

THESE DRAWINGS, LAYOUTS AND IDEAS ARE NOT TO BE REPRODUCED WITHOUT THE CONSENT OF O.J.M. INTERPRISES

**GENERAL NOTES**

1. ALL WORKS SHALL COMPLY WITH ALL THE APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION ORDERS AND THE GENERAL INDUSTRY SAFETY ORDERS OF THE STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE STRUCTURAL ENGINEER, ARCHITECT AND OWNER FOR ANY DAMAGES AND/OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.

2. THE FOLLOWING NOTES AND SPECIFICATIONS ARE "UNLESS OTHERWISE NOTED", CONFLICT BETWEEN THE SPECIFIC NOTES AND THE GENERAL SHOULD BE CLARIFIED WITH THE STRUCTURAL ENGINEER-OF-RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO OTHER METHOD CONSTRUCTION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR ARCHITECT.

**FIRE NOTES:**

- Buildings shall have approved address identification that is legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Letters shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 1/2 inch. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. (R391.1 CRC)
- PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH CFC, CHAPTER 9, SECTION 906.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARD (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AND APPROVE AUTOMATIC FIRE SPRINKLER SYSTEM. CFC, CHAPTER 3, SECTION 304.3.3
- ROOF VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (No. 28 GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIE UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (FIRECODE 4710.1.3)
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (FIRE CODE 4710.1.4)
- PRIOR TO BUILDING PERMITS FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA PUBLIC RESOURCE CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51162 AND THIS CODE. (FIRE CODE 4708.3)
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 317.2.2
- ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER BUILDING CODE 2802.1

**Permit & Application Notes:**

- Applications for which no permit issued within 180 days following the date of the application shall automatically expire. (R105.3.2 CRC)
- Every permit issued shall become invalid unless work authorized is commenced within 180 days after its issuance or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. (R105.5 CRC)

# 12 CONDOMINIUM DEVELOPMENT

UNIT A.2 TABLE SUMMARY (5 UNITS TOTAL)											
UNIT A.1 TABLE SUMMARY (1 UNIT TOTAL)			UNIT A.2 TABLE SUMMARY (5 UNITS TOTAL)			UNIT B TABLE SUMMARY (5 UNITS TOTAL)			EXISTING UNIT TABLE SUMMARY (1 UNITS TOTAL)		
LOT	60,671 sq ft / 1.40 Acres	SQ. FT.	LOT	60,671 sq ft / 1.40 Acres	SQ. FT.	LOT	60,671 sq ft / 1.40 Acres	SQ. FT.	LOT	60,671 sq ft / 1.40 Acres	SQ. FT.
FLOOR AREA	1,726	SQ. FT.	FLOOR AREA	1,726	SQ. FT.	FLOOR AREA	1,726	SQ. FT.	FLOOR AREA	1,036	SQ. FT.
STORIES	2		STORIES	2		STORIES	2		STORIES	1	
HEIGHT	24'-5"		HEIGHT	24'-5"		HEIGHT	25'-7"		HEIGHT	14'-6"	
BEDROOMS	3		BEDROOMS	3		BEDROOMS	3		BEDROOMS	2	
BATHROOMS	2 - 1/2		BATHROOMS	2 - 1/2		BATHROOMS	2 - 1/2		BATHROOMS	1	
FIRST FLOOR	662	SQ. FT.	FIRST FLOOR	662	SQ. FT.	FIRST FLOOR	662	SQ. FT.	(N) 2-CAR GARAGE	434	SQ. FT.
SECOND FLOOR	1,064	SQ. FT.	SECOND FLOOR	1,064	SQ. FT.	SECOND FLOOR	1,064	SQ. FT.	BUILDING FOOTPRINT	1,470	SQ. FT.
2-CAR GARAGE	462	SQ. FT.	2-CAR GARAGE	462	SQ. FT.	2-CAR GARAGE	416	SQ. FT.			
PORCH	188	SQ. FT.	PORCH	101	SQ. FT.	PORCH	40	SQ. FT.	LOT COVERAGE ARE	1,470	SQ. FT.
DECK	60	SQ. FT.	DECK	60	SQ. FT.	BUILDING FOOTPRINT	2,182	SQ. FT.			
BUILDING FOOTPRINT	2,436	SQ. FT.	BUILDING FOOTPRINT	2,436	SQ. FT.	LOT COVERAGE ARE	1,118	SQ. FT.			
LOT COVERAGE ARE	1,372	SQ. FT.	LOT COVERAGE ARE	1,285	SQ. FT.					1,470	SQ. FT. 2.4%
LOT COVERAGE	1,372	SQ. FT. 2.2%	LOT COVERAGE	1,285 x 5 = 6,425	SQ. FT. 10.5%	LOT COVERAGE	1,118 x 5 = 5,590	SQ. FT. 9.2%	LOT COVERAGE		
			TOTAL LOT COVERAGE 2.2% + 10.5% + 9.2% + 2.4% = 24.3%								

**NOTE:**

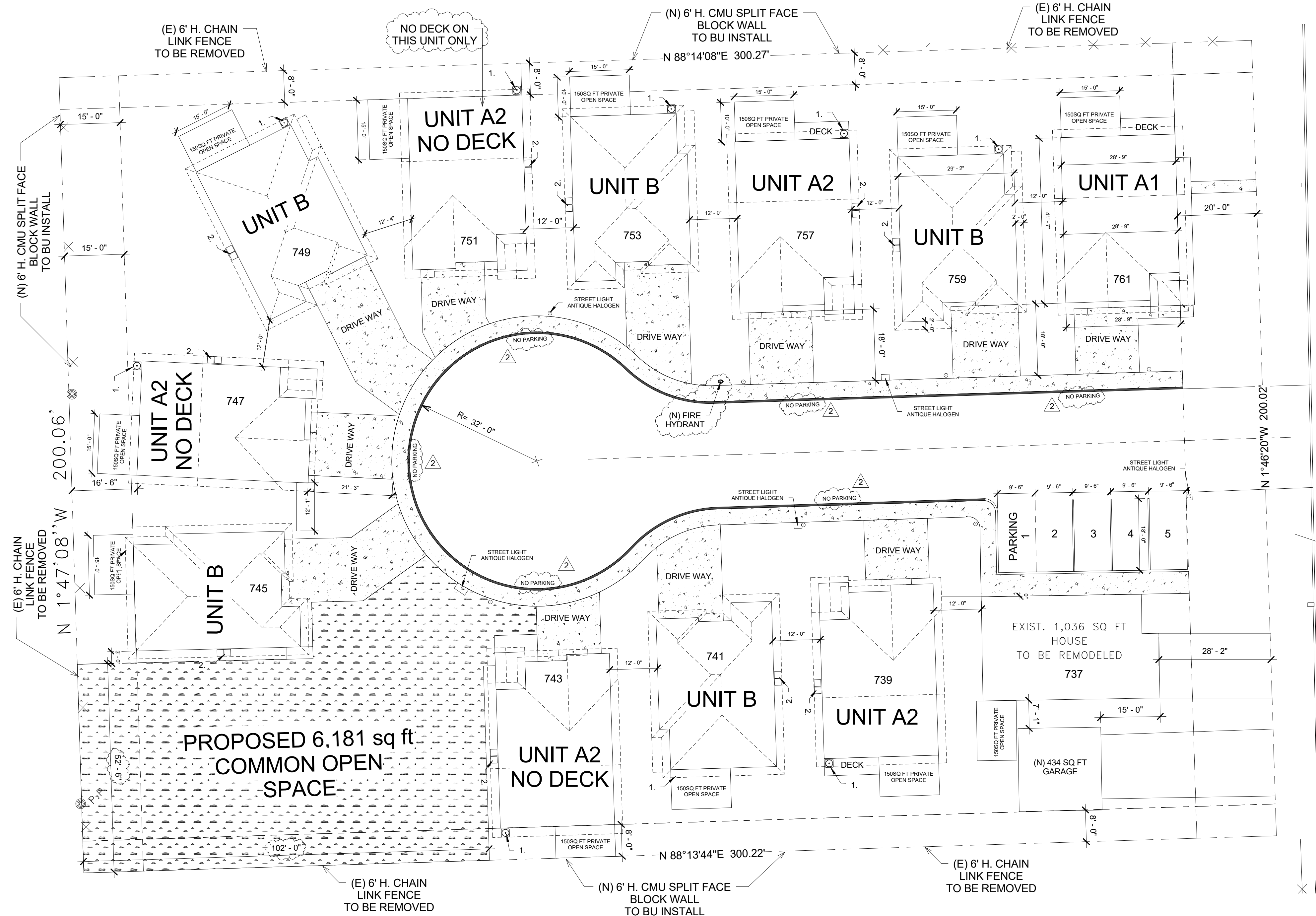
A MINOR DEVIATION VARIANCE APPLICATION WILL BE SUBMITTED FOR DECREASE OF NOT MORE THAN (20%) OF THE REQUIRED WITH OF A FRONT, REAR, SIDE YARD & ON THE REQUIRED BUILDING SEPARATION.

**KEY NOTES:**

- A/C CONDENSER
- TRASH CANS (RECYCLING & SOLID WASTE)

**DEFERRED SUBMITTALS:**

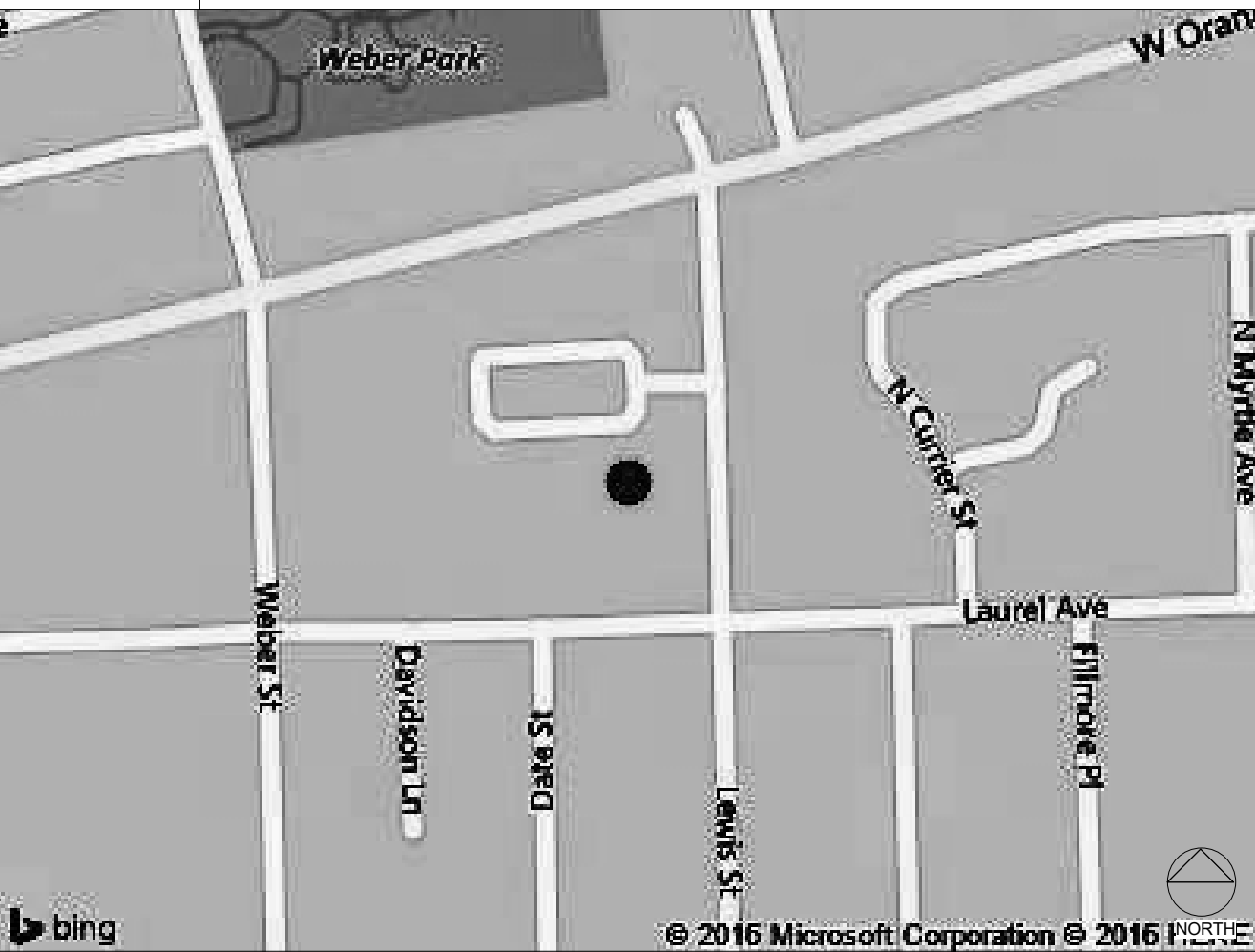
- FIRE SPRINKLERS
- PRE-FAB TRUSSES



1 SITE PLAN A  
1/16" = 1'-0"

SHEET	DESCRIPTION
CVR	GENERAL NOTES, SITE, AND PROJECT DATA
1	UNIT A1 1ST & 2ND FLOOR PLAN
2	UNIT A1 ELEVATIONS
3	UNIT A2 1ST & 2ND FLOOR PLAN
4	UNIT A2 ELEVATIONS
5	UNIT B 1ST & 2ND FLOOR PLAN
6	UNIT B ELEVATIONS
7	ROOF, HARDSCAPE, FENCE & LIGHTING PLAN
P-1 - P-5	PLUMBING PLANS
M-0.1 - M-0.8	ENERGY CALCULATIONS
M-1 - M-5	MECHANICAL PLANS
S1	GENERAL NOTES
S2 - A1	FOUNDATION & 2ND FLOOR FRAMING
S2 - A2	FOUNDATION & 2ND FLOOR FRAMING
S2 - B	FOUNDATION & 2ND FLOOR FRAMING
S3 - A1	2ND FLOOR & UPPER ROOF FRAMING
S3 - A2	2ND FLOOR & UPPER ROOF FRAMING
S3 - B	2ND FLOOR & UPPER ROOF FRAMING
SD1	DETAILS
SD2	DETAILS
SD3	DETAILS
SSW-1	STEEL STRONG-WALL
SSW-2	STEEL STRONG-WALL
E-1	PHOTOMETRICAL
E-2	PHOTOMETRICAL

**INDEX**



**VICINITY MAP**

CONSTRUCTION TYPE:	TYPE V-B	NUMBER OF STORIES	2
OCCUPANCY:	ZONE R-3	FIRE SPRINKLER	YES

**PROJECT DATA**

PROJECT SHALL COMPLY WITH:  
2016 CRC  
2016 CBC/ 2016 IBC  
2016 CEC/ 2016 NEC  
2016 CMC/ 2016 UMC  
2016 CPC/ 2016 UPC  
2016 CALIFORNIA ENERGY CODE  
2016 GREEN BUILDING CODE  
2016 **City of Pomona Municipal Code**

FAR:  $472 + 530 + 45 + 46 + 1,268 = 2,361/8,650 = 27.29\%$

DESIGN BY: \_\_\_\_\_

Project number	CONDOS2016
Date	8-7-17
Drawn by	O.J.M.
Checked by	O.J.M.

**O.J.M.**  
- Architectural Design -

- development  
- custom homes  
- additions

- commercial  
- engineering  
- patios & decks

1188 W. Marshall Blvd, San Bernardino Ca 92405  
(909)210.8669

No.	Description	Date

**12 CONDOMINIUM DEVELOPMENT**  
AJ Development Group, LLC  
737 - 761 Lewis St  
Pomona, CA 91768

**SITE PLAN, GENRL. NOTES, INDEX AND VICINITY MAP**

Scale 1/16" = 1'-0"



### FLOOR NOTES

1. PLUMBING WITHIN 24" FROM EDGE OF DOORS SHALL BE A SAFETY GLAZING.
2. Glazing fixtures and fittings shall comply with the following:
  - a. Waters Closets:  $\leq 1\frac{1}{8}$  gph/gal
  - b. Urinals:  $\leq 0.5$  gal/shuf
  - c. Single Showerheads:  $\leq 2.0$  gpm @ 80 psi
3. Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed  $\leq 2.0$  gpm @ 80 psi; if only one shower outlet is to be in operation at a time
4. Residential Lavatory Faucets:  $\leq 1.5$  gpm @ 60 psi
5. Lavatory Faucets in Common and Public Use Areas of Residential Buildings:  $\leq 1.2$  gpm @ 60 psi
6. Metering Faucets:  $\leq 0.25$  gallons per cycle
7. Kitchen Faucets:  $\leq 1.8$  gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
8. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(a)
9. PROVIDE SMOKE DETECTOR ALARMS ON ALL BEDROOMS, HALLS, ROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
10. SMOKE ALARMACH SHALL BE HARD WIRED WITH BATTERY BACKUP.
11. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS. CBC 907.2.10.3
12. BATHROOM MUST HAVE A SEPARATE 20 AMP CIRCUITS FOR RECEPTACLE ONLY.
13. BEDROOM BRANCH CIRCUITS TO BE ARC FAULT CIRCUIT PROTECTED.
14. ALL ELECTRICAL IS TO BE INSTALLED PER 2016 CEC.
15. EXISTING BEDROOM & HALLWAYS TO HAVE BATTERY OPERATED S.D.
16. APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS.
17. BEDROOM BRANCH CIRCUITS TO BE ARC FAULT CIRCUIT PROTECTED.
18. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
19. DOOR BETWEEN DWELLING AND GARAGE SHALL BE NOT LESS THAN 1 3/4" THICK SOLID WOOD TIGHT FITTING, AND SELF-CLOSING DOOR ASSEMBLY.
20. WATER HEATER IN THE GARAGE SHALL BE RAISED 18" ABOVE THE FINISH FLOOR PROVIDED WITH SEISMIC STRAPPING, 1 AND P VALVE WITH DRAIN OUTSIDE OF DWELLING.
21. ANTI-SIPHON DEVICES SHALL BE INSTALLED IN EVERY OUTLET FROM HOT WATER.
22. SHOWER ENCLOSURE DOOR SHOULD BE A SAFETY GLAZED OPENING.
23. PROVIDE DRYER EXHAUST PIPE WITH BACK DRAFT DAMPER PER MECHANICAL CODE.
24. RECESSED FLUORESCENT CAN LIGHT FIXTURES SHALL BE SEALED.
25. ALL BRANCH CIRCUIT SHALL SUPPLY OUTLETS (E.G. RECEPTACLES, LIGHT FIXTURES, SMOKE ALARMS, SMALL WINDOW AIR CONDITIONER / HEAT PUMP, CEILING PADDL FANS, ETC.)
26. INSTALL IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
27. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN LEADING TO BEDROOMS AS PER 2016 CALIFORNIA RESIDENTIAL CODE R315.1 CRC. (APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.)
28. PROVIDE APPROVAL GASKET AT PERIMETER EDGES FOR ATTIC ACCESS.
29. PROVIDE A 20 AMP MIN. DEDICATED CIRCUIT FOR THE LAUNDRY ROOM.
30. PROVIDE A MIN. 2-20 AMP CIRCUITS FOR THE COMMON USE APPLIANCES.
31. Installation and Use Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling.
32. 5/8 x 15 inch clean out, capped on a 4 inch soil pipe 18 inches from foundation and extend above grade CPC 2016 Section 707.10 and 719.
33. RECEPTACLES SHALL BE TAMPER RESISTANT FOR ALL 15 & 20 AMPERE.
34. RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SECTION 210.52
35. All construction to comply with the 2016 California Model Codes as based on the 2016 California Residential Code (CRC), 2016 Uniform Mechanical & Plumbing Code, the 2016 National Electrical Code, 2016 California Building Code and the 2016 International Standards Code.
36. Annual spaces around pipes, electric cables, conduits, or other openings in the sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0.3 of the International Plumbing Code.
37. All 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, den's, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Protection shall be provided by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the entire branch circuit.
38. In every dwelling unit, fixed appliances such as washing machines and dryers, shall be on a separate 20 amp. branch circuit.
39. Bathroom receptacles shall be served by a 20 amp circuit. The circuit shall have no other outlets.
40. The circuit may serve bathroom receptacles. (CEC 210.52)
41. Safety glazing shall be provided in the following locations: (R308.4 B.C.O.R.s)
  - a. Glazing in all fixed and operable panels of swinging, sliding and bi-fold doors.
  - b. Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs.
  - c. Screens and insect screens or glass storm doors where the bottom exposed edge of glazing is less than 60" measured vertically above any standing or walking surface. This shall apply to single glazing and all panes in multiple glazing.
42. A domestic clothes dryer duct shall be of metal, and minimum of 90 degree elbows. The exhaust duct shall not exceed a total combined horizontal and vertical length of 14ft, including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in excess of two. (504.3.1 CMc)
43. Smoke Alarm (R314.4 , R314.5 , R314.6 C.Mc)
  - a. Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions.
  - b. Smoke alarms that no longer function shall be replaced.
  - c. Smoke alarms shall be installed in accordance with the following manner that the activation of one alarm will activate all alarms.
  - d. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.
  - e. Smoke alarms shall receive their primary power from the building wiring and be equipped with a battery backup.
  - f. Glued-laminated timbers that form the supports of a building or other structure and are exposed to weather and not properly protected by painting or otherwise treated with fire-retardant preservative or pressure treated with preservative or be naturally durable or pressure treated wood. (R317.1.5 C.Mc)
44. Automatic garage door openers shall be listed and labeled in accordance with UL325. (R309.4 C.Mc)

**GENERAL PLUMBING NOTE:**

1. ALL EXCAVATIONS FOR PIPING SHALL BE FILLED WITH CLEAN EARTH IN THEIR LAYERS TO 12".
2. FIXTURES HAVING CONCEALED SLOJT Joints SHALL BE PROVIDED WITH 12"x12" ACCESS PANEL.
3. WATER PRESSURE SHALL BE REDUCED TO 100 PSI TO PREVENT A PRESSURE REGULATOR.
4. WELDED JOINTS IN GAS PIPING SHALL BE DONE BY CERTIFIED WELDERS.
5. BUILDING SEWER MUST CLEAR PUBLIC WATER MAIN BY AT LEAST 10 FEET.
6. WATER PIPE WITH LEAD CONTENT EXCEEDING 6% SHALL BE PROHIBITED
7. SOIL-CONTAMINATED EXCEEDING 1% ARE PROHIBITED.
8. STANDPIPE RECEPTORS FOR CLOTHES WASHER SHALL BE FROM 18" TO 30" AND NOT LESS THAN 6" ABOVE THE FLOOR.
9. PROVIDE HAMMER VALVES FOR ALL POWER ACTUATED VALVES
10. SHOWER AND TUB SHOWER TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE. PROVIDE PERMANENTLY ACCESSIBLE 12" X 12" TUB TRAP ACCESS OR PROVIDE ONE PIECE TUB DRAIN SYSTEM.
11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONSLIP SURFACE TO A HEIGHT OF 72" ABOVE THE FLOOR.
12. WATER HEATERS LOCATED WITHIN HABITABLE SPACE REQUIRE THE MANUFACTURER'S SPECIFICATIONS DETAILING THE COMBUSTION AIR SUPPLY AND VENTING.
13. STANDPIPE RECEPTORS FOR CLOTHES WASHER SHALL BE FROM 18" TO 30" AND NOT LESS THAN 6" ABOVE THE FLOOR.
14. Instantaneous gas water heaters (tankless) are not direct replacements for conventional tank type water heaters.
15. Cement, fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
16. Water closet shall have 15" to any wall or obstruction on each side of its centerline and 24" clear space in front. (402.5 CPC)
17. Shower compartments shall be not less than 1,024 sq. in. and also be capable of encompassing a 30" diameter circle. (408.6 CPC)
18. No under-floor cleaunot shall be located exceeding 20ft from an access door, trap door, or crawl hole. (707.9 CPC)
19. PLUMBING WATER PIPES TO BE COPPER OR FLEX
20. Shower compartments shall be not less than 1,024 sq. in. on each side of its centerline and 24" clear space in front. (402.5 CPC)
21. Shower compartments shall be not less than 1,024 sq. in. and also be capable of encompassing a 30" diameter circle. (408.6 CPC)
22. No under-floor cleaunot shall be located exceeding 20ft from an access door, trap door, or crawl hole. (707.9 CPC)
23. Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. These valves shall conform to ASSE 1016 or ASME 114.18.1/CSA B125.1. Handle position stops shall be provided on such valves and shall be adjusted per the manufacturer's instructions to deliver a maximum mixed water temperature of 120°F. (402.5 CPC)
24. No under-floor cleaunot shall be located exceeding 5ft from an access door, trap door, or crawl hole. (707.9 CPC)
25. PLUMBING WATER PIPES TO BE COPPER OR FLEX
26. Condensate lines from mechanical equipment shall discharge to a plumbing fixture or storm drain by means of an indirect waste pipe. Condensate lines shall be installed with a pitch rate of 3/16" x 1' (1/4" x 1' CMC)
27. Water piping materials within a building shall be in accordance with ASSE 804.1 of the California Plumbing Code. PEX, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of ASSE 804 of the CPC, Installation Standards of Appendix I of the CPC and manufacturers recommended installation standards.
28. Water piping requires a certification of Compliance as specified in ASSE 804.1 (1d) of the CPC nor to permit issuance. 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 that provide scald and thermal shock protection. These valves shall conform to ASSE 1016 or ASME 114.18.1/CSA B125.1. Handle position stops shall be provided on such valves and shall be adjusted per the manufacturer's instructions to deliver a maximum mixed water setting of 120°F.
29. Showers and tub-shower combinations shall be provided with a suitable thermal protection device that provides scald and thermal shock protection.
30. Areas immediately adjacent to showers without thresholds shall be considered wet locations and shall comply with the requirements of the California Building, California Residential, and California Electrical Codes. (R409.5 CPC)
31. Domestic dishwashers require an approved dishwasher air gap fitting on the discharge side of the dishwasher.
32. Listed air gaps shall be installed with the flood-level (FL) marking at or above the flood-level of the sink or drainboard, whichever is higher. (IPC 807.3)
33. Gas water heater shall have all the following components as per 2016 California Energy Code Section 150.0(N)(1) a. A 120V electrical receptacle within 3 feet from the water heater and accessible with no obstructions.
34. a. Water supply or B vent with straight pipe between outside water heater and vent. (IPC 408.3)
35. c. A condensate drain that is no more than 2 inches higher than the base of the installed water heater and allows natural draining without pump assistance.
36. d. A gas supply line with a capacity of at least 200,000 Btu/hr.
37. 32. Instantaneous water heaters with an input rating greater than 6.8 MBTU/hr shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibbs or other fittings on each valve for flushing the water heater when the valves are closed. (110.3 (c)(7) California Energy Code)

**LIGHTING NOTES:**

1. All installed luminaires shall be high-efficiency. (1500k) 1A & Table 150-A.0A EEC) High efficiency light sources include the following:
  - a. Pin-based linear or compact fluorescent lamps (CFL) sources using electronic ballasts.
  - b. Pulse-start metal halide lamps.
  - c. High pressure sodium lamps.
  - d. GU-24 sockets containing CFL or LED light sources.
2. Luminaires recessed into ceilings shall meet all of the following requirements. Notes on plans. (1500k) 1C EEC)
  - a. Be listed for zero clearance insulation contact (IC).
  - b. Have a label that states the luminaire is airtight with an air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283.
  - c. Be sealed with a gasket or caulk between the luminaire housing and ceiling and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk.
  - d. For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling.
  - e. Shall not contain screw base sockets.
3. Shall contain light sources that are marked "JA8-2016-E".
3. Screw based luminaires shall meet all of the following requirements: (1500k) 1G CEC)
  - a. The luminaires shall not be recessed downlight luminaires in ceilings
  - b. The luminaires shall contain lamps that comply with Reference Joint Appendix JA8
  - c. The installed lamps shall be marked with "JA8-2016" or "JA8-2016-E".
4. Exhaust fans shall be controlled separately from lighting system. Lighting integral to an exhaust fan may be on the same switch as the fan provided the lighting can be switched OFF while allowing the fan to continue to operate for an extended period of time. (1500k) 2B CEC)
5. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. (1500k) 2J CEC)
6. All JA8 compliant light sources, except those in closets less than 70 square feet and those in hallways, shall be controlled by dimmers or vacancy sensors. (1500k) 2K & Table 150-A.0A CEC) JA8 compliant light sources include light sources in ceiling recessed downlight luminaires and GU-24 sockets containing LED light sources. Indicate on plans.
7. All residential outdoor lighting permanently mounted to the residence or other buildings on the same lot be high-efficiency and meet the following requirements: (1500k) 3A CEC)
  - a. Lights shall comply with one of the two options below:
    - i. Controlled by a photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours.
    - ii. Controlled by (1) Photo control and automatic time switch control OR (2) Astronomical time clock OR (3) Energy management control system meeting the requirements of 1500k) 3A.
  - b. Lights shall be controlled by a manual ON and OFF switch that does not override to ON the automatic actions of Item i or Item ii chosen above.
8. AFGI BRACKERS TO BE USE FOR THE ROOM ADDITION

**ATTIC ACCESS NOTES:**

- A. Attic access opening of 22"x30" or larger to accommodate the removal of the largest equipment and located not over 20'-0" from equipment.
- B. Unobstructed passage 24" wide with solid continuous flooring from access to equipment/V control panel.
- C. A level, unobstructed work platform, minimum 30"x30" in front of the equipment with 30" headroom.
- D. Labeled equipment with switch at access.
- E. Supported on solid concrete slab 3" above adjoining grade or suspended 6" above adjoining ground level for under-floor units.
- F. Obtain Planning department approval to locate/relocate condensers to the exterior of the building .

**GENERAL NOTES:**

1. Per Civil Code Section 1101.4, for any single-family residential real property, on and after January 1, 2016, building addition, alteration or improvement will require all non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures. On or before January 1, 2017, all non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures (regardless of whether property undergoes alterations or improvements)
2. Do not demolish any structural elements prior to shoring
3. Contractor to verify with engineer of record if any discrepancy between plan and job site, and any dangerous condition exist on job site before any demolition is done
4. In every dwelling unit, fixed appliances such as food waste grinders, dishwashers, washing machines, dryers, laundry tray locations, built-in refrigerators or freezers, furnaces, AC units, built-in heaters or any other fixed appliance with a motor of ¼ h.p. or larger shall be on a separate 20 amp. branch circuit.
5. All branch circuits supplying receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a listed arc-fault circuit interrupter (AFCI)
6. All new glazing will be installed with labels to remain in place for inspection
7. For kitchen lighting, 50% of all wattage must be high efficacy (e.g. fluorescent). The high efficacy fixtures and non-high efficacy fixtures have to be switched separately. Any areas adjacent to the kitchen on the same light switch are considered part of the kitchen. This must be documented in the report that is submitted to the building department.
8. All permanently installed lighting in other rooms, including hallways, dining rooms, bedrooms, family rooms, must be high efficacy; or controlled by dimmer, or a manual-on occupancy sensor; the manual-on occupancy sensors are being manufactured and are available. The exception to this is a closet under 70' sq.ft., and ½ hot outlets for lamps.
9. Recessed lights installed in an insulated ceiling or cavity are required to have a zero clearance insulation cover (IC); be ASTM E 283 certified that they are air tight; and sealed with a gasket or caulk between the housing and the ceiling.
10. Outdoor lighting that is attached to a building must be high efficacy; or controlled by a motion sensor with an integral photo-control. Lighting around swimming pools, water features, or other locations subject to Article 680 of the CEC are exempt
11. All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor area of the room. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated. (R303.1 CRC) Analyze for light and ventilation

**FIRE NOTES:**

1. ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS REQUIRES ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. (1/2" TYPE X, GYP. BRD.)
2. EXTERIOR GLAZING SHALL BE DUAL-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR MINIMUM 20-MIN RATED.
3. A/C DUCTING NOT TO REDUCE OR COMPROMISE THE FIRE STOPPING/BLOCKING.

**CARBON MONOXIDE (R315.4, R315.5 R315.7)**

- a. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.
- b. Carbon monoxide alarms shall receive their primary power from the building wiring and be equipped with a battery backup.
- EXCEPTIONS:**
- Carbon monoxide alarms in Group R occupancies shall be permitted to be battery-powered or plug-in with a battery backup in existing buildings built prior to January 1, 2011, under any of the following conditions:
- a. No construction is taking place.
  - b. Repairs or alterations do not result in the removal of interior wall and ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.
  - c. Where carbon monoxide alarms are required.
  - d. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding or the addition or replacement of windows or doors, or the addition of a porch or deck.
  - e. Work is limited to the installation, alteration, or repair of plumbing, mechanical or electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.
  - f. Carbon monoxide alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms.
- EXCEPTIONS:**
- Interconnection is not required in existing buildings built prior to January 1, 2011, under any of the following conditions:
- a. Physical interconnection is not required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
  - b. No construction is taking place.
  - c. Repairs or alterations do not result in the removal of interior wall and ceiling finished exposing the structure in areas/spaces where carbon monoxide alarms are required.
  - d. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
  - e. Work is limited to the installation, alteration, or repair of plumbing, mechanical, or electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.

California Green Building Standards Code (CalGreen)

1. **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 50% of construction waste. Forms are available at the Building Division for this purpose. Permits for construction will not be issued until the required forms have been completed.
2. **Bathroom exhaust fans:** a) on which connect a bathtub, shower or tub/shower combination, shall comply with the following. Show on the plans. (4.506.1 CGBCS)
  - A. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
  - B. Unless functioning as a component of a whole house ventilation system, the fan must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80%. A humidity control may be a separate component on an exhaust fan and is not required to be integral (i.e. built-in).
3. **All finish materials,** such as adhesives, sealants, caulks, paints, aerosol paints, coatings, carpet systems, resilient flooring systems and composite wood products shall conform to the VOC and formaldehyde limits set forth in Section 4.504.2, 4.504.3, 4.504.4, 4.504.5 and Table 4.504.1, 4.504.2, 4.504.3 and 4.504.5.1.
4. **Each bathroom** containing a bathtub, shower or tub/shower shall be mechanically ventilated with a minimum 50 cfm intermittent or 20 cfm continuous exhaust fan [CRC R303.3.1, CMC Table 403.7]. The fan must be controlled by a humidity control. [Calgreen 4.506.1]

## 2016 CALGreen

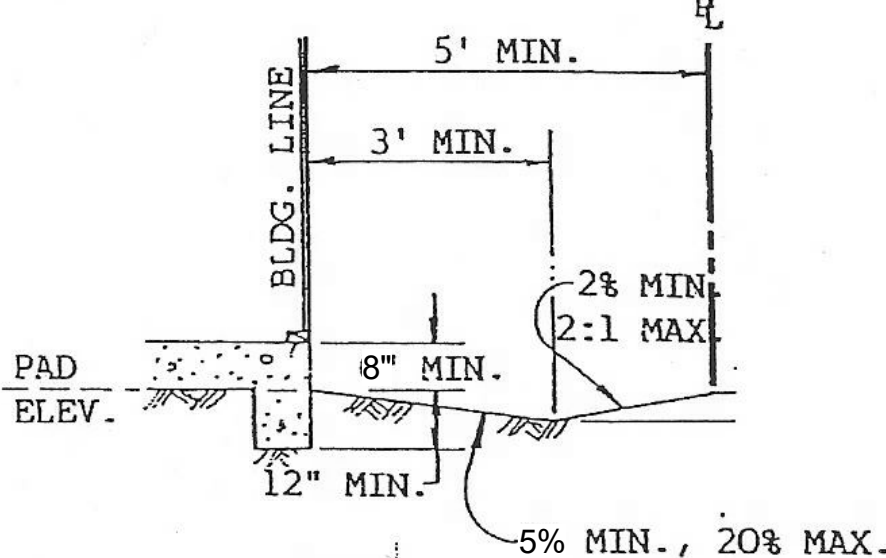
### RESIDENTIAL MANDATORY MEASURES CHECKLIST

(Effective Jan. 1, 2017)

SECTION	MEASURES	REQUIREMENTS	Measures provided on plan sheet?:	
PLANNING AND DESIGN (Site Development)				
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.	CVR	
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or drainage system will manage all surface water flows to keep water from entering buildings.	CVR	
4.106.4	Electric Vehicle (EV) Charging for New Construction	Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.	N/A	
ENERGY EFFICIENCY				
4.201.1	General	Building meets or exceeds the requirements of the 2016 California Building Energy Efficiency Standards.	EN	
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)				
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with requirements of Sections 4.303.1.1 through 4.303.1.4.4:	A-1	
		Plumbing fixtures & fittings		Maximum
		Water closets		1.28 gallons/flush
		Showerheads		2.0 gpm @ 80 psi
		Kitchen faucets		1.8 gpm @ 60 psi
		Residential lavatory faucets		1.2 gpm @ 60 psi max. 0.8 gpm @ 20 psi min.
		Lavatory faucets in common & public use areas		0.5 gpm @ 60 psi
Meitering faucets	0.25 gallons/cycle			
Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type			
4.303.2	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the 2016 California Plumbing Code, and shall meet the applicable referenced standards.	A-1	
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)				
4.304.1	Outdoor potable water use in landscape areas	After Dec 1, 2015, new residential developments with aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever more stringent; or 2. Projects with aggregate landscape area less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.	WILL COMPLY	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)				
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls must be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	A-1	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)				
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	WILL COMPLY	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)				
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.	CVR	
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum)		
RESIDENTIAL MANDATORY MEASURES, effective January 1, 2017 (continued)				
SECTION	MEASURES	REQUIREMENTS	Measures provided on plan sheet?:	
		paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions.		
ENVIRONMENTAL QUALITY (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 all applicable local ordinances.	WILL COMPLY	
ENVIRONMENTAL QUALITY (Pollutant Control)				
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.	WILL COMPLY	
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	A-1	
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.	A-1	
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	A-1	
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	A-1	
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.	A-1	
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	A-1	
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.	A-1	
ENVIRONMENTAL QUALITY (Interior Moisture Control)				
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.	S-0	
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure	WILL COMPLY	
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)				
4.506.1	Bedroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For the purposes of this section a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom.	A-1	
ENVIRONMENTAL QUALITY (Environmental Comfort)				
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 (Residential Load Calculation), or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 (Residential Duct Systems), or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or equivalent.	WILL COMPLY	
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)				
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.	WILL COMPLY	
702.2	Special Inspection	Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.	S-0	
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	WILL COMPLY	

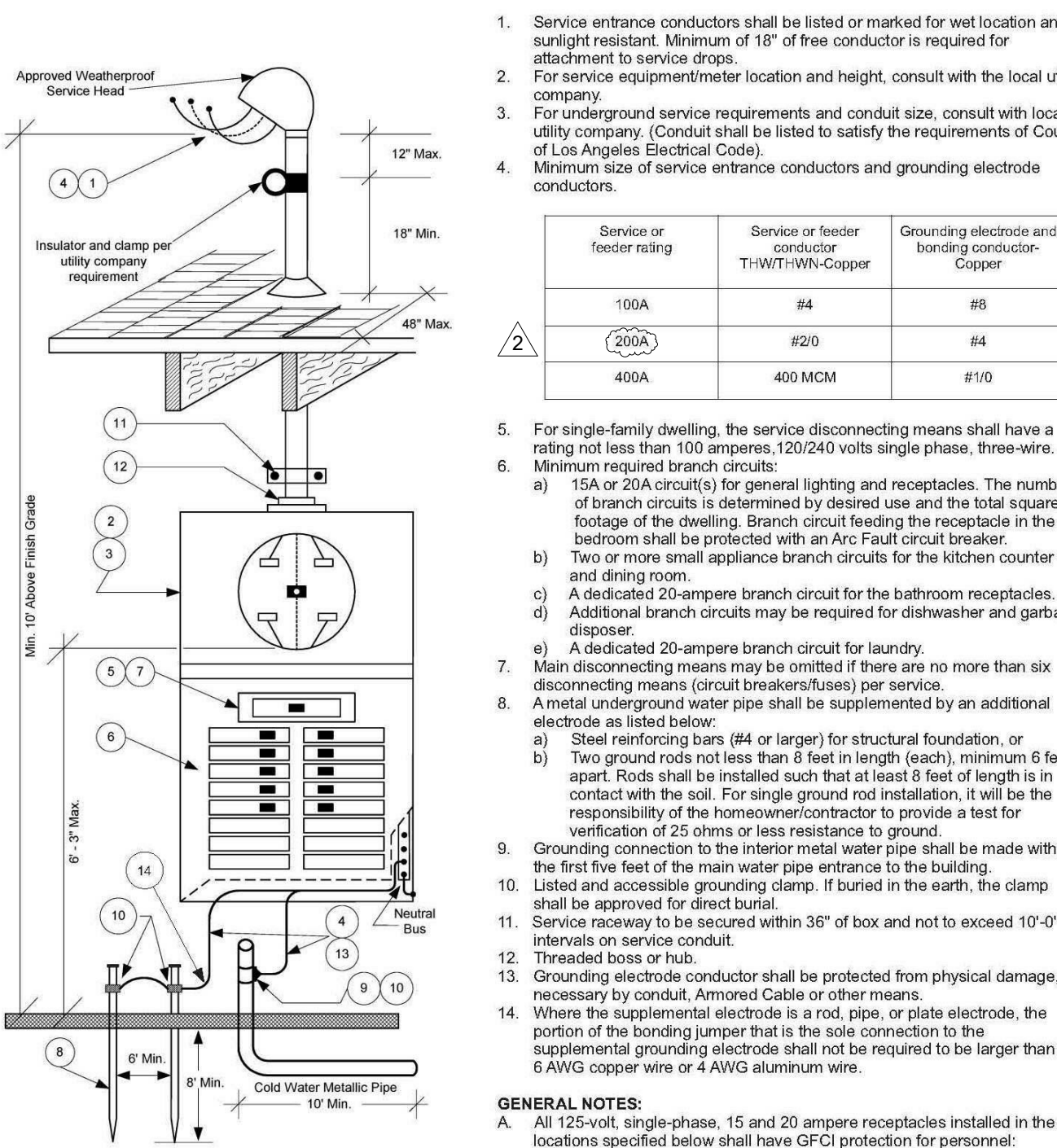
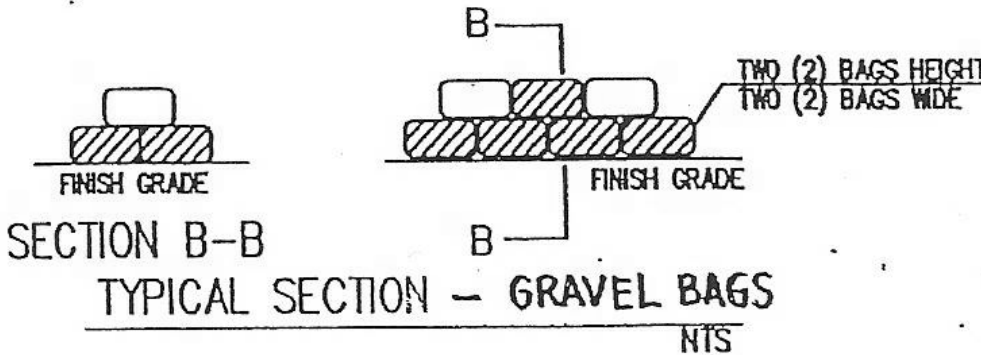
## Drainage Notes:

1. Flow lines on concrete surface shall have a minimum 1% slope and flow lines on landscape surface shall be a minimum 5% slope.
2. Concrete and Landscape areas adjacent to the building shall be at a 2% min slope and max 20% slope draining away from the building. (See BELOW Detail)
3. Sheet flow on concrete surface shall have a minimum slope of 1% and sheet flow on landscape surface shall have a minimum slope of 2%.
4. The flow line shall be located at a minimum 3' from the side of the building and 5' min. from the back of the building.
5. Draining onto adjacent property is not permitted.



### Additional Erosion Control Notes

1. In case of emergency call \_\_\_\_\_ at \_\_\_\_\_
2. The inspector reserves the right to change/add to the approved erosion control plan as needed
3. Protect the nearest downstream street curb inlet with grave bags and hardware/filter cloth.
4. Grate type yard catch basins must be encircled with gravel bags having (1) one layer for each foot of width of catch basin.



5. For all specially designed lighting circuits, the conductors shall have a rating not less than 100 ampere, 120/240-volt, 3-phase, three-wire.
6. Minimum required branch circuits:
  - a. Branch circuits for lighting and receptacles. The number of branch circuits is determined by desired use and the total square footage of the dwelling. Branch circuit feeding the receptacle in the kitchen shall be protected by a 20-ampere AFCI branch breaker.
  - b. Two or more small appliance branch circuits for the kitchen counter and dining area.
    1. A dedicated 20-ampere branch circuit for the bathroom receptacles.
    2. Branch circuits may be required for dishwasher and garbage disposer.
    3. A dedicated 20-ampere branch circuit for laundry.
7. Branch circuits shall be installed with no more than six disconnecting means (circuit breakers/fuses) per service.
  - a. Branch circuits shall be installed with no more than six additional electrodes as listed below:
8. Steel reinforcing bars (#4 size or larger for structural reasons) shall be installed at not less than 6 feet in length (each), minimum 5 feet apart. Rods shall be installed such that at least 6 feet of length is in the soil. For rod-to-rod connections, the manufacturer shall be responsible for the homeowner/contractor to provide a test for 25 ohms or less.
9. Grounding connection to the interior metal water pipe shall be made within the first five feet of the main water pipe entrance to the building.
10. Grounding electrode shall be installed in such a way that the clamp shall be approved for direct burial.
11. The electrode shall be installed within 36" of the main water pipe at 10' intervals on service conduit.
12. Threaded rods or hub.
13. The grounding conductor shall be protected from physical damage necessary by conduit, Armored Cable or other means.
14. The grounding conductor shall be installed in parallel with the service, the portion of the bonding jumper that is the sole connection to the ground is the grounding conductor. The bonding jumper shall not be required to be larger than 6 AWG copper or 6 AWG aluminum.

## GENERAL NOTES

- D. All 125-volt, single-phase, 15 and 20 ampere receptacles installed in the locations specified in paragraphs A through C shall be permitted in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens (countertops), and wet bar sinks.
- E. Nonmetallic sheathed cable (NM, NM-C) with grounding conductor is permitted for installation in the locations specified where it is not subject physical damage (concealed in walls, attic space, etc.).
- F. All electrical equipment shall be listed.
- G. Hard-wired smoke detectors shall be wired back up shall be installed in every sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area.
- H. Switch lighting outlets shall be permitted in habitable rooms, hallways, stairways, garages, attic basements, and entrances and exits on exterior of building.
- F. All outlets installed in dwelling unit bedrooms shall be protected by an AFCI.

[illegible]

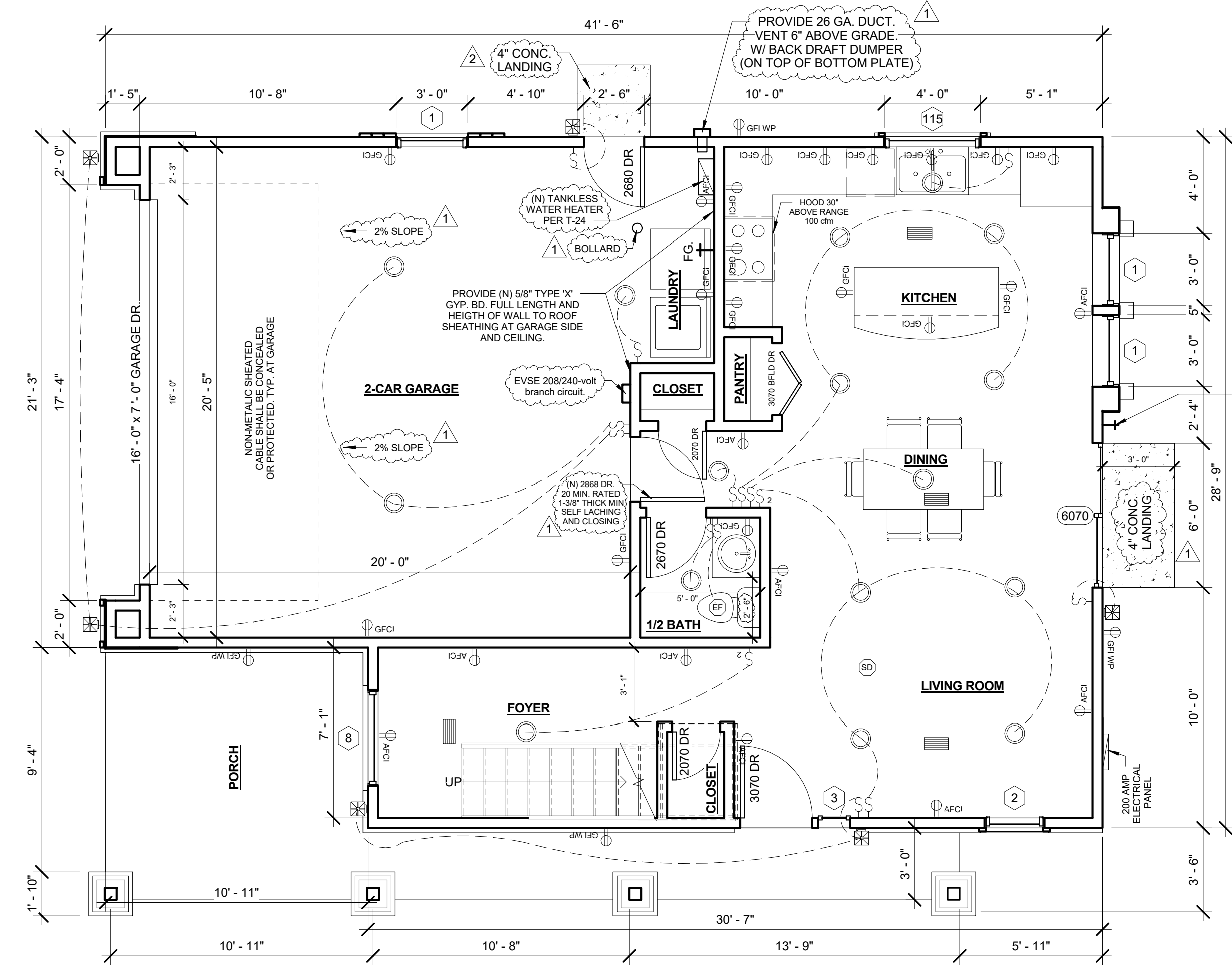
## 12 CONDOMINIUM DEVELOPMENT

737 - 761 Lewis St  
Pomona, CA 91768

Project number	CONDOS2016
Date	8-7-17
Drawn by	Author
Checked by	Checker
0.1	
Scale	6" = 1'-0"

0.





2 FLOOR PLAN - A.1  
1/4" = 1'-0"

WINDOW SCHEDULE							
WINDOW NUMBER	WINDOW SIZE	TYPE-MATERIAL	FINISH	THICKNESS	U-FACTOR	SHGC	FINISH COMMENTS
1	3'-0" x 4'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	25	NFRC RECESSED
2	2'-6" x 4'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	25	NFRC RECESSED
3	1'-4" x 7'-0"	FIX SIDE LIGHT	PF	1 3/4"	.32	25	NFRC RECESSED
4	4'-0"x3'-6"	SLIDING -VINYL	PF	1 3/4"	.32	25	NFRC RECESSED
5	2'-6" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	25	NFRC RECESSED
6	3'-0" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	25	NFRC RECESSED
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.32	25	NFRC RECESSED
8	4'-0" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	25	NFRC RECESSED

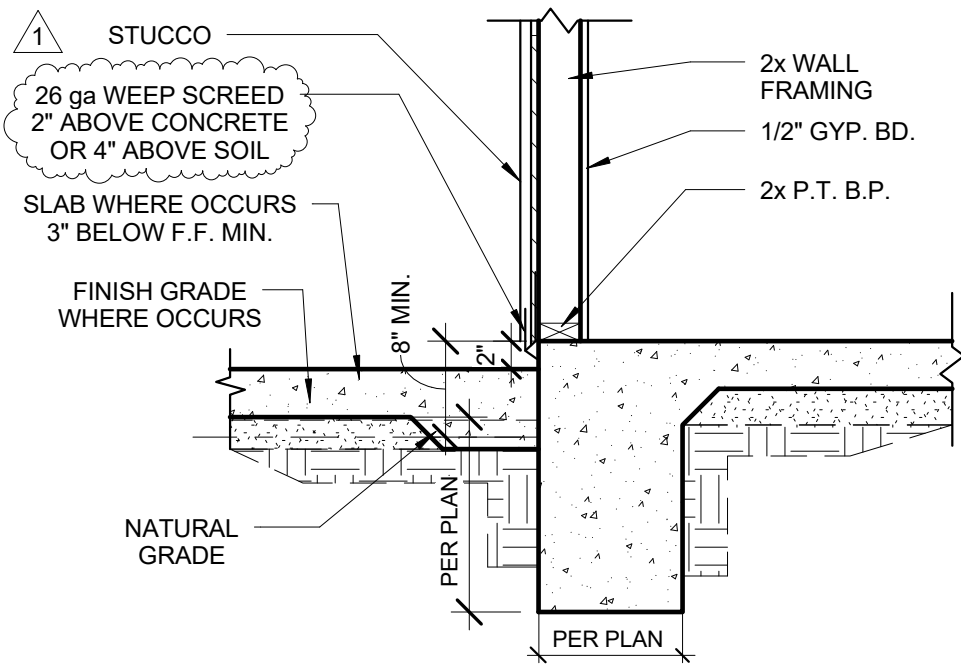
1 The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.

ABBREVIATIONS  
SL = SLIDING  
DH = DOUBLE HUNG  
PF = PREFINISHED

4 WINDOW SCHEDULE A1  
12" = 1'-0"

DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE	MATERIAL	FINISH	THICKNESS	FINISH COMMENTS
6070	6'-0"x7'-0"	TEMP GLASS	PF	1 3/4"	
5870	5'-8"x7'-0"	TEMP GLASS	PF	1 3/4"	
3070	3'-0"x7'-0"	SC	PF	1 3/4"	
2868	2'-8"x7'-0"	HC	PF	1 3/4"	
2668	2'-6"x7'-0"	HC	PF	1 3/4"	
2068	2'-0"x7'-0"	HC	PF	1 3/4"	

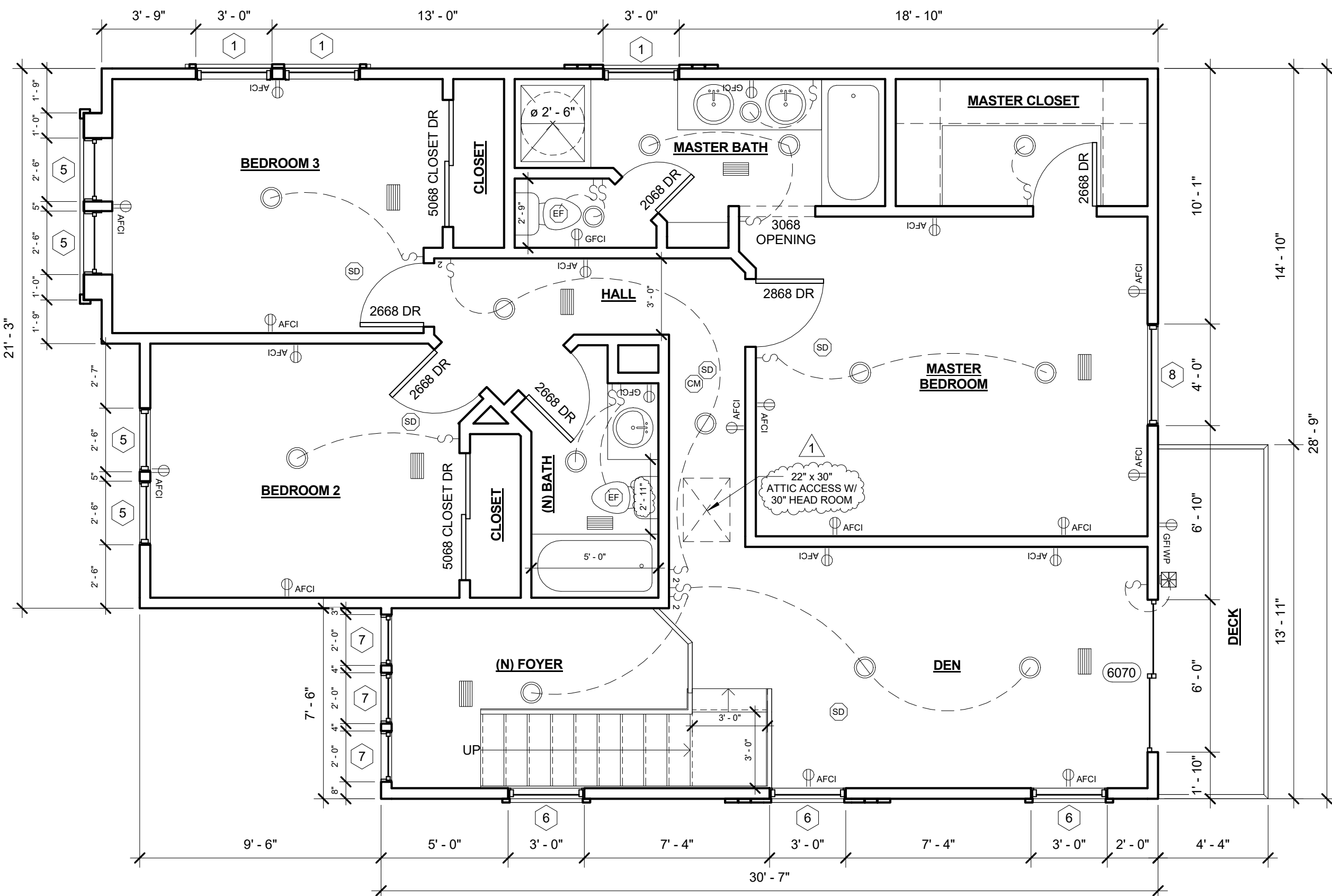
ABBREVIATIONS  
HC = HOLLOW CORE  
SC = SOLID CORE  
PF = PREFINISHED  
PS = PRESSED STEEL (TIMELY)



6 WEEP SCREED DETAIL  
3/4" = 1'-0"

- EXISTING WALL FRAMING TO REMAIN
- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- EXISTING
- NEW
- 1'x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
- LIGHT FIXTURE (high efficacy OR LED)
- FLUORESCENT LIGHT FIXTURE
- 50 CFM EXHAUST FAN TO PROVIDE 5 AIR CHANGES PER HOURS SWITCH TO LIGHT, VENT THROUGH ROOF
- SMOKE DETECTOR W/ BATTERY BACKUP
- RECESSED FLUORESCENT CAN LIGHT FIXTURE (ENERGY STAR COMPLIANT HIGH EFFICACY OR LED)
- INCANDESCENT CAN LIGHT FIXTURE
- ONE
- CARBON MONOXIDE ALARM
- A/C REGISTER - GRILL
- VACANCY SENSOR
- MOTION SENSOR

3 LEGEND  
1 : 1



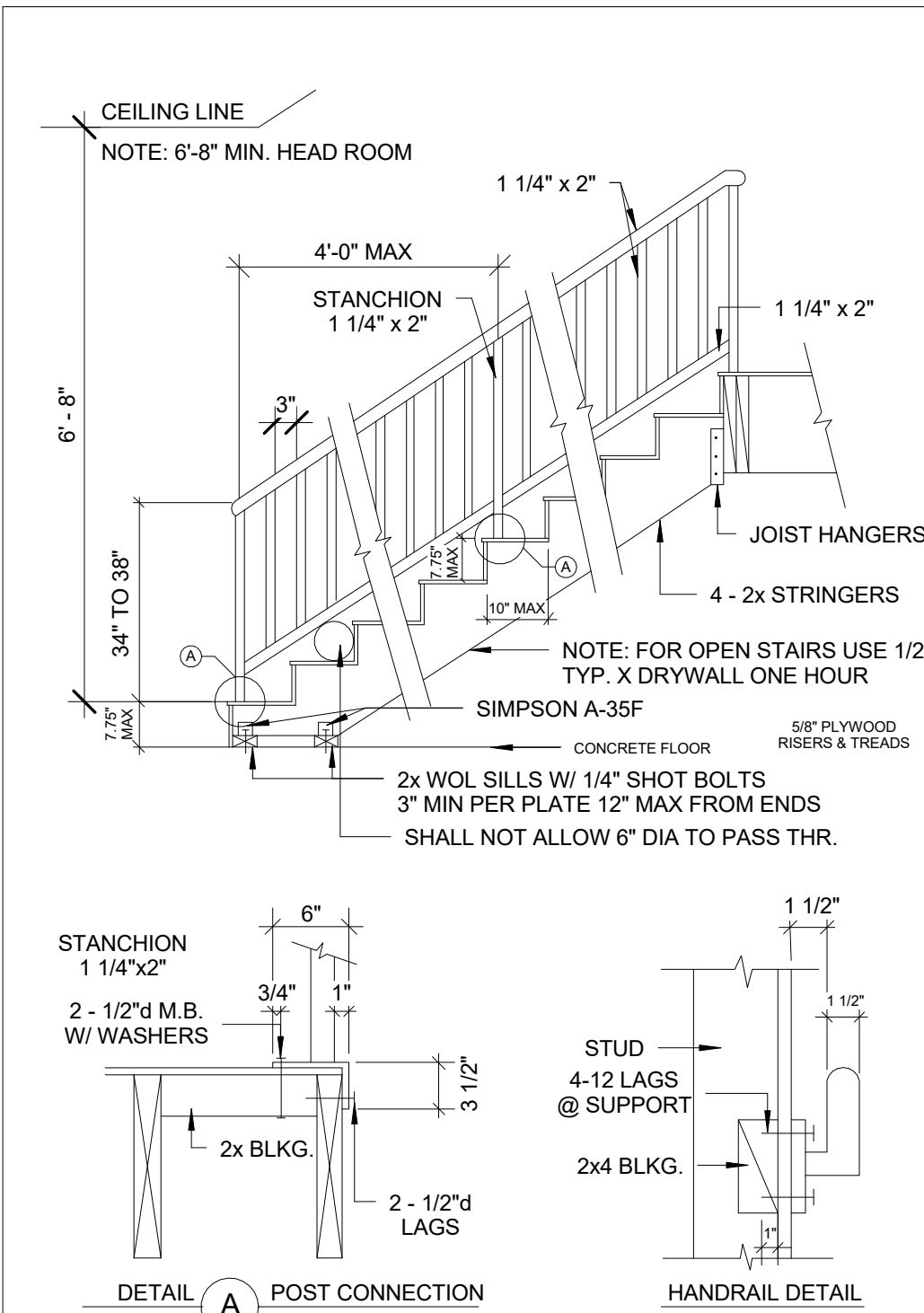
1 2ND FLOOR - A.1  
1/4" = 1'-0"

**SMOKE ALARM NOTES (R314.4, R314.5, R314.6 CRC)**  
1. Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions.  
2. Smoke alarms that no longer function shall be replaced.  
3. Smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all alarms.  
4. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.  
5. Smoke alarms shall receive their primary power from the building wiring and be equipped with a battery backup.

**CARBON MONOXIDE ALARM (R315.2.1 CRC)**  
A carbon monoxide alarm shall be installed in dwelling units in new construction where either or both of the following conditions are met:  
a. The dwelling unit contains a fuel-fired appliance or fireplace.  
b. The dwelling unit has an attached garage with an opening that communicated directly with the dwelling unit.

**LUMBER NOTES:**  
1. Glued-laminated timbers that form the supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative or be from naturally durable or pressure treated wood. (R317.1.5 CRC)

**Safety glazing shall be provided in the following locations: (R308.4 CRC)**  
1. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.  
2. Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of glazing is less than 60" measured vertically above any standing or walking surface. This shall apply to single glazing and all panes in multiple glazing.  
3. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position and the bottom edge is less than 60" above the walking surface.  
4. Glazing in an individual fixed or operable panel that meets all of the following:  
A. The exposed area of an individual pane is larger than 9 sq. ft. and  
B. The bottom edge of the glazing is less than 18" above the floor; and  
C. The top edge of the glazing is more than 36" above the floor; and  
D. One or more walking surfaces are within 36" measured horizontally of the glazing.  
5. Glazing in guards and railings regardless of area or height above walking surface.  
6. Glazing where the bottom exposed edge of glazing is less than 36" above the plane of the highest walking surface of stairways, landings between flights of stairs and ramps.  
7. Glazing adjacent to the landing at the bottom of a stairway where glazing is less than 36" above the landing and within 60" horizontally of the bottom tread.



