FRANKLIN TOWNHOMES

312 W. FRANKLIN AVE., POMONA, CA 91766

PERSPECTIVE FROM FRANKLIN AVE.

DEFERRED SUBMITTAL NOTES

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL SUBMIT COMPLETE PLANS, SPECIFICATIONS AND CALCULATIONS AS REQUIRED TO THE BUILDING OFFICIAL FOR APPROVAL FOR EACH DEFERRED ITEM.
2. THE ARCHITECT OR ENGINEER OF RECORD SHALL REVIEW SUBMITTAL DOCUMENTS AND SHALL COUNTER SIGN DOCUMENTS WITH THE NOTATION THAT SAID DOCUMENTS HAVE BEEN REVIEW AND ARE IN GENERAL CONFORMANCE WITH DESIGN REQUIREMENTS.
3. NO DEFERRED PORTION OF PERMIT SHALL BE INSTALLED OR CONSTRUCTED UNTIL WRITTEN APPROVAL FROM BUILDING OFFICIAL HAS BEEN OBTAINED.
4. ADDITIONAL PLAN CHECK AND/OR PERMIT FEES MAY BE DUE TO DEFERRED SUBMITTALS.
5. NFPA 13 D SPRINKLER SYSTEM/ FIRE ALARMS SHALL BE A DEFERED SUBMITTAL
6. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN (MINIMUM OF 65% RECYCLE AND/OR SALVAGE OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE) PER CGBSC SECTION 4.408. COORDINATE WITH CITY OF POMONA REQUIREMENTS.
7. SOLAR PANELS SHALL BE A DEFERRED SUBMITTAL.
8. ROOF TRUSSES SHALL BE A DEFERRED SUBMITTAL.
9. BBQ ISLAND AND SHADE SAILS SHALL BE A DEFERRED SUBMITTAL.

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ARCHITECTURAL GENERAL

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G1.1	CONDITIONS OF APPROVAL
G1.2	CONDITIONS OF APPROVAL
G1.3	CONDITIONS OF APPROVAL
G2.1	CALGREEN
G2.2	CALGREEN
G2.3	DIVISION GENERAL NOTES
G2.4	DIVISION GENERAL NOTES
G2.5	DIVISION GENERAL NOTES
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A11.6	DOOR & WINDOW DETAILS
A11.7	STAIRS & INTERIOR DETAILS
A11.8	DOOR / INTERIOR DETAILS
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A11.10	DOOR & WINDOW FLASHING DETAILS
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CIVIL PLAN

2 of 3	GRADING AND DRAINAGE PLAN (FOR FIRE PLAN CHECK PACKAGE ONLY)

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SN1.1	GENERAL NOTES & REQUIREMENTS
SN2	STRUCTURAL DETAILS & NOTES
SN3	STRUCTURAL DETAILS & NOTES
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S-1.3	3RD FLOOR FRAMING PLAN BUILDING A
S-1.4	ROOF FRAMING PLAN BUILDING A
S-2.1	FOUNDATION PLAN BUILDING B
S-2.2	2ND FLOOR FRAMING PLAN BUILDING B
S-2.3	3RD FLOOR FRAMING PLAN BUILDING B
S-2.4	ROOF FRAMING PLAN BUILDING B
S-3.1	FOUNDATION PLAN BUILDING C
S-3.2	2ND FLOOR FRAMING PLAN BUILDING C
S-3.3	3RD FLOOR FRAMING PLAN BUILDING C
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S-4.3	3RD FLOOR FRAMING PLAN BUILDING D
S-4.4	ROOF FRAMING PLAN BUILDING D
SD1	STRUCTURAL FOUNDATION DETAILS
SD2	GENERAL DETAILS & NOTES
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M-2.2	BUILDING A - THIRD & ROOF - FLOOR PLANS
M-2.3	BUILDING B FIRST & SECOND FLOOR PLANS
M-2.4	BUILDING B THIRD & ROOF FLOOR PLANS
M-2.5	BUILDING C FIRST & SECOND FLOOR PLANS
M-2.6	BUILDING C THIRD & ROOF FLOOR PLANS
M-2.7	BUILDING D FIRST & SECOND FLOOR PLANS
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P-0.2	MATERIAL AND FIXTURE SCHEDULES
P-0.3	CALCULATIONS
P-2.1A	BUILDING A - FLOOR PLAN - COLD / HOT WATER, WASTE AND VENT TO ROOF
P-2.1B	BUILDING B - FLOOR PLAN - COLD / HOT WATER, WASTE AND VENT TO ROOF
P-2.1C	BUILDING C - FLOOR PLAN - COLD / HOT WATER, WASTE AND VENT TO ROOF
P-2.1D	BUILDING D - FLOOR PLAN - COLD / HOT WATER, WASTE AND VENT TO ROOF
P-3.1A	UNIT UP-AP - FLOOR PLAN - COLD / HOT WATER
P-3.1B	UNIT UP-AP - FLOOR PLAN, WASTE & VENT PIPING
P-3.2A	UNIT UP-AP END & END AT STREET - FLOOR PLAN - COLD / HOT WATER
P-3.2B	UNIT UP-AP END & END AT STREET - FLOOR PLAN, WASTE & VENT PIPING
P-3.3	UNIT UP-AP ELECTRIC ROOM - FLOOR PLAN - COLD / HOT WATER, WASTE & VENT PIPING
P-4.1	DIAGRAMS
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P-D.2	DETAILS

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E-0.3	DETAILS
E-0.3A	DETAILS
E-0.4	SINGLE LINE DIAGRAM - BUILDING A & B
E-0.4A	SINGLE LINE DIAGRAM - BUILDING C & D
E-0.5	LOAD CALCULATIONS AND EQUIPMENT SCHEDULES
E-0.6	PANEL SCHEDULES
E-2.1	BUILDING A - FIRST FLOOR PLANS
E-2.2	BUILDING B - FIRST FLOOR PLANS
E-2.3	BUILDING C - FIRST FLOOR PLANS
E-2.4	BUILDING D - FIRST FLOOR PLANS
E-3.1	UNIT UP-AP
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TITLE 24 SHEETS

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T24-1	TITLE 24 ENERGY COMPLIANCE FORMS BUILDING 'A'
T24-2	TITLE 24 ENERGY COMPLIANCE FORMS BUILDING 'B'
T24-3	TITLE 24 ENERGY COMPLIANCE FORMS BUILDING 'C'
T24-4	TITLE 24 ENERGY COMPLIANCE FORMS BUILDING 'D'

LANDSCAPE (FOR PLANNING PACKAGE ONLY)

LCS 1	LANDSCAPE COVER SHEET
LCCP 1	LANDSCAPE CONSTRUCTION CALLOUT PLAN
LCDP1	LANDSCAPE CONSTRUCTION DIMENSION PLAN
LCD 1	LANDSCAPE CONSTRUCTION DETAILS
LCD 2	LANDSCAPE CONSTRUCTION DETAILS
LIP 1	LANDSCAPE IRRIGATION PLAN
LPP 1	LANDSCAPE PLANTING PLAN
LID 1	LANDSCAPE IRRIGATION DETAILS
LPD 1	LANDSCAPE PLANTING DETAILS
LIS 1-2	LANDSCAPE IRRIGATION SPECIFICATIONS
LPS 1-3	LANDSCAPE PLANTING SPECIFICICATIONS

C-057193-2022

City of Pomona Planning Division

ACCEPTED

06/25/2025 cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

FIRE FLOW AREA *(SF NOT REPRESENTATIVE OF BLDG SF; FIRE FLOW DATA ONLY)*

SEE A0.2 FOR FIRE FLOW CALCULATION

TYPE. OF CONST.		1st Floor	2nd Floor	3rd Floor	Total
TYPE V–B	BLDG A	2,657 S.F.	2,720 S.F.	2,068 S.F.	7,445 S.F.
TYPE V–B	BLDG B	2,645 S.F.	2,692 S.F.	2,069 S.F.	7,406 S.F.
TYPE V–B	BLDG C	1,788 S.F.	1,825 S.F.	1,413 S.F.	5,026 S.F.
TYPE V–B	BLDG D	2,657 S.F.	2,720 S.F.	2,068 S.F.	7,445 S.F.

DRAWING SYMBOLS

BUILDING SECTION INDICATOR
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE SECTION IS DRAWN

EXTERIOR VIEW INDICATOR
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE ELEVATION IS DRAWN

SECTION INDICATOR FOR PARTIAL BUILDING
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE SECTION IS DRAWN

DETAIL INDICATORS
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE SECTION IS DRAWN

NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE SECTION IS DRAWN

NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE SECTION IS DRAWN

INTERIOR ELEVATION INDICATOR
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
A, B, C & D = INTERIOR ELEVATION INDICATOR

INDICATOR AT ELEVATION
A = ELEVATION IDENTIFIER

COLUMN GRID INDICATOR WITH COLUMN GRID LINES
NOTE: 1. FACE OF STUDS & FOUNDATION
2. CENTER OF COLUMN & WALLS

WALL TYPE INDICATOR
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION

CEILING HEIGHT IDENTIFIER
(ABOVE FINISH FLOOR)

KEYNOTE INDICATORS
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION

NO = SEQUENTIAL ALPHANUMERIC DESIGNATION

EQUIPMENT IDENTIFIER
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION

DOOR IDENTIFIER
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION

WINDOW TYPE IDENTIFIER
NO = SEQUENTIAL ALPHANUMERIC DESIGNATION

ROOM NAME 101
ROOM IDENTIFIER
ROOM NAME = NAME OF SPACE
101 = SEQUENTIAL ALPHANUMERIC DESIGNATION

MATCH LINE
SEE XX/X-XXX
MATCH LINE INDICATOR

FINISHED FLOOR ELEVATION INDICATOR
(SITE AND FLOOR PLANS

10'-00"
DATUM LINE AND INDICATOR
(SECTIONS AND ELEVATIONS)

1
REVISION INDICATOR

REVISION AREA INDICATOR

ABBREVIATIONS

ACT.	ACOUSTICAL CEILING TILE	M/MECH.	MECHANICAL
ADD'N	ADDITION	MACH.	MACHINE
ADJ.	ADJACENT	MAT'L	MATERIAL
AF	ACCESS FLOOR PANEL	MAS.	MASONRY
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
AMD	ACOUSTICAL METAL DECK	MTL.	METAL
ANOD.	ANODIZED	MFR.	MANUFACTURER
A.P.	ACCESS PANEL	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
AUTO.	AUTOMATIC	MT.	MOUNTED
AWP	ACOUSTICAL WALL PANEL		
BET.	BETWEEN	N.	NORTH
BD.	BOARD	N.A.	NOT APPLICABLE
BLK(G)	BLOCK(ING)	NAT'L.	NATURAL
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
B.M.	BENCHMARK		
BOT.	BOTTOM	NO.	NUMBER
BSMT.	BASEMENT	NOM.	NOMINAL
B.W.	BOTH WAYS	NST	NATURAL STONE TILE
		N.T.S.	NOT TO SCALE
C.	COURSE		
CAB.	CABINET	O.A.	OUTSIDE AIR
CB	CATCH BASIN,	OBS.	OBSTETRICS
	COVED CONCRETE BASE	O.C.	ON CENTER
CBU	CEMENTITIOUS BACKER UNIT	O.D.	OUTSIDE DIAMETER
CEM.	CEMENT	OPP.	OPPOSITE
CER.	CERAMIC	OPNG	OPENING
C.G.	CEILING		
C.J.C.	CONTRACT LIMIT LINE	P.	PLUMBING, PAINT
CLO.	CLOSET	PART.	PARTITION
C.J.	CONTROL JOINT	PATHO.	PATHOLOGY
COL.	COLUMN	PF	PRE FINISHED
COMB.	COMBINATION	PL.	PLATE, PROPERTY LINE, PORTLAND CEMENT PLASTER
COMPO.	COMPOSITION	P.LAM.	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLAS.	PLASTER
CONN.	CONNECTION	PNL.	PANEL
CONST.	CONSTRUCTION	PORT.	PORTABLE
CONT.	CONTINUOUS	PREFAB.	PREFABRICATED
CONTR.	CONTRACTOR	P.S.I.	POUNDS PER SQUARE INCH
CORR.	CORRUGATED	PT.	POINT
CPT	CARPET		
CSK.	COUNTERSUNK	PURCH'G	PURCHASING
CS	CLINICAL SINK, CONCRETE SEALER	P.V.C.	POLYVINYLCHLORIDE
	CERAMIC TILE	P.W.J.	PLYWOOD WEB JOIST
CT			
		Q.T.	QUARRY TILE
DET.	DETAIL		
DIA.	DIAMETER	R.	RADIUS
DIAG.	DIAGONAL	RB	RESILIENT BASE
DIM.	DIMENSION	RBT	RESILIENT RUBBER TILE
D.L.	DEAD LOAD	R.D.	ROOF DRAIN
DN.	DOWN	RECEP.	RECEPTION
D.S.	DOWN SPOUT	REV.	REVISION
DWG.	DRAWING	RM.	ROOM
DWR.	DRAWER	R.O.	ROUGH OPENING
		RSF	RESILIENT SHEET FLOORING
(E)	EXISTING	RWF	RESILIENT WOOD FLOORING
E/ELEC.	ELECTRICAL		
EA.	EACH	S	CLEAR WOOD STAIN
E.B.	EXPANSION BOLT	S.C.	SOLID CORE
E.F.	EACH FACE	SCHED.	SCHEDULE
EMBED.	EMBEDMENT	SEC.	SECRETARY
EMP.	EMPLOYEE	SECT.	SECTION
ENCLO.	ENCLOSURE	SF	STOREFRONT WINDOW SYSTEM
E.P.	ELECTRICAL PANEL	SHWR.	SHOWER
EQ.	EQUAL	SL.	SLEEVE
EQUIP'T.	EQUIPMENT	SHT.	SHEET
EST.	ESTIMATED	SIM.	SIMILAR
E.W.C.	ELECTRICAL WATER COOLER	SPEC.	SPECIFICATIONS
EXP	EXPOSED, EXPOSED STRUCTURE	SQ.	SQUARE
EXT.	EXTERIOR	SS	STAINLESS STEEL
		ST	TRANSPARENT STAIN WOOD SURFACES
F	FACTORY FINISH		
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
F.H.E.C.	FIRE HOSE EXTINGUISHER CAB.	STO.	STORAGE
FHMB	FLATHEAD MACHINE BOLT	STRUCT	STRUCTURAL
FHSL	FLATHEAD SLEEVE ANCHOR	S.U.	SOLID UTILITY
FHWS	FLATHEAD WOOD SCREW	SUSP.	SUSPENSION/SUSPENDED
FIN.	FINISH	SYM.	SYMMETRICAL
FLASH.	FLASHING		
FLR.	FLOOR	T.	TILE
FND.	FOUNDATION	TEL.	TELEPHONE
F.O.C.	FACE OF CONCRETE	TEMP'D.	TEMPERED
F.O.F.	FACE OF FINISH	THK.	THICK
F.O.M.	FACE OF MASONRY	T.I.	TENANT IMPROVEMENT
F.O.S.	FACE OF STUD	TLT.	TOILET
F.O.W.	FACE OF WALL	TREAT.	TREATMENT
FRP	FIBERGLASS REINFORCED PANELS	T/C	TOP OF CONCRETE
		T/ST	TOP OF STEEL
GA.	GAUGE	T/W	TOP OF WALL
GALV.	GALVANIZED	TOIL.	TOILET
GB	GYPSUM BOARD	T.O.B.	TOP OF BEAM
GBMR	MOISTURE RESISTANT GYPSUM BOARD	T.O.P.	TOP OF PARAPET
		T.O.P.LY.	TOP OF PLYWOOD
GBMRX	FIRE RATED MOISTURE RESISTANT GYPSUM BOARD	T.O.SC.	TOP OF SCUPPER
		T.O.R.	TOP OF ROOF
GBX	FIRE RATED GYPSUM BOARD	T.O.R.D.	TOP OF ROOF DRAIN
GBX-AR	FIRE RATED GYPSUM BOARD ABRASIVE RESISTANT	TYP.	TYPICAL
GD.	GRADE	UNF	UNFINISHED
G.I.	GALVANIZED IRON	U.N.O.	UNLESS NOTED OTHERWISE
GLZ.	GLAZING	UR.	URINAL
G.S.S.	GALVANIZED STEEL SHEET	VEI	VENTILATING BASE
GRD.	GROUND	VCT	VINYL COMPOSITION TILE
GYP.	GYPSUM	VCTB	VINYL COVERED TRACK BOARD
		VT	VINYL TILE
H.	HANDICAP	VER.	VERIFY
H.B.	HOSE BIBB	VERT.	VERTICAL
H.D.	HEAVY DUTY	VWC	VINYL WALL COVERING
HDWR.	HARDWARE		
H.M.	HOLLOW METAL	W.	WIDE/WIDTH
HR.	HOUR	W.C.	WATER CLOSET
HSK/PG.	HOUSEKEEPING	W.CT.	WAINSCOT
HT.	HEIGHT	WD.	WOOD, RESILIENT WOOD FLOOR FINISH
H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING		
HWD.	HARDWOOD	W.G.	WIRE GLASS
		WH.B.	WHEEL BUMPER
I.D.	INSIDE DIAMETER	W.I.	WROUGHT IRON
I.P.S.	IRON PIPE SIZE	W/	WITH
INCLU.	INCLUDED	W/R	WATER RESISTANT
INT.	INTERIOR	W.W.F.	WELDED WIRE FABRIC
INSUL.	INSULATION	W/O	WITHOUT
		W.P.	WORKING POINT
LAM.	LAMINATE	V.O.J.	VERIFY ON JOB
LAV.	LAVATORY		
LP	LAMINATE PLASTIC		
LPT	LOW POINT		
LT.	LIGHT		

LEGAL DESCRIPTION

A PORTION LOT 4 IN BLOCK D OF PART OF PHILLIPS ADDITION TO POMONA, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 6, OF MISCELLANEOUS RECORDS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

DESCRIPTION OF WORK

CONSTRUCTION OF ELEVEN (11) UNITS OF THREE-STORY TOWNHOMES COMPOSED OF THREE (3) TOWNHOMES (BLDG. A, B AND D) WITH THREE UNITS AND A SINGLE (1) TOWNHOMES (BLDG. C) WITH TWO UNITS.

CODE SUMMARY

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

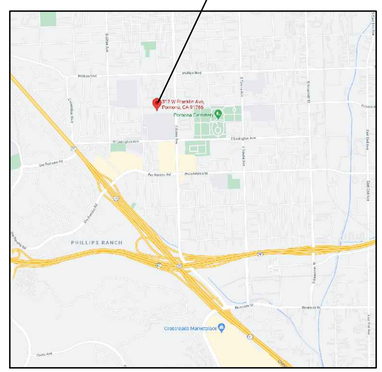
CITY OF POMONA MUNICIPAL ORDINANCE

2022 CALIFORNIA TITLE-24
2022 CALIFORNIA ENERGY STANDARDS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ELECTRIC CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC) AND LOCALAMENDMENTS

PROJECT DATA

ADDRESS	312 W Franklin Ave, Pomona, CA 91766		
JUSRIDICTION	CITY OF POMONA		
APN	8344-021-005		
ZONING	R-3 MEDIUM DENSITY MULTIPLE FAMILY		
PROPOSED USE	MULTIPLE FAMILY		
LOT SIZE	24,150 S.F.	0.55 Acres	
AFTER DEDICATION	23,000 S.F.	0.53 Acres	
DENSITY	**ALLOWED**	**PROPOSED**	
	15 -30 DU/AC OR 8-16 DU	11 DU	
BUILDING SETBACK	**REQUIRED**	**PROVIDED**	
FRONT (NORTH)	25'-0"	10'-0"	
SIDE (EAST)	1/2 FLOOR HEIGHT	10'-0" AT FIRST & SECOND FLOOR 15' AT THIRD FLOOR	
SIDE (WEST)	1/2 FLOOR HEIGHT	10'-0" AT FIRST & SECOND FLOOR 15' AT THIRD FLOOR	
REAR (SOUTH)	NO LESS THAN BLDG. HT= 34'-8".	20'-0"	
BUILDING HEIGHTS	**REQUIRED**	**PROPOSED**	
	Max. 35'/2 STORIES OR	34'-8"	
	TOTAL RESI. FLR. AREA/ TOTAL RESI BLDG. COVERAGE	=3 STORIES	
	NO MORE THAN 2.5		

LIVABLE BUILDING AREA			**TOTAL**
	11U X 1,449 SF/DU		15,939 S.F.
PARKING		**REQUIRED**	**PROVIDED**
TOTAL		**25**	**22**
3 BEDROOM	11U X /DU	22	22 COVERED
GUEST	1/4 DU X 11DU	3	0 GUEST
OPEN SPACE		**REQUIRED**	**PROVIDED**
	COMMON		
	11 U X 500 SF/DU	5,500 S.F.	COMM. OPEN SPACE 450 SF COMM. OPEN SPACE 694 SF COMM. OPEN SPACE 3,540 SF TOTAL: 4,684 SF, 426 SF/DU
	PRIVATE		
	11U X 100 SF/DU	1,100 SF	11U X 100 SF AT DECK ON THIRD FLOOR =1,100 SF
LANDSCAPED AREA		20% OF LOT SIZE, OR 4,600 S.F.	4,682 S.F.



VICINITY MAP

SCALE: NOT TO SCALE

PARTICIPANTS

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ARCHITECT
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CIVIL ENGINEER
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STRUCTURAL
GOUVIS ENGINEERING
15 STUDEBAKER
IRVINE, CA 92618
PHONE: 949-752-1612

MEP
GOUVIS ENGINEERING
15 STUDEBAKER
IRVINE, CA 92618
PHONE: 949-752-1612

LANDSCAPE ARCHITECT
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FULLERTON, CA 92832
PHONE: (714) 680-0417

PLOTTED: January 1, 2025 Layout:

REV#	DATE	REVISION

REV#	DATE	REVISION
4	02/28/2024	4th BMS Plan Check Corrections
3	05/28/24	3rd 'Pre' Plan Check Corrections
2	10/02/24	2nd 'Pre' Plan Check Corrections
1	01/02/24	1st BMS Plan Check Corrections

LICENSED ARCHITECT — YU-WU CHEN — No. C-25837 — REN. 07-31-25 — STATE OF CALIFORNIA

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GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST ADOPTED EDITION OF THE BUILDING CODES AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.

2. ALL UTILITIES SHALL BE UNDERGROUND. THE OWNER/DEVELOPER/ BUILDER REQUIRING SUCH RELOCATION SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS WITH THE SERVICE PROVIDER AND/ OR CITY FOR SUCH UNDERGROUND INSTALLATION AND FOR THE PAYMENT OF ALL RELATE COSTS.

3. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES ON THE PLAN OR ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON DRAWINGS BEFORE PROCEEDING WITH THE WORK.

4. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

6. CONTRACTOR SHALL CONSULT ALL REPRESENTATIVES OF CITY, GAS, WATER, POWER, AND PHONE COMPANIES AVAILABLE FACILITIES, BEFORE COMMENCING WORK OR CONNECTING FACILITIES.

7. SUBSTITUTION OF MATERIALS, HARDWARE OR CONSTRUCTION DETAILS SHALL BE APPROVED BY THE ARCHITECT AND THE BUILDING DEPARTMENT BEFORE EXECUTION.

8. SPECIAL INSPECTORS AND TESTING AGENCIES, IF REQUIRED, SHALL BE HIRED, AND PAID FOR BY THE OWNER UNLESS OTHERWISE SPECIFIED.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTIONS, SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

10. THE SUB-LETTING OF THE WORK BY THE CONTRACTOR SHALL NOT IN ANY WAY RELIEVE HIM OF ANY RESPONSIBILITY AND OBLIGATION TO THE OWNER, ARCHITECT, OR THE CONTRACT.

11. CONSTRUCTION AND STORAGE OPERATIONS SHALL BE KEPT WITHIN THE AREAS DESIGNATED BY THE OWNER. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN OTHER AREAS.

12. THE GENERAL CONTRACTOR AND EACH SUB CONTRACTOR SHALL

    CARRY INSURANCE TO COVER THE PUBLIC LIABILITY AND WORKMAN'S COMPENSATION DURING THE ENTIRE JOB. CERTIFICATE OF SAME SHALL BE FILLED WITH THE OWNER.

13. THE CONTRACTOR SHALL EXECUTE THE WORK WITH THE UTMOST DISPATCH. FALLING IN THIS, OWNER SHALL HAVE THER RIGHT, UPON FIVE DAYS WRITTEN NOTICE, TO PURCHASE MATERIALS AND TO EMPLOY OTHERS TO EXECUTE THE WORK, AND THE COST OF SAID MATERIALS AND LABOR SHALL BE BORNE BY THE CONTRACTOR.

14. THE APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY AUTHORIZATION OF BOTH THE ARCHITECT AND THE BUILDING DEPARTMENT.

15. ANY WORK OR MATERIALS OF ONE TRADE DAMAGED BY ANOTHER TRADE BECOMES THE RESPONSIBILITY OF THE CONTRACTOR. THE DAMAGED WORK SHALL BE REPAIRED OR REPLACED BY THE ORIGINAL INSTALLER AND THE COSTS BORNE BY THE OFFENDER. ANY MATERIALS STOLEN FROM THE PREMISES OR DAMAGED EITHER BEFORE OR AFTER INSTALLATION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS SUCH AS BARRICADES, GUARDS, ETC., AS REQUIRED TO PREVENT DAMAGE AND THEFT. SPECIAL CARE SHALL BE TAKEN TO PROTECT WORK IN PLACE, MATERIALS AND EQUIPMENT STORED, ETC., FROM THEFT AND VANDALISM.

16. CONTRACTOR SHALL MAINTAIN CONTINUOUS DUST ABATEMENT PROCEDURES INCLUDING VACUUMING, TRASH REMOVAL AND MATS AT ALL ENTRIES TO THE CONSTRUCTION AREA. PROVIDE EFFECTIVE DUST CONTROL BY MEANS OF FREQUENT SPRINKLING AND WATERING. EXCESSIVE BLOWING OF DUST OR SAND WILL NOT BE PERMITTED AT ANY TIME. ITEMS SUCH AS CONCRETE MAY BE PUMPED. THE JOB SITE SHALL BE LEFT CLEAN AND ORDERLY AT THE END OF EACH DAY.

    INTERIOR BARRICADES OF FIRE TREATED PLYWOOD OR 5/8* TYPE *X* GYP. BD. AND TEMPORARY DUST PARTITIONS WHICH WILL

    POSITIVELY PREVENT PASSAGE OF DEBRIS AND DUST SHALL BE

    PROVIDED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION

    AS REQUIRED BY SPECIAL INSTRUCTIONS FROM CONTRACTING OFFICER AND ENGINEERING OFFICER.

17. MANUFACTURER,S DIRECTIONS
    WHERE SPECIFICATIONS REQUIRE WORK TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURER,S DIRECTIONS, THE CONTRACTOR SHALL OBTAIN AND DISTRIBUTE COPIES OF SAID DIRECTIONS TO THE ARCHITECT, ENGINEER, AND CONTRACTING OFFICER BEFORE STARTING THE AFFECTED PART OF THE WORK.

18. LONG LEAD TIME ITEMS
    CONTRACTOR IS ADVISED THAT THERE MAY BE MATERIALS, OR EQUIPMENT THAT REQUIRE LONG FABRICATION TIME. THE CONTRACTOR IS CAUTIONED TO ORDER THESE WELL IN ADVANCE OF THE REQUIRED DELIVERY DATE.

19. USE OF EXISTING FACILITIES
    THE CONTRACTOR WILL HAVE ACCESS TO EXISTING TOILET FACILITIES DESIGNATED BY THE CONTRACTING OFFICER
    TECHNICAL REPRESENTATIVE ENGINEER.
    THESE SHOULD BE MAINTAINED IN A CLEAN MANNER
    OR WILL BE SUBJECT TO THE CANCELLATION OF THEIR USE AT THE ENGINEERING OFFICER DISCRETION.

20. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING THIS JOB IN ORDER TO FAMILIARIZE HIMSELF IN DETAIL, AS TO THE EXTENT OF WORK REQUIRED AND EXISTING CONDITIONS, AND SHALL TAKE THESE INTO CONSIDERATION IN THE COST OF HIS BID.

21. ALL MATERIAL USED IN THIS PROJECT SHALL BE NEW AND OF KIND AND QUALITY AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

22. ALL SURFACES DAMAGED OR ALTERED BY THE WORK OF THIS CONTRACT SHALL BE REPAIRED AND/OR RECONSTRUCTED TO MATCH AND TO BE SMOOTH WITH EXISTING ADJACENT SURFACES IN TEXTURE AND COLOR.

23. THE CONTRACTOR SHALL EXERCISE CAUTION TO LOCATE, DISCONNECT AND MAINTAIN SERVICE TO ALL UNDERGROUND UTILITY LINES. ALL REQUIRED DOWN TIME OF PLUMBING, AND ALL OTHER UTILITIES DUE TO DEMOLITON WORK SHALL BE IN STRICT ACCORDANCE WITH SCHEDULE OF ENGINEERING OFFICER. WRITTEN APPROVAL SHALL BE OBTAINED 14 DAYS PRIOR TO SUCH SHUTDOWN.

24. THE CONTRACTOR SHALL CORDINATE WORK BETWEEN ALL TRADES AND WORK MEN TO CLOSE, PATCH AND REPAIR ALL HOLES WHERE ITEMS ARE REMOVED AND TO PROVIDE OPENINGS AS NECESSARY FOR NEW WORK.

25. THE CONTRACTOR SHALL COOPERATE WITH GOVERMENTS AUTHORIZED REPRESENTATIVE TO LIMIT HIS APPARATUS AND ACTIVITIES WITHIN DESIGNATED AREA, ALL WORK SHALL BE DONE IN A MATTER WHICH WILL NOT ENDANGER THE USERS OF THE FACILITY.

26. DETAILS ARE REFERENCED FOR CONVENIENCE ONLY, DETAILS AND NOTES SHALL APPLY IN ALL SIMILAR CASES, WHETHER OR NOT SPECIFICALLY REFERENCED.

27. UPON APPROVAL OF ENGINEERING OFFICER REMOVE ALL ITEMS WHICH INTERFERE WTIH OR OBSTRUCT THE WORK OF THIS CONTRACT AND ARE NOT NECESSARY FOR THE PROPER FUNCTIONING OF THE FACILITY AT NO ADDITIONAL CHARGE TO THE DESERT SPRING HOSPITAL. SUCH AS OFFICE EQUIPMENT AND DEMOLISHED WALL DEBRIS ETC.

28. KEEP PARKING LOTS FREE OF MATERIALS AND DEBRIS AT ALL TIMES, RETAIN UNOBSTRUCTED ACCESS AT ALL TIMES FOR EXISTING PURPOSES.

29. "REMOVE" MEANS TO REMOVE ITEM COMPLETELY INCLUDING ALL ATTACHMENTS, FRAMES, HARDWARE, ANCHORS, FOOTINGS, AND SUPPORTS.

30. PROVIDE BARRICADES AROUND CONSTRUCTION AREA FOR SAFETY AND SECURITY.

31. THE CONTRACTOR SHALL MAKE SPECIAL PROVISIONS FOR NOISE AND DUST CONTROL SO AS NOT TO DISRUPT HOSPITAL ROUTINE.

32. THIS FACILITY IS TO COMPLY WITH THE LATEST UNIFORM BUILDING CODE, EDITION AND WITH NFPA .

33. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.

34. CONTRACTOR SHALL MAKE PROVISIONS AND PRECAUTIONS TO PROTECT FINISHES.

35. ALL PROTECTIVE COATINGS AND INDENTIFYING STICKERS, PAPERS OR OTHERWISE, SHALL BE REMOVED AT THE COMPLETION OF THE INSTALLATION.

36. CONTRACTOR SHALL REMOVE ALL CRATING AND DEBRIS FROM PROJECT AND LEAVE STATION PREMISES IN A CLEAN DONDITION.

37. ALL WORK MUST BE IN CONFORMANCE WITH THE VARIOUS FIRE PROTECTION/PREVENTION MEASURES NOTED, BUT NOT LIMITED TO VA IL-085-15 (DATED 12/17/87), "CONSTRUCTION FIRE HAZARDS".

38. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND HE SHALL BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.

39. THE STRUCTURAL DRAWINGS ARE
    SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURALWORK. SHOULD THERE BE
    A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER'S DRAWINGS, IT SHALL BE BROUGHT TO THE CONTRACTING OFFICER AND ENGINEERING OFFICER'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH ANY OF THE DRAWINGS SHALL BE CORREDTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

40. ALL SYMBOLS, ABBREVIATIONS, AND MATERIAL INDICATIONS USED IN THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME OR THEIR EXACT MEANING; THE CONTRACTOR SHALL REQUEST THE ARCHITECT/ENGINEER TO ISSUE CLARIFICATION.

41. DO NOT SCALE DRAWINGS. DIMENSIONS MISSING FROM PLANS OR NEEDED FOR EXECUTION OF WORK SHALL BE CLARIFIED OR PROVIDED BY ARCHITECT BEFORE THE WORK IS INSTALLED. FAILURE TO COMPLY WITH THIS NOTE SHALL BE HANDLED AS INDICATED IN PARAGRAPH 3.
    A. ALL DIMENSIONS ARE TO FACE OF CONCRETE, CENTER LINE OF COLUMNS, FACE OF CONCRETE BLOCK WALLS AND FACE OF STUDS, UNLESS OTHERWISE NOTED.
    B. FINISH FLOOR DIMENSIONS ARE TO TOP OF CONCRETE OR OTHER HARD SURFACE MATERIAL, UNLESS OTHERWISE NOTED.
    C. CEILING HEIGHT DIMENSIONS ARE TO FINISH SURFACES.

RESIDENTIAL PLAN GENERAL NOTES

CONSTRUCTION REQUIREMENTS

1. NOTCHING OF STUDS IN EXTERIOR OR BEARING WALLS SHALL NOT EXCEED 25% OF ITS WIDTH. NOTCHING OF STUDS IN NON- BEARING WALLS SHALL NOT EXCEED 40% OF ITS WIDTH. BORED HOLES IN STUDS SHALL NOT EXCEED 60% OF ITS WIDTH, SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND SHALL NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR OR BEARING WALLS SHALL BE DOUBLED IF BORED OVER 40% AND UP TO 60% OF ITS WIDTH.
   (R 602.6)
2. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.
   (R 302.9, 302.10)
3. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF COMBUSTIBLE STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL, AND BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM. (R 302.11)
4. DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF THE CRAWL SPACE. WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A VERTICAL CLEARANCE OF 18" MINIMUM SHALL BE PROVIDED. (MC 603.2)
5. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 26 GALVANIZED SHEET). (R 903.2.1)
6. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. WOOD STRUCTURAL PANEL SHEATHING SHALL COMPLY WITH SECTION R803.2. (R 803)
7. END JOINTS IN LUMBER USED AS SUBFLOORING SHALL OCCUR OVER SUPPORTS, UNLESS END-MATCHED LUMBER IS USED, IN WHICH CASE EACH PIECE SHALL BEAR ON NOT LESS THAN TWO JOISTS. WOOD STRUCTURAL PANEL SHEATHING USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH SECTION R503.2. (R 503)

GLAZING REQUIREMENTS

8. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308:
   a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
   b. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
      b.a. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
      b.b. 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 ON AN IN-SWINGING DOOR.
   c. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      c.a. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
      c.b. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
      c.c. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.
      c.d. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
   d. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS, AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
   e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS, WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
      e.a. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING OR WALKING SURFACE.
      e.b. THE GLAZING IS WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A HOT TUB, SPA, WHIRLPOOL, BATHTUB, OR SWIMMING POOL, OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.
   f. GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS, UNLESS THE GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6.
   g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING, UNLESS THE GLAZING IS MORE THAN 18 INCHES FROM A PROTECTIVE GUARD PER SECTION R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

10. DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS. (R303.10)
11. THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS IN A COMPARTMENT:
    a. LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
       (MC 904.2(1))
    b. UNLISTED APPLIANCES SHALL MEET BOTH THE CLEARANCES IN TABLE 904.2.2, AND THE CLEARANCES ALLOWED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
       (MC 904.2(2))
    c. WHEN COMBUSTION AIR IS TAKEN FROM INSIDE, THE FREE AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 SQ. INCH PER 1,000 BTU (100 SQ. INCH MINIMUM) PER OPENING. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND THE SECOND SHALL BE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES.
       (MC 701.5(1))
    d. NOT LESS THAN 1/4 OF AN INCH SCREEN MESH IS REQUIRED AT OPENINGS WHERE COMBUSTION AIR IS TAKEN FROM THE OUTSIDE. (MC 701.10(1))
    e. SEPARATE DUCTS SHALL BE USED FOR UPPER AND LOWER COMBUSTION AIR OPENINGS, AND MAINTAINED TO THE SOURCE OF COMBUSTION AIR. (MC 701.11(4))
12. THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC:
    a. AN OPENING AND PASSAGEWAY SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES, AND NOT LESS THAN THE SIZE OF THE LARGEST COMPONENT OF THE APPLIANCE.
       (MC 304.4)
    b. WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTERLINE.
       (MC 304.4.1)
    c. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM ENTRANCE TO APPLIANCE.(MC 304.4.2)
    d. A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IS REQUIRED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (MC 304.4.3)
    e. A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (MC 304.4.4)
    f. A TYPE B OR L GAS VENT SHALL TERMINATE NOT LESS THAN 5 FEET ABOVE THE HIGHEST CONNECTED APPLIANCE FLUE COLLAR OR DRAFT HOOD. (MC 802.6.1.1)
    g. APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. (MC 303.1)
13. CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH SECTION 502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. (MC 504.4)
14. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND IS LIMITED TO A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (MC 504.4.2)
15. APPLIANCES (WATER HEATER, FURNACE, ETC.) LOCATED IN THE GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNER- IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (MC 305.1)
16. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
17. FLUSH VOLUMES OF PLUMBING FIXTURES AND FLOW RATES OF PLUMBING FITTINGS SHALL COMPLY WITH SECTION 4.303 OF THE GREEN CODE.
18. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS. (PC 701.2(2))
19. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3)
20. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE ON THE UPPER 1/3 OF THE TANK, AND ONE ON THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (PC 507.2)
21. PLUMBING PLAN CHECK AND APPROVAL IS REQUIRED FOR2 INCH AND LARGER WATER LINES, 2 INCH AND LARGER GAS LINES, OR ANY GAS LINE WITH A PRESSURE OF 2PSI AND HIGHER.
22. GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED IN BATHROOMS, GARAGES, KITCHEN DISHWASHERS, NON-HABITABLE ACCESSORY STRUCTURES AT OR BELOW GRADE LEVEL, OUTDOOR LOCATIONS, CRAWL SPACES AT OR BELOW GRADE LEVEL, NON- HABITABLE BASEMENTS, KITCHENS WHERE THE RECEPTACLES SERVE COUNTERTOP SURFACES, LOCATIONS WITHIN 6FT OF THE OUTSIDE EDGE OF SINKS/BATHTUBS/SHOWERS, BOATHOUSES, AND LAUNDRY AREAS. THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. (EC 210.8(A))
23. ARC-FAULT CIRCUIT-INTERRUPTION (AFCI) PROTECTION SHALL BE PROVIDED IN ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, HABITABLE ROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, BY ANY MEANS DESCRIBED IN 210.12(A). (EC 210.12(A))
24. IN ANY OF THE AREAS SPECIFIED IN ITEM 23, WHERE EXISTING BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED, OR EXTENDED BY MORE THAN 6FT AND/OR ADDS ANY OUTLET OR DEVICE, THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
    a. A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT.
    b. A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.(EC 210.12(B))
25. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, ALL NONLOCKING-TYPE 12-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES. (EC 406.12)
26. WHERE NM CABLE (ROMEX) IS RUN ACROSS THE TOP OF JOISTS AND/OR WHERE THE ATTIC IS NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6 FEET OF THE NEAREST EDGE OF THE SCUTTLE OR ATTIC ENTRANCE SHALL BE PROVIDED.
    (EC 334.23, 320.23(A))

AGING-IN-PLACE DESIGN ADN FALL PREVENTION

27. 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 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR.
28. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES 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 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
29. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS. WHERE THERE IS NO BATHROOM AT THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING.
    a. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
    b. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8-INCH NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENTS SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼ INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
    c. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
    d. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
    e. BATHTUB AND COMBINATION BATHUB/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 INCHES ABOVE THE BATHTUB RIM.
30. DOCUMENTATION FOR GRAB BAR REINFORCEMENT SHALL HAVE INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

ADDITIONAL NOTES

1. FOR NEW RESIDENTIAL CONSTRUCTION WHERE LANDSCAPE IRRIGATION WATER IS PLANNED A WATER BUDGET SHALL BE DEVELOPED THAT CONFORMS TO LOCAL LANDSCAPE ORDINANCE OR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICH EVER IS MORE STRINGENT. TO VIEW THE MWELO:
   HTTP://WWW.WATER.CA.GOV/WATERUSEEFFICIENCY/DOCS/MWELO_TB
   FOR THE LOCAL LANDSCAPE ORDINANCE CHECK WITH CITY/COUNTY PLANNING DEPARTMENT. CGC 4.304.1.
2. STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASINS. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
3. GRADING AND PAVING. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC 4.106.3. EXCEPTION: **ADDITIONS** NOT ALTERING THE DRAINAGE PATH.
4. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.1.3.2.
5. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

FIRE DEPARTMENT NOTES

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
2. F

PC RESOLUTION NO. 21-033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING TENATIVE TRACT MAP (TRACT MAP 18440-2022) TO SUBDIVIDE A 0.55-ACRE SITE FOR CONDOMINIUM PURPOSES ON A PROPERTY LOCATED AT 312 W. FRANKLIN AVENUE (APN 8344-021-005).

WHEREAS, the applicant, Scott Wells, has submitted an application for a Tentative Tract Map (TRACTMAP 18440-2022) to subdivide a 0.55-acre site for condominium purposes on a property located at 1137-1149 W. Phillips Blvd (APN 8344-021-005);

WHEREAS, the applicant has concurrently submitted an application for a Development Plan Review (DPR 18140-2022) to develop a 0.55-acre site, with an 11-unit condominium development as well as associated on-site improvements on a property located at 312 W. Franklin Avenue (APN 8344-021-005);

WHEREAS, the subject property is currently located within the R-3 (Medium Density Multi-Family) Zone and Senate Bill 330 (SB 330) Overlay;

WHEREAS, the subject property has a General Plan Place Type designation of "Urban Neighborhood;

WHEREAS, the subject property has a General Plan Transect Zone designation of "T-3" allowing up to 20 dwelling units per acre;

WHEREAS, the proposed project is subject to the provisions of Housing Crisis Act of 2019 also known as Senate Bill 330 (SB 330);

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on December 14, 2022, concerning the requested Development Plan Review (DPR 18140-2022); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission, exercising their independent judgment, has determined that the proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption, in that the proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and

public services. Therefore, no further environmental review is required. An environmental review was conducted to support this determination.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with Section .580(B) of the Zoning Ordinance, the Planning Commission must make the findings below in order to approve Tentative Tract Map (TRACTMAP 18440-2022). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed tentative tract map is consistent with the general plan and applicable specific plan.*

   The granting of the Tentative Tract Map is consistent with the Pomona General Plan and all applicable requirements of the R-3 (Medium Density Multi-Family) Zone. The project site has a General Plan Place Type designation of Residential Neighborhood, which is intended for a wide range of housing types and densities. The density proposed is 20 units per acre which is consistent with the General Density Transect "T-3" which allow density ranging from 20 units per acre.

2. *The design or improvement of the proposed subdivision is consistent with the general plan and applicable specific plan.*

   The design and improvements of the proposed subdivision are consistent with the General Plan in that on-site improvements will be constructed in accordance with City standards. In addition, the project design, which is intended for multiple-family residential development, provides street improvements consisting of a, new driveway approach, sidewalk, curb and gutter.

3. *The site is physically suitable for the type of development.*

   The site is physically suitable for the development in that the proposed subdivision is planned for multiple-family residential development. Given the shape and topography of the site, at approximately 0.55 acres in size, the subdivision design accommodates adequate land for 11 dwelling units, accompanying driveways and open space areas to service the development. Further, the site is relatively flat which will allow for minimal grading and

compatible building pad heights with adjacent properties surrounding the project site.

4. *The site is physically suitable for the proposed density of development.*

   The site is physically suitable to accommodate the proposed density resulting from the subdivision. The subdivision proposes 11 dwelling units on a 0.55-acre property, which results in a density of approximately 20 units per acre. This density is consistent with the City's General Plan Transect Zone of T-3 that allows a maximum density of 20 dwelling units per acre.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The proposed subdivision will comply with the policies and regulations of the Pomona City Code and General Plan and will not cause substantial environmental damage or injure wildlife as the project site is comprised of vacant land, dry vegetation, and non-descript landscape trees. The site is currently developed with one single family home in built in 1948. The project site is not located within the areas identified in the General as special status for species habitat. In addition, the project site has been disturbed due to there being a single-family residence on the lot and is located within a highly developed urban area surrounded by existing development on all sides; therefore, the site has no value as habitat for endangered, rare or threatened species.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

   The design of the subdivision and the type of improvements are not likely to cause serious problems to public health because the building and infrastructure improvements shall be constructed to conform to all City standards. The adopted City standards relating are designed to protect the public health and welfare and have been approved by the City.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

   The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Tentative Tract Map (TRACT MAP 18440-2022) subject to compliance with all applicable laws and

ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

PLANNING DIVISION

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on December 14, 2022, and as illustrated in the stamped approved plans dated December 14, 2022. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Development Services Manager.

2. This approval shall lapse and become void if the privilege authorized is not utilized within two years from the date of this approval or December 14, 2024, in accordance with Pomona Subdivision Ordinance section 29-49, et seq. The Planning Commission may extend this period not to exceed an aggregate of three years upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.

3. The project is subject to a twenty day appeal period. Written appeals may be filed with the City Clerk within twenty days by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.

4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act,

the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

5. In case of a violation of any of the conditions of approval and/or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein Tentative Tract Map.

6. The applicant shall make a reduction of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to Plan Check submittal.

7. Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded for this project prior to the issuance of "Certificate of Occupancies" for the dwellings and prior to the sale of any lot or dwelling. At a minimum, the CC&R's shall include provisions that .1) establish a Homeowner's Association (HOA), 2) incorporate conditions 1,4,5, of this Tentative Tract Map and 3) provide reciprocal access easements and facilitate the use and maintenance of the common areas. The CC&Rs shall be submitted to the Planning Division for review prior to the issuance of building permits. The Applicant shall pay for full cost recovery of City Attorney review of CC&R documents.

8. As part of the recording of the Conditions, Covenants, and Restrictions (CC&Rs), owner shall include a parking management plan that would ensure the garages for the residential units be used for parking of vehicles, subject to the review of the City Engineer.

PUBLIC WORKS – LAND DEVELOPMENT

The following conditions and public improvements, as well as all applicable plan check fees, permit

fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws[1].

All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

9. The development's tentative tract map shall be recorded as one final map and developed as one tract. Financial security for all public improvements shall be posted prior to the approval of the final map or the issuance of the building permits, whichever occurs first, to guarantee the construction of all public improvements for the proposed subdivision.

10. Tentative Tract Map shall conform to the requirements of the Subdivision Map Act and to City Ordinance No. 2779.

11. All existing and proposed easements for water/storm drain/sewer lines, ingress/egress, footings and traveled ways must be clearly shown on the final map, including the required 10-foot dedication along Franklin Avenue lot frontage, for roadway purposes; the completion of any/all proposed easement vacations needs to be performed as part of the final map. Prior to recordation, the Applicant/Developer shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonable interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the final map to be resubmitted for further consideration.

12. Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.

13. Prior to the tract map approval the Title Company must submit a Final Subdivision Guarantee to the Public Works Engineering Department.

14. All subdivisions must have centerline ties and survey property monuments set by a licensed Professional Civil Engineer or Land Surveyor as shown on the recorded subdivision. All final monuments shall be set by the Engineer of record within one year of the final map recordation; adequate monumentation bond is required prior to the final map approval.

15. The final map shall be recorded prior to the issuance of the first Certificate of Occupancy to reflect the lot lines, easements and Fire Department access. Mylar copies of the final map with the Los Angeles County Recorder's Office official stamp must be submitted to the Public Works Engineering Department.

LA COUNTY FIRE DEPARTMENT – FIRE PREVENTION UNIT

Final Map

16. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

17. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

18. The Final Map shall be submitted to the Land Development Unit for review and approval prior recordation. For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243 or at Claudia.Soiza@fire.lacounty.gov

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED AND APPROVED THIS 14TH DAY OF DECEMBER, 2022

YESENA MIRANDA MEZA
PLANNING COMMISSION CHAIRPERSON

ATTEST:

ATA KHAN
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Miranda Meza, Camacho, Urey, Kercheval, Brown.
NOES: None.
ABSTAIN: None.
ABSENT: Ontiveros, VanderMolen.

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION
1	02/09/2024	1st B45 Plan Check Corrections
2	05/28/24	1st Fire Plan Check Corrections
3	08/02/24	2nd B45 1st Planning Plan Check Corrections
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
1061 CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100
BRANCH OFFICE
17328 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
CONDITIONS OF APPROVAL

drawn by: CDA+PDG, INC.
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G1.0**

PLOTTED: January 1, 2025 Layout:

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PC RESOLUTION NO. 22-032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW (DPR 18140-2022) FOR AN ELEVEN UNIT CONDOMINIUM PROJECT AS WELL AS ASSOCIATED ON-SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 312 W. FRANKLIN AVENUE (APN 8344-021-005).

WHEREAS, the applicant, Scott Wells, has submitted an application for Development Plan Review (DPR 18140-2022) to develop a 0.55-acre site, with an 11-unit condominium development as well as associated on-site improvements on a property located at 312 W. Franklin Avenue (APN 8344-021-005);

WHEREAS, the applicant, Scott Wells, has concurrently submitted an application for Tentative Tract Map (TRACTMAP 18440-2022) to subdivide a 0.55-acre site for condominium purposes at 312 W. Franklin Avenue (APN 8344-021-005);

WHEREAS, the subject property is currently located within the R-3 (Medium Density Multi-Family) Zone and Senate Bill 330 (SB 330) Overlay;

WHEREAS, the subject property has a General Plan Place Type designation of "Urban Neighborhood;

WHEREAS, the subject property has a General Plan Transect Zone designation of "T-3" allowing up to 20 dwelling units per acre;

WHEREAS, the proposed project is subject to the provisions of Housing Crisis Act of 2019 also known as Senate Bill 330 (SB 330);

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on December 14, 2022, concerning the requested Development Plan Review (DPR 18140-2022); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission, exercising their independent judgment, has determined that the proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption, in that the proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and

public services. Therefore, no further environmental review is required. An environmental review was conducted to support this determination.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable

SECTION 3. In accordance with Urgency Ordinance No. 4311, the approving body shall make the findings below in order to approve Development Plan Review (DPR 18140-2022). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The project is consistent with the City of Pomona General Plan and all applicable requirements of the Pomona City Code.*

The project site is currently designated as Residential Neighborhood in the T-3 General Plan Transect, which allow for a maximum residential development density of 20 dwelling units per acre. The proposed residential use is permitted under the existing General Plan designation and would propose a density of 20 dwelling units per acre. The following table details the proposed project's consistency with applicable General Plan policies.

Policy	Consistency
6G. G6: Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.	**Consistent:** Surrounding development consists mostly of low density residential. To the east there is a 12-unit housing development. The proposed three-story condo units would be similar in scale, setbacks, and orientation to surrounding development, and would be compatible with the character and quality of the area.
6G. G9: Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density.	**Consistent:** The project is an appropriate improvement within the established single- and multi-family residential properties within the surrounding neighborhood.
6G. P2: To enhance the pedestrian environment, look for ways to provide multiple access points, through-streets and interconnectivity for all neighborhoods.	**Consistent:** The proposed project would be consistent with the access requirements for the Multiple Family Residential Zone. Pedestrian access would be from W. Franklin Avenue.
7F.P8: • Ensure that garages do not dominate	**Consistent:** Garage have been designed not to be visible or fronting the street and have incorporated elements on the second level, above the garages

Policy	Consistency
streetscapes. • Locate parking to the side of or behind buildings and along alleyways to • Maintain an active street edge, especially where pedestrian activity is desired. • Allow for reductions of front yard setbacks • Incorporate design elements on the second level above garages (such as bay windows or balconies) to reduce the scale and visual dominance of the garage.	such as balconies and private deck areas. In addition, a reduction in front yard setbacks has been established due to the 10' right-of-way dedication they are required to provide.

2. *The project complies with the applicable regulations of the Pomona Zoning Ordinance and all other applicable Federal, State, and local regulations.*

Staff has determined that the proposed site design is in compliance with all applicable and objective design standards. The applicant is providing one moderate income affordable unit and therefore is eligible to receive one concession which will be used to exceed the number of stories from 2.5 to 3 and is eligible for waivers through Density Bonus law.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Development Plan Review (DPR 18140-2022) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on December 14, 2022, and as illustrated in the stamped approved plans dated December 14, 2022 and as conditioned. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Planning Manager.

2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or

any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The City shall promptly notify the applicant of any Action brought and the City shall cooperate with applicant in the defense of the Action.

3. In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein Conditional Use Permit.

4. The project is subject to a twenty (20) calendar day appeal period. Written appeals may be filed with the City Clerk within twenty (20) calendar days by one or more City Council members or the applicant. The appeal shall be filed with the City Clerk within twenty (20) calendar days from the date of action by the Planning Commission.

5. This approval shall lapse and become void if the privilege authorized is not utilized within 12 plus 12 extended months (24 months total) from the date of this approval (December 14, 2024). A maximum of one additional 12-month time extension may be requested from the designated approving body. Such

requests shall be submitted in writing by the applicant, property owner(s), and/or authorized designee a minimum of 30 days prior to the expiration of the Development Plan Review. If the applicant has not obtained grading or building permits or diligently pursued necessary permits for construction approved under the Development Plan Review within the approved or extended time period, the Development Plan Review shall be terminated.

6. Within thirty (30) days of approval of this Development Plan Review, the property owner shall execute a trespass authorization letter with the City to allow the Police Department to enforce trespassing on the subject property.

7. Prior to, during, and until construction is completed, the subject property shall be maintained clean and free of debris, trash and clutter at all times, and monitored on a regular basis to ensure compliance with this condition and report any unauthorized trespassing onto the property to the property owner and Police Department. Failure to comply with this condition shall be grounds for revocation of this Tentative Tract Map.

Plan Check

8. The applicant shall include all conditions of approval from Development Plan Review on the title sheet of construction plans prior to plan check submittal. Plans shall be consistent with all required development standards in the PZO as applicable.

9. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and electric transformers. Utility meters shall be screened from view from public right-of-ways. Backflow prevention devices shall not be located in the front yard setback and shall be screened from public view. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, utilities and/or equipment must be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas, and comply with required setbacks.

10. The installation of fences will require the submittal of a "Fence and Wall Permit" application for review and approval by the Planning Division. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Division. Double walls shall be avoided to the extent feasible. The applicant shall coordinate with the

adjacent property owner(s) and make reasonable attempts to construct one common property line wall.

11. The installation of signage shall require the submittal of a "Sign Permit" application for review and approval by the Planning Division. Any proposed signs shall be consistent with PZO.

12. Prior to the issuance of any building permits, a Landscape Plan Check in substantial conformance to the conceptual landscaping plan submitted as part of the Conditional Use Permit Process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of Section .503-J of the PZO. A landscaping maintenance bond shall be required and held for a period of one year to ensure the project's compliance with the approved landscaping, at an amount to be determined by the Development Services Director.

13. A lighting plan will be submitted to Public Works for review of the proposed area of lighting that meets the minimum 1 FC requirement, including information of the light source type (ie LED) and Kelvin temperature. The plan shall be stamped and signed by a registered Professional Civil/Electrical Engineer in the State of California.

14. All required external mechanical equipment shall be adequately screened to the extent feasible, subject to the review of the Planning Manager.

15. The applicant shall conform to Section .5809-24 of the PZO pertaining to public art requirements for private development by complying with one of the following two options:
    I. Placement of an approved Public Art on the Project site.
    a) The Applicant may decide to place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.
    b) A Final Design Plan of the Public Art to be installed on Project site shall be approved by the Commission before issuance of a building or grading permit for the Project.
    c) The Public Art shall be installed on the Project site before issuance of a Certificate of Occupancy, including any temporary Certificate of Occupancy, for the Project. In cases where the Public Art cannot be installed on the Project site before issuance of a Certificate of Occupancy, the Applicant may post a cash bond to assure installation of the Public Art. The cash bond shall

be in an amount equal to the Public Art Allocation or an amount based on any remaining, unexpended artwork budget as determined by the Community Development Director. The bond shall not be released until the Public Art has been completed and installed on the Project site in accordance with the approved Final Design Plan.
    II. Payment of an In-lieu Contribution.
    a) Rather than place an approved Public Art on the Project site, the Applicant may choose to pay an In-lieu Contribution. The In-lieu Contribution shall be submitted to the City and deposited into the Public Art Fund before issuance of any building or grading permit for the Project.
    III. Use of In-lieu Contributions shall comply with the following:
    b) In-lieu Contributions shall be used for the acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.
    c) In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.

16. Developer shall set aside 11% of the 11 units or (1.21) units for moderate income in form of providing one (1) moderate income affordable unit and the fraction (.20) in the form of the in-lieu fee.

17. An Affordable Housing Agreement in a form approved by the City must be recorded against Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the Residential Development.

18. Resale restrictions, deeds of trust, and/or other documents as deemed necessary or appropriate by the City Manager shall be recorded against For-Sale Inclusionary Units to ensure the continued affordability of the For-Sale Inclusionary Units in compliance with this Article

19. Before issuance of a zoning clearance and business, the applicant and any successor in interest shall sign a **certificate of compliance** stating that:
    a) They have read and understand all the conditions of approval applicable to their project;
    b) That they are familiar with the daily operations of the use; and

    c) That the use will operate in compliance with the conditions of approval.

Site Development & Maintenance

20. During demolition, grading, site development, and/or construction, all requirements of the PZO and Municipal Code, including the noise provisions, shall be adhered to. All activities including truck deliveries associated with construction and grading will be limited to Monday through Saturday, between 7:00 a.m. and 8:00 p.m., and provided the noise level created by such activities do not exceed the noise standard of 65 dB(A) plus the limits specified in section 18-311(b) as measured on residential property and any vibration created does not endanger the public health, welfare, and safety.

21. Temporary noise barriers and/or blankets with a minimum height of eight feet shall be constructed along the entire northern, western, and eastern project site. Applicant shall request an inspection from the Planning Division of said barriers and/or blankets.

22. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, et seq., and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.

23. The construction area shall be kept clean at all times prior to, during, and after construction.

24. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Manager.

25. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351.

26. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan review (DPR 17398-2022).

27. The property shall be maintained free of weeds and debris prior, during and after the

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LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
EXP. 07-31-25
STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
1055 E. COLORADO BLVD. SPECIAL, STE. 112
TUSTIN, CA 92780
714-832-5100
BRANCH OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-9101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
CONDITIONS OF APPROVAL

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G1.1**

PLOTTED: January 1, 2025 Layout:

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construction period.

BUILDING & SAFETY DIVISION

28. This project must comply with 2019 California codes

29. The undergrounding of utility facilities is required. (PMC 62-31)

30. The design must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1)

31. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.

32. All grading shall conform to the 2019 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.

33. Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geothechnical/soils reports as approved by the City of Pomona.

34. All proposed work shall comply with the 2019 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.

35. Proposed project shall comply with the 2019 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.

36. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 5.106.5.3.

37. Project must comply with Grading and Paving requirements designated on the California Green Building Standards. Section 5.106.10. These include the following:

- Swales

- Water collection and disposal systems.
- French drains.
- Water retention gardens.
- Other measures which keep surface water away from other buildings and aid in ground water recharge.
- Exception: Additions and alterations not altering the drainage path.

38. Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.

39. Development Impact Fees shall be according to Ordinance #4309 and Resolution #'s 2021-57 & 2021-89. For more information contact The Department of Planning (909) 620-2191.

40. Building Department comments and conditions are subject to plan check. Comments are based on information provided.

41. Fence and wall plan shall be required.

PUBLIC WORKS – LAND DEVELOPMENT

The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws[1].

All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

Improvement plans requirements

42. Applicant/Developer shall submit the **grading, drainage and erosion control plans** for review and approval by the Public Works, Planning and Building and Safety Departments.

a. The plans shall be a minimum of 1" = 10' scale to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard

City title block.

b. One-foot topographic contours of the site must extend a minimum of **15 feet** beyond the boundary lines.

c. The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.

d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.

e. No double walls/fencing along the property boundary are allowed.

43. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications** to the (non-City) property owners as indicated on the Development Plan Review [DPR] meeting notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development and outline the City approval process (City review, public notification, DPR approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.

44. Prior to the issuance of the grading permit the Applicant/Developer shall provide **non-interference letters** from all applicable utility agencies for all utility easements located within the areas subject to grading activities. All such documents shall be subject to review and approval by the City Engineer.

45. Prior to issuance of the grading permit the Applicant/Developer shall submit a **soils and geologic report** to address the soil's stability and geological conditions of the site.

46. Applicant/Developer shall implement **storm water** Good Housekeeping Best Management Practices [BMPs] for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.

47. Prior to the issuance of the grading permit, Applicant/Developer shall submit **public street improvement plans** to include the following items and are responsible for the construction thereof:

a. One (1) new driveway approach on Franklin Avenue, per City standards

and ADA requirements. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.

b. Removal of the existing driveway approach located at the northwest corner of the lot.

c. New sidewalk, curb and gutter to replace the driveway apron proposed for removal and all damaged and/or cracked sections along Franklin Avenue lot frontage.

d. Removal of the existing chain link fence installed behind the Franklin Avenue sidewalk, as it encroaches in the public right-of-way.

e. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Franklin Avenue property frontage, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall occur in accordance with the City standard A-26-02 (Case III, Pavement Moratorium may apply).

f. Street Lights - To address site access safety and required City standard upgrades, the following are required:

i. A lighting analysis must be prepared and submitted to the Public Works Department for review and approval. *The study area will be along Franklin Avenue between Park and Garey Avenues, to ensure the roadway illumination design meets the IES RP-8 requirements; the owner is responsible for the compliance (design & installation) with all mitigation measures along the lot frontage, including the addition of one new streetlight, per City standards.*

g. Site runoff shall be intercepted on site and directed to the public storm drain system by use of parkway drains designed and built in compliance with the City standards. Stormwater sheet flow over the driveway approach is not allowed.

h. The parkway landscaped area:

i. Shall be designed to comply with The City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added to the site plan.

ii. Shall be sprinklered and maintained by the property owner, as required by the City's Municipal Code Section 46-496 and a note to

this effect shall be added to the site plan.

i. Existing sewer, water and storm drain infrastructure, including laterals.

j. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries and a note to this effect shall be added to the public street improvement plan.

i. The proposed boundary fencing shall comply with the City standard A-34-11.

ii. *No obstructions taller than 30 inches are allowed within the visibility triangles and within the sight distance restricted areas.*

iii. *Install supplemental signage to reinforce on-street parking restrictions along Franklin Avenue, between Garey and Park Avenues, as needed, to maintain adequate sight distance.*

k. Undergrounding of all existing and proposed overhead utility lines located along the property frontages shall conform with the City of Pomona Municipal Code Section 62-31(b) and a note to this effect shall be added to the public street improvement plan.

l. It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements and a note to this effect shall be added to the public street improvement plan.

m. The property abutting sidewalk, parkway and alley, as applicable, shall be maintained free of weeds, rubbish and refuse by the property owner, as required by the City's Municipal Code Section 18-261 and a note to this effect shall be added to the public street improvement plan.

48. The demolition or relocation of any public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by Public Works Engineering Department.

49. Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer

for those City utilities.

50. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation or abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.

51. Prior to issuance of the building permits applicant/developer is responsible for paying the **development tax** associated with the proposed project.

52. Prior to issuance of the building permit, Applicant/Developer is responsible for paying the project's **impact fees** for traffic signals and control devices, road and highway improvements, public safety improvements and parks.

53. Prior to the issuance of the building permit, Applicant/Developer is responsible for the payment of any/all applicable City **water, sewer and stormdrain impact fees** and shall make proof of payment of the **Los Angeles County Sanitation District fees** associated with the proposed development.

54. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the **City's Street Lighting District and Landscaping Maintenance District**. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes. This requirement applies to APN 8344-021-005.

55. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic in AutoCAD v. 2010. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected **"AS BUILT"** plan shall also be provided to the City on disk in AutoCAD v. 2010 and .pdf formats.

56. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.

57. Prior to the issuance of the Certificate of Occupancy Applicant/Developer is responsible for the project's compliance with the USPS Delivery Growth Management Program; related information is available at https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm

Public Works Improvements Permit

All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.

58. **Prior to the issuance of the building permits or the approval of the final map, whichever occurs first, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: driveway approach, sidewalk, curb and gutter, street paving, sewer, water, storm drain and street lights improvements**.

59. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:

a. Commercial General Liability;

b. Automobile Liability;

c. Worker's Compensation as required by the State of California;

Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.

60. Permittee shall pay fees associated with and possess the City of Pomona Business License.

61. Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to developer's or City's request shall require additional conditions to be completed by the applicant.

PUBLIC WORKS – SOLID WASTE DIVISION

62. Solid waste, recycling and green waste services are to be proceed by the City's approved commercial franchise hauler.

WATER RESOURCES DEPARTMENT

The City of Pomona, Water Resources Department (WRD) has completed its review of the proposed residential development. **More specific comments from the WRD shall be generated throughout the project development process as required. A full set of water, sewer, stormwater, and grading development plans shall be submitted to the Public Works and Water Resources Departments for this project. WRD requests that final versions of these plans be sent in both hard copy and electronic format (saved as AutoCAD). If you have any questions regarding water, sewer, and stormwater requirements or these comments, please contact the WRD at (909) 620-2212.**

WATER

63. There currently exists the following water infrastructure adjacent to the proposed site:

- Eight-inch (8") ACP main within Franklin Avenue.
- The localized approximate static pressure for the proposed project area within is 70-75 psi.

64. Per City billing records there is currently an existing meter serving the site. Identify if this existing meter will be used within the proposed development. A master domestic compound water meter is required to serve this project. A separate irrigation meter is required for the proposed project.

65. A low-lead (0.25%) reduced pressure principle assembly (RPPA) and double check detector assembly (DCDA) are required for meter and fire service backflow protection respectively.

66. The applicant/developer shall calculate the new water demand (based on fixture units) to verify that the proposed or existing service can provide the water demand given the size, pressure, and distance of these services from the proposed buildings.

67. These calculations shall include fire, irrigation, and domestic water demands. These calculations shall be submitted to the WRD.

68. Contact the Los Angeles County Fire Department and their respective Building, Sprinkler, and Land Development Units regarding this project and their proposed requirements.

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LICENSED ARCHITECT
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No. C-25837
REN. 07-31-25
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IRVINE, CA 92618
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BRANCH OFFICE
17328 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-5101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
CONDITIONS OF APPROVAL

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G1.2**

PLOTTED: January 1, 2025 Layout:

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SEWER

69. There currently exists the following sewer infrastructure adjacent to the proposed site:
    - Eight-inch (8") VCP main within Franklin Avenue.
70. A seven-day sewer flow meter study using an existing manhole is required for the proposed project.
71. All proposed public sewer mains must be constructed per City of Pomona standards and subsequently inspected using closed-circuit television (CCTV) coding and reporting.
72. The applicant/developer shall calculate the new sewer demand to verify that the existing infrastructure can accommodate the discharge rate, given the size, capacity, and age of the existing system. Sewer discharge calculations shall be calculated for this development.
73. New sewer laterals shall be constructed per City of Pomona Standard Drawing Numbers S5, S6, and S7. Construction shall also comply with Standard Drawing A-26-02 per the Public Works Standards.

STORMWATER

74. The applicant/developer shall calculate the new stormwater discharge rate. Stormwater discharge calculations shall be calculated for this development.
75. Submit stormwater improvement, onsite capture, and treatment details within the proposed building plans. Identify those stormwater design details within the submitted project grading plan.
76. Additional stormwater requirements will be developed for this project. There may be additional stormwater pollution prevention plan (SWPPP) and standard urban stormwater mitigation plan (SUSMP) documents required for this project.
77. City of Pomona stormwater best management practices (BMPs), low impact development (LID) design standards, and erosion control plans are required for the entire project.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED AND APPROVED THIS 14TH DAY OF DECEMBER 2022

YESENIA MIRANDA MEZA
PLANNING COMMISSION CHAIRPERSON

ATTEST:

ATA KHAN
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Miranda Meza, Camacho, Urey, Kercheval, Brown.
NOES: None.
ABSTAIN: None.
ABSENT: Ontiveros, VanderMolen.

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

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GENERAL NOTES

DIVISION 1
GENERAL REQUIREMENTS

Work performed shall comply with the following:

1. These General Notes unless otherwise noted on plans or specifications.
2. Building Code, applicable edition.
3. All applicable Local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
4. Standard Specifications of ASTM.
5. In case of conflict, the more stringent requirements shall govern.
6. "Or Equal": The Contractor shall submit for the Architect's and Builder's approval all materials or equipment which is considered "or equal" to that specified.

On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-Contractors. Noted dimensions take precedent over scale. Each Contractor or Sub-contractor shall report to Project Superintendent all Conditions which prevent the proper execution of their work.

Client's Architect and Project Superintendent to be notified immediately by Contractor or Sub-contractor should any discrepancy or other question arise pertaining to the working drawings and/or specifications. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.

Sub-contractor shall: insure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged by Sub-contractors performance. Sub-contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All Sub-contractor workmanship will be of quality to pass inspections by local authorities, lending institutions, Architect or Builder. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately. Each Sub-contractor, unless specifically exempted by the terms of his sub-contract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Sub-contractors. Builder will determine how soon after Sub-contractor completes each phase of his work that trash and debris will be removed from the site.

Structural Engineering:
1. Refer to the current calculations for any question regarding lumber grades, beam and header sizes, footing and shear requirements.
2. No deviations from structural details shall be made without the written approval of the Structural Engineer. Approval by City Inspector does not constitute authority to deviate from plans or specifications.

Soils Engineering:
1. Refer to the current Soils Report for any questions regarding soil requirements.
2. Report produced by GEOTEK, INC. project #2748-CR

DIVISION 2
SITE WORK

1. All footings shall rest on firm natural soil or approved compacted fill. (Refer to Soils Report.)
2. Refer to the current Civil Engineer's grading and plot plans.
3. Refer to the current Landscape Architect's grading and construction documents.
4. All finish grades to slope away 5% from the building footings. per CRC R401.3 lots shall be graded to drain surface water away from foundation walls. the grade shall fall not fewer than 6" within the first 10 feet. (5%)
5. CalOSHA permit(s) as required by California Code of Regulations Title 8, Section 341 for trenching and/or excavations 5'-0" or deeper into which an individual is required to descend into or other condition covered under Section 341.
6. The delineation of the proposed excavation site and contacting the appropriate regional notification center (DigAlert 811) prior to excavation in accordance with Section 4216 of the California Government Code.
7. Compliance with the Certificate(s) of Compliance and mandatory measures [CEnC 150.0] for energy conservation.

DIVISION 3
CONCRETE

Materials
1. Concrete stoops to be machine mixed and placed in accordance with C.B.C. Section 1905. Concrete to reach a strength of 2500 p.s.i. minimum in 28 days. Refer to Structural Engineer's plans, specifications and calculations for all other structural concrete requirements.

Construction:
1. Top of concrete slabs to be minimum 6" (8" HUD) above finish grade.
2. Reinforcing bars shall conform to ASTM A-615-40 and applicable C.B.C. standards. Refer to structural engineers drawings.
3. Sill Fastening - verify w/ structural engineers drawings.

   Exterior non-bearing and exterior bearing walls: 5/8" dia. x 10" anchor bolts with 2" x 2" x 3/16" thick plate washers, 7" into concrete spaced not more than 6'-0" apart. There shall be a minimum of two bolts per piece with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the piece unless otherwise noted on plans or Structural Engineer's calculations.

   Interior bearing walls: Approved 3/8" diameter shot pins with 2"diameter cadmium washers, 4'-0"o/c maximum, 6" from corners and splices unless otherwise noted on plans or Structural Engineer's calculations.

   Interior non-bearing walls: Approved shot pins with cadmium washers, 4'-0" o/c maximum, 6" from corners and splices unless otherwise noted on plans or Structural Engineer's calculations.

4. Unless otherwise noted or shown on plans, the minimum clear distance of the reinforcement to the face of the concrete shall be:

   A. Slab on grade .....2"
   B. Concrete against earth:
      Formed.....2"
      Without Form.....3"

5. Foundation (widths and depths) and reinforcing as shown on plans are superseded by any local codes or ordinances which require increases of the same.
6. All load bearing footings shall be to level undisturbed soil to depth shown on drawings and shall conform with the soils report. Report attached as part of plans.
7. Pipes may pass through structural concrete in sleeves, but shall not be embedded therein. Pipes or ducts exceeding one-third the slab or wall thickness shall not be placed in the structural concrete unless specifically detailed.
8. Do not place concrete until all reinforcement, conduit outlet boxes, anchors, hangers, sleeves, bolts or other embedded materials and items are securely and properly fastened in their proper places and position. Sub--contractor shall verify installation of hold-down and anchor bolts, PA straps and other anchorage material and items prior to placement of concrete.

DIVISION 3
CONCRETE

9. POST-TENSION SLABS, if applicable:
   Post-Tension loads from structure above to be supplied to post-tension engineer prior to post-tension design.

   Anchor bolts and other hardware to be shown on post-tension plans to avoid mis-location of hardware, and possible field fixes, which may cut tendons.

DIVISION 4
MASONRY

1. All masonry shall be reinforced grouted masonry. Grout solid all cells which contain rebar, bolts, etc. Grout solid all cells below grade.
2. Mortar shall be Type 'S' mixed in the proportions of 1 part Portland Cement to 1/2 to 1/4 parts lime putty to 2 1/4 to 3 times the sum of the cement plus lime putty parts of sand.
3. Grout shall attain a minimum compressive strength of 2000 p.s.i. and shall be mixed in proportions of 1 part Portland Cement to 1/10 part lime putty to 2 to 3 parts sand to a maximum of 2 parts gravel.
4. Aggregates for mortar and grout shall be natural sand and rock conforming to ASTM C-144 (mortar) and C-404 (Grout).
5. Cement shall be Portland Cement conforming to ASTM C-150, Type I or II, low alkali.
6. All concrete block shall conform to ASTM C90, Grade N-1.
7. All brick shall conform to ASTM C62, Grade MW.
8. All reinforcement, bolts, etc. shall have a minimum grout coverage of 3/4". All brick shall have a minimum of 2 1/2" grout space.
9. See the architectural drawings for type of units, laying pattern and joint details. Unless specifically shown otherwise, all concrete block and brick shall be laid in running bond.
10. Set bolt, anchors, reglets, sleeves, inserts or other items necessary for the attachment of subsequent work.
11. When absolutely necessary for construction purposes to stop off longitudinal runs of masonry, stop off only by racking back one half unit length in each course. Toothing shall not be permitted.

DIVISION 5
METALS

Materials:
1. Structural steel and miscellaneous iron shall conform to ASTM A-36.
2. Bolts, nuts and screws shall conform to ASTM A-307 Grade "A".
3. Welding rods shall conform to AWS for intended use.
4. Steel plates shall conform to ASTM A-282, Grade "A".
5. Steel tubing shall conform to ASTM A-501.
6. Dryer vent to outside air per manufacturer's specifications and local jurisdictional requirements.

Reinforcing Steel: (REFER TO STRUCTURAL ENGINEERS PLANS)
1. Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes #3 and #4 and Grade 60 for sizes #5 or larger..
2. Welded fabric (mesh) shall conform to the latest revised ASTM A-185. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 KSI.
3. Welding of reinforcing steel shall conform to AWS D12-1 using low hydrogen electrodes.
4. All bars in masonry shall be lapped with a minimum of 40 bar diams. (2'-0" min.) at all splices unless noted otherwise.
5. All bars in concrete shall be lapped a minimum of 36 bar diams. (2'-0" min.) at all splices unless noted otherwise.
6. Splices of horizontal rebar in walls and footings shall be staggered 4'-0" minimum.
7. Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.
8. All bending of reinforcing steel shall conform to the latest edition of the Building Code.

DIVISION 6
WOOD, PLASTICS & COMPOSITES

Lumber
Grades -
1. All lumber shall be marked and conform with the standard grading and dressing rules P.S. 20-70 of the West Coast Lumber Inspection Bureau.
2. Studs, joists, rafters, foundation plates, or sill, planking 2 inches or more in depth, beams, stringers, posts, structural sheathing and similar load-bearing members shall be of at least the minimum grades set forth in the Uniform Building Code, applicable edition; the current structural engineers calculations and plans.
3. All exposed beams 4x or larger are to be FOHC.
4. Sizes noted and referenced are nominal sizes. See plans for net size when specified.

Glued Laminated Lumber:
1. All fabrication and workmanship shall conform to the current edition of the Standard Specifications for Structural Glued Laminated Douglas Fir (Coast Region) Lumber by the West Coast Lumbermen's Association and the current edition of Timber Construction.
2. All glued laminated members shall be Douglas Fir, Combination 24F with waterproof resorcinal or phenol resorcinal glue conforming to Federal Specification MIL-A-397-B. Core laminations may be hem fir. Use combination 24F-V4 or 24F-V5 for simply supported beams and combination 24F-V8 or 24F-V10 for cantilevered beams.
3. Finish of the members shall be Industrial Appearance Grade in conformance with the Standard Appearance Grades of the A.I.T.C.
4. A certificate of inspection for each Glu-lam beam from an approved testing agency shall be submitted to and approved by the local Building Department and by the Engineer prior to erection.

Protection Against Decay and Termites -
1. Wood embedded in the ground or in direct contact with the earth and used for the support of permanent structures shall be treated wood.
2. Wood joists or the bottom of wood floors closer than 18 inches, or wood girders closer than 12 inches to the ground under-floor areas and their supports, shall be treated wood or all heart-wood of approved naturally durable species as listed in the California Building code, applicable edition.

Plates, Sills, and Sleepers -
All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations, shall be pressure treated wood or Foundation redwood, all marked or branded by an approved agency.

Columns and Posts
Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches above exposed earth and at least 1 inch above such floors.

Individual concrete or masonry piers shall project at least 8 inches above exposed ground unless the columns or posts which they support are of approved wood of natural resistance to decay or treated wood is used.

Wood and Earth Separation -
No untreated wood, except foundation redwood, shall be nearer than 6 inches to any earth unless separated by concrete at least 3 inches in thickness with an impervious membrane installed between the earth and concrete.

Foundation Ventilation
Under-floor areas shall be ventilated by an approved mechanical means or by openings into the underfloor area walls. Such openings shall have a net area of not less than 1 square foot for each 150 square feet of under-floor area. Openings shall be located as close to corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion-resistant wire mesh with mesh openings of 1/4 inch in dimension.

Roof Sheathing -
1. 1 x 4 or 1 x 6 spaced: with 1 x 6 shiplap starter board at all exposed eaves (resawn face down) shall be standard, 3 common No. 2, or construction common grades and shall be spaced not to exceed 6" clear nor more than the nominal width of the sheathing board.
2. Plywood sheathing is to be continuous over two or more spans and is to be minimum 1/2" thick and have panel identification index as required for rafter spacing (see plans): all plywood shall be Structural I and II standard sheathing, and C-C grades only, with edges blocked or unblocked as required for span.
3. Each sheet of plywood shall be identified by a registered stamp or brand of the American Plywood Association.

Floor Sheathing -
1. Plywood combination sub-floor underlayment sheathing continuous over two or more spans shall be minimum 5/8" thick tongue and grove and have a panel identification index as required for the floor joist spacing (see plans) and shall be underlayment grade, C-C (plugged) and all grades of sanded exterior type plywood in group species of 1, 2, or 3.
2. Glue for floor sheathing shall conform to American Plywood Association Spec. AFG-01.
3. Each sheet of plywood shall be identified by a registered stamp or brand of the American Plywood Association.

Framing Practices:
Workmanship -
All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.

Beams and Girders -
1. The ends of beams or girders supported on masonry or concrete shall have not less than 3 inches of bearing.
2. All beams or girders supported on wood shall have full bearing and bearing shall be comprised of one (1) solid support or a built-up support constructed in an approved manner unless otherwise specified on plans.
3. Provide 2x4 temporary bracing to all beams projecting 3'-0" beyond building line to prevent warpage.

Floor Joists -
1. Bearing: Except where joists are supported on a 1-inch by 4-inch ribbon strip and nailed to the adjoining stud, the ends of each joist shall have not less than 1 1/2 inches of bearing on wood or metal, nor less than 3 inches on masonry.
2. Blocking: Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or by other approved means. Solid blocking shall be not less than 2 inches nominal in thickness and the full depth of joist.
3. Notches and holes: Notches on the ends of joists shall not exceed one-forth of the joist depth. Holes bored in joists shall not be within 2 inches of the top or bottom of the joist, and the diameter of any such hole shall not exceed one third the depth of the joist. Notches in the top or bottom of joists shall not exceed one sixth the depth and shall not be located in the middle third of the span.
4. Laps: Joists framing from opposite sides of a beam, girder or partition shall be lapped at least 4 inches or the opposing joists shall be tied together in an approved manner.
5. Framing Anchors: Joists framing into the side of a wood girder or partition shall be supported by framing anchors or on ledger strips not less than 2 inches by 2 inches.
6. Framing around openings: Trimmer and header joists when framed around openings shall be doubled, or of lumber of equivalent cross section, when the span of the header exceeds 4 feet. The ends of header joists more than 6 feet long shall be supported by framing anchors or joist hangers unless bearing on a beam, partition or wall. Tail joists over 12 feet long shall be supported at header by framing anchors or on ledger strips not less than 2 inches by 2 inches.
7. Supporting bearing partitions: Bearing partitions perpendicular to joists shall not be offset from the supporting girders, walls or partitions more than the joist depth. Joists under and parallel to bearing partitions shall be doubled.

Roof and Ceiling Framing
1. Framing rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 2-inch nominal thickness at all ridges and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a single valley or hip rafter not less than 2 inches nominal thickness and not less in depth than the cut end of the rafters.
2. Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between exterior walls when such joists are parallel to the rafters. Where not parallel, rafters shall be tied to 1-inch by 4-inch (nominal) minimum size cross ties. Rafter ties shall be spaced not more than 4 feet on center.
3. Purlins to support roof loads may be installed to reduce the span of rafters within allowable limits and shall be supported by struts to bearing walls. The maximum span of 2-inch by 4-inch purlins shall be 4 feet. The maximum span of the 2-inch by 6-inch purlin shall be 6 feet but in no case shall the purlin be smaller than the supported rafter. Struts shall not be smaller than 2-inch by 4-inch members. The unbraced length of struts shall not exceed 8 feet and the minimum slope of the struts shall be not less than 45 degrees from the horizontal.
4. Blocking: Rafters more than 8 inches in depth shall be supported laterally at the ends and at each support by solid blocking not less than 2 inches in thickness and the full depth of the rafter unless nailed to a header, band or rim joist or to an adjoining stud and as required by Section 2308.7.8
5. Wood Trusses, if applicable
   a. Manufacturer shall supply to the Architect/Engineer and the Building Department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer, prior to fabrication. All calculations and shop drawings shall be signed by a Professional Engineer registered in the State wherin the project is to be built. It shall be the responsibility of the manufacturer to obtain Building Department approval of calculations and shop drawings prior to fabrication.
   b. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
   c. All connectors shall be ICC approved and of adequate strength to resist stresses due to the loadings involved.
   d. Dead load deflections shall be limited to L/240.
   e. Cross bridging and/or bracing shall be provided and detailed as required to adequately brace all trusses. See structural calculations.

Wall Framing -
1. Size: Studs in exterior walls and interior bearing walls of buildings not more than two stories in height shall be not less than 2 inches by 4 inches in size. For three-story buildings such studs shall be not less than 3 inches by 4 inches or 2 inches by 6 inches to the bottom of the second floor joists, and 2 inches by 4 inches for the two upper stories. Interior nonbearing partitions may be framed with 2-inch by 4-inch studs.
2. Height: Unless supported laterally by adequate framing, the maximum allowable height for studs shall be 14 feet for 2 inches by 4 inches and 3 inches by 4 inch studs; and 20 feet for 2 inch by 6 inch. Refer to engineers calculations for any "Balloon Framed" bearing walls more than 10'-0" in height.
3. Spacing: Studs supporting floors and ceiling or rafters shall be spaced not more than 16 inches.
4. Cripple walls shall be framed on studs not less in size than the studding above or shall be framed of solid blocking. When exceeding 4 feet in height, such walls shall be framed of studs having the size required for an add itional story.

   See Framing Plan
5. Headers: All openings 4 feet wide or less in bearing walls shall be provided with headers consisting of either two pieces of 2-inch framing lumber placed on edge and securely fastened together or 4-inch lumber of equivalent cross section. All openings more than 4 feet wide shall be provided with headers or lintels. Each end of a lintel or header shall have a length of bearing of not less than 1 1/2 inches for the full width of the lintel. for size.
6. Pipes in walls: Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joists underneath so spaced as to give proper clearance for the piping. Where a partition containing such piping runs parallel to the floor joists, the joists underneath such partitions shall be doubled and spaced to permit the passage of such pipes and shall be bridged. Where plumbing, heating or other pipes are placed in or partly in a partition, necessitating the cutting of the soles or plates, a metal tie not less than 16 galv. gage and 1 1/2 inches wide shall be fastened to each plate across and to each side of the opening with not less than six 16d nails.
7. Bridging: All stud partitions or walls with studs having a height-to-at-least-thickness ratio exceeding 50 shall have bridging not less than 2 inches in thickness and of the same width as the studs fitted snugly and nailed thereto to provide adequate lateral support.
8. Cutting and Notching Exterior Walls and Bearing Partitions: Any wood stud may be cut or notched to a depth not exceeding 25 percent of its width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partitions.
9. Joists, Beams, and Girders: Use longest practicable lengths, place with crown side up. Where members cantilever, place crown side down.

C-057193-2022
City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION

#	DATE	REVISION
1	02/09/2024	1st B45 Plan Check Corrections
2	05/2/824	1st Fire Plan Check Corrections
3	10/2/224	2nd 950 1st Fire Planning Plan Check Comments
4	01/2/224	4th B45 Plan Check Corrections

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No. C-25837
REN. 07-31-25
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POMONA, CA 91766

SHEET TITLE:
DIVISION GENERAL NOTES

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G2.3**

PLOTTED: January 1, 2025 Layout:

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10. Bored Holes: A hole not greater in diameter than 40 percent of the stud width may be bored in any wood stud. Bored holes not greater than 60 percent of the width of the stud are permitted in nonbearing partitions or in any wall where each stud is doubled, provided not more than two such successive double studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8 inch to the edge of the stud. Bored holes shall not be located at the same section of the stud as a cut or notch.
11. Rough window sills over 8 feet in length shall be doubled.
12. Blocking to be provided at all handrails.
13. All bolts shall be retightened prior to the application of sheathing, plaster, etc.

Fireblocks and Draft stops
In combustible construction, fireblocking and draftstopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and roof or attic space, and shall subdivide attic spaces, concealed roof spaces and floor–ceiling assemblies. The integrity of all fireblocks and draft stops shall be maintained.

Fireblocks shall be provided in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10–foot intervals both vertical and horizontal.

   EXCEPTION: Fire blocks may be omitted at floor and ceiling levels when approved smoke–actuated fire dampers are installed at these levels.

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings;
3. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished;
4. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.
5. At openings between attic spaces and chimney chases for factory built chimneys.

Fire block construction. Except as provided in Item 4 above, fireblocking shall consist of 2 inches nominal lumber or two thicknesses of 1–inch nominal lumber with broken lap joints or one thickness of 23/32–inch wood structural panel with joints backed by 23/32 inch wood structural panel, or one thickness of 3/4". Type 2–M particle board with joints backed by 3/4 inch type 2–M particleboard.

Fire blocks may also be of gypsum board, glass fiber, mineral fiber or other approved materials securely fastened in place.

Walls having parallel or staggered studs for sound transmission control shall have fire blocks of mineral fibre or glass fiber other approved nonrigid material.

Draft stops, where required shall be provided in the following locations:

Floor–ceiling assemblies. (i) Single–family dwelling. When there is usable space above and below the concealed space of a floor–ceiling assembly in a single–family dwelling, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas.

(ii) Two or more dwelling units. Draft stops shall be installed in floor–ceiling assemblies of buildings having more than one dwelling unit. Such draft stops shall be in line with walls separating individual dwelling units and from other areas. Draft stops shall be installed in the attics, mansards, overhangs, false fronts set out from walls and similar concealed spaces of buildings containing more than one dwelling unit.

Draft stop construction. Draftstopping materials shall not be less than 1/2–inch gypsum board, 3/8–inch wood structural panel, Type 2–M particleboard or other approved materials adequately supported.

All stairways, landings, guardrails & handrails shall comply fully with C.B.C. section 1011. Required handrails at stairways shall be continuous the full length of the stairs and may be interrupted only at a landing as defined in C.B.C. 1014.4.

Temporary wall bracing. Framer is responsible for installing temporary wall bracing to adequately support framing during constrction. This bracing to remain in place until structural integrity has been achieved.

DIVISION 7
THERMAL & MOISTURE PROTECTION

Flashing and Counterflashing. Exterior openings exposed to the weather shall be flashed in such a manner as to make them weatherproof. Flashing and counterflashing shall be provided at the junction of the roof and vertical surfaces (walls, etc.).

All parapets shall be provided with coping of approved materials. All flashing, counterflashing and coping, when of metal, shall be of not less than No. 26 U.S. gauge corrosion–resistant metal.

Roof valley flashings shall be provided for shingles as follows:

1. Asphalt shingles. The roof valley flashing shall be the same as required for wood shingles or shall be of laced asphalt shingles applied in an approved manner with an underlayment of not less than Type 15 felt extending 18 inches from the center line each way, or shall be of two layers of 90–pound mineral surfaced cap sheet cemented together with the bottom layer not less than 12 inches wide laid face down and the top layer not less than 24 inches wide laid face up.
2. Slate shingles, and clay and concrete tile. The roof valley flashing shall be provided of not less than No. 28 galvanized sheet gauge corrosion–resistant metal applied over an underlayment of not less than 30# A.S.T.M. felt. The metal shall extend at least 12 inches from the centerline each way and shall have a splash diverter rib not less than 1 inch high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4 inches.
3. Wood shingles and wood shakes. The roof valley flashing shall be provided of not less than No. 28 galvanized sheet gauge corrosion–resistant metal applied over an underlayment of not less than 30# A.S.T.M. FELT. The metal shall extend at least 12 inches from the center line each way for wood shingles and 12 inches from the center line each way for wood shakes. Sections of flashing shall have an overlap of not less than 4 inches.

Flash and counterflash at all roof to wall conditions. G.I. flash and caulk wood beams and outlookers projected through exterior walls or roof surfaces.
Where exposed to weather, flash all horizontal wood trim butting to exterior finish.

Skylights:
Skylights are to be constructed and installed as per manufacturers specifications and C.B.C. Section 2405.

Waterproofing Weather–exposed Areas. Balconies, landings, exterior stairways, occupied roofs and similar surfaces exposed to the weather and sealed underneath shall be waterproofed and sloped a minimum of 1/4 unit vertical in 12 units horizontal (2% slope) for drainage.

Dampproofing Foundation Walls. Unless otherwise approved by the building official foundation walls enclosing a basement below finished grade shall be dampproofed outside by approved methods and materials.

Insulation
See Energy Compliance Sheet for CALIF. ENERGY TITLE 24 Requirements.

1. The following openings in the building envelope must be caulked, sealed or weatherstripped:
   - exterior joints around window and door frames, between wall panels, wall sole plates and floors;
   - openings for plumbing, electrical and gas lines in exterior and interior walls, ceilings and floors;
   - openings in the attic floor (such as where ceiling panels meet interior and exterior walls and masonry fireplaces); and
   - all other such opening in the building envelope.

   Alternative approved techniques may be used to meet the standard caulking requirements for exterior walls, including but not limited to, continuous stucco, caulking or taping of all joints between wall components (e.g., between slats in wood slat walls), building wraps, or rigid wall insulation.
2. Builder and insulation installer are to provide a certificate of insulation and post in the building in a conspicuous location.
3. See plans for party wall conditions.

Exterior Wall Coverings:
Weather Resistive Barrier –
Provide one (1) layer 60 minute Gr. 'D' paper minimum under all exterior finishes. (2 layers over wood base sheathing behind exterior plaster.)

Materials –

1. All exterior materials shall conform to the requirements of the California Building Code, applicable edition, State and Local codes.

2. Siding. Solid wood siding shall have an average thickness of 3/8 inch unless placed over sheathing permitted by C.B.C. Siding patterns known as rustic, drop siding or shiplap shall have an average thickness in place of not less than 19/32 inch and shall have a minimum thickness of not less than 3/8 inch. Bevel siding shall have a minimum thickness measured at the butt section of not less than 7/16 inch and a tip thickness of not less than 3/16 inch.
   All weatherboarding or siding shall be securely nailed to each stud with not less than one nail or 15/32 inch wood structural panel sheathing or 1/2 inch particleboard sheathing with not less than one line of nails spaced not more than 24 inches on center in each piece of the weatherboarding or siding.
3. Where hardboard siding is used for covering the outside of exterior walls, it shall conform to the California Building Code, applicable edition, state and local codes. Lap siding shall be installed horizontally and applied to sheathed or unsheathed walls. Corner bracing shall be installed to conform with C.B.C. requirements. A weather–resistive barrier (Grade 'D' paper) shall be installed under lap siding. All fasteners used for the attachment of siding shall be of a corrosion–resistant type. Nail size and spacing shall meet C.B.C. requirements and shall penetrate framing 1 1/2 inches. Lap siding shall overlap 1 inch minimum and be nailed through both courses and into framing members with nails located 1/2 inch from bottom of the overlapped course, or to manufacturers specifications.
4. Vinyl siding may be installed on exterior walls according to the requirements of C.B.C. Section 1403 and shall be secured to the building so as to provide weather protection for the exterior walls.

Asphalt Composition Shingles
Asphalt composition shingles to be installed as per manufacturer's specifications and C.B.C. Table 1504.1.1. Weight, color, and material to be approved by Architect and/or owner.

Clay Tile/Concrete Tile
Roof tile shall be installed as per manufacturer's instructions and C.B.C. Tables 1507.3.7. Color and shape to be approved by Architect and/or owner.

2. Provide nailing and wind clips per manufacturer's published installation procedures.

Built–Up Roofing Materials

1. Each package of felts, cements, and base–, ply–combination or cap sheets shall bear the label of an approved testing laboratory having a service for the inspection of material and finished products during manufacture for such built–up roofing material.
2. Built–up roofing shall be applied to solid roof sheathings as specified in Division 6 of these general notes.
3. Base sheets shall be nailed, using not less than one nail per each 1–1/3 square foot with nails of the type required by the manufacturer for the type of deck. Successive layers shall be cemented to the base sheets using 20 pounds of hot asphalt for solid mopping (10 pounds for spot or strip–mopping), or not less than two gallons of cold bituminous compound in accordance with manufacturer's published specifications, or 30 pounds of hot coat tar pitch per roofing square.
4. Mineral aggregate surfaced roofs shall be surfaced with not less than 60 pounds of hot asphalt or other cementing material in which is embedded not less than 400 pounds of gravel or other approved surfacing material or 300 pounds of crushed slag per roofing square. Color to be approved by architect.
5. Cap sheets shall be cemented to the base sheets using not less cementing material than that specified for solidly cemented base sheets.

Roofing Materials
Shakes

1. Each bundle of wood shakes for roofs shall be of western red cedar or redwood and shall bear the label of an approved inspection bureau or agency certifying compliance with C.B.C. standards, State and Local Codes.
2. Shakes shall be laid with a side lap of not less than 1 1/2 inches between joints in adjacent courses. Spacing between shakes shall be not less than 3/8 inch or more than 5/8 inch, except for preservative–treated wood shakes, which shall have a spacing of not less than 1/4 inch or more than 3/8 inch.
3. Each wood shake shall be fastened to the sheathing with two nails only. The starter course at the eaves shall be doubled.
4. Shakes shall be laid with not less than 18–inch wide interlayment of not less than Type 30 felt shingled between each course in such a manner that no felt is exposed to the weather below the shake butts and in the keyways (between the shakes)

5. Shakes installed on a roof having a slope less than 4–inches to 12–inches shall be installed over an underlay of not less than Type 30 felt, applied with 20 pounds of hot asphalt for solid mopping (10 pounds for spot or strip–mopping), or not less than two gallons of cold bituminous compound in accordance with manufacturer's published specifications, or 30 pounds of hot coat tar pitch per roof roofing square. Base sheets shall be nailed, using not less than one nail per each 1–1/3 square feet with nails of the type required by the manufacturer for the type of deck.

6. Nails for wood shakes shall be not less than 13–gage 7/32 inch corrosion–resistant and shall be long enough to penetrate into the sheathing 3/4 inch, or through the thickness of the sheathing, whichever is less.
7. Weather exposures shall not exceed those set forth in the table below. Hip and ridge weather exposures shall not exceed those permitted for the field of the roof.

	Maximum Weather Exposures	
No. 1 Wood Shakes	18–inch	7–1/2"
	24–inch	10"
No. 2 Tapersawn Wood Shakes	18–inch	5–1/2"
	25–inch	7–1/2"

Membrane Water Resistive Barrier:

1. Membrane "waterproofing" shall be installed to prepared surfaces by skilled and qualified mechanics and shall conform to the following:

Materials

A. Asphalt primer: Conform to ASTM D41.
B. Asphalt emulsion: Conform to ASTM D1187, Flintkote C–13 or equal.
C. Glass cloth: Conform to FS HH–C–466B, Flintkote "Yellow Jacket" or equal.
D. Protection course: Conform to FS HH–I–526C, Flintkote "Flintglas" or minimum 3/8" thick gypsum board.

Summary of materials per 100 Square Feet.

Asphalt emulsion primer (1–1/2 gallons)	15 lbs.
First course C–13–E (3 gallons)	30 lbs.
Second course glass fabric	1 lb.
Third course C–13–E	30 lbs.
Fourth course C–13–E (3 gallons)	30 lbs.
Approximate total weight (wet)	106 lbs.

Balcony and Deck Coating

1. Elastomeric or membrane deck coatings shall be installed per manufacturers specifications. Color and finish and detailing to be approved by Architect and/or owner.

Exterior Decks

1. Decks, balconies, landings, exterior stairways and similar surfaces exposed to the weather and sealed underneath shall be waterproofed.
2. All exterior decks and balconies exposed to weather shall be constructed with sufficient slope (minimum 1/4" per foot) to ensure adequate drainage.
3. Unless designed to drain over deck edges, drains and overflows of adequate size shall be installed at the low points of the deck.
4. Provide minimum 2" (U.N.O.) drop from finished interior floor to the highest floor level on any adjoining deck or balcony.

DIVISION 8
OPENINGS

Windows and Doors:

1. See floor plans for size and type. Color shall be as approved by Architect.

2. Aluminum surfaces to be placed in contact with wood, concrete or masonry construction, except where the aluminum is to be embedded in concrete, shall be given a heavy coat of an alkali–resistant bituminous paint before installation. The bituminous paint used shall meet the requirements of United States Military Specification MIL–P–6883. The paint shall be applied as it is received from the manufacturer without the addition of any thinner.

3. Aluminum surfaces to be embedded in concrete ordinarily need not be painted unless corrosive components are added to the concrete is subjected for extended periods to extremely corrosive conditions. In such cases, aluminum surfaces shall be given one coat of suitable quality paint, such as zinc chromate primer conforming to Federal Specification TT–P–645 or equivalent, or shall be wrapped with a suitable plastic tape applied in such a manner as to provide adequate protection at the overlap.

Garage Doors

1. Spring must be contained with a restraint device to anchor the spring or any part thereof in the event it fractures.
2. Both the spring and the restraint devices must be identified as conforming to the requirements of the California Admin. Code, Title 24, part 2.
3. All garage door openers require the inclusion of a photo–electric sensor, edge sensor, or some other similar devise for remote operation.

Glass and Glazing (Safety Glazing)
Glazing installed in hazardous locations, subject to human impact shall comply with Section 2406 of the C.B.C. (Safety Glass), Section R308.4 of the C.R.C., Applicable Edition and state and local codes.

The following are considered as hazardous locations for the purpose of glazing.

1. Glazing in entrance and exit doors.

2. Glazing in fixed and sliding panels of sliding door assemblies and panels in swinging doors other than wardrobe doors.

3. Glazing in storm doors.

4. Glazing in all unframed swinging doors.

5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less then 60 inches above a standing surface and drain inlet.

6. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 –inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less then 60 inches above the walking surface.

7. Glazing in fixed panels which have a glazed area in excess of 9 square feet and the lowest edge is less than 18" above the finished floor level or walking surface within 36" of such glazing. In lieu of safety glazing, such glazed panels may be protected with a horizontal member not less than 1 1/2 inches in width when located between 24 and 36 inches above the walking surface.

8. Glazing in the railing regardless of height above a walking surface. This includes structural baluster panels and non–structural in–fill panels.

9. Glazing in walls and fences used as the barrier for indoor and outdoor simming pools and spas when all of the following conditions are present:
   9.1 The bottom edge of the glazing is less than 60 inches above the pool side of the glazing.
   9.2 The glazing is within 5 feet of a swimming pool or spa deck area.

10. Glazing in walls enclosing a stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass is less than 60 inches above a walking surface.

11. Glazing in wardrobe doors shall meet the impact test requirements for safety glazing as set forth in C.B.C. Standard No. 24–2, Part II. Laminated glass shall also meet the boil test requirements of the same standard. Mirror panels shall be safety glazed to conform with ANSI Z97.1.

12. Hinged shower doors shall open outward.

Weather Stripping

1. All sliding, swinging doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped, gasketed or otherwise treated to limit air infiltration.
2. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the current American National Standards Institute ASTM E283–73 with a pressure differential of 1.57 pounds per square foot and shall be certified and labeled.

Exits and Emergency Escapes

1. Basements in dwelling units and every sleeping room shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. The units shall be operable from the inside to provide a full clear opening without the use of separate tools.

2. All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue they shall have a finished sill height not more than 44 inches above the floor.

DIVISION 9
FINISHES

Lath and Plaster:

1. All lath and plaster shall conform to local codes and C.B.C. (Chapter 25), applicable edition, State and Local codes and requirements.
2. Color and finish to be approved by Architect and/or Owner.

Gypsum Wallboard:

1. All gypsum wallboard shall be installed in accordance with the provisions of the C.B.C., applicable edition, State and Local codes.
2. Gypsum wallboard shall not be installed until weather protection for installation is provided.
3. All edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends which are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be in moderate contact except in concealed spaces where fire–resistive construction or diaphragm action is not required.
4. The size and spacing of fasteners shall comply with C.B.C., applicable edition, State and Local codes. Fasteners shall be spaced not less than 3/8–inch from edges and ends of gypsum wallboard. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line may be omitted except on shear–resisting elements or fire–resistive assemblies. Fasteners shall be applied in such a manner as not to fracture the face paper with the fastener head.

Resawn and Roughsawn Lumber:

1. All roughsawn and resawn surfaces to receive prime and paint. color and finish to be approved by Architect.
2. All wood exposed to weather to be primed and painted prior to assembly.

Flooring, Countertops and Painting:

1. See finish Schedules. Color and material to be approved by Architect.
2. Installation of grouted tile flooring is not recommended over wood framed floor systems.

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City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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2	05/2/2024	1st Fire Plan Check Corrections
3	10/2/2024	2nd B45 1st Fire Plan Check Comments
4	01/2/2024	4th B45 Plan Check Corrections

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No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

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PROJECT:
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SHEET TITLE:
DIVISION GENERAL NOTES

drawn by: CDA+PDG, INC
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cad file:
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DIVISION 23 & 22

MECHANICAL & PLUMBING

Water Piping:

1. Copper tube for water piping shall have a weight of not less than that of copper water tube Type L. Exception: Type M copper tubing may be used for water piping when piping is above ground, as per C.P.C. standards.
2. Polybutylene piping shall meet or exceed specifications as a PB 2110 material per ASTM D2581, ASTM D2662, ASTM D2666, ASTM D3000, ASTM 3309, ANSI A 119.2, CSA B137.7–M–1977, CSA B139.8–M–1977; and shall be of piping material and installation suitable for its intended use.
3. No water, soil or waste pipe shall be installed or permitted outside of a building or in an exterior wall, unless where necessary, adequate provision is made to protect such pipe from freezing.
4. Piping subject to undue corrosion, erosion or mechanical damage shall be protected in an approved mann er.

Water Heater:

1. Water heater having non–rigid water connections shall be strapped for lateral support.
2. Water heater to be provided with temperature and pressure relief valve having a full–sized drain of galvanized steel or hard–drawn copper to outside of building with end of pipe not more than 2 ft. and not less than 6" above the grade, pointing downward, the terminal end being unthreaded. (Per CPC).

Gas Piping:

1. All pipe used for the installation of any gas piping shall be standard weight wrought iron or steel (galvanized or black), yellow brass (containing not more than seventy–five (75) percent copper), or internally tinned or equivalently treated copper of iron pipe size.
2. All fittings used in connection with the above piping shall be of malleable iron or yellow brass (containing not more than seventy–five (75) percent copper).
3. No gas piping shall be installed in or on the ground, under any building or structure. All exposed gas piping shall be kept at least six (6) inches above grade or structure (Per CPC)

Waste Piping

1. All waste piping which penetrates fire–resistive assemblies shall comply with the requirements for Through Penetrations and/or Membrane Penetrations per the California Building Code, applicable edition, State and Local codes.
2. Rapid fit waste and overflow fittings shall be used in lieu of access panel as per I.A.P.M.O. File No. 966.

Combustion Air Vents:

Combustion air vents and ducts shall be provided with minimum unobstructed combustion air openings as required by

DIVISION 16

ELECTRICAL

Materials:

1. All materials used for wiring shall conform to the applicable edition of the CALIFORNIA Electrical Code.

Workmanship:

1. All work shall be in accordance with all codes, rules and regulations of governing agencies and shall comply with the requirements of the serving power and telephone companies.

Installation:

1. All equipment installed outdoors and exposed to weather shall be "weather–proof".
2. Receptacles in kitchen and bathroom shall be installed above work top unless otherwise noted on plans.
3. Receptacles shall be installed vertically at 12" (approx.) above floor.
4. Wall switches to be above floor as determined by the Architect. (42" above floor, unless noted otherwise).
5. Provide two 20 ampere small appliance circuits at the kitchen, pantry, dining room and breakfast areas.
6. Provide a separate 20 ampere laundry circuit.
7. Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles, garages and all kitchen receptacles serving the countertop surfaces, including dishwasher installation.
8. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space.
9. In kitchen and dining areas a receptacles outlet shall be installed at each counter space wider than 12 inches and so that no point along the wall line is more then 24 inches from a receptacle in that space.
10. A receptacle outlet shall be installed in any usable wall space 2 feet or more in width.
11. All equipment and materials furnished and installed under this section, shall be guaranteed by the Contractor for a period of one year from the date of acceptance of the work by the Owner.
12. Provide two methods of electrical grounding:
    A) Clamp at hosebib.
    B) One additional #4 bar–20' long in footing at electrical meter location for UFER ground.
13. Bathroom receptacle outlets shall be supplied by a minimum of one 20 ampere branch circuit. Such circuits shall have no other outlets but may serve more than one bathroom.
14. All branch circuits that supply 125–volt single phase, 15– and be protected by an arc–fault circuit interrupter(s).

Smoke Alarms

1. Power Source: In new construction, required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a

   are low. Wiring shall be permanent and without a disconnecting switch other then those required for overcurrent protection.
2. Location within dwelling units. In dwelling units, a smoke alarm shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more then one story and in dwellings with basements, a smoke alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke alarm shall be installed on the upper level, except that when the lower level contains a sleeping area, a

   an upper level, the smoke alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke alarms shall be installed in the hallway and in the adjacent room. Smoke alarms shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.
3. Location in efficiency dwelling units, congregate residences and hotels. In efficiency dwelling units hotel suites and in hotel and congregate residence sleeping rooms, smoke alarms shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the smoke alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the smoke alarm shall sound an alarm audible within the sleeping area of the dwelling unit, or congregate residence hotel suite or sleeping room in which it is located.

MISCELLANEOUS

A. Security Requirements

Sliding Glass Doors and Windows

1. Sliding glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall be secured as follows:
   a) All sliding glass doors shall have a hook–bolt deadlock which is no less than 1/8 inch in thickness, and which has a minimum throw of 1/2 inch.
   b) The hookbolt deadlock and the strike shall be made from hardened steel.
2. All sliding windows shall have safety locks.
3. Windows and door lights shall be of tempered glass as required by C.B.C., State and Local Codes (see Division 8)

Exterior Doors:

1. Exterior doors and doors leading from garage areas into private residences and multiple dwelling residences shall be of solid core construction and shall be no less than 1 3/8" in thickness.
2. Exterior doors and doors leading from garage areas into private residence or multiple dwelling residences shall have a deadlocking latch device with a minimum throw of one–half inch and a deadbolt lock with a cylinder guard, hardened steel insert with a minimum throw of one inch. Both locking mechanisms shall be interconnected so that both may be disengaged by turning door knob from the inside.
3. A interviewer or peephole shall be provided on the front door of each individual residence.
4. Exterior doors swinging out shall have nonremoveable hinges.
5. In–swinging exterior door stops shall be of one piece construction.
6. Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike plate from the outside.
7. The inactive leaf of a pair of doors or upper leaf of a dutch door shall have a deadbolt, not key operated, or hardened deadbolt top and bottom with 1" embedment.
8. Projecting cylinders require guard.
9. Equip front and rear door with deadbolts and deadlocking latches.
10. Deadbolts shall contain hardened inserts or equivalent.
11. Overhead and sectional garage doors shall be secured with a cylinder lock, pad with a hardened steel shackle, metal slide bar bolt or equivalent when not otherwise locked by electrical power operation.

B. Building Accessibility

Buildings or portions of buildings which are required to be accessible to the physically disabled shall be designed and constructed in accordance with the requirements of the California Building Code, applicable edition and/or state and local codes or other authority having jurisdiction. If applicable, refer to drawings for additional information.

Any discrepancies or deficiencies in the drawings shall be brought to the attention of the architect prior to commencement of construction.

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied 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.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS, [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

Y	N/A	RESPON. PARTY
☒	☐	SHT 1
☒	☐	SHT 2
		SHT 3

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

Y	N/A	RESPON. PARTY
☒	☐	SHT 1
		SHT 4

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

Y	N/A	RESPON. PARTY
☐	☒	

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

Y	N/A	RESPON. PARTY
☒	☐	

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	N/A	RESPON. PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

Y	N/A	RESPON. PARTY
☐	☒	

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

Y	N/A	RESPON. PARTY
☐	☒	

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Y	N/A	RESPON. PARTY
☐	☒	

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

Y	N/A	RESPON. PARTY
☐	☒	

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

Y	N/A	RESPON. PARTY
☐	☐	

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.304 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 stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.406.1 RODENT PROOFING. 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 a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

Y	N/A	RESPON. PARTY
☒	☐	G2.2

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

Y	N/A	RESPON. PARTY
☒	☐	G2.1

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

Y	N/A	RESPON. PARTY
☐	☒	

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

PLOTTED: January 1, 2025 Layout:

C-057193-2022

City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

REVISION	DATE	BY

REVISION	DATE	BY
1st B45 Plan Check Corrections	02/28/2024	
1st Fire Plan Check Corrections	05/28/24	
2nd 90 1st 1st Planning Plan Check Comments	10/02/24	
4th B45 Plan Check Corrections	01/02/24	

LICENSED ARCHITECT — YU-WU CHEN — No. C-25837 — REN. 07-31-25 — STATE OF CALIFORNIA

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SHEET TITLE:
CALGreen

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: G2.1

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

☐ ☒

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent 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 applicable local ordinances.

4.504 POLLUTANT CONTROL

☒ ☐ G2.2

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

☒ ☐ G2.2

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

☒ ☐ G2.2

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

☒ ☐ G2.2

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

☒ ☐ G2.2

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

☒ ☐ G2.2

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - 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 ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC 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 & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	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[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH 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 & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED 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 MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	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 CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

☒ ☐ G2.2

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☒ ☐ G2.2

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☒ ☐ G2.2

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

☒ ☐ G2.2

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☒ ☐ G2.2

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

☒ ☐ G2.2

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

☒ ☐ G2.2

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

☒ ☐ G2.2

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

☒ ☐ G2.2

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. 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 101.8 of this code.
2. 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 verified.
3. 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.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

☐ ☐

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

☐ ☐

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

☒ ☐ G2.2

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

☒ ☐ G2.2

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

☒ ☐ G2.2

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

C-057193-2022
City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION
1	02/09/2024	1st B45 Plan Check Corrections
2	05/28/24	1st Fire Plan Check Corrections
3	10/02/24	2nd B45 1st Tentative Tract Comments
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN: 07-31-25
STATE OF CALIFORNIA

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626-913-8101

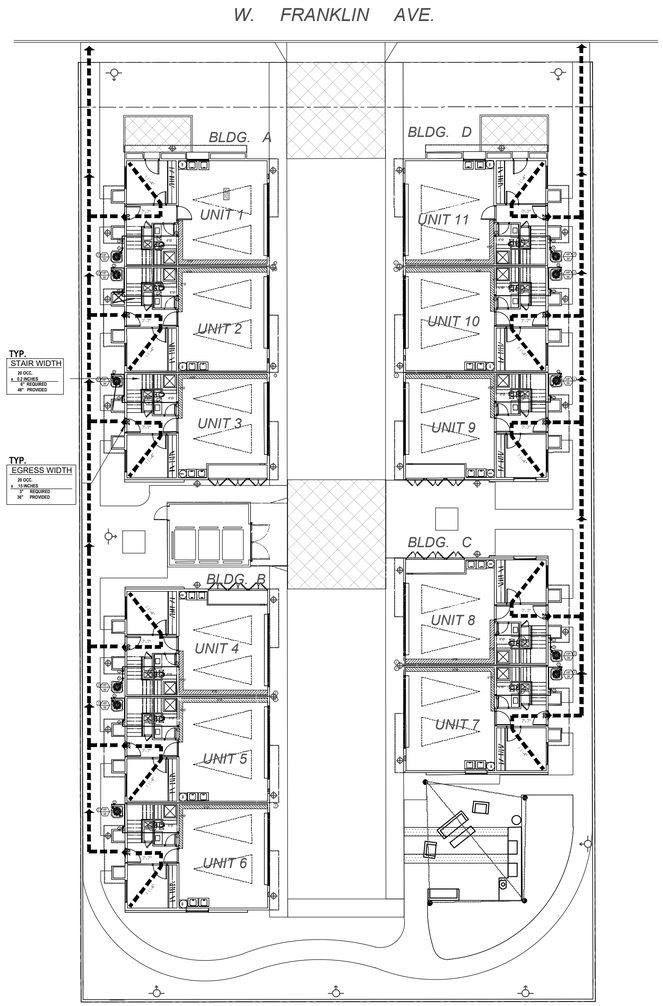
PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
CALGreen

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G2.2**

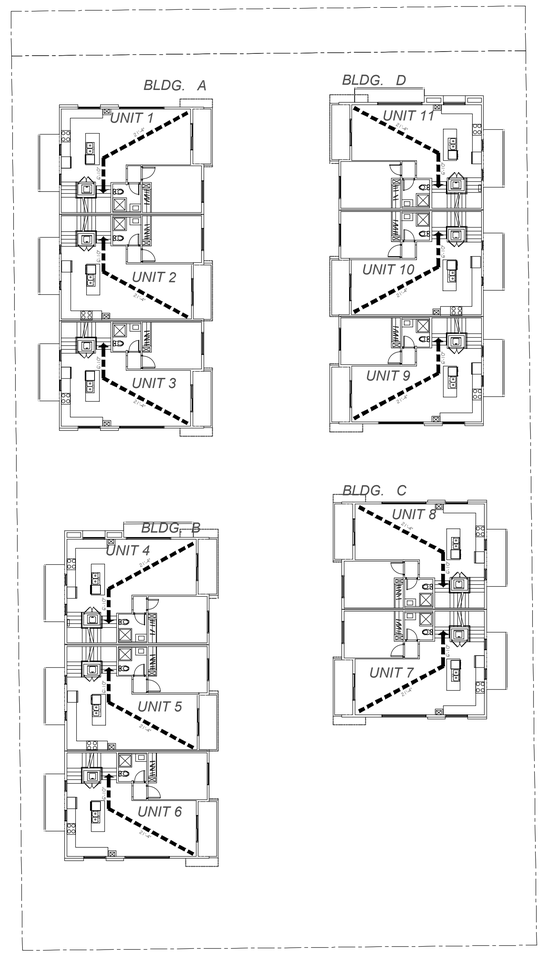
PLOTTED: January 1, 2025 Layout:

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



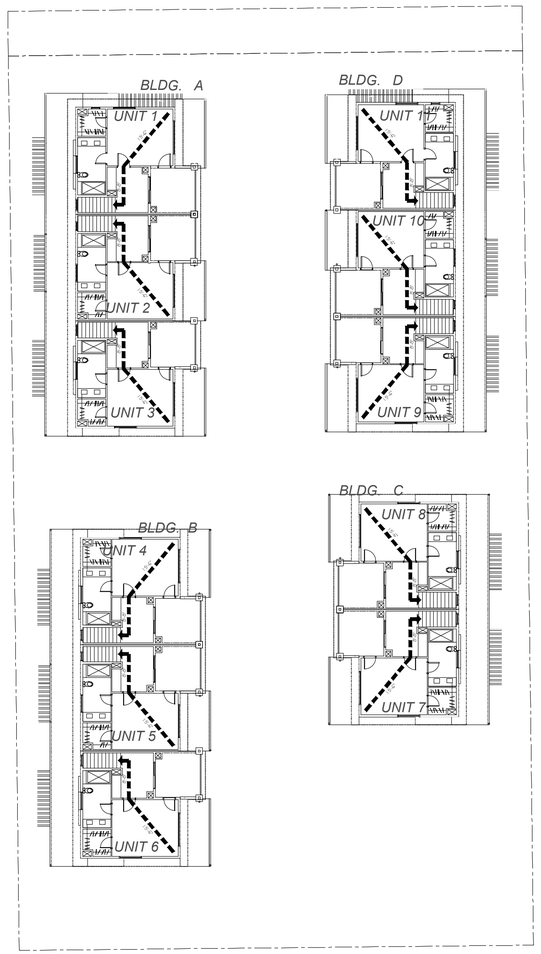
1 **SITE PLAN**

SCALE: 1/16" = 1'-0"



2 **SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



3 **THIRD FLOOR**

SCALE: 1/16" = 1'-0"

NORTH

LEGEND

- EXITING PATH OF TRAVEL
- INDICATES EXIT ACCESS TRAVEL DISTANCE
- ### INDICATES CUMULATIVE NUMBER OF OCCUPANTS EXITING A SPACE
- DIRECTION OF TRAVEL

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION

#	DATE	REVISION
4	02/28/2024	1st B45 Plan Check Corrections
3	05/28/24	1st Fire Plan Check Corrections
2	10/02/24	2nd B45 and 1st Planning Plan Check Corrections
1	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

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PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
CODE ANALYSIS - EGRESS PLANS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G3.0**

PLOTTED: January 1, 2025 Layout:

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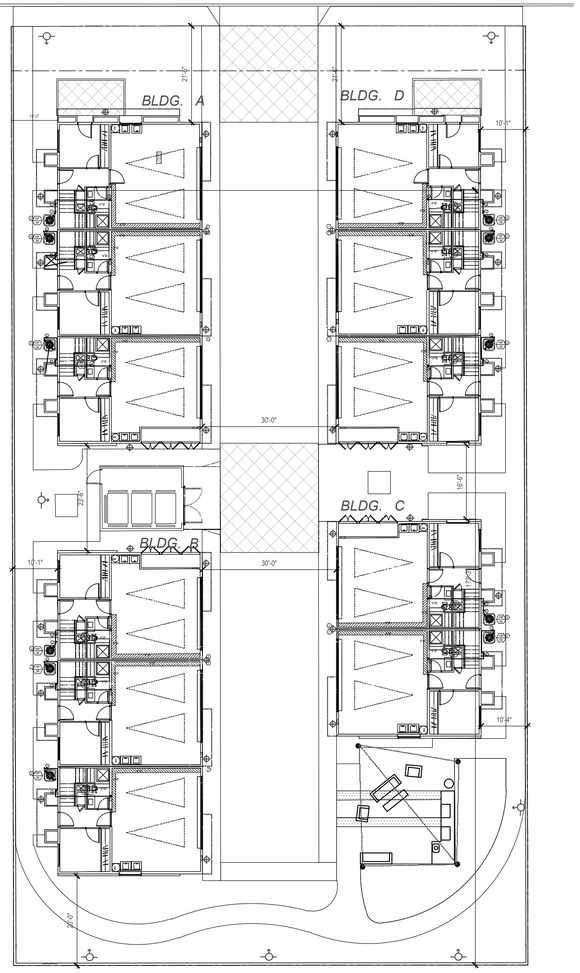
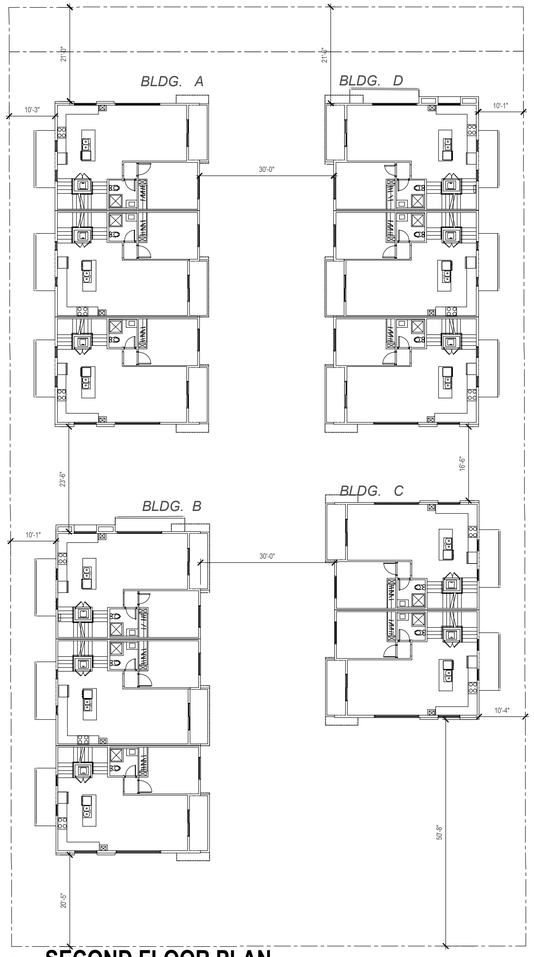


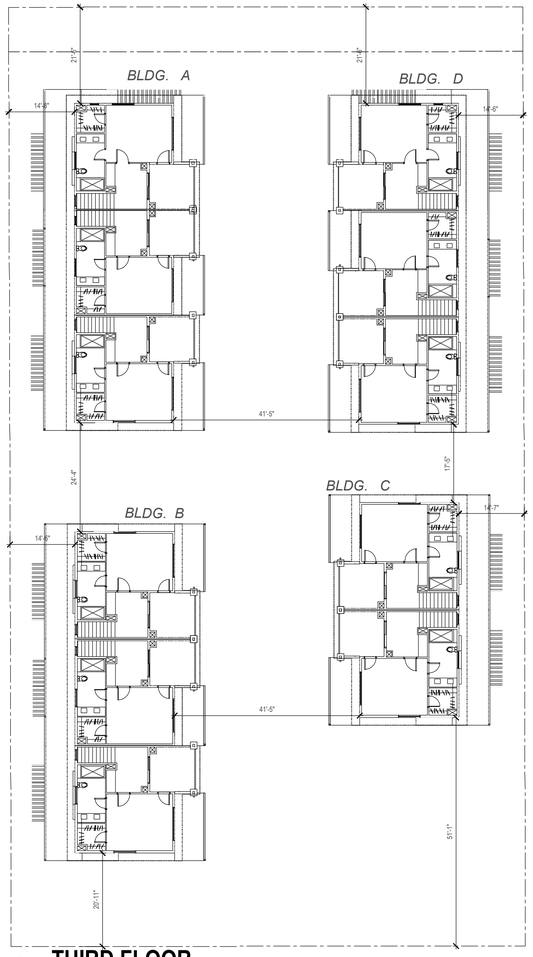
1 **FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"



2 **SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



3 **THIRD FLOOR**

SCALE: 1/16" = 1'-0"

BUILDING 'A' - ELEVATIONS, BUILDINGS 'B' AND 'D' (MIRRORED)

4 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"

5 **EAST ELEVATIONS**

SCALE: 1/16" = 1'-0"

6 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

7 **WEST ELEVATION**

SCALE: 1/16" = 1'-0"

BUILDING 'C' - ELEVATIONS

8 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"

9 **EAST ELEVATIONS**

SCALE: 1/16" = 1'-0"

10 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

11 **WEST ELEVATION**

SCALE: 1/16" = 1'-0"

Building A			
North Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	335	38	11.3
Second Floor	342	70	20.5
Third Floor	264	20	7.6
East Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	703	360	51.2
Second Floor	738	180	24.4
Third Floor	538	210	39.0
South Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	334	80	24.0
Second Floor	341	70	20.5
Third Floor	280	20	7.7
West Elevation	Wall Area	Openings	% Openings (Max % Allowed = 45% per table 705.8)
First Floor	702	123	17.5
Second Floor	738	60	8.1
Third Floor	507	90	17.8

Building B			
North Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	334	80	24.0
Second Floor	341	70	20.5
Third Floor	260	20	7.7
East Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	703	360	51.2
Second Floor	738	180	24.4
Third Floor	538	210	39.0
South Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	338	20	5.9
Second Floor	342	70	20.5
Third Floor	264	20	7.6
West Elevation	Wall Area	Openings	% Openings (Max % Allowed = 45% per table 705.8)
First Floor	702	123	17.5
Second Floor	738	60	8.1
Third Floor	507	90	17.8

Building C			
North Elevation	Wall Area	Openings	% Openings (Max % Allowed = 75% per table 705.8)
First Floor	334	80	24.0
Second Floor	341	70	20.5
Third Floor	260	20	7.7
East Elevation	Wall Area	Openings	% Openings (Max % Allowed = 45% per table 705.8)
First Floor	468	82	17.5
Second Floor	490	40	8.2
Third Floor	329	60	18.2
South Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	338	20	5.9
Second Floor	342	70	20.5
Third Floor	264	20	7.6
West Elevation	Wall Area	Openings	% Openings (Max % Allowed =No Limit per table 705.8)
First Floor	468	240	51.6
Second Floor	490	120	24.5
Third Floor	392	140	35.7

Building D			
North Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	335	38	11.3
Second Floor	342	70	20.5
Third Floor	264	20	7.6
East Elevation	Wall Area	Openings	% Openings (Max % Allowed = 45% per table 705.8)
First Floor	702	123	17.5
Second Floor	738	60	8.1
Third Floor	507	90	17.8
South Elevation	Wall Area	Openings	% Openings (Max % Allowed = 75% per table 705.8)
First Floor	334	80	24.0
Second Floor	341	70	20.5
Third Floor	260	20	7.7
West Elevation	Wall Area	Openings	% Openings (Max % Allowed = No Limit per table 705.8)
First Floor	703	360	51.2
Second Floor	738	180	24.4
Third Floor	538	210	39.0

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION
1	02/29/2024	1st B45 Plan Check Corrections
2	05/28/24	1st Fire Plan Check Corrections
3	12/02/24	2nd B45 and Fire Planning Plan Check Corrections
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

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714-832-5100
BRANCH OFFICE
17528 E. ROWLAND ST,
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626-913-6101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
CODE ANALYSIS - ALOWABLE OPENINGS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **G3.1**

NORTH

PLOTTED: January 1, 2025 Layout:

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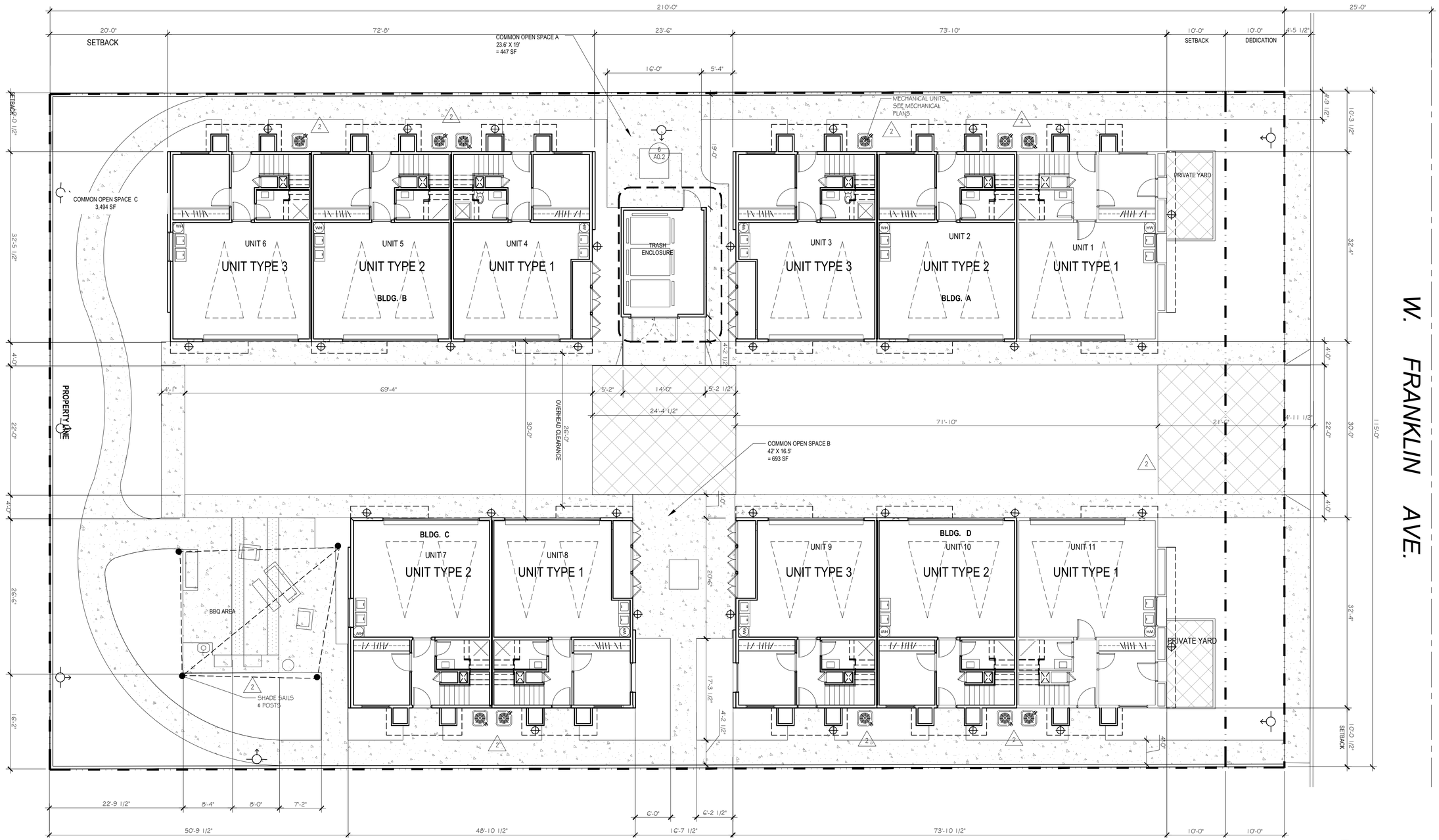
SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED TO SHOW MINIMUM DISTANCE BETWEEN ADJACENT BUILDINGS, IMAGINARY LINES BETWEEN BUILDINGS, OR PROPERTY LINES AS REQUIRED BY THE CALIFORNIA RESIDENTIAL CODE. REFER TO THE CIVIL ENGINEERING DOCUMENTS FOR SPECIFIC BUILDING LOCATIONS.
2. ARCHITECTURAL SITE PLAN IS FOR BUILDING REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR INFORMATION ON BUILDINGS LOCATIONS, SETBACKS, STREETS, AND SIDEWALKS.
3. REFER TO SEPARATE CIVIL DRAWINGS FOR INFORMATION ON GRADING, FINISH GRADES, BUILDING PAD AND BUILDINGS TOP OF CONCRETE FINISH FLOOR ELEVATIONS.
4. REFER TO SEPARATE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR INFO. ON SITE UTILITIES.
5. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR PLANTING, IRRIGATION, WALKWAYS, PATIOS, SITE LIGHTING INFO. AND FOR THE COMMON AREAS.
6. ARCHITECT IS NOT RESPONSIBLE FOR ACCESSIBILITY REQUIREMENTS RELATING TO CIVIL ENGINEERING WORK INCLUDING BUT NOT LIMITED TO THE SLOPE OF SIDEWALKS AND ACCESSIBILITY THROUGHOUT THE SITE.
7. OBTAIN THE REQUIRED OFF - SITE PERMITS FOR ANY WORK IN THE PUBLIC RIGHT OF WAY.
8. SITE AND BUILDINGS STORM DRAINAGE SHALL BE CONDUCTED TO THE STREET STORM DRAINAGE SYSTEM IN AN APPROVED MANNER BY THE CITY ENGINEER.
9. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET / ALLEY FRONTING THE PROPERTY.
10. DIMENSIONS SHOWN ON THE SITE PLAN ARE MEASURED FROM THE EXTERIOR FACE OF STUD OF EXTERIOR WALLS. EXTERIOR WALL ASSEMBLY FINISH NOT TO EXCEED 2" MAX. FOR ACTUAL EXTERIOR WALL ASSEMBLY FINISH THICKNESS.
11. PRELIMINARY PLAN ELEVATION STYLES AND OPTIONS WITH FINAL PLOTTING PLAN PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK - REFER TO LANDSCAPE DRAWINGS
- COLORED CONCRETE PAVING- REFER TO LANDSCAPE DRAWINGS



W. FRANKLIN AVE.

1 SITE PLAN

SCALE: 1/8" = 1'-0"

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
06/25/2025
cmolina

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#	DATE	REVISION

#	DATE	REVISION
A	02/09/2024	1st B45 Plan Check Corrections
A	05/2024	1st Fire Plan Check Corrections
A	10/2024	2nd/3rd/4th Planning/Fire/2nd Corrections
A	01/2024	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

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PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
SITE PLAN

drawn by:	CDA+PDG, INC
plot date:	Jan 01, 2025
issue date:	Jan 01, 2025
job#:	2101
cad file:	
drawing no:	**A0.1**

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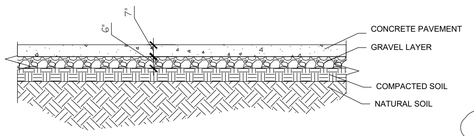
PLOTTED: January 1, 2025 Layout:



FIRE FLOW REQUIREMENT CALCULATIONS PER FIRE CODE B105

BLDG A, B, D
VHFHSZ: NO
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER SYSTEM: NFPA 13D
FIRE FLOW AREA: SEE G0.0 FIRE FLOW AREA
FIRE FLOW (GPM @ 20 PSI): 2250 GPM/ 2 PER TABLE B105.1(1) FOR TOWNHOME =1125 GPM
FLOW DURATION (HOURS): 1 HOUR

BLDG C
VHFHSZ: NO
CONSTRUCITON TYPE: V-B
FIRE SPRINKLER SYSTEM: NFPA 13D
FIRE FLOW AREA: SEE G0.0 FIRE FLOW AREA
FIRE FLOW (GPM @ 20 PSI): 2000 GPM/ 2 PER TABLE B105.1(1) FOR TOWNHOME =1000 GPM
FLOW DURATION (HOURS): 1 HOUR

FD ACCESS SITE PLAN NOTES

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION PER FIRE CODE 501.4.
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR PER FIRE CODE 503.3.
3. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH PER FIRE CODE 505.1
4. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1.2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
5. ALL REQUIRED PUBLIC HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION PER FIRE CODE 501.4.
6. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D PER RESIDENTIAL CODE R313.1.
7. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER RESIDENTIAL CODE R314.4.
8. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND 4315.2 OR SECTIONS 420.4.1 AND 420.42 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER RESIDENTIAL CODE R315.3 AND BUILDING CODE 420.4.3:
   - 8.a. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
   - 8.b. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. 3. FOR R-1 ONLY; ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES
9. FIRE APPARATUS ACCESS ROAD SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS PER FIRE CODE 505.2.

