

PROJECT: Moawad Garage / Office

New Garage/ Office Construction
281 E. Jefferson Ave. Pomona, CA. 91767

CLIENT:
George Moawad

281 E. Jefferson Ave. Pomona, CA. 91767

PROJECT TEAM:

DESIGNER **COAB DEVELOPMENT**
297 Garfield Ave
Pomona, CA. 91767
323.377.5869

OWNER **George Moawad**
281 E. Jefferson Ave. Pomona, CA. 91767

email: coabdevelopment@gmail.com
contact: Jesus Abril Jr.

jrmoawad@gmail.com
George Moawad

PROJECT SUMMARY:

LEGAL DESCRIPTION

Site Address 281 E. Jefferson Ave. Pomona, CA.
ZIP Code 91767
PIN Numer *
Lot/Parcel Area (calculated) 8,640
Assessor Parcel No. (APN) 8339-015-021
Tract Lot A Tract 5711 & Lot 1 Blk D
Map Reference
Block
Lot
Map sheet

PROPOSED WORK

New Garage and Office Construction

PLANNING & ZONING

Zoning: RND1-H
Construction: Type V
Stories: 1

Restrictions	Allowable/Required	Proposed
height		
F.A.R.		
setback(front)		
setback(side)		
setback(rear)		

Parcel: 8,640
Building Area: 1,408
Project Area:

EXISTING BUILDING

(E) Single-Family Dwelling sq ft
(E) Garage sq ft

(P) ADDITION

(E) Total sq ft
(P) Total sq ft

Existing Lot Building Coverage
Parcel: 8,640
% Allowable:

Landscape Coverage:
Existing:

DRAWING INDEX:

T1.0	TITLE SHEET
A1.0	SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A3.0	PROPOSED REFLECTED CEILING PLAN
A4.0	PROPOSED ELECTRICAL PLAN
A5.0	PROPOSED MECHANICAL PLAN
A6.0	PROPOSED PLUMBING PLAN
A7.0	PROPOSED ROOF PLAN
A8.0	PROPOSED ELEVATIONS
A8.1	PROPOSED ELEVATIONS
A9.0	PROPOSED SECTIONS
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION AND FRAMING PLANS
S2.0	STRUCTURAL DETAILS
S3.0	STRUCTURAL DETAILS
S4.0	STRUCTURAL DETAILS
S5.0	STRUCTURAL DETAILS

SYMBOL LEGEND:

SPACE IDENTIFICATION

ROOM NAME — room name
ROOM NUMBER — (001)
ROOM AREA — 150 S.F.

DOOR & WINDOW IDENTIFICATION

DOOR TAG — 101
WINDOW TAG — A

REFERENCES

NEW ELEVATION — 0'-0"

PLAN BLOW UP NUMBER & SHEET — 1 A101

BUILDING SECTION & SHEET — 1 A101

WALL SECTION & SHEET — 1 101

DETAIL VIEW & SHEET — 1 A101

CONSTRUCTION NOTE — 1

GRID LINES — 0

INTERIOR ELEVATION — Ref View Name 1 A101 1 Ref View Name

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, REQUIREMENTS, AND AMENDMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODES, INCLUSIVE OF

