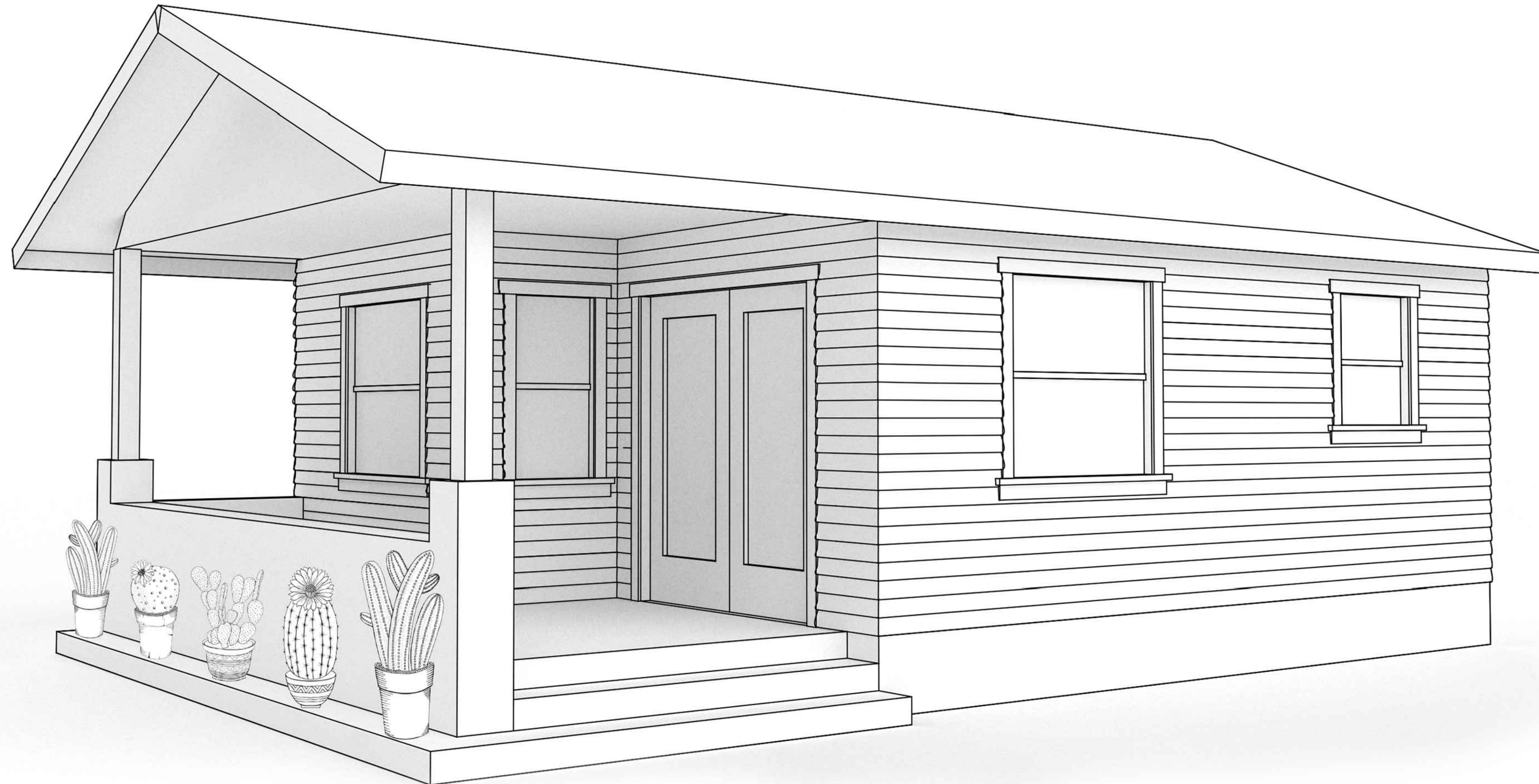


**PROJECT:**  
**DOMINGUEZ RESIDENCE**

ADU  
 571 E. Mc KINLEY POMONA, CA. 91767

CLIENT:  
**SUGEY & ALBERT DOMINGUEZ**

573 E. Mc KINLEY POMONA, CA. 91767



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**COAB** 297 GARFIELD AVE  
 POMONA CA 91767  
 323.377.5869  
 DEVELOPMENT

coabdevelopment@gmail.com

PROJECT NAME:  
 DOMINGUEZ RESIDENCE ADU

PROJECT ADDRESS:  
 571 E. McKinley  
 POMONA, CA. 91767

CLIENT NAME:  
 SUGEY & ALBERT  
 DOMINGUEZ

CLIENT ADDRESS:  
 573 E. McKinley  
 POMONA, CA. 91767

DRAWING TITLE:  
 COVER SHEET

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Major COA Set

Date: 5/18/26

Drawn By: J.Abril 

Checked By: J.Abril

**T1.0**

scale as indicated

# PROJECT: DOMINGUEZ RESIDENCE

ADU  
571 E. Mc KINLEY POMONA, CA. 91767

CLIENT:  
**SUGEY & ALBERT DOMINGUEZ**

573 E. Mc KINLEY POMONA, CA. 91767

## PROJECT TEAM:

DESIGNER	OWNER
<b>COAB DEVELOPMENT</b>	<b>SUGEY &amp; ALBERT DOMINGUEZ</b>
297 Garfield Ave Pomona, CA. 91767 323.377.5869	573 E. Mc KINLEY POMONA, CA. 91767

email: coabdevelopment@gmail.com  
contact: Jesus Abril Jr. SUGEY & ALBERT DOMINGUEZ

## PROJECT SUMMARY:

### LEGAL DESCRIPTION

Site Address	571 E. Mc KINLEY POMONA, CA.
ZIP Code	91767
PIN Numer	*
Lot/Parcel Area (calculated)	8,008 SQ. FT.
Assessor Parcel No. (APN)	8338-032-004
Tract	1310
Map Reference Block	
Lot	
Map sheet	
Historic District:	Lincoln Park Historic District
Architectural Style:	Craftsman Bungalow
Year Built:	1925

### PROPOSED WORK

ADU - DETACHED, NEW CONSTRUCTION TO MEASURE ROUGHLY 400 SQ. FT.

### PLANNING & ZONING

Zoning:	Residential Neighborhood District 1 (RND-1-H) [HM1-N1-R1]
Construction:	V-B
Stories:	1

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

Parcel:	8,008 SQ. FT
Building Area:	1,012 SQ. FT
Project Area:	415 SQ. FT.

### EXISTING BUILDING

(E) Single-Family Dwelling	1,012 SQ. FT
(E) Garage	160 SQ. FT

(P) ADDITION	415 SQ. FT - PROPOSED ADU
--------------	---------------------------

(E) Total	1,172 SQ. FT.
(P) Total	1,587 SQ. FT.

Existing Lot Building Coverage	
Parcel:	8,008 SQ. FT.
% Allowable:	45%

Existing:	1,316 SF	16.4%
Proposed:	1,731 SF	21.6%

Impervious Coverage Allowed:	75%	
Existing:	4,002 SF	49.9%
Proposed:	4,379 SF	54.6%

Landscape Coverage Minimum:	20%	
Existing:	3,452 SF	43.1%
Proposed:	3,075 SF	38.3%

## DRAWING INDEX:

T1.0	COVER SHEET		
T1.1	TITLE SHEET		
T1.2	2022 CALIFORNIA GREEN CODE	S1.0	FOUNDATION/ ROOF FRAMING PLAN
T1.1	2022 CALIFORNIA GREEN CODE	S2.0	DETAILS
		S3.0	TYPE V PRESCRIPTIVE PROVISIONS
		S3.1	TYPE V PRESCRIPTIVE PROVISIONS
A1.0	EXISTING SITE PLAN		
A1.1	PROPOSED SITE PLAN	EN1.0	TITLE 24
A1.2	ENLARGED SITE PLAN	EN1.1	TITLE 24
A2.0	PROPOSED FLOOR PLAN / RCP	EN1.2	TITLE 24
A3.0	ELECTRICAL/MECHANICAL PLANS		
A4.0	PLUMBING PLAN		
A5.0	PROPOSED ROOF PLAN		
A6.0	PROPOSED ELEVATIONS		
A6.1	PROPOSED ELEVATIONS		
A7.0	BUILDING SECTIONS		

## 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	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: BASED ON 2022 CALIFORNIA BUILDING CODE

