

411 E COLUMBIA AVE ADU

411 E COLUMBIA AVE., POMONA, CA 91767

ARCHITECTURAL ABBREVIATIONS

@	AT	EA	EACH	MATL	MATERIAL	S&P	SHELF AND POLE
L	CENTERLINE	EJ	EXPANSION JOINT	MAX	MAXIMUM	SEL	SELECT
Ø	DIAMETER	ELEC	ELECTRICAL	MB	MACHINE BOLT	SH	SINGLE HUNG
		ENCL	ENCLOSURE	MC	MEDICINE CABINET	SHT	SHEET
AB	ANCHOR BOLT	EQ	EQUAL	MECH	MECHANICAL	SHTG	SHEATING
A/C	AIR CONDITIONING	EW	EACH WAY	MED	MEDIUM	SHWR	SHOWER
AC	ASPHALT CONCRETE	(E)	EXISTING	MFG	MANUFACTURER	SM	SIMILAR
ADJ	ADJACENT	EXT	EXTERIOR	MIN	MINIMUM	SKL	SKYLIGHT
AFF	ABOVE FINISH FLOOR			MISC	MISCELLANEOUS	SL	SLIDER (WINDOW)
ALUM	ALUMINUM	FAU	FORCED AIR UNIT	MTL	METAL	SLDG	SLIDING
		FF	FINISH FLOOR			SQ	SQUARE
BD	BOARD	FG	FIXED GLASS	N	NORTH	STL	STEEL
BLDG	BUILDING	FHMS	FLATH	NAT	NATURAL	STOR	STORAGE
BLK	BLOCK	FIN	FINISH	NIC	NOT IN CONTRACT	STRUCT	STRUCTURAL
BLKG	BLOCKING	FJ	FLOOR JOIST	NO	NUMBER		
BM	BEAM	FR	FACE OF	NTS	NOT TO SCALE	T	TREAD
BO	BOTTOM OF	FLR	FLOOR	O/	OVER	T&B	TOP & BOTTOM
BOBM	BOTTOM OF BEAM	FLUOR	FLUORESCENT	OBS	OBSCURE	T&G	TONGUE & GROOVE
		FND	FOUNDATION	OC	ON CENTER	TC	TRASH COMPACTOR
CAB	CABINET	FTG	FOOTING	OD	OUTSIDE DIAMETER	TO	TOP OF
CB	CATCH BASIN	FHWS	FLATHEAD WOOD SCREW	OD	OUTSIDE DIAMETER	TOB	TOP OF BEAM
CJ	CONTROL JOINT	FURR	FURRED	OH	OVERHEAD	TOM	TOP OF MASONRY
CLG	CEILING			OPG	OPENING	TOP	TOP OF PARAFET
CLR	CLEAR	GA	GAUGE	OS	OVERFLOW SCUPPER	TOPL	TOP OF PLATE
CMU	CONCRETE MASONRY UNIT	GD	GARBAGE DISPOSAL			TOS	TOP OF SHEETING
CO	CLEANOUT	GLB	GLU LAM BEAM	PERF	PERFORATE	THK	THICK
COL	COLUMN	GS	GALVANIZED STEEL	PL	PROPERTY LINE	TMPR	TEMPERED GLASS
COMP	COMPOSITE SHINGLES	GYP	GYP SUM	PLYWD	PLYWOOD	TV	TELEVISION
CONC	CONCRETE	GB	GYP SUM BOARD	PR	PAIR	TYP	TYPICAL
CONST	CONSTRUCTION	PVC		PVCL	POLYVINYL CHLORIDE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	PREFAB			PREFABRICATED		
CSK	COUNTER SINK	HB	HOSE BIBB	R	RADIUS/RISER	VIF	VERIFY IN FIELD
CSMT	CASEMENT	HDR	HEADER	RD	ROOF DRAIN		
CT	CERAMIC TILE	HGT	HEIGHT	RDWD	REDWOOD	W/	WITH
CTR	CENTER	HTR	HEATER	REFR	REFRIGERATOR	W/O	WITHOUT
CW	COLD WATER	HVAC	HEATING/VENTILATING/AIR CONDITIONING	REIN	REINFORCEMENT	WC	WATER CLOSET
		HW	HOT WATER	REQD	REQUIRED	WD	WOOD
DS	DOWNSPOUT	IN	INCH	RM	ROOM	WH	WATER HEATER
DBL	DOUBLE	INT	INTERIOR	RS	ROUGH SAWN	WI	WROUGHT IRON
DIA	DIAMETER	INSUL	INSULATION	RWD	REDWOOD	WIN	WINDOW
DIAG	DIAGONAL			SF	SQUARE FEET	WP	WATERPROOF
DIM	DIMENSION	JST	JOIST	SHLF	SHELF	WR	WATER RESISTANT
DN	DOWN	LAM	LAMINATE	SHLV	SHELVING	WWF	WELDED WIRE FABRIC
DR	DOOR	LAV	LAVATORY	SS	STAINLESS STEEL	WWM	WELDED WIRE MESH
DW	DISHWASHER						

GENERAL NOTES

- ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.
THE APPLICABLE CODES WILL INCLUDE, BUT SHALL NOT BE LIMITED TO:
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 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)
- POMONA MUNICIPAL CODE
- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.
- OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- APPROVED NUMBERS OR ADDRESSES (PER CITY OF POMONA) SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL PLUMBING FIXTURES INCLUDING TOILETS, TUB/SHOWER, LAVATORIES, SINKS AND ALL APPROPRIATE FAUCETS, TRIM AND DRAINS. THE OWNER SHALL SELECT ALL COLORS, FINISH AND OPTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE MECHANICAL HEATING AND DISTRIBUTION SYSTEM IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL ELECTRICAL LIGHT FIXTURES (THEIR COLOR, TYPE AND FINISH), AND SWITCHPLATE AND OUTLETS (COLOR AND TYPE). THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND HEIGHTS OF ALL OUTLETS, LIGHTING FIXTURES, ETC. WITH THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL KITCHEN APPLIANCES (COLOR, TYPE AND OPTIONS).
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION AND PROPER LOCATIONS OF ALL BATHROOM SPECIALTIES INCLUDING, BUT NOT LIMITED TO, MEDICINE CABINETS, MIRRORS, TOWEL BARS AND HOOKS, TOILET PAPER DISPENSER, SOAP DISH AND SHOWER ENCLOSURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE DESIGN OF BUILT-IN CABINETS INCLUDING DOOR AND DRAWER LOCATIONS, TYPES OF HINGES, PULLS AND SLIDING HARDWARE. THE OWNER SHALL SELECT THE TYPE OF MATERIALS, COLOR AND FINISH FOR CABINETS.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL INTERIOR FINISHES INCLUDING FLOOR COVERINGS AND UNDERLAYMENTS, PAINT (INCLUDING NUMBER OF COATS), OTHER WALLCOVERINGS, BASE AND CASE, LAMINATES, TILE, ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL DOOR HARDWARE, INCLUDING, BUT NOT LIMITED TO, DOOR LATCHES, HINGES, CABINET HARDWARE, ETC. (TYPES AND FINISHES).
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE APPLICABLE BUILDING CODES AS WELL AS ANY OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH TO BRING TO THE ATTENTION OF THE DESIGNER, ENGINEER, GENERAL CONTRACTOR AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

ADDITIONAL GENERAL NOTES

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

PROJECT DATA

LEGAL DESCRIPTION:	A.I.N.: 8338027015
	TRACT: 891 LOT
	LOT: 19
	BLOCK: P
ZONING DISTRICT:	RND1-H
LOT AREA:	7,375.59 SQ. FT.
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R-3
HISTORIC DISTRICT:	LINCOLN PARK
ARCHITECTURAL STYLE OF PRIMARY:	CRAFTSMAN
PRIMARY DWELLING YEAR BUILT:	1921
MAIN DWELLING:	27' - 6"
PROPOSED ADU HEIGHT:	13' - 9"
PROPOSED ADU STORIES:	1
(E) FIRE SPRINKLER SYSTEM:	NO
(N) FIRE SPRINKLER SYSTEM:	NO

RESIDENTIAL FLOOR AREA (R.F.A.)

