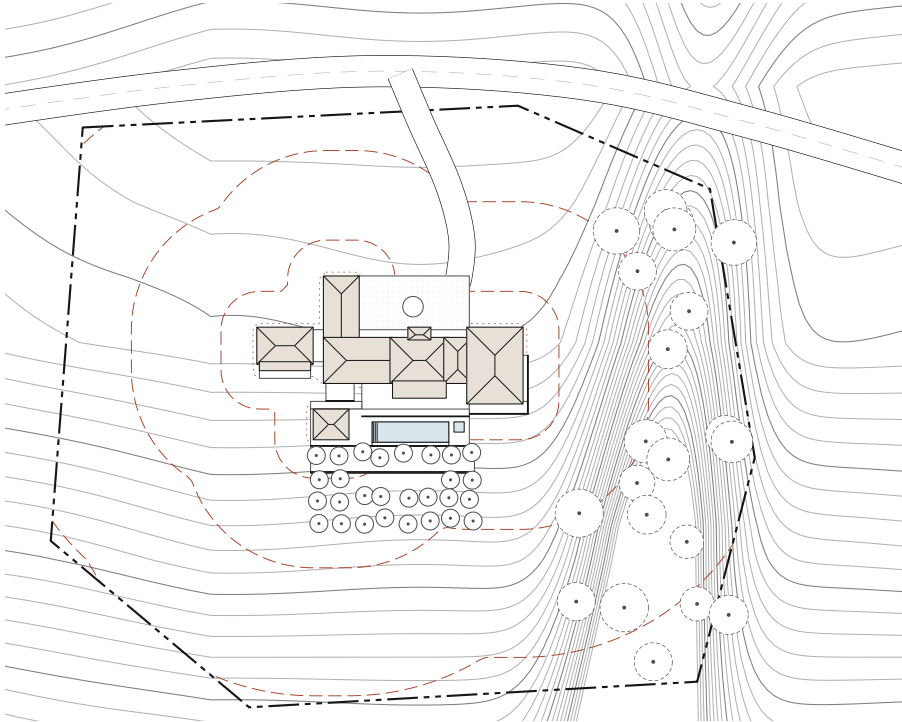


Malibu Ridge Estate

A house set into a Malibu ridge: stone and lime plaster stepping down the south-southwest slope toward the Pacific, the canyon on its eastern flank, the whole compound turned to the end-of-day light.



ABOUT THIS SET

This is a design set. It fixes the house — its siting, plan, form, levels and materials — so that a licensed architect can carry it through engineering, permitting and construction documents and put their stamp on it. It is not a permit set and carries no stamp. The topography is a representative Malibu ridgeline, drawn to be replaced by a licensed survey and geotechnical report for the chosen parcel.



PROJECT DATA

Program	Six bedrooms: primary suite with spa bath and his & hers dressing rooms; three garden-level suites; two-suite guest house
Levels	Main level FFE 1,200'-0" · Garden level FFE 1,187'-0" · Pool terrace 1,186'-6"
Conditioned area	9,788 sf (to wall lines)
Covered area (TDSF basis)	11,588 sf incl. garage, pavilion, main loggia
Orientation	Long axis 22.5° off true east-west; principal rooms face SSW to the ocean
Max. height	25'-4" above natural grade (pitched roof)
Construction	Stone and lime-plaster masonry walls, clay tile Class A roofs, steel windows; CIDH caissons on the downhill half
Fire	Very-high fire-hazard WUI design: Chapter 7A envelope, NFPA 13D sprinklers, fuel-modification zones to 200 ft

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A residence on a ridgeline above the Pacific
Archetypal ridgeline site · Malibu, California

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SHEET TITLE
COVER · DRAWING INDEX
SCALE As noted

SHEET

01 · AREAS

Main level	6,272
Garden level	2,516
Guest house	1,000
Conditioned total	9,788
Garage	816
Pool pavilion (roofed)	480
Main loggia (12 ft deep)	504
Total development sq. ft.	11,588

Areas are measured to the exterior wall line. Malibu counts all roofed area (garage, pavilion, and covered porches deeper than 6 ft) toward Total Development Square Footage; the guest loggia (6 ft) and all open terraces are excluded.

Open item — TDSF. The city sets each parcel's allowance from its size; the figure it writes for its largest estate lots is 11,172 sf. This design totals 11,588 sf, about 420 sf above that figure. Two clean ways to close it once a parcel is chosen: confirm the parcel's allowance, or make the pool pavilion an open stone-and-steel pergola (–480 sf) and trim the garden-level lounge.

