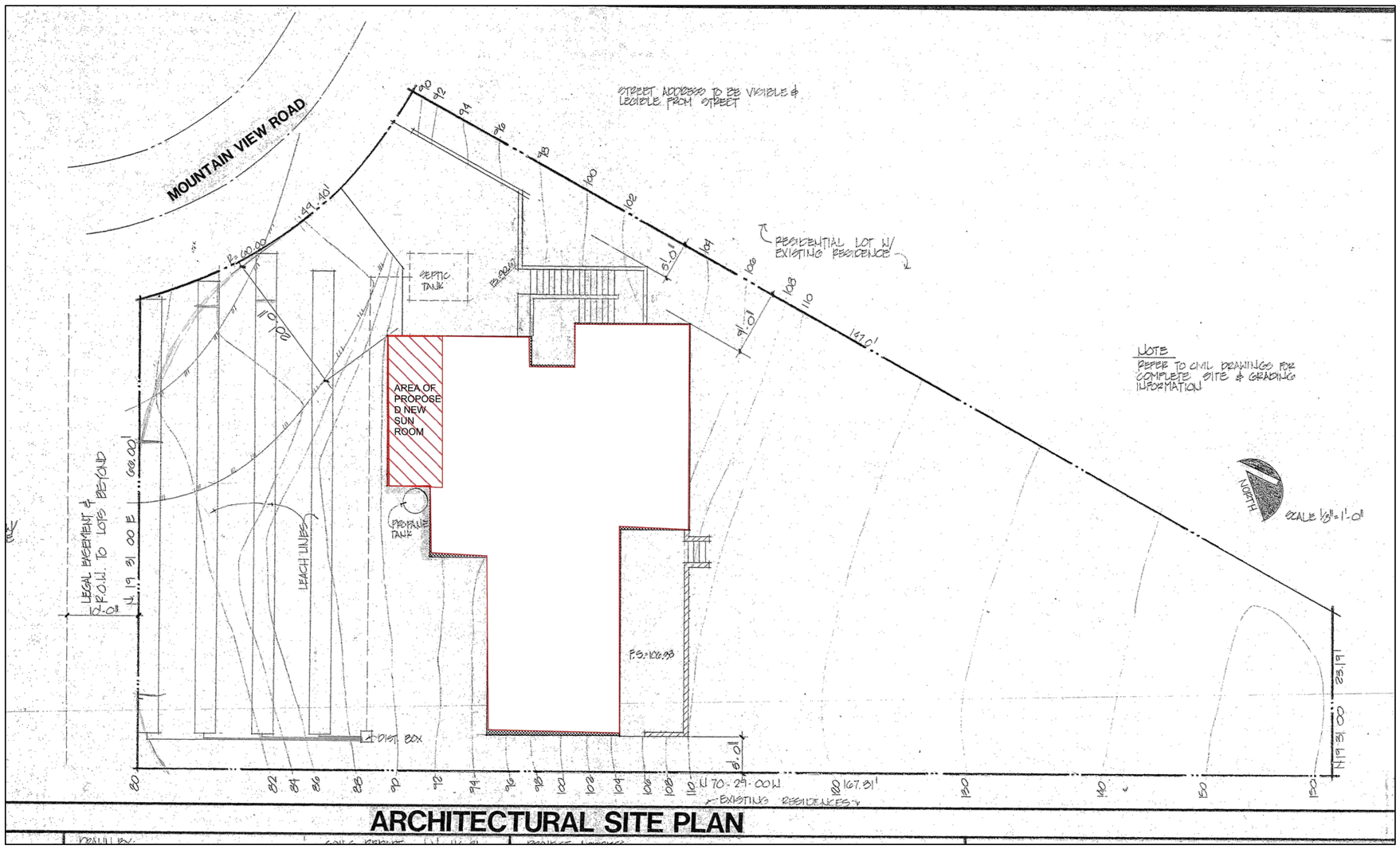


BUILDING DATA

THE DESIGN IS COMPLY WITH THE 2019 CBC, CRC, CED, CMC, CPC, CAL GREEN AND ENERGY STANDARD AS AMENDED BY CITY ORDINACE AND THE 2019 TITLE 24 ENERGY REGULATIONS

GOVERNING CODE	2019 C.R.C. 2019 C.P.C. 2019 C.E.C. 2019 C.M.C. 2019 GREEN BUILDING CODE 2019 ENERGY STANDARD
ZONING:	R-1
OCCUPANCY GROUP:	R3/U
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	2
FIRE SPRINKLERED	NO FIRE SPRINKLER
APN No.	84209147

SCOPE OF WORK

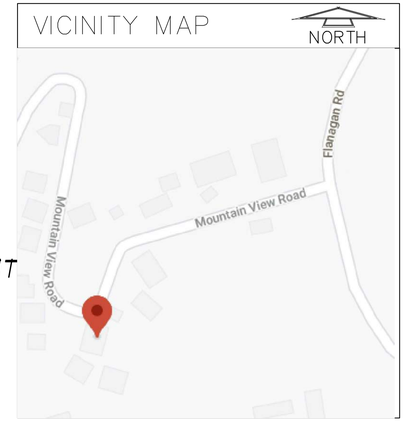
1. ADD NEW 10' X 21' PRE-FAB SUN ROOM

INDEX OF SHEETS

A-1	COVER SHEET AND SITE PLAN
A-2	FLOOR PLANS
A-3	FOUNDATION, FIRST FLOOR FRAMING PLAN & ROOF PLAN
A-4	SECOND FLOOR & ROOF FRAMING PLAN
A-5	ELEVATIONS, SECTION AND DETAILS

VICINITY MAP

NORTH



SIT

BDP ENGINEERING, INC

BDP Engineering, Inc.
13902 Harbor Blvd, #2A
Garden Grove, CA 92843
Phone: (909) 538-7067
Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER
BAO D. PHAM
C 60087
EXP. 06-30-2022
CIVIL
STATE OF CALIFORNIA

