

CRESTA

A house on the crest — Malibu, California

One low bar of board-formed concrete and oak, bent into a shallow V along the ridge, holding a courtyard open to the sky. The ocean arm opens west to the Pacific behind a wall of glass; the canyon arm turns east to the mountains under a deep, sheltering eave. One continuous roof plane ties them into a single line on the hill.

CONCEPTUAL DESIGN — NOT FOR CONSTRUCTION

Ideal ~3.0-acre hilltop parcel / buildable envelope & site criteria per Sheet A-001
Drawings prepared for handoff to a licensed Architect of Record & California-licensed engineers

Conditioned area — **10,400 SF**
Bedrooms 4-5 · Baths 5 + 2 · Garage 4-6
Issue — 25 SEP 2026 · Concept Set

CRESTA

MALIBU · CALIFORNIA

The house on the crest

Ground-up residence, ideal hilltop parcel
Malibu, Los Angeles County, CA

DRAWING SET

Conceptual Floor Plans
& Site Criteria

SCALE

As noted

SHEET SIZE

ARCH D · 36×24

ISSUE DATE

25 Sep 2026

PHASE

Concept

SHEET

Cover & Index

A-000 COVER & INDEX
A-001 SITE CRITERIA & ENVELOPE
A-100 SITE / ROOF PLAN
A-101 UPPER (ENTRY) LEVEL PLAN
A-102 LOWER (HILL) LEVEL PLAN
A-201 SECTION & MASSING
A-300 LEGEND · AREA · MATERIALS

NORTH REFERENCE — plans oriented with the ocean (W/SW) to the LEFT.

SHEET NO.

A-000 / 7

Choosing the lot the house is designed for

CRESTA is designed for an ideal ~3-acre hilltop parcel that does not yet exist on a deed. These are the criteria to test a candidate lot against, so the design transfers cleanly to a real site. Verify each item with a licensed civil engineer, surveyor and the Malibu / Los Angeles County planning department for the specific parcel.

01 · PARCEL & BUILDABLE ENVELOPE

Target ~3.0 acres (~130,000 SF). Needs a contiguous ≥ 18,000 SF pad of sub-25% slope at or just below the crest for the main platform and terraces. The larger acreage buys setback margin, defensible space and privacy — not more house.

03 · SKYLINE & RIDGELINE PROTECTION

Site the house at or just below the true crest so the roof never breaks the skyline silhouette from public roads below — a Malibu design-review sensitivity and the reason the roof is one low line, ~18 ft above natural grade on the downhill face.

05 · ACCESS & THE WITHHELD APPROACH

A single drive climbing from the low / back (N-NE) side so the ocean is never seen until you are through the house. ≥ 150 ft frontage, code-compliant grade, and a fire-apparatus turnaround at the motor court.

07 · GEOTECHNICAL & FOUNDATION

Assume a caisson / grade-beam foundation into competent bedrock — the Malibu hillside standard. A geotechnical & soils report governs the real parcel; a coastal / ridgeline and grading review will run in parallel.

02 · ORIENTATION & THE TWO VIEWS

An open ocean view arc to the W / SW (afternoon light, sunset, marine air) and a mountain / canyon view to the E / NE (morning light, shelter). Ideal ridge long-axis runs roughly NW-SE so the V can open due west toward the Pacific.

04 · SETBACKS (DESIGN TARGETS — VERIFY PER PARCEL)

Front / access 20 ft, sides 15 ft, rear 25 ft; the design floats well inside a typical 28 ft height envelope. Confirm the coastal zone / ridgeline overlay and any scenic-corridor limits for the exact parcel.

06 · FIRE — VERY HIGH FIRE HAZARD SEVERITY ZONE

Malibu is a VHFHSZ. Design carries a 5 ft non-combustible zone at the base of walls, ember-resistant assemblies, boxed / enclosed eaves, 200 ft defensible space, and an on-site water reserve tank. Confirm current WUI code and LA County Fire access.

08 · UTILITIES, WATER & SEPTIC

Confirm domestic water main or well, power to the crest, and — common in the hills — an on-site septic / OWTS with adequate leach field area on the buildable envelope. Solar + battery assumed for resilience.

These criteria are a lot-selection tool, not an entitlement analysis. Every figure is a design target to be confirmed by the project's civil engineer, geotechnical engineer, surveyor and the governing planning & fire authorities for the specific parcel purchased.

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Ground-up residence, ideal hilltop parcel
Malibu, Los Angeles County, CA

PURPOSE OF SHEET

Test a candidate lot against the design's assumptions before purchase.