02 · ROOMS

3-CAR GARAGE	24 × 34	816
MUDROOM	12 × 14	168
LAUNDRY	12 × 8	96
SCULLERY WALK-IN PANTRY	28 × 8	224
KITCHEN	28 × 24	672
DINING	24 × 24	576
GREAT ROOM	42 × 32	1,344
STUDY	12 × 24	288
HERS PRIMARY DRESSING	14 × 16	224
HIS PRIMARY DRESSING	14 × 16	224
PRIMARY BATH	18 × 32	576
PRIMARY BEDROOM	40 × 24	960
GUEST SUITE A	14 × 14	196
SITTING KITCHENETTE	12 × 25	300
GUEST SUITE B	14 × 14	196
FAMILY LOUNGE & WINE WALL	25 × 32	800
BEDROOM 2	17 × 17	289
BEDROOM 3	17 × 17	289
BEDROOM 4	17 × 17	289

03 · FIRE — DESIGNED IN (WUI)

- Roof** — two-piece clay barrel tile over cap sheet, Class A assembly; ember-tight bird-stops at eaves and mortared ridges and hips.
- Walls** — Santa Barbara sandstone and three-coat cement plaster with a lime finish coat (one-hour assembly); no exposed wood siding.
- Eaves** — boxed plaster cornices; non-combustible soffits, no exposed rafter tails.
- Vents** — ember- and flame-resistant vents listed to ASTM E2886; no gable or open eave vents.
- Glazing** — steel windows and doors, dual-pane, tempered.
- Doors** — solid-core, ignition-resistant, oak-faced at the entry; garage doors ember-sealed.
- Outdoor rooms** — loggia beams heavy-timber oak (architect of record to confirm under CBC Ch. 7A) or steel cased in oak; all terraces stone on concrete; no wood decks.
- Gutters** — copper, with ember-resistant covers.
- Sprinklers** — NFPA 13D throughout house, guest house and garage; pool plumbed as a fire-water source with a portable pump connection.
- Chimneys** — listed spark arrestors.
- Defensible space** — Zone 0 (0–5 ft) gravel and stone only; Zone 1 (to 30 ft) irrigated, low groundcover and succulents; Zone 2 (to 100 ft) irrigated olive grove and spaced toyon and lemonade berry; Zone 3 (to 200 ft) thinned native chaparral, oaks limbed up.
- Access** — 20 ft driveway at about 8%; motor court doubles as the apparatus turnaround.

04 · SLOPE & FOUNDATIONS

- The garden level is cut into the slope; the main level rides on its roof and on grade at the uphill side, so the house reads as two terraces, not a tower.
- Downhill half on cast-in-drilled-hole caissons socketed into bedrock with grade beams; uphill garage and court on spread footings where bedrock is shallow.
- Garden-level north, west and east walls are waterproofed retaining walls with subdrains.
- Foundations held back from descending slope faces (CBC 1808.7, H/3 up to 40 ft) or carried down to achieve it.
- Geotechnical and engineering-geology report required for the actual parcel; the Malibu Coast fault zone lies within the region.
- All roof and terrace water collected; dispersal designed by the civil engineer; no water released over the slope face.

05 · MATERIALS

Stone	Santa Barbara sandstone, dry-laid split face: plinths, retaining walls, chimneys, piers, the primary bastion
Plaster	Exterior: hand-troweled lime finish coat over three-coat cement plaster, integral pigment, warm ochre-buff of the dry hills. Interior: marmorino lime plaster; tadelakt in baths
Roof	Two-piece clay barrel tile, blended terracotta (Ludowici mission profile or equal)
Windows	Hot-rolled steel, bronze finish, dual-pane tempered (Hope's or Brombal, or equal)
Floors	Honed limestone (Jerusalem Gold) in the great room, gallery and terraces; reclaimed terracotta in kitchen and scullery; white oak, oiled, in bedrooms and dressing rooms
Wood	Reclaimed white-oak trusses and beams; oak cabinetry and dressing-room millwork
Metal	Hand-forged bronze guards and hardware
Pool	Charcoal quartz plaster interior; sandstone coping; honed limestone vanishing edge
Accent	Malibu-tile pattern ceramic at the stair risers and pavilion fireplace

06 · SYSTEMS

- Radiant floors, air-to-water heat pumps; operable steel windows for cross-ventilation off the ocean.
- Roof-integrated solar on the garage and link planes, battery storage for outages and the fire pump.
- Onsite wastewater treatment (advanced treatment and dispersal field), location set by percolation testing.

