PROPOSED DETACHED ACCESSORY DWELLING UNIT AT 328 E PEARL ST., POMONA, CA 91767

APN: 8337-013-029

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. (R105.3.2 CRC)

APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.

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ABBREVIATIONS

OWNER:		F.A.	FIRE ALARM	PTN.	PARTITION
@	AT	F.A.	FLAT BAR	P.T.R.	PAPER TOWEL RECEPTACLE
CL	CENTERLINE	F.D.	FLOOR DRAIN	Q.T.	QUARRY TILE
DIA.	DIAMETER	FF	FINISHED FLOOR	R.	RISER
(E)	EXISTING	FDN.	FOUNDATION	RAD.	RADIUS
EX.	EXISTING	F.A.	FIRE EXTINGUISHER	R.D.	ROOF DRAIN
ACOUS.	ACCOUSTICAL	F.H.C.	FIRE HOSE CABINET	REF.	REFERENCE
A.D	AREA DRAIN	FIN.	FINISH	REFR.	REFRIGERATOR
ADJ.	ADJUSTABLE	FL.	FLOOR	RGTR.	REGISTER
AGGR.	AGGREGATE	FLASH.	FLASHING	REINF.	REINFORCING
AL.	ALUMINUM	FLUOR.	FLOURESCENT	REQ.	REQUIRED
APPROX.	APPROXIMATE	F.O.C.	FACE OF CONCRETE	RESIL.	RESILIENT
ARCH.	ARCHITECTURAL	F.O.F.	FACE OF FINISH	RM.	ROOM
ASB.	ASBESTOS	F.O.S.	FACE OF STUD	R.O.	ROUGH OPENING
ASPH.	ASPHALT	FRPF.	FIRE PROOF	RWD.	REDWOOD
BD.	BOARD	F.S.	FULL SIZE	S.	SOUTH
BITUM.	BITUMINOUS	FT.	FOOT OR FEET	S.C.	SOLID CORE
BLDG.	BUILDING	FTG.	FOOTING	SCHED.	SCHEDULE
BLK.	BLOCK	FURR.	FURRING	S.A.	SOAP DISPENSOR
BLKG.	BLOCKING	FUT.	FUTURE	SEC.	SECTION
BM.	BEAM	GA.	GAUGE	SH.	SHELF
BOT.	BOTTOM	GALV.	GALVANIZED	SHR.	SHOWER
CAB.	CABINET	G.B.	GRAB BAR	SHT.	SHEET
C.B.	CATCH BASIN	GL.	GLASS	SIM.	SIMILAR
CEM.	CEMENT	GND.	GROUND	S.N.D.	SANITARY NAPKIN DISPENSOR
CER.	CERAMIC	GR.	GRADE	SPEC.	SPECIFICATIONS
C.I.	CAST IRON	GYP.	GYPSUM	SQ.	SQUARE
CLG.	CEILING	H.B.	HOSE BIB	SST.	STAINLSS STEEL
CLKG.	CAULKING	H.C.	HOLLOW CORE	S.S.	SERVICE SINK
CLO.	CLOSET	HDWD.	HARD WOOD	STA.	STATION
CLR.	CLEAR	HDWE.	HARDWARE	STD.	STANDARD
COL.	COLUMN	H.M.	HOLLOW METAL	STL.	STEEL
CONC.	CONCRETE	HOR.	HORRIZONTAL	STOR.	STORAGE
CONN.	CONNECTION	HR.	HOUR	STRL.	STRUCTURAL
CONSTR.	CONSTRUCTION	HT.	HEIGHT	SUSP.	SUSPENDED
CONT.	CONTINUOUS	ID	IDENTIFICATION	SYM.	SYMMETRICAL
CORR.	CORRIDOR	I.D.	INSIDE DIAMETER	TRD.	TREAD
CTSK.	COUNTERSUNK	INSUL.	INSULATION	T.B.	TOWEL BAR
CNTR.	COUNTER	INT.	INTERIOR	T.C.	TOP OF CURB
CTR.	CENTER	JAN.	JANITOR	TF	TOP OF FOOTING
DBL.	DOUBLE	JT.	JOINT	TEL.	TELEPHONE
DEPT.	DEPARTMENT	KIT.	KITCHEN	TER.	TERRAZZO
D.F.	DRINKING FOUNTAIN	LAB.	LABORATORY	T&G	TOUNGUE AND GROOVE
DET.	DETAIL	LAM.	LAMINATE	THK.	THICK
DIA.	DIAMETER	LAV.	LAVATORY	T.N.	TRUE NORTH
DIM.	DIMMENSION	LKR.	LOCKER	T.P.	TOP OF PAVEMENT
DISP.	DISPENSER	LT.	LIGHT	T.P.D.	TOILET PAPER DISPENSER
DN.	DOWN	MAX.	MAXIMUM	T.V.	TELEVISION
D.O.	DOOR OPENING	M.C.	MEDICINE CABINET	T.W.	TOP OF WALL
DR.	DOOR	MECH.	MECHANICAL	TYP.	TYPICAL
DWR.	DRAWER	MEMB.	MEMBRANE	UNF.	UNFINISHED
D.S.	DOWNSPOUT	MET.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
D.S.P.	DRY STAND PIPE	MFR.	MANUFACTURER	UR.	URINAL
DWG.	DRAWING	MH.	MANHOLE	VERT.	VERTICAL
E.	EAST	MIR.	MIRROR	VEST.	VESTIBULE
EA.	EACH	MISC.	MISCELLANEOUS	W.	WEST
E.J.	EXPANSION JOINT	M.O.	MASONRY OPENING	W/	WITH
EL.	ELEVATION	MTG.	MOUNTING	W.C.	WALTER CLOSET
ELEC.	ELECTRICAL	MUL.	MULLION	WD.	WOOD
ELEV.	ELEVATOR	N.	NORTH	W/O	WITHOUT
EMER.	EMERGENCY	N.I.C.	NOT IN CONTRACT	WP.	WATERPROOF
ENCL.	ENCLOSURE	NO. OR #	NUMBER	WSCT.	WAINSCOT
E.P.	ELECTRICAL PANEL	NOM.	NOMINAL	WT.	WEIGHT
EQ.	EQUAL	N.T.S.	NOT TO SCALE		
EQPT.	EQUIPMENT	O.A.	OVERALL		
EXPP.	EXPOSED	OBS.	OBSCURE		
EXP.	EXPANSION	O.C.	ON CENTER		
EXT.	EXTERIOR	O.D.	OUTSIDE DIAMETER		
		OFF.	OFFICE		
		OPNG.	OPENING		
		OPP.	OPPOSITE		
		PRCST.	PRECAST		
		PL.	PLATE		
		P.LAM.	PLASTIC LAMINATE		
		PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
		PR.	PAIR		
		PT.	POINT		
		P.T.D.	PAPER TOWEL DISPENSOR		

LENGEND AND SYMBOLS

T.N. *PLAN NORTH*

NORTH ARROW

DETAIL # — XX / X-XX — DETAIL — *SHEET #*

XX / X-XX — SECTION AND ELEVAION

N / W XX X-XX E / S — INTERIOR ELEVATION

HEIGHT OF STEP — X" — STEP IN SLAB

DESCRIPTION XXX'-XX" — ELEVATION MARKER

XX — GRID ID

XX — WINDOW ID

XX — DOOR ID

XX — WALL ASSEMPLY

XX — TABULATED NOTE

ROOM XXX — ROOM ID

X'-X" — CEILING HEIGHT

1 / X'-X" — SHEAR WALL (REFER TO SHEAR SCHEDULE)

SECTION LINE

GRID LINE

LINE ABOVE

LINE BELOW

PROPERTY LINE

CENTER LINE

DETAIL AREA

IF ANY CONFLICTING OR INACCURATE INFORMATION IS FOUND WITHIN THIS SET, WORK SHALL STOP AND THE ARCHITECT SHALL BE NOTIFIED. WORK SHALL CEASE UNTIL THE CONFLICTING/INACCURATE INFORMATION IS RESOLVED.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE(TITLE 26)
2022 CALIFORNIA ELECTRICAL CODE(CEC)
2022 CALIFORNIA MECHANICAL CODE(CMC)
2022 CALIFORNIA PLUMBING CODE(CPC)
2022 CALIFORNIA ENERGY CODE(CEnC)
2022 CALIFORNIA GREEN BUILDING STANDARDS(CG)
2022 CALIFORNIA FIRE CODE
2022 CITY OF POMONA MUNICIPAL CODE
2022 LA COUNTY FIRE CODE

SHEET INDEX

T1	COVER SHEET
N1	MINIMUM CONSTRUCTION REQUIREMENTS
A1	SITE PLAN
A1.0	SIMPLIFIED SITE PLAN
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A3	ELEVATIONS & SECTIONS
A3.1	COLORED ELEVATIONS
D2	SPECIFICATIONS

PROJECT INFORMATION

MAIN RESIDENCE ADDRESS: 328 E PEARL ST, POMONA, CA. 91767
ADU ADDRESS: 328 E PEARL ST, POMONA, CA. 91767
APN: 8337-013-029
LEGAL DESCRIPTION: LOT 6, EXCEPT THE WEST 37.5 FEET THEREOF, AND THE WEST 18.5 FEET OF LOT 5 IN BLOCK "B" OF H. ENO'S SUBDIVISION, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 21, PAGE(S) 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT SIZE: 0.17 ACRES (7,480 SQ. FT.)

EXISTING MAIN RESIDENCE:
1,953 SQ. BUILT 1905, OCCUPANCY: R-3, TYPE VB CONSTRUCTION, NON-SPRINKLERED
2 BED/ 1 BATH

ADU REQUIREMENTS:
REQUIRED REAR SETBACK 4'
REQUIRED SIDE SETBACK: 4'
MAX HEIGHT: 16'

PROPOSED DETACHED ADU:
400 SF. DETACHED ADU (1 BEDROOM, 1 BATHROOM)
OCCUPANCY:R-3, CONSTRUCTION TYPE:VB, NON-FIRE SPRINKLERED
PROPOSED HEIGHT: 15'-10"±

PROPOSED LOT COVERAGE:
1,953 SF MAIN RESIDENCE + 400 SF PROPOSED DETACHED ADU = 2,353 SF
2,353 SF/7,480 SQUARE FEET= 31.4% LOT COVERAGE
(AN ADU 800 SF OR LESS, DOES NOT COUNT TOWARDS LOT COVERAGE)

PROJECT TEAM

OWNER/APPLICANT:
CARLOS A. OSORIO
328 E PEARL ST,
POMONA, CA. 91767
(909)802-3104
SALVI232002@GMAIL.COM

ARCHITECT:
WOODRUFF MAYER ARCHITECTURE, INC.
334 VERDUGO WAY
UPLAND, CA. 91786
(909)997-1872
serge@woodruffmayer.com
CONTACT: SERGE MAYER

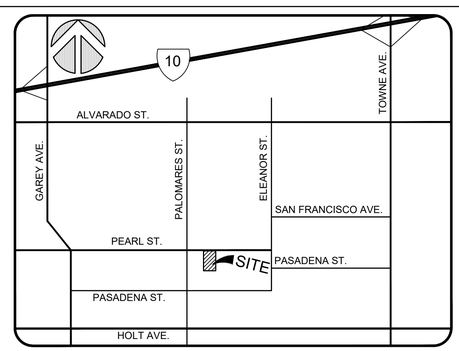
UTILITIES

WATER PURVEYOR:	CITY OF POMONA
SEWER EXISTING:	CITY OF POMONA
GAS PURVEYOR:	SO. CAL GAS
ELECTRICITY:	SO. CAL EDISON

PROJECT SCOPE

NEW CONSTRUCTION: CONSTRUCT NEW 400 SF DETACHED ADU. CONSTRUCT 9 SF OF CONCRETE STOOP/LANDING.

VICINITY MAP



VICINITY MAP
N.T.S.

