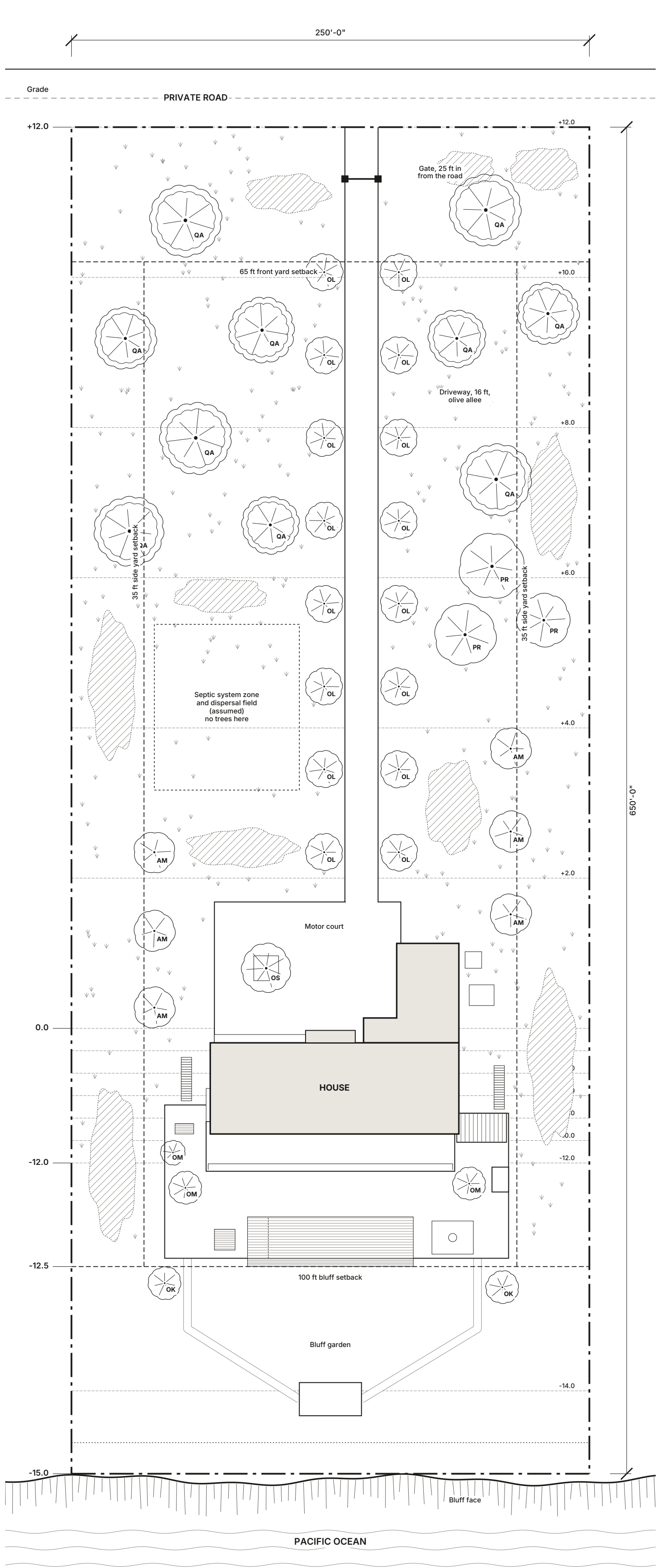
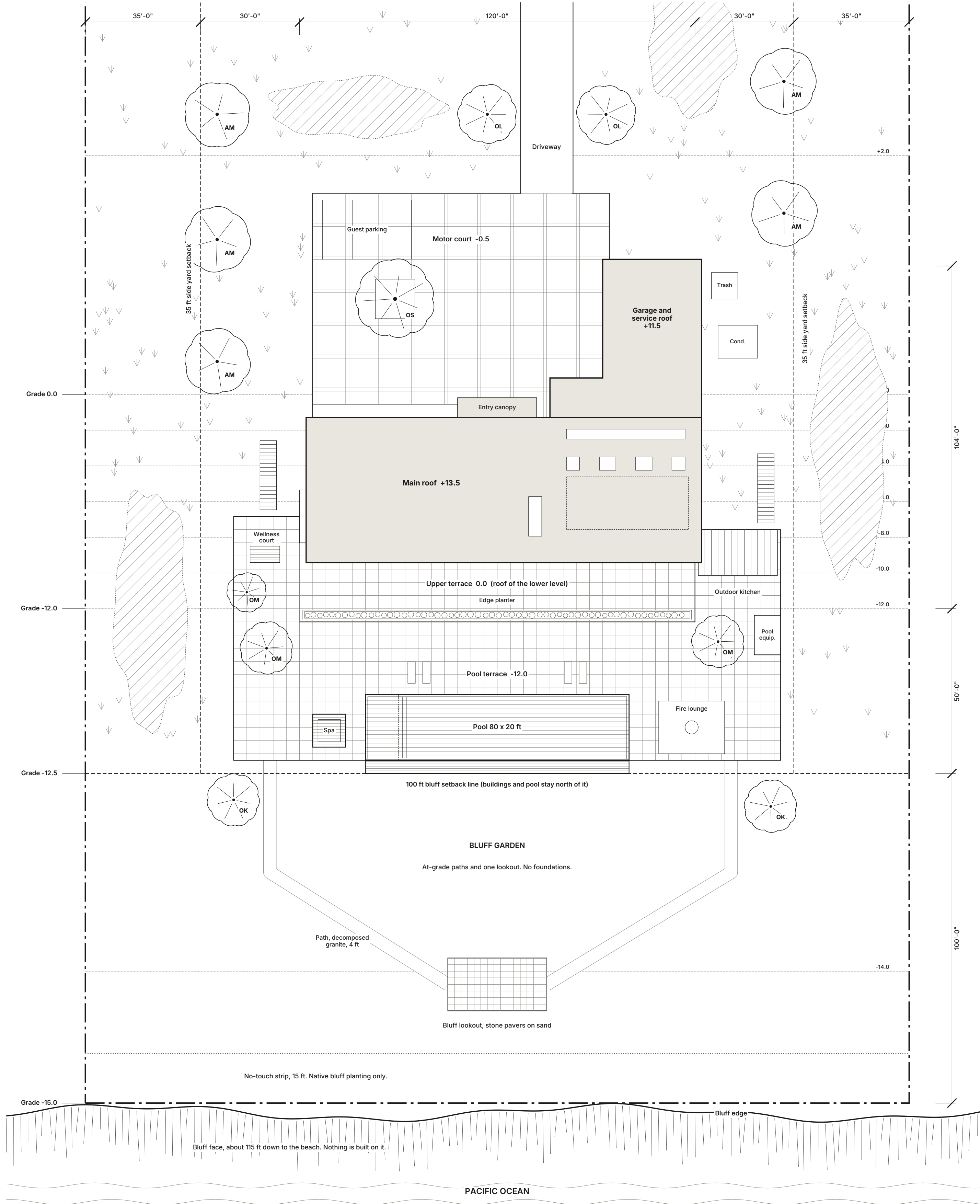
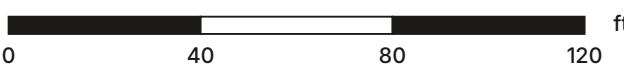




1

SITE PLAN, WHOLE LOT

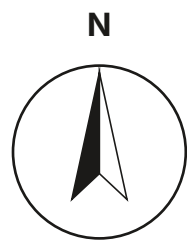
Lot 250 x 650 ft, 162,500 sf, 3.73 acres. Scale 1 in = 40 ft.



2

SITE PLAN, HOUSE AND BLUFF

Roofs shown. Dashed lines across the lot are 2 ft grade contours. Scale 1 in = 20 ft.



TREE KEY

Code	Tree	Canopy	Height	Count
OL	Olive, fruitless	18 ft	18 ft	16
OM	Olive, multi-trunk	12 to 16 ft	12 to 14 ft	3
OS	Olive, old specimen	24 ft	20 ft	1
OK	Olive, kept low (10 ft)	16 ft	10 ft	2
QA	Coast live oak	28 to 35 ft	24 to 30 ft	10
AM	Strawberry tree	20 ft	22 ft	6
PR	Western sycamore	26 to 32 ft	40 to 50 ft	3
All trees				41

Olives: Olea europaea 'Swan Hill'. The specimen is an old Olea europaea.
Coast live oak: Quercus agrifolia. Strawberry tree: Arbutus 'Marina'.
Western sycamore: Platanus racemosa. Every tree is at its canopy size.
Grass ticks: native grass meadow, not a lawn, cut once a year.
Dashed hatched shapes: coastal sage drifts, 2 to 4 ft high.
Row of small circles inside the glass guard of the upper terrace: edge planter, 3 x 118 ft, flush stone curb. Sage, santolina and lavender, kept to 18 in. Drip irrigated, drained to the terrace drains.
No lawn. No cypress (fire). Nothing taller than 10 ft in front of the house, so nothing blocks the horizon.

LINES

- Lot line
- Setback line. Inside them is the buildable pad, 180 x 485 ft.
- North edge of the 15 ft no-touch strip
- Grade contour, every 2 ft
- Bluff edge, and roof edges

LEVELS AND GRADE

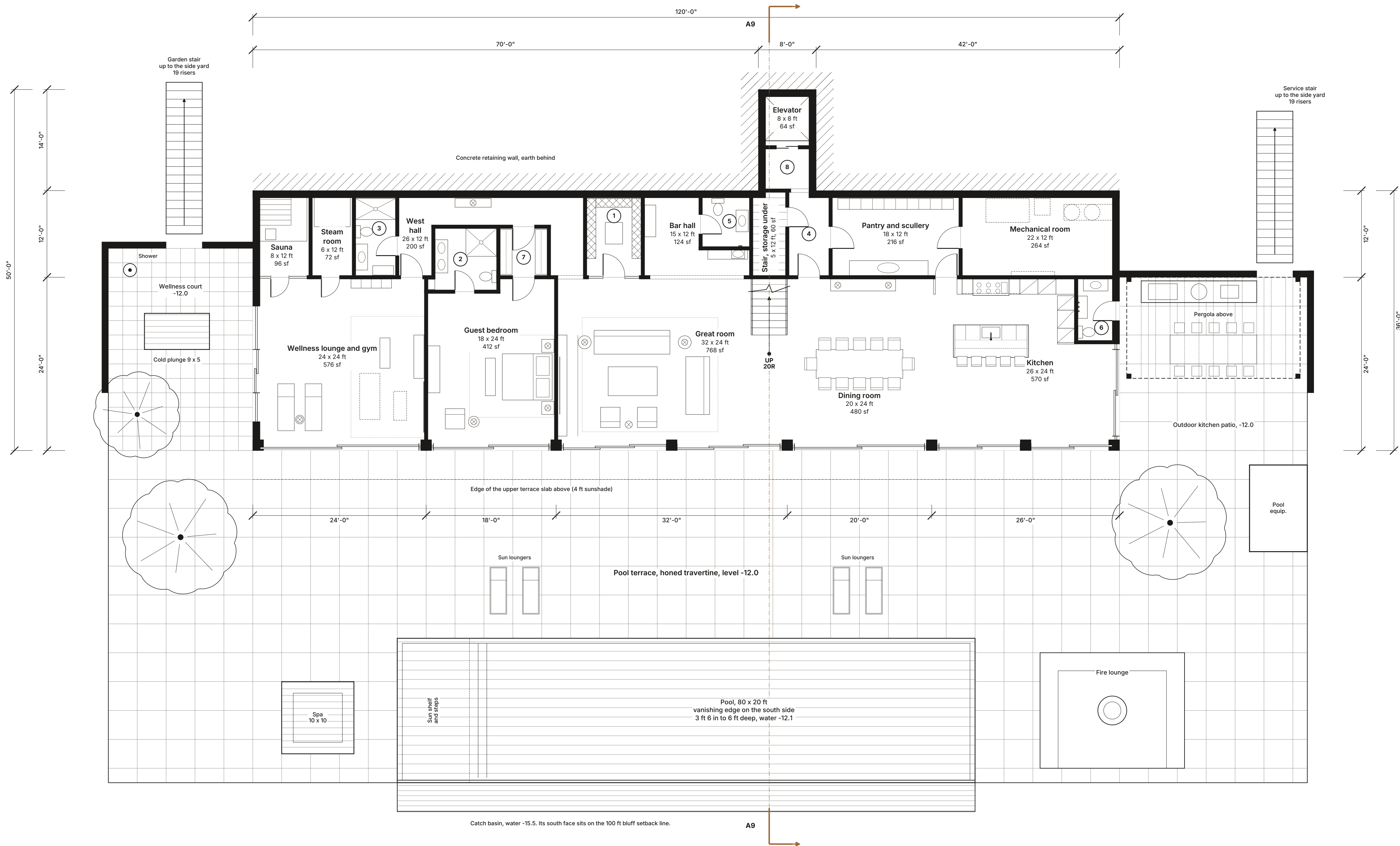
Place	Level (ft)
Street	+12.0
Motor court and garage slab	-0.5
Upper floor and upper terrace	0.0
Lower floor and pool terrace	-12.0
Ground at the bluff setback line	-12.5
Ground at the bluff edge	-15.0

0.0 is the upper floor, taken as 130 ft above sea level (assumed).
The lot is level from east to west. It falls 12 ft from the street to the house, then 12 ft more in a short band under the house.

