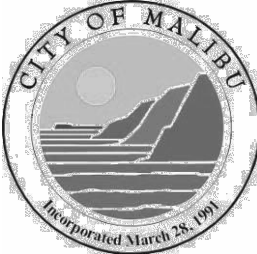


OWTS FIXTURE UNIT WORKSHEET



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ONSITE WASTEWATER TREATMENT SYSTEM
FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, or an “A”, “C-42”, “C-36” Contractors License.

Date: 10-10-2016

Planning Division Reference Number:

Applicant: Tobias Architecture

Worksheet Certification by:

Address: 24300 Malibu Road

Print name Signature

Number of Bedrooms (Existing): 0

Applicable California State License or Registration Type

Number of Bedrooms (Future): 3

State License or Registration Number Expiration Date

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	x	Unit Value	=	Existing Fixture Units	Total Future Fixture Units
	"A"		"B"		"(A + B)"		"C"		"A x C"	"(A + B) x C"
Bathub or Combination Bath/Shower	0	+	1	=	1	x	2	=	0	2
Bidet	0	+	0	=	0	x	2	=	0	0
Bar Sink	0	+	1	=	1	x	1	=	0	1
Clothes Washer	0	+	1	=	1	x	3	=	0	3
Dishwasher	0	+	2	=	2	x	2	=	0	4
Laundry Sink	0	+	1	=	1	x	2	=	0	2
Lavatory (Wash Basin)	0	+	5	=	5	x	1	=	0	5
Kitchen Sink	0	+	2	=	2	x	2	=	0	4
Shower (Single Head)	0	+	3	=	3	x	2	=	0	6
Water Closet (Flush Toilet)	0	+	4	=	4	x	6	=	0	24
Other (MPC Table 7-3)	0	+	5	=	5	x	5	=	0	25
Other (MPC Table 7-3)	0	+	5	=	5	x	5	=	0	25

TOTAL EXISTING FIXTURE UNITS 0

TOTAL FUTURE FIXTURE UNITS 101

Notes

1. In completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (–) next to the proposed fixture quantity in column “B”.
3. For plumbing fixtures not shown in this table please refer to Malibu Plumbing Code (MPC) Table 7-3.

G:\Handouts\Misc Handouts\FIXTURE UNIT WORKSHEET 12.03.21.doc

DEVELOPMENT ANALYSIS

NET PARCEL SIZE	7,186 SQ. FT.
PROPOSED FIRST FLOOR	2,389 SQ. FT.
PROPOSED SECOND FLOOR	2,805 SQ. FT.
PROPOSED GARAGE	414 SQ. FT.
PROPOSED T.D.S.F.	5,608 SQ. FT.
PROPOSED BLDG. HEIGHT	23'-0" STREET SIDE AND 24'-10 3/4" OCEAN SIDE
ALLOWABLE BUILDING HEIGHT	24'-0" FOR < 3:12 SLOPE & 28'=0" FOR ROOF > 3:12
FRONT YARD SETBACK	7'-0" (AVERAGE OF ADJACENT PROPERTIES SETBACKS)
REAR YARD SETBACK	INSIDE BUILDING STRING LINE
EAST SIDE YARD SETBACK	20'-0"
WEST SIDE YARD SETBACK	5'-0"

SETBACK CALCULATIONS PER MALIBU LCP:

EXISTING FRONT YARD SETBACK FOR 24254 MALIBU ROAD: 10'-9"

EXISTING FRONT YARD SETBACK FOR 24314 MALIB ROAD: 3'-3"

10'-9" + 3'-3" = 14'-0"

14'-0" / 2 = 7'-0"

FRONT YARD SETBACK = 7'-0"

PROJECT INFO.

PLANNING PERMIT TYPE	CDP
LEGAL DESCRIPTION	TRACT NO 13157 VAC ST ADJ ON NW AND LOT 10
LOT SIZE	7,186 SQ. FT
TSUNAMI ZONE	YES
ESHA	NO
FLOOD ZONE	VE
FEMA FLOOD ZONE	YES
SPECIAL FLOOD HAZARD AREA	IN

APPLICABLE CODES

ZONING	2002 LOCAL IMPLEMENTATION PLAN WITH AMENDMENTS
BUILDING CODE	LA COUNTY BUILDING CODE, 2014 EDITION
ELECTRICAL CODE	LA COUNTY ELECTRICAL CODE, 2014 EDITION
PLUMBING CODE	LA COUNTY PLUMBING CODE, 2014 EDITION
MECHANICAL CODE	LA COUNTY MECHANICAL CODE, 2014 EDITION
ADDITIONAL	LA COUNTY RESIDENTIAL CODE, 2014 EDITION
ADDITIONAL	LA COUNTY ENERGY CODE, 2013 EDITION
ADDITIONAL	CALIFORNIA RESIDENTIAL CODE, 2013 EDITION

PROJECT TEAM

OWNER:	24300 MALIBU ROAD LLC P.O. BOX 2701 MALIBU, CA 90265 CHUCK KLOERIS 805-701-5555
DESIGNER:	24300 MALIBU ROAD DESIGN TEAM 22221 PACIFIC COAST HIGHWAY MALIBU, CA 90265 312-317-0507 Roya@rdsdesignmalibu.com
SURVEYOR:	CLEMONS LAND SURVEYING 20756 NEWBURY PARK, CA 91320 805-498-5335
RADIUS MAPS	HERON MAPS 20756 SEABOARD MALIBU, CA 90265 310-317-1515
COASTAL ENGINEER	GEOSOILS INC. 5741 PALMER WAY, SUITE D CARLSBAD, CA 92010 760-438-3155
GEOTECHNICAL ENGINEER	GEOCONCEPTS 14401 GILMORE STREET #200 VAN NUYS, CA 91401 818-994-8895 mark@geoconceptsinc.com
OWTS CONSULTANT :	ENSITU Engineering 685 Main St. MORRO BAY, CA 93442 805-772-0150 jYaroslaski@ensitu.com
GRADING & DRAINAGE	PEAK SURVEY 2488 TOWNSGATE RD. WESTLAKE VILLAGE, CA 91361 805-497-0102
STRUCTURAL ENGINEER	PARKER RESNICK STRURCTURAL 1927 POINIURS AVE. LOS ANGELES, CA 90025 (310) 478-8372
ENERGY CONSULTANT :	SOLARGY INC. 22028 VENTURA BLVD. # 207 WOODLAND HILLS CA. 91364 818.347.6096

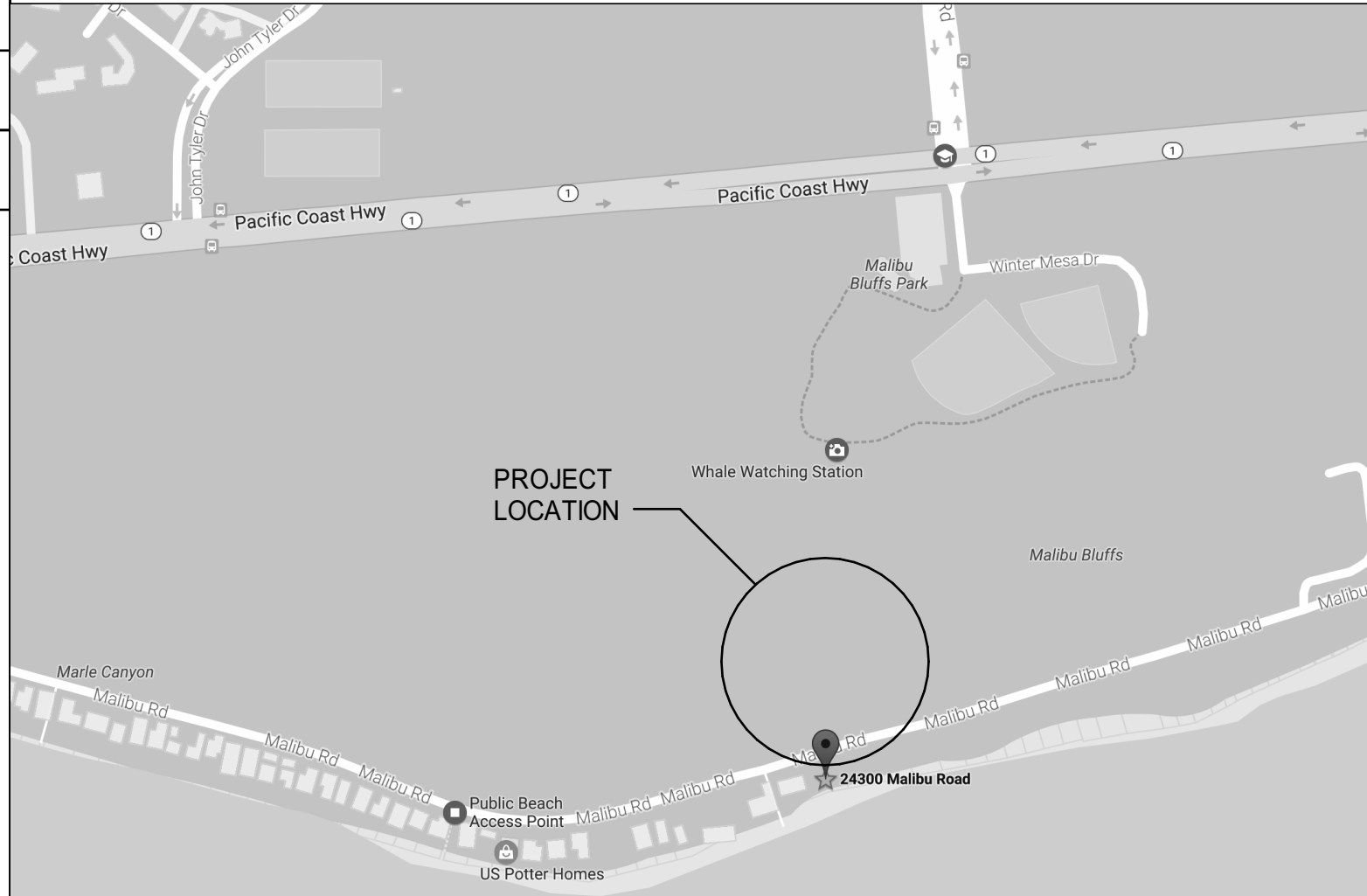
PROJECT DESCRIPTION

NEW 5,645 SQ. FT. BEACHFRONT TWO STORY THREE BEDROOM SINGLE FAMILY RESIDENCE.

THE FOLLOWING WILL BE UNDER A SEPARATE PERMIT :

- 1- FIRE SPRINKLERS
- 2- GRADING, DRAINAGE, AND EROSION
- 3- SWIMMING POOL

VICINITY MAP



PROJECT INFORMATION

PROJECT ADDRESS	24300 MALIBU ROAD, MALIBU CA 90265
A.P.N.	4458-011-011
ZONE	SFM
OCCUPANCY GROUP	SFR
STORIES	2
HEIGHT	24'-10 3/4" OCEAN SIDE - 23'-0" STREET SIDE
CONSTRUCTION TYPE	VN
SPRINKLERES	YES

