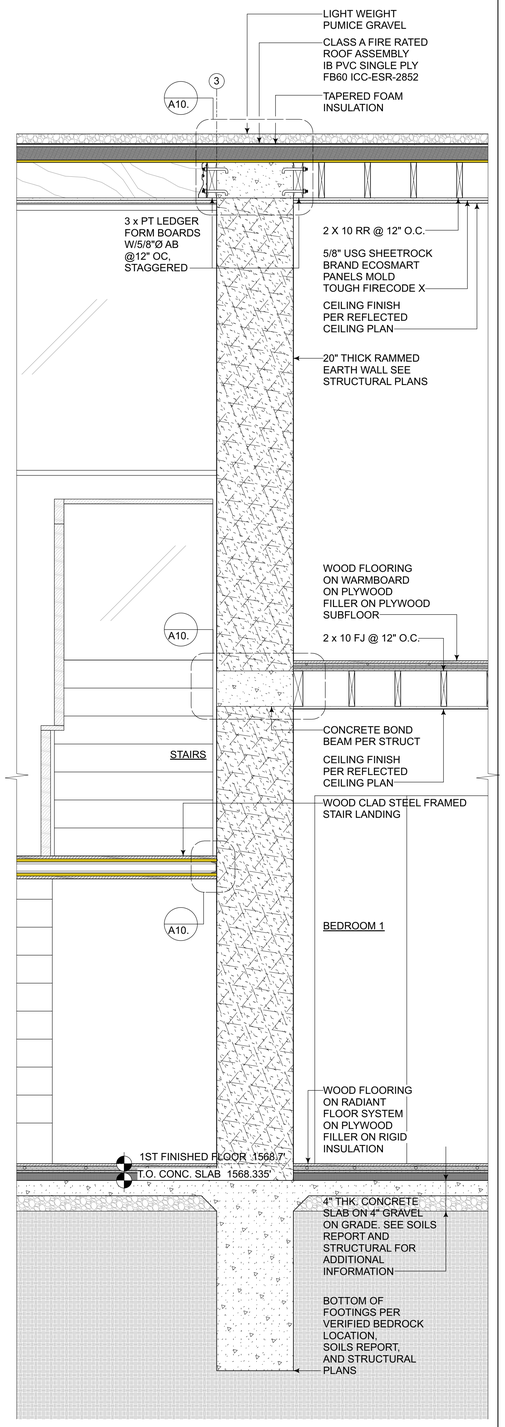
WALL SECTION
building section FF
19



WALL SECTION
building section FF
18



WALL SECTION
building section EE
17



WALL SECTION
building section EE
16

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

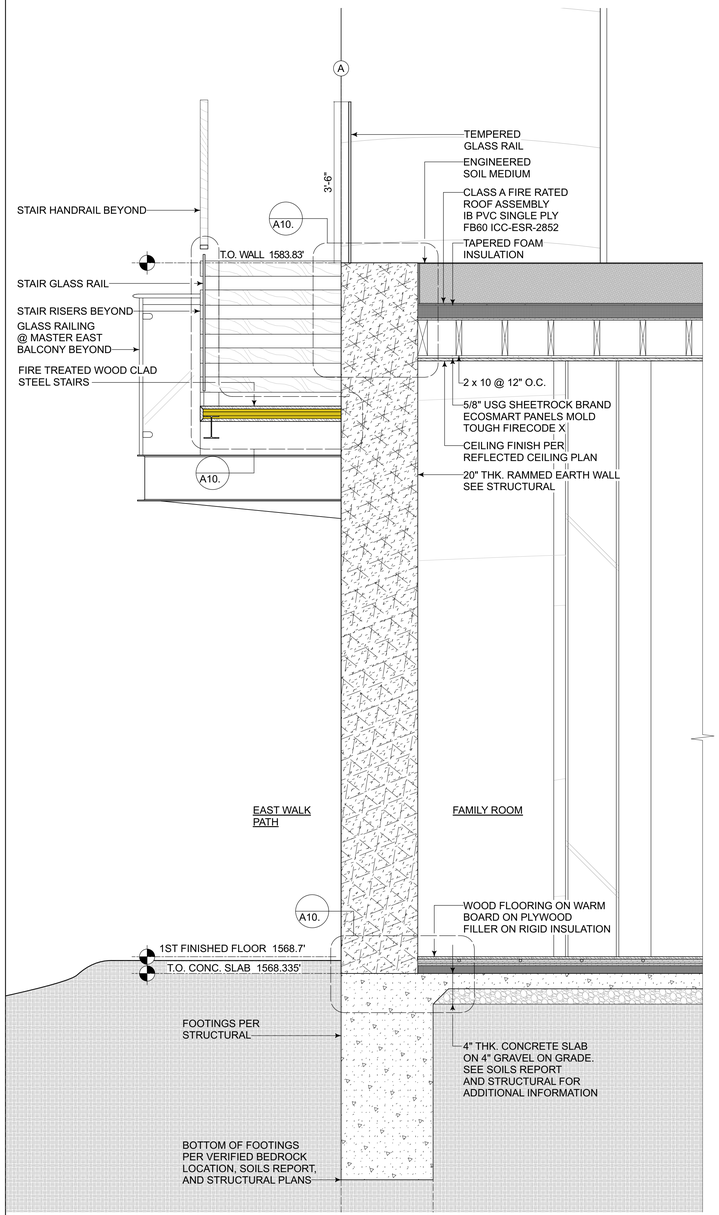
DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

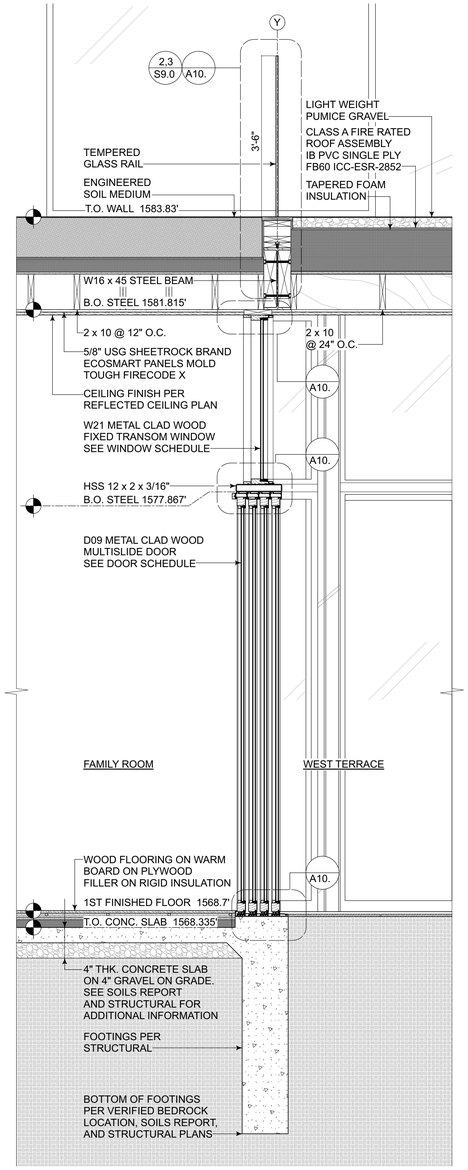
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

WALL SECTIONS 16-19
SCALE: 3/4"=1'-0"

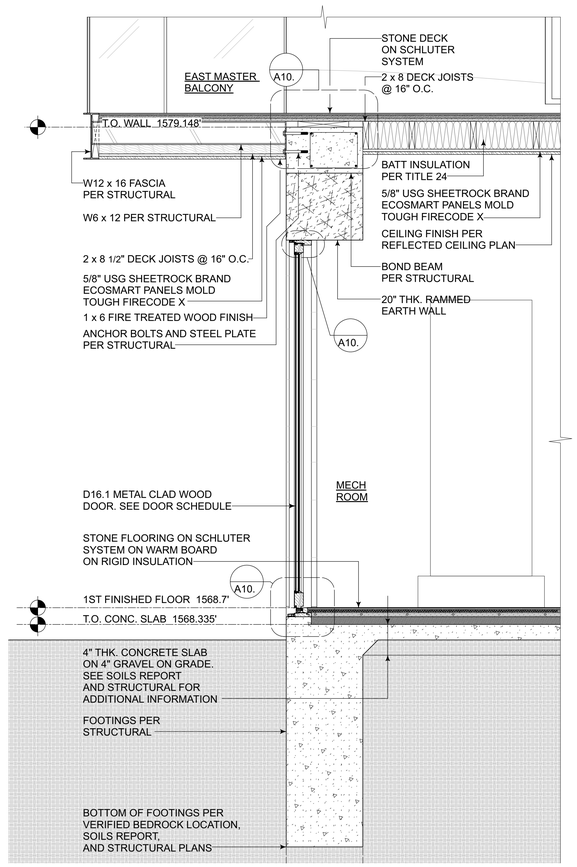
A6.5
OF 55 SHTS



WALL SECTION 22
building section GG



WALL SECTION 21
building section GG



WALL SECTION 20
building section FF

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H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

WALL SECTIONS 20-22
SCALE: 3/4"=1'-0"

A6.6
OF 55 SHTS

W I N D O W S C H E D U L E

UNIT NO	LOCATION	FRAME	ROUGH OPENING	SASH	OPERATION / STYLE	UNIT TYPE	MANUFACTURER	LITES	GLAZING				FRAME			SASH					FINISH		EGRESS	DETAILS			NOTES
									ASSEMBLY	U	SHGC	TEMP	DEPTH	HEIGHT	MATERIAL	DEPTH	HEIGHT	MATERIAL	HARDWARE	SCREEN	INT	EXT		HEAD	JAMB	SILL	
W-01	MAX BEDROOM	2'-5" x 5'-2"	2'-6" x 5'-3"	2'-2 1/4" x 4'-11 1/4"	CASEMENT (ROTOGEAR)	D	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	2 1/4"	2 3/16"	ALUMINUM CLAD DOUGLAS FIR	ROTOGEAR CONTEMPORARY MATTE BLACK	RETRACTABLE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	YES				
W-02	MAX BEDROOM	2'-5" x 5'-2"	2'-6" x 5'-3"	2'-2 1/4" x 4'-11 1/4"	CASEMENT (ROTOGEAR)	D	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	2 1/4"	2 3/16"	ALUMINUM CLAD DOUGLAS FIR	ROTOGEAR CONTEMPORARY MATTE BLACK	RETRACTABLE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	YES				
W-03	MAX & EMERSON BATHROOM	12'-5 3/4" x 5'-2"	12'-6 3/4" x 5'-3"	12'-4" x 4'-11 1/4"	MULTI-SLIDE DOOR OXO SILL SET @ COUNTER	E	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	8 11/16"	1 15/16"	ALUMINUM CLAD DOUGLAS FIR	2 3/16"	2 5/16"	ALUMINUM CLAD DOUGLAS FIR	SASH LOCK MATTE BLACK	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				DOOR UNIT USED AS SLIDING WINDOW
W-04	EMERSON BEDROOM	2'-5" x 5'-2"	2'-6" x 5'-3"	2'-2 1/4" x 4'-11 1/4"	CASEMENT (ROTOGEAR)	D	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	2 1/4"	2 3/16"	ALUMINUM CLAD DOUGLAS FIR	ROTOGEAR CONTEMPORARY MATTE BLACK	RETRACTABLE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	YES				
W-05	EMERSON BEDROOM	2'-5" x 5'-2"	2'-6" x 5'-3"	2'-2 1/4" x 4'-11 1/4"	CASEMENT (ROTOGEAR)	D	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	2 1/4"	2 3/16"	ALUMINUM CLAD DOUGLAS FIR	ROTOGEAR CONTEMPORARY MATTE BLACK	RETRACTABLE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	YES				
W-06	DINING ROOM	3'-3" x 12'-11 3/8"	3'-4" x 13'-0 3/8"	NONE	PICTURE DIRECT SET (FIXED)	G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-07	DINING ROOM	3'-3" x 9'-11 3/8"	3'-4" x 10'-0 3/8"	NONE	PICTURE DIRECT SET (FIXED)	G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-08	KITCHEN	15'-9 1/16" x 9'-11 3/8"	15'-10 3/16" x 9'-11 15/16"	15'-4 1/8" x 9'-8 3/16"	MULTI-SLIDE DOOR OXO SILL SET @ COUNTER	E	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	8 11/16"	1 15/16"	ALUMINUM CLAD DOUGLAS FIR	2 3/16"	2 5/16"	ALUMINUM CLAD DOUGLAS FIR	SASH LOCK MATTE BLACK	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				DOOR UNIT USED AS SLIDING WINDOW
W-09	GARAGE	6'-7 11/32" x 8'11 1/4"	6'-8 3/32" x 9'-0"	NONE	COMBINATION FIXED PICTURE DIRECT SET MULLED TO (2) LOWER AWNINGS XX	A	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				COMBINATION UNIT (1) UPPER PANEL 6'-8" x 7'-0" (2) LOWER PANELS 3'-4" x 2'-0"
W-10	GARAGE	6'-7 11/32" x 8'11 1/4"	6'-8 3/32" x 9'-0"	NONE	COMBINATION FIXED PICTURE DIRECT SET MULLED TO (2) LOWER AWNINGS XX	A	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				COMBINATION UNIT (1) UPPER PANEL 6'-8" x 7'-0" (2) LOWER PANELS 3'-4" x 2'-0"
W-11	GARAGE	10'-3 3/4" x 9'-0"	10'-4 1/2" x 9'-0 3/4"	NONE	COMBINATION FIXED PICTURE DIRECT SET MULLED TO (2) LOWER AWNINGS XX	A	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				COMBINATION UNIT (1) UPPER PANEL 10'-10" x 7'-0" (2) LOWER PANELS 5'-0" x 2'-0"
W-12	GARAGE	10'-3 3/4" x 9'-0"	10'-4 1/2" x 9'-0 3/4"	NONE	COMBINATION FIXED PICTURE DIRECT SET MULLED TO (2) LOWER AWNINGS XX	A	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				COMBINATION UNIT (1) UPPER PANEL 10'-10" x 7'-0" (2) LOWER PANELS 5'-0" x 2'-0"
W-13	POWDER ROOM	8 3/4" x 5'-2 3/4"	9 1/2" x 5'-3 1/2"	NONE	PICTURE DIRECT SET (FIXED)	B	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				CANTED WALL JAMB. SEE DETAILS AND ELEVATION
W-14A	STAIRS SOUTH 1ST FLOOR	7'-1" x 6'-1"	7'-1 3/4" x 6'-1 1/4"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm/Argon-3mm/Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-14B	STAIRS SOUTH 1ST FLOOR	7'-1" x 6'-2 5/16"	7'-1 3/4" x 6'-3 1/16"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm/Argon-3mm/Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-15A	STAIRS SOUTH 1ST FLOOR LOWER LEVEL	7'-1" x 6'-1"	7'-1 3/4" x 6'-1 1/4"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm/Argon-3mm/Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-15B	STAIRS SOUTH 1ST FLOOR MID LEVEL	7'-1" x 6'-2 5/16"	7'-1 3/4" x 6'-3 1/16"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm/Argon-3mm/Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-16	STAIRS EAST 1ST FLOOR BELOW LANDING	7'-1" x 6'-2"	7'-1 3/4" x 6'-2 3/4"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm/Argon-3mm/Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-17	STAIRS EAST 1ST FLOOR ABOVE LANDING	7'-1" x 6'-2"	7'-1 3/4" x 6'-2 3/4"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm/Argon-3mm/Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-18	FAMILY ROOM NORTH	4'-10 13/16" x 12'-11 5/8"	4'-11 9/16" x 13'-0 1/2"	NONE		G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-19	FAMILY ROOM NORTH	4'-10 13/16" x 12'-11 5/8"	4'-11 9/16" x 13'-0 1/2"	NONE		G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-20	FAMILY ROOM WEST	6'-4 3/4" x 12'-11 5/8"	6'-5 1/2" x 13'-0 1/2"	NONE		G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-21	FAMILY ROOM WEST	6'-4 3/4" x 12'-11 5/8"	6'-5 1/2" x 13'-0 1/2"	NONE		G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-22	FAMILY ROOM	4'-5" x 5'-2"	4'-6" x 5'-3"	4'-3 3/16" x 4'-11 1/4"	CASEMENT	F	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	2 1/4"	2 3/16"	ALUMINUM CLAD DOUGLAS FIR	SASH LOCK MATTE BLACK	RETRACTABLE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-23A	MASTER BEDROOM & BATHROOM WEST	6'-4 5/16" x 1'-10 7/8"	6'-5 1/16" x 1'-11 9/16"	NONE	PICTURE DIRECT SET (FIXED)	H	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-23B	MASTER BEDROOM & BATHROOM WEST	6'-0 11/16" x 1'-10 7/8"	6'-1 7/16" x 1'-11 9/16"	NONE	PICTURE DIRECT SET (FIXED)	H	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-23C	MASTER BEDROOM & BATHROOM WEST	8'-7 7/16" x 1'-10 7/8"	8'-8 3/16" x 1'-11 9/16"	NONE	PICTURE DIRECT SET (FIXED)	H	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-23D	MASTER BEDROOM & BATHROOM WEST	2'-3 1/4" x 1'-10 7/8"	2'-4" x 1'-11 9/16"	NONE	PICTURE DIRECT SET (FIXED)	G	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-24	CLERESTORY ABOVE MAIN ENTRY DOOR	6'-8" x 2'-7 3/4"	6'-8 3/4" x 2'-8 1/2"	NONE	PICTURE DIRECT SET (FIXED)	H	LOEWEN	1	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-25	STAIRS NORTH 2ND FLOOR	7'-8 1/2" x 5'-9 1/4"	7'-9 1/4" x 5'-10"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-26	STAIRS WEST 2ND FLOOR	7'-5 1/4" x 5'-9 1/4"	7'-6" x 5'-10"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-27	STAIRS SOUTH 2ND FLOOR	7'-8 1/2" x 7'-4 1/4"	7'-9 1/4" x 7'-5"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-28	STAIRS SOUTH 2ND FLOOR	7'-1" x 7'-4 1/4"	7'-1 3/4" x 7'-5"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-29	STAIRS SOUTH 2ND FLOOR	7'-1" x 7'-4 1/4"	7'-1 3/4" x 7'-5"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-30	STAIRS EAST 2ND FLOOR	7'-1" x 7'-4 1/4"	7'-1 3/4" x 7'-5"	NONE	PICTURE DIRECT SET (FIXED)	C	LOEWEN	1	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	5 3/4"	1 3/8"	ALUMINUM CLAD DOUGLAS FIR	NONE	NONE	NONE	NONE	NONE	CLEAR SEALED	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	NO				
W-31	DINING ROOM																										
W-32	DINING ROOM																										

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H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

WINDOW SCHEDULE
SCALE: VARIES

A 8.1
OF 55 SHTS

D O O R S C H E D U L E

NO	LOCATION	PANEL SIZE	FRAME SIZE	FRAME DEPTH	ROUGH OPENING	OPERATION STYLE	UNIT TYPE	RAILS				GLAZING				MANUFACTURER STYLE	FIRE RATED	FINISH				HARDWARE		DETAILS			NOTES
								THICK	BOTTOM HEIGHT	TOP HEIGHT	SIDES WIDTH	ASSEMBLY	U	SHGC	TEMP			FRAME		LEAF		HANDLES, KNOBS	HINGES, TRACKS	HEAD	JAMB	SILL	
																		INTERIOR	EXTERIOR	INTERIOR	EXTERIOR						
D-01	HOUSE ENTRY	6'-6 3/4" x 9'-11 1/4"	6'-9 7/8" x 10'-1 3/4"		6'-10 5/8" x 10'-2 5/16"	FULLY EQUIPPED PIVOT	A	2 7/8"	7 7/8"	5 7/8"	5 7/8"	LowE - 366 TRIPLE GLAZED 3mm-Argon-3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						RECESSED LOW PROFILE 1/2" TALL THRESHOLD FRITSJURGENS SYSTEM M+ PIVOT HARDWARE (SELF CLOSING)
D-02	DINING	PR 8'-10 1/8" x 8'-0"	9'-0" x 8'-0 15/16"		9'-0 3/4" x 8'-1 1/2"	TERRACE OUT-SWING; NO SILL.	J	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	CLEAR SEALED DOUGLAS FIR	CLEAR SEALED DOUGLAS FIR	CLEAR SEALED DOUGLAS FIR						
			14'-1 1/8" x 13'-2 1/2"	7 7/16"	14'-2 1/4" x 13'-3"	LIFT-SLIDE DOOR SEPARATE TRANSOM ABOVE HSS 10x2x3/16	C	3 3/16"	1 3/8"	1 3/8"	1 3/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						MULLED UNITS; 2-UNIT TRANSOM MULLED TOGETHER
D-03 DOOR UNIT	DINING	PER MANUFACTURER	13'-11 3/8" x 9'-4 1/16"		14'-0 1/8" x 9'-3 1/2"	LIFT-SLIDE	C	3 3/16"	3 1/2"	3 1/2"	3 1/2"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						MULLED UNITS
D-04 TOTAL UNIT	KITCHEN	N/A	3'-11" x 13'-2 1/2"		3'-11 3/4" x 13'-3"	TERRACE OUT-SWING W/DIRECT SET TRANSOM	D	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-04 DOOR UNIT	KITCHEN	3'-9 1/8" x 9'-0 1/4"	N/A		N/A	TERRACE OUT-SWING	D	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-05	GARAGE TO PANTRY	3'-0" x 8'-0"	3'-1 7/8" x 8'-0 15/16"		3'-3" x 8'-1 1/2"	TERRACE IN-SWING	G	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	YES	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						OMIT SILL
D-06	GARAGE TO MUDROOM	3'-0" x 8'-0"	3'-1 7/8" x 8'-0 15/16"		3'-3" x 8'-1 1/2"	TERRACE IN-SWING	G	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	YES	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						OMIT SILL
D-07	GARAGE WEST	PR 6'-5 3/32" x 8'-8 15/16"	6'-6 31/32" x 9'-0"		6'-8 3/32" x 9'-0 9/16"	TERRACE OUT-SWING	E	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-08	GARAGE SOUTH CAR ENTRANCE	WIDTHS - PER MANUF. 8'-10 1/16" X PANEL HEIGHT	20'-5 3/16" x 9'-1 1/4"		20'-6 5/16" x 9'-1 3/4"	MULTI-SLIDE XXXO	F	2 3/16"	2 5/16"	2 5/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						AUTOMATED
D-09	FAMILY ROOM WEST	2'-8 5/8" x 8'-0"	2'-10 3/8" x 8'-3 1/16"		2'-11 1/2" x 8'-3 5/8"	TERRACE IN-SWING	G	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-10 TOTAL UNIT	FAMILY ROOM NORTH	N/A	6'-4 3/8" x 13'-0 1/2"		6'-5 1/2" x 13'-1 1/16"	PIVOT DOOR SEPARATE TRANSOM ABOVE HSS 10x2x3/16	B	7 3/4"	1 3/8"	1 3/8"	1 3/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-10 DOOR UNIT	FAMILY ROOM WEST	6'-1 1/4" x 9'-0 1/4"	N/A		N/A	PIVOT DOOR IN CURTAIN WALL	B	2 7/8"	7 7/8"	5 7/8"	5 7/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						RECESSED LOW PROFILE 1/2" TALL THRESHOLD FRITSJURGENS SYSTEM M+ PIVOT HARDWARE (SELF CLOSING)
D-11	MASTER FOYER FROM STAIRS	2'-8" x 8'-0"	2'-9 7/8" x 8'-0 15/16"		2'-11" x 8'-1 1/2"	TERRACE IN-SWING	G	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						OMIT SILL
D-12 TOTAL UNIT	MASTER FOYER TO WEST DECK	N/A	3'-1 7/8" x 10'-1 15/16"		3'-2 5/8" x 10'-2 1/2"	TERRACE OUT-SWING MULLED TO FIXED PICTURE TRANSOM	D		SEE DETAILS			LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-12 DOOR UNIT	MASTER FOYER TO WEST DECK	3'-0" x 8'-0"	N/A		N/A	TERRACE OUT-SWING	D	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-13 TOTAL UNIT	MASTER BEDROOM TO WEST DECK SOUTH UNIT	N/A	5'-6 3/4" x 10'-1 15/16"		5'-7 1/2" x 10'-2 1/2"	TERRACE IN-SWING MULLED TO FIXED PICTURE TRANSOM	H		SEE DETAILS			LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-13 DOOR UNIT	MASTER BEDROOM TO WEST DECK SOUTH UNIT	PR 5'-4 7/8" x 8'-0"	N/A		N/A	TERRACE IN-SWING XO	H	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-14 TOTAL UNIT	MASTER BEDROOM TO WEST DECK NORTH UNIT	N/A	5'-6 3/4" x 10'-1 15/16"		5'-7 1/2" x 10'-2 1/2"	TERRACE IN-SWING MULLED TO FIXED PICTURE TRANSOM	H		SEE DETAILS			LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-14 DOOR UNIT	MASTER BEDROOM TO WEST DECK NORTH UNIT	PR 5'-4 7/8" x 8'-0"	N/A		N/A	TERRACE IN-SWING XX	H	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-15P	MASTER BATH TO NORTH DECK	3'-0" x 8'-0"	N/A		N/A	TERRACE OUT-SWING IN COMB. UNIT	I	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-15 LSL	MASTER BATH TO NORTH DECK	N/A	6'-3 7/8" x 9'-11 9/16"		6'-4 1/4" x 10'-0 1/8"	FIXED PICTURE LEFT SIDE LIGHT MULLED TO DOOR & D15 TRANSOM	I	5"	1 3/8"	1 3/8"	1 3/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-15 RSL	MASTER BATH TO NORTH DECK	N/A	2'-0" x 8'-0"		1'-11 5/8" x 8'-0"	FIXED PICTURE RIGHT SIDE LIGHT MULLED TO DOOR & D15 TRANSOM	I	5"	1 3/8"	1 3/8"	1 3/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-15 TRA	MASTER BATH TO NORTH DECK	N/A	5'-2 7/8" x 1'-11 9/16"		5'-3 1/4" x 2'-0 1/8"	FIXED PICTURE TRANSOM MULLED TO DOOR	I	5"	1 3/8"	1 3/8"	1 3/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-15 TU	MASTER BATH TO NORTH DECK	N/A	11'-5 3/8" x 9'-11 9/16"		11'-6 1/8" x 10'-0 1/8"	COMBINATION TOTAL UNIT OVERALL	I	5"	1 3/8"	1 3/8"	1 3/8"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-16	MASTER BEDROOM TO EAST BALCONY	2'-8" x 8'-0"	2'-9 7/8" x 8'-3 7/16"		2'-11" x 8'-4"	TERRACE OUT-SWING	G	2 3/8"	4 5/16"	2 15/16"	2 15/16"	LowE - 366 DOUBLE GLAZED 3mm-Argon-3mm	0.21	0.23	YES	LOEWEN CONTEMPORARY NARROW STILE	NO	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK	CLEAR SEALED DOUGLAS FIR	ALUMINUM CLAD STANDARD PAINT PALETTE STEEL MATTE BLACK						
D-16.1	MECHANICAL CLOSET	2'-10" x 8'-0"	3'-0" x 8'-3 7/16"		3'-0 3/4" x 8'-4"	TERRACE OUT-SWING									NO											
D-17	POWDER ROOM	2'-8" x 8'-0"	2'-9 1/2" x 8'-0 3/4"		2'-10" x 8'-2 1/2"	SWING		N/A	N/A	N/A	N/A	N/A	N/A	N/A		TRUESTILE	NO	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	PRIVACY	4"x4" BUTT HINGE;2 PAIR SQ. CORNERS 10B FINISH, EMTEK				LSL CORE; 3/4" LSL CROSS BAND, HDF BACKER; 5/8" HARDWOOD LUMBER BANDS, 4-SIDES; 1/16" VENEER, 5"-6" MIN. WIDTHS
D-18	LAUNDRY ROOM	2'-8" x 8'-0"	2'-9 1/2" x 8'-0 3/4"		2'-10" x 8'-2 1/2"	SWING		N/A	N/A	N/A	N/A	N/A	N/A	N/A		TRUESTILE	NO	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	PASSAGE	4"x4" BUTT HINGE;2 PAIR SQ. CORNERS 10B FINISH, EMTEK				LSL CORE; 3/4" LSL CROSS BAND, HDF BACKER; 5/8" HARDWOOD LUMBER BANDS, 4-SIDES; 1/16" VENEER, 5"-6" MIN. WIDTHS
D-19	COAT CLOSET	2'-8" x 8'-0"	2'-9 1/2" x 8'-0 3/4"		2'-10" x 8'-2 1/2"	BIPASS		N/A	N/A	N/A	N/A	N/A	N/A	N/A		TRUESTILE	NO	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	DUMMY	4"x4" BUTT HINGE;2 PAIR SQ. CORNERS 10B FINISH, EMTEK				LSL CORE; 3/4" LSL CROSS BAND, HDF BACKER; 5/8" HARDWOOD LUMBER BANDS, 4-SIDES; 1/16" VENEER, 5"-6" MIN. WIDTHS
D-20	ELECTRONICS CLOSET	PR 2'-5" x 8'-0"	2'-6 1/2" x 8'-0 3/4"		2'-7" x 8'-2 1/2"	DOUBLE BI-PART		N/A	N/A	N/A	N/A	N/A	N/A	N/A		TRUESTILE	NO	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	DUMMY	4"x4" BUTT HINGE;2 PAIR SQ. CORNERS 10B FINISH, EMTEK				LSL CORE; 3/4" LSL CROSS BAND, HDF BACKER; 5/8" HARDWOOD LUMBER BANDS, 4-SIDES; 1/16" VENEER, 5"-6" MIN. WIDTHS
D-21	KITCHEN / PANTRY	3'-10" x 8'-0"	3'-11 1/2" x 8'-0 3/4"		4'-0" x 8'-2 1/2"	DOUBLE ACTING DOUBLE BI-PART		N/A	N/A	N/A	N/A	N/A	N/A	N/A		TRUESTILE	NO	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	VERTICAL GRAIN DOUGLAS FIR CLEAR SEALED	PUSH PLATE 10B FINISH	SALOON DOOR HINGE 10B FINISH				LSL CORE; 3/4" LSL CROSS BAND, HDF BACKER; 5/8" HARDWOOD LUMBER BANDS, 4-SIDES; 1/16" VENEER, 5"-6" MIN. WIDTHS
D-22																											
D-23																											
D-24																											
D-25																											
D-26																											
D-27																											
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D-29																											

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DRAWING ISSUE

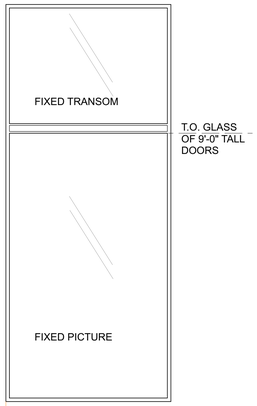
ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

DOOR SCHEDULE
SCALE:

A 8.2
OF 55 SHTS

WINDOW TYPE H



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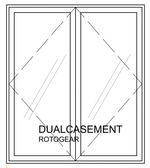

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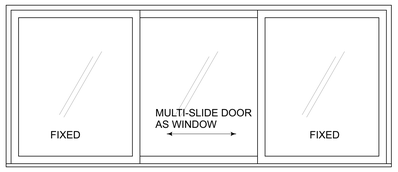
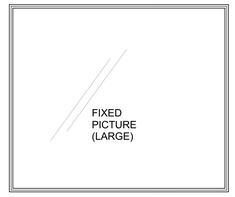
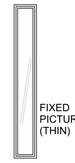


WINDOW TYPE E

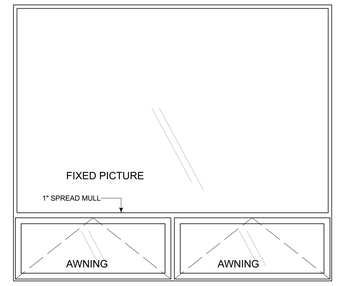
WINDOW TYPE D



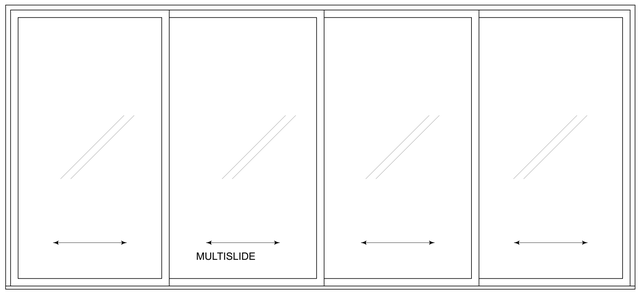
WINDOW TYPE C



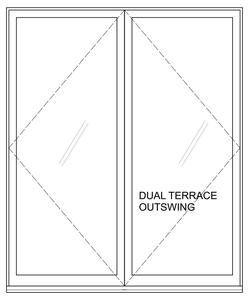
WINDOW TYPE B



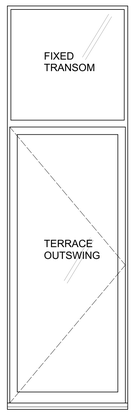
WINDOW TYPE A



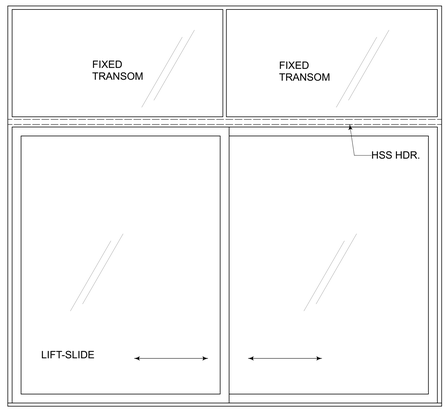
DOOR TYPE F



DOOR TYPE E



DOOR TYPE D



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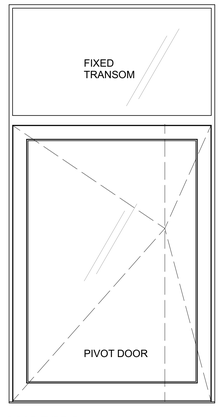

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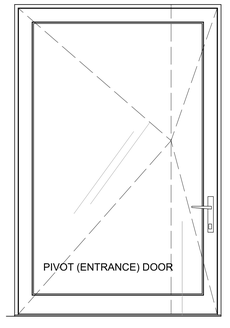
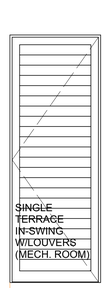
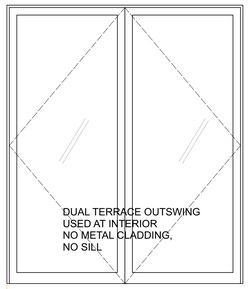


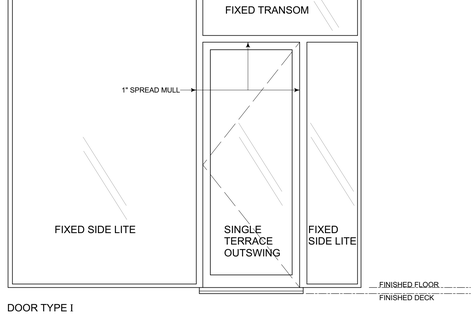
DOOR TYPE A



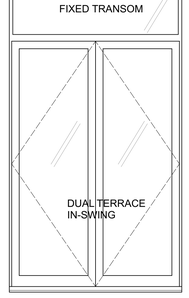
DOOR TYPE K



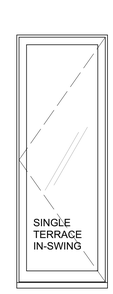
DOOR TYPE J



DOOR TYPE I



DOOR TYPE H



DOOR TYPE G

LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

DOOR & WINDOW TYPES
SCALE:1/2" = 1'-0"

A8.25
OF 55 SHTS

ELECTRICAL FIXTURE & CONTROL LEGEND

SMOKE AND CARBON DIOXIDE DETECTOR
PROVIDE APPROVED AUTOMATIC SMOKE DETECTOR
(110V CURRENT HARD WIRED TO BUILDING W/BATTERY
BACKUP AND LOW BATTERY SIGNAL)
DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL
SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY
SERVE. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE
THEIR PRIMARY SOURCE FROM THE BUILDING WIRING AND SHALL
BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION
OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE
INDIVIDUAL DWELLING UNIT [907.2.10.5]. DETECTORS SHALL BE LOCATED
IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA
IN THE IMMEDIATE VICINITY OF THE BEDROOMS [CRC R314.3]

PROVIDE U.L. 2034 / 2075 RATED CARBON MONOXIDE ALARMS:
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL
NEW CONSTRUCTION SLEEPING UNITS CONTAINING A FUEL-BURNING
APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE
LOCATED IN EACH AREA LEADING TO A BEDROOM AND ON EVERY LEVEL.
[CRC R315]
IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED
AND HARD-WIRED. [CRC R315.1.1 & R315.1.2]
ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND
OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
[CRC R314.3]

- WALL MOUNTED LIGHT FIXTURE,EXTERIOR: BELFER LIGHTING WS 6215-LED-ELVT1-DW WEDGE WALL MOUNT SCONCE
- WALL MOUNTED LIGHT FIXTURE,INTERIOR
- CEILING MOUNTED LIGHT FIXTURE, LED
- 5-INCH LED RECESSED CAN ADJUSTABLE SQUARE GIMBAL HALO H4 LED GIMBAL 2ND GENERATION 2700K TRIM & LIGHT ENGINE, 90 CRI. HIGH EFFICACY LED
- 5" RECESSED LIGHT FIXTURE, LED, INTERIOR, FLOOR MTD.
- 5" RECESSED LIGHT FIXTURE, LED, EXTERIOR
- PENDANT LIGHT, BY OWNER
- ACCENT INTERIOR: WALL WASHER: RECESSED LED STRIP LIGHTS MANUFACTURER T.B.D.
- AMBIENT INTERIOR: 1-INCH RECESSED LINEAR LED LIGHT ALCON 12100-10-R 4', 6', 8' (LENGTH T.B.D.)
- W — AMBIENT EXTERIOR: 0.8-INCH WET LOCATION RECESSED LINEAR LED LIGHT ALCON 12100-8-R 4', 6', 8' (LENGTH T.B.D.)
- BASE LIGHTING: STRAIGHT TOE-KICK LED BASEBOARD LIGHT STRIP ALCON MODEL 15244-S 2', 3', 4', 5', 6' (LENGTH T.B.D.) SEE POWER PLAN FOR LAYOUT
- 0.75-INCH SLIM LED LINEAR CEILING LIGHT SURFACE MOUNTED 24V 95 CRI; MOUNTED ON TOP OF WALL FOR UP-LIGHTING
- UNDER CABINET LED LIGHT

- EF — BATH EXHAUST FAN
- W — WET / DAMP LOCATION
- CENTER LINE OF FIXTURE LAMP LENS
- S — SPEAKER
- SECURITY LIGHTING

- $ — CONTROL, 2 WAY
- $ 3 — CONTROL, 3 WAY
- $D — CONTROL, 2 WAY W/DIMMER
- $D,3 — CONTROL, 3 WAY W/DIMMER
- $D,4 — CONTROL, 4 WAY W/DIMMER
- $ FAN — CONTROL, 2 WAY: FAN CONTROL (NON-VARIABLE SPEED)
- $ HTR — CONTROL, 2 WAY: HEATER CONTROL (NON-VARIABLE SPEED)
- $FAN/LT — CONTROL, 2 WAY: FAN / LIGHT CONTROL
- $ FAN/HT — CONTROL, 2 WAY: FAN / HEAT CONTROL
- $J — CONTROL, RECESSED JAMB BUTTON
- $T — CONTROL, TIMER
- $WP — LIGHT CONTROL, WATERPROOF COVER
- $ at — LIGHT CONTROL, ASTRONOMICAL TIMECLOCK
  24-hour programmable
  indoor timer with astronomical clock
- $VS — 2 WAY CONTROL W/ VACANCY SENSOR
- $ DVS — 2 WAY CONTROL W/DIMMER & VACANCY SENSOR
- $3VS — 3 WAY CONTROL W/ VACANCY SENSOR
- $3DVS — 3 WAY CONTROL W/DIMMER & VACANCY SENSOR
- $4VS — 4 WAY CONTROL W/ VACANCY SENSOR
- $ 4DVS — 4 WAY CONTROL W/DIMMER & VACANCY SENSOR

LUTRON PALLADIOM KEYPADS
FORM: INTERNATIONAL SQUARE
CONFIGURATION: SEE PLAN CONTROL LOCATIONS
FINISH: ARCHITECTURAL METAL
COLOR: ANTQUE BRASS

LIGHTING AND SWITCHING NOTES

1. LUTRON DIVA DIMMER & SWITCH

2. ALL SWITCHES TO BE MOUNTED VERTICALLY 36" A.F.F. AND ALIGN W/ OUTLETS WHEN POSSIBLE

3. ALL LIGHTING TO BE HIGH EFFICACY

4. ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY PER ENERGY 150.0(K)(3) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS BELOW, AND CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR CONTROLLED BY ONE OF THE FOLLOWING METHODS: (1) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, (2)ASTRONOMICAL TIME CLOCK; (3) ENERGY MANAGEMENT CONTROL SYSTEM.

