



BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:	
<p>THE FOLLOWING IS INTENDED AS AN ATTACHMENT FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE.</p> <p><input type="checkbox"/> ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.</p> <p><input type="checkbox"/> STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.</p> <p><input type="checkbox"/> FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.</p> <p><input type="checkbox"/> NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT PROJECT SITE.</p> <p><input type="checkbox"/> EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF SOLID WASTE.</p> <p><input type="checkbox"/> TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.</p> <p><input type="checkbox"/> SEDIMENT AND OTHER MATERIALS MAY NOT TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.</p> <p><input type="checkbox"/> ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.</p> <p><input type="checkbox"/> OTHER.</p> <p>AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.</p> <p>PRINT NAME: RICARDO GUZMAN (OWNER OR AUTHORIZED AGENT OF THE OWNER)</p> <p>SIGNATURE _____ DATE _____</p>	

NOTES:

1. It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements.
2. Undergrounding of all existing and proposed utility line is required as per City of Pomona Municipal Code Section 46-496.
3. The parkway landscaping shall be maintained by the property owner per City of Pomona Municipal Code Section 46-496
4. The property abutting sidewalk, parkway and alley, as applicable, shall be maintained free of weeds, rubbish and refuse by property owner, as required by the City's Municipal Code Section 18-261.

NOTES:

SPECIAL INSPECTION REQUIRED FOR ALL EPOXY WORK, (DEPUTY REQUIRED)

A.D.U. PIPE LEGEND:

(N)S- NEW SEWER LINE (PROVIDE 3" DIA PIPE PVC MTL)

(N)W- NEW WATER LINE (PROVIDE 3/4" DIA. COPPER MTL)

GENERAL:

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. A permit may be extended if a written request stating justification for extension and a \$250.00 application fee is received prior to expiration of the permit and granted by the building official. No more than two extensions may be granted. Permits which have become invalid shall be pay a renewal fee of 50% of the original permit fee amount when the permit has been expired for a period in excess of one year, the renewal fee shall be 100% of the original permit fee. Page (r105.5 CRC).

SCOPE OF WORK:

A) EXISTING GARAGE A.D.U. CONVERSION. 288 SQ. FT.

B) EXISTING GARAGE A.D.U. EXTENSION. 135 SQ. FT.

TOTAL A.D.U. 423 SQ. FT.

C) EXISTING GARAGE ROOF WITH ONE SLOPE 1/4"/FT, TO 288 SQ. FT. REMOVE AND REFRAME TWO SLOPE GABLE TYPE ROOFING.

SECURITY REQUIREMENTS:

1. EXTERIOR DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF 2019 CBC.

MECHANICAL/PLUMBING /ELECTRICAL CODE REQUIREMENTS:

10. DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS. (R303.9)

11. THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS IN A COMPARTMENT:

A- LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC 904.2(1))

B- UNLISTED APPLIANCES SHALL MEET BOTH THE CLEARANCES IN SECTION 904.2, AND THE CLEARANCES BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC 904.2(2))

C- WHEN COMBUSTION AIR IS TAKEN FROM INSIDE THE AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 INCH IN LENGTH PER 1,000 BTU (0.03 INCH MINIMUM) PER OPENING. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE CEILING AND THE SECOND SHALL BE WITHIN 12 INCHES OF THE CENTER OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES. (MC 701.5(1))

D- 1/4 INCH SCREENS ARE REQUIRED AT OPENINGS WHERE COMBUSTION AIR IS TAKEN FROM THE OUTSIDE. (MC 701.10(2))

E- SEPARATE DUCTS SHALL BE USED FOR UPPER AND LOWER COMBUSTION AIR OPENINGS, AND MAINTAIN TO THE SOURCE OF COMBUSTION AIR. (MC 701.11(4))

12. THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC:

A- AN OPENING AND PASSAGEWAY SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES, OR LESS THAN THE SIZE OF THE LARGEST PIECE OF EQUIPMENT. (MC 904.10)

B- WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM THE ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTER LINE. (MC 904.10.1)

C- PASSAGEWAY SHALL BE UNBLOCKED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM ENTRANCE TO APPLIANCE. (MC 904.10.2)

D- A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IS REQUIRED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (MC 904.10.3)

E- A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE OF THE PASSAGEWAY. (MC 904.10.4)

F- A TYPE B OR L GAS VENT SHALL BE TERMINATE NOT LESS THAN 5 FT ABOVE THE HIGHEST CONNECTED APPLIANCE FLUE COLLAR OR DRAFT HOOD. (MC 802.6.2.1)

G- APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. (MC 303.2)

13. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE USED AND THE EXHAUST DUCT MAY NOT EXTENDED INTO OR THROUGH DUCTS AND PLENUMS. (MC 504.3)

14. CLOTHES DRYER MOISTURE EXHAUST SHALL BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH TWO ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. DUCT LENGTH SHALL BE REDUCED BY TWO FEET FOR EVERY ELBOW IN EXCESS OF TWO. (MC 504.3.1 & 504.3.2)

15. HEATING APPLIANCES (WATER HEATER, FURNACES, ETC.) LOCATED IN THE GARAGE, WHICH CREATE A GLOW, SPARK OR FLAME, SHALL BE INSTALLED AT LEAST 18 INCHES ABOVE THE FLOOR. (MC 308.1)

16. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

17. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28GPF. URINALS SHALL BE 0.5GPF MAXIMUM. (MC 4.303.1)

18. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0GPM. AT 80 PSI. MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL HAVE OF COMBINED FLOW RATE OF 2.0GPM AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (MC 4.303.1.3)

19. LABORATORY FAUCETS SHALL NOT EXCEED 1.5GPM AT 60 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8GPM AT 20PSI. (MC 4.303.1.4)

20. KITCHEN FAUCETS SHALL NOT EXCEED 1.8GPM AT 60 PSI. THE FAUCET MAY TEMPORARILY INCREASE TO ABOVE THIS RATE, BUT NOT TO EXCEED 2.0GPM AT 60 PSI, AND MUST DEFAULT TO THE MAXIMUM FLOW RATE OF 1.8GPM AT 60 PSI. (MC 4.303.1.4)

21. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES OF AREAS. (PC 701.12)

22. ALL SHOWER AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING TYPE VALVE. (PC 418)

23. ALL NEW, REPLACEMENT AND EXISTING WATER THERMALS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE ON THE UPPER 1/3 OF THE TANK, AND ONE ON THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE OF MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (PC 508.2)

24. PLUMBING CHECK PLAN AND APPROVAL ARE REQUIRED FOR 2 INCH OR LARGER GAS LINES AND/OR WATER LINES.

25. GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONAL SHALL BE PROVIDED PER EC SECTION 210.8(A), AND INSTALLED IN READILY ACCESSIBLE LOCATION.

26. ARC-FAULT CIRCUIT-INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH (EC 210.12)

27. TEMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, ALL NON-LOCKING TYPE 12-VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TEMPER-RESISTANT RECEPTACLES. (EC 406.12)

28. WHERE IM CABLE (ROMEX) IS RUN ACROSS THE TOP OF CEILING JOISTS AND/OR WHERE THE ATTIC IS NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6' OF OF NEAREST EDGE OF THE SCUTTLE HOLE OR ATTIC ENTRANCE SHALL BE PROVIDED. (EC 320-14/EC 334.23, 320.23(A))

DATA:

UNIT NO. 727	642 SQ.FT.
UNIT NO. 729	642 SQ.FT.
UNIT NO. 731	838 SQ.FT.
EXISTING GARAGE A.D.U. CONVERSION	288 SQ.FT.
EXISTING GARAGE A.D.U. EXTENSION	135 SQ.FT.
GRAND (SUB) TOTAL	= 2,545 SQ.FT.
GRAND (GROUND) TOTAL	= 2,545 SQ.FT.
LOT COVERAGE	= 2,545 SQ.FT. = 6,250 SQ.FT. = 40.72%

STATE ON THE PLAN THE APPLICABLE 2022 BUILDING CODES:

City of Pomona Municipal Code

2022- LACalifornia Residential Code (CRC)

2022- LACalifornia Mechanical Code (CMC)

2022- LACalifornia Plumbing Code (CPC)

2022- LACalifornia Green Building Standard Code (CGBSC)

2022- LACalifornia Electrical Code (CEC)

2022- LACalifornia Energy Code (CEC)

2022- LACalifornia Fire Code (CFC)

DRAWN: H. MEDINA

DATE: 09-07-2023

SCALE: AS NOTED

PROPOSED: EXISTING GARAGE A.D.U. CONVERSION

OWNER: RICARDO GUZMAN

ADDRESS: 733 S. TOWNE AVE POMONA, CA. 91766

PHONE: (213) 220-2516

CONSULTANTS:

ENGINEER: GIL EVANGELISTA
LIC NO: 508-5045
20505 E. VALLEY BLVD SUITE 110 WALNUT CA. 91789

DESIGNER: DESIGNER:
ALFONSO MEDINA
1809 VALLEY BLVD SUITE 110 ROWLAND HEIGHTS, CA. 91748
TEL: (626) 289-3808

H & H DESIGN AND DRAFTING SERVICES

PHONE: (626) 723-6876

DESIGNER: Hector Medina

NOTES:

- NO ANY OAK TREES ON SITE.
- NO ANY EASEMENTS ON SITE.
- NO ANY POOL PAST OR PRESENT ON SITE.
- NO ANY SITE SLOPES 3;1 OR STEEPER WITHIN 40 FT. OF PROPOSED WORK.
- EXISTING DWELLINGS NO SPRINKLERS
- NEW A.D.U. DWELLING NO SPRINKLERS
- ADU UNIT SEWER TO BE CONNECTED TO THE EXISTING SEWER.
- Applications for which no permit is used within 180 days following the date of application automatically expire.

OCCUPANCY: R3/U

TYPE OF CONST. V-B

PLANS TO COMPLY WITH CITY OF POMONA MUNICIPAL CODE.

ASSESSORS PARCEL NUMBER: 8333-001-039

PROPERTY BOUNDARY DESCRIPTION: TRACT # 13821 LOT-13

A. CITY OF POMONA MUNICIPAL CODE & 4.408.1 CGBSC:

Waste Management plan: The city of Pomona Ordinance requires that construction materials from new construction, remodeling, or demolition shall be identified for reuse, recycling, or disposal. The intent is to reuse or recycle at least 65% of construction waste. Forms are available at the Building Division for this purpose.

REGISTERED PROFESSIONAL ENGINEER
GIL V. EVANGELISTA
NO. 62422
Exp. 6-30-25
STRUCTURAL ENGINEER
STATE OF CALIFORNIA