

1019 Pine Street

Detailed Scope of Work by Trade

California Green Dreams Remodeling

Prepared for Sarah and Max Mangum | Santa Monica California | October 12 2026

California Green Dreams will provide the labor and rough construction materials described in this scope to remodel the first floor, construct the second-story addition, demolish the rear guest house, and perform the indicated work at the retained garage. The client will provide all finished materials. The separate trade sections identify the affected areas, installation sequence, material responsibilities, and inspection stages.

Drawing basis

Architectural: PINE REVISED 9.18.26(1).pdf, OPEN MODE city submittal set dated September 18, 2026, 21 sheets A0.1 through A7.0. Structural: 1019 Pine St - Structural Drawings V1(1).pdf, Thang Le & Associates, dated September 25, 2026, 15 sheets S1.1 through S7.0 plus SSW1 and SSW2. References in this document use the actual sheet labels in the supplied PDFs, rather than the outdated structural index on A0.1.

Important construction basis

This is a detailed plan-based scope for client review, not an assertion that the supplied drawings are a complete, coordinated, City-approved construction package. The architectural sheets are marked NOT FOR CONSTRUCTION. Several schedules and calculations are blank, and architectural, structural, energy, and reflected ceiling information contain conflicts. The final issued scope must incorporate the coordinated City-approved drawings and written design clarifications listed at the end of this document. No unidentified quantity, equipment size, finish selection, or engineered connection has been invented.

Code basis

For complete permit applications submitted on or after January 1, 2026, Santa Monica requires the 2025 California Building Standards Code with City amendments. A complete application received on or before December 31, 2025 may use the 2022 edition. The architectural cover and CALGreen sheets cite 2022, while the structural general notes and energy documentation cite 2025. Confirm the permit application date and governing edition with Building and Safety; reconcile all sheets before construction. For a new September 2026 application, use the 2025 edition.

All trades shall follow the governing California Residential/Building, Existing Building, Electrical, Mechanical, Plumbing, Energy, Fire, and CALGreen requirements, applicable Santa Monica Municipal Code amendments, approved permit conditions, and listed product instructions. Obtain a written design resolution when an old drawing note conflicts with current adopted requirements. Do not conceal work before the required inspection and release.

How the scope is organized

The requested trades are separated into individual sections. Additional sections cover demolition, roofing, stairs and railings, fire sprinklers, millwork and countertops, and site closeout because these items also appear in the plans. Work that is conditional or missing design information is expressly identified. This document contains no pricing, allowances, payment terms, or construction duration.

Project areas and material responsibilities

Areas identified in the plans

First floor: entry and front entrance; laundry; powder room; Bath 1; Bedroom 1 and closet; pantry; dining room with existing fireplace retained; kitchen with island, two dishwashers, 36-inch refrigerator designation, and 48-inch gas range/hood designation; living room; stair and mechanical chase.

Second floor: primary bedroom, walk-in closet, primary bathroom, Bedrooms 2 and 3, Bedroom 3 closet, Bath 2, hallway and stair landing, mechanical chase, and sloped ceilings. A7.0 swaps the apparent Bedroom 2 and Bedroom 3 labels relative to the door locations; use A2.0/A3.0 pending architect correction.

Exterior: affected main-house foundations, all indicated house elevations, entry concrete steps, new roof planes, three roof-plan skylights, chimney extension/bracing, gutters/downspouts, and exterior penetrations.

Rear site: demolish the existing 481-square-foot guest house; retain the existing garage identified as 360 square feet on A0.1. Repair and close the garage at the demolition interface and perform the garage work confirmed in approved details.

Area reference: A0.1 identifies a 1,242-square-foot first floor, 795-square-foot second-floor addition, and 2,037-square-foot residence. These are design floor areas, not verified flooring, paint, siding, excavation, or demolition takeoff quantities. A0.1 leaves total areas of work/remodel blank; the energy area breakdown needs reconciliation.

California Green Dreams includes rough materials

Include construction labor, normal installation tools and fasteners, temporary protection, forms, reinforcing steel, structural concrete, structural lumber and engineered framing, shear panels, structural hardware and Strong-Walls, rough electrical distribution components, rough copper/approved drain piping, rough valves and concealed fittings, ducts and insulation, waterproofing and flashing, vapor retarders, wall insulation, drywall and tile substrates, joint compounds, primers, mortars, adhesives, and ordinary substrate preparation materials within the work described. Structural concrete remains included even where its surface forms the steps; decorative applied finishes are client provided.

The client provides all finished materials

Client supply includes finished flooring and stair surfaces; tile, stone, slabs, tile edge profiles, colored grout and finish sealers; cabinets, vanities, millwork, countertops, shelves and decorative panels; doors, frames, pocket-door assemblies and hardware; windows, screens, skylights and proprietary kits; shower glass and hardware; trims and baseboards; siding and visible exterior trims; roof shingles and exposed roof finishes; gutters, downspouts and guards; finish paint, stain and clear coatings; decorative fixtures, lamps, switches, receptacles, plates, bathroom accessories, mirrors and finished HVAC grilles/thermostats. CGD installs these items as described.

For clarity, the client also supplies selected major equipment: HVAC furnace/air handler and condenser, water heater if replacement is approved, kitchen and laundry appliances, range hood, bathroom exhaust fan units, ceiling fans, finish plumbing fixtures, and shower/tub rough valve bodies that must match client-selected trim. CGD includes installation labor and rough connections. This responsibility allocation follows the client instruction and supersedes generic plan notes assigning finish purchasing or equipment furnishing to the contractor. Hidden electrical protection, panels, disconnects, required life-safety alarms, and sprinkler piping/heads are included CGD system components; decorative alarm covers or specialty sprinkler cover plates are client supplied.

The client shall provide approved, code-compliant products, installation data, and sufficient quantities including manufacturer/designer-approved waste and spare stock before the relevant installation. CGD will verify compatibility, coordinate deliveries and inspect visible condition before installation. Missing or incompatible selections must be resolved before dependent rough work.

01 Preconstruction and project coordination

Areas of work

Entire property, main house, rear guest house, retained garage, and approved utility routes.

Plan references

A0.1-A0.9; A1.0-A1.3; S1.1.

Step by step scope

1. Reconcile the architectural and structural sets with the architect, structural engineer, energy consultant and City; obtain the approved construction set and applicable building, demolition and trade permits before starting.
2. Confirm survey boundaries, setbacks, first-floor elevation 93.75 feet, second-floor elevation 105.75 feet, proposed height controls, and the work limits. Use the licensed survey rather than conflicting property-line annotations.
3. Obtain the geotechnical report referenced on S1.1, LK Geotechnical Engineering report 26-0804 dated September 23, 2026, and its approved addenda. Confirm excavation, bearing, compaction and observation requirements.
4. Conduct a documented existing-condition walkthrough. Locate utilities, identify retained framing and fireplace, inspect garage separation from the guest house, and record surrounding improvements to be protected.
5. Collect client product information for doors/windows, appliances, plumbing valves, lighting, equipment, flooring, tile and millwork before setting openings and rough connections. Prepare trade coordination/shop drawings where required.
6. Establish safe site access, barriers, sanitary facilities, protected material storage, dust control, temporary weather protection and temporary utilities. Protect survey monuments, trees, adjacent property and retained construction.
7. Implement erosion/sediment controls, covered stockpiles, concrete washout containment and waste segregation required by A0.3 and the approved City runoff conditions. Obtain Public Works permission before right-of-way staging or excavation.
8. Schedule geotechnical observations, structural observations and required independent special inspections with the responsible consultants. S1.1 assigns employment of special inspectors to the owner; CGD coordinates access and sequences its labor around those inspections.

Materials supplied by California Green Dreams

Temporary barriers, protection, dust containment, normal temporary bracing, runoff-control consumables and site setup materials.

Client provided finished materials and equipment

All client-selected finish samples and product submittals. Permit/utility fees, consultant design fees, independent testing and owner-employed special-inspector charges require a separate financial allocation; their coordination is included.

Inspection and completion

Maintain approved plans and inspection records onsite; no structural removal or excavation until permits, protection and design coordination are complete.

02 Demolition and selective removals

Areas of work

Existing first-floor interior and roof; 481-square-foot rear guest house; connections to retained garage.

Plan references

A1.0-A1.3; A0.1 demolition notification note; S2.1-S2.3.

Step by step scope

1. Mark the A1.3 removal boundaries against retained construction. Protect the existing fireplace, garage, adjoining improvements and any first-floor framing retained on S2.1.
2. Complete required pre-demolition hazardous-material surveys and agency notifications. A0.1 calls for SCAQMD demolition notification before demolition permit issuance; confirm current filing timing with the responsible agency. If regulated materials are found, complete approved abatement/clearance before ordinary demolition.
3. Isolate electrical, gas, water and sewer services feeding removed work. Licensed trades disconnect and safely cap abandoned lines; maintain required services to retained structures.
4. Install engineered temporary support where bearing walls, roof members or shared garage/guest-house construction will be removed. Do not use the architectural nonbearing demolition linework to decide structural removal independently.
5. Remove first-floor partitions, doors/windows, cabinetry, fixtures, finishes and portions of exterior walls indicated for removal on A1.3 to accommodate the proposed A2.0 layout. Retain only the components specifically identified to remain.
6. Remove the main-house roof construction within the indicated demolition limits for the second-story addition and new roof. Maintain staged weather protection.
7. Demolish the rear guest-house roof, walls, interior, fixtures and associated construction within the designated footprint; separate it carefully from the retained garage. Confirm foundation/slab removal depth and utility abandonment limits because these are not fully detailed.
8. Remove guest-house portions of the shared rear roof and temporarily dry-in the garage. Prepare the remaining garage enclosure and roof for the approved reconstruction.
9. Haul debris to approved facilities, segregate recyclable construction waste, maintain disposal records, and leave exposed substrates safe and ready for foundation and framing work.