ELECTRICAL POWER & LOW VOLT LEGEND

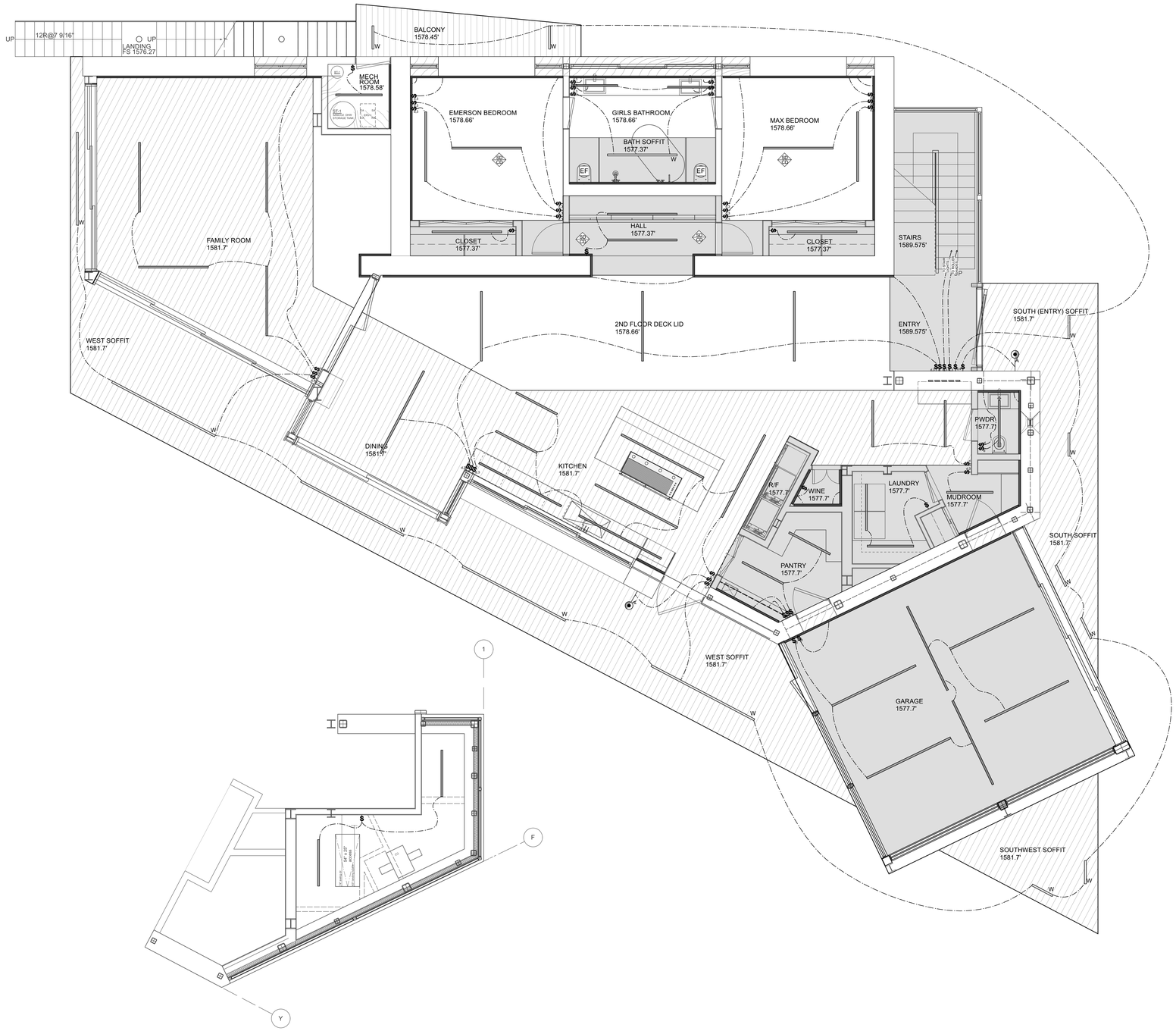
STANDARD RECEPTACLE: LUTRON CAR-15-WH
WALL PLATE:LUTRONCW-1
TAMPER RESISTANT: LUTRON CARS-15-TR-WH
GFCI: LUTRON CAR-15-GFST-WH

1. ALL ELECTRICAL DEVICES TO BE INSTALLED STRAIGHT, PLUMB AND SQUARE
2. ALL OUTLETS TO BE MTD. VERTICALLY 12" A.F.F. OR AS NOTED ON ELECT. PLAN
3. ALL DATA & TELEPHONE WIRING TO BE CAT. 6.
4. ALL 125-VOLT, 15-AMP, AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12]
5. ALL OUTLETS TO BE ARC FAULT CIRCUIT INTERRUPTER TYPE THROUGHOUT DWELLING, OTHER THAN GFCI OUTLETS.
6. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS.
7. AT LEAST ONE 30-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
8. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
9. PROVIDE (2) GFCI, WP RECEPTACLES AT UNDER FLOOR CRAWL SPACE WHERE APPLICABLE.
10. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
11. 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*.
12. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

- DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O.
- gfci — DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER
- wp — DUPLEX RECEPTACLE, WATERPROOF, GFCI, TAMPER RESISTANT PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E)
- 15v ded cir — DUPLEX RECEPTACLE, 115V, DEDICATED CIRCUIT
- 208/240v 40a — 208/240VAC, 40 AMP. FOR EVSE. SEE NOTES 10,11
- 240v 50a — 4-WIRE GROUND. 240VAC, 50 AMP. UNIT IS EQUIPPED W/NO.10 GROUND WIRE IN CONDUIT. SHOULD BE FUSED SEPARATELY.
- 20a ded — DUPLEX RECEPTACLE, TO 20 AMP DEDICATED CIRCUIT
- 125v NEMA 5-15R 20a — DUPLEX RECEPTACLE FOR DISHWASHER
- s — DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O. SHALLOW OUTLET BOX (FOR 2X FLAT FRAMED WALLS)
- a — CONVENIENCE OUTLET OR HARDWIRED. BUILDER TO CONFIRM SPECIFICATIONS WITH APPLIANCE MANUFACTURERS LITERATURE PRIOR TO WIRE AND OUTLET TYPE INSTALLATION
- QUAD. OUTLET, W/ MULTI-GANG WALLPLATE COLOR - WHITE, SEE ELEVATIONS AND PLAN FOR HEIGHTS
- QUAD. OUTLET W/ TEL. & DATA (1) PORT "LUTRON" NOVA-T SERIES, W/ MULTI-GANG WALLPLATE#NT-TDRR-FB-WH, SEE ELEVATIONS FOR HEIGHTS, (PROVIDE MTL. SHIELD IN GANG BOXBET. ELEC. & TEL/DATA) COLOR - WHITE, SEE ELEVATIONS AND PLAN FOR HEIGHTS
- gfci — DUPLEX RECEPTACLE, POP UP COUNTER UNIT. LEW PUFP-CT-SS RECEPTACLE, 1-GANG COUNTERBOX ASSEMBLY W/ GROUND FAULT CIRCUIT INTERRUPTER
- flr — QUAD. OUTLET FLOOR MOUNTED
- tel — QUAD. OUTLET FLOOR MOUNTED W/TEL OUTLET
- WP — QUAD OUTLET, DECK MOUNTED. WATERPROOF, GFCI, TAMPER RESISTANT PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E)

- J — JUNCTION BOX
- HARDWIRE DIRECT WITH SEPARATE 15A, MIN. 2 WIRE W/ GROUND CIRCUIT
- CATV — CABLE TELEVISION OUTLET; WALL MOUNTED 6" AFF, UNO
- TELEPHONE OUTLET ; WALL MOUNTED 6" AFF, UNO
- ETHERNET OUTLET ; WALL MOUNTED 6" AFF, UNO
- TELEPHONE OUTLET ; FLOOR MOUNTED
- INTERCOM / DOOR & PROPERTY GATE OPENER; WALL MOUNTED 60" AFF, UNO
- DIGITAL SERVER LINE; WALL MOUNTED 6" AFF, UNO.
- M — 400 AMP MAIN SERVICE / METER *EATON CUTLER HAMMER* 3 PHASE, 4 WIRE
- 150 AMP SUBPANEL, 40 BREAKERS
- BACK UP BATTERY

- PV — PHOTO VOLTAIC SOLAR PANEL. FINAL DESIGN AND SPECIFICATIONS DESIGN-BUILD BY SOLAR POWER SUBCONTRACTOR. APPROVAL AND PERMITTING TO BE DEFERRED PERMIT



LEE JUBAS ARCHITECTS
304 S BROADWAY suite 205
LOS ANGELES CA 90013
310.502.1449 LEE@JUBASAIA.COM

DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE.						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

REFLECTED CEILING
LIGHTING PLAN
1ST FLOOR SCALE: 1/4"=1'-0"

A9.1
OF 55 SHTS

ELECTRICAL FIXTURE & CONTROL LEGEND

SMOKE AND CARBON DIOXIDE DETECTOR
PROVIDE APPROVED AUTOMATIC SMOKE DETECTOR (110V CURRENT HARD WIRED TO BUILDING W/BATTERY BACKUP AND LOW BATTERY SIGNAL)
DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT [907.2.10.5]. DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS [CRC R314.3]

PROVIDE U.L. 2034 / 2075 RATED CARBON MONOXIDE ALARMS:
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION SLEEPING UNITS CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE LOCATED IN EACH AREA LEADING TO A BEDROOM AND ON EVERY LEVEL. [CRC R315]
IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARD-WIRED. [CRC R315.1.1 & R315.1.2]
ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS [CRC R314.3]

- WALL MOUNTED LIGHT FIXTURE,EXTERIOR: BELFER LIGHTING WS 6215-LED-ELVT1-DW WEDGE WALL MOUNT SCONCE
- WALL MOUNTED LIGHT FIXTURE,INTERIOR
- CEILING MOUNTED LIGHT FIXTURE, LED
- 5-INCH LED RECESSED CAN ADJUSTABLE SQUARE GIMBAL HALO H4 LED GIMBAL 2ND GENERATION 2700K TRIM & LIGHT ENGINE. 90 CRI. HIGH EFFICACY LED
- 5" RECESSED LIGHT FIXTURE, LED, INTERIOR, FLOOR MTD.
- 5" RECESSED LIGHT FIXTURE, LED, EXTERIOR
- PENDANT LIGHT, BY OWNER
- ACCENT INTERIOR; WALL WASHER: RECESSED LED STRIP LIGHTS MANUFACTURER T.B.D.
- AMBIENT INTERIOR: 1-INCH RECESSED LINEAR LED LIGHT ALCON 12100-10-R 4', 6', 8' (LENGTH T.B.D.)
- W — AMBIENT EXTERIOR: 0.8-INCH WET LOCATION RECESSED LINEAR LED LIGHT ALCON 12100-8-R 4', 6', 8' (LENGTH T.B.D.)
- BASE LIGHTING: STRAIGHT TOE-KICK LED BASEBOARD LIGHT STRIP ALCON MODEL 15244-S 2', 3', 4', 5', 6' (LENGTH T.B.D.) SEE POWER PLAN FOR LAYOUT
- 0.75-INCH SLIM LED LINEAR CEILING LIGHT SURFACE MOUNTED 24V 95 CRI; MOUNTED ON TOP OF WALL FOR UP-LIGHTING
- UNDER CABINET LED LIGHT
- EF — BATH EXHAUST FAN
- W — WET / DAMP LOCATION
- CENTER LINE OF FIXTURE LAMP LENS
- S — SPEAKER
- SECURITY LIGHTING

- $ — CONTROL, 2 WAY
- $3 — CONTROL, 3 WAY
- $D — CONTROL, 2 WAY W/DIMMER
- $D,3 — CONTROL, 3 WAY W/DIMMER
- $D,4 — CONTROL, 4 WAY W/DIMMER
- $FAN — CONTROL, 2 WAY: FAN CONTROL (NON-VARIABLE SPEED)
- $HTR — CONTROL, 2 WAY: HEATER CONTROL (NON-VARIABLE SPEED)
- $FAN/LT — CONTROL, 2 WAY: FAN / LIGHT CONTROL
- $FAN/HT — CONTROL, 2 WAY: FAN / HEAT CONTROL
- $J — CONTROL, RECESSED JAMB BUTTON
- $T — CONTROL, TIMER
- $WP — LIGHT CONTROL, WATERPROOF COVER
- $at — LIGHT CONTROL, ASTRONOMICAL TIMECLOCK
  24-hour programmable
  indoor timer with astronomical clock
- $VS — 2 WAY CONTROL W/ VACANCY SENSOR
- $DVS — 2 WAY CONTROL W/DIMMER & VACANCY SENSOR
- $3VS — 3 WAY CONTROL W/ VACANCY SENSOR
- $3DVS — 3 WAY CONTROL W/DIMMER & VACANCY SENSOR
- $4VS — 4 WAY CONTROL W/ VACANCY SENSOR
- $4DVS — 4 WAY CONTROL W/DIMMER & VACANCY SENSOR

LUTRON PALLADIOM KEYPADS
FORM: INTERNATIONAL SQUARE
CONFIGURATION: SEE PLAN CONTROL LOCATIONS
FINISH: ARCHITECTURAL METAL
COLOR: ANTQUE BRASS

LIGHTING AND SWITCHING NOTES

1. LUTRON DIVA DIMMER & SWITCH
2. ALL SWITCHES TO BE MOUNTED VERTICALLY 36" A.F.F. AND ALIGN W/ OUTLETS WHEN POSSIBLE
3. ALL LIGHTING TO BE HIGH EFFICACY
4. ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY PER ENERGY 150.0(K)(3) CONTROLLED BY A: MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS BELOW; AND CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR CONTROLLED BY ONE OF THE FOLLOWING METHODS: (1) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, (2)ASTRONOMICAL TIME CLOCK; (3) ENERGY MANAGEMENT CONTROL SYSTEM.

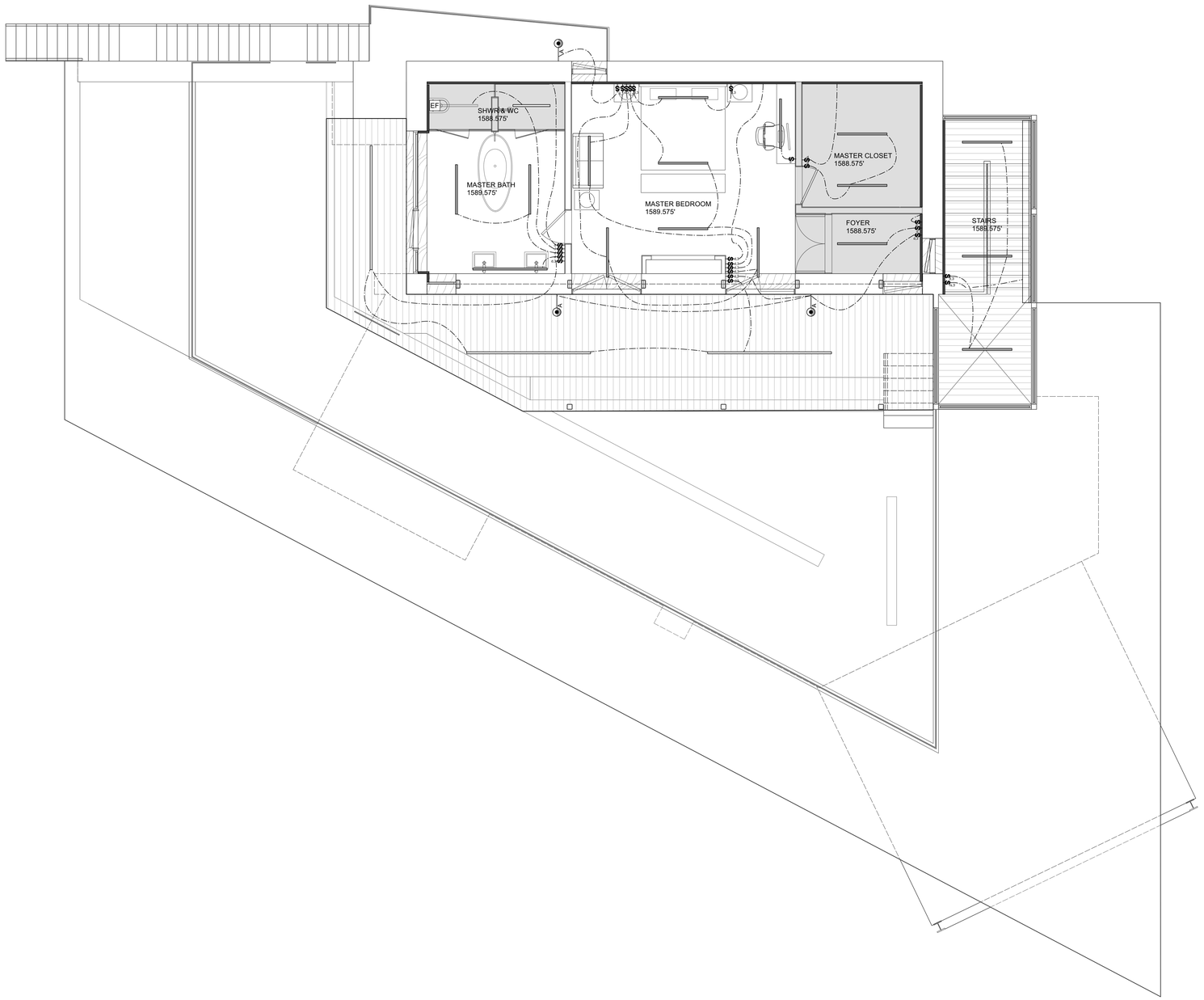
ELECTRICAL POWER & LOW VOLT LEGEND

STANDARD RECEPTACLE: LUTRON CAR-15-WH
WALL PLATE:LUTRONCW-1
TAMPER RESISTANT: LUTRON CARS-15-TR-WH
GFCI: LUTRON CAR-15-GFST-WH

1. ALL ELECTRICAL DEVICES TO BE INSTALLED STRAIGHT, PLUMB AND SQUARE
2. ALL OUTLETS TO BE MTD. VERTICALLY 12" A.F.F. OR AS NOTED ON ELECT. PLAN
3. ALL DATA & TELEPHONE WIRING TO BE CAT. 6.
4. ALL 125-VOLT, 15-AMP, AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12]
5. ALL OUTLETS TO BE ARC FAULT CIRCUIT INTERRUPTER TYPE THROUGHOUT DWELLING, OTHER THAN GFCI OUTLETS.
6. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS.
7. AT LEAST ONE 30-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
8. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
9. PROVIDE (2) GFCI, WP RECEPTACLES AT UNDER FLOOR CRAWL SPACE WHERE APPLICABLE.
10. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
11. 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*.
12. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

- DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O.
- gfci — DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER
- wp — DUPLEX RECEPTACLE, WATERPROOF, GFCI, TAMPER RESISTANT PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E)
- 115v ded cir — DUPLEX RECEPTACLE, 115V, DEDICATED CIRCUIT
- 208/240v 40a — 208/240VAC, 40 AMP. FOR EVSE. SEE NOTES 10,11
- 240v 50a — 4-WIRE GROUND. 240VAC, 50 AMP. UNIT IS EQUIPPED W/NO.10 GROUND WIRE IN CONDUIT. SHOULD BE FUSED SEPARATELY.
- 20a ded — DUPLEX RECEPTACLE, TO 20 AMP DEDICATED CIRCUIT
- 125v NEMA 5-15R 20a — DUPLEX RECEPTACLE FOR DISHWASHER
- s — DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O. SHALLOW OUTLET BOX (FOR 2X FLAT FRAMED WALLS)
- a — CONVENIENCE OUTLET OR HARDWIRED. BUILDER TO CONFIRM SPECIFICATIONS WITH APPLIANCE MANUFACTURERS LITERATURE PRIOR TO WIRE AND OUTLET TYPE INSTALLATION
- QUAD. OUTLET, W/ MULTI-GANG WALLPLATE COLOR - WHITE, SEE ELEVATIONS AND PLAN FOR HEIGHTS
- QUAD. OUTLET W/ TEL. & DATA (1) PORT "LUTRON" NOVA-T SERIES, W/ MULTI-GANG WALLPLATE#NT-TDRR-FB-WH, SEE ELEVATIONS FOR HEIGHTS, (PROVIDE MTL. SHIELD IN GANG BOXBET. ELEC. & TEL/DATA) COLOR - WHITE, SEE ELEVATIONS AND PLAN FOR HEIGHTS
- gfci — DUPLEX RECEPTACLE, POP UP COUNTER UNIT. LEW PUFP-CT-SS RECEPTACLE, 1-GANG COUNTERBOX ASSEMBLY W/ GROUND FAULT CIRCUIT INTERRUPTER
- flr — QUAD. OUTLET FLOOR MOUNTED
- tel — QUAD. OUTLET FLOOR MOUNTED W/TEL OUTLET
- WP — QUAD OUTLET, DECK MOUNTED. WATERPROOF, GFCI, TAMPER RESISTANT PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E)

- J — JUNCTION BOX
- HARDWIRE DIRECT WITH SEPARATE 15A, MIN. 2 WIRE W/ GROUND CIRCUIT
- CATV — CABLE TELEVISION OUTLET; WALL MOUNTED 6" AFF, UNO
- TELEPHONE OUTLET ; WALL MOUNTED 6" AFF, UNO
- ETHERNET OUTLET ; WALL MOUNTED 6" AFF, UNO
- TELEPHONE OUTLET ; FLOOR MOUNTED
- INTERCOM / DOOR & PROPERTY GATE OPENER; WALL MOUNTED 60" AFF, UNO
- DIGITAL SERVER LINE; WALL MOUNTED 6" AFF, UNO.
- M — 400 AMP MAIN SERVICE / METER *EATON CUTLER HAMMER* 3 PHASE, 4 WIRE
- 150 AMP SUBPANEL, 40 BREAKERS
- BACK UP BATTERY
- PV — PHOTO VOLTAIC SOLAR PANEL. FINAL DESIGN AND SPECIFICATIONS DESIGN-BUILD BY SOLAR POWER SUBCONTRACTOR. APPROVAL AND PERMITTING TO BE DEFERRED PERMIT



LEE JUBAS ARCHITECTS
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DRAWING ISSUE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8.16.22	FIRE DEPARTMENT ACCESS						
2	8.24.22	FIRE DEPARTMENT ACCESS						
3	10.1.23	LACDRP MCDP						
4	1.23.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
5	2.26.24	RPPL2023005853 - CDP EXEMPTION FIRE REBUILD APPLICATION - FIRE REBUILD MAIN RESIDENCE						
6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

HOFF RESIDENCE
1714 DECKER SCHOOL LANE MALIBU, CA 90265

REFLECTED CEILING
LIGHTING PLAN
2ND FLOOR SCALE: 1/4"=1'-0"

A9.2
OF 55 SHTS

ELECTRICAL FIXTURE & CONTROL LEGEND

SMOKE AND CARBON DIOXIDE DETECTOR
PROVIDE APPROVED AUTOMATIC SMOKE DETECTOR
(110V CURRENT HARD WIRED TO BUILDING W/BATTERY
BACKUP AND LOW BATTERY SIGNAL)
DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL
SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY
SERVE. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE
THEIR PRIMARY SOURCE FROM THE BUILDING WIRING AND SHALL
BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION
OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE
INDIVIDUAL DWELLING UNIT [907.2.10.5]. DETECTORS SHALL BE LOCATED
IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA
IN THE IMMEDIATE VICINITY OF THE BEDROOMS [CRC R314.3]

PROVIDE U.L. 2034 / 2075 RATED CARBON MONOXIDE ALARMS:
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL
NEW CONSTRUCTION SLEEPING UNITS CONTAINING A FUEL-BURNING
APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE
LOCATED IN EACH AREA LEADING TO A BEDROOM AND ON EVERY LEVEL.
[CRC R315]
IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED
AND HARD-WIRED. [CRC R315.1.1 & R315.1.2]
ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND
OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
[CRC R314.3]

- A — WALL MOUNTED LIGHT FIXTURE,EXTERIOR: BELFER LIGHTING WS 6215-LED-ELVT1-DW WEDGE WALL MOUNT SCONCE
- B — WALL MOUNTED LIGHT FIXTURE,INTERIOR
- CEILING MOUNTED LIGHT FIXTURE, LED
- 5-INCH LED RECESSED CAN ADJUSTABLE SQUARE GIMBAL HALO H4 LED GIMBAL 2ND GENERATION 2700K TRIM & LIGHT ENGINE. 90 CRI. HIGH EFFICACY LED
- 5" RECESSED LIGHT FIXTURE, LED, INTERIOR, FLOOR MTD.
- 5" RECESSED LIGHT FIXTURE, LED, EXTERIOR
- PENDANT LIGHT, BY OWNER
- ACCENT INTERIOR: WALL WASHER: RECESSED LED STRIP LIGHTS MANUFACTURER T.B.D.
- AMBIENT INTERIOR: 1-INCH RECESSED LINEAR LED LIGHT ALCON 12100-10-R 4', 6', 8' (LENGTH T.B.D.)
- W — AMBIENT EXTERIOR: 0.8-INCH WET LOCATION RECESSED LINEAR LED LIGHT ALCON 12100-8-R 4', 6', 8' (LENGTH T.B.D.)
- BASE LIGHTING: STRAIGHT TOE-KICK LED BASEBOARD LIGHT STRIP ALCON MODEL 15244-S 2', 3', 4', 5', 6' (LENGTH T.B.D.) SEE POWER PLAN FOR LAYOUT
- 0.75-INCH SLIM LED LINEAR CEILING LIGHT SURFACE MOUNTED 24V 95 CRI; MOUNTED ON TOP OF WALL FOR UP-LIGHTING
- UNDER CABINET LED LIGHT

- EF — BATH EXHAUST FAN
- W — WET / DAMP LOCATION
- CENTER LINE OF FIXTURE LAMP LENS
- S — SPEAKER
- SECURITY LIGHTING

- $ — CONTROL, 2 WAY
- $3 — CONTROL, 3 WAY
- $D — CONTROL, 2 WAY W/DIMMER
- $D,3 — CONTROL, 3 WAY W/DIMMER
- $D,4 — CONTROL, 4 WAY W/DIMMER
- $FAN — CONTROL, 2 WAY: FAN CONTROL (NON-VARIABLE SPEED)
- $HTR — CONTROL, 2 WAY: HEATER CONTROL (NON-VARIABLE SPEED)
- $LAN/LT — CONTROL, 2 WAY: FAN / LIGHT CONTROL
- $FAN/HT — CONTROL, 2 WAY: FAN / HEAT CONTROL
- $J — CONTROL, RECESSED JAMB BUTTON
- $T — CONTROL, TIMER
- $WP — LIGHT CONTROL, WATERPROOF COVER
- $at — LIGHT CONTROL, ASTRONOMICAL TIMECLOCK
  24-hour programmable
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- $VS — 2 WAY CONTROL W/ VACANCY SENSOR
- $DVS — 2 WAY CONTROL W/DIMMER & VACANCY SENSOR
- $3VS — 3 WAY CONTROL W/ VACANCY SENSOR
- $3DVS — 3 WAY CONTROL W/DIMMER & VACANCY SENSOR
- $4VS — 4 WAY CONTROL W/ VACANCY SENSOR
- $4DVS — 4 WAY CONTROL W/DIMMER & VACANCY SENSOR

LUTRON PALLADIOM KEYPADS
FORM: INTERNATIONAL SQUARE
CONFIGURATION: SEE PLAN CONTROL LOCATIONS
FINISH: ARCHITECTURAL METAL
COLOR: ANTQUE BRASS

LIGHTING AND SWITCHING NOTES

1. LUTRON DIVA DIMMER & SWITCH

2. ALL SWITCHES TO BE MOUNTED VERTICALLY 36" A.F.F. AND ALIGN W/ OUTLETS WHEN POSSIBLE

3. ALL LIGHTING TO BE HIGH EFFICACY

4. ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY PER ENERGY 150.0(K)(3) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS BELOW; AND CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR CONTROLLED BY ONE OF THE FOLLOWING METHODS: (1) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, (2)ASTRONOMICAL TIME CLOCK; (3) ENERGY MANAGEMENT CONTROL SYSTEM.

ELECTRICAL POWER & LOW VOLT LEGEND

STANDARD RECEPTACLE: LUTRON CAR-15-WH
WALL PLATE:LUTRONCW-1
TAMPER RESISTANT: LUTRON CARS-15-TR-WH
GFCI: LUTRON CAR-15-GFST-WH

1. ALL ELECTRICAL DEVICES TO BE INSTALLED STRAIGHT, PLUMB AND SQUARE
2. ALL OUTLETS TO BE MTD. VERTICALLY 12" A.F.F. OR AS NOTED ON ELECT. PLAN
3. ALL DATA & TELEPHONE WIRING TO BE CAT. 6.
4. ALL 125-VOLT, 15-AMP, AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12]
5. ALL OUTLETS TO BE ARC FAULT CIRCUIT INTERRUPTER TYPE THROUGHOUT DWELLING, OTHER THAN GFCI OUTLETS.
6. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS.
7. AT LEAST ONE 30-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
8. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
9. PROVIDE (2) GFCI, WP RECEPTACLES AT UNDER FLOOR CRAWL SPACE WHERE APPLICABLE.
10. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
11. 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*.
12. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

- duplex — DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O.
- gfci — DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER
- wp — DUPLEX RECEPTACLE, WATERPROOF, GFCI, TAMPER RESISTANT PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E)
- 115v ded cir — DUPLEX RECEPTACLE, 115V, DEDICATED CIRCUIT
- 208/240v 40a — 208/240VAC, 40 AMP. FOR EVSE. SEE NOTES 10,11
- 240v 50a — 4-WIRE GROUND. 240VAC, 50 AMP. UNIT IS EQUIPPED W/NO.10 GROUND WIRE IN CONDUIT. SHOULD BE FUSED SEPARATELY.
- 20a ded — DUPLEX RECEPTACLE, TO 20 AMP DEDICATED CIRCUIT
- 125v NEMA 5-15R 20a — DUPLEX RECEPTACLE FOR DISHWASHER
- a — DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O. SHALLOW OUTLET BOX (FOR 2X FLAT FRAMED WALLS)
- a — CONVENIENCE OUTLET OR HARDWIRED. BUILDER TO CONFIRM SPECIFICATIONS WITH APPLIANCE MANUFACTURERS LITERATURE PRIOR TO WIRE AND OUTLET TYPE INSTALLATION
- QUAD. OUTLET, W/ MULTI-GANG WALLPLATE COLOR - WHITE, SEE ELEVATIONS AND PLAN FOR HEIGHTS
- QUAD. OUTLET W/ TEL. & DATA (1) PORT "LUTRON" NOVA-T SERIES, W/ MULTI-GANG WALLPLATE#NT-TDRR-FB-WH, SEE ELEVATIONS FOR HEIGHTS, (PROVIDE MTL. SHIELD IN GANG BOXBET. ELEC. & TEL/DATA) COLOR - WHITE, SEE ELEVATIONS AND PLAN FOR HEIGHTS
- gfci — DUPLEX RECEPTACLE, POP UP COUNTER UNIT. LEW PUFP-CT-SS RECEPTACLE, 1-GANG COUNTERBOX ASSEMBLY W/ GROUND FAULT CIRCUIT INTERRUPTER
- flr — QUAD. OUTLET FLOOR MOUNTED
- tel — QUAD. OUTLET FLOOR MOUNTED W/TEL OUTLET
- WP — QUAD OUTLET, DECK MOUNTED. WATERPROOF, GFCI, TAMPER RESISTANT PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E)

- J — JUNCTION BOX
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- M — 400 AMP MAIN SERVICE / METER *EATON CUTLER HAMMER* 3 PHASE, 4 WIRE
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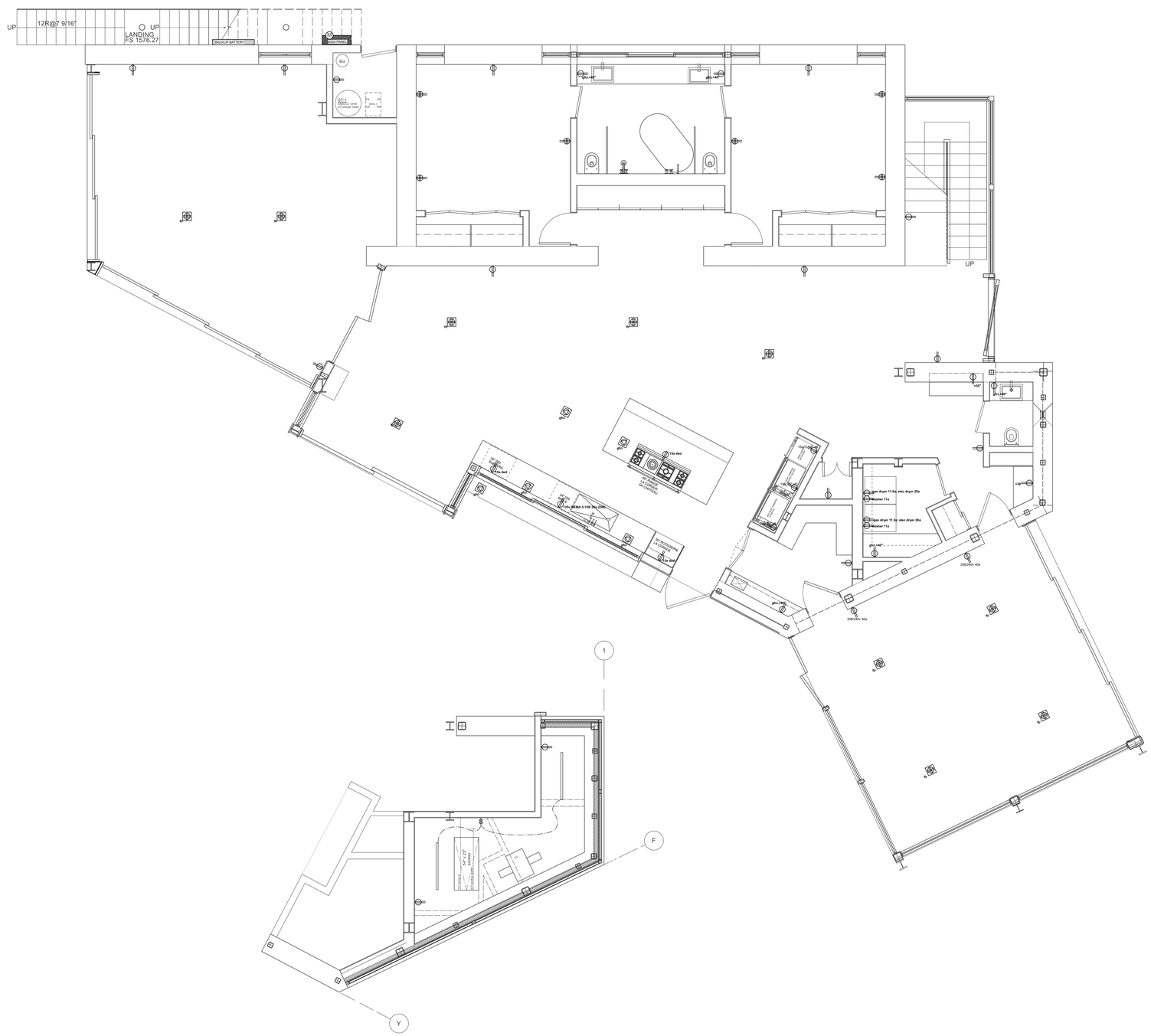

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6	3.8.24	RPPL2020001110 - MCDP APPLICATION						

H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

POWER PLAN 1ST FLOOR
SCALE: 1/4"=1'-0"

A9.3
OF 55 SHTS

ELECTRICAL FIXTURE & CONTROL LEGEND

SMOKE AND CARBON DIOXIDE DETECTOR
PROVIDE APPROVED AUTOMATIC SMOKE DETECTOR
(110V CURRENT HARD WIRED TO BUILDING W/BATTERY
BACKUP AND LOW BATTERY SIGNAL)
DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL
SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY
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THEIR PRIMARY SOURCE FROM THE BUILDING WIRING AND SHALL
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SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION
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INDIVIDUAL DWELLING UNIT [907.2.10.5]. DETECTORS SHALL BE LOCATED
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CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL
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- WALL MOUNTED LIGHT FIXTURE,EXTERIOR: BELFER LIGHTING WS 6215-LED-ELVT1-DW WEDGE WALL MOUNT SCONCE
- WALL MOUNTED LIGHT FIXTURE,INTERIOR
- CEILING MOUNTED LIGHT FIXTURE, LED
- 5-INCH LED RECESSED CAN ADJUSTABLE SQUARE GIMBAL HALO H4 LED GIMBAL 2ND GENERATION 2700K TRIM & LIGHT ENGINE. 90 CRI. HIGH EFFICACY LED
- 5" RECESSED LIGHT FIXTURE, LED, INTERIOR, FLOOR MTD.
- 5" RECESSED LIGHT FIXTURE, LED, EXTERIOR
- PENDANT LIGHT, BY OWNER
- ACCENT INTERIOR: WALL WASHER: RECESSED LED STRIP LIGHTS MANUFACTURER T.B.D.
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- EF — BATH EXHAUST FAN
- W — WET / DAMP LOCATION
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- $ — CONTROL, 2 WAY
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- $4DVS — 4 WAY CONTROL W/DIMMER & VACANCY SENSOR

LUTRON PALLADIOM KEYPADS
FORM: INTERNATIONAL SQUARE
CONFIGURATION: SEE PLAN CONTROL LOCATIONS
FINISH: ARCHITECTURAL METAL
COLOR: ANTQUE BRASS

LIGHTING AND SWITCHING NOTES

1. LUTRON DIVA DIMMER & SWITCH

2. ALL SWITCHES TO BE MOUNTED VERTICALLY 36" A.F.F. AND ALIGN W/ OUTLETS WHEN POSSIBLE

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ELECTRICAL POWER & LOW VOLT LEGEND

STANDARD RECEPTACLE: LUTRON CAR-15-WH
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TAMPER RESISTANT: LUTRON CARS-15-TR-WH
GFCI: LUTRON CAR-15-GFST-WH

1. ALL ELECTRICAL DEVICES TO BE INSTALLED STRAIGHT, PLUMB AND SQUARE
2. ALL OUTLETS TO BE MTD. VERTICALLY 12" A.F.F. OR AS NOTED ON ELECT. PLAN
3. ALL DATA & TELEPHONE WIRING TO BE CAT. 6.
4. ALL 125-VOLT, 15-AMP, AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. [406.12]
5. ALL OUTLETS TO BE ARC FAULT CIRCUIT INTERRUPTER TYPE THROUGHOUT DWELLING, OTHER THAN GFCI OUTLETS.
6. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS.
7. AT LEAST ONE 30-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
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11. 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*.
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- DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O.
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- wp — DUPLEX RECEPTACLE, WATERPROOF, GFCI, TAMPER RESISTANT
- 15v ded cir — PER CEC11 210.8, 406.9(B), 406.12, AND 210.52(E) DUPLEX RECEPTACLE, 115V, DEDICATED CIRCUIT
- 208/240v 40a — 208/240VAC, 40 AMP. FOR EVSE. SEE NOTES 10,11
- 240v 50a — 4-WIRE GROUND. 240VAC, 50 AMP. UNIT IS EQUIPPED W/NO.10 GROUND WIRE IN CONDUIT. SHOULD BE FUSED SEPARATELY.
- 20a ded — DUPLEX RECEPTACLE, TO 20 AMP DEDICATED CIRCUIT
- 125v NEMA 5-15R 20a — DUPLEX RECEPTACLE FOR DISHWASHER
- s — DUPLEX RECEPTACLE, MTD. AT +12" A.F.F., U.N.O. SHALLOW OUTLET BOX (FOR 2X FLAT FRAMED WALLS)
- a — CONVENIENCE OUTLET OR HARDWIRED. BUILDER TO CONFIRM SPECIFICATIONS WITH APPLIANCE MANUFACTURERS LITERATURE PRIOR TO WIRE AND OUTLET TYPE INSTALLATION
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- gfci — DUPLEX RECEPTACLE, POP UP COUNTER UNIT. LEW PUFP-CT-SS RECEPTACLE, 1-GANG COUNTERBOX ASSEMBLY W/ GROUND FAULT CIRCUIT INTERRUPTER
- flr — QUAD. OUTLET FLOOR MOUNTED
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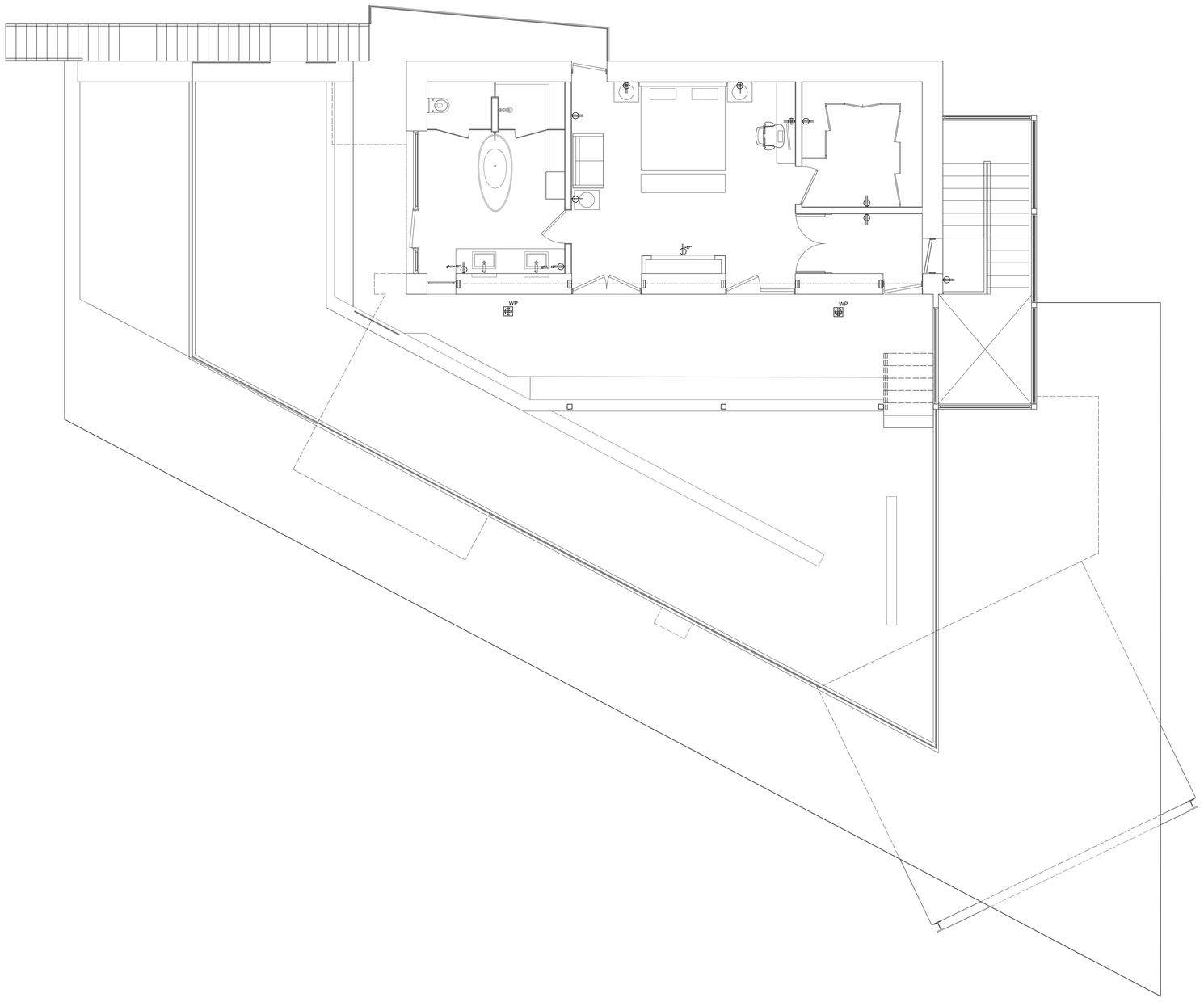
- DIGITAL SERVER LINE; WALL MOUNTED 6" AFF, UNO.
- M — 400 AMP MAIN SERVICE / METER *EATON CUTLER HAMMER* 3 PHASE, 4 WIRE
- 150 AMP SUBPANEL, 40 BREAKERS
- BACK UP BATTERY

- PV — PHOTO VOLTAIC SOLAR PANEL. FINAL DESIGN AND SPECIFICATIONS DESIGN-BUILD BY SOLAR POWER SUBCONTRACTOR. APPROVAL AND PERMITTING TO BE DEFERRED PERMIT



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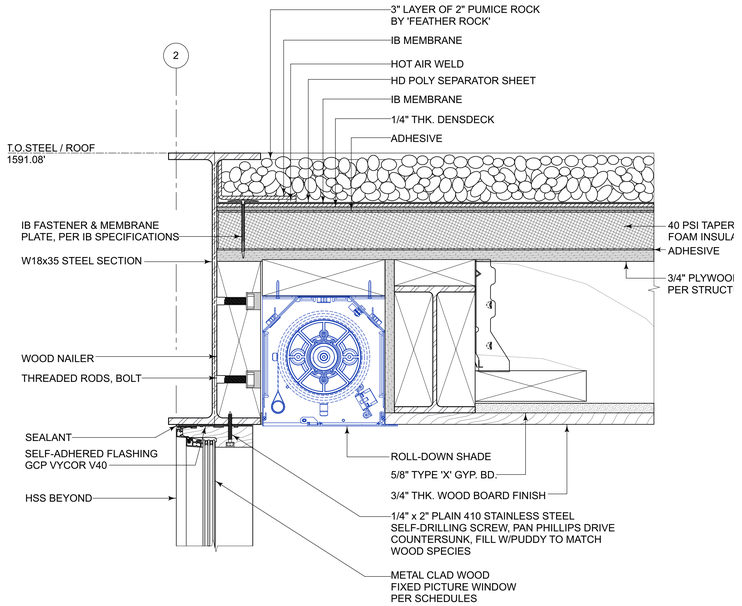
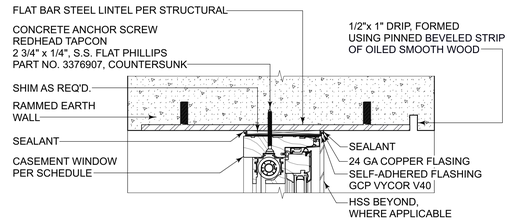
HOFF RESIDENCE
1714 DECKER SCHOOL LANE MALIBU, CA 90265

POWER PLAN 2ND FLOOR
SCALE: 1/4"=1'-0"

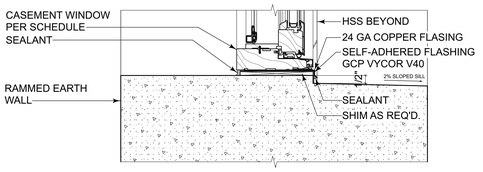
A9.4
OF 55 SHTS



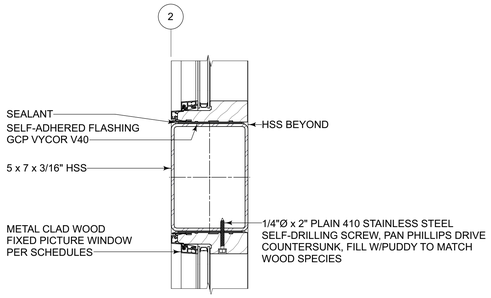
ROOF EAVE @ STAIR TOWER



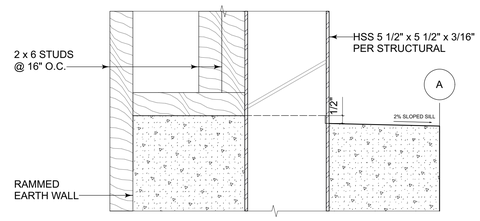
WINDOW HEADER @ RAMMED EARTH WALL



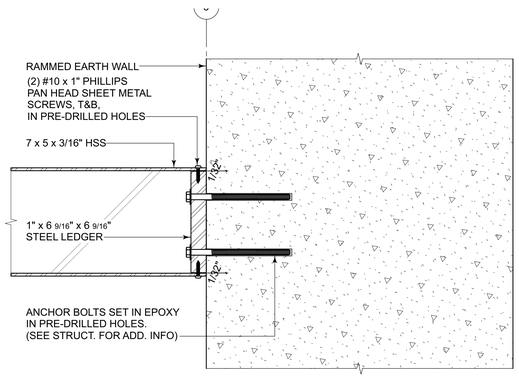
WINDOW SILL @ RAMMED EARTH WALL



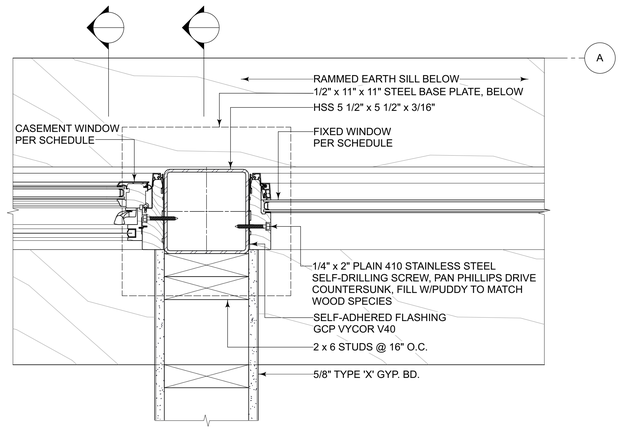
FIXED PICTURE WINDOW SILL & HEAD @ HSS (HORIZ) @ STAIR ENCLOSURE



HSS POST @WINDOW SILL @ RAMMED EARTH WALL



STAIR GLASS ENCLOSURE (EAST FACADE) HSS (HORIZ) CONNECTION TO RAMMED EARTH WALL



HSS POST @WINDOW JAMBS @ RAMMED EARTH WALL

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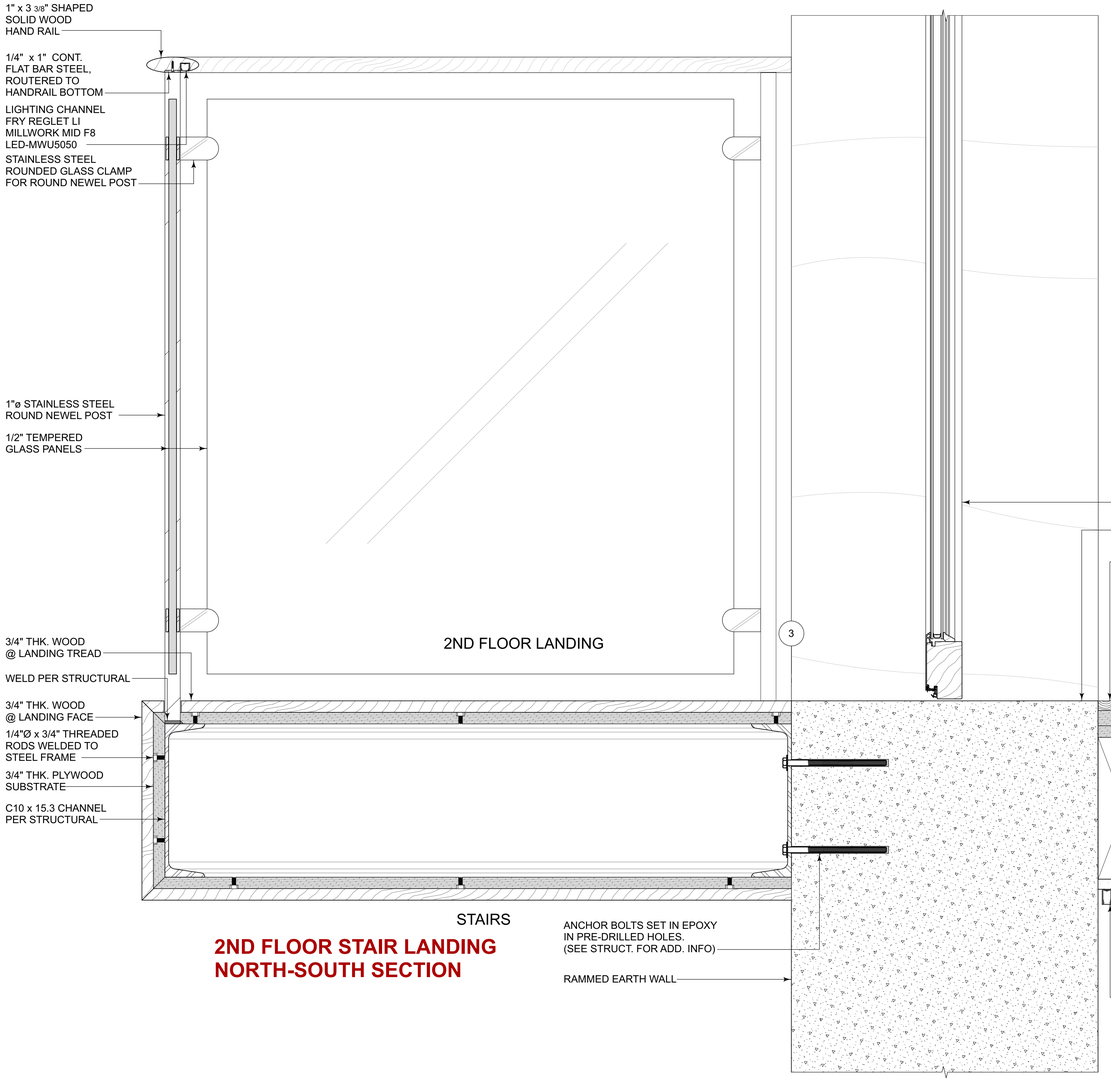
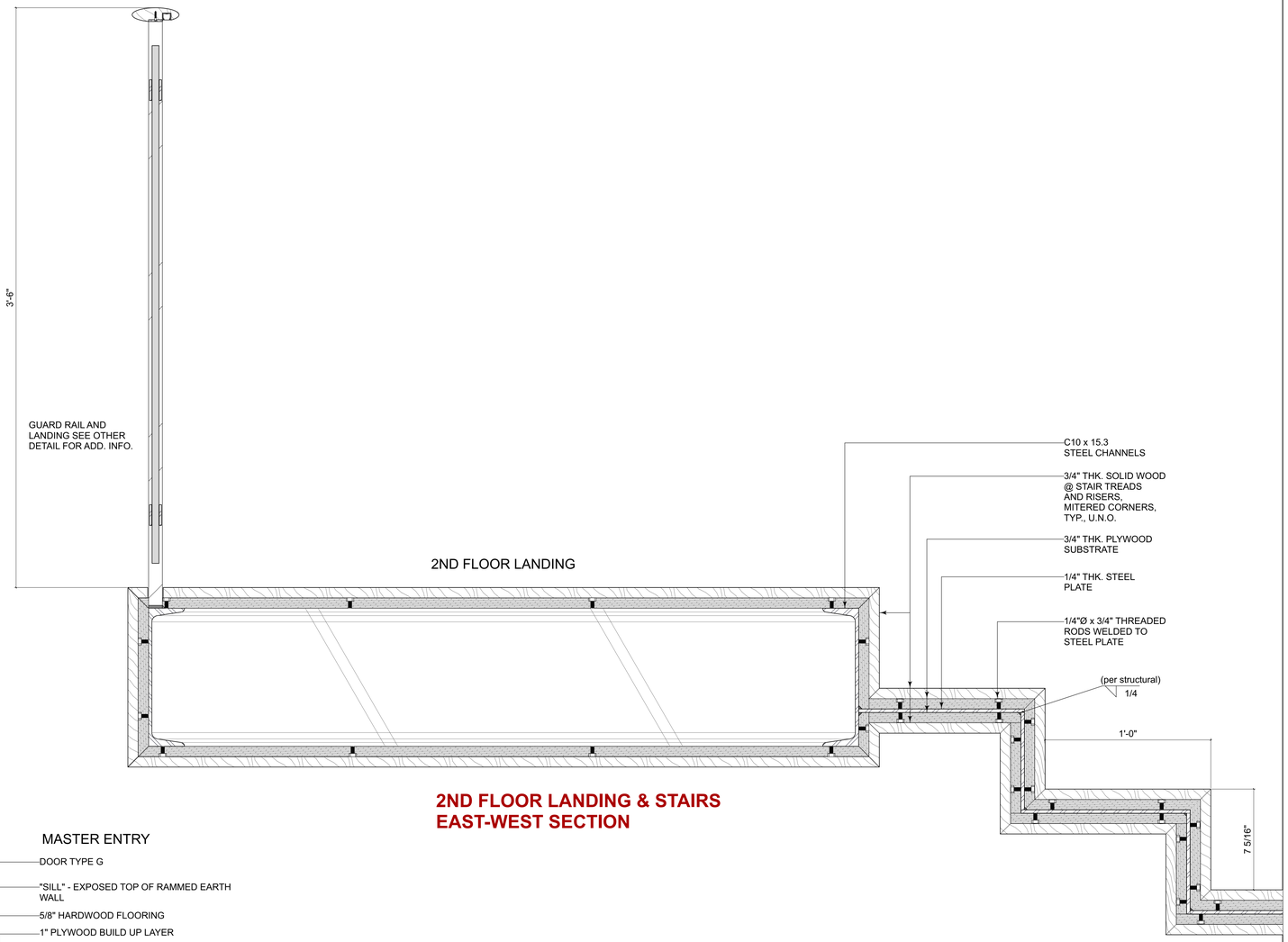
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