SHEET INDEX

- T-1

T-2

T-3
- TITLE SHEET

GENERAL NOTES

GENERAL NOTES

SURVEY

SITE PLAN

UNDER-STRUCTURE PLAN

FIRST FLOOR SLAB PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

ROOF PLAN

SECTION 1

SECTION 2

SECTION 3

SECTION 4

NORTH & EAST ELEVATIONS

SOUTH ELEVATION

WEST ELEVATION

DOOR & WINDOW SCHEDULES

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS

ARCHITECTURAL DEATAILS

ARCHITECTURAL DEATAILS

FLASHING DETAILS

WALL TYPES

WALL TYPES

ELECTRICAL PLAN -UNDER-STRUCTURE

ELECTRICAL PLAN - FIRST FLOOR

ELECTRICAL PLAN - SECOND FLOOR

ELECTRICAL PLAN - ROOF DECK

RdS

REVISIONS

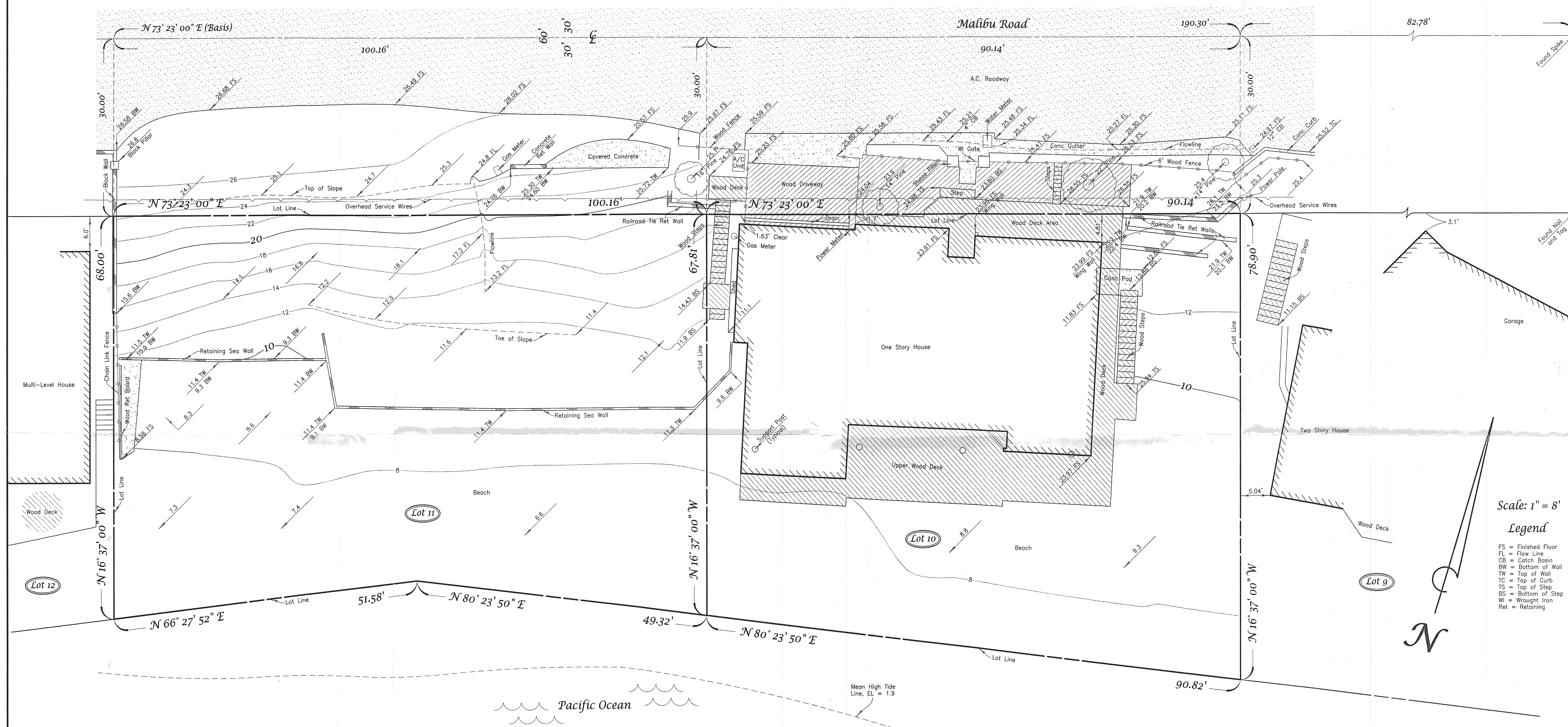
Date:

Sheet

T-1

TITLE SHEET

Architectural Survey



Scale: 1" = 8'

Legend

FS = Finished Floor
FL = Flow Line
CB = Catch Basin
BW = Bottom of Wall
TW = Top of Wall
TC = Top of Curb
TS = Top of Step
BS = Bottom of Step
WI = Wrought Iron
Ret = Retaining

Legal Description: Lot 10 & 11 of Tract No. 13157, Map Book 272, pages 18-19.

Bench Marks: The elevation of 15.697' on RDBM tag in concrete curb, 1.00' East of beginning of curb return, 53.00' North of Pacific Coast Highway and 35.00' East of Webb Way, Malibu QUAD, Bench Mark No. CY-10045 (1990) and the elevation of 15.835' on lead and bench nail, 1.00' East of beginning of curb return, 80.00' East of Webb Way and 53.00' South of Pacific Coast Highway Centerline, Malibu QUAD, Bench Mark No. DY-10046 (1990) where use as datums for this survey. (This is USC & GS Sea Level Datum, NGVD 1929) (Subtract 2.3 feet for NAVD 1988 Datum)

Basis of Bearings: The bearing of N 73° 23' 00" E was used on the centerline of Malibu Road per Tract No. 13157, Book 272, pages 18-19, as shown hereon.

Boundary: Record information adjusted to found city centerline monuments.

Flood Zone: Zone C, V8, as shown on Flood Insurance Rate Map dated November 15, 1985, Community Panel No. 065043-0788-C; this property is not in a special flood hazard area.

Date of Survey: November 20, 2003

Site Address: 24266 & 24300 Malibu Road, Malibu

Area: 11,206 square feet, 0.26 acres

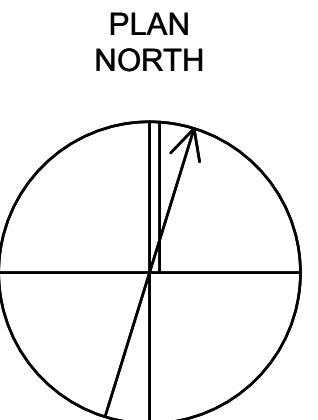
Easements: Not shown.

Plan Prepared For: The Galway Trust
c/o Clifton Lamb Trustee
17555 Ventura Blvd., #200
Encino, CA 91316

Plan Prepared By: M & M & Co.
8647 Encino Avenue
Northridge, CA 91325
(818) 885-1100
Michael J. Amoroso, L.S. 5392



RECEIVED
JAN 15 2004
PLANNING DEPT

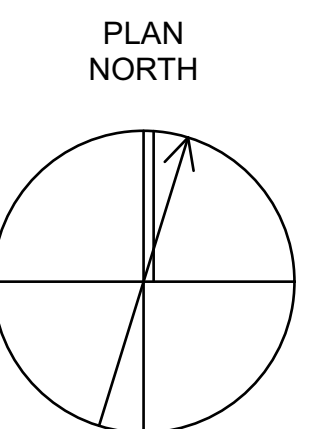


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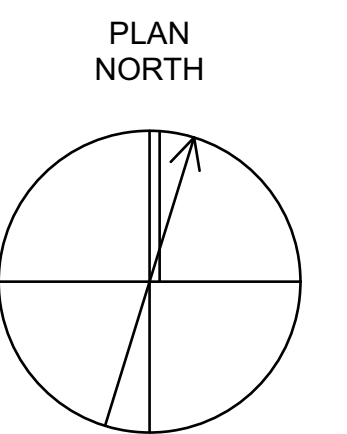
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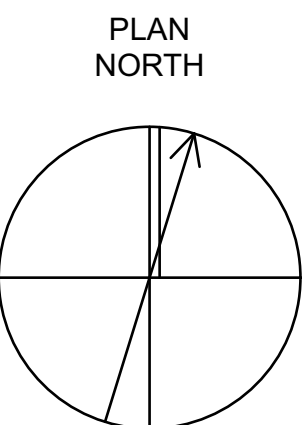


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A-2.3





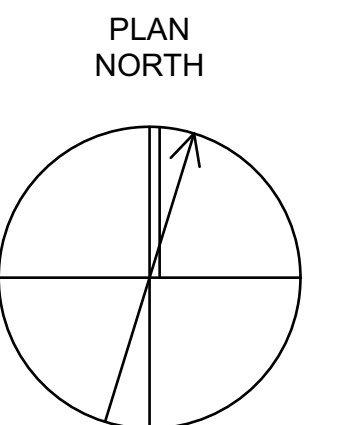
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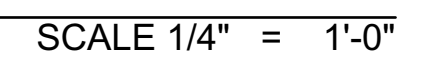
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Sheet
A-2.5

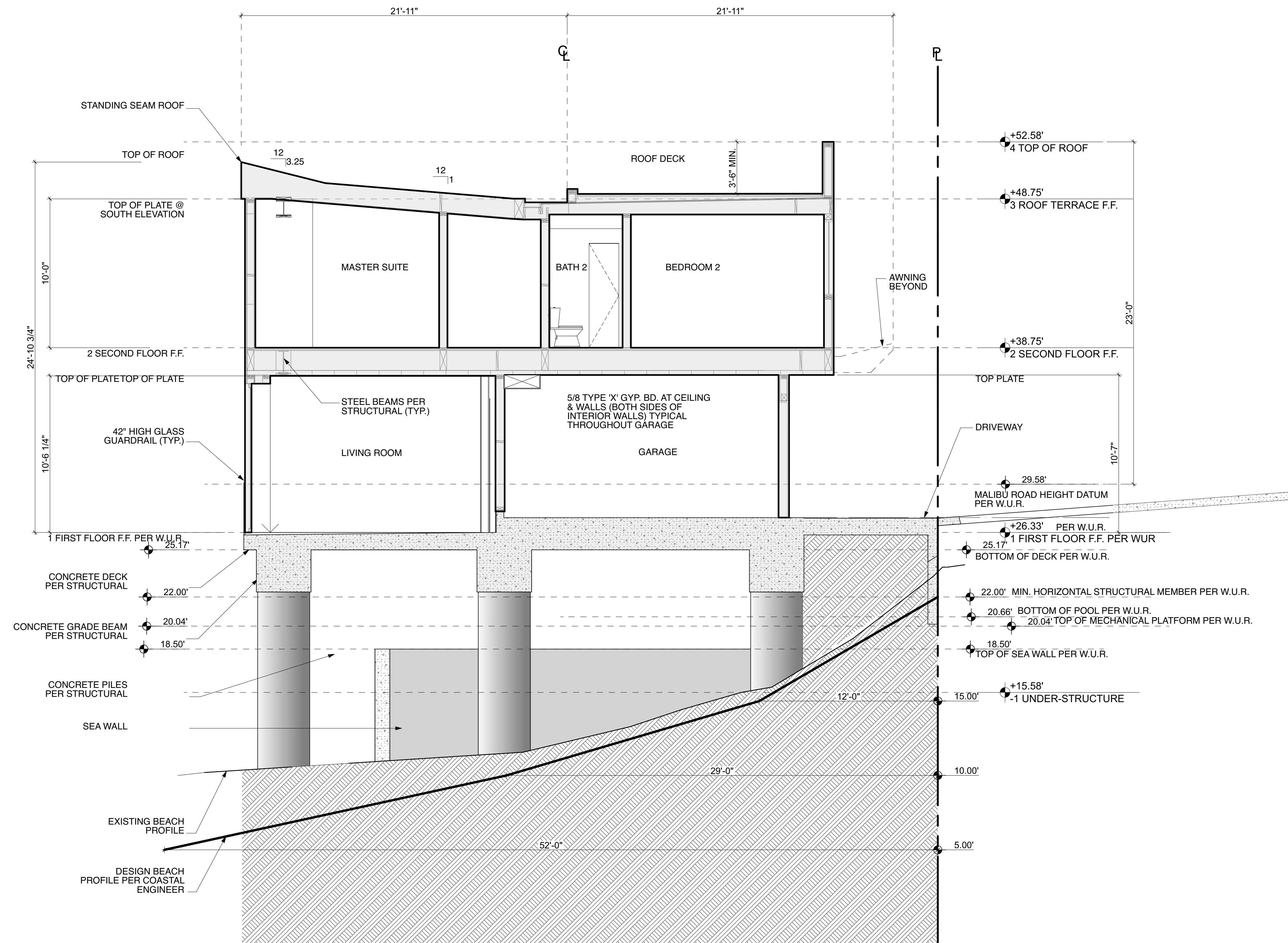


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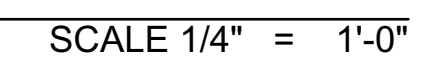
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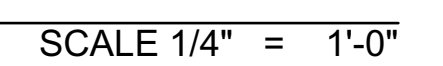


SECTION 2

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1/4" = 1'-0"