SIGNED DATE: 04/16/2021

GENERAL CONTRACTOR

Mike & Annalee Mathis Residence
NEW SUNROOM

31116 Mountain View Rd
Trabuco Canyon, CA 92678

PROJECT NO.: 2020-212
DATE: NOV. 13, 2020

#	Date	Description

drawing title

TITLE SHEET

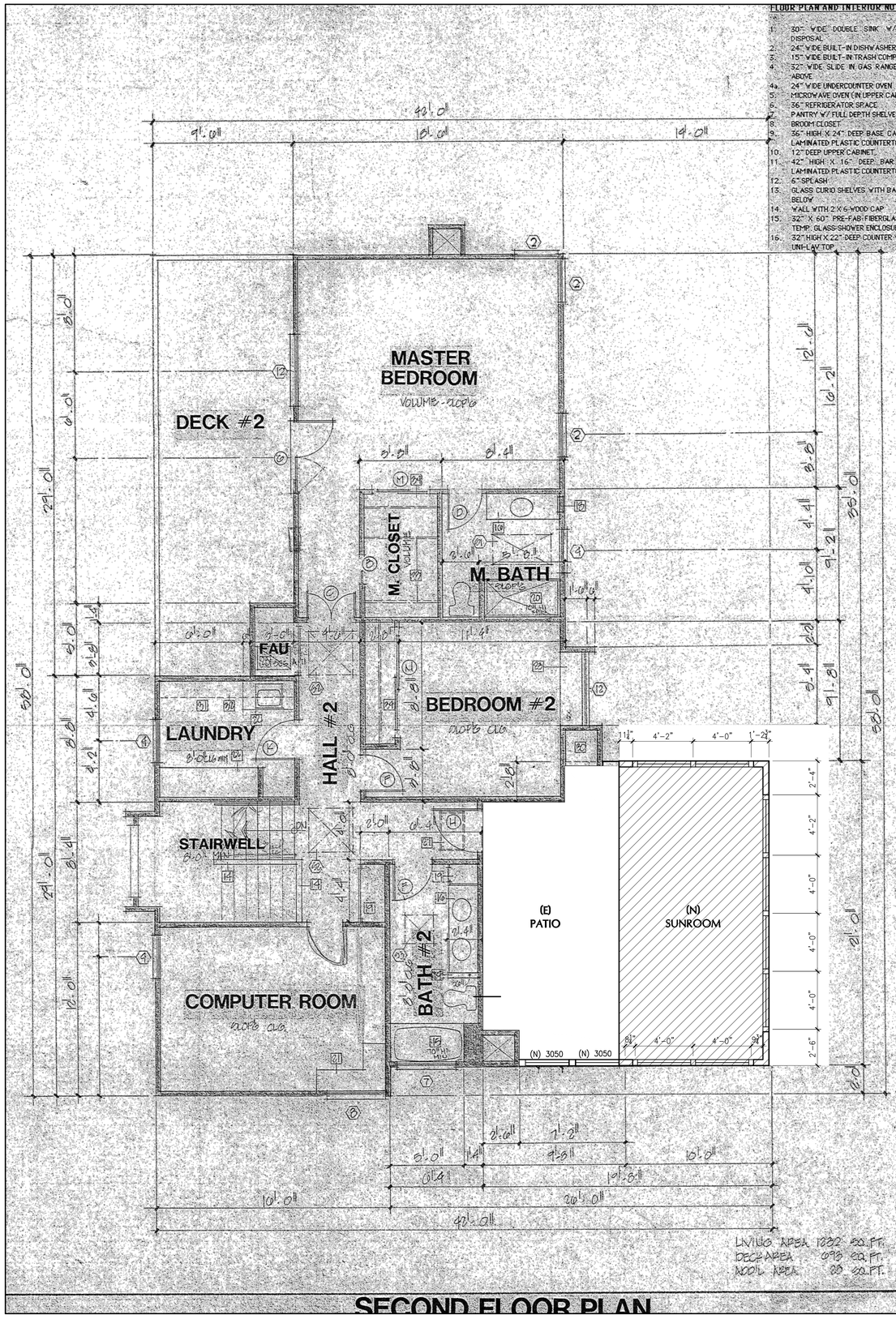
drawing no.

A-1

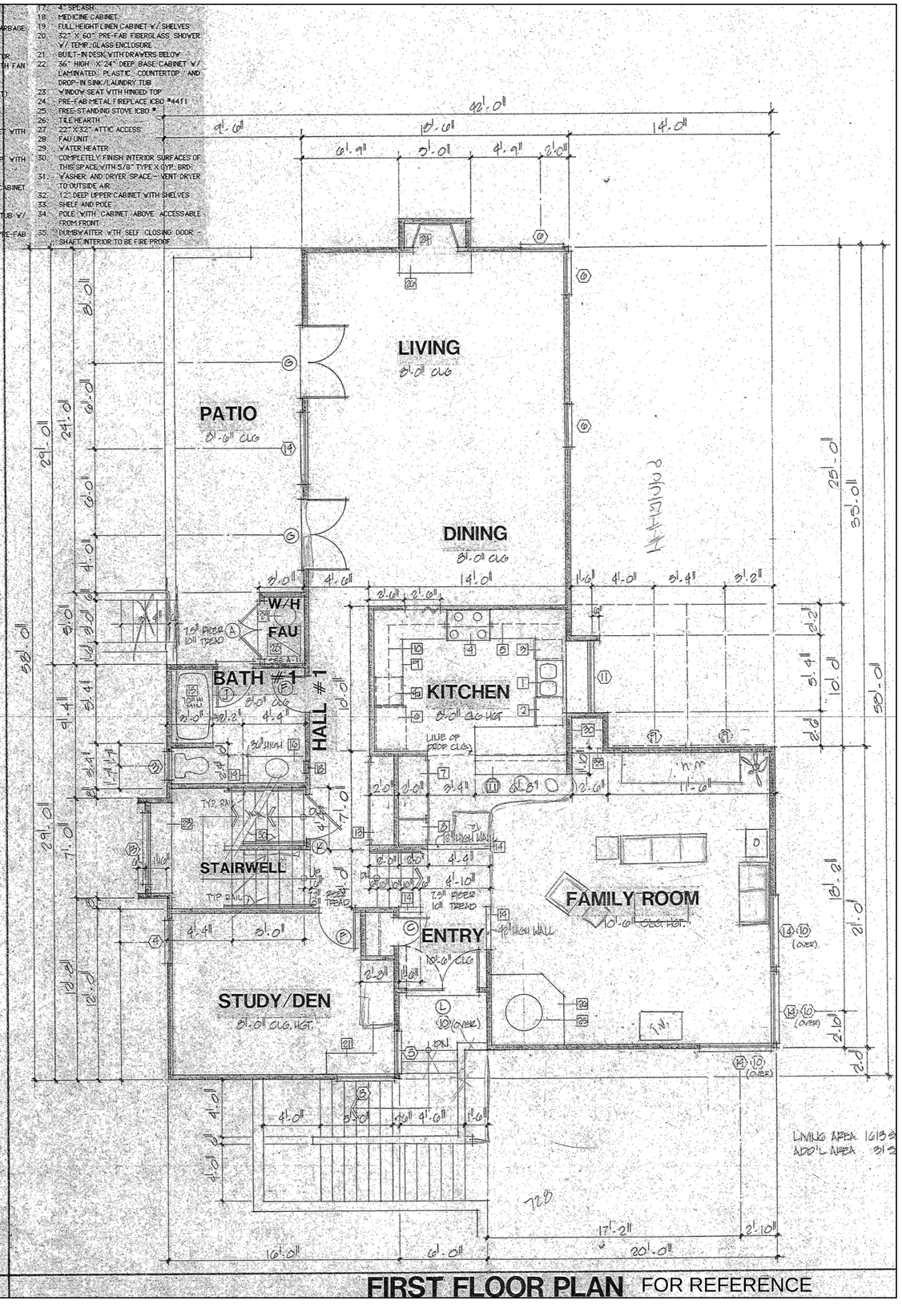
D:\Dropbox_2020 Project_100 Res\2020-212 Sun Room Trabuco Canyon\STRUC CAD\Arch Plans.dwg Apr 16, 2021 12:40 am