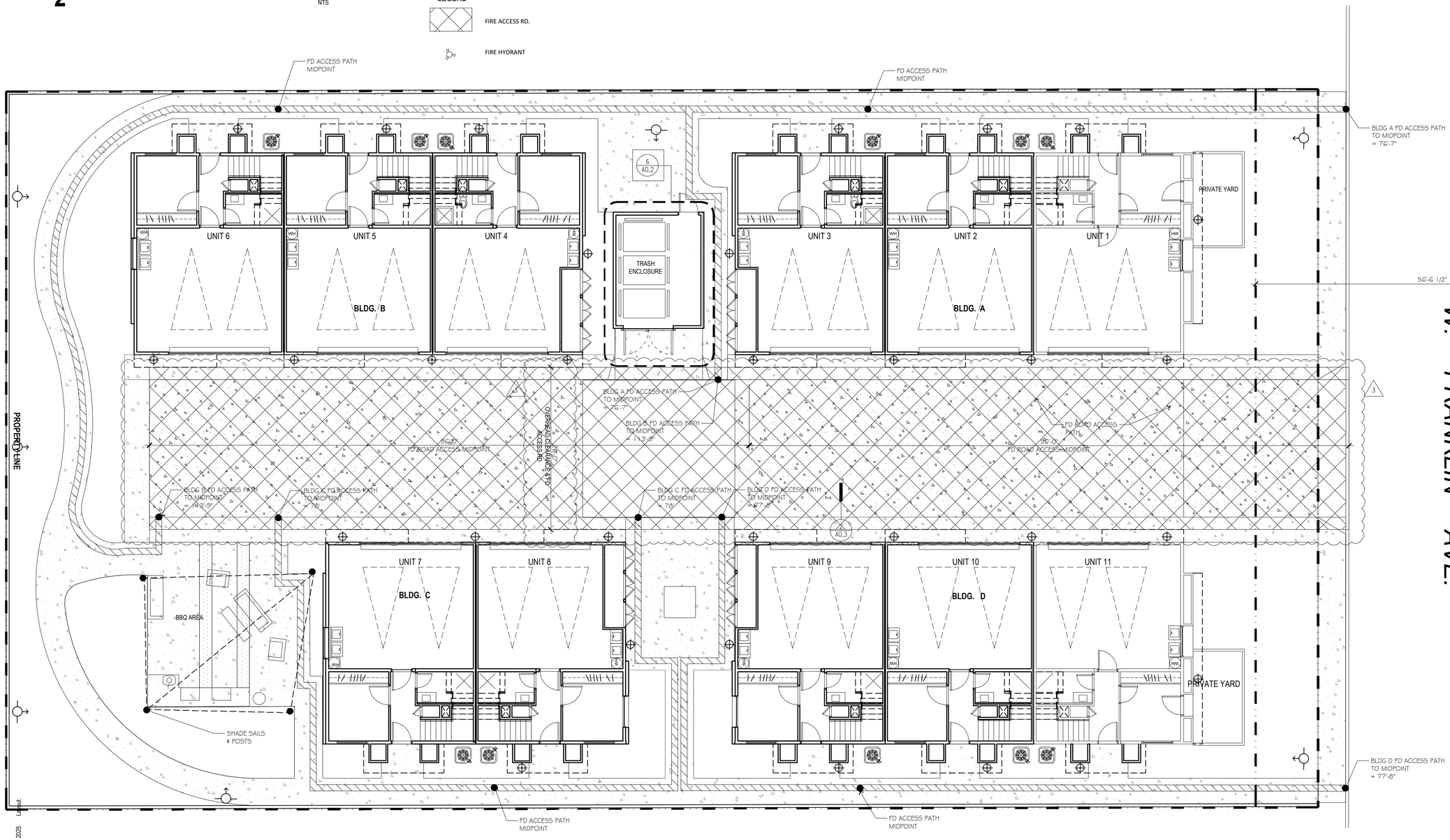
2 CONCRETE PAVEMENT

NTS

LEGEND

FIRE ACCESS RD.

FIRE HYDRANT



1 FD ACCESS SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

PLOTTED: January 1, 2025 Layout:

C-057193-2022

City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina

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1	02/09/2024	1st B45 Plan Check Corrections
2	05/2024	1st Fire Plan Check Corrections
3	10/2024	2nd 3rd Fire Planning Tier2 Set Corrections
4	01/2024	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
9550 E. ROSE HILL ROAD, SEAL, STE. 112
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626-913-5101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
FIRE DEPARTMENT ACCESS SITE PLAN

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A0.2**

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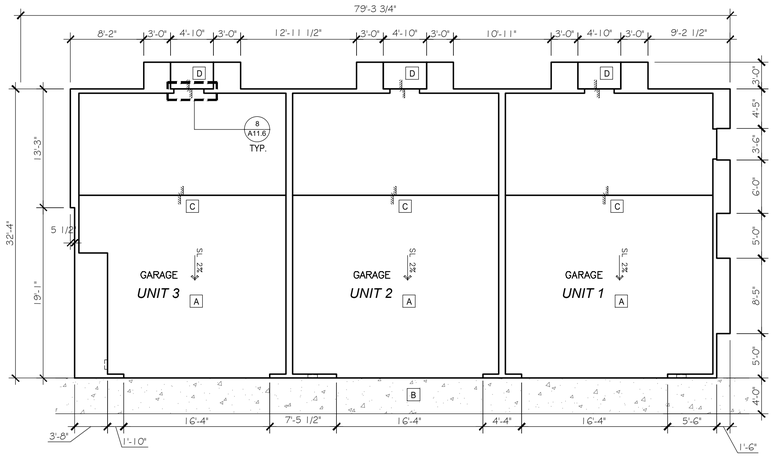
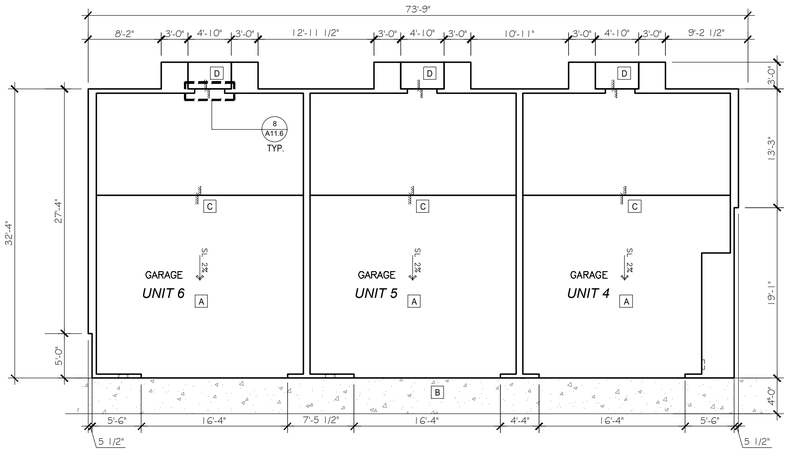


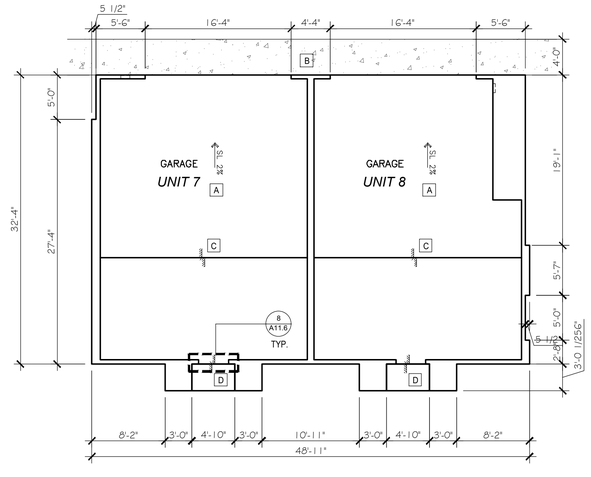
1 BUILDING 'A' - SLAB PLAN

SCALE: 1/8" = 1'-0"



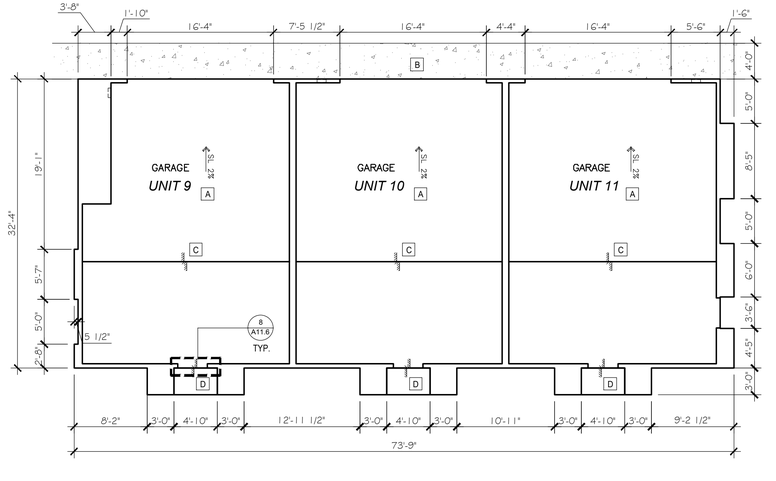
2 BUILDING 'B' - SLAB PLAN

SCALE: 1/8" = 1'-0"



3 BUILDING 'C' - SLAB PLAN

SCALE: 1/8" = 1'-0"



4 BUILDING 'D' - SLAB PLAN

SCALE: 1/8" = 1'-0"

SLAB INTERFACE KEYNOTES

A CONCRETE GARAGE SLAB – SLOPE MIN. 2%

B CONCRETE APRON – SLOPE MIN. 1/4" PER FOOT

C ADD STEP PER PRECISE GRADING PLAN (FIELD VERIFY) STEP NOT TO EXCEED 7" NOR LESS THAN 4" IN HEIGHT

D CONCRETE LANDING – SLOPE MIN. 1/4" PER FOOT PER CRC R311.3

SLAB INTERFACE SPECIFIC NOTES

1. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTIONS TO VERIFY LOT LINES
2. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOIL REPORT
3. FOR HARD-SCAPE INFORMATION REFER TO LANDSCAPE PLANS
4. COURTYARDS: PROVIDED POSITIVE DRAINAGE AWAY FROM BUILDING TO COURTYARD DRAINS
5. COURTYARD DRAINAGE LOCATIONS IS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS
6. WHEN REQUIRED BY SOIL ENGINEER OR OTHER TIE COURTYARD DRAINS AND ROOF DOWNSPOUT INTO SITE AREA DRAINS
7. MAXIMUM DIFFERENCE IN ELEVATION AT EXTERIOR DOORS SHALL BE 2" AT VISITABLE UNITS.
8. STEM WALLS TO BE AT 4" A.F.F ADJACENT TO CONCRETE AND 6" A.F.F WHEN ADJACENT TO GRADE

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PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
SLAB PLANS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A1.1**

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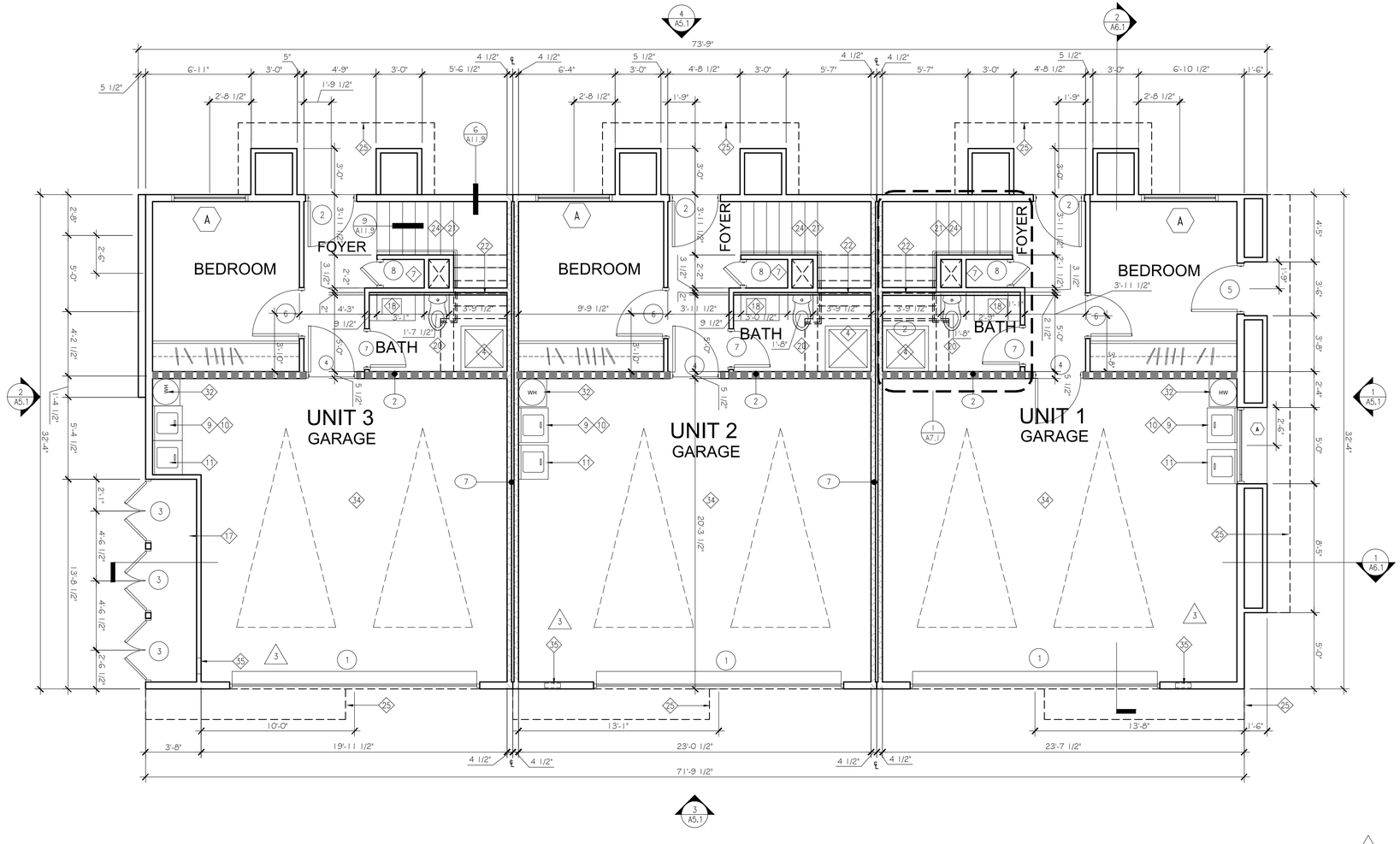

1 1ST FLOOR PLAN - BLDG. 'A'

SCALE: 1/4" = 1'-0"

NORTH

BUILDING PLAN NOTES

1. MIN. 26 GAUGE SHEET METAL FOR DRYER DUCT THRU GARAGE WALL PER CRC R302.5.2
2. REFER TO DETAIL 3/A11.10 FOR GARAGE TO DWELLING UNIT ROOF CEILING ASSEMBLY
3. ATTIC ACCESS IS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE, DOOR/PANEL SHALL BE GASKETED AND INSULATED TO MATCH THE ADJACENT WALL OR CEILING ASSEMBLY PER CENC 150.0(a). ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION.
4. TEMPERED GLASS SHALL BE INSTALLED ON ALL SHOWER ENCLOSURE.
5. ANTI SCALD VALVE ARE TO BE INSTALLED AT EVERY SHOWER UNIT. PLEASE SEE PLUMBING PLANS.

FLOOR PLAN KEYNOTES

1. 36" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR. PROVIDE WATER SHUT-OFF VALVE IN WALL BEHIND REFRIGERATOR.
2. 30" COOKTOP AND METAL HOOD ABOVE WITH LIGHT AND FAN (VENT TO OUTSIDE AIR).
4. TUB/SHOWER W/ WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O. 1.8 GPM. CGBSC 4.303.1.3.2. SEE DETAIL 5 & 6/11.10. △3
5. SHOWER PAN. WATER RESISTANT WAINSCOT U.N.O. (1,024 S.I. MIN.). SEE DETAIL 5 & 6/11.10.
6. SHATTERPROOF GLASS SHOWER ENCLOSURE.
7. LINEN CABINET. O.F.C.I.
8. 24" CLEAR UNDERCOUNTER DISHWASHER SPACE FOR WATER SUPPLY
9. PROVIDE WATER AND WASTE FOR WASHER.
10. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
11. 5" DIA. MIN. DRYER VENT (INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4 SEE DETAIL 20/A-1502 (PROVIDE GAS FOR DRYER)
14. KITCHEN COUNTERTOP OR BASE/UPPER CABINET. O.F.C.I.
17. ELECTRICAL SERVICE PANEL. SEE GENERAL NOTES FOR GROUNDING INFORMATION.
18. 1.2 GPM LAVATORY FAUCET (TYP.)
19. 1.8 GPM KITCHEN FAUCET (TYP.)
20. 1.28 GPF WATER CLOSET (TYP.) 30" CLR WIDTH AND 24" CLR IN FRONT OF WATER CLOSET.
21. STAIRS: RISER = 7 3/4" MAX. RUN=10" MIN. W/NOSING W=1 1/8". SEE DETAIL 3, 10, & 11/A11.9 FOR STAIR DETAILS.
22. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH A 1/2" G.B. PER C.R.C. R302.7
23. 42" HIGH GUARDRAIL PER C.R.C. R312.1. SEE DETAIL 8/A11.9
24. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. 311.7.8. SEE DETAIL 1, 3 & 4/A11.9 FOR STAIR HANDRAIL DETAIL
25. ROOF LINE ABOVE
32. 80 GALLON WATER HEATER PER PLUMBING DRAWINGS ON 18" HIGH PLATFORM
33. 1.8 GPM SHOWERHEAD (TYP.)
34. GARAGE BENEATH HABITABLE ROOMS SHALL HAVE 1-HR SEPARATION WITH 5/8" TYPE X GYPSUM BOARD AT ALL SURFACES
35. FIRE RISER CLOSET. SEE DETAIL 12/11.7. SEE STRUCTURAL. SEE DETAIL 20/SD1. △3

WALL SCHEDULE

SYMBOL	DESCRIPTION
1	**NON-RATED EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C WITH STUCCO O/ METAL LATH & BUILDING PAPER. SEE DETAIL A/11.1
2	**ONE HOUR INTERIOR WALL** 2x6 MIN. WD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BD. APPLIED △3 VERTICALLY OR HORIZONTALLY NAILED W/6d COOLER NAILS @ 7" O.C. W/ END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE. W/ 3 1/2" BATT INSULATION. UL U309. SEE DETAIL 5/A11.1
3	**NON-RATED INTERIOR PARTITION:** 2 x STUDS @ 16"O.C. WITH 5/8" GYP. BD. ON BOTH SIDES. SEE DETAIL 3/A11.1
4	**PLUMBING WALL** 2X6 WD. STUDS @16"O.C. SEE DETAIL 6/A11.1
7	**ONE HOUR PARTY WALL.** 2x WOOD STUDS @ 16" O.C. ON SEPARATE PLATES WITH TWO 5/8" TYPE "X" GYP. BD. ON EACH SIDE. MIN. 1" AIR GAP BETWEEN STUDS. GA WP3370. SEE DETAIL 1/A11.2
8	**1-HOUR EXTERIOR WALL (STUCCO).** 2x6 WOOD STUDS @ 16" O.C. SEE DETAIL 2/A11.1

FLOOR PLAN NOTES

1. REFER TO CERTIFICATE OF COMPLIANCE (EN-1 TO EN-7) FOR T-24 BUILDING INSULATION REQUIREMENTS.
2. REFER TO ELECTRICAL DRAWING E-101.1 TO E-115.1 FOR SMOKE DETECTOR, CARBON MONOXIDE DETECTOR LOCATION.
2. REFER TO ELECTRICAL DRAWING E-101.1 TO E-115.1 FOR LIGHTING AND POWER.
3. USE WATER RESISTENT GYP. BD. IN WET AREA
4. PIPE AND VENT PENETRATIONS TO BE WATERPROOFED.
5. STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE GUARDRAILS
6. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX)
7. REFER TO WINDOW AND DOOR SCHEDULES A9.1 FOR WINDOWS AND DOOR TAGS.

C-057193-2022

City of Pomona Planning Division
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POMONA, CA 91766

SHEET TITLE:
1ST FLOOR PLAN - BLDG. 'A'

drawn by:	CDA+PDG, INC
plot date:	Jan 01, 2025
issue date:	Jan 01, 2025
job#:	2101
cad file:	
drawing no:	**A2.1**

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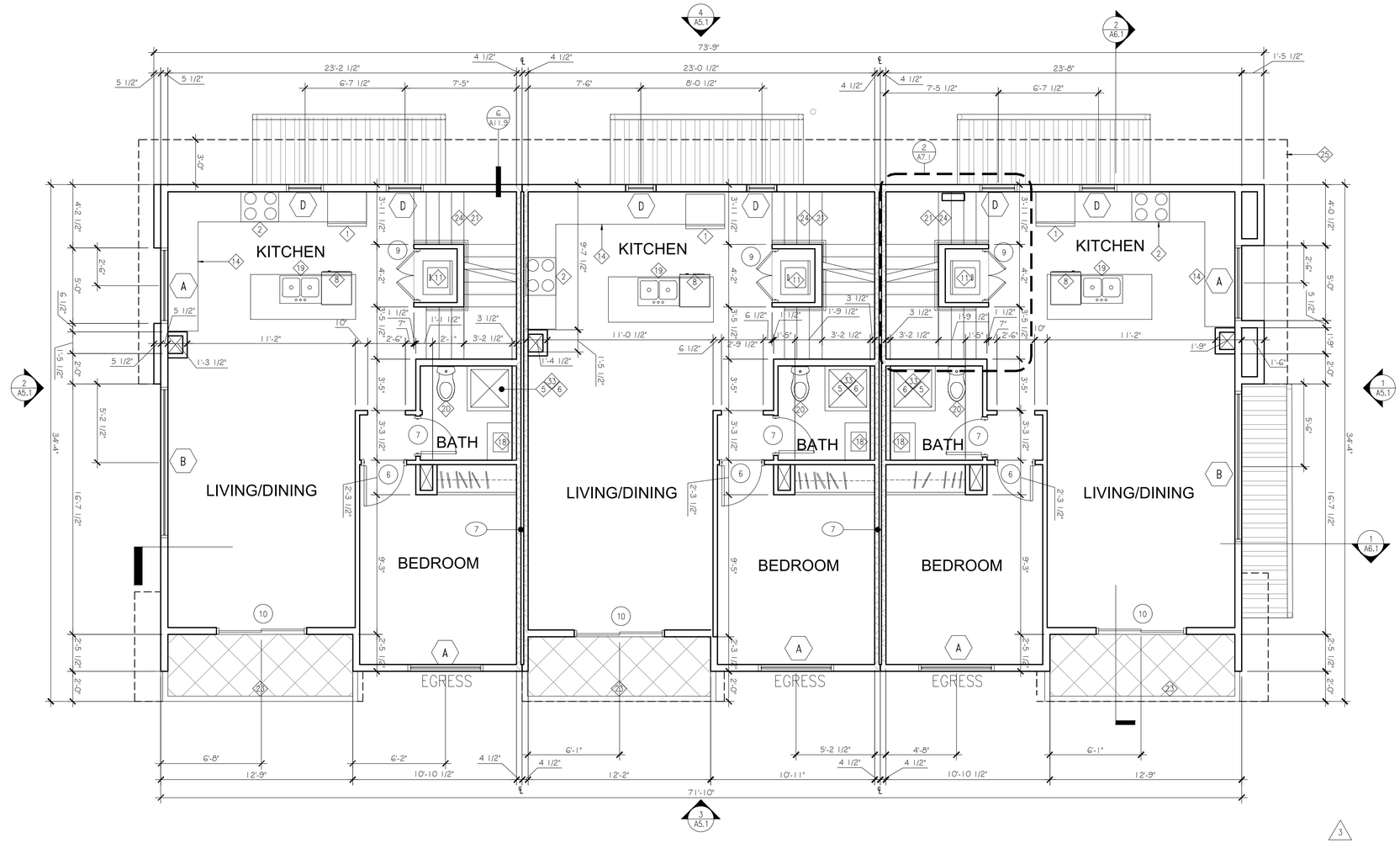

1 2ND FLOOR PLAN - BLDG 'A'

SCALE: 1/4" = 1'-0"

NORTH

BUILDING PLAN NOTES

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C-057193-2022

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ACCEPTED
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2	05/28/24	1st Fire Plan Check Corrections
3	10/02/24	2nd 90 Day Final Planning Plan Check Corrections
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT YU-WU CHEN No. C-25837 REN. 07-31-25 STATE OF CALIFORNIA

CDA+PDG,INC.
CORPORATE HQ
15615 ALTON PKWY. #450, STE. 112
TUSTIN, CA 92780
714-832-5100
BRANCH OFFICE
11520 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
2ND FLOOR PLAN - BLDG. 'A'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.2**

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PLOTTED: January 1, 2025 Layout:

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2. REFER TO DETAIL 3/A11.10 FOR GARAGE TO DWELLING UNIT ROOF CEILING ASSEMBLY
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FLOOR PLAN KEYNOTES

1. 36" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR. PROVIDE WATER SHUT-OFF VALVE IN WALL BEHIND REFRIGERATOR.
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4. TUB/SHOWER W/ WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O. 1.8 GPM. CGBSC 4.303.1.3.2. SEE DETAIL 5 & 6/11.10. △3
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8. 24" CLEAR UNDERCOUNTER DISHWASHER SPACE FOR WATER SUPPLY
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23. 42" HIGH GUARDRAIL PER C.R.C. R312.1. SEE DETAIL 8/A11.9
24. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. 311.7.8. SEE DETAIL 1, 3 & 4/A11.9 FOR STAIR HANDRAIL DETAIL
25. ROOF LINE ABOVE
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WALL SCHEDULE

SYMBOL	DESCRIPTION
1	**NON-RATED EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C WITH STUCCO O/ METAL LATH & BUILDING PAPER. SEE DETAIL A/11.1
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3	**NON-RATED INTERIOR PARTITION:** 2 x STUDS @ 16"O.C. WITH 5/8" GYP. BD. ON BOTH SIDES. SEE DETAIL 3/A11.1
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7	**ONE HOUR PARTY WALL.** 2x WOOD STUDS @ 16" O.C. ON SEPARATE PLATES WITH TWO 5/8" TYPE "X" GYP. BD. ON EACH SIDE. MIN. 1" AIR GAP BETWEEN STUDS. GA WP3370. SEE DETAIL 1/A11.2
8	**1-HOUR EXTERIOR WALL (STUCCO).** 2x6 WOOD STUDS @ 16" O.C. SEE DETAIL 2/A11.1

FLOOR PLAN NOTES

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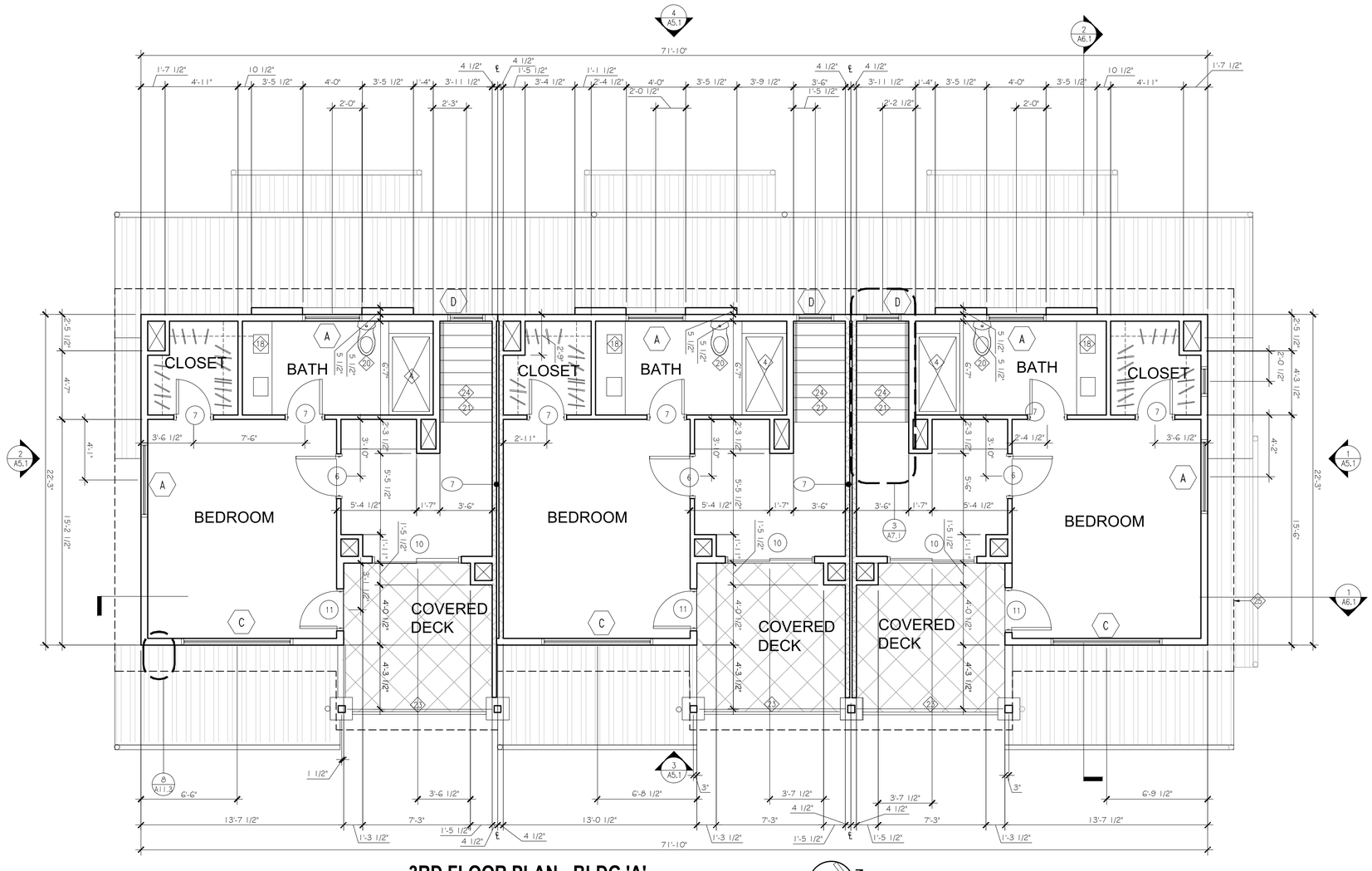

1 **3RD FLOOR PLAN - BLDG 'A'**
SCALE: 1/4" = 1'-0"

C-057193-2022

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drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.3**

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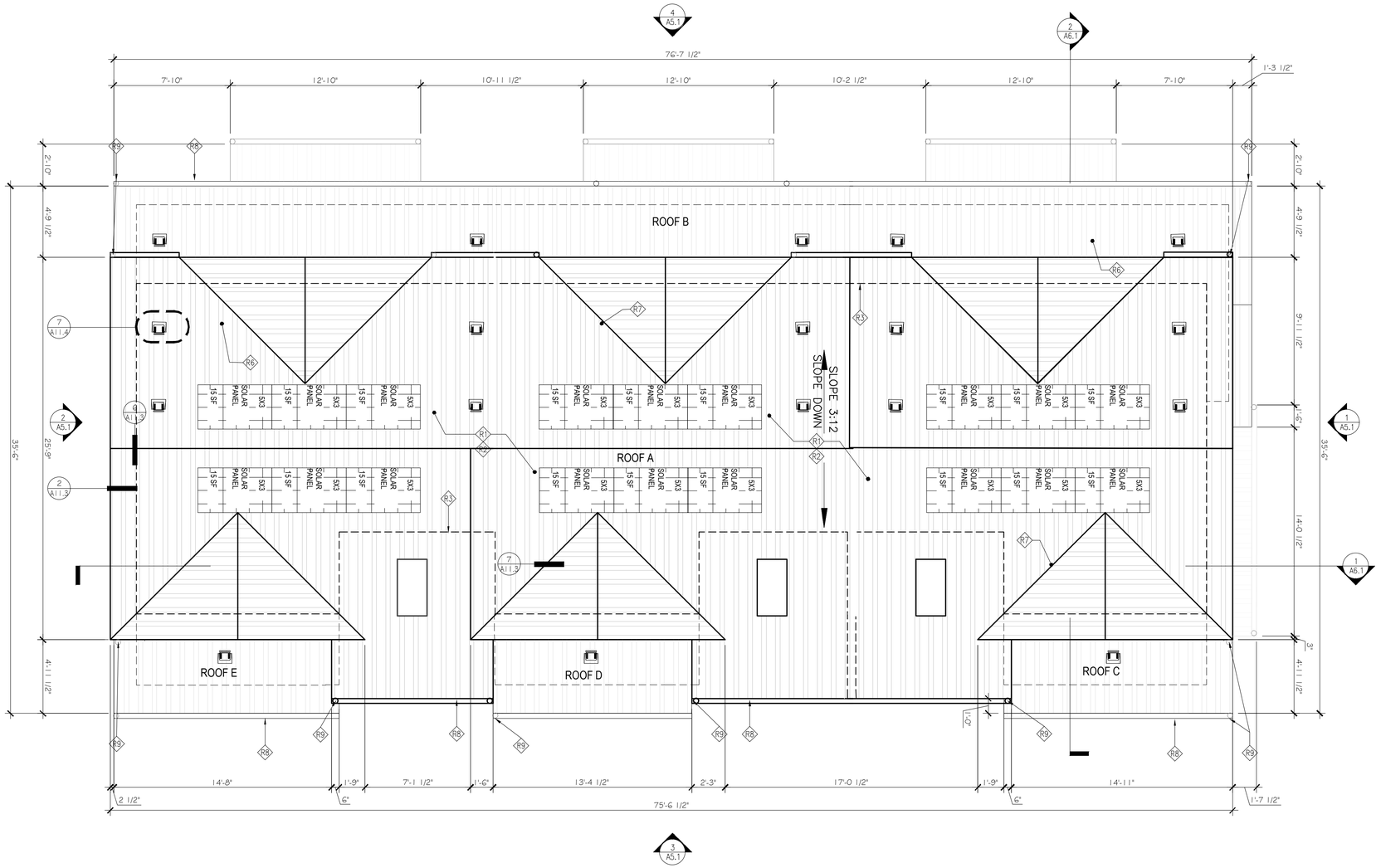

1 ROOF PLAN - BLDG 'A'

SCALE: 1/4" = 1'-0"

NORTH

ROOF KEYNOTES

- R1 ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL. SEE ELEVATIONS & SHEET G-111 FOR REPORT
- R2 FIRE RESISTANT TREATED PLYWOOD ROOF SHEATHING (NO PENETRATIONS)
- R3 BUILDING OUTLINE BELOW
- R6 O'HAGIN LOW PROFILED (TAPERED) ROOF VENTILATION; FINISH: BLACK
- R7 ROOF VALLEY, TYP.
- R8 GUTTER
- R9 DOWNSPOUT

ROOF PLAN SPECIFIC NOTES

1. ROOF COVERINGS CLASS:
   CLASS "B" OR BETTER
2. ROOFING MATERIALS: ASPHALT FIBERGLASS SHINGLES
   A. ATLAS STORMMASTER SHAKE OR APPROVED EQUAL.
      SEE ELEVATIONS & SHEET G-111 FOR REPORT
   B. RAKE CONDITIONS TO BE TIGHT U.N.O. ON ROOF PLANS.
   C. ROOF OVERHANGS ARE TO BE 18" U.N.O. ON ROOF PLANS.
   D. CONTRACTOR SHALL PROVIDE SAMPLE TO OWNER OR ARCHITECT FOR APPROVAL.

ROOF PLAN TYPICAL NOTES

1. PIPES & VENT PENETRATIONS MUST BE WEATHERPROOFED PER DETAILS 11/A11.3 & 1/A11.4
2. OVERHANGS TO BE 18" TYP. REFER TO DETAILS FOR MORE INFO.
3. ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS
4. WOOD-SHINGLE AND WOOD-SHAKE ARE PROHIBITED REGARDLESS OF THE FIRE RETARDANCY CLASSIFICATION.
5. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED w/ POSITIVE DRAINAGE PRIOR TO THE INSTALLATION OF ANY ROOFING MATERIALS.
6. ALL EXPOSED ROOF MOUNTED EQUIPMENT (SUCH AS HOODS, VENTS, DISHES, ETC.) SHALL BE PAINTED TO SUIT THE EXTERIOR HOME FINISHES AND AS APPROVED BY THE ARCHITECT.
7. GENERAL CONTRACTOR TO COORDINATE ALL PENETRATIONS FOR HOODS, VENTS, ETC. WITH RESPECTIVE CONTRACTORS FOR A PROPER AND FIT ROOFING INSTALLATION.
8. ROOFING MATERIALS AS IDENTIFIED BY THE FINISH DESIGNATED SHALL BE INSTALLED TO THE FULL AND COMPLETE REQUIREMENTS OF THE TILE OR OTHER MATERIAL MANUFACTURERS SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL OBTAIN THE ROOF WARRANTY AS A REQUIRED DOCUMENT FOR THE OWNERS USE IN SALES AND RECORDS.
9. OPENINGS IN ALL VENTS SHALL HAVE AT LEAST 1/16 INCH CORROSION RESISTANT METAL MESH COVERING.
11. OPTIONAL G.I. GUTTER AND DOWNSPOUT, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
12. ALL ELEVATIONS ARE GIVEN TO TOP OF FLOOR SLAB ELEVATION.
13. WHERE VENT PIPES PENETRATE ROOF SHEATHING, GENERAL CONTRACTOR SHALL INSTALL VENT PIPES AND MISCELLANEOUS ASSEMBLIES AS PER THE ROOFING MANUFACTURER SPECIFICATIONS AND REQUIREMENTS FOR A WARRANTED INSTALLATION.
15. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
16. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE PER CENC 110.10(b)3

VENTING CALCULATIONS

BUILDING A,B AND D

ROOF A – ATTIC SPACE = 1428.76 SQ.FT
ROOF B – ATTIC SPACE = 399.73 SQ.FT
ROOF C – ATTIC SPACE = 63.03 SQ.FT
ROOF D – ATTIC SPACE = 61.69 SQ.FT
ROOF E – ATTIC SPACE = 63.53 SQ.FT

ROOF A = 1428.76/300 = 4.76 SQ.FT x 144 = 685.44 SQ.IN
TOTAL VENTS REQUIRED = 685.44 SQ.IN/72 SQ.IN IN NFVA = 10 VENTS
50% LOW/INTAKE VENTS = 5
50% HIGH/EXHAUST VENTS = 5

ROOF B = 399.82/150 = 2.67 SQ.FT x 144 = 384.48 SQ.IN
TOTAL VENTS REQUIRED = 384.48 SQ.IN/72 SQ.IN IN NFVA = 6 VENTS
100% HIGH VENTS = 6 VENTS

ROOF C = 63.03/150 = 0.42 SQ.FT x 144 = 60.48 SQ.IN
TOTAL VENTS REQUIRED = 60.48 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF D = 61.69/150 = 0.41 SQ.FT x 144 = 59.04 SQ.IN
TOTAL VENTS REQUIRED = 59.04 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF E = 63.53/150 = 0.42 SQ.FT x 144 = 60.48 SQ.IN
TOTAL VENTS REQUIRED = 60.48 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

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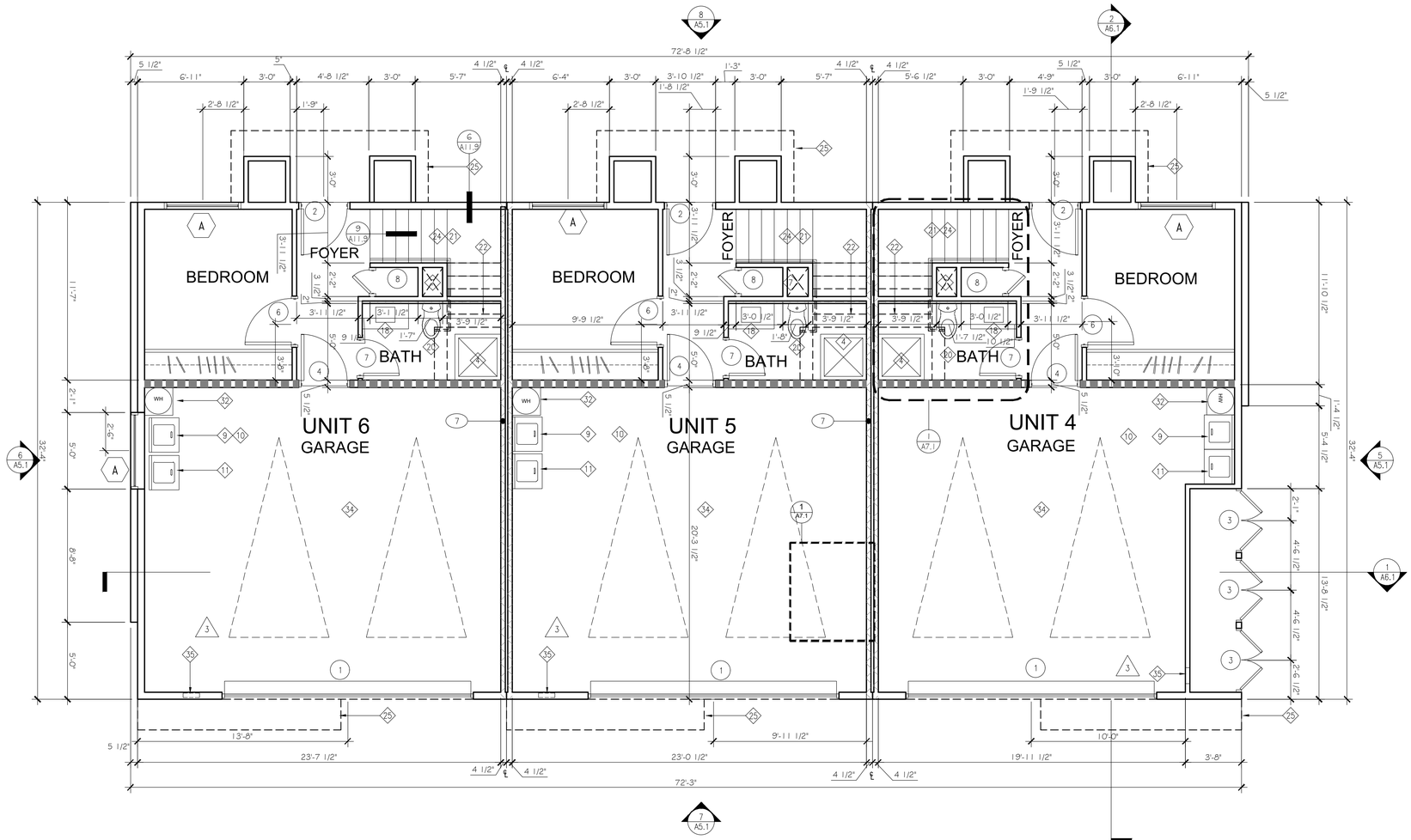

1 1ST FLOOR PLAN - BLDG. 'B'
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WALL SCHEDULE

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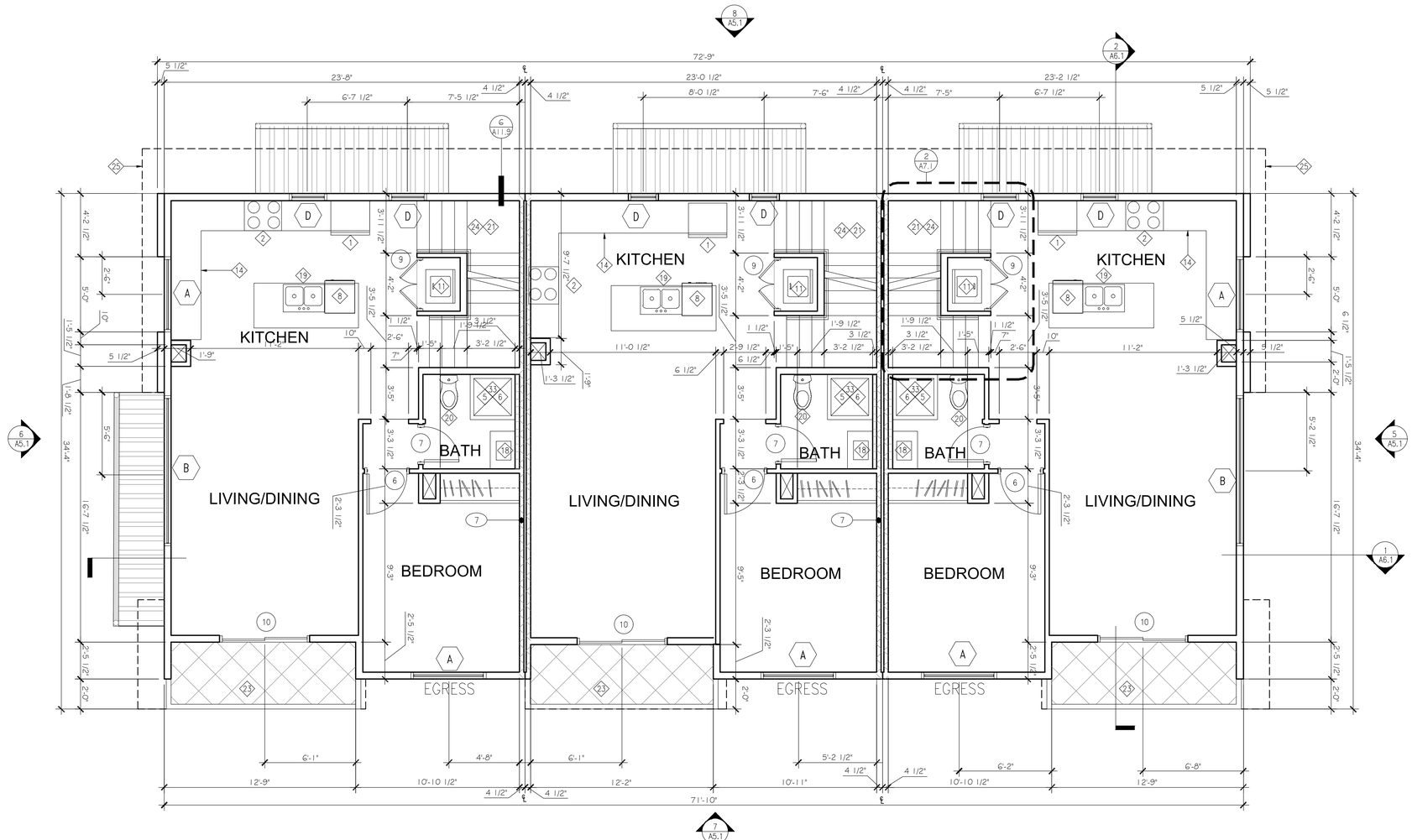
1. 36" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR. PROVIDE WATER SHUT-OFF VALVE IN WALL BEHIND REFRIGERATOR.
2. 30" COOKTOP AND METAL HOOD ABOVE WITH LIGHT AND FAN (VENT TO OUTSIDE AIR).
4. TUB/SHOWER W/ WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O. 1.8 GPM. CGBSC 4.303.1.3.2. SEE DETAIL 5 & 6/11.10. 3
5. SHOWER PAN. WATER RESISTANT WAINSCOT U.N.O. (1,024 S.I. MIN.). SEE DETAIL 5 & 6/11.10.
6. SHATTERPROOF GLASS SHOWER ENCLOSURE.
7. LINEN CABINET. O.F.C.I.
8. 24" CLEAR UNDERCOUNTER DISHWASHER SPACE FOR WATER SUPPLY
9. PROVIDE WATER AND WASTE FOR WASHER.
10. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
11. 5" DIA. MIN. DRYER VENT (INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4 SEE DETAIL 20/A-1502 (PROVIDE GAS FOR DRYER)
14. KITCHEN COUNTERTOP OR BASE/UPPER CABINET. O.F.C.I.
17. ELECTRICAL SERVICE PANEL. SEE GENERAL NOTES FOR GROUNDING INFORMATION.
18. 1.2 GPM LAVATORY FAUCET (TYP.)
19. 1.8 GPM KITCHEN FAUCET (TYP.)
20. 1.28 GPF WATER CLOSET (TYP.) 30" CLR WIDTH AND 24" CLR IN FRONT OF WATER CLOSET.
21. STAIRS: RISER = 7 3/4" MAX. RUN=10" MIN. W/NOSING W=1 1/8". SEE DETAIL 3, 10, & 11/A11.9 FOR STAIR DETAILS.
22. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH A 1/2" G.B. PER C.R.C. R302.7
23. 42" HIGH GUARDRAIL PER C.R.C. R312.1. SEE DETAIL 8/A11.9
24. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. 311.7.8. SEE DETAIL 1, 3 & 4/A11.9 FOR STAIR HANDRAIL DETAIL
25. ROOF LINE ABOVE
32. 80 GALLON WATER HEATER PER PLUMBING DRAWINGS ON 18" HIGH PLATFORM
33. 1.8 GPM SHOWERHEAD (TYP.)
34. GARAGE BENEATH HABITABLE ROOMS SHALL HAVE 1-HR SEPARATION WITH 5/8" TYPE X GYPSUM BOARD AT ALL SURFACES
35. FIRE RISER CLOSET. SEE DETAIL 12/11.7. SEE STRUCTURAL. SEE DETAIL 20/SD1. 3



1 2ND FLOOR PLAN - BLDG. 'B'

SCALE: 1/4" = 1'-0"

NORTH

WALL SCHEDULE

SYMBOL	DESCRIPTION
1	**NON-RATED EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C WITH STUCCO O/ METAL LATH & BUILDING PAPER. SEE DETAIL A/11.1
2	**ONE HOUR INTERIOR WALL** 2x6 MIN. WD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BD. APPLIED VERTICALLY OR HORIZONTALLY NAILED W/6d COOLER NAILS @ 7" O.C. W/ END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE. W/ 3 1/2" BATT INSULATION. UL U309. SEE DETAIL 5/A11.1 3
3	**NON-RATED INTERIOR PARTITION:** 2 x STUDS @ 16"O.C. WITH 5/8" GYP. BD. ON BOTH SIDES. SEE DETAIL 3/A11.1
4	**PLUMBING WALL** 2X6 WD. STUDS @16"O.C. SEE DETAIL 6/A11.1
7	**ONE HOUR PARTY WALL.** 2x WOOD STUDS @ 16" O.C. ON SEPARATE PLATES WITH TWO 5/8" TYPE "X" GYP. BD. ON EACH SIDE. MIN. 1" AIR GAP BETWEEN STUDS. GA WP.3370. SEE DETAIL 1/A11.2
8	**1-HOUR EXTERIOR WALL (STUCCO).** 2x6 WOOD STUDS @ 16" O.C. SEE DETAIL 2/A11.1

FLOOR PLAN NOTES

1. REFER TO CERTIFICATE OF COMPLIANCE (EN-1 TO EN-7) FOR T-24 BUILDING INSULATION REQUIREMENTS.
2. REFER TO ELECTRICAL DRAWING E-101.1 TO E-115.1 FOR SMOKE DETECTOR, CARBON MONOXIDE DETECTOR LOCATION.
2. REFER TO ELECTRICAL DRAWING E-101.1 TO E-115.1 FOR LIGHTING AND POWER.
3. USE WATER RESISTENT GYP. BD. IN WET AREA
4. PIPE AND VENT PENETRATIONS TO BE WATERPROOFED.
5. STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE GUARDRAILS
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7. REFER TO WINDOW AND DOOR SCHEDULES A9.1 FOR WINDOWS AND DOOR TAGS.

C-057193-2022

City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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1	02/09/2024	1st B45 Plan Check Corrections
2	05/28/24	1st Fire Plan Check Corrections
3	10/02/24	2nd 982.2a1 1st Planning Re-Check Corrections
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT — U-WU CHEN — No. C-25837 — REN. 07-31-25 — STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
9550 CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-2100
BRANCH OFFICE
17526 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
2ND FLOOR PLAN - BLDG. 'B'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.6**

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PLOTTED: January 1, 2025 Layout:

BUILDING PLAN NOTES

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2. REFER TO DETAIL 3/A11.10 FOR GARAGE TO DWELLING UNIT ROOF CEILING ASSEMBLY
3. ATTIC ACCESS IS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE, DOOR/PANEL SHALL BE GASKETED AND INSULATED TO MATCH THE ADJACENT WALL OR CEILING ASSEMBLY PER CENC 150.0(a). ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION.
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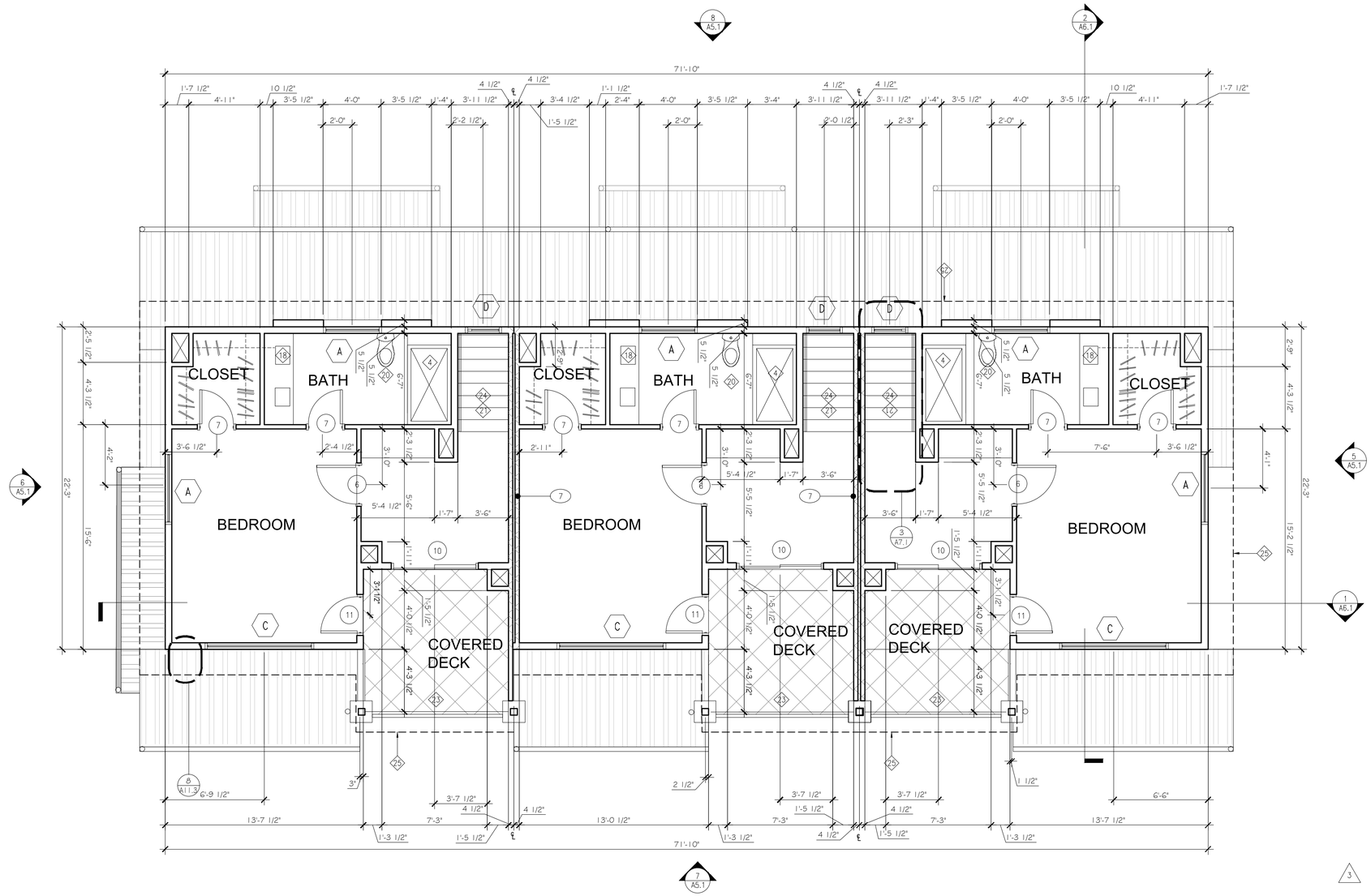

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1 **3RD FLOOR PLAN - BLDG. 'B'**
SCALE: 1/4" = 1'-0"

C-057193-2022
City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina

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#	DATE	REVISION

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A	05/2024	1st Fire Plan Check Corrections
A	10/2024	2nd 3RD Fire/ 1st Planning/1st Cbd Corrections
A	01/2025	4th B45 Plan Check Corrections

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PROJECT:
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MR. WEI CHEN
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POMONA, CA 91766

SHEET TITLE:
3RD FLOOR PLAN - BLDG. 'B'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.7**

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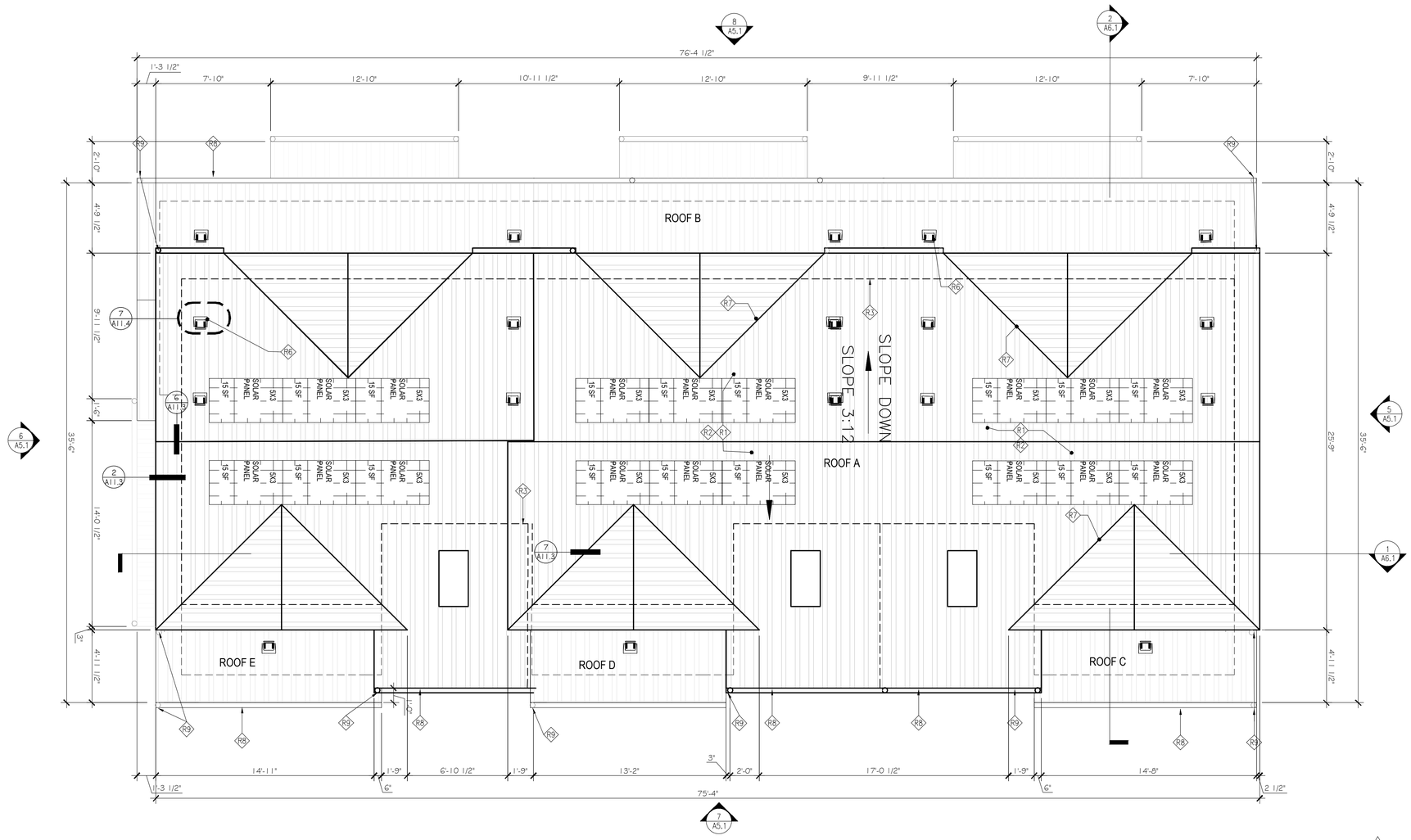

1 ROOF FLOOR PLAN - BLDG. 'B'

SCALE: 1/4" = 1'-0"

NORTH

ROOF KEYNOTES

- R1 ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL. SEE ELEVATIONS & SHEET G-111 FOR REPORT
- R2 FIRE RESISTANT TREATED PLYWOOD ROOF SHEATHING (NO PENETRATIONS)
- R3 BUILDING OUTLINE BELOW
- R6 O'HAGIN LOW PROFILED (TAPERED) ROOF VENTILATION; FINISH: BLACK
- R7 ROOF VALLEY, TYP.
- R8 GUTTER
- R9 DOWNSPOUT

ROOF PLAN SPECIFIC NOTES

1. ROOF COVERINGS CLASS:
   CLASS "B" OR BETTER
2. ROOFING MATERIALS: ASPHALT FIBERGLASS SHINGLES
   A. ATLAS STORMMASTER SHAKE OR APPROVED EQUAL.
      SEE ELEVATIONS & SHEET G-111 FOR REPORT
   B. RAKE CONDITIONS TO BE TIGHT U.N.O. ON ROOF PLANS.
   C. ROOF OVERHANGS ARE TO BE 18" U.N.O. ON ROOF PLANS.
   D. CONTRACTOR SHALL PROVIDE SAMPLE TO OWNER OR ARCHITECT FOR APPROVAL.

ROOF PLAN TYPICAL NOTES

1. PIPES & VENT PENETRATIONS MUST BE WEATHERPROOFED PER DETAILS 11/A11.3 & 1/A11.4
2. OVERHANGS TO BE 18" TYP. REFER TO DETAILS FOR MORE INFO.
3. ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS
4. WOOD-SHINGLE AND WOOD-SHAKE ARE PROHIBITED REGARDLESS OF THE FIRE RETARDANCY CLASSIFICATION.
5. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED w/ POSITIVE DRAINAGE PRIOR TO THE INSTALLATION OF ANY ROOFING MATERIALS.
6. ALL EXPOSED ROOF MOUNTED EQUIPMENT (SUCH AS HOODS, VENTS, DISHES, ETC.) SHALL BE PAINTED TO SUIT THE EXTERIOR HOME FINISHES AND AS APPROVED BY THE ARCHITECT.
7. GENERAL CONTRACTOR TO COORDINATE ALL PENETRATIONS FOR HOODS, VENTS, ETC. WITH RESPECTIVE CONTRACTORS FOR A PROPER AND FIT ROOFING INSTALLATION.
8. ROOFING MATERIALS AS IDENTIFIED BY THE FINISH DESIGNATED SHALL BE INSTALLED TO THE FULL AND COMPLETE REQUIREMENTS OF THE TILE OR OTHER MATERIAL MANUFACTURERS SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL OBTAIN THE ROOF WARRANTY AS A REQUIRED DOCUMENT FOR THE OWNERS USE IN SALES AND RECORDS.
9. OPENINGS IN ALL VENTS SHALL HAVE AT LEAST 1/16 INCH CORROSION RESISTANT METAL MESH COVERING.
11. OPTIONAL G.I. GUTTER AND DOWNSPOUT, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
12. ALL ELEVATIONS ARE GIVEN TO TOP OF FLOOR SLAB ELEVATION.
13. WHERE VENT PIPES PENETRATE ROOF SHEATHING, GENERAL CONTRACTOR SHALL INSTALL VENT PIPES AND MISCELLANEOUS ASSEMBLIES AS PER THE ROOFING MANUFACTURER SPECIFICATIONS AND REQUIREMENTS FOR A WARRANTED INSTALLATION.
15. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
16. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE PER CENC 110.10(b)3

VENTING CALCULATIONS

BUILDING A,B AND D

ROOF A – ATTIC SPACE = 1428.76 SQ.FT
ROOF B – ATTIC SPACE = 399.73 SQ.FT
ROOF C – ATTIC SPACE = 63.03 SQ.FT
ROOF D – ATTIC SPACE = 61.69 SQ.FT
ROOF E – ATTIC SPACE = 63.53 SQ.FT

ROOF A = 1428.76/300 = 4.76 SQ.FT x 144 = 685.44 SQ.IN
TOTAL VENTS REQUIRED = 685.44 SQ.IN/72 SQ.IN IN NFVA = 10 VENTS
50% LOW/INTAKE VENTS = 5
50% HIGH/EXHAUST VENTS = 5

ROOF B = 399.82/150 = 2.67 SQ.FT x 144 = 384.48 SQ.IN
TOTAL VENTS REQUIRED = 384.48 SQ.IN/72 SQ.IN IN NFVA = 6 VENTS
100% HIGH VENTS = 6 VENTS

ROOF C = 63.03/150 = 0.42 SQ.FT x 144 = 60.48 SQ.IN
TOTAL VENTS REQUIRED = 60.48 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF D = 61.69/150 = 0.41 SQ.FT x 144 = 59.04 SQ.IN
TOTAL VENTS REQUIRED = 59.04 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF E = 63.53/150 = 0.42 SQ.FT x 144 = 60.48 SQ.IN
TOTAL VENTS REQUIRED = 60.48 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

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SHEET TITLE:
ROOF PLAN - BLDG. 'B'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.8**

PLOTTED: January 1, 2025 Layout:

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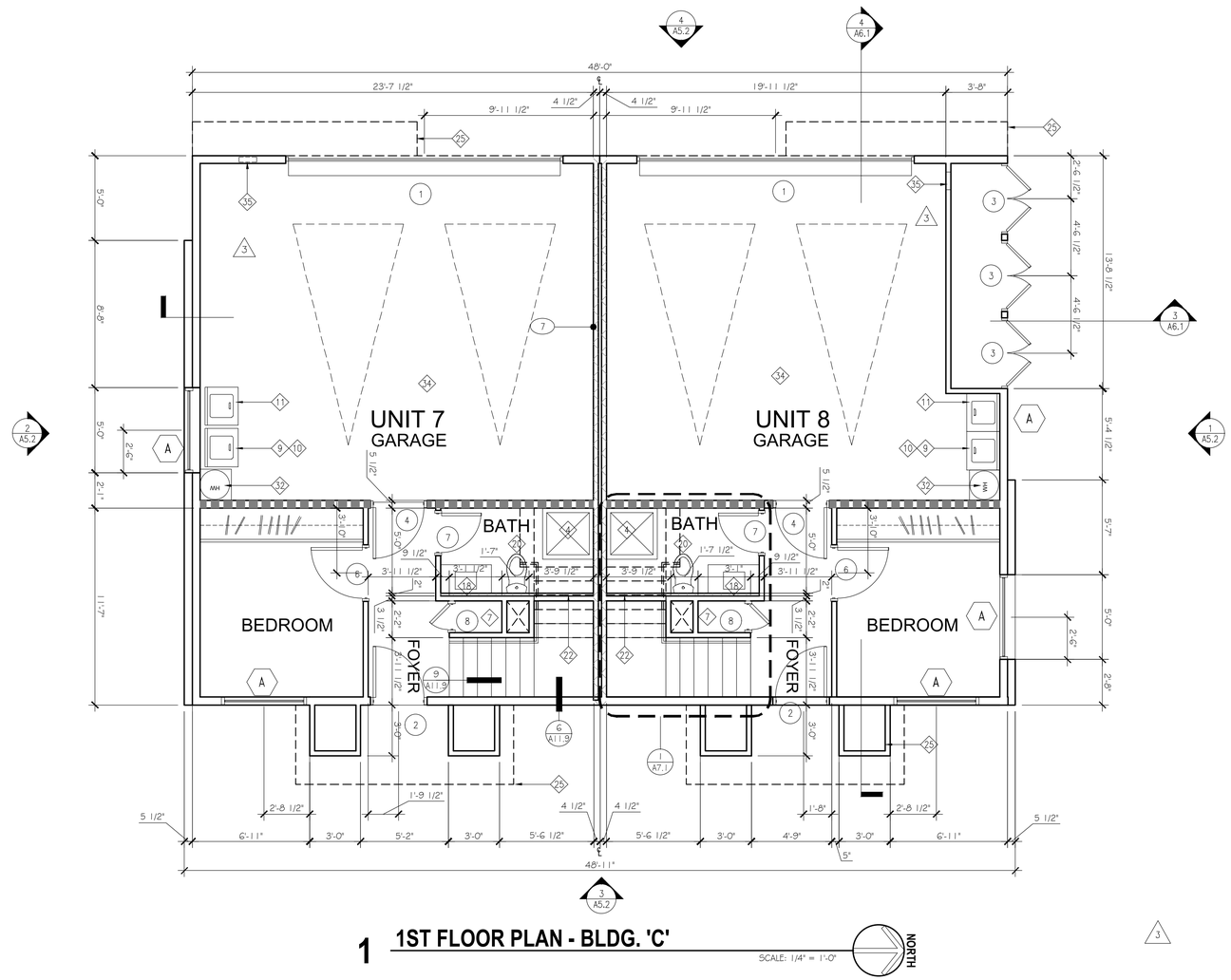

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NORTH

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33. 1.8 GPM SHOWERHEAD (TYP.)
34. GARAGE BENEATH HABITABLE ROOMS SHALL HAVE 1-HR SEPARATION WITH 5/8" TYPE X GYPSUM BOARD AT ALL SURFACES
35. FIRE RISER CLOSET. SEE DETAIL 12/11.7. SEE STRUCTURAL. SEE DETAIL 20/SD1. 3

WALL SCHEDULE

SYMBOL	DESCRIPTION
1	**NON-RATED EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C WITH STUCCO O/ METAL LATH & BUILDING PAPER. SEE DETAIL A/11.1
2	**ONE HOUR INTERIOR WALL** 2x6 MIN. WD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BD. APPLIED 3 VERTICALLY OR HORIZONTALLY NAILED W/6d COOLER NAILS @ 7" O.C. W/ END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE. W/ 3 1/2" BATT INSULATION. UL U309. SEE DETAIL 5/A11.1
3	**NON-RATED INTERIOR PARTITION:** 2 x STUDS @ 16"O.C. WITH 5/8" GYP. BD. ON BOTH SIDES. SEE DETAIL 3/A11.1
4	**PLUMBING WALL** 2X6 WD. STUDS @16"O.C. SEE DETAIL 6/A11.1
7	**ONE HOUR PARTY WALL.** 2x WOOD STUDS @ 16" O.C. ON SEPARATE PLATES WITH TWO 5/8" TYPE "X" GYP. BD. ON EACH SIDE. MIN. 1" AIR GAP BETWEEN STUDS. GA WP3370. SEE DETAIL 1/A11.2
8	**1-HOUR EXTERIOR WALL (STUCCO).** 2x6 WOOD STUDS @ 16" O.C. SEE DETAIL 2/A11.1

FLOOR PLAN NOTES

1. REFER TO CERTIFICATE OF COMPLIANCE (EN-1 TO EN-7) FOR T-24 BUILDING INSULATION REQUIREMENTS.
2. REFER TO ELECTRICAL DRAWING E-101.1 TO E-115.1 FOR SMOKE DETECTOR, CARBON MONOXIDE DETECTOR LOCATION.
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C-057193-2022

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BRANCH OFFICE
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PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
1ST FLOOR PLAN - BLDG. 'C'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.9**

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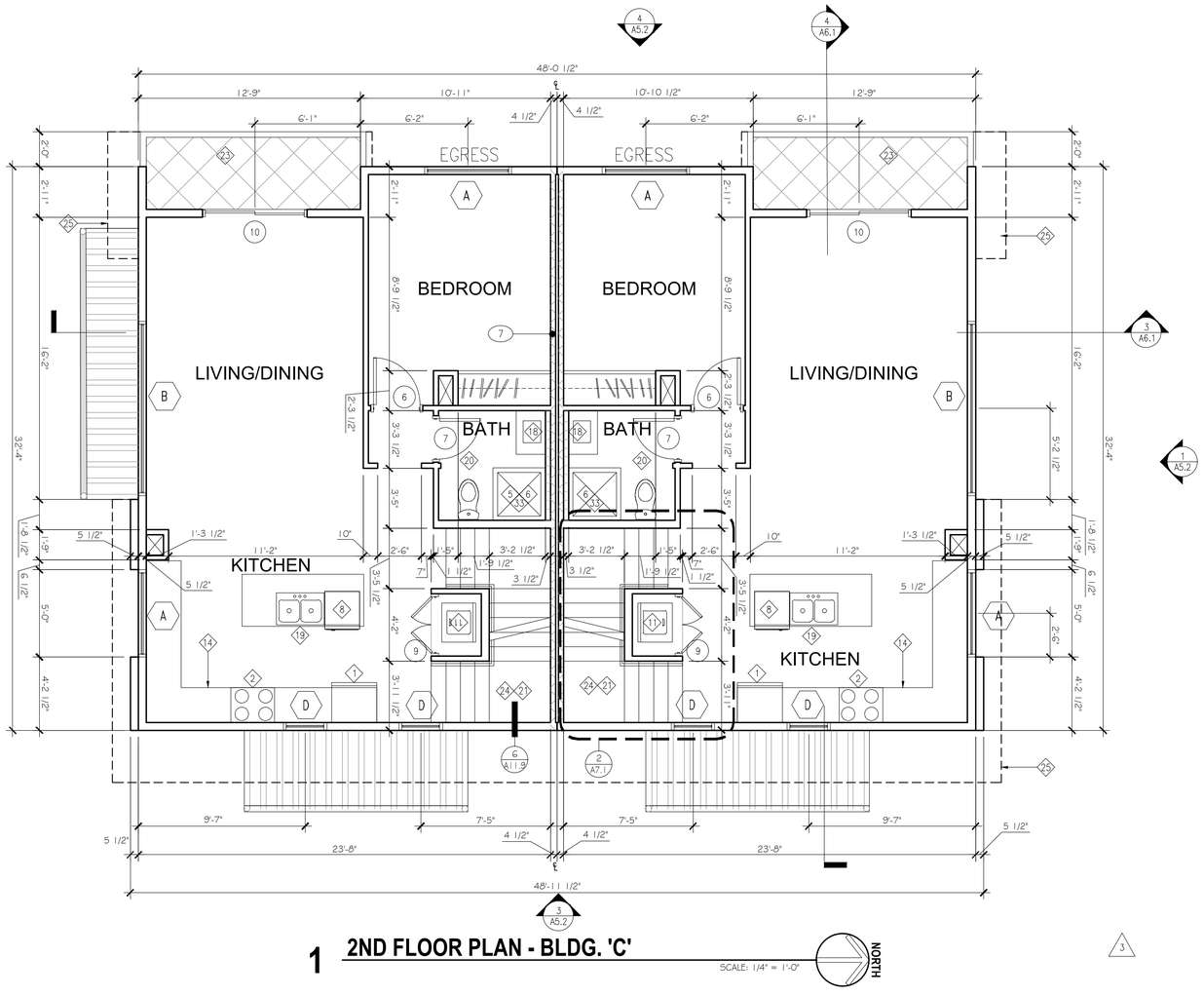

1 2ND FLOOR PLAN - BLDG. 'C'

SCALE: 1/4" = 1'-0"

NORTH

BUILDING PLAN NOTES

1. MIN. 26 GAUGE SHEET METAL FOR DRYER DUCT THRU GARAGE WALL PER CRC R302.5.2
2. REFER TO DETAIL 3/A11.10 FOR GARAGE TO DWELLING UNIT ROOF CEILING ASSEMBLY
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4. TEMPERED GLASS SHALL BE INSTALLED ON ALL SHOWER ENCLOSURE.
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1. 36" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR. PROVIDE WATER SHUT-OFF VALVE IN WALL BEHIND REFRIGERATOR.
2. 30" COOKTOP AND METAL HOOD ABOVE WITH LIGHT AND FAN (VENT TO OUTSIDE AIR).
4. TUB/SHOWER W/ WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O. 1.8 GPM. CGBSC 4.303.1.3.2. SEE DETAIL 5 & 6/11.10. 3
5. SHOWER PAN. WATER RESISTANT WAINSCOT U.N.O. (1,024 S.I. MIN.). SEE DETAIL 5 & 6/11.10.
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9. PROVIDE WATER AND WASTE FOR WASHER.
10. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
11. 5" DIA. MIN. DRYER VENT (INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4 SEE DETAIL 20/A-1502 (PROVIDE GAS FOR DRYER)
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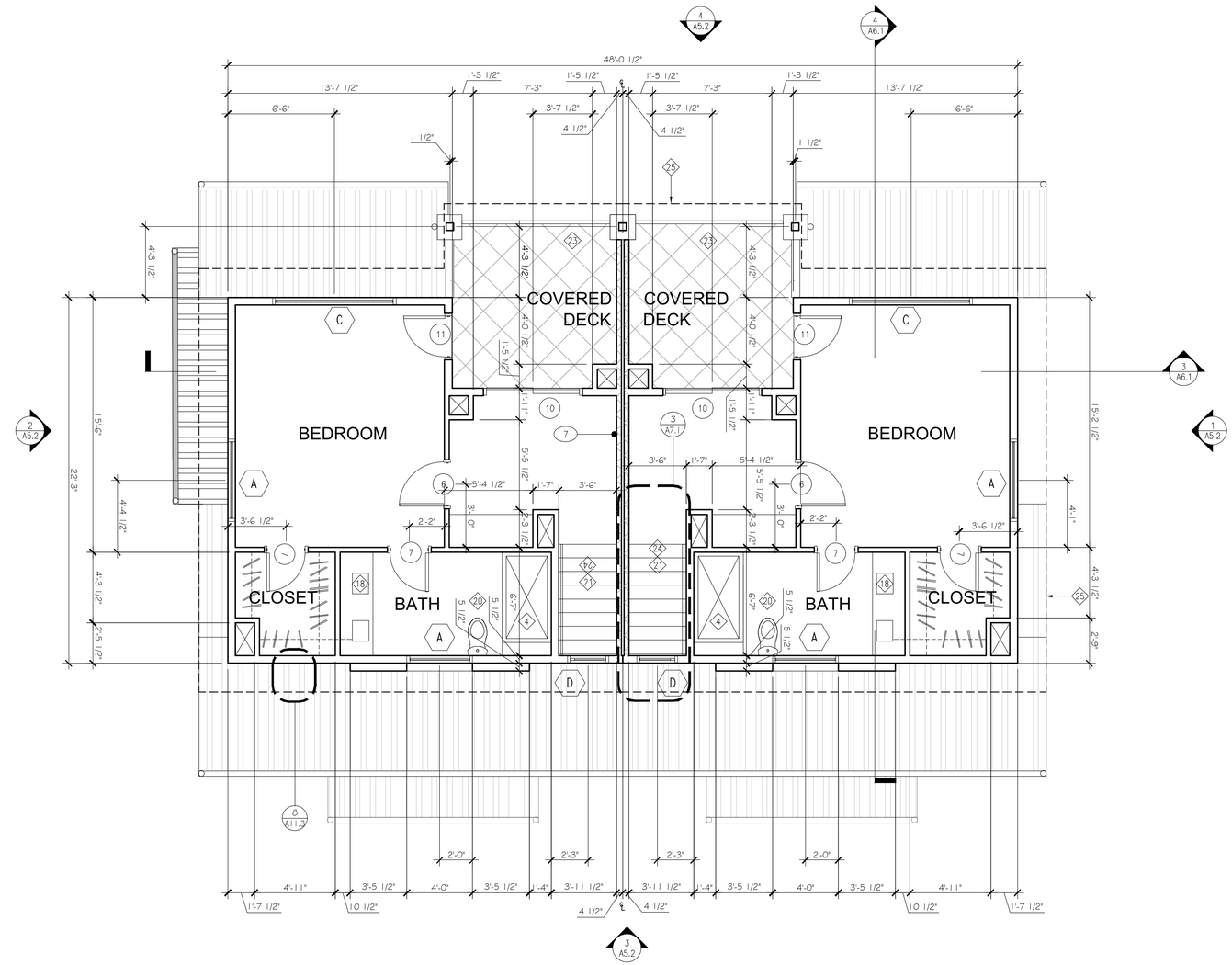

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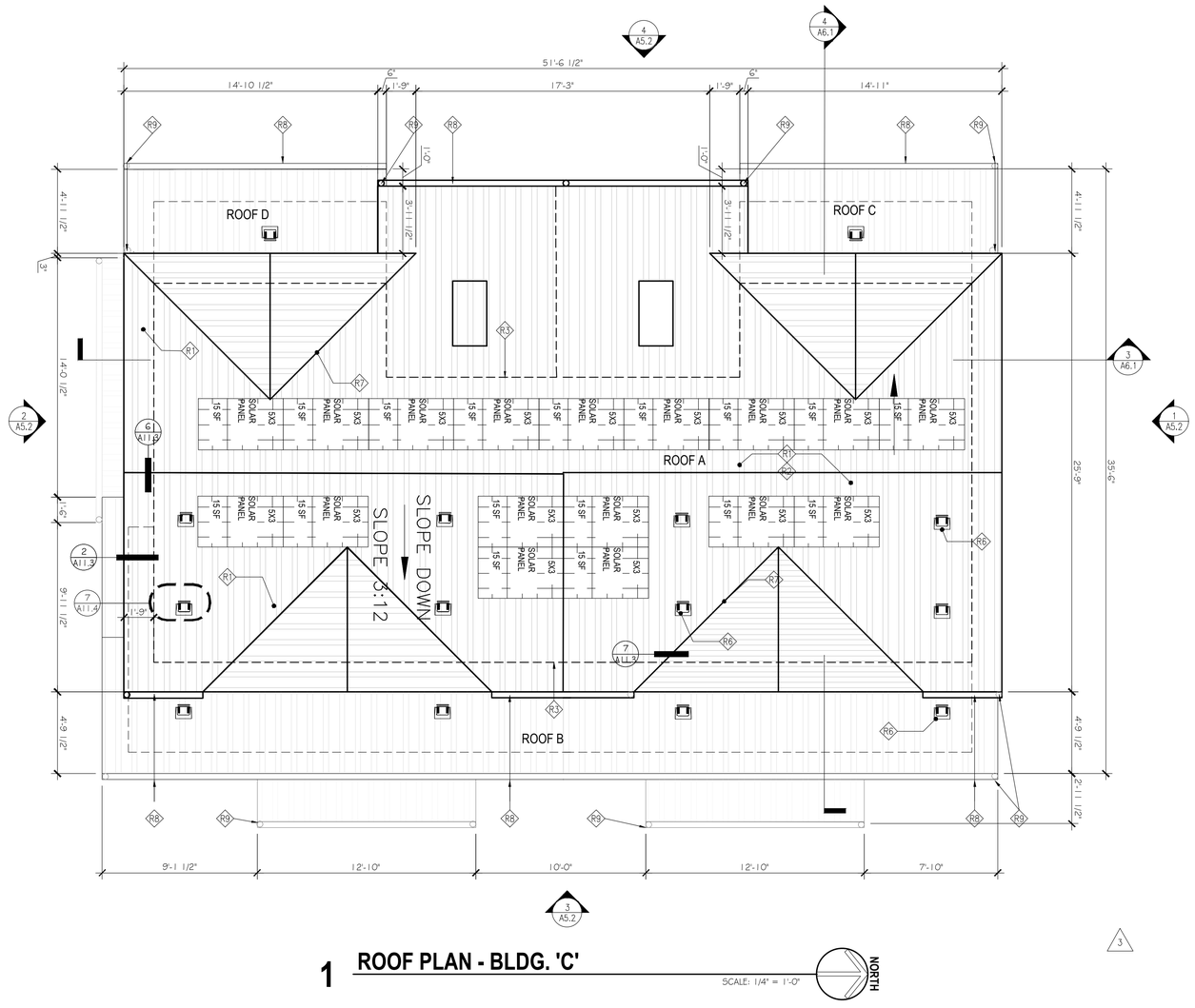

1 ROOF PLAN - BLDG. 'C'

SCALE: 1/4" = 1'-0"

NORTH

ROOF KEYNOTES

- R1 ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL. SEE ELEVATIONS & SHEET G-111 FOR REPORT
- R2 FIRE RESISTANT TREATED PLYWOOD ROOF SHEATHING (NO PENETRATIONS)
- R3 BUILDING OUTLINE BELOW
- R6 O'HAGIN LOW PROFILED (TAPERED) ROOF VENTILATION; FINISH: BLACK
- R7 ROOF VALLEY, TYP.
- R8 GUTTER
- R9 DOWNSPOUT

ROOF PLAN SPECIFIC NOTES

1. ROOF COVERINGS CLASS:
   CLASS "B" OR BETTER
2. ROOFING MATERIALS: ASPHALT FIBERGLASS SHINGLES
   A. ATLAS STORMMASTER SHAKE OR APPROVED EQUAL.
      SEE ELEVATIONS & SHEET G-111 FOR REPORT
   B. RAKE CONDITIONS TO BE TIGHT U.N.O. ON ROOF PLANS.
   C. ROOF OVERHANGS ARE TO BE 18" U.N.O. ON ROOF PLANS.
   D. CONTRACTOR SHALL PROVIDE SAMPLE TO OWNER OR ARCHITECT FOR APPROVAL.

ROOF PLAN TYPICAL NOTES

1. PIPES & VENT PENETRATIONS MUST BE WEATHERPROOFED PER DETAILS 11/A11.3 & 1/A11.4
2. OVERHANGS TO BE 18" TYP. REFER TO DETAILS FOR MORE INFO.
3. ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS
4. WOOD-SHINGLE AND WOOD-SHAKE ARE PROHIBITED REGARDLESS OF THE FIRE RETARDANCY CLASSIFICATION.
5. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED w/ POSITIVE DRAINAGE PRIOR TO THE INSTALLATION OF ANY ROOFING MATERIALS.
6. ALL EXPOSED ROOF MOUNTED EQUIPMENT (SUCH AS HOODS, VENTS, DISHES, ETC.) SHALL BE PAINTED TO SUIT THE EXTERIOR HOME FINISHES AND AS APPROVED BY THE ARCHITECT.
7. GENERAL CONTRACTOR TO COORDINATE ALL PENETRATIONS FOR HOODS, VENTS, ETC. WITH RESPECTIVE CONTRACTORS FOR A PROPER AND FIT ROOFING INSTALLATION.
8. ROOFING MATERIALS AS IDENTIFIED BY THE FINISH DESIGNATED SHALL BE INSTALLED TO THE FULL AND COMPLETE REQUIREMENTS OF THE TILE OR OTHER MATERIAL MANUFACTURERS SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL OBTAIN THE ROOF WARRANTY AS A REQUIRED DOCUMENT FOR THE OWNERS USE IN SALES AND RECORDS.
9. OPENINGS IN ALL VENTS SHALL HAVE AT LEAST 1/16 INCH CORROSION RESISTANT METAL MESH COVERING.
11. OPTIONAL GJ. GUTTER AND DOWNSPOUT, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
12. ALL ELEVATIONS ARE GIVEN TO TOP OF FLOOR SLAB ELEVATION.
13. WHERE VENT PIPES PENETRATE ROOF SHEATHING, GENERAL CONTRACTOR SHALL INSTALL VENT PIPES AND MISCELLANEOUS ASSEMBLIES AS PER THE ROOFING MANUFACTURER SPECIFICATIONS AND REQUIREMENTS FOR A WARRANTED INSTALLATION.
15. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
16. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE PER CENC 110.10(b)3

VENTING CALCULATIONS

BUILDING C

ROOF A - ATTIC SPACE = 954.58 SQ.FT
ROOF B - ATTIC SPACE = 273.93 SQ.FT
ROOF C - ATTIC SPACE = 65.46 SQ.FT
ROOF D - ATTIC SPACE = 65.42 SQ.FT

ROOF A = 954.58/300 = 3.18 SQ.FT x 144 = 457.92 SQ.IN
TOTAL VENTS REQUIRED = 457.92 SQ.IN/72 SQ.IN IN NFVA = 8 VENTS
50% LOW/INTAKE VENTS = 4
50% HIGH/EXHAUST VENTS = 4

ROOF B = 273.93/150 = 1.83 SQ.FT x 144 = 263.528 SQ.IN
TOTAL VENTS REQUIRED = 263.52 SQ.IN/72 SQ.IN IN NFVA = 4 VENTS
100% HIGH VENTS = 4 VENTS

ROOF C = 65.46/150 = 0.44 SQ.FT x 144 = 63.36 SQ.IN
TOTAL VENTS REQUIRED = 63.36 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF D = 65.42/150 = 0.44 SQ.FT x 144 = 63.36 SQ.IN
TOTAL VENTS REQUIRED = 63.36 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
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LICENSED ARCHITECT
U-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

CDA+PDG, INC.
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TUSTIN, CA 92780
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626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
ROOF PLAN - BLDG. 'C'

drawn by: CDA+PDG, INC
plot date:
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.12**

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PLOTTED: January 1, 2025 Layout:

BUILDING PLAN NOTES

1. MIN. 26 GAUGE SHEET METAL FOR DRYER DUCT THRU GARAGE WALL PER CRC R302.5.2
2. REFER TO DETAIL 3/A11.10 FOR GARAGE TO DWELLING UNIT ROOF CEILING ASSEMBLY
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4. TEMPERED GLASS SHALL BE INSTALLED ON ALL SHOWER ENCLOSURE.
5. ANTI SCALD VALVE ARE TO BE INSTALLED AT EVERY SHOWER UNIT. PLEASE SEE PLUMBING PLANS.

FLOOR PLAN KEYNOTES

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2. 30" COOKTOP AND METAL HOOD ABOVE WITH LIGHT AND FAN (VENT TO OUTSIDE AIR).
4. TUB/SHOWER W/ WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O. 1.8 GPM. CGBSC 4.303.1.3.2. SEE DETAIL 5 & 6/11.10. 3
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6. SHATTERPROOF GLASS SHOWER ENCLOSURE.
7. LINEN CABINET. O.F.C.I.
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WALL SCHEDULE

SYMBOL	DESCRIPTION
1	**NON-RATED EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C WITH STUCCO O/ METAL LATH & BUILDING PAPER. SEE DETAIL A/11.1
2	**ONE HOUR INTERIOR WALL** 2x6 MIN. WD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BD. APPLIED VERTICALLY OR HORIZONTALLY NAILED W/6d COOLER NAILS @ 7" O.C. W/ 3 END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE. W/ 3 1/2" BATT INSULATION. UL U309. SEE DETAIL 5/A11.1
3	**NON-RATED INTERIOR PARTITION:** 2 x STUDS @ 16"O.C. WITH 5/8" GYP. BD. ON BOTH SIDES. SEE DETAIL 3/A11.1
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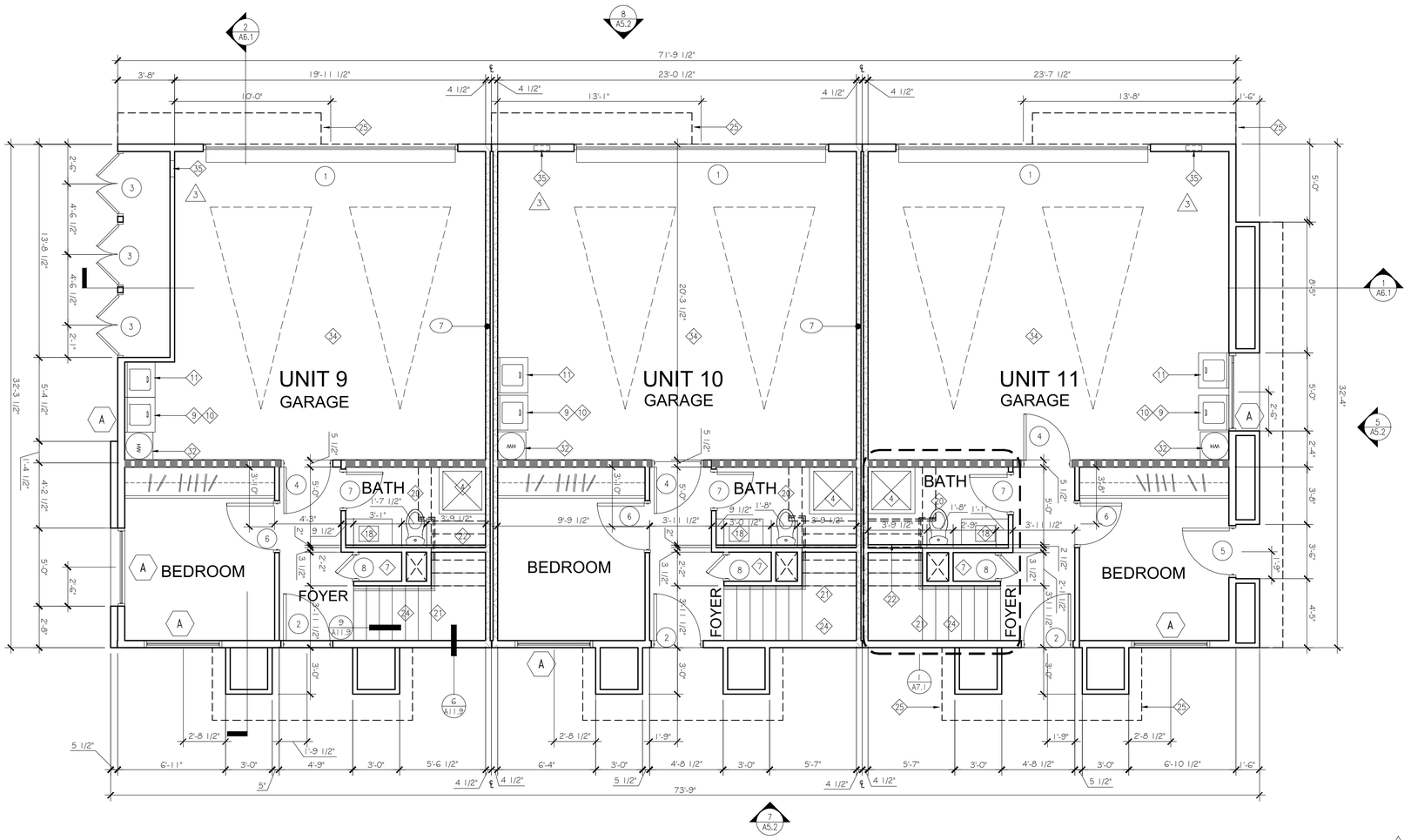

1 FIRST FLOOR PLAN - BLDG. 'D'

SCALE: 1/4" = 1'-0"

NORTH

C-057193-2022

City of Pomona Planning Division

ACCEPTED

06/25/2025

cmolina

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1ST FLOOR PLAN - BLDG. 'D'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A2.13**

PLOTTED: January 1, 2025 Layout:

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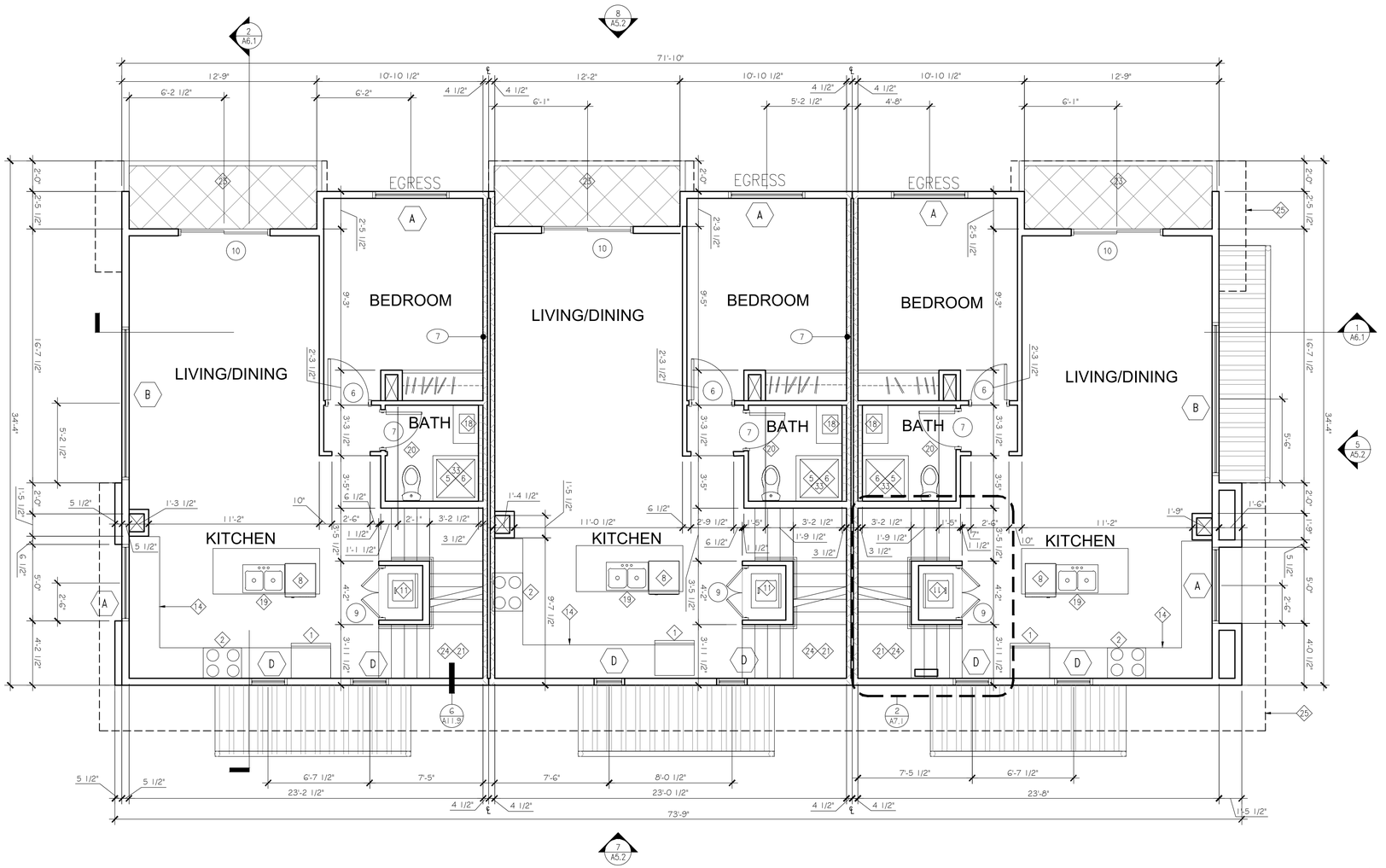

1 3RD FLOOR PLAN - BLDG. 'D'

SCALE: 1/4" = 1'-0"

NORTH

C-057193-2022

City of Pomona Planning Division

ACCEPTED

06/25/2025 cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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PROJECT:
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312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
3RD FLOOR PLAN - BLDG. 'D'

drawn by:	CDA+PDG, INC
plot date:	Jan 01, 2025
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drawing no:	**A2.14**

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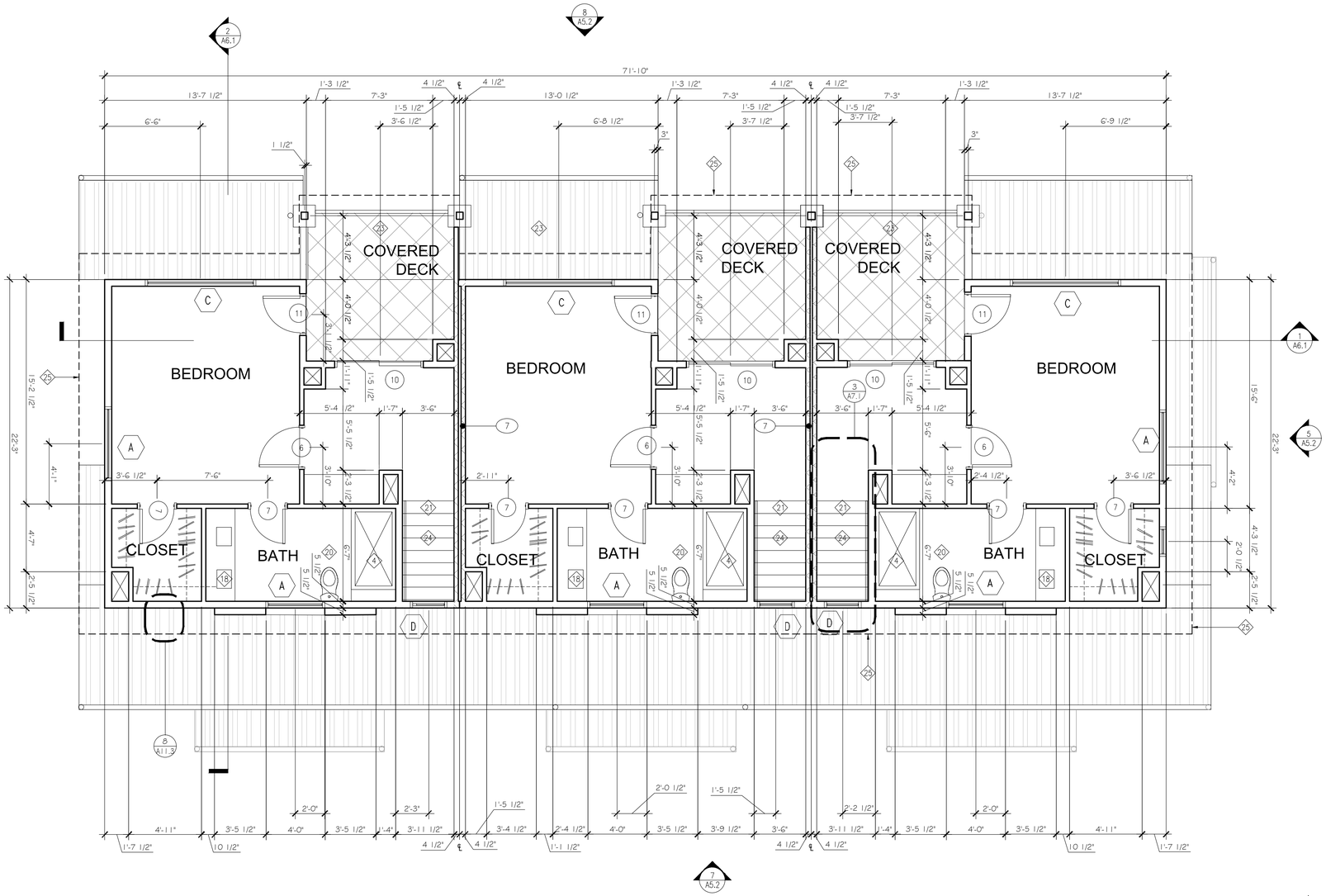

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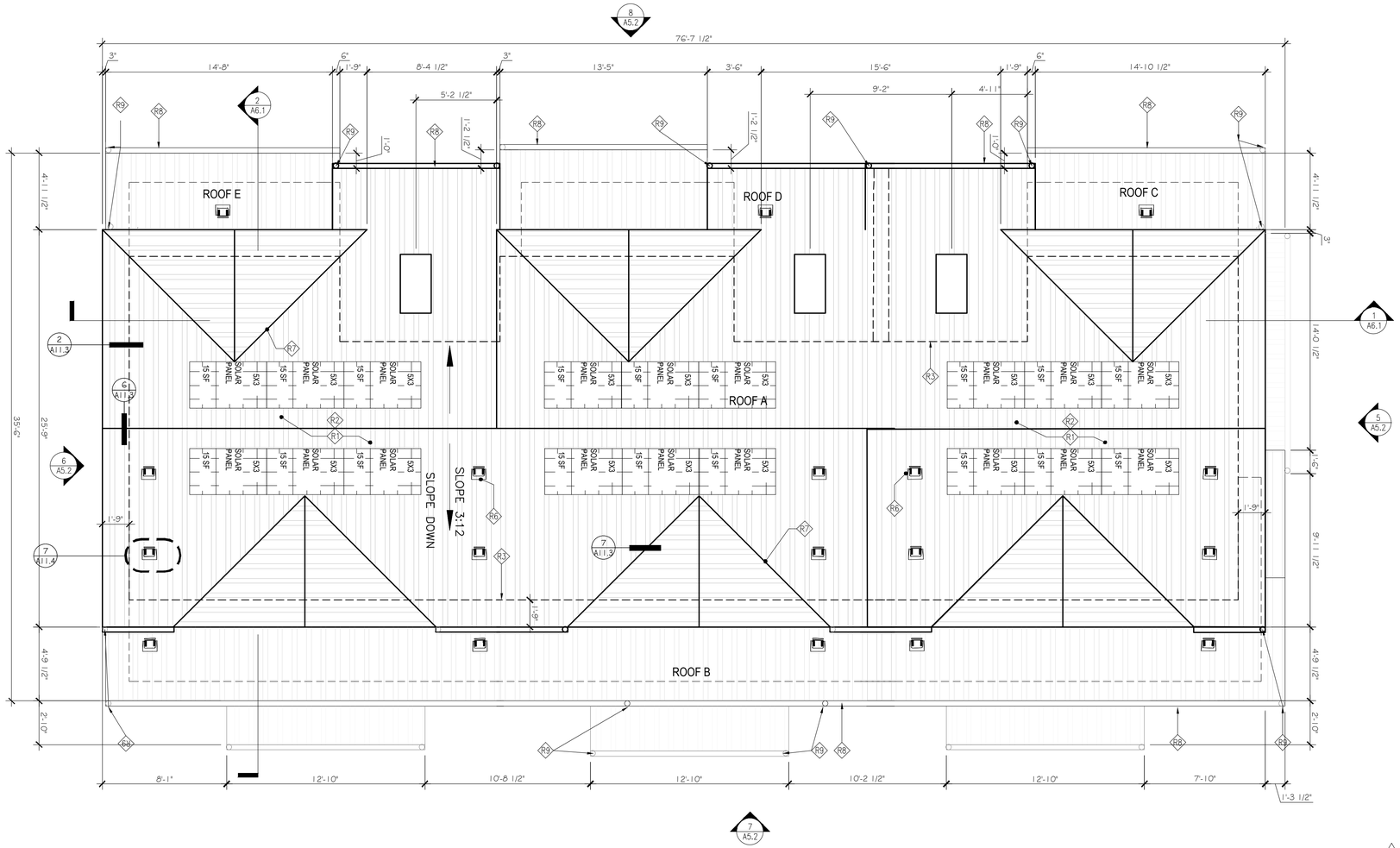

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NORTH

ROOF KEYNOTES

- R1 ASPHALT FIBERGLASS SHINGLES: ATLAS STORMMASTER SHAKE, COLOR: PEWTER OR APPROVED EQUAL. SEE ELEVATIONS & SHEET G-111 FOR REPORT
- R2 FIRE RESISTANT TREATED PLYWOOD ROOF SHEATHING (NO PENETRATIONS)
- R3 BUILDING OUTLINE BELOW
- R6 O'HAGIN LOW PROFILED (TAPERED) ROOF VENTILATION; FINISH: BLACK
- R7 ROOF VALLEY, TYP.
- R8 GUTTER
- R9 DOWNSPOUT

ROOF PLAN SPECIFIC NOTES

1. ROOF COVERINGS CLASS: CLASS "B" OR BETTER
2. ROOFING MATERIALS: ASPHALT FIBERGLASS SHINGLES
   A. ATLAS STORMMASTER SHAKE OR APPROVED EQUAL. SEE ELEVATIONS & SHEET G-111 FOR REPORT
   B. RAKE CONDITIONS TO BE TIGHT U.N.O. ON ROOF PLANS.
   C. ROOF OVERHANGS ARE TO BE 18" U.N.O. ON ROOF PLANS.
   D. CONTRACTOR SHALL PROVIDE SAMPLE TO OWNER OR ARCHITECT FOR APPROVAL.

ROOF PLAN TYPICAL NOTES

1. PIPES & VENT PENETRATIONS MUST BE WEATHERPROOFED PER DETAILS 11/A11.3 & 1/A11.4
2. OVERHANGS TO BE 18" TYP. REFER TO DETAILS FOR MORE INFO.
3. ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS
4. WOOD-SHINGLE AND WOOD-SHAKE ARE PROHIBITED REGARDLESS OF THE FIRE RETARDANCY CLASSIFICATION.
5. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED w/ POSITIVE DRAINAGE PRIOR TO THE INSTALLATION OF ANY ROOFING MATERIALS.
6. ALL EXPOSED ROOF MOUNTED EQUIPMENT (SUCH AS HOODS, VENTS, DISHES, ETC.) SHALL BE PAINTED TO SUIT THE EXTERIOR HOME FINISHES AND AS APPROVED BY THE ARCHITECT.
7. GENERAL CONTRACTOR TO COORDINATE ALL PENETRATIONS FOR HOODS, VENTS, ETC. WITH RESPECTIVE CONTRACTORS FOR A PROPER AND FIT ROOFING INSTALLATION.
8. ROOFING MATERIALS AS IDENTIFIED BY THE FINISH DESIGNATED SHALL BE INSTALLED TO THE FULL AND COMPLETE REQUIREMENTS OF THE TILE OR OTHER MATERIAL MANUFACTURERS SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL OBTAIN THE ROOF WARRANTY AS A REQUIRED DOCUMENT FOR THE OWNERS USE IN SALES AND RECORDS.
9. OPENINGS IN ALL VENTS SHALL HAVE AT LEAST 1/16 INCH CORROSION RESISTANT METAL MESH COVERING.
11. OPTIONAL G.I. GUTTER AND DOWNSPOUT, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
12. ALL ELEVATIONS ARE GIVEN TO TOP OF FLOOR SLAB ELEVATION.
13. WHERE VENT PIPES PENETRATE ROOF SHEATHING, GENERAL CONTRACTOR SHALL INSTALL VENT PIPES AND MISCELLANEOUS ASSEMBLIES AS PER THE ROOFING MANUFACTURER SPECIFICATIONS AND REQUIREMENTS FOR A WARRANTED INSTALLATION.
15. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
16. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE PER CENC 110.10(b)3

VENTING CALCULATIONS

BUILDING A,B AND D

ROOF A – ATTIC SPACE = 1428.76 SQ.FT
ROOF B – ATTIC SPACE = 399.73 SQ.FT
ROOF C – ATTIC SPACE = 63.03 SQ.FT
ROOF D – ATTIC SPACE = 61.69 SQ.FT
ROOF E – ATTIC SPACE = 63.53 SQ.FT

ROOF A = 1428.76/300 = 4.76 SQ.FT x 144 = 685.44 SQ.IN
TOTAL VENTS REQUIRED = 685.44 SQ.IN/72 SQ.IN IN NFVA = 10 VENTS
50% LOW/INTAKE VENTS = 5
50% HIGH/EXHAUST VENTS = 5

ROOF B = 399.82/150 = 2.67 SQ.FT x 144 = 384.48 SQ.IN
TOTAL VENTS REQUIRED = 384.48 SQ.IN/72 SQ.IN IN NFVA = 6 VENTS
100% HIGH VENTS = 6 VENTS

ROOF C = 63.03/150 = 0.42 SQ.FT x 144 = 60.48 SQ.IN
TOTAL VENTS REQUIRED = 60.48 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF D = 61.69/150 = 0.41 SQ.FT x 144 = 59.04 SQ.IN
TOTAL VENTS REQUIRED = 59.04 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

ROOF E = 63.53/150 = 0.42 SQ.FT x 144 = 60.48 SQ.IN
TOTAL VENTS REQUIRED = 60.48 SQ.IN/72 SQ.IN IN NFVA = 1 VENT
100% HIGH VENTS = 1 VENT

C-057193-2022

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A	10/2024	2nd 3rd 2nd 1st Planning Re-Dsbl Corrections
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No. C-25837
REN. 07-31-25
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TUSTIN, CA 92780
714-832-2100
BRANCH OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
ROOF PLAN - BLDG. 'D'

drawn by:	CDA+PDG, INC
plot date:	Jan 01, 2025
issue date:	Jan 01, 2025
job#:	2101
cad file:	
drawing no:	**A2.16**

PLOTTED: January 1, 2025 Layout:

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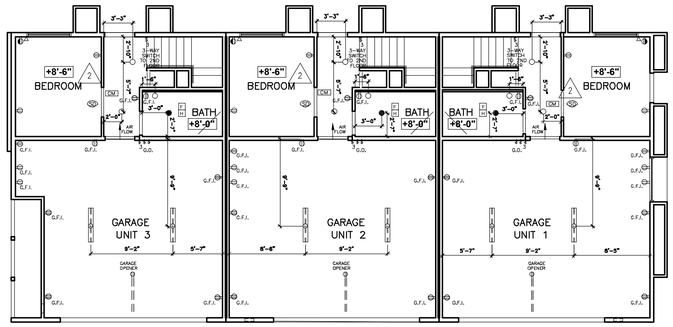
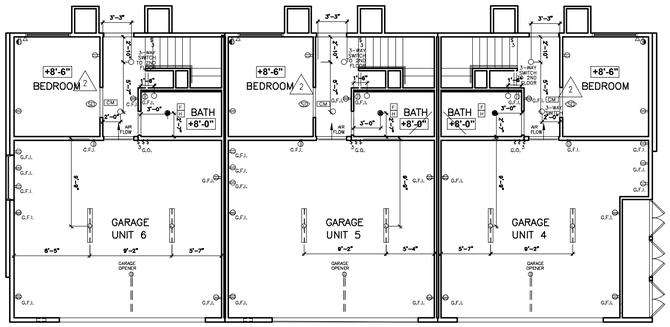


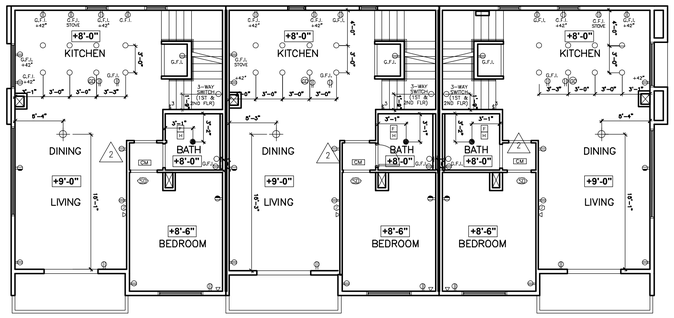
1 FIRST FLOOR REFLECTED CEILING PLAN - BLDG. 'A'

SCALE: 1/8" = 1'-0"



4 FIRST FLOOR REFLECTED CEILING PLAN - BLDG. 'B'

SCALE: 1/8" = 1'-0"



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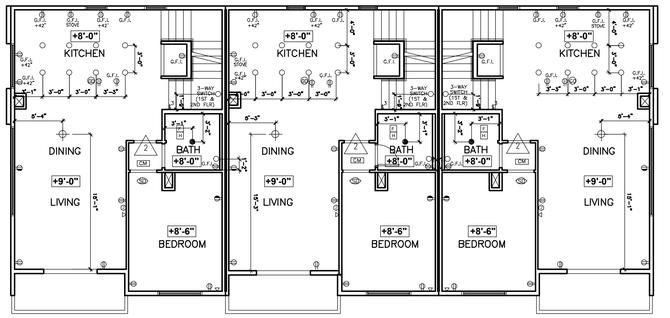

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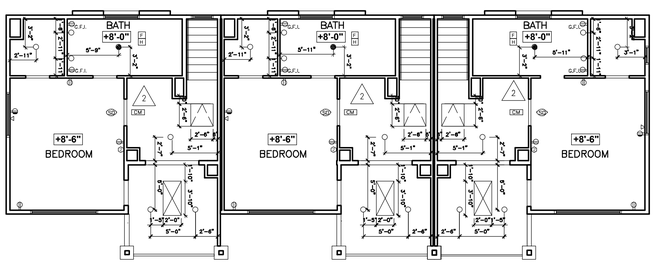
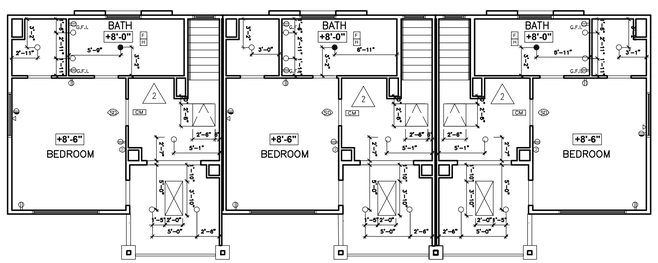


3 THIRD FLOOR REFLECTED CEILING PLAN - BLDG 'A'

SCALE: 1/8" = 1'-0"



6 THIRD FLOOR REFLECTED CEILING PLAN - BLDG 'B'

SCALE: 1/8" = 1'-0"

RCP LEGEND

SYMBOL	DESCRIPTION
	DUPLEX GROUNDING TYPE RECEPTACLE
G.F.I.	DUPLEX GROUND FAULT INTERRUPTING TYPE RECEPTACLE
	SWITCHABLE DUPLEX GOUNDING TYPE RECEPTACLE
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+42"	FIXTURE TO BE LOCATED # INCHES ABOVE F.F.
S	SWITCH
S G.O.	SWITCH FOR GARAGE OPENER
S 3	THREE WAY (OR MORE) SWITCH
GD	GARBAGE DISPOSAL
	TELEPHONE JACK
TV	TV CABLE RECEPTACLE
	PENDANT LIGHT FIXTURE
	4'-0" (2 BULB) FLUORESCENT SURFACE MOUNTED CEILING LIGHT FIXTURE, MUST BE HIGH EFFICACY LIGHTING, MUST PROVIDE COVER
	RECESSED CEILING LIGHT FIXTURE PROVIDE COVER AND FLUORESCENT BULB
	WATER PROOFED RECESSED CEILING LIGHT FIXTURE PROVIDE COVER AND FLUORESCENT BULB
H	HEATER
F	EXHAUST FAN, PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 25 C.F.M AIR EXHAUST W/ BACKDRAFT DAMPER & FLUORESCENT LIGHT
SD	SMOKE DETECTOR HARDWIRED WITH BATTERY BACK-UP. SHALL SOUND AUDIBLE ALARM IN ALL ROOMS WHEN ACTIVATED
	30"X30" ATTIC ACCESS OPENING WITH 30" MIN. HEADROOM. THE OPENING SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. (1505.1)
+9'-2"	CEILING HEIGHT SEE FINISH SCHEDULE
	AREA OF DROP CEILING
CM	UL 2034/2075 RATED CARBON MONOXIDE ALARMS INTERCONNECTED AND HARDWIRED WITH OTHER CARBON MONOXIDE ALARMS. CAN BE BATTERY OPERATED. (CBC 420.4)

RCP NOTES

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2. ALL RECESSED LUMINARTIES IN INSULATED CEILING, INCANDESCENT OR FLOURSECENT SHALL BE AIRTIGHT (A.T.) AND FOR INSULATION COVER (I.C.)
3. SMOKE DETECTORS MUST RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.
4. EXTERIOR LIGHTING – SHALL BE HOODED AND ARRANGED REFLECT AWAY FROM ADJOINING PROPERTIES AND STREETS. LIGHT STANDARDS SHALL COMPLY WITH THE PROVISION FOR ACCESSORY BUILDING AND EXTERIOR LIGHT FIXTURES MAY BE MOUNTED A MAXIMUM OF 15 FT ABOVE THE ADJACENT FINISHED FLOOR LEVEL ON ANY EXTERIOR WALL OR STRUCTURE.
5. AT LEAST ONE DUPLEX OUTLET AND A MINI. OF ONE CEILING LIGHT FIXTURE PROVIDING AT LEAST ONE FOOT-CANDLE AT GROUND LEVEL, SHALL BE PROVIDED FOR EVERY 400 SQFT OF COVERED PARKING AREA. ALL STEPS, RAMPS, DRIVEWAYS OR CORRIDORS LEADING TO COVERED PARKING AREAS SHALL BE ILLUMINATED TO AN INTENSITY OF 1 FOOT CANDLE AT GROUND LEVEL.
6. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER RESIDENTIAL CODE R314.4.