WOODRUFF MAYER ARCHITECTURE, INC.
334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)997-1872

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

DATE:
1/9/2026

DRAWN BY:
SWM

REVISIONS

DATE

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

COVER SHEET

SCALE:

SHEET NO.
T1

MINIMUM CONSTRUCTION REQUIREMENTS

GOVERNING CODES:

All work shall comply with the following codes:

2022 CALIFORNIA RESIDENTIAL CODE(CRC)
2022 CALIFORNIA EXISTING BUILDING CODE(CEBC
2022 CALIFORNIA BUILDING CODE(CBC)
2022 CALIFORNIA ELECTRICAL CODE(CEC)
2022 CALIFORNIA MECHANICAL CODE(CMC)
2022 CALIFORNIA PLUMBING CODE(CPC)
2022 CALIFORNIA ENERGY CODE(CEnC)
2022 CALIFORNIA GREEN BUILDING STANDARDS(CG)
2022 CALIFORNIA FIRE CODE

GENERAL:

1.1 The items listed here are the minimum regulations applicable to residential projects

1.2 These requirements shall NOT supersede more restrictive specifications on the approved plans or as required by applicable codes and/or other regulations.

1.3 not used

1.4 Approved pressure-preservative treated (PT) or naturally durable wood shall be used in the following locations: (CRC R317.1 & R317.1.2)

a. Joists less than 18-inches or girders less than 12-inches from exposed ground in area located within the building foundation.

b. All framing members that rest on concrete or masonry exterior foundation walls and are less than 8-inches from exposed ground.

c. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.

d. The ends of girders entering exterior masonry or concrete walls having clearances of less than 1/2-inch on tops, sides and ends.

e. Siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6-inches from the ground or less than 2-inches from concrete steps or slabs, or similar horizontal surfaces exposed to the weather.

f. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather.

g. Structural wood members exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or joints between member.

1.5 All wood posts to be of approved natural decay resistant or pressure-preservative treated, unless supported on a metal pedestal 1-inch above a concrete floor or surface (CRC R317.1 (9))

1.6 All exterior wall assemblies shall include a weep screed and water resistive barrier as follows: (CRC R703.1.1, R703.7.2.1 & R703.7.3)

a. Weep Screed:

i. A minimum 0.019 inch (No. 26 galvanized sheet gage) corrosion resistant or plastic with a minimum 3-1/2 inch vertical attachment flange;

j. Shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C926.

ii. Installed 4-inches above the earth or 2-inches above paved areas;

ij. Shall be of a type that will allow trapped water to drain to the exterior of the building.

ik. the weather resistant barrier shall lap the attachment flange

il. The exterior lath shall cover and terminate on the attachment flange of the weep screed

b. Water-Resistive Barrier:

i. 2-layers of Grade D paper applied over wood-based sheathing; and, overlapping the weep screed attachment flange.

1.7 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. such wall surfaces shall extend to a height of not less than 6 feet(72") above the floor (CRC R307.2)

1.8 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls, the grade shall fall no fewer than 6" within the first 10' (5% slope) where within landscaping areas and 2 percent withing hardscaped areas. exception: Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building.(CRC R401.3). Flow away from structure and 1.0% min. in flow lines around structure.

1.9 Where top or sole plate are cut for pipes, a metal tie minimum 0.058 inches thick and 1-1/2" wide shall be fastened across the opening with (6) 16d nails minimum each side

1.91 Field cutting ends, notches and drilled holes in preservative-treated wood shall be treated in the field in accordance with AWPA M4 (R317.1.2)

1.92 Fire blocking must be provided in accordance with CRC Section R302.11 at the following locations:

a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.

b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.

c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings

SMOKE & CARBON-MONOXIDE ALARMS:

2.1 Smoke alarms complying with UL 217 shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and at each floor or basement level. (CRC R314.1) Shall be hardwired, interconnected with battery backup. Smoke alarm shall be installed at least 3-feet away from openings to bathrooms, the tips of ceiling fans and from HVAC supply registers; a minimum of 6-feet from permanently installed cooking appliances; where 6- to 10-feet from permanently installed cooking appliances the system must be a photoelectric type and where 10- to 20-feet a photoelectric system or ionization system with a silencing switch.(CRC R314.3.3)

1. bathroom and airflow: smoke alarms/detectors shall have a 3-feet horizontal distance between bathoom openings, tips of fans and the supply register of HVAC system. Also smoke alarms/detectors shall not be in the direct airflow of the supply register.
2. distances between smoke alarms/detectors and permanently installed cooking appliances. the horizontal distance between smoke alarms/detectors and permanently installed cooking appliances shall be 6-feet. When the distance is between 6- to 10- feet the system shall be photoelectric system and when the distance is between 10- 20-feet the system shall be a photoelectric system or an ionization type with a silencing switch.
3. Shall be installed in hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 in or more.

2.2 Carbon monoxide alarms complying with UL 2034 shall be installed in each sleeping room containing a fuel-burning appliance, outside each sleeping area and on every story of dwelling units that have an attached garage or fuel-burning appliances. (CRC R315.1) shall be hardwired with battery backup.

DOORS & WINDOWS:

3.1 Emergency Escape and Rescue openings required. Every sleeping room, basement and habitable attic shall have at least one operable emergency escape and rescue opening. (CRC R310.1)

3.2 All emergency escape and rescue openings shall have a minimum clear opening of 5.7 -square feet, with a minimum net clear opening height of 24- inches and width of 20-inches. The bottom of the clear opening shall be a maximum of 44-inches above the floor. (CRC R310.2)

3.3 Floors and Landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. landings shall have a dimension of not less than 36 inches measured in the direction of travel. The slope at exterior landings shall not exceed $\frac{1}{4}$ unit vertical in 12 units horizontal(2 percent) (CRC R311.3)

3.4 Not less than one egress door shall be provided for each dwelling unit. the egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches where measured between the face of the door and the stop, with the door open 90 degrees. The clear height of the door opening shall be not less than 78 inches in height measured from the top of the threshold to the boom of the stop. Egress doors shall be readily openable form inside the dwelling without the use of a key or special knowledge or effort. (CRC R311.2)

3.5 Floor elevation at required egress door. Landings or finished floor at the required egress door shall be not more than 1-1/2 inches lower than the top of the threshold. The landing or floor on the exterior side shall be not more than 7-3/4 inches below the top of the threshold provided that the door does not swing over the landing or floor. (CRC R311.3.1) Landings shall be a maximum of 2.0%($\frac{1}{4}$" PER FOOT) slope in any direction.

GARAGES & CARPORTS:

4.1 Garages and carports shall be completely separated from the dwelling and attic areas, and protected by a minimum of 1/2-inch gypsum board or equivalent applied to the garage side of separating walls and ceilings and shall extend from the floor to the underside of the roof sheathing. (CRC R302.6 & Table R302.6)

4.2 Doors between the garage and residence shall be not less than 1-3/8 inches thick of solid wood or steel, or 20-minute fire-rated door assemblies, and equipped with a self-closing and self-latching device. (CRC R302.5.1) Door to have proper weather stripping, gaskets or similar provisions to minimize the migration of contaminates between the garage and dwelling.(CEnC 150.0, ASHRAE 62.2, 6.5.1)

4.3 Garage floors shall be sloped toward area drains or the main vehicle entry doorway. (R309.1)

UNDERFLOOR & ATTIC AREAS:

5.1 Under-floor spaces shall be provided with ventilation openings through foundation walls or exterior walls. One ventilation opening shall be within 3-feet of each corner of the building. (CRC R408.2)

5.2 Under-floor areas shall have access openings as follows: (CRC R408.4 & CMC 304.4)

a. Through wall access openings shall be at least 16 by 24 inches;

b. Through floor access openings shall be at least 18 by 24 inches.

c. Where an appliance is installed openings and passageway shall be not less than the largest component of the appliance, and at least 22 by 30 inches.

5.3 Where any portion of a through-wall access opening is below grade, an areaway not less than 16 by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. (CRC R408.4)

5.4 Areaways shall be protected from site drainage by curbs or similar devices. (CRC R408.6)

5.5 Attic access openings shall be provided into each attic area that has a vertical height of 30 inches or greater over an area of 30-square feet or more; or in which an appliance is installed. (CRC R807.1 & CMC 304.4)

5.6 Attic access shall meet the following: (CRC R807.1 & CMC 304.4)

a. Minimum 22 by 30 inches or the size of the largest component of any appliance installed in the attic;

b. Located in a hallway or other readily accessible location;

c. Shall not open directly into any sleeping room;

d. Minimum unobstructed headroom of 30-inches at some point above the access measured vertically from the bottom of ceiling framing members.

e. Ceiling insulation shall be permanently attached to the attic access door with adhesive or with mechanical fasteners, and the access door shall have a gasket or weather stripping to restrict the flow of air.

5.7 Appliances in attics and underfloor spaces shall be accessible as follows: (CMC304.4)

a. Through an access opening not less than 22 by 30 inches or the size of the largest component of any appliance installed in the space;

b. Where the height of the passageway is less than 6' tall, 20-feet maximum passageway from the access opening to the appliance, measured along the centerline of the passageway;

c. The passageway shall have solid flooring at least 24-inches wide and shall be unobstructed from the entrance opening to the appliance;

d. A level working platform at least 30 by 30 inches in front of the service side of the appliance.

e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. (CEC 210.70(A)(3)). The switch controlling the lighting fixture shall be located at the access opening.

MECHANICAL:

6.1 All mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)

6.2 Exhaust ducts shall terminate not less than 3-feet from a property line or opening into a building, 10-feet from a forced air inlet, and shall not discharge onto a public walkway. (CMC 502.2.1)

6.3 Supply and return air ducts to be insulated as required on the CF-1R

6.4 All kitchen areas shall be provided with a hood exhaust and ventilation system that meets or exceeds the following: (CEnC 150.0(o), CMC 403.7 & ASHRAE 62.2, CMC 504.1.1,)

a. Minimum exhaust rate per table 150.0-G;

b. Maximum sound rating of 3 sones;

c. Vented directly to the building exterior; and,

d. Vent ducts to have a smooth metallic interior surface.

e. Shall be HERS verified and tested.[CEnC 150.0(o)2] Kitchen range hoods shall be field verified for ventilation air flow as specified in ASHRAE 62.2, 5.4 and shall be verified for the sound rating provision of ASHRAE 62.2, 7.2 as adopted and amended by CEnC 150.0(o)1G.

6.5 Bathrooms and Rooms containing bathtubs, showers, spas and similar fixtures shall have mechanical ventilation complying with the following: (CRC R303.3.1, CEnC 150.0(o), CG 4.506.1, CMC 403. 7 & ASHRAE 62.2)

a. Minimum exhaust rate of 50 cfm;

b. Maximum sound rating of 3 sones;

c. Humidity controls shall be capable of adjustment between a relative humidity range of ≤50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment;

d. Humidity control may be a separate component from the exhaust fan and is not required to be integral (i.e., built-in).

e. Vented directly to the building exterior

f. ENERGY STAR compliant; and,

g. Lighting integral to exhaust fans shall comply with the CEnC. Fan shall be switched separately from the light unless allowed to operate when the light is switched off.

h. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

6.6 Clothes dryers shall have exhaust ducts as follows: (CMC 504.4.2)

a. Constructed of rigid metal with smooth interior surfaces and terminate to the outside of the building;

b. Minimum diameter 4-inches nominal, and not less than 0.016 inch wall thickness;

c. Maximum 14-feet combined run length (horizontal and vertical), including up to two 90 degree elbows.

6.7 Provide 100 square inches of vent in door of clothes dryer compartment for makup air (CMC 504.4.1(1))

6.8 Continuous exhaust fans as well as fans for whole building dwelling unit ventilation systems of ASHRAE, section 4, shall have a maximum sound rating of one-sone(ASHRAE 62.2, 7.2.1)

PLUMBING:

7.1 All Plumbing fixtures and fittings shall comply with the following maximum flowrates: (CG 4.303.1)

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

7.2 A minimum 24 by 30 inch clear area shall be provided in front of each water closet, lavatory or similar fixture. No water closet shall be set closer than 15-inches from its center to a side wall or obstruction. (CPC 402.5)

7.3 When located in a garage, appliances and water heater shall be installed so that burners and burner-ignition devices are located not less than 18- inches above the garage floor. (CPC 507.13)

7.4 Water heaters, gas meters and other gas appliances installed in garages, along driveways or other areas subject to vehicle damage shall be protected by one or more 4-inch diameter, concrete filled, steel pipes, having minimum 12 inch diameter by 18 inch deep concrete footings and extending at least 36 inches above the vehicle surface. (CMC 305.11, CPC 507.13.1 & CBC 1807.3.2)

7.5 Water heaters to be strapped at top and bottom with 1-1/2 inch x 16 gauge strap, with a 3/8 inch diameter by 3-inch lag bolt at each end. (CPC 507.2)

7.6 Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.3 & 706.0)

7.7 Cleanouts are required within 2-feet of the connection between the interior roof and deck drain piping system, and the exterior onsite storm drain system (CPC 1101.12)

7.8 A nonremovable backflow preventer or vacuum breaker shall be installed on the discharge side of each hose bibb not less than 6-inches above the highest point of usage. (CPC 603.5.7)

7.9 No more than 5 water closets shall be installed on a 3-inch horizontal drainage system line. No more than 5 water closets shall be installed on a 3-inch vertical drainage system line. (CPC Table 703.2)

7.10 Insulation for pipings and tanks

1. Water piping, solar water-heating system piping, and space-conditioning system line insulation thickness and conductivity. Piping shall be insulated as follows:

A.All domestic hot water piping shall be insulated as specified in Section 609.11 of the California Plumbing Code.