FLOOR PLAN AND INTERIOR NOTES:

1. 30" WIDE DOUBLE SINK W/ GARBAGE DISPOSAL
2. 24" WIDE BUILT-IN DISHWASHER
3. 15" WIDE BUILT-IN TRASH COMPACTOR
4. 30" WIDE SLIDE IN GAS RANGE WITH FAN ABOVE
4a. 24" WIDE UNDERCOUNTER OVEN
5. MICROWAVE OVEN (IN UPPER CABINET)
6. 36" REFRIGERATOR SPACE
7. PANTRY W/ FULL DEPTH SHELVES
8. BROOM CLOSET
9. 36" HIGH X 24" DEEP BASE CABINET WITH LAMINATED PLASTIC COUNTERTOP
10. 12" DEEP UPPER CABINET.
11. 42" HIGH X 16" DEEP BAR TOP WITH LAMINATED PLASTIC COUNTERTOP
12. 6" SPLASH
13. GLASS CURIO SHELVES WITH BASE CABINET BELOW
14. WALL WITH 2 X 6 WOOD CAP
15. 32" X 60" PRE-FAB FIBERGLASS TUB W/ TEMP. GLASS SHOWER ENCLOSURE
16. 22" HIGH X 22" DEEP COUNTER W/ PRE-FAB LAV TOP
17. 4" SPLASH
18. MEDICINE CABINET
19. FULL HEIGHT LINEN CABINET W/ SHELVES
20. 32" X 60" PRE-FAB FIBERGLASS SHOWER W/ TEMP. GLASS ENCLOSURE
21. BUILT-IN DESK WITH DRAWERS BELOW
22. 36" HIGH X 24" DEEP BASE CABINET W/ LAMINATED PLASTIC COUNTERTOP AND DROP-IN SINK/LAUNDRY TUB
23. WINDOW SEAT WITH HINGED TOP
24. PRE-FAB METAL FIREPLACE ICBO #4411
25. FREE-STANDING STOVE ICBO #
26. TILE HEARTH
27. 22" X 32" ATTIC ACCESS
28. FAU UNIT
29. WATER HEATER
30. COMPLETELY FINISH INTERIOR SURFACES OF THIS SPACE WITH 5/8" TYPE X GYP. BRD.
31. WASHER AND DRYER SPACE -- VENT DRYER TO OUTSIDE AIR
32. 12" DEEP UPPER CABINET WITH SHELVES
33. SHELF AND POLE
34. POLE WITH CABINET ABOVE ACCESSABLE FROM FRONT
35. DUMBWAITER WITH SELF CLOSING DOOR - SHAFT INTERIOR TO BE FIRE PROOF



SECOND FLOOR PLAN



FIRST FLOOR PLAN FOR REFERENCE

BDP ENGINEERING, INC

BDP Engineering, Inc.
13902 Harbor Blvd, #2A
Garden Grove, CA 92843
Phone: (909) 538-7067
Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER
BAO D. PHAM
C 60087
EXP. 06-30-2022
CIVIL
STATE OF CALIFORNIA
04/16/2021