BUILDING CODE:
BUILDING CODE - BASED ON 2022 CALIFORNIA BUILDING CODE

RESIDENTIAL CODE:
RESIDENTIAL CODE - BASED ON 2022 CALIFORNIA RESIDENTIAL CODE

ELECTRICAL CODE:
ELECTRICAL CODE - BASED ON 2022 CALIFORNIA ELECTRICAL CODE

MECHANICAL CODE:
MECHANICAL CODE - BASED ON 2022 CALIFORNIA MECHANICAL CODE

PLUMBING CODE:
PLUMBING CODE - BASED ON 2022 CALIFORNIA PLUMBING CODE

CALIFORNIA FIRE CODE:
2022 CALIFORNIA FIRE CODE

CALIFORNIA ENERGY CODE:
2022 CALIFORNIA ENERGY CODE

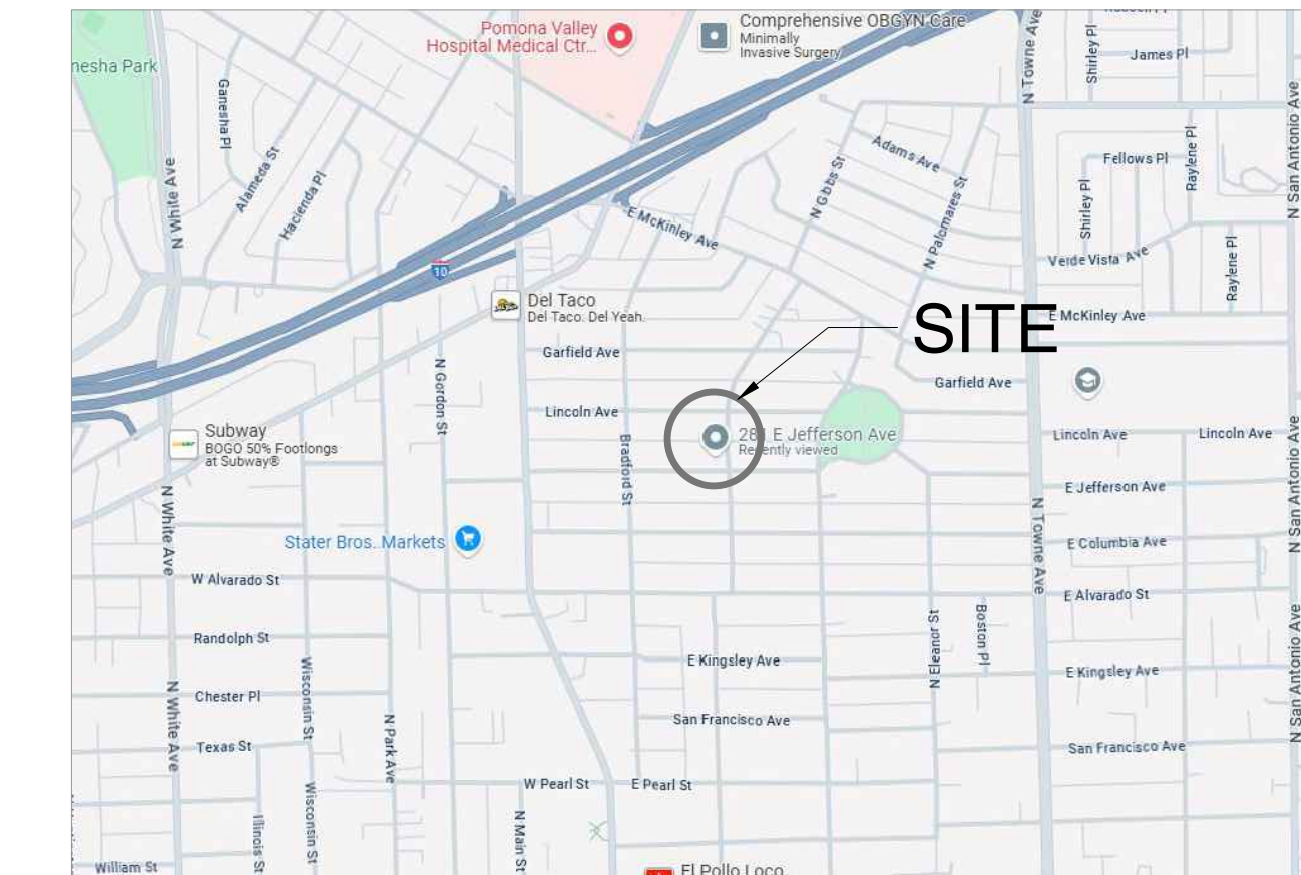
CALIFORNIA GREEN CODE:
2022 CALIFORNIA GREEN CODE

GENERAL NOTES:

- CONTRACTOR SHALL VISIT SITE AND REVIEW ALL CONDITIONS TO FULLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND RELATED CONDITIONS.
- CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF WORK AND NOTIFY DESIGNER OF ANY DISCREPANCY PRIOR TO STARTING OR CONTINUING ANY WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWN SCALES SHOWN ON DRAWINGS. NOTE: CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR TO CONTRACTOR SHALL BE REVIEWED WITH DESIGNER FOR DIRECTION. ANY ASSUMPTIONS MADE BY CONTRACTOR, WHICH CONFLICT WITH INTENT OF PROJECT, SHALL BE REMOVED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXISTING CONSTRUCTION. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT LIMITS THAT IS DAMAGED OR INJURED, SHALL BE, AT CONTRACTOR'S EXPENSE, REPLACED, REPAIRER, OR REFINISHED TO 'AS-IS' CONDITION PRIOR TO CONSTRUCTION OR DEMOLITION.
- TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS FOR IMPLEMENTING INTENT OF PROJECT. THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CONSTRUCTION SPECIFICATIONS AND DRAWINGS ARE ALL ONE AND THE SAME AND NOT SEPARATE DOCUMENTS AS TO INFORMATION AND/OR PERFORMANCE OR NON-PERFORMANCE OF INDIVIDUAL TRADES AND THEIR CONTRACT.
- THE INFORMATION INDICATED ON THESE DRAWINGS REPRESENT A FINISHED AND COMPLETE PROJECT. THE DRAWINGS DO NOT INDICATE METHOD OF CONSTRUCTION.
- CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE EVENLY DISTRIBUTED AND PLACED, IF ON ROOF OR FLOOR STRUCTURE. LOADING SHALL NOT EXCEED DESIGN LIVE LOAD PER SQUARE FOOT.
- TEMPORARY FIRE PROTECTION SHALL BE REQUIRED AND MAINTAINED DURING CONSTRUCTION. CONTACT AND REVIEW REQUIREMENTS OF LOCAL GOVERNING FIRE MARSHAL HAVING JURISDICTION PRIOR TO COMMENCING ANY CONSTRUCTION.
- AT ALL TIMES, THE BUILDING, WORK AREA, AND SITE SHALL BE KEPT CLEAN, FREE OF DEBRIS AND ORDERLY. ALL DIRT, DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24-HOUR PERIOD. FLAMMABLE AND/OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT CONSTRUCTION STRUCTURES OR ADJACENT TO STRUCTURES.
- GENERAL CONTRACTOR TO INCLUDE GENERAL CONDITIONS, PROFIT & OVERHEAD AND ASSOCIATED INSURANCE COST ACCORDINGLY WHEN PROVIDING ADD-ALTERNATE COSTS.
- THE CONSTRUCTION SHALL NOT RESTRICT A 5 FOOT CLEAR & UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR BE WITHIN 10 FEET OF ANY POWER LINES - WHETHER OF NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORD. 170.158 & 180.670) INCLUDED COMMERCIAL AND T.I. WORK OVER \$10,000. SEPARATE PLUMBING PERMIT IS REQUIRED.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (1210.2.3, 2406.4.5, R307.2, R308.4)
- WATER HEATER MUST BE STRAPPED TO WALL
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS (R314.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- 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.
- THE PROPERTY ABUTTING SIDEWALK, PARKWAY, AND ALLEY, AS APPLICABLE, SHALL BE MAINTAINED FREE OF WEEDS, RUBBISH, AND REFUSE BY THE PROPERTY OWNER, AS REQUIRED BY THE CITY MUNICIPAL CODE.
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DAY OF 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. A PERMIT MAY BE EXTENDED IF WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND A \$250 APPLICATION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMITS AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN 2 EXTENSIONS MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO 1 YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE YEAR, THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE. (R 105.5 CRC)

VICINITY MAP

drawing not to scale



ABBREVIATIONS

ABV	ABOVE	INCL	INCLUDE(D), INCLUDING
ADD	ADDENDUM	L	LENGTH
ADJT	ADJACENT	MANUF	MANUFACTURER
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
BD	BOARD	MTL	METAL
BEL	BELOW	(N)	NEW
BOT	BOTTOM	NIC	NOT IN CONTRACT
BTWN	BETWEEN	NTS	NOT TO SCALE
CT	CERAMIC TILE	O.L.F.	OCCUPANT LOAD FACTOR
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
COL	COLUMN	POT	PATH OF TRAVEL
CONC	CONCRETE	PLT	PLATE
CPT	CARPET	PVG	PAVING
CRK	CORK	RD	ROOF DRAIN
DET	DETAIL	REF	REFERENCE
DWGS	DRAWINGS	RL	RAIL(ING)
EA	EACH	SF	SQUARE FOOT
EQ	EQUAL	SIM	SIMILAR
(E)	EXISTING	SPEC	SPECIFICATION
EXT	EXTERIOR	STD	STANDARD
FLR	FLOOR	STRUCT	STRUCTURAL
FOC	FACE OF CONCRETE	T&B	TOP AND BOTTOM
FOW	FACE OF WALL	TYP	TYPICAL
GED	GRADE	UNO	UNLESS NOTED OTHERWISE
G.W.B.	GYPSON WALL BOARD	VCT	VINYL COMPOSITE TILE
GYP	GYPSON	VF	VERIFY IN FIELD
HT	HEIGHT	W/	WITH
HR	HOUR	W.O	WITHOUT
		WD	WOOD

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297 GARFIELD AVE
POMONA CA 91767
323.377.5869

coabdevelopment@gmail.com

PROJECT NAME:
Moawad Residence Garage & Office
New Construction

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Pomona, CA. 91767

CLIENT NAME:
George Moawad

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28 E. Jefferson Ave.
Pomona, CA. 91767

DRAWING TITLE:
TITLE SHEET

PROJECT NUMBER: 0424

No.	Description	Date
1	Plan Check Submission	7/7/25

Plan Check Set

Date: 7/7/25

Drawn By: J.Abril

Checked By: J.Abril

T1.0

scale as indicated

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PROJECT NAME:
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DRAWING TITLE:
 SITE PLAN