RESIDENTIAL CODE: BASED ON 2022 CALIFORNIA RESIDENTIAL CODE

ELECTRICAL CODE: BASED ON 2022 CALIFORNIA ELECTRICAL CODE

MECHANICAL CODE: BASED ON 2022 CALIFORNIA MECHANICAL CODE

PLUMBING CODE: BASED ON 2022 CALIFORNIA PLUMBING CODE

CALIFORNIA FIRE CODE: 2022 CALIFORNIA FIRE CODE

CALIFORNIA ENERGY CODE: 2022 CALIFORNIA ENERGY CODE

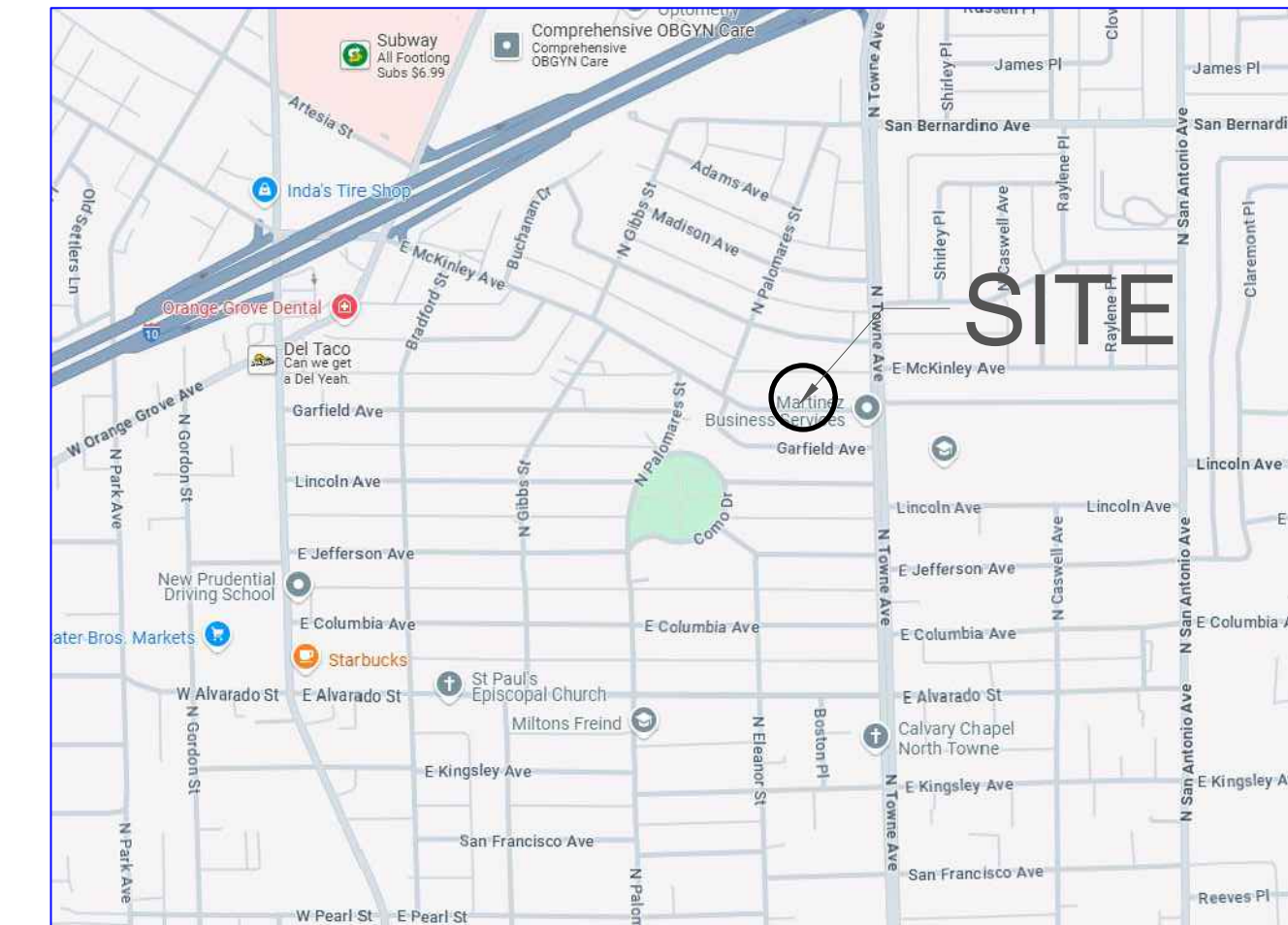
CALIFORNIA GREEN CODE: 2022 CALIFORNIA GREEN CODE

## 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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PROJECT NAME:  
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DRAWING TITLE:  
TITLE SHEET

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Major COA Set

Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

T1.1

scale as indicated

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y	N/A	RESPON. PARTY
		<b>CHAPTER 3 GREEN BUILDING</b>
		<b>SECTION 301 GENERAL</b>
		<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		<b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
		<b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and/or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
		<b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings or high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b>
		<b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
		<b>Exceptions:</b>
		1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
		2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
		<b>DIVISION 4.1 PLANNING AND DESIGN</b>
		<b>ABBREVIATION DEFINITIONS:</b>
		HCD Department of Housing and Community Development
		BSC California Building Standards Commission
		DSA-SS Division of State Architect, Structural Safety
		OSHPD Office of Statewide Health Planning and Development
		LR Low Rise
		HR High Rise
		AA Additions and Alterations
		N New
		<b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b>
		<b>SECTION 4.102 DEFINITIONS</b>
		<b>4.102.1 DEFINITIONS</b>
		The following terms are defined in Chapter 2 (and are included here for reference)
		<b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
		<b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		<b>4.106 SITE DEVELOPMENT</b>
		<b>4.106.1 GENERAL.</b> Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		<b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
		1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
		2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
		3. Compliance with a lawfully enacted storm water management ordinance.
		<b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.
		(Website: <a href="https://www.waterboards.ca.gov/devpater_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/devpater_issues/programs/stormwater/construction.html</a> )
		<b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
		1. Swales
		2. Water collection and disposal systems
		3. French drains
		4. Water retention gardens
		5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
		<b>Exception:</b> Additions and alterations not altering the drainage path.
		<b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.
		<b>Exceptions:</b>
		1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
		1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
		1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
		2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous, all enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.
		<b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
		<b>4.106.4.1.1 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	N/A	RESPON. PARTY
		<b>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</b> When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
		<b>4.106.4.2.1 Reserved.</b>
		<b>4.106.4.2.2 Multifamily dwellings, hotels and motels</b>
		<b>1. EV ready parking spaces with receptacles.</b>
		<b>a. Hotels and motels.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
		<b>b. Multifamily parking facilities.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.
		<b>Exception:</b> Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging.
		<b>c. Receptacle power source.</b> EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.
		<b>Exception:</b> Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging.
		<b>d. Receptacle configurations.</b> 208/240V EV charging receptacles shall comply with one of the following configurations:
		1. For 20-ampere receptacles, NEMA 6-20R
		2. For 30-ampere receptacles, NEMA 14-30R
		3. For 50-ampere receptacles, NEMA 14-50R
		<b>2. EV ready parking spaces with EV chargers.</b>
		<b>a. Hotels and motels.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.
		<b>b. Multifamily parking facilities.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.
		Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
		<b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.
		<b>Exception:</b> Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
		<b>4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.</b>
		EVCS spaces shall be designed to comply with the following:
		1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
		2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
		3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:
		a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
		b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
		<b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.
		<b>4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.</b> In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
		<b>4.106.4.2.3 Reserved.</b>
		<b>4.106.4.2.4 Reserved.</b>
		<b>4.106.4.2.5 Electric vehicle ready space signage.</b> Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
		<b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.</b> Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE".
		<b>Notes:</b>
		1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
		2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

Y	N/A	RESPON. PARTY	
		<b>DIVISION 4.2 ENERGY EFFICIENCY</b>	
		<b>4.201 GENERAL</b>	
		<b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	
		<b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b>	
		<b>4.303 INDOOR WATER USE</b>	
		<b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.	
		<b>Note:</b> All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	
		<b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.	
		<b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	
		<b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.	
		<b>4.303.1.3 Showerheads.</b>	
		<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	
		<b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.	
		<b>Note:</b> A hand-held shower shall be considered a showerhead.	
		<b>4.303.1.4 Faucets.</b>	
		<b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.	
		<b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.	
		<b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	
		<b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	
		<b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	
		<b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (6)(7) and shall be equipped with an integral automatic shutoff.	
		<b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).	
		<b>TABLE H-2</b>	
		<b>STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</b>	
		<b>PRODUCT CLASS [spray force in ounce force (ozf)]</b>	<b>MAXIMUM FLOW RATE (gpm)</b>
		Product Class 1 (< 5.0 ozf)	1.00
		Product Class 2 (> 5.0 ozf and < 8.0 ozf)	1.20
		Product Class 3 (> 8.0 ozf)	1.28
		Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valve values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)(113 grams-force)(gf)	
		<b>4.303.2 Submersers for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.</b> Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	
		<b>4.303.3 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.	
		<b>NOTE:</b> THIS TABLE COMPLES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	
		<b>TABLE - MAXIMUM FIXTURE WATER USE</b>	
		<b>FIXTURE TYPE</b>	<b>FLOW RATE</b>
		SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
		LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
		LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
		KITCHEN FAUCETS	1.8 GPM @ 60 PSI
		METERING FAUCETS	0.2 GAL/CYCLE
		WATER CLOSET	1.28 GAL/FLUSH
		URINALS	0.125 GAL/FLUSH

Y	N/A	RESPON. PARTY
		<b>4.304 OUTDOOR WATER USE</b>
		<b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
		<b>NOTES:</b>
		1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <a href="https://www.water.ca.gov">https://www.water.ca.gov</a>
		<b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>
		<b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>
		<b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in soffit/ceiling plates at exterior walls shall 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.
		<b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>
		<b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
		<b>Exceptions:</b>
		1. Excavated soil and land-clearing debris.
		2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
		3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
		<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
		1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
		2. Specify construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
		3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
		4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
		5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
		<b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		<b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
		<b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
		<b>4.408.5 DOCUMENTATION.</b> Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
		<b>Notes:</b>
		1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> may be used to assist in documenting compliance with this section.
		2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
		<b>4.410 BUILDING MAINTENANCE AND OPERATION</b>
		<b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
		1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the building.
		2. Operation and maintenance instructions for the following:
		a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water heating systems and other major appliances and equipment.
		b. Roof and yard drainage, including gutters and downspouts.
		c. Space conditioning systems, including condensers and air filters.
		d. Landscape irrigation systems.
		e. Water reuse systems.
		3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
		4. Public transportation and/or carpool options available in the area.
		5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
		6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
		7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
		8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
		9. Information about state solar energy and incentive programs available.
		10. A copy of all special inspections verifications required by the enforcing agency or this code.
		11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
		12. Information and/or drawings identifying the location of grab bar reinforcements.
		<b>4.410.2 RECYCLING BY OCCUPANTS.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
		<b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42646.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		<b>DIVISION 4.5 ENVIRONMENTAL QUALITY</b>
		<b>SECTION 4.501 GENERAL</b>
		<b>4.501.1 Scope</b>
		The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
		<b>SECTION 4.502 DEFINITIONS</b>
		<b>5.02.1 DEFINITIONS</b>
		The following terms are defined in Chapter 2 (and are included here for reference)
		<b>AGRFIBER PRODUCTS.</b> Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
		<b>COMPOSITE WOOD PRODUCTS.</b> Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
		<b>DIRECT-VENT APPLIANCE.</b> A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

