

APPLY TO 2022 CRC, CBC, CPC, CMC, CENC, CEC, BUILDING CODE
2022 CA ENERGY STANDARDS CODE

ARCHITECTURAL
GENERAL

- MECHANICAL VENTILATION.
 - ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE 5 AIR CHANGES PER HOUR, AND CONNECTED DIRECTLY TO THE OUTSIDE, FAN SHALL BE OPERATED FROM A LIGHT SWITCH.
- LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE. DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR DEVICES ARE PROHIBITED.
- EXIT / ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2' BELOW THE THRESHOLD.
- PROVIDE LOW CONSUMPTION WATER CLOSETS AND LOW FLOW SHOWER HEADS.
- PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.
- BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD SUBFLOOR.
- ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 26 GA G.I. MINIMUM.
- ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.
- FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.
- COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRE BY CODE.
- PROVIDE 6" HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITHIN 5' OF FLOOR OF SHOWER OR BATH/TUB FLOOR.
- CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONEROSIVE DEVICE.
- BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.
- TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.
- PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12' OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACK UP.
- PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN - 12 OUTLET MAX ON 20 AMP SERVICE - 9 OUTLETS MAX ON 15 AMP CIRCUIT.

STRUCTURAL
GENERAL

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC EDITION AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES, AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.
- COPIES OF ALL INSPECTIONS, REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO STRUCTURAL ENGINEER.

FOUNDATION

- MAXIMUM SOIL PRESSURE 1500 P.S.F. CLASS 5 MAT CBC TABLE 1804.2 CONCRETE
- ALL WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F_c = 4500 P.S.I. @ 28 DAYS.
- SIDES OF FOOTINGS PADS MAY BE POURED AGAINST STABLE EARTH.
- ALL STEEL REINFORCING ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE POURING OF ANY CONCRETE.
- PORTLAND CEMENT TYPE II, WATER CEMENT RATIO IS 36 GALLONS OF WATER PER CUBIC YARD OF CONCRETE

STRUCTURAL STEEL

- STRUCTURAL STEEL A STM36, STRUCTURAL PIPE ASTM A53 GD.B TUBING ASTM A501.
- WELDING BY A LICENSED FABRICATOR USING CERTIFIED WELDERS.
- WELDING - ELECTRIC ARC PROCESS.
- ALL FIELD STRUCTURAL WELDING TO HAVE CONTINUOUS INSPECTION.
- ALL WELDING TO BE DONE BY WELDERS CERTIFIED BY THE 2022 CBC BUILDING DEPARTMENT. CONTINUOUS INSPECTION REQUIRED.
- REINFORCEMENT STEEL ASTM A615 GRADE 40

WOOD

- ALL LUMBER - DOUGLAS FIR/LARCH EXCEPT AS NOTED. ALL LUMBER SHALL BE GRADE MARKED AND MUST BE GRADE MARKED.
- JOISTS, RAFTERS, AND BEAMS - NO. 1 GRADE, EXCEPT AS NOTED.
- MISC. FRAMING (STUDS, FURRING, ETC.) - "STANDARD" GRADE D.F.
- SHEATHING - "STANDARD" GRADE OR UTILITY GRADE.
- PLYWOOD - DOUGLAS FIR - PS 1-95.
- SILL PLATES - PRESSURE TREATED D.F. ON FASTENER FOR PRESERVATIVES TREATED SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL
- Holes for bolts - SAME SIZE AS BOLT OR 1/16" LARGER.
- BOLTS TO HAVE STANDARD CUT WASHERS.
- SOLID FIRE BLOCKING IN STUD WALLS @ 6'-0" MAX.
- NAILING SHALL CONFORM TO TABLE 2304.9.1
- ALL ROOF SHEATHING SHALL BE INSPECTED BEFORE APPLYING ROOFING TO INSURE SOUND BOARDS AND NAILING.
- 2X BLOCKING AT 10'-0" FOR ROOF RAFTER, 8'-0" FOR FLOOR JOISTS.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 1/2" PLYWOOD IDENTIFICATION INDEX 24/0 (OR EQUIVALENT) NAILED WITH 8d @ 6" AT ALL SUPPORTED EDGES AND OVER ALL STUD WALLS. 8d @ 12" AT OTHER INTERMEDIATE BEARINGS (NO EDGE BLOCKING REQUIRED).

FLOOR FRAMING

- FLOOR SHEATHING SHALL BE 5/8" PLYWOOD, IDENTIFICATION INDEX 32/16 (OR EQUIVALENT) NAILED WITH 10d @ 6" AT ALL SUPPORTED EDGES AND OVER ALL STUD WALLS. 10d @ 10" AT ALL INTERMEDIATE BEARINGS.
- ALL INTERIOR BEARING WALLS HEADERS SHALL BE AS FOLLOWS (EXCEPT AS NOTED ON PLANS). 4'-0" MAX. OPNG. 4X4 5'-0" MAX. OPNG. 4X8 (2-2 X10 MAY BE USED WHERE FLUSH FRAMING REQUIRED UNO).
- PROVIDE DOUBLE JOIST UNDER PARTITIONS RUNNING PARALLEL TO FRAMING. 1/2" cdx plywood sheathing w/8d 6", 12"

ADDITIONAL NOTES:

- anchor bolts per piece located not more than 12" or less than 7 bolt diameters from each end to the place
- anchor bolt 5/8"x10" embedded 7" and spaced maximum 4' w/ 3"x3"x14" plate washers minimum
- PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING
- ATTACHED PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ATTIC BY MINIMUM 1/2" GAPSUM BOARD APPLIED TO THE GARAGE SIDE
- HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE PETROLEUM BYPRODUCTS. SOIL/PARTICULATE CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED

SECTION	MEASURES	REQUIREMENTS	Measures provided on plan sheet																
2019 CALGreen RESIDENTIAL MANDATORY MEASURES CHECKLIST (Effective Jan 1, 2020)																			
ADMINISTRATION																			
1913.1	Application	Applies to all newly constructed residential buildings, low rise, high rise, and hotels/motels.																	
GREEN BUILDING (Scope)																			
201.1.1	Address and Alterations	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration. 																	
PLANNING AND DESIGN (Site Development)																			
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.																	
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or drainage system will manage all surface water flows to keep water from entering buildings.																	
4.106.4	Electric Vehicle (EV) Charging for Home Construction	Provide capacity for electric vehicle charging in one- and two-family dwellings, townhouses with attached private garages, multifamily dwellings, and hotels/motels in accordance with Sections 4.106.1.4, 4.106.2.2, and 4.106.3.3, as applicable.																	
ENERGY EFFICIENCY																			
4.201.1	General	Building meets or exceeds the requirements of the 2019 California Building Energy Efficiency Standards.																	
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)																			
4.303.1	Water Conserving Plumbing Fixtures and Fixings	<table border="1"> <thead> <tr> <th>Plumbing fixtures & fittings</th> <th>Maximum flow rate</th> </tr> </thead> <tbody> <tr> <td>Water closets</td> <td>1.28 gallons/flush</td> </tr> <tr> <td>Showersheads</td> <td>1.8 gpm @ 80 psi</td> </tr> <tr> <td>Kitchen faucets</td> <td>1.8 gpm @ 80 psi</td> </tr> <tr> <td>Residential laundry faucets</td> <td>1.2 gpm @ 80 psi max. and 0.8 gpm @ 20 psi min.</td> </tr> <tr> <td>Laundry faucets in common & public use areas</td> <td>0.5 gpm @ 80 psi</td> </tr> <tr> <td>Restroom faucets</td> <td>0.20 gallons/flush</td> </tr> <tr> <td>Urinals</td> <td>0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type</td> </tr> </tbody> </table>	Plumbing fixtures & fittings	Maximum flow rate	Water closets	1.28 gallons/flush	Showersheads	1.8 gpm @ 80 psi	Kitchen faucets	1.8 gpm @ 80 psi	Residential laundry faucets	1.2 gpm @ 80 psi max. and 0.8 gpm @ 20 psi min.	Laundry faucets in common & public use areas	0.5 gpm @ 80 psi	Restroom faucets	0.20 gallons/flush	Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type	
Plumbing fixtures & fittings	Maximum flow rate																		
Water closets	1.28 gallons/flush																		
Showersheads	1.8 gpm @ 80 psi																		
Kitchen faucets	1.8 gpm @ 80 psi																		
Residential laundry faucets	1.2 gpm @ 80 psi max. and 0.8 gpm @ 20 psi min.																		
Laundry faucets in common & public use areas	0.5 gpm @ 80 psi																		
Restroom faucets	0.20 gallons/flush																		
Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type																		
4.303.2	Standards for Plumbing Fixtures and Fixings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the 2019 California Plumbing Code, and shall meet the applicable referenced standards.																	
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)																			
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more restrictive.																	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)																			
4.406.1	Rodent proofing	Animal spaces around pipes, electric cables, conduits, or other openings in planes at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.																	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)																			
4.408.1	Construction Waste Management	<ol style="list-style-type: none"> Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: <ol style="list-style-type: none"> Comply with a more stringent local construction and demolition waste management ordinance; or A construction waste management plan, per Section 4.408.2; or A waste management company, per Section 4.408.3; or The waste stream reduction alternative, per Section 4.408.4. 																	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)																			
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.																	

SECTION	MEASURES	REQUIREMENTS	Measures provided on plan sheet
RESIDENTIAL MANDATORY MEASURES, effective Jan 1, 2020 (continued)			
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the recycling, storage and collection of non-hazardous materials for recycling, including (but not limited to) paper, corrugated cardboard, glass, plastics, organic waste, and metals or metal or metal alloy products, and other materials. See acceptance for rural jurisdictions.	
ENVIRONMENTAL QUALITY (Indoor Air Quality)			
4.503.1	General	Any installed gas fireplace shall be a direct-vented sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.	
ENVIRONMENTAL QUALITY (Indoor Moisture Control)			
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.	
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.	
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MFR limits for VOC and other toxic compounds.	
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.	
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	
4.504.5	Composite Wood Products	Particulate, medium energy formaldehyde (MEF) and formaldehyde (F) used in the interior finish systems shall comply with low formaldehyde emission standards.	
ENVIRONMENTAL QUALITY (Interior Moisture Control)			
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.	
4.505.3	Minimum Control of Building Materials	Minimum control of building materials used in wall and floor framing is checked before enclosure.	
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)			
4.506.1	Bathroom Exhaust Fans	<ol style="list-style-type: none"> Each bathroom shall be provided with the following: <ol style="list-style-type: none"> ENERGY STAR rated duct to terminate outside the building. Fans must be controlled by a humidity control (operator or built-in); OR functioning as a component of a whole-house ventilation system. Humidity controls shall have manual or automatic means of adjustment, capable of adjustment between a relative humidity range of less than 20% to a maximum of 80%. For the purpose of this section a bathroom is a room which contains a bathtub, shower or full-sized toilet. <p>Note: Humidity control is not required for a bathroom in a room which contains a bathtub, shower or full-sized toilet.</p>	
ENVIRONMENTAL QUALITY (Environmental Control)			
4.507.2	Heating and Air Conditioning System Design	<ol style="list-style-type: none"> Duct systems are sized, designed, and equipment is selected using the following methods: <ol style="list-style-type: none"> Equipment load and peak gas value according to ANSI/ACCA 2 Manual 2/2018 (Residential Load Calculation), or equivalent. Load data systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), or equivalent. Selected heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or equivalent. 	
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Notifications)			
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.	
702.2	Special Inspection	Special inspectors must be qualified and able to demonstrate competence in the enforcing agency in the disciplines in which they are inspecting.	
703.1	Documentation	Verification of compliance with the code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	

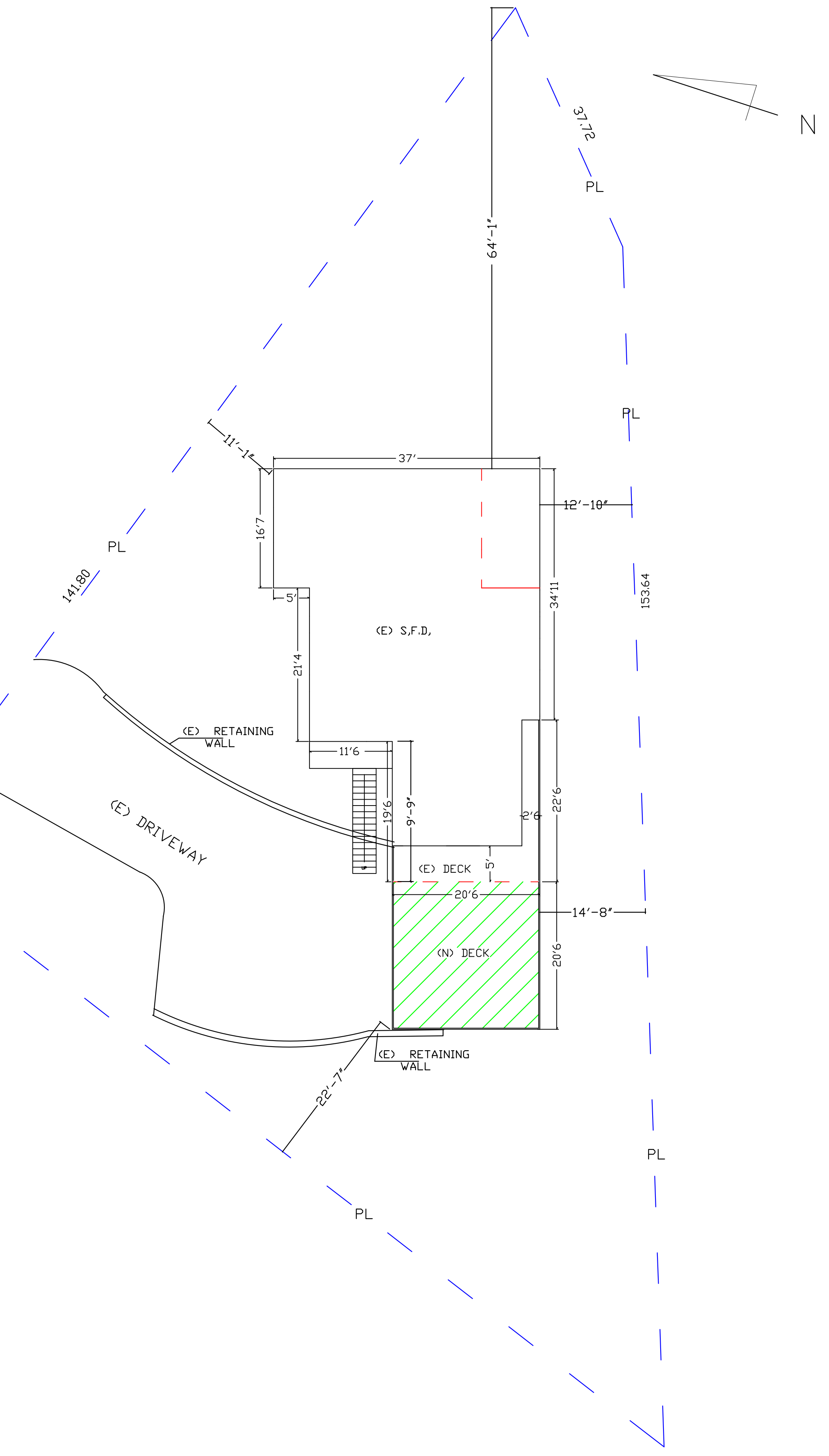
Footnotes:
Indicate N/A if not applicable.
Note: This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2019 CALGreen Chapter 4 for complete code language.