TARGET PARCEL	MIN PAD
~3.0 acres	~18,000 SF
VIEW ARC	HEIGHT TARGET
W/SW + E/NE	~18 ft downhill

SHEET

Site Criteria
& Envelope

Conceptual design — not for construction.
Verify all criteria per parcel with licensed consultants & the governing authorities.

The house on the crest
Site & roof plan — the single gesture

THE IDEA. READ FROM ABOVE
One low bar bent into a shallow V on the crest, under one continuous roof plane. Drive withheld from the back; ocean and pool to the west, mountains to the east.

PARCEL	FOOTPRINT
~3.0 acres	~7,500 SF
ROOFLINE	HEIGHT
~140' long	~18' downhill

SHEET
Site / Roof
Plan

Parcel dimensions illustrative — test a real lot against Sheet A-001. Setbacks & defensible space per governing authorities.
Conceptual — not for construction.

PROPERTY LINE — ~3.0 ACRES (~130,000 SF) · illustrative ~360' × 360'

BUILDABLE ENVELOPE — after setbacks (front 20' · side 15' · rear 25', verify per parcel)

200' DEFENSIBLE SPACE (VAFHSZ)

GATE / ENTRY

DRIVE — climbs from the back (NE)

MOTOR COURT

ROOF TERRACE
360° · firepit

CREST

MOUNTAINS + CANYON — E / NE

PACIFIC — W / SW

ONE ROOF PLANE

en / gravel roof · concrete fascia

INFINITY POOL

contours · 5' interval (illustrative)

0 40 80 160 FT

SITE PLAN — 1" = 40' @ ARCH D. (approx.)