B.Piping for space-conditioning systems, solar waterheating system collector loop, and distribution piping for steam and hydronic heating system shall meet the requirements of section 120.3 (c).

i. Factory- installed piping within space-conditioning equipment certified under section 110.1 or 110.2.

ii. Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall butt securely against all framing members.

iii. Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with quality insulation installation (QII) as specified in the Reference Residential Appendix RA3.5.

iv. Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation shall not be required to have pipe insulation.

2. Pipe insulation shall meet the insulation protection requirements of Section 120.3(b).

7.11 Showers and tub-showers shall be provided with individual controls of the thermostatic, pressure balance type or combination thermostatic/pressure balance control valve type per the CPC section 408.3

7.12 Provide air gap at dishwasher installation per CPC 414.3.

7.13 Provide backwater valve for sewer if the floor level is located below the elevation of the next upstream manhole cover per the CPC 710.1

7.14 Water heaters shall comply with mandatory engery requirements listed in the "2022 Low-Rise Residential Mandatory Measures Summary", Items 150.0(n) 1-3 shown on sheet T24-2

7.15 Water heating system.

1. Systems using gas or propane water heaters to serve individual dwelling units shall include a space at least 2.5 ft by 2.5 ft wide and 7 ft tall suitable for the future installation of a heat pump water heater (HPWH) by meeting a or B below. All electrical components shall be installed in accordance with the CEC 2022.

A. If the designated space is within 3ft from the water heater, then this space shall include the following the following components:

i. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3ft from the water heater and accessible to the water heater with no obstructions. In addition, all of the following:

ii. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and

iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use"; and

iv. A condensate drain that is no more than 2in higher than the base of the installed water heater, and allows natural draining without pump assistance

B. If designated space is more than 3ft from the water heater, then this space shall include the following:

i. A dedicated 240 volt branch circuit shall be installed within 3 ft from the designated space. The branch circuit shall be rated at 30 amps min. The blank cover shall be identified as "240V ready"; and

ii. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use"; and

iii. Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and

iv. The hot water supply pipe coming out of the gas or propane water heater shall be routed first through the designated HPWH location before serving any fixtures; and

v. The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and

vi. A condensate drain that is no more than 2in higher than the base of the installed water heater, and allows natural draining without pump assistance.

LIGHTING:

9.1 All lighting shall comply with the "Low-Rise Residential Mandatory Measures Summary". (CEnC 150.0)

9.2 All new or relocated, permanently installed light fixtures shall be classified as high efficacy. (CEnC 150.0(k)1A & Table 150.0-A)

9.3 At least one wall switch-controlled lighting fixture shall be permanently installed near an entrance of each habitable room, kitchen, bathroom, utility room, and private garage. (CEC 210.70(A))

9.4 Ceiling or wall electrical boxes that do not contain a luminaries or other device must be served by a dimmer, vacancy sensor control, or fan speed control. (CEnC 150.0(k)1E). The blank electrical boxes over 5' above finished floor are limited to one per bedroom. (CEnC 150.0(k)1E)

9.5 At least one lighting fixture in the bathrooms, the utility room, the laundry room, the garage and power room shall be fluorescent light fixture unless lightings are controlled with vacancy sensor. CEnC section 150.0(k)2E(i).

9.6 All lighting in the building shall be fluorescent lighting fixture unless lightings are controlled with vacancy sensor or dimmers. CEnC section 150.0(k)

9.61 “Recessed lights installed in an insulated ceiling or cavity are required to have a zero clearance insulation cover (IC); be high efficacy; be ASTM E 283 certified that they are air tight; and the space between the the recessed light housing and the ceiling shall be sealed with a gasket or caulk between the housing and the ceiling: and shall be JA-8 compliant as required by CEnC 150.0(k)1C, CEnC 150.0(k)1D”

9.62 Residential outdoor lighting. Residential outdoor lighting shall meet the following requirements, as applicable:

a. For single-family residential buildings, outdoor lighting permanently mounted to a residential building or to other buildings on the same lot shall meet the requirement in Item i and the requirements in either Item ii or Item iii:

i. Controlled by a manual ON and OFF switch that permits the automatic actions of items ii or iii below; and

ii. Controlled by a photocell and either a motion sensor or an automatic time switch control; or

iii. Controlled by an astronomical time clock control.

NOTE:Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements. Lighting around swimming pools, water features, or other locations subject to Article 680 of the CEC are exempt.

9.63 All lights are to be high efficacy except as provided by CEnC 150.0(k)1a, for certain night lights, step lights, path lights, as well as light sources in drawers, cabinets and linen closets that consume no more than 5-watts of power and emit no more than 45 lumens. lights in drawers, cabinets and linen closets shall also have an automatic off function when the drawer, closet or cabinet is closed.

9.64 Except as provided by CEnC 150.0(k)1e for step lights and path lights, all outdoor lights shall be high efficacy and shall have light controls in compliance with the provisions of CEnC 150.0(K)3.

ELECTRICAL:

8.1 Edison Company approval is required for electric meter location and/or relocation prior to meter installation.

8.2 Field inspectors to review and approve underground services prior to concrete placement.

8.3 Service equipment and subpanels to have a minimum 30 by 36 inch clear work space on a level surface with 78 inch clear height. (CEC 110.26(A))

8.4 Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24(D) & (E))

8.5 Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. (CEC 200.4(B))

8.6 Group non-cable circuits in panel (CEC 210.4(D))

8.7 Ground fault circuit interrupter (GFCI) protection shall be provided at all receptacle outlets in bathrooms, crawl spaces, garages, rooftops, outdoor outlets, and above kitchen countertops, dishwashers or within 6-feet of a wet-bar or laundry sink. (CEC 210.8)

8.8 Combination type Arc Fault Circuit Interrupter (AFCI) circuit breakers are required for all 120V single phase 15A/20A branch circuits. (CEC 210.12(B))

8.9 A minimum of 2 dedicated 20-ampere circuits are required for all receptacle outlets in the kitchen, dining room, breakfast area, pantry or similar areas. (CEC 210.11(C)(1) & 210.52(B))

8.10 Kitchen countertops 12-inches or wider must have receptacle outlets installed so no point along the counter wall is more than 24-inches from a receptacle. (CEC 210.52(C))

8.11 Kitchen island and peninsular countertops must have at least one receptacle. (CEC 210.52(C))

8.12 A minimum of one dedicated 20-ampere circuit is required for each bathroom and laundry room. (CEC 210.11(C)(2)&(3))

8.13 In Bathrooms, a GFCI protected receptacle outlet is required within 3- feet of the edge of each sink. (CEC 210.52(D))

8.14 Receptacle outlets are not allowed within or over a bathtub or shower stall. Receptacles shall not be installed within 3 ft horizontally and 8 ft vertically from the top of the bathtub rim or shower stall threshold. (CEC 406.9(C))

8.15 Within kitchens, family rooms, dining rooms, living rooms, dens, sunrooms, bedrooms, or similar rooms or areas of the dwelling, a receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6-feet from a receptacle outlet on walls that are 2 feet or wider. (CEC 210.52(A)(1))

8.16 Hallways 10-feet or longer must have at least one receptacle outlet. (CEC 210.52(H))

8.17 All receptacle outlets are required to be listed tamper-resistant receptacles. (CEC 406.12)

8.18 Provide readily accessible exterior receptacle at the front and rear of the the dwelling, not more than 6'-6" above grade (CEC 210.8,CEC 210.52(E)(1) and 406.9). Shall be weather-protected

8.19 Luminaires located within tub and shower zones 3 feet horizontally or 8 feet above the top of bathtub rim or shower threshold shall be approved for "damp" or "wet" locations per CEC 410.10(A), (D).

8.20 All receptacles in the bedroom, the dining room, kitchen, laundry area, hallway, den, libraries, closet, and Family room and similar rooms shall be Arc-fault circuit interrupter per CEC Article 210.12.

8.21 Provide the separate switch for the lighting fixture and the exhaust fan in the bathroom or the fan shall be able to continue to operate with light switch off per California Energy Code 150.0(k)2.

8.22 An automatic garage door backup battery is required on new garage door openers per sb 969

8.23 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 sub-panel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel and/or sub-panel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space reserved to permit installation of a branch circuit overcurrent protective device. (CGB 4.106.1.1)

8.24 Provide a 125-volt, single phase,15- or 20-ampere-rated receptacle outlet at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.(CEC 210.63) for servicing of the air-compressor equipment and as required by CEC 210.63(B) for electrical service equipment.

8.25 Provide a dedicated receptacle outlet for water heater [CEnC(n) 1A]. This shall be a dedicated 120 volt, 20 amp electrical receptacle that is connected to the electrical panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions. In addition , all the following shall be provided:

1. Both ends of the unused conductor shall be labeled with the word "spare" and be eclectically isolated: and
2. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V use".

8.26 For dwelling units, attached garages, and detached garages with electric power, at least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade level access. A vehicle door in a garage shall not be considered as an outdoor entrance or exit.[CEC 210.70(A)(2)(2)] Exterior lighting shall be controlled by a photocell, motion sensor or automatic timer(CEnC 150.0(k)3A)

8.27 An approved independent electrical disconnect is required for each piece of equipment within sight of the equipment, when supply voltage is greater than 50 volts. (CMC 301.4)

8.28 Receptacles shall be listed as tamper-resistant for ***all*** 15 and 20 ampere receptacles in dwelling unit family, dining, living, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas per CEC sec 406.12

ENERGY EFFICIENCY:

10.1 All work shall comply with the California Energy Efficiency Standards (CEES) requirements as listed on:

10.2 The "2022 Low-Rise Residential Mandatory Measures"; and,

10.3 The project specific CF-1R report

334 Verdugo Way, Upland, CA. 91786
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(909)997-1872

WOODRUFF MAYER ARCHITECTURE, INC.