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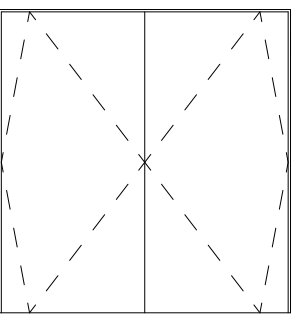
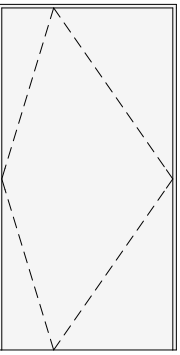
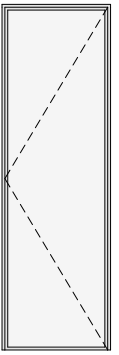
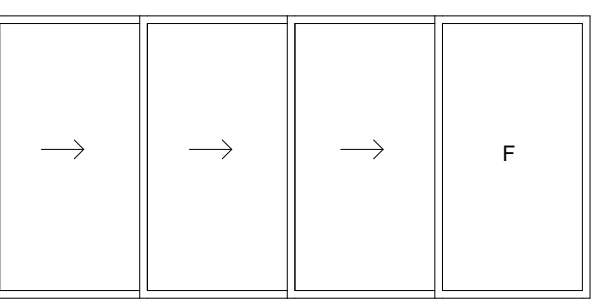
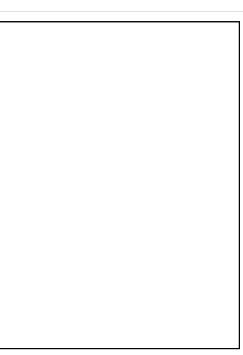
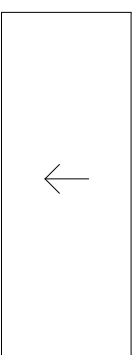
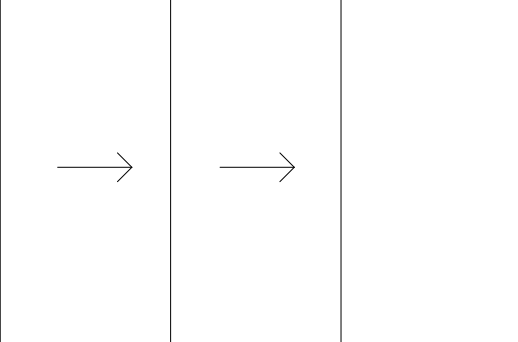
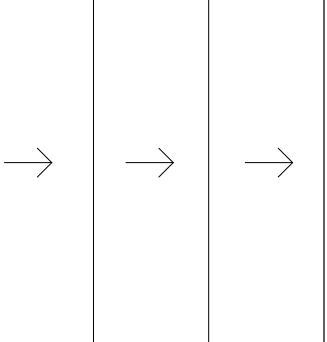
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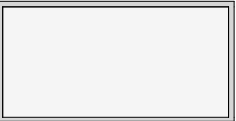
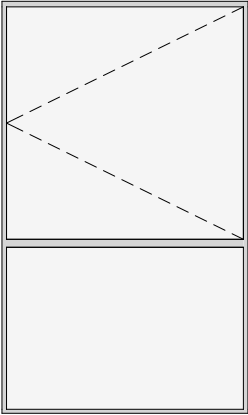
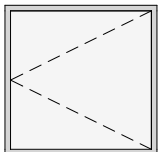
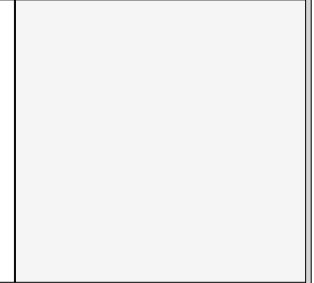

$$\frac{1}{4}'' = 1'-0''$$

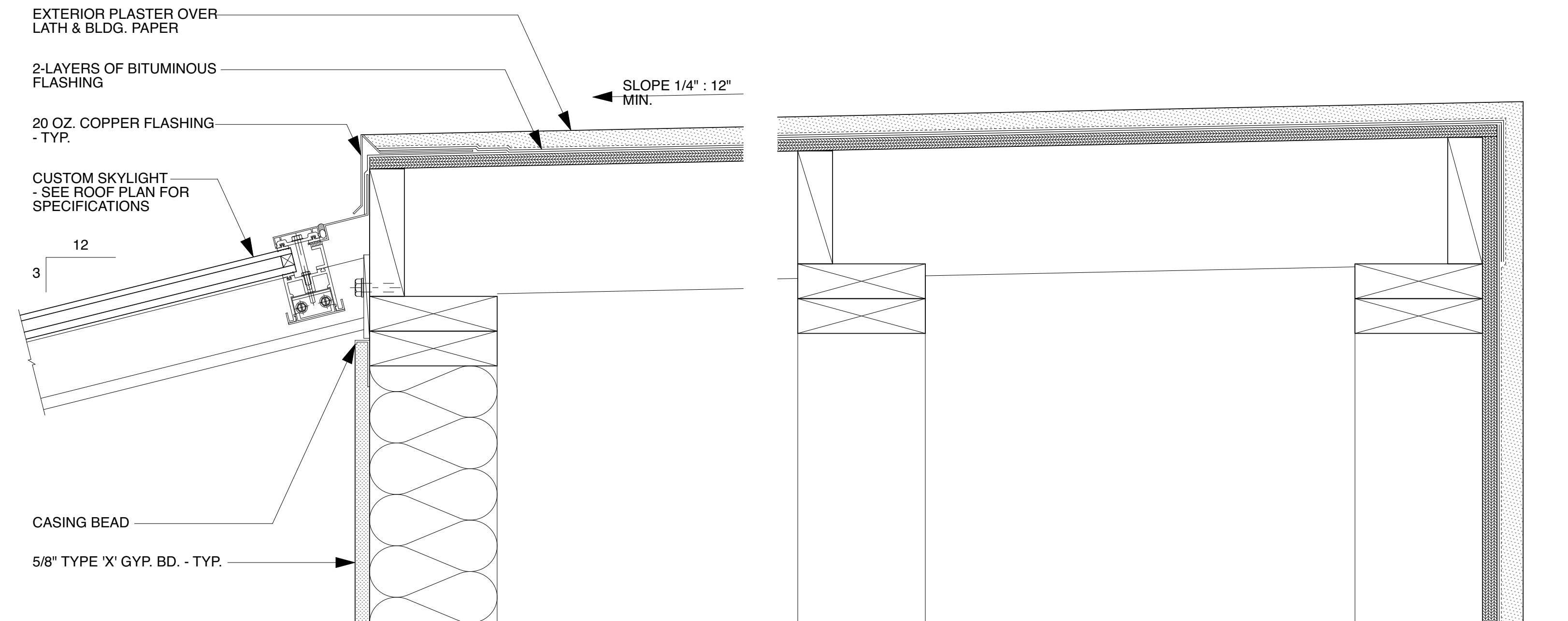
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DOOR SCHEDULE										
ID	TYPE	W	HT	INT./EXT.	FINISH	GLAZING	RATING	QTY.	HARDWARE	NOTES
01		5'-0"	8'-10"	Exterior	GLASS	DUAL/TEMPERED		1		
02	C	3'-0"	10'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
03	D	22'-7 1/8"	10'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
04	E	71'-1 7/8"	10'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
04	E	71'-2 1/8"	10'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
05	C	3'-0"	10'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
06	C	2'-10"	8'-0"	Interior	WOOD			1		
07	C	2'-10"	8'-0"	Interior	WOOD		1 HOUR	1	SELF-CLOSER	
08	C	2'-10"	8'-0"	Interior	WOOD			1		
09	F	3'-0"	8'-0"	Interior	WOOD			1		
10	E	5'-3 1/2"	9'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
11	E	52'-9 1/8"	9'-0"	Exterior	ALUM/GLASS	DUAL/TEMPERED		1		
12	B	4'-0"	8'-0"	Interior	WOOD			1		
13	C	2'-10"	8'-0"	Interior	WOOD			1		
14	C	2'-10"	8'-0"	Interior	WOOD			1		
15	C	3'-0"	8'-0"	Interior	WOOD			1		
16	C	3'-0"	8'-0"	Interior	WOOD			1		
17	C	2'-10"	7'-10"	Interior	WOOD			1		
18	G	12'-0"	8'-0"	Interior	WOOD			1		
19	C	3'-0"	8'-0"	Interior	WOOD			1		
20	H	8'-0"	8'-0"	Interior	WOOD			1		
21	C	2'-10"	8'-0"	Interior	WOOD			1		
22	I	4'-6"	8'-0"	Interior	WOOD			1		
23	C	3'-0"	8'-0"	Interior	WOOD			1		
24	H	12'-0"	8'-0"	Interior	WOOD			1		
25	C	2'-10"	8'-0"	Interior	WOOD			1		

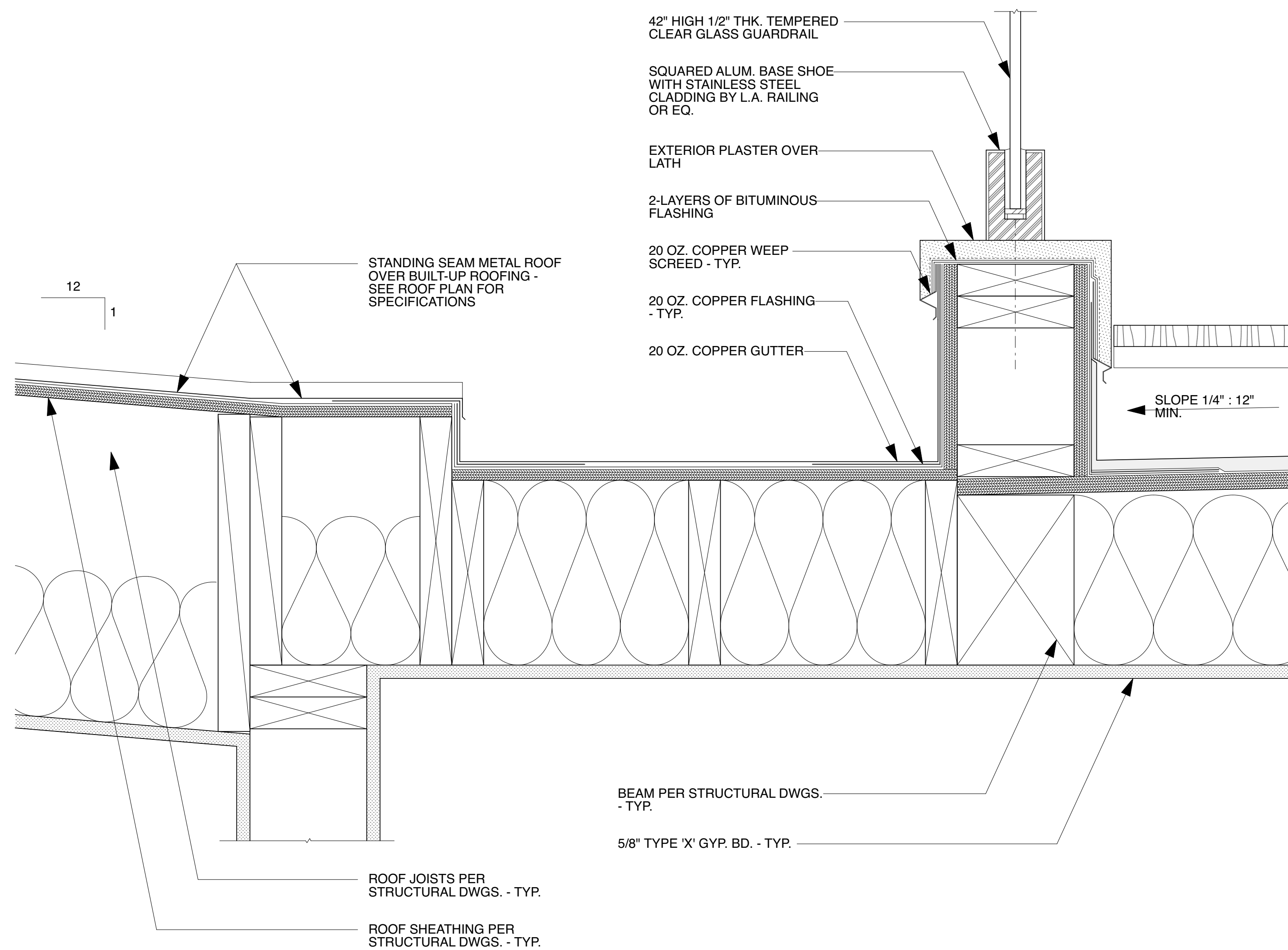
WINDOW SCHEDULE									
ID	TYPE	SIZE		SURFACE AREA	GLAZING	QTY.	MATERIAL	HARDWARE	NOTES
		WIDTH	HEIGHT						
A	1	3'-0"	3'-0"	40.39	DUAL	1	Al. / Glass		
B	1	3'-0"	3'-0"	41.45	DUAL	1	Al. / Glass		
C	1	5'-0"	15'-7 1/8"	233.00	DUAL/TEMPERED	1	Al. / Glass		
D	1	5'-0"	8'-6"	134.34	DUAL/TEMPERED	1	Al. / Glass		
E	2	5'-0"	8'-6"	143.96	DUAL/TEMPERED	1	Al. / Glass		
F	3	3'-0"	3'-0"	40.67	DUAL	1	Al. / Glass		
G1	4	5'-8 1/8"	6'-0"	108.17	DUAL	1	Al. / Glass		
G2	4	4'-0"	6'-0"	83.35	DUAL	1	Al. / Glass		
H	3	2'-6"	5'-0"	53.60	DUAL	1	Al. / Glass		
I	3	2'-6"	5'-0"	53.41	DUAL	1	Al. / Glass		
J	1	6'-6 1/2"	6'-0"	124.32	DUAL/TEMPERED	1	Al. / Glass		
K	1	2'-8 1/8"	6'-0"	64.42	DUAL	1	Al. / Glass		
L1	4	6'-6"	6'-0"	120.52	DUAL/TEMPERED	1	Al. / Glass		
L2	4	3'-8 1/4"	6'-0"	76.92	DUAL/TEMPERED	1	Al. / Glass		
M	1	6'-1 3/4"	3'-0"	70.39	DUAL	1	Al. / Glass		
N1	4	3'-0"	5'-0"	57.31	DUAL	1	Al. / Glass		
N2	4	3'-0"	5'-0"	57.32	DUAL	1	Al. / Glass		
O	3	5'-0"	5'-0"	86.48	DUAL	1	Al. / Glass		
P	1	4'-9 1/4"	2'-5"	46.47	DUAL	1	Al. / Glass		
Q	1	4'-9 1/4"	2'-5"	46.47	DUAL	1	Al. / Glass		