AREA	EXISTING (sq. ft.)	NEW (sq. ft.)	DEMO (sq. ft.)	CREDIT (sq. ft.)	TOTAL (sq. ft.)
2 STORY S.F.R. RESIDENCE	2,288	0.0	0.0	0.0	2,288
(E) GARAGE CONVERSION INTO ADU + ADDITION	267	373	0.0	0.0	640
TOTAL RFA AREA					2,928

LOT COVERAGE: 1,980 (1,979 / 7,375 x 100) **26.8%**

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DIRECTORY

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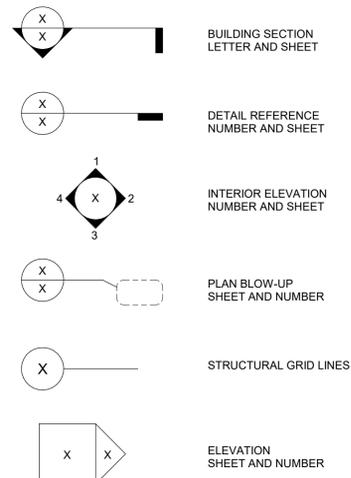
DESCRIPTION OF WORK:

- (E) GARAGE OF 267 SQ. FT. TO BE CONVERTED TO AN ADU WITH ADDITION OF 373 SQ. FT.
TOTAL OF PROPOSED DETACHED ADU 640 SQ.FT.

VICINITY MAP



ARCHITECTURAL SYMBOLS



COLUMBIA ADU

JOB SITE:
411 E Columbia Ave,
Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.

PLAN:

TITLE SHEET

Project Number 24107

Date 03.12.2025

Drawn By S.Z.

Checked By Checker

T-1

Scale 1/4" = 1'-0"



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



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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 O₃/g ROG).

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

PRODUCT-WEIGHTED MIR (PVMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PVMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

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(b).

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
4.504.1 COVERINGS 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.

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

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:

- 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 trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 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.

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.

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.

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:

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT₂
(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 COATINGS₂
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	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:

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)
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/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>

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/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>

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

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.
<https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>

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 ARE'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

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:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0225 standards.
- 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.

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.

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

- 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 curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

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:

- 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.
- 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.
- 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:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- 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.
- A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- 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:

- 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.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

**CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

702 QUALIFICATIONS
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:

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

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:

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

Notes:

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

REVISIONS

No.	Description	Date

COLUMBIA ADU

JOB SITE:
411 E Columbia Ave,
Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.

PLAN:
GREEN BUILDING STANDARDS

Project Number 24107

Date 03.12.2025

Drawn By Author

Checked By Checker

GB-2

Scale

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.

KITCHEN NOTES

ELECTRICAL NOTES

- ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFCI PROTECTED. CEC 210.8(A)(6)
- 12" OR WIDER COUNTERTOPS REQUIRE AN OUTLET. CEC 210.52(C)(1)
- OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ABOVE THE COUNTERTOP. CEC 210.52(C)(1)
- KITCHEN OUTLETS MUST BE POSITIONED A MAXIMUM 20" ABOVE COUNTER TOP. CEC 210.52(C)(5)
- APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIRING EACH SIDE TO COMPLY INDIVIDUALLY. CEC 210.52(C)
- THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS. A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACK SPLASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE, UNDER CABINET PLUG STRIP, POP UP OR TOMBSTONE TYPE RECEPTACLE. CEC 210.52(C)(2), (3), (4)
- 2 - SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR KITCHENS. THE LOADS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. S. CEC 210.52(B)(1), (2)
- INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. CEC 210.11(C)(1) & CEC 422.10(A)
- THE GARBAGE DISPOSAL CORD IS LIMITED TO A RANGE OF 18" TO 36" LONG. CEC 422.16(B)(1)
- DISHWASHER CORD 36" TO 48" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2)

- MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. CEC 210.23(A)
- IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOLK) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL. CEC 210.7(B)
- IC (DIRECT CONTACT) AND AT (AIR TIGHT) RATED CANS ARE REQUIRED FOR RECESSED LIGHTING IF INSTALLED IN AN INSULATED CEILING. FOR OCCUPANCIES WITH A HORIZONTAL (FLOOR/CEILING ASSEMBLY) RATED SEPARATION, THE RECESSED FIXTURES SHALL BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED FOR THE REQUIRED PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS [CENC 150(K)(1), C]

- MECHANICAL
- A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE A BACK DRAFT DAMPER. CMCS504.3.
- MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE IS REQUIRED. [CMC 921.3.1]
- KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM MEETING THE REQUIREMENTS OF ASHRA 62.2. THIS INCLUDES A MAXIMUM SOUND RATING OF 3 SONE @ 100CFM.

PLUMBING

- A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMED WHEN USING A RECORDING TEST GAUGE PER SECTION 1214.3 OF THE CPC. [CPC 1213.3]
- GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. [CPC1210.3.4]
- AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED OUTSIDE EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERETO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. [CPC 1210.11]
- PROVIDE MAXIMUM 6-FT. LONG LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO FREESTANDING RANGE. [CPC 1212.3.1]
- A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN. [CPC 807.3]
- THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. [CPC402.4]

ADDITIONAL NOTES

MECHANICAL

- CLOTHES DRYERS SHALL CONFORM TO THE FOLLOWING:
- a. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOW UNLESS PERMITTED BY THE MANUFACTURER.
- b. MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPER.
- c. THE TERMINATION OF THE EXHAUST DUCT SHALL HAVE A MINIMUM CLEARANCE OF 3FT. FROM OPENINGS INTO THE BUILDING.

ELECTRICAL

- 1. RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH:
 - a. AT LEAST ONE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2FT. ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING
- 2. ALL NEW 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES SHALL HAVE A GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI OR GF I) PROTECTION WHEN INSTALLED IN THE FOLLOWING LOCATIONS: DISHWASHERS & OUTDOOR (WEATHER-RESISTIVE, TO)
- 3. ALL 120-VOLT, SINGLE-PHASE 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING NEW OUTLETS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT WHEN INSTALLED IN THE SINGLE-FAMILY RESIDENCE (BATHROOMS & GARAGES ARE EXCEPT)
- 4. RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS SHALL COMPLY WITH THE FOLLOWING:
 - a. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN DWELLINGS SHALL BE LISTED TAMPER-RESISTANT
- 5. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

ADDITIONAL NOTES

- SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4"± AND 12"± OF THE CEILING) IN ALL SLEEPING ROOMS, EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, AND IN ANY BASEMENT. (CBC 907.2.11, CRC 314)
- CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL BURNING APPLIANCE OR FIREPLACE IN THE HOUSE AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE. (CBC 907.2.11, CRC 315)

BATHROOM NOTES

SAFETY GLAZING (I.E., TEMPERED) WINDOWS IN BATHROOMS [CRC 308.4.5]

- WINDOWS IN ANY PORTION OF A WALL ENCLOSING TUBS AND/OR SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE.
- WINDOWS WITHIN 60" MEASURED HORIZONTALLY FROM WATER'S EDGE OF A BATHTUB OR WHIRLPOOL TUB OR FROM EDGE OF A SHOWER AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

Water Conserving Plumbing Fixtures [California Civil Code 1101.4(a)]

THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS EVEN IF THE FIXTURES ARE NOT WITHIN THE SCOPE OF WORK. RESIDENTIAL BUILDING CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THE FOLLOWING TABLE SHOWS THE FIXTURES THAT ARE CONSIDERED TO BE NON-COMPLIANT AND THE TYPE OF WATER-CONSERVING PLUMBING FIXTURE THAT SHOULD BE INSTALLED:

TYPE OF FIXTURE	Non-Compliant plumbing fixture	Required Water-Conserving plumbing Fixture (max. rate) CalGreen 4.303
WATER CLOSET (TOILET)	MORE THAN 1.6 GAL / FLUSH	1.28 GALLONS / FLUSH
URINAL	MORE THAN 1.0 GAL / FLUSH	0.125 GAL / FLUSH FOR WALL MOUNT, 0.50 FOR OTHERS
SHOWER HEAD	MORE THAN 2.5 GAL / MINUTE	2.0 GALLONS / MINUTE AT 80 PSI
FAUCET-BATHROOM	MORE THAN 2.2 GAL / MINUTE	1.2 GALLONS / MINUTE AT 80 PSI
FAUCET-KITCHEN	MORE THAN 2.2 GAL / MINUTE	1.8 GALLONS / MINUTE AT 80 PSI

PLUMBING

- TOILET AND/OR BIDET REQUIRE A TOTAL MINIMUM 30" CLEAR SPACE (15" FROM CENTERLINE TO EACH SIDE) AND A MINIMUM OF 24" CLEAR SPACE IN FRONT OF THE FIXTURE. URINALS REQUIRE A TOTAL MINIMUM 24" CLEAR SPACE (12" FROM CENTERLINE TO EACH SIDE). [CPC 402.5]
- WHEN ADDITIONAL TOILETS (WATER CLOSETS) ARE INSTALLED, A MAXIMUM OF THREE (3) TOILETS ARE ALLOWED ON A 3" WASTE LINE. [TABLE 703.2, FOOTNOTE 4]
- PROVIDE SAFETY GLAZING (TEMPERED) GLASS FOR TUB/SHOWER ENCLOSURES & DOORS. [CRC 308.4.5]
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE CONFORMING TO ASSE 1016 OR ASME A112.18.1/CSA B125.1. HANDLE POSITIONS SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120° F. [CPC 408.3]
- THE HOT WATER VALVE SHALL BE INSTALLED ON THE LEFT SIDE WHERE TWO SEPARATE HANDLES CONTROL ARE PROVIDED. [417.5]
- A MINIMUM 12"x12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE & OVERFLOW IS PROVIDED FOR INSPECTION & REPAIR. [402.10]

