PINE addition + rear unit demo

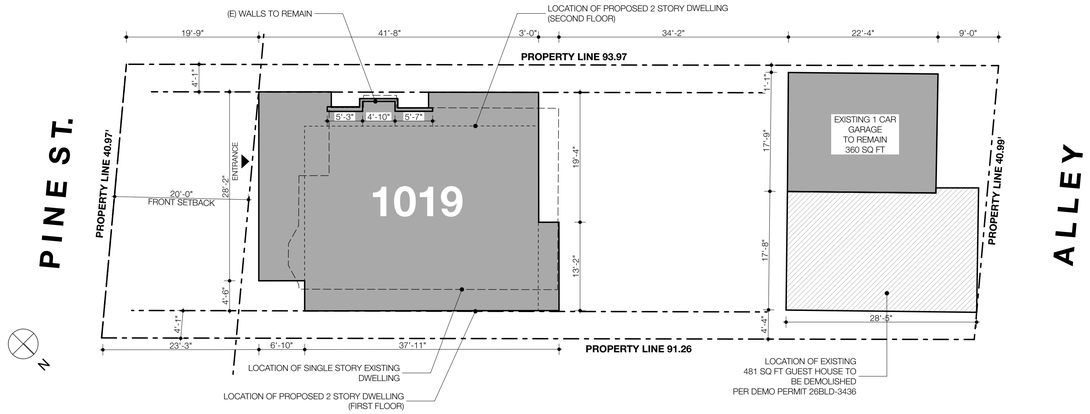


PROPOSED **rendering**

1) THIS PROJECT MUST COMPLY WITH SMMC 7.04.820 - UNDERGROUNDING OF OVERHEAD UTILITIES BECAUSE IT IS NEW CONSTRUCTION OR THE VALUATION OF THE PROJECT, AS DETERMINED BY BUILDING AND SAFETY, IS GREATER THAN 50% OF THE REPLACEMENT COST OF THE EXISTING BUILDING(S). USE A DASHED LINE TO SHOW THE PROPOSED ROUTE OF ELECTRICAL AND CABLE SITE UTILITIES CONSTRUCTED UNDERGROUND TO THE NEAREST OFF-SITE UTILITY POLE. ELECTRICAL UNDERGROUNDING WILL TYPICALLY REQUIRE THAT A PULL BOX BE INSTALLED IN THE PUBLIC ROW NEAR THE UTILITY POLE. PLEASE ADD THE FOLLOWING NOTE:

ALL SITE UTILITIES SHALL BE INSTALLED UNDERGROUND PER THE APPROVED PLANS SUPPLIED OR REVIEWED BY THE RELEVANT UTILITY COMPANIES. A SEPARATE PUBLIC WORKS UTILITY EXCAVATION PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS COUNTER, CITY HALL ROOM 113 FOR ANY EXCAVATION IN THE PUBLIC ROW. THE PUBLIC WORKS UTILITY EXCAVATION PERMIT APPLICATION MAY TAKE UP TO FOUR (4) WEEKS FOR REVIEW AND MUST INCLUDE THE UNDERGROUNDING DESIGN WHICH MAY TAKE UP TO SIX (6) MONTHS TO OBTAIN FROM SOUTHERN CALIFORNIA EDISON. ALL TRAFFIC CONTROL REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: PROPOSED ROUTE OF UNDERGROUNDING SUBJECT TO CHANGE BASED ON PLANS PROVIDED BY THE UTILITY COMPANIES.



01 PROPOSED SITE plan

scale:3/32" = 1'-0"

NO PERMANENT, AUTOMATED IRRIGATION SYSTEM TO BE INSTALLED. ANY FUTURE IRRIGATION SYSTEM INSTALLATION WILL REQUIRE A FULL LANDSCAPE PLAN SUBMITTAL FOR CITY OF SANTA MONICA REVIEW AND APPROVAL PRIOR TO INSTALLATION AND MUST COMPLY WITH THE CITY'S CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.

project **directory**

OWNER
Sarah + Max Mangum
1019 Pine Street.
Santa Monica, CA 90405
Tel: 310.793.6585

ARCHITECT
OPEN MODE
Sarah Le Clerc, AIA NCARB
New York + California License
522 Wilshire Blvd. Suite K.
Santa Monica, CA 90401
Tel: 646.240.9149

INTERIOR DESIGNER
Anastasia Ratia
Tel: 310.975.5791

STRUCTURAL ENGINEER
Contact: Joe Garcia
JGL Engineering
jlengineers@gmail.com
Tel: 626.765.1367

ENERGY ANALYSIS REPORT
NRG Compliance, LLC
Contact: Mario Bertacco
PO BOX 3777
Santa Rosa, CA 95402
Tel: 707.237.6957

SURVEYOR
Taro Okada
Tarookada95@gmail.com
Tel: 661.477.0069

PLANS COMPLY WITH

California Building Standard Code	2022
California Building Code	2022
California Fire Code	2022
California Plumbing Code	2022
California Mechanical Code	2022
California Electrical Code	2022
California Green building Code	2022
California Residential Code	2022
T-24 Energy Standards	2022

City of Santa Monica Local Municipal Code Amendments

project **information**

PROPERTY ADDRESS
1019 Pine Street.
Santa Monica, CA 90405

ZONING INFO
APN: 4284011007
Type: single-family residence
Zoning: R1

PROJECT DESCRIPTION
Remodel 935 sq ft, demolish 37 sq ft and 304 sq ft new on first floor of existing SFD. New 793 sq ft send floor addition. Residence to be 4 bedroom + 3.5 Bath.

LEGAL DESCRIPTION
TRACT # 2261 SW 31.89 FT MEASURED AT R/A TO SW LINE OF LOT 24 AND NE 8.95 FT MEASURED AT R/A TO NE LINE OF LOT 25

SETBACKS (Existing- No Change)
Required Front: No Change
Required Side: No Change
Required Rear: No Change

Occupancy Type:	R-3
Construction Type:	V-b
Existing No. of Stories:	1 story

LOT AREA

Total Lot Area:	5330 sq ft sq ft
Max FAR: 5330 x .45 =	2398.5 sq ft
Existing SFR Area	993 sq ft
- Area to be demo'd	37 sq ft

Residential House Floor Area:
See Diagrams on A1.2

(E) to be Remodeled	935 sq ft
(N) 1st Floor	304 sq ft
2nd Floor Addition	793 sq ft
Total	2032 sq ft

(E) Garage Area to Remain	360 sq ft
(E) Guest House to be Demo'd	481 sq ft

2032 + 360 = 2392 sq ft

2392 < 2398.5 Max FAR

Building Height
Existing Height - 14'-0"
Proposed Height - 28'-0"

ADDITIONAL INFORMATION

High Hazard Fire Zone:	No
Hillside Area:	No
Flood Zone:	No
Sprinklers:	Sprinklers to be Installed
Special Grading Area:	No
Methane Zone:	No

sheet **index**

A0.1	COVER sheet + general info
A0.2	GENERAL notes + specifications
A0.3	GENERAL notes + permits
A0.4	ENERGY report
A0.5	ENERGY report
A0.6	ENERGY report
A0.7	GREEN building
A0.8	GREEN building
A0.9	SURVEY
A1.0	EXISTING plans
A1.1	EXISTING house elevations + ANG
A1.2	EXISTING elevations + DEMO calcs
A1.3	DEMOLITION plans
A2.0	PROPOSED house floor plans
A2.1	PROPOSED roof plans + garage
A2.2	PROPOSED house elevations
A2.3	PROPOSED sections
A3.0	DOOR + WINDOW schedules
A5.0	DETAILS typical
A5.1	DETAILS typical
S1.1	STRUCTURAL general notes
S1.2	TYPICAL CONCRETE details
S1.3	TYPICAL WOOD details
S2.1	FOUNDATION plan
S2.2	SECOND FLOOR FRAMING plan
S2.3	ROOF FRAMING plan
S3.0	FOUNDATION details
S3.1	FOUNDATION details
S3.2	FIREPLACE details
S4.0	FOUNDATION details
S5.0	FRAMING details
S6.0	FRAMING details
S7.0	SHEATHED SHEAR WALL details
SSW1	STEEL STRONG-WALL details
SSW2	STEEL STRONG-WALL details

previous **permit notes:**

See Sheet A0.3 for previous permits

COVER sheet + general info

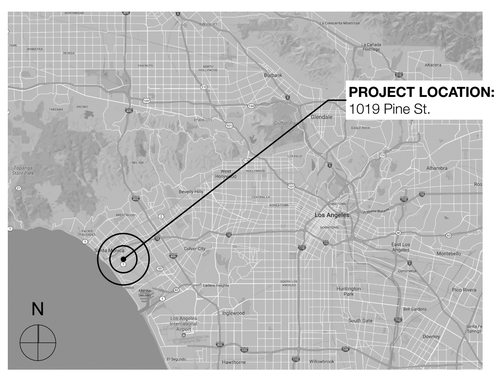
project **abbreviations**

ADJ	ADJACENT	**EA**	EACH	**JT**	JOINT	**RESIL**	RESILIENT
A F F	ABOVE FINISH FLOOR	**E J**	EXPANSION JOINT			**REQ'D**	REQUIRED
ALUM	ALUMINUM	**EL**	ELEVATION	**LEV**	LEVEL	**RM**	ROOM
ANOD	ANODIZED	**ELEC**	ELECTRICAL	**LOC**	LOCATION	**R O**	ROUGH OPENING
@	AT	**ELEV**	ELEVATOR				
		EQ	EQUAL/ EQUAL TO	**MAX**	MAXIMUM	**S C**	SOLID CORE
BETW	BETWEEN	**EQUIP**	EQUIPMENT	**MECH**	MECHANICAL	**SCHED**	SCHEDULE
BHND	BEHIND	**EXP**	EXPANSION	**MEMB**	MEMBRANE	**SECT**	SECTION
BLKG	BLOCKING	**EXT**	EXTERIOR	**MFR**	MANUFACTURER	**SHT**	SHEET
BYND	BEYOND	**(E)**	EXISTING	**MIN**	MINIMUM	**SIM**	SIMILAR
				MTD	MOUNTED	**S S**	STAINLESS STEEL
C	CHANNEL	**F F**	FINISH FLOOR	**MTL**	METAL	**STRUCT**	STRUCTURAL
CEM	CEMENT	**FLR**	FLOOR			**SUSP**	SUSPENDED
C J	CONTROL JOINT	**FLUOR**	FLUORESCENT	**N I C**	NOT IN CONTRACT		
CL	CENTER LINE	**FIN**	FINISH	**(N)**	NEW	**TBC**	TO BE CONFIRMED
CLNG	CEILING	**FOM**	FACE OF MASONRY	**#**	NUMBER	**TBD**	TO BE DETERMINED
CLR	CLEAR	**FOS**	FACE OF STUD			**THK**	THICK
CMU	CONCRETE MASONRY UNIT	**FOW**	FACE OF WALL	**O C**	ON CENTER	**THRU**	THROUGH
COL	COLUMN	**FURR**	FURRING	**OPP**	OPPOSITE	**T O**	TOP OF
CONC	CONCRETE					**TYP**	TYPICAL
CONST	CONSTRUCTION	**GA**	GAUGE	**PLT**	PLATE		
CONT	CONTINUOUS	**GALV**	GALVANIZED	**PL**	PROPERTY LINE	**UNO**	UNLESS NOTED OTHERWISE
		GLAZ	GLAZING	**PLAM**	PLASTIC LAMINATE		
DBL	DOUBLE	**GYP BD**	GYPSUM BOARD	**PLYWD**	PLYWOOD	**VEN**	VENEER
DIM	DIMENSION	**HC**	HOLLOW CORE	**P T**	PRESSURE TREATED	**VER**	VERIFY
DN	DOWN	**HM**	HOLLOW METAL	**PTD**	PAINTED		
DR	DOOR	**HT**	HEIGHT			**W/**	WITH
DTL	DETAIL			**RAD**	RADIUS	**WD**	WOOD
DWG	DRAWING	**INS**	INSULATION	**REF**	REFER	**W P**	WATERPROOF
		INT	INTERIOR	**RESIST**	RESISTANT	**W R**	WATER RESISTANT

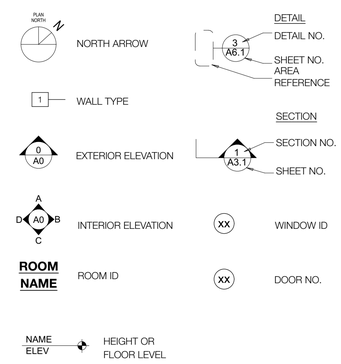
HERS VERIFICATION REQUIREMENT _____
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:
NAME: _____ LICENSE NO.: _____

SCAQMD RULE 1403 REQUIRES THE CONTRACTOR TO FILE A DEMOLITION NOTIFICATION WITH THE SCAQMD 10 DAYS PRIOR TO ISSUANCE OF A DEMOLITION PERMIT. NOTE: IF HAZARDOUS MATERIALS (LEAD OR ASBESTOS) PRESENT, REMOVAL CLEARANCE WILL BE REQUIRED.

project **vicinity / site map**



project **symbols**



PINE Addition
1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
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Issue Sets:

- EXISTING PLANS 05.26.26
- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

NOT FOR CONSTRUCTION

Project: 172-2026

A0.1

Plotted: 10/12/26

/Users/openmobile/OPENmode Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCHICAD/PINE FRONT SLANT.pln

/Users/openmobile/OPENmode Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCHICAD/PINE FRONT SLANT.pln

GENERAL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL NOTES PRIOR TO FINALIZING CONSTRUCTION CONTRACT.

THE WORD "CONTRACTOR" MEANS THE GENERAL CONTRACTOR, AND WHERE APPLICABLE BY TRADE, SUBCONTRACTORS. "CONTRACTOR" SHALL BE USED TO REPRESENT ALL THE SUBCONTRACTORS, MATERIAL SUPPLIES, AND OTHER TRADES NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE WORK.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AS THEYAFFECT ONE ANOTHER.

PRIOR TO FINALIZING CONTRACT PRICES, CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NOTES AND DRAWINGS TO INCLUDE ANY SUBCONTRACT REQUIREMENTS OR INFORMATION WHICH MAY NOT BE INDICATED ON SUBCONTRACTOR'S SHEETS OR NOTES, BUT WHICH MAY BE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKERS' COMPENSATION INSURANCE.

THE PLUMBING AND ELECTRICAL SUBCONTRACTORS SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINALHOOK-UP FOR ALL THE SPECIFIED FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRED BY LOCAL CODES.

BEFORE SUBMITTING ANY PROPOSAL, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS AT THE SITE RELATIVE TO EXISTING WORK, MATERIALS TO BE MATCHED, WORKING SPACE AVAILABLE, ACCESS, AND ALL OTHER ASPECTS AFFECTING THE SCOPE OF THE WORK TO THE MAKING OF AN INTELLIGENT BID. NO INCREASE IN COST OR EXTENSION IN PERFORMANCE TIME WILL BE CONSIDERED FOR FAILURE TO KNOW THE SITE CONDITIONS.

THE GENERAL CONTRACTOR SHALL MAINTAIN A FULL SET OF DRAWINGS AND SPECIFICATIONS AND ALL REQUIRED PERMITS ON THE JOBSITE AT ALL TIMES. THEY SHALL BE MADE AVAILABLE TO THE DESIGNER AND OWNER AT REQUEST.

ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE LOCAL CODES AND REQUIREMENTS.

OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISLABELING OF DETAILS OR WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISLABELED DETAILS OF THE WORK BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

CONTRACTOR SHALL VERIFY ALL WORKS, DIMENSIONS AND DETAILS AND REPORT AND DISCREPANCIES TO THE OWNER AND DESIGNER PRIOR TO COMMENCING WORK. DURING CONSTRUCTION, THE OWNER AND DESIGNER ARE TO BE ADVISED REGARDING ANY DISCREPANCIES IN MEASUREMENT, DIMENSION, LOCATION OR DETAILS PRIOR TO CONTRACTOR'S PROCEEDING WITH THAT PORTION OF THE WORK.

LARGER SCALE DRAWINGS TO TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS DIMENSION TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL FORM THE DESIGNER. DIMENSIONS SHOWN ON THE FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF FINISH (OR STUD AS APPLICABLE), COLUMN GRID LINES, AND FACE OF CONCRETE AND BLOCK WALLS UNLESS OTHERWISE NOTED OR SHOWN.

DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOB SITE DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED TO DETAILS ARE TO BE REVIEWED AND CONFIRMED WITH THE DESIGNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL KEEP PREMISES SECURE, CLEAN AND HAZARD FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS EQUIPMENT, MATERIALS, AND WORK IN NEAT, CLEAN, ORDERLY AND SAFE CONDITION AT ALL TIMES.

CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FRO M DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES ON THE JOB SITE IF NECESSARY OR REQUIRED BY LOCAL CODE.

CONTRACTOR SHALL REVIEW ALL ITEMS NOTED "VERIFY OR CONFIRM WITH OWNER OR DESIGNER" WHICH MIGHT AFFECT COST PRIOR TO FINALIZING CONSTRUCTION CONTRACT AND SUBCONTRACTS AND SHALL CONFIRM FINAL DECISIONS REGARDING SELECTION, MATERIAL, COLOR, FINISH OR OTHER SPECIFICATIONS NOT YET DECIDED REGARDING THESE ITEMS. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.

UNLESS ITEMS ARE SPECIFICALLY ITEMIZED AS NOT INCLUDED IN CONTRACT (NIC), THEY WILL BE ASSUMED TO BE INCLUDE IN THE ESTIMATE OR CONTRACT PRICE.

ANY ALLOWANCE ITEMS SHALL BE SPECIFICALLY IDENTIFIED AS ALLOWANCES AND INCLUDED IN THE ESTIMATE OR CONTRACT PRICE.

CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY EXTRA COSTS ARISING FROM THE EXECUTION OF HIS CONTRACT OR SUBCONTRACTS AND SHALL RECEIVE OWNER'S WRITTEN APPROVAL OF SAME PRIOR TO DOING THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING THAT ALL GENERAL AND SUBCONTRACTOR WORK IS BEING ACCOMPLISHED ACCORDING TO THE MOST CURRENT CONSTRUCTION DOCUMENTS, INCLUDING REVISIONS.

UNLESS OTHER ARRANGEMENTS ARE MADE, OWNER SHALL PROVIDE ADEQUATE PROPERTY AND LIABILITY INSURANCE IN ADDITION TO CONTRACTOR'S INSURANCE TO COVER ALL NEW WORK. THIS INSURANCE SHALL INCLUDE THE INTERESTS OF THE OWNER AND CONTRACTOR IN THE WORK, BUT SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITIES UNDER THE CONTRACT OR AS ITEMIZED ABOVE.

CONTRACTOR SHALL NOT USE ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS IN THE CONSTRUCTION AND SHALL ADVISE OWNER OF ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS RECOMMENDED, SELECTED, OR SPECIFIED PRIOR TO PURCHASING OR INSTALLING.

CONTRACTOR SHALL ADVISE OWNER AND DESIGNER OF ANY POTENTIALLY HAZARDOUS MATERIALS ON THE SITE DISCOVERED DURING THE COURSE OF THE WORK AND SHALL STOP THE PORTION OF THE WORK AFFECTED UNTIL DIRECTED TO PROCEED.

ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN. PROVIDE GALVANIC OR BITUMINOUS INSULATION AS APPROVED BY DESIGNER.

CONTRACTOR SHALL PROVIDE PROPER VENTILATION, CLEARANCES, AND FIRE PROTECTION FOR ALL NEW FIREPLACES, OVENS, HOT WATER HEATER, FURNACES, VENTS AND FLUES AS REQUIRED BY THE DRAWINGS, SPECIFICATIONS AND CODE.

DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

CONTRACTOR SHALL PROVIDE THE OWNER WITH RECORD DRAWINGS INDICATING ALL, STRUCTURAL AND DIMENSIONAL CHANGES AND INDICATING THE LOCATION AND SIZE OF ALL UNDERGROUND CHANGES, IN ADDITION TO THE LOCATIONS OF ALL UNDERGROUND INSTALLATIONS NOT COVERED IN ORIGINAL DRAWINGS, CHANGE ORDERS, SUPPLEMENTAL DRAWINGS, OR SHOP DRAWINGS. THE CONTRACTOR SHALL SUBMIT COMPLETED DRAWINGS TO THE DESIGNER FOR HIS REVIEW. SUCH REVIEW SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION RECORDED.

JOBSITE SHALL HAVE A FAX MACHINE DURING CONSTRUCTION.

WHERE SHOP DRAWINGS ARE REQUIRED, CONTRACTOR SHALL FURNISH FOR DESIGNER'S APPROVAL PRIOR TO PROCEEDING WITH FABRICATION. DESIGNER'S APPROVAL SHALL BE FOR DESIGN INTENT ONLY, NOT FOR DIMENSIONS OR SPECIFICATION INFORMATION. DESIGNER'S APPROVAL SHALL BE IN ADDITION TO CONTRACTOR'S PRIOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE DIMENSIONS & SPECIFICATION INFORMATION.

SITEWORK, FOUNDATIONS, ETC.

THE REQUIRED FIRE FLOW FOR PUBLIC HYDRANTS AT THIS LOCATION IS 1250 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS OVER AND ABOVE THE MAXIMUM DAILY DOMESTIC LOAD.

DEACTIVATED ALL UTILITY LINES IN CONTRACT AREA BEFORE STARTING WORK. SECURE PERMISSIONS FROM OWNER PRIOR TO DEACTIVATION.

PLANS SHOWING UNDERGROUND PIPING OR ON-SITE HYDRANTS AND SPRINKLER SYSTEM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

ON-SITE PROTECTION FACILITIES (I. E., HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.

THE INSPECTION, HYDROSTATIC TEST, AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE, AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.

PRIOR TO FORMING AND POURING CONCRETE, CONTRACTOR SHALL STAKE OUT ALL FOUNDATIONS AND PERIMETER WALL LINES AS SHOWN ON PLANS FOR DESIGNER'S REVIEW, CONFIRM EXISTING AND NEW STRUCTURE AND PROPERTY LINE LOCATIONS AND ELEVATIONS, AND VERIFY PROPER SETBACKS AND CLEARANCES BY LOCAL CODES.

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND WITHOUT OBTAINING NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT. (HSC 17922, EFF. 3/6/76)

CONTRACTOR SHALL NOTIFY DESIGNER AND OWNER OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITIONS

WHERE EXTERIOR CRAWL SPACE OR ROOM, PIT, OR BASEMENT FLOOR SLABS ARE BELOW EXTERIOR FINISH GRADE, CONTRACTOR SHALL PROVIDE DRAINAGE AT FOOTING PERIMETER AND 3-PLY HOT MOPPED WATERPROOFING OF ALL EXTERIOR SURFACES OF FOUNDATION RETAINING WALLS. DRAINAGE SHALL CONSIST OF 5" DIAMETER PVC SCHEDULE 40 PERFORATED PIPE SE BELOW FLOOR LINE, SLOPED TO DRAIN, AND CONNECTED UNDERGROUND TO APPROVED STORM DRAINAGE SYSTEM OR STREET. DIRECTION OF HOLES IN PIPE SHOULD FACE DOWNWARD. PROTECT WALL WATER PROOFING WITH 1/2" RIGID MINERAL FIVER INSULATION BOARD AND BACKFILL WITH SAND AND GRAVEL.

AT THE BASE OF ALL RETAINING WALLS, DRAINAGE SHALL OCCUR IN THE FORM OF "FRENCH DRAINS" SET IN A BED OF GRAVEL.

FINAL INSPECTION OF WATERPROOFING AND DRAINAGE OF RETAINING WALLS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, ANY LEAKS DUE TO IMPROPER INSTALLATION OF WATERPROOFING OF DRAINAGE IS THE SOLE RESPONSIBILITY OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN THE EVENT OF ANY OMISSIONS IN DRAWINGS WHICH COULD ADVERSELY AFFECT THE DRAINAGE OF WATER AWAY FROM THE RESIDENCE.

CONTRACTOR SHALL VERIFY INSETS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE. ENCOUNTERED DURING EXCAVATION.

ALL CONCRETE FLOOR SLABS SET BELOW EXTERIOR GRADES SHALL BE POURED OVER A CONTINUOUS 4 MIL WATERPROOF MEMBRANE SET ON 2" SAND BED OVER 4" CRUSHED ROCK ON NATURAL OR COMPACTED SOIL. CRUSHED ROCK BED SHALL BE DRAINED TO STORM DRAIN SYSTEM OR RELIEVED AT PER TO PREVENT SUBFLOOR SATURATION.

ANY LANDSCAPED OR PLANTER RETAINING WALLS AGAINST EARTH SPECIFIED WITHOUT PERIMETER DRAINS SHALL BE PROVIDED WITH ADEQUATE WEEP HOLES SURROUNDED ON THE BACK SIDE BY A MINIMUM OF 6" OF GRAVEL BACKFILL AT BASE OF WALL.

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL FINISHED GRADE SURFACES, SIDEWALKS AND PATIOS AWAY FROM STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE PROPERLY DRAINED, WITH NO PONDING.

CONTRACTOR SHALL REMOVE ALL EXCAVATED OR EXCESS SOIL, DEBRIS, AND MATERIALS NOT REQUIRED BY CONSTRUCTION. CONFIRM ANY ITEMS TO REMAIN WITH DESIGNER AND OWNER PRIOR TO START OF CONSTRUCTION.

UNDERFLOOR AREAS SHALL BE ENCLOSED AT THE GROUND AS REQUIRED.
FOR DESIGN OF LANDSCAPED AREAS, CONCRETE WALKWAYS, AND PAVING AREAS, SEE LANDSCAPE DRAWINGS.

SOILS REPORTS (AS APPLICABLE) TO BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL FOLLOW ANY RECOMMENDATIONS CONTAINED THEREIN.

A REPRESENTATIVE NUMBER OF CAISSONS (AS APPLICABLE) TO BE REVIEWED AND LOGGED BY GEOTECHNICAL ENGINEER.

SLAB PREPARATION TO BE FOUNDED ON COMPACTED FILL TO BE APPROVED BY GEOTECHICAL ENGINEER IN ACCORDANCE WITH THE ABOVE MENTIONED SOILS REPORTS, PRIOR TO POURING OF SLAB.

FRAMING

IN ADDITION TO ANY STRUCTURAL GRADE REQUIREMENTS, ALL EXPOSED WOOD BEAMS AND POSTS SHALL BE SELECTED FOR BEST APPEARANCE GRADE, WITH A MINIMUM OF KNOTS, CRACKS AND CHECKS.

CONTRACTOR SHALL PROVIDE ACCESS TO ALL ATTIC AREAS AND PLUMBING AS REQUIRED BY CODE AND SHALL CONFIRM ACCESS LOCATIONS WITH DESIGNER PRIOR TO FRAMING.

FRAMING SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRED BY LOCAL CODES.

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 717.2.2 THROUGH 717.2.7.

WHERE SHEAR WALLS ARE NOTED, CONTRACTOR TO PROVIDE CONTINUOUS SHEATHING TO ALIGN WITH PLANE OF SHEAR PANELS TO NEAREST PERPENDICULAR INTERRUPTION.

CONTRACTOR SHALL COORDINATE FRAMING WITH PROPOSED LOCATIONS OF ELECTRICAL, MECHANICAL AND PLUMBING WORK SO AS TO AVOID CHANGE IN FRAMING WHICH MIGHT CONFLICT WITH PROPOSED EQUIPMENT, FIXTURE OR DIFFUSER LOCATIONS.

WOOD SILLS AND OTHER WOOD MEMBERS IN CONTACT WITH CONCRETE NEXT TO THE EARTH AND EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED.

UNDER-FLOOR VENTILATION OPENINGS SHALL BE PROVIDED AT 1.5 SF PER 25 LF OF EXTERIOR WALL SEE DESIGNERURAL DRAWINGS FOR GRILLE DETAILS.

PROVIDE FRAMED OPENINGS FOR MEDICINE CABINETS DURING ROUGH FRAMING, CONFIRMING SIZE, LOCATION AND HEIGHTS OF OPENINGS WITH DESIGNER PRIOR TO CONSTRUCTION.

PROVIDE WALL AND CEILING FIRE STOPS AT ALL SPACES GREATER THAN 10'-0" BOTH HORIZONTALLY AND VERTICALLY, AT POCKET DOORS, CHIMNEYS, ETC. PROVIDE BLOCKING A REQUIRED FOR CABINETS, TOILET PAPER HOLDERS, TOWEL BARS AND OTHER SPECIALTY ITEMS.

ALL EXPOSED WOOD BEAMS, DECKING OR OTHER MEMBERS INSTALLED PRIOR TO ENCLOSING THE BUILDING ENVELOPE AND COMPLETING ROOF MEMBRANE SHALL BE PROTECTED DURING CONSTRUCTION AGAINST MOISTURE, STAINING AND OTHER DAMAGE BY PROTECTING WITH WEATHERPROOF PLASTIC WRAPPERS AND ADDITIONAL PROTECTIVE MEASURES AS MAY BE REQUIRED.

ALL ROOF BEAMS AND SUPPORTING POSTS SHALL BE ANCHORED TO PROVIDE RESISTANCE AGAINST UPLIFT. POSTS SHALL BE ANCHORED TO THE FOOTINGS OR UNDER-FLOOR CONSTRUCTION. ALL ANCHORAGE SHALL BE NOT LESS THAN 1/2" BOLTS OR 1/2" LAG SCREWS.

EXTERIOR WALL COVERINGS SHALL BE OR MATERIALS APPROVED FOR FIRE RESISTIVE CONSTRUCTION AT WALL AND CEILING.

SEE STRUCTURAL NOTES AND DRAWINGS FOR ADDITIONAL INFORMATION.

ALL EXTERIOR EXPOSED WOOD (STRUTS, ETC.) TO BE SOAKED IN WATERPROOFING AFTER CUTS AND PRIOR TO INSTALLATION.

FIRE BLOCKING TO BE AT ALL STUD WALLS AT 10' INTERVALS HORIZONTAL AND VERTICAL WITHIN ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND AT SIMILAR PLACES AT CEILING AND FLOOR LEVELS.

THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". A CORROSION-RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO AT MIN. 2" ABOVE PAVED GRADE & MIN. 4" ABOVE UNPAVED GRADE.

ALL EXTERIOR WALLS TO BE SHEATHED IN PLYWOOD TO MATCH DIMENSION OF SHEAR PLYWOOD, TO ALLOW FINISH STUCCO TO BE A CONTINUOUS UNINTERRUPTED SURFACE.

BALCONIES AND SIMILAR PROJECTIONS OF COMBUSTIBLE CONSTRUCTION (705.2.3) LOCATED WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION OF OPENINGS IS REQUIRED SHALL BE OF AT LEAST 1-HR FIRE RESISTANCE RATED CONSTRUCTION, TYPE IV CONSTRUCTION, FIRE-RETARDANT TREATED WOOD OR AS REQUIRED BY SECTION 1406.3.

PROVIDE TWO LAYERS OF GRADE D PAPER BETWEEN PLYWOOD SHEAR PANEL AND EXTERIOR LATH. [2510.2]

WALLS AND SOFFITS OF ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION [1009.6.3]

ROOF, ROOF FLASHING AND DRAINAGE

ALL ROOFS TO BE MIN. CLASS A, 20-YEAR BONDABLE. ROOF ASSEMBLY SHALL BE LISTED BY AND APPROVED TESTING AGENCY. CONFIRM SPECIFICATIONS WITH OWNER AND DESIGNER.

CONTRACTOR AND ROOFING CONTRACTOR SHALL FURNISH AN UNCONDITIONAL WRITTEN GUARANTEE TO OWNER COVERING ALL MATERIALS AND INSTALLATION OF NEW ROOFING, FLASHINGS AND MEMBRANES FOR A PERIOD OF 20 YEARS FOLLOWING FINAL COMPLETION OF CONSTRUCTION.

CONTRACTOR SHALL EMPLOY A QUALIFIED INDEPENDENT INSPECTION SERVICE FOR INSPECTION OF THE ROOF INSTALLATION, INCLUDING ANY INSULATION AND FLASHINGS, AND SHALL CONFIRM ARRANGEMENTS WITH OWNER, DESIGNER, MANUFACTURER'S REPRESENTATIVE AND ROOFING CONTRACTOR PRIOR TO CONSTRUCTION.

ALL BUILT UP OR SINGLE-PLY MEMBRANE ROOF AREAS SHALL HAVE MINIMUM 1/4" PER FOOT PITCH TO DRAINS FOR SPANS UP TO 20'-0", 1/2" PER FOOT FOR SPANS OVER 20'-0".

ALL ROOF PARAPET CHIMNEY AND OTHER FLASHINGS SHALL BE INSTALLED SO THAT THEY ARE WATER-TIGHT. NOTIFY DESIGNER OF ANY POINTS WHERE WATER OR MOISTURE MAY PENETRATE FOR ADDITIONAL WATER PROTECTIVE MEASURES.

ALL ROOF DRAINAGE SHALL BE CARRIED TO THE STREET OR OTHER CODE APPROVED DRAINAGE AREA VIA NON-EROSIVE DEVICES AS REQUIRED BY CODE. AT BASE OF ALL EXTERIOR DOWNSPOUTS PROVIDE MINIMUM 4" DIAMETER PVC SCHEDULE 40 LINES UNDERGROUND TO STREET, ROADWAY OR A DRAINAGE SWALE. VERIFY LAYOUT WITH DESIGNER PRIOR TO INSTALLING.

ALL SCUPPERS, GUTTER, DOWNSPOUTS, LEADER BOXES OR OTHER SHEET METAL WORK SHALL BE PROPERLY FLASHED AND SHALL HAVE WELDED OR SEALED WATERPROOF JOINTS. ALL BENDS, SEAMS, SPLICES, OR OTHER CONNECTIONS SHALL BE STRAIGHT, SMOOTH AND CONTINUOUS WITHOUT DIMPLES OR DENTS. UNLESS SPECIFIED, SHEET METAL GAUGE SHALL BE SUFFICIENT TO WITHSTAND DENTING OR BENDING.

TOP OF CHIMNEY SHALL EXTEND 2'-0" MIN, ABOVE ANY ROOF WITHIN 10'-0". CONTRACTOR SHALL PROVIDE CUSTOM SPARK ARRESTORS, WITH OPENINGS NOT TO EXCEED 1/2".

FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLE AND CLAY OR CONCRETE TILES SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS OR STAINLESS STEEL.

PROVIDE CROSS VENTILATION FOR ATTIC AND ENCLOSED RAFTER SPACES EQUAL TO 1/300 OF THE AREA OF THE VENTILATED SPACE. [1203.2]

ENERGY NOTES

ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH CURRENT STANDARDS.

FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.

ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.

A. PROVIDE SEAL OR ASTRAGAL AT HEAD, SILL, AND JAMBS.
B. DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MINIMUM 1" LAP AT JAMBS.
C. MEETING PORTIONS OR SECTIONAL, BI-PARTING, OR DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL OR SEAL.
D. DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.

OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDING STATING THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF THE LOCAL ENERGY CODE.

ALL INSULATION SHALL BE OF NONCOMBUSTIBLE MATERIAL.

DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR HEAT FURNACES HALL BE FULLY WEATHERSTRIPPED.

A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED IN LOCATION APPROVED BY THE DESIGNER.

25 LUMENS/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).

BACKDRAFT DAMPERS FOR ALL EXHAUST AD FAN SYSTEMS SHALL BE PROVIDED.

AN R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR WATER HEATER (AS APPLICABLE).

R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER PIPE.

ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE CEC CERTIFIED.

MASONRY FIREPLACES SHALL BE INSTALLED WITH TIGHT-FITTING CLOSEABLE METAL OR GLASS DOOR, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PILOTS ARE PROHIBITED.

ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING CODE.

ALL BATHROOMS TO HAVE WALL, FLOOR, CEILING BATT INSULATION, AS ALLOWED PER FRAMING TO LIMIT SOUND TRANSMISSION.

ALL SYSTEMS, EQUIPMENT, AND/OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS.

FENESTRATION PRODUCTS, OTHER THAN PRODUCTS WHICH ARE REMOVED AND REINSTALLED, SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U-VALUE AND SHGC AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET.

FIELD MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS AND FIRE DOORS SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCT OR EXTERIOR DOOR AND THE BUILDING AND SHALL BE WEATHERSTRIPPED.

FOR ENERGY / LIGHTING NOTES, SEE LIGHTING PLAN / RCP.

DOORS WINDOWS

PRIOR TO INSTALLATION, ALL PAINTED WOOD DOORS AND WINDOW FRAMES SHALL BE PRIMED WITH AND OIL BASED PRIMER, INCLUDING FRAME BUCKS AND END GRAIN CUTS. STAINED WOOD FRAMES SHALL BE BACK-PRIMED SO AS NOT TO SHOW IN FINISH.

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING: GLAZING IN ALL DOORS, GLAZING IN BATH AND SHOWER ENCLOSURES, ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER 9 FEET SQUARE HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE FLOOR.

TUB AND SHOWER ENCLOSURES SHALL BE A MINIMUM OF 6'-0" HIGH AT THE SHOWER AND 5'-0" HIGH ABOVE TUBS WITH SHOWERS. ALL ENCLOSURES SHALL BE SHATTERPROOF 3/8" MINIMUM FULLY TEMPERED GLASS OR APPROVED SUBSTITUTE.

ALL NEW OPENINGS IN EXTERIOR WALLS , INCLUDING WINDOWS AND DOORS SHALL COMPLY WITH LOCAL CODE REQUIREMENTS FOR SECURITY OPENINGS. SEE SECURITY NOTES AND DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.

EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OF EFFORT. SEE ENERGY SECTION FOR ADDITIONAL INFORMATION REGARDING WEATHERSTRIPPING ETC.

SECURITY NOTES

TO ALL SECURITY OPENINGS, THE FOLLOWING NOTES SHALL APPLY. (SEE DOOR SCHEDULE)

DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THE 2 1/2" IN LENGTH.

DEADBOLTS SHALL CONTAIN HARDENED INSERTS.

STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT THROW OF 3/4".

GLASS DOORS SHALL HAVE SAFETY GLAZING COMPLYING WITH SECTION 5406 OF THE UNIFORM BUILDING CODE.

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

SCREENS, BARRICADES OR FENCES MADE OF MATERIAL WHICH PRECLUDES HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITH 8' OF A UTILITY POLE OR OTHER STRUCTURE.

SLIDING DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES.

SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OR THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

EXTERIOR DOORS, DOORS BETWEEN HOUSE AND GARAGE, AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF THE BUILDING CODE. A. DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND

A. DEAD BOLT WITH HARDENED INSERT WITH 1" MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB. BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.
B. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/ BURGLARY RESISTANT OR PROTECTED BY BARS.
C. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE CAPABLE OF BEING SECURELY LOCKED WHEN NOT OTHERWISE LOCKED BY POWER OPERATION. D. SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN (6706,7).

GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL OR SHALL BE PROTECTED BY METAL BARS, SCREENS, OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.

FINISHES, CABINETRY, RAILINGS ETC

CONTRACTOR SHALL SUBMIT ACTUAL MATERIAL SAMPLES FOR DESIGNER'S REVIEW OF ALL FINISH MATERIALS, PAINT AND STAINS PRIOR TO ORDERING.

UNLESS NOTED OTHERWISE, ALL PLASTER AND DRYWALL MATERIALS AND INSTALLATION SHALL BE ACCORDING TO CURRENT U.S. GYPSUM HANDBOOK SPECIFICATIONS AND APPLICABLE CODE REQUIREMENTS. USE WATERPROOF DRYWALL IN ALL BATHROOMS, KITCHENS AND WET AREAS.

STANDARD DRYWALL INSTALLATIONS: BLOCK AL PANEL EDGES AND USE DRYWALL SCREWS FOR ALL PANEL INTERIOR (FIELD) FASTENING. ALL CORNER BEADS AND EDGE TRIM SHALL BE SET LEVEL OR PLUMB, STRAIGHT AND TRUE AND CHECKED PRIOR TO TAPING. GO OVER TAPING AS MANY TIMES AS NECESSARY TO OBTAIN AN EVEN FINISH PRIOR TO APPLYING SKIM COAT. APPLY SKIM COAT AND FINISH SMOOTH. NO TAPE JOINTS OR SCREW LOCATIONS SHALL BE VISIBLE. WHEN COMPLETELY DRY, ROLL ON PAINT PRIMER COAT (DO NOT BRUSH OR SPRAY) THEN SAND LIGHTLY TO SMOOTH FINISH. TOUCH UP DRYWALL AS REQUIRED AND SPOT PRIME TOUCH-UPS PRIOR TO APPLYING FINAL PAINT COATS.

INTERIOR 1-COAT VENEER GYPSUM WALL BOARD INSTALLATIONS SHALL BE ACCORDING TO U.S. GYPSUM "DIAMOND VENEER SYSTEM" 5/8" BASE BOARD PLUS 2-COAT "IMPERIAL" VENEER PLASTER, SMOOTH FINISH.

MARBLE OR GRANITE WORK SHALL BE IN ACCORDANCE WITH THE MASONRY INSTITUTE OF AMERICA AND BUILDING STONE INSTITUTE GUIDELINES.

ALL CERAMIC, MARBLE, GRANITE, SLATE OR OTHER TILE WORK SHALL BE ACCORDING TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TILE COUNCIL OF AMERICA AND CERAMIC TILE INSTITUTE. VERIFY ALL LAYOUTS, TRIM SHAPES, GROUT SELECTIONS AND WIDTH, AND OTHER SPECIFICATIONS WITH DESIGNER PRIOR TO ORDERING TILE.