**DISCLAIMER:** THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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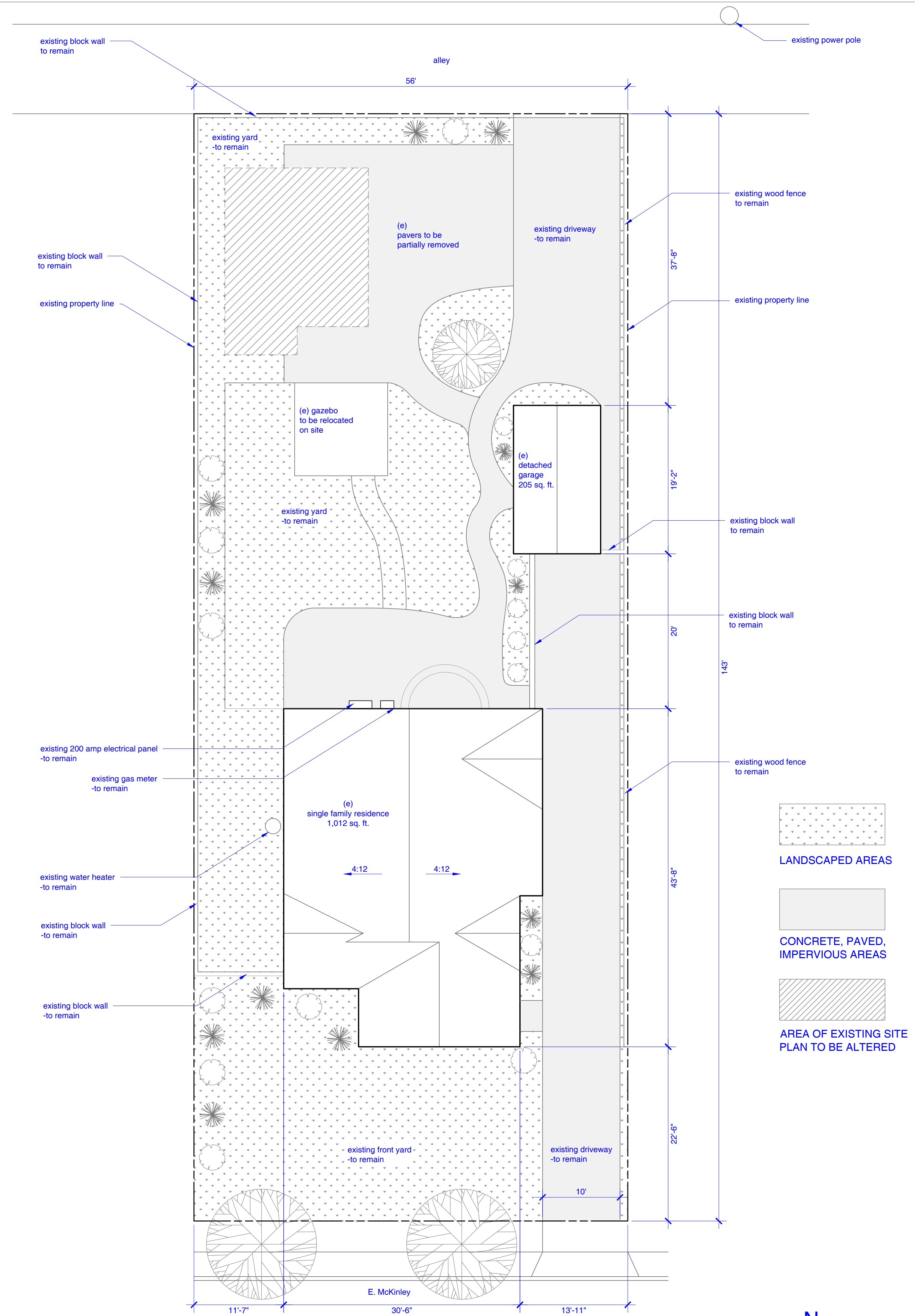
**PROJECT NAME:**  
DOMINGUEZ RESIDENCE ADU

**PROJECT ADDRESS:**  
571 E. MCKINLEY  
POMONA, CA. 91767

**CLIENT NAME:**  
SUGEY & ALBERT  
DOMINGUEZ

**CLIENT ADDRESS:**  
573 E. MCKIN





1 SITE PLAN

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 DOMINGUEZ

CLIENT ADDRESS:  
 573 E. MCKINLEY  
 POMONA, CA. 91767

DRAWING TITLE:  
 SITE PLAN

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

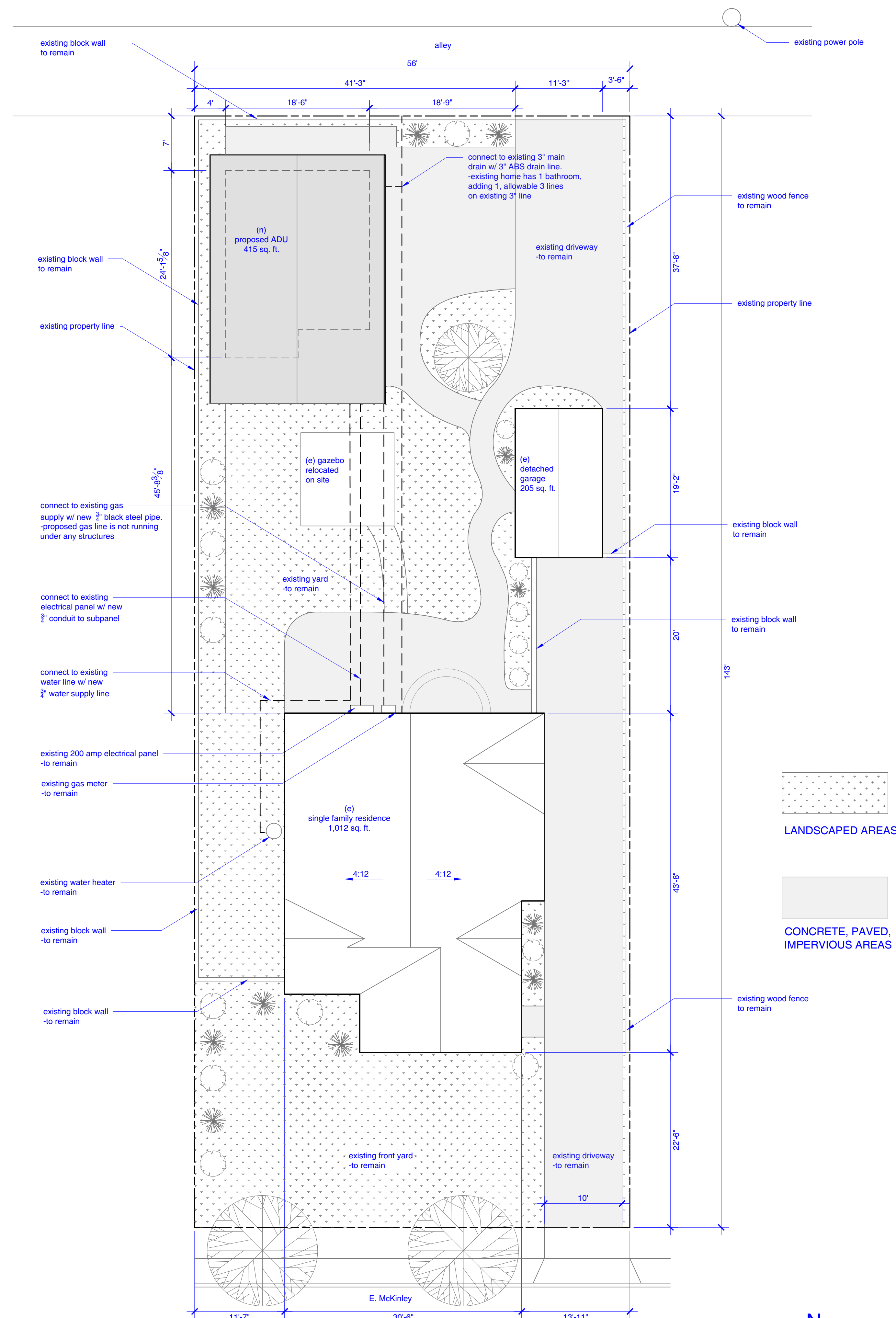
Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

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scale as indicated



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DRAWING TITLE:  
 PROPOSED SITE PLAN

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

Drawn By: J.Abril

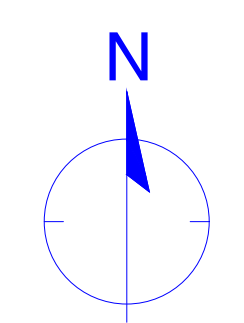
Checked By: J.Abril

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scale as indicated

**1 PROPOSED SITE PLAN**

Scale: 1/8" = 1'-0"



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**ENLARGED SITE PLAN NOTES**

1. OUTDOOR CONDENSER FOR PROPOSED MINI SPLIT SYSTEM - AS REQUIRED PER CF-1R
2. 16" X 24" UNDERFLOOR ACCESS THROUGH PERIMETER WALL
3. NEW 40 GALLON WATER HEATER AS REQUIRED PER CF-1R
4. WATER HEATER MAKE UP AIR - 100 SQ. IN. IN LOWER VENT AND 100 SQ. IN. IN UPPER VENT INSTALLED IN DOOR OR WALL. CMC 703.6(1)
5. 100 AMP ELECTRICAL SUB PANEL
6. NEW HOSE BIB - PROVIDE WATER LINE CONNECTION. MUST HAVE APPROVED ANTI-SIPHON DEVICE
7. CONNECT TO EXISTING 3" MAIN DRAIN W/ 3" ABS DRAIN LINE. EXISTING HOME HAS 1 BATHROOM. ADDING 1. ALLOWABLE 3 LINES ON EXISTING 3" LINE

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DRAWING TITLE:  
 ENLARGED SITE PLAN

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
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Plan Check Set

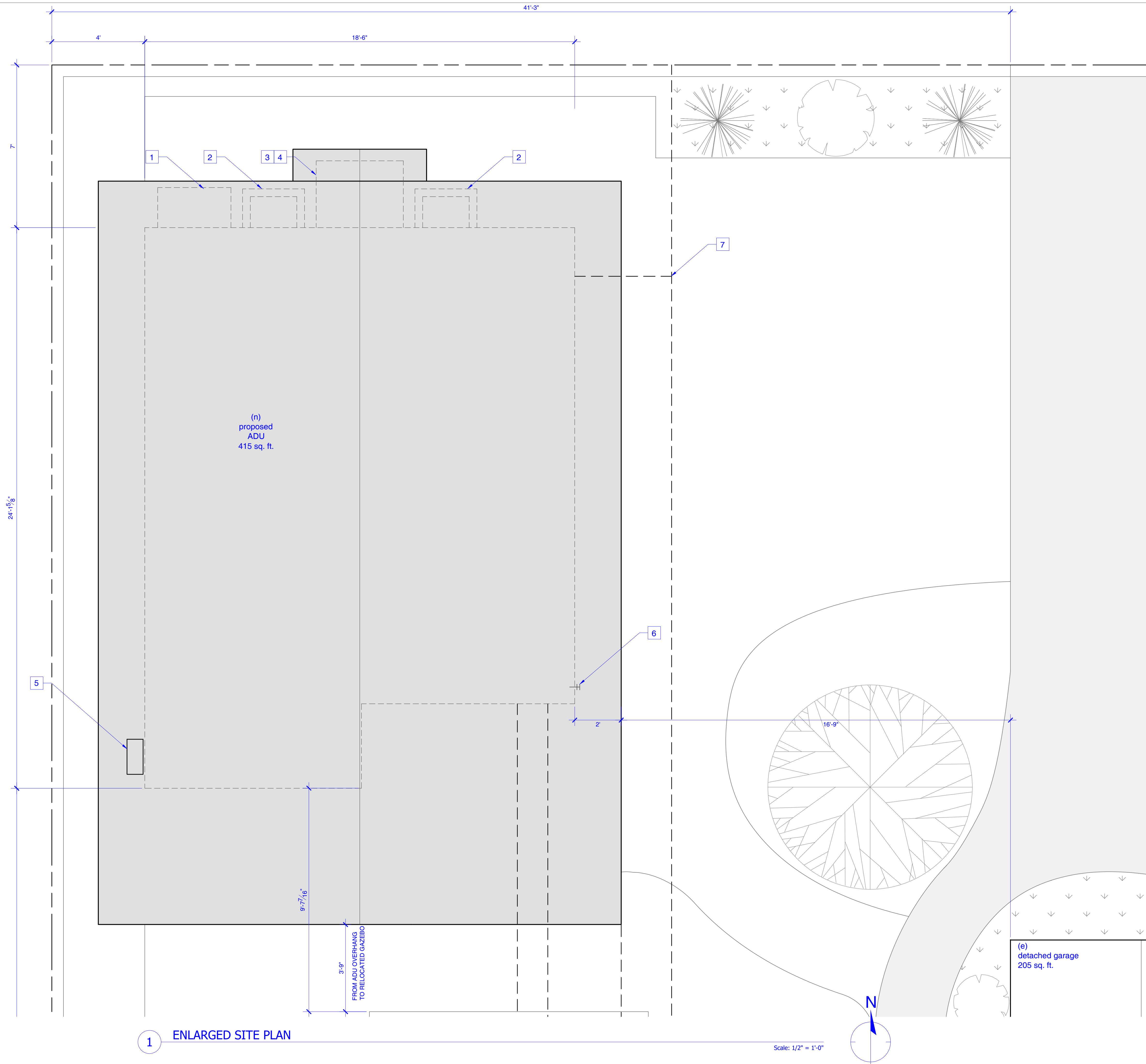
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Drawn By: J.Abril