GENERAL CONTRACTOR

Mike & Annalee Mathis Residence
NEW SUNROOM

31116 Mountain View Rd
Trabuco Canyon, CA 92678

PROJECT NO.:	2020-212
DATE:	NOV. 13, 2020

#	Date	Description

drawing title

FLOOR PLANS

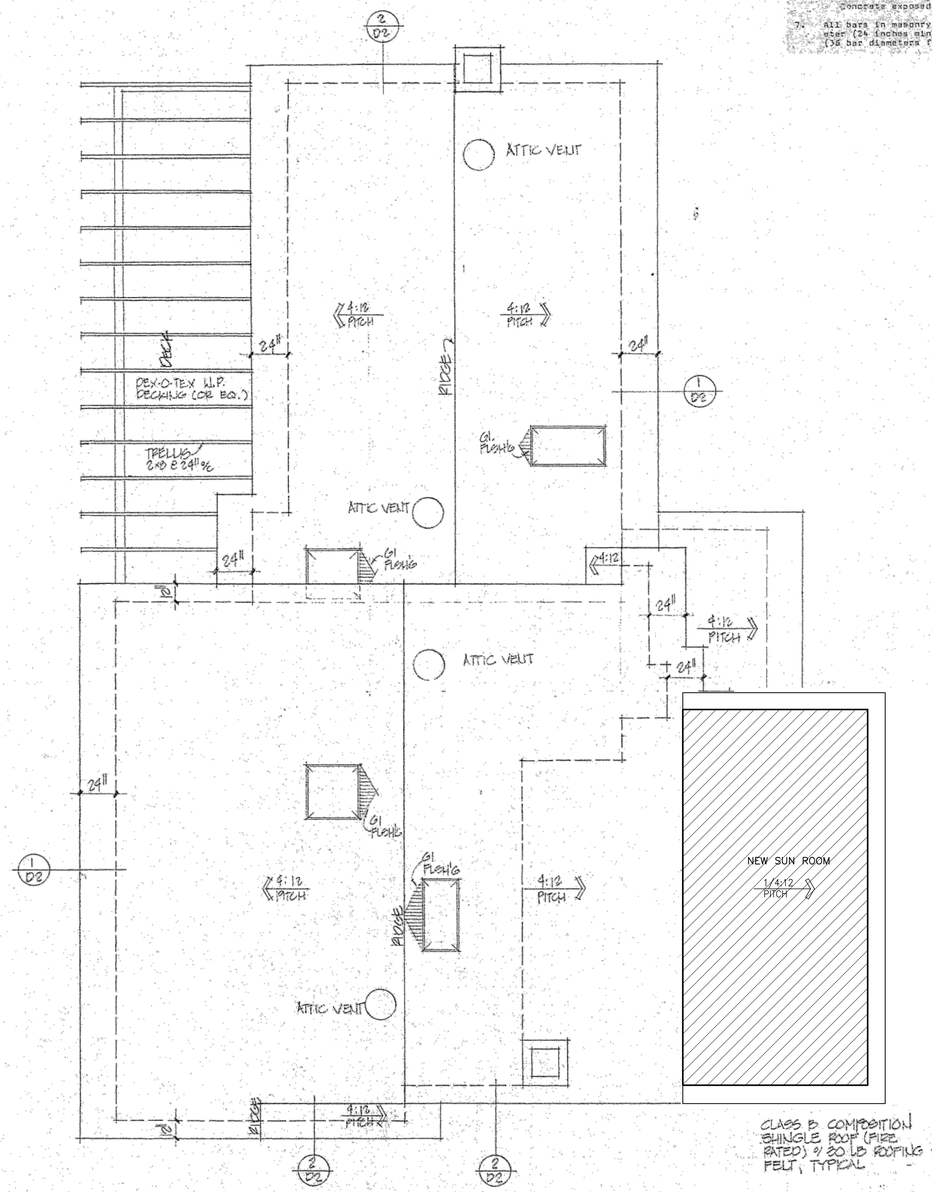
drawing no.

A-2

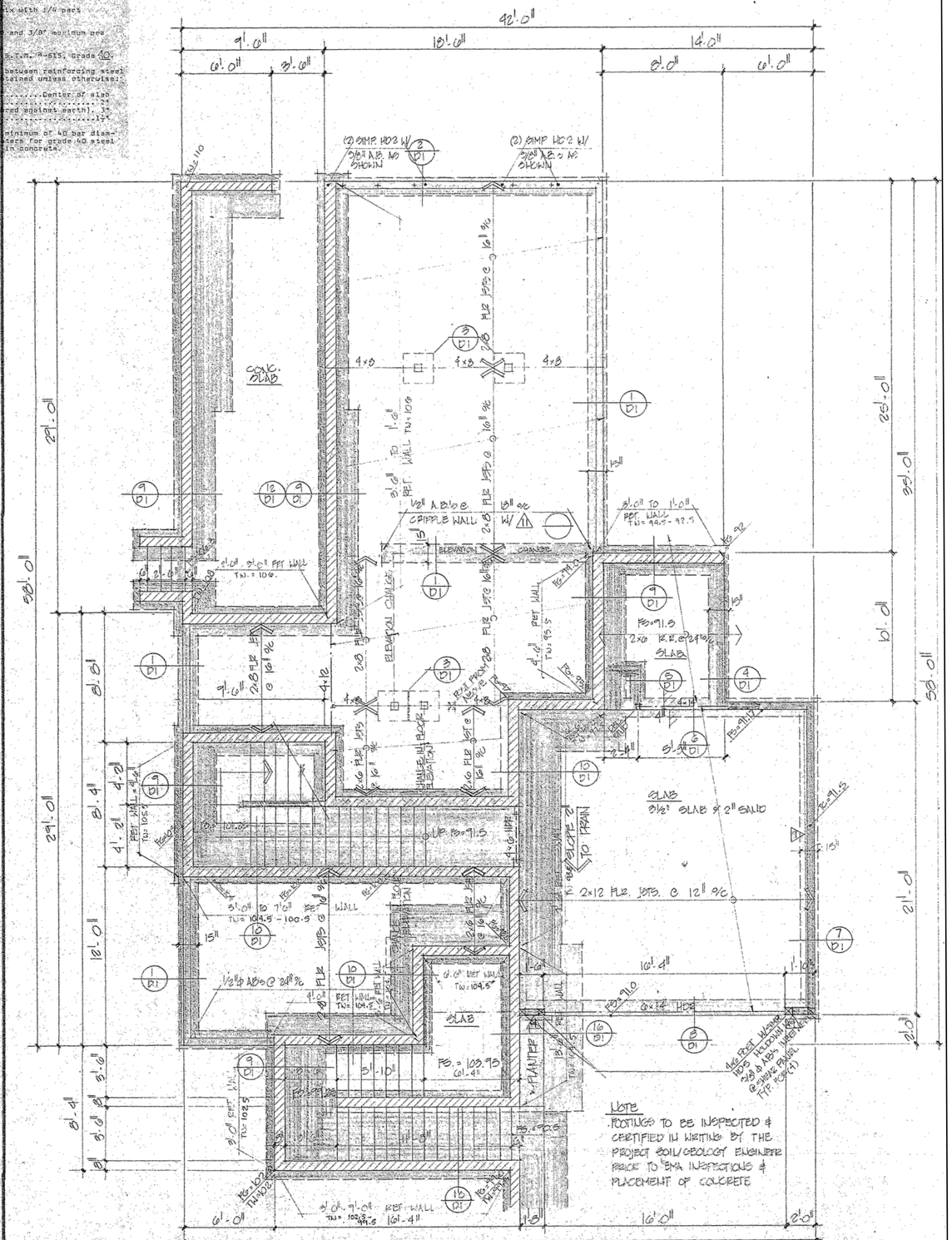
D:\Dropbox_2020 Project_100 Res\2020-212 Sun Room Trabuco Canyon\STRUC CAD\Arch Plans.dwg Apr 16, 2021 12:40 am

CONCRETE & MASONRY NOTES

1. Concrete shall have an ultimate compressive strength at 28 days of f'c= 2000 psi.
2. Concrete block shall be standard grade "N" units conforming to A.S.T.M. C-90.
3. Mortar shall be 1:½:4½ cement, lime and sand, mix with 1/4 part approved hydrated lime or lime putty.
4. Grout shall be 1:3:2 mix, cement, sand and 3/8" maximum pea gravel.
5. Reinforcing steel shall comply with A.S.T.M. A-615, Grade 40.
6. The following minimum clear distances between reinforcing steel and face of the concrete shall be maintained unless otherwise:
   - Slabs on grade.....Center of slab
   - Concrete below grade, formed.....2"
   - Concrete below grade, unformed (poured against earth).....3"
   - Concrete exposed to weather.....1½"
7. All bars in masonry shall be lapped a minimum of 40 bar diameter (24 inches min.) and 24 bar diameters for grade 40 steel (36 bar diameters for grade 60 steel) in concrete.