5 STAIR DETAIL  
1/2" = 1'-0"

OJ.M  
- residential  
- desing  
- patios & decks  
- remodeling  
- custom homes  
- additions  
1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

12 CONDOMINIUM DEVELOPMENT  
AJ Development Group, LLC  
737 - 761 Lewis St  
Pomona, CA 91768  
1ST & 2ND FLOOR PLAN

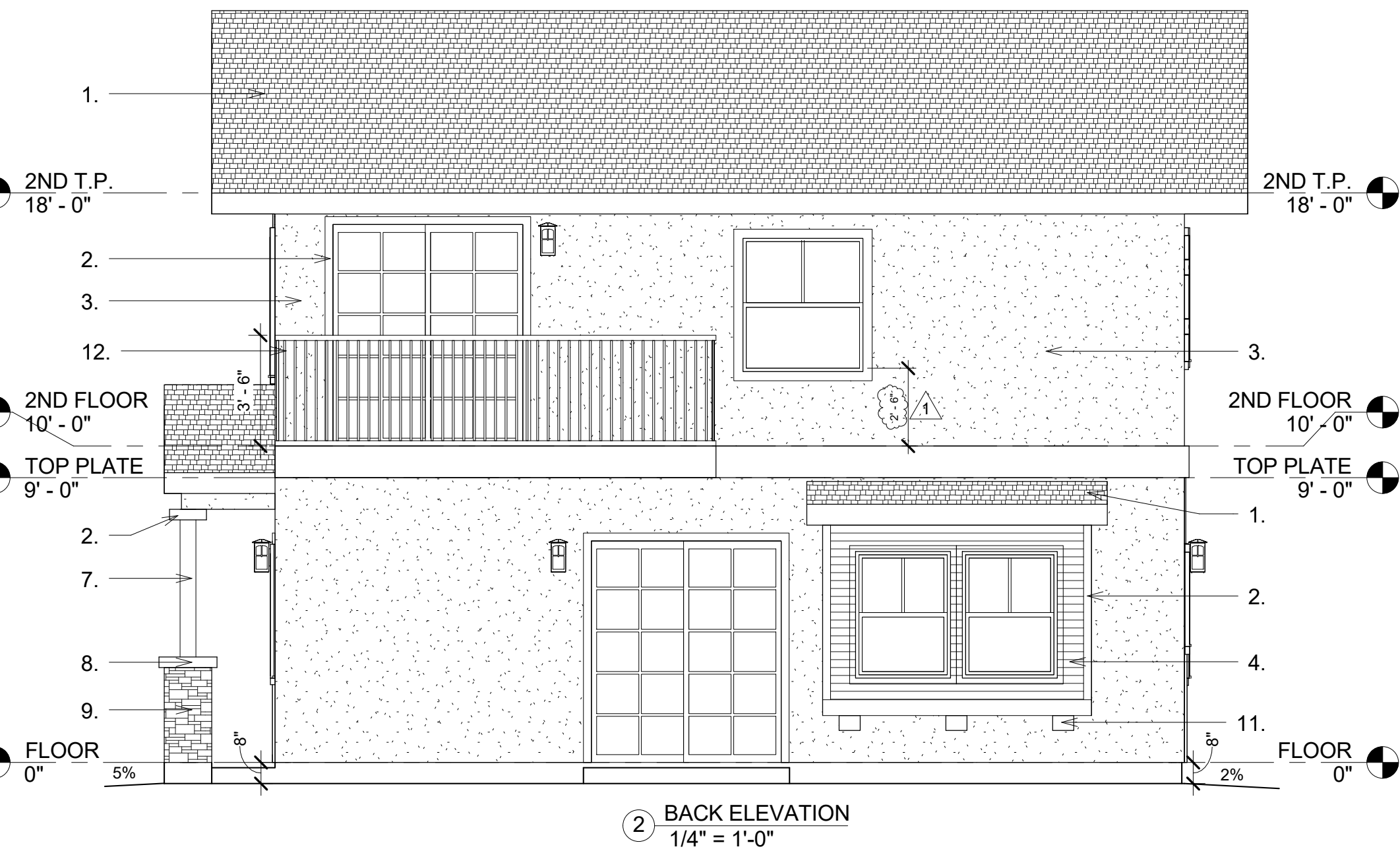
Project number	CONDOS2016
Date	8-7-17
Drawn by	OJM
Checked by	OJM
Scale	As indicated



**ATTIC VENTILATION CALCULATIONS ROOF W/ ATTIC:**  
1. A minimum of 1 inch is required between the plywood and the insulation and the eave vents.  
2. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIALS WITH 1/16-IN. MINIMUM AND 1/4-IN MAXIMUM OPENING. A MINIMUM OF 1-IN AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

PROPOSED ROOF ATTIC AREA:  $1,064/150 = 7.0$  S.F.  
PROVIDE (4) 18"x24" ATTIC VENT (1.4 SQ.) ATTIC VENTS =  $5.6 < 7.0$

PROPOSED ROOF ATTIC AREA:  $1,064/150 = 7.0$  S.F.  
PROVIDE (8) 22"x4" ATTIC EAVE VENT (0.2 SQ.) ATTIC VENTS =  $1.4 < 7.0$   
 $5.6 + 1.4 = 7.0 \leq 7.0$



**KEY NOTES**

1. PONDEROSA WOOD SHAKE GRAY RANGE TILE ROOF  
MANUFACTURER: BORAL ROOFING  
PRODUCT NAME: 1-PIECE S TILE CLASS "A" ROOFING  
ICC/ESR-1017  
SKU Number: 1USDU6074  
Product Type: Light Weight Tile

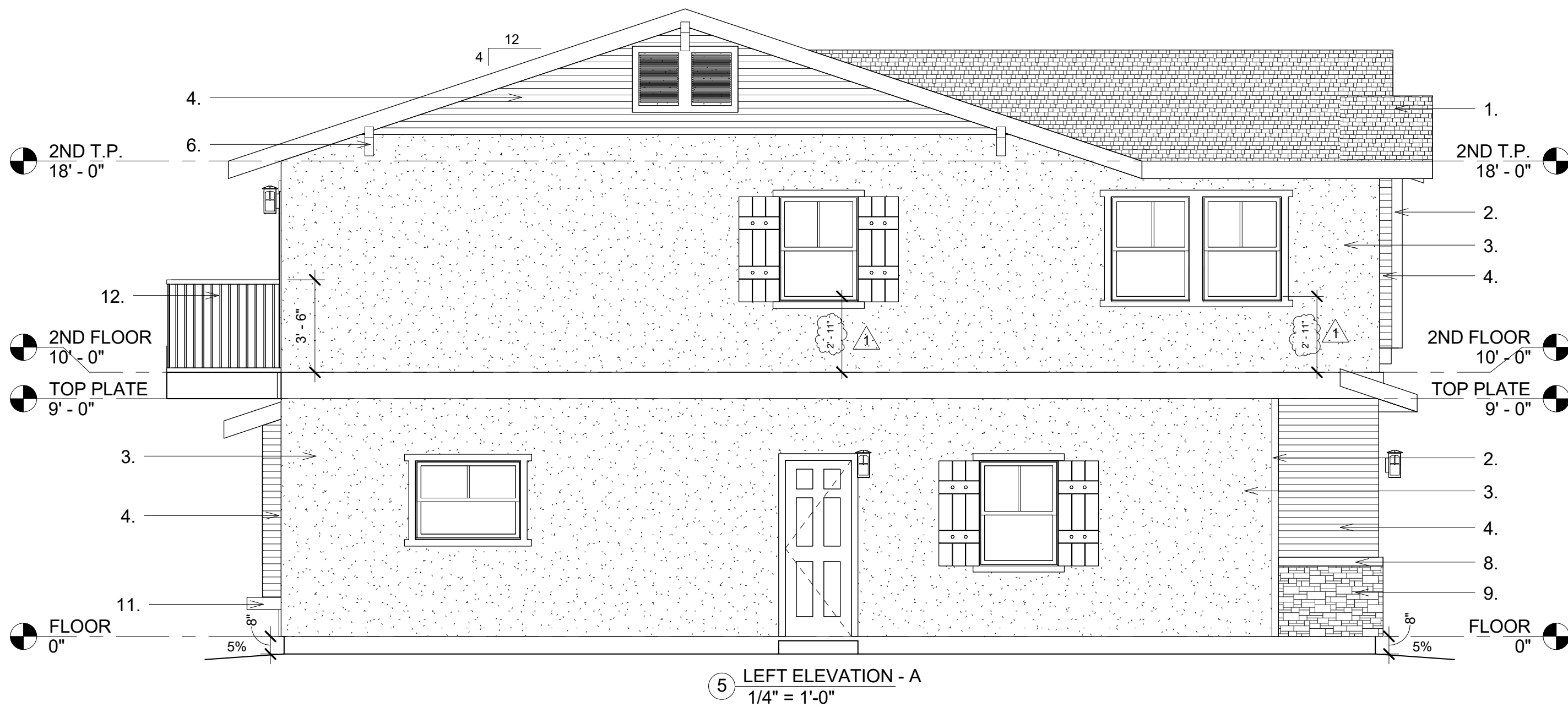
2. WOOD TRIMS (WINDOS & DOORS)
3. LA HABRA FALL BROOK SAND FINISH STUCCO
4. JAMES HARDIE 6" EXPOSED WOOD GRAINSIDING TYP.
5. PRE-FAB WOOD FINISH PLANSTIC SHUTTERS
6. 6x6 WOOD DECORATIVE BRACE
7. 6x6 WOOD POST
8. STUCCO TRIM OVER STONE
9. IDAHO DRYSTACK DECORATIVE STONE
10. WOOD BATTENDS @ 16" ON CENTER
11. 8x8 DECORATIVE WOOD BEAMS
12. ROD IRON RAILING

**ROOF/ROOFING NOTES:**

1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS  
2. ALL ROOF SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S HIGH WIND RESISTANT INSTRUCTIONS AND TABLE 15-B-1.  
3. ROOFS SHALL BE INSTALLED OVER 1/2" THICK MINIMUM OSB RADIANT BARRIER  
4. A MINIMUM OF 2 LAYER TYPE 15 FELT UNDERLAYMENT FOR COMPOSITIONS ROOF COVERING AND TYPE 30 FELT UNDERLAYMENT FOR TILE ROOFS PER 2016 CBC SECTIONS 1507.2.2 & 1507.3.3

**STUCCO NOTES:**

1. 1. brown coat inspection is required.  
2. (N) STUCCO SHALL BE 7/8 INCHES AN APPLIED WITH THREE-COAT APPLICATION PER CBC 2508.1. AND INSTALL IN ACCORDANCE WITH CHAPTER 25 ON THE CBC. STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF D PAPER SHALL BE APPLIED. A MINIMUM No. 26 GAGE CORROSION-RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIORS STUD WALLS THE SCREED SHALL BE PLACE A MINIMUM OF 4" INCHES ABOVE THE EARTH OR 2" INCHES ABOVE PAVE AREAS.



- residential  
- desing  
- patios & decks

**OJ M**  
- Residential Design-

- remodeling  
- custom homes  
- additions

1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

12 CONDOMINIUM DEVELOPMENT

AJ Development Group, LLC  
737 - 761 Lewis St  
Pomona, CA 91768

ELEVATIONS UNIT A

Project number CONDOS2016

Date 8-7-17

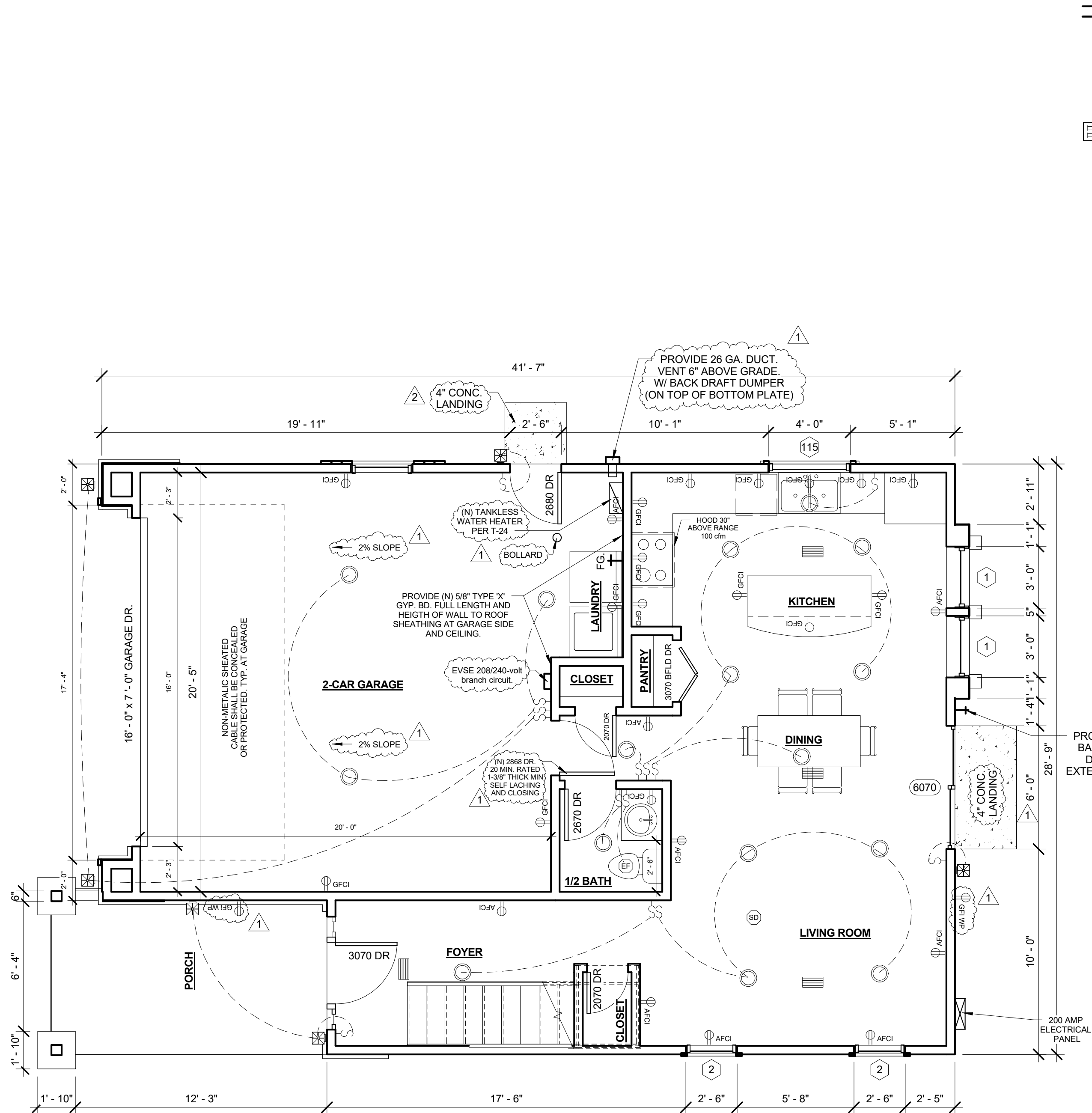
Drawn by OMAR MARROQUIN

Checked by O.J.M

2 - A1

Scale 1/4" = 1'-0"





1 FLOOR PLAN - A.2  
1/4" = 1'-0"

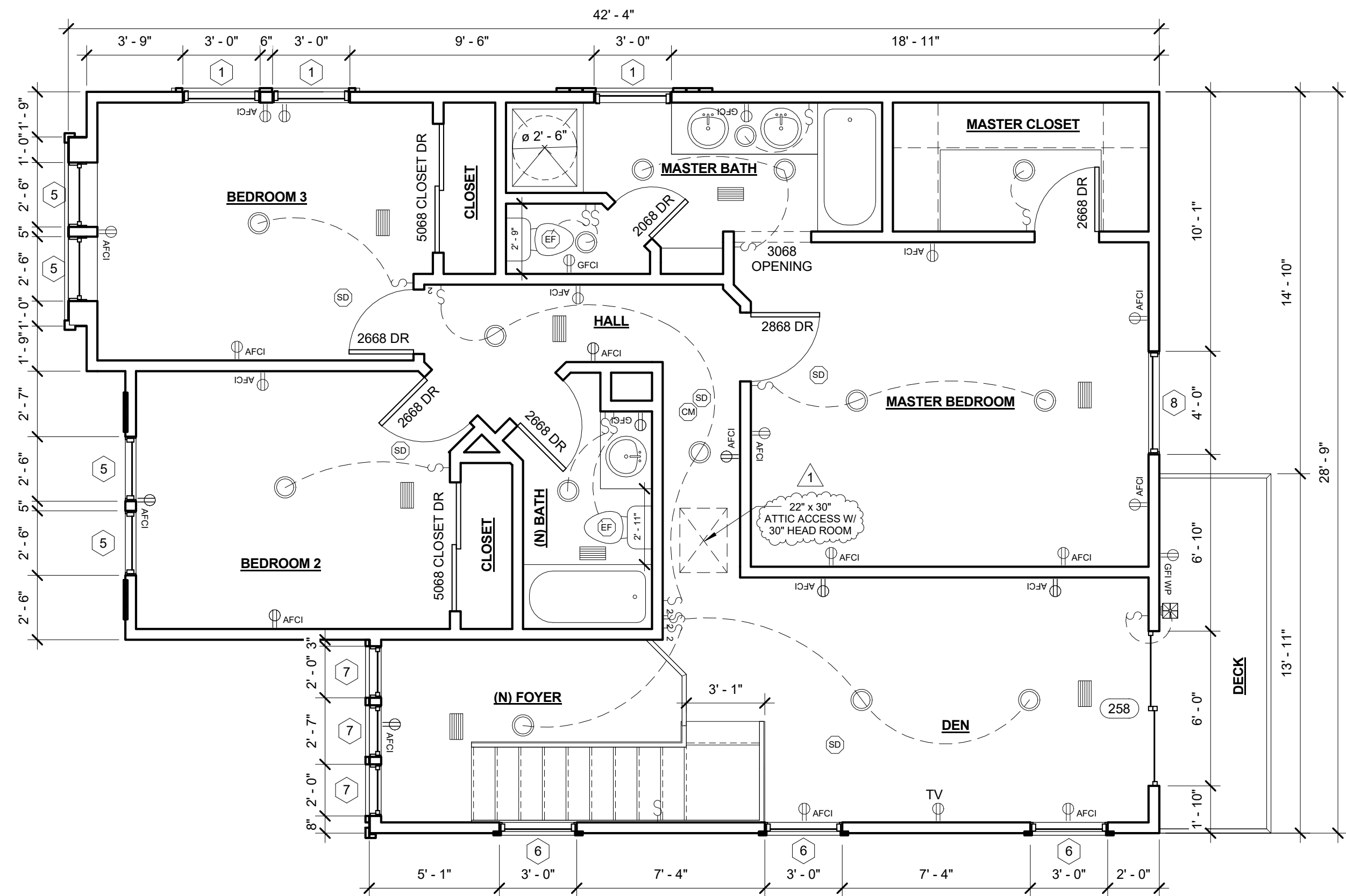
WINDOW SCHEDULE								
WINDOW NUMBER	WINDOW SIZE	TYPE-MATERIAL	FINISH	THICKNESS	U-FACTOR	SHGC	NFRC	FINISH COMMENTS
1	3'-0" x 4'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED
2	2'-6" x 4'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED
3	1'-4" x 7'-0"	FIX SIDE LIGHT	PF	1 3/4"	.32	.25	NFRC	RECESSED
4	4'-0"x3'-6"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED
5	2'-6" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED
6	3'-0" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED
8	4'-0" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED

1 The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.

ABBREVIATIONS  
SL = SLIDING  
DH = DOUBLE HUNG  
PF = PREFINISHED

- EXISTING WALL FRAMING TO REMAIN
- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- EXISTING
- NEW
- 1'x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
- LIGHT FIXTURE (high efficacy OR LED)
- FLUORESCENT LIGHT FIXTURE
- 50 CFM EXHAUST FAN TO PROVIDE 5 AIR CHANGES PER HOURS SWITCH TO LIGHT, VENT THROUGH ROOF
- SMOKE DETECTOR W/ BATTERY BACKUP
- RECESSED FLUORESCENT CAN LIGHT FIXTURE (ENERGY STAR COMPLIANT HIGH EFICACY OR LED)
- INCANDESCENT CAN LIGHT FICTION
- ONE
- CARBON MONOXIDE ALARM
- A/C REGISTER - GRILL
- VACANCY SENSOR
- MOTION SENSOR

3 LEGEND  
1 : 1







1 FRONT ELEVATION - A.2  
1/4" = 1'-0"



2 RIGHT ELEVATION - A.2  
1/4" = 1'-0"

**ATTIC VENTILATION CALCULATIONS ROOF W/ ATTIC:**  
1. A minimum of 1 inch is required between the plywood and the insulation and the eave vents.  
2. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIALS WITH 1/16-IN. MINIMUM AND 1/4-IN MAXIMUM OPENING.  
A MINIMUM OF 1-IN AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

PROPOSED ROOF ATTIC AREA: 1,064/150 = 7.0 S.F.  
PROVIDE (4) 18"x24" ATTIC VENT (1.4 SQ.) ATTIC VENTS = 5.6 < 7.0

PROPOSED ROOF ATTIC AREA: 1,064/150 = 5.0 S.F.  
PROVIDE (8) 22"x4" ATTIC EAVE VENT (0.2 SQ.) ATTIC VENTS = 1.4 < 7.0  
5.6 + 1.4 = 7.0 ≤ 7.0

- KEY NOTES**
1. PONDEROSA WOOD SHAKE GRAY RANGE TILE ROOF  
MANUFACTURER: BORAL ROOFING  
PRODUCT NAME: 1-PIECE S TILE CLASS "A" ROOFING  
ICC/ESR-1017  
SKU Number: 1USDU6074  
Product Type: Light Weight Tile
  2. WOOD TRIMS (WINDOS & DOORS)
  3. LA HABRA FALL BROOK SAND FINISH STUCCO
  4. JAMES HARDIE 6" EXPOSED WOOD GRAINSIDING TYP.
  5. PRE-FAB WOOD FINISH PLANSTIC SHUTTERS
  6. 6x6 WOOD DECORATIVE BRACE
  7. 6x6 WOOD POST
  8. STUCCO TRIM OVER STONE
  9. IDAHO DRYSTACK DECORATIVE STONE
  10. WOOD BATTENDS @ 16" ON CENTER
  11. 8x8 DECORATIVE WOOD BEAMS
  12. ROD IRON RAILING

**ROOF/ ROOFING NOTES:**

1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. ALL ROOF SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S HIGH WIND RESISTANT INSTRUCTIONS AND TABLE 15-B-1
3. ROOF SHALL BE INSTALLED OVER 1/2" THICK MINIMUM OSB RADIANT BARRIER
4. A MINIMUM OF 2 LAYER TYPE 15 FELT UNDERLAYMENT FOR COMPOSITIONS ROOF COVERING AND TYPE 30 FELT UNDERLAYMENT FOR TILE ROOFS PER 2016 CBC SECTIONS 1507.2.2 & 1507.3.3

**STUCCO NOTES:**

1. T. brown coat inspection is required.
2. (N) STUCCO SHALL BE 7/8 INCHES AN APPLIED WITH THREE-COAT APPLICATION PER CBC 2508.1. AND INSTALL IN ACCORDANCE WITH CHAPTER 25 ON THE CBC. STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF D PAPER SHALL BE APPLIED. A MINIMUM No. 26 GAGE CORROSION-RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIORS STUD WALLS THE SCREED SHALL BE PLACE A MINIMUM OF 4" INCHES ABOVE THE EARTH OR 2" INCHES ABOVE PAVE AREAS.



3 BACK ELEVATION A.2  
1/4" = 1'-0"



4 LEFT ELEVATION A.2  
1/4" = 1'-0"

**OJ.M**  
- Residential Design -  
- remodeling - custom homes - additions - residential - desing - patios & decks

1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

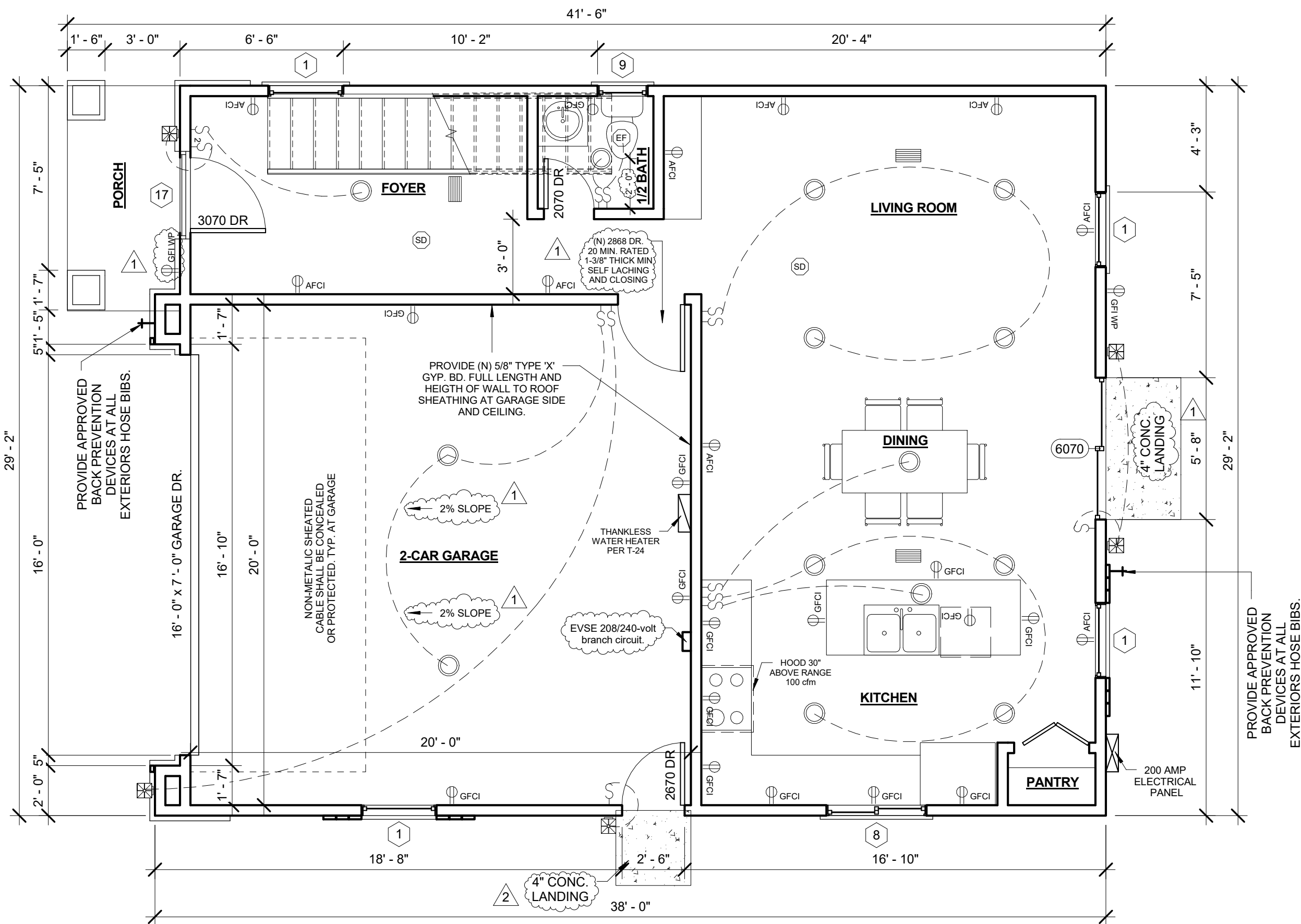
No.	Description	Date

**12 CONDOMINIUM DEVELOPMENT**  
A.J. Development Group, LLC  
737 - 761 Lewis St  
Pomona, CA 91768

**ELEVATIONS UNIT A.2**

Project number	CONDOS2016
Date	8-7-17
Drawn by	Author
Checked by	Checker
<b>4 - A2</b>	
Scale	1/4" = 1'-0"

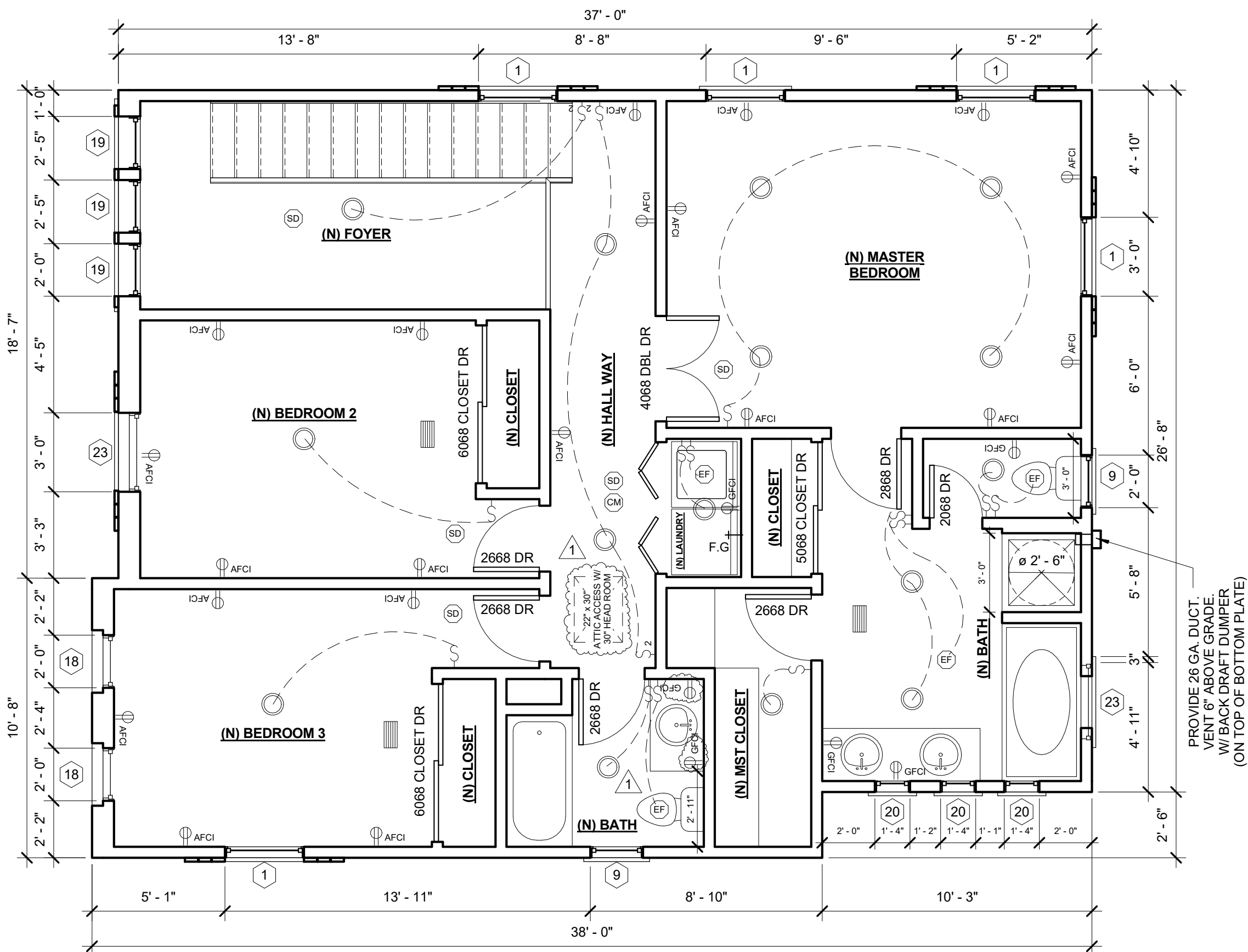




1 FLOOR PLAN - B  
1/4" = 1'-0"

- EXISTING WALL FRAMING TO REMAIN
- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- EXISTING
- NEW
- 1x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
- LIGHT FIXTURE (high efficacy OR LED)
- FLUORESCENT LIGHT FIXTURE
- 50 CFM EXHAUST FAN TO PROVIDE 5 AIR CHANGES PER HOURS SWITCH TO LIGHT. VENT THROUGH ROOF
- SMOKE DETECTOR W/ BATTERY BACKUP
- RECESSED FLUORESCENT CAN LIGHT FIXTURE (ENERGY STAR COMPLIANT HIGH EFICACY OR LED)
- INCANDESCENT CAN LIGHT FICTURE
- ONE
- CARBON MONOXIDE ALARM
- A/C REGISTER - GRILL
- VACANCY SENSOR
- MOTION SENSOR

3 LEGEND  
1 : 1



2 2ND FLOOR - B  
1/4" = 1'-0"

WINDOW SCHEDULE									
WINDOW NUMBER	WINDOW SIZE	TYPE-MATERIAL	FINSH	THICKNESS	U-FACTOR	SHGC	NFRC	FINISH COMMENTS	
1	3'-0" x 4'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
2	2'-6" x 4'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
3	1'-4" x 7'-0"	FIX SIDE LIGHT	PF	1 3/4"	.32	.25	NFRC	RECESSED	
4	4'-0"x3'-6"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
5	2'-6" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
6	3'-0" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
8	4'-0" x 4'-6"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED	
9	2'-0" x 3'-0"	DOUBLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	RECESSED TEMP GLASS	

1. The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.

ABBREVIATIONS  
SL = SLIDING  
DH = DOUBLE HUNG  
PF = PREFINISHED

DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE	MATERIAL	FINSH	THICKNESS	FINISH COMMENTS
6070	6'-0"x7'-0"	TEMP GLASS	PF	1 3/4"	
5870	5'-8"x7'-0"	TEMP GLASS	PF	1 3/4"	
3070	3'-0"x7'-0"	SC	PF	1 3/4"	
2868	2'-8"x7'-0"	HC	PF	1 3/4"	
2668	2'-6"x7'-0"	HC	PF	1 3/4"	
2068	2'-0"x7'-0"	HC	PF	1 3/4"	

ABBREVIATIONS  
HC = HOLLOW CORE  
SC = SOLID CORE  
PF = PREFINISHED  
PS = PRESSED STEEL (TIMELY)

- residential  
- desing  
- patios & decks

- remodeling  
- custom homes  
- additions

1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

12 CONDOMINIUM DEVELOPMENT

AJ Development Group, LLC  
737 - 761 Lewis St  
Pomona, CA 91768

1ST & 2ND FLOOR PLAN

Project number	CONDOS2016
Date	8-7-17
Drawn by	Author
Checked by	Checker
5 - B	
Scale	As indicated



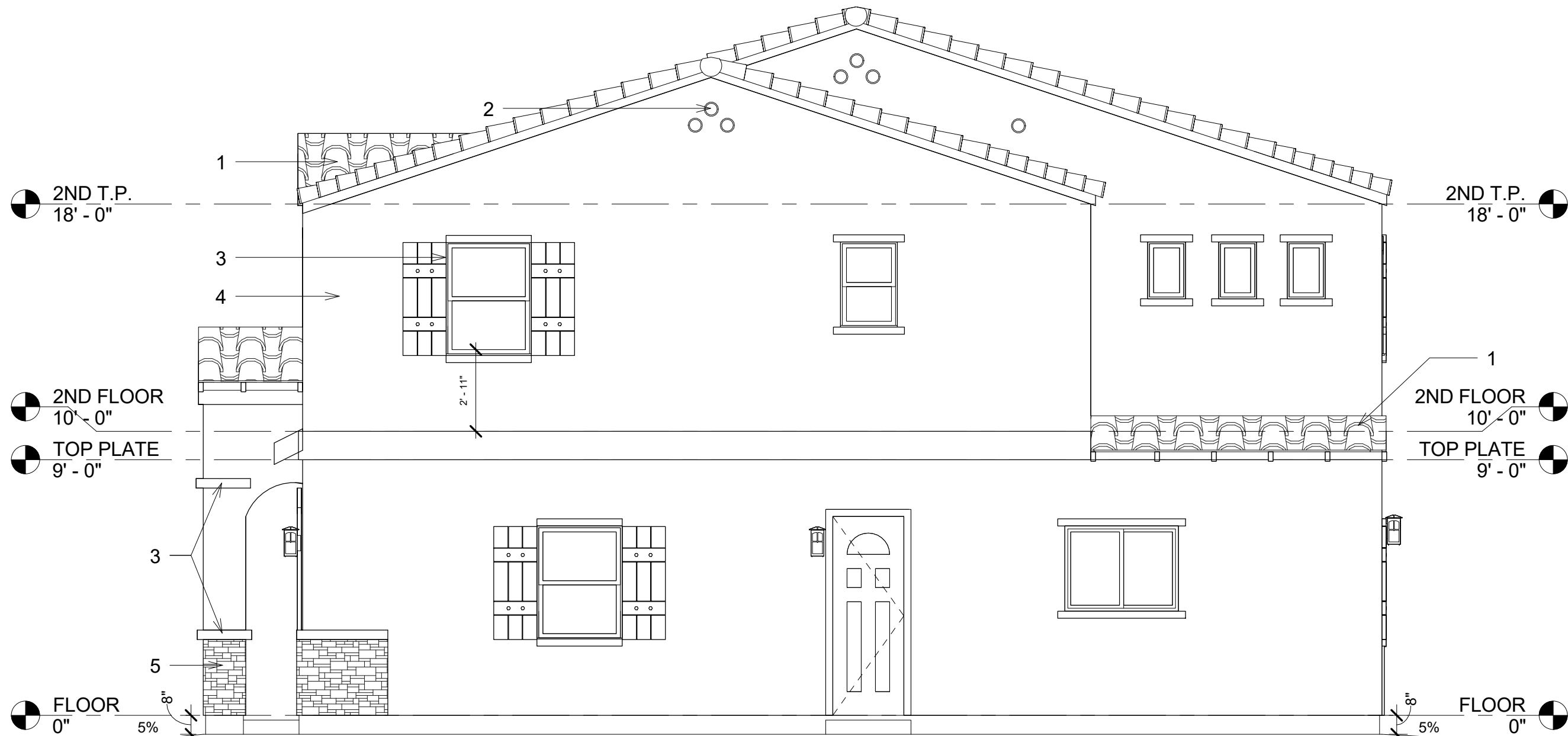


1 FRONT ELEVATION B.2  
1/4" = 1'-0"

**ATTIC VENTILATION CALCULATIONS ROOF W/ ATTIC:**  
1. A minimum of 1 inch is required between the plywood and the insulation and the eave vents.  
2. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIALS WITH 1/16-IN. MINIMUM AND 1/4-IN MAXIMUM OPENING.  
A MINIMUM OF 1-IN AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

PROPOSED ROOF ATTIC AREA: 1,064/150 = 7.0 S.F.  
PROVIDE (4) 18"x24" DORMER VENT (1.4 SQ.) ATTIC VENTS = 5.6 < 7.0

PROPOSED ROOF ATTIC AREA: 1,064/150 = 5.0 S.F.  
PROVIDE (8) 22"x4" ATTIC EAVE VENT (0.2 SQ.) ATTIC VENTS = 1.4 < 7.0  
5.6 + 1.4 = 7.0 ≤ 7.0

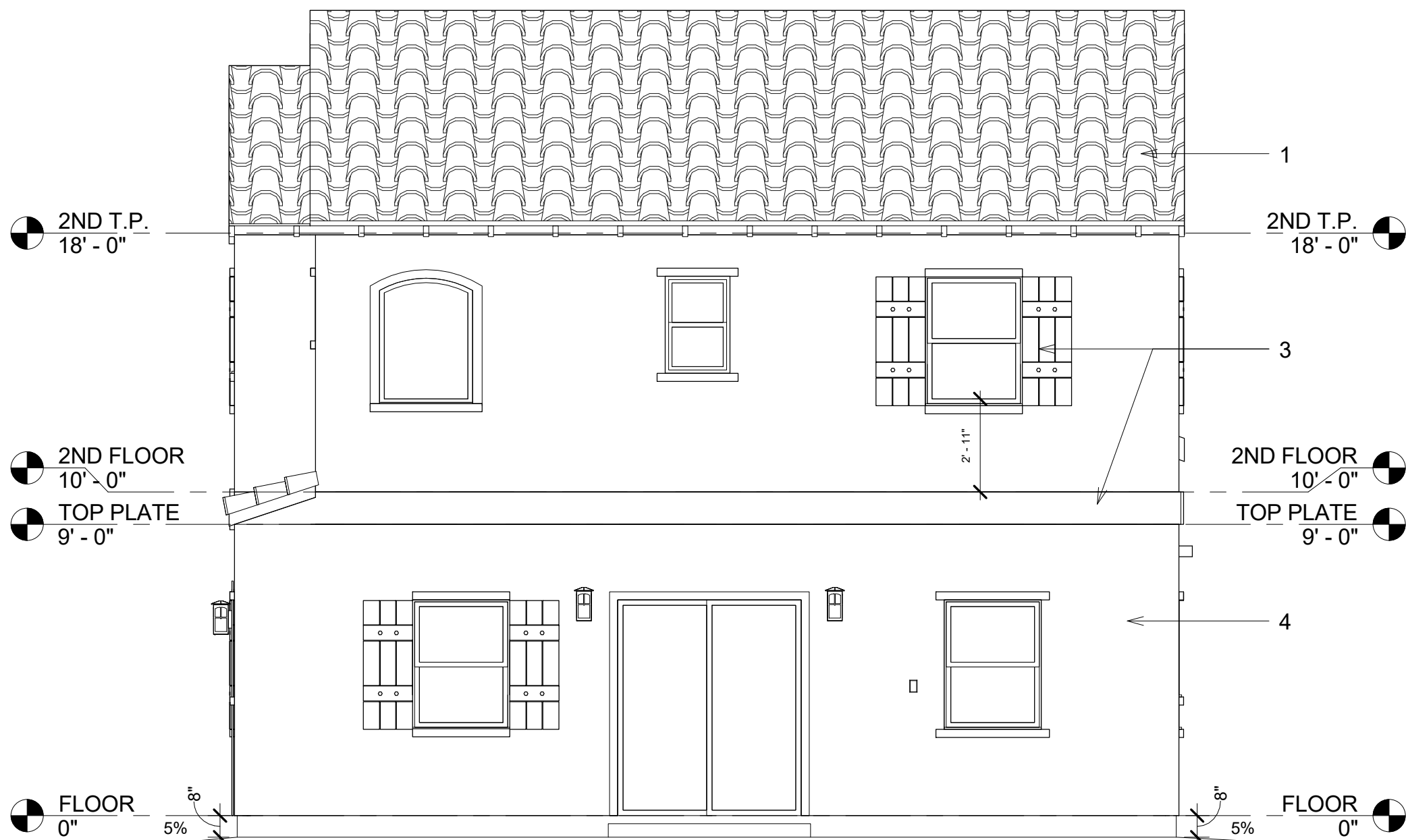


2 RIGHT ELEVATION B.2  
1/4" = 1'-0"

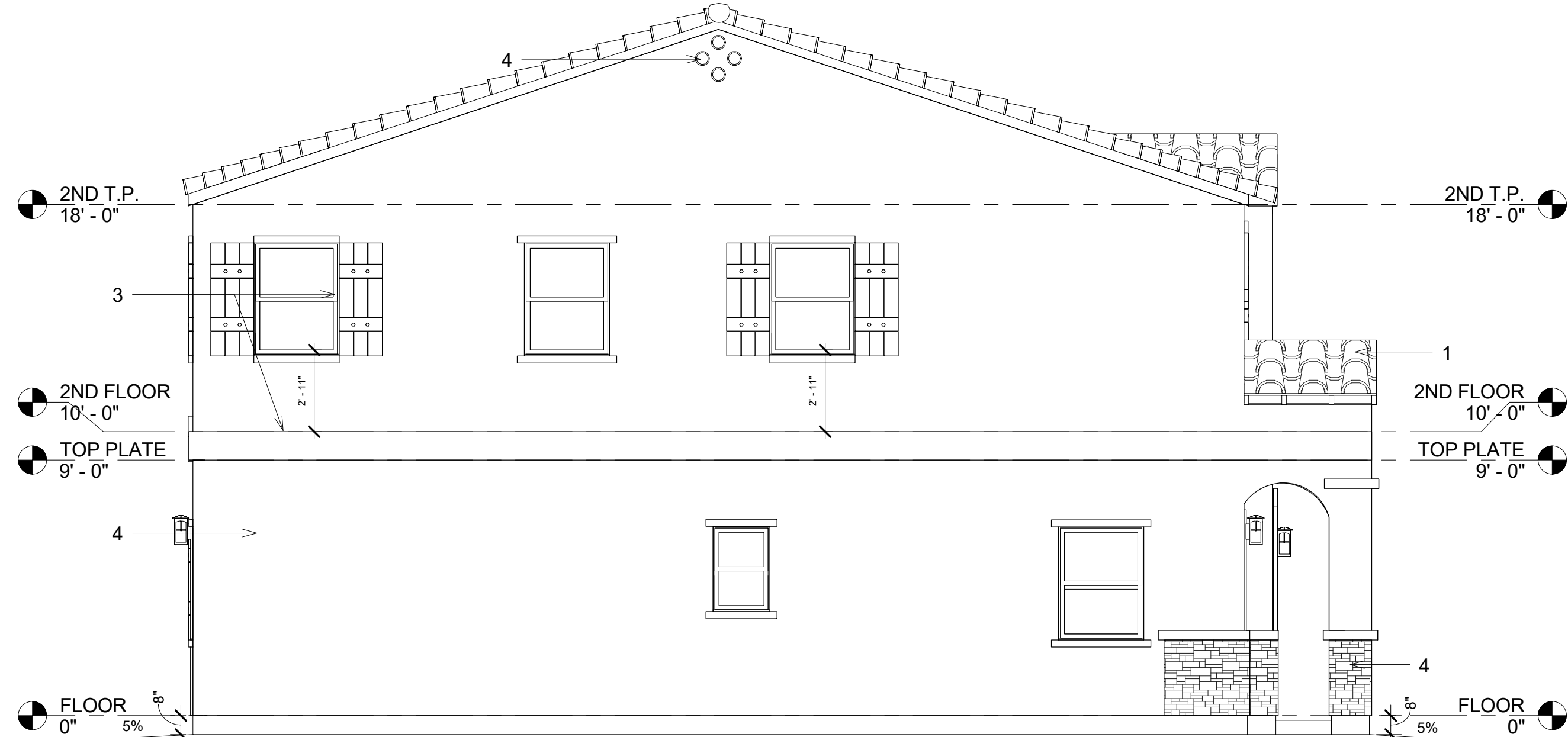
**ROOF/ ROOFING NOTES:**  
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- KEY NOTES**
1. CAPISTRANO S STYLE TILE ROOF  
PONDEROSA WOOD SHAKE GRAY RANGE TILE ROOF  
MANUFACTURER: BORAL ROOFING  
PRODUCT NAME: 1-PIECE S TILE CLASS "A" ROOFING  
ICC/ESR-1017  
SKU Number: 1USDU6074  
Product Type: Light Weight Tile
  2. CLAY LOUVERES
  3. IRON DECORATION
  4. LA HABRA FALL BROOK SAND FINISH STUCCO
  5. IDAHO DRYSTACK DECORATIVE STONE



4 BACK ELEVATION B.2  
1/4" = 1'-0"



3 LEFT ELEVATION B.2  
1/4" = 1'-0"

- residential  
- desing  
- patios & decks

-Residential Design-

- remodeling  
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1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

12 CONDOMINIUM DEVELOPMENT  
A.J. Development Group, LLC  
737 - 761 Lewis St  
Pomona, CA 91768

ELEVATIONS

Project numberCONDOS2016

Date8-7-17

Drawn byAuthor

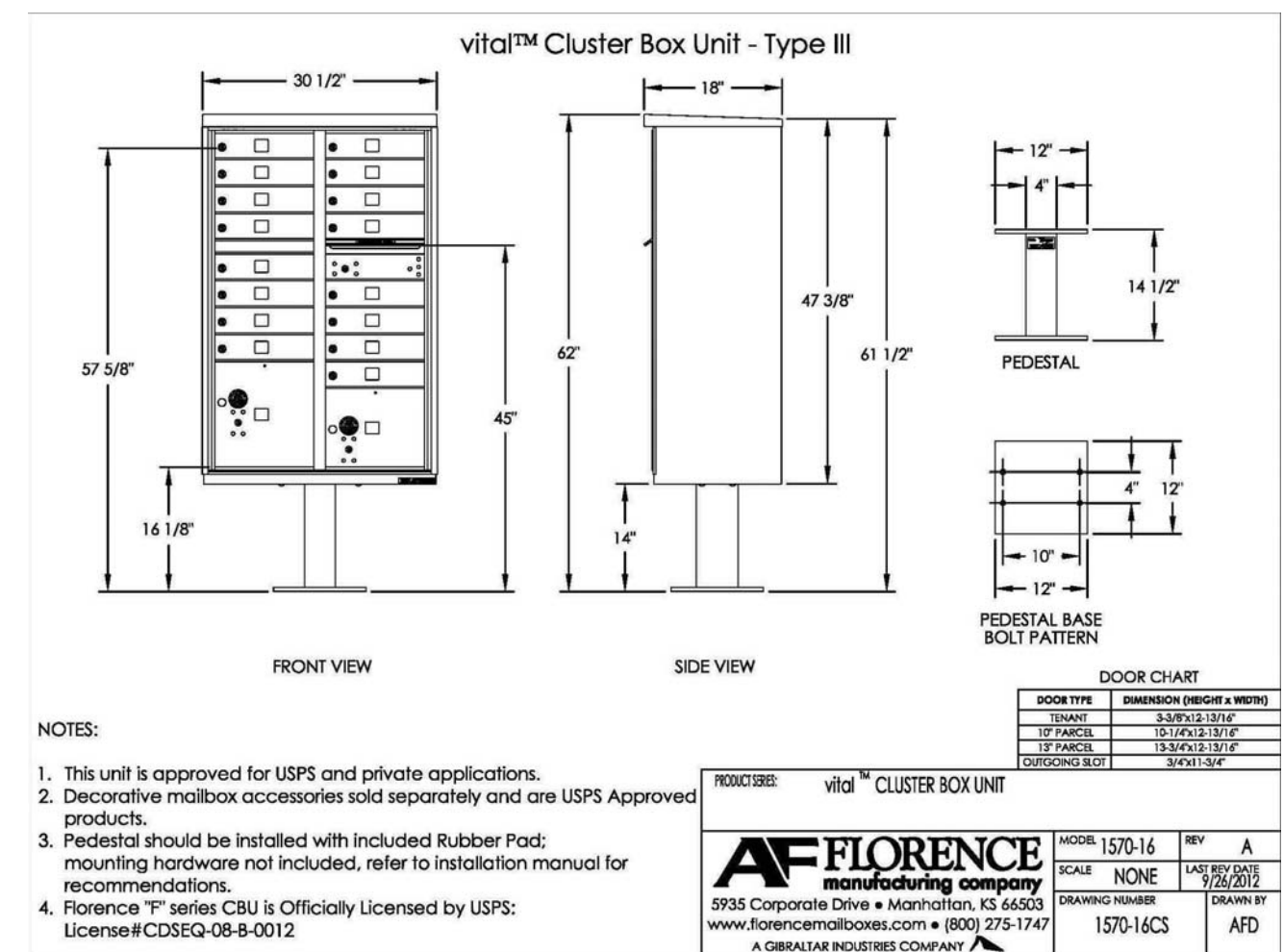
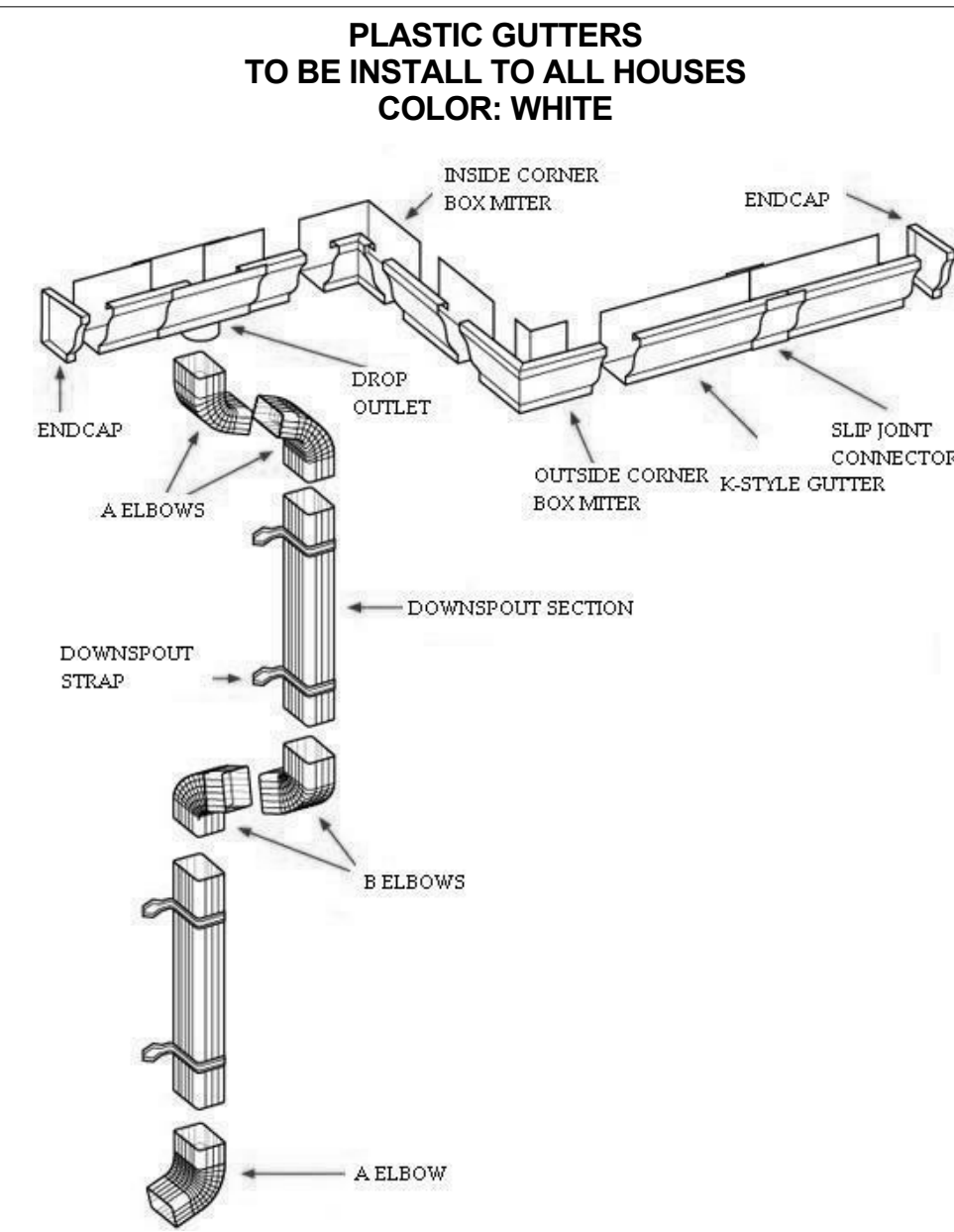
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6 - B

Scale1/4" = 1'-0"



A black and white photograph showing a long, low stone retaining wall made of rectangular blocks. The wall runs horizontally across the middle of the frame. Behind the wall, a range of rugged mountains is visible under a clear sky. In the foreground, there is a gravelly area with several small, dark, bushy plants. On the far left, a portion of a street lamp is visible.



**GENERAL NOTES:**

1. GUTTERS, SCUPPERS, & DOWN SPOTS TO BE INSTALLED
2. All "6" high CMU split face block walls are by separate submittal and approval"

**std-base**  
BASE

4" Opening

13" Height

16.75" Diameter

**Base Measurements**

13 3/4" Diameter

**Base Footprint**

Circular base pattern requiring four (4) 3/4" anchor bolts

**Optional Fluted Pole**

EDDY SCREW 1 IN

**Specifications**

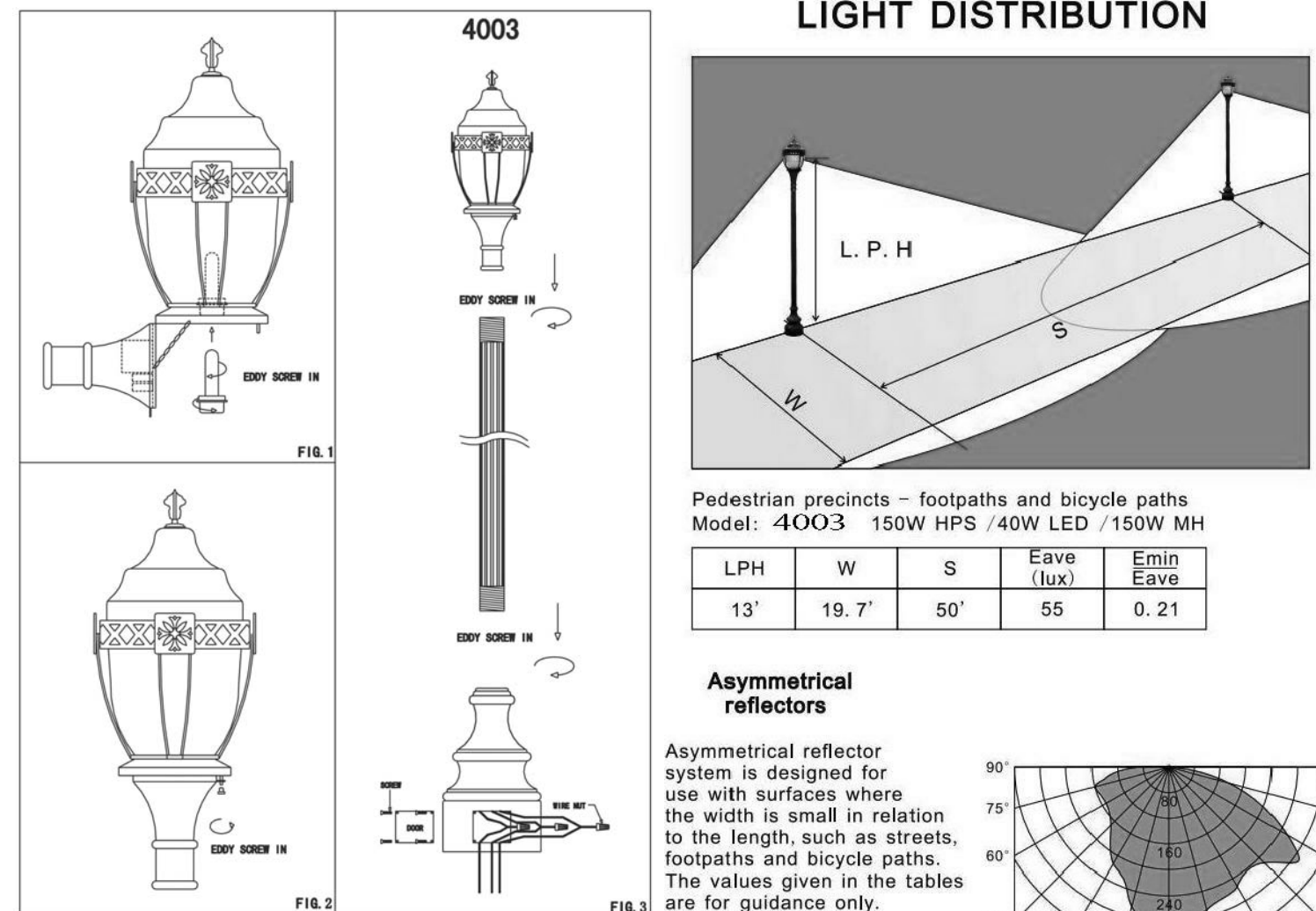
Specifications	Pole Selector
Color	Black
Material	Aluminum
Style	Clifton Park
Sale Type	Wholesale
Intended Use	Neighborhood or Municipalities
General Category	Street Lights

**Pole Selector**

Height	Style
8'	*Fluted
10'	
12'	
14'	

**Diagram Labels:**

- EDDY SCREW 1 IN
- OPTIONAL FLUTED POLE
- EDDY SCREW 1 IN
- DOOR
- DOOR
- WIRE HUT



The site plan illustrates a residential development with the following features:

- Units:**
  - UNIT A1:** Located in the upper right, featuring a deck and a 15050 FT PRIVATE OPEN SPACE.
  - UNIT A2:** Multiple units are shown, including one in the upper left, one in the middle right, and one in the lower right. Each includes a 15050 FT PRIVATE OPEN SPACE.
  - UNIT B:** Several units are distributed throughout the plan, including one in the upper left, one in the middle left, one in the center, and one in the lower center.
- Common Open Space:** A large area in the lower left is designated as "PROPOSED 6,181 sq ft COMMON OPEN SPACE".
- Parking:** A parking area with five spaces (labeled 1-5) is located in the lower right, adjacent to a "MAIL BOX" and an "EXIST. BLDG. TO BE REMODELED".
- Driveways and Streets:** Multiple "DRIVE WAY" labels are present, connecting units to a central road. A curved road with a radius of  $R=32'-0"$  is shown in the center.
- Fences and Setbacks:**
  - (N) 6' H. WOOD FENCE:** Indicated in several locations around the perimeter and between units.
  - (E) 6' H. CHAIN LINK FENCE TO BE REMOVED:** Indicated along the western and southern boundaries.
  - (N) 6' H. CMU SPLIT FACE BLOCK WALL TO BU INSTALL:** Indicated along the northern and southern boundaries.
  - SETBACK LINE:** Dashed lines indicating required setbacks from the property boundaries.
- Other Features:**
  - STREET LIGHT:** Multiple locations are marked with a circle containing "2/7".
  - 15050 FT PRIVATE OPEN SPACE:** Labeled for several units.
  - DECK:** Labeled for UNIT A1 and one UNIT A2.
  - MAIL BOX:** Located near the parking area.
  - EXIST. BLDG. TO BE REMODELED:** Located near the parking area.
- Dimensions and Orientation:**
  - Property dimensions: 200.06' (north-south) and 200.02' (east-west).
  - Angles:  $N 1^{\circ}47'08''W$  and  $N 88^{\circ}14'08''E$ .
  - Scale:  $1/16" = 1'-0"$ .

[illegible]

Project number	CONDOS2016
Date	8-7-17
Drawn by	Author
Checked by	Checker
7	
Scale	As indicated



## LCK SERIES-LED SPECIFICATIONS

**FINISH**  
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



LCK1-YJ

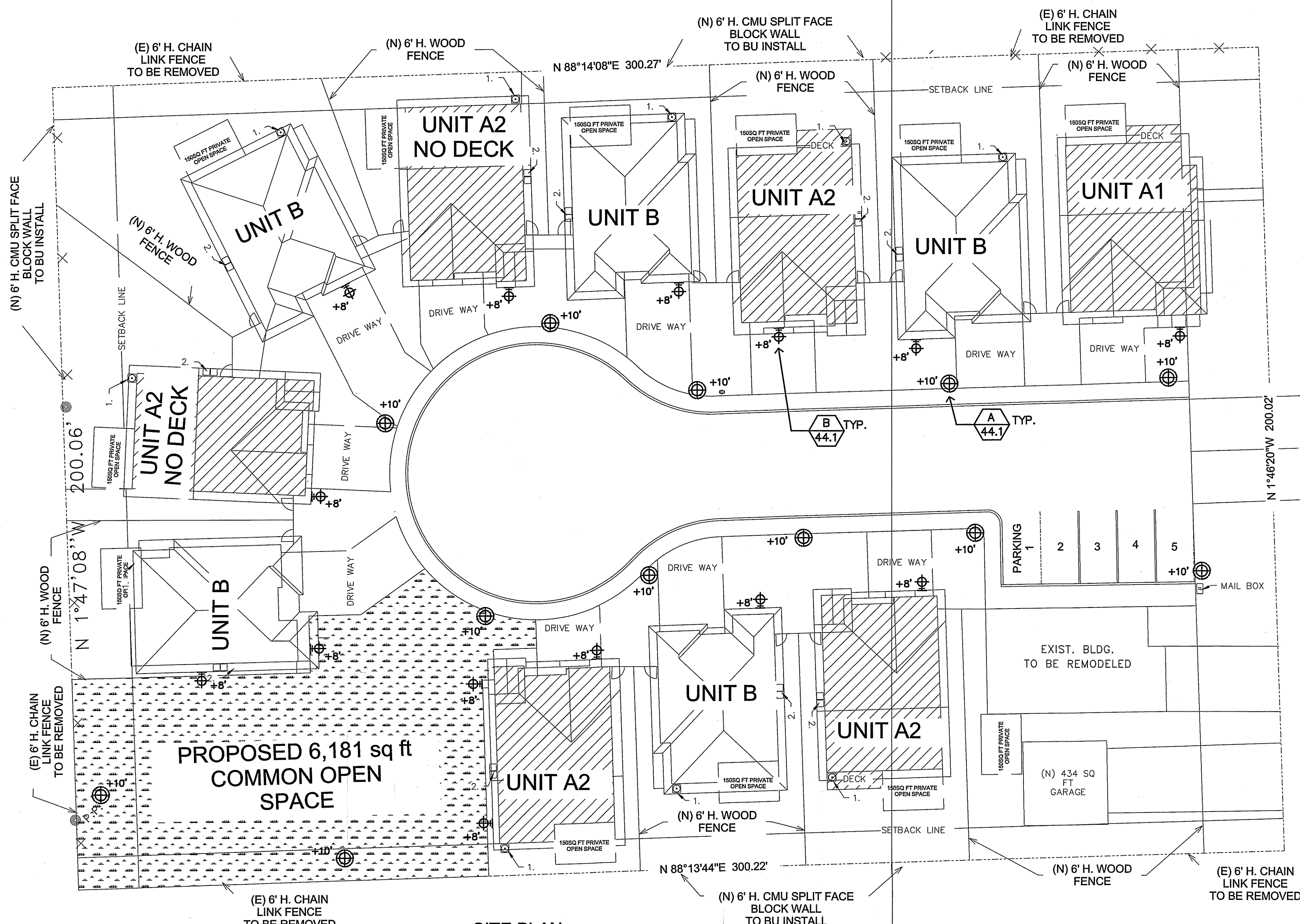
UL U.L. Listed for wet location

## SPECIFICATIONS









		Verdopet en Wachstapplan			2005	(2274 & 4301 Ontz) .... 2005P
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**Sun Valley Lighting**  
660 West Avenue, CA Palmdale, CA 93551  
Phone (818) 233-2000 Fax (818) 233-2001  
www.sunvl.com

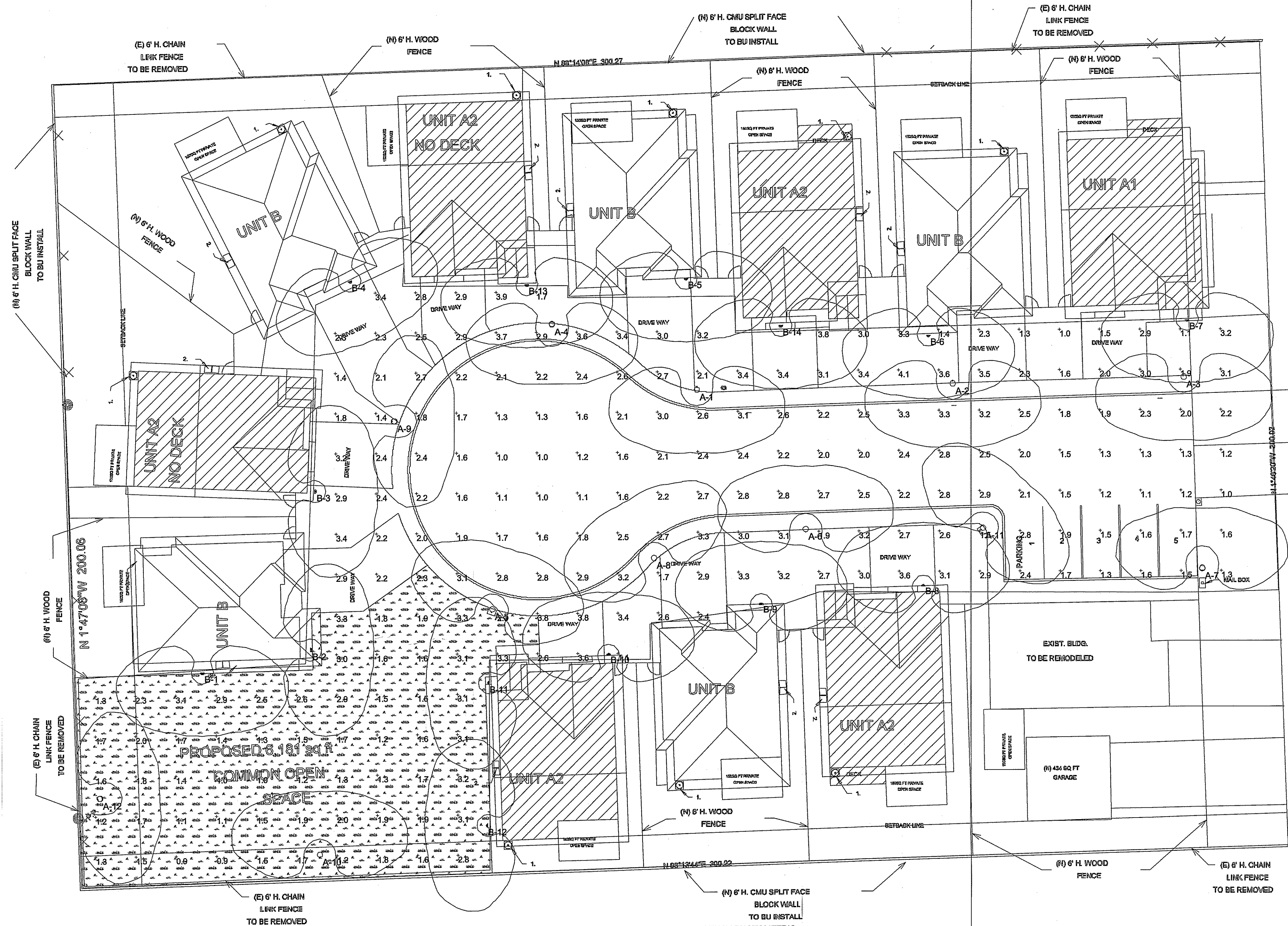


**SITE PLAN**  
1/16"=1'-0"

			LIGHTING FIXTURE SCHEDULE										
V O L T	S Y M B O L	T Y P E	MOUNTING				LAMPS			L O A D  V.A.	MANUFACTURER	CATALOG NO.	FINISH & REMARKS
			R E C E S S E D	S U R F A C E	W A L L	P O L E	N U M B E R	W A T T A G E	T Y P E				
120		 A 44.1						44.1	LED	44.1	SUN VALLEY LIGHTING	LCK1-CP-APA-II-40LED-NW	10' HIGH WET LOCATION
120		 B 44.1						44.1	LED	44.1	SUN VALLEY LIGHTING	LCK1-CP-APA-II-40LED-NW	8' HIGH WET LOCATION

Date	08-03-18
Scale	
Drawn	M.D.
Job #	Y17-216
Sheet	<b>E-1</b>
Of	2 Sheets

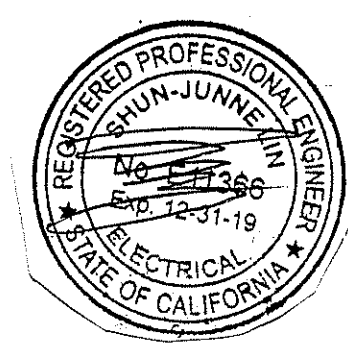




Plan View - EMERGENCY PHOTOMETRIC  
Scale - 1" = 168'

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Wattage
	A	12	SUN VALLEY LIGHTING	LCK1-CP-APA-I-40LED-NW	POST TOP, 10 LED MODULES - EXTRUDED FINNED DIFFUSE METAL HOUSING WITH 4 LEDS, CLEAR TEXTURED PLASTIC DIFFUSERS.	FORTY WHITE LIGHT EMITTING DIODES (LED) DRIVEN AT 350MA.	40	LCK1-CP-APA-2-40LED-NW.lvs	44.1
	B	14	SUN VALLEY LIGHTING	LCK1-CP-APA-I-40LED-NW	POST TOP, 10 LED MODULES - EXTRUDED FINNED DIFFUSE METAL HOUSING WITH 4 LEDS, CLEAR TEXTURED PLASTIC DIFFUSERS.	FORTY WHITE LIGHT EMITTING DIODES (LED) DRIVEN AT 350MA.	40	LCK1-CP-APA-2-40LED-NW.lvs	44.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING	+	2.2 fc	4.1 fc	0.9 fc	4.6:1	2.4:1



REVISIONS BY

PERFECT DESIGN & INVESTMENT, INC.  
Design & Consulting  
•Design •Construction •Plumbing, Fire Sprinkler System, Electrical, Title 24 Energy Calculation.  
2416 W. Valley Blvd.  
Alhambra, CA 91803  
Tel: (626) 289-8808  
Fax: (626) 289-4913  
E-Mail: PERFECTMIA@aol.com

SITE LIGHT & PHOTOMETRICAL

737 & 763 LEWIS ST,  
POMONA CA 91768

Date 08-03-18  
Scale  
Drawn M.D.  
Job # Y17-2164  
Sheet  
E-2  
Of Sheets



# GRADING AND DRAINAGE PLAN

## PROJECT LOCATION

### STANDARD GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF POMONA ORDINANCE NO. 3444, THE LATEST STATE CODES AS MANDATED TO BE ENFORCED BY THE CITY, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, PLUS ANY SUPPLEMENTS. \* A BOND IS REQUIRED PER SECTION 3311 OF THE UNIFORM BUILDING CODE.
- AN APPROVED SET OF PLANS SHALL BE ON THE JOB AT ALL TIMES.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING DIVISION AT (909)620-2422.
- ADEQUATE BARRICADES, LIGHTS, FLAGMEN, SIGNS AND OTHER SAFETY DEVICES SHALL BE PROVIDED AS SPECIFIED BY THE TRAFFIC MANUAL, PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- EXISTING CITY STREETS SHALL BE KEPT CLEAN OF ALL MATERIALS RESULTING FROM THE GRADING OPERATIONS. THE STREET RIGHT-OF-WAY SHALL BE CLEANED UP DAILY AND AS NECESSARY TO MAINTAIN PEDESTRIAN AND VEHICULAR PASSAGE OVER THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
- THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING:
  - PRE-GRADE MEETING: WHEN THE PERMITEE IS READY TO BEGIN WORK AND BEFORE ANY GRADING OR BRUSHING IS STARTED, THE FOLLOWING PEOPLE MUST BE PRESENT - OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, BUILDING OFFICIAL OR THEIR REPRESENTATIVE.
  - TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
  - EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
  - FILL INSPECTION: AFTER THE AREA TO RECEIVE FILL HAS BEEN PREPARED AND INSPECTED BY THE SOILS ENGINEER.
  - DRAINAGE DEVICE INSPECTION: AFTER FORMS, STEEL AND PIPE ARE IN PLACE, AND BEFORE ANY CONCRETE IS POURED.
  - ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED.
  - FINAL INSPECTION: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE 'AS GRADED' PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED AND APPROVED.

