NEW ADDITION

1646 ALAMEDA ST.

POMONA, CA. 91768

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. ANY CHANGES PRIOR TO APPROVED SET OF PLANS, C.B. HOME DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY C.B. HOME DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. C.B. HOME DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
   1. METAL DOOR AND WALL CONNECTION
   2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
   3. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
   4. STAINLESS STEEL TO WALLS

   DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT GREYWOOD
9. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
11. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
12. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK; I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
14. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
16. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
17. PROJECT SHALL CONFORM TO THE:

    2016 CBC.
    2016 CMC
    2016 CPC
    2016 CEC
    2016 T-24
    AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FT	FOOT, FEET
CLG	CEILING	GALV	GALVANIZED
CLR	CLEAR	GYP BD	GYPSUM BOARD
CONC	CONCRETE	HORIZ	HORIZONTAL
CONT	CONTINUOUS	HT	HEIGHT
DIA	DIAMETER	JSTS	JOISTS
DIM	DIMENSION	MAX	MAXIMUM
DWG	DRAWING	MIN	MINIMUM
EA	EACH	NO	NUMBER
EL	ELEVATION	OC	ON CENTER
EQ	EQUAL	REQD	REQUIRED
EW	EACH WAY	SIM	SIMILAR
(E)	EXISTING	SQ	SQUARE
FD	FLOOR DRAIN	THK	THICK
FL	FLOOR	TYP	TYPICAL
FIN	FINISH	W/	WITH
FS	FLOOR SINK	WH	WATER HEATER

CONSULTANTS

ENGINEER STAMP

SHEET INDEX

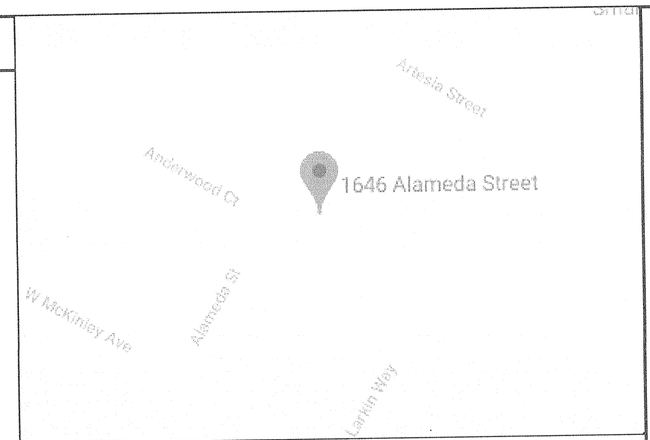
T-1	SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	ELEVATIONS & ROOF PLAN