Materials supplied by California Green Dreams

Protection, temporary closure/weatherproofing materials, cap fittings and ordinary demolition consumables.

Client provided finished materials and equipment

Any requested salvage belongs to the client; establish a salvage list before removals. Hazardous-material abatement is a separately defined specialist scope if testing identifies it.

Inspection and completion

Obtain required demolition releases and waste documentation. Notify the architect/engineer of concealed deterioration before proceeding; repair details and extent must be approved.

03 Foundation and structural concrete

Areas of work

Main-house new continuous footings, pads, designated existing-footing connections, Strong-Wall supports, crawlspace access and entry steps. Garage concrete only where confirmed by approved garage design.

Plan references

S1.1-S1.2; S2.1; S3.0-S3.1; S7.0; SSW1; A5.1/01.

Step by step scope

1. Lay out every new footing, pad, holdown and Strong-Wall anchor position from S2.1 and its keyed details; distinguish new from existing foundations. Confirm excavation limits and underground service conflicts before digging.
2. Shore retained work and excavate new perimeter/interior foundation areas in a sequence approved for existing construction. Do not undermine adjacent or retained footings. Have the geotechnical representative observe bearing soil and prescribe preparation.
3. Prepare bearing surfaces, approved fill and compaction. S1.1 identifies a 24-inch minimum footing embedment and 1,500 psf assumed allowable bearing; follow actual keyed details and the approved geotechnical report where more restrictive.
4. Construct continuous stemwall/footing forms to S3.0: typical footing width is 1 foot 4 inches and minimum depth is 24 inches where indicated. Install the specified continuous bars, corner bars, vertical reinforcement at taller stems, and exact section geometry without generalizing these dimensions to every footing.
5. Form individual post pads per S2.1/S3.1. Typical pads shown in S3.1 are 3 feet square with five No. 4 bars each way at the bottom; use each location-specific callout. Construct new-to-existing pad and footing transitions with the specified dowels and adhesive systems.
6. At the rear Strong-Wall line, provide the specially called-out 3-foot by 8-foot by 36-inch-thick footing with eight No. 5 bars each way at the bottom, as shown on S2.1. Set proprietary SSWAB anchors using templates and coordinate embedment, edge distance, reinforcement and concrete strength with SSW1 and the engineer.
7. Drill and clean existing concrete for the specified epoxy dowels and holdown anchors. Follow the listed adhesive installation conditions and special-inspection requirements; do not replace SET-3G/SET-XP or change embedment without approval.
8. Install anchor bolts, plate washers, holdown rods, sleeves and required crawlspace access concrete per S3.1. Coordinate below-floor plumbing and electrical sleeves; follow S1.2 pipe-at-footing detail without cutting reinforcement.
9. Complete form, reinforcing, anchor, underground-utility and geotechnical inspections before pouring. General structural notes identify 2,500 psi concrete for foundations/slabs unless otherwise noted; use higher strength wherever a keyed design or approved anchor requirement calls for it.
10. Place, consolidate and cure concrete; maintain anchor alignment and protect reinforcement cover. Construct indicated front entry steps to coordinated A5.1/01 and S1.2/06 dimensions, with consistent risers, tread geometry and landings.
11. After strength/release, strip forms, inspect finish and anchors, waterproof applicable buried surfaces, and backfill/compact without damaging foundations or membranes. Provide required material/inspection records.

Materials supplied by California Green Dreams

Structural concrete including entry-step concrete, reinforcing bars, forms, anchor bolts/rods, Strong-Wall anchor assemblies, adhesive anchors, sleeves, base material and approved fill.

Client provided finished materials and equipment

Decorative concrete toppings, stone/tile step finishes and other separately selected exposed surfacing, if approved.

Inspection and completion

Footing/rebar/anchors and underground services must pass inspection before pour; complete required special inspections and structural/geotechnical observations before backfill or load transfer.

04 Framing and structural carpentry

Areas of work

First-floor retained/new framing, first-floor walls, second-floor structure, roof, skylights, stairs, chases and garage demolition interface.

Plan references

S1.1-S1.3; S2.1-S2.3; S3.0-S3.1; S4.0-S7.0; SSW1-SSW2; A2.0-A2.3; A3.0.

Step by step scope

1. Confirm load paths and bearing locations against installed foundations before erecting framing. Inspect retained floor framing and report damage; S2.1 identifies portions to remain and new 2x6 floor joists at 16 inches on center where shown.
2. Install treated sill plates, anchorage, posts, girders, floor joists, blocking and rim members at the exact S2.1 locations. Complete retained-to-new floor connections using S3.0/S3.1 details and specified hangers/ledgers.
3. Frame first-floor exterior and interior walls, bearing lines, door/window openings, pantry, laundry, powder room, Bath 1, Bedroom 1/closet, kitchen/living/dining areas, stair opening and mechanical chase to A2.0 and structural requirements. Architectural interior studs are 2x4 unless otherwise noted; engineered wall requirements govern.
4. Install the second-floor system on S2.2, including designated 2x12 joists at 16 inches on center, 7 x 11-1/4-inch and 5-1/4 x 11-1/4-inch PSL members where called out, timber beams/posts, joist hangers and beam-to-post connections. Do not extend one beam size to other locations.
5. Provide floor sheathing with the specified grade/thickness, joints, blocking, adhesive and nailing. Coordinate the floor-plan callout with structural sheathing notes before purchase where labels conflict.
6. Frame the second-floor bedrooms, closets, primary suite, bathrooms, hallway and stair landing. Frame niches, tub/shower recesses and equipment access only after approved finish/fixture layouts.
7. Install each plywood shear-wall line, holdown and strap per S2.1-S2.3 and S7.0. Match wall mark, length, panel grade, edge/field fastening, boundary studs, blocking and sill transfer. Coordinate the differing shear schedules on the plan sheets and S7.0 through the engineer.
8. Install the designated Simpson Steel Strong-Wall assemblies, including SSW18x8 and SSW24x8 where tagged, with the scheduled proprietary fasteners, anchorage, transfer kits and top connections. Use SSW1/SSW2 and current approved product documentation; do not field cut or substitute panels.
9. Frame roof rafters, ridge members, ceiling joists, hips/valleys, eaves, outriggers and lower roof areas per S2.3/S5.0/S6.0. The plan shows 2x10 rafters and 2x6 ceiling joists at 16 inches on center in designated areas; complete all location-specific members and slope changes.
10. Frame skylight openings with doubled members, headouts and hangers per S6.0/07; confirm three roof-plan units and the separate kitchen skylight reference before cutting. Install roof sheathing and roof/wall diaphragm connections.
11. Provide blocking for cabinets, vanities, counters, handrails/guards, glass hinges, towel accessories, fans, heavy fixtures and equipment. Provide fireblocking, draftstopping and approved penetrations; keep required access openings clear.
12. Reconstruct the garage demolition interface, wall closure and hip-roof portions only to the coordinated garage framing design. The architectural index lists a garage structural sheet but the supplied structural PDF has no separate keyed garage plan; obtain that detail before reconstruction.
13. Complete structural observations, shear/diaphragm/holdown and rough framing inspections while fasteners remain visible. Correct documented deficiencies before insulation and drywall.

Materials supplied by California Green Dreams

All rough lumber/PSL, treated plates, structural panels, joists/rafters/posts, blocking, hangers, straps, holdowns, bolts, sheathing adhesive and Simpson Strong-Wall assemblies.

Client provided finished materials and equipment

Visible decorative beams, finish stair components, trim, cabinet/millwork products and specialty finished metalwork.

Inspection and completion

Do not notch engineered members, relocate posts or enlarge openings without engineer approval. Required special inspections cover applicable shear fastening, anchors and welded components.

05 Electrical

Areas of work

All remodeled first-floor rooms, all second-floor rooms and circulation, exterior fixtures, equipment connections, retained garage and approved underground service route.

Plan references

A0.1-A0.3; A2.0; A7.0; A0.4-A0.6 energy report.