THE PERMITEE SHALL WAIT FOR APPROVAL BY THE INSPECTOR BEFORE PROCEEDING WITH THE WORK.

- SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL.
- THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE UNIFORM BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
- DUST SHALL BE CONTROLLED BY WATERING.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROVED GEOTECHNICAL REPORT BY Sampson and Associates, LLC DATED February 15, 2016.
- THE CONTRACTOR SHALL INCORPORATE EROSION CONTROL MEASURES WHEN DEEMED NECESSARY BY THE BUILDING OFFICIAL. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON WILL BE SUBMITTED PRIOR TO SEPTEMBER 15. THE CONTROL DEVICES SHOWN ON SAID PLANS WILL BE INSTALLED NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 1.
- THE ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVE ALL CUT SLOPES.
- PRIOR TO ISSUANCE OF THE BUILDING PERMITS, A SOIL EXPANSION TEST PERFORMED IN ACCORDANCE WITH THE PROCEDURES OF UNIFORM BUILDING CODE STANDARD NO.18.2 IS REQUIRED.
- PRIOR TO PLACING COMPACTED FILL, THE SURFACE SHALL BE STRIPPED OF VEGETATION AND THE SURFACE SCARIFIED TO A DEPTH OF 12 INCHES OR AS SPECIFIED BY THE SOILS ENGINEER AND APPROVED BY THE BUILDING OFFICIAL. BROUGHT TO OPTIMUM MOISTURE CONTENT, RECOMPACTED TO 90 % MAXIMUM DENSITY AND INSPECTED BY THE GRADING INSPECTOR AND THE SOIL TESTING AGENCY.
- CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% OF MAXIMUM DENSITY AS DETERMINED BY UNIFORM BUILDING CODE SECTION 3313, LATEST EDITION ADOPTED BY THE CITY, AND CERTIFIED BY THE SOILS ENGINEER. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FEET OF VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED, AT LEAST ONE-HALF OR THE REQUIRED TESTS SHALL BE MADE AT THE LOCATION OF THE FINAL FILL SLOPE.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL BE COMPACTED TO NO LESS THAN 90% OF MAXIMUM DENSITY OUT TO THE FINISHED SURFACE. ALL FILL SLOPES GREATER THAN 5 FEET IN VERTICAL HEIGHT SHALL BE GRID ROLLED TO COMPACT THE OUTER 6" TO 8" TO AT LEAST 90% OF MAXIMUM DENSITY.
- NO ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIMENSION WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
- NO FILL SHALL PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF REQUIRED) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING INSPECTOR.
- CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE WILL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS.
- ALL EXISTING FILL SHALL BE APPROVED BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL OR HIS REPRESENTATIVE BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER.
- ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS SHALL BE CONSTRUCTED WITH TYPE 5 SIX (6) SACK CEMENT UNLESS SULFATE-CONTENT TESTS CONDUCTED BY THE SOILS ENGINEER SHOW IT TO BE UNNECESSARY.
- THE CIVIL ENGINEER SHALL PROVIDE PROFESSIONAL INSPECTION WITHIN SUCH ENGINEER'S AREA OF TECHNICAL SPECIALTY, WHICH SHALL CONSIST OF OBSERVATION AND REVIEW AS TO THE ESTABLISHMENT OF LINE, GRADE AND SURFACE DRAINAGE OF THE DEVELOPMENT AREA.
- THE SOILS ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE PREPARATION OF NATURAL GROUND AND PLACEMENT OF COMPACTION TO VERIFY THAT SUCH WORK IS BEING PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THE APPROVED PLAN AND THE REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 3317.3, LATEST EDITION ADOPTED BY THE CITY. REVISED RECOMMENDATIONS RELATING TO CONDITIONS DIFFERING FROM THE APPROVED SOILS ENGINEERING REPORT SHALL BE SUBMITTED TO THE PERMITEE, THE BUILDING OFFICIAL, AND THE CIVIL ENGINEER.

- THE ENGINEERING GEOLOGIST SHALL PROVIDE A PROFESSIONAL INSPECTION OF THE BEDROCK EXCAVATION TO DETERMINE IF CONDITIONS ENCOUNTERED ARE IN ACCORDANCE WITH THE APPROVED REPORTS, THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW, IN ACCORDANCE WITH THE UNIFORM BUILDING CODE SECTION 3317.4, LATEST EDITION ADOPTED BY THE CITY.
- THE PERMITEE SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND IN CONFORMANCE WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE SECTION 3317.5, AND THE PERMITEE SHALL ENGAGE CONSULTANTS, IF REQUIRED, TO PROVIDE PROFESSIONAL INSPECTIONS ON A TIMELY BASIS. THE PERMITEE SHALL ACT AS A COORDINATOR BETWEEN THE CONSULTANTS, THE CONTRACTOR AND THE BUILDING OFFICIAL. IN THE EVENT OF CHANGED CONDITIONS, THE PERMITEE SHALL BE RESPONSIBLE FOR INFORMING THE BUILDING OFFICIAL OF SUCH CHANGE AND SHALL PROVIDE REVISED PLANS FOR APPROVAL.
- ANY REVISION MADE TO THE APPROVED GRADING AS SHOWN ON THE GRADING MUST BE SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL OR HIS DESIGNATED REPRESENTATIVE.
- PRIOR TO THE FINAL APPROVAL OF ROUGH GRADING THE CIVIL ENGINEER SHALL SUBMIT AN "AS-BUILT" GRADING PLAN, IN ACCORDANCE WITH SECTION 3318.1 FOR APPROVAL BY THE BUILDING OFFICIAL. THIS PLAN SHALL SHOW ORIGINAL GROUND SURFACE AND AS-GRADED GROUND SURFACE ELEVATIONS, ALL FEATURES SHOWN ON THE APPROVED GRADING PLAN, FINAL PAD GRADES, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL SUBDRAINS, ROCK DISPOSAL SITES, KEYWAYS, BUTTRESS OR STABILITY FILLS AND ANY OTHER REMEDIAL GRADING, ANY VARIANCES BETWEEN THE FINISHED WORK AND THE APPROVED PLANS, ACTUAL YARDAGE MOVED (INCLUDING REMEDIAL GRADING) AND A CERTIFICATION THAT THE "AS-BUILT" PLAN SHOWS THE ABOVE ITEMS. ROUGH GRADING WILL NOT BE APPROVED UNTIL AFTER APPROVAL OF THE "AS-BUILT" GRADING PLAN.
- FOR ROUGH GRADING THE CONTRACTOR SHALL CONSTRUCT BERMS AT THE TOP OF ALL MANUFACTURED SLOPES AS SHOWN PER DETAIL ON THIS PLAN.
- FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEM INSTALLED BEFORE OCCUPANCY OF ANY BUILDING AND BEFORE RELEASE OF ANY GRADING BONDS.
- ALL CUT AND FILL SLOPES OVER 5 FEET IN VERTICAL HEIGHT SHALL BE PLANTED AND PROVIDED WITH AN IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.
- ALL REQUIREMENTS OF THE APPROVAL OF TENTATIVE TRACT NO. 74049 APPLICABLE TO THE FINAL MAP SHALL BE MET BY THE APPLICANT.
- ALL REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION NUMBER(S) 17-042, 17-043 SHALL BE MET.
- EARTHWORK QUANTITIES:  
ESTIMATE FOR BOND PURPOSES ONLY. CONTRACTOR TO VERIFY HIS OWN QUANTITIES.  
CUBIC YARDS OF CUT: 975.6  
CUBIC YARDS OF FILL: 2,151.3  
CUBIC YARDS OF OVEREXCAVATION: 3,437.8  
CUBIC YARDS OF 15% SHRINKAGE: 838.4  
CUBIC YARDS OF TOTAL EARTHWORK: 3,965.1  
CUBIC YARDS OF TOTAL IMPORT: 2,014.2  
BORROW SITE: RECYCLED WOOD PRODUCTS, 1313 E PHILLIPS BLVD, POMONA, TEL: 909-868-6882

#### GENERAL NOTES:

- ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF POMONA'S STANDARDS AND SPECIFICATIONS.
- ALL EXISTING P.C.C. TO BE REMOVED SHALL BE SAW-CUT.
- ALL INTERFERING UTILITIES SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
- APPLICANT SHALL OBTAIN A SEWER PERMIT (OFF-SITE) FROM THE CITY OF POMONA PUBLIC WORKS DEPARTMENT PRIOR TO CONNECTION TO THEIR SEWER MAIN. APPLICANT SHALL CONTACT LACSD FOR THEIR REQUIREMENTS.

NO UTILITY EASEMENTS ON THIS PROJECT

ALL WALLS REQUIRE SEPARATE PERMITS.

ALL EXISTING AND PROPOSED ELECTRICAL/TELECOMMUNICATIONS LINES SERVING THE PROJECT SITE SHALL BE UNDERGROUNDED TO CONFORM WITH THE CITY OF POMONA MUNICIPAL CODE SECTION 62-31(b).

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

NOTE:  
SEWER PERMITS CANNOT BE ISSUED UNTIL THE DEVELOPER HAS PAID ALL FEES REQUIRED BY THE COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY, AND PRESENTS A RECEIPT TO THE ENGINEERING DIVISION AT THE TIME PERMITS ARE REQUESTED.

UNOBSTRUCTED VISIBILITY SHALL BE ENSURED AT ALL INTERSECTIONS AND DRIVEWAYS ALONG THE PROJECT BOUNDARIES.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SEALS ENCLOSURES, FORCED VENTILATION OR OTHER DEVICES AS MAYBE NECESSARY TO PREVENT ODOR NUISANCE AND SOLID OBJECTS FROM ENTERING THE EXISTING SEWER LINE DURING CONSTRUCTION.

THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF POMONA MUNICIPAL CODE SECTION 46-496

UNDERGROUNDING OF ALL EXISTING AND PROPOSED OVERHEAD UTILITY LINES IS REQUIRED AS PER CITY OF POMONA MUNICIPAL CODE SECTION 62-31(b)(1).

SOILS ENGINEER CERTIFICATION  
I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THAT THEY ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.

BY: \_\_\_\_\_ RCE: \_\_\_\_\_ DATE: \_\_\_\_\_

### ONSITE IMPROVEMENTS

- CONST. 12" X 12" CATCH BASIN MODEL 1212CB PER BROOKS PRODUCTS INC. USE TRAFFIC GRATE SEE SHEET 3 FOR DETAILS
- INSTALL "FLO-GARD LOPRO" SHALLOW CATCH BASIN FILTER INSERT MODEL FG-M1212 SEE SHEET 3 FOR DETAILS
- INSTALL STORM DRAIN STENCIL SEE SHEET 3 FOR DETAILS
- INSTALL "SUNTREE TECHNOLOGIES" GRATE INLET SKIMMER BOX MODEL GISB-12-12-12 OR EQUAL. SEE SHEET 3 FOR DETAILS
- CONST. 24" X 24" CATCH BASIN MODEL 2424CB PER BROOKS PRODUCTS INC. USE PARKWAY STEEL COVER, BOTTOM OPEN TO GROUND, SEE SHEET 3 FOR DETAILS
- CONST. 4" AREA DRAIN, SEE SHEET 3 FOR DETAILS
- CONST. STORMDRAIN CLEANOUT PER SPWVC STD 204-2
- CONST. 4" P.V.C. PIPE, SCHED-40, OR EQUAL
- CONST. 6" P.V.C. PIPE, SCHED-40 OR EQUAL
- CONST. 6" P.V.C. PIPE, SCHED-80 OR EQUAL
- CONST. 8" P.V.C. PIPE, SCHED-80 OR EQUAL
- CONST. 12" P.V.C. PIPE, SCHED-80 OR EQUAL
- CONST. 24" PERFORATED CORRUGATED PIPE PER ADS N-12 SLOTTED PERFORATED PIPE OR EQUAL
- CONST. DETENTION/ INFILTRATION SYSTEM, LENGTH=190', WIDTH=21.50', DEPTH = 5.0', GPS:34.064591, -117.770169, SEE SHEET 4 FOR DETAILS
- CONST. 6" CONCRETE BLOCK WALL (INCLUDED 2.5' MAX RETAINING HEIGHT) PER SEPARATE PERMIT
- CONST. 3.5' MAX CONCRETE BLOCK WALL PER SEPARATE PERMIT
- CONST. 4" AC PAVEMENT WITH 6" AGGREGATE BASE
- CONST. 4" P.C.C. WALKWAY, PER ARCH PLAN
- CONST. CONCRETE PAVEMENT PER ARCH PLAN
- SITE PREPARATION PER SOILS RECOMMENDATIONS, IN SOILS REPORT BY SAMPSON AND ASSOCIATES, INC. DATED FEB 15, 2016
- CONST. 6" VCP SEWER LATERAL PER CITY STD NO B-8-61
- INSTALL SEWER TERMINAL CLEAN-OUT PER CITY STD NO B-10-61

### QUANTITIES

17	EA.
13	EA.
17	EA.
4	EA.
1	EA.
72	EA.
3	EA.
1,330	LF.
448	LF.
305	LF.
162	LF.
108	LF.
750	LF.
20,425	CF.
788	LF.
20	LF.
18,027	SF.
2,097	SF.
1,430	SF.
3,438	CY.
702	LF.
21	EA.

### NOTES:

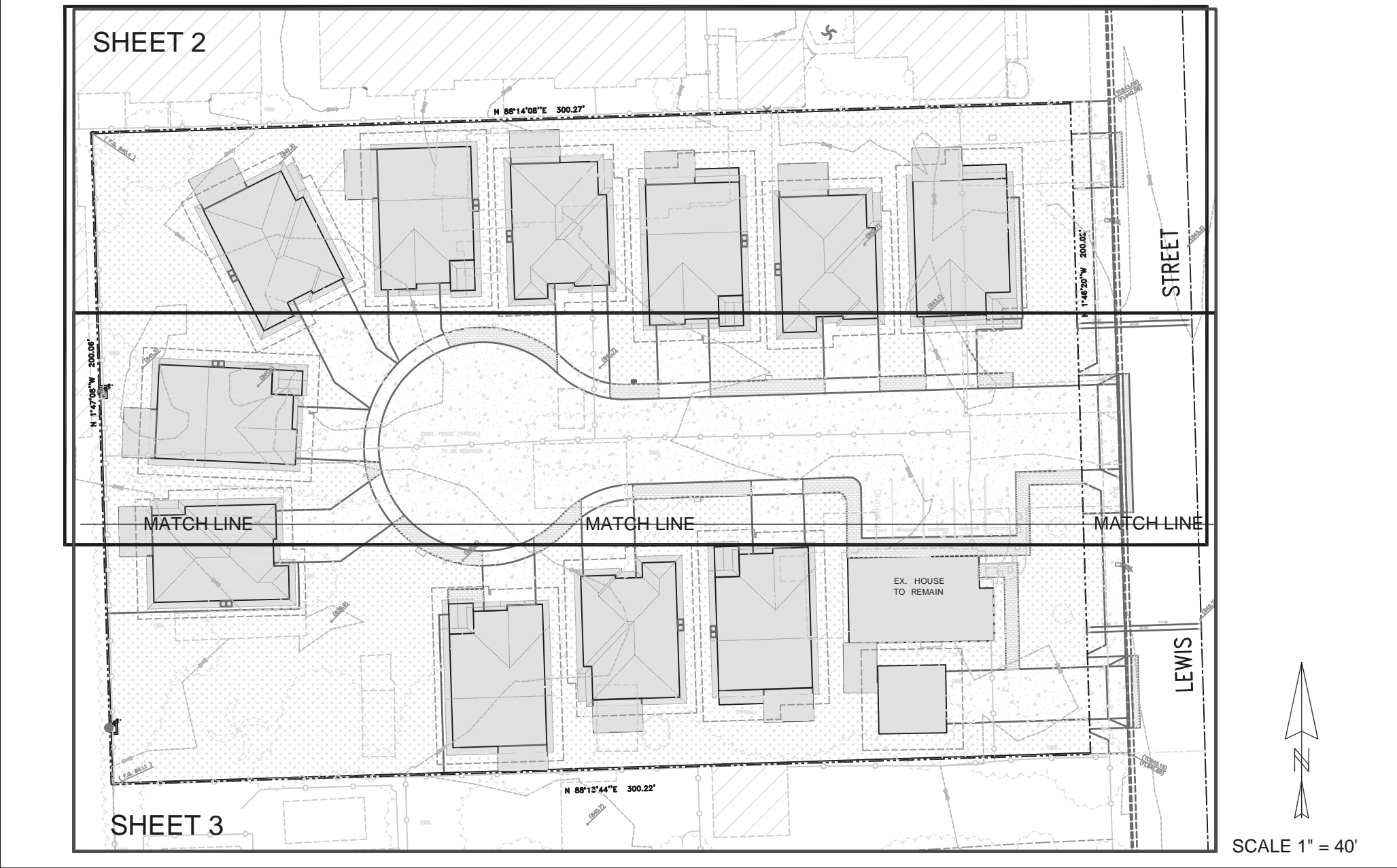
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE CITY OF POMONA, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE CITY OF POMONA, OR THE ENGINEER.
- EXISTING UNDERGROUND STRUCTURES  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
- ALL ON-SITE CONCRETE FOR CURBS, PAVEMENT, ETC. SHALL BE 520-C-2500 PER THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

I, ANGIE YU ASSUME RESPONSIBILITY FOR COMPLYING WITH THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP). THE SWPPP AND SUSMP SHALL BE SUBMITTED TO THE CITY'S PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. NO WORK SHALL BEGIN PRIOR TO APPROVAL OF THE REQUIRED REPORTS.

SIGNATURE

DATE

### SHEET INDEX



WDID # 4 19C383657

### SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ONSITE IMPROVEMENTS
3	ONSITE IMPROVEMENTS
4	DETAILS
5	DETAILS
6	SECTIONS
7	EROSION CONTROL PLAN
8	SUSMP PLAN (FOR REFERENCE ONLY)
9	SUSMP PLAN (FOR REFERENCE ONLY)

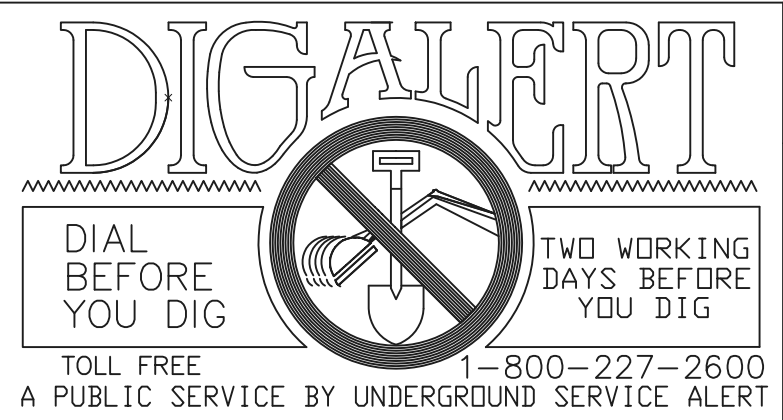
..... Concrete Pavement Per Arch	..... Building (Roof) Area
..... Sawcut & Join Area	..... Driveway and Parking Area (Impervious)
..... Grind and Repavement Area	..... Walkway Area (Impervious)
..... Infiltration Trench	..... Landscape Area
	..... Existing Driveway Area to be Removed

### ABBREVIATIONS:

AC ..... Asphalt Concrete	..... Existing Elevation
C/B ..... Catch Basin	..... Ex. Ground Contour Line
CBW ..... Conc. Block Wall	..... Chain Link Fence
CONEC ..... Concrete	..... Wrought Iron Fence
D/A ..... Driveway Apron	..... Ex. Structure
DMH ..... Drainage Manhole	..... Fire Hydrant
DS ..... Downspout	..... Street Light
DWY ..... Driveway	
PP ..... Power Pole	
EX ..... Existing	
FH ..... Fire Hydrant	
FL ..... Flow Line Elevation	
Hv ..... Height of Wall	..... Ex. Tree, Diameter
GV ..... Gas Valve	
GB ..... Grade Break	..... Area Drain
INV ..... Invert Elevation	
LS ..... Landscape Area	
P/A ..... Planter Area	
P/L ..... Property Boundary Line	
P/VMT ..... Pavement	..... Prop. Flow Line for Swale
S/W ..... Sidewalk	..... Prop. Sheet Flow
SMH ..... Sewer Manhole	..... Ex. Flow
TC ..... Top of Curb Elevation	
TG ..... Top of Grate Elevation	
TW ..... Top of Wall Elevation	
WM ..... Water Meter	..... Point of Connection
WV ..... Water Valve	..... Downspout
C&G ..... Curb & Gutter	..... Cleanout
HR ..... Retaining Height	

### LEGEND:

(100/25) ..... Existing Elevation	
--- 101 --- ..... Ex. Ground Contour Line	
--X-X-- ..... Chain Link Fence	
..... Wrought Iron Fence	
..... Ex. Structure	
..... Fire Hydrant	
..... Street Light	
..... Ex. Tree, Diameter	
..... Area Drain	
..... Catch Basin	
..... Prop. Flow Line for Swale	
..... Prop. Sheet Flow	
..... Ex. Flow	
..... Point of Connection	
..... Downspout	
..... Cleanout	
..... Building (Roof) Area	
..... Driveway and Parking Area (Impervious)	
..... Walkway Area (Impervious)	
..... Landscape Area	
..... Existing Driveway Area to be Removed	



JOB NO: 180322

DATE: 06/13/2019

#### SURVEYOR

BOYD SCHNEIDERWENT P.L.S.  
9099 ROCHESTER ROAD  
PHELAN, CA. 92371  
TEL (909) 980-3701

#### GEOTECHNICAL ENGINEER

SAMPSON AND ASSOCIATES, INC  
PO BOX 834  
SAN DIMAS, CA 91773  
TEL 909-522-7067

M.E. SAMIEE  
RCE: 46172 DATE: \_\_\_\_\_

#### BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01°45'50" W ON TRACT NO. 42938, M.B. 10343-4.

#### CITY OF POMONA BENCH MARK:

B.M. NUMBER	361
ELEVATION	847.38
DESCRIPTION	L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE

#### OWNER:

AJ DEVELOPMENT GROUP, LLC  
1313 N GRAND AVE. #28  
WALNUT, CA 91789  
CONTACT: ANGIE YU  
TEL: (626) 643-6368

#### LEGAL DESCRIPTION:

LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA

#### REVISIONS

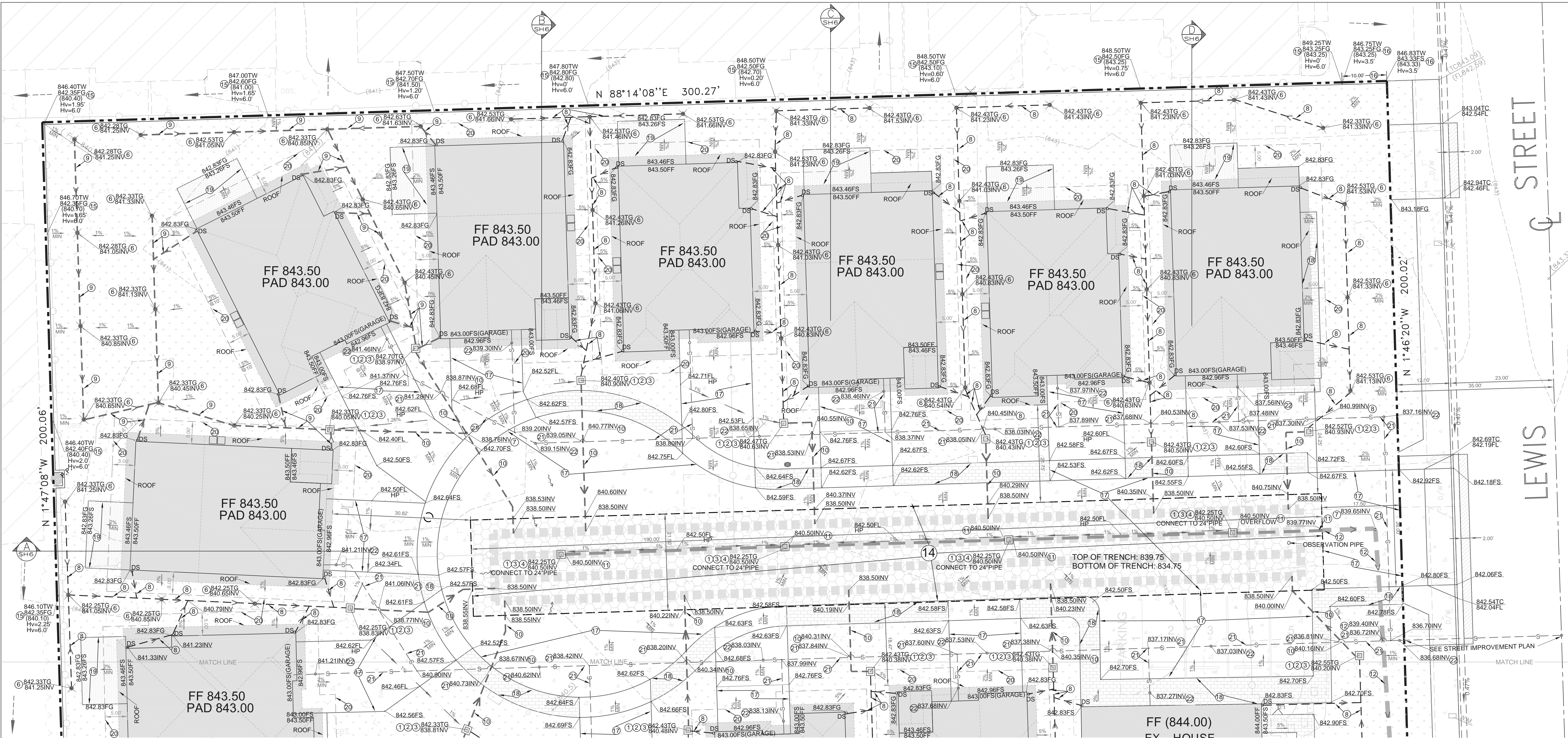
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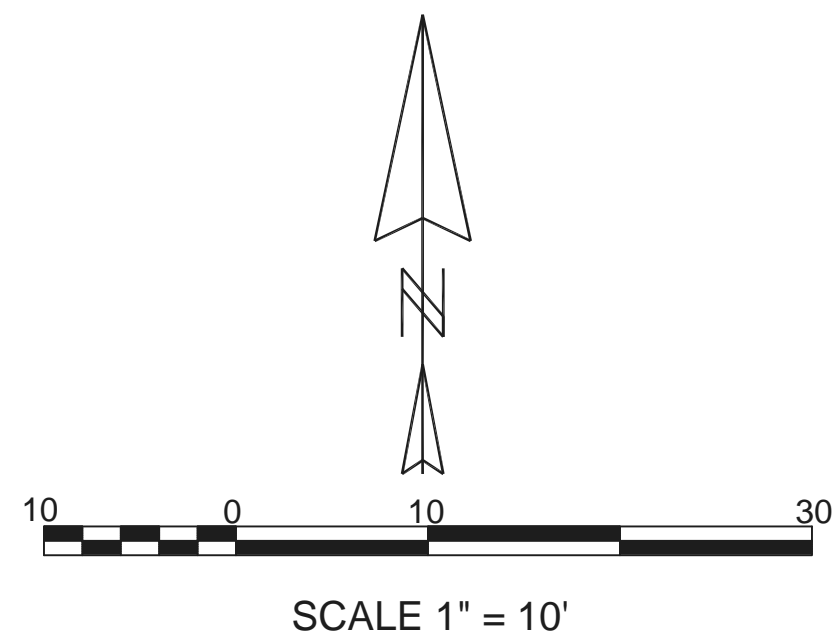
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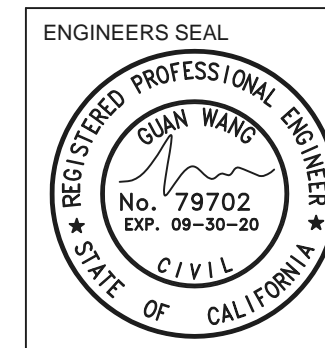


- CONSTRUCTION NOTES**
- CONST. 12" X 12" CATCH BASIN MODEL 1212CB PER BROOKS PRODUCTS INC. USE TRAFFIC GRATE SEE SHEET 3 FOR DETAILS
  - INSTALL "FLO-GARD LOPRO" SHALLOW CATCH BASIN FILTER INSERT MODEL FG-M1212 OR EQUAL, SEE SHEET 3 FOR DETAILS
  - INSTALL STORM DRAIN STENCIL SEE SHEET 3 FOR DETAILS
  - INSTALL "SUNTREE TECHNOLOGIES" GRATE INLET SKIMMER BOX MODEL GISB-12-12 OR EQUAL, SEE SHEET 3 FOR DETAILS
  - CONST. 24" X 24" CATCH BASIN MODEL 2424CB PER BROOKS PRODUCTS INC. USE PARKWAY STEEL COVER, BOTTOM OPEN TO GROUND, SEE SHEET 3 FOR DETAILS
  - CONST. 4" AREA DRAIN, SEE SHEET 3 FOR DETAILS
  - CONST. STORMDRAIN CLEANOUT PER SPWVC STD 204-2
  - CONST. 4" P.V.C. PIPE, SCHED-40, OR EQUAL
  - CONST. 6" P.V.C. PIPE, SCHED-40 OR EQUAL
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- CONST. 8" P.V.C. PIPE, SCHED-80 OR EQUAL
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- CONST CONCRETE PAVEMENT PER ARCH PLAN
- SITE PREPARATION PER SOILS RECOMMENDATIONS IN SOILS REPORT BY SAMPSON AND ASSOCIATES, INC. DATED FEB 15, 2016
- CONST. 6" VCP SEWER LATERAL PER CITY STD NO B-8-61
- INSTALL SEWER TERMINAL CLEAN-OUT PER CITY STD NO B-10-61

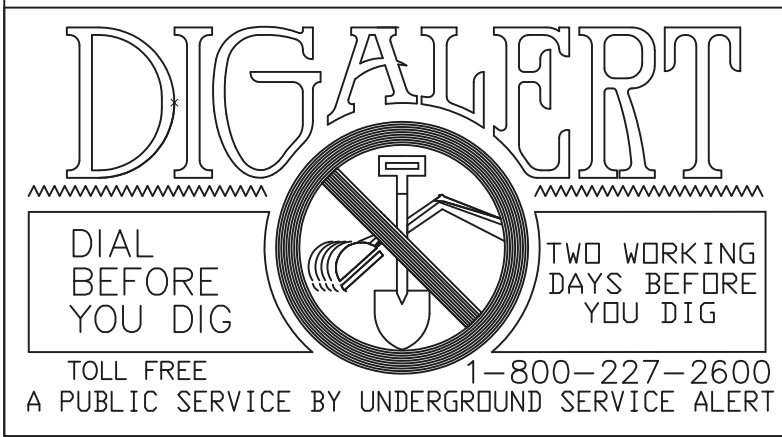


12" MINIMUM CLEARANCE AT UTILITY CROSSINGS. WDDID # 4 19C383657



TRITECH ENGINEERING ASSOCIATES, INC.  
SUBDIVISION, LAND SURVEY, CIVIL ENGINEERING, DESIGN  
135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775  
TEL: (626) 970-1918  
EMAIL: info@tritechengineer.com  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
GUAN WANG RCE NO 79702 DATE: 06/17/2019 EXP: 09-30-20

ACCEPTED	
BY: _____	DATE: _____
ACCEPTED	
BY: _____	DATE: _____
CONCURRED	
BY: _____	DATE: _____
MATT PILARZ, P.E., RCE NO. 71058 ACTING CITY ENGINEER	
CITY OF POMONA PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION	
PRECISE GRADING PLAN ONSITE IMPROVEMENTS	
737&763 LEWIS ST, POMONA, CA 91768	
SCALE 1"=10'	DESIGNED: _____ CHECKED: _____ REVIEWED: _____
PVT.ENG PVT.ENG	SHT. 2 OF 9 SHTS



SURVEYOR  
BOYD SCHNEIDERWENT P.L.S.  
9099 ROCHESTER ROAD  
PHELAN, CA 92371  
TEL (909) 980-3701

GEOTECHNICAL ENGINEER  
SAMPSON AND ASSOCIATES, INC  
PO BOX 834  
SAN DIMAS, CA 91773  
TEL 909-522-7067  
M.E. SAMIEE  
RCE: 46172 DATE: \_\_\_\_\_

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED  
ON THE CENTERLINE OF ERIE STREET SHOWN  
AS BEARING N 01°45'50" W ON TRACT NO. 42938,  
M.B. 10343-4.

CITY OF POMONA BENCH MARK:

B.M. NUMBER	361
ELEVATION	847.38
DESCRIPTION	L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE

OWNER:

AJ DEVELOPMENT GROUP, LLC  
1313 N GRAND AVE. #28  
WALNUT, CA 91789  
CONTACT: ANGIE YU  
TEL: (626) 643-6368

LEGAL DESCRIPTION:

LOT 5 AND LOT 6, BLOCK "H"  
OF CURRIER TRACT, BOOK 15 PAGE 25  
OF MISCELLANEOUS RECORDS,  
LOS ANGELES COUNTY, STATE OF CALIFORNIA

REVISIONS	DATE	INITIAL

PC#

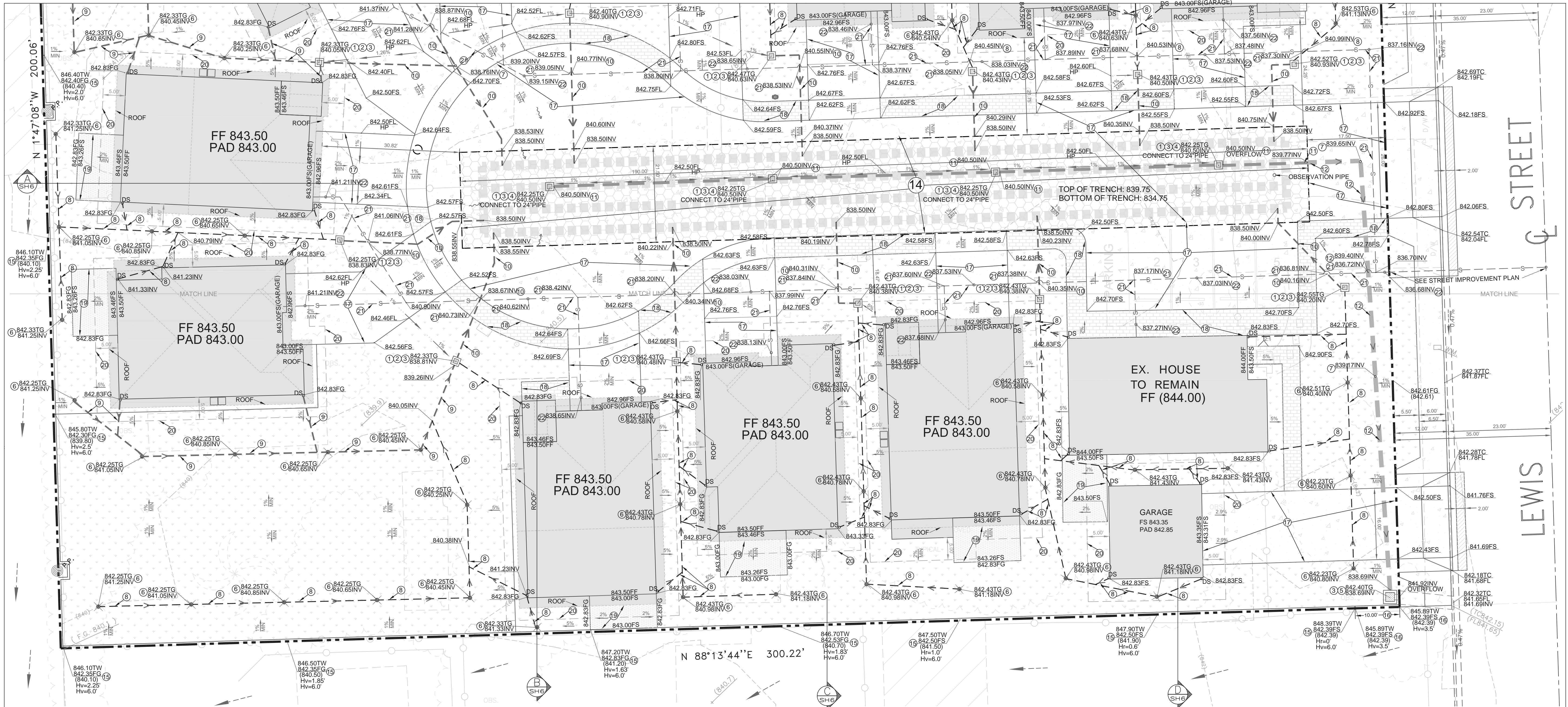
GRA-24206-2018 & IS-24208-2018

FK-1391B

JOB NO: 180322

DATE: 06/13/2019





CONSTRUCTION NOTES

- 1 CONST. 12" X 12" CATCH BASIN MODEL 1212CB PER BROOKS PRODUCTS INC. USE TRAFFIC GRATE SEE SHEET 3 FOR DETAILS
- 2 INSTALL "FLO-GARD LOPRO" SHALLOW CATCH BASIN FILTER INSERT MODEL FG-M1212 OR EQUAL. SEE SHEET 3 FOR DETAILS
- 3 INSTALL STORM DRAIN STENCIL. SEE SHEET 3 FOR DETAILS
- 4 INSTALL "SUNTREE TECHNOLOGIES" GRATE INLET SKIMMER BOX MODEL GISB-12-12 OR EQUAL. SEE SHEET 3 FOR DETAILS
- 5 CONST. 24" X 24" CATCH BASIN MODEL 2424CB PER BROOKS PRODUCTS INC. USE PARKWAY STEEL COVER, BOTTOM OPEN TO GROUND. SEE SHEET 3 FOR DETAILS
- 6 CONST. 4" AREA DRAIN. SEE SHEET 3 FOR DETAILS
- 7 CONST. STORMDRAIN CLEANOUT PER SPWVC STD 204-2
- 8 CONST. 4" P.V.C. PIPE, SCHED-40, OR EQUAL
- 9 CONST. 6" P.V.C. PIPE, SCHED-40 OR EQUAL
- 10 CONST. 6" P.V.C. PIPE, SCHED-80 OR EQUAL
- 11 CONST. 8" P.V.C. PIPE, SCHED-80 OR EQUAL
- 12 CONST. 12" P.V.C. PIPE, SCHED-80 OR EQUAL
- 13 CONST. 24" PERFORATED CORRUGATED PIPE PER ADS N-12 SLOTTED PERFORATED PIPE OR EQUAL
- 14 CONST. DETENTION/INFILTRATION SYSTEM, LENGTH=190', WIDTH=21.50', DEPTH= 5.0'. GPS: 34.064591, -117.770169, SEE SHEET 4 FOR DETAILS
- 15 CONST. 6" CONCRETE BLOCK WALL (INCLUDED 2.5' MAX RETAINING HEIGHT) PER SEPARATE PERMIT
- 16 CONST. 3.5' MAX CONCRETE BLOCK WALL PER SEPARATE PERMIT
- 17 CONST. 4" AC PAVEMENT WITH 6" AGGREGATE BASE
- 18 CONST. 4" P.C.C. WALKWAY. PER ARCH PLAN
- 19 CONST. CONCRETE PAVEMENT PER ARCH PLAN
- 20 SITE PREPARATION PER SOILS RECOMMENDATIONS IN SOILS REPORT BY SAMPSON AND ASSOCIATES, INC. DATED FEB 15, 2016
- 21 CONST. 6" VCP SEWER LATERAL PER CITY STD NO B-8-61
- 22 INSTALL SEWER TERMINAL CLEAN-OUT PER CITY STD NO B-10-61

12" MINIMUM CLEARANCE AT UTILITY CROSSINGS.

WDID # 4 19C383657



TRITECH ENGINEERING ASSOCIATES, INC.  
SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN  
135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

PREPARED UNDER THE DIRECT SUPERVISION OF:  
GUAN WANG RCE NO 79702 DATE: 06/17/2019  
EXP: 09-30-20

ACCEPTED	
BY: _____	DATE: _____
ACCEPTED	
BY: _____	DATE: _____
CONCURRED	
BY: _____	DATE: _____

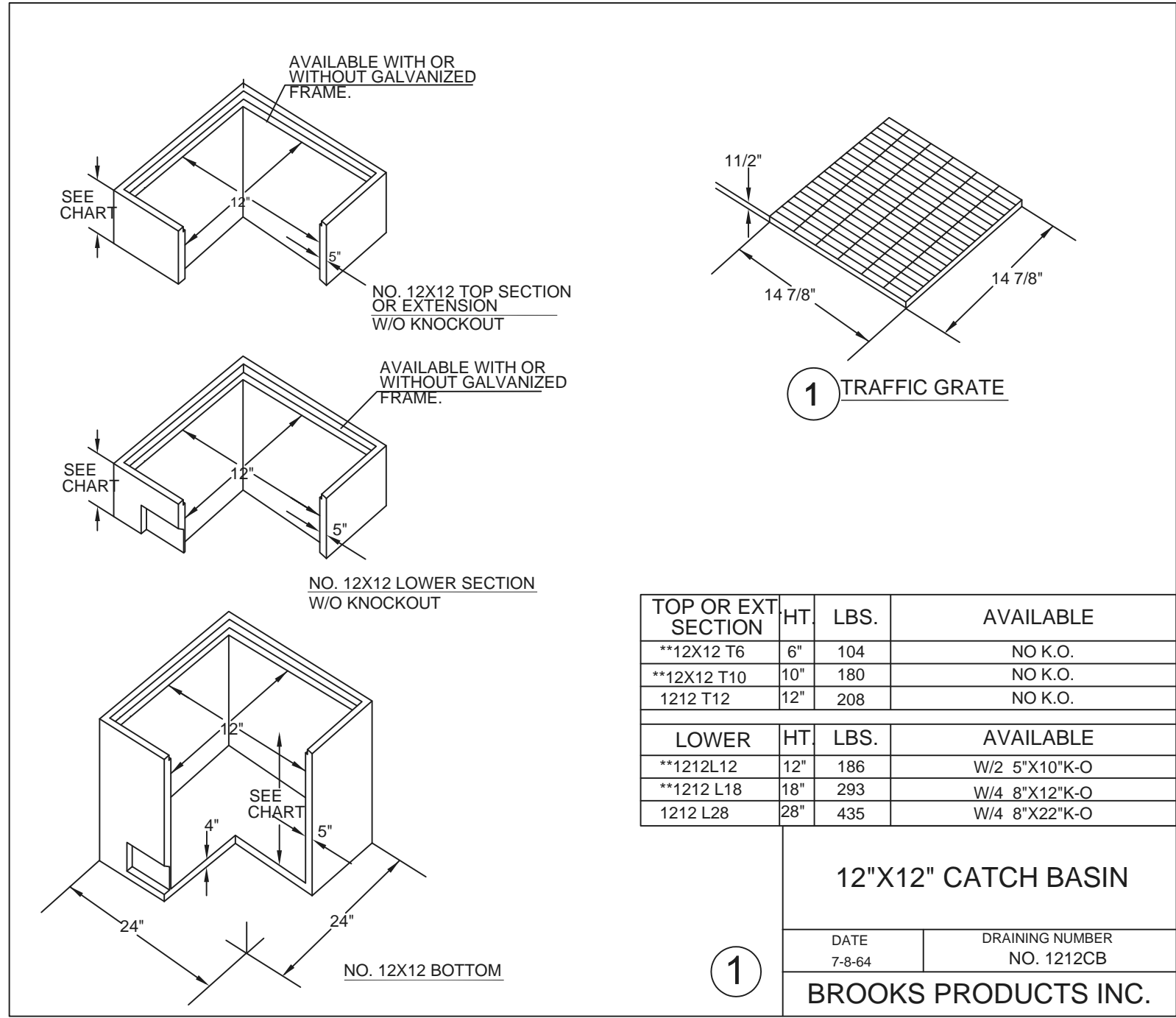
CITY OF POMONA  
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION  
PRECISE GRADING PLAN  
ONSITE IMPROVEMENTS

737&763 LEWIS ST, POMONA, CA 91768

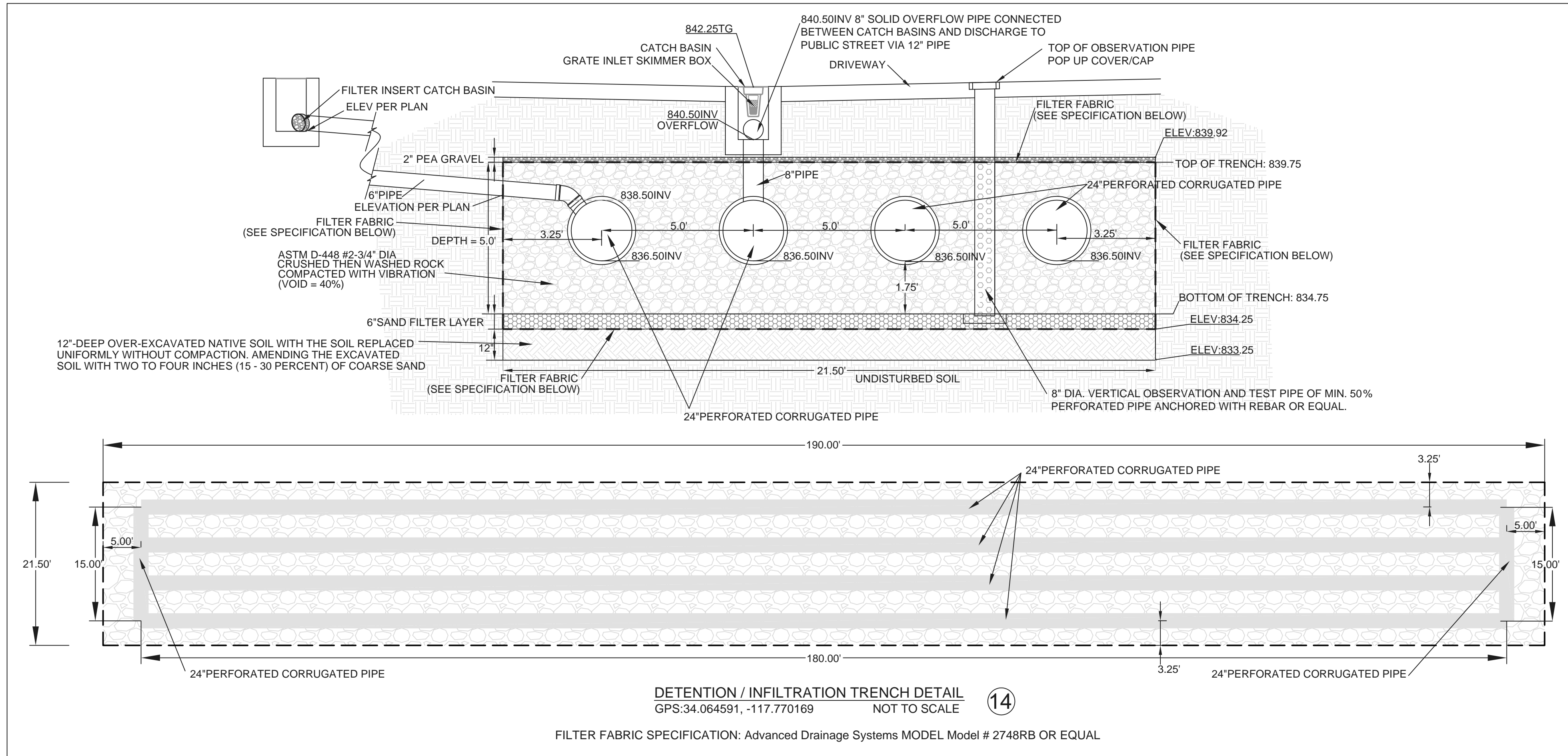
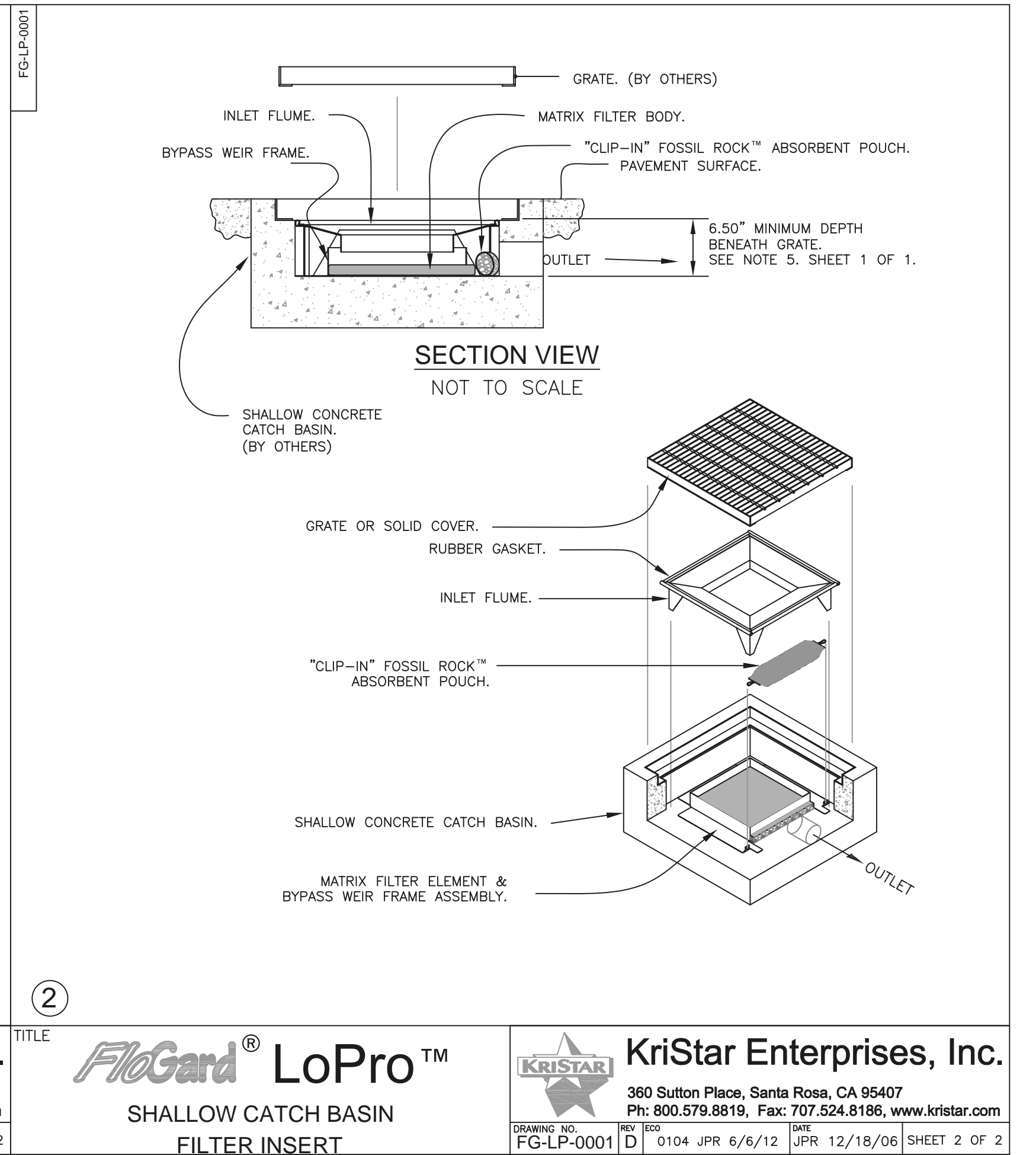
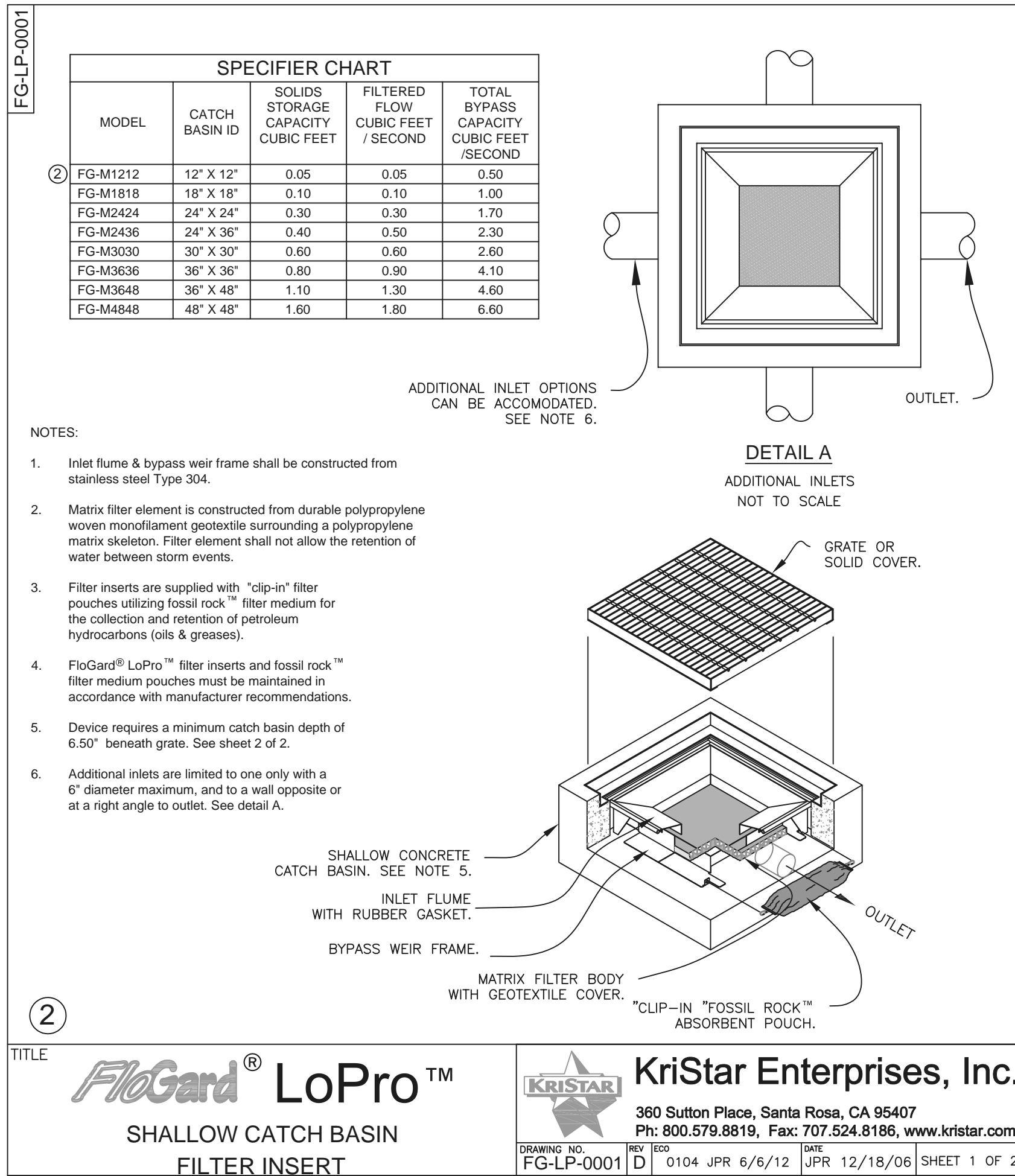
SCALE 1"=10'	DESIGNED: PVT.ENG PVT.ENG	SHT. 3 OF 9 SHTS
CHECKED: REVIEWED:		

**DIGALERT**  
DIAL BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



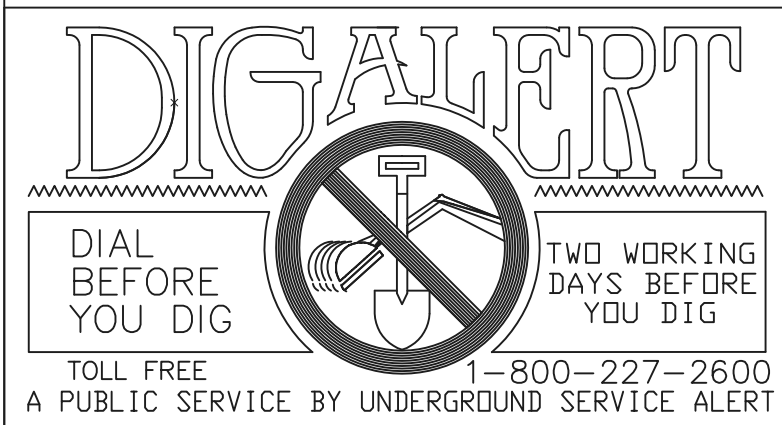


3 STORM DRAIN STENCIL DETAIL NOT TO SCALE



CONSTRUCTION NOTES

1. CONST. 12" X 12" CATCH BASIN MODEL 1212CB PER BROOKS PRODUCTS INC. USE TRAFFIC GRATE SEE SHEET 3 FOR DETAILS
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SURVEYOR  
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9099 ROCHESTER ROAD  
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TEL 909-522-7067

M.E. SAMIEE  
RCE: 46172 DATE: \_\_\_\_\_

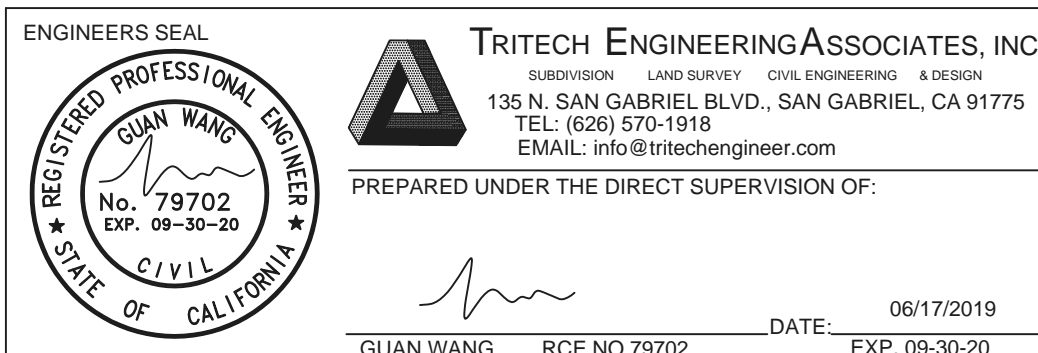
BASIS OF BEARING:  
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CITY OF POMONA BENCH MARK:  
B.M. NUMBER 361  
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DESCRIPTION L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE

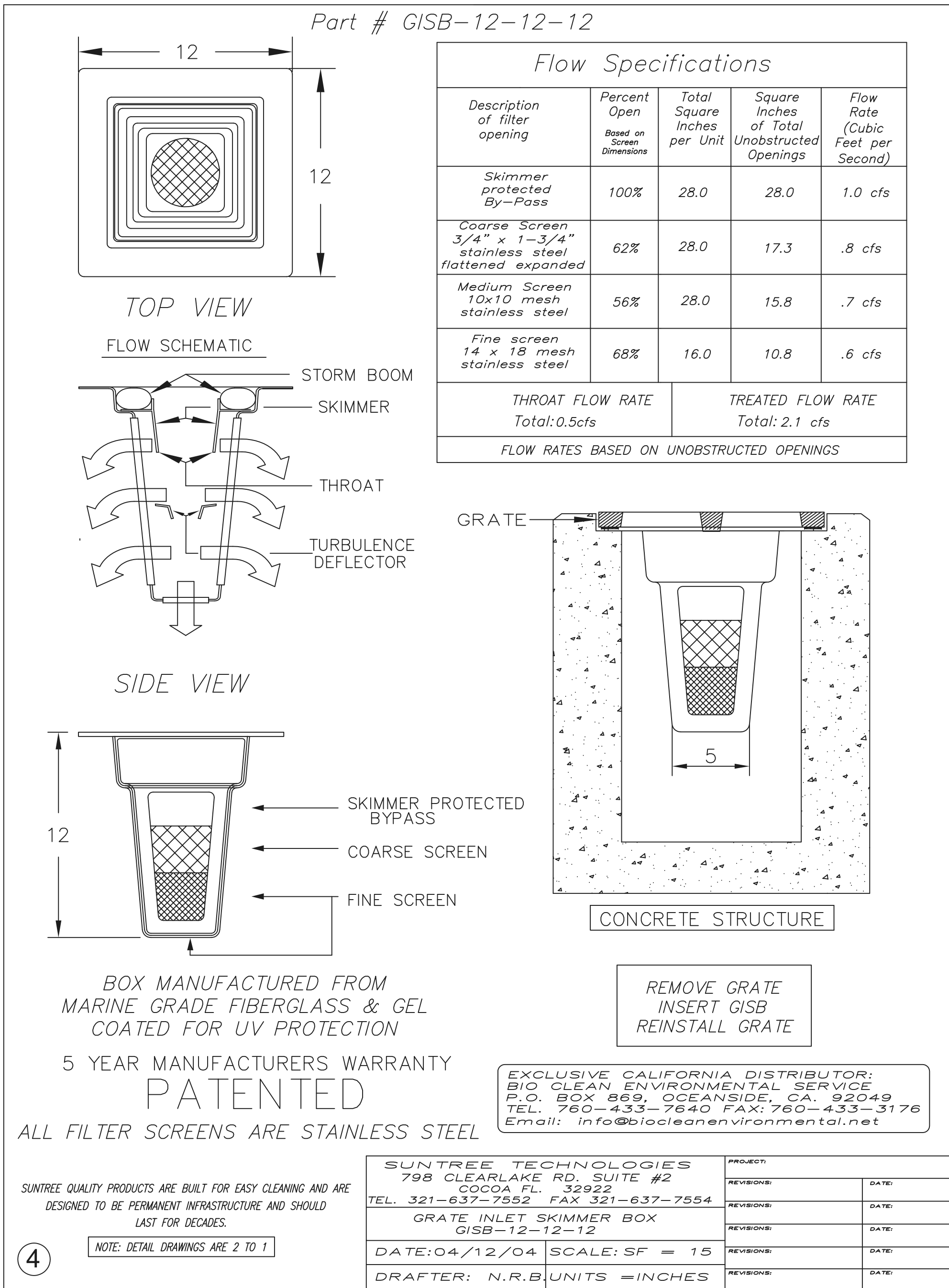
OWNER:  
AJ DEVELOPMENT GROUP, LLC  
1313 N GRAND AVE. #28  
WALNUT, CA 91789  
CONTACT: ANGIE YU  
TEL: (626) 643-6368

LEGAL DESCRIPTION:  
LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA

WDID # 4 19C383657



ACCEPTED	
BY: _____	DATE: _____
ACCEPTED	
BY: _____	DATE: _____
CONCURRED	
BY: _____	DATE: _____
MATT PILARZ, P.E., RCE NO. 71058 ACTING CITY ENGINEER	
CITY OF POMONA PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION	
PRECISE GRADING PLAN DETAILS	
737&763 LEWIS ST, POMONA, CA 91768	
SCALE 1"=10'	DESIGNED: _____ DRAWN: _____ CHECKED: _____ REVIEWED: _____
PVT.ENG PVT.ENG	SHT. 4 OF 9 SHTS



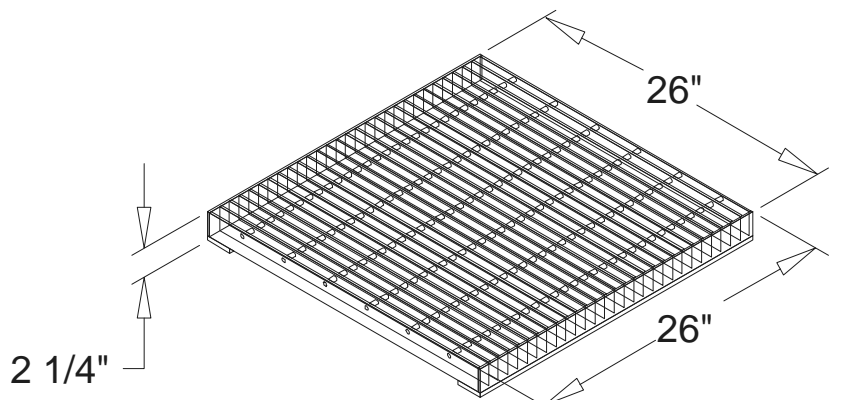
### 2424 CAST IRON GRATE

PARKWAY 112 lbs.

### 2424 STEEL GRATES

PARKWAY 48 lbs.

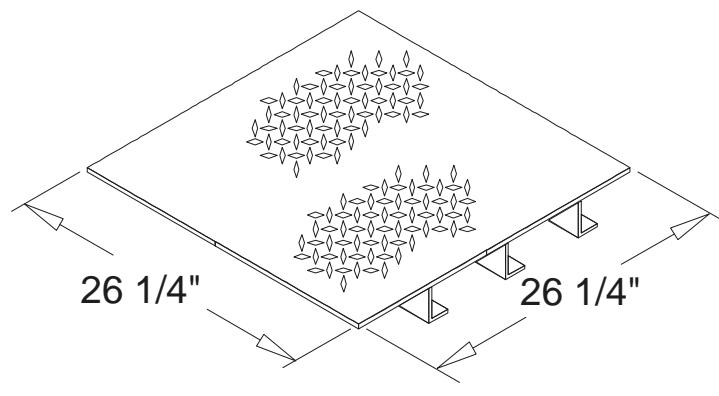
TRAFFIC 103 lbs.



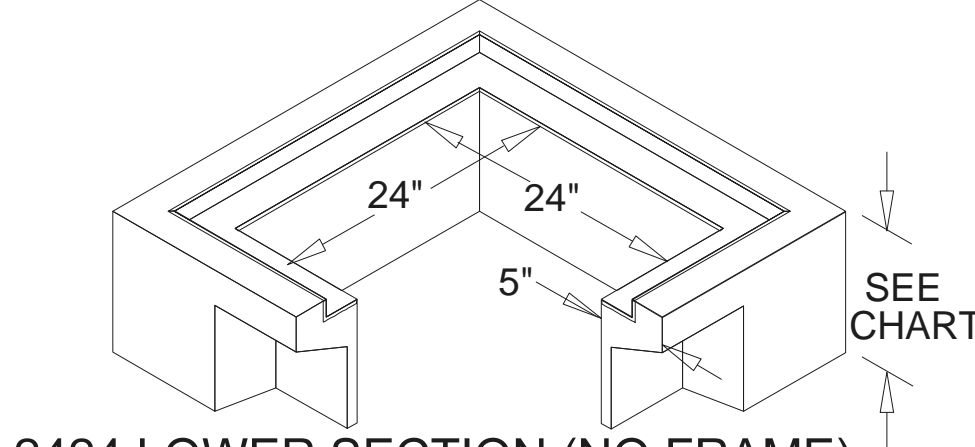
### 2424 STEEL COVER

PARKWAY 81 lbs.