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

DATE:
1/9/2026

DRAWN BY:
SWM

REVISIONS

△	DATE

PROPOSED DETACHED ADU
328 E PEARL ST.:
POMONA, CA 91767
APN: 8337-013-029

MINIMUM CONSTRUCTION REQUIREMENTS

SCALE:

SHEET NO.
N1

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTACT WMAI IMMEDIATELY IF DISCREPANCIES ARE FOUND IN THESE PLANS (INTERNALLY OR WITH EXISTING CONDITIONS)

PLUMBING FIXTURE UNITS (PER CPC 610.3):

ADU

ITEMS	QTY	WSFU PER	TOTAL
BATH/SHOWER	1	4	4
SHOWER	0	2	0
CLOTHES WASHER	1	4	4
DISHWASHER	1	1.5	1.5
LAVATORY	1	1	1
WATER CLOSET	1	2.5	2.5
KITCHEN SINK	1	1.5	1.5
ADDL. HOSE BIB	1	1	1
TOTAL			15.5

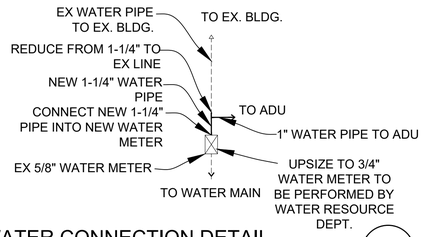
MAIN RESIDENCE

ITEMS	QTY	WSFU PER	TOTAL
BATH/SHOWER	1	4	4
SHOWER	0	2	0
CLOTHES WASHER	1	4	4
DISHWASHER	0	1.5	0
LAVATORY	1	1	1
WATER CLOSET	2	2.5	5
KITCHEN SINK	1	1.5	1.5
BAR SINK	0	1	0
HOSE BIB	1	2.5	2.5
ADDL. HOSE BIB	2	1	2
LAWN SPRINKLER	3	1	3
TOTAL			23
SITE TOTAL FIXTURE UNITS			38.5

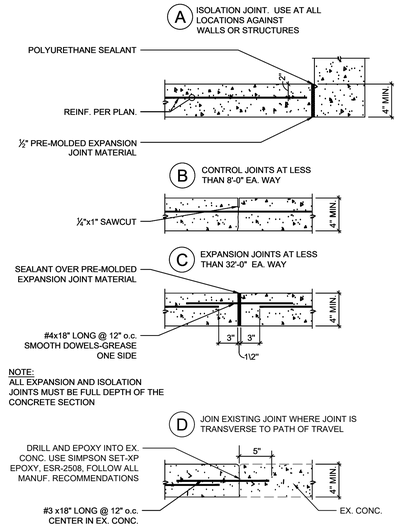
REQUIRED WATER PIPING SIZE

PER CPC 610.8

AVAILABLE PRESSURE RANGE	65 PSI
ADD OR SUB. 1/2 PSI FOR EACH FOOT OF DIF. FROM METER TO HIGH/LOW OUTLET	6' RISE -3.0 PSI
DESIGN PRESSURE RANGE	62 PSI
LONGEST LENGTH FROM METER TO FURTHEST OUTLET	144 LF
TOTAL FIXTURE UNITS FROM TABLE ON THIS SHEET.	38.5 FU
METER SIZE	3/4"
BUILDING SUPPLY PIPE SIZE	1-1/4"
ALLOWABLE FIXTURE UNITS PER CBC TABLE 610.4	39 FU



WATER CONNECTION DETAIL 1



CONCRETE JOINTS 2

NOT TO SCALE

SITE PLAN KEY NOTES:

1. SEE TYPICAL NOTE ON SHEET N1. NOTE PER PLAN
2. NEW CONCRETE PAVING WITH WELDED WIRE MESH REINF. AND JOINTS PER DET. 2/A1
3. NOT USED
4. CONSTRUCT SEWER CLEAN-OUT. PLACE REMOVABLE CAP FLUSH WITH SURFACE.
5. CONSTRUCT NEW Ø4" ABS SEWER DRAIN PIPE. MIN. 12" BURIED. COVER WITH 4" CONCRETE IF LESS THAN 12" OF COVER. FLOW MIN. 1/4" PER FOOT.
6. CONSTRUCT RIGID PVC ELECTRICAL CONDUIT 18" MIN. BURIED.
7. CONNECT SEWER LINE FROM ADU TO EXISTING SEWER LATERAL . CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING BEFORE PLACING NEW SEWER LINE TO VERIFY MIN. SLOPE IN NEW PIPE.
8. LOCATION OF VARIABLE CAPACITY HEAT PUMP CONDENSER UNIT. SEE SHEET A4 FOR MORE INFO. UNIT SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE GROUND LEVEL. CMC 1105.2
9. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF1/2". (R319.1 CRC). SEE ELEVATIONS 1/A3.
10. PROVIDE BREAKER FOR ADU SUB PANEL. ELECTRICIAN TO SIZE PROPERLY.
11. UPSIZE EX WATER METER TO 3/4" SERVICE. PER DETAIL 1/A1
12. CONSTRUCT 1" SCH. 40 PVC WATER LINE. 12" MIN. BURIED.
13. CONSTRUCT FLOW LINE IN DIRT TO ELEVATIONS SHOWN.
14. CONSTRUCT NEW 1-1/4" WATER PIPE
15. CONSTRUCT SHUT-OFF VALVE FOR WATER WITH REGULATOR AS NEEDED.
16. CONSTRUCT CONDUIT WITH SWEEPS AND PULL BOXES FOR INTERNET AND CABLE WIRES FROM MAIN RESIDENCE. CONNECT TO ITJACKS INSIDE ADU AND RUN TO HOUSE AS SHOWN ON SITE PLAN.
17. EXISTING SITE DRAINAGE PATTERNS.
18. CONSTRUCT MINIMUM 5% SLOPE AWAY FROM BUILDING
19. APPROXIMATE LOCATION OF 4" SEWER LATERAL. CONTRACTOR TO VERIFY.

CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS SHOWN ON THIS PLAN BEFORE DEPENDING ON THEM.

EXISTING SITE FEATURES ARE DRAWN AS SITE MEASURED.
THE OVERLAY OF PROPERTY LINES AND EXISTING SITE FEATURES ARE POSITIONED AS "BEST FIT". IF EXACT PROPERTY LINE LOCATIONS ARE NEEDED, A SURVEY WILL NEED TO BE PERFORMED.

SPECIFICATIONS TABLE:

SQUARE FOOTAGE	400
FOUNDATION TYPE	SLAB ON GRADE
FIRE SPRINKLERS	NO
ROOFING MATERIAL	ASPHALT SHINGLE
CEILING HEIGHT	8'-0"
NAT. GAS INCLUDED	NO
SOLAR PANELS	NO
WATER HEATER	TANK HEAT PUMP ELECT.
HVAC	MINI SPLIT DUCTLESS
WASHER DRYER	ELECTRIC
DUAL METERING	NO
SEWAGE EJECTION PUMP	NO
REFRIGERATOR WIDTH	30"
EXTERIOR SLIDING DOOR	NO
I.T. CONDUIT TO ADU	INCLUDED
ROOF POP UP FOR HIGH WINDOWS	NO
STORM DRAIN EJECTION PUMP	NO
SHOWER/TUB	1 TUB/SHOWER COMBO

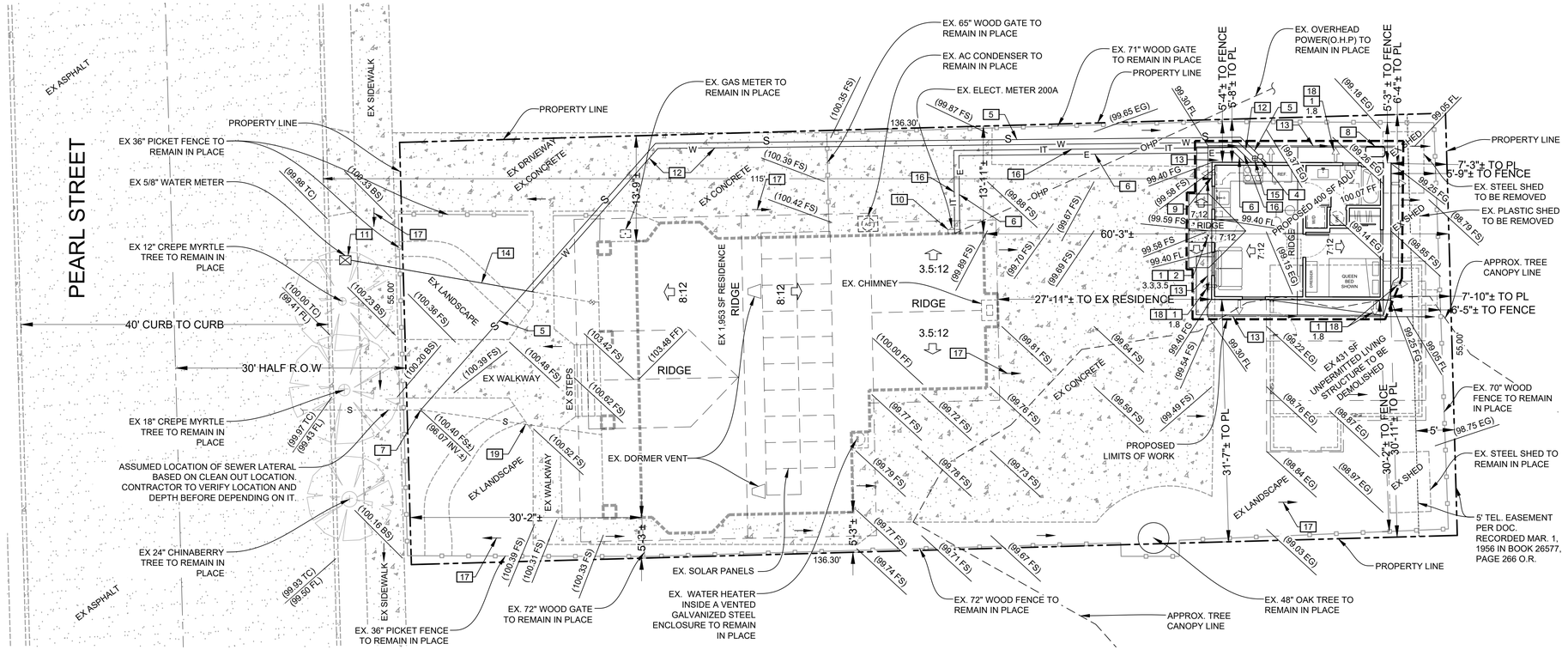
PUBLIC WORKS GENERAL NOTES

IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITIES TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY PUBLIC WORKS INSPECTOR BASED ON THE INPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS

NOTE AND COMPLY: UNDERGROUND OF ALL EXISTING AND PROPOSED UTILTIY LINES IS REQUIRED AS PER CITY OF POMONA MUNICIPAL CODE SECTION 62-31 (B)(1). UNLESS EXEMPTION IS GRANTED BY BUILDING AND SAFETY

NOTE AND COMPLY: THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF POMONA MUNICIPAL CODE SECTION 46-496.

NOTE AND COMPLY: THE PROPOERTY 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 MUNIPAL CODE DECTION 18-261.



PROPOSED SITE PLAN
1/8"=1'-0"

WOODRUFF MAYER ARCHITECTURE, INC.
334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)997-1872