DETAILS
SCALE: 3"=1'-0"

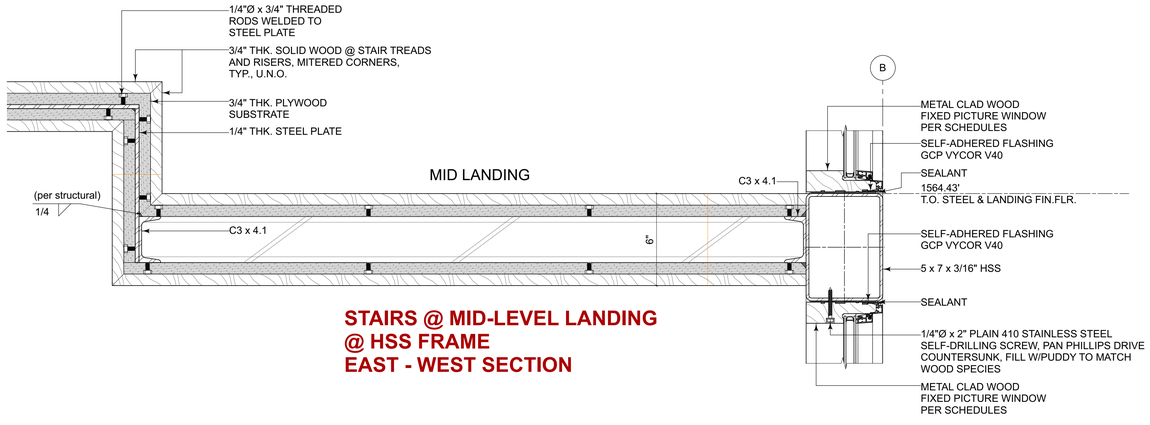
A10.1
OF 55 SHTS



2ND FLOOR STAIR LANDING NORTH-SOUTH SECTION



2ND FLOOR LANDING & STAIRS EAST-WEST SECTION



STAIRS @ MID-LEVEL LANDING @ HSS FRAME EAST - WEST SECTION

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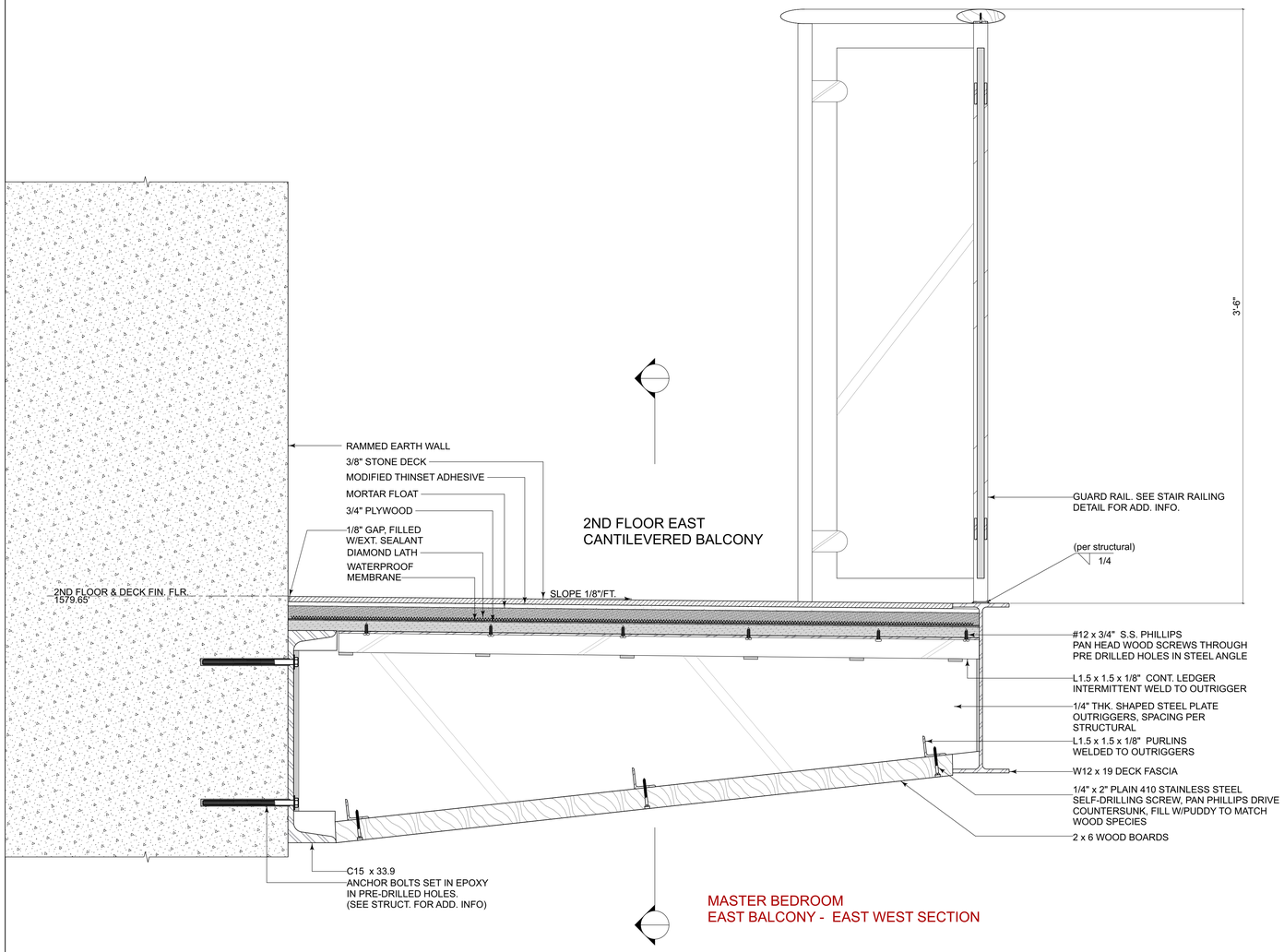
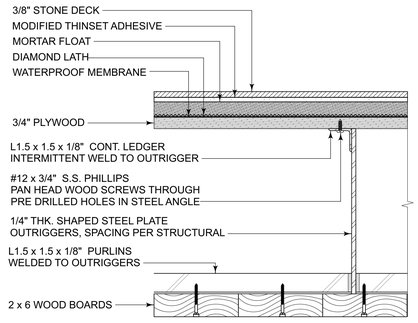
H O F F R E S I D E N C E
1714 DECKER SCHOOL LANE MALIBU, CA 90265

DETAILS
SCALE: 3"=1'-0"

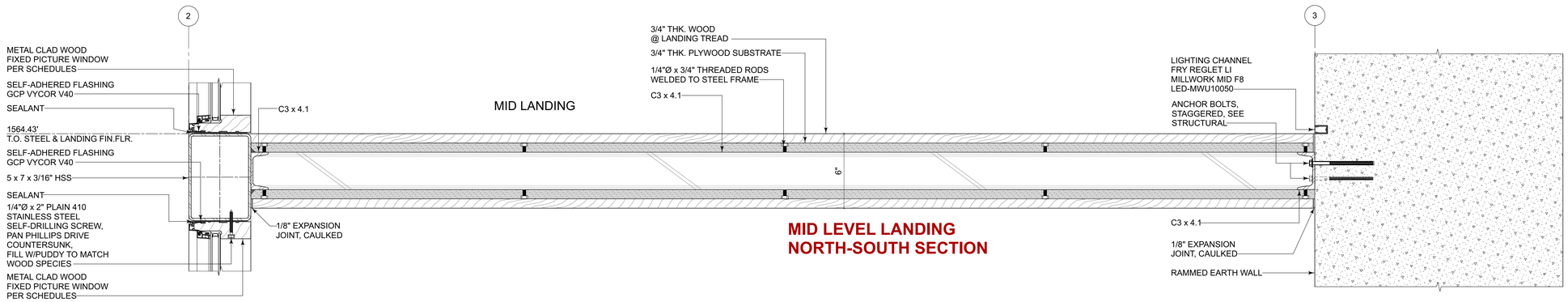
A10.2
OF 55 SHTS



MASTER BEDROOM
EAST BALCONY - EAST WEST SECTION



MASTER BEDROOM
EAST BALCONY - NORTH SOUTH SECTION



MID LEVEL LANDING
NORTH-SOUTH SECTION

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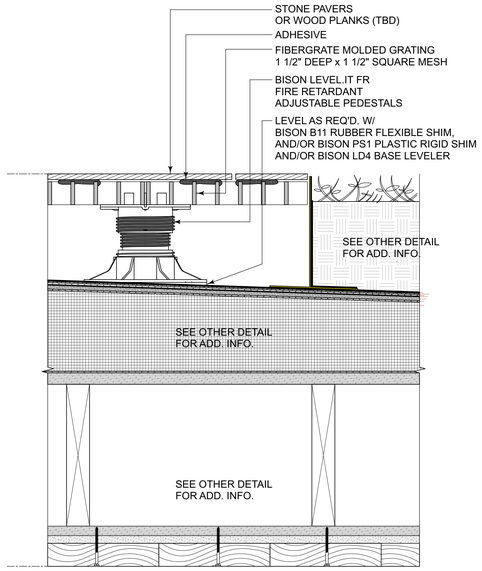
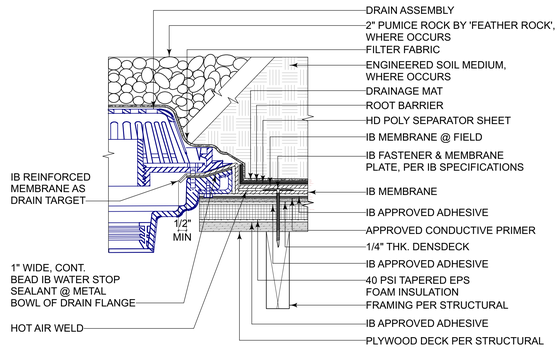
1714 DECKER SCHOOL LANE MALIBU, CA 90265

DETAILS
SCALE: 3"=1'-0"

A10.3
OF 55 SHTS



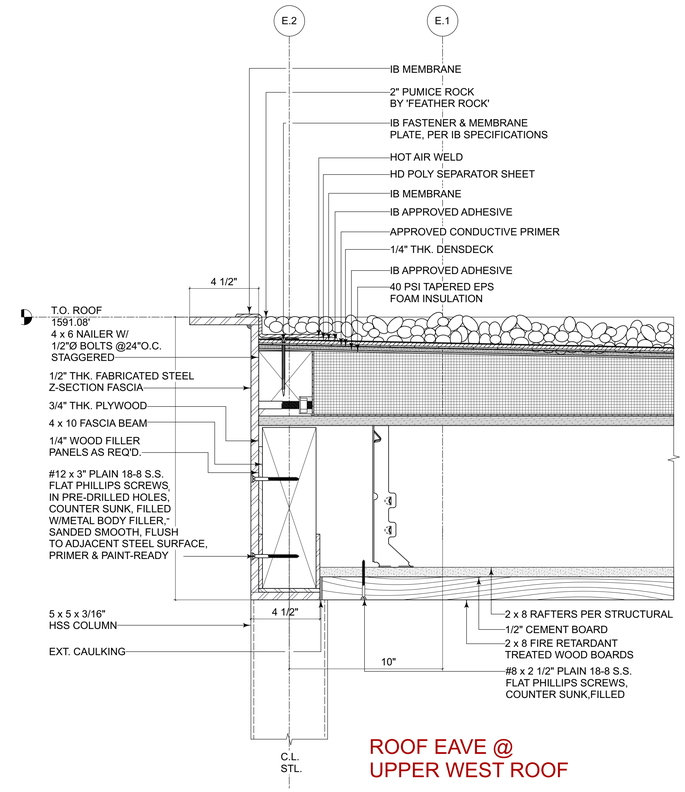
ELEVATED DECKING @ ROOF GARDI



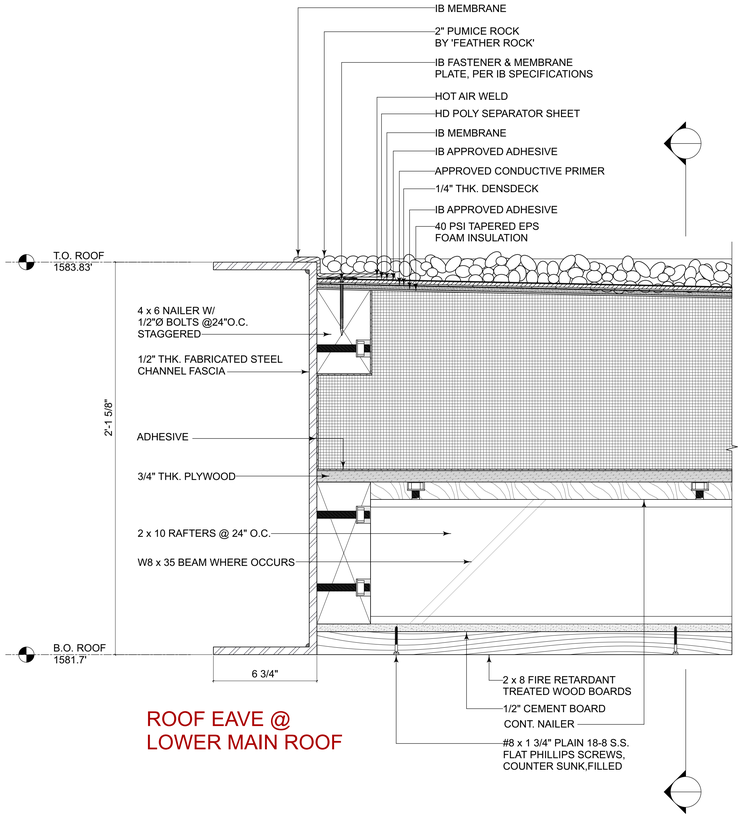
NOTES:
1. MEMBRANE HOLE SHALL EXCEED DIAMETER OF DRAIN PIPE, BUT NO LESS THAN 1/2" FROM ATTACHMENT POINTS OF DRAIN CLAMPING RING.

2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON IB WATER STOP SEALANT.

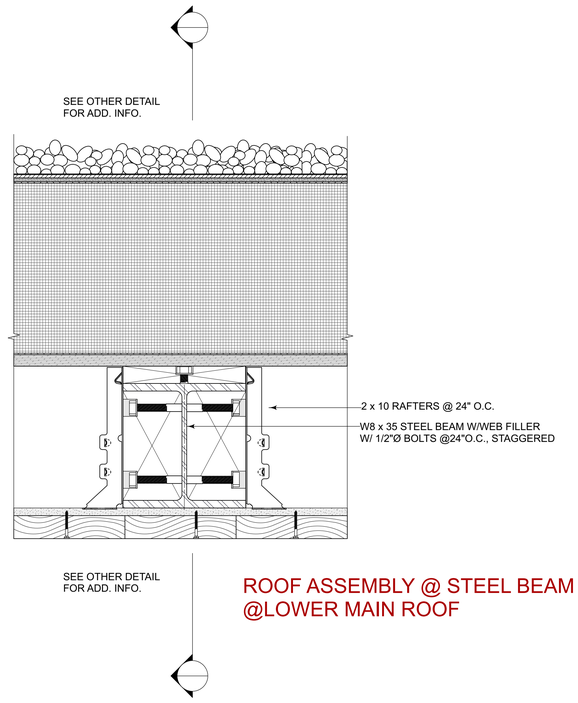
TYP ROOF DRAIN @
ROOF GARDEN OR
GRAVEL ROOF



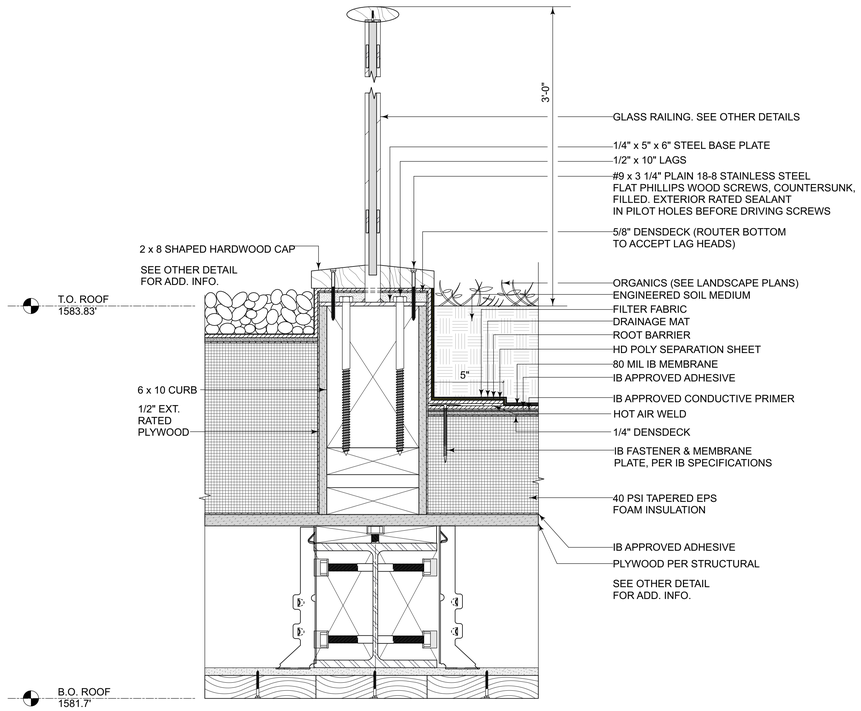
ROOF EAVE @
UPPER WEST ROOF



ROOF EAVE @
LOWER MAIN ROOF



ROOF ASSEMBLY @ STEEL BEAM
@LOWER MAIN ROOF



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DETAILS
SCALE: 3"=1'-0"

A10.4
OF 55 SHTS

GENERAL NOTES

SCOPE

THE SCOPE OF WORK INCLUDES THE CONTSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE FIRE REBUILD.

COORDINATION

CONTRACTOR IS TO CONTACT THE ENGINEER AT THE START OF THEIR INVOLVEMENT TO REVIEW PROJECT DETAILING AND TO ENSURE THE MOST EFFICIENT CONSTRUCTION PROCESS.

ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS. ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. SHALL BE VERIFIED BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING. IN THE EVENT OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR PLUMBING DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING; SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.

CODES AND STANDARDS

DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2022 EDITION. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THIS CODE.

LIVE LOADS

ROOF LIVE	20 PSF
FLOOR LIVE	40 PSF
DECK LIVE	60 PSF

SEISMIC DESIGN

Ie	1.0
Ss	1.51
S1	0.53
SITE CLASS	C
Sds	1.21
Sd1	0.61
SEISMIC DESIGN CATEGORY	D
Cs	0.482 (CC) // 0.302 (SW) // 0.241 (MF)
R	2.5 (CC) // 4.0 (SW) // 5 (MF)

- CANTILEVER COLUMN SYSTEM, STEEL SPECIAL CANTILEVER COLUMN (CC)
- MOMENT RESISTING FRAME SYSTEM, STEEL SPECIAL MOMENT FRAME (MF)
- BEARING WALL, SPECIAL MASONRY SHEAR WALL (SW)

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE
REDUNDANCY FACTOR	1.3

WIND DESIGN

BASIC WIND SPEED, V	92 MPH
Iw	1.0 (CATEGORY II)
EXPOSURE	B (URBAN, CLOSELY SPACED CONSTRUCTION, OR WOODED AREA) [C (OPEN TERRAIN)]

MAIN WIND-FORCE RESISTING SYSTEMS

ANALYSIS PROCEDURE	ASCE 7-16, CHAPTER 27

COMPONENTS & CLADDING

ANALYSIS PROCEDURE	ASCE 7-16, CHAPTER 30

SUBMITTALS

THE FOLLOWING SHALL BE SUBMITTED TO THE ENGINEERS FOR REVIEW:

CONTRACTOR PROPOSED CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE SPECIFIED ON THE STRUCTURAL DRAWINGS.
CONCRETE MIX DESIGN TWO WEEKS PRIOR TO CONCRETE POUR
CONCRETE REINFORCING STEEL PLACEMENT DRAWINGS
STRUCTURAL STEEL ERECTION AND DETAIL DRAWINGS
COMPRESSIVE STRENGTH TESTING RESULTS OF 3"Ø RAMMED EARTH CYLINDERS

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION WILL BE PROVIDED BY VSE IN ACCORDANCE WITH CBC 2022, CHAPTER 17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF TIME WHEN WORK THAT REQUIRES STRUCTURAL OBSERVATION WILL BE COMPLETED.

THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED:

- REINFORCING STEEL AND EMBEDDED ANCHORS BEFORE PLACEMENT OF CONCRETE AND RAMMED EARTH
- WOOD FRAMING BEFORE FINISHES ARE APPLIED:
  - GENERAL WOOD FRAMING
  - SHEAR WALLS, DIAPHRAGMS, AND CONNECTIONS
- STEEL FRAMING

SPECIAL INSPECTION

SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2022, CHAPTER 17. A SPECIAL INSPECTOR SHALL BE ENGAGED TO PROVIDE SPECIAL INSPECTIONS. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE ENGINEERS SHALL NOT PROVIDE SPECIAL INSPECTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE FEASIBILITY OF PERFORMING SPECIAL INSPECTIONS PRIOR TO THE SCHEDULING OF ANY INSPECTIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER.

THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:

- STRUCTURAL WELDING (CBC 1705.2)
  - PERIODIC INSPECTION OF SINGLE PASS FILLET WELDS <= 5/16" [BY OTHERS]
  - CONTINUOUS INSPECTION OF ALL OTHER WELDS [BY OTHERS]
- SOILS (CBC 1705.6)
  - GEOTECHNICAL ENGINEER TO PROVIDE INSPECTION OF THE SITE CONDITIONS & FOUNDATION PRIOR TO PLACEMENT OF CONCRETE TO VERIFY COMPLIANCE WITH THE GEOTECHNICAL REPORT.
- WOOD FRAMING (CBC 1705.13)
  - PERIODIC INSPECTION OF ROOF & FLOOR DIAPHRAGMS [VSE or BY OTHERS]
- EPOXY OR MECHANICAL ANCHORS (CBC 1705.3)
  - PERIODIC INSPECTION OF MECHANICAL ANCHORS INSTALLED TO HARDENED CONCRETE [VSE or BY OTHERS]
  - CONTINUOUS INSPECTION OF ADHESIVE ANCHORS INSTALLED TO HARDENED CONCRETE [VSE or BY OTHERS]
- CAST-IN-PLACE DEEP FOUNDATIONS (CBC 1705.8)
  - CONTINUOUS INSPECTION SIZE & EMBEDMENT [BY OTHERS]

FOUNDATIONS

FOUNDATION DESIGN IS BASED ON THE REPORT BY GEO CONCEPTS, INC. AND IS TITLED PROPOSED FIRE REBUILD, 1714 DECKER SCHOOL LANE.

SPREAD FOOTINGS SHALL EXTEND 24" DEEP INTO BEDROCK. FOOTING DESIGN IS BASED ON A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 5.0 KSF DEAD PLUS LIVE, AND 6.66 KSF TOTAL LOADS, INCLUDING WIND OR SEISMIC.

DRILLED PIERS SHALL EXTEND A MINIMUM OF 10 FEET INTO BEDROCK. DRILLED PIER DESIGN IS BASED ON A MAXIMUM ALLOWABLE SKIN FRICTION OF 500 PSF DEAD PLUS LIVE.

CONCRETE SLAB ON GRADE (SOG) SHALL BE UNDERLAIN BY CLEAN CRUSHED ROCK, NO FINES. A VAPOR BARRIER OF 15-MIL MIN THICKNESS SHALL BE PLACED ON TOP OF THE GRAVEL. SEE GEOTECH REPORT FOR SUBGRADE PREPARATION.

THE BUILDING DEPARTMENT WILL REQUIRE THE GEOTECHNICAL ENGINEER TO REVIEW THE STRUCTURAL DRAWINGS AND PROVIDE A LETTER STATING THAT THE DRAWINGS CONFORM TO THE RECOMMENDATIONS IN THEIR REPORT PRIOR TO THE ISSUING OF A BUILDING PERMIT. PROVIDE THE ENGINEER WITH A COPY OF THE LETTER. NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS BEFORE BEGINNING ANY GRADING OR EXCAVATING.

WATERPROOFING

WHERE STRUCTURAL DETAILS INDICATE ANY WATERPROOFING OR VENTILATION ITEMS, THEY ARE SCHEMATIC ONLY AND FOR THE PURPOSE OF ASSISTING IN SHOWING A COMPLETE STRUCTURAL DETAIL. REFER ONLY TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE COMPLETE DESCRIPTION OF ALL REQUIRED WATERPROOFING AND VENTILATION SYSTEMS.

CONCRETE

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301-19. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL BE REINFORCED UNLESS OTHERWISE NOTED.

CONSTRUCTION JOINTS ARE PERMITTED EXCEPT WHERE LAP-SPLICES OCCUR, UON.

CONSULT ENGINEER FOR ACCEPTABLE THERMAL BREAK LOCATIONS.

ALL CONCRETE SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.

A SLUMP OF 3 TO 4 INCHES IS REQUIRED.

MIX DESIGN

THE FOLLOWING INFORMATION IS SHARED TO PRODUCE A MIX DESIGN THAT MEETS THE STRUCTURAL REQUIREMENTS OF THE PROJECT AND REDUCES THE POUNDS OF CEMENT PER YARD AS MUCH A POSSIBLE.

FINES AND AGGREGATES MAY INCLUDE ENGINEERED PRODUCTS SUCH AS ORCA, RECYCLED CONCRETE AGGREGATE (RCA), RETURNED FRESH CONCRETE (RFC), CRUSHED CONCRETE AGGREGATE (CCA) OR EQUIVALENT. CONSULT ENGINEER OR CONCRETE SUPPLIER TO CONFIRM WHERE THESE MIXES ARE APPLICABLE.

CONCRETE SUPPLIER TO SUBMIT ENVIRONMENTAL PRODUCT DECLARATION (EPD) ALONG WITH CONCRETE MIX PROVIDED, IF AVAILABLE. CONCRETE MIX WITH EPD RECOMMENDED.

CONCRETE SUPPLIER WITH NRMCA GREEN-STAR PLANT CERTIFICATION IS RECOMMENDED.

STRENGTH & CURE TIME

MINIMUM CONCRETE COMPRESSIVE STRENGTHS ARE:

DRILLED PIERS:	
AT FORM STRIPPING AND JOB CONTINUATION:	1000 PSI COMPRESSIVE STRENGTH
FOR MIX DESIGN:	2500 PSI COMPRESSIVE STRENGTH @ 84 DAYS
FOOTINGS & GRADE BEAMS:	
AT FORM STRIPPING AND JOB CONTINUATION:	1000 PSI COMPRESSIVE STRENGTH
FOR MIX DESIGN:	2500 PSI COMPRESSIVE STRENGTH @ 56 DAYS
RETAINING WALLS:	
AT FORM STRIPPING AND JOB CONTINUATION:	1000 PSI COMPRESSIVE STRENGTH
FOR MIX DESIGN:	2500 PSI COMPRESSIVE STRENGTH @ 14 DAYS
SLAB	
AT FORM STRIPPING AND JOB CONTINUATION:	1000 PSI COMPRESSIVE STRENGTH
FOR MIX DESIGN:	2500 PSI COMPRESSIVE STRENGTH @ 56 DAYS

STRENGTH INCLUDED ABOVE DO NOT INCLUDE HEAVY CONSTRUCTION MATERIALS SUCH AS CRANES OR FORKLIFTS. CONSULT VSE IF FAST CURE TIMES ARE ANTICIPATED FOR HEAVILY LOADED AREAS. MATURITY TESTING (SMART CONCRETE SENSORS) MAY BE USED TO MONITOR STRENGTH.

SUPPLEMENTAL CEMENTITIOUS MATERIAL (SCM)

A MINIMUM SCM OF 50% REQUIRED AND UP TO 90% SCM ALLOWED. SCM'S MAY INCLUDE BUT ARE NOT LIMITED TO CARBON CURE, SLAG, FLY ASH, NATURAL GLASS POZZOLANS ETC. CONSULT ENGINEER FOR MORE INFO.

CONCRETE TO COMPLY TO REDUCED CARBON CONCRETE LIMITS. ALL MIXES OF THE FOLLOWING STRENGTHS SHALL BE LIMITED TO THE FOLLOWING CEMENT CONTENT (NOTE: THE ASSOCIATED CURE TIMES FOR THESE STRENGTHS AS THEY RELATE TO SPECIFIC STRUCTURAL ELEMENTS ARE LISTED ABOVE):

MINIMUM SPECIFIED COMPRESSIVE STRENGTH, F'C (PSI)	MAXIMUM LIMITS OF ORDINARY PORTLAND CEMENT CONTENT, (LBS/YD3)	
	REQUIRED MAXIMUM	RECOMMENDED
UP TO 2500	362	GENERAL: 100-150 SLABS: 150-250
3000	410	GENERAL: 100-150 SLABS: 150-250
4000	456	

OUR REQUIREMENTS DO NOT CERTIFY ANY AESTHETIC OR WORKABILITY OUTCOME OF THE MIX BEYOND STRUCTURAL PERFORMANCE. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

HOSE SIZE

IT IS RECOMMENDED TO USE LARGER ¾" & 1" AGGREGATES INSTEAD OF PEA GRAVEL. THE LARGER AGGREGATES CAN REDUCE THE POUNDS OF CEMENT PER YARD OF CONCRETE. USE A HOSE SIZE ADEQUATE FOR THE LARGER AGGREGATE WHEN POSSIBLE.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

REINFORCING BARS NOTED OR SHOWN AS CONTINUOUS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. IN SLAB AND BEAMS LOCATE TOP BAR SPLICES MIDWAY BETWEEN SUPPORTS, BOTTOM BAR SPLICES AT SUPPORTS. BEND AND SPLICE BARS AS NOTED IN THE DETAILS.

WELDING OF REINFORCEMENT BARS SHALL COMPLY WITH AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL. USE GRADE A706 UNLESS SHOWN OTHERWISE.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS AND WALLS:	1"
BEAMS AND COLUMNS:	1½"

CAST-IN-PLACE ANCHORS IN NEW CONCRETE

FOR ALL SHEAR WALL SILL ANCHORS INTO NEW CONCRETE USE GALVANIZED 5/8" DIAMETER ANCHOR BOLTS WITH 7" MIN EMBEDMENT, UON SPACE ANCHORS PER SHEAR WALL SCHEDULE. PROVIDE MIN 4D CLEARANCE BETWEEN ANCHOR BOLTS AND EDGE OF CONCRETE.

FOR ALL SHEAR WALL TIE-DOWN ANCHORS INTO NEW CONCRETE USE GALVANIZED ANCHORS AND SEE TIE-DOWN SCHEDULE FOR ANCHOR TYPE, DIAMETER, AND EMBEDMENT.

ADHESIVE DOWELS TO EXISTING CONCRETE

PER MANUFACTURER, ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 7 DAYS AT TIME OF ANCHOR INSTALLATION AND 21 DAYS BEFORE FULL LOADING. FOR INSTALLATIONS SOONER THAN 7 DAYS CONSULT ADHESIVE MANUFACTURER.

ADHESIVE ANCHORS SHALL BE ONE OF THE FOLLOWING:

- "SET-3G" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC EVALUATION REPORT ESR-4057. CONTACT ENGINEER FOR "SET-XP".

MINIMUM HOLE SIZE AND EMBEDMENT SHALL BE AS FOLLOWS, U.O.N. ON THE DRAWINGS. HOLE SIZE SHALL BE 1/8" GREATER THAN DIAMETER OF DOWEL/ ALL-THREAD-ROD. REMOVE DUST FROM HOLE WITH COMPRESSED AIR AND A NYLON BRUSH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

FOR ALL SHEAR WALL SILL ANCHORS INTO EXISTING CONCRETE USE 5/8" DIAMETER ALL-THREAD-ROD WITH 7" MIN EMBEDMENT, UON SPACE ANCHORS PER SHEAR WALL SCHEDULE.

FOR ALL SHEAR WALL HOLDOWN ANCHORS INTO EXISTING CONCRETE SEE HOLDOWN SCHEDULE FOR ANCHOR TYPE, DIAMETER, AND EMBEDMENT.

RAMMED EARTH

DESIGN BASED ON TMS 402-16, AND IS ANALAGOUS TO A SPECIAL REINFORCED SHEAR WALL LAID IN RUNNING BOND.

MINIMUM COMPRESSIVE STRENGTH OF 1400 PSI. CONTRACTOR TO CONTACT VSE AS SOON AS POSSIBLE IF A LOWER COMPRESSIVE STRENGTH IS PREFERRED. LOWERING THE REQUIRED COMPRESSION STRENGTH IS LIKELY POSSIBLE, BUT MAY REQUIRE DESIGN CHANGES.

MIX DESIGN TO BE SUBMITTED TO THE ENGINEER BY THE CONTRACTOR.

3" CYLINDER COMPRESSION TESTS REQUIRED FOR EACH UNIQUE BATCH OF RAMMED EARTH.

DECREASING CEMENT USE THROUGH EMULSIFIED ASPHALT AND SCM, SUCH AS FLY ASH AND SLAG, ARE ENCOURAGED.

STRUCTURAL STEEL

DETAILS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST AISC STANDARD SPECIFICATIONS.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
WIDE FLANGE SHAPES: ASTM A992
MISCELLANEOUS CHANNELS, ANGLES, AND PLATE: ASTM A36
RECTANGULAR AND ROUND HSS SECTIONS: ASTM A500, GRADE B
STEEL PIPE: ASTM A53, TYPE E, GRADE B
MOMENT FRAME BASE PLATES: ASTM A36 [A572, GR 50]

STEEL NOT RECEIVING FIREPROOFING OR STEEL EXPOSED TO WEATHER SHALL HAVE ONE COAT OF SHOP PRIMER. STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED PROTECTIVE COATING.

BOLTS AND ROD SHALL CONFORM TO THE FOLLOWING:
COMMON BOLTS SHALL CONFORM TO ASTM A307 USE U.O.N.
HIGH STRENGTH BOLTS (H.S.B.) SHALL CONFORM TO ASTM A325 TYPE N
ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR. 36
THREADED ROD SHALL CONFORM TO ASTM A36 [A 193 GRADE B7]

WELDING SHALL CONFORM TO AWS D1.1 STRUCTURAL WELDING CODE USING E70XX ELECTRODES. WELDS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL, IN ADDITION, CONFORM TO AWS D1.8. ALL WELDING SHALL BE PERFORMED BY CERTIFIED QUALIFIED WELDERS.

CARPENTRY

IT IS STRONGLY ENCOURAGED THAT ALL LUMBER PRODUCTS ARE EITHER RECLAIMED OR SALVAGED AND CERTIFIED BY THE FOREST STEWARDSHIP COUNCIL (BEARING FSC STAMP) OR THE SUSTAINABLE FORESTRY INITIATIVE (SFI) OR FROM LOCALLY SUSTAINABLE HARVESTED SOURCES. CONSULT ENGINEER IF CLARITY IS DESIRED.

PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS UON (6'-0" MAX.). PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (6'-0" MAX.) ELSEWHERE UON PROVIDE 2X4 (OR 2X6) CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.

PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'-0" OC MAX AND BETWEEN JOISTS @ 12'-0" OC MAX.

ALL 2X6 STUDS SHALL BE SPACED AT 2'-0" U.O.N. OR AT 1'-4" WHEN SUPPORTING TWO FLOORS PLUS A ROOF CEILING OR A HABITABLE A ATTIC: CRC TABLE R602.3(5). THIS REQUIREMENT MAY CHANGE IF STRAW INSULATION IS USED. CONSULT ENGINEER.

ALL 2X4 STUDS SHALL BE SPACED AT 2'-0" U.O.N. OR AT 1'-4" WHEN SUPPORTING ONE FLOOR PLUS A ROOF CEILING OR A HABITABLE A ATTIC: CRC TABLE R602.3(5). THIS REQUIREMENT MAY CHANGE IF STRAW INSULATION IS USED. CONSULT ENGINEER.

MOISTURE CONTENT AND PROTECTION

ALL FRAMING SHALL HAVE A MOISTURE CONTENT BELOW 19% MAXIMUM UPON INSTALLATION.

MATERIALS SHALL BE PROPERLY STORED ON THE JOB SITE. MATERIALS SHALL BE STORED OFF OF THE GROUND, AND PROTECTED FROM EXPOSURE TO THE ELEMENTS.

PRESERVATIVE TREATMENT

WOOD FRAMING MEMBERS THAT ARE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, BUT NOT IN CONTACT WITH THE GROUND, SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA STANDARD U1.

PER CBC 2304.12.2, PRESERVATIVE-TREATED WOOD USED IN INTERIOR LOCATIONS SHALL BE PROTECTED WITH TWO COATS OF URETHANE, SHELLAC, LATEX EPOXY, OR VARNISH UNLESS WATERBORNE PRESERVATIVES ARE USED. PRIOR TO THE APPLICATION OF THE PROTECTIVE FINISH, THE WOOD SHALL BE DRIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DIMENSIONAL LUMBER

DIMENSIONAL LUMBER SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES AND SHALL BE DOUGLAS FIR, UON, AS FOLLOWS:

-SILLS AND LEDGERS ON CONCRETE OR CONCRETE BLOCK - DOUGLAS FIR - PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR REDWOOD
-RAFTERS, JOISTS, STUDS, PLATES, BLOCKING, ETC. - NO.2 OR BETTER, UON
-BEAMS AND POSTS 4X AND WIDER - NO.1, UON

MANUFACTURED LUMBER

TJI'S, PARALLAMS (PSL'S), MICROLLAMS (LVL'S), AND TIMBERSTRAND (LSL) ARE MANUFACTURED BY ILEVEL WEYERHAEUSER. UON USE:

-BEAMS- 2.2E PARALLAM PSL
-RAFTERS AND JOISTS- 2.0E MICROLLAM LVL
-POSTS- 1.8E PARALLAM PSL

REFER TO SPECIFIER'S GUIDE #TJ-4000 FOR TJI'S AND #TJ-9000 FOR PSL'S AND LVL'S FOR WEB STIFFENER, BAKER BLOCKS, AND INSTALLATIONS RECOMMENDATIONS.

SHEATHING

WOOD SHTG PANELS SHALL CONFORM TO PS 1-19 OR PS 2-18, EXPOSURE 1 (OR EXTERIOR GRADE PER ARCHITECTURAL REQUIREMENTS), WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH LONG AXIS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGERED END JOINTS.

ROOF - ⅜" 40/20 APA RATED SHEATHING WITH T&G EDGES (UNBLOCKED, UON), (OR WHEN ⅜" 32/16 APA RATED SHEATHING WITHOUT T&G EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4"). NAIL ALL SUPPORTED EDGES WITH 10d" @ 6"; ALL OTHER INTERMEDIATE BEARINGS WITH 10d" @ 12". OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES W/ MIN 10d" @ 6", UON.

FLOORS - ⅜" 24 O.C. APA RATED STURD-I-FLOOR WITH T&G EDGES (UNBLOCKED, UON). NAIL ALL SUPPORTED EDGES WITH 10d" @ 6"; ALL OTHER INTERMEDIATE BEARINGS WITH 10d" @ 12". OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES W/ MIN 10d" @ 6", UON.

WALLS - (WHERE SHOWN ON PLANS) ⅜" 32/16 APA RATED SHEATHING. BLOCK EDGES. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 10d" @ 6" UON; NAIL ALL OTHER INTERMEDIATE BEARINGS WITH 10d" @ 12".

FASTENERS

ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.2 OF THE 2022 CBC. NAILS SHALL BE COMMON WIRE NAILS U.O.N. BOLTS AND LAG SCREWS BEARING ON WOOD SHALL HAVE WASHERS. SILLS OR PLATES SHALL BE BOLTED TO CONCRETE WITH GALVANIZED 5/8" DIAMETER BOLTS WITH 3X3X1/4" WASHERS, EMBEDDED 7" MINIMUM AT 4'-0" MAXIMUM ON CENTER, UON.

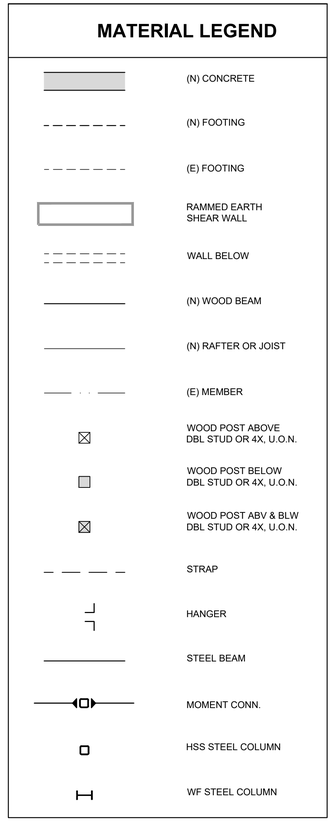
FASTENERS FOR INTERIOR APPLICATIONS PENETRATING PRESSURE-TREATED LUMBER, OR FASTENERS EXPOSED TO WEATHER INCLUDING EXTERIOR APPLICATIONS OF PRESSURE-TREATED LUMBER SHALL BE HOT DIPPED ZINC-COATING GALVANIZED WITH A MINIMUM ASTM A 653 TYPE G185 COATING OR STAINLESS STEEL.

WOOD CONSTRUCTION CONNECTORS SHALL BE GALVANIZED AND MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR EQUAL. JOIST HANGERS SHALL BE "LUS" SERIES UON ON DRAWINGS. JOIST HANGERS SHALL BE "HU" SERIES WHERE JOISTS ARE SLOPED OR SKEWED, OR WHERE THE HANGER IS TO BE WELDED ONTO THE CARRYING MEMBER.

POST CAPS/BASES ARE NOT REQUIRED UNLESS SPECIFICALLY CALLED OUT ON DRAWINGS. FASTEN BEAM WITH (4) 10d COMMON NAILS TOENAILED TO POST.