TRAFFIC 114 lbs.

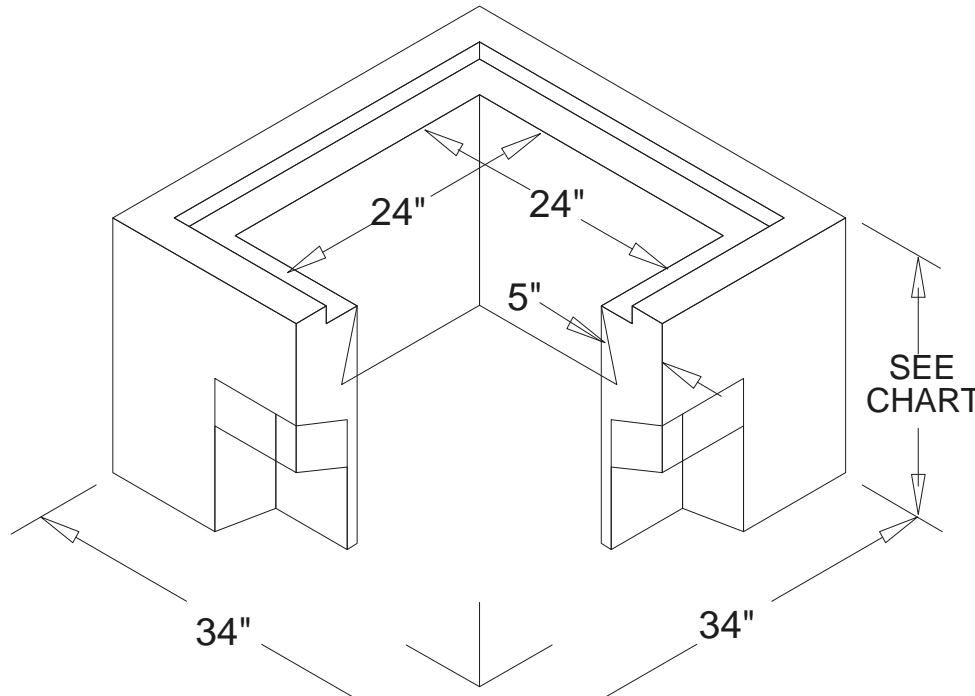


### 2424 TOP SECTION (WITH GALVANIZED FRAME)

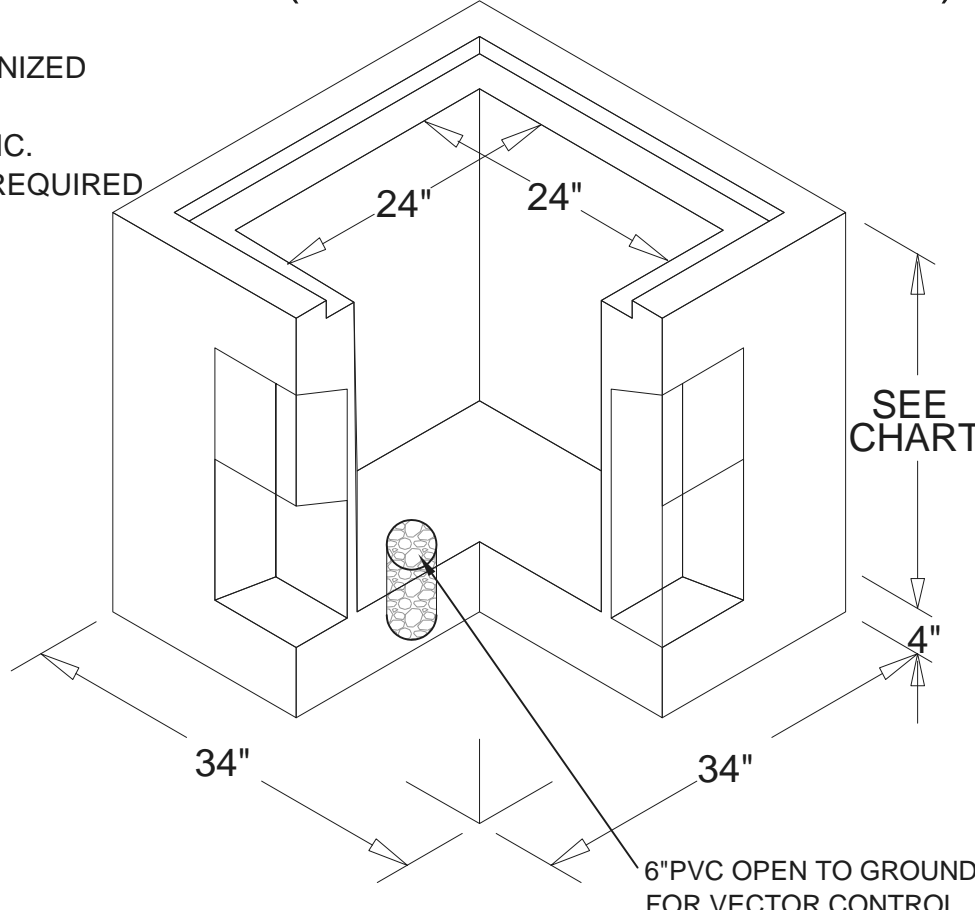


### 2424 LOWER SECTION (NO FRAME)

NOTE: USE 12", 18", 24" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 72



### 2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)



24"x24" CATCH BASIN		⑤
ORG DWG DATE 11-23-99	REV DWG DATE 02-28-00	2424CB

### CONSTRUCTION NOTES

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### NOTES:

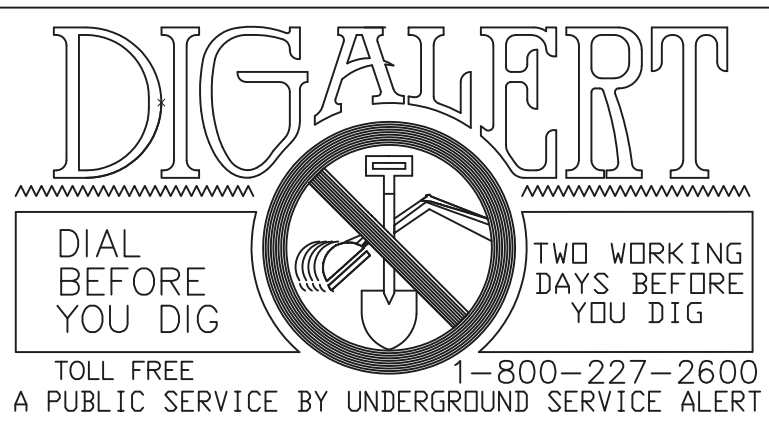
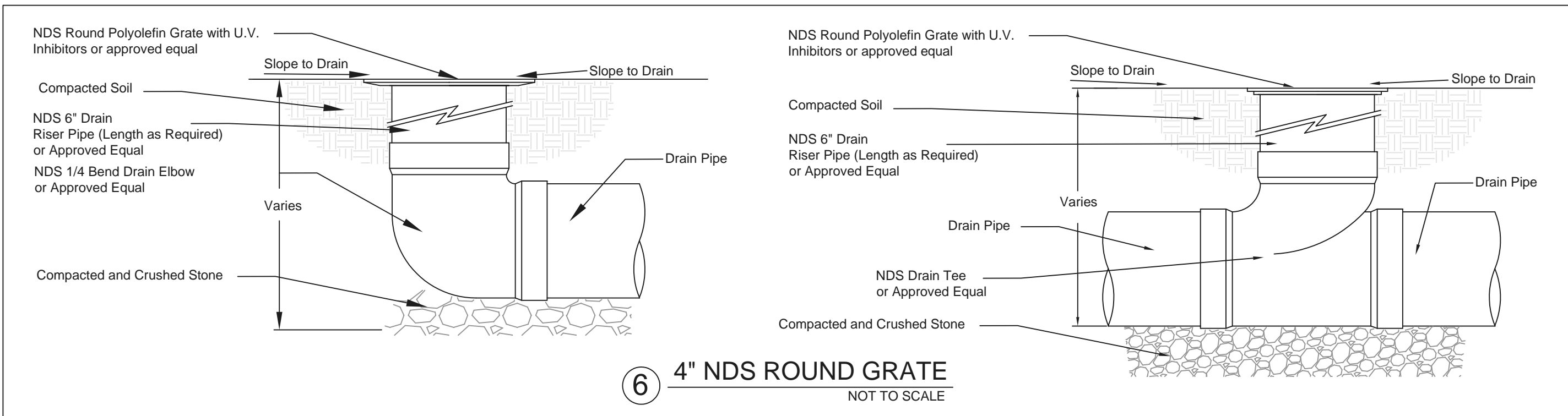
- GRATES AND COVERS AVAILABLE PAINTED BLACK OR GALVANIZED
- "ADA" GRATES AVAILABLE IN PARKWAY
- HEEL PROOF" GRATE AVAILABLE IN PARKWAY ONLY & TRAFFIC.
- A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	495	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	870	(4) 14" x 14"

EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUTS
2424 L12	12"	495	(4) 6" x 11"
2424 L18	18"	745	(4) 9" x 12"
2424 L24	24"	870	(4) 14" x 14"

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
2424 B30	30"	1595	(4) 18" x 18"
2424 B36	36"	1905	(4) 18" x 18"



JOB NO: 180322

DATE: 06/13/2019

SURVEYOR BOYD SCHNEIDERWENT P.L.S. 9099 ROCHESTER ROAD PHELAN, CA 92371 TEL (909) 980-3701	GEOTECHNICAL ENGINEER SAMPSON AND ASSOCIATES, INC 9099 ROCHESTER ROAD SAN DIMAS, CA 91773 TEL 909-522-7067 M.E. SAMIEE RCE: 46172 DATE: _____	BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01°45'50" W ON TRACT NO. 42938, M.B. 10343-4.
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CITY OF POMONA BENCH MARK: B.M. NUMBER 361 ELEVATION 847.38 DESCRIPTION L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

OWNER: AJ DEVELOPMENT GROUP, LLC 1313 N GRAND AVE. #28 WALNUT, CA 91789 CONTACT: ANGIE YU TEL: (626) 643-6368
------------------------------------------------------------------------------------------------------------------------------

LEGAL DESCRIPTION: LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA
------------------------------------------------------------------------------------------------------------------------------------------------------

WDID # 4 19C383657

ENGINEERS SEAL REGISTERED PROFESSIONAL ENGINEER GUAN WANG No. 79702 EXP. 09-30-20 STATE OF CALIFORNIA CIVIL	TRITECH ENGINEERING ASSOCIATES, INC. SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN 135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775 TEL: (626) 570-1918 EMAIL: info@tritechengineer.com PREPARED UNDER THE DIRECT SUPERVISION OF: GUAN WANG RCE NO 79702 DATE: 06/17/2019 EXP: 09-30-20
REVISIONS	DATE INITIAL

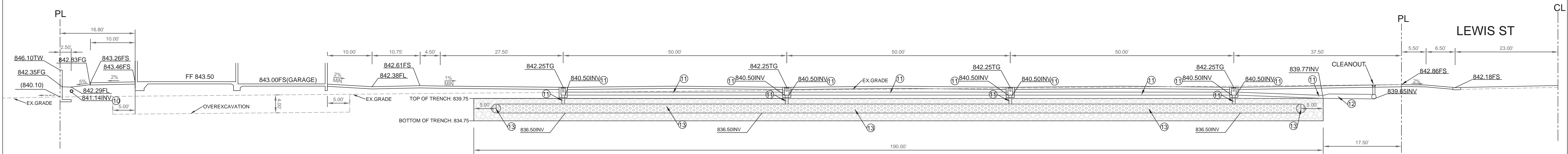
ACCEPTED	BY: _____ DATE: _____
ACCEPTED	BY: _____ DATE: _____
CONCURRED	BY: MATT PILARZ, P.E., RCE NO. 71058 ACTING CITY ENGINEER DATE: _____
CITY OF POMONA PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION	
PRECISE GRADING PLAN DETAILS	
737&763 LEWIS ST, POMONA, CA 91768	
SCALE 1"=10'	DESIGNED: _____ PVT.ENG DRAWN: _____ PVT.ENG CHECKED: _____ REVIEWED: _____
SHT. 5 OF 9 SHOTS	

PC#

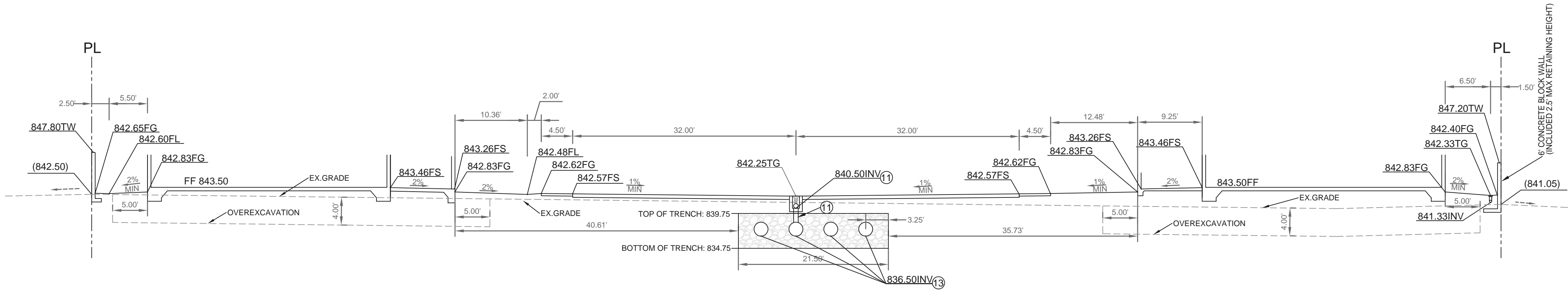
GRA-24206-2018 & IS-24208-2018

FK-1391E

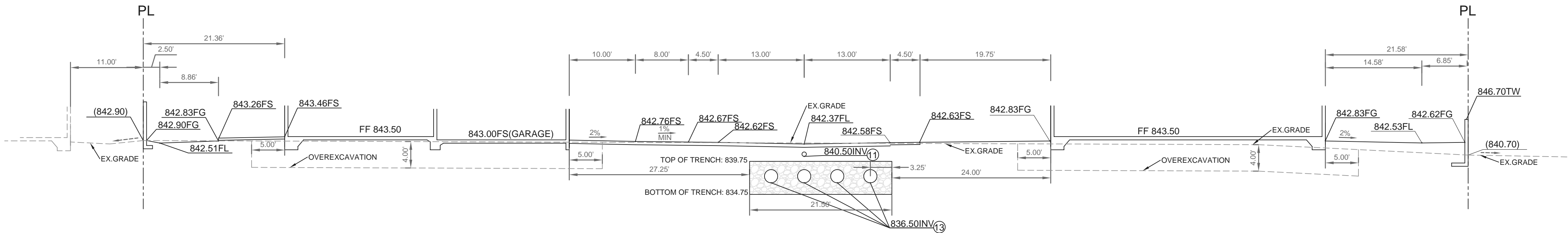




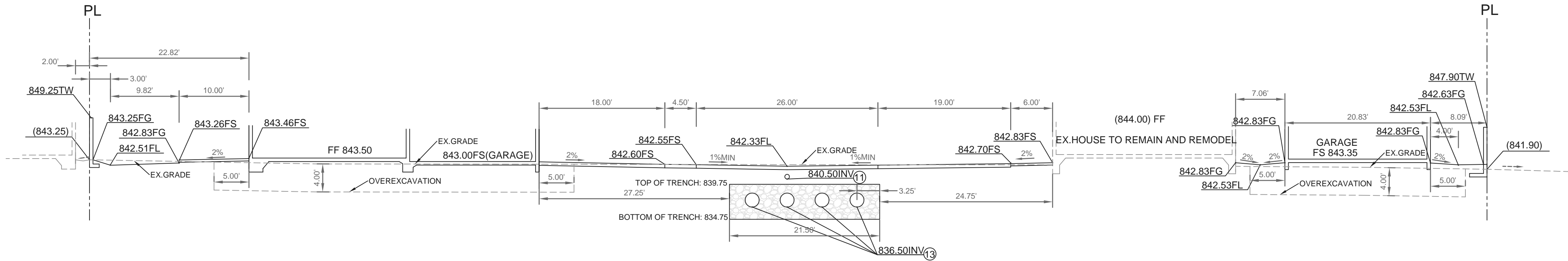
SECTION A-A  
SCALE: HOR. 1"= 10'  
VERT. 1"= 10'



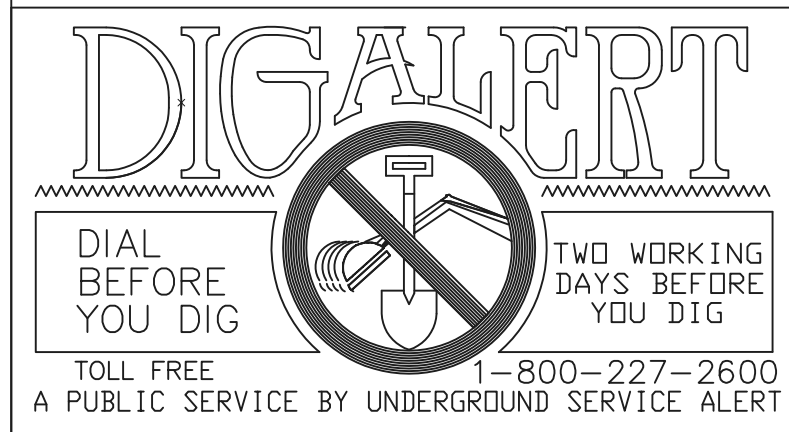
SECTION B-B  
SCALE: HOR. 1"= 10'  
VERT. 1"= 10'



SECTION C-C  
SCALE: HOR. 1"= 10'  
VERT. 1"= 10'



SECTION D-D  
SCALE: HOR. 1"= 10'  
VERT. 1"= 10'



JOB NO: 180322 DATE: 06/13/2019

**SURVEYOR**  
BOYD SCHNEIDERWENT P.L.S.  
9099 ROCHESTER ROAD  
PHELAN, CA. 92371  
TEL (909) 980-3701

**GEOTECHNICAL ENGINEER**  
SAMPSON AND ASSOCIATES, INC  
PO BOX 834  
SAN DIMAS, CA 91773  
TEL 909-522-7067

**M.E. SAMIEE**  
RCE: 46172 DATE: \_\_\_\_\_

**BASIS OF BEARING:**  
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**CITY OF POMONA BENCH MARK:**  
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CONTACT: ANGIE YU  
TEL: (626) 643-6368

**LEGAL DESCRIPTION:**  
LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA

ENGINEERS SEAL		TRITECH ENGINEERING ASSOCIATES, INC	
REGISTERED PROFESSIONAL ENGINEER		SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN	
No. 79702		135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775	
EXP. 09-30-20		TEL: (626) 570-1918	
STATE OF CALIFORNIA		EMAIL: info@tritechengineer.com	
PREPARED UNDER THE DIRECT SUPERVISION OF:		DATE: 06/17/2019	
GUAN WANG		RCE NO 79702	
EXP. 09-30-20		DATE: 06/17/2019	
REVISIONS		DATE INITIAL	
△			

WDID # 4 19C383657

ACCEPTED			
BY: _____		DATE: _____	
PLANNING DIVISION			
ACCEPTED			
BY: _____		DATE: _____	
BUILDING OFFICIAL			
CONCURRED			
BY: _____		DATE: _____	
MATT PILARZ, P.E., RCE NO. 71058 ACTING CITY ENGINEER			
CITY OF POMONA			
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION			
PRECISE GRADING PLAN			
SECTIONS			
737&763 LEWIS ST, POMONA, CA 91768			
SCALE 1"=10'	DESIGNED:	PVT.ENG	SHT. 6
	DRAWN:	PVT.ENG	OF
	CHECKED:	_____	9
	REVIEWED:	_____	SHTS

PC#

GRA-24206-2018 & IS-24208-2018

FK-1391F

EROSION CONTROL PLAN

1. IN CASE OF EMERGENCY, CALL AJ DEVELOPMENT GROUP, LLC AT TEL: (626) 643-6368
2. TOTAL DISTURBED AREA 1.379 Acres, WDD # 4 19C383657
- RISK LEVEL 1 2 3
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. 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 AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL. COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST.
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND NOT BE WASHED BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/OSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

CIVIL ENGINEER/OSD SIGNATURE DATE

21. THE FOLLOWING NOTES MUST BE ON THE PLAN

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESDP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESDP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

The following BMPs as outlined in, but not limited to, the California Stormwater Best Management Practices Handbook, January 2003, or the latest revised edition, may apply during the construction of this project. (Additional measures may be required if deemed appropriate by the Project Engineer or the Building Official.)

EROSION CONTROL

- EC1 - SCHEDULING  
EC2 - PRESERVATION OF EXISTING VEGETATION  
EC3 - HYDRAULIC MULCH  
EC4 - HYDROSEEDING  
EC5 - SOIL BINDERS  
EC6 - STRAW MULCH  
EC7 - GEOTEXTILES & MATS  
EC8 - WOOD MULCHING  
EC9 - EARTH DIKES AND DRAINAGE SWALES  
EC10 - VELOCITY DISSIPATION DEVICES  
EC11 - SLOPE DRAINS  
EC12 - STREAMBANK STABILIZATION  
EC13 - RESERVED  
EC14 - COMPOST BLANKETS  
EC15 - SOIL PREPARATION/ROUGHENING  
EC16 - NON-VEGETATED STABILIZATION

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES  
NS2 - DEWATERING OPERATIONS  
NS3 - PAVING AND GRINDING OPERATIONS  
NS4 - TEMPORARY STREAM CROSSING  
NS5 - CLEAR WATER DIVERSION  
NS6 - ILLICIT CONNECTION/DISCHARGE  
NS7 - POTABLE WATER/IRRIGATION  
NS8 - VEHICLE AND EQUIPMENT CLEANING  
NS9 - VEHICLE AND EQUIPMENT FUELING  
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE  
NS11 - PILE DRIVING OPERATIONS  
NS12 - CONCRETE CURING  
NS13 - CONCRETE FINISHING  
NS14 - MATERIAL AND EQUIPMENT USE  
NS15 - DEMOLITION ADJACENT TO WATER  
NS16 - TEMPORARY BATCH PLANTS

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE  
SE2 - SEDIMENT BASIN  
SE3 - SEDIMENT TRAP  
SE4 - CHECK DAM  
SE5 - FIBER ROLLS  
SE6 - GRAVEL BAG BERM  
SE7 - STREET SWEEPING AND VACUUMING  
SE8 - SANDBAG BARRIER  
SE9 - STRAW BALE BARRIER  
SE10 - STORM DRAIN INLET PROTECTION  
SE11 - ACTIVE TREATMENT SYSTEMS  
SE12 - TEMPORARY SILT DIKE  
SE13 - COMPOST SOCKS & BERMS  
SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE  
WM2 - MATERIAL USE  
WM3 - STOCKPILE MANAGEMENT  
WM4 - SPILL PREVENTION AND CONTROL  
WM5 - SOLID WASTE MANAGEMENT  
WM6 - HAZARDOUS WASTE MANAGEMENT  
WM7 - CONTAMINATION SOIL MANAGEMENT  
WM8 - CONCRETE WASTE MANAGEMENT  
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT  
WM10 - LIQUID WASTE MANAGEMENT

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT  
TC2 - STABILIZED CONSTRUCTION ROADWAY  
TC3 - ENTRANCE/OUTLET TIRE WASH

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01°45'50" W ON TRACT NO. 42938, M.B. 10343-4.

CITY OF POMONA BENCH MARK:

B.M. NUMBER 361  
ELEVATION 847.38  
DESCRIPTION L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE

OWNER:

AJ DEVELOPMENT GROUP, LLC  
PO BOX 834  
WALNUT, CA 91789  
CONTACT: ANGIE YU  
TEL: (626) 643-6368

LEGAL DESCRIPTION:

LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA

WDD # 4 19C383657

DESIGNATED BMPs:

- 1 STAGING AREA FOR BMPs NS-8, NS-9 & NS-10.  
2 CONCRETE WASHOUT FACILITIES FOR BMP WM-8.  
3 WM-6, HAZARDOUS WASTE MANAGEMENT.  
4 WM-5, SOLID WASTE MANAGEMENT.  
5 WM-1, MATERIAL DELIVERY & STORAGE.  
6 WM-9, SANITARY/SEPTIC WASTE MANAGEMENT.  
7 SE-8, SANDBAG BARRIER, TYPICAL.  
8 TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT.  
9 TC-3, ENTRANCE OUTLET TIRE WASH.  
10 SE-2, SEDIMENT BASIN.  
11 SE-10, STORM DRAIN INLET PROTECTION



Tritech Engineering Associates, Inc.  
SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN  
135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

PREPARED UNDER THE DIRECT SUPERVISION OF:  
GUAN WANG RCE NO 79702 DATE: 06/17/2019  
EXP: 09-30-20

REVISIONS	DATE	INITIAL

PC#

ACCEPTED

BY: PLANNING DIVISION DATE: \_\_\_\_\_

ACCEPTED

BY: BUILDING OFFICIAL DATE: \_\_\_\_\_

CONCURRED

BY: MATT PILARZ, P.E., RCE NO. 71058 DATE: \_\_\_\_\_  
ACTING CITY ENGINEER

CITY OF POMONA  
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

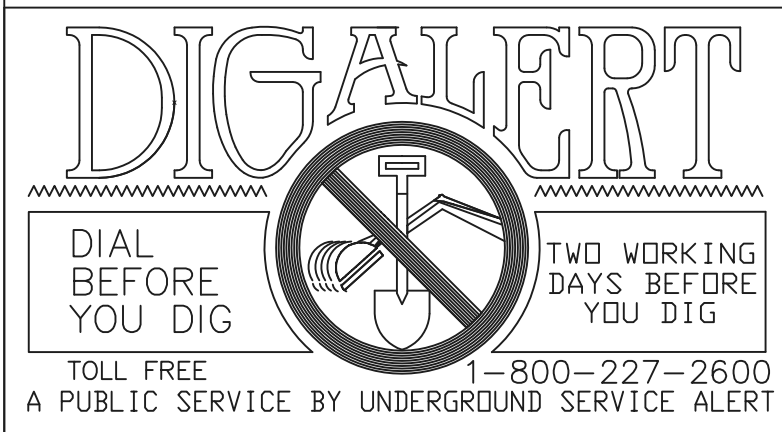
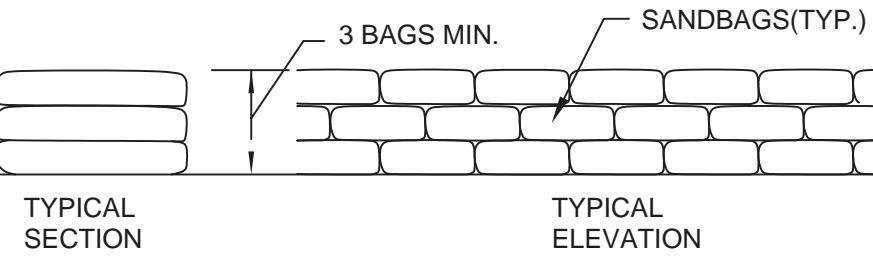
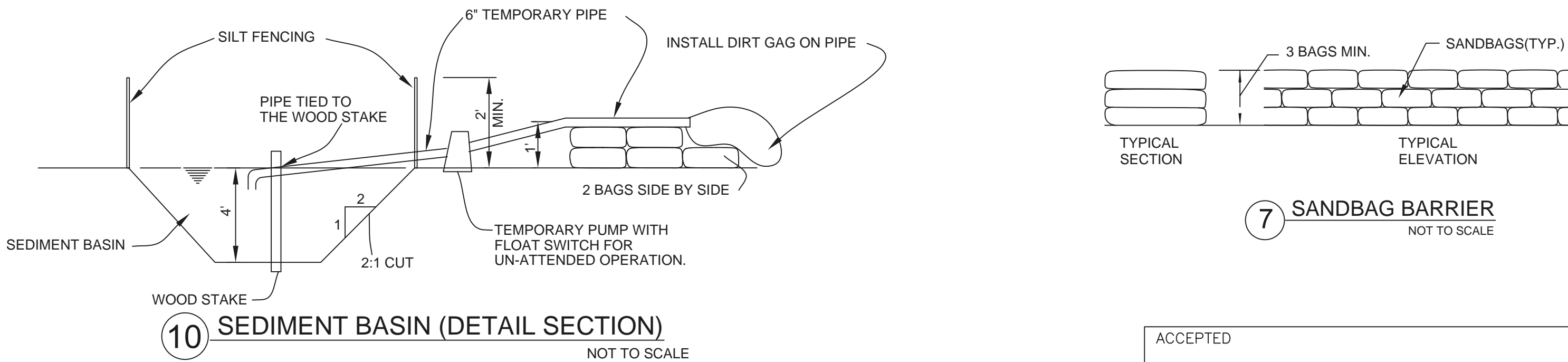
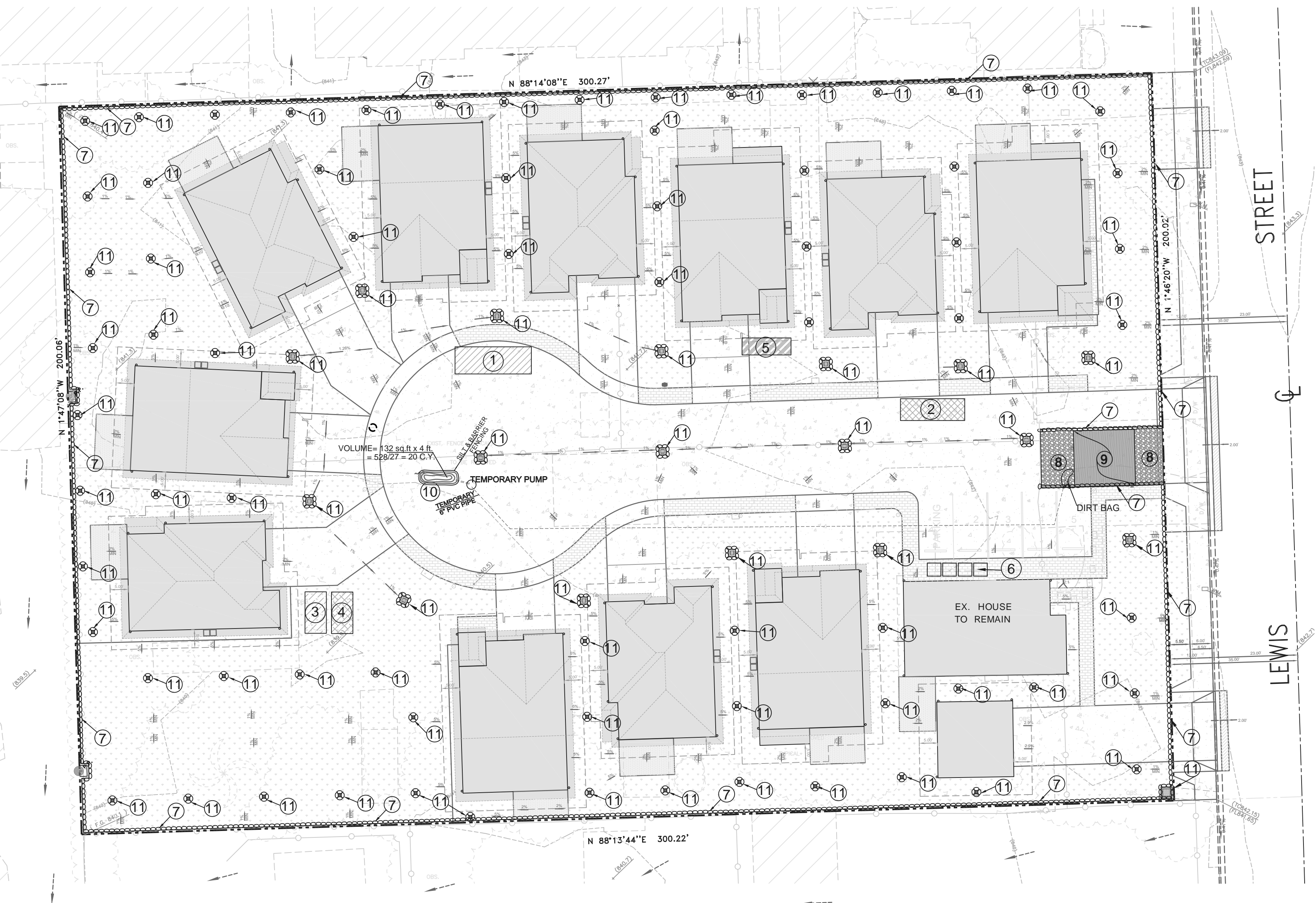
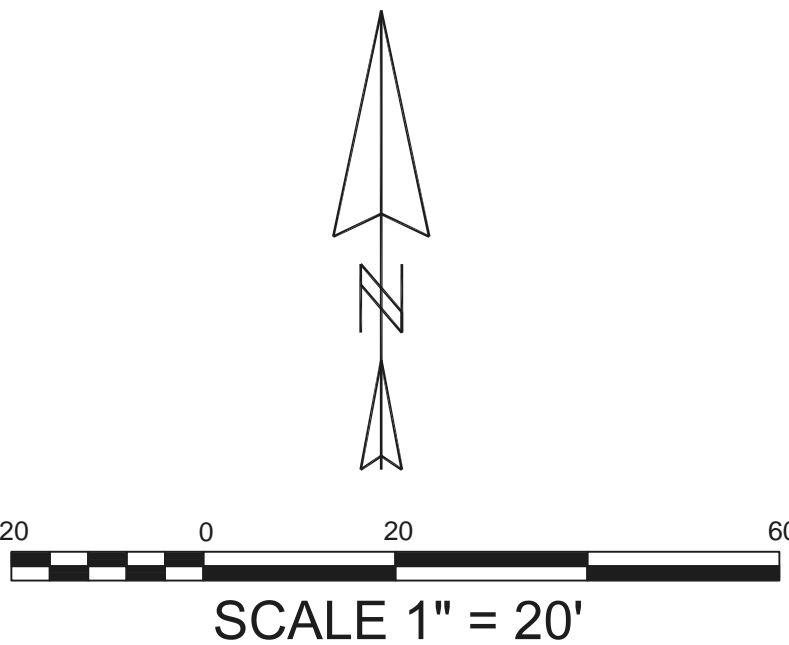
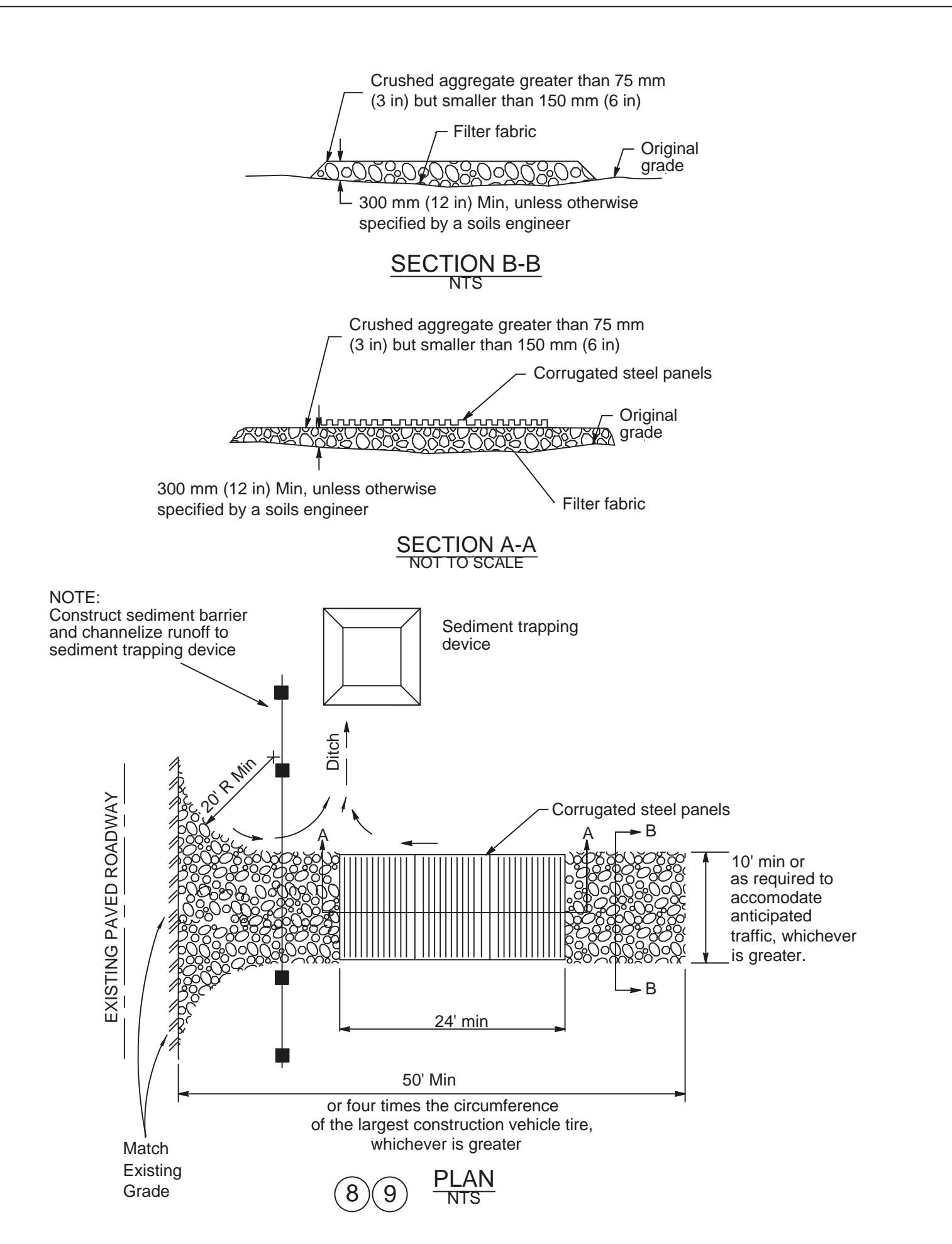
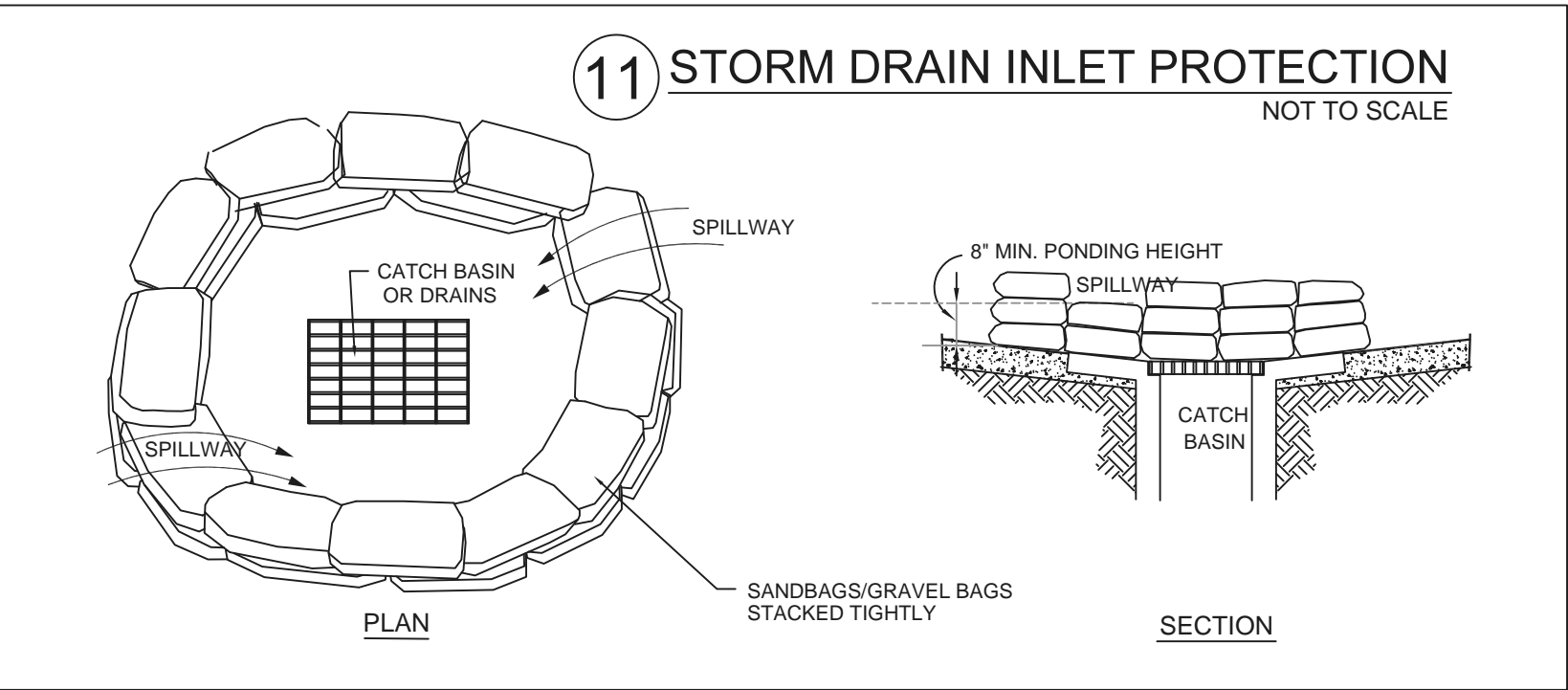
PRECISE GRADING PLAN  
EROSION CONTROL PLAN

737&763 LEWIS ST, POMONA, CA 91768

SCALE 1"=20'	DESIGNED: PVT.ENG PVT.ENG	SHT. 7 OF 9 SHTS
CHECKED: REVIEWED:		

GRA-24206-2018 & IS-24208-2018

FK-1391G



JOB NO: 180322

DATE: 06/13/2019

SURVEYOR BOYD SCHNEIDERWENT P.L.S. 9099 ROCHESTER ROAD PHELAN, CA 92371 TEL (909) 980-3701	GEOTECHNICAL ENGINEER SAMPSON AND ASSOCIATES, INC PO BOX 834 SAN DIMAS, CA 91773 TEL 909-522-7067 M.E. SAMIEE RCE: 46172 DATE: _____
--------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------

BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01°45'50" W ON TRACT NO. 42938, M.B. 10343-4.
------------------------------------------------------------------------------------------------------------------------------------------------------------

CITY OF POMONA BENCH MARK: B.M. NUMBER 361 ELEVATION 847.38 DESCRIPTION L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

OWNER: AJ DEVELOPMENT GROUP, LLC 1313 N GRAND AVE. #28 WALNUT, CA 91789 CONTACT: ANGIE YU TEL: (626) 643-6368
------------------------------------------------------------------------------------------------------------------------------

LEGAL DESCRIPTION: LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA
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SCALE 1"=20'	DESIGNED: PVT.ENG PVT.ENG	SHT. 7 OF 9 SHTS
CHECKED: REVIEWED:		

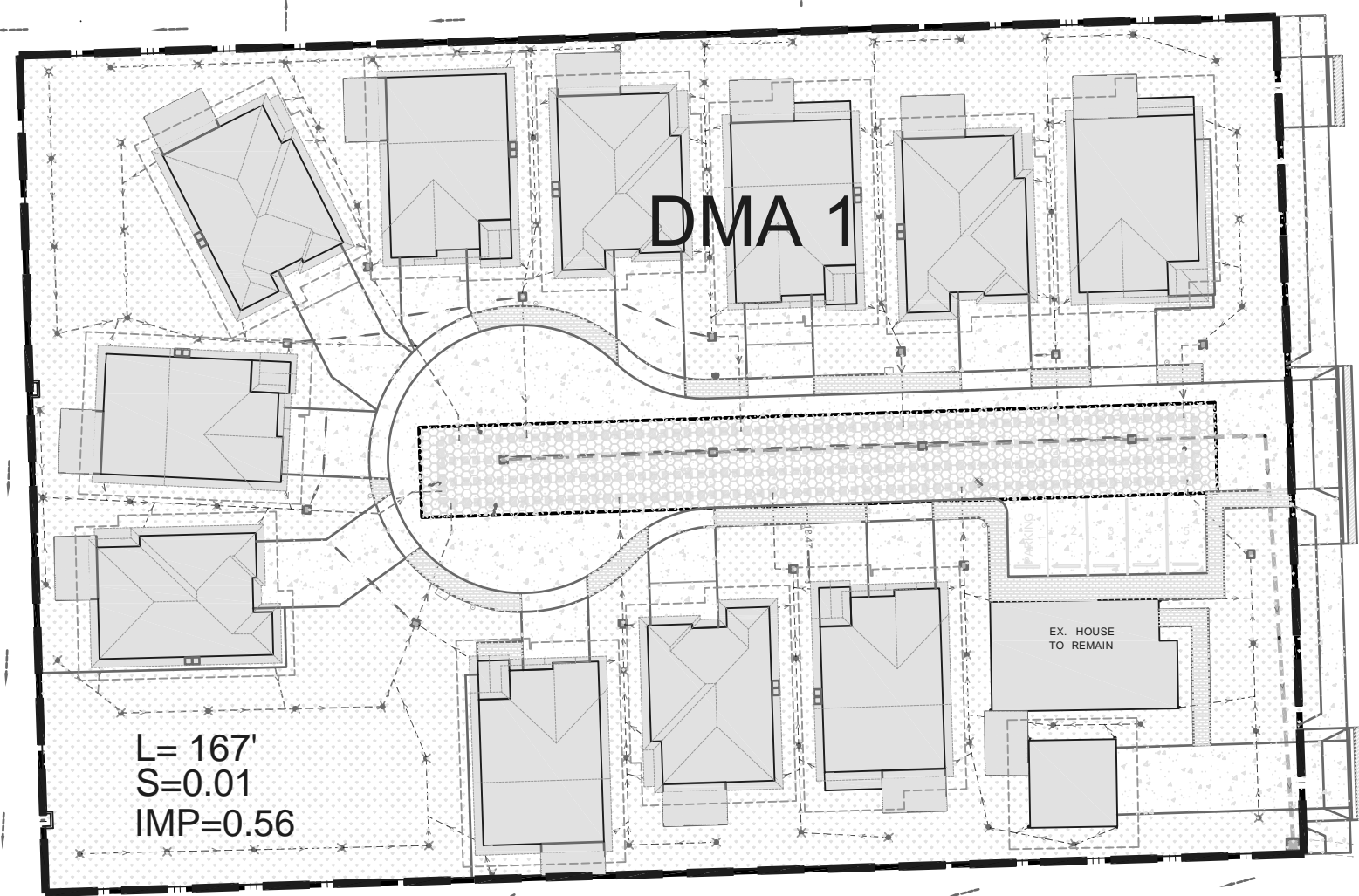
GRA-24206-2018 & IS-24208-2018

FK-1391G



BMP EXHIBIT DRAWING
(FOR REFERENCE ONLY)

TRIBUTARY AREA



Total Area 60,060 Square Feet or 1.379 Acre.
Building area (included roof area) = 18,027 square feet
Walkway and open-space area = 3,527 square feet
Driveway & parking lot area = 12,223 square feet
Landscape area = 26,283 square feet

SCALE 1"=40'

SUSMP NOTES:

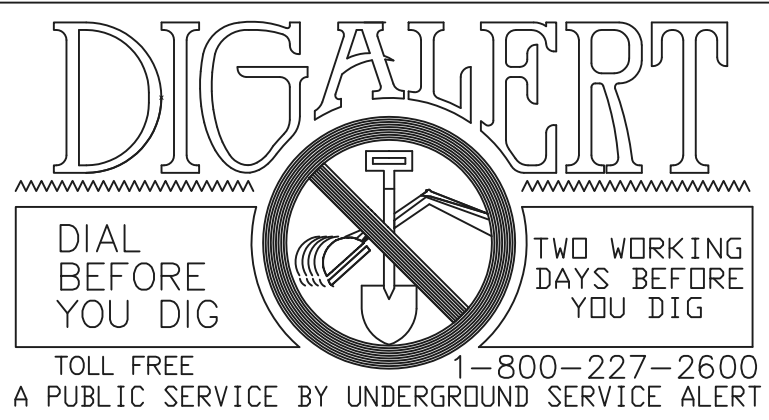
- 1. The following are pre and post development pervious and impervious areas created by the proposed development:
Total Area 60,060 Square Feet or 1.379 Acre.
PRE DEVELOPMENT
Impervious Area .0.180 Acre,
Pervious Area .1.199 Acre,
POST DEVELOPMENT
Impervious Area .0.775 Acre,
Pervious Area .0.604 Acre,
2. All structural BMP's shall be accessible for inspection and maintenance and shall bear a "No Dumping-Drais to Ocean" symbol in traffic rated paint per detail herein. Stencil is available at any of the Building and Safety's District offices.
3. Prior to commencement of any work within County maintained storm drain, an encroachment permit from Construction Division is required. For more information call (626) 458-3129.
4. Prior to commencement of any work and/or discharge of drainage to a watercourse, a permit from both the California Department of Fish and Game and U.S. Army Corps of Engineers may be required.
5. STATEMENTS OF UNDERSTANDING
As the Architect/Engineer of the project, I have reviewed the Development Planning for Storm Water Management -A manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), and have proposed the implementation of the permanent Best Management Practices (BMP's) applicable to effectively minimize the negative impacts of the project's stormwater runoff. The selected BMP's will be installed per the approved plans and as recommended by the product manufacturer as applicable.

Signature - Architect/Engineer of Record Date

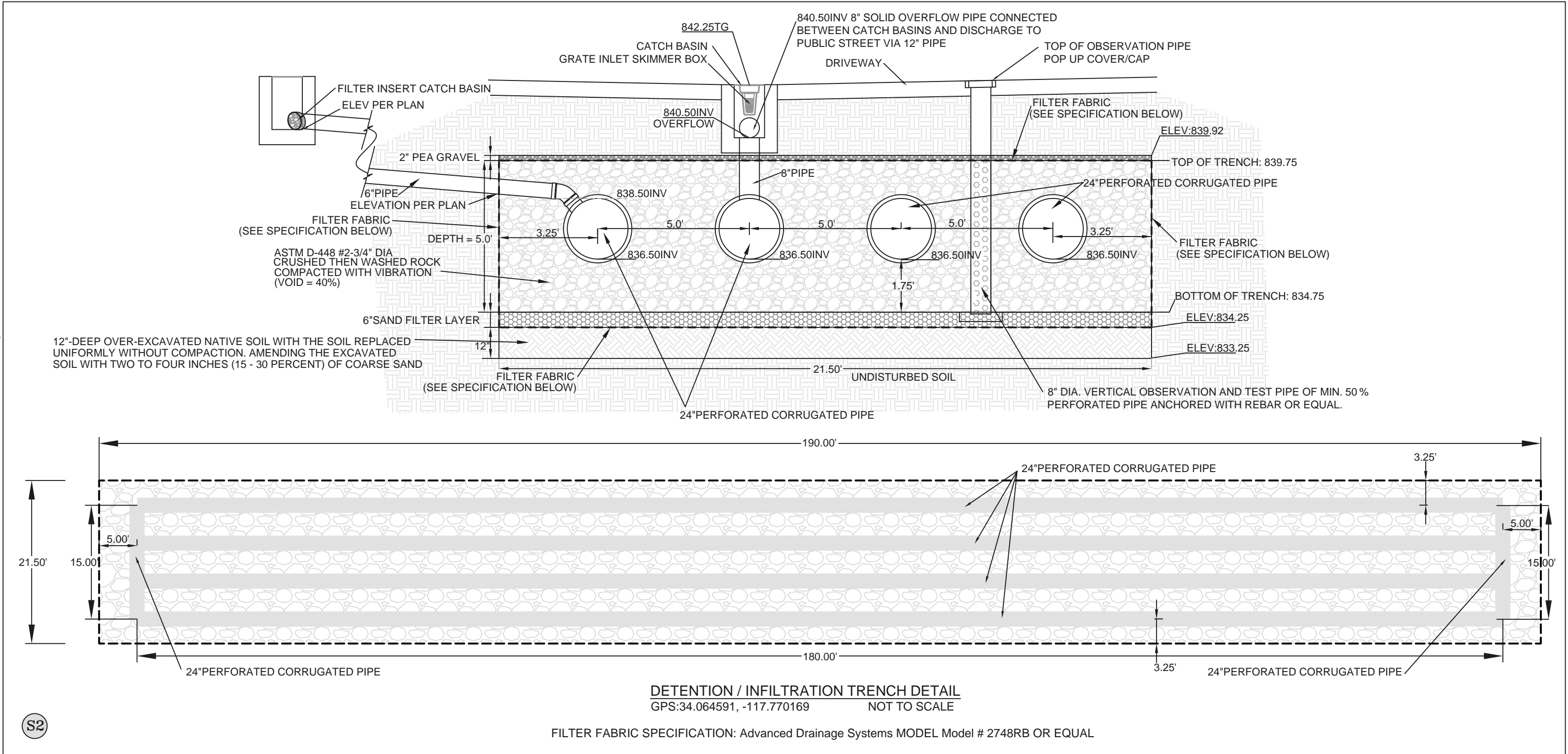


20 0 20 60

SCALE 1" = 20'



JOB NO: 180322 DATE: 06/13/2019



CONSTRUCTION NOTE

- (S1) PRE-TREATMENT SYSTEM
(S1a) INSTALL "SUNTREE TECHNOLOGIES" GRATE INLET SKIMMER BOX MODEL GISB-12-12-12, SEE DETAILS HEREON
(S1b) INSTALL "FLO-GARD LOPRO" SHALLOW CATCH BASIN FILTER INSERT MODEL FG-M1212, BY KRISTAR ENTERPRISES, INC. SEE DETAILS HEREON
(S2) TREATMENT SYSTEM
- CONST. DETENTION/ INFILTRATION SYSTEM, LENGTH=190', WIDTH=21.50', DEPTH = 5.0', GPS:34.064591, -117.770169, SEE DETAILS HEREON
(S3) - EFFICIENT IRRIGATION, SD-12
(S4) - STORM DRAIN SIGNAGE, SD-13
(S5) - TRASH ENCLOSURE AREA, SD-32
(S6) - FILTRATION (LANDSCAPING AREA)

ABBREVIATIONS:

LEGEND:

- AC Asphalt Concrete
C/B Catch Basin
CBW Conc. Block Wall
CONC Concrete
D/A Driveway Apron
DMH Drainage Manhole
DS Downspout
DWY Driveway
PP Power Pole
EX Existing
FH Fire Hydrant
FL Flow Line Elevation
GB Grade Break
INV Invert Elevation
LS Landscape Area
PLA Planter Area
PL Property Boundary Line
S/W Sidewalk
SMH Sewer Manhole
TG Top of Grate Elevation
(100.25) Existing Elevation
101 Ex. Ground Contour Line
-X-X- Chain Link Fence
Wrought Iron Fence
Ex. Structure
Ex. Tree, Diameter
Area Drain
Catch Basin
Prop. Flow Line for Swale
Prop. Sheet Flow
Ex. Flow
Building (Roof) Area
Driveway and Parking Area (Impervious)
Walkway Area (Impervious)
Landscape Area
Concrete Pavement Per Arch
Infiltration Trench
Cleanout
Downspout
Tributary Area Boundary



TRITECH ENGINEERING ASSOCIATES, INC.
SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

PREPARED UNDER THE DIRECT SUPERVISION OF:
GUAN WANG RCE NO 79702 DATE: 06/17/2019 EXP: 09-30-20

CITY OF POMONA
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRECISE GRADING PLAN
BMP EXHIBIT DRAWING
(FOR REFERENCE ONLY)

737&763 LEWIS ST, POMONA, CA 91768

SCALE 1"=20' DESIGNED: PVT.ENG DRAWN: PVT.ENG CHECKED: REVIEWED: SHT. 8 OF 9 SHTS

WDID # 4 19C383657

LEGAL DESCRIPTION:
LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA

OWNER:
AJ DEVELOPMENT GROUP, LLC
1313 N GRAND AVE. #28
WALNUT, CA 91789
CONTACT: ANGIE YU
TEL: (626) 643-6368

CITY OF POMONA BENCH MARK:
B.M. NUMBER 361
ELEVATION 847.38
DESCRIPTION L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE

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THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01°45'50" W ON TRACT NO. 42938, M.B. 10343-4.

GEOTECHNICAL ENGINEER:
SAMPSON AND ASSOCIATES, INC
PO BOX 834
SAN DIMAS, CA 91773
TEL 909-522-7067
M.E. SAMIEE
RCE: 46172 DATE:

SURVEYOR:
BOYD SCHNEIDERWENT P.L.S.
9099 ROCHESTER ROAD
PHELAN, CA 92371
TEL (909) 980-3701

PC#

GRA-24206-2018 & IS-24208-2018

FK-1391A



BMP EXHIBIT DRAWING
(FOR REFERENCE ONLY)

Part # GISB-12-12-12

Flow Specifications

TOP VIEW

FLOW SCHEMATIC

SKIMMER

THROAT

TURBULENCE DEFLECTOR

SIDE VIEW

SKIMMER PROTECTED BYPASS

COARSE SCREEN

FINE SCREEN

CONCRETE STRUCTURE

REMOVE GRATE INSERT GISB REINSTALL GRATE

EXCLUSIVE CALIFORNIA DISTRIBUTOR:

SUNTREE TECHNOLOGIES

798 CLEARLAKE RD, SUITE #2

COCOA FL 32922

TEL: 321-637-7552 FAX: 321-637-7554

DATE: 04/12/04 SCALE: SF = 15

DRAFTER: N.R.B. UNITS = INCHES

SPECIFIER CHART

MODEL	CATCH BASIN ID	SOLIDS STORAGE CAPACITY CUBIC FEET	FILTERED FLOW CUBIC FEET / SECOND	TOTAL BYPASS CAPACITY CUBIC FEET / SECOND
FG-M1212	12" X 12"	0.05	0.05	0.50
FG-M1818	18" X 18"	0.10	0.10	1.00
FG-M2424	24" X 24"	0.30	0.30	1.70
FG-M2436	24" X 36"	0.40	0.50	2.30
FG-M3030	30" X 30"	0.60	0.60	2.60
FG-M3636	36" X 36"	0.80	0.90	4.10
FG-M4848	36" X 48"	1.10	1.30	4.60
FG-M4848	48" X 48"	1.80	1.80	6.60

DETAIL A

INLET FLUME

GRATE (BY OTHERS)

MATRIX FILTER BODY

PAVEMENT SURFACE

OUTLET

SECTION VIEW

SHALLOW CONCRETE CATCH BASIN (BY OTHERS)

6.50" MINIMUM DEPTH BENEATH GRATE SEE NOTE 5, SHEET 1 OF 1.

"CLIP-IN" FOSSIL ROCK™ ABSORBENT POUCH

NOTES:

- Inlet flume & bypass weir frame shall be constructed from stainless steel Type 304.
- Matrix filter element is constructed from durable polypropylene woven monofilament geotextile surrounding a polypropylene matrix skeleton. Filter element shall not allow the retention of water between storm events.
- Filter inserts are supplied with "clip-in" filter pouches utilizing fossil rock™ filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
- FloGard® LoPro™ filter inserts and fossil rock™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
- Device requires a minimum catch basin depth of 6.50" beneath grate. See sheet 2 of 2.
- Additional inlets are limited to one only with a 6" diameter maximum, and to a wall opposite or at a right angle to outlet. See detail A.

GRATE OR SOLID COVER

INLET FLUME

RUBBER GASKET

"CLIP-IN" FOSSIL ROCK™ ABSORBENT POUCH

SHALLOW CONCRETE CATCH BASIN

MATRIX FILTER ELEMENT & BYPASS WEIR FRAME ASSEMBLY

OUTLET

TITLE

FloGard® LoPro™

SHALLOW CATCH BASIN

FILTER INSERT

KriStar Enterprises, Inc.

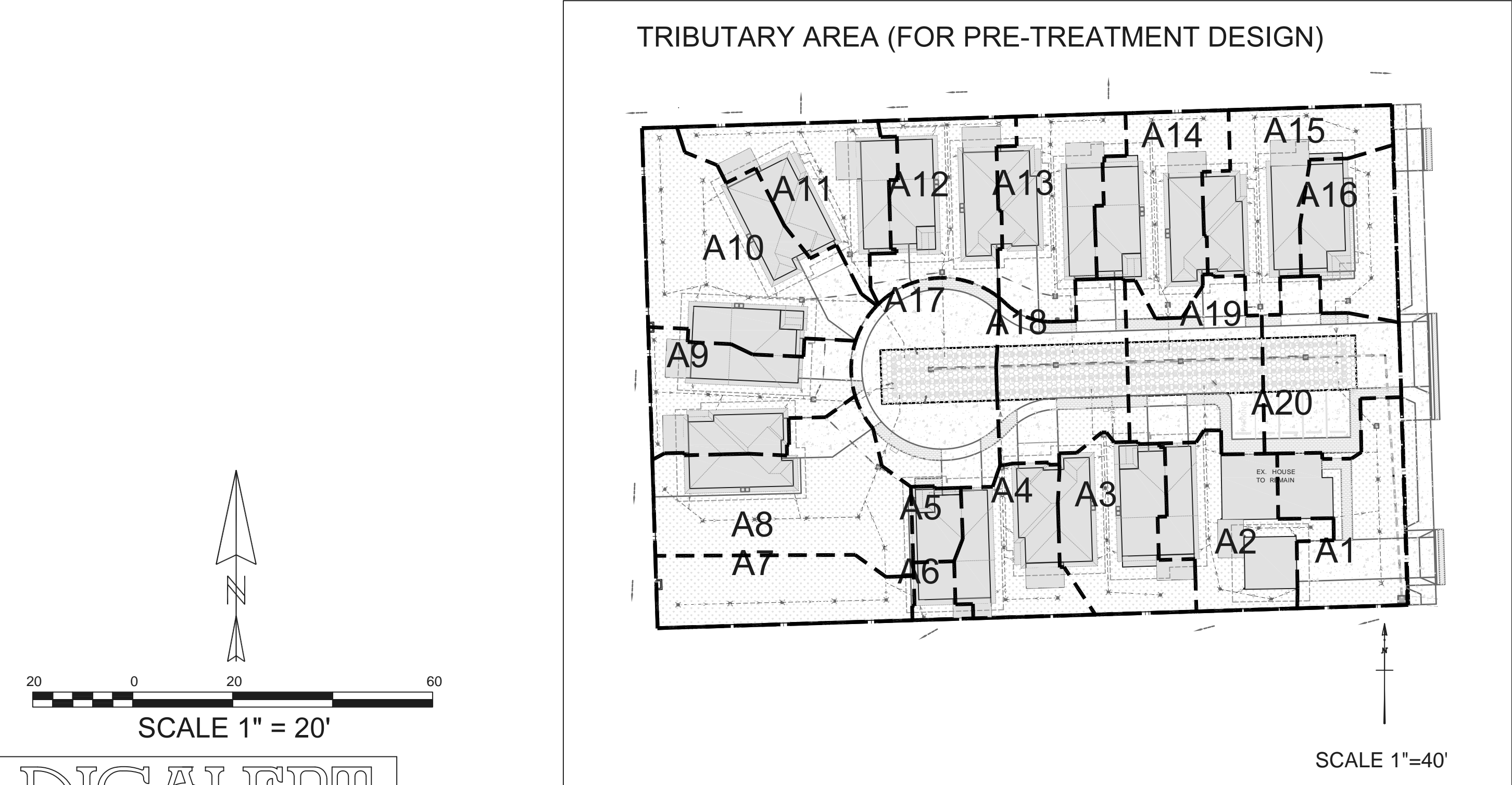
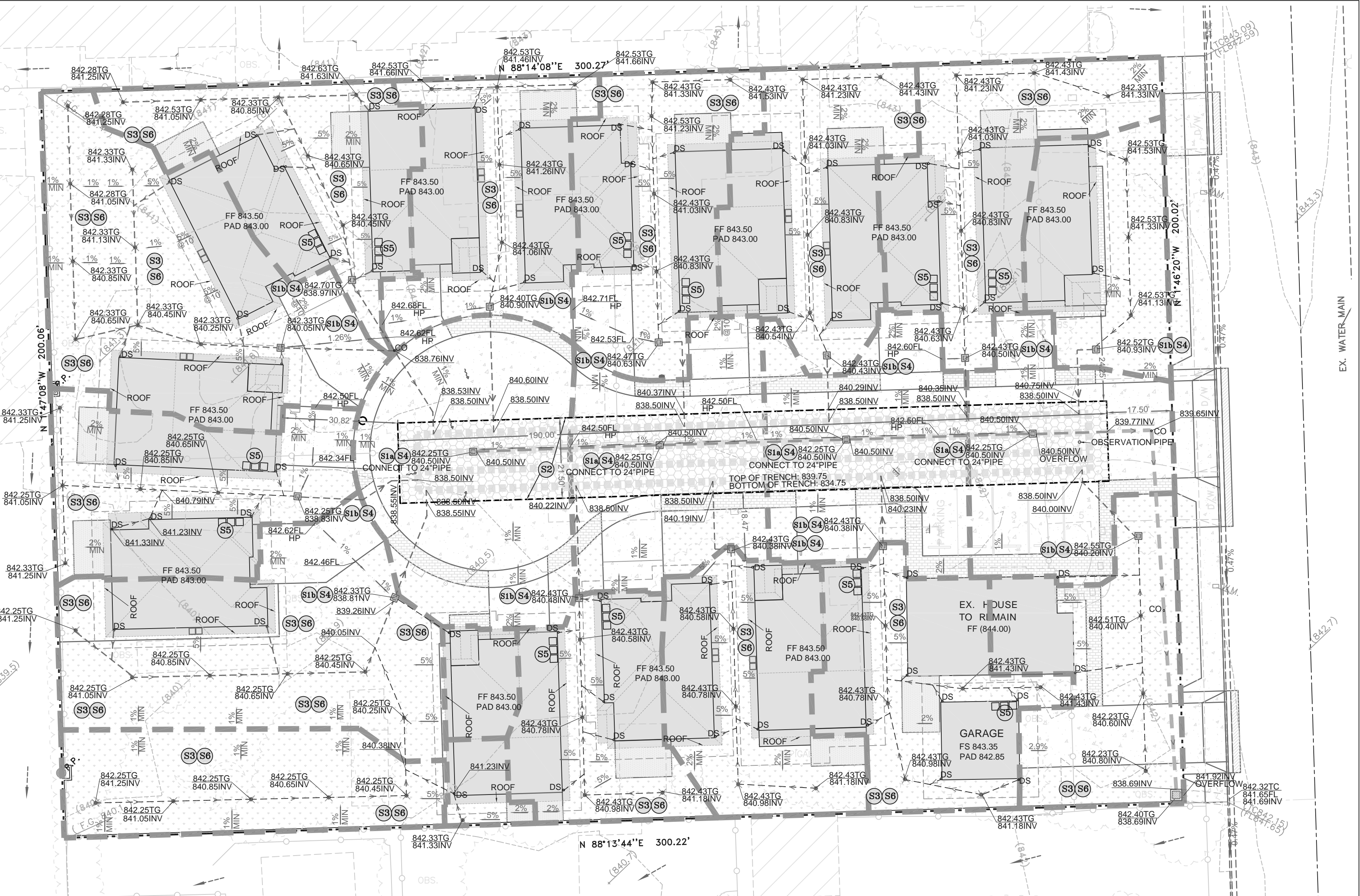
360 Sutton Place, Santa Rosa, CA 95407

Ph: 800.579.8819, Fax: 707.524.8166, www.kristar.com

DRAWING NO: FG-LP-0001 D

DATE: 0104 JPR 6/6/12

JPR 12/18/06 SHEET 1 OF 1



SUSMP NOTES:

- The following are pre and post development pervious and impervious areas created by the proposed development:  
Total Area 60,060 Square Feet or 1.379 Acre.
- PRE DEVELOPMENT  
Impervious Area .0180 Acre,  
Pervious Area .1199 Acre.
- POST DEVELOPMENT  
Impervious Area .0775 Acre,  
Pervious Area .0604 Acre.
- All structural BMP's shall be accessible for inspection and maintenance and shall bear a "No Dumping-Drais to Ocean" symbol in traffic rated paint per detail herein. Stencil is available at any of the Building and Safety's District offices.
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Signature - Architect/Engineer of Record

Date

- CONSTRUCTION NOTE
- (S1) PRE-TREATMENT SYSTEM
    - (S1A) INSTALL "SUNTREE TECHNOLOGIES" GRATE INLET SKIMMER BOX MODEL GISB-12-12-12, SEE DETAILS HEREON
    - (S1B) INSTALL "FLO-GARD LOPRO" SHALLOW CATCH BASIN FILTER INSERT MODEL FG-M1212, BY KRISTAR ENTERPRISES, INC. SEE DETAILS HEREON
  - (S2) TREATMENT SYSTEM
    - CONST. DETENTION/ INFILTRATION SYSTEM, LENGTH=190', WIDTH=21.50', DEPTH = 5.0', GPS:34.064591, -117.770169, SEE DETAILS HEREON
  - (S3) - EFFICIENT IRRIGATION, SD-12
  - (S4) - STORM DRAIN SIGNAGE, SD-13
  - (S5) - TRASH ENCLOSURE AREA, SD-32
  - (S6) - FILTRATION (LANDSCAPING AREA)

ABBREVIATIONS:

AC ..... Asphalt Concrete

CB ..... Catch Basin

CBW ..... Conc. Block Wall

CONC ..... Concrete

DIA ..... Driveway Apron

DM ..... Drainage Manhole

DS ..... Downspout

DWY ..... Driveway

PP ..... Power Pole

EX ..... Existing

FL ..... Fire Hydrant

FL ..... Flow Line Elevation

GB ..... Grade Break

INV ..... Invert Elevation

LS ..... Landscape Area

P/A ..... Planter Area

P/L ..... Property Boundary Line

SW ..... Sidewalk

S/M ..... Sewer Manhole

TG ..... Top of Grate Elevation

LEGEND:

(100.25) ..... Existing Elevation

- 101 - ..... Ex. Ground Contour Line

-X-X- ..... Chain Link Fence

..... Wrought Iron Fence

..... Ex. Structure

..... Fire Hydrant

..... Street Light

..... Ex. Tree, Diameter

..... Area Drain

..... Catch Basin

..... Prop. Flow Line for Swale

..... Prop. Sheet Flow

..... Ex. Flow

..... Building (Roof) Area

..... Driveway and Parking Area (Impervious)

..... Walkway Area (Impervious)

..... Landscape Area

..... Concrete Pavement Per Arch

..... Infiltration Trench

..... Cleanout

..... Downspout

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

SURVEYOR	GEOTECHNICAL ENGINEER	BASIS OF BEARING:	CITY OF POMONA BENCH MARK:	OWNER:	LEGAL DESCRIPTION:
BOYD SCHNEIDERWENT P.L.S. 9099 ROCHESTER ROAD PHELAN, CA 92371 TEL (909) 980-3701	SAMPSON AND ASSOCIATES, INC CA 91773 SAN DIMAS, CA 91773 TEL 909-522-7067	THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01°45'50" W ON TRACT NO. 42938, M.B. 10343-4.	B.M. NUMBER 361 ELEVATION 847.38 DESCRIPTION L. & N. ON CURB AT B.C.R. 55' EAST OF C/L OF LEWIS STREET AND 30' NORTH OF C/L OF ORANGE GROVE AVENUE	AJ DEVELOPMENT GROUP, LLC 1313 N GRAND AVE. #28 WALNUT, CA 91789 CONTACT: ANGIE YU TEL: (626) 643-6368	LOT 5 AND LOT 6, BLOCK "H" OF CURRIER TRACT, BOOK 15 PAGE 25 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, STATE OF CALIFORNIA

ENGINEERS SEAL

TRITECH ENGINEERING ASSOCIATES, INC

135 N. SAN GABRIEL BLVD., SAN GABRIEL, CA 91775

TEL: (626) 570-1918

EMAIL: info@tritechengineer.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

GUAN WANG RCE NO 79702 DATE: 06/17/2019 EXP: 09-30-20

CITY OF POMONA

PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRECISE GRADING PLAN

BMP EXHIBIT DRAWING

(FOR REFERENCE ONLY)

737&763 LEWIS ST, POMONA, CA 91768

SCALE	DESIGNED:	PVT.ENG	SHT. 9
1"=20'	DRAWN:	PVT.ENG	OF
	CHECKED:		9
	REVIEWED:		SHTS



AJ SINGLE FAMILY DWELLINGS  
737 & 763 LEWIS STREET  
POMONA, CA

GENERAL NOTES:

## GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.
2. STRUCTURAL SYSTEMS AND COMPONENTS DESIGN SHALL FOLLOW 2016 CALIFORNIA BUILDING CODE AND 2016 CALIFORNIA RESIDENTIAL CODE.
3. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL MEMBERS, WALLS, AND NON-STRUCTURAL ITEMS DURING CONSTRUCTION.
4. BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS:  
ROOF LIVE LOAD = 20 PSF, UNHABITABLE ATTIC STORAGE = 20 PSF  
GROUND SNOW LOAD = 0 PSF,  
WIND:  
ULTIMATE WIND SPEED: 110 MPH, EXPOSURE: C  
BUILDING CATEGORY: II, IMPORTANCE FACTOR: 1.0  
INTERNAL PRESSURE COEFFICIENT; 0.0,  
COMPONENTS AND CLADDING DESIGN WIND PRESSURE; 22 PSF  
SEISMIC;  
OCCUPANCY CATEGORY: II, IMPORTANCE FACTOR: 1.0  
MAPPED SPECTRAL RESPONSE ACCELERATIONS;  $S_s=2.340g$ ,  $S_1=0.867g$   
SITE CLASS; D, SPECTRAL RESPONSE COEFF;  $S_d=1.56g$ ,  $S_1=0.867g$   
DESIGN CATEGORY; D  
BASIC-FORCE-RESISTING SYSTEM; (BEARING WALL SYSTEMS; LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS)  
  
RESPONSE COEFFICIENT,  $C_s = 0.24$   
RESPONSE MODIFICATION FACTOR,  $R = 6.5$   
SEISMIC ANALYTICAL PROCEDURE ; EQUIVALENT LATERAL FORCE ANALYSIS  
5. STRUCTURAL SYSTEMS AND COMPONENTS ARE DESIGNED FOR SELF WEIGHT SUPERIMPOSED DEAD LOAD, CONCENTRATED LOADS, AND THE LIVE LOADS SHOWN ABOVE.  
6. NON STRUCTURAL FRAMING REQUIREMENTS ARE NOT SPECIFIED ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL FRAMING REQUIRED.