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

DATE: 1/9/2026
DRAWN BY: SWM

REVISIONS
DATE

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

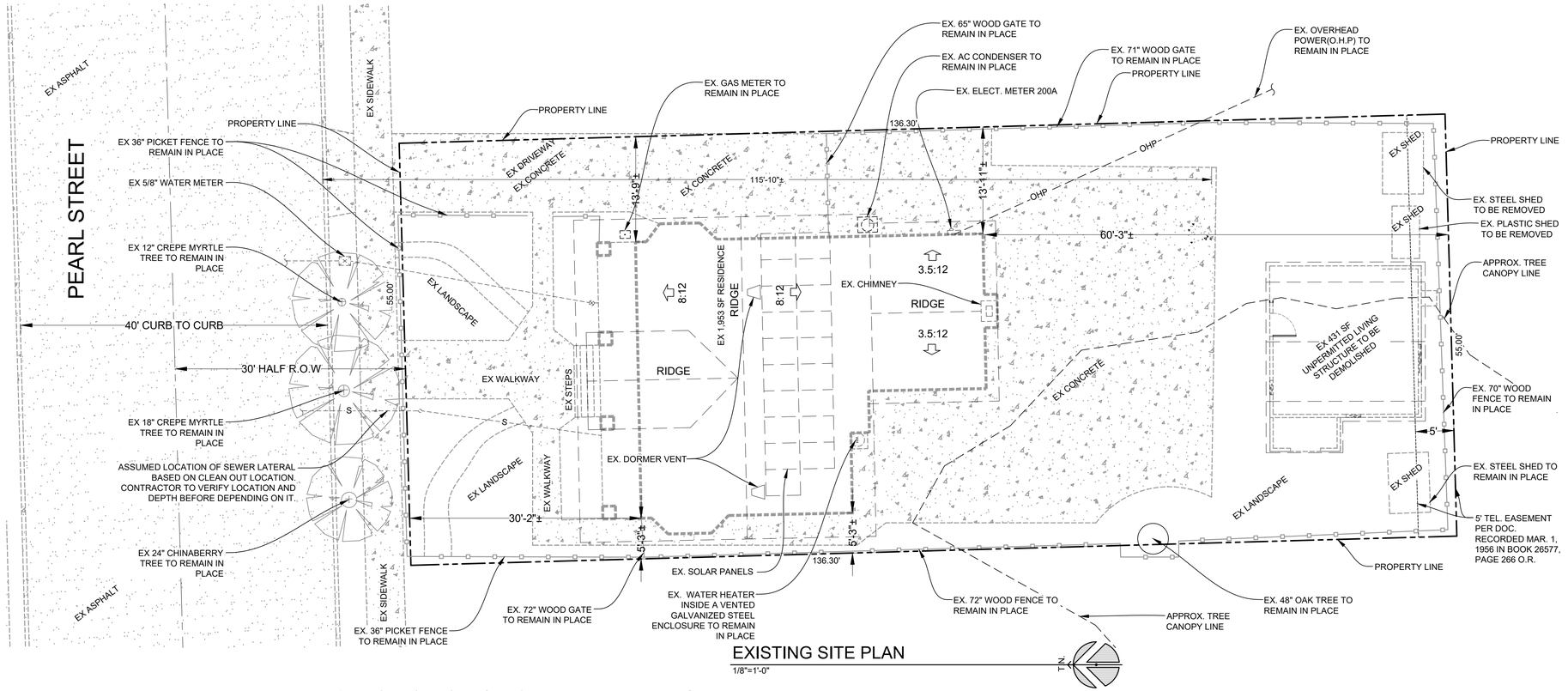
SITE PLAN

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

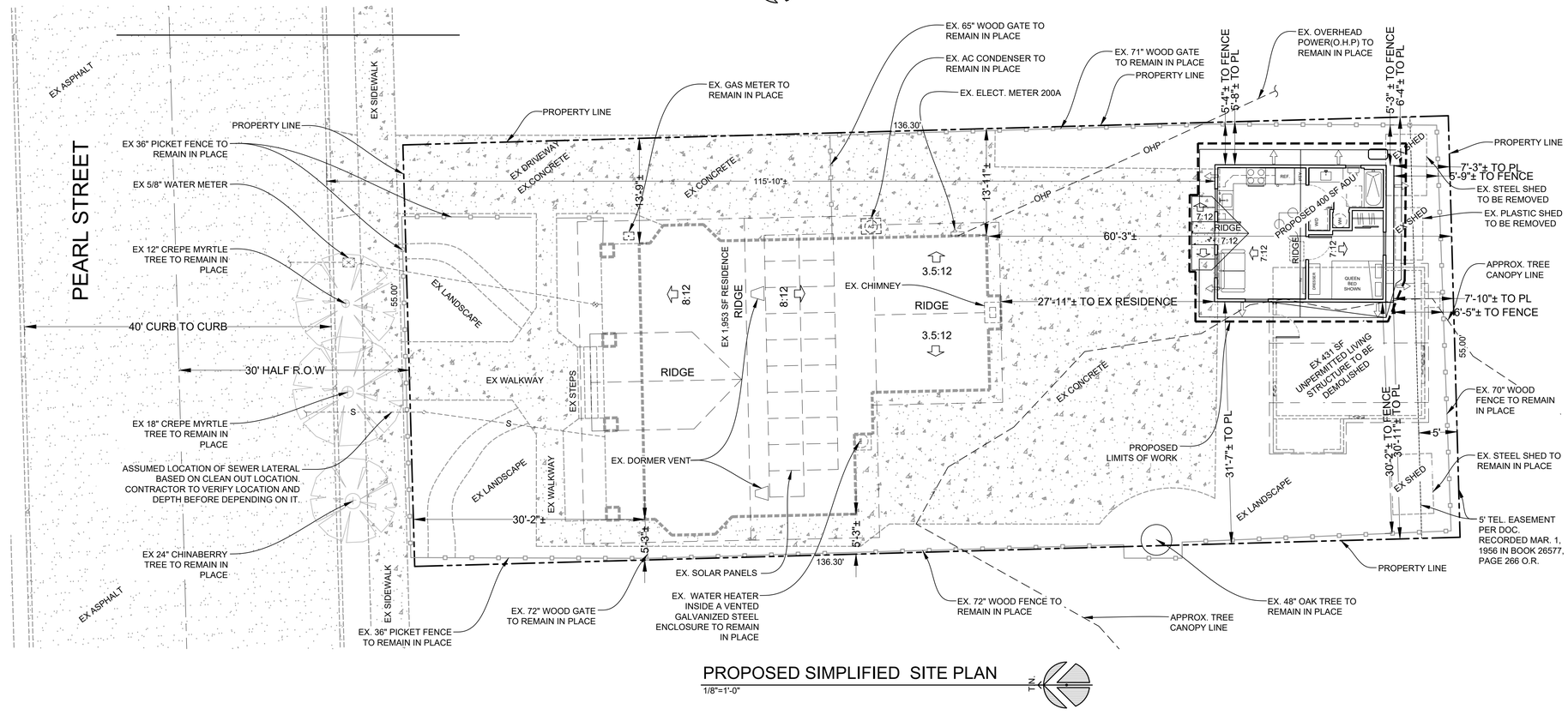
SHEET NO. A1

EXISTING SITE FEATURES ARE DRAWN AS SITE MEASURED.
THE OVERLAY OF PROPERTY LINES AND EXISTING SITE FEATURES ARE POSITIONED AS "BEST FIT". IF EXACT PROPERTLY LINE LOCATIONS ARE NEEDED, A SURVEY WILL NEED TO BE PERFORMED.

CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS SHOWN ON THIS PLAN BEFORE DEPENDING ON THEM.



EXISTING SITE PLAN
1/8"=1'-0"



PROPOSED SIMPLIFIED SITE PLAN
1/8"=1'-0"

WOODRUFF MAYER ARCHITECTURE, INC.
334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)997-1872

DATE: 1/9/2026
DRAWN BY: SWM

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

REVISIONS	
DATE	

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

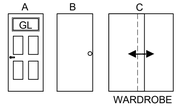
SIMPLIFIED SITE PLAN

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

SHEET NO. A1.0

DOOR SCHEDULE

SYMB.	SIZE	TYPE	FRAME	FACE/EDGE	THICK	DESCRIPTION	QTY.
1	3'-0" x 6'-8"	A	WOOD	WOOD	1-3/4"	EXTERIOR ENTRY, INSULATED. TEMPERED	1
2	3'-0" x 6'-8"	B	WOOD	HOLLOW CORE	1-3/8"	INTERIOR	2
3	2'-0" x 6'-8"	B	WOOD	HOLLOW CORE	1-3/8"	3/4" GAP UNDER DOOR	1
4	2'-0" x 6'-8"	B	WOOD	HOLLOW CORE	1-3/8"	INTERIOR	1
5	6'-0" x 8'-0"	C	-	-	1-3/8"	SLIDING WARDROBE DOOR	1



GL = GLAZING

ALL EXTERIOR DOORS TO HAVE DOOR THRESHOLD PAN PER DETAIL 8/D1

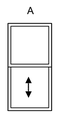
-GLAZING SHALL MEET T-24 CALCS(U-FACTOR 0.3, SHGC 0.2, WITH INSECT SCREENS ON OUTSIDE)

DOOR MUST MATCH EXISTING MAIN RESIDENCE DOORS

ALL INSULATED DOORS SHALL HAVE A U-FACTOR OF 0.2 OR BETTER PER CF-1R REPORT

WINDOW SCHEDULE

SYMB.	SIZE (W x H)	TYPE	FRAME	GLAZING	HEAD HEIGHT	DESC.	QTY.
1	3'-0" x 5'-3.5"	A	WOOD	DBL PANE	6'-8"	* ESCAPE WINDOW, TEMPERED	1
2	3'-0" x 3'-0"	A	WOOD	DBL PANE	6'-8"		4
3	2'-0" x 3'-0"	A	WOOD	DBL PANE	6'-8"	OBSCURE, TEMPERED	1



WINDOWS TO MATCH EXISTING DWELLING AS WOOD SASH WINDOWS WITH WOOD CASING AND SILLS

* All emergency escape and rescue openings shall have a minimum clear opening of 5.7 -square feet, with a minimum net clear opening height of 24- inches and width of 20-inches. The bottom of the clear opening shall be a maximum of 44-inches above the floor. (CRC R310.2)

-GLAZING SHALL MEET T-24 CALCS(U-FACTOR 0.3, SHGC 0.2, WITH INSECT SCREENS ON OUTSIDE)

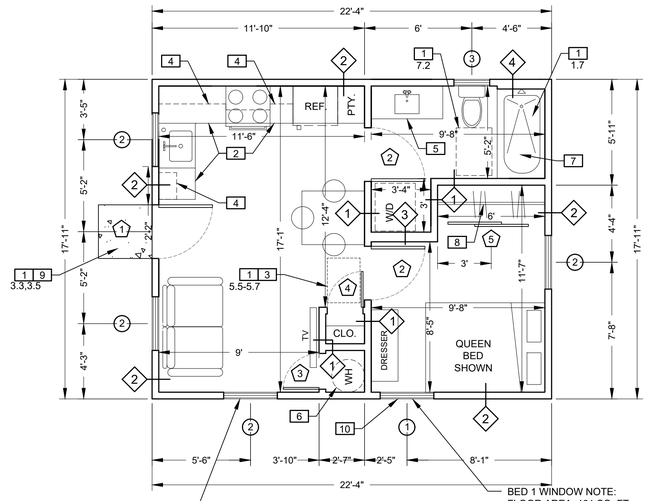
THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300

WALL LEGEND

1. INTERIOR 2x4 STUD FRAMING (1) PTDF BOT. PLT. AND (2) TOP PLT.
   5/8" GYP. BOARD BOTH SIDES
   NO INSULATION
2. 2x4 EXTERIOR WALL
   2x4 STUD FRAMING W/ (1) PTDF BOT. PLT. AND (2) TOP PLT.
   (1) 5/8" GYPSUM BOARD ON INTERIOR
   R-15 BATT INSULATION
   (1) PLYWOOD PER STRUCTURAL ON EXTERIOR WHERE APPLIES
   BUILDING PAPER
   SIDING PER ELEVATIONS
3. INTERIOR PLUMBING WALL
   2x6 STUD W/ (1) PTDF BOT. PLT. AND (2) TOP PLT.
   5/8" GYP. BOARD ON EACH SIDE
   NO INSULATION
4. 2x6 EXTERIOR PLUMBING WALL
   2x6 STUD FRAMING W/ (1) PTDF BOT. PLT. AND (2) TOP PLT.
   (1) 5/8" GYPSUM BOARD ON INTERIOR
   R-21 BATT INSULATION
   (1) PLYWOOD PER STRUCTURAL ON EXTERIOR WHERE APPLIES
   BUILDING PAPER
   SIDING PER ELEVATIONS

KEY NOTES:

1. SEE TYPICAL NOTE ON SHEET N1. NOTE PER PLAN
2. CONSTRUCT KITCHEN COUNTER, 36" TALL.
3. CONSTRUCT ATTIC ACCESS 22"X30" MIN. OPENING
4. CONSTRUCT UPPER CABINETS.
5. CONSTRUCT BATHROOM SINK WITH BASE CABINET
6. WATER HEATER IN CLOSET WITH 3/4" GAP UNDER DOOR
7. BATH TO FOLLOW AGING-IN-PLACE AND FALL PREVENTION REQUIREMENTS AS LISTED ON SHEET A2, BOTTOM RIGHT.
8. CONSTRUCT CLOTHES ROD WITH SHELF ABOVE
9. CONSTRUCT CONCRETE STOOP. SLOPE AWAY FROM FRONT/REAR DOOR. SEE 2/A1 FOR DETAILS.
10. WINDOW SHALL BE TEMPERED



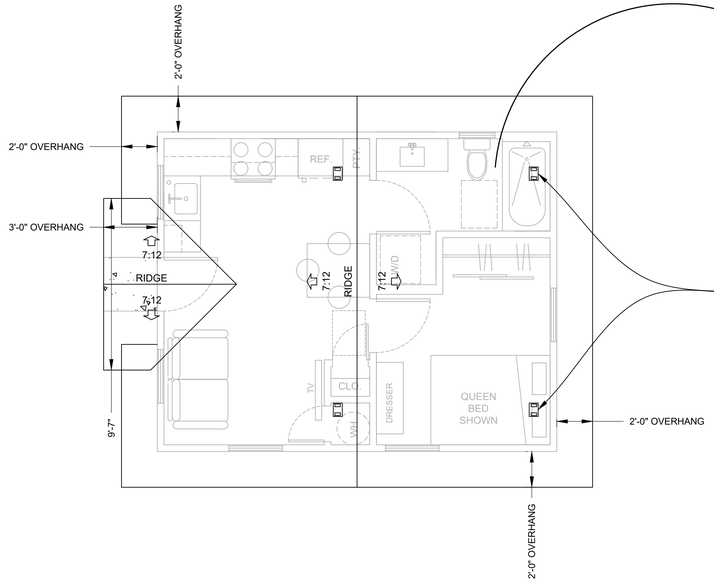
DINING, LIVING, AND KITCHEN WINDOW NOTE:
FLOOR AREA: 185 SQ. FT.
GLAZING AREA REQUIRED(8%):14.80 SQ. FT.
NATURAL VENTILATION REQUIRED(4%):7.40 SQ. FT.
APPROX. GLAZING PROVIDED: 27.00 SQ. FT.
APPROX. NAT. VENTILATION PROVIDED: 13.50 SQ. FT.
DOOR PROVIDES REQUIRED ESCAPE

BED 1 WINDOW NOTE:
FLOOR AREA: 101 SQ. FT.
GLAZING AREA REQUIRED(8%):8.08 SQ. FT.
NATURAL VENTILATION REQUIRED(4%):4.04 SQ. FT.
APPROX. GLAZING PROVIDED: 30.00 SQ. FT.
APPROX. NAT. VENTILATION PROVIDED: 15.00 SQ. FT.
WINDOW PROVIDES REQUIRED ESCAPE

PROPOSED FLOOR PLAN
1/4"=1'-0"

400 SQUARE FOOT ADU

ROOFING MATERIAL SPECIFICATION:
OWENS CORNING ASPH. SHINGLE, DURATION COOL, SIERRA GRAY (TO MATCH COLOR OF MAIN RESIDENCE COLOR) OR EQ. ICC-ES AC438 ASTM D 3462, PRI ER 1378E01. EXTERNAL FIRE CLASS A, ASTM D3161, INSTALL WITH UNDERLAYMENT PER MANUF. RECOMMENDATIONS. FOLLOW ALL MANUF. RECOMMENDATIONS. CONTRACTOR TO ORDER SAMPLE AND VERIFY COLOR TO MATCH EXISTING BEFORE ORDERING ALL ROOFING.