PROJECT NUMBER: 0424

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Plan Check Set

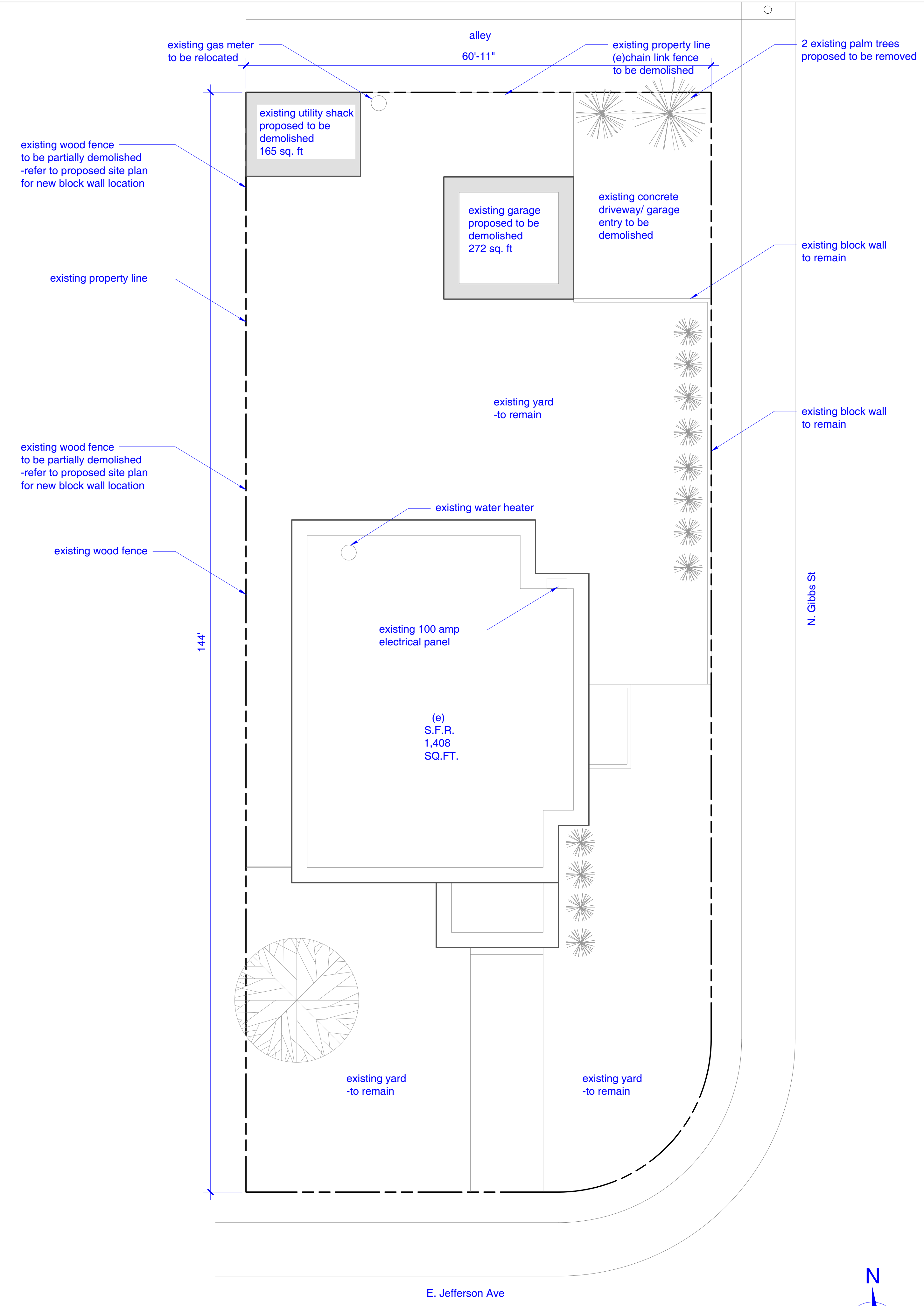
Date: 7/7/25

Drawn By: J.Abril

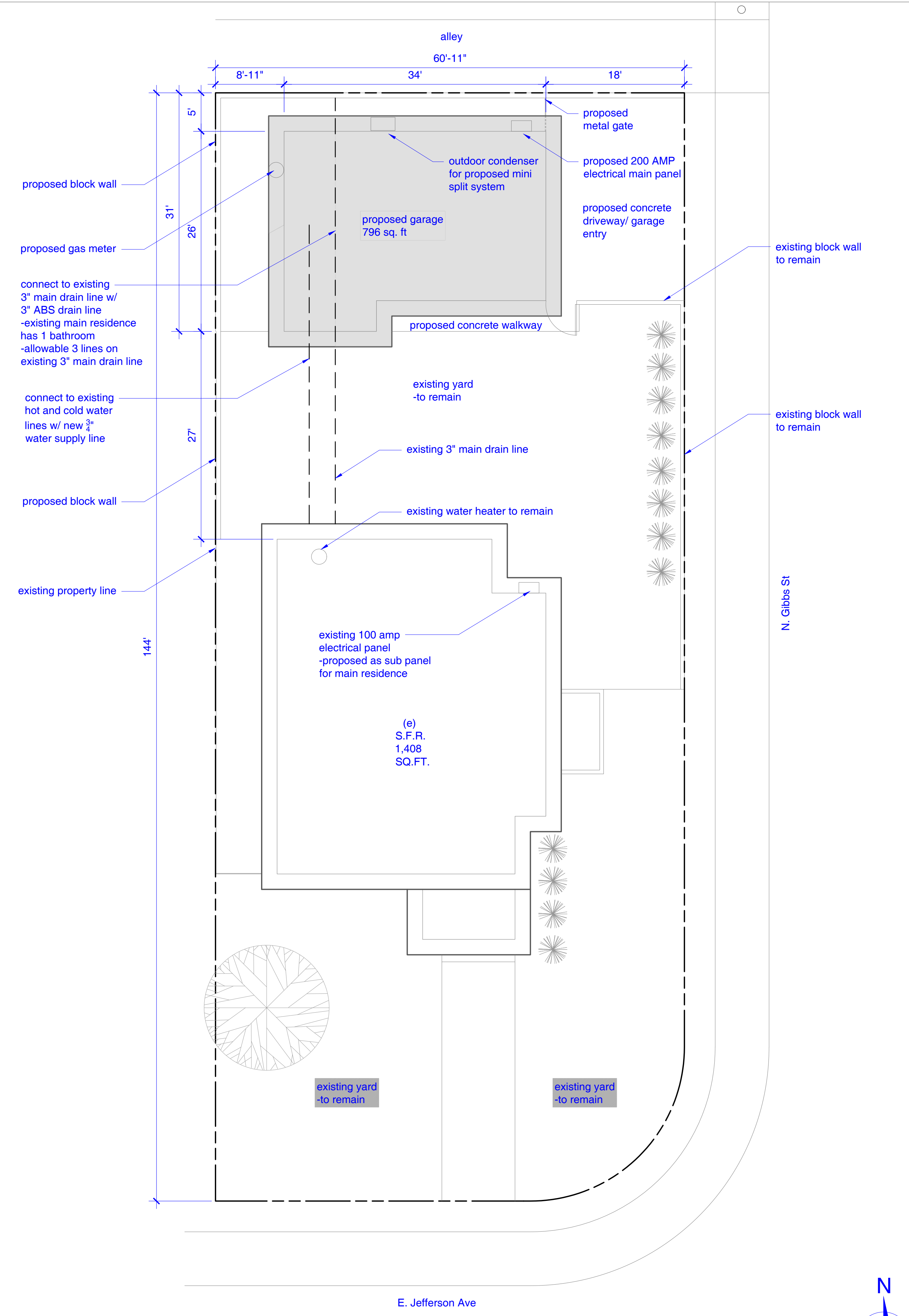
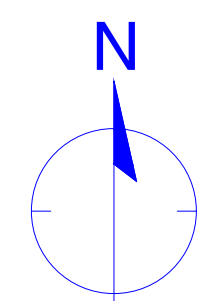
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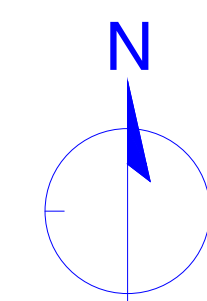
scale as indicated



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



2 PROPOSED SITE PLAN Scale: 1/8" = 1'-0"



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NEW FLOOR PLAN NOTES

1. NEW 2X6 STUD D.F. EXTERIOR WALL
2. NEW 2X6 STUD D.F. LOAD BEARING INTERIOR WALL
3. NEW HOSE BIB - PROVIDE WATER LINE CONNECTION, MUST HAVE APPROVED ANTI-SIPHON DEVICE
4. NEW FLOOR FINISH - CONCRETE
5. DOOR THRESHOLD NOT TO EXCEED 1/2" IN HEIGHT
6. EXTERIOR DOOR LANDING SHALL NOT EXCEED 1/2" PER FOOT SLOPE AND LANDING IS NOT MORE THAN 7' BELOW, PROVIDE LEVEL LANDING. LANDING TO EXTEND 7' IN DIRECTION OF TRAVEL PER 9111.3
7. CONCRETE WALKWAY
8. OUTDOOR CONDENSER UNIT FOR PROPOSED MINI SPLIT SYSTEM
9. NEW HARD G.W.B.
10. FLOOR DRAIN
11. RAIN GUTTER DOWN SPOUTS