TYPE	A	B	C	D
VIEW				
TYPE	E	F	G	H
VIEW				

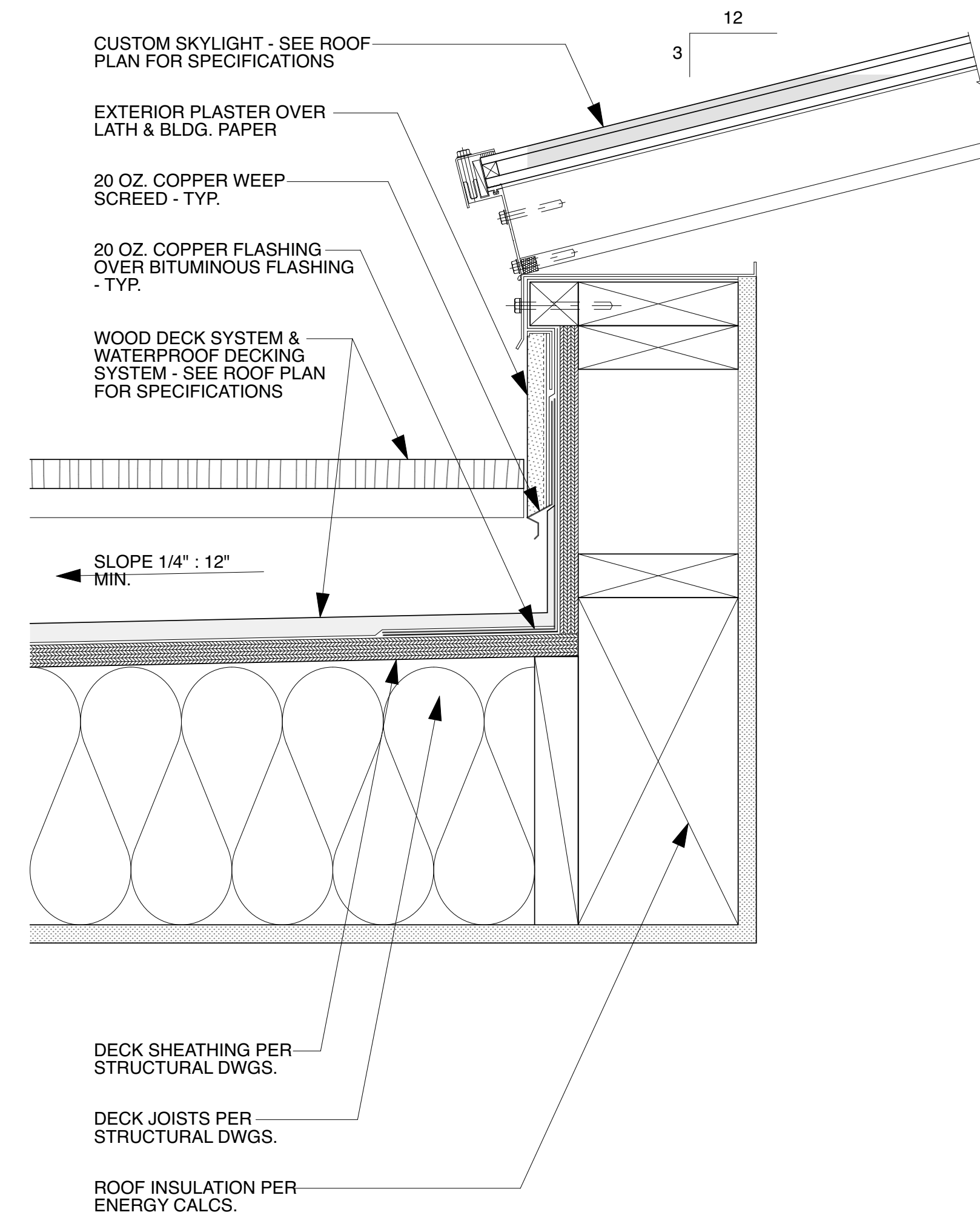
TYPE	1	2	3	4	4
VIEW					



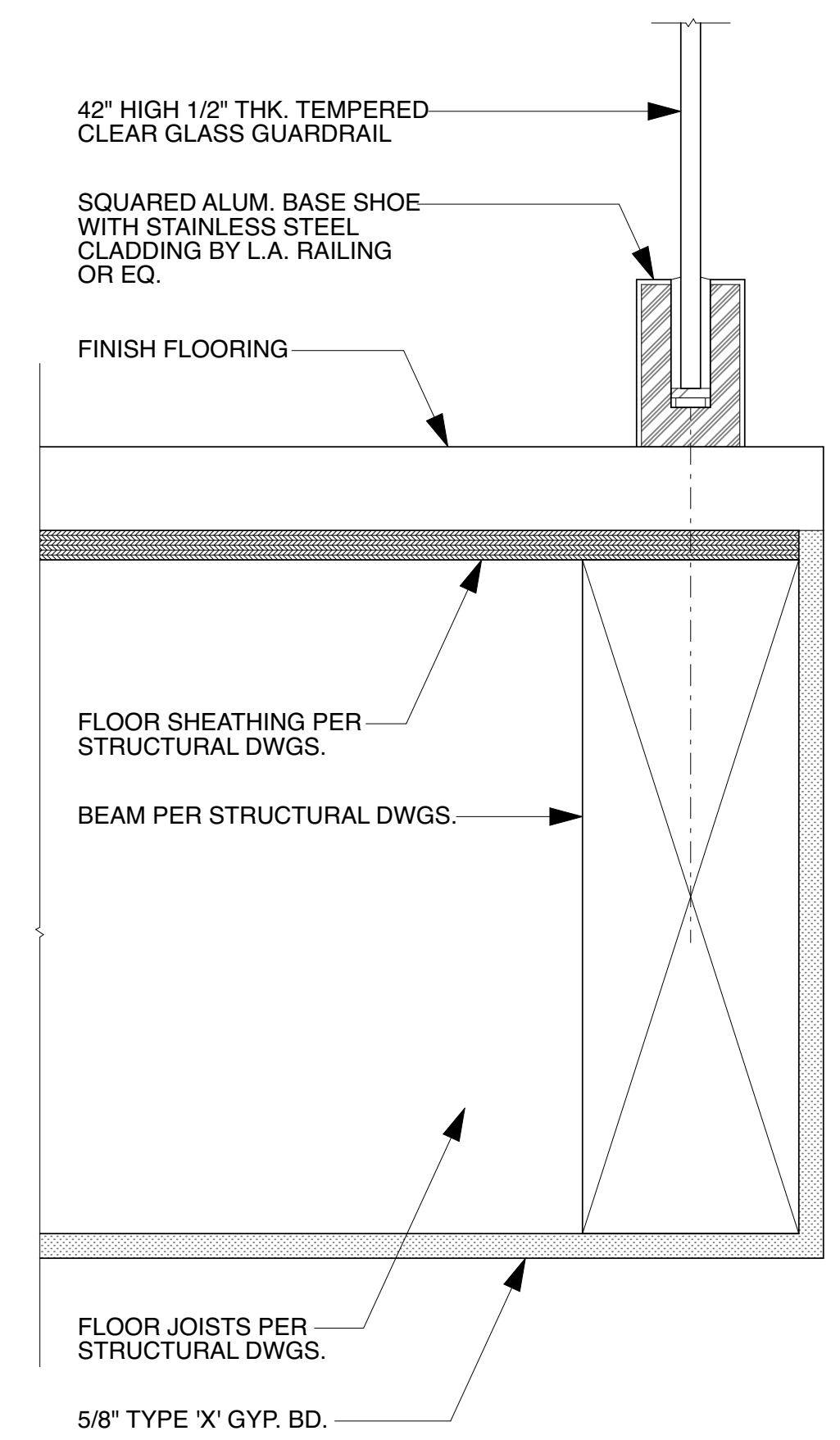
01 SKYLIGHT HEAD AND PARAPET CHASE
SCALE: 3" = 1'-0"



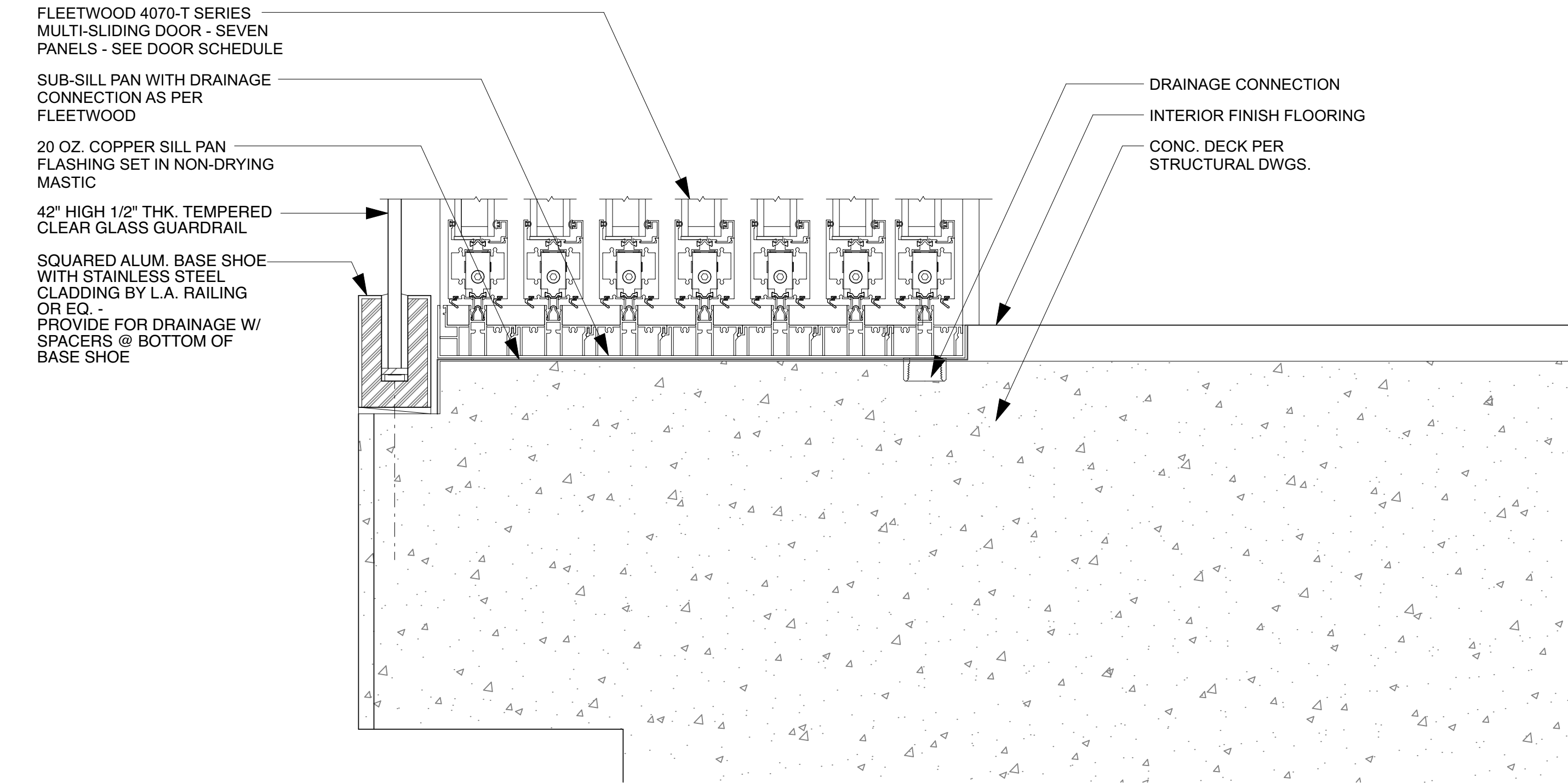
2 STANDING SEAM ROOF, GUTTER & ROOF DECK GUARDRAIL
SCALE: 3" = 1'-0"