Step by step scope

1. Prepare a coordinated circuit, receptacle, lighting and service layout from the architectural/RCP information and applicable electrical code. The supplied set has no complete E-sheet circuit plan, panel schedule, load calculation or service rating; verify these before roughing.
2. Calculate dwelling/appliance/HVAC loads, inspect the existing service, and determine required panel/service work through the designer and utility. Do not assume a 200-amp replacement or a particular EV/solar/battery system from general mandatory notes.
3. Coordinate overhead utility undergrounding expressly required by A0.1/A0.3. Install the approved onsite conduits, sweeps, trench bedding and service raceways; obtain utility design and Public Works excavation/traffic approvals before offsite work. Final routing and utility-owned equipment remain subject to utility approval.
4. Rough wiring, boxes and grounding/bonding for the entry, laundry, powder room, Bath 1, Bedroom 1/closet, pantry, kitchen/island, dining and living rooms; second-floor bedrooms/closets, primary bathroom, Bath 2, hall and stairs. Protect cables at framing penetrations and maintain working clearances.
5. Provide required small-appliance circuits for the kitchen/dining/pantry, laundry circuit, bathroom receptacle circuits and dedicated appliance circuits as applicable. Coordinate two dishwashers, refrigerator, 48-inch range/hood, washer/dryer and equipment ratings with client cut sheets.
6. Provide receptacles at required wall and counter locations and approved island provisions; GFCI, AFCI, tamper-resistant and weather-resistant protection as required by the governing edition. Final count and mounting positions shall be confirmed in the electrical layout.
7. Rough lighting/control wiring from A7.0, including kitchen island lights, room/closet lighting, bath vanity/wet-area lighting, stair lighting controlled at appropriate levels, and A2.2 exterior fixtures. Confirm unfinished fixture types and missing switch details before closing walls.
8. Provide hardwired interconnected smoke/CO alarms with battery backup at bedrooms, outside sleeping areas and each required level per A2.0 and adopted code. Coordinate fan-rated boxes and dedicated connections/disconnects for HVAC, hood, exhaust fans and other selected equipment.
9. Provide approved firestopping and seal envelope penetrations; coordinate with shear-wall designer before placing panels or large recesses in structural walls. Complete rough electrical inspection before covering.
10. After finishes, install client-supplied luminaires, fans, devices and plates; include required high-efficacy lighting and current Energy Code controls. Do not rely on the older 40-lumens-per-watt RCP note as the sole compliance criterion.
11. Label circuits, test polarity/grounding, GFCI/AFCI function, alarms and switching, verify equipment operation, and complete electrical final and utility energization release. Provide circuit directory and available installed-product information.

Materials supplied by California Green Dreams

Wire, cable, conduit, rough boxes, grounding/bonding, panel/breakers where required by approved design, protection devices, disconnects and required life-safety alarms.

Client provided finished materials and equipment

Finished fixtures/lamps, ceiling fans, switches/receptacles/plates, decorative controls, appliances, EV charger or specialty solar/battery equipment if separately approved.

Inspection and completion

Rough and final electrical inspections; underground service inspection before backfill. Exact service upgrade, device counts and utility scope must be defined by approved design.

06 Mechanical HVAC and ventilation

Areas of work

Conditioned rooms on both floors; mechanical chases and underfloor distribution; all bath/powder exhausts; kitchen hood; laundry exhaust.

Plan references

A0.2-A0.3; A0.4-A0.6; A2.0-A2.3; A7.0.

Step by step scope

1. Use the energy report and heating/cooling load summary to prepare equipment and duct submittals. The report models one central gas furnace and split air conditioner with underfloor supply and return distribution; reconcile this with the section mechanical space and verify equipment locations, capacity, access and utility restrictions before purchase.
2. Inspect retained mechanical components, disconnect work within demolition limits, and determine the reuse/removal scope through approved design. Protect open ducts from construction dust.
3. Install equipment supports, isolation pads/hangers, service access and rough routes through the designated chases without cutting engineered framing. Coordinate condenser placement, noise control and clearances with approved site/elevation requirements.
4. Install new supply and return ducts/plenums serving the kitchen, living/dining areas, bedrooms and other conditioned rooms per the mechanical layout. General notes specify galvanized sheet metal; flex duct requires written designer/owner approval. Provide listed sealing, supports, vibration isolation and acoustic treatment.
5. Insulate ducts to the approved energy report rather than older R-4.2 boilerplate. A0.6 models R-6 duct insulation; verify the final registered compliance document and any higher required value for actual routing.
6. Install condensate drain, refrigerant lines and insulation, auxiliary overflow protection where required, combustion air/flue for gas equipment if approved, and required controls/electrical interlock connections. Seal and flash exterior/roof penetrations.
7. Install bathroom/powder-room exhaust fans at the locations indicated on A2.0/A7.0, ducted directly outdoors with backdraft dampers. Use Energy Star units and accessible humidistat controls unless the approved whole-house ventilation design permits another control.
8. Provide whole-dwelling ventilation per the approved Energy Code compliance design. A0.6 models a 95-cfm exhaust ventilation system; coordinate fan duty, controls and verification without assuming every local exhaust fan satisfies this requirement.
9. Install the 48-inch range hood connection and exterior duct, sized to the actual client hood and appliance. A2.0 notes a minimum 100-cfm kitchen exhaust; verify actual hood capture, airflow and any required makeup air, especially for a high-output range.
10. Install laundry dryer exhaust with smooth approved duct, accessible transition and exterior termination. The plans note a 4-inch minimum, 14-foot route with two elbows, maximum 6-foot unconcealed flex connector and closet makeup-air opening; resolve these older notes with adopted code and the dryer listing before rough work.
11. Complete rough mechanical inspection and required duct/ventilation field verification. Protect open grilles and equipment during painting and sanding.
12. Install client equipment, finish grilles and thermostat; start up, balance supply/return air, verify exhaust airflow and condensate disposal, and submit required compliance/field-testing records. Instruct the client on operation and maintenance.

Materials supplied by California Green Dreams

Ducts/plenums, hangers, duct insulation/sealants, refrigerant piping, condensate piping, rough vents, equipment bases, isolation materials and ordinary rough connections.

Client provided finished materials and equipment

Furnace/air handler, condenser, thermostat, finished adjustable grilles/registers, range hood and bathroom exhaust fan units. CGD includes installation and rough connection labor.

Inspection and completion

Rough/final mechanical inspections and energy field verification applicable to the approved compliance report; no unverified equipment capacity is promised.

07 Plumbing and gas piping

Areas of work

Powder room and Bath 1 on first floor; Bath 2 and primary bath on second floor; kitchen, laundry, water-heating connections, chases, underfloor and approved utility routes.

Plan references

A0.2-A0.3; A2.0; A0.4-A0.6; S1.2/04.

Step by step scope

1. Confirm fixture counts, drain locations, valve bodies, tub dimensions, appliance connections and water-heater disposition using client product data and the architect layout. No engineered P-sheet routing or sizing schedule is supplied; complete approved sizing and layout before rough work.
2. Isolate/remove plumbing in demolition areas and cap guest-house domestic, drain/vent and gas branches at approved locations. Inspect existing house service and sewer tie-in condition; do not assume a complete offsite sewer replacement from the recommendation in A0.3.
3. Install approved underground/underfloor drainage, vent, cleanout and water-service connections for the proposed residence. Coordinate sleeves and setbacks from foundations per S1.2/04; maintain required drain slopes, supports and accessible cleanouts.
4. Provide new rigid copper water lines per A0.2, Type L minimum beneath the building, with compatible connections, isolation from dissimilar metals, accessible shutoffs and pressure regulation where required. Insulate new and accessible hot-water piping per current energy requirements. PEX is not the stated plan material.
5. Install approved ABS drain/waste/vent piping where permitted, with acoustic wrapping inside the structure as specified. Size lines for the actual fixture units and connect vents through the roof using approved flashing and coordinated locations.
6. Rough powder room for its toilet and lavatory; Bath 1 for its toilet, vanity lavatory and shower; Bath 2 for its toilet, double-lavatory vanity and 30 x 66-inch tub designation; primary bath for its toilet, double-lavatory vanity, shower and 31 x 67-inch tub designation. Confirm actual basin counts/fixture dimensions with client selections before setting outlets.
7. Rough the kitchen sink, two dishwashers, refrigerator water connection if required by the selected unit, and gas range only if approved. Provide laundry washer standpipe/trap and supply box; dryer fuel/electrical connections depend on the selected dryer.
8. Install client-provided compatible shower/tub valve bodies and approved pressure-balance/thermostatic anti-scald protection; set valve depth from the complete wall finish assembly. Pressure-test while accessible before waterproofing.
9. Assess existing water heating. The energy report models an altered existing 40-gallon gas storage water heater, not a specified new tankless unit. Retain/modify or replace only per the approved plumbing/energy design; provide required restraint, venting, combustion air, drain pan and safely routed relief discharge. Resolve conflicting old relief-to-pan language through the designer.
10. Install/supply rough gas pipe where approved, sized to range, heating, water-heater and other authorized loads; provide shutoffs, protection, testing and utility release. Do not add gas appliances or new service sizing absent approved design.
11. Complete drainage, water and gas tests and underground/rough inspections; flush domestic lines. After tile/counters and finish delivery, install client-supplied toilets, sinks, faucets, tubs, shower trim and appliance connectors, maintaining required clearances and backflow protection.
12. Test all fixtures for leaks, drainage, hot/cold orientation and anti-scald operation. Verify client fixtures meet current applicable flow/flush limits and approved water-neutrality conditions; do not use the outdated 2.5-gpm shower/2.2-gpm faucet general notes as current standards. Complete plumbing final.