INDEX	
SHEET	
1	SITE plan
2	existing floor plan
3	proposed floor plan
4	elevation
5	foundation framing
6	details

scope of work

- (N) CARPORRT 420 SQ.FT
- (N) DECK 348 SQ.FT

Zoning :
OCCUPANCY GROUP R-3
CONSTRUCTION TYPE: V-B
BUILDING TYP: Residential
Year Built 1985
NUMBER OF STORIES : 2
FIRE SPRINKLERS : NO
Assessor Parcel Number :84209150
Lot 8,280 (sq ft)
Square Feet :existing 1,676 sqft
(E) GARAGE 455 SQ,FT
(E) DECK 146 SQ,FT
(N) CARPORRT 420 SQ.FT
(N) DECK 348 SQ.FT



SITE plan
SCALE 3/32 = 1'-0"

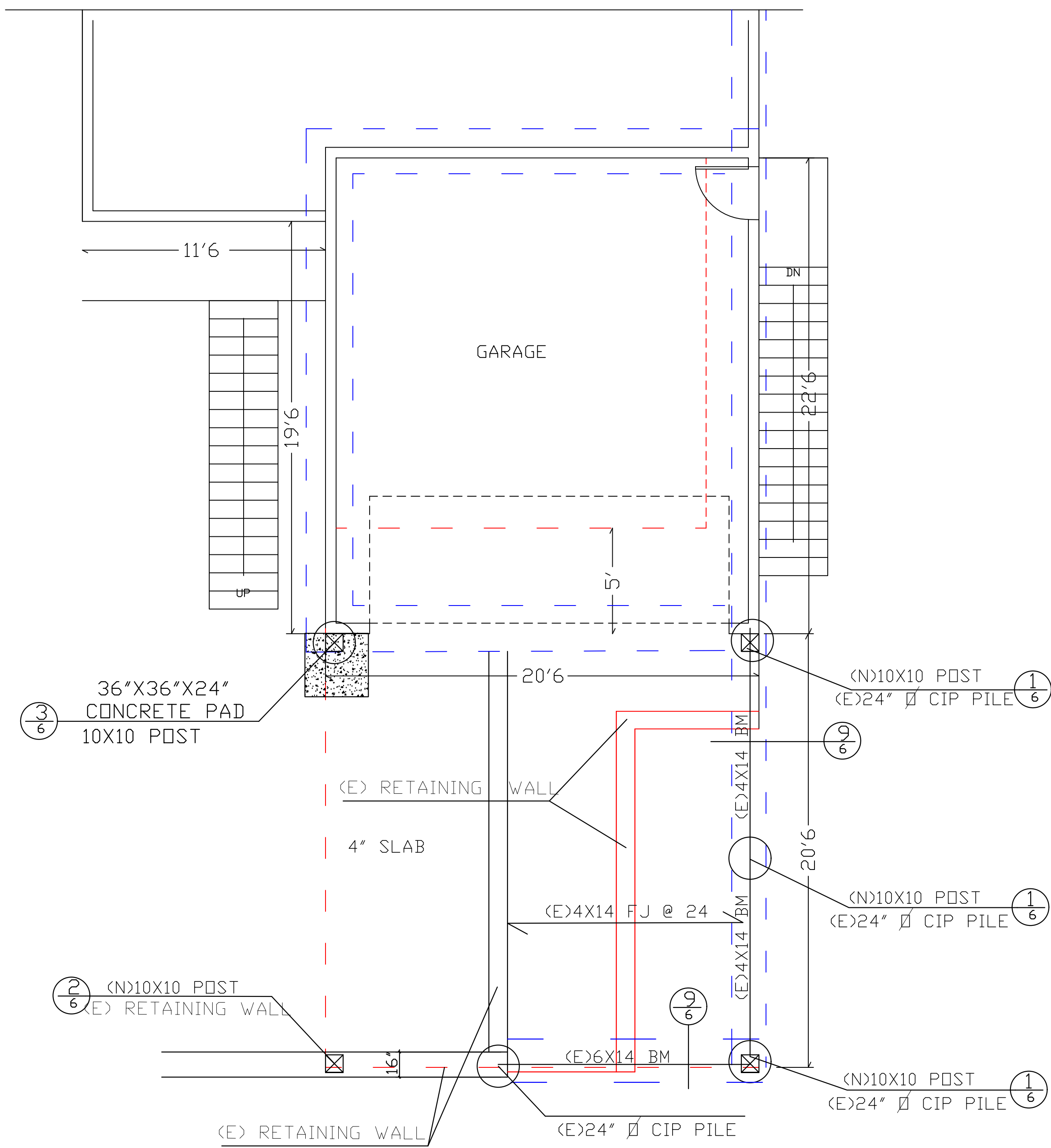
REVISIONS BY	
NO.	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CLIENT FOR WHICH THEY WERE PREPARED. ANY OTHER USE OF THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIS EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE PLANS CAN NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE PERMISSION OF THE ARCHITECT.