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PLOTTED: January 1, 2025 Layout:

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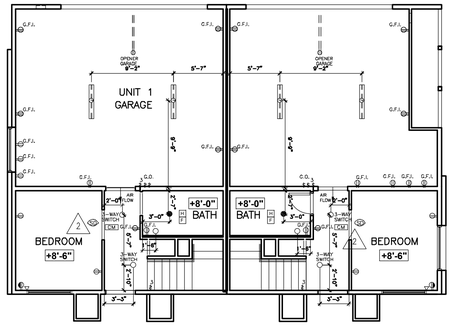

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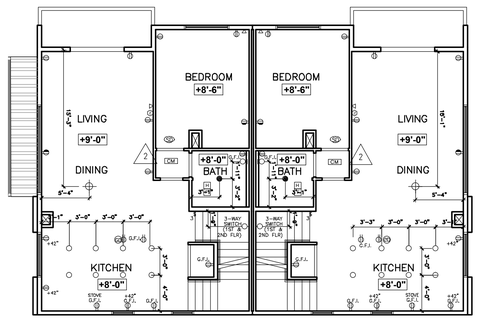
SCALE: 1/8" = 1'-0"



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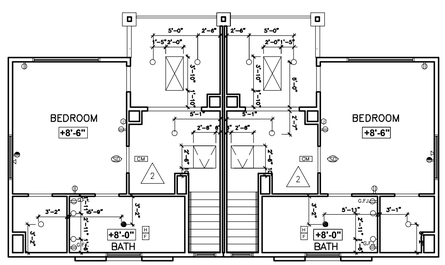

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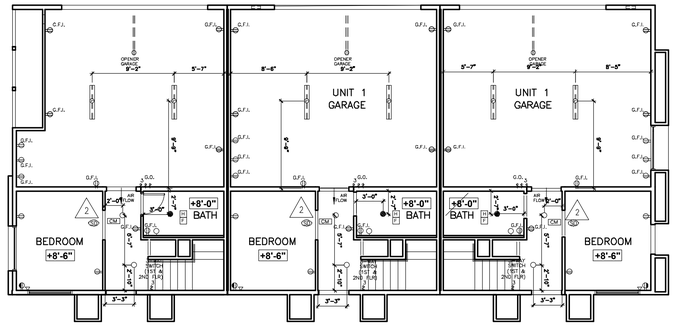

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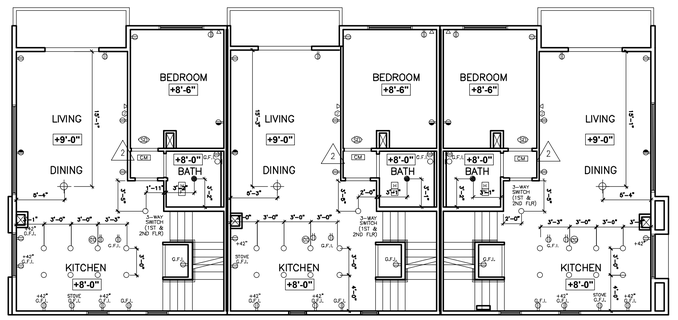

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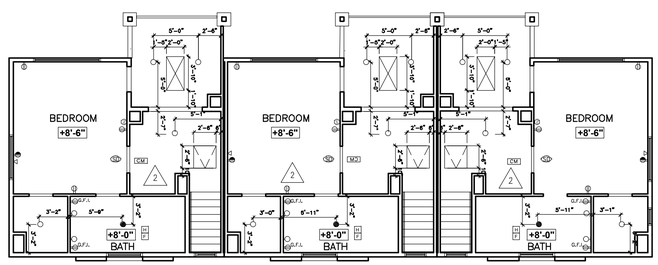

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SHEET TITLE:
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drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A3.2**

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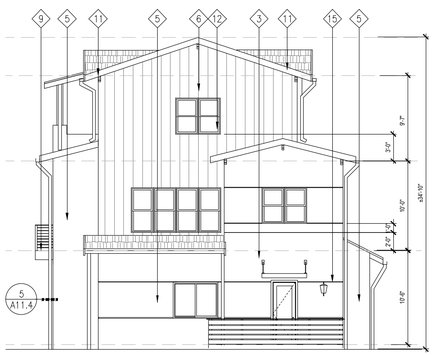
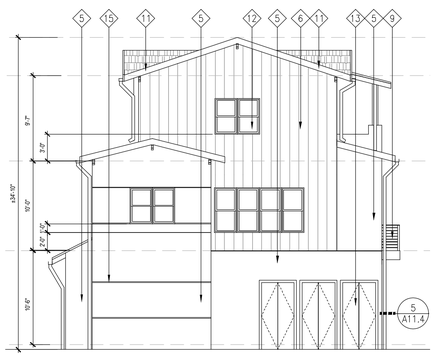


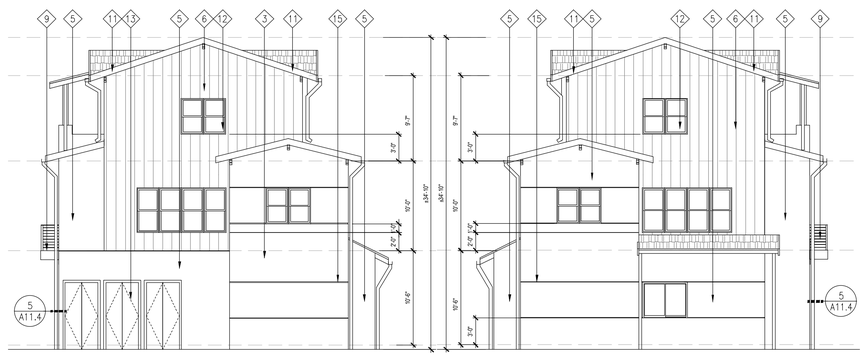
1 NORTH ELEVATION - BLDG 'A'

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG 'A'

SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION - BLDG 'B'

SCALE: 1/8" = 1'-0"

6 SOUTH ELEVATION - BLDG 'B'

SCALE: 1/8" = 1'-0"

3 EAST ELEVATION - BLDG 'A'

SCALE: 1/8" = 1'-0"

7 EAST ELEVATION - BLDG 'B'

SCALE: 1/8" = 1'-0"

4 WEST ELEVATION - BLDG 'A'

SCALE: 1/8" = 1'-0"

8 WEST ELEVATION - BLDG 'B'

SCALE: 1/8" = 1'-0"

TOWNHOUSE ELEVATION

ELEVATION STYLE COLORS AND MATERIALS

3. THREE-COAT STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
4. THREE-COAT STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET632 FLUR SACK OR APPROVED EQUAL
5. THREE-COAT STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DE6366 SILVER SPOON OR APPROVED EQUAL
6. CEMENT BOARD, COLOR TO MATCH: DUNN EDWARDS DET646 WARM AND TOASTY OR APPROVED EQUAL
7. CEMENT BOARD, COLOR TO MATCH: DUNN EDWARDS DE6370 CHARCOAL SMUDGE OR APPROVED EQUAL
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9. METAL RAILING, PAINT COLOR TO MATCH: DUNN EDWARDS DE 6357 BLACK TIE OR APPROVED EQUAL
10. METAL FRAMED TRANSLUCENT GARAGE DOOR OR APPROVED EQUAL, FINISHED AS PER DOOR & WINDOW SCHEDULE SHEET A9.1
11. FASCIA, PAINT, COLOR TO MATCH: DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
12. DOOR AND WINDOW FRAME, FINISHED AS PER DOOR & WINDOW SCHEDULE SHEET A9.1
13. METAL DOORS FOR UTILITY ROOM, FINISHED AS PER DOOR & WINDOW SCHEDULE SHEET A9.1
15. 3/4" METAL REVEAL

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C-057193-2022

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LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
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CDA+PDG,INC.
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15615 ALTON PKWY, SUITE 112
TUSTIN, CA 92780
714-832-5100
BRANCH OFFICE
17328 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
EXTERIOR ELEVATIONS - BLDGS 'A' AND 'B'

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A5.1**

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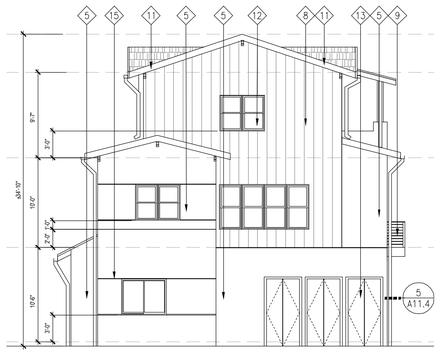
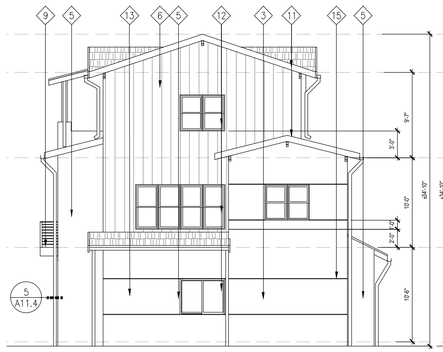


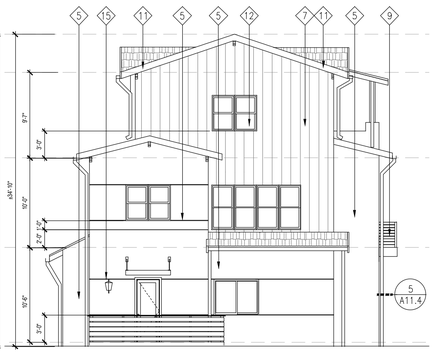
1 NORTH ELEVATION - BLDG 'C'

SCALE: 1/8" = 1'-0"



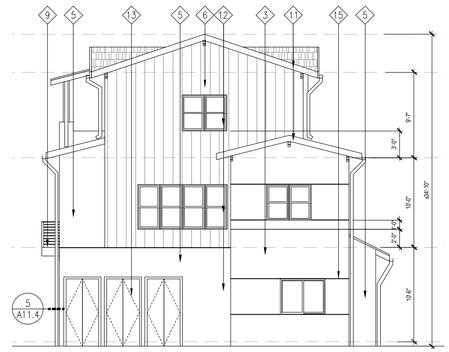
2 SOUTH ELEVATION - BLDG 'C'

SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION - BLDG 'D'

SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION - BLDG 'D'

SCALE: 1/8" = 1'-0"

3 EAST ELEVATION - BLDG 'C'

SCALE: 1/8" = 1'-0"

7 EAST ELEVATION - BLDG 'D'

SCALE: 1/8" = 1'-0"

4 WEST ELEVATION - BLDG 'C'

SCALE: 1/8" = 1'-0"

8 WEST ELEVATION - BLDG 'D'

SCALE: 1/8" = 1'-0"

TOWNHOUSE ELEVATION

ELEVATION STYLE COLORS AND MATERIALS

3. THREE-COAT STUCCO: ECOSTUCCO, PRIMA & TRIDALIME, FINISH: SAND. COLOR MATCH: DUNN EDWARDS DET649 CARRARA OR APPROVED EQUAL
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drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
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job#: 2101
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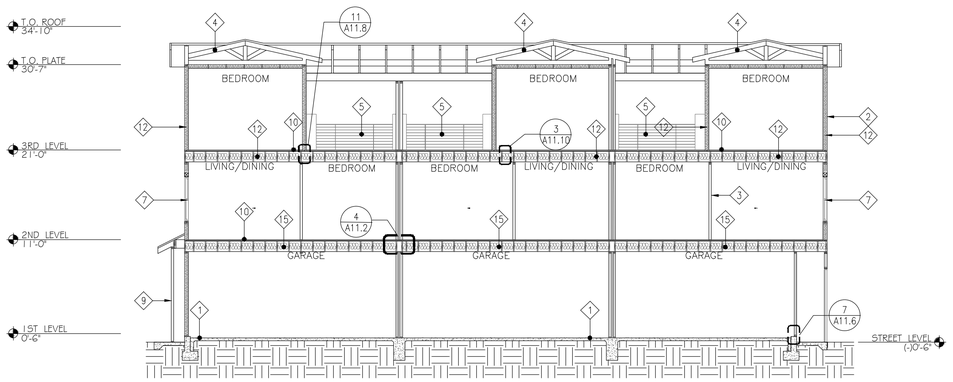
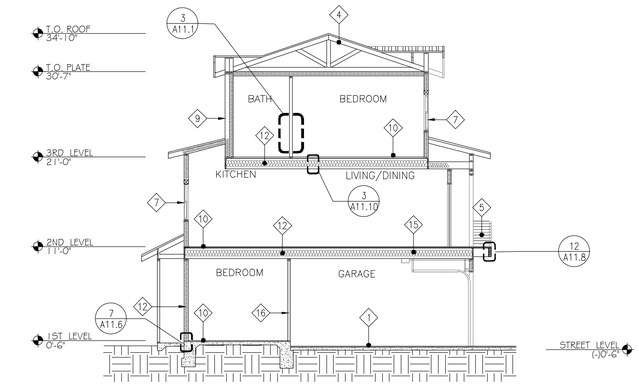


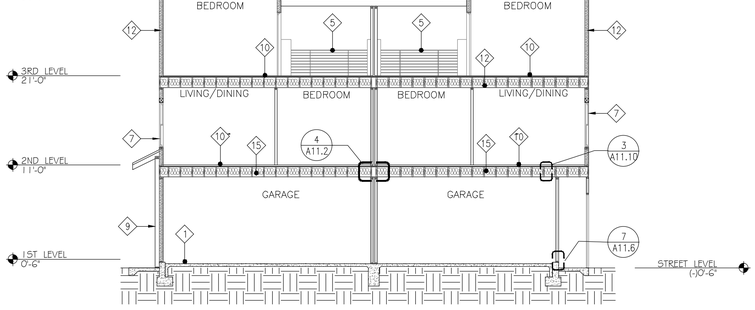
1 BUILDING 'A' - SECTION 1, BUILDINGS 'B' AND 'D' (MIRRORED)

SCALE: 1/8" = 1'-0"



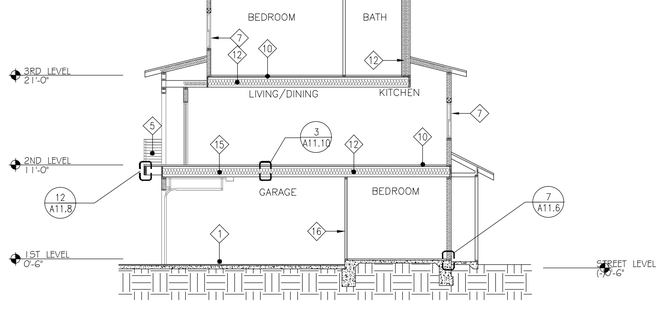
2 BUILDING 'A' - SECTION 2, BUILDINGS 'B' AND 'D' (MIRRORED)

SCALE: 1/8" = 1'-0"



3 BUILDING 'C' - SECTION 1

SCALE: 1/8" = 1'-0"



4 BUILDING 'C' - SECTION 2

SCALE: 1/8" = 1'-0"

SECTION KEYNOTES

1. CONCRETE SLAB – SEE STRUCTURAL
4. ROOF FRAMING – SEE STRUCTURAL
5. 42" H. MIN. GUARDRAIL
7. WINDOW SEE WINDOW SCHEDULE
9. FURRING WALL
10. SCHEDULED FLOOR FINISH. OFCI.
12. BATT INSULATION PER TITLE 24.
15. 1–HR FIRE RATED FLOOR ABOVE GARAGE. SEE TITLE 24 FOR INSULATION.
16. 1–HR FIRE WALL BETWEEN GARAGE AND HABITABLE ROOMS. SEE TITLE 24 FOR INSULATION.

SECTION NOTES

2. NO ROOFTOP EQUIPMENT SHALL BE PERMITTED.
3. PIPE AND VENT PENETRATIONS TO BE WATERPROOFED.
4. THE WALLS AND SOFFITS OF THE ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR 1–HOUR FIRE RESISTIVE CONSTRUCTION.
5. ONE HOUR FIRE–RESISTIVE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS, CEILINGS, POSTS AND BEAMS OF GARAGE ADJACENT TO OR SUPPORTING RESIDENTIAL USES. 5/8" TYPE "X" GYP. BD.
6. ALL STAIRS TO HAVE A MAXIMUM RISE OF 7.75 INCHES AND MINIMUM RUN OF 10 INCHES WHEN THE STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 10.
7. HANDRAIL SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF TREADS.
8. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4–INCH DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6–INCH DIAMETER SPHERE.
9. THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1–1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS SECTIONAL DIMENSION.
10. PROVIDE 42 INCH HIGH PROTECTIVE GUARDRAIL FOR DECKS, PORCHES, BALCONIES AND RAISED FLOORS (WHEN MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW), AND OPEN SIDE(S) OF STAIR LANDINGS. OPENING BETWEEN BALUSTERS/RAILS SHALL PRECLUDE PASSAGE OF 4 INCH DIAMETER SPHERE.
11. HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN SECTION R311.7.8.5. R311.7.8.4 GRIP–SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

   TYPE I.
   HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 21/4 INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

   TYPE II.
   HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 11/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).
12. HANDRAILS AND GUARDS ARE DESIGNED TO RESIST THE FOLLOWING LIVE LOAD FORCES PER CRC TABLE R301.5.
    A) GUARDRAILS AND HANDRAILS 200 LBS. (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
    B) GUARDRAIL IN–FILL COMPONENTS: 50 LBS (HORIZONTAL APPLIED ON AN AREA EQUAL TO 1 SQUARE FOOT).
13. RETURN HANDRAIL(S) TO NEWEL POST OR WALL. (R311.7.7.2.)
14. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT–CANDLE (11LUX).

T–24 NOTE:
REFER TO CERTIFICATE OF COMPLIANCE (MECHANICAL DRAWINGS) FOR T–24 BUILDING INSULATION REQUIREMENTS.

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PROJECT:
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MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
BUILDING SECTIONS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A6.1**

PLOTTED: January 1, 2025 Layout:

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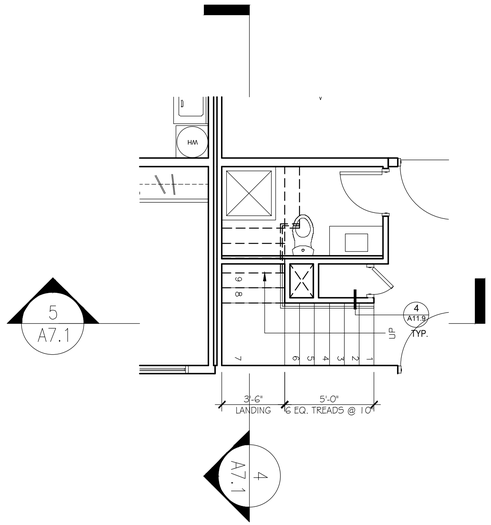
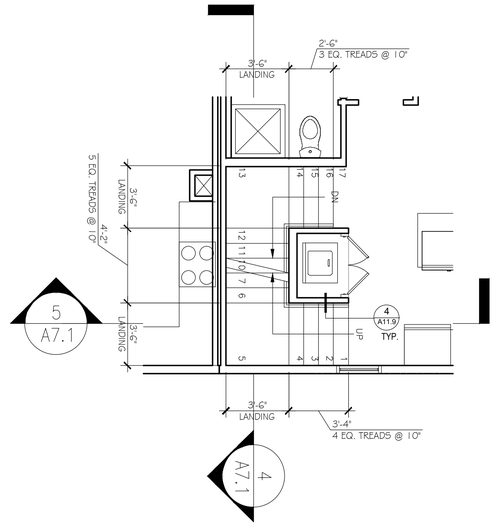


1 ENLARGED STAIR PLAN - 1ST FLOOR
UNIT TYPE 1 (2 & 3 ARE MIRRORS OF 1)

SCALE: 1/4" = 1'-0"

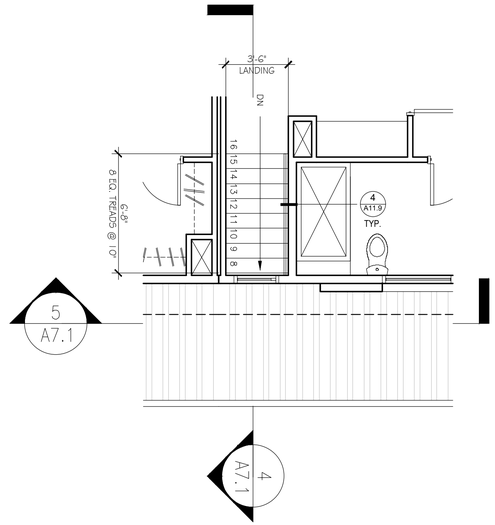
NORTH



2 ENLARGED STAIR PLAN - 2ND FLOOR
UNIT TYPE 1 (2 & 3 ARE MIRRORS OF 1)

SCALE: 1/4" = 1'-0"

NORTH



3 ENLARGED STAIR PLAN - 3RD FLOOR
UNIT TYPE 1 (2 & 3 ARE MIRRORS OF 1)

SCALE: 1/4" = 1'-0"

NORTH

STAIR NOTES

1. ALL STAIR TREAD AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE WITH A VARIATION BETWEEN THE LARGEST AND SMALLEST TO NOT EXCEED $\frac{3}{8}$" ALONG THE ENTIRE RUN OF THE STAIRS PER CBC 1011.5.4.

4 STAIR SECTION UNIT TYPE 1 (2 & 3 ARE MIRRORS OF 1)

SCALE: 1/4" = 1'-0"

5 STAIR SECTION UNIT TYPE 1 (2 & 3 ARE MIRRORS OF 1)

SCALE: 1/4" = 1'-0"

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SHEET TITLE:
STAIR PLANS & SECTIONS - UNITS TYPE 1,2 AND 3

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
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cad file:
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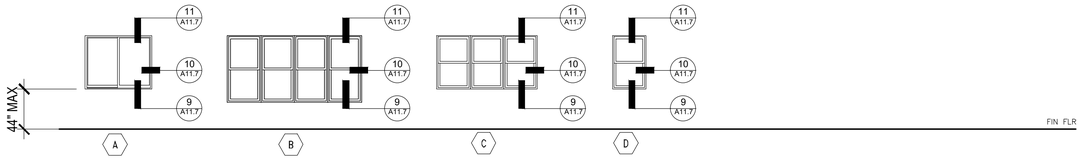
WINDOW SCHEDULE

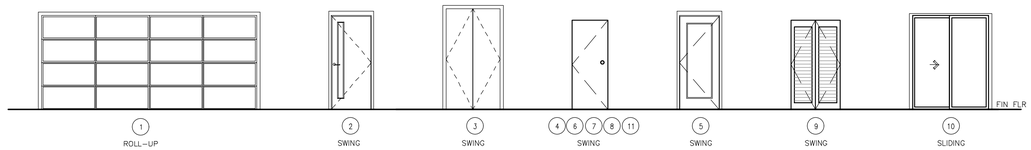
WINDOW MARK	LOCATION	OPERATION	OPENING SIZE	FRAME			GLAZING						EGRESS	MANUFACTURER
			WIDTH x HEIGHT	MATERIAL	FINISH	COLOR	MATERIAL	U VALUE	STC	TYPE	THK.		
1ST. FLOOR LEVEL														MILGARD TUSCANY SERIES OR VALUE WINDOWS OR EQUAL
A	BEDROOM	SLIDER	5'-0" x 4'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"		
2ND. FLOOR LEVEL														
A	KITCHEN, BEDROOM.	SLIDER	5'-0" x 4'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"	EGRESS AS INDICATED ON A2.1-2.4	
B	LIVING/DINING	SINGLE HUNG	10'-0" x 5'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"		
B	KICTHEN/STAIR	SINGLE HUNG	2'-6" x 4'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"		
3RD. FLOOR LEVEL														
A	BATHROOM, BEDROOM	SLIDER	2'-6" x 4'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"		
B	BEDROOM.	SINGLE HUNG	7'-6" x 4'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"		
B	STAIR	SINGLE HUNG	2'-0" x 4'-0"	VINYL	VINYL	COLOR TO MATCH DUNN EDWARDS DET 6357 "BLACK TIE"	VINYL	0.30	40	DUAL PANE	1/2"		



2 **WINDOWS**
SCALE: N.T.S.

DOOR SCHEDULE

MARK	DOOR SIZE W	HT	THK	TYPE	MATL	GLAZING MATERIAL	U-FACTOR	SHGC	VT	FRAME MATL	FINISH	DETAIL HEAD	JAMB	SILL	DOOR AND FRAME COLOR	FIRE RATING LABEL	NOTES
1	16'-0"	7'-0"	1 3/4"	SECTIONAL	ALUM.	–	–	–		ALUM.	PAINTED	10/A11.8	9/A11.8	–	DUNN EDWARDS DET 697 "NOMAD"	–	REMOTE CONTROL
2	3'-0"	7'-0"	1 3/4"	SWING	SOLID CORE	TG	0.30	0.23		WOOD	PAINTED	3/A11.8	2/A11.8	8/A11.6	DUNN EDWARDS DET 6357 "BLACK TIE"	20 MIN	TEMPERED GLASS
3	4'-6"	7'-9"	1 3/4"	DBL SWING	STEEL	–	–	–		WOOD	PAINTED	3/A11.8	2/A11.8	8/A11.8	DUNN EDWARDS DET 689 "COWBOY TRAILS"	–	·
4	3'-0"	6'-8"	1 3/4"	SWING	SOLID CORE	–	–	–		WOOD	PAINTED	4/A11.11	3/A11.11	8/A11.6	DUNN EDWARDS DET 697 "NOMAD"	45-MIN	SELF-CLOSING & SELF-LATCHING
5	3'-0"	7'-0"	1 3/4"	SWING	SOLID CORE	TG	0.30	0.23		WOOD	PAINTED	3/A11.8	2/A11.8	8/A11.8	DUNN EDWARDS DET 6357 "BLACK TIE"	20 MIN	TEMPERED GLASS
6	3'-0"	6'-8"	1 3/4"	SWING	WOOD	–	–	–		WOOD	PAINTED	4/A11.11	3/A11.11	5/A11.11	DUNN EDWARDS DET 697 "NOMAD"	–	·
7	1'-4"	6'-8"	1 3/4"	SWING	WOOD	–	–	–		WOOD	PAINTED	4/A11.11	3/A11.11	5/A11.11	DUNN EDWARDS DET 697 "NOMAD"	–	·
8	2'-8"	6'-8"	1 3/4"	SWING	WOOD	–	–	–		WOOD	PAINTED	4/A11.11	3/A11.11	5/A11.11	DUNN EDWARDS DET 697 "NOMAD"	–	·
9	3'-0"	6'-8"	1 3/4"	DBL SWING	WOOD	–	–	–		WOOD	PAINTED	4/A11.11	3/A11.11	5/A11.11	DUNN EDWARDS DET 697 "NOMAD"	–	LOUVERED FOR AIRFLOW
10	5'-8"	7'-0"	1 3/4"	SLIDING	VINYL	TG	0.30	0.23		VINYL	PAINTED	7/A11.8	7/A11.8	11/A11.6	DUNN EDWARDS DET 6357 "BLACK TIE"	–	TEMPERED GLASS
11	3'-0"	6'-8"	1 3/4"	SWING	SOLID CORE	–	–	–		WOOD	PAINTED	3/A11.8	2/A11.8	8/A11.8	DUNN EDWARDS DET 6357 "BLACK TIE"	–	·



1 **DOORS**
SCALE: N.T.S.

PLOTTED: January 1, 2025 Layout:

WINDOW NOTES

1. PRE-FAB WINDOWS TO BE DUAL GLAZED. SEE TITLE 24 ENERGY REPORT FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO COORDINATE SECURITY REQUIREMENTS AT ALL OPENINGS PRIOR TO THE START OF CONSTRUCTION.
3. ALL WINDOW ELEVATIONS BELOW WERE DRAWN AS VIEWED FROM EXTERIOR SIDE
4. ALL GLASS AND GLAZING TO BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 24, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
5. WINDOWS AT BATHROOMS AND OTHER LOCATIONS DETERMINED BY THE CODE SHALL BE TEMPERED AS REQUIRED BY CBC 2022 CALIFORNIA EDITION.
6. FLASH AROUND ALL EXTERIOR WINDOW OPENINGS WITH APPROVED FLASHING.
7. WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH AMERICAN NATIONAL STANDARD INSTITUTE RREQUIREMENTS.
8. ALL EXTERIOR WINDOWS W/GRIDS, SCREEN, WEATHER STRIPPED FRAME
9. FRAMING CONTRACTOR TO VERIFY MANUFACTURER'S ROUGH WINDOW OPENING AND FIELD ROUGH DIMENSIONS.
10. ALL WINDOW FRAMES TO BE FACTORY FINISH – COLOR BY ARCHITECT.
11. WINDOW CONTRACTOR TO PROVIDE ARCHITECT WITH DETAILED SHOP DRAWINGS PRIOR TO FABRICATION. DRAWINGS TO INCLUDE (BUT NOT LIMITED TO) HEAD, JAMB, AND SILL DETAILS.
12. BEDROOMS SHALL HAVE AT LEAST ONE OPENABLE DOOR OR WINDOW WITH AT LEAST 5.7 SQ. FT. OF OPENABLE AREA. MIN. CLEAR WIDTH OF 20". MINIMUM CLEAR HEIGHT OF 24".
13. BEDROOM WINDOWS USED AS A MEANS OF EGRESS SHALL HAVE A SILL HEIGHT NO MORE THAN 44" ABOVE FINISH FLOOR.
14. WINDOWS TO BE MILGARD TUSCANY SERIES OR VALUE WINDOWS OR EQUAL
15. CONTRACTOR ARE TO FOLLOW THE DETAIL "VAPOR BARRIERS" ON DETAIL SHEETS.
16. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.
17. PER CRC 4312.2.1 IN THE DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPEN IS LOCATED LESS THAN 24 IN ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINODW SHALL HAVE WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
18. PER CRC R312.2.2, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING, A WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

DOOR NOTES

1. CONTRACTOR TO SELECT DOORS-OWNER APPROVED PRIOR TO INSTALLATION. MATCH PLANNING APPROVED ELEVATIONS IN APPEARANCE AND FINISH.
2. RATED DOORS SHALL BE SELF-CLOSING.
3. RATED DOORS SHALL BE GASKETED WITH FRAME/DOOR SMOKE SEAL.
4. EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
5. CONTRACTOR TO PROVIDE HARDWARE APPROVED BY OWNER PRIOR TO INSTALLATION.
6. MAINTAIN 6'-8" MIN. CLEAR HEADROOM WHEN DOOR IS IN OPEN POSITION.
7. THRESHOLDS SHALL NOT EXCEED 1/2" INCH IN HEIGHT.
8. FIELD MEASURE ALL THE DOOR OPENINGS PRIOR TO FABRICATION.
10. MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 LBS.
11. ALL INTERIOR DOORS TO BE SOLID CORE 1 3/4" THICK U.N.O. AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR
12. ALL GARAGE SERVICE DOORS TO BE INSULATED STEEL
13. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE A 1-3/4" THICK, SELF CLOSING AND TIGHT FITTING, SELF-LATCHING AND HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 45 MIN. WHEN TESTED.
14. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK.

C-057193-2022

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cmolina

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626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
DOORS & WINDOWS SCHEDULES

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A9.1**

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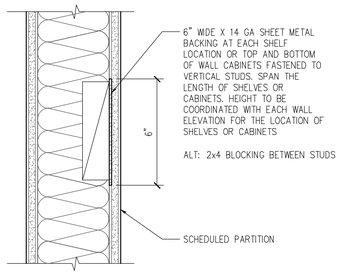
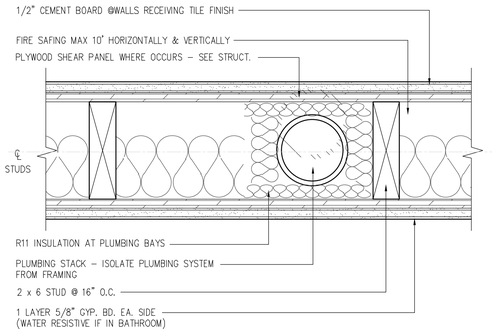


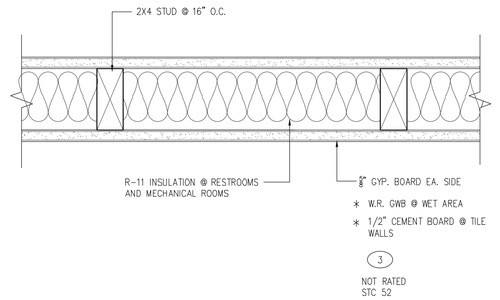
9 TYP. BACKING FOR SHELVES & CABINETS

SCALE: 3" = 1'-0"



6 NON RATED PLUMBING WALL

SCALE: 3" = 1'-0"



3 NON RATED INTERIOR PARTITION

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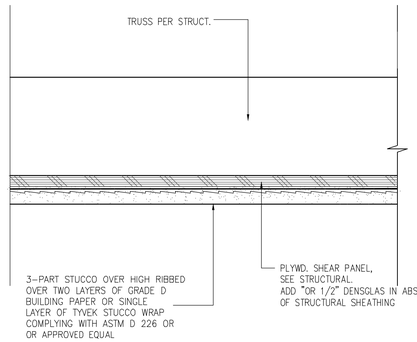
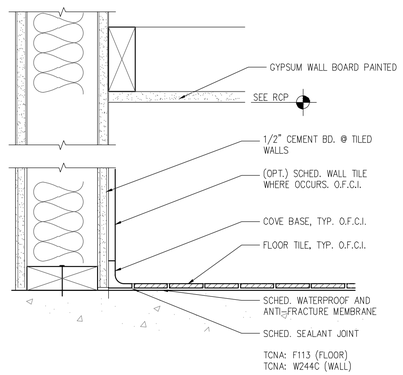


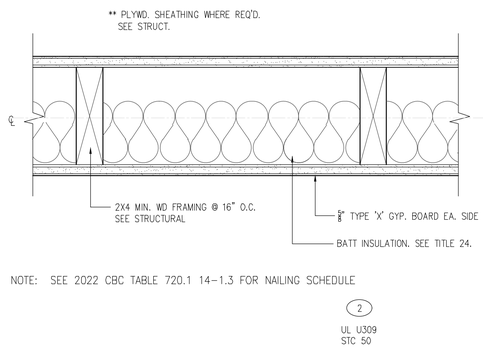
11 STUCCO CEILINGS @ PORCH/BALCONY ROOF

SCALE: 3" = 1'-0"



8 FLOOR & CEILING @ RESTROOM

SCALE: 3" = 1'-0"

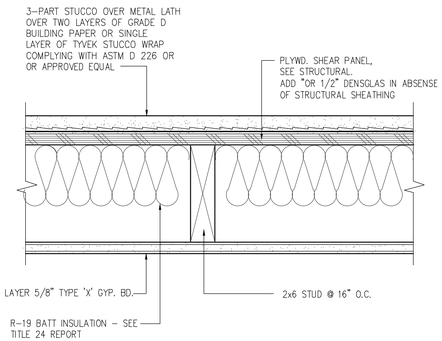


NOTE: SEE 2022 CBC TABLE 720.1 14-1.3 FOR NAILING SCHEDULE

2
UL U309
STC 50

5 1-HOUR INTERIOR WALL

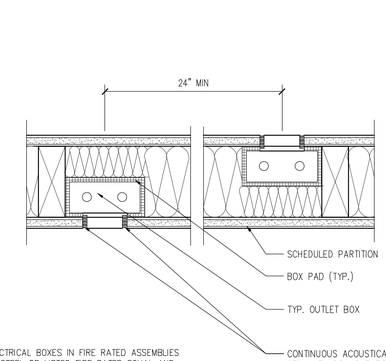
SCALE: 3" = 1'-0"



8
W.R. GWB @ WET AREA
CBC 721.1(2) ITEM
15-1.3

2 1-HOUR EXTERIOR WALL

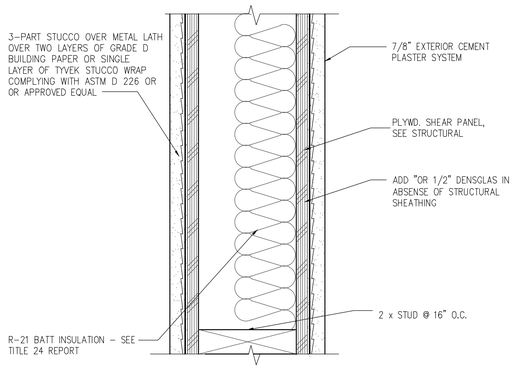
SCALE: 3" = 1'-0"



NOTE: ELECTRICAL BOXES IN FIRE RATED ASSEMBLIES SHALL BE STEEL OR LISTED FIRE RATED EQUAL AND THE ANNULAR SPACE BETWEEN THE MEMBRANE AND THE BOX SHALL NOT EXCEED 1/ 8" PER CBC 714.4.2 AND CBC 714.5.2, ALSO APPLIES TO GARAGE CEILINGS WITH HABITABLE SPACE ABOVE.

10 PLAN: SOUND ISOLATION @ OUTLET BOX

SCALE: 3" = 1'-0"



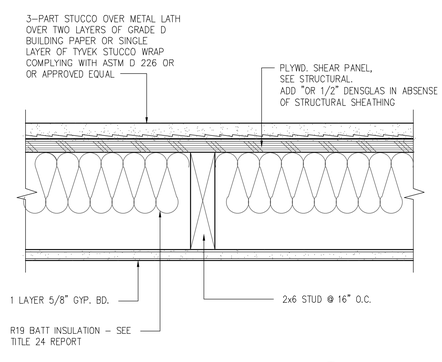
7 PORCH WALL

SCALE: 3" = 1'-0"

1. ALL RATED ASSEMBLIES ARE TO CONFORM TO THE REQUIREMENTS OF THE TESTING AGENCY, CODE ITEM, AND/OR ASSEMBLY DESIGN CITED. REFERENCE TO 2019 CBC CHAPTER 7 FOR FIRE PROTECTION ASSEMBLIES TYPICAL THRU-OUT.
2. TYPICAL PARTITION TYPES ARE KEYED ON THE BUILDING PLANS AND BUILDING SECTIONS.
3. ALL ELECTRICAL BOXES AND RECESSED DEVICES IN ACOUSTIC WALL ASSEMBLIES ARE TO BE WRAPPED WITH LOWRY PADS AND SEALED WITH ACOUSTICAL SEALANT ALL AROUND AFTER GYP. BD. INSTALLATION. SPACE MIN. 24" APART. GYPSUM BOARD AROUND ELECTRICAL BOXES TO BE HELD BACK 1/4" AND SEALED WITH ACOUSTICAL SEALANT. 24-INCH SEPARATION IS REQUIRED ONLY WHERE ELECTRICAL BOXES ARE ON OPPOSITE SIDES OF SOUND-RATED PARTITION.
4. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES ARE TO RECEIVE FIRE CAULKING. FIRE CAULKING SHALL MEET ACOUSTICAL REQUIREMENTS AT PARTY WALLS AND FLOORS.
5. PROVIDE ACOUSTICAL INSULATION AS DESCRIBED IN SPECIFICATIONS.
6. REFER TO DETAILS FOR GYP. BD. ENCLOSURES AT RECESSED EQUIPMENT AND ACCESSORIES.
7. ACOUSTIC ASSEMBLIES ARE NOTED WITH MINIMUM STC RATING.
8. FRAMING CONTRACTOR TO REVIEW AND BE RESPONSIBLE FOR ALL NOTATIONS OF FINISH ALIGNMENTS IN DRAWING. MISALIGNED FRAMING TO BE CORRECTED AT CONTRACTOR'S EXPENSE.
9. STAGGER JOINTS OF GYPSUM BOARD WHERE MULTIPLE LAYERS OCCUR. DO NOT GLUE MULTIPLE LAYERS OF GYPSUM BOARD TOGETHER.
10. PROVIDE MOISTURE-RESISTANT GYP. BOARD AT ALL WALLS TO RECEIVE TILE FINISH.
11. FRAMING SIZES CALLED OUT ON FIRE ASSEMBLY DETAILS ARE THE MINIMUM REQUIRED, AND THE SPACINGS CALLED OUT ARE THE MAXIMUM ALLOWED, IN ORDER TO ACHIEVE THE STATED FIRE RATING. SEE STRUCTURAL DRAWINGS FOR SPECIFIC FRAMING SIZES AND SPACINGS REQUIRED TO CARRY STRUCTURAL LOADS.

4 FRAMING NOTES

SCALE: NONE



1
NON RATED
W/ INSULATION
W.R. GWB @ WET AREA

1 NON-RATED EXTERIOR WALL

SCALE: 3" = 1'-0"

C-057193-2022

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C	10/02/24	2nd PBD 2nd 1st Planning Plan Check Corrections
D	01/02/24	4th B45 Plan Check Corrections

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SHEET TITLE:
PARTITION DETAILS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A11.1**

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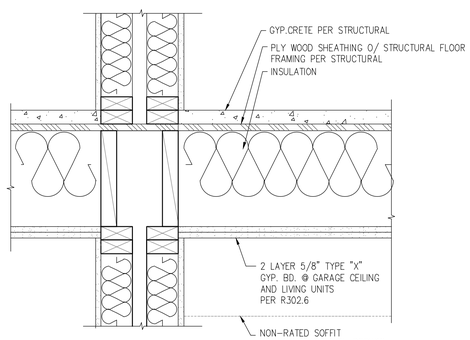
U.L. # U341

18 WALL SECTION PLAN VIEW

SCALE: NTS

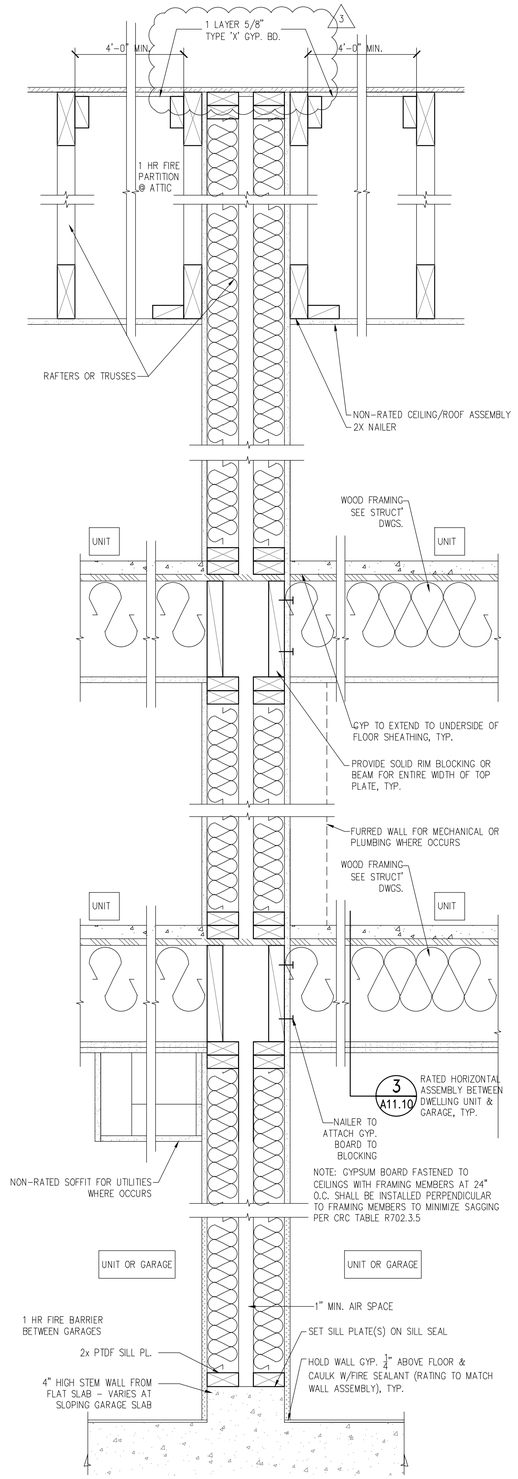
1-HOUR RATED
STC 50



4 FLOOR/ CLG. AT GARAGE TO DWELLING UNIT

SCALE: 1 1/2"=1'-0"

1-HOUR RATED
STC 50



1 WALL SECTION (1 HOUR FIRE DBL STUD PARTY WALL)

SCALE: 1 1/2"=1'-0"

1-HOUR RATED
STC 50

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cad file:
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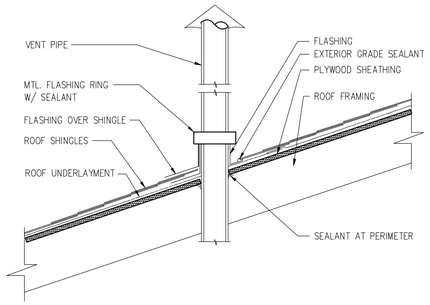
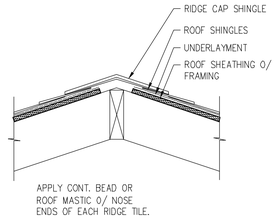


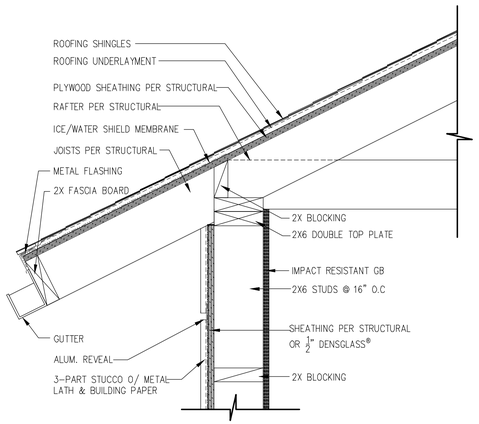
12 VENT PIPE AND FLASHING

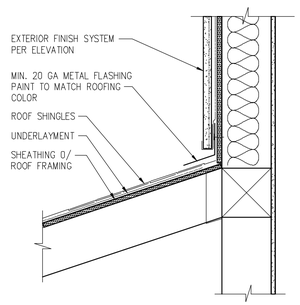
SCALE: 1 1/2" = 1'-0"



6 HIP / RIDGE CAP

SCALE: 1 1/2" = 1'-0"

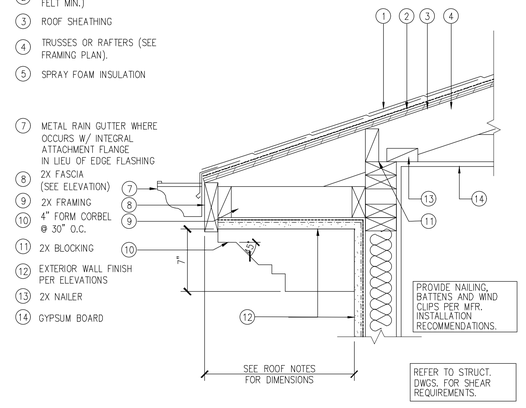




8 ROOF TO WALL

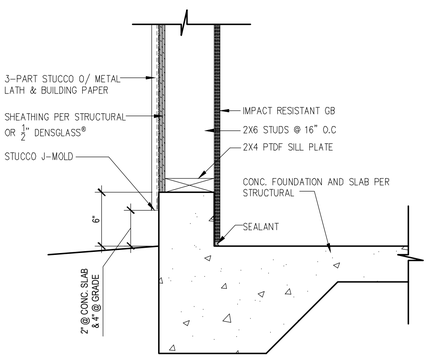
SCALE: 1 1/2" = 1'-0"

1. ROOF SHINGLES
2. UNDERLAYMENT (30LB A.S.T.M FELT MIN.)
3. ROOF SHEATHING
4. TRUSSES OR RAFTERS (SEE FRAMING PLAN).
5. SPRAY FOAM INSULATION
7. METAL RAIN GUTTER WHERE OCCURS W/ INTEGRAL ATTACHMENT FLANGE IN LIEU OF EDGE FLASHING
8. 2X FASCIA (SEE ELEVATION)
9. 2X FRAMING
10. 4" FORM CORBEL @ 30" O.C.
11. 2X BLOCKING
12. EXTERIOR WALL FINISH PER ELEVATIONS
13. 2X NAILER
14. GYPSUM BOARD



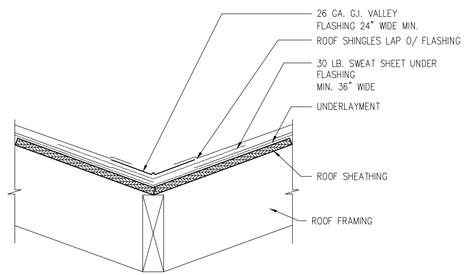
2 TUSCAN EAVE

SCALE: 1 1/2" = 1'-0"



20 TRASH ENCLOSURE WALL SECTION

SCALE: 1 1/2" = 1'-0"



SECURE VALLEY FLASHING AT MAX. 24" O.C. W/ CLIPS OR COMPATIBLE MATERIAL. DO NOT NAIL ANY MATERIAL THROUGH VALLEY FLASHING

7 FLASHING AT VALLEY

SCALE: 1 1/2" = 1'-0"

C-057193-2022

City of Pomona Planning Division

ACCEPTED

06/25/2025 cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
1061 CLARING HEAL, STE. 112
TUSTIN, CA 92780
714-832-5100
BRANCH OFFICE
17539 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-5101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
ROOF DETAILS

drawn by:	CDA+PDG, INC
plot date:	Jan 01, 2025
issue date:	Jan 01, 2025
job#:	2101
cad file:	
drawing no:	**A11.3**

PLOTTED: January 1, 2025 Layout:

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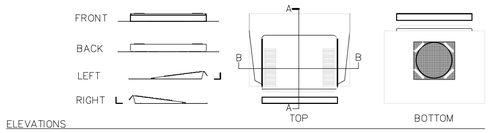
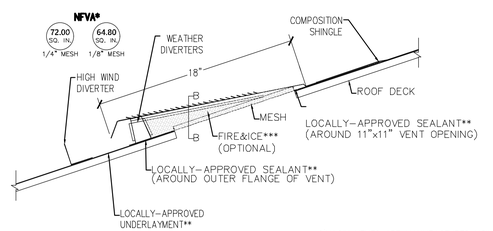


ELEVATIONS

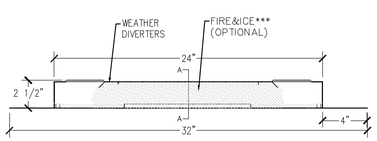
PRODUCT: LOW PROFILE (TAPERED)



O'HAGIN VENTS ARE MANUFACTURED USING:
- GALVANIZED STEEL 26 GAUGE G90
- ALUMINUM .032
- COPPER 16 OZ
- PRE-PAINTED GALVANIZED STEEL

FINISHES****
(BLACK, BROWN, CHARCOAL, GRAY, TERRA COTTA & WHITE)

SECTION A



SECTION B

* NET FREE VENTILATION AREA FIGURES BASED ON INDEPENDENT EVALUATION REPORTS.
** CLASS A IN WILDLAND URBAN INTERFACE (WUI) AREAS.
*** FLAME, FIREBRAND (EMBER), RAIN & SNOW RESISTANT REQUIRED FOR WUI AREAS.
**** COLORS MAY VARY BETWEEN LOTS, SUBJECT TO INCREASED LEAD TIMES BASED ON AVAILABILITY.

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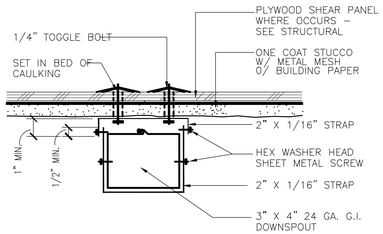
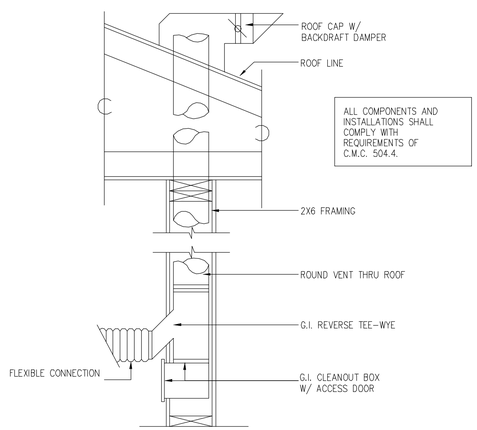
7 VENT COMPOSITION SHINGLE ARCH. VENT

SCALE: 1 1/2" = 1'-0"



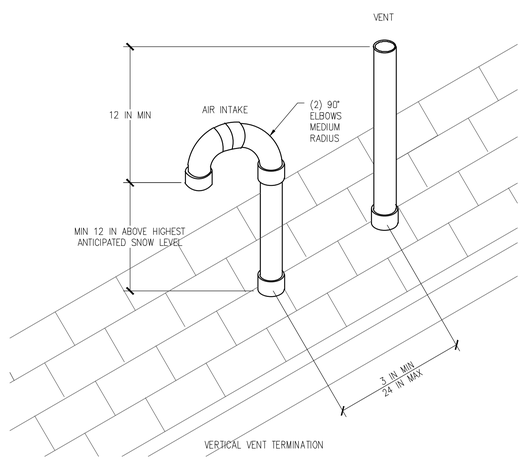
5 DOWN SPOUT ANCHORAGE TO WALL

SCALE: NONE



4 DRYER VENT THRU ROOF

SCALE: 1 1/2" = 1'-0"



1 PROTECT DIRECT VENT APPLIANCES

SCALE: NONE

C-057193-2022

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BRANCH OFFICE
17526 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

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SHEET TITLE:
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drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A11.4**

PLOTTED: January 1, 2025 Layout:

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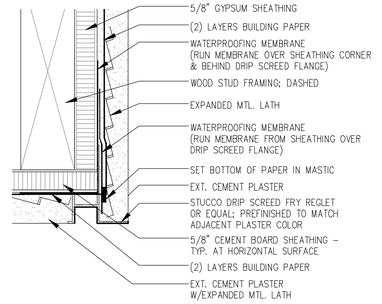
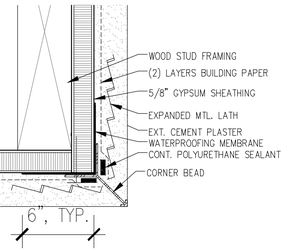


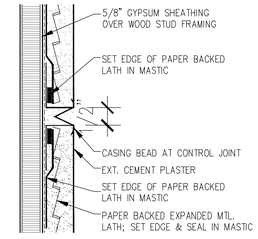
3 SECTION: EXTRUDED ALUM. SOFFIT DRIP @ STUD FRAMING

SCALE: 6" = 1'-0"



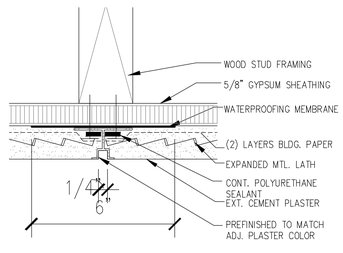
5 PLAN: EXTRUDED ALUM. CORNER BEAD

SCALE: 6" = 1'-0"



2 SECTION : CONTROL JOINT

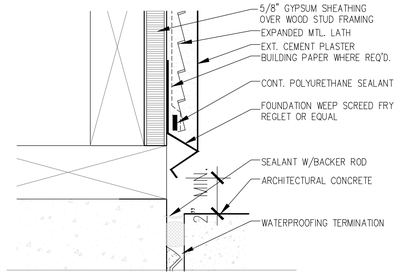
SCALE: 6" = 1'-0"



PLAN DETAIL : REVEAL

4 SECTION: EXTRUDED ALUMINUM REVEAL

SCALE: 6" = 1'-0"



1 SECTION: EXTRUDED ALUM. WEEP SCREED @ BASE

SCALE: 6" = 1'-0"

C-057193-2022

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SHEET TITLE:
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drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
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drawing no: **A11.5**

PLOTTED: January 1, 2025 Layout:

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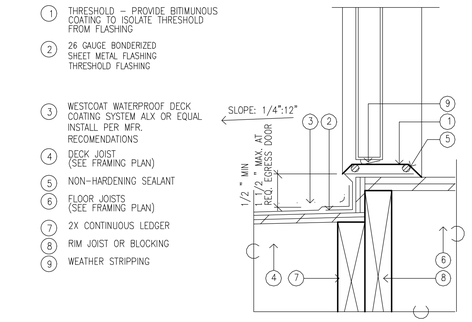
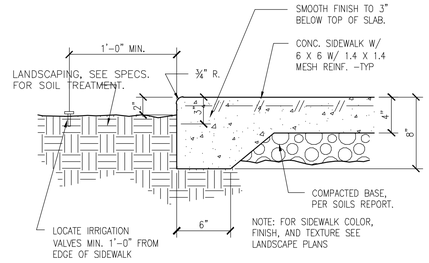


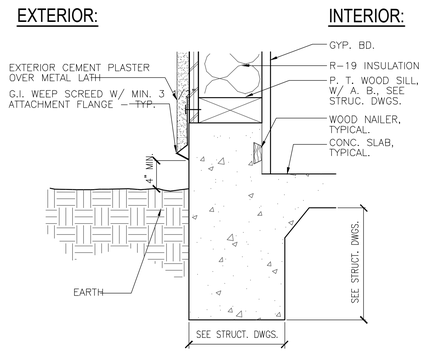
12 TRESHOLD AT SWING-OUT DOOR

SCALE: 3" = 1'-0" AT SECOND FLOOR



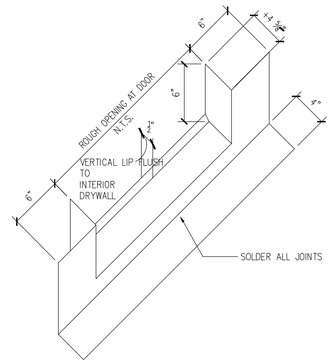
9 CONCRETE CURB

SCALE: 3" = 1'-0"



6 WEEP SCREED AT EARTH

SCALE: 3" = 1'-0"



3 FLASHING AT DOOR THRESHOLD

SCALE: 3" = 1'-0"

11 SILL AT BALCONY

SCALE: 3" = 1'-0"

8 EXTERIOR DOOR TO EXTERIOR PAVING/LANDING

SCALE: 3" = 1'-0"

5 WATER PROOFING AT CONCRETE

SCALE: 3" = 1'-0"

10 DECK TO WALL

SCALE: 3" = 1'-0"

7 WEEP SCREED AT CONCRETE CURB

SCALE: 3" = 1'-0"

PLOTTED: January 1, 2025 Layout:

C-057193-2022

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No. C-25837
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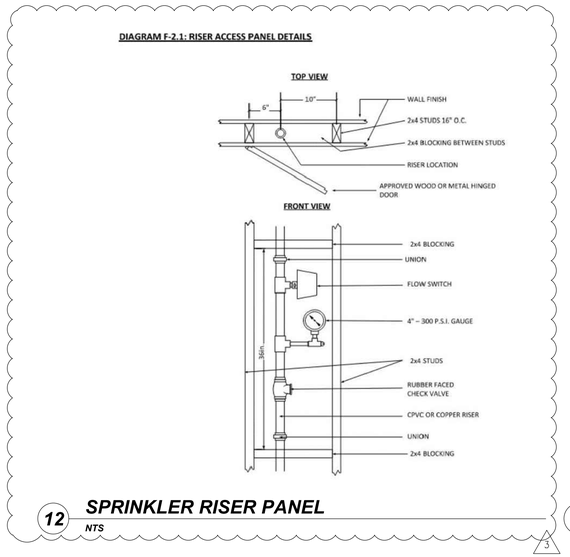
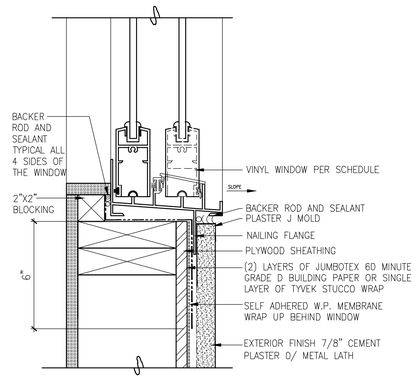


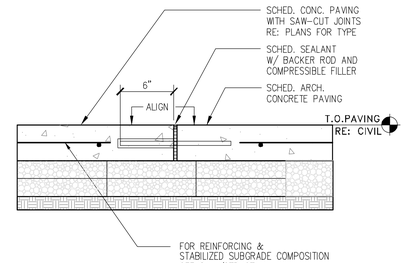
12 SPRINKLER RISER PANEL

NTS



9 WINDOW SILL- FLUSH

SCALE: 3" = 1'-0"

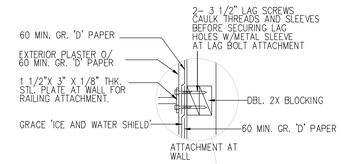


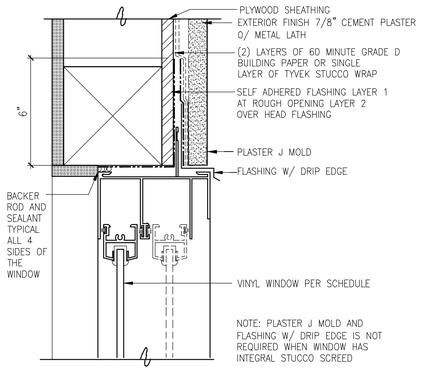
6 EXPANSION JOINT

SCALE: 1 1/2" = 1'-0"

*ALL METAL COMPONENTS TO BE GALVANIZED OR OTHERWISE COATED TO INHIBIT CORROSION
*ALL DIM. ARE FINISH DIM'S
*NOTE: CAULK AND SEAL ALL LAG BOLT PENETRATIONS
*CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW BY ARCHITECT & BUILDER PRIOR TO CONSTRUCTION.

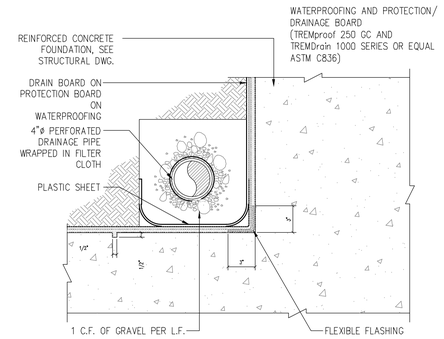
NOTE:
HANDRAIL AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. (C.R.C. TABLE R301.5)





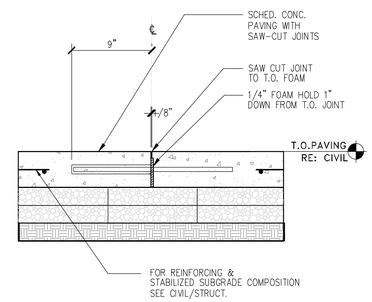
11 WINDOW HEAD - FLUSH

SCALE: 3" = 1'-0"



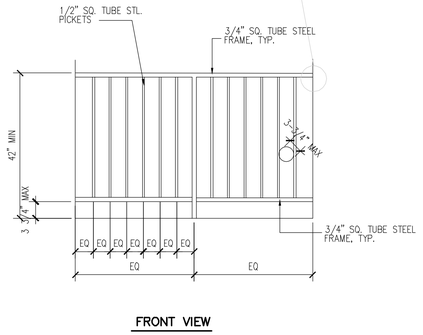
8 FOUNDATION DETAIL @ FOOTING

SCALE: 1 1/2" = 1'-0"



5 CONSTRUCTION JOINT

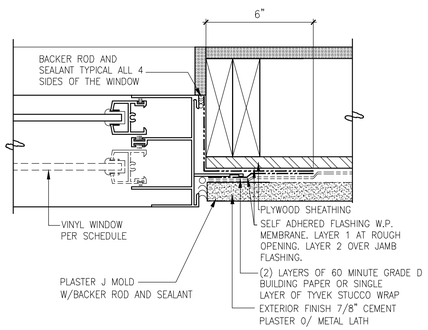
SCALE: 1 1/2" = 1'-0"



FRONT VIEW

2 GUARDRAIL DETAIL

SCALE: 3/4" = 1'-0"

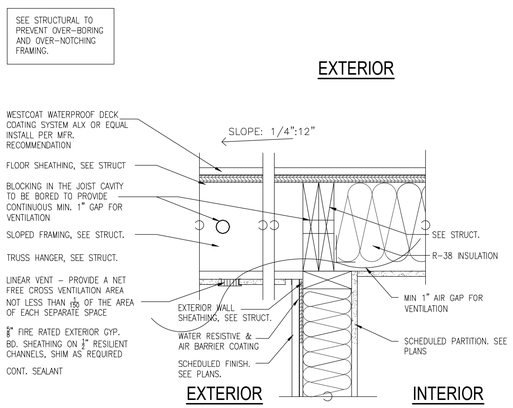


10 WINDOW JAMB - FLUSH

SCALE: 3" = 1'-0"

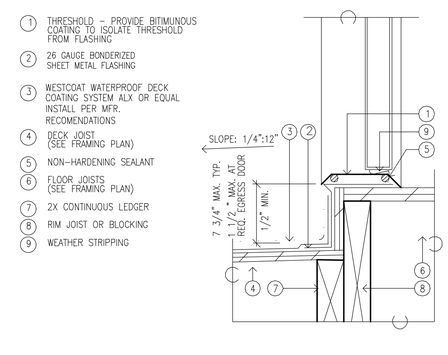
7 CONTRACTION JOINT

SCALE: 1 1/2" = 1'-0"



4 DECK VENTILATION

SCALE: 1 1/2" = 1'-0"



1 TRESHOLD AT SWING-IN DOOR

SCALE: 3" = 1'-0" AT SECOND FLOOR

0 1/2' 1' 1 1/2'

C-057193-2022

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plot date: Jan 01, 2025
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cad file:
drawing no: **A11.7**

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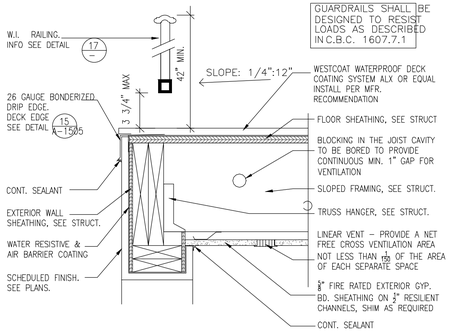
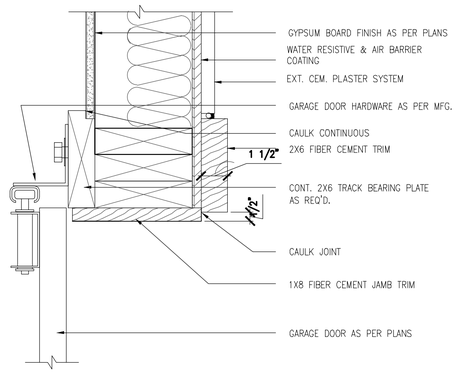
PLOTTED: January 1, 2025 Layout:



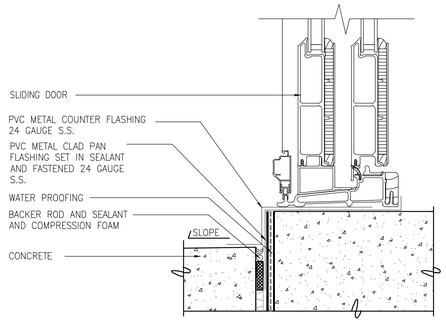
12 DECK TERMINATION

SCALE: 1 1/2" = 1'-0"



9 GARAGE DOOR JAM

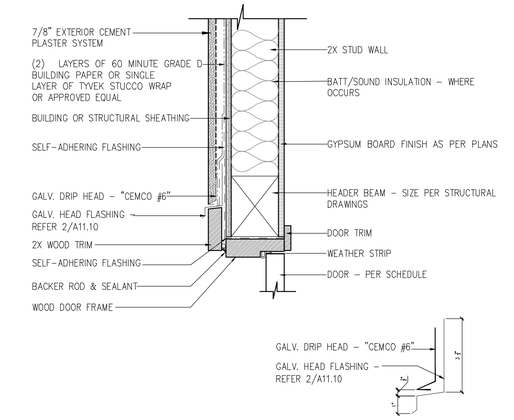
SCALE: NONE



6 SLIDING DOOR THRESHOLD

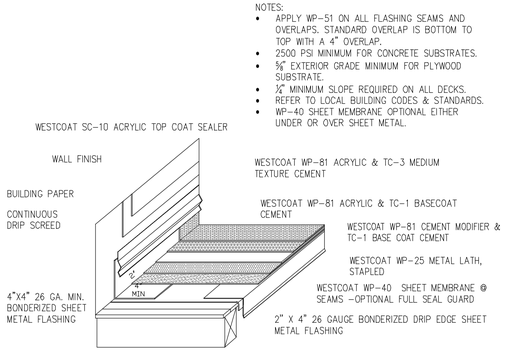
SCALE: 3" = 1'-0"

0 3" 6" 9"



3 EXTERIOR WOOD DOOR - HEAD DETAIL

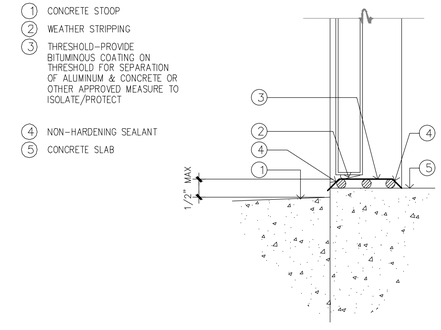
SCALE: 3" = 1'-0"



NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STANDARD OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
- 2500 PSI MINIMUM FOR CONCRETE SUBSTRATES.
- ⅝" EXTERIOR GRADE MINIMUM FOR PLYWOOD SUBSTRATE.
- ¼" MINIMUM SLOPE REQUIRED ON ALL DECKS.
- REFER TO LOCAL BUILDING CODES & STANDARDS.
- WP-40 SHEET MEMBRANE OPTIONAL EITHER UNDER OR OVER SHEET METAL.

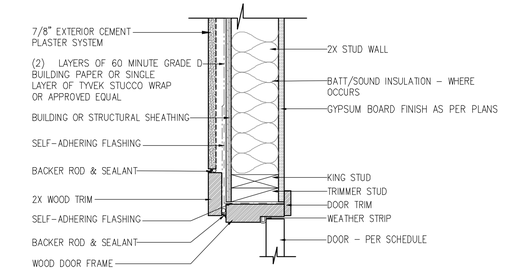
11 DECK EDGE & WALL-TO-DECK DETAIL

SCALE: NTS



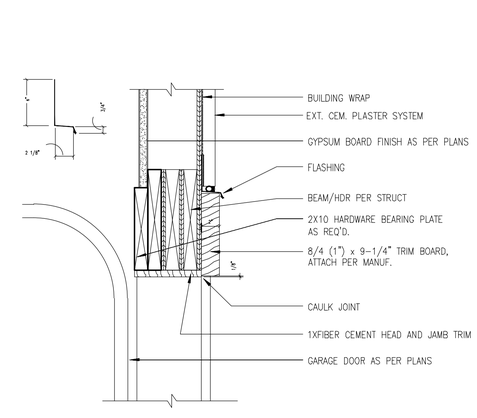
8 TRESHOLD AT SWING-OUT DOOR

SCALE: 3" = 1'-0"



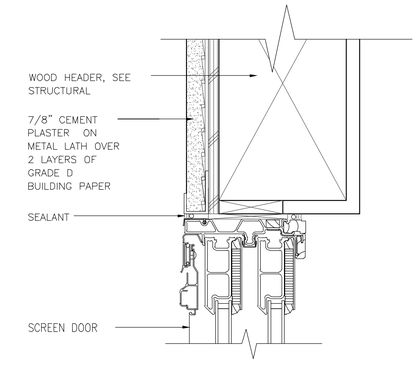
2 EXTERIOR WOOD DOOR - JAMB DETAIL

SCALE: 3" = 1'-0"



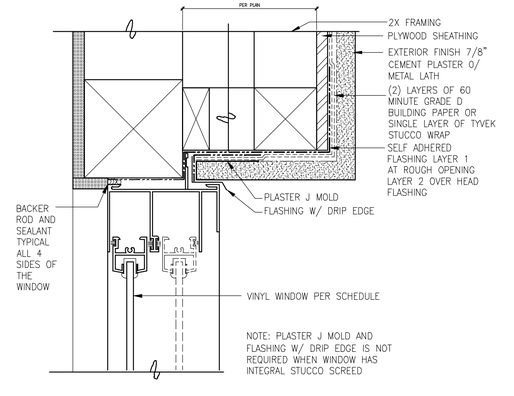
10 GARAGE DOOR HEADER

SCALE: 1 1/2" = 1'-0"



7 SLIDING DOOR HEAD

SCALE: 3" = 1'-0"



1 WINDOW HEAD - RECESSED, JAMB SIM.

SCALE: 3" = 1'-0"

C-057193-2022

City of Pomona Planning Division ACCEPTED 06/25/2025 cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION

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2	05/28/24	1st Fire Plan Check Corrections
3	10/02/24	2nd B45 1st Planning Re-Submittal Corrections
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT YU-WU CHEN No. C-25837 REN. 07-31-25 STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
15615 ALTON PARKWAY, STE. 112
TUSTIN, CA 92780
714-832-5100
BRANCH OFFICE
17328 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
EXTERIOR DETAILS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A11.8**

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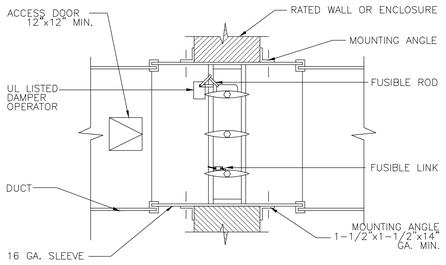
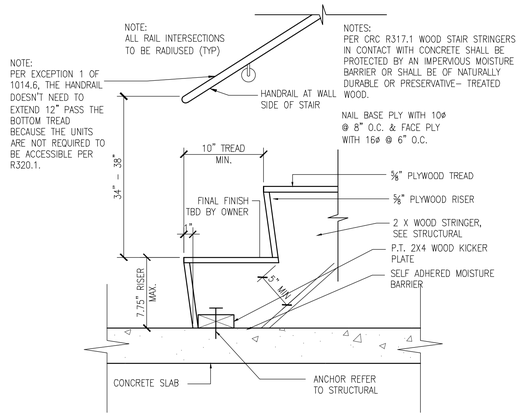


NOTES:
1. INSTALL THE DAMPER ACCORDING TO MANUFACTURES' INSTALLATION REQUIREMENT, SMACNA, NFPA90A AND APPLICABLE LOCAL CODES.
2. CALIFORNIA STATE FIRE MARTIAL LISTING NO. 3225-245:102

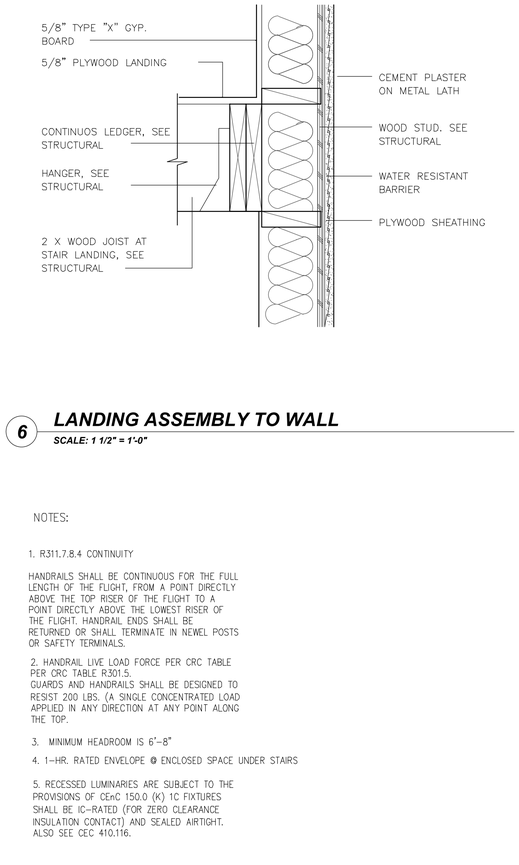
12 COMBINATION SMOKE & FIRE DAMPER

SCALE: NONE



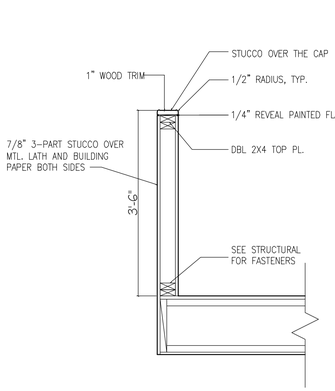
9 STAIR TO SLAB

SCALE: 1 1/2" = 1'-0"



6 LANDING ASSEMBLY TO WALL

SCALE: 1 1/2" = 1'-0"



11 STRINGER TO 2ND FLOOR

SCALE: 1 1/2" = 1'-0"

8 GUARDRAIL

SCALE: NONE

NOTES:

1. R311.7.8.4 CONTINUITY

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

2. HANDRAIL LIVE LOAD FORCE PER CRC TABLE PER CRC TABLE R301.5.
GUARDS AND HANDRAILS SHALL BE DESIGNED TO RESIST 200 LBS. (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

3. MINIMUM HEADROOM IS 6'-8"

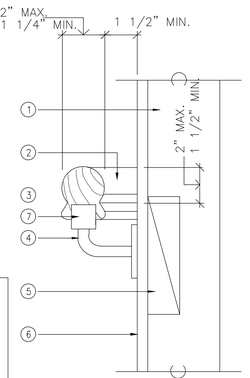
4. 1-HR. RATED ENVELOPE @ ENCLOSED SPACE UNDER STAIRS

5. RECESSED LUMINARIES ARE SUBJECT TO THE PROVISIONS OF CEnC 150.0 (K) 1C FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIRTIGHT. ALSO SEE CEC 410.116.

5 INTERIOR NOTES

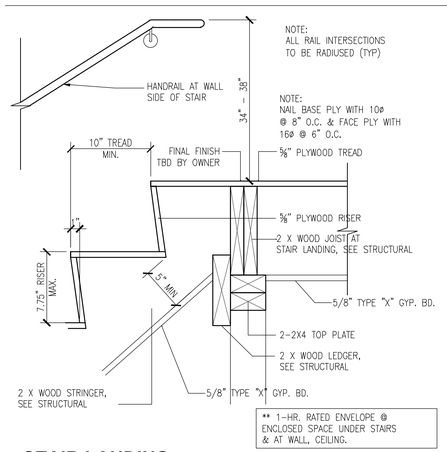
SCALE: NTS

1. 2X FRAMING
2. PROVIDE RETURNS AT EACH END OF CONTINUOUS RAIL
3. HANDRAIL
4. METAL BRACKET
   NOTE: LOCATE BRACKETS AT SPACING REQ'D TO SUPPORT STRUCTURAL LOADS NOT TO EXCEED 5'-0" OC
5. 2X BLOCKING AT RAILING ATTACHMENT
6. INTERIOR FINISH
7. 1"X1" METAL ROD



CRC R311.7.8.4 CONTINUITY

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



10 STAIR LANDING

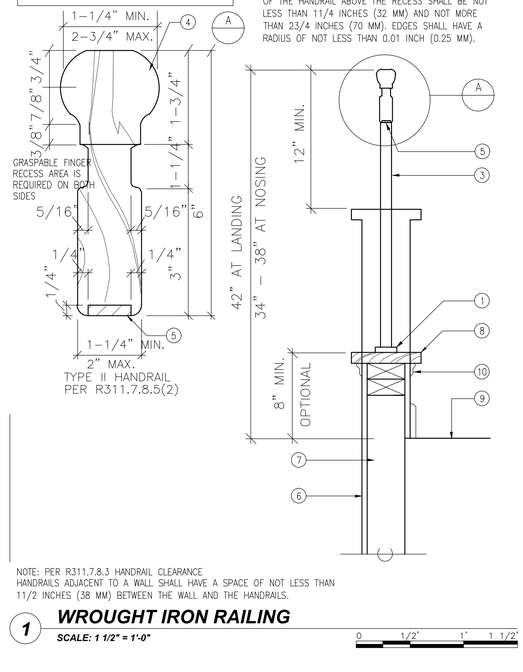
SCALE: 1 1/2" = 1'-0"

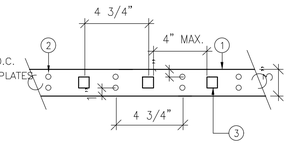
4 HANDRAIL DETAIL

SCALE: NONE

1. 1/4" X 3-1/2" CONT. STEEL BOTTOM PLATE
2. 1/4" DIA. X 4 1/2" LAG SCREWS
3. 1" SQ. STEEL TUBE AT 4 3/4" O.C. WELD TO TOP & BOTTOM STEEL PLATES
4. 2X6 SHAPED WOOD CAP W/ EASED EDGES
5. 1/4" X 1" CONT. STEEL TOP PLATE
6. INTERIOR FINISH
7. 2X FRAMING
8. CONT. 1X WOOD CAP
9. FLOOR FRAMING OR STAIR FRAMING
10. WOOD APRON

R312.1.3 OPENING LIMITATIONS
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.





PLAN

PER R311.7.8.5 Grip Size
TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

NOTE: PER R311.7.8.3 HANDRAIL CLEARANCE
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

1 WROUGHT IRON RAILING

SCALE: 1 1/2" = 1'-0"

0 1/2' 1' 1 1/2'

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
06/25/2025
cmolina

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PROJECT:
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SHEET TITLE:
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drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
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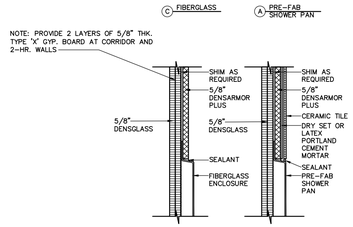
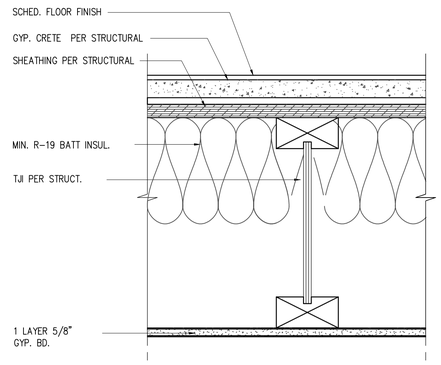


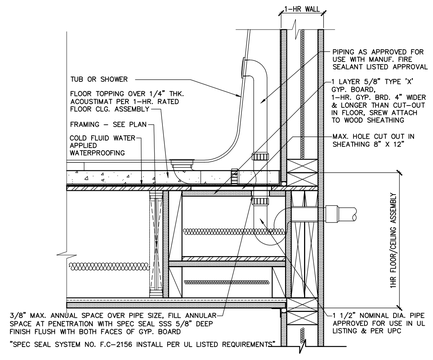
6 SHOWER / TUB SURROUNDS

SCALE: 1 1/2" = 1'-0"



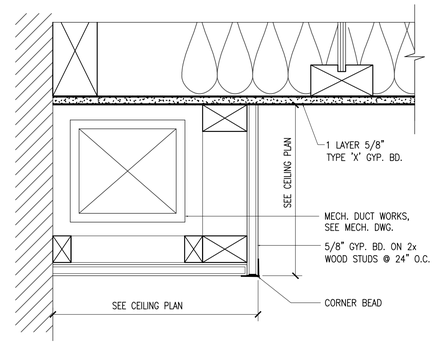
3 TYPICAL FLOOR/CEILING

SCALE: 3" = 1'-0"



5 RATED WALL @ TUB/ SHOWER

SCALE: 1 1/2" = 1'-0"

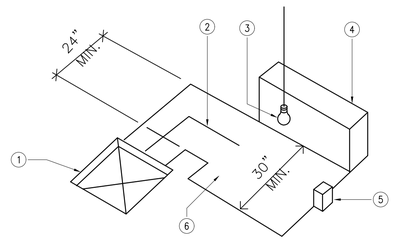


2 SOFFIT DETAIL

SCALE: 3" = 1'-0"

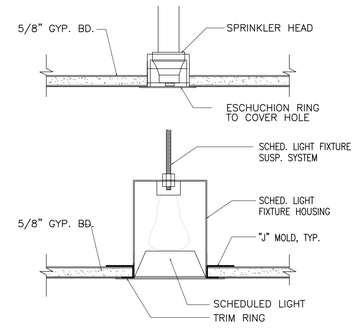
3

1. 30" SQUARE MIN. ATTIC ACCESS OR PER C.M.C. 304.4 & CRC R807.1
2. 5/8" CDX X 24" MIN. WIDE PLYWOOD PASSAGEWAY - 20'-0" MAX TRAVEL DISTANCE
3. LIGHTING FIXTURE CONTROLLED BY SWITCH LOCATED BY ATTIC ACCESS
4. FAU SHALL BE LISTED FOR INSTALL-ATION IN ATTICS AND ON COMBUST-ABLE FLOORING - CLEARANCES SHALL BE AS SPECIFIED IN THE LISTING
5. 110 VOLT ELECTRICAL OUTLET
6. 5/8" CDX PLYWOOD LEVEL WORKING PLATFORM FOR ENTIRE LENGTH OF UNIT



4 HORIZONTAL FAU (ATTIC INSTALLATION)

SCALE: 3/4"=1'-0"



1 SPRINKLER HEAD AT CEILING

SCALE: 3" = 1'-0"

C-057193-2022

City of Pomona Planning Division

ACCEPTED

06/25/2025 cmolina

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plot date:	Jan 13, 2025
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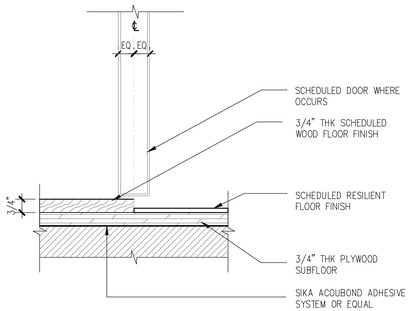
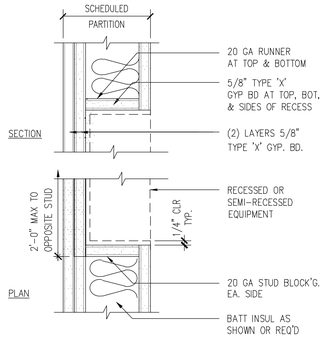


12 WOOD / RESILIENT FLOOR

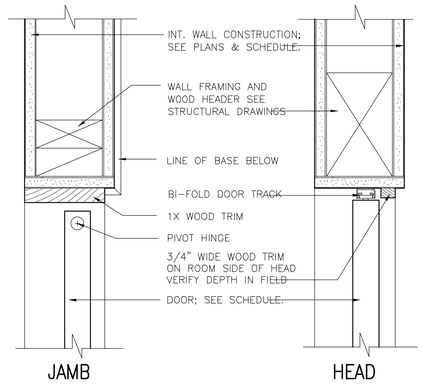
SCALE: 3" = 1'-0"

NOTE: AT FIRE RATED ASSEMBLIES, TAPE ALL CORNERS AND SEAMS AND PROVIDE FIRE RATED- RATED SEALANT AT RECESS PENETRATIONS.



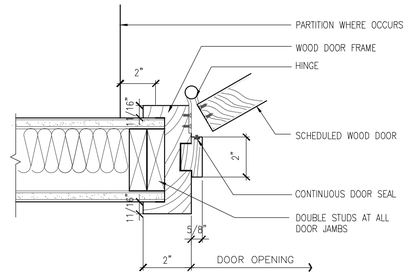
9 RECESSED ACCESSORY

SCALE: 3" = 1'-0"



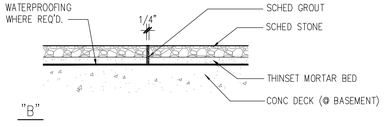
6 BI-FOLD CLOSET DOOR

SCALE: NONE



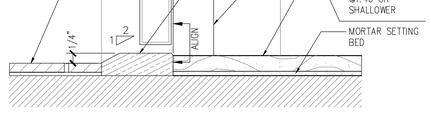
3 INTERIOR DOOR JAM (WOOD FRAME)

SCALE: 3" = 1'-0"



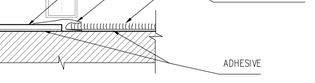
11 STONE/STONE & STONE/CARPET TRANSITION

SCALE: 3" = 1'-0"



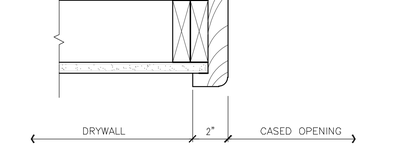
8 STONE THRESHOLD ON STONE (RESTROOM)

SCALE: 3" = 1'-0"



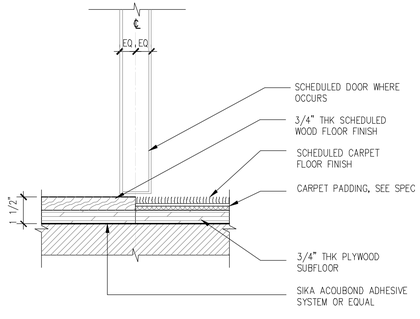
5 RESILIENT FLOOR / CARPET-DIRECT GLUE

SCALE: 3" = 1'-0"



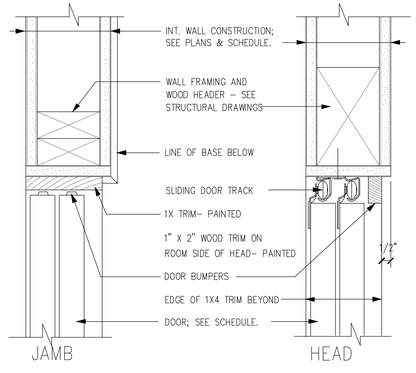
2 JAMB: CASE OPENING (HEAD SIMILAR)

SCALE: 3" = 1'-0"



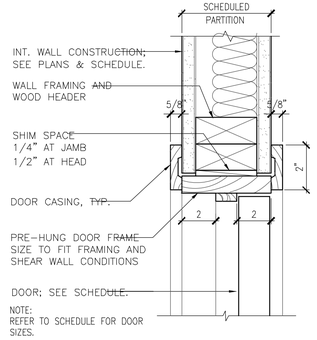
10 WOOD / CARPET WITH PAD

SCALE: 3" = 1'-0"



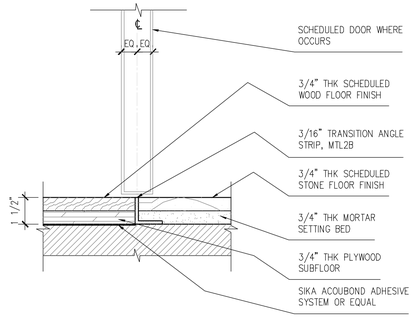
7 BI-PASS CLOSET DOOR

SCALE: 3"=1'-0"



4 INTERIOR DOOR HEAD (WOOD FRAME)

SCALE: 3" = 1'-0"



1 WOOD/ STONE

SCALE: 3" = 1'-0"

C-057193-2022

City of Pomona Planning Division
ACCEPTED
06/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

#	DATE	REVISION

#	DATE	REVISION
1	02/09/2024	1st B45 Plan Check Corrections
2	05/28/24	1st Fire Plan Check Corrections
3	10/02/24	2nd PC/1st Planning Re-Submittal Corrections
4	01/02/24	4th B45 Plan Check Corrections

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-25
STATE OF CALIFORNIA

CDA+PDG, INC.
CORPORATE HQ
1551 S. HAWORTH AVENUE, STE. 112
TUSTIN, CA 92780
714-832-2100
BRANCH OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

PROJECT:
FRANKLIN TOWNHOMES
MR. WEI CHEN
312 W. FRANKLIN AVE.
POMONA, CA 91766

SHEET TITLE:
DOOR & INTERIOR DETAILS

drawn by: CDA+PDG, INC
plot date: Jan 01, 2025
issue date: Jan 01, 2025
job#: 2101
cad file:
drawing no: **A11.11**

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PLOTTED: January 1, 2025 Layout:

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

1. Work performed shall comply with the following:
2. These General Requirements unless otherwise noted on plans or specifications.
3. Building Code - 2022 CBC
4. All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
5. Standard Specifications of ASTM as noted herein and as required by the Building Code.
6. All work needs to be performed by qualified and experienced contractors familiar with this type of project.
7. In case of conflict, the more stringent requirement shall govern.
8. On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedence over scale of drawings.
9. Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancy be found pertaining to the working drawings and/or specifications.
10. No deviations from these requirements and structural details shall be made without the written approval of Gouvis Engineering Consulting Group. Approval by the inspector does not constitute authority to deviate from plans or specifications.
11. The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard.

    The builder has requested, contracted with and is compensating Gouvis Engineering Consulting Group for the limited services of providing the minimum structural engineering drawings required, when combined with the other builders' consultants drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. The builder has requested, accepted, and represented that the he will select all materials and manufacturers, qualify and select all installers, direct all ways and means of construction, and provide all subcontractors additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.

12. Special inspection per Building Code Sec.1704 is required & applies to the types of work indicated on sheet SN-1B/SN-1C (Note: Special inspectors qualification and responsibilities should comply with Building Code Section 1701 Requirements.)
13. Structural analysis for this project is done per applicable Building Code at the time of design considering standard of care.
14. Upon completion of above by the engineer & prior to start of construction, contractor is responsible to check all dimensions, coordinate with the work of other consultants & other trades to ensure compliance with his/her requirements.
15. Gouvis Engineering shall have no liability for waterproofing or moisture transmission issues, whether related to concrete slabs, footings, foundations, or otherwise. Owner and Contractor shall be entirely responsible for such issues, and will defend and indemnify Gouvis Engineering against all such claims.

DESIGN CRITERIA

1. SOILS
   Foundation engineering has been predicated on data and recommendations contained in the soils report by: Cal Land Engineering, Inc. dba Quartech Consultants
   SOILS REPORT NO. 21-951-001GE, DATE: 05/15/2023
   This report is considered part of the calculations and construction documents and is to be adhered to in all of its recommendations and requirements. Verify minimum foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if they are any more restrictive, then they shall supersede the Gouvis Engineering Consulting Group minimums.
2. LATERAL LOADS:

   Risk Category: II
   Seismic Design Category: D
   Seismic Importance Factor (I) = 1
   Wind Speed: 95
   Wind Exposure: C
   Site Class = D-default

   S_s: 1.79 S_{DS}: 1.432 Fa: 1.2 C_{SX}: 0.22 C_{SY}: 0.22
   S_1: 0.64 S_{D1}: 1.088 Fv: 2.55 R_X: 6.500 R_Y: 6.500

   Structural Observation is required for structures greater than two stories above grade plane and assigned to Seismic Design Category "E". Contractor/Owner must contact Gouvis Engineering to schedule observations as needed basis prior to specific stage of that phase.
3. DESIGN LOADS:

Roof Load	Floor load	Deck load
Dead Load = 23 psf	Dead Load = 25 psf	Dead Load = 28 psf
Live Load = 20 psf	Live Load = 40 psf	Live Load = 60 psf
Total = 43 psf	Total = 65 psf	Total = 88 psf

4. LUMBER GRADES (U.N.O.)

   6x & 8x posts / beams / headers: DFL #1
   4x posts / beams / headers: DFL #2
   2x joists / rafters: DFL #2
   Studs: D.F.L. Stud Grade (up to 9'-0"), DFL #2 (taller than 9'-0")
   Top plates & Mud sills: DFL construction grade or better
   See structural wood note #11 for additional mud sill requirements
5. TYPICAL FLOOR/ROOF DECK/DECK SHEATHING

   23/32" APA rated Sturd-I-Floor T&G Exp I with min. span rating of 24" o.c. Refer to NER 108 for installation and conditions of use

   B.N.:10d common nails at 6" o.c.
   E.N.:10d common nails at 6" o.c.
   F.N.:10d common nails at 12" o.c.

   Use ring or screw shank nails and glue sheathing to framing using adhesives meeting APA specification AFG-01 or ASTM D3498. Apply glue in accordance with manufacturer's recommendations.

   As an alternate to 10d common nails, the following fastners can be used: Grabber plywood screws (ICC-ER-5280), or Simpson Strong-Tie quick drive screws (ICC-ER-1472), min 2" long @ 6" o.c. B.S., @ 6" o.c. E.S. and 12" o.c. F.S.
6. TYPICAL SLOPED/FLAT NON-ASSEMBLY ROOF SHEATHING

   15/32" APA rated sheathing Exp 1 with a min. panel index of 32/16.
   Refer to NER 108 for installation and conditions of use.

   B.N.:8d common nails at 6" o.c.
   E.N.:8d common nails at 6" o.c.
   F.N.:8d common nails at 12" o.c.

   *Note: All structural rated panels must be stamped by one of the following approved agencies, APA, PFS/TECO or Pittsburg.

SHOP DRAWINGS

1. Sufficient copies of shop drawings for any member or product designed by entity other than Gouvis Engineering Consulting Group shall be submitted to Gouvis Engineering Consulting Group prior to fabrication for review. Contractor shall submit shop drawings of reinforcement for concrete masonry walls, concrete components with compressive strength more than 2500 psi and structural steel to Gouvis Engineering Consulting Group to review and obtain approval prior to fabrication. Shop Drawings shall be original drawings prepared for the project specific information, drawn accurately to scale. Direct copies and modified reproductions of the Contract Documents will not be accepted. Allow sufficient time from the receipt of complete submittal for review and processing by Gouvis Engineering Consulting Group.
2. Review of shop drawings by Gouvis Engineering Consulting Group does not relieve the engineer responsible for the design or the contractor from compliance with Building Code.
3. Gouvis Engineering Consulting Groups review of the shop drawings consists of checking general conformance with structural drawings. Design accuracy of such product, dimensions and quantity of the product is not reviewed by Gouvis Engineering Consulting Group.

ISSUED DATE: 02/27/2023

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON) (12)	FIELD NAILING (COMMON) (9)(12)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION 16d's SINKER	SILL PLATE CONNECTION 1/4"Øx6" SDS SCREWS LSL & DF RIM BOARD	SILL PLATE CONNECTION 1/4"Øx6" SDS SCREWS LVL RIM BOARD	FRAMING CLIPS A35's, LS50's OR LTP5's (5), (6)
1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	@ 16" O.C.	@ 14" O.C.	@ 24" O.C.
2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	@ 10" O.C.	@ 16" O.C.
3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	(10) @ 7" O.C.	(10) @ 12" O.C.
4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	(10) @ 5" O.C.	(10) @ 10" O.C.
5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870 / (11) 800	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	(10) @ 4" O.C.	(10) @ 6" O.C.

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.

(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
   a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE 3 .
   b. USE ONLY 1/4"Øx6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING,
      FOR TYPES 1 & 2 .
   c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING,
      FOR TYPES 3 , 1 & 5 .
(11) FOR HOLDOWN ATTACHED TO INSIDE FACE OF END POST
(12) THE LENGTH (IN.) x SHANK DIAMETER (IN.) x HEAD DIAMETER (IN.) OF 8d COMMON (2-1/2 x 0.131 x 0.281) AND 10d COMMON (3 x 0.148 x 0.312)

REV. 11/14/2018

STRUCTURAL WOOD

NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
ROOF		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2"x0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails	Each end, toenail
	2-16 d common (3 1/2" x 0.162") 3-3" x 0.131" nails	Each end
Flat blocking to truss and web filler	16d common (3 1/2"x0.162") @6"o.c. 3" x 0.131" nails @ 6" o.c.	Face nail
2. Ceiling joists to top plate	3-8d common (2 1/2"x0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, lap over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2"x0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails;	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails;	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" × 0.128"); or 4-3" x 0.131 nails;	Toenail [c]
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 1/2"x0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	End nail
	3-10d common (3"x0.148"); or 4-16d box (3 1/2"x0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails;	Toenail
WALL		
8. Stud to stud (not at braced wall panels)	16d common (3 1/2"x0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails;	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2"x0.162");	16" o.c. face nail
	16d box (3 1/2"x0.135");	12" o.c. face nail
	3" x 0.131" nails;	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 1/2"x0.162");	16" o.c. ea. edge, face nail
	16d box (3 1/2"x0.135")	12" o.c. ea. edge, face nail
11. Continuous header to stud	4-8d common (2 1/2"x0.131") ; or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	10d box (3" × 0.128"); or 3" × 0.131" nails;	12" o.c. face nail
	16d common (3 1/2"x0.162")	16" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 1/2"x0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails;	Each side of end joint, face nail (min. 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" × 0.162");	16" o.c. face nail
	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails;	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" × 0.162"); or 3-16d box (3 1/2" × 0.135"); or 4-3" × 0.131" nails;	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails;	Toenail
	2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	End nail

NAILING SCHEDULE CONTINUATION

17. Top plates, laps at corners and intersections	2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	Face nail
18. 1" brace to each stud and plate	2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails;	Face nail
19. 1" × 6" sheathing to each bearing	2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
20. 1" × 8" and wider sheathing to each bearing	3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128")	Face nail
FLOOR		
21. Joist to sill, top plate, or girder	3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails;	6" o.c., toenail
23. 1"x6" subfloor or less to each joist	2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (3 1/2" × 0.162")	Face nail
25. 2" planks (plank & beam –floor & roof)	2-16d common (3 1/2" × 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails;	24" o.c., face nail at top and bottom staggered on on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails;	Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails;	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails;	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails;	Each end, toenail

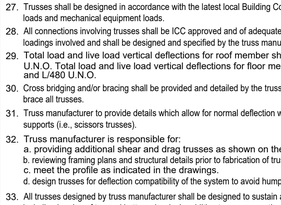
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATING TO FRAMING AND PARTICLEBOARD WALL SHEATING TO FRAMING

		Edges (inches)	Intermediate supports (inches)
30. 3/8" – 1/2"	6d common or deformed (2"×0.113") (subfloor and wall)	6	12
	8d common or deformed (2 1/2"×0.113") (roof) RSRS_01(2 3/8" × 0.113") nail (roof)	6	12
	2 3/8"×0.113" nail (subfloor and wall)	6	12
	2 3/8" × 0.113" nail (roof)	4	8
31. 19/32"-3/4"	8d common (2 1/2" × 0.131"); or 6d deformed (2" × 0.113") (subfloor & wall)	6	12
	2 3/8" × 0.113" nail;	4	8
	8d common or deformed (2 1/2"×0.113") (roof) RSRS_01(2 3/8" × 0.113") nail (roof)	6	12
32. 7/8"- 1 1/4"	10d common (3" × 0.148"); or 8d deformed (2 1/2" × 0.131")	6	12
OTHER EXTERIOR WALL SHEATING			
33. 1/2" fiberboard sheathing [b]	1 1/2" galvanized roofing nail (7/16" head diameter);	3	6
34. 25/32" fiberboard sheathing [b]	1 3/4" galvanized roofing nail (7/16" diameter head);	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35. 3/4" or less	8d common (2 1/2" × 0.131"); or 6d deformed (2" × 0.113")	6	12
36. 7/8"-1"	8d common (2 1/2" × 0.131"); or 8d deformed (2 1/2" × 0.131")	6	12
37. 1 1/8"-1 1/4"	10d common (3" × 0.148"); or 8d deformed (2 1/2" × 0.131")	6	12
PANEL SIDING TO FRAMING			
38. 1/2" or less	6d corrosion-resistant siding (1 7/8" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
39. 5/8"	8d corrosion-resistant siding (2 3/8" × 0.128"); or 8d corrosion-resistant casing (2 1/2" × 0.113")	6	12
INTERIOR PANELING			
40. 1/4"	4d casing (1 1/2" × 0.080"); or 4d finish (1 1/2" × 0.072")	6	12
41. 3/8"	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24")	6	12

For SI: 1 inch = 25.4 mm.
a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches(20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS_01 is a Roof Sheathing Ring Shank nail meeting specification in ASTM F-1667

MINIMUM QUALITY

1. All structural wood shall be of Douglas Fir Larch species, (19% maximum moisture content at the time of construction U.N.O.).
2. All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than bolt diameter.
3. For non-shear wall applications, round washers shall be used on all bolts and should conform with ANSI/ASME B 18.22.1. Use min. 1 3/8" Ø x 7/64" thick washer for 1/2" Ø bolt, 1 3/4" Ø x 9/64" thick washer for 5/8" Ø bolt and 2 1/2" Ø x 11/64" thick washer for 1" Ø bolt, U.N.O.
4. All nails shall be sinker nails and staggered U.N.O., except as shown in Nailing Schedule.
5. Adhesive used to attach floor sheathing to framing elements shall conform with APA specification AFG-01.
6. Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless specifically authorized in writing by Gouvis Engineering Consulting Group). Follow all manufacturer's requirements & recommendations for installation & handling of the product.
7. Do not bend the Simpson PA straps.
8. Fasteners specified on the drawings may be colored using manufacturer's brands that utilize the color coded system. Follow all code and manufacturer's requirements/recommendations for installation & handling of the products.



*ACTUAL NAIL SIZES

COLOR CHART FOR STRUCTURAL NAILS

TYPE OF FASTENER	SIZE & DIAMETER	COLORS
8d Cooler	2 3/8 X .113	YELLOW
8d Common	2 1/2 X .131	BLUE
16d Short	3 1/4 X .131	BLACK
10d Common	3 X 0.148	PURPLE
12d Common (16d Sinker)	3 1/4 X .148	GREEN
16d Common	3 1/2X .162	ORANGE

FRAMING

9. All framing, bracing, nailing, notching, drilling or boring shall be in accordance with Building Code unless more stringent requirements are specified or required by the local Jurisdiction.
10. Fabrication and handling of Glue-lam beams shall be per ANSI/AITC A 190.1 . Standard beams to bear legible APA-ENS or AITC grade stamp. An APA- EWS CRAN AITC Certificate of conformance for glued-laminated members should be submitted to the field inspector prior to installation and Glue-lam members shall be 24F-V4, DF/DF with standard camber on roof beams except cantilever end (U.N.O.). All cantilever ends and floor beams shall have zero camber u.n.o. All beams shall be fabricated using waterproof glue.
11. Fasteners in contact with preservative treated lumber and fire retardant treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
    Exception: Plain carbon steel fasteners in sbx/dot and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
12. Stud walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 5/8" diameter x 8" A307 bolts at top, mid-height and bottom.
13. Structural information shown on framing plans is for the main structural elements. Non-structural elements shall be constructed per approved code requirements.
14. Conventional light framed construction requirements of chapter 23 should be followed as required.
15. Weight of the roof tile is considered to be 10 psf max. (total roof dead load of 19 psf). If roofing material exceeds this load, the framing contractor should notify Gouvis Engineering Consulting Group in writing prior to construction.
16. Top plates of all wood stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates shall lap a minimum of 48" and be spliced with not less than 6-16d nails spaced not more than 12" o.c.
17. All shear panels shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is assured.
18. All ledgers shall be spliced with ST22 strap, unless noted otherwise.
19. All shear transfer nailing shall be per drawings, and contractor shall provide proper notification for inspections to review the same.
20. Provide post/multiple studs at lower floor under post/multiple studs above. Each post/stud shall be fastened by Gypsum Wall Board w/ 5d cooler nails @ 7" o.c. U.N.O. on plan. Provide full width and depth compression block between floors at such locations.
21. All joist hangers shall be Simpson U hanger, all beam hangers shall be Simpson HU hangers U.N.O. on plan or detail. Follow manufacturer's recommendations for installation.
22. If a double sill plate is used at light-weight concrete flooring, then the framing contractor shall apply sill plate nailing to both sill plates, at 16" o.c. max. or as specified per schedule.
23. Building Code 2308.5.1 balloon framed walls (non-bearing) stud heights:
    - 2x4's @ 16" o.c. maximum 14'-0" height
    - 2x6's @ 16" o.c. maximum 20'-0" height
    - No multiples of 2x4's are allowed to span more than 14'-0". Bearing walls exceeding 10'-0" must be designed case by case.
24. Headers: Use 4X4 for openings less than 16" at bearing walls without point loads. For non-bearing walls use 2x4 for openings up to 3'-0" max. Use (2)2x4 for openings up to 6'-0" max. Use 4x6 for openings up to 12'-0" max. U.N.O. (2-2x on edge can be substituted for 4x members).
25. Approved end-jointed lumber may be used interchangeably with solid sawn members of the same species and grade for buildings up to 2-story. When finger jointed lumber is marked "stud use only" or "vert use only" such lumber shall be limited to use for studs only. All finger jointed lumber should bear a certified finger jointed lumber grade stamp.
26. Wood truss manufacturer shall supply to the engineer and the building department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer, prior to fabrication. It shall be the responsibility of the manufacturer to obtain building department approval of calculations and shop drawings prior to fabrication.
27. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
28. All connections involving trusses shall be ICC approved and of adequate strength to resist stresses due to the loadings involved and shall be designed and specified by the truss manufacturer.
29. Total load and live load vertical deflections for roof member shall be limited to max. L/240, and L/360 U.N.O. Total load and live load vertical deflections for floor member shall be limited to max. L/360, and L/480 U.N.O.
30. Cross bridging and/or bracing shall be provided and detailed by the truss manufacturer as required to adequately brace all trusses.
31. Truss manufacturer to provide details which allow for normal deflection without imposing lateral loads on their supports (i.e., scissors trusses).
32. Truss manufacturer is responsible for:
    a. providing additional shear and drag trusses as shown on the framing plans.
    b. reviewing framing plans and structural details prior to fabrication of trusses and specifying hangers.
    c. meet the profile as indicated in the drawings.
    d. design trusses for deflection compatibility of the system to avoid hump and/or sag in roof or ceiling.
33. All trusses designed by truss manufacturer shall be designed to sustain all vertical, lateral and other pertinent loads, including bracing of top and bottom chords, in addition to any connections related to trusses. Contractor to coordinate with truss manufacturer.
34. All truss lumber shall be Douglas Fir Larch (U.N.O.). Roof truss lumber shall be either Douglas Fir Larch or Hem-Fir. (U.N.O.)
35. Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within two feet of the center of span on the face of the bottom chord:
    a. Identity of the company manufacturing the truss.
    b. The design load.
    c. The spacing of the trusses.

    CEILING JOISTS
36. With dead load = 6 psf max. & live load = 10 psf max., 2x4 DF#2 ceiling joists @ 16" o.c. with 9'-6" span max. and 2x6 DF#2 ceiling joists @ 16" o.c. with 15'-0" span max. unless noted otherwise on plan. Contact Gouvis Engineering for other conditions.

SHEET INDEX

SHEET INDEX

NO.	SHEET	SHEET NAME
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3	SN2	STRUCTURAL DETAILS & NOTES
4	SN3	STRUCTURAL DETAILS & NOTES
5	S-1.1	FOUNDATION PLAN BUILDING A
6	S-1.2	2ND FLOOR FRAMING PLAN BUILDING A
7	S-1.3	3RD FLOOR FRAMING PLAN BUILDING A
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21	SD1	STRUCTURAL FOUNDATION DETAILS
22	SD2	GENERAL DETAILS & NOTES
23	SD3	STRUCTURAL DETAILS
24	SD4	STRUCTURAL DETAILS

ABBREVIATION

A.B.	ANCHOR BOLT	BOTT.	BOTTOM
B.N.	BOUNDARY NAILING	P.T.	POST TENSION
E.N.	EDGE NAILING	F.H.	FULL HEIGHT
F.N.	FIELD NAILING	FTG.	FOOTING
TYP.	TYPICAL	SIMP.	SIMPSON
SIM.	SIMILAR	MFR.	MANUFACTURER
TR	TRIMMER	H.T.	HEIGHT
O.C.	ON CENTER	M.B.	MACHINE BOLT
MIN.	MINIMUM	REINF.	REINFORCEMENT
MAX.	MAXIMUM	(E)	EXISTING
FL BM	FLUSH BEAM	HD	HOLDOWN
DR BM	DROP BEAM	P.T.D.F	PRESSURE TREATED DOUGLAS FIR
HDR	HEADER	EXT.	EXTERIOR
G.T.	GIRDER TRUSS	INT.	INTERIOR
BLK'G	BLOCKING	U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH	VERT.	VERTICAL
CONT.	CONTINUOUS	HORZ.	HORIZONTAL
CANT.	CANTILEVER	BTWN.	BETWEEN
SHT'G	SHEATHING	REQ'D	REQUIRED
ALT.	ALTERNATE	COND.	CONDITION
DBL.	DOUBLE	DIA.	DIAMETER
EA.	EACH	STD.	STANDARD
S.W.	SHEAR WALL	SEC.	SECTION
CONC.	CONCRETE	C'SINK	COUNTER SINK
ABV.	ABOVE	T&G	TONGUE AND GROOVE

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
08/25/2025
emolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
GENERAL NOTES & REQUIREMENTS

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
SN1

GENERAL REQUIREMENTS

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE

EXCEPTION: CONCRETE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME WOOD BUILDING OF 3-STORIES OR LESS AND THE STRUCTURAL DESIGN OF FOOTINGS IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH f'c NO GREATER THAN 2500 psi.

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	CBC/IBC Reference
1. Inspect reinforcement, including prestressing tendons, and verify placement	—	✓	ACI 318: Ch. 20,25.2,25.3, 26.6.1-26.6.3	—
2. Reinforcing bar welding:	—			
a. Verify weldability of reinforcing bars other than ASTM A 706;		✓	AWS D1.4 ACI 318: 26.6.4	—
b. Inspect single-pass fillet welds, maximum 5/16"; and		✓		
c. Inspect all other welds	✓			
3. Inspect anchors cast in concrete.	—	✓	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members.			ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	✓			
b. Mechanical anchors and adhesive anchors not defined in 4.a.		✓		
5. Verify use of required design mix.	—	✓	ACI 318: Ch 19, 26.4.3, 26.4.4	1904.1,1904.2
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	✓	—	ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12	—
7. Inspect concrete and shotcrete placement for proper application techniques.	✓	—	ACI 318: 26.5	—
8. Verify maintenance of specified curing temperature and techniques.	—	✓	ACI 318: 26.5.3-26.5.5	—
9. Inspect prestressed concrete for:			ACI 318: 26.10	—
a. Application of prestressing forces; and	✓	—		
b. Grouting of bonded prestressing tendons.	✓	—		
10. Inspect erection of precast concrete members.	—	✓	ACI 318: 26.9	—
11. For precast concrete diaphragm connection or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for:			ACI 318: 26.13.1.3	—
a. Installation of the embedded parts	✓	—	ACI 550.5	
b. Completion of the continuity of reinforcement across joints.	✓	—		
c. Completion on connection in the field.	✓	—		
12. Inspect Installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5	—	✓	ACI 318: 26.13.1.3	—
13. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	✓	ACI 318: 26.11.2	—
14. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	✓	ACI 318: 26.11.1.2(b)	—

LARR Report list

HTS22	LABC/ICC-ESR 2105	HDC10	LABC/ICC-ESR 2330
CMST 12	LABC/ICC-ESR 2105	HTT 5	LABC/IAPMO-ER 130
CMST 14	LABC/ICC-ESR 2105	HDU 4	LABC/ICC-ESR 2330
CS 14	LABC/ICC-ESR 2105	HDU 8	LABC/ICC-ESR 2330
CS 16	LABC/ICC-ESR 2105	HDU 11	LABC/ICC-ESR 2330
CMST 16	LABC/ICC-ESR 2105	HDU 14	LABC/ICC-ESR 2330
ST 6224	LABC/ICC-ESR 2105	HHDQ 11	LABC/ICC-ESR 2330
ST 6236	LABC/ICC-ESR 2105	HHDQ 14	LABC/ICC-ESR 2330
MST 48	LABC/ICC-ESR 2105	HDQ 8	LABC/ICC-ESR 2330
MST 60	LABC/ICC-ESR 2105	HD 12	LABC/IAPMO-UES ER 143
MST 37	LABC/ICC-ESR 2105	HD 19	LABC/IAPMO-UES ER 143
MSTC 52	LABC/ICC-ESR 2105	MASA/ MASAP	LABC/ICC-ESR 2555
ST 22	LABC/ICC-ESR 2105	SET-XP	LABC/ICC-ESR 2508
PARALLAM (PSL) TIMBERSTRAND (LSL)	LABC/ICC-ESR 1387	TITEN HD	LABC/ICC-ESR 2713
Simpson PDPAWL-MG	LABC/ICC-ESR 2138	Simpson Strong Wall SSW	LABC/ICC-ESR 1679
MPBZ	LABC/ICC-ESR 3050	LTP/A35/LS/H2.5	LABC/ICC-ESR 3096

SPECIAL INSPECTION:

1. In addition to the regular inspection the following items will also require special inspection in accordance with Sec.1704, unless exempted by the exceptions of Sec.1704.2, of the Building Code
2. Soils compliance prior to the foundation inspection, post-tensioned foundation, high strength steel and concrete.
3. All inspections and tests shall be performed by a qualified testing agency retained by the owner.
4. The special inspector shall be qualified and approved by the building department and acceptable to the architect.
5. The special inspector shall observe work assigned for conformance to the approved design drawings and specifications.
6. The special inspector shall furnish an inspection report to the building department, engineer and architect of record. Copies of the report shall be available at the job site at all times.
7. Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspections and correction of all noted discrepencies.
8. The duties of the special inspector shall be in conformance with the requirements of section 1704 of the latest edition of the CBC/ IBC.
9. Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
10. Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expense.
11. Site visits by the structural engineer do not constitute an inspection.

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

Exception: Special inspection for existing site soil condtions per table below is not required if allowable soil bearing pressure used for design is ≤ 1500 psf, soils report is not required by building offical, and there is no controlled fill placement on existing building site

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

TYPE	Continuous Special Inspection	Periodic Special Inspection
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity per soils report.	—	✓
2. Verify excavations are extended to proper depth & have reached proper material per soils report.	—	✓
3. Perform classification & testing of compacted fill materials per soils report.	—	✓
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	✓	—
5. Prior to placement of compacted fill, inspect subgrade & verify that site has been prepared properly per soils report.	—	✓

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF HORIZONTAL WOOD DIAPHRAGMS, WOOD SHEAR WALLS & MANUFACTURED SHEAR WALLS ARE REQUIRED & SPECIFIED IN THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR WOOD DIAPHRAGM & SHEAR WALLS

	INSPECTION TASK	NOT APPLICABLE	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
			Continuous	Periodically	CBC/IBC SECTION
Horizontal wood diaphragms with edge nail spacing equal to or closer than 4" o.c.	Sheathing types, grade thickness, span rating, and nail types, nail sizes & spacing.			✓	Sec. 1705.13.2
Wood shear walls with edge nail spacing equal to or closer than 4" o.c.	Sheathing types, grade thickness, wall nail types, nailing sizes and spacing.			✓	Sec. 1705.13.2
	Sill nail types, size and spacing.			✓	
	Anchor bolt sizes & spacing.			✓	
	Holdown types & their connections to shear walls & foundation/framing			✓	
	Wall end post sizes.			✓	
	Shear transfer connector types & spacing. Drag strut connections to shear walls.			✓	
Manufactured shear walls, Hardy panels, Simpson steel & Wood Strong walls.	Panel types, nailing, bolting, Anchoring, wall top plate screw types, sizes & spacing, holddown & drag strut connections to walls/panels.			✓	Sec. 1704 Sec. 1705.13.2 Sec. 1705.13.3
Metal-plate -connected wood trusses with a clear span of 60 feet or greater	Verify that the installation of the permanent individual truss member restraint/bracing has been installed in accordance with the approved truss submittal package			✓	Sec. 1705.5.2

MISCELLANEOUS

1. Grout under base plates shall be non-shrink type and shall have compressive strength equal to or greater than the concrete or masonry supporting it.
2. All grade beams shall be poured monolithically for their entire length.
3. All reinforcing to be accurately and securely located prior to pouring concrete or grouting masonry.
4. All horizontal reinforcement to have matching dowels at corners of walls. All vertical reinforcement to have matching dowels to footing, unless otherwise noted.
5. SHEET ROCK ON FRAMING
   Stacked sheet rock loading shall be limited to the following quantities in any one room:
   5/8" : 16 individual 4x10 sheets (8 pairs of sheets)
   1/2" : 20 individual 4x10 sheets (10 pairs of sheets)
   The shoring of the floor supporting stacked sheet rock is required if the number of sheet rock exceeds the quantities listed above.
6. Automatic sprinkler system specification & details by others
7. The contractor is responsible for taking measures to mitigate the effects of building shrinkage in structures consisting of 3 or more stories of wood framed construction. As an alternate, use MC-15 studs for top plates, sole plates and conventional joists (No I-Joist):
   The lower 3 levels of 5 story bldgs.
   The lower 2 levels of 4 story bldgs.
   The lower first level of 3 story bldgs.
8. Structural information as Beams, Columns, Posts, Guiderails, Hoist Beams, Foundation Pits, etc. shown on structural drawings related to roof/floor system of elevator's hoistways and machine rooms are preliminary and may be changed or items added once we are provided with elevator submittals.

STRUCTURAL STEEL

GENERAL

1. All structural steel materials and construction shall conform to the requirements specified in Building Code, Chapter 22 & Reference.

MATERIALS

2. Steel shall be primed with a rust resistance primer & should conform to ASTM A36 (fy=36 ksi) as a minimum, unless otherwise noted. All W shapes to be ASTM A992. (fy=50 ksi)
3. Steel pipe shall conform to ASTM A53, Grade B (Fy=35 ksi).
4. Round HSS tubing shall conform to ASTM A500 Grade B (Fy=42 ksi)
5. Rectangular and square HSS tubing shall conform, to ASTM A500, Grade B (Fy=46 ksi).
6. All structural welding procedures and materials shall conform to Building Code, Section 2204.1. All welding shall be by the shield metal arc welding process or the submerged arc welding process using E70XX-low hydrogen electrodes, unless otherwise noted.
7. All bolts for connections of steel members shall conform to Building Code, Section 2204.2 & ASTM A325N, unless otherwise noted. Holes for bolts should be drilled or punched & shall be 1/16" larger than bolt diameter.
8. Prefabricated steel moment frames per manufacturer. Steel moment frame manufacturer shall submit shop drawing, design calculations, and approved moment frame test report (ICC, IAMPO, or test per Appendix S of AISC SEISMIC PROVISION) to GOUVIS ENGINEERING for review.

WELDS

9. All shop welding and fabrication must be done in a shop approved by a special inspection agency which is approved by the Building Official. All field welding must be performed by a certified welder and a special inspector shall continuously inspect all structural field welding. Both shall be approved by the Building Official.

CONCRETE MASONRY

GENERAL

1. All concrete masonry materials and construction shall be in accordance with Building Code, Chapter 21.

MATERIALS

2. All materials making up finished concrete masonry construction shall conform to standards required by Building Code Sec. 2103.
3. Mortar shall be type M or S as applicable and conforming with ASTM C270 and shall be proportioned per Article 2.1 & 2.6A of Specification for Masonry Structures (TMS 602-16).
4. Grout shall comply with Article 2.2 of TMS 602-16 and shall attain a minimum compression strength at 28 days of 2000 psi or the required compression, f'm, whichever is greater. The compressive strength of grout shall be determined in accordance with ASTM C-1019.
5. Concrete masonry units shall conform to ASTM C90 for load bearing concrete masonry units. Concrete brick shall conform to ASTM C55, Specifications for Concrete Building Brick.
6. Grade N concrete bricks are for use as architectural veneer and facing, limited to in exterior walls.
7. Grade S concrete bricks are for general use where moderate strength and resistance to frost action and moisture penetration is required.

STRENGTH

8. The specified compressive strength of masonry, f'm, shall be 2000 psi, unless noted otherwise.

SPECIAL INSPECTION

9. Special inspection for concrete masonry construction shall be carried out in accordance with Building Code Section 1704 and requirements in Special Inspection tables on sheet SN-1. Masonry compressive strength, f'm shall be verified by Unit strength method or Prism test method prior to and during construction as described in Building Code, Section 2105.