ROOF PLAN



NOTE
1. FOOTINGS TO BE INSPECTED & CERTIFIED IN WRITING BY THE PROJECT SOIL/GEOLOGY ENGINEER PRIOR TO CITY'S INSPECTIONS & PLACEMENT OF CONCRETE

FOUNDATION & FIRST FLOOR FRAMING FOR REFERENCE

BDP ENGINEERING, INC

BDP Engineering, Inc.
13902 Harbor Blvd, #2A
Garden Grove, CA 92843
Phone: (909) 538-7067
Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER
BAO D. PHAM
C 60087
EXP. 06-30-2022
CIVIL
STATE OF CALIFORNIA

SIGNED DATE: 04/16/2021

GENERAL CONTRACTOR

Mike & Annalee Mathis Residence
NEW SUNROOM

31116 Mountain View Rd
Trabuco Canyon, CA 92678

PROJECT NO.: 2020-212
DATE: NOV. 13, 2020

#	Date	Description

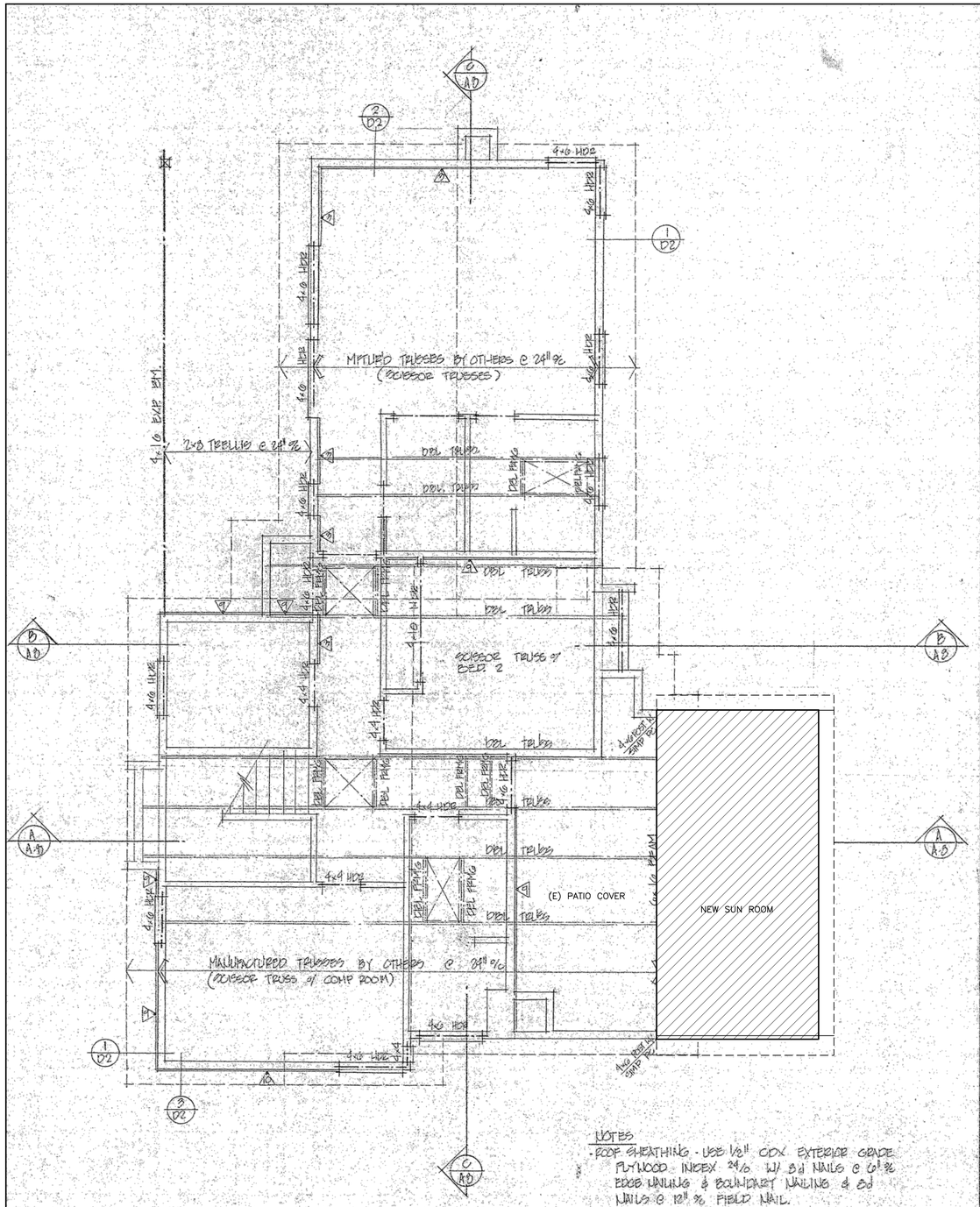
drawing title

ROOF
FOUNDATION
FRAMING

drawing no.