SCOPE OF WORK

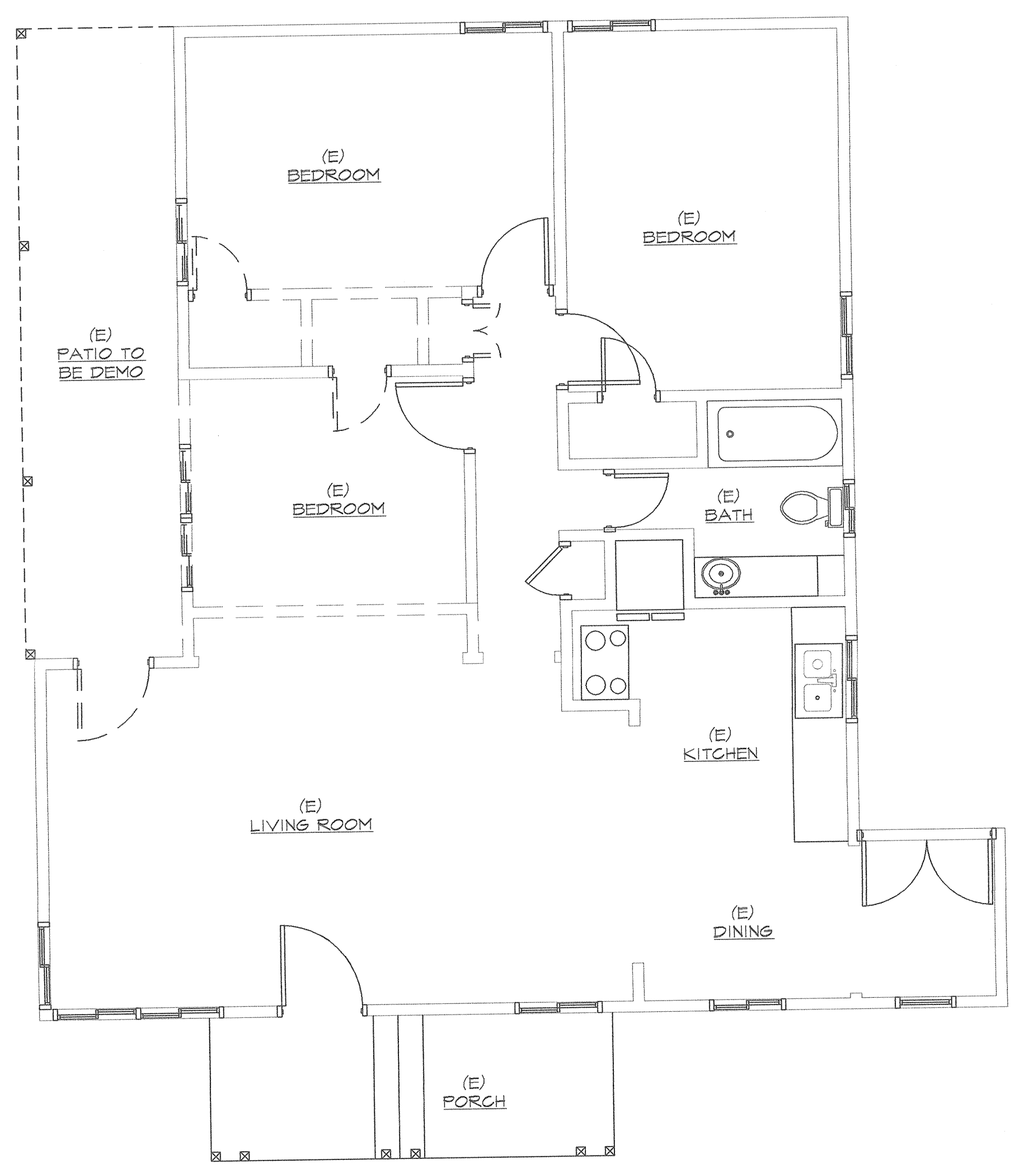
- NEW ADDITION (159 SQ. FT.)

TABULATIONS

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
LOT: 5,845 SQ. FT.
EXISTING RESIDENCE: 1,044 SQ. FT.
EXISTING GARAGE: 370 SQ. FT.
EXISTING PORCH: 80 SQ. FT.
NEW ADDITION: 159 SQ. FT.
TOTAL FLOOR AREA: 1,653 SQ. FT.
LOT COVERAGE: 1,653/5,845 = 28% LOT COVERAGE
BUILDING HEIGHT: 1 STORY
USE: SINGLE FAMILY DWELLING