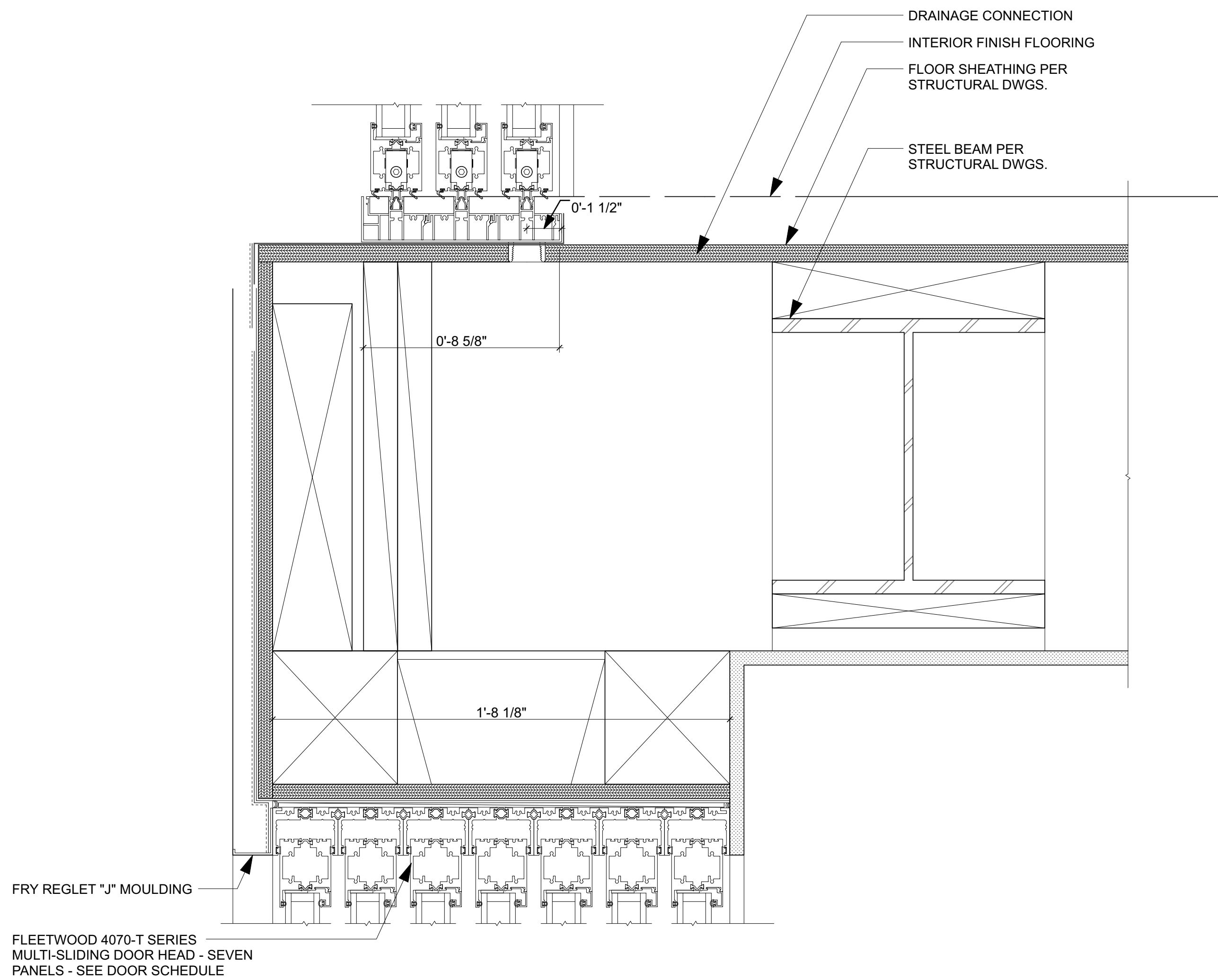
03 SKYLIGHT SILL AND ROOF DECK
SCALE: 3" = 1'-0"



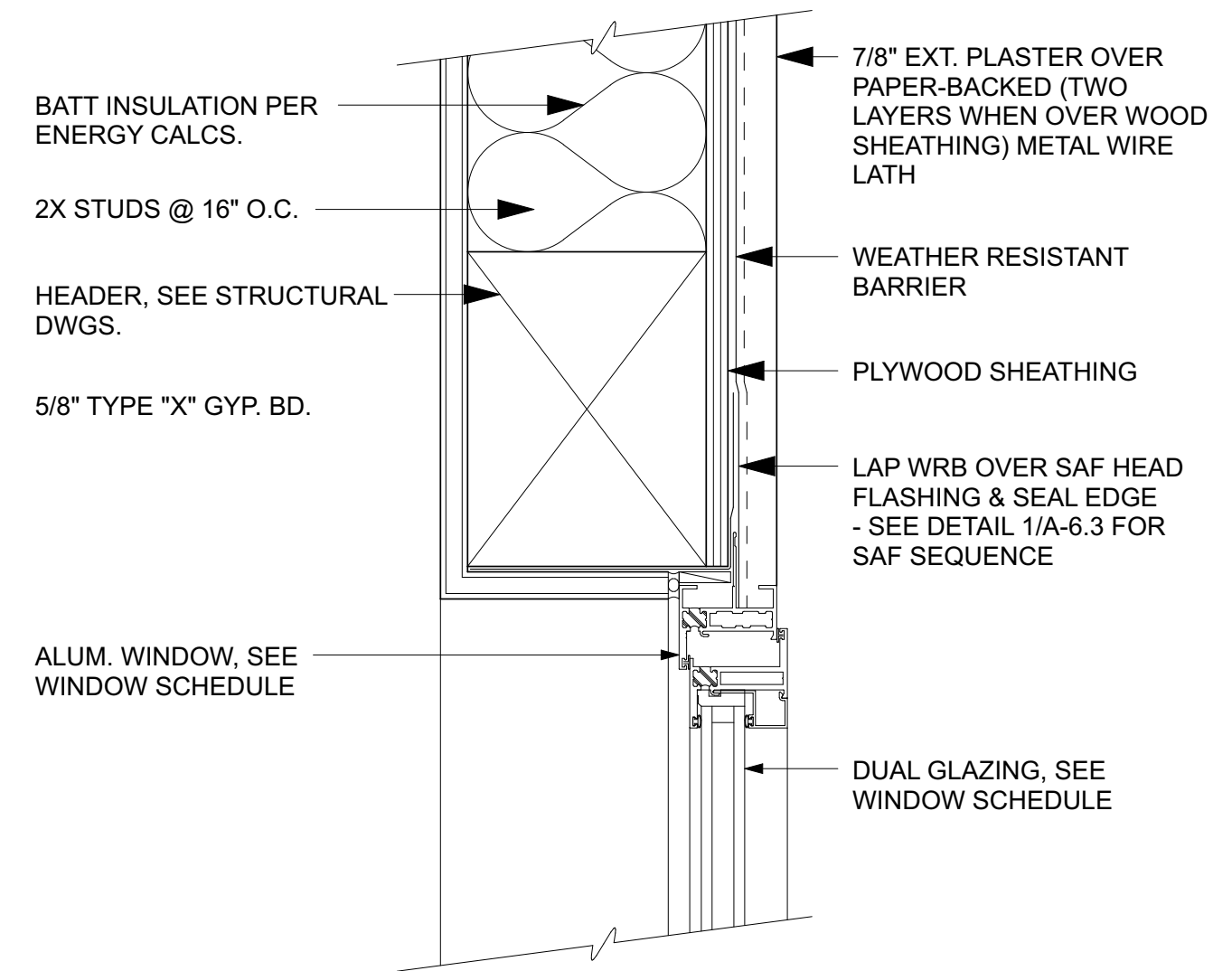
04 INTERIOR GUARDRAIL
SCALE: 3" = 1'-0"



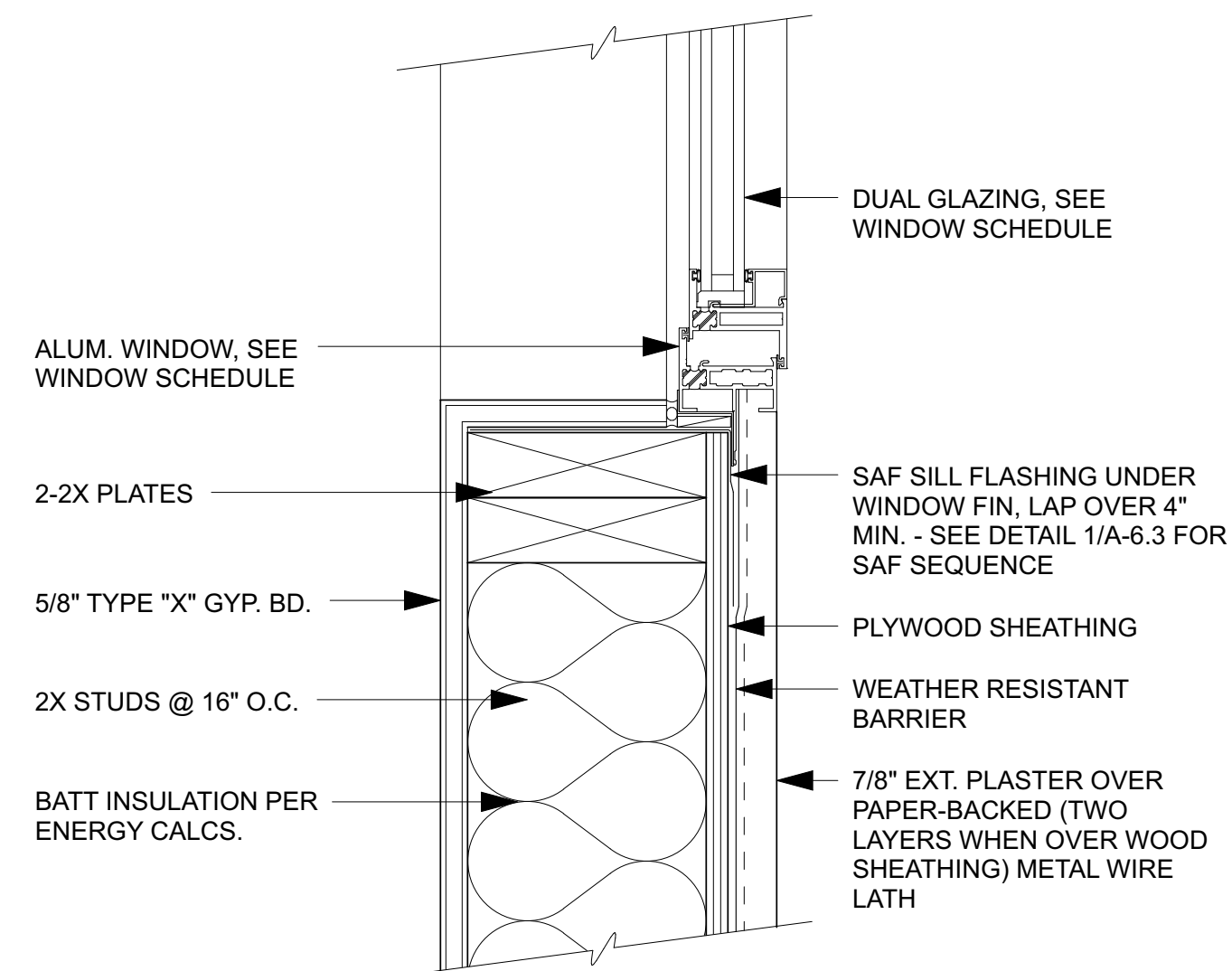
05 SLIDING DOOR @ CONCRETE DECK
SCALE: 3" = 1'-0"