07 · HEIGHT & CODE BASIS

- Malibu base height 18 ft for non-beachfront lots; up to 28 ft for pitched roofs by Site Plan Review, measured from natural or finished grade, whichever is lower. Highest point of this design: 25'-4" above natural grade (primary wing ridge). Site Plan Review assumed; the portion above 18 ft is to be tabulated against the two-thirds rule by the architect of record.
- Fuel modification: LA County Fire Department zones; Chapter 7A of the California Building Code for the envelope.
- Coastal Development Permit, geology and fire review are the architect of record's path; this set is their starting point.

08 · SYMBOLS

Poché walls cut; dashed = above / beyond; dash-dot = grid; heavy line in elevation = finished grade; red = fire zones and heights.

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DESIGN BASIS · AREAS · FIRE & SLOPE
SCALE N.T.S.

SHEET

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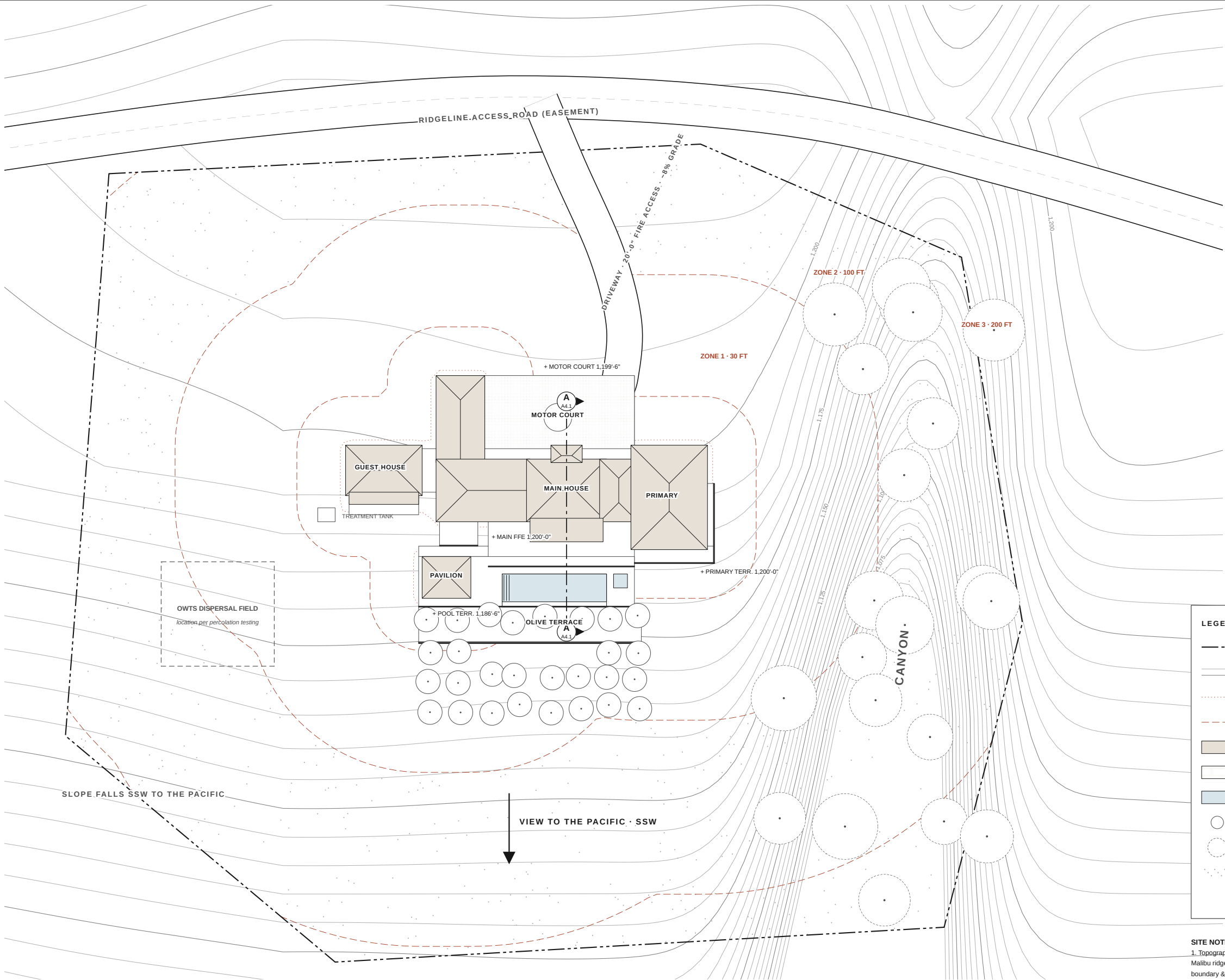
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SHEET TITLE
SITE PLAN & DEFENSIBLE SPACE
SCALE 1" = 60'-0"