- TOILET / BIDETS**
 - THE WATER SUPPLY TO THE BIDET SHALL BE PROTECTED BY AN AIR GAP OR VACUUM BREAKER. [410.2, 603.3.2, 603.3.5, 603.3.6]
 - THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BIDET SHALL BE LIMITED TO 110° F BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE 1070 OR CSA B125.3. WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. [410.3]

- SHOWER**
 - SHOWER STALLS SHALL HAVE A MINIMUM INTERIOR FINISHED AREA OF 1,024 SQ.-IN. AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE. [408.6]
 - TALL SHOWER DOOR TO OPEN OUT WITH A MINIMUM 22" WIDE OPENING. [408.5]
 - SITE BUILT SHOWER STALLS SHALL BE INSTALLED IN ACCORDANCE TO SECTION 408.7
 - SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)

ELECTRICAL

- PROVIDE A 20-AMP GFCI PROTECTED RECEPTACLE WITHIN 36" OF THE OUTSIDE EDGE OF EACH BATHROOM SINK BASIN. [CEC 210.52(D)]
 - RECEPTACLE SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN, ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE TOP OF THE BASIN.
 - ALL RECEPTACLES SHALL BE TAMPER-RESISTANT (TR). [406.12]
- A MINIMUM OF ONE 120-V/20-AMP BRANCH CIRCUIT IS REQUIRED FOR BATHROOM RECEPTACLE(S). SUCH CIRCUIT SHALL HAVE NO OTHER RECEPTACLES. [210.11(C)(3)]
- ALL 125-V, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GFCI PROTECTION. THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. [210.8]
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL AND WITHIN 5-FT OF THE PERIMETER OF BATHTUBS OR SHOWER STALLS. [406.9(C)]

Bathroom Lighting Requirements [CEC 150.0(k)]

- ALL INSTALLED LUMINAIRE (LIGHTING) SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A. A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
- SWITCHES SHALL NOT BE INSTALLED WITHIN TUBS OR SHOWER SPACES UNLESS INSTALLED AS PART OF A LISTED TUB OR SHOWER ASSEMBLY AND WITHIN 5-FT OF THE PERIMETER OF BATHTUBS OR SHOWER STALLS. [CEC 404.4(C)]
- ALL RECESSED LIGHTING SHALL BE "IC RATED AND AIRTIGHT CERTIFIED". [CENC150.0(K)(C)]
- NO PENDANT LIGHTING SHALL BE LOCATED WITHIN A ZONE MEASURED 3-FT HORIZONTALLY AND 8-FT VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER STALL THRESHOLD. [CEC 410.10(D)]
- LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSIONS OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8-FT VERTICALLY FROM THE TOP OF THE TUB RIM AND SHOWER THRESHOLD SHALL BE OF ENCLOSED & GASKETED TYPE LISTED FOR DAMP OR WET LOCATIONS AND BE GFCI PROTECTED. [550.14(D), 551.53(B)]
- FOR OCCUPANCIES WITH A HORIZONTAL (FLOOR/CEILING ASSEMBLY) FIRE-RATED SEPARATION, THE RECESSED FIXTURES SHALL BE PROTECTED TO THE SAME RATING OF THE SEPARATION (1-HOUR) OR BE LISTED FOR THE REQUIRED FIRE PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS. [CBC 714.4.2]

Bathroom Exhaust s [CEC 150.0(k)]

- LOCAL EXHAUST SYSTEM SHALL BE INSTALLED IN A BATHROOM CONTAINING A TUB, SHOWER, SPA, OR SOME OTHER SIMILAR SOURCE OF MOISTURE AND VENTED TO THE OUTDOORS WITH A MINIMUM EXHAUST RATE OF 50 CFM (20 CFM IF CONTINUOUS OPERATION). A MAXIMUM OF 3 SONE RATING (1 FOR CONTINUOUS) IS REQUIRED FOR THE (ENERGY STAR) EXHAUST FAN. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%. [CENC 150(O), ASHRAE STD. 62.2, CALGREEN 4.506.1]
- BATHROOMS THAT ONLY HAVE A TOILET AND SINK DO NOT REQUIRE LOCAL EXHAUST IF THERE IS AN (MIN. 3.50-FT) OPERABLE WINDOW. [CRC R303.3]
- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND EQUIPPED WITH BACK-DRAFT DAMPERS. DAMPERS ARE NOT REQUIRED WHEN THE EXHAUST FAN OPERATE CONTINUOUSLY. TERMINATION SHALL NOT BE LESS THAN 3-FT FROM A PROPERTY LINE, 10-FT FROM A FORCED AIR INLET, AND 3-FT FROM OPENINGS INTO THE BUILDING. DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. [CMC 504.1,502.2.1]

ENERGY TITLE

- ALL ACCESSIBLE JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE ABOUT THE AREA OF WORK SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED. [110.7]

EXISTING PHOTOS

Existing Main House - Site Photos



Front Elevation



Right Elevation



Existing Detached Garage - Site Photos



409 E. Columbia Ave. Parcel No. 8338-027-015
Contributing with Mod.

CRAFTSMAN
1912



This two-story Craftsman was built in 1912 by rancher William D. McCrosby who owned and lived in this home with his wife, Lucy, and family up the late 1940's.
This home features clapboard siding, gabled (pitched) roof line, wide overhangs, exposed eaves, double wood posts, and double hung sash windows with muntins (wood strips that separate the panes of glass in a window sash). Also featured is a large porch with natural river rock foundation.

EVOX STUDIO

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REVISIONS

No.	Description	Date

COLUMBIA ADU

JOB SITE:

411 E Columbia Ave.
Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.

PLAN:

GENERAL NOTES & PHOTOS

Project Number 24107

Date 03.12.2025

Drawn By J.F.

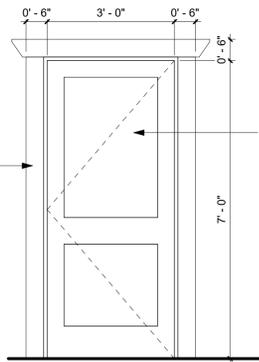
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GN-1

Scale

DOOR SCHEDULE & MATERIAL

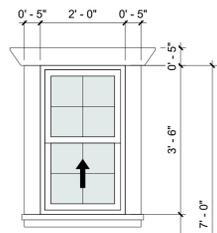
STATUS	SYM	WIDTH	HEIGHT	TYPE	COLOR	BRAND - SUPPLIER	QTY
DEMOLISHED	A	2'-6"	6'-6"	SOLID DOOR			1
EXISTING	B	13'-8"	6'-8"	DOUBLE SLIDING PANEL WOOD			1
NEW	C	3'-0"	7'-0"	SOLID DOOR	CRABBY APPLE (SW 7592) SEMI-GLOSS EXTERIOR	BEHR - HOME DEPOT	1
NEW	D	2'-8"	6'-8"	HOLLOW DOOR			4
NEW	E	9'-6"	6'-8"	DOUBLE SLIDING			1
NEW	F	6'-6"	6'-8"	DOUBLE SLIDING			1
NEW	G	9'-3"	6'-8"	DOUBLE SLIDING			1



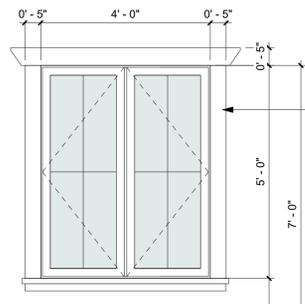
(C)

WINDOW SCHEDULE & MATERIAL

STATUS	SYM	WIDTH	HEIGHT	TYPE	COLOR	BRAND - SUPPLIER	QTY
DEMOLISHED	1	2'-6"	4'-0"	SINGLE HUNG			1
NEW	2	2'-0"	3'-6"	SINGLE HUNG	ULTRA PURE WHITE (1850) SEMI-GLOSS EXTERIOR	BEHR - HOME DEPOT	1
NEW	3	4'-0"	5'-0"	CASEMENT DOUBLE	ULTRA PURE WHITE (1850) SEMI-GLOSS EXTERIOR	BEHR - HOME DEPOT	3



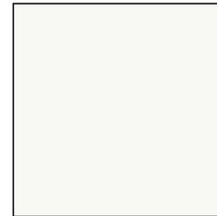
(2)



(3)

NOTES:
WINDOWS TO MATCH THE PRIMARY DWELLING. INCLUDES BUT NOT LIMITED TO THE TRIM AND SILL. THIS INCLUDES RECESSING THE WINDOWS TO MATCH THE PRIMARY.