Materials supplied by California Green Dreams

Rigid copper water piping, approved ABS DWV and fittings, rough gas pipe, ordinary rough shutoffs/regulators, supports, acoustic/thermal insulation, cleanouts and required rough connections.

Client provided finished materials and equipment

Toilets, basins/sinks, faucets, tubs, shower heads/trim and matching proprietary rough valve bodies, accessories, appliances and any approved replacement water heater.

Inspection and completion

Underground, rough pressure/leak tests, gas release, fixture final and applicable Water Division cross-connection approval before occupancy.

08 Waterproofing and moisture protection

Areas of work

Bath 1 shower; primary shower; Bath 2/primary tub surrounds and approved tiled wet floors; exterior openings, wall penetrations, buried concrete where applicable, lower flat roof.

Plan references

A2.0 wall type 2/3; A3.0; A5.0/01-05,07,09-10,20; A5.1/02-04,07,10-15,18.

Step by step scope

1. Inspect and accept structural substrates, rough plumbing, drain assemblies and blocking before membrane installation. Establish tile thickness, curb geometry, niches, tub flanges and glass anchoring locations.
2. Prepare shower substrates with approved mortar/backer assemblies and positive slope to the drain; A5.0/02 and related wet details indicate 1/4 inch per foot where applicable. Select a complete listed shower waterproofing system compatible with the drain and substrates; do not mix unapproved components.
3. Waterproof shower pans, walls, curbs, corners, niches and pipe penetrations. Provide required upturns, continuous corners, flange/drain integration and reinforcing/accessories per the system listing and approved details. Do not rely on tile or grout as waterproofing.
4. Complete required shower-pan flood testing before tile or concealment, using inspector/system-required duration and water level. Record approval and protect the membrane during following work.
5. Provide under-tile membranes over specified mortar beds at bathroom floors and other approved tiled wet areas per A5.0/07,09,11. Waterproof tub surrounds and connect to tub flanges; resolve unspecified wall/ceiling tile extent with the architect.
6. Install door/window sill pans with end dams, upturns and drainage to exterior; A3.0 shows a stainless-steel sill pan with 1/4-inch drip. Coordinate A5.1 metal-pan details and proprietary door sill-pan requirements through the architect.
7. Apply self-adhered window/door flashing in shingle order, lapped into two layers of Grade D paper. Flash penetrations per A5.1/02 using compatible self-sealing membrane and liquid compound; preserve drainage at the bottom edge.
8. Waterproof required below-grade wall surfaces and transitions before backfill, including protective/drainage layers wherever approved retaining or below-grade conditions occur. General details do not establish a new basement, retaining wall or perimeter drainage system; those are conditional on actual approved work.
9. Coordinate roof/wall, skylight, chimney and lower flat-roof membranes with roofing. A5.1/07 balcony waterproofing is a generic detail; apply it only if an actual balcony/traffic surface is confirmed in the approved plans.
10. Inspect exposed membrane joints, test accessible openings where specified, repair penetrations and protect completed membranes. Seal finish junctions with compatible client-selected finish sealant where visible.

Materials supplied by California Green Dreams

Waterproof membranes, rough flashing/pans, tapes, reinforcing fabric, primers, rough sealants, substrate mortar/backer materials, vapor retarders and protection boards within approved work.

Client provided finished materials and equipment

Visible finish sealants when specialty/color selected, stone/tile caps, exposed threshold finishes and finished deck coatings if an approved deck is added.

Inspection and completion

Shower-pan inspection/flood-test release before tile; exterior flashing inspection before siding; buried waterproofing inspection before backfill. No unshown basement/deck is included by a typical detail alone.

09 Exterior walls and siding

Areas of work

Main-house affected front, rear and both side elevations; new upper walls; repaired lower walls; garage closure at guest-house removal.

Plan references

A2.0 wall type 3; A2.2; A5.0/01,03-05; A5.1/08,10-15,18.

Step by step scope

1. Confirm approved elevation design and extent of replacement/patching; A2.2 specifies new fiber-cement siding to match existing, color to be determined. Preserve unaffected work identified to remain.
2. Complete exterior sheathing and shear inspections before wrapping. Prepare the wall base, framing transitions and opening substrates; coordinate exterior gypsum where specifically detailed.
3. Install two layers of Grade D building paper with correct shingle laps and integrate door/window/utility flashing. Install drainage-cavity components, horizontal 1x3 strapping and battens as detailed, maintaining a functional vertical drainage path.
4. Install client-supplied 1x6 fiber-cement lap siding and specified Artisan lap profiles where keyed; reconcile profile differences and match existing before ordering. Use approved fasteners, starter strips and manufacturer joint treatment.
5. Maintain manufacturer/code clearances from grade, paving and roof surfaces; integrate continuous metal drip edges, base transitions and insect screening shown in the details. Do not obstruct crawlspace vents or access.
6. Install client-supplied exterior wood trims, corner/opening trim, fascia and T&G soffit/siding wherever shown. Provide build-out boards and seal exposed end-grain as specified.
7. Where the approved drawing actually keys cement-plaster construction, install lath, weep screeds, corner reinforcement and 7/8-inch three-coat plaster assemblies per A5.1. Generic plaster/door details are not authorization for whole-house stucco over the specified siding.
8. Close/repair the retained garage exterior at the demolished guest-house interface to the approved detail, matching designated existing finishes. Verify required property-line wall/opening protection.
9. Complete exterior sealant joints with backer rod at dissimilar materials, opening frames and penetrations; preserve weeps. Prepare siding/trim for the painting section and restore construction-damaged retained finishes.

Materials supplied by California Green Dreams

Building paper/WRB, rough flashing, drainage strapping, blocking, rough build-outs, fasteners, lath/plaster substrates where keyed, backer rod and concealed sealants.

Client provided finished materials and equipment

Fiber-cement siding, visible exterior trim/fascia/soffit products, selected exterior finish coatings, specialty visible joint sealants and decorative cladding.

Inspection and completion

Sheathing and weather-barrier/flashing inspections before concealment; final elevations must match approved Planning/Building design. Exterior changes require approval as stated on A2.2.

10 Roofing skylights gutters and roof penetrations

Areas of work

New main-house roof, lower roofs/flat roof shown, chimney, three tagged skylights, and retained garage roof reconstruction.

Plan references

A2.1-A2.2; A5.1/03,17-18; S2.3; S6.0/07.

Step by step scope

1. Confirm roof geometry and garage reconstruction limits with approved architectural/structural details. Inspect sheathing, dry-in readiness and required ventilation channels before roofing.
2. Install roof underlayment, perimeter drip/flashing and waterproof transitions; A5.1/18 specifies two layers of felt beneath GAF asphalt shingles. Resolve underlayment grade and product-listing compatibility before installation.
3. Install client-provided Class A GAF Timberline Reflector Series cool-roof asphalt shingles in Charcoal as called out on A2.1, or a specifically approved equivalent. Verify product approval and energy properties rather than relying solely on the listed ICC reference.
4. Complete ridge, hip and valley work to the approved roof system; follow A5.1/17 valley laps and nail exclusion zone where applicable. Maintain the roof pitches shown on A2.1 and structural framing geometry.
5. Install an approved low-slope membrane system at the flat roof area shown adjacent to Bath 2/lower roof; confirm assembly and drainage because the pitched shingle specification does not by itself define a flat-roof system. Provide wall upturns/cants/termination flashing per the approved detail.
6. Install client-provided sky01, sky02 and sky03 units at A2.1 locations, with rough flashing and proprietary manufacturer kits. Roof-plan sizes are 1 foot 6 inches by 3 feet 7 inches, 2 feet 6 inches square, and 3 feet 10 inches square. Reconcile nominal 30/46-inch floor-plan notes and the kitchen skylight reference before procurement.
7. Flash chimney, plumbing vents, exhaust outlets and other approved roof penetrations with compatible curbs/pans. Coordinate chimney extension and bracing under the masonry section before final counterflashing.
8. Install client-provided gutters, downspouts and guards per A2.2 and A5.1/18; the detail calls for 24-gauge Galvalume gutter/downspouts and straps at 4 feet on center. Direct discharge to approved site drainage without draining onto neighboring property.
9. Complete the garage hip roof shown on A2.1 after removal of the guest-house roof, using approved framing and confirmed covering specification; garage pitch and some covering information remain undefined.
10. Inspect roof seams, fastening, penetrations, flashing and drainage; remove debris and protect gutters. Provide applicable product documentation and complete required roof/final inspections.

Materials supplied by California Green Dreams

Underlayment, concealed low-slope waterproof membrane, rough flashing/curbs, fasteners, roof sealants and rough penetration accessories.

Client provided finished materials and equipment

Roof shingles/ridge/hip finish products, skylight units and proprietary finish kits, gutters/downspouts/guards, visible decorative caps and exposed roof coatings.

Inspection and completion

Roof/sheathing and flashing approvals before concealment; confirm low-slope and garage assemblies and skylight count before ordering.