SHEET LIST

MATERIAL LEGEND



ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
APPROX	APPROXIMATE
ALT	ALTERNATE
ARCH	ARCHITECT
ATR	ALL-THREAD ROD
BLW	BELOW
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BTWN	BETWEEN
BOT	BOTTOM
BP	BEARING PLATE
CBC	CALIFORNIA BUILDING CODE
CJ	CONSTRUCTION JOINT; CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
CSK	COUNTERSINK
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	PENNY (NAIL SIZE)
DIA	DIAMETER
DIMS	DIMENSIONS
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DTP	DOUBLE TOP PLATE
DWG	DRAWING
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EN	EDGE NAIL
ENGR	ENGINEER
EO	EVERY OTHER
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FS	FAR SIDE
FTAO	FORCE TRANSFER AROUND OPENING
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLT	GLUED-LAMINATED TIMBER
GYP BD	GYPSUM WALL BOARD
HDG	HOT DIP GALVANIZED
HDR	HEADER
HF	HARDY FRAME
HGR	HANGER
HORZ	HORIZONTAL
HSB	HIGH STRENGTH BOLTS
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
ID	INSIDE DIAMETER
INT	INTERIOR
JST	JOIST
L	ANGLE SECTION
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MANUF	MANUFACTURER
MAX	MAXIMUM
MB	MACHINE BOLT
MIN	MINIMUM
(N)	NEW
N/A	NOT APPLICABLE
NO	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENERS
PEN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PSWS	PER SHEAR WALL SCHEDULE
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
RDWD	REDWOOD
REINF	REINFORCEMENT
RFT	RAFTER
REQD	REQUIRED
RET	RETAINING
RO	ROUGH OPENING
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SQ	SQUARE
SS	SELECT STRUCTURAL; STAINLESS STEEL
STD	STANDARD
STL	STEEL
STIFF	STIFFENER
SW	SHEAR WALL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TD	TIE-DOWN
T&G	TONGUE AND GROOVE
THRD	THREADED
TN	TOE-NAIL
TOS	TOP OF SLAB; TOP OF STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE FLANGE SECTION
W/	WITH
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE
WS	WOOD SCREW
WWR	WELDED WIRE REINFORCEMENT
#	SIZE OF REINFORCING BAR
@	AT (SPACING)

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STATE OF CALIFORNIA

RAMMED EARTH PROJECT

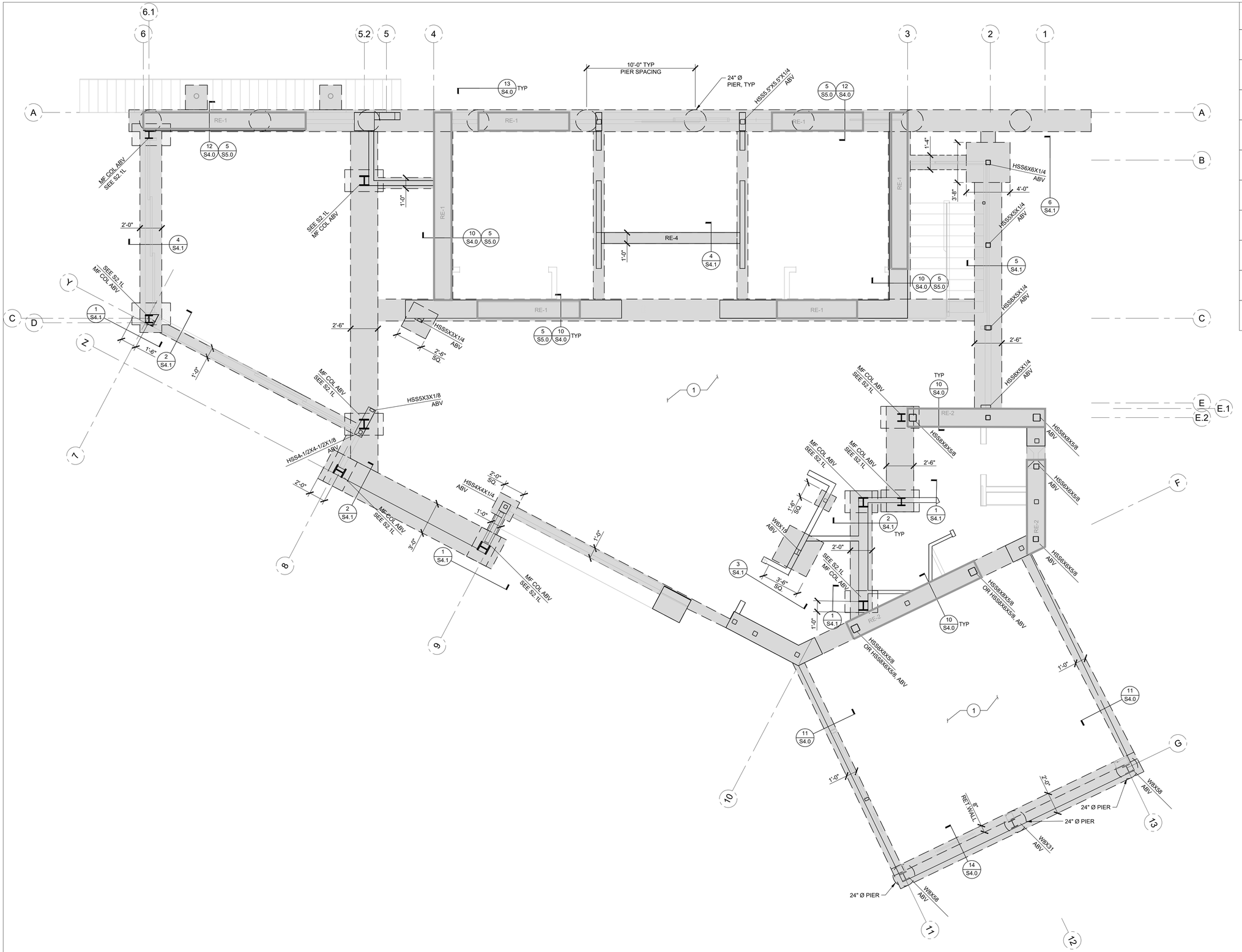
1714 Decker School Lane, Malibu CA 90265

Revision:	
Date:	03.29.2024
Scale:	AS NOTED
Drawn:	FO/CB
Job:	22120

GENERAL NOTES, SHEET LIST, & ABBREVIATIONS

Sheet: S0.0

Sheet 1 of 14



FOUNDATION & FIRST FLOOR FRAMING PLAN

¼" = 1'-0"

0 2' 4' 8' 12'

SHEET NOTES

1	4" SLAB ON GRADE	5 S4.0
2	GRADE BEAM	
3	PIER	
4	RETAINING WALL	
5	FLOOR SHEATHING, SEE GENERAL NOTES	
6	ROOF SHEATHING, SEE GENERAL NOTES	
7	BLOCK DIAPHRAGM	
8	20"X12" CONC BOND BM, W/ 2 - #5 TOP & BOT & #4 HOOPS @ 12" OC, TYP UON	

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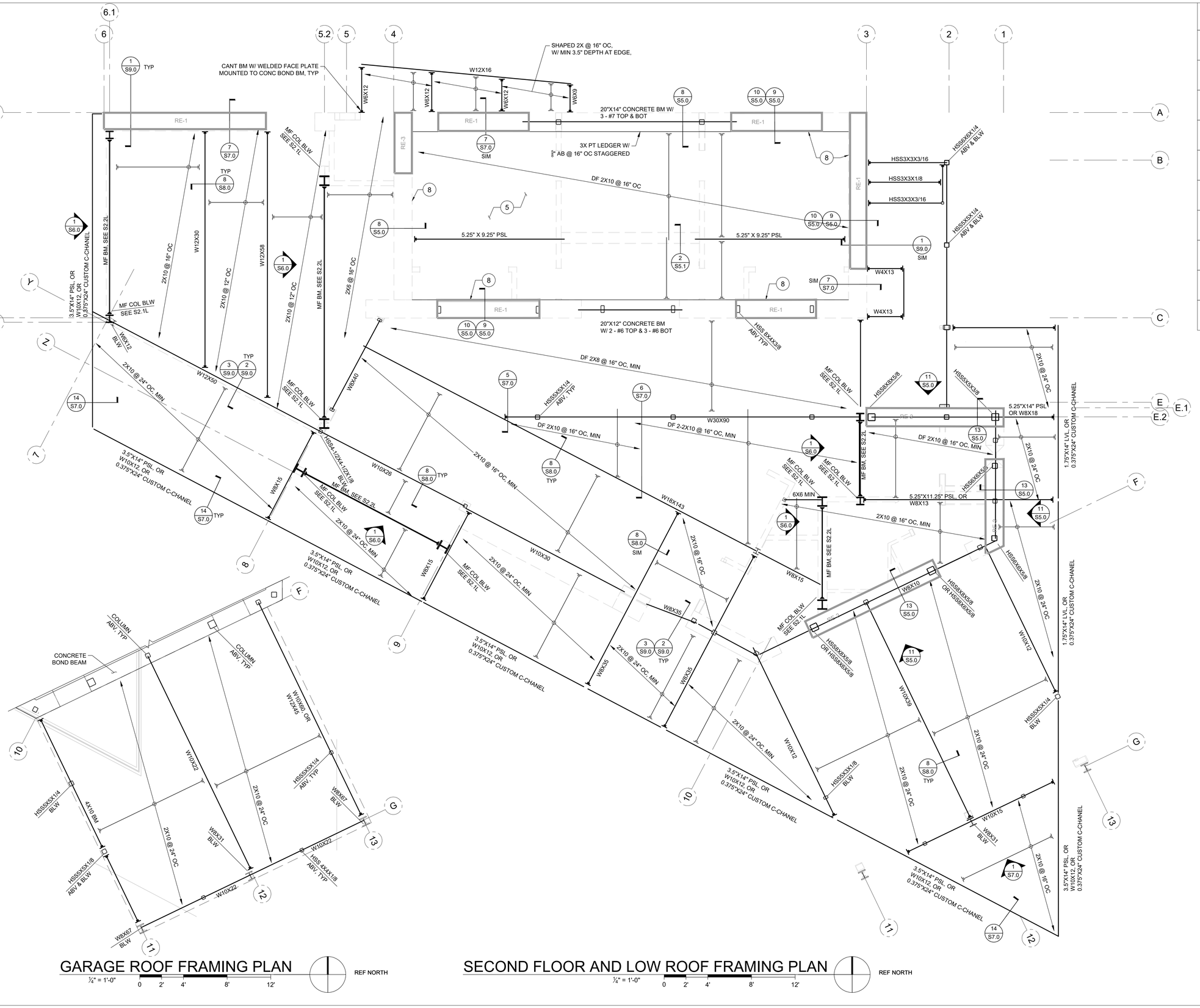
FIRST FLOOR FRAMING PLAN

Sheet: S2.0

SHEET NOTES

1	4" SLAB ON GRADE	5 S4.0
2	GRADE BEAM	
3	PIER	
4	RETAINING WALL	
5	FLOOR SHEATHING, SEE GENERAL NOTES	
6	ROOF SHEATHING, SEE GENERAL NOTES	
7	BLOCK DIAPHRAGM	
8	20"X12" CONC BOND BM, W/ 2 - #5 TOP & BOT & #4 HOOPS @ 12" OC, TYP UON	



GARAGE ROOF FRAMING PLAN

¼" = 1'-0" 0 2' 4' 8' 12' REF NORTH

SECOND FLOOR AND LOW ROOF FRAMING PLAN

¼" = 1'-0" 0 2' 4' 8' 12' REF NORTH

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SECOND FLOOR AND LOW ROOF FRAMING PLAN

Sheet: S2.1G

SHEET NOTES

1	4" SLAB ON GRADE	5 S4.0
2	GRADE BEAM	
3	PIER	
4	RETAINING WALL	
5	FLOOR SHEATHING, SEE GENERAL NOTES	
6	ROOF SHEATHING, SEE GENERAL NOTES	
7	BLOCK DIAPHRAGM	
8	20"X12" CONC BOND BM, W/ 2 - #5 TOP & BOT & #4 HOOPS @ 12" OC, TYP UON	

SECOND FLOOR AND LOW ROOF FRAMING PLAN

¼" = 1'-0"

REF NORTH

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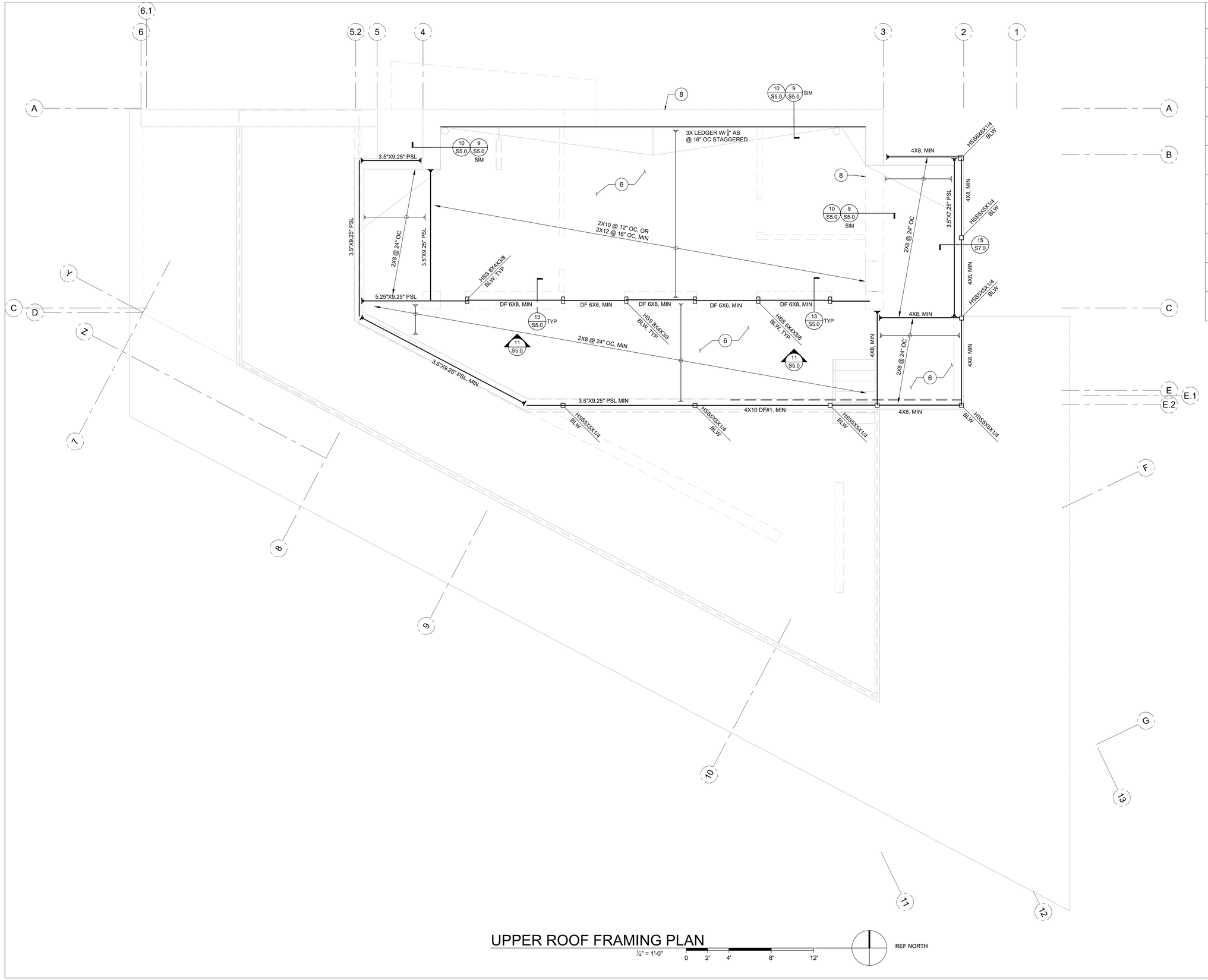
SECOND FLOOR AND LOW ROOF FRAMING PLAN

Sheet: S2.1L



SHEET NOTES

1	4" SLAB ON GRADE	5 S4.0
2	GRADE BEAM	
3	PIER	
4	RETAINING WALL	
5	FLOOR SHEATHING, SEE GENERAL NOTES	
6	ROOF SHEATHING, SEE GENERAL NOTES	
7	BLOCK DIAPHRAGM	
8	20"X12" CONC BOND BM, W/ 2 - #5 TOP & BOT & #4 HOOPS @ 12" OC, TYP UON	

UPPER ROOF FRAMING PLAN

¼" = 1'-0"

0 2' 4' 8' 12'

REF NORTH

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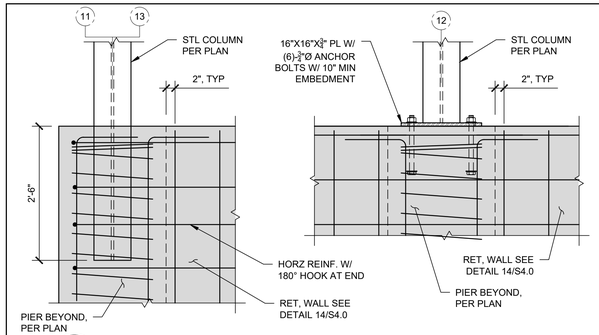
ROOF FRAMING PLAN

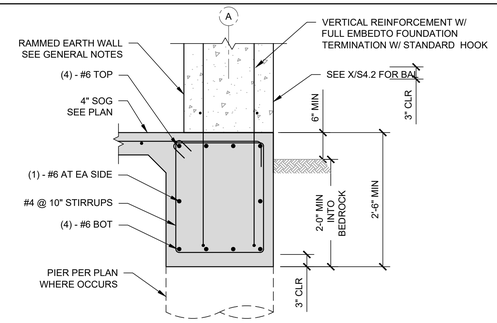
Sheet:

S2.2



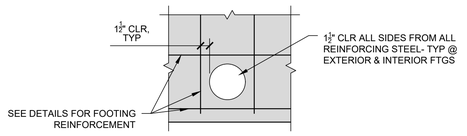
14 S4.0 PIER & POST AT RET WALL ELEVATION - LINE G

3/4" = 1'-0"



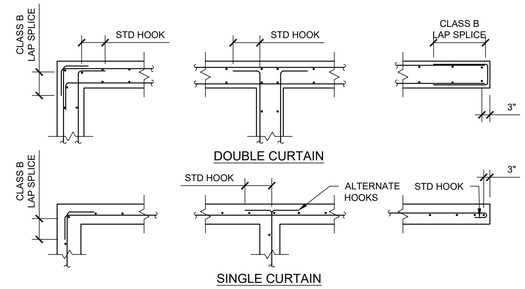
12 S4.2 TYPICAL GRADE BM

3/4" = 1'-0"



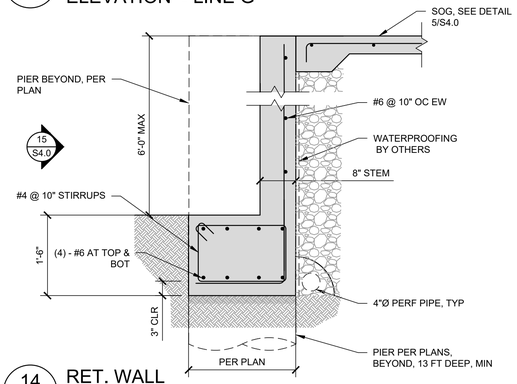
8 S4.0 PERPENDICULAR PENETRATION THROUGH FOOTINGS

3/4" = 1'-0"



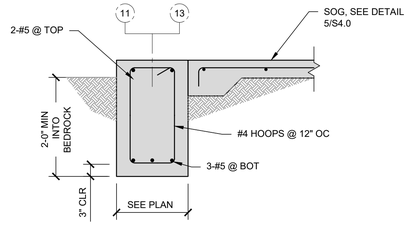
4 S4.0 CONC REINF AT CORNERS & INTERSECTIONS

NOT TO SCALE



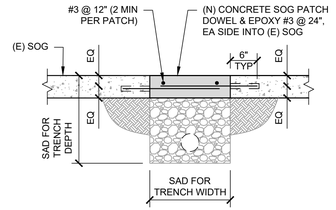
14 S4.0 RET. WALL TYP. SECTION

3/4" = 1'-0"



11 S4.0 EXTERIOR FOOTING

3/4" = 1'-0"



7 S4.0 SLAB REPAIR AT TRENCH

3/4" = 1'-0"

BAR SIZE	CLASS B SPLICE (in)		CLASS A SPLICE (ld) (in)	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
F'c = 2500psi				
#3	31	24	24	18
#4	41	32	32	24
#5	51	39	39	30
#6	61	47	47	36
#7	89	69	69	53
#8	102	78	78	60
F'c = 3000psi				
#3	28	22	22	17
#4	37	29	29	22
#5	47	36	36	28
#6	56	43	43	33
#7	81	63	63	48
#8	93	72	72	55

NOTES:

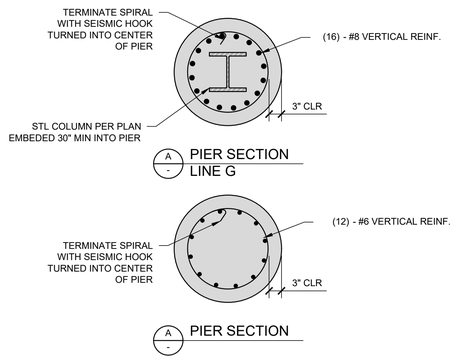
1. LAP SPLICE LENGTHS ARE BASED ON ACI 318-19 25.5.2.1, GR. 60 STEEL AND NORMAL WEIGHT AGGREGATE. CLEAR SPACING OF ADJACENT BARS DEVELOPED OR SPLICED NOT LESS THAN 2db AND CLEAR COVER NOT LESS THAN db, 1", AND ⏀Dagg PER ACI 25.2.1

2. CLASS A SPLICES ARE LIMITED TO CASES WHERE ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH (STAGGERED SPLICE). SEE ACI COMMENTARY FIGURE R25.5.2.1 FOR CLASS A TENSION LAP SPLICE ILLUSTRATION. FOR WALLS THE SPLICES SHALL ALSO BE STAGGERED WITH RESPECT TO THE OPPOSITE CURTAIN.

3. TOP BARS ARE BARS WITH MORE THAN 12" OF CONCRETE POURED BELOW THE BARS.

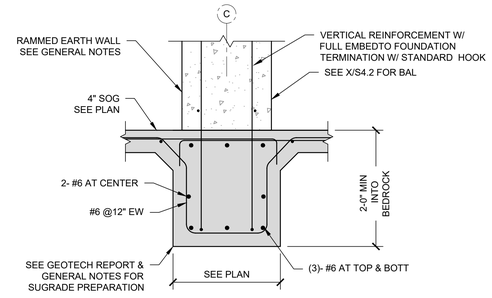
3 S4.0 TENSION LAP SPLICES

NOT TO SCALE



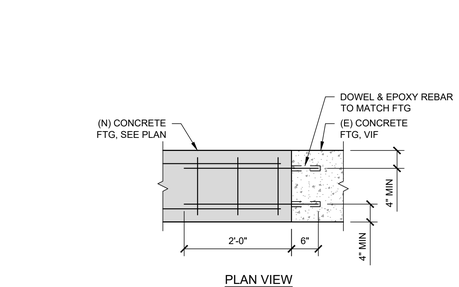
13 S4.2 TYPICAL PIER DETAIL

NOT TO SCALE



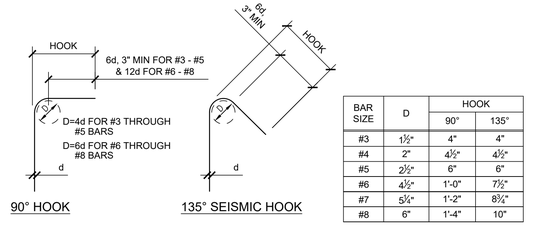
10 S4.0 EXTERIOR FOOTING AT RAMMED EARTH WALL

3/4" = 1'-0"



6 S4.0 EPOXY DOWEL CONN TO HARDENED CONCRETE (FOR REFERENCE ONLY)

3/4" = 1'-0"

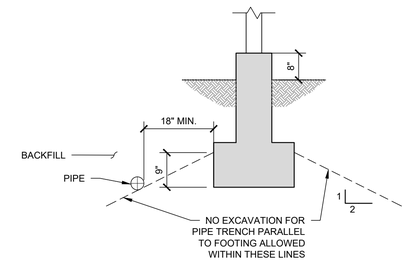


BAR SIZE	D	HOOK	
		90°	135°
#3	1½"	4"	4"
#4	2"	4½"	4½"
#5	2½"	6"	6"
#6	4½"	1'-0"	7½"
#7	5¼"	1'-2"	8¾"
#8	6"	1'-4"	10"

NOTE:
1. MINIMUM INSIDE BEND DIAMTERS & STANDARD HOOK GEOMETRY ARE BASED ON ACI 318-19 TABLE 25.3.2.

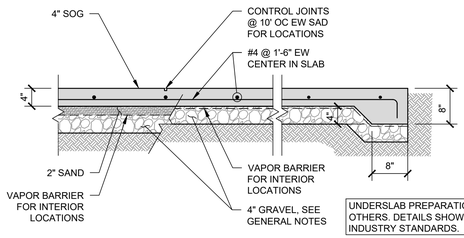
2 S4.0 STIRRUPS & TIE HOOKS

NOT TO SCALE



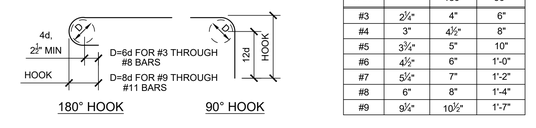
9 S4.0 PIPE PARALLEL TO FOOTING

3/4" = 1'-0"



5 S4.0 TYP 4" SLAB ON GRADE

3/4" = 1'-0"



BAR SIZE	D	HOOK	
		180°	90°
#3	2½"	4"	6"
#4	3"	4½"	8"
#5	3¾"	5"	10"
#6	4½"	6"	1'-0"
#7	5¼"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9¾"	10½"	1'-7"

NOTE:
1. STANDARD HOOK GEOMETRY FOR DEVELOPMENT OF DEFORMED BARS ARE BASED ON ACI 318-19 TABLE 25.3.1.

1 S4.0 STANDARD HOOKS

NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER ANTHONY P. DENTE No. C 80715 Exp. 3/31/25 CIVIL STATE OF CALIFORNIA

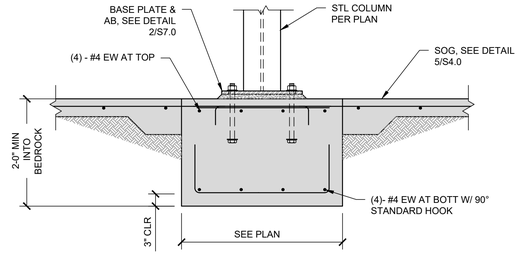
PROJECT
RAMMED EARTH PR
1714 Decker School Lane, Malibu CA 90265

Revision:

Date: 03.29.2024
Scale: AS NOTED
Drawn: FO/CB
Job: 22120

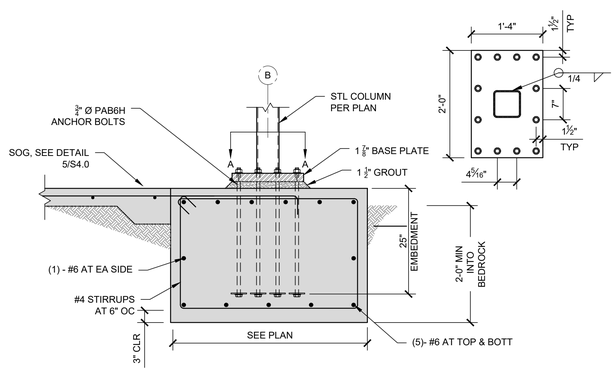
TYPICAL FOUNDATION DETAILS

Sheet:
S4.0
Sheet 3 of 14



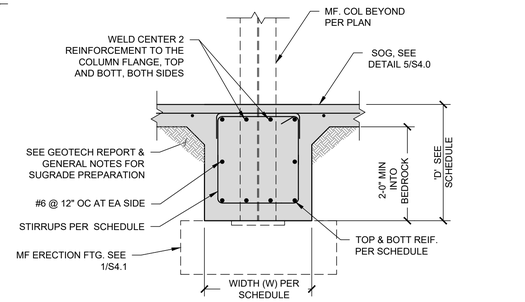
3 S4.1 TYP COLUMNS FOUNDATION

NOT TO SCALE



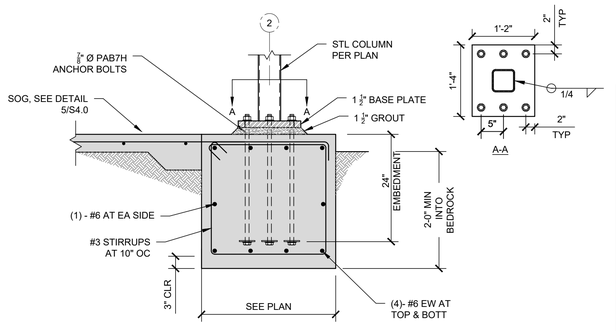
6 S4.1 CANT. COLUMNS FOUNDATION LINE B

NOT TO SCALE



2 S4.1 MOMENT FRAME FOUNDATION SECTION

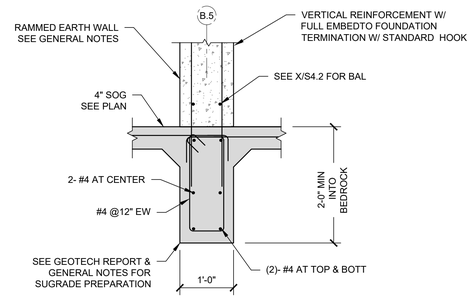
NOT TO SCALE



5 S4.1 CANT. COLUMNS FOUNDATION LINE 2

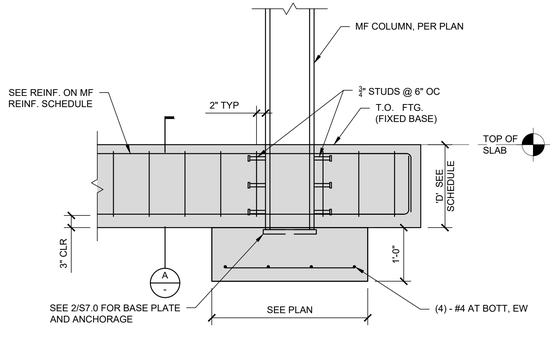
NOT TO SCALE

MOMENT FRAME FOUNDATION SCHEDULE						
GRID LINE	FDN DEPTH (D)	FDN WIDTH (W)	TOP REINF.	BOTT REINF.	STIRRUPS	REINF. WELDED TO MF COLUMN
3	24"	24"	(4) - #6	(4) - #6	#4 @ 10" OC	(2) - #6 TOP AND BOTT
3.1	30"	30"	(4) - #6	(4) - #6	#4 @ 10" OC	(2) - #6 TOP AND BOTT
5	33"	30"	(6) - #6	(6) - #6	#4 @ 10" OC	(3) - #6 TOP AND BOTT
6	30"	24"	(4) - #6	(4) - #6	#4 @ 12" OC	(2) - #6 TOP AND BOTT
Z	40"	30"	(6) - #7	(6) - #7	#4 @ 12" OC	(3) - #7 TOP AND BOTT



4 S4.1 INTERIOR FOOTING

NOT TO SCALE



1 S4.1 TYP MOMENT FRAME FOUNDATION

NOT TO SCALE

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RAMMED EARTH PROJECT

1714 Decker School Lane, Malibu CA 90265

Revision:

Date: 03.29.2024

Scale: AS NOTED

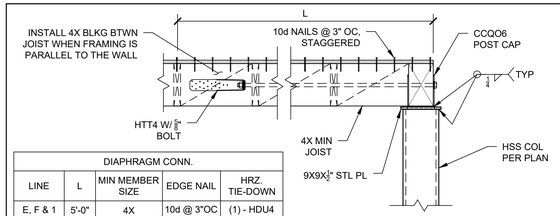
Drawn: FO/CB

Job: 22120

RAMMED EARTH DETAILS

Sheet:

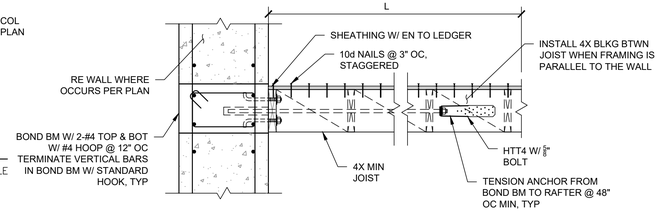
S4.1



DIAPHRAGM CONN.				
LINE	L	MIN MEMBER SIZE	EDGE NAIL	HRZ. TIE-DOWN
E, F & 1	5'-0"	4X	10d @ 3"OC	(1) - HDU4
C	4'-0"	4X	10d @ 3"OC	(1) - HDU4

13 S5.0 COLLECTOR COLUMNS, OOP CONN. RAMMED EARTH

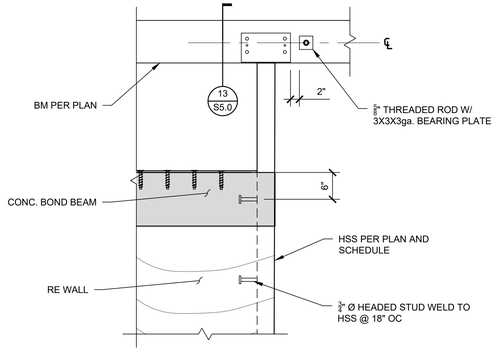
NOT TO SCALE



DIAPHRAGM CONN.					
LINE	STORY	L	MIN MEMBER SIZE	EDGE NAIL	HRZ. TIE-DOWN
LINE A, BTWM LINE 5 & 6	2ND	5'-0"	4X	10d @ 3"OC	(1) - HDU4
LINE A, BTWM LINE 4 & 3	2ND	11'-0"	4X	10d @ 3"OC	(2) - HDU4
LINE A, BTWM LINE 4 & 3	ROOF	5'-0"	4X	10d @ 3"OC	(1) - HTT4
LINE 4 & 3	2ND	9'-0"	4X	10d @ 3"OC	(2) - HTT4
LINE 4 & 3	ROOF	4'-0"	4X	10d @ 3"OC	(1) - HTT4

10 S5.0 RAMMED EARTH WALL OUT-OUT-PLANE BRACING

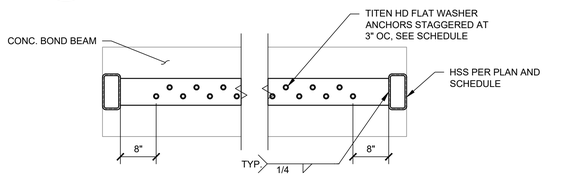
NOT TO SCALE



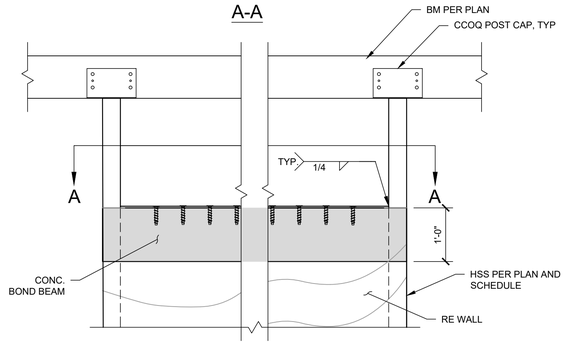
NOTES:
1. 6" TYPICAL END DISTANCE
2. ALL SHEAR STUDS SHALL BE WELDED TO STEEL BEAMS WITH ARC WELDS PER STUD WELDING REQUIREMENTS OF AWS D1.1

12 S5.0 COLLECTOR COLUMNS, OOP CONN. RAMMED EARTH

NOT TO SCALE



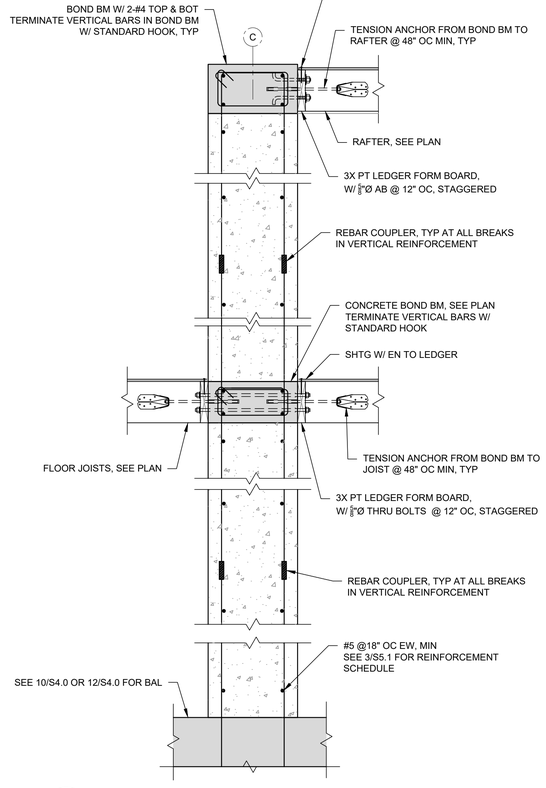
A-A



COLLECTOR COLUMNS AND ATTACHMENTS SCHEDULE				
RE WALL GRID LINE	No. OF COLUMNS ALONG LINE	MINIMUM COLUMN SIZE	COLLECTOR PL SECTION	ANCHORS TO BOND BEAM
C	4	HSS 8X4X⅜	6" X ⅜"	(6) - 4" X ⅝"Ø TITEN HD FLAT WASHER
1	2	HSS 6X6X⅜	6" X ⅜"	(11) - 4" X ⅝"Ø TITEN HD FLAT WASHER
E	2	HSS 8X8X⅜	6" X ⅜"	(17) - 4" X ⅝"Ø TITEN HD FLAT WASHER
F	2	HSS 8X8X⅜	6" X ⅜"	(20) - 4" X ⅝"Ø TITEN HD FLAT WASHER

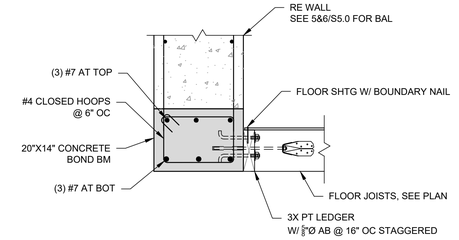
11 S5.0 COLLECTOR COLUMNS RAMMED EARTH

NOT TO SCALE



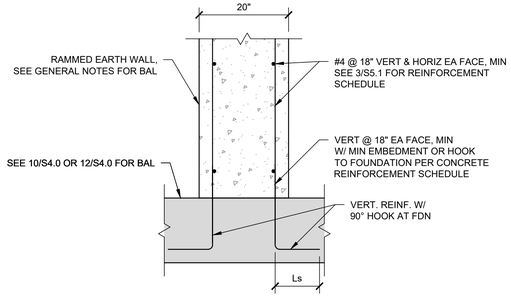
9 S5.0 RAMMED EARTH SHEAR WALL ELEVATION

NTS



8 S5.0 BOND BEAM - WINDOW HEADER ABOVE WINDOW ON LINE-A

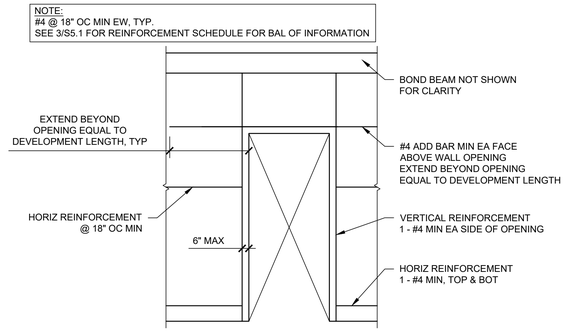
NTS



7 S5.0 RAMMED EARTH WALL AT FOUNDATION

NTS

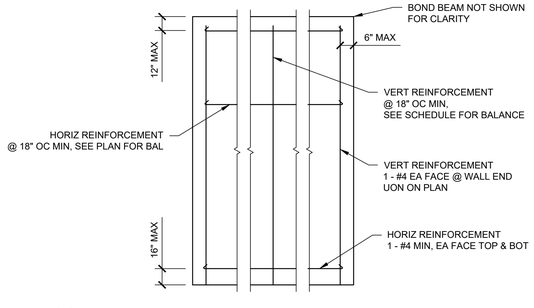
NOTE:
#4 @ 18" OC MIN EW, TYP.
SEE 3/S5.1 FOR REINFORCEMENT SCHEDULE FOR BAL OF INFORMATION



6 S5.0 RAMMED EARTH REINFORCEMENT ELEVATION AT WALL OPENING

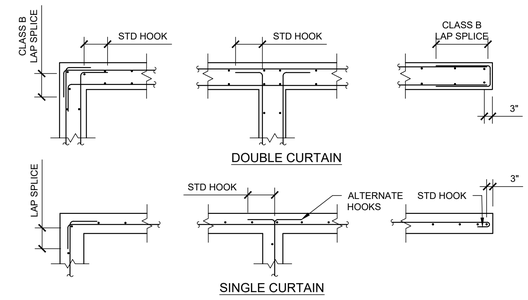
NTS

NOTE:
#4 @ 18" OC MIN EW, TYP.
SEE 3/S5.1 FOR REINFORCEMENT SCHEDULE FOR BAL OF INFORMATION



5 S5.0 RAMMED EARTH WALL REINFORCMENT WALL ELEVATION

NTS



4 S5.0 REINF AT CORNERS & INTERSECTIONS RAMMED EARTH

NOT TO SCALE

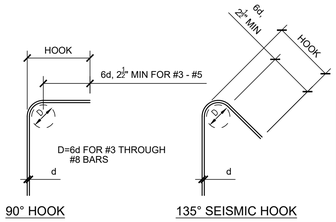
BAR SIZE	SPLICE (in)
f'm = 1400 psi	
#3	12
#4	16
#5	18
#6	26

NOTES:

1. LAP SPLICE AND DEVELOPMENT LENGTHS ARE BASED ON TMS 402 2.1.7.3, GR. 60 STEEL. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 24" AND CLEAR COVER NOT LESS THAN 7½db.

3 S5.0 LAP SPLICES AND DEVELOPMENT LENGTH RAMMED EARTH

NOT TO SCALE

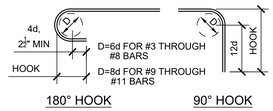


BAR SIZE	D	HOOK	
		90°	135°
#3	2½"	4"	4"
#4	1½"	4½"	4½"
#5	3¾"	6"	6"

NOTE:
1. MINIMUM INSIDE BEND DIAMTERS & STANDARD HOOK GEOMETRY ARE BASED ON TMS 402 TABLE 1.16.6.

2 S5.0 STIRRUPS & TIE HOOKS RAMMED EARTH

NOT TO SCALE



BAR SIZE	D	HOOK	
		180°	90°
#3	2½"	4"	6"
#4	3"	4½"	8"
#5	3¾"	5"	10"
#6	4½"	6"	1'-0"
#7	5¼"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9¾"	10½"	1'-7"

NOTE:
1. STANDARD HOOK GEOMETRY FOR DEVELOPMENT OF DEFORMED BARS ARE BASED ON TMS 402 1.16.5

1 S5.0 STANDARD HOOKS RAMMED EARTH

NOT TO SCALE

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RAMMED EARTH PROJECT

1714 Decker School Lane, Malibu CA 90265

Revision:
Date: 03.29.2024
Scale: AS NOTED
Drawn: FO/CB
Job: 22120

RAMMED EARTH DETAILS

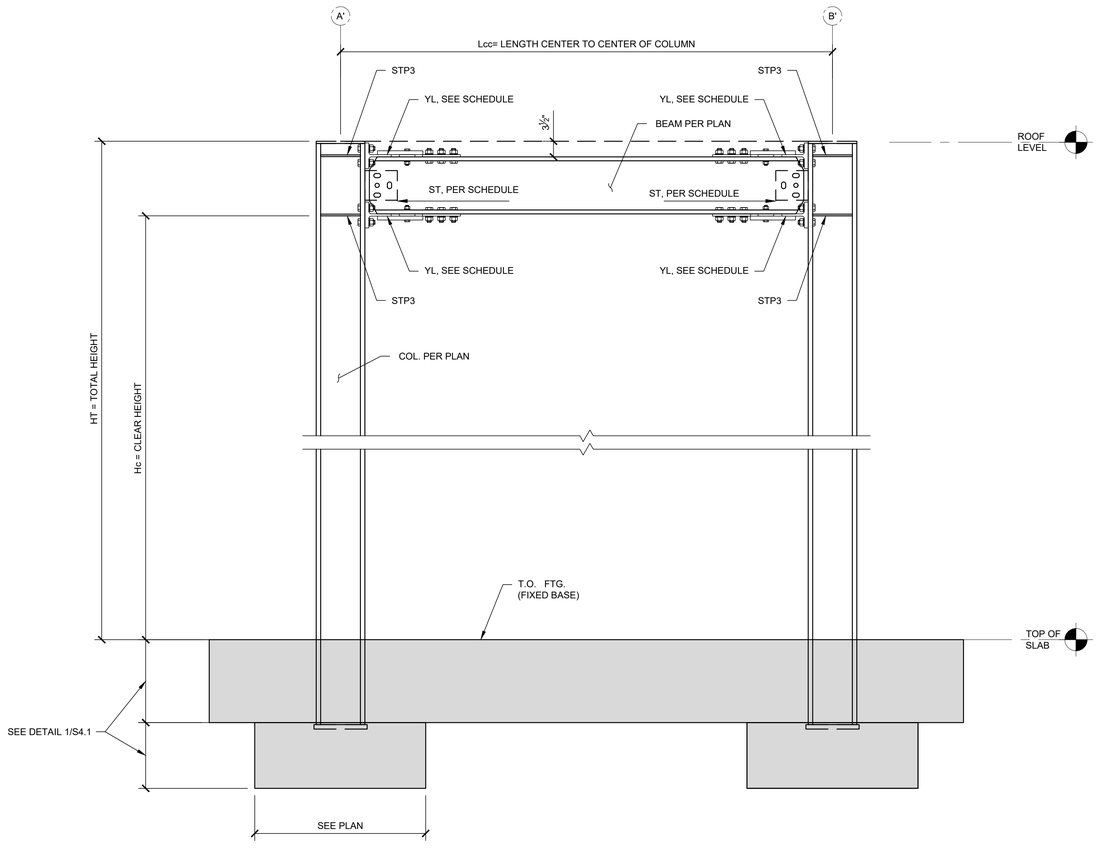
Sheet: S5.0

Sheet 4 of 14

MOMENT FRAME MEMBERS AND WELD SCHEDULE																		
Elev. ID	SIDE ID	HC = CLEAR HEIGHT (ft)	Lcc= LENGTH CENTER TO CENTER OF COLUMN	Column Size	Left no. ST	Left ST Thk (in)	Right no. ST	Right ST Thk (in)	Cont_PL Thk (in)	Dblr_PL Thk (in)	W1A (in)	N_side of W1A	W1B (in)	N_side of W1B	W2 (in)	N_side of W2	W3 (in)	N_side of W3
3	A'	13	7'-7"	W8X48	N/A	N/A	1	3/8	3/8	N/A	N/A	N/A	1/4	2	3/16	2	3/16	2
3	B'	13	7'-7"	W8X48	1	3/8	N/A	N/A	3/8	N/A	1/4	2	N/A	N/A	3/16	2	3/16	2
3.1	A'	9	9'-2"	W10X68	N/A	N/A	1	3/8	3/8	N/A	N/A	N/A	1/4	2	3/16	2	3/16	2
3.1	B'	9	9'-2"	W10X68	1	3/8	N/A	N/A	3/8	N/A	1/4	2	N/A	N/A	3/16	2	3/16	2
5	A'	13	22'-3"	W10X88	N/A	N/A	1	3/8	3/8	N/A	N/A	N/A	1/4	2	3/16	2	3/16	2
5	B'	13	22'-3"	W10X88	1	3/8	N/A	N/A	3/8	N/A	1/4	2	N/A	N/A	3/16	2	3/16	2
6	A'	13	16'-6"	W8X40	N/A	N/A	1	3/8	3/8	N/A	N/A	N/A	1/4	2	3/16	2	3/16	2
6	B'	13	16'-6"	W8X40	1	3/8	N/A	N/A	3/8	N/A	1/4	2	N/A	N/A	3/16	2	3/16	2
Z	A'	13	15'-0"	W10X100	N/A	N/A	1	3/8	3/8	N/A	N/A	N/A	1/4	2	3/16	2	3/16	2
Z	B'	13	15'-0"	W10X100	1	3/8	N/A	N/A	3/8	N/A	1/4	2	N/A	N/A	3/16	2	3/16	2

NOTES:
1. SEE 19/YL-INST1 FOR ADDITIONAL WELDING INFORMATION.
2. SEE 20/YL-INST1 FOR ADDITIONAL SHEAR TAB INFORMATION.
3. DIMENSIONS SHOWN ARE FOR DESIGN PURPOSES ONLY AND SHALL BE REVIEWED / ADJUSTED BY OTHERS.
4. SEE YL-INST1 FOR GENERAL NOTES AND CONNECTION DETAILING.
5. SEE YL-INST2 FOR CONNECTION BOLTING AND PLATE DETAILING REQUIREMENTS FOR FABRICATION.
6. SEE YL-INST3 FOR CRUCIFORM COLUMN AND SLOPED BEAM DETAILING.