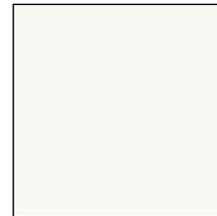
MATERIAL BOARD



WINDOW - DOOR FRAMES

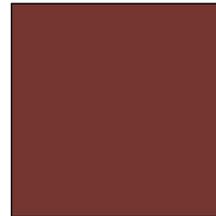
MATERIAL: WOOD DOUBLE-HUNG WINDOWS
COLOR: BEHR, ULTRA PURE WHITE - 1850
FINISH: SEMI-GLOSS EXTERIOR
SUPPLIER: HOME DEPOT - POMONA CA

NOTE: SEE DOOR AND WINDOW SCHEDULE FOR TRIM DESIGN AND DIMENSIONS.



FASCIA - RAFTERS

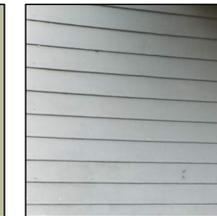
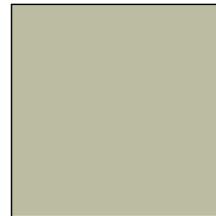
MATERIAL: PAINTED WOOD
COLOR: BEHR, ULTRA PURE WHITE - 1850
FINISH: SEMI-GLOSS EXTERIOR
SUPPLIER: HOME DEPOT - POMONA CA



MAIN DOOR

MATERIAL: SOLID WOOD
COLOR: SHERWIN WILLIAMS, CRABBY APPLE - SW 7592
FINISH: SEMI-GLOSS EXTERIOR
SUPPLIER: HOME DEPOT - POMONA CA

NOTE: SEE DOOR SCHEDULE FOR MORE SPECS.



WOOD SIDING

MATERIAL: HORIZONTAL WOOD LAP SIDING
COLOR: BEHR, DRIED THYME - ICC-57
FINISH: EXTERIOR SATIN
SUPPLIER: HOME DEPOT - POMONA CA



ROOFING

MATERIAL: DIMENSIONAL ASPHALT COMPOSITION SHINGLES
COLOR: OWENS CORNING BROWNWOOD
FINISH: DURATION ARCHITECTURAL SERIES
SUPPLIER: HOME DEPOT - POMONA CA



EXTERIOR LIGHT FIXTURES

MATERIAL: -
COLOR: MATTE BLACK
FINISH: EXTERIOR POWDER-COATED METAL
SUPPLIER: HOME DEPOT - POMONA CA

NOTES:
ALL MATERIALS ARE LOCALLY SOURCED FROM HOME DEPOT POMONA AND ARE HISTORICALLY COMPATIBLE WITH THE EXISTING CRAFTSMAN HOME. NO VINYL OR SYNTHETIC MATERIALS WILL BE USED.



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Redondo Beach, CA 90277
(760) 673-6837
info@evok.studio

REVISIONS

No.	Description	Date
1	PLAN CHECK 2	02-03-2026

COLUMBIA ADU

JOB SITE:
411 E Columbia Ave.
Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.

PLAN:

SCHEDULE & MATERIAL BOARD

Project Number 24107

Date 03.12.2025

Drawn By Author

Checked By Checker



Scale 1/2" = 1'-0"

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GENERAL REQUIREMENTS

The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

An approved seismic gas shutoff valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (per ordinance 170.158) (separate plumbing permit is required).

Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3). Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).

Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).

Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6.9)

Water heater must be strapped to wall. (Sec. 507.3, LAPC)

For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 sees. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (61.09 of LABC)

For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)

Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)

Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

A copy of the evaluation report and/or conditions of listing shall be made available at the job site

Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)

FIRE-RESISTANCE RATED CONSTRUCTION

Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2. (SEE DETAIL AT GWT.9)

Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced. (R302.4.2)

FIRE PROTECTION

The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. (R313, 12.21A17(d))

The Sprinkler System shall be approved by Plumbing Division prior to installation

An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)

An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

MEAN OF EGRESS

Provide emergency egress from sleeping rooms. Show details on plans. Minimum - 24" clear height, 20" clear width, 5.7 sf minimum area (5.0 sf at grade level) & 44" maximum to sill. (R310.1)

Provide 32" wide doors to all interior accessible rooms. (6304.1)

Show on plans the entry/exit door must open over a landing not more than 1'5" below the threshold. Exception: Proving the door does not swing over the landing. Landing shall be not more than 7.75" below the threshold. Storm and screen doors are permitted to swing over all exterior stairs and landings. (R311.3.1)

BUILDING ENVELOPE

Provide a class A, B or C fire-retardant roof covering per Section R902.1

Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):

- a.- Fixed and operable panels of swinging, sliding and bifold door assemblies.
- b.- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- c.- Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - 1) Exposed area of an individual pane greater than 9 square feet.
 - 2) Bottom edge less than 18 inches above the floor.
 - 3) Top edge greater than 36 inches above the floor.
 - 4) One or more walking surfaces within 36 inches horizontally of the glazing.
- d.- Glazing in railings.
- e.- Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- f.- Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
- g.- Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
- h.- Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.

Dampproofing, where required, shall be installed with materials and as required in Section R406.1

Vehicular access doors shall comply with Section R612.4.

Skylight and sloped glazing shall comply with section R308.6

Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (401.3).

Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1)

Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: maintenance of building affidavit is recorded by the owner to covenant and agree with the City Of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306)

BUILDING & SAFETY GENERAL NOTES

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)

2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)

3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 - Door stops of in swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)

4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (6708)

5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (91.6709.5, 6709.7)

6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, and S occupancies). (6709.2)

7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)

8. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (91.6709.8 item 2)

9. Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (6710)

10. Sliding glass doors panels shall be closed and locked when subjected to the tests specified in Sec. 6717.112.

11. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)

12. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)

14. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)

15. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. (6715.3)

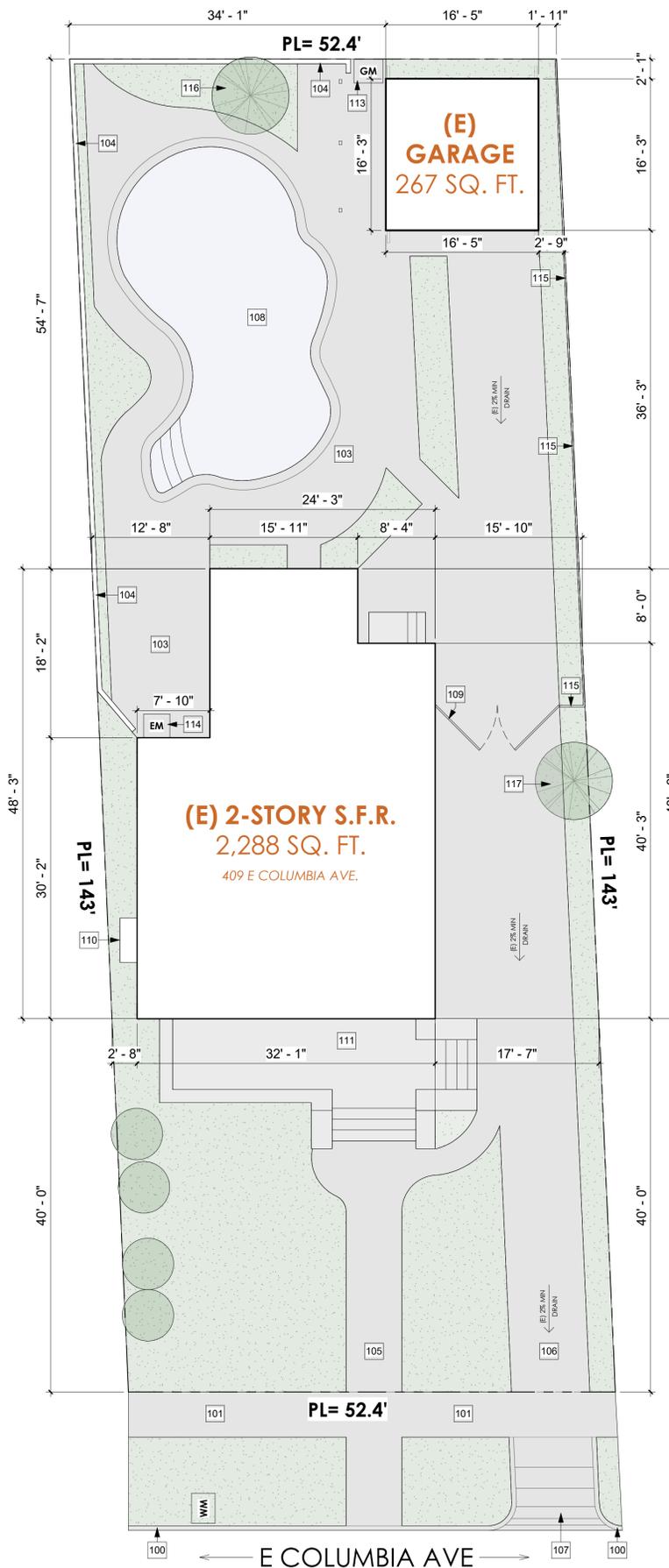
16. Other operable windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)

17. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 6715.1

18. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.

19. Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. (6715.4)

20. All other openings must be protected by metal bars or grills with openings of not less than 6 inches in one dimension. (6716.6)



KEYNOTES:

100	(E) CURB
101	(E) SIDEWALK
103	(E) BACKYARD
104	(E) 8 FEET HEIGHT CMU WALL
105	(E) WALKWAY
106	(E) DRIVEWAY
107	(E) DRIVEWAY APPROACH
108	(E) POOL
109	(E) DRIVEWAY GATE, WROUGHT IRON, 5 FT. HEIGHT
110	(E) CHIMNEY
111	(E) PORCH
113	(E) GAS METER
114	(E) ELECTRIC METER
115	(E) 6 FEET HEIGHT CHAIN LINK FENCE
116	(E) CANARY ISLAND PINE TO REMAIN
117	(E) ALEPPO PINE TO REMAIN

REVISIONS

No.	Description	Date

LEGEND:

- PROPERTY LINE
- AREA OF CONSTRUCTION
- AIR CONDENSER
- TANKLESS WATER HEATER
- GAS METER
- ELECTRICAL METER

JOB SITE:
411 E Columbia Ave,
Pomona, CA 91767

PHONE:
PLAN CHECK / JOB NO.

EXISTING SITE PLAN

Project Number	24107
Date	03.12.2025
Drawn By	S.Z.
Checked By	Checker

A-1.0

Scale As indicated

1 1/8" = 1'-0"

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REVISIONS		
No.	Description	Date

COLUMBIA ADU

JOB SITE:
411 E Columbia Ave.
Pomona, CA 91767

PHONE:
PLAN CHECK / JOB NO.

EXISTING - PROPOSED FLOOR PLAN

Project Number	24107
Date	03.12.2025
Drawn By	S.Z.
Checked By	Checker

A-20

Scale 1/4" = 1'-0"

2/3/2026 1:436 PM

NOTES:

- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH FABRICATION.
- ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
- USE 2X6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)
- DO NOT SCALE DRAWINGS.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE MIN. 6" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING.
- CARBON MONOXIDE ALARM: FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT:
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
 - PROVIDE A NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
 - BATTERY CARBON MONOXIDE ALARM SEP. BE PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE. (VERIFY)

DOOR SCHEDULE

STATUS	SYM	WIDTH	HEIGHT	TYPE	U-FACT.	QTY
DEMOLISHED	A	2'-6"	6'-6"	SOLID DOOR		1
EXISTING	B	13'-8"	6'-8"	DOUBLE SLIDING PANEL WOOD	0.2	1
NEW	C	3'-0"	7'-0"	SOLID DOOR	0.2	1
NEW	D	2'-8"	6'-8"	HOLLOW DOOR	0.2	4
NEW	E	9'-6"	6'-8"	DOUBLE SLIDING	0.2	1
NEW	F	6'-6"	6'-8"	DOUBLE SLIDING	0.2	1
NEW	G	9'-3"	6'-8"	DOUBLE SLIDING	0.2	1

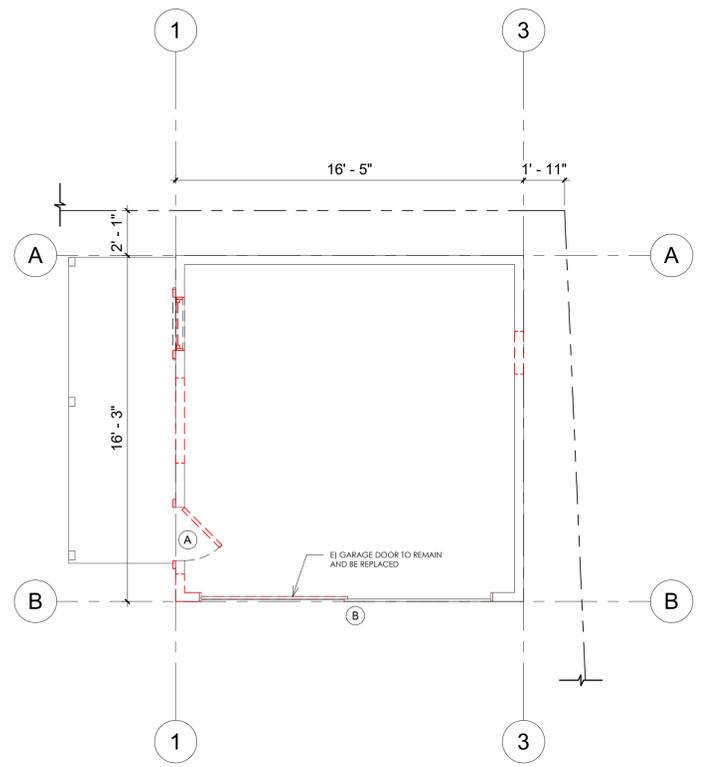
WINDOW SCHEDULE

STATUS	SYM	WIDTH	HEIGHT	TYPE	U-F.	SHGC	QTY
DEMOLISHED	1	2'-6"	4'-0"	SINGLE HUNG			1
NEW	2	2'-0"	3'-6"	SINGLE HUNG	0.3	0.23	1
NEW	3	4'-0"	5'-0"	CASEMENT DOUBLE	0.3	0.23	3

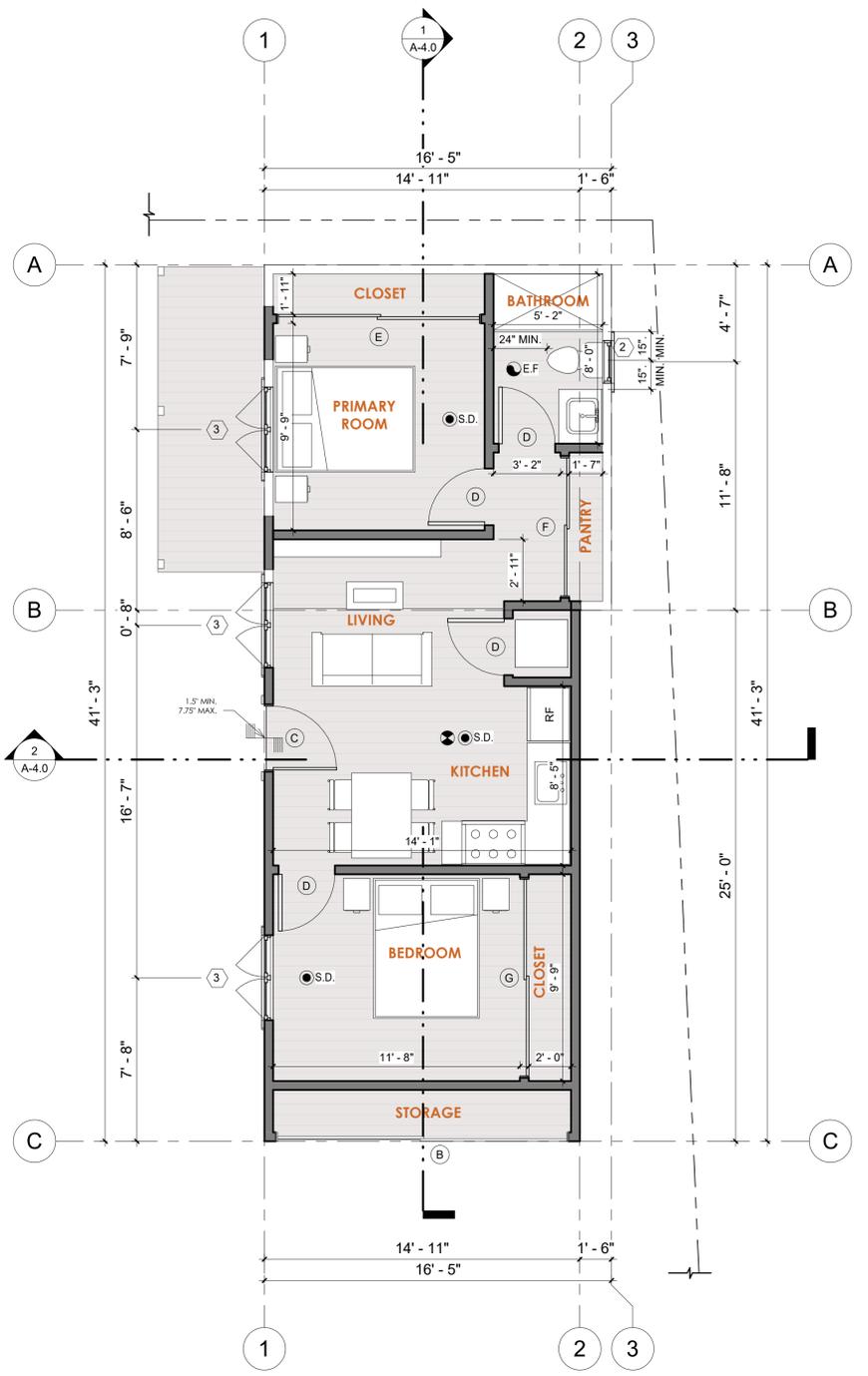
NOTE:
ALL PROPOSED MATERIALS TO MATCH EXISTING.
SEE SHEET GN-1 FOR COMPLETE DOOR & WINDOW SCHEDULE WITH MATERIALS.