Checked By: J.Abril

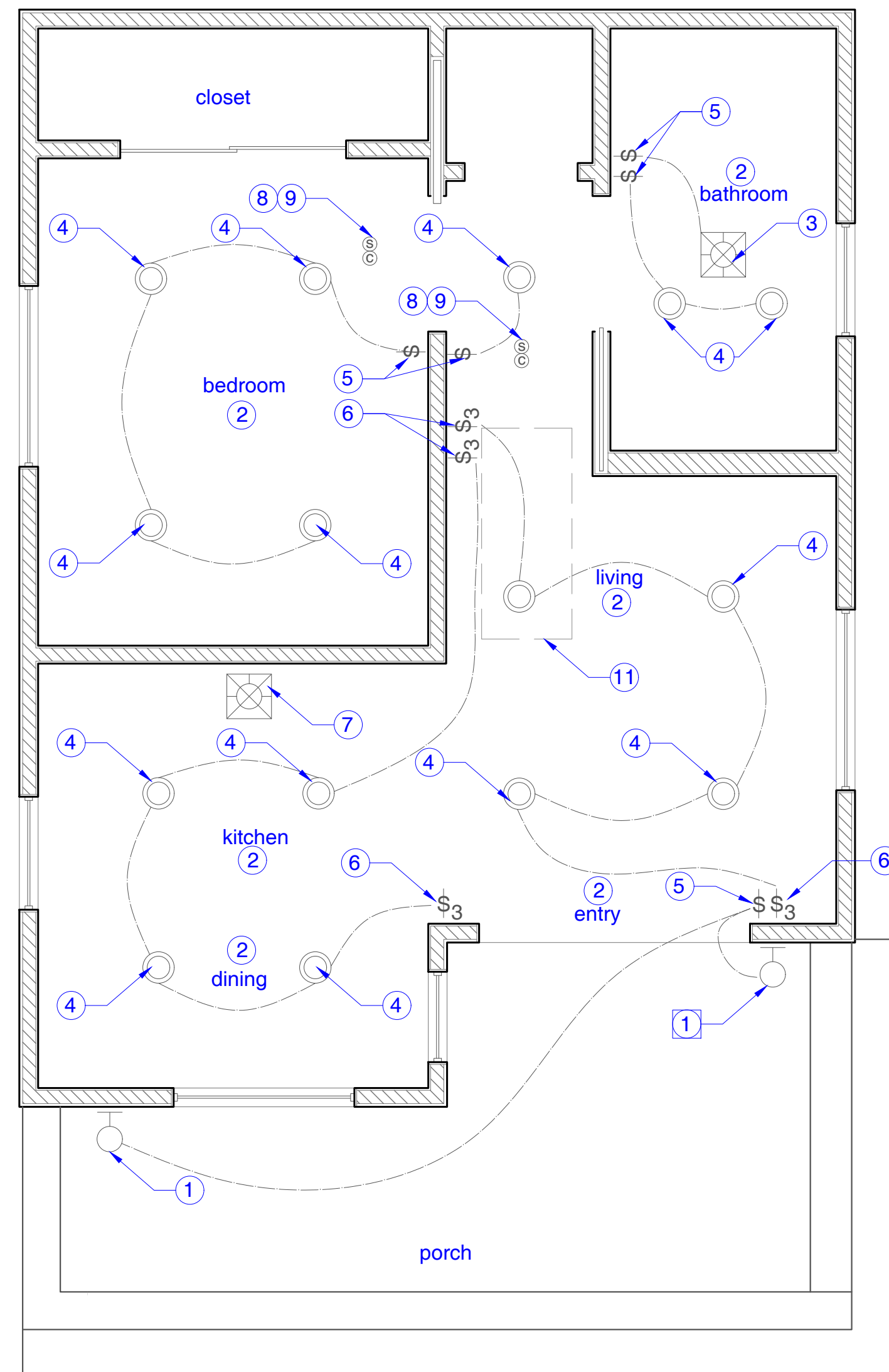
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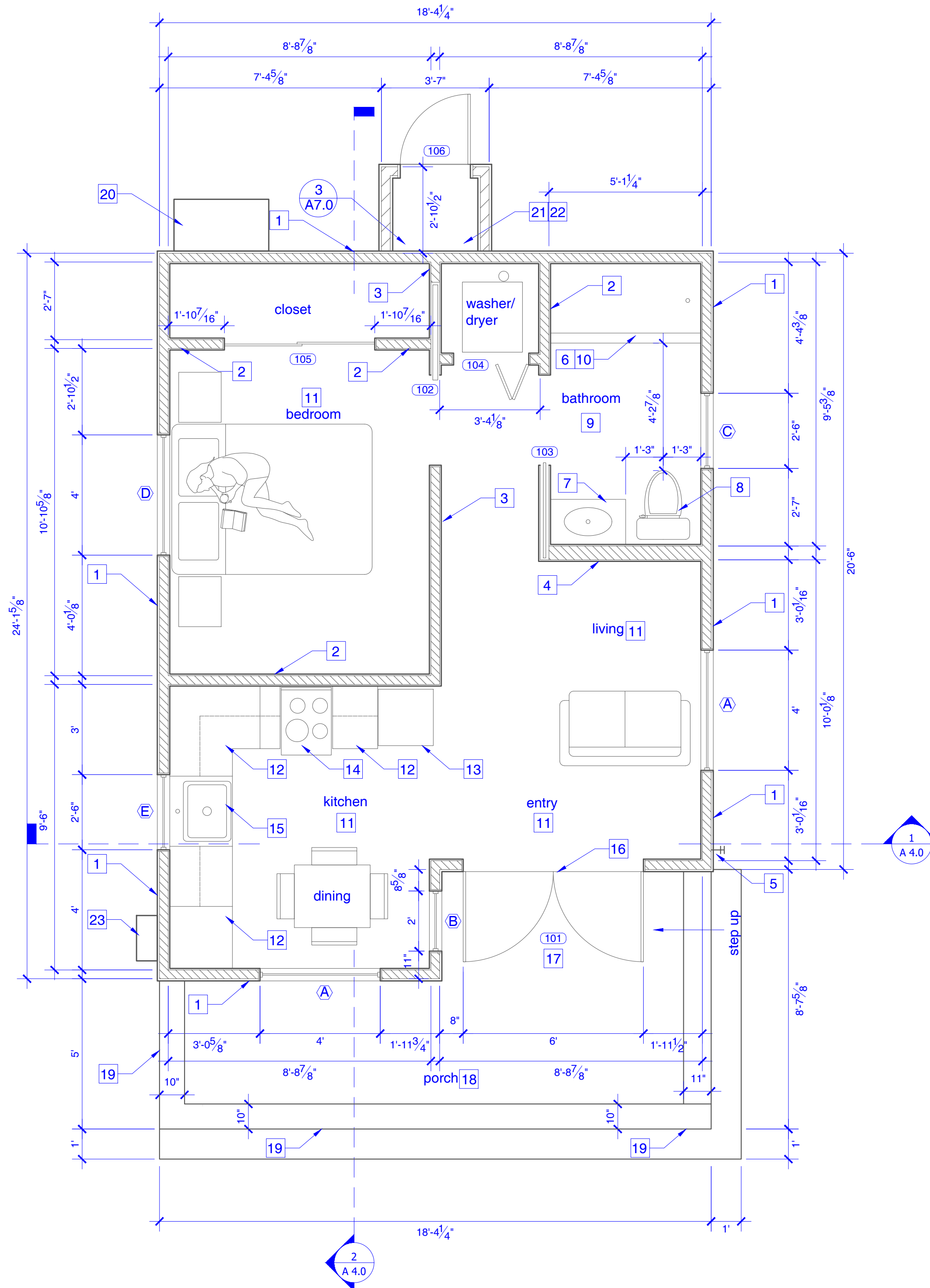
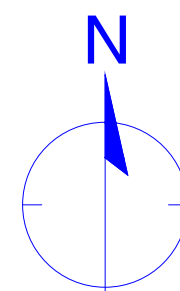
**1 ENLARGED SITE PLAN**

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



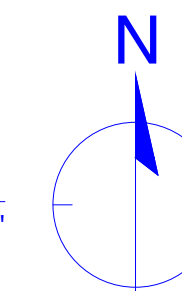
2 PROPOSED REFLECTED CEILING PLAN

Scale: 3/8" = 1'-0"



1 PROPOSED FLOOR PLAN

Scale: 3/8" = 1'-0"