UNLESS OTHERWISE SPECIFIED, TILE SHALL BE INSTALLED ON A WIRE- REINFORCED MORTAR BED OVER A CLEAVAGE MEMBRANE. ALL DUST SHALL BE COMPLETELY WASHED OFF TILE PRIOR TO APPLICATION OF THE BOND COAT. BONDING MORTAR SHALL COVER 100% OF BOTH THE TILE AND THE SURFACE TO BE COVERED APPROXIMATELY 1/8" THICK. ON MARBLE TILE, USE GRAY BONDING MORTAR WITH DARKER TILE, WHITE BONDING MORTAR WITH LIGHT COLORED TILE.

THE USE OF GYPSUM BOARD FOR TILED WALLS OR CEILINGS IN SHOWERS AND OTHER WET AREAS IS PROHIBITED.

THE USE OF WONDER BOARD OR DUROCK WILL BE ACCEPTABLE FOR BACKING ONLY WITH DESIGNER'S WRITTEN APPROVAL, AND ONLY IF A WATERPROOF MEMBRANE IS INSTALLED BEHIND BOARD OVER STUDS. USE FULL SHEETS WHEREVER POSSIBLE TO ELIMINATE JOINTS. WHERE JOINTS ARE UNAVOIDABLE, HOLD BOARDS APART 1/8" AND USE 2" FIBERGLASS TAPE TO REINFORCE JOINTS. APPLY MIN. 1/2" THICK MORTAR BED PLUS 1/8" BONDING OVER BACKING SURFACES.

INSTALLATION OF QUARRY OF CLAY TILE, BRICK OR OTHER CERAMIC OR MASONRY PRODUCTS SHALL USE A MAX. OF 6% BY WEIGHT LOW ALKALI SULFATE CEMENT MORTAR WITH CLEAN WASHED SAND AND ALKALI SULFATE-FREE WATER TO CONTROL EFFLORESCENCE. CONTRACTOR SHALL REQUIRE TILE OR BRICK MANUFACTURER TO WICK TEST AND CERTIFY IN WRITING TO DESIGNER THAT MATERIAL IS NON EFFLORESCENCE CONTRIBUTING.

CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING ALL CERAMIC TILE AND OTHER FINISH MATERIALS WITH ENOUGH LEAD TIME SO THAT ORDERED MATERIAL CAN BE CONFIRMED AS ACCEPTABLE, AND ANY UNACCEPTABLE MATERIAL REPLACED, WITHOUT DELAYING CONSTRUCTION.

FINISH CAULKING FOR TUBS, COUNTERS, AND OTHER ITEMS SHALL BE DAP LATEX CAULK WITH SILICON.

HARDWOOD FOR FLOORS SHALL BE TOP GRADE KILN DRIED MATERIAL, DELIVERED TO THE JOB SITE AND ALLOWED TO ACCLIMATIZE INSIDE THE HEATED OR AIR CONDITIONED SPACE FOR AT LEAST TWO WEEKS PRIOR TO INSTALLATION. HARDWOOD FLOORS SHALL BE INSTALLED OVER A MEMBRANE LAYER OF ROSINSIZED (PINK) PAPER OVER PLYWOOD SUB-FLOOR. DO NOT USE FELT OR ASPHALT PAPER. GENERAL CONTRACTOR AND FLOORING CONTRACTOR SHALL CONFIRM INSTALLATION AND FINISHING SPECIFICATIONS WITH DESIGNER PRIOR TO ORDERING MATERIAL.

ALL CABINETRY AND MILL WORK DRAWERS AND SLIDING UNITS TO BE INSTALLED WITH FULL EXTENSION ACCURIDE GUIDES OR EQUAL AS APPROVED BY DESIGNER. CABINET SUBCONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL CABINETS, COUNTER, AND OTHER BUILT IN CABINETRY TO DESIGNER FOR REVIEW. CONFIRM CABINET STYLE, CONSTRUCTION TYPE, HINGES AND HARDWARE WITH DESIGNER PRIOR TO FINALIZING CONSTRUCTION CONTRACT.

CONTRACTOR SHALL INCLUDE IN CONSTRUCTION CONTRACT INSTALLATION OF ALL FINISH HARDWARE, INCLUDING BUT NOT LIMITED TO CABINET PULLS, KNOBS, DOOR STOPS, TOWEL BARS, TOILET PAPER HOLDERS AND OTHER MISCELLANEOUS ITEMS, REGARDLESS OF WHETHER THOSE ITEMS ARE SUPPLIED BY OWNER OR AND ALLOWANCE.

PROVIDE 42" GUARDRAILS AS INDICATED ON PLANS WITH 4" MAXIMUM CLEARANCE BETWEEN INTERMEDIATE RAILS.

GUARDRAILS SHALL BE PROVIDED AT OPERABLE WINDOWS WHOSE SILL HEIGHT IS 30 INCHES OR MORE ABOVE GRADE AND LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR IN RESIDENTIAL OCCUPANCY. [SMMC 8.12.060]

CONTRACTOR SHALL REVIEW RAILINGS AND RAILING DETAILS WITH DESIGNER PRIOR TO FINALIZING CONTRACT RAILING SUBCONTRACTOR SHALL SUBMIT SAMPLES AND DETAILED SHOP DRAWINGS FOR DESIGNER'S REVIEW PRIOR TO MANUFACTURE.

SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET. [1210.3]

SHOWERS STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ. FT. AND BE ABLE TO ACCOMMODATE A MINIMUM 30 INCH CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70 INCHES ABOVE SHOWER DRAIN. [CPC 411.7]

PAINTING

CONTRACTOR SHALL INCLUDE WITHIN THE SCOPE OF HIS WORK PREPARATION, PRIMING AND FINISH PAINTING OF EXTERIOR WALLS AFFECTED BY ADDITIONS
AND REMODELING AND INTERIOR WALLS AND CEILINGS, INCLUDING DOORS, SASH AND TRIM WORK.
CONFIRM ANY EXPOSED BEAMS DECKING CABINETS
OR WOOD TO BE STAINED AND/OR CLEAR SEALED PRIOR TO ORDERING. CONFIRM PAINT, STAIN AND FINISH SELECTIONS AND SPECIFICATIONS WITH DESIGNER, SUBMIT COLOR SAMPLES AND APPLY SAMPLE COLORS ON ACTUAL SURFACES TO BE PAINTED FOR DESIGNER'S REVIEW PRIOR TO ORDERING MATERIAL.

BEFORE BEGINNING, INSPECT ALL WORK TO BE PAINTED AND REPORT TO DESIGNER ANY CONDITIONS WHICH WILL PREVENT A QUALITY FINISH FROM BEING ACCOMPLISHED. COMMENCING OF WORK BY THE CONTRACTOR INDICATES HIS ACCEPTANCE OF THE SURFACES.

ALL SPACES SHALL BE CLEANED, SANDED AND DUSTED BEFORE PAINTING. ALL WOODWORK SHALL BE SANDED LIGHTLY BETWEEN COATS.

AFTER PRIMING HAS DRIED APPLY PIGMENTED WHITE SHELLAC TO ALL KNOTS, PITCH AND SAPWOOD: PUTTY ALL NAIL HOLES, CRACKS, OPEN JOINTS AND OTHER DEFECTS.

TOPS AND BOTTOMS OF ALL DOORS SHALL BE FULLY PAINTED.
REMOVE ALL ELECTRIC PLATES, SURFACES HARDWARE, ETC. BEFORE PAINTING. PROTECT AND REPLACE WHEN COMPLETED.

EXCEPT AS NOTED, ALL PAINT SHALL BE AS MANUFACTURED BY BENJAMIN MOORE OR APPROVED EQUAL. ALL MATERIAL SHALL ARRIVE AT THE JOB IN UNBROKEN CONTAINER WITH MANUFACTURER'S LABEL CLEARLY VISIBLE. UNLESS OTHERWISE NOTED, ALL PAINTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S MASTER SPECIFICATIONS AND RECOMMENDATIONS. APPLICATION SHALL BE MINIMUM 3 COATS PER MANUFACTURER SPECS.

PAINTING COATS AS SPECIFIED ARE INTENDED TO COVER SURFACES COMPLETELY; IF NOT, NOT FURTHER COATS SHALL BE APPLIED. ALL EXTERIOR STAINS SHALL BE CABOT'S OR APPROVED EQUAL.

PRIOR TO SEALING INTERIOR PLASTER OR DRYWALL, CONTRACTOR SHALL VERIFY ANY SURFACES TO RECEIVE PAPER, AND SHALL OBTAIN WRITTEN APPROVAL OF THE SPECIFIC SEALER PRODUCT TO BE USED FROM THE PAPER MANUFACTURER AND HANGER.

NATURAL WOOD FINISH INTERIOR PANELING CABINETS, DOORS AND OTHER WOODWORK SHALL BE STAINED, IF REQUIRED, AND FINISHED WITH A FLAT EGGSHELL LACQUER SANDING SEALER AS APPROVED BY THE DESIGNER. ON SOFT WOODS, APPLY COAT OF SANDING SEALER PRIOR TO STAINING. CONFIRM STAIN AND FINISH SELECTIONS WITH DESIGNER AND PROVIDE FINISHED SAMPLES ON THE ACTUAL WOOD USED FOR DESIGNER'S AND OWNER'S APPROVAL PRIOR TO STARTING WORK.

UTILITIES, PLUMBING, DRAINAGE, ETC

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/ OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.

CONTRACTOR SHALL CONSULT REPRESENTATIVES OF LOCAL UTILITIES, INCLUDING GAS, WATER, POWER, SEWER, TELEPHONE AND TV WHERE APPLICABLE, CONCERNING LOCATIONS AND AVAILABILITY OF UTILITIES PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES. LOCATIONS AND ELEVATIONS OF ALL EXISTING AND NEW MAINS AND METERS SHALL BE CONFIRMED ON THE RECORD DRAWINGS. LOCATIONS OF METERS TO BE APPROVED BY DESIGNER.

CONTRACTOR SHALL PROVIDE AND INSTALL NEW UNDERGROUND ELECTRIC, WATER AND GAS SUPPLY LINES AND VERIFY THAT METER, MAIN TANK AND LINE SIZES ARE ADEQUATE TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME TO ALL FIXTURES AND APPLIANCES.

ALL NEW WATER SUPPLY LINES SHALL BE COOPER AND ALL NEW AND ACCESSIBLE EXISTING HOT WATER LINES SHALL BE INSULATED. NO SOFT COPPER LINES PERMITTED.

SPECIFIED COPPER WATER LINES SHALL BE TYPE "L" MINIMUM (IF UNDER THE BUILDING). [604.2 CPC]

COPPER LINES SHALL HAVE INSULATION COUPLINGS WHERE CONNECTING TO EXISTING GALVANIZED IRON OR STEEL PIPE WHICH CANNOT BE CHANGED TO COPPER.

MAIN WATER LINE TO DOMESTIC SYSTEM SHALL BE INSTALLED WITH SEPARATE GATE VALVE AND PRESSURE REGULATOR AT HOUSE ENTRY POINT.

HOSE BIBS AND IRRIGATION SYSTEMS SHALL NOT BE CONNECTED TO BUILDING WATER SYSTEM, BUT SHALL BE FED FROM MAIN WATER LINE OR GREY WATER COLLECTION SYSTEM ON SITE BEFORE BUILDING SYSTEM PRESSURE REGULATOR AND MAIN VALVE.

INDICATE ON THE PLANS THAT HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. [603.4.7 CPC]

PLASTIC DRAIN, WASTE OR VENT PIPE, WHERE PERMITTED, SHALL BE A.B.S. AS APPROVED PER ASTM STANDARD D2261-73. WASTE LINES INSIDE THE STRUCTURE SHALL BE FULLY WRAPPED WITH INSULATION TO REDUCE SOUND THROUGH WALLS AND CEILINGS.

UNLESS OTHERWISE NOTED OR REQUIRED BY CODE, ALL UNDERGROUND STORM DRAIN LINES SHALL BE PVC MIN. SCHEDULE 40 AND MIN. 4" DIAMETER OR GREATER AS REQUIRED TO HANDLES LOAD. AL CONNECTIONS SHALL BE PROPERLY JOINED AND SEALED SO THAT THEY ARE WATER-TIGHT.

FLUSH OUT NEW AND OLD WATER SUPPLY LINES PRIOR TO CONNECTING FIXTURES.

CONTRACTOR SHALL MAINTAIN ADEQUATE AND CONSTANT WATER SUPPLY TO THE EXISTING SPRINKLER SYSTEM AS DESIRED BY OWNER DURING CONSTRUCTION.

ALL NEW HOT WATER HEATERS SHALL BE AMERICAN OR EQUAL, RAPID RECOVERY, SIZED TO PROVIDE ADEQUATE VOLUME OF HOT WATER TO FIXTURES SERVED, AND INSTALLED ON SMITTY PANS WITH CONCEALED DRAINS TO EXTERIOR. HEATER DRAINS AND T&P VALVES SHALL BE POSITIONED AND EXTENDED TO DRAIN INTO SMITTY PAN. ALL HOT WATER HEATERS OVER 4' HIGH SHALL BE ANCHORED PER CODE.
INSTALL PRESSURE/TEMPERATURE RELIEF VALVES WITH DRAIN LINES AT THE TOP OF EACH WATER HEATER.

GENERAL CONTRACTOR SHALL CONFIRM ARRANGEMENTS FOR ANY TEMPORARY POWER AND TELEPHONE SERVICE WITH OWNER PRIOR TO FINALIZING CONTRACT. SEE ELECTRICAL PLANS FOR ELECTRICAL WORK.

TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS [402.2 CPC]
ALL SHOWERHEADS TO HAVE FLOW OF 2.5 G.P.M.
ALL FAUCETS TO HAVE FLOW OF 2.2 G.P.M.
LOCATIONS OF ALL THROUGH THE ROOF VENT STACKS TO BE CONFIRMED WITH DESIGNER PRIOR TO INSTALLATION.

THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MINIMUM OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2 INCHES OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2 INCHES. [150(J)(2) CENC]

WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES [505.6 CPC]. THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING.[608.5 CPC]

PROVIDE COMBUSTION AIR FOR THE WATER HEATER [507 CPC]

TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2020 CALIFORNIA PLUMBING CODE

WATER HEATERS ARE PROHIBITED IN A BEDROOM OR BATHROOM UNLESS THEY ARE OF THE DIRECT VENT TYPE OR COMPLIANCE WITH 505.1 (1) AND 505.1.2 IS DEMONSTRATED. [505.1 CPC]

PROVIDE A CLEAR SPACE NOT LESS THAN 30" IN WIDTH TOILET COMPARTMENT, AND CLEAR SPACE OF 24" IN FRONT OF THE WATER CLOSET [CPC 407.6].

MECHANICAL, SHEET METAL NOTES

ALL SHEET METAL WORK SHALL BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS AND LOCAL CODES.

CONTRACTOR SHALL PROVIDE AIR CONDITIONING GAS-FIRED FURNACES AND/ OR FORCED AIR HEATING SYSTEM AS INDICATED ON PLANS. EQUIPMENT, DUCTS, AND REGISTERS SHALL BE SIZED AND INSTALLED TO PROVIDE ADEQUATE AIR TEMPERATURE, VOLUME, DISTRIBUTION AND CIRCULATION AT MINIMUM NOISE LEVELS. SYSTEM EQUIPMENT AND LAYOUT SHALL BE CONFIRMED WITH OWNER AND DESIGNER PRIOR TO ORDERING AND INSTALLATION.

THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE HEATING COOLING, VENTILATING, WATER HEATER AND LIGHTING SYSTEMS AND CONSERVATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

FURNISH COMPLETE MAINTENANCE INFORMATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTION SHALL BE PROVIDED FOR THE OWNER'S USE. CONTRACTOR TO PROVIDE OWNER COMPLETE MAINTENANCE INSTRUCTIONS, I.E., BELT REPLACEMENT, OIL AND LUBRICATING ALONG WITH INSTALLER'S NAME ADDRESS AND TELEPHONE NUMBER.

PROVIDE SUBMITTAL SHOP DRAWINGS. PROVIDE MANUFACTURER'S SPECIFICATIONS FOR DESIGNER'S REVIEW, IF EQUIPMENT DEVIATES FROM THAT FROM THAT SPECIFIED.

CONTRACTOR TO THOROUGHLY CLEAN ALL PORTIONS OF THEIR WORK, REMOVE ALL DEBRIS AND LEAVE INSTALLATION IN PERFECT CONDITION, READY FOR USE.

EER RATING AND HEATING COMBUSTION EFFICIENCY RATING OF EACH HVAC UNIT SHALL COMPLY WITH STATE REQUIREMENTS AND TABLE 112-A

ALL FURNACES, CONDENSERS, FANS OR OTHER NOISE PRODUCING EQUIPMENT TO BE INSTALLED INSIDE OR ON THE BUILDING STRUCTURE SHALL BE MOUNTED AND INSULATED SO AS TO MINIMIZED SOUND TRANSMISSION TO

GENERAL notes + specifications

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE
LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
T: (646) 240-9149

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Issue Sets:

- ○ EXISTING PLANS 05.26.26
- ○ SCHEMATIC DESIGN SET 08.21.26
- ○ CITY SUBMITTAL SET 10.12.26
- ○
- ○
- ○
- ○
- ○
- ○
- ○
- ○

NOT FOR CONSTRUCTION

Project: 172-2026

A0.2

Plotted: 10/12/26

USABLE AREAS. USE RIBBED NEOPRENE PADS, SOUND ISOLATORS, SPRING HANGERS AND/OR EQUIVALENT VIBRATION REDUCING DEVICES TO ISOLATE EQUIPMENT FROM STRUCTURE.

CONDENSER REFRIGERANT PIPING IN THE STRUCTURE SHALL BE INSTALLED SO AS NOT TO TOUCH STRUCTURE,
FRAMING OR WALL SURFACES. INSTALL FOAM RUBBER CUSHIONS AT PENETRATIONS TO SEPARATE PIPING FROM STRUCTURE.

MAIN SUPPLY AIR DUCTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO FURNACES OR FAN COILS.

COMBUSTION AIR SHALL BE PROVIDED PER CODE. ADVISE DESIGNER OF ANY VISIBLE OR EXPOSED PORTIONS OF COMBUSTION AIR DUCTING OR VENTING PRIOR TO ROUGH WORK.

DUCT WORK CONSTRUCTION: ALL DUCT WORK AND PLENUMS TO BE MADE OF GALVANIZED SHEET STEEL IN ACCORDANCE WITH LATEST SMACNA STANDARDS AND APPLICABLE CODES. CONTRACTOR SHALL SIZE DUCT WORK FOR S.P. NOT TO EXCEED 0.1" PER 100' LENGTH FOR A FIVEN CFM. DUCTS MAY BE RECTANGULAR OR ROUND.

IF FLEXIBLE ROUND DUCTWORK IS PROPOSED, PLEASE CONFIRM IN WRITING WITH DESIGNER AND OWNER PRIOR TO FINALIZING CONTRACT.

DUCT INSTALLATION: FOR THERMAL INSULATION, INSULATE ALL SUPPLY AND RETURN AIR DUCT WORK AND PLENUM WITH 2" THICK FIBERGLASS INSULATION WRAPPED AROUND WITH 2" OVERLAP AND WIRED ON #18 GALVANIZED WIRE @ 12" O.C. NRC RATING SHALL BE AT LEAST 0.80 AT FREQUENCIES ABOVE 1000. FOR SOUND INSULATION, INSULATE INTERIOR OF SUPPLY AND RETURN AIR PLENUMS WITH MIN. 1" THICK SOUND ABSORBING INSULATION TO REDUCE NOISE. INSTALL SOUND TRAPS IN PLENUM AND INSULATE BLOWER COMPARTMENT WHERE RETURN AIR REGISTERS ARE IN CLOSE PROXIMITY TO UNITS.

INSULATION LINING MUST BE APPROVED BY THE BUILDING DEPARTMENT AND SHALL MEET OR EXCEED NFPA STANDARDS.

NO STAMPED GRILLS WILL BE PERMITTED FOR REGISTERS OF DIFFUSERS. ALL DIFFUSERS AND REGISTERS SHALL BE MANUALLY ADJUSTABLE, WITH DOUBLE DEFLECTION AND OPPOSED BLADE DAMPERS, UNLESS NOTED OTHERWISE. VERIFY SELECTION AND FINISH WITH DESIGNER.

PROVIDE COMBUSTION AIR FOR THE F.A.U. [701 CMC]

PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE. [1106.2 CMC]

MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50 FT. FROM THE AIR-CONDITIONER AND COOLING TOWER. [903.7 CMC]

PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE. IF THE PACKAGE METHOD IS USED, HIGHER MINIMUM INSULATION MAY APPLY. [150(K)(M) CENC]

ALL PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS, OR OTHER CLOSURE SYSTEMS USED FOR INSTALLING FIELD-FABRICATED DUCT SYSTEMS SHALL MEET THE APPLICABLE REQUIREMENTS OF UL181, UL181A OR UL 181B." [124(B)(2) CENC]

THE SUPPLY HEATING AND COOLING ENERGY TO EACH SPACE-CONDITIONING ZONE OR DWELLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. [122(A) CENC]

IF A MASONRY OR FACTORY BUILT FIREPLACE IS INSTALLED, IT SHALL HAVE THE FOLLOWING:

A. CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIRE BOX;
B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX WITH A MINIMUM 6 SQ. INCH IN AREA A TIGHT FITTING DAMPER OR COMBUSTION –AIR CONTROL DEVICE. FOR EXCEPTION SEE 150(E) 1B
C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL

SPECIAL HAZARDS

PROVIDE HARDWIRED SMOKE ALARMS COMPLIANT WITH UL 217 AND INSTALLED IN THE FOLLOWING LOCATIONS [NFPA 72 , 907.2.11.2]:

A. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
B. IN EACH ROOM USED FOR SLEEPING PURPOSES.
C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE
CONTAINING THE FUEL GAS PIPING.

CARBON MONOXIDE ALARM TO BE PROVIDED AS NEEDED.

PROVIDE EMERGENCY ESCAPE IN IN EVERY SLEEPING ROOM. EMERGENCY ESCAPE SHALL OPEN DIRECTLY INTO A PUBLIC WAY, ALLEY, AND YARD OR EXIT COURT AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7' SQUARE FEET, MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND MINIMUM NET CLEAR OPENABLE WIDTH 20" AND HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR [1029].

PROVIDE FIRE SPRINKLERS AND SPECIFY THE TYPE OF SYSTEM ON THE COVER SHEET (I.E. NFPA 13 OR 13R). FIRE SPRINKLERS ARE REQUIRED FOR ALL NEW CONSTRUCTION AND [SMMC 8.44.050]:

A. THROUGHOUT ANY EXISTING BUILDING, WHEN THERE IS A CHANGE IN OCCUPANCY CLASSIFICATION TO A MORE
HAZARDOUS DIVISION, AS SHOWN IN TABLE 8.44-A OR AS DETERMINED BY THE FIRE CHIEF, IN 33% OR MORE OF THE EXISTING BUILDING FLOOR AREA WITHIN THREE CALENDAR YEARS.
B. THROUGHOUT ANY EXISTING BUILDING GREATER THAN 1,000 SQUARE FEET, WHENEVER MORE THAN 50% CUMULATIVE, OF THE EXISTING FLOOR AREA, INCLUDING MEZZANINES, IS ADDED TO WITHIN THREE CALENDAR YEARS.
C. THROUGHOUT ANY EXISTING BUILDING 1,000 SQUARE FEET OR LESS, WHENEVER MORE THAN 75% CUMULATIVE, OF THE EXISTING FLOOR AREA, INCLUDING MEZZANINES, IS ADDED WITHIN THREE CALENDAR YEARS.
D. THROUGHOUT ANY EXISTING BUILDING GREATER THAN 1,000 SQUARE FEET, WHENEVER MORE THAN 50% OF THE INTERIOR AND EXTERIOR WALLS AND CEILINGS ARE EXPOSED.
E. THROUGHOUT ANY EXISTING BUILDING 1,000 SQUARE FEET OR LESS, WHENEVER MORE THAN 75% OF THE INTERIOR AND EXTERIOR WALLS AND CEILINGS ARE EXPOSED.
F. THROUGHOUT ANY EXISTING BUILDING WHENEVER AN ADDITIONAL STORY IS ADDED.
PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS: [2406.4].
1. GLAZING IN INGRESS AND EGRESS DOORS.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.
3. GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACE.
4. GLAZING IN RAILINGS AND STAIR LANDINGS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5' OF STANDING SURFACE AND DRAIN INLET
6. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR SWIMMING POOLS AND SPAS

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 0.25 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.
(50-PERCENT SLOPE)

THE THRESHOLD HEIGHT SHALL BE LIMITED TO 7.75 INCHES WHERE THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS AND THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP

LIGHTING

LIGHTS IN BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS MUST BE HIGH EFFICACY AND CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED. [150(K)(10) CENC] [119(J) CENC]

LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY THE UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING/ RATING LABORATORY AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS(1.75 #/SF) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.[150(K)(12)

ALL OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY A MOTION SENSOR WITH PHOTO CONTROL. PHOTO CONTROL IS AN ELECTRIC DEVICE THAT DETECTS CHANGES IN ILLUMINATION, THEN CONTROLS ITS ELECTRIC LOAD AT PREDETERMINED ILLUMINATION LEVELS.[150(K)(13) CENC] [101 CENC]

PERMANENTLY INSTALLED LIGHTING IN THE ENCLOSED NON-DWELLING SPACES OF LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS SHALL BE HIGH EFFICACY LUMINARIES OR CONTROLLED BY AN OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED. [150(K)(16) CENC] [101 CENC]

ELECTRICAL

BRANCH CIRCUIT OVERCURRENT DEVICES (FUSES AND BREAKERS) SHALL NOT BE LOCATED WHERE THEY WILL BE EXPOSED TO PHYSICAL DAMAGE, IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS IN CLOTHES CLOSET, BATH, OR TOILET ROOM. [240.24 CEC]

IF THE PANEL/SUBPANEL IS LOCATED IN THE MIDDLE OF A SHEAR WALL, REVISE THE LOCATION OF THE PANEL OR HAVE THE ENGINEER OF RECORD ADDRESS SHEAR TRANSFER, INCREASED LOADING, AND EDGE REINFORCING AROUND THE OPENING IN THE WALL. [2305.1.3 CBC]

RECEPTACLES ARE TO BE LOCATED IN A WALL EVERY 12 LINEAR FEET SO THAT A FIXTURE WILL NOT BE MORE THAN 6 FEET FROM ANY RECEPTACLE. [210.52 CEC]

A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, BREAKFAST ROOM OR OTHER SIMILAR AREAS [210.11(C)(1) CEC] [210.52(B)(1)(2)(3)]

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11(C)(2) CEC]

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [210.11(C)(3) CEC]

A SWITCHED LIGHT SHALL BE INSTALLED AT THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER. [210.70 CEC]

GROUND FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLE PROTECTION IS REQUIRED AT THE FOLLOWING LOCATIONS [210.8 CEC]:

1. BATHROOMS (AT LEAST ONE SHALL BE WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN)
2. GARAGES
3. OUTDOORS
4. CRAWL SPACES AT OR BELOW GRADE LEVEL
5. KITCHENS WHERE THE RECEPTACLES SERVE THE COUNTERTOP SURFACES
6. UNFINISHED BASEMENTS
7. LAUNDRY, UTILITY, AND WET BAR SINKS (WHERE THE RECEPTACLE IS WITHIN 6 FT OF THE OUTSIDE EDGE OF THE SINK

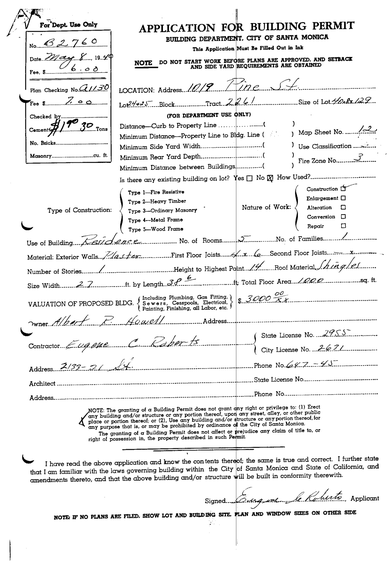
PUBLIC WORKS STANDARD NOTES FOR CONSTRUCTION:

1. Owner is responsible for repair of all damage to offsite improvements caused by construction. Call Public Works Inspector at (424) 744-0825 for inspection of offsite improvements at substantial completion of onsite work.
2. All labor, equipment, and material required for offsite improvements are the responsibility of the Developer.
3. No work or construction vehicle staging shall be done within the public right-of-way without prior approval and permit from the Public Works Department.
4. All offsite work shall be done in accordance with the Standard Specifications/Drawings for Public Works Construction, current edition as amended by the city of Santa Monica, and City of Santa Monica Standards.
5. All survey points shall be protected or reestablished if they are removed, damaged, or destroyed during construction.
6. No construction material will be stored in the public right-of way.
7. New proposed improvements shall not obstruct drainage or drain into neighboring private properties.
8. Water shall be drained away from the foundation and shall be mitigated from permeating into foundation wall and footing of the new proposed improvements.
9. Any sediment or other materials that are tracked off the parcel by vehicles and equipment shall be removed the same day as they are tracked off the parcel.
10. No washing of construction or other vehicles shall be allowed adjacent to a construction parcel.
11. In accordance with California Regional Water Quality Control Board MS4 permit:
    a. For construction sites less than 1 acre, Developer shall implement an effective combination of erosion and sediment control BMPs from Table 12 to prevent erosion and sediment loss and the discharge of construction wastes.

Table. 12 Applicable Set of BMPs for All Construction Sites	
Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence & Plastic Sheet Coverings
	Sand Bag Barrier
	Stabilized Construction Site Entrance/Exit
Non-Stormwater Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

    b. Construction sites shall be inspected and evaluated based on the following factors: soil erosion potential, site slope, project size and type, pollution runoff potential, and proximity of receiving water bodies, non-storm water discharges, past record of non-compliance, and any water quality issues relevant to the particular MS4 requirements.
    d. City shall employ a Progressive Enforcement Policy to ensure that construction sites are brought into compliance with the erosion and sediment control requirements within a reasonable time period.
12. Paint removal and preparation will result in particles entering the air or landing on the ground and requires that BMP steps be implemented to prevent or minimize to the maximum extent practicable such particle releases into the environment. If exterior sandblasting is required, a separate permit will be required from Building and Safety.
13. All site utilities shall be constructed underground to the nearest offsite utility pole. Contractor/Developer has made arrangements with the utility companies to place all overhead utilities underground.
14. Prior to commencing underground utility work, obtain separate utility excavation permit from PW Department, email pwexcavationpermits@santamonica.gov
15. Southern California Gas equipment including meters, and all Southern California Edison equipment and infrastructure, including transformers, poles, and vaults shall be shown on the plans, located entirely on private property, and designed per SCG/SCE requirements. No equipment or infrastructure serving this property will be permitted in the public right-of-way.
16. The City strongly urges the applicant to inspect the existing sewer connection. If the connection is damaged or over 30 years old, the City recommends that the applicant show on the plans the construction of a new sanitary sewer connection from property line to sanitary sewer main in accordance with City of Santa Monica Standards (Sewer Permit required).
17. Owner/contractor shall comply with Water Division cross-connection guidelines. Prior to issuance of Certificate of Occupancy, cross-connection control inspection must be completed. Contact the Water Division at (310) 458-8531.
18. Prior to installation of any cross-connection device, contact the Water Division at (310) 458-8531.
19. Prior to the installation of any grease interceptor or clarifier, contact Water Resources Protection Programs at (310) 458-8235.
20. Multi-family residential dwellings are required to install individual water meters or sub-meters for each unit.
21. If fire sprinklers are required to be installed or altered by Building & Safety and/or Fire Department, contractor shall install a double check detector assembly on site and above ground per city standards, the location of which shall be readily accessible to all city agencies. Protection from vehicular impact shall be provided on private property and not in the public right-of-way. The DCDA requires 3' x 8' clear space.
22. The site must comply with the SMMC Chapter 7.10.060 Urban Runoff Pollution ordinance for construction activities and temporary BMPs
23. Prior to backfilling any urban runoff mitigation features, contact the City Urban Runoff Coordinator at pw.permits@santamonica.gov for inspection.
24. All abandoned driveways resulting from the new development to be removed and replaced with curbing, parkway, and sidewalk (SMMC 7.24.050 and 7.24.060).

GENERAL notes + permits



For Dept. Use Only
No. B2760
Date May 4, 1990
Fee $ 6.00
Plan Checking No. B11130
Fee $ 2.00
Checked by
Cement 1700 30 Tons
No. Bricks
Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT
BUILDING DEPARTMENT, CITY OF SANTA MONICA
This Application Must Be Filled Out in Ink
NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1019 Pine St.
Lot 27+27 Block Tract 2261 Size of Lot 40x129
(FOR DEPARTMENT USE ONLY)
Distance—Curb to Property Line ( ) Map Sheet No. 12
Minimum Distance—Property Line to Bldg. Line ( ) Use Classification R-3
Minimum Side Yard Width ( ) Fire Zone No. 3
Minimum Rear Yard Depth ( )
Minimum Distance between Buildings ( )
Is there any existing building on lot? Yes ☐ No ☒ How Used?

Type of Construction: Type 1—Fire Resistive; Type 2—Heavy Timber; Type 3—Ordinary Masonry; Type 4—Metal Frame; Type 5—Wood Frame
Nature of Work: Construction ☐ Enlargement ☐ Alteration ☐ Conversion ☐ Repair ☐
Use of Building Residence No. of Rooms 5 No. of Families 1
Material: Exterior Walls Plaster First Floor Joists 4x6 Second Floor Joists x
Number of Stories 1 Height to Highest Point 14 Roof Material Shingle
Size Width 27 ft. by Length 34'6" ft. Total Floor Area 1000 sq. ft.
VALUATION OF PROPOSED BLDG. { Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc } $ 3000.00
Owner Albert P. Howell Address
Contractor Eugene C. Roberts State License No. 2955 City License No. 2621
Address 2179-21 St. Phone No. 647-45
Architect State License No.
Address Phone No.

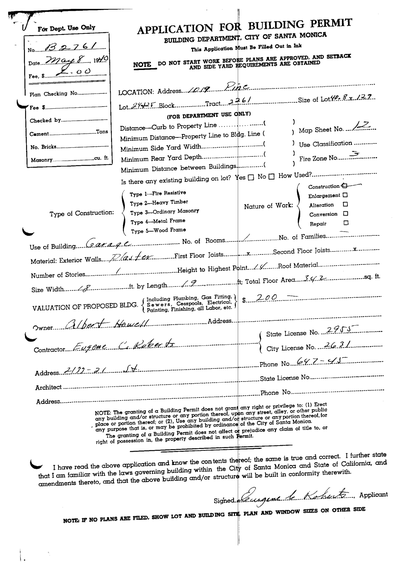
NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2), Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.
The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

Signed Eugene C. Roberts Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

RESIDENCE **PERMIT**



For Dept. Use Only
No. B3761
Date May 8, 1990
Fee $ 2.00
Plan Checking No.
Fee $
Checked by
Cement Tons
No. Bricks
Masonry cu. ft.

APPLICATION FOR BUILDING PERMIT
BUILDING DEPARTMENT, CITY OF SANTA MONICA
This Application Must Be Filled Out in Ink
NOTE DO NOT START WORK BEFORE PLANS ARE APPROVED, AND SETBACK AND SIDE YARD REQUIREMENTS ARE OBTAINED

LOCATION: Address 1019 Pine
Lot 27+27 Block Tract 2261 Size of Lot 40x127
(FOR DEPARTMENT USE ONLY)
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Minimum Distance—Property Line to Bldg. Line ( ) Use Classification R-3
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Is there any existing building on lot? Yes ☐ No ☒ How Used?

Type of Construction: Type 1—Fire Resistive; Type 2—Heavy Timber; Type 3—Ordinary Masonry; Type 4—Metal Frame; Type 5—Wood Frame
Nature of Work: Construction ☐ Enlargement ☐ Alteration ☐ Conversion ☐ Repair ☐
Use of Building Garage No. of Rooms No. of Families
Material: Exterior Walls Plaster First Floor Joists x Second Floor Joists x
Number of Stories 1 Height to Highest Point 10 Roof Material
Size Width 18 ft. by Length 19 ft. Total Floor Area 342 sq. ft.
VALUATION OF PROPOSED BLDG. { Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc } $ 200
Owner Albert Howell Address
Contractor Eugene C. Roberts State License No. 2955 City License No. 2621
Address 2179-21 St. Phone No. 647-45
Architect State License No.
Address Phone No.

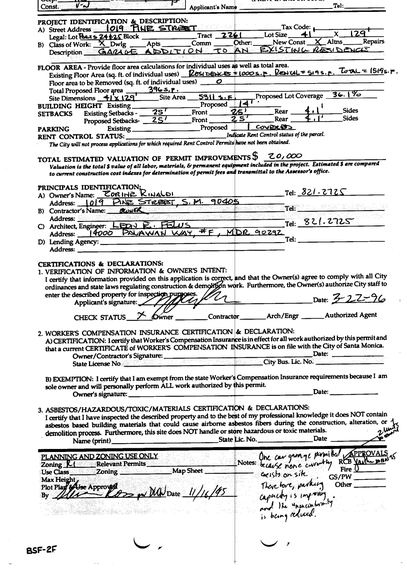
NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2), Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica.
The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

Signed Eugene C. Roberts Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE

GARAGE **PERMIT**



B95428
Building & Safety Use Only
RECEIPTS
No. B R-2721
No. A 16776
Date 5-7-96 Fee $ 376.00
Fee $ 0.00 Date 11-18-96
Check No. 2240 Check No. 3151
CODINGS
CIS 498 Appl. P.T.
Occp. R-3 Date 11-20-96
Const. V-B

PROVIDE PLOT PLAN ON OTHER SIDE OF THIS FORM

City of Santa Monica
SANTA MONICA BUILDING & SAFETY
1685 Main Street, Santa Monica, Ca. 90401

Combination Building
PERMIT APPLICATION
(PRINT IN INK OR TYPE)

Applicant's Name Tel:

PROJECT IDENTIFICATION & DESCRIPTION:
A) Street Address 1019 PINE STREET Tax Code
Legal: Lot FR 25 & 27 Block Tract 2261 Lot Size 41 x 129+
B) Class of Work: X Dwlg. Apts Comm Other: New Const X Alter Repairs
Description GARAGE ADDITION TO AN EXISTING RESIDENCE

FLOOR AREA - Provide floor area calculations for individual uses as well as total area.
Existing Floor Area (sq. ft. of individual uses) EXISTING RESIDENCE 1000 S.F. DETACHED GARAGE 342 S.F. Total = 1342 S.F.
Floor area to be Removed (sq. ft. of individual uses) 0
Total Proposed Floor area 342 S.F.
Site Dimensions 41 x 129 Site Area 5311 S.F. Proposed Lot Coverage 36.1%
BUILDING HEIGHT Existing Proposed 14'
SETBACKS Existing Setbacks - 25' Front 26' Rear 4'1" Sides
Proposed Setbacks - 25' Front 25' Rear 4'1" Sides
PARKING Existing Proposed 2 COVERED
RENT CONTROL STATUS: Indicate Rent Control status of the parcel.
The City will not process applications for which required Rent Control Permits have not been obtained.

TOTAL ESTIMATED VALUATION OF PERMIT IMPROVEMENTS $ 20,000
Valuation is the total $ value of all labor, materials, & permanent equipment included in the project. Estimated $ are compared to current construction cost indexes for determination of permit fees and transmittal to the Assessor's office.

PRINCIPALS IDENTIFICATION:
A) Owner's Name CORINNE PINARDI Tel: 821-2725
Address 1019 PINE STREET, S.M. 90405
B) Contractor's Name BUILT Tel:
Address
C) Architect, Engineer: LEON E. PEOPLES Tel: 821-2725
Address 14000 PANAWAY WAY, #F, MDR 90292
D) Lending Agency: Tel:
Address

CERTIFICATIONS & DECLARATIONS:
1. VERIFICATION OF INFORMATION & OWNER'S INTENT:
I certify that information provided on this application is correct, and that the Owner(s) agree to comply with all City ordinances and state laws regulating construction & demolition work. Furthermore, the Owner(s) authorize City staff to enter the described property for inspection purposes.
Applicant's signature: Date: 2-27-96
CHECK STATUS X Owner Contractor Arch/Engr Authorized Agent

2. WORKER'S COMPENSATION INSURANCE CERTIFICATION & DECLARATION:
A) CERTIFICATION: I certify that Worker's Compensation Insurance is in effect for all work authorized by this permit and that a current CERTIFICATE of WORKER'S COMPENSATION INSURANCE is on file with the City of Santa Monica.
Owner/Contractor's Signature: Date:
State License No. City Bus. Lic. No.
B) EXEMPTION: I certify that I am exempt from the state Worker's Compensation Insurance requirements because I am sole owner and will personally perform ALL work authorized by this permit.
Owner's signature: Date:

3. ASBESTOS/HAZARDOUS/TOXIC/MATERIALS CERTIFICATION & DECLARATIONS:
I certify that I have inspected the described property and to the best of my professional knowledge it does NOT contain asbestos based building materials that could cause airborne asbestos fibers during the construction, alteration, or demolition process. Furthermore, this site does NOT handle or store hazardous or toxic materials.
Name (print) State Lic. No. Date

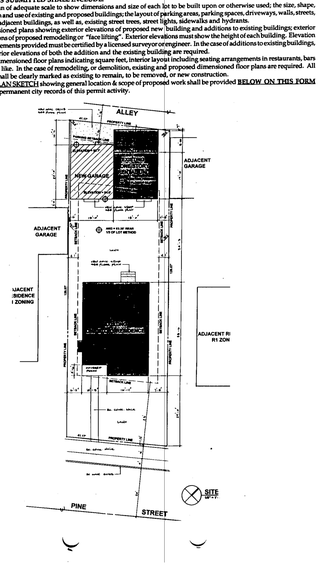
PLANNING AND ZONING USE ONLY:
Zoning R1 Relevant Permits Notes: One car garage provided (APPROVALS
Use Class Zoning Map Sheet NCS Yards etc.) Fire ()
Max Height Plot Plan Approved CS/TW ()
By Date 11/16/96 Other

PERMIT **FOR GARAGE**

BSF-2F

PLANS must be provided to accompany all significant Santa Monica permit applications. NOTE: PLANS prepared by a state licensed Architect or Engineer MUST be SIGNED & STAMPED by the A/E when submitted per state law.
(2) sets of plans are REQUIRED for all SINGLE FAMILY projects and other minor remodeling & accessory building projects (signs, pools, fences, commercial remodels & tenant improvement (TI) projects).
(4) sets of plans are REQUIRED for NEW multiple units and NEW commercial building projects or substantial additions.
(1) set of all project supporting data (soils reports, structural design & T-24 calcs, etc) properly signed by responsible A/E's involved in preparation, is required with filing.