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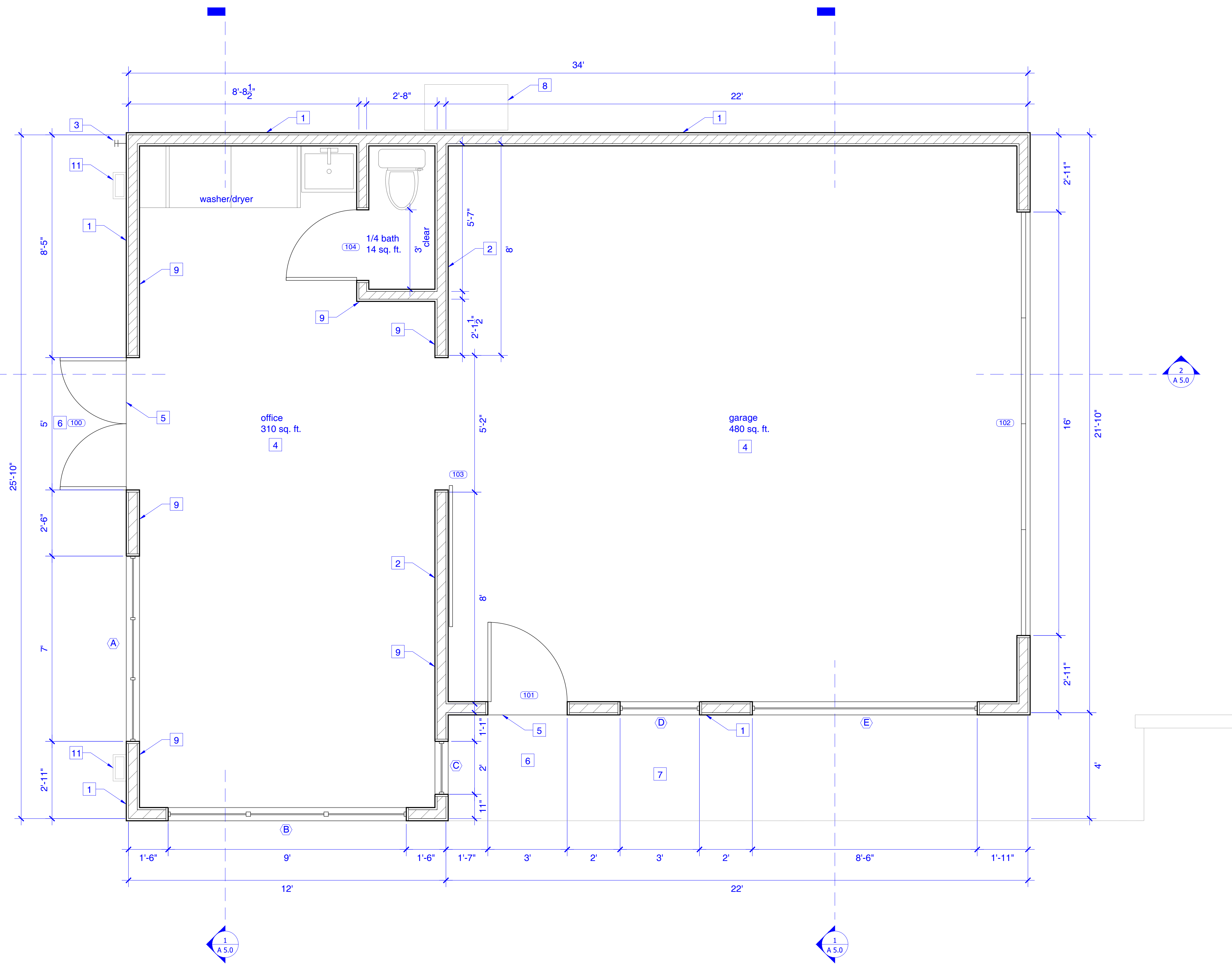
DRAWING TITLE:
 PROPOSED FLOOR PLAN - GARAGE

PROJECT NUMBER: 0424

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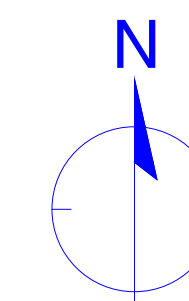
WALL LEGEND