SHEET

3 of 8

A1.0



- LEGEND**
- Property line (representative)
 - Existing contour, 5 ft · 25 ft index
 - Zone 0 · 0–5 ft ember-resistant
 - Fuel modification zones 1/2/3
 - Roof (clay tile, hip lines)
 - Stone terrace paving
 - Pool / spa
 - Olive (limbed, irrigated)
 - Coast live oak (retained, limbed)
 - Thinned native chaparral (Zone 3)

SITE NOTES
1. Topography, property line and road are a representative Malibu ridge, not a survey. Replace with a licensed boundary & topographic survey before development.
2. Parcel shown = 5.1 acres.
3. Fuel modification per LA County Fire Dept.: Zone 1 to 30 ft, Zone 2 to 100 ft, Zone 3 to 200 ft or the property line; Zone 0 (5 ft) hardscape only.
4. Motor court sized as the fire apparatus turnaround; hydrant location and flow per LACoFD.
5. All drainage collected and dispersed off the slope face per civil engineer, no sheet flow over the edge.

1 SITE PLAN & DEFENSIBLE SPACE
A1.0 1" = 60'-0" · contours 5 ft, existing, representative

0 30 60 120 240 FT

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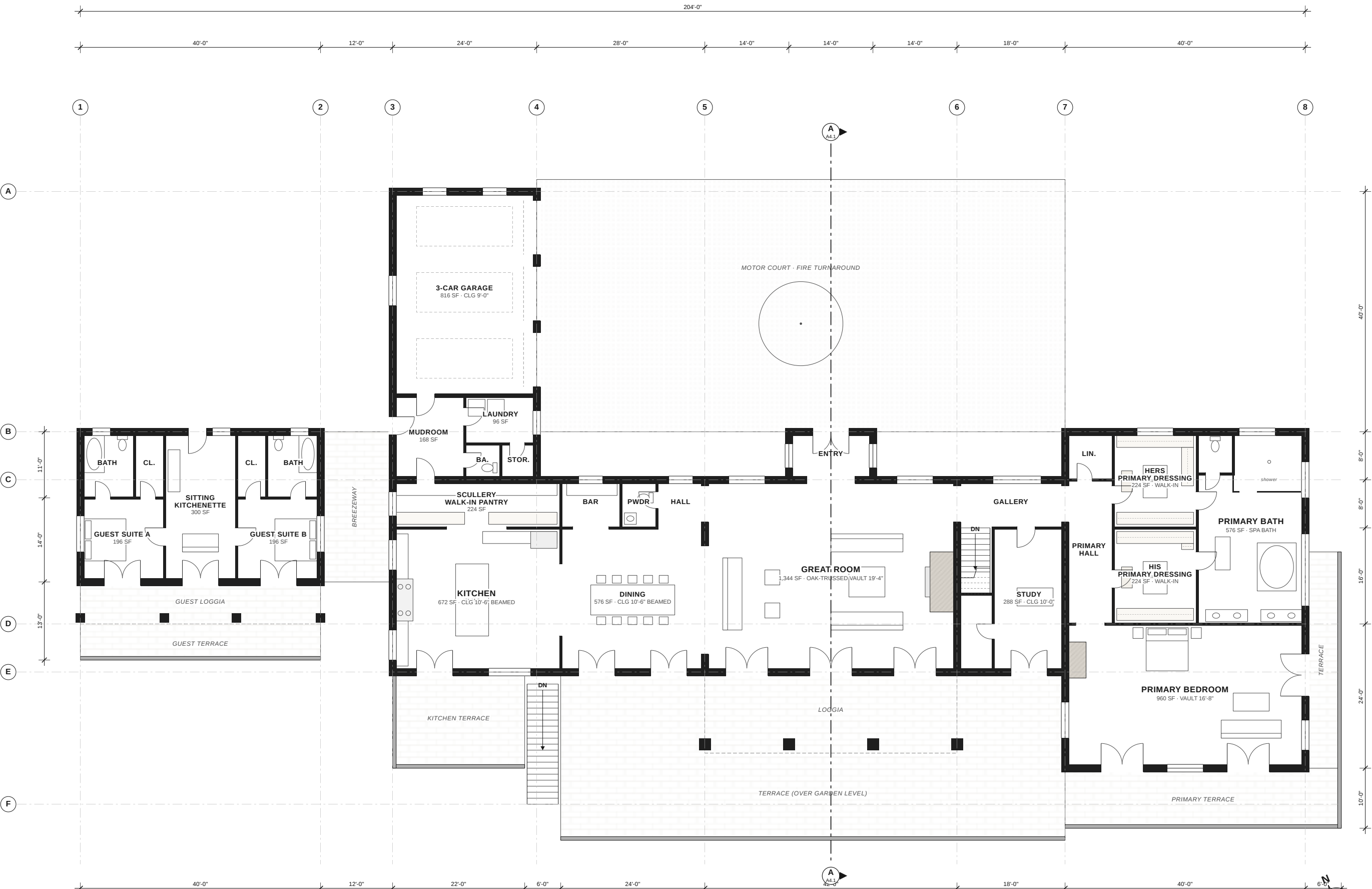
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SHEET TITLE
MAIN LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"