ALL PLANS SUBMITTED SHALL INCLUDE:
A. Plot plan of adequate scale to show dimensions and size of each lot to be built upon or otherwise used; the size, shape, location and use of existing and proposed buildings; the layout of parking areas, parking spaces, driveways, walls, streets, alleys, adjacent buildings, as well as, existing street trees, street lights, sidewalks and hydrants.
B. Dimensioned plans showing exterior elevations of proposed new building and additions to existing buildings; exterior elevations of proposed remodeling or "face lifting". Exterior elevations must show the height of each building. Elevation measurements provided must be certified by a licensed surveyor or engineer. In the case of additions to existing buildings, all exterior elevations of both the addition and the existing building are required.
C. Fully-dimensioned floor plans indicating square feet, interior layout including seating arrangements in restaurants, bars and the like. In the case of remodeling, or demolition, existing and proposed dimensioned floor plans are required. All walls shall be clearly marked as existing to remain, to be removed, or new construction.
D. SITE PLAN SKETCH showing general location & scope of proposed work shall be provided BELOW ON THIS FORM for the permanent city records of this permit activity.



BSF-2B

PINE Addition
1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
T: (646) 240-9149

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Issue Sets:

- ○ EXISTING PLANS 05.26.26
- ○ SCHEMATIC DESIGN SET 08.21.26
- ○ CITY SUBMITTAL SET 10.12.26

NOT FOR CONSTRUCTION

Project: 172-2026

A0.3

Plotted: 10/12/26

/Users/openmobile/OPENmodo Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCHICAD/PINE FRONT SLANT.pln

GENERAL INFORMATION					
01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	1019 Pine Street			
04	City	Santa Monica	05	Standards Version	2025
06	Zip code	90405	07	Software Version	CBECC 2025.2.1
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	135
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	1144	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	893	17	Fenestration Average U-factor	0.34
18	Total Cond. Floor Area (ft²)	2037	19	Glazing Percentage (%)	20.63%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Ducts in crawl space

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ECC FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry
• Indoor air quality ventilation • Kitchen range hood • Minimum Airflow • Verified EER/EER2 • Fan Efficacy Watts/CFM • Duct leakage testing

Compliance Summary				
	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	18.69	n/a	n/a	n/a
Proposed Design	15.03	n/a	n/a	n/a
Compliance Margins	3.66	n/a	n/a	n/a
	Pass			
RESULT*: Complies				

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS						
Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[1] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[1] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[1] ($/ft²-yr)
Space Heating	0	4.95	0	3.84	0	1.11
Space Cooling	0	0.63	0	1.43	0	-0.8
IAQ Ventilation	0	0.96	0	0.96	0	0
Water Heating	0	12.15	0	8.8	0	3.35
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	**0**	**18.69**	**0**	**15.03**	**0**	**3.66**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.63	0	1.63	n/a	0
Appl. & Cooking	0	5.47	0	5.48	n/a	-0.01
Plug Loads	0	8.03	0	8.03	n/a	0
Outdoor Lighting	0	0.42	0	0.42	n/a	0
TOTAL COMPLIANCE	**0**	**34.24**	**0**	**30.59**	**3.65**	

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	23.45	20.27	3.18	13.56
Net EUI[2]	23.45	20.27	3.18	13.56

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.

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	2037	1	4	3	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor (Addition)	Conditioned	HVAC System1	349	10	DHW Sys 1	New
First Floor (Existing)	Conditioned	HVAC System1	893	10	DHW Sys 1	Existing Unchanged
Second Floor (Addition)	Conditioned	HVAC System1	795	11.2	DHW Sys 1	New

OPAQUE SURFACES SUMMARY										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Southeast Wall	First Floor (Addition)	R-21 Wall	135	Front	350	57.3	90	none	New	n/a

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OPAQUE SURFACES SUMMARY										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Southwest Wall	First Floor (Addition)	R-21 Wall	225	Left	298	12	90	none	New	n/a
Northwest Wall	First Floor (Addition)	R-21 Wall	315	Back	80	15	90	none	New	n/a
Northeast Wall	First Floor (Addition)	R-21 Wall	45	Right	474	43.4	90	none	New	n/a
Southeast Wall 2	First Floor (Existing)	Default Wall Prior to 197	135	Front	40	0	90	none	Existing	No
Southwest Wall 2	First Floor (Existing)	Default Wall Prior to 197	225	Left	146.4	37.4	90	none	Existing	No
Northwest Wall 2	First Floor (Existing)	Default Wall Prior to 197	315	Back	271.5	125.4	90	none	Existing	No
Southeast Wall 3	Second Floor (Addition)	R-21 Wall	135	Front	309.2	35	90	none	New	n/a
Southwest Wall 3	Second Floor (Addition)	R-21 Wall	225	Left	392	26.5	90	none	New	n/a
Northwest Wall 3	Second Floor (Addition)	R-21 Wall	315	Back	309.2	40.6	90	none	New	n/a
Northeast Wall 2	Second Floor (Addition)	R-21 Wall	45	Right	392	7.5	90	none	New	n/a
Raised Floor	First Floor (Addition)	R-19 Floor Crawlspace	n/a	n/a	349	n/a	n/a	n/a	New	n/a
Raised Floor 2	First Floor (Existing)	Default Floor Crawlspace	n/a	n/a	893	n/a	n/a	n/a	Existing	No
Interior Surface Floor	Second Floor (Addition)	R-0 Floor No Crawlspace	n/a	n/a	179	n/a	n/a	n/a	New	n/a
Interior Surface Floor 2	Second Floor (Addition)	R-0 Floor No Crawlspace	n/a	n/a	616	n/a	n/a	n/a	New	n/a

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OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
Roof (Slope7/12)	First Floor (Addition)	R-30 Roof No Attic	135	Front	94	0	7	0.1	0.85	New	n/a
Roof (Slope 8/12)	First Floor (Addition)	R-30 Roof No Attic	135	Front	36	0	8	0.1	0.85	New	n/a
Roof (Slope 9/12)	First Floor (Addition)	R-30 Roof No Attic	135	Front	25	0	9	0.1	0.85	New	n/a
Roof (Slope 13/12)	First Floor (Addition)	R-30 Roof No Attic	135	Front	15	0	13	0.1	0.85	New	n/a
Roof (Slope 8/12) 1	First Floor (Existing)	Default Roof Prior to 197	135	Front	187	5.4	8	0.1	0.85	Existing	No
Roof (Slope 13/12) 2	First Floor (Existing)	Default Roof Prior to 197	135	Front	90	0	13	0.1	0.85	Existing	No
Roof (Slope 7/12)	Second Floor (Addition)	R-30 Roof No Attic	135	Front	795	14.7	7	0.1	0.85	New	n/a

FENESTRATION / GLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (q)*	Status	Verified Existing Condition
Window W01/02	Window	Southeast Wall	Front	135	1	27.5	0.34	0.34	NFRC	☐	New	NA
Glass Door D01	Window	Southeast Wall	Front	135	1	29.8	0.34	0.34	NFRC	☐	New	NA
Window W11	Window	Southwest Wall	Left	225	1	12	0.34	0.34	NFRC	☐	New	NA

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FENESTRATION / GLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (q)*	Status	Verified Existing Condition
Window W06	Window	Northwest Wall	Back	315	1	15	0.34	0.34	NFRC	☐	New	NA
Window W03-05	Window	Northeast Wall	Right	45	1	43.4	0.34	0.34	NFRC	☐	New	NA
Window W09/10 (New)	Window	Southwest Wall 2	Left	225	1	37.4	0.34	0.34	NFRC	☐	New	NA
Window (New)	Window	Northwest Wall 2	Back	315	1	35.9	0.34	0.34	NFRC	☐	New	NA
Window W08/07(New)	Window	Northwest Wall 2	Back	315	1	30	0.34	0.34	NFRC	☐	New	NA
Glass Door D07(New)	Window	Northwest Wall 2	Back	315	1	59.5	0.34	0.34	NFRC	☐	New	NA
Window W12/13	Window	Southeast Wall 3	Front	135	1	35	0.34	0.34	NFRC	☐	New	NA
Window W17/18	Window	Southwest Wall 3	Left	225	1	26.5	0.34	0.34	NFRC	☐	New	NA
Window W15/16	Window	Northwest Wall 3	Back	315	1	40.6	0.34	0.34	NFRC	☐	New	NA
Window W14	Window	Northeast Wall 2	Right	45	1	7.5	0.34	0.34	NFRC	☐	New	NA
Skylight (New)	Skylight	Roof (Slope 8/12) 2	Front	135	1	5.4	0.4	0.35	NFRC	☐	New	NA

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FENESTRATION / GLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (q)*	Status	Verified Existing Condition
Skylight	Skylight	Roof (Slope 7/12)	Front	135	1	14.7	0.4	0.35	NFRC	☐	New	NA

*Project includes fenestration not subject to maximum U-factor requirement per Exception 1 / Exception 2 / Exception 3 to Section 150.0(q).

Total North Facing Fenestration	181
Total East Facing Fenestration	50.9
Total South Facing Fenestration	112.4
Total West Facing Fenestration	75.9

OPAQUE SURFACE CONSTRUCTIONS								
01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding	☐
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.357	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: All Other Siding	☐

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OPAQUE SURFACE CONSTRUCTIONS								
01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-30	None / None	0.035	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board	☐
Default Roof Prior to 197	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-11	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x10 Inside Finish: Gypsum Board	☐
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6	☐
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12	☐

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ENERGY report

PINE Addition
1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
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Issue Sets:
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- ○ CITY SUBMITTAL SET 10.12.26
- ○
- ○
- ○
- ○
- ○
- ○
- ○

NOT FOR CONSTRUCTION

Project: 172-2026

A0.4

Plotted: 10/12/26

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2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, 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 Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.(0)h)7 and § 150.0)i)2. *
§ 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.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); 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.(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 any dryer outlet or vent.
§ 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(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0)i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use.*
§ 150.0)j1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code. *
§ 150.0)j2:	**Insulation Protection.** Piping insulation must be protected from damage, including from 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 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)2:	**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- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. 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 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** must comply with applicable requirements of UL 181 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** 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 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 to sunlight, 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.** Flex ducts with porous inner cores 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 and prevent air from bypassing the filter. *
§ 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 shall 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 used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0)i)1Bii&iv. 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 dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Cv.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 may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Ciii-ii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Ciii-ii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 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 shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall 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

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0)s2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0)s2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS, 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 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(t):	**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."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 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)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** 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. Controls must not bypass a dimmer, occupancy sensor, or vacancy sensor function installed to comply with §150.0)k)2.
§ 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, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to 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)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0)k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**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.

2025 Single-Family Residential Mandatory Requirements Summary

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)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 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 from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. 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 above conditioned space 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 that 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-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 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. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; 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 spaces 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 area-weighted average U-factor of 0.40. *

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 comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. 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. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 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.** No obstructions in solar zone, 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.

2025 Single-Family Residential Mandatory Requirements Summary

§ 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."

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. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 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.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

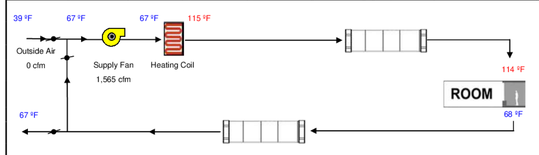
*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

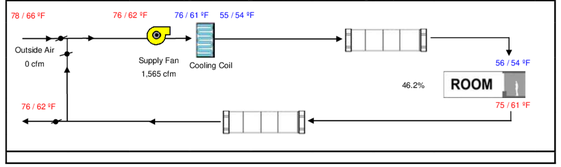
Project Name: Mangum, Sarah & Max Addition — Date: 9/11/2026
System Name: HVAC System — Floor Area: 2,037

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	30,000	Total Room Loads	1,249	26,241	1,357	488	24,368
Total Output (Btuh)	30,000	Return Vented Lighting					
Output (Btuh/sqft)	14.7	Return Air Ducts		915			1,265
Cooling System		Return Fan		0			0
Output per System	30,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	30,000	Supply Fan		0			0
Total Output (Tons)	2.5	Supply Air Ducts		915			1,265
Total Output (Btuh/sqft)	14.7						
Total Output (sqft/Ton)	814.8	TOTAL SYSTEM LOAD		28,071	1,357		26,897
Air System							
CFM per System	1,565	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	1,565	Central Heating System w/ AC		27,747	2,181		30,000
Airflow (cfm/sqft)	0.77						
Airflow (cfm/Ton)	626.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		27,747	2,181		30,000
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
T: (646) 240-9149

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Issue Sets:

- ○ EXISTING PLANS 05.26.26
- ○ SCHEMATIC DESIGN SET 08.21.26
- ○ CITY SUBMITTAL SET 10.12.26
- ○
- ○
- ○
- ○ **NOT FOR CONSTRUCTION**
- ○
- ○
- ○

Project: 172-2026

A0.5

Plotted: 10/12/26

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ENERGY report

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	☐

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ECC Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Altered	No	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Storage	1	100	UEF	0.67	Btu/Hr	75000	0	76	80	n/a	Altered	No

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HVAC - HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
Heating Component 1	Central gas furnace	1	AFUE - 92	New	No

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
Cooling Component 1	Central split AC	1	EER2/SEER2	12.2	14	350	0.45	New	No

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply/Return		Supply	Return				
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-6		Crawl Space	Crawl Space	New	n/a	n/a	n/a

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - ASRE	Includes Fault Indicator Display?	Status
SFam IAQVentRpt	95	0.35	Exhaust	No	n/a / n/a	No	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Benjamin Montalbano	Documentation Author Signature: Benjamin Montalbano
Company: NRG Compliance	Signature Date: 09/11/2026
Address: 4480 Main St Suite B	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Riverside, CA 92501	Phone: 707-237-6957

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Sarah Le Clerc	Responsible Designer Signature: Sarah Le Clerc
Company: Open Mode	Date Signed: 09/11/2026
Address: 11634 gorham ave	License: c-39716
City/State/Zip: los angeles, CA 90403	Phone: (646) 240-9149

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS) - This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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ENERGY report

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PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE
LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

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Issue Sets:

- EXISTING PLANS 05.26.26
- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

NOT FOR CONSTRUCTION

Project: 172-2026

A0.6

Plotted: 10/12/26

City of Santa Monica — 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

GREEN building

Y	N/A	RESPON. PARTY

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 *CAL*Green, 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.

PINE Addition
1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

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Issue Sets:
- EXISTING PLANS 05.26.26
- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

NOT FOR CONSTRUCTION

Project: 172-2026

A0.7

Plotted: 10/12/26

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

/Users/openmobile/OPENmode Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCH/CAD/PINE FRONT SLANT.pln

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.)

GREEN building

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 O³/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 tricloroethylene), 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.

hhttps://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.

PINE Addition
1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

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Issue Sets:

- EXISTING PLANS 05.26.26
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NOT FOR CONSTRUCTION

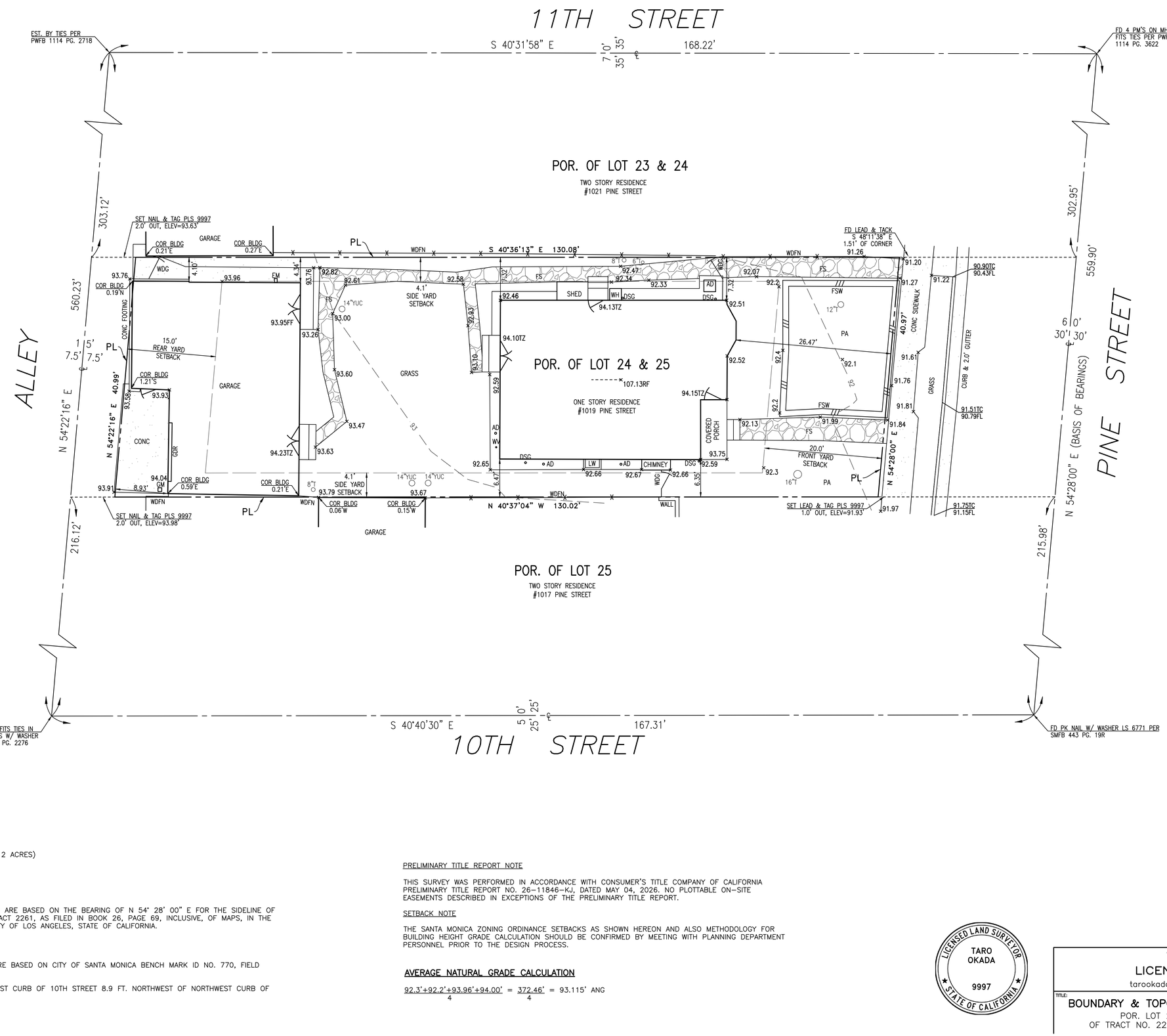
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A0.8

Plotted: 10/12/26

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

/Users/openmodeb/OPENmode Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCHICAD/PINE FRONT SLANT.pln





VICINITY MAP

LEGEND:

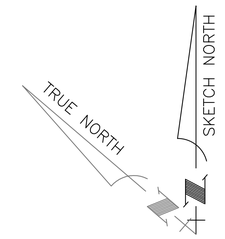
AD	AREA DRAIN
BLDG	BUILDING
CONC	CONCRETE
COR	CORNER
DSG	DOWN SPOUT INTO GROUND
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FLAGSTONE
FSW	FLAGSTONE WALL
GDR	GARAGE DOOR
GM	GAS METER
LW	LIGHT WELL
MH	MANHOLE
PA	PLANTED AREA
PL	PROPERTY LINE
PM	PUNCH MARK
RF	ROOF
T	TREE
TC	TOP OF CURB
TZ	THRESHOLD ELEVATION
WDFN	WOOD FENCE
WDG	WOOD GATE
YUC	YUCCA

N	NORTH OF PROPERTY LINE
S	SOUTH OF PROPERTY LINE
E	EAST OF PROPERTY LINE
W	WEST OF PROPERTY LINE

PROPERTY LINE

WALL LINE

FENCE LINE



SCALE: 1" = 8'

NOTES

LOT AREA = 5,309 SQ FT (0.12 ACRES)

ZONE: R1

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 54° 28' 00" E FOR THE SIDELINE OF PINE STREET AS SHOWN IN TRACT 2261, AS FILED IN BOOK 26, PAGE 69, INCLUSIVE, OF MAPS, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SANTA MONICA BENCH MARK ID NO. 770, FIELD BOOK 457-17

P.K. NAIL IN LEAD IN NORTHEAST CURB OF 10TH STREET 8.9 FT. NORTHWEST OF NORTHWEST CURB OF PINE STREET.

ELEVATION = 92.175'

PRELIMINARY TITLE REPORT NOTE

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CONSUMER'S TITLE COMPANY OF CALIFORNIA PRELIMINARY TITLE REPORT NO. 26-11846-KJ, DATED MAY 04, 2026. NO PLOTTABLE ON-SITE EASEMENTS DESCRIBED IN EXCEPTIONS OF THE PRELIMINARY TITLE REPORT.

SETBACK NOTE

THE SANTA MONICA ZONING ORDINANCE SETBACKS AS SHOWN HEREON AND ALSO METHODOLOGY FOR BUILDING HEIGHT GRADE CALCULATION SHOULD BE CONFIRMED BY MEETING WITH PLANNING DEPARTMENT PERSONNEL PRIOR TO THE DESIGN PROCESS.

AVERAGE NATURAL GRADE CALCULATION

$\frac{92.3'+92.2'+93.96'+94.00'}{4} = \frac{372.46'}{4}$ = 93.115' ANG

LICENSED LAND SURVEYOR
TARO OKADA
9997
STATE OF CALIFORNIA

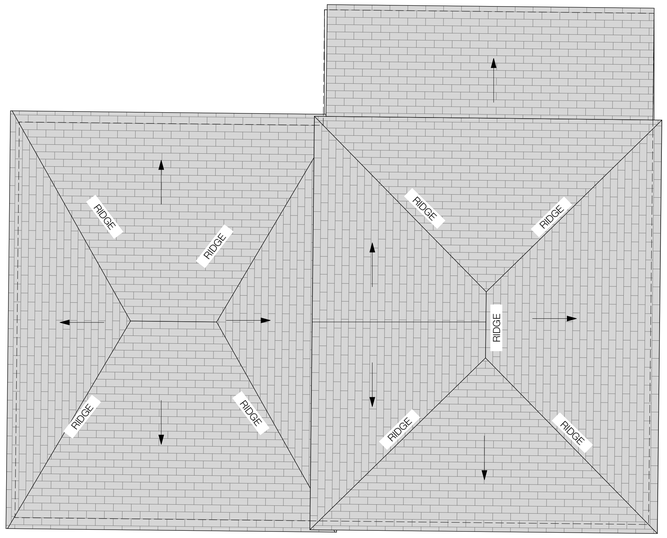
TARO OKADA
LICENSED LAND SURVEYOR
tarookada95@gmail.com (661) 477-0069

TITLE: BOUNDARY & TOPOGRAPHIC SURVEY
POR. LOT 24 & 25
OF TRACT NO. 2261, M.B. 22-69

PREPARED EXCLUSIVELY FOR: SARAH MANGUM

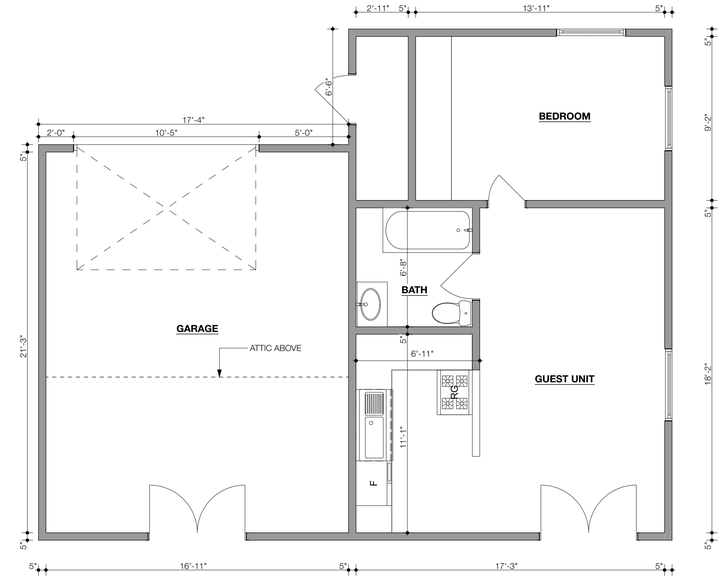
TARO OKADA PLS 9997

JOB NO.	1006
DRAWN BY:	TO
CHECKED BY:	TO
DATE OF SURVEY:	05-30-26
SHEET	1
OF	1



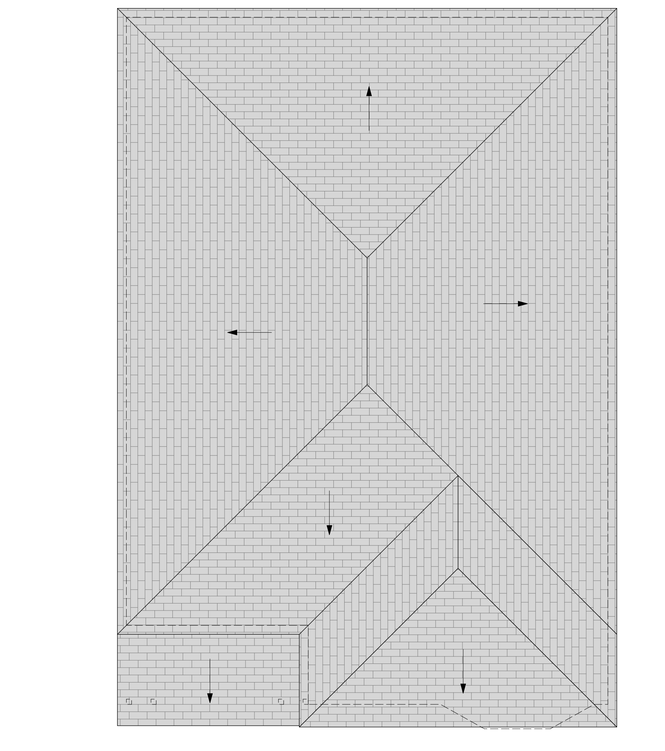
03 EXISTING REAR UNIT + GARAGE ROOF PLAN

scale:1/4" = 1'-0"



02 REAR UNIT + GARAGE PLAN

scale:1/4" = 1'-0"

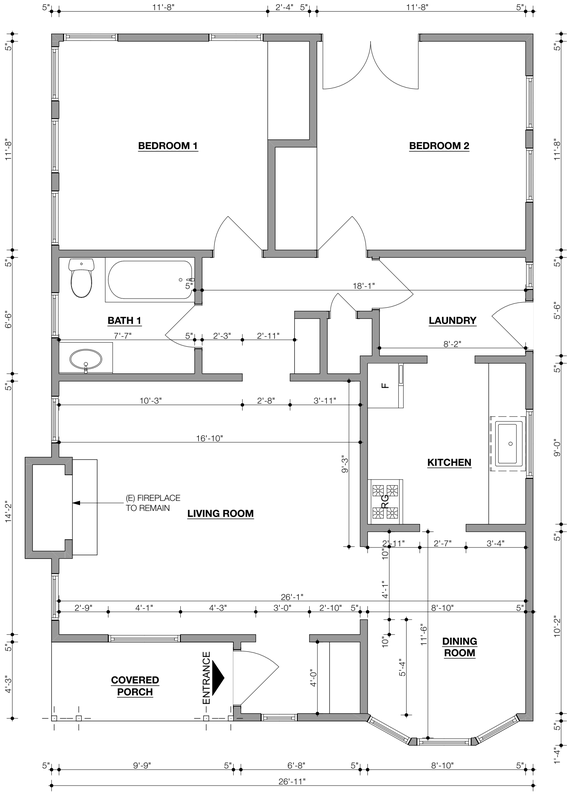


04 EXISTING ROOF PLAN

scale:1/4" = 1'-0"

ROOF **LEGEND**

R	RIDGE OR HIGH POINT
V	VALLEY OR LOW POINT
HIGH LOW	SLOPE FROM HIGH TO LOW FRACTION INDICATES APPROXIMATE PITCH / SLOPE OF ROOF



01 EXISTING first floor plan

scale:1/4" = 1'-0"

/Users/openmobile/OPENmode Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCHICAD/PINE FRONT SLANT.pln

EXISTING plans

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
T: (646) 240-9149

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Issue Sets:

- EXISTING PLANS 05.26.26
- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

NOT FOR CONSTRUCTION

Project: 172-2026

A1.0

Plotted: 10/12/26

City of Santa Monica

Standard Tree Protection Guidelines:

1. Applicant/contractor is defined as any parties involved in the planning, demolition, and construction of any work on the proposed project including subcontractors. It is the project manager's responsibility to contact the Public Landscape Division at 310-458-8974 or Public.Landscape@santamonica.gov about any work that may impact existing trees a minimum of one week in advance.
2. Trees within the jurisdiction of the City of Santa Monica are public assets. They may not be removed for any reason and are to be protected from injury or damage during all phases of demolition and construction. The applicant/contractor shall be responsible for the protection and preservation of all existing trees that are located completely or partially within but not limited to the contract limit line. Adjacent trees within proximity to the project may require protection. If construction is occurring via the alley, trees at the alley entrances may require protection.
3. If a healthy public tree is removed or destroyed, its loss will be accounted for by sufficient levels of replacement tree planting. Often, a replacement tree of a similar size as the one removed or destroyed cannot be planted as it would be impractical and/or cost prohibitive. As a result, the City of Santa Monica uses the Council of Tree & Landscape Appraisers methodologies for valuing trees. Unpermitted removals, accidental damage to trees that ultimately leads to the removal of trees and neglect to preserve trees that ultimately leads to the removal of trees within the jurisdiction of the City of Santa Monica will be valued and billed to the applicant. Signoff will be frozen until resolved. The contractor shall be assessed restitution for trees that are injured, irreparably damaged, destroyed or removed without authorization.
4. Any damage to existing trees during construction shall be the responsibility of the applicant/contractor. The applicant shall mitigate any damage at their expense to the satisfaction of the Public Landscape Division. Final signoff will not be approved until mitigation is resolved.
5. Approved tree removals are to be posted for public review and removed immediately after the review period provided there is no appeal. The applicant/contractor is responsible for confirming there is no appeal prior to the approved removal. Removal cost is included in approved removals.
6. Schedule an appointment with Public Landscape Division staff at 310-458-8974 to review any tree parts in conflict with construction. Pruning for construction clearance shall only be done by Public Landscape Division staff approval.
7. All public trees being preserved are to receive water per the City of Santa Monica guidelines for watering trees during a drought. Water shall not be pooled around the tree at any time.

8. Prior to the release of a demo or construction permit, the tree protection fence shall be made with six foot (6 ft) high chain link with fence posts in the ground. Tree wells may be marked to be expanded by applicant to best install tree protection fence prior to demo or proposed work. The fence is to be maintained throughout the entire duration of the project and is not to be removed without written permission from the Public Landscape Division. Contact Public Landscape Division staff at 310-458-8974 or Public.Landscape@santamonica.gov if there are any questions about determining the precise requirements of the tree protection fence. "Tree Protection Zone" signs can be picked up at 1601 14th St in Santa Monica.
9. Metal tree grates, cobblestones or other debris in the parkway are to be removed prior to tree protection fence installation.
   Apply three to four inches of mulch to the entire area inside the tree protection fence over the soil surface to reduce soil compaction, improve aeration, enhance moisture retention and reduce temperature extremes. Mulch generally consists of shredded leaves, bark, pine straw, peat moss and/or wood chips. Weeds and overgrown grass are to be mowed and/or removed prior to mulch installation and maintained throughout the project.
10. At no time shall any vehicles, equipment, supplies, materials, fill, or soil be allowed/stockpiled in the Tree Protection Zone.
11. In the case of tree protection deficiency, as identified by the Public Landscape Division, immediate remedy at the cost of the applicant/contractor is to be completed within the timeframe issued by the Public Landscape Division. Failure to correct the deficiency within the designated timeframe may result in a delayed final sign-off, stop work order, summons and/or fines.
12. Take note that the critical root zone may encroach on private property. This should be reviewed with the Public Landscape Division staff to minimize impact on existing tree roots during excavation.
13. The minimum distance between an open trench and any tree shall be between six inches (6") and one foot (1') for every inch of trunk diameter measured at four and a half feet (4 ½') above existing grade, depending on the species of tree. Minimum clearance shall be ten feet (10') from either the trunk of the tree or the dripline (whichever is greater).
14. Should it be necessary to trench within the dripline of a tree all trenches shall be done carefully with an air spade or by hand. If at any time twenty-five percent (25%) of the area within the critical root zone is being separated from the tree by a trench, then the line shall be either relocated or trenchless methods are to be used. No roots larger than two inches (2") shall be cut unless approved by urban forestry staff. All smaller roots that require cutting shall be cut with clean, sterile pruning tools. Cuts shall be made flush with the side of the trench.
15. The excavation area within the tree protection zone shall be backfilled immediately. Roots shall be kept moist by wrapping them with burlap and white plastic and checked a minimum of two times a day. Burlap shall be inspected

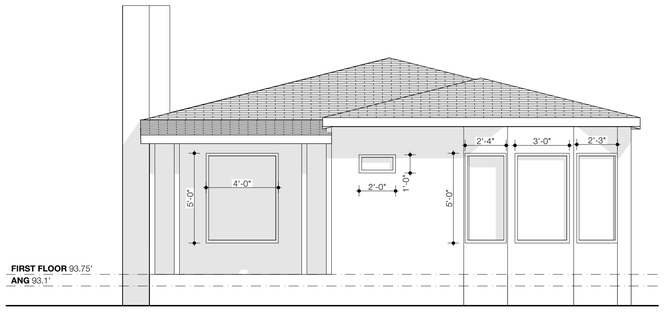
once in the morning and again in the afternoon. If directed, soaker hoses shall be installed to facilitate properly moist conditions.

16. If roots are to be exposed for a period greater than forty-eight (48) hours, the exposed area shall be covered with at least six (6) inches of mulch and maintained moist during the course of construction until the area can be properly backfilled. Periodic photos must be provided to Santa Monica Urban Forestry staff by the contractor or contracted certified arborist.
17. No runoff or spillage of noxious materials while mixing, placing or storing construction material shall occur within the tree protection zone. No ponding, eroding or excessive wetting caused by dewatering or equipment cleaning operations shall occur within the tree protection zone or critical root zone.
18. In the event root pruning is required to accommodate grade changes or the installation of hardscape features the root pruning procedures can be recommended by a consulting arborist but shall be directed by Santa Monica Urban Forestry staff.
19. Concrete should be left intact throughout the demolition and construction process to prevent further soil compaction on existing tree roots. Other work may be specified by Santa Monica Urban Forestry staff to be completed within a prescribed timeframe if required upon inspection.
20. Removal of hardscape and/or excavation within the TPZ shall be done manually. To best protect tree roots, the applicant shall exercise extreme care in removing concrete or asphalt within the dripline of existing trees. Pavement should be lifted rather than dragged. Any excavation within the dripline, on site as indicated shall be broken with pneumatic tools and removed by hand in the presence of the Santa Monica Urban Forestry staff or the contracted certified arborist with associated photos and report submitted to Santa Monica Urban Forestry staff. Applicant shall schedule appointments with Santa Monica Urban Forestry staff at least one week in advance.
21. If any vehicles are to pass over unpaved ground in conflict with the tree protection zone, the pathway will be covered with at least six (6) inches of course mulch/wood chips and covered with ¾ inch exterior plywood, ½ inch steel plates, ground protection mats or combination thereof, to abate soil compaction and root damage caused by heavy equipment. The plywood and/or steel plates shall be installed doubled up in a half lap configuration and staked or secured to prevent shifting. Such coverings shall be maintained during the course of construction and removed by hand or as specified by the contracted certified arborist or Santa Monica Urban Forestry staff. Associated photos shall be reported accordingly.
22. Fertilizer application to encourage root growth after the completion of all exterior work on the building prior to the parkway landscape phase is to occur. This could be granular or soil drench application. Your arborist can contact Santa Monica Urban Forestry staff for best direction.

NOTES

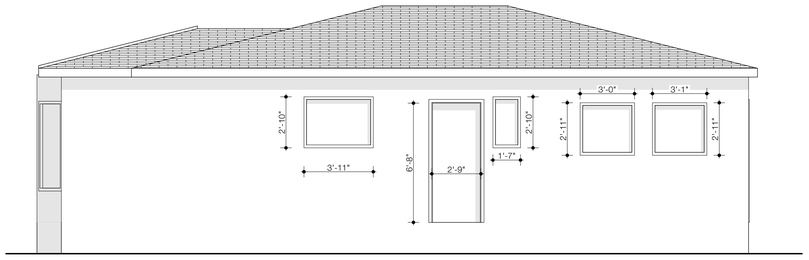
1. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR AT (310) 458-2240 FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
2. ALL LABOR, EQUIPMENT, AND MATERIAL REQUIRED FOR OFFSITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
3. NO WORK OR CONSTRUCTION VEHICLE STAGING SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL AND PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
4. ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA, AND CITY OF SANTA MONICA STANDARDS.
5. ALL SURVEY POINTS SHALL BE PROTECTED OR REESTABLISHED IF THEY ARE REMOVED, DAMAGED, OR DESTROYED DURING CONSTRUCTION.
6. NO CONSTRUCTION MATERIAL WILL BE STORED IN THE PUBLIC RIGHT-OF WAY.
7. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
8. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
9. ANY SEDIMENT OR OTHER MATERIALS THAT ARE TRACKED OFF THE PARCEL BY VEHICLES AND EQUIPMENT SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED OFF THE PARCEL.
10. NO WASHING OF CONSTRUCTION OR OTHER VEHICLES SHALL BE ALLOWED ADJACENT TO A CONSTRUCTION PARCEL.
11. IN ACCORDANCE WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD MS4 PERMIT:
    A.FOR CONSTRUCTION SITES LESS THAN 1 ACRE, DEVELOPER SHALL IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPS FROM TABLE 12 TO PREVENT EROSION AND SEDIMENT LOSS AND THE DISCHARGE OF CONSTRUCTION WASTES.
    B.CONSTRUCTION SITES SHALL BE INSPECTED AND EVALUATED BASED ON THE FOLLOWING FACTORS: SOIL EROSION POTENTIAL, SITE SLOPE, PROJECT SIZE AND TYPE, POLLUTION RUNOFF POTENTIAL, SENSITIVITY AND PROXIMITY OF RECEIVING WATER BODIES, NON-STORM WATER DISCHARGES, PAST RECORD OF NON-COMPLIANCE, AND ANY WATER QUALITY ISSUES RELEVANT TO THE PARTICULAR MS4 REQUIREMENTS.
    C.CITY SHALL EMPLOY A PROGRESSIVE ENFORCEMENT POLICY TO ENSURE THAT CONSTRUCTION SITES ARE BROUGHT INTO COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL REQUIREMENTS WITHIN A REASONABLE TIME PERIOD.
12. PAINT REMOVAL AND PREPARATION WILL RESULT IN PARTICLES ENTERING THE AIR OR LANDING ON THE GROUND AND REQUIRES THAT BMP STEPS BE IMPLEMENTED TO PREVENT OR MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE SUCH PARTICLE RELEASES INTO THE ENVIRONMENT. IF EXTERIOR SANDBLASTING IS REQUIRED, A SEPARATE PERMIT WILL BE REQUIRED FROM BUILDING AND SAFETY.
13. OBTAIN A SEPARATE WATER METER PERMIT FROM THE PUBLIC WORKS DEPARTMENT, CITY HALL ROOM 113, FOR ALL INSTALLATIONS OR ENLARGEMENTS OF YOUR WATER / FIRE SERVICE(S). THERE MAY BE UP TO A 90-WORKING DAY WAITING PERIOD FOR THE INSTALLATION OR ENLARGEMENT / RELOCATION. ALL TRAFFIC CONTROL REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS.
15. OBTAIN A SEPARATE SEWER PERMIT FROM THE PUBLIC WORKS DEPARTMENT, CITY HALL ROOM 113, FOR ALL PROPOSED SEWER CONNECTIONS AND/OR WORK INSIDE THE PUBLIC RIGHT OF WAY PERFORMED ON THE EXISTING SEWER LATERAL. ALL TRAFFIC CONTROL REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS (SEWER PERMIT REQUIRED).
17. PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, CONTACT THE WATER DIVISION AT (310) 458-8531. OWNER/ CONTRACTOR SHALL COMPLY WITH WATER DIVISION CROSS-CONNECTION GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS-CONNECTION CONTROL INSPECTION MUST BE COMPLETED AS WELL (CONTACT WATER DIVISION AT PHONE NUMBER NOTED ABOVE).
18. THE SITE MUST COMPLY WITH THE SMMC CHAPTER 7.10.100 URBAN RUNOFF POLLUTION ORDINANCE FOR CONSTRUCTION ACTIVITIES AND TEMPORARY BMPS.
19. NO PERMANENT STRUCTURES SHALL BE INSTALLED OR TREES PLANTED OVER ANY UTILITY EASEMENTS. A MINIMUM 5-FT CLEARANCE SHALL BE PROVIDED FROM THE OUTSIDE EDGE OF AN EXISTING UTILITY TO ANY PERMANENT STRUCTURE OR TREE. ANY DAMAGE TO EXISTING CITY OR PRIVATELY OWNED UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY OR PRIVATE AGENCY AT THE SOLE EXPENSE OF THE PROPERTY OWNER.
20. TREES WITHIN THE PUBLIC RIGHT-OF-WAY CANNOT BE REMOVED OR TRIMMED BY THE PROPERTY OWNER FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE CITY ARBORIST.