O'HAGIN, LOW PROFILE, TAPERED VENT. PAINT TO MATCH SHINGLE COLOR. INSTALL PER MANUF. REQUIREMENTS.
(6)TYP.

ATTIC VENTING CALCULATIONS

ATTIC VENTILATION CALCULATIONS(PER CRC R806.2)
TOTAL ATTIC AREA: 400 SQ. FT.
REQUIRED VENTILATION(HIGH/LOW METHOD)(400/300): 1.33 SF.
REQUIRED HIGH VENTILATION (40% - 50%): 0.53 - 0.67 SF.
REQUIRED LOW VENTILATION (50%): 0.67 SF.

-PROPOSED VENTILATION PROVIDED FOR ATTIC
O'HAGIN, LOW PROFILE TAPERED VENT: 72 SQ IN. (0.5 SF) PER VENT
(2) O'HAGIN HIGH VENTS AT 0.5 SF EA: 1.0 SF.
(2) O'HAGIN LOW VENTS AT 0.5 SF EA: 1.0 SF.
TOTAL PROPOSED: 2.0 SF.

TOTAL HIGH VENTS PROVIDED: 1.0 SF.
TOTAL LOW VENTS PROVIDED: 1.0 SF.
PASSES!

PROPOSED ROOF PLAN
1/4"=1'-0"

DIMENSIONS NOTE:
DIMENSIONS ARE TO EXTERIOR PLYWOOD SHEATHING AND INTERIOR FINISHED DRY WALL

AGING IN PLACE AND PREVENTION NOTES:

A. REINFORCEMENT FOR GRAB BARS. [R327.1.1] AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER (1-1/2" X 7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.
6. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

B. DOCUMENTATION FOR GRAB BAR REINFORCEMENT. [R327.1.1.1] INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION & MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CH. 4, DIVISION 4.4.

C. ELECTRICAL RECEPTACLE OUTLET, SWITCH & CONTROL HEIGHTS. [R327.1.2] ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

D. INTERIOR DOORS. [R327.1.3] EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A 2- OR 3-STORY SINGLE FAMILY DWELLING, ON THE 2ND OR 3RD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

E. DOORBELL BUTTONS. [R327.1.4] DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

4' 2' 0 4' 8' 12' 16' 20' 24' 28' 32' 36' 40' 44' 48' 52' 56' 60' 64'

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

WOODRUFF MAYER ARCHITECTURE, INC.
334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)997-1872

DATE: 1/9/2026
DRAWN BY: SWM

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

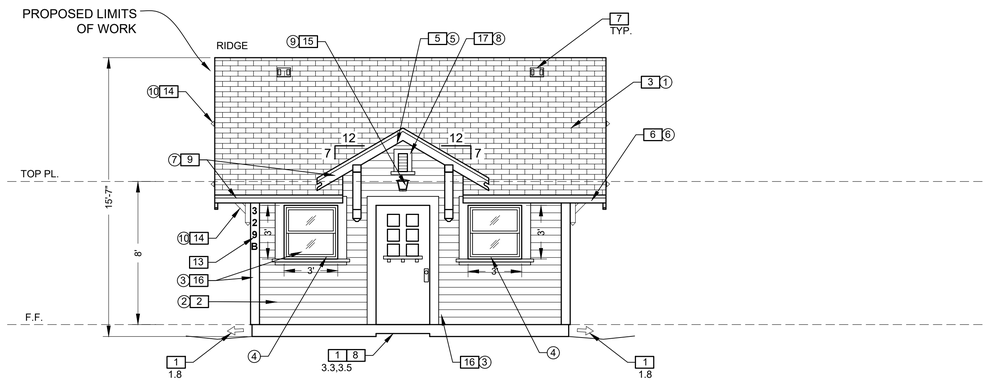
REVISIONS
△ DATE

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

FLOOR PLAN, ROOF PLAN, WINDOW & DOOR SCHEDULES

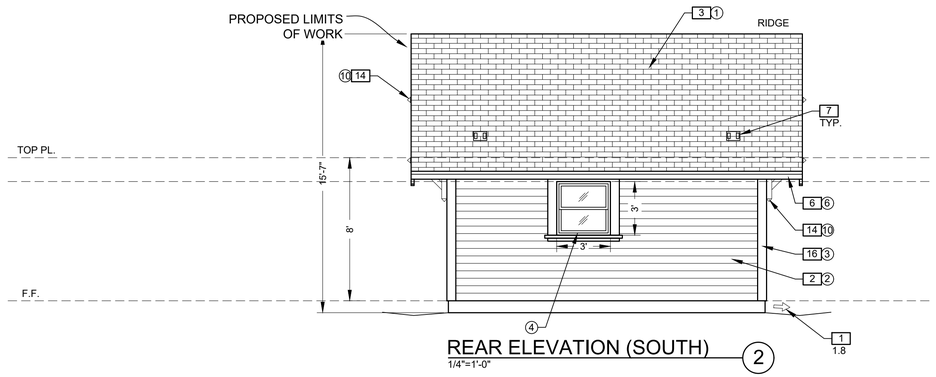
SCALE: 1/4"=1'-0"

SHEET NO. A2



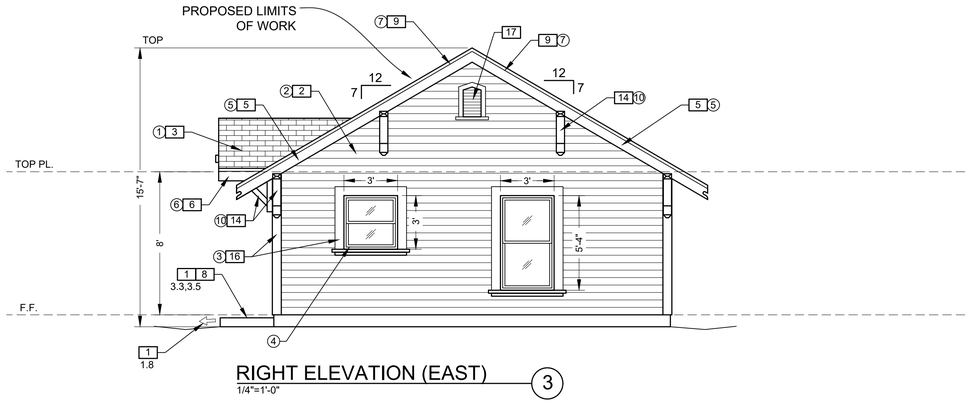
FRONT ELEVATION (NORTH) 1

1/4"=1'-0"



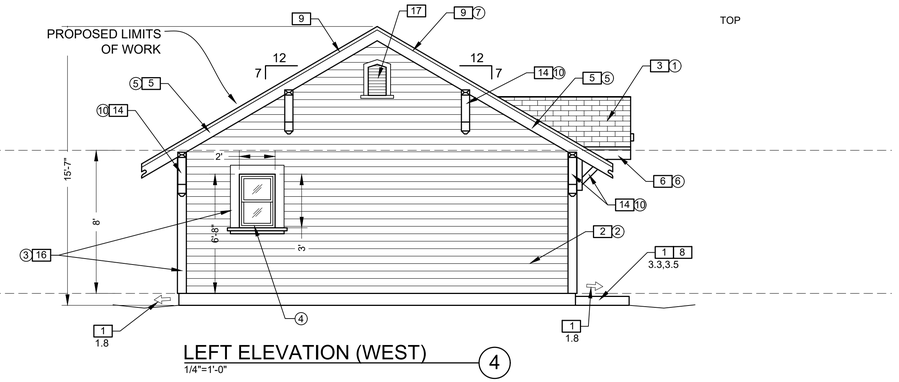
REAR ELEVATION (SOUTH) 2

1/4"=1'-0"



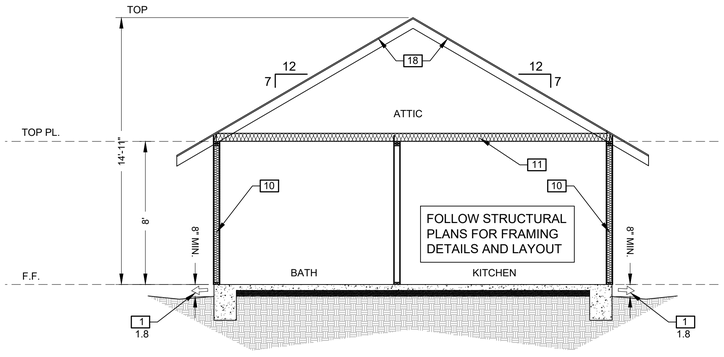
RIGHT ELEVATION (EAST) 3

1/4"=1'-0"



LEFT ELEVATION (WEST) 4

1/4"=1'-0"



TYPICAL SECTION A

1/4"=1'-0"

MATERIALS SCHEDULE

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	REMARKS
①	ROOF	COMPOSITE SHINGLE (GREY)	OWENS CORNING	DURATION COOL – SIERRA GRAY		
②	WALLS	HARDIE SIDING		SHERWIN WILLIAMS WOOD SIDING FROSTED EMERALD – SW 9035 OR SW 6083 SABLE		
③	TRIM	HARDIE TRIM		SHERWIN WILLIAMS PURE WHITE - SW 7005 OR SW 6083 SABLE		
④	WINDOW FRAME	RED FRAME WOOD		SHERWIN WILLIAMS RAVE RED SW 6608		
⑤	RAKE BOARD	WOOD		BROWN SW 6083 SABLE		
⑥	FACIA BOARD	WOOD		SHERWIN WILLIAMS PURE WHITE SW 7005		
⑦	DRIP EDGE FLASHING	STEEL		SHERWIN WILLIAMS PURE WHITE – SW 7005		
⑧	GABLE END VENT	STEEL		SHERWIN WILLIAMS RED OBSESSION – SW 7590		
⑨	EXTERIOR LIGHT	STEEL (BLACK)		BLACK		
⑩	OUTRIGGER	WOOD		BROWN SW 6083 SABLE		

KEY NOTES:

1. SEE TYPICAL NOTE ON SHEET N1. NOTE PER PLAN
2. CONSTRUCT HARDIE SIDING TO MATCH SIMILAR TO EX. SIDING OF MAIN RESIDENCE
3. CONSTRUCT ROOFING PER ROOFING SPECIFICATION ON ROOF PLAN SHEET A2 TO MATCH EX. ROOFING COLOR AND TEXTURE OF MAIN RESIDENCE
4. NOT USED
5. CONSTRUCT RAKE BOARD, TO MATCH DESIGN OF EX RESIDENCE
6. FACIA BOARD TO CONCEAL RAFTER TAILS TO MATCH EX. RESIDENCE.
7. OHAGIN ROOF VENTS. SEE ROOF PLAN ON SHEET A2 AND ATTIC VENTING CALCULATIONS ON SHEET A2
8. CONCRETE STOOP/LANDING PER NOTE 3.3 ON SHEET N1 & 2/A1
9. 2X2 DRIP EDGE FLASHING
10. R15 INSULATION IN EXTERIOR WALLS
11. R38 INSULATION DIRECTLY ABOVE CEILING
12. NOT USED
13. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF1/2". (R319.1 CRC)
14. CONSTRUCT OUTRIGGER TO MATCH EX RESIDENCE
15. LIGHT FIXTURE TO MATCH EXISTING LIGHTING FIXTURES IN DESIGN AND COLOR OF EXISTING RESIDENCE
16. CONSTRUCT HARDIE TRIM.
17. CONSTRUCT GABLE END VENT
18. PROVIDE RADIANT BARRIER ON UNDERSIDE OF ROOF SHEATHING.