N

CRESTA

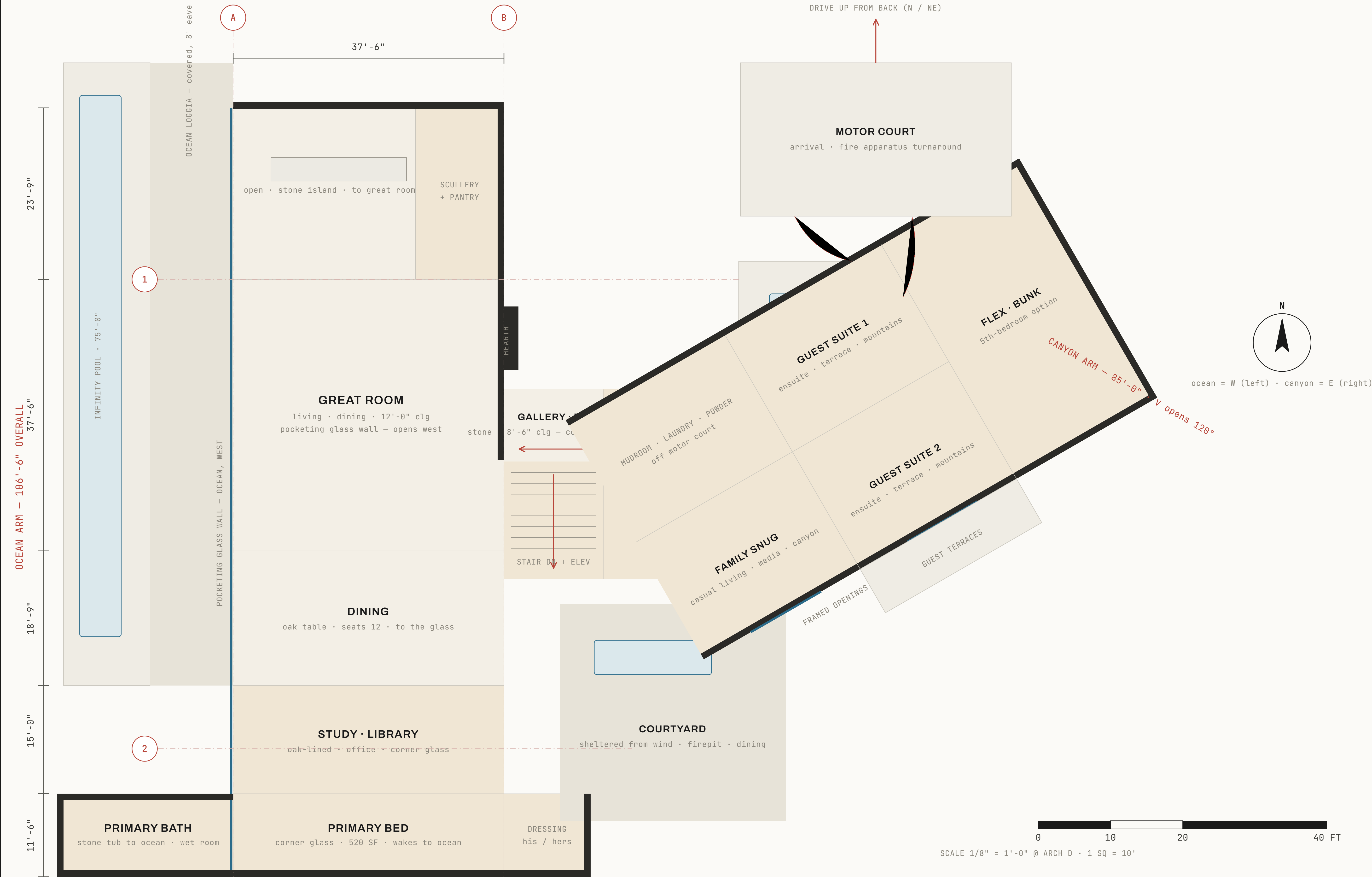
MALIBU · CALIFORNIA

The house on the crest
Upper (entry) level — the piano nobile

THIS LEVEL HOLDS
Entry court · gallery · great room · kitchen + scullery · dining · study · primary suite · family snug · 2 guest suites · flex · courtyard

LEVEL AREA	GREAT ROOM CLG
6,800 SF	12'-0"
GALLERY CLG	OCEAN ARM
8'-6"	110'-3"

SHEET
Upper (Entry)
Level Plan



Scale 1/8" = 1'-0" @ ARCH D.
Dimensions to face of structure, ±.
Conceptual — not for construction.
Structure, MEP, egress & code by others.

SHEET NO.

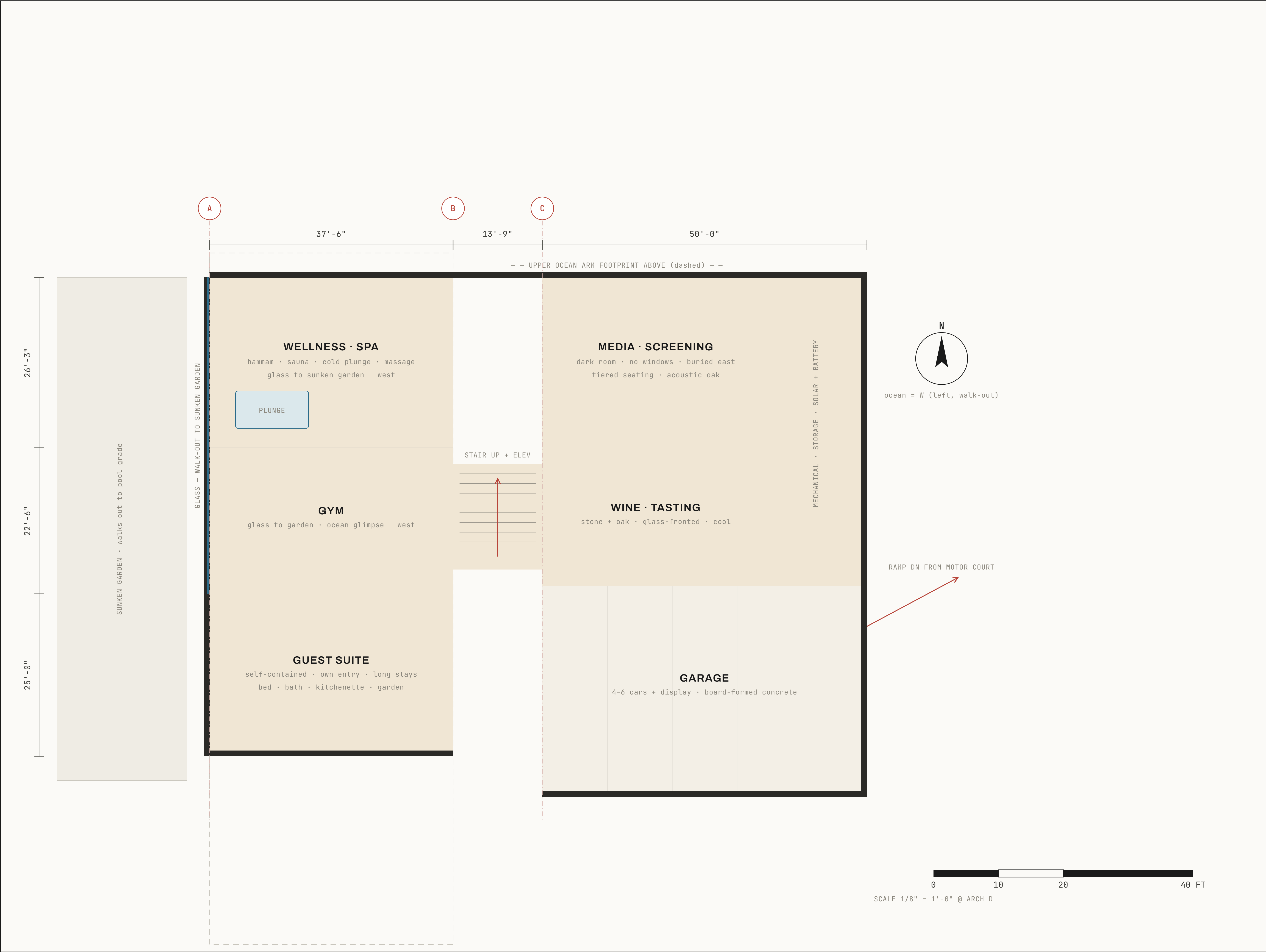
The house on the crest
Lower (hill) level — walk-out to pool grade