EXISTING house elevations + ANG



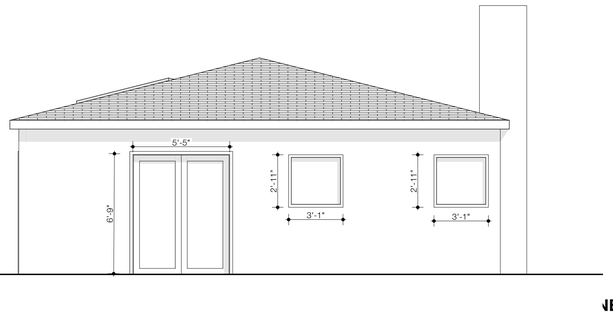
01 HOUSE EXISTING FRONT ELEVAION

scale:1/4" = 1'-0"



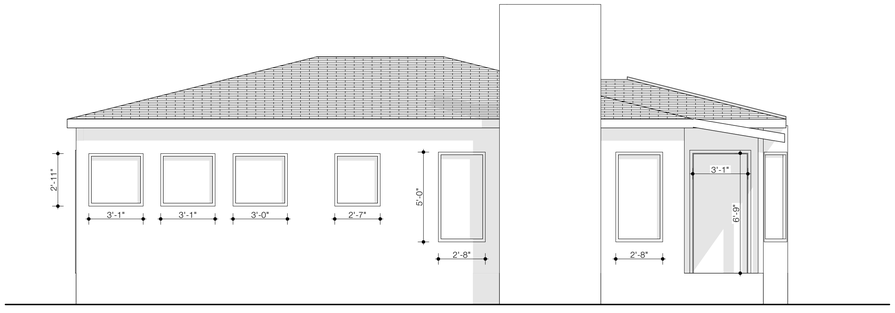
02 PROPOSED second floor plan

scale:1/4" = 1'-0"



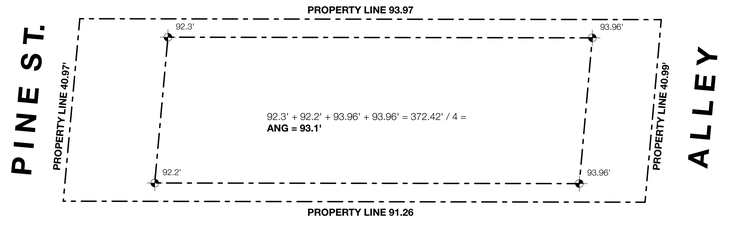
02 PROPOSED second floor plan

scale:1/4" = 1'-0"



02 PROPOSED second floor plan

scale:1/4" = 1'-0"



02 ANG DIAGRAM+ CALCS

scale:1/16" = 1'-0"

JE Addition

9 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
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Issue Sets:

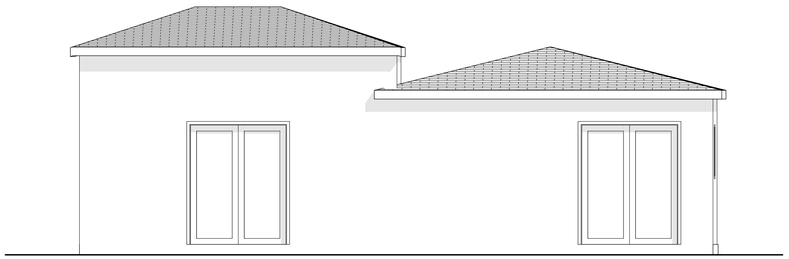
- ○ EXISTING PLANS 05.26.26
- ○ SCHEMATIC DESIGN SET 08.21.26
- ○ CITY SUBMITTAL SET 10.12.26
- ○
- ○
- ○
- ○ **NOT FOR CONSTRUCTION**
- ○
- ○
- ○
- ○

Project: 172-2026

A1.1

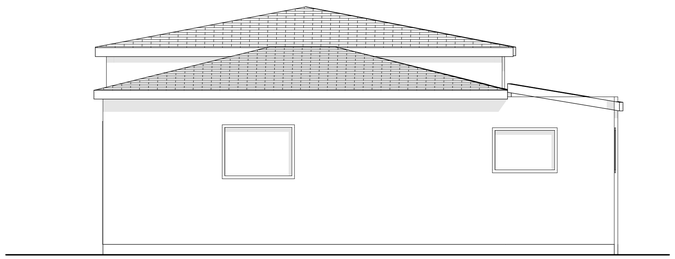
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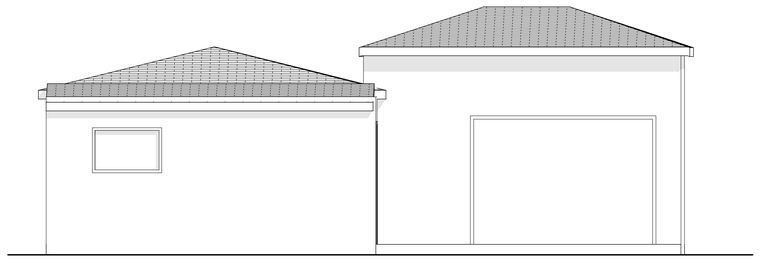
01 EXISTING REAR UNIT ELEVATION

scale:1/4" = 1'-0"



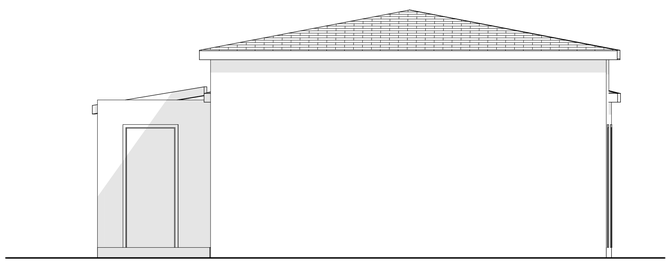
02 EXISTING REAR UNIT ELEVATION

scale:1/4" = 1'-0"



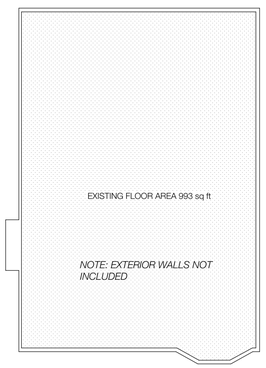
03 EXISTING REAR UNIT ELEVATION

scale:1/4" = 1'-0"



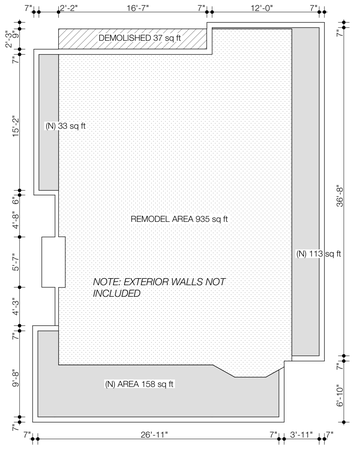
04 EXISTING REAR UNIT ELEVATION

scale:1/4" = 1'-0"



05 EXISTING SFD HOUSE AREA

scale:1/8" = 1'-0"



FIRST FLOOR HOUSE WORK DIAGRAM

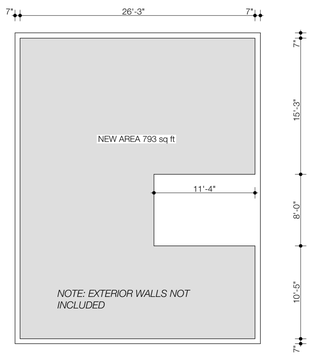
TOTAL NEW = 113 + 33 + 158 = 304 SQ FT

TOTAL DEMO = 37 SQ FT

TOTAL REMODEL = 935 SQ FT

06 DEMOLITION CALCULATIONS

scale:1/8" = 1'-0"



SECOND FLOOR HOUSE WORK DIAGRAM

TOTAL NEW = 793 SQ FT

TOTAL DEMO = 0 SQ FT

TOTAL REMODEL = 0 SQ FT

EXISTING elevations + DEMO calcs

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

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Santa Monica, CA 90401
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- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

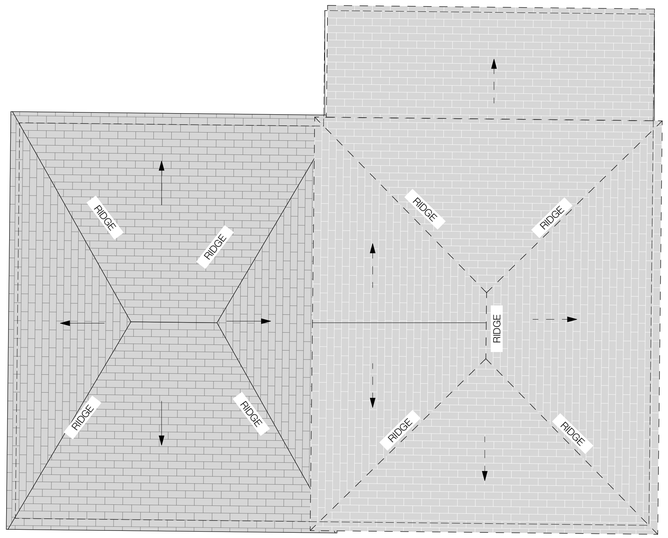
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A1.2

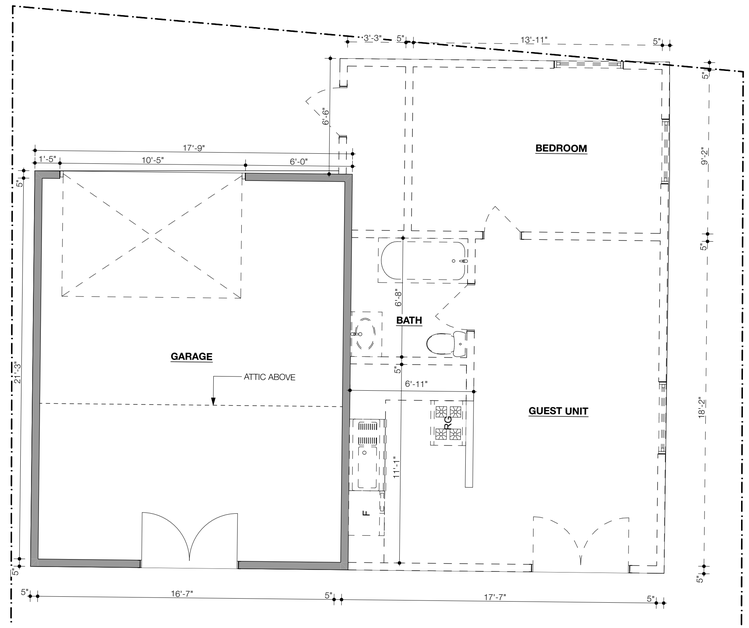
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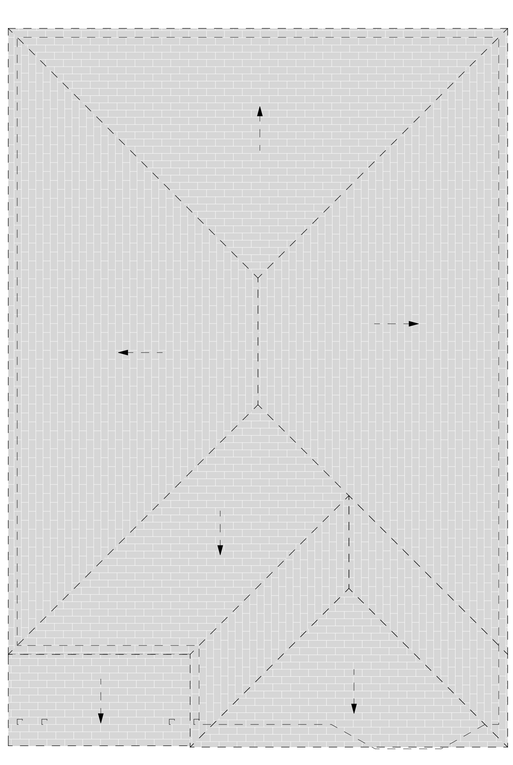
03 DEMOLITION REAR UNIT ROOF PLAN

scale:1/4" = 1'-0"



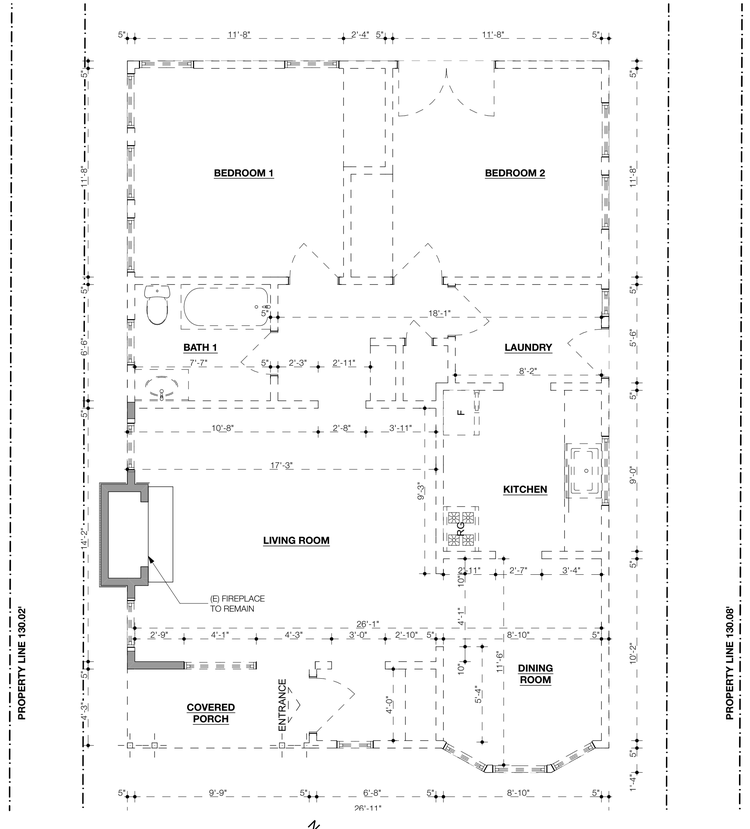
02 DEMOLITION REAR UNIT PLAN

scale:1/4" = 1'-0"



04 DEMOLITION ROOF PLAN

scale:1/4" = 1'-0"



01 DEMOLITION first floor plan

scale:1/4" = 1'-0"

DEMOLITION **LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED NON BEARING
- AREA TO BE REMOVED -SEE NOTE

DEMOLITION plans

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

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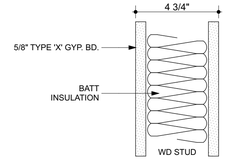
Project: 172-2026

A1.3

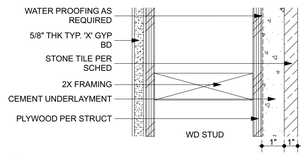
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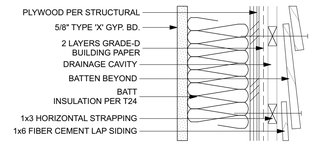
WALL **PARTITION TYPES**



1 wall type: int gyp bd
scale: 3"=1'-0"



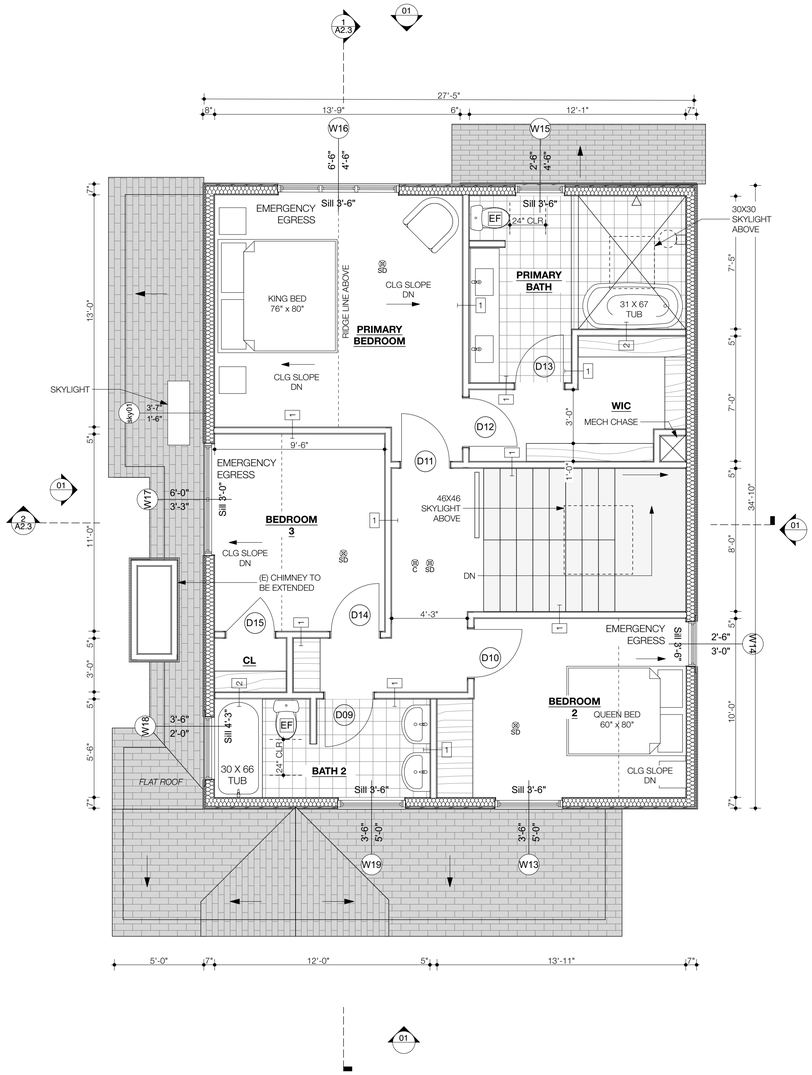
2 wall type: tile
scale: 3"=1'-0"



3 WALL TYPE: exterior siding
scale: 3"=1'-0"

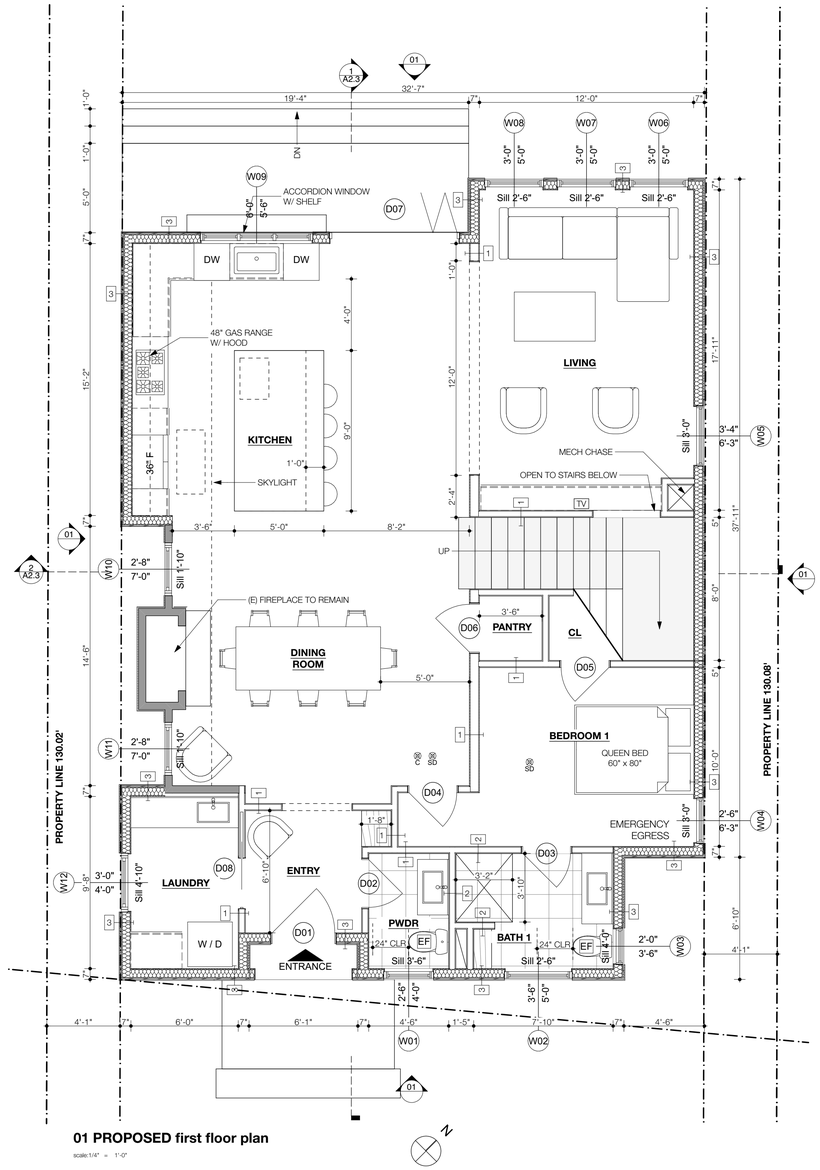
CITY **NOTES**

1. A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED. (CMC 504.4.2)
2. DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEGREE ELBOWS. (CMC 504.4.2.1)
3. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT AND CANNOT BE CONCEALED. (CMC 504.4.2.2)
4. DRYER CLOSET DOORS, IF INSTALLED, TO HAVE MIN 100 SQ INCH MAKE UP AIR VENT PER (CMC 504.4.1)
5. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000. (CRC R314.8.2)
6. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. (CRC R314.6 EXCEPTIONS 1, 3, CBC 907.2.11.9)
7. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R314.4, CBC 907.10.5)
8. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)
9. CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R315.5, CBC 915.4.1)
10. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720. (CRC R315.1.1, R315.7.2, CBC 915.4.2, CBC 915.4.4, CBC 915.5.2)
11. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. (CRC R315.3, CBC 915.2)
12. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R315.5, CBC 915.4.5)
13. IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. (CRC R315.5 EXCEPTION 4, CBC 915.4.1 EXCEPTION 3)



02 PROPOSED second floor plan

scale:1/4" = 1'-0"



01 PROPOSED first floor plan

scale:1/4" = 1'-0"

ARCHITECTURAL **LEGEND**

- EXISTING WALLS TO REMAIN
- NEW FULL INTERIOR HEIGHT PARTITION. SEE SCHEDULE ON A2.0
- NEW EXTERIOR FULL HEIGHT PARTITION. SEE SCHEDULE ON A2.0
- ALIGN — FLUSH ALIGMENT BETWEEN SURFACES
- DENOTES CONSTRUCTION HIDDEN ABOVE OR BELOW
- CENTER LINE
- 01 / 01 — DETAIL DESIGNATION / DRAWING NUMBER
- 01 / A2.3 — SECTION / ELEVATION NUMBER / DRAWING NUMBER
- 8'-0" — DIMENSION TO FINISHED SURFACE
- SD — CEILING MOUNTED SMOKE DETECTOR
- C — CEILING MOUNTED CARBON MONOXIDE DETECTOR
- EF — EXHAUST FAN SEE A2.0 GEN NOTE 4/5.
- 01 — DOOR NUMBER
- 8'-0" A.F.F. — DIMENSION TO CEILING / SOFFIT FINISHED SURFACE ABOVE FLOOR
- E.E. — EMERGENCY EGRESS

GENERAL **NOTES**

1. ALL DIMENSIONS ARE TO F.O. STUD U.O.N.
2. ALL INTERIOR STUDS TO BE 2x4 U.O.N.
3. ALL DOOR, WINDOW, AND SKYLIGHT DIMENSIONS TO CENTER OF ROUGH OPENING U.O.N.
4. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
5. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
6. ANY DAMAGE TO FINISHES IN EXISTING AREAS TO BE RESTORED TO PRE-CONSTRUCTION CONDITION
7. CONTRACTOR TO VERIFY ALL DIMENSIONS
8. COORDINATE ROOFTOP ITEMS W/ HVAC, PLUMBING AND ELECTRICAL WORK. CONTRACTOR IS RESPONSIBLE FOR SUPPLY AND INSTALLATION OF ALL ROOFING ACCESSORIES. CURBS, FLASHINGS, ETC. NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION OF ALL ROOF TOP ITEMS AND PENETRATIONS.
9. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE HALL E CONSTRUCTED OF A MIN NO. 26 GAGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE. [R302.5.2]
10. PROVIDE A KITCHEN EXHAUST FAN (MIN 100CFM) VENTED TO THE OUTSIDE PER ASHRAE 62.2, SPECIFY DUCT SIZE AND LENGTH OR INCLUDE DEFAULT TABLE 7.1 [CEC 150(O)]

PROPOSED house floor plans

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
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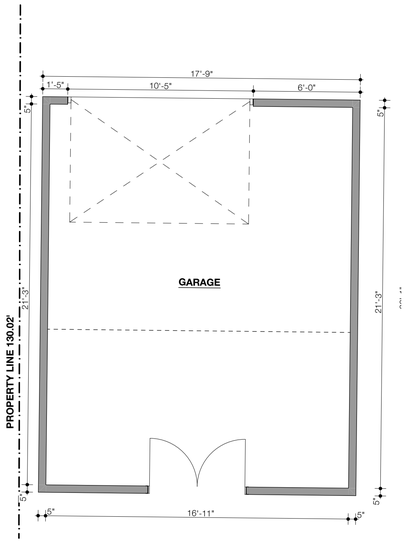
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A2.0

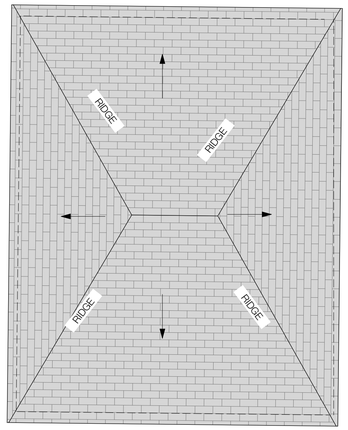
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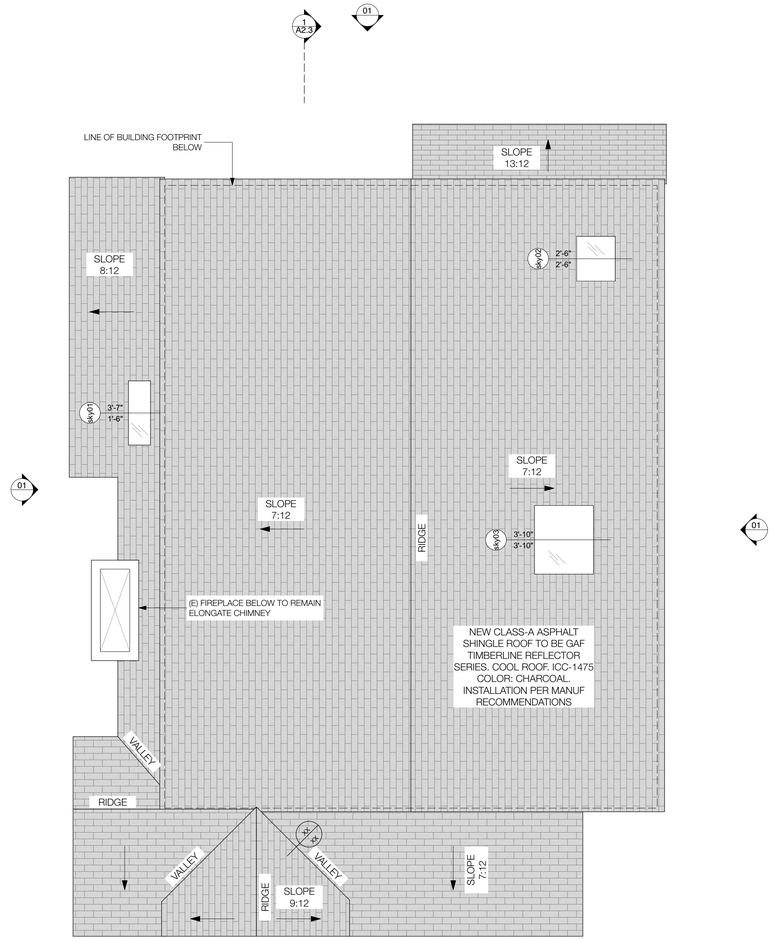
02 PROPOSED garage plan

scale:1/4" = 1'-0"



03 PROPOSED garage roof plan

scale:1/4" = 1'-0"





01 PROPOSED HOUSE roof plan

scale:1/4" = 1'-0"

ROOF **LEGEND**

R	RIDGE OR HIGH POINT
V	VALLEY OR LOW POINT
HIGH ⟶ LOW	SLOPE FROM HIGH TO LOW FRACTION INDICATES APPROXIMATE PITCH / SLOPE OF ROOF

ARCHITECTURAL **LEGEND**

	EXISTING WALLS TO REMAIN
	NEW FULL INTERIOR HEIGHT PARTITION. SEE SCHEDULE ON A2.0
	NEW EXTERIOR FULL HEIGHT PARTITION. SEE SCHEDULE ON A2.0
ALIGN	FLUSH ALIGMENT BETWEEN SURFACES
	DENOTES CONSTRUCTION HIDDEN ABOVE OR BELOW
	CENTER LINE
01 / 01	DETAIL DESIGNATION DRAWING NUMBER
01	SECTION / ELEVATION NUMBER DRAWING NUMBER
8'-0"	DIMENSION TO FINISHED SURFACE
SD	CEILING MOUNTED SMOKE DETECTOR
C	CEILING MOUNTED CARBON MONOXIDE DETECTOR
EF	EXHAUST FAN SEE A2.0 GEN NOTE 4/5.
01	DOOR NUMBER
8'-0" A.F.F.	DIMENSION TO CEILING / SOFFIT FINISHED SURFACE ABOVE FLOOR
E.E.	EMERGENCY EGRESS

GENERAL **NOTES**

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6. ANY DAMAGE TO FINISHES IN EXISTING AREAS TO BE RESTORED TO PRE-CONSTRUCTION CONDITION

7. CONTRACTOR TO VERIFY ALL DIMENSIONS

8. COORDINATE ROOFTOP ITEMS W/ HVAC, PLUMBING AND ELECTRICAL WORK. CONTRACTOR IS RESPONSIBLE FOR SUPPLY AND INSTALLATION OF ALL ROOFING ACCESSORIES. CURBS, FLASHINGS, ETC. NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION OF ALL ROOF TOP ITEMS AND PENETRATIONS.

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10. PROVIDE A KITCHEN EXHAUST FAN (MIN 100CFM) VENTED TO THE OUTSIDE PER ASHRAE 62.2, SPECIFY DUCT SIZE AND LENGTH OR INCLUDE DEFAULT TABLE 7.1 [CEC 150(O)]

PROPOSED roof plans + garage

PINE Addition

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LICENSED ARCHITECT
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7.31.2027
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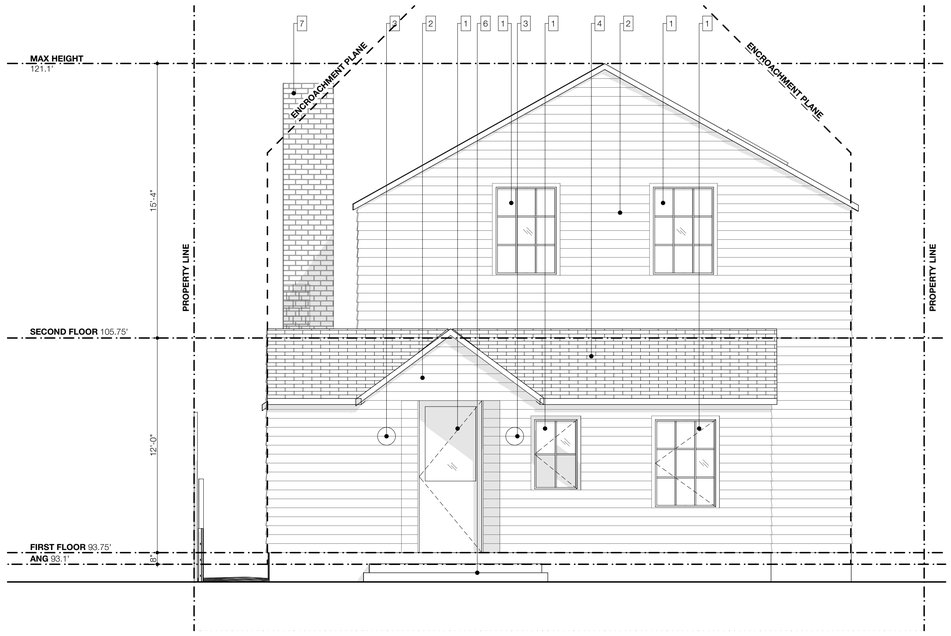
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A2.1

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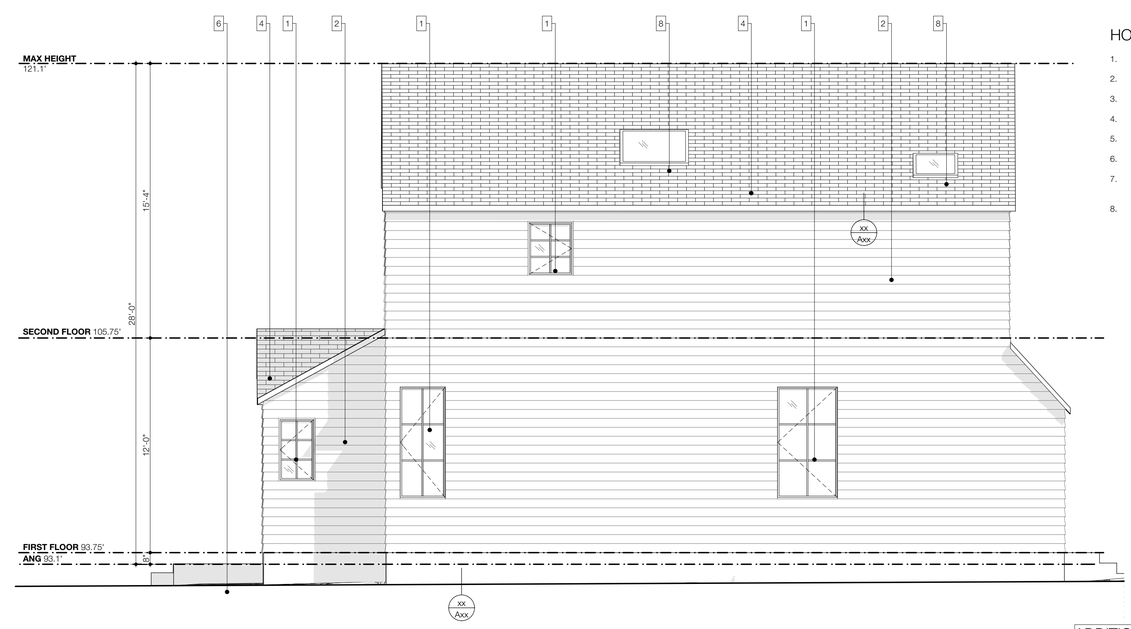
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PROPOSED house elevations



01 PROPOSED front elevation

scale:1/4" = 1'-0"



02 PROPOSED side elevation

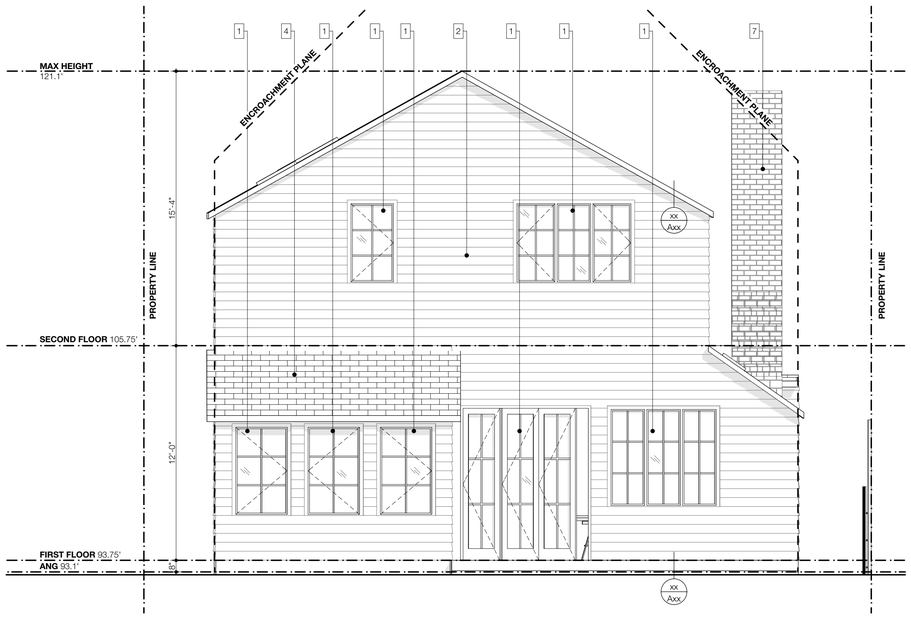
scale:1/4" = 1'-0"

HOUSE KEY **NOTES**

1. DOORS / WINDOWS. SEE SCHEDULES ON A3.0
2. FIBER CEMENT SIDING. COLOR TBD.
3. EXTERIOR LIGHT FIXTURES TO BE T24 COMPLIANT.
4. CLASS A ROOF. SEE ROOF PLAN FOR SPECS.
5. GUTTERS + D.S.
6. CONCRETE STEPS
7. EXISTING FIREPLACE TO REMAIN. EXTEND CHIMNEY PER STRUCT.
8. SKYLIGHTS. SEE SCHEDULES ON A3.0

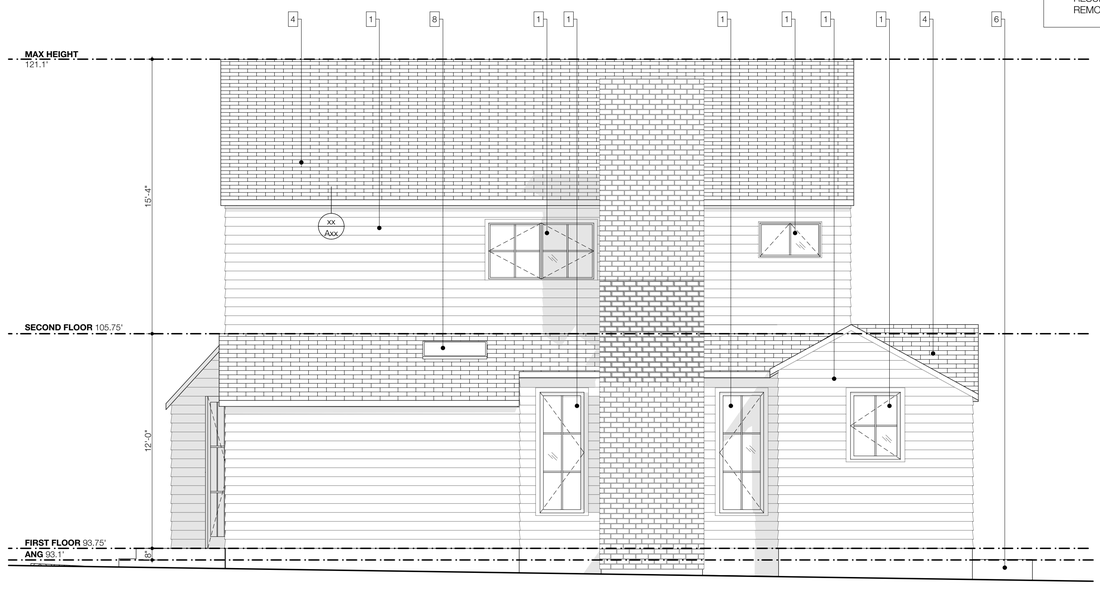
ADDITIONAL **NOTES**

1. ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING AND SAFETY DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.



03 PROPOSED rear elevation

scale:1/4" = 1'-0"



04 PROPOSED side elevation

scale:1/4" = 1'-0"

UNDER FLOOR **VENTILATION CALCS**

UNDER FLOOR AREA 1234 SQ FT

1234 x 1/150 = 8.2 SQ FT MIN. = 1181 SQ IN

XX - XX FOR CRAWL ACCESS = XX

144 SQ IN VENTS = X VENTS REQUIRED. SEE ELEV.

UNDER-FLOOR CROSS-VENTILATION OF NOT LESS THAN 1/150 OF UNDER FLOOR AREA. (CRC 408.1, CBC 1202.4)

NOTE: PROVIDE UNDER-FLOOR VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1/150 OF UNDER-FLOOR AREA OR 1/1500 OF UNDER- FLOOR AREA IF GROUND SURFACE IS COVERED WITH CLASS I VAPOR RETARDER MATERIAL. ONE VENTILATION OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING. OPENINGS SHALL HAVE 1/4" MAXIMUM CORROSION RESISTANT METAL MESH COVERING (CRC R408.1, R408.2). INDICATE REQUIRED AREA, THE PROPOSED NUMBER AND SIZE OF VENTS ON THE FLOOR PLAN.