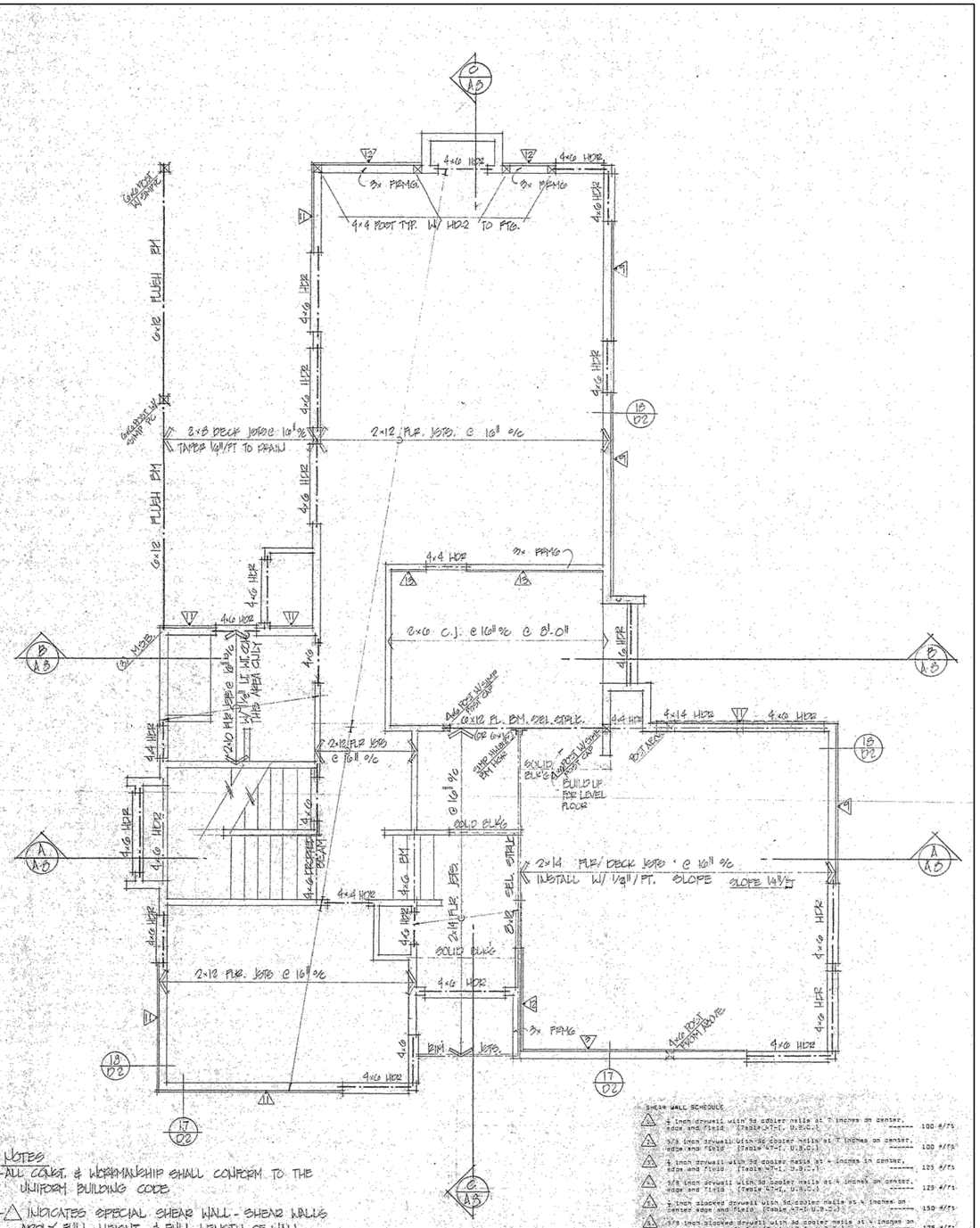
A-3

D:\Dropbox_2020 Project_100 Res\2020-212 Sun Room Trabuco Canyon\STRUC CAD\Arch Plans.dwg Apr 16, 2021 12:40 am



NOTES
- ROOF SHEATHING - USE 1/2" CDX EXTERIOR GRADE PLYWOOD - INDEX 24/0 W/ 8d NAILS @ 6" o/c EDGE NAILING & BOUNDARY NAILING & 8d NAILS @ 12" o/c FIELD NAIL.
- USE CLASS B FIRE RATED COMPOSITION SHINGLES O/ 30 LBS FELT

ROOF FRAMING



NOTES
- ALL CONST. & WORKMANSHIP SHALL CONFORM TO THE UNIFORM BUILDING CODE
- △ INDICATES SPECIAL SHEAR WALL - SHEAR WALLS APPLY FULL HEIGHT, & FULL LENGTH OF WALL.
- FLOOR SHEATING: 3/8" T&G UNDERLAYMENT PLYWOOD INDEX 32/16 W/ 10d NAILS @ 6" o/c E.N. & B.N. & 10" o/c F.N.
- 2x FIREBLOCKING TO BE PROVIDED @ SOFFITS & DROP CEILINGS, SPACES BETWEEN STAIR STRINGERS, @ TOP & BOTT. OF RUN & BET. STUDS ALONG & IN LINE W/ STAIR RUN, AROUND VENTS, PIPES, DUCTS & CHIMNEY OPENINGS & FLOOR & CEILING LEVEL CHANGES. ALSO IN CONCEALED SPACES OF WALLS @ CEILING & FLOOR LEVELS & @ 10' INTERVALS ALONG LENGTH OF WALL.

SHEAR WALL SCHEDULE

1	1/2 inch drywall with 5d cooler nails at 7 inches on center, edge and field (Table 47-I, U.B.C.)	100 #/ft
1/4	5/8 inch drywall with 6d cooler nails at 7 inches on center, edge and field (Table 47-I, U.B.C.)	100 #/ft
2	1/2 inch drywall with 5d cooler nails at 4 inches on center, edge and field (Table 47-I, U.B.C.)	125 #/ft
2/4	5/8 inch drywall with 6d cooler nails at 4 inches on center, edge and field (Table 47-I, U.B.C.)	125 #/ft
3	1/2 inch blocked drywall with 5d cooler nails at 4 inches on center edge and field (Table 47-J, U.B.C.)	150 #/ft
3/4	5/8 inch blocked drywall with 6d cooler nails at 4 inches on center edge and field (Table 47-J, U.B.C.)	175 #/ft
4	7/8 inch stucco over lath with 16 gauge by 7/8" staples at 6 inches on center at top and bottom plates, edge and field nailing (I.C.B.O. Report No. 1923, May 1972)	190 #/ft
4/4	7/8 inch stucco over lath with 16 gauge by 7/8" staples at 3 inches on center edge nailing and 6 inches on center field nailing (I.C.B.O. Report No. 1923, May 1972 or I.C.B.O. Report No. 3348, February 1973)	325 #/ft
5	3/8 inch CDX plywood with 8d nails at 6 inches on center at edges, 12 inches on center field (Table 25-K, U.B.C.)	254 #/ft
5/4	3/8 inch CDX plywood with 8d nails at 4 inches on center at edges, 12 inches on center field (Table 25-K, U.B.C.)	384 #/ft
6	3/8 inch Structural II plywood with 8d nails at 6" on center at edges and 12 inches on center field (Table 25-K, U.B.C.)	492 #/ft
6/4	3/8 inch Structural II plywood with 8d nails at 2 inches on center staggered at edges with 3x nominal studs 12 inches on center field (Table 25-K, U.B.C.)	936 #/ft
7	15/32" STRUC II PLYWOOD W/ 10d NAILS @ 3" o/c STAGGERED @ EDGES. W/ 3x NOMINAL STUD 10" o/c FIELD	730#/FT.