SHEET

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A2.1



1 MAIN LEVEL FLOOR PLAN
A2.1 1/16" = 1'-0" · FFE 1,200'-0"

KEY
Primary suite: hall, his & hers dressing rooms (walk-in, island, full hanging & shelving), spa bath, bedroom with canyon terrace.
Kitchen: range wall, island, scullery / walk-in pantry, opens to dining and the kitchen terrace. Great room opens to the loggia.
Stair to garden level in the link (DN).

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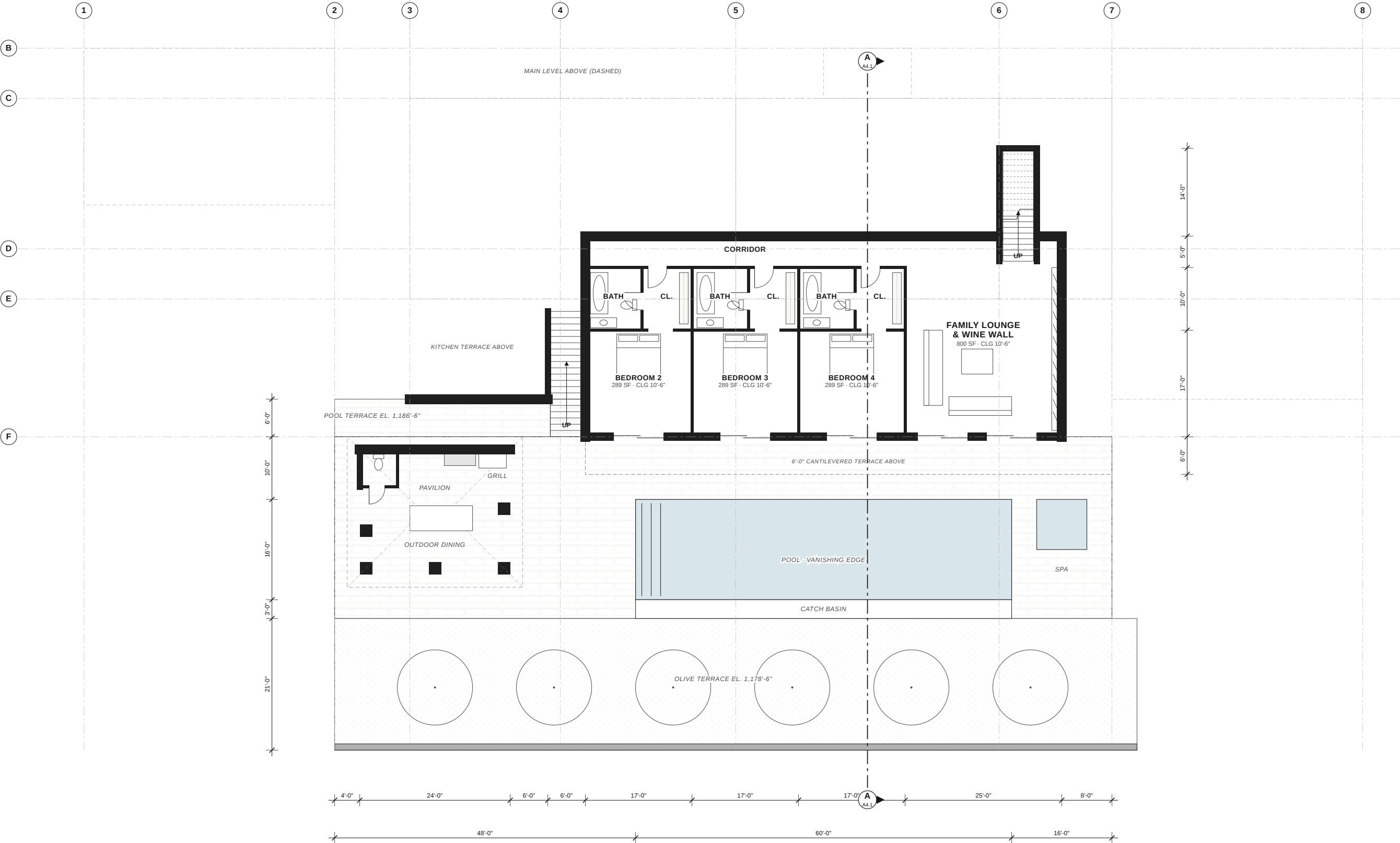
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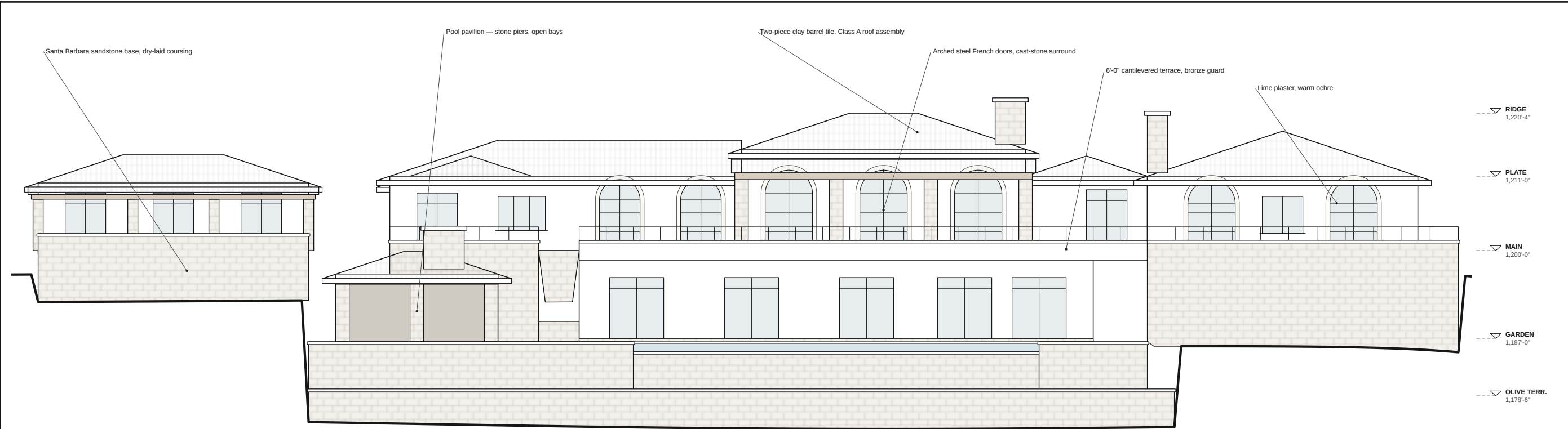
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GARDEN LEVEL & POOL TERRACE PLAN
SCALE 1/16" = 1'-0"