## REINFORCED CONCRETE

1. STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318-14 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS - MINIMUM.
2. AGGREGATES SHALL BE CLEAN AND WELL-GRADED, MAXIMUM SIZE 3/4". CONCRETE COMPRESSIVE TESTS SHALL CONFORM TO ASTM C39.
3. USE ASTM A-615 GRADE 60 FOR ALL REINFORCING STEEL. LAP CONTINUOUS REINFORCING 30 BAR DIAMETERS IN BEAMS AND 36 BAR DIAMETERS IN SLABS. LAP BOTTOM OVER SUPPORT AND TOP STEEL MIDSPAN UNLESS OTHERWISE SPECIFIED. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS. USE 1" COVER OVER REINFORCING EXCEPT AS FOLLOWS:

	BOTTOM	TOP	SIDES
FOOTINGS	3"	2"	3"
SLABS ON GROUND	1 1/2"	1"	—
4. WATERPROOFING SHALL BE PLACED BETWEEN SOIL AND CONCRETE WHEREVER SOIL IS USED AS A FORM FOR CONCRETE, EXCEPT FOR FOOTINGS.
5. SLEEVE ALL PIPES THRU SLABS INDIVIDUALLY: UNLESS APPROVED BY ENGINEER.
6. ALL REINFORCING SHOWN TO BE HOOKED SHALL HAVE STANDARD HOOKS UNLESS SHOWN OTHERWISE.
7. CORROSIVE ADDITIVES SUCH AS CALCIUM CHLORIDE SHALL NOT BE USED.

## SOIL

1. **SOILS REPORT:** THE DESIGN IS BASED ON SOILS REPORT PREPARED BY **SAMPSON AND ASSOCIATES CONSULTING ENGINEERS** PROJECT NO. 16-0095. DATED FEBRUARY 15 2016. THIS REPORT SHALL BE A PART OF THESE PLANS AND SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
  - A. SOIL CLASSIFICATION: **SOIL PROFILE TYPE S4, STIFF SOIL.**
  - B. SOILS EXPANSION INDEX: **<20**
  - C. ALLOWABLE SOIL BEARING PRESSURE: **1500 PSF**
  - D. ACTIVE PRESSURE: **30 PCF (ASSUMED)**  
AT REST PRESSURE: **45 PSF (ASSUMED)**  
PASSIVE PRESSURE: **250 PSF**
  - E. SOIL FRICTION COEFFICIENT: **0.28**
2. **PLAN REVIEW:** THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOUNDATION PLANS PER SOILS REPORT RECOMMENDATIONS AND PROVIDE A REVIEW LETTER TO THE AHJ BEFORE PERMIT ISSUANCE.
3. **FOOTING EXCAVATION:** THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS AND PROVIDE A LETTER TO THE INSPECTOR BEFORE A FOUNDATION INSPECTION.

TIMBER

1. CODE: ALL TIMBER MATERIALS, DESIGN, CONSTRUCTION AND QUALITY OF MEMBERS AND THEIR FASTENERS SHALL CONFORM TO 2016 CALIFORNIA BUILDING CODE CHAPTER 23. REFER TO THIS CODE FOR AMPLIFICATION OF THE FOLLOWING REQUIREMENTS.
2. SHOP DRAWINGS: SHOP DRAWINGS FOR ALL STRUCTURAL WOOD CONNECTIONS AND FRAMING SHALL IDENTIFY THE SPECIFIC PROJECT, SHALL LIST ALL DESIGN CRITERIA AND SHOW ALL DETAILS NECESSARY FOR PROPER ERECTION. SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND WETTED SEAL OF THE SPECIALTY ENGINEER WHO PREPARED THEM. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
3. SAWN LUMBER: USE MACHINE STRESS-RATED LUMBER FOR ALL WOOD STRUCTURAL MEMBERS. PROVIDE FOLLOWING MINIMUM PROPERTIES:

SIZE	SPECIES
ALL 2X MEMBERS	DOUGLAS FIR – LARCH NO. 2
ALL MEMBERS 4X AND WIDER	DOUGLAS FIR – LARCH NO. 1
4. PREFABRICATED WOOD I-JOISTS: STRUCTURAL CAPACITIES AND DESIGN PROVISIONS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5055.
5. STRUCTURAL GLUE-LAMINATED TIMBER: SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AISC A190.1 AND ASTM D 3737.
6. STRUCTURAL COMPOSITE LUMBER: STRUCTURAL CAPACITIES SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5456.
7. STRUCTURAL LOG MEMBERS: STRESS GRADING OF NONRECTANGULAR SHAPE, AS TYPICALLY USED IN LOG BUILDINGS, SHALL BE IN ACCORDANCE WITH ASTM D 3957.
8. ROUND TIMBER POLES AND PILES: SHALL COMPLY WITH ASTM D 3200 AND ASTM D 25, RESPECTIVELY.
9. PRESERVATIVE-TREATED WOOD: LUMBER, TIMBER, PLYWOOD, PILES AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED BY SECTION 2304.11 TO BE PRESERVATIVE TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVE SHALL BE LISTED IN SECTION 4 OF AWA U1. LUMBER AND PLYWOOD USED IN WOOD FOUNDATION SYSTEMS SHALL CONFORM TO CHAPTER 18.
10. TRUSSES: SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND ACCEPTED ENGINEERING PRACTICE. MEMBERS ARE PERMITTED TO BE JOINED BY NAILS, GLUE, BOLTS, TIMBER CONNECTORS, METAL CONNECTOR PLATES OR OTHER APPROVED FRAMING DEVICES. IN ADDITION, THE DESIGN, MANUFACTURE AND QUALITY ASSURANCE OF METAL-PLATE-CONECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURED TRUSSES SHALL COMPLY WITH SECTION 1704.6 AS APPLICABLE.
11. NAILS AND STAPLES: SHALL CONFORM TO REQUIREMENTS OF ASTM F 1667.
12. BOLTS: ALL BOLTS SHALL BE ASTM A-307. ALL BOLT HOLES TO BE 1/16" LARGER
13. CONNECTIONS: ALL TIMBER CONNECTORS INCLUDING NAILS, BOLTS, WASHERS AND NUTS SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
14. APPEARANCE GRADE: APPEARANCE OF ALL WOOD SHALL BE ARCHITECTURAL GRADE.

# WOOD STRUCTURAL PANEL

- WOOD STRUCTURAL PANELS, WHEN USED STRUCTURALLY ( INCLUDING THOSE USED FOR SIDING, ROOF AND WALL SHEATHING, SUBFLOORING, DIAPHRAGMS AND BUILDUP MEMBERS), SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPES IN DOC P5-1 OR P5-2. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY. IN ADDITION, WOOD STRUCTURAL PANELS WHEN PERMANENTLY EXPOSED IN OUTDOORS APPLICATIONS SHALL BE OF EXTERIOR TYPE, EXCEPT THAT WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE INTERIOR TYPE BONDED WITH EXTERIOR GLUE, EXPOSURE 1.
2. ROOF SHEATHING OVER PREFAB TRUSSES OR RAFTERS SPACED AT A MAXIMUM OF 24" O.C. SHALL BE A MINIMUM OF 1/2" C-D G-2 EXT-A/PA. INSTALL WITH FACE GRAIN ACROSS SUPPORTS WITH EDGE BLOCKED AND PLY CLIPS. ATTACH AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH #10 SCREWS, UNLESS NOTED OTHERWISE.
3. FLOOR SUBFLOOR (UNDERLAYMENT ABOVE) OVER PREFAB TRUSSES OR JOISTS AT 24" O.C. MAXIMUM SHALL BE A MINIMUM OF 3/4" CD EXT-A/PA T&G. ATTACH AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH #10 SCREWS WITH ALL PANEL EDGES BLOCKED, U.N.O.
4. WALLS W/ STUDS OVER 16" O.C. SHALL BE A MINIMUM OF 3/8" C-D G-2 INT-A/PA. INSTALL FACE GRAIN ACROSS SUPPORTS WITH ALL PANEL EDGES BLOCKED, ATTACH AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH 8d COMMON NAILS, U.N.O.
5. ALL STUD WALLS SHALL HAVE STUDS SPACED AT 16" O.C. MAXIMUM. ALL CORNERS AND INTERSECTIONS OF WALLS AND PARTITIONS SHALL HAVE AT LEAST 3 STUDS.
6. WHERE SPECIFIC DETAILS DO NOT SHOW FRAMING, FOLLOW MANUAL FOR HOUSE FRAMING OF NFPA.
7. NON-LOAD BEARING PARTITIONS NOT SHOWN ON PLANS MAY HAVE STUDS AT 24" O.C. AND USE #10 SCREWS AT 12" O.C. AT BOUNDARIES AND INTERMEDIATE SUPPORTS.
8. DIAPHRAGM SHEATHING SCREWS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a, b, c)	SPACING OF FASTENERS
	<b>Roof</b>		
1	Blocking between joists or rafters to top plate, toe nail	2-#6 @ 12" x 6" @ 135°	-
2	Setting joists to plate, toe nail	2-#6 @ 12" x 6" @ 135°	-
3	Setting joists not attached to parallel rafters, nail over partitions, face nail	2-#6 @ 12" @ 135°	-
4	Setting toe rafter, face nail or 1-1/4" x 8" gage ridge strap	2-#6 @ 12" @ 135°	-
5	Rafter to plate, toe nail	2-#6 @ 12" x 6" @ 135°	-
6	Roof rafters to ridge, valley or top rafters: toe nail face nail	4-#6 @ 12" x 6" @ 135° 2-#6 @ 12" x 6" @ 135°	-
	<b>Wall</b>		
7	Butt-up corner studs	2-#6 @ 12" @ 135°	24" o.c.
8	Butt-up header, two pieces with 1/2" spacer	2-#6 @ 12" @ 135°	36" o.c. along each edge
9	Continuous header, two pieces	2-#6 @ 12" @ 135°	36" o.c. along each edge
10	Continuous header to stud, toe nail	4-#6 @ 12" x 6" @ 135°	-
11	Double studs, face nail	2-#6 @ 12" @ 135°	24" o.c.
12	Double top plates, face nail	2-#6 @ 12" @ 135°	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped ends	2-#6 @ 12" x 6" @ 135°	-
14	Sole plate to joist or blocking, face nail	2-#6 @ 12" @ 135°	36" o.c.
15	Sole plate to joist or blocking at braced wall panels	2-#6 @ 12" x 6" @ 135°	36" o.c.
16	Stud to sole plate, toe nail	2-#6 @ 12" x 6" @ 135°	-
17	Top or sole plate to stud, end nail	2-#6 @ 12" @ 135°	-
18	Top plates, lap at corners and intersections, face nail	2-#6 @ 12" x 6" @ 135°	-
19	1" brace to each stud and plate, face nail	2-#6 @ 12" x 6" @ 135° 2-#6 @ 12" x 6" @ 135°	-
20	1/4" x 6" sheathing to each bearing, face nail	2-#6 @ 12" x 6" @ 135° 2-#6 @ 12" x 6" @ 135°	-
21	1/4" x 6" sheathing to EACH BEARING	2-#6 @ 12" x 6" @ 135° 2-#6 @ 12" x 6" @ 135°	-
22	Wider than 1/4" x 6" sheathing to each bearing, face nail	2-#6 @ 12" x 6" @ 135° 2-#6 @ 12" x 6" @ 135°	-
	<b>Floor</b>		
23	Joist to sill or grade, toenail	2-#6 @ 12" x 6" @ 135°	-
24	1" x 6" subfloor or less to each joist, face nail	2-#6 @ 12" x 6" @ 135° 2-#6 @ 12" x 6" @ 135°	-
25	2" subfloor to joist or grade, blind or toenail	2-#6 @ 12" @ 135°	-
26	2" or 3" joist to top plate, toe nail (cross bracing also)	2-#6 @ 12" x 6" @ 135°	-
27	2" or 3" planks (girders & beam/floor) & roof	2-#6 @ 12" @ 135°	-
28	Butt-up girders and beams, 2-inch lumber layers	2-#6 @ 12" @ 135°	-
29	Ledger, stud supporting joists or rafters	3-#6 @ 12" x 6" @ 135°	6" o.c. along each bearing 2" o.c. where on or follow bottom and staggered Two nails at ends and at each step.

TABLE R602.3(3) – continued FASTENER SCHEDING FOR STRUCTURAL MEMBERS				
ITEM	DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER (s), (s), (s)	SPACING OF FASTENERS	
			Edge (s), (s)	Intermediate (s), (s)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and partitioned wall sheathing				
34	1" x 1" x 1"	8d common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"
35	1" x 1" x 1"	8d common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"
36	1" x 1" x 1"	8d common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"
37	1" x 1" x 1"	8d common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"
1 1/2" structural cellulose-fiberboard sheathing				
38	1 1/2" structural cellulose-fiberboard sheathing	1" x 1" galvanized roofing nails, 8d on roof eave 16 ga. 1 1/2" long	3"	6"
2" gypsum sheathing				
39	2" gypsum sheathing	1" x 1" galvanized roofing nails, 8d on roof eave 16 ga. 1 1/2" long 1" x 1" screws, Type W or S	7"	7"
Wood structural panels, combination subfloor underlayment to framing				
40	1/2" or 5/8" common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"	
41	3/4" or 1" common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"	
42	1 1/4" or 1 1/2" common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"	
43	1 3/4" or 2" common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"	
44	1" x 1" x 1"	8d common (S-1) 12d common, (S-2) 12d	6"	12" @ 6"
Notes:				
1. 1 inch x 2 1/2 inch x 5/8 inch 3048 nbs, 1 1/2 inch x 2 1/2 inch x 3/4 inch nbs, 1 1/2 inch x 2 1/2 inch x 3/4 inch nbs.				
2. All nails are smooth-corrosion, flat or deformed shanks except where otherwise stated. Nails used for framing members shall be 16 ga. or larger and 1 1/2 inch or longer. Nails used for sheathing shall be 16 ga. or larger, 1 1/2 inch or longer, 0.017 inch thick, and shall be spaced not more than 6 inches on center at all supports where spans are 48 inches or more.				
3. Nails shall be spaced not more than 6 inches on center at all supports where spans are 48 inches or more.				
4. Spacing of fasteners not indicated is that shall be based on Table R602.3(2).				
5. For framing members, use 16 ga. or larger nails. For sheathing, use 16 ga. or larger nails. For framing members, use 16 ga. or larger nails. For sheathing, use 16 ga. or larger nails.				
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## SPECIAL INSPECTION SCHEDULE

1. CITE REFERENCE: REFER TO **SECTION 1704 OF THE 2016 CALIFORNIA BUILDING CODE** FOR AMPLIFICATION OF THE FOLLOWING REQUIREMENTS: ALL SPECIAL INSPECTORS MUST SUBMIT FINAL REPORTS.
2. NOTATION USED IN TABLE:  
COLUMNS HEADERS:  
C: INDICATES CONTINUOUS INSPECTION IS REQUIRED.  
P: INDICATES PERIODIC INSPECTION IS REQUIRED. THE NOTES AND/OR CONTRACT DOCUMENTS SHOULD CLARIFY.  
BOX ENTRIES:  
IS: IS PLACED IN THE APPROPRIATE COLUMN TO DENOTE EITHER "C" CONTINUOUS OR "P" PERIODIC INSPECTIONS.  
NA: NOT APPLICABLE.
3. REQUIREMENTS: ALL TESTS & INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT INSPECTOR. VISUAL JOBS VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS.

1705.1.1 - SPECIAL INSPECTIONS FOR SPECIAL CASES				
VERIFICATION AND INSPECTION	C	P	N/A	REMARKS
1. Construction materials and systems that are alternatives to materials and systems prescribed by CBC				
a. Simpson Steel Strong-Wall SSW Shear Panel		X		The panels must be installed in accordance to ICC-ES ESR-1679, the Simpson Strong-Tie Company Instructions and the approved building plans. In the event of conflict between Simpson Strong-Tie Instructions and ICC-ES ESR-1679, ICC-ES ESR-1679 governs.

- #### 4. SECTION 1706 CONTRACTOR RESPONSIBILITY

17061. CONTRACTOR RESPONSIBILITY. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS;
2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL;
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS; AND
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.


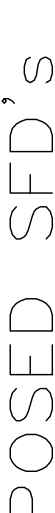

VERIFICATION AND INSPECTION	C	P	N/A	REFERENCED STANDARD	REMARKS
1. Inspection of reinforcing steel, including prestressing tendons, and placement.		X		ACI 318: 3.5, 7.1-7.7	
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.				AWS D1.4 ACI 318: 3.5.2	
3. Inspection of bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used.		X		ACI 318: 8.1.3, 21.2.8	
4. Inspection of anchors installed in hardened concrete.		X		ACI 318: 3.8.6, 8.1.3, 21.2.8	
5. Verifying use of required design mix.		X		ACI 318: Ch. 4, 5.2-5.4 IBC 1904.2.2, 1913.2, 1913.3	
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		X		ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8, IBC 1913.10	
7. Inspection of concrete and shotcrete placement for proper application techniques.		X		ACI 318: 5.9, 5.10, IBC 1913.6, 1913.7, 1913.8	
8. Inspection for maintenance of specified curing temperature and techniques.		X		ACI 318: 5.11-5.13	
9. Inspection of prestressed concrete:					
a. Application of prestressing forces.		X		ACI 318: 18.20	
b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.		X		ACI 318: 18.18.4	
10. Erection of precast concrete members.		X		ACI 318: Ch. 16	
11. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.		X		ACI 318: 6.2	
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.		X		ACI 318: 6.1.1	

VERIFICATION AND INSPECTION	C	P	N/A	REFERENCED STANDARD	REMARKS
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		X			
2. Verify excavations are extended to proper depth and have reached proper material.		X			
3. Perform classification and testing of compacted fill materials.		X			
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.		X			
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.		X			

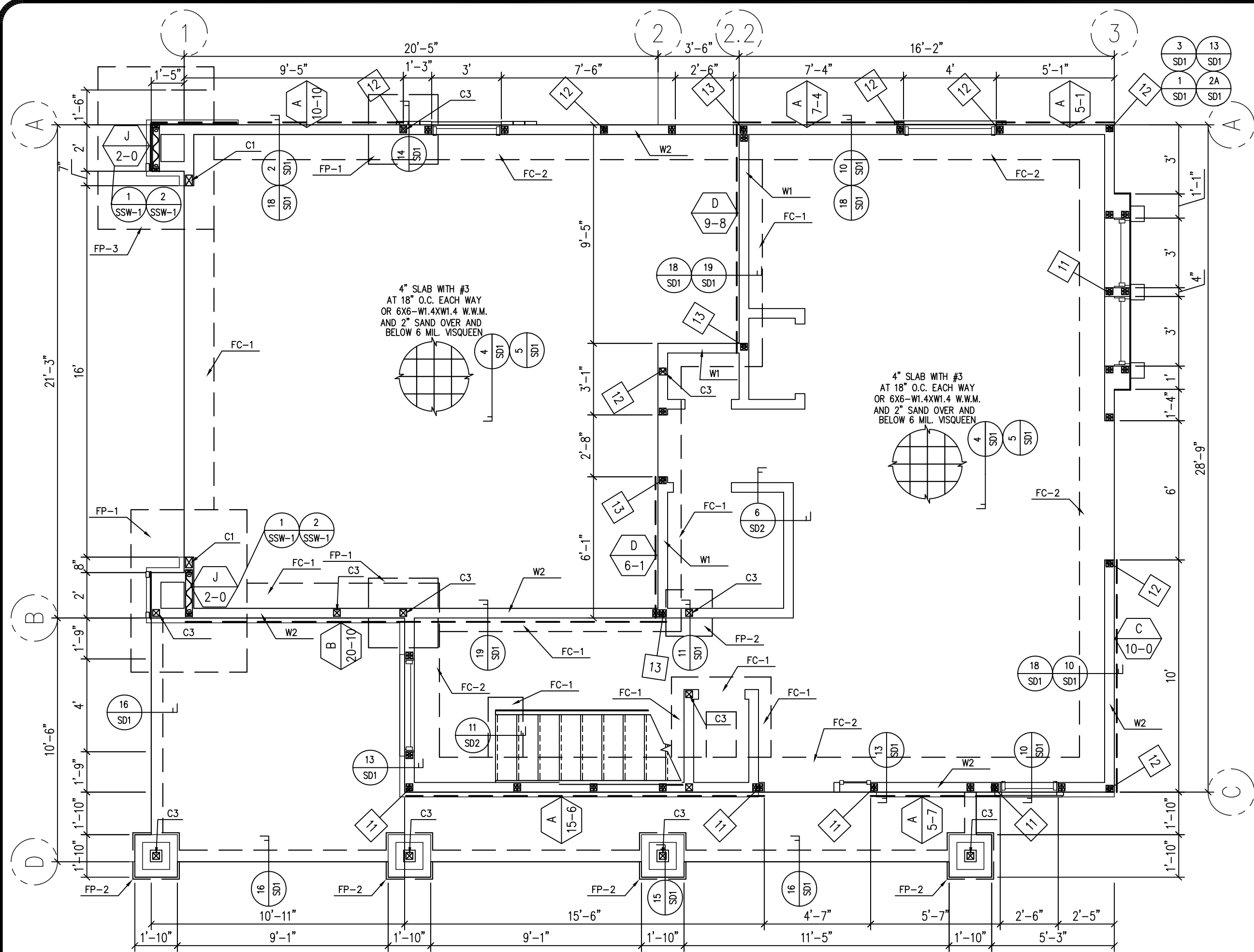
## 1707 - SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

VERIFICATION AND INSPECTION	C	P	N/A	REMARKS
1707.2 - SPECIAL INSPECTION FDR WELDING IN ACCORDANCE WITH AISC 341	X	X		
1707.3 - STRUCTURAL WOOD				
1. During field gluing operations of elements of the seismic-force-resisting system	X			
2. Nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.		X		Not required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where the fastener spacing of the sheathing is more than 4 inches

☐ PRELIMINARY ONLY    ☐ FOR BIDS ONLY (NOT APPROVED)    ☒ NOT FOR CONSTRUCTION UNTIL APPROVED BY BUILDING DEPT.    DATE PRINTED: 03-03-19

AJ SINGLE FAMILY DWELLINGS						PROPOSED SFD's					
737 & 763 LEWIS STREET						GENERAL NOTES					
POMONA, CA						 CALIME ENGINEERING & CONSTRUCTION 11501 DUBLIN BLVD. SUITE 200, P.O. BOX 2482, DUBLIN, CA 94568 PH. / FAX (925) 811-7621					
<b>ENGINEER</b>											
											
DATE						03-02-19					
SCALE						AS SHOWN					
DRAWN BY						MNV					
JOB #						09-14-2403					
SHEET						<div style="text-align: center;">  <b>S1</b> </div>					
SHEET OF SHEETS						PLAN CHECK COMMENTS # REVISION DATE BY					





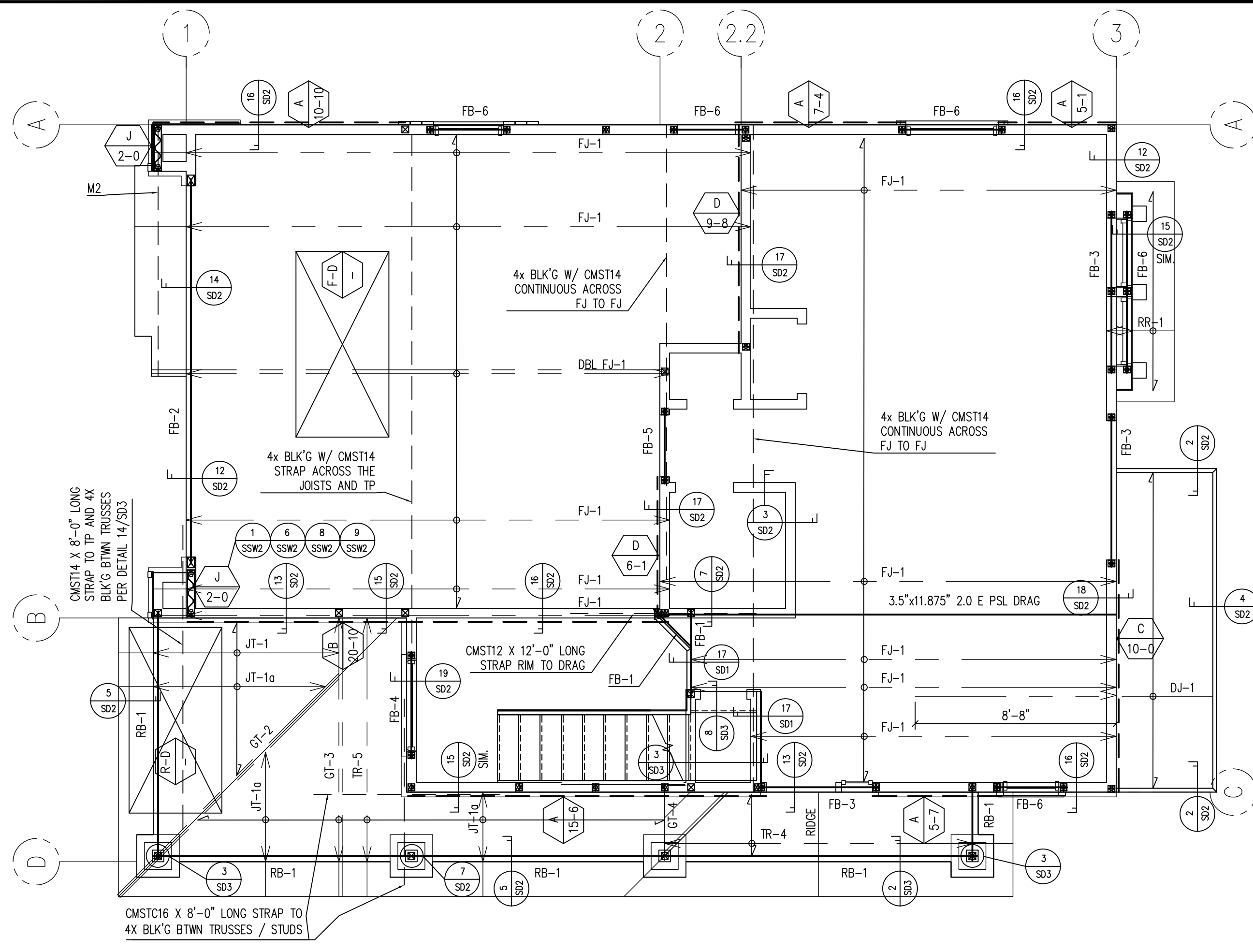
PLAN A1; FOUNDATION PLAN

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

SHEARWALL SCHEDULE

CAPACITY (PLF)	TYPE	DESCRIPTION OF SHEATHING	TOP PLATE TO BLOCKING ANCHORAGE	SILL PLATE TO UPPER / RAISED FLOOR FRAMING ANCHORAGE	P.T. SILL PLATE TO FOUNDATION ANCHORAGE
260	A	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 2x MINIMUM)	A35 @ 16" O/C	2x W/ 16d NAILS @ 6" O/C	2x W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 4'-0" O.C.
380	B	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 7" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-6" O.C.
490	C	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 5" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-0" O.C.
640	D	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 2" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 8" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 4" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 1'-6" O.C.
1625 lb 37585 lb-ft	J	SSW24x9 OVER SSW24xB-STK SIMPSON STEEL STRONG WALL			

NOTE:  
1. FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.  
2. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.  
3. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS (1707.3)  
4. ALL FRAMING SHALL BE DOUGLAS FIR (S.G. = 0.5 MINIMUM). ALL PANEL EDGES FASTENED TO FRAMING. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING, U.N.D. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. NAIL SPACING ALONG INTERMEDIATE SUPPORTS AT 12" O.C.  
5. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.  
6. WHERE PANEL IS APPLIED OVER 1/2" OR 3/4" THICK GYPSUM BOARD, USE 10d NAILS INSTEAD OF 8d NAILS AS SPECIFIED IN THE SHEARWALL SCHEDULE.  
7. WHERE SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH THE NAILING SCHEDULE TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. SILL PLATE SHALL NOT BE LESS THAN 3-INCH NOMINAL WITH 2-20d BOX END NAILS TO STUDS.  
8. ALL SHEARWALLS (EXTERIOR AND INTERIOR), PROVIDE ANCHOR BOLTS AS CALLED OUT IN THE SHEAR WALL SCHEDULE.  
9. ALL NON SHEAR BEARING WALLS (EXTERIOR AND INTERIOR), PROVIDE 5/8" DIA. X7" EMBED A-307 BOLTS AT 6'-0" O/C.  
10. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE. PROVIDE MINIMUM CONCRETE EDGE DISTANCE OF 1 7/8".  
11. EACH ANCHOR BOLT SHALL HAVE A PROPERLY SIZED NUT WITH A PLATE WASHER A MINIMUM OF 3 INCH BY 3 INCH BY 0.229 INCH THICK.



PLAN A1; 2ND FLOOR LEVEL FRAMING

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

HOLDOWNS AT FOUNDATION

TYPE	DESCRIPTION	VALUE
11	SIMPSON HDU2-SDS2.5 HOLDOWN W/ (6) SDS 1/4x2.5" WOOD SCREWS TO (2) 2X STUDS MIN. AND SIMPSON SSB16 ANCHOR (3075#) OR SIMPSON STD10 STRAP THE HOLDOWN W/ (2) 2X STUDS MIN. (3730 #) TO NEW CONCRETE	3075 LB
12	SIMPSON HDU5-SDS2.5 HOLDOWN W/ (14) SDS 1/4x2.5 WOOD SCREWS TO (2) 2X STUDS MIN. AND SIMPSON SSB24 ANCHOR (5175#) OR (1) SIMPSON STD14 STRAPS W/ (2) 2X STUDS MIN. (5025#) TO NEW CONCRETE	5025 LB
13	SIMPSON HD9 HOLDOWN TO 4X POST MIN. W/ SIMPSON SSB28 ANCHOR (10100#) OR (2) SIMPSON STD14 STRAPS W/ (2) 4X POST MIN. (2X5025#) TO NEW CONCRETE	9535 LB

NOTES:  
1. ALL HOLD-DOWNS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

DIAPHRAGM SCHEDULE

TYPE	DESCRIPTION
R-D	ROOF DIAPHRAGM 1/2" WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED AT PANEL EDGES W/ 8d NAILS AT; 6" O.C. AT B.N. AND 12" O.C. AT E.N. AND 12" O.C. AT INTERMEDIATE SUPPORTS
F-D	FLOOR DIAPHRAGM 3/4" 1&G WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED AT PANEL EDGES W/ 10d NAILS AT; 2.5" O.C. AT BOUNDARIES, 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

STUD WALL SCHEDULE

MARK	DESCRIPTION	REMARKS
W1	2x4 @ 16" O/C, TYP.	ALL EXTERIOR AND INTERIOR WALLS, U.N.D.
W2	2x4 @ 10" O/C	1st FLOOR EXTERIOR WALLS
W3	(3) 2x4 @ 12" O/C	BALLOON FRAMED AT STAIRS EXTERIOR WALLS

COLUMN SCHEDULE

MARK	DESCRIPTION	REMARKS
C1	4x6	W/ CBSQ-SDS2 BASE TO FOUNDATION
C2	DBL 2x4	TYPICAL AT EXTERIOR WALLS OPENING JAMBS AND AT SHEARWALLS HOLDOWNS, U.N.D.
C3	4x4	W/ CBSQ44-SDS2 BASE TO FOUNDATION
C4	4x10	W/ CBSQ-SDS2 BASE TO FOUNDATION

FRAMING SCHEDULE

MARK	DESCRIPTION	REMARKS
TR-1 TO TR-5, GT-1 TO GT-5	PRE-MANUFACTURED ROOF TRUSSES	DEFERRED SUBMITTAL REQUIRED
RB-1	4x10 HEADER	
RB-2	4x8 HEADER	
RB-3	4x6 HEADER	
FJ-1	11-7/8 TJI-560 JOISTS @ 16" O/C	W/ SIMPSON ITS356 /11.88 HANGER TO FLOOR BEAM
DJ-2	2x12 JOISTS @ 16" O/C	W/ 16d NAILS @ 6" O/C TO TOP AND BOTTOM FJ FLANGES
FB-1	3.5"x11.875", 2.0 E PARALLAM PSL	W/ SIMPSON HB356 /11.88 HANGER TO FLOOR BEAM
FB-2	3.5"x18", 2.0 E PARALLAM PSL	W/ EPC CAP TO POST
FB-3	3.5"x9.5", 2.0 E PARALLAM PSL, HEADER	W/ EPC CAP TO POST
FB-4	4x10 HEADER	W/ EPC CAP TO POST
FB-5	4x8 HEADER	W/ EPC CAP TO POST
FB-6	4x6 HEADER	W/ EPC CAP TO POST
FB-7	4x12	W/ SIMPSON HUS412 HANGER TO FLOOR BEAM
M1	SIMPSON MST48 STRAP	(N) TP TO (E) TP
M2	SIMPSON CMST12 STRAP CONTINUOUS ACROSS JOISTS	W/ 4X BLK'G BTWN JOISTS

FOUNDATION SCHEDULE

MARK	DESCRIPTION	REMARKS
FP-1	(N) 36" SQUARE X 24" DEEP W/ (4) #4 REBARS EACH WAY T & B	2500 psi CONCRETE
FP-2	(N) 24" SQUARE X 24" DEEP W/ (3) #4 REBARS EACH WAY T & B	2500 psi CONCRETE, TYP. AT PORCH
FP-3	(N) 60"x84"x 24" DEEP W/ #4 REBARS @ 12" O/C EACH WAY T & B	2500 psi CONCRETE
FC-1	18" WIDE X 24" DEEP W/ (2) #4 REBARS CONTINUOUS T & B	2500 psi CONCRETE, TYP.
FC-2	18" WIDE X 24" DEEP W/ (2) #4 REBARS CONTINUOUS T & B	2500 psi CONCRETE

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DATE: 03-02-19

CECALIMEENGINEERING &CONSTRUCTION

11501 DUBLIN BLVD., SUITE 200,  
P.O. BOX 2492, DUBLIN, CA 94568  
PH. / FAX (925) 611-7652

PROPOSED SFD'S

PLAN A1;

FOUNDATION AND  
2ND FLOOR FRAMING  
LAYOUTS

AJ SINGLE FAMILY DWELLINGS

737 & 763 LEWIS STREET

POMONA, CA

REGISTERED PROFESSIONAL ENGINEER

MICHAEL N. WANDER

No. C 63804

CIVIL

STATE OF CALIFORNIA

DATE

03-02-19

SCALE

AS SHOWN

DRAWN BY

MNW

JOB #

09-14-2403

SHEET

S2-A1

DATE

3/02/19

REVISION

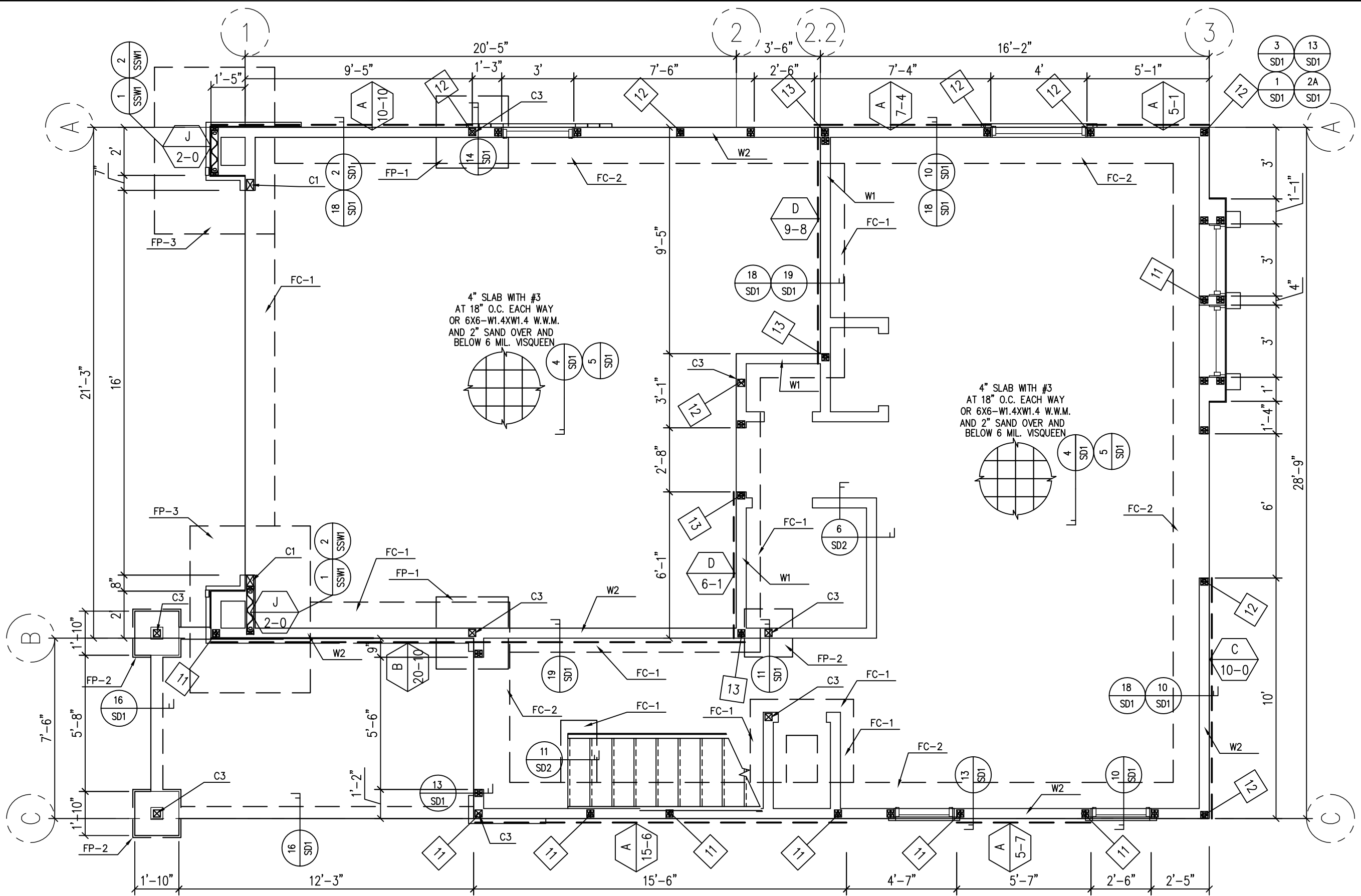
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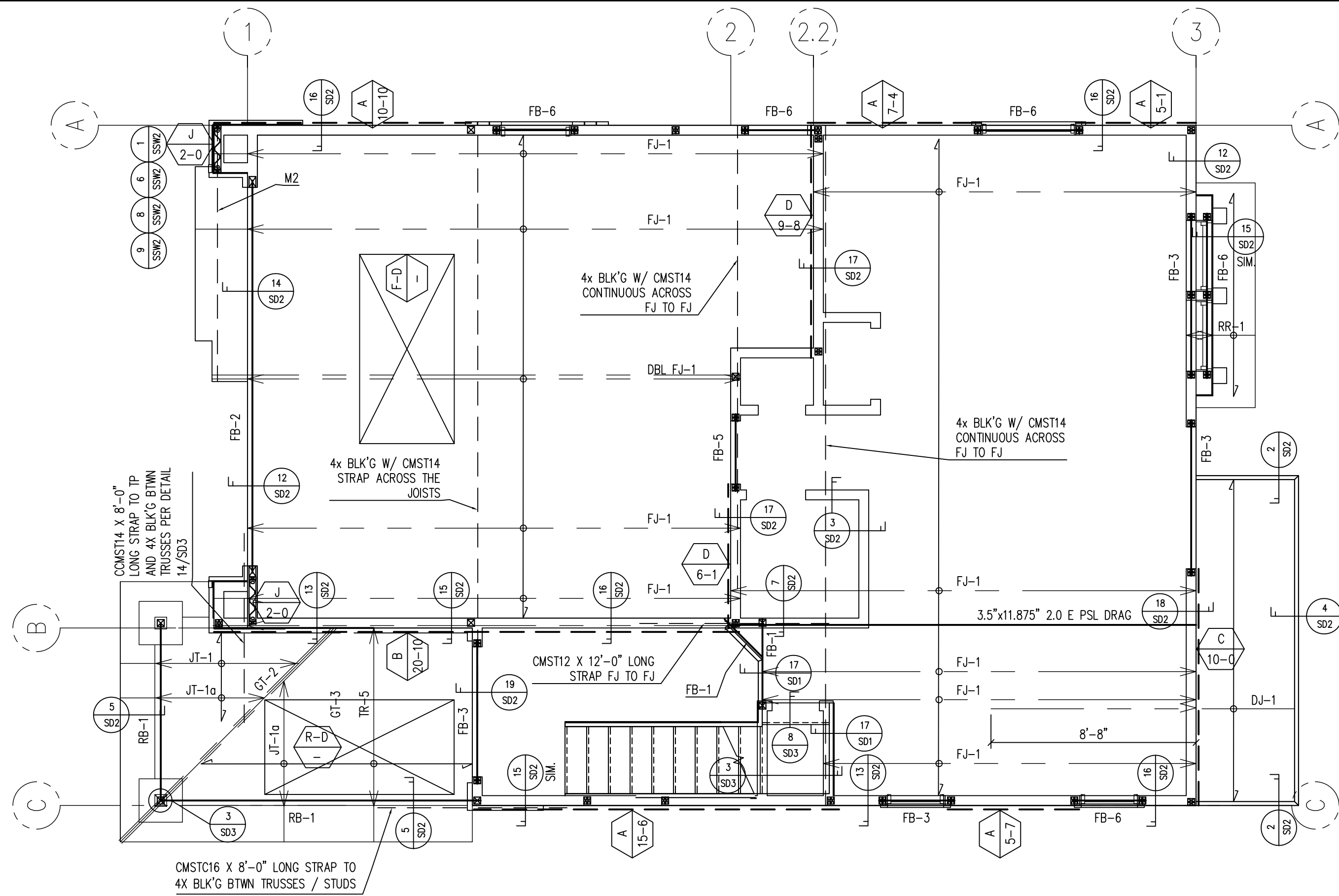
MNW





PLAN A2; FOUNDATION PLAN

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



PLAN A2; 2ND FLOOR LEVEL FRAMING

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

### SHEARWALL SCHEDULE

CAPACITY (PLF)	TYPE	DESCRIPTION OF SHEATHING	TOP PLATE TO BLOCKING ANCHORAGE	SILL PLATE TO UPPER / RAISED FLOOR FRAMING ANCHORAGE	P.T. SILL PLATE TO FOUNDATION ANCHORAGE
260	A	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 2x MINIMUM)	A35 @ 16" O/C	2x W/ 16d NAILS @ 6" O/C	2x W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 4'-0" O.C.
380	B	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 7" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-0" O.C.
490	C	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 5" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-0" O.C.
640	D	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 2" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 8" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 4" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 1'-6" O.C.
1625 lb 37585 lb-ft	J	SSW24x9 OVER SSW24x8-STK SIMPSON STEEL STRONG WALL			

**NOTE:**  
1. FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.  
2. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.  
3. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS (1707.3)  
4. ALL FRAMING SHALL BE DOUGLAS FIR (S.G. = 0.5 MINIMUM). ALL PANEL EDGES FASTENED TO FRAMING. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING, UNO. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. NAIL SPACING ALONG INTERMEDIATE SUPPORTS AT 12" O.C.  
5. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.  
6. WHERE PANEL IS APPLIED OVER 1/2" OR 3/4" THICK GYPSUM BOARD, USE 10d NAILS INSTEAD OF 8d NAILS AS SPECIFIED IN THE SHEARWALL SCHEDULE.  
7. WHERE SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH THE NAILING SCHEDULE TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. SILL PLATE SHALL NOT BE LESS THAN 3-INCH NOMINAL WITH 2-20d BOX END NAILS TO STUDS.  
8. ALL SHEARWALLS (EXTERIOR AND INTERIOR), PROVIDE ANCHOR BOLTS AS CALLED OUT IN THE SHEAR WALL SCHEDULE.  
9. ALL NON SHEAR BEARING WALLS (EXTERIOR AND INTERIOR), PROVIDE 5/8" DIA. X7" EMBED A-307 BOLTS AT 6'-0" O/C.  
10. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE. PROVIDE MINIMUM CONCRETE EDGE DISTANCE OF 1 7/8".  
11. EACH ANCHOR BOLT SHALL HAVE A PROPERLY SIZED NUT WITH A PLATE WASHER A MINIMUM OF 3 INCH BY 3 INCH BY 0.229 INCH THICK.

### HOLD-DOWNS AT FOUNDATION

TYPE	DESCRIPTION	VALUE
11	SIMPSON HDU2-SDS2.5 HOLDOWN W/ (6) SDS 1/4x2.5" WOOD SCREWS TO (2) 2X STUDS MIN. AND SIMPSON SSB16 ANCHOR (3075#) OR SIMPSON STDH10 STRAP TIE HOLDOWN W/ (2) 2X STUDS MIN. (3730 #) TO NEW CONCRETE	3075 LB
12	SIMPSON HDU5-SDS2.5 HOLDOWN W/ (14) SDS 1/4x2.5 WOOD SCREWS TO (2) 2X STUDS MIN. AND SIMPSON SSB24 ANCHOR (5175#) OR (1) SIMPSON STDH14 STRAPS W/ (2) 2X STUDS MIN. (5025#) TO NEW CONCRETE	5025 LB
13	SIMPSON HD9 HOLDOWN TO 4X POST MIN. W/ SIMPSON SSB28 ANCHOR (10100#) OR (2) SIMPSON STDH14 STRAPS W/ (2) 4X POST MIN. (2X5025#) TO NEW CONCRETE	9535 LB

**NOTES:**  
1. ALL HOLD-DOWNS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

### DIAPHRAGM SCHEDULE

TYPE	DESCRIPTION
R-D	<b>ROOF DIAPHRAGM</b> 1/2" WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED AT PANEL EDGES W/ 8d NAILS AT; 6" O.C. AT B.N., 6" O.C. AT E.N. AND 12" O.C. AT INTERMEDIATE SUPPORTS
F-D	<b>FLOOR DIAPHRAGM</b> 3/4" 1x6 WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED AT PANEL EDGES W/ 10d NAILS AT; 2.5" O.C. AT BOUNDARIES, 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

### STUD WALL SCHEDULE

MARK	DESCRIPTION	REMARKS
W1	2x4 @ 16" O/C, TYP.	ALL EXTERIOR AND INTERIOR WALLS, UNO.
W2	2x4 @ 10" O/C	1st FLOOR EXTERIOR WALLS
W3	(3) 2x4 @ 12" O/C	BALLOON FRAMED AT STAIRS EXTERIOR WALLS

### COLUMN SCHEDULE

MARK	DESCRIPTION	REMARKS
C1	4x6	W/ CBSQ-SDS2 BASE TO FOUNDATION
C2	DBL 2x4	TYPICAL AT EXTERIOR WALLS OPENING JAMBS AND AT SHEARWALLS HOLD-DOWNS, UNO.
C3	4x4	W/ CBSQ44-SDS2 BASE TO FOUNDATION
C4	4x10	W/ CBSQ-SDS2 BASE TO FOUNDATION

### FRAMING SCHEDULE

MARK	DESCRIPTION	REMARKS
TR-1 TO TR-5, GT-1 TO GT-5	PRE-MANUFACTURED ROOF TRUSSES	DEFERRED SUBMITTAL REQUIRED
RB-1	4x10 HEADER	
RB-2	4x8 HEADER	
RB-3	4x6 HEADER	
FJ-1	11-7/8 TJI-560 JOISTS @ 16" O/C	W/ SIMPSON ITS356 /11.88 HANGER TO FLOOR BEAM
DJ-2	2x12 JOISTS @ 16" O/C	W/ 16d NAILS @ 6" O/C TO TOP AND BOTTOM FJ FLANGES
FB-1	3.5"x11.875", 2.0 E PARALLAM PSL	W/ SIMPSON HB356 /11.88 HANGER TO FLOOR BEAM
FB-2	3.5"x18", 2.0 E PARALLAM PSL	W/ EPC CAP TO POST
FB-3	3.5"x9.5", 2.0 E PARALLAM PSL, HEADER	W/ EPC CAP TO POST
FB-4	4x10 HEADER	W/ EPC CAP TO POST
FB-5	4x8 HEADER	W/ EPC CAP TO POST
FB-6	4x6 HEADER	W/ EPC CAP TO POST
FB-7	4x12	W/ SIMPSON HUS412 HANGER TO FLOOR BEAM
M1	SIMPSON MST48 STRAP	(ND) TP TO (E) TP
M2	SIMPSON CMST12 STRAP CONTINUOUS ACROSS JOISTS	W/ 4X BLK'G BTWN JOISTS

### FOUNDATION SCHEDULE

MARK	DESCRIPTION	REMARKS
FP-1	(N) 36" SQUARE X 24" DEEP W/ (4) #4 REBARS EACH WAY T & B	2500 psi CONCRETE
FP-2	(N) 24" SQUARE X 24" DEEP W/ (3) #4 REBARS EACH WAY T & B	2500 psi CONCRETE, TYP. AT PORCH
FP-3	(N) 60"x84"x 24" DEEP W/ #4 REBARS @ 12" O/C EACH WAY T & B	2500 psi CONCRETE
FC-1	18" WIDE X 24" DEEP W/ (2) #4 REBARS CONTINUOUS T & B	2500 psi CONCRETE, TYP.
FC-2	18" WIDE X 24" DEEP W/ (2) #4 REBARS CONTINUOUS T & B	2500 psi CONCRETE

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PROPOSED SFD'S

PLAN A2;

FOUNDATION AND  
2ND FLOOR FRAMING  
LAYOUTS

AJ SINGLE FAMILY DWELLINGS

737 & 763 LEWIS STREET

POMONA, CA

ENGINEER



DATE 03-02-19

SCALE AS SHOWN

DRAWN BY MNW

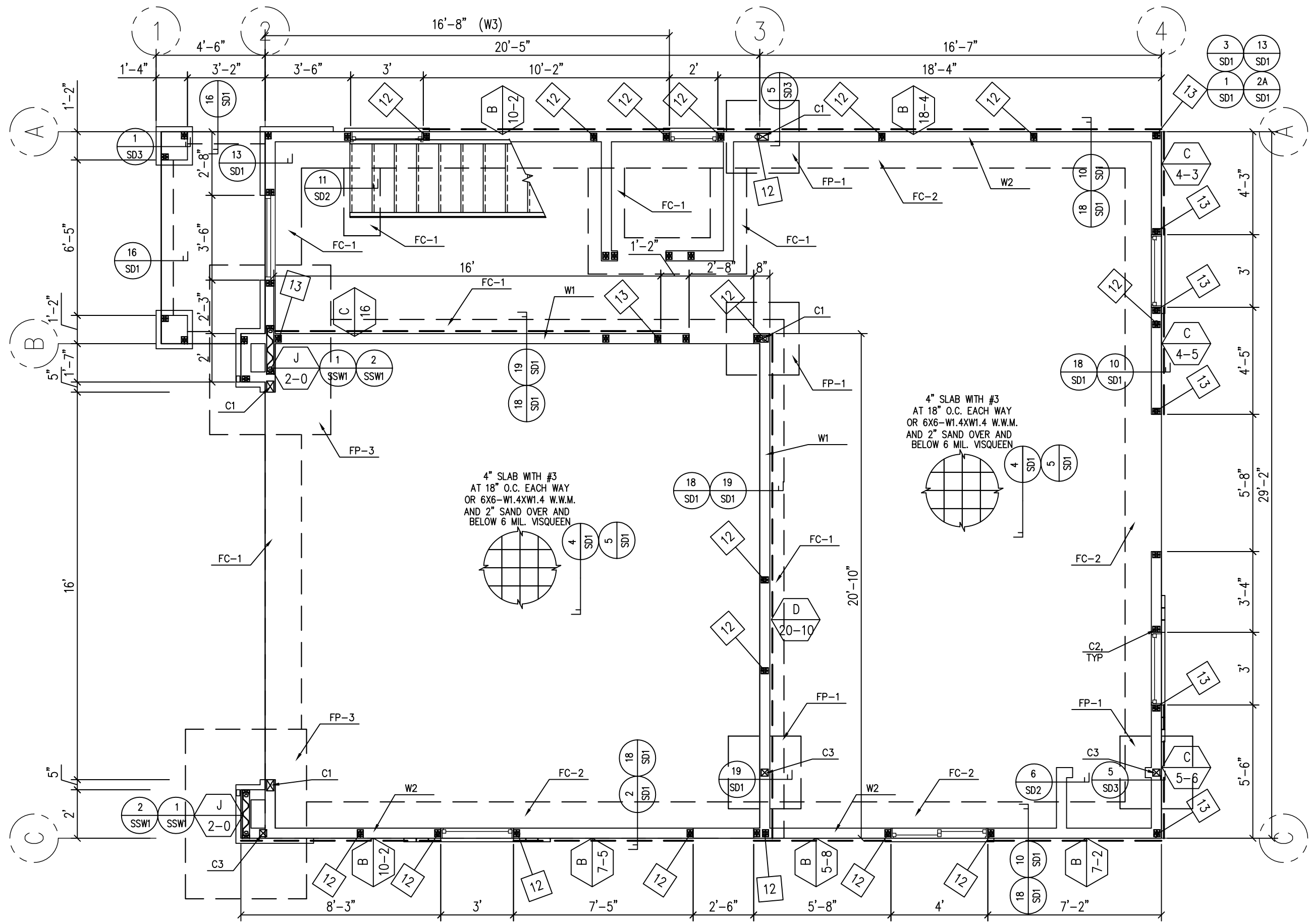
JOB # 09-14-2403

SHEET

S2-A2

SHEET OF SHEETS





PLAN B; FOUNDATION PLAN

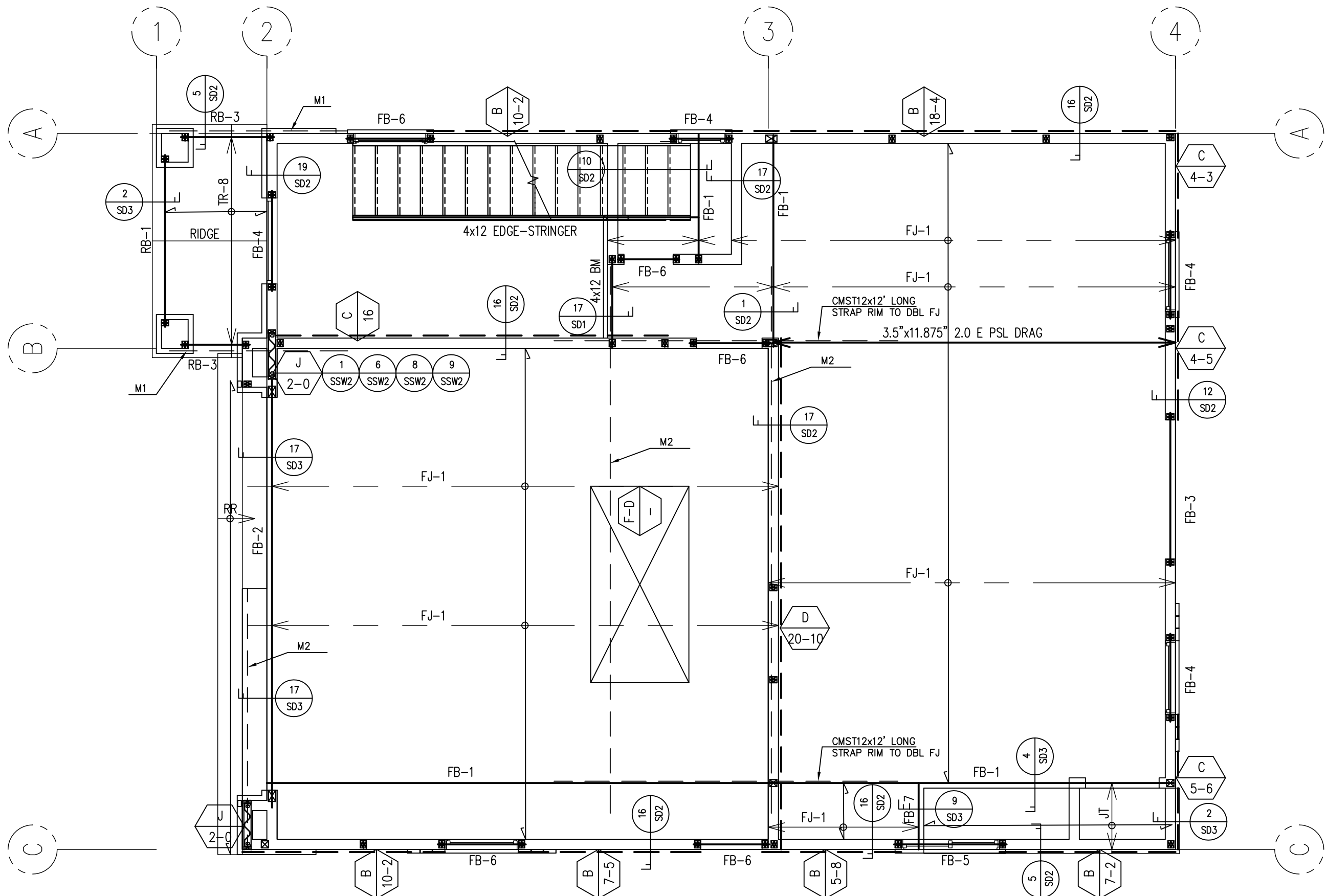
SCALE: 1/4" = 1'-0"

### SHEARWALL SCHEDULE

CAPACITY (PLF)	TYPE	DESCRIPTION OF SHEATHING	TOP PLATE TO BLOCKING ANCHORAGE	SILL PLATE TO UPPER / RAISED FLOOR FRAMING ANCHORAGE	P.T. SILL PLATE TO FOUNDATION ANCHORAGE
260	A	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 2x MINIMUM)	A35 @ 16" O/C	2x W/ 16d NAILS @ 6" O/C	2x W/ 5/8"ØX7' EMBED A-307 BOLTS TO NEW CONCRETE AT 4'-0" O.C.
380	B	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 7" O.C.	3x MIN. W/ 5/8"ØX7' EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-6" O.C.
490	C	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 5" O.C.	3x MIN. W/ 5/8"ØX7' EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-0" O.C.
640	D	15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 2" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 8" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 4" O.C.	3x MIN. W/ 5/8"ØX7' EMBED A-307 BOLTS TO NEW CONCRETE AT 1'-6" O.C.
1625 lb 37585 lb-ft	J	SSW24x9 OVER SSW24x8-STK SIMPSON STEEL STRONG WALL			

**NOTE:**

1. FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
2. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
3. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS (1707.3)
4. ALL FRAMING SHALL BE DOUGLAS FIR (S.G. = 0.5 MINIMUM). ALL PANEL EDGES FASTENED TO FRAMING. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING, U.N.D. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. NAIL SPACING ALONG INTERMEDIATE SUPPORTS AT 12" O.C.
5. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. WHERE PANEL IS APPLIED OVER 1/2" OR 5/8" THICK GYPSUM BOARD, USE 10d NAILS INSTEAD OF 8d NAILS AS SPECIFIED IN THE SHEARWALL SCHEDULE.
7. WHERE SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH THE NAILING SCHEDULE TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. SILL PLATE SHALL NOT BE LESS THAN 3-INCH NOMINAL WITH 2-20d BOX END NAILS TO STUDS.
8. ALL SHEARWALLS (EXTERIOR AND INTERIOR), PROVIDE ANCHOR BOLTS AS CALLED OUT IN THE SHEAR WALL SCHEDULE.
9. ALL NON SHEAR BEARING WALLS (EXTERIOR AND INTERIOR), PROVIDE 5/8" DIA. X7' EMBED A-307 BOLTS AT 6'-0" O/C.
10. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE. PROVIDE MINIMUM CONCRETE EDGE DISTANCE OF 1' 7/8".
11. EACH ANCHOR BOLT SHALL HAVE A PROPERLY SIZED NUT WITH A PLATE WASHER A MINIMUM OF 3 INCH BY 3 INCH BY 0.229 INCH THICK.