11 Insulation and air sealing

Areas of work

New/alterd exterior walls, roof/ceiling and raised-floor envelopes; bathroom walls/floors/ceilings where accessible; mechanical/plumbing penetrations.

Plan references

A0.2; A0.4-A0.6 energy documentation; A2.0 wall types; A5.1/18.

Step by step scope

1. Reconcile the registered energy report, framing cavities and wall/roof details. The report identifies new R-21 exterior walls, R-30 cathedral roof and R-19 raised-floor construction in designated additions; existing assemblies are separately modeled. Verify each location before selecting insulation.
2. Complete rough framing, MEP and fireblocking approvals first; seal envelope joints, plates and penetrations with approved materials while maintaining required combustion and recessed-fixture clearances.
3. Install approved insulation at new and opened exterior walls, including around windows/doors and narrow framing cavities without compression, gaps or voids. Do not treat batt insulation alone as satisfying an unverified wall assembly U-factor.
4. Install cathedral/sloped ceiling insulation and approved baffles/ventilation paths at second-floor bedrooms and bathrooms; A5.1/18 shows R-30 with a 1-inch sheathing gap. Coordinate usable cavity depth with S2.3 framing and approved vented/unvented roof design.
5. Install floor insulation at new raised first-floor construction exposed to crawlspace, supported against sagging. The second-floor floor over conditioned space is not automatically an exterior R-19 assembly; follow the energy zone boundaries.
6. Provide acoustic batt insulation in bathroom walls, floors and ceilings as required by A0.2 and available approved cavities. Coordinate with waste-line wrapping and HVAC sound isolation.
7. Install/repair vapor retarders where required by the approved assembly, including underfloor ground protection if part of the approved crawlspace ventilation design. Obtain actual vent calculations because A2.2 leaves them as XX.
8. Arrange insulation inspection and required energy installation verification before drywall. Photograph concealed insulation, correct gaps and protect installed materials from moisture.

Materials supplied by California Green Dreams

Thermal/acoustic insulation, baffles, supports, approved air-sealing materials and required rough vapor retarders.

Client provided finished materials and equipment

No decorative finished material is required for this trade; specialty visible acoustic finish panels are client provided if separately approved.

Inspection and completion

Insulation inspection and applicable energy verification before wall/ceiling closure; unresolved cavity/R-value conflicts require designer correction.

12 Drywall and interior wall substrates

Areas of work

All new/alterd main-house rooms, hallways, stair enclosure, closets, soffits/chases and patch areas; garage only where approved closure/protection requires it.

Plan references

A2.0 wall types 1/2/3; A2.3; A5.0; A7.0; A0.2.

Step by step scope

1. Confirm final ceiling heights, slopes, soffits and access panels against A2.3/A7.0; coordinate conflicts with floor elevations and structural framing before hanging board.
2. Verify framing, electrical, plumbing, mechanical and insulation inspections are complete; install required backing, fireblocking and rated penetration treatment without blocking maintenance access.
3. Install 5/8-inch Type X gypsum board where shown in A2.0, with approved fastening and joint support. Match actual rated assembly requirements rather than assuming Type X alone establishes a fire rating.
4. Form new entry, laundry, powder room, Bath 1, Bedroom 1/closet, pantry, kitchen, dining/living walls and ceilings; form upper bedroom/bath/WIC/hall walls, sloped ceilings, stair opening and chases.
5. At shower/tub tiled substrates, provide approved cementitious or other listed tile backer assemblies per tile/waterproofing details. Resolve wall type 2 gypsum language against the general note prohibiting gypsum in wet tiled walls; do not use ordinary greenboard as the shower substrate.
6. Install corner beads, casing/accessory trims and movement joints where required; patch retained finish damage back to a consistent paint-ready plane.
7. Tape joints, fill screws, apply compound, dry fully, sand and prime. Provide the plan-specified smooth finish without visible taped joints or fasteners; a formal Level 5 skim-coat specification is not stated and requires designer confirmation.
8. Check surfaces under expected lighting, correct ridges/depressions, maintain neat openings and protect substrates before tile/paint. Obtain any required gypsum attachment/rated assembly inspection before finishing concealment.

Materials supplied by California Green Dreams

Gypsum board, approved backer substrates, screws, beads, tape, joint compound, patching/skim materials needed for specified smooth finish and primer.

Client provided finished materials and equipment

Specialty decorative plaster, wallpaper, wallcovering, finished acoustic panels or other selected applied finish systems if separately approved.

Inspection and completion

Board/fastener or rated-assembly inspection where required, followed by visual substrate acceptance before paint/tile; no unsupported rating or Level 5 claim.

13 Interior flooring

Areas of work

Entry, living/dining, kitchen, pantry, bedrooms, hallway/landing, closets/WIC and other rooms designated for hardwood; bathroom/laundry/powder finish allocations to be confirmed.

Plan references

A5.0/11-12,16; A2.0; client finish schedule pending.

Step by step scope

1. Confirm a room-by-room floor finish schedule and hardwood product, thickness and installation method. The details call for designer-approved hardwood but do not specify species, engineered/solid construction, pattern or every room allocation.
2. Inspect subfloor fastening, movement, flatness and moisture after building dry-in. Verify substrate suitability and complete ordinary preparation within approved structural limits; refer defective structural framing for engineer review.
3. Coordinate floor buildup with stair risers, doors, thresholds, cabinet/tub bases and tile transitions. Do not create inconsistent stair risers or impair door/egress clearances.
4. Receive and acclimate client-provided flooring per manufacturer requirements; measure/document ambient and substrate conditions before installation.
5. Install approved underlayment/vapor control and adhesive or fasteners compatible with the product. Lay boards to designer-approved direction, maintaining perimeter/movement gaps and correct fastening.
6. Install client-provided transition profiles, including Schluter Schiene at wood-to-tile joints shown on A5.0/11. Coordinate elevations with tile installer to avoid abrupt finish changes.
7. If client flooring requires site sanding/staining/clear coating, complete the approved finish process with client-supplied coatings; prefinished flooring does not require site finishing. Do not select one method without the product schedule.
8. Protect finished floors with nonstaining breathable protection; inspect for damage, correct installation defects and complete trim after flooring. Provide care guidance and retain client spare stock.

Materials supplied by California Green Dreams

Standard flooring underlayment, compatible adhesives/fasteners and ordinary subfloor preparation materials within the approved substrate.

Client provided finished materials and equipment

All finished flooring, transition profiles, stair finish products, stain/clear coatings and spare material.

Inspection and completion

Verify moisture/subfloor requirements before installation and inspect final transitions. Exact coverage is controlled by the approved room finish schedule, not gross floor area.

14 Tile and stone installation

Areas of work

Bath 1 shower and bath surfaces; primary shower/tub/bath surfaces; Bath 2 tub surround and bath surfaces; powder/laundry/kitchen tile only where finish schedule confirms.

Plan references

A0.2 tile notes; A2.0 wall type 2; A5.0/07,09-11,15,17,20.

Step by step scope

1. Confirm designer-approved tile/stone, coverage height, orientation, pattern, grout joints, niches, ceiling tile, curb caps and edge profiles for each room. Typical tile-ceiling and niche details do not establish tile at every bathroom ceiling or a niche at every shower.
2. Check structural stiffness and substrate suitability for the actual tile/stone product; coordinate allowable buildup and drain elevations. Install approved mortar beds/backer preparation per the keyed details.
3. Obtain waterproofing/flood-test release before wet-area tile. Protect membrane integrity and keep drain flange/weep details functional.
4. Dry-lay critical walls/floors, approve layout with designer, align fixtures/niches and minimize narrow perimeter cuts. Coordinate shower-glass hinge/blocking zones and tub edge/flange transitions.
5. Install client tile on floors/walls in confirmed areas using compatible thinset/bond mortar, back-buttering and the specified full support/coverage. Follow current TCNA/manufacture methods and the plan-specific mortar-bed requirements; do not substitute unapproved mastic in wet areas.
6. Complete shower curb, niche shelves/recesses and tiled ceiling only where approved; maintain drainage slopes and smooth safe edges. Install client stone curb caps/bullnose/edge profiles and nonabsorptive surfaces to required height.
7. Install the A5.0 tile-to-wood transition, tile terminations and cove base only where selected/keyed. Keep movement joints at changes of plane/perimeters and accommodate material movement.
8. Apply client-provided colored grout and compatible finish sealant/sealer; allow specified curing and protect surfaces. Use flexible joints where required rather than rigid grout at all changes of plane.
9. Clean tile without damaging finish or waterproofing, check drainage and lippage, replace installation-damaged pieces, and leave ready for shower-glass measurement and fixture trim.

Materials supplied by California Green Dreams

Approved backer/mortar substrates, thinset/bond mortar, membranes under waterproofing section, reinforcing, spacers and ordinary preparation/adhesive materials.

Client provided finished materials and equipment

All tile/stone, slab caps and niche shelves, bullnose/cove/edge profiles, colored grout, specialty finish sealants and sealers.

Inspection and completion

Waterproofing approval precedes tile; finished layout/coverage requires designer confirmation. Shower glass must be measured after final tile dimensions are established.