REINFORCED CONCRETE

GENERAL

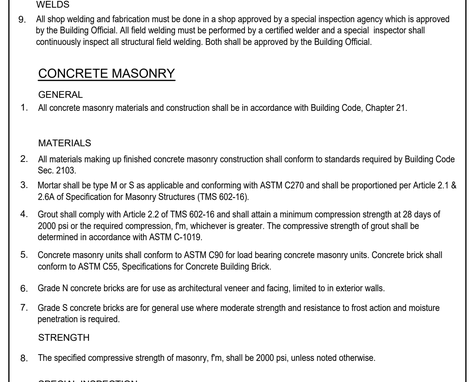
1. All reinforced concrete materials and construction shall conform to Building Code, chapter 19.

MATERIALS

2. Cement shall conform to Section 1903 of Building Code and shall correspond to that on which the selection of concrete proportions were based.
3. Concrete aggregates shall conform to Building Code Section 1903.
4. Portland cement shall be Type I or II conforming to ASTM C150. For concrete in contact with soil containing sulfate $So_4 \geq 0.1\%$ by weight use Type II cement, containing sulfate $So_4 \geq 0.2\%$ by weight useType V cement. Weight percentage of So_4 shall be per soils report.
   Refer to Section 1904 of the Building Code for special exposure conditions as required by soils engineer & see corrosion engineer's recommendations for concrete exposed to corrosive elements.
5. Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and Grade 60 for sizes #4 and larger.
6. Dowels shall be equal in size and spacing.

STRENGTH

7. The (28 days) concrete compressive strength, f'c, shall be min 3,000 psi U.N.O.
8. The (28 days) concrete compressive strength, f'c, for concrete in contact with soil with weight percentage of sulfate (So_4) ≥ 0.10 shall be 4000 psi, and with weight percentage of sulfate (So_4) ≥ 0.20 shall be 4500 psi. Special inspection is not required.
9. Special inspection is required for concrete with f'c > 2500 psi unless the use of concrete with f'c > 2500 psi is solely for item #8 above.
10. All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
11. Min. concrete cover for reinforcing:
    a- Concrete, placed against earth not formed - 3"
    b- Concrete formed or troweled - 2"
    c- Walls and curbs - 1 1/2"
    d- Slab on grade - at center



D5124

® TYP. REINFORCING DETAILS

DEFERRED APPROVAL:

1. Elements of structure that are marked "by others" shall be excluded from this work permit.
2. General contractor shall first submit separate drawings for the above elements to the EOR for their review and if approved, then submit to the building officials for their review and approval.
3. City approval shall be obtained prior to installation of element subjected to deferred approval.

FOUNDATION

1. All continuous footings to have 5/8"dia. x min. 12" anchor bolts, min. 7" embedment into concrete footing at 72" o.c. unless noted otherwise on plans. One anchor bolt should be located max. 12" away and min. 4 1/2" from the end of the sill plates. min. (2) A.Bs. per sill plate/shear panel. Sill plate under shear walls of up to 4'-0" in length must be continuous. See note 2 for sill plate fasteners at interior non-shear walls.
   1a. Anchor bolts at shear walls shall be installed with plate washers of min. 3" sq. x 0.229" thick between sill plate and nut. Edge(s) of plate washers shall be 1/2" max. from inside face of shear panel(s) per conditions shown below.
   1b. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exeed 1 3/4 inches, provided a standard cut washer (5/8" Nominal size : 11/16" ID,1 3/4" OD , 9/64" thick) is placed between the plate washer and the nut.

SW-AB

SW ANCHOR BOLTS AND PLATE WASHER ARRANGEMENT

2. For interior non-bearing and non-shear walls use Simpson PDPAWL-MG series 0.157Ø pins with a penetration of 1 1/4" into slab at 16" O.C. to be installed in accordance with ICC ESR-2138. Actual slab thickness to be minimum 4". All interior shear walls to have A.Bs. per foundation plan.
3. All holdowns and post anchors to be installed according to most current Simpson Strong Tie specifications and requirements of ICC-ER reports & shall be tied in place prior to foundation inspection. Dimensions are not furnished to Simpson holdowns. It is the responsibility of the contractor's superintendent, the framing contractor and the concrete contractor to locate these anchors in the exact location. Refer to details for proper installation.
4. Min. concrete width to be 8" for receiving PA, HPA & STHD's. Verify locations of holdowns and anchor bolts with rough framing to assure accurate installation.
5. Provide #3 X 24" dowel at 24" o.c. and 12" from the corner at all concrete stoops and porches.
6. Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.
7. Verify min. foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if more stringent, they shall supersede the above minimum requirements. See note #7 under reinforced concrete for concrete strength.
8. Admixtures in concrete mix. containing calcium chlorides shall not be used.
9. Footings shall be observed and approved in writing by the project soil/geology engineer prior to inspection and placement of concrete.
10. Concrete shall be to the strength and slump as specified per structural design, and consist of Portland cement ASTM C-150 Type V per soils engineer's recommendations and Building Code section 1904.1 (ACI 318 section 19.3.2.1) when exposed to sulfate containing solutions. Aggregates shall be per ASTM C-33. Water to be clean and potable.
11. Placement shall be in one continuous operation unless otherwise specified. Slab surface shall be cured with 'Hunts' compound or equal or cured with other methods in accordance with good construction practice at contractor's option.
12. Contractor shall dampen slab underlayment of sand/membrane just prior to concrete placement to assist uniform concrete curing. Slabs must not be poured during or immediately after rainstorms. The specified sand over visqueen should not be saturated at the time of the concrete pour. Any free water trapped in the sand layer must be removed prior to the concrete pour.
13. The bottoms of footing excavations shall be level, clean and free of loose material or water when concrete is placed. Over excavation shall be filled with concrete or properly compacted fill that has been tested and approved by the soils engineer. Backfill shall not be placed until supporting foundations, walls and slab have attained sufficient strength to support lateral soil pressure.
14. Concrete placement shall be monolithic in one continuous operation uniformly placed and must be vibrated and well consolidated unless shown otherwise on plans. Dual pour is defined by ACI as to when 1st. & 2nd. pour can not be vibrated together.
15. Floor slab shall be poured level to 1/8" in 10'.
16. Requirements for pre-saturation of subgrade soils and daylight setback of exterior footings from any descending slope shall comply with soil report recommendations.
17. Finish grade around the perimeter of slab shall be constructed such that rain and irrigation water is drained away from the slab.
18. All site and pad preparation, such as but not limited to shading, compacting of the fill, pre-saturation, and concrete slab base preparation, shall be performed in accordance with the soil engineer's recommendation and soils report.
19. Foundation framing and other drawings prepared by Gouvis Engineering Consulting Group reflect the structural requirements. Refer to architectural, civil & other plans for dimensions, depressions, slopes, shelves, patios, stoops and porches not shown or different from these plans/documents drawings. Accuracy of the dimensions and final fit of the building shall be reviewed by the architect and the contractor prior to construction.
20. Waiting period for concrete slabs-on-grade prior to start of construction is as follows:
    a. Do not walk on slab until 24 hours after concrete has been poured.
    b. Begin wall framing 4-5 days after concrete poured.
    c. Begin roof/floor framing 7-10 days after concrete poured.
    d. Do not load roof prior to 14 days after concrete poured.
21. No pipes or conduits shall extend under isolated column footing or under continuous wall footings unless specifically detailed or approved by the architect, structural engineer and the building official.
22. The contractor shall arrange for observation of the work by the soils engineer. The following are requirements of the soils engineer:
    a. All footing excavations shall be observed and approved in compliance with the soils report by the soil engineer prior to placing of concrete or steel.
    b. Soil conditions, including compacting and moisture content, shall be observed and approved to be in compliance with the soil report by the soils engineer prior to placing of concrete or steel.
    c. A letter shall be submitted to the building official prior to his foundation inspection and to the architect and structural engineer.
23. Prior to the contractor requesting a Building Department foundation inspection, the soil engineer shall advise the building official in writing that:
    a. The building pad was prepared in accordance with the soil report.
    b. The utility trenches have been properly backfilled and compacted
    c. The foundation excavations, the soils expansive characteristics and bearing capacity conform to the soils report.

ISSUED DATE: 02/27/2023

C-057193-2022

City of Pomona Planning Division

ACCEPTED

08/25/2025

cmolina

GOUVIS ENGINEERING

determined to be in substantial compliance with RC approved plans. (PC RESO NO 22-032).

5 Shutterbeker
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Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER DIEDRA KORN-EBASULT No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:

Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:

GENERAL NOTES & REQUIREMENTS

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:

SN1.1

R SHEAR TRANSFER 13

D0087

1. ROOF SHEATHING
2. 3/8" MAX. NAIL EXPOSURE @ GAP.
3. INCREASE NAILING TO RSRS NAILS @ 3" O.C. ON NON-BEVELED MEMBER.
4. 2X BLK'G., LEDGER, R/R, OR TRUSS TOP CHORD UNDER ROOF SHEATHING WHEN NOT BEVELED ON TOP AS REQ'D.

R SHEATHING LAYOUT 16

D0005–101122

OFFSET EDGE SUPPORT | ALT. CONDITION

1. PANEL JOINT.
2. ROOF OR FLOOR SHEATHING.
3. 2X4 W/ NAILS TO BE MATCHED W/ EDGE NAILING.
4. ROOF OR FLOOR FRAMING MEMBER.
5. 2X4 BLK'G 6'-0" LONG MAX.W/ (2) 16d COMMON NAILS @ EA. END.
6. PANEL EDGE WHERE 2X FLAT BLKG. IS NEEDED @ BLOCKED DIAPHRAGM.
7. DIAPHRAGM BOUNDARY & B.N. PER PLAN.
8. DISCONTINUOUS PANEL EDGE, EDGE NAILING PER PLAN.
9. CONT. PANEL EDGE W/ BLKG. (IF BLOCKED DIAPHRAGM), EDGE NAILING PER PLAN.
10. 24" MIN. UNLESS FULLY BLOCKED @ ALL EDGES.
11. FIELD NAILING PER PLAN.
12. FRAMING MEMBERS.
13. 1/8" GAP U.N.O.
14. DIRECTION OF FACE GRAIN PERPENDICULAR TO SUPPORT.
15. BLOCK OUT EDGES OF THE OPENING W/ DBL. STRUCT'L MEMBERS/BEAM (U.N.O.) AND PROVIDE B.N. @ ALL EDGES. PROVIDE SINGLE BLOCKING W/ E.N. WHEN OPENING < 24"x24", AND STRAPS PER NOTE 18 DO NOT APPLY.
16. TYP. APPROVED HANGERS USE (3) 16d TOE NAILS IF LENGTH OF TAIL JOIST < 6'-0"
17. TAIL JOIST/TRUSS PER PLAN.
18. TYP. 2-BAYS OF BLKG. USE CS16 OVER BLK'G AND NAIL @ 2 1/16" O.C. U.N.O. ON FRAMING PLAN.

NOTES:
-STAGGERED JOINTS AS SHOWN
-NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
-SEE GENERAL NOTES FOR PLYWOOD TYPE, THICKNESS, SPACING, & NAIL SIZE.
-PROVIDE MIN. 3/8" EDGE DISTANCE @ FRAMING MEMBER & 5/16" TO EDGE OF PLYWOOD DIAPHRAGM.
-ALL DIAPHRAGM BOUNDARIES SHOULD BE FULLY SUPPORTED BY FRAMING MEMBERS W/ BOUNDARY NAILING.
-T&G EDGE TO BE LOCATED OVER CONTINUOUS PANEL JOINT.
-MAX. UNSUPPORTED SHEATHING TO BE 24". PROVIDE ADEQUATE FRAMING MEMBERS TO LIMIT SPAN.

R CS16 DRAG STRAP NAILING PATTERN 17

D0301–110425

1 1/4" | NAILS | 2 1/16" | 1/2"

R FRAMING DETAIL 18

D0077–190405

1. HEADER, SEE PLAN.
2. DBL. TOP PLATE.
3. CRIPPLE WALL WHERE OCCURS.
4. 4X TRIMMER U.N.O.
5. 2X KING STUD W/ 16d's @ 16" O.C. TO TRIMMER.
6. SIMPSON HOLDOWN.
7. E.N. OF SHEAR WALL ON TRIMMER & KING STUD.
8. SHEAR PANEL, SEE PLAN.
9. MIN. (3) 16d's TO END OF HEADER.
10. WHEN HDU HOLDOWNS CONNECTED TO THE KING STUD, REPLACED SDS SCREWS W/ LONGER LENGTH TO GET 2 1/2" PENETRATIONS TO 4X TRIMMER

ALT. CONDITION

R INTERIOR CHIMNEY TIE DOWN 9

D0300

1. CHIMNEY STACK ON ROOF.
2. PROVIDE SOLID VERTICAL BLOCKS UNDER CORNERS OF CHIMNEY BETWEEN TRUSS CHORDS TO RECEIVE STRAPS @ CONDITION W/ ROOF TRUSSES DIRECTLY UNDER STACK.
3. SIMPSON CS16 STRAP W/ 16" MIN. LAP ON CORNER STUDS & CONTINUOUS JUST ABOVE A35 CLIP @ BOTTOM TRUSS.
4. SIMPSON LTP4 EA. SIDE TO BOTTOM CHORD OF TRUSS.
5. SLOT CUT ROOF SHEATHING AT STRAPS.
6. CS16 EA. CORNER W/ MIN. 16" LAP ON CORNER STUD AND FILLER BLOCK BELOW @ CONDITION WHERE TRUSSES ARE OFFSET FROM STACK CORNERS.
7. ADD SHEAR PANEL BLK'S W/ 1/2" SHT'G & 10d's @ 4" O.C. ALL AROUND.
8. (2) A35's EA. SIDE OF PANEL BLK'S TO TRUSS. (PROVIDE BLK'G @ WEB IF NECESSARY).
9. ADD VERT. 2x FILLER BLOCK W/ E.N. TO RECEIVE STRAPS.

NOTE:
- FULLY NAIL CS16's W/10d's SINKER NAILS.

R STUD NOTCHING/BORING LIMITS 10

D0007N1

NOTCH DEPTH		
STUD SIZE	EXT. & BRN'G. WALLS	NON-BRN'G. WALLS
2x4	7/8"	1 7/16"
2x6	1 3/8"	2 3/16"

BORED HOLES		
STUD SIZE	EXT. & BRN'G. WALLS	NON-BRN'G. WALLS
2x4	1 3/8"	2 1/8"
2x6	2 3/16"	3 5/16"
2-2x4	2 1/8"	2 1/8"
2-2x6	3 5/16"	3 5/16"

OUTER 1/3 OF SPAN ONLY | d | d MIN.

1. NOTCH DEPTH & BORED HOLE SEE TABLE BELOW.
2. STUD
3. SILL PLATE
4. HOLE EDGE DISTANCE 5/8" MIN.

NOTE:
BORED HOLES NOT PERMITTED IN MORE THAN TWO CONSECUTIVE DOUBLE STUDS

R PIPING THRU PLATE FRAM'G-NON SW 11

D0008–110125

TJI SIZE	HOLE SIZE: UP TO 3"		4"		6 1/2"		8 7/8"		11"	
	@	b	@	b	@	b	@	b	@	b
	MIN. DIST. FROM EDGE OF HOLE TO EDGE OF SUPPORT									
11 7/8" 210	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	5'-0"	5'-6"	8'-6"	N.A.	N.A.
11 7/8" 230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	6'-0"	7'-0"	N.A.	N.A.
14" 230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-0"	3'-6"	7'-0"	8'-6"	9'-6"
14" 360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	5'-6"	8'-0"	8'-0"	9'-6"

NOTES:
- FOR OTHER HOLE SIZES & JOIST TYPE, SEE MANUFACTURER SPEC.
-DO NOT CUT HOLES LARGER THAN 1 1/2" IN CANTILEVER PORTION OF THE JOIST.
- A 1 1/2" HOLE CAN BE CUT ANYWHERE IN THE WEB, EXCEPT WITHIN 6" AWAY FROM SUPPORT.
- REFER TO MANUFACTURERS GUIDE-LINES IN I-JOIST CATALOG FOR MORE INFO.
- NO FIELD CUT WITHIN 6" AWAY FROM FACE OF SUPPORT.

1/8"MIN. TYP.

* TYPICAL MIN. DISTANCE BTWN. HOLES TO BE 2X THE LARGER HOLE.

NOTCH & HOLES IN I-JOIST

MAX.

1. 1/3 OF JOIST DEPTH MAX.
2. 2" CLEAR TO EDGE OF JOIST.
3. JOIST DEPTH.
4. PIPE OR CONDUIT.
5. 1/6 OF JOIST DEPTH MAX.
6. 1/4 OF JOIST DEPTH MAX. AT SUPPORT END.
7. 1/3 OF JOIST SPAN MAX.

NOTES:
-FOR SOLID SAWN JOISTS, NOTCHED TO BE @ OUTER 1/3 SPAN ONLY.
-MAINTAIN MIN. 6" SPACING BETWEEN NOTCHES/BORED HOLES.

R NOTCH & HOLES IN CONV. JST. 12

D0001–190618

R TYP. FRAMING CROSS SECTION 6

D0013

ROOF SHEATHING | (1) A35 @ BRACE TO TRUSS | E.N. | 1X4 CANT. LATERAL BRACE @ 48" O.C. | (3) 16d's | MAX. 8'-0"

-2X PRESSURE BLK'G. @ EVERY OTHER TRUSS W/(6) 16d's TO GIRDER TRUSS & (3) 16d's END NAIL TO EACH TRUSS.

2X SHAPED BLKG. (SEE 13/SN2 FOR ALT.) W/ 16d'S @ 6" O.C. @ SHEAR TRUSS.
NOTE: A35@ 24" O.C., CAN BE USED TO CONNECT BLKG. TO TRUSS IN LIEU OF NAILING.

BLK'G. (2X, I-JOIST) MIN. 12" LONG @ MAX. 48" O.C. WITH FLOOR E.N. SECURE W/ (2) 16d'S E/S.

PROVIDE SOLID BLOCKING OR CONT. RIM JOIST AT ALL BEARING POINTS.

SOLID RIM JOIST PER PLAN

MIN. 2X4 STUDS @ 16" O.C. AT INTERIOR BEARING, AND EXTERIOR SHEAR WALLS. (MAX. HEIGHT=10') U.N.O. MIN. 2X4 STUDS @ 24" O.C. AT INTERIOR NON-BEARING AND NON-SHEAR WALLS. (MAX. HEIGHT=14').

MUD SILL W/ ANCHOR BOLTS SEE FOUNDATION PLAN FOR SIZE & SPACING.

CODE APPROVED "SHOT PINS", SEE FOUNDATION PLAN NOTES.

1. 2X STUDS
2. SILL PLATE
3. S.P.N. PER PLAN
4. 2X JOISTS OR "I"-JOIST
5. 2X4 @ 24" O.C. W/ (1) LTP4 TO EACH FLOOR MEMBER
6. MIN. 2X6 SOLID BLK'G. W/ (2) 16d NAILS EA. SIDE UNDER PERPENDICULAR BRG. WALLS. SEE PLANS FOR PARALLEL BRG. WALLS. AT NON-BRG. PERPENDICULAR WALLS, USE 2X4* FLAT BLOCKING TO RECEIVE SILL PLATE NAILING. USE TOTAL OF (3) 16d's TOENAILS EACH END.

*(2X4 FLAT BLOCKING CAN BE IGNORED IF S.P.N. CAN BE INSTALLED TO TOP OF FLOOR JOISTS.)

NOTES:
- FOR PARALLEL CONDITION, BLK'G. MAY BE OMITTED IF A SINGLE JOIST IS ALIGNED UNDER A WALL WHICH SPANS UNDER 1/2 THE LENGTH OF THE JOIST. OR A DBL. JOIST IS ALIGNED UNDER A WALL WHICH SPANS OVER 1/2 THE LENGTH OF THE JOISTS.
- "I"-JOIST BLK'G. MAY BE USED WHEN I-JOIST SYSTEM IS USED. USE PLANS AS REQUIRED.
- FOR PARTITION LENGTH LESS THAN 8'-0" NO BLK'G. IS REQUIRED.
- OFFSET JOIST(S) @ PLUMBING WALL & USE LADDER BLK'G. @ 24" O.C.

PERPENDICULAR CONDITION | ALT. SIMP. "Z" CLIP | PARALLEL CONDITION | ALTERNATE CONDITION

R BEARING & NON-BEARING WALL 7

D0003–120911

1. 1/2" THICK PLYWOOD SHT'G.
2. ROOF SYSTEM.
3. MIN. 1/2" THICK PLYWOOD SHT'G. NAILED DOWN @ 6" O.C. TO LEDGER/TOP PLATE. AS AN ALT. EXTEND ROOF SHT'G. THROUGH FIREPLACE.
4. 1/2" THICK PLYWOOD ON 3 SIDES CENTERED @ JOINT & EXTEND 4'-0" EACH WAY.
5. 2X LEDGER W/ 16d's @ 6" O.C. & LTP4 @ 8" O.C. TO DBL. TOP PLATE.
6. FIREPLACE FLUE.
7. CUT HOLE IN PLYWOOD ONLY AS REQUIRED.
8. PLYWOOD FLOOR SHT'G. CONT. THRU FIREPLACE.
9. FLOOR SYSTEM.
10. MAX. UNSUPPORTED HEIGHT TO BE 4'-0". VERIFIED W/ ARCH. DWG. BY CONTRACTOR. FOR HEIGHTS GREATER THAN 4'-0" USE ADEQUATE KICKERS TO BRACE WALL TO ROOF.
11. PLYWOOD SHIM AS REQ'D. W/ 16d SINKER. FACE NAILS @ 4" O.C. TO DBL. TOP PLATES FOR LTP4

R EXTERIOR FIREPLACE CONN. 8

D0004–140424

R TYPICAL FRAMING ELEVATION 1

D0014–171130

NAIL STAGGERED ON OPPOSITE SIDES OF GAP FOR 2X STUD | NO OVER CUT | OPEN'G | 4 1/2" MAX. TYP. | RADIUS ON CORNERS REQUIRED | TRUSS WEB MEMBERS | ROOF TRUSS PER PLAN.

NO MORE THAN ONE HOLE IS ALLOWED IN EA. HORIZONTAL LINE. STAGGER HOLES IF SUCH CONDITION OCCURS. MAX OF (2) 4 1/2"x4 1/2" CUTS ARE ALLOWED IN A 4'-0" WIDE PANEL. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS. FOR OPEN'G LARGER THAN 4 1/2"x4 1/2" SEE DETAIL 8/SN3

3/8" (MIN.) | 1/8" GAP | 1/4" (MIN.)

2X FLAT BLKG. @ SHEAR WALL PLYWD. SPLICE W/ E.N.

TYPICAL BOUNDARY NAILING MIN. 3/8" TO EDGE OF POST STUD & 3/8" TO EDGE OF PLYWOOD

2X FLOATER

TYP. 1x4 LATERAL BRACING @ 48" O.C. OR AS SPECIFIED BY TRUSS DESIGNER.

1x4 X-BRACING W/(3) 16d's TO EA. MEMBER.

(3) 16d NAILS.

CRIPPLE WALL STUD @24"O.C. MAX.

SIMPSON A35'S, LS50's OR LTP4's @ 48" O.C. MAX. U.N.O. PLANS.

SOLE PLATE NAILING PER PLAN

SOLE PLATE NAILING @ 16" O.C. @ NON-SHEAR WALL & PER PLAN @ SHEAR WALL.

11 SN2 | 2 SN2 | 2 SN2

RIM JOIST PER PLAN.

TOP PLATE.

TYP. LTP4 EACH SIDE

HEADER PER PLAN, IF NOT CONT. USE SIMPSON ST6236.

STAGGERED NAILING AT ADJOINING PANEL EDGES @ 3X POST. SEE DET. 2/SN3 FOR ALT.

2X TRIMMER W/ KING STUD ATTACHED W/ 16d's @ 6" O.C. USE DBL. TRIMMER IF OPENING IS GREATER THAN 8'-0"

MIN. 3X POST AT VERT. SPLICES WHERE STAGGERED E.N. IS REQUIRED.

1/2" MIN. | 1/4" MIN. | 3/8" MIN.

NOTE:
WHEN PLYWD SHT'G. IS NAILED TO TRIMMER, ATTACH TO KING STUD W/ 16d's SPACED TO MATCH SHEAR WALL E.N. SHEAR WALL NAILING HEADS SHOULD BE FLUSH WITH SHEAR PANEL.

2X FLOATER WHERE OCCURS

STUD WALL

DOUBLE SILL IF OPENING=8'-0" OR GREATER

HD TYPE HOLDOWN WHERE OCCURS

TRIMMER OR POST PER PLAN ATTACH TO K. STUD W/ 16d's @ 6" O.C. AT SHEAR WALLS AND @ 16" O.C. AT NON SHEAR WALLS.

TRIMMER & KING STUD PER PLAN.

2X FLOATER.

INSTALL POST ANCHOR PER PLAN ON OUTSIDE FACE OF SHEAR PANEL U.N.O. AVOID SHEAR WALL E.N. UNDER STEEL STRAP.

P.T.D.F. SILL PLATE

SIMP. HDC WHEN OPENING @ EITHER SIDE EXCEEDS 5'-0"

3/8" (TYP.) | 1/2" (TYP.)

SILL PLATE EDGE | PLYWOOD EDGE | STAGGERED @ 3X ONLY | 3/8" (MIN.) | 1/2" | 1/2" MIN.

FOR MISPLACED NAILING, SEE DETAIL 3/SN3 FOR FIX

R SHEAR WALL/WALL INTERSECTION 4

D0018–110425

1. FLASHING.
2. WOOD FRAMED WALL.
3. 4" MAX. BRICK VENEER. SEE ARCH. DWG & MANUFACTURER FOR MORE INFORMATION.
4. PER ARCHITECT.
5. 22 GAUGE X7/8" WIDE GALVANIZED CORRUGATED STEEL VENEER ANCHOR @ 12"O.C. VERT. & MAX. 24" O.C. HORIZONTAL. STEEL ANCHOR SHALL HAVE A LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE THE CONT. 9 GAGE HORIZ. WIRE. AS AN ALTERNATE, USE ANCHORS @ 16" VERT. & 16" HORIZ.
6. SHEATHING WHERE OCCURS.
7. MORTAR BED.
8. 10d GALVANIZED RING-SHANK NAIL AT BEND IN ANCHOR
9. IN SEISMIC DESIGN CATEGORIES C,D,E, & F. ADD #9 B.W. GAGE WIRE JOINT REINF. @ 12" O.C. HORIZ.
10. BEAM OR HEADER PER PLAN.
11. 1/2"Ø X 4" LONG LAG SCREWS @ 12" O.C. STAGGERED.
12. ANGLE SIZE / SPAN (MAX.)
    L4x3 1/2x5/16" 8'-0"
    L6x3 1/2x1/2" 13'-0"
    L7x4x5/8" 16'-0"
    (NOTE: STL. ANGLE ARE LLV)
13. MIN. 5/8" MORTAR COVER.
14. MIN. HALF VENEER THICKNESS (1 1/2" MIN.).

NOTE:
- ANGLE NEEDS TO EXTEND & BEAR MIN. 4" ON SIDE OF VENEER.
- MAX. VENEER HEIGHT SUPPORTED BY STEEL ANGLE IS 3'-6".

CONNECTION @ OPENING | 1/2" MAX. | 1" MAX. | 2 3/4" MIN. | 1 1/4" | SECTION THR. WALL

R VENEER 5

D0001–190618

R TYPICAL VENT BLOCK 1A

D0014A–110301

1. SOLID RIM (2X, L.V.L. OR TIMBER STRAND) W/ FULL BEARING. ADD BLKG. AS NEEDED.
2. LOAD BEARING 4X4 (MIN.) POST/MULTI-STUDS ABOVE.
3. "I" JOIST W/ FULL BR'G. & 2X SQUASH BLK'G. ADD FILLERS AS NEEDED.
4. 4-16d'S, 2 @ TOP & 2 @ BOTTOM EACH SIDE.
5. SOLID BLKG./POST, MULTI-STUD OR BEAM BELOW.
6. HEADER PER PLAN

R BLOCKING AT POSTS/TRIMMERS 2

D0008–110425

3/4" TYP. | PERPENDICULAR | PARALLEL

1. BOTTOM CHORD OF TRUSS.
2. SIMP. STC @ EACH CONNECT. (MAX. @ 24" O.C.)
3. IX OVER 2X PLATE OR (2) 2X TOP PLATE WHEN TRUSS BOT. CHORD IS CAMBERED
4. 2X BLK'G. @ 24" O.C. W/ (2) 16d's TO EACH MEMBER.
5. 2X MEMBER W/(2) 16d TO BLK'G.
6. 2X8 BRACING.
7. (2) 2X TOP PLATE.
8. (2) 16d'S @ 12" O.C.
9. TYP. EDGE NAILING.
10. 2X CEILING JOIST OR BOTTOM CHORD OF CAMBERED TRUSS.
11. 2X BLK'G. X 12" LONG @ 16"-0" O.C. NAILED TO TOP PLATE W/ (3) 16d's.

ALT. CONDITION | ALT. CONNECTION

R FRM'G. TO NON-BEARING WALLS 3

D0019–141006

R TYPICAL VENT BLOCK

D0014A–110301

22 1/2" | C.L. | 3 1/2" | 5" TYP. | 4 1/4" MAX. | 2" | 3"MAX.

ALT. TO VENT BLOCK

1. TYP. EDGE NAILING.
2. A35 @ 16"O.C. FOR VENT SPACING OF 6'-0" (2-A35's PER ADJACENT BLK's.) AND @ 12" O.C. FOR VENT SPACING OF 4'-0" (3-A35's PER ADJACENT BLK's). SKIP A35's @ VENT BLOCKING.
3. SCREEN FOR VENTILATION.
4. RSRS 03 EDGE NAILS : @@ 4" O.C. FOR VENT SPACING OF 6'-0". @ 3" O.C. FOR VENT SPACING OF 4'-0".
5. ADJOINING FULL HT. BLOCKING PER SHEAR TRANSFER DETAILS.
6. (3) BAYS OF FLAT BLK'G. CENTERED @ SCREEN.

R BLOCKING AT POSTS/TRIMMERS

D0008–110425

3/4" TYP. | PERPENDICULAR | PARALLEL

R BEARING & NON-BEARING WALL

D0003–120911

R SHEAR WALL/WALL INTERSECTION

D0018–110425

R VENEER

D0004–140424

CONNECTION @ OPENING | 1/2" MAX. | 1" MAX. | 2 3/4" MIN. | 1 1/4" | SECTION THR. WALL

R FRM'G. TO NON-BEARING WALLS

D0019–141006

ISSUED DATE: 02/27/2023

19

C-057193-2022
City of Pomona Planning Division
ACCEPTED
09/25/2025
cmolina
GOUVIS ENGINEERING
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

Shubunker
Irvine
(C-97013)
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER DIEDRA KORN-EBASULI No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

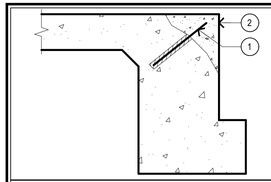
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
STRUCTURAL DETAILS & NOTES

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
SN2



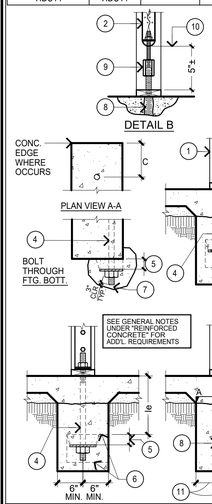
1. #4 DOWELS EMBEDED 4 1/2" INTO EXISTING CONCRETE @ 6" O.C. (MIN. 2).
2. REPLACE CONCRETE SPALLING WITH HIGH STRENGTH CONCRETE MIX, OR EPOXY (f'c=2500 PSI MIN.).

Ⓡ CONCRETE SPALLING

FF17–110401 **17**

MISSING HOLDOWN	REPLACE WITH	EXT./INT. FTG. F1554-GR 36 ROD Ø	EXT./INT. FTG. A36 PLATE WASHER	EXT./INT. FTG. le	ALT. INT. FTG. W/ SIMPSON EPOXY F1554-GR 36 ROD Ø	ALT. INT. FTG. W/ SIMPSON EPOXY hef	ALT. INT. FTG. W/ SIMPSON EPOXY C (MIN.)
HDU2, PA28	HDU2	5/8"	2"x2"x1/4"	12"	1/2"	10"	8"
HTT4	HTT4		2 1/2"x2 1/2"x1/4"		3/4" TO FTG. 5/8" TO HOLDDOWN SEE DET. B	15"	12"
HPA28, HTT5, HPA35 STHD10, STHD14	HTT5						
HDU4	HDU4		3"x3"x3/8"	13"			
HDU8	HDU8	7/8"	3 1/4"x3 1/4"x3/8"				
HDQ8	HDQ8		3 1/2"x3 1/2"x3/8"	16"			
HDU11	HDU11	1"	4"x4"x3/8"	19"			
HDU14	HDU14						

1. MULTI-STUD OR POST PER PLAN
2. NEW HOLDOWN, PER TABLE.
3. ADD 1 1/2"SQ. X 3/16" CUT PLATE WASHER BETWEEN NUT & HOLDOWN FOR 1/2"Ø ADHESIVE ANCHORS ONLY.
4. THREADED ROD (THRU BOLT) W/ HEAVY HEX NUT TACK WELDED TO PLATE WASHER. SEE SCHEDULE FOR PLATE SIZE. ALT. TO TACK WELDING APPLY DOUBLE HEX NUTS TO SECURE PLATE WASHER.
5. 2 1/2" THK. MIN. DRY PACKED NON-SHRINK GROUT ALL AROUND. SURFACE IN CONTACT WITH GROUT SHALL BE CLEANED, FREE OF GREASE AND LAITANCE.
6. NOTCH, INC. ALONG FTG. LENGTH TO 6" MAX. EA. SIDE OF HOLDOWN/ ROD. DO NOT CUT FTG. HORIZ. REINF. SOLID GROUT, WITHOUT ANY VOID, WITH HIGH STRENGTH NON-SHRINK GROUT W/ f'c=5000 psi MIN. CONT. SPECIAL INSPECTION IS REQUIRED.
7. PROVIDE MIN. 3" CONC./NON-SHRINK GROUT COVER ALL AROUND FOR ALL METAL PARTS.
8. THREADED ROD IN SIMPSON EPOXY TO FOOTING PER TABLE.
9. SIMPSON ATS-C65 COUPLER OR APPROVED EQUAL
10. RAISE HOLDOWN BOTTOM FROM SILL PLATE.
11. 6" MIN. FOR 1/2"Ø ROD. 7" MIN. FOR 3/4"Ø ROD.
12. 18 3/4" MIN. FOR 3/4"Ø ROD.



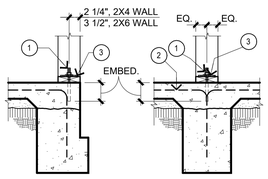
NOTES:

- USE SIMPSON SET-3G EPOXY ADHESIVE ANCHORS, ICC-ESR-#4057 REFER TO ICC & MANUFACTURER'S SPECS FOR INSTALLATION PROCEDURES.
- CONTINUOUS SPECIAL INSPECTION & JOB-SITE QUALITY ASSURANCE ARE REQUIRED PER SECTION 4.5 OF ICC-ESR#4057.
- CONCTRACTOR SHALL SPECIFY OVERALL LENGTH OF ANCHOR.
- FOR CUTTING THE SLAB & TIE SLAB BACK SEE DETAIL 7
- FOR OTHER HOLDOWNS NOT LISTED IN TABLE &/OR OTHER COND. NOT INCLUDED HERE, CONTACT GOUVIS ENGINEERING FOR SPECIFIC FIX.
- MINIMUM AGE OF CONCRETE FOR EPOXY FIX IS 21 DAYS.

Ⓡ FIX FOR MISSING HOLDOWN

D5105–210111 **18**

WALL TYPE		REPLACEMENT ANCHORS FOR EACH MISSING ANCHOR BOLT: SIMPSON TITEN HD SCREW ANCHORS 1-POUR OR 2-POUR W/ DOWEL (ICC ESR#2713)	SIMPSON SET-3G-EPOXY ADHESIVE WITH F1554 GRADE 36 ANCHORS 1-POUR OR 2-POUR W/ DOWEL (ICC ESR#4057)
EXT.	2X4 SILL/3X4 SILL	(1) 5/8"Ø x 8"	(1) 5/8"Ø THREAD ROD, min. 7" EMBEDMENT INTO CONCRETE
EXT.	2X6 SILL/3X6 SILL		
INT.	2X & 3X SILL		



1. POST-INSTALLED ANCHOR PER TABLE. SPACING BETWEEN ANCHORS AND MIN. DISTANCE FROM EXIST. A.B. TO BE 4".
2. DOWEL PER NOTE 5 OF 1/SD1.
3. PLATE WASHER PER FOUNDATION NOTES ON SN1 SHEETS.

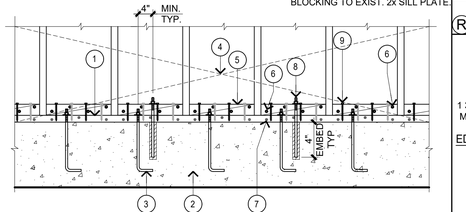
NOTES:

- LOCATE ANCHORS @ 10" MIN. FROM CONC EDGE PERPENDICULAR TO WALL.
- FOR NON-SHEAR WALL INSTALL (1) 1/2"Øx4" EMBEDMENT TITEN HD ANCHOR FOR EACH MISSING OR MISPLACED A.B.
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ANCHOR INSTALLATION.
- IF MIN. SPACING AND EDGE DISTANCE CAN NOT BE MET, CONTACT GOUVIS ENGINEERING FOR SPECIFIC FIX.
- MINIMUM AGE OF CONCRETE FOR EPOXY FIX IS 14 DAYS.

Ⓡ MISSING OR MISPLACED A.B.

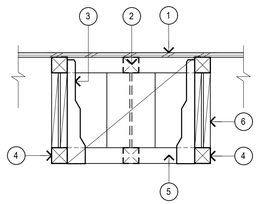
D5101–210111 **19**

1. EXIST. 2x MUDSILL USED IN LIEU OF 3X.
2. EXISTING FOUNDATION.
3. EXISTING A.B.'s PER PLAN.
4. SHEAR PANEL PER PLAN.
5. NEW 3x SILL BLOCKINGS "TIGHT FIT" @ EACH BAY FOR THE LENGTH OF SHEAR WALL.
6. (4) 10d NAILS @ 3" O.C. MAX. STAGGERED ON NEW 3x MUDSILL BLOCKINGS.
7. (E) SHEAR WALL EDGE NAILS PER SHEAR WALL SCHEDULE.
8. ADD 1/2"Ø SIMPSON TITEN HD SCREW ANCHORS FOR EVERY (2) ANCHOR BOLTS. PERIODIC SPECIAL INSPECTION IS REQUIRED PER ICC ESR# 2713.
9. (4) 1/4"Ø x 3 1/2" SDS SCREWS STAGGERED ON NEW 3x SILL BLOCKING TO EXIST. 2x SILL PLATE



Ⓡ FIX FOR MISSING 3x SILL PLATE

FF3–110401 **20**

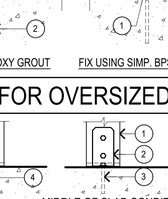


1. TYPICAL FLOOR SHEATHING.
2. SINGLE I–JOIST HEAD OUT "BEYOND".
3. SIMPSON "IUS" HANGER.
4. ADJACENT I-JOIST PER PLAN.
5. I-JOIST/250 BLOCK ALT. SOLID LSL BLOCK @ HEAD OUT. WEB FILLER REQ'D. @ I-JOIST OPTION.
6. WEB FILLER @ EA. SIDE OF I-JOIST @ EA. HANGER LOCATION, PER MANUFACTURER'S SPECIFICATIONS.

NOTE:
FOR SINGLE I-JOIST HEAD OUT @ OUTER 1/3 SPANS ONLY.

Ⓡ HEAD OUT DETAIL

FF–13 **12**

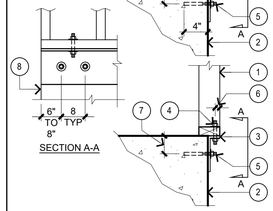


1. EXISTING SLAB & FOOTING.
2. EXISTING 5/8"Ø X12" A.B. SPACED PER PLAN.
3. EXTEND EXISTING A.B. W/ COUPLER NUT & 5/8"Ø RODS TO ADD CONCRETE CURB.
4. MIN. 3 1/2" WIDE X MAX. 12" TALL CURB TO BE ADDED. (f'c=2500 psi) MIN.
5. USE (1) CONT. #3 BAR.
6. 2X STUD WALL PER PLAN.

NOTE:
IF NO EXISTING A.B., USE 5/8"Ø THREADED RODS, EMBEDDED MIN. 7" INTO EXISTING CONCRETE W/ SIMPSON SET-XP EPOXY SPACED PER PLAN, MAX. @ 48" O.C. OR MINIMUM (2).

STEM WALL ADDITION ON Ⓡ EXISTING SLAB

FF14–180619 **13**



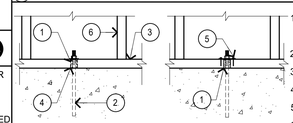
1. EXISTING NON-SHEAR WALL OVERHANGING COMPLETELY OR PARTIALLY OFF FOUNDATION EDGE , MIN 1 1/2" & MAX. 3 1/2".
2. EXISTING FOUNDATION WALL.
3. 3/8" THICK ANGLE IRON TO SUPPORT EDGE OF WALL. HORIZONTAL LEG TO MATCH OVERHANGING WALL (HORIZ. LEG MIN. 2"); VERTICAL LEG MIN. 6".
4. 1/2" Φ WELDED STUD BOLTS @ 16" O.C.
5. 1/2"Φ SIMPSON TITEN HD CONC. SCREW ANCHORS @ 8" O. C. W/ MIN. 6" FROM CONCRETE FOUNDATION EDGE. (ICC-ESR-#2713)
6. 1" MIN.
7. 2"
8. CONC FOUNDATION EDGE.

NOTES:

- ALL METALS EXPOSED TO WEATHER MUST BE PROTECTED AGAINST CORROSION.
- ANGLE TO BE CONTINUOUS.
- CONTACT GOUVIS ENGINEERING FOR ALTERNATIVE FIX FOR THE FOLLOWING CONDITION: OVERHANG < 1 1/2" OR > 3 1/2".

FIX FOR WALL OVERHANGING OFF FOUNDATION EDGE FOR Ⓡ 1 & 2 STORY COND. ONLY

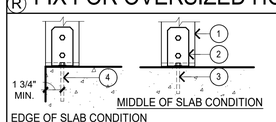
FF15–101101 **14**



1. OVERSIZED HOLE OR HOLE GREATER THAN 1/16" OVER BOLT DIAMETER
2. ANCHOR BOLT W/ WASHER.
3. SILL PLATE
4. EPOXY GROUT
5. SIMPSON BPS 5/8
6. STUD WALL PER PLAN

Ⓡ FIX FOR OVERSIZED HOLE

D5088 **15**



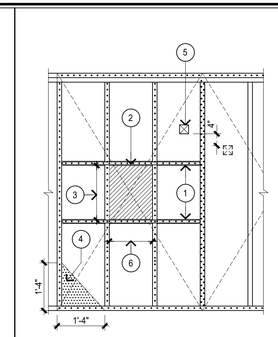
NOTES:

- FOLLOW MFR. SPECIFICATIONS FOR INSTALLATION OF ABU AND ANCHORAGE SYSTEM
- PAD FOOTING BELOW SHOULD BE NO MORE THAN ± 8" OFFSET FROM POST LOCATION

1. POST PER PLAN.
2. SIMPSON ABU COLUMN BASE TO MATCH POST SIZE.
3. 5/8" DIA. SIMPSON WEDGE ALL ANCHOR WITH 4 1/2" MIN. EMBEDMENT INTO CONC @ MIDDLE OF SLAB CONDITION.
4. 5/8" DIA. THREADED ROD EMBEDDED 5" INTO CONC. W/SIMP. SET EPOXY.
5. SPECIAL INSPECTION IS REQUIRED FOR BOTH CONDITIONS.

Ⓡ MISSING/MISPLACED COL. BASE

D5089–101027 **16**



1. 2X BLOCKING
2. SIMP. CS16X48" LONG W/ NAILS @ 2 1/16" O.C.
3. OPENING HEIGHT IS NO GREATER THAN 15% SHEAR WALL HEIGHT
4. NO CUT OR HOLES IN SHT'G WITHIN 16" OF CORNERS.
5. OPENINGS OF MAX. 4 1/2"x4 1/2" DO NOT NEED BLK'G/STRAP. DO NOT CUT MORE THAN ONE OPENING IN ONE HORIZONTAL LINE (AT ONE ELEVATION) AND OFFSET OPENINGS BY MIN. 4" VERT. SEE DETAIL 1/SN2 FOR OPENINGS SMALLER THAN 4 1/2" x 4 1/2"
6. OPENING WIDTH IS NO GREATER THAN 15% SHEAR WALL LENGTH

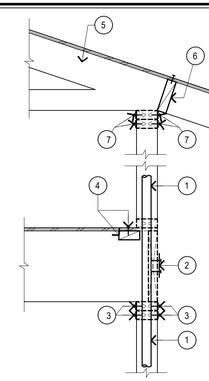
NOTE:

- AVOID OPENING IN SHEAR WALLS W/ LENGTH LESS THAN 4'-0".
- MAX. WIDTH OF OPENING TO BE ONE STUD BAY OR 14 1/2".
- DO NOT OVER-CUT ANY FRAMING MEMBER.
- E.N. TO BLK'G. TO MATCH SHEAR WALL E.N. UNLESS STRAP IS PLACED ON TOP OF PLYWOOD.
- EDGE NAIL F.HT. ALONG STUD ON EACH SIDE OF OPENING.
- DISTANCE FROM SHEAR WALL EDGE TO THE NEAREST OPENING EDGE IS A MINIMUM OF THREE TIMES THE LARGER OPENING DIMENSION.
- THE MAXIMUM ACCUMULATED LENGTH OF OPENING SHALL NOT EXCEED 20% SHEAR WALL LENGTH.

D0026–101123

Ⓡ FIELD FIX FOR OPENING IN S.W.

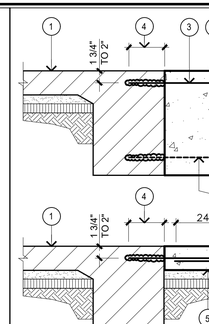
8



1. PLUMBING OR MECHANICAL LINE IN WALL INTERRUPTING PLATES AND RIM JOIST @ FLOOR LEVEL.
2. SPLICE RIM W/ ST6224 STRAP (U.N.O.) ON PLANS.
3. SPLICE PLATES @ FLR. LEVEL W/ SIMPSON RPS STRAPS W/(6) 16d's @ EA. END OF EA. STRAP. ALT., USE ST' STRAP W/(6) 16d's @ EA. END, P/ PLATE. STRAP ONE SIDE ONLY IF PLUMBING CAUSES NOTCH OF PLATE NO MORE THAN 50% OF PLATE WIDTH.
4. ADD NEW FLAT 2x BLK'G MIN. (3) BAYS @ PIPE W/ (4) 10d's PER BLK'G FROM FLOOR SHT'G. AT BAY W/ INTERRUPTED RIM JOIST, ADD ONE ADDITIONAL BLK'G EACH WAY.
5. ROOF MEMBERS.
6. EAVE BLK'G TO REMAIN.
7. SPLICE UPPER TOP PLATES W/ STRAP AS REQ. P/ DRAG DETAIL ON PLANS. STRAP BOTH SIDES W/ SAME STRAP WHEN CUT EXCEEDS 50% OF PLATE WIDTH. USE 16d SHORT NAILS (2 1/2" LONG).

Ⓡ WALL W/ PLUMB./ MECH

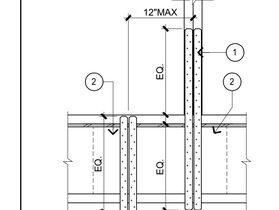
FF5 **5**



1. EXISTING FOUNDATION
2. NEW FOOTING, MINIMUM SAME SIZE AS EXISTING OR SEE PLAN FOR SIZE.
3. #4 DOWELS @ 18" O.C. BENT AS SHOWN IN FOOTING & OVERLAP MIN. 24" AS SHOWN IN SLAB.
4. MIN. 5" EMBEDMENT OF DOWELS INTO EXISTING CONCRETE W/ SIMPSON SET-3G EPOXY, ESR #4057. PERIODIC SPECIAL INSPECTION IS REQ'D.
5. NEW SLAB PER PLAN
6. ADDITIONAL #4 BOTTOM DOWEL AT ENDS ONLY.
7. FOOTING REINFORCEMENT PER PLAN OR MIN. (1) #4 TOP AND (1) #4 BOTTOM.

ADDITION OF FTN'G./SLAB AT Ⓡ EXISTING FOUNDATION

FF1 **1**

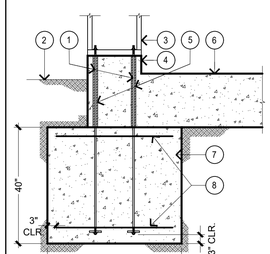


1. STUDS (OR POST) & CS16 STRAPS FROM SHEAR PANEL AT UPPER FLR. TO BE NAILED TO SIDE OF RIM JOIST IN FLOOR SYSTEM. SEE PLANS FOR NO. OF CS16's REQ.
2. ADD SOLID BLK. BEHIND RIM & CONT. 8" PAST STRAPS EA. WAY. NAIL W/(2) ROWS OF 16d's @ 4" O.C.
3. SAME NO. OF CS16 STRAPS APPLIES FROM RIM TO POST AT LOWER FLOOR.

NOTE:
FOR JOISTS PARALLEL TO WALL CONDITIONS ONLY

Ⓡ TIE DWN. AT OFFSET POSTS

FF10 **9**

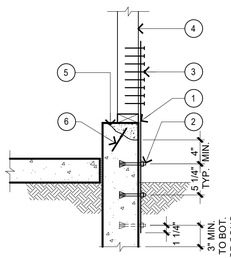


1. TYP. 1 1/8"Ø OR 7/8"Ø THREADED RODS @ PREFABRICATED SHEAR PANEL PER PLAN
2. NATURAL GRADE.
3. PREFABRICATED SHEAR PANEL PER PLAN
4. EXISTING CURB WHERE OCCURS..
5. DRILL HOLES IN EXISTING CURB & FOOTING FOR NEW BOLTS. FILL HOLES W/ SIMP. SET EPOXY PRIOR TO BOLT PLACEMENT.
6. TYP. EXISTING FOOTING.
7. NEW 15" WIDE x 48" LONG GRADE BM. CENTERED @ CORRECTLY PLACED PANEL. WHEN FTG. IS MISSING.
8. (2) NEW #5 BARS TOP & BOTT.

FF11

RETROFIT FOR MISSING FOOTING @ PREFABRICATED SHEAR PANEL. Ⓡ

10



STRAP	# OF BOLTS	# OF NAILS
STHD10	2	(23) NAILS
STHD14	3	(32) NAILS

1. 2 1/16" WIDE x 12GA. STRAP (MST48 OR EQUAL).
2. 1/2" Φ SIMPSON TITEN HD CONCRETE SCREW ANCHORS. ICC-ESR# 2713 WITH 4 1/4" EMBEDMENT. REFER TO ICC AND MANUFACTURER SPECS. FOR INSTALLATION PROCEDURES (SEE TABLE).
3. 16d COMMON NAILS USE 0.1620in 2 1/2" NAILS. (SEE TABLE).
4. USE 4x4 POST MIN.
5. REPAIR CONC. SPALLING, IF OCCURS, W/ HIGH STRENGTH CONC. MIX.
6. MIN. (2) #4 DOWELS EMBEDED 4 1/2" IN CONC.

NOTES:

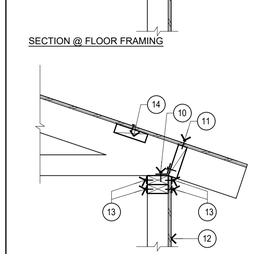
ALL METALS EXPOSED TO WEATHER OR EARTH SHALL BE GALVANIZED TREATED AND PROTECED AGAINST CORROSION.

MIN. CONCRETE STRENGTH f'c= 2000psi.

OVERALL LENGTH OF STRAP TO BE SPECIFIED BASED ON SITE CONDITION, BY CONTRACTOR, SIMPSON "MST" STRAP (OR EQUAL) MAY BE USED IF LENGTH IS ADEQUATE.

FIX FOR MISSING HOLDOWN @ PLACES WHERE HTT5 HOLDOWN FIX CANNOT BE APPLIED

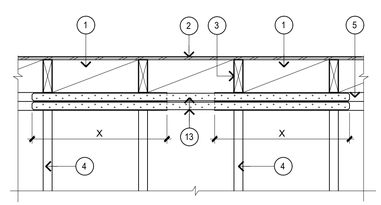
FF12 **11**



1. TYP. BLK'G OR RIM.
2. ROOF OR FLOOR SHEATHING.
3. ROOF TRUSS OR T.J.I's @ SIMILAR CONDITION @ FLOOR.
4. 2x4 STUDS.
5. DBL. TOP PLATES.
6. CS STRAP @ EA. SIDE SOLE PLATE IF CUT.
7. ADD FULL HEIGHT BLK'G W/ SHEATHING E.N. @ AFFECTED BAY AND ONE BAY EA. WAY BEYOND. MIN. (3) BAYS OF BLOCKING.
8. RIM INTERRUPTED @ DUCT.
9. A35 PER PLAN AND MIN. (1) EA. SIDE OF BREAK.
10. A35, PER BLOCK.
11. E.N.
12. SHEAR PANEL.
13. (2) CS16 EA. SIDE W/ 10d's @ 2" O.C. MAX STRAPS TO BE NAILED @ TOP OF SHEAR PANEL AND TO HAVE MIN. NO. OF NAILS EQUAL TO SPLICE NAILING PER PLAN. N 10 NAILS MAY BE USED.
14. ADD 2X6 MIN. BLK'G W/ SHEATHING E.N. @ AFFECTED BAY AND ONE BAY EA. WAY BEYOND. MIN. (3) BAYS OF BLOCKING.

Ⓡ FIELD FIX @ PLATE/RIM BREAK

FF6 **6**

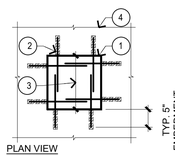


X= LENGTH TO BE ENOUGH TO HAVE MIN. NO. OF NAILS OF SPLICE NAIL AS PER PLAN (STRAPS MUST EXTEND MIN. ONE STUD BAY EACH WAY).

1. TYP. BLK'G OR RIM.
2. ROOF OR FLOOR SHEATHING.
3. ROOF TRUSS OR T.J.I's @ SIMILAR CONDITION @ FLOOR.
4. 2x4 STUDS.
5. DBL. TOP PLATES.
6. CS STRAP @ EA. SIDE SOLE PLATE IF CUT.
7. ADD FULL HEIGHT BLK'G W/ SHEATHING E.N. @ AFFECTED BAY AND ONE BAY EA. WAY BEYOND. MIN. (3) BAYS OF BLOCKING.
8. RIM INTERRUPTED @ DUCT.
9. A35 PER PLAN AND MIN. (1) EA. SIDE OF BREAK.
10. A35, PER BLOCK.
11. E.N.
12. SHEAR PANEL.
13. (2) CS16 EA. SIDE W/ 10d's @ 2" O.C. MAX STRAPS TO BE NAILED @ TOP OF SHEAR PANEL AND TO HAVE MIN. NO. OF NAILS EQUAL TO SPLICE NAILING PER PLAN. N 10 NAILS MAY BE USED.
14. ADD 2X6 MIN. BLK'G W/ SHEATHING E.N. @ AFFECTED BAY AND ONE BAY EA. WAY BEYOND. MIN. (3) BAYS OF BLOCKING.

Ⓡ FIX FOR CUTS IN SLABS

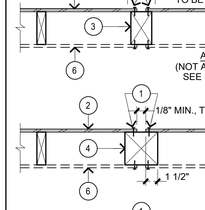
FF7 **7**



NOTES FOR P.T. SLAB:

- MARK-UP TENDON ROUTE IN BOTH DIRECTIONS ON SLAB SURFACE IN THE VICINITY OF THE PROPOSED OPENING PRIOR TO PROCEEDING WITH THE SLAB EXCAVATION.
- DE-TENSION ALL TENDONS PASSING THRU THE AREA BEING CUT. IF CUTTING BETWEEN TENDONS, NO NEED TO DE-TENSION CABLES, BUT CUT MUST BE 6" AWAY FROM CABLE.
- EXTREME CARE SHALL BE TAKEN NOT TO DAMAGE ANY TENDON DURING REPAIR.
- POUR NEW 4000 PSI CONCRETE TENDONS SHALL NOT BE RE-STRESSED UNTIL NEW CONC. REACHES 3000 PSI. (IN CASE TENDONS WERE DE-TENSIONED).
- SPECIAL INSPECTION IS REQUIRED DURING CONSTRUCTION PROCESS.

1. OPENING IN CONC. SLAB.
2. TYP. #4 DOWELS @ 12" O.C. (MIN. 2 PER SIDE) EMBEDDED IN SLAB AS SHOWN W/ EPOXY GROUT MIX. USE DOWELS TOP & BOTTOM @ 8" OR THICKER SLAB. PLACE DOWELS APPROXIMATELY 1 3/4" FROM TOP OF SLAB.
3. WIDTH OF OPENING MUST BE MIN. 20" TO ALLOW FOR DOWELING AS SHOWN.
4. PROVIDE VAPOR BARRIER UNDER SLAB

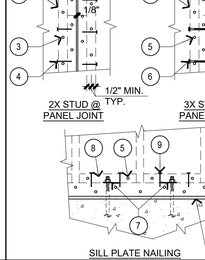


PANEL TYPES	NAIL SPACING
2	@ 12" O.C.
3	@ 9" O.C.
4	@ 6" O.C.
5	@ 5" O.C.
DBL SIDED 3	@ 4" O.C.
DBL SIDED 4	@ 3" O.C.
DBL SIDED 5	@ 2 1/2" O.C.

1. EDGE NAILING @ ADJOINING PANEL EDGES, TYP.
2. SHEAR PER PLANS, TYP.
3. 3X MIN. POST (PER SW. SCHED.) MIS-INSTALLED W/ A 2X STUD.
4. NEW POST AS SHOWN. POST TO BE SIZED TO ACHIEVE MIN. 1 1/2" OVERLAP OF SHEAR PANEL.
5. ALTERNATE TO 3X MIN. POST PER SW SCHEDULE, USE (2) 2X STUDS W/ 2 ROWS OF 16d SINKER NAILS (ROWS STAGGERED) WITH SPACING IN EACH ROW PER SCHEDULE BELOW.
6. SHEAR PANEL WHERE OCCURS THIS SIDE ALSO, PER PLAN TYP.

FIX AND ALTERNATE @ ADJOINING Ⓡ PANEL EDGES OF SHEAR WALLS

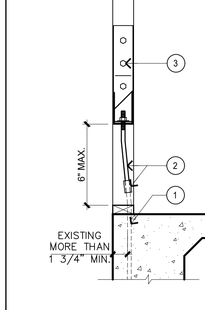
FF2–120124 **2**



1. EXIST. 2X, 3X PER PLANS.
2. NEW 2X BOTH SIDES.
3. EDGE NAILS TO NEW 2X PER S.W. SCHEDULE.
4. 10d FACE NAILS @ 6" O.C. STAGG. ALONG STUD FACE.
5. EDGE NAILS TO NEW 2X MEMBER @ 2X REQUIRED SPACING (HALF NUMBERS OF NAILS REQ'D.) PER S.W. SCHEDULE.
6. 1/4"Φ x 3 1/2" SDS SCREW FROM NEW 2X TO EXIST. 3X @ 10" O.C. FOR SINGLE SIDED S.W. & @ 5" O.C. FOR DOUBLE SIDED S.W. STAGG. ALONG STUD FACE.
7. NOTCH NEW 2X BLOCKING WHERE ANCHOR BOLT OCCURS.
8. 2X BLOCKING.
9. 10d @ 6" O.C. STAGG. TO (E) 2X SILL PL PER S.W. SCHED. USE 1/4"Ø x3 1/2" SDS SCREWS TO (E) 3X MIN. SILL PLATE PER S.W. SCHED. @ 10" O.C. FOR SINGLE SIDED S.W. & @ 5" O.C. FOR DOUBLE SIDED S.W. STAGGERED FASTENERS ALONG NEW 2X BLOCKING.

FIELD FIX-MISPLACED NAILING Ⓡ

GE118–120124 **3**



1. EXISTING ANCHOR MISPLACED.
2. USE APPROVED COUPLER AND EXTEND ROD W/ SLIGHT ANGLE TO CENTER ROD IN WALL. MAX 12:1 RATIO (12" HIGH FOR 1" OFFSET).
3. RAISE HOLDOWN BRACKET HIGH ON WALL TO RECEIVE EXTENSION ROD.

NOTE:
THIS FIX SHALL NOT BE USED IF ANCHOR IS MISPLACED TOWARD OUTSIDE EDGE OF CONC. DUE TO MIN. EDGE DISTANCE REQUIREMENTS.

MISPLACED HOLDOWN ANCHOR Ⓡ

FF4 **4**

ISSUED DATE: 02/27/2023

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS ENGINEERING
08/25/2025
e.molina

This approval is determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

Gouvis Engineering
C.A. 97013
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fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
DIEDRICH R. GOUVIS
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

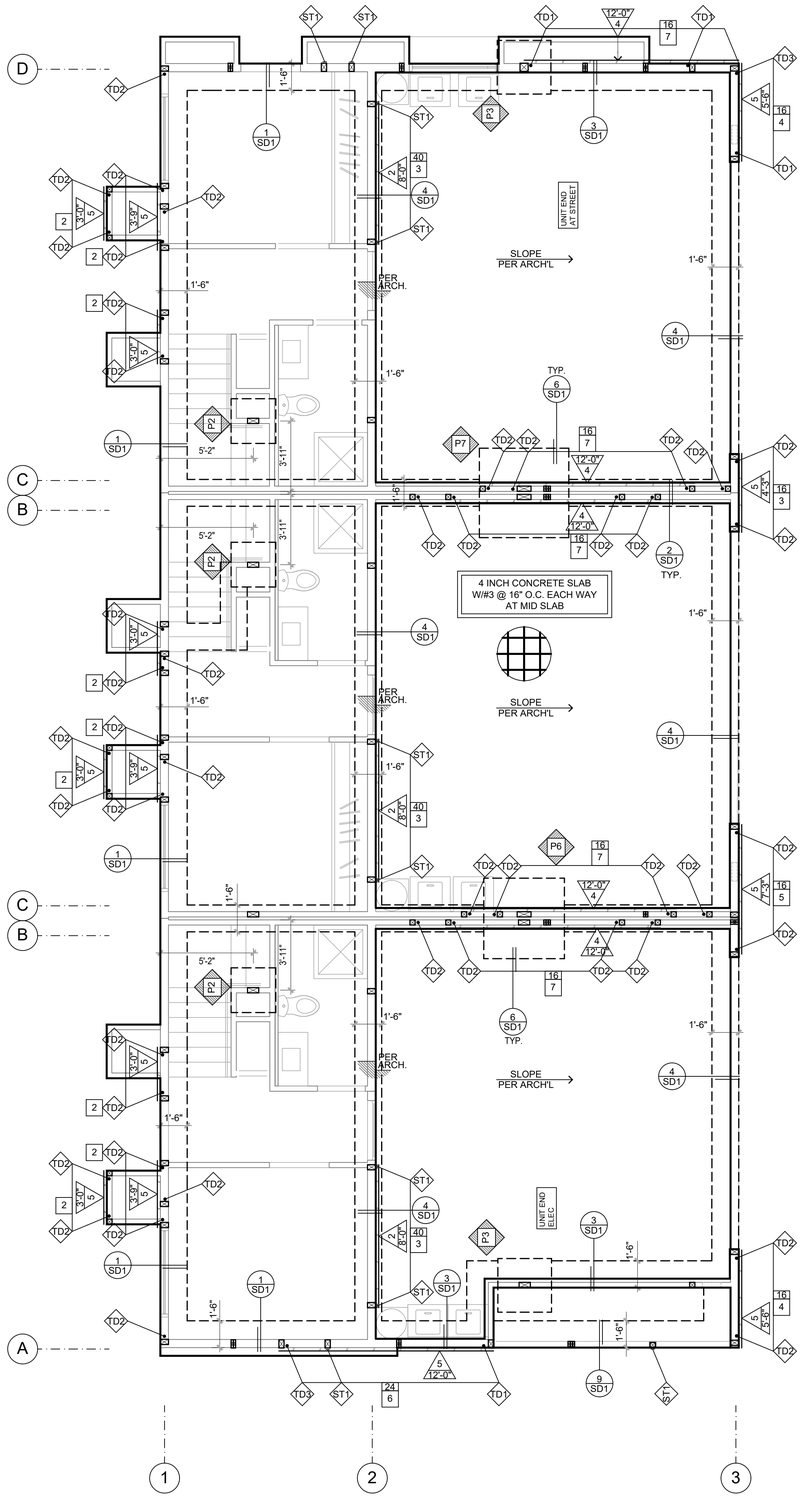
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
STRUCTURAL DETAILS & NOTES

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
SN3

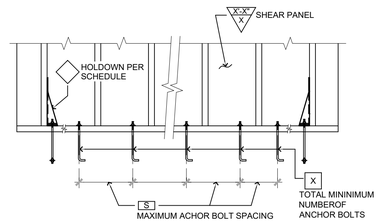


FOUNDATION PLAN
BUILDING A

SCALE : 1/4" = 1'-0"

SYMBOLS LEGEND

- FOOTING
- DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- REBAR
- PX — PAD NUMBER
- X.X"/X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER, DETAIL SHEET NUMBER
- X — HOLDOWN NUMBER
- S / X — MAXIMUM SPACING\ TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED AS POSSIBLE. SEE GENERAL NOTES ON SN1 SHEET(S) FOR OTHER REQUIREMENTS. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS, ON A ONE TO ONE BASIS, WITH END DISTANCE OF 4" MIN. PER ESR #2555.



PAD SCHEDULE

SYM.	PAD TYPE
P1	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
P2	2'-6" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P3	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P4	3'-6" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
P5	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P6	4'-6" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P7	5'-0" SQ. X 24" DEEP PAD W/ (7) #4 T&B, E.W.
P8	5'-6" SQ. X 24" DEEP PAD W/ (8) #4 T&B, E.W.

HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.O. ON PLAN)	BOLT TYPES	CONC PAD SIZES FOR PAB BOLTS
ST1	STHD10	2-2 x 4 OR 4 x 4		
ST2	STHD14	2-2 x 4 OR 4 x 4		
ST3	STHD10RJ	2-2 x 4 OR 4 x 4		
ST4	STHD14RJ	2-2 x 4 OR 4 x 4		
TD1	HTT5	2-2 x 4 OR 4 x 4	SSTB24 OR PAB5	1'-6" SQ. x 12" DEEP
TD2	HDU8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD3	HDQ8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD4	HDU11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD5	HDU14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD6	HHDQ11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD7	HHDQ14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD8	HD12	4 x 6	PAB9	3'-2" SQ. x 18" DEEP
TD9	HD19	6 x 6	PAB10	3'-8" SQ. x 20" DEEP

NOTE: REFER TO 16/SD1 FOR TD HOLDOWNS AND 17/SD1 FOR ST HOLDOWNS.

FOUNDATION NOTES

1. REFER TO SN1 SHEET FOR MORE INFO.
2. FOR SHEAR PANEL TYPE X.X"/3", X.X"/4" & X.X"/5" ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
06/25/2025
GOUVIS ENGINEERING
determined to be no substantial compliance with PC approved plans. (PC RESO NO 22-032).

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Palm Springs
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REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-ERASMI
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

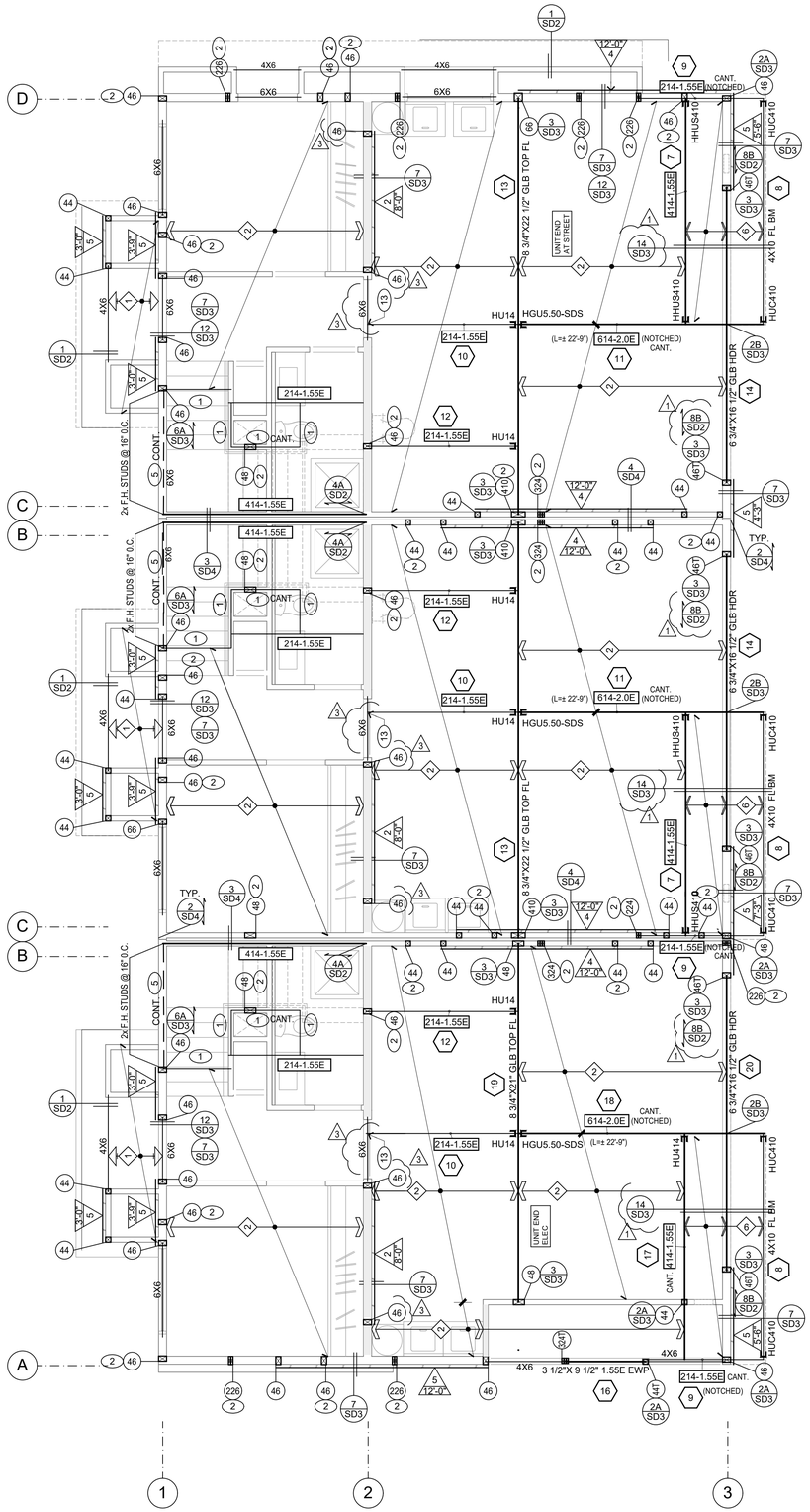
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
FOUNDATION PLAN
BUILDING A

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-1.1



2ND FLOOR FRAMING PLAN
BUILDING A

SCALE : 1/4" = 1'-0"

ISSUED DATE: 02/27/2023

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24	2X4 STUD	226	2-2X6 STUD	24T	2X4 TRIMMER	226T	2-2X6 TRIMMER
26	2X6 STUD	324	3-2X4 STUD	26T	2X6 TRIMMER	324T	3-2X4 TRIMMER
224	2-2X4 STUD	326	3-2X6 STUD	24T	2-2X4 TRIMMER	326T	3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44	4X4 POST	412	4X12 POST	44T	4X4 TRIMMER	66T	6X6 TRIMMER
46	4X6 POST	66	6X6 POST	46T	4X6 TRIMMER	68T	6X8 TRIMMER
48	4X8 POST	68	6X8 POST	48T	4X8 TRIMMER	88T	8X8 TRIMMER
410	4X10 POST	88	8X8 POST				

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
4. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
5. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
6. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
7. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
8. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
9. SHEAR TRUSS W/E N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
10. TRUSS HANGER BY TRUSS SUPPLIER
11. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
12. PROVIDE SOLID BLOCKING
13. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
14. BLOCKED OPENING SEE DETAIL 15/SD2
15. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
16. COUNTERSINK AS REQUIRED NO OVER CUT.

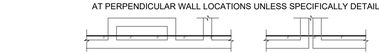
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc _|_ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

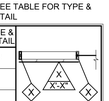
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS ENGINEERING
08/25/2025
emolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-EBAUGH
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

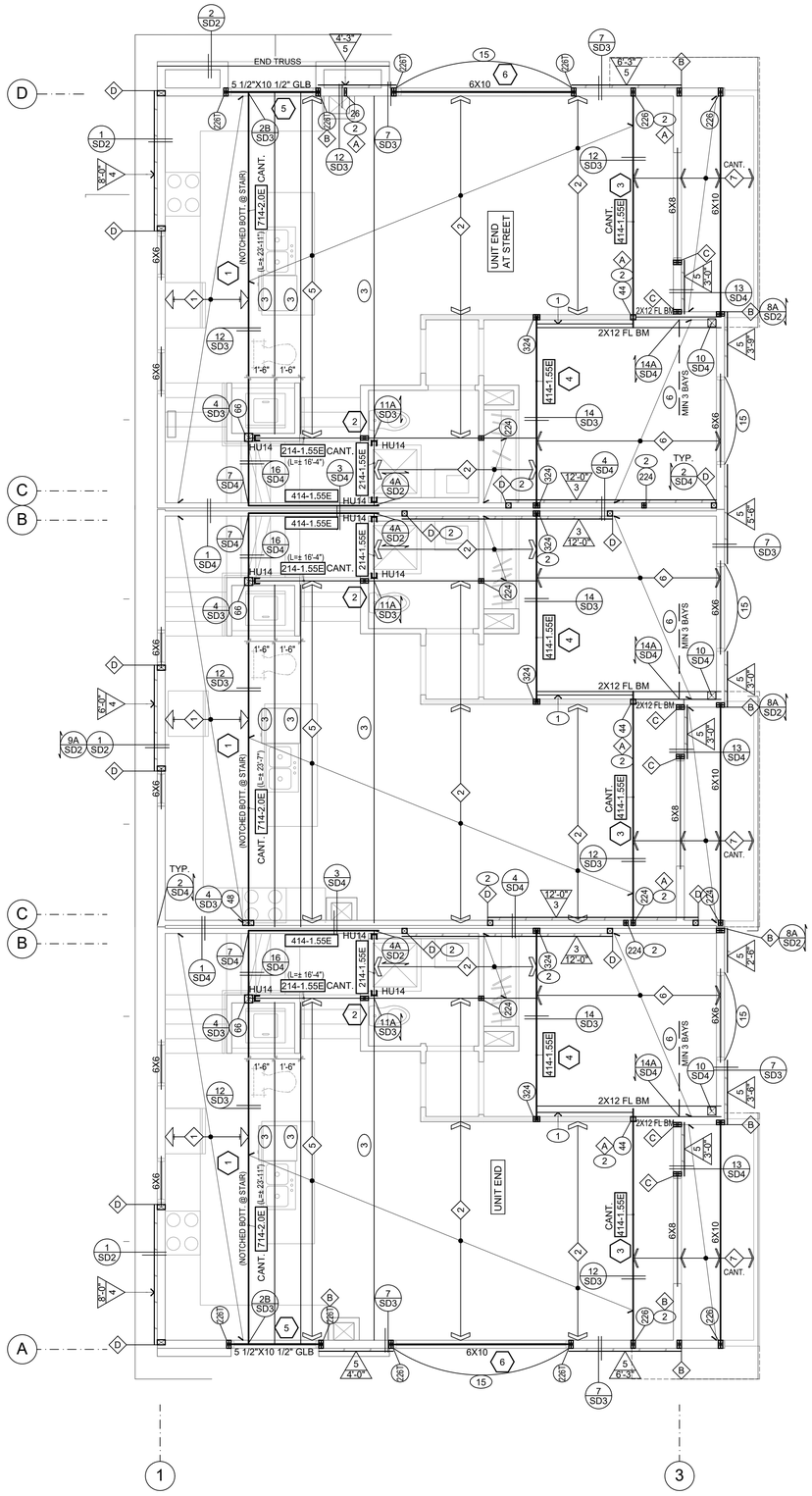
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
2ND FLOOR FRAMING PLAN
BUILDING A

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-1.2



3RD FLOOR FRAMING PLAN
BUILDING A

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	226T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	324T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	326T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
4. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
5. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
6. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
7. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
8. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
9. TRUSS HANGER BY TRUSS SUPPLIER
10. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
11. PROVIDE SOLID BLOCKING
12. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
13. BLOCKED OPENING SEE DETAIL 15/SD2
14. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
15. COUNTERSINK AS REQUIRED NO OVER CUT.

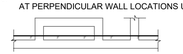
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

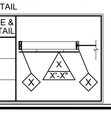
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (H) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS ENGINEERING
08/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
DIEDERIK F. ERSKAMP
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

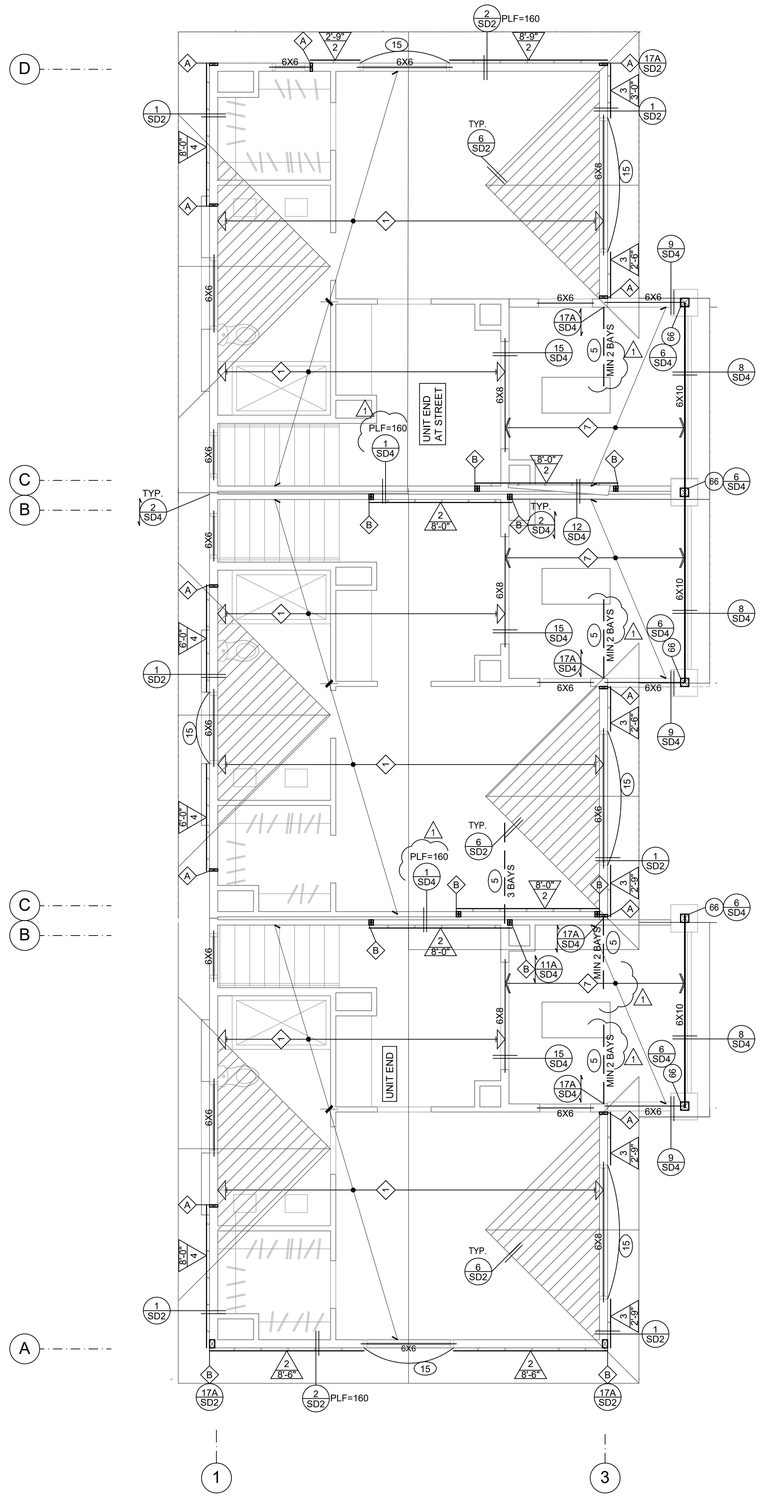
SHEET NAME:
3RD FLOOR FRAMING PLAN
BUILDING A

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-1.3

ISSUED DATE: 02/27/2023



ROOF FRAMING PLAN
BUILDING A

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

(24) 2X4 STUD	(226) 2-2X6 STUD	(24T) 2X4 TRIMMER	(226T) 2-2X6 TRIMMER
(26) 2X6 STUD	(324) 3-2X4 STUD	(26T) 2X6 TRIMMER	(324T) 3-2X4 TRIMMER
(224) 2-2X4 STUD	(326) 3-2X6 STUD	(224T) 2-2X4 TRIMMER	(326T) 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

(44) 4X4 POST	(412) 4X12 POST	(44T) 4X4 TRIMMER	(66T) 6X6 TRIMMER
(46) 4X6 POST	(66) 6X6 POST	(46T) 4X6 TRIMMER	(68T) 6X8 TRIMMER
(48) 4X8 POST	(68) 6X8 POST	(48T) 4X8 TRIMMER	(88T) 8X8 TRIMMER
(410) 4X10 POST	(88) 8X8 POST		

BEAM SCHEDULE

(DBL) LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
4. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
5. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
6. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
7. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
8. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
9. TRUSS HANGER BY TRUSS SUPPLIER
10. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
11. PROVIDE SOLID BLOCKING
12. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
13. BLOCKED OPENING SEE DETAIL 15/SD2
14. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
15. COUNTERSINK AS REQUIRED NO OVER CUT.

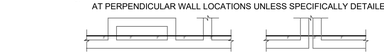
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL.

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
(A)	1A / SD-3	(C)	1C* / SD-3	(F)	1F / SD-3
(B)	1B / SD-3	(D)	1D / SD-3	(G)	1G / SD-3
(C)	1C / SD-3	(E)	1E / SD-3	(H)	1H / SD-3

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
08/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

GOUVIS ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-EBSAUL
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

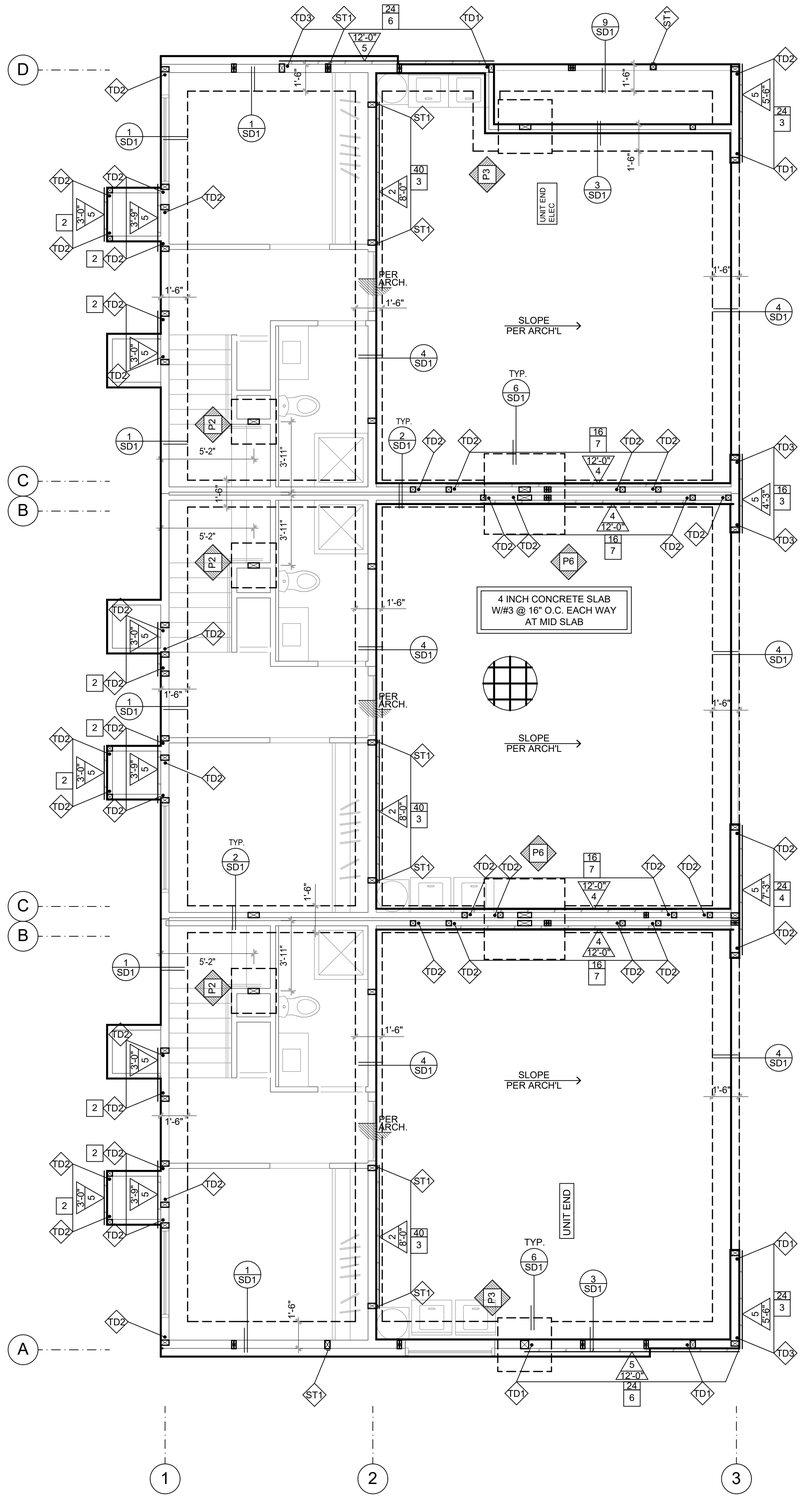
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
ROOF FRAMING PLAN
BUILDING A

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-1.4

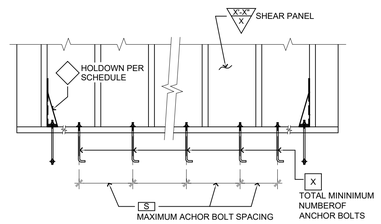


FOUNDATION PLAN
BUILDING B

SCALE : 1/4" = 1'-0"

SYMBOLS LEGEND

- FOOTING
- DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- REBAR
- PX — PAD NUMBER
- X-X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER / DETAIL SHEET NUMBER
- X — HOLDOWN NUMBER
- S / X — MAXIMUM SPACING\ TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED AS POSSIBLE. SEE GENERAL NOTES ON SN1 SHEET(S) FOR OTHER REQUIREMENTS. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS, ON A ONE TO ONE BASIS, WITH END DISTANCE OF 4" MIN. PER ESR #2555.



PAD SCHEDULE

SYM.	PAD TYPE
P1	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
P2	2'-6" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P3	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P4	3'-6" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
P5	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P6	4'-6" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P7	5'-0" SQ. X 24" DEEP PAD W/ (7) #4 T&B, E.W.
P8	5'-6" SQ. X 24" DEEP PAD W/ (8) #4 T&B, E.W.

HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.O. ON PLAN)	BOLT TYPES	CONC PAD SIZES FOR PAB BOLTS
ST1	STHD10	2-2 x 4 OR 4 x 4		
ST2	STHD14	2-2 x 4 OR 4 x 4		
ST3	STHD10RJ	2-2 x 4 OR 4 x 4		
ST4	STHD14RJ	2-2 x 4 OR 4 x 4		
TD1	HTT5	2-2 x 4 OR 4 x 4	SSTB24 OR PAB5	1'-6" SQ. x 12" DEEP
TD2	HDU8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD3	HDQ8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD4	HDU11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD5	HDU14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD6	HHDQ11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD7	HHDQ14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD8	HD12	4 x 6	PAB9	3'-2" SQ. x 18" DEEP
TD9	HD19	6 x 6	PAB10	3'-8" SQ. x 20" DEEP

NOTE: REFER TO 16/SD1 FOR TD HOLDOWNS AND 17/SD1 FOR ST HOLDOWNS.

FOUNDATION NOTES

1. REFER TO SN1 SHEET FOR MORE INFO.
2. FOR SHEAR PANEL TYPE X-X"/3, X-X"/4 & X-X"/5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.

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Franklin Townhomes

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ARCHITECT:
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Los Angeles
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REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

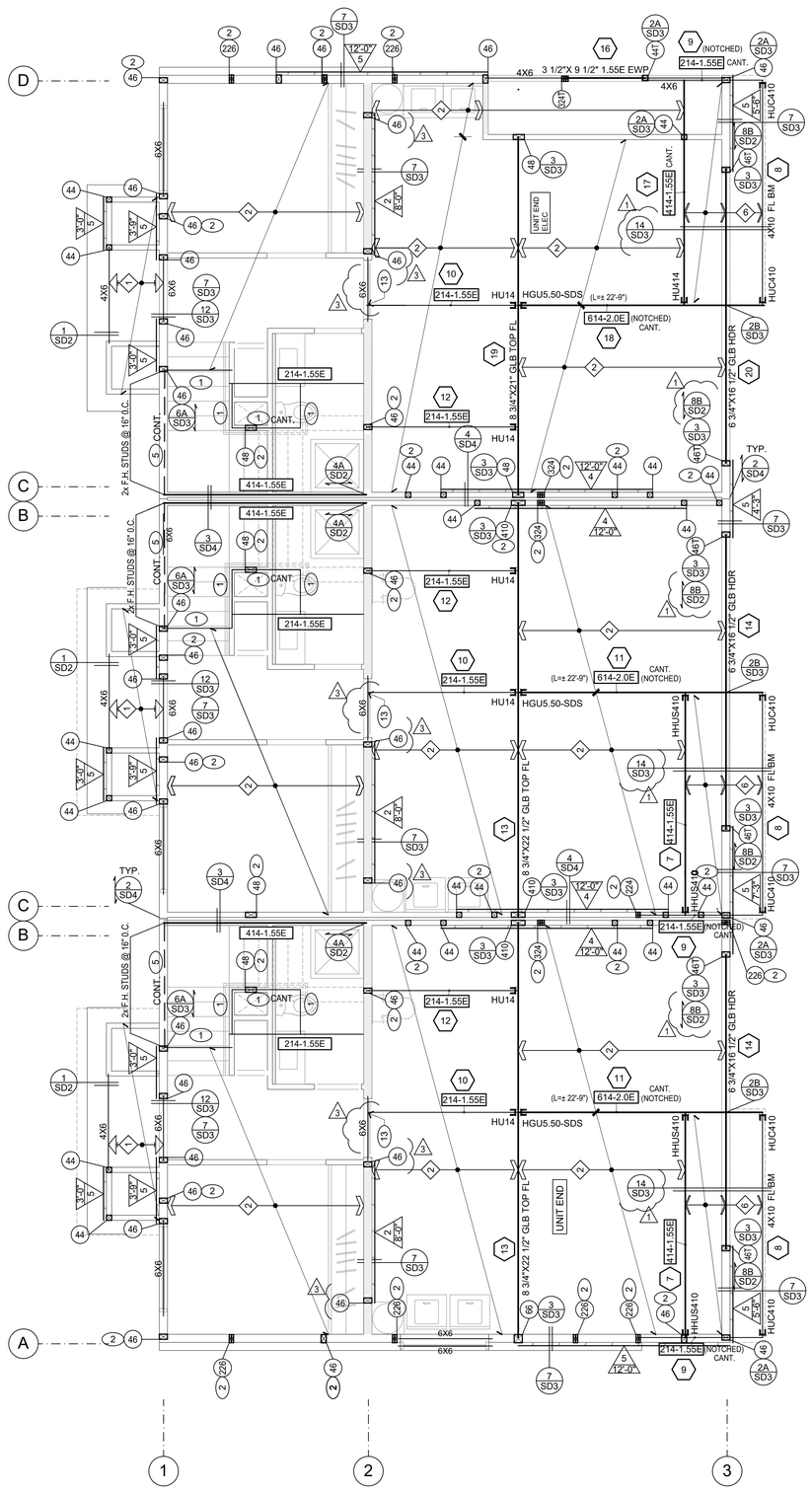
SHEET NAME:
FOUNDATION PLAN
BUILDING B

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-2.1

ISSUED DATE: 02/27/2023



2ND FLOOR FRAMING PLAN
BUILDING B

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	226T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	324T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	326T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- X'X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER / DETAIL SHEET NUMBER
- X — BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE — MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- X — KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1	CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S)
2	AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
3	CONTINUOUS JOIST W/ E.N.
4	DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
5	LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
6	CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7	CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
8	BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
9	BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
10	SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
11	TRUSS HANGER BY TRUSS SUPPLIER
12	(1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
13	PROVIDE SOLID BLOCKING
14	DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
15	BLOCKED OPENING SEE DETAIL 15/SD2
16	CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
17	COUNTERSINK AS REQUIRED NO OVER CUT.

FRAMING SCHEDULE

1	DESIGNED ROOF TRUSSES @ 24" O.C.
2	14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3	14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4	14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5	14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6	2 x 12 DECK JOISTS @ 16" O.C.
7	2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

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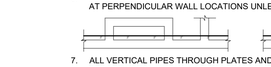
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOLVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400. MANUFACTURED I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

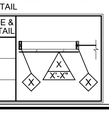
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



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C-057193-2022

City of Pomona Planning Division

ACCEPTED

GOUVIS ENGINEERING

08/25/2025

cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-EBSAUL
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

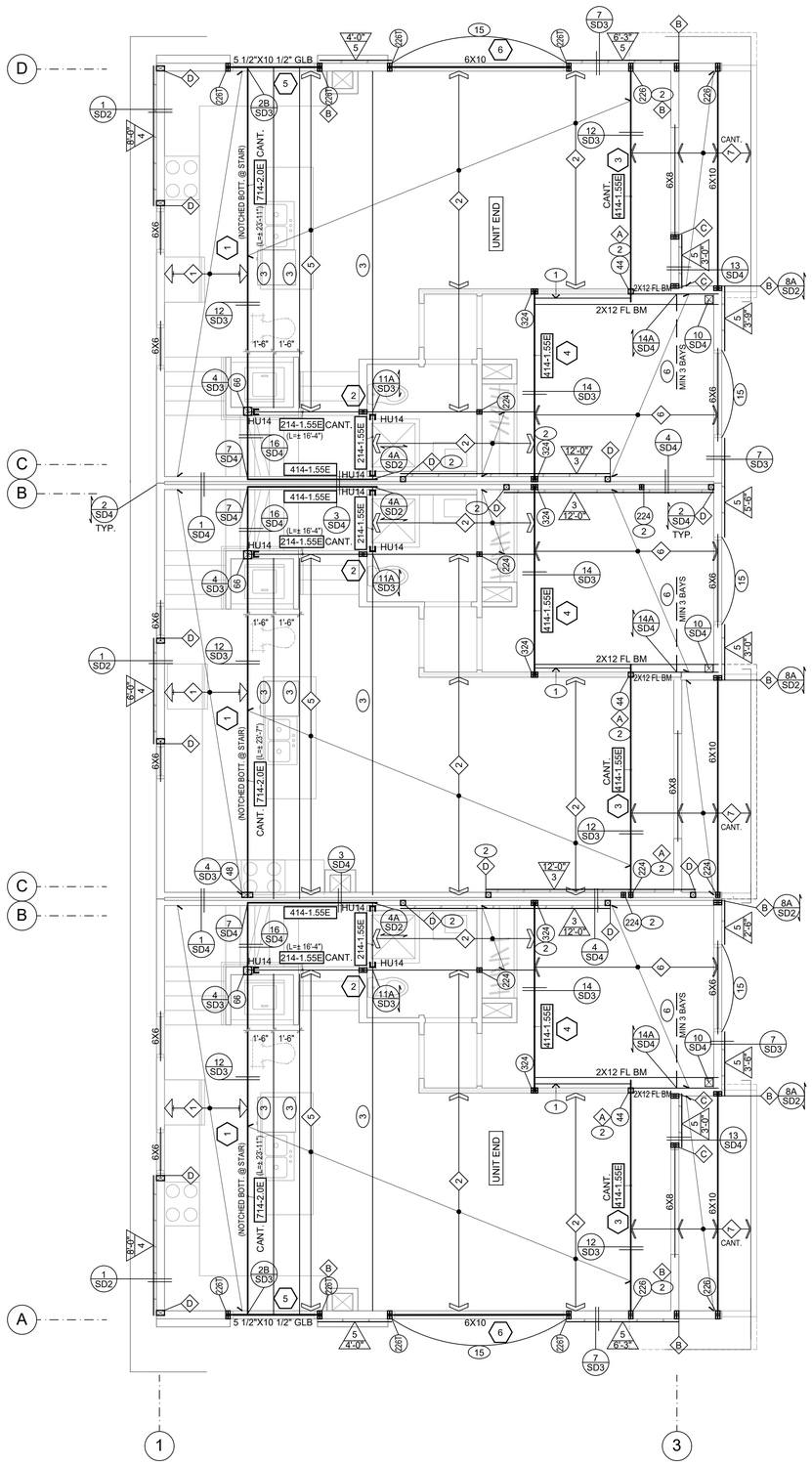
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
2ND FLOOR FRAMING PLAN
BUILDING B

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-2.2



3RD FLOOR FRAMING PLAN
BUILDING B

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	26T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	32T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	32T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E); BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
4. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O.
5. SEE PLAN FOR NUMBER OF BAYS.
6. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
8. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
9. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
10. SHEAR TRUSS W/E N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
11. TRUSS HANGER BY TRUSS SUPPLIER
12. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
13. PROVIDE SOLID BLOCKING
14. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
15. BLOCKED OPENING SEE DETAIL 15/SD2
16. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
17. COUNTERSINK AS REQUIRED NO OVER CUT.

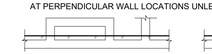
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOLVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400. MANUFACTURED I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

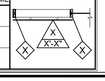
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



ISSUED DATE: 02/27/2023

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS ENGINEERING
08/25/2025
cmolina

determined to be no substantial compliance with PC approved plans. (PC RESO NO 22-032).

5 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-ERSAUL
No. S 5226
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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

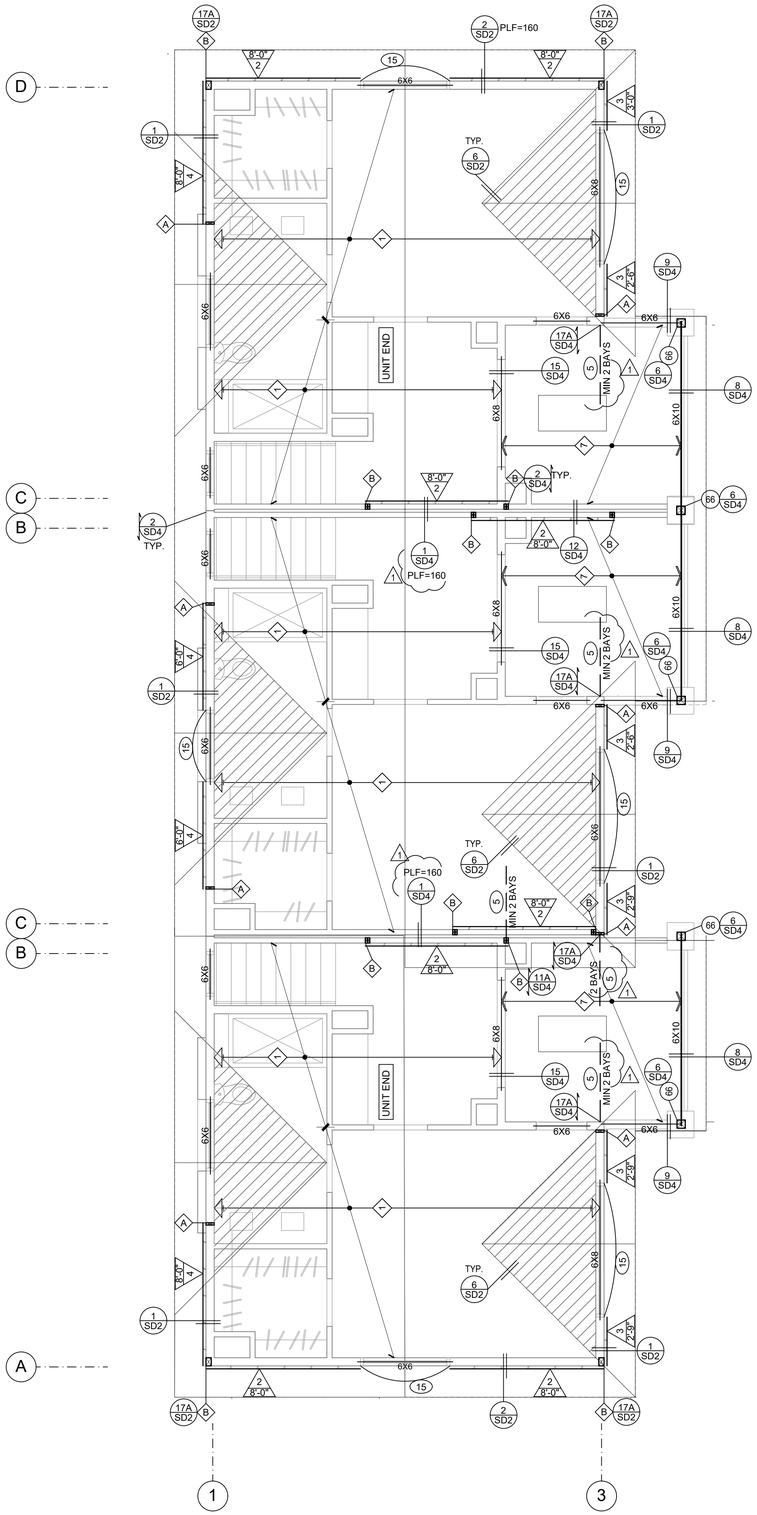
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
3RD FLOOR FRAMING PLAN
BUILDING B

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-2.3



ROOF FRAMING PLAN
BUILDING B

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ½" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24	2X4 STUD	226	2-2X6 STUD	24T	2X4 TRIMMER	26T	2-2X6 TRIMMER
26	2X6 STUD	324	3-2X4 STUD	26T	2X6 TRIMMER	24T	3-2X4 TRIMMER
224	2-2X4 STUD	326	3-2X6 STUD	224T	2-2X4 TRIMMER	26T	3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44	4X4 POST	412	4X12 POST	44T	4X4 TRIMMER	66T	6X6 TRIMMER
46	4X6 POST	66	6X6 POST	46T	4X6 TRIMMER	68T	6X8 TRIMMER
48	4X8 POST	68	6X8 POST	48T	4X8 TRIMMER	88T	8X8 TRIMMER
410	4X10 POST	88	8X8 POST				

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
4. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O.
5. SEE PLAN FOR NUMBER OF BAYS.
6. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
8. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
9. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
10. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
11. TRUSS HANGER BY TRUSS SUPPLIER
12. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
13. PROVIDE SOLID BLOCKING
14. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
15. BLOCKED OPENING SEE DETAIL 15/SD2
16. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
17. COUNTERSINK AS REQUIRED NO OVER CUT.

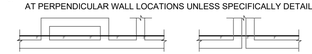
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C*	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
08/25/2025
emolina
GOUVIS ENGINEERING
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).
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Palm Springs
tel 760.323.5090
REGISTERED PROFESSIONAL ENGINEER DIEDRA KORN-ERSAUL No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

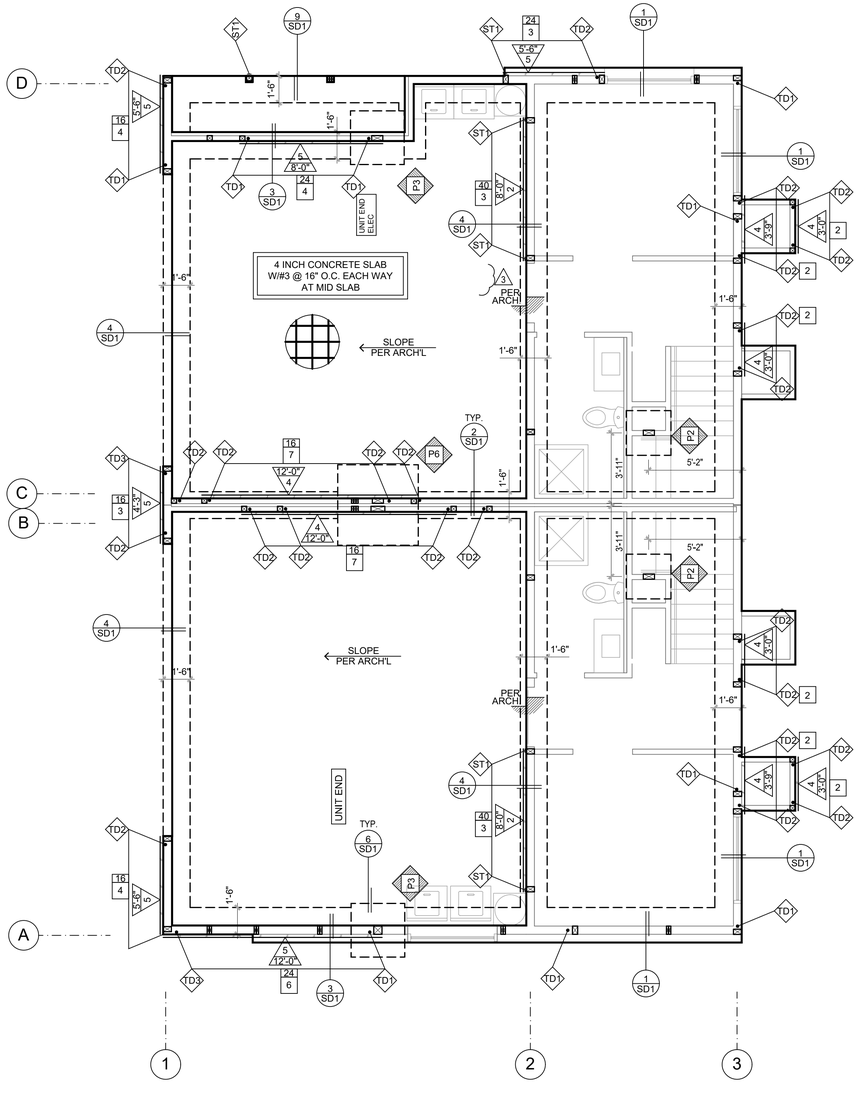
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
ROOF FRAMING PLAN
BUILDING B

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-2.4

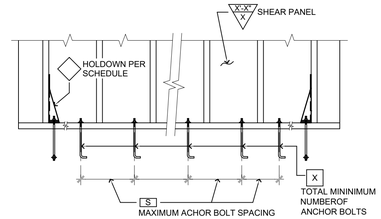


FOUNDATION PLAN
BUILDING C

SCALE : 1/4" = 1'-0"

SYMBOLS LEGEND

- FOOTING
- DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- REBAR
- PX — PAD NUMBER
- X'-X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER, DETAIL SHEET NUMBER
- X — HOLDOWN NUMBER
- S / X — MAXIMUM SPACING\ TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED AS POSSIBLE. SEE GENERAL NOTES ON SN1 SHEET(S) FOR OTHER REQUIREMENTS. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS, ON A ONE TO ONE BASIS, WITH END DISTANCE OF 4" MIN. PER ESR #2555.



PAD SCHEDULE

SYM.	PAD TYPE
P1	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
P2	2'-6" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P3	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P4	3'-6" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
P5	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P6	4'-6" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P7	5'-0" SQ. X 24" DEEP PAD W/ (7) #4 T&B, E.W.
P8	5'-6" SQ. X 24" DEEP PAD W/ (8) #4 T&B, E.W.

HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.O. ON PLAN)	BOLT TYPES	CONC PAD SIZES FOR PAB BOLTS
ST1	STHD10	2-2 x 4 OR 4 x 4		
ST2	STHD14	2-2 x 4 OR 4 x 4		
ST3	STHD10RJ	2-2 x 4 OR 4 x 4		
ST4	STHD14RJ	2-2 x 4 OR 4 x 4		
TD1	HTT5	2-2 x 4 OR 4 x 4	SSTB24 OR PAB5	1'-6" SQ. x 12" DEEP
TD2	HDU8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD3	HDQ8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD4	HDU11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD5	HDU14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD6	HHDQ11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD7	HHDQ14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD8	HD12	4 x 6	PAB9	3'-2" SQ. x 18" DEEP
TD9	HD19	6 x 6	PAB10	3'-8" SQ. x 20" DEEP

NOTE: REFER TO 16/SD1 FOR TD HOLDOWNS AND 17/SD1 FOR ST HOLDOWNS.

FOUNDATION NOTES

1. REFER TO SN1 SHEET FOR MORE INFO.
2. FOR SHEAR PANEL TYPE X'-X" / 3, X'-X" / 4 & X'-X" / 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona
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ACCEPTED
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REGISTERED PROFESSIONAL ENGINEER
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No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

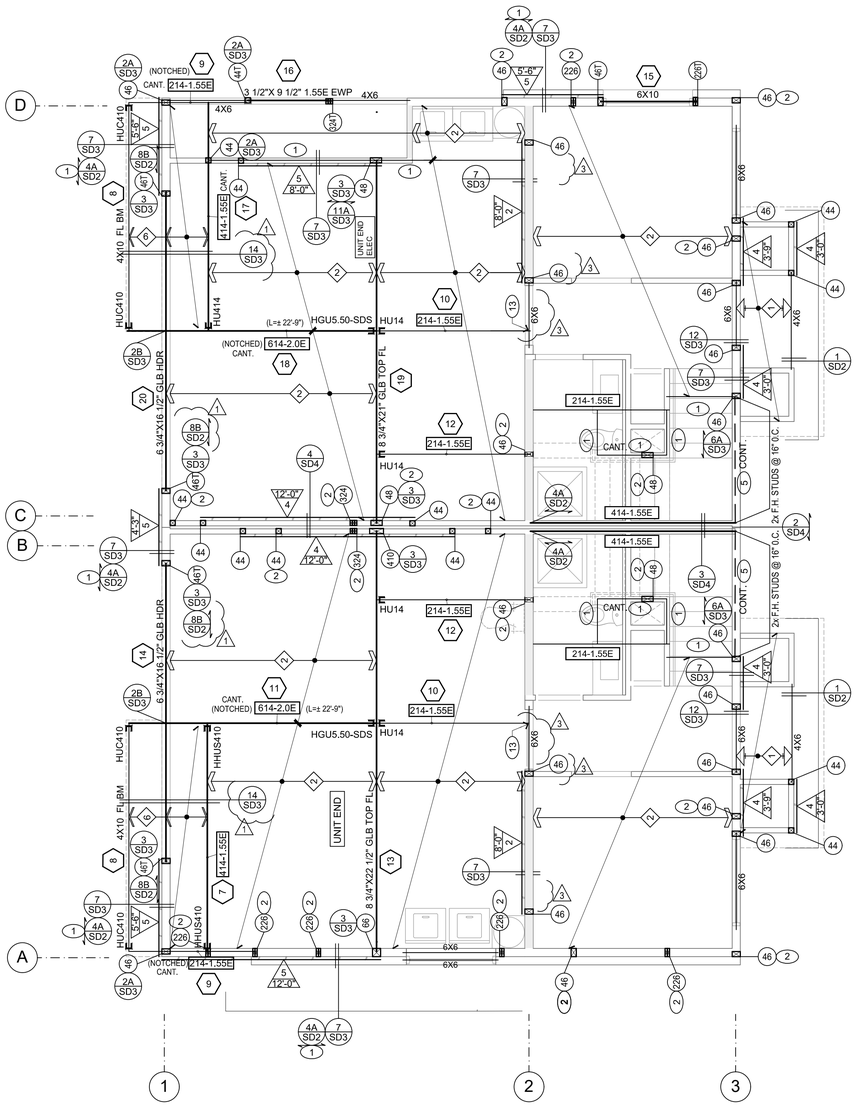
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
FOUNDATION PLAN
BUILDING C

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-3.1



2ND FLOOR FRAMING PLAN
BUILDING C

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ½" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

(24) 2X4 STUD	(226) 2-2X6 STUD	(24T) 2X4 TRIMMER	(226T) 2-2X6 TRIMMER
(26) 2X6 STUD	(324) 3-2X4 STUD	(26T) 2X6 TRIMMER	(324T) 3-2X4 TRIMMER
(224) 2-2X4 STUD	(326) 3-2X6 STUD	(224T) 2-2X4 TRIMMER	(326T) 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

(44) 4X4 POST	(412) 4X12 POST	(44T) 4X4 TRIMMER	(66T) 6X6 TRIMMER
(46) 4X6 POST	(66) 6X6 POST	(46T) 4X6 TRIMMER	(68T) 6X8 TRIMMER
(48) 4X8 POST	(68) 6X8 POST	(48T) 4X8 TRIMMER	(88T) 8X8 TRIMMER
(410) 4X10 POST	(88) 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S)
2. AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
3. CONTINUOUS JOIST W/ E.N.
4. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
5. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O.
6. SEE PLAN FOR NUMBER OF BAYS.
7. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
8. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
9. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
10. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
11. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
12. TRUSS HANGER BY TRUSS SUPPLIER
13. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
14. PROVIDE SOLID BLOCKING
15. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
16. BLOCKED OPENING SEE DETAIL 15/SD2
17. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
18. COUNTERSINK AS REQUIRED NO OVER CUT.

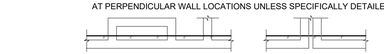
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/IUI310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

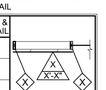
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (H) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
(A)	1A / SD-3	(C*)	1C* / SD-3	(F)	1F / SD-3
(B)	1B / SD-3	(D)	1D / SD-3	(G)	1G / SD-3
(C)	1C / SD-3	(E)	1E / SD-3	(H)	1H / SD-3



ISSUED DATE: 02/27/2023

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS
CIVIL ENGINEERING
08/25/2025
cmolina

determined to be no substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-EBSAUL
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

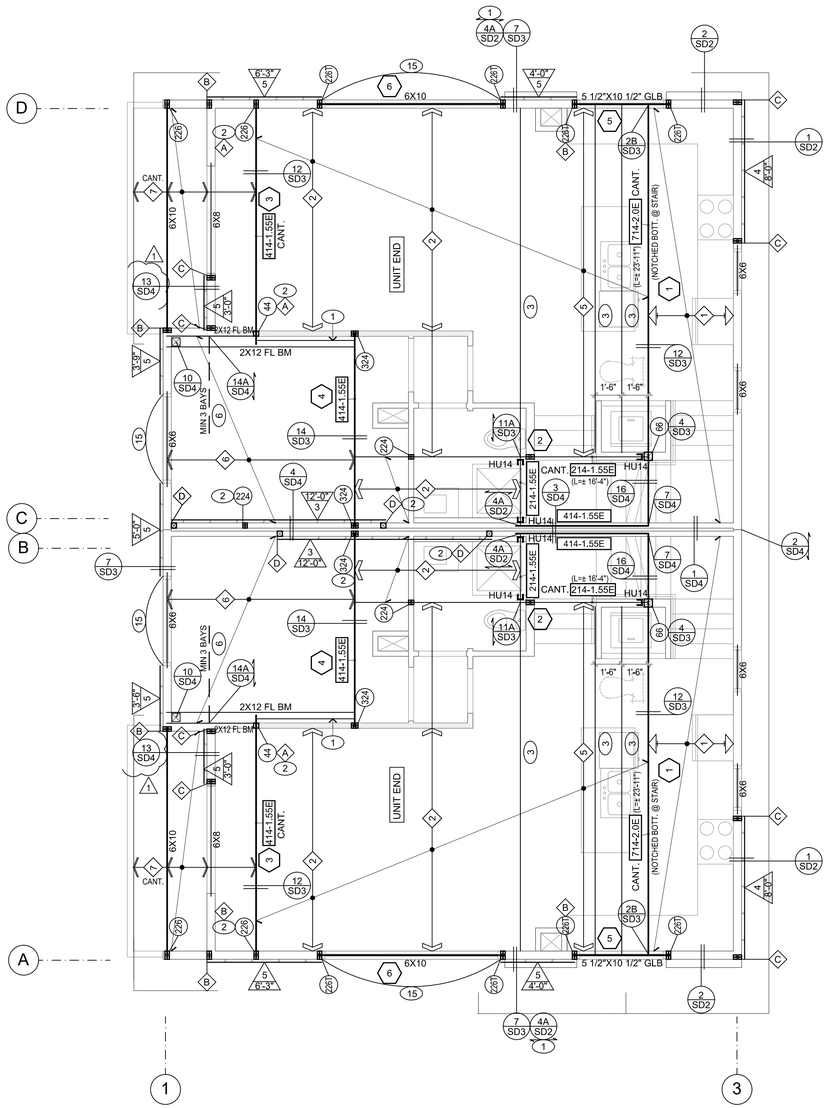
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
2ND FLOOR FRAMING PLAN
BUILDING C

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-3.2



3RD FLOOR FRAMING PLAN
BUILDING C

SCALE : 1/4" = 1'-0"

ISSUED DATE: 02/27/2023

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	226T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	324T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	326T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
4. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
5. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
6. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
7. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
8. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
9. TRUSS HANGER BY TRUSS SUPPLIER
10. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
11. PROVIDE SOLID BLOCKING
12. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
13. BLOCKED OPENING SEE DETAIL 15/SD2
14. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
15. COUNTERSINK AS REQUIRED NO OVER CUT.

FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.

7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/IJ310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    - Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    - Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    - Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    - Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).

    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

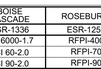
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (H) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



C-057193-2022

City of Pomona Planning Division
ACCEPTED
GOUVIS ENGINEERING
08/25/2025
cmolina

determined to be no substantial compliance with PC approved plans. (PC RESO NO 22-032).

5 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER DIEKHORN-EBRAHIMI No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

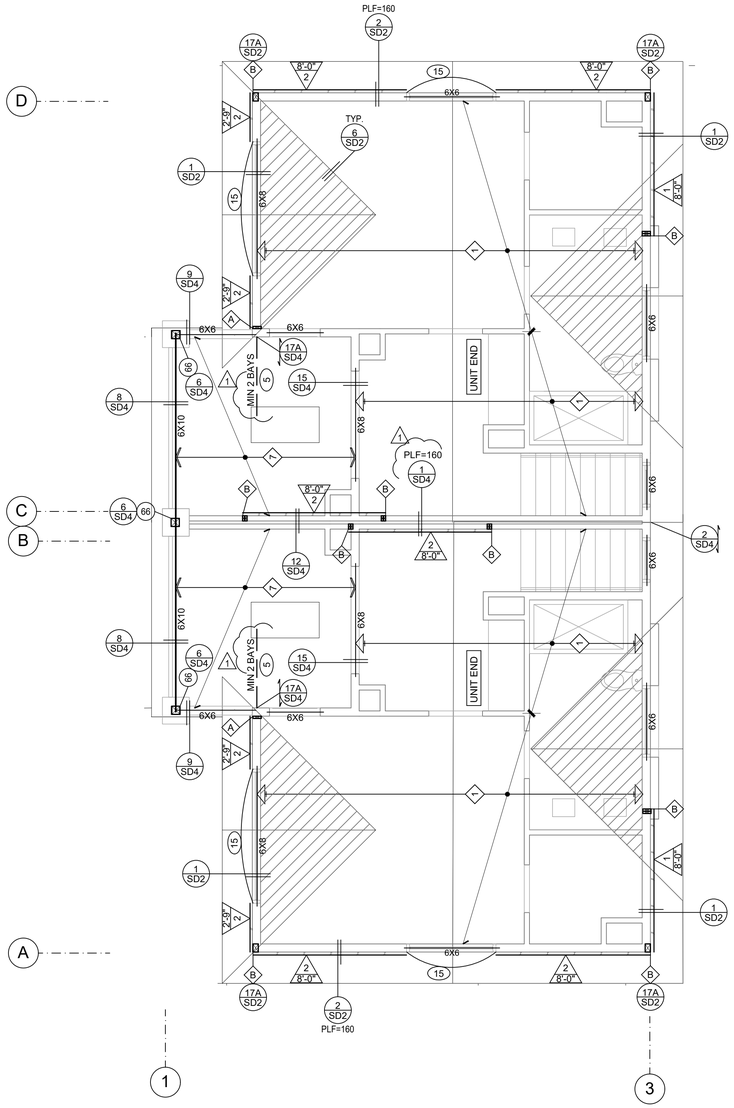
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
3RD FLOOR FRAMING PLAN
BUILDING C

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-3.3



ROOF FRAMING PLAN
BUILDING C

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ½" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	226T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	324T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	326T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- X'X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER / DETAIL SHEET NUMBER
- X — BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE — MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- X — KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1	CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S)
2	AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
3	CONTINUOUS JOIST W/ E.N.
4	DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
5	LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
6	CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7	CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL
8	UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
9	BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
10	BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
11	SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
12	TRUSS HANGER BY TRUSS SUPPLIER
13	(1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
14	PROVIDE SOLID BLOCKING
15	DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
16	BLOCKED OPENING SEE DETAIL 15/SD2
17	CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
	COUNTERSINK AS REQUIRED NO OVER CUT.

FRAMING SCHEDULE

1	DESIGNED ROOF TRUSSES @ 24" O.C.
2	14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3	14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4	14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5	14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6	2 x 12 DECK JOISTS @ 16" O.C.
7	2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.

7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/IU310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN),
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN),
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN),
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

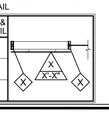
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona Planning Division
ACCEPTED
GOUVIS ENGINEERING
08/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

5 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER DIEKHORN-ERSAUL No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

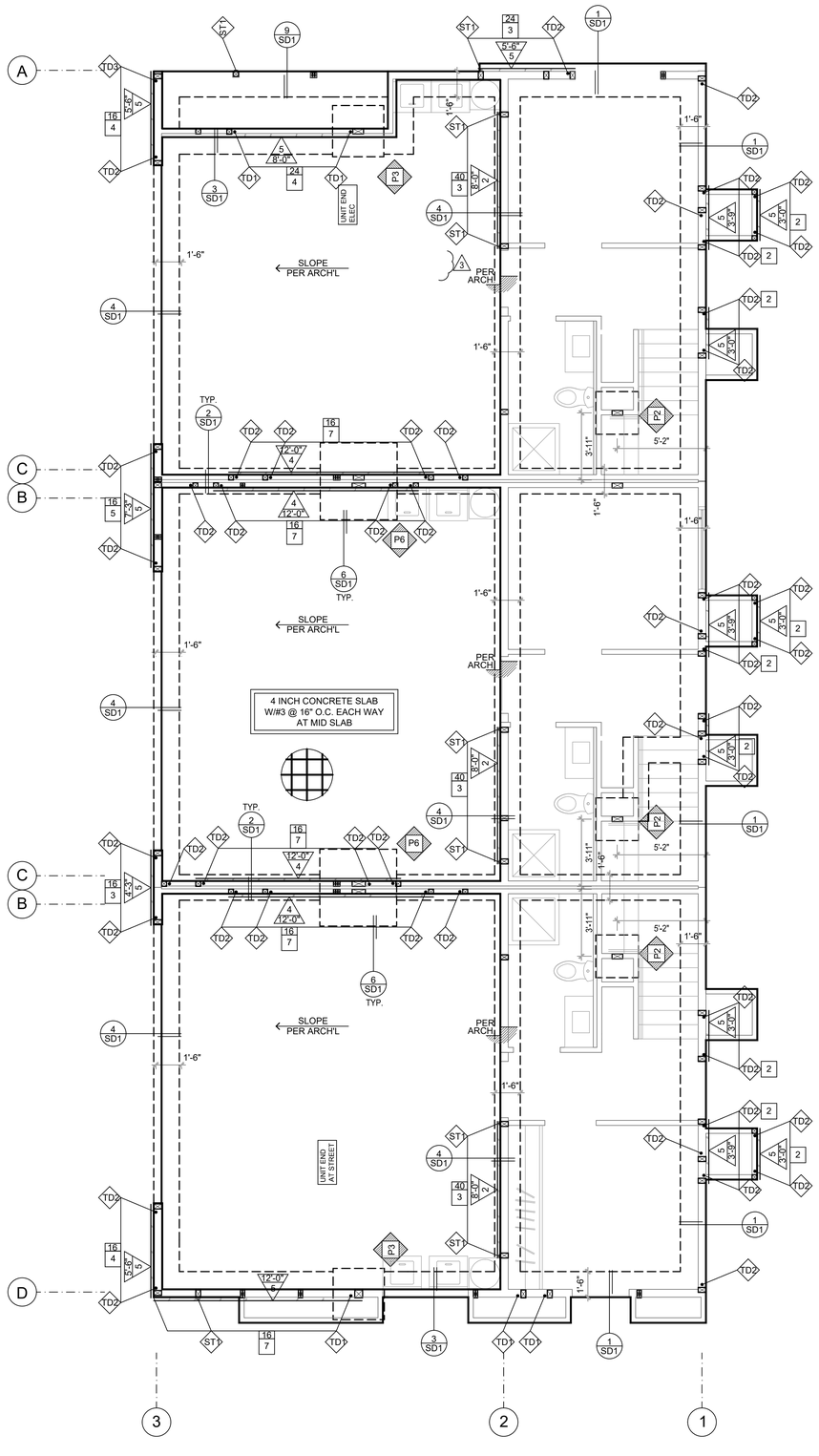
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
ROOF FRAMING PLAN
BUILDING C

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-3.4

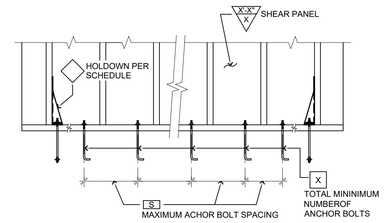


FOUNDATION PLAN
BUILDING D

SCALE : 1/4" = 1'-0"

SYMBOLS LEGEND

- FOOTING
- DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- REBAR
- PAD NUMBER
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- HOLDOWN NUMBER
- MAXIMUM SPACING\ / TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED AS POSSIBLE. SEE GENERAL NOTES ON SN1 SHEET(S) FOR OTHER REQUIREMENTS. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS, ON A ONE TO ONE BASIS, WITH END DISTANCE OF 4" MIN. PER ESR #2555.