LEGEND:

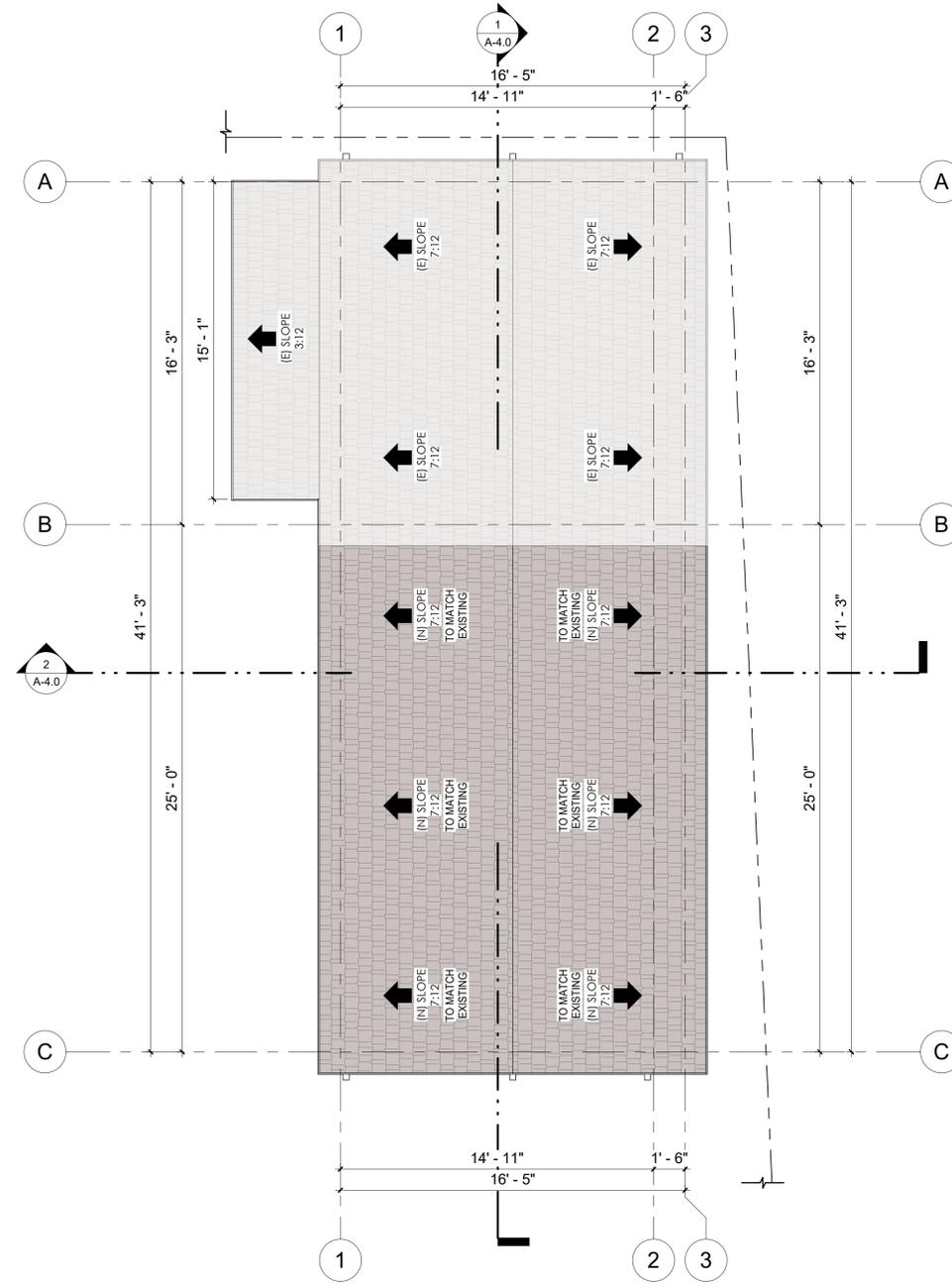
- 2x STUD WALL TO REMAIN.
- 2x STUD WALL TO BE DEMOLISHED.
- 2x STUDS D.F. No.2 @ 16" O.C. UNLESS OTHERWISE NOTE (SEE STRUCTURAL PLANS)
- 2x FURRING WALL
- INTERCONNECTED HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP.
- INTERCONNECTED PHOTOELECTRIC SMOKE ALARM. 110 V. / HARD WIRE W/ BATTERY BACKUP. AND BATTERY OPERATE FOR EXISTING LIVING AREA. NOTE: SHALL BE INSTALLED NOT LESS THAN A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
- EXHAUST FAN
A - EXHAUST FAN SHALL BE MINIMUM 50 CFM CAPABILITY.
B - EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
C - EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
- EXHAUST FAN WITH 5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 100 CFM
- INDICATES DIRECTION OF SLOPE
- INDICATES FLOOR DROP
- WINDOW SYMBOL
- DOOR SYMBOL
- M.S. MOTION SENSOR



1 EXISTING-DEMO FLOOR PLAN
1/4" = 1'-0"



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



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

NOTES:

NEW ROOF
 TYPE OF ROOFING : CLASS "A" ROOF SHINGLE
 MANUFACTURER: GAF
 PRODUCT: Timberline® HDZ
 COLOR: MEDIUM BROWN
 ICC - ERS # 3267
 ***OR SIMILAR APPROVED

ROOF MATERIAL AND SLOPE TO MATCH EXISTING S.F.R.

NOTE:
 ROOFS WITH SLOPES < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ROOFS WITH SLOPES > 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75

REVISIONS

No.	Description	Date



1200 S Pacific Coast Hwy. Ste. E
 Redondo Beach, CA 90277
 (760) 673-6837
 info@evok.studio

COLUMBIA ADU

JOB SITE:

411 E Columbia Ave.
 Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.

PLAN:

PROPOSED ROOF PLAN

Project Number 24107

Date 03.12.2025

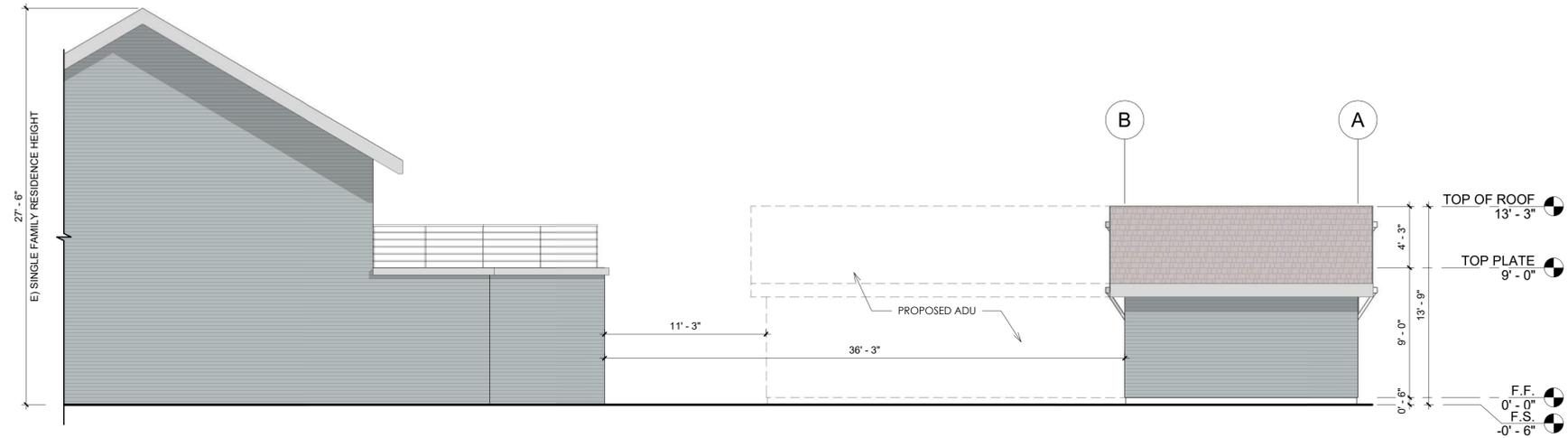
Drawn By S.Z.