YIELD LINK AND PLATES SCHEDULE				
Elev. ID	Link Size	Qty (kits)	STP TYPE	ST TYPE
3	YL4-2	2	STP3	ST3-7A-2
3.1	YL4-3	2	STP3	ST4-7B-2
5	YL4-3.5	2	STP3	ST3-7A-2
6	YL4-2	2	STP3	ST3-7A-2
Z	YL4-3.5	2	STP3	ST3-7B-3



1 S6.0 TYP MOMENT FRAME ELEVATION
FOR REFERENCE ONLY

NOT TO SCALE

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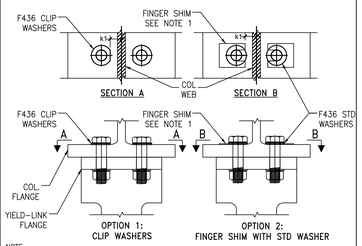
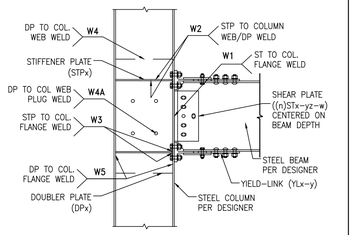
Revision:

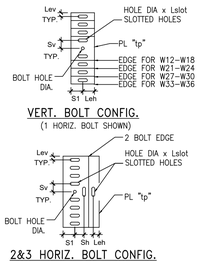
Date:	03.29.2024
Scale:	AS NOTED
Drawn:	FO/CB
Job:	22120

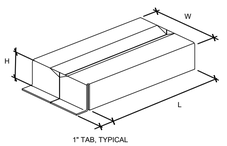
MOMENT FRAME DETAILS

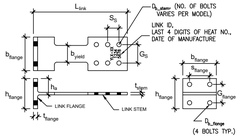
Sheet: S6.0

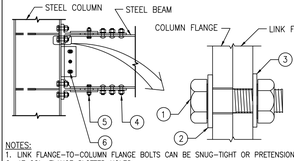


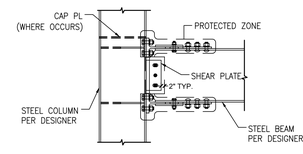












NOTE:
1. FINGER SHIM SHALL BE STRUCTURAL GRADE STEEL MATERIAL. TRIM TO FIT AS REQUIRED.
2. K1 VALUE FOR STEEL SHAPE VARIES. BOLT WASHER/SHIM SHALL BEAR FLAT ON COL. FLANGE.
3. SEE RCSC SPECIFICATION ON USE OF WASHERS ON SLOPING SURFACES

BOLT BEARING NEAR COLUMN WEB 17

LEGEND:

DPx: x IS x/8-IN. THICK DOUBLER PLATES (i.e. DP4 IS 1/2" THICK DOUBLER PL.)
STPx: x IS x/8-IN. THICK STIFFENER/CONTINUITY PLATE
YLx-y: x IS x/8-IN THICK LINK STEM, y IS THE LINK YIELDING WIDTH
(n)STx-yz-w: n IS THE NUMBER OF SHEAR PLATES WHEN (2) ARE REQUIRED
x IS x/8-IN THICK SHEAR PLATE, y IS y/8-IN DIM. BOLT,
z IS BOLT GR/THREAD COND.: A=A325N, B=A325X, C=A490N, D=A490X
w IS THE NUMBER OF HORIZONTAL BOLTS

NOTES:
1. SEE 20/YL-INST1 FOR SHEAR PLATE GEOMETRY DETAILS
2. SEE 10/YL-INST2 FOR DOUBLE SHEAR PLATE DETAIL, (2)STx-yz-w,
3. SEE 11/YL-INST2 FOR STIFFENER PLATE DETAILS
4. SEE 12/YL-INST2 FOR DOUBLER PLATE WELDING DETAILS
5. SEE 17/YL-INST2 FOR COLUMN FLANGE HOLE DETAILS
6. YIELD-LINKS, BUCKLING RESTRAINT PLATES AND SPACER PLATES PROVIDED BY SIMPSON STRONG-TIE. ALL OTHER PLATES, STEEL AND FASTENERS PROVIDED BY OTHERS

YIELD-LINK CONNECTION LEGEND 19

VERT. BOLT CONFIG.
(1 HORIZ. BOLT SHOWN)

2&3 HORIZ. BOLT CONFIG.
(9 VERT. BOLTS SHOWN)

BEAM SIZE	HOLE DIA.	n VERT BOLTS	n HORZ BOLTS	Sv	Sh	Lev	Leh	Lslot	tp
W36	y+1/16"	9	W	2 7/8"	2 3/4"	1 1/4"	1 3/4"	2 7/8"	X
W33				2 1/2"					
W30		7	W	2 3/4"				2 3/8"	
W27				2 5/16"					
W24	y+1/16"	5	W	2 3/4"	2 3/4"	1 1/8"	1 3/4"	1 7/8"	X
W21				2 3/8"					
W18		3	W	3 1/4"				1 1/2"	
W16				2 5/8"					
W14				2 3/4"					
W12				2 3/16"					

1. NUMBER OF VERTICAL AND HORIZONTAL BOLTS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR PROJECT SPECIFIC REQUIREMENTS.
2. SHEAR PLATE THICKNESS (x), BOLT SIZE (y) AND QUANTITY (w) PER DESIGNER, SEE FRAME ELEVATION SHEETS.
3. S1=2.75" FOR YL4 LINKS; S1= 3.5" FOR YL6 LINKS; S1=4.0" FOR YL8 LINKS
4. BOLT HOLES IN THE BEAM FLANGES AND BEAM WEB SHALL BE STANDARD SIZE HOLES

TYPICAL SHEAR PLATE DETAIL 20

NOT USED 13

1" TAB, TYPICAL

YIELD-LINK ID	CONC. COVER MODEL ID	DIMENSIONS (IN.)		
		WIDTH (W)	LENGTH (L)	HEIGHT (H)
YL4-2, YL4-2.5, YL4-3	YLC-4-6	6-5/8"	18-7/8"	2"
YL4-2.25, YL4-2.25-10	YLC-4-7	7-1/8"	21-7/8"	
YL4-2.875, YL4-2.875-10				
YL4-3.5, YL4-3.5-10	YLC-4-8	8-1/8"	24-5/8"	
YL4-3.75, YL4-3.75-10				
YL4-4, YL4-4-10				
YL6-2.5	YLC-6-6	6-5/8"	27"	2-3/4"
YL6-3	YLC-6-8	8-1/8"	27"	
YL6-3.5				
YL6-4				
YL6-3-13	YLC-6-8A	8-1/8"	30"	3"
YL6-3.5-13				
YL6-4-13				
YL6-4.5	YLC-6-10	10-1/8"	27"	2-3/4"
YL6-5				
YL6-4.5-13	YLC-6-10A	10-1/8"	30"	3"
YL6-5-13				
YL6-5.5	YLC-6-12	12-1/8"	27"	2-3/4"
YL6-6				
YL6-5.5-13	YLC-6-12A	12-1/8"	30"	3"
YL6-6-13				
YL8-4, YL8-4-15	YLC-8-9	9-1/8"	32-1/8"	3"
YL8-4.5, YL8-4.5-15				
YL8-5, YL8-5-15	YLC-8-12	12-1/8"	35-1/2"	
YL8-5.5, YL8-5.5-15				
YL8-6, YL8-6-15				

NOTES:
1. DIMENSIONAL TOLERANCE SHALL BE +/- 1/16"
2. THICKNESS:
   - 2.1. 18 GAUGE, ASTM A653 GRADE 33 STEEL FOR WIDTH (W) LESS THAN 12"
   - 2.2. 16 GAUGE, ASTM A653 GRADE 33 STEEL FOR WIDTH (W) EQUAL TO OR GREATER THAN 12"
3. MIN. BEND RADIUS: 1T
4. FINISH: GALVANIZED/ZMAX COATING
5. ALTERNATE CONCRETE COVER BY OTHERS, SEE DETAIL 20/YL-INST2

YIELD-LINK CONCRETE COVER 15

NOTE:
1. SEE INST2 SHEET OR DETAILING TOOLS FROM SIMPSON STRONG-TIE FOR DIMENSIONS NOT NOTED.

TYPE	t_{flange}	t_{stem}	h_{flange}	G_{flange}	h_a
YL4	0.875"	1/2"	5 3/4"	3 1/4"	3 1/8"
YL4-10	0.83"				
YL6/YL6-13	1.25"	3/4"	9 1/4"	5 3/4"	5"
YL8/YL8-15	1.81"	1"	10 3/4"	7"	5 7/8"

SIMPSON STRONG-TIE? STRONG FRAME? AND THE YIELD-LINK? STRUCTURAL FUSE ARE PROTECTED UNDER ONE OR MORE OF THE FOLLOWING US PATENTS AND APPLICATIONS: US PATENT NO. 8,001,734 B2, US PATENT NO. 8,375,652 B2, AND US PATENT PUBLICATION NO. 2015/0159362, AND MUST BE SUPPLIED OR LICENSED THROUGH SIMPSON STRONG-TIE.

STANDARD YIELD-LINKS

LINK ID	L_{link}	b_{yield}	b_{flange}	s_{flange}	D_{b_flg}	D_{b_stem}	No.of Bolts[1]	BRP Model	SPACER Model
YL4-2	1'-6 5/8"	2"	6 1/4"	3 1/2"	7/8"	7/8"	4	BRP4C	SP4C
YL4-2.5		2 1/2"							
YL4-3		3"	6 1/2"						
YL4-2.25		2 1/4"	7"	4 1/2"				BRP4A	SP4
YL4-2.875		2 7/8"							
YL4-3.5	1'-9 3/8"	3 1/2"	8"	5 1/4"			6	BRP4B	
YL4-3.75		3 3/4"							
YL4-4		4"							
YL6-2.5	2'-3 1/2"	2 1/2"	6 1/2"	4"	7/8"	7/8"	6	BRP6D	SP6D
YL6-3		3"	8"	5"	1"	1"		BRP6A	SP6
YL6-3.5		3 1/2"							
YL6-4		4"			1 1/4"				
YL6-4.5		4 1/2"	10"	6"		1 1/4"		BRP6B	
YL6-5		5"							
YL6-5.5		5 1/2"	12"					BRP6C	
YL6-6		6"			1 3/8"				
YL8-4	2'-7 1/16"	4"	9"	5 1/4"	1 1/4"	1 1/4"	6	BRP8A	SP8
YL8-4.5		4 1/2"			1 3/8"				
YL8-5	2'-10 7/16"	5"	12"	6"			8	BRP8B	
YL8-5.5		5 1/2"			1 1/2"				
YL8-6		6"							

EXTENDED YIELD-LINKS

LINK ID	L_{link}	b_{yield}	b_{flange}	s_{flange}	D_{b_flg}	D_{b_stem}	No.of Bolts[1]	BRP Model	SPACER Model
YL4-2.25-10	1'-9 9/16"	2 1/4"	7"	4 1/2"	7/8"	7/8"	4	BRP4A-10	SP4-10
YL4-2.875-10		2 7/8"							
YL4-3.5-10	2'-5/16"	3 1/2"	8"	5 1/4"			6	BRP4B-10	
YL4-3.75-10		3 3/4"							
YL4-4-10		4"							
YL6-3-13	2'-6 1/2"	3"	8"	5"	1"	1"	6	BRP6A-13	SP6-13
YL6-3.5-13		3 1/2"							
YL6-4-13		4"			1 1/4"				
YL6-4.5-13		4 1/2"	10"	6"		1 1/4"		BRP6B-13	
YL6-5-13		5"							
YL6-5.5-13		5 1/2"	12"					BRP6C-13	
YL6-6-13		6"			1 3/8"				
YL8-4-15	2'-9 1/16"	4"	9"	5 1/4"	1 1/4"	1 1/4"	6	BRP8A-15	SP8-15
YL8-4.5-15		4 1/2"			1 3/8"				
YL8-5-15	3'-7/16"	5"	12"	6"			8	BRP8B-15	
YL8-5.5-15		5 1/2"			1 1/2"				
YL8-6-15		6"							

1. NUMBER OF YIELD-LINK STEM BOLTS SHOWN IN THIS COLUMN. NUMBER OF YIELD-LINK FLANGE BOLTS=4 FOR ALL LINKS.
2. CUSTOM DESIGN LINKS AVAILABLE, CONTACT SIMPSON STRONG-TIE FOR MORE INFORMATION.
3. BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16)

YIELD-LINK GEOMETRIES 8

NOT USED 9

NOT USED 11

NOT USED 5

NOTES:
1. LINK FLANGE-TO-COLUMN FLANGE BOLTS CAN BE SNUG-TIGHT OR PRETENSIONED
2. AT COL. FLANGE SLOTTED HOLES:
   - A) SNUG-TIGHT JOINT: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER.
   - B) PRETENSIONED JOINT: USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC.
3. AT LINK FLANGE HOLES:
   - A) SNUG-TIGHT JOINT: WASHER NOT REQUIRED.
   - B) PRETENSIONED JOINT: USE ASTM F436 WASHER.
4. LINK STEM-TO-BEAM FLANGE BOLTS SHALL BE PRETENSIONED.
   - A) USE ASTM F436 WASHER PER PRETENSIONING METHOD
5. BUCKLING RESTRAINT PLATE-TO-BEAM FLANGE BOLTS MUST BE SNUG-TIGHT. NO WASHERS REQUIRED AT THE BEAM FLANGE SIDE. USE ASTM F436 WASHER AT BRP SIDE.
6. SHEAR PLATE TO BEAM WEB BOLTS CAN BE SNUG-TIGHT OR PRETENSIONED.
   - A) AT SHEAR PLATE SLOTTED HOLES: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER FOR SNUG-TIGHT JOINTS.
   - B) USE USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC FOR PRETENSIONED JOINTS. AT BEAM WEB STANDARD HOLES: WASHERS NOT REQUIRED FOR SNUG-TIGHT JOINTS. USE ASTM F436 WASHER FOR PRETENSIONED JOINTS.
7. PRETENSIONING METHODS CAN BE: TURN-OF-NUT; CALIBRATED WRENCH; TWISTED OFF TYPE; OR BY USE OF DIRECT TENSION INDICATING WASHERS PER RCSC. WASHER REQUIREMENTS VARY PER PRETENSIONING METHOD.

CONNECTION BOLTING DETAIL 6

NOTE:
1. PROTECTED ZONE INCLUDES THE FOLLOWING ELEMENTS:
   - A. LINK FLANGE AND LINK STEM
   - B. BRP PLATES
   - C. BEAM FLANGE CONTACT AREAS CONNECTED TO THE LINK STEM
   - D. COLUMN FLANGE CONTACT AREAS CONNECTED TO THE LINK FLANGE
   - E. SHEAR PLATE AND BEAM WEB AT 2" AROUND SHEAR PLATE
   - F. LINK STEM, LINK FLANGE, BRP AND SHEAR PLATE BOLTS
2. PROTECTED ZONE SHALL BE MARKED BY USING ANY NON-DESTRUCTIVE METHODS PRIOR TO AND AFTER APPLICATION OF SPRAYED ON FIRE-RESISTING MATERIAL
3. NO ATTACHMENT SHALL BE MADE WITHIN THE PROTECTED ZONE.

PROTECTED ZONE 7

GENERAL NOTES:
1. SIMPSON STRONG-TIE YIELD-LINK? MOMENT CONNECTION IS PROTECTED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS AND APPLICATIONS: U.S. PATENT NO. 8,001,734 B2, U.S. PATENT NO. 8,375,652 B2, AND U.S. PATENT PUBLICATION NO. 2015/0159362, AND MUST BE SUPPLIED OR LICENSED THROUGH SIMPSON STRONG-TIE. YIELD-LINK MOMENT CONNECTION IS MANUFACTURED AND PROTECTED UNDER U.S. PATENT NO. 10,669,718 B2 AND CANNOT BE DUPLICATED OR FABRICATED WITHOUT EXPRESSED, WRITTEN PERMISSION FROM SIMPSON STRONG-TIE CO., INC.
2. YIELD-LINK MOMENT CONNECTION IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
3. SIMPSON STRONG-TIE? COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
4. USE OF A SIMPSON STRONG-TIE PRODUCT DOES NOT IMPLY THAT SIMPSON STRONG-TIE ENDORSES ANY PROJECT, STRUCTURE OR USE. NO LICENSE IS GRANTED WITH RESPECT TO ANY SIMPSON STRONG-TIE TRADEMARK OR OTHER INTELLECTUAL PROPERTY RIGHTS. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO USING ANY SIMPSON STRONG-TIE TRADEMARKS OR PROPRIETARY DOCUMENTS AND MATERIALS.
5. SIMPSON STRONG-TIE IS NOT AFFILIATED WITH, AND DOES NOT SPONSOR OR ENDORSE, THE SEOR, FABRICATOR, INSTALLER OR USERS OF THIS DRAWING, NOR DOES SIMPSON STRONG-TIE HAVE ANY JOINT VENTURE, PARTNERSHIP, AGENCY, EMPLOYMENT OR FIDUCIARY RELATIONSHIP WITH SUCH PERSONS.

DESIGN NOTES:
1. DESIGN FOR YIELD-LINK SPECIAL MOMENT CONNECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   - 2019 CALIFORNIA BUILDING CODE (CBC)
   - AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360-16)
   - AISC SEISMIC PROVISIONS (ANSI/AISC 341-16)
   - PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS (ANSI/AISC 358s2-20)
   - ICC-ES ESR-2802
   - 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS
   - STRUCTURAL WELDING CODE-STEEL (AWS D1.1-2015)
   - STRUCTURAL WELDING CODE SEISMIC SUPPLEMENT (AWD D1.8-2016)
2. IN ADDITION TO THE AISC 358s2-20 CHAPTER 12 LIMITS, THE FOLLOWING HCAI/OSHPD PREAPPROVAL LIMITATIONS SHALL APPLY:
   - ONLY T-STUB YIELD-LINKS ARE PERMITTED, END PLATE YIELD-LINKS ARE NOT PERMITTED.
   - ONLY YIELD-LINKS, SPACERS AND BUCKLING RESTRAINT PLATE ASSEMBLIES LISTED IN DETAIL 8/YL-INST1A IS APPROVED FOR USE.
   - A LINEAR ANALYSIS PROCEDURE SHALL BE USED FOR DESIGN OF SMF AND IMF SYSTEMS USING THE YIELD-LINK MOMENT CONNECTION WHEN PERMITTED IN ACCORDANCE WITH ASCE 7. NON-LINEAR PROCEDURE WILL BE CONSIDERED AN ALTERNATE SYSTEM.
   - THE BI-AXIAL DUAL-STRONG AXIS AND COLUMN MINOR AXIS CONFIGURATIONS OF THE MOMENT CONNECTION SHALL BE CONSIDERED AN ALTERATIVE SYSTEM.
   - BEAM FLANGE WIDTH-TO-THICKNESS RATIO SHALL NOT EXCEED LAMDA-P OF 0.38*SQRT(E/FY) PER AISC 360 TABLE B4.1b CASE 11.
   - TO ENSURE YIELD-LINK STEM-TO-BEAM FLANGE CONNECTION BOLTS DO NOT SLIP UNDER WIND DESIGN DEMAND LOADS, YIELD-LINK STEM-TO-BEAM FLANGE CONNECTION SHALL BE DESIGNED TO PREVENT SLIP USING AISC 360 EQUATION J3-4, WHERE THE MEAN SLIP COEFFICIENT MU IS TAKEN AS 0.3.
   - WIND DRIFT LIMITATIONS PER 2019 CBC SECTION 1609A.1.2 SHALL ALSO BE MET.
   - DOUBLE SHEAR PLATE CONNECTION IS PERMITTED TO INCREASE CONNECTION AXIAL CAPACITY FOR COLLECTOR LOADS. FOR 2ND SHEAR PLATE, DUE TO SPACE RESTRICTION, A PARTIAL PENETRATION (PJP) GROOVED WELD IS PERMISSIBLE, SEE DETAIL 10/YL-INST2A.
3. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF HCAI ALTERNATE MEANS OF COMPLIANCE TO MEET 2019 CBC SECTION 2205A.5 REQUIREMENTS.
4. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SEOR).
5. THE SEOR MUST SPECIFY THE REQUIRED COMPONENTS OF THE COMPLETE LOAD TRANSFER PATH INCLUDING DIAPHRAGMS, SHEAR TRANSFER, CHORDS AND COLLECTORS AND FOUNDATIONS.
6. ALL CONNECTED MEMBERS AND RELATED ELEMENTS SHALL BE DESIGNED BY THE SEOR.
7. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE WITH THESE DRAWINGS AND ICC-ES ESR-2802 AND AISC 358. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE RESPONSIBILITY OF THE SEOR AND CONTRACTOR.

MATERIAL:
1. YIELD-LINKS: ASTM A992
2. BRP AND SPACER PLATES: ASTM A572 GR. 50
3. BEAMS AND COLUMNS MUST BE ROLLED W-FLANGE (A992) OR WELDED BUILT-UP I-SHAPE MEMBERS THAT MEETS AISC 360 SECTION A3 AND AISC 358 SECTION 2.3.2.
4. SHEAR PLATE, STIFFENER PLATE AND DOUBLER PLATE: ASTM A572 GR. 50 (U.N.O.)
5. LINK STEM-TO-BEAM FLANGE BOLTS SHALL BE ASTM GRADE F3125 A490 OR F2280 (X OR N) (PRETENSIONED)
6. LINK FLANGE-TO-COLUMN FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325-N (SNUG-TIGHT) OR F1852-N (PRETENSIONED)
7. SHEAR PLATE-TO-BEAM WEB BOLTS SHALL BE ASTM F3125 GRADE A325, A490, F1852 OR F2280 (X OR N TYPE PER DESIGN)
8. BRP-TO-BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325-N (A325-X FOR YL8-6 & YL8-6-15)
9. COMPRESSIBLE EXPANSION JOINT MATERIAL: SPECIFIED COMPRESSIVE STRENGTH MUST BE NO LESS THAN 10 PSI UNLESS OTHERWISE INDICATED ELSEWHERE FOR THE PROJECT. SPECIFIED COMPRESSIVE STRENGTH MUST BE NO MORE THAN 100 PSI. RECOMMENDED MATERIALS AT NON-FIRE RATED ASSEMBLIES ARE RIGID FOAM TYPE EXPANDED POLYSTYRENE (EPS) OR TYPE EXTRUDED POLYSTYRENE (XPS). RECOMMENDED MATERIALS AT FIRE-RATED ASSEMBLIES ARE SPRAYED FIRE-RESISTIVE MATERIALS (SPRAY-APPLIED FIREPROOFING) WITH FIRE RESISTANCE DESIGN PARAMETERS AS REQUIRED FOR THE PROJECT.

YIELD-LINK CONNECTION WELDING REQUIREMENTS:
1. ALL SHOP AND FIELD WELDING ON COMPONENTS (SHEAR PLATE, STIFFENER PLATE, DOUBLER PLATE [IF REQUIRED]) OF THE YIELD-LINK CONNECTION SHALL BE DONE BY PERSONNEL QUALIFIED PER AWS D1.1 SECTION 4 PART C, AWS D1.8 ANNEX D (AS REQUIRED), AND AS APPROVED BY HCAI OR AHJ.
2. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS D.1 STANDARD QUALIFICATION TESTING, AND SHALL BE CERTIFIED FOR THE WORK THEY ARE PERFORMING.
3. SPECIFIC WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) FOR EVERY WELDING APPLICATION USED FOR THE YIELD-LINK CONNECTIONS IN THE PROJECT SHALL BE SUBMITTED TO THE SEOR, HCAI OR AHJ FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. EACH WPS SHALL REFERENCE THE PREQUALFIED WELDED JOINT DETAIL FROM SECTION 3 OF AWS D1.1.
4. IN LIEU OF ITEM 2, THE STEEL FABRICATOR MAY PROVIDE A PROCEDURE QUALIFICATION RECORD (PQR) FOR THE CONNECTION WELDS USED FOR THE PROJECT. THE PQR SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 SECTION 4.
5. WPS (OR PQR) SHALL CONTAIN ALL THE ESSENTIAL VARIABLES USED IN THE WELDING PROCEDURE AND SHALL BE STAMPED/APPROVED BY AN AMERICAN WELDING SOCIETY (OR APPROVED EQUIVALENT) CERTIFIED WELDING INSPECTOR.
6. UNLESS NOTED OTHERWISE BY THE ENGINEER OF RECORD, ALL WELD FILLER METAL SHALL HAVE CLASSIFICATION STRENGTH (F_{EXX}) OF 70 KSI.
7. FOR NON-DEMAND CRITICAL WELDS (BEAM TO COLUMN SHEAR PLATE AND COLUMN STIFFENER/CONTINUITY PLATE), WELD FILLER METAL SHALL MEET THE REQUIREMENT OF AWS D1.1 AND D1.8 MINIMUM CHARPY V-NOTCH REQUIREMENT OF 20 FT*LBS AT 0°(F).
8. FOR DEMAND CRITICAL WELDS, COLUMN SPLICES, DOUBLER PLATES (CJP WELDS) AND BASE PLATES, WELD FILLER METAL SHALL MEET THE REQUIREMENTS OF AWS D1.1 AND D1.8 MINIMUM CHARPY V-NOTCH REQUIREMENT OF 20 FT*LBS AT 0°(F) AND 40 FT*LBS AT 70°(F).
9. IN ADDITION TO THE MINIMUM CHARPY V-NOTCH REQUIREMENT, ALL FILLER METAL SHALL MEET THE DIFFUSIBLE HYDROGEN LEVEL AS NOTED IN SECTION 6.1.3 OF AWS D1.8.
10. SUBMIT WELDER QUALIFICATION, WPS (OR PQR), AND FILLER METAL CERTIFICATION OF CONFORMANCE PROVIDED BY THE WIRE MANUFACTURE TO THE SEOR AND HCAI OR AHJ FOR APPROVAL PRIOR TO FABRICATION.
11. STEEL BASE METAL WHICH WELD METAL IS TO BE DEPOSITED SHALL BE FREE OF DUST, MOISTURE, GREASE SLAG, MILL SCALE AND OTHER FOREIGN MATERIAL THAT WOULD PREVENT PROPER WELD DEPOSIT.
12. FOR SHEAR PLATE WELDS, FILLET WELD TERMINATION MAY EXTEND TO THE ENDS OF THE SHEAR PLATE OR MAYBE STOPPED SHORT AT EACH END OF THE SHEAR PLATE FOR A LENGTH THAT'S THE SAME DIMENSION AS THE WELD SIZE. FILLET WELDS SHALL NOT BE WRAPPED AROUND TO THE TOP AND BOTTOM EDGES OF THE SHEAR PLATE.
13. FOR COLUMN STIFFENER/CONTINUITY PLATES, FILLET WELDS SHALL TERMINATE A DISTANCE OF ONE FILLET WELD SIZE FROM THE k DISTANCE + 1-1/2" FROM THE EXTERIOR COLUMN FLANGE, AND k1 DISTANCE + 1/2" FROM THE CENTERLINE OF THE COLUMN WEB.
14. ALL COMPLETE PENETRATION GROOVE WELDS (CJP) SHALL BE ULTRA-SONIC TESTED PER D1.1 AND D1.8 REQUIREMENTS AS APPLICABLE.
15. WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, THE WEB SHALL BE TESTED FOR CRACKS USING MAGNETIC PARTICLE TESTING. THE MAGNETIC PARTICLE TEST AREA SHALL INCLUDE THE K-AREA BASE METAL WITHIN 3" OF THE WELD.
16. CJP GROOVE WELD ON BASE METAL THICKER THAN 1-1/2" SHALL BE ULTRASONICALLY TESTED FOR DISCONTINUITIES (LAMELLAR TEARING). ANY BASE METAL DISCONTINUITIES FOUND SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF CRITERIA OF AWS D1.1 TABLE 6.3.

YIELD-LINK CONNECTION BOLTING REQUIREMENTS:
1. BOLT HOLES SHALL BE MADE BY DRILLING, PUNCHING OR THERMAL CUTTING. MECHANICALLY GUIDED MEANS OF THERMALLY CUT HOLES SHALL HAVE A SURFACE ROUGHNESS PROFILE NOT EXCEEDING 1000 MICRO-INCHES AS DEFINED IN ASME B46.1.
2. FAYING SURFACES ADJACENT TO THE BOLT HEAD AND NUT SHALL BE FREE OF DIRT AND OTHER FOREIGN MATERIAL. BEAM FLANGE SURFACE CONNECT THE YIELD-LINK STEM SHALL BE FREE OF SCALE, COATING OR INADVERTANT OVERSPRAY (SEE DETAIL 1, 2, 5, 6 9 AND 13 ON YL-INST2A SHEET). BURRS LESS THAN OR EQUAL 1/16" IN HEIGHT ARE PERMITTED ON THE FAYING SURFACES OF ALL JOINTS.
3. HIGH STRENGTH BOLTS SHALL HAVE LOT TRACEABILITY, CHEMICAL AND MECHANICAL TEST RESULTS INDICATED ON THE MILL CERTIFICATION/TEST REPORTS. BOLT MILL CERTIFICATIONS SHALL BE SUBMITTED TO SEOR PRIOR TO ASSEMBLY OR ERECTION OF STRUCTURAL STEEL.
4. HIGH STRENGTH BOLTS SHALL BE STORE AND PROTECTED FROM MOISTURE AND DIRT IN CLOSED CONTAINERS.
5. TWIST-OFF TYPE BOLT (F1852 AND F2280) ASSEMBLIES (BOLT, WASHER AND NUT) SHALL NOT BE RE-LUBRICATED, EXCEPT BY THE MANUFACTURER.
6. A490 BOLTS, F1852 AND F2280 TWIST-OFF TYPE ASSEMBLIES SHALL NOT BE REUSED. TOUCHING UP OR RE-TIGHTENING BOLTS THAT MAY HAVE BEEN LOOSENED BY INSTALLATION OF ADJACENT BOLTS NEED NOT BE CONSIDERED AS A REUSE.
7. UP TO 1/4 INCH THICK FINGER SHIMS MAYBE USED WITHOUT RESTRICTION.
8. YIELD-LINK STEM TO BEAM FLANGE BOLTS SHALL BE INSTALLED AS PRETENSIONED. BOLTS CAN BE PRETENSIONED BY TWISTED-OFF-TYPE TENSION CONTROLLED BOLTS, DIRECT TENSION INDICATOR (DTI) WASHERS, TURN-OF-NUT METHOD, OR CALIBRATED WRENCH METHOD. SEE SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS FOR REQUIREMENTS OF THESE PRETENSIONING METHODS.
9. SEE DETAIL 6/YL-INST1A FOR LINK FLANGE-TO-COLUMN FLANGE BOLTING, BEAM WEB-TO-SHEAR PLATE BOLTING AND BUCKLING RESTRAINT PLATE-TO BEAM FLANGE BOLTING REQUIREMENTS.
10. FOR PRETENSIONED JOINTS, MINIMUM BOLT PRETENSION VALUE SHALL BE PER RCSC TABLE 8.1.
11. BOLTING PRE-INSTALLATION VERIFICATION SHALL BE CONDUCTED TO VERIFY THE PRETENSIONING METHOD USED FOR THE SPECIFIC PROJECT CAN ACHIEVE THE MINIMUM BOLT TENSION VALUES.
12. BOLTS IN "X" CONNECTIONS SHALL HAVE THE THREADS EXCLUDED FROM THE SHEAR PLANE. BOLTS IN THE "N" CONNECTIONS MAY HAVE THE THREADS INCLUDED IN THE SHEAR PLANE.
13. MINIMUM BOLT LENGTHS USED SHALL BE SUCH THAT BOLT THREAD IS AT LEAST FLUSH WITH THE OUTER FACE OF THE NUT.

INSTALLATION, FIELD MODIFICATIONS AND REPAIRS:

THESE GENERAL INSTRUCTIONS FOR THE INSTALLER ARE PROVIDED TO ENSURE PROPER SELECTION AND INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS AND MUST BE FOLLOWED CAREFULLY. THESE GENERAL INSTRUCTIONS ARE IN ADDITION TO THE SPECIFIC INSTALLATION INSTRUCTIONS AND NOTES PROVIDED FOR EACH PARTICULAR PRODUCT, ALL OF WHICH SHOULD BE CONSULTED PRIOR TO AND DURING INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS.
1. PROPER PRODUCT INSTALLATION REQUIRES CAREFUL ATTENTION TO ALL NOTES AND INSTRUCTIONS. IN ADDITIONAL TO THE NOTES, WARNINGS, AND INSTRUCTIONS PROVIDED IN THE CATALOG, INSTALLERS, DESIGNERS, ENGINEERS AND CONSUMERS SHOULD CONSULT THE SIMPSON STRONG-TIE COMPANY INC. WEB SITE AT WWW.STRONGTIE.COM TO OBTAIN ADDITIONAL INFORMATION FOR INSTALLATION, SPECIFICATIONS, CODE REPORTS, TECHNICAL FLIERS AND BULLETINS, FAQS, AND OTHER PERTINENT INFORMATION.
2. FABRICATION AND ERECTION TOLERANCE SHALL BE IN ACCORDANCE WITH AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
3. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS PROVIDED IN THE CATALOG, CODE REPORT, AND INSTALLATION DETAILS. INCORRECT FASTENER QUANTITY, SIZE, PLACEMENT, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.
4. YIELD-LINKS SHALL NOT BE HOT-DIP GALVANIZED.
5. YIELD-LINKS SHALL BE INSTALLED WITH MATCHING HEAT NO. AT EACH CONNECTION.
6. ALL FIELD MODIFICATIONS AND REPAIRS MUST BE APPROVED BY THE SEOR
7. YIELD-LINK SIZE, SPACER AND BRP SHALL BE INSTALLED PER MANUFACTURER OR SEOR'S FRAME ELEVATION DRAWINGS.
8. DO NOT CUT OR ENLARGE EXISTING HOLES IN THE YIELD-LINK, BRP OR SPACER PLATES.

FIREPROOFING:
1. WHEN THE STEEL STRUCTURE IS REQUIRED TO MEET CERTAIN TYPE OF CONSTRUCTION RATING, THE YIELD-LINK CONNECTION SHALL HAVE A FIRE RATING SIMILAR TO THAT OF THE PRIMARY STRUCTURAL FRAME.
2. WHERE SPRAY FIRE-RESISTANT MATERIAL (SFRM) IS USED, MINIMUM THICKNESS OF SFRM FOR THE YIELD-LINK FLANGE AND STEM SHALL BE SIMILAR TO THAT OF THE BEAM AND COLUMN SECTIONS.
3. FOR CASES WHEN THE CONCRETE THICKNESS ABOVE THE YIELD-LINK COVER PLATE IS SHALLOWER THAN THE CONCRETE THICKNESS ABOVE THE METAL DECK RIB, YIELD-LINK AND COVER PLATE AT THE BEAM TOP FLANGE CAN BE COVERED WITH FIRE BARRIER PAINT WITH A COATING THICKNESS THAT PROVIDES THE SAME FIRE RATING PROTECTION AS THE PRIMARY STRUCTURAL FRAME. FIRE BARRIER PAINT SHALL BE TESTED AND CERTIFIED TO ASTM E119.
4. FOR HCAI/OSHPD PROJECTS, FINAL FIREPROOFING APPROVAL SHALL BE BY THE HCAI/OSHPD FIRE-LIFE SAFETY OFFICER.

QUALITY CONTROL AND QUALITY ASSURANCE
1. STRUCTURAL STEEL INSPECTION SHALL FOLLOW CBC TABLE 1705A.2.1 REQUIREMENTS.
2. THE FABRICATOR AND ERECTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL (Q/C) BY ENSURING WORKMANSHIP MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR QUALITY ASSURANCE (Q/A) INSPECTIONS. Q/C AND Q/A REQUIREMENTS SHALL BE IN ACCORDANCE WITH AISC 341 CHAPTER J. AND CBC 2019 CHAPTER 17A.
3. CONTACT SIMPSON STRONG-TIE? AT 800-999-5099 TO REQUEST YIELD-LINK MILL CERTS.
4. STEEL MOMENT FRAME CONNECTIONS UTILIZING THE SIMPSON STRONG-TIE YIELD-LINK CONNECTION SHALL HAVE AN IDENTIFICATION STICKER (PROVIDED BY SIMPSON) PLACED NEXT TO THE SHEAR PLATE BETWEEN THE LINKS FOR EACH CONNECTION.
5. YIELD-LINK SIZE, SPACER AND BRP SHALL BE INSTALLED PER MANUFACTURER OR SEOR'S FRAME ELEVATION DRAWINGS.
6. YIELD-LINKS SHALL BE INSTALLED WITH MATCHING HEAT NO. AT EACH CONNECTION.
7. THE REDUCED SECTION OF THE YIELD-LINK SHALL HAVE MAXIMUM SURFACE ROUGHNESS OF 250 MICRO-INCHES IN ACCORDANCE WITH ASME B46.1. WHEN REQUIRED, 3RD PARTY QUALITY ASSURANCE SHALL COORDINATE WITH SIMPSON STRONG-TIE IN DOCUMENTATION OF THE YIELD-LINK ROUGHNESS MEASUREMENT.

GENERAL NOTES 4

NO.	DATE	REVISIONS

SIMPSON Strong-Tie
THERE IS NO EQUAL

SIMPSON STRONG-TIE, CO. INC.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Fax: (925) 847-15977
• Web site: www.strongtie.com

YIELD-LINK® MOMENT CONNECTION

STEEL SPECIAL MOMENT FRAME

CONNECTION DETAILING INFORMATION

NAME: B.C.
DATE:
SCALE: N.T.S.
SHEET:
YL-INST1
JOB NO.

VERDANT
Structural Engineers
1101 8TH ST. #180 BERKELEY, CA. 94710 (510) 528-5394
Email: admin@verdantstructural.com

ANTHONY P. DENTE
No. C 80715
Exp 3/31/25
CIVIL

RAMMED EARTH PROJECT

1714 Decker School Lane, Malibu CA 90265

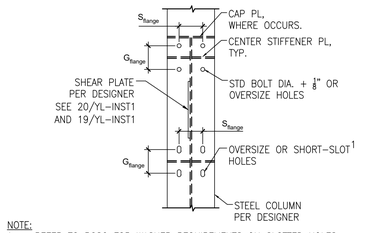
Revision:

Date: 03.29.2024
Scale: AS NOTED
Drawn: FO/CB
Job: 22120

MOMENT FRAME DETAILS

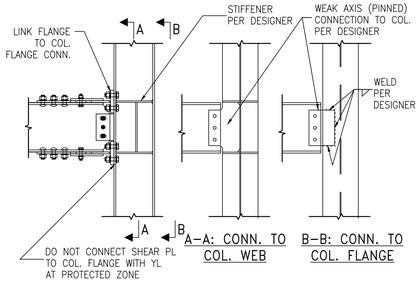
Sheet:
S6.1

Sheet 5 of 14

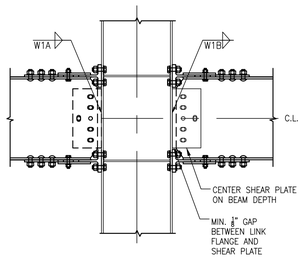


NOTE:
1. REFER TO RCSC FOR WASHER REQUIREMENTS ON SLOTTED HOLES
2. SEE DETAIL 17/INST1 FOR WASHER OPTIONS WHEN WASHER ENCROACH INTO COLUMN K REGION.
3. SEE 4/YL-INST2 FOR Sflange AND Gflange DIMENSIONS

COLUMN FLANGE HOLES 17

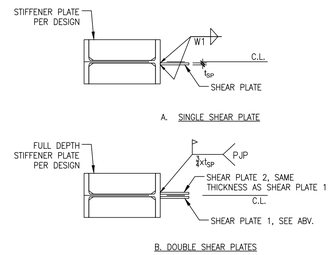


NOT USED 13

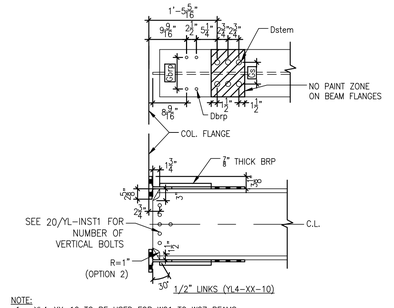


NOTE:
1. W1 FILLET WELD SHALL BE MIN. 5/16 X SHEAR PLATE THICKNESS ON E.S.
2. SHEAR PLATE GEOMETRY SEE 20/YL-INST1 AND FRAME ELEVATION SHEETS

NOT USED 9

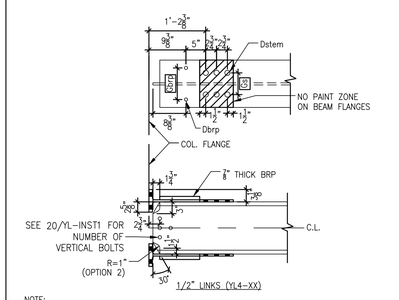


EXTENDED YL4 BEAM COPE/HOLE 5



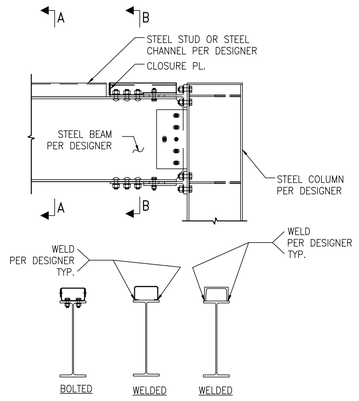
NOTE:
1. YL4-XX-10 TO BE USED FOR W21 TO W27 BEAMS
2. SEE 4/YL-INST2 FOR Gs, Dbrp AND Dstem, TYP.

YL4 BEAM COPE/HOLE DETAILS 1

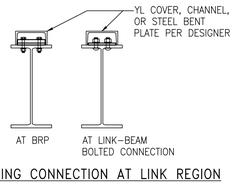


NOTE:
1. YL4-XX TO BE USED FOR W12 TO W18 BEAMS
2. SEE 4/YL-INST2 FOR Gs, Dbrp AND Dstem, TYP.

ORTHOGONAL CONN. TO COL. 18

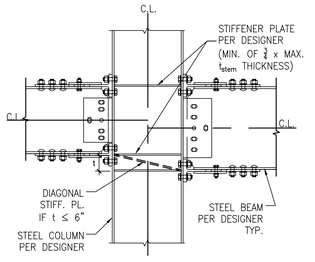


A. BEAM TOP CONNECTION

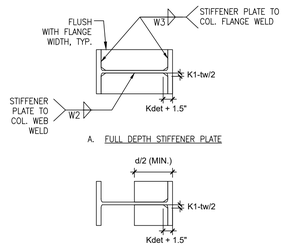


B. BEARING CONNECTION AT LINK REGION

SHEAR PLATE DETAILS 10

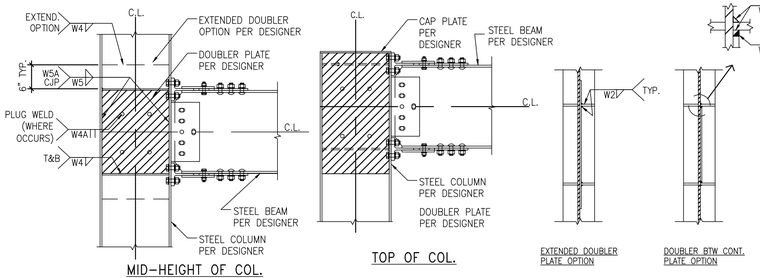


DIAGONAL STIFFENER PLATE



NOTE:
1. W2, W3 WELDS PER DRAWING ELEVATION WELD TABLE, SEE STRUCTURAL DRAWINGS AND 19/YL-INST1

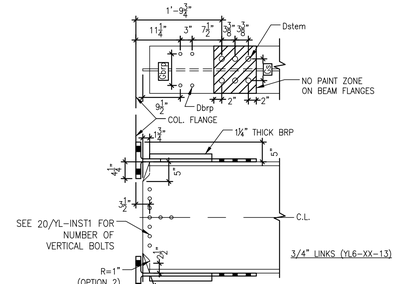
STIFFENER PLATE DETAILS 11



NOTE:
1. W4, W5 WELDS PER DRAWING ELEVATION WELD TABLE, SEE STRUCTURAL DRAWINGS
2. WHEN W5 IS A CJP WELD, IT SHALL MEET D1.8 DC WELD REQUIREMENTS (SEE 19/YL-INST1)

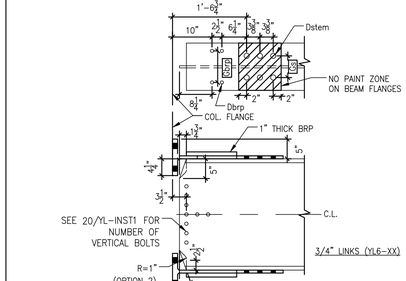
DOUBLER PLATE DETAILS 12

EXTENDED YL6 BEAM COPE/HOLE 6



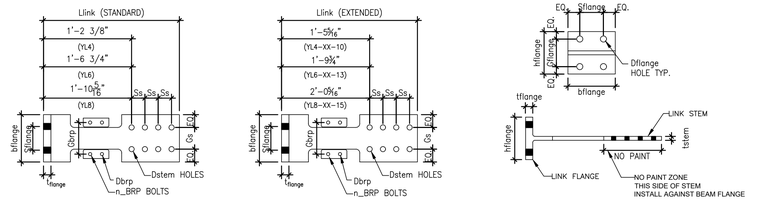
NOTE:
1. YL6-XX-13 TO BE USED FOR W30 TO W36 BEAMS
2. SEE 4/YL-INST2 FOR Gs, Dbrp AND Dstem, TYP.