THIS LEVEL HOLDS
Wellness & spa · gym · lower guest suite · media / screening ·
wine room · garage 4-6 · mechanical

LEVEL AREA	+ GARAGE
3,600 SF	~1,100 SF

DOWNHILL FACE	UPHILL FACE
walk-out W	buried E

SHEET
Lower (Hill)
Level Plan



Section dug into the uphill (E) side,
cantilevered / floated on the downhill (W).
Scale 1/8" = 1'-0" @ ARCH D.
Conceptual — not for construction.

SHEET NO.

The house on the crest
Section A-A & massing diagram

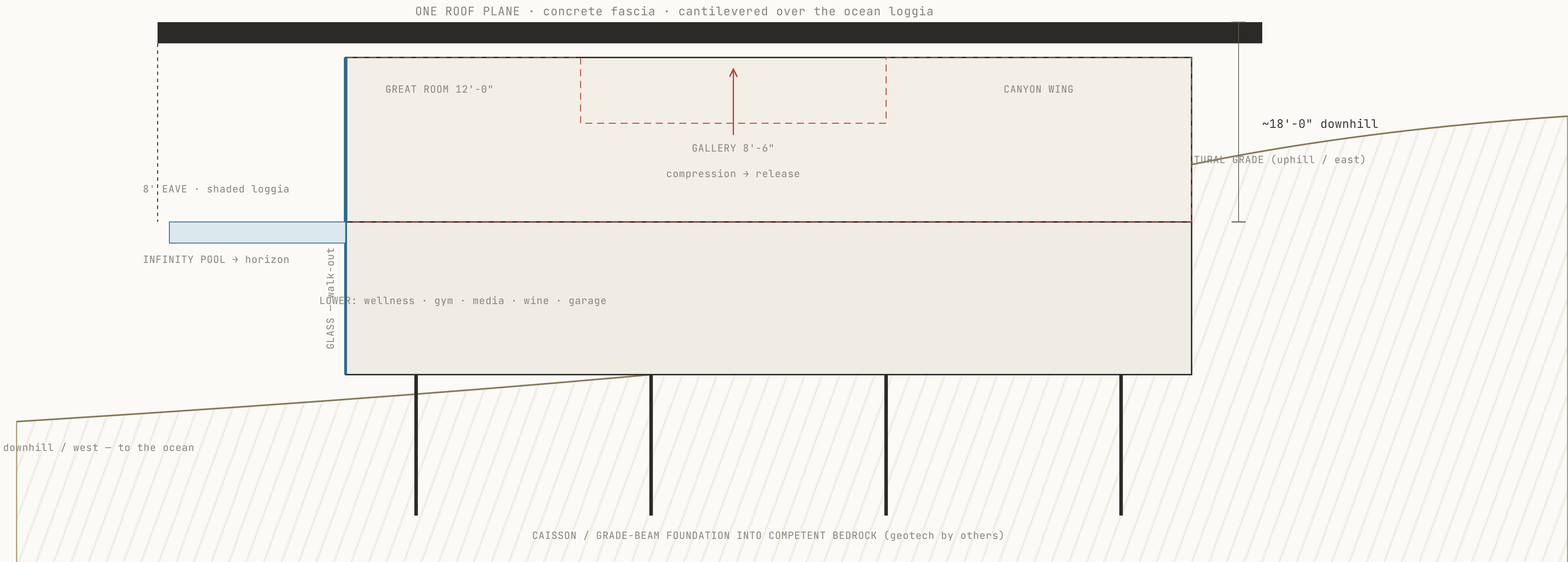
WHAT THE SECTION SHOWS
The house dug into the uphill (E) side and floated on the downhill (W); the gallery's low ceiling lifting to the great room's 12'; the single roof plane cantilevering over the ocean loggia.