PAD SCHEDULE

SYM.	PAD TYPE
P1	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
P2	2'-6" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P3	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
P4	3'-6" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
P5	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P6	4'-6" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
P7	5'-0" SQ. X 24" DEEP PAD W/ (7) #4 T&B, E.W.
P8	5'-6" SQ. X 24" DEEP PAD W/ (8) #4 T&B, E.W.

HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.O. ON PLAN)	BOLT TYPES	CONC PAD SIZES FOR PAB BOLTS
ST1	STHD10	2-2 x 4 OR 4 x 4		
ST2	STHD14	2-2 x 4 OR 4 x 4		
ST3	STHD10RJ	2-2 x 4 OR 4 x 4		
ST4	STHD14RJ	2-2 x 4 OR 4 x 4		
TD1	HTT5	2-2 x 4 OR 4 x 4	SSTB24 OR PAB5	1'-6" SQ. x 12" DEEP
TD2	HDU8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD3	HDQ8	4 x 4	SSTB28 OR PAB7	2'-3" SQ. x 15" DEEP
TD4	HDU11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD5	HDU14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD6	HHDQ11	4 x 6	PAB8	2'-9" SQ. x 16" DEEP
TD7	HHDQ14	4 x 8	PAB8	2'-9" SQ. x 16" DEEP
TD8	HD12	4 x 6	PAB9	3'-2" SQ. x 18" DEEP
TD9	HD19	6 x 6	PAB10	3'-8" SQ. x 20" DEEP

NOTE: REFER TO 16/SD1 FOR TD HOLDOWNS AND 17/SD1 FOR ST HOLDOWNS.

FOUNDATION NOTES

1. REFER TO SN1 SHEET FOR MORE INFO.
2. FOR SHEAR PANEL TYPE X-X/3, X-X/4 & X-X/5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
08/25/2025
cmolina
determined to be no substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
DIEDERIK H. ERNST VAN DIJKHORN
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

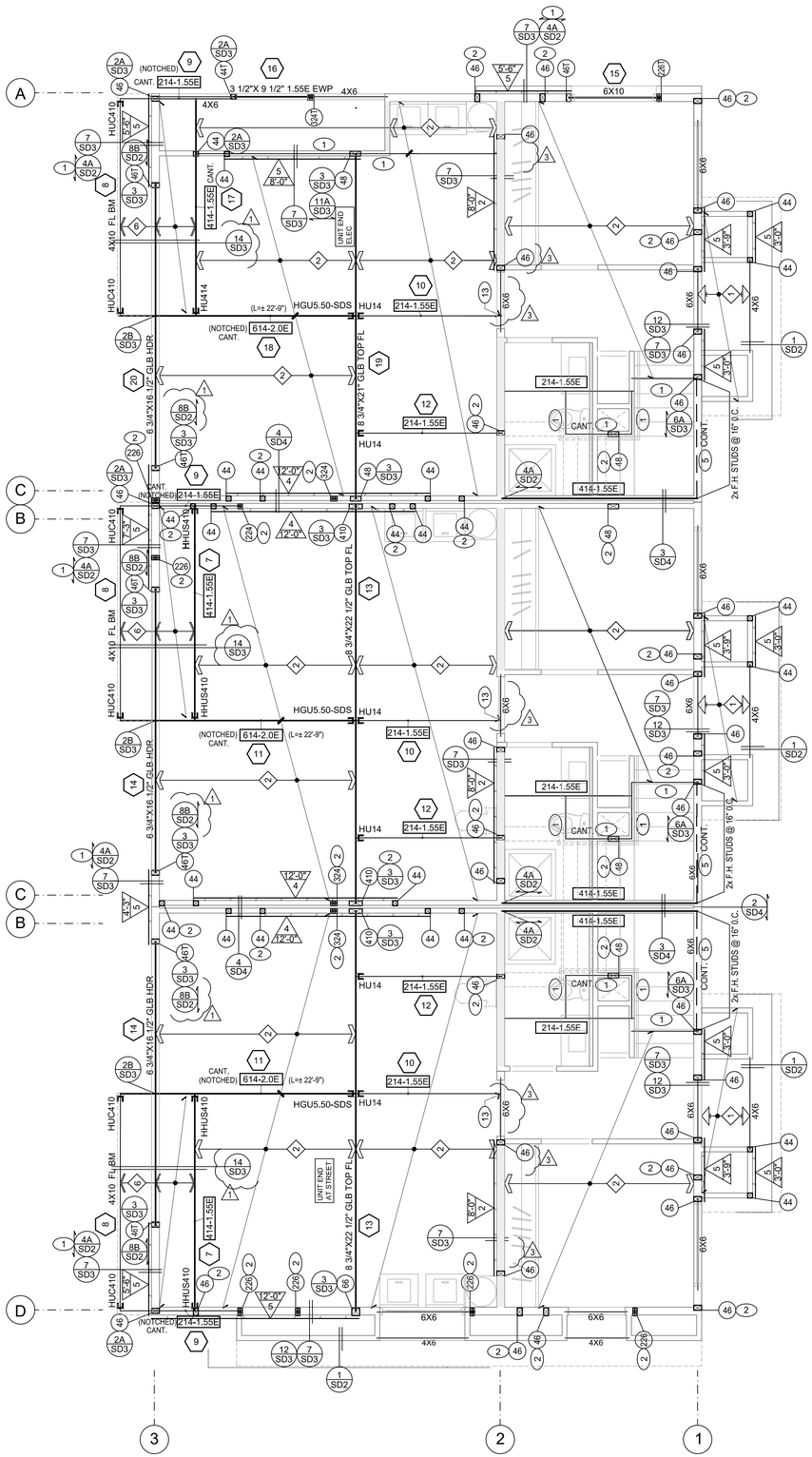
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
FOUNDATION PLAN
BUILDING D

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-4.1



2ND FLOOR FRAMING PLAN
BUILDING D

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ½" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

(24) 2X4 STUD	(226) 2-2X6 STUD	(247) 2X4 TRIMMER	(2267) 2-2X6 TRIMMER
(26) 2X6 STUD	(324) 3-2X4 STUD	(267) 2X6 TRIMMER	(3247) 3-2X4 TRIMMER
(224) 2-2X4 STUD	(326) 3-2X6 STUD	(2247) 2-2X4 TRIMMER	(3267) 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

(44) 4X4 POST	(412) 4X12 POST	(447) 4X4 TRIMMER	(667) 6X6 TRIMMER
(46) 4X6 POST	(66) 6X6 POST	(467) 4X6 TRIMMER	(68T) 6X8 TRIMMER
(48) 4X8 POST	(68) 6X8 POST	(487) 4X8 TRIMMER	(88T) 8X8 TRIMMER
(410) 4X10 POST	(88) 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE; REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE: MINIMUM MODULUS OF ELASTICITY (E); BEAM SIZE, SEE BEAM SCHEDULE
- KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S)
2. AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
3. CONTINUOUS JOIST W/ E.N.
4. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
5. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
6. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
8. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
9. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
10. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
11. TRUSS HANGER BY TRUSS SUPPLIER
12. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
13. PROVIDE SOLID BLOCKING
14. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
15. BLOCKED OPENING SEE DETAIL 15/SD2
16. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
17. COUNTERSINK AS REQUIRED NO OVER CUT.

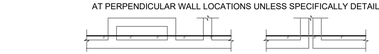
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).
    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

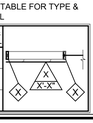
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



ISSUED DATE: 02/27/2023

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS ENGINEERING
08/25/2025
Emotina

determined to be non-substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
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No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

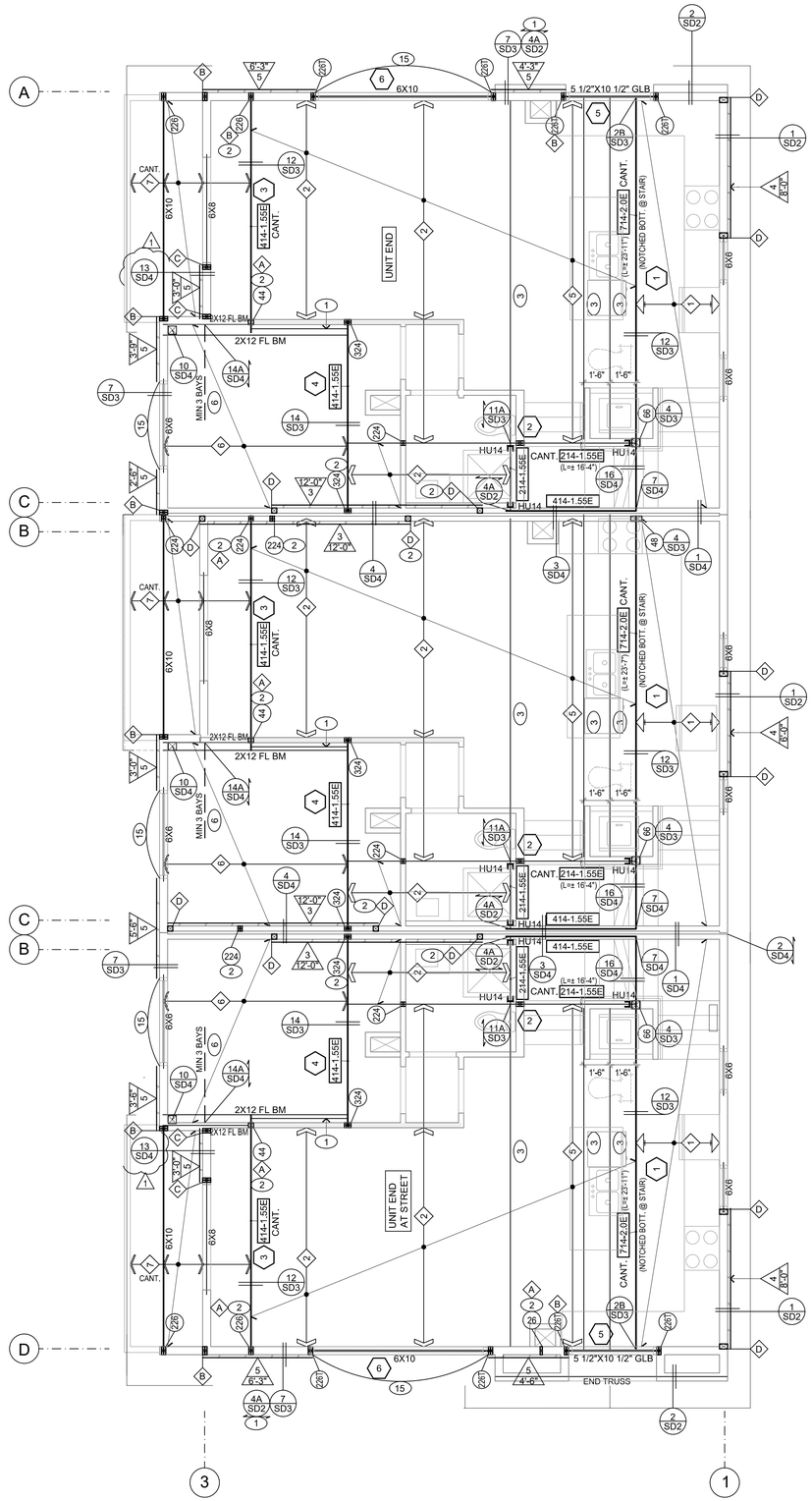
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
2ND FLOOR FRAMING PLAN
BUILDING D

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-4.2



3RD FLOOR FRAMING PLAN
BUILDING D

SCALE : 1/4" = 1'-0"

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ¼" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	26T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	24T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	32T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- X'X' / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER / DETAIL SHEET NUMBER
- X — BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE — MINIMUM MODULUS OF ELASTICITY (E) / BEAM SIZE, SEE BEAM SCHEDULE
- X — KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S)
2. AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
3. CONTINUOUS JOIST W/ E.N.
4. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
5. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
6. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
8. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
9. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
10. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
11. TRUSS HANGER BY TRUSS SUPPLIER
12. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
13. PROVIDE SOLID BLOCKING
14. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
15. BLOCKED OPENING SEE DETAIL 15/SD2
16. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
17. COUNTERSINK AS REQUIRED NO OVER CUT.

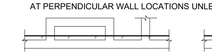
FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

FRAMING NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SN-1 & SN-2) FOR MORE INFORMATION.
2. REFER TO DETAIL 3/SN2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.



7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOLVIS ENGINERING.
10. USE SIMPSON " IUS/ITS/U310 " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
11. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400. MANUFACTURED I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
12. ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
    - Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.2 x 10^6 psi (MIN).
    - Fb = 2800 psi (MIN), Fv = 285 psi (MIN), E = 2.0 x 10^6 psi (MIN).
    - Fb = 2325 psi (MIN), Fv = 285 psi (MIN), E = 1.55 x 10^6 psi (MIN).
    - Fb = 1700 psi (MIN), Fv = 285 psi (MIN), E = 1.3 x 10^6 psi (MIN).

    FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
    Fc ⊥ (PERPENDICULAR)..... = 680 psi (MIN) Ft = 1075 psi (MIN),
    Fc // (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10^6 psi (MIN)
    GLU-LAM BEAM SHALL BE:
    24F-V4, DF/DF : Fb = 2400/ 1850 psi @ BOTTOM/ TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
    24F-V8, DF/DF : Fb = 2400 psi @ BOTTOM & TOP, Fv = 265 psi, E = 1.8 x 10^6 psi (MIN).
13. A 4x6 (ALT. 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE *
H1	4 x 6	2 - 2 x 6
H2	4 x 8	2 - 2 x 8

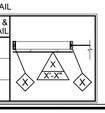
* 2-2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.

14. THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (X) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



ISSUED DATE: 02/27/2023

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS
CONSULTING GROUP, INC.
09/25/2025
Pomona

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

5 Studebaker
Irvine
CA 92618
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
DIEDRICH R. EBSAUL
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

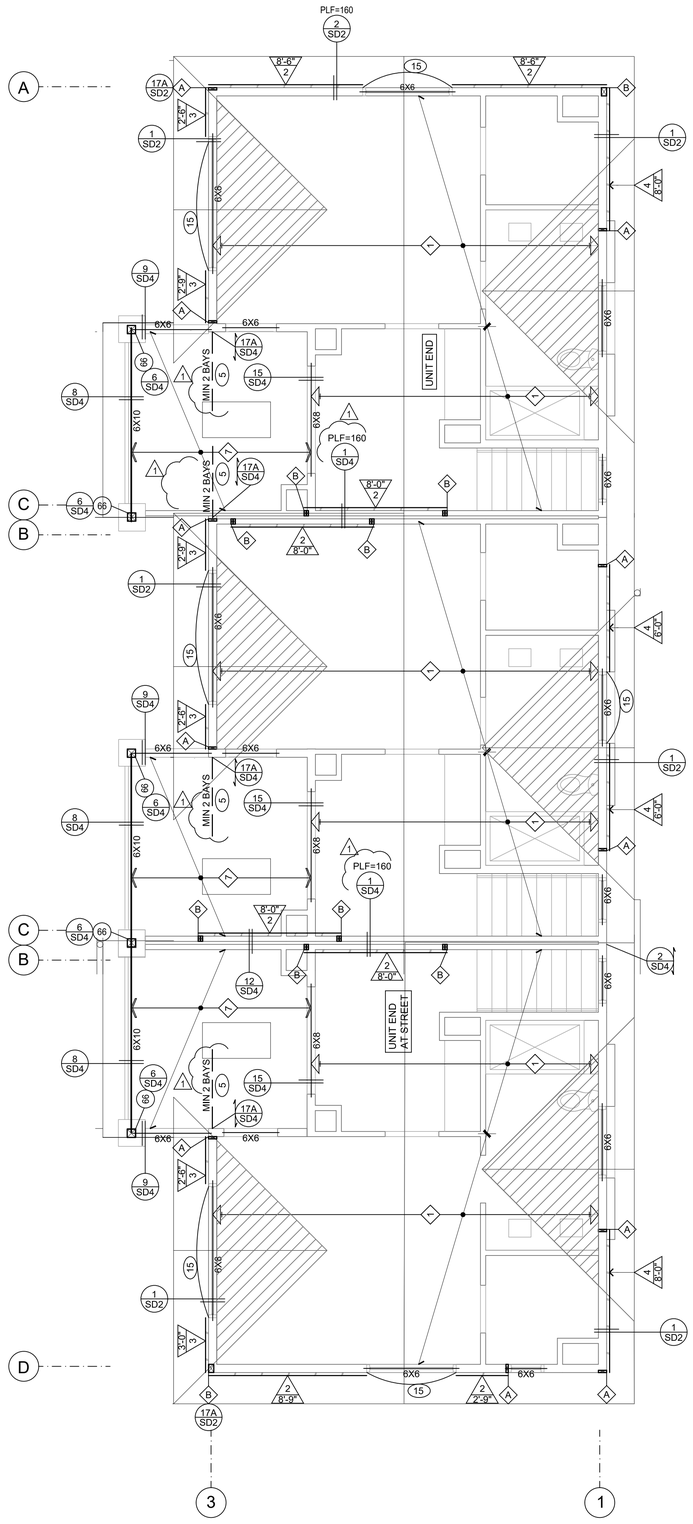
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
3RD FLOOR FRAMING PLAN
BUILDING D

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-4.3



ROOF FRAMING PLAN
BUILDING D

SCALE : 1/4" = 1'-0"

ISSUED DATE: 02/27/2023

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/SD2 , U.N.O. ON PLANS.
18. CONTINUOUS 1 ½" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 x 36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
19. ATTACH WOOD FRAMING ELEMENT TO STEEL MEMBER WITH 1/2" Ø STUD BOLTS AT 24" O.C. STAGGERED U.N.O
20. REFER TO ARCHITECTURAL PLANS/DETAILS FOR BEAM/COLUMN FIRE RESISTANCE ASSEMBLIES.
21. TIGHT FIT SOLID COMPRESSION BLOCKING REQUIRED BETWEEN DRAG MEMBERS, FILLING GAP AT PARTY WALLS.

STUD AND TRIMMER SCHEDULE

24 2X4 STUD	226 2-2X6 STUD	24T 2X4 TRIMMER	226T 2-2X6 TRIMMER
26 2X6 STUD	324 3-2X4 STUD	26T 2X6 TRIMMER	324T 3-2X4 TRIMMER
224 2-2X4 STUD	326 3-2X6 STUD	224T 2-2X4 TRIMMER	326T 3-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44 4X4 POST	412 4X12 POST	44T 4X4 TRIMMER	66T 6X6 TRIMMER
46 4X6 POST	66 6X6 POST	46T 4X6 TRIMMER	68T 6X8 TRIMMER
48 4X8 POST	68 6X8 POST	48T 4X8 TRIMMER	88T 8X8 TRIMMER
410 4X10 POST	88 8X8 POST		

BEAM SCHEDULE

DBL LOCATE DOUBLE I JOISTS

214-1.55E	1 3/4"X14" 1.55E EWP FL BM
414-1.55E	3 1/2"X14" 1.55E EWP FL BM
414-2.0E	3 1/2"X14" 2.0E EWP FL BM
614-2.0E	5 1/4"X14" 2.0E EWP FL BM
714-2.0E	7"X14" 2.0E EWP FL BM

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- X'X' / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO SN-1 FOR PANEL TYPE
- X / SDX — DETAIL NUMBER, DETAIL SHEET NUMBER
- X — BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS
- XXX - X.XE — MINIMUM MODULUS OF ELASTICITY (E); BEAM SIZE, SEE BEAM SCHEDULE
- X — KEY NOTE NUMBER
- BEARING WALL
- CALIFORNIA FRAMING

KEY NOTES

1. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. CONTINUOUS JOIST W/ E.N.
3. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
4. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O.
5. SEE PLAN FOR NUMBER OF BAYS.
6. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
7. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
8. BLOCKED ROOF DIAPHRAGM W/ RSRS #3 NAILS @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. F.N.
9. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
10. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
11. TRUSS HANGER BY TRUSS SUPPLIER
12. (1) SIMPSON HTS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
13. PROVIDE SOLID BLOCKING
14. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
15. BLOCKED OPENING SEE DETAIL 15/SD2
16. CONTINUOUS SHEAR TRUSS W/ E.N OVER EACH PARTY WALL AT ROOF LEVEL DESIGN TRUSS TO TRANSFER 180 PLF MIN. LATERALLY.
17. COUNTERSINK AS REQUIRED NO OVER CUT.

FRAMING SCHEDULE

1. DESIGNED ROOF TRUSSES @ 24" O.C.
2. 14" TJI 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.
3. 14" TJI 210 I-JOISTS (OR EQUAL) @ 16" O.C.
4. 14" TJI 230 I-JOISTS (OR EQUAL) @ 16" O.C.
5. 14" TJI 360 I-JOISTS (OR EQUAL) @ 16" O.C.
6. 2 x 12 DECK JOISTS @ 16" O.C.
7. 2 X 10 ROOF RAFTERS @ 16" O.C.

MANUFACTURER		I LEVEL BY WEYERHAEUSER	LOUISIANA PACIFIC	BOISE CASCADE	ROSEBURG
ICC-ES REPORT		ESR-1153	ESR-1305	ESR-1336	ESR-1251
DEPTH	11 7/8"	TJI 210	LPI 36	BCI 6000-1.7	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	BCI 90-2.0	RFPI-90
	14" & 16"	TJI 210	LPI 530	BCI 6000-1.8	RFPI-400
		TJI 360	LPI 56	BCI 60-2.0	RFPI-70
		TJI 560	N/A	N/A	RFPI-90

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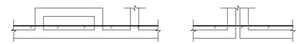

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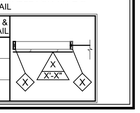
CLEAR SPAN, L		
L ≤ 6'-0"	6'-0" < L ≤ 10'-0"	L ≥ 10'-0"
2 x	2-2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN (H) APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL

PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL	PER PLAN	REFERENCE & APPLY DETAIL
A	1A / SD-3	C*	1C* / SD-3	F	1F / SD-3
B	1B / SD-3	D	1D / SD-3	G	1G / SD-3
C	1C / SD-3	E	1E / SD-3	H	1H / SD-3



C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS
CONSULTING
08/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

15 Studebaker
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tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
DIEKHORN-ERSAUL
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

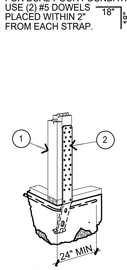
SHEET NAME:
ROOF FRAMING PLAN
BUILDING D

PROJECT NUMBER:
66323

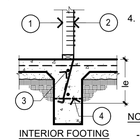
ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-4.4

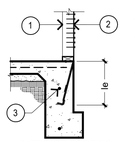
NOTE:
- 4x4 POSTS CAN BE REPLACED WITH 2-2x4 AS LONG AS NAILS ARE MAINTAINED WITH MIN. EDGE DISTANCE AS REQUIRED BY THE MANF. SPEC. & S.W. EDGE NAILS STAGG ON BOTH STUDS.
- FOR DUAL-POUR FOUNDATIONS, USE (2) #5 DOWELS PLACED WITHIN 2" FROM EACH STRAP.



CORNER INSTALLATION



INTERIOR FOOTING INSTALLATION



EXTERIOR FOOTING INSTALLATION

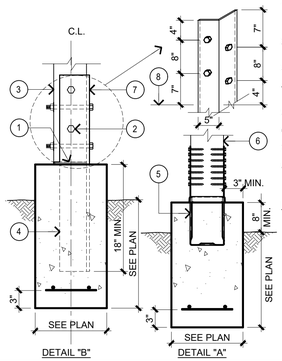
1. MIN. 4X4 POST (U.N.O.).
2. REFER TO PLANS & TABLE BELOW FOR CONNECTION TYPE.
3. REBAR PER TABLE, CENTERED @ "HD" (BEND REBAR @ CORNER). LOCATE TOP BAR 3" TO 5" FROM TOP OF CONCRETE.
4. BOTTOM OF CONT. FOOTING BEFORE BEING DEEPENED WHERE OCCURS.

NOTES:
- INSTALL STRAPS OVER SHEAR PANEL.
- REFER TO DETAILS #1 & #2 FOR MORE INFORMATION
- MIN. f'c = 2500 psi.
- FOR MISSING OR MISLOCATED HOLDOWN STRAP, SEE DETAIL 18/SN3.
- DEEPEN FOOTING AS REQUIRED TO ACHIEVE le+4, AND EXTEND THIS DEEPEN FOOTING 1.5 le BOTH SIDES OF STRAP PARALLEL TO FOOTING LONGITUDINAL DIRECTION. PROVIDE MIN. 3" CLR ALL AROUND FOR STEEL STRAP & BEND THE REBAR AT CORNER AS NEEDED.
- USE STHD10RJ & STHD14RJ FOR RIM JOIST APPLICATION.

SIMPSON HOLDOWN	le	16d SINKER NAILS	#4 BAR x 8'-0" MIN. CENTERED @ HD IN FOOTING*
STHD10	10"	20	(1) TOP & (1) BOTT.
STHD14	14"	24	(1) TOP & (1) BOTT.

* CONT. FOOTING REINFORCEMENT CAN BE COUNTED AS PART OF REBAR REQUIREMENT.

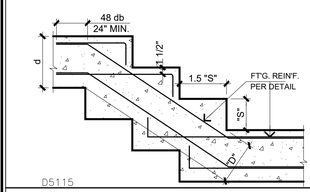
R HOLDOWN STRAP — D5100–130204 — 17



1. PROVIDE STEGO WATERPROOF MEMBRANE BETWEEN POST BASE AND TOP OF CONC FOOTING.
2. 5/8" DIA. M.B. WITH 2 1/2"X2 1/2"X1/4" WASHER.
3. 6X6 POST (U.N.O.).
4. EXTEND L5X5X1/2 INTO CONC. FOOTING AS SHOWN.
5. SIMPSON CBSQ.
6. MULTI -STUD OR POST PER PLAN.
7. L 5X5X1/2. U.N.O.
8. BOTTOM OF POST.

NOTES:
- WHEN DECK IS ADDED AFTER CONSTRUCTION OR DECK SYSTEM IS NOT PROPERLY CONNECTED TO THE BUILDING FOR LATERAL FORCES, USE DETAIL "B".
- WHEN DECK SYSTEM IS PROPERLY CONNECTED TO THE BUILDING FOR LATERAL FORCES PER EITHER DETAIL 4/SD2 OR 14/SD2, USE DETAIL "A".

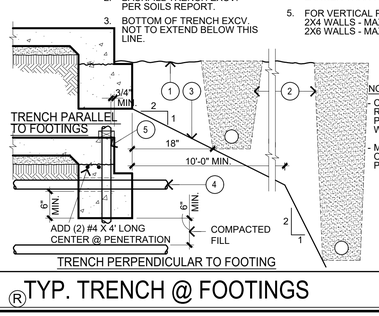
R POST TO FOOTING AT DECK — GE58–160808 — 18



NOTES:
"S" SHOULD BE MAX 18"
"D" IS OVERALL DEPTH OF FT'G.
BEND REBARS IF REQUIRED & LAP MIN. 48 BAR DIAMETERS
REINFORCEMENT TO MATCH FOUNDATION DETAILS.

R STEPPED FOOTING — 19

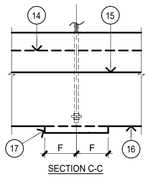
1. FINISH GRADE.
2. BACKFILL TRENCH EXCV. PER SOILS REPORT.
3. BOTTOM OF TRENCH EXCV. NOT TO EXTEND BELOW THIS LINE.
4. CREATE PIPE SLEEVE 2" LARGER THAN PIPE.
5. FOR VERTICAL PIPES: 2X4 WALLS - MAX. PIPE SIZE IS 3". 2X6 WALLS - MAX. PIPE SIZE IS 4".

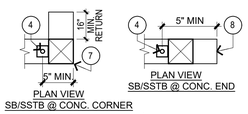


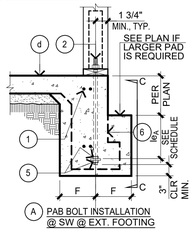
NOTES:
- CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING WHEN REQUIRED.
- MIN. SPACING OF OF VERTICAL PENETRATION IS 6".

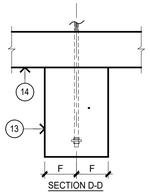
R TYP. TRENCH @ FOOTINGS — D5117 — 20

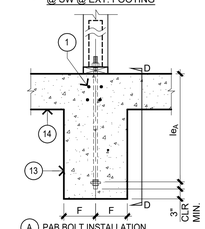
NOTES:
- 4x4 POSTS CAN BE REPLACED W/ 2-2x4 AS LONG AS NAILS ARE MAINTAINED W/ MIN. EDGE DISTANCE AS REQUIRED BY THE MANUF. SPEC. & S.W. EDGE NAILS STAGGERED ON BOTH STUDS.
- FOR NON-MONO POUR FOUNDATIONS, USE (2) #5 $\frac{18"}{le}$ DOWELS PER EACH SB/SSTB BOLTS, PLACED WITHIN 2" FROM THE BOLT.

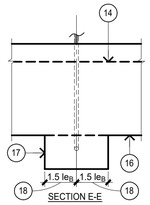


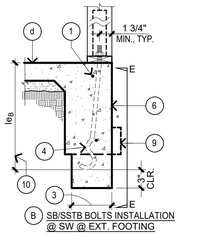


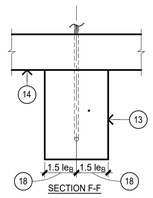


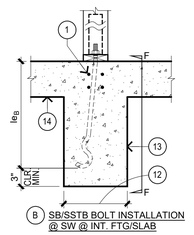




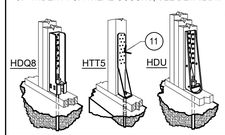








1. REBAR PER TABLE, CENTERED @ "HD" (BEND REBAR @ CORNER). FOR COND. B, LOCATE TOP REBAR 3" TO 5" FROM TOP OF CONCRETE.
2. SIMPSON PAB STD. STEEL BOLTS PER SCHED. (ALL THREAD F1554 GRADE 36/A36 RODS CAN BE USED IN LIEU OF PAB BOLTS).
3. CONCRETE STEM/FOOTING WIDTH (8" MIN. FOR 7/8"Ø BOLT, 6" MIN. FOR 5/8"Ø BOLT) ENTIRE EMBED. LENGTH.
4. SB/SSTB BOLTS PER SCHEDULE.
5. DOUBLE HEX NUTS WITH WASHER. SEE SCHEDULE FOR SIZES.
6. EXTERIOR FOOTING EDGE.
7. CONCRETE CORNER.
8. CONCRETE END.
9. WIDEN FTG. WHERE OCCURS, SEE DETAIL #1.
10. 20 5/8" FOR SSTB24, 24 7/8" (MIN.) FOR SSTB28. 18" FOR SB 5/8x24, 24" (MIN.) FOR SB 7/8x24 and SB1x30
11. USE 16d SINKER NAILS. (0.148"x3 1/4") FOR HTT5.
12. FTG WIDTH (13" FOR 7/8"Ø BOLT, 9" FOR 5/8"Ø BOLT).
13. EDGE OF DEEPENED SLAB/FTG FOR HOLDOWN @ INT. SHEAR WALL.
14. BOTTOM OF SLAB.
15. TOP OF DEEPENED EXT. FTG FOR PAB BOLT INSTALLATION.
16. BOTTOM OF EXT. FOOTING/ MAT.
17. EDGE OF EXTENDED/ENLARGED EXTERIOR FOOTING.
18. FOR ANCHOR BOLT LOCATED LESS THAN 1.5 le_B FROM CONC CORNER/END, EXTEND THE FTG AS FOLLOWS: CORNER COND. - THE REMAINING BALANCE OF 1.5 le_B . (16" MAX.), INTO THE RETURN FOOTING. END. COND. - FOR SB/SSTB LOCATED AT LESS THAN 1.5 le_B FROM CONC FOOTING END, THE EXTENDED FOOTING PER SEC. E-E & SEC. F-F, ENDS AT WHERE CONCRETE FOOTING END PER PLAN.



NOTES:
- SEE PLANS FOR HOLDOWN TYPES.
- SEE DETAIL #1 FOR LEGEND & INFO NOT SHOWN.
- FOR MISSING OR MISLOCATED HOLDOWN, SEE DETAIL 18/SN3.
- REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION INFORMATION NOT SHOWN.
- WHEN 3-2X MEMBER IS USED FOR HDQ8 & HDU, 1/4"Ø x4 1/2" SDS SCREWS SHOULD BE USED.
- HEAVY HEX ANCHOR NUT IS REQUIRED ON LOAD TRANSFER PLATE FOR HDU11, HDU14, HHDQ11, & HHDQ14 HOLDOWNS.
- FOR HD12 AND HD19, USE 6X6 POST MIN.

SIMPSON HOLDOWN	(COND. A) PAB BOLTS SIZES	F (MIN)	le_A	PL. WASHER SIZE(MIN.)	(COND. B) SB/ SSTB BOLTS SSTB	SB	FTG EXTENSION	REBARS x 8'-0" CENTERED @ HD
HDU4/HTT5	PAB5	10"	6 3/4"	2"x1 1/2"x1 3/4"	SSTB24	SB5/8x24	SEE SECT. E-E & SECT. F-F	(2)#4 T& (2)#4 B ALT. (1)#5 T& (1)#5 B
HDU8	PAB7	13 1/2"	9"	3"x2 1/2"x2 3/4"	SSTB28	SB7/8x24		
HDQ8					SSTB28	SB7/8x24		
HDU11 HHDQ11	PAB8	16 1/2"	11"	3"x2 1/2"x2 3/4"	N./A.	SB1x30		(4)#4 TOP & (4) #4BOT ALT. (2)#5 T& (2)#5 B
HDU14 HHDQ14						SB1x30**	SEE SECT. E-E & SECT. F-F	
HD12	PAB9	19"	12 3/4"	3"x3 1/2"x3 3/4"	N./A.	N./A.	N./A.	(3)#5 T& (3)#5 B
HD19	PAB10	22"	14 3/4"	3"x3 1/2"x3 3/4"				

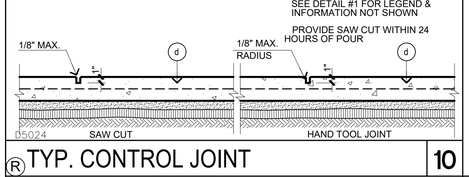
* CONT. FOOTING REINF. CAN BE COUNTED AS PART OF REBAR REQUIREMENT IF BAR SIZE ARE SAME AS THOSE REQUIRED PER SCHEDULE; OTHERWISE, BARS PER SCHEDULE ARE ADD'L.
** USE 18" WIDE x 24" DEEP FOOTING , 4'-0" LONG PAST HOLDOWN EACH WAY

R TYP. HOLDOWN INSTALLATION — D5107C–210811 — 16

NOTE:
PROVIDE CONTROL JOINT AT 10'-0" EACH WAY (U.N.O.)

SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN

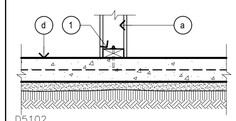
PROVIDE SAW CUT WITHIN 24 HOURS OF POUR



R TYP. CONTROL JOINT — 10

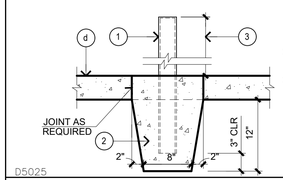
NOTE:
SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN

1. SEE FOUNDATION NOTE 2 ON SHEET SN1

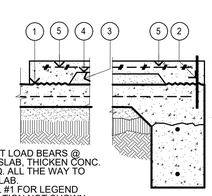


R NON-BEARING INTERIOR WALL — 11

1. 3" DIA. CONCRETE FILLED PIPE BUMPER GUARD
2. CONCRETE FOOTING
3. 36" OR PER ARCHITECT



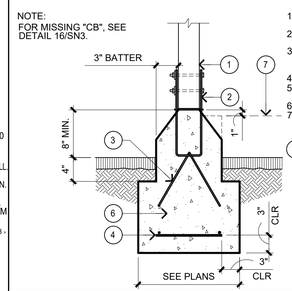
R PIPE COLUMN — 12



1. ROUGHEN SLAB CONTACT SURFACES TO RECEIVE CAST -ON SLAB 2ND POUR
2. ALL A.B., HD.B. & STRAPS MUST BE MADE LONG ENOUGH FOR MIN. EMBEB. INTO FIRST POUR OF SLAB OR FOOTINGS
3. SAND BASE MAY BE REPLACED W/SOLID CONC. AT CONTRACTOR'S OPTION
4. 4" THICK MIN. BUILT-UP SLAB OVER COMPACTED MOISTENED SAND BASE.
5. #4 REBARS @ 16" O.C. EA. WAY

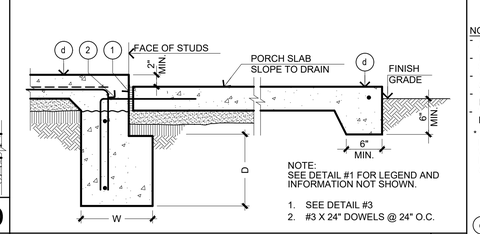
R BUILT-UP SLAB — D5135 — 13

NOTE:
FOR MISSING "CB", SEE DETAIL 16/SN3.



1. MULTI - STUD OR POST PER PLAN.
2. SIMPSON COLUMN BASE CB/LCB/CBSQ PER PLAN.
3. #3 MIN. "V" BAR BENT 12"^1/2" THRU STIRRUP OF COLUMN BASE.
4. (2) #4 E/ W PER PLAN.
5. PLATE & ANCHOR BOLTS WHERE OCCURS.
6. PAD FOOTING PER PLAN.
7. TOP OF CONCRETE SLAB WHERE OCCURS.

R COLUMN BASE — D5023–110901 — 14

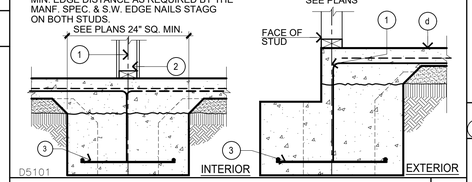


NOTE:
SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN.

1. SEE DETAIL #3
2. #3 X 24" DOWELS @ 24" O.C.

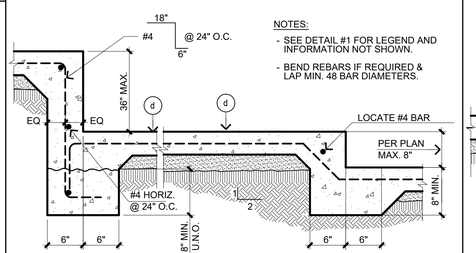
R HOUSE TO PORCH — D5098N — 5

NOTES:
- SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN
- 4x4 POSTS CAN BE REPLACED WITH 2-2x4 AS LONG AS NAILS ARE MAINTAINED WITH MIN. EDGE DISTANCE AS REQUIRED BY THE MANF. SPEC. & S.W. EDGE NAILS STAGG ON BOTH STUDS.



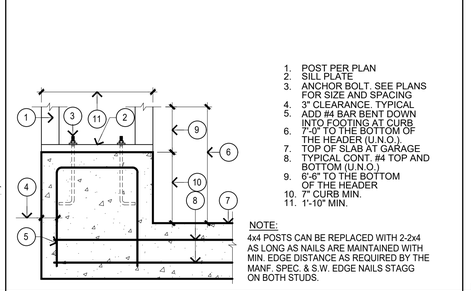
1. CENTERLINE OF POST AND PAD FOOTING
2. POST IN WALL OR USE COLUMN BASE, SEE PLAN
3. PAD REINFORCEMENT, SEE PLANS

R ISOLATED PAD FOOTING — 6



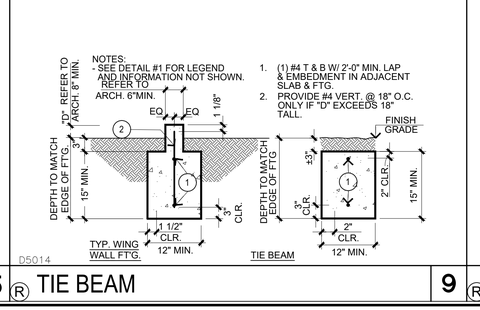
NOTES:
- SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN.
- BEND REBARS IF REQUIRED & LAP MIN. 48 BAR DIAMETERS.

R STEP AT CONCRETE SLAB — D5099–110301 — 7



NOTE:
4x4 POSTS CAN BE REPLACED WITH 2-2x4 AS LONG AS NAILS ARE MAINTAINED WITH MIN. EDGE DISTANCE AS REQUIRED BY THE MANF. SPEC. & S.W. EDGE NAILS STAGG ON BOTH STUDS.

R RAISED CURB — D5017 — 8

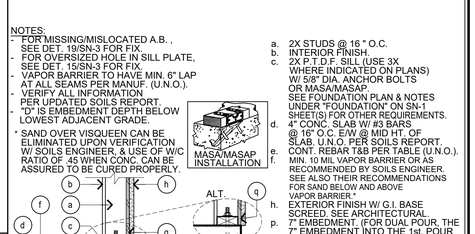


1. ADD #4 HORIZON.
2. #4 VERT. @ 12" O.C.
3. SEE NOTE FOR DUAL POUR ON DETAIL #1.

R INTERIOR BEARING FOOTING — D5096–131107 — 2

NOTES:
- SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN.
- BEND REBARS IF REQUIRED & LAP MIN. 48 BAR DIAMETERS.

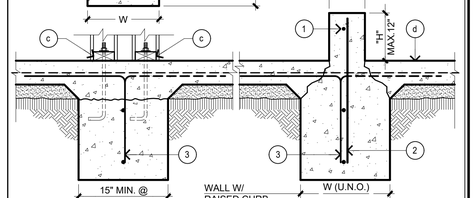
R STEP AT CONCRETE SLAB — D5099–110301 — 7



NOTES FOR DUAL POUR:
- (FOR DUAL POUR DEFINITION, SEE NOTE 14 UNDER FOUNDATION NOTES ON SN-1).
- USE #4 DOWELS $\frac{18"}{le}$ @ 18" O.C. EMBED MIN. 12" ON FIRST POUR. DOWELS ARE REQUIRED AT ANY OF THE FOLLOWING CONDITIONS:
  1. SOILS WITH 20 < E.I.< 50 & OR COMPRESSIVE SOILS W/ DIFF. SETTLEMENT OF 1" MAX. IN 40'-0".
  2. USING MASA/MASAP IN LIEU OF ANCHOR BOLTS.
  3. ANCHOR BOLT EMBEDMENT LESS THAN 7" INTO 1st POUR.

FOOTING DIMENSIONS/REINF. U.N.O.				
# OF STORIES	W WIDTH	D DEPTH	D1 DEPTH	CONTINUOUS REBAR "e"
1	12"	24"	6"	1-#4 TOP & BOTTOM
2	15"	24"	8"	1-#5 TOP & BOTTOM
3 & 4	18"	24"	12"	2-#4 TOP & BOTTOM
5	SEE DESIGN			

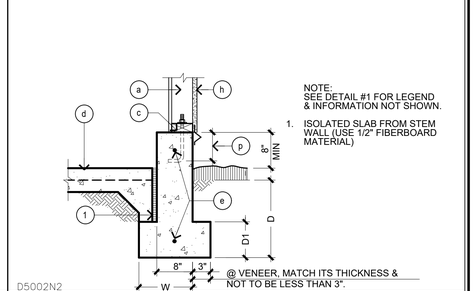
R TYPICAL EXTERIOR FOOTING — D5095–150826 — 1



1. ADD #4 HORIZON.
2. #4 VERT. @ 12" O.C.
3. SEE NOTE FOR DUAL POUR ON DETAIL #1.

NOTES:
- SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.
- IN LIEU OF ANCHOR BOLTS USE SHOT PINS AS PER GENERAL NOTES FOR NON- SHEAR WALLS.

R INTERIOR BEARING FOOTING — D5096–131107 — 2



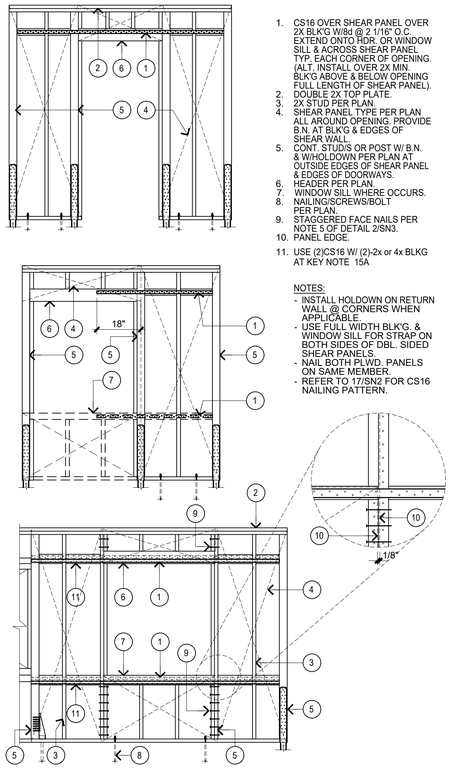
NOTE:
SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.

1. ISOLATED SLAB FROM STEM WALL (USE 1/2" FIBERBOARD MATERIAL)

R EXT. BEARING GARAGE CURB — 3

NOTES:
- SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN.
- BEND REBARS IF REQUIRED & LAP MIN. 48 BAR DIAMETERS.

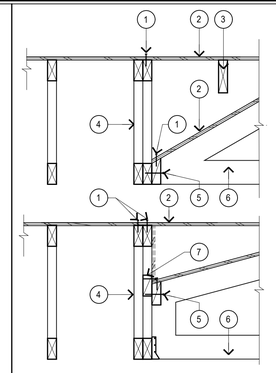
R STEP AT CONCRETE SLAB — D5099–110301 — 7



1. CS16 OVER SHEAR PANEL OVER 2X BLK'G W/8d @ 2 1/16" O.C. EXTEND ONTO HDR. OR WINDOW SILL & ACROSS SHEAR PANEL TYP. EACH CORNER OF OPENING. (ALT. INSTALL OVER 2X MIN. BLK'G ABOVE & BELOW OPENING FULL LENGTH OF SHEAR PANEL).
2. DOUBLE 2X TOP PLATE.
3. 2X STUD PER PLAN.
4. SHEAR PANEL TYPE PER PLAN ALL AROUND OPENING. PROVIDE B.N. AT BLK'G EDGES OF SHEAR WALL.
5. CONT. STUD/S OR POST W/ B.N. & WIRE DOWN PER PLAN AT OUTSIDE EDGES OF SHEAR PANEL & EDGES OF DOORWAYS.
6. HEADER PER PLAN.
7. WINDOW SILL WHERE OCCURS.
8. NAILING/SCREWS/BOLT PER PLAN.
9. STAGGERED FACE NAILS PER NOTE 5 OF DETAIL 2/SN3.
10. PANEL EDGE.
11. USE (2)CS16 W/ (2)-2x or 4x BLKG AT KEY NOTE 15A

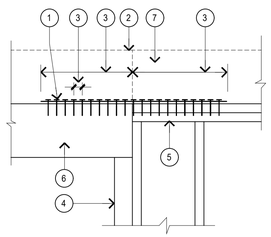
NOTES:
- INSTALL HOLDOWN ON RETURN WALLS @ CORNERS WHEN APPLICABLE.
- USE FULL WIDTH BLK'G. & WINDOW SILL FOR STRAP ON BOTH SIDES OF DBL. SIDED SHEAR PANELS.
- NAIL BOTH PLWD. PANELS ON SAME MEMBER.
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

OPENING @ SHEAR WALL GE100–120217 15



1. EDGE NAILING.
2. ROOF SHEATHING.
3. OVERFILL RAFTERS.
4. SHEAR/ GIRDER TRUSS PER MANUFACTURER.
5. 2X BLK'G. W/ 16d's SINKER NAILS AT 6" O.C. SEE DETAIL 13/SN2 FOR NON- BEVELED BLOCK.
6. MANUFACTURED TRUSS W/ APPROVED HANGER.
7. LINE OF BLK'G. INSTALLED BY TRUSS MANUFACTURER AND TO TRANSFER 250 PLF T0 TOP CHORD. IF GIRDER TRUSS IS NOT DESIGNED TO TRANSFER THIS LOAD, APPLY SHEAR PANEL TYPE 2.

SHEAR TRANSFER D0044 100920 11

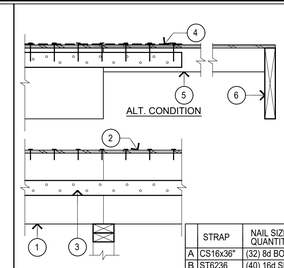


1. SIMPSON STRAP PER TABLE (2) ROWS OF NAILS FOR EA. STRAP.
2. SIMILAR CONDITION (FLUSH BEAM/ JOIST (S).
3. SPACING AND END LENGTH SEE TABLE.
4. POST OR MULTI STUD, SEE PLAN.
5. DBL. TOP PLATE.
6. BEAM OR JOIST (S), W/ LINE OF EDGE NAILING SEE PLAN.
7. CONT. JOIST OR BLOCKING, SEE FRAMING PLAN.

NOTES:
- MIN. 3 1/2" WIDE MEMBER FOR CONDITION C &D.
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- * MIN. 1/2" SPACING BETWEEN ROWS OF NAILS.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B*	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	10d BOX AT 4 1/2"	4585#
D	CMST14	6'-3"	10d BOX AT 3 1/2"	6490#

DRAG DETAIL D0032 100920 8

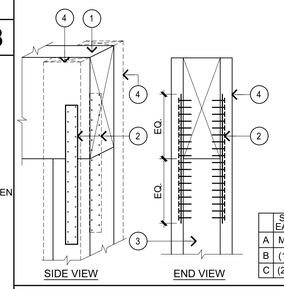


1. TIMBER STRAND, LSL OR 4X DRAG STRUT W/ E.N. PER PLANS. IF NOT CONTINUOUS SPLICE PER TABLE BELOW.
2. PLYWOOD SHEATHING W/ E.N. ALONG DRAG LINE.
3. SEE TABLE BELOW.
4. ALT. LOCATION.
5. 4X DRAG STRUT. ALT 2x FLAT @ CS16.
6. 2X FULL HT. HEAD OUT IF REQUIRED.

STRAP SHOULD BE CENTERED @ SPLICE POINT.

	STRAP	NAIL SIZE & QUANTITIES	CAPACITY	DRAG STRUT. LENGTH
A	CS16x36"	(32) 8d BOX/SINKER	1700#	8'-0" U.N.O.
B	ST6236	(40) 16d SINKER	3230#	14'-0"
C	MST48	(50) 16d SINKER	4460#	CONTINUOUS
D	MST60	(66) 16d SINKER	5653#	CONTINUOUS

DRAG DETAIL D0034 100920 4

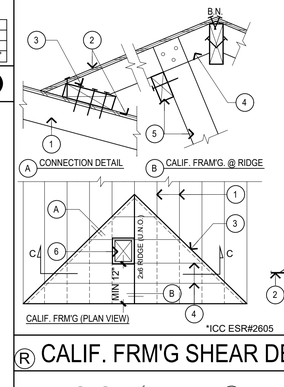


1. BM., SEE PLAN (MIN. DEPTH 12").
2. SIMPSON STRAP EACH SIDE OF BEAM TO POST.
3. POST, SEE PLAN.
4. ALT. TO MSTA12 STRAPS, USE 2X KING STUD EACH SIDE OF BEAM TO POST & NAIL W/ 16d'S @ 16" O.C. TO POST & MIN. (9) 16d'S TO BEAM.

NOTE:
- ADD SHIMS AS REQUIRED.
- IF THERE IS DBL. TOP PLATE BTWN. BM. & POST, INCREASE LENGTH OF STRAP TO ACCOMMODATE.
- FILL ALL STRAP HOLES WITH NAILS.

	STRAP EA. SIDE	CAPACITY	OVERALL LENGTH OF EACH STRAP
A	MSTA12	-	12"
B	(1) CS16	2900#	24"
C	(2) CS16	5600#	24"

POST & BEAM CONNECTION D0038 100920 5



1. R/R OR TRUSS PER PLAN.
2. ROOF SHEATHING.
3. MIN. 1X CONT. BOARD W/ (3)16d's TO EACH ROOF FRAMING ELEMENT.
4. 2X R/R @ CA. FRAMING. USE 2X4 @ 24" O.C. FOR MAX. SPAN OF 8'-2" & 2X6 @ 24" O.C. FOR MAX. SPAN OF 10'-0". & TOE NAIL W/ (3) 8d's.
5. 2X6 PURLIN & 2X4 KICKER @ 8'-0" O.C. MAX. TO LIMIT R/R SPAN @ CALIF. FRAMING.
6. (1) BAY WIDTH X 30" ACCESS & VENTILATION OPENING PER ARCHITECTURAL. PROVIDE 2X BLKG. & BOUNDARY NAILING OF ROOF SHEATHING AROUND OPENING.
7. PREFABRICATED VALLEY TRUSS PER MANUFACTURER.
8. SIMPSON H2.5A CLIPS @ EA. END OF VALLEY TRUSS WITH (5) 10dX1 1/2 NAILS TO VALLEY TRUSS & (4) 10dX1 1/2 NAILS TO ROOF FRAMING BELOW.

*ICC ESR#2605

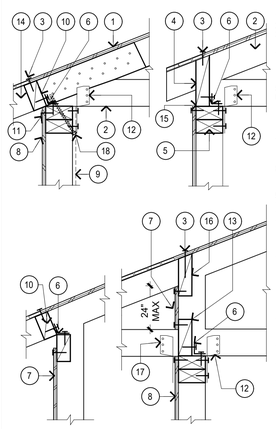
CALIF. FRM'G SHEAR DETAIL D0025 100920 6

1. TYP. TRUSSES BEARING ON WALL.
2. TYP. TRUSSES HANGING FROM GIRDER TRUSS OR BEAM
3. GIRDER TRUSS OR BEAM OFFSET FROM CORNER.
4. LINE OF BEVELED BLKG. W/E.N. OF ROOF SHT'G. SEE 13/SN2 IF NOT BEVELED. APPLY 16d's AT 8" O.C. TO THE GIRDER TRUSS (MIN. 5 BAYS).
5. ROOF SHEATHING
6. SIMPSON STRAP CUT TO FIT ON WALL AS SHOWN & ACROSS ALL BAYS OF BLKG. AS REQ'D. MIN. (4) BAYS W/ MIN. (3) NAILS TO EACH BLOCK. NAILS PER SCHEDULE. USE (2) ROWS OF NAILS EA. STRAP
7. END LENGTH & SPACING PER TABLE BELOW.
8. PROVIDE 2X4'X4'-0" MEMBER NEXT TO TRUSS AT CONDITION B & NAIL TO TRUSS W/ 16d'S @ 4" O.C. STGERED & FOR CONDITION C & D USE DBL. TRUSS W/ NAILS @ 4" O.C.
9. DRAG TRUSS W/ LINE OF E.N.
10. LINE OF BEVELED BLKG. W/ E.N., IF NOT BEVELED, SEE 13/SN2

NOTES:
- IF DRAG TRUSS IS A JACK TRUSS, PROVIDE PLYWOOD TYPE 2 FROM TOP TO BOTT. CHORD.
- USE DBL. BLKG. FOR CONDITION B, C & D
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- * APPLY ONLY AT TRUSS IN LINE CONDITION.
- ** NAIL LATERAL VALUES BASED ON SPF/HF.

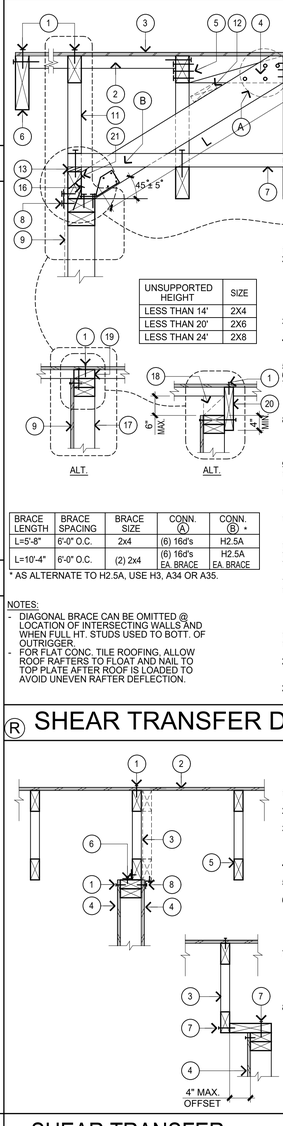
	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY**
A	CS16	3'-0"	8d BOX/SINKER @ 4 1/8"	1700#
B	(2) CS16	3'-0"	8d BOX/SINKER @ 4 1/8"	3400#
C*	CMSTC16	6'-0"	16d SINKER @ 4 1/2"	4585#
D*	CMST14	6'-0"	16d SINKER @ 3 1/2"	6490#

DRAG DETAIL D0023–110906 7



1. ROOF SHEATHING.
2. TRUSS BY MANUFACTURER.
3. 8d COMMON NAILS AT 6" O.C. B.N. U.N.O.
4. 2X FULL HEIGHT BEVELED BLK'G. (IF BLK'G. IS NOT BEVELED SEE DETAIL 13-SN2) IF BLK'G. NOT TIGHT FIT, SEE ITEM #15.
5. DBL. TOP PLATE OR BEAM.
6. SIMPSON A35 SPACING PER SW SCHEDULE (AT NON-SHEAR WALL, SPACING IS 48" O.C. MAX.). FOR VENT BLOCK SEE DETAIL 1A/
7. SHEAR PANEL TYPE 2 TYPICAL (U.N.O. ON PLANS) BETWEEN TRUSSES.
8. SEE PLAN FOR TYPE AND LOC. OF SHEAR PANEL ON 2X STUDS AT 16" O.C. MAX.
9. ALT. LOC. OF SHEAR PANEL
10. 2X FULL HEIGHT BLOCKING.
11. TYPICAL BOUNDARY NAILING
12. SIMPSON "H1A" @ EVERY TRUSS USE "LGT" FOR GIRDER TRUSS, WIDTH OF "LGT" TO MATCH NUMBER OF PLYS OF G.T.
13. 2X BLK'G. & UPPER SHEATHING ABV. PLATE CAN BE REPLACED W/ PRE-FABRICATED FULL DEPTH BLOCKING.
14. 2X RAFTER TAIL W/ MIN. 3'-0" LAP W/ 16d's 6" O.C. STAGG. OR TRUSS TOP CHORD.
15. MAX. GAP BETWEEN BLK'G. & TOP PLATE FOR H1 TO 1/2" & FOR A35, TO BE 1/4".
16. 2X BEVELED BLK'G. SEE 13-SN2 IF NOT BEVELED.
17. ALT. LOCATION OF H1A.
18. ALT. TO H1A, USE (2)SDWC15600 SIMP. TRUSS SCREWS. REFER TO SIMP. CATALOG FOR INSTALLATION REQUIREMENTS

SHEAR TRANSFER DETAIL D0022–220405 1



1. BOUNDARY NAILING.
2. NOTCH TRUSS TOP CHORD OR RAFTER WHERE OCCURS TO RUN 2X FLAT OUTRIGGERS @4'-0"O.C., FOR EAVES UP TO 12" & 2'-0"O.C. FOR EAVES UP TO 24" DO NOT OVER CUT. NAIL W/ (2) 16d's @ EACH END.
3. ROOF SHEATHING W/ LINE OF E.N. @ BLOCKING.
4. BRACING MEMBER FOR TRUSS DEEPER THAN 4'-0" PER TABLE BELOW.
5. (3)16d's EA. END OF TRUSS TO BLK'G.
6. 2X FASCIA BOARD WHERE OCCURS.
7. 2X4 FLAT STRONG BACK ACROSS MIN. (4) ROOF TRUSSES @ 8'-0" O.C. USE (2) 16d'S TO CONNECT TO EACH TRUSS.
8. LSS0 OR LTP4 SPACING PER SW SCHEDULE (AT NON-SHEAR WALL, SPACING @ 48" O.C. MAX). OMIT IF PLYWOOD IS NAILED TO BOTTOM CHORD OF TRUSS.
9. SHEAR PANEL WHERE OCCURS.
10. 2X BACKING W/ 8d COM @6"O.C. FACE NAILS TO TOP PLATES.
11. STRUCT. GABLE END SHEAR TRUSS TO TRANSFER 240 PLF FROM TOP TO BOTT. CHORD (U.N.O.).
12. MAX UNSUPPORTED LENGTH OF 2X4 TO BE 6'-0". USE LATERAL BRACING FOR LENGTH > 6'-0".
13. SHIM AS REQUIRED.
14. (1)A35 E/S OF EACH BRACE.
15. 2X4 x24" LONG CENTERED @ BRACE W/ (5)16d's TO TRUSS.
16. 8d COM TOE NAILS @6" O.C.
17. FULL HT. BALLOON FRAME STUDS @ 16" O.C. MAX. U.N.O. TO BOTT. OF OUTRIGGER/GABLE END TRUSS/SCISSOR TRUSS. SIZE PER SCHEDULE U.N.O.
18. SHIM AS REQUIRED.
19. 2X FLAT BLOCKS W/ 16d's @ 4" O.C. TO PLATE BELOW.
20. ALTERNATE COND. W/ ROOF RAFTER NEXT TO WALL W/16 d's @ 8" O.C. TO TOP PLATE.
21. (2) 16d SINKER TOE NAILS BRACE TO TRUSS BOTTM CHORD.

UNSUPPORTED HEIGHT	SIZE
LESS THAN 14'	2X4
LESS THAN 20'	2X6
LESS THAN 24'	2X8

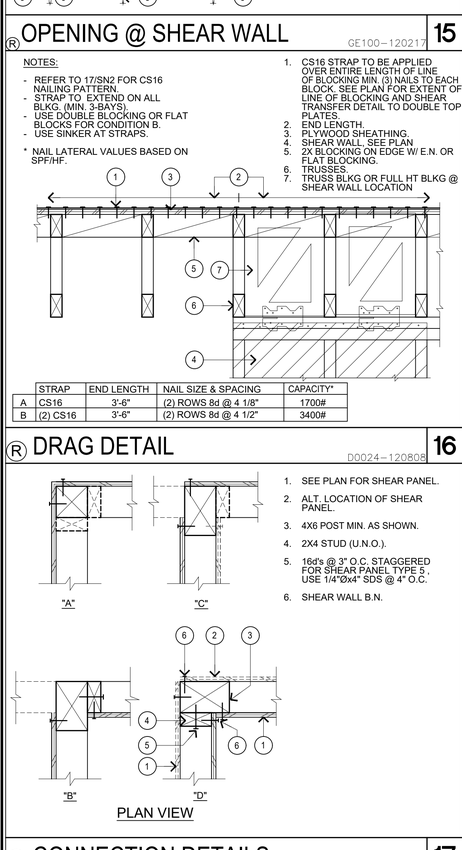
BRACE LENGTH	BRACE SPACING	BRACE SIZE	CONN. (A)	CONN. (B) *
L=5'-8"	6'-0" O.C.	2x4	(6) 16d's	H2.5A
L=10'-4"	6'-0" O.C.	(2) 2x4	(6) 16d's EA. BRACE	H2.5A EA. BRACE

* AS ALTERNATE TO H2.5A, USE H3, A34 OR A35.

NOTES:
- DIAGONAL BRACE CAN BE OMITTED @ LOCATION OF INTERSECTING WALLS AND WHEN FULL HT. STUDS USED TO BOTT. OF OUTRIGGER.
- FOR FLAT CONC. TILE ROOFING, ALLOW ROOF RAFTERS TO FLOAT AND NAIL TO TOP PLATE AFTER ROOF IS LOADED TO AVOID UNEVEN RAFTER DEFLECTION.

SHEAR TRANSFER DETAIL D0015–131107 2

1. EDGE NAILING.
2. ROOF SHEATHING.
3. SHEAR TRUSS TO TRANSFER 200 PLF FROM TOP CHORD TO BOTTOM U.N.O.
4. SEE PLAN FOR TYPE.
5. TYPICAL TRUSSES.
6. A35'S EQUALLY SPACED PER SHEAR WALL SCHEDULE (AT NON-SHEAR WALL, @ 48" O.C. MAX.); CONNECT A35's AFTER ROOF IS IN PLACE.
7. 2X8 (MAX.) NAILER WITH 10d COMMON NAILS TO PLATE & TRUSS. USE SAME SPACING AS EDGE NAILS OF SW TYPE BELOW.
8. ALT. LOCATION OF A35 IF TRUSS IS OFFSET.



NOTES:
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- STRAP TO EXTEND ON ALL BLKG. (MIN. 3-BAYS).
- USE DOUBLE BLOCKING OR FLAT BLOCKS FOR CONDITION B.
- USE SINKER AT STRAPS.

* NAIL LATERAL VALUES BASED ON SPF/HF.

1. CS16 STRAP TO BE APPLIED OVER ENTIRE LENGTH OF LINE OF BLOCKING MIN. (3) NAILS TO EACH BLOCK. SEE PLAN FOR EXTENT OF LINE OF BLOCKING AND SHEAR TRANSFER DETAIL TO DOUBLE TOP PLATES.
2. END LENGTH.
3. PLYWOOD SHEATHING.
4. SHEAR PANEL SEE PLAN
5. 2X BLOCKING ON EDGE W/ E.N. OR FLAT BLOCKING.
6. TYP. TRUSSES.
7. TRUSS BLKG OR FULL HT BLKG @ SHEAR WALL LOCATION

	STRAP	END LENGTH	NAIL SIZE & SPACING	CAPACITY*
A	CS16	3'-6"	(2) ROWS 8d @ 4 1/8"	1700#
B	(2) CS16	3'-6"	(2) ROWS 8d @ 4 1/2"	3400#

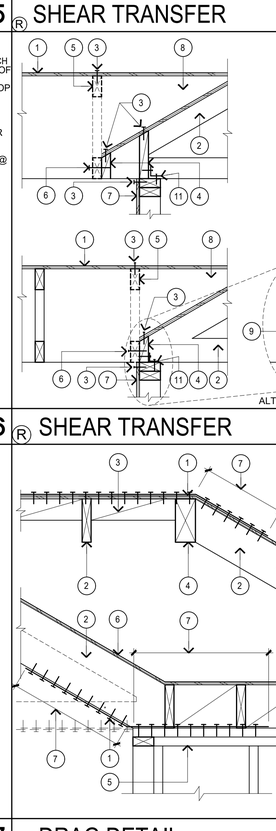
DRAG DETAIL GE100–120217 16

1. SEE PLAN FOR SHEAR PANEL.
2. ALT. LOCATION OF SHEAR PANEL.
3. 4X6 POST MIN. AS SHOWN.
4. 2X4 STUD (U.N.O.).
5. 16d's @ 3" O.C. STAGGERED FOR SHEAR PANEL TYPE 5 , USE 1/4"Ø"x4" SDS @ 4" O.C.
6. SHEAR WALL B.N.

"A" "C" "B" "D"

PLAN VIEW

CONNECTION DETAILS D0102 100920 17



1. ROOF SHEATHING.
2. ROOF TRUSS.
3. EDGE NAILING.
4. 2X BEVELED BLK'G. IF BLK'G. IS NOT BEVELED, SEE 13/SN2.
5. GIRDER TRUSS/SHEAR TRUSS WHERE OCCURS.
6. 16d's @ 4" O.C. STAGGERED.
7. SHEAR PANEL PER PLAN.
8. CALIFORNIA FRAMING.
9. USE SAME SHEAR TYPE AS BELOW.
10. 2X BLK'G. W/ A35 @ 8" O.C. OMIT A35's IF PLYWOOD IS CONTINUOUS TO UPPER BLK'G.
11. A35, SPACING PER SHEAR WALL SCHEDULE (AT NON-SHEAR WALL, @ 48" O.C. MAX.).

ALT. CONDITION ALT. CONDITION

SHEAR TRANSFER GE31 100920 13

1. ROOF SHEATHING
2. EDGE NAILING
3. H2.5 @ 48" O.C. TYPICAL
4. 2X BEVELED BLK'G. W/ 16d's @ 6" O.C. IF NOT BEVELED, SEE DETAIL 13-SN2
5. TYP. TRUSSES PER TRUSS MANUFACTURER
6. SHEAR/ GIRDER TRUSS DESIGNED BY TRUSS ENGINEER.
7. TRUSS/ JACK TRUSSES W/APPROVED HANGER BY TRUSS MANUFACTURER
8. LINE OF BLK'G. INSTALLED BY TRUSS MANUFACTURER & TO TRANSFER 250 PLF TO TOP CHORD OF GIRDER. IF GIRDER TRUSS IS NOT DESIGNED TO TRANSFER LOAD, APPLY PLWD. TYPE 2.
9. 2X CONT. NAILER OR TOP CHORD OF TRUSS W/ 16d's @ 6" O.C.
10. ALT. LOCATION OF PLYWOOD TYPE 2.
11. 2X FLAT BLK'G.

ALT. CONDITION OR

STRAP	CAPACITY**	END LENGTH
A CS16	1700#	3'-6"
B (2)CS16	3400#	3'-6"

* ADD 2"X4"X48" LONG MEMBER TO RECEIVE 2ND. CS16 & NAIL W/16d's @ 4" O.C. STAGGERED TO ROOF RAFTER/TRUSS TOP CHORD.

* REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

** NAIL LATERAL VALUES BASED ON SPF/HF.

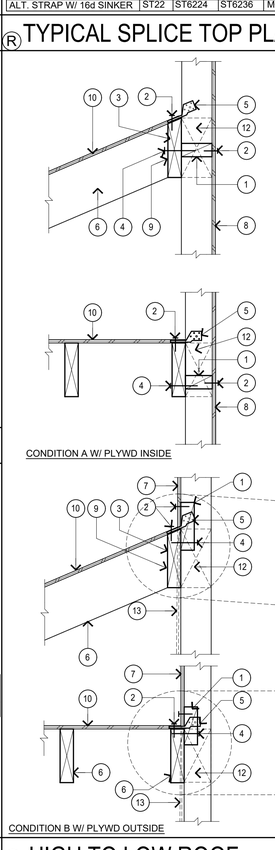
DRAG DETAIL D0111 100920 14

1. SIMPSON STRAP PER TABLE (2) ROWS OF NAILS FOR EA. STRAP.
2. SPACING AND END LENGTH SEE TABLE.
3. POST OR MULTI STUD, SEE PLAN.
4. DBL. TOP PLATE.
5. BEAM OR JOIST (S), W/ LINE OF EDGE NAILING SEE PLAN.
6. CONT. JOIST OR BLOCKING, SEE FRAMING PLAN.

NOTES:
- MIN. 3 1/2" WIDE MEMBER FOR CONDITION C &D.
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- * MIN. 1/2" SPACING BETWEEN ROWS OF NAILS.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B*	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	10d BOX AT 4 1/2"	4585#
D	CMST14	6'-3"	10d BOX AT 3 1/2"	6490#

TYPICAL SPLICE TOP PLATE D0083 100920 9



1. 16d SINKER NAILS AT 8" O.C. (5) MIN. EA. SIDE OF SPLICE U.N.O. & PER TABLE BELOW.
2. TYP. STUDS AT 16" O.C.
3. LOCATE STUD UNDER SPLICE OR PROVIDE 2X BLKG. ATTACHED TO ADJACENT STUDS W/ (3) 16d'S EACH SIDE.
4. NUMBER OF NAILS SPECIFIED BETWEEN SPLICING POINTS PER TABLE BELOW.
5. SIMPSON STRAP PER TABLE BELOW.
6. SHIM AS REQUIRED.
7. CONT. LOWER PLATE @ WALL.
8. EXTERIOR WALL PROVIDE FULL HT. STUD TO RECEIVE STRAP NAILS.
9. ST22 STRAP.

NOTE:
- FULLY NAIL STRAP W/ 16d SINKER OR 10d COMMON
- NAILS SHALL BE STAGGERED & AT LEAST 2 1/4" APART.

NAIL SPLICE STRAP SPLICE EQ. EQ.

PLATE SPLICE AT SLOPING CONDITION NON-LAP CHANNEL CONDITION

	A	B	C	D	E	F	G
NO. OF 16d SINKER	10	16	22	24	32	36	42
MIN. PLATE LAP	4 FT.	4 FT.	6 FT.	6 FT.	8 FT.	8 FT.	8 FT.
ALT. STRAP W/ 16d SINKER	ST22	ST6224	ST6236	MST37	MSTC52	MST60	CMST12x72*

HIGH TO LOW ROOF D0020–131107 10

1. 2X BLOCKING.
2. EDGE NAILING.
3. 2X BEVELED LEDGER W/ (4) 16d's PER STUD U.N.O. (IF NOT BEVELED, SEE DETAIL 13/SN2).
4. 16d's AT 6" O.C. (U.N.O.)
5. H2.5A AT 48" O.C. FROM LEDGER TO WALL PER PLAN. SLIT THE PLYWOOD TO INSTALL H2.5A .
6. 2X R/R OR TOP CHORD OF TRUSS.
7. PLYWOOD SHEAR PANEL TYPE 2 ENTIRE WALL FROM LOW ROOF TO HIGH ROOF U.N.O.
8. FULL HEIGHT SHEAR PANEL WHERE OCCURS. WHEN OUTSIDE, TO BE INSTALLED PRIOR TO ROOF FRAMING. IF SHEAR PANEL IS NOT CALLOUT ON PLAN. INSTALL SHEAR PANEL PER NOTE 7.
9. MIN. (3) 16d TOE NAILS TO LEDGER. IF SPAN OF ROOF MEMBER IS MORE THAN 8'-0" , USE JOIST HANGER.
10. ROOF SHEATHING.
11. 8d COMMON AT 4" O.C. (U.N.O.) PER SHEAR WALL SCHEDULE.
12. 2X STUD OR BM. PER PLAN.
13. PLYWOOD WHERE OCCURS PER PLAN. APPLY PRIOR TO LOW ROOF INSTALLATION.

NOTE:
- AT CONDITION B LOCATE SIMPSON H2.5A PRIOR TO INSTALLATION OF 2X BLK'G.

CONDITION A W/ PLYWD INSIDE ALTERNATE CONNECTION

CONDITION B W/ PLYWD OUTSIDE ALTERNATE CONNECTION

CALIF. FRM'G SHEAR DETAIL D0025 100920 6

1. TYP. TRUSSES BEARING ON WALL.
2. TYP. TRUSSES HANGING FROM GIRDER TRUSS OR BEAM
3. GIRDER TRUSS OR BEAM OFFSET FROM CORNER.
4. LINE OF BEVELED BLKG. W/E.N. OF ROOF SHT'G. SEE 13/SN2 IF NOT BEVELED. APPLY 16d's AT 8" O.C. TO THE GIRDER TRUSS (MIN. 5 BAYS).
5. ROOF SHEATHING
6. SIMPSON STRAP CUT TO FIT ON WALL AS SHOWN & ACROSS ALL BAYS OF BLKG. AS REQ'D. MIN. (4) BAYS W/ MIN. (3) NAILS TO EACH BLOCK. NAILS PER SCHEDULE. USE (2) ROWS OF NAILS EA. STRAP
7. END LENGTH & SPACING PER TABLE BELOW.
8. PROVIDE 2X4'X4'-0" MEMBER NEXT TO TRUSS AT CONDITION B & NAIL TO TRUSS W/ 16d'S @ 4" O.C. STGERED & FOR CONDITION C & D USE DBL. TRUSS W/ NAILS @ 4" O.C.
9. DRAG TRUSS W/ LINE OF E.N.
10. LINE OF BEVELED BLKG. W/ E.N., IF NOT BEVELED, SEE 13/SN2

NOTES:
- IF DRAG TRUSS IS A JACK TRUSS, PROVIDE PLYWOOD TYPE 2 FROM TOP TO BOTT. CHORD.
- USE DBL. BLKG. FOR CONDITION B, C & D
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- * APPLY ONLY AT TRUSS IN LINE CONDITION.
- ** NAIL LATERAL VALUES BASED ON SPF/HF.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY**
A	CS16	3'-0"	8d BOX/SINKER @ 4 1/8"	1700#
B	(2) CS16	3'-0"	8d BOX/SINKER @ 4 1/8"	3400#
C*	CMSTC16	6'-0"	16d SINKER @ 4 1/2"	4585#
D*	CMST14	6'-0"	16d SINKER @ 3 1/2"	6490#

DRAG DETAIL D0023–110906 7

1. ROOF SHEATHING.
2. TRUSS BY MANUFACTURER.
3. 8d COMMON NAILS AT 6" O.C. B.N. U.N.O.
4. 2X FULL HEIGHT BEVELED BLK'G. (IF BLK'G. IS NOT BEVELED SEE DETAIL 13-SN2) IF BLK'G. NOT TIGHT FIT, SEE ITEM #15.
5. DBL. TOP PLATE OR BEAM.
6. SIMPSON A35 SPACING PER SW SCHEDULE (AT NON-SHEAR WALL, SPACING IS 48" O.C. MAX.). FOR VENT BLOCK SEE DETAIL 1A/
7. SHEAR PANEL TYPE 2 TYPICAL (U.N.O. ON PLANS) BETWEEN TRUSSES.
8. SEE PLAN FOR TYPE AND LOC. OF SHEAR PANEL ON 2X STUDS AT 16" O.C. MAX.
9. ALT. LOC. OF SHEAR PANEL
10. 2X FULL HEIGHT BLOCKING.
11. TYPICAL BOUNDARY NAILING
12. SIMPSON "H1A" @ EVERY TRUSS USE "LGT" FOR GIRDER TRUSS, WIDTH OF "LGT" TO MATCH NUMBER OF PLYS OF G.T.
13. 2X BLK'G. & UPPER SHEATHING ABV. PLATE CAN BE REPLACED W/ PRE-FABRICATED FULL DEPTH BLOCKING.
14. 2X RAFTER TAIL W/ MIN. 3'-0" LAP W/ 16d's 6" O.C. STAGG. OR TRUSS TOP CHORD.
15. MAX. GAP BETWEEN BLK'G. & TOP PLATE FOR H1 TO 1/2" & FOR A35, TO BE 1/4".
16. 2X BEVELED BLK'G. SEE 13-SN2 IF NOT BEVELED.
17. ALT. LOCATION OF H1A.
18. ALT. TO H1A, USE (2)SDWC15600 SIMP. TRUSS SCREWS. REFER TO SIMP. CATALOG FOR INSTALLATION REQUIREMENTS

SHEAR TRANSFER D0012 100904 3

1. EDGE NAILING.
2. ROOF SHEATHING.
3. SHEAR TRUSS TO TRANSFER 200 PLF FROM TOP CHORD TO BOTTOM U.N.O.
4. SEE PLAN FOR TYPE.
5. TYPICAL TRUSSES.
6. A35'S EQUALLY SPACED PER SHEAR WALL SCHEDULE (AT NON-SHEAR WALL, @ 48" O.C. MAX.); CONNECT A35's AFTER ROOF IS IN PLACE.
7. 2X8 (MAX.) NAILER WITH 10d COMMON NAILS TO PLATE & TRUSS. USE SAME SPACING AS EDGE NAILS OF SW TYPE BELOW.
8. ALT. LOCATION OF A35 IF TRUSS IS OFFSET.

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona Planning Division
ACCEPTED
GOUVIS ENGINEERING
08/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

Shute, Mihaly & Weinberger LLP
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER DIEDRICH R. GOUVIS No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

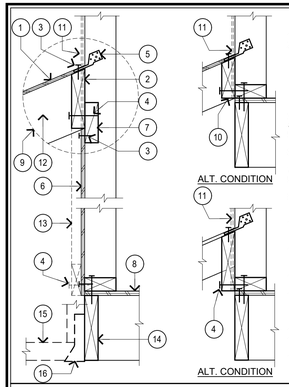
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
GENERAL DETAILS & NOTES

PROJECT NUMBER:
66323

ENGINEER: X
DRAFTER: X

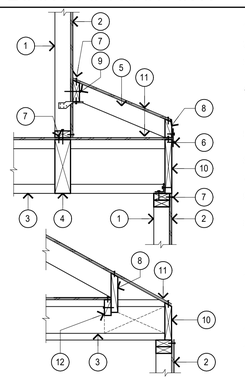
SHEET NUMBER:
SD2



1. ROOF SHEATHING.
2. CONT.2X BEVELED LEDGER W/ (4) 16d's PER STUD U.N.O. (IF NOT BEVELED, SEE DETAIL 13/SN2) FOR SPLICING OF LEDGER (IF NEEDED) USE (1) CS16 X 24" LONG CENTERED @ SPLICE. SEE 17/SN2 FOR NAIL PATTERN.
3. EDGE NAILING.
4. 16d's @ 6" O.C. (U.N.O.).
5. H2.5A @ 48" O.C. FROM LEDGER TO STUDS.
6. PLYWOOD TYPE 2 ENTIRE LENGTH OF WALL U.N.O.
7. 2X BLOCKING.
8. FLOOR SHTHG. & FLOOR SYSTEM.
9. FOR ALT. CONNECTIONS SEE DETAIL 10/SD2 CONDITION B.
10. 2X BEVELED BLOCKING AS SHOWN. SEE 13-SN2 FOR NON-BEVELED BLOCK.
11. PLYWOOD SHEAR WALL PER PLAN WHERE OCCURS APPLY PRIOR TO LOW ROOF INSTALLATION.
12. ROOF SYSTEM CAN BE PARALLEL OR PERPENDICULAR TO WALL.
13. SHEAR TRUSS OR TRUSS PANEL BLOCKS TO TRANSFER 380 PLF CAN BE USED AS ALTERNATE TO DETAIL TYPE 2.
14. FLOOR BEAM PER PLAN.
15. TRUSS BOTT. CHORD W/ END WEB WHERE OCCURS.
16. TRUSS HANGER PER TRUSS MANUFACTURER.

FLOOR TO ROOF S.T. 12

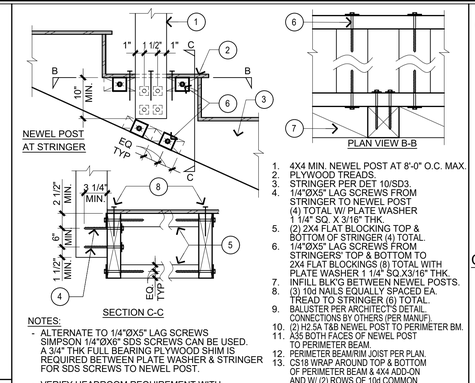
D0046-131107



1. 2X STUD WALL.
2. SHEAR PANEL PER PLAN.
3. FLOOR SYSTEM PER PLAN WHEN NOTCHED USE FILLERS.
4. BEAM OR BLK'G. MIN. 1 3/4" WIDE PER PLAN. USE APPROVED HANGER @ FLUSH BEAM CONDITION.
5. 2 X R/R OR JACK TRUSS PER PLAN.
6. LS50 @ 32" O.C.
7. EDGE NAILING.
8. 2X BEVELED BLK'G. W/ E.N., IF NOT BEVELED, SEE 13/SN2.
9. 2X BEVELED LEDGER W/ (3) 16d's TO EACH STUD, IF NOT BEVELED, SEE 13/SN2 ATTACH LEDGER TO STUDS W/ H2.5 AT 48" O.C.
10. BLKG/RIM JOIST PER PLAN W/ A35's AT 16" O.C. U.N.O. USE LS50/LTP4 IF THE INSTALLATION OF A35 IS IN CONFLICT W/ STEEL STRAP ON TOP PLATES.
11. PLYWOOD SHEATHING.
12. 2X BLK'G. W/ E.N. & W/ (3) 16d's TO BEVELED BLOCK.

SHEAR TRANSFER DETAIL 13

GE55-120217



1. 4X4 MIN. NEWEL POST AT 8'-0" O.C. MAX.
2. PLYWOOD TREADS.
3. STRINGER PER DET 10/SD3.
4. 1/4"ØX5" LAG SCREWS FROM STRINGER TO NEWEL POST (4) TOTAL W/ PLATE WASHER 1 1/4" SQ. X 3/16" THK.
5. (2) 2X4 FLAT BLOCKING TOP & BOTTOM OF STRINGER (4) TOTAL.
6. 1/4"ØX5" LAG SCREWS FROM STRINGERS' TOP & BOTTOM TO 2X4 FLAT BLOCKINGS (8) TOTAL WITH PLATE WASHER 1 1/4" SQ.X3/16" THK.
7. INFILL BLK'G BETWEEN NEWEL POSTS.
8. (3) 10d NAILS EQUALLY SPACED EA. TREAD TO STRINGER (6) TOTAL.
9. BALUSTER PER ARCHITECT'S DETAIL. CONNECTIONS BY OTHERS. (PER MANUF.)
10. (2) H2.5A T&B NEWEL POST TO PERIMETER BM.
11. A35 BOTH FACES OF NEWEL POST TO PERIMETER BEAM.
12. PERIMETER BEAM/RIM JOIST PER PLAN.
13. CS18 WRAP AROUND TOP & BOTTOM OF PERIMETER BEAM & 4X4 ADD-ON AND W/ (2) ROWS OF 10d COMMON NAILS @ 2 1/16" O.C. ENTIRE LENGTH. MIN. 16" END LENGTH.
14. 4X4 ADD-ON W/ (9) 16d COM. NAILS @ TOP & BOTT. OF FLOOR JOIST. INSTALL FACE NAILS FROM FLOOR JOIST TO 4X4 ADD-ON.
15. 7/16" DIA. X 4" LONG LAG SCREW WITH WASHER @ 48" O.C. MAX. THROUGH DRY WALL OR PER HANDRAIL MANUFACTURER SPEC.
16. DOUBLE 2X STUDS/4X4 POST @ 4'-0" O.C. MAX.
17. 4X4 BLOCKING @ 4'-0" O.C. MAX. W/ (6) 16d SINKER TOE NAILS @ EA. END. (3) TOP & (3) BOTTOM.
18. (2) 16d SINKER NAILS EACH SIDE OF DOUBLE STUDS (4) TOTAL.
19. FLR. JOIST W/ B.N. ALONG JOIST LENGTH.
20. (2) H2.5A PERIMETER MBR. T&B TO THE IMMEDIATE (DBL) ADJACENT FLOOR JOISTS (4) TOTAL @ EA. DBL. STUD LOCATION.
21. (2) ST18 BOTH EDGES OF STUDS/4X4 (4) TOTAL. NAIL ALL HOLES W/ 16d COMMON NAILS & SLIT CUT SHEATHING FOR STRAP INSTALLATION.
22. 4X NOMINAL (MIN.) FULL DEPTH PERIMETER MEMBER. ALT., PROVIDE DOUBLE RIM JOISTS W/ PLYWOOD SHIM IN BETWEEN.
23. (2) 16d TOE NAILS EA. SIDE OF DBL. STUDS TOP & BOTTOM.
24. DBL. 2X PLATES W/ (2) ROWS OF 10d NAILS @ 12" O.C. STAGG.
25. HANDRAIL BRACKET PER MANUF.
26. 2X ADD-ON W/ (2) ROWS OF 10d FACE NAILS @ 8" O.C. TO FLOOR JOIST IMMEDIATELY ADJACENT TO (DBL) 2X2 STUDS.

NOTES:
- ALTERNATE TO 1/4"ØX5" LAG SCREWS SIMPSON 1/4"ØX6" SDS SCREWS CAN BE USED. A 3/4" THK FULL BEARING PLYWOOD SHIM IS REQUIRED BETWEEN PLATE WASHER & STRINGER FOR SDS SCREWS TO NEWEL POST.
- VERIFY HEADROOM REQUIREMENT WITH ARCHITECTURAL PLANS & FRAMING LAYOUT PRIOR TO CONSTRUCTION.

THIS DETAIL IS FOR USE AT NON-PUBLIC AREAS ONLY. ARCHITECTURAL DETAILS MAY BE DIFFERENT AND SHOULD SUPERCEDE THIS DETAIL PRIOR TO FABRICATION. STAIR MANUFACTURER SHALL SUBMIT STAIRS, RAILINGS, CONNECTIONS AND DETAILS TO GOUVIS ENGINEERING FOR SHOP DRAWINGS REVIEW AND APPROVAL.

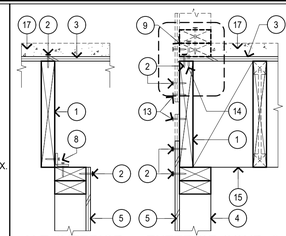
HANDRAIL/GUARD RAIL 9

D0027-160815

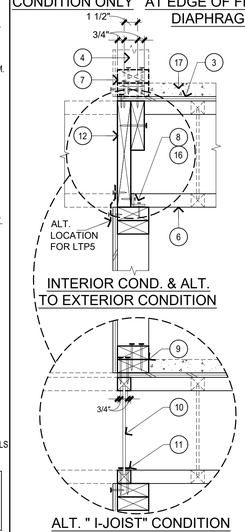
NOTE	INSIDE 1 & 2 FAMILY DWELLINGS	EXIT & COMMON AREAS
1.	2X12 @16" O.C. 8'-0" MAX. SPAN. 2X14 @16" O.C. 10'-0" MAX. SPAN. 2X16 @16" O.C. 12'-0" MAX. SPAN. (ALT. T 3/4"X LSL)	(2) 2X14 @16" O.C. 10'-0" MAX. SPAN. (2) 2X16 @16" O.C. 12'-0" MAX. SPAN. (2) 2X16 @12" O.C. 14'-0" MAX. SPAN. (ALT. (2)-1 3/4"X LSL)
6.	APPROVED METAL HANGER OR (1) A35 EACH SIDE	APPROVED METAL HANGER OR (1) LS90 EACH SIDE
8.	SIMPSON THA213 OR (1) A35 EACH SIDE	SIMPSON THA218-2
11.	5 1/4" MIN. FOR 2X12 7 1/4" MIN. FOR 2X14 9 1/4" MIN. FOR 2X16	7 1/4" MIN. FOR (2) 2X14 9 1/4" MIN. FOR (2) 2X16

1. SIZES & SPANS, SEE TABLE. (ALT) LSL STRINGERS OF THE SAME SIZES W/ Fb=1700 psi (MIN) Fv=340 psi (MIN) & E=1.3X10^6 psi (MIN) CAN BE USED.
2. PLYWOOD TREADS & RISERS (MIN. 3/4").
3. 2X4 PT. PLATE (SEE SN1) ANCHORED WITH SIMP. PDPAWL-MG SHOT PINS 0.157Ø W/ 3/4" MIN. EMBED INTO CONC @ 24" O.C. MAX. SECURE STRINGER TO 2X4 PLATE W/ (3) 16d TOE NAILS.
4. PER ARCHITECTURAL.
5. PLYWOOD SUBFLOOR.
6. SEE TABLE.
7. DBL. JOIST OR HEADER.
8. SEE TABLE.
9. CONT. 2X PLATE W/ 16d's @ 8"O.C.
10. DBL. JOIST OR BLOCKING
11. SEE TABLE.
12. 2X6 LEDGER W/ (4) 16d'S PER STUD @ WALL CONDITION.
13. PRESSURE TREATED PLYWOOD SHIM W/ MIN. (2)SIMP. PDPAWL-MG SHOT PINS 0.157Ø W/ 3/4" MIN. EMBED INTO CONCRETE. 22GA SHEET METAL OR WATER PROOF MEMBRANE CAN BE USED AS AN ALTERNATE.

NOTES:
- NO OVER CUT OR OVER NOTCH. STRINGER W/ (3) 16d FACE NAILED TO WALL STUDS @ 16" O.C. COULD BE 2X10.
- MAX. SPANS ARE HORIZONTAL PROJECTION LENGTH.
- CONTACT GOUVIS ENGINEERING FOR SPANS THAT EXCEED MAX. SPAN SHOWN IN TABLE.

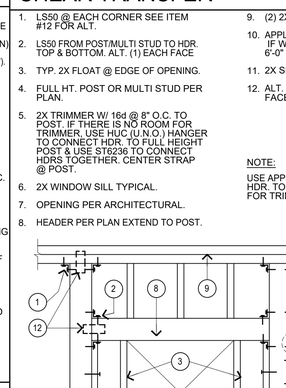


1. 2X MEMBER, 1 1/4" TIMBER STRAND OR L.V.L. CONT. RIM PER PLAN. (USE MIN. 1 1/2" WIDE RIM FOR BLOCKED DIAPHRAGM).
2. BOUNDARY NAILING.
3. FLOOR SHEATHING.
4. STUD WALL WHERE OCCURS.
5. SHEAR PANEL PER PLAN.
6. FLOOR SYSTEM PER PLAN. (CAN BE 2X CONV., I-JOIST OR OPEN WEB FLOOR TRUSS).
7. STAGG. 2-2X SILL PLATE NAILING. WHERE SPAC'G IS < 6" O.C. PROVIDE 2X NAILER TO RECEIVE NAILS & CONNECT TO RIM W/ 16d SINKER NAILS W/ SAME SPACING AS SILL PLATE NAILING OF S.W. ABOVE. TO AVOID THIS, SPAC'G OF SILL PLATE NAILING CAN BE INCREASED TO MAX. 6" O.C. WHEN USING A DOUBLE SILL PLATE @ SHEAR WALL ABOVE WITH SAME NUMBER OF NAILS REQ.
8. SIMPSON A35 (ALT LS90 OR LTP5) EQUALLY SPACED PER SHEAR WALL SCHEDULE/PLANS. (AT NON-SHEAR WALL, @ 48" O.C. MAX.). WHEN PLYWOOD EXTENDS TO THE SIDE OF RIM, A35 IS NOT REQUIRED (SEE NOTE 16).
9. 2-2X STAGG. SILL PLATE NAILING PER SHEAR WALL SCHEDULE
10. TJI-210 OR EQUIVALENT W/ 2 5/16" WIDE FLANGE. USE HANGERS TO SUPPORT PERPENDICULAR JOISTS SPANNING GREATER THAN OR EQUAL TO 10'-0" (SEE NOTE 16)
11. 10d COMMON NAILS. SPACING SAME AS EDGE NAILS OF SHEAR WALL BELOW.
12. SOLID BLOCKING.
13. WHEN USING 1 1/4" WIDE RIM, INCREASE QUANTITIES OF B.N. 20% FOR 8d NAILS & 30% FOR 10d NAILS. (ALT. USE 1 3/4" MIN. RIM BOARD)
14. 16d STD. S.P. NAILS @ 16" O.C. MIN.
15. BLOCKING, SEE DETAIL 6/SN2.
16. IF THE INSTALLATION OF BOTTOM FLANGE NAILS/A35 TO TOP PLATES IS IN CONFLICT WITH STEEL STRAP ON TOP PLATES, USE MIN. 2X FULL DEPTH BLOCKING WITH LS50/LTP5 PER SHEARWALL SCHEDULE.
17. 1 1/2" LIGHT WEIGHT CONC. OR GYPCRETE.
18. STAGG. SILL PLATE NAILING PER SHEAR WALL SCHEDULE.
19. LESS THAN 1 1/2" LIGHT WEIGHT CONC. OR GYPCRETE.



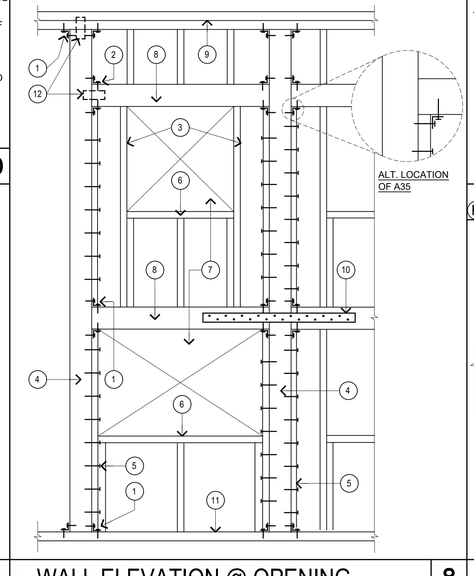
SHEAR TRANSFER 7

D0016-Mod-01-Gypcrete



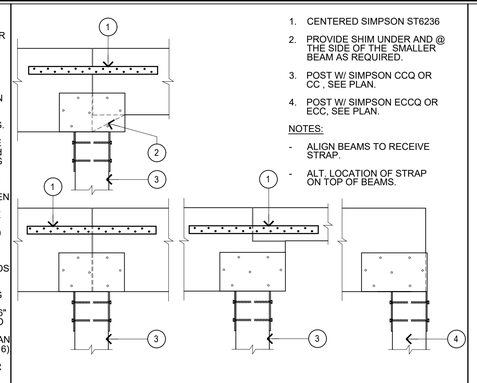
1. LS50 @ EACH CORNER SEE ITEM #12 FOR ALT.
2. LS50 FROM POST/MULTI STUD TO HDR. TOP & BOTTOM. ALT. (1) EACH FACE
3. TYP. 2X FLOAT @ EDGE OF OPENING.
4. FULL HT. POST OR MULTI STUD PER PLAN.
5. 2X TRIMMER W/ 16d @ 8" O.C. TO POST. IF THERE IS NO ROOM FOR TRIMMER, USE HUC (U.N.O.) HANGER TO CONNECT HDR. TO FULL HEIGHT POST & USE ST6236 TO CONNECT HDRS TOGETHER. CENTER STRAP @ POST.
6. 2X WINDOW SILL TYPICAL.
7. OPENING PER ARCHITECTURAL.
8. HEADER PER PLAN EXTEND TO POST.
9. (2) 2X TOP PLATE.
10. APPLY ST6236 CENTERED O/ POST IF WIDTH OF OPENING EXCEEDS 6'-0" & IF THERE IS NO TRIMMER.
11. 2X SILL PLATE TYPICAL (U.N.O.).
12. ALT. LOCATION OF LTP4 (1) EACH FACE OF EACH HDR TO POST.

NOTE:
USE APPROVED HANGER TO CONNECT HDR. TO POST IF THERE IS NO ROOM FOR TRIMMER.



WALL ELEVATION @ OPENING 8

GE50_100920

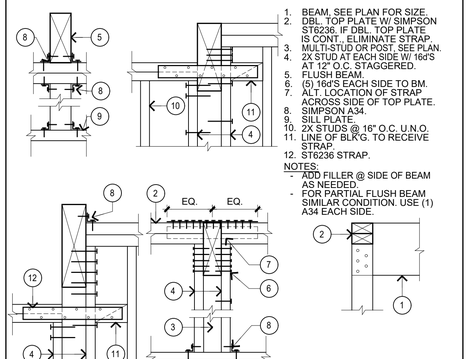


1. CENTERED SIMPSON ST6236
2. PROVIDE SHIM UNDER AND @ THE SIDE OF THE SMALLER BEAM AS REQUIRED.
3. POST W/ SIMPSON CCQ OR CC , SEE PLAN.
4. POST W/ SIMPSON ECCQ OR ECC, SEE PLAN.

NOTES:
- ALIGN BEAMS TO RECEIVE STRAP.
- ALT. LOCATION OF STRAP ON TOP OF BEAMS.

CONNECTION DETAIL 3

D0043_100920



1. BEAM, SEE PLAN FOR SIZE.
2. DBL. TOP PLATE W/ SIMPSON ST6236. IF DBL. TOP PLATE IS CONT., ELIMINATE STRAP.
3. MULTI-STUD OR POST, SEE PLAN.
4. 2X STUD AT EACH SIDE W/ 16d'S AT 12" O.C. STAGGERED.
5. FLUSH BEAM.
6. (5) 16d'S EACH SIDE TO BM.
7. ALT. LOCATION OF STRAP ACROSS SIDE OF TOP PLATE.
8. SIMPSON A34.
9. SILL PLATE.
10. 2X STUDS @ 16" O.C. U.N.O.
11. LINE OF BLK'G. TO RECEIVE STRAP.
12. ST6236 STRAP.

NOTES:
- ADD FILLER @ SIDE OF BEAM AS NEEDED.
- FOR PARTIAL FLUSH BEAM SIMILAR CONDITION. USE (1) A34 EACH SIDE.

BEAM DETAIL 4

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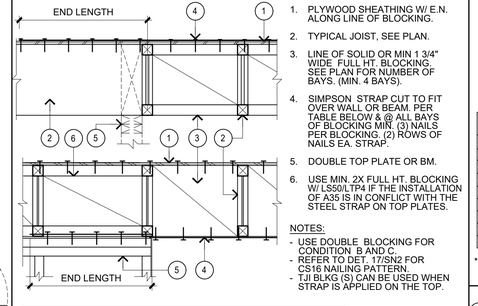

1. PLYWOOD SHEATHING W/ E.N. ALONG LINE OF BLOCKING.
2. TYPICAL JOIST, SEE PLAN.
3. LINE OF SOLID OR MIN 1 3/4" WIDE FULL HT. BLOCKING. SEE PLAN FOR NUMBER OF BAYS. (MIN. 4 BAYS).
4. SIMPSON STRAP CUT TO FIT OVER WALL OR BEAM. PER TABLE BELOW & @ ALL BAYS OF BLOCKING MIN. (3) NAILS PER BLOCKING. (2) ROWS OF NAILS EA. STRAP.
5. DOUBLE TOP PLATE OR BM.
6. USE MIN. 2X FULL HT. BLOCKING W/ LS50/LTP4 IF THE INSTALLATION OF A35 IS IN CONFLICT WITH THE STEEL STRAP ON TOP PLATES.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY*
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	16d SINKER AT 4 1/2"	4585#

*NAIL LATERAL VALUES BASED ON SPF/HF

NOTES:
- USE DOUBLE BLOCKING FOR CONDITION B AND C.
- REFER TO DET. 17/SN2 FOR CS16 NAILING PATTERN.
- TJI BLKG (S) CAN BE USED WHEN STRAP IS APPLIED ON THE TOP.

DRAG DETAIL 5

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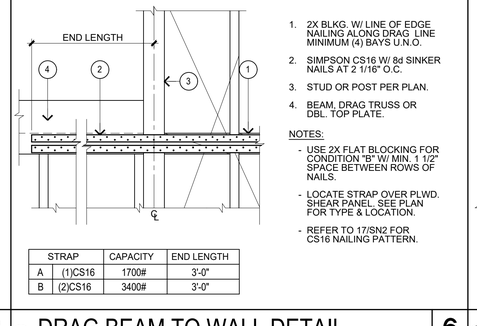


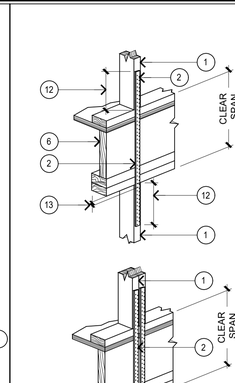
1. 2X BLKG. W/ LINE OF EDGE NAILING ALONG DRAG LINE MINIMUM (4) BAYS U.N.O.
2. SIMPSON CS16 W/ 8d SINKER NAILS AT 2 1/16" O.C.
3. STUD OR POST PER PLAN.
4. BEAM, DRAG TRUSS OR DBL. TOP PLATE.

NOTES:
- USE 2X FLAT BLOCKING FOR CONDITION "B" W/ MIN. 1 1/2" SPACE BETWEEN ROWS OF NAILS.
- LOCATE STRAP OVER PLWD. SHEAR PANEL. SEE PLAN FOR TYPE & LOCATION.
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

	STRAP	CAPACITY	END LENGTH
A	(1)CS16	1700#	3'-0"
B	(2)CS16	3400#	3'-0"

DRAG BEAM TO WALL DETAIL 6

GE2_100920



1. STUD, POST OR TRIMMER PER TABLE BELOW. DBL. STUDS & STRAPS @ CONDITION "B"&"C" PROVIDE EDGE NAILING OF SHEAR PANEL ALONG ALL STUDS.
2. REFER TO PLANS & TABLE BELOW FOR STRAP. # OF NAILS & END LENGTH AT EA. END.,(2) ROWS OF NAILS EA. STRAP.
3. FLOOR SHTG. SEE PLAN.
4. MIN. 11 1/4" DEEP BM. OR HEADER. SEE PLAN.
5. LINE OF BLKG. UNDER SHEAR WALL.
6. SOLID RIM OR BLKG. SAME WIDTH AS POST ABV. & BLW. @ LOCATION OF STRAP WHEN W/FLOOR TRUSS, PROVIDE WEB FILLERS AS NEEDED TO RECEIVE NAILING FROM STRAP.
7. DOUBLE TOP PLATE.
8. 2X SILL PLATE.
9. SEE PLAN FOR SHEAR WALL.
10. CRIPPLE WALL ABOVE HDR. WHERE OCCURS.
11. SOLID BLKG. UNDER POST OR STUDS ABOVE.
12. END LENGTH.
13. PROVIDE MIN. END DISTANCE OF 1 5/8" FOR 16d NAILS.

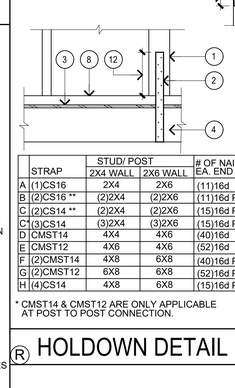
	STRAP	STUD/ POST 2X4 WALL	STUD/ POST 2X6 WALL	# OF NAILS @ EA. END LENGTH	CAPACITY	END LENGTH
A	(1)CS16	2X4	2X6	(11)16d	1700#	13"
B	(2)CS16 **	(2)2X4	(2)2X6	(11)16d P/STRAP	3400#	13"
C	(2)CS14 **	(2)2X4	(2)2X6	(15)16d P/STRAP	4980#	18"
C	(3)CS14	(3)2X4	(3)2X6	(15)16d P/STRAP	7470#	18"
D	CMST14	4X4	4X6	(40)16d	6475#	38"
E	CMST12	4X6	4X6	(52)16d	9200#	48"
F	(2)CMST14	4X8	6X8	(40)16d P/STRAP	12950#	38"
G	(2)CMST12	6X8	6X8	(52)16d P/STRAP	18400#	48"
H	(4)CS14	4X8	6X8	(15)16d P/STRAP	9960#	18"

* CMST14 & CMST12 ARE ONLY APPLICABLE AT POST TO POST CONNECTION.

** AS AN ALT. TO B & C, USE D FOR POST TO POST CONDITION ONLY.

HOLDOWN DETAIL 1

D0050-120217



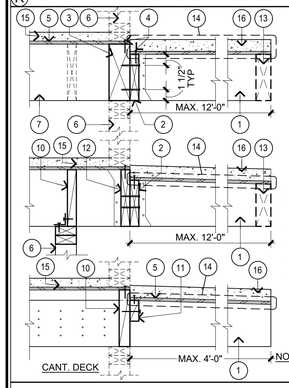
1. MULTI STUD OR POST.
2. STRAP TYPE, SEE TABLE.
3. DBL. TOP PLATE OR DROP BM. PER PLAN.
4. FLUSH BM/HDR PER PLAN. USE DETAIL 5/SD2 FOR CONNECTION OF BM/HDR TO POST (U.N.O.).
5. END LENGTH = 18", FOR SAWN LUMBER W/ SPACING @ 2 1/16" & 3'-6" FOR MFG'R. PRODUCT W/ SPACING @ 4 1/8" O.C.
6. 2X STUD W/16 d's @ 6" O.C.
7. FOR (2) MTS12 USE (2) ST12. FOR (2) HTS20 USE (2) ST2122 AND FOR (4) HTS20 USE (2) ST6224.
8. MIN. 4X8 SOLID BLOCKING.
9. LOCATION OF THE STRAP CAN BE ON THE BACK END

NOTES:
- USE 10d SINKER FOR MTS12 USE 10d COMMON NAILS FOR HTS20 USE 8d SINKER NAILS FOR CS16's.
- CUT CS STRAP TO MEET MIN. END LENGTH & USE MIN. (16) 8d's @ EACH END OF EACH STRAP.
- PROVIDE 1 1/2" SPACING BTWN ROWS OF NAILS @ MULTIPLE CS STRAPS.
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

	STRAP TYPE	ALT.	CAPACITY
A	(1) CS16 ON 2X4	(2) MTS12	1705#
B	(2) CS16 ON 2-2X4	(2) HTS20	2666#
C	(3) CS16 ON 4X6	(4) HTS20	5115#

HOLDOWN DETAIL 2

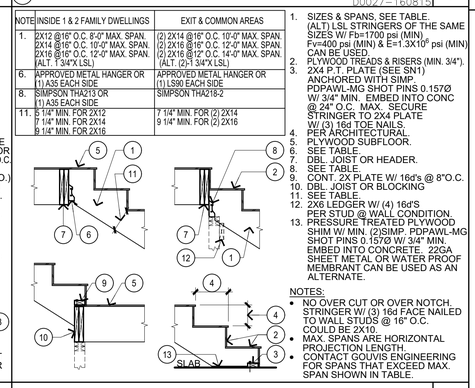
D0051-110801



1. EDGE NAILING.
2. FLOOR SHEATHING.
3. FLOOR SYSTEM.
4. 2X MEMBER, 1 1/4" TIMBER STRAND OR I-JOIST BLOCKING PER PLAN. SEE DET. 7/SD3 FOR SHEAR TRANSFER. USE MIN. 2X BLOCKING OR 1 1/4" TIMBER STRAND FULL DEPTH BLOCKING W/ LS50/LTP4 IF THE INSTALLATION OF A35 OR NAILS W/ I-JOIST BLKG. IS IN CONFLICT W/ STEEL STRAP ON TOP PLATES.
5. SHEAR PANEL PER PLAN.
6. 2X SILL PLATE W/ NAILS PER PLAN.
7. 2X STUD WALL.
8. STAGGERED A35 RIM JOIST TO EVERY OTHER JOIST. PROVIDE WEB FILLER W/A35 NAILING.
9. 2x CONT. MEMBER, 1 1/4" TIMBERSTRAND OR LVL.
10. INVERTED IUT HANGER @ EVERY JOIST.
11. E.N. @ 3" O.C. MAX.

SHEAR TRANSFER 15

GE56-120217

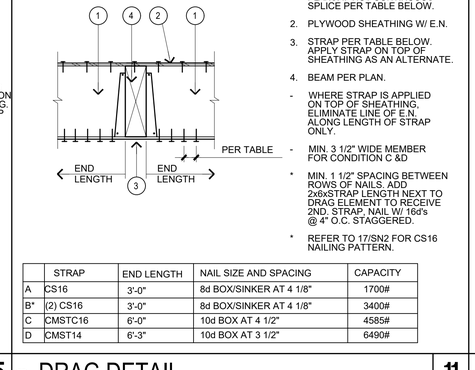


1. DRAG STRUT W/E.N. PER PLANS. IF NOT CONTINUOUS SPLICE PER TABLE BELOW.
2. PLYWOOD SHEATHING W/ E.N.
3. STRAP PER TABLE BELOW. APPLY STRAP ON TOP OF SHEATHING AS AN ALTERNATE.
4. BEAM PER PLAN.
- WHERE STRAP IS APPLIED ON TOP OF SHEATHING, ELIMINATE LINE OF E.N. ALONG LENGTH OF STRAP ONLY.
- MIN. 3 1/2" WIDE MEMBER FOR CONDITION C &D
* MIN. 1 1/2" SPACING BETWEEN ROWS OF NAILS. ADD 2x6xSTRAP LENGTH NEXT TO DRAG ELEMENT TO RECEIVE 2ND. STRAP. NAIL W/ 16d's @ 4" O.C. STAGGERED.
* REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B*	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	10d BOX AT 4 1/2"	4585#
D	CMST14	6'-3"	10d BOX AT 3 1/2"	6490#

DRAG DETAIL 11

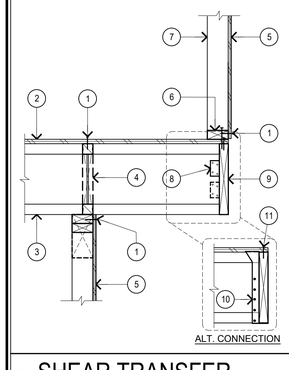
D0042_100920



1. EDGE NAILING.
2. FLOOR SHEATHING.
3. FLOOR SYSTEM.
4. BEAM OR BLK'G. MIN. 1 3/4" WIDE PER PLAN. USE APPROVED HANGER @ FLUSH BEAM CONDITION.
5. 2 X R/R OR JACK TRUSS PER PLAN.
6. LS50 @ 32" O.C.
7. EDGE NAILING.
8. 2X BEVELED BLK'G. W/ E.N., IF NOT BEVELED, SEE 13/SN2.
9. 2X BEVELED LEDGER W/ (3) 16d's TO EACH STUD, IF NOT BEVELED, SEE 13/SN2 ATTACH LEDGER TO STUDS W/ H2.5 AT 48" O.C.
10. BLKG/RIM JOIST PER PLAN W/ A35's AT 16" O.C. U.N.O. USE LS50/LTP4 IF THE INSTALLATION OF A35 IS IN CONFLICT W/ STEEL STRAP ON TOP PLATES.
11. PLYWOOD SHEATHING.
12. 2X BLK'G. W/ E.N. & W/ (3) 16d's TO BEVELED BLOCK.

STAIR DETAILS 10

D0002E-22042



1. DECK W/SLOPE TO DRAIN OR FLOOR JOIST PER PLAN W/ APPROVED JOIST HANGER.
2. 2X LEDGER W/ (2) ROWS OF 1/4" SDS x 3" SCREWS @ 6" O.C.
3. BM. OR RIM JOIST PER PLAN AND PER DETAIL 7/SD3.
4. E.N. TYP.
5. PLYWOOD SHEATHING.
6. W.H. SIM. BM. WHERE OCCURS.
7. FLOOR SYSTEM PER PLANS.
8. 2X NAIL SPACED DECKING WITH (2) 16d's PER CONN. PER ARCH. OR OTHER DETAILS.
9. CANT. JOIST PER PLAN W/ SLOPE TO DRAIN. NAIL TO SIDE OF FLOOR SYSTEM W/ (4) ROWS OF 16d's @ 4" O.C. NOTE: BACK SPAN TO BE 2x LENGTH OF CANT. DECK U.N.O.)
10. 2X BLOCKING PER DETAIL 7/SD3
11. 2X4 BLOCKING W/ 16d's @ 4" O.C.
12. SUPPORT RIM JOIST FROM CANT. FLOOR JOIST W/ FULL HT. INVERTED "HU" HANGER.
13. FLUSH/DROP BEAM OR WALL PER PLAN.
14. SEE ALT. DECKING BELOW.
15. 1 1/2" LIGHT WEIGHT CONCRETE OR GYPCRETE.
16. GYPCRETE.

NOTE: USE PLYWOOD FILLER @ I-JOIST TO RECEIVE HANGER OR OTHER MEMBERS.

CONN. @ FLOOR CHANGE/DECK 14

GE40-110516

ISSUED DATE: 02/27/2023

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
ENGINEERING
08/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

Gouvis Engineering
3200 El Camino Real, Suite 200
Irvine, CA 92602
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
DIEDRA KORN ERSAUL
No. S 5226
Exp. 6/30/25
STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

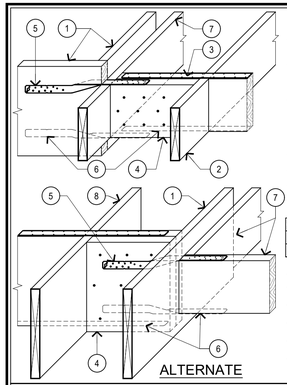
NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
STRUCTURAL DETAILS

PROJECT NUMBER:
66323

ENGINEER: X
DRAFTER: X

SHEET NUMBER:
SD3



1. CONT SOLID RIM JOIST PER PLAN
2. TYPICAL 2X DECK JOIST PER PLAN
3. SIMPSON CS16 STRAP TO BE APPLIED OVER ALL BAYS OF 2X BLOCKING (MIN. 3 BAYS U.N.O.)
4. DBL. BLK'G OR 4X TO RECEIVE BOTH CS16 & HTS20 & NAILED TOGETHER W/(12) 16d NAILS STAGGERED. USE FULL DEPTH BLK'G.
5. TYPICAL SIMPSON HTS20
6. LOCATION OF 2ND STRAP
7. CONT SOLID RIM JOIST AT DECK
8. FLOOR SYSTEM PER PLAN.

COND	STRAP	CAPACITY
A	(1) HTS20 & (1) CS16	1450#
B	(2) HTS20 & (2) CS16	2900#

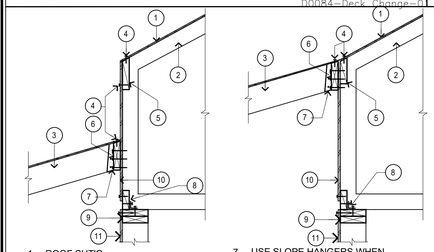
NOTES:

- SLIT RIM JOIST TO RUN STRAP THROUGH
- USE 8d SINKER NAILS ON CS16 AND 10d COMMON NAILS ON HST20's
- MIN. 1 1/2" SPACING BETWEEN ROWS OF NAILS.
- PROVIDE LINE OF EDGE NAILING ALONG LINE OF DRAG
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

ALTERNATE

DRAG DETAIL 14

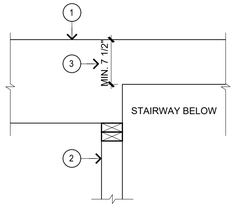
D0084-Deck_Change-01



1. ROOF SHT'G.
2. ROOF SYSTEM.
3. TYPICAL ROOF RAFTER PER PLAN
4. E.N.
5. 2X BEVELED BLOCKING. SEE 13/SN2 FOR NON-BEVELED BLK'S.
6. 2X LEDGER W/(3) 16d's PER TRUSS
7. USE SLOPE HANGERS WHEN SPAN OF RAFTERS EXCEED 8'-0" OTHERWISE USE MIN. (3) 16d TOE NAILS @ EACH RAFTER TO LEDGER
8. 2xBLKG W/SIMPSON A35 TO TOP PLATES. SPACING PER SW SCHEDULE
9. DBL TOP PLATE
10. SHEAR WALL TYPE 1.
11. SHEAR WALL SEE PLAN.

VN76

SHEAR & CONNECTION DETAILS 15



1. BEAM PER PLAN.
2. POST, STUD WALL PER PLAN.
3. BEAM NOTCHED AS SHOW, MIN. 7 1/2" REMAIN AND DO NOT CUT ABOVE THE POST/STUD DO NOT OVER CUT.

NOTCH DETAIL 16

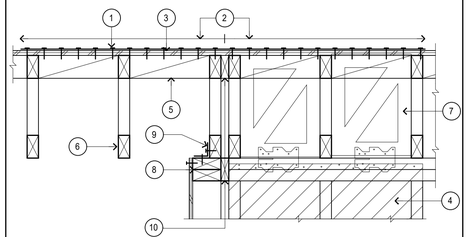
62030_13SD3

NOTES:

- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- STRAP TO EXTEND ON ALL BLKG. (MIN. 3-BAYS).
- USE DOUBLE BLOCKING OR FLAT BLOCKS FOR CONDITION B.
- USE SINKER AT STRAPS.

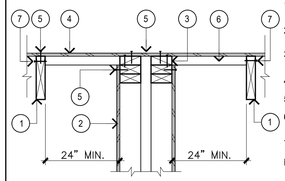
* NAIL LATERAL VALUES BASED ON SPF/HF.

1. CS16 STRAP TO BE APPLIED OVER ENTIRE LENGTH OF LINE OF BLOCKING MIN. (3) NAILS TO EACH BLOCK. SEE PLAN FOR EXTENT OF LINE OF BLOCKING AND SHEAR TRANSFER DETAIL TO DOUBLE TOP PLATES.
2. END LENGTH.
3. PLYWOOD SHEATHING.
4. SHEAR WALL. SEE PLAN
5. 2X BLOCKING ON EDGE W/ E.N. OR FLAT BLOCKING.
6. TRUSSES.
7. TRUSS BLKG OR FULL HT BLKG @ SHEAR WALL LOCATION
8. DOUBLE TOP PLATE.
9. LS50 @ 16" O.C. (ALT. LTP4, A35) INSTALL AFTER ROOFING IS IN PLACE.
10. COMPRESSION BLOCKING



	STRAP	END LENGTH	NAIL SIZE & SPACING	CAPACITY*
A	CS16	3'-6"	(2) ROWS 8d @ 4 1/8"	1700#
B	(2) CS16	3'-6"	(2) ROWS 8d @ 4 1/2"	3400#

DRAG DETAIL 11



1. TYPICAL ROOF RAFTER PER PLAN.
2. SEE PLAN FOR SHEAR PANEL TYPE AND LOCATION.
3. 2X FLAT BLOCKS W/ 16d's @ 4" O.C. TO PLATE BELOW.
4. ROOF SHEATHING.
5. EDGE NAILING.
6. 2X FLAT OUTRIGGER @ 24" O.C.
7. (2) 16d's PER CONNECTION.

NOTE:
FOR FLAT CONCRETE TILE ROOFING, ALLOW ROOF RAFTERS TO FLOAT AND NAIL TO TOP PLATE AFTER ROOF IS LOADED TO AVOID UNEVEN RAFTER DEFLECTION.

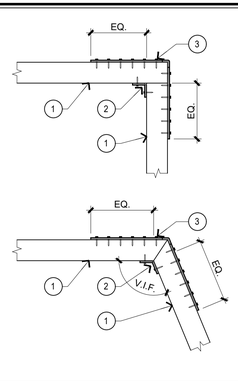
SHEAR TRANSFER 12

GE13

1. ROOF SHEATHING PER PLAN.
2. B.N.
3. ROOF JOISTS PER PLAN.
4. 2x BLK'G.
5. 2x BLK'G. @ 24" O.C.
6. A35'S PER SHEAR WALL SCHEDULE.
7. BM. OR DBL. TOP PLATE.
8. SHEAR PANEL PER PLAN.

SHEAR TRANSFER 13

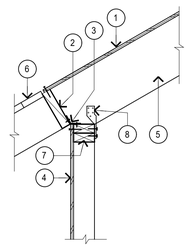
62030_13SD3



1. BEAM AT FLOOR LEVEL PER PLAN.
2. (1) LS90 SIMPSON. ADJUSTABLE FROM 0° TO 135°, BEND ONE TIME ONLY.
3. (1) MSTC28 CENTER AT BREAK BEND TO THE OTHER BEAM AS SHOWN.

CONNECTION DETAIL 7

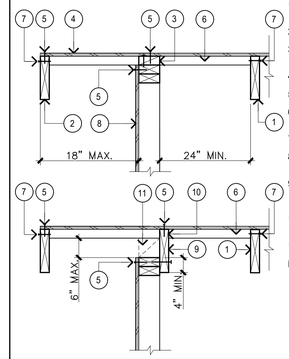
GE6-Mod-03-Beam



1. ROOF SHEATHING EXTENDED & EDGE NAILED TO BLOCKING.
2. FULL HEIGHT BLOCKING.
3. A35, @ 48" O.C. AT NON-SHEAR WALL LOCATIONS, SPACING AT TOP OF SHEAR WALL PER SHEAR WALL SCHEDULE.
4. SHEAR PANEL PER PLAN.
5. ROOF RAFTERS PER PLAN.
6. 2x T&G STARTER BOARD PER ARCH. WHERE OCCURS.
7. DOUBLE TOP PLATE OR BEAM PER PLAN.
8. SIMPSON H1 RAFTER TO TOP PLATES @ 32" O.C. MAX.

SHEAR TRANSFER 8

GE10-130211

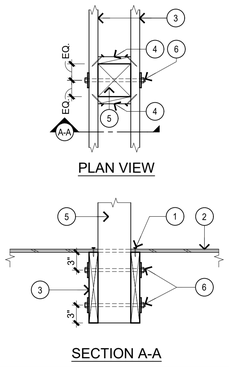


1. TYPICAL ROOF RAFTER PER PLAN.
2. 3X4 FASCIA BOARD.
3. 2X FLAT BLOCKS W/ 16d's @ 4" O.C. TO PLATE BELOW.
4. ROOF SHEATHING.
5. EDGE NAILING.
6. 2X FLAT OUTRIGGER @ 24" O.C.
7. (2) 16d's PER CONNECTION.
8. SEE PLAN FOR SHEAR PANEL TYPE AND LOCATION.
9. ALTERNATE COND. W/ ROOF RAFTER NEXT TO WALL W/16 d's @ 8" O.C. TO TOP PLATE.
10. NOTCH RAFTER @ OUTRIGGER DO NOT OVERCUT.
11. SHIM AS REQUIRED.

NOTE:
FOR FLAT CONCRETE TILE ROOFING, ALLOW ROOF RAFTERS TO FLOAT AND NAIL TO TOP PLATE AFTER ROOF IS LOADED TO AVOID UNEVEN RAFTER DEFLECTION.

SHEAR TRANSFER 9

GE13



1. ROOF SHEATHING PER PLAN.
2. B.N.
3. FLOOR SHEATHING.
4. (2) SOLID JOIST PER PLAN.
5. 2x FULL DEPTH OF BLK'G W/E.N.
6. POST PER PLAN.
7. (2) 3/4"Ø THRU BOLTS W/ NUT & 3"SQ x1/4" THK. WASHER FROM FLOOR JOIST TO POST AS SHOWN.

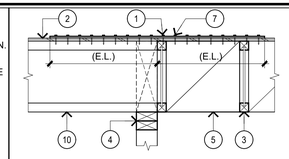
PLAN VIEW

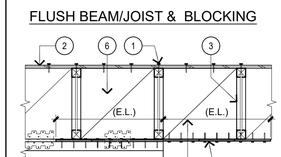
SECTION A-A

SIDE VIEW

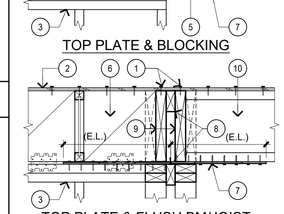
CONNECTION DETAIL 10

GE85-2x-01

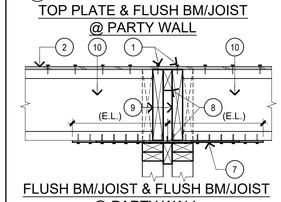




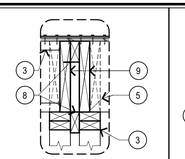
TOP PLATE & BLOCKING



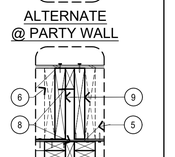
TOP PLATE & FLUSH BM/JOIST @ PARTY WALL



FLUSH BM/JOIST & FLUSH BM/JOIST @ PARTY WALL



ALTERNATE @ PARTY WALL



ALTERNATE @ PARTY WALL

1. E.N./B.N.
2. PLYWOOD SHEATHING W/ E.N. ALONG LINE OF BLOCKING.
3. FLOOR SYSTEM PER PLAN. (CAN BE 2X CONV. I-JOIST OR OPEN WEB FLOOR TRUSS)
4. DBL TOP PLATE/DROP BEAM OR POST PER PLAN.
5. LINE OF SOLID OR MIN 1 3/4" WIDE FULL HT. BLOCKING. SEE PLAN FOR NUMBER OF BAYS. (MIN. 4 BAYS).
6. USE MIN. 2X FULL HT. BLOCKING W/ LSS0/LTP4 IF THE INSTALLATION OF A35 IS IN CONFLICT WITH THE STEEL STRAP ON TOP PLATES.
7. SIMPSON STRAP CUT TO FIT OVER WALL OR SEE MIN. PER TABLE BELOW & @ ALL BAYS OF BLOCKING MIN. (3) NAILS PER BLOCKING. (2) ROWS OF NAILS EA. STRAP.
8. COMPRESSION MEMBER.
9. CONT. RIM JOIST PER PLAN.
10. FLUSH BEAM OR JOIST PER PLAN.