SIZE CHECK ON THIS LOT

Check	Allowed	This plan
House plus garage	10,065 sf	10,048 sf
Height above natural grade	24 ft	22.9 ft
Second story area	2,955 sf	1,968 sf
Bluff setback	100 ft	100 ft to the pool basin

These follow our reading of the Malibu rules. No planner has reviewed them. Concept lot, no real address or parcel.



ROOMS, LOWER LEVEL

No.	Room	Size (ft)	Area (sf)
	Great room	32 x 24	768
	Dining room	20 x 24	480
	Kitchen	26 x 24 *	570
6	Powder room 3, pool bath	6 x 9	54
	Guest bedroom	18 x 24 *	412
	Wellness lounge and gym	24 x 24	576
	Sauna	8 x 12	96
	Steam room	6 x 12	72
3	Wellness bath	6 x 12	72
	West hall	26 x 12 *	200
2	Guest bath	10 x 9 *	83
7	Guest entry and closet	7 x 7	49
1	Wine room	8 x 12	96
	Bar hall	15 x 12 *	124
5	Powder room 2	7 x 8	56
	Stair, storage under	5 x 12	60
4	Service passage	6 x 12	72
	Pantry and scullery	18 x 12	216
	Mechanical room	22 x 12	264
8	Elevator lobby	8 x 6	48
	Elevator	8 x 8	64
	Conditioned area, this level		4,432

A number in a circle on the plan is a room too small to label. Find it in the No. column.
* Not a plain rectangle. Size is the overall width and depth. Area is exact.

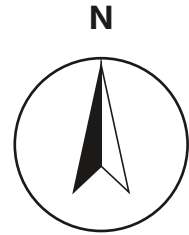
NOTES

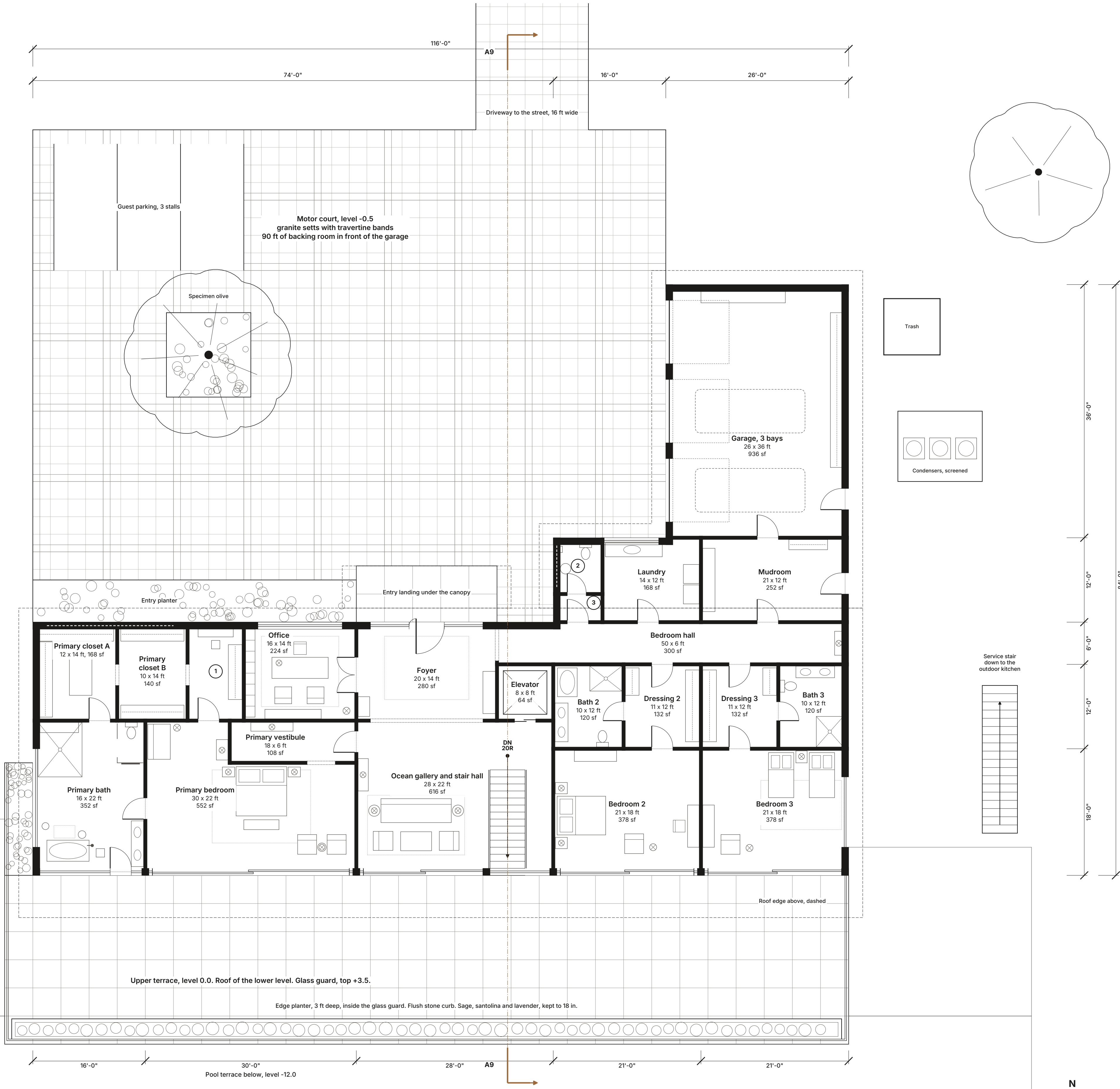
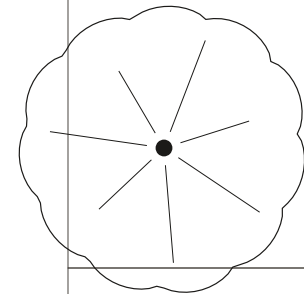
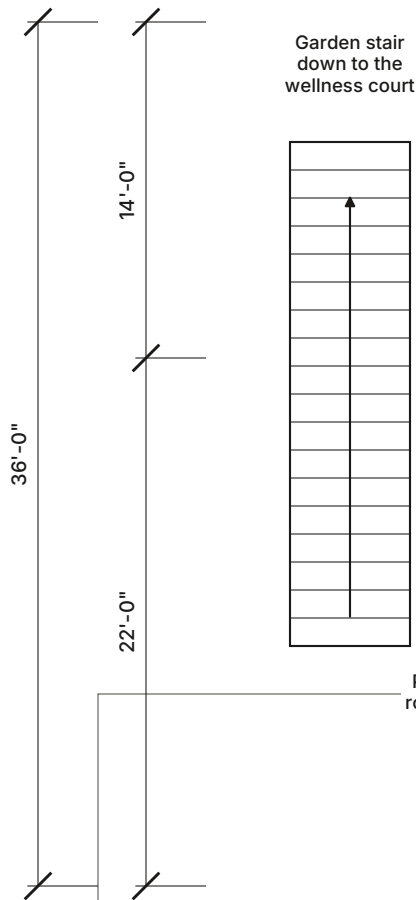
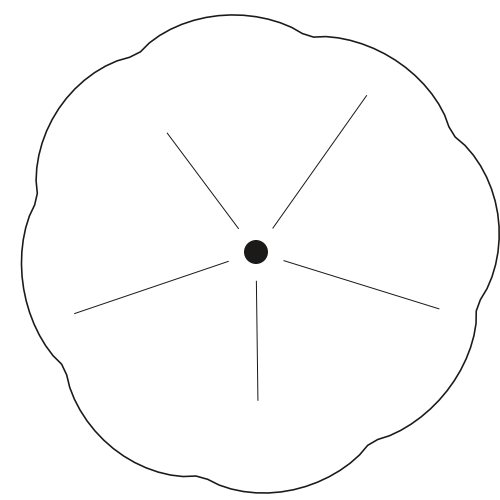
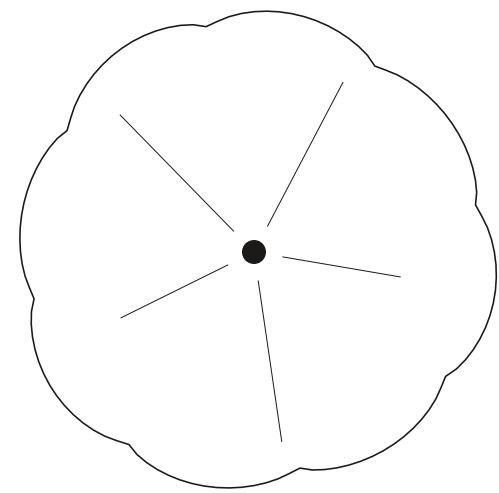
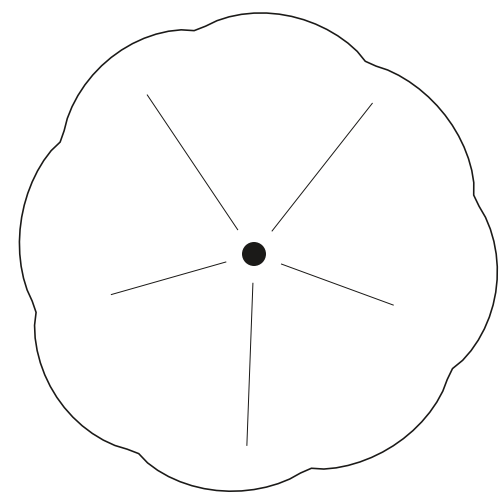
Areas are gross, measured to wall centerlines and outside faces, so the rooms add up to the footprint exactly.
Solid black = wall. Thin double line = glass wall.
Stone piers stand on the south glass line. Every slider runs between two piers. The great room (two 14 ft 6 in bays) and the kitchen (two 11 ft 6 in bays) each have a pier in the middle. Panels stack at the outer pier. Nothing pockets.
Stair: 20 risers at 7.2 in, 19 treads at 12 in, 5 ft wide, open risers, glass guards. It rises going north. Dashed treads are above the cut. Storage under the upper part.
Elevator 8 x 8 ft, door on its south face on both levels.
Furniture and door swings are shown for scale only.
A9 marks the section cut, looking east.

1

LOWER LEVEL FLOOR PLAN

Floor level -12.0 (pool terrace level). Ceiling 10 ft clear. Scale 1/8 in = 1 ft.





ROOMS, UPPER LEVEL

No.	Room	Size (ft)	Area (sf)
	Foyer	20 x 14	280
	Ocean gallery and stair hall	28 x 22	616
	Office	16 x 14	224
	Primary bedroom	30 x 22 *	552
	Primary vestibule	18 x 6	108
	Primary bath	16 x 22	352
	Primary closet A	12 x 14	168
	Primary closet B	10 x 14	140
1	Primary dressing hall	8 x 14	112
	Elevator	8 x 8	64
	Bedroom hall	50 x 6	300
	Bedroom 2	21 x 18	378
	Bedroom 3	21 x 18	378
	Bath 2	10 x 12	120
	Dressing 2	11 x 12	132
	Dressing 3	11 x 12	132
	Bath 3	10 x 12	120
3	Powder vestibule	7 x 4	28
2	Powder room 1	7 x 8	56
	Laundry	14 x 12	168
	Mudroom	21 x 12	252
	Conditioned area, this level		4,680
	Garage, 3 bays (not conditioned)	26 x 36	936

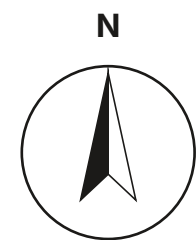
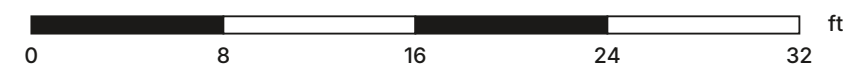
A number in a circle on the plan is a room too small to label. Find it in the No. column.
* Not a plain rectangle. Size is the overall width and depth. Area is exact.