PLAN B; 2ND FLOOR LEVEL FRAMING

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

### HOLDOWNS AT FOUNDATION

TYPE	DESCRIPTION	VALUE
11	SIMPSON HDU2-SDS2.5 HOLDOWN W/ (6) SDS 1/4x2.5" WOOD SCREWS TO (2) 2X STUDS MIN. AND SIMPSON SSTB16 ANCHOR (3075#) OR SIMPSON STD10 STRAP TIE HOLDOWN W/ (2) 2X STUDS MIN. (3730 #) TO NEW CONCRETE	3075 LB
12	SIMPSON HDU5-SDS2.5 HOLDOWN W/ (14) SDS 1/4x2.5 WOOD SCREWS TO (2) 2X STUDS MIN. AND SIMPSON SSTB24 ANCHOR (5175#) OR (1) SIMPSON STD14 STRAPS W/ (2) 2X STUDS MIN. (5025#) TO NEW CONCRETE	5025 LB
13	SIMPSON HD9 HOLDOWN TO 4X POST MIN. W/ SIMPSON SSTB28 ANCHOR (10100#) OR (2) SIMPSON STD14 STRAPS W/ (2) 4X POST MIN. (2X5025#) TO NEW CONCRETE	9535 LB

**NOTES:**  
1. ALL HOLD-DOWNS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

### DIAPHRAGM SCHEDULE

TYPE	DESCRIPTION
R-D	ROOF DIAPHRAGM 1/2" WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED AT PANEL EDGES W/ 8d NAILS AT; 6" O.C. AT B.N. 6" O.C. AT E.N. AND 12" O.C. AT INTERMEDIATE SUPPORTS
F-D	FLOOR DIAPHRAGM 3/4" T&G WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED AT PANEL EDGES W/ 10d NAILS AT; 2.5" O.C. AT BOUNDARIES, 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

### COLUMN SCHEDULE

MARK	DESCRIPTION	REMARKS
C1	4x6	W/ CBSQ-SDS2 BASE TO FOUNDATION
C2	DBL 2x4	TYPICAL AT EXTERIOR WALLS OPENING JAMBS AND AT SHEARWALLS HOLDOWNS, U.N.D.
C3	4x4	W/ CBSQ44-SDS2 BASE TO FOUNDATION
C4	4x10	W/ CBSQ-SDS2 BASE TO FOUNDATION

### STUD WALL SCHEDULE

MARK	DESCRIPTION	REMARKS
W1	2x4 @ 16" O/C, TYP.	ALL EXTERIOR AND INTERIOR WALLS, U.N.D.
W2	2x4 @ 10" O/C	1st FLOOR EXTERIOR WALLS
W3	(3) 2x4 @ 12" O/C	BALLOON FRAMED AT STAIRS EXTERIOR WALLS

### FRAMING SCHEDULE

MARK	DESCRIPTION	REMARKS
TR-1 TO TR-5, GT-1 TO GT-5	PRE-MANUFACTURED ROOF TRUSSES	DEFERRED SUBMITTAL REQUIRED
RB-1	4x10 HEADER	
RB-2	4x8 HEADER	
RB-3	4x6 HEADER	
FJ-1	11-7/8 TJI-560 JOISTS @ 16" O/C	W/ SIMPSON ITS3.56 /11.88 HANGER TO FLOOR BEAM
DJ-2	2x12 JOISTS @ 16" O/C	W/ 16d NAILS @ 6" O/C TO TOP AND BOTTOM FJ FLANGES
FB-1	3.5"x11.875", 2.0 E PARALLAM PSL	W/ SIMPSON HB3.56 /11.88 PARALLAM PSL HANGER TO FLOOR BEAM
FB-2	3.5"x18", 2.0 E PARALLAM PSL	W/ EPC CAP TO POST
FB-3	3.5"x9.5", 2.0 E PARALLAM PSL, HEADER	W/ EPC CAP TO POST
FB-4	4x10 HEADER	W/ EPC CAP TO POST
FB-5	4x8 HEADER	W/ EPC CAP TO POST
FB-6	4x6 HEADER	W/ EPC CAP TO POST
FB-7	4x12	W/ SIMPSON HUS412 HANGER TO FLOOR BEAM
M1	SIMPSON MST48 STRAP	(N) TP TO (E) TP
M2	SIMPSON CMST12 STRAP CONTINUOUS ACROSS JOISTS	W/ 4X BLK'G BTWN JOISTS

### FOUNDATION SCHEDULE

MARK	DESCRIPTION	REMARKS
FP-1	(N) 36" SQUARE X 24" DEEP W/ (4) #4 REBARS EACH WAY T & B	2500 psi CONCRETE
FP-2	(N) 24" SQUARE X 24" DEEP W/ (3) #4 REBARS EACH WAY T & B	2500 psi CONCRETE, TYP. AT PORCH
FP-3	(N) 60"x84"x 24" DEEP W/ #4 REBARS @ 12" O/C EACH WAY T & B	2500 psi CONCRETE
FC-1	18" WIDE X 24" DEEP W/ (2) #4 REBARS CONTINUOUS T & B	2500 psi CONCRETE, TYP.
FC-2	18" WIDE X 24" DEEP W/ (2) #4 REBARS CONTINUOUS T & B	2500 psi CONCRETE

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PROPOSED SFD'S

PLAN B;

FOUNDATION AND 2ND FLOOR FRAMING LAYOUTS

CECALIME ENGINEERING & CONSTRUCTION

11501 DUBLIN BLVD., SUITE 200, P.O. BOX 2492, DUBLIN, CA 94568  
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PLAN CHECK COMMENTS

REVISION

DATE

BY

AJ SINGLE FAMILY DWELLINGS

737 & 763 LEWIS STREET

POMONA, CA

ENGINEER

REGISTERED PROFESSIONAL ENGINEER

MICHAEL N. KANDOL

03-02-19

No. C 63804

STATE OF CALIFORNIA

CIVIL

DATE

03-02-19

SCALE

AS SHOWN

DRAWN BY

MNW

JOB #

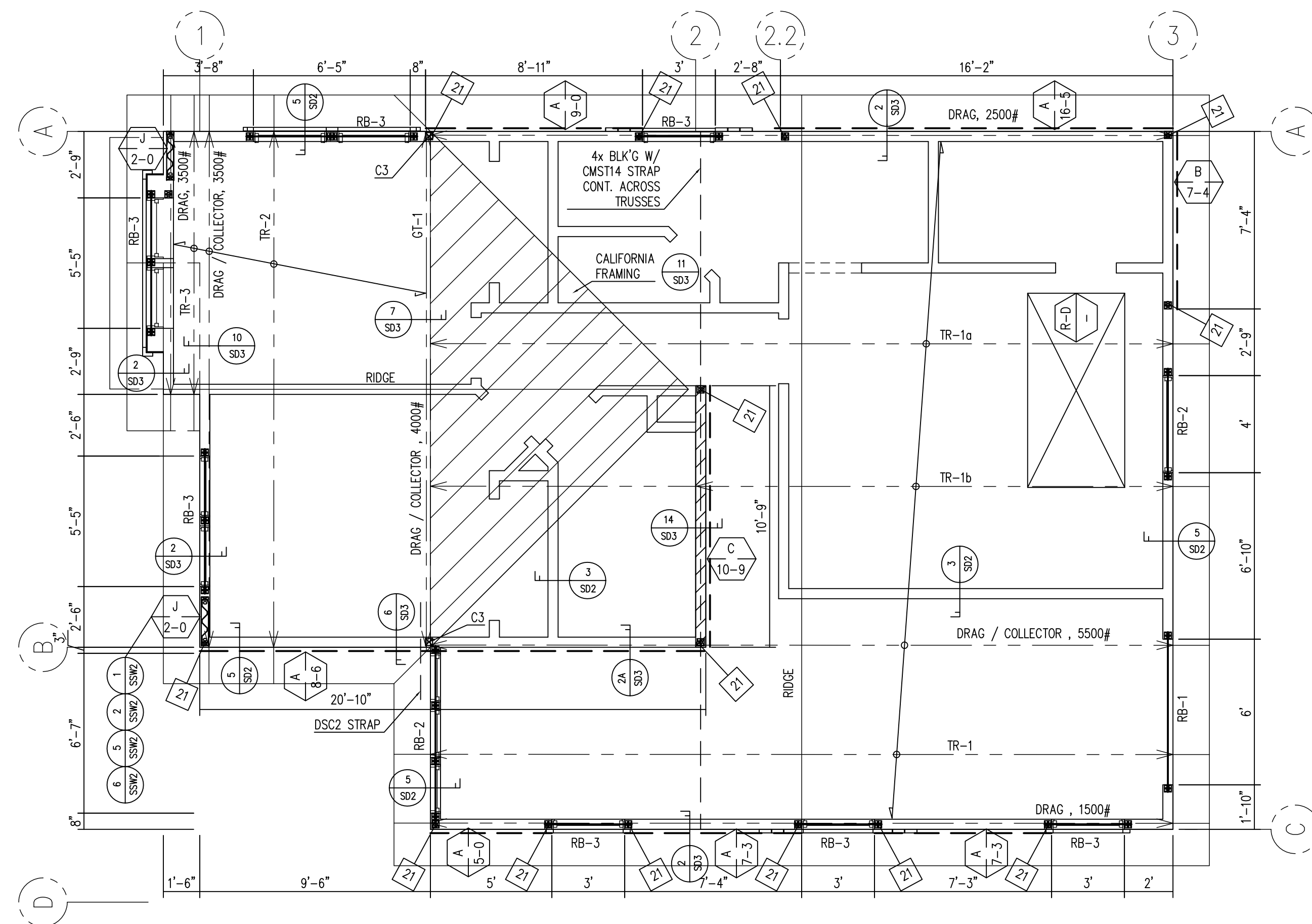
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S2-B






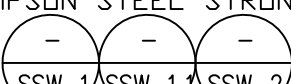
SHEET OF SHEETS





## PLAN A1; 2ND FLOOR AND UPPER ROOF FRAMING LAYOUTS

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

SHEARWALL SCHEDULE					
CAPACITY (PLF)	TYPE	DESCRIPTION OF SHEATHING	TOP PLATE TO BLOCKING ANCHORAGE	SILL PLATE TO UPPER / RAISED FLOOR FRAMING ANCHORAGE	P.T. SILL PLATE TO FOUNDATION ANCHORAGE
260		15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 2x MINIMUM)	A35 @ 16" O/C	2x W/ 16d NAILS @ 6" O/C	2x W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 4'-0" O.C.
380		15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 7" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-6" O.C.
490		15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 12" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 5" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 2'-0" O.C.
640		15/32" WOOD STRUCTURAL PANEL (EXCEPT GROUP 5 SPECIES PLYWOOD SIDING), ONE SIDE W/ 8d NAILS AT 2" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (STUDS AT PANEL JOINTS SHALL BE 3x MINIMUM)	A35 @ 8" O/C	3x MIN. W/ 1/4" DIA. LAG SCREWS x 3" PENETRATION TO FRAMING AT 4" O.C.	3x MIN. W/ 5/8"ØX7" EMBED A-307 BOLTS TO NEW CONCRETE AT 1'-6" O.C.
1625 lb 37585 lb-ft		SSW24x9 OVER SSW24x8-STK SIMPSON STEEL STRONG WALL 			

NOTE:  
1. FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.  
2. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.  
3. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS (1707.3)  
4. ALL FRAMING SHALL BE DOUGLAS FIR (S.G. = 0.5 MINIMUM). ALL PANEL EDGES FASTENED TO FRAMING. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING, U.N.D. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. NAIL SPACING ALONG INTERMEDIATE SUPPORTS AT 12" O.C.  
5. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.  
6. WHERE PANEL IS APPLIED OVER 1/8" THICK GYPSUM BOARD, USE 10d NAILS INSTEAD OF 8d NAILS AS SPECIFIED IN THE SHEARWALL SCHEDULE.  
7. WHERE SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH THE NAILING SCHEDULE TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. SILL PLATE SHALL NOT BE LESS THAN 3-INCH NOMINAL WITH 2-20d BOX END NAILS TO STUDS.  
8. ALL SHEARWALLS (EXTERIOR AND INTERIOR), PROVIDE ANCHOR BOLTS AS CALLED OUT IN THE SHEAR WALL SCHEDULE.  
9. ALL NON SHEAR BEARING WALLS (EXTERIOR AND INTERIOR), PROVIDE 5/8" DIA. X7" EMBED A-307 BOLTS AT 6'-0" O/C.  
10. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE. PROVIDE MINIMUM CONCRETE EMBEDMENT DISTANCE OF 1 7/8".  
11. EACH ANCHOR BOLT SHALL HAVE A PROPERLY SIZED NUT WITH A PLATE WASHER A MINIMUM OF 3 INCH BY 3 INCH BY 0.229 INCH THICK.

HOLDOWNS AT RAISED FLOOR		
TYPE	DESCRIPTION	VALUE
21	SIMPSON CMSTC16 STRAPS (W/ 20" END-LENGTH & (50) 16d SINKERS) (DBL 2x MIN. STUD)	4585.00

COLUMN SCHEDULE		
MARK	DESCRIPTION	REMARKS
C1	4x6	W/ CBS0-SDS2 BASE TO FOUNDATION
C2	DBL 2x4	TYPICAL AT EXTERIOR WALL OPENING JAMBS AND AT SHEARWALLS HOLD/DWNS, UN
C3	4x4	W/ CBS044-SDS2 BASE TO FOUNDATION
C4	4x10	W/ CBS0-SDS2 BASE TO FOUNDATION

FRAMING SCHEDULE		
MARK	DESCRIPTION	REMARKS
TR-1 TO TR-5 GT-1 TO GT-5	PRE-MANUFACTURED ROOF TRUSSES	DEFERRED SUBMITTAL REQUIRED
RB-1	4x10 HEADER	
RB-2	4x8 HEADER	
RB-3	4x6 HEADER	

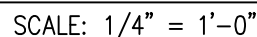
STUD WALL SCHEDULE		
MARK	DESCRIPTION	REMARKS
W1	2x4 @ 16" O/C, TYP.	ALL EXTERIOR AND INTERIOR WALLS, UNO.
W2	2x4 @ 10" O/C	1st FLOOR EXTERIOR WALL
W3	(3) 2x4 @ 12" O/C	BALLOON FRAMED AT STAIR EXTERIOR WALLS

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## HOLDOWNS AT RAISED FLOOR

TYPE	DESCRIPTION	VALUE
21	SIMPSON CMSTC16 STRAPS (W/ 20" END-LENGTH & (50) 16d SINKERS) (DBL 2x MIN. STUD)	4585 LB

## DIAPHRAGM SCHEDULE

	<p><u>ROOF DIAPHRAGM</u></p> <p>1/2" WOOD STRUCTURAL PANEL DIAPHRAGM – UNBLOCKED AT PANEL EDGES W/ 8d NAILS AT;          6" O.C. AT E.N. AND          12" O.C. AT INTERMEDIATE SUPPORTS</p>
	<p><u>FLOOR DIAPHRAGM</u></p> <p>3/4" 1&amp;G WOOD STRUCTURAL PANEL DIAPHRAGM – UNBLOCKED AT PANEL EDGES W/ 10d NAILS AT;          2.5" O.C. AT BOUNDARIES          4" O.C. AT PANEL EDGES AND          12" O.C. AT INTERMEDIATE SUPPORTS.</p>

## FRAMING SCHEDULE

MARK	DESCRIPTION	REMARKS
TR-1 TO TR-5, GT-1 TO GT-5	PRE-MANUFACTURED ROOF TRUSSES	DEFERRED SUBMITTAL REQUIRED
RB-1	4x10 HEADER	
RB-2	4x8 HEADER	
RB-3	4x6 HEADER	

## COLUMN SCHEDULE

MARK	DESCRIPTION	REMARKS
C1	4x6	W/ CBS0-SDS2 BASE TO FOUNDATION
C2	DBL 2x4	TYPICAL AT EXTERIOR WALLS OPENING JAMBS AND AT SHEARWALLS HOLD-DOWNS, U.N.D.
C3	4x4	W/ CBS044-SDS2 BASE TO FOUNDATION
C4	4x10	W/ CBS0-SDS2 BASE TO FOUNDATION

## STUD WALL SCHEDULE

MARK	DESCRIPTION	REMARKS
W1	2x4 @ 16" O/C, TYP.	ALL EXTERIOR AND INTERIOR WALLS, U.N.O.
W2	2x4 @ 10" O/C	1st FLOOR EXTERIOR WALLS
W3	(3) 2x4 @ 12" O/C	BALLOON FRAMED AT STAIRS EXTERIOR WALLS

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DATE PRINTED: 03-03-19

## AJ SINGLE FAMILY DWELLINGS

737 & 763 LEWIS STREET

POMONA, CA

# PROPOSED SED'S

PLAN A2;

## 2ND FLOOR AND UPPER ROOF FRAMING LAYOUTS

CALIME  
ENGINEERING &  
CONSTRUCTION

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P.O. BOX 2492, DUBLIN, CA 94568  
PH. / FAX (866) 611-7852

P.O. BOX 2492, DUBLIN, CA  
PH. / FAX (866) 611-7852

DEVISION

BY

ENGINEER



DATE 07 03 10

SCALE AS SHOWN

MNW

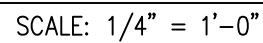
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**S3-A2**

SHEET OF SHEETS





NOTE:

1. FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
2. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
3. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS (1707.3).
4. ALL FRAMING SHALL BE DOUGLAS FIR (S.G. = 0.5 MINIMUM). ALL PANEL EDGES FASTENED TO FRAMING. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING, UNO. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. NAIL SPACING ALONG INTERMEDIATE SUPPORTS AT 12" O.C.
5. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR STAGGERED.
6. WHERE PANEL IS APPLIED OVER 1" OR 2" THICK GYPSUM BOARD, USE 10d NAILS INSTEAD OF 8d NAILS AS SPECIFIED IN THE SHEARWALL SCHEDULE.
7. WHERE SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH THE NAILING SCHEDULE TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. SILL PLATE SHALL NOT BE LESS THAN 3-INCH NOMINAL WITH 2-20d BOX END NAILS TO STUDS.
8. ALL SHEARWALLS (EXTERIOR AND INTERIOR), PROVIDE ANCHOR BOLTS AS CALLED OUT IN THE SHEAR WALL SCHEDULE.
9. ALL NON SHEAR BEARING WALLS (EXTERIOR AND INTERIOR), PROVIDE 5/8" DIA X 7' EMBED A-307 BOLTS AT 6'-0" O/C.
10. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE. PROVIDE MINIMUM CONCRETE EDGE DISTANCE OF 1 7/8".
11. EACH ANCHOR BOLT SHALL HAVE A PROPERLY SIZED NUT WITH A PLATE WASHER A MINIMUM OF 3 INCH BY 3 INCH BY 0.229 INCH THICK.

FRAMING SCHEDULE		
MARK	DESCRIPTION	REMARKS
TR-1 TO TR-5 GT-1 TO GT-5	PRE-MANUFACTURED ROOF TRUSSES	DEFERRED SUBMITAL REQUIRED
RB-1	4x10 HEADER	
RB-2	4x8 HEADER	
RB-3	4x6 HEADER	
FJ-1	11-7/8" TJI-S60 JOISTS @ 16" O/C	W/ SIMPSON ITS356 /1188 HANGER TO FLOOR BEAM
DJ-2	2x12 JOISTS @ 6" O/C	W/ 16d NAILS @ 6" O/C TO TOP AND BOTTOM F.J FLANGES
FB-1	3.5"x18.75", 2.0 E PARALLAM PSL	W/ SIMPSON HB356 /1188 HANGER TO FLOOR BEAM
FB-2	3.5"x18", 2.0 E PARALLAM PSL	W/ EPC CAP TO POST
FB-3	3.5"x9.5", 2.0 E PARALLAM PSL, HEADER	W/ EPC CAP TO POST
FB-4	4x10 HEADER	W/ EPC CAP TO POST
FB-5	4x8 HEADER	W/ EPC CAP TO POST
FB-6	4x6 HEADER	W/ EPC CAP TO POST
FB-7	4x12	W/ SIMPSON HUS412 HANGER TO FLOOR BEAM
M1	SIMPSON MST48 STRAP	(N) TP TO (E) TP

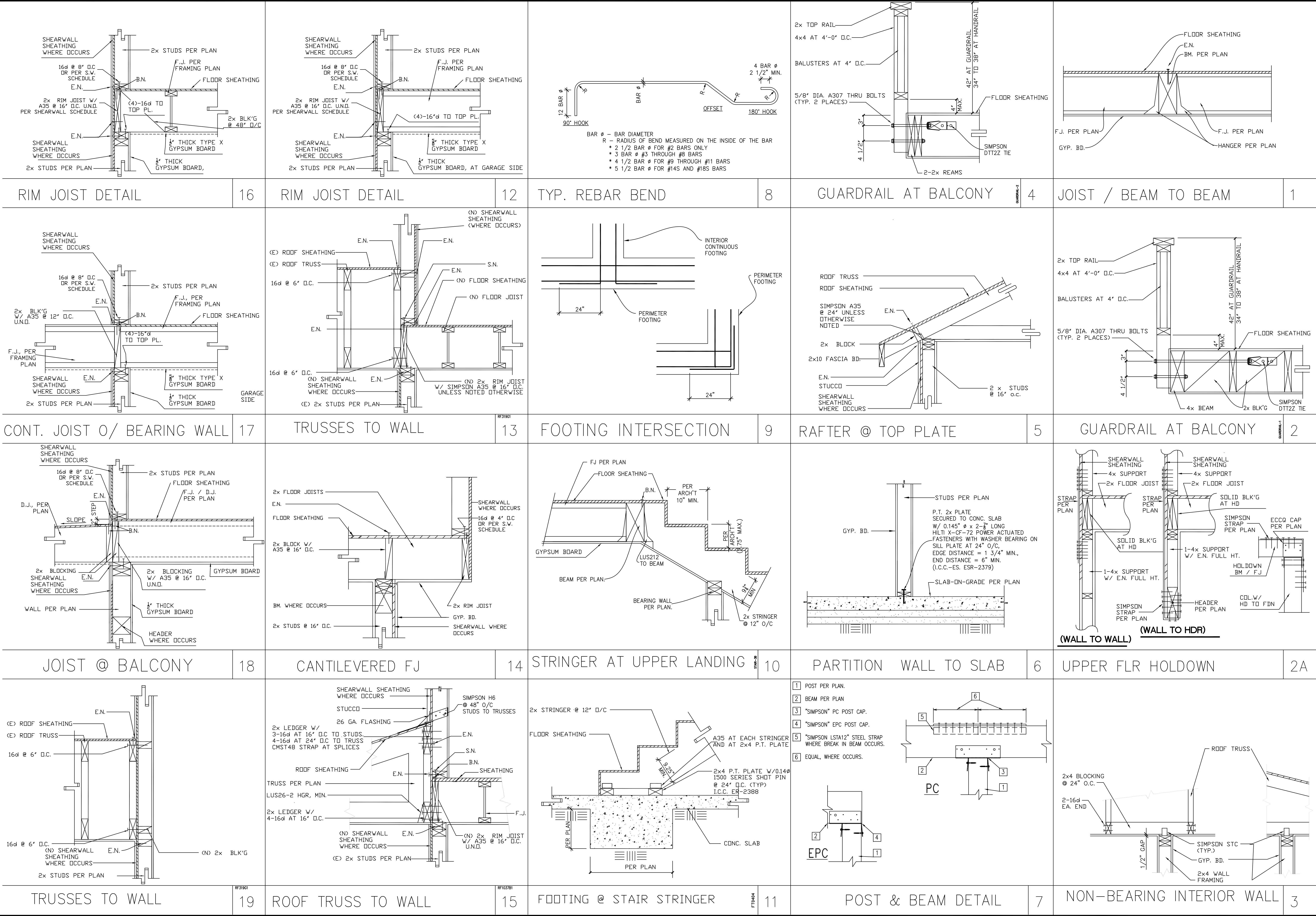
STUD WALL SCHEDULE		
MARK	DESCRIPTION	REMARKS
W1	2x4 @ 16' O/C, TYP.	ALL EXTERIOR AND INTERIOR WALLS, UNO.
W2	2x4 @ 10' O/C	1st FLOOR EXTERIOR WALLS
W3	(3) 2x4 @ 12' O/C	BALLOON FRAMED AT STAIRS EXTERIOR WALLS

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PROPOSED SFD's

DETAILS

AJ SINGLE FAMILY DWELLINGS

737 & 763 LEWIS STREET

POMONA, CA

ENGINEER

REGISTERED PROFESSIONAL ENGINEER

MICHAEL N. WANDER

03-02-19

No. C 63804

CIVIL

STATE OF CALIFORNIA

DATE

03-02-19

SCALE

AS SHOWN

DRAWN BY

MNW

JOB #

09-14-2403

SHEET

SD2

SHEET

OF

SHEETS

REVISION

DATE

BY







**SLAB ON GRADE FOUNDATION**

**CURB OR STEMWALL FOUNDATION**

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

**INTERIOR FOUNDATION**

**BRICK LEDGE FOUNDATION**

NOTES:

1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM  $H = l_e - d_e$ . SEE 5/SSW1 AND 6/SSW1 FOR  $l_e$ .

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS

1

**SEE TABLES BELOW FOR DIMENSIONS**

**FOUNDATION PLAN VIEW**

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE									
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT			
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11	
			9,600	24	8	17,100	35	12	
			18,500	36	12	33,000	51	17	
		HIGH STRENGTH	19,900	38	13	35,300	54	18	
			8,800	19	7	15,700	28	10	
			9,600	21	7	17,100	30	10	
	UNCRAKED	STANDARD	18,300	31	11	32,300	44	15	
			19,900	33	11	35,300	47	16	
			5,100	14	6	6,200	16	6	
		HIGH STRENGTH	7,400	18	6	11,400	24	8	
			9,600	22	8	17,100	32	11	
			11,400	24	8	21,100	36	12	
WIND	CRACKED	STANDARD	13,600	27	9	27,300	42	14	
			15,900	30	10	31,800	46	16	
			19,900	35	12	35,300	50	17	
		HIGH STRENGTH	5,000	12	6	6,400	14	6	
			7,800	16	6	12,500	22	8	
			9,600	19	7	17,100	28	10	
	UNCRAKED	STANDARD	12,500	22	8	21,900	32	11	
			14,300	24	8	26,400	36	12	
			17,000	27	9	31,500	40	14	
		HIGH STRENGTH	19,900	30	10	35,300	43	15	

NOTES:

1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS.
6. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
7. REFER TO 1/SSW1 FOR  $d_e$ .

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE									
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT			
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10	
			9,600	21	7	17,100	31	11	
			18,200	32	11	33,000	46	16	
		HIGH STRENGTH	19,900	34	12	35,300	48	16	
			8,800	17	6	15,700	25	9	
			9,600	19	7	17,100	27	9	
	UNCRAKED	STANDARD	18,600	28	10	32,600	40	14	
			19,900	30	10	35,300	42	14	
			6,000	14	6	7,300	16	6	
		HIGH STRENGTH	7,300	16	6	13,500	24	8	
			9,600	20	7	17,100	29	10	
			11,800	22	8	22,700	34	12	
WIND	CRACKED	STANDARD	13,500	24	8	27,400	38	13	
			17,000	28	10	32,300	42	14	
			19,900	32	11	35,300	45	15	
		HIGH STRENGTH	6,000	12	6	7,500	14	6	
			7,500	14	6	12,800	20	7	
			9,600	17	6	17,100	25	9	
	UNCRAKED	STANDARD	12,800	20	7	21,300	28	10	
			14,800	22	8	26,000	32	11	
			16,900	24	8	31,300	36	12	
		HIGH STRENGTH	19,900	27	9	35,300	39	13	

NOTES:

1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND  $d_e$ .

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI

3

**HAIRPIN SHEAR REINFORCEMENT**

**TIE SHEAR REINFORCEMENT**

**HAIRPIN INSTALLATION**  
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)

**SECTION A-A**

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STEEL STRONG-WALL SHEAR ANCHORAGE									
MODEL	L <sub>t</sub> OR L <sub>h</sub> (in.)	SEISMIC <sup>3</sup> SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	WIND <sup>4</sup> ASD ALLOWABLE SHEAR LOAD V (lbs.) <sup>5</sup>			
						6" MIN CURB / STEMWALL		8" MIN CURB / STEMWALL	
						UNCRAKED	CRACKED	UNCRAKED	CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8 <sup>6</sup>	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8 <sup>6</sup>	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8 <sup>6</sup>	(1) #3 HAIRPIN	6				

NOTES:

1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM  $f_c=2,500$  PSI CONCRETE.
2. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
3. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
4. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
5. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
6. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
7. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

4

**SSWHSR AND SSWAB ASSEMBLY**

**SSWT EXTERIOR INSTALLATION**

**SSWTPF PANEL FORM INSTALLATION**

**SSWT INTERIOR INSTALLATION**

**SSWTBL BRICK LEDGE INSTALLATION**

STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	$l_e$
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
	SSWAB1x24	1"	24"	19"
15", 18", 21 AND 24" MODELS	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	$l_e$
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

SSW ANCHOR BOLTS

5

SSW ANCHOR BOLT EXTENSION

6

SSW ANCHOR BOLT TEMPLATES

7

REVISIONS

NO.	DATE	2006 IBC REVISIONS	2012 IBC REVISIONS	2015 IBC REVISIONS
1	9/21/2009			
2	4/16/2014			
3	8/08/2016			

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. C 63804  
07-28-19

**SIMPSON STRONG-TIE COMPANY, INC.**  
HOME OFFICE: 5956 W. LAS POSITAS BLVD.  
PLEASANTON, CA 94588  
TEL: (800) 999-5099

**SIMPSON Strong-Tie**  
THERE IS NO EQUAL

**STEEL STRONG-WALL ANCHORAGE DETAILS**  
ENGINEERED DESIGNS

NAME	DATE
	8-8-2016

SCALE: N.T.S.

CHECKED:

SHEET: **SSW1**

OF SHEETS

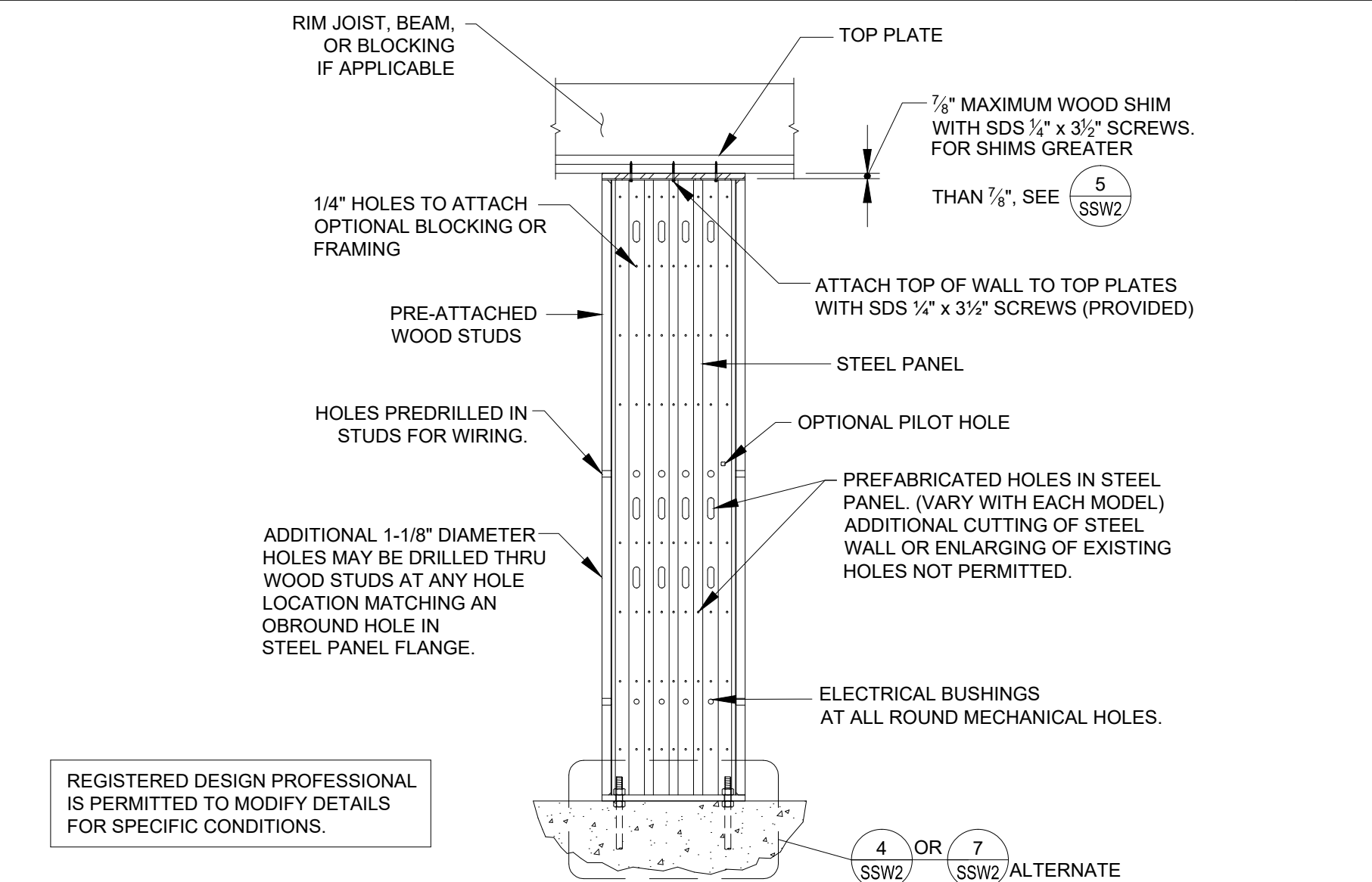
JOB NO.



STEEL STRONG-WALL MODELS						
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLD-DOWN ANCHOR BOLTS <sup>2</sup>	QTY. OF TOP OF WALL SCREWS <sup>1</sup>	
SSW12x7	--	80	3 1/2	(2) 3/4"	4	
SSW15x7	--	80	3 1/2	(2) 1"	6	
SSW18x7	--	80	3 1/2	(2) 1"	9	
SSW21x7	--	80	3 1/2	(2) 1"	12	
SSW24x7	--	80	3 1/2	(2) 1"	14	
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4	
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6	
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9	
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12	
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14	
SSW12x8	--	93 1/4	3 1/2	(2) 3/4"	4	
SSW15x8	--	93 1/4	3 1/2	(2) 1"	6	
SSW18x8	--	93 1/4	3 1/2	(2) 1"	9	
SSW21x8	--	93 1/4	3 1/2	(2) 1"	12	
SSW24x8	--	93 1/4	3 1/2	(2) 1"	14	
SSW12x9	--	105 1/4	3 1/2	(2) 3/4"	4	
SSW15x9	--	105 1/4	3 1/2	(2) 1"	6	
SSW18x9	--	105 1/4	3 1/2	(2) 1"	9	
SSW21x9	--	105 1/4	3 1/2	(2) 1"	12	
SSW24x9	--	105 1/4	3 1/2	(2) 1"	14	
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4	
SSW15x10	--	117 1/4	3 1/2	(2) 1"	6	
SSW18x10	--	117 1/4	3 1/2	(2) 1"	9	
SSW21x10	--	117 1/4	3 1/2	(2) 1"	12	
SSW24x10	--	117 1/4	3 1/2	(2) 1"	14	
SSW15x11	--	129 1/4	5 1/2	(2) 1"	6	
SSW18x11	--	129 1/4	5 1/2	(2) 1"	9	
SSW21x11	--	129 1/4	5 1/2	(2) 1"	12	
SSW24x11	--	129 1/4	5 1/2	(2) 1"	14	
SSW15x12	--	141 1/4	5 1/2	(2) 1"	6	
SSW18x12	--	141 1/4	5 1/2	(2) 1"	9	
SSW21x12	--	141 1/4	5 1/2	(2) 1"	12	
SSW24x12	--	141 1/4	5 1/2	(2) 1"	14	
SSW18x13	--	153 1/4	5 1/2	(2) 1"	9	
SSW21x13	--	153 1/4	5 1/2	(2) 1"	12	
SSW24x13	--	153 1/4	5 1/2	(2) 1"	14	

- TABLE NOTES:  
1. SDS<sup>1/2"</sup> x 3<sup>1/2"</sup> SCREWS PROVIDED WITH WALL.  
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

## STEEL STRONG-WALL MODELS



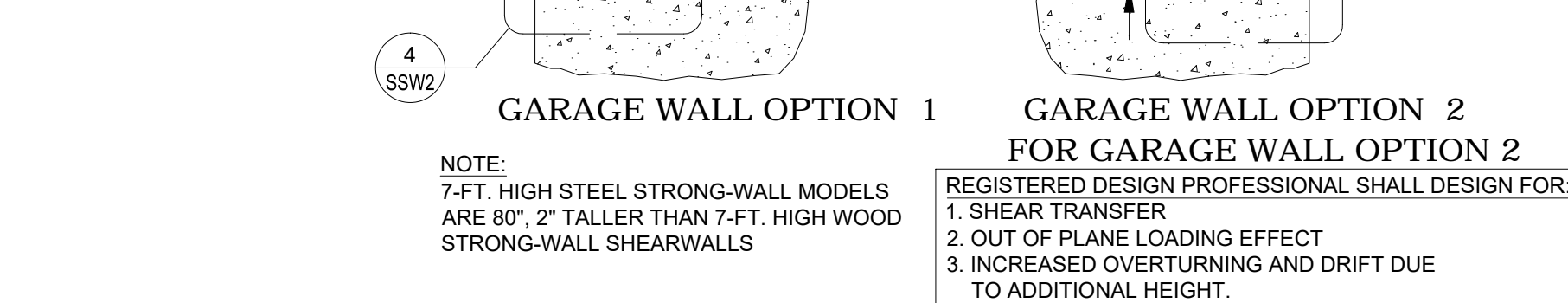
## SINGLE-STORY SSW ON CONCRETE

### GARAGE HEADER ROUGH OPENING HEIGHT

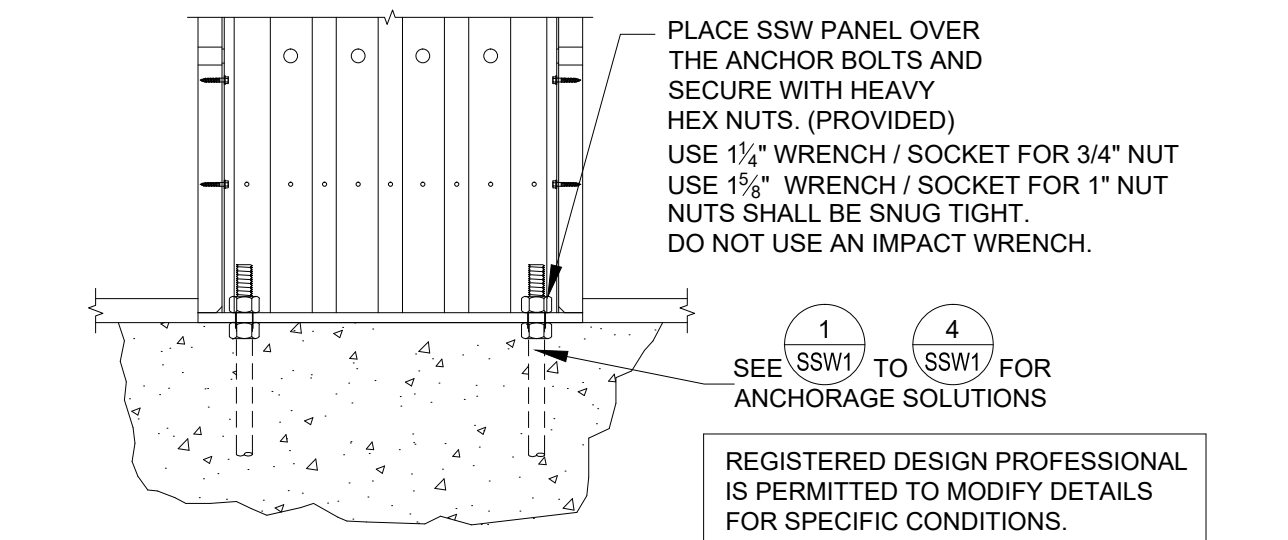
MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7	5 1/2"	7' - 1 1/2"
SSW15x7	5 1/2"	7' - 1 1/2"
SSW18x7	6"	7' - 2"
SSW21x7	6"	7' - 2"
SSW24x7	6"	7' - 2"
SSW12x8	5 1/2"	8' - 2 3/4"
SSW15x8	5 1/2"	8' - 2 3/4"
SSW18x8	6"	8' - 3 1/4"
SSW21x8	6"	8' - 3 1/4"
SSW24x8	6"	8' - 3 1/4"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.  
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.  
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

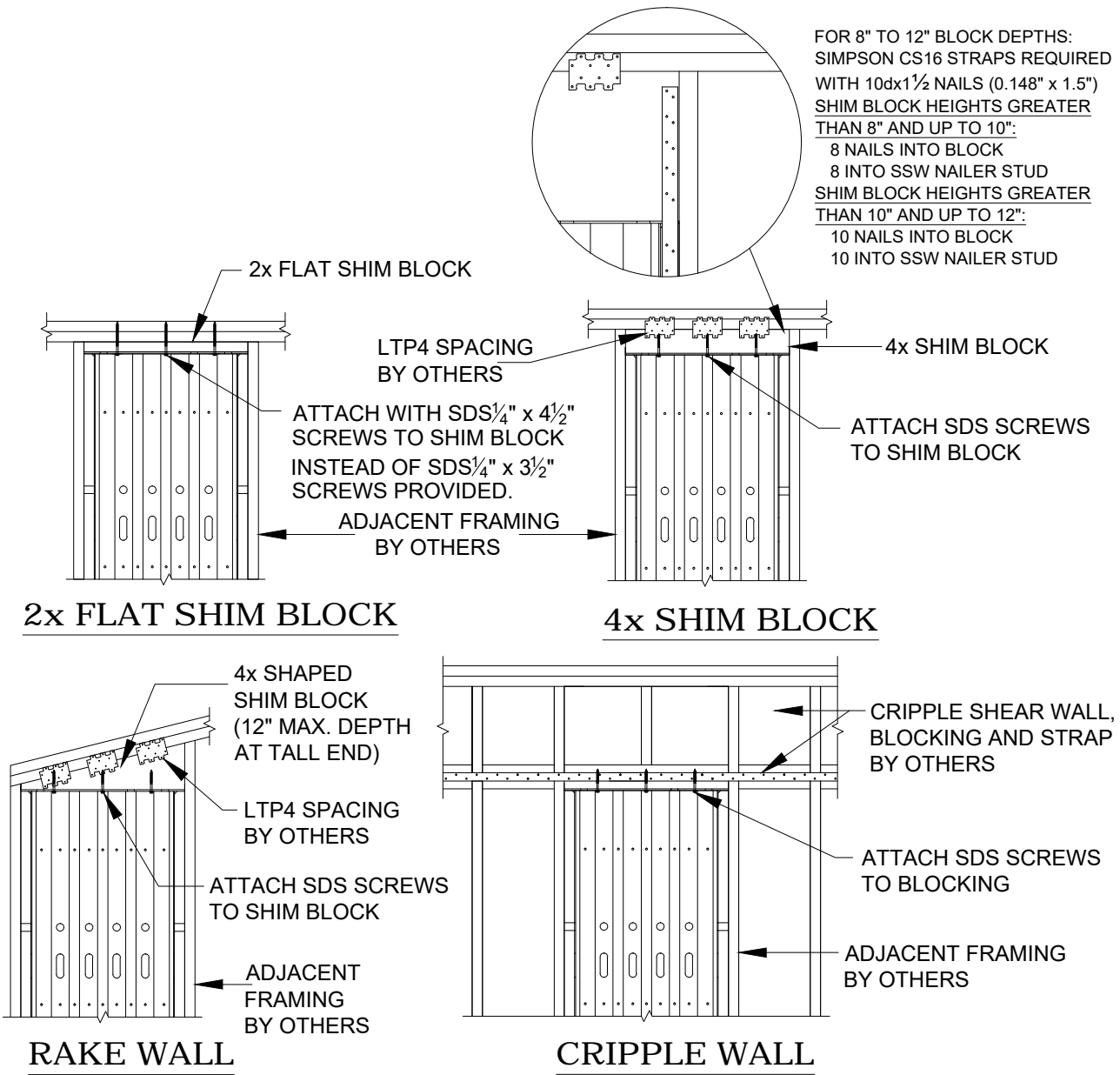
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



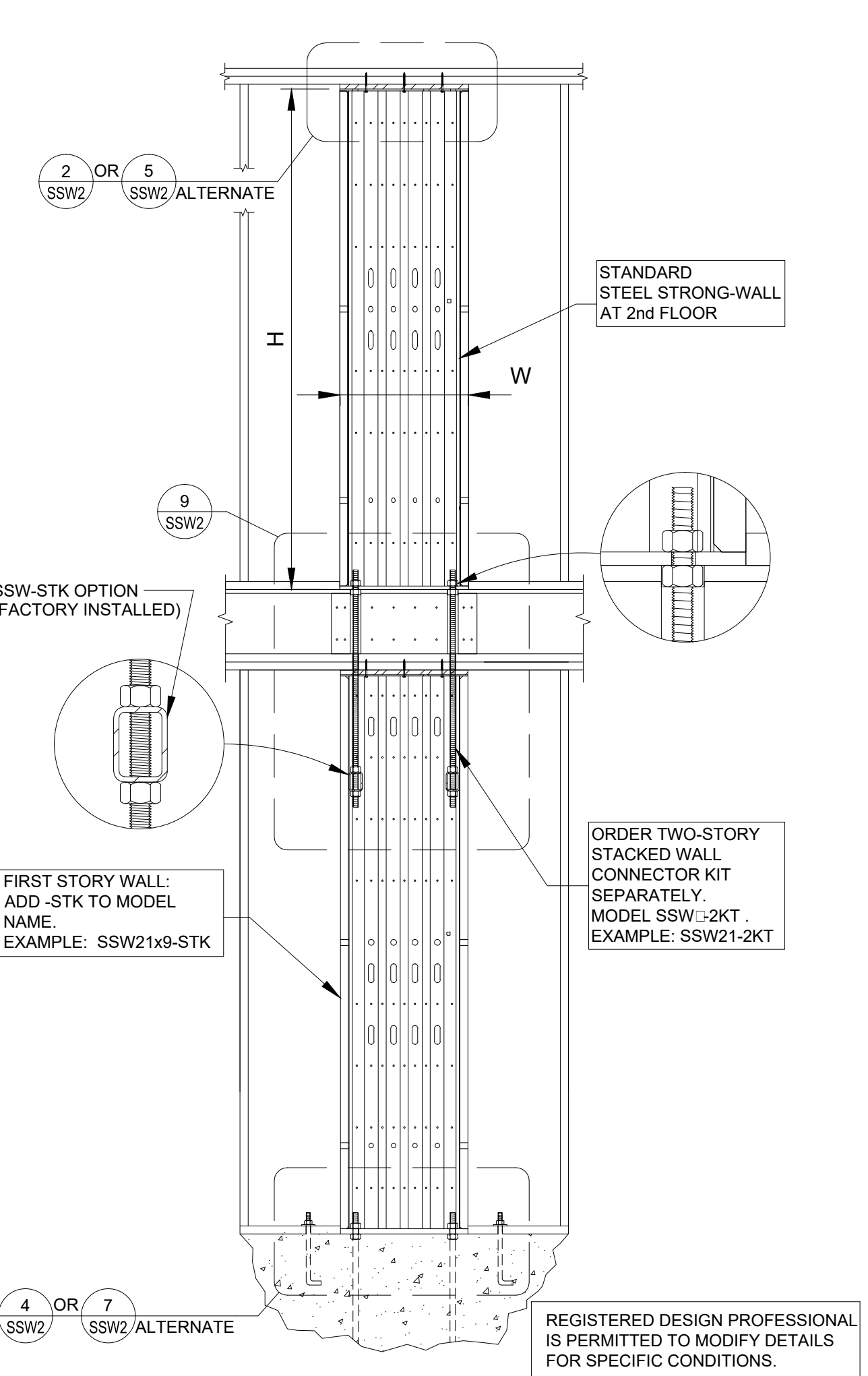
## ALTERNATE GARAGE WALL OPTIONS



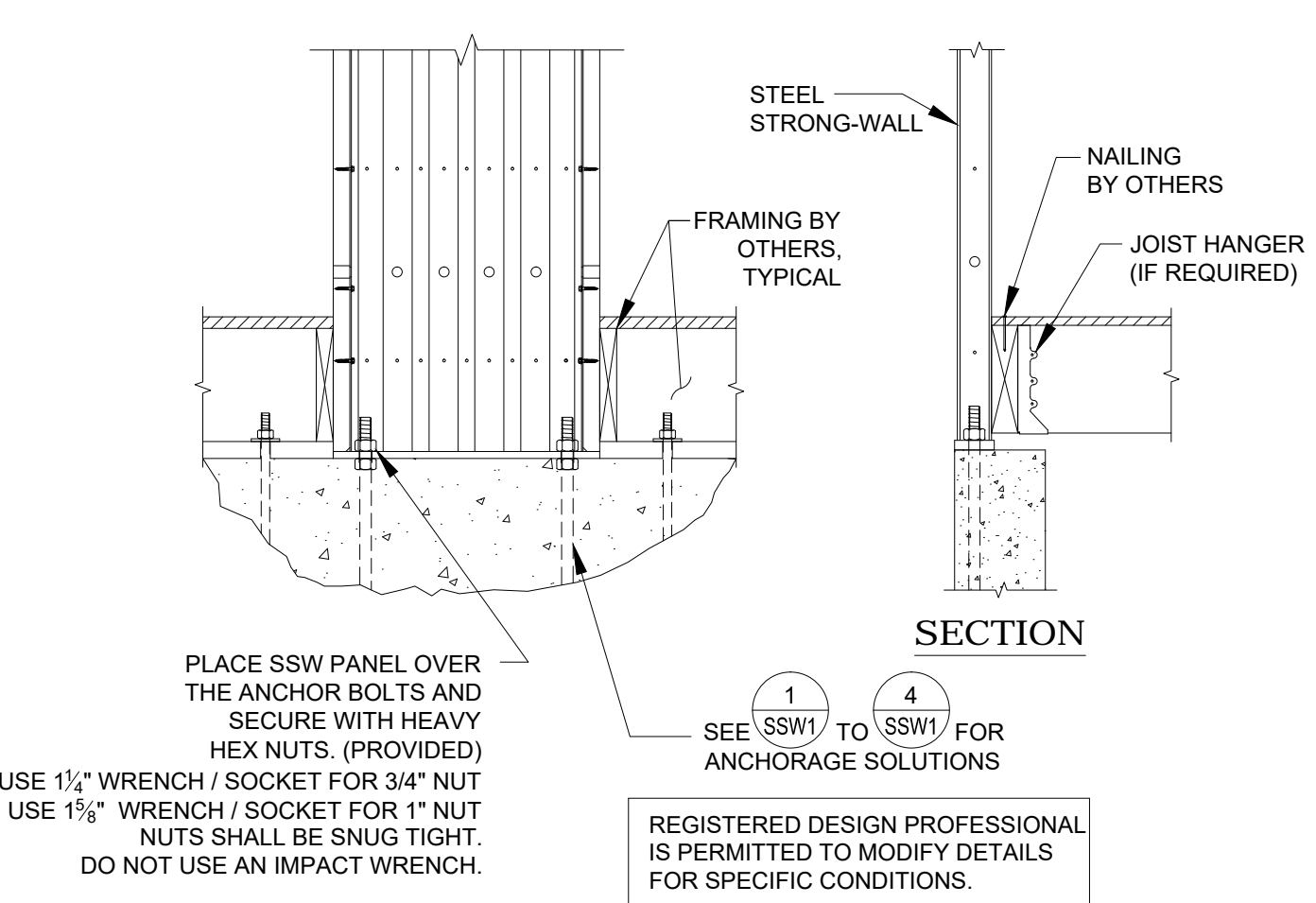
## STRONG-WALL ON CONCRETE



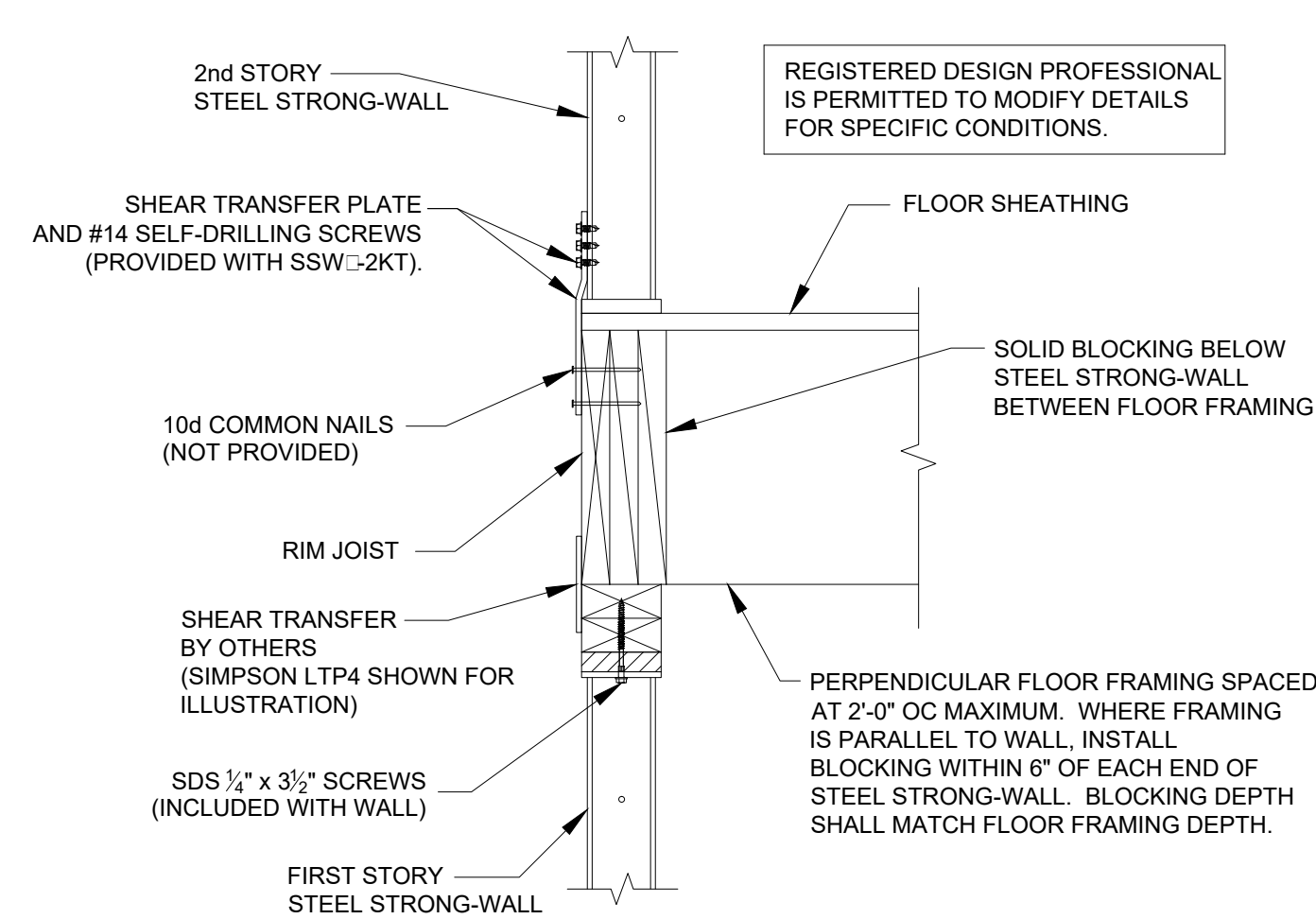
## TOP OF WALL HEIGHT ADJUSTMENTS



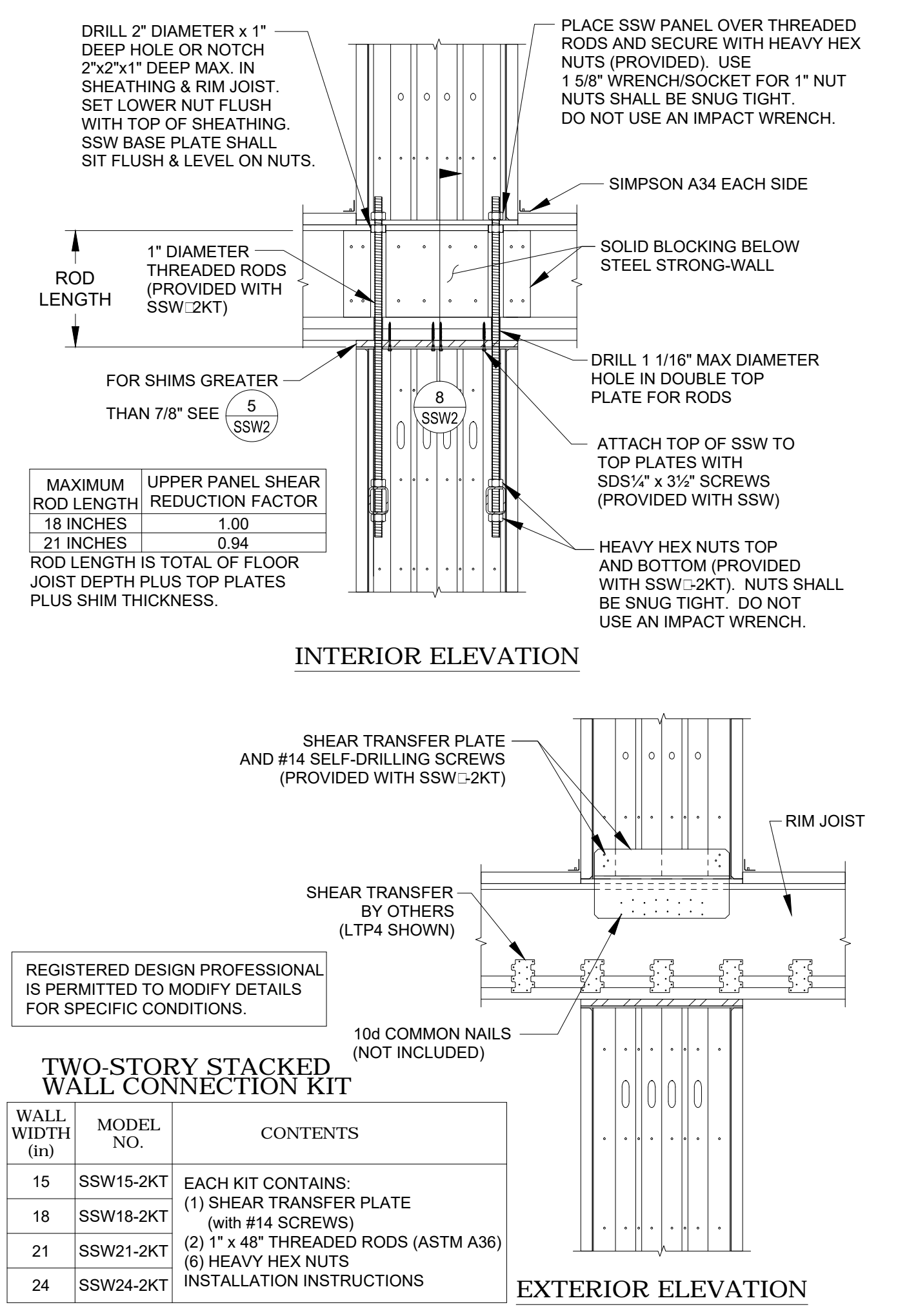
## TWO-STORY STACKED



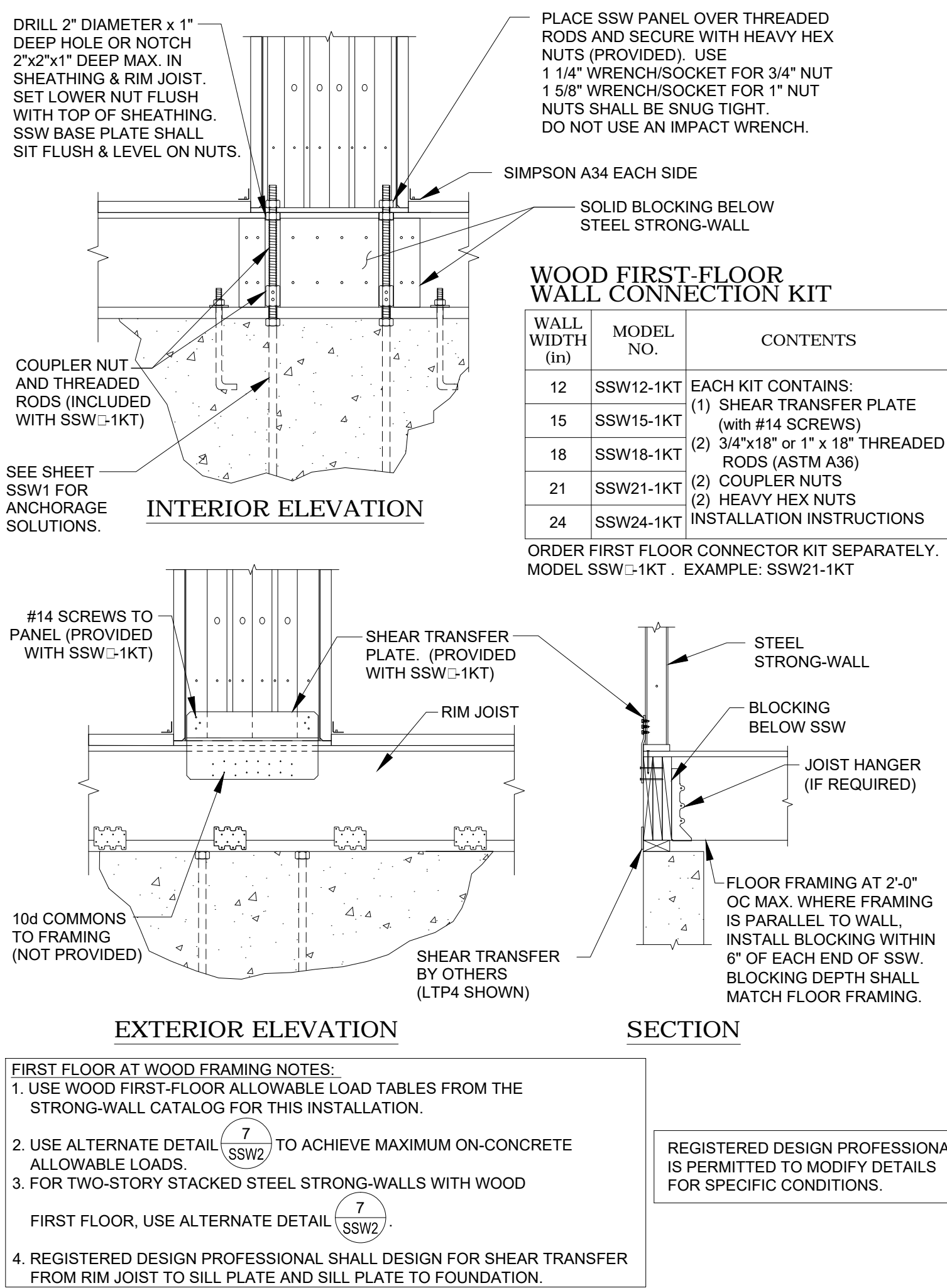
## ALTERNATE 1ST FLOOR WOOD FRAMING



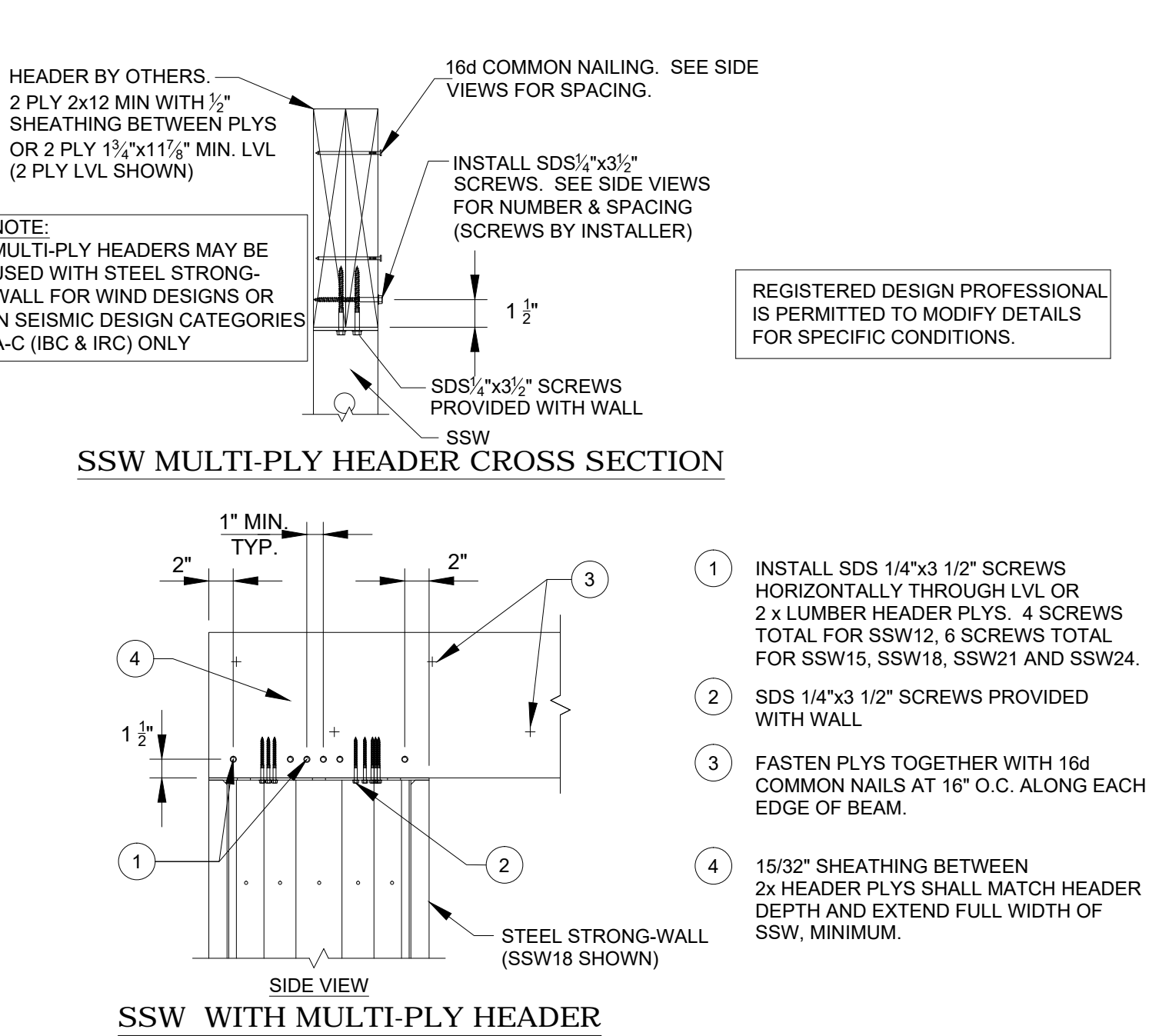
## TWO-STORY STACKED FLOOR SECTION



## TWO-STORY STACKED FLOOR FRAMING



## FIRST FLOOR AT WOOD FRAMING

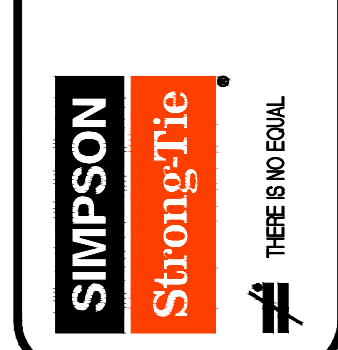
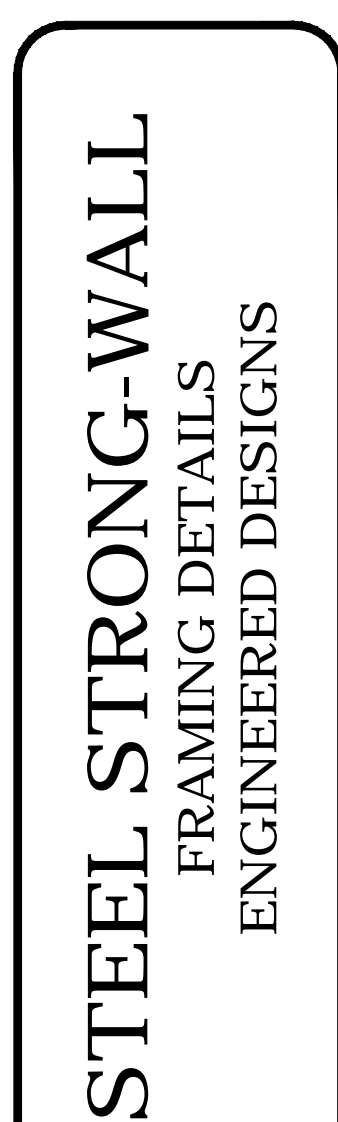


## MULTI-PLY HEADERS

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 9958 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.  
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.  
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.  
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.  
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.  
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.  
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.  
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

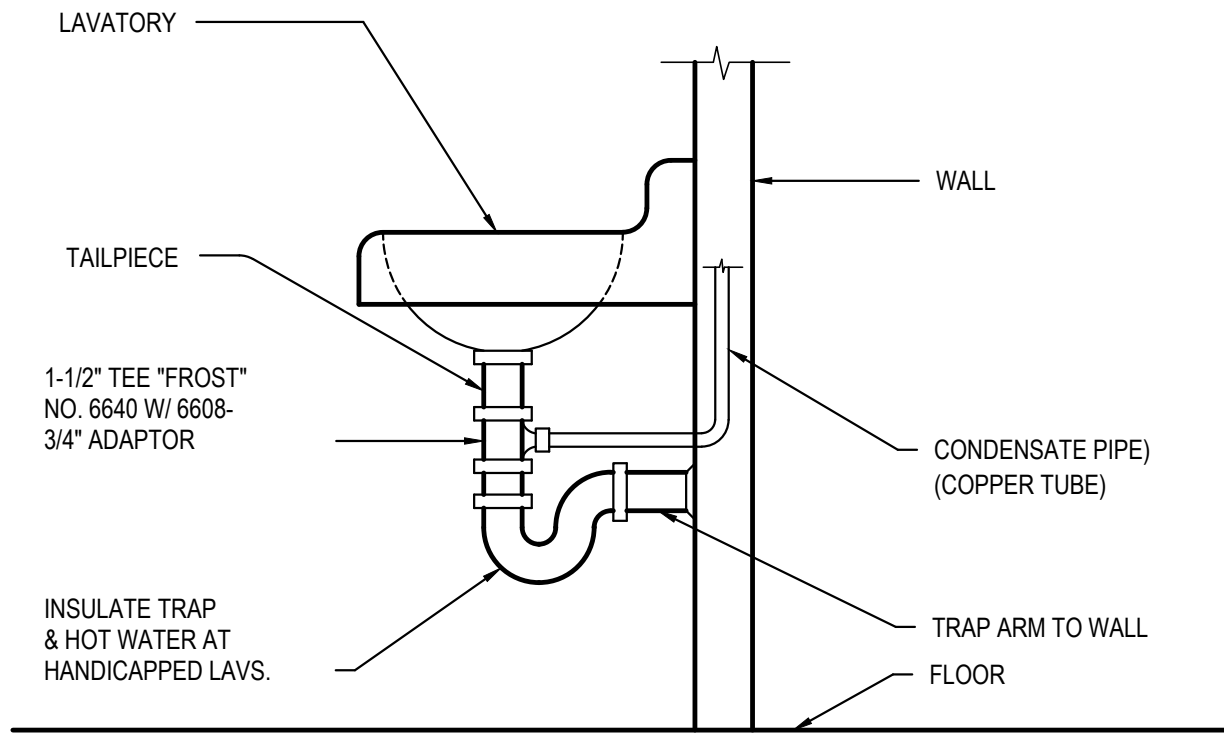
## NOTES

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

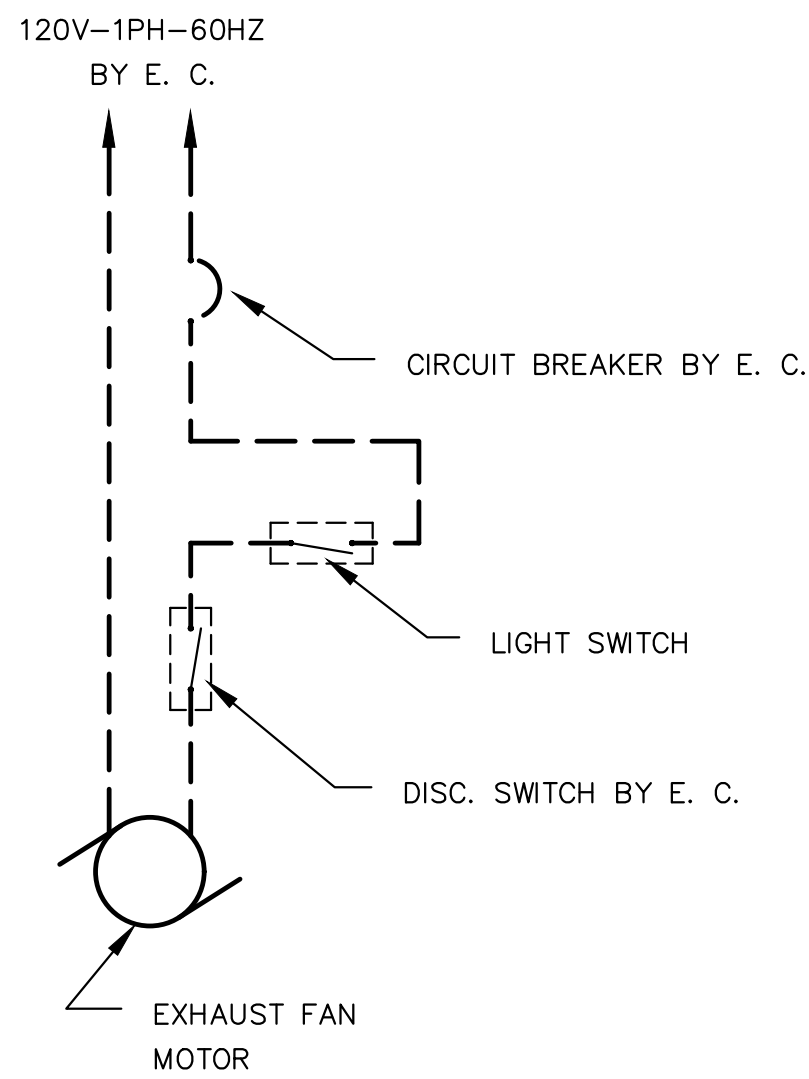


NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW2
OF SHEETS	
JOB NO.	