YL6 BEAM COPE/HOLE DETAILS 2



NOTE:
1. YL6-XX TO BE USED FOR W16 TO W27 BEAMS
2. SEE 4/YL-INST2 FOR Gs, Dbrp AND Dstem, TYP.

YIELD-LINK DETAILED GEOMETRIES 4



STANDARD YIELD-LINKS				EXTENDED YIELD-LINKS				SHARED PARAMETERS										
LINK ID	t_{stem} / t_{flange}	Llink	n_BRP BOLTS	LINK ID	t_{stem} / t_{flange}	Llink	n_BRP BOLTS	bflange	hflange	Sflange	Gflange	Dflange	Dstem[D]	Dbrp	Gbrp	Gs	Ss	n STEM BOLTS	n FLG BOLTS
YL4-2	1/2"	1'-6 7/8"	2 (TOTAL)					6¼"	5¼"	3½"	3¼"	15/16"	15/16"	1 1/16"	3¾"	3½"	2¾"	4	4
YL4-2.5								3½"	3¼"	15/16"	15/16"	1 1/16"	4¼"	3½"	2¾"				
YL4-3								3½"	3¼"	15/16"	15/16"	1 1/16"	4¾"	3½"	2¾"				
YL4-2.25				YL4-2.25-10	1/2"	1'-9 9/16"	4 (TOTAL)	4½"	3¼"	15/16"	15/16"	1 1/16"	4⅜"	3½"	2¾"				
YL4-2.875				YL4-2.875-10				4½"	3¼"	15/16"	15/16"	1 1/16"	5"	3½"	2¾"				
YL4-3.5				YL4-3.5-10				5¾"	3¼"	15/16"	15/16"	1 1/16"	5⅝"	5¼"	2¾"				
YL4-3.75	7/8"	1'-9 1/8"		YL4-3.75-10		13/16"	2'-0 1/16"	5¾"	3¼"	15/16"	15/16"	1 1/16"	5⅞"	5¼"	2¾"	6			
YL4-4				YL4-4-10				5¾"	3¼"	15/16"	15/16"	1 1/16"	6⅛"	5¼"	2¾"				
YL6-2.5	1/2"	2'-3 1/2"	4 (TOTAL)					6½"	9¼"	4"	5¾"	15/16"	15/16"	1 3/16"	4⅝"	4"	3⅜"	6	4
YL6-3				YL6-3-13	3/4"	2'-6 1/2"	4 (TOTAL)	8"		5"	5¾"	1 1/16"	1 1/16"	1 3/16"	5¼"	5"	3⅜"		
YL6-3.5	3/4"			YL6-3.5-13						5"	5¾"	1 1/16"	1 1/16"	1 3/16"	5¾"	5"	3⅜"		
YL6-4				YL6-4-13						5"	5¾"	1 3/16"	1 1/16"	1 3/16"	6¼"	5"	3⅜"		
YL6-4.5				YL6-4.5-13				10"		6"	5¾"	1 3/16"	1 5/16"	1 3/16"	6¾"	6"	3⅜"		
YL6-5				YL6-5-13						6"	5¾"	1 3/16"	1 5/16"	1 3/16"	7¼"	6"	3⅜"		
YL6-5.5	1¼"			YL6-5.5-13	1¼"					6"	5¾"	1 3/16"	1 5/16"	1 3/16"	7¾"	6"	3⅜"		
YL6-6				YL6-6-13				12"		6"	5¾"	1 7/16"	1 5/16"	1 3/16"	8¼"	6"	3⅜"		
YL8-4	1"	2'-7 1/16"	4 (TOTAL)	YL8-4-15	1"	2'-9 1/16"	6 (TOTAL)	9"	10¼"	5¼"	7"	1 5/16"	1 5/16"	1 3/16"	6½"	5¼"	3⅜"	6	4
YL8-4.5				YL8-4.5-15						5¾"	7"	1 7/16"	1 5/16"	1 3/16"	7"	5¾"	3⅜"		
YL8-5				YL8-5-15						6"	7"	1 7/16"	1 5/16"	1 3/16"	7½"	6"	3⅜"		
YL8-5.5				YL8-5.5-15				12"		6"	7"	1 9/16"	1 5/16"	1 3/16"	8"	6"	3⅜"	8	
YL8-6	1 3/16"	2'-10 1/16"		YL8-6-15	1 3/16"	3'-0 1/16"				6"	7"	1 9/16"	1 5/16"	1 3/16"	8½"	6"	3⅜"		

NOTES:
1. FOR CUSTOM LINKS NOT NOTED CONTACT SIMPSON STRONG-TIE FOR CUSTOM DETAILING GEOMETRIES
2. BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16)
3. Dstem HOLES ON BEAM FLANGES ARE PERMITTED TO BE STANDARD SIZES HOLES PER AISC 360-16 TABLE J3.3, ALL LINK HOLE SIZES SHOWN ARE 1/16" LARGER THAN BOLT DIAMETER.
4. SEE DETAILS 1/-, 2/-, 5/-, 6/-, 9/- AND 13/- FOR BEAM COPE AND BOLT HOLE DETAILS
5. SEE DETAIL 17/- FOR COLUMN FLANGE BOLT HOLE DETAILS

ALT. ATTACHMENTS AT SMF BM FLG 20

NO.	DATE	REVISIONS

YIELD-LINK® MOMENT CONNECTION

STEEL SPECIAL MOMENT FRAME

CONNECTION DETAILING INFORMATION

NAME: B.C.
DATE:
SCALE: N.T.S.
SHEET: YL-INST2
JOB NO.

VERDANT Structural Engineers
1101 8TH ST. #190 BERKELEY, CA. 94710 (510) 528-5394
Email: admin@verdantstructural.com

REGISTERED PROFESSIONAL ENGINEER
ANTHONY P. DENTE
No. C 80715
Exp. 3/31/25
CIVIL
STATE OF CALIFORNIA

SIMPSON STRONG-TIE, CO. INC.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Fax: (925) 847-15977
• Web Site: www.strongtie.com
SIMPSON Strong-Tie
≠ THERE IS NO EQUAL.

RAMMED EARTH PROJECT

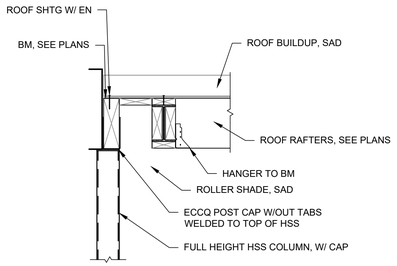
1714 Decker School Lane, Malibu CA 90265

Revision:

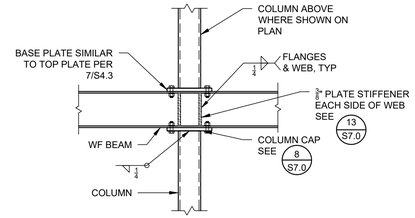
Date: 03.29.2024
Scale: AS NOTED
Drawn: FO/CB
Job: 22120

MOMENT FRAME DETAILS

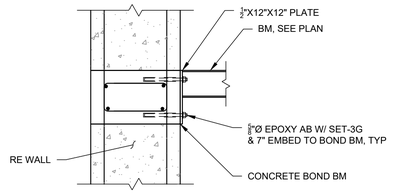
Sheet: S6.2



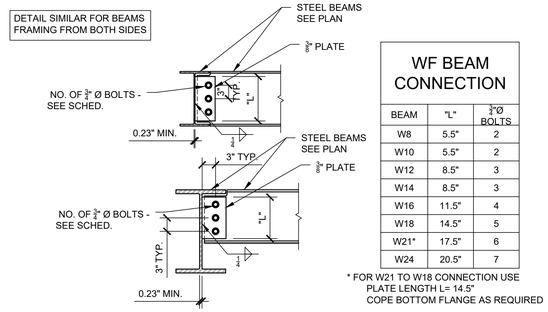
15 / S7.0 ROOF FASCIA BM AT UPPER ROOF & STAIRWAY ROOF 3/4" = 1'-0"



11 / S7.0 WIDE FLANGE BEAM TO HSS COLUMN CONNECTION (CONT. BEAM) 3/4" = 1'-0"



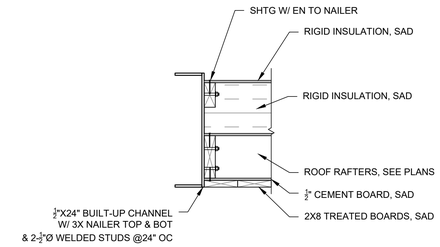
7 / S7.0 STEEL MOMENT CONNECTION TO CONCRETE BOND BEAM 3/4" = 1'-0"



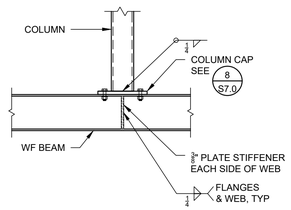
WF BEAM CONNECTION		
BEAM	"L"	¾"Ø BOLTS
W8	5.5"	2
W10	5.5"	2
W12	8.5"	3
W14	8.5"	3
W16	11.5"	4
W18	14.5"	5
W21*	17.5"	6
W24	20.5"	7

* FOR W21 TO W18 CONNECTION USE PLATE LENGTH L= 14.5" COPE BOTTOM FLANGE AS REQUIRED

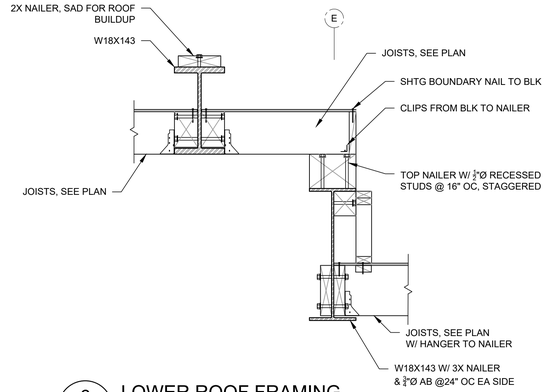
3 / S7.0 WF TO WF BEAM CONNECTION (tw=0.23" MIN) 3/4"= 1'-0"



14 / S7.0 BUILT UP FASCIA BM W/ NAILER AT LOWER ROOF PERIMETER 3/4" = 1'-0"

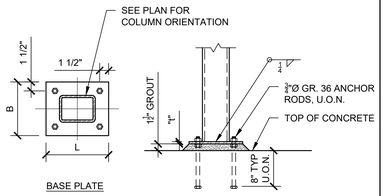


10 / S7.0 HSS POST TO WIDE FLANGE BEAM CONNECTION 3/4" = 1'-0"



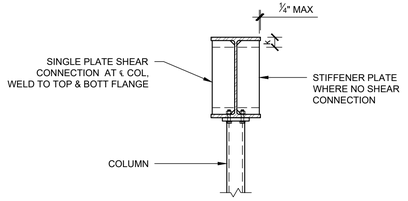
6 / S7.0 LOWER ROOF FRAMING @ GL- E 3/4" = 1'-0"

BASE PLATE SCHED			
COLUMN	B	L	t
HSS 4X4	10"	10"	¾"
HSS 5X5	11"	11"	¾"
HSS 6X6	12"	12"	¾"
HSS 7X5	13"	11"	¾"
HSS 8X6	14"	12"	1"
W8	14"	14"	1"

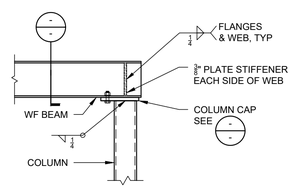


FOR BASE PLATE AT BRB SEE DETAIL 15/S4.3

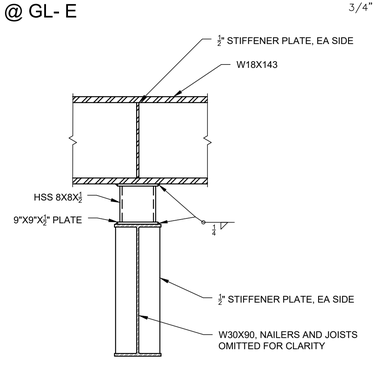
2 / S7.0 HSS COLUMN BASE PLATE CONNECTION 3/4" = 1'-0"



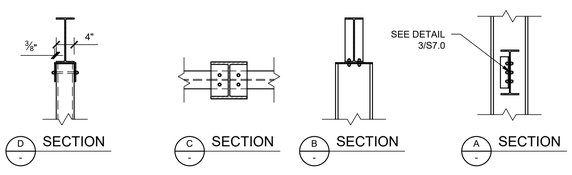
13 / S7.0 BEAM STIFFENER AT COLUMN 3/4" = 1'-0"

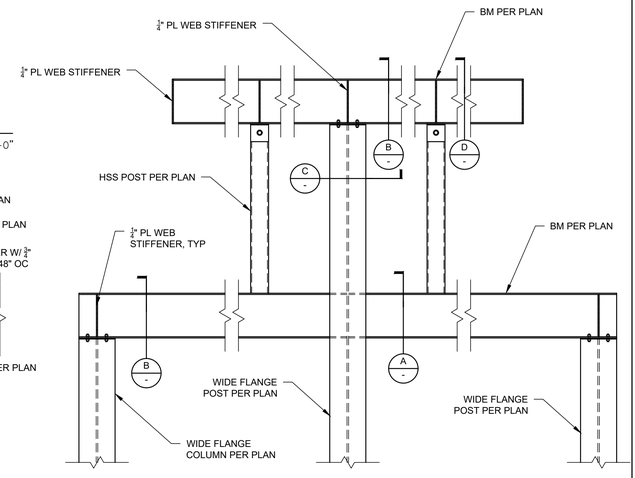


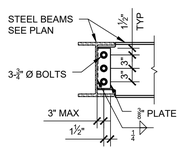
9 / S7.0 WIDE FLANGE BEAM TO HSS COLUMN CONNECTION 3/4" = 1'-0"



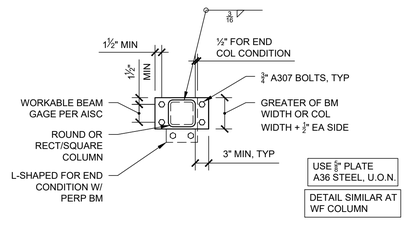
5 / S7.0 BEAM TENSION CONNECTION 3/4" = 1'-0"







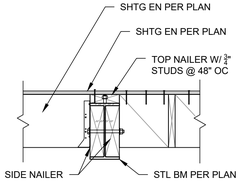
12 / S7.1 WIDE FLANGE CONNECTION (>=W12 BEAMS) 3/4" = 1'-0"



8 / S7.0 TYPICAL COLUMN CAP PLATE 3/4" = 1'-0"

NAILER SCHEDULE				
STL BM SIZE	NAILER SIZE	STUD OR BOLT SIZE	HRZ SPACING	VERT. SPACING
W8 - W10	3X	¾"	1 ROWS @ 32" OC	-
W12-W14			1 ROWS @ 24" OC	-
W16-W18			2 ROWS @ 32" OC	6"
>W18			2 ROWS @ 24" OC	10"

NOTES:
1. IF (2) - 3X NAILERS ARE USED INSTEAD OF A SOLID PIECE, STUD SHOULD BE INSTALL ON BOTH NAILER TO DOUBLE THE SPACING SPESIFIED ON THE TABLE ABOVE
2. INSTALL AT LEAST 2 STUDS PER NAILER
3. 6" TYPICAL END DISTANCE
4. ALL SHEAR STUDS SHALL BE WELDED TO STEEL BEAMS WITH ARC WELDS PER STUD WELDING REQUIREMENTS OF AWS D1.1



4 / S7.0 SIDE NAILER SCHEDULDE TYP 3/4" = 1'-0"

1 / S7.0 CANTILEVER POST ELEVATION - LINE G 3/4" = 1'-0"

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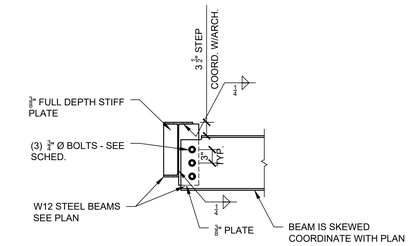
REGISTERED PROFESSIONAL ENGINEER ANTHONY P. DENTE No. C 80715 Exp. 3/31/25 CIVIL STATE OF CALIFORNIA

PROJECT
RAMMED EARTH PROJ
90265
1714 Decker School Lane, Malibu CA

Revision:	
Date:	03.29.2024
Scale:	AS NOTED
Drawn:	FO/CB
Job:	22120

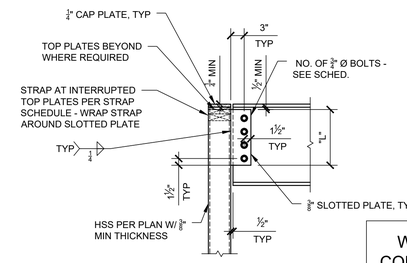
CANTILEVER COLUMNS AND STEEL FRAMING DETAILS

Sheet:
S7.0



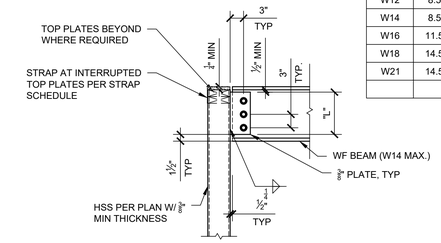
3 S7.1 WF TO WF BEAM CONNECTION AT LOWER BEAM

3/4"= 1'-0"



FOR BEAMS >= W16

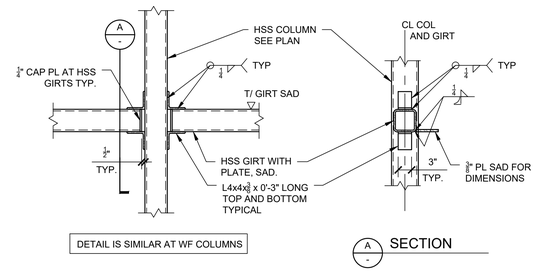
WF BEAM CONNECTION		
BEAM	"L"	3/4"Ø BOLTS
W8	5.5"	2
W10	5.5"	2
W12	8.5"	3
W14	8.5"	3
W16	11.5"	4
W18	14.5"	5
W21	14.5"	5



FOR BEAMS <= W14

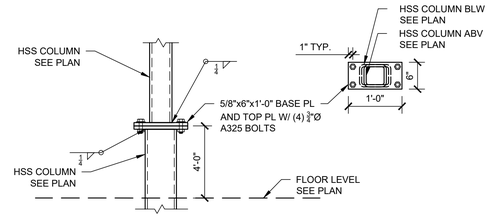
2 S7.1 WIDE FLANGE BEAM TO HSS COLUMN CONNECTION

3/4" = 1'-0"



4 S7.1 HSS GIRT TO STEEL COLUMN CONNECTION (CONT. COL)

3/4" = 1'-0"



1 S7.1 TYPICAL HSS COLUMN SPLICE DETAIL

3/4" = 1'-0"

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RAMMED EARTH PROJECT

1714 Decker School Lane, Malibu CA 90265

Revision:	
Date:	03.29.2024
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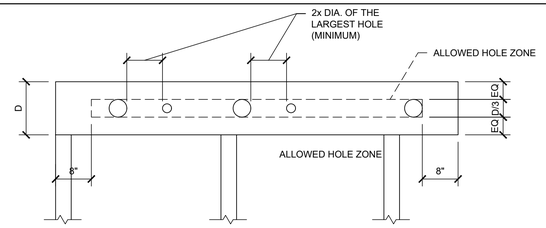
Job:	22120

STEEL FRAMING DETAILS

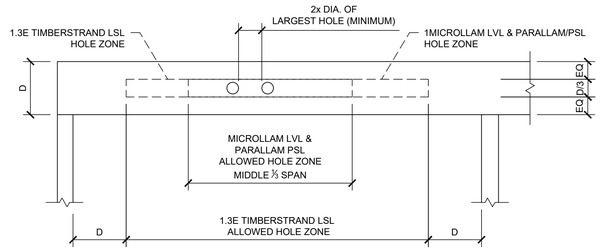
Sheet: S7.1



1.55E TIMBERSTRAND LSL HEADERS AND BEAMS

1.55E TIMBERSTRAND LSL	
HEADER OR BEAM DEPTH	MAX. ROUND HOLE SIZE
9 ½"-9 ½"	1"
11 ⅞"-11 ⅞"	3 ⅜"
14"-16"	4 ⅜"

GENERAL NOTES.
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
- ROUND HOLES ONLY.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.
- DO NOT CUT, NOTCH OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS SHOWN IN THE DETAILS AND TABLES.



OTHER iLEVEL JOIST HEADERS AND BEAMS

OTHER iLEVEL BEAMS	
HEADER OR BEAM DEPTH	MAX. ROUND HOLE SIZE
4 ⅜"	1"
5 ½"	1 ¾"
7 ¼"-20"	2"

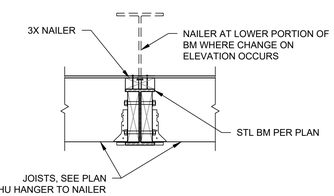
GENERAL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
- ROUND HOLES ONLY.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.
- DO NOT CUT, NOTCH OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS SHOWN IN THE DETAILS AND TABLES.

BEARING LENGTH REQUIREMENTS											
REACTION (LB's)	1.3E TIMBERSTRAND LSL		1.55E TIMBERSTRAND LSL			1.9E MICROLLAM PSL			2.0E PARALLAM PSL		
	BEAM ORIENTATION	PLANK ORIENTATION	BEAM ORIENTATION			BEAM ORIENTATION			BEAM ORIENTATION		
	WIDTH	WIDTH	WIDTH			WIDTH			WIDTH		
	3 ½"	5 ½"	1 ¾"	3 ½"	5 ¼"	1 ¾"	3 ½"	5 ¼"	3 ½"	5 ¼"	7"
2,000	1 ½"	1 ½"	1 ½"	1 ½"	1 ½"	1 ¾"	1 ½"	1 ½"	1 ½"	1 ½"	1 ½"
4,000	1 ¾"	1 ¾"	3"	1 ½"	1 ½"	3 ½"	1 ¾"	1 ½"	1 ¾"	1 ½"	1 ½"
6,000	2 ½"	2 ¾"	4 ½"	2 ¼"	1 ½"	4 ¾"	2 ½"	1 ¾"	2 ½"	1 ¾"	1 ½"
8,000	3 ½"	3 ½"	5 ¾"	3"	2"	6 ½"	3 ¼"	2 ¼"	3 ¼"	2 ¼"	1 ¾"
10,000	4 ¼"	4 ¼"	7 ¼"	3 ¼"	2 ½"	7 ¾"	4"	2 ¾"	4"	2 ¾"	2"
12,000	5 ¼"	5 ¼"		4 ½"	3"		4 ¾"	3 ¼"	4 ¼"	3 ¼"	2 ½"
14,000	6"	6"		5"	3 ½"		5 ½"	3 ¾"	5 ½"	3 ¾"	2 ¾"
16,000	6 ¾"	6 ¾"		6 ½"	4"		6 ¼"	4 ¼"	6 ¼"	4 ¼"	3 ¼"
18,000	7 ¾"	7 ¾"		7 ¼"	4 ½"		7"	4 ¼"	7"	4 ¾"	3 ½"
20,000				8"	5"		7 ¾"	5 ¼"	7 ¾"	5 ¼"	4"
22,000					5 ¼"			5 ¼"		5 ¾"	4 ½"

GENERAL NOTES:
- MINIMUM BEARING LENGTH 1 ½" AT ENDS, 3 ½" AT INTERMEDIATE SUPPORTS.
- BEARING ACROSS FULL BEAM WIDTH REQUIRED.
- INTERPOLATION BETWEEN REACTION LOADS IS PERMITTED FOR DETERMINING BEARING LENGTHS.
- BEARING LENGTHS BASED ON THE FOLLOWING BEARING STRESSES:
  - 1.3E TIMBERSTRAND LSL: 680 psi; 435 psi FOR PLANK ORIENTATION
  - 1.55E TIMBERSTRAND LSL: 800 psi
  - 1.9E MICROLLAM LVL: 750 psi
  - 2.0E PARALLAM PSL: 750 psi

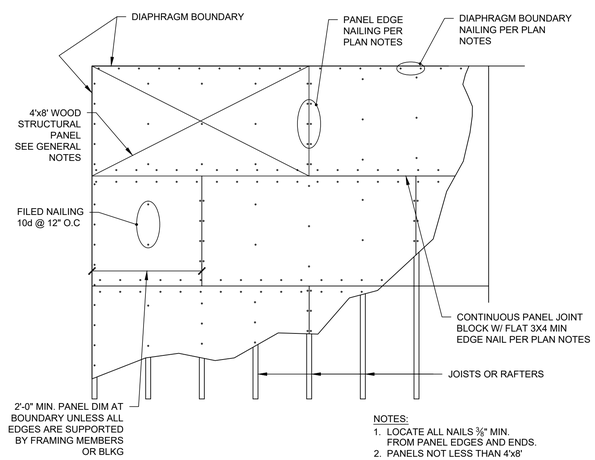
7 S4.8 HOLES & NOTCHES IN LSLS, LVL, AND PSL

NOT TO SCALE



8 S8.0 TYP WOOD JOIST HANGERS

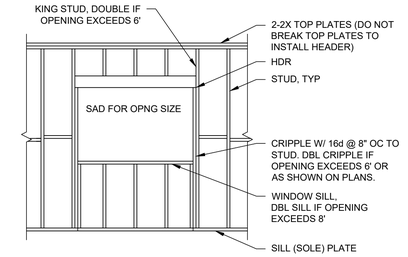
N.T.S.



NOTES:
1. LOCATE ALL NAILS ⅜" MIN. FROM PANEL EDGES AND ENDS.
2. PANELS NOT LESS THAN 4'x8' EXCEPT AS NOTED.

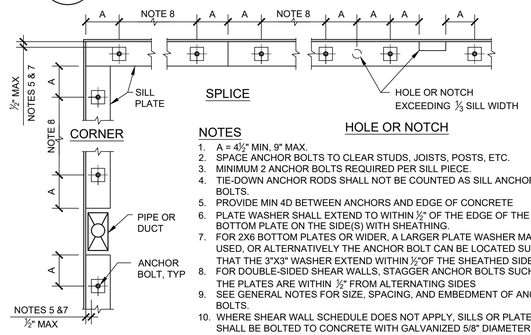
6 S8.0 PARTIAL ROOF OR FLOOR PLAN BLOCKED DIAPHRAGM

N.T.S.



5 S8.0 WOOD HEADER FRAMING

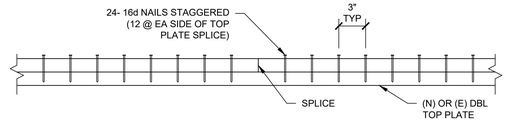
NOT TO SCALE



NOTES
1. A = 4½" MIN, 9" MAX.
2. SPACE ANCHOR BOLTS TO CLEAR STUDS, JOISTS, POSTS, ETC.
3. MINIMUM 2 ANCHOR BOLTS REQUIRED PER SILL PIECE.
4. TIE-DOWN ANCHOR RODS SHALL NOT BE COUNTED AS SILL ANCHOR BOLTS.
5. PROVIDE MIN 4D BETWEEN ANCHORS AND EDGE OF CONCRETE
6. PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
7. FOR 2X6 BOTTOM PLATES OR WIDER, A LARGER PLATE WASHER MAY BE USED, OR ALTERNATIVELY THE ANCHOR BOLT CAN BE LOCATED SUCH THAT THE 3"X3" WASHER EXTEND WITHIN ½"OF THE SHEATHED SIDE.
8. FOR DOUBLE-SIDED SHEAR WALLS, STAGGER ANCHOR BOLTS SUCH THAT THE PLATES ARE WITHIN ½" FROM ALTERNATING SIDES
9. SEE GENERAL NOTES FOR SIZE, SPACING, AND EMBEDMENT OF ANCHOR BOLTS.
10. WHERE SHEAR WALL SCHEDULE DOES NOT APPLY, SILLS OR PLATES SHALL BE BOLTED TO CONCRETE WITH GALVANIZED 5/8" DIAMETER BOLTS WITH 3X3X1/4" WASHERS, EMBEDDED 7" MINIMUM AT 4'-0" MAXIMUM ON CENTER, UON WHERE SHEAR WALL SCHEDULE DOES APPLY.

4 S8.0 SILL PLATE BOLTING PLAN

NOT TO SCALE



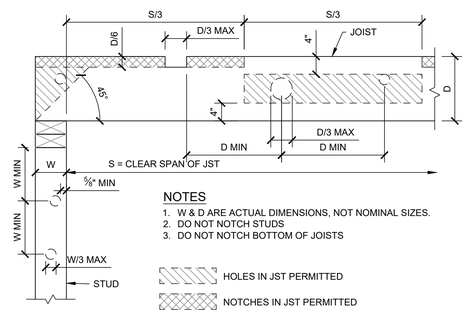
3 S8.0 TOP PLATE SPLICE

NOT TO SCALE

SPECIFIED COMMON NAIL	WIRE GAGE	WIRE DIAMETER	MIN. PENETRATION INTO HOLDING MEMBER
8d	10 1/4	0.131"	1 1/2"
10d	9	0.148"	1 3/4"
12d	9	0.148"	1 3/4"
16d	8	0.162"	2"
20d	6	0.192"	2 3/8"
30d	5	0.207"	2 1/2"

2 S8.0 NAIL SCHEDULE

NOT TO SCALE



NOTES
1. W & D ARE ACTUAL DIMENSIONS, NOT NOMINAL SIZES.
2. DO NOT NOTCH STUDS
3. DO NOT NOTCH BOTTOM OF JOISTS

1 S8.0 HOLES & NOTCHES IN SAWN LUMBER

NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER ANTHONY P. DENTE No. C 80715 Exp. 3/31/25 CIVIL STATE OF CALIFORNIA

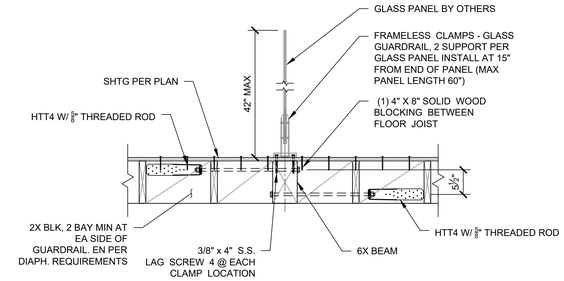
RAMMED EARTH PROJECT

1714 Decker School Lane, Malibu CA 90265

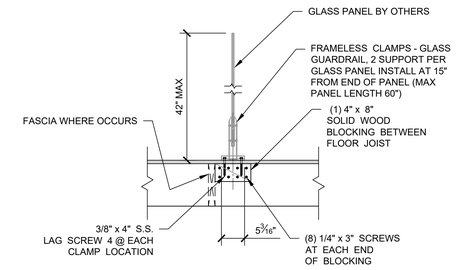
Revision:	
Date:	03.29.2024
Scale:	AS NOTED
Drawn:	FO/CB
Job:	22120

GENERAL FRAMING DETAILS

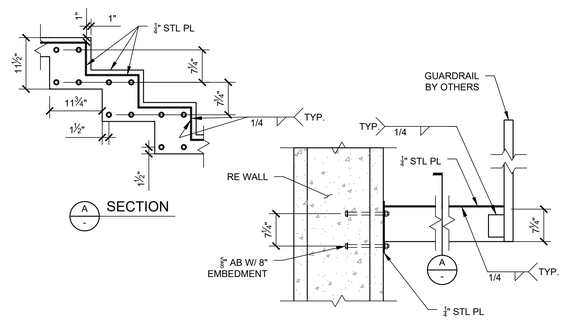
Sheet: S8.0



3 / S9.0 GUARDRAIL PARALLEL TO FRAMING 3/4" = 1'-0"



2 / S9.0 GUARDRAIL PERPENDICULAR TO FRAMING 3/4" = 1'-0"



1 / S9.0 STEEL STAIRS ATTACHED TO RE WALL 3/4" = 1'-0"

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ANTHONY P. DENTE
No. C 80715
Exp. 3/31/25
CIVIL
STATE OF CALIFORNIA

PROJECT
RAMMED EARTH PR
1714 Decker School Lane, Malibu CA 90265

Revision:	
Date:	03.29.2024
Scale:	AS NOTED
Drawn:	FO/CB
Job:	22120

MISCELLANEOUS

Sheet:
S9.0
Sheet 5 of 14

PLUMBING DESCRIPTION

Design-Build. **Plumbing system elements not detailed are to be design-build by installing contractor**

All Electric. The plumbing system is all electric with no fuel-burning equipment

Water Heating. Water heating is provided by a heat pump water heater. A heat pump is more efficient than gas, for a lower operating cost, despite the higher cost per unit of electricity. Stored hot water is available during a power outage.

Plumbing fixtures. Flow rates and Watersense labeling are governed by the building code. Refer to Plumbing Requirements for maximum flow rates.

Hot Water Recirculation. To minimize wait time at fixtures far from the water heater, and to minimize water waste, a recirculation loop may be provided, with a return pipe to the cold inlet. The loop pump must be normally off, activated manually by the user, to meet the Energy Code requirements. This will avoid continuous pumping waste. See details in Plumbing Requirements.

Graywater Collection System. Collect graywater from lavatory and shower, as noted on drawings, as a "Simple System" through dual waste piping; provide approved & readily accessible diverter valve DV-1 to sanitary sewer; cap graywater branch where it exits the building (for future subsurface landscape irrigation system). Provide work in accordance with CPC 1503.

PLUMBING EQUIPMENT SCHEDULE

CP-1. Domestic hot water circulation pump: push-button, on-demand type. Provide momentary-contact, rocker switches (or doorbell-type push button) at fixtures as shown on plan. (1) Pump shall be located in the mechanical room at the water heater return. Temperature sensor shall be located at the farthest fixture on the loop. Refer to Installation Detail 2/MP2.1. Refer to Plumbing Requirements

Autohot. DR099A-1 Gen 2 with integrated Receiver, Hardwired push button, wireless push button, 99 Series Pump. For dedicated circulation loops 100-400' of pipe. Red light is lit when temperature sensor is hot. *AutohotUSA.com*

Rocker switch option (lighted): *HR-S-17LED* Hardwired LED Lighted Rocker Switch

Push button option (lighted): *HB-S-20LED* Hardwired LED Lighted Push Button

ALTERNATE: *ACT D'mand*, for use with dedicated return lines for up to 4,000 sq ft, includes pump, controller, and two switches. Provide accessory remote temperature sensor. Green light is lit when pump is running. *GotHotWater.com*

Rocker switch option (lighted): Package *ACT-1-LED-R*. Additional switches: *HWRS-LED*

Push button option (lighted): Package *ACT-1-LED-B*. Additional buttons: *HWB-LED-S*

DV-1. Graywater diverter valve: *Jandy Never Lube three way valve* #4717, or approved equal, 2" diameter.

WH-1. Electric heat pump, split system, outdoor heat pump and indoor water tank connected by water pipes, no refrigerant work: *ECO2 systems SANCO2*. First Hour Rating 135 gallons. 240V, 15A, 1ph. WH-1 requires maximum 66 pipe-ft including max. 23ft vertical separation. Pipe loop must be 1/2" nominal, potable water.

ST-1. Water heater storage tank. *SANCO2 119-gal tank*. Indirect storage tank, 28"Ø, no electrical or venting requirements. Supplied with safety thermostatic mixing valve. Supplied with *SANCO2* water heater. Provide T&P relief valve piping per local code. Refer to Installation Detail 2/MP2.1.

PLUMBING REQUIREMENTS

Hot Water Pipe Insulation: Install ≥1" foam insulation on entire run of hot water and recirculation piping with a pipe diameter of ≤1"; pipes of diameter >1"- <2" to have insulation at least as thick as the diameter of the pipe; ≥2" insulation on pipes ≥2" diameter. Include insulation on pipes in walls. Insulate 5' of cold water piping adjacent to water heater. Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Insulation shall butt securely against all framing members. All elbows and tees shall be fully insulated. Where insulation is required, no piping shall be visible due to insulation voids, and all insulation shall fit tightly to the pipe. Metal piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. (RA4.4.1&14; Energy Code §150(j)2; Plumbing Code §609.11) Pipe Insulation shall be protected from damage due to sunlight, moisture, equipment maintenance, and wind (Energy Code §120.3(b)).

Hot Water Recirculation Controls: No hot water recirculation pump unless indicated on Title-24 Form CF1R. If recirculation is provided, it must be Motion/Occupancy On-Demand. A timer and/or aquastat is not allowed. Install one or more actuators for hot water recirculation. More than one circulation loop may be installed; each loop shall have its own pump and controls. Actuator can be push-button, motion sensor, door switch, or flow switch, and may be located in kitchen, bathrooms, and any hot water fixture location that is at least 20 feet from the water heater. Install thermo-sensor as close to the end of the supply portion of the recirculation loop as possible. Pump shall shut off after thermo-sensor rises not more than 10°F (5.6 °C) above the initial temperature of the water in the pipe, or when the temperature of the pipe exceeds 102°F (38.9 °C); the controls shall limit pump operation to a maximum of 5 minutes following any activation. Insulate all hot water and recirculation pipes. A check valve shall be installed in the recirculation loop to prevent unintentional circulation of the water (thermo-siphoning) and back flow when the system is not operating. This check valve may be included with the pump. (Energy Code Reference Appendix RA4.4.7 & 10, Plumbing Code §609.11). 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. (CalGreen 4.303.2)

Water Heater: Provide seismic strapping for water heater (CPC 507.2). Water heater pressure-temperature relief valves located inside a building shall be provided with an approved drain to the exterior of the building and shall terminate not more than two feet nor less than six inches above the ground. No part of such drain shall be trapped or subject to freezing and the end of the pipe shall not be threaded. Relief valve drains shall not terminate in a building's crawlspace (CPC 608.5)

Expansion tank: Provide a potable water expansion tank when a check valve or pressure regulating valve is present on the cold water main (CPC 608.3)

Toilet: 1.28 gallons per flush, WaterSense Certified.

Showerheads: 1.8 gallons per minute at 80 psi; WaterSense Certified, with matching compensation valve. If shower has >1 showerhead/sprayer, combined flow rate of all showerheads shall not exceed 1.8 gallons/minute, or shower shall be designed to allow only 1 shower outlet in operation at a time. **Provide an approved mixing valve** for all tub/showers.

Lavatory faucets: between 0.8 gpm @ 20psi and 1.2gpm @ 60psi, WaterSense Certified.

Kitchen faucets: 1.8 gpm @ 60psi. Note: Kitchen faucets may temporarily increase to 2.2 gallons per minute at 60psi, and must default to 1.8 gpm.

Island sink venting to comply with 2019 CPC 909.0. Provide a cleanout at the kitchen sink.

Water Hammer Arrestors. Install water hammer arrestors on washing machine box connections.

Floor Drains: Provide trap, trap primer, and vent at floor drain and floor sink locations. Automatic trap primer shall be provided with shut-off valve. Provide access panel if concealed.

Backflow Prevention (BPV): Provide backflow prevention assembly at main building water services, and at irrigation systems, to be installed within 25ft of point of connection, unless required otherwise by local authority.

Dishwasher. No dishwashing machine shall be directly connected to a drainage system or food disposer without the use of an approved air gap fitting on the discharge side of the dishwashing machine (CPC 807.3)

Hose Bibs. Provide backflow preventers on hose bibs (CPC 603.5.7)

HVAC INSTALLATION REQUIREMENTS

Duct Design: Air distribution ducts have been designed according to ANSI/ACCA Manual D, or equivalent method. Contractor to ensure ducts meet code installation standards (ANSI/SMACNA-006-2016 HVAC Duct Construction Standards Metal and Flexible 3rd Ed.) and achieve applicable performance testing requirements. (CalGreen 4.507.2) The routing and length of flexible duct, the numbers of fittings, and the amount of sag allowed between supports can have significant effects on system performance due to the increased pressure drop in the system. Insulated flexible ductwork can be installed where steel ductwork is shown on these plans when following the guidelines below and the Flexible Duct Standards Detail. Ducts shall be installed using the minimum required length to make the connection.

Duct Materials: Custom shop-fabricated steel supply and return plenums at air handlers shall be assumed for budget and scheduling. All duct direction changes to be rigid metal (elbows, wyes, etc.). Flexible duct may be used for straight runs where space allows for larger duct sizes.

Duct and Equipment Protection: All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the municipality until the final startup of the heating, cooling, and ventilating equipment. (CalGreen 4.504.1) HVAC Filters: min. MERV 13 (CEnC §150.0(m)12.C)

Duct Insulation: Provide minimum R-6 (U.N.O.) on outside air and exhaust air between ERV-1 and outside: these are both cold in winter and may cause dew. All ducts are located in conditioned space. No Insulation is required on RETURN, FRESH AIR, or conventional BATH EXHAUST ducts in conditioned space. Provide minimum R-4.2 (U.N.O) at heating/cooling supply ducts. Overlap & tape insulation with UL-181 foil pressure-sensitive tape or approved equal method.

HVAC Pipe Insulation: Provide 3/4" insulation (R-6) with vapor barrier on refrigerant pipes (CEnC Table 120.3-A). Pipe Insulation shall be protected from damage due to sunlight, moisture, equipment maintenance, and wind (CEnC §120.3(b))

Duct Sealing: Joints of duct systems shall be made substantially airtight by means of tapes, mastics, gasketing, or other means. Duct tape is not to be used to seal ducts. Duct seams and connections are to be sealed with duct mastic, which may be used in conjunction with embedded fiber mesh tape. (GreenPoint H3.1)

Vibration Control: Equipment and duct plenums supported from structure shall sit on foam blocks, spring hangers, or otherwise be isolated from building structure to reduce vibration.

Filtration: Provide minimum MERV 13 filtration in outside air systems supplying air into the home, accessible for replacement by occupants.

HVAC 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. (CalGreen 702.1)

Range Hood: Range hood to be model listed by Home Ventilating Institute (HVI) Certified Home Ventilating Products Directory (https://hvi.org/prodidirectory/index.cfm) with min. 100 cfm flow and max. 3 sones. (Energy Code §150.0(o)2.B)

Continuously-operating Ventilation Fan(s): Apply permanent label reading "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." (Energy Code §150.0(o)1)

Dryer Exhaust: Unless alternative lengths are approved by the clothes dryer manufacturer, ducts are to be a maximum total combined horizontal and vertical length of 14 feet including two 90-degree elbows. A length of 2 feet is to be deducted for each additional 90-degree elbow. We recommend a heat pump dryer as a ventless option to be considered. (CMC 504.4)

Appliance Condensate: Air-conditioning condensate waste pipes shall connect indirectly to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, the tailpiece of plumbing fixtures, or to daylight at exterior, at minimum of 6" above grade and a maximum 24" above grade. A condensate drain shall be trapped in accordance with the appliance manufacturer's instructions or as approved. Do not run pipes in areas subject to freezing.

Smoke Alarms: Smoke alarms shall not be installed (1) within a 36 in. horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers, (2) within a 36 in. horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan. (NFPA 72 §29.8.3.4 from CRC R314.3.3)

Appliances in Attics and Underfloor Spaces

Access to appliances. Provide crawlspace access door no smaller than largest component of HVAC appliances, and not less than 22"x30" clear. Length of passageway between access door and equipment shall not exceed 20'. Passageway shall have solid flooring not less than 24" wide. A level working platform not less than 30"x30" shall be provided at the appliance. (CMC 304.4)

Lighting and convenience outlet. A 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. (CMC 304.4.4)

Waste and Debris. Construction materials shall be removed before a building is occupied or used for any purpose. (CRC R408.5)

Clearance. Provide min. 4" clearance between ducts and bare earth (CMC 603.1.3) No clearance requirement if a plastic vapor retarder is installed over earth as part of the crawlspace design.

Access under air ducts. Ducts shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access, a vertical clearance of not less than 18 inches shall be provided. (CMC 603.2)

HVAC DESCRIPTION

Heating & Cooling. The home is conditioned by radiant floor heating and cooling, using hot and chilled water generated by an outdoor heat pump unit HP-1. At the staircase enclosed by windows, radiant panels are also installed on the ceiling. In cooling mode, fluid temperatures are set close to room temperature, to prevent condensation. There are (9) zones with (9) thermostats. The heat pump HP-1 has a maximum 58dB outdoor operating noise level (for context, a household refrigerator is ~45-50dB).

Cooking Exhaust. Range hood is vented directly to the outdoors, controlled by occupant.

Ventilation for Indoor Air Quality (IAQ). Dedicated ventilators ERV-1 & ERV-2 provide filtered outside air with heat recovery to reduce cold drafts and heating penalties. The ventilator works as a central bath exhaust fan, providing continuous exhaust. Filtered outside air is ducted to registers. No condensate drain required for ERVs. A wall switch in the bathroom boosts the ventilation temporarily to high speed. See "Ventilation for Indoor Air Quality" for fan speed settings. At the bathrooms, a conventional bath exhaust fan is also provided, to clear steam faster.

MECHANICAL EQUIPMENT SCHEDULE

BT-1 Refer to HP-1.

C-1 Hydronic circulator, primary (heat pump loop). *Grundfos ALPHA2 26-99 F #99490916*, or approved equal.

C-2 Hydronic circulator, distribution loop. *Grundfos ALPHA2 26-99 F #99490916*, or approved equal. Operate using Proportional Pressure setting.

EF-1. Bathroom exhaust fan. *Panasonic WhisperGreen Select FV-0511VK2* or approved equal. Normally off, manual on, with auto-off after 20-minute (adjustable) time delay.

Required accessories:

Humidity sensor. *Panasonic FV-CSVK1* internal sensor fits inside the fan to automatically turn it on when humidity becomes elevated.

Wall switch, 1-speed. Manual on, auto-off after preset time delay. *Panasonic FV-WCD01, Leviton LTB60-1LZ* preset 10-20-30-60-minute, or approved equal

Wall termination caps: wall cap with insect screens, *HVACQuick SDWV6*, or equal, for 6" round duct.

EF-2. Cooking Range Hood. *ZLINE Model 698-52 range hood exhaust insert*. Minimum requirement: 180 CFM [CEnC Table 150.0-G]. Airflow for this model is >400 CFM. Fans with a minimum airflow setting exceeding 400 CFM need not comply with sound limits in ASHRAE 62.2-2019 section 7.2.2 (Exception 1). **Provided by Owner**.

ERV-1. Ventilator with heat recovery >75% efficiency, ECM motor for low running watts. ***Renewaire EV Premium "L"*** or approved equal. Registers and grilles specified below. No condensate drain required. ERV-1 runs continuously to provide bath exhaust and outdoor air. Occupant may choose to turn off ERV and ventilate using open windows when weather is mild.

Settings. Refer to Ventilation for Indoor Air Quality for design flow rates.

Required Accessories:

CAR. Constant Airflow Regulator (automatic balancing damper) with size and flow setpoint noted on drawings. *eFlow CAR* (https://eflowusa.net/), or approved equal. This is a plastic insert that is dialed to the flow setpoint.