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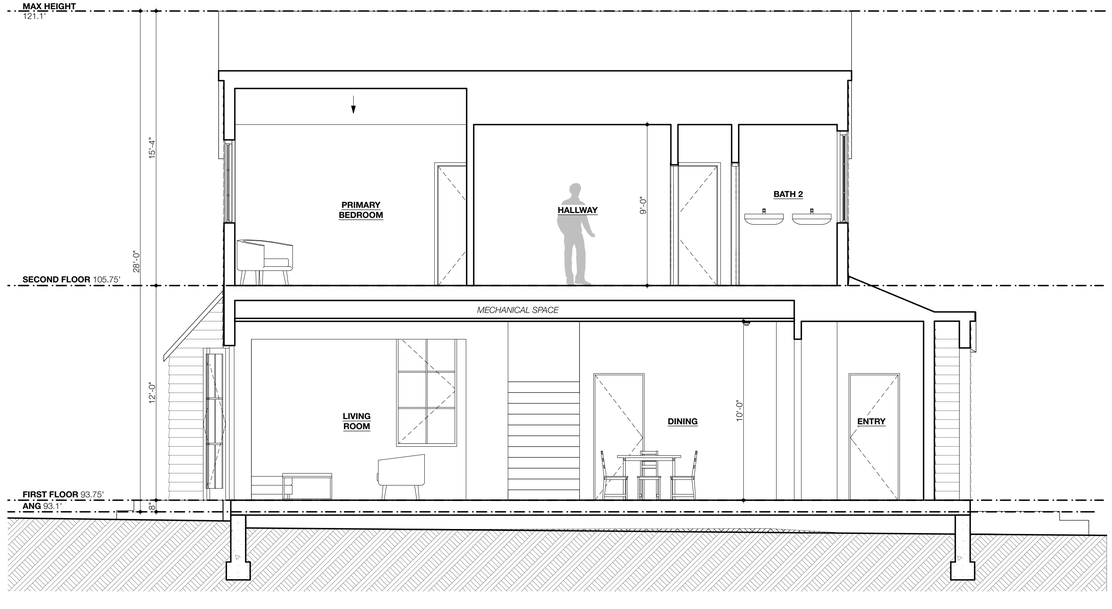
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A2.2

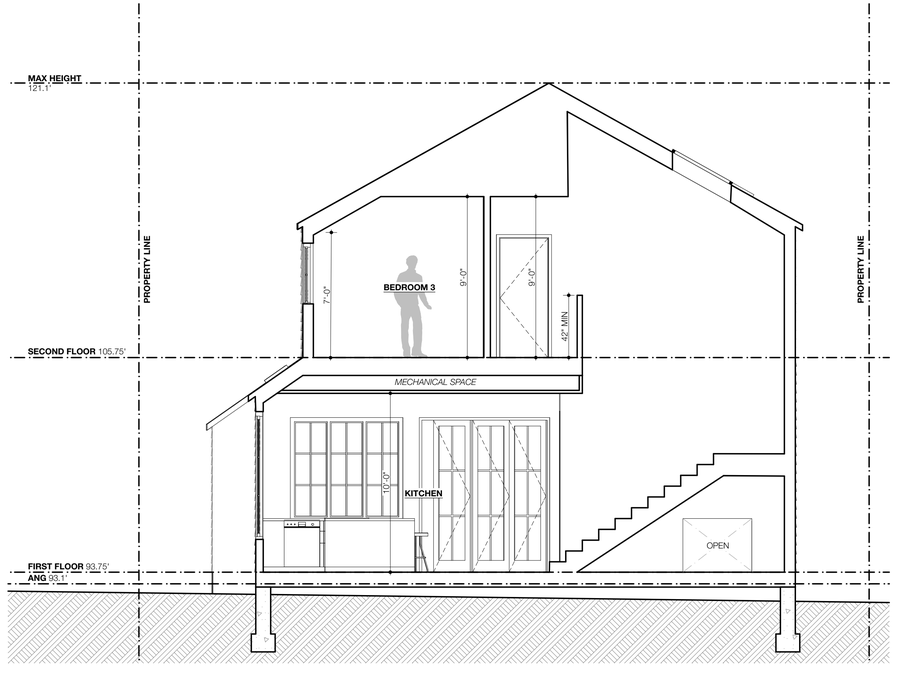
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01 PROPOSED section

scale:1/4" = 1'-0"



02 PROPOSED section

scale:1/4" = 1'-0"

PROPOSED sections

EXTERIOR WINDOW **REQUIREMENTS**

SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS

2. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. (CRC R308.4.2 ITEM 1)

3. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (CRC R308.4.2 ITEM 2)

4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITH AN EXPOSED AREA IN THE INDIVIDUAL PANE LARGER THAN 9 SQ. FT., THE BOTTOM EDGE OF THE GLAZING IS 18 IN. ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36 IN. ABOVE THE FLOOR, AND HAS ONE OR MORE WALKING SURFACES WITHIN 36 IN. OF THE GLAZING. (CRC R308.4.3, CBC 2406.4.3)

5. 6. GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. (CRC R308.4.5, CBC 2406.5)

GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. (CRC R308.4.6, CBC 2406.4.6)

7. GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. (CRC R308.4.7, CBC 2406.4.7)

GLAZING IN GUARDS AND RAILINGS. (CRC R308.4.4, CBC 2406.4.4)

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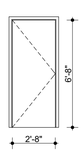
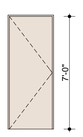
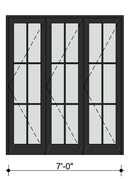
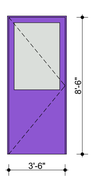
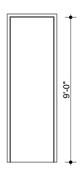
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DOOR + WINDOW schedules

NEW DOOR SCHEDULE

ID	LOCATION	TYPE	W	HT	THK	MATERIAL	FINISH	GLAZING	SHGC	U-FACTOR	HEAD	JAMB	SILL	SCREEN	MANUFACTURER	HARDWARE	NOTES
D01	FRONT DOOR	04	3'-6"	8'-6"				DUAL, TEMPERED, LOW-E			01/A5.0	01/A5.0	02/A5.0				
D02	POWDER RM	02	2'-8"	7'-0"	1 5/8"	SOLID CORE		N/A	N/A	N/A	01/A5.0	01/A5.0	02/A5.0				
D03	BATH 1	02	2'-8"	7'-0"				N/A	N/A	N/A	01/A5.0	01/A5.0	02/A5.0				
D04	BEDROOM 1	02	2'-8"	7'-0"				N/A	N/A	N/A	01/A5.0	01/A5.0	02/A5.0				
D05	BEDROOM 1 CL	02	2'-8"	7'-0"				N/A	N/A	N/A	01/A5.0	01/A5.0	02/A5.0				
D06	PANTRY	02	2'-8"	7'-0"				N/A	N/A	N/A	01/A5.0	01/A5.0	02/A5.0				
D07	KITCHEN	03	7'-0"	8'-6"				DUAL, TEMPERED, LOW-E			11/A5.1	12 + 13/A5.1	14/A5.1		LA CANTINA	N/A	
D08	LAUNDRY	05	2'-8"	9'-0"				N/A	N/A	N/A							
D09	BATH 2	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				
D10	BEDROOM 2	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				
D11	PRIMARY BEDROOM	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				
D12	WIC	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				
D13	PRIMARY BATH	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				
D14	BEDROOM 3	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				
D15	BED 3 CL	01	2'-8"	6'-8"				N/A	N/A	N/A	18/A5.0	18/A5.0	06/A5.0				

NEW DOOR TYPES

TYPE	01	02	03	04	05
ELEVATION					
W x H SIZE	2'-8"x6'-8"	2'-8"x7'-0"	7'-0"x8'-6"	3'-6"x8'-6"	2'-8"x9'-0"

DOOR **notes:**

Ⓣ -Tempered Glazing

DOOR NOTES:
1. CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS IN FIELD AND TO SIZE OPENINGS AS REQUIRED FOR DOORS AND WINDOWS AS SPECIFIED.

EXTERIOR DOOR **REQUIREMENTS**

1. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
   - A. NONCOMBUSTIBLE MATERIAL OR
   - B. IGNITION-RESISTANT MATERIAL OR
   - C. SOLID CORE WOOD HAVING STILED AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1 1/4" THICK OR
   - D. MINIMUM 20 MIN RATED OR
   - E. COMPLIES WITH SFM 12-7A-1

2. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK, TYP

3. SEE FLOOR PLANS FOR DOOR HAND.

4. DOORS INDICATED ON THIS SHEET REPRESENT THE EXTERIOR VIEW OF THE DOOR.

5. ALL GLAZING TO BE TEMPERED, INSULATED (DOUBLE) WITH LOW-E COATING AT EXTERIOR DOORS, U.O.N. ALL GLAZING TO BE 1/8" TEMPERED GLASS FOR INTERIOR DOORS, U.O.N.

6. GLAZING IN ALL DOORS & ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR & HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ALL GLAZING IN GUARD- RAILS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING IN IN ALL LOCATIONS.

7. ALL DOORS BETWEEN R3 & U OCCUPANCIES ARE TO BE MIN. 1 3/8" SOLID OR HONEYCOMB STEEL OR 20 MIN FIRE RATED DOOR, SELF-CLOSING & SELF-LATCHING PER CRC R302.5.1.

EXTERIOR WINDOW **REQUIREMENTS**

1. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK, TYP.

2. ALL DIMENSIONS INDICATED ON THIS SHEET REPRESENT WINDOW UNIT DIMENSIONS, AS REFERENCED IN DETAILS.

3. WINDOWS INDICATED ON THIS SHEET REPRESENT THE EXTERIOR VIEW OF THE WINDOW, VERIFY SWING WITH EXTERIOR ELEVATIONS

4. ALL GLAZING TO BE INSULATED (DOUBLE) WITH LOW-E COATING, U.O.N.

5. HEAD HEIGHTS ARE MEASURED FROM FINISHED FLOOR.

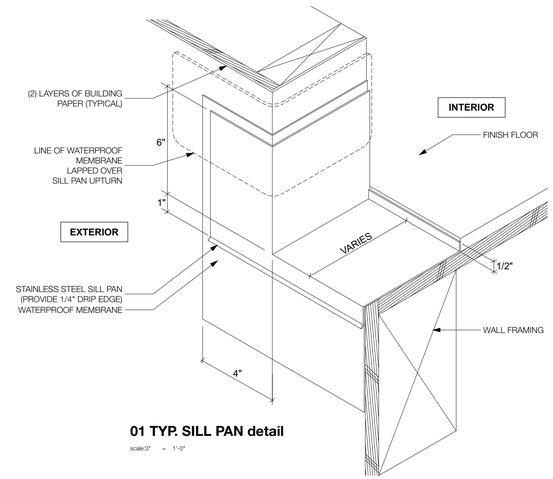
6. ALL WINDOWS IDENTIFIED AS 'EGRESS WINDOWS' SHALL MEET THE FOLLOWING CRITERIA:
   - 5.7 SQUARE FEET MIN. NET CLEAR OPENABLE AREA
   - 24" MIN. NET CLEAR OPENABLE HEIGHT
   - 20" MIN. NET CLEAR OPENABLE WIDTH
   - 44" MAX. SILL HEIGHT ABOVE FINISH FLOOR

7. GLAZING WITHIN 60" OF TUB OR SHOWER BOTTOM SHALL BE FULLY TEMPERED. SCREENS TO BE PROVIDED AT ALL WINDOWS.

8. HARDWARE T.B.D.

9. VERIFY FINISH W/ OWNER/DESIGNER

10. PROVIDE WINDOW OPENING LIMITING DEVICE AS REQ'D SO THAT A SPHERE OF 4" WILL NOT PASS THROUGH THE OPENING



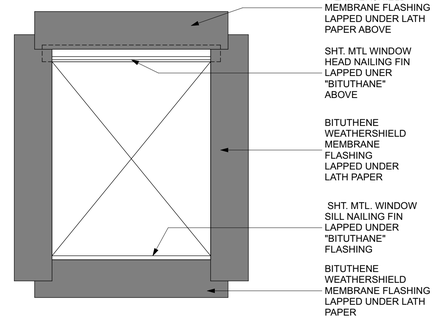
01 TYP. SILL PAN detail

scale:3" = 1'-0"

NOTE: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

NEW WINDOW SCHEDULE

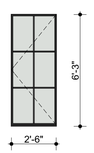
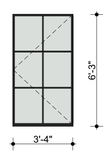
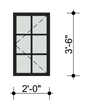
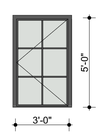
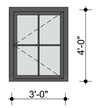
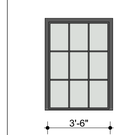
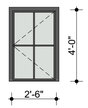
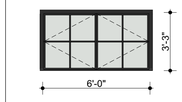
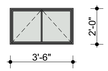
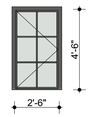
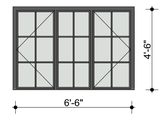
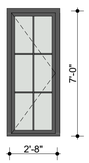
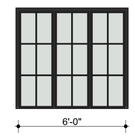
ID	LOCATION	TYPE	WIDTH	HEIGHT	JAMB	HEAD	SILL	MATERIAL	COLOR	GLAZING	SHGC	U-FACTOR	SCREEN	MANUFACTURER	NOTES
W01	POWDER	07	2'-6"	4'-0"						DUAL, TEMPERED, LOW-E					
W02	BATH 1	06	3'-6"	5'-0"						DUAL, TEMPERED, LOW-E					
W03	BATH 1	03	2'-0"	3'-6"						DUAL, TEMPERED, LOW-E					
W04	BEDROOM 1	01	2'-6"	6'-3"						DUAL, LOW-E					
W05	LIVING	02	3'-4"	6'-3"						DUAL, LOW-E					
W06	LIVING	04	3'-0"	5'-0"						DUAL, LOW-E					
W07	LIVING	04	3'-0"	5'-0"						DUAL, LOW-E					
W08	LIVING	04	3'-0"	5'-0"						DUAL, LOW-E					
W09	KITCHEN	14	6'-0"	5'-6"						DUAL, TEMPERED, LOW-E					
W10	DINING	13	2'-8"	7'-0"						DUAL, LOW-E					
W11	DINING	13	2'-8"	7'-0"						DUAL, LOW-E					
W12	LAUNDRY	05	3'-0"	4'-0"						DUAL, TEMPERED, LOW-E					
W13	BEDROOM 2	06	3'-6"	5'-0"						DUAL, LOW-E					
W14	BEDROOM 2	10	2'-6"	3'-0"						DUAL, LOW-E					
W15	PRIMARY BATH	11	2'-6"	4'-6"						DUAL, TEMPERED, LOW-E					
W16	PRIMARY BEDROOM	12	6'-6"	4'-6"						DUAL, LOW-E					
W17	BEDROOM 3	08	6'-0"	3'-3"						DUAL, LOW-E					
W18	BATH 2	09	3'-6"	2'-0"						DUAL, TEMPERED, LOW-E					
W19	BATH 2	06	3'-6"	5'-0"						DUAL, TEMPERED, LOW-E					



01 WINDOW flashing detail

scale:3" = 1'-0"

NEW WINDOW TYPES

TYPE	01	02	03	04	05	06	07	08	09	10	11	12	13	14
FRONT ELEVATION														
W x H SIZE	2'-6"x6'-3"	3'-4"x6'-3"	2'-0"x3'-6"	3'-0"x5'-0"	3'-0"x4'-0"	3'-6"x5'-0"	2'-6"x4'-0"	6'-0"x3'-3"	3'-6"x2'-0"	2'-6"x3'-0"	2'-6"x4'-6"	6'-6"x4'-6"	2'-8"x7'-0"	6'-0"x5'-6"

WINDOW **notes:**

Ⓣ -Tempered Glazing

WINDOW NOTES:
1. CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS IN FIELD AND TO SIZE OPENINGS AS REQUIRED FOR DOORS AND WINDOWS AS SPECIFIED.

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

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Issue Sets:

- EXISTING PLANS 05.26.26
- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

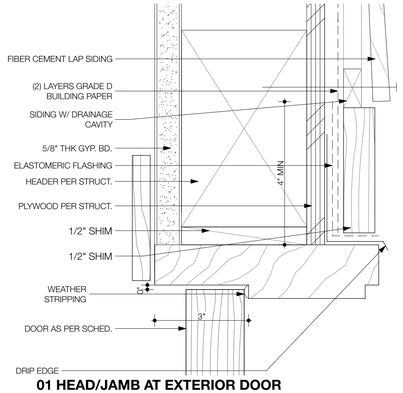
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Project: 172-2026

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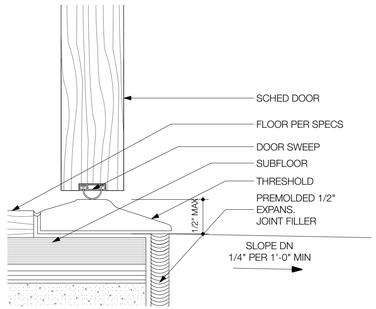
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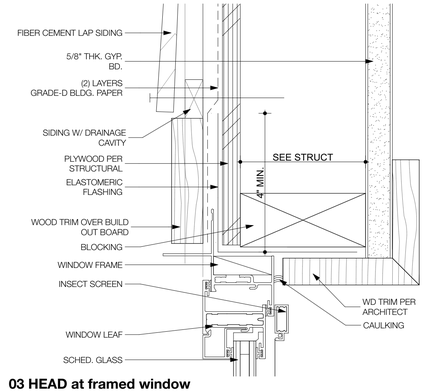
01 HEAD/JAMB AT EXTERIOR DOOR

scale:6" = 1'-0"



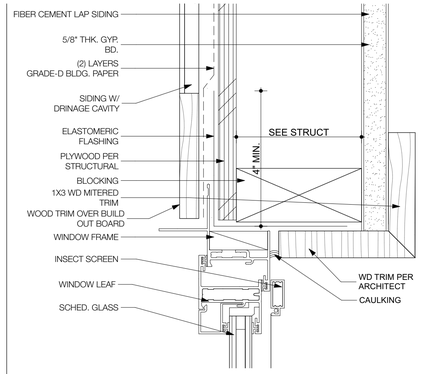
02 SILL at exterior door

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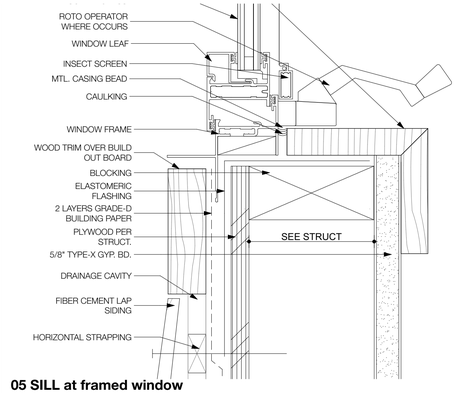
03 HEAD at framed window

scale:6" = 1'-0"



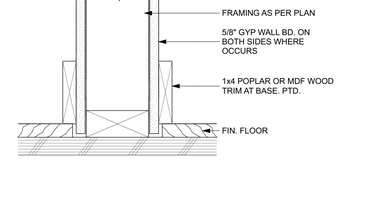
04 JAMB at framed window

scale:6" = 1'-0"



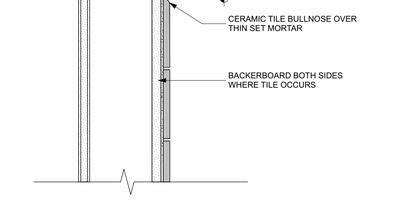
05 SILL at framed window

scale:6" = 1'-0"



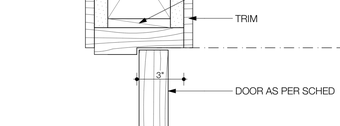
06 SILL at int. swing door

scale:3" = 1'-0"



07 TILE wall to floor transition

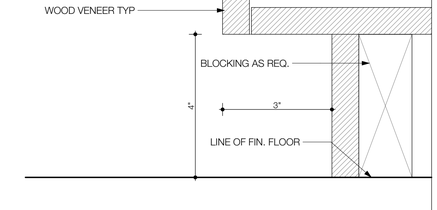
scale:3" = 1'-0"



NOTE: ALL CLOSET SHELVES W/ SPANS LONGER THAN 30" MUST HAVE 1-1/2" EDGE SUPPORT

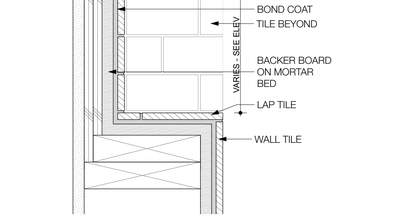
08 SHELF DETAIL

scale:3" = 1'-0"



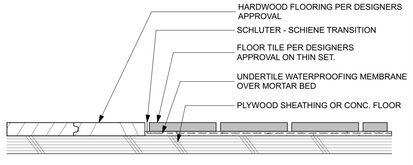
09 TILE flooring

scale:3" = 1'-0"



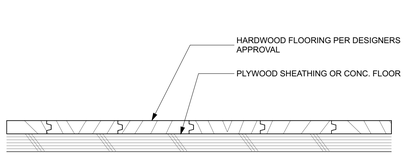
10 SHOWER CURB detail

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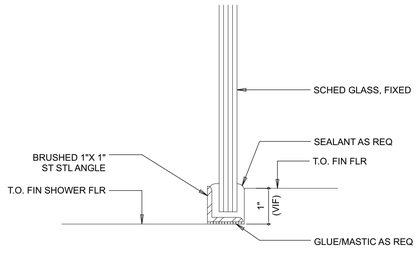
11 TRANSITION wood to tile

scale:3" = 1'-0"



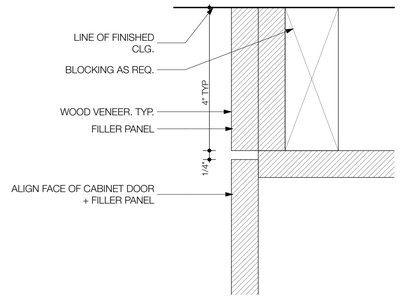
12 WOOD FLOORING detail

scale:3" = 1'-0"



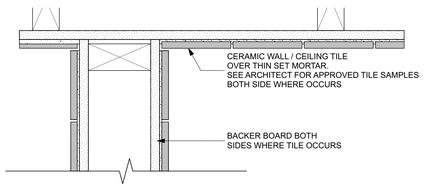
13 GLAZING AT FLOOR detail

scale:6" = 1'-0"



14 MILLWORK detail

scale:6" = 1'-0"



15 TILE CEILING DETAIL

scale:3" = 1'-0"

16 WOOD base

scale:3" = 1'-0"

17 TILE TERMINATION detail

scale:3" = 1'-0"

18 HEAD/JAMB int. swing door

scale:3" = 1'-0"

19 MILLWORK detail

scale:6" = 1'-0"

20 SHOWER NICHE DETAIL

scale:3" = 1'-0"

DETAILS typical

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE LE CLERC
C-39716
7.31.2027
RENEWAL DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
T: (646) 240-9149

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Issue Sets:

- EXISTING PLANS 05.26.26
- SCHEMATIC DESIGN SET 08.21.26
- CITY SUBMITTAL SET 10.12.26

NOT FOR CONSTRUCTION

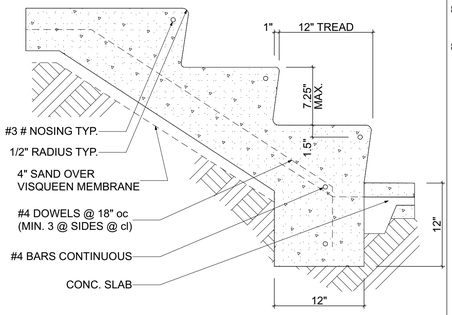
Project: 172-2026

A5.0

Plotted: 10/12/26

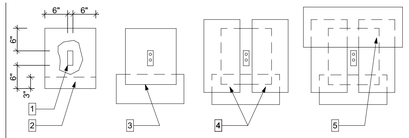
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DETAILS typical



01 CONCRETE STAIR DETAIL

scale:1" = 1'-0"



PENETRATING ITEM (BOLTS, BRACKET, PLATES, ETC.) INSTALLED OVER SELF-SEALING, SELF-HEALING, ASHESIVE-BACKED RUBBERIZED ASPHALTIC WALL FLASHING (BITUTHANE, PERM-A-BARRIER). COAT THE ENTIRE PORTION OF THE PENETRATING ITEM THAT IS TO BE COVERED BY THE BUILDING FINISH WITH ASPHALTIC FLASHING COMPATIBLE LIQUID APPLIED WPG. COMPOUND AND OVER ONTO FLASHING 2" MINIMUM.

WHEN ADHERING THE MEMBRANE TO SUBSTRATE, DO NOT REMOVE THE ADHESIVE RELEASE SHEET FROM THE BOTTOM 3" OF THE SHEET SO THAT IT CAN BE LAPPED OVER BLDG. PAPER.

PLACE BLDG. PAPER UNDER THE BOTTOM 3" FLAP, REMOVE THE REMAINING RELEASE SHEET FROM THE FLASHING SHEET AND ADHERE TO THE BLDG. PAPER.

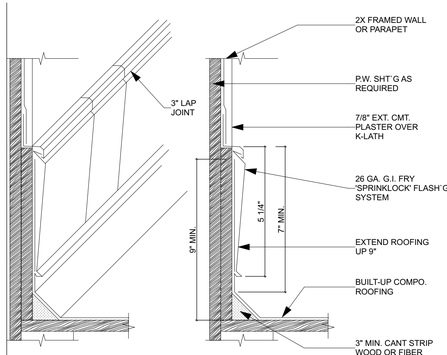
PLACE THE SIDE SHEETS OF BLDG. PAPER TO WITHIN +/-1" OF THE PENETRATING ITEM SHINGLE OVER THE BOTTOM FLASHING /BLDG. PAPER JOINT.

PLACE THE TOP SHEET OF BLDG. PAPER TO WITHIN +/-1" OF THE PENETRATING ITEM. SHINGLE OVER THE PREVIOUS LAYERS OF BLDG. PAPER. ENTIRE ASSEMBLY SHOULD BE SHINGLED INTO THE OVERALL BLDG. PAPER SKIN OF THE BUILDING.

NOTE:
THIS WATERPROOFING METHOD IS TO BE USED WHEREVER THE WATERPROOF BUILDING PAPER IS PENETRATED OR INTERRUPTED

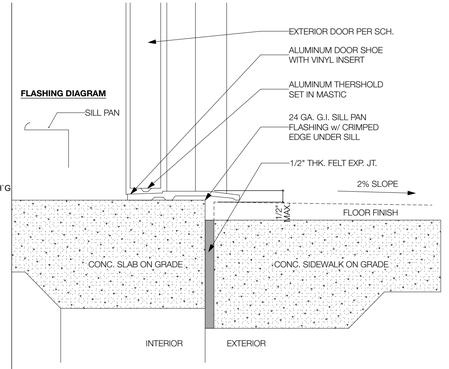
02 BUILDING SKIN PENETRATION

scale:1 1/2"= 1'-0"



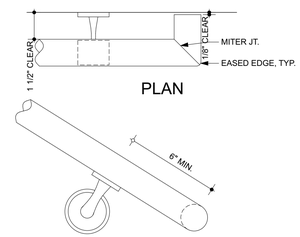
03 WALL TO ROOF FLASHING

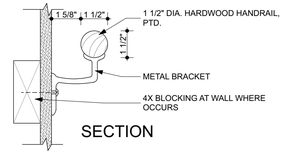
scale:3" = 1'-0"



04 GARAGE SILL AT EXTERIOR DOOR

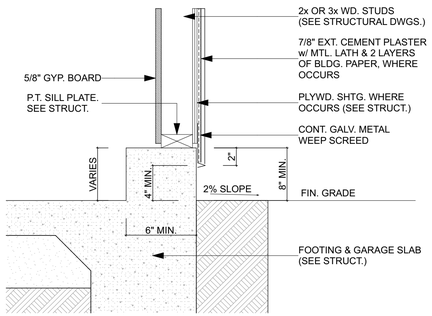
scale:3" = 1'-0"





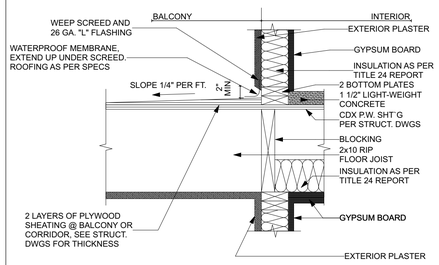
05 HANDRAIL DETAIL

scale:3" = 1'-0"



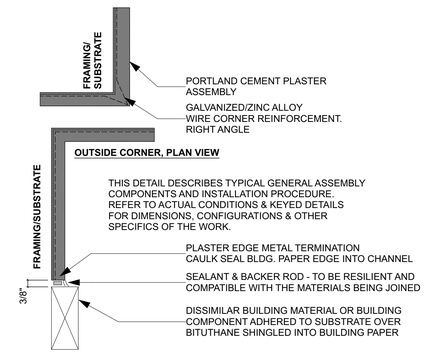
06 GARAGE CURB/STEMWALL DETAIL

scale:1 1/2"= 1'-0"



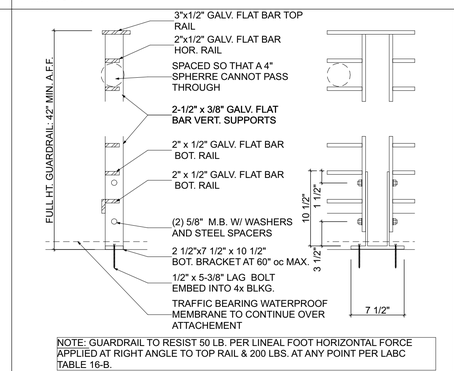
07 WATERPROOFING AT BALCONY

scale:1 1/2"= 1'-0"



08 CEMENT PLASTER DETAIL

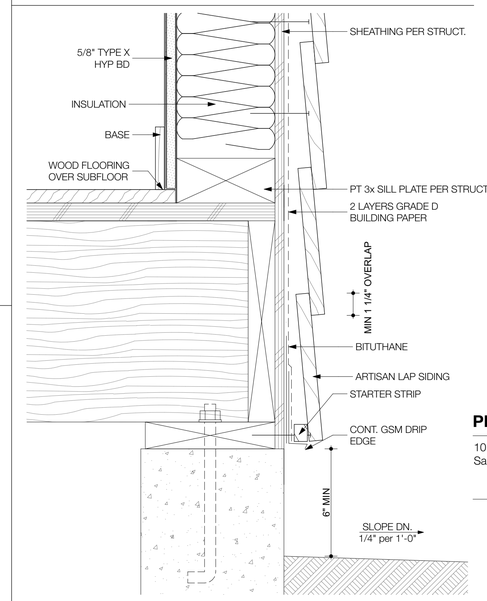
scale:3" = 1'-0"



NOTE: GUARDRAIL TO RESIST 50 LB. PER LINEAL FOOT HORIZONTAL FORCE APPLIED AT RIGHT ANGLE TO TOP RAIL & 200 LBS. AT ANY POINT PER LABC TABLE 16-B.

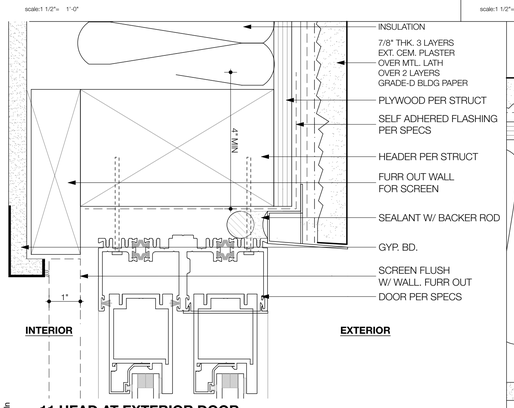
09 RAILING AT VERTICAL SUPPORT

scale:1:13.71



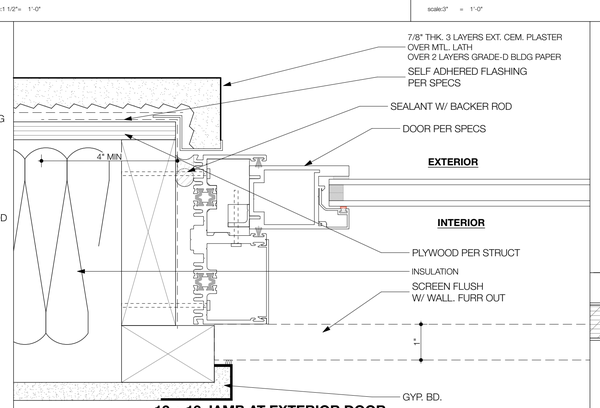
10 SHINGLES AT GRADE

scale:3" = 1'-0"



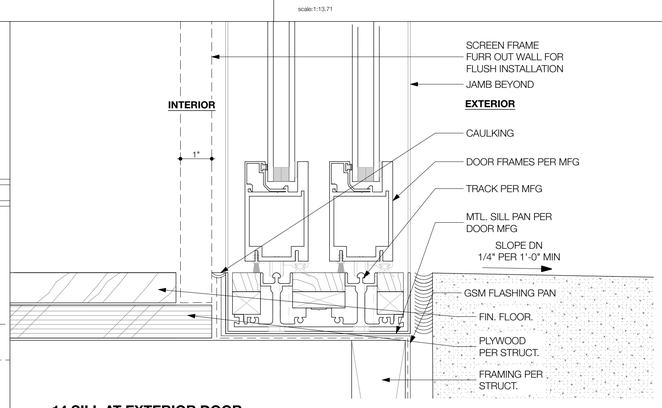
11 HEAD AT EXTERIOR DOOR

scale:6" = 1'-0"



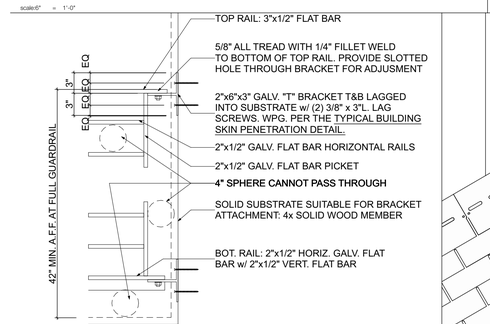
12 + 13 JAMB AT EXTERIOR DOOR

scale:6" = 1'-0"



14 SILL AT EXTERIOR DOOR

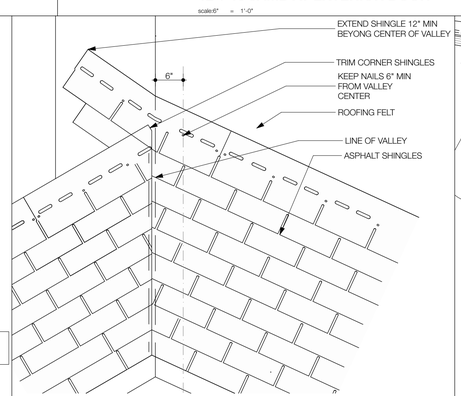
scale:6" = 1'-0"



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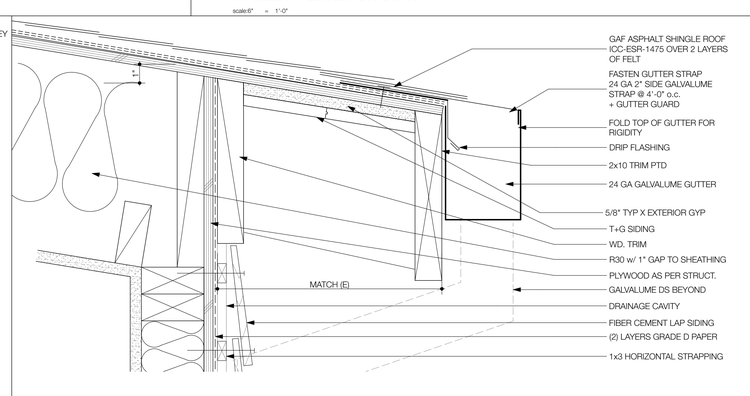
16 RAILING AT WALL CONNECTION

scale:1:13.71



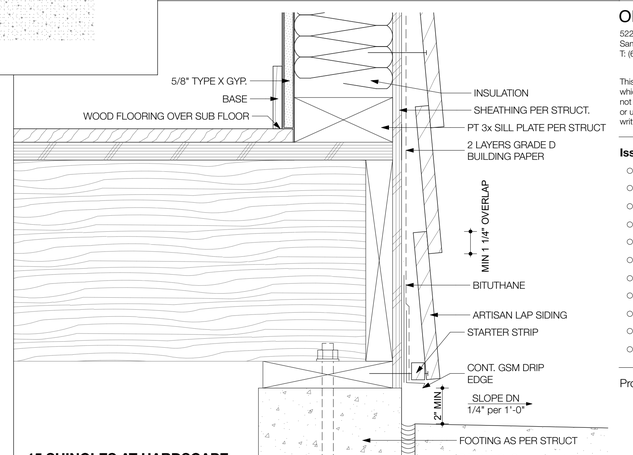
17 VALLEY FLASHING DETAIL

scale:1" = 1'-0"



18 EAVE DETAIL

scale:3" = 1'-0"



15 SHINGLES AT HARDSCAPE

scale:3" = 1'-0"

PINE Addition

1019 Pine Street
Santa Monica, CA 90405

LICENSED ARCHITECT
SARAH JANE
LE CLERC
C-39716
7.31.2027
RENEWAL
DATE
STATE OF CALIFORNIA

OPEN MODE
522 Wilshire Blvd, Suite. K
Santa Monica, CA 90401
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NOT FOR CONSTRUCTION

Project: 172-2026

A5.1

Plotted: 10/12/26

/Users/openmobile/OPENmode Dropbox/_PROJECTS/172 PINE/PROJECT DATA/ARCHICAD/PINE FRONT SLANT.pln

STRUCTURAL GENERAL NOTES

STATEMENT OF SPECIAL INSPECTIONS

1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION. THE SPECIAL INSPECTOR(S) SHALL BE QUALIFIED TO THE SATISFACTION OF THE BUILDING OFFICIAL TO INSPECT THE KIND OF CONSTRUCTION BEING EMPLOYED IN THIS PROJECT. THE SPECIAL INSPECTOR SHALL SUBMIT REPORTS INDICATING RESULTS AND OBSERVATIONS OF TESTS AND INSPECTIONS AND STATING COMPLIANCE OR NONCOMPLIANCE WITH CONTRACT DOCUMENTS TO STRUCTURAL ENGINEER AND TO GOVERNING CODE AUTHORITY.

2. TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH LABC SECTION 1701 (UNLESS OTHERWISE NOTED), FOR THE FOLLOWING:

A. EPOXY ANCHORS
B. BOLTS INSTALLED IN CONCRETE
C. CONCRETE STRENGTH f'c > 2,500 PSI
D. SHEATHED SHEAR WALL WHEN SHEAR EXCEEDS 350 POUNDS PER LINEAR FOOT WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

3. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1704.4.

4. CONTINUOUS SPECIAL INSPECTOR BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED TO RESIST SUSTAINED TENSION LOADS, SHOTCRETE PLACEMENT, CONCRETE STRENGTH f'c > 2,500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS, SPECIAL MOMENT-RESISTING CONCRETE FRAMES, AND HELICAL PILE FOUNDATIONS.

5. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

City of Santa Monica

Los Angeles Regional Uniform Code Program
Committee I-3: Structural Observation

LARUCP

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 1019 Pine St, Santa Monica, CA 90405 PERMIT APPL. NO.: _____

Description of Work: Proposed two-story residence and garage remodel.

Owner: Sarah & Max Mangum Architect: Sarah Le Clerc, AIA Engineer: Thang Le, S.E.

STRUCTURAL OBSERVATION
(only checked items are required)

Firm or Individual to be responsible for the Structural Observation:

Name: Thang Le, S.E. Phone: (626) 731-1539 Calif. Registration: S 4978

FOUNDATION	WALL	FRAME	DIAPHRAGM
☑ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☑ Wood	☐ Concrete Moment Frame	☑ Wood
☐ Stepp & Retain & Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Thang Le S4978 09/25/26

Signature License No. Date

IN/Form 08 (Part 2) (Rev. 1/1/2007) www.ladbs.org

F. ROUGH CARPENTRY

1. ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR – LARCH (DF-L). MAXIMUM MOISTURE CONTENT – 19%.

2. MINIMUM LUMBER GRADES (UNLESS OTHERWISE NOTED):
   a. STUDS, SILLS, AND PLATES ..... DF-L #2
   b. JOISTS AND RAFTERS ..... DF-L #2
   c. BEAMS AND POSTS ..... DF-L #1

3. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY, SLAB, WHICH IS DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESSURE TREATED DOUGHLAS FIR.

4. WOOD SILL PLATES SHALL BE PRESSURE TREATED, UNLESS OTHERWISE NOTED, WITH 5/8" DIAMETER ANCHOR BOLTS BY 12" EMBEDMENT AT 4'-0"o.c. WITH 3"x3"x0.229" PLATE WASHERS (MINIMUM 2 ANCHOR BOLTS PER PIECE) LOCATED NOT MORE THAN 12" OR LESS THAN 7 DIAMETERS FROM EACH END OF THE PIECE. A PROPERLY SIZED NUT AND 3"x3"x0.229" THICK WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE PER CBC 2308.3.2.