SECOND FLOOR FRAMING

BDP ENGINEERING, INC
BDP Engineering, Inc.
13902 Harbor Blvd, #2A
Garden Grove, CA 92843
Phone: (909) 538-7067
Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER
BAO D. PHAM
C 60087
EXP. 06-30-2022
CIVIL
STATE OF CALIFORNIA

SIGNED DATE: 04/16/2021

GENERAL CONTRACTOR

Mike & Annalee Mathis Residence
NEW SUNROOM

31116 Mountain View Rd
Trabuco Canyon, CA 92678

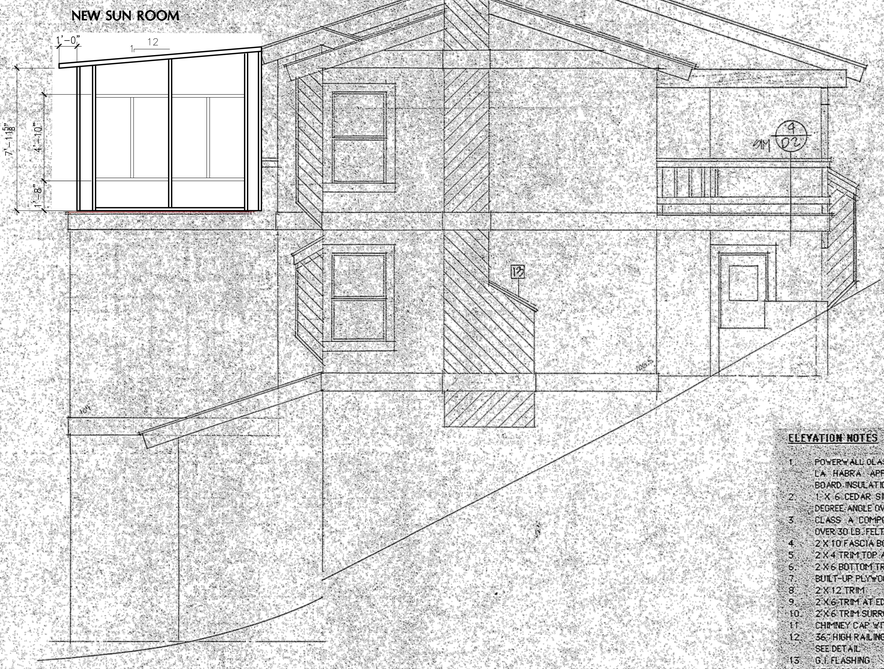
PROJECT NO.: 2020-212
DATE: NOV. 13, 2020

#	Date	Description

drawing title
FLOOR FRAMING

drawing no.
A-4

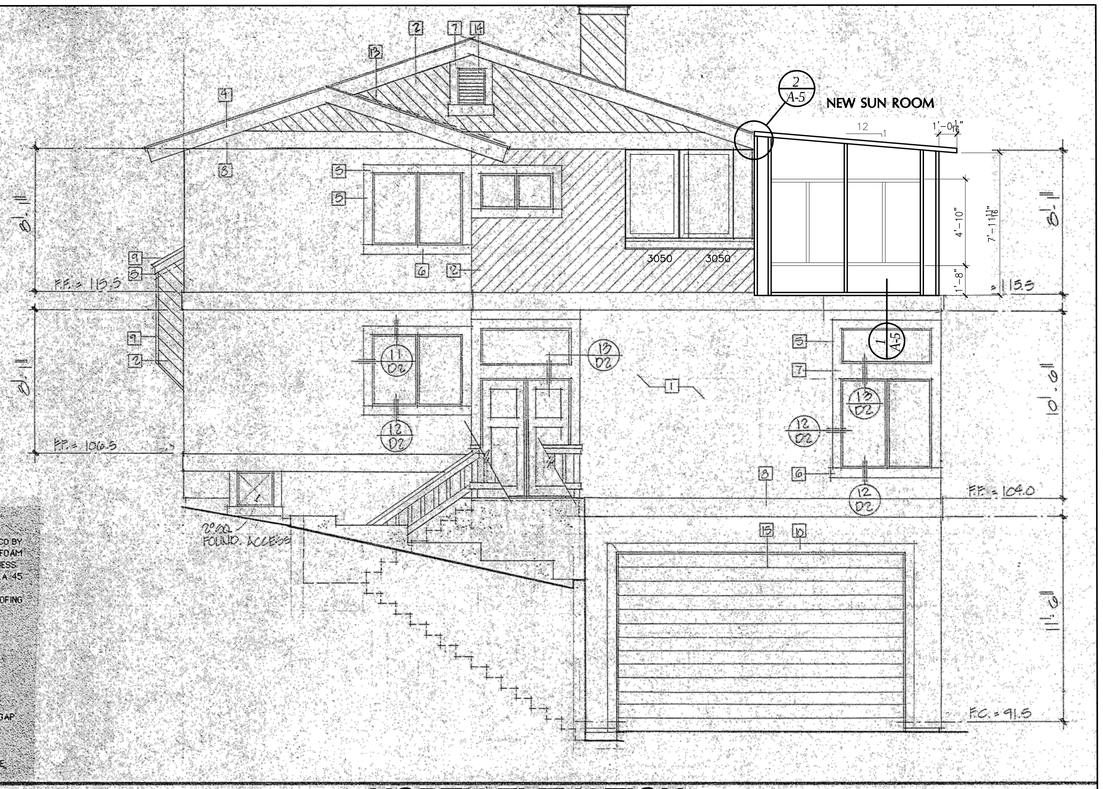
D:\Dropbox_2020 Project_100 Res\2020-212 Sun Room Trabuco Canyon\STRUC CAD\Arch Plans.dwg Apr 16, 2021 12:40 am