Bathroom Switches (S). Provide *Renewaire PBT* bathroom switches to temporarily boost airflow. Additional boost switches: Provide *PBL* switch(es), wired to the *PBT*. Refer to detail 7/MP1.1

Wall termination cap. For ERV-1 only, provide *Reversomatic Model DV-200*, 17"W x 9"H. Refer to detail 4/MP2.1

Intake: MERV-13 internal filter

Exhaust: MERV-8 internal filter

ERV-2. Ventilator. Same as ERV-1

ET-1. **Expansion tank**, hydronic system. Refer to detail 6/MP2.1. *Amtrol, Watts*, or equal. Minimum 4 gal (min 2.6 gal acceptance volume) assuming 90 gallons total system volume (piping, BT-1, floor loops). 12 PSIG precharge, 65 PSIG relief valve setpoint.

GF-1. **Glycol feeder**. Refer to detail 6/MP2.1. To be selected by installing contractor.

HP-1. Air to water heat pump with inverter driven compressor, *Spacepak SIM-060* (39"L x 52"H x 13"D). 240V, 50A. Provide min. 10% glycol working fluid for freeze protection. Provide complete installation including expansion tank and BT-1 according to manufacturer's installation requirements.

Required accessories:

BT-1. Buffer tank, *Spacepak BT26-H* (18-1/2"Ø x 45"H) 26 gallon buffer tank. Includes 6 kW, 30A supplemental heating element (not energized).

Provide supply and return water glycol loop using *Uponor Ecoflex Twin*, or equal: pair of preinsulated service pipes in single corrugated HDPE jacket. Provide maximum 60 pipe-ft separation from HP-1.

Recommended radiant manifold: *Cross* radiant manifold, with integrated zone valves and zone controller

All pipes, fittings, valves, and pumps containing chilled water shall be insulated including a vapor barrier.

Controls:

(1) HBX ECO-0600 heat pump controller. Program the Outdoor Reset Control to reduce water supply temperature on milder heating days, to achieve the full energy efficiency of the heat pump. Default setpoints: Peak load at 39°F, warm weather shutdown at 65°F, contact Beyond Efficiency for more detail as required.

(1) HBX Zone-0600 Wi-Fi enabled zone controllers, and

(9) HBX THM-0600 thermostats. Refer to drawings for thermostat locations. Thermostats are not to be located on an exterior wall or at a location where the solar gain through windows or heat off of an appliance will influence the temperature reading.

Suggested contact: Zach Liske at FlowTech (831-239-6297) for contractor assistance with the hydronic equipment and controls package.

GENERAL NOTES

1. Contractor to provide design and engineering where noted, using this document as the basis of design. This document is intended to provide key requirements for the HVAC & plumbing system design and installation to facilitate code approval and accurate pricing. The contractor shall make standard allowances in their contract based on the understanding that for indicated systems, this document is not intended to provide complete design.

2. Furnish labor and materials necessary to provide and install the complete mechanical and plumbing portion of this contract including mechanical ventilation as indicated on plans. HVAC and plumbing drawings are diagrammatical in nature.

3. Contractor is responsible for field verification of actual conditions. No claim for additional fees will be allowed for difficulties encountered, which could have reasonably been inferred from such an examination. Any errors, omissions or conflicts found in various parts of the Mechanical & Plumbing drawings shall be brought to the designer's attention prior to proceeding with construction.

4. Mechanical and plumbing systems shall be furnished complete with controls, insulation, piping devices, equipment, etc. necessary to provide a satisfactory installation in working order. Contractor shall furnish these even if items required to achieve this are not specifically shown.

5. Coordinate the current manufacturer specified installation conditions of all appliances, electrical devices, plumbing fixtures, exhausts, intakes, access panels, etc. with these plans and with the owners' instructions. Conflicts between architect's, engineer's or manufacturer's requirements shall be resolved to satisfy the most stringent requirement.

6. Contractor shall guarantee materials, equipment, and workmanship for a period of one year from the date of final acceptance of the project.

7. Ductwork shall be constructed in accordance with the latest SMACNA guide and data handbooks.

8. Prior to fabrication of ductwork verify, confirm, and coordinate duct routing and sizes for adequate clearance with structural members, ceiling heights, and work of other trades.

9. Air distribution devices shall be tested upon completion of installation. Provide testing of operation of equipment per manufacturer's recommendations. Verify proper rotation of moving equipment, voltage, amperage, etc. Balance air flow to within + 5% of indicated air quantities on drawings.

10. Cutting, patching and core drilling for the installation of equipment, ducts, hangers, etc. shall be held to minimum, be reviewed with general contractor, and be accomplished in a careful manner.

11. The owner and engineer are not responsible for the contractor's safety precautions or the means, methods, techniques, construction sequences or procedures required to perform this work

12. Exterior wall and roof penetrations shall be sealed waterproof and airtight.

13. Mechanical work under this contract is to five (5) feet outside the building.

14. Contractor shall arrange and pay for utility or municipal fees, permits, service charges, licenses and inspections required for the performance of this contract.

15. Protection of work. Contractor shall protect the Work at the Site, including the Existing Facility, from the elements, casualty and damage arising from contractor's work until final completion and acceptance by Owner.

APPLICABLE CODES AND STANDARDS

2022 California Building Code (Title 24.2)
2022 California Residential Code (Title 24.2.5)
2022 California Electrical Code (Title 24.3)
2022 California Mechanical Code (Title 24.4)
2022 California Plumbing Code (Title 24.5)
2022 California Energy Code (Title 24.6)
2022 California Fire Code (Title 24.9)
2022 California Green Building Standards Code (CALGreen) (Title 24.11)
ASHRAE Standard 62.2-2019
Local amendments and Municipal Code

VENTILATION FOR INDOOR AIR QUALITY

2022 Energy Code §150.0(o)
ASHRAE 62.2-2019 Dwelling Unit Ventilation requirement:
130.1 CFM Required

Ventilation provided:
ERV-1 @ 70 CFM continuous
ERV-2 @ 70 CFM continuous
Total provided: 140 CFM continuous

ROOF & ATTIC VENTILATION

Roofs:
Unvented roofs complying with CRC R806.5.5.1.2.
Rigid insulation >R5 is installed over the structural roof sheathing. Air-permeable insulation is installed below the roof sheathing, in direct contact.
Attics:
Conditioned attic space, no ventilation required

THERMAL LOAD CALCULATIONS

HVAC Sizing: Heating and air-conditioning systems have been sized, designed, and have their equipment selected using the following methods: heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods; heating and cooling equipment has been selected according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods. (CalGreen 4.507.2; GreenPoint)

Changes to the architectural plans may invalidate these HVAC requirements. Ensure that the HVAC system design remains appropriate for the current building design.

Lake Sherwood, CA
• Winter outside design temperature: 33°F
• Winter inside design temperature: 68°F
• Summer outside design temperature: 98°F
• Summer inside design temperature: 75°F

Loads calculated using Elite-RHVAC

ENVELOPE INSULATION REQUIREMENTS

Insulation and air-sealing requirements below are necessary to make HVAC sizing and design valid. Changes to the insulation levels, glass specifications, or air leakage may invalidate this HVAC design. Ensure that the HVAC system design remains appropriate for the current building design.

Walls, Rammed Earth:	20" Rammed earth, no insulation, U-0.092 (rammed earth is R-0.5 per inch)
Walls, 2x4:	2x4, R13 dense-pack cellulose insulation
Roof, unvented, gravel:	Average R8 tapered insulation over 2x10, R33 cavity, dense-pack cellulose insulation
Roof, unvented, patio:	2x8, R26 cavity, dense-pack cellulose insulation
Windows:	U-0.20 or lower, SHGC-0.17 or lower (3-pane, argon fill, low-E 366)
Glazed Doors:	U-0.25 or lower, SHGC-0.17 or lower (3-pane, argon fill, low-E 366)
Air leakage:	Verified at 3.0 ACH50
Above-slab insulation:	R8 minimum

SUN CONTROL REQUIREMENTS

Particular rooms rely on sun control to reduce unwanted heat gain at low sun angles. Changes to the installed sun control may invalidate this HVAC design. Ensure that the HVAC system design remains appropriate for the current building design.

Entry Stair	White interior blinds, 70% heat reflectivity
Family Room	White interior blinds, 70% heat reflectivity
Garage	White interior blinds, 70% heat reflectivity

RADIANT HEATING AND COOLING SCHEDULE

Zone Name	Window sun protection (menu)	Floor Finish	Ceiling Panels	Design # Ceiling panels	% Ceiling area req'd as panels	Gross Floor Area, SF	Radiant floor area, SF	Ceiling area, SF	Adj. Sensible Cooling BTU/hr	Heating Load BTU/hr
1-L1 Entry Stairs	Int. White Blinds	Conc./Tile/Stone	Messana-WoodFinish	61	265%	175	66	170	7,667	10,093
2-Main Living Dining	None	Wood-3/4"	Messana-WoodFinish	39	26%	1473	900	1178	14,236	12,056
3-Family Room	Int. White Blinds	Wood-3/4"	Messana-WoodFinish	30	52%	612	458	458	7,556	11,372
4-Garage	Int. White Blinds	Conc./Tile/Stone	Messana-WoodFinish	20	31%	494	494	494	7,731	10,040
5-Bedroom 1	None	Wood-3/4"	None	0	0%	276	173	173	1,061	1,835
6-Girls Bath	None	Conc./Tile/Stone	None	0	0%	81	74	125	1,166	1,505
7-Bedroom 2	None	Wood-3/4"	None	0	0%	276	173	173	1,082	1,918
8-Master BR	None	Wood-3/4"	Messana-WoodFinish	17	37%	557	370	370	5,788	4,948
9-Master Bath	None	Conc./Tile/Stone	Messana-WoodFinish	13	83%	251	107	123	2,947	3,450
					Total:	**4,195**	**2,815**	**3,264**	**49,235**	**57,217**

VENTILATION AND EXHAUST SCHEDULE

Total required (ASHRAE 62.2): 140
70

		Airflow CFM			
		SUPPLY		EXHAUST	
Level	Zone Name	low	high	low	high
Level 1	1-L1 Entry Stairs				
Level 1	2-Main Living Dining	50	*100*		
Level 1	2-Laundry			-40	*-80*
Level 1	2-Powder Rm.			-30	*-60*
Level 1	3-Family Room (Alf. Dining)				
Level 1	4-Garage	20	*40*		
	ERV-1 Total	***70***	**140**	***-70***	***-140***
Level 1	5-Bedroom 1	20	*40*		
Level 1	6-Girls' Bath			-40	*-80*
Level 1	8-Bedroom 2	20	*40*		
Level 2	9-Master BR	30	*60*		
Level 2	10-Master Bath			-30	*-60*
	ERV-2 Total	***70***	**140**	***-70***	***-140***
	House Total	***140***	***280***		

Beyond Efficiency

LICENSED ARCHITECT
DANIEL JOHNSON
C-36173
REN 4/30/25
STATE OF CALIFORNIA

CONTACT
BEYOND EFFICIENCY
ENERGY & ENGINEERING DESIGN
320 E. BROADWAY SUITE 2C
JACKSON, WY 83001
415.236.1333

PROJECT

Hoff Residence

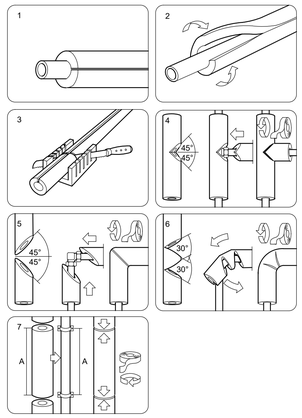
1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE

Mechanical, Plumbing Requirements

MP1.0

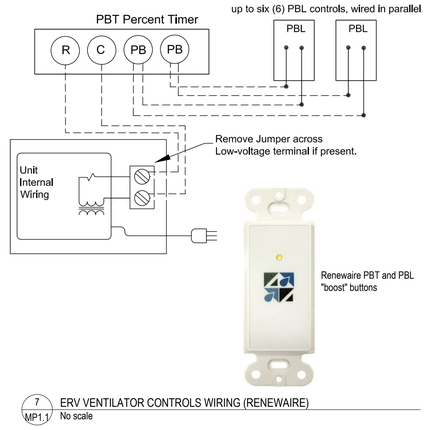


12 MP1.1 PIPE INSULATION STANDARDS
No scale

	Design Dimensions, in. x in.				
	Supply Grilles			Exhaust Grilles	Return Air Grilles
	WSR	CSR	FSR	EG	FG
Functional type: / CFM Range:	Straight, airfoil blade	Curved blade, 1-way throw	Linear Bar (Floor)	Fixed 45° Bar Blade	Filter Grille, 4"
121 - 200	12x8, 16x6	10x10, 12x10			Dims. noted on plans
81 - 120	8x6, 12x4, 14x4	10x6	6x10		
51 - 80	10x4, 6x5	6x6	4x12, 2-1/4x14	10x6, 8x8	
30 - 50	6x4	4x6	4x8, 2-1/4x12	6x6	
< 30	6x4	4x4	2-1/4x10		
Basis of Design:	Shoemaker 904	Shoemaker CB10	Dayus DABLF or Shoemaker AFP	Shoemaker 915 (or 904)	Shoemaker FG4 (905 without filter)
Sample photo:					

SCHEDULE NOTES:
1. CFM is shown on drawings. Refer to Architectural specifications for finishes
2. If manufacturer & model is changed, boot size may change. Maintain free area of original selections. Final selections and finishes to be approved by architect
3. Paint the inside of ducts flat black behind non-louvered grilles, registers, and diffusers
4. Install louvered-face grilles to prevent view into ductwork

1 MP1.1 GRILLES, REGISTERS, DIFFUSERS SCHEDULE
Scale: NA



7 MP1.1 ERV VENTILATOR CONTROLS WIRING (RENEWAIRE)
No scale

INSULATED FLEXIBLE DUCTWORK

Routing & sag. The routing and length of flexible duct, the numbers of fittings, and the amount of sag allowed between supports can have significant effects on system performance due to the increased pressure drop in the system. Insulated flexible ductwork can be installed where round ductwork is shown on these plans when following the guidelines below and the Flexible Duct Standards Detail. Ducts shall be installed using the minimum required length to make the connection.

Where sheetmetal fittings or Flexright braces can't be installed, avoid bending/kinking ducts at sharp corners and structural components. The duct radius at center line should not be less than one duct diameter with supports before and after the bend.

Fittings for attaching non-metallic ducts shall be beaded and have a collar length of not less than 2" for attaching the duct.

Duct inner liner shall be installed at not less than 1" on the collar and past the bead prior to the application of mastic and mechanical fastener. Seal flexible duct connections with sealing materials listed and labeled to Standard UL 181B. Mechanically secure connections with approved clamping material.

Horizontal duct runs shall be supported at not more than 4' on center. Sag between support hangers shall not exceed 1/2" per foot of support spacing. Supports shall be rigid and shall be not less than 1-1/2" wide at point of contact with the duct surface.

Do not use for vertical risers in forced air systems serving more than two floors. For less than two floors, vertically installed ducts shall be stabilized by support straps at a maximum spacing of 4' on center.

Screws shall not penetrate the inner liner of non-metallic flexible ducts unless permitted in accordance with the manufacturer's installation instructions.

Repair any rip, tear or hole in the air barrier using materials listed and labeled to Standard UL 181B and methods recommended by the manufacturer.

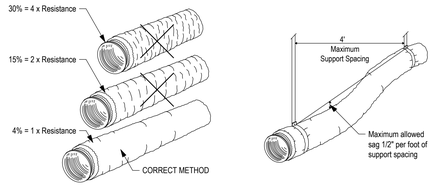
Make flexible duct connections/splices in accordance with the manufacturer's recommended installation instructions.

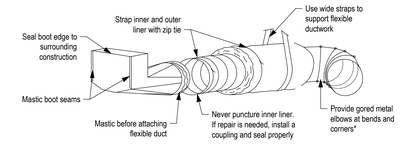
Support the flexible duct between the rigid sheetmetal connection and bend by allowing the duct to extend straight for at least one duct diameter before making the bend.

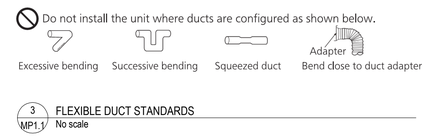
Do not secure support straps in a manner that compresses the inner core and constricts the air flow. Take care to ensure the vapor barrier and insulation material are not excessively compressed by the support straps. Compressing the insulation could lead to condensation at the point of contact between the duct and the strap or saddle material.

Flexible air ducts shall not penetrate a fire-resistance-rated assembly or construction.

AIR RESISTANCE vs. DUCT BUNCHING







3 MP1.1 FLEXIBLE DUCT STANDARDS
No scale

Beyond Efficiency

CONTACT
BEYOND EFFICIENCY
ENERGY & ENGINEERING DESIGN
320 E. BROADWAY SUITE 2C
JACKSON, WY 83001
415.236.1333

PROJECT

Hoff Residence

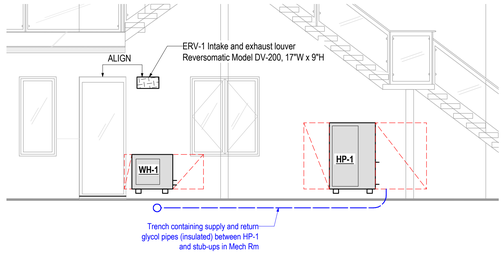
1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

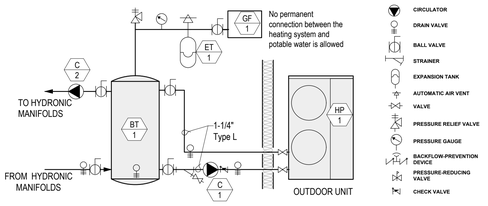
DRAWING TITLE

Mechanical, Plumbing Details

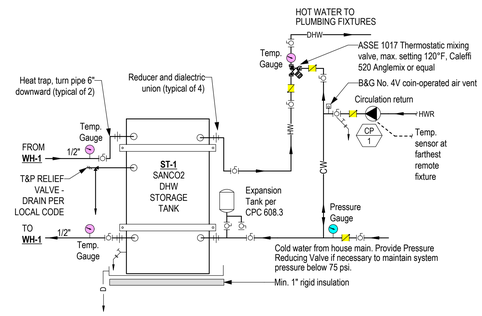
MP1.1



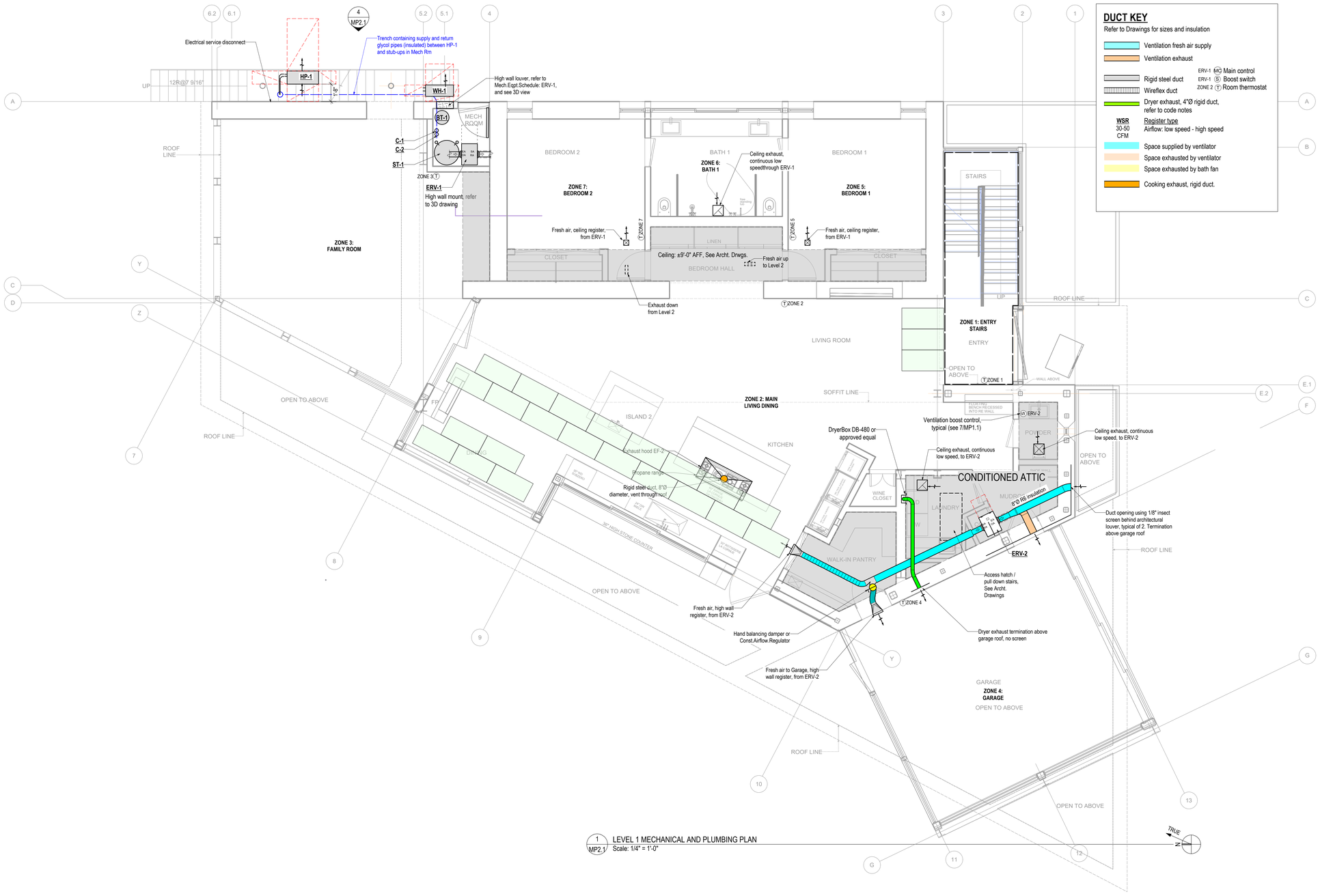
4 MP2.1 PARTIAL ELEVATION VIEW
Scale: 1/4" = 1'-0"



3 MP2.1 HYDRONIC PIPING DIAGRAM (SPACE HEATING AND COOLING)
Scale: 1/4" = 1'-0"



2 MP2.1 SANCO2 STORAGE TANK DETAIL (DOMESTIC HOT WATER)
No scale



1 MP2.1 LEVEL 1 MECHANICAL AND PLUMBING PLAN
Scale: 1/4" = 1'-0"

DUCT KEY

Refer to Drawings for sizes and insulation

- Ventilation fresh air supply
- Ventilation exhaust
- Rigid steel duct
- Wireflex duct
- Dryer exhaust, 4"Ø rigid duct, refer to code notes
- WSR 30-50 CFM — Register type: Airflow: low speed - high speed
- Space supplied by ventilator
- Space exhausted by ventilator
- Space exhausted by bath fan
- Cooking exhaust, rigid duct.

ERV-1 (MO) Main control
ERV-1 (S) Boost switch
ZONE 2 (T) Room thermostat

LICENSED ARCHITECT
DANIEL JOHNSON
C-36173
REN. 4/30/25
STATE OF CALIFORNIA

CONTACT
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PROJECT

Hoff Residence

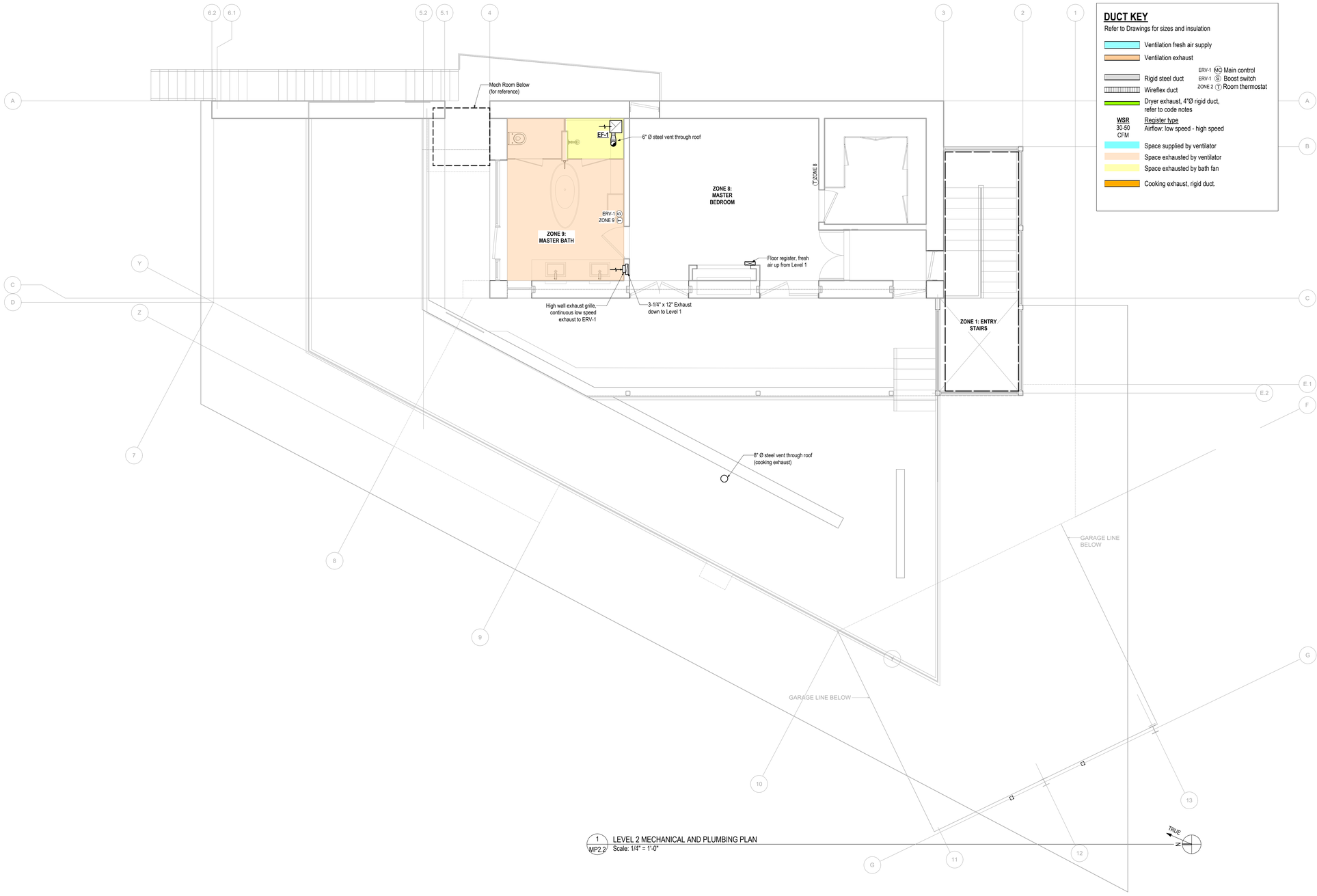
1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE

Mechanical, Plumbing Plans

MP2.1



1 / MP2.2 LEVEL 2 MECHANICAL AND PLUMBING PLAN
Scale: 1/4" = 1'-0"

DUCT KEY

Refer to Drawings for sizes and insulation

- Ventilation fresh air supply
- Ventilation exhaust
- Rigid steel duct
- Wireflex duct
- Dryer exhaust, 4"Ø rigid duct, refer to code notes
- Space supplied by ventilator
- Space exhausted by ventilator
- Space exhausted by bath fan
- Cooking exhaust, rigid duct.

ERV-1 (MO) Main control
ERV-1 (S) Boost switch
ZONE 2 (T) Room thermostat

WSR 30-50 CFM
Register type
Airflow: low speed - high speed

CALIFORNIA LICENSED ARCHITECT
DANIEL JOHNSON
C-36171
REN. 4/30/25
STATE OF CALIFORNIA

CONTACT

BEYOND EFFICIENCY
ENERGY & ENGINEERING DESIGN
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JACKSON, WY 83001
415.236.1333

PROJECT

Hoff Residence

1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE

Mechanical, Plumbing Plans

MP2.2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 1 of 15)

Project Name: Hoff Residence
Calculation Date/Time: 2024-03-29T11:05:01-07:00
Calculation Description:
Input File Name: 2024-0329_Hoff P1.ribd22x

GENERAL INFORMATION

01	Project Name	Hoff Residence			
02	Run Title				
03	Project Location	1714 Decker School Lane			
04	City	Malibu CA	05	Standards Version	2022
06	Zip code	90265	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	152
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.21
18	Total Cond. Floor Area (ft^2)	4257	19	Glazing Percentage (%)	64.77%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

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

Registration Number: 424-P010055051A-000-000-0000000-0000 Registration Date/Time: 03/29/2024 11:12 HERS Provider: CHEERS
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ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.3	56.1	31.2			
Proposed Design	23.6	34.4	22.6	14.7	21.7	8.6

RESULT[3]: PASS

[1] Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2] Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3] Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.96 kWdc
- PV System resized to 2.96 kWdc (a factor of 2.964) to achieve 'Standard Design PV' PV scaling

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.71	12.17	0.61	4.29	2.1	7.88
Space Cooling	0.05	2.55	0.07	2.96	-0.02	-0.41
IAQ Ventilation	0.51	5.44	0.32	3.42	0.19	2.02
Water Heating	0.59	6.42	0.52	5.66	0.07	0.76
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**3.86**	**26.58**	**1.52**	**16.33**	**2.34**	**10.25**
Photovoltaics	-0.79	-21.88	-0.79	-21.97		
Battery			0	0		
Flexibility						
Indoor Lighting	0.61	6.12	0.61	6.12		
Appl. & Cooking	0.93	11.68	0.93	11.68		
Plug Loads	1.29	13.44	1.29	13.44		
Outdoor Lighting	0.18	1.63	0.18	1.63		
TOTAL COMPLIANCE	**6.08**	**37.57**	**3.74**	**27.23**		

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	8.66	5.88	2.78	32.1
Net EUI[2]	4.65	1.87	2.78	59.78

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

REQUIRED PV SYSTEMS

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

REQUIRED SPECIAL FEATURES

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

- PV System: 2.96 kWdc
- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.4 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 87 SRE and 89 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- Window overhangs and/or fins
- Exposed slab floor in conditioned zone
- Slab Edge Insulation
- Heated slab
- Recirculating with demand control, push button
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Hoff Residence	4257	1	3	4	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor	Conditioned	Radiant System	2652.5	11	SANCO2 System	New
Entry Stair	Conditioned	Radiant System	293.5	19	SANCO2 System	New
Conditioned Garage	Conditioned	Radiant System	496	9	SANCO2 System	New
Second Floor	Conditioned	Radiant System	815	10	SANCO2 System	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
NW-Back	First Floor	Wall-RE	332	Back	240.9	205.11	90
West	First Floor	Wall-RE	62	n/a	872.5	660.51	90
SE-Front	First Floor	Wall-RE	152	Front	121.1	2.5	90
NE-Right	First Floor	Wall-RE	62	Right	867.4	162.75	90

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
North	First Floor	Wall-RE	152	n/a	55.9	42.57	90
Louvered Wall 216.5deg	First Floor	Wall-2x4-Louvered	9	n/a	70.5	0	90
Louvered Wall-NE-Right	First Floor	Wall-2x4-Louvered	62	Right	13.1	0	90
South	First Floor	Wall-RE	332	n/a	55.9	33	90
SE-Front-Louvered	First Floor	Wall-2x4-Louvered	152	Front	27.8	0	90
Stair NE-Right Wall	Entry Stair	Wall-RE	62	Right	165.7	143.4	90
Stair SE-Front	Entry Stair	Wall-RE	152	Front	520	417.96	90
Stair SW-Left	Entry Stair	Wall-RE	242	Left	75	60	90
Stair NW-Back	Entry Stair	Wall-RE	332	Back	82	62.4	90
Garage 216.5deg SW	Conditioned Garage	Wall-RE	9	n/a	235	211.5	90
Garage 306.5deg NW	Conditioned Garage	Wall-RE	99	n/a	210	189	90
Garage 126.5deg SE	Conditioned Garage	Wall-RE	279	n/a	210	189	90
NE-Right-2	Second Floor	Wall-RE	62	Right	472	24.3	90
NW-Back-2	Second Floor	Wall-RE	332	Back	205.2	115	90
SW-Left	Second Floor	Wall-RE	242	Left	428	238.4	90
SE-Front-2	Second Floor	Wall-RE	152	Front	48	0	90
Wall to garage	First Floor>>Conditioned Garage	Wall-RE Interior	n/a	n/a	235	0	n/a
Wall to Stair	First Floor>>Entry Stair	Wall-RE Interior	n/a	n/a	286	0	n/a
Interior Floor 1	Second Floor	Floor-Interior	n/a	n/a	815	n/a	n/a

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OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Hoff Planted Roof	First Floor	Roof-Unvented-Gravel	242	Left	1076.7	0	0	0.1	0.85	No
Hoff Roof Deck	First Floor	Roof-Unvented-WalkableDeck	242	Left	470.4	0	0	0.1	0.85	No
Hoff Gravel Roof	First Floor	Roof-Unvented-Gravel	242	Left	269.7	0	0	0.1	0.85	No
Stair Gravel Roof	Entry Stair	Roof-Unvented-Gravel	242	Left	175.8	0	0	0.1	0.85	No
Garage Roof	Conditioned Garage	Roof-Unvented-Gravel	242	Left	496	0	0	0.1	0.85	No
Gravel Roof-2	Second Floor	Roof-Unvented-Gravel	242	Left	815	0	0	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
W18-19	Window	NW-Back	Back	332	15.9	12.9	1	205.11	0.2	NFRC	0.23	NFRC	Bug Screen
W20-21-D09	Window	West		62	20.7	12.9	1	267.03	0.2	NFRC	0.23	NFRC	Bug Screen
W31-32-D03	Window	West		62	14.4	12.9	1	185.76	0.2	NFRC	0.23	NFRC	Bug Screen
W08	Window	West		62	15.9	9.9	1	157.41	0.2	NFRC	0.23	NFRC	Bug Screen
D04	Window	West		62	3.9	12.9	1	50.31	0.2	NFRC	0.23	NFRC	Bug Screen

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
W13	Window	SE-Front	Front	152	0.5	5	1	2.5	0.2	NFRC	0.23	NFRC	Bug Screen
W01-03	Window	NE-Right	Right	62			1	89.9	0.2	NFRC	0.23	NFRC	Bug Screen
D16.1	Window	NE-Right	Right	62	3.1	7.9	1	24.49	0.2	NFRC	0.23	NFRC	Bug Screen
W04-05	Window	NE-Right	Right	62	2.4	5.2	2	24.96	0.2	NFRC	0.23	NFRC	Bug Screen
W22	Window	NE-Right	Right	62	4.5	5.2	1	23.4	0.2	NFRC	0.23	NFRC	Bug Screen
W06	Window	North		152	3.3	12.9	1	42.57	0.2	NFRC	0.23	NFRC	Bug Screen
W07	Window	South		332	3.3	10	1	33	0.2	NFRC	0.23	NFRC	Bug Screen
W16-17-30	Window	Stair NE-Right Wall	Right	62			1	143.4	0.2	NFRC	0.23	NFRC	Bug Screen
W27-28-29-14AB-15AB	Window	Stair SE-Front	Front	152			1	326.8	0.2	NFRC	0.23	NFRC	Bug Screen
W24	Window	Stair SE-Front	Front	152	8.7	2.7	1	23.49	0.2	NFRC	0.23	NFRC	Bug Screen
D01	Window	Stair SE-Front	Front	152	6.7	10.1	1	67.67	0.2	NFRC	0.23	NFRC	Bug Screen
W26	Window	Stair SW-Left	Left	242			1	60	0.2	NFRC	0.23	NFRC	Bug Screen
W25	Window	Stair NW-Back	Back	332	7.8	8	1	62.4	0.2	NFRC	0.23	NFRC	Bug Screen
W11-12	Window	Garage 216.5deg SW		8.5	23.5	9	1	211.5	0.2	NFRC	0.23	NFRC	Bug Screen
D07-W09-10	Window	Garage 306.5deg NW		98.5	21	9	1	189	0.2	NFRC	0.23	NFRC	Bug Screen
D08	Window	Garage 126.5deg SE		278.5	21	9	1	189	0.35	NFRC	0.23	NFRC	Bug Screen

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
D16	Window	NE-Right-2	Right	62			1	24.3	0.2	NFRC	0.23	NFRC	Bug Screen
D15 Total	Window	NW-Back-2	Back	332	11.5	10	1	115	0.2	NFRC	0.23	NFRC	Bug Screen
W23D	Window	SW-Left	Left	242	2.4	10	1	24	0.2	NFRC	0.23	NFRC	Bug Screen
D13-14	Window	SW-Left	Left	242	5.5	8	2	88	0.2	NFRC	0.23	NFRC	Bug Screen
W23ABC	Window	SW-Left	Left	242	37.6	2	1	75.2	0.2	NFRC	0.23	NFRC	Bug Screen
D12	Window	SW-Left	Left	242	3.2	8	2	51.2	0.2	NFRC	0.23	NFRC	Bug Screen

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
W18-19	1.6	0	2	10	0	0	0	0	0	0	0	0	0
W20-21-D09	9.6	0	2	20	0	0	0	0	0	0	0	0	0
W31-32-D03	5	0	20	20	0	0	0	0	0	0	0	0	0
W08	9.6	0	20	20	0	0	0	0	0	0	0	0	0
D04	9.6	0	20	20	0	0	0	0	0	0	0	0	0
W13	5.6	4.7	20	12.5	0	0	0	0	0	0	0	0	0
D16.1	4	1.6	12	20	0	0	0	0	0	0	0	0	0
W04-05	4	1.6	1.6	20	0	0	0	0	0	0	0	0	0

Registration Number: 424-P010055051A-000-000-0000000-0000 Registration Date/Time: 03/29/2024 11:12 HERS Provider: CHEERS
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Schema Version: rev 20220901

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
W22	4	5	20	20	0	0	0	0	0	0	0	0	0
W06	20	0	0	5	0	22	0	0.5	0	0	0	0	0
W07	20	0	0	5	0	22	0	0.5	0	0	0	0	0
W24	10	0	20	0	0	0	0	0	0	0	0	0	0
D01	10	3.5	20	0	0	0	0	0	0	0	0	0	0
W25	40	0	20	0	0	40	0	1.5	0	0	0	0	0
W11-12	5	0	0	0	0	0	0	0	0	0	0	0	0
D15 Total	7	0	1.5	6.5	0	0	0	0	0	0	0	0	0
W23D	6.8	0	8.2	20	0	0	0	0	0	0	0	0	0
D13-14	6.8	0	8.2	20	0	0	0	0	0	0	0	0	0
W23ABC	6.8	0	8.2	20	0	0	0	0	0	0	0	0	0
D12	6.8	0	8.2	20	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	First Floor	2652.5	186.7	R-20	48	0%	Yes
Slab-2	Entry Stair	175.3	30.1	R-20	48	0%	Yes

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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Garage Slab	Conditioned Garage	496	65.5	R-20	48	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Wall-RE	Exterior Walls	Adobe / Strawbale / Log	None	n/a	None / 3	0.095	Mass Layer: 16 in. Adobe Insulation/Furring: R-3 / no furring
Wall-2x4-Louvered	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.093	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: All Other Siding
Roof-Unvented-Gravel	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-33	None / 8	0.025	Roofing: 10 PSF (RoofTileNoGap) Above Deck Insulation: R-8 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-33 / 2x10 Sheathing / Insulation: Wood Siding/sheathing/decking Inside Finish: Gypsum Board
Roof-Unvented-WalkableDeck	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-26	None / None	0.041	Roofing: 10 PSF (RoofTileNoGap) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-26 / 2x8 Sheathing / Insulation: Wood Siding/sheathing/decking Inside Finish: Gypsum Board

Registration Number: 424-P010055051A-000-000-0000000-0000 Registration Date/Time: 03/29/2024 11:12 HERS Provider: CHEERS
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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Wall-RE Interior	Interior Walls	Adobe / Strawbale / Log	None	n/a	None / 3	0.091	Mass Layer: 16 in. Adobe Insulation/Furring: R-3 / no furring
Floor-Interior	Interior Floors	Wood Framed Floor	2x8 @ 16 in. O. C.	R-0	None / None	0.278	Floor Surface: Hardwood Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
SANCO2 System	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	SANCO2 (WH-1)	1	n/a	None	n/a	SANCO2 (WH-1) (1)

Registration Number: 424-P010055051A-000-000-0000000-0000 Registration Date/Time: 03/29/2024 11:12 HERS Provider: CHEERS
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Beyond Efficiency

LICENSED ARCHITECT
DANIEL JOHNSON
C-36171
REN. 4/30/25
STATE OF CALIFORNIA

CONTACT

BEYOND EFFICIENCY
ENERGY & ENGINEERING DESIGN
320 E. BROADWAY SUITE 2C
JACKSON, WY 83001
415.236.1333

PROJECT

Hoff Residence

1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE

Energy Compliance

T24-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Hoff Residence
Calculation Description:
Calculation Date/Time: 2024-03-29T11:05:01-07:00
Input File Name: 2024-0329_Hoff P1.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:
Dan Johnson

Company:
Beyond Efficiency Inc.

Address:
710 Channing Way

City/State/Zip:
Berkeley, CA 94706

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I am the building designer identified on this Certificate of Compliance for the building design. The information provided on this form is true and correct to the best of my knowledge.
3. I prepared, or directed others to prepare, the energy features and specifications identified on this Certificate of Compliance in accordance with the requirements in the Standards and the Reference Appliance Manual.
4. I will ensure that the building design features and specifications submitted to the enforcement agency for approval with this building permit application(s) are consistent with the information provided on this form.

Responsible Designer Name:
Lee Tubas

Company:
LEE TUBAS ARCHITECTS

Address:
818 S BROADWAY 10TH FLOOR

City/State/Zip:
LOS ANGELES, CA 90014

Signature Date:
03/29/2024

Phone:
(310) 502-3449

Registration Number: 424-P1105565114-000-000-0000-0000
Registration Date/Time: 03/29/2024 11:12
Report Version: 2022.0.000
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HERS Provider: CHEERS
Software version: Title24Online.com 2022.0.000
Report Generated: 2024-03-29 11:06:53

2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10.111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.40; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Hoff Residence
Calculation Description:
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Input File Name: 2024-0329_Hoff P1.ribd22x

2022 Single-Family Residential Mandatory Requirements Summary

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

Ducts and Fans:

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

2022 Single-Family Residential Mandatory Requirements Summary

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

Ventilation and Indoor Air Quality:

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

Pool and Spa Systems and Equipment:

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

Lighting:

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

2022 Single-Family Residential Mandatory Requirements Summary

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

Solar Readiness:

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

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n):	**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(n); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(l):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

Beyond Efficiency

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PROJECT

Hoff Residence

1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE

Energy Compliance

T24-2

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Beyond Efficiency

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 CALGreen, 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 Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

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 Sections 4.106.4.2.1 and 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 a future 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.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

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

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE 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 EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

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 Location.
EVCS shall comply with at least one of the following options:

1.The charging 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.

2.The charging 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 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging 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 EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when 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 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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 multifamily buildings.
When 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 electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

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 values 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.

CALIFORNIA LICENSED ARCHITECT
DANIEL JOHNSON
C-36171
REN. 4/30/25
STATE OF CALIFORNIA

CONTACT
BEYOND EFFICIENCY
ENERGY & ENGINEERING DESIGN
320 E. BROADWAY SUITE 2C
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PROJECT
Hoff Residence
1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE
CALGreen Requirements

T24-3

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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 trichloroethylene), 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.

https://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.

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PROJECT
Hoff Residence
1714 Decker School Lane, Malibu, CA 90265

ISSUE	DATE
BUILDING PERMIT	3/29/2024

DRAWING TITLE
CALGreen Requirements

T24-4

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2019-000833-(3)

HEARING DATE
January 20, 2026

REQUESTED ENTITLEMENT(S)
Minor Coastal Development Permit ("Minor CDP") No. RPPL2020001110
Variance No. RPPL2022005027

PROJECT SUMMARY

OWNER / APPLICANT
Miriam Colin Hoff / Neelima Gadicherla

MAP/EXHIBIT DATE
December 28, 2024

PROJECT OVERVIEW

Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence ("Project"), including adding 1,407 square feet ("SF") to the 2,354-SF residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000-gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, concrete planter, a new an onsite wastewater treatment system ("OWTS"), and widening of a 1,200-foot-long access driveway. A Variance is required for widening an existing driveway that exceeds 300 feet in length. Playground equipment, outdoor stairs, a greenhouse, landscaping, and a temporary dwelling unit—all of which were unpermitted—will be removed. Grading associated with these improvements includes 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal, and recompaction, and 199 cubic yards export for a total of 1,949 cubic yards of grading. A previous single-family residence on the property was destroyed in the 2018 Woolsey Fire, and a CDP Exemption for reconstruction of the residence has already been approved.

LOCATION
1714 Decker School Lane, Malibu

ACCESS
Decker School Lane

ASSESSORS PARCEL NUMBER(S)
4472-029-020

SITE AREA
9.79 Acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains Local Coastal Program

ZONED DISTRICT
The Malibu

PLANNING AREA
SANTA MONICA MOUNTAINS

LAND USE DESIGNATION
RL40 (Rural Lands 40 (1 dwelling unit per 40 acres)

ZONE
R-C-40 (Rural Coastal – 40-acre Minimum Lot Area)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.44.810 (Permit Required)
  - Section 22.44.850 (Application – Burden of Proof)
  - Section 22.44.860 (Application – Types of Coastal Development Permits and Review Procedures)
  - Section 22.44.1240.B (Vegetation Management and Landscaping)
  - Section 22.44.1260 (Grading)
  - Section 22.44.1750 (R-C Rural Coastal Zone)
  - Section 22.44.1920.C. (Development Standards)

CASE PLANNER: Tyler Montgomery

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000833-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202001110
VARIANCE NO. RPPL2022005027

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on November 18, 2025, in the matter of Project No. 2019-000833-(3), Minor Coastal Development Permit No. RPPL202001110 ("Minor CDP"), and Variance No. RPPL2022005027 ("Variance").

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENTS REQUESTED.** The applicant, Neelima Gadicherla ("Permittee"), requests the Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence ("Project") including: adding 1,407 square feet ("SF") to the residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000 gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, a new an onsite wastewater treatment system ("OWTS"), and widening of a 1,200-foot-long access driveway. Playground equipment, outdoor stairs, a greenhouse, and landscaping—all of which were unpermitted—will be demolished and removed. Also, an unpermitted accessory dwelling unit ("ADU"), which was constructed following the 2018 Woolsey Fire and has been utilized as temporary housing since that time, will be demolished and removed. Grading associated with these improvements includes 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal and recompaction, and 199 cubic yards export; for a total of 1,949 cubic yards of grading. A previous single-family residence on the property was destroyed in the 2018 Woolsey Fire, and a CDP Exemption for reconstruction of the residence has already been approved the Project would be located on a property that is 9.79 gross acres in size at 1714 Decker School Lane (Assessor's Parcel Number 4472-029-020) in the unincorporated community of the Santa Monica Mountains Coastal Zone ("Project Site").