5. PROVIDE WASHERS UNDER HEADS AND NUTS OF BOLTS AND LAG SCREWS BEARING ON WOOD. NUTS ON ALL BOLTS SHALL BE TIGHTENED BEFORE CLOSING IN AND/OR ON COMPLETION OF THE JOB. CUT WASHERS MAY BE USED EXCEPT FOR SILL BOLTS AT SHEARWALLS AND WHERE NOTED OTHERWISE.

6. INTERIOR NON-BEARING WALL SILLS MAY BE CONNECTED WITH ICC-ES APPROVED HILTI "X-U" (ESR-2269) WITH 1-1/4" MINIMUM EMBEDMENT POWER DRIVEN FASTENERS, WITH CADMIUM WASHERS, AT 32" ON CENTER. DO NOT USE POWER DRIVEN FASTENERS IN CONCRETE CURBS.

7. BOLTS SHALL CONFORM TO ASTM A307. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.

8. NO STRUCTURAL MEMBER INCLUDING STUDS AND PLATES SHALL BE CUT OR NOTCHED FOR PIPES, ETC... UNLESS SPECIFICALLY SHOWN, NOTED OR ACCEPTABLE TO THE ARCHITECT OR ENGINEER. FOR REQUIREMENT OF BORED HOLES, CONFORM TO CBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10, 2308.6.7.2 AND 2308.7.4.

9. NAILING SHALL CONFORM TO CBC TABLE 2304.10.1 IN ADDITION TO NAILING SPECIFIED IN THESE DRAWINGS. USE COMMON NAILS UNLESS SPECIFICALLY OTHERWISE NOTED ON THESE DRAWINGS.

10. PROVIDE 2x FULL HEIGHT BLOCKING AT EACH SUPPORT, 10 FEET ON CENTER FOR ROOF RAFTERS, AND 8 FEET ON CENTER FOR FLOOR JOISTS.

11. UNDER WALLS PARALLEL TO JOISTS PROVIDE DOUBLE JOISTS. UNDER WALLS PERPENDICULAR TO JOISTS PROVIDE SOLID BLOCKING.

12. PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.

13. GLUED LAMINATED MEMBERS
   a. THE LAM BEAMS ARE TO BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR.
   b. THE MANUFACTURER'S LOGO IS TO BE IMPRINTED ON THE SIDE OF THE LAM BEAM.
   c. THE LAM BEAMS ARE TO BE LOAD TESTED BY THE MANUFACTURER AND THE TEST RESULTS SUBMITTED SUBMITTED TO THE BUILDING INSPECTOR.
   d. SPECIFY THE NAME OF THE MANUFACTURER OF THE LAM BEAMS AND SHOW THE ICC-ES APPROVAL NUMBER ON THE PLANS.
   e. COMBINATION 24F-V8 DF/DF.
   f. COMBINATION 24F-V4 DF/DF MAY BE USED ON SIMPLE SPAN MEMBERS WITH THE WRITTEN APPROVAL OF THANG LE, S.E.

14. A LADBS CERTIFICATE OF INSPECTION FOR ALL GLUED LAMINATED TIMBER SHALL BE SUBMITTED TO A BUILDING AND SAFETY DIVISION INSPECTOR PRIOR TO ERECTION.

15. A LADBS LICENSED FABRICATOR IS REQUIRED FOR GLU-LAM.

16. GLUE-LAM BEAMS MUST BE FABRICATED IN A LADBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER T 5-A, 2024 NDS SUPP.

17. METAL FRAMING ACCESSORIES: STEEL JOIST HANGERS, FRAMING ANCHORS AND FASTENERS AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURER OF THE TYPE REQUIRED BY THESE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. "SIMPSON" PART NUMBERS ARE SHOWN ON THE DRAWINGS.

18. WOOD WALL STUDS:
   a. PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.
   b. MAXIMUM HEIGHT OF 2x4 STUD WALLS IS 14'-0".
   c. PROVIDE 2x6 STUDS AT 16"o.c. FOR WALLS 14'-0" TO 18'-0" TALL.
   d. PROVIDE 2x8 STUDS AT 16"o.c. FOR WALLS 18'-0" TO 22'-0" TALL.

19. BEAMS BUILT UP FROM MULTIPLE 2x MEMBERS:
   a. 2-2x BEAMS – 16d FACE NAIL STAGGERED AT 9"oc.
   b. 3-2x BEAMS – 5/8" DIAMETER BOLTS STAGGERED AT 18"oc.

20. ONLY COMMON NAILS SHALL BE USED FOR ALL PLYWOOD SHEAR WALLS AND NAIL GUNS USING "CLIPPED HEAD" OR SINKER NAILS ARE NOT ACCEPTABLE.

21. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

G. STRUCTURAL STEEL

1. PROVIDE STRUCTURAL STEEL COMPLYING WITH THE 2022 CBC CHAPTER 22 AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED:
   a. ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED BELOW ..... ASTM A36
   b. ANCHOR BOLTS OR UNFINISHED MACHINE BOLTS ..... ASTM A307
   c. PIPES ..... ASTM A53, GRADE B (35 KSI)
   d. TUBES ..... ASTM A500, GRADE B (46 KSI)
   e. W SHAPES ..... ASTM A992 (50 KSI)
   f. THREADED ROUND STOCK ..... ASTM A36
   g. REINFORCING STEEL ..... SEE REINFORCING STEEL SECTION

2. HIGH STRENGTH BOLTS
   a. PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS OTHERWISE NOTED. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) ONLY WHERE SPECIFICALLY INDICATED ON PLANS.

3. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH THE LATEST EDITION OF AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".

4. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC "SPECIFICATIONS," CHAPTER J.
   a. WELDERS SHALL CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY
   b. WELDING SHALL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
   c. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1).
   d. PERFORM SHOP WELDING AND BY A FABRICATOR APPROVED BY GOVERNING CODE AUTHORITY.
   f. PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.

5. FIELD WELDING TO BE DONE IN WELDERS CERTIFIED BY THE CITY FOR STRUCTURAL STEEL, REINFORCING STEEL AND LIGHT GAGE STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.

6. SHOP WELDS MUST BE PERFORMED IN THE CITY LICENSED FABRICATOR SHOP.

7. CITY LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.

B. FOUNDATION

1. PERFORM FOUNDATION WORK COMPLYING WITH REPORT AND ADDENDA. GEOTECHNICAL REPORT AND ADDENDA HEREBY BECOME PART OF THESE CONTRACT DOCUMENTS AND SHALL BE KEPT ON JOB SITE AT ALL TIMES.

   FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS OF
   LK GEOTECHNICAL ENGINEERING, INC.
   10120 NATIONAL BLVD, LOS ANGELES, CA 90034
   REPORT NO. 26-0804 DATED SEPTEMBER 23, 2026

   ALLOWABLE SOIL BEARING = 2,000 PSF
   MINIMUM EMBEDMENT DEPTH OF FOOTING = 24 INCHES BELOW LOWEST ADJACENT GRADE

2. FOUNDATION EXCAVATIONS ARE TO BE OBSERVED BY AND ACCEPTABLE TO A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF FILL, REINFORCING STEEL, OR CONCRETE.

3. PERFORM FILLING, BACKFILLING, COMPACTION, ETC... AS INDICATED IN GEOTECHNICAL REPORT AND ONLY UNDER SUPERVISION OF A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.

4. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS PRIOR TO COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS, EXCLUDING SITE RETAINING WALLS, UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED AND HAVE CURED FOR AT LEAST 7 DAYS.

5. THE APPROVED SOILS REPORT SHALL BE A PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.

C. REINFORCING STEEL

1. REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60 DEFORMED BARS, EXCEPT #3 BAR CAN BE GRADE 40 OR STRONGER.

2. WELDED REINFORCING STEEL COMPLYING WITH ASTM A706, GRACE 60 DEFORMED BARS.

3. SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES (12" MINIMUM). PROVIDE DEFORMED WIRE STIRRUPS, SIZE D4 AND LARGER ONLY, COMPLYING WITH ASTM 497.

4. SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH ARCHITECT/ ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.

5. LAP REINFORCING STEEL AT SPLICES TO THE FOLLOWING MINIMUM LENGTHS, UNLESS OTHERWISE NOTED, (APPLICABLE TO 3,000 PSI OR HIGHER, NORMAL WEIGHT CONCRETE ONLY):

BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#3	1'-9"	1'-4"	#8	6'-10"	5'-3"
#4	2'-4"	1'-10"	#9	8'-8"	6'-8"
#5	2'-11"	2'-3"	#10	11'-0"	8'-6"
#6	3'-10"	2'-11"	#11	13'-6"	10'-6"
#7	5'-3"	4'-0"			

   TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW REBAR.

   OTHER BARS ARE HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW BARS AND ALL VERTICAL BARS.

6. MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.

7. MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE UNLESS OTHERWISE NOTED:
   a. SLAB-ON-GRADE ..... C/L OF SLAB
   b. CONCRETE BELOW GRADE, FORMED ..... 2 INCHES
   c. CONCRETE BELOW GRADE, UNFORMED ..... 3 INCHES
   d. WALLS ABOVE GRADE, EXPOSED TO WEATHER ..... 2 INCHES
   e. WALLS ABOVE GRADE, NOTE EXPOSED TO WEATHER ..... 1 INCHES
   f. COLUMNS, CLEAR TO FACE OF TIES ..... 1-1/2 INCHES
   g. BEAMS, CLEAR TO FACE OF TIES ..... 1-1/2 INCHES

8. BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT OR ENGINEER.

9. CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.

10. WELD REINFORCING STEEL COMPLYING WITH AWS D1.4. DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706.

11. SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC... IN PLACE PRIOR TO PLACING CONCRETE OR GROUT.

12. SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT, INCLUDING SPLICE LOCATIONS AND LENGTHS, TO ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

D. CAST-IN-PLACE CONCRETE

1. NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ASTM C33.

2. PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II.

3. NORMAL WEIGHT CONCRETE (145 PCF), WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%, ATTAINING MINIMUM COMPRESSIVE STRENGTHS ($f'c$) AT 28 DAYS AS FOLLOWS:
   FOUNDATIONS ..... 2,500 PSI
   SLAB-ON-GRADE ..... 2,500 PSI
   UNLESS OTHERWISE NOTED ..... 2,500 PSI

4. SLUMP NOT TO EXCEED 4 INCHES.

5. DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES

6. DO NOT EMBED CONDUITS, PIPES, OR SLEEVES OTHER THAN ELECTRICAL CONDUITS 1 INCH DIAMETER AND SMALLER IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT OR ENGINEER.

7. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC... WITH 3/4 INCH CHAMFERS UNLESS OTHERWISE DETAILED.

8. PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS OTHERWISE DETAILED.

9. ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.

10. PERFORM WORK IN COMPLIANCE WITH ACI 301.

A. GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2025 EDITION (CBC 2025), REFERENCED STANDARDS OF CHAPTER 35 AND ALL APPLICABLE CODES AND ORDINANCES.

   BASIS OF DESIGN:
   a. SEISMIC LOADS
      + IMPORTANCE FACTOR, Ie = 1.0
      + Ss = 2.170g
      + S1 = 0.800g
      + SITE CLASS: "D-DEFAULT
      + Sds = 1.540g
      + Sd1 = 1.120g
      + Rho = 1.3 (REDUNDANCY FACTOR)
      + SEISMIC DESIGN CATEGORY: D
      + BASIC SEISMIC-FORCE-RESISTING SYSTEM: SHEATHED SHEAR BEARING WALLS
      + SEISMIC RESPONSE COEFFICIENT, Cs = 0.236 (STRENGTH) = 0.169 (SERVICE)
      + RESPONSE MODIFICATION FACTOR, R = 6.5
      + ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
   b. WIND LOAD
      + BASIC WIND SPEED = 110 MPH (ULTIMATE)
      + EXPOSURE C
      + IMPORTANCE FACTOR, Iw=1.0
      + INTERNAL PRESSURE COEFFICIENT = 0.18
      + DESIGN WIND PRESSURE = 27.5 PSF
      + COMPONENTS AND CLADDING WIND PRESSURE = 39 PSF
   c. LIVE LOADS
      + ROOF = 20 PSF
      + FLOOR = 40 PSF
      + DECK/BALCONY = 60 PSF
   d. DEAD LOADS
      + ROOF = 18 PSF
      + FLOOR = 18 PSF
   e. PERFORM FOUNDATION WORK COMPLYING WITH THE CBC 2025 CHAPTER 18.
      + ASSUMED ALLOWABLE SOIL BEARING = 1,500 PSF

2. AISC – SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.

3. ACI-318 – BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

4. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.

5. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.

6. ALL DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.

7. ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATES ON THE PLANS, SHALL BE CALLED TO THE ATTENTION OF THANG LE, S.E. PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED, IS ACCOMPLISHED.

8. SEE ARCHITECTURAL DRAWING FOR KINDS OF FLOOR FINISH, DEPRESSION IN SLAB, OPENINGS IN WALLS AND ROOF REQUIRED BY DOOR, WINDOWS, DUCTS, VENTS, HATCHES, PLUMBING, ETC...; ALL TYPE OF FLASHING, INSERTS, ANCHORS, HANGERS, ETC... EMBEDDED OR ATTACHED TO CONCRETE STRUCTURE; PAVING, WALKS, STAIRS, RAMPS, CURBS, PARAPETS, TERRACES, ETC...; EXTERIOR GRADES; ROOF SLABS, CRICKETS AND DRAINS.

9. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THANG LE, S.E. AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

10. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

11. THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.

12. THE BUILDER SHALL TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING WITHOUT LIMITATION DEMOLITION, EXCAVATION AND ERECTION PROCEDURES.

13. STRUCTURAL OBSERVATION VISITS TO SITE BY REPRESENTATIVES OF THANG LE, S.E. DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ENGINEER ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTAND DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

14. MODIFICATIONS OR SUBSTITUTIONS: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, IS SUBMITTED TO OWNER, ARCHITECT, ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.

15. BRACE PIPING AND DUCTS COMPLYING WITH LATEST ADDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.

16. INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING ASCE/SEI 7-22, CHAPTER 13, AS MODIFIED BY CBC 1614.1.11 THROUGH 1614.1.16. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE APPROVED BY ICC-ES OR EQUIVALENT TESTING PROCEDURE. PROVIDE SUSPENDED EQUIPMENT WITH APPROVED LATERAL OR SWAY BRACING.

No.	DATE	REVISION DESCRIPTION
1	09-25-2026	BUILDING DEPARTMENT SUBMITTAL

DATE ISSUED 09-25-2026 | DRAWN BY ML | CHECKED BY TL

THANG LE & ASSOCIATES STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

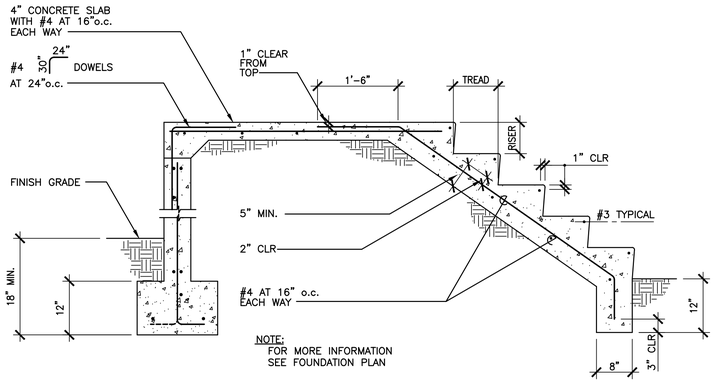
REGISTERED PROFESSIONAL ENGINEER THANG H. LE S 4978 EXP 06/30/28 STRUCTURAL STATE OF CALIFORNIA

09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

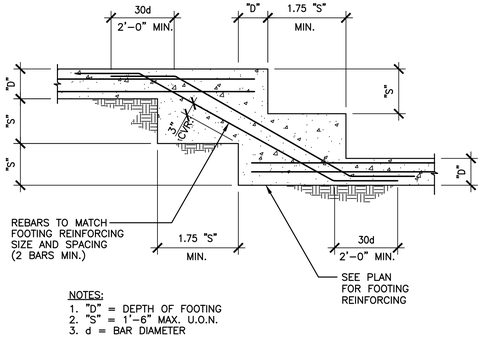
GENERAL NOTES

S1.1



TYPICAL STAIR ON GRADE

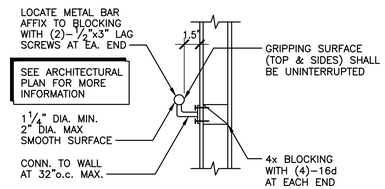
3/4"=1" 6



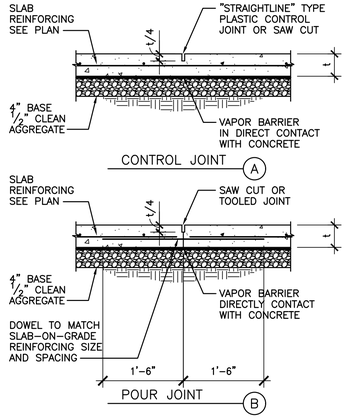
NOTES:
1. "D" = DEPTH OF FOOTING
2. "S" = 1'-6" MAX. U.O.N.
3. d = BAR DIAMETER

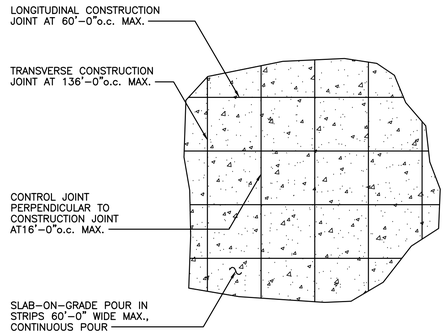
TYPICAL STEPPED FOOTING

3/4"=1" 3



HANDRAIL AT WALL

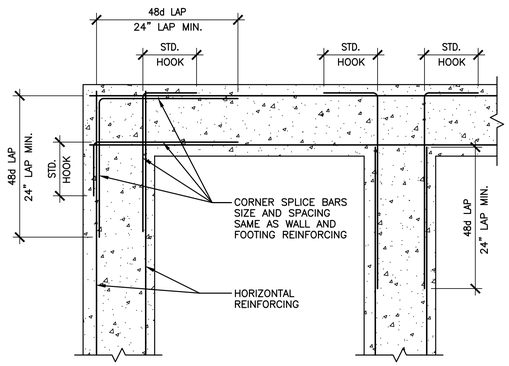




PLAN

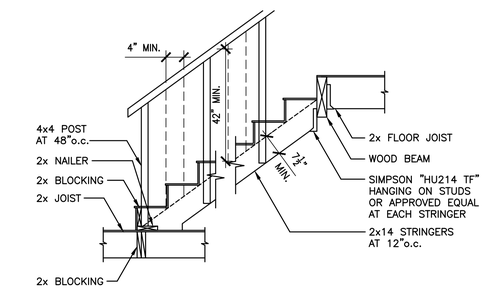
TYPICAL SLAB-ON-GRADE DETAIL

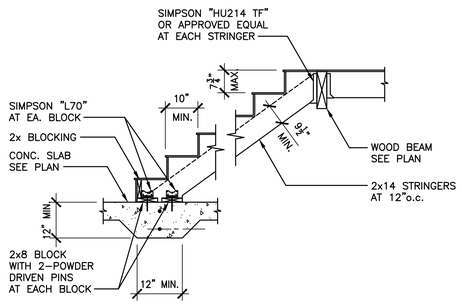
3/4"=1" 5



TYPICAL FOOTING/WALL CORNER REINFORCING

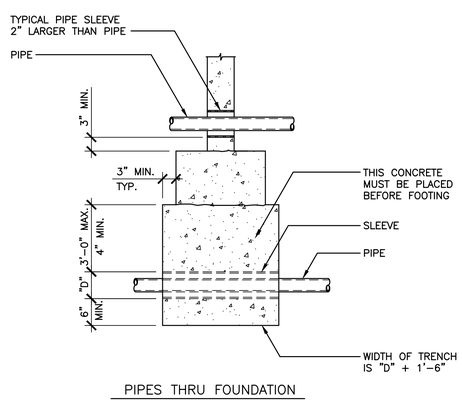
3/4"=1" 2



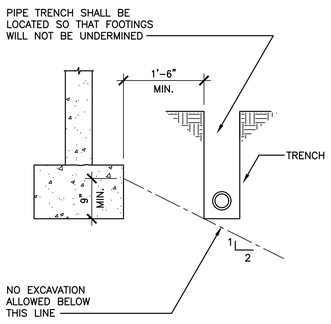


TYPICAL STAIR DETAIL

3/8"=1" 10



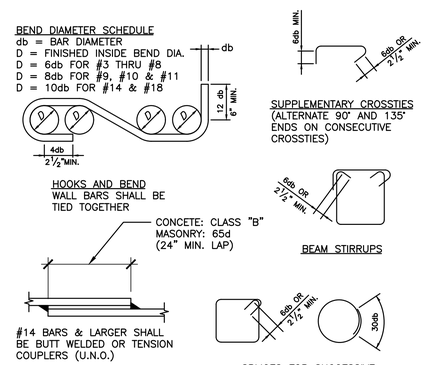
PIPES THRU FOUNDATION



PIPE AND TRENCH AT FOUNDATION

TYPICAL PIPE AT FOOTING

3/4"=1" 4



TYPICAL REBAR BENT

3/4"=1" 1

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CHECKED BY TL

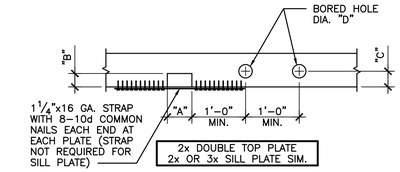
THANG LE & ASSOCIATES
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REGISTERED PROFESSIONAL ENGINEER
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EXP 06/30/28
STRUCTURAL
STATE OF CALIFORNIA
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1019 PINE STREET
SANTA MONICA, CA 90405

TYPICAL CONCRETE DETAILS

S1.2



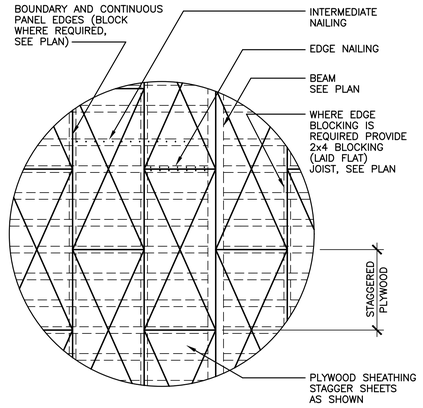
SIZE OF PLATE	WIDTH OF NOTCHING "A"	DEPTH OF NOTCHING "B"	EDGE DIST. FOR HOLE "C"	MAX. HOLE DIAMETER "D"	NO. OF 16d * PER EACH END STRAP
2x4	3½"	1½"	1½"	1¼"	6
2x6	5½"	2"	2"	2"	8
2x8	5½"	2"	2"	3"	11

* NO. OF 16d COMMON NAILS EA. SIDE OF NOTCH TO EA. PLATE

NOTE:
1. STRAP NOT REQUIRED FOR SILL PLATE.
2. PREDRILL CORNERS OF NOTCHES.
3. HOLES SHALL BE DRILLED.
4. WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH.

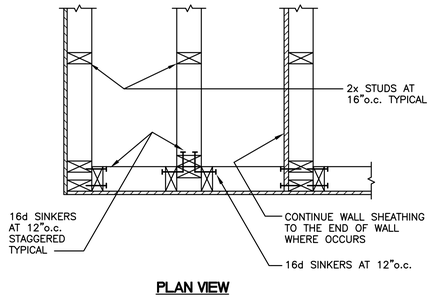
DOUBLE TOP/SILL PLATE BORING-NOTCHING DETAIL 12

3/4"=1'



ROOF/FLOOR SHEATHING 9

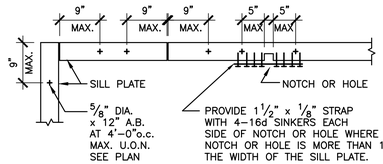
3/4"=1'



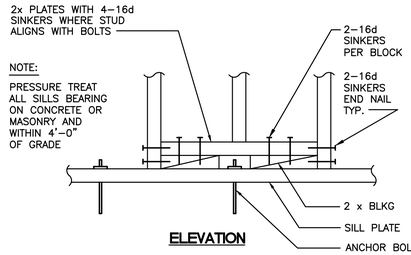
PLAN VIEW

TYPICAL WALL CORNER 11

3/4"=1'



PLAN VIEW



ELEVATION

TYPICAL SILL PLATE 8

3/4"=1'

CONNECTION (MINIMUM NAILING SCHEDULE)	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2–8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3–8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16"o.c. 3–16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d AT 16"o.c. 8–16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3–8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6"o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16"o.c. ALONG EA. EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3–16d
19. RAFTER TO PLATE, TOENAIL	3–8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT-UP CORNER STUDS	16d AT 24"o.c.
24. BUILT-UP GIRDER AND BEAMS 20d AT 32"o.c. AT TOP AND BOT. AND STAGG. 2–20d AT ENDS AND AT EA. SPLICE	
25. 2" PLANKS	2–16d AT EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING): ½" AND LESS 19/32" – ¾" ⅞" – 1" 1⅛" – 1¼" COMBINATION SUBFLOOR–UNDERLAYMENT (TO FRAMING): 7/8" AND LESS ¾" – 1" 1⅛" – 1¼"	 6d [3] 8d OR 6d [4] 8d [4] 10d OR 8d [4] 6d [5] 8d [5] 10d OR 8d [5]
27. PANEL SIDING (TO FRAMING): ½" OR LESS ⅝"	 6d [6] 8d [6]
28. FIBERBOARD SHEATHING: [7] ½" 25/32"	 NO. 11 GA. [8] 6d [9] NO. 16 GA. NO. 11 GA. [8] 8d [9] NO. 16 GA. [8]
29. INTERIOR PANELING ¼" ⅜"	 4d [10] 6d [11]

[1] COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

[2] NAILS SPACED AT 6"o.c. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

[3] COMMON OR DEFORMED SHANK.

[4] COMMON

[5] DEFORMED SHANK.

[6] CORROSION–RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

[7] FASTENERS SPACED 3"o.c. AT EXTERIOR EDGES AND 6"o.c. AT INTERMEDIATE SUPPORTS.

[8] CORROSION–RESISTANT ROOFING NAILS WITH 7/16" DIA. HEAD AND 1½" LENGTH FOR ½" SHEATHING AND 1¼" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

[9] CORROSION–RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1⅛" LENGTH FOR ½" SHEATHING AND 1½" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

[10] PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

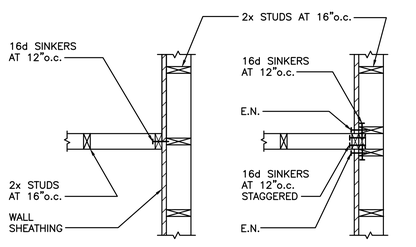
[11] PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

NAILING SCHEDULE:

	CONNECTION	NAILING
1.	JOIST TO SILL OR GIRDER, TOE NAIL	3–8d
2.	BRIDGING TO JOIST, TOE NAIL EACH END	2–8d
3.	SOLE PLATE TO JOIST OR BLOCKING FACE NAIL	16d AT 16"o.c.
4.	TOP PLATE TO STUD, END NAIL	2–16d
5.	STUD TO SOLE PLATE, END NAIL TOE NAIL	2–16d 4–8d
6.	DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
7.	DOUBLE TOP PLATES, FACE NAIL	2–16d AT 16"o.c.
8.	TOP PLATES, LAPS AND INTERSECTIONS, U.O.N. FACE NAIL	2–16d
9.	CONT. HEADER TO STUD, TOE NAIL	4–8d
10.	RAFTER TO PLATE, TOE NAIL	3–8d
11.	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
12.	BUILT-UP CORNER STUDS	16d AT 24"o.c.

NAILING SCHEDULE 2

3/4"=1'

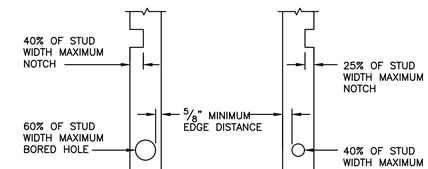


OPTION #1 OPTION #2

PLAN VIEW

TYP. WALL INTERSECTION 10

3/4"=1'

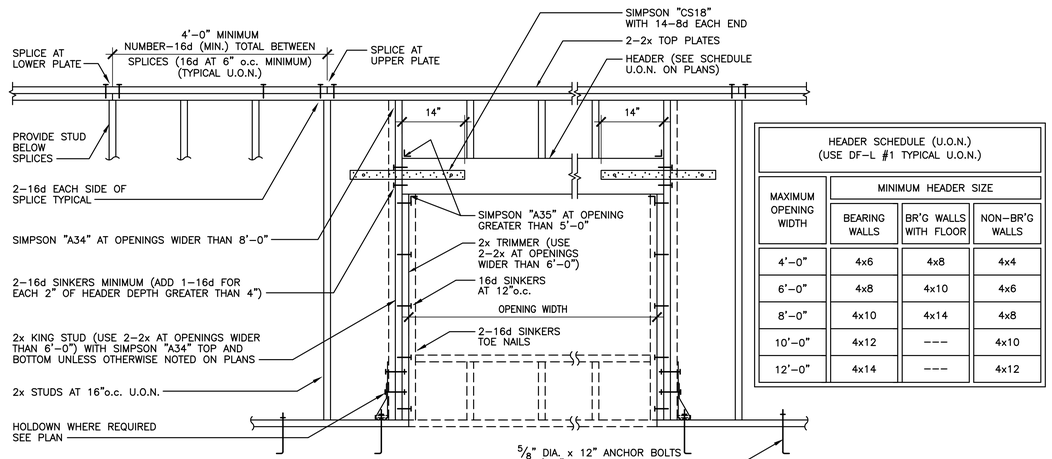


NOTES:
1. NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD.
2. ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED.

NOTCH/BORE % OF STUD WIDTH	2x4	2x6
25%	⅞"	1⅜"
40%	1⅜"	2⅛"
60%	2"	3¼"

TYP. STUD WALL BORING AND NOTCHING DETAIL 7

3/4"=1'



HEADER SCHEDULE (U.O.N.) (USE DF-L #1 TYPICAL U.O.N.)			
MAXIMUM OPENING WIDTH	MINIMUM HEADER SIZE		
	BEARING WALLS	BR'G WALLS WITH FLOOR	NON-BR'G WALLS
4'-0"	4x6	4x8	4x4
6'-0"	4x8	4x10	4x6
8'-0"	4x10	4x14	4x8
10'-0"	4x12	---	4x10
12'-0"	4x14	---	4x12

TYPICAL WALL FRAMING 1

3/4"=1'

No.	DATE	REVISION DESCRIPTION
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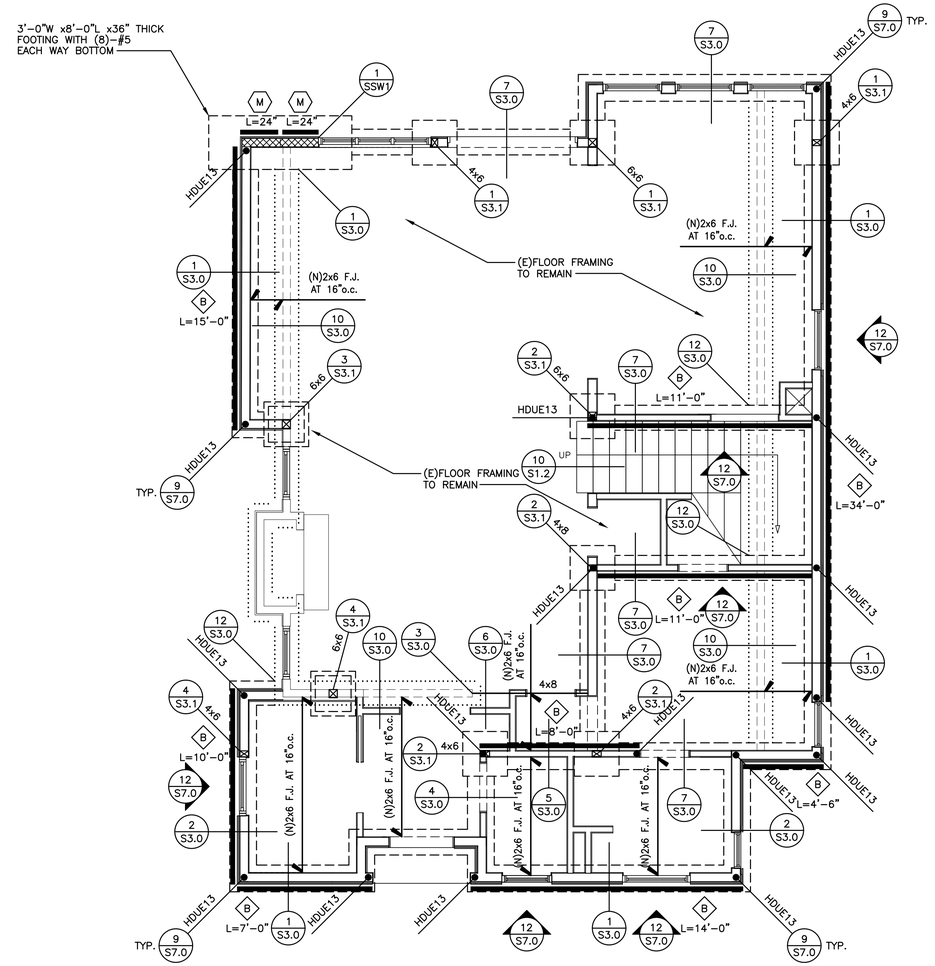
THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S 4978
EXP 06/30/28
STRUCTURAL
STATE OF CALIFORNIA
09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

TYPICAL WOOD DETAILS

S1.3



FOUNDATION PLAN

SCALE 1/4"=1'-0"

NOTES:

1. (E) DESIGNATES EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY THAT ALL EXISTING CONDITIONS CONFORM TO THESE DRAWINGS AND THAT THE STRUCTURE IS IN GOOD CONDITION. DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THANG LE, S.E. FOR RESOLUTION TO COMMENCING WORK.
2. SEE SHEET S1.1 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S1.2 FOR TYPICAL CONCRETE DETAILS.
4. SEE SHEET S1.3 FOR TYPICAL WOOD DETAILS.
5. VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL 4/S1.2
6. VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. FOR TYPICAL FOOTING/WALL CORNER BAR REINFORCING SEE 2/S1.2
8. DESIGNATES SHEATHED SHEAR WALL PANEL. NAILING SCHEDULE SEE SHEET S7.0.
9. DESIGNATES SIMPSON STEEL STRONG-WALL. SEE SCHEDULE ON THIS SHEET AND DETAILS ON SHEETS SSW1 & SSW2.
10. DESIGNATES SIMPSON HOLDOWN TO NEW FOOTING SEE 9/S7.0 10/S7.0
11. DESIGNATES NEW FOOTING, SEE PLAN FOR REINFORCEMENT
12. DESIGNATES EXISTING FOOTING
13. DESIGNATES NEW PAD FOOTING, SEE PLAN FOR REINFORCEMENT
14. DESIGNATES NEW UNDERPINNED FOOTING SEE PLAN FOR REINFORCEMENT
15. CONCRETE STRENGTH FOR FOUNDATIONS SHALL BE 2,500 PSI MINIMUM.
16. MINIMUM FOOTING REINFORCEMENT SHALL BE TWO #4 BAR-TOP AND TWO #4 BAR-BOTTOM.
17. PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
18. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
19. ALL ANCHOR BOLTS (INCLUDING HOLD-DOWN BOLT ANCHORS) SHALL HAVE MINIMUM EDGE DISTANCE OF 1 3/4".
20. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIP ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
21. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
22. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
23. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
24. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED. INSPECTOR TO VERIFY.
25. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
26. POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS.
27. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
28. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
29. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.8.

SIMPSON STANDARD "STEEL STRONG-WALL DATA" — **TO COMPLY ICC-ES ESR #1679, 2024 IBC + 2025 CBC**

	SYMBOL (?)	MODEL SETUP	WIDTH (INCHES)	HEIGHT (INCHES)	THICKNESS (INCHES)	NUMBER OF FASTENERS IN TOP OF WALL	NUMBER OF MUDSILL ANCHORS ASTM A-307 GR. A	HOLDOWN ANCHOR					ALLOWABLE SHEAR 'V' LOAD (LB.)	DRIFT AT ALLOWABLE SHEAR 'V' (INCHES)	ALLOWABLE SHEAR 'V' LOAD (LB/FT.)
								MODEL NO. (S/SSW1)	DIAMETER (IN)	LENGTH (IN)	le (IN)	ALLOWABLE UPLIFT (LB.)			
●	M	SSW24x8	24"	93 1/4"	3 1/2"	14-SDS 1/4x6	2-1" DIA.	SSWAB1x36HS	1"	36"	31"	35,300	4865	0.37	2432

NOTE: 1. CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS.

SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING (EDGE:FIELD)	UPPER FLOOR SILL ℄ NAILING	BLOCKING TO DOUBLE ℄	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 22"o.c.	5/8"ø @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	16d @ 3 1/2"o.c.	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8"ø @ 32"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	1/2"ø LAG SCREW @ 13"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 12"o.c.	5/8"ø @ 24"o.c.	CAPACITY:665 PLF PRE-DRILL FOR LAG SCREW
D	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	1/2"ø LAG SCREW @ 9"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 9"o.c.	5/8"ø @ 18"o.c.	CAPACITY:870 PLF PRE-DRILL FOR LAG SCREW

* INDICATES WITH 4 1/4" EMBEDMENT INTO MINIMUM 1 3/4"x TIMBER STRAND BLOCKING OR RIM JOIST. MINIMUM EDGE DISTANCE SHALL BE 3/4". USE FULL BODY DIAMETER LAG SCREWS ONLY.

(N)FLOOR SHEATHING: 3/8" CDX OR OSB (T&G) APA RATED SHEATHING, SPAN RATING 24/16, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 6"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD. FOR SHEATHING LAYOUT SEE DETAIL 9/S1.3

NOTES:

1. FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
2. ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
3. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
4. NAILS SHALL BE PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
5. SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8dx1 1/2" NAILS.
6. DB INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
7. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
8. PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
9. SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
10. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
    a. 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
    b. 2" EDGE DISTANCE FROM THE PANEL EDGES AND 3" FROM THE EDGE OF THE CONNECTING MEMBERS.
    c. ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

No.	DATE	REVISION DESCRIPTION
	09-25-2026	BUILDING DEPARTMENT SUBMITTAL

DATE ISSUED 09-25-2026 | DRAWN BY ML | CHECKED BY TL

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

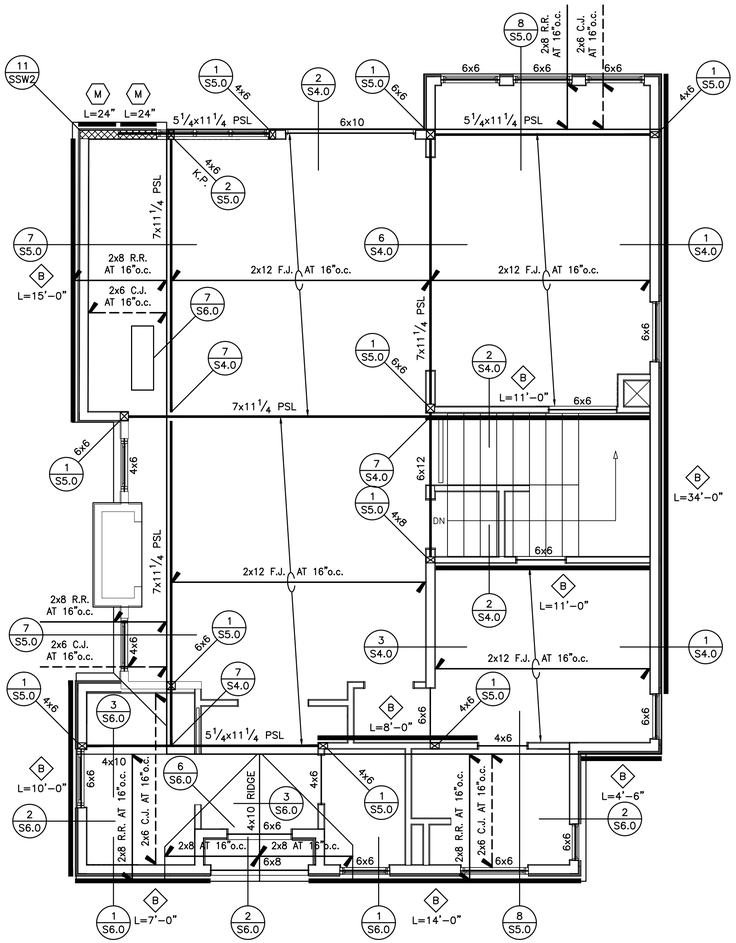
REGISTERED PROFESSIONAL ENGINEER — THANG H. LE — S 4978 EXP 06/30/28 — STRUCTURAL — STATE OF CALIFORNIA

09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

FOUNDATION PLAN

S2.1



SECOND FLOOR FRAMING PLAN

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

NOTES:

1. (E) DESIGNATES EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY THAT ALL EXISTING CONDITIONS CONFORM TO THESE DRAWINGS AND THAT THE STRUCTURE IS IN GOOD CONDITION. DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THANG LE, S.E. FOR RESOLUTION TO COMMENCING WORK.
2. SEE SHEET S1.1 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S1.2 FOR TYPICAL CONCRETE DETAILS.
4. SEE SHEET S1.3 FOR TYPICAL WOOD DETAILS.
5. VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL 4/S1.2
6. VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. FOR TYPICAL FOOTING/WALL CORNER BAR REINFORCING SEE 2/S1.2
8. ? DESIGNATES SHEATHED SHEAR WALL PANEL. NAILING SCHEDULE SEE SHEET S7.0.
9. ? DESIGNATES SIMPSON STEEL STRONG-WALL. SEE SCHEDULE ON THIS SHEET AND DETAILS ON SHEETS SSW1 & SSW2.
10. 10? DESIGNATES SIMPSON HOLDOWN TO NEW FOOTING SEE 9/S7.0 10/S7.0
11. DESIGNATES NEW FOOTING, SEE PLAN FOR REINFORCEMENT
12. DESIGNATES EXISTING FOOTING
13. DESIGNATES NEW PAD FOOTING, SEE PLAN FOR REINFORCEMENT
14. DESIGNATES NEW UNDERPINNED FOOTING SEE PLAN FOR REINFORCEMENT
15. CONCRETE STRENGTH FOR FOUNDATIONS SHALL BE 2,500 PSI MINIMUM.
16. MINIMUM FOOTING REINFORCEMENT SHALL BE TWO #4 BAR-TOP AND TWO #4 BAR-BOTTOM.
17. PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
18. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
19. ALL ANCHOR BOLTS (INCLUDING HOLD-DOWN BOLT ANCHORS) SHALL HAVE MINIMUM EDGE DISTANCE OF 1-3/4".
20. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIP ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
21. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
22. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
23. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
24. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED. INSPECTOR TO VERIFY.
25. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
26. POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS.
27. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
28. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
29. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.8.