VICINITY MAP

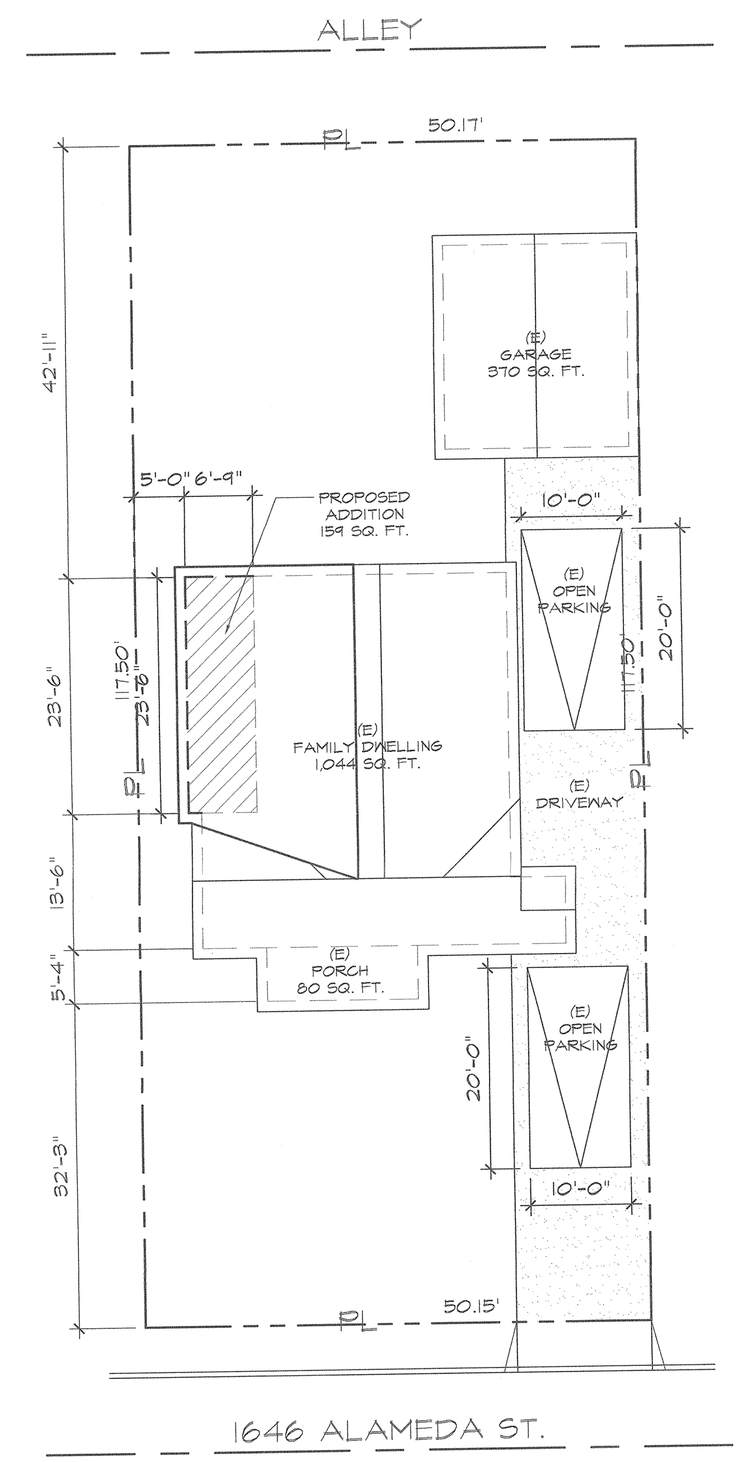


(E) S.F.D. FLOOR PLAN

WALL SCHEDULE

EXISTING 2X STUD WALL

EXIST. 2X STUD WALL TO BE REMOVED



DEMOLITION PLAN — SCALE: 1/4"=1'-0" (2)

SITE PLAN — SCALE: 3/32"=1'-0" (1)

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GC/JC/AO
SCALE
AS NOTED

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SHEET TITLE
SITE PLAN

SHEET NO.
T-1

PLUMBING FIXTURE SCHEDULE

FIXTURE TYPE	MAXIMUM FLOW RATE AT > 20
SHOWERHEADS	1.8 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	2.0 GPM @ 80 PSI FOR ALL COMBINED
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.5 GPM @ 60 PSI
GRAVITY TANK-TYPE WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 GALLONS/FLUSH
METERING FAUCETS	0.2 GALLON PER CYCLE
URINALS	0.125 GALLON/FLUSH