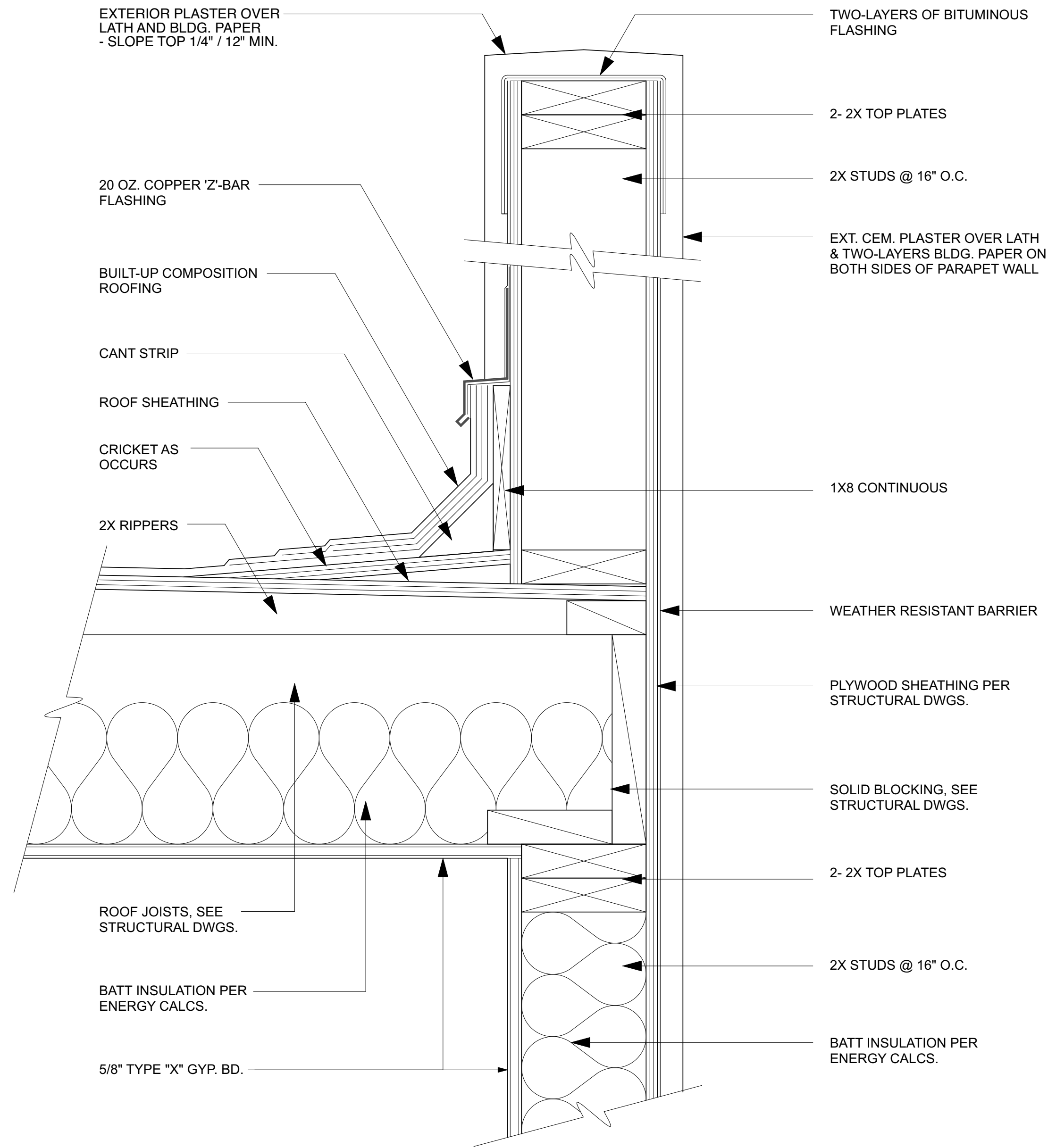
06 SLIDING DOOR @ SECOND FLOOR
SCALE: 3" = 1'-0"



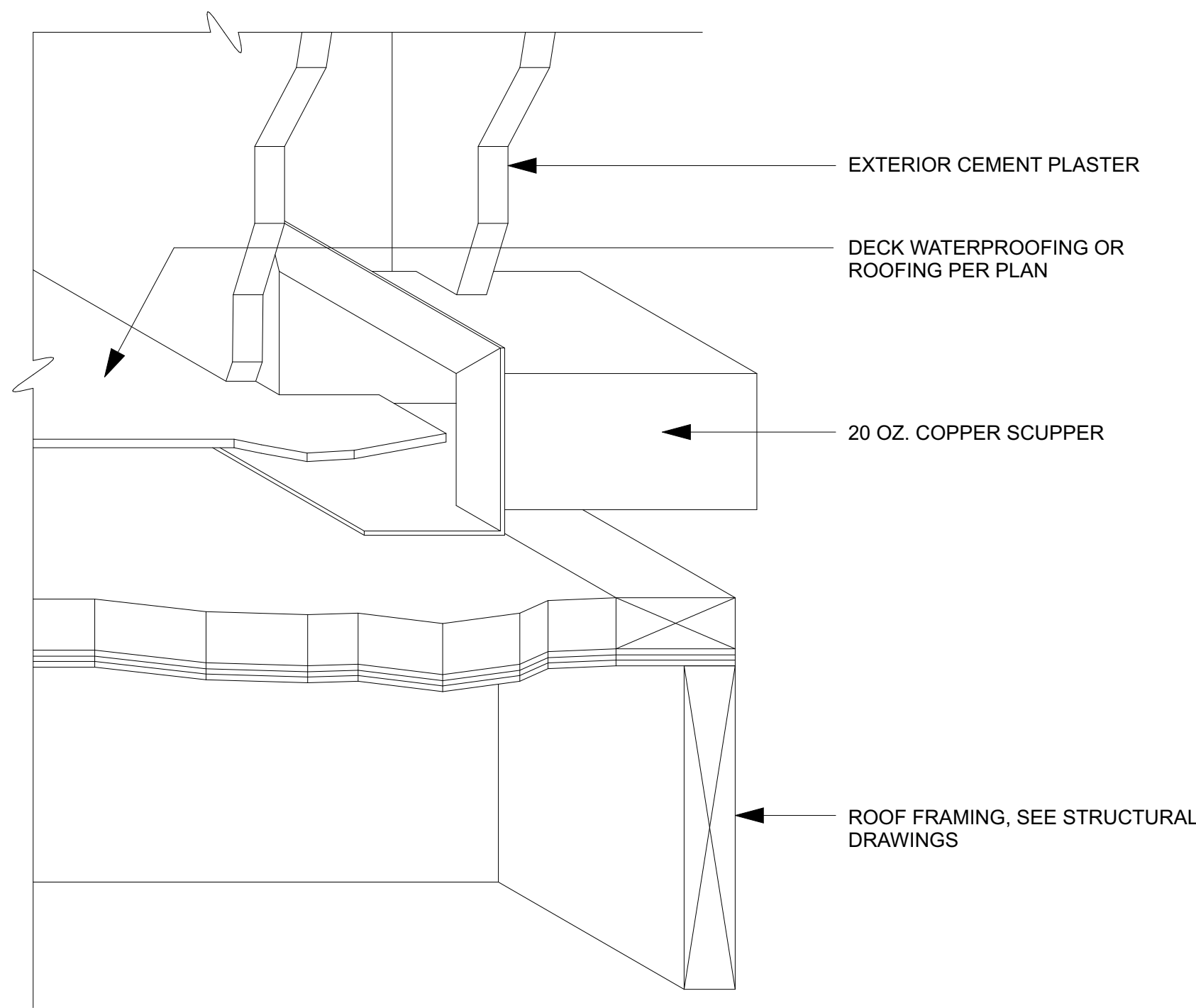
07 WINDOW HEAD (JAMB SIM.)
SCALE: 3" = 1'-0"



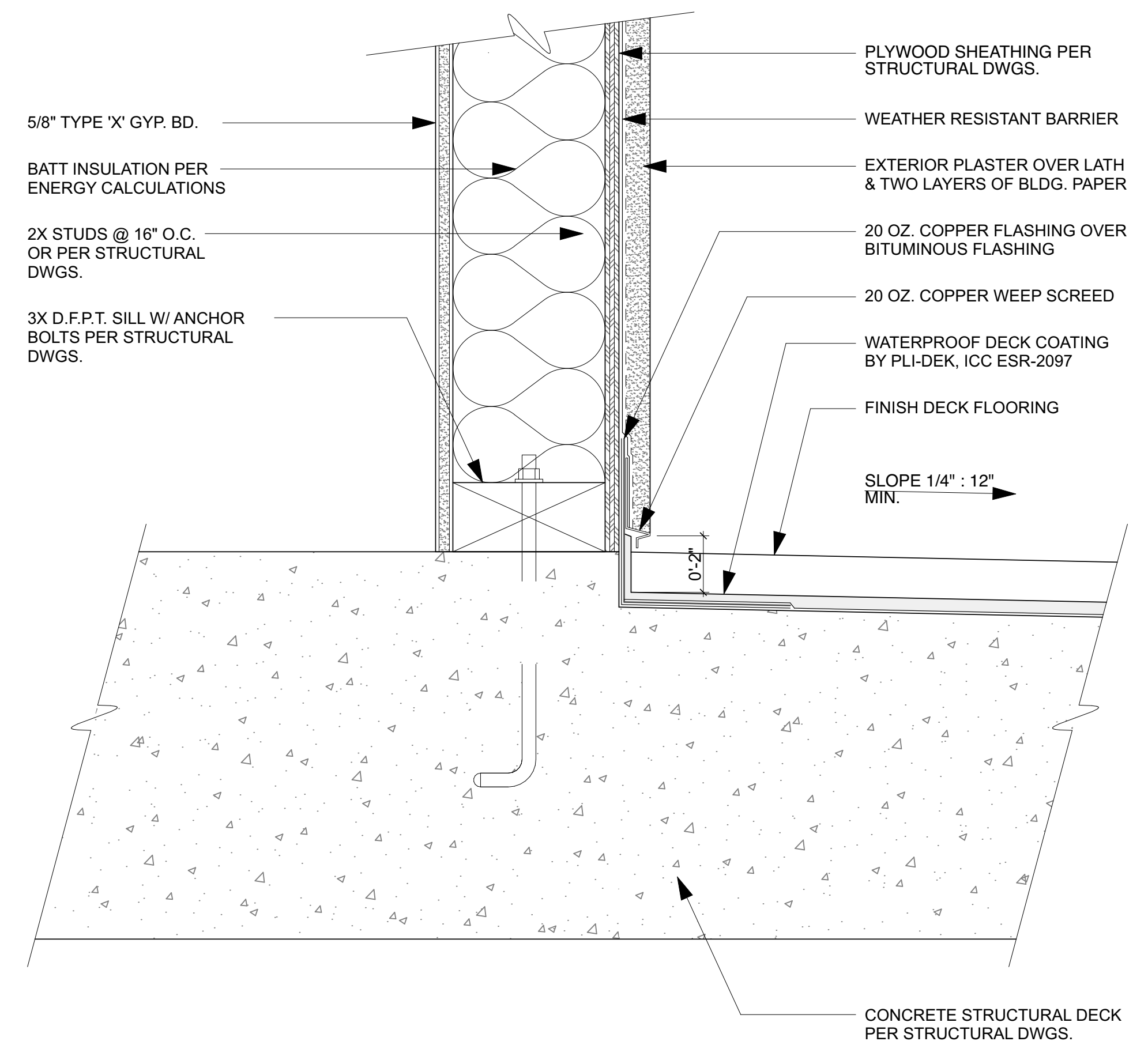
08 WINDOW SILL
SCALE: 3" = 1'-0"



