



## SHEET INDEX

### - GENERAL

- A0.00 COVER SHEET
- A0.01 GENERAL NOTES
- A0.02 GENERAL NOTES
- A0.03 GENERAL NOTES
- A0.04 GENERAL NOTES
- A0.05 GENERAL NOTES
- A0.06 GENERAL NOTES
- T-0.01 TITLE 24 REPORT
- T-0.02 TITLE 24 REPORT

### ARCHITECTURE

- A1.21 SFD EXISTING & DEMOLITION PLAN
- A1.22 UNIT 1 FLOOR PLAN
- A1.23 UNIT 1 ROOF PLAN
- A1.24 UNIT 1 CEILING FLOOR
- A1.25 UNIT 2 & ADU PLANS
- A2.01 BUILDING ELEVATIONS
- A2.02 BUILDING ELEVATIONS
- A2.03 BUILDING ELEVATIONS
- A2.04 UNIT 2&ADU ELEVATIONS
- A2.05 UNIT 2&ADU ELEVATIONS
- A3.01 BUILDING SECTIONS
- A3.02 UNIT 2&ADU SECTIONS
- A5.01 DOOR SCHEDULE & MISC DETAILS
- A5.06 TYPICAL WALL/DOOR DETAILS
- A5.07 TYPICAL WINDOW DETAIL

### STRUCTURAL

- SN-1 STRUCTURAL NOTES
- SN-2 STRUCTURAL DETAILS
- S-1.0 STRUCTURAL FOUNDATION PLAN
- S-2.0 STRUCTURAL FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS

Grand total: 30

## SCOPE OF WORK

- EXISTING 1,862 SFD ONE STORY TRIPLEX TO BE CONVERTED ONE STORY 1 UNIT AS UNIT 1
- EXISTING 560 SF GARAGE TO BE CONVERTED TO THE ADU
- ADD NEW ADDITION 2ND UNIT AS UNIT 2 ABOVE GARAGE 560 SF

## APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE AND TITLE 24 REPORT  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
2023 CITY OF SANTA MONICA MUNICIPAL CODE



## JZ PLANS DESIGN

PROJECT DESIGNER  
JUSTIN ZHOU  
TEL: 213-808-0203  
EMAIL: JustinZ@JZplans.com  
ADD: 3837 GIRARD AVE, CULVER CITY, CA 90232

### PROJEC

## BERKELEY PROJECT

1618 BERKELEY ST, SANTA MONICA, CA 90404

### CLIENT

1618 BERKELEY ST,  
SANTA MONICA, CA 90404  
CLIENT: NICHOLAS WELLS  
TEL: 510.384.3431  
EMAIL: WELLS.NICHOLAS23@GMAIL.COM

### CONSULTANT

### STRUCTURAL ENGINEER

WANG XI  
TEL: 310-430-9131  
EMAIL: structurstone.worxeng@gmail.com  
ADD: 22011 ROBIN ST, LAKE FOREST, CA 92846

### TITLE 24 CONSULTANTS

TITLE 24 ENERGY COMPLIANCE, LLC  
TEL: 626.602.0525  
EMAIL: mail@24comply.com  
ADD: 2207 Menard Ave, South El Monte, CA 91733

### ISSUES

No.	Submittal	Date
1	PLAN CHECK SUBMITTAL	05/22/2025

## PROJECT DATA

ADDRESS: 1618 BERKELEY ST, SANTA MONICA, CA 90404  
APN: 4268-004-008  
PROPERTY TYPE: MULTI-FAMILY RESIDENTIAL  
TYPE OF CONSTRUCTION: V-B, 1 STORY & 2 STORY (FIRE-SPRINKLERED), GROUP R2  
ZONING: R-2  
LEGAL DESCRIPTION: 43.10' X 137.14' = 5,859 SF  
SITE: TRACT # 7392 LOT 8  
HEIGHT: MAX. HEIGHT 16'-0"  
FLOOR AREA SUMMARY

### TOTAL FLOOR AREA

TRIPLEX TO BE  
UNIT 1  
(E)GARAGE TO BE ADU  
UNIT 2 ADDITION  
TOTAL  
FRA:

1,862 (UNIT 1)  
560 SF (ADU)  
560 SF (UNIT 2)  
2,984 SF (3 UNITS)  
2,984/5,859 = 50.9%

PROPERTY IS 0.1 MILE FROM COLORADO AVE & STANFORD ST BUS STOP ID: 2901 < 0.5 MILE, NO PARKING FOR ADU  
PARKING REPLACEMENT IS NOT REQUIRED PER 65852.2 (a) (1). D. X

## VICINITY MAP



COLORADO AVE & STANFORD ST  
BUS STOP ID: 2901

## GENERAL NOTES

- 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.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF 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 @ SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE (10) (12) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE @
- WATER HEATER MUST BE STRAPPED TO WALL.
- CARBON MONOXIDE ALARM IS REQUIRED.
- BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 5 INCH (127 MM).
- SPRINKLER SYSTEM SHALL BE REQUIRED FOR THE ADU IF THE EXISTING DWELLING HAS A SPRINKLER SYSTEM. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
- MECHANICAL, ELECTRICAL, PLUMBING MAY NEEDS THE SEPARATE PERMIT.

25-20022

JOB NUMBER

## COVER SHEET

# A0.00