NEW FLOOR PLAN NOTES

- NEW 2X4 STUD D.F. EXTERIOR WALL
- NEW 2X4 STUD D.F. NON LOAD BEARING INTERIOR WALL
- NEW 2X4 STUD D.F. LOAD BEARING INTERIOR WALL
- NEW 2X6 STUD D.F. NON LOAD BEARING INTERIOR WALL - FOR PLUMBING
- NEW HOSE BIB - PROVIDE WATER LINE CONNECTION, MUST HAVE APPROVED ANTI-SIPHON DEVICE
- NEW SHOWER PAN - PROVIDE NEW WATER LINE & SEWER LINE CONNECTION, CONNECT TO EXISTING HOUSEHOLD WATER & SEWER LINE
- NEW 30" BATHROOM SINK - PROVIDE NEW WATER & SEWER LINE CONNECTION, CONNECT TO EXISTING WATER & SEWER LINE
- NEW BATHROOM TOILET - PROVIDE NEW WATER & SEWER LINE CONNECTION, CONNECT TO EXISTING HOUSEHOLD WATER & SEWER LINE
- NEW TILE FLOORING RESTROOM FINISH - SEE OWNER
- SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWERS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6 FT ABOVE THE FLOOR (R307.2 CRC)
- NEW FLOOR FINISH - SEE OWNER
- NEW KITCHEN CASEWORK - SEE OWNER
- NEW REFRIGERATOR LOCATION - PROVIDE POWER OUTLET
- NEW KITCHEN STOVE - PROVIDE NEW GAS LINE CONNECTION FROM MAIN GAS LINE
- NEW KITCHEN SINK - PROVIDE NEW WATER & SEWER LINE CONNECTION FROM HOUSEHOLD WATER & SEWER LINES
- DOOR THRESHOLD NOT TO EXCEED 1/2" IN HEIGHT
- EXTERIOR DOOR LANDING SHALL NOT EXCEED 1/2" PER FOOT SLOPE AND LANDING IS NOT MORE THAN 7 1/2" BELOW, PROVIDE LEVEL LANDING, LANDING TO EXTEND 2' IN DIRECTION OF TRAVEL PER R101.3
- CONCRETE PORCH
- BEAMS FORMED CONCRETE PORCH WALLS
- OUTDOOR CONDENSER FOR PROPOSED MULTI ZONE MINI SPLIT SYSTEM
- NEW 40 GAL WATER HEATER AS REQUIRED PER CP-IR
- WATER HEATER MAKE UP AIR - 100 SQ. FT. IN LOWER VENT AND 100 SQ. IN. IN UPPER VENT INSTALLED IN DOOR OR WALL. CMC 701.5(1)
- PROPOSED 100 AMP ELECTRICAL SUB PANEL

RCP NOTES

- NEW WALL MOUNTED LIGHT FIXTURE
- NEW HARD G.W.B. CEILING - HEIGHT @ 8'-0" W/ R-38 CEILING INSULATION
- NEW KITCHEN 70 CFM CEILING BATHROOM EXHAUST FAN W/ LIGHT AND 1300 WATT HEATER - AIR VOLUME (CFM) = 70, (AMPS) = 14.2 (LIGHT BULB BASE CODE E26)
- NEW CEILING RECESSED LIGHT (TYP)
- NEW LIGHT SWITCH (TYP)
- NEW THREE WAY LIGHT SWITCH (TYP)
- NEW KITCHEN EXHAUST - 400 SERIES TWO SPEED 7" ROUND RANGE HOOD - VOLTS 115V, AMP/2 FROM 1750 CFM (150) DUCT (1" ROUND)
- NEW SMOKE DETECTOR - CEILING MOUNTED
- NEW CARBON MONOXIDE DETECTOR - CEILING MOUNTED
- NEW LIGHT FIXTURE ON EXTERIOR, CONNECTED TO LIGHT SWITCH ON INTERIOR - CONTROLLED BY (1) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR (2) ASTRONOMICAL TIME CLOCK OR (3) ENERGY MANAGEMENT CONTROL SYSTEM MEETING THE REQUIREMENTS OF 15000.0A
- 24" X 54" ATTIC ACCESS

WALL LEGEND

- NEW 2X4 & 2X6 STUD D.F. WALLS - PROVIDE GYP WALL BOARD AND INSULATE WALL CAVITY WHERE REQUIRED

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DRAWING TITLE:  
PROPOSED FLOOR PLAN &  
REFLECTED CEILING PLAN

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

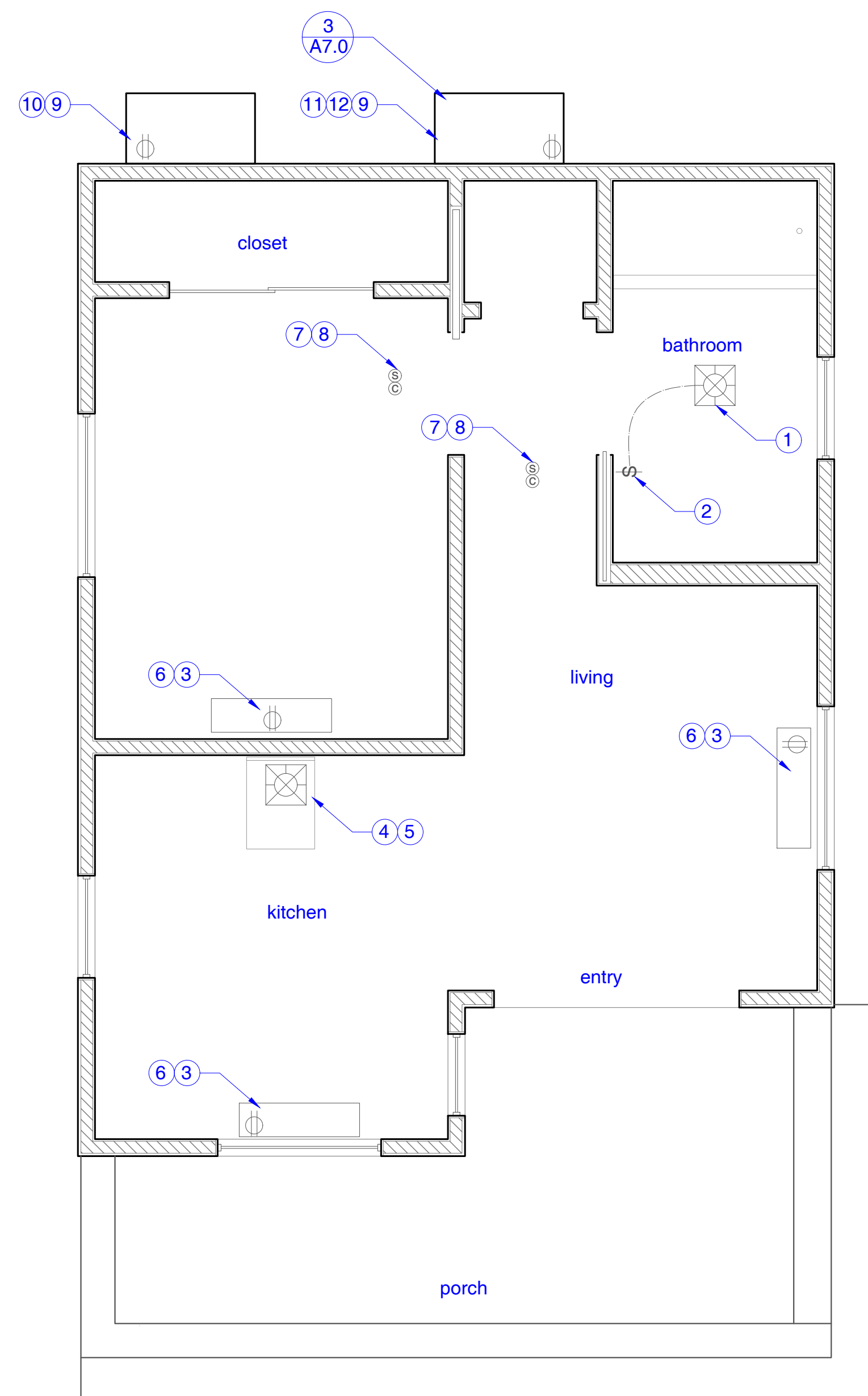
Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

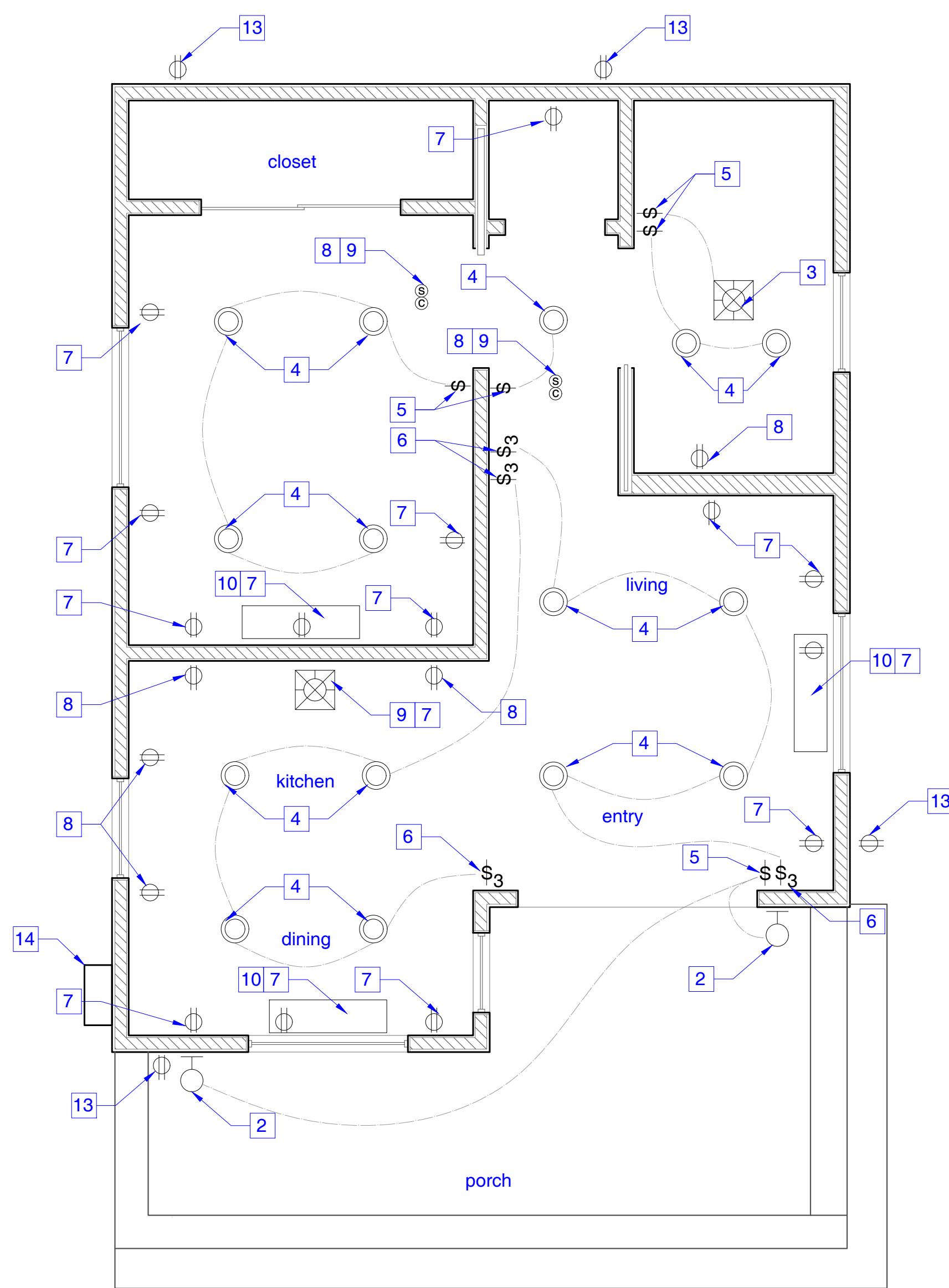
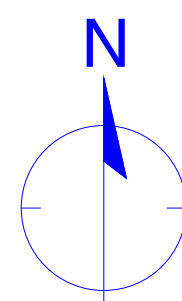
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scale as indicated