NOTES

Areas are gross, measured to wall centerlines and outside faces, so the rooms add up to the footprint exactly.
Solid black = wall. Thin double line = glass wall.
White dashes in a wall = a high window, above the cut.
The upper level sits 20 ft back from the lower glass line.
The roof of the lower level is the upper terrace.
Edge planter along the terrace edge, inside the glass guard:
3 ft deep, flush stone curb, sage, santolina and lavender kept to 18 in. Drip irrigated, drained to the terrace drains.
It stops 20 ft short of the door bays.
Primary bath: floor standing tub filler, bronze, at the east end of the tub (dot with a short arm).
Stair opening 5 x 15 ft with a skylight over it. The stair comes up at the same spot as on sheet A2.
Front door: 5 x 10 ft timber pivot door.
Three 9 x 8 ft garage doors on the west face of the garage.
Furniture and door swings are shown for scale only.
A9 marks the section cut, looking east.

1 UPPER LEVEL FLOOR PLAN

Floor level 0.0 (arrival level). Ceiling 11 ft clear. Scale 1/8 in = 1 ft.



AKOPI BUILDERS

PROJECT

Malibu Residence, concept study

SHEET

Upper level floor plan

SCALE

1/8 in = 1 ft

DATE

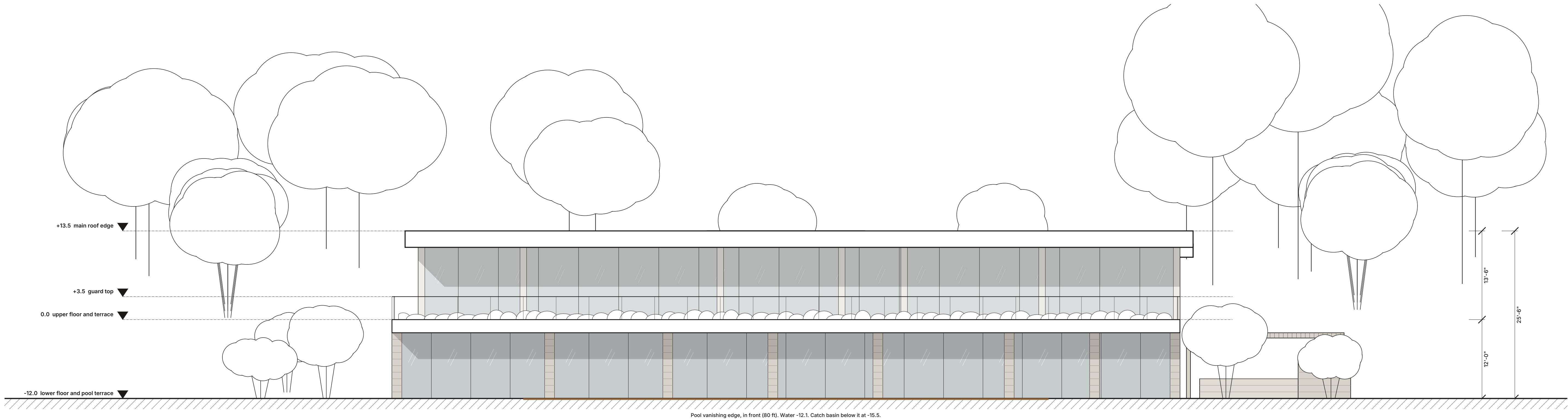
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Akopi Builders

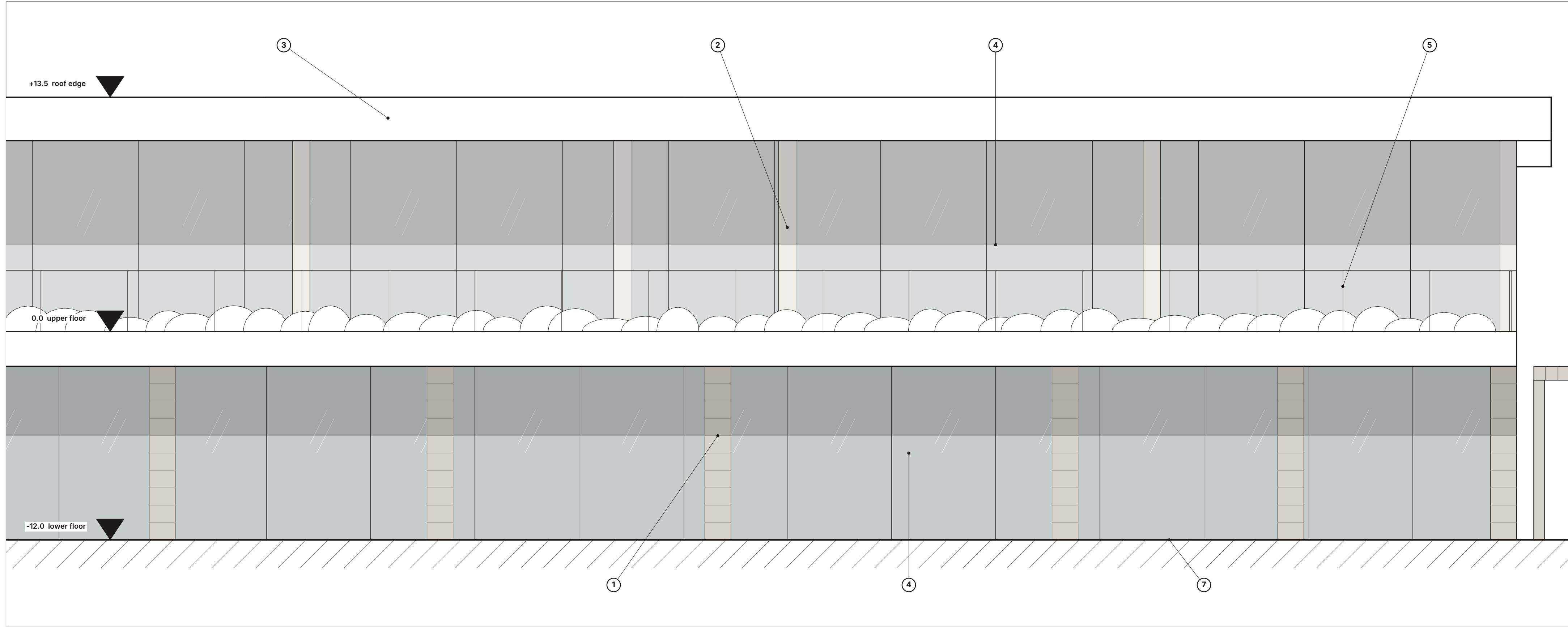
CONCEPT. NOT FOR CONSTRUCTION.

SHEET NO.

A3



1 SOUTH ELEVATION (ocean side)
Seen from the ocean, looking north. Scale 1/8 in = 1 ft.



2 PART OF THE SOUTH ELEVATION, great room to kitchen
Enlarged, trees left off. Numbers are keyed to the materials list. Scale 1/4 in = 1 ft.

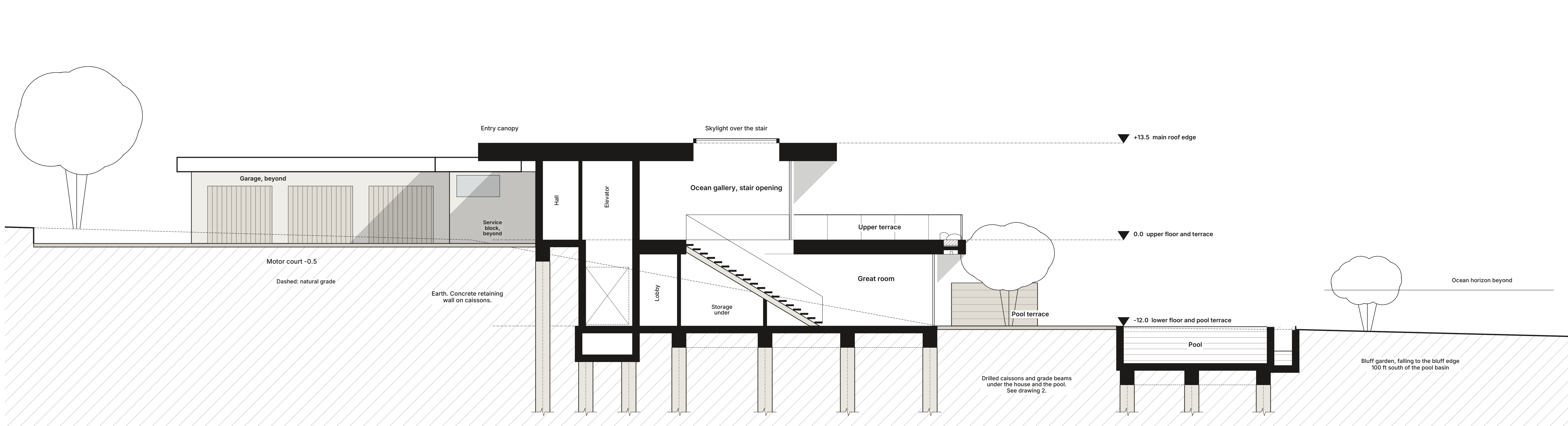


MATERIALS

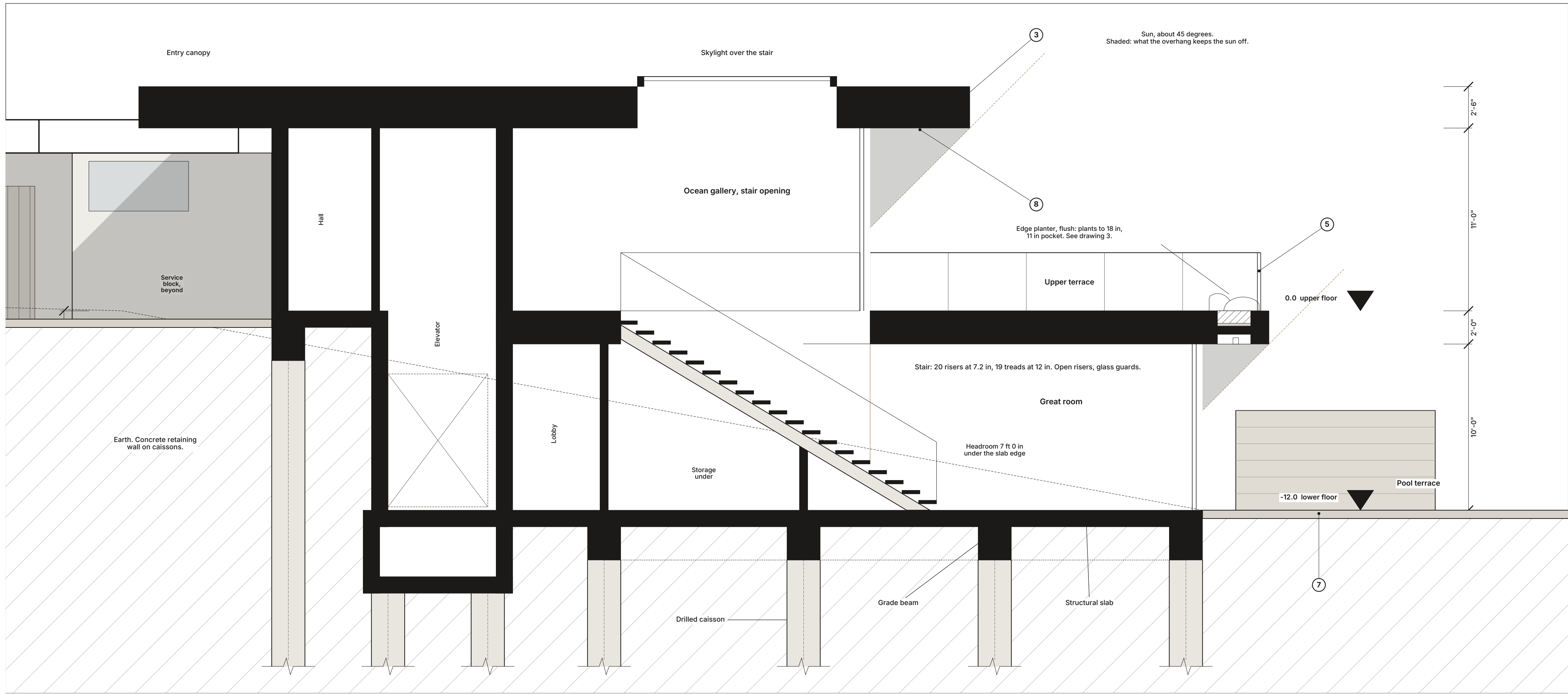
- 1 Limestone, coursed rough honey stone, tight recessed joints (lower piers and end walls)
- 2 Lime plaster, smooth troweled, matte, cream not white (upper walls)
- 3 Roof edge: thick flat band, crisp square edge, 2 ft 6 in deep
- 4 Glass: floor to ceiling sliders, thin dark bronze frames
- 5 Glass guard, clear, top at +3.5
- 6 Dark stained timber (front door, garage doors, pergola)
- 7 Travertine paving, large format, honed