15 Shower glass and glazing

Areas of work

Bath 1 shower and primary bathroom shower; other tub glass only if architect/client confirms an enclosure.

Plan references

A2.0; A5.0/13 glazing at floor; A3.0/A2.3 safety-glazing notes.

Step by step scope

1. Confirm enclosure style, height, glass thickness, door swing, handle and finish hardware from approved shop drawings. The supplied plans do not contain a complete shower-glass schedule.
2. Verify hinge/rail/clip backing was installed during framing and that door swing provides required usable entry/clearance. Do not secure heavy glass solely to tile or unsupported drywall.
3. Field-measure after tile, curb and relevant fixtures are complete; check walls for plumb and curb drainage. Obtain client/design approval before fabrication.
4. Install client-provided permanently identified safety glass complying with applicable shower-enclosure glazing requirements. Match approved panel/door dimensions and compatible hardware.
5. Install approved mounting channels/clips/hinges with compatible corrosion-resistant anchors; A5.0/13 illustrates a brushed 1 x 1-inch stainless angle at fixed glazing where applicable, but it does not establish the entire enclosure system.
6. Seal required joints with compatible finish silicone and maintain designed drainage. Avoid penetrating horizontal waterproofed curb surfaces unless the approved anchorage detail provides a waterproof connection.
7. Adjust hinges/sweeps, test door operation and clearance, allow sealant to cure, and water-test for leakage without obstructing intended drains.
8. Clean and inspect glass for chips/scratches, verify permanent safety marks, and provide care instructions and final acceptance.

Materials supplied by California Green Dreams

Ordinary concealed anchors and installation consumables; waterproofing repair materials for approved penetrations.

Client provided finished materials and equipment

All fabricated shower glass, channels/clips/hinges, handles, seals/sweeps and selected finish silicone. CGD includes installation labor.

Inspection and completion

Verify safety glazing, secure anchorage and functional clearance at final. No glass thickness, frameless specification or additional tub enclosure is inferred.

16 Doors and door hardware

Areas of work

D01-D08 on first floor; D09-D15 on second floor; retained garage openings only as approved.

Plan references

A3.0 door schedule/types; A2.0; A5.0/01-02,06,18; A5.1/11-14.

Step by step scope

1. Field-verify every rough opening, handedness, finish-floor buildup and jamb depth against A3.0/A2.0 before client ordering. Reconcile nominal unit/opening dimensions with actual manufacturer requirements.
2. Install D01 front entry door, scheduled 3 feet 6 inches wide by 8 feet 6 inches high, with approved threshold/sill pan, flashings and weather seals.
3. Install D02 powder, D03 Bath 1, D04 Bedroom 1, D05 Bedroom 1 closet and D06 pantry doors, each scheduled 2 feet 8 inches by 7 feet, following their type 02 configurations and plan handing.
4. Install D07 kitchen exterior door assembly, 7 feet by 8 feet 6 inches, designated La Cantina/type 03; confirm exact folding/sliding configuration and screen details from client manufacturer submittals.
5. Install D08 laundry assembly, 2 feet 8 inches by 9 feet, type 05. Confirm required ventilation/makeup-air provisions if it encloses the dryer and confirm the schedule detail discrepancy before fabrication.
6. Install D09 Bath 2, D10 Bedroom 2, D11 primary bedroom, D12 WIC, D13 primary bath, D14 Bedroom 3 and D15 Bedroom 3 closet doors, each scheduled 2 feet 8 inches by 6 feet 8 inches, type 01. Resolve upper-bedroom numbering against A7.0.
7. Install client jamb/frame and any approved pocket hardware only where the drawing/type confirms it. Shim, plumb, anchor, adjust latch/hinge operation and maintain manufacturer finish clearances.
8. Provide safety glazing at exterior glazed doors and required adjacent hazardous locations; verify Low-E/energy certification and retained labels. Any garage-to-dwelling opening, if introduced by approved plans, requires appropriate rated/self-closing/self-latching assembly; no such new opening is assumed.
9. Install client locks, pulls, stops, seals and matching trim. Coordinate full finishing of wood door edges/top/bottom with painting, and complete operational/egress checks.

Materials supplied by California Green Dreams

Opening framing is in framing section; rough shims/anchors, concealed sealants, flashing/pans and ordinary installation consumables.

Client provided finished materials and equipment

All 15 scheduled door assemblies, frames/jambs, proprietary tracks/pocket kits/screens, thresholds, locks, hinges, pulls and decorative hardware.

Inspection and completion

Check approved exterior-door energy, safety glazing and egress; final door finish/material fields are incomplete and require selection. Do not interpret blank schedule cells as a specified species or finish.

17 Windows and exterior glazing

Areas of work

Scheduled W01-W18 throughout both floors; kitchen accordion/pass-through assembly subject to schedule reconciliation; skylights in roofing section.

Plan references

A2.0; A3.0 window schedule; A0.4 energy report; A5.0/03-05.

Step by step scope

1. Use the opening register at the end of this scope to check every W01-W18 tag against A2.0, A3.0 and energy data. Confirm unit dimensions, operation, frame material, finish and supplier because A3.0 leaves most of these fields blank.
2. Confirm bedroom emergency-escape net clear opening, sill height and upper-floor fall-protection requirements using actual operable-unit data. Overall sash size does not establish compliant clear escape area.
3. Reconcile the kitchen accordion window/shelf reference with scheduled openings and the energy report glass-door labels; obtain shop drawings for any pass-through assembly before framing/fabrication.
4. Inspect and prepare rough openings; install approved sill pans, self-adhered flashings, end dams and WRB laps under the waterproofing section. Preserve a drainage path and manufacturer-required clearances.
5. Install client-supplied insulated Low-E units, plumb/level/square and anchored per product instructions. Use safety glazing at required door, shower/tub, stair and other hazardous locations.
6. Provide perimeter air seals and insulation with compatible materials without distorting frames or sealing required weep holes. Integrate head/jamb/sill trims with siding and interior finishes.
7. Install client-provided screens at windows as stated in A3.0, operating hardware and required opening-control devices. Verify openings and exterior elevation appearance.
8. Retain NFRC/energy labels through final inspection as required by A3.0. The energy report models window U-factor 0.34 and SHGC 0.34 and skylight values separately; confirm final report and each actual unit before procurement.
9. Operate and inspect each unit, check weather seals and accessible drainage, clean glass, document defects and complete final acceptance.

Materials supplied by California Green Dreams

Rough shims/anchors, concealed foam/sealants, perimeter insulation, sill pans/flashings and ordinary installation consumables.

Client provided finished materials and equipment

All W01-W18 units, glazing, screens, hardware, opening-control products, proprietary accessories, kitchen accordion window and finished shelf assembly if confirmed.

Inspection and completion

Approve opening schedule and energy/egress data before ordering; inspect flashing before covering. No frame brand, operation type or finish is specified by a blank schedule.

18 Trim and baseboards

Areas of work

All finished rooms, closets/WIC, hallway/landing, door/window openings and indicated exterior opening trims.

Plan references

A5.0/03-05,16,18; A5.1/18; A3.0.

Step by step scope

1. Confirm designer-approved profiles, material, paint/stain finish and room extent. A5.0/16 specifies painted 1x4 poplar or MDF base; window trim includes 1x3 mitered trim where detailed.
2. Verify flooring/tile levels and completed jamb alignment before measuring; coordinate wet-area tile/cove base locations so wood base is not duplicated at the same wall.
3. Install client baseboards along the designated interior room perimeters, including bedrooms, closets/WIC and halls. Scribe to floor/wall conditions, secure to backing and make clean corners/splices.
4. Install client door/window casings, stools/returns and specified build-outs, matching the approved reveal and exterior/interior details. Do not add crown molding where it is not shown.
5. Use approved moisture-resistant products at splash-prone locations; do not install ordinary MDF into a wet shower/tub zone. Coordinate replacements/substitutions through the designer.
6. Fill fastener holes, sand, caulk paint-grade joints and prepare for finish paint. Stain-grade joints receive compatible treatment that preserves the intended wood appearance.
7. Coordinate final trim with door stops, glass, cabinets and fixtures; touch up installation damage and inspect continuous alignment and secure attachment.

Materials supplied by California Green Dreams

Rough backing/build-outs, nails/screws, ordinary fillers, adhesives, concealed sealants and paint primer.

Client provided finished materials and equipment

All finished baseboard/casing/stool/trim products and finish paint/stain/clear coat.

Inspection and completion

Confirm profiles and wet-area allocations before purchase; final inspection checks smooth transitions, secure fixings and door function.

19 Painting and finish coatings

Areas of work

New and altered interior walls/ceilings, paint-grade trim/doors, affected exterior walls/trim and designated garage repair surfaces.

Plan references

A0.2 painting notes; A2.2 color TBD; A5.0/16.