 NEW 2X6 STUD D.F. WALLS - PROVIDE GYP WALL BOARD WHERE NOTED



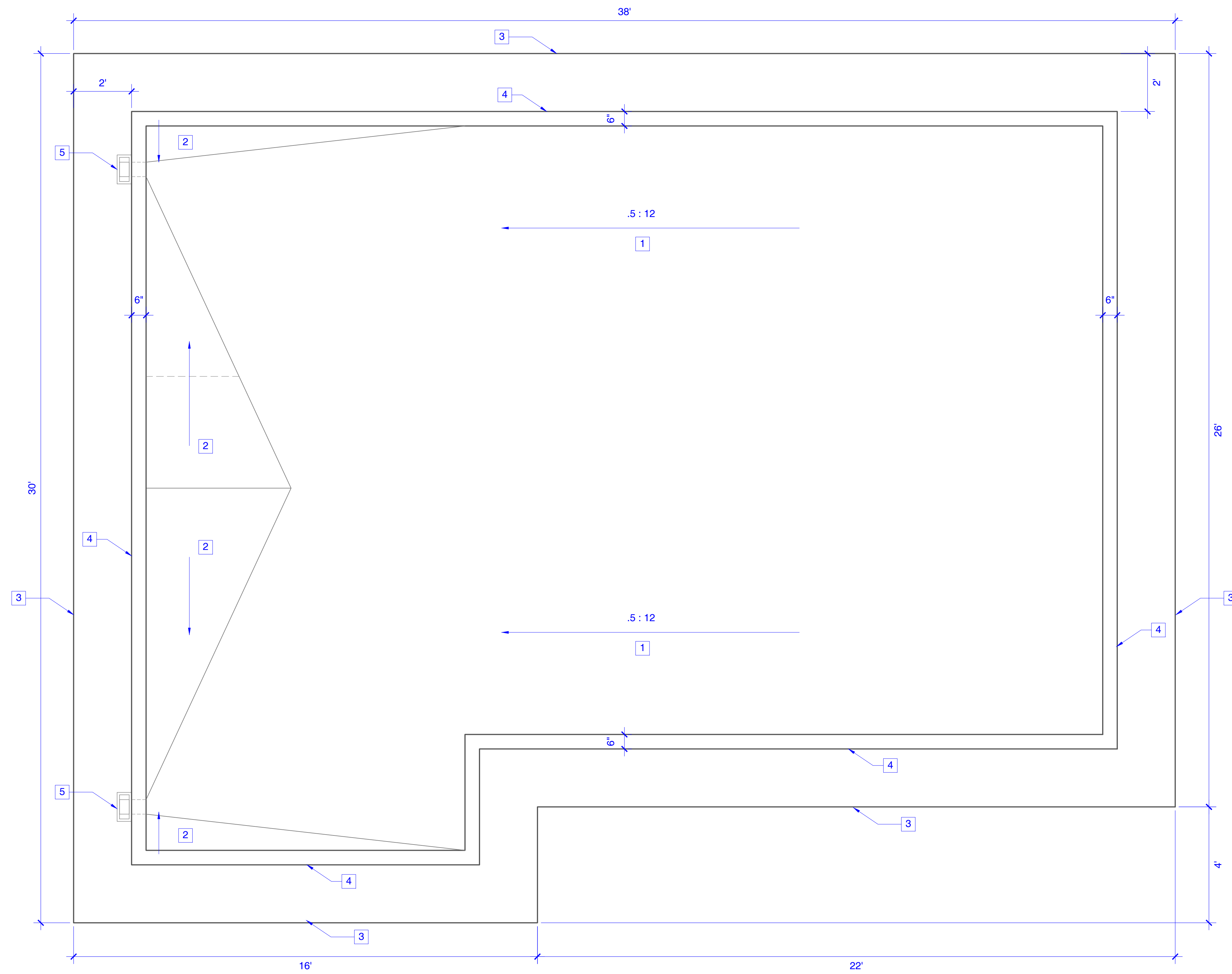
1 PROPOSED FLOOR PLAN

Scale: 1/2" = 1'-0"



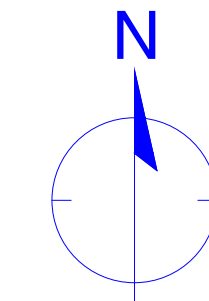
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scale as indicated



1 PROPOSED ROOF PLAN

Scale: 1/2" = 1'-0"



NEW ROOF PLAN NOTES

1. NEW BUILT UP ROOF TO MATCH MAIN RESIDENCE
2. NEW ROOF CRICKET
3. NEW CANTILEVER ROOF TO MATCH MAIN RESIDENCE
4. NEW ROOF PARAPET
5. RAIN GUTTER DOWN SPOUT

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 PROPOSED ROOF PLAN - GARAGE

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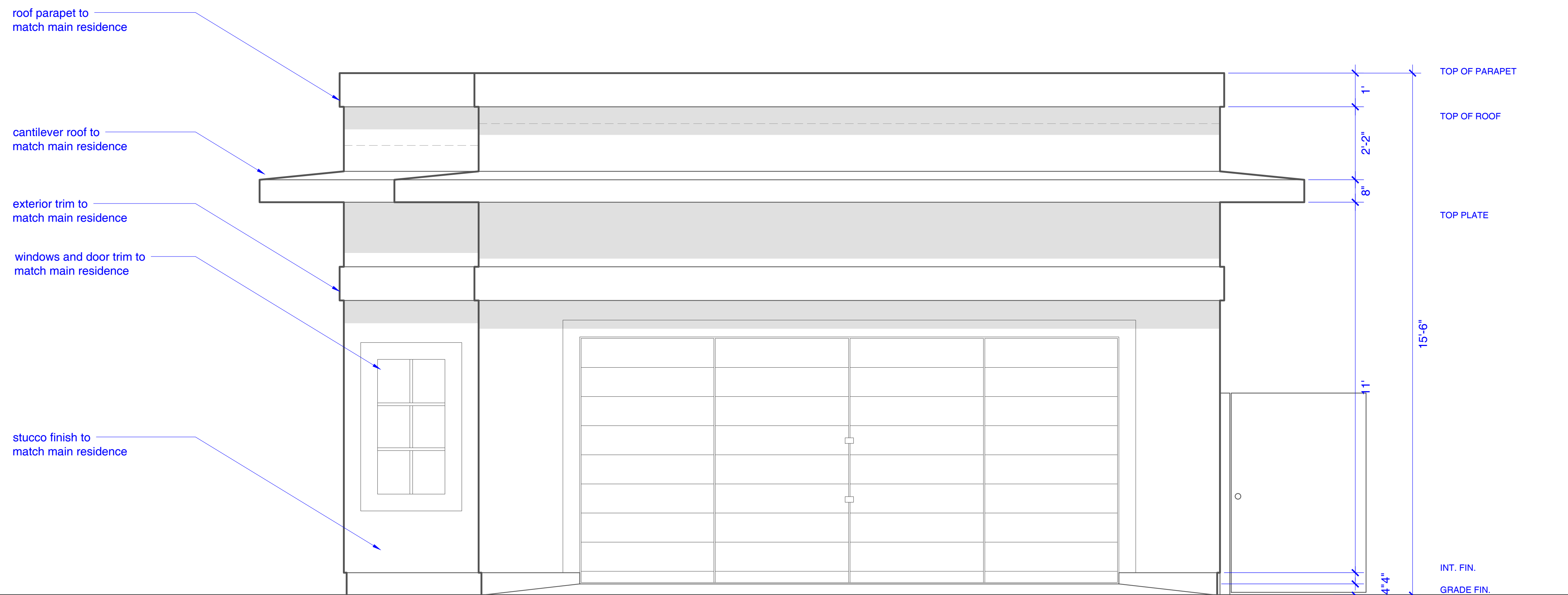
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scale as indicated