NOTES

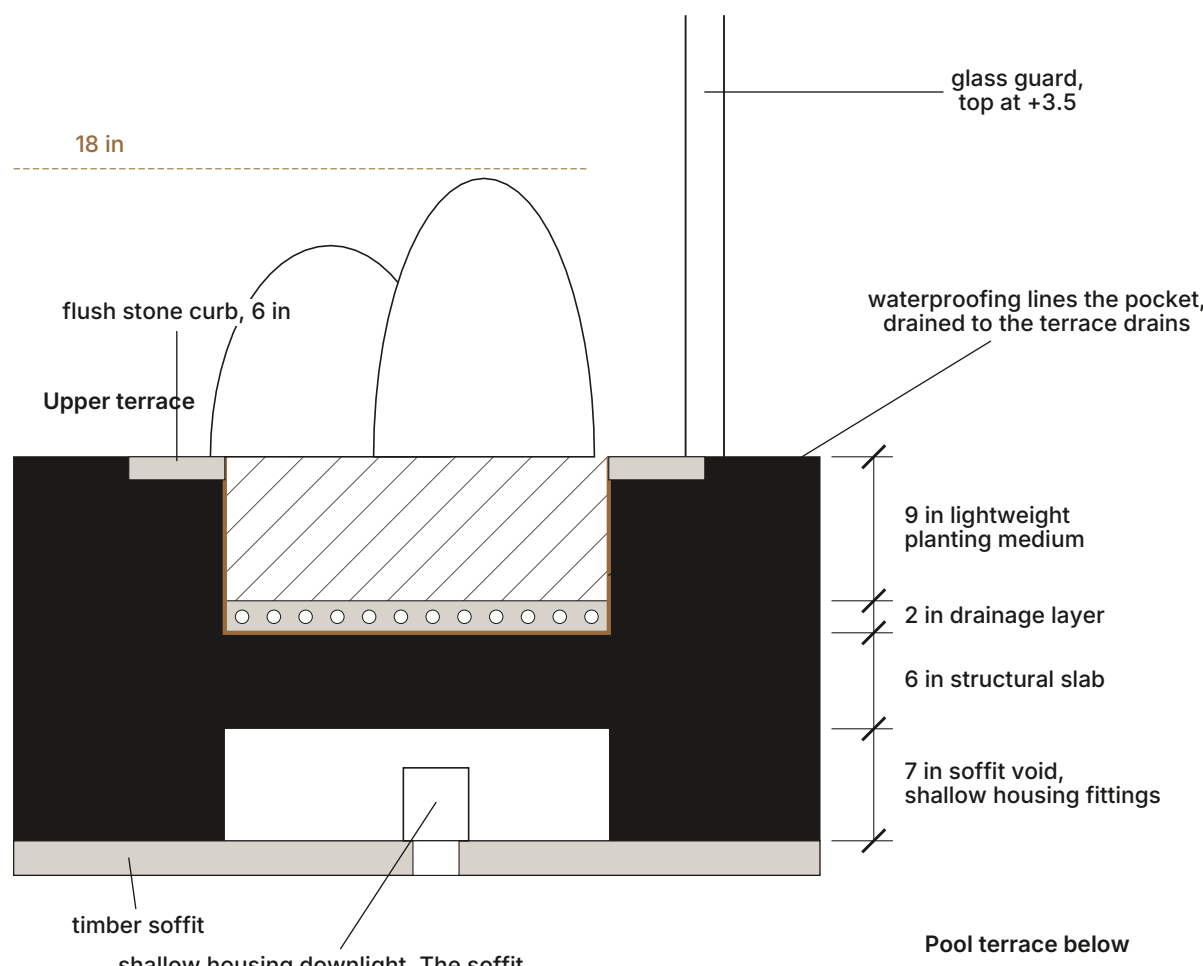
Bottom band: lower level, 120 ft of glass between stone piers, floor at -12.0, pool terrace in front. Then the terrace edge at 0.0 with a clear glass guard. Low planting shows behind the guard: the edge planter, sage, santolina and lavender, kept to 18 in. Set 20 ft back: upper level, 116 ft of glass, roof edge at +13.5 with a 6 ft overhang. Pool terrace to roof edge: 25 ft 6 in. Sun from the southwest, about 45 degrees. The 6 ft roof overhang and the 4 ft terrace edge each throw a shadow on the glass below. The upper level, 20 ft back, is drawn in a lighter tone than the lower level. Trees behind the house are drawn in outline. The olive drive shows as its two nearest trees.



1 BUILDING SECTION, NORTH TO SOUTH, THROUGH THE STAIR
Cut at x = 136.5 (marked A9 on the floor plans), looking east. Ocean on the right. Scale 1/8 in = 1 ft.



2 PART OF THE SECTION, the stair and the step
Enlarged. Solid black is cut structure. Scale 1/4 in = 1 ft.



3 TERRACE EDGE PLANTER, the 2 ft slab edge
Enlarged, same cut, looking east. Ocean on the right. Scale 1 in = 1 ft. Concept. Structure and waterproofing by the engineer of record.

MATERIALS

- 3 Roof edge: thick flat band, crisp square edge, 2 ft 6 in deep
- 4 Glass: floor to ceiling sliders, thin dark bronze frames
- 5 Glass guard, clear, top at +3.5
- 7 Travertine paving, large format, honed
- 8 Timber plank soffit under the roof overhang

HEIGHTS

Item	Level (ft)
Main roof edge, top	+13.5
Upper ceiling (11 ft clear)	+11.0
Top of the terrace glass guard	+3.5
Upper floor and upper terrace	0.0
Motor court and garage slab	-0.5
Lower ceiling (10 ft clear)	-2.0
Lower floor and pool terrace	-12.0
Catch basin water	-15.5

NOTES

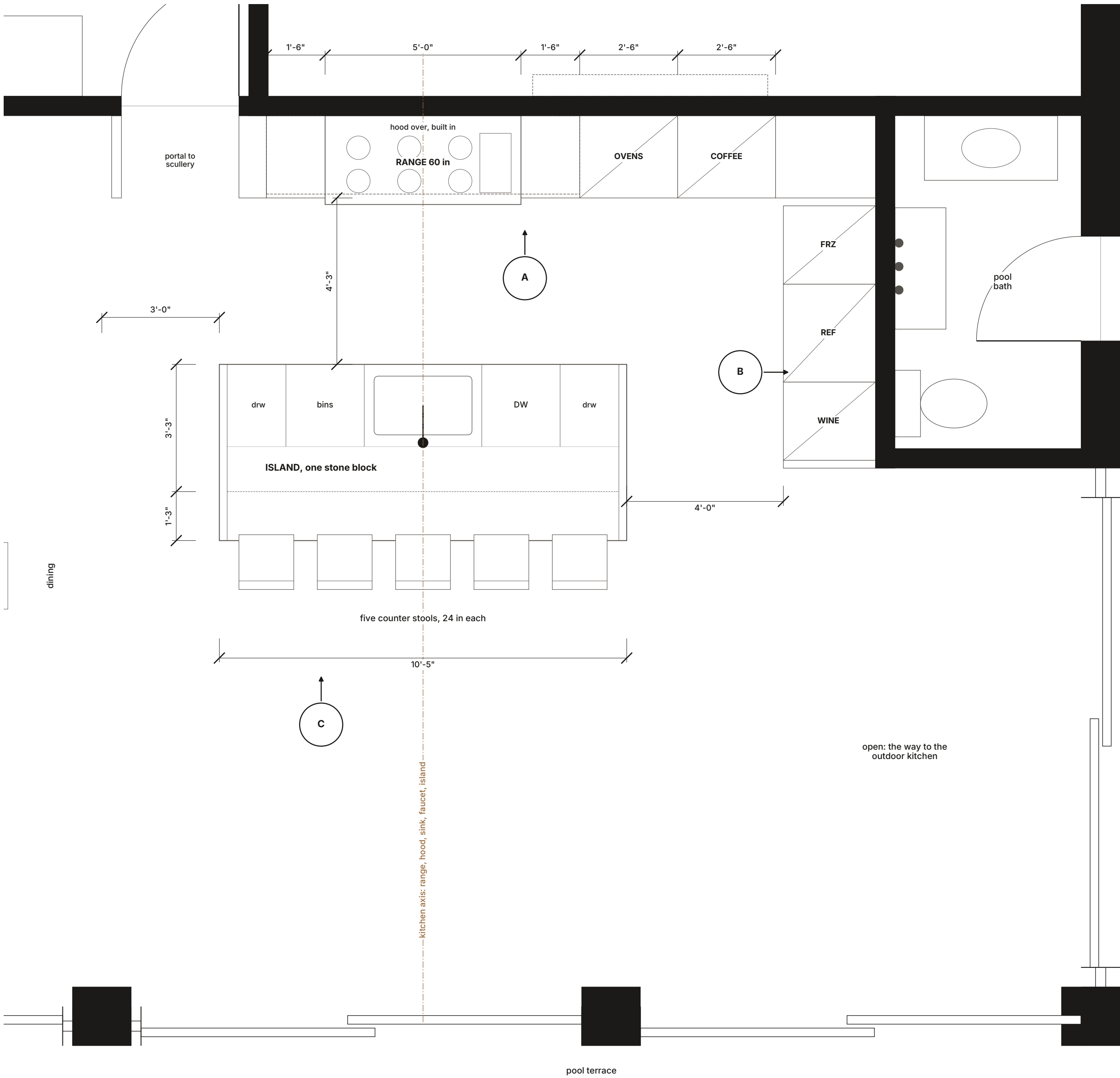
The lot drops 12 ft in a short band. The house sits across that drop: you arrive at the upper level and the lower level opens flat onto the pool terrace.

The upper level is pulled 20 ft back from the lower one, so the lower roof becomes the upper terrace.

Floor to floor is 12 ft: 10 ft clear plus 2 ft of structure. The stair fits it exactly: 20 risers at 7.2 in.

The lower north wall is a concrete retaining wall. North of it the upper floor is a structural slab that spans from that wall to a grade beam. It does not bear on the earth. Foundations: drilled caissons and grade beams under the house, the retaining wall and the pool. Shown schematically. Count, diameter and depth by the geotechnical and structural engineers. The lower floor is a structural slab on the grade beams. Shafts are cut off at a break line: depth is not known. The roof cantilevers 6 ft to the south. With the sun at about 45 degrees it shades the top 6 ft of the upper glass.

The terrace edge shades the top 4 ft of the lower glass. Edge planter at the terrace edge, flush with the paving. The 2 ft slab edge, top to bottom: an 11 in pocket (9 in lightweight planting medium over a 2 in drainage layer, waterproofed, drained to the terrace drains), a 6 in structural slab, a 7 in soffit void. The soffit downlights and speakers under it are shallow housing fittings. Plants to 18 in, drip irrigated. Concept. Structure and waterproofing by the engineer of record. Structure and caisson sizes are shown for scale, not engineered.