SIMPSON STANDARD "STEEL STRONG-WALL DATA" — **TO COMPLY ICC-ES ESR #1679, 2024 IBC + 2025 CBC**

	SYMBOL (?)	MODEL SETUP	WIDTH (INCHES)	HEIGHT (INCHES)	THICKNESS (INCHES)	NUMBER OF FASTENERS IN TOP OF WALL	NUMBER OF MUDSILL ANCHORS ASTM A-307 GR. A	HOLDOWN ANCHOR: MODEL NO. (5/SSW1)	DIAMETER (IN)	LENGTH (IN)	le (IN)	ALLOWABLE UPLIFT (LB.)	ALLOWABLE SHEAR 'V' LOAD (LB.)	DRIFT AT ALLOWABLE SHEAR 'V' (INCHES)	ALLOWABLE SHEAR 'V' LOAD (LB/FT.)
●	M	SSW24x8	24"	93¼"	3½"	14-SDS¼x6	2-1" DIA.	SSWAB1x36HS	1"	36"	31"	35,300	4865	0.37	2432

NOTE: 1. CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS.

SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING (EDGE:FIELD)	UPPER FLOOR SILL ℄ NAILING	BLOCKING TO DOUBLE ℄	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 22"o.c.	5/8"ø @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	16d @ 3½"o.c.	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8"ø @ 32"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	½"ø LAG SCREW @ 13"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 12"o.c.	5/8"ø @ 24"o.c.	CAPACITY:665 PLF PRE-DRILL FOR LAG SCREW
D	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	½"ø LAG SCREW @ 9"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 9"o.c.	5/8"ø @ 18"o.c.	CAPACITY:870 PLF PRE-DRILL FOR LAG SCREW

* INDICATES WITH 4¼" EMBEDMENT INTO MINIMUM 1¾x TIMBER STRAND BLOCKING OR RIM JOIST. MINIMUM EDGE DISTANCE SHALL BE ¾". USE FULL BODY DIAMETER LAG SCREWS ONLY.

(N)FLOOR SHEATHING: ¾" CDX OR OSB (T&G) APA RATED SHEATHING, SPAN RATING 24/16, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 6"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD. FOR SHEATHING LAYOUT SEE DETAIL 9/S1.3

ROOF SHEATHING: ½" CDX OR OSB APA RATED SHEATHING, SPAN RATING 24/0, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 6"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD. FOR SHEATHING LAYOUT SEE DETAIL 9/S1.3

PARALLAM/MICROLAM BEAMS (ESR-1387)
MINIMUM SPECIES/GRADE (U.O.N.): DF 2.0E
Fb=2900 psi Fv=290 psi
Fc=750 psi E=2000 ksi

NOTES:

1. FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
2. ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
3. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
4. NAILS SHALL BE PLACED AT LEAST ½" FROM PANEL EDGES AND AT LEAST ⅜" FROM THE EDGE OF THE CONNECTING MEMBERS.
5. SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER ½" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8dx1½" NAILS.
6. DB INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
7. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
8. PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM ½" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
9. SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
10. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
    a. 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
    b. ⅜" EDGE DISTANCE FROM THE PANEL EDGES AND ⅜" FROM THE EDGE OF THE CONNECTING MEMBERS.
    c. ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

No.	DATE	REVISION DESCRIPTION
	09-25-2026	BUILDING DEPARTMENT SUBMITTAL

DATE ISSUED 09-25-2026 | DRAWN BY ML | CHECKED BY TL

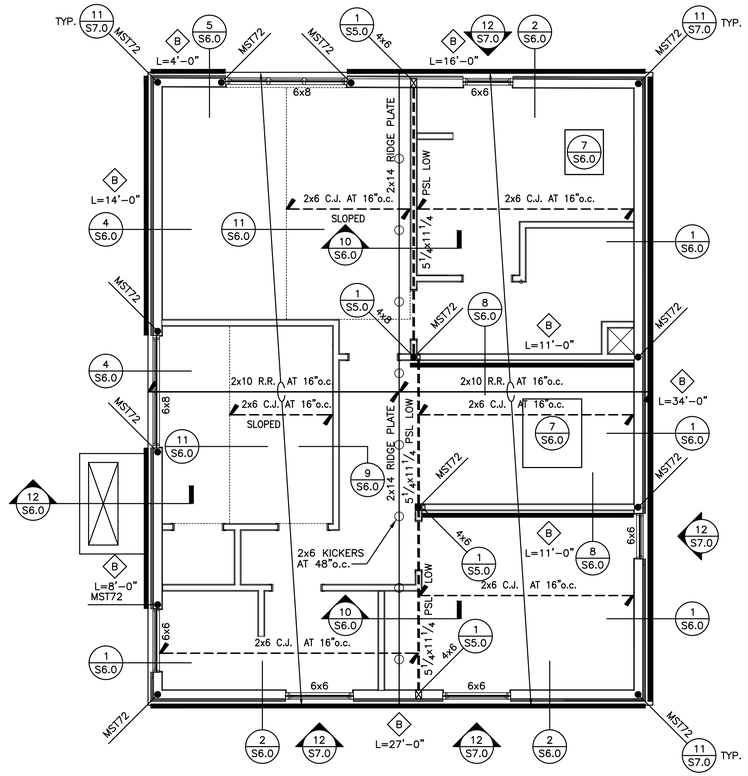
THANG LE & ASSOCIATES STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER — THANG H. LE — S 4978 EXP 06/30/28 — STRUCTURAL — STATE OF CALIFORNIA — 09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

SECOND FLOOR FRAMING PLAN

S2.2



ROOF FRAMING PLAN

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

NOTES:

1. (E) DESIGNATES EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY THAT ALL EXISTING CONDITIONS CONFORM TO THESE DRAWINGS AND THAT THE STRUCTURE IS IN GOOD CONDITION. DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THANG LE, S.E. FOR RESOLUTION TO COMMENCING WORK.
2. SEE SHEET S1.1 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S1.2 FOR TYPICAL CONCRETE DETAILS.
4. SEE SHEET S1.3 FOR TYPICAL WOOD DETAILS.
5. VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL 4/S1.2
6. VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. FOR TYPICAL FOOTING/WALL CORNER BAR REINFORCING SEE 2/S1.2
8. ? DESIGNATES SHEATHED SHEAR WALL PANEL. NAILING SCHEDULE SEE SHEET S7.0.
9. ? DESIGNATES SIMPSON STEEL STRONG-WALL. SEE SCHEDULE ON THIS SHEET AND DETAILS ON SHEETS SSW1 & SSW2.
10. HD? DESIGNATES SIMPSON HOLDOWN TO NEW FOOTING SEE 9/S7.0 10/S7.0
11. DESIGNATES NEW FOOTING, SEE PLAN FOR REINFORCEMENT
12. DESIGNATES EXISTING FOOTING
13. DESIGNATES NEW PAD FOOTING, SEE PLAN FOR REINFORCEMENT
14. DESIGNATES NEW UNDERPINNED FOOTING SEE PLAN FOR REINFORCEMENT
15. CONCRETE STRENGTH FOR FOUNDATIONS SHALL BE 2,500 PSI MINIMUM.
16. MINIMUM FOOTING REINFORCEMENT SHALL BE TWO #4 BAR-TOP AND TWO #4 BAR-BOTTOM.
17. PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
18. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
19. ALL ANCHOR BOLTS (INCLUDING HOLD-DOWN BOLT ANCHORS) SHALL HAVE MINIMUM EDGE DISTANCE OF 1 3/4".
20. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIP ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
21. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
22. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
23. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
24. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED. INSPECTOR TO VERIFY.
25. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
26. POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS.
27. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
28. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
29. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.8.

SIMPSON STANDARD "STEEL STRONG-WALL DATA" — TO COMPLY ICC-ES ESR #1679, 2024 IBC + 2025 CBC

	SYMBOL	MODEL SETUP	WIDTH (INCHES)	HEIGHT (INCHES)	THICKNESS (INCHES)	NUMBER OF FASTENERS IN TOP OF WALL	NUMBER OF MUDSILL ANCHORS ASTM A-307 GR. A	HOLDOWN ANCHOR					ALLOWABLE SHEAR 'V' LOAD (LB.)	DRIFT AT ALLOWABLE SHEAR 'V' (INCHES)	ALLOWABLE SHEAR 'V' LOAD (LB/FT.)
								MODEL NO. (5/SSW1)	DIAMETER (IN)	LENGTH (IN)	le (IN)	ALLOWABLE UPLIFT (LB.)			
●	M	SSW24x8	24"	93 1/4"	3 1/2"	14-SDS 1/4x6	2-1" DIA.	SSWAB1x36HS	1"	36"	31"	35,300	4865	0.37	2432

NOTE: 1. CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS.

SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING (EDGE:FIELD)	UPPER FLOOR SILL ℄ NAILING	BLOCKING TO DOUBLE ℄	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 22"o.c.	5/8"ø @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	16d @ 3 1/2"o.c.	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8"ø @ 32"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	1/2"ø LAG SCREW @ 13"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 12"o.c.	5/8"ø @ 24"o.c.	CAPACITY:665 PLF PRE-DRILL FOR LAG SCREW
D	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	1/2"ø LAG SCREW @ 9"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 9"o.c.	5/8"ø @ 18"o.c.	CAPACITY:870 PLF PRE-DRILL FOR LAG SCREW

* INDICATES WITH 4 1/4" EMBEDMENT INTO MINIMUM 1 3/4x TIMBER STRAND BLOCKING OR RIM JOIST. MINIMUM EDGE DISTANCE SHALL BE 3/4". USE FULL BODY DIAMETER LAG SCREWS ONLY.

(N)FLOOR SHEATHING: 3/4" CDX OR OSB (T&G) APA RATED SHEATHING, SPAN RATING 24/16, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 6"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD. FOR SHEATHING LAYOUT SEE DETAIL 9/S1.3

ROOF SHEATHING: 1/2" CDX OR OSB APA RATED SHEATHING, SPAN RATING 24/0, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 6"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD. FOR SHEATHING LAYOUT SEE DETAIL 9/S1.3

PARALLAM/MICROLAM BEAMS (ESR-1387)
MINIMUM SPECIES/GRADE (U.O.N.): DF 2.0E
Fb=2900 psi Fv=290 psi
Fc=750 psi E=2000 ksi

NOTES:

1. FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
2. ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
3. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
4. NAILS SHALL BE PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
5. SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8dx1 1/2" NAILS.
6. DB INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
7. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
8. PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
9. SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
10. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
    a. 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
    b. 3" EDGE DISTANCE FROM THE PANEL EDGES AND 3" FROM THE EDGE OF THE CONNECTING MEMBERS.
    c. ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

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THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

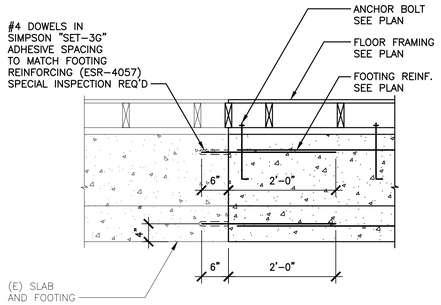
REGISTERED PROFESSIONAL ENGINEER — THANG H. LE — S 4978 EXP 06/30/28 — STRUCTURAL — STATE OF CALIFORNIA

09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

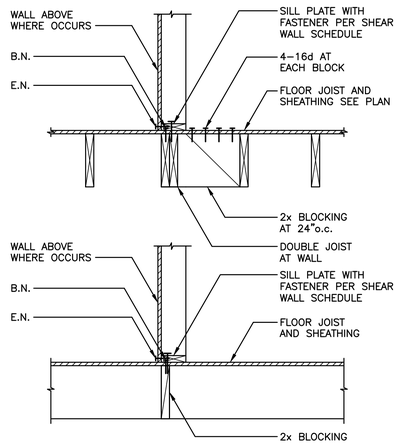
ROOF FRAMING PLAN

S2.3



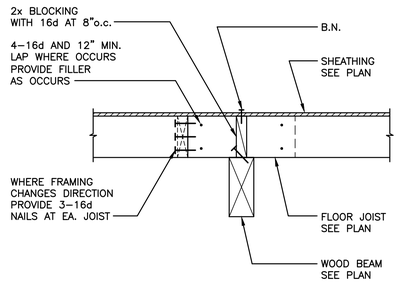
NEW TO (E) FOOTING 12

3/4"=1'



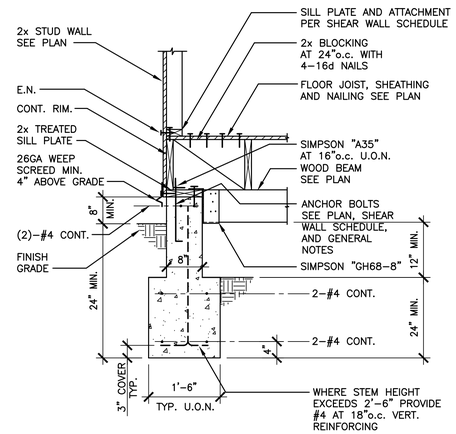
TYP. NON-BEARING WALL 9

3/4"=1'



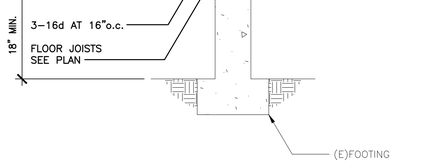
FLOOR JOIST TO BEAM 6

3/4"=1'



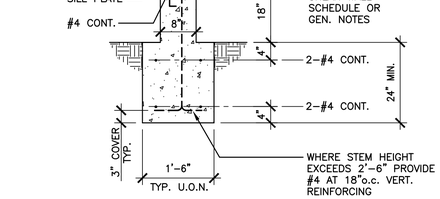
BEAM TO SILL PLATE 3

3/4"=1'



JOIST AT (E) FLOOR 11

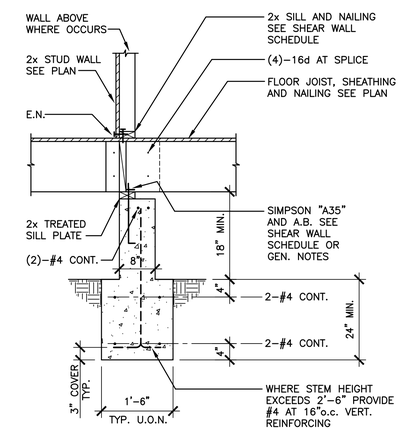
3/4"=1'



FLOOR JOIST PARALLEL TO FOOTING

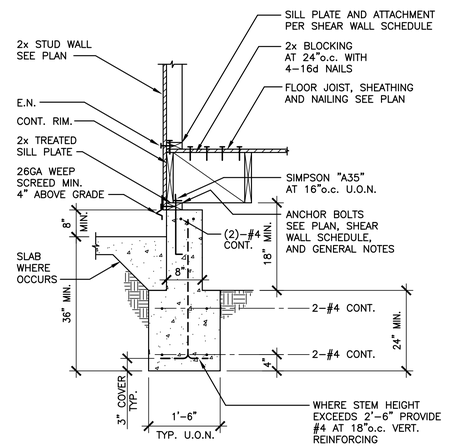
(E)F.J. TO (N)FOOTING 7

3/4"=1'



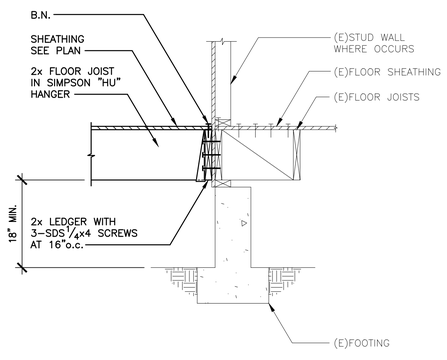
TYP. JOIST PERP. TO FTG. 5

3/4"=1'



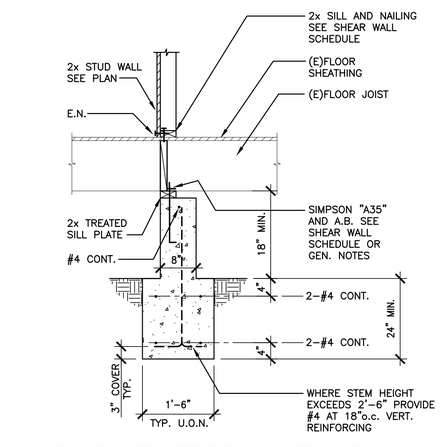
TYP. JOIST // TO FOOTING 2

3/4"=1'



JOIST AT (E) FLOOR 10

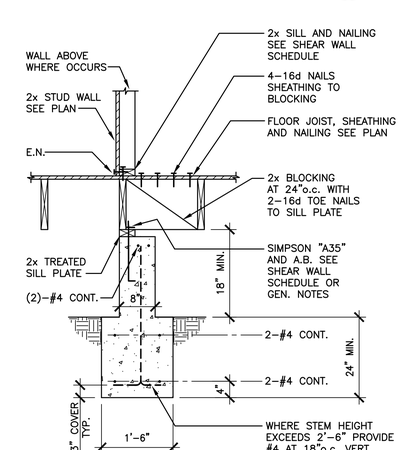
3/4"=1'



FLOOR JOIST PERPENDICULAR TO FOOTING

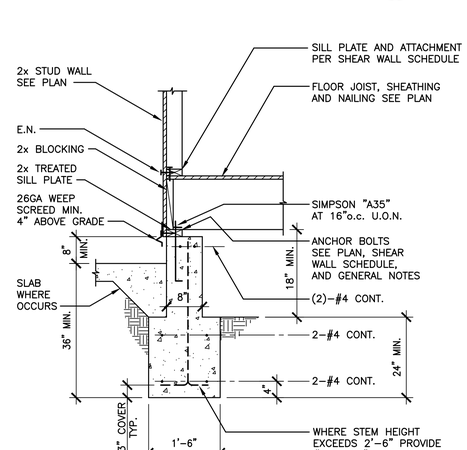
(E)F.J. TO (N)FOOTING 7

3/4"=1'



TYP. JOIST // TO FOOTING 4

3/4"=1'



TYP. JOIST ⊥ TO FOOTING 1

3/4"=1'

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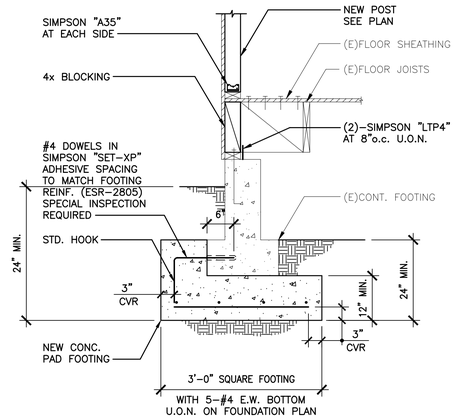
THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S 4978
EXP 06/30/28
STRUCTURAL
STATE OF CALIFORNIA
09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

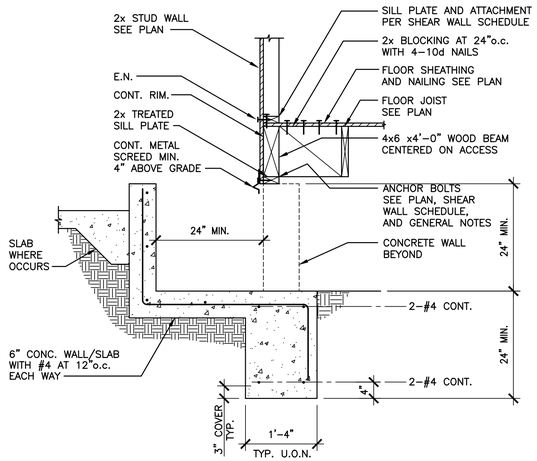
FOUNDATION DETAILS

S3.0



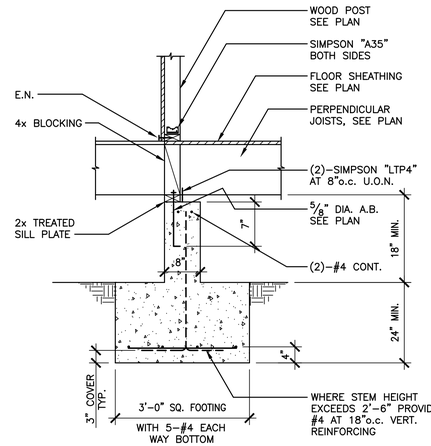
NEW PAD AT (E)FOOTING 3

3/4"=1



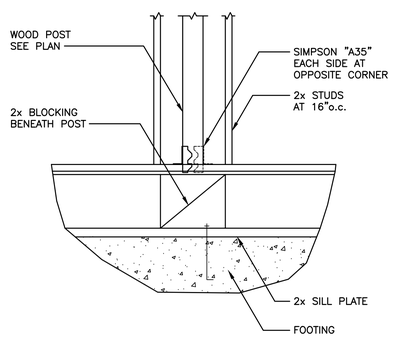
UNDERFLOOR ACCESS 5

3/4"=1



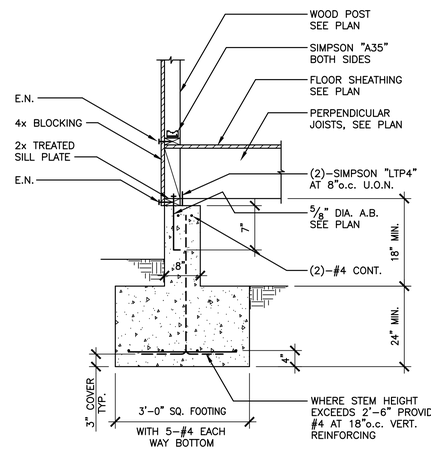
TYP. POST TO FOOTING 2

3/4"=1



POST TO SILL PLATE 4

N.T.S.



TYP. POST TO FOOTING 1

3/4"=1

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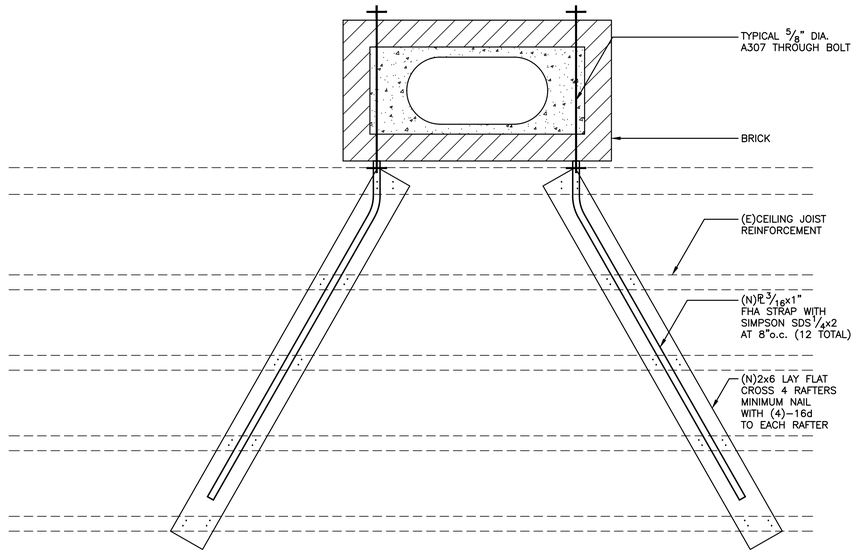
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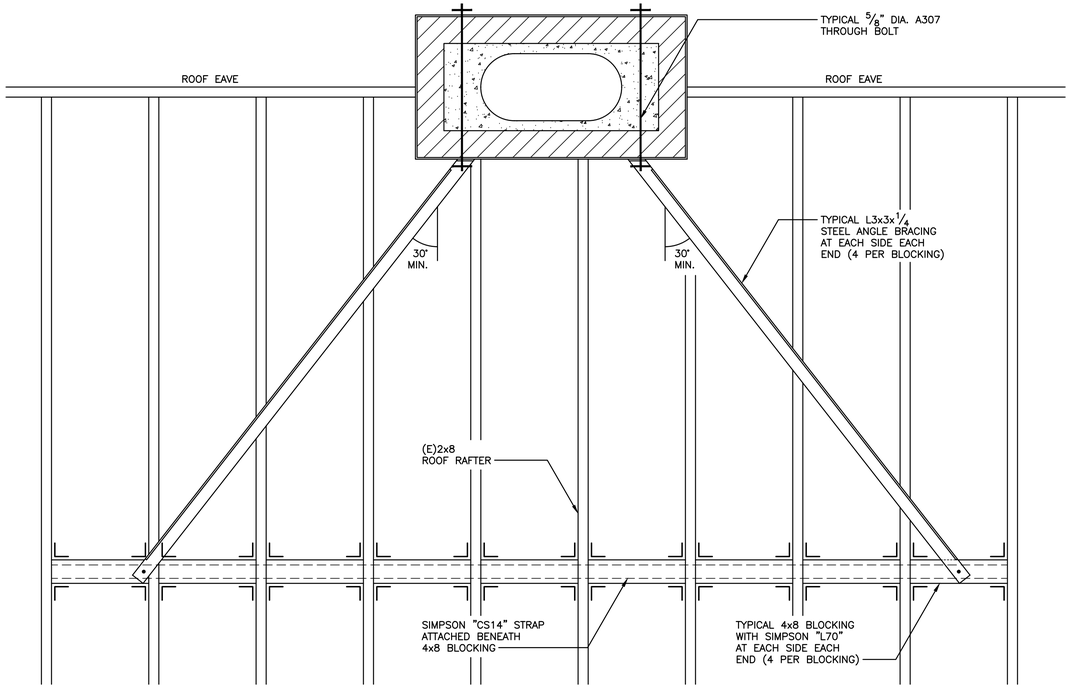
FOUNDATION DETAILS

S3.1



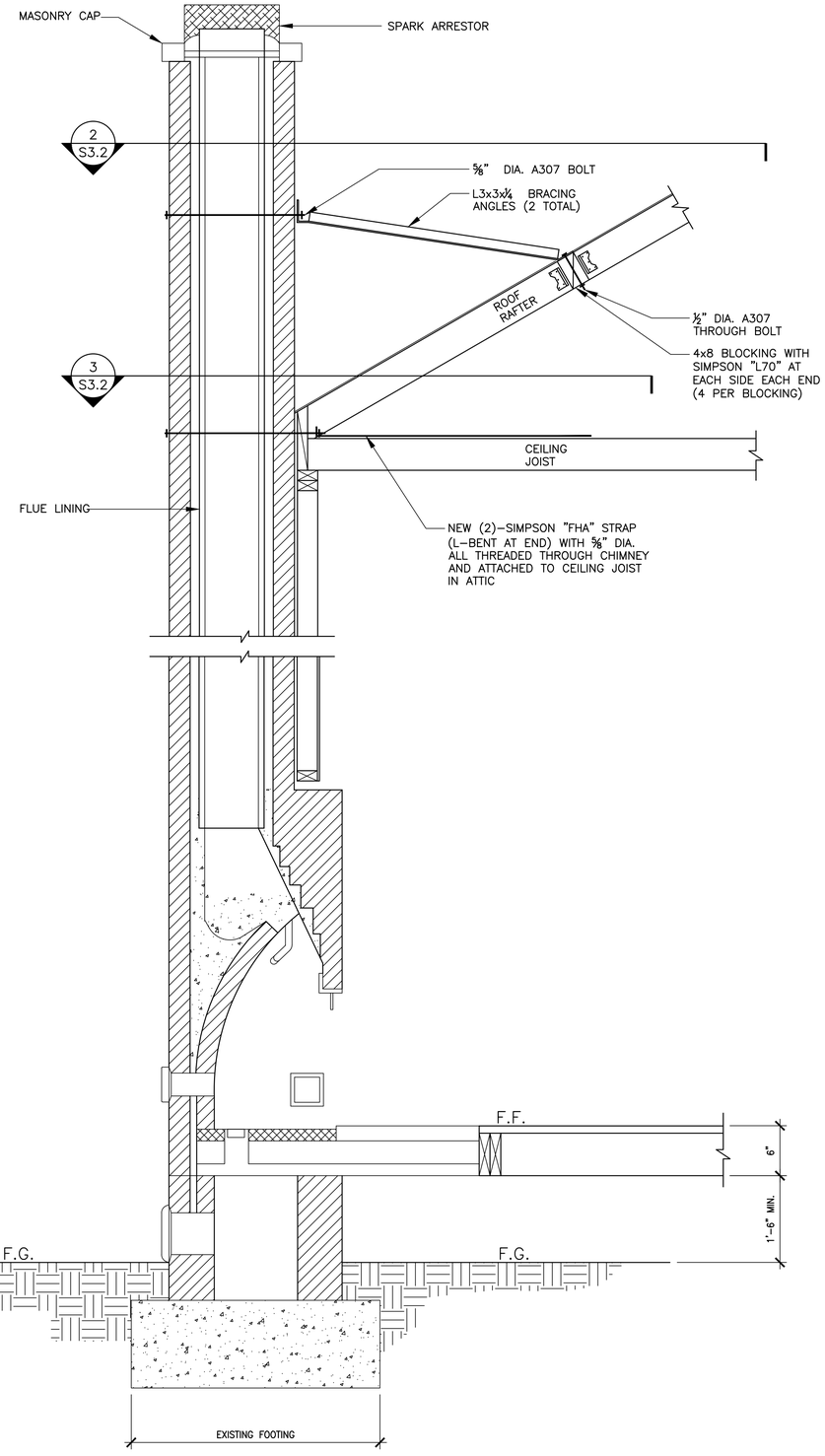
(E)FIREPLACE BRACING DETAIL

3/4"=1' — 3



(E)FIREPLACE BRACING DETAIL

3/4"=1' — 2



(E)FIREPLACE SECTION

3/4"=1' — 1

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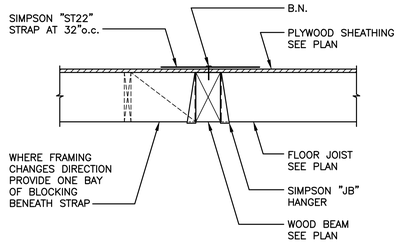
09.25.2026

MANGUM RESIDENCE

1019 PINE STREET
SANTA MONICA, CA 90405

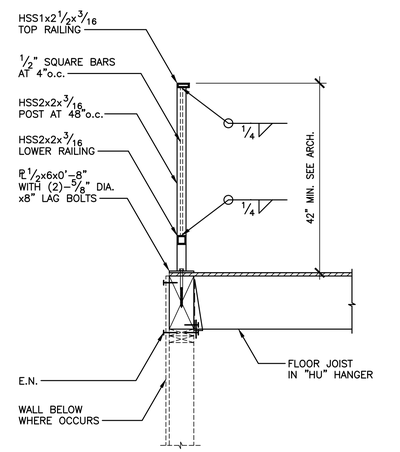
FIREPLACE DETAILS

S3.2



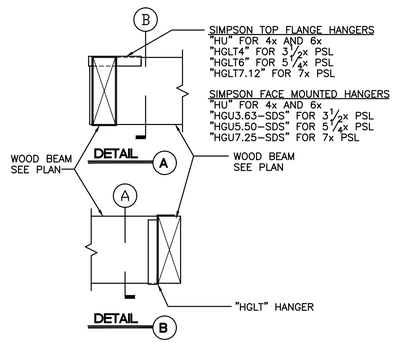
FLOOR JOIST TO BEAM 6

3/4"=1"



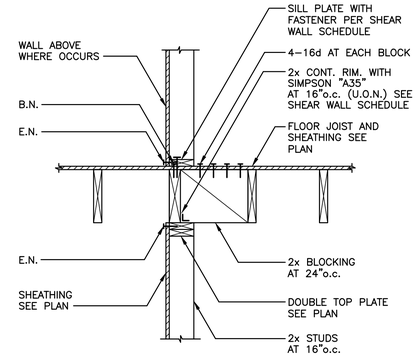
GUARDRAIL DETAIL 5

3/4"=1"



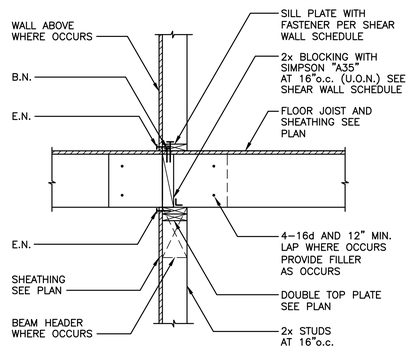
BEAM TO BEAM CONN. 7

3/4"=1"



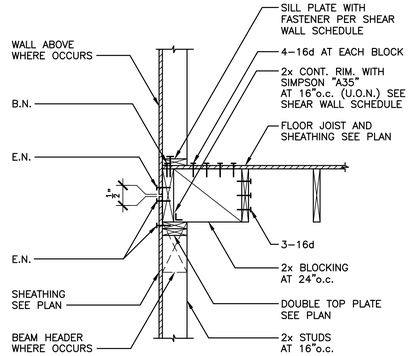
JOIST AT INTERIOR WALL 4

3/4"=1"



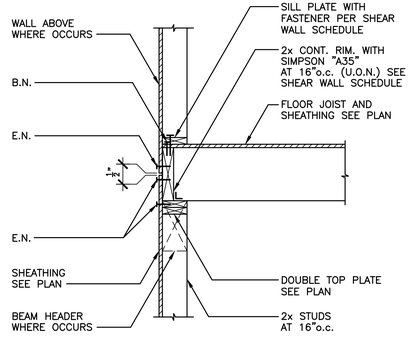
JOIST ⊥ TO INTERIOR WALL 3

3/4"=1"



JOIST // TO WALL 2

3/4"=1"



JOIST ⊥ TO WALL 1

3/4"=1"

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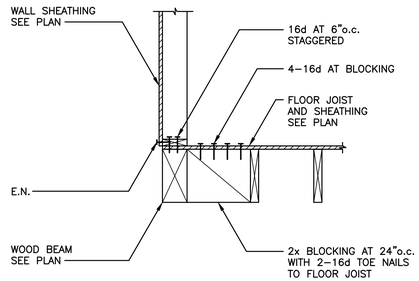
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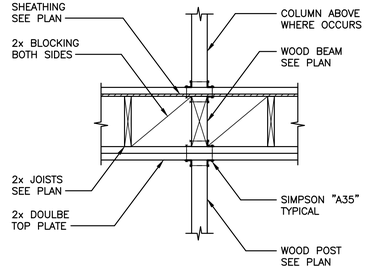
FOUNDATION DETAILS

S4.0



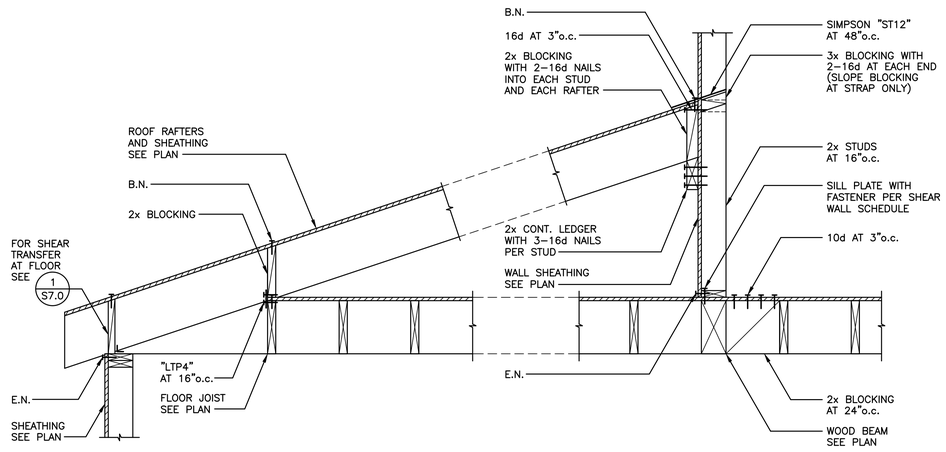
WALL TO BEAM CONN. 6

3/4"=1"



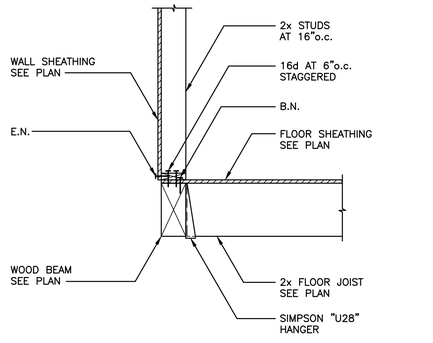
BEAM TO POST CONN. 3

3/4"=1"



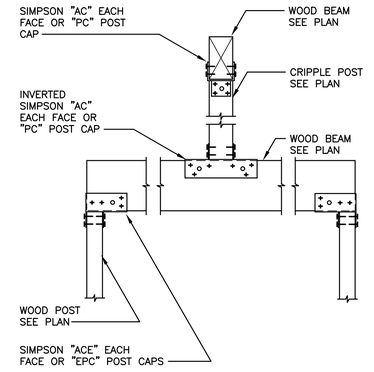
SECTION AT FLOOR JOISTS AND ROOF RAFTER 8

3/4"=1"



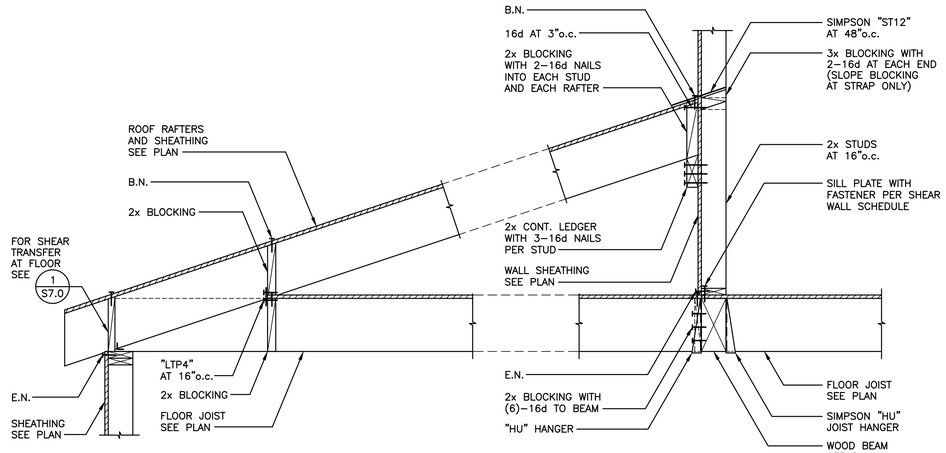
WALL TO BEAM CONN. 5

3/4"=1"



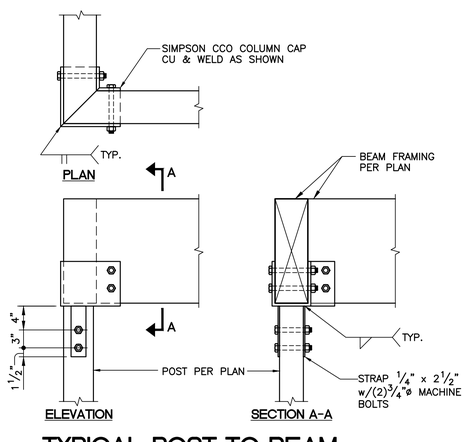
CRIPPLE POST DETAIL 2

3/4"=1"



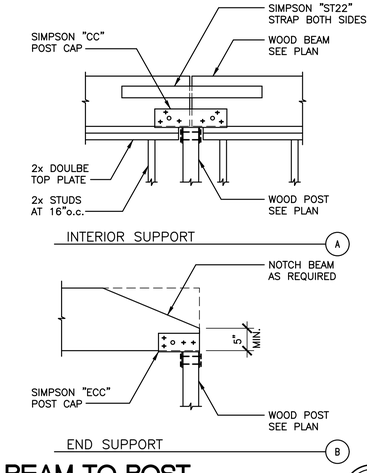
SECTION AT FLOOR JOISTS AND ROOF RAFTER 7

3/4"=1"



TYPICAL POST TO BEAM CONNECTION AT CORNER 4

3/4"=1"



BEAM TO POST 1

3/4"=1"

No.	DATE	REVISION DESCRIPTION
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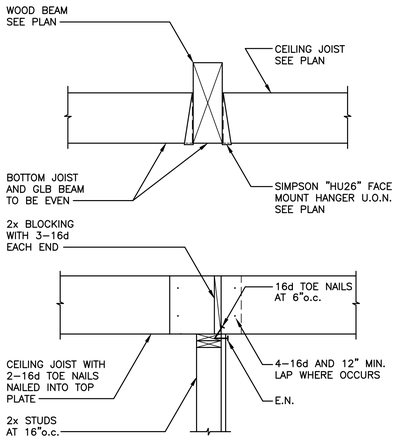
THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S 4978
EXP 06/30/28
STRUCTURAL
STATE OF CALIFORNIA
09.25.2026

MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

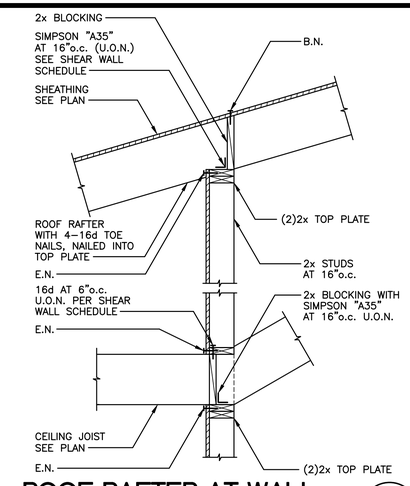
FRAMING DETAILS

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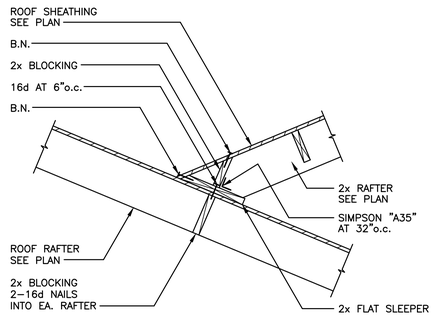
CEILING JOIST CONNECTION 12

3/4"=1



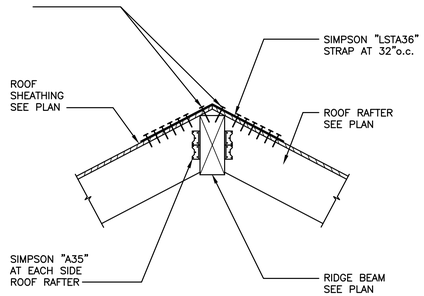
ROOF RAFTER AT WALL 9

3/4"=1



CALIFORNIA FRAMED ROOF 6

3/4"=1



ROOF RAFTER AT RIDGE 3

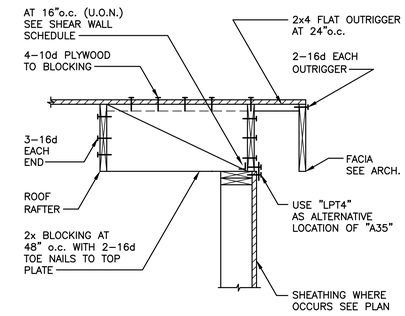
3/4"=1

CEILING SUPPORT 11

3/4"=1

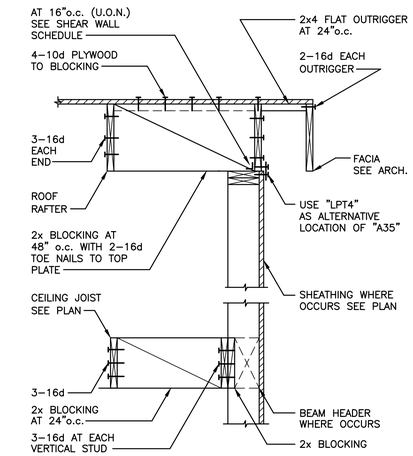
ROOF JOISTS // TO WALL 8

3/4"=1



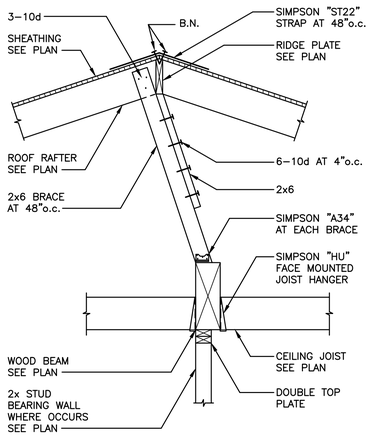
ROOF JOIST // TO WALL 5

3/4"=1



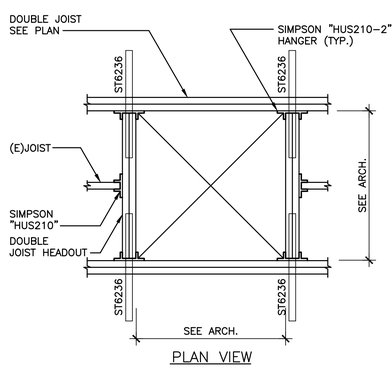
ROOF JOIST // TO WALL 2

3/4"=1



RIDGE PLATE SUPPORT 10

3/4"=1



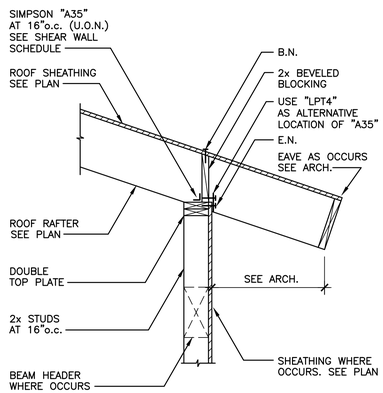
PLAN VIEW

NOTE:

1. SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATIONS OF OPENINGS

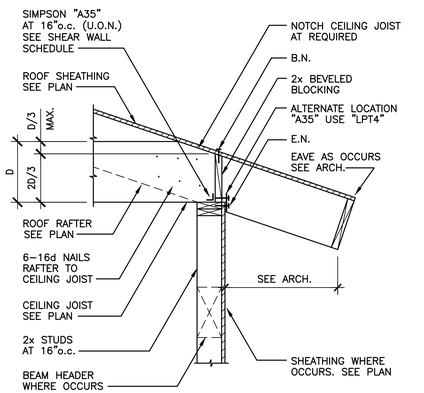
ROOF OPENING AT SKYLIGHT 7

3/4"=1



TYPICAL RAFTER AT WALL 4

3/4"=1



TYPICAL RAFTER AT WALL 1

3/4"=1

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DRAWN BY ML
CHECKED BY TL

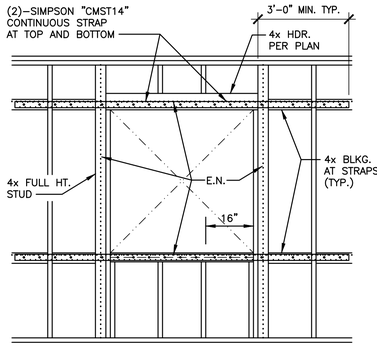
THANG LE & ASSOCIATES
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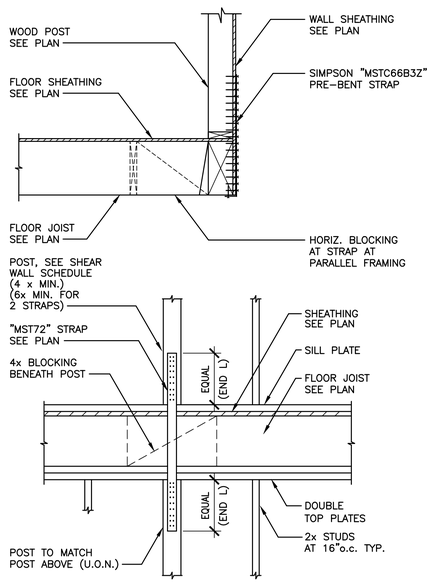
FRAMING DETAILS

S6.0



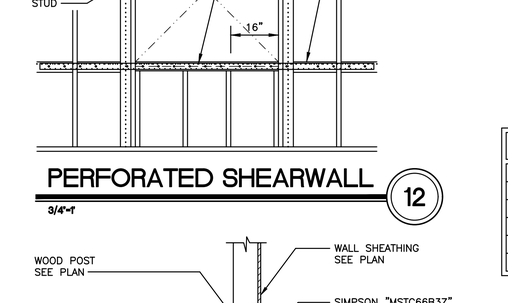
PERFORATED SHEARWALL 12

3/4"=1



STRAP HOLDOWN DETAIL 11

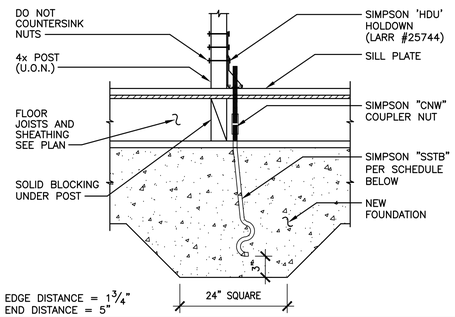
3/4"=1



HOLDOWN SCHEDULE			
SIMPSON HOLDOWN	THREADED ROD DIAMETER (INCHES)	MINIMUM EMBEDMENT (INCHES)	TENSION CAPACITY (POUNDS)
HDU2	5/8"	8"	2306
HDU4	5/8"	10"	3423
HDU5	5/8"	12"	4233
HDU8	7/8"	14"	5227
HDU11	1"	16"	8381

HOLDOWN TO (E) FOOTING 10

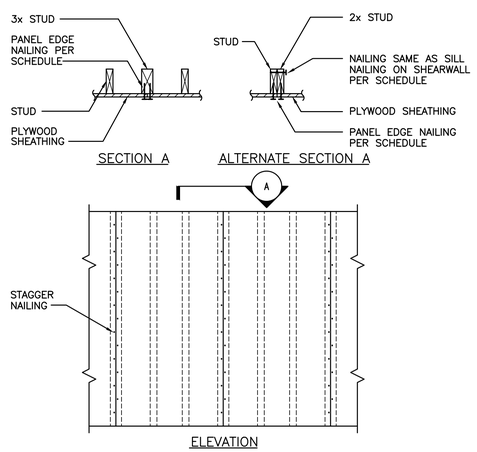
3/4"=1



MARK	HOLDOWN	POST FASTENERS	POST SIZE	ALLOWABLE TENSION	75% OF THE ALLOWABLE	SIMPSON 'SSTB' ANCHOR BOLTS	ALLOWABLE TENSION
1	HDU2	6–SDS 1/4x2 1/2	4x4	3075 LBS	2306 LBS	SSTB16	3780 LBS
2	HDU4	10–SDS 1/4x2 1/2	4x4	4565 LBS	3423 LBS	SSTB20	4785 LBS
3	HDU5	14–SDS 1/4x2 1/2	4x6	5645 LBS	4233 LBS	SSTB24	5790 LBS
4	HDU8	20–SDS 1/4x2 1/2	4x6	6970 LBS	5227 LBS	SSTB28	11645 LBS
5	HDU11	30–SDS 1/4x2 1/2	4x8	11175 LBS	8381 LBS	SB1x30	13090 LBS
6	HDU14	36–SDS 1/4x2 1/2	4x10	13090 LBS	10781 LBS	SB1x30	13090 LBS

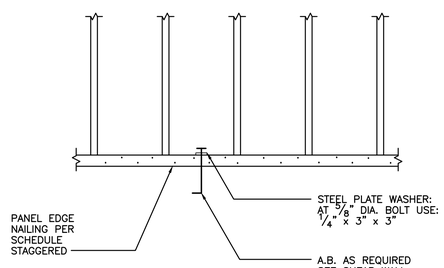
HOLDOWN TO FOOTING 9

3/4"=1



PANEL EDGE ELEVATION 8

3/4"=1



SILL PLATE DETAIL 7

3/4"=1

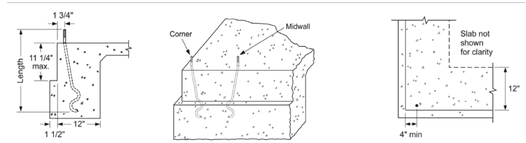


FIGURE 14—SLAB EDGE FIGURE 15—PERSPECTIVE VIEW FIGURE 16—PLAN VIEW

SSTB ANCHOR BOLTS

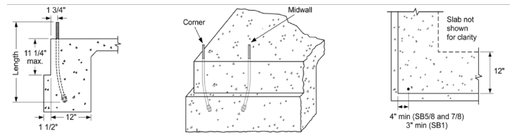


FIGURE 23—SLAB EDGE FIGURE 24—PERSPECTIVE VIEW FIGURE 25—PLAN VIEW

SB ANCHOR BOLTS

SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING (EDGE:FIELD)	UPPER FLOOR SILL PL NAILING	BLOCKING TO DOUBLE PL	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 22"o.c.	5/8"ø @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 4:12	SDS 1/4"ø x6" SCREWS @ 9"o.c. *	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8"ø @ 16"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 3:12	SDS 1/4"ø x6" SCREWS @ 6"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 12"o.c.	5/8"ø @ 16"o.c.	CAPACITY:665 PLF PRE–DRILL FOR LAG SCREW
D	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 2:12	SDS 1/4"ø x6" SCREWS @ 4"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 9"o.c.	5/8"ø @ 16"o.c.	CAPACITY:870 PLF PRE–DRILL FOR LAG SCREW
BB	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 4:12	SDS 1/4"ø x6" SCREWS @ 4"o.c. *	SIMPSON A35 @ 10"o.c. EACH SIDE ALT. SIMPSON LTP4 @ 8"o.c.	5/8"ø @ 16"o.c.	CAPACITY:1020 PLF PRE–DRILL FOR LAG SCREW
CB	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 3:12	SDS 1/4"ø x6" SCREWS @ 3"o.c. *	SIMPSON A35 @ 8"o.c. EA. SIDE ALT. SIMPSON LTP4 @ 12"o.c. EA. SIDE	3/4"ø @ 16"o.c.	CAPACITY:1330 PLF PRE–DRILL FOR LAG SCREW
DB	15/32" STRUCT–I 4–PLY OR 5–PLY PLYWOOD 32/16	10d @ 2:12	SDS 1/4"ø x6" SCREWS @ 2"o.c. *	SIMPSON A35 @ 6"o.c. EA. SIDE ALT. SIMPSON LTP4 @ 9"o.c. EA. SIDE	3/4"ø @ 12"o.c.	CAPACITY:1740 PLF PRE–DRILL FOR LAG SCREW

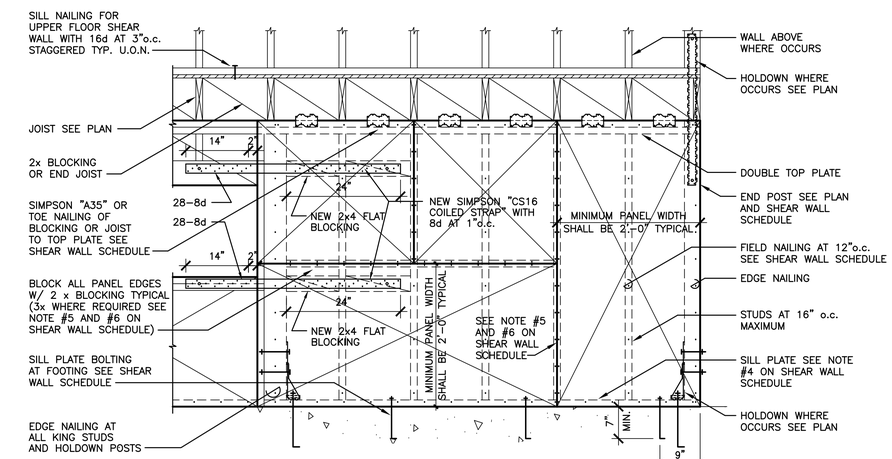
* INDICATES WITH 4 1/4" EMBEDMENT INTO MINIMUM 1 3/4x TIMBER STRAND BLOCKING OR RIM JOIST. MINIMUM EDGE DISTANCE SHALL BE 3/4". USE FULL BODY DIAMETER LAG SCREWS ONLY.

NOTES:

1. FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
2. ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
3. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
4. NAILS SHALL BE PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
5. SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8dx1 1/2" NAILS.
6. CB — INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
7. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER–DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
8. PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
9. SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
10. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
    a. 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
    b. 1" EDGE DISTANCE FROM THE PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
    c. ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

SHEAR WALL SCHEDULE 2

3/4"=1



TYPICAL SHEAR WALL CONSTRUCTION 1

3/4"=1

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THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
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PHONE: (626) 731–1539

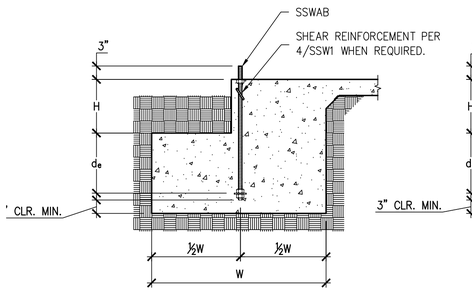
REGISTERED PROFESSIONAL ENGINEER — THANG H. LE — S 4978 EXP 06/30/28 — STRUCTURAL — STATE OF CALIFORNIA

09.25.2026

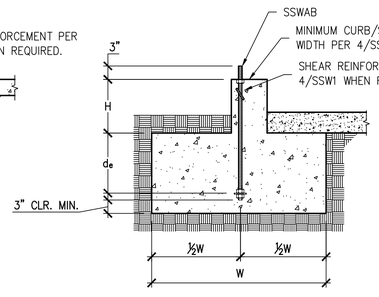
MANGUM RESIDENCE
1019 PINE STREET
SANTA MONICA, CA 90405

SHEATHED SHEAR WALL DETAILS

S7.0

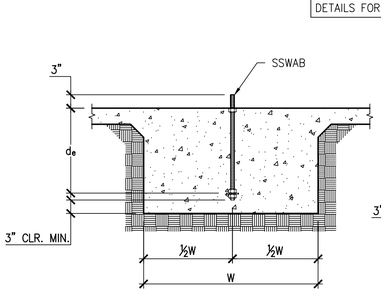


SLAB ON GRADE FOUNDATION

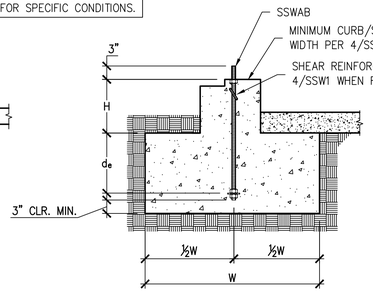


CURB OR STEMWALL FOUNDATION

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



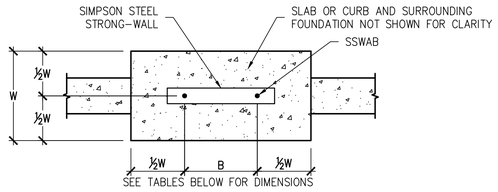
INTERIOR FOUNDATION



BRICK LEDGE FOUNDATION

NOTES :
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e – d_e. SEE 5/SSW1 AND 6/SSW1 FOR l_e.

STEEL STRONG–WALL ANCHORAGE – TYPICAL SECTIONS | 1

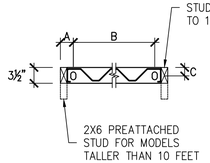


SEE TABLES BELOW FOR DIMENSIONS

FOUNDATION PLAN VIEW

STEEL STRONG–WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB ¾" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
			9,600	24	8	17,100	35	12
		HIGH STRENGTH	18,500	36	12	33,000	51	17
			19,900	38	13	35,300	54	18
	UNCRACKED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
		HIGH STRENGTH	18,300	31	11	32,300	44	15
			19,900	33	11	35,300	47	16
WIND	CRACKED	STANDARD	5,100	14	6	6,200	16	6
			7,400	18	6	11,400	24	8
		HIGH STRENGTH	9,600	22	8	17,100	32	11
			11,400	24	8	21,100	36	12
			13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
			19,900	35	12	35,300	50	17
	UNCRACKED	STANDARD	5,000	12	6	6,400	14	6
			7,800	16	6	12,500	22	8
		HIGH STRENGTH	9,600	19	7	17,100	28	10
			12,500	22	8	21,900	32	11
			14,300	24	8	26,400	36	12
			17,000	27	9	31,500	40	14
			19,900	30	10	35,300	43	15



STEEL STRONG–WALL® ANCHOR BOLT LAYOUT

WALL MODEL	DISTANCE FROM END OF WALL TO CENTER OF SSWABs (A) (in.)	DISTANCE FROM CENTER TO CENTER OF SSWABs (B) (in.)	DISTANCE FROM EXTERIOR FACE OF WALL TO CENTER OF ALL SSWABs (C) (in.)
SSW12	2⅜	6⅞	2
SSW15	2⅜	9¼	1⅞
SSW18	2⅜	12¼	1⅞
SSW21	2⅜	15¼	1⅞
SSW24	2⅜	18¼	1⅞

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–14 AND ACI 318–11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–19 SECTION 17.10.5.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) IS BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR d_e.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI | 2

STEEL STRONG–WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE

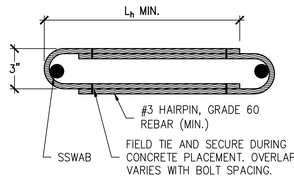
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB ¾" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10
			9,600	21	7	17,100	31	11
		HIGH STRENGTH	18,200	32	11	33,000	46	16
			19,900	34	12	35,300	48	16
	UNCRACKED	STANDARD	8,800	17	6	15,700	25	9
			9,600	19	7	17,100	27	9
		HIGH STRENGTH	18,600	28	10	32,600	40	14
			19,900	30	10	35,300	42	14
WIND	CRACKED	STANDARD	6,000	14	6	7,300	16	6
			7,300	16	6	13,500	24	8
		HIGH STRENGTH	9,600	20	7	17,100	29	10
			11,800	22	8	22,700	34	12
			13,500	24	8	27,400	38	13
			17,000	28	10	32,300	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	6,000	12	6	7,500	14	6
			7,500	14	6	12,800	20	7
		HIGH STRENGTH	9,600	17	6	17,100	25	9
			12,800	20	7	21,300	28	10
			14,800	22	8	26,000	32	11
			16,900	24	8	31,300	36	12
			19,900	27	9	35,300	39	13

STEEL STRONG–WALL ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

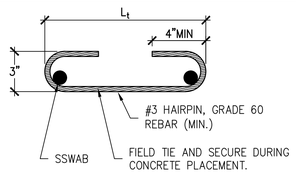
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB ¾" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	8,700	18	6	16,000	27	9
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	17,800	29	10	32,100	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	9,100	16	6	15,700	23	8
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	17,800	25	9	32,500	37	13
			19,900	27	9	35,300	39	13
WIND	CRACKED	STANDARD	5,400	12	6	6,800	14	6
			8,300	16	6	11,600	20	7
		HIGH STRENGTH	9,600	18	6	17,100	26	9
			11,600	20	7	21,400	30	10
			13,400	22	8	25,800	34	12
			17,300	26	9	31,000	38	13
			19,900	29	10	35,300	42	14
	UNCRACKED	STANDARD	6,800	12	6	6,800	12	6
			8,500	14	6	12,400	18	6
		HIGH STRENGTH	9,600	16	6	17,100	23	8
			12,400	18	6	21,600	26	9
			14,500	20	7	26,700	30	10
			16,800	22	8	32,200	34	12
			19,900	25	9	35,300	36	12

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–14 AND ACI 318–11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–19 SECTION 17.10.5.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND d_e.

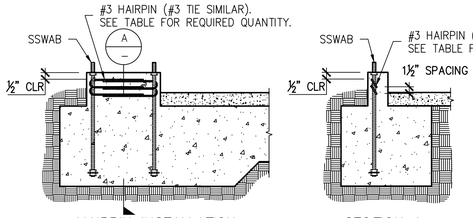
SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI | 3



HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)

SECTION A

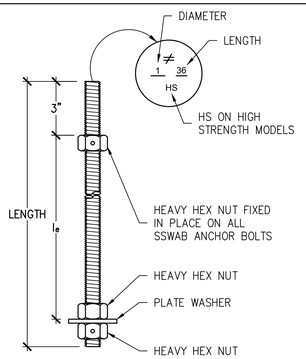
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STEEL STRONG–WALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_t OR L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs.)[6] 6" MIN CURB/STEMWALL UNCRACKED	6" MIN CURB/STEMWALL CRACKED	8" MIN CURB / STEMWALL UNCRACKED	8" MIN CURB / STEMWALL CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	–	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	–	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8^5	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG–WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8^5	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8^5	(1) #3 HAIRPIN	6				

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–14 AND ACI 318–11 AND ASSUME MINIMUM f'_c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG–WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 D.8.2.

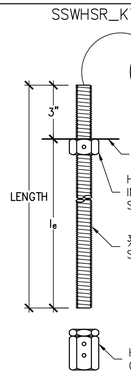
STEEL STRONG–WALL ANCHOR BOLT SHEAR ANCHORAGE | 4



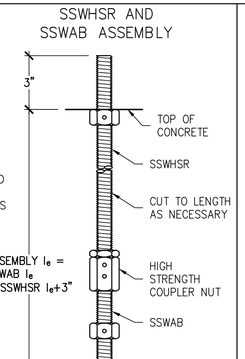
STEEL STRONG–WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	¾"	24"	19"
	SSWAB3/4x24HS	¾"	24"	19"
	SSWAB3/4x30	¾"	30"	25"
	SSWAB3/4x30HS	¾"	30"	25"
	SSWAB3/4x36HS	¾"	36"	31"
15", 18", 21" AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW ANCHOR BOLTS | 5

SSWHSR_KT



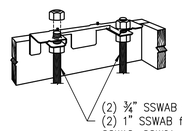
SSWHSR AND SSWAB ASSEMBLY



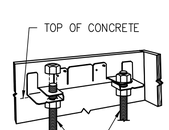
SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l_e
12" MODEL	SSWHSR3/4–2KT	¾"	24"	21"
	SSWHSR3/4–3KT	¾"	36"	33"
15", 18", 21" AND 24" MODELS	SSWHSR1–2KT	1"	24"	21"
	SSWHSR1–3KT	1"	36"	33"

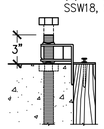
SSW ANCHOR BOLT EXTENSION | 6

SSWT EXTERIOR INSTALLATION

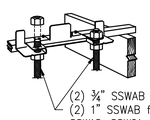


SSWTPF PANEL FORM INSTALLATION

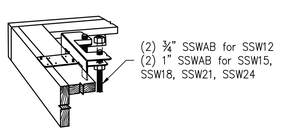


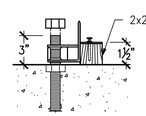


SSWT INTERIOR INSTALLATION



SSWTBL BRICK LEDGE INSTALLATION





SSW ANCHOR BOLT TEMPLATES | 7

NO.	DATE	REVISIONS
1	09-21-2009	2006 IBC REVISIONS
2	04-16-2014	2012 IBC REVISIONS
3	08-08-2016	2015 IBC REVISIONS
4	06-18-2020	2018 IBC REVISIONS
5	03-16-2021	2021 IBC REVISIONS

REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S 4978
EXP 06/30/28
STRUCTURAL
STATE OF CALIFORNIA

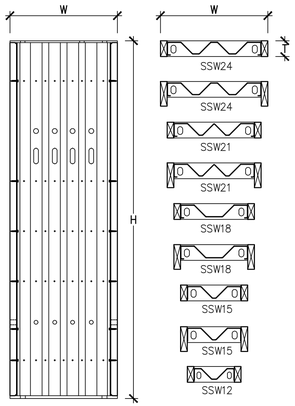
SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999–5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

STEEL STRONG-WALL
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	SSW1
OF	SHEETS
JOB NO.	

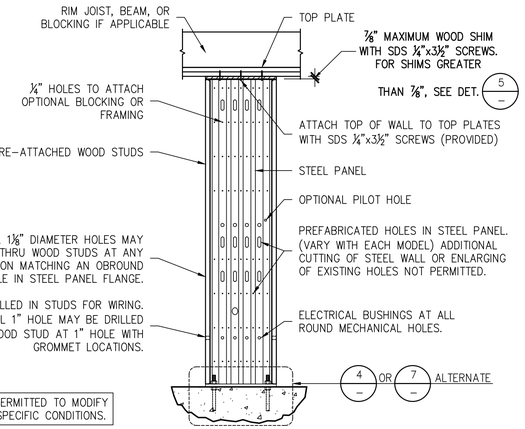


WALL PROFILES

STEEL STRONG-WALL MODELS					
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H(in)	T(in)	HOLDOWN ANCHOR BOLTS[2]	QTY.OF TOP OF WALL SCREWS[1]
SSW12x7	--	80	3½	2-¾"	4
SSW15x7	--	80	3½	2-1"	6
SSW18x7	--	80	3½	2-1"	9
SSW21x7	--	80	3½	2-1"	12
SSW24x7	--	80	3½	2-1"	14
SSW12x7.4	--	85½	3½	2-¾"	4
SSW15x7.4	--	85½	3½	2-1"	6
SSW18x7.4	--	85½	3½	2-1"	9
SSW21x7.4	--	85½	3½	2-1"	12
SSW24x7.4	--	85½	3½	2-1"	14
SSW12x8	--	93¾	3½	2-¾"	4
SSW15x8	SSW15x8-STK	93¾	3½	2-1"	6
SSW18x8	SSW18x8-STK	93¾	3½	2-1"	9
SSW21x8	SSW21x8-STK	93¾	3½	2-1"	12
SSW24x8	SSW24x8-STK	93¾	3½	2-1"	14
SSW12x9	--	105¾	3½	2-¾"	4
SSW15x9	SSW15x9-STK	105¾	3½	2-1"	6
SSW18x9	SSW18x9-STK	105¾	3½	2-1"	9
SSW21x9	SSW21x9-STK	105¾	3½	2-1"	12
SSW24x9	SSW24x9-STK	105¾	3½	2-1"	14
SSW12x10	--	117¾	3½	2-¾"	4
SSW15x10	SSW15x10-STK	117¾	3½	2-1"	6
SSW18x10	SSW18x10-STK	117¾	3½	2-1"	9
SSW21x10	SSW21x10-STK	117¾	3½	2-1"	12
SSW24x10	SSW24x10-STK	117¾	3½	2-1"	14
SSW15x11	SSW15x11-STK	129¾	5½	2-1"	6
SSW18x11	SSW18x11-STK	129¾	5½	2-1"	9
SSW21x11	SSW21x11-STK	129¾	5½	2-1"	12
SSW24x11	SSW24x11-STK	129¾	5½	2-1"	14
SSW15x12	SSW15x12-STK	141¾	5½	2-1"	6
SSW18x12	SSW18x12-STK	141¾	5½	2-1"	9
SSW21x12	SSW21x12-STK	141¾	5½	2-1"	12
SSW24x12	SSW24x12-STK	141¾	5½	2-1"	14
SSW18x13	SSW18x13-STK	153¾	5½	2-1"	9
SSW21x13	SSW21x13-STK	153¾	5½	2-1"	12
SSW24x13	SSW24x13-STK	153¾	5½	2-1"	14

BLE NOTES :
SDS ¼"x3½" SCREWS PROVIDED WITH WALL.
SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

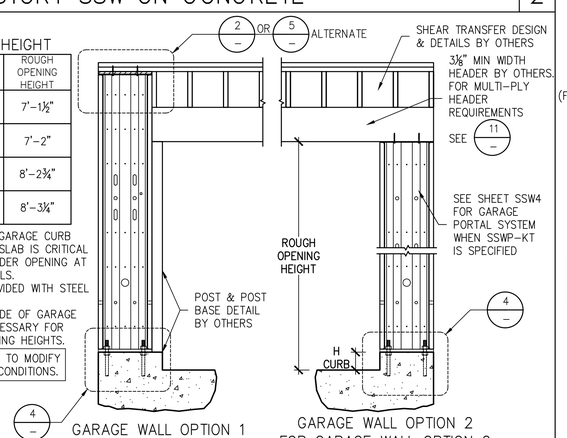
SINGLE-STORY SSW ON CONCRETE | 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
SSW12X7 SSW15X7 SSW18X7 SSW21X7 SSW24X7	5½"	7'-1½"
	6"	7'-2"
SSW12X7 SSW15X7 SSW18X7 SSW21X7 SSW24X7	5½"	8'-2¾"
	6"	8'-3¼"

THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

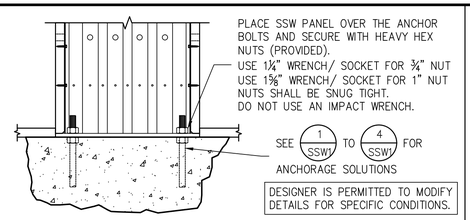


GARAGE WALL OPTION 1 — GARAGE WALL OPTION 2 FOR GARAGE WALL OPTION 2

NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

DESIGNER SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

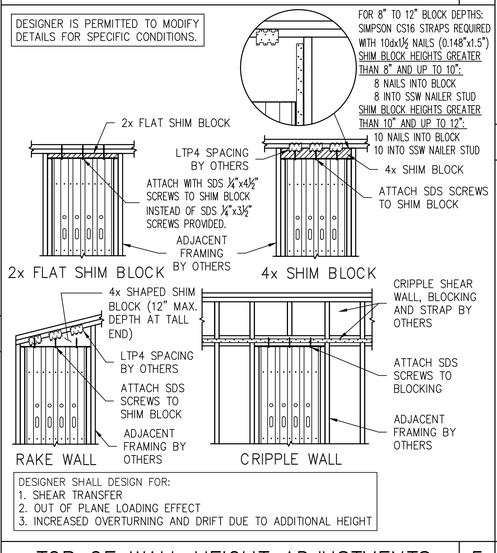
ALTERNATE GARAGE WALL OPTIONS | 3



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

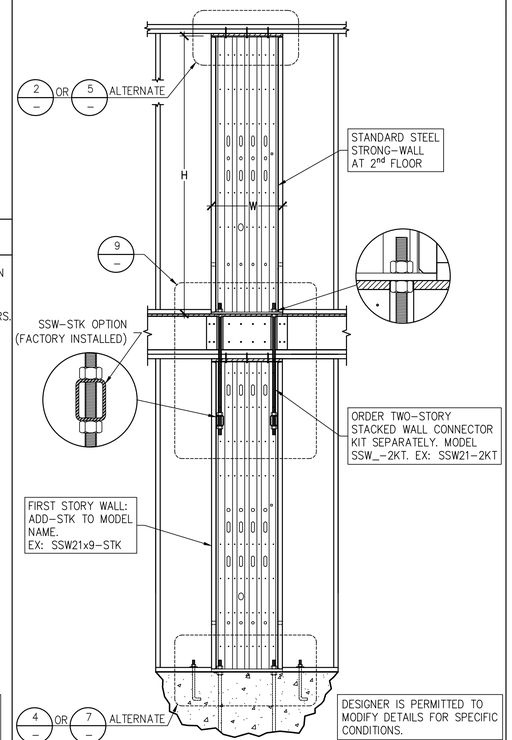
STRONG-WALL ON CONCRETE | 4

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



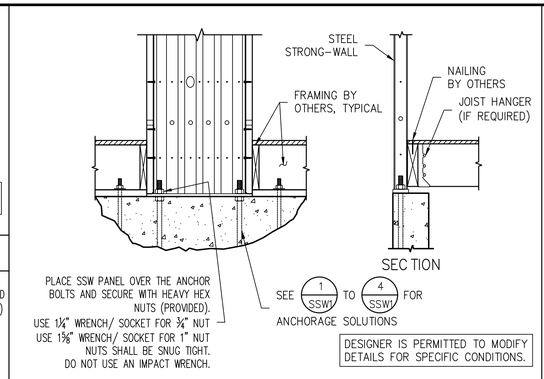
DESIGNER SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

TOP OF WALL HEIGHT ADJUSTMENTS | 5



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

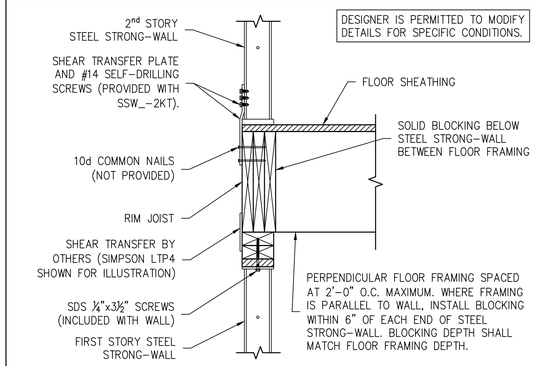
TWO-STORY STACKED | 6



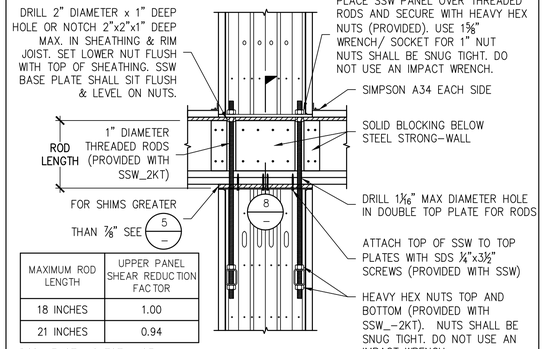
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ALTERNATE 1ST FLOOR WOOD FRAMING | 7

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

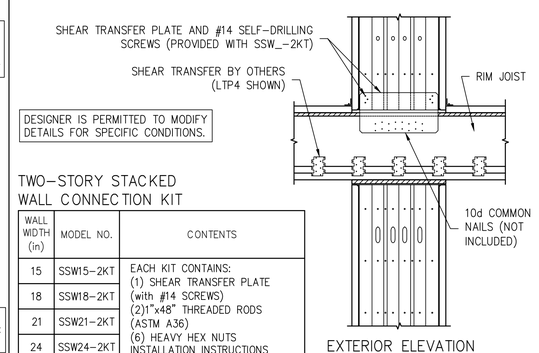


TWO-STORY STACKED FLOOR SECTION | 8



MAXIMUM ROD LENGTH	UPPER PANEL SHEAR REDUCTION FACTOR
18 INCHES	1.00
21 INCHES	0.94

ROD LENGTH IS TOTAL OF FLOOR JOIST DEPTH PLUS TOP PLATES PLUS SHIM THICKNESS.

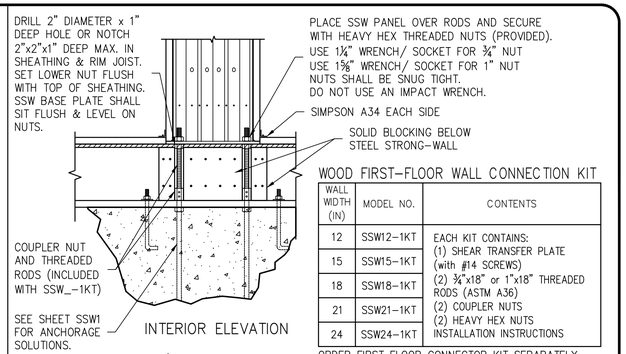


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2)1"x48" THREADED RODS (ASTM A36) (6) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	SSW18-2KT	
21	SSW21-2KT	
24	SSW24-2KT	

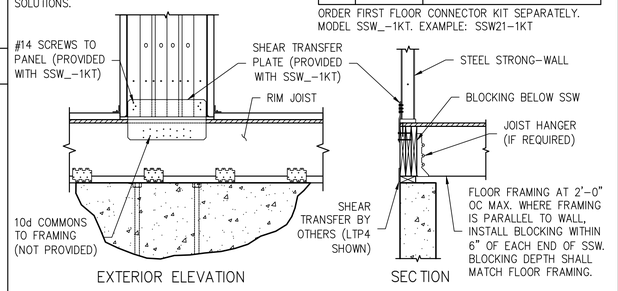
TWO-STORY STACKED FLOOR FRAMING | 9



WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (IN)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) ¾"x18" or 1"x18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

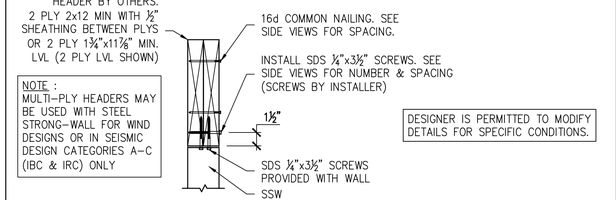
ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT. EXAMPLE: SSW21-1KT



FIRST FLOOR AT WOOD FRAMING NOTES :
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7/— TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7/—
4. DESIGNER SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FIRST FLOOR AT WOOD FRAMING | 10



NOTE :
MULTI-PLY HEADERS MAY BE USED WITH STEEL STRONG-WALL FOR WIND DESIGNS OR IN SEISMIC DESIGN CATEGORIES A-C (IBC & IRC) ONLY

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

1. INSTALL SDS ¼"x3½" SCREWS HORIZONTALLY THROUGH LVL OR 2x LUMBER HEADER PLYS. 4 SCREWS TOTAL FOR SSW12, 6 SCREWS TOTAL FOR SSW15, SSW18, SSW21 AND SSW24.
2. SDS ¼"x3½" SCREWS PROVIDED WITH WALL
3. FASTEN PLYS TOGETHER WITH 16d COMMON NAILS AT 16" O.C. ALONG EACH EDGE OF BEAM.
4. 15/32" SHEATHING BETWEEN 2x HEADER PLYS SHALL MATCH HEADER DEPTH AND EXTEND FULL WIDTH OF SSW, MINIMUM.

MULTI-PLY HEADERS | 11

1. STEEL STRONG-WALL SHEARWALL 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.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. 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 SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES | 12

NO.	DATE	REVISIONS
1	09-21-2009	2006 IBC REVISIONS
2	04-16-2014	2012 IBC REVISIONS
3	08-08-2016	2015 IBC REVISIONS
4	06-18-2020	2018 IBC REVISIONS
5	03-16-2021	2021 IBC REVISIONS

REGISTERED PROFESSIONAL ENGINEER THANG H. LE S 4978 EXP 06/30/28 STRUCTURAL STATE OF CALIFORNIA

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	SSW2
OF	SHEETS
JOB NO.	