1 PROPOSED SOUTH ELEVATION

Scale: 1/2" = 1'-0"



2 PROPOSED EAST ELEVATION

Scale: 1/2" = 1'-0"

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DRAWING TITLE:
 PROPOSED ELEVATIONS

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A8.0

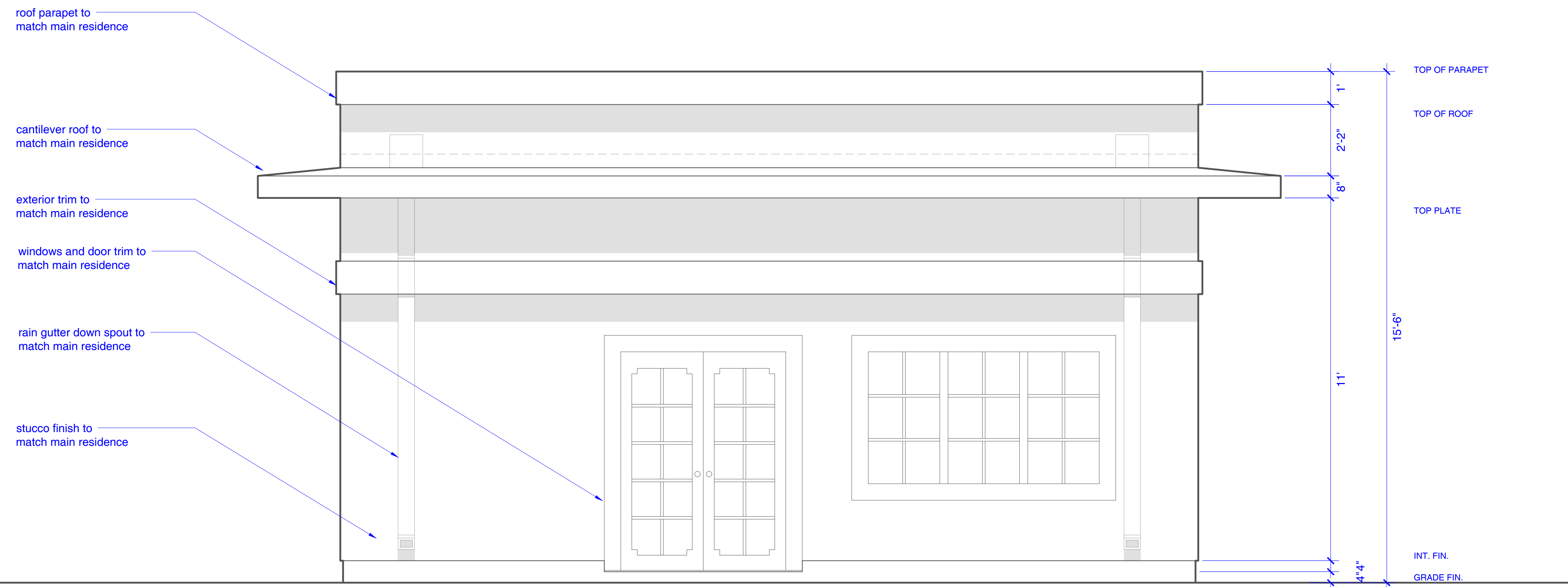
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1 PROPOSED NORTH ELEVATION

Scale: 1/2" = 1'-0"



2 PROPOSED WEST ELEVATION

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A8.1

scale as indicated