Step by step scope

1. Obtain client/designer colors, sheen and approved coating products; general notes specify Benjamin Moore or approved equal. Prepare actual-surface samples before full application.
2. Check drywall/wood/siding dryness and substrate readiness. Protect flooring, cabinets, fixtures and glass; remove/protect plates and hardware and provide ventilation and dust containment.
3. Fill, sand and clean surfaces; caulk paint-grade joints and spot-prime repairs. Prime new gypsum and unfinished wood with compatible products, including door edges/top/bottom as specified.
4. Paint new/altered first-floor room walls/ceilings and second-floor bedroom/bath/hall/WIC walls/ceilings, including sloped ceilings and chases. Blend repaired retained surfaces to a consistent finish within affected wall/ceiling planes.
5. Finish paint-grade baseboards, casings and doors according to approved schedule. Apply client stain/clear finishes only to specifically approved natural-wood elements; test on matching wood samples first.
6. Paint affected exterior siding/trim and approved garage repair areas after siding sealants cure, using substrate-approved products and required weather conditions.
7. Apply the manufacturer-required coat system and enough additional coverage to achieve the plan requirement for complete, uniform coverage; the plans do not state a universal two-finish-coat count.
8. Protect fresh finishes, reinstall hardware/plates, complete finish touchups after other trades and remove paint debris. Confirm applicable CALGreen VOC limits for coatings and retained product documentation.

Materials supplied by California Green Dreams

Primer, ordinary patching/fillers, sanding materials, masking/protection and general preparation consumables.

Client provided finished materials and equipment

All finish paint, stains, clear coatings and specialty decorative coating systems. Specialty limewash/microcement is not indicated as a selected finish in these plans.

Inspection and completion

Accept samples before application; verify uniform coverage and clean edges at final, with touchups after finish installation.

20 Stairs handrails guards and chimney work

Areas of work

New interior stair and upper landing/open stair edge; entry concrete steps; existing dining-room fireplace/chimney retained and extended.

Plan references

A2.0-A2.3; A5.1/01,05,09,16; S1.2/06,10; S3.2; S4.0/05.

Step by step scope

1. Coordinate stair geometry, floor buildup and headroom through the architect/engineer before fabrication. Confirm uniform risers/treads and landings; do not interchange exterior concrete-stair dimensions with the interior stair.
2. Construct interior rough stringers/supports/blocking per S1.2/10 and the framing plan, with prescribed connections. Install client-supplied finished treads, risers and edge components after finish elevations are established.
3. Provide continuous graspable handrails at required stair locations, with approved brackets and solid wall blocking. A5.1/05 indicates 1-1/2-inch diameter hardwood handrail and 1-1/2-inch wall clearance.
4. Install client-fabricated guards at the upper stair/landing open edges to approved shop drawings and structural anchorage. S4.0/05 shows steel guard details while A5.1 illustrates a different flat-bar system; obtain one coordinated design rather than combine them.
5. Maintain required guard height, opening limits and load resistance; drawings indicate 42-inch full-height guards where detailed. Coordinate safety glazing only if a glazed guard is subsequently approved.
6. Construct/finish entry concrete steps under the foundation section; provide any required handrail/guard to approved location-specific details.
7. Inspect the retained fireplace/chimney and obtain City/engineer approval for retention under current Santa Monica chimney requirements. A2.1/A2.2 calls for chimney extension; S3.2 provides existing chimney bracing but does not fully design the extension.
8. Install approved chimney bracing, through-bolts, steel angles, straps and roof blocking per S3.2. Perform the extension, liner/cap/spark arrestor and clearances only to the approved coordinated detail, preserving the retained fireplace.
9. Complete chimney/roof flashing integration, stair/guard anchorage inspections and final safety/operational checks. Provide required masonry/metal fabrication documentation.

Materials supplied by California Green Dreams

Rough stair framing, structural blocking, chimney structural bracing/fasteners, approved masonry extension substrates and ordinary anchorage materials.

Client provided finished materials and equipment

Finish treads/risers, handrails/brackets, fabricated finish guards, decorative metal finish, visible chimney caps and selected exposed masonry finishes.

Inspection and completion

Resolve guard-design conflict and chimney extension/retention approval before fabrication; obtain applicable structural/masonry and final stair inspections.

21 Fire sprinkler system

Areas of work

Main residence areas required by approved fire-sprinkler design; garage coverage only if required by approved system.

Plan references

A0.1 sprinkler declaration; A0.2-A0.3 fire notes; approved sprinkler design pending.

Step by step scope

1. Retain the licensed fire-sprinkler contractor to prepare and submit the required system layout/hydraulic design. A0.1 states sprinklers are to be installed; the supplied PDFs do not include sprinkler shop drawings.
2. Confirm applicable residential sprinkler standard, coverage, water-supply capacity and meter/backflow requirements with the Fire Department/Water Division. Generic references to NFPA 13/13R do not establish the correct system standard for this dwelling.
3. Coordinate concealed pipe routes, ceiling/head locations, service valves and access with framing, lights, HVAC and cabinets before rough installation.
4. Install approved service connection, piping, supports, listed heads and required backflow assembly to the approved design. A0.3 includes a DCDA note; confirm the actual required assembly and onsite clearances rather than install an inappropriate device.
5. Complete required flushing, hydrostatic/rough inspections and water-supply checks before ceiling closure; protect heads from paint and debris.
6. Install client-selected decorative cover plates compatible with the listed heads where approved; finish head trims, label valves and complete final fire/water inspections.
7. Provide system documents and client operating/maintenance information at closeout.

Materials supplied by California Green Dreams

Approved sprinkler piping, fittings, supports, heads, valves and required rough backflow components.

Client provided finished materials and equipment

Specialty decorative/concealed cover plate finishes where selected; all must be listed for the actual sprinkler system.

Inspection and completion

Separate approved sprinkler design and required Fire/Water inspections; no head count, hydraulic size or assumed standard is invented.

22 Cabinets millwork countertops and accessories

Areas of work

Kitchen/island, pantry, laundry cabinetry where shown, bath vanities, closets/WIC, kitchen accordion-window shelf and indicated built-ins.

Plan references

A2.0; A5.0/08,14,19; A0.2 millwork notes.

Step by step scope

1. Prepare/coordinate shop drawings from approved client design, appliance dimensions and plumbing layouts. The supplied plans show cabinet/vanity footprints and typical millwork details but do not provide full fabrication elevations, species or finish schedules.
2. Install rough backing during framing for wall cabinets, floating/standing vanities, shelves and other approved loads. Confirm shelf spans; A5.0/08 requires 1-1/2-inch edge support for closet shelves longer than 30 inches.
3. Field-check rooms, appliance clearances, floor levels and plumbing after substrates are complete; reconcile cabinet fillers/panels and service access before delivery.
4. Install client-supplied kitchen perimeter cabinets/island, pantry components, approved laundry cabinetry, Bath 1/Bath 2/primary vanities and approved closet/WIC systems. Level, anchor and align fronts/fillers to A5.0/14,19.
5. Coordinate full-extension drawer/sliding hardware specified in A0.2, using approved client hardware. Install pulls/knobs and adjust doors/drawers.
6. Template approved countertops after cabinet installation; coordinate sink cutouts, faucet holes, seams and supports with actual client selections. Install client-fabricated tops/slabs and approved backsplashes after fabrication.
7. Install client-provided shelves, mirror/accessory hardware and other approved finish elements. Leave valve, cleanout and equipment access operable.
8. Coordinate plumbing/electrical final hookups, protect millwork, correct installation defects and complete finish adjustment/cleaning.

Materials supplied by California Green Dreams

Rough structural backing, ordinary anchors, shims, installation adhesive and support framing within approved details.

Client provided finished materials and equipment

All cabinets/vanities/closet systems, finished shelves/panels, counters/slabs/backsplashes, hardware, mirrors and accessories. Fabrication/vendor supply is client provided; CGD includes the described installation and coordination.

Inspection and completion

Approve shop drawings and loading/support before rough close-in. No assumed species, custom cabinet quantity or countertop material is established by the footprint alone.

23 Site drainage restoration and final closeout

Areas of work

Disturbed guest-house footprint, utility trenches, foundation perimeter, entrance, construction-damaged site areas and entire completed residence.

Plan references

A0.1-A0.3; A2.2; approved City utility/runoff conditions.

Step by step scope

1. Confirm grading/drainage disposition of the demolished guest-house footprint and approved onsite stormwater measures. No complete new landscape/hardscape or irrigation design is supplied.
2. Backfill/compact approved demolition and utility excavations after inspection; restore disturbed construction access areas and protect retained garage foundations.
3. Connect roof drainage to the approved discharge/retention route. General notes call for minimum Schedule 40 PVC storm piping and sizing as required where installed; establish actual routing/system design before trenching.
4. Grade disturbed soil away from foundations where approved and do not direct water onto adjoining property. Complete City runoff inspections before covering any mitigation feature.
5. Restore public or private improvements damaged by CGD construction to approved standards, subject to required Public Works inspections. Obtain separate approval for utility excavation, sewer work or abandoned-driveway changes where applicable.
6. Complete trade punch lists, cleaning and finish protection removal; demonstrate doors/windows, appliances, plumbing fixtures, alarms, HVAC and sprinkler controls.
7. Collect inspection signoffs, required energy installation/field-verification certificates, special inspection reports and applicable Fire/Water/Public Works releases. Correct open items before requesting final approval.
8. Provide the client with product manuals, care instructions, available warranties, approved change records and spare finish stock. Obtain required final building approval/occupancy authorization before use of the completed permitted work.