NOTE:
EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

DOOR SCHEDULE

SYM.	QTY.	SIZE	THK	TYPE	MATERIAL	REMARKS
1	2	2'-8" X 6'-8"	1 3/8"	SWING H.C.D.	WOOD	

WINDOW SCHEDULE

SYM.	QTY.	SIZE	TYPE	MATERIAL	U-FACTOR	SHGC	REMARKS
A	1	4'-0" X 4'-0"	SLIDER	VINYL	0.33	0.24	
B	1	2'-0" X 2'-0"	SLIDER	VINYL	0.33	0.24	
E	WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO SILL, MIN 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.						

FLOOR PLAN LEGEND

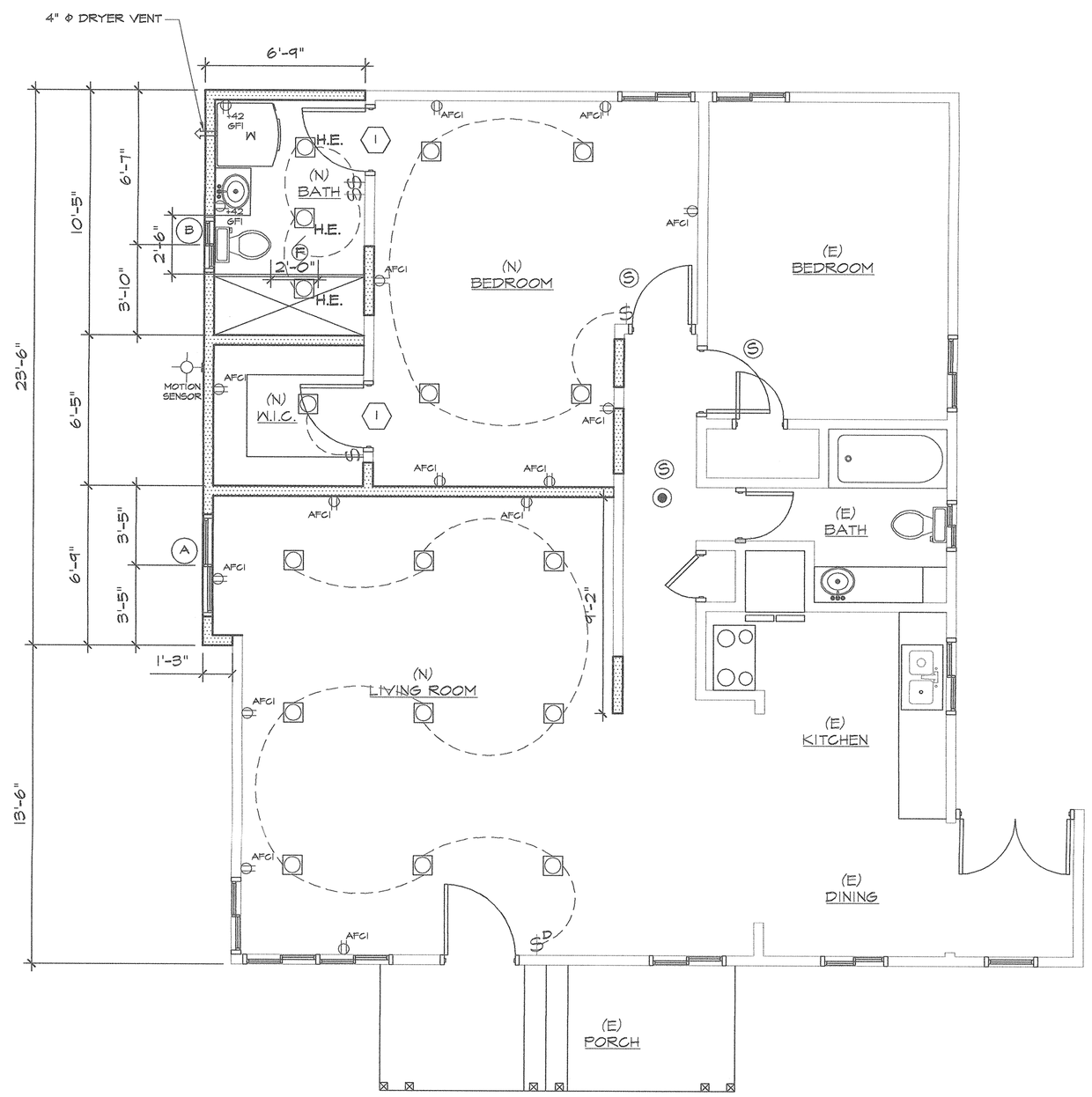
- WINDOW CALL OUT
- DOOR CALL OUT
- SMOKE ALARMSTO BE HARD WIREDW/A BATTERY BACK UP TYP.
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- POLE SWITCH
- CEILING MOUNTED RECESSED LIGHT
- TV TELEVISION CABLE
- F FLUORESCENT
- H.E. HIGH EFFICACY
- OUTLET 110 VOLTS (TAMPER RESISTANT OUTLETS REQUIRED IN KITCHEN, BEDROOMS, DENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARY, SUNROOMS AND RECREATION ROOMS)
- (N) 30"X30" ATTIC ACCESS W/30" MIN HEADROOM ABOVE
- CEILING MOUNTED LIGHT FLUORESCENT LIGHT
- 4" DIA DRYER VENT
- 3 WAY SWITCH
- EXHAUST FAN CAPABLE OF PROVIDING 50 CFM
- 200 AMP ELECTRICAL PANEL
- DIMMER SWITCH
- PHONE JACK
- DOOR BELL
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES.