LEVELS	GREAT RM CLG
2 + roof	12'-0"
GALLERY CLG	EAVE
8'-6"	8'-0"

SHEET
Section &
Massing

SECTION A-A

ocean arm · the hillside, the two levels, the single roof



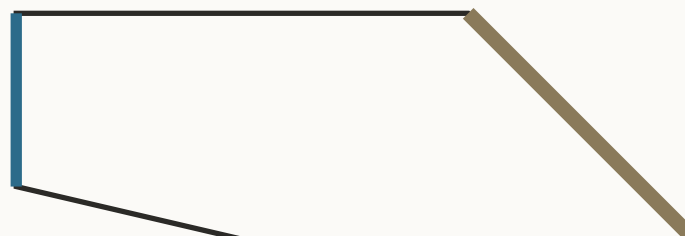
THE IDEA IN THREE MOVES



1 · ONE LOW BAR
laid along the crest



2 · BENT INTO A V
to embrace both views



3 · OPEN + SHELTER
glass W · stone E · one roof



section reference

Diagrammatic section — structure, spans,
waterproofing & retaining by the structural
& geotechnical engineers of record.
Conceptual — not for construction.

SHEET NO.

Reference — how to read the set

DRAWING LEGEND

	Solid wall / structure — board-formed concrete & stone, cut in section
	Glass wall — minimal-frame, bronze mullions; pocketing where noted
	Water — infinity pool, plunge, reflecting basins
	Public floor — honed travertine / warm limestone
	Private / oak floor — white / rift oak, warm underfoot
	Terrace / hardscape — stone paving, loggia, courts
	Column grid — letters cross-axis, numbers long-axis

MATERIAL PALETTE

Three primary materials, warm not cold: **board-formed architectural concrete** (walls, roof fascia, fireplace, site walls); **white / rift oak** (ceilings, joinery, doors, private floors); **warm stone** (honed travertine / limestone floors, book-matched baths, dry-stacked site walls). **Bronze** for frames, doors and hardware; **glass** minimal-frame with structural corners at the ocean edge; **water** as the third landscape material. Light is warm (2700K), hidden, grazing the concrete and oak. Golden hour is the house's hour.

THE TEAM THIS SET HANDS TO

Architect of Record; structural engineer (caisson / grade-beam hillside foundation); geotechnical & soils engineer; civil engineer & surveyor; MEP; landscape architect; a coastal / ridgeline land-use consultant; LA County Fire (WUI). This concept set carries the design intent, the plan logic and the dimensions; the consultants above carry it to a permit set.

AREA SCHEDULE

REF	SPACE	AREA (SF)
U	Entry court & gallery	640
U	Great room (living)	1,050
U	Kitchen + scullery + pantry	560
U	Dining	420
U	Study / library	360
U	Primary suite (bed, bath, dressing)	1,180
U	Family snug	440
U	Guest suites 1 & 2	760
U	Flex / bunk	300
U	Mud / laundry / powder / circ.	1,090
L	Wellness & spa	790
L	Gym	540
L	Media / screening	590
L	Wine / tasting	470
L	Lower guest suite	600
L	Mechanical / storage / circ.	610
Conditioned area — total		10,450
UNCONDITIONED / OUTDOOR		AREA (SF)
Ocean loggia (covered)		1,150
Terraces, courtyard, entry court		1,850
Garage 4–6 + display		1,120
Infinity pool		~75' × 12'

BEDROOMS

4–5

LEVELS

2 + roof

BATHS

5 + 2

GARAGE

4–6

Areas are conceptual gross approximations for design intent, rounded and to be re-measured by the Architect of Record from a coordinated permit set. Totals reconcile to the 8,000–12,000 SF conditioned target the design was set to.

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The house on the crest

Legend · area schedule · materials

CONDITIONED TOTAL

10,450 SF

UPPER LEVEL

6,800 SF

LOWER LEVEL

3,600 SF

TARGET RANGE

8–12k SF

OUTDOOR

~3,000 SF

SHEET

Legend · Area
· Materials

Areas conceptual, to be re-measured by the Architect of Record. Materials are design intent. Conceptual — not for construction.