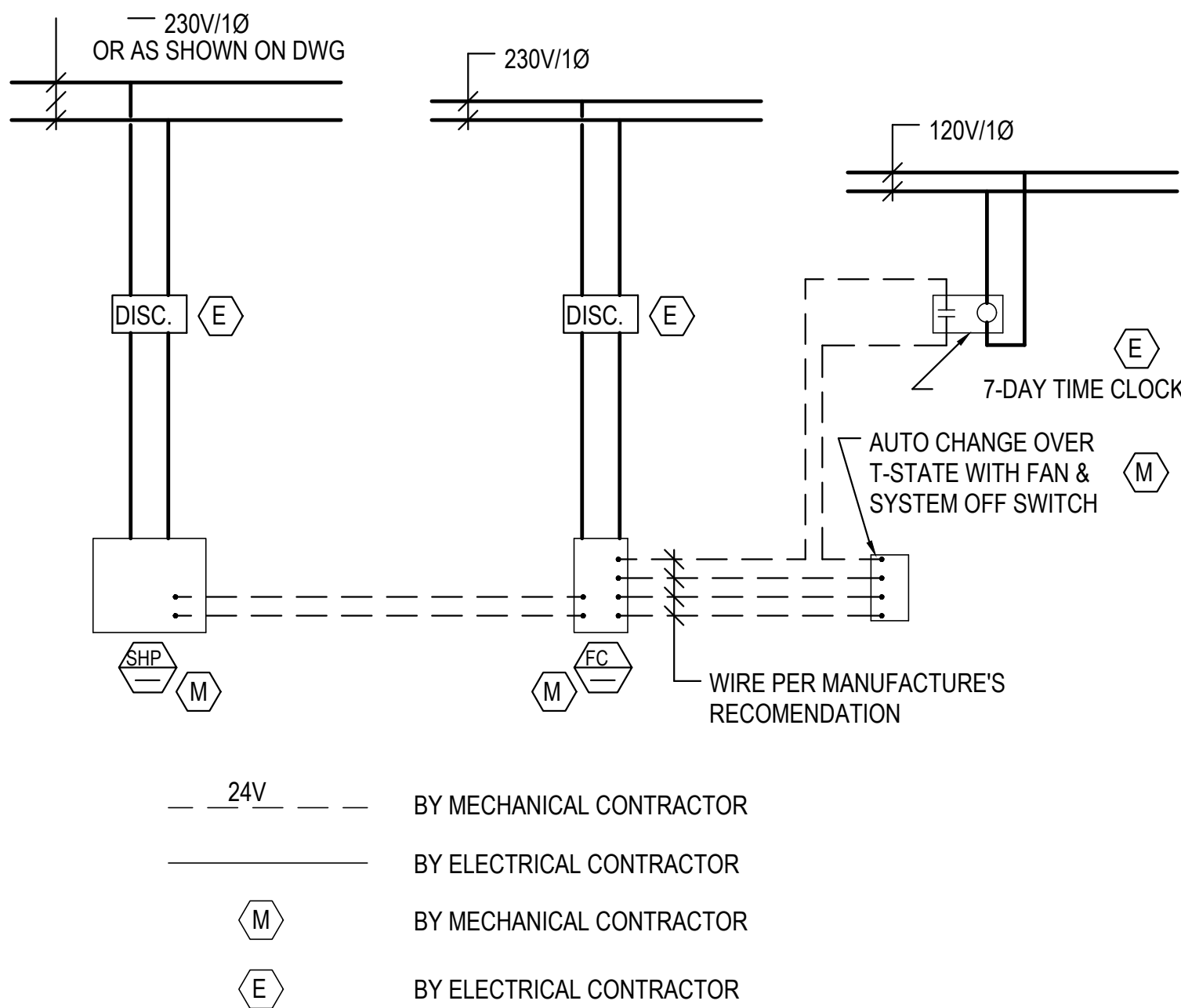




CONDENSATE DRAIN TO LAV. CONN.  
N.T.S.



EXHAUST FAN CONTROL  
NOT TO SCALE



AIR CONDITIONER WIRING DIAGRAM  
NOT TO SCALE

EQUIPMENT SCHEDULE	
NO.	DESCRIPTION
AC 1	AIR CONDITIONER (CONDENSING UNIT) "CARRIER" MODEL 24AAA548 OR EQUAL COOLING CAPACITY: 48,000 BTUH ARI RATED, SEER = 15 ELECTRICAL: 208/230V-1PH-60HZ MIN. CIRCUIT AMP = 20.8 AMP MAX. OVERCURRENT PROTECTION = 35 AMP OPERATING WEIGHT = 182 LBS PROVIDE ISOLATORS WITH 2" DEFLECTION & NEOPRENE PAD.
FAU 1	GAS FURNACE UNIT "CARRIER" MODEL 59SC2C100S21-20 OR EQUAL MULTIPOISE DIRECT-VENT FURNACE UNIT SHALL DELIVER 1,600 CFM @ 0.5" ESP HEATING CAPACITY: 93,000 BTUH OUTPUT. 100,000 BTUH INPUT. AFUE = 92.1%, 3/4 HP FAN MOTOR ELECTRICAL: 115V-1PH-60HZ UNIT APPROX. WEIGHT = 159 LBS
TOTAL: 6	
AC 2	AIR CONDITIONER (CONDENSING UNIT) "CARRIER" MODEL 24AAA542 OR EQUAL COOLING CAPACITY: 41,500 BTUH ARI RATED, SEER = 16 ELECTRICAL: 208V-1PH-60HZ MIN. CIRCUIT AMP = 22.3 AMP MAX. OVERCURRENT PROTECTION = 35 AMP UNIT APPROX. WEIGHT = 191 LBS. PROVIDE ISOLATORS WITH 2" DEFLECTION & NEOPRENE PAD.
FAU 2	GAS FURNACE UNIT "CARRIER" MODEL 59SC2C100S21-20 OR EQUAL MULTIPOISE DIRECT-VENT FURNACE UNIT SHALL DELIVER 1,400 CFM @ 0.5" SP. HEATING CAPACITY: 93,000 BTUH OUTPUT. 100,000 BTUH INPUT. AFUE = 92.1%, 3/4 HP FAN MOTOR. ELECTRICAL: 115V/1PH/60HZ UNIT APPROX. WEIGHT = 159 LBS
TOTAL: 5	
EF 1	CEILING EXHAUST FAN "PANASONIC" MODEL FV-08VQC5 OR EQUAL UNIT SHALL DELIVER 60 CFM @ 0.25" SP ELECTRICAL: 120V-1PH-60HZ, 15.6W UNIT WEIGHT = 11 LBS PROVIDE WALL JACK / ROOF JACK AND BACKDRAFT DAMPER UNIT SHALL BE ELECTRICALLY INTERLOCKED WITH LIGHT SWITCH PROVIDE HUMIDITY CONTROL PER CGC 2016, SEC. 4.506.1
TOTAL: 22	
EF 2	WHOLE-HOUSE CEILING MOUNTED EXHAUST FAN "PANASONIC" MODEL FV-08VQC5 OR EQUAL UNIT SHALL DELIVER 80 CFM @ 0.1" SP SONE < 0.3 ELECTRICAL: 120V-1PH-60HZ, 15.8W UNIT WEIGHT = 11 LBS PROVIDE WALL JACK / ROOF JACK AND BACKDRAFT DAMPER UNIT SHALL BE OPERATED CONTINUOUSLY & ELECTRICALLY INTERLOCKED WITH LIGHT ON-OFF SWITCH LABELED WITH "OPERATE WHEN THE HOUSE IS IN USE." PROVIDE HUMIDITY CONTROL PER CGC 2016, SEC. 4.506.1
TOTAL: 11	

## GENERAL NOTES

- THE DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDINGS DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY. CONTRACTOR SHALL PROVIDE CONSTRUCTION DRAWINGS AND OBTAIN WRITTEN APPROVAL OF ALL INSPECTION AUTHORIZED GOVERNMENTAL AGENCIES AND UTILITY COMPANIES PRIOR TO START OF AFFECTED WORK.
- ALL MECHANICAL WORK SHALL COMPLY WITH LOCAL APPLICABLE CODE AND UNIFORM MECHANICAL CODE.
- COORDINATE ALL MECHANICAL WORK WARCHITECTURAL, ELECTRICAL STRUCTURAL, SUBCONTRACTOR & OTHER TRADES TO AVOID INTERFERENCES.
- COORDINATE LOCATIONS OF OPENING THROUGH FLOOR, WALL & ROOF WARCHITECTURAL, ELECTRICAL & STRUCTURAL DRAWINGS.
- SEAL & TAPE ALL OPENINGS IN DUCTWORK AIRTIGHT AFTER TESTING.
- ALL SIZES FOR DUCT, GRILLE, REGISTER, DIFFUSER & LOUVER SHALL BE IN INCHES.
- CHECK & VERIFY ALL FIELD CONDITIONS & ACTUAL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS & BEGINNING INSTALLATION NOTIFY ARCHITECT IMMEDIATELY OF AND ALL DISCREPANCIES.
- TEST & BALANCE ALL EXHAUST SYSTEM ACCORDING TO CFM INDICATED ON PLANS.
- ALL APPLIANCE AND PLUMBING VENTS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS.

## GENERAL SEISMIC NOTES

ALL BRACING OF DUCTS AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES AS APPROVED BY CITY.

WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND THE FIELD INSPECTOR.

A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY CITY SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.

THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. TITLE 24, SECTION 1630A AND TABLE 16A-K-2. ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EQUIPMENT WEIGHING LESS THAN 400 LBS. AND HUNG EQUIPMENT WEIGHING LESS THAN 20 LBS MAY BE OMITTED FROM THE PLANS.

ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:

EQUIPMENT ON GRADE 23% OF OPERATING WEIGHT  
EQUIPMENT ON STRUCTURE 35% OF OPERATING WEIGHT

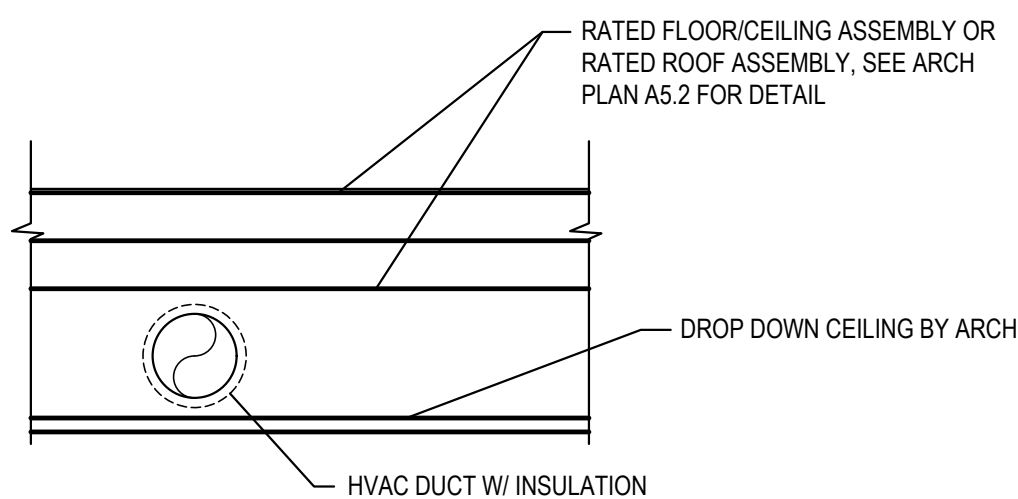
FOR FLEXIBLY MOUNTED EQUIPMENT USE 2 X THE ABOVE VALUES, AND FOR SIMULTANEOUS VERTICAL FORCE USE 1/3 X THE HORIZONTAL FORCE.

THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, I=1.15 AND SEISMIC ZONE, Z=0.4.

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL ENGINEER.

ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER BUILDING CODE REQUIREMENTS.

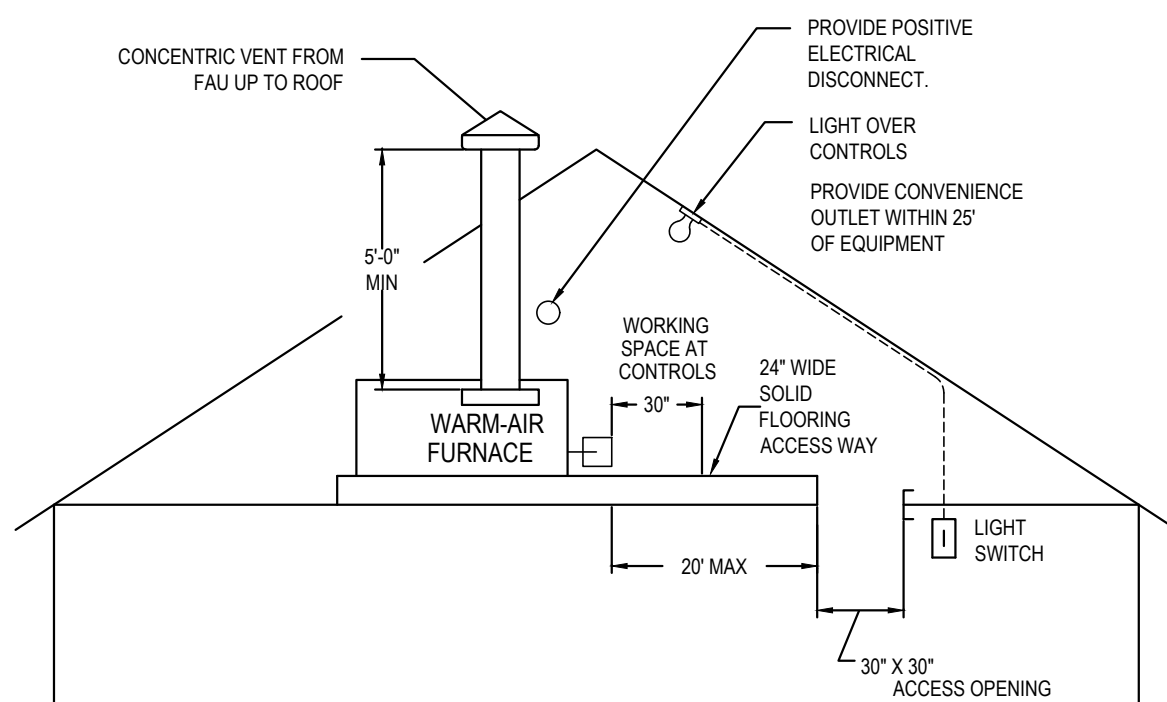
Table 4-7 – Continuous Whole-building Ventilation Rate (cfm)					
Conditioned Floor Area (WF)	Bedrooms				
	0-1	2-3	4-5	6-7	>7
<1500	30	35	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165



DUCT DETAIL  
N.T.S.

## LEGEND

SYMBOL		ABBREVI- ATION	
DOUBLE	SINGLE		
	SA	SA	SUPPLY AIR DUCT
	RA	RA	RETURN AIR DUCT
	EAD	EAD	EXHAUST AIR DUCT
	OA	OA	OUTSIDE AIR DUCT
			TRANSITION - RECTANGULAR TO RECT-ANGULAR
			TRANSITION - RECTANGULAR TO ROUND
			ELBOW W/TURNING VANE
	6X6L	(L)	LINED DUCT, DUCT SIZE WITH L FOR SINGLE LINE
			RISE IN DIRECTION OF AIRFLOW
			DROP IN DIRECTION OF AIRFLOW
			DUCT ENCLOSURE IN GYPSUM BOARD FOR 2 HOURS RATING
			FLEXIBLE DUCT
			THERMOSTAT WITH AUTOMATIC CHANGE-OVER & VENTED LOCKABLE CLEAR COVER
			SUPPLY AIR DUCT - SECTION
			RETURN, EXHAUST, OR OUTSIDE AIR DUCT -SECTION
			ROUND DUCT OR STACK - SECTION
	12X12CD 360		12"X 12" NECK PERFORATED CEILING DIFFUSER, 360 CFM
	6X6R 150		6"X 6" PERFORATED CEILING REGISTER, 150 CFM
	CD		CONDENSATE DRAIN
	DN.		DOWN
	DWG.		DRAWING
	OD		OVERFLOW DRAIN
	SD		SMOKE DETECTOR
	SFD		COMBINATION SMOKE & FIRE DETECTOR
	DFD		DYNAMIC FIRE DETECTOR
	TYP.		TYPICAL



FURNACE INSTALL IN ATTIC DETAIL  
N.T.S.

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No.	Description	Date

## 12 CONDOMINIUM DEVELOPMENT

AJ Development Group, LLC  
737 & 763 Lewis St  
Pomona, CA 91768

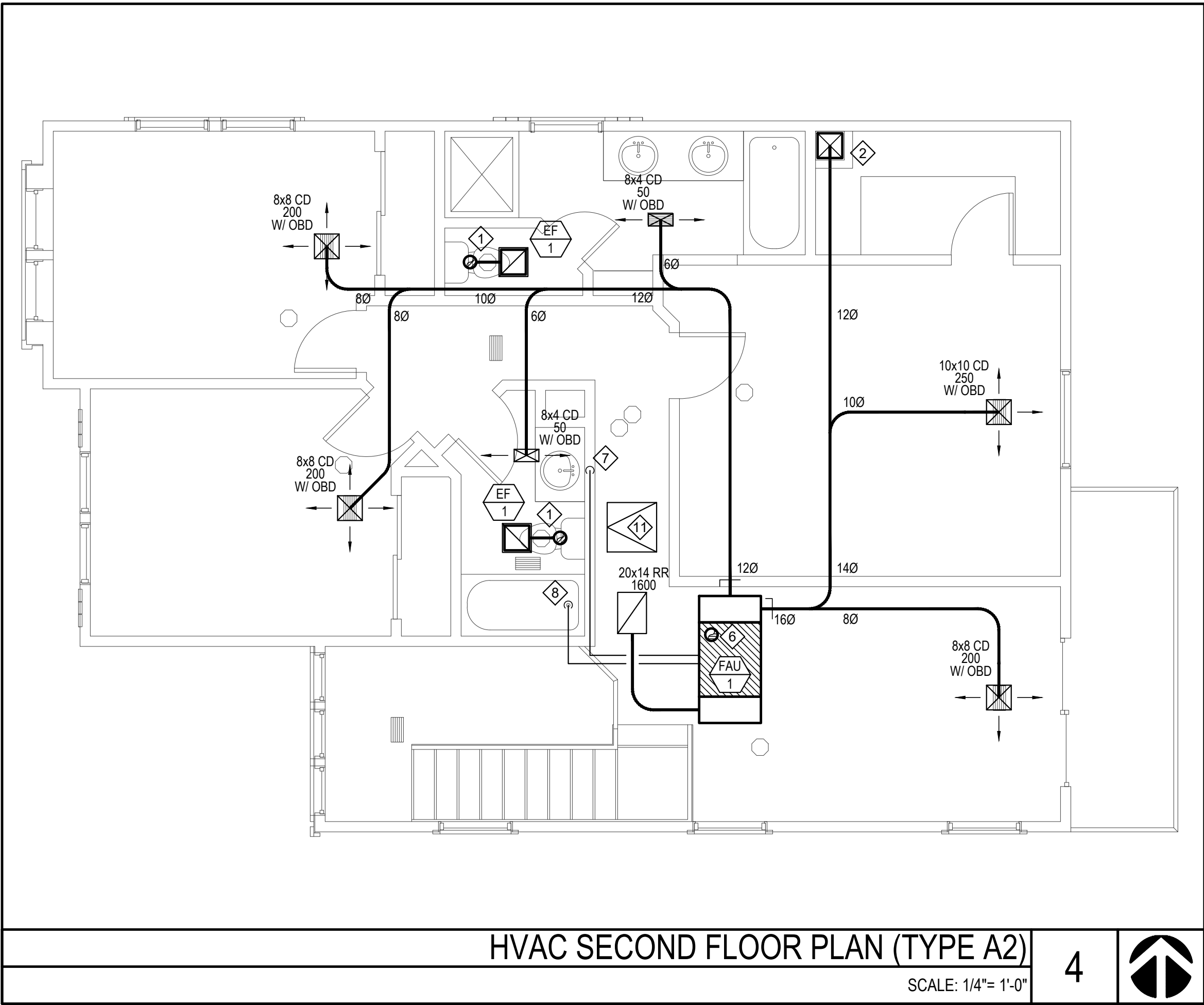
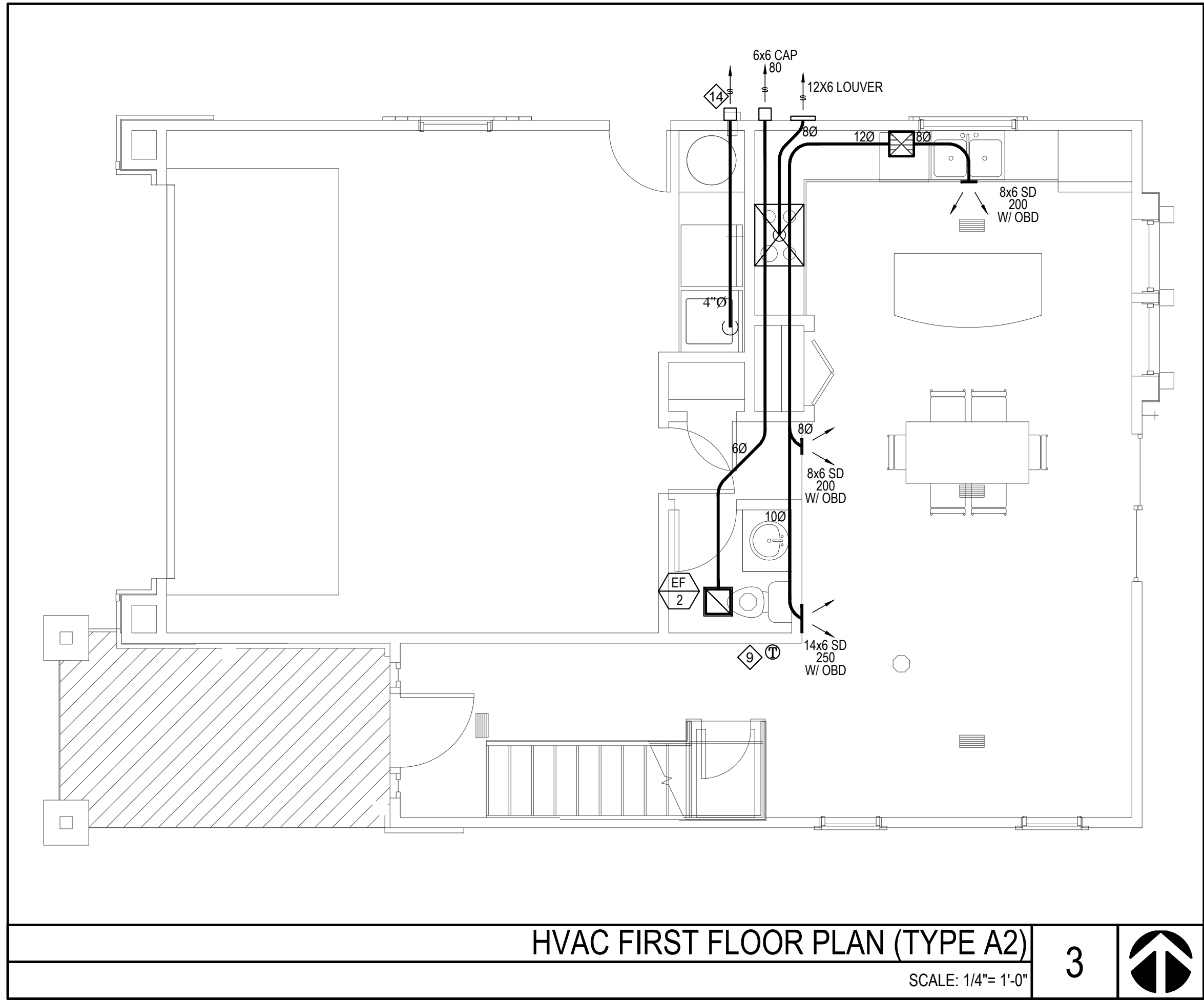
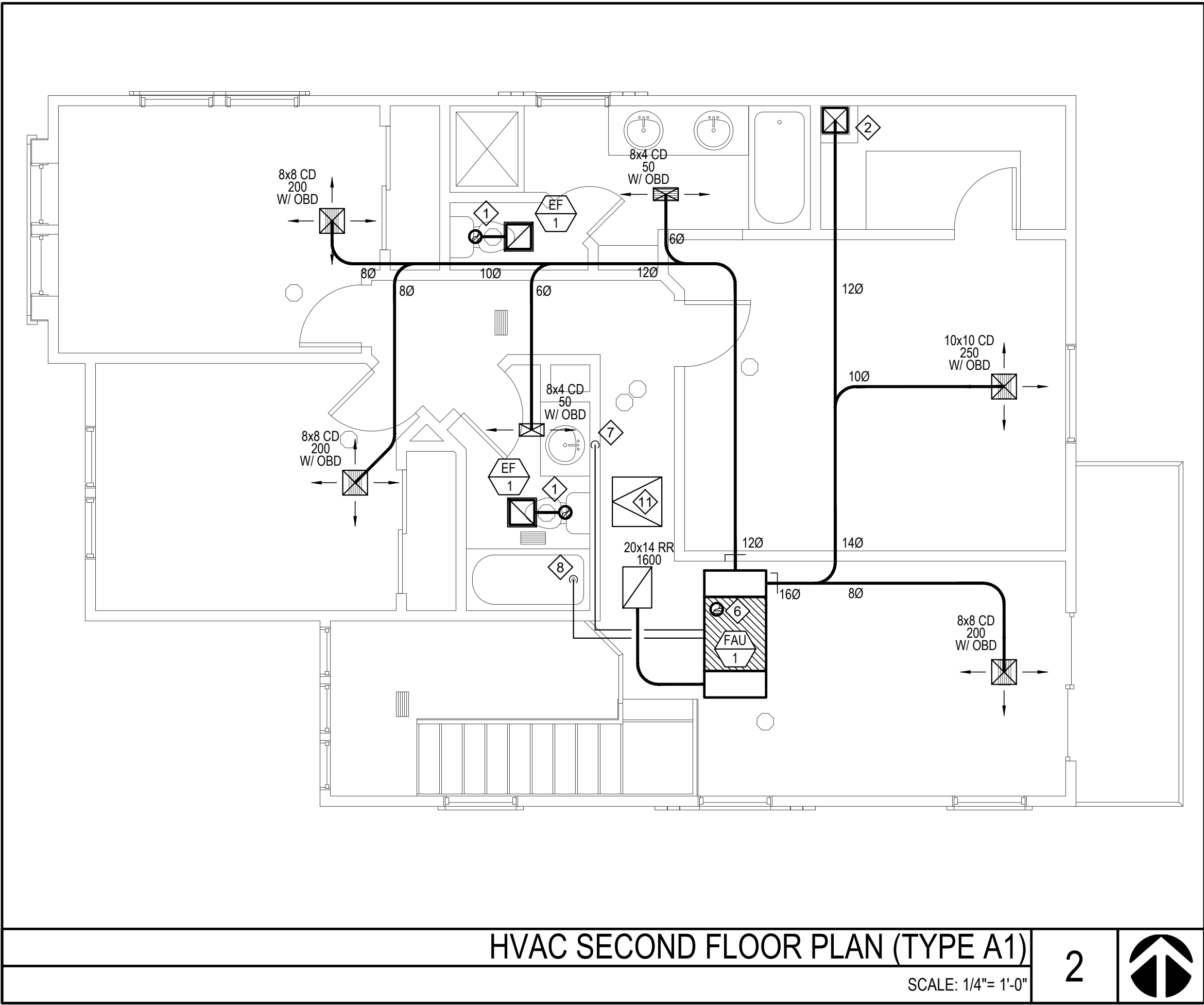
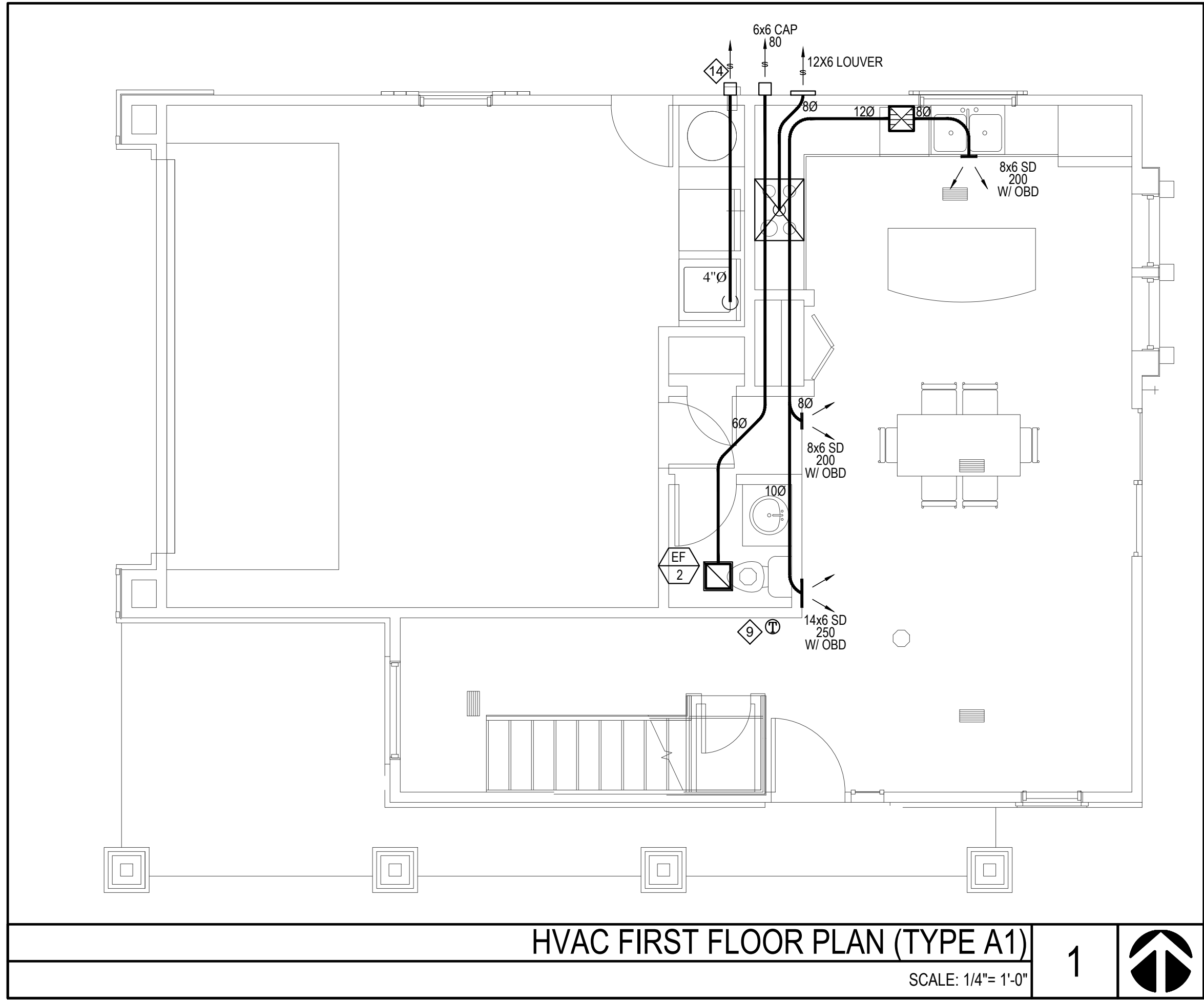
MECHANICAL LEGEND, NOTE, AND SCHEDULE

Project number	C18068
Date	01/16/19
Drawn by	JL
Checked by	
M-1	
Scale	AS SHOWN



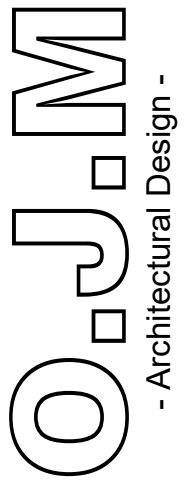






**NOTE:**

- 1 6"Ø EAD UP TO ROOF W/ CAP
- 2 12"x12" INSULATED DUCT FROM SECOND FLOOR TO FIRST FLOOR
- 3 40" DRYER EAD W/ BACKDRAFT DAMPER
- 4 DRYER EXHAUST DUCT SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES PER CMC 2016, SEC. 504.4.2
- 5 3Ø FLUE VENT FROM WATER HEATER UP TO ROOF
- 6 3Ø CONCENTRIC VENT CONNECT TO AIR INTAKE & VENT , UP TO ROOF
- 7 3/4" CONDENSATE DRAIN DN. TO LAV. TAILPIECE
- 8 3/4" OVERFLOW DRAIN DN. W/ 2" ELBOW ABOVE SHOWER FOR OBSERVATION
- 9 THERMOSTAT TO BE MOUNTED AT 48" A.F.F.
- 10 LOUVER DOOR FOR DRYER MIN. 100 SQIN
- 11 ATTIC ACCESS
- 12 8Ø EAD UP TO ROOF W/ CAP
- 13 4Ø EAD UP TO ROOF W/ CAP
- 14 6"x6" LOUVER FOR DRYER VENT.



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No.	Description	Date

**12 CONDOMINIUM DEVELOPMENT**

AJ Development Group, LLC  
737 & 763 Lewis St  
Pomona, CA 91768

HVAC TYPE A1 & A2 PLAN

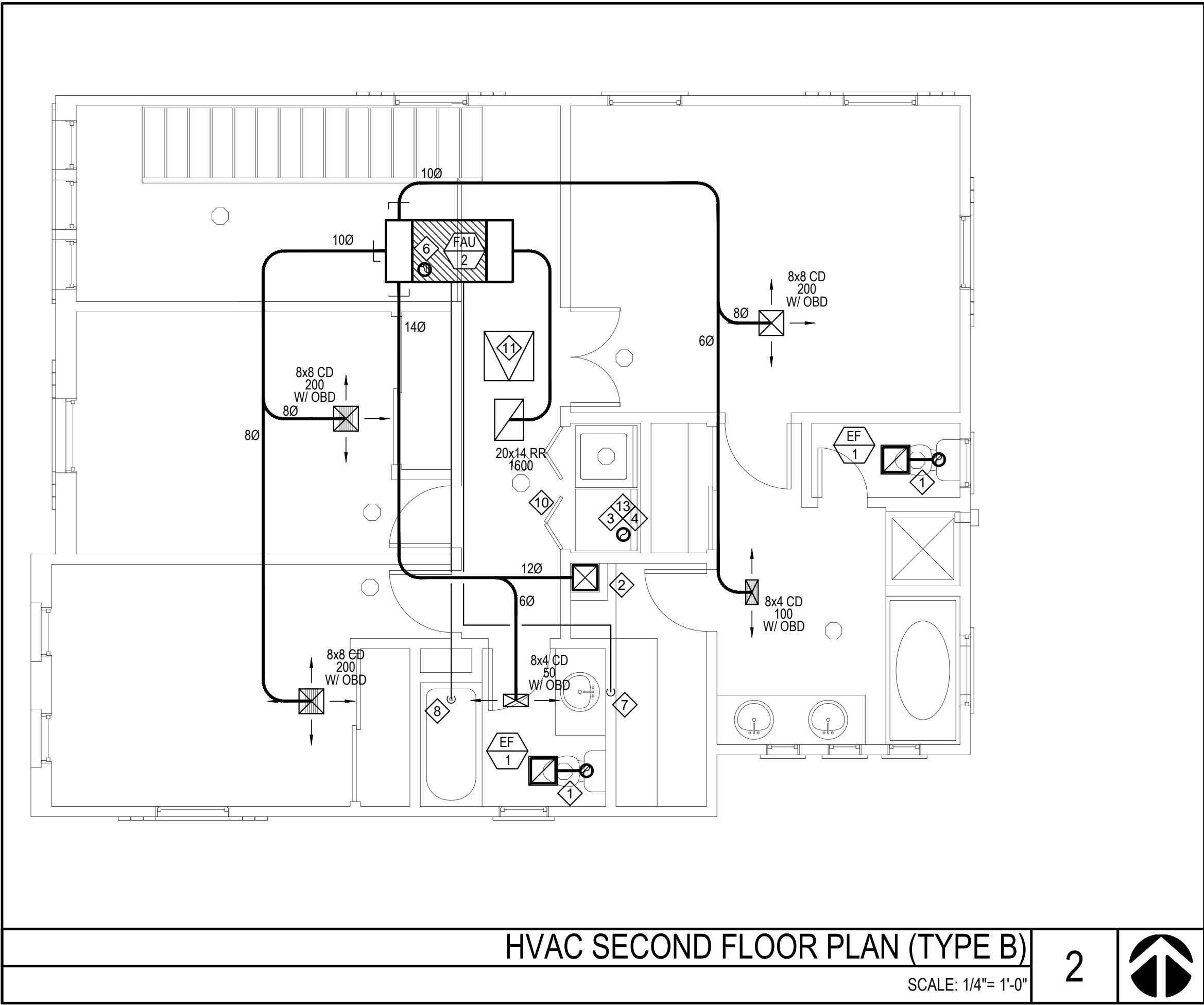
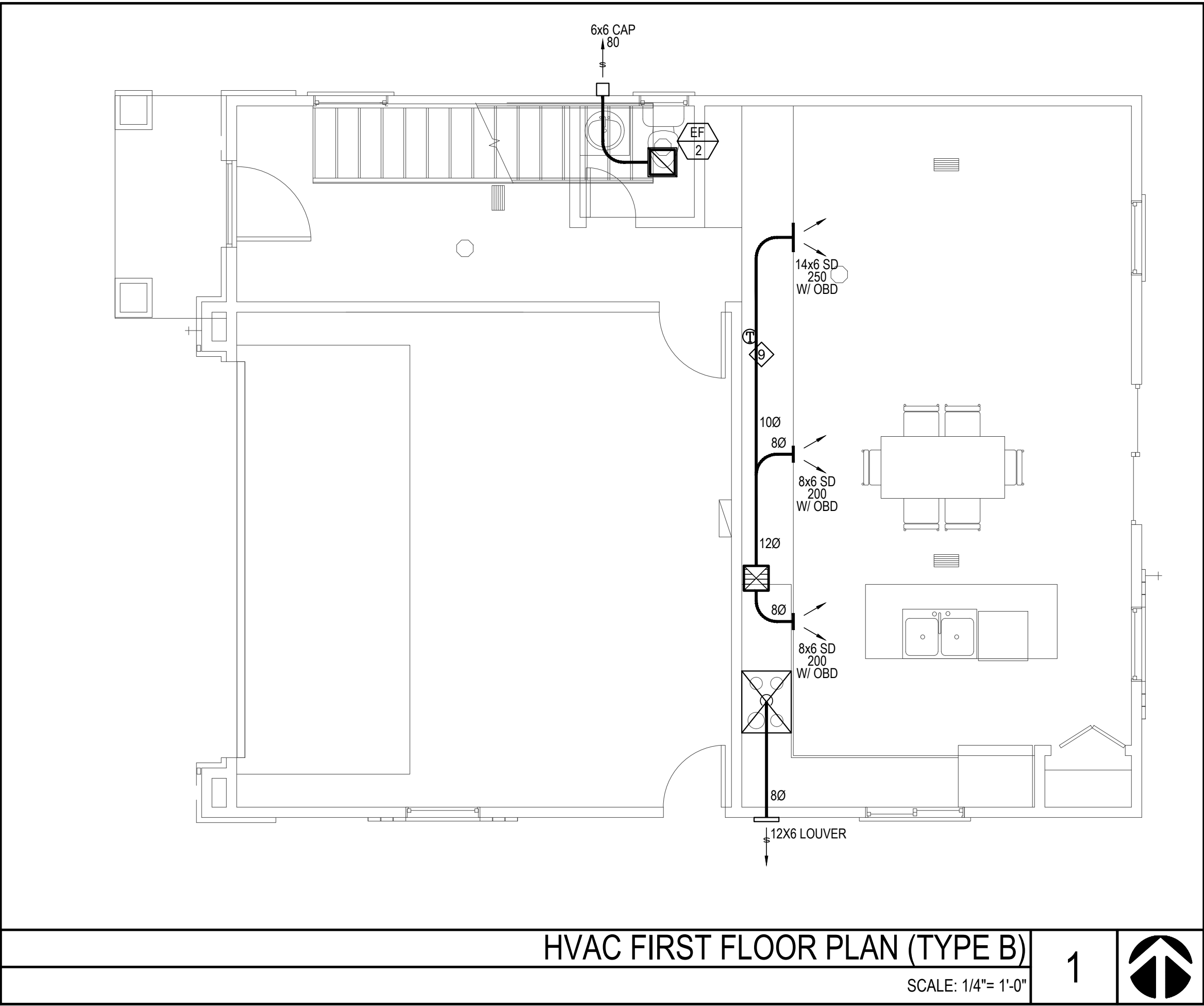


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Checked by	
Scale	AS SHOWN

**M-3**





NOTE:

- 1 6"Ø EAD UP TO ROOF W/ CAP
- 2 12"x12" INSULATED DUCT FROM SECOND FLOOR TO FIRST FLOOR
- 3 40 DRYER EAD W/ BACKDRAFT DAMPER
- 4 DRYER EXHAUST DUCT SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES PER CMC 2016, SEC. 504.4.2
- 5 3Ø FLUE VENT FROM WATER HEATER UP TO ROOF
- 6 3Ø CONCENTRIC VENT CONNECT TO AIR INTAKE & VENT , UP TO ROOF
- 7 3/4" CONDENSATE DRAIN DN. TO LAV. TAILPIECE
- 8 3/4" OVERFLOW DRAIN DN. W/ 2" ELBOW ABOVE SHOWER FOR OBSERVATION
- 9 THERMOSTAT TO BE MOUNTED AT 48" A.F.F.
- 10 LOUVER DOOR FOR DRYER MIN. 100 SQIN
- 11 ATTIC ACCESS
- 12 8Ø EAD UP TO ROOF W/ CAP
- 13 4Ø EAD UP TO ROOF W/ CAP
- 14 6"x6" LOUVER FOR DRYER VENT.

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12 CONDOMINIUM DEVELOPMENT

AJ Development Group, LLC  
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HVAC TYPE B PLAN



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Date	01/16/19
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	M-4
Scale	AS SHOWN







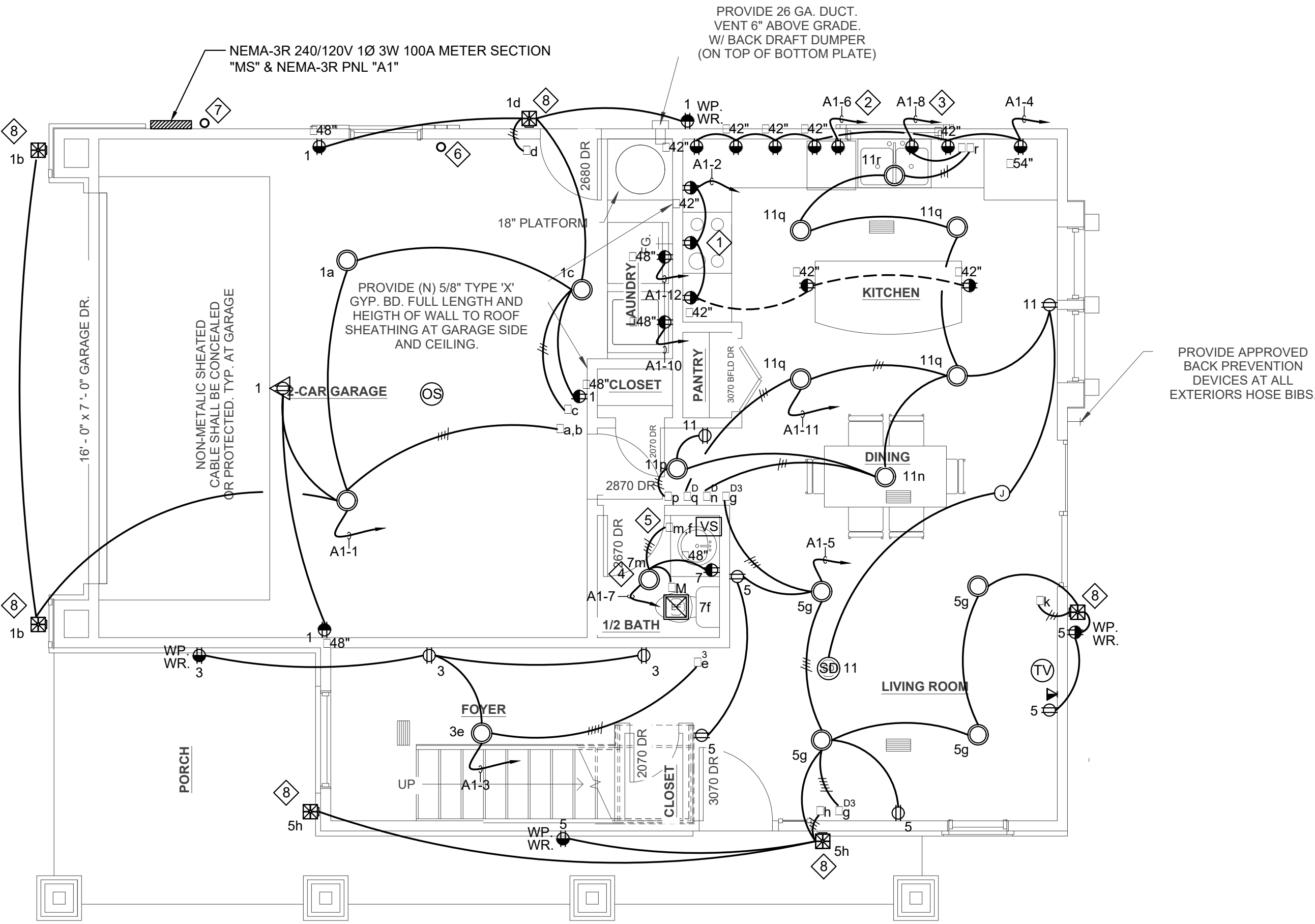




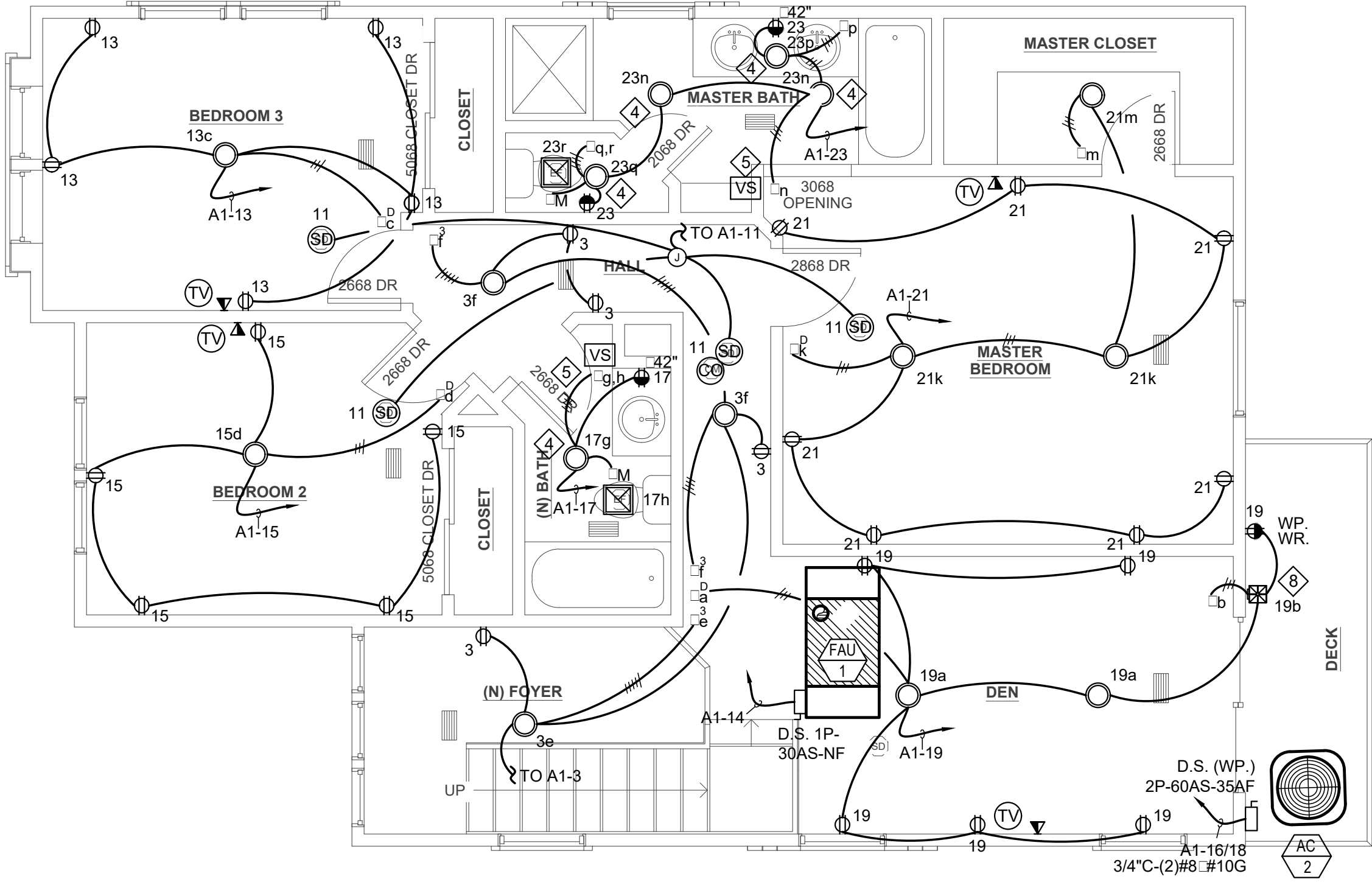
LIGHTING FIXTURE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	LAMP		WATT	VOLT	MOUNTING	MANUFACTURER & MODEL	REMARKS
			TYPE	NO.					
A	○	DOWN LIGHT	LED	--	18W	120V	CEILING RECESSED	SELECTED BY OWNER OR ARCHITECT	DIMMABLE
B	⊗	EXTERIOR WALL SCONCE (DOWNWARD LIGHT)	LED	--	18W	120V	SURFACE	SELECTED BY OWNER OR ARCHITECT	
C	⊙	POLE LIGHT	LED	--	36W	120V	POLE	"VENIA LIGHTING" 4003	
D	□	STREET LIGHT	LED	--	36W	120V	POLE	"VENIA LIGHTING" 4003	

KEY NOTES:

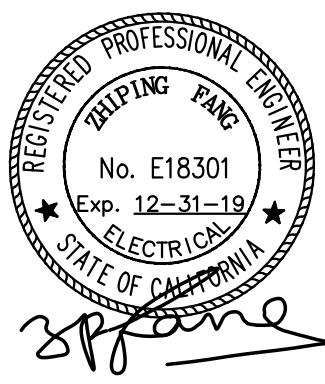
- 0.1 ALL RECEPTACLES INSTALLED IN DWELLING UNITS MUST BE TAMPER RESISTANT (PER C.E.C. 406.12).
- 0.2 PROVIDE ARC-FAULT CIRCUIT INTERRUPTER BREAKER FOR BRANCH CIRCUITS THAT SUPPLY 15A AND 20A OUTLETS IN DWELLING UNITS PER C.E.C. 210-12(A).
- 0.3 SMOKE DETECTOR AND CO SENSORS SHALL BE INTERCONNECTED SO THAT WHEN ONE UNIT SOUNDS THE REMAINING UNITS ALSO SOUND. BATTERY BACKUP SHALL BE PROVIDED. WIRING SHALL BE PERMANENT, WITHOUT DISCONNECTING SWITCHES OTHER THAN THOSE REQUIRED.
- 0.4 ALL RECESSED LIGHTS IN RESIDENTIAL UNIT SHOULD BE AIR-TIGHT OR IC RATED.
- 1 (2) SINGLE RECEPTACLES: (1) FOR GAS IGNITION □24" & (1) FOR EXHAUST HOOD AT CEILING. VERIFY MOUNTING HEIGHT THERMAL START
- 2 SINGLE GFCI OUTLET LOCATED IN CABINET BELOW SINK FOR DISH WASHER
- 3 SINGLE GFCI OUTLET LOCATED IN CABINET BELOW SINK FOR GARBAGE DISPOSAL, PROVIDE MANUAL SWITCH CONTROL ON WALL.
- 4 FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LABELED FOR USE IN SUCH LOCATIONS.
- 5 PROVIDE VACANCY SENSOR [VS] FOR BATHROOM LIGHTS.
- 6 PROVIDE 1" CONDUIT WITH PULL CORD FROM PANEL TO GARAGE FOR FUTURE EV CHARGER, STUB OUT AT GARAGE CEILING AND LABEL "FOR EV CHARGER".
- 7 1" C UP TO ROOF FOR FUTURE SOLAR SYSTEM.
- 8 PROVIDE PHOTOCELL AND MOTION SENSOR FOR EXTERIOR LIGHTING.



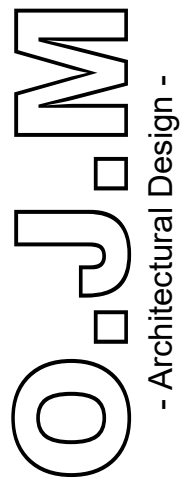
TYPE A1 FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



TYPE A1 SECOND FLOOR ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



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TYPE A1  
ELECTRICAL PLANS

Project number	C18068
Date	01/16/19
Drawn by	L.V.
Checked by	
Scale	AS SHOWN



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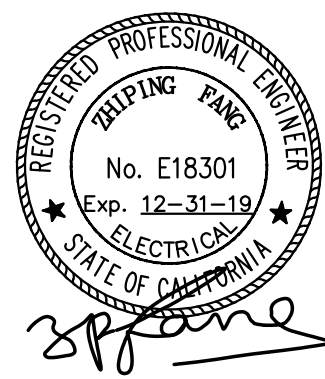
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E-3

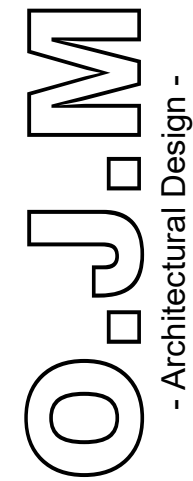


KEY NOTES:

- 0.1 ALL RECEPTACLES INSTALLED IN DWELLING UNITS MUST BE TAMPER RESISTANT (PER C.E.C. 406.12).
- 0.2 PROVIDE ARC-FAULT CIRCUIT INTERRUPTER BREAKER FOR BRANCH CIRCUITS THAT SUPPLY 15A AND 20A OUTLETS IN DWELLING UNITS PER C.E.C. 210-12(A).
- 0.3 SMOKE DETECTOR AND CO SENSORS SHALL BE INTERCONNECTED SO THAT WHEN ONE UNIT SOUNDS THE REMAINING UNITS ALSO SOUND. BATTERY BACKUP SHALL BE PROVIDED. WIRING SHALL BE PERMANENT, WITHOUT DISCONNECTING SWITCHES OTHER THAN THOSE REQUIRED.
- 0.4 ALL RECESSED LIGHTS IN RESIDENTIAL UNIT SHOULD BE AIR-TIGHT OR IC RATED.
- ① (2) SINGLE RECEPTACLES: (1) FOR GAS IGNITION 24" & (1) FOR EXHAUST HOOD AT CEILING. VERIFY MOUNTING HEIGHT THERMAL START
- ② SINGLE GFCI OUTLET LOCATED IN CABINET BELOW SINK FOR DISH WASHER
- ③ SINGLE GFCI OUTLET LOCATED IN CABINET BELOW SINK FOR GARBAGE DISPOSAL. PROVIDE MANUAL SWITCH CONTROL ON WALL.
- ④ FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LABELED FOR USE IN SUCH LOCATIONS.
- ⑤ PROVIDE VACANCY SENSOR [VS] FOR BATHROOM LIGHTS.
- ⑥ PROVIDE 1" CONDUIT WITH PULL CORD FROM PANEL TO GARAGE FOR FUTURE EV CHARGER, STUB OUT AT GARAGE CEILING AND LABEL "FOR EV CHARGER".
- ⑦ 1" C UP TO ROOF FOR FUTURE SOLAR SYSTEM.
- ⑧ PROVIDE PHOTOCELL AND MOTION SENSOR FOR EXTERIOR LIGHTING.