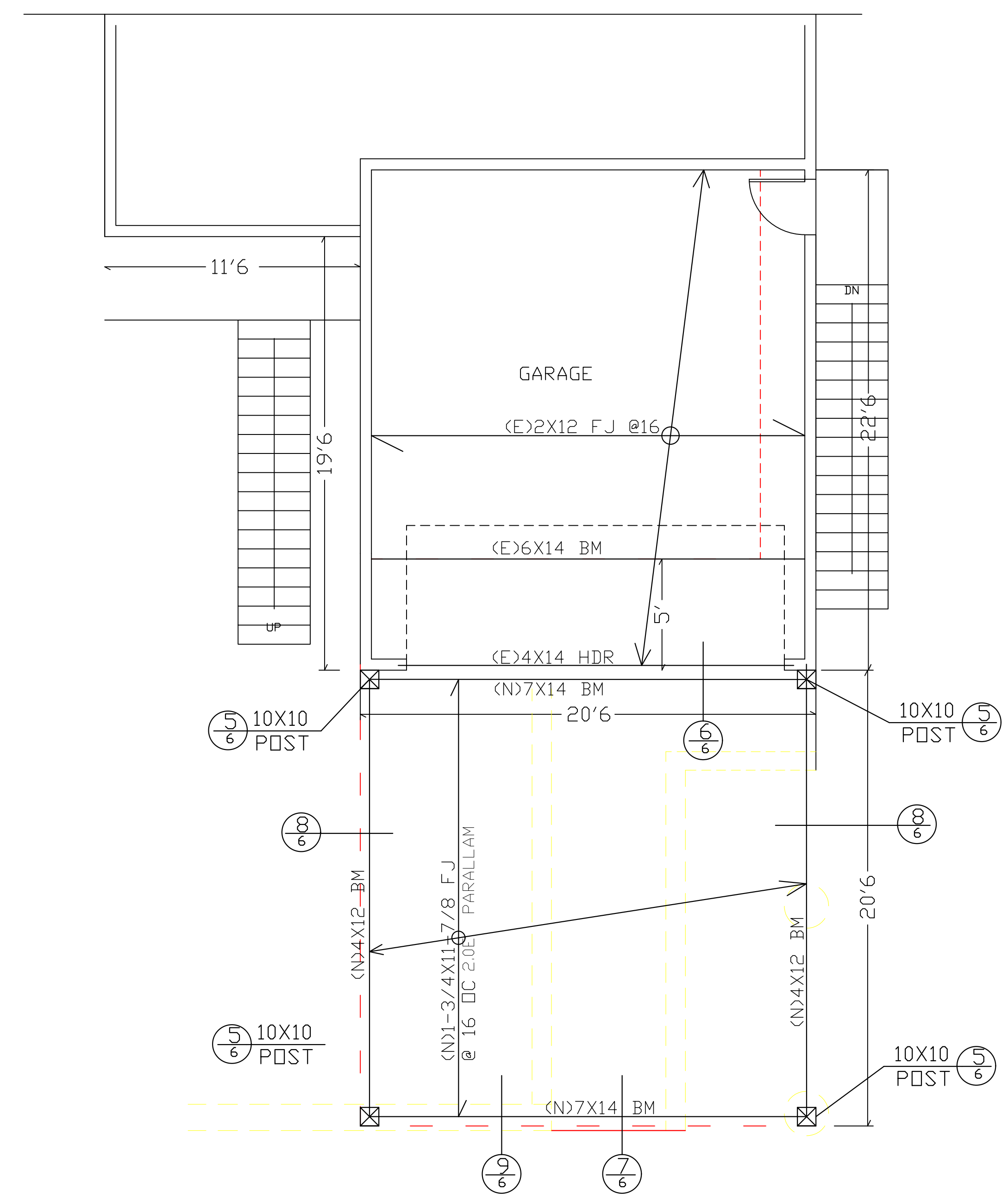
JOB NAME:
ADDRESS: 31102 MOUNTAIN VIEW RD
TRABUCO CANYON 92679
OWNER:

ENGINEER JOSE MAYORGA 818 34807817
C-050322 20457 DREY PL WINNETKA CA

DATE:
DRAWN:
SCALE:
JOB:
SHEET:
1
OF



(E) foundation plan
SCALE 1/4" = 1'-0"