WALL SCHEDULE

- EXISTING 2X STUD WALL
- NEW 2X STUD WALL

GENERAL NOTES:

1. PROVIDE LOW FLOW TOILETS(1.28 G/F), SHOWERHEADS (1.8 GPM), AND FAUCETS (1.2 GPM).
2. SHOWER MAX TEMPERATURE OF 120° TO BE PROVIDED BY THE USE OF PRESSURE BALANCE THERMOSTATIC MIXING VALVES.
3. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
4. PROVIDE A MINIMUM ONE DEDICATED 20 AMPERE CIRCUIT TO BATHROOMS.
5. HEATING EQUIPMENT LOCATED IN AN ATTIC SPACE REQUIRING INSPECTION OR MAINTENANCE SHALL PROVIDE AN ACCESS OPENING NOT LESS THAN 30 INCHES BY 30 INCHES. A CONTINUOUS SOLID FLOOR NOT LESS THAT 24 INCHES AND A CLEAR SPACE OF 30" DEEP AND 30" WIDE LOCATED AT THE FRONT OF SERVICE SIDE OF EQUIPMENT.
6. FIRST SWITCH TO THE ENTRANCE OF BATHROOM(S) AND/OR KITCHEN SHALL BE A FLUORESCENT FIXTURE. (PLUG IN TYPE OR WITH BALLAST)
7. ALL BRANCH CIRCUITS THAT SUPPLY 15 & 20 AMP. RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN AFCI.
8. ALL DUCTING AND CONNECTORS FOR HEATING AND/OR AIR CONDITIONING SHALL BE UL 181 APPROVED.
9. ALL BRANCH CIRCUITS IN A SINGLE FAMILY RESIDENCE SHALL BE PROTECTED BY COMBINATION TYPE AFCI DEVICES, EXCEPT KITCHENS, BATHROOMS, GARAGES & BASEMENT.
10. A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS.
11. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS.
12. THE CENTER OF THE 15,20,AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.