NOTES:

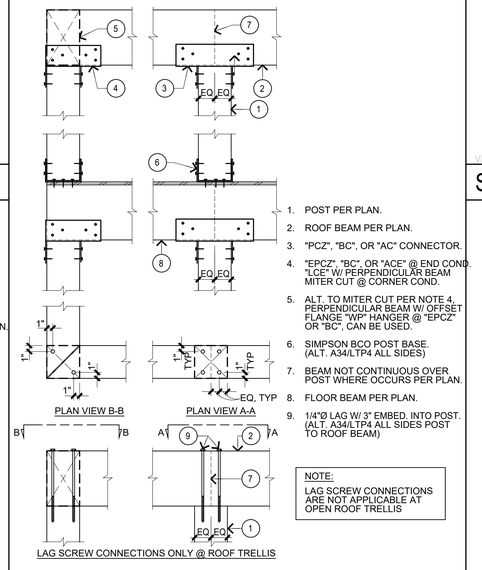
- USE DOUBLE BLOCKING FOR CONDITION B AND C.
- TJI BLKG (S) CAN BE USED WHEN STRAP IS APPLIED ON THE TOP.
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

(*) NAILS ARE ALL SINKER NAILS

	STRAP	END LENGTH (E.L.)	NAIL SIZE AND SPACING (*)	CAPACITY
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	16d SINKER AT 4 1/2"	4585#

DRAG DETAIL 5

D0084-Mod-01-PW



1. POST PER PLAN.
2. ROOF BEAM PER PLAN.
3. "PCZ", "BC", OR "AC" CONNECTOR.
4. "EPCZ", "BC", OR "ACE" @ END COND. "LCE" W/ PERPENDICULAR BEAM MITER CUT @ CORNER COND.
5. ALT. TO MITER CUT PER NOTE 4, PERPENDICULAR BEAM W/ OFFSET FLANGE "WP" HANGER @ "EPCZ" OR "BC", CAN BE USED.
6. SIMPSON BCO POST BASE. (ALT. A34/LTP4 ALL SIDES)
7. BEAM NOT CONTINUOUS OVER POST WHERE OCCURS PER PLAN.
8. FLOOR BEAM PER PLAN.
9. 1/4"Ø LAG W/ 3" EMBED. INTO POST. (ALT. A34/LTP4 ALL SIDES POST TO ROOF BEAM)

NOTE:
LAG SCREW CONNECTIONS ARE NOT APPLICABLE AT OPEN ROOF TRELLIS

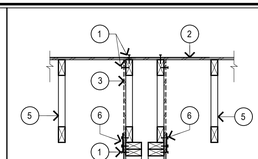
PLAN VIEW B-B

PLAN VIEW A-A

LAG SCREW CONNECTIONS ONLY @ ROOF TRELLIS

POST TO DECK BEAM CONN. 6

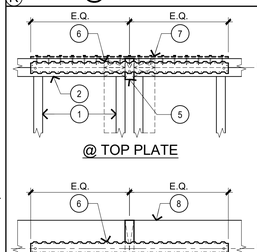
GE95-120830



1. EDGE NAILING
2. ROOF SHEATHING
3. SHEAR TRUSS/BOXED TRUSS DESIGNED BY TRUSS ENGINEER TO TRANSFER LOADS FROM TOP CHORD TO BOTTOM PER PLAN. ALT. TO SHEAR TRUSS APPLY PLYWD. TO SIDE OF TRUSS W/ VERT. FRAMING MEMBERS @ 16" O.C.
4. SEE PLAN FOR TYPE.
5. TYPICAL TRUSSES
6. LS50 (ALT. LTP5) SPACED PER SHEAR WALL SCHEDULE INSTALL AFTER ROOFING IS IN PLACE STAGGERED
7. STAGGERED 16d's SINKER NAILS PER SILL PLATE NAILING OF SHEAR WALL SCHEDULE

S. T. @ PARTY WALLS 1

GE69 102020



1. 2X STUD WALL @ 16" O.C. (U.N.O.)
2. DBL TOP PLATE PER PLAN.
3. BEAM PER PLAN.
4. POST OR MULTIPLE STUD PER PLAN.
5. 2X COMPRESSION MEMBER.
6. SIMPSON ST6236
7. ALT. SIMPSON ST6236 ON TOP OF TOP PLATE OR BEAM.
8. CONT. RIM JOIST PER PLAN.

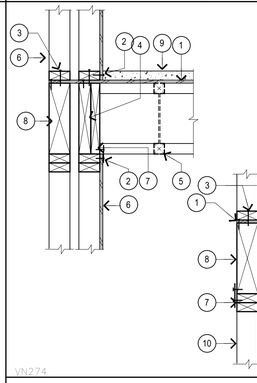
@ TOP PLATE

@ RIM JOIST

@ TOP OF BEAM

DRAG DETAIL @ PARTY WALL 2

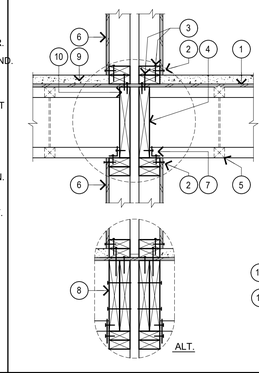
GE105-Mod-01



1. CONT. FLOOR SHT'G.
2. E.N.
3. 16d's S.P.N. PER SW SCHEDULE
4. CONT.2- 1 3/4" LSL RIM OR BLK'G; ALT. 3 1/2" LSL
5. FLOOR SYSTEM PER PLAN
6. SHEAR PANEL PER PLAN
7. A35 SPACING PER SHEAR WALL SCHEDULE ON SD2
8. 3 1/2" LSL BEAM PER PLAN
9. LIGHTWEIGHT CONCRETE OR GYPCRETE PER PLAN.
10. 2X4 STUDS AT 16" O.C.

VN274

SHEAR TRANSFER 3



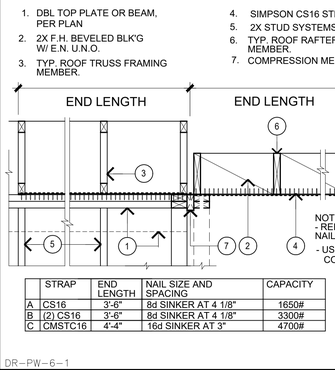
1. CONT. FLOOR SHT'G.
2. E.N.
3. 16d's S.P.N. PER PLAN.
4. CONT. TIMBERSTRAND OR LVL PER PLANS.
5. FLOOR SYSTEM PER PLAN.
6. SHEAR PANEL PER PLAN.
7. USE A35 PER PLAN.
8. BLK'G. OR CONT. MEMBER PER ARCH. SCABBED W/ 16d @ 8" O.C. STAGGERED. IF BLK'G. IS @ EDGE USE LTP4 PER PLAN.
9. 1 1/2" LIGHT WEIGHT CONC. OR GYPCRETE.
10. B.N.
11. APPROVED HANGER.
12. SOLID FULL DEPTH BM. MIN. 4x10 W/LTP OR LS50 @ PERPENDICULAR CONDITION PER PLAN.
13. BALLOON FRAME WALL @ PARALLEL CONDITION.

ALT.

ALT.

SHEAR TRANSFER DETAIL 4

GE73-120124



1. DBL TOP PLATE OR BEAM, PER PLAN
2. 2X F.H. BEVELED BLK'G W/ E.N. U.N.O.
3. TYP. ROOF TRUSS FRAMING MEMBER.
4. SIMPSON CS16 STRAP
5. 2X STUD SYSTEMS
6. TYP. ROOF RAFTER FRAMING MEMBER.
7. COMPRESSION MEMBER

END LENGTH END LENGTH

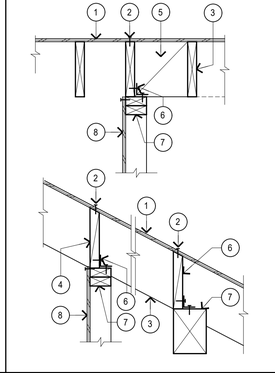
NOTE:
- REFER TO 17/SN2 FOR CS16 NAILING PATTERN.
- USE DBL. BLK'G. FOR CONDITION B AND C.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY
A	CS16	3'-6"	8d SINKER AT 4 1/8"	1650#
B	(2) CS16	3'-6"	8d SINKER AT 4 1/8"	3300#
C	CMSTC16	4'-4"	16d SINKER AT 3"	4700#

DR-PW-6-1

DRAG DETAIL 17

ISSUED DATE: 02/27/2023



1. ROOF SHEATHING PER PLAN.
2. B.N.
3. ROOF JOISTS PER PLAN.
4. 2x BLK'G.
5. 2x BLK'G. @ 24" O.C.
6. A35'S PER SHEAR WALL SCHEDULE.
7. BM. OR DBL. TOP PLATE.
8. SHEAR PANEL PER PLAN.

SHEAR TRANSFER 13

62030_13SD3

C-057193-2022
City of Pomona Planning Division
ACCEPTED
08/25/2025
cmolina
GOUVIS ENGINEERING
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

5 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER DIEKHORN-ERSAUL No. S 5226 Exp. 6/30/25 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 9/27/24

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PROJECT:

Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG, INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	BLDG DEPT.
2	03/29/24	MEP PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
STRUCTURAL DETAILS

PROJECT NUMBER:
66323

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
SD4

GENERAL NOTES

A. GENERAL

1. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL CODES AND REGULATIONS WITH AMENDMENTS (LATEST EDITION).
2. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE.
3. PROVIDE ANCHORAGE FOR ALL PIPING, DUCTWORK, AND EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS PER SMACNA.
4. VENTILATION SYSTEMS DESIGNED AND INSTALLED SHALL MEET ASHRAE 62.2 REQUIREMENTS.
5. WHERE DEEMED ARCHITECTURALLY UNACCEPTABLE TO PROVIDE ADEQUATE DOOR UNDERCUT FOR PROPER AIR RETURN BETWEEN ROOMS, TRANSFER GRILLS SHALL BE INSTALLED AND COORDINATED WITH THE ARCHITECT.
6. WHEN SUPPLIED, DESIGN ENGINEER SHALL REVIEW AND APPROVE SUBMITTALS FOR ALL EQUIPMENT. IN THE CASE WHERE SUGGESTED SUBSTITUTE IS NOT ADEQUATE, SUBMITTAL SHALL BE RETURNED TO CONTRACTOR AND STAMPED AS "REVIEW AND RESUBMIT." SUBMITTAL APPROVAL CONFIRMS ONLY THAT SUGGESTED SUBSTITUTE HAS EQUIVALENT TECHNICAL PARAMETERS AND DESIGN CONSULTANT IS NOT RESPONSIBLE FOR ANY FINANCIAL IMPACT THAT THIS SUBSTITUTE CAUSES.
7. RESIDENTIAL HVAC SYSTEMS WITH CENTRAL FORCED AIR UNITS (FURNACES OR FAN COILS) HAVE LIMITED ZONING AND TEMPERATURE CONTROL ABILITY. THIS TYPE OF SYSTEMS ARE NOT CAPABLE OF CONTROLLING TEMPERATURES IN EACH ROOM INDIVIDUALLY. TEMPERATURES CAN BE CONTROLLED ONLY IN REFERENCE ROOMS WHERE THERMOSTATS ARE LOCATED. WHEN INDIVIDUAL ROOM TEMPERATURE CONTROL IS CRITICAL, CLIENT SHALL CONSULT WITH DESIGN TEAM AND CONTRACTORS FOR DIFFERENT SYSTEMS/SOLUTIONS.

B. CONTRACTOR NOTES

1. BEFORE SUBMITTING BID, CONTRACTOR SHALL SURVEY THE ENTIRE PROJECT SITE AND BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS. THE INTENT OF WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID, DUE TO CONTRACTOR FAILURE TO ALLOW IN COST ESTIMATE FOR CONDITIONS WHICH MAY EXIST.
2. CONTRACTOR SHALL REVIEW THE MECHANICAL AND OTHER CONSULTANTS DRAWINGS PRIOR TO STARTING ANY WORK AND INFORM ENGINEER AND ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR IF CLARIFICATIONS ARE REQUIRED IN ORDER TO COMPLETE THE INSTALLATION PRIOR TO COMMENCING THE WORK. OWNER OR ITS REPRESENTATIVE SHALL SCHEDULE A MEETING WITH THE CONTRACTOR, ENGINEER, ARCHITECT AND OTHER CONSULTANTS DURING BIDDING PROCESS TO REVIEW AND DISCLOSE ANY DISCREPANCIES, OMISSIONS AND/OR CLARIFICATIONS RELATED TO THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS NOTED BY CONTRACTOR AND/OR OWNER.
3. CONTRACTOR BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALL ALTERATIONS, ALL DEMOLITION AND EXTENSION WORKS, PERMITS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COST, ETC., SHALL BE INCLUDED IN BID.
4. ANY WORK TO BE PERFORMED MUST BE PLANNED IN ADVANCE. SCHEDULING SHALL BE DONE IN COOPERATION WITH CONSTRUCTION MANAGER. INCLUDE ALL PREMIUM TIME CHARGES IN BID TO COVER AFTER-HOURS AND WEEKEND WORK.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK HARMONIOUSLY WITH ALL TRADES. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH BEST CONSTRUCTION PRACTICES.
6. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, TOOLS, LABOR, ETC. TO INSTALL A COMPLETE AND FUNCTIONING SYSTEM AS INDICATED ON DRAWINGS.
7. THE CONTRACTOR SHALL REPORT TO THE CONSTRUCTION MANAGER IMMEDIATELY ANY INTERFERENCE BETWEEN TRADES OR WITH BUILDING OBSTRUCTIONS.
8. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT, DUCTWORK, PIPING, DAMPERS, ETC. AND SUBMIT IT TO THE CONSTRUCTION MANAGER FOR APPROVAL.
9. COVER ALL WALLS, FLOOR, CEILING, AND ROOF OPENINGS LEFT AS THE RESULT OF THE WORK. PROVISIONS SHALL BE MADE TO PROTECT PEOPLE FROM INJURY AND TO PROTECT EQUIPMENT FROM WEATHER.
10. THE CONTRACTOR SHALL VERIFY THE INPUT VOLTAGE AND AMPERAGE (HORSEPOWER) RATING OF ALL EQUIPMENT AND CONFIRM WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL PROVIDE ALL SAFETY MATERIALS AND EQUIPMENT NOT LIMITED TO BARRIERS, SIGNS, LIGHTS, ETC.
12. CONTRACTOR SHALL PROVIDE BARRICADE, SAFETY SIGNS AND OTHER DEVICES TO ISOLATE WORK AREA DURING CONSTRUCTION, UPON CONSTRUCTION MANAGER APPROVAL.
13. CONTRACTOR SHALL REPAIR/PATCH AND WEATHER PROOF ANY OPENING CAUSED BY EQUIPMENT/PIPING INSTALLATION, AND SHALL PAINT WHERE NECESSARY.
14. THE CONTRACTOR SHALL PREPARE ONE (1) SET OF "RECORD DRAWINGS" PLANS AND KEEP AT JOB SITE FOR REVIEW BY THE CONSTRUCTION MANAGER. ANY CHANGES FROM THE DESIGN DRAWINGS SHALL BE NOTED WITH RED INK. UPON COMPLETION OF PROJECT THE CONTRACTOR SHALL SUBMIT THE PLANS TO THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE UNITS, REMOVE ALL PACKING LABELS, STICKERS AND ANY CRATING DEBRIS, AND LEAVE ALL INSTALLATION FINISHED AND READY FOR OPERATION.
16. AFTER COMPLETION, THE COMPLETE SYSTEM SHALL BE TESTED AND BALANCED. ANY ADDITIONAL BALANCING DEVICES REQUIRED FOR PROPER BALANCING SHALL BE INSTALLED. PRIOR TO BALANCING, ALL FILTERS SHALL BE REPLACED WITH NEW CLEAN FILTERS.
17. UPON COMPLETION OF PROJECT AND PRIOR TO ACCEPTANCE OF THE WORK BY THE CONSTRUCTION MANAGER, CONTRACTOR SHALL FURNISH TO HIM FOUR (4) COPIES OF OPERATION AND MAINTENANCE MANUAL OF EQUIPMENT BOUND IN BOOK FORM AND INDEXED. MANUAL SHALL CONTAIN PARTS LIST, RECOMMENDED PERIODS OF INSPECTION, ETC., AND NAME, ADDRESS AND PHONE NUMBER OF ALL SUPPLIERS.
18. THE CONTRACTOR SHALL FURNISH A TRAINED AND COMPETENT SERVICE ENGINEER TO INSTRUCT THE OPERATORS IN THE OPERATION AND MAINTENANCE OF THE SYSTEM.
19. COMPLETE INSTALLATION SHALL BE GUARANTEED, AND CONTRACTOR SHALL PROVIDE A MINIMUM 1 YEAR SERVICE, INCLUDING PARTS AND LABOR.

C. COMBUSTION AIR

1. ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR EACH HEATING UNIT SHALL COMPLY WITH CH 8. AND CH 7 OF CMC 2022 AND WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS INSTRUCTIONS TO VERIFY COMPLIANCE.
2. DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER 2022 CMC SECTION 504.4
3. SCREENS/LOUVERS SHALL NOT BE INSTALLED ON A DRYER VENT TERMINATION PER 2022 CMC SECTION 504.4.
4. FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITH CONSTRUCTION.
5. CLOTHES DRYER EXHAUST TERMINATION AT THE EXTERIOR OF A BUILDING SHALL MAINTAIN A MINIMUM FIVE (5) FEET SEPARATION FROM THE CONDENSING UNIT.
6. EXHAUST DUCT FOR TYPE 1 DRYERS SHALL COMPLY WITH 2022 CMC SECTION 504.4.2.
7. FURNACES, BOILERS, AND WATER HEATERS LOCATED WITHIN THE HOME'S PRESSURE BOUNDARY ARE MECHANICALLY DRAFTED OR DIRECT-VENTED. AS AN EXCEPTION, NATURALLY DRAFTED EQUIPMENT IS ALLOWED IN CLIMATE ZONES 1-3. FOR NATURALLY DRAFTED FURNACES, BOILERS, AND WATER HEATERS, THE RATER HAS FOLLOWED RESNET OR BPI COMBUSTION SAFETY TEST PROCEDURES AND MET THE SELECTED STANDARD'S LIMITS FOR DEPRESSURIZATION, SPILLAGE, DRAFT PRESSURE, AND CO-CONCENTRATION IN AMBIENT AIR, AS WELL AS A CO-CONCENTRATION IN THE FLUE OF ≤ 25 PPM.
8. OPENINGS USED TO CONNECT INDOOR SPACES WHERE INDOOR COMBUSTION AIR IS USED SHALL BE SIZED AND LOCATED IN ACCORDANCE WITH THE FOLLOWING PER 2022 CMC 701.5:
   - EACH OPENING SHALL HAVE A FREE AREA OF NOT LESS THAN ONE (1) SQUARE INCH PER 1000 BTU/HR OF THE TOTAL INPUT RATING OF THE APPLIANCE IN THE SPACE, BUT NOT LESS THAN 100 SQUARE INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING SHALL COMMENCE WITHIN TWELVE (12) INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION OF AIR OPENINGS SHALL BE NOT LESS THAN THREE (3) INCHES.
   - THE VOLUMES OF SPACES IN DIFFERENT STORIES SHALL BE CONSIDERED AS COMMUNICATING SPACES WHERE SUCH SPACES ARE CONNECTED BY ONE OR MORE OPENINGS IN DOORS OR FLOORS HAVING A TOTAL FREE AREA OF NOT LESS THAN TWO (2) SQUARE INCHES PER 1000 BTU/HR OF TOTAL INPUT RATING OF APPLIANCES.

D. DUCTWORK

1. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND SEALED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND PROCEDURES DETAILED IN ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AND THE UNIFORM MECHANICAL CODE.
2. ALL DUCT SIZES ARE CLEAR INSIDE SIZES. OBTAIN APPROVAL FROM CONSTRUCTION MANAGER FOR SIZING OF ANY DUCTWORK, WHERE SIZES ARE NOT SHOWN ON DRAWINGS.
3. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL BOXES, DIFFUSERS, GRILLES AND REGISTERS AND SHALL BE LOCKED IN THE FINAL POSITION AFTER COMPLETION OF AIR BALANCE.
4. TRANSVERSE AND LONGITUDINAL JOINTS FOR ALL SUPPLY AIR DUCTS SHALL BE SEALED WITH APPROVED MASTIC PER SMACNA.
5. APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD HUMIDITY AND RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF UL181.
6. ANY METALLIC DUCT WORK USED SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CMC SECTION 603.3.
7. ALL HANGARS AND SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. ALL CONNECTIONS TO JOISTS SHALL BE MADE AT THE TOP CORD.
8. DUCT LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE SMACNA HVAC DUCT LEAKAGE TEST MANUAL. THE PERMITTED DUCT LEAKAGE SHALL NOT BE MORE THAN THE CALCULATED VALUE FROM EQUATION 603.9.2 PER THE CALIFORNIA MECHANICAL CODE SECTION 603.9.2.
9. ALL DUCTS SHALL BE INSTALLED WITH SEISMIC RESTRAINTS IN ACCORDANCE WITH CURRENT SMACNA GUIDELINE. REFER TO CHAPTER 5 HANGING AND SUPPORTING SYSTEMS

E. EQUIPMENT/APPLIANCES

1. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
2. ALL HVAC EQUIPMENT SHALL BE U.L. LISTED AND BEAR A U.L. LABEL.
3. CONDENSER PAD SHALL BE A MINIMUM OF THREE (3) INCHES HIGH AND SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONDENSER SHALL BE SECURELY FASTENED TO THE PAD TO PREVENT EXCESSIVE MOTION DURING NORMAL OPERATING CONDITIONS AND SEISMIC ACTIVITY.
4. LISTED DIRECT-VENT APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CMC SECTION 802.2.6.
5. ALL CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CMC SECTION 802.5.1 THROUGH 802.5.3.
6. A CHIMNEY FOR RESIDENTIAL-TYPE OR LOW-HEAT APPLIANCE SHALL EXTEND NOT LESS THAN THREE (3) FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF OF A BUILDING AND NOT LESS THAN TWO (2) FEET HIGHER THAN A PORTION OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF TEN (10) FEET. 2022 CMC SECTION 802.5.4.
7. THE FUEL INPUT RATE TO THE APPLIANCE SHALL NOT BE INCREASED OR DECREASED IN VIOLATION OF THE APPROVED RATING AT THE ALTITUDE WHERE IT IS BEING USED. CMC 2022 SECTION 902.6.
8. ALL ELECTRICAL AIR CONDITIONER SYSTEMS DESIGNED FOR PERMANENT INSTALLATION SHALL COMPLY WITH UL 1995 OR UL 60335-2-40. 2022 CMC SECTION 903.1.
9. ALL GAS FIRED AIR CONDITIONERS SHALL COMPLY WITH SECTION 903.2.1 THROUGH SECTION 903.2.7. 2022 CMC SECTION 903.2.
10. LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, 2022 CMC SECTION 923.1. UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN THIRTY-SIX(36) INCHES AT THE SIDES AND BACK AND NOT LESS THAN FOURTY-EIGHT (48) INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. 2022 CMC 923.2
11. WHERE MORE THAN ONE HEATING, COOLING, VENTILATING, OR REFRIGERATING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING OR WITHIN A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT. EACH HEAT PUMP SHALL BE LABELED AS TO THE AREA SERVED AS REQUIRED BY THE CALIFORNIA MECHANICAL CODE SECTION 303.6.
12. EXCEPT FOR REFRIGERANT PORTS IN SECURE LOCATIONS PROTECTED BY WALLS OR FENCING AND REQUIRING KEY ACCESS, AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR IN A MANNER APPROVED BY THE AUTHORITY HAVING JURISDICTION. (CMC 1105.11)

F. FIRE PROTECTION

1. SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS, FLOOR, ETC. TO MAINTAIN THE FIRE RATING, AND BUILDING PRESSURIZATION.
2. EACH SINGLE SYSTEM HEATING OR COOLING AIR IN EXCESS OF 2,000 CUBIC FEET PER MINUTE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTORS PER 2022 CMC SECTION.
3. PROVIDE LISTED DUCT TYPE SMOKE DETECTOR IN THE SUPPLY AIR DUCT IN EVERY AIR MOVING SYSTEM SUPPLYING AIR IN EXCESS 2000 CFM (MULTIPLE UNITS SERVING THE SAME ROOM, OR HAVING A COMMON RETURN AIR PLENUM OR COMMON OCA DUCT ARE CONSIDERED TO BE ONE SYSTEM FOR DETERMINATION OF THE CFM).
4. COMBINATION FIRE / SMOKE DAMPERS (FSD) SHALL CLOSE AUTOMATICALLY UPON DETECTION OF HEAT AND/OR SMOKE TO RESIST THE PASSAGE OF FLAME AND SMOKE. THE DAMPER SHALL BE CONTROLLED BY HEAT/FIRE AND SMOKE DETECTION SYSTEM IN CONFORMANCE WITH LOCAL CODE.
   - HEAT/FIRE DETECTION SYSTEM SHALL BE FACTORY PROVIDED WITH DAMPER.
   - SMOKE DETECTION SYSTEM SHALL BE A DUCT SMOKE DETECTOR INSTALLED PER LOCAL CODE. DUCT SMOKE DETECTOR SHALL BE FACTORY PROVIDED WITH DAMPER OR BY THIRD PARTY.

G. PIPING

1. ALL HANGARS AND SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. ALL CONNECTIONS TO JOISTS SHALL BE MADE AT THE TOP CORD.
2. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDENSATE DRAIN LINES WITH CONNECTIONS TO AN APPROVED RECEPTOR IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. REFER TO PLUMBING PLANS FOR ALL PRIMARY AND SECONDARY CONDENSATE ROUTING.
3. CONTRACTOR SHALL VERIFY IN FIELD THE SHORTEST ROUTING FOR REFRIGERANT LINES THAT COMPLY WITH MANUFACTURER'S INSTALLATION GUIDELINES AND DO NOT INTERFERE OR RESTRICT OTHER TRADES.
4. THE LIQUID AND SUCTION LINES SHALL BE PROTECTED FROM THE ENVIRONMENT USING A WATER RESISTANT METAL JACKET, PAINTED CANVAS, PLASTIC COVER OR COATING PER 2022 CEC.

APPLICABLE CODES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. ;

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. ;
(2021 INTERNATIONAL BUILDING CODE & 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. ;
(2020 NATIONAL ELECTRICAL CODE & 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. ;
(2021 UNIFORM MECHANICAL CODE & 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. ;
(2021 UNIFORM PLUMBING CODE & 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R. ;

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. ;
(2021 INTERNATIONAL FIRE CODE & 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R. ;

2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ;

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

CALGREEN NOTES

1. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH CALIFORNIA ENERGY CODE. CAL GREEN 4.406.1
2. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH THIS SECTION SHALL BE PLACED IN THE BUILDING. CAL GREEN 4.410.1
   - 2.1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITHIN BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
   - 2.2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   - 2.2.1. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   - 2.2.2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   - 2.2.3. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   - 2.2.4. LANDSCAPE IRRIGATION SYSTEMS.
   - 2.2.5. WATER REUSE SYSTEMS.
   - 2.3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
   - 2.4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
   - 2.5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
   - 2.6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLER WHICH CONSERVE WATER.
   - 2.7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
   - 2.8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
   - 2.9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
   - 2.10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
3. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CAL GREEN 4.504.1
4. HEATING AND AIR-CONDITIONING SYSTEMS HAS BEEN SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
   - 4.1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   - 4.2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   - 4.3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

   EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE. CAL GREEN 4.507.2
5. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN ANY CFCs OR HALONS. CAL GREEN 5.508.1
6. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT, THE SYSTEMS LISTED IN SECTION 5.410.4.2.
7. ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF SECTIONS 5.504.4.1 THROUGH 5.504.4.6.
8. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL, WHICH SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80% (SEC 4.506.1)
10. AFTER COMPLETION OF TESTING, ADJUSTING, AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. (CAL GREEN 5.410.4.4)

SHEET INDEX

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5	M-2.2	BUILDING A - THIRD & ROOF - FLOOR PLANS
6	M-2.3	BUILDING B - FIRST & SECOND - FLOOR PLAN
7	M-2.4	BUILDING B - THIRD & ROOF - FLOOR PLANS
8	M-2.5	BUILDING C - FIRST & SECOND - FLOOR PLAN
9	M-2.6	BUILDING C - THIRD & ROOF - FLOOR PLANS
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ISSUED DATE: XX/XX/XX

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
cmolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
GENERAL NOTES

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
M-0.1

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
#	KEY NOTE	TYPE / DESIGNATION	EQUIPMENT TAG
12X24	RECTANGULAR OR FLAT OVAL DUCTWORK SIZE (FIRST NUMBER IS SIDE SHOWN)		HVAC FURNACE
8Ø	FLEXIBLE DUCTWORK		HVAC A/C UNIT OR HEAT PUMP
SA RA EA / UP / DN	DUCT SECTION		CEILING MOUNTED EXHAUST FAN
NECK SIZE/TAG / AIR FLOW (CFM)	AIR DEVICE MARK		STORAGE TANK
SA RA EA	RECTANGULAR DIFFUSER		HVAC ACCESS PANEL
SA RA/EA	SIDE-WALL MOUNTED SUPPLY GRILLE OR RETURN/EXHAUST GRILLE	T / T S	THERMOSTAT THERMOSTAT SUSPENDED
SA RA/EA	AIR FLOW	TS	TEMPERATURE SENSOR/TRANSMITTER
SA RA/EA	DUCT MOUNTED SIDE OUTLET/INLET REGISTER	HS	HUMIDITY SENSOR/ TRANSMITTER
SA RA EA	BOTTOM OUTLET/INLET REGISTER (PATTERN AS SHOWN ON PLANS)	P	PRESSURE DIFFERENTIAL SENSOR
UP / DN	OFF-SET UP OR DOWN	SD	SMOKE DETECTOR
	INTERNALLY LINED DUCTWORK		POINT OF CONNECTION (P.O.C)
	FLEXIBLE CONNECTION		DROPPED CEILING
	RECTANGULAR TO ROUND TRANSITION	C	CONTROLLER
	ELBOWS WITH TURNING VANES	CO	CO SENSOR
A.D.	ACCESS DOOR		
H / C	HC - HEATING COIL CC - COOLING COIL PHC - PRE-HEAT COIL RHC - RE-HEAT COIL		
	MANUAL VOLUME DAMPER		
	OPPOSED BLADE DAMPER		
BDD	BACKDRAFT DAMPER		
M	MOTORIZED DAMPER		
FD	FIRE DAMPER		
FSD	FIRE SMOKE DAMPER		
	FILTER		
	LOUVER		

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR
BDD	BACKDRAFT DAMPER
CFM	CUBIC FEET PER MINUTE
dBA	A-WEIGHTED DECIBEL
EA	EXHAUST AIR
EF	EXHAUST FAN
FC	FAN COIL
FD	FIRE DAMPER
HP	HEAT PUMP
HSPF	HEATING SEASONAL PERFORMANCE FACTOR
LAU	LAUNDRY ROOM
MVD	MANUAL VOLUME DAMPER
NG	NATURAL GAS
OSA	OUTSIDE AIR
PDR	POWDER ROOM
RA	RETURN AIR
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
RVD	REMOTE OPERATED DAMPER
SA	SUPPLY AIR
SD	SMOKE DETECTOR
SQFT	SQUARE FEET

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SHEET NAME:
LEGENDS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
M-0.2

DIFFUSERS/GRILLES/REGISTERS

TAG / CFM

TAG	MANUFACTURER MODEL NO.	AIRFLOW RANGE (CFM)	DUCT SIZE (IN.)	FACE SIZE (IN.)	PRESS. DROP (IN. W.G.)	FUNCTION	NOTES
S-1	TRUAIRE 210VM	0 - 50 51 - 100 101 - 150 151 - 200 201 - 300 301 - 400	Ø5 Ø6 Ø7 Ø8 Ø9 Ø10	10 x 4 10 x 6 12 x 6 14 X 6 14 X 8 14 X 12	0.01 0.01 0.01 0.02 0.02 0.01	CEILING & WALL SUPPLY GRILLE	1,2,3,4,5
R-1	TRUAIRE 290 FIXED BAR	0 - 850 0 - 2500	Ø10 Ø18	14 X 14 30 X 20	0.065	CEILING & WALL RETURN GRILLE	1,2,3,4,5

NOTES:
1. ALL PERFORMANCE DATA SHALL BE IN ACCORDANCE WITH ANSI/ASHRAE STANDARDS.
2. UNLESS OTHERWISE NOTED, ALL DIFFUSERS/REGISTERS/GRILLES SHALL HAVE NC RATINGS <30.
3. COORDINATE FRAME TYPE WITH ARCHITECTURAL RCP.
4. COLOR TO BE SPECIFIED BY ARCHITECT.
5. PROVIDE GRILLE WITH VERTICAL ORIENTED BLADES AND MULTI SHUTTER DAMPER.

SEQUENCE OF OPERATIONS

NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL RELAYS AS REQUIRED TO ACHIEVE CONTROL OF UNITS AS SPECIFIED BELOW

FC/CU's	Unit shall operate via a wall-mounted thermostat. Fan to operate as required by thermostat. Cooling and heating modes shall operate as required by thermostat.
EF R	Fan to operate via a wall-mounted switch. Switch to interlock with light.
EF B & EF MB	Fan to operate via built-in humidity sensor.
EF IAQ	Fan to operate continuously while house is occupied. Fan to act as IAQ fan to meet ASHRAE 62.2 ventilation requirements. Fan to operate via built-in humidity sensor. Switch to interlock with light.

RESIDENTIAL UNIT TYPE AIR BALANCE TABLE

Fan Coil	SUPPLY AIR	RETURN AIR	EXHAUST AIR	OUTSIDE AIR	PRESSURE	INFILTRATION
36	1200	1200	0	0	NEUTRAL	0
EF-B	0	0	80	0	NEGATIVE	290
EF-IAQ	0	0	80	0	NEGATIVE	
EF-MB	0	0	130	0	NEGATIVE	

AIR SYSTEM DESIGN CRITERIA

CITY	Pomona
COUNTY	Los Angeles
CLIMATE ZONE	09
SUMMER AMBIENT DESIGN TEMPERATURE (°F DB/WB)	98 / 69
SUMMER DAILY RANGE (°F WB)	36
WINTER AMBIENT DESIGN TEMPERATURE (°F DB)	27
SUMMER INDOOR DESIGN TEMPERATURE (°F DB)	75
WINTER INDOOR DESIGN TEMPERATURE (°F DB)	68

WHOLE UNIT VENTILATION CALCULATION (ASHRAE 62.2) CONTINUOUSLY

LOCATION	UNIT
FLOOR AREA (SQFT)	1377
NO. OF BEDROOMS	3
VENTILATION RATE (CFM) = 0.03(SQFT) +7.5(BEDROOMS+1)	71.3
DESIGNED VENTILATION (CFM)	130

SCHEDULE OF NEW HEAT PUMP CONDENSING UNITS

HP / TAG

GENERAL						COOLING					HEATING			REF. PIPING			ELECTRICAL			NOTES
TAG	SERVICE	MANUFACTURER MODEL NO.	LOCATION	TONS	WEIGHT (LBS)	AMB. DB (°F)	TOTAL LOAD (MBH)	SENS. LOAD (MBH)	EER (EER2)	SEER / (SEER2)	AMB. DB (°F)	TOTAL LOAD (MBH)	HSPF/ (HSPF2)	TYPE	SYSTEM CHARGE (LBS)	CONN. Ø LIQUID / SUCTION (IN.)	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	
36	SEE PLAN	CARRIER GH5SAN436	SEE PLAN	3.0	173	95	34.2	29.0	12.5 (12.0)	14.5 (14.3)	47	34.0	8.5 (7.5)	R-410A	9.0	3/8 3/4	208/230/ 1/60	20.3	30	1,2,3,4,5,6

NOTES:
1. DISCONNECT SWITCH TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
3. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION. SIZE RS/RL PIPING PER MANUFACTURERS GUIDELINES.
4. RS/RL ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH LOCKING TYPE TAMPER RESISTANT CAPS. UNLESS THEY ARE PROTECTED BY WALLS OR FENCING AND REQUIRING KEY ACCESS.
5. CONDENSING UNIT SHALL REST ON A CONCRETE OR OTHER APPROVED BASE PER DETAILS ON MD-1.
6. INSTALL EQUIPMENT IN ACCORDANCE WITH BOTH THE DETAILS SHOWN IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SCHEDULE OF NEW FAN COIL UNITS

FC / TAG

GENERAL						FAN DATA			COOLING		HEATING		ELECTRICAL			NOTES
TAG	SERVICE	MANUFACTURER MODEL NO.	LOCATION	HP	WEIGHT (LBS)	TOTAL AIR QTY (CFM)	OUTSIDE AIR QTY (CFM)	EXTERNAL STATIC PRESSURE (IN. W.G.)	TOTAL LOAD (MBH)	SENS. LOAD (MBH)	TOTAL LOAD (MBH)	ELEC HEAT	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	
36	SEE PLAN	CARRIER FJ4DNXB36L*	SEE PLAN	36	148	1200	0	0.7	34.2	29.0	34.0	N/A	208/1/60 1/2 HP	5.3	15	1,2,3,4,5,6,8

NOTES:
1. DISCONNECT SWITCH TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. PROVIDE HARD-WIRED PROGRAMMABLE SETBACK THERMOSTAT, CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
3. PROVIDE UNIT WITH ECM MOTOR SET TO PROVIDE CFM QUANTITIES PER SCHEDULE.
4. PROVIDE UNIT WITH ACCESS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
5. PROVIDE UNIT WITH FACTORY SECONDARY DRAIN PAN.
6. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION. SIZE RS/RL PIPING PER MANUFACTURERS GUIDELINES.
7. INDOOR UNIT TO RECEIVE POWER FROM OUTDOOR UNIT.
8. PROVIDE MERV 13 FILTER.

SCHEDULE OF FANS

TYPE / TAG

GENERAL						FAN DATA			MOTOR			NOTES
TYPE TAG	SERVICE	MANUFACTURER MODEL NO.	LOCATION	WEIGHT (LBS)	TYPE / DESIGN	TOTAL AIR QTY (CFM)	EXTERNAL STATIC PRESSURE (IN. W.G.)	SONES	MOTOR TYPE	RATED SIZE	VOLTS/ PHASE/ HERTZ	
EF R	RESTROOM	AIRKING AK50S	CEILING	12.0	CEILING MOUNTED	50	0.1	0.5	PSC	14.5 W	120/1/60	1,2,3
EF B	BATHROOM	AIRKING E80SH	CEILING	17.0	CEILING MOUNTED	80	0.1	0.3	PSC	29.4 W	120/1/60	1,2,3,4
EF MB	MASTER BATHROOM	AIRKING E130SH	CEILING	15.6	CEILING MOUNTED	130	0.1	0.3	PSC	37.0 W	120/1/60	1,2,3,4
EF IAQ	BATHROOM	AIRKING E80SH	CEILING	17.0	CEILING MOUNTED	80	0.1	0.3	PSC	29.4 W	120/1/60	1,2,3,4

NOTES:
1. ALL FANS SHALL BE TESTED AND RATED, CERTIFIED, AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE. ALL FANS SHALL BE U.L. LISTED.
2. FAN SHALL BE PROVIDED WITH A NEMA-1 (INDOORS) OR NEMA-3R (OUTDOORS) DISCONNECT SWITCH. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
3. PROVIDE GRAVITY BACKDRAFT DAMPER IN THROAT OF EXHAUST DUCT.
4. FAN SHALL BE PROVIDED WITH BUILT-IN HUMIDITY SENSOR.

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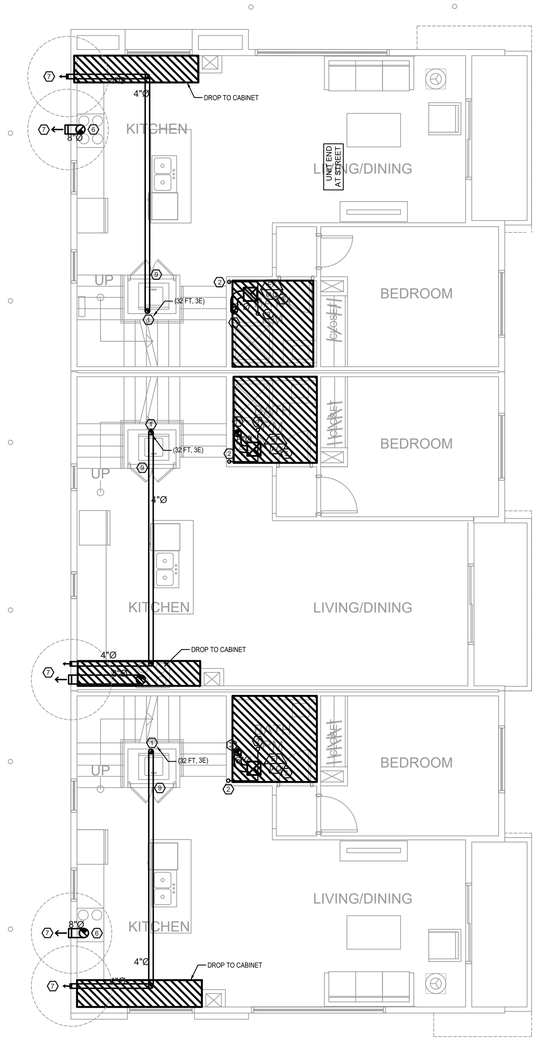
SHEET NAME:
EQUIPMENT SCHEDULES

PROJECT NUMBER:
66323

ENGINEER:

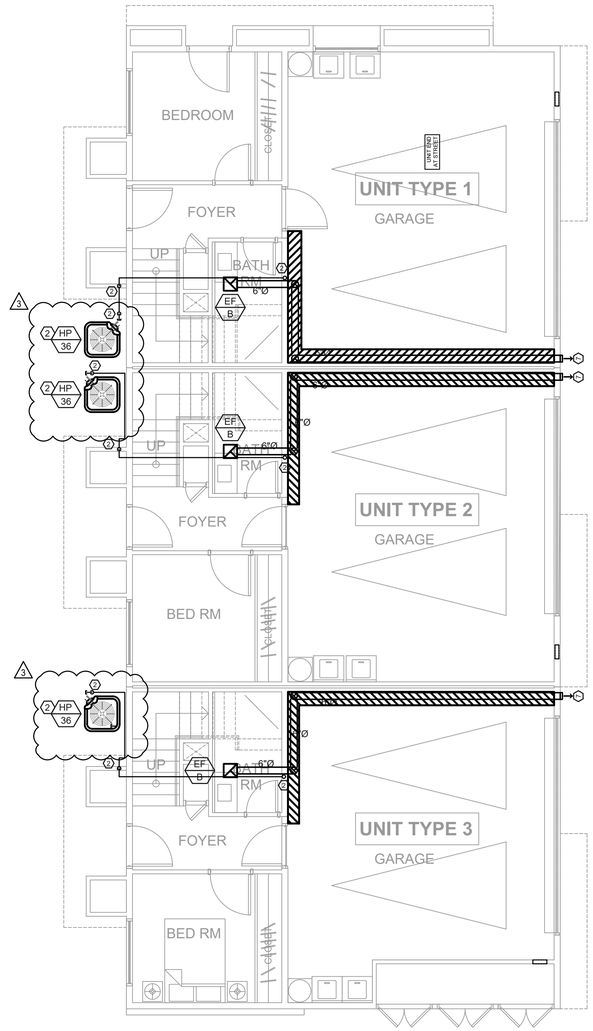
DRAFTER:

SHEET NUMBER:
M-0.3



0 2' 4' 8' 16'
3/16" = 1'-0"

SECOND FLOOR PLAN 2



0 2' 4' 8' 16'
3/16" = 1'-0"

FIRST FLOOR PLAN 1

HVAC GENERAL NOTES

1. REFER TO DRAWING M-0.1 FOR LEGENDS, SYMBOLS, ABBREVIATIONS & GENERAL NOTES.
2. REFER TO DRAWING M-0.2 FOR EQUIPMENT SCHEDULES.
3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
6. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1).
8. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
9. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
10. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
11. ALL ENVIRONMENTAL AIR VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
12. UNLESS NOTED DIFFERENT ON THE PLANS, ALL SUPPLY REGISTERS SHALL BE BAR TYPE (TRUAIRE TYPE 210, 220, 230, OR SIMILAR) WITH TOTAL PRESSURE LOSS LESS THAN. 0.025 in.w.g.
13. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
14. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
15. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
16. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
17. CONTRACTOR TO VERIFY INSTALLED DRYER LENGTHS ON FIELD.
18. KITCHEN HOODS SHALL BE RATED FOR SOUND IN ACCORDANCE WITH 2022 CALIFORNIA ENERGY CODE SECTION 150.0(o)G.
19. MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 13 FILTERS OR BETTER (NOMINAL 2" THICK FILTER, OR EQUIVALENT 1" FILTER PER EQUATION 150.0-A). DESIGNERS SHOULD CONSIDER HOW THIS MAY IMPACT SYSTEM DESIGN AIRFLOW. (2022 CEC SECTION 150.0(m) 12(C)).
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21. EACH HEAT PUMP SHALL BE LABELED AS TO THE AREA SERVED AS REQUIRED BY SECTION 303.6 OF THE CALIFORNIA MECHANICAL CODE.

HVAC KEY NOTES

1. CAP SHOULD BE LISTED FOR CLOTHES DRYER VENTING (DRYER JACK). DRYER MOISTURE DUCT SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. DRYER MOISTURE DUCT SHALL BE MADE OUT OF METAL WITH SMOOTH INTERIOR FACE. LISTED CONNECTOR SHALL BE MAX. 6 FT. LONG.
2. PROVIDE RS/RL PIPING SIZE PER MANUFACTURER'S GUIDELINES. ROUTE FROM REMOTE CONDENSATE UNIT TO FAN COIL. PROVIDE 6" CONCRETE PAD /PLATFORM FOR REMOTE CONDENSER.
3. RUN 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW. OPTIONALLY USE OVERFLOW SWITCH. COORDINATE WITH THE PLUMBER.
4. EXHAUST VENT PIPE UP THRU ROOF, INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF VENT FOR HEATING UNIT SHALL COMPLY WITH CH. 8, CMC 2022.
5. PROVIDE WHOLE HOUSE EXHAUST FAN PER 2022 ENERGY CODE SECTION 150(O).
6. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 8"Ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 8"Ø).
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
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10. PROVIDE DOOR UNDERCUT
11. 6"Ø EA DUCT UP THRU ROOF W/ CAP.
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13. 8"Ø HOOD DUCT UP THRU ROOF W/ CAP
14. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

TS Saldebrer
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GOUVIS
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M38573
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
BUILDING A
FIRST & SECOND
FLOOR PLAN

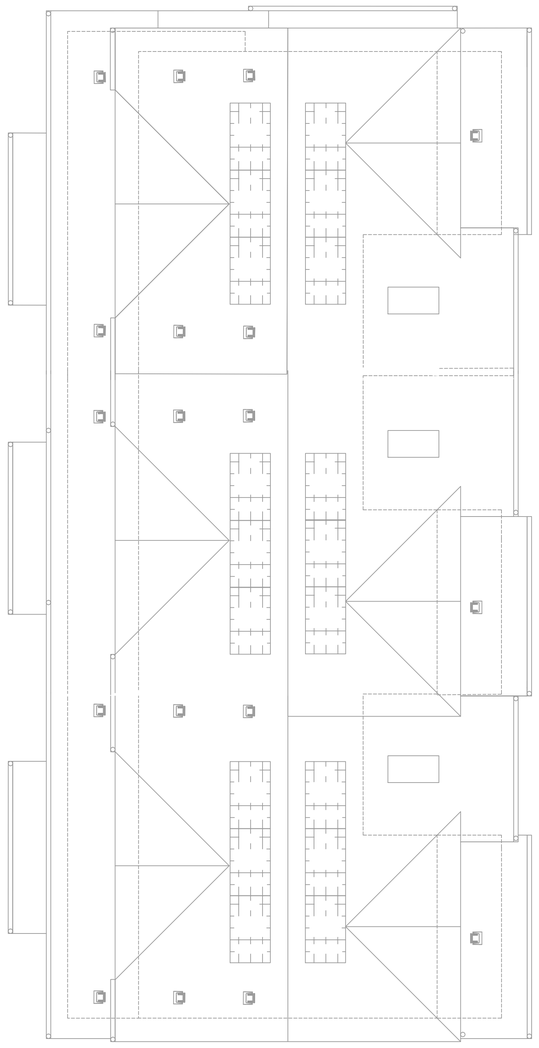
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

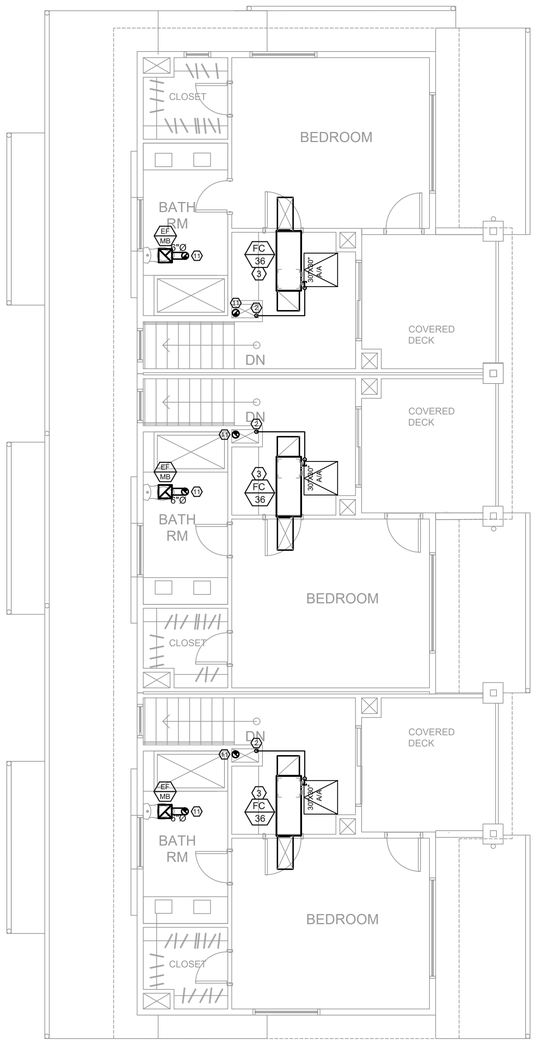
SHEET NUMBER:
M-2.1

ISSUED DATE: XX/XX/XX



0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



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THIRD FLOOR PLAN 1

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3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
6. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1).
8. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
9. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
10. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
11. ALL ENVIRONMENTAL AIR VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
12. UNLESS NOTED DIFFERENT ON THE PLANS, ALL SUPPLY REGISTERS SHALL BE BAR TYPE (TRUAIRE TYPE 210, 220, 230, OR SIMILAR) WITH TOTAL PRESSURE LOSS LESS THAN. 0.025 in.w.g.
13. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
14. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
15. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
16. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
BUILDING A
THIRD & ROOF
FLOOR PLANS

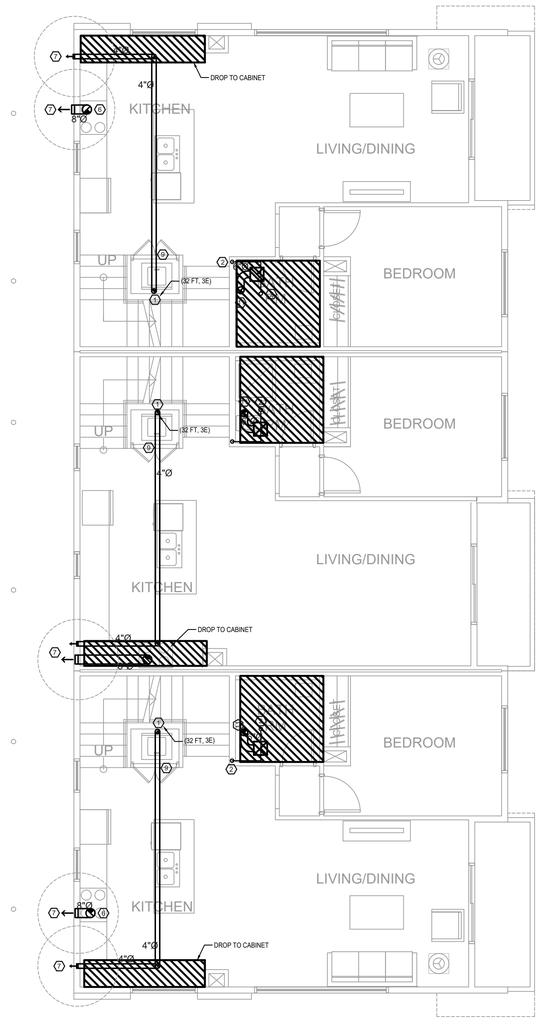
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
M-2.2

ISSUED DATE:XX/XX/XX



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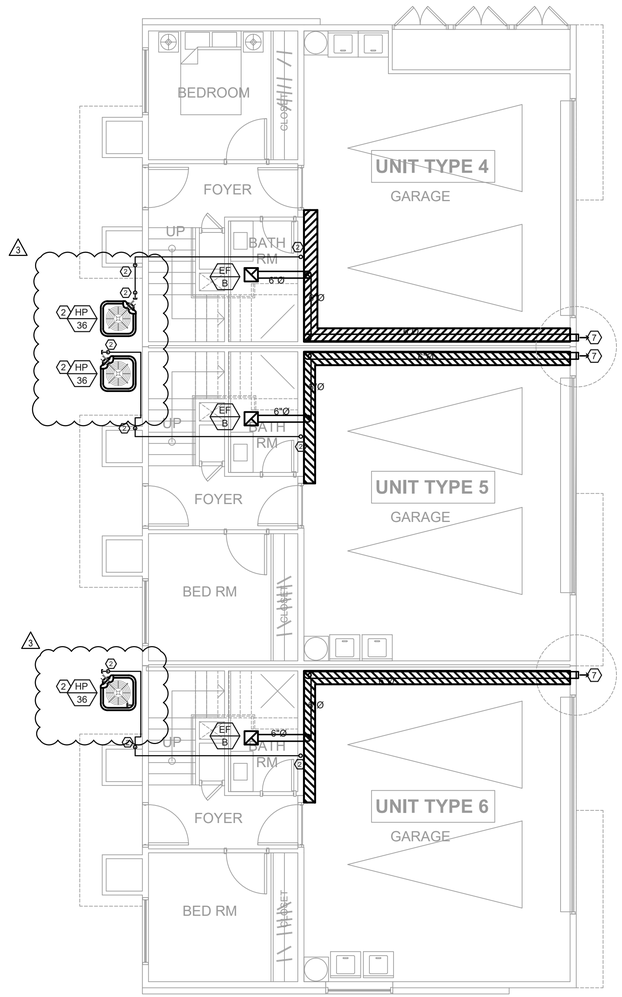
3/16" = 1'-0"

SECOND FLOOR PLAN 2



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FIRST FLOOR PLAN 1

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SHEET NAME:
BUILDING B
FIRST & SECOND
FLOOR PLAN

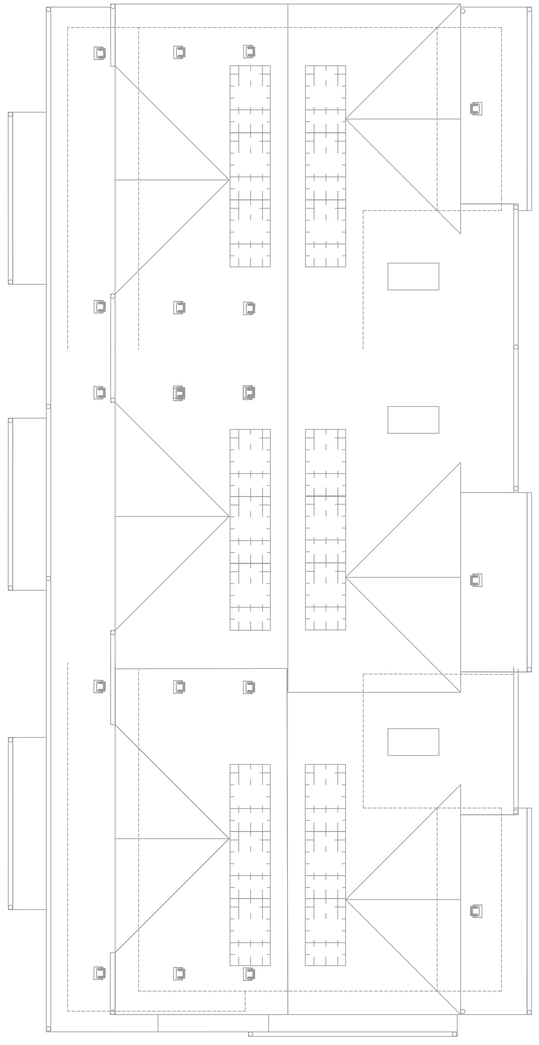
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
M-2.3

ISSUED DATE: XX/XX/XX



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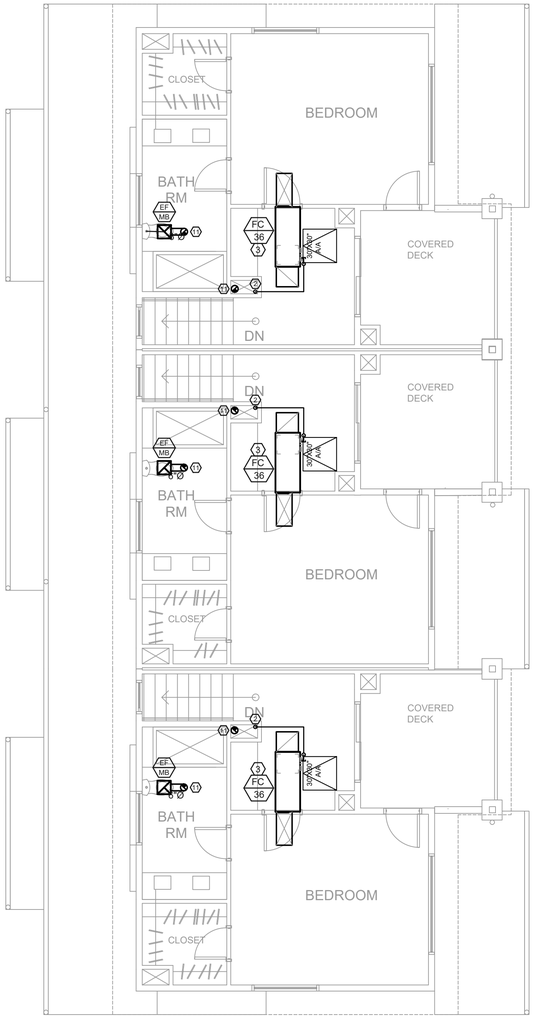
ROOF PLAN 2



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THIRD FLOOR PLAN 1

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4. EXHAUST VENT PIPE UP THRU ROOF, INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF VENT FOR HEATING UNIT SHALL COMPLY WITH CH. 8, CMC 2022.
5. PROVIDE WHOLE HOUSE EXHAUST FAN PER 2022 ENERGY CODE SECTION 150(O).
6. CONNECT KITCHEN HOOD (MIN. 100 CFM) TO 8"Ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 8"Ø).
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
8. PROVIDE FLUE DUCT FOR WATER HEATER. INSTALLED PER MANUFACTURER'S INSTALLATION MANUAL.
9. PROVIDE OPENING NOT LESS THAN 100 SQ. IN. FREE NET AREA FOR DRYER MAKEUP AIR PER CMC 2022 (504.4.1)
10. PROVIDE DOOR UNDERCUT
11. 6"Ø EA DUCT UP THRU ROOF W/ CAP.
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13. 8"Ø HOOD DUCT UP THRU ROOF W/ CAP
14. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
06/25/2025
Emolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

Ty Sauderlander
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tel 949.752.1612
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REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M38573
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
BUILDING B
THIRD & ROOF
FLOOR PLANS

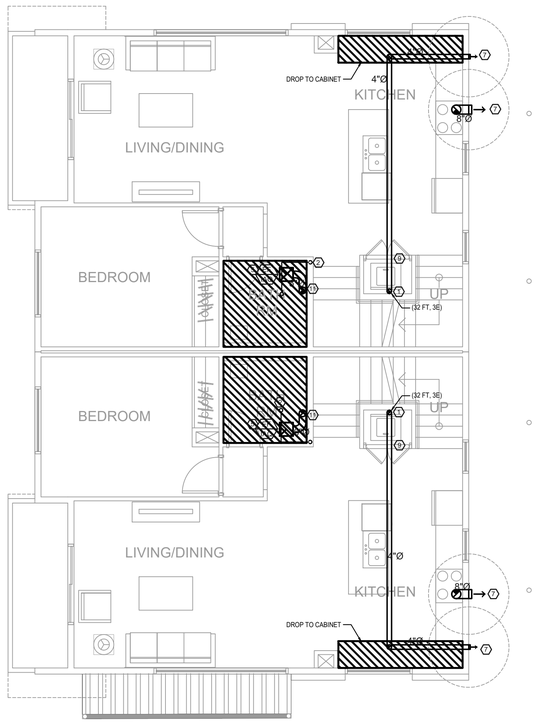
PROJECT NUMBER:
66323

ENGINEER:

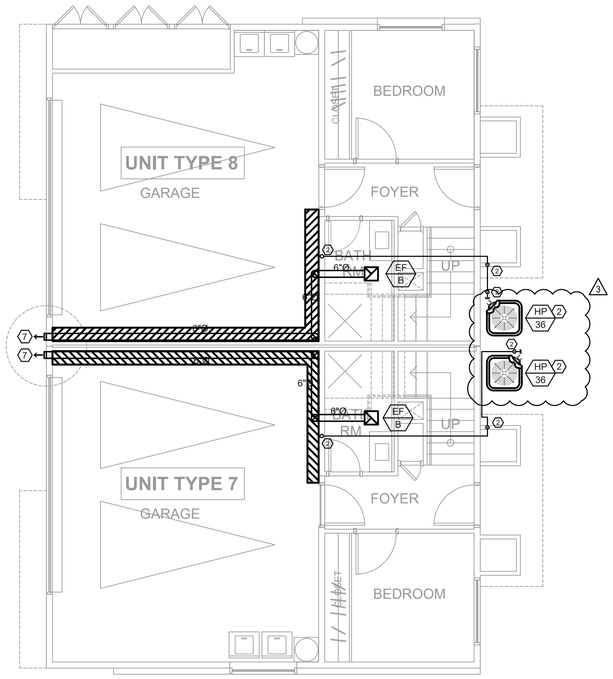
DRAFTER:

SHEET NUMBER:
M-2.4

ISSUED DATE:XX/XX/XX



SECOND FLOOR PLAN | 2



FIRST FLOOR PLAN | 1

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3. REFER TO DRAWINGS MD-1 FOR MECHANICAL DETAILS.
4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
6. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET (1,524 MM) OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET (3,048 MM) OR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL. (CBC 705.11.4.3).
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1).
8. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
9. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
10. FOR CEILING HEIGHTS SEE ARCHITECTURAL DRAWINGS.
11. ALL ENVIRONMENTAL AIR VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
12. UNLESS NOTED DIFFERENT ON THE PLANS, ALL SUPPLY REGISTERS SHALL BE BAR TYPE (TRUAIRE TYPE 210, 220, 230, OR SIMILAR) WITH TOTAL PRESSURE LOSS LESS THAN. 0.025 in.w.g.
13. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
14. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
15. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
16. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
17. CONTRACTOR TO VERIFY INSTALLED DRYER LENGTHS ON FIELD.
18. KITCHEN HOODS SHALL BE RATED FOR SOUND IN ACCORDANCE WITH 2022 CALIFORNIA ENERGY CODE SECTION 150.0(o)G.
19. MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 13 FILTERS OR BETTER (NOMINAL 2" THICK FILTER, OR EQUIVALENT 1" FILTER PER EQUATION 150.0-A). DESIGNERS SHOULD CONSIDER HOW THIS MAY IMPACT SYSTEM DESIGN AIRFLOW. (2022 CEC SECTION 150.0(m) 12(C)).
20. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
21. EACH HEAT PUMP SHALL BE LABELED AS TO THE AREA SERVED AS REQUIRED BY SECTION 303.6 OF THE CALIFORNIA MECHANICAL CODE.

HVAC KEY NOTES

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Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

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Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
BUILDING C
FIRST & SECOND
FLOOR PLAN

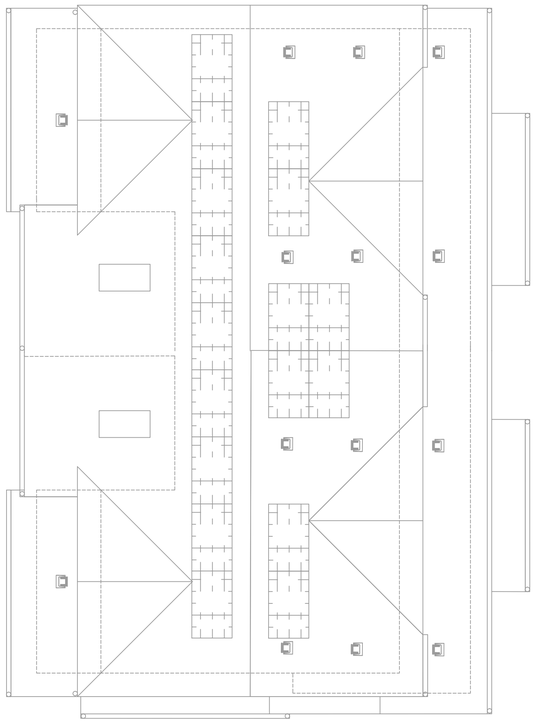
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

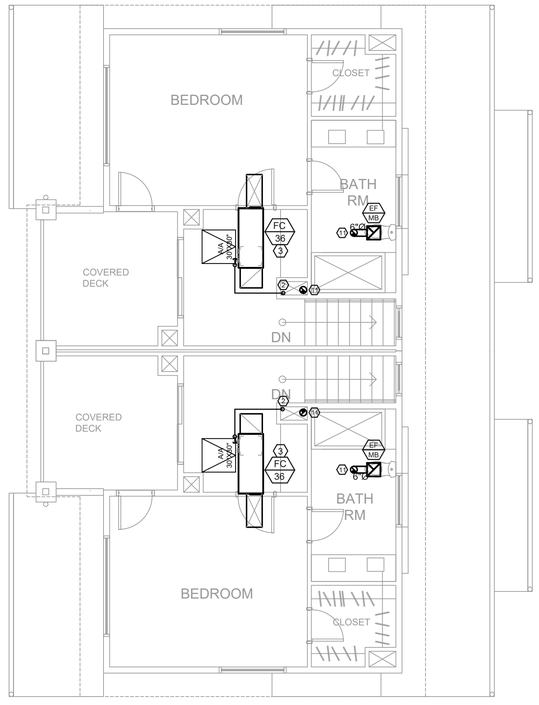
SHEET NUMBER:
M-2.5

ISSUED DATE: XX/XX/XX



0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



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THIRD FLOOR PLAN 1

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ISSUED DATE: XX/XX/XX

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City of Pomona
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ACCEPTED
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GOUVIS ENGINEERING CONSULTING GROUP®
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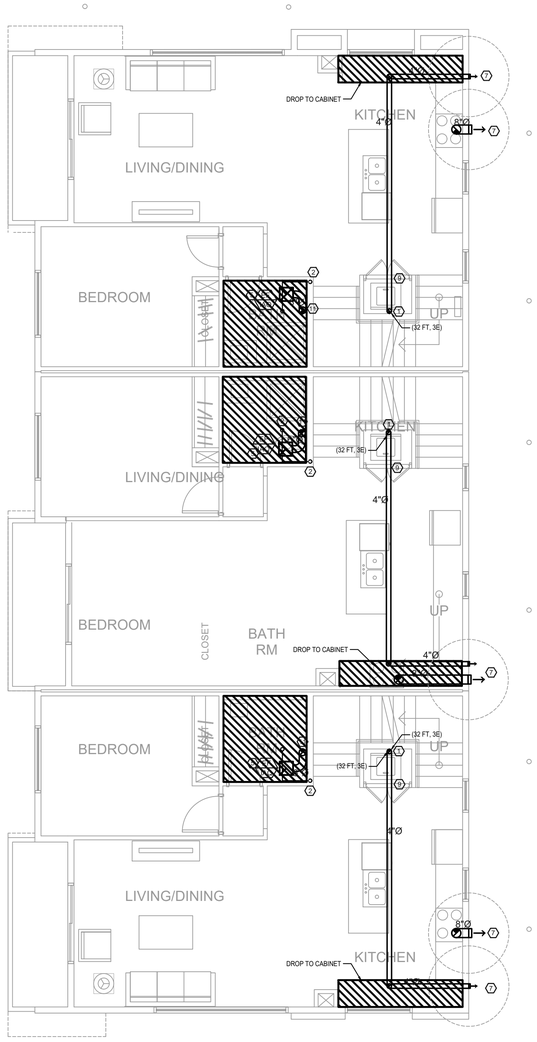
SHEET NAME:
BUILDING C
THIRD & ROOF
FLOOR PLANS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
M-2.6



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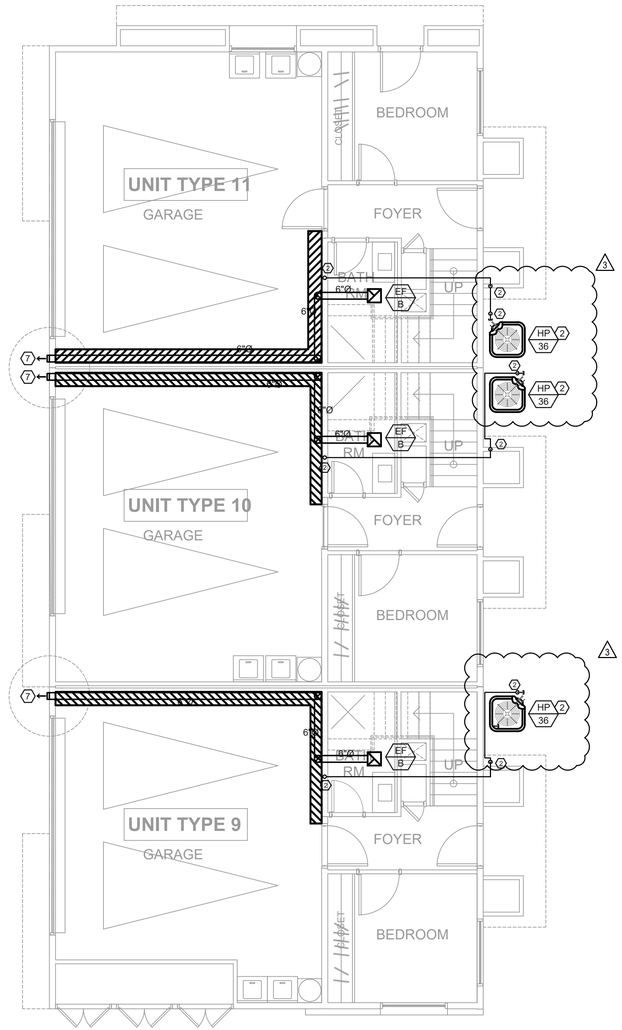
SECOND FLOOR PLAN 2



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FIRST FLOOR PLAN 1

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C-057193-2022
City of Pomona
Planning Division
ACCEPTED
06/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
RADE BASIC
No. M38573
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
BUILDING D
FIRST & SECOND
FLOOR PLAN

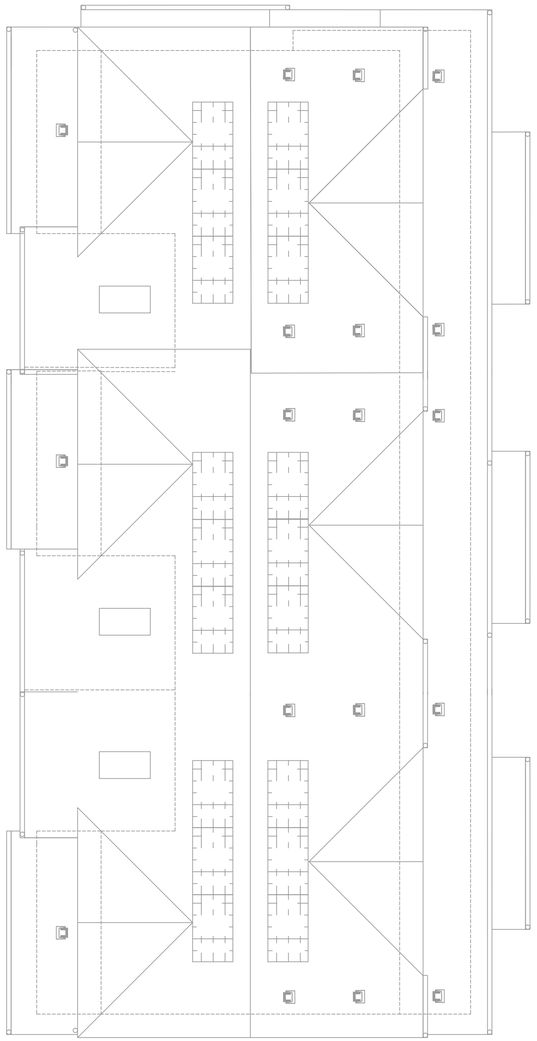
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

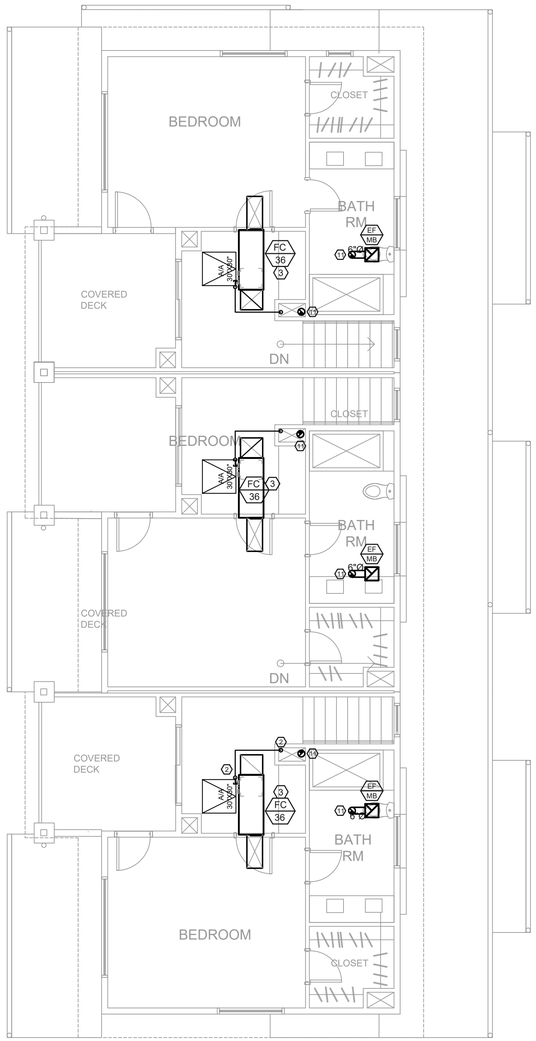
SHEET NUMBER:
M-2.7

ISSUED DATE: XX/XX/XX



0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



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THIRD FLOOR PLAN 1

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4. COORDINATE EXACT ROUTING OF DUCTWORK WITH STRUCTURAL AND ALL OTHER TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
5. PROVIDE CAN AND DUCT COLLAR AS REQUIRED FOR ALL GRILLES AND DIFFUSERS.
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7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1).
8. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
9. FIRE DAMPER RATINGS SHALL BE IN ACCORDANCE WITH 717.3.2.1 THROUGH 717.3.2.4. FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTIONS RATING SPECIFIED IN TABLE 717.3.2.1 FOR TYPES OF PENETRATION.
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11. ALL ENVIRONMENTAL AIR VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504.0 CMC).
12. UNLESS NOTED DIFFERENT ON THE PLANS, ALL SUPPLY REGISTERS SHALL BE BAR TYPE (TRUAIRE TYPE 210, 220, 230, OR SIMILAR) WITH TOTAL PRESSURE LOSS LESS THAN. 0.025 in.w.g.
13. THE FLUE DUCT FOR SEALED COMBUSTION WATER HEATER IS SIDE-WAL DISCHARGE. 3 FEET AWAY FROM OPENINGS INTO THE BUILDING AND 5' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR PROPERTY LINE DETAILS.
14. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
15. "REGISTERED' COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
16. WHEN LOCAL EXHAUST FANS ARE USED FOR "CONTINUOUS" WHOLE BUILDING VENTILATION, THE LOCAL EXHAUST FAN SWITCH SHALL BE PERMITTED AS AN OVERRIDE CONTROL. (SECTION 4.3 ASHRAE 62.2)
17. CONTRACTOR TO VERIFY INSTALLED DRYER LENGTHS ON FIELD.
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19. MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 13 FILTERS OR BETTER (NOMINAL 2" THICK FILTER, OR EQUIVALENT 1" FILTER PER EQUATION 150.0-A). DESIGNERS SHOULD CONSIDER HOW THIS MAY IMPACT SYSTEM DESIGN AIRFLOW. (2022 CEC SECTION 150.0(m) 12(C)).
20. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
21. EACH HEAT PUMP SHALL BE LABELED AS TO THE AREA SERVED AS REQUIRED BY SECTION 303.6 OF THE CALIFORNIA MECHANICAL CODE.

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4. EXHAUST VENT PIPE UP THRU ROOF, INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF VENT FOR HEATING UNIT SHALL COMPLY WITH CH. 8, CMC 2022.
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THIRD & ROOF
FLOOR PLANS

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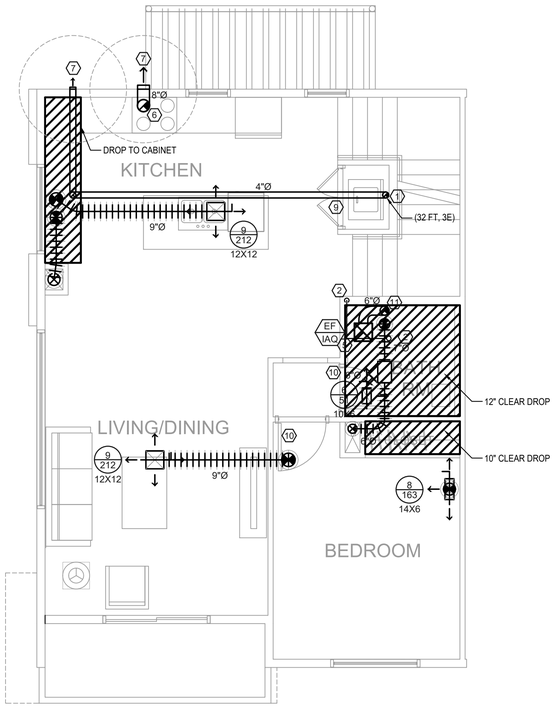
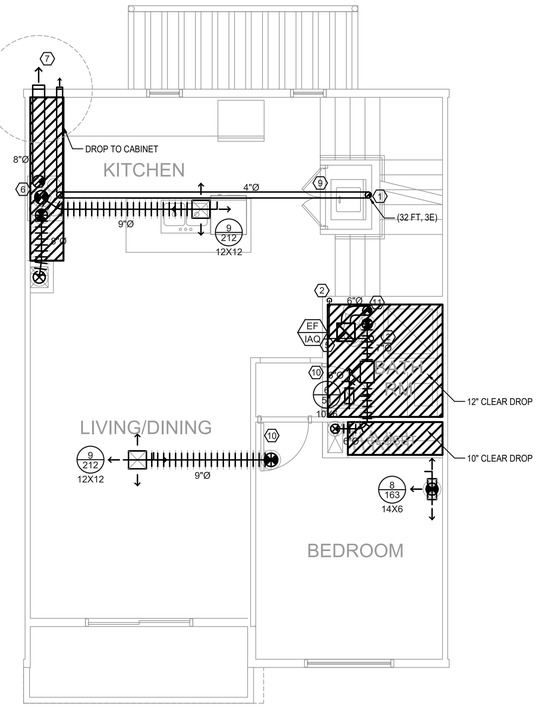
ISSUED DATE:XX/XX/XX



END-SECOND FLOOR PLAN 3

1/4" = 1'-0"



MIDDLE-SECOND FLOOR PLAN 2

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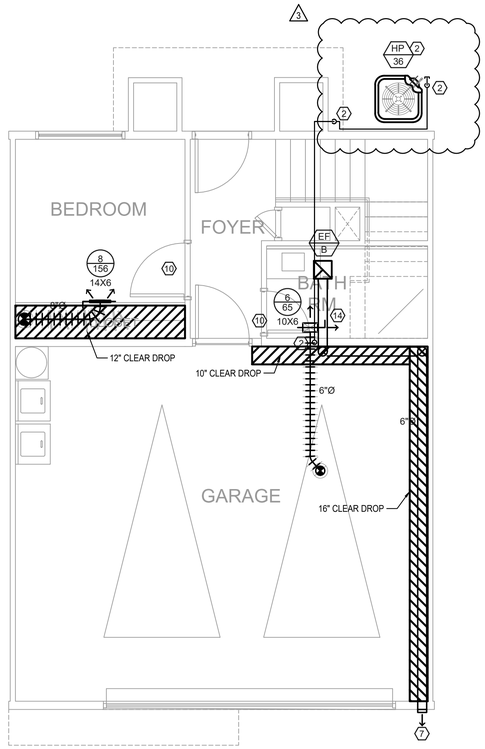

FIRST FLOOR PLAN 1

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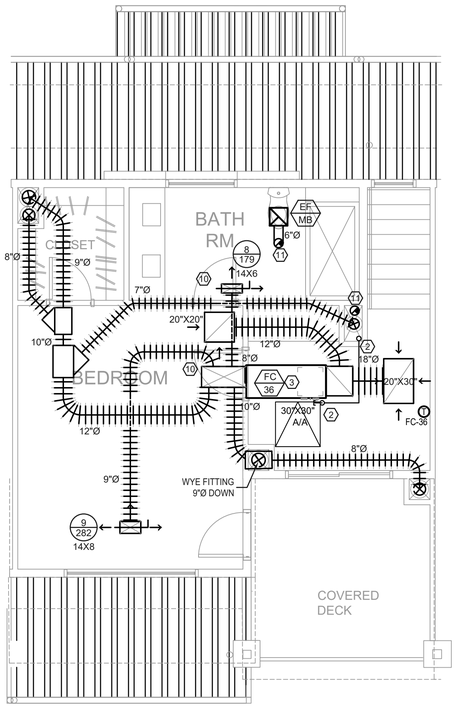

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REVISIONS

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1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
UNIT
THIRD FLOOR PLAN

PROJECT NUMBER:
66323

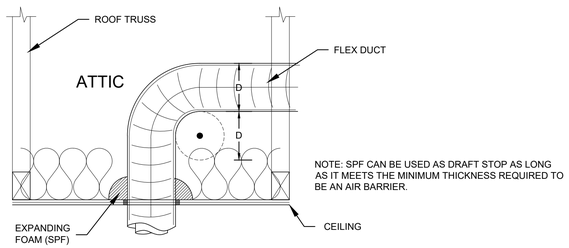
ENGINEER:

DRAFTER:

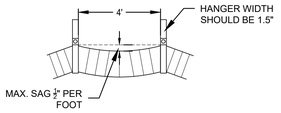
SHEET NUMBER:
M-3.2

ISSUED DATE:XX/XX/XX

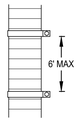
BEND SHALL BE MADE WITH NOT LESS THAN 1 DUCT DIAMETER CENTERLINE RADIUS. DUCTS SHOULD EXTEND A FEW INCHES BEYOND THE END OF A SHEET METAL CONNECTION BEFORE BENDING. DUCTS SHOULD NOT BE COMPRESSED.



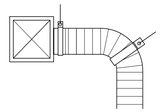
A.
SUPPORTED AT LEAST EVERY 4 FEET.



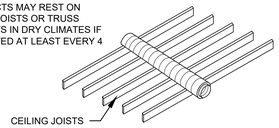
B.
VERTICALLY INSTALLED DUCT SHALL BE STABILIZED BY SUPPORT STRAPS AT A MAX. OF 6 FEET ON CENTER.



C.
SUPPORT DUCT BETWEEN METAL CONNECTION AND A BEND BY ALLOWING DUCT TO EXTEND STRAIGHT FOR A FEW INCHES BEFORE BENDING

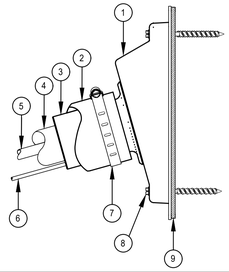


D.
FLEX DUCTS MAY REST ON CEILING JOISTS OR TRUSS SUPPORTS IN DRY CLIMATES IF SUPPORTED AT LEAST EVERY 4 FEET.



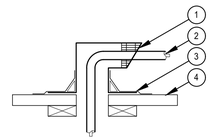
FLEX DUCT DETAIL 6

WALL PENETRATION DETAIL



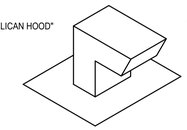
1. EXTERIOR WALL OR PARAPET WALL SEAL PENETRATION OUTLET WITH ELASTOMERIC LINE-SET COMPRESSION SLEEVE TYPE "TITANGS30" BY AIREX MANUFACTURING INC.
2. INSULATION PROTECTIVE PVC COVER TYPE "E-FLEX GUARD" BY AIREX MANUFACTURING INC OR SIMILAR
3. ELASTOMERIC LINE-SET COMPRESSION & ANTI-VIBRATION SLEEVE (COMPONENT OF REFERENCE 1 "TITAN GS30")
4. INSULATION FOR REFRIGERATION SUCTION LINE
5. REFRIGERATION SUCTION LINE
6. REFRIGERATION LIQUID LINE
7. MECHANICAL CONNECTION SECURED WITH STAINLESS STEEL CLAMP (COMPONENT OF REFERENCE 1 "TITAN GS30")
8. WALL FASTENERS SELF-TAPPING 3/8" HEX HEAD 1/4" DIAMETER ALL MATERIAL ANCHORS SCREWS WITH ELASTOMERIC WASHERS (COMPONENT OF REFERENCE 1 "TITAN GS30")
9. WALL SURFACE SEAL ELASTOMERIC GASKET (COMPONENT OF REFERENCE 1 "TITAN GS30")

FLAT ROOF PENETRATION DETAIL

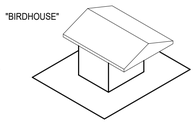


1. "PELICAN HOOD", "BIRDHOUSE" OR SIMILAR SHEET METAL RAIN HOOD PRODUCT
2. REFRIGERANT PIPES
3. SHEET METAL FLASHING WATER PROOFING PER ARCHITECTURAL DRAWINGS
4. ROOF

"PELICAN HOOD"

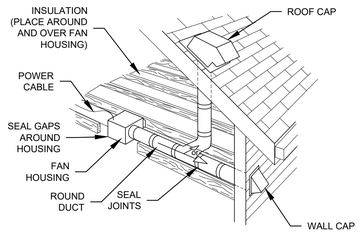


"BIRDHOUSE"

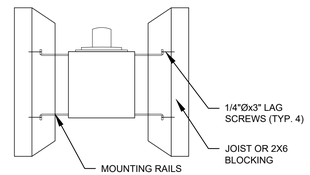


REFRIGERANT PIPE PENETRATION DETAIL 4

EXHAUST FAN IN ATTIC

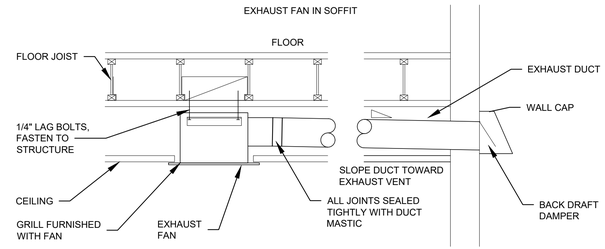


EXHAUST FAN MOUNTING IN FLOOR / ROOF FRAMING



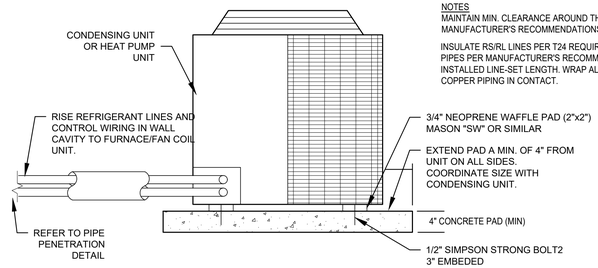
ENSURE DUCT JOINTS AND EXTERIOR PENETRATIONS ARE SEALED WITH CAULK OR OTHER SIMILAR MATERIAL TO CREATE AN AIR-TIGHT PATH. WHEN DUCTS IS LOCATED IN UNCONDITIONED SPACE PLACE /WRAP INSULATION AROUND THE DUCT AND FAN TO MINIMIZE POSSIBLE CONDENSATION BUILDUP WITHIN THE DUCT

EXHAUST FAN IN SOFFIT



CEILING TYPE EXHAUST FAN DETAIL 2

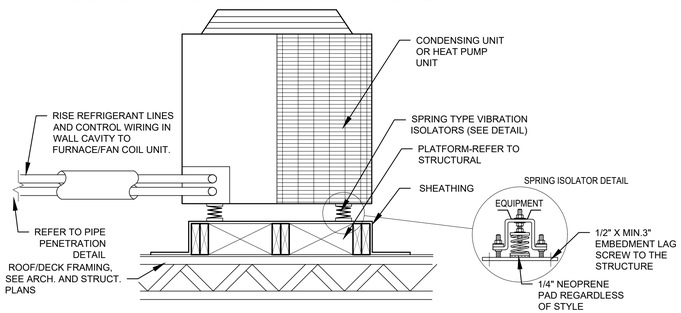
CONDENSING / HEAT PUMP UNIT ON THE GROUND



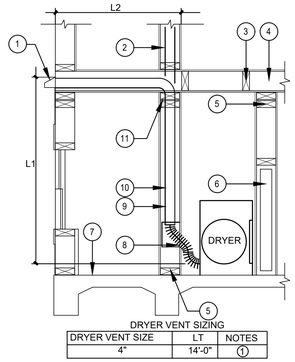
NOTES
MAINTAIN MIN. CLEARANCE AROUND THE UNIT PER MANUFACTURER'S RECOMMENDATIONS.

INSULATE RS/RL LINES PER T24 REQUIREMENTS . SIZE PIPES PER MANUFACTURER'S RECOMMENDATIONS FOR INSTALLED LINE-SET LENGTH. WRAP ALL EXPOSED COPPER PIPING IN CONTACT.

ROOF/DECK MOUNTED CONDENSING/ HEAT PUMP UNIT



CONDENSING UNIT INSTALLATION 5



DRYER VENT SIZING

DRYER VENT SIZE	LT	NOTES
4"	14'-0"	1

1. EYEBROW W/ BACKDRAFT DAMPER MAINTAIN MINIMUM THREE FEET AWAY FROM BUILDING OPENINGS (TYP.)
2. DRYER VENT TO ROOF WHERE SHOWN OR NOTED ON MECH. DWGS.
3. FLOOR JOISTS SEE STRUCT. DWGS. (TYP.)
4. FLOOR. CEILING ASSEMBLY
5. WALL TOP PLATES AND BOTTOM PLATES
6. LOUVERED DOOR BY OTHERS SEE ARCH. DWGS. OR TRANSFER LOUVER MIN. 100 SQ. IN. PER DRYER (NET FREE AREA)
7. FINISHED FLOOR.
8. APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6FT. IN LENGTH TO DRYER MAY BE USED (FLEXIBLE DUCT CONNECTOR SHALL NOT BE CONCEALED WITHIN BLDG. CONSTRUCTION). ILLUSTRATION DEPICTS USE OF DRYER BOX WITH THE FLEX DUCT CONNECTION.
   FLEX DUCT CONNECTOR SHALL NOT BE DEFORMED OR COMPRESSED.
9. DRYER DUCT SHALL NOT BE CONNECTED W/ SHEET METAL SCREWS OR OTHER FASTENERS WHICH WILL OBSTRUCT THE AIR FOW (TYP.)
10. DRYER DUCT SHALL BE OF MIN. 26 GAUGE SHEET METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES (TYP.)
11. FIRECAULK TOP PLATE PENETRATION WHEN PENETRATE RATED FLOOR CEILING ASSEMBLY (TYP.)

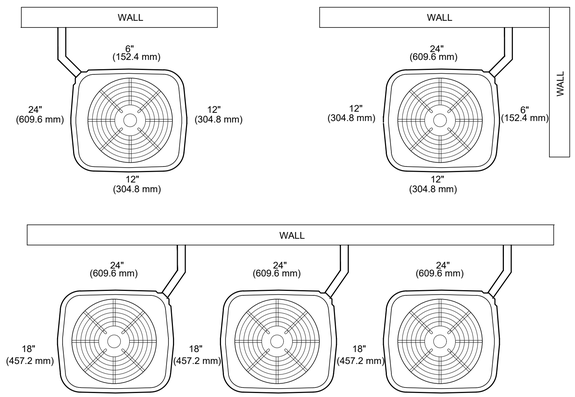
NOTES:
1. FOR A 4" GALVANIZED DRYER VENT DUCT IF:L1 = 8' THEN: L2 = 14'-8" = 6'

UNLESS OTHERWISE PERMITTED OR REQUIRED BY MANUFACTURER'S INSTRUCTIONS AND APPROVED BY AUTHORITY HAVING JURISDICTION, CLOTHES DRYER VENT SHALL NOT EXCEED A TOTAL COMBINED HORIZ. AND VERT. LENGTH OF 14' . TWO FEET SHALL BE DEDUCTED FOR EACH 90- DEGREE ELBOW IN EXCESS OF TWO. SECTION 504.4.2.1 OF THE CMC.

WHEN DUCT LENGTHS EXCEED CODE MINIMUM DRYER WITH LONG VENT OPTION SHALL BE SELECTED.

WHEN DUCT LENGTH EXCEED MANUFACTURER'S RECOMMENDED MAX. LENGTH UL LISTED POWER VENTILATORS SHALL BE USED IN ACCORDANCE WITH UL705 AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL.

DRYER VENT DETAIL 3



NOTE: NUMBERS IN ( ) = MM
ALLOW 48" ABOVE UNIT

IMPORTANT: WHEN INSTALLING MULTIPLE UNITS IN AN ALCOVE, ROOF WELL, OR PARTIALLY ENCLOSED AREA, ENSURE THERE IS ADEQUATE VENTILATION TO PREVENT RE-CIRCULATION OF DISCHARGE AIR.

HEAT PUMP UNIT CLEARANCES (CARRIER-GH5S) 1

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona Planning Division
ACCEPTED
GOUVIS ENGINEERING
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

15 Studebaker
Irvine, CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M38573
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

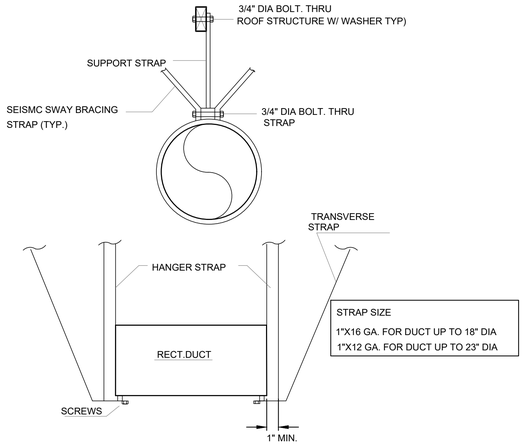
SHEET NAME:
DETAILS

PROJECT NUMBER:
66323

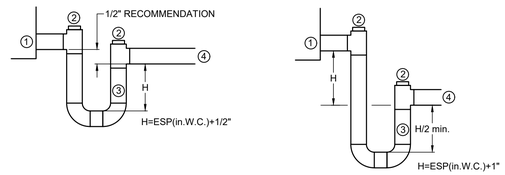
ENGINEER:

DRAFTER:

SHEET NUMBER:
MD-1



12 SEISMIC RESTRAINT DETAIL 10



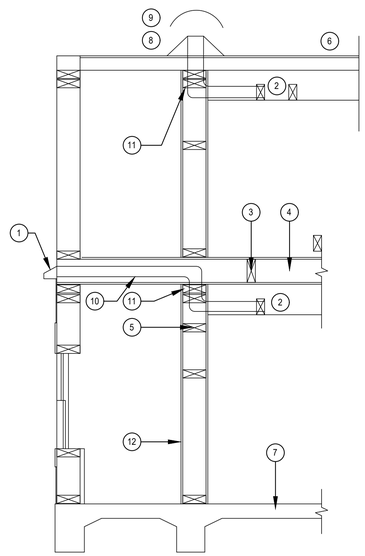
1. CONDENSATE DRAIN CONNECTION
2. HAND TIGHT PLUG
3. P-TRAP WITH WATER SEAL
4. CONDENSATE LINE. MIN 1% (1/8" PER 1') SLOPE
   PVC OR COPPER PIPE

ESP = EXTERNAL STATIC PRESSURE (SEE MECHANICAL SCHEDULE).

PIPE MATERIAL - PVC/COPPER OR ANY OTHER MATERIAL APPROVED FOR DRAIN PIPES PER CPC

MANUFACTURER'S APPROVED CONDENSATE DRAIN KITS ARE ACCEPTABLE ALTERNATIVE TO THIS P TRAP.

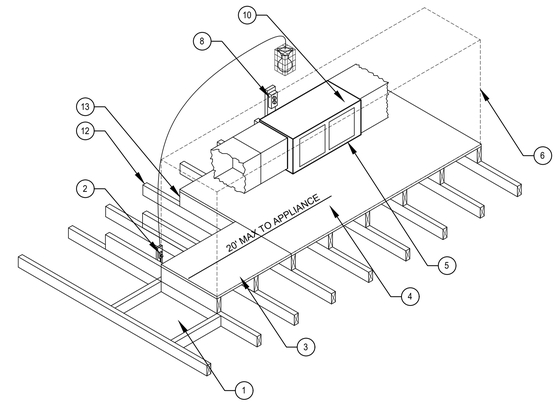
CONDENSATE DRAIN DETAIL 8



1. EYEBROW W/ BACKDRAFT DAMPER MAINTAIN MINIMUM THREE FEET AWAY FROM BUILDING OPENINGS (TYP.)
2. EXHAUST FAN IN CEILING OR WALL. SEE MECH DWSS.
3. 2X JOIST SEE STRUCT, DWSS. (TYP)
4. FLOOR CEILING ASSEMBLY
5. BLOCKING BY OTHERS (TYP)
6. ROOF - CEILING ASSEMBLY
7. FINISHED FLOOR
8. SHEET METAL FLASHING
9. TEE-TOP SHEET METAL ROOF JACK W/ WIRE MESH SCREEN
10. MIN 26 GAUGE SHEET METAL EXHAUST DUCT (TYP)
11. FIRE CAULK AT PLATE PENETRATION (TYP)
12. WALL (TYP)

NOTE:
1. SIMILAR FOR ADDITIONAL LEVELS.
2. SEE LINED JOIST BAY DETAIL WHEN DUCT DOES NOT ENTER FLOOR-CEILING. ASSEMBLY FROM WALL CAVITY.
3. SEE EXHAUST/ VENT TERMINATION DETAIL.

11 BATHROOM EXHAUST VENTING 9



1. 22" x 30" MINIMUM ATTIC OPENING
2. LIGHT SWITCH LOCATED AT THE ENTRANCE
3. SOLID FLOORING MINIMUM 24" WIDE
4. MINIMUM 30"x30" FLOOR AREA AT REQUIRED ACCESS SIDE
   EXCEPTION: A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FAN COIL IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING AND INSTALLED PER MANUFACTURER INSTALLATION MANUAL COMPLYING WITH ALL REQUIRED SERVICE CLEARANCES
5. SERVICE SIDE
6. WHERE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET MAX. DISTANCE FROM ACCESS SHALL NOT EXCEED 20 FT.
7. NOT USED
8. 120 V RECEPTACLE OUTLET (WITHIN 25 FT)
9. LIGHTING FIXTURE W/ LAMP PROTECTION CAGE BY ELECTRICAL
10. FAN COIL
11. NOT USED
12. ATTIC TRUSS (TYP.) REFER TO TRUSS SHOP DRAWINGS
13. 2"X6" SLEEPERS (TYP.) REFER TO TRUSS SHOP DRAWINGS

ATTIC FAN COIL INSTALLATION 7

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
06/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

GOUVIS
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REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M38573
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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DEVELOPER:

ARCHITECT:
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LOCATION:
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Los Angeles
CA

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SHEET NAME:
DETAILS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
MD-2

PLUMBING GENERAL NOTES

A. GENERAL

1. ALL WORK SHALL COMPLY WITH CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING CODE AND APPLICABLE LOCAL, STATE CODES AND REGULATIONS WITH AMENDMENTS (LATEST EDITION).

2. WHEN SUPPLIED, DESIGN ENGINEER SHALL REVIEW AND APPROVE SUBMITTALS FOR ALL EQUIPMENT. IN THE CASE WHERE A SUGGESTED SUBSTITUTE IS NOT ADEQUATE, SUBMITTAL SHALL BE RETURNED TO CONTRACTOR AND STAMPED AS "REVIEW AND RESUBMIT". SUBMITTAL APPROVAL CONFIRMS ONLY THAT THE SUGGESTED SUBSTITUTE HAS EQUIVALENT TECHNICAL PARAMETERS AND DESIGN CONSULTANT IS NOT RESPONSIBLE FOR ANY FINANCIAL IMPACT THAT THE SUBSTITUTE CAUSES.

3. PLUMBING DRAWINGS SHOW ONLY PERTINENT INFORMATION FOR LOCATION, SIZE AND CLASS OF PIPING, EQUIPMENT AND FIXTURES TO BE INSTALLED. SPECIFICATIONS WHICH FORM A PART OF THE DRAWINGS, SPECIFY MATERIAL TO BE USED FOR VARIOUS SIZES AND CLASSES OF PIPING, EQUIPMENT AND FIXTURES.

4. ELEVATIONS SHOWN ON PLUMBING DRAWINGS ARE REFERENCED FROM NOMINAL FINISHED FLOOR ELEVATION.

B. CONTRACTOR NOTES

1. BEFORE SUBMITTING THE BID, CONTRACTOR SHALL SURVEY THE ENTIRE PROJECT SITE AND BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS. THE INTENT OF WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID, DUE TO CONTRACTOR FAILURE TO ALLOW COST ESTIMATES FOR CONDITIONS WHICH MAY EXIST.

2. CONTRACTOR BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITIES, ALL ALTERATIONS, ALL DEMOLITION AND EXTENSION WORKS, PERMITS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COSTS, ETC., SHALL BE INCLUDED IN BID.

3. THIS LEGEND DRAWING IS GENERAL COMPILATION OF NOTES AND SYMBOLS THAT ARE REGULARLY REQUIRED ON PLUMBING DRAWINGS. SOME INFORMATION SHOWN ON THIS DRAWING MAY NOT NECESSARILY BE APPLICABLE TO THIS SPECIFIC PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INFORMATION ON PLANS WITH PERTINENT DATA ON THIS DRAWING.

4. CONTRACTOR SHALL COORDINATE HIS WORK HARMONIOUSLY WITH ALL OTHER TRADES.

5. IF THE CONTRACTOR REQUIRES A SOFFIT OR PLUMBING WALL THAT IS NOT SPECIFIED ON THE ARCHITECTURAL PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND DESIGN ENGINEER PRIOR TO THE INSTALLATION OF THE RELATED PIPING.

6. VALVE HANDLE ORIENTATION SHALL BE BY CONTRACTOR UNLESS SPECIFICALLY SHOWN ON DRAWINGS OR DIRECTED BY CONSTRUCTION MANAGER. VALVE HANDLE SHALL CLEAR VEHICLE AND/OR PERSONNEL TRAFFIC AND SHALL BE EASILY ACCESSIBLE.

7. CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE WALLS AND FLOORS WITH APPROVED FIRE SEALANT. REFER TO SPECIFICATION. INSTALL PER MANUFACTURERS INSTRUCTIONS FOR APPLICABLE PIPE MATERIAL AND SIZE.

8. ANY DIMENSIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE, AND MUST BE CONFIRMED AT THE SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ARCHITECT AND ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY FOR CLARIFICATION.

9. ALL FIXTURE LOCATIONS, INCLUDING BUT NOT LIMITED TO FLOOR DRAINS, AREA DRAINS, ROOF DRAINS, PLANTER DRAINS, SCUPPERS, DOWNSPOUTS, WATER-CLOSETS, LAVATORIES, SINKS, WASHER BOXES, BATHTUBS AND SHOWERS, SHALL BE LOCATED BY THE ARCHITECTURAL PLANS OR LANDSCAPE PLANS. ROUTING FROM FIXTURES TO THE APPROPRIATE DRAIN SYSTEM IS SHOWN ON THESE PLANS. CONTRACTOR SHALL CONTACT EOR IMMEDIATELY IF LOCATIONS DO NOT MATCH BETWEEN ARCHITECTURAL AND PLUMBING PLANS.

10. PLASTIC AND COPPER OR COPPER ALLOY PIPING PENETRATING FRAMING MEMBERS TO WITHIN 1 INCH OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN NO. 18 GAUGE IN THICKNESS. THE STEEL NAIL PLATE SHALL EXTEND ALONG THE FRAMING MEMBER NOT LESS THAN 1-1/2 INCHES BEYONE THE OUTSIDE DIAMETER OF THE PIPE OR TUBING. CPC 312.9.

C. POTABLE WATER

1. POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE IF REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND OUTLINED IN THE PLUMBING CODE.

2. ALL INSTALLATIONS OF PEX PIPE AND CPVC PIPE SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. CONTRACTOR SHALL FOLLOW THE FLUSHING REQUIREMENTS AS OUTLINED IN CPC SECTIONS 604.1.1(h)(i) AND 604.1.2.

3. ALL PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. LAVATORIES, BATHTUBS, SHOWERS, AND OTHER SHALL BE PROVIDED WITH HOT AND COLD WATER. CRBC R306.4

4. HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C). THE MAXIMUM TEMPERATURE SHALL BE REGULATED BY ONE OF THE FOLLOWING MEANS:
   A. A LIMITING DEVICE CONFORMING TO EITHER ASSE 1070/ASME A112.1070 OR CSA B125.70
   B. A WATER HEATER CONFORMING TO ASSE 1084.

5. PROVIDE WATER HAMMER ARRESTORS FOR ALL QUICK-ACTING VALVES.

6. PIPES, PIPE FITTING, VALVES, AND FAUCETS UTILIZED IN THE WATER SUPPLY SYSTEM FOR NON-DRINKING WATER APPLICATIONS SHALL HAVE A MAXIMUM OF 8 PERCENT LEAD CONTENT. CPC SECTION §604.2.1

7. POTABLE WATER SUPPLY TO BEVERAGE DISPENSERS CARBONATED BEVERAGE DISPENSERS, OR COFFEE MACHINES SHALL BE PROTECTED BY AN AIR GAP OR A VENTED BACK-FLOW PREVENTER THAT COMPLIES WITH ASSE 1022.

8. POTABLE WATER MAKE UP SUPPLY FOR SWIMMING POOLS, SPAS AND HOT TUBS SHALL BE PROTECTED FROM BACK-FLOW USING AN APPROPRIATED REDUCED PRESSURE PRINCIPLE BACK-FLOW PREVENTER.

9. WHERE MORE THAN ONE BUILDING IS BEING SUPPLIED ON A SINGLE PREMISE, EACH BUILDING SHALL BE PROVIDED A FULL WAY SHUT OFF VALVE IN AN ACCESSIBLE LOCATION. THIS REQUIREMENT DOES NOT APPLY FOR SINGLE FAMILY RESIDENCES WITH ACCESSORY STRUCTURES.

10. IN MULTI-DWELLING UNITS, ONE OR MORE SHUT OFF VALVES SHALL BE PROVIDED IN EACH DWELLING UNIT SO THAT THE WATER MAY BE SHUT OFF WITHOUT AFFECTING THE WATER SUPPLY TO OTHER DWELLING UNITS.

11. WHERE A BOOSTER PUMP IS CONNECTED TO A BUILDING SUPPLY OR UNDERGROUND WATER PIPE, A LOW-PRESSURE CUTOFF SWITCH ON THE INLET SIDE OF THE PUMP SHALL BE INSTALLED NOT MORE THAN 5 FEET OF THE INLET. THE CUTOFF SWITCH SHALL BE SET FOR NOT LESS THAN 10 PSI. A PRESSURE GAUGE SHALL BE INSTALLED BETWEEN THE SHUTOFF VALVE AND THE PUMP.

12. A CONTROL VALVE SHALL BE INSTALLED IMMEDIATELY AHEAD OF EACH WATER-SUPPLIED APPLIANCE AND IMMEDIATELY AHEAD OF EACH SLIP JOINT OF APPLIANCE SUPPLY. CPC 606.5

13. WHERE DOMESTIC WATER PIPING IS REQUIRED TO BE ROUTED UNDER A CONCRETE FLOOR SLAB WITHIN A BUILDING, PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION MAY BE REQUIRED. IF APPROVED, SUCH PIPING SHALL BE INSTALLED IN ACCORDANCE WITH CPC 609.3(1) AND 609.3(2).

14. ALL INSTALLATIONS OF PEX PIPE WHERE IT IS THE INITIAL PLUMBING PIPING INSTALLED IN NEW CONSTRUCTION SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR LESS THAN 1 WEEK

D. SANITARY AND STORM DRAINAGE

1. SANITARY DRAINAGE PIPING SHALL SLOPE 1/4" PER FOOT UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. DRAINAGE PIPING 4" & LARGER SHALL SLOPE 1/8" PER FOOT WHERE IT IS IMPRACTICAL DUE TO STREET SEWER ELEVATION OR STRUCTURAL FEATURES TO OBTAIN 1/4" PER FOOT.

2. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.

3. FLOOR DRAIN & HUB DRAIN P-TRAPS SHALL BE DEEP SEAL TYPE UNLESS NOTED OTHERWISE. FLOOR DRAIN AND HUB DRAIN P-TRAPS WITH TRAP PRIMER SHALL BE STANDARD SEAL TYPE UNLESS NOTED OTHERWISE.

4. TOP OF FLOOR CLEANOUTS SHALL BE FLUSH WITH FINISHED FLOOR UNLESS NOTED OTHERWISE.

5. VENT PIPE EXTENSIONS THRU ROOF SHALL TERMINATE 1'-0" (MINIMUM) ABOVE FINISHED ROOF.

6. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

7. ALL PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER SYSTEM. CRBC R3.063

8. COPPER ALLOY OR CAST-IRON DRAINAGE BODY CLEANOUTS SHALL NOT BE USED AS A REDUCER OR ADAPTER FROM CAST-IRON DRAINAGE PIPE TO IRON PIPE SIZE (IPS) PIPE. CPC SECTION §316.1

9. EACH CLEAN-OUT IN PIPING 2 INCHES OR LESS IN SIZE SHALL BE INSTALLED SO THAT THERE IS A CLEARANCE OF NOT LESS THAN 18 INCHES IN FRONT OF THE CLEAN-OUT. CLEANOUTS IN PIPING EXCEEDING 2 INCHES SHALL HAVE A CLEARANCE OF NOT LESS THAN 24 INCHES IN FRONT OF THE CLEAN-OUT. CPC SECTION §707.9

10. ANY CLEANOUTS SHOWN ON PLANS THAT DO NOT SPECIFY A SIZE SHALL BE SIZED PER CPC TABLE 707.1. ANY ADDITIONAL CLEAN-OUTS INSTALLED BY CONTRACTOR SHALL BE SIZED PER CPC TABLE 707.1.

11. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CPC.

12. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX(6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.

13. DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN EIGHT (8) FEET OF A VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING SUDS PRODUCING FIXTURES. BATHTUBS, LAUNDRIES, WASHING MACHINE STANDPIPES, KITCHEN SINKS, AND DISHWASHERS SHALL BE CONSIDERED SUDS-PRODUCING FIXTURES. WHERE PARALLEL VENT STACKS ARE REQUIRED, THEY SHALL CONNECT TO THE DRAINAGE STACK AT A POINT EIGHT (8) FEET ABOVE THE LOWEST POINT OF THE DRAINAGE STACK. CPC SECTION 711.0

13.1. EXCEPTIONS: (1) SINGLE FAMILY RESIDENCES. (2) STACKS RECEIVING THE DISCHARGE FROM LESS THAN THREE STORIES OF PLUMBING FIXTURES.

14. FIXTURES HAVING A CONCEALED SLIP JOINT CONNECTION (TUB/SHOWER) SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE WITH AT LEAST TWELVE INCHES IN ITS LEAST DIMENSION. CPC 402.10

15. THE TRAP FOR THE CLOTHES WASHER STANDPIPE RECEPTOR SHALL NOT BE INSTALLED BELOW THE FLOOR BUT SHALL BE ROUGHED IN NOT LESS THAN 6 INCHES AND NOT MORE THAN 18 INCHES ABOVE THE FLOOT CPC804.1.

E. PLUMBING FIXTURES, EQUIPMENT AND APPLIANCES

1. EXACT LOCATION OF PLUMBING EQUIPMENT, DEVICES AND FIXTURES SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.

2. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 507.2 CPC.

3. ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR WATER HEATER SHALL COMPLY WITH CH.5 CPC 2022 AND MANUFACTURERS SPECIFICATIONS.

4. INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 kBTU/HR (2kW) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. CBEES 110.3(C)6.

5. BATHTUB, SHOWER, AND TUB-SHOWER COMBINATIONS REQUIRE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHOULD BE PROVIDED ON THE VALVES AND SHOULD BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM 120°F.

6. FLEXIBLE PVC HOSES AND TUBING INTENDED TO BE USED ON WHIRLPOOL BATH-TUB WATER CIRCULATION SYSTEMS OR PNEUMATIC SYSTEMS SHALL BE IN ACCORDANCE WITH IAPMO Z1033. CPC SECTION §409.6.1

7. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTION AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY.

8. WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY, OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER WITH NOT LESS THAN 3/4" DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1-1/2" IN DEPTH.

9. ALL FIXTURES AND APPLIANCES ARE REQUIRED TO BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.

10. ALL PLUMBING FIXTURES THAT PROVIDE WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH THE CALIFORNIA LEAD - FREE LAW PER SECTION 116875 OF THE CALIFORNIA HEALTH AND SAFETY CODE

F. PIPING

1. ELEVATIONS BELOW GROUND LEVEL ARE NOTED IN FEET AND DECIMALS OF FEET AND SHALL DENOTE INVERT ELEVATION OF PIPE. ELEVATIONS ABOVE GROUND LEVEL ARE NOTED IN FEET & INCHES AND SHALL DENOTE WORK POINT ELEVATION OF PIPE, UNLESS NOTED OTHERWISE. BOTTOM OF PIPE ELEVATIONS REFER TO BOTTOM OF PIPE ON UNINSULATED LINES AND TO BOTTOM OF SADDLE ON INSULATED LINES.

2. PIPING SHOWN ON DRAWINGS WITHOUT DIMENSIONAL LOCATION SHALL BE FIELD ROUTED BY CONTRACTOR. CONTRACTOR SHALL VERIFY PROPOSED PIPE ROUTINGS AND CHECK OTHER TRADES WORK PRIOR TO INSTALLATION, INCLUDING INTERFERENCE WITH BUILDING STRUCTURES, EQUIPMENT AND WORK OF OTHER TRADES WHETHER NEW OR EXISTING. PROPOSED ROUTINGS SHALL BE REVIEWED WITH THE CONSTRUCTION MANAGER.

3. REDUCERS, REDUCING INSERTS, UNIONS & APPURTENANCES NOT SHOWN ON DRAWINGS BUT REQUIRED FOR PROPER INSTALLATION SHALL BE PROVIDED BY CONTRACTOR.

4. PLUMBING LINE SIZE REDUCTIONS NOT SHOWN WITH REDUCERS SHALL BE MADE WITH REDUCING FITTINGS.

5. PIPE SLEEVES FOR PLUMBING LINES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR. PROVIDE LOCATION AND SIZE TO CONCRETE CONTRACTOR AND STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

6. PIPE PENETRATION THROUGH NON-RATED WALLS AND FLOORS SHALL BE SEALED AIR TIGHT.

7. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, OR OTHER OPENINGS IN PLATES 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.

8. PVC PIPING EXPOSED TO SUNLIGHT MUST BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT OR WRAPPED WITH NOT LESS THAN 0.04 INCH(1.02 MM) THICK TAPE OR OTHERWISE PROTECTED FROM UV DEGRADATION. CPC SECTION §312.14

9. WATER SUPPLY AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE BE CONFIGURED TO PROTECT AGAINST CONTACT. PROTECTORS, INSULATORS, OR BOTH SHALL COMPLY WITH ASME A112.18.9. CPC SECTION §403.3

10. TRENCHES DEEPER THAT THE FOOTING OF A BUILDING OR STRUCTURE, AND PARALLELING THE SAME, SHALL BE LOCATED NOT LESS THAN 45 DEGREES FROM THE BOTTOM EXTERIOR OF FOOTING, OR AS APPROVED IN ACCORDANCE WITH SECTION 301.2. CPC SECTION §314.1

11. PLASTIC PIPE AND FITTINGS JOINED WITH SOLVENT CEMENT SHALL UTILIZE LOW VOC PRIMER(S), IF A PRIMER IS REQUIRED, AND LOW VOC CEMENT(S) AS DEFINED IN SECTION 214.0. CPC SECTION §705.1.2

12. FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS ACCESSIBLE FOR INSPECTION AND REPAIR.

CAL GREEN AND CALIFORNIA ENERGY NOTES

1. WATER HEATERS, SHOWERHEADS, FAUCETS AND ALL OTHER REGULATED APPLIANCES ARE CERTIFIED BY THE ENERGY COMMISSION. CEC §110-§113:

2. SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE SECTION 601.2.2.

3. WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS AND HIGH-RISE RESIDENTIAL OCCUPANCIES SHALL MEET THE AIR RELEASE VALVE, BACKFLOW PREVENTION, PUMP ISOLATION VALVE, AND RECIRCULATION LOOP CONNECTION REQUIREMENTS OF CEC SECTION §110.3(c)4.

4. CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED FOR NATURAL GAS: FAN-TYPE CENTRAL FURNACES, HOUSEHOLD COOKING APPLIANCES (APPLIANCES WITH AN ELECTRICAL SUPPLY VOLTAGE CONNECTION WITH PILOT LIGHTS THAT CONSUME LESS THAN 150 BTU/HR ARE EXEMPT), AND POOL AND SPA HEATERS. CEC SECTION §110.5.

5. STORAGE GAS WATER HEATERS RATED WITH AN ENERGY FACTOR NO GREATER THAN THE FEDERAL MINIMAL STANDARD ARE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER. CEC SECTION §150(J)1A.

6. UNFIRED STORAGE TANKS, SUCH AS STORAGE TANKS OR BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEM, OR OTHER INDIRECT HOT WATER TANKS HAVE R-12 EXTERNAL INSULATION OR R-16 INTERNAL INSULATION WHERE THE INTERNAL INSULATION R-VALUE IS INDICATED ON THE EXTERIOR OF THE TANK. CEC SECTION §150(J)1B.

7. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE.

8. COOLING SYSTEM PIPING (SUCTION, CHILLED WATER, OR BRINE LINES),AND PIPING INSULATED BETWEEN HEATING SOURCE AND INDIRECT HOT WATER TANK SHALL BE INSULATED TO TABLE 120.3-A AND EQUATION 120.3-A. CEC SECTION §120.3(a).

9. PIPE INSULATION FOR STEAM HYDRONIC HEATING SYSTEMS OR HOT WATER SYSTEMS >15 PSI, MEETS THE REQUIREMENTS OF STANDARDS TABLE 120.3-A. CEC SECTION §120.3(a).

10. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS ARE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION. CEC SECTION §150(n)4.

11. INSULATION SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND. CELLULAR FOAM INSULATION SHALL BE PROTECTED AS ABOVE OR PAINTED WITH A COATING THAT IS WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. CEC SECTION §120.3(b).

12. ALL PLUMBING FIXTURES SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION AND MEET THE CALIFORNIA GREEN BUILDING STANDARDS CODE WATER CONSUMPTION RATES.

13. CIRCULATING SERVICE WATER-HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP WHEN HOT WATER IS NOT REQUIRED. CEC SECTION §110.3(c)2.

14. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED AS SPECIFIED IN SECTION 609.12 OF THE CALIFORNIA PLUMBING CODE AND CALIFORNIA ENERGY CODE SECTIONS 150.0(J)2 AND 120.3(C).

   i. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.

   ii. ALL HOT WATER PIPING WITH A NOMINAL DIAMETER EQUAL TO OR GREATER THAN ¾ INCH AND LESS THAN 1 INCH.

   iii. ALL HOT WATER PIPING WITH A NOMINAL DIAMETER LESS THAN ¾ INCH THAT IS:

   A. ADDOSIACTED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM
   B. FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES
   C. FROM THE HEATER SOURCE TO A STORAGE TANK OR BETWEEN STORAGE TANKS; OR
   D. BURIED BELOW GRADE

15. THE FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED AND PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. (CALGREEN 5.410.4.4).

SHEET INDEX

NO.	SHEET	DESCRIPTION
1	P-0.1	GENERAL NOTES & SHEET INDEX
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3	P-0.3	CALCULATIONS
4	P-1.1	SITE PLAN
5	P-2.1A	BUILDING A - FLOOR PLAN - COLD / HOT WATER - WASTE AND VENT TO ROOF
6	P-2.1B	BUILDING B - FLOOR PLAN - COLD / HOT WATER - WASTE AND VENT TO ROOF
7	P-2.1C	BUILDING C - FLOOR PLAN - COLD / HOT WATER - WASTE AND VENT TO ROOF
8	P-2.1D	BUILDING D - FLOOR PLAN - COLD / HOT WATER - WASTE AND VENT TO ROOF
9	P-3.1A	UNIT UA-AP - FLOOR PLAN - COLD / HOT WATER
10	P-3.1B	UNIT UA-AP - FLOOR PLAN - WASTE & VENT PIPING
11	P-3.2A	UNIT UA-AP END & END AT STREET - FLOOR PLAN - COLD / HOT WATER
12	P-3.2B	UNIT UA-AP END & END AT STREET - FLOOR PLAN - WASTE & VENT PIPING
13	P-3.3	UNIT UA-AP ELECTRIC ROOM - FLOOR PLAN - COLD / HOT WATER - WASTE & VENT PIPING
14	P-4.1	DIAGRAMS
15	P-D.1	DETAILS
16	P-D.2	DETAILS

ISSUED DATE: XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
GENERAL NOTES & SHEET INDEX

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
P-0.1

GENERAL PIPE SIZING TABLES

DRAINAGE AND VENT PIPE SIZING TABLE

CPC TABLE 703.2

NOMINAL PIPE DIAMETER	DRAINAGE PIPING MAXIMUM UNITS (DFU) (1)			DRAINAGE PIPING MAX VERTICAL LENGTH (FT)	VENT PIPING HORIZONTAL AND VERTICAL (SEE NOTE)	
	VERTICAL	2% SLOPE	1% SLOPE		MAXIMUM UNITS (DFU)	MAXIMUM LENGTH (FT)
1-1/4"	1	1		45	1	45
1-1/2"	2 (2)	1		65	8 (3)	60
2"	16 (3)	8 (3)		85	24	120
3"	48 (4)	35 (4)		212	84	212
4"	256	216 (5)	172 (6)	300	256	300
5"	600	428 (5)	342 (5)	390	600	390
6"	1380	720 (4)	576 (5)	510	1380	510
8"	3600	2640 (5)	2112 (5)	750	3600	750

1. EXCLUDING TRAP ARM.
2. EXCEPT SINKS, URINALS AND DISHWASHERS - EXCEEDING 1 FIXTURE UNIT.
3. EXCEPT SIX-UNIT TRAPS OR WATER CLOSETS.
4. NOT TO EXCEED FIVE WATER CLOSETS OR FIVE SIX-UNIT TRAPS.
5. BASED ON ONE-FOURTH (1/4) INCH PER FOOT (2%) SLOPE. FOR ONE-EIGHTH (1/8) INCH PER FOOT (1%) SLOPE, MULTIPLY HORIZONTAL FIXTURE UNITS BY A FACTOR OF 0.8.
6. WHERE IMPRACTICAL TO MAINTAIN 1/4 INCH PER FOOT UNIFORM SLOPE, DRAINAGE PIPE FOUR (4) INCHES OR LARGER MAY HAVE A SLOPE NOT LESS THAN 1/8 INCH PER FOOT, WHEN FIRST APPROVED BY AUTHORITY HAVING JURISDICTION.

NOTES:
THE DIAMETER OF AN INDIVIDUAL VENT SHALL NOT BE LESS THAN ONE AND ONE-FOURTH (1-1/4) INCHES NOR LESS THAN ONE-HALF (1/2) THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED. FIXTURE UNIT LOAD VALUES FOR DRAINAGE AND VENT PIPING SHALL BE COMPUTED FROM CALIFORNIA PLUMBING CODE TABLES 702.1 AND 702.2. NOT TO EXCEED ONE-THIRD (1/3) OF THE TOTAL PERMITTED LENGTH OF ANY VENT MAY BE INSTALLED IN A HORIZONTAL POSITION. WHERE VENTS ARE INCREASED ONE (1) PIPE SIZE FOR THEIR ENTIRE LENGTH, THE MAXIMUM LENGTH LIMITATIONS SPECIFIED IN THIS TABLE DO NOT APPLY.