SHEET

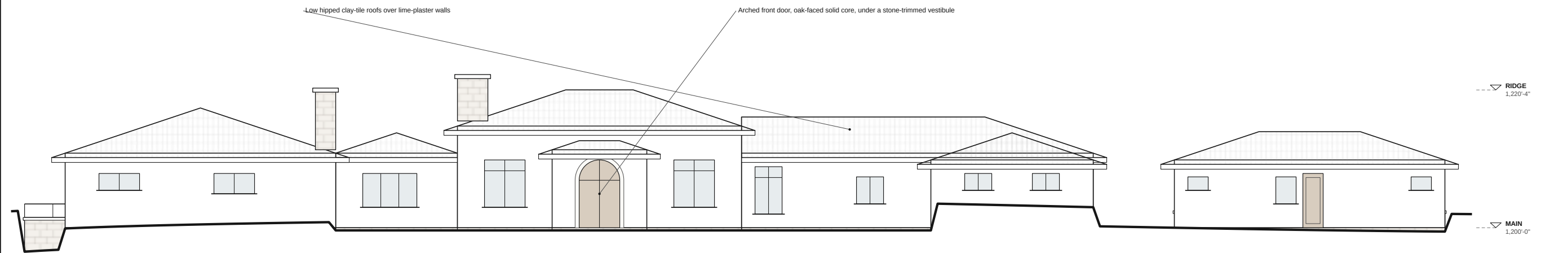
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A2.2

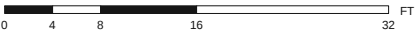




1 SSW ELEVATION — THE OCEAN FRONT
A3.1 1/16" = 1'-0"



2 NNE ELEVATION — THE ARRIVAL
A3.1 1/16" = 1'-0"



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SHEET TITLE
ELEVATIONS · SSW & NNE
SCALE 1/16" = 1'-0"