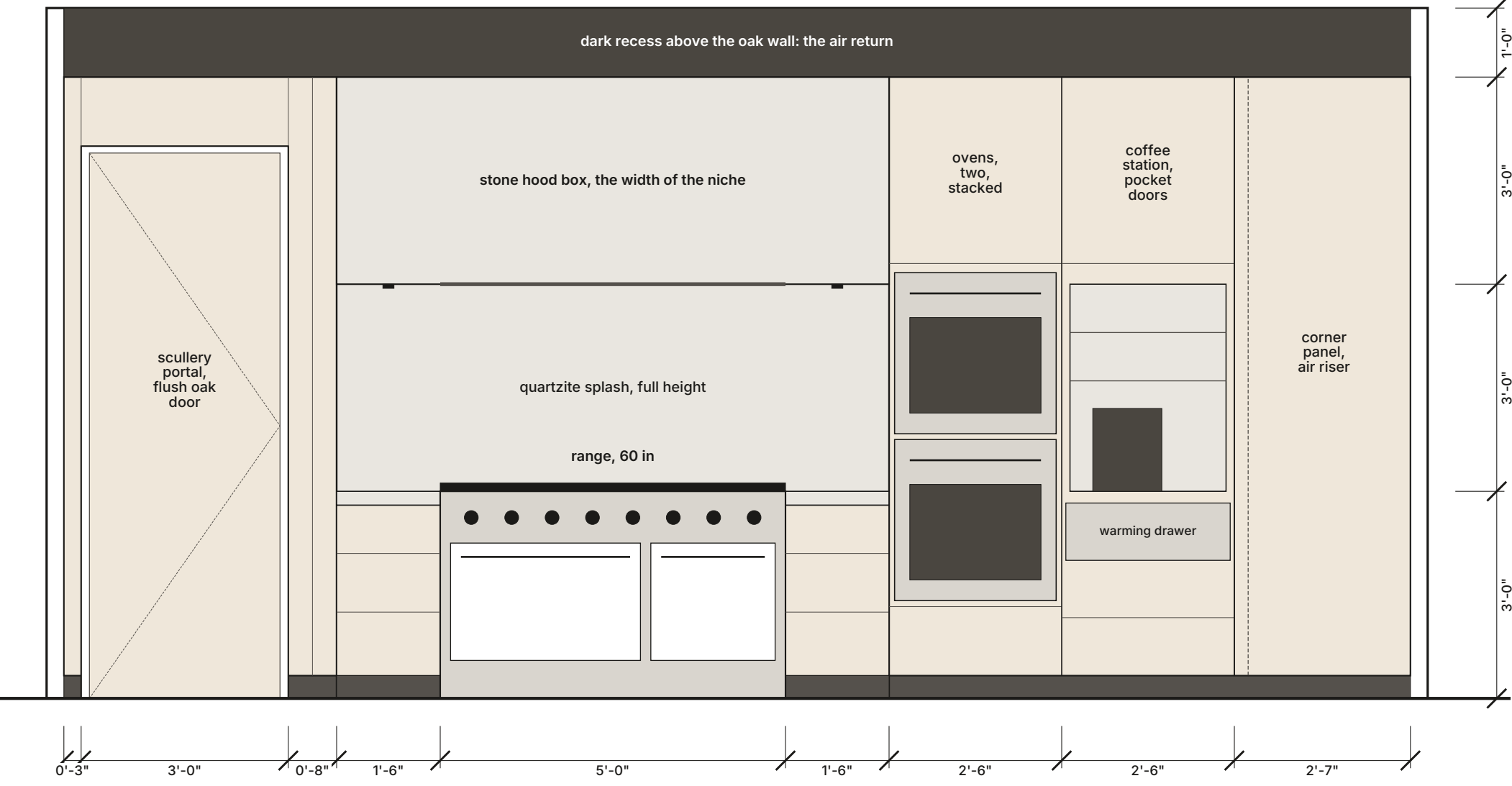


1 KITCHEN PLAN
Room L03, 570 sf, ceiling 10 ft. The room, the glass and the piers are as before. Scale 1/2 in = 1 ft.

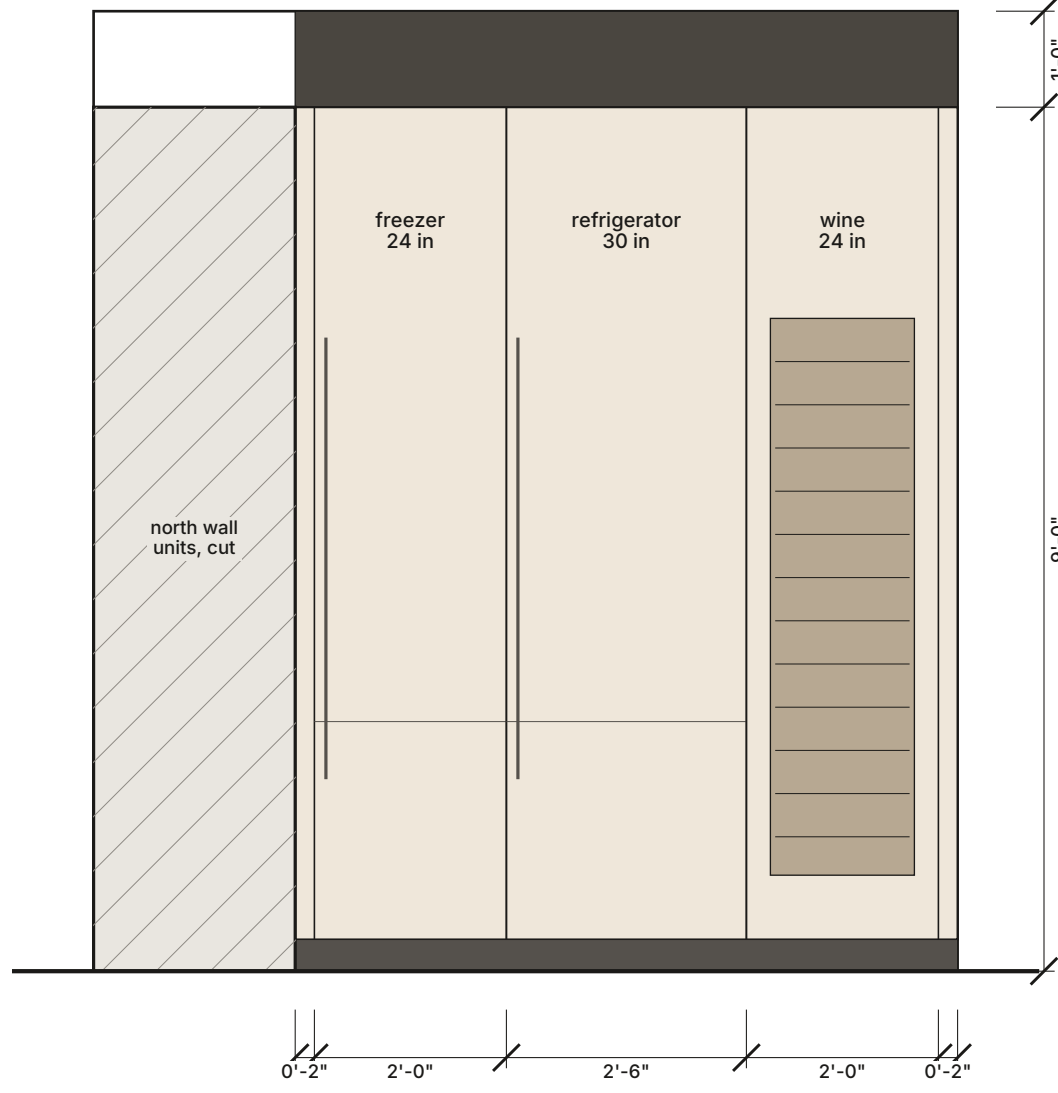
WHAT WAS DECIDED AND WHY

Island	One block of honed cream quartzite with mitered edges and waterfall ends. Limestone was not used for the top: it etches and stains in a kitchen. The quartzite is the same color family as the limestone piers.
Island position	Moved 5 ft 6 in north and 2 ft west of the old one, and turned from a table in the middle of the room into a block that faces the range. The range aisle is now 51 in, it was over 10 ft.
Seating	Five counter stools on the ocean side. The cook faces the ocean, the guests face the cook. Stool backs stop below the counter.
Sink and faucet	Sink on the working side, on the axis. Faucet behind the bowl on its long side, at the center, spout toward the cook.

Range	60 in, in a stone lined niche. The hood is a stone box the width of the niche, so there is no bronze box on the wall.
Tall wall	Ovens and coffee station on the north wall, wine, refrigerator and freezer on the east return, all behind oak panels to 9 ft with a dark 12 in recess above (the air return).
Scullery	The pantry L18 already sits behind the kitchen. Its door is now inside an oak lined portal, so it reads as part of the wall.
Southeast corner	Left open on purpose: it is the way from the dining table and the kitchen to the outdoor kitchen slider.



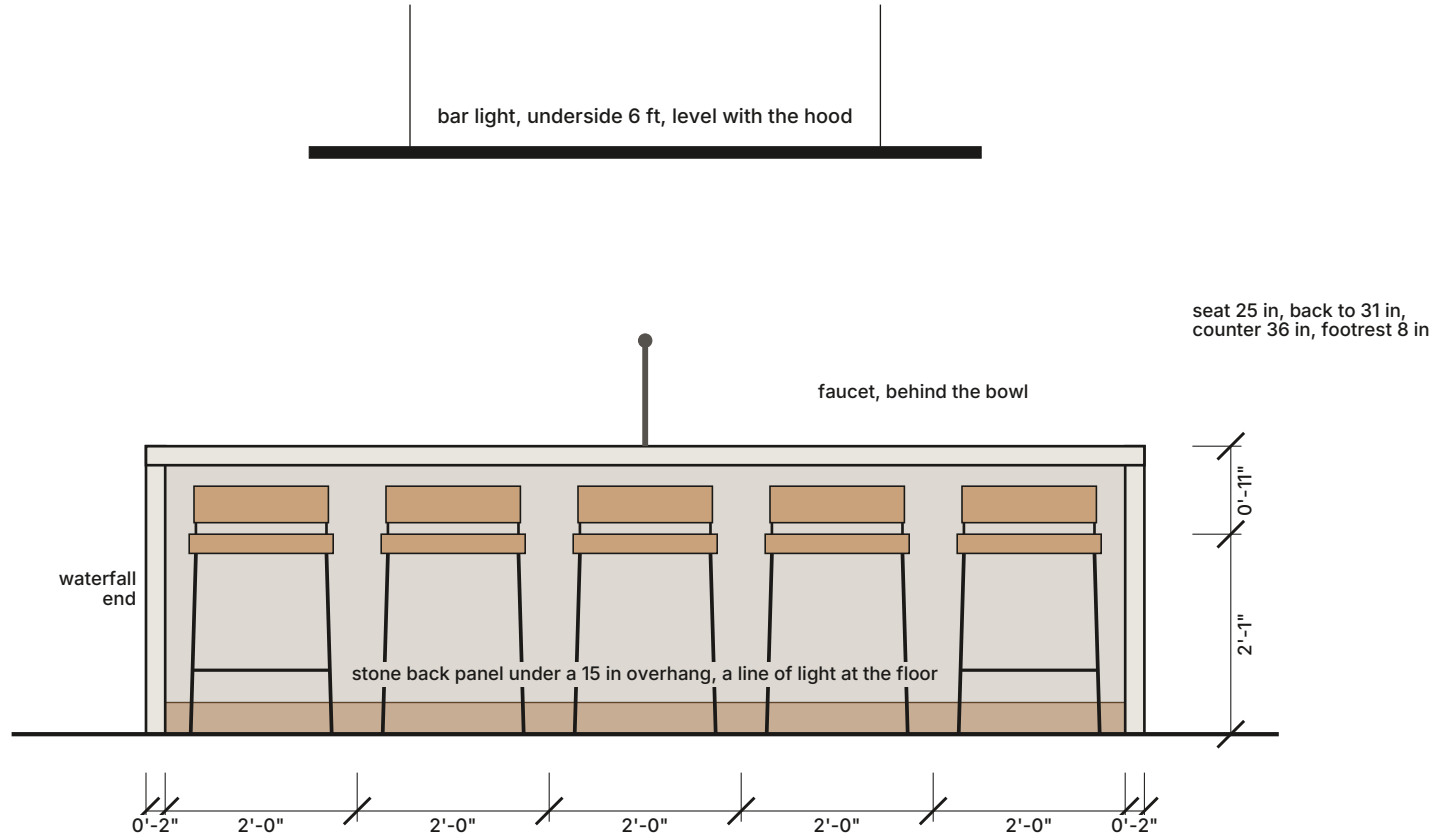
A APPLIANCE WALL, LOOKING NORTH
One oak wall with a stone lined cooking niche cut into it. Scale 1/2 in = 1 ft.



B REFRIGERATOR WALL, LOOKING EAST
Scale 1/2 in = 1 ft.