PIPE INSULATION THICKNESS

WATER HEATING SYTEMS (105°-140° OPERATING RANGE)	NOMINAL PIPE DIAMETER (INCHES)					
	LESS THAN 1"	1" TO 1.5"	1.75"	2 TO <4"	4" TO <8"	8" & LARGER
INSULATION WALL THICKNESS	1"	1.5"	1.75"	2"	2"	2"
R-VALUE	R 7.7	R 12.5	R 11	R 11	R 9	R 8

1. THE INSULATION FOR HOT WATER PIPES SHALL MEET THE MINIMUM THICKNESS PER CPC 609.12 AND CEC TABLE 120.3-A OR THE MINIMUM R-VALUE PER CEC TABLE 120.3.-A.
2. INSULATION THICKNESSES SHOWN REPRESENT THE LARGER REQUIREMENT FOR DESIGNATED PIPE SIZES PER CPC SECTION 609.12 AND CEC TABLE 120.3-A.
3. THE R-VALUES FOR ALL PIPE DIAMETERS ARE BASED ON TABLE 120.3-A OF THE CALIFORNIA ENERGY CODE.

FIXTURE UNITS VS. GPM CONVERSION TABLE

FLOW IN GPM		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
FIXTURE UNITS	FLUSH TANK	0	1	3	4	6	7	8	10	12	13	15	16	18	20	21
	FLUSH VALVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOW IN GPM		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
FIXTURE UNITS	FLUSH TANK	23	24	26	28	30	32	34	36	39	42	44	46	49	51	54
	FLUSH VALVE	-	-	-	-	-	-	5	6	7	8	9	10	11	12	13
FLOW IN GPM		31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
FIXTURE UNITS	FLUSH TANK	56	58	60	63	66	69	74	78	83	86	90	95	99	103	107
	FLUSH VALVE	14	15	16	18	20	21	23	25	26	28	30	31	33	35	37
FLOW IN GPM		46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
FIXTURE UNITS	FLUSH TANK	111	115	119	123	127	130	135	141	146	151	155	160	165	170	175
	FLUSH VALVE	39	42	44	46	48	50	52	54	57	60	63	66	69	73	76
FLOW IN GPM		62	64	66	68	70	72	74	76	78	80	82	84	86	88	90
FIXTURE UNITS	FLUSH TANK	185	195	205	215	225	236	245	254	264	275	284	294	305	315	326
	FLUSH VALVE	82	88	95	102	108	116	124	132	140	148	158	168	176	186	195
FLOW IN GPM		92	94	96	98	100	105	110	115	120	125	130	135	140	145	150
FIXTURE UNITS	FLUSH TANK	337	348	359	370	380	406	431	455	479	506	533	559	585	611	638
	FLUSH VALVE	205	214	223	234	245	270	295	329	365	396	430	460	490	521	559
FLOW IN GPM		155	160	165	170	175	180	185	190	200	210	220	230	240	250	260
FIXTURE UNITS	FLUSH TANK	665	692	719	748	778	809	840	879	945	1018	1091	1173	1254	1335	1418
	FLUSH VALVE	596	631	666	700	739	775	811	850	931	1009	1091	1173	1254	1335	1418
FLOW IN GPM		270	280	290	300	310	320	330	340	350	360	370	380	390	400	410
FIXTURE UNITS	FLUSH TANK FLUSH VALVE	1500	1583	1668	1755	1845	1926	2018	2110	2204	2298	2388	2480	2575	2670	2765
FLOW IN GPM		420	430	440	450	500	550	600	650	700	750	800	850	900	950	1000
FIXTURE UNITS	FLUSH TANK FLUSH VALVE	2862	2960	3060	3150	3620	4070	4480	4930	5380	5830	6280	6780	7280	7790	8300

GPM EQUIVALENTS ARE BASED ON CPC CHARTS A 103.1(1) AND A 103.1(2).

MATERIAL AND FIXTURE SCHEDULES

PIPING MATERIAL SCHEDULE

DOMESTIC WATER PIPING INSIDE BUILDING ABOVE FLOOR SIZES 1/2" TO 2"	UPONOR 'AQUAPEX' PEX TUBING WITH PROPEX (EP) FITTINGS, OR ALTERNATE BRANDS CONFORMING TO ASTM F876 AND ASTM F877 STANDARDS AND SDR9 DIMENSIONAL STANDARD
DOMESTIC WATER PIPING OUTSIDE BUILDING UNDERGROUND	FLOWGUARD GOLD CPVC SDR11 CTS PIPE AND FITTINGS PER ASTM D2846, MANUFACTURERED BY CHARLOTTE PIPE AND FOUNDRY CO. WITH SOCKET TYPE JOINTS ASSEMBLED WITH SOLVENT CEMENTS PER ASTM F493
SEWER, WASTE AND VENT PIPING INSIDE BUILDING ABOVE FLOOR	HUBLESS CAST IRON PIPE & FITTINGS WITH NEOPRENE SLEEVES & STAINLESS STEEL COUPLINGS OR SCHEDULE 40 PVC OR ABS PLASTIC PIPE WITH DWV TYPE FITTINGS.
SEWER, WASTE AND VENT PIPING INSIDE BUILDING BELOW GRADE	SCHEDULE 40 PVC OR ABS PLASTIC PIPE WITH DWV TYPE FITTINGS.

1. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SECTIONS 701.0 AND 903.0.
2. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
3. ANY COPPER PIPING JOINTS UNDER CONCRETE SLAB SHALL BE BRAZED INSTEAD OF SOLDERED.
4. TYPE M COPPER TUBING MAY BE USED FOR ABOVE GROUND WATER PIPING INSIDE OR ON THE BUILDING.
5. CPVC TUBING MAY BE USED FOR CONDENSATE DRAIN PIPING WHEN DISCHARGE FROM FLUE-BURNING APPLIANCES IS ACIDIC OR CORROSIVE.
6. ALL COPPER PIPING INSTALLED BELOW GRADE SHALL BE COATED.

FIXTURE SCHEDULE

ITEM	FIXTURE	COLD WATER	HOT WATER	WASTE	VENT	STORM DRAIN	DESCRIPTION
BT 1	TUB-SHOWER COMBO	3/4"	3/4"	2"	1-1/2"	-	SELECTION TBD BY OWNER.1.8 GPM SHOWER HEAD. PROVIDE A THERMOSTATIC OR PRESSURE BALANCE TYPE MIXING VALVE FOR THERMAL SHOCK AND SCALD PROTECTION.
WC 1	WATER CLOSET, FLUSH TANK	3/4"	-	3"	2"	-	1.28 GPF, FLUSHTANK TYPE. SELECTION TBD BY OWNER.
L 1	LAVATORY	1/2"	1/2"	2"	1-1/2"	-	1.2 GPM FAUCET. SELECTION TBD BY OWNER.
WSH 1	CLOTHES WASHER BOX	3/4"	3/4"	2"	1-1/2"	-	SELECTION TBD BY OWNER. PROVIDE WATER HAMMER ARRESTOR
IMB 1	ICE MAKER BOX	1/2"	-	-	-	-	SELECTION TBD BY OWNER. PROVIDE WATER HAMMER ARRESTOR.
DW 1	DISHWASHER	-	3/4"	-	-	-	DRAIN TO KITCHEN SINK. SELECTION TBD BY OWNER. PROVIDE WATER HAMMER ARRESTOR.
KS 1	KITCHEN SINK	3/4"	3/4"	2"	1-1/2"	-	1.8 GPM FAUCET. SELECTION TBD BY OWNER.
SH 1	SHOWER	3/4"	3/4"	2"	1-1/2"	-	1.8 GPM SHOWER HEAD. PROVIDE A THERMOSTATIC OR PRESSURE BALANCE TYPE MIXING VALVE FOR THERMAL SHOCK AND SCALD PROTECTION.
HB 1	HOSE BIBB	3/4"	-	-	-	-	WALL MOUNTED WITH ATMOSPHERIC VACUUM BREAKER. ARROWHEAD ARROWBREAKER MODEL OR EQUIVALENT.
HD 1	HUB DRAIN	-	-	2"	1-1/2"	-	SIOUX CHIEF OXBOX DRAIN BOX WITH SECONDARY DRAIN FUNNEL. PROVIDE TRAP PRIMER.

HYBRID ELECTRIC WATER HEATER SCHEDULE

EQUIPMENT NUMBER		WH 1
LOCATION		GARAGE
MANUFACTURER		RUUD OR APPROVED EQUAL
MODEL		PROUH80 T2 RU375-30
TYPE		HYBRID ELECTRIC
1ST HOUR RATING GPH		87
RECOVERY 90°F RISE, GPH		27
AMBIENT OPERATING RANGE		37-145°F
ENERGY FACTOR (ELECTRIC)		N/A
ENERGY FACTOR (EFFICIENT)		4.0
PHYS DATA	DIMENSIONS	24-1/4"D X 74-3/16"H
	WEIGHT (EMPTY)	244
CONN SIZE	WATER CONN.	3/4" NPT
ELEC. DATA	SUPPLY	208-240V - 1PH
	POWER	30 AMP

EXPANSION TANK SCHEDULE

EQUIP. NUMBER		ET 1
LOCATION		NEAR WH
MANUFACTURER		AMTROL
SERIES		THERM-X-TROL
MODEL		ST-5
TYPE		IN-LINE
TOTAL VOLUME		2.0 GALLONS
ACCEPTANCE FACTOR		0.45
MAX TEMPERATURE		200°F
MAX PRESSURE		150 PSIG
FACTORY PRECHARGE		50 PSIG
PHYS DATA	DIAMETER	8"
	HEIGHT	13"
	CONNECTION	3/4" NPT
	SHIPPING WEIGHT	5 LBS

*ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE OR BACKFLOW PREVENTER SHALL BE PROVIDED WITH AN APPROVED, LISTED, ADEQUATELY SIZED EXPANSION TANK OR OTHER APPROVED DEVICE HAVING A SIMILAR FUNCTION TO CONTROL THERMAL EXPANSION.

PLUMBING FIXTURES

- FLOOR DRAIN, SQUARE
- FLOOR SINK, KITCHEN
- FLOOR DRAIN
- TAG # RISER ID TAG
- TAG # EQUIPMENT ID TAG
- CONNECT TO EXISTING
- P-TRAP
- VENT
- WALL CLEANOUT
- SANITARY TEE
- WYE
- WYE W/CLEANOUT PLUG
- GROUND CLEANOUT

SUPPLY FIXTURES

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, SIDE
- TEE, DOWN
- TEE, UP
- PIPE CAP
- UNION
- WATER HAMMER ARRESTER
- HOSE BIBB
- PIPE STUB
- BUILDING SUPPLY
- PIPE POINT OF CONNECTION
- BACKFLOW PREVENTOR
- WATER SUB-METER
- TWH TERMINATION

PLUMBING LEGEND

SYMBOL	REMARKS	SYMBOL	REMARKS
CD	CONDENSATE DRAIN		WASTE_BELOW
	SYMBOLS		WASTE_ABOVE
	TEXT	GW	GREY_BELOW
CW	CW	GW GW	GREY_ABOVE
HW	HW	GSW	GREASE_BELOW
HWR	HW_RETURN	GSW GSW	GREASE_ABOVE
RW	RECYCLED WATER		VENT
	EQUIP	RD	ROOF DRAIN
			SUBSURFACE
		SD	SD_ABOVE
		OFD	OVERFLOW STORM DRAIN

ABBREVIATIONS

SYMBOL	REMARKS	SYMBOL	REMARKS	SYMBOL	REMARKS
ABV	ABOVE	FAU	FORCED AIR UNIT	POC	POINT OF CONNECTION
BLW	BELOW	FLR	FLOOR	PSI	POUND PER SQUARE INCH
BTUH	BRITISH THERMAL UNITS PER HOUR	FPS	FEET PER SECOND	RW	RECYCLED WATER
CD	CONDENSATE DRAIN	GPM	GALLONS PER MINUTE	SD	STORM DRAIN
CLG	CEILING	GSW	GREASE WASTE	SSD	SUBSURFACE DRAIN
CPC	CA PLUMBING CODE	GW	GREYWATER	SOV	SHUTOFF VALVE
CEC	CA ENERGY CODE	GCO	GROUND CLEANOUT	SQ FT	SQUARE FEET
CW	DOMESTIC COLD WATER	IE	INVERT ELEVATION	TBD	TO BE DETERMINED
HW	DOMESTIC HOT WATER			V	VENT
HWR	DOMESTIC HW RETURN			VTR	VENT TO ROOF
DN	DOWN	(N)	NEW	W	WASTE
(E)	EXISTING	OFD	OVERFLOW DRAIN	WCO	WALL CLEANOUT

VALVE SYMBOL

SYMBOL	REMARKS	SYMBOL	REMARKS	SYMBOL	REMARKS
	GATE		3-WAY		PRESSURE REDUCING VALVE (PRV)
	BALL		4-WAY		RELIEF OR SAFETY (NORMALLY CLOSED)
	GLOBE		ANGLE GATE		TRIPLE DUTY VALVE
	DIAPHRAGM		ANGLE GLOBE	S	SOLENOID
	BUTTERFLY		CHECK		DIAPHRAGM VALVE W/PURGE PORTS

FIXTURE FLOW RATES (2022 CAL GREEN MANDATORY MEASURES)

FIXTURE TYPE	MAXIMUM FLOW RATE	
SHOWERHEADS, RESIDENTIAL	1.8 GPM @ 80 PSI	WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI	THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.
KITCHEN FAUCETS	1.8 GPM @ 60 PSI	KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI.
WATER CLOSETS	1.28 GALLONS/FLUSH	THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
1. FLOW RATES ARE BASED ON THE 2022 CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.303 & 5.303.		

ISSUED DATE:XX/XX/XX

C-057193-2022

City of Pomona Planning Division
ACCEPTED
GOUVIS ENGINEERING
06/25/2025
Emotina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
MATERIAL AND FIXTURE SCHEDULES

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
P-0.2

WATER AND SEWER DEMAND CALCULATIONS

FIXTURE UNIT CALCULATION - PLAN

FIXTURE TYPE	QTY	DEMAND WEIGHT IN WSFU[1]						DRAINAGE[1]	
		FIXTURE DEMAND	HOT OR 75%[2]	COLD OR 75%[2]	TOTAL SUPPLY DEMAND	TOTAL HOT WATER DEMAND	TOTAL COLD BRANCH DEMAND	DFU	TOTAL
WATER CLOSET, FLUSH TANK	3	2.5	0	2.5	7.5	0.0	7.5	3	9
SHOWER, PER HEAD	3	2	1.5	1.5	6	4.5	4.5	2	6
LAVATORY	4	1	0.8	0.8	4	3.2	3.2	1	4
KITCHEN SINK	1	1.5	1.2	1.2	1.5	1.2	1.2	2	2
DISHWASHER (DRAIN TO KITCHEN SINK)	1	1.5	1.5	0	1.5	1.5	0	0	0
CLOTHES WASHER	1	4	3	3	4	3	3	3	3
HUB DRAIN	1	0	0	0	0	0	0	1	1
PRIMARY HOSE BIBB	1	2.5	0	2.5	2.5	0	2.5	0	0
TOTAL FIXTURE UNITS					27.0	13.4	21.9		25
EQUIVALENT WATER DEMAND IN GPM[3]					19	11	16		

1. FIXTURE UNITS ARE BASED ON CPC TABLE A 103.1 FOR WATER SUPPLY AND TABLE 702.1 FOR DRAINAGE.
2. SEPERATE HOT AND COLD WATER FIXTURE UNITS ARE TAKEN AS AT LEAST THREE-QUARTERS (3/4) OF TOTAL FIXTURE DEMAND, PER CPC TABLE A 103.1, NOTE 3.
3. GPM EQUIVALENTS ARE BASED ON CPC CHARTS A 103.1(1) AND A 103.1(2).

WATER PRESSURE CALCULATIONS

WATER PRESSURE CALCULATIONS - SITE METER TO FURTHEST FIXTURE

PLUMBING SYSTEM	PIPING ELEVATION DIFFERENCE	33	FT
	LONGEST DEVELOPED RUN OF PIPE	450	FT
	MIN PRESSURE AT MAIN (PER PLANNING COMISSION OF THE CITY OF POMONA 70-75 PSI)[1]	70	PSIG
PRESSURE LOSSES	3/4" WATER METER @ 19 GPM (PER NEPTUNE T-10 SPEC)	5	PSIG
	ELEVATION HEAD LOSS	14.2	PSIG
REQUIRED PRESSURE	PRESSURE BALANCE SHOWER CONTROL VALVE	20	PSIG
PRESSURE AVAILABLE FOR FRICTION LOSS	SUPPLY PRESS - [PRESS LOSSES + REQ'D PRESS]	30.8	PSIG
ALLOWABLE FRICTION LOSS PER 100 FT	[100 * PRESS AVAILABLE FOR FRICTION LOSS] ÷ [LONGEST DEVELOPED RUN OF PIPE]	6.8	PSIG

1. CONTRACTOR SHALL VERIFY WATER PRESSURE AT A LOCATION BETWEEN THE POINT OF CONNECTION SHOWN ON THE CIVIL PLANS AND THE ENTRANCE TO THE BUILDING PRIOR TO INSTALLING WATER PIPING. IF THE FIELD MEASURED WATER PRESSURE IS DISCOVERED TO BE LOWER THAN THE PRESSURE INDICATED ABOVE, IMMEDIATELY CONTACT THE PLUMBING ENGINEER ON RECORD. SHOULD THE CONTRACTOR FAIL TO VERIFY WATER PRESSURE PRIOR TO INSTALLING PIPING, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF THE DOMESTIC SYSTEM IS TO BE COMBINED WITH FIRE SPRINKLERS, REFER TO FIRE SPRINKLER PLANS FOR ANY ADDITIONAL PRESSURE REQUIREMENTS.

PIPE SIZING CHART, PEX

FOR VELOCITY OF 8FPS (CW) AND 5FPS(HW); PRESSURE LOSS PER 100FT IN PSI=4.5

PIPE SIZE	PIPE ID	COLD WATER			HOT WATER	
		TANK FU	VALVE FU	GPM	FU	GPM
1/2"	.475"	1	-	1.6	1	1.7
3/4"	.671"	4	-	4.0	5	4.5
1"	.862"	10	-	8.0	11	8.7
1-1/4"	1.054"	19	-	13.8	19	13.6
1-1/2"	1.244"	33	-	21.6	27	18.9
2"	1.629"	103	35	44.8	58	32.4

BASED ON UPONOR AQUAPEX PRESSURE LOSS TABLES IN CH 4 OF THE PLUMBING DESIGN ASSISTANCE MANUAL

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Planning Division
ACCEPTED
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STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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DEVELOPER:

ARCHITECT:
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LOCATION:
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Los Angeles
CA

REVISIONS

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2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

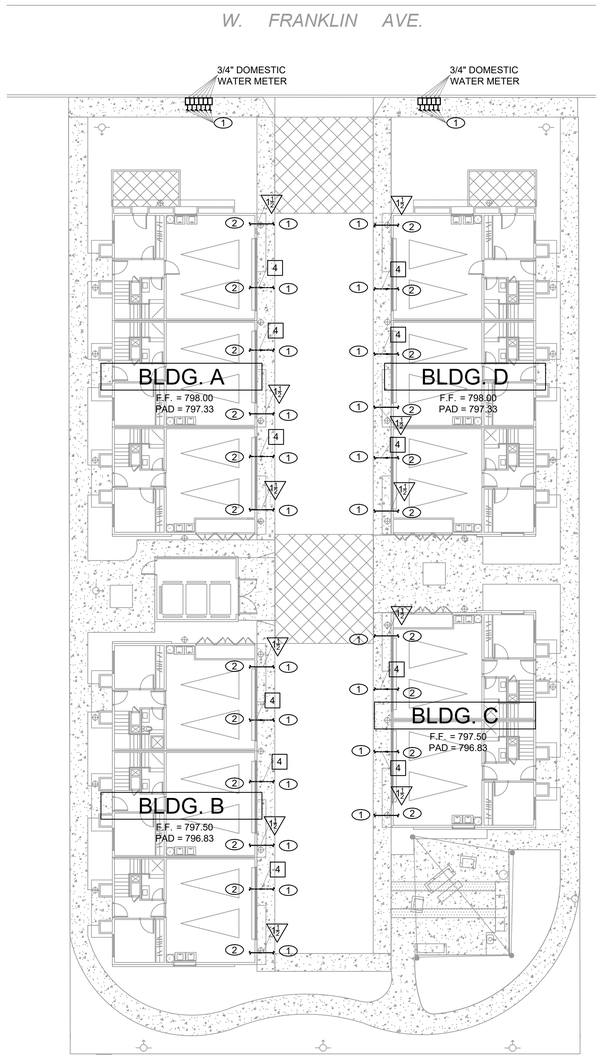
SHEET NAME:
CALCULATIONS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
P-0.3



SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- WALL CLEANOUT
- WYE
- GROUND CLEANOUT
- RISER ID TAG
- EQUIPMENT ID TAG
- CW
- HW
- HW_RETURN
- WASTE_BELOW
- WASTE_ABOVE
- VENT
- COND. DRAIN
- GREY_ABOVE
- GREY_BELOW
- GREASE_ABOVE
- GREASE_BELOW

KEY NOTES - WATER

1½ 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES - WASTE

4 4" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

2 2" VENT PIPE WITH DWV FITTINGS

3 3" VENT PIPE WITH DWV FITTINGS

KEY NOTES

1 REFER TO CIVIL PLAN FOR CONTINUATION

2 REFER TO UNIT PLAN FOR CONTINUATION

0 8' 16' 32' 48'
1/16" = 1'-0"

SITE PLAN | 1

C-057193-2022

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3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
SITE PLAN

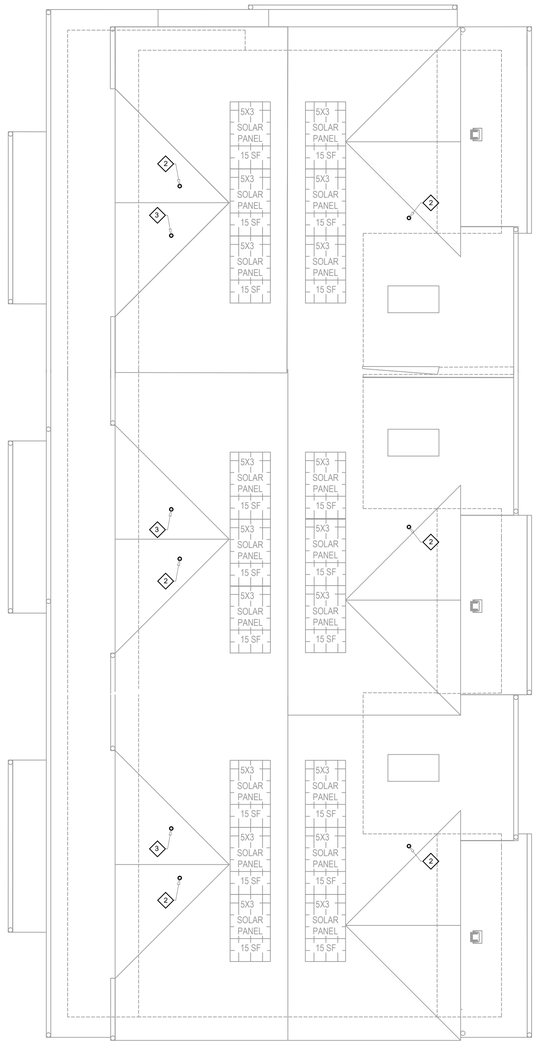
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

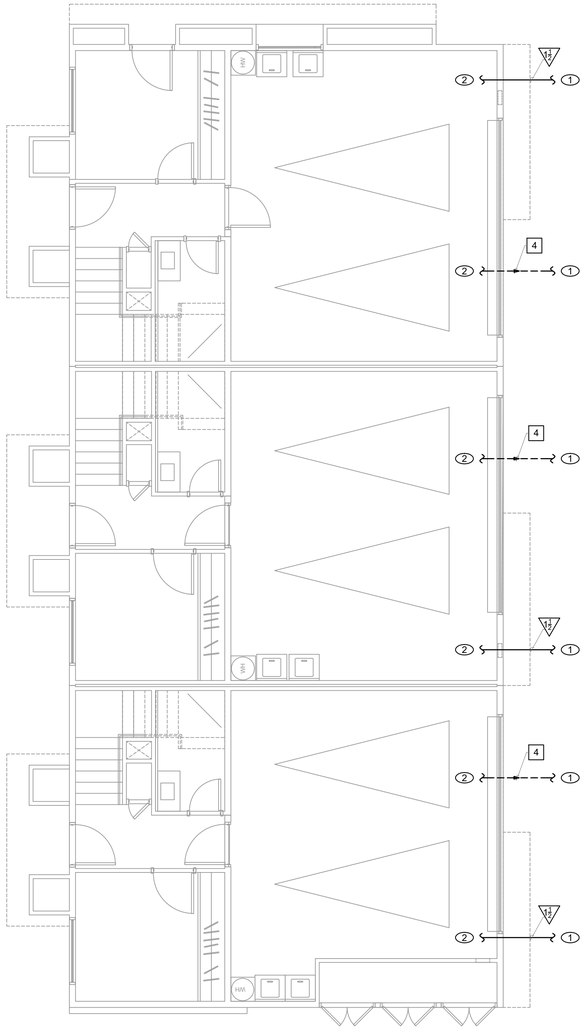
SHEET NUMBER:
P-1.1

ISSUED DATE:XX/XX/XX



0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



0 2' 4' 8' 16'
3/16" = 1'-0"

FIRST FLOOR PLAN 1

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- WALL CLEANOUT
- WYE
- GROUND CLEANOUT
- RISER ID TAG
- EQUIPMENT ID TAG
- CW
- HW
- HW_RETURN
- WASTE_BELOW
- WASTE_ABOVE
- VENT
- COND. DRAIN
- GREY_ABOVE
- GREY_BELOW
- GREASE_ABOVE
- GREASE_BELOW

KEY NOTES - WATER

1/2 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES - WASTE

4 4" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

2 2" VENT PIPE WITH DWV FITTINGS

3 3" VENT PIPE WITH DWV FITTINGS

KEY NOTES

1 REFER TO CIVIL PLAN FOR CONTINUATION

2 REFER TO UNIT PLAN FOR CONTINUATION

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3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
BUILDING A
FLOOR PLAN
COLD / HOT WATER
VENT TO ROOF

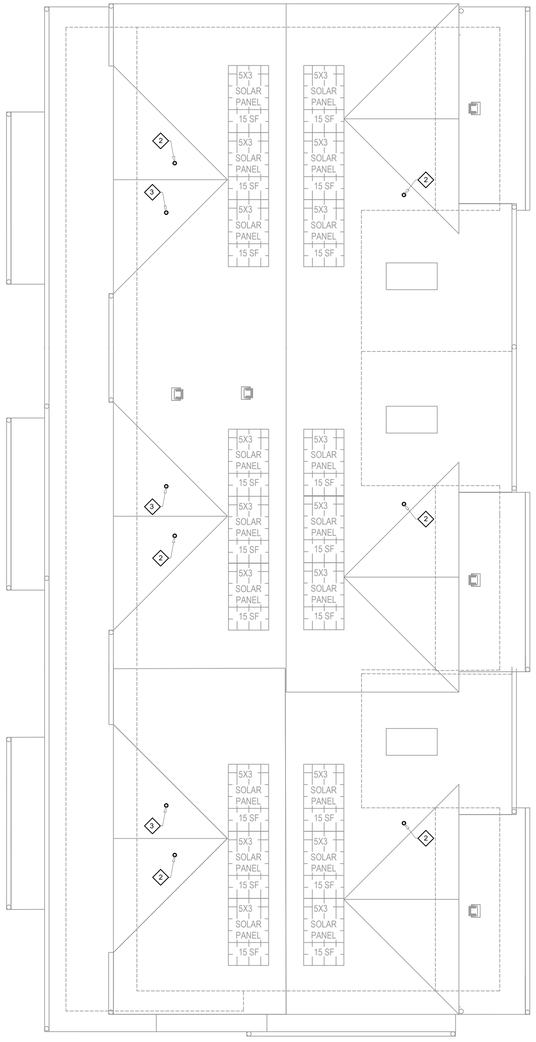
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

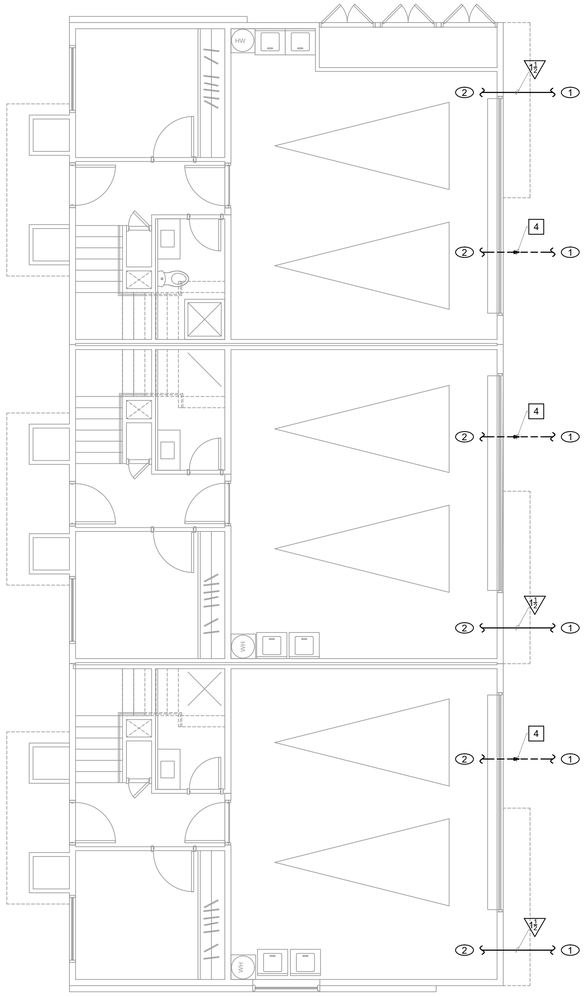
SHEET NUMBER:
P-2.1A

ISSUED DATE: XX/XX/XX



ROOF PLAN 2

0 2' 4' 8' 16'
3/16" = 1'-0"



FIRST FLOOR PLAN 1

0 2' 4' 8' 16'
3/16" = 1'-0"

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- WALL CLEANOUT
- WYE
- GROUND CLEANOUT
- RISER ID TAG
- EQUIPMENT ID TAG

- CW
- HW
- HW_RETURN
- WASTE_BELOW
- WASTE_ABOVE
- VENT
- COND. DRAIN
- GREY_ABOVE
- GREY_BELOW
- GREASE_ABOVE
- GREASE_BELOW

KEY NOTES - WATER

1 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES - WASTE

4 4" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

2 2" VENT PIPE WITH DWV FITTINGS

3 3" VENT PIPE WITH DWV FITTINGS

KEY NOTES

1 REFER TO CIVIL PLAN FOR CONTINUATION

2 REFER TO UNIT PLAN FOR CONTINUATION

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS
06/25/2025
Emolina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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15 Goldeneye
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Palm Springs
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LICENSED PROFESSIONAL ENGINEER
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M 39147
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
BUILDING B
FLOOR PLAN
COLD / HOT WATER
VENT TO ROOF

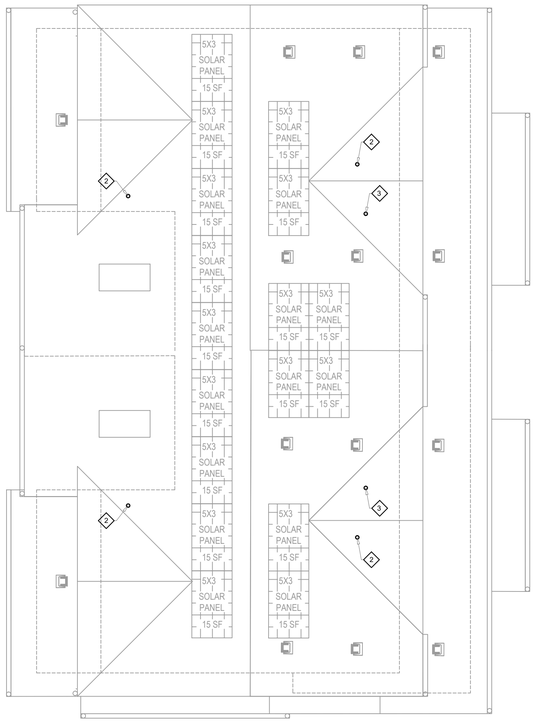
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

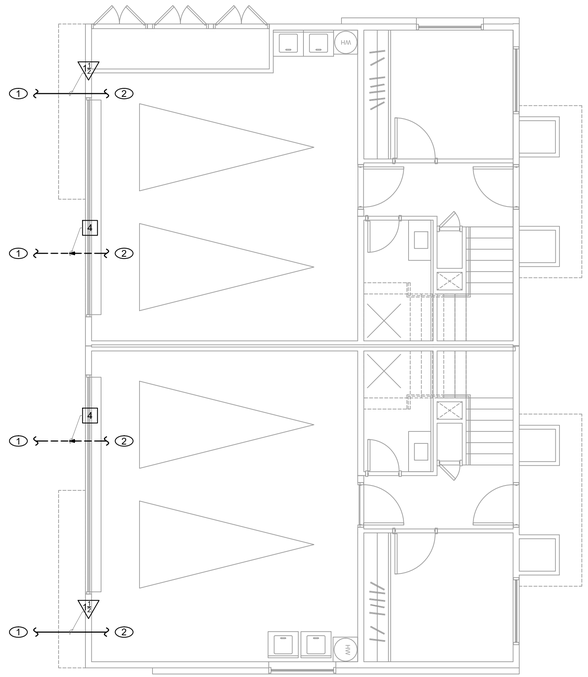
SHEET NUMBER:
P-2.1B

ISSUED DATE:XX/XX/XX



0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



0 2' 4' 8' 16'
3/16" = 1'-0"

FIRST FLOOR PLAN 1

SYMBOLS LEGEND

90 DEG ELBOW DOWN	CW
90 DEG ELBOW UP	HW
TEE, DOWN	HW_RETURN
TEE, UP	
PIPE CAP	WASTE_BELOW
WALL CLEANOUT	WASTE_ABOVE
WYE	VENT
GROUND CLEANOUT	COND. DRAIN
RISER ID TAG	GREY_ABOVE
	GREY_BELOW
EQUIPMENT ID TAG	GREASE_ABOVE
	GREASE_BELOW

KEY NOTES - WATER

1½ 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES - WASTE

4 4" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

2 2" VENT PIPE WITH DWV FITTINGS

3 3" VENT PIPE WITH DWV FITTINGS

KEY NOTES

1 REFER TO CIVIL PLAN FOR CONTINUATION

2 REFER TO UNIT PLAN FOR CONTINUATION

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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tel 760.323.5090

LICENSED PROFESSIONAL ENGINEER
LAWRENCE PAUL CAYANAUGH
M 39147
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
BUILDING C
FLOOR PLAN
COLD / HOT WATER
VENT TO ROOF

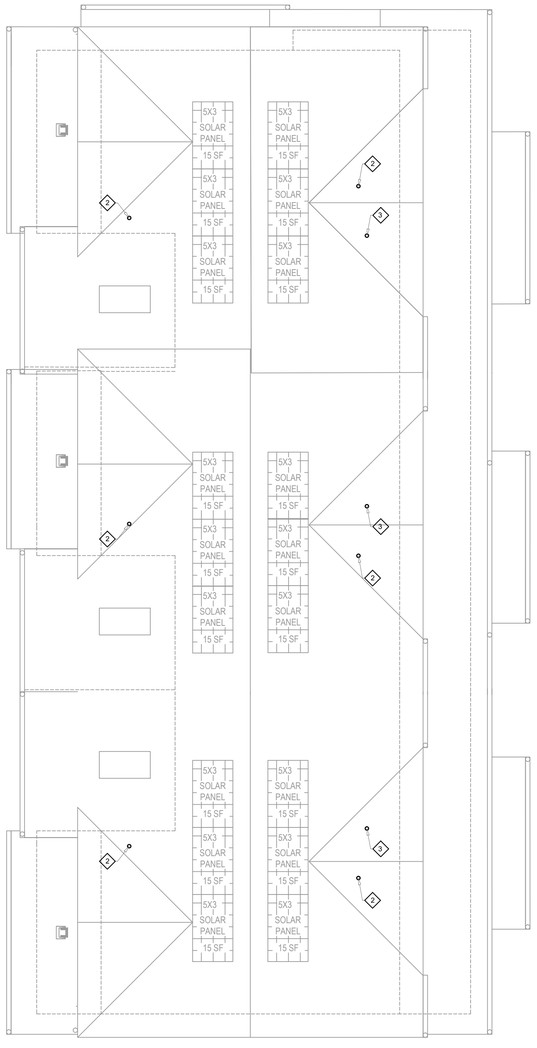
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

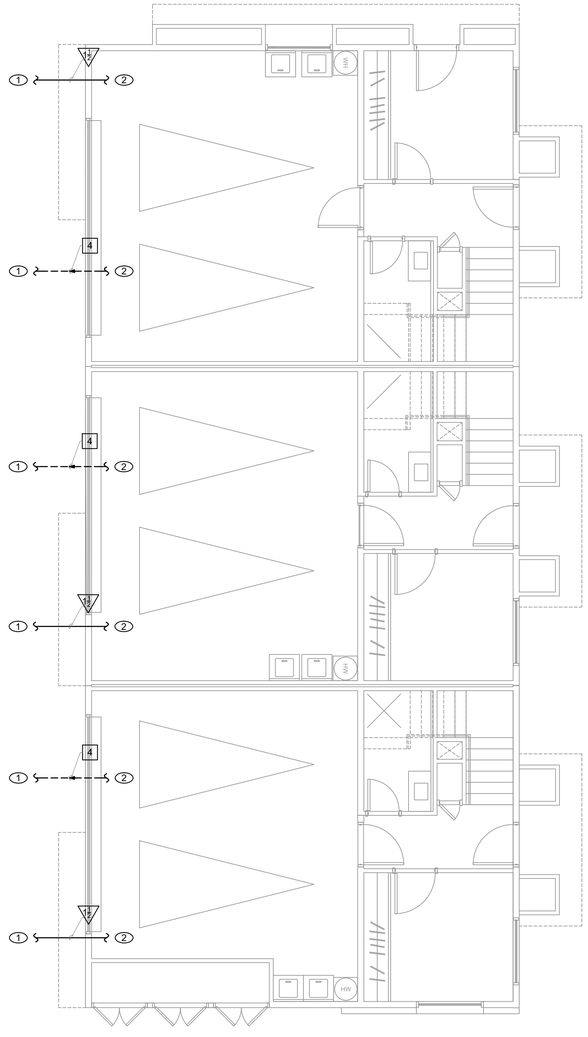
SHEET NUMBER:
P-2.1C

ISSUED DATE: XX/XX/XX



0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



0 2' 4' 8' 16'
3/16" = 1'-0"

FIRST FLOOR PLAN 1

SYMBOLS LEGEND

90 DEG ELBOW DOWN	CW
90 DEG ELBOW UP	HW
TEE, DOWN	HW_RETURN
TEE, UP	
PIPE CAP	WASTE_BELOW
WALL CLEANOUT	WASTE_ABOVE
WYE	VENT
GROUND CLEANOUT	COND. DRAIN
RISER ID TAG	GREY_ABOVE
	GREY_BELOW
EQUIPMENT ID TAG	GREASE_ABOVE
	GREASE_BELOW

KEY NOTES - WATER

1/2 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES - WASTE

4 4" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

2 2" VENT PIPE WITH DWV FITTINGS

3 3" VENT PIPE WITH DWV FITTINGS

KEY NOTES

1 REFER TO CIVIL PLAN FOR CONTINUATION

2 REFER TO UNIT PLAN FOR CONTINUATION

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emolina

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MECHANICAL
STATE OF CALIFORNIA

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
BUILDING D
FLOOR PLAN
COLD / HOT WATER
VENT TO ROOF

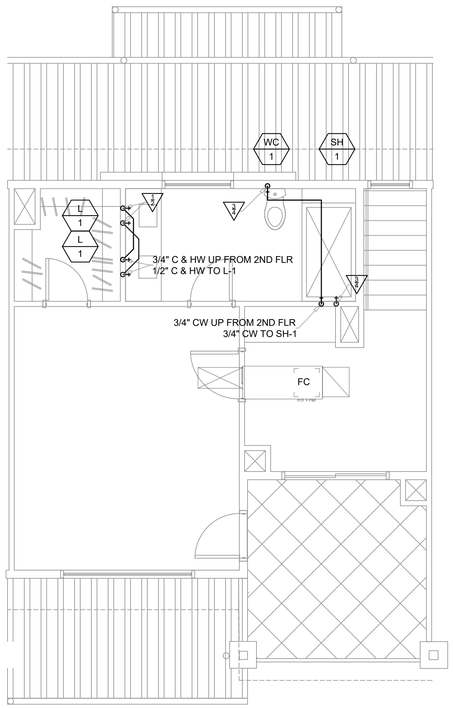
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

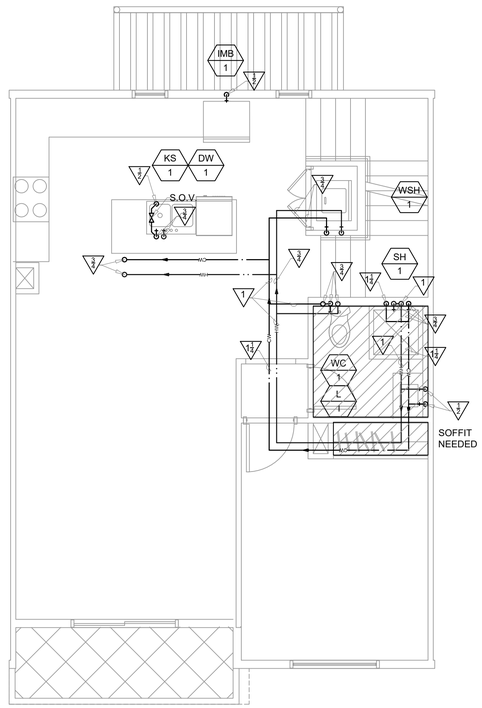
SHEET NUMBER:
P-2.1D

ISSUED DATE: XX/XX/XX



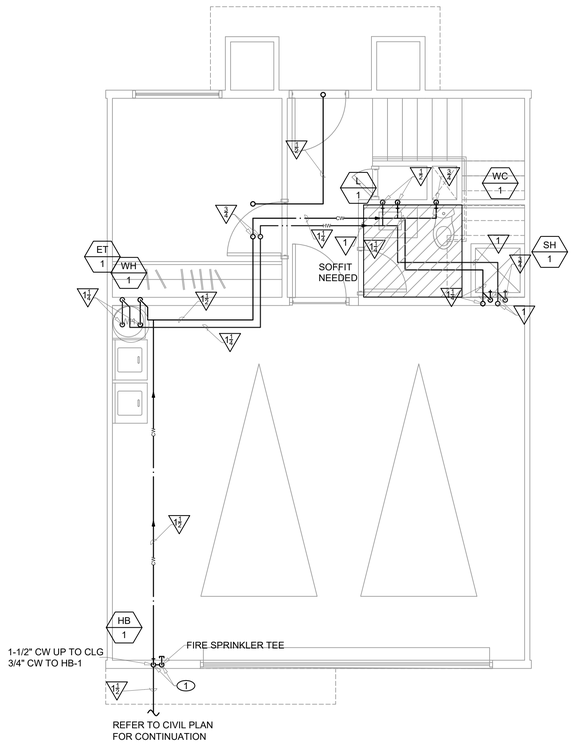
0 2' 4' 8' 12'
1/4" = 1'-0"

3RD FLOOR PLAN | 3



0 2' 4' 8' 12'
1/4" = 1'-0"

2ND FLOOR PLAN | 2



0 2' 4' 8' 12'
1/4" = 1'-0"

1ST FLOOR PLAN | 1

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- TAG # — RISER ID TAG
- TAG # — EQUIPMENT ID TAG
- CW
- HW
- HW_RETURN

KEY NOTES - WATER

- 1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 3/4" NOMINAL I.D. DOMESTIC WATER PIPE
- 1" NOMINAL I.D. DOMESTIC WATER PIPE
- 1-1/4" NOMINAL I.D. DOMESTIC WATER PIPE
- 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 2" NOMINAL I.D. DOMESTIC WATER PIPE
- 2-1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 3" NOMINAL I.D. DOMESTIC WATER PIPE
- 4" NOMINAL I.D. DOMESTIC WATER PIPE
- 5" NOMINAL I.D. DOMESTIC WATER PIPE
- 6" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES

1. S.O.V., HOSE BIBB & FIRE SPRINKLER TEE
   REFER TO DETAIL #10/P-D.1

ISSUED DATE: XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

T. Saldefeer
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fax 949.752.5321

Palm Springs
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LICENSED PROFESSIONAL ENGINEER
LAWRENCE PAUL CAVANAUGH
M 39147
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

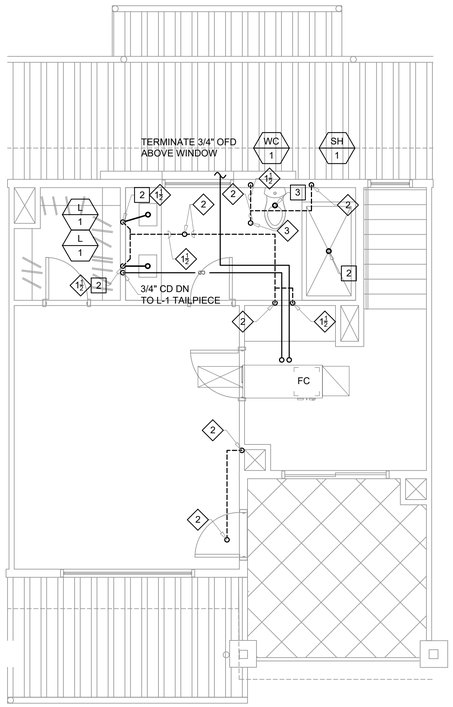
SHEET NAME:
UNIT UP-AP
FLOOR PLAN
COLD / HOT WATER

PROJECT NUMBER:
66323

ENGINEER:

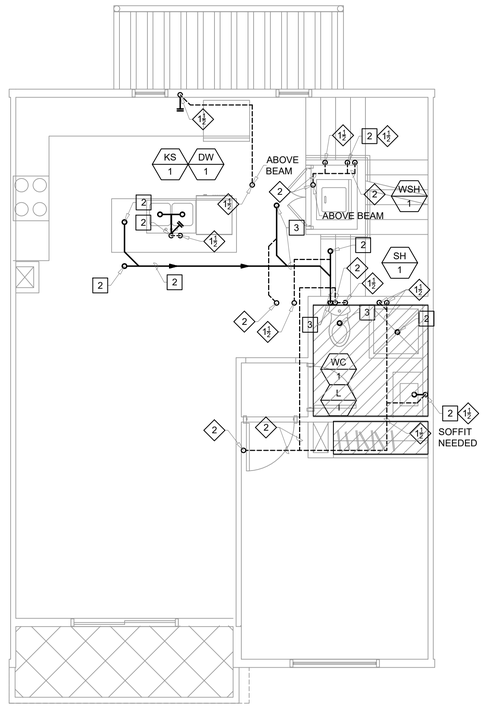
DRAFTER:

SHEET NUMBER:
P-3.1A



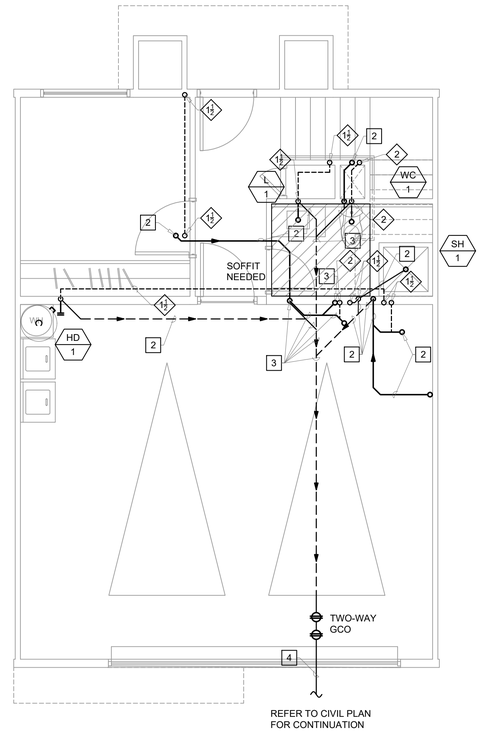
3RD FLOOR PLAN 3

1/4" = 1'-0"



2ND FLOOR PLAN 2

1/4" = 1'-0"



1ST FLOOR PLAN 1

1/4" = 1'-0"

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- WALL CLEANOUT
- WYE
- GROUND CLEANOUT
- RISER ID TAG
- EQUIPMENT ID TAG
- WASTE_BELOW
- WASTE_ABOVE
- VENT
- COND. DRAIN
- GREY_ABOVE
- GREY_BELOW
- GREASE_ABOVE
- GREASE_BELOW

KEY NOTES - WASTE

- 2 — 2" WASTE PIPE WITH DWV FITTINGS
- 3 — 3" WASTE PIPE WITH DWV FITTINGS
- 4 — 4" WASTE PIPE WITH DWV FITTINGS
- 6 — 6" WASTE PIPE WITH DWV FITTINGS
- 8 — 8" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

- 1½ — 1-1/2" VENT PIPE WITH DWV FITTINGS
- 2 — 2" VENT PIPE WITH DWV FITTINGS
- 3 — 3" VENT PIPE WITH DWV FITTINGS
- 4 — 4" VENT PIPE WITH DWV FITTINGS

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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LICENSED PROFESSIONAL ENGINEER
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M 39147
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
UNIT UP-AP
FLOOR PLAN
WASTE & VENT PIPING

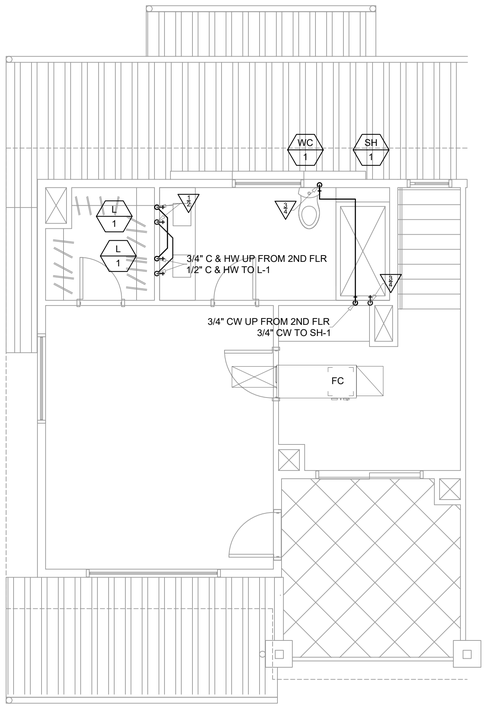
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

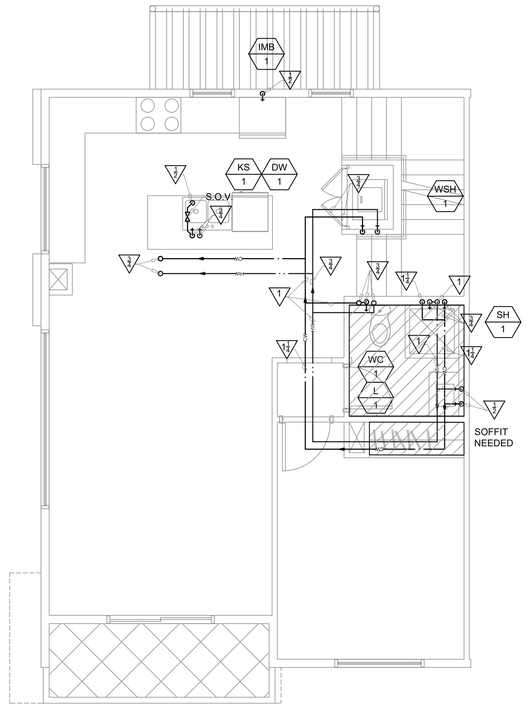
SHEET NUMBER:
P-3.1B

ISSUED DATE: XX/XX/XX



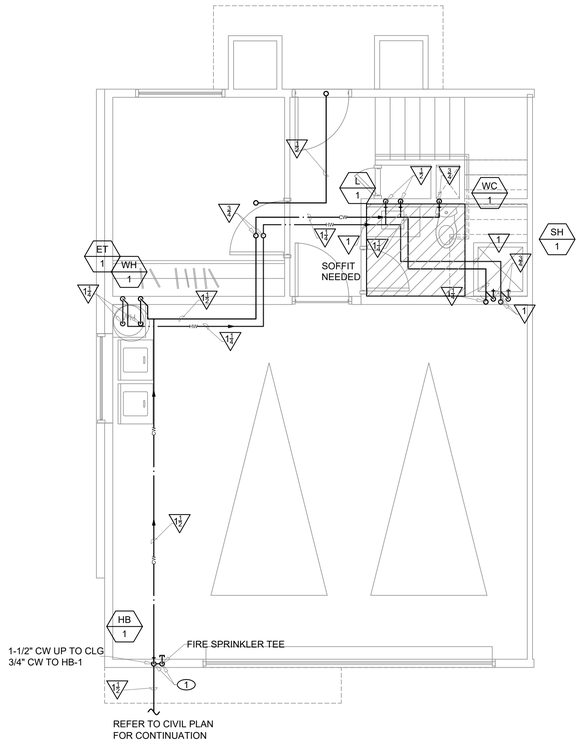
0 2' 4' 8' 12'
1/4" = 1'-0"

3RD FLOOR PLAN | 3



0 2' 4' 8' 12'
1/4" = 1'-0"

2ND FLOOR PLAN | 2



0 2' 4' 8' 12'
1/4" = 1'-0"

1ST FLOOR PLAN | 1

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- RISER ID TAG
- EQUIPMENT ID TAG
- CW
- HW
- HW_RETURN

KEY NOTES - WATER

- 1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 3/4" NOMINAL I.D. DOMESTIC WATER PIPE
- 1" NOMINAL I.D. DOMESTIC WATER PIPE
- 1-1/4" NOMINAL I.D. DOMESTIC WATER PIPE
- 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 2" NOMINAL I.D. DOMESTIC WATER PIPE
- 2-1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 3" NOMINAL I.D. DOMESTIC WATER PIPE
- 4" NOMINAL I.D. DOMESTIC WATER PIPE
- 5" NOMINAL I.D. DOMESTIC WATER PIPE
- 6" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES

1. S.O.V., HOSE BIBB & FIRE SPRINKLER TEE
   REFER TO DETAIL #10/P-D.1

ISSUED DATE: XX/XX/XX

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City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina

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tel 760.323.5090

LICENSED PROFESSIONAL ENGINEER
LAWRENCE PAUL CAYANAUGH
M 39147
MECHANICAL
STATE OF CALIFORNIA

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

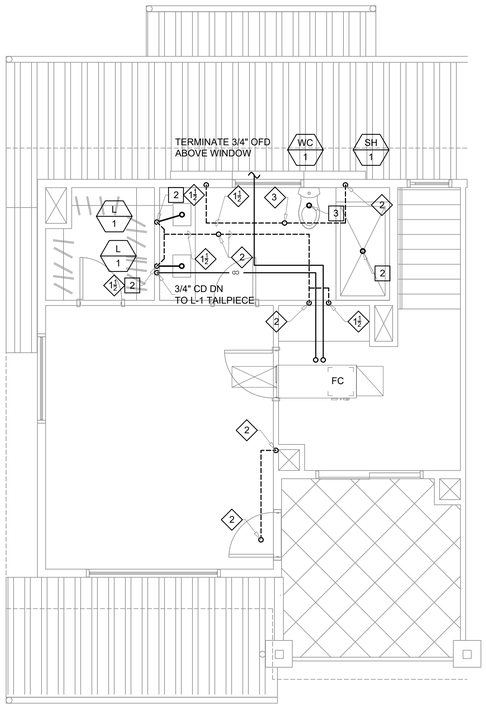
SHEET NAME:
UNIT UP-AP
END & END AT STREET
FLOOR PLAN
COLD / HOT WATER

PROJECT NUMBER:
66323

ENGINEER:

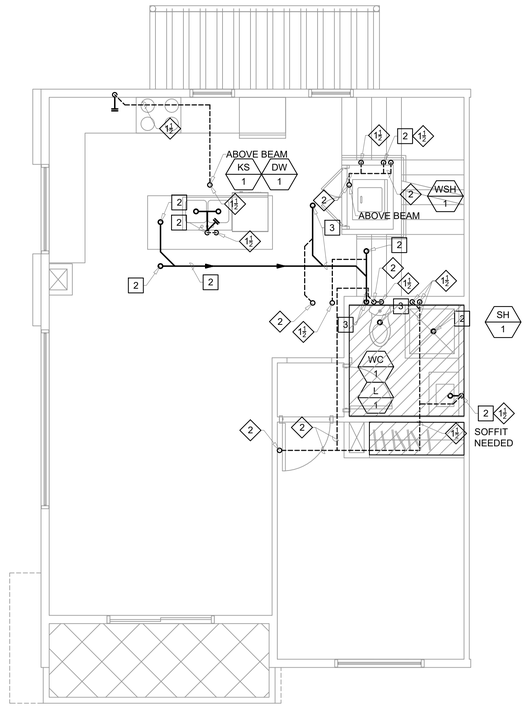
DRAFTER:

SHEET NUMBER:
P-3.2A



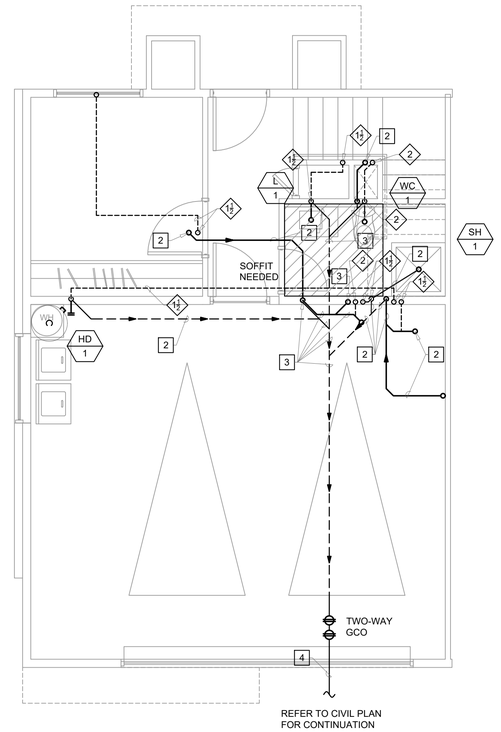
3RD FLOOR PLAN 3

1/4" = 1'-0"



2ND FLOOR PLAN 2

1/4" = 1'-0"



1ST FLOOR PLAN 1

1/4" = 1'-0"

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- WALL CLEANOUT
- WYE
- GROUND CLEANOUT
- RISER ID TAG (TAG #)
- EQUIPMENT ID TAG (TAG #)
- WASTE_BELOW
- WASTE_ABOVE
- VENT
- COND. DRAIN (CD)
- GREY_ABOVE (GW)
- GREY_BELOW (GW)
- GREASE_ABOVE (GBW)
- GREASE_BELOW (GBW)

KEY NOTES - WASTE

- 2 — 2" WASTE PIPE WITH DWV FITTINGS
- 3 — 3" WASTE PIPE WITH DWV FITTINGS
- 4 — 4" WASTE PIPE WITH DWV FITTINGS
- 6 — 6" WASTE PIPE WITH DWV FITTINGS
- 8 — 8" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

- 1½ — 1-1/2" VENT PIPE WITH DWV FITTINGS
- 2 — 2" VENT PIPE WITH DWV FITTINGS
- 3 — 3" VENT PIPE WITH DWV FITTINGS
- 4 — 4" VENT PIPE WITH DWV FITTINGS

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS
09/25/2025
Emotina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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STATE OF CALIFORNIA

DATE SIGNED: 11/19/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
UNIT UP-AP
END & END AT STREET
FLOOR PLAN
WASTE & VENT PIPING

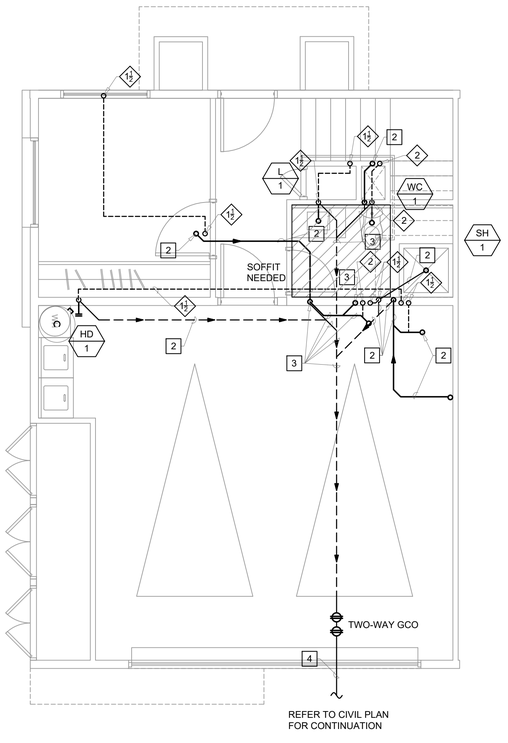
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

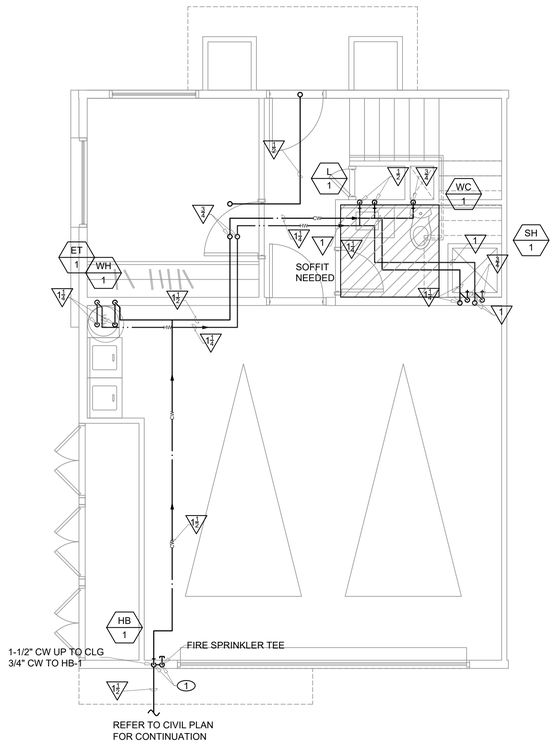
SHEET NUMBER:
P-3.2B

ISSUED DATE: XX/XX/XX



0 2' 4' 8' 12'
1/4" = 1'-0"

1ST FLOOR PLAN - WASTE & VENT 2



0 2' 4' 8' 12'
1/4" = 1'-0"

1ST FLOOR PLAN - COLD/ HOT WATER 1

SYMBOLS LEGEND

- 90 DEG ELBOW DOWN
- 90 DEG ELBOW UP
- TEE, DOWN
- TEE, UP
- PIPE CAP
- WALL CLEANOUT
- WYE
- GROUND CLEANOUT
- RISER ID TAG
- EQUIPMENT ID TAG
- CW
- HW
- HW_RETURN
- WASTE_BELOW
- WASTE_ABOVE
- VENT
- COND. DRAIN
- GREY_ABOVE
- GREY_BELOW
- GREASE_ABOVE
- GREASE_BELOW

KEY NOTES - WATER

- 1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 3/4" NOMINAL I.D. DOMESTIC WATER PIPE
- 1" NOMINAL I.D. DOMESTIC WATER PIPE
- 1-1/4" NOMINAL I.D. DOMESTIC WATER PIPE
- 1-1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 2" NOMINAL I.D. DOMESTIC WATER PIPE
- 2-1/2" NOMINAL I.D. DOMESTIC WATER PIPE
- 3" NOMINAL I.D. DOMESTIC WATER PIPE
- 4" NOMINAL I.D. DOMESTIC WATER PIPE
- 5" NOMINAL I.D. DOMESTIC WATER PIPE
- 6" NOMINAL I.D. DOMESTIC WATER PIPE

KEY NOTES - WASTE

- 2" WASTE PIPE WITH DWV FITTINGS
- 3" WASTE PIPE WITH DWV FITTINGS
- 4" WASTE PIPE WITH DWV FITTINGS
- 6" WASTE PIPE WITH DWV FITTINGS
- 8" WASTE PIPE WITH DWV FITTINGS

KEY NOTES - VENT

- 1-1/2" VENT PIPE WITH DWV FITTINGS
- 2" VENT PIPE WITH DWV FITTINGS
- 3" VENT PIPE WITH DWV FITTINGS
- 4" VENT PIPE WITH DWV FITTINGS

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
06/25/2025
Emotina
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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

SHEET NAME:
UNIT UP-AP ELECTRIC ROOM FLOOR PLAN
COLD / HOT WATER

WASTE & VENT PIPING

PROJECT NUMBER:
66323

ENGINEER:

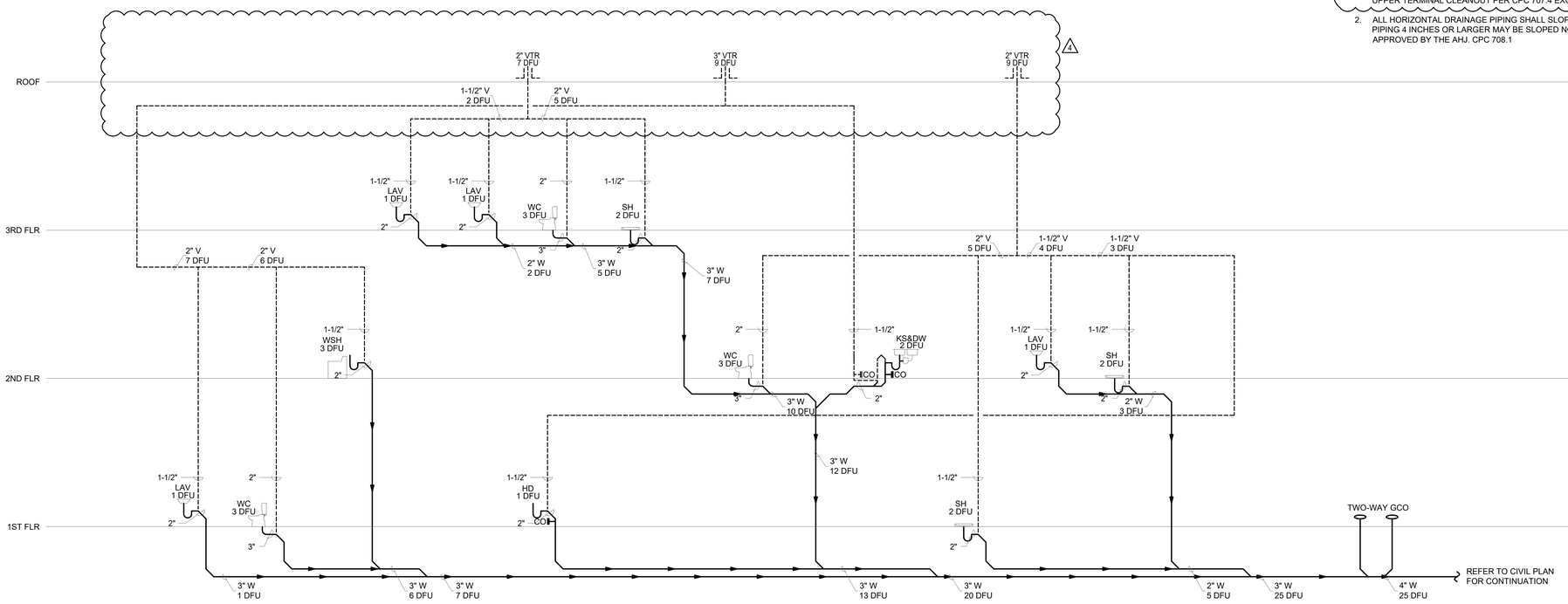
DRAFTER:

SHEET NUMBER:
P-3.3

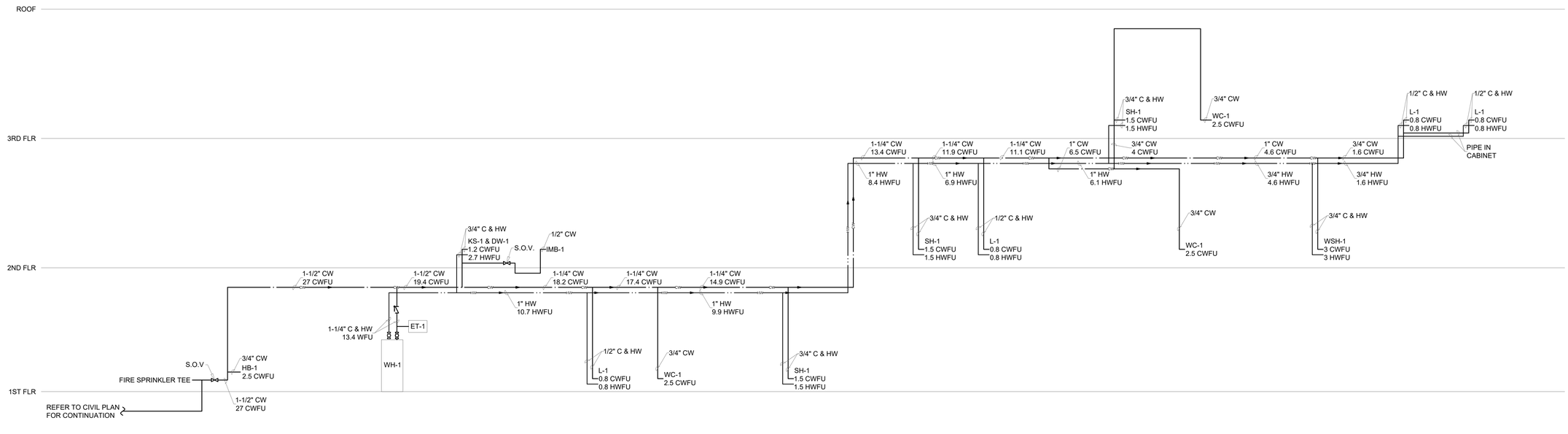
ISSUED DATE:XX/XX/XX

GENERAL NOTES:

1. CLEANOUTS ARE REQUIRED TO BE PROVIDED ON THE 'UPPER TERMINAL' OF ALL SINKS AND URINALS LOCATED ON THE FIRST FLOOR OF A BUILDING. TWO-WAY CLEANOUTS ARE PROVIDED IN LIEU OF AN UPPER TERMINAL CLEANOUT PER CPC 707.4 EXCEPTION 4
2. ALL HORIZONTAL DRAINAGE PIPING SHALL SLOPE NOT LESS THAN 1/4 OF AN INCH PER FOOT (2%). PIPING 4 INCHES OR LARGER MAY BE SLOPED NOT LESS THAN 1/8 OF AN INCH (1%) WHERE FIRST APPROVED BY THE AHJ. CPC 708.1



WASTE DIAGRAM - UNIT 2



WATER DIAGRAM - UNIT 1

ISSUED DATE: XX/XX/XX

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS
06/25/2025
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Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
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Los Angeles
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REVISIONS

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1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK
4	11/18/24	PLAN CHECK

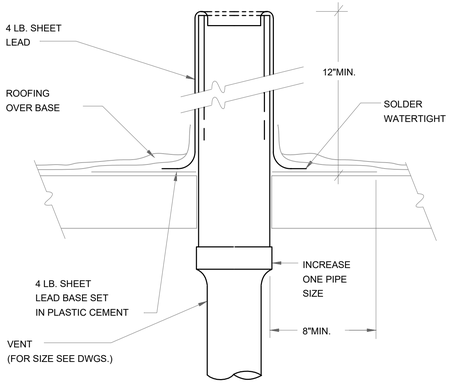
SHEET NAME:
DIAGRAMS

PROJECT NUMBER:
66323

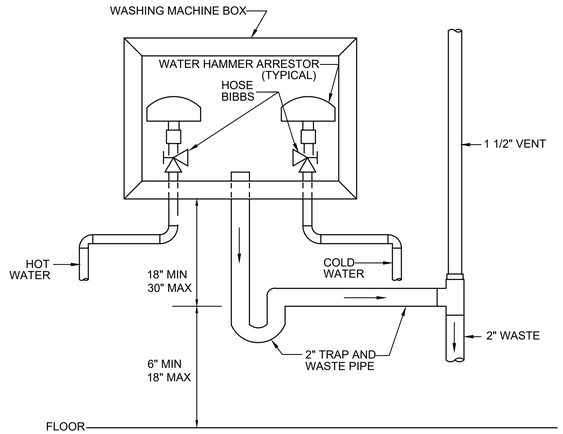
ENGINEER:

DRAFTER:

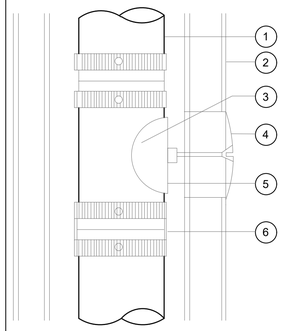
SHEET NUMBER:
P-4.1



VENT THRU ROOF | 8

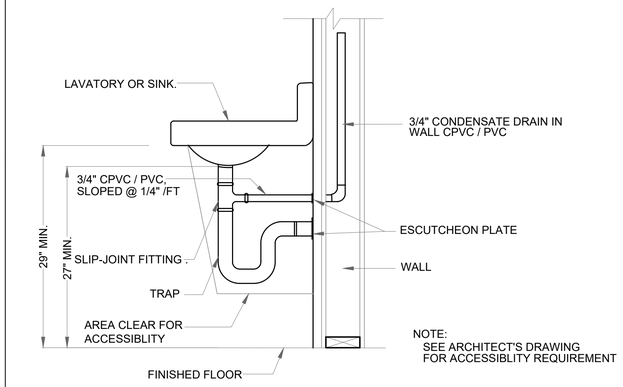


CLOTHES WASHING MACHINE OUTLET BOX | 5

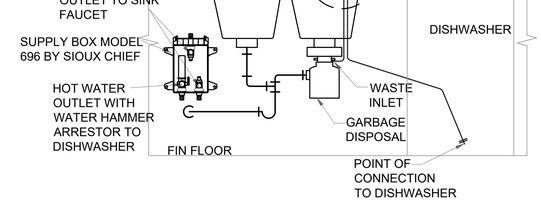


1. VENT OR SEWER STACK
2. FACE OF WALL
3. SANITARY TEE
4. CHROME PLATED COVER & SCREW
5. THREADED PLUG
6. NO-HUB COUPLING WITH STAINLESS STEEL COVER FOR CAST IRON PIPING

WALL CLEAN OUT (WCO) | 2

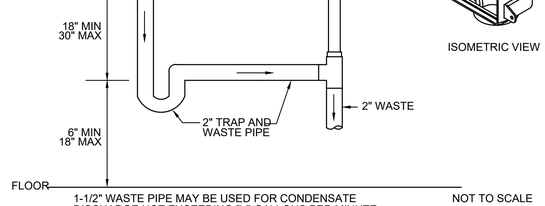


CONDENSATE DRAIN TO LAVATORY TAILPIECE | 1



KITCHEN SINK & DISHWASHER | 9

MINIMUM CONDENSATE PIPE SIZE (TABLE 814.3)	
EQUIPMENT REFRIGERATION TONNAGE	PIPE DIAMETER (IN)
UP TO 20	3/4
21-40	1
41-90	1-1/4
91-125	1-1/2
126-250	2



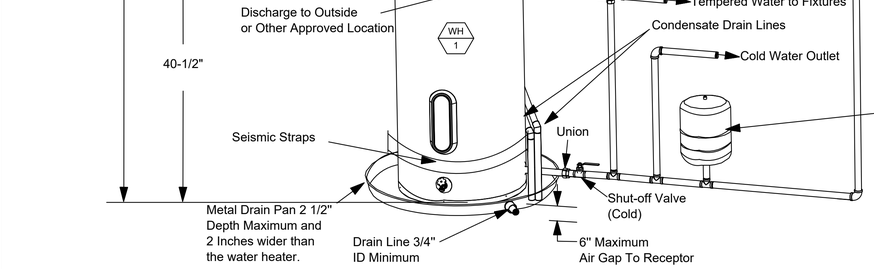
1-1/2" WASTE PIPE MAY BE USED FOR CONDENSATE DISCHARGE NOT EXCEEDING 7.5 GALLONS PER MINUTE PER CPC TABLE 702.2(2)

NOT TO SCALE

INDIRECT WASTE RECEPTOR, WALL | 6

NOTES:

1. PROVIDE SEISMIC STRAPS PER 2022 CPC REQUIREMENTS.
2. STRAP WATER HEATERS AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP SHALL BE A MINIMUM 4" ABOVE CONTROLS PER 2022 CPC SECTION 507.2.

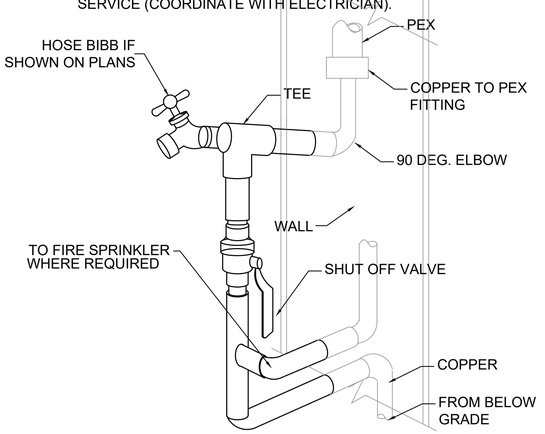


Vacuum Relief Valve
(when required by local code)
Union
Cold Water
Inlet Valve
Cold Water
Inlet
Pressure Reducing Valve (PRV) should be installed where the water supply enters the residence. When installed PRVs create a closed water system, a thermal expansion tank must be installed.

In a closed system, use a thermal expansion tank.

WATER HEATER DETAIL | 3

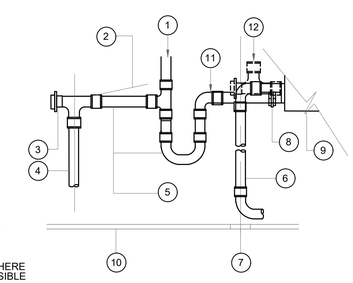
THE LAST 10 FEET OF WATER PIPING TO DWELLING SHALL BE COPPER, AND BONDED TO THE ELECTRICAL SERVICE (COORDINATE WITH ELECTRICIAN).



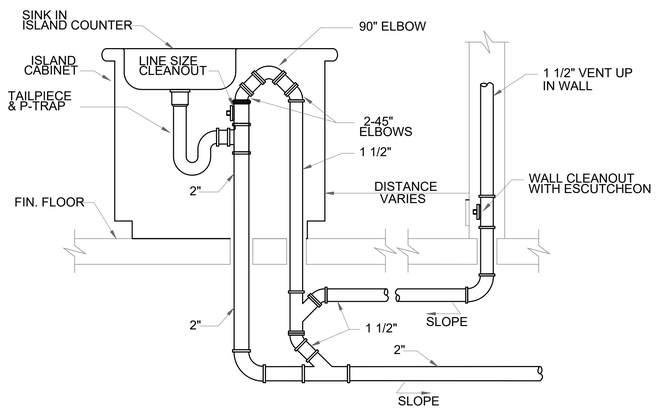
S.O.V. WITH HOSE BIBB & FIRE TEE | 10

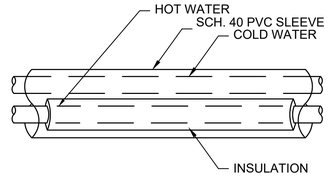
1. VENT
2. SLOPE DOWN TOWARD DRAIN.
3. CLEANOUT
4. PRIMARY CONDENSATE DRAIN. SEE PLANS FOR SIZE AND CONTINUATION.
5. 1.5 X FAN STATIC PRESSURE RATING (MINIMUM 4" DEEP TRAP)
6. SECONDARY CONDENSATE DRAIN PIPING.
7. ROUTE THE CONDENSATE OVERFLOW DRAIN OUTDOOR AT A VISIBLE LOCATION.
8. DIELECTRIC UNION.
9. AC-UNIT DRAIN PAN CONNECTION
10. CEILING
11. PROVIDE THERMAL INSULATION ON CONDENSATE DRAIN PIPING INSTALLED INDOOR
12. PROVIDE CONDENSATE FLOAT SWITCH FOR INSTALLATIONS WHERE OFD CANNOT BE ROUTED TO VISIBLE LOCATION.

NOTE:
1. ALL CONDENSATE PIPING SHALL BE CPVC OR TYPE "M" COPPER.



CONDENSATE DRAIN | 7





NOTE:*WHEN PEX TUBING IS PLACED IN SOIL AND IS USED IN POTABLE WATER SYSTEM INTENDED TO SUPPLY DRINKING WATER TO FIXTURES OR APPLIANCES, AND TUBING OR PIPING SHALL BE SLEEVED WITH MATERIAL APPROVED FOR POTABLE WATER USE IN SOIL OR OTHER MATERIAL THAT IS IMPERMEABLE TO SOLVENTS OR PETROLEUM PRODUCTS. CPC TABLE 604.1 NOTE 3.

ISLAND SINK VENT CONNECTION & PIPE PROTECTION | 4

ISSUED DATE: XX/XX/XX

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS
06/25/2025
Emotina
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DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
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Los Angeles
CA

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4	11/18/24	PLAN CHECK

SHEET NAME:
DETAILS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
P-D.1

C-057193-2022

City of Pomona
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SHEET NAME:
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PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
P-D.2

ISSUED DATE: XX/XX/XX

HANGERS AND SUPPORTS - 2022 CPC TABLE 313.3

MATERIALS	TYPES OF JOINTS	HORIZONTAL	VERTICAL
CAST	LEAD AND OAKUM	5', EXCEPT 10' WHERE 10' LENGTHS ARE INSTALLED [1,2,3]	BASE AND EACH FLOOR, NOT TO EXCEED 15'
	COMPRESSION GASKET	EVERY OTHER JOINT, UNLESS OVER 4' THEN SUPPORT EACH JOINT [1,2,3]	BASE AND EACH FLOOR, NOT TO EXCEED 15'
CAST-IRON HUBLESS	SHIELDED COUPLING	EVERY OTHER JOINT, UNLESS OVER 4' THEN SUPPORT EACH JOINT [1,2,3,4]	BASE AND EACH FLOOR, NOT TO EXCEED 15'
COPPER TUBE AND PIPE	SOLDERED OR BRAZED	1-1/2" AND SMALLER, 6'; 2" AND LARGER, 10';	EACH FLOOR, NOT TO EXCEED 10' [5]
STEEL PIPE FOR GAS	THREADED OR WELDED	1/2", 6'; 3/4" AND 1", 8'; 1-1/4" AND LARGER 10'	1/2", 6'; 3/4" AND 1", 8'; 1-1/4" AND LARGER 10'
PVC AND ABS	SOLVENT CEMENTED	ALL SIZES, 4'; ALLOW FOR EXPANSION EVERY 30' [3,6]	BASE AND EACH FLOOR; PROVIDE MID-STORY GUIDES; PROVIDE EXPANSION EVERY 30' [6]
PEX	COLD EXPANSION, INSERT AND COMPRESSION	1" AND SMALLER, 32" 1-1/4" AND LARGER, 4'	BASE AND EACH FLOOR; PROVIDE MID-STORY GUIDES
CPVC	SOLVENT CEMENTED	1" AND SMALLER, 3' 1-1/4" AND LARGER, 4'	BASE AND EACH FLOOR; PROVIDE MID-STORY GUIDES [6]

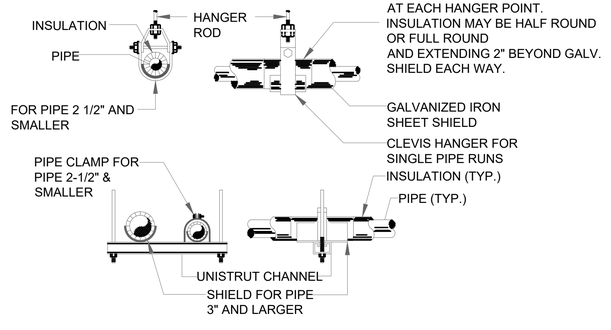
NOTES:

1. SUPPORT ADJACENT TO JOINT, NOT TO EXCEED 18"
2. BRACE NOT TO EXCEED 40 FOOT INTERVALS TO PREVENT HORIZONTAL MOVEMENT.
3. SUPPORT AT EACH HORIZONTAL BRANCH CONNECTION.
4. HANGERS SHALL NOT BE PLACED ON THE COUPLING.
5. VERTICAL WATER LINES SHALL BE PERMITTED TO BE SUPPORTED IN ACCORDANCE WITH RECOGNIZED ENGINEERING PRINCIPLES WITH REGARD TO EXPANSION AND CONTRACTION.
6. SEE THE APPROPRIATE IAPMO INSTALLATION STANDARD FOR EXPANSION AND OTHER SPECIAL REQUIREMENTS.

PIPE SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
2 IN	4 IN
3 IN	5 IN
4 IN	6 IN
5 IN	7 IN
6 IN	8 IN
8 IN	10 IN

NOTE: THIS PIPE SIZE SLEEVE SCHEDULE IS PRESENTED FOR REFERENCE IN COORDINATION WITH RE-BAR PLACEMENT IN THE CAST-IN-PLACE CONCRETE FLOOR FRAMING SYSTEMS. THE SLEEVE SIZES REPRESENT THE MINIMUM SIZE REQUIRED. THE RESPECTIVE CONTRACTOR FOR PIPING SYSTEMS WORK SHALL CONFIRM ALL PREFERRED SIZES AS MIGHT BE REQUIRED FOR ALIGNMENT PURPOSES BETWEEN FLOORS, AND MAY MODIFY THE SLEEVE SIZES AS REQUIRED. COORDINATE ALL PREFERRED SLEEVE SIZES AND PLACEMENT THE PROJECT SITE, AND/OR VIA THE SHOP DRAWING PROCESS, DIRECTED BY THE GENERAL CONTRACTOR.



GENERAL

1. ALL WORK SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS 2022 TITLE 24, 2020 N.E.C., & 2022 C.E.C. AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH CBC 2022 AND ALL EQUIPMENT AND SYSTEMS SHALL BE U.L. LISTED.

2. DRAWINGS ARE NECESSARILY DIAGRAMMATIC BY THEIR NATURE AND ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR EVERY PIPE OR CONDUIT IN ITS EXACT LOCATION. CAREFULLY INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AND COORDINATE THE SEPARATE TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS PHASES OF WORK. ORGANIZE AND LAYOUT WORK SO THAT IT WILL BE CONCEALED IN WALLS, FURRED CHASES, AND CEILINGS, ETC., IN FINISHED PORTIONS OF THE BUILDING, UNLESS SPECIFICALLY NOTED TO BE EXPOSED. INSTALL ALL WORK PARALLEL OR PERPENDICULAR TO BUILDING LINES UNLESS OTHERWISE NOTED.

3. INSTALL THE ELECTRICAL SYSTEM USING CONSTRUCTION MEANS, METHODS, AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS / INSTRUCTIONS, TRADE "BEST PRACTICES" STANDARDS, AND APPLICABLE NATIONAL AND LOCAL CODES.

4. PROVIDE ALL LABOR, MATERIALS, TOOLS, PERMITS, FEES, TRANSPORTATION, ETC REQUIRED TO PROVIDE A COMPLETE AND FULLY-FUNCTIONING ELECTRICAL SYSTEM TO THE OWNER'S SATISFACTION.

5. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE NEW AND SUPPLIED WITH ALL THE NECESSARY FITTINGS, ATTACHMENTS, AND ACCESSORIES FOR A COMPLETE INSTALLATION.

6. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT, ELECTRICAL MATERIALS AND LIGHTING FIXTURES FOR APPROVAL PRIOR TO ORDERING.

7. SWITCHGEAR DIMENSIONS ARE BASED ON THE APPROXIMATE DIMENSIONS OF THE MANUFACTURER SPECIFIED IN THE PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EQUIPMENT WILL FIT IN THE ACTUAL SPACE PRIOR TO ORDERING THE EQUIPMENT.

8. CONTRACTOR SHALL REVIEW THE ELECTRICAL, AND OTHER CONSULTANTS DRAWINGS PRIOR TO STARTING ANY WORK AND INFORM THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR IF CLARIFICATIONS ARE REQUIRED TO COMPLETE THE INSTALLATION PRIOR TO COMMENCING THE WORK. CONTRACTOR, ENGINEER, ARCHITECT AND OWNER SHALL SCHEDULE A POST BID/PRECONSTRUCTION MEETING TO REVIEW AND DISCLOSE ALL DISCREPANCIES, OMISSIONS AND/OR CLARIFICATION RELATED TO THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS NOTED BY CONTRACTOR AND OR/OWNER AS PART OF THE PRECONSTRUCTION COORDINATION PROCESS.

9. REFER AND REVIEW TO THE; PLUMBING, MECHANICAL/HVAC, LOW VOLTAGE, COMMUNICATION, ACCESS CONTROL, INTERIOR DESIGN, ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO, AND DURING, THE ELECTRICAL INSTALLATION TO ENSURE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED DISTRIBUTION PATHWAY ARE CLEAR OF AND COORDINATED WITH THE OTHER TRADES INSTALLATION REQUIREMENTS.

10. ALL HORIZONTAL AND VERTICAL PIPING, CONDUITS, AND DUCTS IN/THROUGH ELEVATED OR ON GRADE SLABS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION MANUAL AND MEET THE CLEARANCES SHOWN ON DETAIL E-0.3 OR HAVE APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER OF RECORD . AVOID ANY HORIZONTIAL/VERTIAL PIPING, CONDUITS AND DUCTS IN AREAS OF CONGESTED REINFORCEMENT SUCH AS COLUMNS, COLUMN CAPS AND COLUMN STRIPS.

11. PROVIDE ALL REQUIRED CONTROL WIRES, RELAYS, DISCONNECTS, STARTERS, CONDUITS, TIME SWITCHES, AND OUTLETS REQUIRED BY THE OTHER TRADES SYSTEMS AS INDICATED ON THEIR DRAWINGS. ALL ELECTRICAL WORK AND MATERIALS INDICATED IN THE ABOVE CONSULTANT'S (NOTE 8) DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNDER THIS SCOPE OF WORK.

12. ALL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY AND SUPPORTED ACCORDING TO APPLICABLE OSHA REQUIREMENTS.

13. CONTRACTOR TO WARRANTY ALL WORK COMPLETED FOR A PERIOD OF ONE YEAR AFTER THE OWNER'S ACCEPTANCE DATE. ANY LABOR OR MATERIALS REQUIRED TO CORRECT FAULTY OR DEFECTIVE WORK WITHIN THE WARRANTY PERIOD SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ANY WORKMANSHIP OR EQUIPMENT FOUND TO BE FAULTY OR DEFICIENT DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

14. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, "AS-BUILTS" CONSTRUCTION DRAWINGS, ETC., SHALL BE TURNED OVER TO THE OWNER WITHIN 30 DAYS OF THE COMPLETION OF THE JOB.

15. CONTRACTOR ELECTRICAL "AS-BUILTS DRAWINGS" ARE TO INDICATE THE FINAL EQUIPMENT/DEVICE LOCATIONS, CONDUIT ROUTING, PANEL SCHEDULES, SINGLE LINE DIAGRAMS, ETC. - IN CAD OR EQUIVALENT FORMAT FOR THE OWNER'S RECORD AT THE COMPLETION OF THE JOB.

16. PROVIDE THE OWNER WITH 1 COPY OF ALL OPERATION AND MAINTENANCE MANUALS FOR LIGHTING, LIGHTING CONTROL, AND ELECTRICAL SYSTEMS.

17. LABEL ELECTRICAL SERVICE EQUIPMENT WITH THE MAXIMUM AVAILABLE FAULT CURRENT AT THE INCOMING TERMINALS OF THE EQUIPMENT PER CEC 110.24.

18. PROPERLY LABEL ALL ELECTRICAL ROOMS / CABINETS, ELECTRICAL PANELS, TIME SWITCHES, PANEL SCHEDULES, AND MULTI-GANG METERS WITH LAMINATED PLACARDS. ADDITIONALLY, PROVIDE ALL LABELING AND PLACARDS AT SPECIFIC LOCATIONS INDICATED IN THE CONTRACT DOCUMENTS.

19. CONTRACTOR SHALL VISIT THE SITE, VERIFY THE EXACT CONDITIONS RELATING TO THE WORK AND SHALL OBTAIN SUCH INFORMATION AS MAY BE NECESSARY TO PRESENT A CONCLUSIVE BID. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE, DUE TO FAILURE OF THE CONTRACTOR TO MAKE SUCH A FIELD VERIFICATION. BY SUBMITTING A PROPOSAL FOR THE WORK INCLUDED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE THE FIELD VERIFICATION AND ACCEPTS ALL JOB SITE CONDITIONS.

20. FINAL LOCATIONS OF EQUIPMENT AND/OR DEVICES SHALL BE VERIFIED WITH THE OWNER/ARCHITECT PRIOR TO ROUGH-IN.

21. CONTRACTOR SHALL PROVIDE THE REQUIRED LABOR, MATERIAL, INSURANCE, EQUIPMENT, INSTALLATION PROCEDURES AND PRACTICES/ MEANS AND METHODS, CONSTRUCTION TOOLS AND STORAGE, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEM.

22. ALL MATERIALS SHALL BE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES, AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURERS' RECOMMENDATIONS.

23. CONTRACTOR SHALL SECURE ANY PAY FOR ALL NECESSARY BUILDING PERMITS. CONTRACTOR SHALL COORDINATE TEMPORARY CONSTRUCTION REQUIREMENTS INCLUDING POWER, SECURITY, STORAGE, SAFETY, ETC. WITH ALL TRADES PRIOR TO COMMENCING CONSTRUCTION. INCLUDE ALL OF THESE COSTS IN THE BID.

24. ALL TRADE LABOR SHALL BE DISCIPLINE TRAINED, COMPETENT AND SKILLED PERSONNEL. PERFORM ALL WORK CONSISTENT WITH THE BEST POSSIBLE TRADE PRACTICES WITH ADHERENCE TO ALL OSHA GUIDELINES.

25. WHERE A CONFLICT OCCURS BETWEEN THIS SPECIFICATION AND OTHER SPECIFICATIONS ISSUED AS A PART OF THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

26. ALL ADDENDA AND CHANGE ORDERS MUST BE APPROVED BY THE OWNER IN ADVANCE OF STARTING THE WORK.

27. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO; SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, ALL LIGHTING FIXTURES AND ASSOCIATED CONTROLS. SUBMITTALS SHALL BE MADE TO THE ARCHITECT AS SOON AS IS PRACTICABLE AFTER AWARD OF CONTRACT.

POWER

1. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF (MIN. NEMA 3R).

2. ALL EXTERIOR JUNCTION BOXES SHALL BE LISTED AS WEATHERPROOF WITH WEATHERPROOF COVERS.

3. ALL LIGHTING SWITCHES SHALL BE RATED FOR 120-277V, "DECORA" STYLE, AND WHITE UNLESS OTHERWISE NOTED ON THE PLANS OR OWNER'S SPECIFICATIONS.

4. ALL GENERAL USE RECEPTACLES SHALL BE NEMA 5-15R, "DECORA" STYLE, AND WHITE UNLESS OTHERWISE NOTED ON THE PLANS OR OWNER'S SPECIFICATIONS.

5. ALL RECEPTACLES IN DWELLING UNITS, GUEST ROOMS AND GUEST SUITES IN HOTELS AND MOTELS, AND CHILD CARE FACILITIES SHALL BE TAMPER- RESISTANT TYPE (NEC 406.12).

6. PROVIDE COMBINATION A.F.C.I./G.F.C.I. TYPE BREAKERS FOR ALL CIRCUITS FEEDING OUTLETS AND LIGHTS IN DINING ROOM, KITCHEN, LIVING ROOM, ETC. PER SECTION 210.12.

7. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED AND LISTED AS "WR" WEATHER RESISTANT TYPE PER CEC 406.9. OUTDOOR RECEPTACLES IN DAMP LOCATIONS SHALL HAVE WEATHERPROOF COVERS. OUTDOOR RECEPTACLES IN WET LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVERS.

8. NO PLASTIC ELECTRICAL BOXES ARE TO BE USED. IT IS ACCEPTABLE FOR RESIDENTIAL PER ELECTRICAL CODE AND LOCAL JURISDICTION CODE.

9. PER 714.4.2 CBC ELECTRICAL OUTLET BOXES IN WALL OR CEILING SHALL NOT EXCEED 16 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL.

10. RECESSED ELECTRICAL PANELS IN RATED ASSEMBLIES SHALL BE "FIREBOXED" AND CERTIFIED TO MAINTAIN THE ORIGINAL RATING OF THE WALL ASSEMBLY.

11. HALF SIZED OR TANDEM CIRCUIT BREAKERS MAY BE USED ONLY IF THE ELECTRICAL EQUIPMENT IS SPECIFICALLY LISTED TO RECEIVE SUCH DEVICES. ALL OTHER PANEL LOCATIONS - FULL SIZE CIRCUIT BREAKER MUST BE USED.

12. ALL BRANCH CIRCUIT BREAKERS SHALL BE NQOD (OR APPROVED EQUAL) AND HAVE MIN 75° RATED TERMINATION LUGS.

13. ALL BRANCH CIRCUIT BREAKERS FEEDING DWELLING UNIT LIGHTING AND POWER RECEPTACLES SHALL BE LISTED "COMBINATION TYPE AFCI" AND INSTALLED AT THE ORIGIN OF THE BRANCH CIRCUIT [210.12(A)(1)]

14. ALL PENETRATIONS (ELECTRICAL BOXES, CABLES, CONDUITS AND ETC…) THROUGH RATED ASSEMBLIES SHALL BE SEALED OR FIRE STOPPED TO MAINTAIN THE RATING OF THE ASSEMBLY WITH A LISTED FIRE STOPPING SYSTEM (I.E. 3M FIRE BARRIER OR EQUAL) IN COMPLIANCE WITH CBC SECTION 712. CONTRACTOR TO INSTALL FIRE STOPPING SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

15. REFER TO ACOUSTICAL ANALYSIS / SPECIFICATIONS; PROVIDE PUTTY PADS OR OTHER SYSTEMS AS REQUIRED FOR SOUND ATTENUATION.

16. FOR DEVICES WITH SIMILAR FIRE BARRIER REQUIREMENTS. IF THE DENSITY OF OUTLET OPENINGS EXCEEDS 100 SQ. IN. FOR ANY 100 SQ.FT. OF WALL, THEN PUTTY PADS ARE REQUIRED FOR THE ENTIRE WALL.

17. PROVIDE EXPANSION AND DEFLECTION FITTINGS, WITH BONDING JUMPERS AT ALL BUILDING EXPANSION OR SEISMIC JOINT CROSSING.

18. WIRING SIZE PER CIRCUIT BREAKER TRIP SETTING AND NEC TABLE 310-16. ALL CONDUCTORS ARE MINIMUM #12 THHN/THWN-CU UNLESS OTHERWISE NOTED. MINIMUM 3/4" CONDUIT FOR PVC UNDERGROUND CONDUIT.

19. ALL WIRING TO COMPLY WITH CEC ARTICLE 300. CONDUCTORS SHALL BE INSTALLED IN CODE APPROVED RACEWAYS AS REQUIRED.

20. INTERIOR WIRING PERMITTED TO BE TYPE NM CABLE IN ACCORDANCE WITH CEC ARTICLE 334 AND LOCAL CODES IN ONE- AND TWO- FAMILY AND MULTIFAMILY DWELLINGS OF TYPE III, IV, AND V CONSTRUCTION. IN OTHER TYPES OF TYPE III, IV, AND V CONSTRUCTION NM CABLE **MAY BE ACCEPTABLE**, EXCEPT FOR EXPOSED IN ACCESSIBLE DROPPED CEILINGS, EXPOSED CEILINGS OR WHERE PROHIBITED IN CEC 334.12. CONTRACTOR TO VERIFY NM CABLE WIRING METHOD WITH AUTHORITY HAVING JURISDICTION PRIOR TO BIDDING THE JOB. MINIMUM WIRING SIZE PER THE 60 DEGREE "C" COLUMN OF CEC TABLE 310.15(B)(16) (I.E. #12 CU FOR 20A CIRCUIT BREAKERS).

21. IT IS PROHIBITED TO SHARE NEUTRAL CONDUCTORS FOR THREE SINGLE PHASE CIRCUITS PER CEC 200.4.

22. AS REQUIRED, ALL OVERSIZED FEEDERS THAT WERE ADJUSTED IN SIZE TO COMPENSATE FOR VOLTAGE DROP SHALL BE PROVIDED WITH ADAPTER LUGS OR SPLICE BOX. ADAPTER LUGS SHALL BE PROVIDED IF SIZE IS AVAILABLE, OTHERWISE PROVIDE CABLE SPLICES IN THE SPLICE BOX TO REDUCE CABLES TO THE MAXIMUM SIZE THAT THE BREAKER LUGS CAN ACCOMMODATE.

23. CLASS 2 & 3 WIRING:
CABLES INSTALLED IN PLENUMS SHALL BE TYPE CL2P OR CL3P (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED AS RISERS (CABLES INSTALLED IN VERTICAL RUNS AND PENETRATING MORE THAN ONE FLOOR, OR CABLES INSTALLED IN VERTICAL RUNS IN A SHAFT) SHALL BE TYPE CL2R OR CL3R (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED IN CABLE TRAYS MAY BE TYPE PLTC, CL3P, CL3R, CL3, CL2P, CL2R, OR CL2.

24. WHERE MORE THAN TWO NM CABLES ARE INSTALLED THROUGH WOOD FRAMING, SUCH AS TOP OR BOTTOM PLATES WHERE THE OPENING IS SEALED WITH INSULATION OR SEALING (FIRE RATED) FOAM, ETC., THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE ADJUSTED IN ACCORDANCE WITH TABLE 310.15. REVIEW CEC 334.80.

25. ALL CABLE TRAYS CONTAINING TYPE SE, MC, MI, OR IGS SERVICE ENTRANCE CABLES MUST BE LABELED "CABLE TRAY CONTAINS SERVICE ENTRANCE CONDUCTORS".

26. ALL ELECTRICAL CONDUCTORS WITHIN 6' OF THE ATTIC MUST BE PROTECTED AS PER CEC 320.23A, 330.23, 334.23

27. ALL ELECTRICAL EQUIPMENT, BREAKERS, HOUSE PANELS, AND TIME SWITCHES DIRECTORIES SHALL BE PROPERLY TYPED LABELED.

GROUNDING

1. THE ELECTRICAL SYSTEM SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC ART. 250 AS ADOPTED AND AMENDED BY THE CEC AND THE ADOPTED EDITION OF THE N.E.C. AS IT RELATES TO OTHER APPLICABLE CODES.

2. SEPARATELY DERIVED SYSTEMS SHALL BE GROUNDED PER ART. 250.30 (A) FOR GROUNDED SYSTEMS OR 250.30(B) FOR UNGROUNDED SYSTEMS AND SHALL COMPLY WITH ART. 250.20, 250.21, 250.22, AND 250.26.

3. THE MAXIMUM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS TO GROUND.

4. CONTRACTOR SHALL PROVIDE ALL INSTRUMENTATION AND TESTS FOR MEASURING THE RESISTANCE OF EACH PHASE TO GROUND. A PROPERLY CALIBRATED "MEGGER" TYPE INSTRUMENT SHALL BE USED. IN THE EVENT THAT HIGH RESISTANCE TO GROUNDS ARE FOUND, THEY SHALL BE ISOLATED. MAKE PROPER CORRECTIONS TO RESTORE THE RESISTANCE TO AN ACCEPTABLE VALUE. THIS SHOULD BE PROVIDED BY AN INDEPENDENT, APPROVED TESTING COMPANY.

5. ONSITE INDEPENDANT TESTING OF EQUIPMENT SHALL BE REQUIRED FOR SWITCHGEAR OVER 1,000 AMPS.

6. PROVIDE BONDED GROUND TO ALL METALLIC PIPE WITHIN THE UNIT, WHEN THERE IS NON METALLIC PIPING FEEDING INTO EACH UNIT MAKING EACH UNIT ISOLATED FROM THE MAIN PIPING SYSTEM WITHIN BUILDING. COMPLY WITH C.E.C 250.104(A)(1); 250.104(A)(2); 250.122.

7. NEUTRAL BAR SHALL BE ISOLATED FROM THE GROUNDING BUSBAR AT ALL PANELBOARDS SERVING INDIVIDUAL UNITS.

LIGHTING FIXTURES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LIGHTING FIXTURES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED BY THE FIXTURE CATALOG NUMBER. THE CONTRACTOR SHALL VERIFY DEPTH OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING FIXTURES. ANY DISCREPANCIES THAT WOULD CAUSE RECESSED FIXTURES NOT TO FIT INTO CEILING SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING FIXTURES. THE CONTRACTOR SHALL VERIFY THE FIXTURE VOLTAGE WITH THE LIGHTING PLAN AND ORDER FIXTURES WHICH WILL OPERATE AT THE VOLTAGE TO WHICH THEY ARE CONNECTED.

2. ALL HANDICAP UNIT LIGHTING SWITCHES, RECEPTACLES, THERMOSTATS, AND OTHER CONTROLS SHALL BE LOCATED NO HIGHER THAN +48" AND NO LOWER THAN +15". ON THE KITCHEN COUNTER OR BATHROOM LAVATORY MAXIMUM HEIGHT FOR RECEPTACLES SHALL BE +44". SEE MOUNTING DIAGRAM AS PART OF THIS SET.

3. RECESSED LIGHTING FIXTURES WITH DIRECT CONTACT WITH INSULATION SHALL BE TYPE IC (LISTED BY RECOGNIZED TESTING AGENCY). RECESSED NON-TYPE IC FIXTURES SHALL HAVE A MINIMUM OF 3" CLEAR FROM INSULATION AND 1" FROM COMBUSTIBLE MATERIALS (NON-TYPE IC RECESSED FIXTURES ARE NOT PERMITTED IN RESIDENTIAL UNITS).

4. RECESSED LIGHTING IN RATED ASSEMBLIES SHALL BE EITHER "FIREBOXED" TO MAINTAIN THE RATING OF THE ASSEMBLY OR UTILIZE A LISTED FIXTURE WITH ENCLOSURE THAT MAINTAINS THE ORIGINAL RATING OF THE ASSEMBLY.

5. LIGHT FIXTURE RECESSED IN CEILINGS WHICH HAVE A ONE HOUR OR MORE FIRE RATING SHALL BE ENCLOSED IN A BOX WHICH HAS A FIRE RATING (IC) EQUAL TO THAT OF THE CEILING. PROVIDE MINIMUM OF 3" CLEAR FROM ALL SIDES AND TOP OF ENCLOSURE TO CEILING. LIGHTING FIXTURES IN CONTACT WITH INSULATION TO BE U.L LISTED FOR THERMAL BARRIER "CHICAGO PLENM". ALL BALLASTS FOR INDOOR 4 FT. FLUORESCENT IN COMMON AREA SUCH AS RECREATION, MAINTENANCE BLDG., SHALL BE "ENERGY SAVING TYPE" CBM AND U.L. LISTED.

6. CEILING INSULATION SHALL BE INSTALLED TO ALLOW 3" MINIMUM CLEARANCE FROM SIDES AND TOP OF RECESSED LIGHT FIXTURES.

7. RECESSED LIGHTING FIXTURE IN 1 HR. RATED AREAS REQUIRE BOX BOARD SHELL MINIMIZE PENETRATIONS INTO 1 HR. WALL BETWEEN 2 DWELLING UNITS. INSTALL NMC IN CONDUIT AND SEAL WITH PLASTER, OR FIRE CAULK, INSIDE THE ENDS OF CONDUIT (TO PREVENT SPREAD OF SMOKE OR FIRE).

8. IT IS THE INTENT OF THIS PROJECT, TO USE THE HIGHEST EFFICACY LIGHTING PRODUCTS AVAILABLE AND TO USE LED (LIGHT EMITTING DIODE) TYPE LUMINARIES WITH 3000k LIGHT TEMPERATURES AS INDICATED ON THE LUMINARIES SCHEDULE.

9. WHERE SPECIFIED, FLUORESCENT BALLASTS SHALL BE ELECTRONIC TYPE. HARMONIC CONTENT SHALL NOT EXCEED 10% ADVANCE MARK V OR EQUAL.

10. WHERE SPECIFIED, FLUORESCENT AND HID BALLASTS SHALL BE HIGH POWER FACTOR BALLASTS AND FOUR PIN, 3000 DEGREE KELVIN LAMPS.

11. FLUORESCENT LAMP SHALL BE 32 WATT T8, 3000 DEGREE KELVIN, SYLVANIA OR EQUAL.

12. HIGH EFFICACY LUMINARIES SHALL BE DEFINED AS FOLLOWS: 30 LUMENS PER WATT (FOR LAMPS 5W OR LESS) 40 LUMENS PER WATT (FOR LAMPS 6W-15W) 50 LUMENS PER WATT (FOR LAMPS 16W-40W)

13. MEDIUM AND CANDELABRA BASED SCREW-IN LAMPS DO NOT QUALIFY AS HIGH EFFICACY. GU-24 PIN BASES QUALIFY AS HIGH EFFICACY

14. VERIFY MOUNTING HEIGHT OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN.

15. ALL WALL FIXTURES SHALL BE INSTALLED SUCH THAT THE LOWEST PORTION OF THE FIXTURE PROTRUDING > 4" IS 80" ABOVE THE FINISHED GRADE OR HIGHER.

16. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHT FIXTURES.

17. LUMINARIES FOR GENERAL LIGHTING IN KITCHEN SHALL HAVE LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT. A LUMINAIRE WHICH IS THE ONLY LIGHTING IN A KITCHEN WILL BE CONSIDERED GENERAL LIGHTING. GENERAL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH(ES) IN THE KITCHEN. ADDITIONAL LUMINARIES TO BE USED ONLY FOR SPECIFIC DECORATIVE EFFECTS NEED NOT MEET THIS REQUIREMENT. U.N.O

18. EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM THE HIGH EFFICACY LUMINARIES SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.

19. ALL RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE TESTED AND LISTED FOR ZERO CLEARANCE INSULATION COVER (IC) AND AIR TIGHT (AT) BY RECOGNIZED TESTING LABORATORIES. ELECTRICAL CONTRACTOR TO VERIFY THIS INFORMATION BEFORE PURCHASING DOWNLIGHT HOUSING.

20. WHERE LOW LEVEL EXIT SIGNS ARE SHOWN ON PLANS, THEY SHALL BE MOUNTED NOT LESS THAN 6" AND NO MORE THAN 8" FROM FINISH FLOOR TO BOTTOM OF SIGN AND 4" FROM DOOR FRAME TO CLOSEST EDGE OF SIGN. PROVIDE LOW LEVEL EXIT SIGNS AS REQUIRED PER CODE.

21. ALL FIXTURES INDICATED WITH "COLOR AS SELECTED BY THE ARCHITECT" SHALL BE PROVIDED WITH CUSTOM COLORS PER THE ARCHITECT. SUBMIT SAMPLE COLOR CHIPS TO THE ARCHITECTS PRIOR TO ORDERING FIXTURES. TRIM RINGS FOR RECESSED DOWNLIGHTS SHALL BE COLOR AS SELECTED BY THE ARCHITECT. VERIFY COLOR SELECTION WITH THE ARCHITECT.

22. FOR OUTDOOR LIGHTING BRANCH CIRCUITS FROM BUILDING, INSTALL A RECESSED 4S, 2 1/8" (MIN) DEEP J-BOX WITH 2-GANG SWITCH RING GASKET WEATHERPROOF BLANK METAL COVER AT +12" TYPICAL.

23. POLE LIGHT AND POLE BASE COVER SHALL BE PRIMED WITH ONE COAT OF IRON OXIDE RUST - INHIBITIVE PRIME BASE COVER SHALL BE TWO PIECE HYDRO FORMED ALUMINUM BAKED POWDER URETHANE FINISHED COAT SELECT BY OWNER AND PAINTED BY MANUFACTURER. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE BASE POLE DIMENSIONS.

24. EXTERIOR LIGHTING SHALL BE "DARK/NIGHT SKY" COMPLIANT AS DEFINED AND ADOPTED BY THE LOCAL AHJ. AT A MINIMUM, THE LIGHT SOURCE SHALL BE SHIELDED AND NOT DIRECTLY VISIBLE AS DETERMINED BY THE AHJ.

MECHANICAL SYSTEM

1. VERIFY EXACT LOCATIONS AND ORIENTATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS. FIELD VERIFY CONDITIONS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

2. REFER TO THE MECHANICAL DRAWINGS FOR EXACT EQUIPMENT RATINGS AND ELECTRICAL REQUIREMENTS. COORDINATE WITH THE INSTALLER OF THE HVAC SYSTEMS AND PROVIDE ALL CONDUIT, WIRING, TIME CLOCKS, STARTERS, CONTROL DEVICES, RELAYS, DISCONNECT SWITCHES, FIRE SMOKE DAMPERS, ETC. FOR THE PROPER OPERATION OF THE MECHANICAL SYSTEMS. REFER TO THE MECHANICAL DRAWINGS AND ADDENDUMS FOR ADDITIONAL ELECTRICAL REQUIREMENTS.

3. INSTALL 8#14-CU CABLE FROM FAN COIL (FAU) TO HEAT PUMP (CONDENSING UNIT) AND INSTALL FUSIBLE DISCONNECT SWITCH NEMA -3R IN-LINE OF SIGHT OF EQUIPMENT. INSTALL FUSE(S) AS INDICATED ON NAME PLATE.

4. ALL EQUIPMENT, ENCLOSURES, DEVICES, DISCONNECT SWITCHES, CONNECTIONS, ETC. LOCATED ON THE ROOF SHALL BE WEATHERPROOF - NEMA 3R.

5. DISCONNECT SWITCHES SHALL BE HEAVY DUTY HORSEPOWER RATED. SIZE SWITCH AND FUSED PER THE NAMEPLATE VALUE ON THE MECHANICAL UNIT.

FIRE ALARM

1. SUBMIT A VARIANCE TO SEPARATE FIRE ALARM.

ADDITIONAL OTHER NOTES

1. ALL EQUIPMENT SHALL BE MOUNTED AND SUPPORTED ACCORDING TO THE OSHA REQUIREMENTS.

2. SWITCHGEAR IS BASED ON DIMENSIONAL INFORMATION PROVIDED BY EATON OR OTHER MANUFACTURER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SWITCHGEAR INTENDED FOR USE AT THIS FACILITY, FITS THE SPACES PROVIDED.

3. CONTRACTOR TO CONFIRM THE LOW VOLTAGE (<110v) CABLING REQUIREMENTS PRIOR TO BIDDING THE JOB. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL BELDEN CA. NO. 9248 RG6/U TYPE COAXIAL CABLE TRANSMISSION LINE (CONFIRM EXACT CABLE TYPE WITH COMMUNICATIONS VENDOR FOR THE PROJECT) WITH INDIVIDUAL HOMERUNS FROM COMMUNICATIONS MPOE ROOM TO CATV TERMINAL SERVICE BOX AT IDF ROOMS AND TO UNIT HSD BOX.

4. PROVIDE A MINIMUM OF A 4FT X 8FT X 3/4IN FIRE RATED PLYWOOD BACKBOARD IN EACH MPOE AND IDF ROOM, WITH A #6 COPPER (MIN) GROUND BONDED TO BUILDING GROUNDING SYSTEM. PROVIDE A DEDICATED QUAD PLEX RECEPTACLE PROTECTED BY A DEDICATED 20A/1P CIRCUIT IN THE MPOE AND EACH IDF ROOM, FOR THE CATV / PHONE PROVIDERS. FOR EXACT SIZE AND MORE DETAILS, REFER TO LOW VOLTAGE CONSULTANT.

5. CONTRACTOR TO VERIFY MIN. DIMENSIONS REQUIRED FOR EQUIPMENT SIZES & CLEARANCES IN THE ELECTRICAL ROOM WITH ACCOMMODATION FOR LOW VOLTAGE, GAS, ETC. WHEN APPLICABLE PRIOR TO PLACING THE ORDER FOR SUCH EQUIPMENT & REPORT ANY DISCREPANCY TO THE OWNER, ARCHITECT & ENGINEER. AN APPROVED EQUIPMENT SUBMITTAL IS NOT A CONTRACTOR VERIFICATION OF EQUIPMENT CLEARENCES AND DIMENSIONS AT THE ELECTRIC ROOM - AS REQUIRED ABOVE.

6. PENETRATIONS IN PARTY WALLS SHALL BE ACOUSTICALLY SEALED WITH "POLYCEL" AROUND NMC, CABLE, AND OTHER DEVICES SUCH AS RECEPTACLES, J-BOXES, ETC. ELECTRICAL DEVICES INSTALLED IN OPPOSITE FACES OF PARTY OR DIVISION WALL SHALL BE SEPARATED HORIZONTALLY NOT LESS THAN 24 INCHES. (IN DIFFERENT STUD BAYS FOR WOOD WALLS).

7. ALL BRANCH CIRCUIT PENETRATIONS THROUGH RATED WALLS, FLOORS, OR CEILINGS SHALL BE SEALED WITH UL-LISTED AND APPROVED RATED SEALANTS/ASSEMBLIES. PERFORM PEENTRACTIONS SUCH THAT A FIRE RATING OF THE ROOF AND/OR WALLS IS MAINTAINED.

TYPICAL DWELLING NOTES

1. UTILIZE THE RESPECTIVE TYPICAL DWELLING ELECTRICAL PLANS FOR PRICING OF WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT. TYPICAL DWELLING ELECTRICAL PLANS INDICATE QUANTITIES OF ALL WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT (REGARDLESS OF EXACT DWELLING LAYOUT/DIMENSIONS). TYPICAL DWELLING ELECTRICAL PLANS INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE LOCATIONS OF ALL WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT AND MUST BE ADJUSTED FOR EXACT DWELLING LAYOUT/DIMENSIONS.

2. PROVIDE EXACT LOCATIONS AND LAYOUT OF ALL WIRING, DEVICES, AND EQUIPMENT IN EACH DWELLING UNIT AS PER THE ACTUAL DWELLING ARCHITECTURAL LAYOUT/DIMENSIONS. VERIFY. COORDINATE. AND ADJUST EXACT DEVICE/EQUIPMENT LOCATIONS TO SUIT THE EXACT LAYOUT AND CONFORM WITH ALL APPLICABLE NEC LAYOUT/LOCATION REQUIREMENTS.

3. ACTU

LIGHTING

- LIGHT (SURFACE MOUNT)
- LIGHT (SURFACE MOUNT) WITH 90 MINUTES BATTERY PACK
- LIGHT (RECESS MOUNT)
- LIGHT (RECESS MOUNT) WITH 90 MINUTES BATTERY PACK
- LIGHT (WALL MOUNT)
- PENDANT LED LIGHT
- UNDER CABINET LINEAR LIGHT FIXTURE
- 1' X 4' LIGHT
- 1' X 4' LIGHT WITH 90 MINUTES BATTERY PACK
- TRACK LIGHT
- EMERGENCY LIGHT(BUG EYE)
- EXIT SIGN (CEILING MOUNTED)
- EXIT SIGN (WALL MOUNTED)

SITE LIGHTING

- POLE LIGHT
- POST LIGHT
- BOLLARD LIGHT
- UPLIGHT LIGHT
- TREE LIGHT

NOTE: VERIFY ALL LIGHT FIXTURES WITH OWNER/ ARCHITECT PRIOR TO BID. LIGHTS AND PANEL SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION.

SWITCH

- $ab — SINGLE POLE, ab = CONTROL ZONES a & b
- $3ab — 3-WAY
- $4ab — 4-WAY
- D — DIMMER SWITCH
- OS — OCCUPANCY SENSOR(WALL)
- VS — VACANCY SENSOR(WALL)
- PUSH-BUTTON SWITCH
- DOOR BELL CHIME
- TELEPHONE OUTLET
- DATA OUTLET
- COMBINATION TELEPHONE AND DATA OUTLET BOX WALL
- TV — TELEVISION OUTLET
- DS — DAY LIGHT SENSOR(CEILING)
- OS — OCCUPANCY SENSOR(CEILING)
- PP — POWER PACK

NOTE: LIGHT SWITCHES AND CONTROLS, WALL MOUNTED AT +48" AFF (MAX)
ALL WALL SWITCHES CONTROLLING EMERGENCY CIRCUITS SHALL BE ENGRAVED WITH "EMERGENCY" ON RED FACE PLATE

OUTLETS

- DUPLEX RECEPTACLE
- C — DUPLEX RECEPTACLE, CONTROLLED
- QUAD RECEPTACLE
- SPECIAL RECEPTACLE
- DUPLEX USB
- GFCI DUPLEX RECEPTACLE
- GFCI DUPLEX RECEPTACLE WITH WEATHERPROOF COVER
- DUPLEX RECEPTACLE, BOTTOM HALF SWITCHED
- DUPLEX CEILING RECEPTACLE
- DUPLEX FLOOR RECEPTACLE
- QUAD FLOOR RECEPTACLE
- DUPLEX ABOVE COUNTER
- GFCI DUPLEX ABOVE COUNTER
- CONTROLLER ABOVE COUNTER
- DUPLEX W/USB (TYP. ABOVE COUNTER)
- CONTROLLER W/USB (TYP. ABOVE COUNTER)

NOTE: ALL WALL MOUNTED RECEPTACLE SHALL BE +18" AFF U.O.N.
ALL WALL COUNTER MOUNTED RECEPTACLE SHALL BE GFCI AND 6" ABOVE SPLASH. COORDINATE WITH ARCHITECTURAL DRAWINGS.

MECHANICAL

- F — FUSED DISCONNECT SWITCH
- NON-FUSED DISCONNECT SWITCH
- $T — THERMALLY RATED 2P MOTOR SWITCH
- $M — MANUAL MOTOR RATED SWITCH
- CU X — CONDENSING UNIT (CU) OR HP X — HEAT PUMP (HP)
- FAU X — FORCED AIR UNIT (FAU) OR FC X — FAN COIL UNIT (FC)
- EF — EF X — EXHAUST FAN (EF)
- SDD — SDD X — SMOKE DUCT DETECTOR (SDD)

NOTE: ALL A.I.C. RATINGS OF ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE VERIFIED WITH LOCAL UTILITY COMPANY HAVING JURISDICTION PRIOR TO BID.

MISC

- SD — SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
- SD CO — SMOKE DETECTOR AND CARBON MONOXIDE COMBO HARDWIRED W/ BATTERY BACKUP
- 1 — KEYED NOTE SYMBOL
- LIGHT MARK
- P1 — PANEL
- J — JUNCTION BOX (WALL MOUNTED)
- J — J-BOX (CEILING MOUNTED)

NOTE: ALL A.I.C.RATINGS OF ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE VERIFIED WITH LOCAL UTILITY COMPANY HAVING JURISDICTION PRIOR TO BID.

SINGLE LINE DIAGRAM

	CIRCUIT BREAKER
	DRAWOUT CIRCUIT BREAKER
	FUSED SWITCH
	TRANSFORMER
	AUTOMATIC TRANSFER SWITCH
G	GENERATOR
PANEL	PANELBOARD
M	METER
	MOTOR OR EQUIPMENT AS NOTED
	UNDERGROUND PULL SECTION LANDING LUGS
ST	SHUNT TRIP
LSIG	ELECTRONIC TRIP UNIT: L - LONG-TIME TRIP S - SHORT-TIME TRIP I - INSTANTANEOUS TRIP G - GROUND-FAULT TRIP, GROUND FAULT SENSING INTEGRAL WITH CIRCUIT BREAKER.
	FUSE CUTOUT
	DRY TYPE TRANSFORMER
	WYE CONFIGURATION
	DELTA CONFIGURATION
	GROUND
M kW U	UTILITY COMPANY METER. PROVIDE CT'S & PT'S AS REQUIRED. REFER TO SINGLE LINE DIAGRAM.
	CURRENT TRANFORMERS
	DISCONNECT SWITCH FURNISHED W/ EQUIPMENT
	START-STOP CONTROL STATION
H O A	HAND-OFF AUTO CONTROL STATION
GF	GROUND FAULT RELAY
GFP	GROUND FAULT PROTECTION

LOW VOLTAGE KEYED NOTES

- TV — TV (CATV). PROVIDE OUTLET (1) RG6. RUN CABLE TO THE CATV BOX. VERIFY WITH TV SERVICE PROVIDER AND IT CONSULTANT BEFORE ROUGH-IN.
- COMBINATION PHONE AND DATA. PROVIDE (1) CAT 6 CABLE PHONE AND (1) CAT6 CABLE FOR DATA BACK TO STRUCTURED MEDIA ENCLOSURE. PROVIDE 2-PORT COVER PLATE MOUNTED WITHIN 2-FEET OF 120V RECEPTACLE.
- PHONE. PROVIDE (1) CAT 6 CABLE PHONE BACK TO STRUCTURED MEDIA ENCLOSURE. PROVIDE 1-PORT COVER PLATE MOUNTED +42" AFF.
- DATA. PROVIDE (1) CAT 6 CABLE BACK TO STRUCTURED MEDIA ENCLOSURE. PROVIDE 1-PORT COVER PLATE MOUNTED 2-FEET OF 120V RECEPTACLE.
- STRUCTURED MEDIA ENCLOSURE. COORDINATE WITH LOW VOLTAGE CONTRACTOR. PROVIDE DUPLEX RECEPTACLE OUTLET INSIDE ENCLOSURE, SURGE PROTECTED 15 AMP I.E. LEGRAND 5362WSP OR LEVITON 47605-ACS. IN-BOUND SERVICES SHALL TERMINATE IN THIS ENCLOSURE AND INDIVIDUAL CONNECTIONS SHALL BE PROVIDED TO TELEVISION, DATA AND TELEPHONE DEVICES. PROVIDE CONDUIT RUN FROM THE STRUCTURED ENCLOSURE TO THE TELEPHONE AND CABLE COMPANY "POC".