PROPOSED FLOOR PLAN

1/4"=1'-0"

1

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PROPOSED FLOOR PLAN

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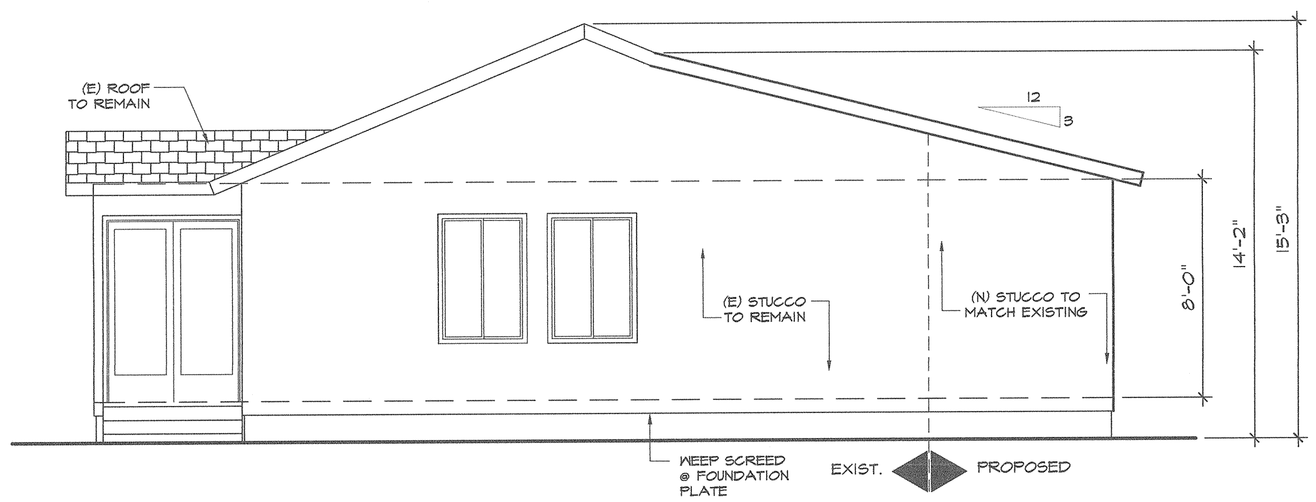
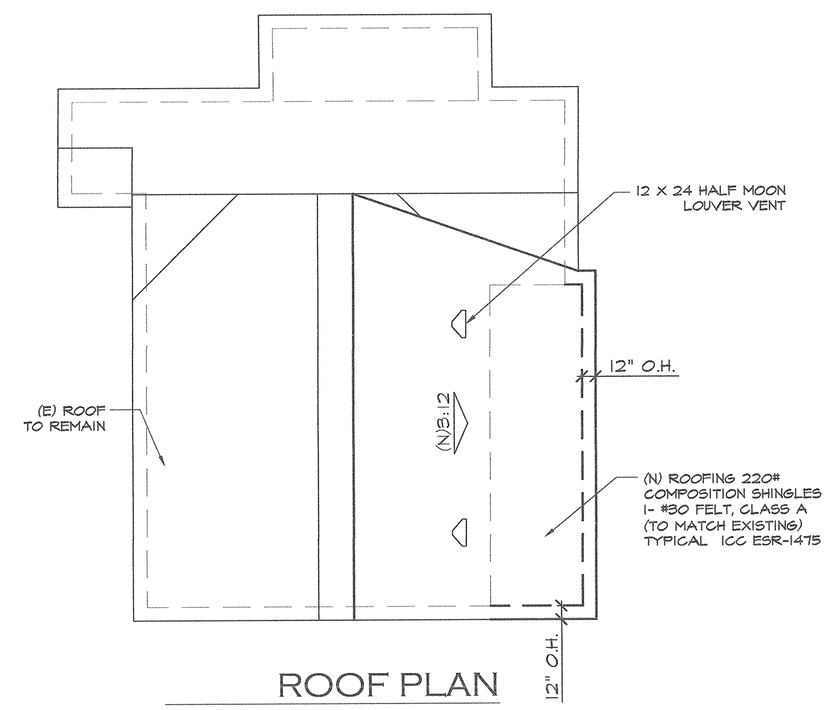
A-1



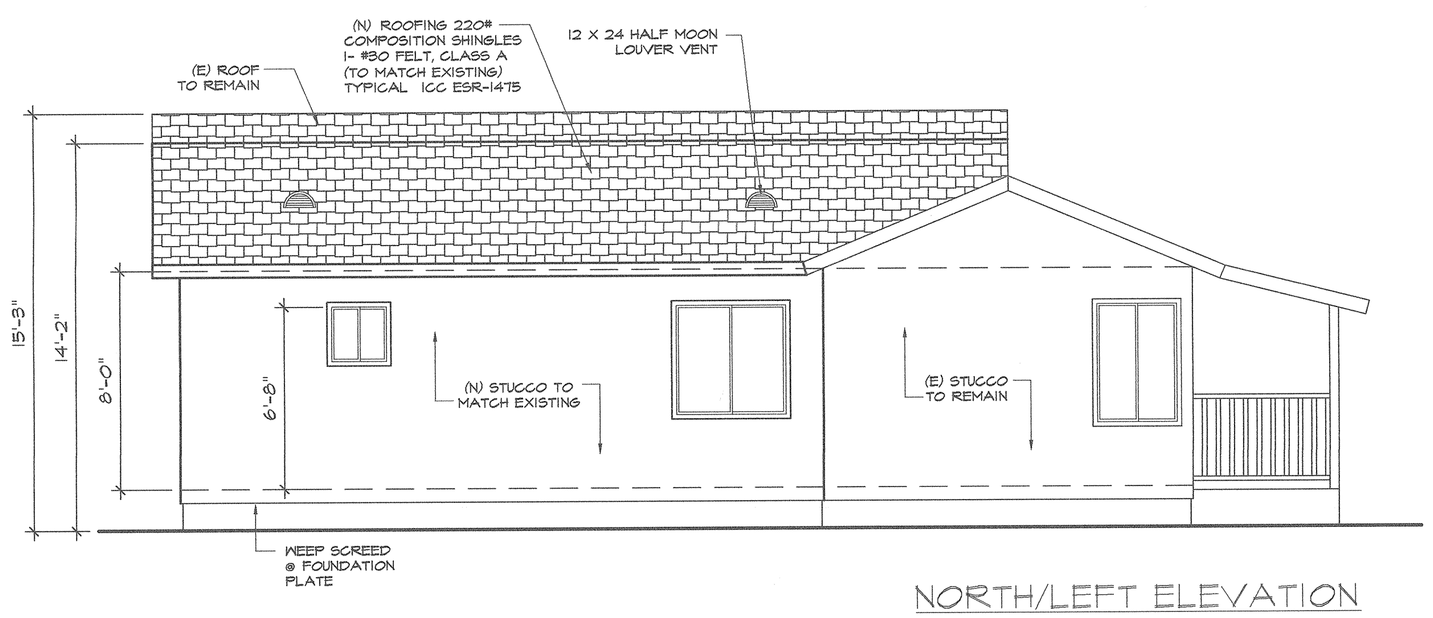
EAST/REAR ELEVATION

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



ROOF PLAN

1/8" = 1'-0"



NORTH/LEFT ELEVATION

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

ATTIC VENTILATION
FIRST FLOOR ATTIC: 159 SQ. FT. 1/150 = 1.06 SQ. FT. REQUIRED -50% 3' ABOVE THE EAVE VENTS (2) NEW 12 X 24 DORMER VENT (0.99 SQ. FT.) = 1.98 PROVIDED

VENT NOTES:

1. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/6" MIN. AND 1/4" MAX OPENING.
2. A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

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