CLEARANCES (ALL CHECKED BY THE SCRIPT)

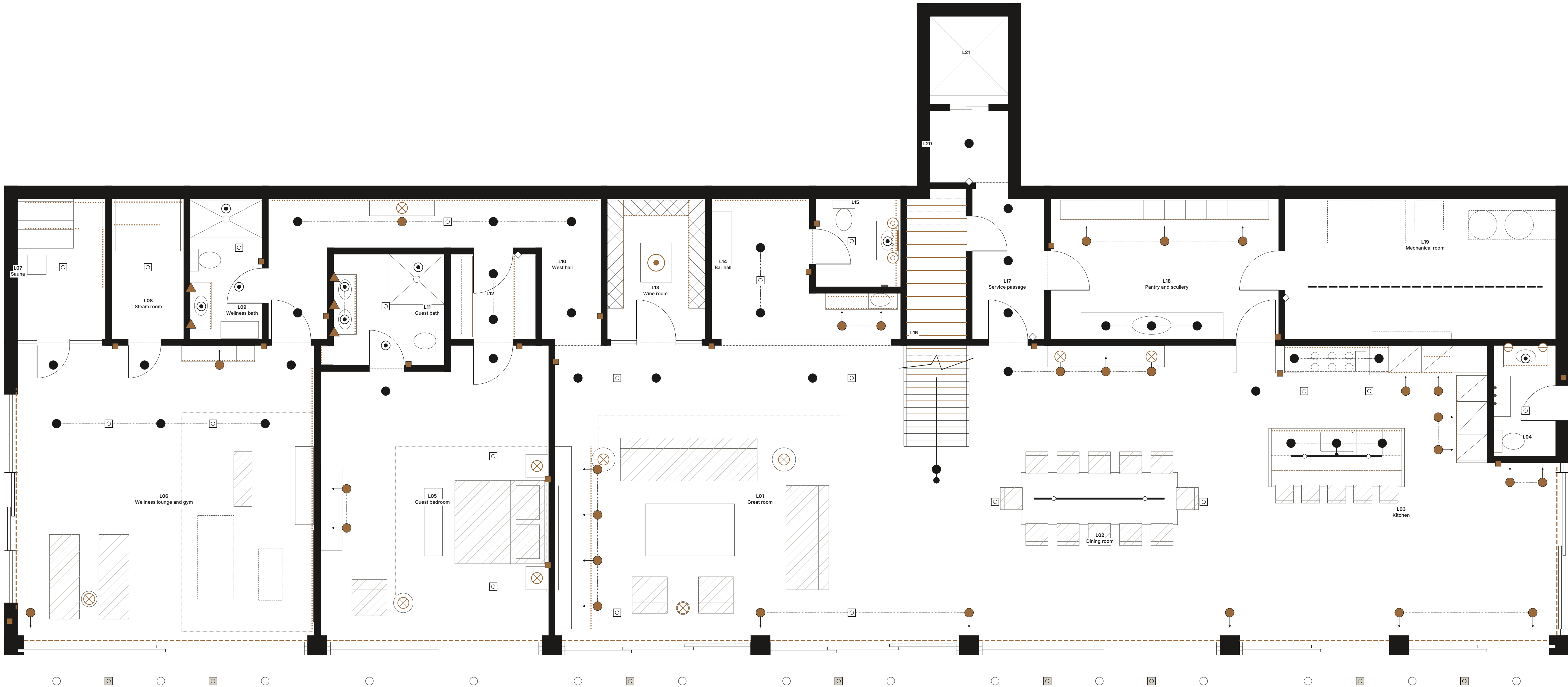
Check	Got	Needs
Aisle between the range front and the island	49 in	48 in +
Aisle between the north counters and the island	51 in	42 in +
Aisle between the island east end and the refrigerator wall	48 in	42 to 48 in
Walkway between the island west end and the dining chair	64.8 in	44 in +
Walkway behind the seated stools to the glass	121.8 in	44 in +
Knee space under the island overhang	15 in	15 in +
Width for each stool	24 in	24 in +
Counter top above the stool seat	11 in	10 to 12 in
Landing, west of the range	18 in	15 in +
Landing, east of the range	18 in	15 in +
Landing, west of the sink	45 in	24 in +
Landing, east of the sink	45 in	18 in +
Refrigerator landing: the island counter across from it, no more than 48 in away	48 in	up to 48 in
Oven landing: counter beside the ovens	18 in	15 in +
Hood underside above the cooktop	36 in	30 to 36 in
Dishwasher door open, room left in the range aisle	27 in	21 in +
Refrigerator door open (30 in), room left to the island	18 in	15 in +
Faucet centered on the long edge farthest from the cook, spout over the middle of the bowl	yes	
Island, range, hood, sink and faucet on one axis (x 167.2)	yes	



C ISLAND FROM THE SEATING SIDE, LOOKING NORTH
One block of honed stone. Stool backs stop 5 in below the counter. Scale 1/2 in = 1 ft.

STOOLS, SINK, FINISHES

Stools	Counter stool, not a bar stool. Slim dark bronze frame with four legs and a footrest rail at 8 in. Upholstered seat 18 in wide in saddle leather, seat 25 in high (11 in under the counter). Low upholstered back that stops at 31 in, 5 in below the counter top, so the stone line is never broken.
Faucet	On the long edge of the bowl farthest from the cook, at its center. The spout points back at the cook and ends over the middle of the bowl. Dishwasher directly east of the sink. Bins directly west of it.
Stone	Honed cream quartzite, Taj Mahal type: Island, counters, splash and hood box. One slab on the island top, 2 3/8 in mitered edge.
Timber	Honey oak, flush, no handles: a routed finger pull on each door edge. Recessed bronze toe kick with a concealed LED.
Appliances	No makers named. Refrigerator, freezer, wine and dishwasher behind panels. Nothing in steel on show but the range.



Pool terrace soffit: the 15 exterior downlights of sheet A12 (open circles) and 8 weather rated soffit speakers (gray squares), on one row. All shallow housing fittings: the soffit void under the edge planter is 7 in (sheet A9)

1

LIGHTING KEY PLAN, LOWER LEVEL

Every light fitting, over the furniture. Ceiling 10 ft, honey oak planks running east to west. 154 fittings on this level. Scale 1/4 in = 1 ft.

LEGEND, WITH THE COUNT ON THIS LEVEL

- L1 Fixed downlight, 2 in trimless, 3000 K: 35

●→ L2 Adjustable downlight, the arrow is the aim: 28

⊙ L3 Wet rated downlight: 9

- - - L4 Concealed LED in a curtain pocket: 9

..... L5 Concealed LED in joinery or at a wall head (L11 in hot rooms): 25

||||| L6 LED under each stair tread: 19

— L7 Linear bar pendant: 2

⊙ L8 Decorative pendant: 1

▲ L9 Wall light, 5 ft 3 in: 5

⊗ L10 Table or floor lamp, dimmed outlet: 10
- - - L12 Skylight well LED

— L13 Recessed linear light: 1

⊙ L22 Small globe pendant, beside a mirror: 2

○ L23 Alabaster drop pendant, a cluster of three

— L24 Halo light behind a mirror: 1

⊙ L25 Globe wall light, 5 ft 3 in: 2

⊠ Flush ceiling speaker (shown for the shared grid): 20

■ Keypad at 39 in (wide = touchscreen, diamond = sensor): 24

----- Row line: fittings of one named row

▨ Hatched: a seat or a bed. No downlight over it.

HOW IT IS SET OUT

Drawn over the furniture, because the lights are set out for the furniture.

Ceiling: honey oak planks 6 in wide, running east to west. Every downlight sits in the middle of a board, in a named straight row. There is no grid. Adjustable downlights stand 1 ft 5 in to 2 ft off the stone, the joinery or the art they light. Fixed ones sit over work tops, doors and walking lines.

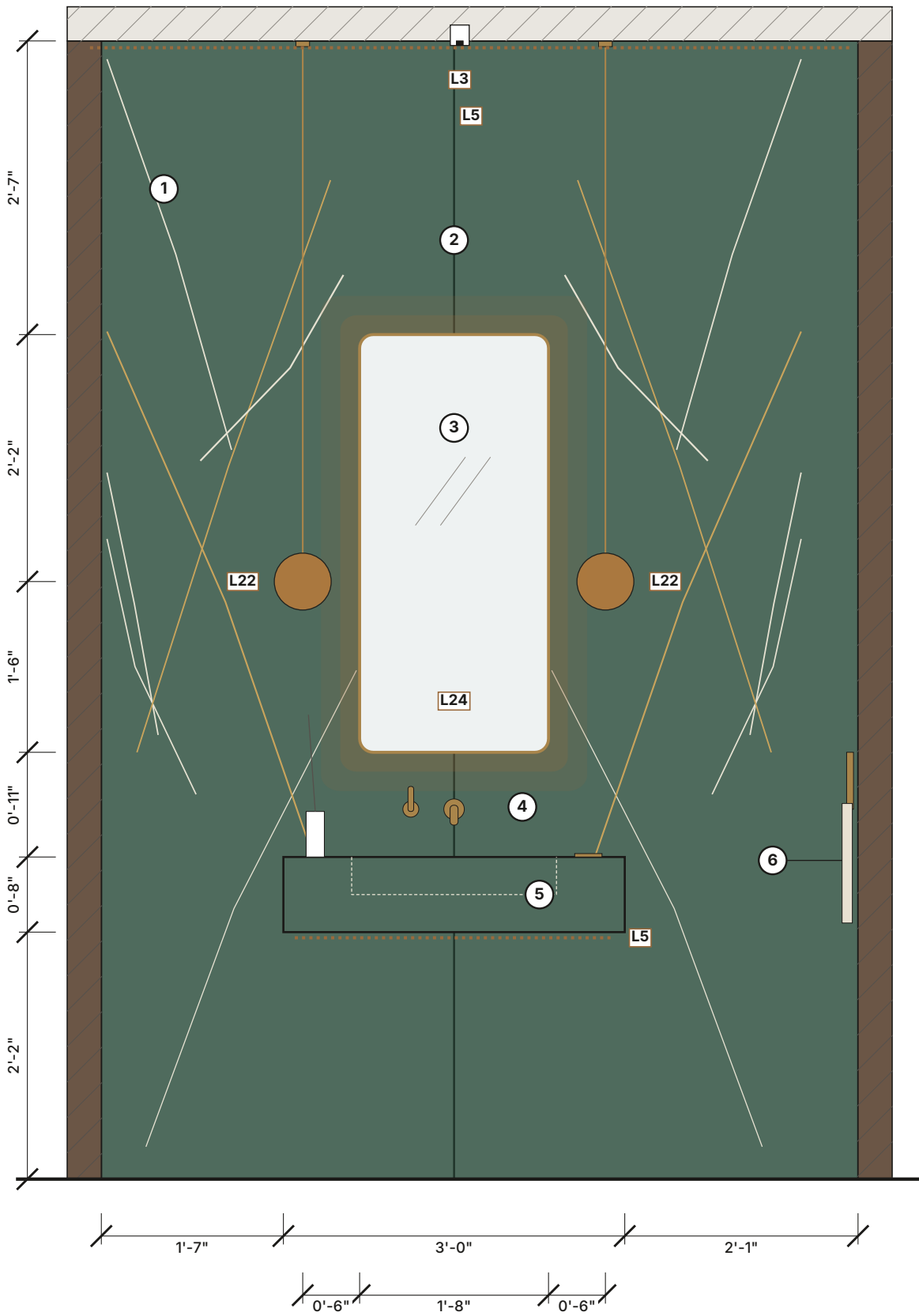
No downlight over a sofa, an armchair, a dining chair, a stool, a lounge, a bed or a hot room bench, and none within 3 ft in front of a mirror.

From the glass inward: glass, curtain pocket, air slot, first row of lights. Downlights 3000 K. Everything decorative or concealed 2700 K. All dim. Speakers share the rows: a speaker takes a point on a row, never between. Sprinkler heads and detectors: concealed, on the rows, by their engineers.

CIRCUITS

Circuit	What is on it, in every room
C1	Fixed downlights (work tops, doors, walking lines)
C2	Adjustable downlights (stone, joinery, art)
C3	Decorative (pendants and wall lights)
C4	Concealed LED (curtain pockets, joinery, toe kicks, treads, wells)
C5	Lamps (dimmed lamp outlets)
C6	The tub downlight, alone
C7	Mirror halo (concealed LED behind a mirror, the face light)

Fitting types, lamps, beams and finishes: sheet A16. Scenes: sheet A17.
Each room in plain words: plan/INTERIOR-SERVICES.md.