SYMBOLS LIST

ABS	ABOVE BACKSPLASH	IG	ISOLATED GROUND	T	TRANSFORMER
ADA	AMERICAN WITH DISABILITY ACT	IN OR "	INCHES	TC	TIME CLOCK
AFF	ABOVE FINISHED FLOOR	INCAD	INCANDESCENT	TELC	TELEPHONE CABINET
AFG	ABOVE FINISHED GROUND			TEL	TELEPHONE
AFCI	ARC FAULT CIRCUIT INTERRUPTER	JB/JBOX	JUNCTION BOX	TELCOM	TELECOMMUNICATIONS
AIC	AMPERE INTERRUPTING CAPACITY			TELE/DATA	TELEPHONE & DATA
AF/AT	AMP FRAME, AMP TRIP	K	DEGREE KELVIN	TV	TELEVISION
ANN	FIRE ALARM ANNUNCIATOR PANEL	KVA	KILOVOLT AMPERES	TP	TAMPER PROOF
AS/AF	AMP SWITCH, AMP FUSE	KW	KILOWATT	TYP	TYPICAL
AMP, A	AMPERE	KCMIL	THOUSAND CIRCULAR MILS	TSP	TWISTED SHIELDED PAIR
ARCH	ARCHITECTURAL				
ASYM	ASYMMETRICAL	LC	LIGHTING CONTACTOR	UBP	UTILITY BRANCH PANEL
ATS	AUTOMATIC TRANSFER SWITCH	LCL	LINE CONTINUOUS LOAD	UG	UNDERGROUND
AV	AUDIO VISUAL	LCP	LIGHTING CONTROL PANEL	UGPS	UNDERGROUND PULL SECTION
AWG	AMERICAN WIRE GAUGE	LF	LINEAR FEET	UON	UNLESS OTHERWISE NOTED
		LPS	LOW PRESSURE SODIUM	UPS	UNINTERRUPTIBLE POWER SUPPLY
BATT	BATTERY	LT	LIGHTING TRANSFORMER	UT	UTILITY POWER TRANSFORMER
BC	BARE COPPER	LTG/LTS	LIGHTING	UTP	UNSHIELDED TWISTED PAIR
BCG	BARE COPPER GROUND	LSI	LONG TIME, SHORT TIME, INSTANTANOUS		
BKR	BREAKER	LSIG	LONG TIME, SHORT TIME, INSTANTANOUS, GROUND	V	VOLTS
BLDG	BUILDING			VA	VOLTS AMPETERS
BOT	BOTTOM OF TRAY	M	METER	VD	VOLTAGE DROP
		MAX	MAXIMUM	VFD	VARIABLE FREQUENCY DRIVE
C	CONDUIT	MCA	MINIMUM CIRCUIT AMPACITY		
°C	CELSIUS	MCB	MAIN CIRCUIT BREAKER	W	WIRE
CAB	CABINET	MCC	MOTOR CONTROL CENTER	WP	WEATHERPROOF
CB	CIRCUIT BREAKER	MFR	MANUFACTURER		
CKT	CIRCUIT	MH	MOUNTING HEIGHT	XFMR	TRANSFORMER
CLCB	CURRENT LIMITING CIRCUIT BREAKER	MH	METAL HALIDE	XFR	TRANSFER
CLF	CURRENT LIMITING FUSE	MLO	MAIN LUGS ONLY		
CLG	CEILING	MOCP	MAXIMUM OVERCURRENT PROTECTION	Y	WYE CONNECTION
CM/GC	CONSTRUCTION MANAGER/GENERAL CONTRACTOR	MTD	MOUNTED		
C.O.	CONDUIT ONLY, COMPLETE WITH PULL WIRE	MS	MAIN SWITCHBOARD		
COMM	COMMUNICATIONS	MV	MERCURY VAPOR		
CONN	CONNECTED	MW	MICROWAVE		
CONST	CONSTRUCTION				
CONT	CONTINUATION	N	NEUTRAL		
CPT	CONTROL POWER TRANSFORMER	NC	NORMALLY CLOSED		
CT	CURRENT TRANSFORMER	NEC	NATIONAL ELECTRICAL CODE		
CPT	CLEAN POWER TRANFORMER	NF	NON-FUSED		
		NIC	NOT IN CONTRACT		
Δ	DELTA CONNECTED	NL	NIGHT LIGHT		
DB	DISTRIBUTION BOARD	NO	NORMALLY OPEN		
DIA	DIAMETER	NO. OR #	NUMBER		
DISC SW	DISCONNECT SWITCH				
DIST	DISTRIBUTION	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED		
DEG	DEGREE				
DP	DISTRIBUTION PANELBOARD	P	POLE		
DT	DIRTY POWER TRANFORMER	PA	PUBLIC ADDRESS		
DWG	DRAWING	PB	PULL BOX		
DW	DISH WASHER	PC	PHOTOCELL		
		PH OR ϕ	PHASE		
EF	EXHAUST FAN	PL	POLE		
EG	EQUIPMENT GROUND	PR	PAIR		
(E)	EXISTING	PRI	PRIMARY		
EL	ELEVATION	PRIMARY	OVER 600 VOLTS		
ELEC	ELECTRICAL	PROVIDE	FURNISH, INSTALL, AND CONNECT		
ELEV	ELEVATOR	PT	POTENTIAL TRANSFORMER		
EMER	EMERGENCY	PWR	POWER		
EMS	ENERGY MANAGEMENT SYSTEM				
EMT	ELECTRICAL METALLIC TUBING	QTY	QUANTITY		
ENT	ELECTRICAL NON-METALLIC TUBING				
E.O.L.	END-OF-LINE CIRCUIT TERMINATOR	RECPT, REC	RECEPTACLE		
EP	EXPLOSION PROOF	REF	REFRIGERATOR		
EQPT	EQUIPMENT	REQD	REQUIRED		
EWC	ELECTRIC WATER COOLER	RGS	RIGID GALVANIZED STEEL		
EXIST	EXISTING	RM	ROOM		
		RP	REC BUILDING PANEL		
FA	FIRE ALARM	ROIC	RESIDENT OFFICER IN CHARGE OF CONSTRUCTION		
FACP	FIRE ALARM CONTROL PANEL				
FATC	FIRE ALARM TERMINATION CABINET	SBG	STANDBY GENERATOR		
FDR	FEEDER	SDPB	STANDBY DISTRIBUTION PANELBOARD		
FIXT	FIXTURE	SEC	SECURITY		
FLA	FULL LOAD AMPS	SECONDARY	600 VOLTS AND LESS		
FLR	FLOOR	SECT	SECTION		
FLOUR	FLUORESCENT	SF/SQFT	SQUARE FOOT		
FT OR '	FEET	SN	SOLID NEUTRAL		
FP	FIRE PUMP	SPEC	SPECIFICATION		
		SP	SUMP PUMP		
G/GND	GROUND	SQ	SQUARE		
GEF	GARAGE EXHAUST FAN	SSG	SECONDARY SWITCHGEAR		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	ST	SHUNT TRIP		
GFP	GROUND FAULT PROTECTION	SURF	SURFACE		
		SW	SWITCH		
H	HOT (UNSWITCHED)	SYM	SYMMETRICAL		
HID	HIGH INTENSITY DISCHARGE	SYS	SYSTEMS		
HOA	HAND OFF AUTO				
HP	HORSE POWER				
HPS	HIGH PRESSURE SODIUM				
HTR	HEATER				
HVAC	HEATING, VENTILATION, & AIR CONDITIONING				
H.W.D.L.	HEIGHT, WIDTH, DEPTH, LENGTH				

ABBREVIATIONS

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS ENGINEERING
09/25/2025
Emolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
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E 22037
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

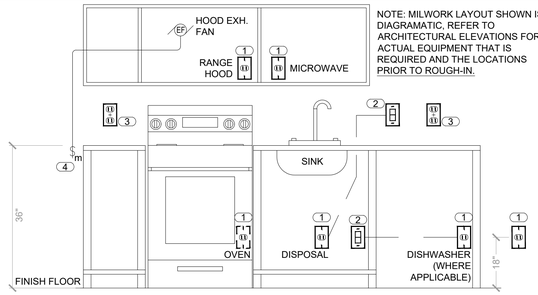
SHEET NAME:
ABBREVIATIONS & SYMBOLS LIST

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-0.2

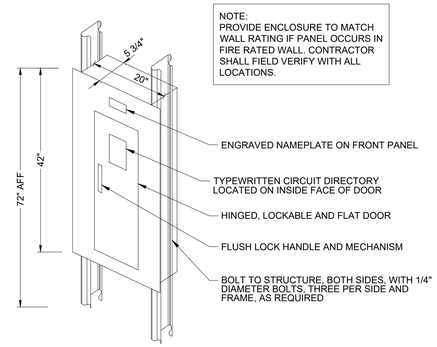


NOTE: MILWORK LAYOUT SHOWN IS DIAGRAMATIC, REFER TO ARCHITECTURAL ELEVATIONS FOR ACTUAL EQUIPMENT THAT IS REQUIRED AND THE LOCATIONS PRIOR TO ROUGH-IN.

KEYED NOTES:

1. DEDICATED SIMPLEX RECEPTACLE MOUNTED IN CASEWORK FOR LOAD INDICATED RELATIVE LOCATIONS ARE DIAGRAMATIC, REFER TO ARCHITECTURAL PLANS FOR ACTUAL LOCATIONS.
2. DISCONNECT SWITCH FOR SIMPLEX RECEPTACLE SERVING DISPOSALS AND DISHWASHER, LABEL SWITCHES: "DISPOSAL" AND "DISHWASHER DISCONNECT".
3. GFCI/AFCI RECEPTACLE ON EACH COUNTER AND ON EITHER SIDE OF SINK. PROVIDE A MINIMUM OF TWO DEDICATED COUNTERTOP RECEPTACLES, CIRCUIT ALL OTHER COUNTERTOP RECEPTACLES TOGETHER ON A COMMON CIRCUIT.
4. SWITCH FOR CONTROLLING RANGE HOOD FAN, PER TITLE 24

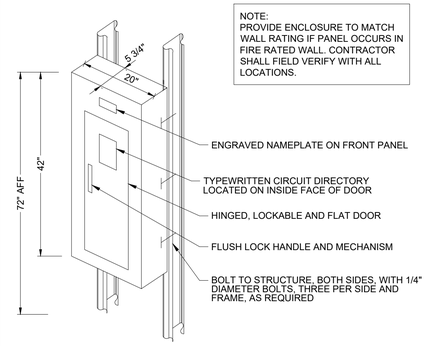
KITCHEN RECEPTACLE LAYOUT 5



NOTE:
PROVIDE ENCLOSURE TO MATCH WALL RATING IF PANEL OCCURS IN FIRE RATED WALL. CONTRACTOR SHALL FIELD VERIFY WITH ALL LOCATIONS.

- ENGRAVED NAMEPLATE ON FRONT PANEL
- TYPEWRITTEN CIRCUIT DIRECTORY LOCATED ON INSIDE FACE OF DOOR
- HINGED, LOCKABLE AND FLAT DOOR
- FLUSH LOCK HANDLE AND MECHANISM
- BOLT TO STRUCTURE, BOTH SIDES, WITH 1/4" DIAMETER BOLTS, THREE PER SIDE AND FRAME, AS REQUIRED

RECESSED MOUNTED PANEL 4



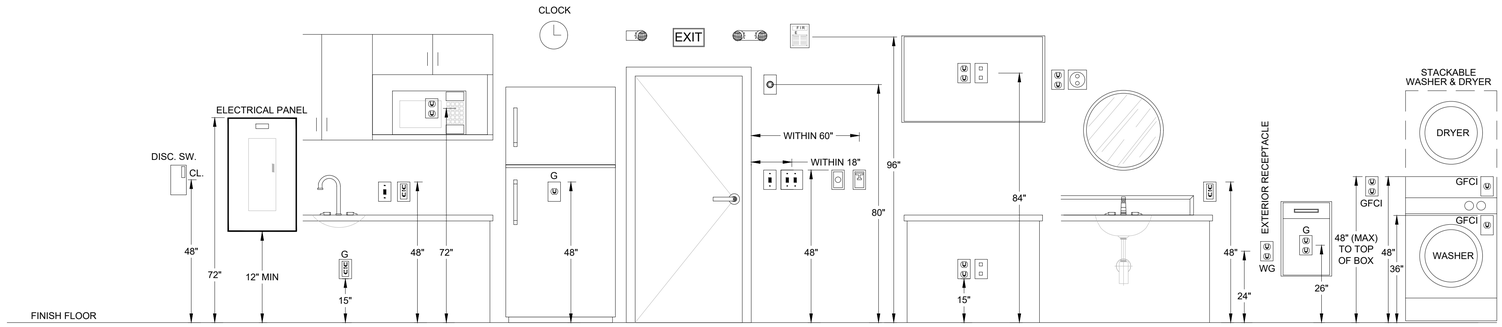
NOTE:
PROVIDE ENCLOSURE TO MATCH WALL RATING IF PANEL OCCURS IN FIRE RATED WALL. CONTRACTOR SHALL FIELD VERIFY WITH ALL LOCATIONS.

- ENGRAVED NAMEPLATE ON FRONT PANEL
- TYPEWRITTEN CIRCUIT DIRECTORY LOCATED ON INSIDE FACE OF DOOR
- HINGED, LOCKABLE AND FLAT DOOR
- FLUSH LOCK HANDLE AND MECHANISM
- BOLT TO STRUCTURE, BOTH SIDES, WITH 1/4" DIAMETER BOLTS, THREE PER SIDE AND FRAME, AS REQUIRED

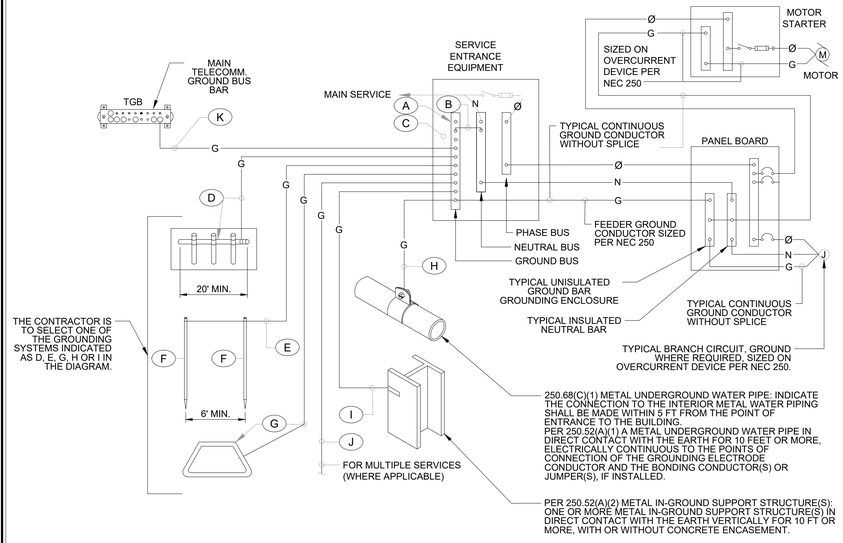
SURFACE MOUNTED PANEL 3

NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL TELEVISION OUTLETS WITH THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING OF THE DEVICES.
3. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT B REQUIRED OF THIS PROJECT.
4. FIRE ALARM HORN/STROBES ARE TO BE MOUNTED NO HIGHER THAN 96" AND NO LOWER THAN 80" ON CENTER.



TYPICAL ELECTRICAL DEVICE HEIGHT 2



GROUNDING SCHEDULE

CODE REFERENCE / AMPACITY		A FACTORY INSTALLED GROUND BUS BAR	B INTEGRATED BUS BAR MAIN BOND JUMPER	C INTEGRATED BUS BAR CASE BOND JUMPER	D CONCRETE ENCASED ELECTRODE (UFER)*	E GROUDING ELECTRODE CONDUCTOR TO ROD, PIPE OR PLATE	F CU or CU-CLAD STEEL GROUND ROD	G COPPER GROUND RING CONDUCTOR**	H METALLIC PIPING BONDING CONDUCTOR	I BUILDING STEEL BONDING CONDUCTOR	J MULTIPLE SERVICE BONDING CONDUCTOR	K TELEPHONE SYSTEM BONDING CONDUCTOR
		N.E.C 250.102	N.E.C 250.102	N.E.C 250.52(A)(3) 250.66(b)	N.E.C Table 250.66	N.E.C 250.52(A)(5)	N.E.C 250.52(A)(4) 250.66(c)	N.E.C 250.52(A)(1) 250.66	N.E.C 250.52(A)(2) 250.66	N.E.C 250.66		
SHALL BE SIZED TO ACCOMMODATE ALL GROUND WIRE LUGS AS INDICATED ON GROUNDING SYSTEM DIAGRAM AND AS REQUIRED ELSEWHERE ON PLANS OR SPECIFICATIONS	200 AMP AND LESS	#4	#4	#4	#4	3/4" x 10'	#2	#4	#4	#4	#6
	225 AMP	#2	#2	#4	#2	3/4" x 10'	#2	#2	#2	#2	#6
	400 AMP	#1/0	#1/0	#4	#1/0	3/4" x 10'	#1/0	#1/0	#1/0	#1/0	#6
	600 AMP	#2/0	#2/0	#4	#3/0	3/4" x 10'	#2/0	#2/0	#2/0	#2/0	#6
	800 AMP	#3/0	#3/0	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	1000 AMP	#3/0	#3/0	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	1200 AMP	250kcMIL	250kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	1600 AMP	350kcMIL	350kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	2000 AMP	400kcMIL	400kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	2500 AMP	500kcMIL	500kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6
	3000 AMP	500kcMIL	500kcMIL	#4	#3/0	3/4" x 10'	#3/0	#3/0	#3/0	#3/0	#6

* PER NEC 250.52(A)(3), THE UFER SHALL CONSIST OF AT LEAST 6.0 M (20 FT) OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.
** PER NEC 250.52(A)(4), A GROUND RING SHALL CONSIST OF AT LEAST 6.0 M (20 FT) OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG.

GROUNDING SYSTEM GENERAL NOTES

1. THE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF ITEMS A, B, C, D, E, F AND G WHERE APPLICABLE.
2. ITEMS H, I, J AND K MUST BE BONDED TOGETHER AND TO THE GROUNDING ELECTRODE SYSTEM WHEN THEY ARE PRESENT.
3. PER NEC 250.52(A)(3), A CONCRETE-ENCASED ELECTRODE (UFER) SHALL CONSIST OF AT LEAST 6.0 M (20 FT) OF EITHER (A) OR (B):
   (A) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13 MM (1/2 IN.) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20 FT) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 6.0 M (20 FT) OR GREATER LENGTH; OR.
   (B) BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.
4. THIS DETAIL IS PROVIDE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 250, PERTAINING TO THE "GROUNDING ELECTRODE SYSTEM".
5. ALL SPLICING SHALL BE ACCOMPLISHED VIA EXOTHERMIC WELD (CAD - WELD) ONLY.
6. ALL CONDUCTOR SIZING INDICATED ON THE GROUNDING SCHEDULE ARE FOR COPPER CONDUCTORS, ALUMINUM IS NOT PERMITTED
7. ANY VARIANCES FROM THIS DIAGRAM AND ASSOCIATED SCHEDULE AND NOTES MUST BE REQUESTED AND APPROVED IN WRITING PRIOR TO INSTALLATION.
8. ALL INSTALLATIONS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF N.E.C. ARTICLE 250 (ALL SUBPARAGRAPHS) AND ALL STATE AND LOCAL REQUIREMENTS.
9. THE GROUNDING SYSTEM SHALL PROVIDE LESS THAN 25 OHMS RESISTANCE TO GROUND AT THE SERVICE CONNECTION. THE RESULTS SHALL BE VERIFIED BY AN INDEPENDENT TESTING AGENCY VIA GROUND TEXT (FALL OF POTENTIAL) AND SUBMITTED TO ELECTRICAL ENGINEER UPON COMPLETION OF PROJECT.
10. PER 2020 NEC CODES, A ROD, PIPE, OR PLATE GROUNDING ELECTRODE WITH A RESISTANCE OF 25 OHMS OR LESS CAN BE USED AS THE ONLY GROUNDING ELECTRODE. IF THE RESISTANCE OF A ROD, PIPE, OR PLATE GROUNDING ELECTRODE IS GREATER THAN 25 OHMS, AT LEAST ONE ADDITIONAL SUPPLEMENTAL GROUNDING ELECTRODE IS REQUIRED.
11. PER 250.50 ALL AVAILABLE GROUNDING ELECTRODES SHALL BE BONDED TOGETHER TO THE GROUNDING ELECTRODE SYSTEM.

TYPICAL SYSTEM GROUNDING AND BONDING 1

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona Planning Division
ACCEPTED
GOUVIS ENGINEERING
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER
MEHDI HOSSEINZADEH
E 22037
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1.	01/03/24	PLAN CHECK
2.	03/29/24	PLAN CHECK
3.	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
DETAILS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-0.3

INFORMATION PLATE

PANEL NL1A

120/208V 3Φ 4W.
FED FROM MDP

PROVIDE I.D PLATE LABEL FOR ELECTRICAL EQUIPMENT SUCH AS MAIN SWITCHGEAR, SWITCHBOARD PANELBOARDS, AND TRANSFORMERS

WARNING

Arc Flash Hazard
Appropriate PPE Required

Equipment Type	480V Switchgear
Grounding	Grounded
Work Distance	11 inches (300 mm)
Availiable 3-Ph Bolted Current	25 kA
Flash Protection Boundary	27 inches
Incident Energy at 11 inches	4.39 cal/cm2
Risk Category	2
Equipment Name:	Switchboard

PROVIDE WARNING LABEL FOR ELECTRICAL EQUIPMENT SUCH AS MAIN SWITCHGEAR, SWITCHBOARD PANELBOARDS, AND TRANSFORMERS

SWITCHBOARD, PANELBOARD AND DISCONNECT WARNING LABEL DETAIL | 2

PLAN AT ELECTRICAL ROOM SWEEP

NOTES:
1. HORIZONTAL AND VERTICAL CONDUIT IS NOT ALLOWED WITHIN 4'-0" OF ANY COLUMN FACE.
2. NO ALUMINUM OF ANY KIND SHALL BE PLACED IN THE SLAB.
3. CONDUIT SHALL BE PLACED SO AS TO PROVIDE AT LEAST 3 TIMES THE CONDUIT DIAMETER CLEAR BETWEEN PARALLEL CONDUITS. CONDUIT SHALL BE LAID OUT TO NOT CROSS EACH OTHER'S CONDUIT AND TO THE EXTENT POSSIBLE, BE AT LEAST 4" FROM ANY REBAR OR POST-TENSIONING TENDONS.
4. DO NOT TIE CONDUIT TO REBAR OR POST-TENSIONING TENDONS THAT RUN PARALLEL TO THE CONDUIT.

GENERAL NOTES:

PLASTIC OR METAL CONDUITS MAY BE EMBEDDED IN SLAB PROVIDING THAT THE FOLLOWING CRITERIA ARE MET:

A - PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAXIMUM PIPE SIZE SHALL BE 1" DIA. AND LOCATED WITHIN THE MIDDLE THIRD OF THE SLAB.MINIMUM SPACING SHALL BE SIX (6) TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER. PROVIDE CONDUIT LAYOUT FOR ENGINEER REVIEW AND APPROVAL. ANY GROUP OF CONDUITS LARGER THAN 2" & CLOSER THAN 6" SHALL BE CONSIDERED AS AN OPENING AND SPECIALLY TRIM BARS ARE TO BE PLACED AROUND THEM.

B - CONDUITS MUST NOT INTERRUPT THE POST-TENSIONED CABLES.

C - COLUMN CAPS SHOULD BE AVOIDED OR SPECIAL REINF. SHALL BE PROVIDED BY THE E.O.R.

D - IT IS UNDESIRABLE TO HAVE EXCESS AMOUNTS OF CONDUIT ENTERING THE SLAB AT ONE LOCATION. IF THIS CONDITION EXISTS, THE CONDUITS MUST BE FANNED OUT IMMEDIATELY.

REINFORCING AND CLEARANCES AT CONDUIT IN SLAB | 1

ISSUED DATE:XX/XX/XX

C-057193-2022

City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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CA

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NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
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3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
DETAILS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-0.3A

KEYED NOTES

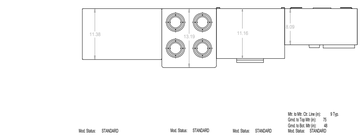
1. VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES OCCURS.
2. STUB UP CONDUIT FOR PV SYSTEM. PV SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PV CONSULTANT FOR THE EXACT SIZE OF CONDUIT AND ALL ELECTRICAL REQUIREMENTS
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD) IN ACCORDANCE WITH NEC 230.67

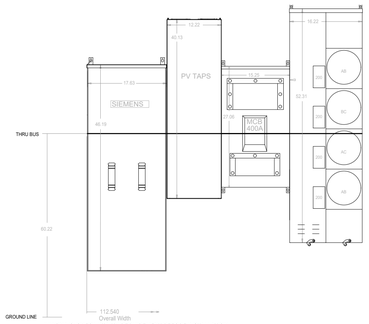
GENERAL NOTES

1. THE MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON WORST CASE FAULT CURRENT PUBLISHED BY THE UTILITY COMPANY. CONTRACTOR TO OBTAIN FAULT CURRENT LETTER FROM UTILITY COMPANY FOR EACH SERVICE BEFORE ORDERING SWITCHBOARD. IF AVAILABLE FAULT CURRENT IS HIGHER THAN SHOWN IN THE DRAWINGS, CONTACT ELECTRICAL ENGINEER IMMEDIATELY.
2. LETTER FOR SHORT CIRCUIT CURRENT VALUE FROM UTILITY COMPANY SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION.
3. ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
4. ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES AND ELECTRICAL EQUIPMENT SHALL BE FULLY RATED HAVING A SHORT-CIRCUIT (AIC) RATING EXCEEDING THE AVAILABLE SHORT-CIRCUIT CURRENT AT THE EQUIPMENT. SERIES RATING OF EQUIPMENT IS NOT ALLOWED.
5. ALL SWITCHBOARDS AND DISTRIBUTION BOARDS SHALL HAVE:
   - 5.1. TIN-PLATED ALUMINUM BUSSING WITH RECTANGULAR CROSS SECTION. HORIZONTAL AND VERTICAL BUSSING SHALL BE FULL LENGTH AND SHALL HAVE PROVISIONS FOR FUTURE EXTENSIONS. ALL BUSSING SHALL HAVE MINIMUM WITHSTAND RATING EQUAL TO THE AVAILABLE FAULT CURRENT INDICATED. ALL VERTICAL AND HORIZONTAL BUSSING SHALL BE RATED AT FULL CAPACITY IN ALL SWITCHBOARD AND DISTRIBUTION BOARD SECTIONS. PROVIDE 100% NEUTRAL BUSSING MINIMUM UNLESS OTHERWISE NOTED. PROVIDE FULL LENGTH GROUND BUS AND, WHERE INDICATED ON PLANS, ISOLATED GROUND BUSSING. PROVIDE REAR WIRE WAY IN ALL SWITCHBOARD SECTIONS.
   - 5.2. LUGS SUITABLE FOR USE WITH COPPER OR ALUMINUM CONDUCTORS LISTED FOR USE WITH 75 DEGREE CELSIUS AMPACITY CONDUCTORS.
   - 5.3. PERMANENT PLACARD(S) MARKED PER THE SPECIFICATIONS AND PER NEC (OR CEC-WHERE ADOPTED) SECTIONS 225.37, 230.2(E), 690.56, 692.56, 700.7, 701.7, 702.7, AND 705.10 DENOTING THE PRESENCE OF ADDITIONAL SERVICES, PHOTOVOLTAIC SYSTEMS, FUEL CELLS, EMERGENCY OR STAND-BY POWER SOURCES AS APPLICABLE.
   - 5.4. SINGLE LINE DIAGRAM SHOWN IS A "FULLY RATED SYSTEM" UNLESS NOTED. OTHERWISE.
   - 5.5. THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.
   - 5.6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE "UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION".

BUILDING B

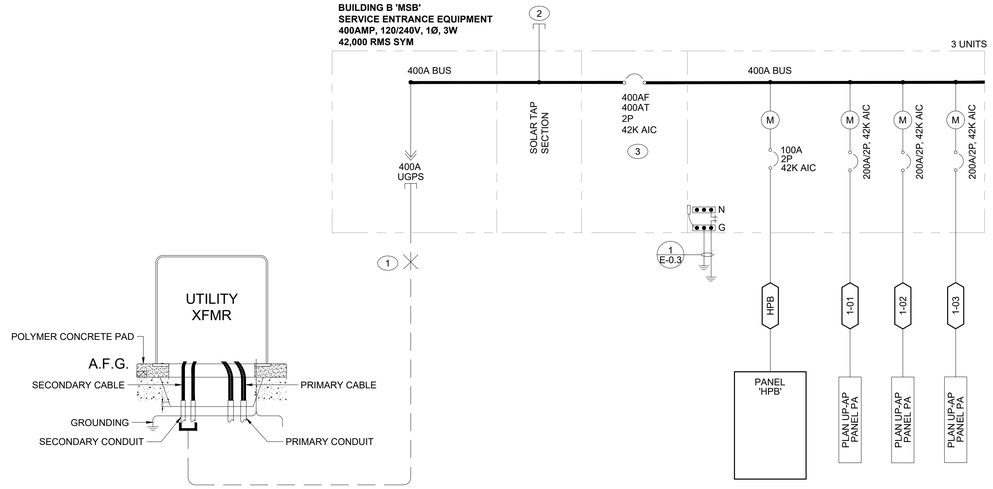
400AMPS, MAIN BREAKER, ONE PHASE SWITCHBOARD
3 UNITS & 1 HOUSE METER





ELECTRICAL EQUIPMENT ELEVATION - BUILDING B

SCALE: 3/4" : 1'-0"



Voltage Drop and Short Circuit Calculation

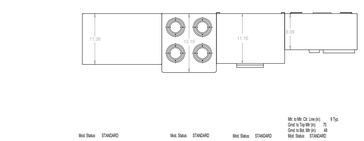
					FEEDER					CONDUIT					FAULT CURRENT				
CABLE NAME	PANEL NAME	UNIT/ CIRCUIT	VOLTS	PHASE	DEMAND AMPS	AMPS	PARALLEL RUNS	PHASE CONDUCTOR	EQUIPMENT GROUNDING CONDUCTOR	CONDUCTOR MATERIAL	CONDUCTOR INSULATION	CONDUIT TYPE	CONDUIT SIZE	FILL% (<40%)	DISTANCE (FT) 'L'	%VD	FAULT CURRENT	Isc	AIC
HPB	HPB	HOUSE	240	1	100	100	1	1/0	4	ALUM	THHN	PVC	1 1/2	32.17%	15	0.25	42000	22114	42000
1-01	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	36	0.45	42000	20594	22000
1-02	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	37	0.47	42000	20306	22000
1-03	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	61	0.77	42000	15210	22000

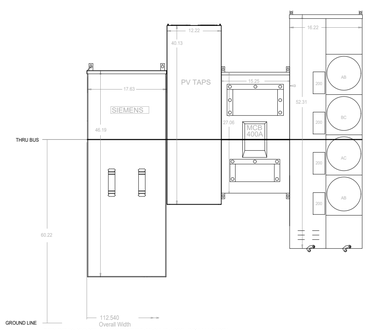
NOTE :THE VOLTAGE DROP IN THE ABOVE TABLE IS AN ESTIMATED LENGTH.THE CONTRACTOR SHALL REVISE THE FEEDER SCHEDULE BASED ON THE ACTUAL LENGTH IN THE FIELD, AND INCREASE OR DECREASE THE FEEDER SIZE TO ACCOMMODATE THE VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD IN EVENT FIELD CONDITIONS THAT CAUSE A SUBSTANTIAL INCREASE IN OVERALL FEEDER LENGTH. THE FEEDER SHALL BE SIZED TO PREVENT VOLTAGE DROP FROM EXCEEDING 3%, AND TOTAL VOLTAGE DROP FOR BRANCH CIRCUIT AND FEEDER SHALL NOT EXCEED 5% PER NEC 210.19,215.2.

SINGLE LINE DIAGRAM - BUILDING B

BUILDING A

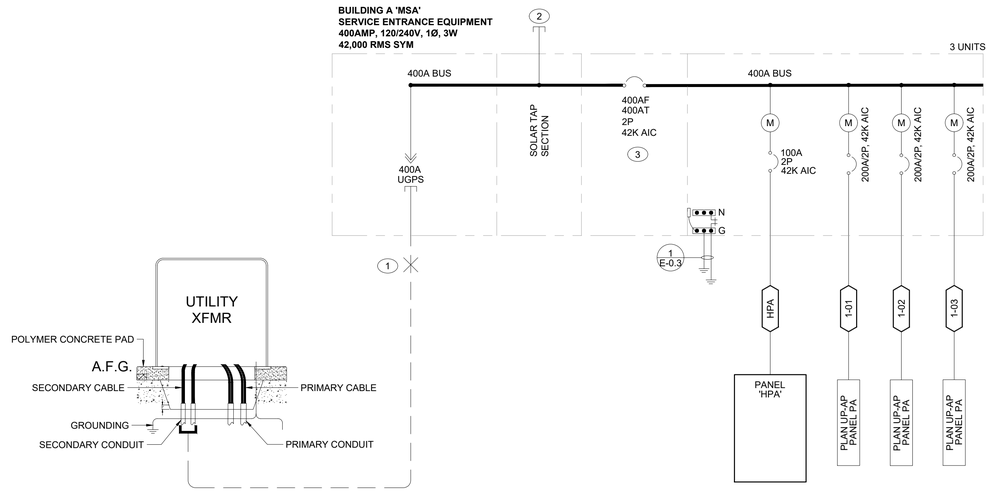
400AMPS, MAIN BREAKER, ONE PHASE SWITCHBOARD
3 UNITS & 1 HOUSE METER





ELECTRICAL EQUIPMENT ELEVATION - BUILDING A

SCALE: 3/4" : 1'-0"



Voltage Drop and Short Circuit Calculation

					FEEDER					CONDUIT					FAULT CURRENT				
CABLE NAME	PANEL NAME	UNIT/ CIRCUIT	VOLTS	PHASE	DEMAND AMPS	AMPS	PARALLEL RUNS	PHASE CONDUCTOR	EQUIPMENT GROUNDING CONDUCTOR	CONDUCTOR MATERIAL	CONDUCTOR INSULATION	CONDUIT TYPE	CONDUIT SIZE	FILL% (<40%)	DISTANCE (FT) 'L'	%VD	FAULT CURRENT	Isc	AIC
HPA	HPA	HOUSE	240	1	100	100	1	1/0	4	ALUM	THHN	PVC	1 1/2	32.17%	15	0.25	42000	22114	42000
1-01	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	36	0.45	42000	20594	22000
1-02	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	59	0.74	42000	15535	22000
1-03	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	61	0.77	42000	15210	22000

NOTE :THE VOLTAGE DROP IN THE ABOVE TABLE IS AN ESTIMATED LENGTH.THE CONTRACTOR SHALL REVISE THE FEEDER SCHEDULE BASED ON THE ACTUAL LENGTH IN THE FIELD, AND INCREASE OR DECREASE THE FEEDER SIZE TO ACCOMMODATE THE VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD IN EVENT FIELD CONDITIONS THAT CAUSE A SUBSTANTIAL INCREASE IN OVERALL FEEDER LENGTH. THE FEEDER SHALL BE SIZED TO PREVENT VOLTAGE DROP FROM EXCEEDING 3%, AND TOTAL VOLTAGE DROP FOR BRANCH CIRCUIT AND FEEDER SHALL NOT EXCEED 5% PER NEC 210.19,215.2.

SINGLE LINE DIAGRAM - BUILDING A

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona Planning Division
ACCEPTED
GOUVIS
09/25/2025
cmolina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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REGISTERED PROFESSIONAL ENGINEER MEHDI HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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Franklin Townhomes

DEVELOPER:

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CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1.	01/03/24	PLAN CHECK
2.	03/29/24	PLAN CHECK
3.	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
SINGLE LINE DIAGRAM, BUILDING A & B

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-0.4

KEYED NOTES

1. VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES OCCURS.
2. STUB UP CONDUIT FOR PV SYSTEM. PV SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PV CONSULTANT FOR THE EXACT SIZE OF CONDUIT AND ALL ELECTRICAL REQUIREMENTS
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD) IN ACCORDANCE WITH NEC 230.67

GENERAL NOTES

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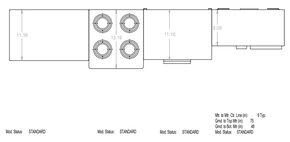
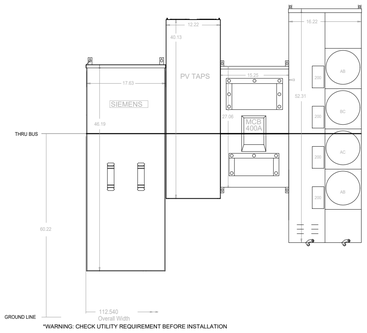
BUILDING D

400AMPS, MAIN BREAKER, ONE PHASE SWITCHBOARD
3 UNITS & 1 HOUSE METER

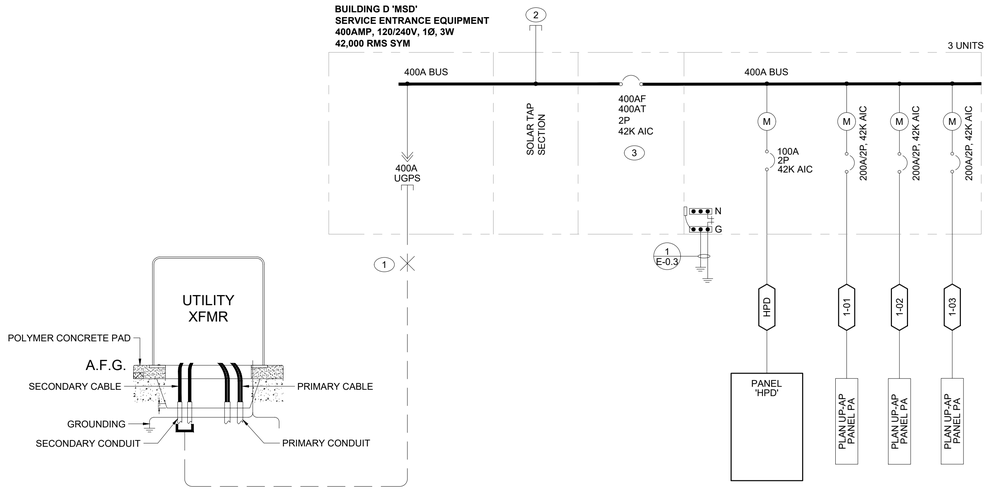




"WARNING: CHECK UTILITY REQUIREMENT BEFORE INSTALLATION

ELECTRICAL EQUIPMENT ELEVATION - BUILDING D

SCALE: 3/4" : 1'-0"



Voltage Drop and Short Circuit Calculation

					FEEDER					CONDUIT					FAULT CURRENT				
CABLE NAME	PANEL NAME	UNIT/ CIRCUIT	VOLTS	PHASE	DEMAND AMPS	AMPS	PARALLEL RUNS	PHASE CONDUCTOR	EQUIPMENT GROUNDING CONDUCTOR	CONDUCTOR MATERIAL	CONDUCTOR INSULATION	CONDUIT TYPE	CONDUIT SIZE	FILL% (<40%)	DISTANCE (FT) 'L'	%VD	FAULT CURRENT	Isc	AIC
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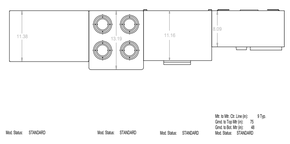
1-01	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	42	0.53	42000	18982	22000
1-02	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	44	0.55	42000	18499	22000
1-03	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	68	0.86	42000	14173	22000

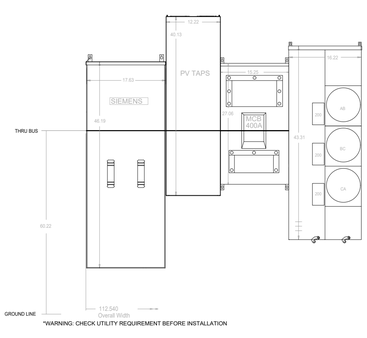
NOTE :THE VOLTAGE DROP IN THE ABOVE TABLE IS AN ESTIMATED LENGTH.THE CONTRACTOR SHALL REVISE THE FEEDER SCHEDULE BASED ON THE ACTUAL LENGTH IN THE FIELD, AND INCREASE OR DECREASE THE FEEDER SIZE TO ACCOMMODATE THE VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD IN EVENT FIELD CONDITIONS THAT CAUSE A SUBSTANTIAL INCREASE IN OVERALL FEEDER LENGTH. THE FEEDER SHALL BE SIZED TO PREVENT VOLTAGE DROP FROM EXCEEDING 3%, AND TOTAL VOLTAGE DROP FOR BRANCH CIRCUIT AND FEEDER SHALL NOT EXCEED 5% PER NEC 210.19,215.2.

SINGLE LINE DIAGRAM - BUILDING D

BUILDING C

400AMPS, MAIN BREAKER, ONE PHASE SWITCHBOARD
2 UNITS & 1 HOUSE METER

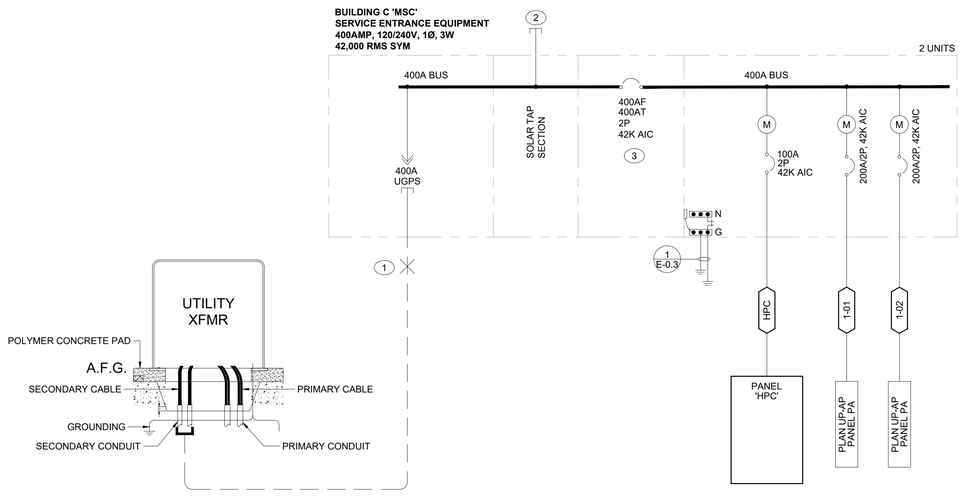




"WARNING: CHECK UTILITY REQUIREMENT BEFORE INSTALLATION

ELECTRICAL EQUIPMENT ELEVATION - BUILDING C

SCALE: 3/4" : 1'-0"



Voltage Drop and Short Circuit Calculation

					FEEDER					CONDUIT					FAULT CURRENT				
CABLE NAME	PANEL NAME	UNIT/ CIRCUIT	VOLTS	PHASE	DEMAND AMPS	AMPS	PARALLEL RUNS	PHASE CONDUCTOR	EQUIPMENT GROUNDING CONDUCTOR	CONDUCTOR MATERIAL	CONDUCTOR INSULATION	CONDUIT TYPE	CONDUIT SIZE	FILL% (<40%)	DISTANCE (FT) 'L'	%VD	FAULT CURRENT	Isc	AIC
HPC	HPC	HOUSE	240	1	100	100	1	1/0	4	ALUM	THHN	EMT	1 1/2	31.38%	15	0.25	42000	22004	42000
1-01	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	42	0.53	42000	18982	22000
1-02	PA	UNIT UA-AP	240	1	151	200	1	250	4	ALUM	THHN	SER	NaN	-	44	0.55	42000	18499	22000

NOTE :THE VOLTAGE DROP IN THE ABOVE TABLE IS AN ESTIMATED LENGTH.THE CONTRACTOR SHALL REVISE THE FEEDER SCHEDULE BASED ON THE ACTUAL LENGTH IN THE FIELD, AND INCREASE OR DECREASE THE FEEDER SIZE TO ACCOMMODATE THE VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD IN EVENT FIELD CONDITIONS THAT CAUSE A SUBSTANTIAL INCREASE IN OVERALL FEEDER LENGTH. THE FEEDER SHALL BE SIZED TO PREVENT VOLTAGE DROP FROM EXCEEDING 3%, AND TOTAL VOLTAGE DROP FOR BRANCH CIRCUIT AND FEEDER SHALL NOT EXCEED 5% PER NEC 210.19,215.2.

SINGLE LINE DIAGRAM - BUILDING C

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1.	01/03/24	PLAN CHECK
2.	03/29/24	PLAN CHECK
3.	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
SINGLE LINE DIAGRAM, BUILDING C & D

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-0.4A

MECHANICAL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	EQUIPMENT RATING VOLTS	HP	FLA	MOTOR MCA	MOCP	FUSED DISCONNECT	CIRCUIT DATA CONDUIT - WIRE
HP 36	HEAT PUMP	240	-	16.24	20.3	30	30AS-2P-30AF	PA-24,26 3/4"C-2#10, 1#10E.G.
FC 36	FAN COIL	240	-	4.24	5.3	15	$^{M}_{2}$	PA-23,25 3/4"C-2#12, 1#12E.G.
EF R	EXHAUST FAN	120	14.5 W	-	-	-	^{M}	PX-XX 3/4"C-2#12, 1#12E.G.
EF B	EXHAUST FAN	120	29.4 W	-	-	-	^{M}	PX-XX 3/4"C-2#12, 1#12E.G.
EF MB	EXHAUST FAN	120	37.0 W	-	-	-	^{M}	PX-XX 3/4"C-2#12, 1#12E.G.
EF IAQ	EXHAUST FAN	120	29.4 W	-	-	-	^{M}	PX-XX 3/4"C-2#12, 1#12E.G.

PLUMBING EQUIPMENT SCHEDULE

WH 1	WATER HEATER	240	5760 W					PA-28,30 3/4"C-2#10, 1#10E.G.

NOTE :

1. FUSED/FUSED SIZE PER MANUFACTURER'S RECOMMENDATION. ELECTRICAL CONTRACTOR SHALL VERIFY PRIOR TO ROUGH-IN.
2. PROVIDE (1) 3/4" C.O. WITH PULL WIRE FROM EQUIPMENT LOCATION TO RESPECTIVE EQUIPMENT CONTROL DEVICE FOR CONTROL WIRING AS REQUIRED. REFER TO MECHANICAL FOR EXACT CONTROL LOCATION AND ADDITIONAL REQUIREMENTS PRIOR TO ROUGH-IN.

UNIT SUB-PANEL LOAD CALCULATION

NEC	LOAD GROUP	UNIT UA-AP
	Area SQ. FT.	1377
	GENERAL LIGHTING	
220.82(B)(1)	3X Area	4131
220.82(B)(2)	Small Appliance	3000
	Laundry Load (Washer)	1500
	General Lighting Subtotal	8631
220.82(B)(3)a	OTHER FIXED APPLIANCES	
	Garbage Disposer	1200
	Dishwasher	1200
	Microwave	1500
	Garage Door Opener	1200
	Total Fixed Appliance	5100
220.82(B)(3)b	COOKING LOAD	
	Electric Range - Oven	8000
	Total Cooking Load	8000
220.82(B)(3)c	LAUNDRY LOADS	
	Electric Clothes Dryer	5000
	Total Laundry Load	5000
220.82(B)(3)d	WATER HEATERS	
	Electric Water Heater	5760
	TOTAL GENERAL LOAD	32491
	First 10KVA at 100%	10000
	Remainder at 40%	8996.4
	Subtotal General Load	18996.4
220.82(C)	HEATING AND AIR-CONDITIONING LOAD	
	Total CU/HP Load	3898
	Fancoil Unit/Air Handling Unit	1018
	Total	4916
	OTHER LOADS	
	ADF	180
	EV Charger	12000
	Total Other Load	12180
	CALCULATED LOAD WITH DEMAND FACTOR	36092.4
	AMPS CALCULATIONS	
	Volt	240
	Phase	1
	Amps	151

BUILDING A SERVICE LOAD CALCULATION

NEC	Name	UNIT UP-AP	TOTAL
	Number of Units	3	3
	General Lighting Loads	25893	25893
220.82(B)(3)a	Fixed Appliance Loads	15300	15300
220.82(B)(3)b	Cooking Loads	24000	24000
220.82(C)	Air Conditioning Loads	14748	14748
220.82(B)(3)c	Electric Clothes Dryer	15000	15000
220.82(B)(3)d	Water Heaters	17280	17280
	Other Load	36540	36540
	SUBTOTAL	148761	148761
	TOTAL	148761	
	Demand Factor (Table 220-84)	0.45	
	Demand Load	66942	
	House Load	20000	
	TOTAL LOAD	86942	
	Volts	240	
	Phase	1	
	Amps	363	400A - 120/240v, 1Ø3W

BUILDING B SERVICE LOAD CALCULATION

NEC	Name	UNIT UP-AP	TOTAL
	Number of Units	3	3
	General Lighting Loads	25893	25893
220.82(B)(3)a	Fixed Appliance Loads	15300	15300
220.82(B)(3)b	Cooking Loads	24000	24000
220.82(C)	Air Conditioning Loads	14748	14748
220.82(B)(3)c	Electric Clothes Dryer	15000	15000
220.82(B)(3)d	Water Heaters	17280	17280
	Other Load	36540	36540
	SUBTOTAL	148761	148761
	TOTAL	148761	
	Demand Factor (Table 220-84)	0.45	
	Demand Load	66942	
	House Load	20000	
	TOTAL LOAD	86942	
	Volts	240	
	Phase	1	
	Amps	363	400A - 120/240v, 1Ø3W

BUILDING C SERVICE LOAD CALCULATION

NEC	Name	UNIT UP-AP	TOTAL
	Number of Units	2	2
	General Lighting Loads	17262	17262
220.82(B)(3)a	Fixed Appliance Loads	10200	10200
220.82(B)(3)b	Cooking Loads	16000	16000
220.82(C)	Air Conditioning Loads	9832	9832
220.82(B)(3)c	Electric Clothes Dryer	10000	10000
220.82(B)(3)d	Water Heaters	11520	11520
	Other Load	24360	24360
	SUBTOTAL	99174	99174
220.85	Three Identical Units With Highest Load	3 x 49587	
	TOTAL	148761	
	Demand Factor (Table 220-84)	0.45	
	Demand Load	66942	
	House Load	20000	
	TOTAL LOAD	86942	
	Volts	240	
	Phase	1	
	Amps	363	400A - 120/240v, 1Ø3W

BUILDING D SERVICE LOAD CALCULATION

NEC	Name	UNIT UP-AP	TOTAL
	Number of Units	3	3
	General Lighting Loads	25893	25893
220.82(B)(3)a	Fixed Appliance Loads	15300	15300
220.82(B)(3)b	Cooking Loads	24000	24000
220.82(C)	Air Conditioning Loads	14748	14748
220.82(B)(3)c	Electric Clothes Dryer	15000	15000
220.82(B)(3)d	Water Heaters	17280	17280
	Other Load	36540	36540
	SUBTOTAL	148761	148761
	TOTAL	148761	
	Demand Factor (Table 220-84)	0.45	
	Demand Load	66942	
	House Load	20000	
	TOTAL LOAD	86942	
	Volts	240	
	Phase	1	
	Amps	363	400A - 120/240v, 1Ø3W

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina
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ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1.	01/03/24	PLAN CHECK
2.	03/29/24	PLAN CHECK
3.	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
LOAD CALCULATIONS & EQUIPMENT SCHEDULES

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-0.5

ISSUED DATE:XX/XX/XX

EQUIPMENTS SCHEDULES

LOAD CALCULATIONS

PANEL "PA"

| | | |

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)					
RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

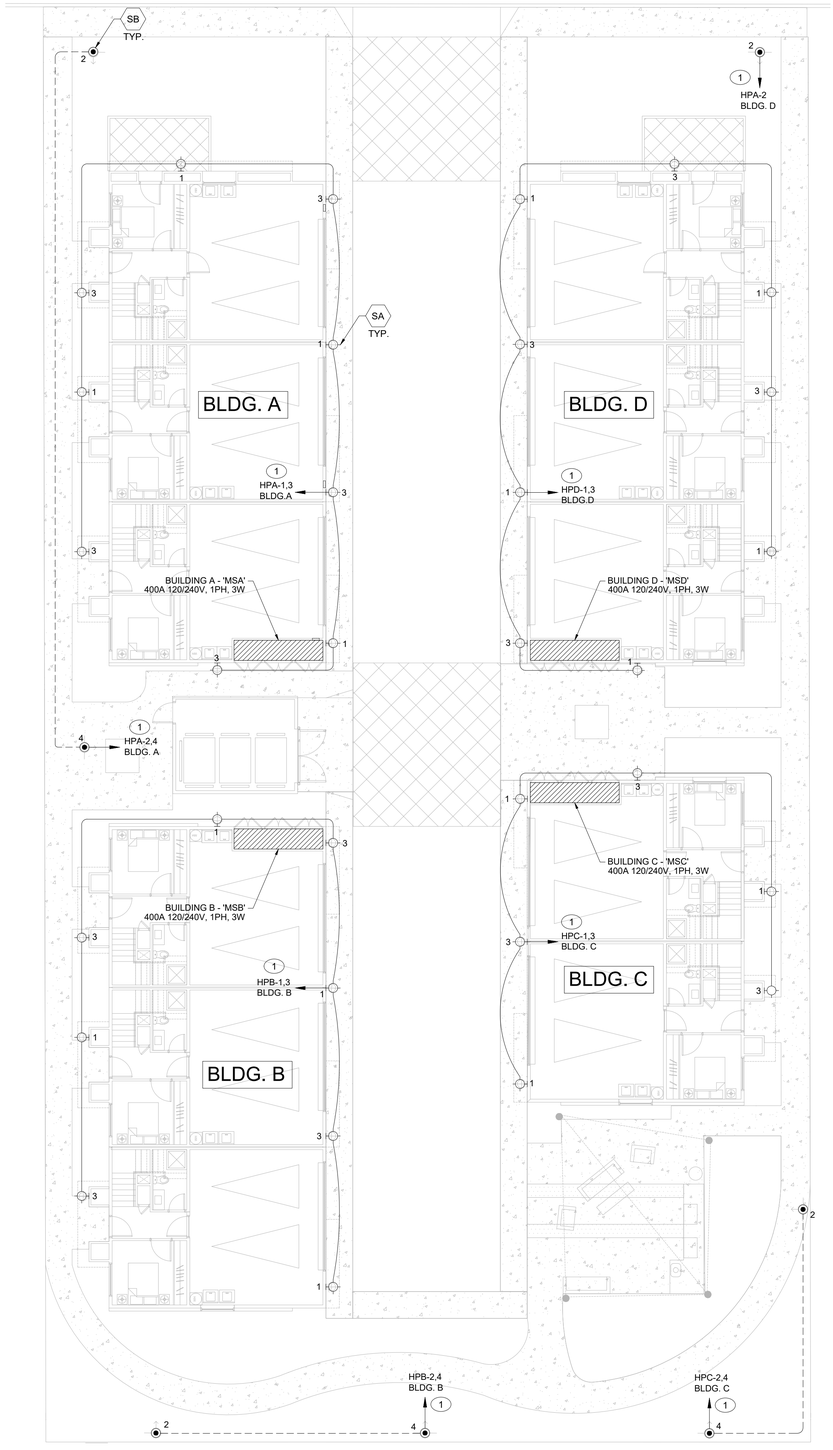
THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTTY LINE.

THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.



KEYED NOTES

1. PER SECTION 130.2(C),ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.

LIGHTING FIXTURE SCHEDULE

SYMBOL

SB

POST LIGHTING @10' MH

FEISS WARREN 10.625 INCH W3-LIGHT TEXTURED BLACK OUTDOOR POST LIGHT WITH CLEAR GLASS OR APPROVED EQUAL

SYMBOL

SA

WALL LANTERN @6' MH

LNC 1-LIGHT OUTDOOR LANTERN SCONCE WALL LIGHT WITH CLEAR GLASS OR APPROVED EQUAL

NORTH

0 4' 8' 16' 32'

3/32" = 1'-0"

SITE PLAN

C-057193-2022

City of Pomona Planning Division

ACCEPTED

GOUVIS ENGINEERING

09/25/2025

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ARCHITECT:
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Los Angeles
CA

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NO.	DATE	DESCRIPTION
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3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
SITE PLAN

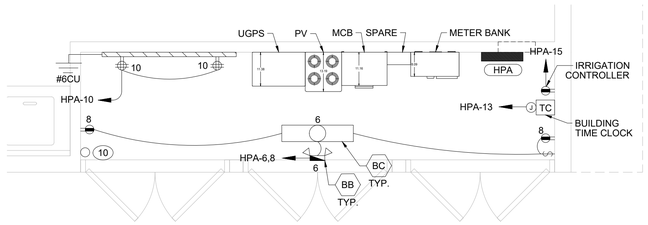
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.1
3

ISSUED DATE:XX/XX/XX



A UTILITY CLOSET

SCALE: 1/2" : 1'-0"

FIXTURE SCHEDULE

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
BB		120	BUG EYES	LED BUG EYES LIGHT WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD-WHT-RC	LED	6.6	
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LMEZ1-P48-LED 840K 10 UNV	LED	11	

NOTES:

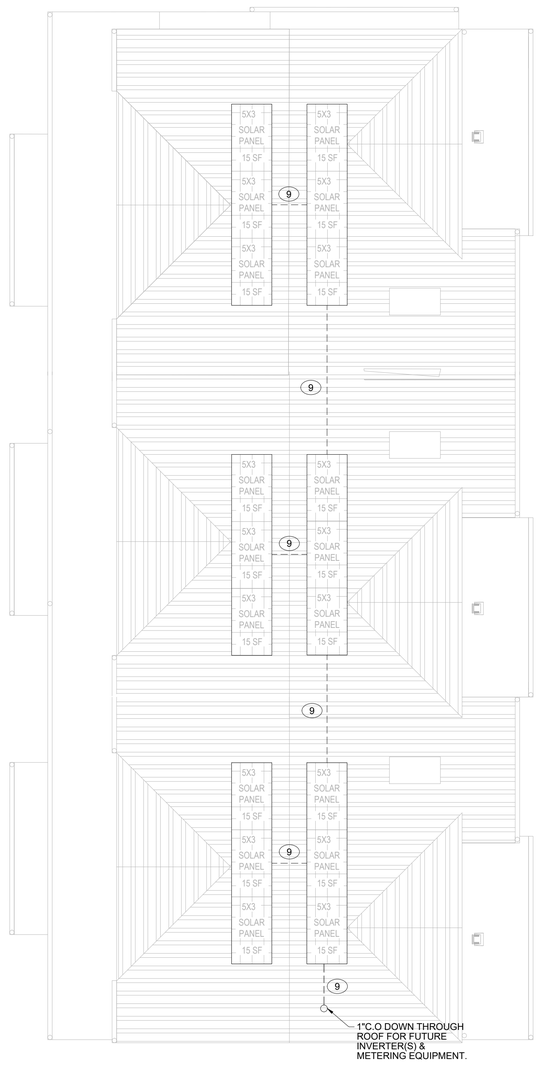
1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

KEYED NOTES

1. PROVIDE W.P. G.F.I. SERVICE RECEPTACLE WITHIN 25 FEET OF CONDENSING UNIT
2. PROVIDE W.P. J-BOX FOR CU MOTOR RATED SWITCH FOR CONNECTION TO THE OUTSIDE CONDENSING UNIT. VERIFY WITH MECHANICAL PLAN FOR HVAC UNIT DESIGNATION AND MANUFACTURER SPECS BEFORE ROUGH IN.
3. LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
4. LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
5. PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW:
   1. PHOTOCELL AND MOTION CENSOR
   2. PHOTOCELL AND AUTOMATIC TIME SWITCH
   3. ASTRONOMIC TIME CLOCK
6. ROUTE UNIT PANEL FEEDER AT UNDERGROUND TO EACH PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN
7. ROUTE UNIT PANEL FEEDER AT GARAGE CEILING, IN RATED SOFFIT, TO UNIT PANEL LOCATION IN GARAGE. VERIFY WITH CONTRACTOR BEFORE ROUGH IN.
8. ALL DISCONNECT SWITCHES WILL MATCH THE BREAKER /SWITCH SIZE OF THE SAME BRANCH CIRCUIT/FEEER IN THE PANEL RESPECTIVELY PER CEC 240.4 & CEC 220.18(A).
9. ROUTE 1" CONDUIT ON TOP OF ROOF TO EACH SOLAR ZONE MOUNT ON SUPPORTS.
10. STUB UP TO ROOF AND ROUTE OVER TO FUTURE SOLAR PANELS WITH 1"CO AND LABEL.

ROOF PLAN NOTES

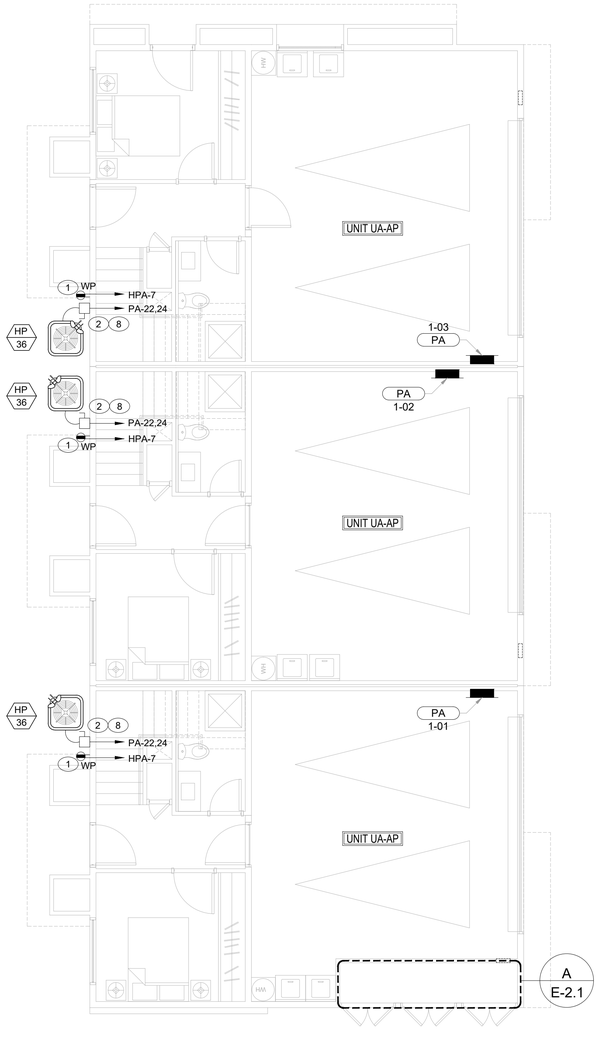
1. ALL ELECTRICAL DEVICES LOCATED OUTDOOR SHALL BE W.P.
2. ALL PENETRATIONS TO THE ROOF SHALL BE W.P.
3. ALL ELECTRICAL ROOF PENETRATION SHALL BE 12 " AWAY FROM ANY EQUIPMENTS.
4. ALL CONDUIT RUNS SHALL BE INSTALLED IN THE CEILING SPACE BELOW ROOF. EXPOSED HORIZONTAL CONDUIT RUNS ON ROOF ARE NOT PERMITTED.
5. COORDINATE EXACT POINT OF CONNECTION TO HVAC UNITS WITH HVAC CONTRACTOR PRIOR TO ROUGH - IN.
6. PROVIDE & INSTALL 3/4"C., 8 # 18 FROM EACH HVAC UNIT TO RESPECTIVE THERMOSTAT.
7. REFER TO HVAC DRAWINGS FOR EXACT LOCATION OF ALL HVAC UNITS.
8. PROVIDE & INSTALL 3/4"C., WITH REQUIRED CONTROL WIRES FROM NEW CONDENSING UNITS (LOCATED ON ROOF) TO NEW FAN COIL UNITS (LOCATED ABOVE CEILING) AND TO RESPECTIVE THERMOSTAT.
9. E.C. SHALL REFER TO HVAC PLANS AND DETAILS FOR ADDITIONAL LABOR AND MATERIAL REQUIRED AS NOTED.
10. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES FOR FEEDER SIZE AND ADDITIONAL INFORMATION.
11. ALL CONDUIT SHALL PENETRATE THE ROOF AT THE POINT OF CONNECTION AND SHALL BE ROUTED TIGHT UNDER THE DECK , ROOF MOUNTED CONDUIT SHALL NOT BE PERMITTED.
12. COORDINATE ALL REQUIREMENTS AND POINTS OF CONNECTION WITH THE MECHANICAL CONTRACTOR.
13. MOUNT DISCONNECTS ON UNITS OR FREESTANDING ON ROOF USING UNISTRUT SUPPORTS.
14. MAKE FINAL CONNECTIONS TO UNITS USING WEATHERTIGHT FLEXIBLE CONDUIT.
15. PROVIDE FINAL FUSE SIZES FOR THE MANUFACTURES REQUIREMENTS.



0 2' 4' 8' 16'

3/16" = 1'-0"

ROOF PLAN 2



0 2' 4' 8' 16'

3/16" = 1'-0"

FIRST FLOOR PLAN 1

ISSUED DATE: XX/XX/XX

C-057193-2022

City of Pomona Planning Division

ACCEPTED

GOUVIS ENGINEERING

09/25/2025

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tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHDI HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:

Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:

BUILDING A
FIRST FLOOR &
ROOF PLANS

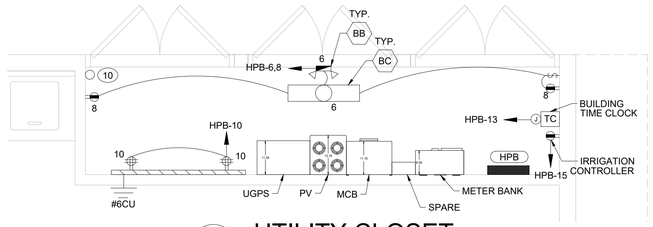
PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-2.1



A UTILITY CLOSET

SCALE: 1/2" : 1'-0"

FIXTURE SCHEDULE

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
BB		120	BUG EYES	LED BUG EYES LIGHT WITH MIN. OF 90 MIN BATTERY BACK-UP	LSI INDUSTRIES, INC.	EAR-LED-UNV-SD-WHT-RC	LED	6.6	
BC		120	SURFACE	STRIP LIGHT, NARROW 4-FEET LED	VISCOR	LMEZ1-P48-LED 840K 10 UNV	LED	11	

NOTES:
1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

KEYED NOTES

1. PROVIDE W.P. G.F.I. SERVICE RECEPTACLE WITHIN 25 FEET OF CONDENSING UNIT
2. PROVIDE W.P. J-BOX FOR CU MOTOR RATED SWITCH FOR CONNECTION TO THE OUTSIDE CONDENSING UNIT. VERIFY WITH MECHANICAL PLAN FOR HVAC UNIT DESIGNATION AND MANUFACTURER SPECS BEFORE ROUGH IN.
3. LOW VOLTAGE BOX RESERVED FOR TELE/CABLE. REFER TO LOW VOLTAGE PLANS FOR DETAILS.
4. LIGHTED ADDRESS SIGN @ 5'-0" ABOVE FINISH GRADE.
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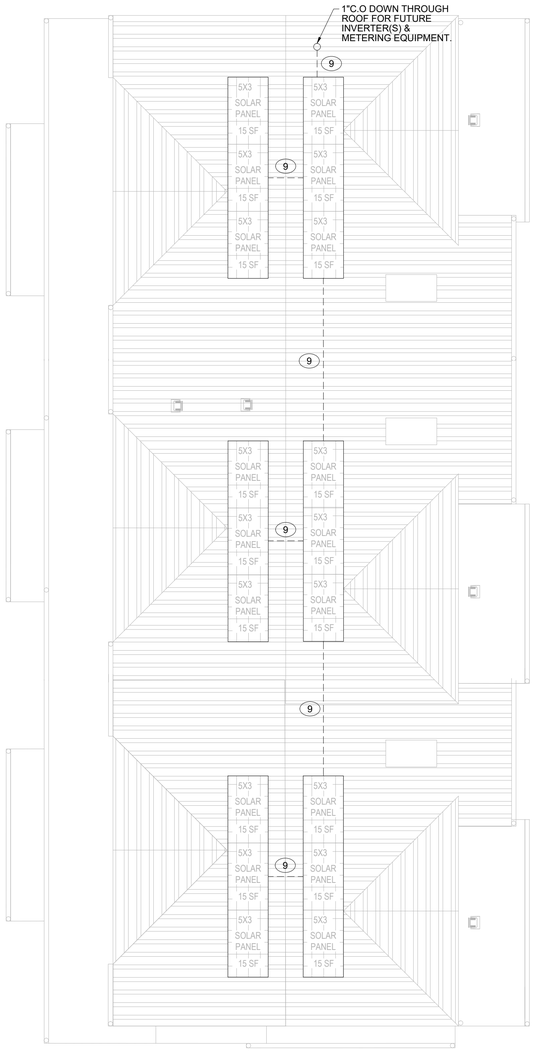
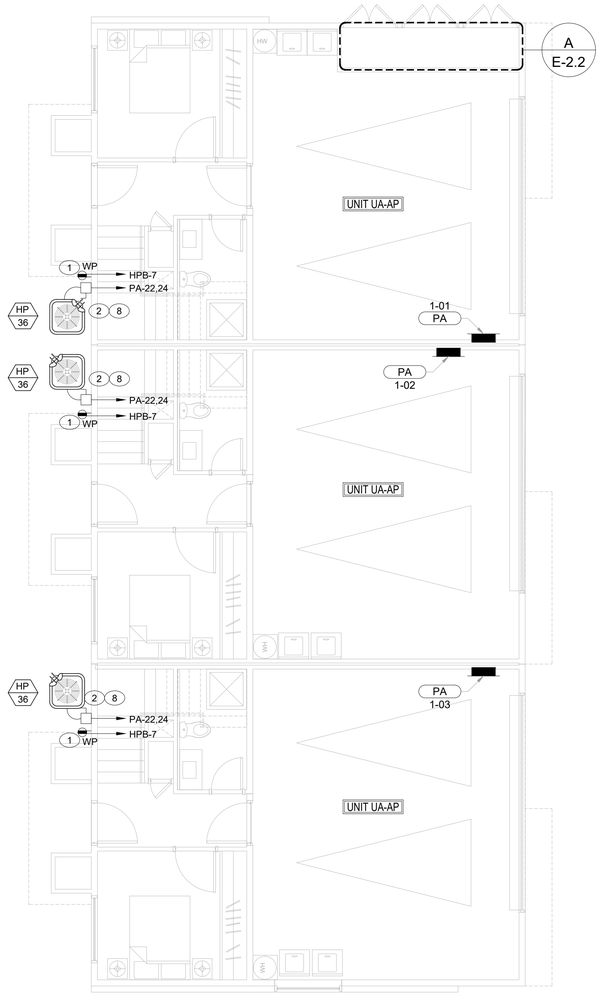


0 2' 4' 8' 16'
3/16" = 1'-0"

ROOF PLAN 2



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FIRST FLOOR PLAN 1

ISSUED DATE: XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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SHEET NAME:
BUILDING B
FIRST FLOOR &
ROOF PLANS

PROJECT NUMBER:
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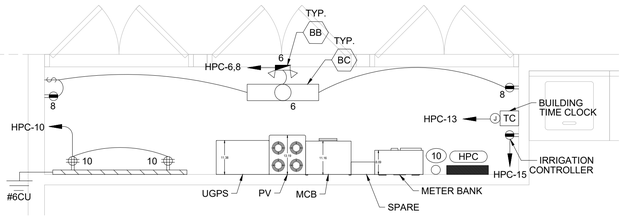
ENGINEER:

DRAFTER:

SHEET NUMBER:
E-2.2



A UTILITY CLOSET

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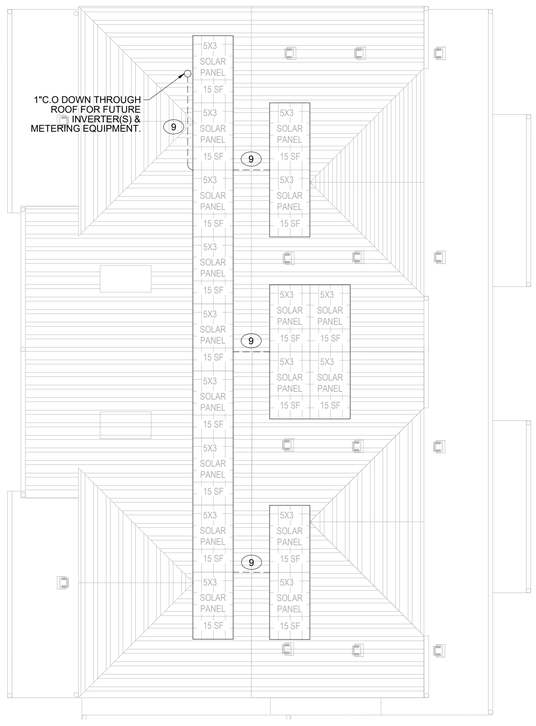

0 2' 4' 8' 16'
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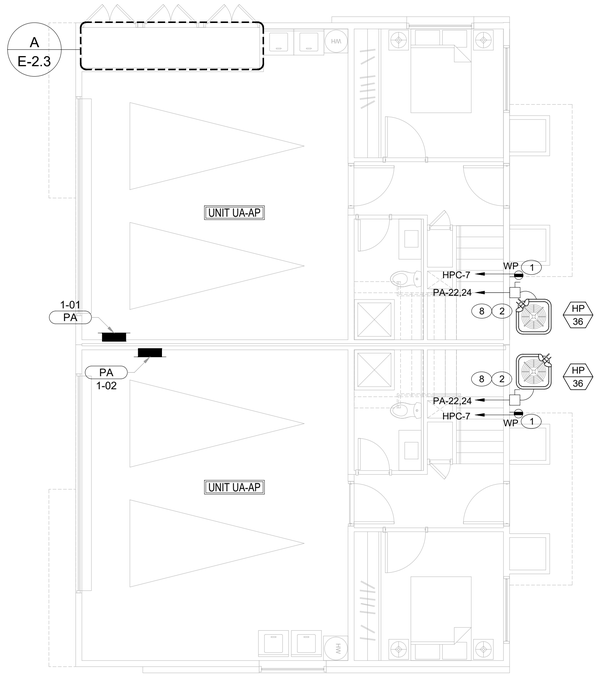
ROOF PLAN 2



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FIRST FLOOR PLAN 1

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City of Pomona Planning Division
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SHEET NAME:
BUILDING C
FIRST FLOOR &
ROOF PLANS

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66323

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E-2.3

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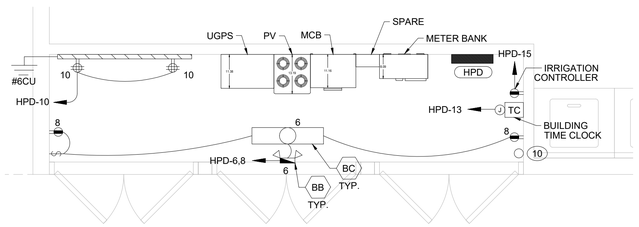

A UTILITY CLOSET

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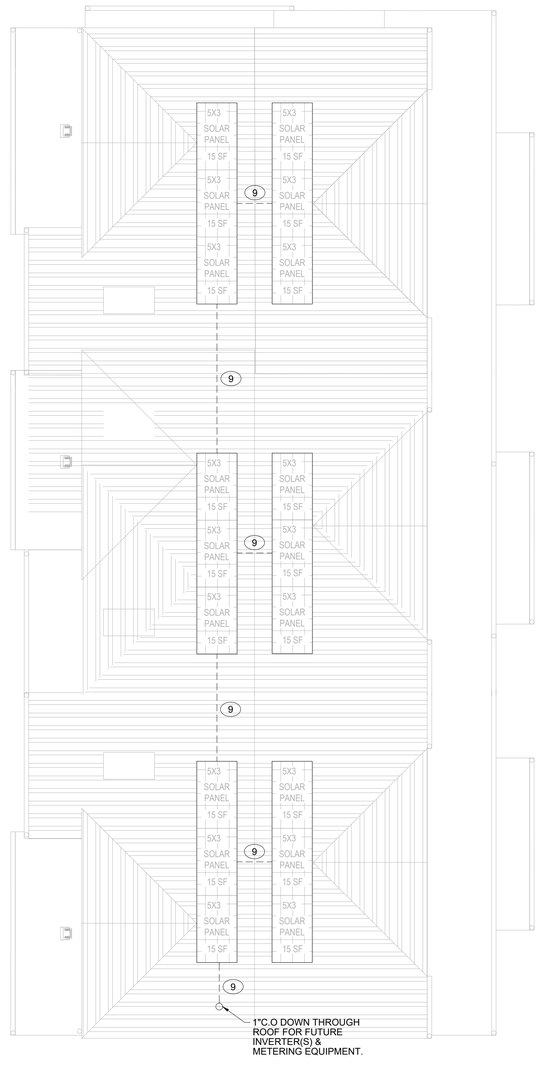

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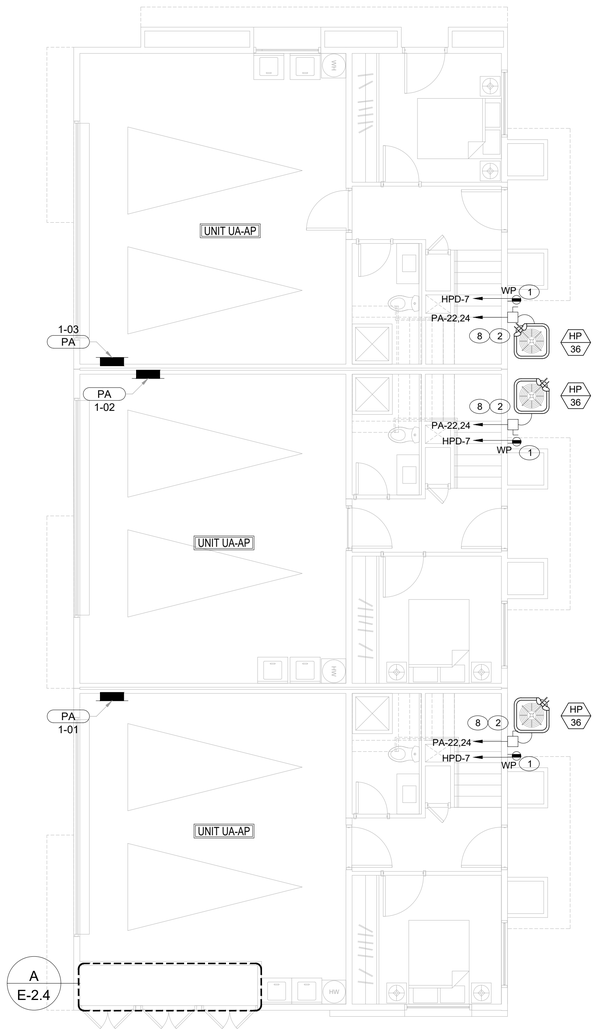
ROOF PLAN 2



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ISSUED DATE:XX/XX/XX

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS ENGINEERING CONSULTING GROUP
09/25/2025
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BUILDING D
FIRST FLOOR &
ROOF PLANS

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-2.4

LUMINAIRE SCHEDULE

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	RECESS	LED DOWNLIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	18	
B		120	WALL	LED WALL LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	20	
C		120	WALL	LED VANITY LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	20	
D		120	PEDANT	PENDANT LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	
E		120	SURFACE	LED TRIP LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	

NOTES:

1. VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.
2. ALL THE RESIDENTIAL LUMINAIRES SHOULD BE JA8 LABEL AND COMPLIED WITH TITLE 24.

2022 CAL GREEN EV CAPABLE NOTES

THE 2022 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2023, AND REQUIRES THE FOLLOWING:

- ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, & DUPLEXES MUST BE EV CAPABLE.
- EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF TOTAL PARKING SPACES.
- IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET).
- THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV CHARGER.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS "EV CAPABLE".
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE.

SMOKE DETECTORS NOTES

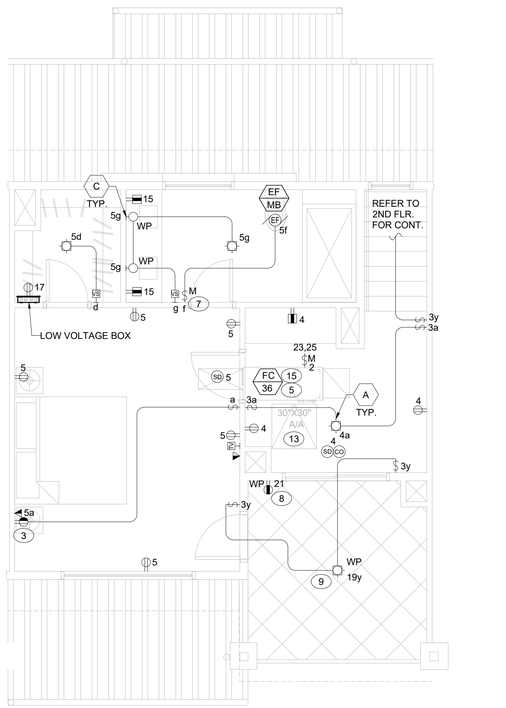
1. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
2. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE ALARMS PER CODE.
3. INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
4. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW FROM THOSE REGISTERS.
5. CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
6. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
7. CARBON MONOXIDE/ SMOKE DETECTORS INTERCONNECTED SHALL BE INSTALLED WITHIN EACH DWELLING UNIT BEFORE APPROVAL BY THE FIRE DEPARTMENT.

GENERAL NOTES

1. PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION 150.0 OF 2022 TITLE 24 PART 6.
2. THIS DRAWING IS FOR REFERENCE ONLY. WIRE CKT 20 ON THE PLAN TO ALL DETECTORS FOR A COMPLETE AND OPERATIONAL SYSTEM. VERIFY W/LOCAL JURISDICTION FOR ALARM DETECTOR REQUIREMENT BEFORE ROUGH-IN.
3. IN DWELLING AREA SPECIFIED IN CEC 2022 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
4. ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP, INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
5. ELECTRICAL CONTRACTOR MUST VERIFY MECHANICAL EQUIPMENT INFORMATION FOR MECHANICAL DRAWING BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY OCCUR.
6. THE HEIGHT OF THE OUTLETS AND SWITCHES ARE NOT NOTED ON THE LEGEND OR IN THE UNIT PLANS. REFER TO "TYPICAL ELECTRICAL DEVICE HEIGHT ON E-0.3"
7. ALL DWELLING UNIT LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0 OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24 PART 6.
8. A DEDICATED 125-VOLT (V) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AS "SPARE" AND ELECTRICALLY ISOLATED AND HAVE RESERVED CIRCUIT BREAKER SPACE.
9. GFCI AT DWELLING UNITS: PER 210.8(A) ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A) (1) THROUGH (A)(11) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION. THE GROUND-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
10. AFCI AT DWELLING UNITS: PER 210.12(A) ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).

KEYED NOTES

1. CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
2. DENOTES THE CONTROL FOR THE CEILING FAN CONNECTED TO THE J-BOX PER NOTE #1. VERIFY W/ SUPPLIER AND PROVIDE DIMMER CONTROL IF THE LIGHTS ARE INCANDESCENT.
3. DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
4. SPLIT CIRCUITED HALF-SWITCHED DUPLEX RECEPTACLE FOR GARBAGE DISPOSER AND DISHWASHER BELOW KITCHEN SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE AT THE CIRCUIT BREAKER.
5. DENOTES APPROXIMATE LOCATION OF FC/FAU UNIT. VERIFY WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
6. REFRIGERATOR RECEPTACLE CONNECTED TO LINE SIDE OF KITCHEN SMALL APPLIANCE GFI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTION 210.52(B)(1).
7. PROVIDE 15A/1P MOTOR RATED SWITCH FOR CONNECT TO THE EXHAUST FAN. REFER TO MECHANICAL PLAN FOR DETAIL.
8. PROVIDE GFCI PROTECTED RECEPTACLE OUTLET WITH ENCLOSURE THAT IS WEATHERPROOF (WP) WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". RECEPTACLE SHALL BE LISTED AND SO IDENTIFIED AS WEATHER-RESISTANT (WR) TYPE.
9. PER SECTION 150.0(K)(3) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW:
   1. PHOTOCELL AND MOTION SENSOR
   2. PHOTOCELL AND AUTOMATIC TIME SWITCH
   3. ASTRONOMIC TIME CLOCK
10. PROVIDE 1"C TO ACCOMMODATE A DEDICATED 208/240V "EV CAPABLE". THE PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40-AMPERE MINIMUM. THE INSTALLATION OF "EV CAPABLE", INCLUDES THE WIRING, CIRCUIT BREAKER SIZE, CONFIGURATION OF RECEPTACLE, AND FINAL TERMINATION SHOULD BE PROVIDED BY THE CONTRACTOR.
11. DENOTES GARAGE DOOR OPENER CONTROLLER.
12. DENOTES CEILING MOUNTED RECEPTACLES FOR GARAGE DOOR OPENER ON THE SWITCH LEG AS SHOWN.
13. PROVIDE POWER, LIGHTING, AND OCCUPANCY SENSOR TO ATTIC SPACE.
14. CHIME UNIT WITH INTERGRAL TRANSFORMER MOUNTED AT +7'-0" A.F.F. TO BOTTOM OF CHIME.
15. PROVIDE 15A/2P MOTOR RATED SWITCH FOR CONNECTION TO THE FC.
16. REFER TO SPEC SHEET FOR GUIDANCE ON WHETHER A PLUG-IN CORD INSTALLATION OR HARDWIRING IS REQUIRED. IF PERMANENTLY CONNECTED, PROVIDE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE OR A CIRCUIT BREAKER LOCKOUT COMPLYING WITH 110.25, PER CEC 422.31.



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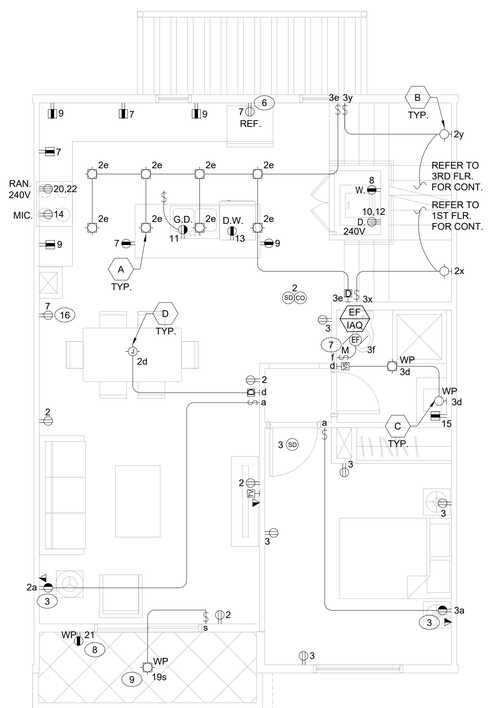
1/4" = 1'-0"

THIRD FLOOR PLAN 3



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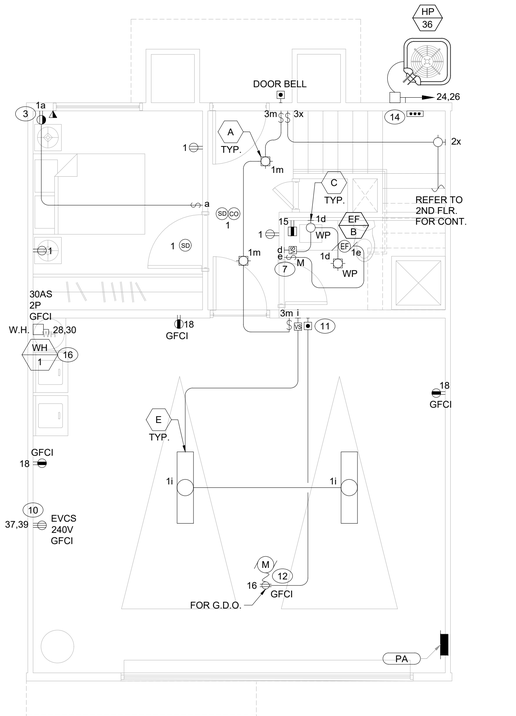
SECOND FLOOR PLAN 2



0 2' 4' 8' 12'
1/4" = 1'-0"

FIRST FLOOR PLAN 1

C-057193-2022

City of Pomona
Planning Division

ACCEPTED
GOUVIS ENGINEERING
09/25/2025
Emotina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
UNIT UP-AP

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-3.1

ISSUED DATE:XX/XX/XX

LUMINAIRE SCHEDULE

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	RECESS	LED DOWNLIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	18	
B		120	WALL	LED WALL LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	20	
C		120	WALL	LED VANITY LIGHT (WALL)	SELECT BY OWNER	SELECT BY OWNER	LED	20	
D		120	PEDANT	PENDANT LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	
E		120	SURFACE	LED TRIP LIGHT	SELECT BY OWNER	SELECT BY OWNER	LED	50	

NOTES:

1. VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.
2. ALL THE RESIDENTIAL LUMINAIRES SHOULD BE JA8 LABEL AND COMPLIED WITH TITLE 24.

2022 CAL GREEN EV CAPABLE NOTES

THE 2022 CALGREEN CODES BECOME EFFECTIVE ON JANUARY 1, 2023, AND REQUIRES THE FOLLOWING:

- ALL RESIDENTIAL CONSTRUCTION INCLUDES SINGLE-FAMILY, TOWNHOMES, & DUPLEXES MUST BE EV CAPABLE.
- EACH DWELLING UNIT MUST HAVE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- IN MULTI-FAMILY DWELLINGS THE "EV CAPABLE" IS BASED ON THE PERCENT OF TOTAL PARKING SPACES.
- IN HOTEL AND NONRESIDENTIAL CONSTRUCTION, "EV CAPABLE" SPACES ARE REQUIRED BASE ON THE TOTAL NUMBER OF PARKING SPACES AT ALL TYPES OF PARKING FACILITIES (E.G., GARAGES, FLAT LOTS, VALET).
- THE RACEWAY SHALL NOT BE LESS THAN 1 INCH, SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND SHALL TERMINATE INTO A LISTED CABINET BOX, OR OTHER ENCLOSURE INCLOSE PROXIMITY TO THE PROPOSE LOCATION OF AN EV CHARGER.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EV CHARGING AS "EV CAPABLE".
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE.

SMOKE DETECTORS NOTES

1. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITION, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
2. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FOOT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPTION IONIZATION SMOKE ALARMS OR PHOTOELECTRIC SMOKE ALARMS PER CODE.
3. INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE.
4. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITH A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHLLE BE INSTALLED OUTSIDE OF THE DIRECT AIR FLOW FROM THOSE REGISTERS.
5. CARBON MONOXIDE/ SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND PROVIDED WITH BATTERY BACK-UP. SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH-IN EACH UNIT SO THAT ALL DETECTORS WITH-IN THE UNIT WILL SOUND THEIR ALARMS ON ACTIVATION OF ANY DETECTOR IN THE UNIT.
6. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BE 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WITHIN 12 INCHES FROM THE HIGHEST POINT OF THE CEILING.
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1. PROVIDE VACANCY SENSOR/DIMMER TO ALL LUMINAIRES REQUIRED BY SECTION 150.0 OF 2022 TITLE 24 PART 6.
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3. IN DWELLING AREA SPECIFIED IN CEC 2022 SECTION 210.52; (A) WALL SPACE, (B) SMALL-APPLIANCE CIRCUIT, (C) COUNTERTOP SPACE, (D) BATHROOM AREA, (E) OUTDOORS, (F) LAUNDRY AREA, (G) GARAGE, AND (H) HALLWAYS; ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
4. ALL NEW CARBON MONOXIDE ALARM ARE 120V HARD-WIRED WITH BATTERY BACKUP, INTERCONNECTED WITH OC SENSOR, AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
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KEYED NOTES

1. CEILING FAN OR LIGHTING FIXTURE TO BE DETERMINED. VERIFY W/ OWNER FOR ACTUAL TO LOCATION. OUTLET BOX/SYSTEMS SHALL BE LISTED AND MARKED BY THE OEM AS SUITABLE FOR THIS PURPOSE. CEILING -SUSPENDED (PADDLE) FANS SHALL NOT WEIGH MORE THAN 70 LBS. FOR OUTLET BOX/SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS THAT WEIGH MORE THAN 35 LBS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
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3. DENOTES HALF-HOT RECEPTACLE ON SWITCH LEG 'b' IN THIS AREA.
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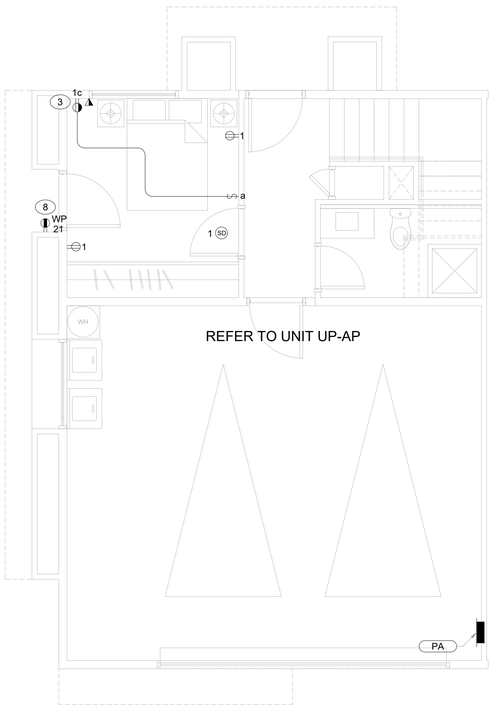

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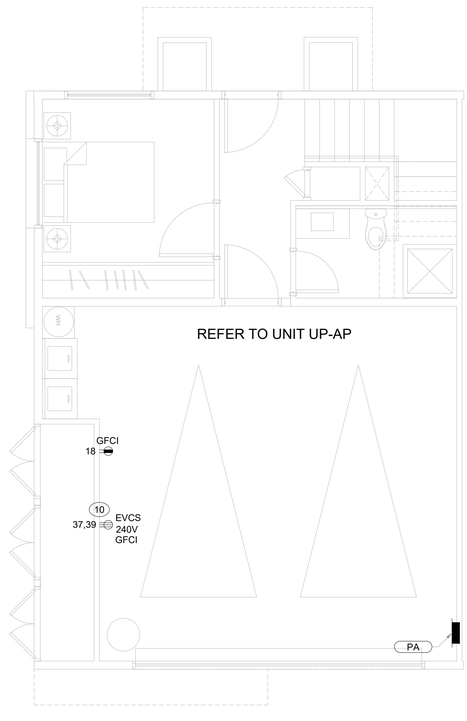
1/4" = 1'-0"

FIRST FLOOR PLAN - OPT. END AT STREET | 3



0 2' 4' 8' 12'
1/4" = 1'-0"

FIRST FLOOR PLAN - OPT. ELEC. ROOM | 2

ISSUED DATE: XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS ENGINEERING
00/25/2025
Emotina
determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

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STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
UNIT UP-AP
OPTION END AT STREET
& ELECTRICAL ROOM

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-3.2

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Giv, and rated for sound per §150.0(o)1Gv. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used: Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labelling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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TITLE 24 SHEET INDEX

NO.	SHEET	DESCRIPTION
1	T24-MM	MANDATORY MEASURES FORMS
2	T24-1	ENERGY COMPLIANCE FORMS - PLAN A
3	T24-2	ENERGY COMPLIANCE FORMS - PLAN B
4	T24-3	ENERGY COMPLIANCE FORMS - PLAN C
5	T24-4	ENERGY COMPLIANCE FORMS - PLAN D

ISSUED DATE:XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS ENGINEERING
06/25/2025
Emotina
determined to be substantial compliance with PC approved plans. (PC RESO NO 22-032).

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M38573
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 9/26/24

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PROJECT:
Franklin Townhomes

DEVELOPER:

ARCHITECT:
CDA+PDG,INC.

LOCATION:
Pomona
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/24	PLAN CHECK
2	03/29/24	PLAN CHECK
3	04/08/24	PLANNING PLAN CHECK

SHEET NAME:
TITLE 24 FORMS MANDATORY MEASURES

PROJECT NUMBER:
66323

ENGINEER:

DRAFTER:

SHEET NUMBER:
T24-MM

GENERAL INFORMATION

01	Project Name	Plan A			
02	Run Title	Title 24 Analysis			
03	Project Location	312 W. Franklin Ave.			
04	City	Pomona, Los Angeles	05	Standards Version	2022
06	Zip code	91766	07	Software Version	EnergyPro 9.2
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.29
18	Total Cond. Floor Area (ft²)	1428	19	Glazing Percentage (%)	22.97%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Units	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.2	39.2	31.4			
Proposed Design						
North Facing	29	38.8	27.1	4.2	0.4	4.3
East Facing	29.4	38.6	27	3.8	0.6	4.4
South Facing	29.9	38.4	26.9	3.3	0.8	4.5
West Facing	28.6	35.4	25.3	4.6	3.8	6.1

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.62 kWdc

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.03	4.71	0.69	4.93	0.34	-0.22
Space Cooling	0.95	25.64	0.98	29.55	-0.03	-3.91
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.45	0.95	11.77	0.57	4.68
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**3.89**	**50.84**	**3.01**	**50.29**	**0.88**	**0.55**
Space Heating	1.03	4.71	0.88	6.34	0.15	-1.63
Space Cooling	0.95	25.64	0.89	27.74	0.06	-2.1
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.45	0.99	11.97	0.53	4.48
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**3.89**	**50.84**	**3.15**	**50.09**	**0.74**	**0.75**

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.03	4.71	1.06	7.48	-0.03	-2.77
Space Cooling	0.95	25.64	0.88	26.75	0.07	-1.11
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.45	0.94	11.48	0.58	4.97
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**3.89**	**50.84**	**3.27**	**49.75**	**0.62**	**1.09**
Space Heating	1.03	4.71	0.8	5.7	0.23	-0.99
Space Cooling	0.95	25.64	0.79	24.92	0.16	0.72
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.45	0.91	11.29	0.61	5.16
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**3.89**	**50.84**	**2.89**	**45.95**	**1**	**4.89**

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	16.25	15.39	0.86	5.29
Net EUI[2]	5.57	2.92	2.65	47.58
East Facing				
Gross EUI[1]	16.25	15.27	0.98	6.03
Net EUI[2]	5.57	2.8	2.77	49.73
South Facing				
Gross EUI[1]	16.25	15.38	0.87	5.35
Net EUI[2]	5.57	2.91	2.66	47.76
West Facing				
Gross EUI[1]	16.25	15.11	1.14	7.02
Net EUI[2]	5.57	2.63	2.94	52.78

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.3	NA	Premium (~18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV module type: Premium
- PV power electronics: Microinverters
- Non-standard roof reflectance
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing
- Compact distribution system expanded credit

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan A	1428	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit A	Conditioned	Plan A1	1428	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
N Exterior Wall 2x6	Unit A	R-21 Wall	0	Front	50	18	90
W Exterior Wall 2x6	Unit A	R-21 Wall	270	Right	216	72	90
S Exterior Wall 2x6	Unit A	R-21 Wall	180	Back	201	20	90
E Exterior Wall 2x6	Unit A	R-21 Wall	90	Left	216	26	90
N Exterior Wall 2x6 2	Unit A	R-21 Wall	0	Front	23	0	90
E Exterior Wall 2x6 2	Unit A	R-21 Wall	90	Left	216	20	90
S Exterior Wall 2x6 2	Unit A	R-21 Wall	180	Back	291	70	90
W Exterior Wall 2x6 2	Unit A	R-21 Wall	270	Right	216	62	90
S Exterior Wall 2x6 3	Unit A	R-21 Wall	180	Back	95	20	90
E Exterior Wall 2x6 3	Unit A	R-21 Wall	90	Left	192	41	90
N Interior Wall	Unit A	R-15 Int Wall	n/a	n/a	151	0	n/a
N Interior Wall 2	Unit A	R-15 Int Wall	n/a	n/a	269	0	n/a
N Interior Wall 3	Unit A	R-15 Int Wall	n/a	n/a	95	0	n/a
W Interior Wall	Unit A>>__Garage__	R-15 Int Wall	n/a	n/a	192	0	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
R-38 Roof	Unit A	R-38 Roof Attic	n/a	n/a	430	n/a	n/a
R-38 Roof 2	Unit A	R-38 Roof Attic	n/a	n/a	148	n/a	n/a
Interior Floor	Unit A	R-0 Floor No Crawlspace	n/a	n/a	430	n/a	n/a
Interior Floor 2	Unit A	R-0 Floor No Crawlspace	n/a	n/a	285	n/a	n/a
Interior Floor 3	Unit A	R-19 Floor No Crawlspace	n/a	n/a	428	n/a	n/a
N Garage Wall	__Garage__	Garage Ext Wall	0	Front	164	0	90
S Garage Wall	__Garage__	Garage Ext Wall	180	Back	164	0	90
W Garage Wall	__Garage__	Garage Ext Wall	270	Right	192	112	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof Deck	Unit A	R-30 Roof No Attic	0	Front	135	0	0	0.1	0.85	No
GarageRoof	__Garage__	R-0 Roof No Attic	0	Front	64	0	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Unit A	Attic RoofUnit A	Ventilated	5	0.17	0.89	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 2670 FR	Window	N Exterior Wall 2x6	Front	0			1	18	0.3	NFRC	0.2	NFRC	Bug Screen
Door 6070 SLD	Window	W Exterior Wall 2x6	Right	270	6	7	1	42	0.29	NFRC	0.17	NFRC	Bug Screen
Window 7640 SH	Window	W Exterior Wall 2x6	Right	270			1	30	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH	Window	S Exterior Wall 2x6	Back	180			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 2640 SH	Window	E Exterior Wall 2x6	Left	90			1	10	0.29	NFRC	0.19	NFRC	Bug Screen
Window 4040 SH	Window	E Exterior Wall 2x6	Left	90			1	16	0.29	NFRC	0.19	NFRC	Bug Screen
(2) Window 2640 SH	Window	E Exterior Wall 2x6 2	Left	90			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 10050 SH	Window	S Exterior Wall 2x6 2	Back	180			1	50	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH 2	Window	S Exterior Wall 2x6 2	Back	180			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH 3	Window	W Exterior Wall 2x6 2	Right	270			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Door 6070 SLD 2	Window	W Exterior Wall 2x6 2	Right	270	6	7	1	42	0.29	NFRC	0.17	NFRC	Bug Screen
Window 5040 SH 4	Window	S Exterior Wall 2x6 3	Back	180			1	20	0.29	NFRC	0.19	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 5040 SH 5	Window	E Exterior Wall 2x6 3	Left	90			1	20	0.29	NFRC	0.19	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 3070 SCDR	E Exterior Wall 2x6 3	21	0.5
GarageCarDoor 16070 DR.	W Garage Wall	112	0.7

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin			Right Fin				
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Door 6070 SLD	10.3	1.3	2.5	2.7	0	0	0	0	0	0	0	0	0
Door 6070 SLD 2	4.6	1.3	3.2	3.3	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Unit A	285	24	none	0	80%	No
Garage Slab	__Garage__	492	24	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
R-15 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic Roof/Unit A	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Expanded	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	80	Ruud	PROUH80 T2 RU37S30 (80 gal. iA13)	TankZone	__Garage__	__Garage__

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.6	Expanded Credit

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Required	Expanded	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Plan A1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	Heating HSPF/H5 PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	Cooling SEER/SEER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	7.5	34000	20400	EER2/SEER2	14.3	12	Not Zonal	Single Speed	Heat Pump System 1-hers-hpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-hpump	Required	350	Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct		Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	6.0	Required	Not Required	Not Required	Credit not taken	Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	71	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ken La
Documentation Author Signature: Ken La
Company: Gouvis Engineering Consulting Group
Signature Date: 01/10/2024
Address: 15 Studebaker
CEA/ HERS Certification Identification (If applicable): RCN14265
City/State/Zip: Irvine, CA 92618
Phone: 949-752-1612

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Ken La
Responsible Designer Signature: Ken La
Company: Gouvis Engineering Consulting Group
Date Signed: 01/10/2024
Address: 15 Studebaker
License:
City/State/Zip: Irvine, CA 92618
Phone: 949-752-1612

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

ISSUED DATE: XX/XX/XX

C-057193-2022
City of Pomona
Planning Division
ACCEPTED
GOUVIS
09/25/2025
Emotina

determined to be in substantial compliance with PC approved plans. (PC RESO NO 22-032).

Ken Laidlaw
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Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
RADE BABIC
No. M38573
MECHANICAL
STAT

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 1 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

GENERAL INFORMATION

01	**Project Name**	Plan B			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	312 W. Franklin Ave.			
04	**City**	Pomona, Los Angeles	05	**Standards Version**	2022
06	**Zip code**	91766	07	**Software Version**	EnergyPro 9.2
08	**Climate Zone**	9	09	**Front Orientation (deg/ Cardinal)**	All orientations
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	3
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	3
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.29
18	**Total Cond. Floor Area (ft²)**	1457	19	**Glazing Percentage (%)**	23.68%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	23	**No Dwelling Unit**s	No

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 2 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.2	39.1	31.3			
Proposed Design						
North Facing	29.8	38.1	26.7	3.4	1	4.6
East Facing	28.5	35.1	25.2	4.7	4	6.1
South Facing	28.7	38.2	26.8	4.5	0.9	4.5
West Facing	29.3	38.4	26.9	3.9	0.7	4.4
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.62 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 3 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.08	4.9	1.06	7.51	0.02	-2.61
Space Cooling	0.92	24.94	0.84	25.82	0.08	-0.88
IAQ Ventilation	0.38	4	0.38	4	0	0
Water Heating	1.5	16.2	0.95	11.43	0.55	4.77
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**3.88**	**50.04**	**3.23**	**48.76**	**0.65**	**1.28**
Space Heating	1.08	4.9	0.78	5.53	0.3	-0.63
Space Cooling	0.92	24.94	0.77	24.34	0.15	0.6
IAQ Ventilation	0.38	4	0.38	4	0	0
Water Heating	1.5	16.2	0.9	11.08	0.6	5.12
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**3.88**	**50.04**	**2.83**	**44.95**	**1.05**	**5.09**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 4 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.08	4.9	0.63	4.56	0.45	0.34
Space Cooling	0.92	24.94	0.96	28.88	-0.04	-3.94
IAQ Ventilation	0.38	4	0.38	4	0	0
Water Heating	1.5	16.2	0.92	11.41	0.58	4.79
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**3.88**	**50.04**	**2.89**	**48.85**	**0.99**	**1.19**
Space Heating	1.08	4.9	0.85	6.17	0.23	-1.27
Space Cooling	0.92	24.94	0.88	27.22	0.04	-2.28
IAQ Ventilation	0.38	4	0.38	4	0	0
Water Heating	1.5	16.2	0.97	11.77	0.53	4.43
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**3.88**	**50.04**	**3.08**	**49.16**	**0.8**	**0.88**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 5 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	16	15.09	0.91	5.69
Net EUI[2]	5.54	2.87	2.67	48.19
East Facing				
Gross EUI[1]	16	14.82	1.18	7.38
Net EUI[2]	5.54	2.59	2.95	53.25
South Facing				
Gross EUI[1]	16	15.05	0.95	5.94
Net EUI[2]	5.54	2.83	2.71	48.92
West Facing				
Gross EUI[1]	16	14.98	1.02	6.38
Net EUI[2]	5.54	2.75	2.79	50.36

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 6 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
3.3	NA	Premium (~18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV module type: Premium
- PV power electronics: Microinverters
- Non-standard roof reflectance
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing
- Compact distribution system expanded credit

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 7 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Plan B	1457	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
Plan B Floor	Conditioned	Plan B1	1457	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
N Exterior Wall 2x6	Plan B Floor	R-21 Wall	0	Front	201	28	90
E Exterior Wall 2x6	Plan B Floor	R-21 Wall	90	Left	216	72	90
S Exterior Wall 2x6	Plan B Floor	R-21 Wall	180	Back	50	18	90
W Exterior Wall 2x6	Plan B Floor	R-21 Wall	270	Right	216	26	90
N Exterior Wall 2x6-2	Plan B Floor	R-21 Wall	0	Front	291	70	90
E Exterior Wall 2x6-2	Plan B Floor	R-21 Wall	90	Left	216	62	90
W Exterior Wall 2x6-2	Plan B Floor	R-21 Wall	270	Right	216	20	90
N Exterior Wall 2x6-3	Plan B Floor	R-21 Wall	0	Front	95	21	90
W Exterior Wall 2x6-3	Plan B Floor	R-21 Wall	270	Right	192	49	90
E Interior Wall	Plan B Floor __Garage__	R-15 Int Wall	n/a	n/a	192	0	n/a
R-38 Roof	Plan B Floor	R-38 Roof Attic	n/a	n/a	430	n/a	n/a
R-38 Roof 2	Plan B Floor	R-38 Roof Attic	n/a	n/a	159	n/a	n/a
Interior Floor	Plan B Floor	R-0 Floor No Crawlspace	n/a	n/a	430	n/a	n/a
Interior Floor 2	Plan B Floor	R-0 Floor No Crawlspace	n/a	n/a	303	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 8 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Interior Floor 3	Plan B Floor	R-19 Floor No Crawlspace	n/a	n/a	421	n/a	n/a
N Garage Wall	__Garage__	Garage Ext Wall	0	Front	164	0	90
E Garage Wall	__Garage__	Garage Ext Wall	90	Left	192	112	90
S Garage Wall	__Garage__	Garage Ext Wall	180	Back	164	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**
Roof Deck	Plan B Floor	R-38 Roof No Attic	0	Front	135	0	0	0.17	0.89	No
GarageRoof	__Garage__	R-0 Roof No Attic	0	Front	80	0	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic Plan B Floor	Attic RoofPlan B Floor	Ventilated	5	0.17	0.89	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window 5040 SH	Window	N Exterior Wall 2x6	Front	0			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 2040 SH	Window	N Exterior Wall 2x6	Front	0			1	8	0.29	NFRC	0.19	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 9 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window 5040 SH 4	Window	W Exterior Wall 2x6 3	Right	270			1	20	0.29	NFRC	0.19	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft²)**	**U-factor**
Door 3070 SCDR	W Exterior Wall 2x6 3	21	0.2
GarageCarDoor 16070 DR.	E Garage Wall	112	0.7

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	**Overhang**					**Left Fin**			**Right Fin**				
	Depth	**Dist Up**	**Left Extent**	**Right Extent**	**Flap Ht.**	**Depth**	**Top Up**	**Dist L**	**Bot Up**	**Depth**	**Top Up**	**Dist R**	**Bot Up**
Door 6070 SLD	10.3	1.3	2.5	2.2	0	0	0	0	0	0	0	0	0
Door 6070 SLD 2	5	1.3	3.3	3.4	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab-on-Grade	Plan B Floor	303	36	none	0	80%	No
Garage Slab	__Garage__	501	79	none	0	0%	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 10 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-15 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic RoofPlan B Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 11 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Expanded	DHW Sys 1-hers-dhw	DHW Heater 1 [1]

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 12 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Expanded	DHW Sys 1-hers-dhw	DHW Heater 1 [1]

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**

Project Name: Plan B — **Calculation Date/Time:** 2024-01-10T14:16:09-08:00 — **(Page 13 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** 66323 Plan B.ribd22x

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	80	Rheem	PROPH80 T2 RH3750 (80 gal, JA13)	Tankzone	__Garage__	__Garage__

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit type	**Water Heating System Name**	**Master Bath distance of furthest fixture to Water Heater (ft)**	**Kitchen distance of furthest fixture to Water Heater (ft)**	**Furthest Third furthest fixture to Water Heater (ft)**	**Compactness Factor**	**HERS Verification**
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.6	Expanded Credit

WATER HEATING - HERS VERIFICATION

| 01 | 02 | 03 | 04

GENERAL INFORMATION					
01	Project Name	Plan C			
02	Run Title	Title 24 Analysis			
03	Project Location	312 W. Franklin Ave.			
04	City	Pomona, Los Angeles	05	Standards Version	2022
06	Zip code	91766	07	Software Version	EnergyPro 9.2
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.29
18	Total Cond. Floor Area (ft²)	1428	19	Glazing Percentage (%)	23.11%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33	38.9	31.2			
Proposed Design						
North Facing	29.8	38.7	27	3.2	0.2	4.2
East Facing	29.1	36.8	25.9	3.9	2.1	5.3
South Facing	29.1	38.3	26.8	3.9	0.6	4.4
West Facing	29	36.9	26.1	4	2	5.1
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

* Standard Design PV Capacity: 2.61 kWdc

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.93	4.28	0.96	6.83	-0.03	-2.55
Space Cooling	0.93	25.33	0.88	27.13	0.05	-1.8
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.35	0.96	11.81	0.56	4.54
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**3.77**	**50**	**3.19**	**49.81**	**0.58**	**0.19**
Space Heating	0.93	4.28	0.78	5.54	0.15	-1.26
Space Cooling	0.93	25.33	0.81	25.7	0.12	-0.37
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.35	1	12.08	0.52	4.27
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**3.77**	**50**	**2.98**	**47.36**	**0.79**	**2.64**

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.93	4.28	0.66	4.71	0.27	-0.43
Space Cooling	0.93	25.33	0.95	28.86	-0.02	-3.53
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.35	0.96	11.62	0.56	4.73
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**3.77**	**50**	**2.96**	**49.23**	**0.81**	**0.77**
Space Heating	0.93	4.28	0.78	5.64	0.15	-1.36
Space Cooling	0.93	25.33	0.85	26.35	0.08	-1.02
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.35	0.92	11.37	0.6	4.98
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**3.77**	**50**	**2.94**	**47.4**	**0.83**	**2.6**

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	16.13	15.39	0.74	4.59
Net EUI[2]	5.47	2.91	2.56	46.8
East Facing				
Gross EUI[1]	16.13	15.22	0.91	5.64
Net EUI[2]	5.47	2.74	2.73	49.91
South Facing				
Gross EUI[1]	16.13	15.29	0.84	5.21
Net EUI[2]	5.47	2.81	2.66	48.63
West Facing				
Gross EUI[1]	16.13	15.04	1.09	6.76
Net EUI[2]	5.47	2.57	2.9	53.02

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (≥ in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.3	NA	Premium (~18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• PV module type: Premium • PV power electronics: Microinverters • Non-standard roof reflectance • Window overhangs and/or fins • Non-standard duct location (any location other than attic) • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Quality Insulation installation (QII) • Indoor air quality ventilation • Kitchen range hood • Minimum Airflow • Verified EER/ESER2 • Verified Refrigerant Charge • Fan Efficacy Watts/CFM • Verified heat pump rated heating capacity • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing • Compact distribution system expanded credit

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan C	1428	1	3	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Plan C Floor	Conditioned	Plan C1	1428	8	DHW Sys 1	New

OPAQUE SURFACES								
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
N Exterior Wall 2x6	Plan C Floor	R-21 Wall	0	Front	201	18	90
E Exterior Wall 2x6	Plan C Floor	R-21 Wall	90	Left	217	30	90
S Exterior Wall 2x6	Plan C Floor	R-21 Wall	180	Back	54	38	90
W Exterior Wall 2x6	Plan C Floor	R-21 Wall	270	Right	216	72	90
N Exterior Wall 2x6 2	Plan C Floor	R-21 Wall	0	Front	296	70	90
E Exterior Wall 2x6 2	Plan C Floor	R-21 Wall	90	Left	217	20	90
W Exterior Wall 2x6 2	Plan C Floor	R-21 Wall	270	Right	217	62	90
N Exterior Wall 2x6 3	Plan C Floor	R-21 Wall	0	Front	95	0	90
E Exterior Wall 2x6 3	Plan C Floor	R-21 Wall	90	Left	193	41	90
S Interior Wall	Plan C Floor	R-0 Wall	n/a	n/a	147	0	n/a
S Interior Wall 2	Plan C Floor	R-0 Wall	n/a	n/a	291	0	n/a
S Interior Wall 3	Plan C Floor	R-0 Wall	n/a	n/a	95	0	n/a
W Interior Wall	Plan C Floor>>__Garage__	R-15 Int Wall	n/a	n/a	61	0	n/a
R-38 Roof	Plan C Floor	R-38 Roof Attic	n/a	n/a	430	n/a	n/a

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
R-38 Roof 2	Plan C Floor	R-38 Roof Attic	n/a	n/a	148	n/a	n/a
Interior Floor	Plan C Floor	R-0 Floor No Crawlspace	n/a	n/a	498	n/a	n/a
Interior Floor 2	Plan C Floor	R-0 Floor No Crawlspace	n/a	n/a	285	n/a	n/a
Interior Floor 3	Plan C Floor	R-19 Floor No Crawlspace	n/a	n/a	428	n/a	n/a
N Garage Wall	__Garage__	Garage Ext Wall	0	Front	164	0	90
S Garage Wall	__Garage__	Garage Ext Wall	180	Back	164	0	90
W Garage Wall	__Garage__	Garage Ext Wall	270	Right	193	112	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
R-38 Roof Deck	Plan C Floor	R-38 Roof No Attic	0	Front	135	0	0.5	0.17	0.89	No
GarageRoof	__Garage__	R-0 Roof No Attic	0	Front	64	0	0.5	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Plan C Floor	Attic RoofPlan C Floor	Ventilated	4	0.17	0.89	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 2670 FR	Window	N Exterior Wall 2x6	Front	0			1	18	0.3	NFRC	0.2	NFRC	Bug Screen
Window 2640 SH	Window	E Exterior Wall 2x6	Left	90			1	10	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH	Window	E Exterior Wall 2x6	Left	90			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Door 2670 FR 2	Window	S Exterior Wall 2x6	Back	180			1	18	0.3	NFRC	0.2	NFRC	Bug Screen
Window 5040 SH 2	Window	S Exterior Wall 2x6	Back	180			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 7640 SH	Window	W Exterior Wall 2x6	Right	270			1	30	0.29	NFRC	0.19	NFRC	Bug Screen
Door 6070 SLD	Window	W Exterior Wall 2x6	Right	270	6	7	1	42	0.29	NFRC	0.17	NFRC	Bug Screen
Window 5040 SH 3	Window	N Exterior Wall 2x6 2	Front	0			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 10050 SH	Window	N Exterior Wall 2x6 3	Front	0			1	50	0.29	NFRC	0.19	NFRC	Bug Screen
(2) Window 2640 SH	Window	E Exterior Wall 2x6 2	Left	90			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH 4	Window	W Exterior Wall 2x6 2	Right	270			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Door 6070 SLD 2	Window	W Exterior Wall 2x6 2	Right	270	6	7	1	42	0.29	NFRC	0.17	NFRC	Bug Screen

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 5040 SH 5	Window	E Exterior Wall 2x6 3	Left	90			1	20	0.29	NFRC	0.19	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 3070 SCIR	E Exterior Wall 2x6 3	21	0.5
GarageCarDoor 16070 DR.	W Garage Wall	112	0.7

OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Door 6070 SLD	10.3	1.3	2.5	2.2	0	0	0	0	0	0	0	0	0
Door 6070 SLD 2	4.6	1.3	3.2	2	0	0	0	0	0	0	0	0	0

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Plan C Floor	285	12	none	0	80%	No
Garage Slab	__Garage__	492	65	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-15 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic RoofPlan C Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Expanded	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	80	Rheem	PROPH80 T2 RH37530 (80 gal, iA13)	TankZone	__

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 1 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

GENERAL INFORMATION					
01	Project Name	Plan D			
02	Run Title	Title 24 Analysis			
03	Project Location	312 W. Franklin Ave.			
04	City	Pomona, Los Angeles	05	Standards Version	2022
06	Zip code	91766	07	Software Version	EnergyPro 9.2
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.29
18	Total Cond. Floor Area (ft²)	1427	19	Glazing Percentage (%)	15.00%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 2 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.6	39.7	31.6			
Proposed Design						
North Facing	30.1	39	26.5	3.5	0.7	5.1
East Facing	28.5	33.3	23.8	5.1	6.4	7.8
South Facing	30	39.6	26.9	3.6	0.1	4.7
West Facing	29.1	34.8	24.5	4.5	4.9	7.1
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment

[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.58 kWdc

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 3 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.68	3.13	0.62	4.43	0.06	-1.3
Space Cooling	0.9	22.71	0.93	25.31	-0.03	-2.6
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.34	0.96	11.61	0.56	4.73
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	3.49	46.22	2.9	45.39	0.59	0.83
Space Heating	0.68	3.13	0.47	3.46	0.21	-0.33
Space Cooling	0.9	22.71	0.68	20.02	0.22	2.69
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.34	0.91	11.27	0.61	5.07
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	3.49	46.22	2.45	38.79	1.04	7.43

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 4 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.68	3.13	0.6	4.32	0.08	-1.19
Space Cooling	0.9	22.71	0.95	26.08	-0.05	-3.37
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.34	0.94	11.67	0.58	4.67
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	3.49	46.22	2.88	46.11	0.61	0.11
Space Heating	0.68	3.13	0.56	4.07	0.12	-0.94
Space Cooling	0.9	22.71	0.69	20.43	0.21	2.28
IAQ Ventilation	0.39	4.04	0.39	4.04	0	0
Water Heating	1.52	16.34	0.99	12.03	0.53	4.31
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	3.49	46.22	2.63	40.57	0.86	5.65

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 5 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	15.7	15.15	0.55	3.5
Net EUI[2]	5.18	2.67	2.51	48.46
East Facing				
Gross EUI[1]	15.7	14.48	1.22	7.77
Net EUI[2]	5.18	2	3.18	61.39
South Facing				
Gross EUI[1]	15.7	15.18	0.52	3.31
Net EUI[2]	5.18	2.7	2.48	47.88
West Facing				
Gross EUI[1]	15.7	14.65	1.05	6.69
Net EUI[2]	5.18	2.17	3.01	58.11

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 6 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.3	NA	Premium (~18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV module type: Premium
- PV power electronics: Microinverters
- Non-standard roof reflectance
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing
- Compact distribution system expanded credit

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 7 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan D	1427	1	3	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Plan D Floor	Conditioned	Plan D1	1427	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
N Exterior Wall 2x6	Plan D Floor	R-21 Wall	0	Front	50	18.0075	90
E Exterior Wall 2x6	Plan D Floor	R-21 Wall	90	Left	216	72	90
S Exterior Wall 2x6	Plan D Floor	R-21 Wall	180	Back	50	0	90
W Exterior Wall 2x6	Plan D Floor	R-21 Wall	270	Right	216	26	90
E Exterior Wall 2x6 2	Plan D Floor	R-21 Wall	90	Left	216	62	90
S Exterior Wall 2x6 2	Plan D Floor	R-21 Wall	180	Back	23	0	90
W Exterior Wall 2x6 2	Plan D Floor	R-21 Wall	270	Right	216	16	90
W Exterior Wall 2x6 3	Plan D Floor	R-21 Wall	270	Right	192	41	90
N Interior Wall	Plan D Floor	R-15 Int Wall	n/a	n/a	151	0	n/a
N Interior Wall 2	Plan D Floor	R-15 Int Wall	n/a	n/a	291	0	n/a
N Interior Wall 3	Plan D Floor	R-15 Int Wall	n/a	n/a	95	0	n/a
E Interior Wall	Plan D Floor<>__Garage__	R-15 Int Wall	n/a	n/a	192	0	n/a
R-38 Roof	Plan D Floor	R-38 Roof Attic	n/a	n/a	434	n/a	n/a
R-38 Roof 2	Plan D Floor	R-38 Roof Attic	n/a	n/a	149	n/a	n/a

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 8 of 16)

Project Name: Plan D **Calculation Date/Time:** 2024-01-10T14:07:59-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 66323 Plan D.ribd22x

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Interior Floor	Plan D Floor	R-0 Floor No Crawlspace	n/a	n/a	430	n/a	n/a
Interior Floor 2	Plan D Floor	R-0 Floor No Crawlspace	n/a	n/a	277	n/a	n/a
Interior Floor 3	Plan D Floor	R-19 Floor No Crawlspace	n/a	n/a	439	n/a	n/a
N Garage Wall	__Garage__	Garage Ext Wall	0	Front	164	0	90
E Garage Wall	__Garage__	Garage Ext Wall	90	Left	192	112	90
S Garage Wall	__Garage__	Garage Ext Wall	180	Back	164	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof Deck	Plan D Floor	R-38 Roof No Attic	0	Front	135	0	0	0.1	0.85	No
GarageRoof	__Garage__	R-0 Roof No Attic	0	Front	53	0	4	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Plan D Floor	Attic RoofPlan D Floor	Ventilated	5	0.17	0.89	No	No

FENESTRATION / GLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading
Window 2670 FR	Window	N Exterior Wall 2x6	Front	0	2.5	7	1	18.01	0.3	NFRC	0.2	NFRC	Bug Screen

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 6070 SLD	Window	E Exterior Wall 2x6	Left	90	6	7	1	42	0.29	NFRC	0.17	NFRC	Bug Screen
Window 7640 SH	Window	E Exterior Wall 2x6	Left	90			1	30	0.29	NFRC	0.19	NFRC	Bug Screen
Window 2640 SH	Window	W Exterior Wall 2x6	Right	270			1	10	0.29	NFRC	0.19	NFRC	Bug Screen
Window 4040 SH	Window	W Exterior Wall 2x6	Right	270			1	16	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH	Window	E Exterior Wall 2x6 2	Left	90			1	20	0.29	NFRC	0.19	NFRC	Bug Screen
Door 6070 SLD 2	Window	E Exterior Wall 2x6 2	Left	90	6	7	1	42	0.29	NFRC	0.17	NFRC	Bug Screen
Window 2040 SH	Window	W Exterior Wall 2x6 2	Right	270			1	8	0.29	NFRC	0.19	NFRC	Bug Screen
Window 2040 SH 2	Window	W Exterior Wall 2x6 2	Right	270			1	8	0.29	NFRC	0.19	NFRC	Bug Screen
Window 5040 SH 2	Window	W Exterior Wall 2x6 3	Right	270			1	20	0.29	NFRC	0.19	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 3070 SCDR	W Exterior Wall 2x6 3	21	0.2
GarageCarDoor 16070 DR.	E Garage Wall	112	0.7

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OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window 2670 FR	10.3	1.3	2.5	2.2	0	0	0	0	0	0	0	0	0
Door 6070 SLD	10.3	1.3	2.5	2.2	0	0	0	0	0	0	0	0	0
Door 6070 SLD 2	4.6	1.3	3.2	3.3	0	0	0	0	0	0	0	0	0

SLAB FLOORS						
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Plan D Floor	277	24	none	0	80%	No
Garage Slab	__Garage__	492	24	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no Insul. / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: ½ Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-15 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic RoofPlan D Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION					
01	02	03	04	05	
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50	
Required	Not Required	N/A	n/a	n/a	

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Expanded	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	80	Ruud	PROUHB T2 RU37530 (80 gal. JA13)	TankZone	__Garage__	__Garage__

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WATER HEATING - COMPACT DISTRIBUTION						
01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.6	Expanded Credit

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Required	Expanded	Not Required	Not Required

| SPACE CONDITIONING