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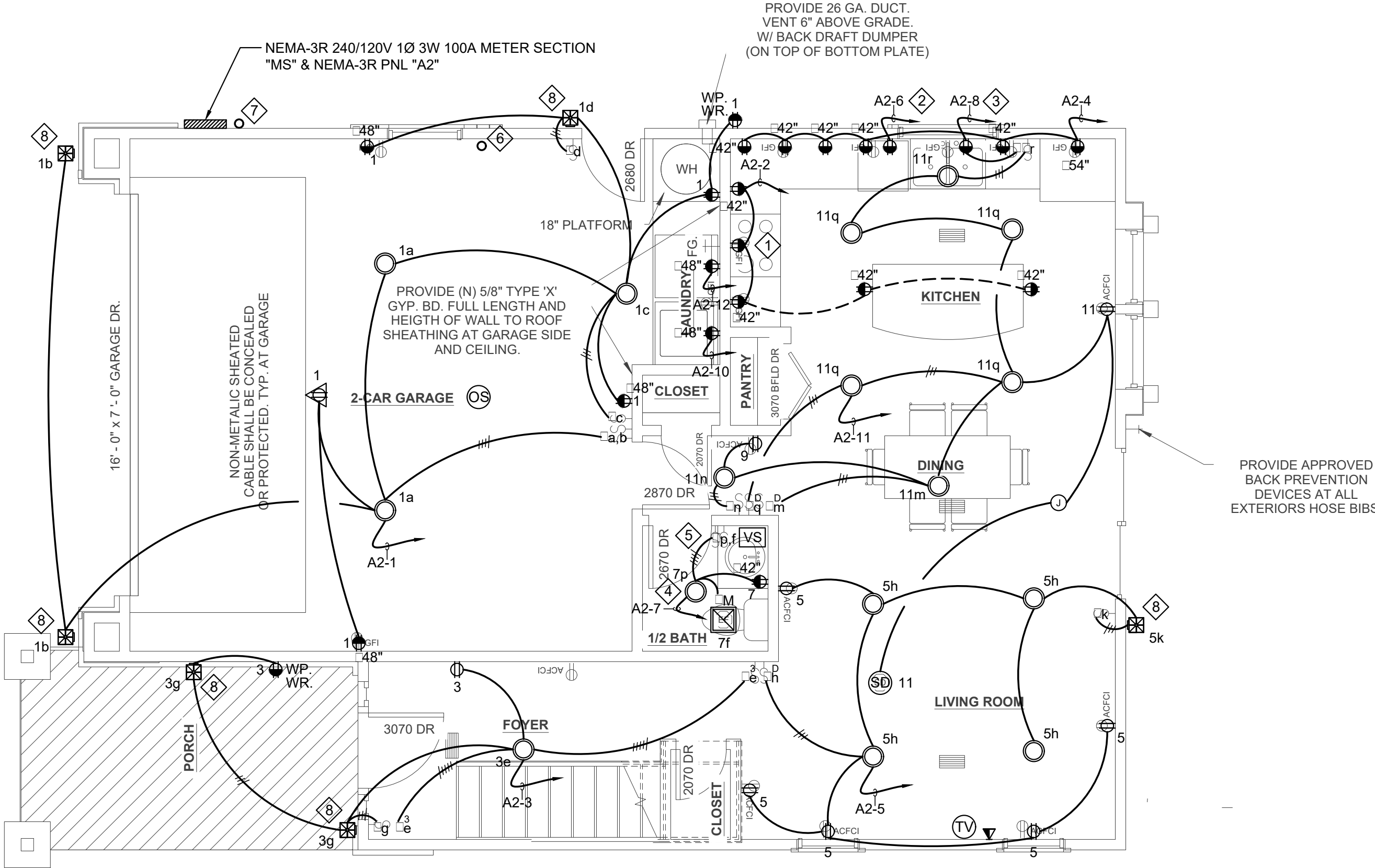
12 CONDOMINIUM DEVELOPMENT

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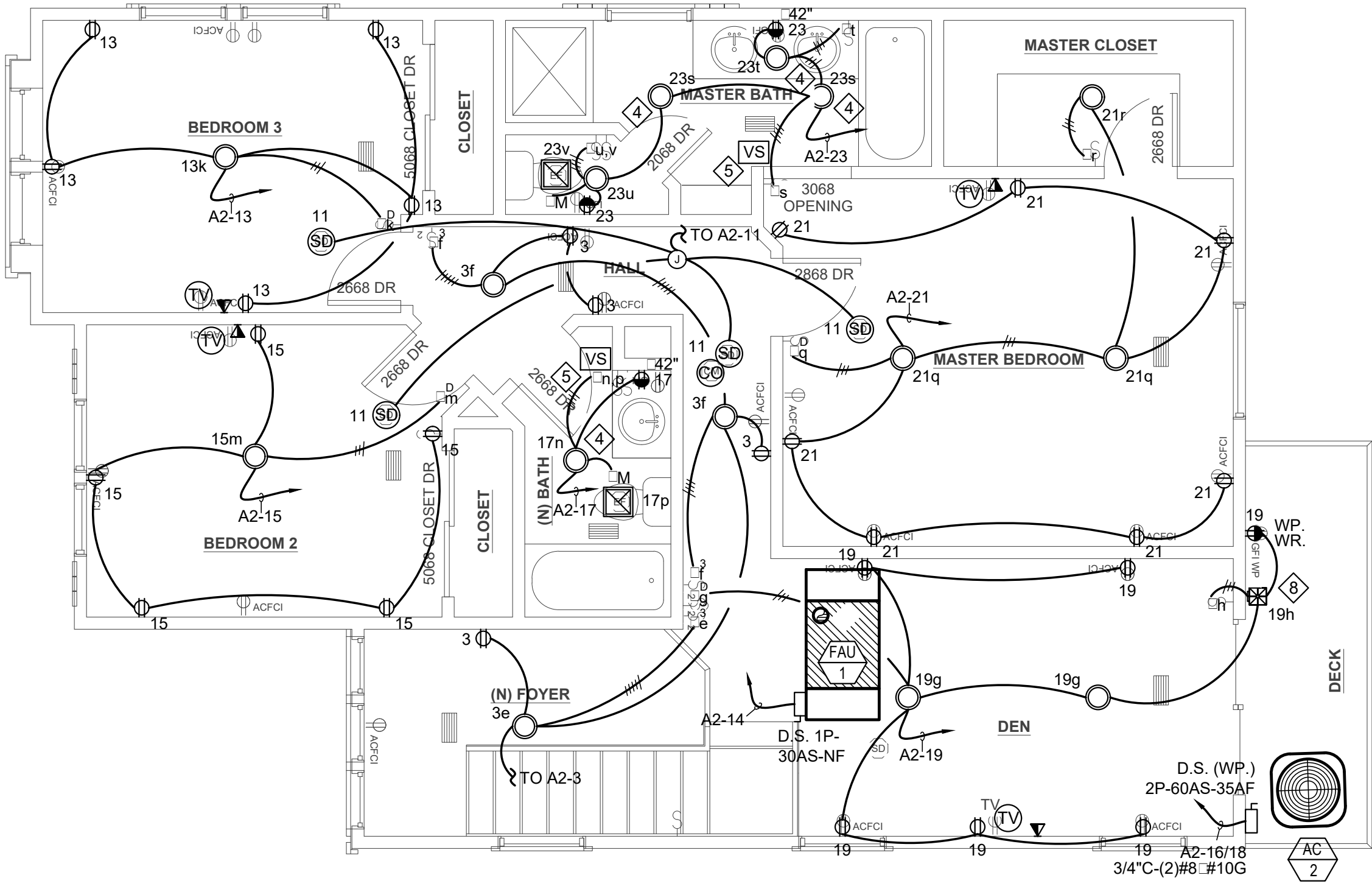
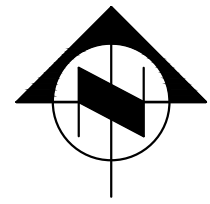
TYPE A2  
ELECTRICAL PLANS

Project number	C18068
Date	01/16/19
Drawn by	L.V.
Checked by	
Scale	AS SHOWN

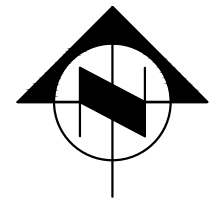
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TYPE A2 FIRST FLOOR ELECTRICAL PLAN  
SCALE:1/4"=1'-0"



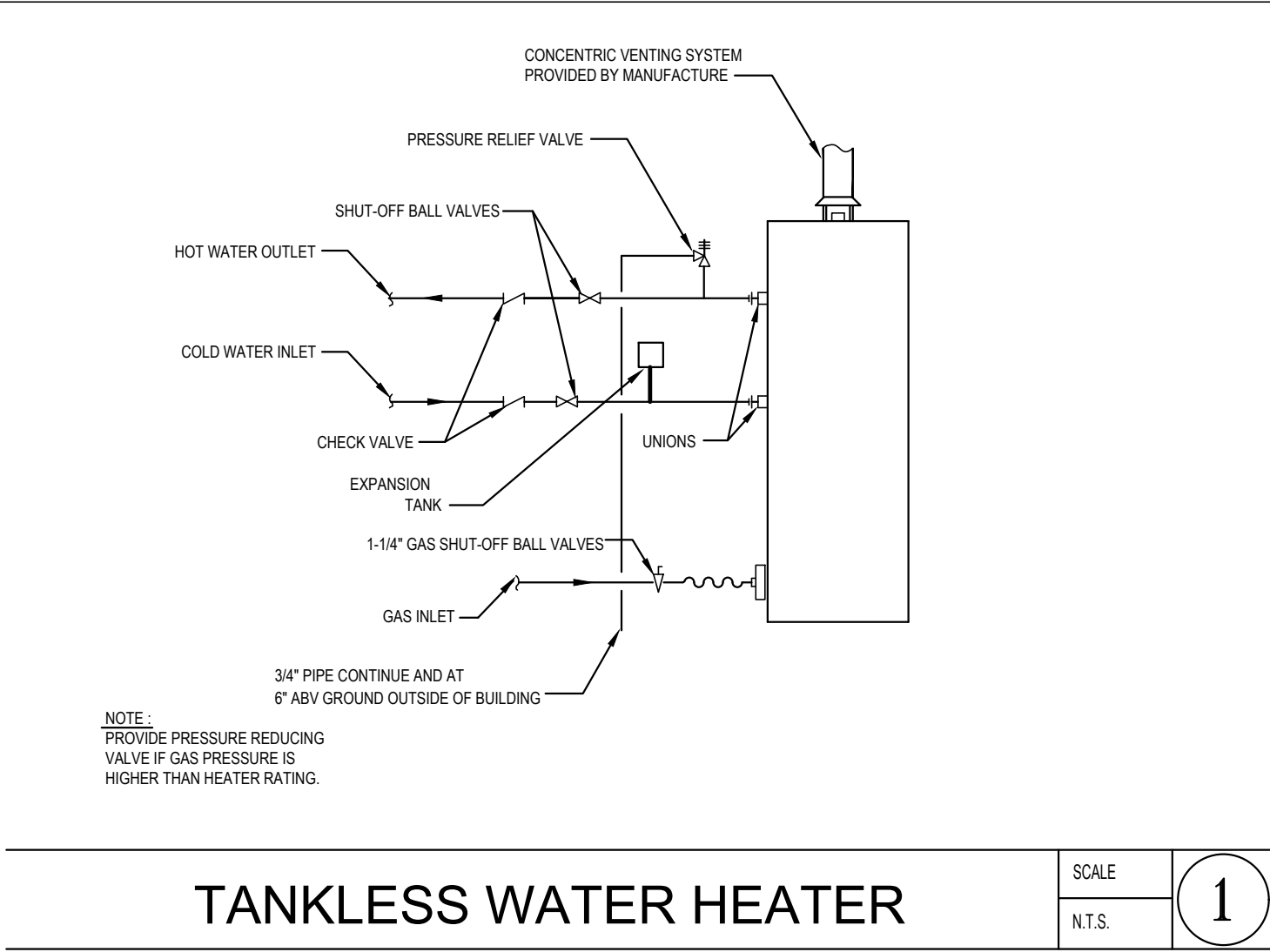
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SCALE:1/4"=1'-0"





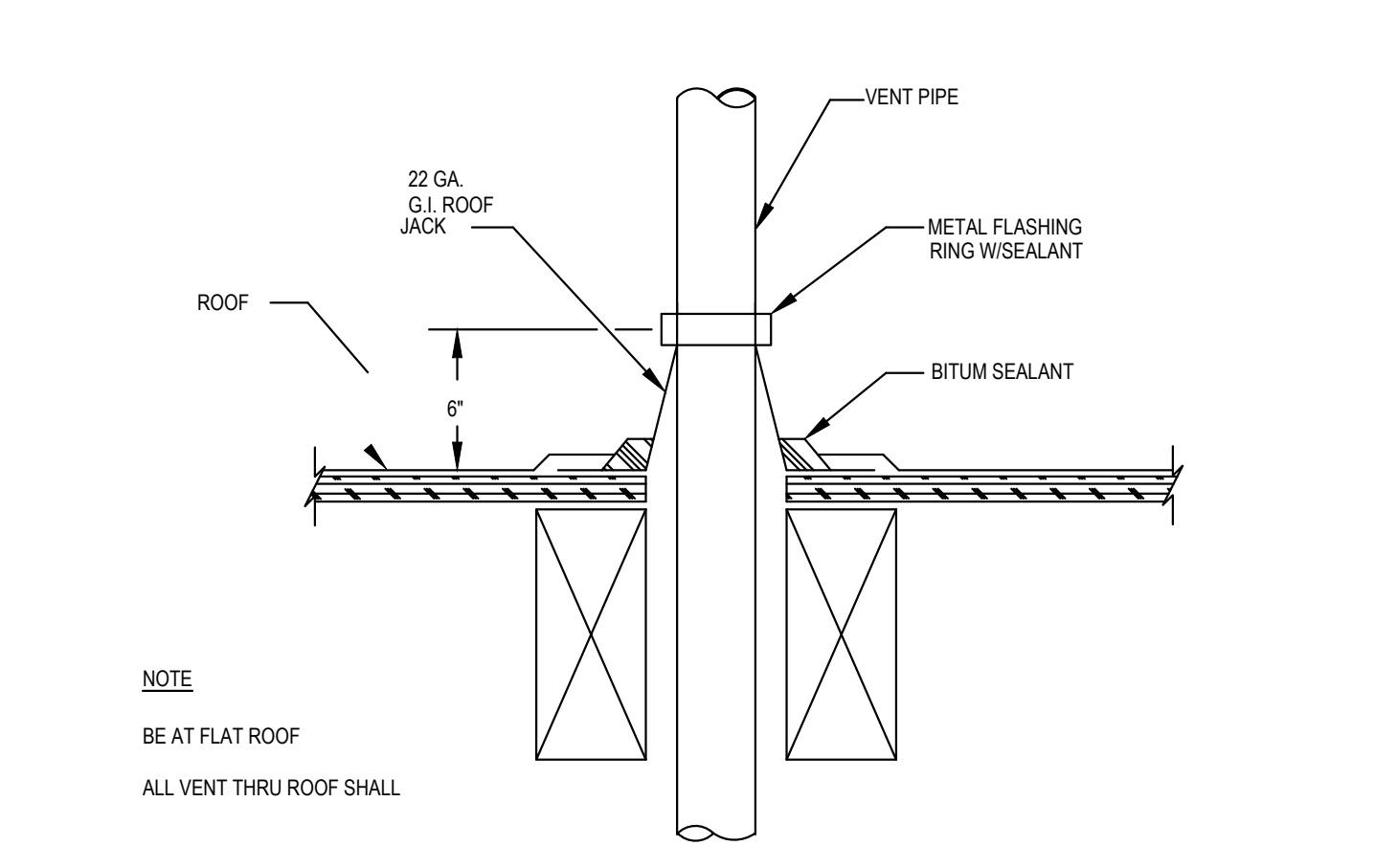






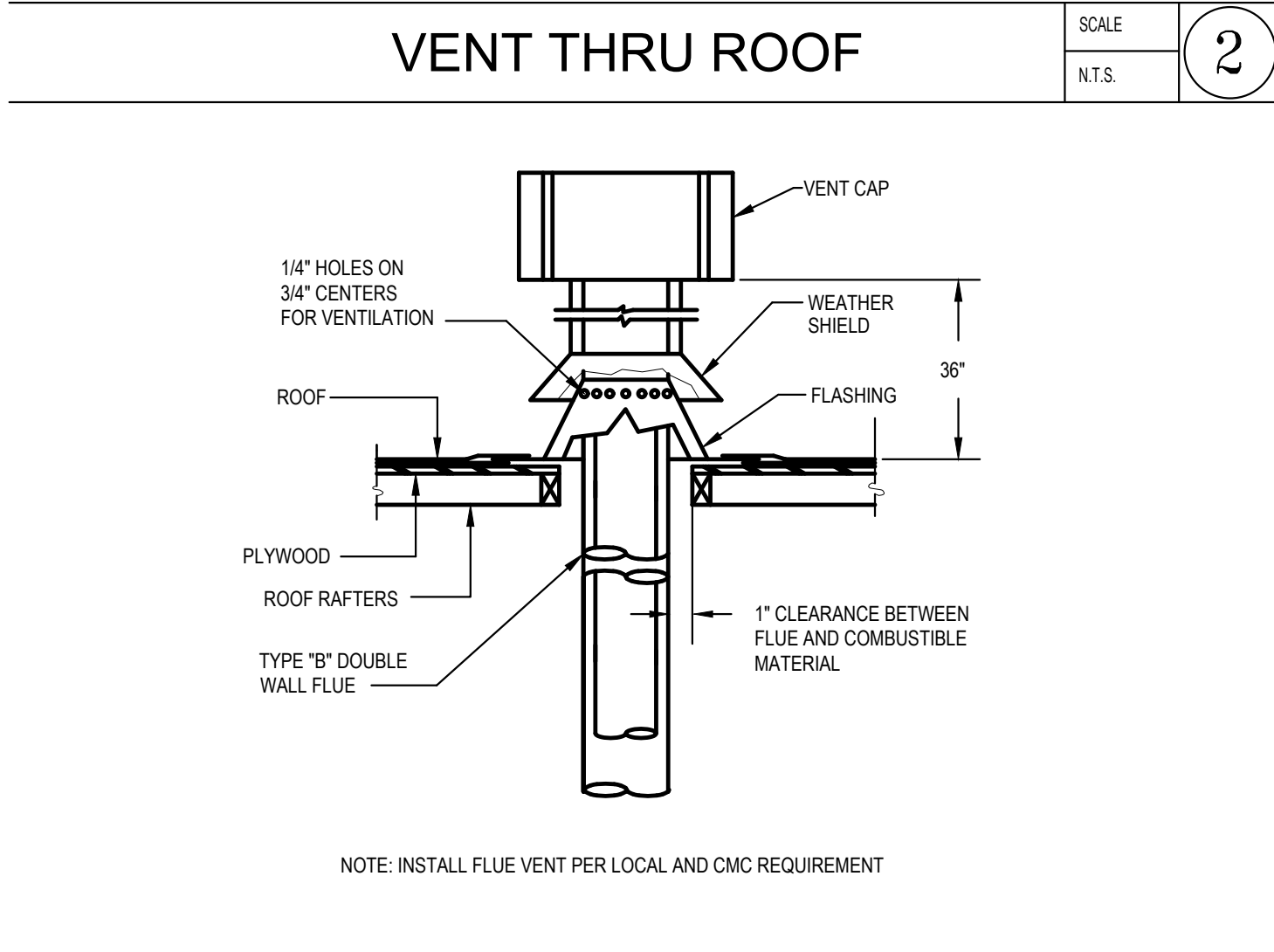
TANKLESS WATER HEATER

SCALE: N.T.S. 1



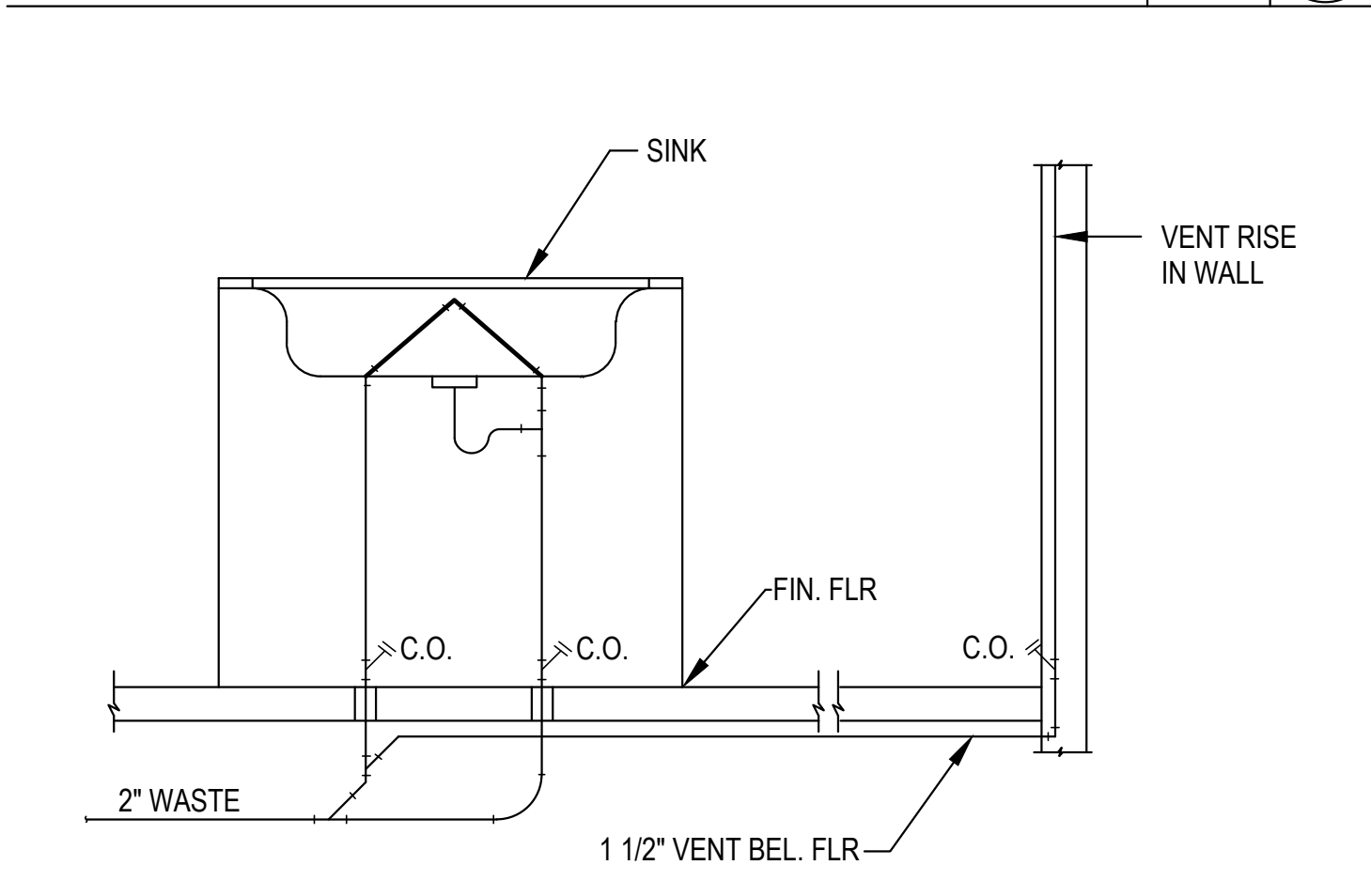
VENT THRU ROOF

SCALE: N.T.S. 2



FLUE VENT DETAIL

SCALE: N.T.S. 3



ISLAND SINK VENT PIPING

SCALE: N.T.S. 4

PLUMBING FIXTURE SCHEDULE							
		FIXTURE UNITS					DESCRIPTION
SYMBOL	FIXTURE TYPE	WASTE	TRAP	VENT	CW	HW	
	WATER CLOSET	3"	INT	2"	3/4"	---	SEE ARCH. DRAWING FOR MODEL FLUSH TANK, MAX. 1.28 GPF
	LAVATORY	2"	1-1/2"	1-1/2"	1/2"	1/2"	SEE ARCH. DRAWING FOR MODEL COUNTERTOP MOUNTED, MAX. 0.4 GPM
	SHOWER	2"	1-1/2"	1-1/2"	1/2"	1/2"	SEE ARCH. DRAWING FOR MODEL PROVIDE THERMOSTATIC OR PRESS BALANCE MIXER VALVE. MAX. 2.0 GPM (1.)
	BATH TUB	2"	2"	1-1/2"	1/2"	1/2"	SEE ARCH. DRAWING FOR MODEL PROVIDE THERMOSTATIC OR PRESS BALANCE MIXER VALVE. MAX. 2.0 GPM (1.)
	KITCHEN SINK	2"	2"	2"	1/2"	1/2"	SEE ARCH. DRAWING FOR MODEL W/ 1/2 HP GARBAGE DISPOSAL
	DISH WASHER	KS	KS	---	---	1/2"	SELECTED BY OWNER
	LAUNDRY	2"	2"	---	1/2"	1/2"	SELECTED BY OWNER
	HOSE BIBB	---	---	---	3/4"	---	WALL MOUNTED WITH NON-REMOVABLE VACUUM BREAKER
	GAS WATER HEATER	---	---	---	1"	1"	"RINNAI" RU98L TANKLESS WATER HEATER 199,000 BTUH GAS INPUT, 0.9 ENERGY FACTOR 7.7 GPM AT 50°F RISE
(1) MAX. TEMPERATURE OF 120°F TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. (2) ALL PLUMBING FIXTURES SHALL BE LISTED AND LABELED.							

UTILITY CHART							
UNIT	TYPE	WATER		SEWER F.U.	GAS		SIZE
		WATER F.U.	MAX. DEV. LENGTH		CFH 1000 BTUH	MAX. DEV. LENGTH	
1	A1	30.5	100'	23	400	85'	1-1/4"
2	B	30.5	140'	23	400	80'	1-1/4"
3	A2	30.5	100'	23	400	85'	1-1/4"
4	B	30.5	140'	23	400	80'	1-1/4"
5	A2	30.5	100'	23	400	85'	1-1/4"
6	B	30.5	140'	23	400	80'	1-1/4"
7	A2	30.5	100'	23	400	85'	1-1/4"
8	B	30.5	140'	23	400	80'	1-1/4"
9	A2	30.5	100'	23	400	85'	1-1/4"
10	B	30.5	140'	23	400	80'	1-1/4"
11	A2	30.5	100'	23	400	85'	1-1/4"
12	EXISTING	--	--	--	--	--	--
TOTAL		336+EXISTING		253+EXISTING			

WATER SERVICE SIZING

WATER PIPE SIZING PER CPC 2016, TABLE 610.4. AT 100- 150 FEET AND OVER 60 PSI.  
WATER PRESSURE: HIGH: -- LOW: 70 PSI.  
TO MASTER WATER METER TOTAL DISTANCE : 300-400 FEET

TABLE 610.4 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES															
METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)													
		40	60	80	100	150	200	250	300	400	500	600	700	800	1000
3/4	1/2	7	7	7	6	5	4	3	3	2	1	1	1	1	0
3/4	3/4	20	20	20	20	17	13	11	10	8	7	6	6	5	4
3/4	1	39	39	39	39	35	30	27	24	21	17	14	13	12	11
1	1	39	39	39	39	38	32	29	26	22	18	14	13	12	11
3/4	1 1/4	39	39	39	39	39	39	39	39	34	28	26	25	23	21
1	1 1/4	78	78	78	78	74	62	53	47	39	31	26	25	23	21
1 1/2	1 1/4	78	78	78	78	78	74	65	54	43	34	26	25	23	21
1	1 1/4	85	85	85	85	85	85	85	85	81	64	51	48	46	40
1 1/2	1 1/2	151	151	151	151	151	151	130	113	88	73	51	51	46	40
2	1 1/2	151	151	151	151	151	151	142	122	98	82	64	51	46	40
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	85
1 1/2	2	370	370	370	370	360	335	305	282	244	212	187	172	153	129
2	2	370	370	370	370	370	370	370	340	288	245	204	172	153	129
2	2 1/2	654	654	654	654	654	650	610	570	510	460	430	404	380	329

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 pound-force per square inch = 6.8947 kPa

Notes:  
1 Available static pressure after head loss.  
2 Building supply, not less than 3/4 of an inch (20 mm) nominal size.

2016 CALIFORNIA PLUMBING CODE

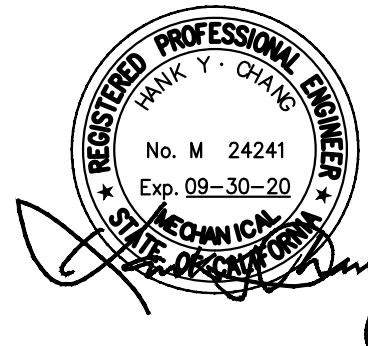
PLUMBING GENERAL NOTES

- THE PLUMBING SYSTEM SHALL COMPLY WITH 2016 CALIFORNIA PLUMBING CODE.
- DRAWING AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF UTILITIES AT POINT OF CONNECTION BEFORE START OF TRENCHING.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- ALL UNDERGROUND SHUT OFF VALVES OUTSIDE OF BUILDING SHALL BE IN CONCRETE BOXES WITH THE NAME OF THE SERVICE CASTED IN THE COVER.
- ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATING VALVES ON WATER SUPPLY LINES. VALVE SHALL BE LINE SIZE, UNLESS NOTED OTHERWISE.
- ALL PLUGGED TEES AND PLUGGED WYES SHALL BE LINE SIZE, UNLESS NOTED OTHERWISE.
- ALL PIPING PENETRATING WALL, CEILING, AND FLOOR SHALL BE ISOLATED FROM BUILDING STRUCTURES WITH RESILIENT SEALS.
- RUN ALL INDOOR PLUMBING PIPING CONCEALED IN WALL OR ABOVE CEILING, UNLESS NOTED OTHERWISE.
- PROVIDE DIELECTRIC UNIONS AT BEMETALLIC PIPE JOINTS.
- PROVIDE CHROME PLATED CAPS FOR WALL CLEANOUTS.
- WASTE LINE SHALL BE SLOPED NOT LESS THAN 1/4" PER FT. IN THE DIRECTION OF FLOW.
- ALL VALVES AND COCKS SHALL BE LOCATED TO BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS OR CEILING, ACCESS PANEL SHALL BE INSTALLED.
- INSULATED ALL EXPOSED WASTE AND HOT WATER LINES UNDER HANDICAPPED LAVATORIES.
- EACH VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM, OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, OPENING AIR INTAKE OR VENT SHAFT, NOR LESS THAN 3 FT. IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY AND STREET EXCEPTED.
- PLUMBING FIXTURES SHALL BE CERTIFIED BY CEC. (WATER CLOSET 1.28 GPF, URINAL 0.5 GPF, SHOWER HEAD 2.0 GPM, SINK FAUCET 1.8 GPM, LAVATORY 0.4 GPM)
- SHOWER AND TUB-SHOWER COMBINATION SHALL HAVE INDIVIDUAL SHOWER CONTROL OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, SET AT 120°F MAXIMUM.
- ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 AND 719.0 OF THE PLUMBING CODE.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- MINIMUM SIZE SCREEN PERMITTED ON COMBUSTION AIR DUCT IS ONE-FOURTH (1/4) INCH.
- ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX (6) INCHES ABOVE GRADE.
- A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINT (CPC 405.2) REFERENCE NOTE TO FLOOR PLANS.
- GAS-FIRED WATER HEATER SHALL COMPLY TO THE FOLLOWING (CPC 2016 SECTION 507.3.1, 509.0, 510.5, T11, TABLE 5-1).
- SEWER AND WATER PIPE CAN NOT BE LOCATED IN THE SAME TRENCH.
- ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE THERMALLY INSULATED AS SPECIFIED BY SEC. 150Q2.
- ABS AND PVC PIPING INSTALLATION SHALL BE LIMITED TO NOT MORE THAN TWO STORIES OF AREA OF RESIDENTIAL ACCOMMODATION.
- INSTALL APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER & PLASTICS ARE NOT PERMITTED.
- AN EXTERIOR SHUTOFF VALVE TO PERMIT TURNING OFF THE GAS SUPPLY TO EACH BUILDING IN AN EMERGENCY SHALL BE PROVIDED. THE EMERGENCY SHUTOFF VALVES SHALL BE PLAINLY MARKED.

PLUMBING LEGEND		
SYMBOL	ABBREV.	DEFINITION
---	S OR W	SANITARY SEWER OR WASTE ABOVE GRADE OR FLOOR)
---	S OR W	SANITARY SEWER OR WASTE BELOW GRADE OR FLOOR)
--- V ---	V	SANITARY VENT
--- D ---	D	INDIRECT DRAIN
---	CW	DOMESTIC COLD WATER
---	HW	DOMESTIC HOT WATER
---	HWR	DOMESTIC HOT WATER RETURN
--- G ---	G	NATURAL GAS
--- O ---	COTG	CLEANOUT TO GRADE
--- O ---	FCO	FLOOR CLEAN OUT
---	WCO	WALL CLEAN OUT
---	WHA	WATER HAMMER ARRESTOR
---	GV	GATE VALVE
---	U	UNION
---	GAS OR GATE COOK	
---	POC	POINT OF CONNECTION
WC - 1		PLUMBING FIXTURE DESIGNATION
WH - 1		PLUMBING EQUIPMENT DESIGNATION
(N)		NEW
(E)		EXISTING
	VTR	VENT THROUGH ROOF
	BEL	BELOW
	CFM	CUBIC FEET PER HOUR
	GPF	GALLONS PER PER FLUSHOMETER
	CLG	CEILING
	CONT.	CONTINUATION
	DN	DOWN
	FLR.	FLOOR
	GPM	GALLONS PER MINUTE
	TYP.	TYPICAL
	SD	STORM DRAIN
	RPPBFP	REDUCE PRESSURE PRINCIPLE BACK FLOW PREVENTER
	BFP	BACK FLOW PREVENTER
	YB	YARD BOX

PIPE MATERIAL SCHEDULE		
SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	HARD DRAWN COPPER TUBE TYPE "K" OR "L"	HARD DRAWN COPPER TUBE TYPE "L"
SANITARY WASTE	"NO-HUB" CAST IRON / ABS	"NO-HUB" CAST IRON / ABS
SANITARY VENT	"NO-HUB" CAST IRON / ABS	GALV. STEEL, SCHEDULE 40/ "NO-HUB" CAST IRON / ABS
GAS	BLACK STEEL, SCHEDULE 40	BLACK STEEL, SCHEDULE 40
CONDENSATE DRAIN		HARD DRAWN COPPER TUBE TYPE "M" OR PVC SCH 40

- NOTES:
- (1) WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 8% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER (CPC 604.11)
  - (2) ALL FIXTURES,EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
  - (3) ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE.



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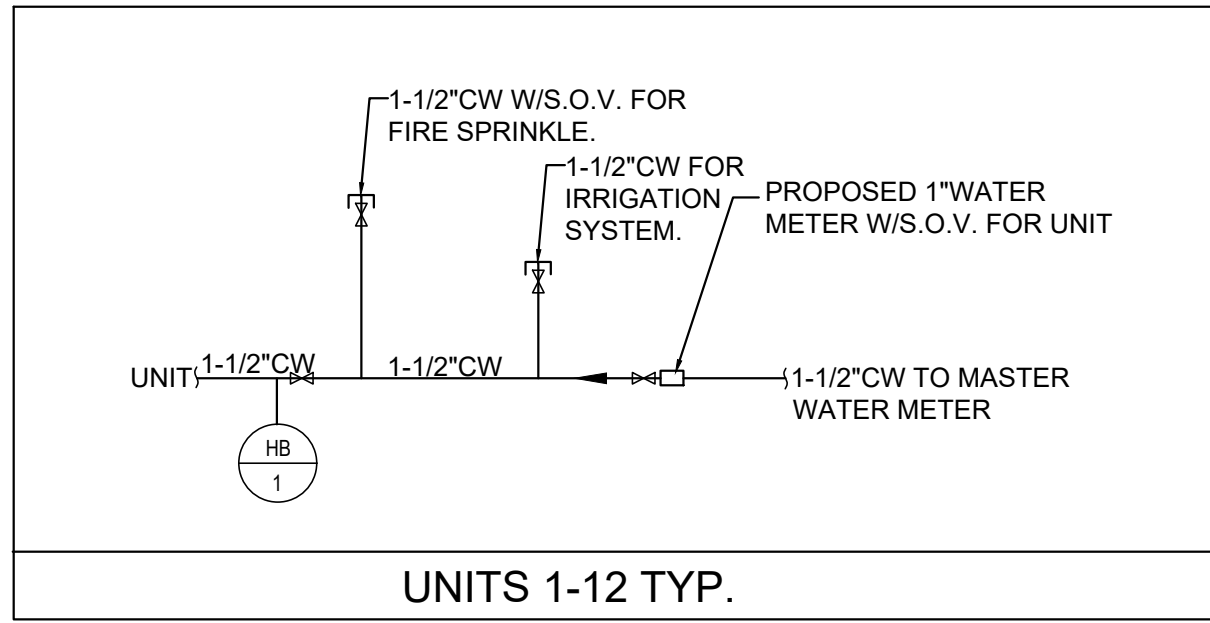
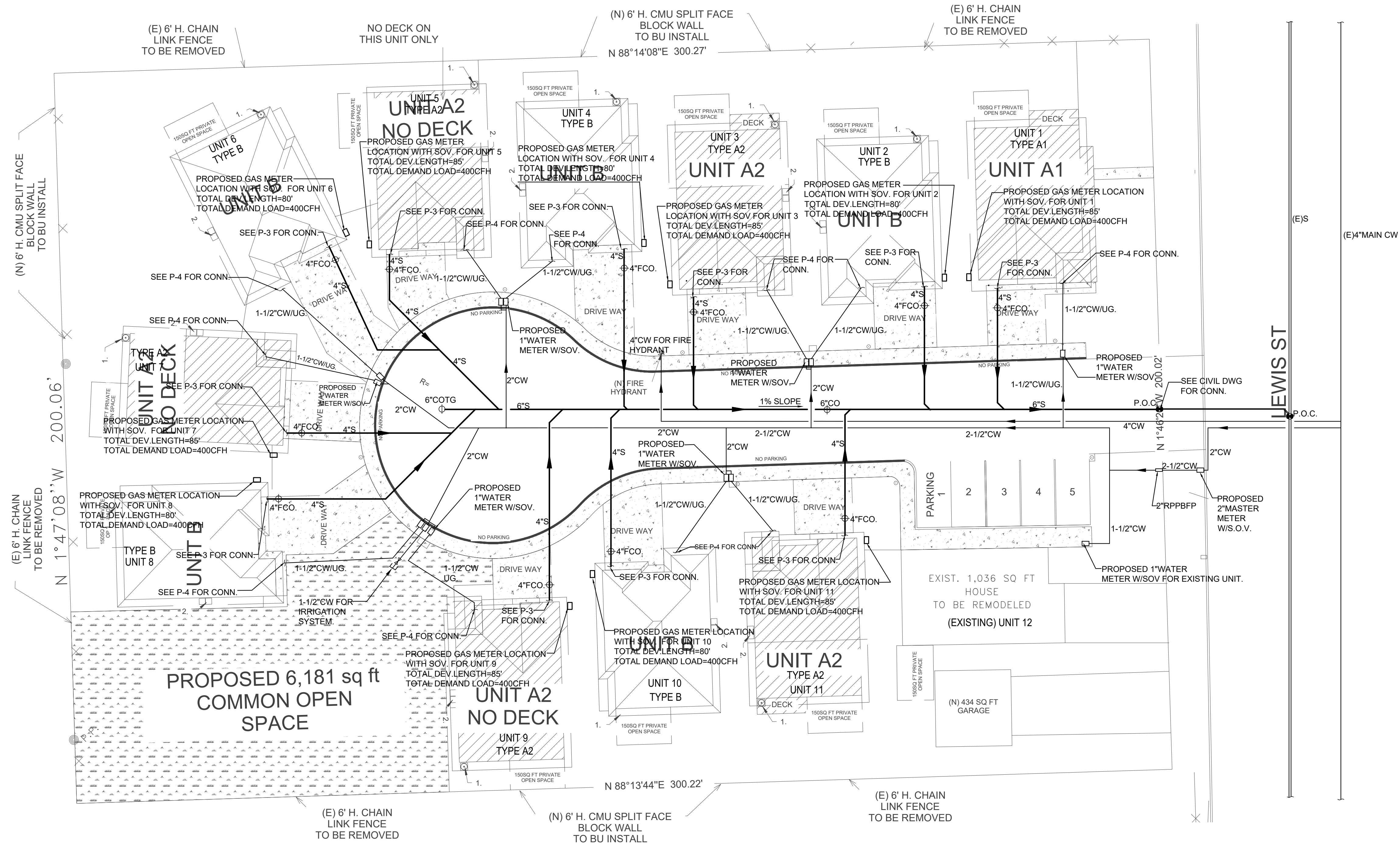


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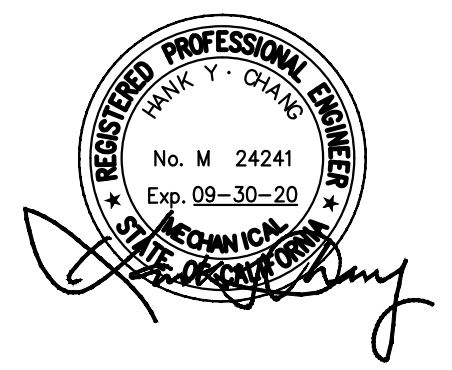
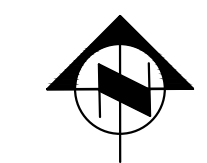
No.	Description	Date

12 CONDOMINIUM DEVELOPMENT  
AJ Development Group, LLC  
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Pomona, CA 91768  
**PLUMBING LEGEND,NOTE, SCHEDULE**  
Project number C18068  
Date 01/16/19  
Drawn by JW  
Checked by HC  
**P-1**  
Scale





**PLUMBING SITE PLAN**  
SCALE: 1/16"=1'-0"



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- custom homes
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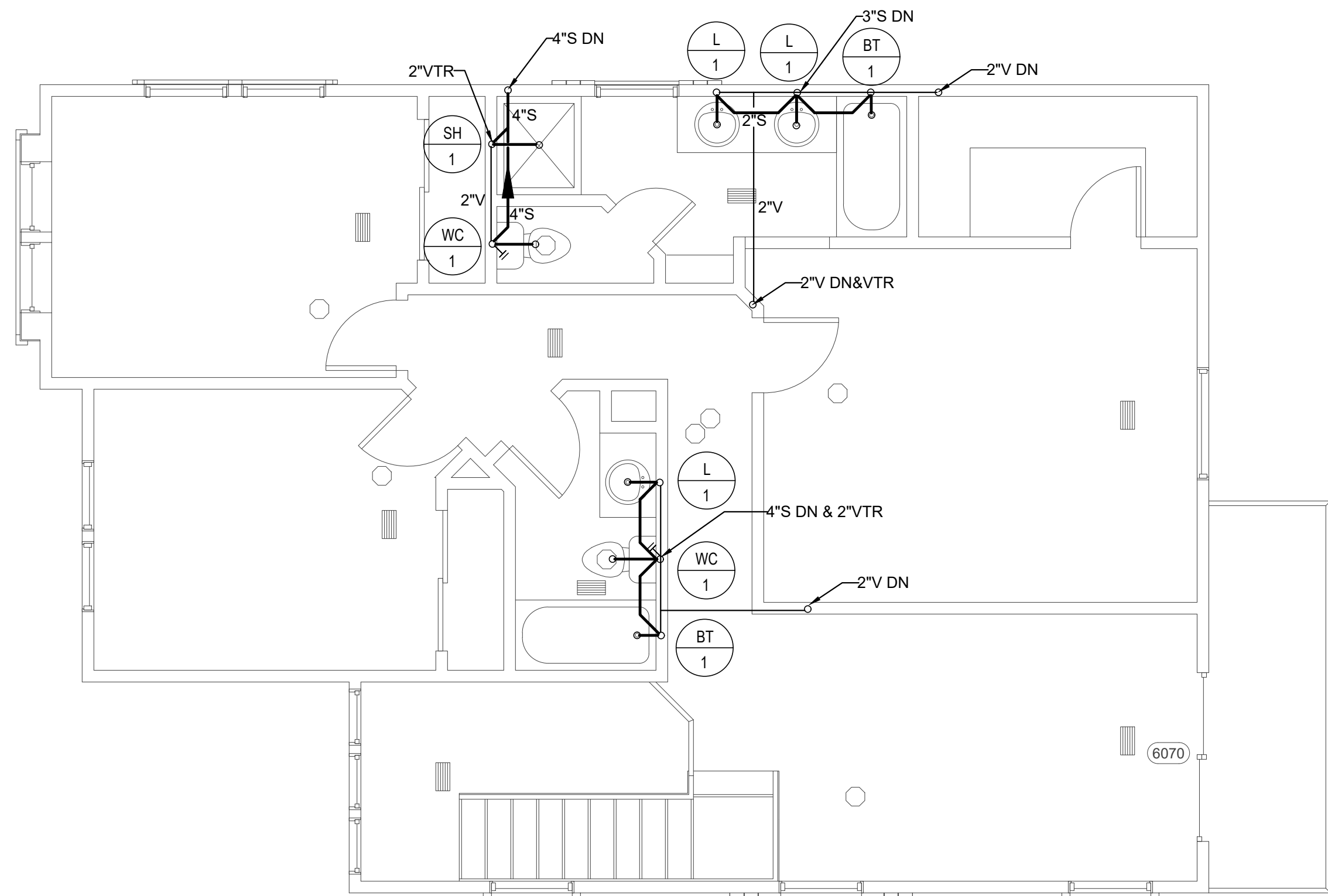
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**12 CONDOMINIUM DEVELOPMENT**  
AJ Development Group, LLC  
737 & 763 Lewis St  
Pomona, CA 91768

**PLUMBING SITE PLAN**

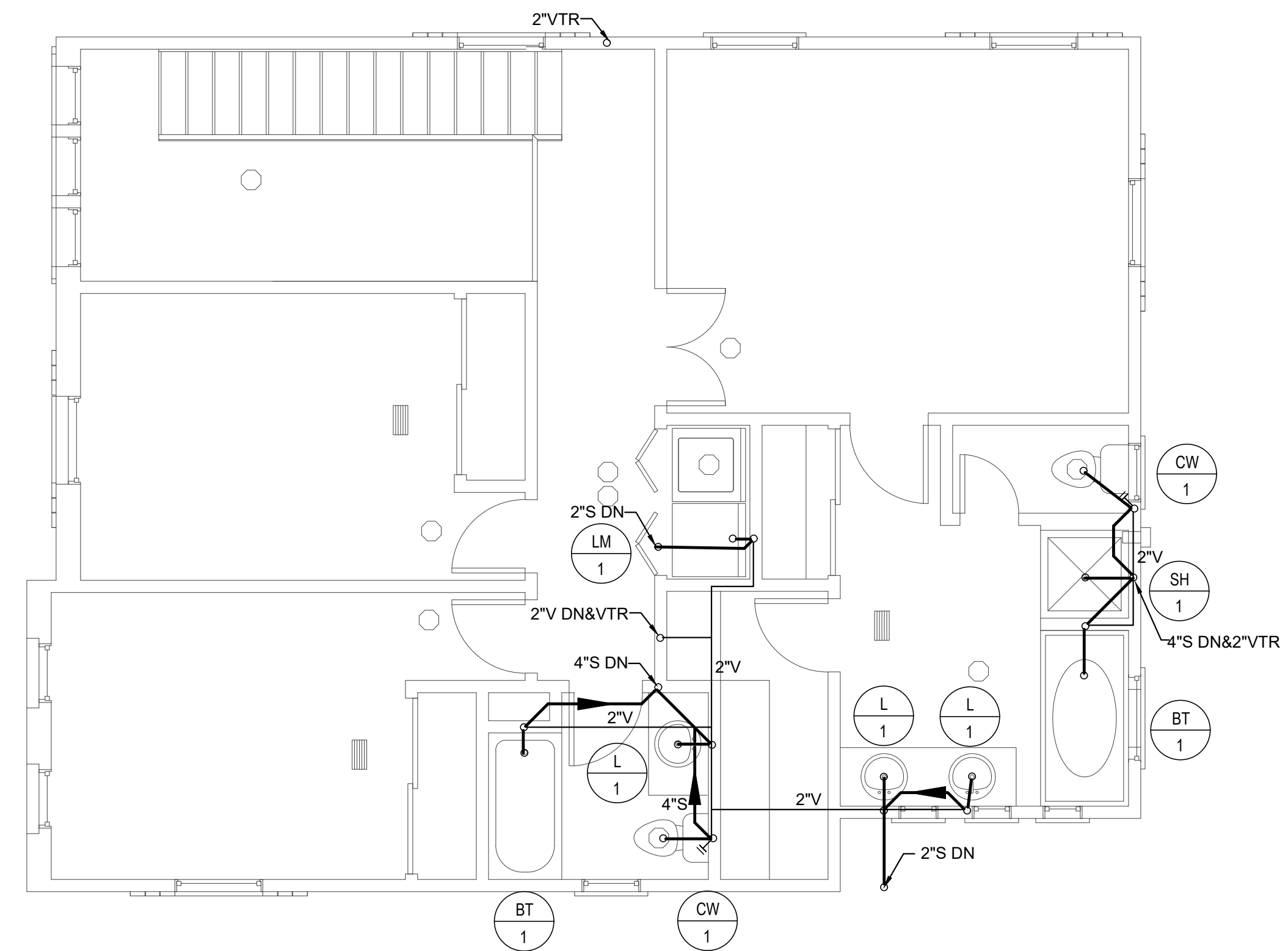
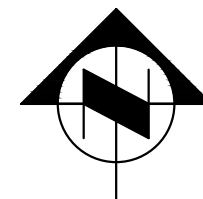
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Date	01/16/19
Drawn by	JW
Checked by	HC
<b>P-2</b>	
Scale	





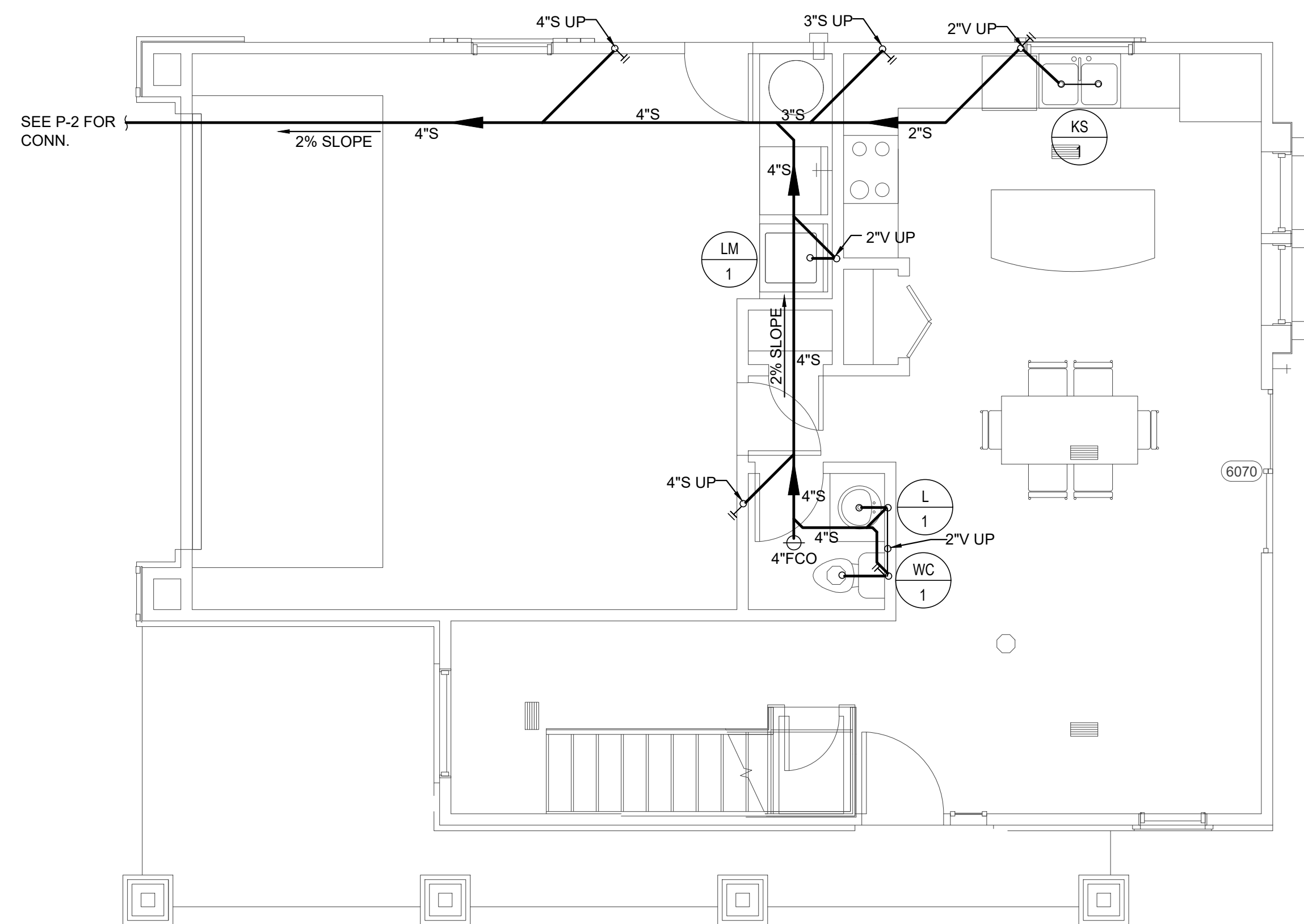
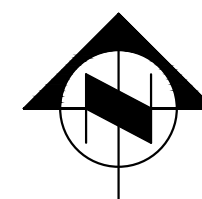
TYPE A1,A2 2ND FL WASTE & VENT PLAN

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



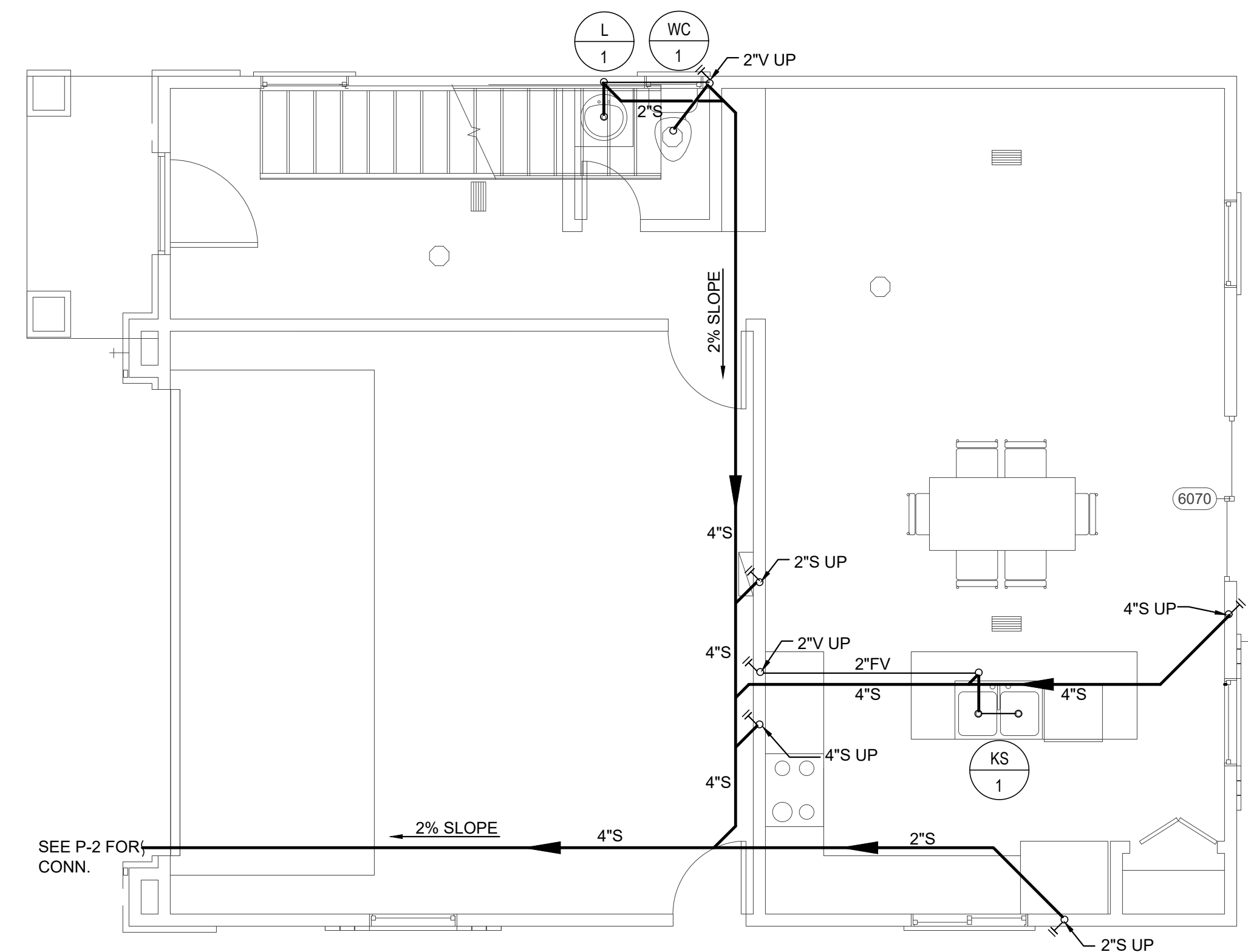
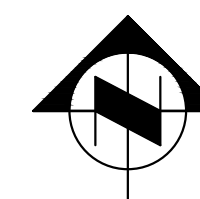
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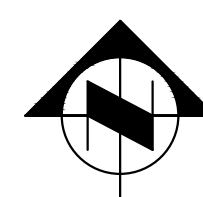
TYPE A1,A2 1ST FL WASTE & VENT PLAN

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TYPE B 1ST FL WASTE & VENT PLAN

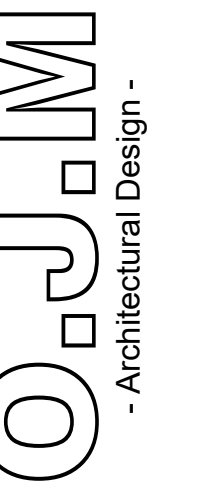
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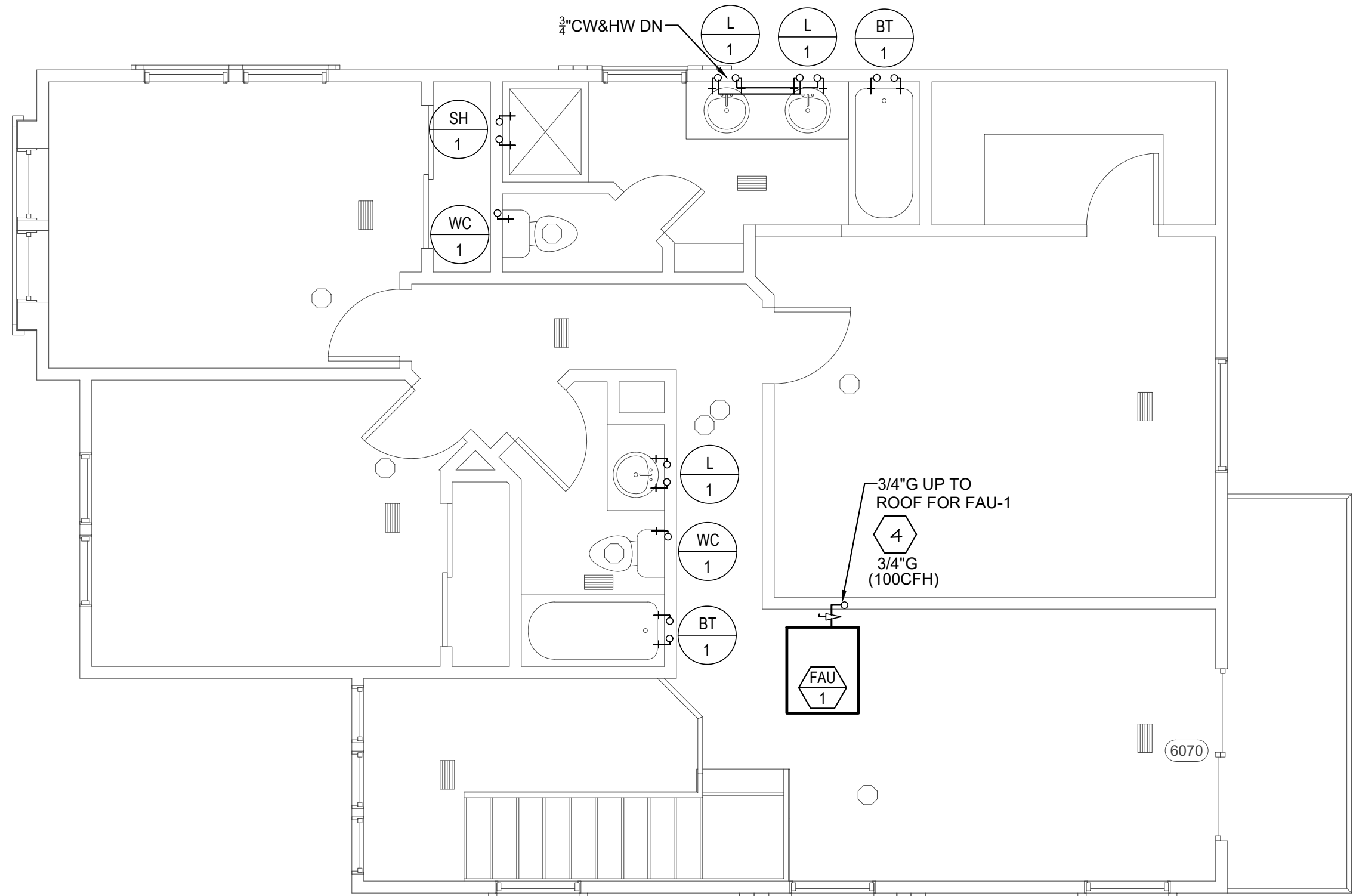
12 CONDOMINIUM DEVELOPMENT

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WASTE & VENT FLOOE PLAN

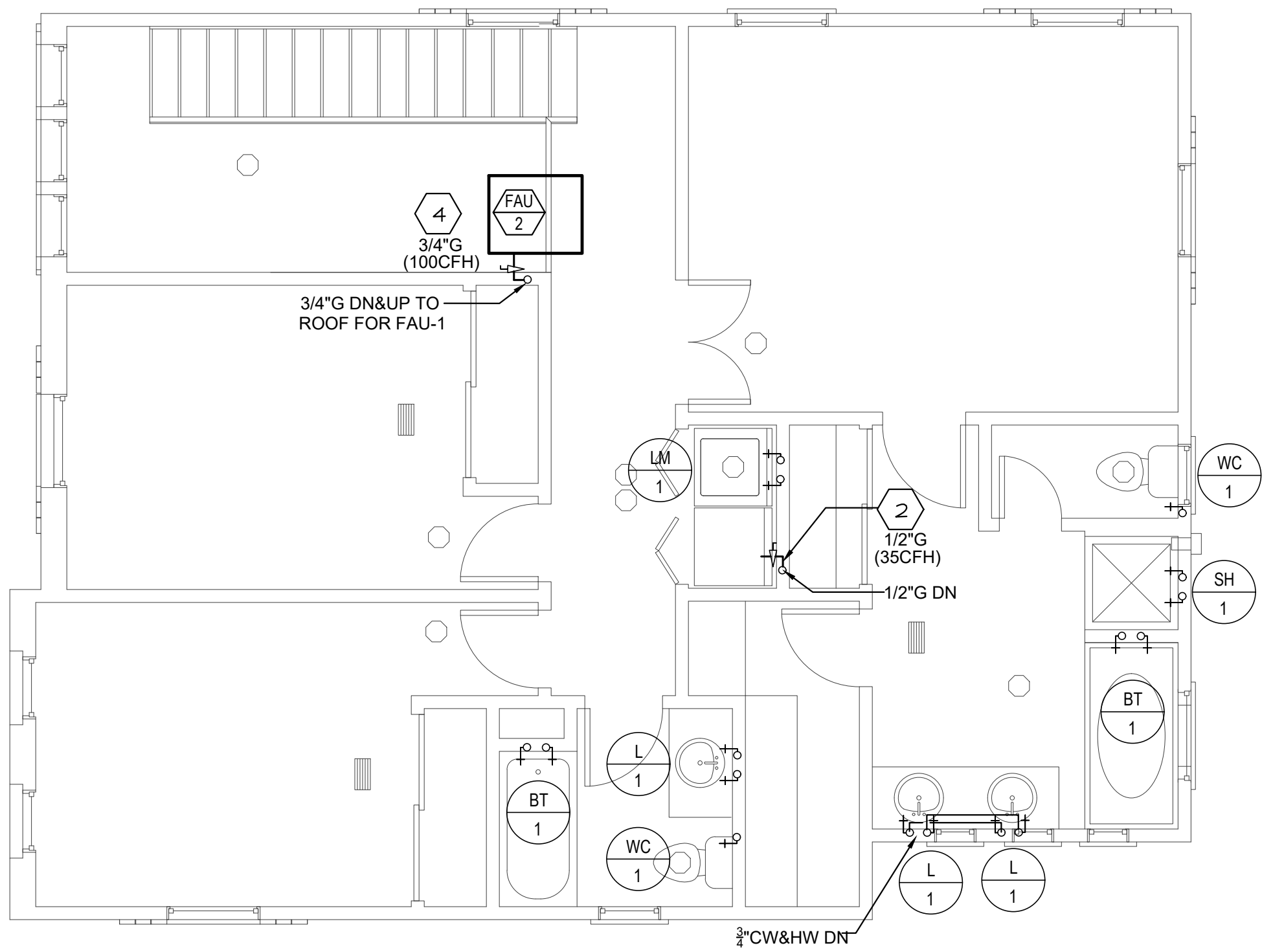
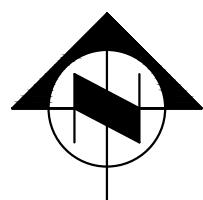
Project number	C18068
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<b>P-3</b>	
Scale	





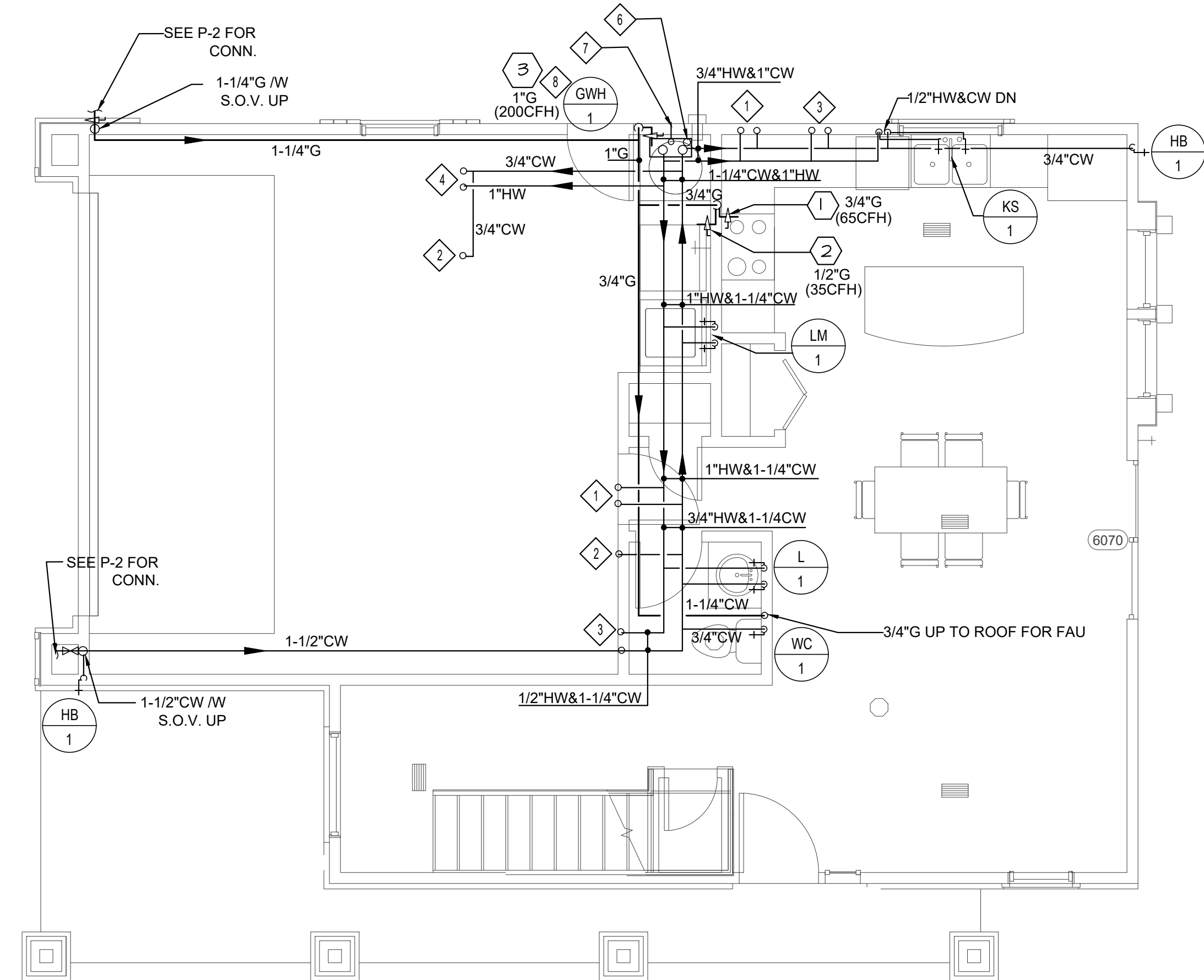
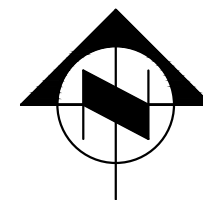
TYPE A1,A2 2ND FL WATER & GAS PLAN

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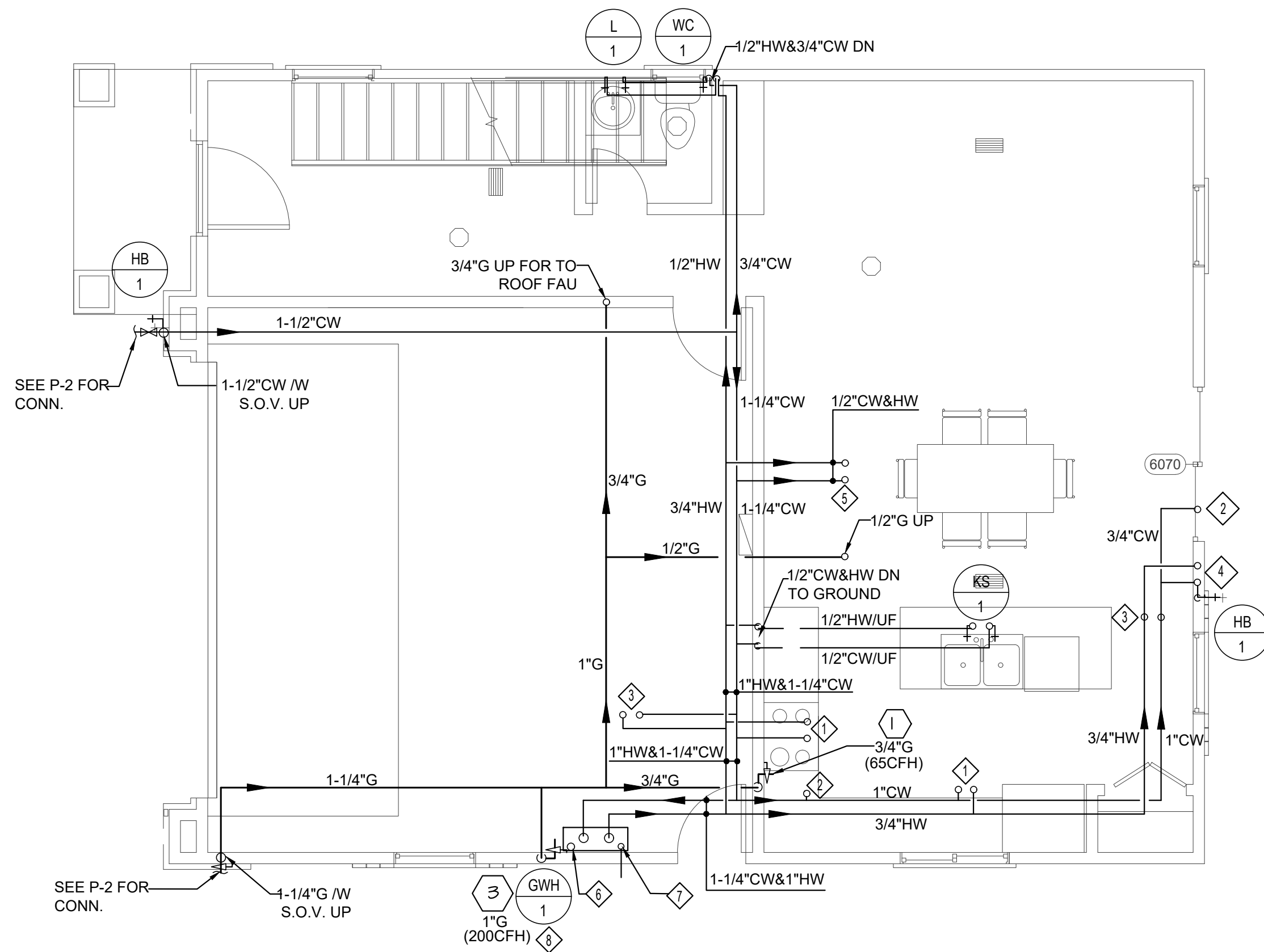
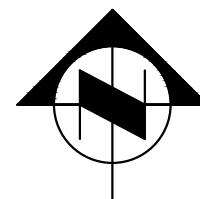
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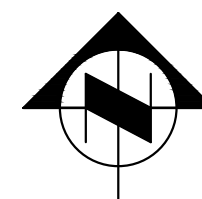
TYPE A1,A2 1ST FL WATER & GAS PLAN

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



TYPE B 1ST FL WATER & GAS PLAN

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



NOTES:

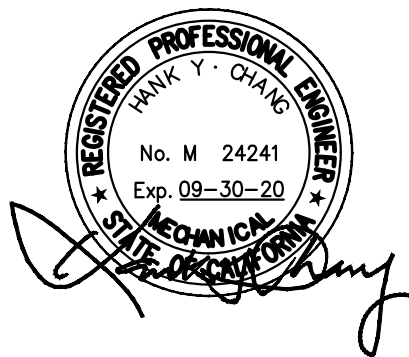
- 1 3/4" CW&HW UP TO 2ND FOR L-1.
- 2 3/4" CW UP TO 2ND FOR WC-1.
- 3 1/2" CW&HW UP TO 2ND FOR BT-1.
- 4 1/2" CW&HW UP TO 2ND FOR SH-1.
- 5 1/2" CW&HW UP TO 2ND FOR LM-1.
- 6 WATER HEATER FLUE VENT SEE MECHANICAL DRAWING.
- 7 PRESSURE RELIEF: PROVIDE 3/4" RELIEF FULLY INSULATED CONTINUE STOP AT 6'-24" ABOVE GROUND PER 2016 CPC, SECTION 508.4, 508.5.
- 8 AN APPROVED, LISTED EXPANSION TANK IS REQUIRED WHENEVER A BACKFLOW PREVENTION DEVICE IS INSTALLED CPC 2016 SECTION 608.3.

FIXTURE UNIT SCHEDULE(TYPE A1,A2,B)

FIXTURE	FIXTURE TYPE	QTY	WATER FU		SEWER FU	
			EACH	TOTAL	EACH	TOTAL
WC 1	WATER CLOSET	3	2.5	7.5	3	9
L 1	LAVATORY	4	1	4	1	4
SH 1	SHOWER	1	2	2	2	2
BT 1	BATH TUB	2	4	8	2	4
KS 1	KITCHEN SINK	1	1.5	1.5	2	2
LM 1	LAUNDRY	1	4	4	2	2
HB 1	HOSE BIBB	2	2.5, 1	3.5	---	---
TOTAL				30.5		23

GAS EQUIPMENT SCHEDULE UNIT(TYPE A1, A2, B)

ITEM	QTY	EQUIPMENT	1000 BTU / EACH	CFH / EACH	CFH / TOTAL
1	1	RANGE	65	65	65
2	1	DRYER	35	35	35
3	1	WATER HEATER	200	200	200
4	1	GAS FURNACE UNIT	100	100	100
TOTAL					400



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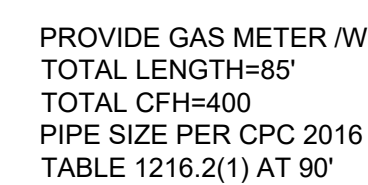
12 CONDOMINIUM DEVELOPMENT

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Pomona, CA 91768

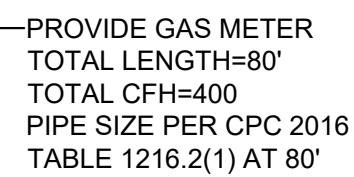
WATER & GAS FLOOE PLAN

Project number	C18068
Date	01/16/19
Drawn by	JW
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P-4	
Scale	





SCALE: NTS



SCALE: MTS



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12 CONDOMINIUM DEVELOPMENT  
AJ Development Group, LLC  
737 & 763 Lewis St

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## GAS RISER DIAGRAMS

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- custom homes
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