COLORS AND MATERIALS OF ADU TO MATCH COLORS AND MATERIALS OF MAIN RESIDENCE FOR SIDING, ROOFING, WINDOWS AND WINDOW TRIM, FACIA BOARDS, ETC.

4' 2' 0 4' 8' 12' 16' 20' 24' 28' 32' 36' 40' 44' 48' 52' 56' 60' 64'

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

DATE: 1/9/2026

DRAWN BY: SWM

334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)997-1872

WOODRUFF MAYER ARCHITECTURE, INC.

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

REVISIONS

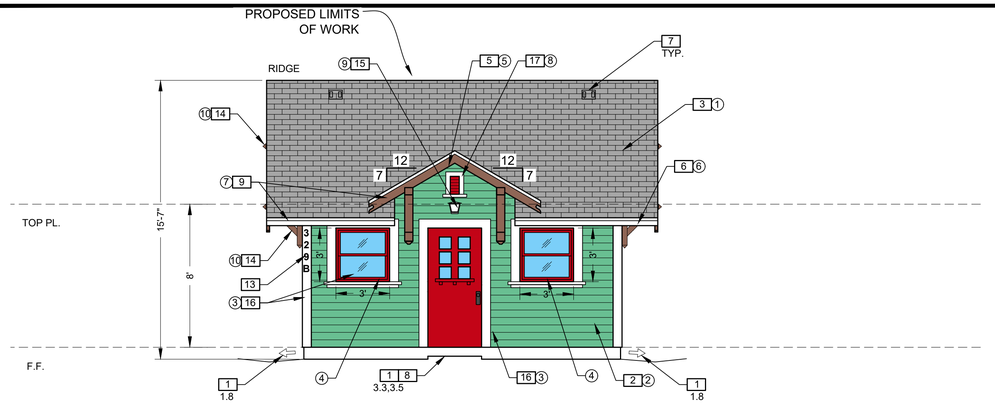
	DATE
1	

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

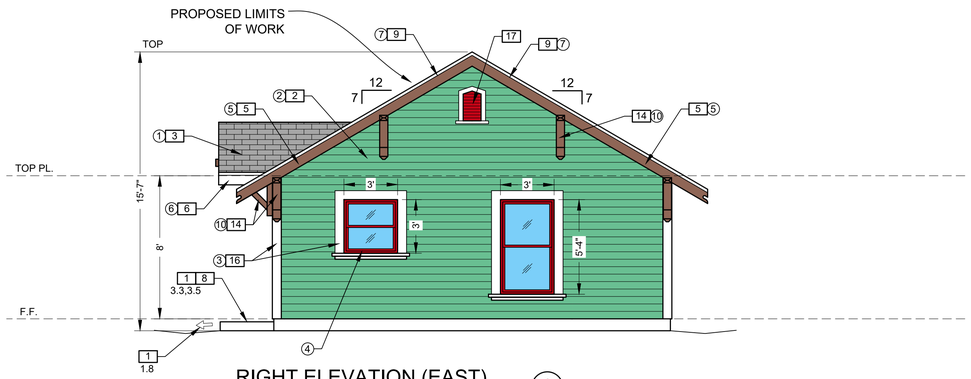
ELEVATIONS & SECTIONS

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

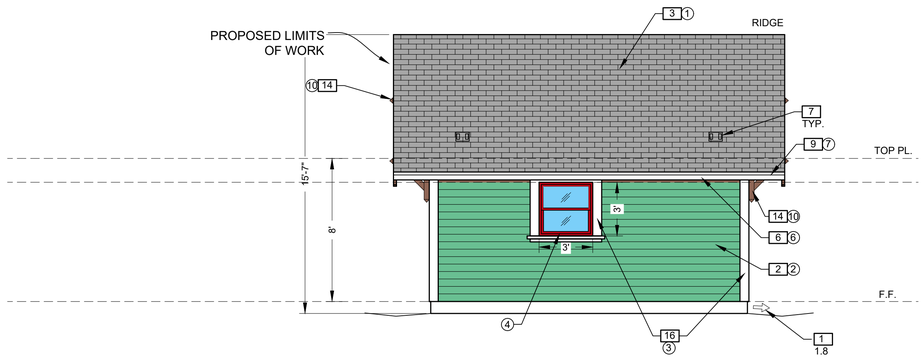
SHEET NO. A3



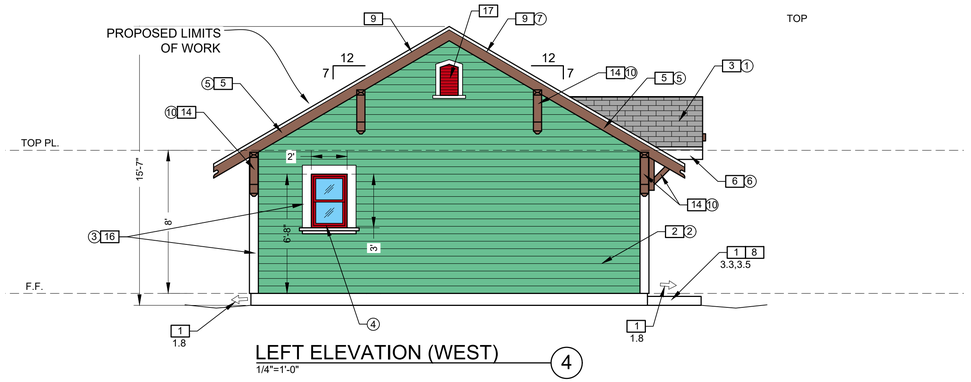
FRONT ELEVATION (NORTH) 1
1/4"=1'-0"



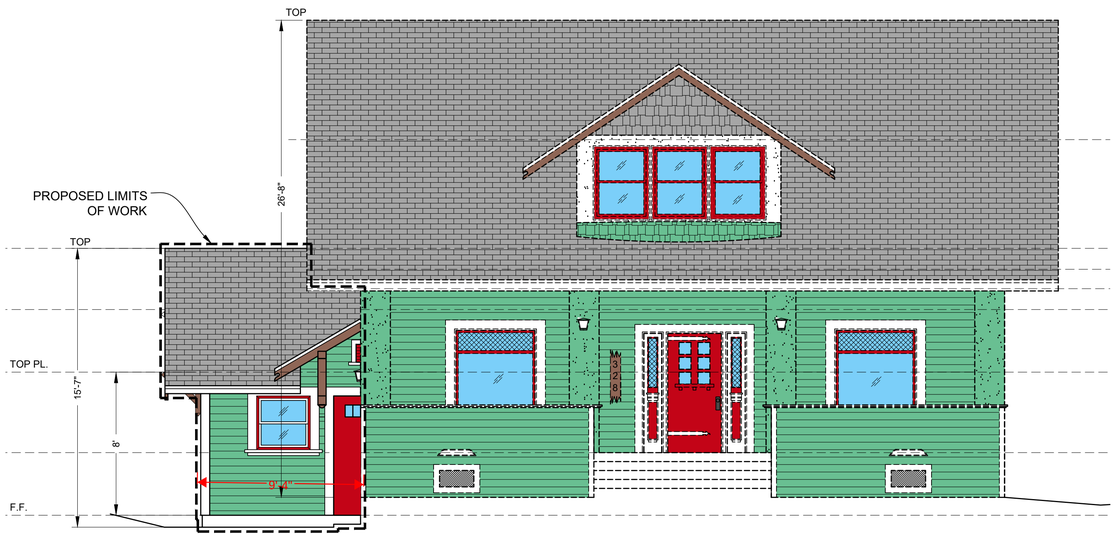
RIGHT ELEVATION (EAST) 3
1/4"=1'-0"



REAR ELEVATION (SOUTH) 2
1/4"=1'-0"



LEFT ELEVATION (WEST) 4
1/4"=1'-0"



FRONT ELEVATION WITH SINGLE FAMILY RESIDENCE (NORTH) 1
1/4"=1'-0"

MATERIALS SCHEDULE

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	REMARKS
①	ROOF	COMPOSITE SHINGLE (GREY)	OWENS CORNING	DURATION COOL – SIERRA GRAY		
②	WALLS	HARDIE SIDING OR WOOD SIDING		SHERWIN WILLIAMS SIDING FROSTED EMERALD – SW 9035		
③	TRIM	HARDIE TRIM		SHERWIN WILLIAMS PURE WHITE - SW 7005 OR SW 6083 SABLE		
④	WINDOW FRAME	RED FRAME WOOD		SHERWIN WILLIAMS RAVE RED SW 6608		
⑤	RAKE BOARD	WOOD		BROWN SW 6083 SABLE		
⑥	FACIA BOARD	WOOD		SHERWIN WILLIAMS PURE WHITE SW 7005		
⑦	DRIP EDGE FLASHING	STEEL		SHERWIN WILLIAMS PURE WHITE – SW 7005		
⑧	GABLE END VENT	STEEL		SHERWIN WILLIAMS RED OBSESSION – SW 7590		
⑨	EXTERIOR LIGHT	STEEL (BLACK)		BLACK		
⑩	OUTRIGGER	WOOD		BROWN SW 6083 SABLE		

KEY NOTES:

1. SEE TYPICAL NOTE ON SHEET N1. NOTE PER PLAN
2. CONSTRUCT HARDIE SIDING TO MATCH SIMILAR TO EX. SIDING OF MAIN RESIDENCE
3. CONSTRUCT ROOFING PER ROOFING SPECIFICATION ON ROOF PLAN SHEET A2 TO MATCH EX. ROOFING COLOR AND TEXTURE OF MAIN RESIDENCE
4. NOT USED
5. CONSTRUCT RAKE BOARD, TO MATCH DESIGN OF EX RESIDENCE
6. FACIA BOARD TO CONCEAL RAFTER TAILS TO MATCH EX. RESIDENCE.
7. OHAGIN ROOF VENTS. SEE ROOF PLAN ON SHEET A2 AND ATTIC VENTING CALCULATIONS ON SHEET A2
8. CONCRETE STOOP/LANDING PER NOTE 3.3 ON SHEET N1 & 2/A1
9. 2X2 DRIP EDGE FLASHING
10. R15 INSULATION IN EXTERIOR WALLS
11. R38 INSULATION DIRECTLY ABOVE CEILING
12. NOT USED
13. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF1/2". (R319.1 CRC)
14. CONSTRUCT OUTRIGGER TO MATCH EX RESIDENCE
15. LIGHT FIXTURE TO MATCH EXISTING LIGHTING FIXTURES IN DESIGN AND COLOR OF EXISTING RESIDENCE
16. CONSTRUCT HARDIE TRIM.
17. CONSTRUCT GABLE END VENT
18. PROVIDE RADIANT BARRIER ON UNDERSIDE OF ROOF SHEATHING.

COLORS AND MATERIALS OF ADU TO MATCH COLORS AND MATERIALS OF MAIN RESIDENCE FOR SIDING, ROOFING, WINDOWS AND WINDOW TRIM, FACIA BOARDS, ETC.

4' 2' 0 4' 8' 12' 16' 20' 24' 28' 32' 36' 40' 44' 48' 52' 56' 60' 64'

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

DATE: 1/9/2026

DRAWN BY: SWM

334 Verdugo Way, Upland, CA. 91786
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WOODRUFF MAYER ARCHITECTURE, INC.