Materials supplied by California Green Dreams

Approved trench/backfill/base materials, rough stormwater piping in the defined system and ordinary restoration/preparation materials.

Client provided finished materials and equipment

Any new selected pavers, landscape, finish hardscape/irrigation products and decorative site features require a defined approved scope; none is inferred from guest-house demolition.

Inspection and completion

Final Building and trade inspections plus applicable energy, Fire, Water and Public Works releases. Utility/consultant fees and unshown site systems need separate definition.

Window opening register

Nominal unit sizes below are transcribed from A3.0, expressed as width by height. Room locations are read from A2.0; verify tags in coordinated shop drawings before ordering. A3.0 window location/type/material/energy fields are largely blank. No unit quantity beyond one instance per scheduled tag is assumed.

Tag	Plan area	Width by height
W01	First floor laundry	2 ft 6 in x 4 ft
W02	First floor Bath 1	3 ft 6 in x 5 ft
W03	First floor pantry stair side	2 ft x 3 ft 6 in
W04	First floor kitchen side	2 ft 6 in x 6 ft 3 in
W05	First floor kitchen side	3 ft 4 in x 6 ft 3 in
W06	First floor rear living group	3 ft x 5 ft
W07	First floor rear living group	3 ft x 5 ft
W08	First floor rear living group	3 ft x 5 ft
W09	First floor stair living side	2 ft 8 in x 7 ft
W10	First floor Bedroom 1 side	2 ft 8 in x 7 ft
W11	Second floor Bath 2	3 ft x 4 ft
W12	Second floor front bedroom	3 ft 6 in x 5 ft
W13	Second floor front bedroom	3 ft 6 in x 5 ft
W14	Second floor side bedroom	2 ft 6 in x 3 ft
W15	Second floor primary bath rear	2 ft 6 in x 4 ft 6 in
W16	Second floor primary bedroom rear	6 ft 6 in x 4 ft 6 in
W17	Second floor primary bedroom side	6 ft x 3 ft 3 in
W18	Second floor bath side	3 ft 6 in x 2 ft

Important: A2.0 places some height/width labels in a different graphical order from A3.0. Use the schedule width and height fields as the transcription basis, then verify actual unit versus rough-opening dimensions with the architect/manufacturer. Bedroom labels remain subject to the A2.0/A7.0 correction.

Design clarifications required before construction

These items prevent a truthful claim of exact one-to-one construction readiness. They must be resolved into the approved scope and drawings; identifying them does not remove the corresponding plan-required work.

1. Permit and code edition: confirm complete application date; revise 2022 architectural/CALGreen boilerplate to the governing code and coordinate with 2025 structural/energy documents.
2. Approved status: replace architectural NOT FOR CONSTRUCTION sheets with the City-approved issued construction set; obtain permit conditions and outstanding correction responses.
3. Survey/site data: A0.1 boundary lengths differ from A0.9 and A2.0; verify dimensions, lot area, setbacks and grade controls through the architect/surveyor. A0.1 has XX work areas/heights and a blank project description.
4. Structural authorship/index: A0.1 names JGL/Joe Garcia and a different S-sheet index; the supplied structural design is Thang Le & Associates with S1.1-S7.0. Confirm engineer of record and superseding sheet list.
5. Geotechnical report: obtain report 26-0804 and addenda; confirm bearing, fill, excavation, underpinning and observations. The referenced report is not supplied.
6. Foundation/anchor coordination: confirm every special footing/pad, Strong-Wall anchor/concrete strength and existing concrete condition; resolve manufacturer templates and project-specific details before pour.
7. Shear schedules: reconcile plan-sheet sill fastening with S7.0 schedule and special inspection requirements. Confirm each Strong-Wall model and required transfer/anchor kits.
8. Garage design: issue keyed foundation/framing/wall/roof demolition-interface details, covering and pitch; the architectural index mentions a garage structural sheet that is absent from the supplied structural set.
9. Room/RCP coordination: A7.0 reverses upper Bedroom 2/3 naming relative to A2.0/door positions. Reconcile ceiling heights/slopes with sections/floor elevations and energy zones.
10. Electrical design: supply circuit/device layout, panel schedule, load calculations, service rating, equipment disconnects and approved underground utility route. Define any EV/solar/battery work triggered by the actual alteration; mandatory general notes do not define a full installed system.
11. Mechanical design: confirm furnace/condenser capacity/location, duct sizes/routes, return-air paths, ventilation operation, exhaust locations, dryer route and hood/makeup air. Reconcile underfloor distribution with section mechanical space.

Design clarifications continued

12. Plumbing design: confirm fixture counts/products, service/sewer sizing, vent routing, gas permission/sizing and water-heater reuse versus replacement. Correct outdated flow and relief-discharge notes; obtain water-neutrality/cross-connection conditions where applicable.
13. Energy report: verify registered compliance status and modeled floor areas, assemblies, existing conditions and products. The report is 2025-based while other sheets are 2022; reconcile R-values, glazing values and duct requirements.
14. Openings: fill blank door/window schedule fields and verify operations/egress; reconcile kitchen accordion window, exterior door configuration, three roof skylights and kitchen skylight note. Confirm all dimensions before ordering.
15. Finishes: issue room-by-room floor/wall/ceiling schedules, wet-area tile heights/niches/ceilings, hardwood type, paint system, trim profiles and millwork elevations. No finish allowance or decorative material selection is implicit.
16. Wet-area systems: select listed shower waterproofing/drainage, backers and tests; resolve gypsum/backer inconsistencies. Provide shower-glass shop drawings and anchor details.
17. Exterior and low-slope roof: confirm siding profile/drainage cavity and keyed plaster extent; specify flat-roof assembly/drainage and garage roof covering. Typical balcony detail does not establish an actual balcony.
18. Stairs and guards: coordinate final geometry and headroom; resolve architectural flat-bar versus structural tubular guard design, anchorage and finish supply.
19. Chimney: obtain City confirmation for retained fireplace/chimney and a complete engineered extension/bracing/flue detail; confirm local existing-masonry requirements.
20. Sprinklers: provide approved hydraulic/shop design, system standard, supply/meter/backflow requirements and coverage. Confirm any decorative cover plate compatibility.
21. Site/utility scope: define guest-house foundation/slab removal, backfill/restoration finish, existing sewer condition, offsite/utility-owned work and any new runoff features. Confirm fee and consultant/testing responsibility in the construction agreement.

Inspection sequence and plan traceability

Construction sequence

1. Permits, design coordination, hazardous-material review and site protection.
2. Approved service isolation, guest-house and house selective demolition, temporary shoring.
3. Utility excavation, foundation layout, soil approval, underground rough work and reinforcing/anchor inspections.
4. Foundation placement/cure and structural load transfer.
5. First/second-floor/roof framing, shear walls, Strong-Walls, chimney coordination and structural observations.
6. Roof dry-in, windows/doors flashing, exterior moisture protection and garage closure.
7. Rough electrical, mechanical, plumbing and sprinklers; required tests and inspection releases.
8. Insulation/air sealing and inspection; gypsum/backer attachment checks.
9. Wet-area waterproofing and shower flood-test inspection before tile.
10. Drywall finishing/primer, cabinets, tile, flooring, counters, paint, trim and finish doors.
11. Shower glass, plumbing/electrical/HVAC/sprinkler trim and commissioning.
12. Punch list, energy verification, required agency releases, final building approval and client handover.

Sheet groups reviewed

Architectural: A0.1 cover/site; A0.2-A0.3 specifications and City notes; A0.4-A0.6 energy; A0.7-A0.8 CALGreen; A0.9 survey; A1.0 existing plans; A1.1-A1.2 existing elevations; A1.3 demolition; A2.0 floor plans/wall types; A2.1 roof/garage; A2.2 elevations; A2.3 sections; A3.0 openings; A5.0-A5.1 typical details; A7.0 reflected ceiling plans.

Structural: S1.1 general/special inspection/observation notes; S1.2 concrete/stairs; S1.3 wood/nailing; S2.1 foundation; S2.2 second-floor framing; S2.3 roof framing; S3.0-S3.1 foundations; S3.2 fireplace; S4.0 floor connections/guard; S5.0-S6.0 framing; S7.0 shear/holdowns; SSW1 anchorage; SSW2 Strong-Wall framing.

Santa Monica references checked October 12 2026

City 2025 California Building Standards Code implementation memo: <https://www.santamonica.gov/media/CDD/Building%20%26%20Safety/2025%20California%20Building%20Standards%20Code.pdf>

City Building Code and local amendments: <https://ecode360.com/48093798>

City inspection process: <https://www.santamonica.gov/process-explainers/how-to-schedule-a-building-permit-inspection>

The code memo establishes the permit-date rule; the municipal code contains local amendments, including existing-masonry chimney provisions. The City inspection page requires inspection against approved plans. Exact trade requirements are controlled by the approved project, governing code edition and listed systems; this document is not a substitute for design approval. Fee amounts and inspector-specific testing schedules have not been assumed.