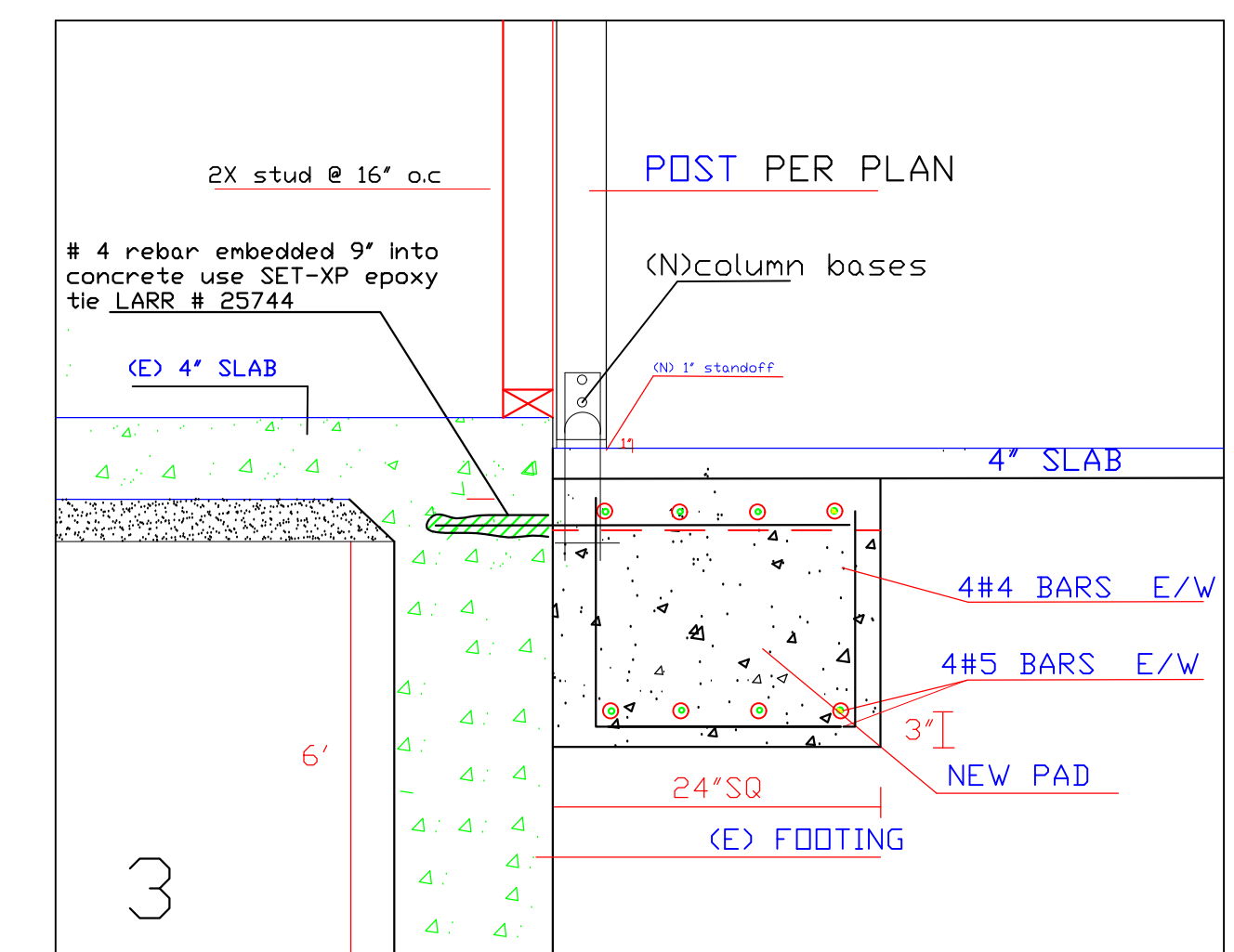
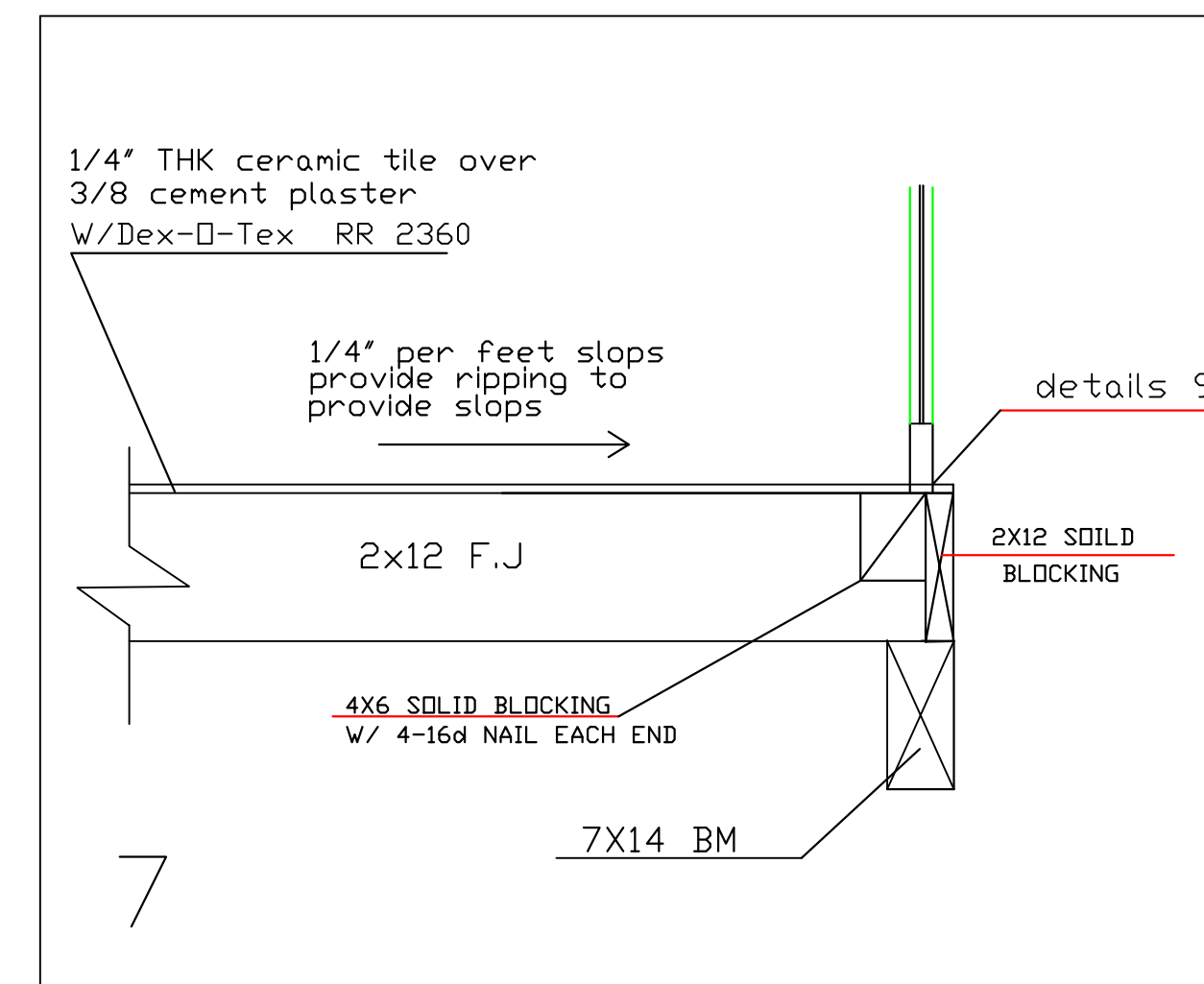
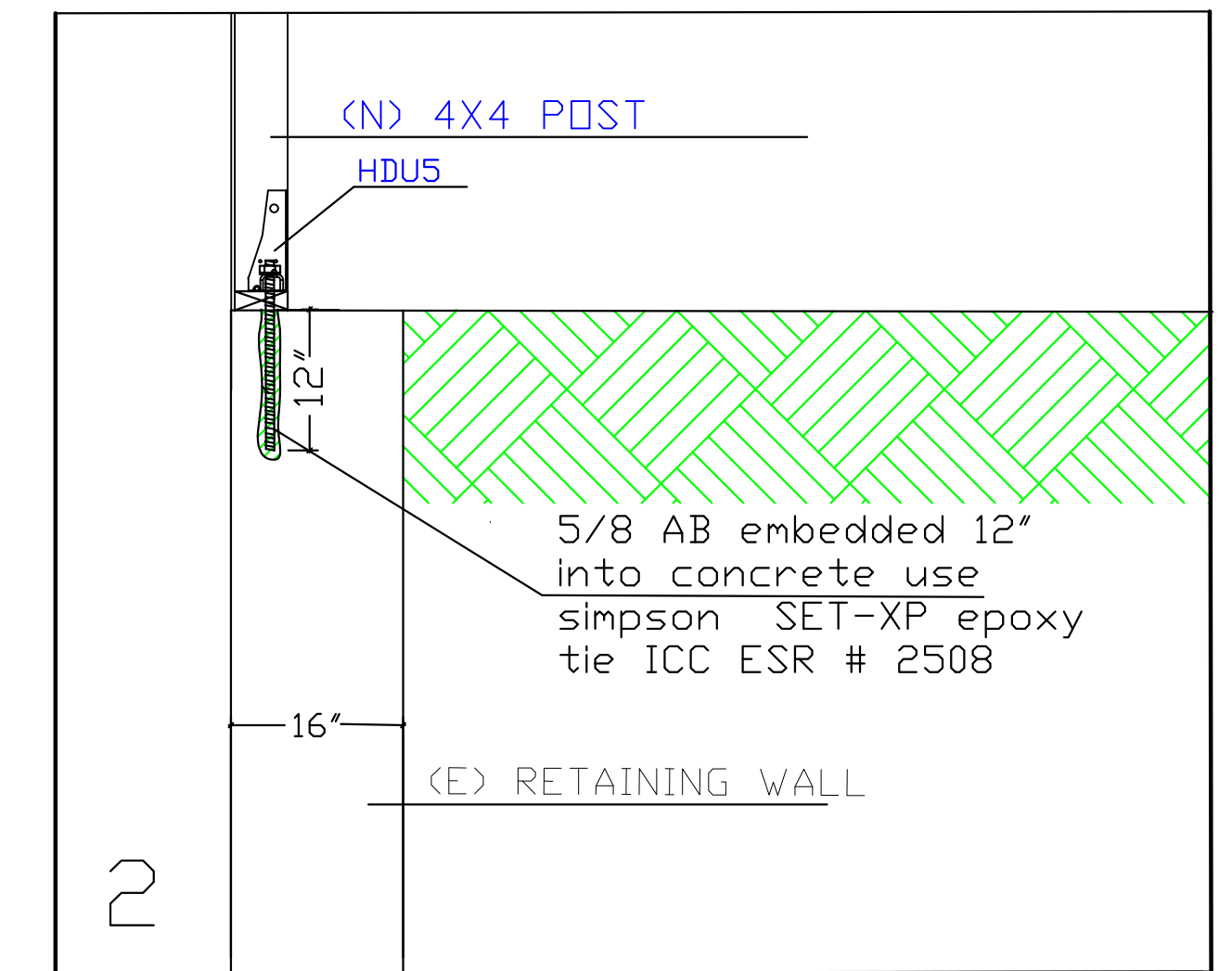
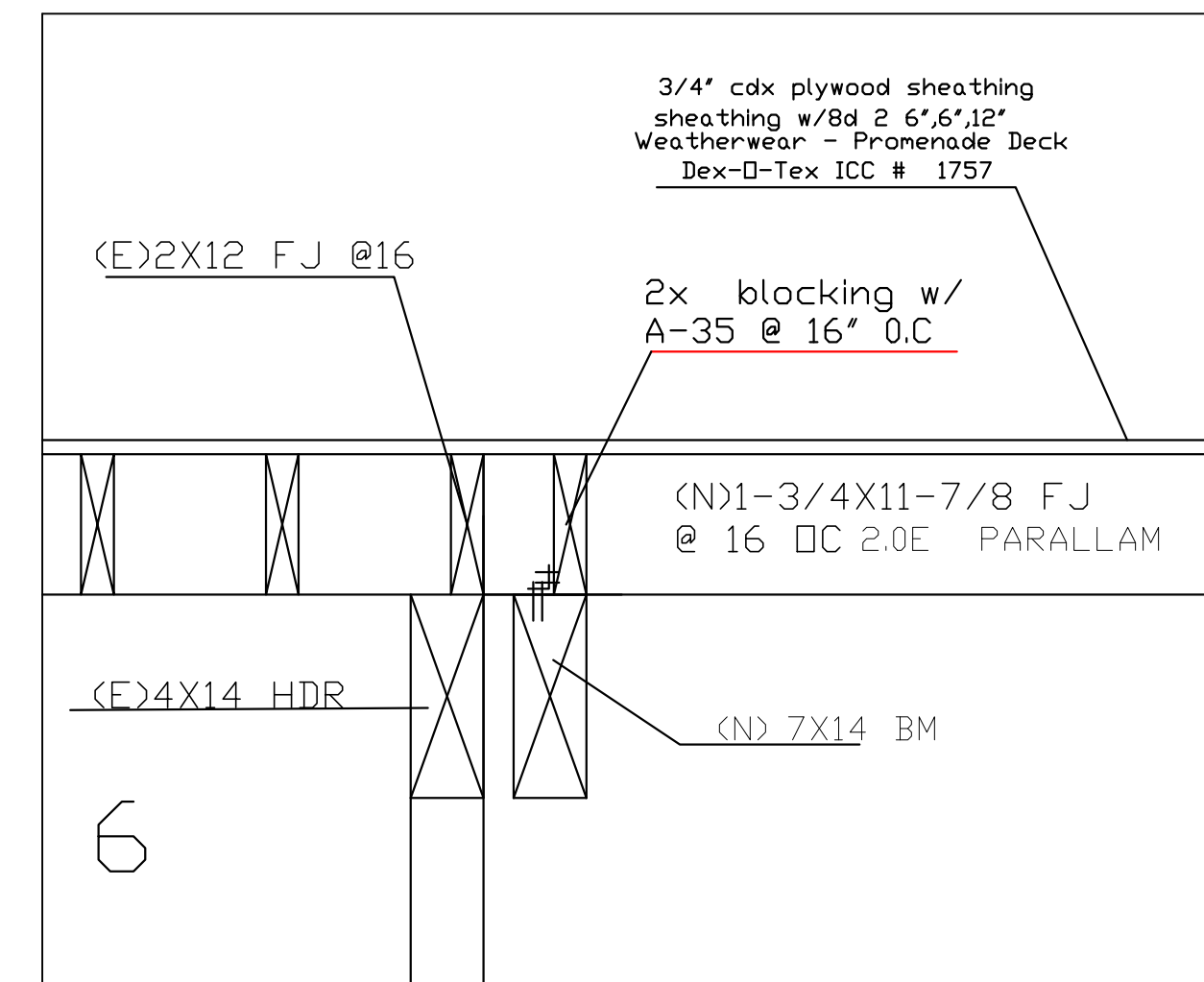
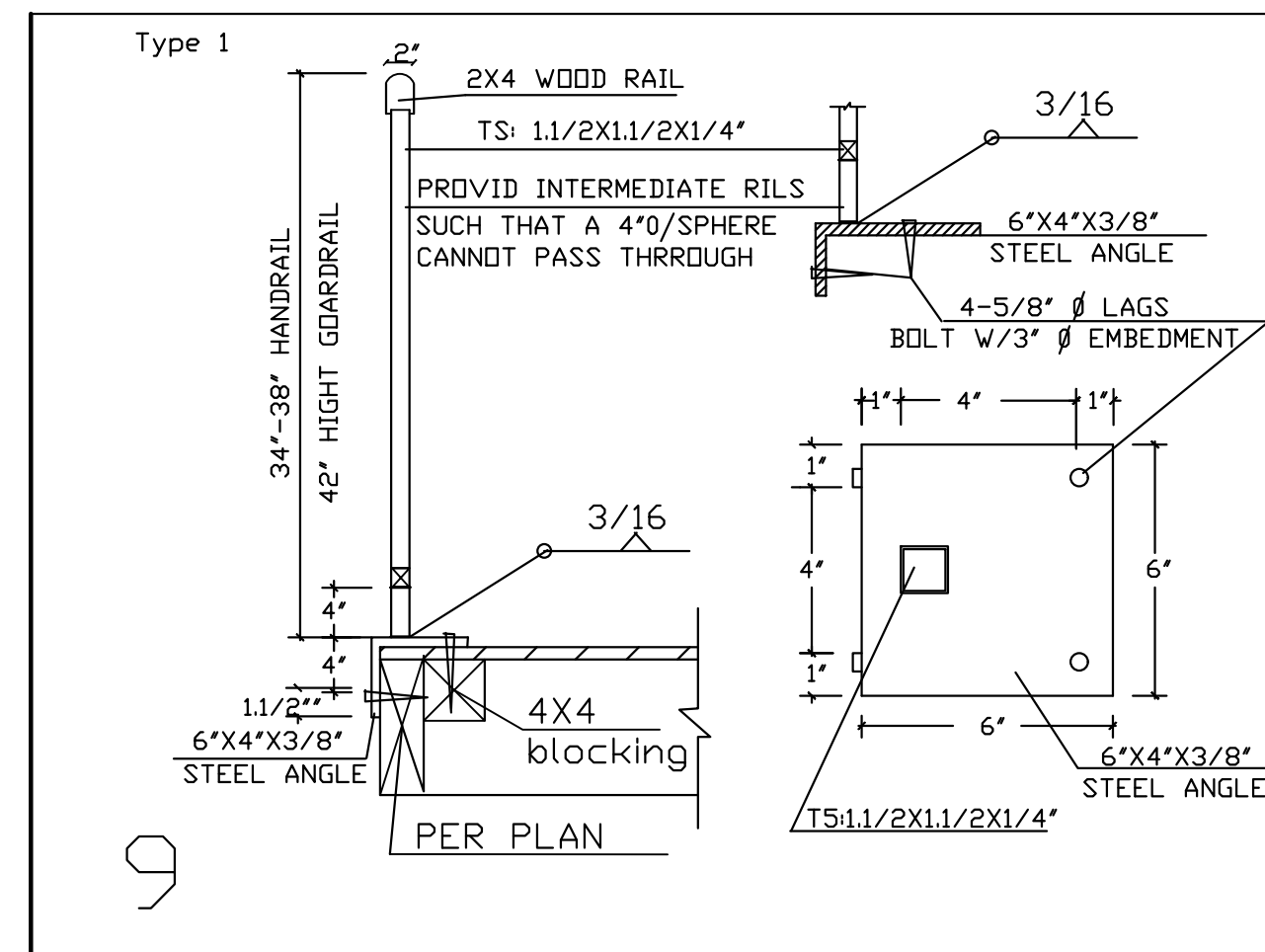
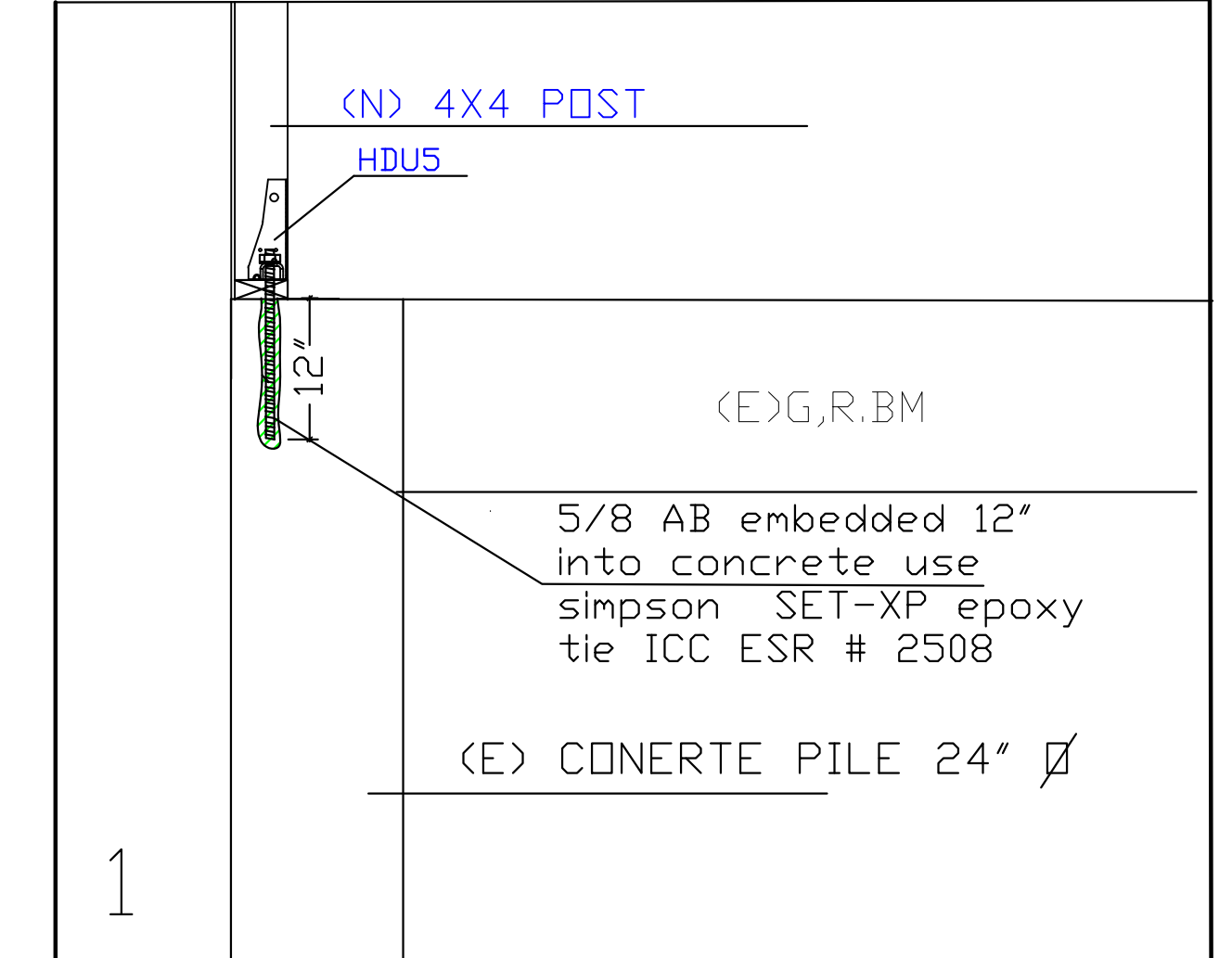
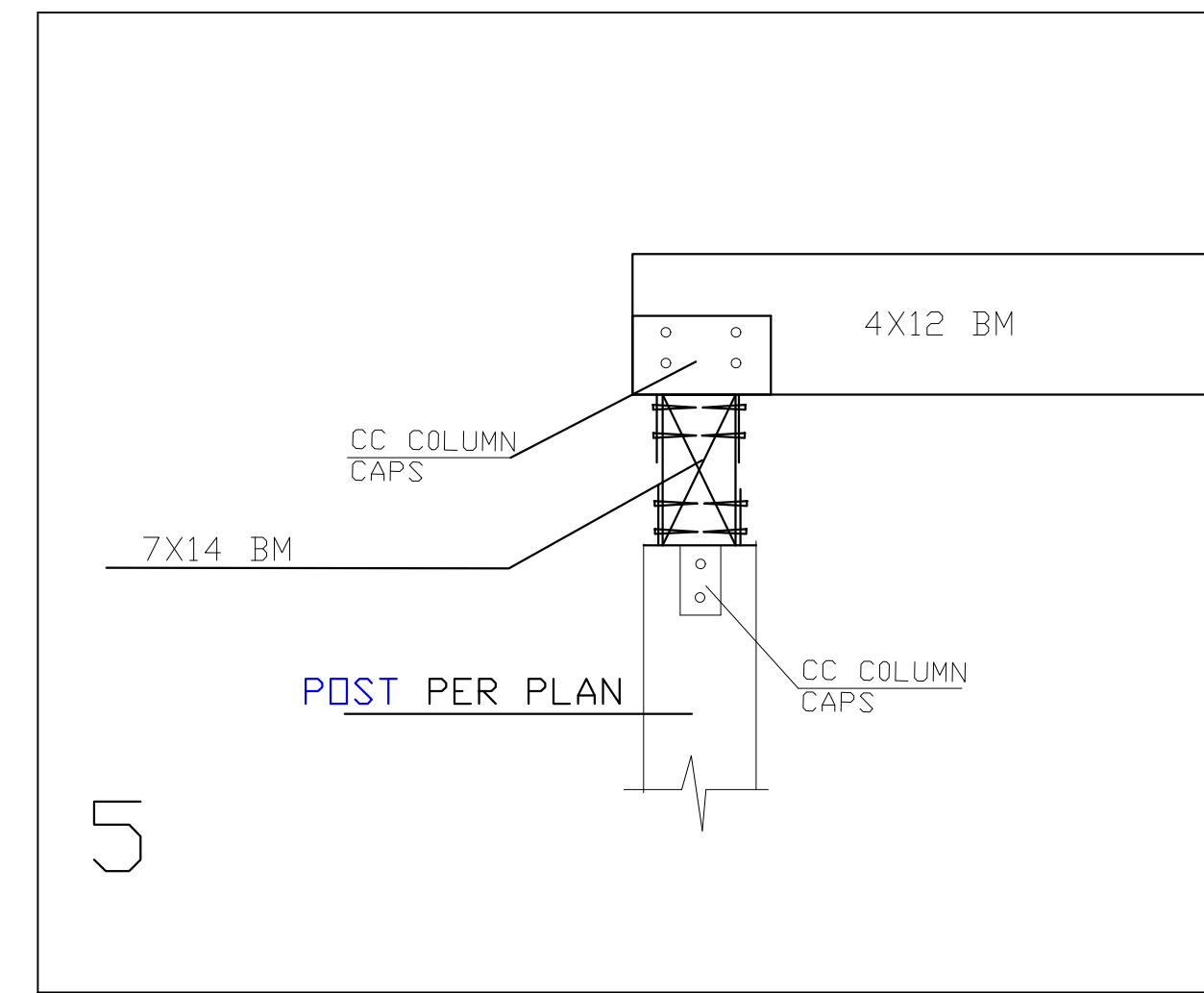