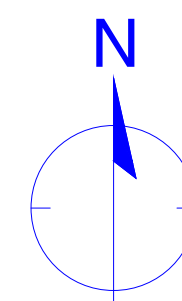
2 PROPOSED MECHANICAL PLAN

Scale: 3/8" = 1'-0"



1 PROPOSED ELECTRICAL PLAN

Scale: 3/8" = 1'-0"



NEW ELECTRICAL PLAN NOTES

1. NEW WALL MOUNTED LIGHT FIXTURE
2. NEW LIGHT FIXTURE ON EXTERIOR, CONNECTED TO LIGHT SWITCH ON INTERIOR - CONTROLLED BY (1) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR (2) ASTRONOMICAL TIME CLOCK OR (3) ENERGY MANAGEMENT CONTROL SYSTEM MEETING THE REQUIREMENTS OF 15000.34
3. NEW NUTONE 70 CFM CEILING BATHROOM EXHAUST FAN W/ LIGHT AND 1300 WATT HEATER - AIR VOLUME (CFM) = 70, (AMPS) = 14.2 (LIGHT BULB BASE CODE E26)
4. NEW CEILING RECESSED LIGHT (TYP)
5. NEW LIGHT SWITCH (TYP)
6. NEW THREE WAY LIGHT SWITCH (TYP)
7. NEW ELECTRICAL OUTLET (TYP)
8. NEW GFI ELECTRICAL OUTLET (TYP)
9. NEW KITCHEN EXHAUST - 4000 SERIES TWO SPEED 7" ROUND RANGE HOOD - VOLTS (120 AMP/2) ROM (1750) CFM (190) DUCT (7" ROUND) OR EQUIVALENT
10. NEW MULTI ZONE WALL MOUNT AIR CONDITIONER HEAT PUMP, VCHP DUCTLESS MINI SPLIT AS REQUIRED PER CF-1R
11. NEW SMOKE DETECTOR - CEILING MOUNTED
12. NEW CARBON MONOXIDE DETECTOR - CEILING MOUNTED
13. NEW AT GRADE LEVEL RECEPTACLE INSTALLED IN FRONT AND REAR OF DWELLING UNIT
14. NEW 100 AMP ELECTRICAL SUBPANEL

NEW MECHANICAL PLAN NOTES

1. NEW NUTONE 70 CFM CEILING BATHROOM EXHAUST FAN W/ LIGHT AND 1300 WATT HEATER - AIR VOLUME (CFM) = 70, (AMPS) = 14.2 (LIGHT BULB BASE CODE E26) OR EQUIVALENT
2. NEW LIGHT SWITCH (TYP)
3. NEW ELECTRICAL OUTLET (TYP)
4. NEW KITCHEN EXHAUST - PROVIDE NEW GAS LINE CONNECTION FROM MAIN GAS LINE
5. NEW KITCHEN EXHAUST - 4000 SERIES TWO SPEED 7" ROUND RANGE HOOD - VOLTS (120 AMP/2) ROM (1750) CFM (190) DUCT (7" ROUND) OR EQUIVALENT
6. NEW MULTI ZONE WALL MOUNT AIR CONDITIONER HEAT PUMP, VCHP DUCTLESS MINI SPLIT AS REQUIRED PER CF-1R
7. NEW SMOKE DETECTOR - CEILING MOUNTED
8. NEW CARBON MONOXIDE DETECTOR - CEILING MOUNTED
9. NEW GFI ELECTRICAL OUTLET INSTALLED IN FRONT AND REAR OF DWELLING UNIT
10. OUTDOOR CONDENSER FOR PROPOSED MINI SPLIT SYSTEM - AS REQUIRED PER CF-1R
11. NEW 40 GAL WATER HEATER AS REQUIRED PER CF-1R
12. WATER HEATER MAKE UP AIR - 100 SQ. FT. IN LOWER VENT AND 100 SQ. FT. IN UPPER VENT INSTALLED IN DOOR OR WALL. CMC 701 S(1)

WALL LEGEND

- NEW 2X4 & 2X6 STUD D.P. WALLS - PROVIDE GYP WALL BOARD AND INSULATE WALL CAVITY WHERE REQUIRED

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DRAWING TITLE:  
PROPOSED ELECTRICAL PLAN &  
MECHANICAL PLAN

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

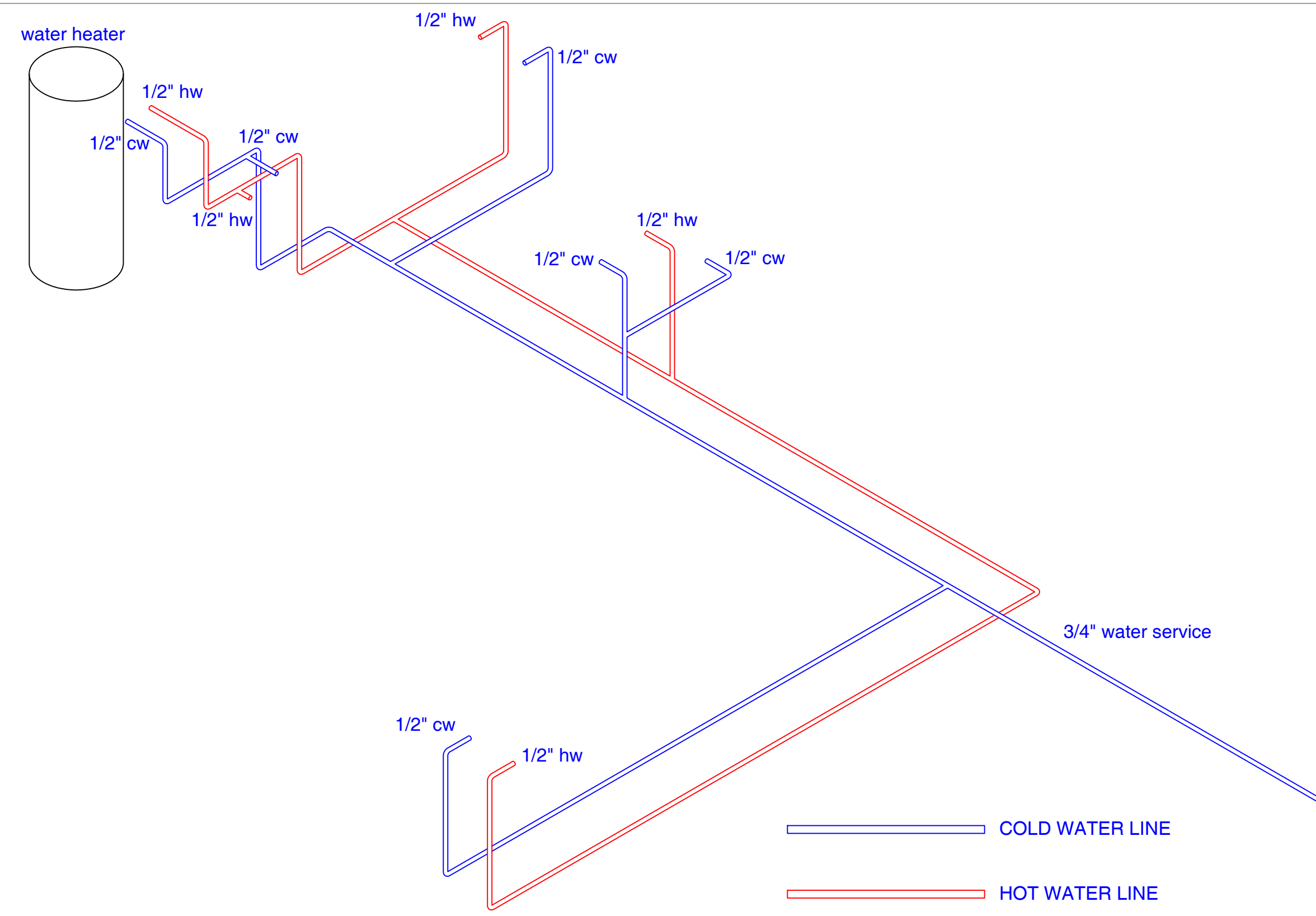
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Drawn By: J.Abril