SHEET

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A3.1

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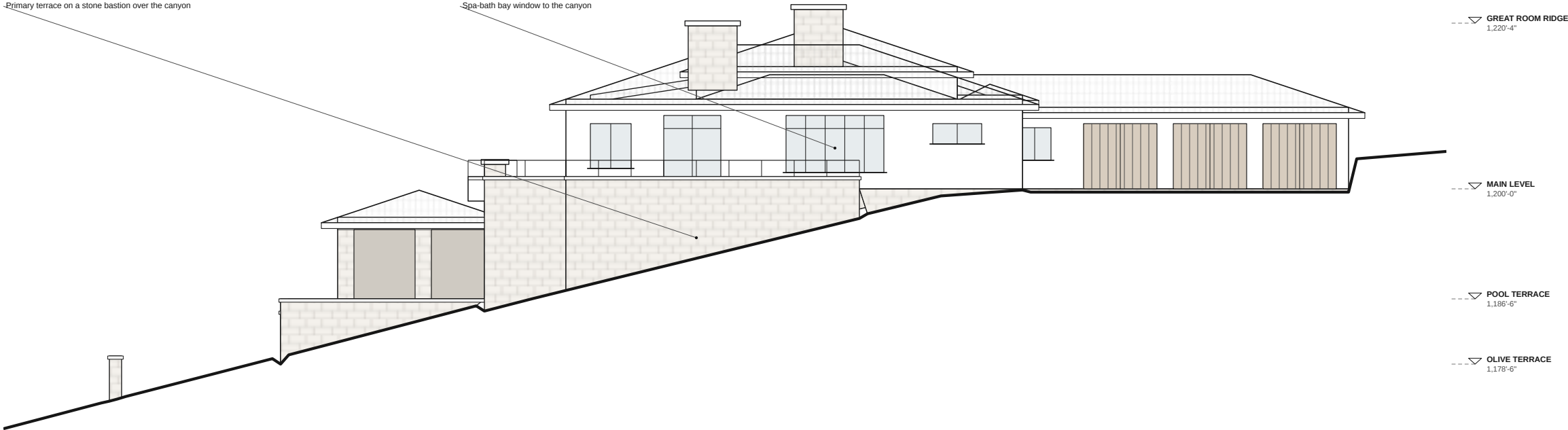
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ELEVATIONS · ESE & WNW
SCALE 1/16" = 1'-0"

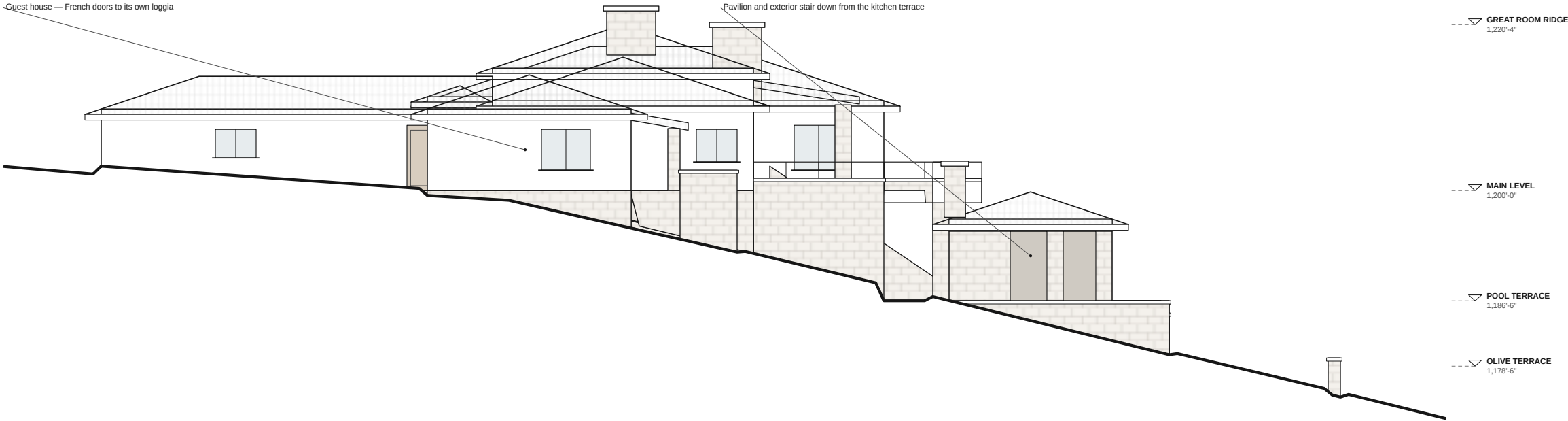
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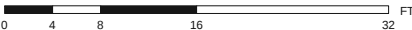
A3.2