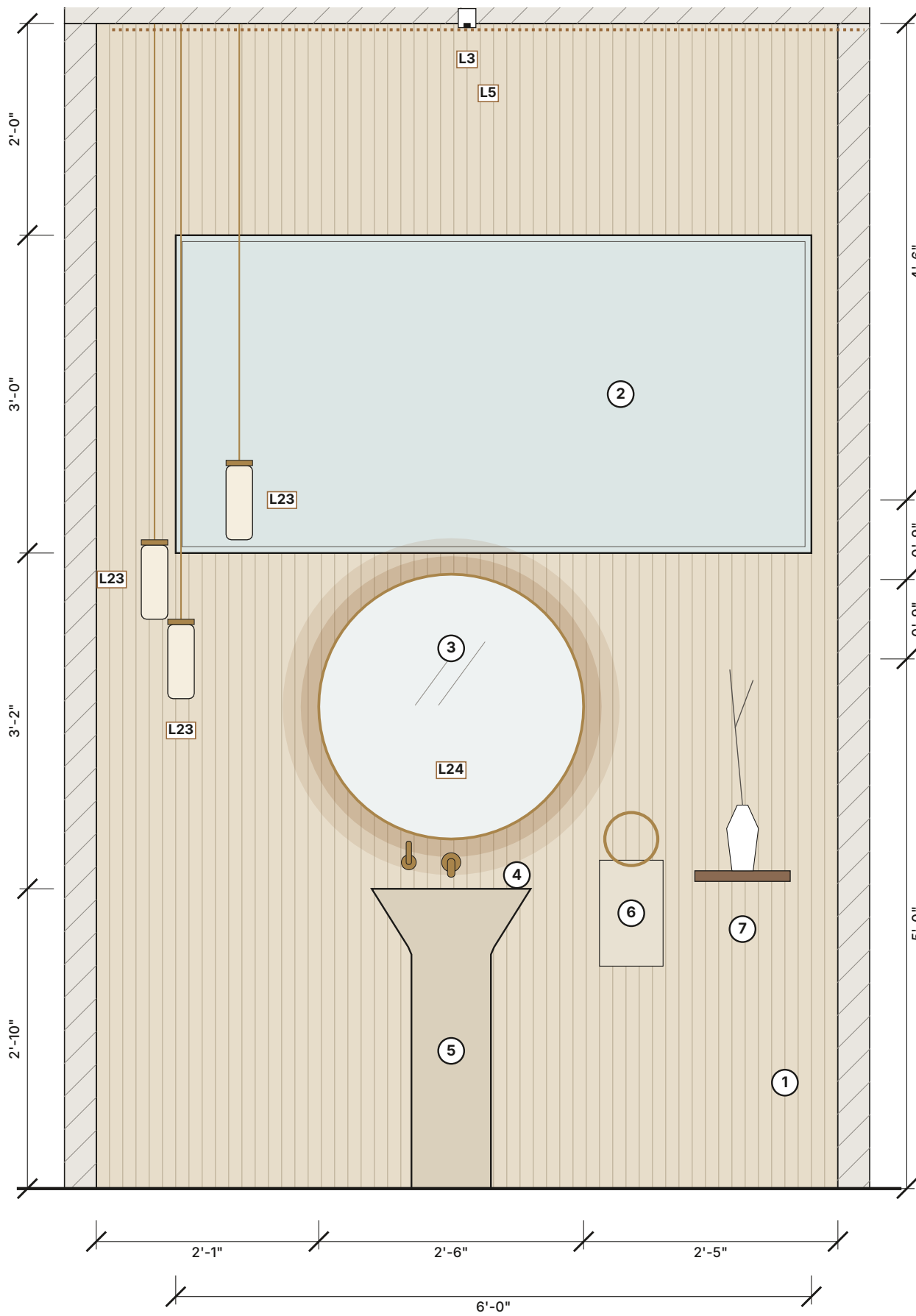
- WHAT THE NUMBERS ARE**
- East wall (the vanity wall), floor to ceiling: two polished slabs of deep green marble with white and gold veining, book matched, the veins mirrored about the center line of the basin (y 181.8). One vertical joint, on that line.
 - Book match line: the one joint between the two slabs, on the center line of the basin. The veins mirror about it.
 - Tall rectangle, 20 by 44 in, soft radius corners, thin aged brass frame, standing 1 in off the marble with a halo of light behind it.
 - Wall mounted out of the slab on the basin center line, aged brass: one spout, one lever beside it.
 - A floating block of the same green marble, 36 in wide, 20 in front to back, an 8 in mitered face, the bowl carved into it, its top 34 in above the floor. Nothing under it but a concealed line of light that makes a soft pool on the floor below.
 - Linen hand towel on an aged brass ring, on the south wall beside the block, 3 ft 6 in to its center. Seen edge on. Also on the block: a bud vase with one stem, on the block, a soap dish, on the block.

LIGHT FITTINGS ON THIS WALL (SCHEDULE: SHEET A16)

Ref	Fitting	No.	Where, how high	Cir.
L3	Wet rated fixed downlight. Dark bronze baffle behind a flush lens	1	In the ceiling, 10 ft	C1
L5	Concealed linear LED in joinery and at wall heads. Not seen	2	Slot at the head of the green marble wall; under the floating marble block, 2 ft 1 in	C4
L22	Small glass globe pendant. Hand blown smoked amber glass globe 6 in across, thin aged brass stem and ceiling cup	2	Center 5 ft 3 in above the floor	C3
L24	Halo mirror light. Not seen	1	Behind the mirror, all the way around	C7

FINISHES

Stone	The vanity wall, floor to ceiling, in book matched slabs of deep green marble.
Walls	South, west and north walls: dark bronze brown polished plaster with a soft sheen.
Ceiling	The same dark bronze brown polished plaster, 10 ft.
Floor	The house travertine, honed.
Metal	Aged brass, a living finish.



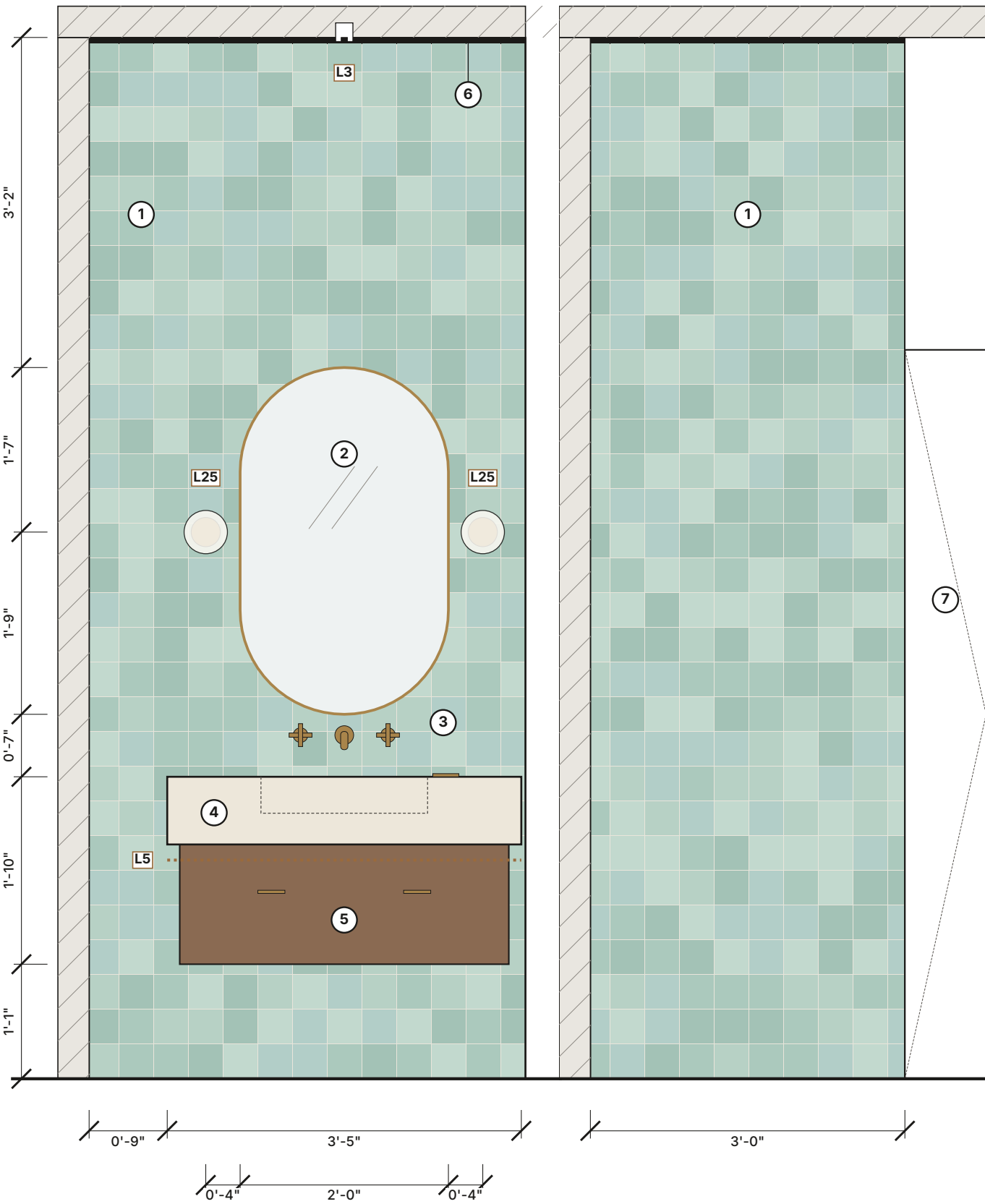
- WHAT THE NUMBERS ARE**
- West wall (the basin wall), floor to ceiling: fluted honed travertine, vertical flutes 1 1/2 in wide, washed from a concealed slot at the ceiling so every flute throws a shadow. The frosted slot window sits in it, its reveals in the same stone.
 - The frosted slot window, sill 6 ft, head 9 ft. Its reveals are in the same stone.
 - Round, 30 in, thin aged brass frame, standing 1 in off the flutes with a halo of light behind it. Center 4 ft 6 1/2 in above the floor, so it sits between the bowl and the window sill.
 - Wall mounted out of the fluted wall on the basin center line, aged brass: one spout, one lever beside it.
 - The turned travertine pedestal, slimmer and smooth: bowl 18 in across, shaft 9 in across, honed, the rim 34 in above the floor.
 - Linen hand towel on an aged brass ring, on the fluted wall right of the mirror, 3 ft 4 in to its center.
 - A ceramic vase with one branch on a small walnut ledge, right of the towel, top 3 ft above the floor. Not on this wall: one small framed drawing on the north side wall.

LIGHT FITTINGS ON THIS WALL (SCHEDULE: SHEET A16)

Ref	Fitting	No.	Where, how high	Cir.
L3	Wet rated fixed downlight. Dark bronze baffle behind a flush lens	1	In the ceiling, 11 ft	C1
L5	Concealed linear LED in joinery and at wall heads. Not seen	1	Slot at the head of the wall, 11 ft	C4
L23	Alabaster drop pendant. Alabaster cylinder 3 in across and 9 in long, thin aged brass stem and cap	3	Centers 5 ft 5 in, 5 ft 9 in, 6 ft 6 in above the floor	C3
L24	Halo mirror light. Not seen	1	Behind the mirror, all the way around	C7

FINISHES

Stone	The basin wall, floor to ceiling, in fluted honed travertine.
Walls	South, east and north walls: cream lime plaster with visible trowel movement.
Ceiling	Smooth plaster.
Floor	The house travertine, honed.
Metal	Aged brass, a living finish.



- WHAT THE NUMBERS ARE**
- North wall (the vanity wall) and the east return beside it, from the outside door to the corner, floor to ceiling: handmade glazed zellige tile, 4 by 4 in, pale sea green, glossy, every tile a little different, fine joints. The grid is centered on the basin.
 - Pill shape with full radius ends, 24 in wide and 40 in tall, thin aged brass frame, centered on the basin.
 - Wall mounted out of the tile on the basin center line, aged brass: a spout and two cross handles.
 - Cream limestone top with the trough carved into it, its top 2 ft 11 in above the floor. A soap dish on it.
 - Floating walnut drawer with two small aged brass pulls. The line of light sits under the stone top.
 - A plain shadow gap at the head of the tile wall. The extract slot is hidden in it.
 - The outside door, in a deep reveal. The tile of the return stops at its jamb. Not on these walls: the teak bench with striped pool towels; three aged brass hooks on the west side wall over the bench, one towel on the middle hook.

LIGHT FITTINGS ON THIS WALL (SCHEDULE: SHEET A16)

Ref	Fitting	No.	Where, how high	Cir.
L3	Wet rated fixed downlight. Dark bronze baffle behind a flush lens	1	In the ceiling, 10 ft	C1
L5	Concealed linear LED in joinery and at wall heads. Not seen	1	Under the floating basin, 2 ft 1 in	C4
L25	Globe wall light. Opal glass globe 5 in across on a round aged brass backplate	2	Center 5 ft 3 in above the floor	C3

FINISHES

Tile	The vanity wall and the return beside it, floor to ceiling, in handmade pale sea green zellige.
Walls	West and south walls, and the east wall south of the door: lime plaster.
Ceiling	Smooth plaster.
Floor	The house travertine, sandblasted for wet feet.
Metal	Aged brass, a living finish.