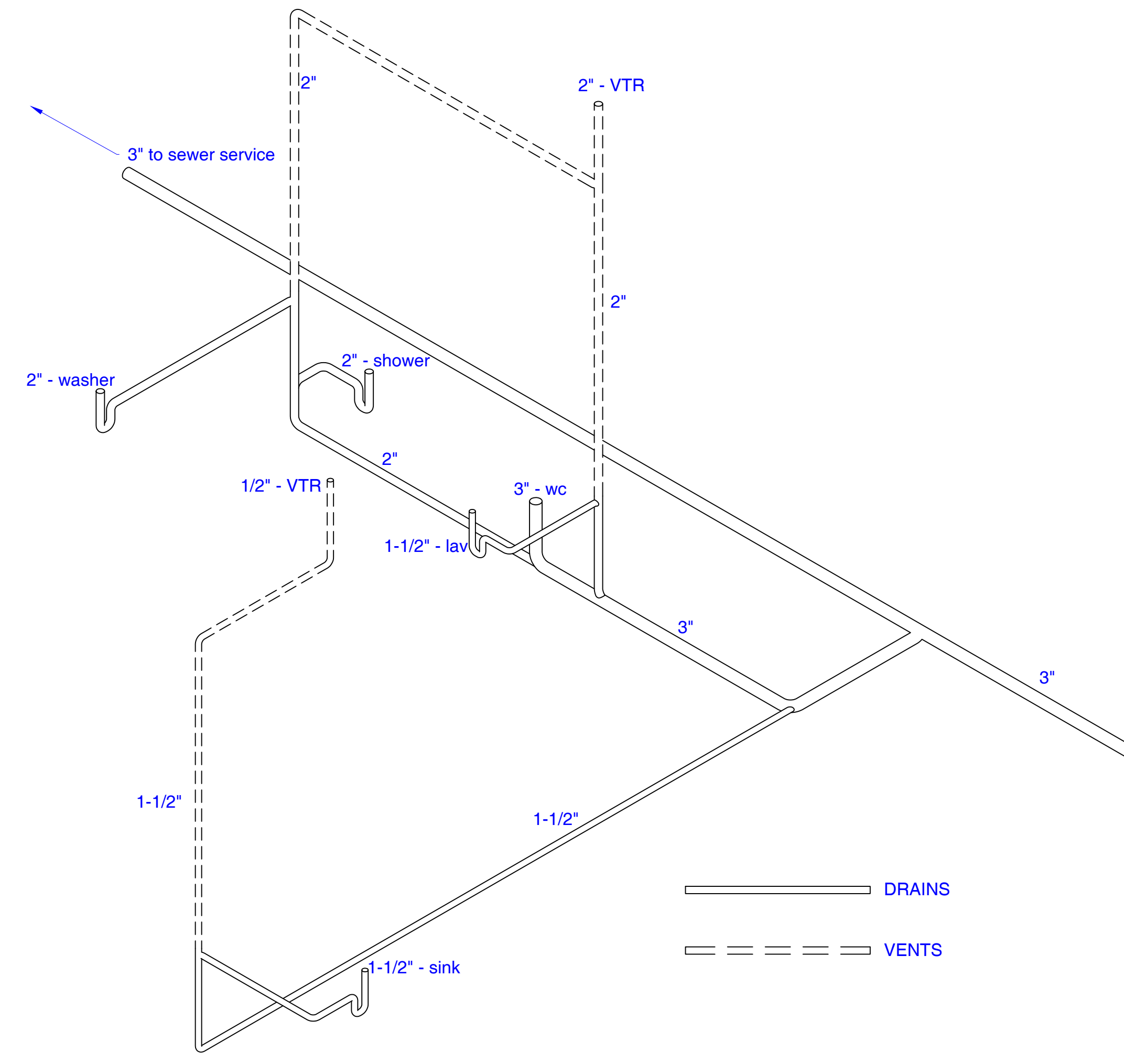
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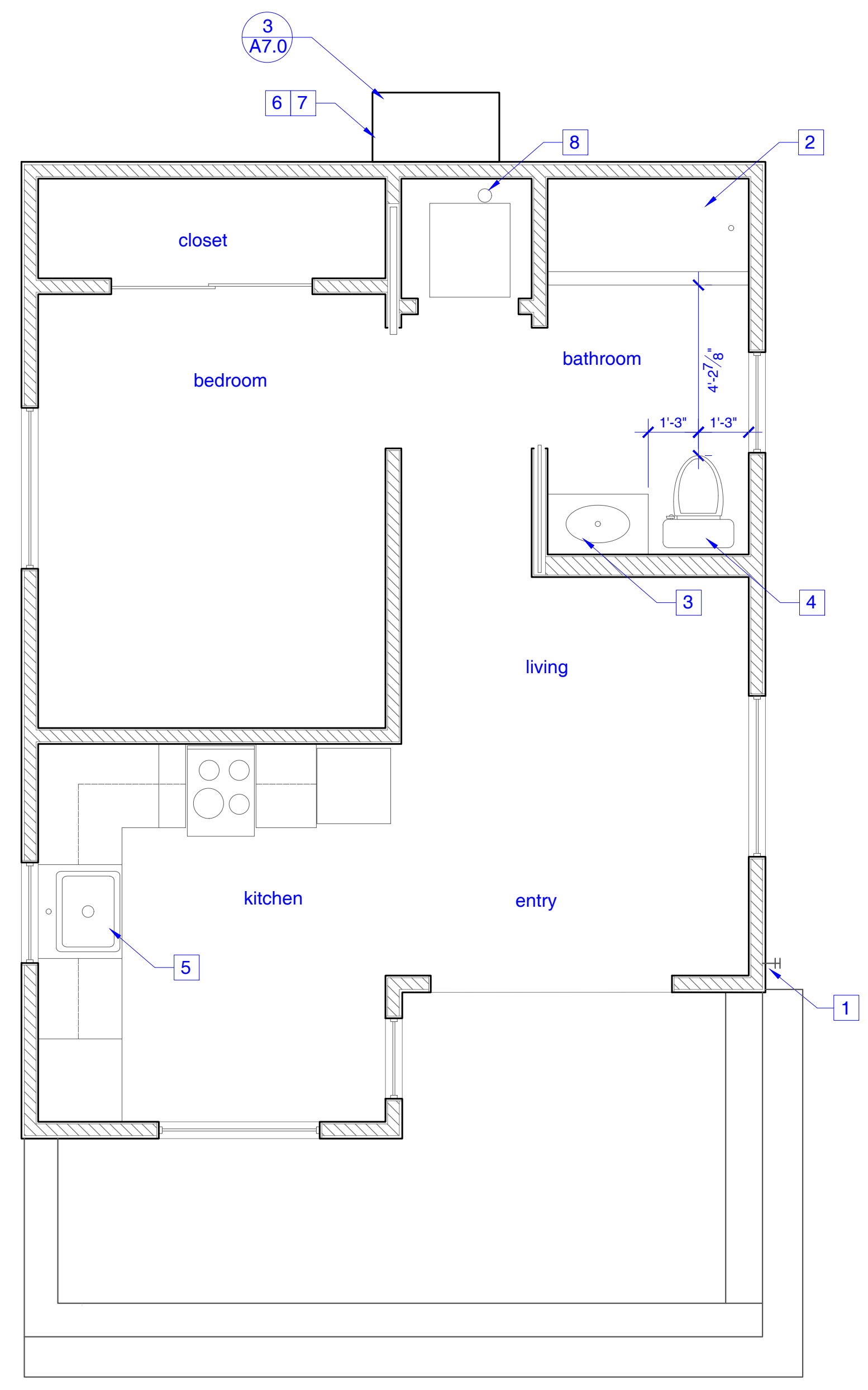
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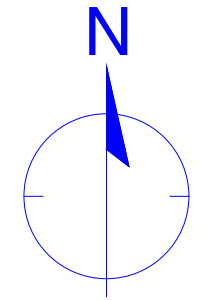
**2 PROPOSED WATER RISER DIAGRAM** Scale: N.T.S.



**3 PROPOSED WASTE AND VENT RISER DIAGRAM** Scale: N.T.S.



**1 PROPOSED PLUMBING PLAN** Scale: 3/8" = 1'-0"



**NEW PLUMBING PLAN NOTES**

1. NEW HOSE BIB - PROVIDE WATER LINE CONNECTION, MUST HAVE APPROVED ANTI-SIPHON DEVICE
2. NEW SHOWER PAN - PROVIDE NEW WATER LINE & SEWER LINE CONNECTION, CONNECT TO EXISTING HOUSEHOLD WATER & SEWER LINE
3. NEW 30" BATHROOM SINK - PROVIDE NEW WATER & SEWER LINE CONNECTION, CONNECT TO EXISTING WATER & SEWER LINE
4. NEW BATHROOM TOILET - PROVIDE NEW WATER & SEWER LINE CONNECTION, CONNECT TO EXISTING HOUSEHOLD WATER & SEWER LINE
5. NEW KITCHEN SINK - PROVIDE NEW WATER & SEWER LINE CONNECTION FROM HOUSEHOLD WATER & SEWER LINES
6. NEW 60 GAL WATER HEATER AS REQUIRED PER CP-1R
7. WATER HEATER MAKE UP AIR - 100 SQ. FT. IN LOWER VENT AND 100 SQ. IN IN UPPER VENT, INSTALLED IN DOOR OR WALL, CMC 701 3(1)
8. NEW WASHER AND DRYER - PROVIDE NEW WATER & SEWER LINE CONNECTION FROM HOUSEHOLD WATER & SEWER LINES

**WALL LEGEND**

NEW 2x4 & 2x6 STUD D.P. WALLS - PROVIDE GYP WALL BOARD AND INSULATE WALL CAVITY WHERE REQUIRED

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DRAWING TITLE:  
PROPOSED PLUMBING PLAN &  
WATER RISER / WASTE AND VENT  
RISER DIAGRAMS

PROJECT NUMBER: 1622

No.	Description	Date
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Plan Check Set

Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

**A4.0**

scale as indicated

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**NEW ROOF PLAN NOTES**

1. NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING MAIN RESIDENCE
2. NEW LOW PROFILE ROOF VENT FOR BATHROOM CEILING EXHAUST FAN
3. NEW LOW PROFILE ROOF VENT FOR KITCHEN EXHAUST
4. NEW RIDGE VENT

**ROOF VENTILATION**

NET FREE AREA N.F.A

ATTIC SQUARE FOOTAGE = 410 SQ. FT.