Checked By Checker

A-21

Scale 1/4" = 1'-0"

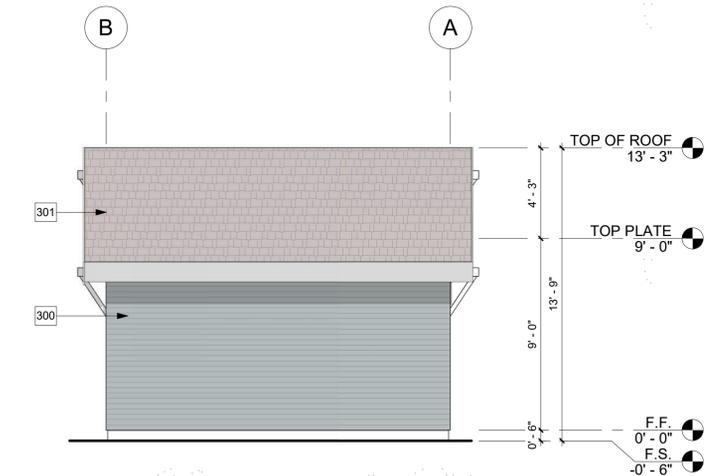
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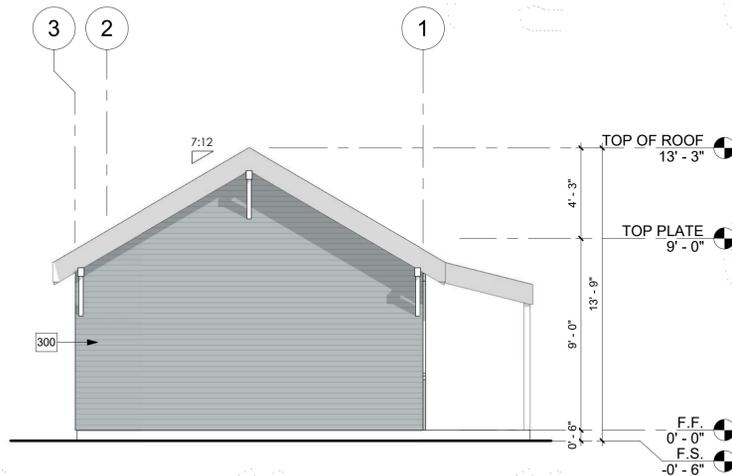
5 E) EAST ELEVATION
3/16" = 1'-0"

KEYNOTES:

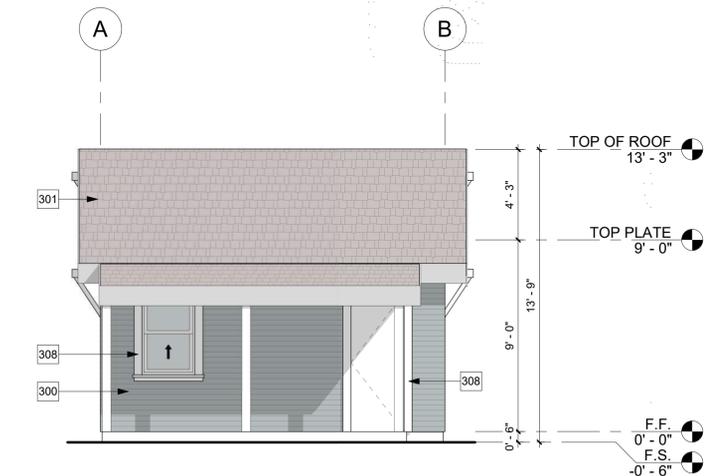
- 300 (E) 5" WOOD LAP SIDING, TO REMAIN
- 301 (E) WOOD ROOF SHAKE SHINGLES, COLOR BROWN TO REMAIN
- 306 (E) COVERED PATIO TO REMAIN
- 307 (E) GARAGE DOOR TO REMAIN AND BE RELOCATED FOR A NEW STORAGE
- 308 (E) WOODEN WHITE TRIM



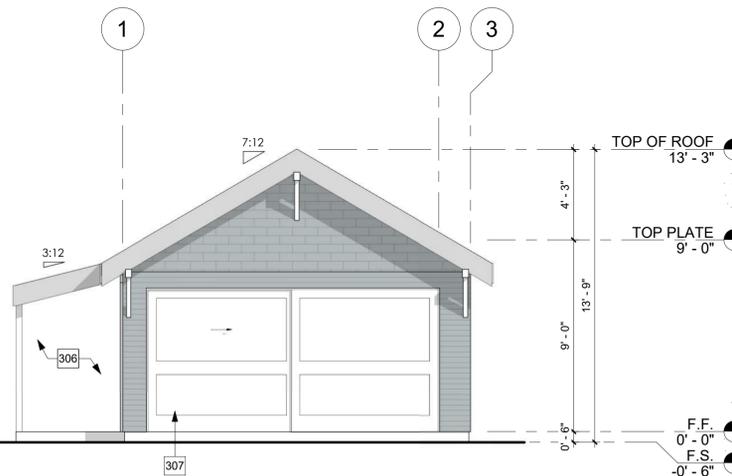
4 E) EAST ELEVATION
1/4" = 1'-0"



3 E) NORTH ELEVATION
1/4" = 1'-0"



2 E) WEST ELEVATION
1/4" = 1'-0"



1 E) SOUTH ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE

STATUS	SYM	WIDTH	HEIGHT	TYPE	U-FACT.	QTY
DEMOLISHED	A	2'-6"	6'-6"	SOLID DOOR		1
EXISTING	B	13'-8"	6'-8"	DOUBLE SLIDING PANEL WOOD	0.2	1
NEW	C	3'-0"	7'-0"	SOLID DOOR	0.2	1
NEW	D	2'-8"	6'-8"	HOLLOW DOOR	0.2	4
NEW	E	9'-6"	6'-8"	DOUBLE SLIDING	0.2	1
NEW	F	6'-6"	6'-8"	DOUBLE SLIDING	0.2	1
NEW	G	9'-3"	6'-8"	DOUBLE SLIDING	0.2	1

WINDOW SCHEDULE

STATUS	SYM	WIDTH	HEIGHT	TYPE	U-F.	SHGC	QTY
DEMOLISHED	1	2'-6"	4'-0"	SINGLE HUNG			1
NEW	2	2'-0"	3'-6"	SINGLE HUNG	0.3	0.23	1
NEW	3	4'-0"	5'-0"	CASEMENT DOUBLE	0.3	0.23	3

NOTE:
ALL PROPOSED MATERIALS TO MATCH EXISTING.
SEE SHEET GN-2 FOR COMPLETE DOOR & WINDOW SCHEDULE WITH MATERIALS.

REVISIONS

No.	Description	Date
1	PLAN CHECK 2	02-03-2026

COLUMBIA ADU

JOB SITE:

411 E Columbia Ave.
Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.:

PLAN:

EXISTING EXTERIOR ELEVATIONS

Project Number 24107

Date 03.12.2025

Drawn By S.Z.