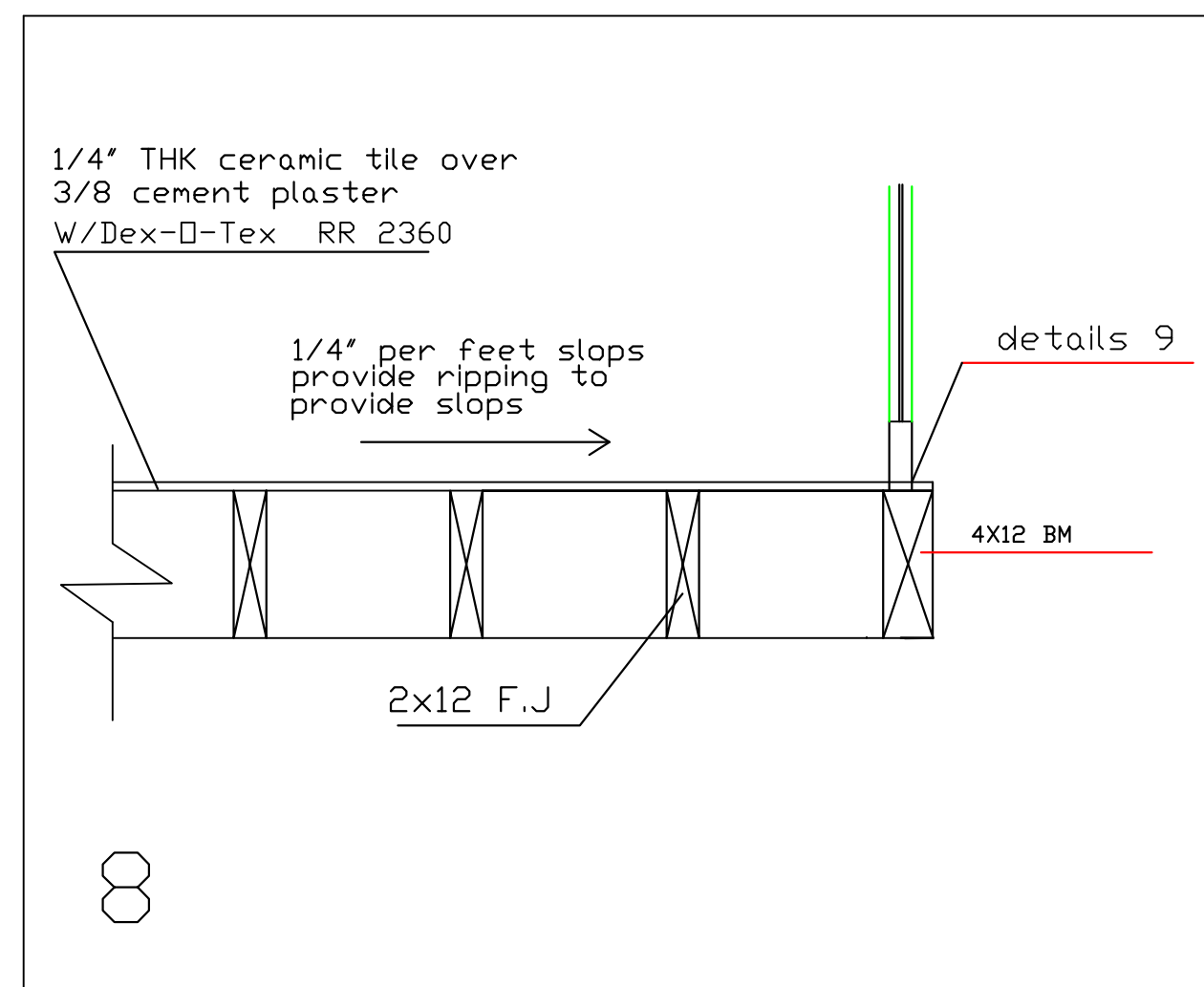
(E) foundation plan
SCALE 1/4" = 1'-0"

REVISIONS BY	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND CLIENT FOR WHICH THEY WERE PREPARED. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE USER'S KNOWLEDGE OF RESTRICTIONS. THE PLANS CAN NOT BE USED BY OTHERS OR FOR OTHER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT.

JOB NAME: 31.102 MOUNTAIN VIEW RD
ADDRESS: TRABUCO CANYON 92679
OWNER:

DATE:
DRAWN:
SCALE:
JOB:
SHEET:
OF



REVISIONS BY

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND CLIENT FOR WHICH THEY WERE PREPARED. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ADMISSION OF THE PLANS TO BE USED FOR OTHER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT.

JOB NAME: 31102 MOUNTAIN VIEW RD
ADDRESS: TRABUCO CANYON 92679
OWNER:

DATE:
DRAWN:
SCALE:
JOB:
SHEET: 6
OF