1 POWDER ROOM BY THE BAR (L15), EAST WALL

Looking east. The dark one. Scale 3/4 in = 1 ft.

2 POWDER ROOM BY THE ENTRY (U19), WEST WALL

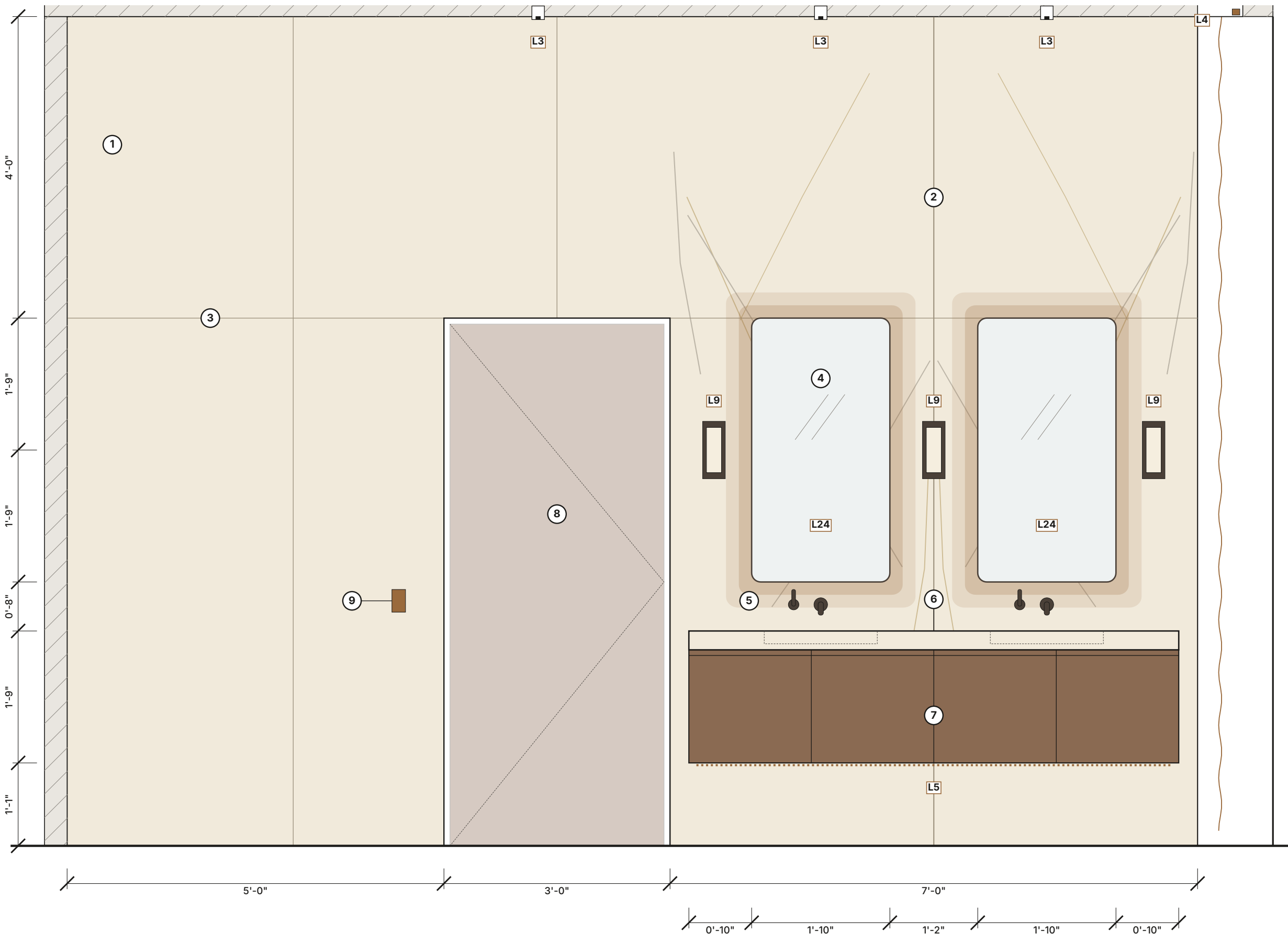
Looking west. The fluted one. Scale 3/4 in = 1 ft.

3 POOL BATH (L04), NORTH WALL

Looking north. The fresh one. Scale 3/4 in = 1 ft.

3a EAST RETURN

Looking east.



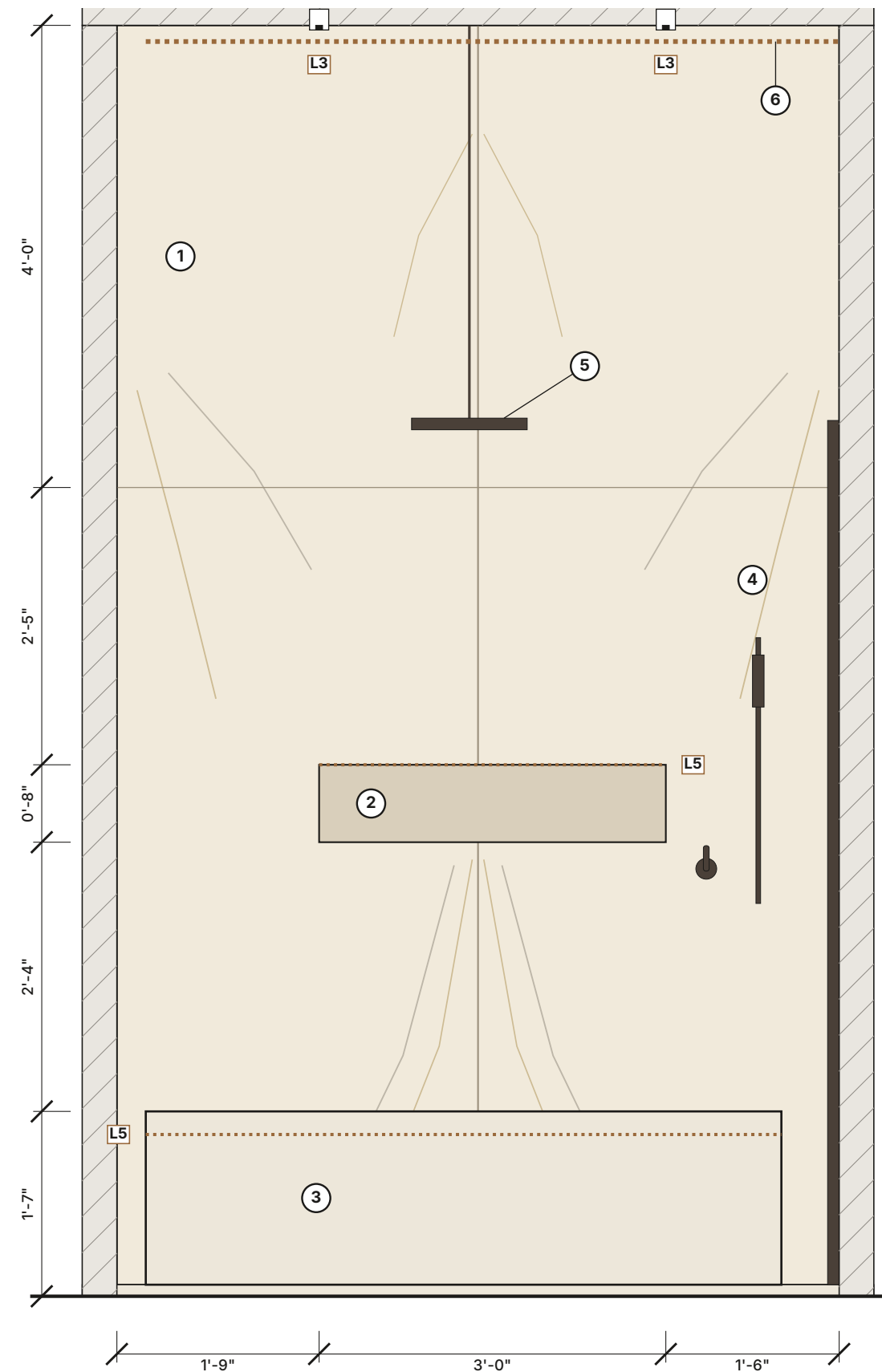
- WHAT THE NUMBERS ARE**
- Honed slabs of the kitchen's cream quartzite, floor to ceiling, book matched.
 - Book match line: the center of the vanity, between the two mirrors.
 - One level joint at 7 ft, the line of the door head and the mirror tops. The ceiling is 11 ft, taller than a slab comes.
 - Two tall mirrors with soft radius corners, 22 by 42 in, each centered on its basin, each with a halo of light behind it, their tops on the 7 ft joint.
 - Wall mounted out of the slab over each basin, dark bronze: one spout and one lever each.
 - Quartzite top 3 in thick, the length of the cabinet, two basins carved into it, 3 ft apart. Top 2 ft 10 in above the floor.
 - Floating walnut cabinet 6 ft 6 in long, four drawer fronts, a finger pull groove under the top. A concealed line of light under it washes the floor.
 - Door to the primary bedroom, 3 ft wide, head 7 ft.
 - Keypad, 39 in above the floor.

LIGHT FITTINGS ON THIS WALL (SCHEDULE: SHEET A16)

Ref	Fitting	No.	Where, how high	Cir.
L3	Wet rated fixed downlight. Dark bronze baffle behind a flush lens	3	In the ceiling, 11 ft	C1
L4	Concealed linear LED in the curtain pocket. Not seen	1	In the ceiling, 11 ft	C4
L5	Concealed linear LED in joinery and at wall heads. Not seen	1	Under the floating cabinet, 1 ft 1 in	C4
L9	Wall light. Dark bronze and alabaster	3	Center 5 ft 3 in above the floor	C3
L24	Halo mirror light. Not seen	2	Behind the mirror, all the way around	C7

FINISHES

Stone	Book matched slabs of the kitchen's cream quartzite on the vanity wall and the shower walls.
Walls	The other solid walls: smooth cream plaster. South and west: glass.
Ceiling	Smooth plaster.
Floor	The house travertine, honed.
Metal	The house dark bronze.



- WHAT THE NUMBERS ARE**
- The same honed quartzite slabs, one vertical joint on the middle of the wall, the level joint at 7 ft.
 - Slot niche 3 ft long and 8 in high, over the bench, a concealed light in its head. The wall is built out 4 in to take it.
 - Stone bench, the width of the shower, top 1 ft 7 in above the floor, a concealed line of light under it.
 - Hand shower on a bar and the valve, dark bronze.
 - Rain head, dark bronze, underside 7 ft 6 in.
 - Extract: a slot hidden in the shadow gap at the head of the wall.

LIGHT FITTINGS ON THIS WALL (SCHEDULE: SHEET A16)

Ref	Fitting	No.	Where, how high	Cir.
L3	Wet rated fixed downlight. Dark bronze baffle behind a flush lens	2	In the ceiling, 11 ft	C1
L5	Concealed linear LED in joinery and at wall heads. Not seen	2	In the head of the shower slot niche, 4 ft 7 in; under the stone shower bench, 1 ft 5 in	C4

HOW TO READ THIS SHEET

Each drawing is the wall the room is designed around, seen square on from inside the room. Heights are above the finished floor.

A boxed reference (L3, L22) is a light fitting of the schedule on sheet A16. The tint around a mirror is its halo light, L24.

A face at a mirror is lit from both sides at face height: a wall light or a small pendant each side of the mirror with its center 5 ft 3 in above the floor, or a halo of light behind the mirror all the way around, or both. No downlight shines on a head: the one pinhole in a wet room stands over the bowl. Every source that can be seen is an object worth looking at, everything else is hidden.

The thin veins on the slab walls are a diagram of the book match: the same lines mirrored about the match line. They are not the pattern of the stone.

Concept. Stone is chosen and matched slab by slab at the yard. Final sizes, fixings and waterproofing by the designer and the engineer of record.

4 PRIMARY BATH (U06), EAST WALL

Looking east. The stone room. North is on the left, the ocean glass on the right. Scale 3/4 in = 1 ft.

5 PRIMARY BATH (U06), SHOWER BACK WALL

Looking north. Scale 3/4 in = 1 ft.

AKOPI BUILDERS

PROJECT

Malibu Residence, concept study

SHEET

Wet room wall elevations

SCALE

3/4 in = 1 ft

DATE

2026-10-10

Akopi Builders

CONCEPT. NOT FOR CONSTRUCTION.

SHEET NO.

A20