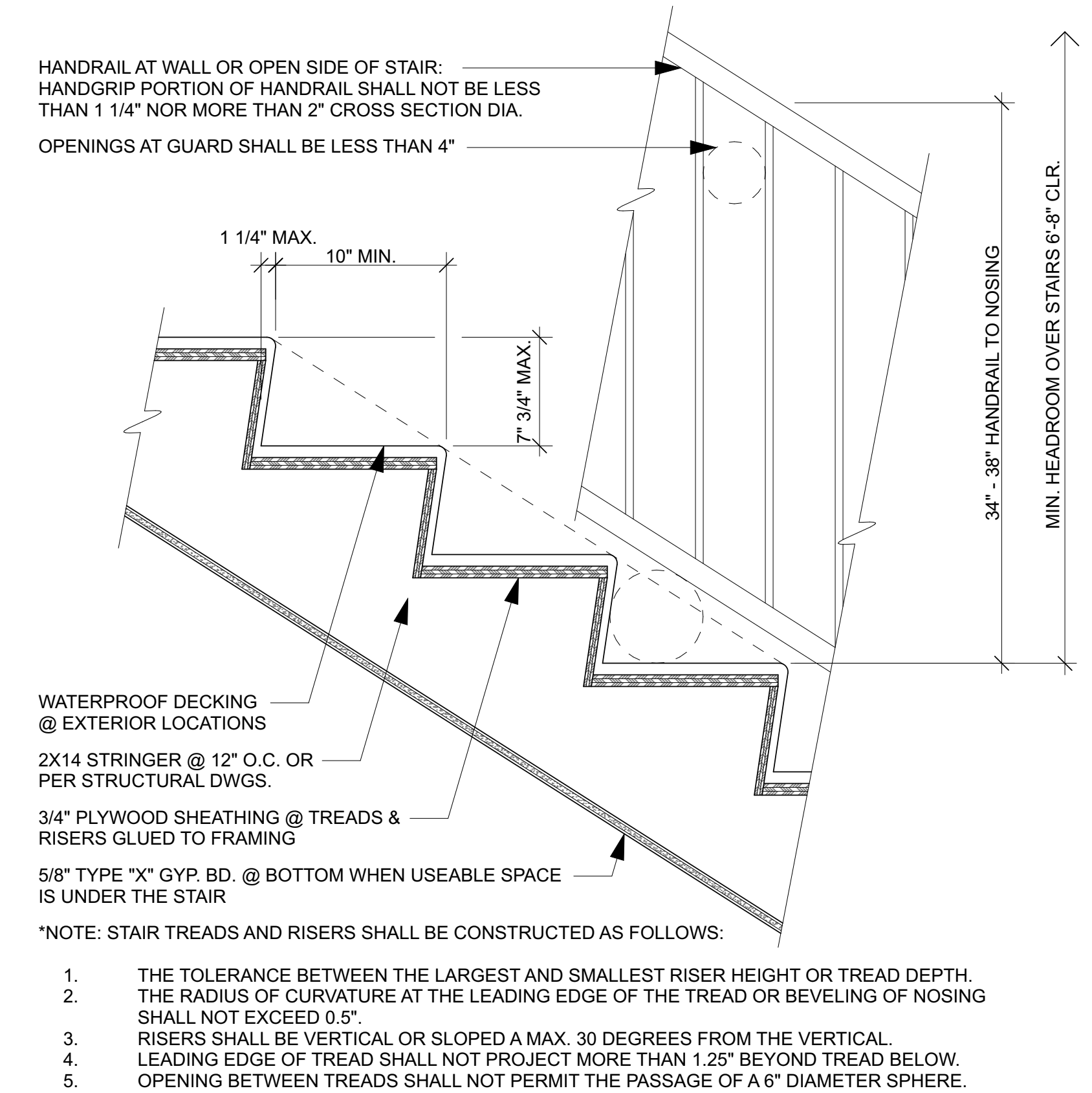
09 PARAPET AND CANT STRIP
SCALE: 3" = 1'-0"



10 SCUPPER
SCALE: 3" = 1'-0"



11 PLASTER SCREED AT CONCRETE DECK
SCALE: 3" = 1'-0"



12 TYPICAL STAIR SECTION
SCALE: 1 1/2" = 1'-0"

[illegible]



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



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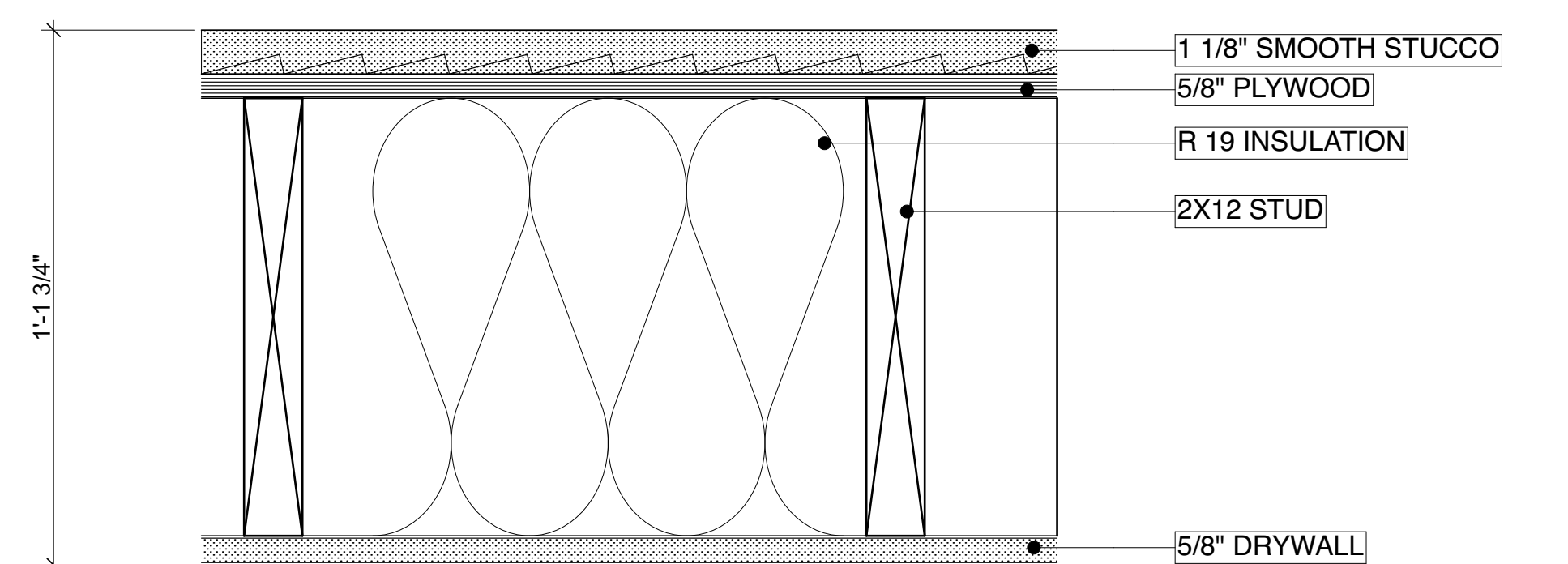
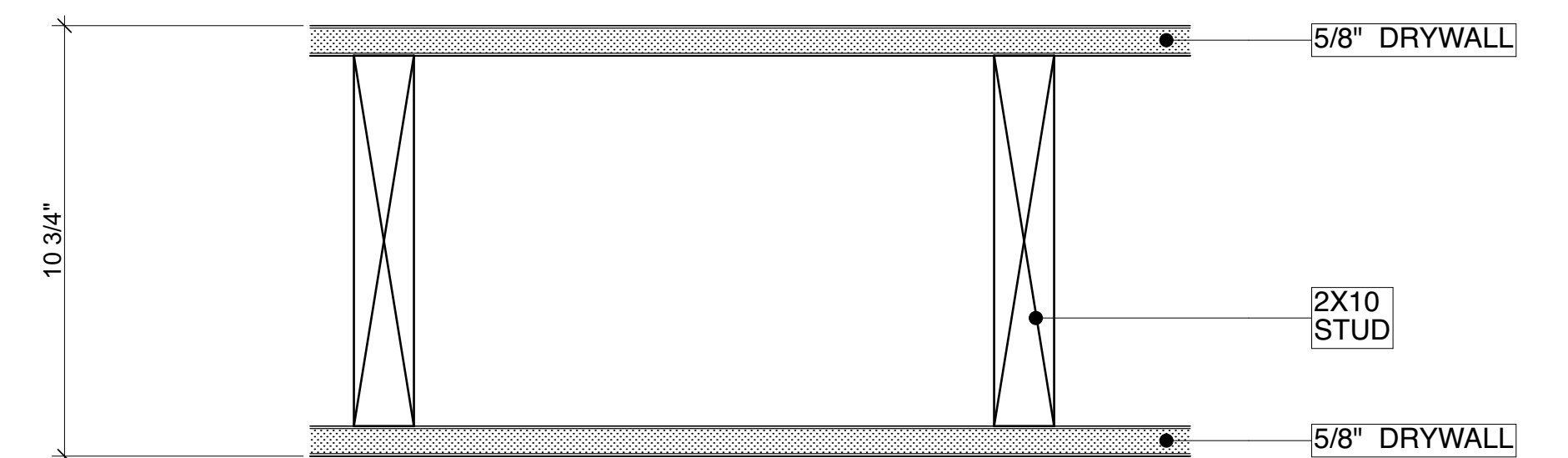
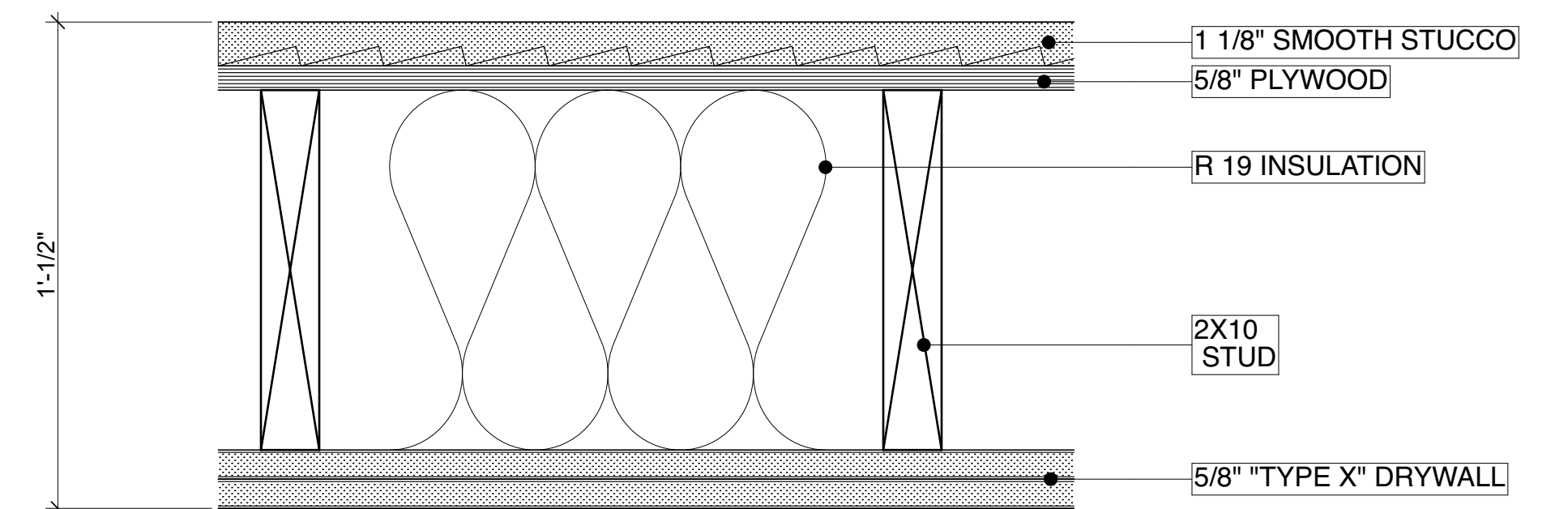
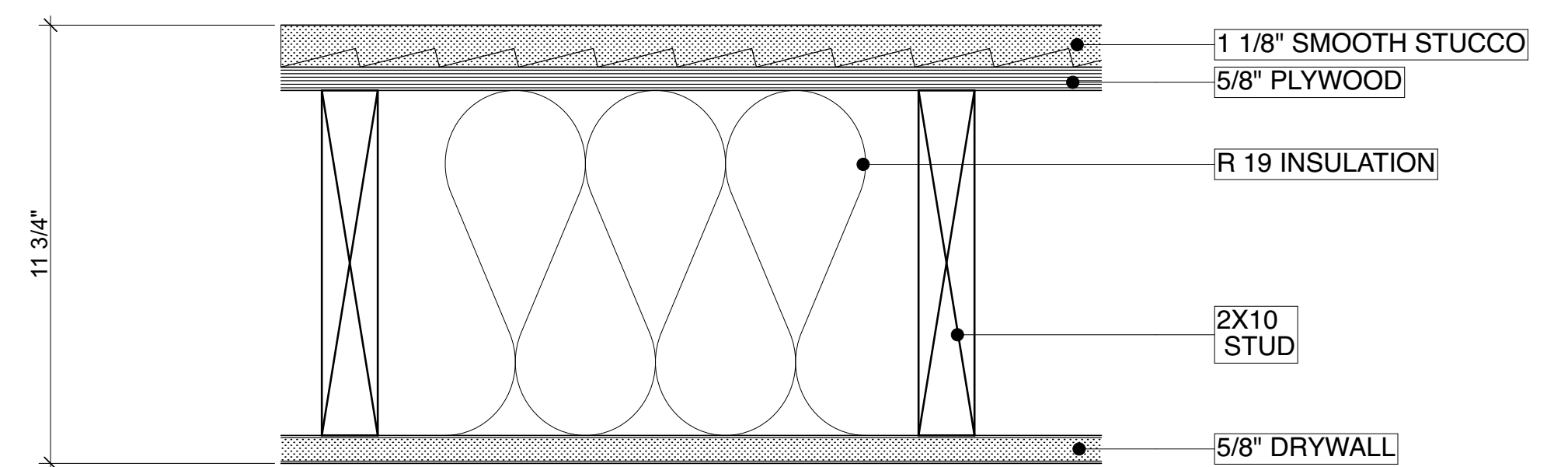
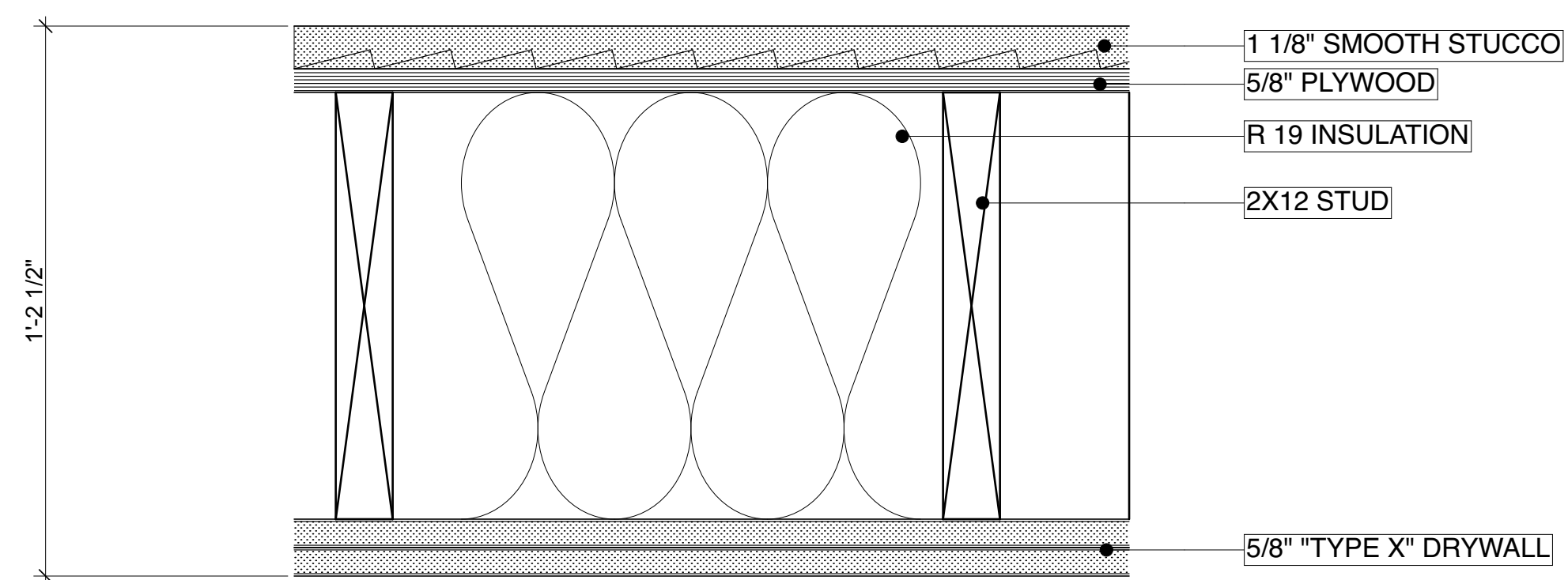
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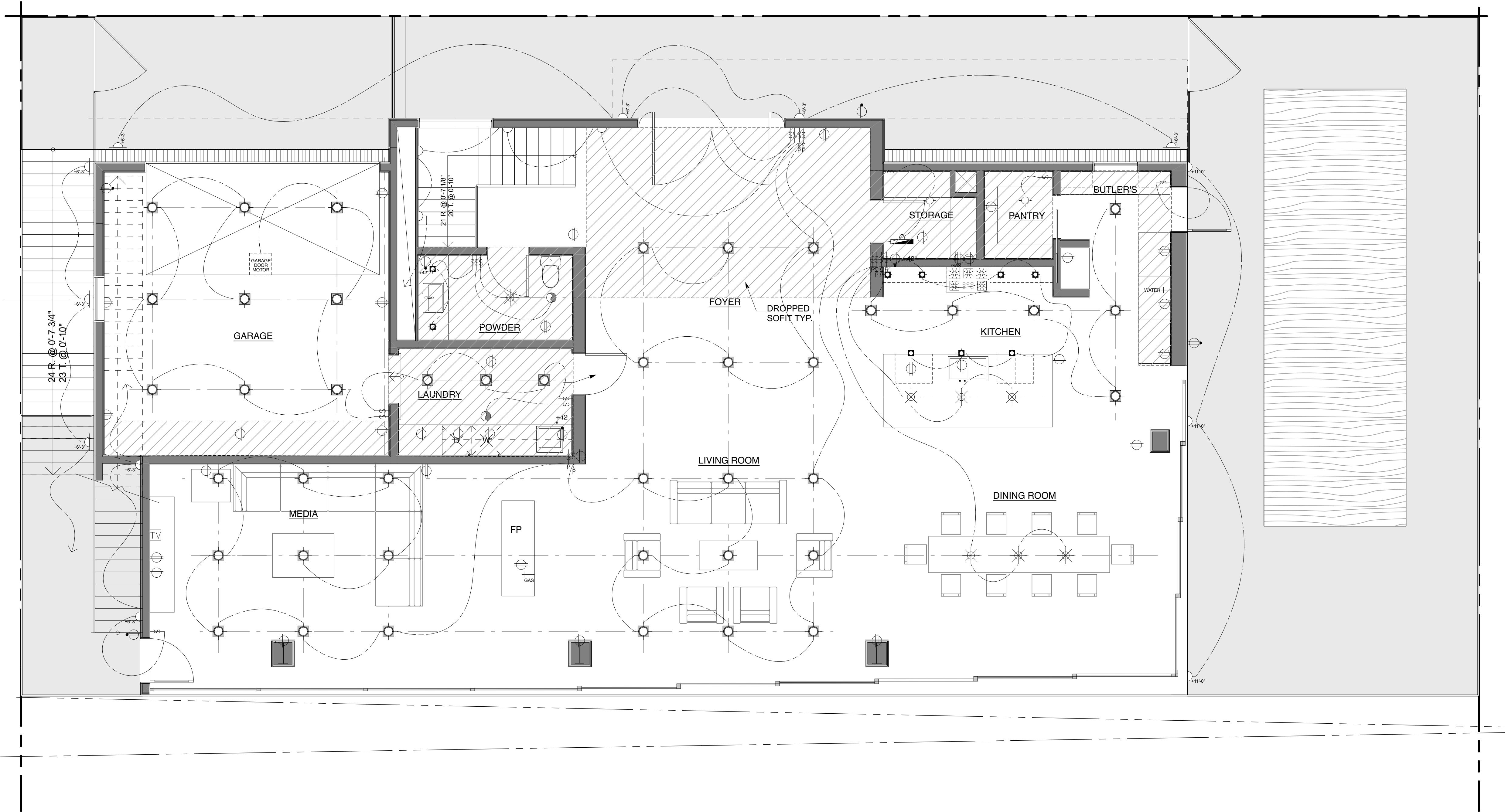


SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"





ELECTRICAL PLAN - FIRST FLOOR

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- DIMMER SWITCH - THREE WAY
- SINGLE PUSH BUTTON
- MOTION SENSOR
- DUPLEX OUTLET
- DUPLEX OUTLET - 1/2 HOT
- DUPLEX OUTLET - (GFCI)
- GROUND FAULT CIRCUIT INTERCEPTOR
- DUPLEX OUTLET - (GFCI)
- GROUND FAULT CIRCUIT INTERCEPTOR / OUTDOOR
- DUPLEX OUTLET - ARC FAULT CIRCUIT INTERCEPTOR
- DUPLEX OUTLET - ARC FAULT CIRCUIT INTERCEPTOR - 1/2 HOT
- FOUR-PLEX OUTLET
- 220V OUTLET
- DUPLEX OUTLET - FLOOR MAOUNTED
- DUPLEX OUTLET - 1/2 HOT - FLOOR MOUNTED
- TELEVISION OUTLET
- TELEVISION & TELEPHONE OUTLET (SATELLITE)
- TELEPHONE OUTLET
- INTERNET CONNECTION
- 200 AMPS METER AND PANEL
- SUB-PANEL
- DISCONNECT SWITCH
- HANGING CEILING LIGHT FIXTURE - BY OWNER
- WATERPROOF HANGING CEILING LIGHT FIXTURE - BY OWNER
- SURFACE-MOUNTED CEILING LIGHT FIXTURE - BY OWNER
- RECESSED LIGHT FIXTURE
- WATERPROOF RECESSED LIGHT FIXTURE
- RECESSED LOW VOLTAGE TASK LIGHT
- FLOOR-MOUNTED LANDSCAPE LIGHT FIXTURE - BY OWNER
- WALL MOUNTED LIGHT FIXTURE - BY OWNER
- WALL-MOUNTED FLUORESCENT LIGHT FIXTURE - BY OWNER
- WALL MOUNTED FLUORESCENT LIGHT FIXTURE - PHOTOCONTROL/MOTION SENSOR
- LOW VOLTAGE EXTERIOR WALK OVER DECK LIGHTING
- CEILING MOUNTED JUNCTION BOX
- WALL MOUNTED JUNCTION BOX
- RECESSED AISLE LIGHT - HALO H2925TW (20W T6 1/2 LAMPS)
- COVE LIGHTING (TO BE SELECTED)
- UNDER-CABINET OUTLET STRIP
- LED UNDER CABINET STRIP LIGHT
- LED LIGHTING
- 14" SQUARE SURFACE-MOUNTED FLUORESCENT LIGHT
- 18" SQUARE SURFACE-MOUNTED FLUORESCENT LED LIGHT
- EXHAUST FAN - 5 AIR CHANGES / HOUR MIN.
- SMOKE DETECTOR - HARWIRED
- CARBON MONOXIDE DETECTOR - HARD WIRED
- SPEAKER - BY OWNER
- EXTERIOR CEILING HEATER - INFRATECH "W" SERIES

RdS

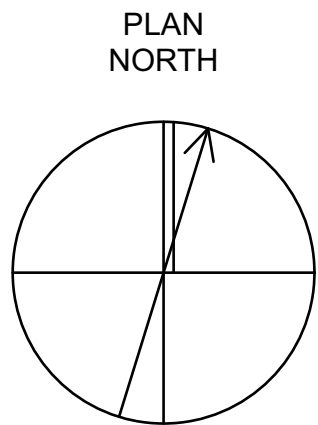
REVISIONS

ELECTRICAL PLAN - FIRST FLOOR

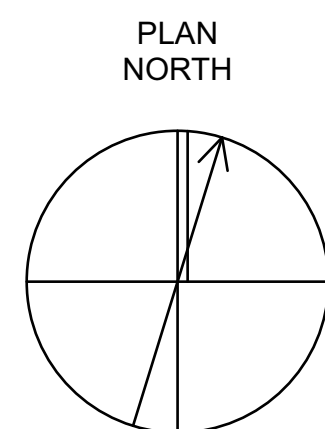
Date:

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SCALE 1/4" = 1'-0"

[illegible]



ELECTRICAL LEGEND

- # RdS

REVISIONS

[illegible]

ELECTRICAL PLAN - ROOF DECK

Date:

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