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

REVISIONS

DATE

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

COLORED ELEVATIONS

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

SHEET NO. A3.1

SOLD BY:

C.D. BUILDERS SUPPLY INC
5846 JASMINE STREET
RIVERSIDE, CA 92504
Ph: 951-688-9231 | Fx:
19516883515

SOLD TO:

,

Customer
QUOTATION
QUOTE DATE
10/14/2025

QUOTE NAME	QUOTE NUMBER	CUSTOMER PO#
JOSE/DUSTY - PEARL	829153	
PRINTED BY	**DATE REQUESTED**	**CREATED BY**
sales@cdbuilderssupply.com	Quote Not Ordered	sales@cdbuilderssupply.com

Customer Comments: Order Notes

Line #	Description	Unit Price	Qty	Ext. Price
100-1	**Room:** None Assigned	$1,215.20	1	$1,215.20

Notes:

Simpson Stile and Rail Exterior Doors, Entry Door, 37.5 x 81.75
Overall Frame Width = 37.5, Overall Frame Height = 81.75
Call Width = 3/0, Call Height = 6/8
Handing = Right Hand Inswing MS2 and MS6
Series = Traditional Exterior Doors, Door Model Name = 2134, Door Glass Option = Clear, Door Glazing = Single Glazed, Door Panel Type = 3/4" Double Hip-Raised Panel, Door Sticking = Ovolo Sticking, Door Species = Douglas Fir
Bore Prep = Standard ABS Double Bore
Prehanging Material = Primed Pine, Wall Condition = 4 3/4", Sill Type = Bronze Fixed, Moulding = No Moulding, Weatherstripping = Bronze, Door Bottom = Aluminum Bronze, Hinge Type = 1741 (Standard) Light Weight, Hinge Finish = Oil Rubbed Bronze (US10B), Request Unit Knocked Down = No
Confirm Rough Opening Width = Yes, Rough Opening Width is correct, Confirm Rough Opening Height = Yes, Rough Opening Height is correct
Label Door = No
Series Desc = Simpson Stile and Rail Exterior, Product Type = Single Door, ClientID = , Special Pricing Group = None, IsCustomWidth = No, IsCustomHeight = No, IsSlab = False, IsPrehung = Yes, IsAlert14 = True

Line #	Description	Unit Price	Qty	Ext. Price
200-1	**Room:** None Assigned	$195.91	2	$391.82

Notes:

Builders Series Molded Doors, 37.375 x 81.25
Call Width = 3/0, Call Height = 6/8
Handing = Right Hand Inswing MS2 and MS6
Skin Type = Smooth, Glass Type = Not Applicable, Model Name = Monroe, Sticking = Craftsman Sticking, Thickness and Core = 1 3/8" Hollow Core
Bore Prep = Standard ABS Single Bore
Prehanging Material = Primed Pine, Wall Condition = 4 3/4", Stop Type = 3/8" x 1 1/4" Stop, Hinge Type = 1741 3 1/2" x 3 1/2" 1/4" Radius, Hinge Finish = Oil Rubbed Bronze (US10B), Number of Hinges Per Leaf = 3 Hinges
Calc::Frame Width =

QUOTE NAME	QUOTE NUMBER	CUSTOMER PO#
JOSE/DUSTY - PEARL	829153	
PRINTED BY	**DATE REQUESTED**	**CREATED BY**
sales@cdbuilderssupply.com	Quote Not Ordered	sales@cdbuilderssupply.com

Customer Comments: Order Notes

Line #	Description	Unit Price	Qty	Ext. Price
300-1	**Room:** None Assigned	$176.73	1	$176.73

Notes:

Builders Series Molded Doors, 25.375 x 81.25
Call Width = 2/0, Call Height = 6/8
Handing = Right Hand Inswing MS2 and MS6
Skin Type = Smooth, Glass Type = Not Applicable, Model Name = Monroe, Sticking = Craftsman Sticking, Thickness and Core = 1 3/8" Hollow Core
Bore Prep = Standard ABS Single Bore
Prehanging Material = Primed Pine, Wall Condition = 4 3/4", Stop Type = 3/8" x 1 1/4" Stop, Hinge Type = 1741 3 1/2" x 3 1/2" 1/4" Radius, Hinge Finish = Oil Rubbed Bronze (US10B), Number of Hinges Per Leaf = 3 Hinges
Calc::Frame Width =

Line #	Description	Unit Price	Qty	Ext. Price
400-1	**Room:** None Assigned	$274.47	1	$274.47

Notes:

Mirror Wardrobe, 47 x 96
Call Width = 4/0, Call Height = 8/0
Series = 1500 Series, Glass Type = Not Applicable
Panel = Mirror, Beveled Mirror = No, Material = Steel Narrow Stile, Number of Panels = Two Panels, Frame Color = White
Confirm Net Finished Opening Width = Yes, Net Finished Opening Width is correct, Confirm Net Finished Opening Height = Yes, Net Finished Opening Height is correct
Label Door = No
Calc::Frame Width =

Door Order(s): Lead-time and order acceptance will be determined at the time of order entry and will be based on production capacity at the time

Hardware Order(s): Will be processed upon confirmation and deliver within 1-3 business days provided product is in stock and delivery schedule to specific locations, if stock is being sent from another location lead-time may vary

SUB-TOTAL:	$2,058.22
SALES TAX:	$180.09
TOTAL:	$2,238.31

CUSTOMER SIGNATURE_____DATE_____

We appreciate the opportunity to provide you with this quote!

CD Builders Supply
Address: 5846 Jasmine St.
Riverside, CA. 92504

Phone: 951-688-9231

Website: www.cdbuilderssupply.com
Email: sales@cdbuilderssupply.com

Customer Information
Name: JOSE / DUSTY - PEARL
Address:
Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

T.M. COBB CO.

Quote

Quote Number: 96 **Date:** 10/15/2025

Item Description	Qty	Price	Extended
(1) DH 2/0 x 3/0; Screen White (Included)	1	672.55	$672.55
Hidden Balance	1	68.47	$68.47
Double Hung Hardware - White (std) (1)	1	0.00	$0.00
1/8 P-516 Obscure - Tempered (Double) Glass	1	223.68	$223.68
T.W. Stops	1	0.00	$0.00
White Weatherstrip	1	0.00	$0.00
None Jamb Liner	1	0.00	$0.00
Redwood Sill	1	0.00	$0.00
4-3/4" Jamb Depth	1	79.12	$79.12
Stucco Mould	1	0.00	$0.00
Item Total			**$1,043.82**

Order Sub Total:	**$8,380.18**
Tax:	**$733.27**
Order Total:	**$9,113.45**

Version #:3.59-O
Version Date: 5/19/2025

CD Builders Supply
Address: 5846 Jasmine St.
Riverside, CA. 92504

Phone: 951-688-9231

Website: www.cdbuilderssupply.com
Email: sales@cdbuilderssupply.com

Customer Information
Name: JOSE / DUSTY - PEARL
Address:
Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

T.M. COBB CO.

Quote

Quote Number: 96 **Date:** 10/15/2025

Item Description	Qty	Price	Extended
(1) DH Custom Size (36" x 64"); Screen White (Included)	1	1,192.93	$1,192.93
Hidden Balance	1	113.36	$113.36
Double Hung Hardware - White (std) (1)	1	0.00	$0.00
1/8 Low E SB 70 - Tempered (Double) Glass	1	944.91	$944.91
T.W. Stops	1	0.00	$0.00
White Weatherstrip	1	0.00	$0.00
None Jamb Liner	1	0.00	$0.00
Redwood Sill	1	0.00	$0.00
4-3/4" Jamb Depth	1	79.12	$79.12
Stucco Mould	1	0.00	$0.00
Item Total			**$2,330.32**

Version #:3.59-O
Version Date: 5/19/2025

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Riverside, CA. 92504

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Customer Information
Name: JOSE / DUSTY - PEARL
Address:
Phone 1:
Phone 2:
Fax:
Contact:

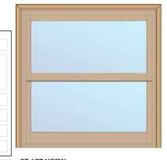
Job Name:

Specifications

T.M. COBB CO.

Quote

Quote Number: 96 **Date:** 10/15/2025



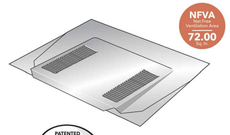
Item Description	Qty	Price	Extended
(4) DH 3/0 x 3/0; Screen White (Included)	4	731.89	$2,927.56
Hidden Balance	4	75.32	$301.28
Double Hung Hardware - White (std) (1)	4	0.00	$0.00
1/8 Low E SB 70 - Annealed (Double) Glass	4	365.18	$1,460.72
T.W. Stops	4	0.00	$0.00
White Weatherstrip	4	0.00	$0.00
None Jamb Liner	4	0.00	$0.00
Redwood Sill	4	0.00	$0.00
4-3/4" Jamb Depth	4	79.12	$316.48
Stucco Mould	4	0.00	$0.00
Item Total			**$5,006.04**

Version #:3.59-O
Version Date: 5/19/2025

O'HAGIN
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

COMPOSITION SHINGLE
LOW PROFILE (TAPERED)

VENT DATA SHEET



PATENTED DESIGN INSTALLS UNDER SOLAR PANELS

MADE IN THE U.S.A.

SELECT ROOFING MATERIAL MANUFACTURER

ATLAS · CertainTeed · GAF · IKO · Malarkey · OWENS CORNING · PABCO Roofing · TAMKO BUILDING PRODUCTS

O'HAGIN IS PROUD TO WORK WITH THESE AND MANY OTHER QUALITY MANUFACTURERS

BUILD YOUR VENT

TRADITIONAL
26 Gauge G90 Galvanized Steel; 4" Flange with 1/4" noncombustible, corrosion-resistant wire mesh.

FIRE-X-VENT
26 Gauge G90 Galvanized Steel; 4" Flange with 1/8" noncombustible, corrosion-resistant wire mesh AND patented stainless steel fine/flexible wire filament.

WEATHER-X-VENT
26 Gauge G90 Galvanized Steel; 4" Flange with 1/4" noncombustible, corrosion-resistant wire mesh AND patented stainless steel fine/flexible wire filament.

*Brands and Trademarks may vary by region.

NET FREE VENTILATION AREA

LOW PROFILE (TAPERED)	
1/4" Wire Mesh	72.00 sq. in.
1/8" Wire Mesh	64.80 sq. in.

Figures based on independent evaluation reports.

"HOW MANY ATTIC VENTS DO I NEED?" **FREE VENT CALCULATOR**

CONTACT:
sales@ohagin.com

METAL UPGRADE OPTIONS
.032" Aluminum, 50 Year Warranty
16 oz. Copper, 50 Year Warranty

FINISH UPGRADE OPTIONS
Pre-Painted Galvanized/Aluminum/Steel Finishes
BLACK · BRONZE · BROWN · CHARCOAL · GRAY · WHITE
Colors may vary between lots.
Subject to out of state freight. Call for quote.

FLANGE UPGRADE OPTIONS
6" Extended Flange

NONCOMBUSTIBLE, CORROSION-RESISTANT WIRE MESH UPGRADE OPTIONS
1/4" Stainless Steel Wire Mesh
1/8" Galvanized Steel Wire Mesh
1/8" Stainless Steel Wire Mesh

CLIMATE-RESISTANT UPGRADE OPTIONS
FIRE-X-VENT 1/8" noncombustible, corrosion-resistant wire mesh AND patented stainless steel fine/flexible wire filament.
WEATHER-X-VENT 1/4" noncombustible, corrosion-resistant wire mesh AND patented stainless steel fine/flexible wire filament.
High Wind Diverter (Standard in Florida)
Z-Baffles (Snow Load)
Recommended in areas where Ice Barriers are required (IRC 905.1.2).

DO I LIVE IN A HIGH FIRE ZONE?
WILDFIRE RISK TO COMMUNITIES

LOCAL AND NATIONAL APPROVALS
O'Hagin is a recognized leader in attic ventilation testing and design.
Miami-Dade County Approved · tdi

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"WHERE DO I PLACE VENTS?" **FREE VENT PLANS**

QUESTIONS?
www.ohagin.com
210 Classic Court, Suite 100
Rohnert Park, CA 94928
Toll Free 877-324-0444 • Fax 707-588-9187

WOODRUFF MAYER ARCHITECTURE, INC.
334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)997-1872

DATE:
1/9/2026

DRAWN BY:
SWM

LICENSED ARCHITECT
SERGE W. MAYER
C-37492
REN. 7/31/
STATE OF CALIFORNIA

REVISIONS

DATE

PROPOSED DETACHED ADU
328 E PEARL ST.
POMONA, CA 91767
APN: 8337-013-029

SPECIFICATIONS

SCALE:
NTS

SHEET NO.
D2