1 ESE ELEVATION — THE CANYON SIDE
A3.2 1/16" = 1'-0"



2 WNW ELEVATION — THE GUEST HOUSE AND SUNSET SIDE
A3.2 1/16" = 1'-0"



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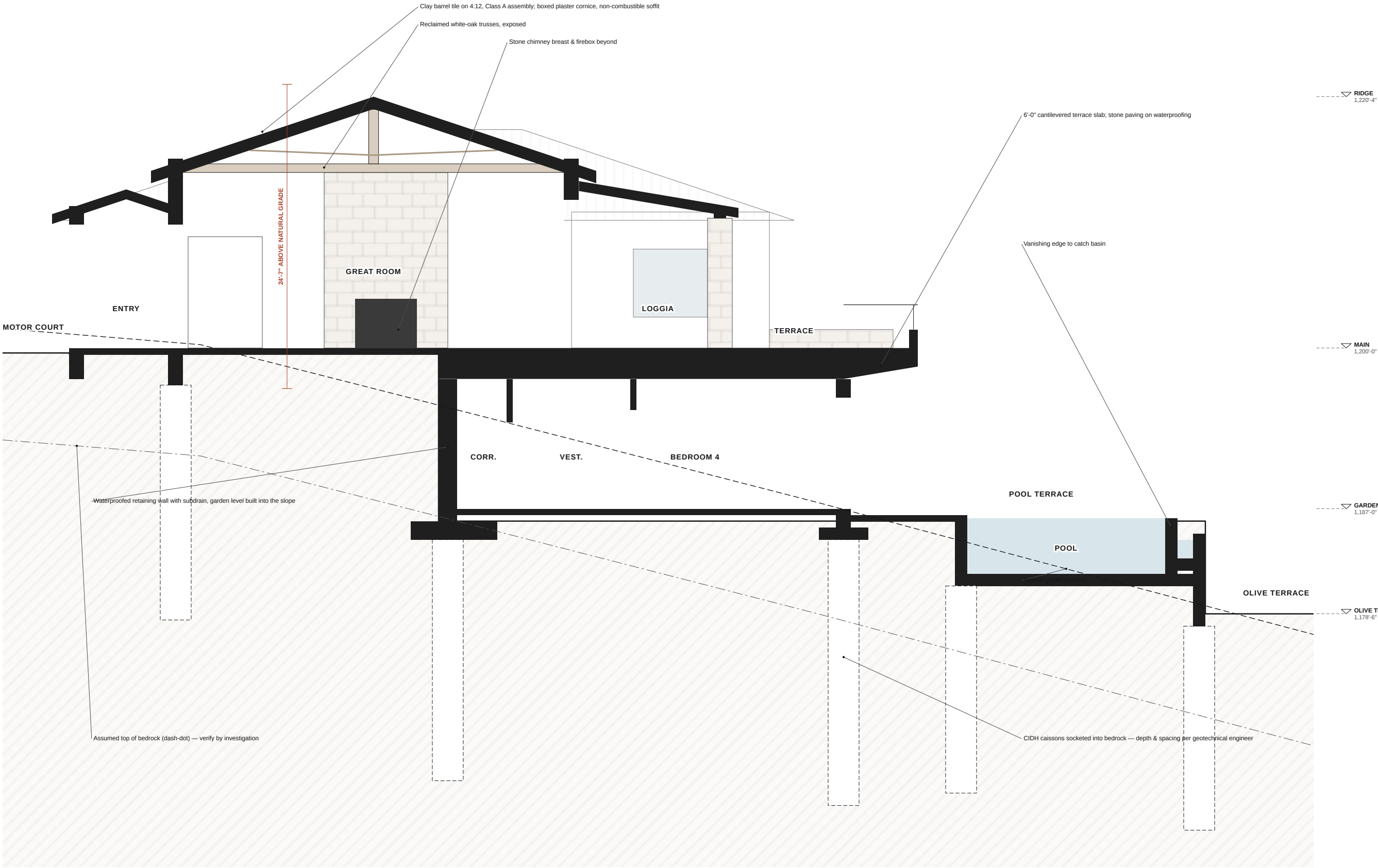
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SHEET TITLE
BUILDING SECTION A-A
SCALE 1/8" = 1'-0"

SHEET

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A4.1



BUILDING SECTION A-A — THROUGH THE GREAT ROOM AND THE SLOPE
1/8" = 1'-0" · looking ESE