   In addition, the Permittee requests the Variance for the use of and widening of an existing driveway of more than 300 feet in length. The Project would include development within mapped H3 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct additions to a fire rebuild single-family residence and associated improvements, including a new OWTS, in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810 (Permit Required). Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is

required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260 (Grading). A Minor CDP is required because the Project proposes 1,949 cubic yards of grading (679 cubic yards cut; 480 cubic yards fill; 790 cubic yards of over-excavation, removal and compaction and 199 cubic yards export).

5. **ENTITLEMENT(S) REQUIRED**. The Variance is a request to widen a driveway of more than 300 feet in length pursuant to County Code Section 22.44.1920.C (Development Standards).

6. **PREVIOUS ENTITLEMENT(S)**. The Project Site was developed with a 1,298-SF single-family residence and garage in 1977 via CDP E-77-1, which was issued by the California Coastal Commission. In 1982, a swimming pool and spa were approved with building permits. Other structures on the property were approved in 2014 under CDP 4-12-020, and include: equestrian facilities (horse arenas and horse shelters); a decomposed granite pathway around the horse arenas; four-foot-high wildlife permeable fencing for the horse arenas; wooden stairs from the house to the pool; two (2) retaining walls near the pool; wood and concrete pool deck, a powered driveway gate; and a 144-SF shed. All permitted structures, with the exception of the swimming pool, burned in the Woolsey Fire of 2018 A rebuild of the previous single-family residence was approved in 2024 (CDP Exemption RPPL2023005853), and that residence, which has a floor area of 2,354 square feet and a height of 22 feet, five inches above grade, is currently under construction.

7. **LAND USE DESIGNATION.** The Project Site is located within the Rural Lands 40 (RL40 – one dwelling unit per 40 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map ("LUP").

8. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-40. Pursuant to County Code Section 22.44.1750 (R-C Rural Coastal Zone), a single-family residence is a principal permitted use within the R-C Zone. However, County Code Section 22.44.1260 (Grading) requires a Minor CDP for any development that proposes between 50 and 5,000 cubic yards of grading, which the Project does. In addition, the widening of the existing access road for a length exceeding 300 feet requires a Variance (County Code Section 22.44.1920.C [Development Standards]).

9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL40 Rural Lands (One dwelling unit per 40 acres maximum density)	R-C-40	Temporary house and related site improvements

NORTH	RL40 Rural Lands	R-C-40	Vacant land
EAST	RL40 Rural Lands	R-C-40	Single-family residence to the northeast
SOUTH	RL40 Rural Lands	R-C-40	Single-family residence
WEST	RL40	R-C-40	Single-family residences

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site at 1714 Decker School Lane is irregularly shaped 9.79-acre property and consists of a small hill on the southeastern portion of the property where the former main residence was located. The hill is approximately 170 feet tall, sloping down to the property boundary in all directions. A circuitous driveway winds to the hilltop from the site entrance at the southwest corner of the property at Decker School Lane. The Project Site was originally developed with a 1,298-SF single-family residence and garage on the northeastern portion of the property, which were legally established in 1977 and destroyed by the Woolsey Fire in 2018. The Project Site now includes a swimming pool, pool deck, retaining walls, a deck with shade structure, wooden stairs, and an OWTS on the northeastern portion of the property. The central and west portions of the Project Site contain, equestrian facilities (three horse arenas and horse shelters), decomposed granite pathways, four-foot-high wildlife permeable fencing, a play structure with surrounding decking, four 5,000-gallon water tanks, an enclosed garden, three storage sheds, and a power-operated sliding driveway gate. On the southeastern portion of the Project site are two 5,000-gallon water tanks and temporary housing which was approved following the Woolsey Fire and will be demolished after the construction of the rebuilt single-family residence is completed. A 1,200-foot-long paved driveway with a width between 15 and 20 feet winds through the Project Site between the former site of the single-family residence and Decker School Road to the southwest. The driveway includes a 62-foot-long retaining wall three feet, six inches in height.

The Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP") maps two biological zones are on the Project Site: H2 Habitat on the northern portion of the property and a larger portion of H3 Habitat on the southern portion where the residence and related improvements were located. The Project Site is bounded to the north, by vacant parcels in the R-C-40 Zone and, on the east, west, and south by single-family residences also in the R-C-40 Zone.

B. Site Access
The Project Site is accessed by Decker School Lane, a 20-foot-wide public road immediately to the south. This road connects to Decker Road located southeast of the project site.

C. Site Plan
The Permittee proposes additions, improvements, and restoration associated with a single-family residence ("Project"), including adding 1,407 square feet ("SF") to the residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000 gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, a new onsite wastewater treatment system ("OWTS"), and widening of a 1,200-foot-long access driveway. Temporary housing (ADU), playground equipment, outdoor stairs, a greenhouse, storage container, pepper trees, a septic tank, a gate and fence, and landscaping—all of which were unpermitted—will be removed. Grading associated with the proposed improvements is as follows: 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal, and recompaction, and 199 cubic yards export; with a total 1,949 cubic yards of grading and a disturbed area of 0.96 acre. All direct development for the Project, including the brush management zones would be located within H3 Habitat.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes accessory structures for a single-family residence and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because it includes additions, improvements, and removals associated with an existing single-family residence.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the existing driveway widening with retaining walls, and proposed accessory uses. The proposed project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where

officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because a biological inventory of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological inventory that was reviewed and confirmed by the Staff Biologist. The biological inventory determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designations, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the south, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

12. **COMMUNITY OUTREACH.** Other than the required hearing notification, no community outreach was conducted for this Project.

13. **PUBLIC COMMENTS.** No public comments regarding the Project have been received.

14. **AGENCY RECOMMENDATIONS.**

A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated May 10, 2024.

B. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated March 10, 2024. The Department of Public Health conditions have been included within the Project's conditions of approval.

C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated February 20, 2025. The Public Works conditions have been included within the Project's conditions of approval.

D. The County Fire Department, on May 30, 2024, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through the County's EPIC-LA permit tracking system. No letter was provided.

15. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On October 9, 2025, a total of 28 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL40 land use designation is intended for single-family residential uses on relatively large lots. The proposed additions to the single-family residence rebuild as well as driveway and other proposed accessory uses are permitted under this designation.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would be located mainly on the previously developed and disturbed southern portion of the Project Site with access to an existing public road. The applicant proposes utilizing and widening an existing driveway to access the existing residential pad site. This location will avoid the need to remove any native vegetation and grade large amounts of earth. The development will also avoid all impacts, including fuel modification, within H2 Habitat.

Conservation and Open Space Element

Policy CO-110:
The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:
Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site

location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Decker Road, a designated scenic route to the east. As a result, the Project Site is located within a Scenic Resource Area ("SRA") per County Code Section 22.44.2000 (Identification of Scenic Resource Areas). Therefore, new structures would have a height limit of 18 feet above grade. All proposed ancillary improvements such as pool deck improvements, a shaded barbeque and outdoor fireplace, retaining walls associated with the driveway widening, several water storage and propane tanks, as well as the additions of a 592-SF family room and 496-SF attached garage with rooftop decks and glass railings, will have a maximum height of 17 feet above grade. The 815-SF, second-floor master bedroom would be built by converting an existing second-floor atrium with a maximum height of 22 feet, five inches above grade and adding an interior stairwell. However, this addition would be within the existing walls of the residence and thus would not expand any portion of the existing residence that exceeds 18 feet. The residence was allowed to be rebuilt to its previous height of 22 feet, as it was legally established at that height prior to the current LIP height requirements. Portions of the rebuilt residence, driveway and ancillary structures will be visible from Decker Road, Decker School Lane, and surrounding properties; however, they would be similar in character and size to improvements associated with other residential properties in the vicinity as well as the former residence and related improvements on the project site.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-40 zoning classification because the additions to the fire rebuild single-family residence and related accessory structures are permitted uses in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750 (R-C Rural Coastal Zone). However, County Code Section 22.44.1260 (Grading) requires a Minor

CDP for projects proposing between 50 and 5,000 cubic yards of grading, and County Code Sections 22.44.860 (Application—Types of Coastal Development Permits and Review Procedures). Since the Project proposes 1,949 cubic yards of grading, a Minor CDP is required instead of an Administrative CDP.

In addition, a new or expanded driveway or access road of more than 300 feet in length requires a Variance (County Code Section 22.44.1920.C (Development Standards). The LIP considers the widening of an existing road to be the same as creating a new road, and the Project would include increasing the paved width of the private driveway from 10 – 15 feet to 15 – 20 feet for a length of 1,200 feet. Therefore, a Variance is also required.

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750 (Rural Coastal Zone) and 22.44.1375 (Yards), as the Project would meet all required setback standards.

20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040 (Development Standards). The maximum height for a single-family residence that is within an SRA in the Santa Monica Mountains Coastal Zone is 18 feet above grade. The maximum height of all new structures is 17 feet above grade. The residence was allowed to be rebuilt to its previous height of 22 feet, as it was legally established at that height prior to the current LIP height requirements.

21. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including rammed earth walls, steel, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320 (Construction Colors, Materials, and Design).

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist, who found the Project to be consistent with local biological resources.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260 (Grading). The Project is proposing 1,949 cubic yards of grading, consisting of 679 cubic yards cut; 480 cubic yards fill; 790 cubic yards of over-excavation, removal and compaction and 199 cubic yards export. The Project is consistent with the applicable grading requirements because grading would occur within previously disturbed areas, and the Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project, with revisions, is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270 (Exterior Lighting). The Project is proposing outdoor lighting that

would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270 (Exterior Lighting).

25. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-40 Zone (County Code Section 22.44.1750 [R-C Rural Coastal Zone]), as two covered parking spaces are required. The Project would provide two covered parking spaces in an attached garage.

26. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310 (Fences, Gates, and Walls). Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Only wildlife-permeable fencing is proposed on the Project Site.

27. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910.I (Land Planning and Development Standards). The Project's maximum allowed building site area is 10,000 square feet. The Project's building site area is 9,288 square feet.

28. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920 (Development Standards). The Project Site is designated as H2 and H3 Habitat by the LUP. H2 Habitat is located on the northern portion of the site and H3 Habitat is on the southern portion of the site where the residence and related improvements were located. All proposed development, including proposed brush management zones, would occur within H3 Habitat.

29. **OWTS STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340 (Water Resources), which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree or within 150 feet of a stream. The Project's proposed seepage pits, which are located immediately to the south of the residence, would meet these standards.

30. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040 (Development Standards). The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

31. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

32. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all

applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, and height restrictions, except for those standards regarding driveway length, which is why the Project requires a Variance.

33. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

VARIANCE FINDINGS

34. **The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification**. Aerial photographs show that portions of the driveway date back to 1968, while the rest of the driveway dates to the 1970s. The driveway, which was designed and built using the historically cleared parts of the property, and in keeping with the existing topography, leads up to a legally permitted single-family residence, which was located and built on a historically cleared pad. The subject driveway is the only way to gain access to the single-family residence from the public road – Decker School Lane. Any shorter driveway would require extensive grading and would have a grade exceeding that required for Fire Department access.

35. **The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.** Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed with similar square footage and building site areas in the immediate vicinity, some of which have driveways exceeding 300 feet in length. The subject driveway is the only way to gain access to the single-family residence from the public road – Decker School Lane.

36. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.** The length of the driveway (over 300 feet) pre-dates the County of Los Angeles' Santa Monica Mountains Local Coastal Program requirement for a variance for access roads more than 300 feet in length. As noted, the road has been in existence for over five decades and is required to access the building pad for the single-family residence formerly located on the property. While there were widening improvements made to the road for the fire department purposes, those improvements were within the same configuration as the existing road. Accordingly, the granting of the variance will not harm or cause any safety or welfare

issue for adjacent and/or nearby properties. As a result, the proposed location of the widened driveway is the most appropriate for the rebuild of the single-family residence and related facilities.

37. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.** The driveway has existed on the property for over 50 years. Proposed improvements, which include widening some portions of the existing driveway, are required to meet current Fire Codes. The southern portion of the project site that contained the single-family residence and related improvements has been historically cleared and solely contains H3 Habitat. The Project has also been found to be in conformity with the certified Santa Monica Mountains Local Coastal Program.

ENVIRONMENTAL FINDINGS

38. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes accessory structures for a single-family residence and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because it includes additions, improvements, and removals associated with an existing single-family residence. Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the existing driveway widening with retaining walls, and proposed accessory uses. The proposed project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

ADMINISTRATIVE FINDINGS

39. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Minor CDP:

A. The Hearing Officer finds that the proposed development is in conformity with the certified Santa Monica Mountains Local Coastal Program.

B. The Hearing Officer finds that the proposed development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone and therefore is not subject to public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Variance:

A. The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

B. The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

C. The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

D. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202001110** and **VARIANCE NO. RPPL2022005027**, subject to the attached conditions.

ACTION DATE: January 20, 2026

KF:RG:TM
01/08/26

c: Zoning Enforcement, Building and Safety

EXHIBIT D

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000833-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202001110
VARIANCE NO. RPPL2022005027

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("CDP") to construct additions to a fire rebuild single-family residence and associated improvements, including a new onsite wastewater treatment system (OWTS) and removal of unpermitted development, located on a 9.79-acre property in the Santa Monica Mountains Coastal Zone ("Project Site"), as well as a Variance to widen an existing access driveway that is more than 300 feet in length ("Project"), subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090 (Effective Date of Permit).

4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from

which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. **Recordation.** Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Grant Term**. Due to the residential nature of the entitlement, no grant term is necessary for the Project.

9. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,280.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while

inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection each year for five years.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 (Amendments to Permits) and/or 22.44.1140 (Revocation of Coastal Development Permits).

12. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

15. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 19, 2026**.

16. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital**

copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

17. **Exterior Colors and Materials.** The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials shall be permitted for exterior construction, other than glass, which shall be the least reflective variety available.

18. **LID Standards.** Prior to construction, the permittee shall submit a grading/drainage plan to the Public Works' Building and Safety Division for review and approval. The grading plans shall show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, retaining walls, water-quality devices, Low-Impact Development ("LID") features, and all existing easements. All structures shall meet the County Building, Residential, and Green Building Standards codes, and the Project shall comply with all LID standards (County Code Section 12.84.440) in accordance with the LID standards manual. This condition shall be met to the satisfaction of Public Works.

19. **Exterior Lighting.** Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 (Exterior Lighting) in order to avoid light trespass, including, but not limited to:
    a. Lighting allowance
        i. Security lighting attached to the principally permitted structure and other permitted accessory structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
        ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the property. This lighting shall be limited to fixtures that do not exceed two feet in height, are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
        iii. Outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens), or the equivalent.
    b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-targeted areas, including but not limited to H1 and H2 habitat areas and the H1 habitat area buffer. Lighting of equestrian arenas or round pens may only be allowed with a Revised Exhibit "A" after the permittee demonstrates, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
    c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.

20. **Construction Runoff Plan.** The permittee shall prepare a Construction Runoff Plan that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan should be implemented during the rainy season or prior to rain events.

21. **Glass Requirements.** Glass used in the Project shall be the least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320 (Construction Colors, Materials, and Design).

22. **Future CDP Requirement.** Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the property, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the property.

23. **Grading During Rainy Season.** Per County Code Section 22.44.1260.F (Grading), grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

24. **Noise Standards.** The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

25. **Improvements in Public Right-of-Way.** Prior to issuance of a grading or building permit, remove all structures or fences and/or private improvements from the dedicated right of way.

26. **Additional DPW Requirements.** Prior to issuance of a grading or building permit:

    a. No off-site grading for access shall be permitted unless expressly written in a legal easement or per a recorded notarized document from adjacent parcel(s) owner(s).

b. No additional drainage flows (i.e., cross-lot drainage) shall be directed to adjacent parcels without legal recorded permission or drainage easement. Any applicable easement documents will be required to be submitted to Public Works for review.

c. Project may require a soils report and geotechnical review, to the satisfaction of the Department of Public Works ("DPW").

d. Any violation(s) on the subject parcel(s) shall be addressed, to the satisfaction of DPW.

e. Project is subject to grading setback requirements per J108.4 of the County Code, Appendix J, to the satisfaction of DPW.

f. Agency coordination and approvals are the responsibility of the applicant. All plan sets must match, to the satisfaction of DPW.

27. **Demolition of ADU.** Within 90 days of final approval, the permittee shall submit demolition plans for the unpermitted temporary housing (ADU) to DPW—Building and Safety Division. The ADU shall be demolished and removed within 90 days of issuance of the certificate of occupancy for the rebuilt single-family residence.

28. **Removal of Improvements.** Within 90 days of final approval, the following site improvements shall be removed, as identified on the approved Exhibit "A":

a. Playground equipment

b. Stairs from the pool to the playground area deck.

c. Storage containers

d. Greenhouse

e. Pepper trees

f. Enclosed garden

g. Relocation of gate and fence in the front yard of the property outside the right-of-way of Decker School Lane.

h. Existing septic tank.

29. **Grading Limits.** Grading associated with site improvements shall be limited to 2,000 cubic yards of grading and a disturbed area of 0.96 acre.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

COASTAL DEVELOPMENT PERMIT FINDINGS

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
0The existing structures, retaining walls and associated grading are remedial in nature and necessary
to maintain both the integrity, safety, and landform of the subject site.
The accessory structures are of a low mass and scale such that they conform to the intent of the
certified local coastal program.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
The subject site is located approximately 2.6 miles from the coast, with multiple public roads
between it and the sea, so public access and public recreation are not affected, especially by the
proposed remedial work needed after the woolsey fire.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 7th day of February 2022 at 3:30 PM

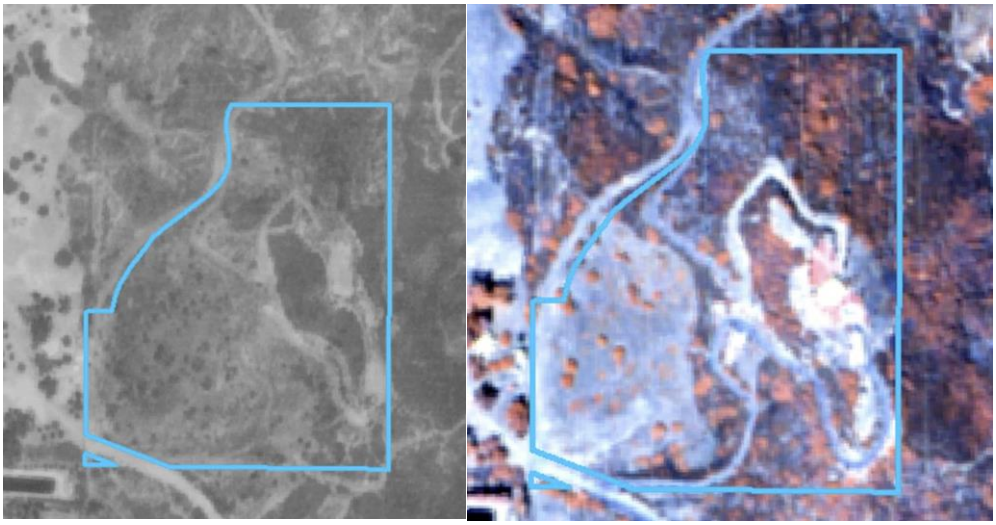
Signed G. Neelima NEELIMA GADIYAGRLA

Rev. 03/2019

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM
VARIANCE FINDINGS

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

Pictured below are historical aerials of the property from 1968 (black and white photo) and 1977, respectively. As you can see, portions of the driveway date back to the former date, while the rest of the driveway dates to the 1970's. The driveway, which was designed and built using the historically cleared parts of the property, and in keeping with the existing topography, leads up to a legally permitted single-family residence, which was located and built on a historically cleared pad. The subject driveway is the only way to gain access to the single-family residence from the public road – Decker School Lane.



B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

The access road leads to the single-family residence (SFR) on the property. Absent the road, namely it's length up to the SFR, it would otherwise by difficult to achieve access to the home. The subject variance would thus be necessary for the preservation and enjoyment of substantial property rights possessed by other conforming properties. Furthermore, given other properties with similar constraints with regards to access road

length and SFR location in relation to the existing public road, the granting of the variance would not represent a special privilege.

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

The length of the driveway (over 300 feet) pre-dates the County of Los Angeles' Santa Monica Mountains Local Coastal Program requirement for a variance for access roads more than this length. As noted, the road has been in existence for over five decades and is required to access the single-family home on the property. While there were widening improvements made to the road for the fire department purposes, those improvements were within the same configuration of the existing road. Accordingly, the granting of the variance will not harm or cause any safety or welfare issue for adjacent and/or nearby properties.

D. That the granting of the variance will not be materially detrimental to coastal resources.

The existing driveway has been existent on the property for over 50 years. Improvements, which included the widening of some portions, were made to the driveway for fire department purposes. The site itself has been historically cleared and solely contains H3. As such, the driveway, including its improvements, will have no impacts to coastal resources.

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

March 10, 2025

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2020001110
PROJECT: FIRE REBUILD @ 1714 DECKER SCHOOL LANE
1714 DECKER SCHOOL LANE MALIBU CA 90265

Thank you for the opportunity to review the subject project for a CDP-SMMLCP. The applicant requests a Minor Coastal Development Permit after-the-fact development approval for the installation of walls, fencing, decking, shade structures, equipment, stairs, and storage containers.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program

1.1 At this time, Drinking Water Program recommends clearance. However, any future developments of this property will require a review by the Drinking Water Program.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program (OWTP): Wastewater

2.1 Records indicate that the project site obtained a pre-Coastal approval on December 03, 2024, for the proposed Onsite Wastewater Treatment System (OWTS).

2.2 Once Coastal Commission approval is granted, a post-Coastal review and approval by the OWTP is required prior to obtaining a building permit.

For questions regarding wastewater, please contact Tigran Khachatryan, OWT Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards).

3.1 Exterior Noise Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

Findings:
The subject site was zoned for residential use and was surrounded by residential use properties.

3.2 Recommendations

3.2.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

For questions regarding the above comments, please contact Yonas Taye, Environmental Hygiene Program, at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_1714 DECKER SCHOOL LANE MALIBU CA 90265_RPPL2020001110_3.10.2025

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Norma E. García-González, Director Alina Bokde, Chief Deputy Director

May 10, 2024

TO: Tyler Montgomery
Department of Regional Planning

FROM: Jui Ing Chien JIC
Planning and CEQA Section

SUBJECT: **CASE: RPPL2020001110**
PERMITS & REVIEWS - CDP - SMMLCP - MINOR
1714 DECKER SCHOOL LANE, MALIBU, CA 90265
ASSESSOR PARCEL NUMBER 4472-029-020

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). This proposal allows retroactive approval for various improvements to the project site. The project will not impact any DPR facilities, and we have no comments. Thank you for including this Department in the review of this document. If you have any questions, please contact me at jchien@parks.lacounty.gov or (626) 588-5317.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-000833
MINOR CDP RPPL2020001110
VARIANCE CDP RPPL2022005027

Miles
0 5 10

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-000833
MINOR CDP RPPL2020001110
VARIANCE CDP RPPL2022005027

Feet
0 4,000 8,000

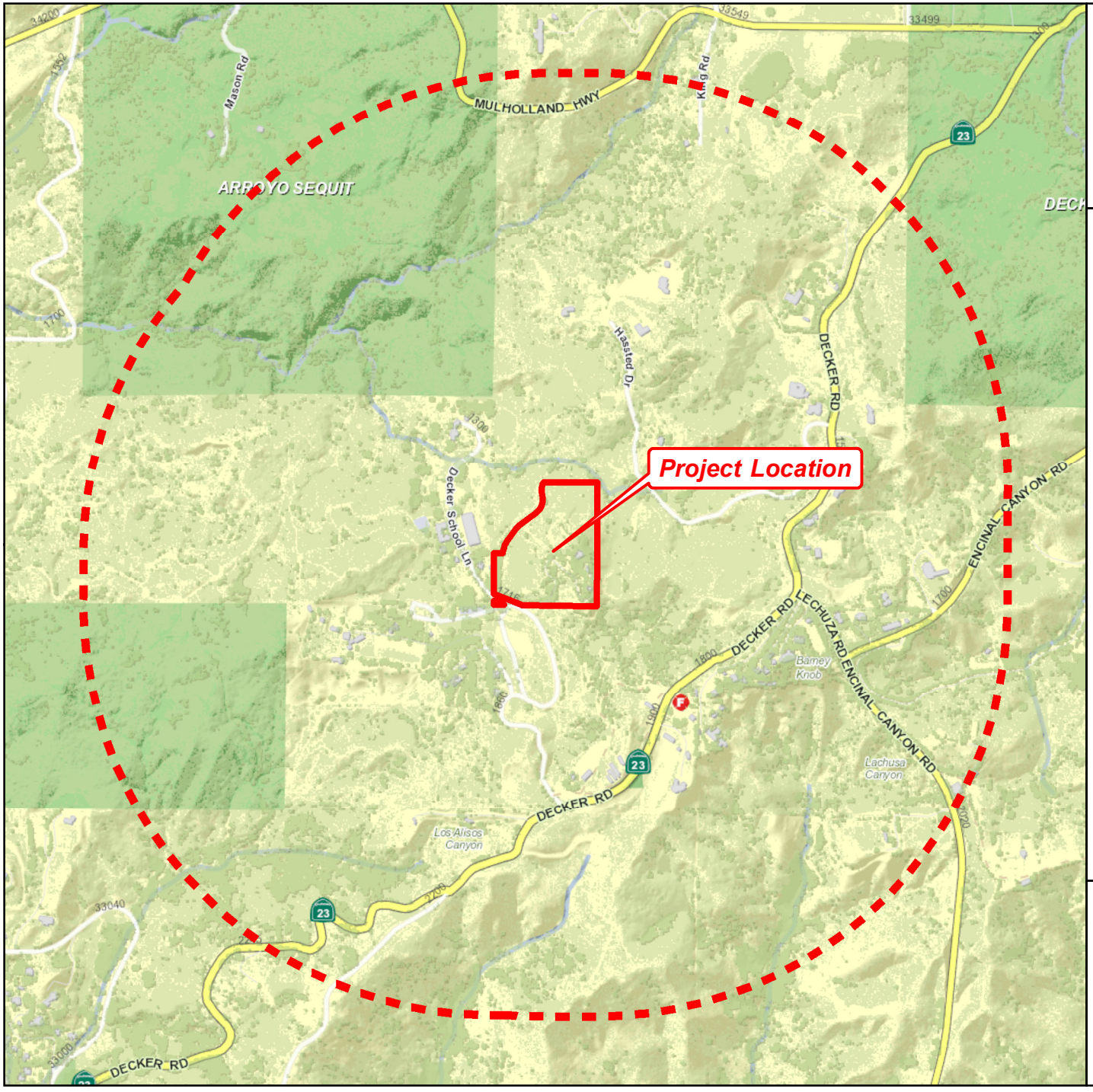
N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-000833
MINOR CDP RPPL2020001110
VARIANCE CDP RPPL2022005027

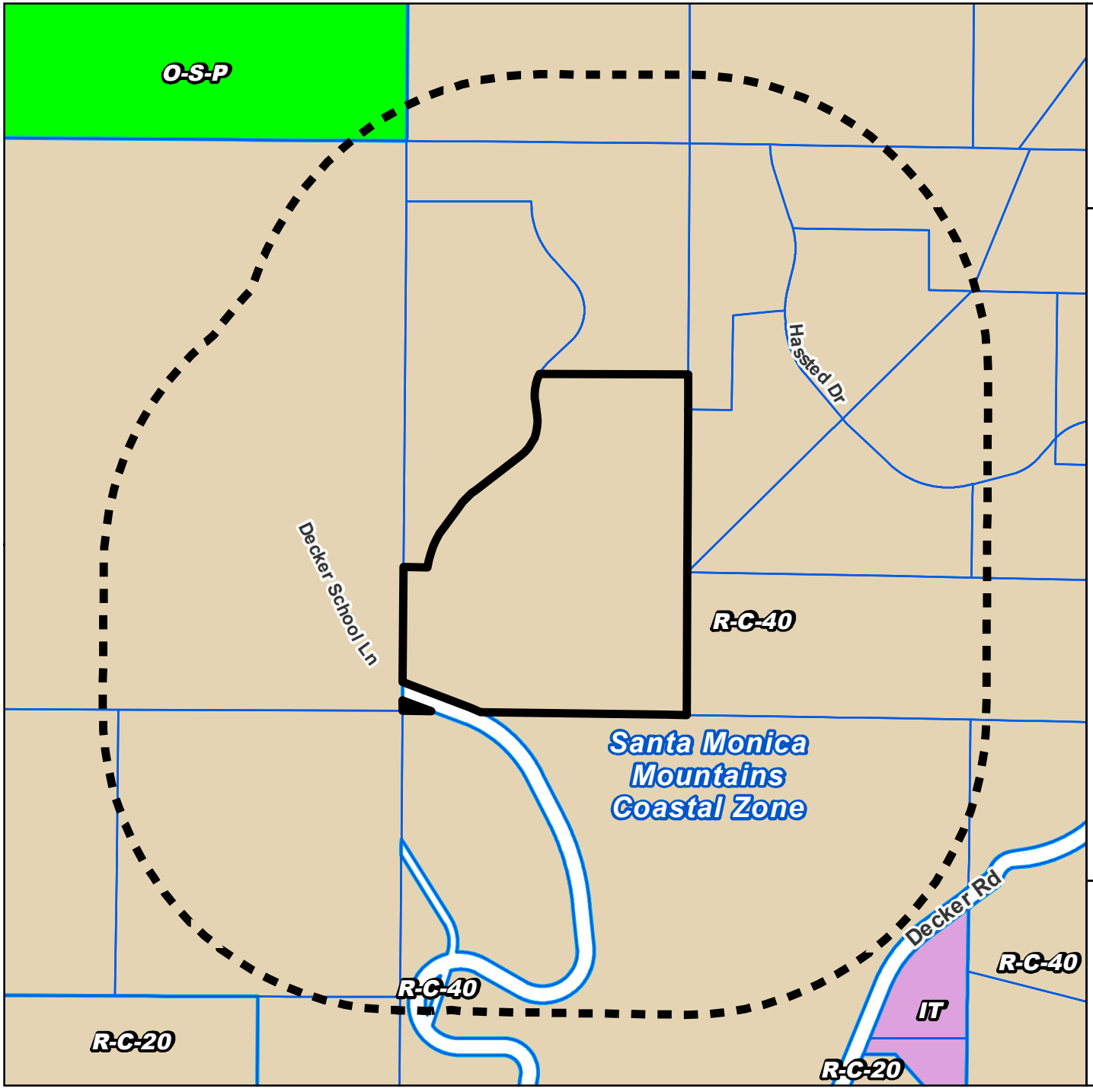


Feet
0 600 1,200

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

700-FOOT RADIUS MAP

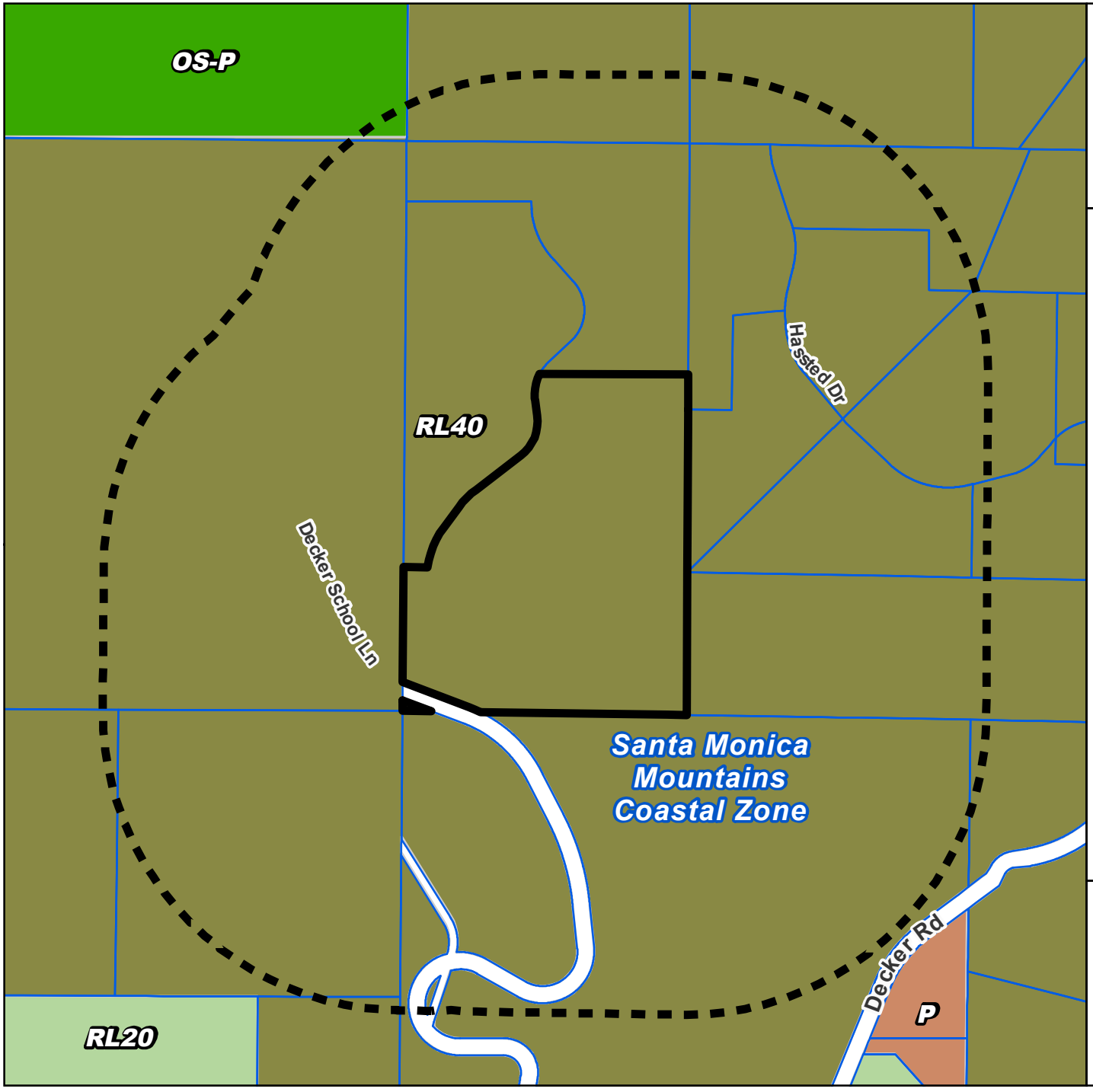
PROJECT NO. 2019-000833
MINOR CDP RPPL2020001110
VARIANCE CDP RPPL2022005027

- R-C - Rural Coastal
- IT - Institutional
- O-S-P - Open Space - Parks

Feet
0 250 500

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

700-FOOT RADIUS MAP

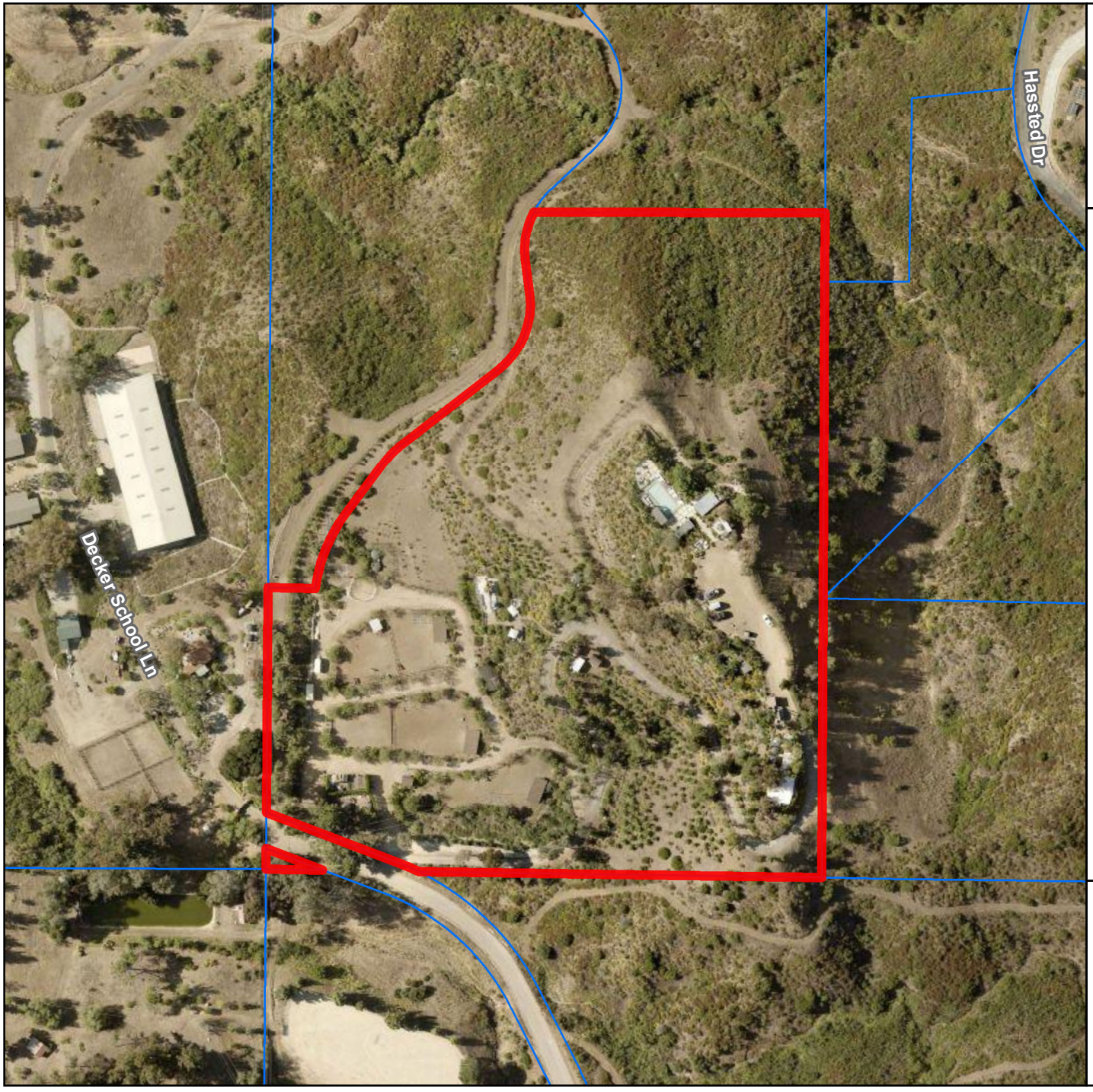
PROJECT NO. 2019-000833
MINOR CDP RPPL2020001110
VARIANCE CDP RPPL2022005027

- RL40 - Rural Lands (1 du / 40 ac)
- RL20 - Rural Lands (1 du / 20 ac)
- OS-P - Open Space-Parks
- P - Public and Semi-Public Facilities

Feet
0 250 500

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-000833
MINOR CDP RPPL2020001110
VARIANCE CDP RPPL2022005027

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2024

Feet
0 100 200

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Photo Key

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER GRANT DEED, 10/27/2011, INSTRUMENT NO. 20111453988.

2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.

3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.

4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

5. GRANT DEED, DATED 10/27/2011 BY INSTRUMENT NO. 20111453988 WAS USED FOR THIS SURVEY .

6. FENCE PARALLEL TO THE CENTER LINE OFDECKER SCHOOL LANE IS APPROXIMATE LOCATION BASED ON AERIAL IMAGERY AND SHOULD BE CONSIDERED APPOXIMATE. CONTACT CHRIS NELSON & ASSOCIATES IF IMPROVEMENTS OR CRITICAL JOIN ELEVATIONS ARE NEEDED AT OR NEAR THE EXISTING FENCE LINE.

7. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

8. LOCATION OF WATER WELL AND SEPTIC SYSTEM SHOWN HEREON IS BASED ON CLIENT PROVIDED INFORMATION.

BASIS OF BEARINGS:

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, EPOCH 2010.00.

THE MAPPING ANGLE TO THE WEST 1/4 CORNER, SECTION 16, T. 1 S. R 19 W., S.B.M., IS -0°30'16".

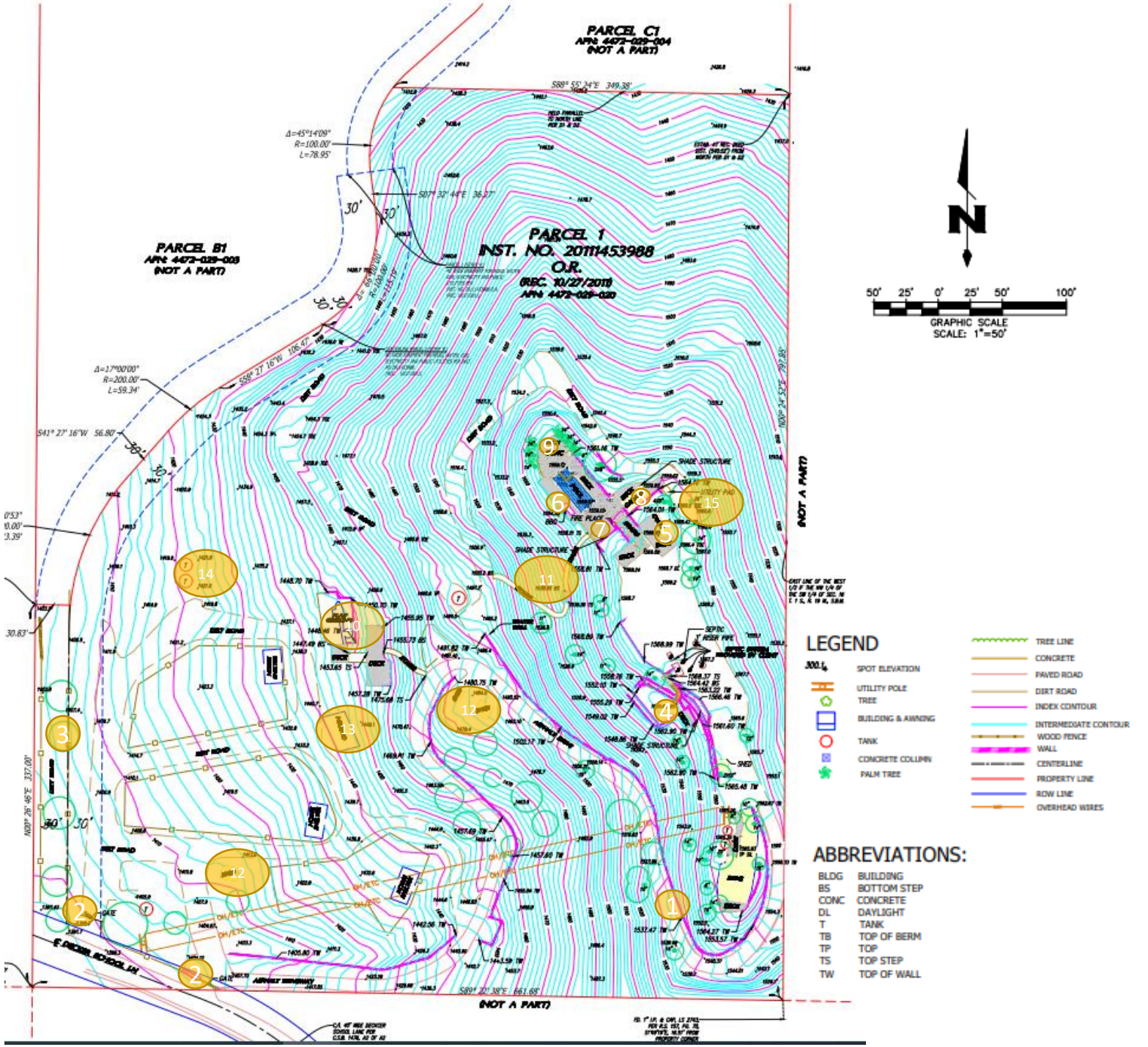
DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 5 IN U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY THE SCALE FACTOR 0.999989803.

BENCH MARK:

B.M. NO. DY7614 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

CSBM MON 100MM(4") UP @ NE COR ENCINAL CYN RD & LECHUZA RD 9M(29.5') N/O & 9M(29.5') E/O C/L INT MKD (BM 59-17 1963) IP MKD 600MM(2') W/O MON

ELEVATION = 1625.919 FEET (ADJUSTMENT 2008)



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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 20, 2025

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon
Land Development Division

CDP – SMMLCP – MINOR (RPPL2020001110)
1714 DECKER SCHOOL LANE
ASSESSOR'S MAP BOOK 4472, PAGE 29, PARCEL 20
UNINCORPORATED SANTA MONICA MOUNTAINS

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes for the retroactive approval of driveway widening with retaining walls and grading, playground, stairs, decks, shade structures, two storage sheds, three 500-gallon water tanks, removal of non-wildlife permeable fencing, and grading associated with such uses and structures (73.6 cubic yards of cut, 214.7 cubic yards of fill, 141.2 cubic yards of import). The SFR was lost in the Woolsey Fire and will be rebuilt under separate CDP Exemption rebuild process.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

1.1. Prior to issuance of a grading or building permit, remove all structures or fences and/or private improvements from the dedicated right of way.

For questions regarding the street condition, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or kgodoy@pw.lacounty.gov.

2. Building and Safety

2.1. Prior to issuance of a grading or building permit:

2.1.1. No off-site grading for access will be permitted unless expressly written in a legal easement or per a recorded notarized document from adjacent parcel(s) owner(s).

2.1.2. No additional drainage flows (i.e., cross-lot drainage) may be directed to adjacent parcels without legal recorded permission or drainage easement. Any applicable easement documents will be required to be submitted to Public Works for review.

2.1.3. Project may require a soils report and geotechnical review.

2.1.4. Official address assignment may be required.

2.1.5. Any violation(s) on the subject parcel(s) may need to be addressed.

2.1.6. Project is subject to grading setback requirements per J108.4 of the County Code, Appendix J.

2.1.7. Agency coordination and approvals are the responsibility of the applicant. All plan sets must match.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (626) 238-2924 or jlugavere@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la
P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2020001110 - 1714 Decker School Lane\2025-01-28 Submittal\DPW_Cleared_2025-02-13_RPPL2020001110.docx

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	January 20, 2026
PROJECT NUMBER:	PRJ2019-000833-(3)
PERMIT NUMBER(S):	Minor Coastal Development Permit No. RPPL2020001110 Variance No. RPPL2022005027
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	1714 Decker School Lane (Assessor's Parcel Number 4472-029-020)
OWNER:	Miriam Colin Hoff
APPLICANT:	Neelima Gadicherla
CASE PLANNER:	Tyler Montgomery tmontgomery@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 3 Categorical Exemption and a Class 4 Categorical Exemption under State CEQA Guidelines Sections 15303 and 15304 pursuant to CEQA and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes accessory structures for a single-family residence and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because it includes additions, improvements, and removals associated with an existing single-family residence.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the existing driveway widening with retaining walls and proposed accessory uses. The proposed project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because a biological inventory of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological inventory that was reviewed and confirmed by the Staff Biologist. The biological inventory determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designations, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the south, from which it will have a very minimal visual impact. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected.