



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

October 16, 2025
Agenda Item No. 2

SUBJECT: Gray Residence (PA2025-0193)
▪ Coastal Development Permit

SITE LOCATION: 1245 Blue Gum Lane

APPLICANT: Danielle Duryea and Kaveh Arbab

OWNER: Bradley and Kristin Gray

PLANNER: Cameron Younger, Planning Technician
(949) 644-3228, cyounger@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Single Unit Residential Detached (RS-D)
- **Zoning District:** Westcliff Grove Planned Community (PC22)
- **Coastal Land Use Plan Category:** Single Unit Residential Detached – (0.0 – 5.9 DU/AC) (RSD-A)
- **Coastal Zoning District:** Westcliff Grove Planned Community (PC22)

PROJECT SUMMARY

A coastal development permit (CDP) to allow for the construction of a 668-square-foot first floor addition to an existing 2,582-square-foot single-unit residence with an attached 476-square-foot two-car garage. The project complies with all applicable development standards, and no deviations are requested. All improvements authorized by this CDP will be located on private property.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 1, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. ____ approving Coastal Development Permit No. PA2025-0193 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the Westcliff Grove Planned Community (PC22) Coastal Zoning District, which provides for single-unit residential development. Since the Property is located between the sea and first public road paralleling the sea, and the project includes an increase of floor area that exceeds 10% of the existing floor area, a CDP is required. The property is not eligible for a waiver for de minimis development because it is located in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a single-unit residence. The neighborhood is predominantly developed with one and two-story, single-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
- The proposed single-unit residence and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.



Figure 1: Oblique Aerial Image of Neighborhood

Table 1 – Development Standards (PC22 Westcliff Grove)		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	20 feet	20 feet
Sides	5 feet	5 feet
Rear	10 feet	10 feet 11 inches
Site Coverage (max.)	5,048 square feet (60%)	4,605 square feet (55%)
Parking (min.)	2-car garage	2-car garage
Height (max.)	24 feet (flat roof) 28 feet (sloped roof)	18 feet 7 inches (sloped roof)

Hazards

- The project site is not located near a mean high tide line and is separated from the bay by several rows of residences and streets such as Cape Andover and Polaris Drive.
- The finished floor elevation of the proposed single-family residence is 85.53 feet based on the North American Vertical Datum of 1988 (NAVD 88), which complies with the minimum 9.00-foot NAVD 88 elevation standard for new structures.

Water Quality

- The project site is not located on the shoreline, nor is it located within 100 feet of coastal waters. The project design addresses water quality with a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-family residence located in PC22 with a new single-family residence. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- The project is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal

viewpoint is Westcliff Park, which is approximately 1800 feet southwest of the property. In addition, there are several coastal viewpoints on the pedestrian/bike trail that is adjacent to Newport Back Bay and is accessible through Blue Gum Lane, Grove Lane, and Santiago Drive. Several other coastal viewpoints are also available through Castaways Park, which is approximately 1,680 feet southwest of the Property. The surrounding viewpoints throughout the pedestrian/bike trail, Westcliff Park, or Castaways Park are not visible from the site.

- Vertical access to the bay is available adjacent to the site off Blue Gum Lane, Grove Lane, and Santiago Drive, where each street provides public access to an existing pedestrian/bike trail along the bluff. Lateral access is available on the same trail which is also accessible using Castaways Park. The project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 1 because it has no potential to have a significant effect on the environment.

Class 1 exempts repair, maintenance, and minor alterations of existing public or private structures, including additions to existing structures. The proposed project consists of a 668 square-foot addition on the first floor to an existing single-story, single-unit residence.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal

Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Cameron Younger, Planning Technician

DL/cy

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT TO CONSTRUCT A SINGLE-STORY ADDITION TO AN EXISTING SINGLE-UNIT RESIDENCE WITH AN ATTACHED 2-CAR GARAGE LOCATED AT 1245 BLUE GUM LANE (PA2025-0193)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Danielle Duryea and Kaveh Arbab (Applicant), concerning property located at 1245 Blue Gum Lane and legally described as Lot 3 of Tract No. 9620 (Property), requesting approval of a coastal development permit (CDP).
2. The Applicant requests a CDP for the construction of a 668-square-foot first-floor addition to an existing 2,582-square-foot single-unit residence with an attached 476-square-foot two-car garage. The project complies with all applicable development standards, and no deviations are requested. All improvements authorized by this CDP will be located on private property (Project).
3. The Property is categorized as Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located in the Westcliff Grove Planned Community (PC22) Zoning District.
4. The Property is located in the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached – (0.0 – 5.9 DU/AC) (RSD-A) and it is located within the Westcliff Grove Planned Community (PC22) Coastal Zoning District. Since the Property is located between the sea and first public road paralleling the sea and the project includes an increase of floor area that exceeds 10% of the existing floor area, a CDP is required.
5. A public hearing was held on October 16, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15301, Division 6, Chapter 1, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) because it has no potential to have a significant effect on the environment.
2. Class 1 exempts repair, maintenance, and minor alterations of existing public or private structures, including additions to existing structures. The Project consists of a 668 square-foot addition on the first floor to an existing single-story, single-unit residence.

SECTION 3. REQUIRED FINDINGS.

By Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum lot coverage is 60% (5,048 square feet of the 8,413-square-foot lot) and the proposed lot coverage is 55% (4,605 square feet), which includes roof overhangs and eaves.
 - b. The Project complies with the minimum required setbacks, which are 20 feet along the front property line abutting Blue Gum Lane, 5 feet along each side property line, and 10 feet along the rear property line.
 - c. The PC22 development standards require single-unit residences to provide a two-car garage. The Project is compliant with the minimum two-car garage parking requirement.
2. The neighborhood is predominantly developed with one and two-story, single-unit residences. The proposed design, bulk, and scale of the Project are consistent with the existing neighborhood pattern of development.
3. The Project is located on an inland property in a developed area approximately 1,544 feet from the Upper Newport Bay. The Property is separated from the bay by several rows of residences and streets such as Cape Andover and Castaways North. The finished floor elevation of the first floor of the proposed structure is 85.53 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot NAVD88 elevation standard for new structures. The identified distances from the coastal hazard areas coupled with the 85.53 NAVD 88 finish floor elevation will help to ensure the Project is reasonably safe for the economic life of the structure.
4. The Property is not located on the shoreline, nor is it located within 100 feet of coastal waters. The Project design addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

5. The Project does not include any proposed landscaping; therefore, the Project complies with Newport Beach Municipal Code (NBMC) Section 21.30.075 (Landscaping).
6. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is Westcliff Park, which sits approximately 1800 feet southwest of the Property. In addition, there are several coastal viewpoints on the pedestrian/bike trail that is adjacent to Newport Back Bay and is accessible through Blue Gum Lane, Grove Lane, and Santiago Drive. Several other coastal viewpoints are also available through Castaways Park, which is approximately 1,680 feet southwest of the Property. The surrounding viewpoints throughout the pedestrian/bike trail, Westcliff Park, or Castaways Park are not visible from the site. The Project complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bears a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project is a 668-square-foot addition to an existing single-unit residence located in PC22. Therefore, the Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. Vertical access to the bay is available adjacent to the site off Blue Gum Lane, Grove Lane, and Santiago Drive, where each street provides public access to an existing pedestrian/bike trail along the bluff. Lateral access is available on the same trail which is also accessible using Castaways Park. The Project does not include any features that would obstruct access along these routes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14,

Division 6, Chapter 1 because it has no potential to have a significant effect on the environment.

2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. PA2025-0193, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 Local Coastal Program (LCP) Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 16TH DAY OF OCTOBER, 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
3. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
4. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
5. Debris from demolition shall be removed from work areas each day and removed from the Property within 24 hours of the completion of the Project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
6. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.

7. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
8. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
9. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.
10. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
11. *Prior to the issuance of building permits, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
12. *Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
13. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
14. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays, or Holidays.
15. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.
16. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
17. This Coastal Development Permit No. PA2025-0193 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.

18. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Gray Residence including but not limited to, Coastal Development Permit No. PA2025-0193**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. PA2025-0193
1245 Blue Gum Lane

Attachment No. ZA 3

Project Plans

1245 BLUE GUM LN. ADDITION

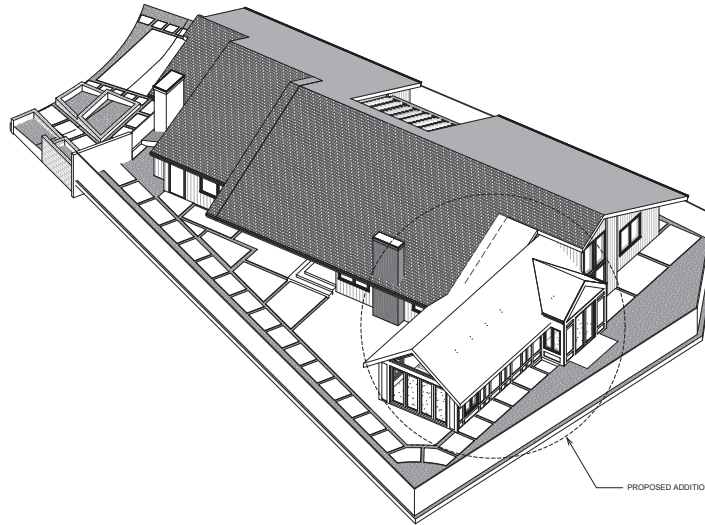
BNDL

PROJECT DIRECTORY

OWNER	BRADLEY AND KRISTIN GRAY 1245 BLUE GUM LANE, NEWPORT BEACH, CA	graybradleya@gmail.com kkuchel@gmail.com 949-933-3106
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731	kaveh@studiobndl.com danielle@studiobndl.com 310-844-6419
STRUCTURAL	BNW ENGINEERING 153 N OAK KNOLL AVENUE, UNIT 101, PASADENA, CA, 91101	SEVAN BEJANIAN 818-726-2620 sevan.b@bnw-eng.com
BUILDER		

SHEET INDEX

ARCHITECTURAL	STRUCTURAL
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① SITE ISOMETRIC

REGULATORY CODES

APPLICABLE REGULATORY CODES
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

CODE CLASSIFICATIONS

ZONING: PC22 Westcliff Grove
PC LAND USE CODE: Low Density Residential
GENERAL PLAN LAND USE: RS-D
COASTAL ZONE: YES
COASTAL LAND USE: RSD-A
OCCUPANCY GROUP: R-3/U
STORIES: 1
CONSTRUCTION TYPE: VB (NON-SPRINKLERED)

PROJECT SUMMARY

APN: 425 121 03
LOT AREA: 8,413 SQUARE FEET
EXISTING LOT COVERAGE: 3,880 SF / 8,413 SF = 46.1%
PROPOSED LOT COVERAGE: 4,605 SF / 8,413 SF = 54.7%
EXISTING BUILDING AREA: 2,582 SF
PROPOSED ADDITION AREA: 668 SF
PROPOSED TOTAL BUILDING AREA: 3,250 SF
GARAGE AREA (NO CHANGE): 476 SF

SCOPE OF WORK

668 SF ADDITION IN REAR INCLUDING RECREATION ROOM AND OFFICE.
REMOVAL OF EXISTING SKYLIGHTS IN SUN ROOM. REPLACE WITH SOLID ROOF. ENCLOSURE OF EXISTING SUN ROOM TO CREATE NEW BEDROOM.

NOTES

THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095.

A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING

EXCAVATION SAFETY AND DIG ALERT NOTIFICATION
PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT DIG ALERT AT 811 TO REQUEST UTILITY LOCATION SERVICES. ALL EXCAVATION ACTIVITIES MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN CALIFORNIA GOVERNMENT CODE SECTION 4216 REGARDING EXCAVATION SAFETY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY TO ENSURE THE SAFETY OF ALL UNDERGROUND UTILITIES.

STAMP:



The Architect retains all copyrights, all common law, statutory and other reserved rights for all drawings, specifications and documents prepared by the Designer. These drawings, specifications and documents are for use solely with respect to the project. They are not to be used by the Owner, Contractor, any Sub-Contractor, or material or equipment supplier on any other project, or for additions to this project, without the specific written consent of the designer.

PROJECT
**1245 BLUEGUM
ADDITION**

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731 845 271 9324 DANIELLE@STUDIOBNDL.COM

STRUCTURAL ENGINEER	BNW ENGINEERING SEVAN BEJANIAN 153 N OAK KNOLL AVENUE, Unit 101, Pasadena, CA, 91101 sevan.b@bnw-eng.com
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CONTRACTOR	

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

BNDL AND/OR ITS PRINCIPALS AND EMPLOYEES WAIVES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INJURIES THAT MAY OCCUR WHILE THESE PLANS, DRAWINGS, SPECIFICATIONS AND/OR DESIGN ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE BEING AVAILABLE OR CONSULTED WHOSE ARE ADVISED. THE PLANS, DRAWINGS, SPECIFICATIONS AND/OR DESIGN REPRESENTED HEREIN ARE FOR THE USE ONLY WITH RESPECT TO THIS PROJECT.

SHEET NAME
COVER SHEET

SCALE

DRAWING

A000

SYMBOLS/ ABBREVIATIONS

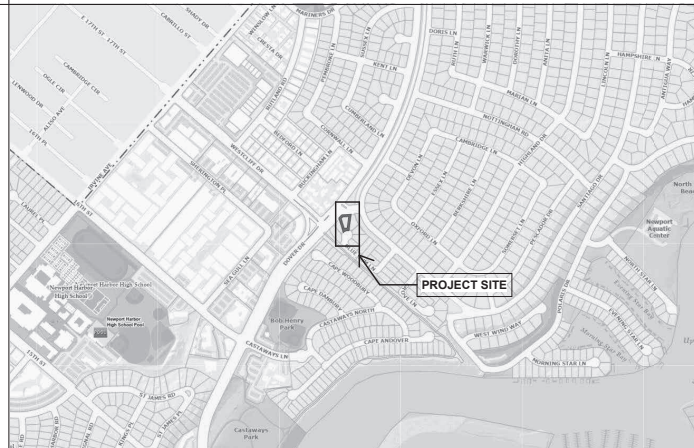
SECTION NO.	BUILDING SECTION REFERENCE	DOOR NO.	DOOR REFERENCE
SHEET NO.		WINDOW NO.	WINDOW REFERENCE
SECTION NO.	WALL SECTION REFERENCE	REVISION NO.	REVISION REFERENCE
SHEET NO.		KEYNOTES NO.	KEYNOTES
DETAIL NO.	DETAIL REFERENCE	ELEVATION	DATUM POINT
SHEET NO.			HIDDEN OR ABV. (ABOVE)
DETAIL NO.	DETAIL REFERENCE		PROPERTY LINE
SHEET NO.			BREAK LINE
SECTION NO.	INTERIOR ELEVATION REFERENCE		SITE GARDEN OR RETAINING WALL
SHEET NO.			NEW WALL
			CARBON MONOXIDE DETECTOR
			SMOKE DETECTOR

ABV. = ABOVE
BLW. = BELOW
DN. = DOWN

R.H. = ROOF HEIGHT
T.W. = TOP OF WALL
TYP. = TYPICAL (APPLIES TO ALL SIMILAR CONDITIONS OR ELEMENTS)

W. = WITH
F.S. = FINISH SURFACE

VICINITY MAP





The Architect retains all copyrights, all common law, statutory and other reserved rights for all drawings, specifications and documents prepared by the Designer. These drawings, specifications and documents are for use solely with respect to the project. They are not to be used by the Owner, Contractor, any Sub-Contractor, or material or equipment supplier on any other project, or for additions to this project, without the specific written consent of the designer.

PROJECT
1245 BLUEGUM
ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 876 W. 8TH STREET SAN PEDRO, CA 90731 845.271.9324 DANIELLE@BNDLARCH.COM
STRUCTURAL ENGINEER	BWN ENGINEERING SEVAN BEJANI 1531 N Oak Knoll Avenue, Unit 101, Pasadena, CA 91101 sevan.b@bwn-eng.com
CONTRACTOR	

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

BNDL AND/OR ITS PRINCIPALS AND EMPLOYEES WAIVES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR HEREIN DUE TO THE LIMITED SCOPE OF THE SERVICES PROVIDED. ANY CHANGES, SPECIFICATIONS AND/OR REVISIONS ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE BEING AVOIDABLE. OR CONFLICTS MUST BE RESOLVED. THE PLANS, DRAWINGS, SPECIFICATIONS AND/OR DESIGNS REPRESENTED HEREIN ARE FOR THE USE ONLY WITH RESPECT TO THIS PROJECT.

SHEET NAME
GENERAL NOTES

SCALE
DRAWING

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSION AND NOTIFY THE ENGINEER/ DESIGNER OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE INDICATED ON THESE DRAWINGS, PLANS, SECTIONS AND DETAILS.
- MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) REGULATION, LOCAL ORDINANCES AND GOVERNING AUTHORITIES.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE DESIGN AND RELATED CONSULTANTS DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE RESPECTIVE ENGINEER/ DESIGNER BEFORE ANY RELATED WORK IS STARTED.
- ANY PRODUCTS SPECIFIED "T.B.D. BY OWNER" SHALL BE REVIEWED WITH OWNER BY CONTRACTOR PRIOR TO BIDDING.
- ANY CHANGES, SUBSTITUTIONS, OMISSIONS OR OTHER DEVIATIONS FROM THESE DRAWINGS DURING CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF THE ENGINEER/ DESIGNER UNLESS AUTHORIZED IN WRITING.
- ANY C.B.C. REGULATION AND/ OR LOCAL ORDINANCES ORDERED BY THE GOVERNING AUTHORITIES THAT IS NOT SHOWN OR INDICATED ON THESE DRAWINGS SHALL BE A JOB RESPONSIBILITY TO EXECUTE BY THE GENERAL CONTRACTOR AS LONG AS THE APPEARANCE, GENERAL CONSTRUCTION, OR USE OF THE BUILDING IS NOT EFFECTED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL REQUIREMENTS OF THE DIFFERENT TRADES THAT MAY CAUSE CONFLICT OR DELAYS IN THE COMPLETION OF THE PROJECTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND PROVIDE SAFE ACCESS TO AND FROM ALL EXISTING CONDITIONS AND SCHEDULES THE WORK IN SUCH A MANNER TO CAUSE THE LEAST INTERRUPTION TO SAID OPERATIONS.
- THE GENERAL CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS.
- EXCEPT WHERE MORE EXPLICIT OR STRINGENT REQUIREMENTS ARE WRITTEN INTO THE CONTRACT DRAWINGS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND CONTRACT DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND COORDINATE ALL SCHEDULES WITH THE OWNER.
- THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS ARE SECURE PRIOR TO LEAVING THE SITE.
- THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE THE LIMITS OF CONSTRUCTION AND STAGING AREAS W/ THE OWNER.
- GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK (ALONG WITH HIS/HER BID) INCLUDING WORK TO BE DONE AND DATE.
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BUILDING, FENESTRATIONS AND FEATURES. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- ALL WATERPROOFING NOTES AND DETAILS IN THESE DOCUMENTS ARE SCHEMATIC TO BE USED AS DESIGN REFERENCE. THE CONTRACTOR SHALL FOLLOW MANUFACTURER RECOMMENDATIONS FOR WATERPROOFING AT ROOFS, WINDOWS AND DOORS AS NECESSARY. CONTRACTOR SHALL OBSERVE, MODIFY AND VERIFY CONSTRUCTION DETAILS AS NECESSARY FOR QUALITY CONTROL.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL AREAS TO REMAINING AREAS THAT ARE DAMAGED SHALL BE PATCHED AND REPAIRED AS REQUIRED WITH MATERIALS TO MATCH TO THE EXISTING.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE DISRUPTION OF ANY UTILITY SERVICES.
- THE LIMITS OF CONSTRUCTION SHALL BE DEFINED BY THE PROPERTY LINE - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PUBLIC STREETS, WALKWAYS, DRIVEWAYS AND UTILITY SERVICES ADJACENT TO.
- VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO THE ELECTRICAL PLANS FOR LOCATIONS OF FIXTURES ONLY.
- CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ENERGY CODE CONSULTANT FOR APPROVAL.
- THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.
- ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
- POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS. ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND IN A TIMELY MANNER SO AS NOT TO EXTEND CONTRACT COMPLETION DATE.

RESIDENTIAL NOTES

- ROOMS CONTAINING BATHTUBS, SHOWERS, AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 100 CFM. DUCTLESS FANS ARE UNACCEPTABLE. CMC 1203.4.3.2.1, CMC T-4-4
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS [CBC 2406.3]: A. SWINGING AND SLIDING DOORS B. WHEN LOCATED WITHIN 60-INCHES OF THE FLOOR SURFACES IN TUBS, SHOWERS, SAUNAS, OR STEAM ROOMS; C. WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60-INCHES OF A WALKING SURFACE D. WHERE GLAZING AREA IS MORE THAN 9-SQ.FT. IN AREA, WITH THE BOTTOM EDGE LESS THAN 18-INCHES ABOVE THE FLOOR AND TOP EDGE MORE THAN 36-INCHES ABOVE FLOOR. E. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36-INCHES HORIZONTALLY OF WALKING SURFACE AND 60-INCHES ABOVE WALKING SURFACE.
- CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24-INCHES IN FRONT, AND 15-INCHES FROM ITS CENTER CENTER TO ANY SIDE WALL OR OBSTRUCTION [CPC 407.5].
- WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CEMENT PLASTER, TILE OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70-INCHES ABOVE DRAIN INLET. PROVIDE CEMENT BOARD OR CEMENT PLASTER BACKING FOR TILE [CBC 1210.3].
- THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1024 SQ. INCHES (7.1 SQ. FEET) OR MORE IN CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE [CPC 411.7].
- EXTERIOR LATH AND PLASTER. PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASE SHEATHING [CBC 2510.6].
- THE WATER HEATER BURNER TO BE AT LEAST 18-INCHES ABOVE GARAGE FLOOR, IF LOCATED IN A GARAGE [CPC 508.14].
- PROVIDE A 3-INCH DIAMETER BY 3-FOOT TALL STEEL PIPE EMBEDDED IN CONCRETE SLAB FOR PROTECTION OF WATER HEATERS IN GARAGE [CPC 508.14].
- WATER HEATERS TO BE STRAPPED AT TOP AND BOTTOM WITH 1-1/2" X 16 GAUGE STRAP WITH 3/8" DIA. X 3" LAG BOLT EACH END [CPC 508.2].
- THE CLOTHES DRYER VENT SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH [CMC 904.3.2].
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS [R314.3]: A. IN EACH SLEEPING ROOM. B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. C. ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTIC. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTION [R314.4 & R314.5].
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS [R315.3]: A. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTION WITH SECTIONS [R315.1.1 & R315.1.2].
- PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.
- DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB
- ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

ELECTRICAL NOTES.

- ELECTRICAL COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.
- FIELD INSPECTORS TO REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT
- ELECTRICAL ITEMS ARE SHOWN IN CONCEPT AND SCOPE ONLY. ELECTRICAL ENGINEER OR ELECTRICIAN TO PROVIDE WIRING PLANS AND TO VERIFY TRANSFORMER IS ABLE TO CARRY POTENTIAL ADDED LOADS
- CONTRACTOR SHALL LOCATE ITEMS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
- ELECTRICAL SYSTEM SHALL BE PROPERLY GROUNDED. ALL NEW WORK SHALL BE PROPERLY GROUNDED
- ALUMINUM CONDUCTORS #6 AND SMALLER MUST HAVE CONTINUOUS INSPECTION
- P.V. DISCONNECT SHALL BE VISIBLE, WITH A LOCKABLE AC DISCONNECT WITHIN 3FT. OF METER ON EXTERIOR
- NEWLY INSTALLED RESIDENTIAL SERVICES REQUIRE A SURGE PROTECTION DEVICE. (CEC 230.67 (AB&D))
- PROVIDE A 200 AMP ADU SUBPANEL WITH 225 AMP BUSBAR DUE TO ELECTRIFICATION REQUIREMENTS
- PROVIDE A UFER OR DRIVEN GROUND ROD FOR A SEPARATE BUILDING (ADU)
- ELECTRIC-READY REQUIREMENTS SHALL BE AS FOLLOWED [PER CEC 150.0]:
 - HEAT PUMP SPACE HEATER READY (CEC 150.0 (7)). SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY"
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
 - ELECTRIC COOKTOP READY (CEC 150.0 (U)). SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. FROM THE COOK TOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY"
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
 - ELECTRIC CLOTHES DRYER READY (CEC 150.0 (V)). CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLINGS UNITS SHALL INCLUDE THE FOLLOWING:
 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY."
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
- ENERGY STORAGE SYSTEMS (ESS) READY (CEC 150.0 (S)). ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
 - AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS; OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SEC. 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL" SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS.
 - A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
 - THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS
 - SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/ TRANSFER SWITCH WITHIN 3 FT. OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- ALL RECEPTACLES OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOPS, CRAWL SPACES, GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6-FEET OF WET BAR SINK/LAUNDRY SINK TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI) [CEC 210.8].
- ALL 120V SINGLE PHASE, 15 AND 20 AMP OUTLETS (RECEPTACLE, LIGHTING, SMOKE DETECTORS ETC.) TO BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) [CEC 210.12].
- ALL WALL MOUNTED TELEPHONES AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.

GENERAL SECURITY REQUIREMENTS

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 6706
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. 6707
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB. 6709.1, 6709.4
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULBS (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. 6708
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDERS OR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 6709.5, 6709.7
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). 6709.2
7. 7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". 6709.2
8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. 6709.1 ITEM 2
9. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. 6710
10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
11. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. 6711
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. 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. 6712
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. 6714
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED 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. 6713
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. 6715.3
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. 6715.2
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

BUILDING AND RESIDENTIAL CODE REQUIREMENTS

1. 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.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
6. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
8. WATER HEATER MUST BE STRAPPED TO WALL. SEC. 507.3, LABC
9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
10. FOR EXISTING POOL ON SITE, PROVIDE ANTI- ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. 3162B
11. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. R309.4
12. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)
13. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
14. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
15. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

BNDL

STAMP:



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PROJECT
1245 BLUEGUM ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 87TH STREET SAN PEDRO, CA 90731 845 271 9334 DANIELLE@STUDIOBNDL.COM
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CONTRACTOR	

NOTES

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

BNDL AND/OR ITS PRINCIPALS AND EMPLOYEES WAIVES ANY AND ALL LIABILITY FOR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS AND/OR DESIGN ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE BEING AVAILABLE OR CONSULTED WHEN REQUIRED. THESE PLANS, DRAWINGS, SPECIFICATIONS AND/OR DESIGN REPRESENTED HEREON ARE FOR THE USE ONLY WITH RESPECT TO THIS PROJECT.

SHEET NAME
GENERAL NOTES

SCALE

DRAWING

A002



CITY OF NEWPORT BEACH

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2022 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

Scope

- 2022 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or recycling facilities regulated by the Department of Housing and Community Development (HCD-1). (NBAC 15.11.010, CG Section 101.3.1(3)).
- 2022 California Green Building Standards Code (CG) is applicable 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. (301.1.1)

Energy Efficiency

- New one- and two-family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
 - The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
 - The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
 - The service panel or subpanel circuit directory shall identify the overcurrent protective device space reserved for future EV charging as "EV CAPABLE."
 - The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

CalGreen/RESIDENTIAL, CALGreen/Residential/Residence 11-2022

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Material Conservation and Resources Efficiency

- 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 other similar method. (4.406.1)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.406.1, 4.406.3)

Water Efficiency and Conservation

- New residential developments shall comply with City's water efficient landscape ordinance. (4.304.1, NBAC 14.17)
- Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 1.8 gpm @ 80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 80 psi
Misting Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush ¹
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A112.19.2.3.2 for single flush and ASME A112.19.2.3.1 for dual flush toilets.
2. Lavatory faucets shall not have a flow rate less than 0.5 gpm at 20 psi.

Environmental Quality

- Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
 - 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 101.9 of this code.
 - 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 to be verified.
 - 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.
- Aerated paints and coatings shall meet the Product-weighted MIT Limits for VOC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3)
 - Carpet and Rug Institute's Green Label Plus Program.
 - California Department of Public Health Specification 01350.
 - NSF/ANSI 140 at the Gold level.
 - Scientific Certifications Systems Indoor Advantage™ Gold
- Minimum 80% of floor area receiving resilient flooring that comply with one of the following (4.504.4):
 - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
 - Products certified under UL GREENGUARD Gold
 - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 - California Department of Public Health Specification 01350.

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- Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

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 adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Core base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPUVC 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 and trim adhesive	250

1. For an adhesive to be used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding limits to measure VOC content specifically refer to the South Coast Air Quality Management District Rule 1106.

SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	200
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous	775
Porous	500
Modified bituminous	750
Marine deck	750
Other	750

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- Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3, (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2} (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	350
Bituminous roof primers	350
Bond treaters	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	120
Magnetic cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicoat coatings	250
Pre-treatment with primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	250
Recoated coatings	250
Roof coatings	250
Rust preventative coatings	250
Shellacs	730
Clear	550
Opaque	250
Specialty primers, sealers and undercoaters	250
Stains	250
Stone consolidants	450
Swimming pool coatings	540
Traffic marking coatings	100
Top and the finish 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 and including exempt compounds.
2. The specified limits must be effective unless noted. 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 Methods, February 1, 2008. More information is available from the Air Resources Board.

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- Particleboard, medium density fiberboard (MDF) and hardboard plywood used in interior or exterior of the building shall comply with isocyanate/methoxide emission standards as set forth in Table 4.504.5 below (4.504.5):

FORMALDEHYDE LIMITS ¹ (Maximum Formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardboard plywood composite core	0.05
Particleboard	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 California Air Resources Board, Air Toxic Control Measures for Composite Wood as listed in accordance with ACRB 6-123-06(02). For additional information, see California Code of Regulations, Title 17, Sections 6-123 through 6-125.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

- All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
- Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
- Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
 - Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
 - Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.

Installer and Special Inspector Qualifications

- HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
- HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentation

- An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
- Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
- Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
- Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
- CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

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BNDL

STAMP:

The Architect retains all copyrights, all common law, statutory and other reserved rights for all drawings, specifications and documents prepared by the Designer. These drawings, specifications and documents are for use solely with respect to the project. They are not to be used by the Owner, Contractor, any Sub-Contractor, or material or equipment supplier on any other project, or for additions to this project, without the specific written consent of the designer.

PROJECT 1245 BLUEGUM ADDITION

OWNER	OWNER
	BRADLEY GRAY 1245 BLUE GUM LN

ARCHITECT	BNDL ARCHITECTURE, INC. 876 W. 8TH STREET SAN PEDRO, CA 90731 842 271 9324 DANIELLE@STUDIOBNDL.COM
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STRUCTURAL ENGINEER	BNN ENGINEERING SEVAN BENJAMIN 153 N Oak Knoll Avenue, Unit 101, Pasadena, CA 91101 sevan.b@bnn-eng.com
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CONTRACTOR	
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NOTES	
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REV #	DATE	DESCRIPTION
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ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

THIS AND/OR ITS PRINCIPAL AND EMPLOYED SERVICES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR NEGLIGENCE THAT MAY OCCUR WHILE THESE PLANS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE WITHIN THE SCOPE OF THE CONTRACT AND/OR AS NOTED IN THESE PLANS, SPECIFICATIONS, AND/OR DESIGNS REPRESENTED HEREIN AND FOR THE USE OF THE PROJECT WITH RESPECT TO THIS PROJECT.

SHEET NAME
CALGREEN

SCALE

DRAWING
A010



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive (P.O. Box 1768) Newport Beach, CA 92658-8915
www.newportbeach.ca.gov | (949) 644-3200

RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

Applicable Standards: 2022 California Residential Code (CRC); 2022 California Building Code (CBC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (Cal Green); & Chapter 15 of the New Building Municipal Code (NBMC)

GENERAL:

- Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2022 California Green Building Standards Code, Section 4.303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
- Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
- Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
- A site survey by a licensee surveyor shall be required prior to foundation concrete pour.
- Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40209 A.4)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 85% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.409.3)
- Stairways shall not be less than 36 inches clear width. (CBC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
- Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
- Additional permits are required for detached structures including but not limited to:
 - Accessory structures, detached patio covers, and trellises,
 - Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line,
 - Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.

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- Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2)).
- The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 5044.2.1)
- Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
- Mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)
- Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
- Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy/Code Table 150.1-A.)

PLUMBING:

- Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
- Plumbing Fixtures:
 - New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1)
 - Comply with CAL Green Mandatory Requirements
 - Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
 - Shower Heads: 1.8 gpm @ 80 psi
 - Lavatory Faucets: 1.2 gpm @ 60 psi
 - Kitchen Faucets: 1.8 gpm @ 60 psi
 - Water Closes: 1.28 gallons per flush
- Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
- The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
- Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
- Water heaters to be strapped at top and bottom with 1 1/2" x 16-gauge strap with 3/8" diameter X 3" lag bolt each end. (CPC 507.2)
- ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a), and 903.1.1)
- ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
- Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and 7.60.0)
- Cleanouts are required within 2 feet of the connection between the building interior roof/drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
- All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
- The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)

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- Electrical and Plumbing for exterior improvements detached from the house (i.e. barbecue, fountain, fire feature)

CONSTRUCTION:

- Pedestrian protection adjacent to public way to be as follows:

CIC TABLE 3306.1 PROTECTION OF PEDESTRIANS		
HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
5 feet or less	Less than 5 feet	Construction railing.
	5 feet or more	None
More than 5 feet	Less than 5 feet	Barrier and covered walkway.
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway.
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

- All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3 CBC 2510.6)
- Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R703.7.2, CBC 1209.2.3)
- Safety glazing shall be provided at the following hazardous locations: (CRC R308.4 CBC 2406.4)
 - Swinging, bi-fold, and sliding doors.
 - When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
 - Glazing adjacent to doors
 - Within a 24-inch arc of either vertical edge of doors or within 60 inches of walking surface.
 - Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
- Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
 - Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps
 - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
 - Glazing in garages and railings.
- All doors and operable windows with sill height less than 48 inches above the indoor finished floor from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109 (115922))
- Smoke alarms shall be installed in the following locations: (CRC R314.3, CBC 907.1.12, 907.2.1.3.1 & 907.2.1.1.4)

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- The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
- Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (i))
- Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (1), and CPC 609.12)
- Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to shut the heat exchanger. (Cal Energy Code 110.3 (6))
- Install 1 automatic clothes washer connection per one- and two-family dwelling. (CPC Table 422.1)

ELECTRICAL:

- Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.0(5))
- Edison Company approval is required for meter location prior to installation.
- Field inspectors shall review and approve underground service requirement prior to concrete placement.
- Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space. (CEC 110.26)
- All lighting is required shall be high efficiency. (California energy code section 150.0 (k) and Table 150.0-A.)
- Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
- All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
- Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
- A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
- GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
- Ground fault circuit interrupter (GFCI) is required for all receptacles installed in all areas on basement level. (CEC 210.8(B)(5))
- Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
- Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (CEC 240.24 (D) and (E))
- Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)(3) CEC 210.4(D))
- The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))

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- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story, including basements and habitable attics.
- Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- A minimum of 20 feet horizontally from any permanently installed cooking appliance.
- Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.

- Carbon monoxide alarms shall be installed in the following locations: (CRC R315.3)

- Outside of each sleeping area in the immediate vicinity of the bedroom(s).
- On every occupiable level of the dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).

- Newly constructed dwellings shall comply with Aging-in-place and fall prevention (CRC R327).
- At least one bathroom on the entry level shall be provided with reinforcement for grab bars, where there is no bathroom on the entry level, at least one bathroom on the second or third floor or the dwelling shall comply with CRC R327.1.1.
- Electrical receptacle outlets, switches and controls shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor. (CRC R327.1.2)
- Doorbell buttons shall not be installed more than 48" above exterior floor or landing. (CRC R327.1.4)
- All fenestrations on windows and doors shall have U-Factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

- Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to.
 - Must be portable and may be easily relocated.
 - Temporary generators are to be located a minimum distance from any property line according to the following table:

Time in Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 - 1 day	5 feet	5 feet
> 1 day	20 feet	5 feet

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- Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
- Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
- Island and peninsula counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2), and (3))
- The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
- Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
- Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G)(1)).
- Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C)(2)).
- Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

FOUNDATION:

- Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
- Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R017.3, CBC 2304.10.6)
- Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" size, between sill plate and nut. (CRC R002.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

SOUTHERN CALIFORNIA Edison SETBACK

- Southern California Edison (SCE) overhead power line setback. General Order 95 Table 1.

Nature Clearance	Communication Conductors (including Open Wire, Cables and Service Drops), Supply Service Drops, or 0-750 Volts	Supply Conductors and Supply Cables, 750 - 22,500 Volts
Vertical clearance above walkable surfaces on buildings (except generating plants or substations) bridges or other structures which do not ordinarily support conductors, whether attached or unattached.	8 Feet	12 Feet
Vertical clearance above non-walkable surfaces on buildings (except generating plants or substations) bridges or other structures which do not ordinarily support conductors, whether attached or unattached.	8 Feet	8 Feet
Horizontal clearance of conductor at rest from buildings (except generating plants and substations), bridges or other structures (upon which men may work) where such conductor is not attached thereto.	3 Feet	6 Feet

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- If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.
- May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided using a temporary power pole.
- Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

FIREPLACE:

- All fireplaces:

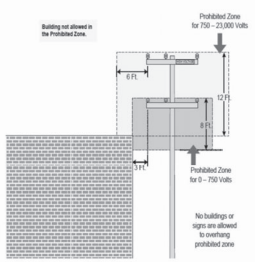
- Factory-built fireplaces, chimneys and all their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
 - Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
 - Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)
 - Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1) & (2)). Horizontal vent caps shall be 2 feet clear from property lines.
 - Exhaust openings shall not be directed onto walkways. (R303.5.2)
- Solid fuel burning fireplaces:
 - Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
 - Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
 - Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft. but shall not be less than 5 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
 - Liquid fueled fireplaces are not allowed for interior use.
 - Direct vent gas appliance fireplace:
 - Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with US EPA New Source Performance Standards (NSPS). (Cal Green 4.503.1)

MECHANICAL:

- Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R333.3, Cal Green 4.506.1, CBC 1202.5.2.1, CMC 402.3)
- Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)

2022 CALIFORNIA RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS 06/2024

4



BNDL

STAMP:

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PROJECT 1245 BLUEGUM ADDITION

OWNER

OWNER
BRADLEY GRAY
1245 BLUE GUM LN

ARCHITECT

BNDL ARCHITECTURE, INC.
878 W. 8TH STREET
SAN PEDRO, CA 90731
842.271.9324
DANIELLE@BNDLARCHITECT.COM

STRUCTURAL ENGINEER

BW ENGINEERING
SEVAN BEJANI
153 N Oak Knoll Avenue,
Unit 101, Pasadena, CA, 91101
sevan.b@bw-eng.com

CONTRACTOR

NOTES

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

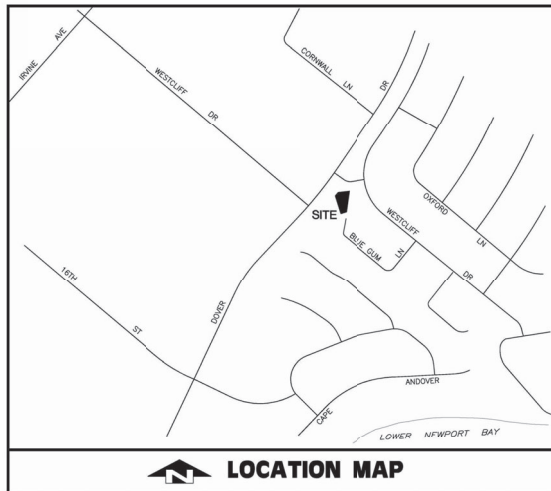
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SHEET NAME RESIDENTIAL REQUIREMENTS

SCALE

DRAWING

A011

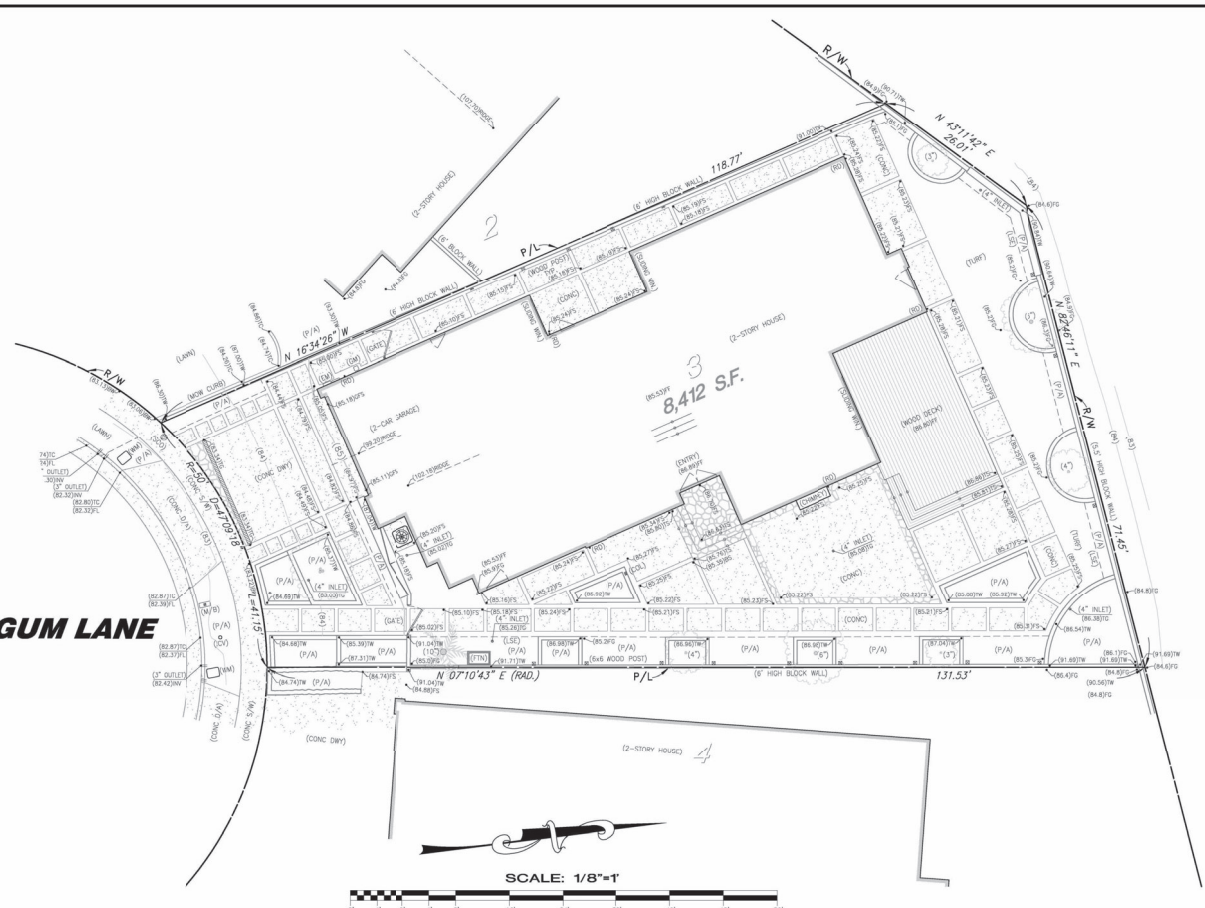


LEGEND

A.C.	ASPHALT CONCRETE	S.D.	STORM DRAIN
A.P.W.A.	AMERICAN PUBLIC WORKS ASSOCIATION	S.D.M.H.	STORM DRAIN MANHOLE
A.U.	AIRC-CONDITIONING UNIT	S.O.	SUB-GRADE ELEVATION
B.F.F.	BASEMENT FINISH FLOOR ELEVATION	S.S.	SANITARY SEWER
B.F.M.	BENCH MARK	S.L.B.	STREET LIGHT PUL BOX
B.O.E.	BOTTOM OF EAVE ELEVATION	S.M.	SOLAR METER
B.O.F.	BOTTOM OF FOOTING ELEVATION	S.L.T.	STREET LIGHT
B.O.S.	BOTTOM OF SLOPE ELEVATION	S/A	TRASH AREA
B.V.C.	BEGIN VERTICAL CURVE	T.B.	TOP OF BERM ELEVATION
B.W.	BACK OF WALK ELEVATION	T.C.	TOP OF CURB ELEVATION
C.B.	CATCH BASIN	T.C.P.	TOP OF COPING ELEVATION
C.F.	CURB FACE	T.F.	TOP OF FOOTING ELEVATION
C.I.P.	CAST IRON PIPE	T.G.	TOP OF GRADE ELEVATION
C/L	CENTERLINE	T.H.T.	TOP OF HEARTH ELEVATION
C.L.F.	CHAIN LINK FENCE	T.O.C.	TOP OF CHIMNEY ELEVATION
C & G.	CURB & GUTTER	T.O.G.	TOP OF GLASS ELEVATION
C.O.	CLANDON	T.P.	TOP OF PLASTER ELEVATION
CONC.	CONCRETE	T.R.P.	TOP OF ROOF RAMPART FIXATION
D/A	DRIVEWAY APPROACH	T.S.	TRAFFIC SIGNAL
D.I.P.	DUTCH-PIED PIP	T.W.	TOP OF STEEL WALL ELEVATION
D.L.	DAYLIGHT LINE	V.C.	VERTICAL CURVE
D.S.	DOWN SPOUT	VER.	VERUON
D.S.C.O.	DOWN SPOUT CLEAN-OUT	V.P.	VINE POCKET
D.W.M.	DOMESTIC WATER METER	W/H	WATER HEATER
D.W.	DRIVEWAY	W.L.	WROUGHT IRON
E.C.	END CURVE	W.M.	WATER METER
E.P.	EDGE OF PAVEMENT		
EX.	EXISTING		
F.F.	FINISH FLOOR ELEVATION		
F.H.	FIRE HYDRANT		
F.L.	FLOWLINE ELEVATION		
F.S.	FINISHED SURFACE ELEVATION		
FTN.	FOUNTAIN		
F.W.	FIRE WATER		
G.B.	GRADE BREAK		
G.F.S.	GARAGE FINISH SURFACE ELEVATION		
G.M.	GAS METER		
H.L.	HOUSE LATERAL		
H.P.	HIGH POINT ELEVATION		
INV.	INVERT ELEVATION		
I.W.M.	IRRIGATION WATER METER		
L.P.	LOW POINT ELEVATION		
M.B.	MANHOLE		
M.O.C.	MIDDLE OF CURVE		
O.W.M.	OVERHEAD WIRELESS		
P/A	PLANTER AREA		
P.B.	PULL BOX		
P.K.W.	PARKWAY		
P/L	PROSPECTY LINE		
P.P.	POWER POLE		
P.R.C.	POINT OF REVERSE CURVE		
P.V.M.	PAVEMENT		
R.D.	ROOF DRAIN		
R.L.	RAILROAD LINE		
R.R.T.	RAILROAD TIE		
R/W	RIGHT-OF-WAY		

EXISTING TREE & SIZE

BLUE GUM LANE



BENCH MARK:

DESCRIBED BY OCS 2003 - FOUND 3 3/4\"/>

PREPARED FOR:
MR. & MRS. GRAY
 1245 BLUE GUM LANE
 NEWPORT BEACH, CA 92606

7				
6				
5				
4				
3				
2				
1				
NO.	REVISIONS	APPROVED	DATE	

PREPARED BY:
RG Consultants, Inc.
 CIVIL ENGINEERING • SURVEYING
 34 GEORGETOWN
 IRVINE • CALIFORNIA • 92612

DESIGNED BY:
 R.G.
 DRAWN BY:
 R.G.
 CHECKED BY:
 (949) 509 0909
 FAX (949) 509 0901
 DATE: 22 MAY 2005

TOPOGRAPHIC SURVEY
1245 BLUE GUM LANE
LOT 3, TRACT NO. 9620, M.M. 432:39-41
APN 425-121-03
CITY OF NEWPORT BEACH

SHEET
T1
 JOB NO.
25906

F:\RGA\085\2005\UN25906\25906-Topo.DWG



Standard Plan Issue Date: JANUARY 1, 2023
City of Newport Beach 2022, v1.1-1-2023
Community Development/ Building Division
2022 CBC & CRC

LIMITS OF APPLICABILITY
— USE OF THIS DOCUMENT SHALL NOT PREVENT THE APPLICANT
TO MODIFY ANY PORTION OF THIS PLAN OR THESE DETAILS.

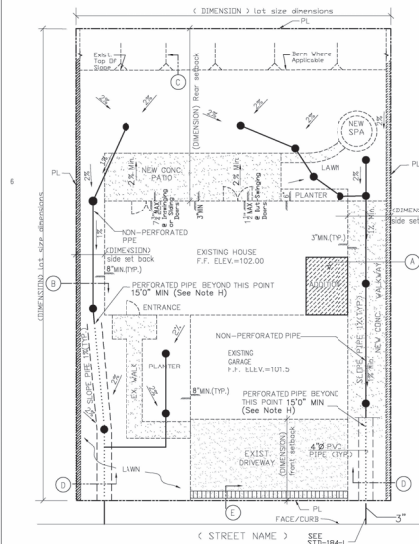
BUILDING DIVISION

STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN DRAWING BY PROFESSIONAL ENGINEER OR ARCHITECT IS REQUIRED FOR LANDSCAPE/COMPLEX HARDSCAPE PROJECTS WITH OUTDOOR STRUCTURE(S) (RETAINING WALLS, PATIO COVERS, FIREPLACES, GAZEBO, STAIRS, ETC.)

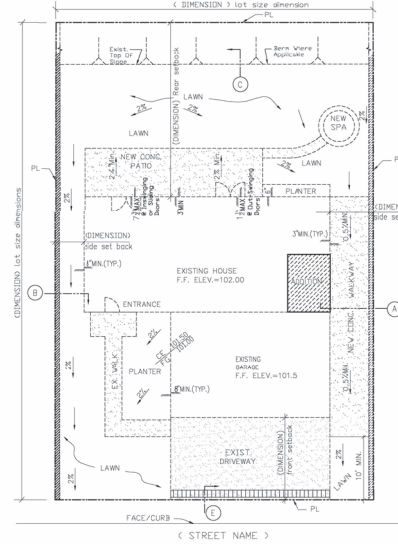


INSTRUCTIONS

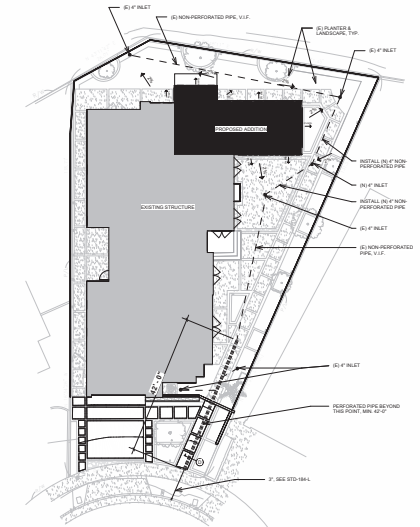
- Refer to the applicable sample drainage plan and sketch a similar drainage plan for your property in the space provided to your right showing the following:
- Show footprint of the property and identify existing and addition portion (as applicable).
 - Identify ALL property lines.
 - Distinguish between existing hardscape and landscape and new/proposed hardscape and landscape improvements.
 - Show locations of all existing buildings, structures, pools, fences, retaining walls, etc.
 - Show locations of all existing slopes on and adjacent to the property.
 - All surfaces shall be designed to drain at the following minimum gradients. Use arrows to indicate direction of drainage plan.
Minimum gradients for drainage, NBMC 15.10.120(F):
 - Paved 0.5% (min.)
 - Not paved 2 %
 - Positive drainage shall be maintained away from all building (Minimum 2% within 10'-0" of the building) and slope areas.
CRC R401.3
 - Show proposed location of area drains if a drain line system is proposed.
 - Show trench drain in front of driveway (not required if driveway is less than 10' long or driveway is existing to remain).
 - Show location of perforated pipe and percolation trench. Locate perforated pipe away from foundations. (15' min. per every 2000 sq. ft. of area). NBMC 15.10.120(E)(4)(C)
 - Provide a drain in planter if required for Drainage.
 - Reference the applicable swale section on plan.
 - Show slope of drain lines (1% min.) CPC 814.3
 - Select one of the drain line materials listed below and specify on plan. Minimum pipe size to be 4" (NBMC 15-10-120)
 - ABS, SDR 35
 2. ABS, Schedule 40
 3. PVC, SDR 35
 4. PVC, Schedule 40
 5. ADS 3000 with PE glued joints
 - The minimum clearance between exterior finish grade and bottom of treated sill plate shall be 3" for paved exterior surfaces and 8" between the bottom of the sill plate and grade.
 - Design drainage to ensure water does not drain over the top edge of any slopes. Provide a berm at top of slope. Draw a section through berm. Berm to be 12" high and slopes towards the pad. See Detail "C". Discharge of water over slopes is prohibited. NBMC 15.10.060
 - Show top and toe of all slopes and indicate slope ratio. Maximum slope ratio 1:2.
 - Obtain an encroachment permit from Public Works for improvements within utility easement of public right-of-way including installing a pipe to drain through the curb.



Example of a Drainage Plan Using Surface Lines



Example of a Surface Drainage Plan



SITE PLAN

1. DRAINAGE PLAN
1/16" = 1'-0"

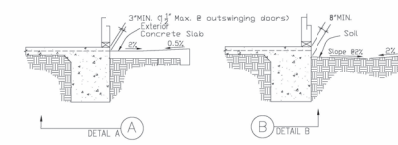
NOTE:
IT IS THE RESPONSIBILITY OF THE PERMITTEE TO MAKE SURE THAT ALL WORK COMPLIES WITH THE
NEWPORT BEACH STANDARD DRAINAGE PLAN. NO PLAN REVIEW IS PERFORMED ON THE SITE PLAN PRIOR
TO THE PERMIT ISSUANCE. COMPLIANCE WILL BE VERIFIED BY BUILDING DEPARTMENT INSPECTOR

GENERAL NOTES

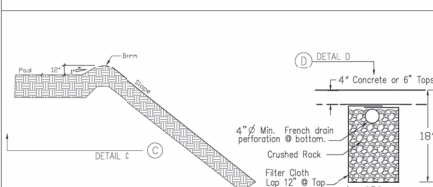
- All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
- Work hours are limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10.28.040 of the NBMC.
- Noise from excavation, delivery, and removal shall be controlled per Section 10.28.040 of the NBMC.
- The stamped set of approved plans shall be on the job site at all times.
- Drainage system shall be designed to retain concentrated and surface sheet flow from dry weather and runoff and minor rain events within the site. NBMC 15.10.120
- Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in stop work order. NBMC 15.10.140
- No point, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, gutters or storm drains. All material and waste shall be removed from the site. NBMC 15.10.020
- Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent. NBMC 15.10.140
- Separate building permits are required for free standing structures (Fences, Retaining Walls, Gazebo, Patio Cover, etc.)

REQUIRED INSPECTION

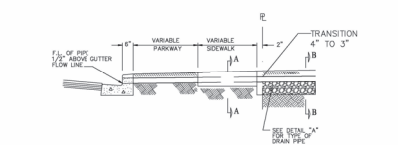
- Drainage Pipe
- Final Inspection



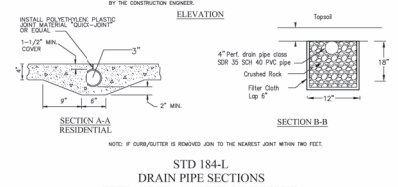
SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE



ELEVATION



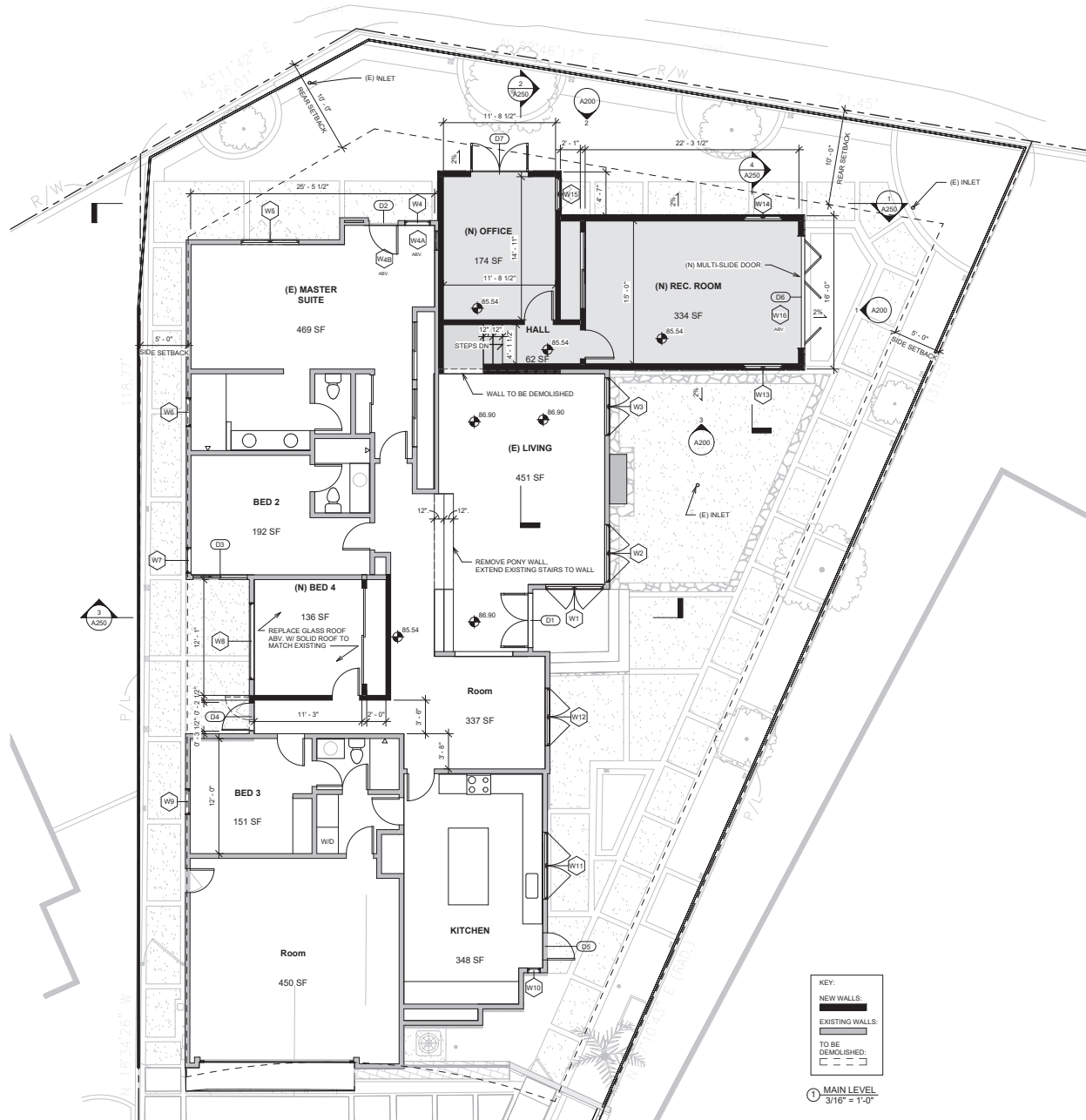
SECTION A-A RESIDENTIAL

LEGEND

FF	FINISH FLOOR ELEVATION	SYM(TYP.)	ELEVATION CHANGE - EXCEPT @ SLOPWAYS
TC	TOP OF CURB ELEVATION	PL	PROPERTY LINE
FG	FINISH GRADE ELEVATION	AD	AREA DRAIN
FL	FLOW LINE ELEVATION	PD	PERFORATED FRENCH DRAIN LINE
		DR	DRAIN PIPE (NON-PERFORATED)

DIMENSIONS DETERMINED BY
GRADE FRAME DIMENSIONS
USE FRAME AS A FORM

1'-0\"/>



FLOOR PLAN GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING SIZES, COLUMN SIZES AND SHEAR WALL DESIGNATIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH, UNO.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY CONFLICTS WITH EXISTING CONDITIONS OR WITH INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELAYED TO THE DESIGNER FOR VERIFICATION OR CLARIFICATION.
- EXISTING CONDITIONS ARE "AS OBSERVED." AN EXHAUSTIVE TECHNICAL INVESTIGATION HAS NOT BEEN PERFORMED. CONTRACTORS TO VERIFY EXISTING CONDITIONS.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL AND FIRE RATING REQUIRED.
- ALL DOORS AND WINDOWS WHEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED.
- SEE A400 SHEET FOR DOOR, WINDOW, FINISH, AND FIXTURE SCHEDULES.
- SEE A500 SHEETS FOR ALL EXTERIOR DETAILS.
- ALL GLASS ENCLOSURES AT BATHTUBS AND SHOWERS SHALL UTILIZE TEMPERED GLAZING PER CBC 308.4.5.
- BATHTUB AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 6 FEET ABOVE THE FLOOR. (CBC 303.2)
- WHEN SHOWER CURB IS NOT PROVIDED, PER CBC 406.5, THE ADJOINING BATHROOM SPACE WOULD BE CONSIDERED TO BE A WET LOCATION WITH THE PROPERTY WATERPROOFING REQUIREMENTS.
- ALL WATER CLOSET COMPARTMENTS MUST MAINTAIN 15" MINIMUM CLEARANCE FROM THE CENTERLINE OF THE TOILET TO EDGE OF WALL, CABINET, OR ADJACENT FIXTURE AND 24 INCH CLEARANCE IN FRONT OF THE TOILET (CBC 402.5)
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL, AND PLUMBING SUBCONTRACTORS BEFORE MECHANICAL OPENINGS IN WALLS, FLOORS, CEILING, ROOF, ETC.
- PROVIDE AND INSTALL STIFFENERS, BRACING, BACK UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR ACCESSORIES AREA FOR FIXTURES. (R005.1 EX.2)
- EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
- PROVIDE THE FOLLOWING AGING-IN-PLACE/FALL PREVENTION: REINFORCEMENT FOR GRAB BARS. (R327.1.1) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL. AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
 - REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER (1-1/2" X 7-1/4" ACTUAL DIMENSIONS) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 12" AND 36" ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
 - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.
 - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHTUB SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
- DOCUMENTATION FOR GRAB BAR REINFORCEMENT: (R327.1.1.1) INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION & MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CH. 4, DIVISION 4.4.
- ELECTRICAL RECEPTACLE OUTLET, SWITCHES, CONTROL HEIGHTS. (R327.1.2) ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
- INTERIOR DOORS. (R327.1.3) EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION OR, IN THE CASE OF A 2- OR 3-STORY SINGLE FAMILY DWELLING, ON THE 2ND OR 3RD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. DOORBELL BUTTONS. (R327.1.4) DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
- HEAT PUMP WATER HEATER MUST BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS.
- CLOTHES DRYER MOISTURE EXHAUST DUCT IS REQUIRED TO THE OUTSIDE AND MUST BE EQUIPPED WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS (CMC 504.4.2)
- PROVIDE 100 SQ. IN. OF MAKEUP AIR TO LAUNDRY ROOM PER CMC 205, 504.4.1 AND 701.3 WHERE EXHAUST FANS, CLOTHES DRYERS, AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH THE OPERATION OF APPLIANCES, MAKEUP AIR SHALL BE PROVIDED.

BNDL

STAMP:



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PROJECT 1245 BLUEGUM ADDITION

OWNER	BNDL ARCHITECTURE, INC. 878 W. 8TH STREET SAN PEDRO, CA 90731 842 271 9324 DANIELLEE@STUDIOBNDL.COM
ARCHITECT	BNDL ARCHITECTURE, INC.
STRUCTURAL ENGINEER	BNW ENGINEERING SEVAN BEJANI 153 N Oak Knoll Avenue, Unit 101, Pasadena, CA 91101 sevan.b@bnw-eng.com
CONTRACTOR	

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

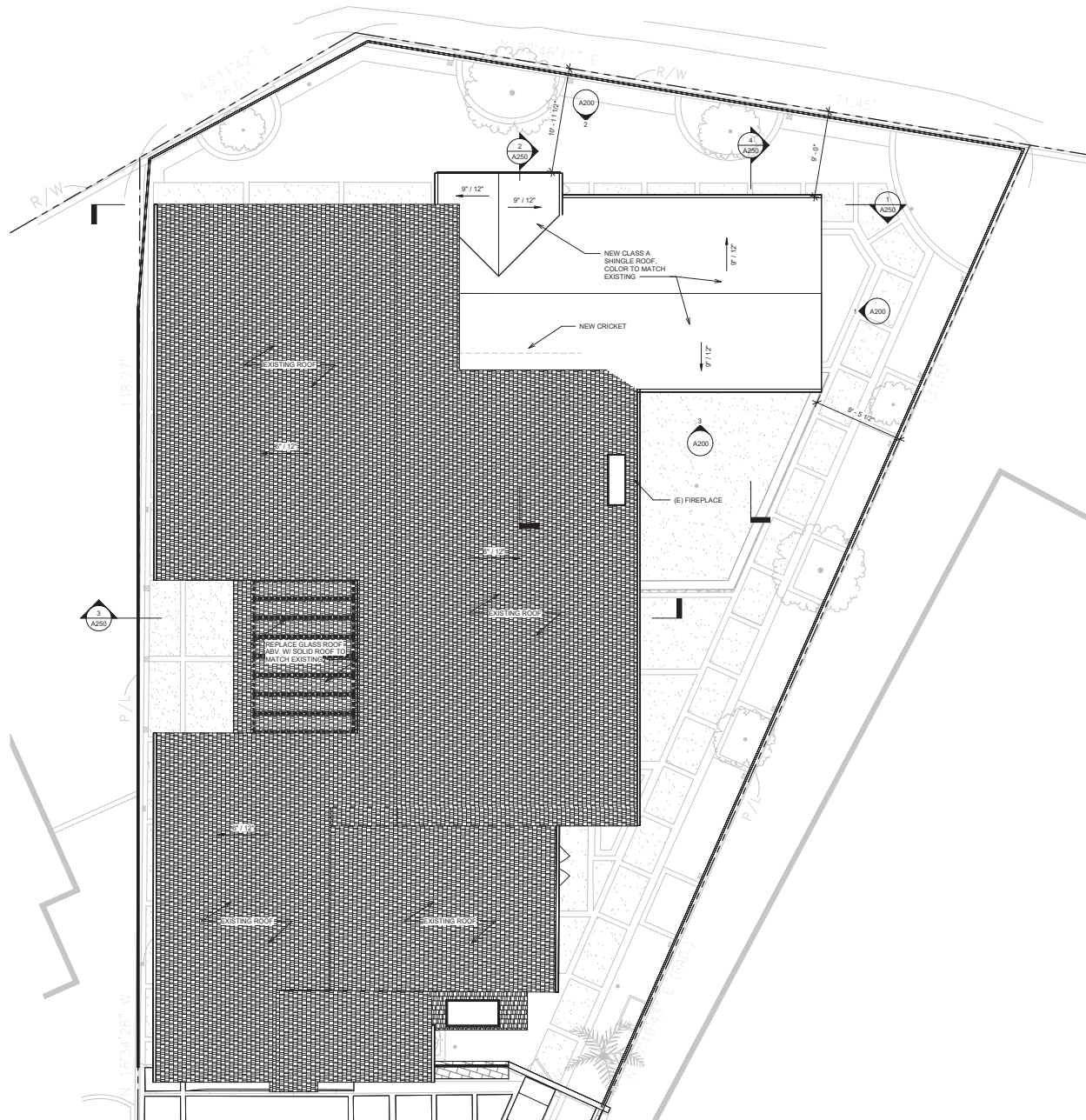
BACK AND/OR ITS PRELIMINARY AND DRAFTED DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ANY CONFLICTS WITH EXISTING CONDITIONS OR WITH INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELAYED TO THE DESIGNER FOR VERIFICATION OR CLARIFICATION.

SHEET NAME GROUND LEVEL PLAN

SCALE
3/16" = 1'-0"

DRAWING

A101



① ROOF PLAN
3/16" = 1'-0"

BNDL

STAMP:



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PROJECT
1245 BLUEGUM
ADDITION

OWNER
BRADLEY GRAY
1245 BLUE GUM LN

ARCHITECT
BNDL ARCHITECTURE, INC.
878 W 8TH STREET
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DANIELLE@STUDIOBNDL.COM

STRUCTURAL ENGINEER
BNW ENGINEERING
SEVAN BEJANNIAN
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sevan.bi@bnw-eng.com

CONTRACTOR

NOTES

REV #	DATE	DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

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SHEET NAME
ROOF PLAN

SCALE
3/16" = 1'-0"

DRAWING
A102



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PROJECT
1245 BLUEGUM ADDITION

OWNER
BRADLEY GRAY
1245 BLUE GUM LN

ARCHITECT
BNDL ARCHITECTURE, INC.
878 W. 8TH STREET
SAN PEDRO, CA 90731
845 271 9334
DANIEL@BNDL.COM

STRUCTURAL ENGINEER
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SEVAN BEJANI
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Unit 101, Pasadena, CA 91101
sevan.b@bnw-eng.com

CONTRACTOR

REV #	DATE	DESCRIPTION

REV #	DATE	DESCRIPTION

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SHEET NAME
REFLECTED CEILING PLAN

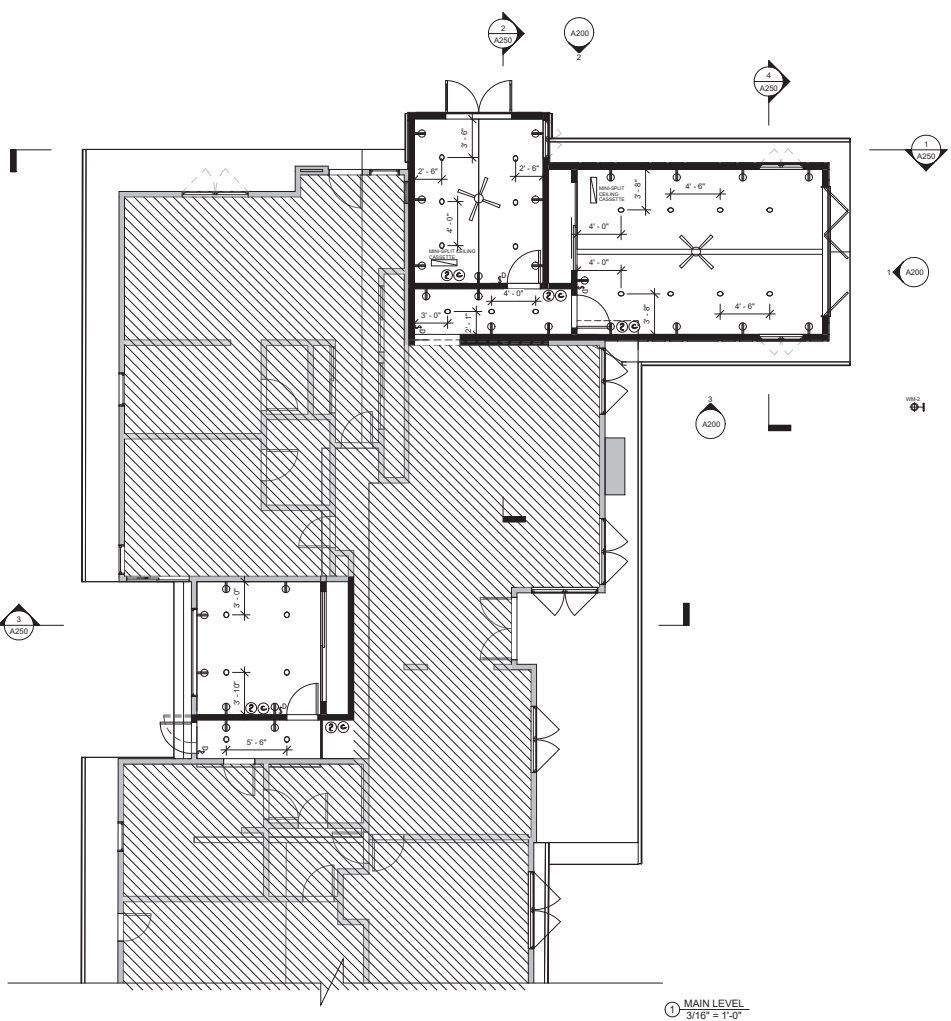
SCALE
3/16" = 1'-0"

DRAWING

A111

RCP AND ELECTRICAL GENERAL NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL DISCIPLINES AND THE REQUIREMENTS NOTED ON ALL PLANS.
- NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCY DISCOVERED ON SITE.
- VERIFY AND SUBMIT ALL FINISHES TO INTERIOR DESIGNER AND/OR CLIENT PRIOR TO INSTALLATION.
- SMOKE DETECTOR LOCATION @ CEILING HARD WIRED WITH BATTERY BACK-UP PER CRC SEC. 314. SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 (CRC R314.1). SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP IN THE DWELLING UNDERGOING AN ADDITION ALTERATION OR REPAIR. BATTERY OPERATED SMOKE ALARMS MAY BE USED IN EXISTING AREAS OF THE BUILDING WHERE INSTALLATION WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT. (CRC R314.4)
- CARBON MONOXIDE DETECTOR LOCATION WITH WIRED BATTERY BACK UP INSTALLED PER 2022 CRC SEC. 315. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED AND HARDWIRED WITH BATTERY BACKUP IN THE DWELLING UNDERGOING AN ADDITION ALTERATION OR REPAIR. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT. (CRC R315.5) BATTERY OPERATED CARBON MONOXIDE ALARM MAY BE USED IN EXISTING AREAS OF THE BUILDING WHERE THE INSTALLATION WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF 2022 CRC SEC. 315.
 - NOTE: CARBON MONOXIDE ALARMS (CMA) AND SMOKE ALARMS (SA) ARE REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS WHERE A PERMIT VALUATION EXCEEDS \$ 1,000. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCE. LOCATE SUCH ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), AND ONE AT EVERY LEVEL OF DWELLING INCLUDING THE BASEMENT. (R315)
 - SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) (R3)
- SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF 2016 CRC SEC.
- ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF TABLE 150.0-A PER CEC SECTION 150.0(K)(1)(A) AND MUST BE HIGH EFFICACY
- ALL RECESSED DOWNLIGHTS IN CEILINGS SHALL COMPLY WITH CALIFORNIA ENERGY CODE SECTION (CEC 150.0(K)(1)(C))
 - SHALL BE LISTED AS ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY TESTING/RATING LABORATORY.
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS ARTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASICALS WHEN TESTED IN ACCORDANCE WITH ASTM E883.
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK.
 - ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING.
 - SHALL MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CEC SECTION 410.116.
 -
- ALL ENCLOSED LUMINAIRES SHALL BE MARKED TO SHOW COMPLIANCE WITH T24 J48 & RATED FOR ELEVATED TEMPERATURES (CEC 150.0(K)(1)(D))
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC SECTION 150.0(K)(2)(E)(I))
- LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE OUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A. (CEC SECTION 150.0(K)(2)(F))
- LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE (CEC SECTION 150.0(K)(3)(A))
 - FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
 - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW.
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH/CONTROL, OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
 - ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
 - AT LEAST ONE OUTSIDE WEATHERPROOF, GFI 120 VOLT RECEPTACLE SHALL BE INSTALLED IN THE FRONT AND BACK OF DWELLING UNIT NOT MORE THAN 6.5 FEET ABOVE GRADE LEVEL. (CEC 210.52(E) AND 210.5A)
 - ALL BRANCH CIRCUITS THAT SUPPLY 250-VOLT, SINGLE PHASE, 16 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). (CEC 210.12) THIS REQUIREMENT IS FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS.
 - ELECTRICAL ITEMS ARE SHOWN IN CONCEPT AND SCOPE ONLY. ELECTRICAL ENGINEER OR ELECTRICIAN TO PROVIDE WIRING PLANS AND TO VERIFY TRANSFORMER IS ABLE TO CARRY POTENTIAL ADDED LOADS BY (N) FIXTURES.
 - CONTRACTOR SHALL LOCATE ITEMS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
 - NEW POWER OUTLETS SHALL BE LOCATED IN CONFORMANCE WITH CODE REQUIREMENTS
 - ELECTRICAL SYSTEM SHALL BE PROPERLY GROUNDED. ALL NEW WORK SHALL BE PROPERLY GROUNDED
 - ELECTRICAL RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE RESISTANCE RATING WILL NOT BE REDUCED
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 4 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR AREA. (R303.1)
 - NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
 - NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE
 - THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AND A MINIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABELED CLEARLY DISPLAYING THE FOLLOWING TEXT, OR EQUIVALENT: THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE SWITCH IN THE 'ON' POSITION AT ALL TIMES UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR. (150.0(J))
 - EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE LIGHTING SYSTEM (CEC SECTION 150.0(K)(2)(G))



SYMBOL LEGEND

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PROJECT
1245 BLUEGUM ADDITION

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1245 BLUE GUM LN

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NOTES

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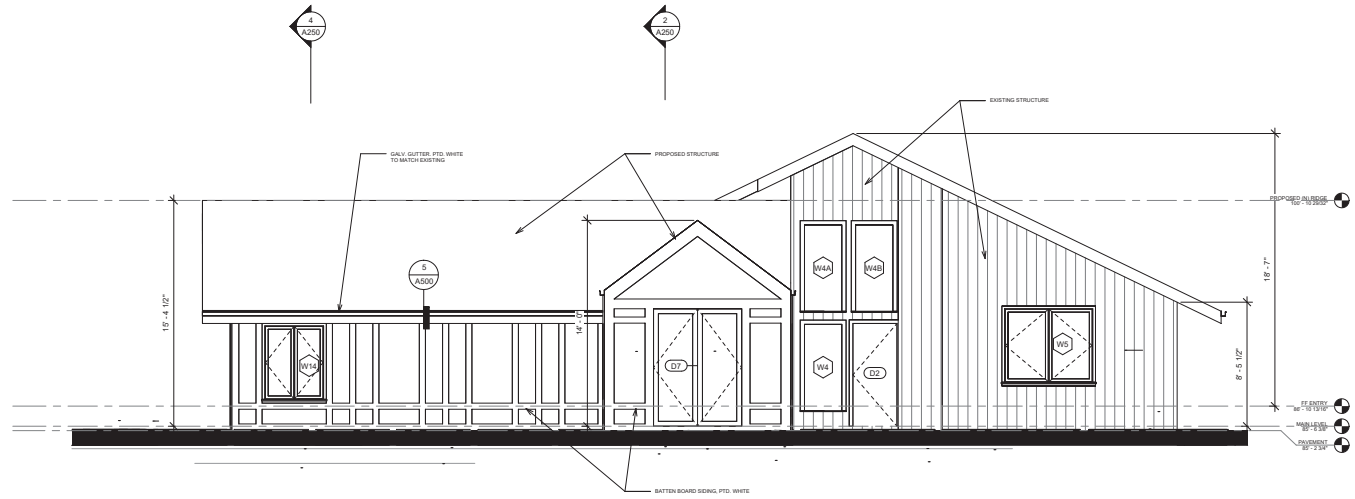
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SHEET NAME
ELEVATIONS

SCALE
1/4" = 1'-0"

DRAWING

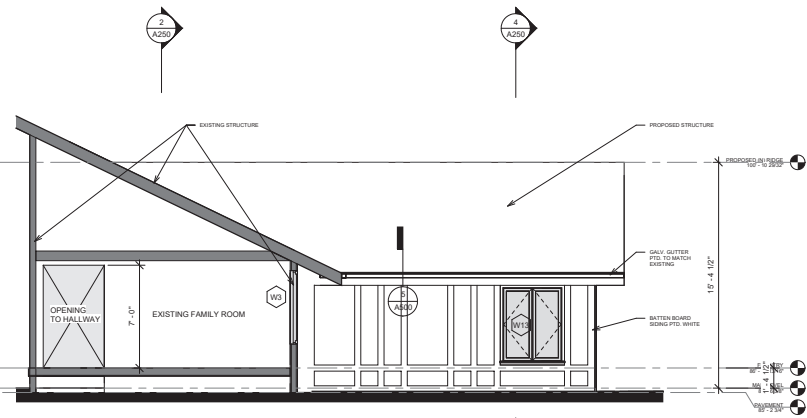
A200



② NORTH ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"



③ WEST ELEVATION
1/4" = 1'-0"

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PROJECT
1245 BLUEGUM ADDITION

OWNER
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1245 BLUE GUM LN

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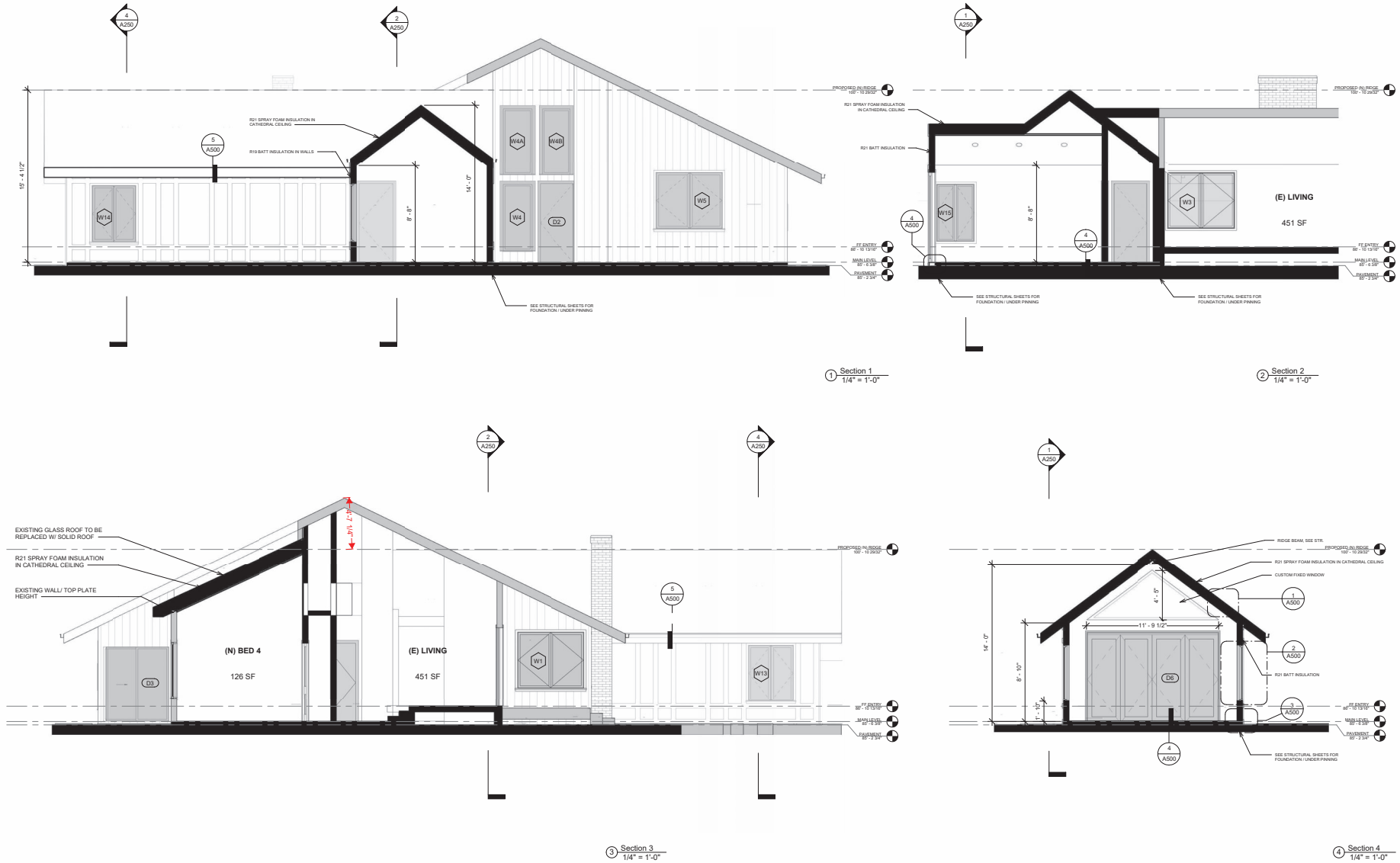
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SHEET NAME
SECTIONS

SCALE
1/4" = 1'-0"

DRAWING

A250



NOTE:
ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY OTHERS.
DIMENSIONS OF OPENINGS FOR DOORS AND WINDOWS SHALL BE MEASURED & CONFIRMED BY WINDOW MANUFACTURER PRIOR TO PURCHASE/ INSTALLATION.

NOTE:
ALL FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS

DOOR AND WINDOW GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL SIZES AND TYPES PRIOR TO ORDERING WINDOWS AND DOORS.
- SCHEDULE IS INTENDED AS A GUIDE. DIMENSIONS INDICATE UNIT NET OPENING SIZE FOR LIGHT, VENTILATION, AND EGRESS CODE COMPLIANCE. CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION.
- CONTRACTOR SHALL PROVIDE CERTIFICATION OF COMPLIANCE FOR ALL EXTERIOR DOORS (CENC 110.6)
- COORDINATE JAMB / HEAD DIMENSIONS WITH VARYING WALL THICKNESSES
- DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT ANY OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE
- TRIMMERS SHALL BE FULL DOOR LENGTH WITH SOLID BACKING AGAINST SOLE AND HEADER PLATES
- PROVIDE OPERATING POLES AS NECESSARY FOR OPERABLE WINDOWS 5'-0" ABOVE FINISH FLOOR
- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (CENC 110.7)
- WINDOW EMERGENCY ESCAPE AND RESCUE OPENING PER R310.1 - WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. WINDOWS MINIMUM NET CLEAR OPENING OF 5.7 FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM). WINDOW MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).
- ALL DOORS SHALL BE 1-3/4" THICK UNLESS NOTED OTHERWISE.
- REFER TO THE FLOOR PLANS FOR EXACT LOCATIONS OF DOORS AND DIRECTION OF DOOR SWINGS
- EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.1.8)
- THE FORCE FOR OPENING DOORS SHALL NOT EXCEED 5LBS. (CBC 1008.1.2)
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (255 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CARPED LANDINGS OR FINISH FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. (CBC 311.1)
- COORDINATE WITH OWNER'S SECURITY COMPANY AS REQUIRED FOR PLACEMENT OF ALARM CONTACTS
- CONTRACTOR TO COORDINATE DOOR AND WINDOW HARDWARE "HANDLING"
- ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB OF THE WALL FRAMING SCREWS NO LESS THAN 3-1/2" LONG.
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS. DEADLOCKING LATCH WITH KEY-OPERATED LOOKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY. SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES.)
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND IMBEDMENT OF NOT LESS THAN 3/8". AND A HOOK-SHAPED OR AN EXPANDING J-LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK. AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8 INCHES AND 3 INCHES IN WIDTH.

SAFETY GLAZING REQUIREMENTS

SAFETY GLAZING IS REQUIRED IN THE FOLLOWING INSTANCES:

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. [CRC R308.4.2]
- GLAZING IN A INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS [CRC R308.4.3]
 - EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQ. FT.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- GLAZING IN GUARDS AND RAILING. [CRC R308.4.4]
- TEMPERED GLASS REQUIRED IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOL, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. [CRC R308.4.5]
- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLUSH OF STAIRS AND RAMPS. [CRC R308.4.6]
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM THREAD NOSING. [CRC R308.4.7]

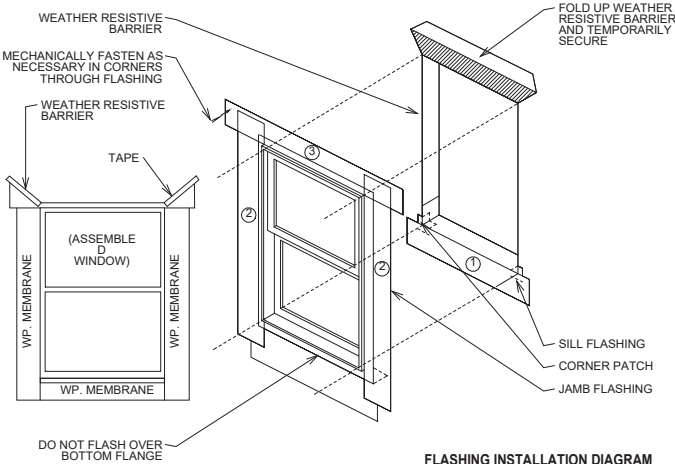
WINDOW SCHEDULE							
Mark	Comments	TYPE	Width	Height	U-Factor	SHGC	FRAME MATERIAL
W1	EXISTING	SLIDE	6'-0"	5'-0"	0.23	0.23	
W2	EXISTING	DBL. CASEMENT	6'-0"	5'-0"	0.23	0.23	
W3	EXISTING	DBL. CASEMENT	6'-0"	5'-0"	0.23	0.23	
W4	EXISTING	FIXED	2'-8"	6'-0"	0.23	0.23	
W4A	EXISTING	FIXED	2'-8"	6'-0"	0.23	0.23	
W4B	EXISTING	FIXED	2'-8"	6'-0"	0.23	0.23	
W5	EXISTING	DBL. CASEMENT	6'-0"	5'-0"	0.23	0.23	
W6	EXISTING	SLIDE	3'-0"	2'-0"	0.23	0.23	
W7	EXISTING	DBL. CASEMENT	2'-8"	6'-0"	0.23	0.23	
W8	EXISTING	SLIDE	8'-0"	5'-0"	0.23	0.23	
W9	EXISTING	CASEMENT	2'-8"	6'-0"	0.23	0.23	
W10	EXISTING	FIXED	1'-4"	6'-0"	0.23	0.23	
W11	EXISTING	SLIDE	7'-0"	4'-0"	0.23	0.23	
W12	EXISTING	SLIDE	6'-0"	5'-0"	0.23	0.23	
W13	NEW	DBL. CASEMENT	4'-0"	5'-0"	0.3	0.23	
W14	NEW	DBL. CASEMENT	4'-0"	5'-0"	0.3	0.23	
W15	NEW	CASEMENT	3'-5"	5'-2"	0.3	0.23	
W16	NEW	FIXED TRIANGLE	11'-8"	4'-5"	0.3		

NOTE: ALL GLASS TO BE TEMPERED

DOOR SCHEDULE							
Mark	E/N	TYPE	Width	Height	U Factor	S.H.G.C.	DOOR MATERIAL
D1	EXISTING	FRENCH	5'-8"	7'-0"	.41	.2	
D2	EXISTING	HALF LITE	3'-0"	7'-0"	.41	.2	
D3	EXISTING	SLIDE	5'-8"	6'-8"	.41	.2	
D4	NEW	HALF LITE	2'-10"	7'-0"	.41	.2	
D5	EXISTING	SOLID CORE	2'-10"	7'-0"			
D6	NEW	MULTI SLIDE	11'-8"	8'-4"	.41	.2	
D7	NEW	FRENCH	6'-0"	8'-0"	.41	.2	

NOTE: ALL GLASS TO BE TEMPERED

ED = EXTERIOR DOOR
ID = INTERIOR DOOR



FLASHING INSTALLATION DIAGRAM

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**PROJECT
1245 BLUEGUM
ADDITION**

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CONTRACTOR	

NOTES

REV #	DATE	DESCRIPTION

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**SHEET NAME
SCHEDULES**

SCALE

DRAWING

A400

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PROJECT 1245 BLUEGUM ADDITION

OWNER
BRADLEY GRAY
1245 BLUE GUM LN

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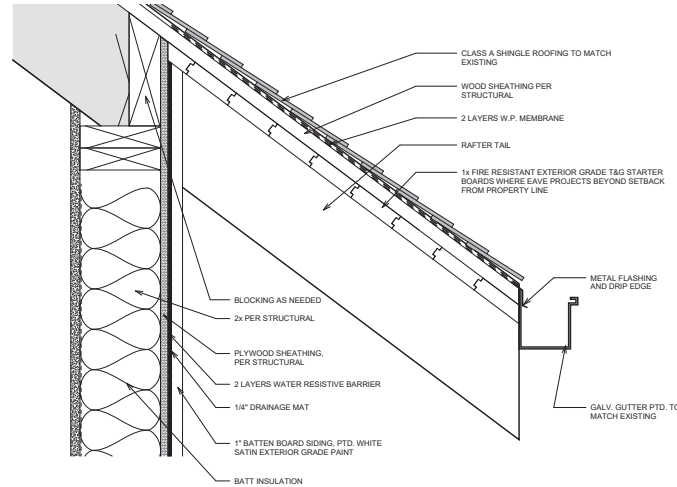
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SHEET NAME
DETAILS

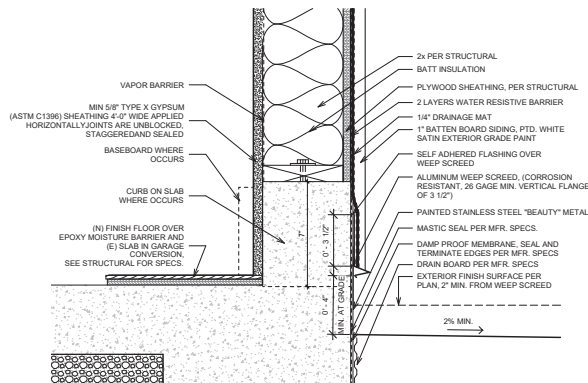
SCALE
3" = 1'-0"

DRAWING

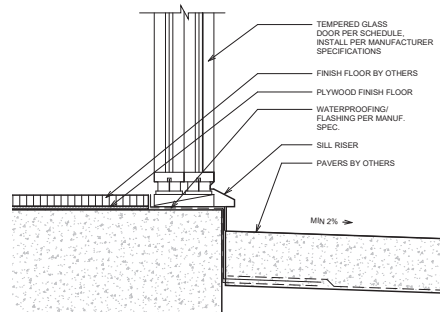
A500



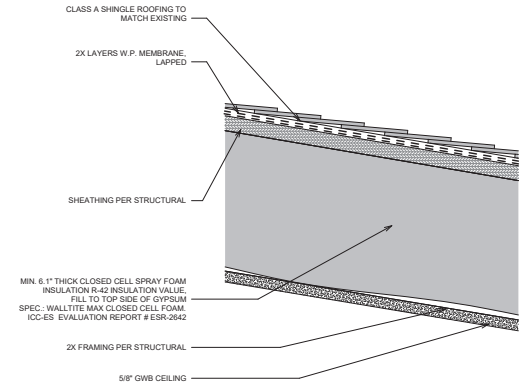
⑤ ROOF EAVE DETAIL
3' = 1'-0"



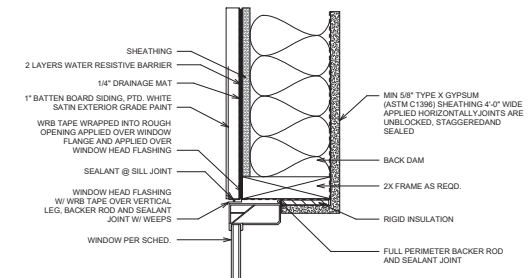
③ TYPICAL WALL BASE WEEP SCREEN
DETAIL
3' = 1'-0"



④ TYPICAL SLIDING DOOR SILL DETAIL
3' = 1'-0"



① INSULATED VAULTED ROOF
3' = 1'-0"



② TYPICAL EXTERIOR WINDOW/ WALL
DETAIL, 1 HR. RATED
3' = 1'-0"

DESIGN CRITERIA AND LOADS

1. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH:
CALIFORNIA BUILDING CODE AND SUPPLEMENTS 2022
ASCE/SEI 7-16
ASCE 5-14
ASCE 300-16
ASCE 341-16, INCLUDING SUPPLEMENTS
AWS D1.1
AWS D100
ASCE 18 AND SDPWS-15
2. OCCUPANCY RISK CATEGORY II
3. SEISMIC DESIGN CATEGORY D
4. IMPORTANCE FACTOR 1.0
5. SOIL CLASSIFICATION PER GEOTECHNICAL REPORT 2 (DEFAULT), F_{an} 1-2
6. S₁ 0.847 g
S₂ 1.069 g
S₃ 0.589 g
7. 4.3 (WOOD SHEAR WALL, STEEL OMF)
4.3 (WOOD SHEAR WALL, STEEL OMF)
2.5.3 (WOOD SHEAR WALL, STEEL OMF)
PER FOOTNOTE 8 OF TABLE 12.2.1 (ASCE 7-16)
8. LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE, STEEL ORDINARY MOMENT FRAME EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC FORCE RESISTING SYSTEM V = 0.219SEISMIC WEIGHT (BOTH DIRECTIONS) 1.3
9. ANALYSIS PROCEDURE BASE SHEAR, STRENGTH LEVEL
REDDUNDANCY FACTOR 1.0
10. WIND BASIC WIND SPEED 90 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE CLASS D
11. WIND LOADS FOR COMPONENTS AND CLADDING SHALL BE PER ASCE-7, CHAPTER 30 DESIGNED BY OTHERS.
12. STRUCTURE IS PROVIDED BY WOOD SHEAR WALLS AND STEEL OMF IN EACH ORTHOGONAL DIRECTION. REFER TO PLANS FOR LOCATIONS. THE REMOVALS SHALL BE IN EACH ORTHOGONAL DIRECTION. HORIZONTAL DIAPHRAGMS DISTRIBUTING THE LATERAL WIND AND SEISMIC FORCES TO THE VERTICAL LATERAL ELEMENTS WHICH IN TURN CARRY THE LOAD TO THE FOUNDATION FOUNDATIONS.
13. DESIGN LOADS
DEAD LOAD 15 PSF
LIVE LOAD 30 PSF

GENERAL

1. ALL WORK SHALL COMPLY WITH TITLE 24 OF THE CALIFORNIA CODE OF CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL OR STATE AGENCIES HAVING JURISDICTION ON THIS PROJECT.
2. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER OR THEIR EMPLOYEES AND SUBCONSULTANTS AT THE CONSTRUCTION SITE, SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO THE OWNER OF THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES INCLUDING BUT NOT LIMITED TO: CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ANY OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ADEQUATE SAFETY OF THE CONSTRUCTION. THE ENGINEER'S CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S PROFESSIONAL LIABILITY POLICY.
3. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND THE ENGINEER CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S PROFESSIONAL LIABILITY POLICY.
4. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOBSITE PRIOR TO CONSTRUCTION. START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP THAT ARE NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.
6. STRUCTURAL DRAWINGS INCLUDE DESIGN REQUIREMENTS AND DIMENSIONS FOR STRUCTURAL INTEGRITY BUT DO NOT SHOW ALL DETAIL DIMENSIONS TO FIT INTRICATE ARCHITECTURAL AND MECHANICAL DETAILS. CONTRACTOR SHALL SO CONSTRUCT THE WORK SO IT WILL CONFORM TO THE CLEARANCES REQUIRED BY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DESIGN.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE-SCALE OVER SMALL-SCALE DRAWINGS. CONTRACTOR TO DETERMINE FINAL DIMENSION WITH ARCHITECT.
9. TYPICAL DETAILS SHALL APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. WHERE NO DETAILS ARE GIVEN, CONTRACTOR SHALL BE AS SHOWN FOR SIMILAR WORK.
10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES FOR THE ABOVE ITEMS.
11. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR DETAILS, CONDITIONS, FITS, TRENCHES, PADS, DEPRESSIONS, ROOF/FLOOR OPENINGS, STAIRS, SHELVEYS, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
12. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADE CONTRACTORS. OPENING SIZES AND LOCATIONS SHOWN FOR DUCTS, PIPES, INSERTS AND OTHERS WHEN MAIN AREAS ARE NOT SHOWN FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FORMING.
13. DO NOT NOLES, NOT AROUND BLOCKS, ETC. ARE ALLOWED. THE CONTRACTOR SHALL UNLESS SPECIFICALLY DETAIL ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
14. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, EACH BIDDER SHALL VISIT THE PREMISES AND BECOME FULLY ACCQUAINTED WITH THE EXISTING CONDITIONS. TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPES OF EQUIPMENT, ETC. THE BID SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK WITHIN THE EXISTING CONDITIONS.
15. SHOP DRAWINGS SHALL BE REVIEWED AND COORDINATED PRIOR TO SUBMITTING TO THE ARCHITECT. EACH SHOP DRAWING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND REVIEW BY THE ARCHITECT SHALL NOT BEGIN UNTIL THIS IS COMPLETE. WORK SHALL NOT BEGIN WITHOUT REVIEW BY THE ARCHITECT/STRUCTURAL ENGINEER.
16. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. NOTATIONS MADE BY THE ARCHITECT/STRUCTURAL ENGINEER ON THE SHOP DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS.
17. ELEVATIONS ARE BASED ON THE FIRST FLOOR ELEVATION INDICATING ON THE ARCH PLANS.

EARTHWORK

1. FOUNDATION SYSTEM FOR THE STRUCTURE SHALL BE SPREAD/CONTINUOUS FOOTINGS. THESE FOOTINGS SHALL HAVE A MINIMUM WIDTH OF 18" FOR STORY STRUCTURES. THE EMBEDMENT OF FOOTINGS SHALL BE A MINIMUM OF 18" BENCHES BELOW THE LOWEST ADJACENT FINAL GRADE.
2. NET ALLOWABLE BEARING PRESSURE FOR THESE FOUNDATIONS WITH MINIMUM SOIL FOOTING EMBEDMENT AT THE MINIMUM DEPTH AS INDICATED ABOVE SHALL BE 100 PSF AS PER CODE.
3. THE ABOVE GIVEN VALUES ARE FOR TOTAL OF DEAD AND FREQUENTLY APPLIED LIVE LOADS, FOR SHORT DURATION TRANSIENT LOADINGS, SUCH AS WIND OR SEISMIC FORCES, THE GIVEN VALUES MAY BE INCREASED BY ONE-THIRD.
4. RESISTANCE TO LATERAL LOADS SHALL BE PROVIDED BY PRACTICE AGAINST BASE OR BY PASSIVE EARTH PRESSURE. ALLOWABLE COEFFICIENT OF FRICTION SHALL BE 0.3 AND ALLOWABLE PASSIVE PRESSURE SHALL BE 100 PSF TO A MAXIMUM OF 1000 PCF.
5. SITE PREPARATION BELOW THE PROPOSED STRUCTURE, ALL EXISTING FILL SHALL BE REMOVED TO COMPETENT ALLUVIUM AND REPLACED AS COMPACTED FILL. REMOVALS SHALL PROVIDE THE PROPOSED STRUCTURE WITH A MINIMUM OF THREE FEET BELOW BOTTOM OF PROPOSED FOOTINGS. THE REMOVALS SHALL BE MINIMUM OF FIVE FEET OUTSIDE OF THE PROPOSED PERIMETER FOOTPRINT OR AT A 1:1 PROJECTION, WHICHEVER IS GREATER, FOR ALL PROPOSED PAVED AREAS, ALL OLD FILL AND THE UPPER 1 TO 2 FEET OF THE ALLUVIUM SHALL BE REMOVED AND RECOMPACTED.
6. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING/ABUTMENT WALLS BEFORE CONCRETE HAS ATTAINED SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL WALLS BELOW GRADE FROM LATERAL LOADS UNTIL SUPPORTING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED 7 DAY STRENGTH. MINIMUM BACKFILLING IS NOT PERMITTED FOR FOUNDATION WALLS UNTIL SUPPORTED SLAB TOP AND BOTTOM IS IN PLACE OR THE WALL IS ADEQUATELY BRACED TO RESIST LATERAL LOADS. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF ALL BRIBING, SHEETING AND SHORING REQUIRED TO SAFELY RETAIN EARTH BANKS AS REQUIRED.
7. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILL MATERIALS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS AND FOUNDATIONS. IF ANY SUCH MATERIAL OR STRUCTURES ARE FOUND, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL ABANDONED FOOTINGS, UTILITIES AND OTHER STRUCTURES THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
8. EXISTING GROUND SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE EXISTING STRUCTURES, WALLS, SANITATION, UTILITIES, ETC.
9. ALL FOOTINGS SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR CONTROLLED BACKFILL. CONTRACTOR SHALL NOTIFY INSPECTION AGENCY WHEN EXCAVATION IS READY FOR TESTING. INSPECTION AGENCY SHALL SUBMIT LETTER OF COMPLIANCE TO THE OWNER.
10. FOOTING ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH WHERE AN ADEQUATE SOIL BEARING PRESSURE IS EXPECTED. FOOTINGS, PIERS AND/OR WALLS SHALL BE LOWERED OR EXTENDED AS REQUIRED TO REACH SOIL MEETING THE DESIGN BEARING PRESSURE.
11. ALL REQUIRED AREA SHALL BE ACCORDING TO THE PROJECT GEOTECH REPORT.
12. THE MOISTURE CONTENT OF REQUIRED CLAYEY SOILS AT THE TIME OF COMPACTION SHALL BE BETWEEN 2-5% ABOVE OPTIMUM MOISTURE CONTENT.
13. ANY IMPROV FILL SOIL OBTAINED SHALL HAVE A LOW POTENTIAL FOR EXPANSION AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO IMPORTING.
14. ALL UNACCEPTABLE MATERIAL AND ORGANIC MATERIAL SHALL BE REMOVED FROM BELOW ALL PROPOSED SLABS-ON-GRADE. THE EXPOSED NATURAL SOIL SHALL BE PROOF-ROLLED AND THE COMPACTION VERIFIED BY AN INSPECTION AGENCY PRIOR TO PLACING FILL AREAS EXHIBITING WEAKNESS SHALL BE REMOVED AND REPLACED BY ACCEPTABLE COMPACTED FILL.
17. ALL SITE WORK SHALL BE PERFORMED UNDER THE INSPECTION OF THE SPECIAL INSPECTION AGENCY VARIATIONS IN SITE CONDITIONS AND THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ARCHITECT/STRUCTURAL ENGINEER FOR CLARIFICATIONS PRIOR TO PROCEEDING.

MASONRY

1. CONCRETE BLOCKS SHALL BE OF THOSE SHOWN ON THE DRAWINGS, TYPE AND COLOR AS SELECTED BY THE ARCHITECT AND CONFORM TO ASTM C-90, GRADE N-1. BLOCK SHALL BE MEDIUM WEIGHT UNITS, PM 200 PSI.
2. GROUT MIX SHALL BE 1:2:2 PORTLAND CEMENT TO SAND TO PEA GRAVEL WITH 170 PART LIME PUTTY OR HYDRATED LIME, 2000 PSI.
3. MORTAR TYPE II MIX SHALL BE 1:3 PORTLAND CEMENT TO SAND WITH NOT MORE THAN ONE HALF NOR LESS THAN ONE-QUARTER PART LIME PUTTY WITH SLOTTED RED LIME ADDED, TYPE S, 5000 PSI.
4. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER (1" MIN.) OF GROUT AND VERTICAL BARS SHALL BE PLACED IN THE CENTER OF THE WALL UNLESS SHOWN OTHERWISE.
5. GROUT CELLS SHALL BE IN ALL WALLS UNO. REINFORCING SHALL BE SECURELY HELD IN PLACE, GROUT IN 4" MAXIMUM LIFTS. FOR HIGH-LEFT GROUT SEE NOTES BELOW.
6. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY UNLESS NOTED OR DETAILED SPECIFICALLY.
7. CONTINUOUS INSPECTION OF BLOCK LAYING & GROUTING IS REQUIRED.
8. BOLTS SHALL BE GROUTED SOLID WITH 1" MIN. GROUT BETWEEN BOLT AND MASONRY.
9. ALL CONCRETE TO RECEIVE MASONRY SHALL BE SANDBLASTED OR BUSH HAMMERED.
10. HIGH LEFT GROUTING MAY BE EMPLOYED ONLY IF THE FOLLOWING STEPS ARE TAKEN:
a. OPEN THE FACE SHELL OF THE BOTTOM LINE AND BLOCK FOR EVERY CELL TO BE FILLED.
b. CLEAN ALL MORTAR PROTRUDING INTO EACH CELL.
c. CLEAN OUT DROPPINGS AND CLOSE THE CELL.
d. LIMIT THE GROUT TO 10" OF MAX.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 117, ACI 308.1, ACI 308.1, ACI 308.1, ACI 318 AND SP-088, UNO.
2. CONCRETE MATERIALS SHALL CONFORM TO:
CEMENT ASTM C150, TYPE I OR II
FINE AND COARSE AGGREGATE ASTM C233
LIGHTWEIGHT AGGREGATE ASTM C330
WATER ASTM C260
AIR-ENTRAINING ADJUTIVE ASTM C494
3. CONCRETE STRENGTHS SHALL CONFORM TO:

INTENDED USE	28-DAY STRENGTH (PSI)	MAX W/C RATIO	SUMP
FOUNDATIONS	3000	0.45	1'-4"
UNLESS NOTED OTHERWISE	3500	0.45	1'-4"
DRYPACK SHALL BE 1:3-1:2 PORTLAND CEMENT TO SAND WITH A MINIMUM 28-DAY STRENGTH OF 7000 PSI.			
CROSS RESISTANCE OF WALLS/FOOTINGS AND STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, EDGES OF WALL/STORAGE BEAMS AND PIERS.			
UNO. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.			
SANDBLAST ALL EXISTING CONCRETE SURFACES OUTSIDE 28 DAYS AGAINST WHICH CONCRETE IS TO BE PLACED, UNLESS DIRECTED OTHERWISE IN WRITING BY THE STRUCTURAL ENGINEER.			
PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SUCH SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PENETRATIONS.			
CORE DRILLING CONCRETE IS NOT PERMITTED UNLESS NOTED OTHERWISE OR APPROVED IN WRITING BY THE ARCHITECT. NOTIFY THE ARCHITECT IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.			
CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE.			
THE OUTSIDE DIAMETER OF EMBEDDED CONDUIT OR PIPE SHALL NOT EXCEED 10% OF THE STRUCTURAL SLAB THICKNESS, INCLUDING AT CROSS-OVERS, AND SHALL BE PLACED BELOW THE REINFORCING. CONDUIT OR PIPE SHALL BE PLACED WITH A MINIMUM 1" CLEAR COVER. CONDUIT OR PIPE RUNNING PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 4" APART. CONDUIT OR PIPE RUNNING PERPENDICULAR TO THE SLAB, CONDUIT OR PIPE SHALL NOT BE EMBEDDED IN SLAB THICKNESSES LESS THAN 8 INCHES.			
DO NOT PLACE PIPES, DUCTS, REGLETS OR CHASES IN STRUCTURAL CONCRETE WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.			
NO ALUMINUM SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM CORROSION REACTION.			
EXTRACTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 34 INCH CHAMFER, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.			
EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE EXISTING STRUCTURES, WALLS, SANITATION, UTILITIES, ETC.			
SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT, AND PROVIDE DEPRESSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS, WITHOUT REDUCING THE THICKNESS OF SLAB INDICATED. FOR SLAB-ON-GRADE DEPRESSIONS GREATER THAN 1 INCH, REFER TO DETAILS FOR ADDITIONAL REINFORCING.			
INTERNALLY VIBRATE ALL CAST-IN-PLACE CONCRETE EXCEPT SLABS-ON-GRADE WHICH NEED NOT BE VIBRATED. AIR-ENTRAINED CONCRETE SHALL BE EMBEDDED INTO CONCRETE. JOINTS IN EXPOSED CONCRETE WALLS AT A MINIMUM UNIFORM SPACING NOT TO EXCEED 25 FEET PER AC 224.3. COORDINATE ALL LOCATIONS WITH ARCHITECT. VIBRATION SHALL BE CONTINUED UNTIL THE CONCRETE IS NOT PERMITTED TO DROP MORE THAN 5 FEET.			
CONCRETE SLABS SHALL BE CURRED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS. FORMS FOR CONCRETE WALLS SHALL BE LEFT IN PLACE FOR 7 DAYS OR MAY BE STRIPPED AFTER 3 DAYS AND COATED WITH AN APPROVED CURING COMPOUND.			
NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER 48 HOURS MINIMUM PRIOR TO POURING.			
THE DESIGN AND ENGINEERING OF FORMWORK, AS WELL AS ITS CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE FORMWORK SHALL BE DESIGNED TO HAVE SUFFICIENT STRENGTH TO SAFELY WITHSTAND THE LOADS RESULTING FROM PLACEMENT AND VIBRATION OF THE CONCRETE AND SHALL ALSO BE DESIGNED FOR SUFFICIENT RIGIDITY TO MAINTAIN SPECIFIED TOLERANCES. CONTRACTOR SHALL SUBMIT DETAILED FORMWORK SHOP DRAWINGS TO THE ARCHITECT TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT ONLY.			
NO CONCRETE SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE OR SNOW.			
DURING WINTER CONSTRUCTION, ALL FOOTINGS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE BUILDING IS ENCLOSED AND TEMPORARY HEAT IS PROVIDED.			
THE CONCRETE CONTRACTOR SHALL FURNISH MIX DESIGN SHOP DRAWINGS FOR REVIEW.			
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SIZE, LOCATION AND HEIGHT OF MECHANICAL EQUIPMENT PADS ON CONCRETE SLAB, STEEL DECK AND SLAB-ON-GRADE.			

POWER ACTUATED FASTENERS

1. POWER ACTUATED FASTENING SYSTEMS SHALL BE INSTALLED IN NORMAL WEIGHT AND LIGHTWEIGHT CONCRETE, MASONRY AND STEEL, PER THE REQUIREMENTS OF THE ICC-ESR FOR THE SPECIFIC FASTENER AND AS REQUIRED BY THE MANUFACTURER.
2. WHEN INSTALLING POWER ACTUATED FASTENERS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID HITTING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF 1" BETWEEN THE REINFORCEMENT AND THE FASTENER.
3. POWER ACTUATED FASTENERS ARE NOT PERMITTED BY ASCE 7-16 SECTION 13.4.5 FOR SEISMIC TENSION LOAD APPLICATIONS. POWER ACTUATED FASTENERS SHALL NOT BE USED TO CARRY SEISMIC TENSION LOADS, EXCEPT FOR VERTICAL SEISMIC LOAD PRODUCED BY SELF-WEIGHT OF THE COMPONENTS SUPPORTED, OR IN CRACKED CONCRETE UNLESS PREAPPROVED FOR SUCH LOADING BY THE ENFORCEMENT AGENCY.
4. POWER ACTUATED FASTENERS MAY BE USED FOR SEISMIC SHEAR, WHEN THEY ARE SPECIFICALLY LISTED FOR SERVICE IN RESISTING LATERAL LOADS IN AREAS SUBJECT TO EARTHQUAKE.
5. MINIMUM EDGE DISTANCE FOR POWER ACTUATED FASTENERS SHALL BE THE LARGEST OF THE VALUES GIVEN IN ASTM E1186 OR THE APPLICABLE ICC ESR.
6. FASTENERS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE INSPECTION AGENCY.
7. TESTING OF POWER ACTUATED FASTENERS USED TO ATTACH TRACKS OF EXISTING NON-SHEAR WALL PARTITIONS FOR SHEAR ONLY, WHEN THERE ARE AT LEAST THREE FASTENERS, IS NOT REQUIRED.
8. WHEN FASTENERS ARE TESTED AT ALL DIMENSIONS OF THE SAME TYPE, INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE FASTENERS PASS, THEN RESUME THE INITIAL TEST FREQUENCY.
9. THE TEST LOAD MAY BE APPLIED BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION IN THE FASTENER, SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, CALIBRATED SPRING LOADED DEVICES, ETC. POWER ACTUATED FASTENERS SHALL BE TENSION TESTED TO TWICE THE ALLOWABLE TENSION LOAD AS LISTED IN THE ICC ESR.
10. HLTX KEN-19.15 SHOT PIN (ICC ESR-279) CAN BE USED IN LIEU OF HLTX UNO-157 UNO X-148 SHOT PIN FOR CONNECTION TO STEEL APPLICATION, AT CONTRACTOR'S OPTION.

GLUED-LAMINATED CONSTRUCTION

1. MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH ANSIS/AST STANDARD A190.1, ASTM D3073 AND AITC 117.
2. LUMBER FOR LAMINATING SHALL COMPLY WITH THE FOLLOWING:
SIMPLE SPAN DF-4E-V8
CANTILEVER DF-4F-24F-V8
3. THE MAXIMUM MOISTURE CONTENT OF THE WOOD AT THE TIME OF GLUING SHALL NOT EXCEED 19% FOR PROJECTS LOCATED IN COASTAL AREAS, 12% FOR PROJECTS LOCATED IN INTERIOR VALLEYS, OR 10% FOR PROJECTS LOCATED IN DESERT AREAS, WITH THE GEOGRAPHICAL AREAS AS DETERMINED BY THE CITY REPRESENTATIVE. MOISTURE CONTENT OF THE WOOD FOR MEMBERS EXPOSED TO DIRECT SUNLIGHT IN THE FINISHED STRUCTURE SHALL NOT EXCEED 10% AT THE TIME OF GLUING. THE MINIMUM MOISTURE CONTENT SHALL NOT BE LESS THAN 7%. THE RANGE OF MOISTURE CONTENT OF LAMINATIONS ASSEMBLED INTO A SINGLE MEMBER SHALL NOT EXCEED 4% AT THE TIME OF GLUING.
4. THOSE PORTIONS OF GLUED-LAMINATED TIMBERS WHERE THE STRUCTURAL SUPPORTS FOR THE BUILDING AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVES, COVERING OR AN SIMILAR COVERING SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
5. ADHESIVES SHALL MEET THE REQUIREMENTS OF ASTM D3099 FOR NET CONDITION OF SERVICE. TEMPERATURE OF LUMBER IN SERVICE SHALL NOT EXCEED 100°F.
6. A COAT OF END SEALER SHALL BE APPLIED TO THE ENDS OF ALL MEMBERS AS SOON AS PRACTICABLE AFTER END TRIMMING. SURFACES OF THE MEMBERS SHALL BE SEALED WITH A PENETRATING SEALER.
7. MEMBERS SHALL BE BUNDLE WRAPPED.
8. EACH MEMBER SHALL BE STAMPED WITH A QUALITY MARK AND AN IDENTIFYING MARK INDICATING SPECIES OF LUMBER, GRADE, TYPE OF GLUE, EXTREMES OF MOISTURE CONTENT AND COMBINATION SYMBOL INDICATING CONFORMANCE WITH THE ABOVE NOTED PRODUCT STANDARD.
9. ALL GLUED-LAMINATED TIMBER SHALL BE CONTINUOUSLY INSPECTED DURING FABRICATION BY A GLUE FABRICATION INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE STRUCTURAL ENGINEER. INSTALLATION OF ALL TIMBER CONNECTORS SHALL ALSO BE INSPECTED BY A QUALIFIED INSPECTOR APPROVED BY THE STRUCTURAL ENGINEER.
10. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE SEOR PRIOR TO FABRICATION.

BNDL

STAMP:



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1245 BLUEGUM ADDITION

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CONTRACTOR

NOTES

REV # DATE DESCRIPTION

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

BNDL ARCHITECTURE'S PROFESSIONAL SEAL AND EMPLOYEES' NAMES ARE REQUIRED AND ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS.

GENERAL NOTES

SCALE
AS INDICATED

DRAWING

S001

WOOD

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CONNECTION	FASTENING
JOIST TO SILL, TOP PLATE OR GIRDER	(3) 8d TENONAILS
BENDING OR CLOSING BEAMS OR TRUSSES NOT AT WALL, TOP PLATE	(2) 8d TENONAILS, EACH END (2) 16d END NAILS
SILL PLATE TO JOIST, RM JOIST OR BLOCKING	16d @ 18" OC, FACE NAIL
TOP PLATE TO STUD AND SILL PLATE	(2) 16d END NAILS
TOP PLATE TO 3d STUD AND SILL TO SILL PLATE	(3) 16d END NAILS
2d STUD TO TOP OR SILL PLATE	(4) 8d TENONAILS OR (2) 16d END NAILS
3d STUD TO SOLE PLATE	(8) 8d TENONALS OR (3) 16d END NAILS
STUD TO STUD	16d @ 24" OC, FACE NAIL
DOUBLE TOP PLATE	16d @ 18" OC, FACE NAIL
DOUBLE TOP PLATES, LAP SPIKE	12d @ EACH SIDE OF SPIKE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d TENONALS
RM JOIST TO TOP PLATE OR FRAMING BELOW	8d @ 8" OC, TENONAL
JOIST TO TOP PLATE	(2) 16d END NAILS
TOP PLATE LAPs AT CORNERS AND INTERSECTIONS	(2) 16d FACE NAIL
BUILT-UP HEADER	16d @ 16" OC, ALONG EACH EDGE
CEILING JOIST TO TOP PLATE	(2) 16d END NAILS
GENEROUS JOIST TO STUD	(8) 8d TENONALS
CEILING JOIST LAPs OVER STUD	(8) 8d TENONALS
CEILING JOISTS TO PARALLEL RAFTERS	REFER TO TABLE 2308.7.3
RAFTER OR ROOF TRUSS TO PLATE	(3) 10d TENONALS
BUILT-UP CORNER STUD	16d @ 24" OC
BUILT-UP BEAMS, STUDS & 2x LUMBER PLAYS	20d FACE NAILS @ 32" OC, ALONG TOP AND BOTTOM, STAGGERED CORNERS AND JOINTS AT ENDS AND AT EACH SPACE
BUILT-UP TRUSS AND WEB MEMBER	16d @ 16" OC, FACE NAIL
3x4 UNLIMITED VENEER LUMBER	PER NAILING REQUIREMENTS

- [illegible]

WOOD

- [illegible]

SIMPSON FASTENER NOTES

SIMPSON STRONG-TIE COMPANY INC. STRUCTURAL CONNECTORS, ANCHORS, AND OTHER PRODUCTS ARE DESIGNED AND TESTED TO PROVIDE SPECIFIED DESIGN LOADS. TO OBTAIN OPTIMAL PERFORMANCE FROM SIMPSON STRONG-TIE PRODUCTS AND ACHIEVE MAXIMAL PROTECTION OF THE PROTECTED SURFACE, PROPER INSTALLATION IS REQUIRED. IN ACCORDANCE WITH THE CORROSION INFORMATION, INSTALLATION INSTRUCTIONS AND DESIGN LIMITS PROVIDED BY SIMPSON STRONG-TIE, TO ENSURE PROPER INSTALLATION AND USE, DESIGNERS AND INSTALLERS MUST CAREFULLY READ THE FOLLOWING GENERAL INFORMATION AND INSTRUCTIONS FOR PROPER INSTALLATION. FOR ADDITIONAL INFORMATION ON CORROSION INFORMATION, AS WELL AS CONSULT THE APPLICABLE CATALOG PAGES FOR SPECIFIC PRODUCT INSTALLATION INSTRUCTIONS AND NOTES.

PROPER PRODUCT INSTALLATION REQUIRES CAREFUL ATTENTION TO ALL NOTES AND INSTRUCTIONS, INCLUDING THESE BASIC RULES:

1. BE FAMILIAR WITH THE APPLICATION AND CORRECT USE OF THE CONNECTOR.
2. READ AND FOLLOW ALL INSTRUCTIONS AND WARNINGS ON OUR WEBSITE, IN THIS AND ANY OTHER APPLICABLE CATALOG. IN THE INSTALLER PEOPLE GUIDE AND ALL OTHER SIMPSO'S CATALOGS, THE INSTALLATION INSTRUCTIONS ARE CLEARLY DRAWN AND EXPLAINED. USE THE PRODUCT AND CONTACT SIMPSON STRONG-TIE.
3. SIMPSON ALL REQUIRED FASTENERS PER INSTALLATION INSTRUCTIONS PROVIDED BY SIMPSON STRONG-TIE. (A) USE PROPER FASTENER TYPE; (B) USE PROPER FASTENER QUANTITY; (C) FASTENERS MUST BE INSTALLED TO THE SPECIFIED DEPTH; (D) FASTENERS INCLUDING WHEN USING POWER NAILERS; AND (E) SURESCREWS ARE COMPLETELY DRIVEN.
4. ONLY BEND PRODUCTS THAT ARE SPECIFICALLY DESIGNED TO BE BENT. FOR THOSE PRODUCTS THAT REQUIRE BENDING, THE BENDING MUST BE DONE USING STRAIGHTENING (TIE STRAPS), ETC. DO NOT BEND MORE THAN ONE FULL CYCLE. CUT SLOTS TO THE CORRECT LENGTH, DO NOT "SHORT-CUT" THE GAP BETWEEN THE END OF THE SLOTTED HEAD MATERIAL, SHOULD BE NO GREATER THAN 1/8" UNLESS OTHERWISE NOTED.
5. FAILURE TO FOLLOW FULLY ALL OF THE NOTES AND INSTRUCTIONS PROVIDED BY SIMPSON STRONG-TIE MAY RESULT IN IMPROPER INSTALLATION OF PRODUCTS, IMPROPERLY CONNECTED PRODUCTS, AND/OR WEATHER-RELATED DAMAGE TO THE PRODUCTS. THE CATALOG AND MAY REDUCE A STRUCTURE'S ABILITY TO RESIST THE MOVEMENT: STRESS AND DEFLECTION DUE TO WIND, SEISMIC, DYNAMIC LOADS AS WELL AS IMPACT EVENTS SUCH AS COLLIDING TRUCKS AND HIGH-VELOCITY WIND.

STRUCTURAL STEEL

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NOTES:

CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTOR AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR SUBSYSTEM. THE WRITTEN STATEMENT SHALL BE SIGNED BY THE CONTRACTOR'S AUTHORIZED REPRESENTATIVE AND SHALL BE DATED AND SIGNED BY THE LADBS INSPECTOR. THE WRITTEN STATEMENT SHALL CONTAIN THE FOLLOWING INFORMATION:

- 1. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DESIGN INSPECTOR IS REQUIRED FOR ALL WIND OR SEISMIC FORCE RESISTING SYSTEMS, REGARDLESS OF THE SYSTEM TYPE OR UPWARDLY INCLINED TO RESIST SUSSTAINED TENSION LOADS, SHOTCRETE PLACEMENT, CRACK STRENGTH $F_c \geq 250$ PSI, SPRAYED ON FIREPROOFING, OR ANY OTHER SPECIAL CONSTRUCTION REQUIREMENTS.
- 2. THE WRITTEN STATEMENT SHALL IDENTIFY THE DESIGNER OF THE SYSTEM, THE MOMENT RESISTING CONNECTION FRAMES, AND HELICAL PIPE TREATMENTS. (1705 & 1706)
- 3. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2304 & 2314)
- 4. FUEL TANKS SHALL BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR STRUCTURAL STEEL REINFORCING STEEL GAUGE STEEL, CONTINUOUS INSPECTION BY A STRUCTURAL STEEL WELDER SHALL BE REQUIRED. (1705)
- 5. SHIP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATORS SHOP. DAMAGED/LIMITED TREATMENTS MUST BE FABRICATED IN A LADBS LICENSED SHOP. (1705)
- 6. WOOD SHALL BE MINIMUM SPECIFICATION SPCF 2018 US SUPPLEMENT TABLE 5A.
- 7. SMOOTH ROUND HOLE 40% - 70% THICKNESS SMOOTH DIAMETER AND FLAME TREAT FOR SMOOTH ROUND HOLE. (1705)
- 8. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND WOOD JOINTS. SPECIAL INSPECTION SHALL BE REQUIRED FOR FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, SPECIAL REPAIRS, AND REPAIRS TO THE WOOD JOINTS. SPECIAL INSPECTION OF THE FASTENING OF THE SHEATHING IS A CHOICE ON CENTER OR LESS. (1705 1210 1211)
- 9. IF ADVERSE SOIL CONDITIONS IS ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE REQUIRED.

REINFORCING

- REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE TO AMERICAN CONCRETE INSTITUTE 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND THE AMERICAN CONCRETE AND STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE". THE FOLLOWING ARE THE NEW BILET STEEL CONFORMING TO THE FOLLOWING STANDARDS:
- | | | |
|---------------------------|------------------|-----------|
| DEFORMED BARS | ASTM A615, Gr60 | Fy=60 KSI |
| ELEVATED SLABS | ASTM A615, Gr 60 | Fy=60 KSI |
| DEFORMED WIRE REINFORCING | ASTM A615, Gr 60 | Fy=60 KSI |
| EPOXY-COATED BARS | ASTM A775 | Fy=60 KSI |
| EPOXY-COATED BARS | ASTM A1064 | Fy=60 KSI |
| STEEL WIRE | | Fy=60 KSI |
- *BARS TO BE WELDED SHALL CONFORM TO LOW ALLOY A572 A706
- MINIMUM CONCRETE COVER SHALL BE PROVIDED AS FOLLOWS TO EXCEED MINIMUM REINFORCING COVER REQUIREMENTS FOR CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND OR EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
- | | |
|-------------------|--------|
| #6 BARS OR LARGER | 2" |
| #5 BARS OR LARGER | 1 1/2" |
| #4 BARS OR LARGER | 1 1/2" |
3. ALL REINFORCING TO WEATHER OR IN CONTACT WITH GROUND SLABS, JOISTS AND WALLS WITH #4 AND #5 BARS
4. ALL REINFORCING TO WEATHER OR IN CONTACT WITH GROUND BEAMS, COLUMNS, PEDESTALS AND TENSION TIES
5. ALL REINFORCING IN CONCRETE USED FOR PROTECTION OF WATER SHALL BE HOT-DIP GALVANIZED OR EPOXY-COATED
6. PROVIDE PROPOSED ELEVATION FOR ALL REINFORCING FOR WELDING OF REINFORCING BARS
7. PROVIDE ELEVATION FOR ALL REINFORCING BARS AND STRUTS IN CONCRETE SLABS, ANCHOR BOLTS, TIE, DOWELS, REINFORCING CHAIRS, ETC. SHALL BE PROVIDED FOR ALL REINFORCING TO POLYMER CONCRETE CONCRETE BLOCKS SHALL ONLY BE USED TO SUPPORT REINFORCING OFF GRADE.
8. ALL REINFORCING FOR REINFORCING SHALL HAVE CLASS 2 PROTECTION AS DEFINED IN THE CRSI MANUAL OF STANDARD PRACTICE, UNO
9. CONTINUED REINFORCING SHALL BE LAPPED AT MIDSPAN FOR TOP BARS AND 3/4 LAP FOR OTHER SITUATIONS. ALL REINFORCING SHALL BE PROTECTED AS DEFINED IN THE CRSI MANUAL OF STANDARD PRACTICE, UNO
10. ALL WELDED WIRE REINFORCING (WWR) SHALL BE LAPPED 2 PANELS AT EDGES.
11. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE AND SPACING ON NUMBER AS THE VERTICAL REINFORCING.
12. REINFORCING IN FOOTINGS SHALL BE ACCURATELY PLACED. SHALL BE REINFORCED AND SUPPORTED AND SHALL BE PROTECTED FROM CORROSION.
13. CUTTING OF REINFORCING WHICH CONFLICTS WITH EMBEDDED OBJECTS IS NOT ACCEPTABLE.
14. REINFORCING SHALL BE BENT COLD, AND NO METHOD OF FABRICATION SHALL BE USED WHICH WOULD BE INJURIOUS TO THE MATERIAL. HEATING OF REINFORCING SHALL BE NOT PERMITTED.
15. FIELD WELDING OR BENDING OF REINFORCING IS NOT PERMITTED EXCEPT AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF REINFORCING STEEL SCHEDULES AND DIAGRAM OF BENT BARS AND SHOW ANCHORING AND BENDING DETAILS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH DESIGN REQUIREMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND QUANTITIES.
18. ALL REINFORCING STEEL SHALL BE IDENTIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND RECORDING THAT IDENTIFICATION CAN BE USED FOR A LENTON FORM SAVING (APPRO 12) OR EQUAL.
19. ALL REINFORCING STEEL SHALL BE IDENTIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND RECORDING THAT IDENTIFICATION CAN BE USED FOR A LENTON FORM SAVING (APPRO 12) OR EQUAL.

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1245 BLUEGUM
ADDITION

OWNER	OWNER BRACLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 876 W. 6TH STREET SAN PIEDRO, CA 90731 845 271 9324 DANIELLE@STUDIOBNDL.COM
CIVIL	
STRUCTURAL ENGINEER	 W. ENGINEERING WALKER ENGINEERING, INC. 10000 S. DOWNEY AVE. SUITE 1000 DOWNEY, CA 90241
CONTRACTOR	

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BNOL AND/OR ITS PRINCIPALS AND EMPLOYEES WAIVES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE WITH AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED. THE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS REPRESENTED HEREIN ARE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT

SHEET NAME

GENERAL NOTES

SCALE
AS INDICATED

DRAWING

S002

DESIGN CRITERIA AND LOADS

1. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH:
CALIFORNIA BUILDING CODE AND SUPPLEMENTS 2022
ASCE/SEI-16
ASCE 300-16
ASCE 341-16, INCLUDING SUPPLEMENTS
AWS D1.1
ANSI S100
ASCE 18 AND SDPWS-15
2. OCCUPANCY RISK CATEGORY II
3. SEISMIC DESIGN CATEGORY D
4. IMPORTANCE FACTOR 1.0
5. SOIL CLASSIFICATION PER GEOTECHNICAL REPORT (2) (DEFAULT), F_{av} = 1.2
6. S₁ 0.487 g
S₂ 0.969 g
S₃ 0.589 g
7. 1.5 (WOOD SHEAR WALL, STEEL OMF)
4.3 (WOOD SHEAR WALL, STEEL OMF)
2.3 (WOOD SHEAR WALL, STEEL OMF)
PER FOOTNOTE B OF TABLE 12.2.1 (ASCE 7-16)
8. LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE, STEEL ORDINARY MOMENT FRAME EQUIVALENT LATERAL FORCE PROCEDURE
9. SEISMIC FORCE RESISTING SYSTEM V = 0.219 SEISMIC WEIGHT (BOTH DIRECTIONS) 1.3
10. ANALYSIS PROCEDURE BASE SHEAR, STRENGTH LEVEL
11. REDUNDANCY FACTOR 1.0
12. WIND BASIC WIND SPEED 90 MPH
13. IMPORTANCE FACTOR 1.0
14. EXPOSURE CLASS D
15. WIND LOADS FOR COMPONENTS AND CLADDING SHALL BE PER ASCE-7, CHAPTER 30
16. DESIGNED BY OTHERS
17. STRUCTURE IS PROVIDED BY WOOD SHEAR WALLS AND STEEL OMF IN EACH ORTHOGONAL DIRECTION. REFER TO PLANS FOR LOCATIONS. THE REMOVALS SHALL BE IN EACH ORTHOGONAL HORIZONTAL DIAPHRAGM DISRUPTING THE LATERAL WIND AND SEISMIC FORCES TO THE VERTICAL LATERAL ELEMENTS WHICH IN TURN CARRY THE LOAD TO THE FOUNDATION FOUNDATIONS.
18. DESIGN LOADS
19. DEAD LOAD 15 PSF
20. LIVE LOAD 30 PSF

GENERAL

1. ALL WORK SHALL COMPLY WITH TITLE 24 OF THE CALIFORNIA CODE OF CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL OR STATE AGENCIES HAVING JURISDICTION ON THIS PROJECT.
2. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER OR THEIR EMPLOYEES AND SUBCONSULTANTS AT THE CONSTRUCTION SITE, SHALL RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES. THE ENGINEER AND THEIR EMPLOYEES, DUTIES AND RESPONSIBILITIES INCLUDING BUT NOT LIMITED TO: CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES. THE ENGINEER AND THEIR EMPLOYEES, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY RESIDENTIAL AGENCIES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ANY OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ENGINEER'S SAFETY. THE ENGINEER AND THE ENGINEER CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S POLICY OF LIABILITY.
3. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE REMOVED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
4. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOBSITE PRIOR TO CONSTRUCTION. START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP THAT ARE NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.
6. STRUCTURAL DRAWINGS INCLUDE DESIGN REQUIREMENTS AND DIMENSIONS FOR STRUCTURAL INTEGRITY BUT DO NOT SHOW ALL DETAIL DIMENSIONS TO FIT INTRICATE ARCHITECTURAL AND MECHANICAL DETAILS. CONTRACTOR SHALL SO CONSTRUCT THE WORK SO IT WILL CONFORM TO THE CLEARANCES REQUIRED BY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DESIGN.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL SCALE DRAWINGS. CONTRACTOR TO DETERMINE FINAL DIMENSION WITH ARCHITECT.
9. TYPICAL DETAILS SHALL APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. WHERE NO DETAILS ARE GIVEN, CONTRACTOR SHALL BE AS SHOWN FOR SIMILAR WORK.
10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
11. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES FOR THE ABOVE ITEMS.
12. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR DETAILS, CONDITIONS, FITS, TRENCHES, PADS, DEPRESSIONS, ROOF/FLOOR OPENINGS, STAIRS, ELEVATORS, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
13. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADE CONTRACTORS. OPENING SIZES AND LOCATIONS SHOWN FOR DUCTS, PIPES, INSERTS AND OTHERS WHEN MAIN ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FORMING.
14. NO HOLES, NOTCHES, CUTS, ETC. ARE ALLOWED IN THE STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAIL ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
15. BEFORE SUBMITTING A DETAIL FOR THIS WORK, EACH BIDDER SHALL VISIT THE PREMISES AND BECOME FULLY ACCQUAINTED WITH THE EXISTING CONDITIONS. TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPES OF EQUIPMENT, ETC. THE BID SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK WITHIN THE EXISTING CONDITIONS.
16. SHOP DRAWINGS SHALL BE REVIEWED AND COORDINATED PRIOR TO SUBMITTING TO THE ARCHITECT. EACH SHOP DRAWING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND REVIEW BY THE ARCHITECT SHALL NOT BEGIN UNTIL THIS IS COMPLETE. WORK SHALL NOT BEGIN WITHOUT REVIEW BY THE ARCHITECT/STRUCTURAL ENGINEER.
17. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. NOTATIONS MADE BY THE ARCHITECT/STRUCTURAL ENGINEER ON THE SHOP DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS.
18. ELEVATIONS ARE BASED ON THE FIRST FLOOR ELEVATION INDICATING ON THE ARCH PLANS.

EARTHWORK

1. FOUNDATION SYSTEM FOR THE STRUCTURE SHALL BE SPREAD/CONTINUOUS FOOTINGS. THESE FOOTINGS SHALL HAVE A MINIMUM WIDTH OF 18" FOR STORY STRUCTURES. THE EMBEDMENT OF FOOTINGS SHALL BE A MINIMUM OF 18" INCHES BELOW THE LOWEST ADJACENT FINAL GRADE.
2. NET ALLOWABLE BEARING PRESSURE FOR THESE FOUNDATIONS WITH MINIMUM SOIL FOOTING EMBEDMENT AT THE MINIMUM DEPTH AS INDICATED ABOVE SHALL BE 1500 PSF AS PER CODE.
3. THE ABOVE GIVEN VALUES ARE FOR TOTAL OF DEAD AND FREQUENTLY APPLIED LIVE LOADS, FOR SHORT DURATION TRANSIENT LOADS, SUCH AS WIND OR SEISMIC FORCES, THE GIVEN VALUES MAY BE INCREASED BY ONE-THIRD.
4. RESISTANCE TO LATERAL LOADS SHALL BE PROVIDED BY PRACTICE AGAINST BASE OR BY PASSIVE EARTH PRESSURE. ALLOWABLE COEFFICIENT OF FRICTION SHALL BE 0.3 AND ALLOWABLE PASSIVE PRESSURE SHALL BE 100 PCF TO A MAXIMUM OF 1000 PCF.
5. SITE PREPARATION BELOW THE PROPOSED STRUCTURE, ALL EXISTING FILL SHALL BE REMOVED TO COMPETENT ALLUVIUM AND REPLACED AS COMPACTED FILL. REMOVALS SHALL PROVIDE THE PROPOSED STRUCTURE WITH A MINIMUM OF THREE FEET BELOW BOTTOM OF PROPOSED FOOTINGS. THE REMOVALS SHALL BE MINIMUM OF FIVE FEET OUTSIDE OF THE PROPOSED PERIMETER FOOTPRINT OR AT A 1:1 PROJECTION, WHICHEVER IS GREATER, FOR ALL PROPOSED PAVED AREAS, ALL OLD FILL AND THE UPPER 1 TO 2 FEET OF THE ALLUVIUM SHALL BE REMOVED AND RECOMPACTED.
6. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING/SEGMENT WALLS BEFORE CONCRETE HAS ATTAINED SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL WALLS BELOW GRADE FROM LATERAL LOADS UNTIL SUPPORTING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED 7 DAY STRENGTH. MINIMUM BACKFILLING IS NOT PERMITTED FOR FOUNDATION WALLS UNTIL SUPPORTED SLAB TOP AND BOTTOM IS IN PLACE OR THE WALL IS ADEQUATELY BRACED TO RESIST LATERAL LOADS. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF BRACING.
7. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. FREE GROUND WATER WAS NOT ENCOUNTERED IN THE BORINGS. DETAILS OF GROUND WATER INFORMATION CAN BE OBTAINED FROM THE ABOVE MENTIONED GEOTECHNICAL REPORT. IF GROUND WATER SHOULD OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL BE IMPLEMENTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER OF RECORD. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL DRAINING, SHEETING AND SHORING REQUIRED TO SAFELY RETAIN EARTH BANKS AS REQUIRED.
8. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILL MATERIALS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS AND FOUNDATIONS. IF ANY SUCH MATERIAL OR STRUCTURES ARE FOUND, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL ABANDONED FOOTINGS, UTILITIES AND OTHER STRUCTURES THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
9. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE EXISTING STRUCTURES, WALLS, SANITATION, UTILITIES, ETC.
10. ALL FOOTINGS SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR CONTROLLED BACKFILL. CONTRACTOR SHALL NOTIFY INSPECTION AGENCY WHEN EXCAVATION IS READY FOR TESTING. INSPECTION AGENCY TO SUBMIT LETTER OF COMPLIANCE TO THE OWNER.
11. FOOTING ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH WHERE AN ADEQUATE SOIL BEARING PRESSURE IS EXPECTED. FOOTINGS, PIERS AND/OR WALLS SHALL BE LOWERED OR EXTENDED AS REQUIRED TO REACH SOIL MEETING THE DESIGN BEARING PRESSURE.
12. ALL REQUIRED AREA SHALL BE ACCORDING TO THE PROJECT GEOTECH REPORT.
13. THE MOISTURE CONTENT OF REQUIRED CLAYEY SOILS AT THE TIME OF COMPACTION SHALL BE BETWEEN 2-5% ABOVE OPTIMUM MOISTURE CONTENT.
14. ANY IMPROF FILL SOIL OBTAINED SHALL HAVE A LOW POTENTIAL FOR EXPANSION AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO IMPORTING.
15. ALL UNACCEPTABLE MATERIAL AND ORGANIC MATERIAL SHALL BE REMOVED FROM BELOW ALL PROPOSED SLABS-ON-GRADE. THE EXPOSED NATURAL SOIL SHALL BE PROOF-ROLLED AND THE COMPACTION VERIFIED BY AN INSPECTION AGENCY PRIOR TO PLACING FILL AREAS EXHIBITING WEAKNESS SHALL BE REMOVED AND REPLACED BY ACCEPTABLE COMPACTED FILL.
16. ALL SITE WORK SHALL BE PERFORMED UNDER THE INSPECTION OF THE SPECIAL INSPECTION AGENCY VARIATIONS IN SITE CONDITIONS AND THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ARCHITECT/STRUCTURAL ENGINEER FOR CLARIFICATIONS PRIOR TO PROCEEDING.

MASONRY

1. CONCRETE BLOCKS SHALL BE OF THOSE SHOWN ON THE DRAWINGS, TYPE AND COLOR AS SELECTED BY THE ARCHITECT AND CONFORM TO ASTM C-90, GRADE N-1. BLOCK SHALL BE MEDIUM WEIGHT UNITS, PM 200 PSI.
2. GROUT MIX SHALL BE 1:2.5 PORTLAND CEMENT TO SAND TO PEA GRAVEL WITH 1/10 PART LIME PUTTY OR HYDRATED LIME, 2000 PSI.
3. MORTAR TYPE II MIX SHALL BE 1:3 PORTLAND CEMENT TO SAND WITH NOT MORE THAN ONE HALF NOR LESS THAN ONE-QUARTER PART LIME PUTTY WITH SLOTTED RED LIME ADDED, TYPE S, 5000 PSI.
4. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER (1" MIN.) OF GROUT AND VERTICAL BARS SHALL BE PLACED IN THE CENTER OF THE WALL UNLESS SHOWN OTHERWISE.
5. GROUT CELLS SHALL BE IN ALL WALLS UNO. REINFORCING SHALL BE SECURELY HELD IN PLACE, GROUT IN 4" MAXIMUM LIFTS. FOR HIGH GROUT SEE NOTES BELOW.
6. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY UNLESS NOTED OR DETAILED SPECIFICALLY.
7. CONTINUOUS INSPECTION OF BLOCK LAYING & GROUTING IS REQUIRED.
8. BOLTS SHALL BE GROUTED SOLID WITH 1" MIN. GROUT BETWEEN BOLT AND MASONRY.
9. ALL CONCRETE TO RECEIVE MASONRY SHALL BE SANDBLASTED OR BUSH HAMMERED.
10. HIGH LIFT GROUTING MAY BE EMPLOYED ONLY IF THE FOLLOWING STEPS ARE TAKEN:
a. OPEN THE FACE SHELL OF THE BOTTOM LINE AND BLOCK FOR EVERY CELL TO BE FILLED.
b. CLEAN ALL MORTAR PROTRUDING INTO EACH CELL.
c. CLEAN OUT DROPPINGS AND CLOSE THE CELL.
d. LIMIT THE GROUT TO 10" ± MAX.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 117, ACI 301, ACI 308.1, ACI 308.1, ACI 308.1 AND SP-088, UNO.
2. CONCRETE MATERIALS SHALL CONFORM TO:
CEMENT ASTM C150, TYPE I OR II
FINE AND COARSE AGGREGATE ASTM C233
LIGHTWEIGHT AGGREGATE ASTM C330
WATER ASTM C260
AIR-ENTRAINING ADJUTIVE ASTM C494
3. CONCRETE STRENGTHS SHALL CONFORM TO:

INTENDED USE	28-DAY STRENGTH (PSI)	MAX W/C RATIO	SUMP
FOUNDATIONS	3000	0.45	1" ±
UNLESS NOTED OTHERWISE	3500	0.45	1" ±

4. DRYPACK SHALL BE 1:3-1:2 PORTLAND CEMENT TO SAND WITH A MINIMUM 28-DAY STRENGTH OF 7000 PSI.
5. CROSS REINFORCEMENT AND STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, EDGES OF WALL/GRADE BEAMS AND PIERS.
6. UNO. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.
7. SANDBLAST ALL EXISTING CONCRETE SURFACES OUTSIDE TO 28 DAYS AGAINST WHICH CONCRETE IS TO BE PLACED, UNLESS DIRECTED OTHERWISE IN WRITING BY THE STRUCTURAL ENGINEER.
8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SUCH SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PENETRATIONS.
9. CORE DRILLING CONCRETE IS NOT PERMITTED UNLESS NOTED OTHERWISE OR APPROVED IN WRITING BY THE ARCHITECT. NOTIFY THE ARCHITECT IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
10. CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE.
11. THE OUTSIDE DIAMETER OF EMBEDDED CONDUIT OR PIPE SHALL NOT EXCEED 10% OF THE STRUCTURAL SLAB THICKNESS, INCLUDING AT CROSS-OVERS, AND SHALL BE PLACED BELOW THE REINFORCING. ALL CONDUITS SHALL BE INSTALLED WITH A MINIMUM 1" CLEAR COVER. CONDUIT OR PIPE RUNNING PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 4" APART. CONDUITS OR PIPES SHALL BE INSTALLED VERTICALLY IN THE SLAB. CONDUIT OR PIPE SHALL NOT BE EMBEDDED IN SLAB THICKNESSES LESS THAN 8 INCHES.
12. DO NOT PLACE PIPES, DUCTS, REGLETS OR CHASES IN STRUCTURAL CONCRETE WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.
13. NO ALUMINUM SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM CORROSION REACTION.
14. EXCAVATING CORNERS OF BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 34 INCH CHAMFER, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
15. SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT, AND PROVIDE DEPRESSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS, WITHOUT REDUCING THE THICKNESS OF SLAB INDICATED. FOR SLAB-ON-GRADE DEPRESSIONS GREATER THAN 1 INCH, REFER TO DETAILS FOR ADDITIONAL REINFORCING.
16. INTERNALLY VIBRATE ALL CAST-IN-PLACE CONCRETE EXCEPT SLABS-ON-GRADE WHICH NEED ONLY BE VIBRATED AROUND FLOOR DUCTS AND OTHER EMBEDDED ITEMS. VIBRATE TOPS OF COLUMNS.
17. PROVIDE VERTICAL CONDUIT JOINTS IN EXPOSED CONCRETE WALLS AT A MINIMUM UNIFORM SPACING NOT TO EXCEED 25 FEET PER ACI 224.3. COORDINATE ALL LOCATIONS WITH ARCHITECT. JOINTS SHALL BE PLACED VERTICALLY IN THE SLAB.
18. CONCRETE SHALL NOT BE PERMITTED TO DROP MORE THAN 5 FEET.
19. CONCRETE SLABS SHALL BE CURRED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS. FORMS FOR CONCRETE WALLS SHALL BE LEFT IN PLACE FOR 7 DAYS OR MAY BE STRIPPED AFTER 3 DAYS AND COATED WITH AN APPROVED CURING COMPOUND.
20. NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER 48 HOURS MINIMUM PRIOR TO POURING.
21. THE DESIGN AND ENGINEERING OF FORMWORK, AS WELL AS ITS CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE DESIGNED TO HAVE SUFFICIENT STRENGTH TO SAFELY WITHSTAND THE LOADS RESULTING FROM PLACEMENT AND VIBRATION OF THE CONCRETE AND SHALL ALSO BE DESIGNED FOR SUFFICIENT RIGIDITY TO MAINTAIN SPECIFIED TOLERANCES. CONTRACTOR SHALL SUBMIT DETAILED FORMWORK SHOP DRAWINGS TO THE ARCHITECT TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT ONLY.
22. NO CONCRETE SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE OR SNOW.
23. DURING WINTER CONSTRUCTION, ALL FOOTINGS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE BUILDING IS ENCLOSED AND TEMPORARY HEAT IS PROVIDED.
24. THE CONCRETE CONTRACTOR SHALL FURNISH MIX DESIGN SHOP DRAWINGS FOR REVIEW.
25. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SIZE, LOCATION AND HEIGHT OF MECHANICAL EQUIPMENT PADS ON CONCRETE SLAB, STEEL DECK AND SLAB-ON-GRADE.

POWER ACTUATED FASTENERS

1. POWER ACTUATED FASTENING SYSTEMS SHALL BE INSTALLED IN NORMAL WEIGHT AND LIGHTWEIGHT CONCRETE, MASONRY AND STEEL, PER THE REQUIREMENTS OF THE ICC-ESR FOR THE SPECIFIC FASTENER AND AS REQUIRED BY THE MANUFACTURER.
2. WHEN INSTALLING POWER ACTUATED FASTENERS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID HITTING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF 1" BETWEEN THE REINFORCEMENT AND THE FASTENER.
3. POWER ACTUATED FASTENERS ARE NOT PERMITTED BY ASCE 7-16 SECTION 13.4.5 FOR SEISMIC TENSION LOAD APPLICATIONS. POWER ACTUATED FASTENERS SHALL NOT BE USED TO CARRY SEISMIC TENSION LOADS, EXCEPT FOR VERTICAL SEISMIC LOAD PRODUCED BY SELF-WEIGHT OF THE COMPONENTS SUPPORTED, OR IN CRACKED CONCRETE UNLESS PREAPPROVED FOR SUCH LOADING BY THE ENFORCEMENT AGENCY.
4. POWER ACTUATED FASTENERS MAY BE USED FOR SEISMIC SHEAR, WHEN THEY ARE SPECIFICALLY LISTED FOR SERVICE IN RESISTING LATERAL LOADS IN AREAS SUBJECT TO EARTHQUAKE.
5. MINIMUM EDGE DISTANCE FOR POWER ACTUATED FASTENERS SHALL BE THE LARGEST OF THE VALUES GIVEN IN ASTM E1186 OR THE APPLICABLE ICC ESR.
6. FASTENERS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE INSPECTION AGENCY.
7. TESTING OF POWER ACTUATED FASTENERS USED TO ATTACH TRACKS OF INTERIOR NON-SHEAR WALL PARTITIONS FOR SHEAR ONLY, WHEN THERE ARE AT LEAST THREE FASTENERS, IS NOT REQUIRED.
8. WHEN FASTENERS ARE TESTED AT THE FASTENERS OF THE SAME TYPE, INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE FASTENERS PASS, THEN RESUME THE INITIAL TEST FREQUENCY.
9. THE TEST LOAD MAY BE APPLIED BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION IN THE FASTENER, SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, CALIBRATED SPRING LOADED DEVICES, ETC. POWER ACTUATED FASTENERS SHALL BE TENSION TESTED TO TWICE THE ALLOWABLE TENSION LOAD AS LISTED IN THE ICC ESR.
10. HLIT XEN-19.15 SHOT PIN (ICC ESR-279) CAN BE USED IN LIEU OF HLIT X-150 SHOT PIN FOR CONNECTION TO STEEL APPLICATION, AT CONTRACTOR'S OPTION.

GLUED-LAMINATED CONSTRUCTION

1. MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH ANSIS/AST STANDARD A190.1, ASTM D3073 AND AITC-117.
2. LUMBER FOR LAMINATING SHALL COMPLY WITH THE FOLLOWING:
SIMPLE SPAN DFIR-24F-V8
CANTILEVER DFIR-24F-V8
3. THE MAXIMUM MOISTURE CONTENT OF THE WOOD AT THE TIME OF GLUING SHALL NOT EXCEED 19% FOR PROJECTS LOCATED IN COASTAL AREAS, 12% FOR PROJECTS LOCATED IN INTERIOR VALLEYS, OR 10% FOR PROJECTS LOCATED IN DESERT AREAS, WITH THE GEOGRAPHICAL AREAS AS DETERMINED BY THE CITY REPRESENTATIVE. MOISTURE CONTENT OF THE WOOD FOR MEMBERS EXPOSED TO DIRECT SUNLIGHT IN THE FINISHED STRUCTURE SHALL NOT EXCEED 10% AT THE TIME OF GLUING. THE MINIMUM MOISTURE CONTENT SHALL NOT BE LESS THAN 7%. THE RANGE OF MOISTURE CONTENT OF LAMINATIONS ASSEMBLED IN TO A SINGLE MEMBER SHALL NOT EXCEED 0% AT THE TIME OF GLUING.
4. THOSE PORTIONS OF GLUED-LAMINATED TIMBERS WHEREIN THE STRUCTURAL SUPPORTS FOR THE BUILDING AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVES, COVERING OR AN SIMILAR COVERING SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
5. ADHESIVES SHALL MEET THE REQUIREMENTS OF ASTM D3099 FOR NET CONDITION OF SERVICE. TEMPERATURE OF LUMBER IN SERVICE SHALL NOT EXCEED 150°F.
6. A COAT OF END SEALER SHALL BE APPLIED TO THE ENDS OF ALL MEMBERS AS SOON AS PRACTICABLE AFTER END TRIMMING. SURFACES OF THE MEMBERS SHALL BE SEALED WITH A PENETRATING SEALER.
7. MEMBERS SHALL BE BUNDLED WRAPPED.
8. EACH MEMBER SHALL BE STAMPED WITH A QUALITY MARK AND AN IDENTIFYING MARK INDICATING SPECIES OF LUMBER, GRADE, TYPE OF GLUE, EXTREMES OF MOISTURE CONTENT AND COMBINATION SYMBOL INDICATING CONFORMANCE WITH THE ABOVE NOTED PRODUCT STANDARD.
9. ALL GLUED-LAMINATED TIMBER SHALL BE CONTINUOUSLY INSPECTED DURING FABRICATION BY A GLUE FABRICATION INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE STRUCTURAL ENGINEER. INSTALLATION OF ALL TIMBER CONNECTORS SHALL ALSO BE INSPECTED BY A QUALIFIED INSPECTOR APPROVED BY THE STRUCTURAL ENGINEER.
10. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE SEOR PRIOR TO FABRICATION.

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1245 BLUEGUM ADDITION

OWNER	BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 8716 N. 4TH STREET SAN PEDRO, CA 90731 310.771.8224 DANIELLE@STUDIOBNDL.COM
CIVIL	
STRUCTURAL ENGINEER	
CONTRACTOR	

REV #	DATE	DESCRIPTION
1	08/27/2025	BACKCHECK #1

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

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GENERAL NOTES

SCALE
AS INDICATED
DRAWING

S001

REINFORCING

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STAMP:

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1245 BLUEGUM
ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731 845 271 9324 DANIELLE@STUDIOBNDL.CO

CIVIL	

STRUCTURAL ENGINEER	 RW ENGINEERING BUILDING THE NEW WORLD ———— Innovation Quality Speed ————
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CONTRACTOR	

NOTE

REV #	DATE	DESCRIPTION
1	08/27/2025	BACKCHECK

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

IND. AND/OR TRIPINICAL 2 AND DISCLOSED BEARS ANY AND LIABILITY OF RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WITHIN THESE PLANS. DRAWINGS, SPECIFICATIONS AND/OR NOTES ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURES OF THE DESIGNER. NO CONFLICTS WITH ANY EXISTING OR PROPOSED UTILITIES OR CONFLICTS WHICH ARE ALLOWED. THE PLANS AND SPECIFICATIONS, AND/OR DESIGN SPECIFICATIONS HEREIN ARE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT.

SHEET NAME

GENERAL NOTES

SCALE

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BACI AND/OR ITS PRINCIPALS AND EMPLOYEES WAIVES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGN ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE WITH AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED. THE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS REPRESENTED HEREIN ARE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT.

SHEET NAME

SHEET NAME

GENERAL NOTES

SCALE
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DRAWING

S002

- A. SHEATHING TO CONFORM TO STEEL SHEAR WALL SHEATHING
 1. WALL SHEATHING 12" THICK LUMBER
 2. REFLECT TO TOP OF WALL OR TO LUMBER SUPPLIES FOR FASTENING REQUIREMENTS, WHERE NOT NOTED, PROVIDE 6NALS AT 12" OC ALONG ALL WALLS AND 12" OC AT CORNERS
 3. ALL SHEATHING WHICH IS EXPOSED TO OUTDOOR APPLICATIONS SHALL BE TOP GRADE (S4S) OR SHALING WITH GRAIN OR CURE TO WEATHER
 4. CONSTRUCTION SHALL BE EXPOSED 1" ALL WOOD STRUCTURAL PANELS SHALL BE SUPPORTED BY EITHER 1" LAG BOLTS OR DIAPHRAGM AND VERTICAL SHEAR WALLS SHALL BE 2" MINIMUM
 5. FLOOR SHEATHING SHALL BE GLED TO ALL SUPPORTING MEMBERS WITH AN ELASTOMERIC ADHESIVE CONFORMING TO ASTM D409
 6. WHERE ORIENTED STRAND BOARD SHEATHING IS USED HORIZONTALLY, REMOVE AND REPLACE S4S LUMBER REMAINS NOT ALLOWED TO EXCEED PERCENT OF THE WHEREBY REDUCING THE STIFFNESS
 - B. DIMENSIONS
 1. FRAMING SHALL BE DOUGLAS FIR LARCH AND CONFORM TO THE FOLLOWING STRIPS:
 - a. BEARER/EXTERIOR WALL JOISTS 4" OR BETTER
 - b. JOISTS & BEAMS 4" OR BETTER
 - c. PORTS 2" MINIMUM
 2. COMPLY WITH ANSII/NCA JOIST DESIGN SPECIFICATION (NDS) FOR WOOD JOISTS
 3. ALL LUMBER STRESSES SHOWN ABOVE ARE FOR VISUALLY STRESS-RATED CONSTRUCTIVE ASSEMBLY WITH JOIST MEMBER, SINGLE MEMBER USE ALL LUMBER SHALL BE GRADE MARKED
 4. PROVIDE MINIMUM 1" MINIMUM
 5. DOUBLE FLOOR PLATES UNDER ALL PARTITIONS
 6. FINISH TOP METAL OR STEEL JOISTS SHALL BE 8" TYPICAL, WHEN JOIST DEPTH-TO-THICKNESS RATIO EXCEEDS 6:1
 7. PROVIDE 2" SOLID BLOCKING AT JOIST SUPPORTS EXCEPT WHERE THE JOIST JOISTS ARE SUPPORTED BY JOIST HANGERS
 8. ADD JOISTS WHEN CONCENTRATED LOAD EXCEEDS 100 LBS. MAXIMUM
 - C. GENERAL
 1. OPENINGS NOT IDENTIFIED ARE TO BE TREATED AS FOLLOWS:
 - a. WHERE OPENING CROSSES THROUGH LUMBER EQUALING THE NOMINAL DIMENSIONS OF THE EXISTING JOISTS.
 - b. WHERE OPENING CROSSES THROUGH LUMBER EQUALING THE NOMINAL DIMENSIONS OF THE EXISTING JOISTS, USE THIS FRAMING AS A HEADER FOR THE INTERRUPTED JOIST. FOR EACH JOIST BEYOND THE INTERRUPTED JOIST CUT AND SISTER BEAMS AT 12" X 4" JOIST BEAMS AT 12" X 4" SISTER JOISTS THROUGH PENETRATIONS WHERE MORE THAN ONE JOIST IS CUT OR INTERRUPTED BY SECT
 - D. FASTENING
 1. ALL NAILS SHALL BE COMMON WIRE NAILS AT ALL EXPOSED NAILING TO MEET, (IE JACKING & SINGING), USE HOT-DIPPED GALVANIZED NAILS, USE OF PLASTIC COATED OR COATED NAILS ALLOWED, NAIL DESIGNATIONS SHALL WEATHER THE FOLLOWING:

16d 11 1/2"	16d 11 1/2"
8d 2 1/2" X 13 1/4"	16d 3 1/2" X 16 1/2"
16d 1 1/2" X 16"	16d 1 1/2" X 16"
 2. THE NUMBER & SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE FOLLOWING:

CONNECTION		FASTENING	
JOIST TO JOIST	TOP PLATE OR GRIER	(3) 16d TENSILES	
BRIDGING OR BLOCKING BETWEEN JOISTS		(2) 16d TENSILES, EACH END	
OR TRUSSES NOT ON TOP PLATE		(2) OR 16d NAILS	
SILL PLATE TO JOIST	16d 16" OR 16d 16"		
TOP PLATE TO 2x4 STUD AND STUD TO SILL PLATE		(3) 16d END NAILS	
TOP PLATE TO 2x4 STUD AND STUD TO SILL PLATE		(3) 16d END NAILS	
2x6 STUD TO TOP OR SILL PLATE		(3) 16d END NAILS	
3x4 STUD TO SOLE PLATE		(8) 16d TENSILES OR	
		(8) 16d TENSILES	
STUD TO STUD		16d 24" OC, FACE NAIL	
DOUBLE TOP PLATES		16d 18" OC, FACE NAIL	
DOUBLE TOP PLATES, LAP JOINTS		16d 18" EACH SIDE OF SPLIC	
DOUBLE BLOCKING BETWEEN JOISTS TO TOP PLATE		16d 18" TENSILES	
RM JOIST TO TOP PLATE OR FRAMING BELOW		8d 8" OC, TONAL	
JOIST TO RM JOIST		(3) 16d END NAILS	
TOP PLATE LAPS AT CORNERS AND INTERSECTIONS		(2) 16d FACE NAIL	
BUILT-UP HEADER		16d 18" OC ALONG EACH EDGE	
CEILING JOIST TO TOP PLATE		(8) 16d TENSILES	
CONTINUOUS HEADER TO STUD		(8) 16d TENSILES	
CEILING JOIST, LAPS OVER TOP PLATE		(3) 16d FACE NAIL	
CEILING JOIST TO PARALLEL RAFTERS		REFER TO TAIL 2308.7.3.1	
RAFTER OR ROOF TRUS TO STUD		16d 24" OC, TONAL	
BUILT-UP CORNER STUDS		16d 24" OC	
 - E. BUILT-UP BEAMS AND BEAMS, 2x LUMBER LAYERS
 1. 20d FACE NAILS @ 32" OC TOP PLATE
 2. 20d FACE NAILS @ 32" OC TOP PLATE
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 69. 20d

SIMPSON FASTENER NOTES

SIMPSON STRONG-TIE COMPANY INC. STRUCTURAL CONNECTORS, ANCHORS, AND OTHER PRODUCTS ARE DESIGNED AND TESTED TO PROVIDE SPECIFIED DESIGN LOADS. TO OBTAIN OPTIMAL PERFORMANCE FROM SIMPSON STRONG-TIE PRODUCTS AND ACHIEVE MAXIMAL DESIGN STRENGTH, READ THE PRODUCTS' TECHNICAL INFORMATION, INSTALLED IN ACCORDANCE WITH THE CORROSION INFORMATION, INSTALLATION INSTRUCTIONS, AND DESIGN LIMITS PROVIDED BY SIMPSON STRONG-TIE. TO ENSURE PROPER INSTALLATION AND USE, DESIGNERS AND INSTALLERS MUST CAREFULLY READ THE FOLLOWING GENERAL NOTES, GENERAL INSTRUCTIONS FOR THE INSTALLER, GENERAL INSTRUCTIONS FOR THE DESIGNER, AND CORROSION INFORMATION, ALL AS APPLICABLE TO THE PRODUCT. PLEASE ALWAYS READ THE PRODUCT CATALOG, INSTALLATION INSTRUCTIONS, AND NOTES.

1. PILOT HOLES SHALL BE PROVIDED FOR ALL NALS 200 AND LARGER. PILOT HOLE SHALL HAVE A DIAMETER OF APPROXIMATELY 75% OF THE SHANK DIAMETER.
2. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOINT VERIFICATION DEMONSTRATION AND THE APPROVAL OF THE ARCHITECT/STRUCTURAL ENGINEER AND IS SUBJECT TO THE FOLLOWING LIMITATIONS:
- A. MACHINE NAILING IS NOT ALLOWED FOR 5/8" SHEATHING. IF THE NAIL HEADS PENETRATE MORE THAN WOULD BE NORMAL FOR A HANDHELD HAMMER, OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE JOINT PERFORMANCE WILL BE DEEMED UNSATISFACTORY AND MACHINE NAILING WILL BE DISCONTINUED.
 - B. ALL BOLTED WOOD CONNECTIONS SHALL BE MADE WITH BOLTS CONFORMING TO THE REQUIREMENTS OF ANSII/AISC B18.2. BOLT HOLES SHALL BE 1/32" TO 1/16" LARGER THAN THE BOLT. THE MAXIMUM SPACING OF BOLTS IS NOT TO EXCEED 12" UNLESS THE BOLTS ARE RETIGHTEN ALL BOLTS BEFORE CLOSING.
 - C. STANDARD COUNTERSINKS FOR THE BOLT HEADS, BOLT NUTS AND LAG SCREWS HEADS AND WOOD RAMMING.
 - D. STANDARD COUNTERSINKS FOR LAG SCREWS SHALL BE MADE WITH SCREWS CONFORMING TO THE REQUIREMENTS OF ANSII/AISC B18.2. LEAD HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE LEAD DEPTH AS THE LEAD DEPTH OF THE SHANK. THE THRU SHANK OF THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 0.75% OF THE THREADED PORTION.
3. METAL FRAMING CONNECTORS NOTED ON THE DRAWINGS USE SIMPSON STRONG-TIE AS BASIS OF DESIGN UNLESS NOTED OTHERWISE. SUBSTITUTIONS AND ALTERATIONS TO THE SPECIFICATIONS OF THE CONNECTORS AND LOAD CAPACITIES ARE MET OR EXCEEDED AND ARE SUBSTANTIATED BY AN ICC EVALUATION REPORT.
4. WHERE THERE ARE CONNECTOR NAILING ALTERNATIVES LISTED IN THE MANUFACTURER'S CATALOG, THE NAILING PROVIDING THE HIGHEST LOAD CAPACITY SHALL BE USED.
5. INSTRUCTIONS, INCLUDING THE BASIC RULES:
1. BE FAMILIAR WITH THE APPLICATION AND CORRECT USE OF THE CONNECTOR.
 2. READ AND FOLLOW ALL INSTRUCTIONS AND WARNINGS ON OUR WEBSITE. IN THIS AND ANY OTHER APPLICABLE CATALOG, IN THE INSTALLER'S POCKET GUIDE AND ALL OTHER SIMPSON STRONG-TIE PUBLICATIONS OR WARNINGS ARE UNCLARIFIED, THEY WILL NOT USE THE PRODUCT AND CONTACT SIMPSON STRONG-TIE.
 3. INSTALL ALL REQUIRED FASTENERS PER INSTALLATION INSTRUCTIONS PROVIDED BY SIMPSON STRONG-TIE: (A) USE PROPER FASTENER TYPE; (B) USE PROPER FASTENER ORIENTATION; (C) FOLLOW ALL REQUIRED FASTENER SPACING, EDGE AND END DISTANCES, INCLUDING WHEN USING POWER LAUNCHES; AND (D) ENSURE SCREWS ARE COMPLETELY DRIVEN.
 4. ONLY BEND PRODUCTS THAT ARE SPECIFICALLY DESIGNED TO BE BENT. FOR PRODUCTS THAT REQUIRE BENDING SUCH AS STRAP TIE, STRAP STRAIGHTENER AND TWIST STRIPS, ETC.), DO NOT BEND MORE THAN ONE FULL CIRCLE. JOINT JOISTS TO THE CORRECT LENGTH, DO NOT "SHORT-CUT" THE GAP BETWEEN THE JOIST AND THE HEADER MATERIAL, SHOULD BE NO GREATER THAN 1/8" UNLESS OTHERWISE NOTED.
 5. FAILURE TO FOLLOW FULLY ALL OF THE NOTES AND INSTRUCTIONS PROVIDED BY SIMPSON STRONG-TIE MAY RESULT IN IMPROPER INSTALLATION OF PRODUCTS. IMPROPERLY INSTALLED PRODUCTS MAY BE DAMAGED OR DESTROYED. SEE THE INSTALLATION CATALOG AND MAY REDUCE A STRUCTURE'S ABILITY TO RESIST THE MOVEMENT, STRESS, AND LOADING THAT OCCUR DURING WIND LOADS AS WELL AS IMPACT EVENTS SUCH AS EARTHQUAKES AND HIGH-VELOCITY WINDS.

- [illegible]

NOTES:

CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADS INSPECTOR AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT.

A CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DESIGN INSPECTOR IS REQUIRED FOR ALL STEEL FRAMED STRUCTURES THAT ARE NOT FULLY BRACED AGAINST SWAYING OR UPWARDLY INCURRED TO RESIST SUSSTAINED TENSION LOADS, SHOTCRETE PLACEMENT, CRACK STRENGTH (f_{cr} - 200 PSI), SPRAY-ON FIREPROOFING, CORROSION PROTECTION, AND ANCHORAGE SYSTEMS FOR ALL MASONRY AND FOUNDATION RESISTING CONCRETE FAMES, AND HELICAL PILE FOUNDATIONS. (1705 & 1706)

FOUNDATION SILLS SHALL BE NATURALLY DRAINED OR PRESERVATIVE-TREATED WOOD. (200, 230 1.4.)

ALL JOINTS SHALL BE DONE BY METHODS CERTIFIED BY THE LADS FOR [STRUCTURAL STEEL] INSTEEL/NON-STEEL JOINT TYPE [CAULK GATE], CONTINUOUS INSPECTION BY A REGISTERED DESIGN INSPECTOR IS REQUIRED FOR ALL JOINTS.

SHOP WELDS MUST BE PERFORMED IN LADS LICENSED FABRICATORS SHOP. GRIP-LAMINATED TIMBERS MUST BE FABRICATED IN LADS LICENSED SHOP. SHEAR WALLS AND ANCHORAGE SYSTEMS FOR ALL MASONRY AND ELEMENT TABL 5A.

PROVIDE DRILL HOLE 40% OF SHEARED SHANK DIAMETER AND FULLY EMBED INTO SMOOTH SHAFT PORTION.

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS. SHEAR WALLS SHALL BE INSPECTED AT THE FOLLOWING FREQUENCIES:

FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEFINITION IS REQUIRED WHERE THE FASTENER SPACING EXCEEDS THE REQUIREMENTS OF THE SPECIFICATION.

IF ADVERSE SOIL CONDITION IS ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE

- [illegible]

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1245 BLUEGUM
ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731 845 271 9324 DANIELLE@STUDIOBNDL.CO

CIVIL	

STRUCTURAL ENGINEER	 RW ENGINEERING BUILDING THE NEW WORLD ———— Innovation Quality Speed ————
------------------------	--

CONTRACTOR	

NOTE

REV #	DATE	DESCRIPTION
1	08/27/2025	BACKCHECK

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

IND. AND/OR TRIPINICAL 2 AND DISCLOSED BEARS ANY AND LIABILITY OF RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WITHIN THESE PLANS. DRAWINGS, SPECIFICATIONS AND/OR NOTES ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURES OF THE ENGINEER. NO CONFLICTS WITH ANY EXISTING OR FUTURE PROJECTS, AND/OR BUILDING SPECIFICATIONS HEREIN ARE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT.

SHEET NAME

GENERAL NOTES

SCALE

AS INDICATED

DRAWING

BACI AND/OR ITS PRINCIPALS AND EMPLOYEES WAIVES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGN ARE FOLLOWED WITHOUT THE ARCHITECT'S GUIDANCE WITH AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED. THE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS REPRESENTED HEREIN ARE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT.

SHEET NAME

SHEET NAME

GENERAL NOTES

SCALE
INDICATED

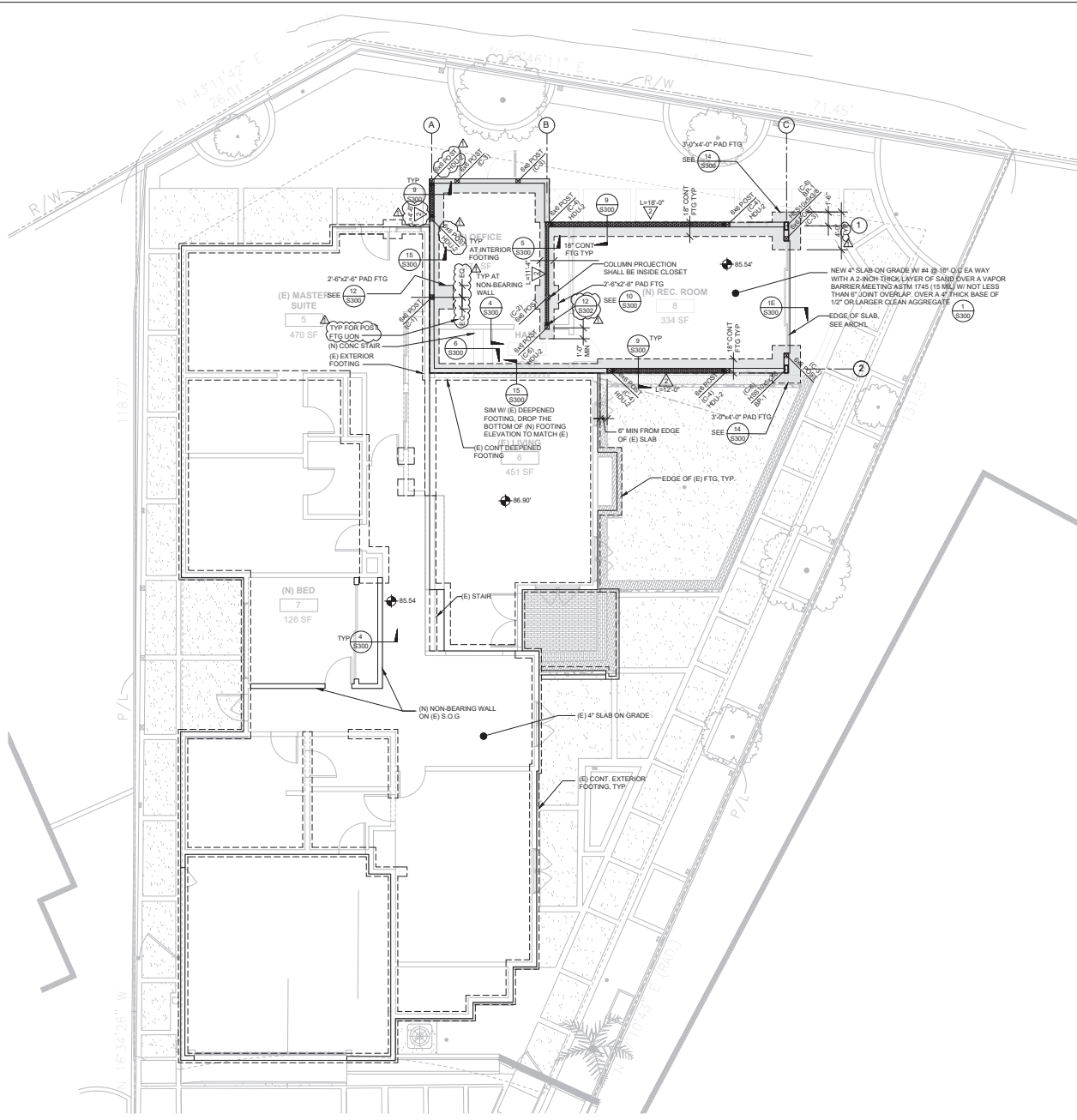
DRAWING

5002

S002

NORTH
1
3/16"=1'-0"

FOUNDATION PLAN

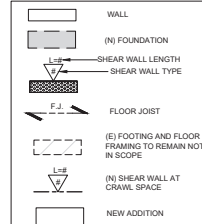


FOUNDATION NOTES

- REFER TO SHEETS S001/S002 AND S300 TO S304 FOR TYPICAL NOTES AND DETAILS.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS AND WITH EXISTING CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION. NOTIFY THE ARCHITECT AND ENGINEER-OF-RECORD FOR ANY DISCREPANCIES.
- ALL INTERIOR NON-BEARING AND NON-SHEAR WALLS AND PARTITIONS WHERE ANCHOR BOLTS ARE NOT NOTED ARE TO BE SECURED WITH SHOT PINS U.N.O. SHOT PINS SHALL BE 0.145" DIA. X 2.875" SHANK LENGTH WITH METAL PLATE WASHER AT 24 INCHES O.C. THERE SHALL BE A MINIMUM OF TWO FASTENERS PER PIECE OF FOUNDATION PLATE 16" OR LONGER WITH ONE FASTENER LOCATED 6" FROM EACH END OF EACH PIECE.
- INSTALL ALL FOUNDATION HARDWARE PER THE MANUFACTURERS RECOMMENDATIONS. DEEPEN FOOTING WHERE NECESSARY TO PROVIDE ANCHOR EMBEDMENT AT HOLD DOWN LOCATIONS. ALL FOUNDATION HARDWARE (EXCEPT WET SET ANCHOR BOLTS) SHALL BE SECURED AND TIED IN PLACE PRIOR TO FOOTING INSPECTION AND PLACEMENT OF CONCRETE.
- THE FLOOR SLAB AND FOUNDATION MAY BE POURED MONOLITHICALLY AT THE SAME TIME OR IN TWO POURS WITH A COLD JOINT BETWEEN AT THE CONTRACTORS OPTION. DETAILS IN GENERAL ARE SHOWN FLAT WORK (PATIOS, STAIRS, PORCHES, DRIVEWAYS AND SIMILAR FEATURES) MAY BE DOWELED TO THIS FOUNDATION WITH #3 DOWELS X 3 FEET LONG AT 7 FEET ON CENTER. DOWELS SHOULD EXTEND AT LEAST 12" INTO THE FOUNDATION.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE SHORING AS REQUIRED PRIOR TO REMOVING BEARING WALLS.
- INSTALL 5/8" Ø A.B. X 12" LONG WITH 7" EMBEDMENT AT 4'-0" O.C. TYPICAL. W. 3/32X1/4" 4" PL. WASHER, U.N.O. ON PLANS AND SHEAR WALL SCHEDULE HOLDOWNS SHOULD NOT BE COUNTED AS ANCHOR BOLTS.
- NOTES
1. DENOTES SHEAR WALL, SEE DETAIL 11 ON SHEET S301.
2. DENOTES 2x2 STUDS U.N.O. (SEE POST SIZE CALL OUTS ON FRAMING PLAN).
3. DENOTES HOLDOWNS, SEE DETAIL 10 ON SHEET S301.
4. ALL SILL PLATES AT FOUNDATIONS SHOULD BE 3x12 P.WOOD. TYPICAL FLOORS USE 2x SILL PLATE W/ 16x4 @ 6" O.C. U.N.O. BY SHEAR WALL SCHEDULE SEE 11/30/31.
5. USE COMMON NAILS THROUGHOUT THE BUILDING (COULD USE GALVANIZED BOX NAILS FOR PLYWOOD NAILING).
6. NOT USED.
7. USE 2x4 STUDS @ 16" O.C. AT EXTERIOR WALLS. FOR ONE STORY BUILDING, U.N.O. WITH MAXIMUM HEIGHT OF 12'-0".
8. USE 2x4 STUDS @ 16" O.C. AT INTERIOR WALLS. FOR ONE STORY BUILDING, U.N.O. WITH MAXIMUM HEIGHT OF 16'-0".
9. USE 2x4 STUDS AT ALL PLUMBING WALLS, BALCONY FRAMING FOR WALLS OVER 10 FEET HIGH.
10. ALL HOLDOWNS SHALL BE SET IN PLACE BY TIE RODS PRIOR TO FOUNDATION INSPECTION AND HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
11. PROVIDE DOUBLE JOISTS OR BLOCKING UNDER PARTITION WALLS.
12. SHEAR WALL CALLOUT FOR 1ST FLOOR SHEAR WALLS ARE SHOWN ON ROOF FRAMING PLAN.
13. HOLDOWNS FOR 1ST FLOOR SHEAR WALLS ARE SHOWN ON FOUNDATION PLAN.
14. VERTICAL STRAP CALLOUTS ON ROOF PLAN SHOULD BE INSTALLED ON FLOOR BELOW.
15. CONTRACTOR TO VERIFY ROUGH OPENINGS FOR WINDOWS AND DOORS.
16. FOR SIMPSON HOLDOWN "HOKA" AND GREATER USE 8" WIDE CONCRETE STEM WALL, U.N.O.
17. ON EXTERIOR WALLS (INCLUDING CRIPPLE WALLS AND WALLS ABOVE THE HEADERS) WHERE NO SHEAR WALLS ARE CALLED, APPLY 1/2" 2" PLYWOOD W/ 8x NAILING 6" O.C. AT EDGES AND BOUNDARIES, AND 12" O.C. AT FIELD.
18. FOR EXTERIOR AND INTERIOR CRIPPLE WALLS WITH SHEAR WALL ABOVE, USE SAME SHEAR WALL # AND NAILING.
19. NON-SHEAR WALL SILL PLATES SHOULD HAVE 16x4 @ 6" O.C.
20. PROVIDE MINIMUM 8" CLEAR COVER FOR ALL REBARS AGAINST DIRT AND 2" ELSEWHERE, U.N.O.
21. FOUNDATION ANCHOR BOLTS IN WALL SHALL HAVE AN APPROVED PLATE WASHER UNDER EACH NUT, AND THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. PLATE WASHERS A MINIMUM OF 3 INCH BY 3 INCH BY 1/4" INCH THICK SHALL BE USED IN EACH BOLT. (2008.3.2) THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NO TO EXCEED 134". PROVIDED A STANDARD COT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 6" FROM EACH END OF THE PIECE. PROVIDE MINIMUM EDGE DISTANCE OF 1 7/8". 3x SILL PLATE MAY OCCUR, ADJUST BOLT LENGTH AS REQUIRED.
22. FASTENERS AND CONNECTORS TO BE GALVANIZED FOR PRESERVATIVE TREATED WOOD.
23. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD R317.1/2).
24. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1, CBC 2512.1.2)
25. A SITE SURVEY BY A LICENSED SURVEYOR SHALL BE REQUIRED PRIOR TO FOUNDATION CONCRETE POUR.
26. SIMPSON 50 EPOXY WITH ESB-407 MAY BE USED IN LIEU OF ESB-250R AT ALL EPOXY BOLTS.
27. WRAP ALL EXPOSED POSTS AND BEAMS IN GARAGE WITH 5/8" TYPE "X" GYPSUM BOARD (U.O.N)
28. HOLD DOWN ANCHORS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION AND RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING (100.3 APPROX CBC).
29. SEE ARCHITECTURAL PLANS FINISH FLOOR ELEVATION, EXTERIOR WALL CONCRETE CURB LOCATION, WIDTH AND HEIGHT.
30. SEE ARCHITECTURAL PLANS FOR NEW WALL SIZES. ALL NEW EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C.
31. SHORING AS REQUIRED IS NOT PART OF THIS DRAWING/DESIGN AND SHALL BE DONE BY OTHERS. BNV ENGINEERING IS NOT RESPONSIBLE FOR ANY SHORING OF EXISTING STRUCTURAL ELEMENTS.
32. NOT USED.
33. PRESERVATIVE-TREATED (P.T.) LUMBERS FIELD CUT ENDS, NOTCHES AND DRILLED HOLES SHALL BE TREATED IN ACCORDANCE WITH ANPA MM AS REQUIRED BY R317.1.1.

NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGEND:



IMPORTANT NOTICE
DUE TO NATURE OF THIS JOB AND UNAVAILABLE INFORMATION OF EXISTING STRUCTURES AND INVASIVE INSPECTIONS WERE NOT PERFORMED, REVISIONS AND CORRECTIONS OF THE DRAWINGS MAY BE NECESSARY. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NOTE
FOUNDATION SUB-GRADE REQUIRES A SOILS INSPECTION AND MEMORANDUM TO CERTIFY SUB-GRADE COMPACTION AND FOOTING BEARING PRESSURE PRIOR TO REQUESTING INSPECTION.

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1245 BLUEGUM ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731 445.271.8224 DANIELLE@STUDIOBNDL.COM
CIVIL	
STRUCTURAL ENGINEER	BV ENGINEERING Bryan Van Vleet Structural & Foundation Engineer
CONTRACTOR	

NOTES

REV #	DATE	DESCRIPTION
1	08/27/2025	BACKCHECK #1

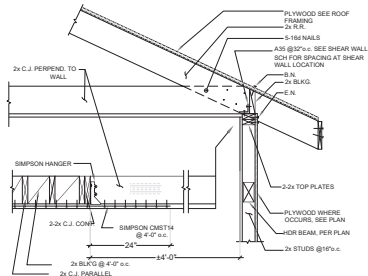
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SHEET NAME FOUNDATION PLAN

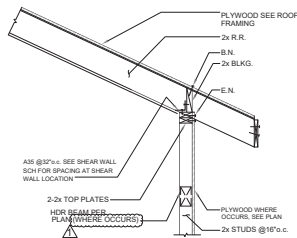
SCALE
AS INDICATED
DRAWING

S200



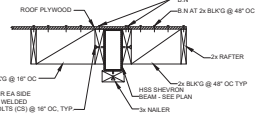
1 TYPICAL EAVE DETAIL

NONE



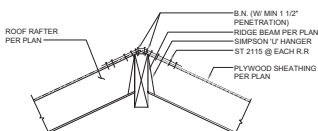
2 TYPICAL EAVE DETAIL (VAULTED CEILING)

NONE



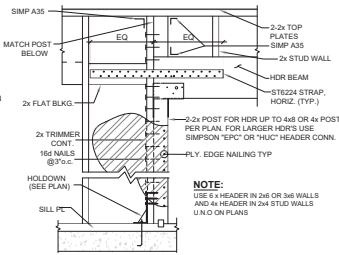
3 JOIST PARALLEL TO HSS BEAM

NONE



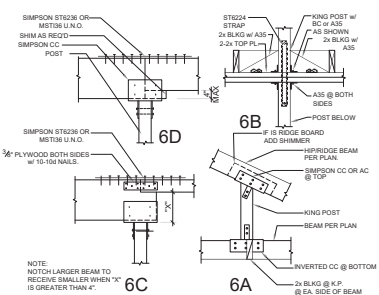
4 TYP. RIDGE BEAM CONNECTION

NONE



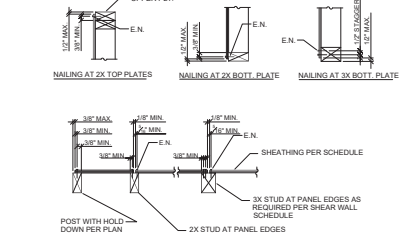
5 TYP. HEADER STRAP DETAIL AT SHEAR WALL

NONE



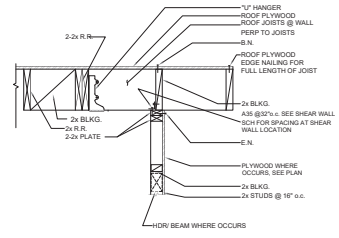
6 TYP. MAIN INTERIOR BEAM/HIP BEAM CONNECTION

NONE



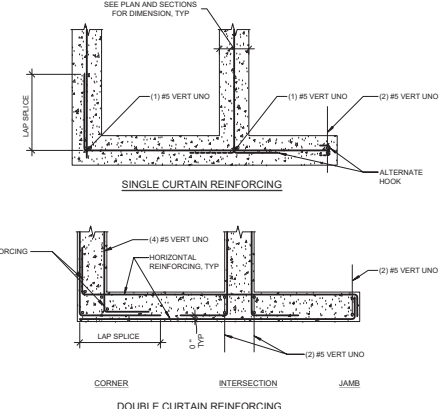
7 SHEAR WALL INSTALLATION

NONE



8 GABLE END SHEAR TRANSFER & RAKE DETAIL

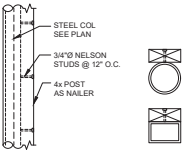
NONE



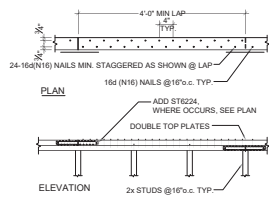
9 REINFORCEMENT AT INTERSECTION DETAIL

NONE

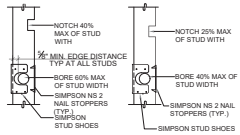
SIMPSON TYPE	A.B. DIA.	HOU TENSION CAPACITY MIN.	A.B. TYPE	A.B. CAPACITY OTHERS	BM600 1/4" DIA.	1/4" DIA.
HD12	3/8"	2,375	SSTB26	2,360	19.5#	5-8"
HD14	3/8"	4,455	SSTB30	2,360	19.5#	5-8"
HD16	3/8"	6,645	SSTB34	3,520	25.5#	5-8"
HD18	3/8"	8,835	SSTB38	7,310	24.7#	5-8"
HD20	3/8"	11,025	SSTB42	7,310	24.7#	5-8"
HD22	3/8"	13,215	SSTB46	7,310	24.7#	5-8"
HD24	3/8"	15,405	SSTB50	7,310	24.7#	5-8"
HD26	3/8"	17,595	SSTB54	7,310	24.7#	5-8"
HD28	3/8"	19,785	SSTB58	7,310	24.7#	5-8"
HD30	3/8"	21,975	SSTB62	7,310	24.7#	5-8"
HD32	3/8"	24,165	SSTB66	7,310	24.7#	5-8"
HD34	3/8"	26,355	SSTB70	7,310	24.7#	5-8"
HD36	3/8"	28,545	SSTB74	7,310	24.7#	5-8"
HD38	3/8"	30,735	SSTB78	7,310	24.7#	5-8"
HD40	3/8"	32,925	SSTB82	7,310	24.7#	5-8"
HD42	3/8"	35,115	SSTB86	7,310	24.7#	5-8"
HD44	3/8"	37,305	SSTB90	7,310	24.7#	5-8"
HD46	3/8"	39,495	SSTB94	7,310	24.7#	5-8"
HD48	3/8"	41,685	SSTB98	7,310	24.7#	5-8"
HD50	3/8"	43,875	SSTB102	7,310	24.7#	5-8"
HD52	3/8"	46,065	SSTB106	7,310	24.7#	5-8"
HD54	3/8"	48,255	SSTB110	7,310	24.7#	5-8"
HD56	3/8"	50,445	SSTB114	7,310	24.7#	5-8"
HD58	3/8"	52,635	SSTB118	7,310	24.7#	5-8"
HD60	3/8"	54,825	SSTB122	7,310	24.7#	5-8"
HD62	3/8"	57,015	SSTB126	7,310	24.7#	5-8"
HD64	3/8"	59,205	SSTB130	7,310	24.7#	5-8"
HD66	3/8"	61,395	SSTB134	7,310	24.7#	5-8"
HD68	3/8"	63,585	SSTB138	7,310	24.7#	5-8"
HD70	3/8"	65,775	SSTB142	7,310	24.7#	5-8"
HD72	3/8"	67,965	SSTB146	7,310	24.7#	5-8"
HD74	3/8"	70,155	SSTB150	7,310	24.7#	5-8"
HD76	3/8"	72,345	SSTB154	7,310	24.7#	5-8"
HD78	3/8"	74,535	SSTB158	7,310	24.7#	5-8"
HD80	3/8"	76,725	SSTB162	7,310	24.7#	5-8"
HD82	3/8"	78,915	SSTB166	7,310	24.7#	5-8"
HD84	3/8"	81,105	SSTB170	7,310	24.7#	5-8"
HD86	3/8"	83,295	SSTB174	7,310	24.7#	5-8"
HD88	3/8"	85,485	SSTB178	7,310	24.7#	5-8"
HD90	3/8"	87,675	SSTB182	7,310	24.7#	5-8"
HD92	3/8"	89,865	SSTB186	7,310	24.7#	5-8"
HD94	3/8"	92,055	SSTB190	7,310	24.7#	5-8"
HD96	3/8"	94,245	SSTB194	7,310	24.7#	5-8"
HD98	3/8"	96,435	SSTB198	7,310	24.7#	5-8"
HD100	3/8"	98,625	SSTB202	7,310	24.7#	5-8"
HD102	3/8"	100,815	SSTB206	7,310	24.7#	5-8"
HD104	3/8"	103,005	SSTB210	7,310	24.7#	5-8"
HD106	3/8"	105,195	SSTB214	7,310	24.7#	5-8"
HD108	3/8"	107,385	SSTB218	7,310	24.7#	5-8"
HD110	3/8"	109,575	SSTB222	7,310	24.7#	5-8"
HD112	3/8"	111,765	SSTB226	7,310	24.7#	5-8"
HD114	3/8"	113,955	SSTB230	7,310	24.7#	5-8"
HD116	3/8"	116,145	SSTB234	7,310	24.7#	5-8"
HD118	3/8"	118,335	SSTB238	7,310	24.7#	5-8"
HD120	3/8"	120,525	SSTB242	7,310	24.7#	5-8"
HD122	3/8"	122,715	SSTB246	7,310	24.7#	5-8"
HD124	3/8"	124,905	SSTB250	7,310	24.7#	5-8"
HD126	3/8"	127,095	SSTB254	7,310	24.7#	5-8"
HD128	3/8"	129,285	SSTB258	7,310	24.7#	5-8"
HD130	3/8"	131,475	SSTB262	7,310	24.7#	5-8"
HD132	3/8"	133,665	SSTB266	7,310	24.7#	5-8"
HD134	3/8"	135,855	SSTB270	7,310	24.7#	5-8"
HD136	3/8"	138,045	SSTB274	7,310	24.7#	5-8"
HD138	3/8"	140,235	SSTB278	7,310	24.7#	5-8"
HD140	3/8"	142,425	SSTB282	7,310	24.7#	5-8"
HD142	3/8"	144,615	SSTB286	7,310	24.7#	5-8"
HD144	3/8"	146,805	SSTB290	7,310	24.7#	5-8"
HD146	3/8"	148,995	SSTB294	7,310	24.7#	5-8"
HD148	3/8"	151,185	SSTB298	7,310	24.7#	5-8"
HD150	3/8"	153,375	SSTB302	7,310	24.7#	5-8"
HD152	3/8"	155,565	SSTB306	7,310	24.7#	5-8"
HD154	3/8"	157,755	SSTB310	7,310	24.7#	5-8"
HD156	3/8"	159,945	SSTB314	7,310	24.7#	5-8"
HD158	3/8"	162,135	SSTB318	7,310	24.7#	5-8"
HD160	3/8"	164,325	SSTB322	7,310	24.7#	5-8"
HD162	3/8"	166,515	SSTB326	7,310	24.7#	5-8"
HD164	3/8"	168,705	SSTB330	7,310	24.7#	5-8"
HD166	3/8"	170,895	SSTB334	7,310	24.7#	5-8"
HD168	3/8"	173,085	SSTB338	7,310	24.7#	5-8"
HD170	3/8"	175,275	SSTB342	7,310	24.7#	5-8"
HD172	3/8"	177,465	SSTB346	7,310	24.7#	5-8"
HD174	3/8"	179,655	SSTB350	7,310	24.7#	5-8"
HD176	3/8"	181,845	SSTB354	7,310	24.7#	5-8"
HD178	3/8"	184,035	SSTB358	7,310	24.7#	5-8"
HD180	3/8"	186,225	SSTB362	7,310	24.7#	5-8"
HD182	3/8"	188,415	SSTB366	7,310	24.7#	5-8"
HD184	3/8"	190,605	SSTB370	7,310	24.7#	5-8"
HD186	3/8"	192,795	SSTB374	7,310	24.7#	5-8"
HD188	3/8"	194,985	SSTB378	7,310	24.7#	5-8"
HD190	3/8"	197,175	SSTB382	7,310	24.7#	5-8"
HD192	3/8"	199,365	SSTB386	7,310	24.7#	5-8"
HD194	3/8"	201,555	SSTB390	7,310	24.7#	5-8"
HD196	3/8"	203,745	SSTB394	7,310	24.7#	5-8"
HD198	3/8"	205,935	SSTB398	7,310	24.7#	5-8"
HD200	3/8"	208,125	SSTB402	7,310	24.7#	5-8"
HD202	3/8"	210,315	SSTB406	7,310	24.7#	5-8"
HD204	3/8"	212,505	SSTB410	7,310	24.7#	5-8"
HD206	3/8"	214,695	SSTB414	7,310	24.7#	5-8"
HD208	3/8"	216,885	SSTB418	7,310	24.7#	5-8"
HD210	3/8"	219,075	SSTB422	7,310	24.7#	5-8"
HD212	3/8"	221,265	SSTB426	7,310	24.7#	5-8"
HD214	3/8"	223,455	SSTB430	7,310	24.7#	5-8"
HD216	3/8"	225,645	SSTB434	7,310	24.7#	5-8"
HD218	3/8"	227,835	SSTB438	7,310	24.7#	5-8"
HD220	3/8"	230,025	SSTB442	7,310	24.7#	5-8"
HD222	3/8"	232,215	SSTB446	7,310	24.7#	5-8"
HD224	3/8"	234,405	SSTB450	7,310	24.7#	5-8"
HD226	3/8"	236,595	SSTB454	7,310	24.7#	5-8"
HD228	3/8"	238,785	SSTB458	7,310	24.7#	5-8"
HD230	3/8"	240,975	SSTB462	7,310	24.7#	5-8"
HD232	3/8"	243,165	SSTB466	7,310	24.7#	5-8"
HD234	3/8"	245,355	SSTB470	7,310	24.7#	5-8"
HD236	3/8"	247,545	SSTB474	7,310	24.7#	5-8"
HD238	3/8"	249,735	SSTB478	7,310	24.7#	5-8"
HD240	3/8"	251,925	SSTB482	7,310	24.7#	5-8"
HD242	3/8"	254,115	SSTB486	7,310	24.7#	5-8"
HD244	3/8"	256,305	SSTB490	7,310	24.7#	5-8"
HD246	3/8"	258,495	SSTB494	7,310	24.7#	5-8"
HD248	3/8"	260,685	SSTB498	7,310	24.7#	5-8"
HD250	3/8"	262,875	SSTB502	7,310	24.7#	5-8"
HD252	3/8"	265,065	SSTB506	7,310	24.7#	5-8"
HD254	3/8"	267,255	SSTB510	7,310	24.7#	5-8"
HD256	3/8"	269,445	SSTB514	7,310	24.7#	5-8"
HD258	3/8"	271,635	SSTB518	7,310	24.7#	5-8"
HD260	3/8"	273,825	SSTB522	7,310	24.7#	5-8"
HD262	3/8"	276,015	SSTB526	7,310	24.7#	5-8"
HD264	3/8"	278,205	SSTB530	7,310	24.7#	5-8"
HD266	3/8"	280,395	SSTB534	7,310	24.7#	5-8"
HD268	3/8"	282,585	SSTB538	7,310	24.7#	5-8"
HD270	3/8"	284,775	SSTB542	7,310	24.7#	5-8"
HD272	3/8"	286,965	SSTB546	7,310	24.7#	5-8"
HD274	3/8"	289,155	SSTB550	7,310	24.7#	5-8"
HD276	3/8"	291,345	SSTB554	7,310	24.7#	5-8"
HD278	3/8"	293,535	SSTB558	7,310	24.7#	5-8"
HD280	3/8"	295,725	SSTB562	7,310	24.7#	5-8"
HD282	3/8"	297,915	SSTB566	7,310	24.7#	5-8"
HD284	3/8"	300,105	SSTB570	7,310	24.7#	5-8"
HD286	3/8"	302,295	SSTB574	7,310	24.7#	5-8"
HD288	3/8"	304,485	SSTB578	7,310	24.7#	5-8"
HD290	3/8"	306,675	SSTB582	7,310	24.7#	5-8"
HD292	3/8"	308,865	SSTB586	7,310	24.7#	5-8"
HD294	3/8"	311,055	SSTB590	7,310	24.7#	5-8"
HD296	3/8"	313,245	SSTB594	7,310	24.7#	5-8"
HD298	3/8"	315,435	SSTB598	7,310	24.7#	5-8"
HD300	3/8"	317,625	SSTB602	7,310	24.7#	5-8"
HD302	3/8"	319,815	SSTB606	7,310	24.7#	5-8"
HD304	3/8"	322,005	SSTB610	7,310	24.7#	5-8"
HD306	3/8"	324,195	SSTB614	7,310	24.7#	5-8"
HD308	3/8"	326,385	SSTB618	7,310	24.7#	5-8"
HD310	3/8"	328,575	SSTB622	7,310	24.7#	5-8"
HD312	3/8"	330,765	SSTB626	7,310	24.7#	5-8"
HD314	3/8"	332,955	SSTB630	7,310	24.7#	5-8"
HD316	3/8"	335,145	SSTB634	7,310	24.7#	5-8"
HD318	3/8"	337,335	SSTB638	7,310	24.7#	5-8"
HD320	3/8"	339,525	SSTB642	7,310	24.7#	5-8"
HD322	3/8"	341,715	SSTB646	7,310	24.7#	5-8"
HD324	3/8"	343,905	SSTB650	7,310	24.7#	5-8"
HD326	3/8"	346,095	SSTB654	7,310	24.7#	5-8"
HD328	3/8"	348,285	SSTB658	7,310	24.7#	5-8"
HD330	3/8"	350,475	SSTB662	7,310	24.7#	5-8"
HD332	3/8"	352,665	SSTB666	7,310	24.7#	5-8"
HD334	3/8"	354,855	SSTB670	7,310	24.7#	5-8"
HD336	3/8"	357,045	SSTB674	7,310	24.7#	5-8"
HD338	3/8"	359,235	SSTB678	7,310	24.7#	5-8"
HD340	3/8"	361,425	SSTB682	7,310	24.7#	5-8"
HD342	3/8"	363,615	SSTB686	7,310	24.7#	5-8"
HD344	3/8"	365,805	SSTB690	7,310	24.7#	5-8"
HD346	3/8"	367,995	SSTB694	7,310	24.7#	5-8"
HD348	3/8"	370,185	SSTB698	7,310	24.7#	5-8"
HD350	3/8"	372,375	SSTB702	7,310	24.7#	5-8"
HD352	3/8"	374,565	SSTB706	7,310	24.7#	5-8"
HD354	3/8"	376,755	SSTB710	7,310	24.7#	5-8"
HD356	3/8"	378,945	SSTB714	7,310	24.7#	5-8"
HD358	3/8"	381,135	SSTB718	7,310	24.7#	5-8"
HD360	3/8"	383,325	SSTB722	7,310	24.7#	5-



1 STEEL COL W/ NAILER
NONE



4 TYPICAL PLATE SPLICE
NONE

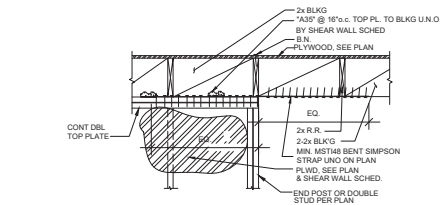


NON-BEARING STUDS

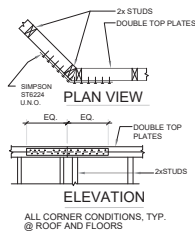
NOTE: NOTCHING & BORING ARE NOT TO OCCUR IN THE SAME STUD.

NOTCH / BORE % OF STUD	2x4	2x6
25%	7/8"	1 1/8"
40%	1 1/8"	1 3/4"
60%	2"	2 1/4"

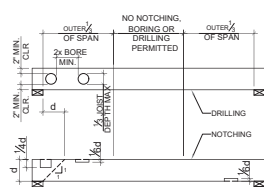
9 TYP. DRILLING & NOTCHING OF WOOD STUDS
NONE



2 DRAG CONNECTION
NONE



5 TYP. TOP PLATE CONN.
NONE

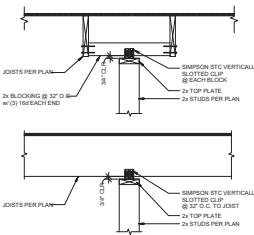


NOTES:

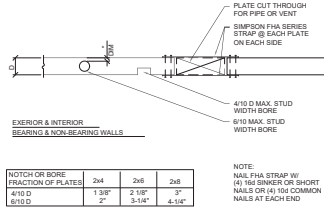
1. NOTCH MAX 1/4" WITHIN 4" OF SUPPORT ON TOP SURFACE ONLY
2. NOTCH MAX 1/8" WITHIN (OUTER 1/4 OF SPAN -d)
3. NO NOTCHING, DRILLING OR BORING SHALL BE ALLOWED WITHIN THE MIDDLE 1/3 OF THE SPAN, ON ALL SIDES OF THE MEMBER.

NOTCH/BORING % OF STUD	2x4	2x6	2x10	2x12	2x14
10-25%	7/8"	1 1/8"	1 1/2"	1 3/4"	2"
33-15%	1 1/8"	2"	2 1/4"	2 3/4"	3 1/4"

10 TYP. DRILLING & NOTCHING OF WOOD JOIST
NONE

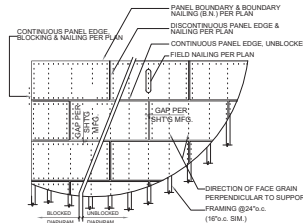


3 TYP. HEAD CONN. @ NONBEARING WALL
NONE



NOTCH OR BORE FRACTION OF PLATE	2x4	2x6	2x8
4/10 D 8/10 D	1 3/8" 2"	2 1/8" 2 1/4"	3" 3 1/4"

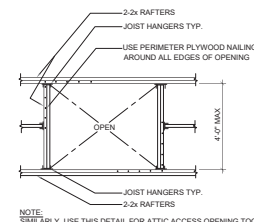
6 TYP. DRILLING & NOTCHING OF TOP PLATES
NONE



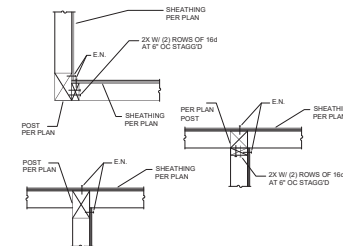
NOTE:

1. FOR BLOCKED DIAPHRAGM AS CALLED OUT ON PLANS, PROVIDE 2x4 PLAT BLOCKING AT ALL UNSUPPORTED EDGES 8x4 @ 16" O.C. WHERE OCCURS.
2. PANELS SHALL BE NO LESS THAN 24" WIDE.
3. MIN 3/8" EDGE DISTANCE IS REQUIRED FOR ALL NAILS.
4. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
5. TOLERANCE ON NAILING SHALL BE 3/4" W/ THE AVERAGE NAIL SPACING OVER ANY 4'-0" LENGTH BEING AT LEAST THAT NOTED ON PLAN

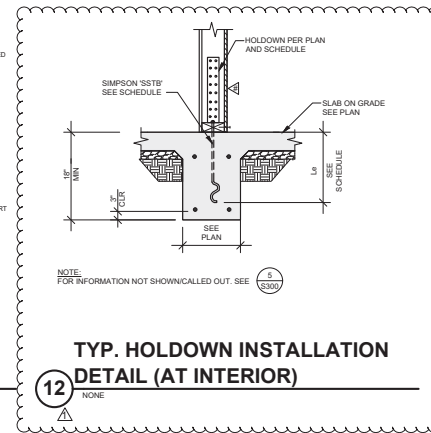
11 TYP. BLOCKED DIAPHRAGM LAYOUT
NONE



4 TYPICAL ROOF OPENING
NONE



8 TYPICAL WALL INTERSECTION
NONE



NOTE: FOR INFORMATION NOT SHOWN/CALLED OUT. SEE SCHEDULE.

12 TYP. HOLDOWN INSTALLATION DETAIL (AT INTERIOR)
NONE

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1245 BLUEGUM ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 678 W 6TH STREET SAN PEDRO, CA 90731 845 271 8324 DANIELLE@STUDIOBNDL.COM

CIVIL	
STRUCTURAL ENGINEER	PV ENGINEERING Professional Engineer Structural Engineering 1000 S. Main Street, Suite 100 San Pedro, CA 90731
CONTRACTOR	

NOTES

REV #	DATE	DESCRIPTION
1	08/27/2025	BACKCHECK #1

ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR.

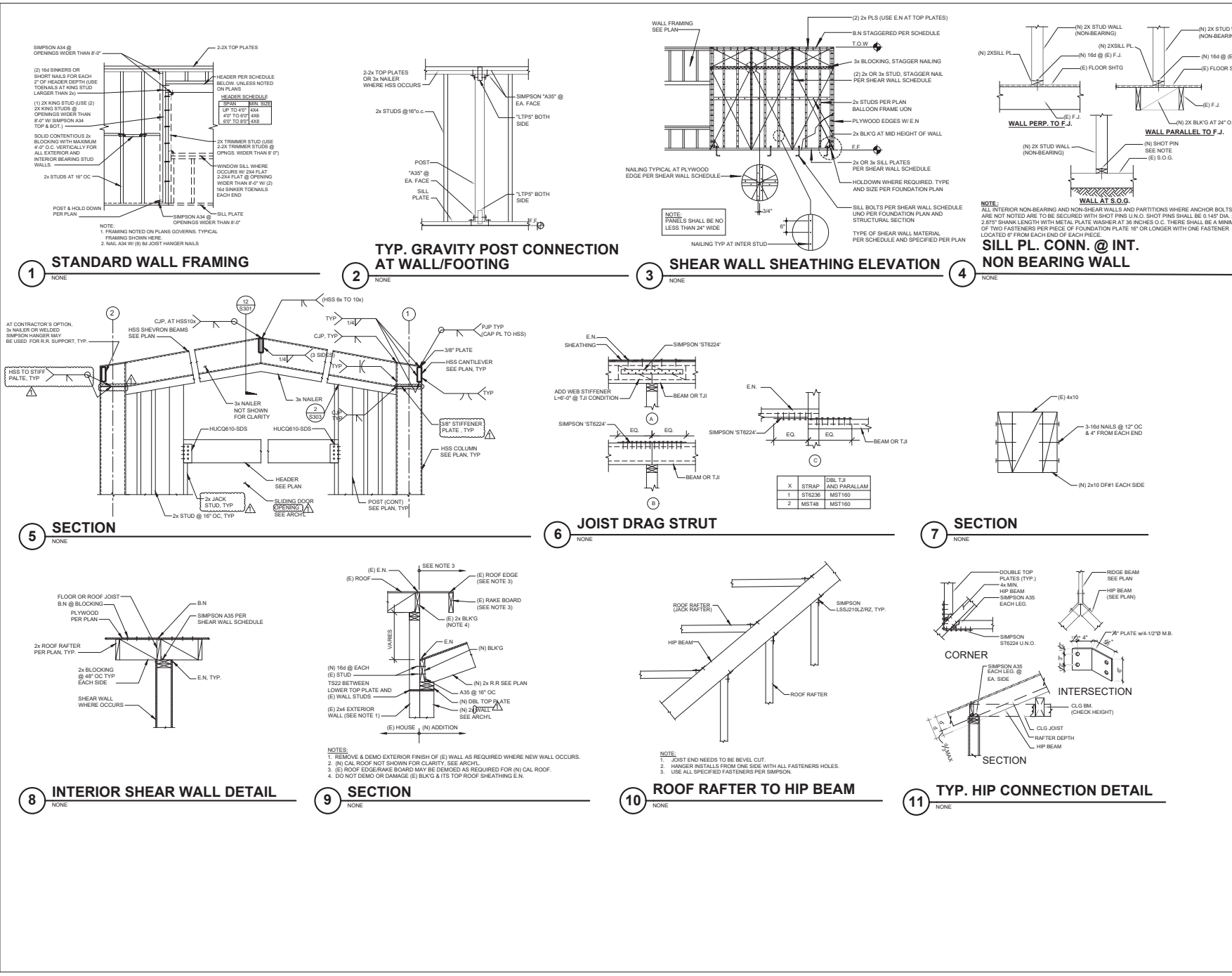
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SHEET NAME
TYPICAL DETAILS

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1245 BLUEGUM ADDITION

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ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731 845.271.8324 DANIELLE@STUDIOBNDL.COM
CIVIL	
STRUCTURAL ENGINEER	
CONTRACTOR	

NOTES

REV #	DATE	DESCRIPTION
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SHEET NAME

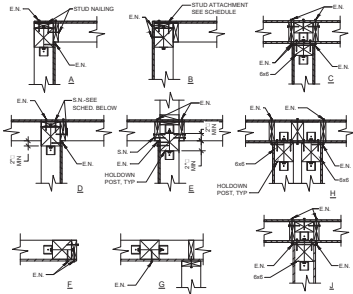
TYPICAL DETAILS

SCALE

AS INDICATED

DRAWING

S303



SCHEDULE FOR SHEAR WALL STUD ATTACHMENT TO HOLDOWN POST									
EDGE NAIL SPACING	STUD NAILING			STUD WALL SCREEN			STUD W/ THRU BOLTS		
	STUD TYP.	NAIL	STUD TYP.	LAS SCREEN	SPCLG.	BOLT	STUD TYP.	SPCLG.	
1' & 4' OC	2x OR 3x	2 ROWS 16d @ 4"	2x OR 3x	5/8" x 16"	18" OC	2x OR 3x	3x 4x	18" OC	
7' OC	2x OR 3x	2 ROWS 16d @ 4"	2x OR 3x	5/8" x 16"	12" OC	2x OR 3x	3x 4x	18" OC	
7' OC	2x OR 3x	2 ROWS 16d @ 4"	2x OR 3x	5/8" x 16"	12" OC	2x OR 3x	3x 4x	12" OC	

TYPICAL SHEAR WALL CORNERS AND INTERSECTIONS

TYPICAL STEPPED TOP PLATE

TYPICAL BRIDGING DETAIL

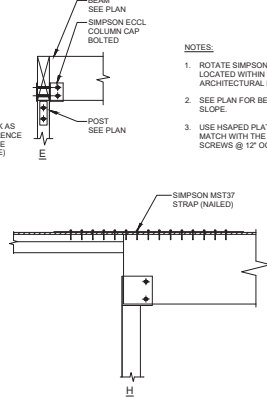
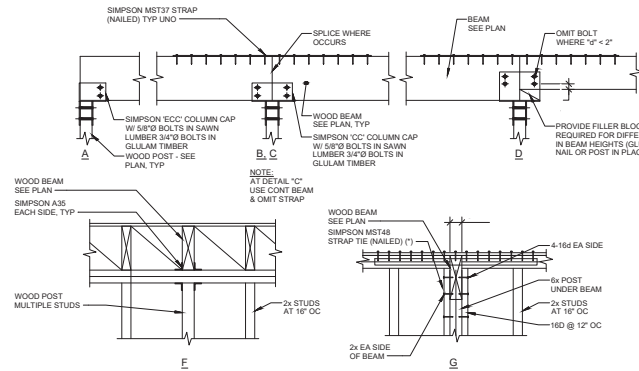
TYPICAL PLYWOOD JOINT NAILING

1 NONE

2 NONE

3 NONE

4 NONE

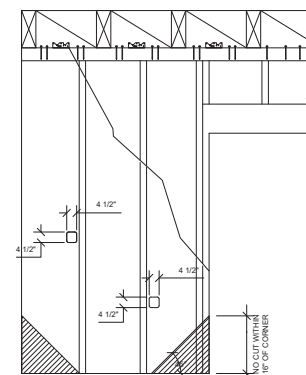


NOTES:

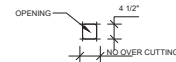
1. ROTATE SIMPSON "CC" STRAPS AND BOLTS HEADS TO BE LOCATED WITHIN THE WALL FRAMING SO NOT INTERFERE WITH ARCHITECTURAL FINISHES.
2. SEE PLAN FOR BEAM SLOPE - SLOPE COLUMN CAP WITH SAME SLOPE.
3. USE HSAPED PLATE ON TOP OF BEAM AND TOP PLATES TO MATCH WITH THE ROOF SLOPE W/ 1/4" x 1/4" SIMPSON SDS SCREWS @ 12" OC.

WOOD BEAM CONNECTION DETAILS

5 NONE



A EXAMPLE: 38" WIDE SHEAR PANEL MAX OF (2) 4 1/2" WIDE CUT IN 4' x 7' WIDE PANEL TWO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS



B SAW CUT SHALL NOT PASS OPENING

NOTES:

1. THE MAXIMUM ACCUMULATED LENGTH OF OPENINGS IN A SHEAR WALL PANEL SHALL NOT EXCEED 20% OF THE WALL LENGTH. MAXIMUM LENGTH OF EACH OPENING SHALL NOT EXCEED 4 1/2" IN ANY DIRECTION (SEE DETAIL A).
2. IT SHOULD BE NOTED THAT THE DIMENSIONS OF THE OPENING SHALL BE CONSIDERED TO BE THE MAXIMUM LENGTH OF CUT MADE BY THE SAW (SEE DETAIL B). ONLY A CIRCULAR BORED HOLE OR SQUARE HOLE CUT WITH THE RADIUS ON THE CORNERS IS ACCEPTABLE.

PENETRATIONS IN SHEAR WALL

6 NONE

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1245 BLUEGUM ADDITION

OWNER	OWNER BRADLEY GRAY 1245 BLUE GUM LN
ARCHITECT	BNDL ARCHITECTURE, INC. 878 W. 6TH STREET SAN PEDRO, CA 90731 845.271.8224 DANIELLE@STUDIOBNDL.COM
CIVIL	
STRUCTURAL ENGINEER	
CONTRACTOR	

NOTES

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SHEET NAME TYPICAL DETAILS

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S304

[illegible][illegible]

CERTIFICATE OF COMPLIANCE - RESILIENT PERFORMANCE COMPLIANCE METHOD Project Name: Residential Building Calculation Date/Time: 2023-08-06T17:30:00+00:00 Input Data File: 1.2.6.10 Blue Gun in Newport Beach, CA, R2000-addition-12x13 Page 1 of 1 Page 1 of 1									
HHS: Heat Pumps									
HS1	HS2	HS3	HS4	HS5	HS6	HS7	HS8	HS9	HS10
Name	System Type	Number of Units	Heating Efficiency (SEER2)	Cooling Efficiency (SEER2)	Capacity (kW)	Cooling Efficiency (SEER2)	Capacity (kW)	Energy Efficiency	Compliance Type
Heat Pump System 1	VRF Split System	1	14.0	13.0	1.0	14.0	13.0	1.0	Heat Pump System 1
HHS: Heat Pumps - HERS Verification									
HS1	HS2	HS3	HS4	HS5	HS6	HS7	HS8	HS9	HS10
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HHS: Heat Pumps - HERS Verification									
HS1	HS2	HS3	HS4	HS5	HS6	HS7			

SHEET TITLE		JOB TITLE		DATE		SCALE		DRAWN		JOB		SHEET	
TITLE: T-24 REPORT		JOB TITLE: ADDITION TO THE SINGLE FAMILY RESIDENCE		08-09-25		AS SHOWN		AN.				T-24.1	

REVISIONS	BY

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SHEET TITLE		TITLE: 24 REPORT	
JOB TITLE		JOB TITLE	
Date	08-06-25	ADDITION TO THE SINGLE FAMILY RESIDENCE 1248 BLUE GUM LN NEWPORT BEACH, CA 92660	
Scale	AS SHOWN		
Drawn	A.N.		
Job			
Sheet	T-24.2		

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