Checked By Checker

A-3.0

Scale As indicated

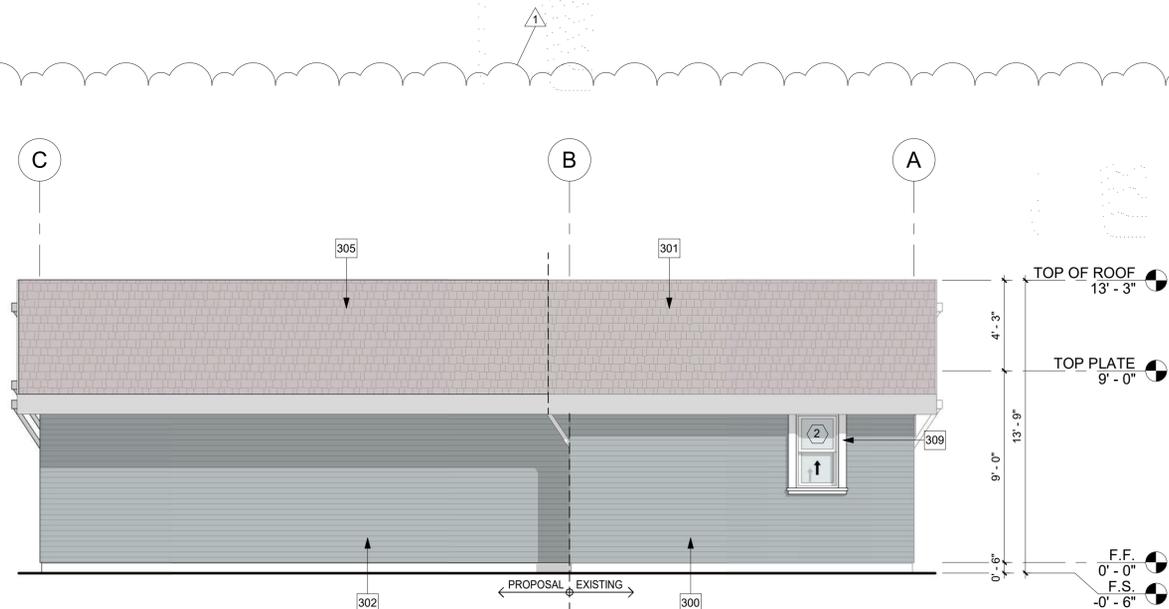
KEYNOTES:

- 300 (E) 5" WOOD LAP SIDING, TO REMAIN
- 301 (E) WOOD ROOF SHAKE SHINGLES, COLOR BROWN TO REMAIN
- 302 NEW WOOD LAP SIDING, COLOR: DRIED THYME BY BEHR TO MATCH EXISTING COLOR
- 303 NEW WOOD WINDOW, TO MATCH EXISTING WINDOWS
- 304 NEW DOOR, COLOR: CRABBY APPLE BY SHERWIN WILLIAMS TO MATCH EXISTING DOOR
- 305 NEW SHINGLES ROOF, OWENS CORNING BROWNWOOD, TO MATCH EXISTING ROOF
- 306 (E) COVERED PATIO TO REMAIN
- 307 (E) GARAGE DOOR TO REMAIN AND BE RELOCATED FOR A NEW STORAGE
- 309 NEW WOODEN TRIM TO MATCH EXISTING, COLOR ULTRA PURE WHITE BY BEHR, SEE SHEET GN-2 FOR SPECS.

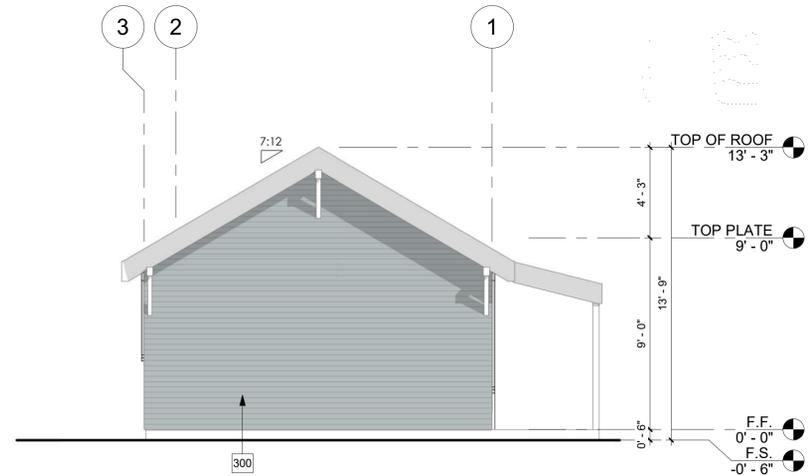
- NOTE:**
- EXPOSED EAVES AND DOUBLE WOOD POSTS TO MATCH THE PRIMARY DWELLING TO THE EXTENT FEASIBLE.
 - ARCHITECTURE OF THE ADU SHALL MATCH THE CRAFTSMAN STYLE OF THE PRIMARY DWELLING

REVISIONS

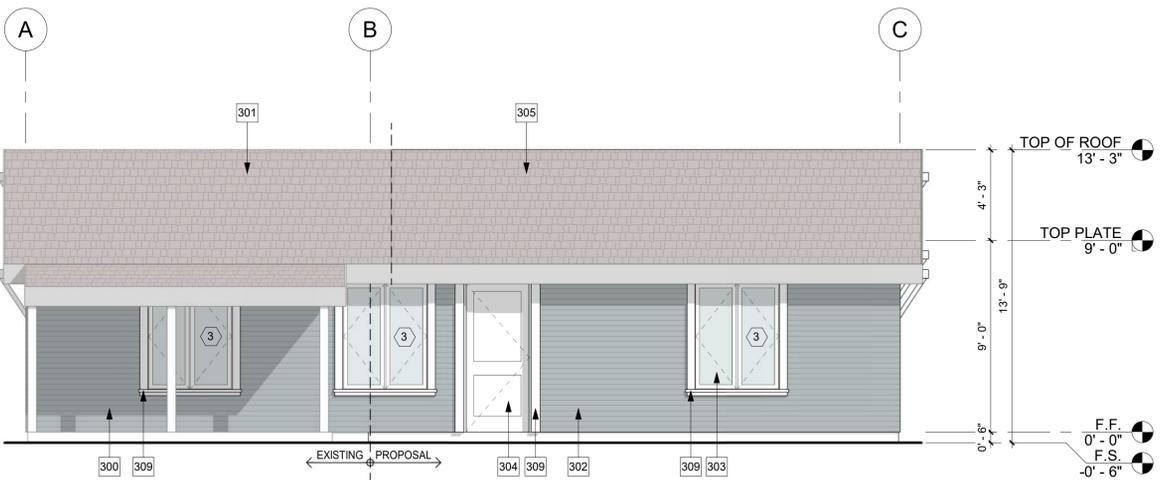
No.	Description	Date
1	PLAN CHECK 2	02-03-2026



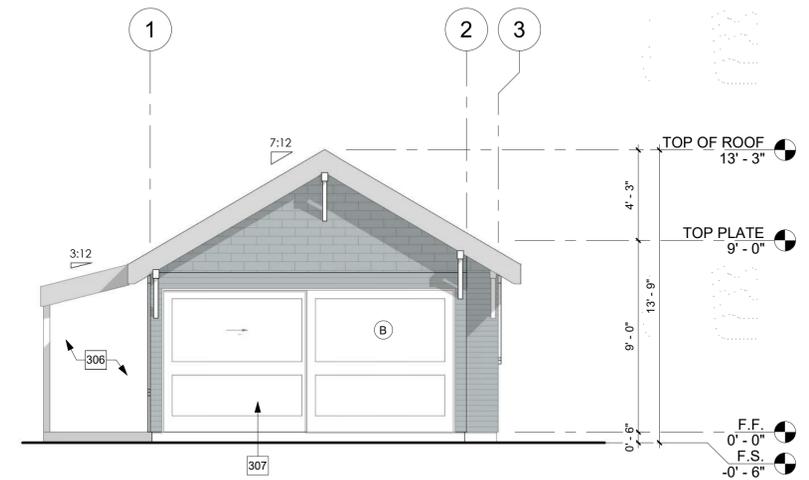
4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE

STATUS	SYM	WIDTH	HEIGHT	TYPE	U-FACT.	QTY
DEMOLISHED	A	2'-6"	6'-6"	SOLID DOOR		1
EXISTING	B	13'-8"	6'-8"	DOUBLE SLIDING PANEL WOOD	0.2	1
NEW	C	3'-0"	7'-0"	SOLID DOOR	0.2	1
NEW	D	2'-8"	6'-8"	HOLLOW DOOR	0.2	4
NEW	E	9'-6"	6'-8"	DOUBLE SLIDING	0.2	1
NEW	F	6'-6"	6'-8"	DOUBLE SLIDING	0.2	1
NEW	G	9'-3"	6'-8"	DOUBLE SLIDING	0.2	1

WINDOW SCHEDULE

STATUS	SYM	WIDTH	HEIGHT	TYPE	U-F.	SHGC	QTY
DEMOLISHED	1	2'-6"	4'-0"	SINGLE HUNG			1
NEW	2	2'-0"	3'-6"	SINGLE HUNG	0.3	0.23	1
NEW	3	4'-0"	5'-0"	CASEMENT DOUBLE	0.3	0.23	3

NOTE:
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COLUMBIA ADU

JOB SITE:
411 E Columbia Ave.
Pomona, CA 91767

PHONE:

PLAN CHECK / JOB NO.

PLAN:

PROPOSED EXTERIOR ELEVATIONS

Project Number 24107

Date 03.12.2025

Drawn By S.Z.

Checked By Checker

A-31

Scale 1/4" = 1'-0"