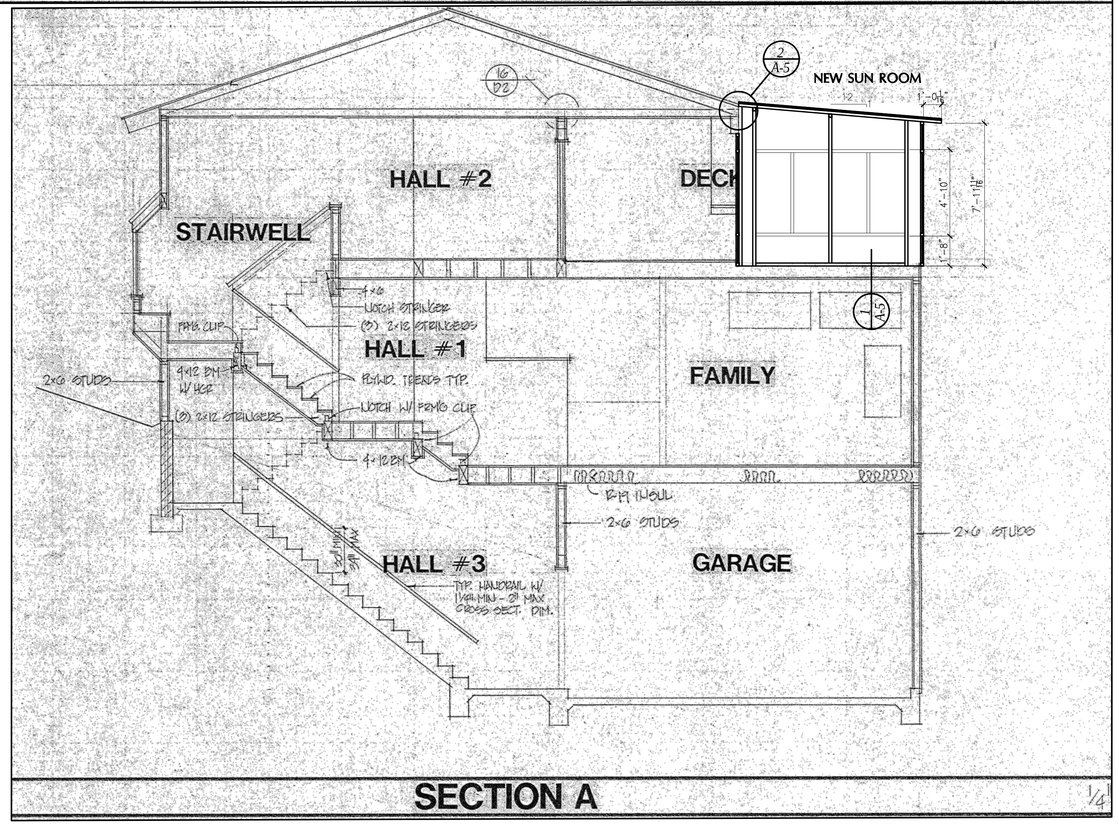
SOUTH ELEVATION

ELEVATION NOTES

1. POWERWALL GLASS REINFORCED STUCCO BY LA HABRA APPLIED OVER RIGID FOAM BOARD INSULATION 3/8" MIN. THICKNESS
2. 1" X 6" CEDAR SIDING APPLIED WITH A 45 DEGREE ANGLE OVER (1) LB. FELT
3. CLASS "A" COMPOSITION SHINGLE ROOFING OVER 30 LB. FELT
4. 2 X 10 FASCIA BOARD
5. 2 X 4 TRIM TOP AND SIDES
6. 2 X 6 BOTTOM TRIM
7. BUILT-UP PLYWOOD TRIM CUT TO FIT
8. 2" X 12 TRIM
9. 2 X 6 TRIM AT EDGES
10. 2 X 6 TRIM SURROUND
11. CHIMNEY CAP WITH SPARK ARRESTOR
12. 36" HIGH RAILING WITH 6" MAXIMUM GAP SEE DETAIL
13. G.I. FLASHING
14. 15" X 20" G.I. ATTIC VENT
15. ROLL UP GARAGE DOOR – SEE SCHEDULE
16. FOUNDATION ACCESS DOOR

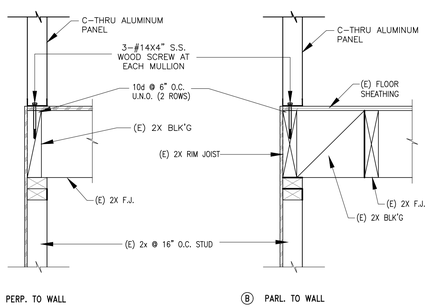


NORTH ELEVATION

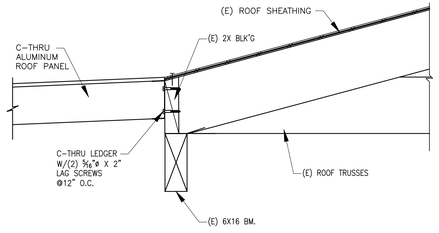


SECTION A

1/4



WALL PANEL TO DECK DETAIL 1



WALL PANEL TO ROOF BEAM DETAIL 2

BDP ENGINEERING, INC

BDP Engineering, Inc.
13902 Harbor Blvd, #2A
Garden Grove, CA 92843
Phone: (909) 538-7067
Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER
BAO D. PHAM
C 60087
EXP. 06-30-2022
CIVIL
STATE OF CALIFORNIA

SIGNED DATE: 04/16/2021

GENERAL CONTRACTOR

Mike & Annalee Mathis Residence
NEW SUNROOM

31116 Mountain View Rd
Trabuco Canyon, CA 92678

D:\Dropbox_2020 Project_100 Res\2020-212 Sun Room Trabuco Canyon\STRUC CAD\Arch Plans.dwg Apr 16, 2021 12:41 am

PROJECT NO.: 2020-212
DATE: NOV. 13, 2020

#	Date	Description

drawing title

ELEVATIONS & SECTION

drawing no.

A-5