NET FREE AREA 1/150TH OF ATTIC SQUARE FOOTAGE:  
410/150 = 2.73 SQ. FT. TOTAL N.F.A. NEEDED

2.73 SQ. FT. X 144 = 394 SQ. INCHES TOTAL N.F.A. NEEDED

BALANCED INTAKE AND EXHAUST: 50% INTAKE, 50% EXHAUST

2.73 SQ. FT. / 2 = 1.36 SQ. FT. MIN INTAKE

394 SQ. IN. / 2 = 197 SQ. IN. MIN INTAKE

1.36 SQ. FT. MIN EXHAUST

197 SQ. IN. MIN EXHAUST

ROOF VENT AND GABLE VENT CALCULATIONS  
(BALANCED INTAKE AND EXHAUST)

INTAKE: 150 SQ. INCHES @ NORTH ELEVATION

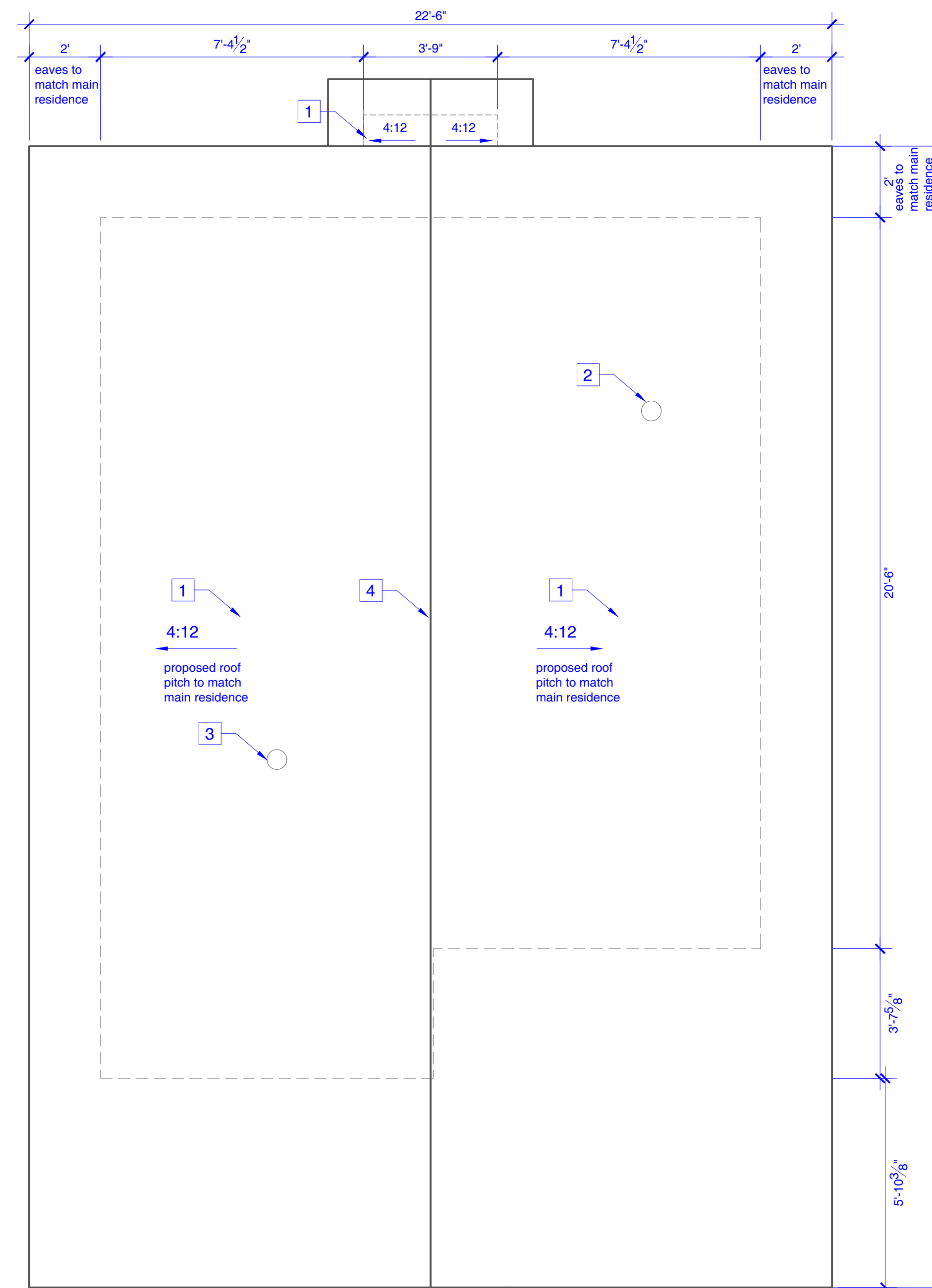
GABLE VENTS - 150 SQ. INCHES @ SOUTH ELEVATION

N.F.A. @ GABLES 300 SQ. INCHES TOTAL INTAKE

EXHAUST: 20 SQ. INCHES N.F.A. PER LINEAL FEET

ROOF VENT - 15'

N.F.A. @ RIDGE 300 SQ. INCHES TOTAL EXHAUST



**1 PROPOSED ROOF PLAN**  
Scale: 3/8" = 1'-0"  
N

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DRAWING TITLE:  
PROPOSED ROOF PLAN

PROJECT NUMBER: 1622

No.	Description	Date
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2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

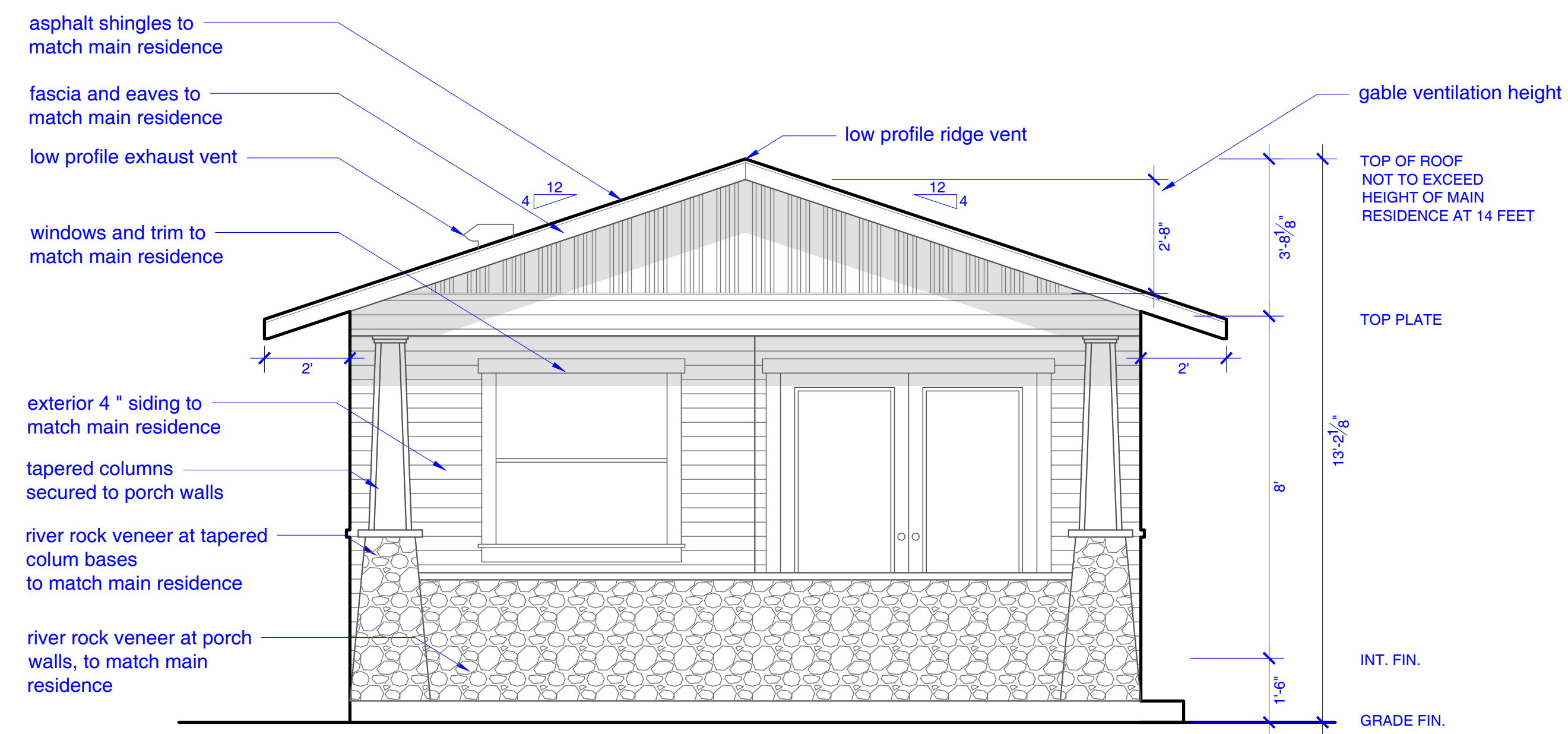
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Checked By: J.Abril

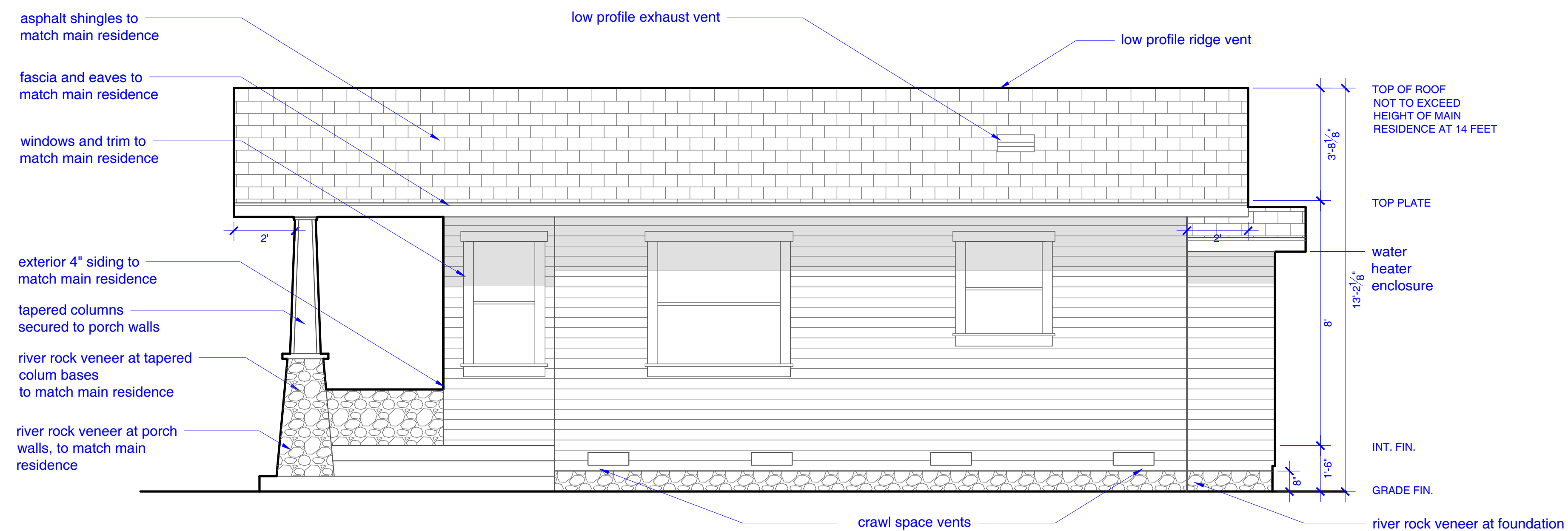
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1 PROPOSED SOUTH ELEVATION  
Scale: 3/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
Scale: 3/8" = 1'-0"

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DRAWING TITLE:  
PROPOSED ELEVATIONS

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Date: 5/18/26

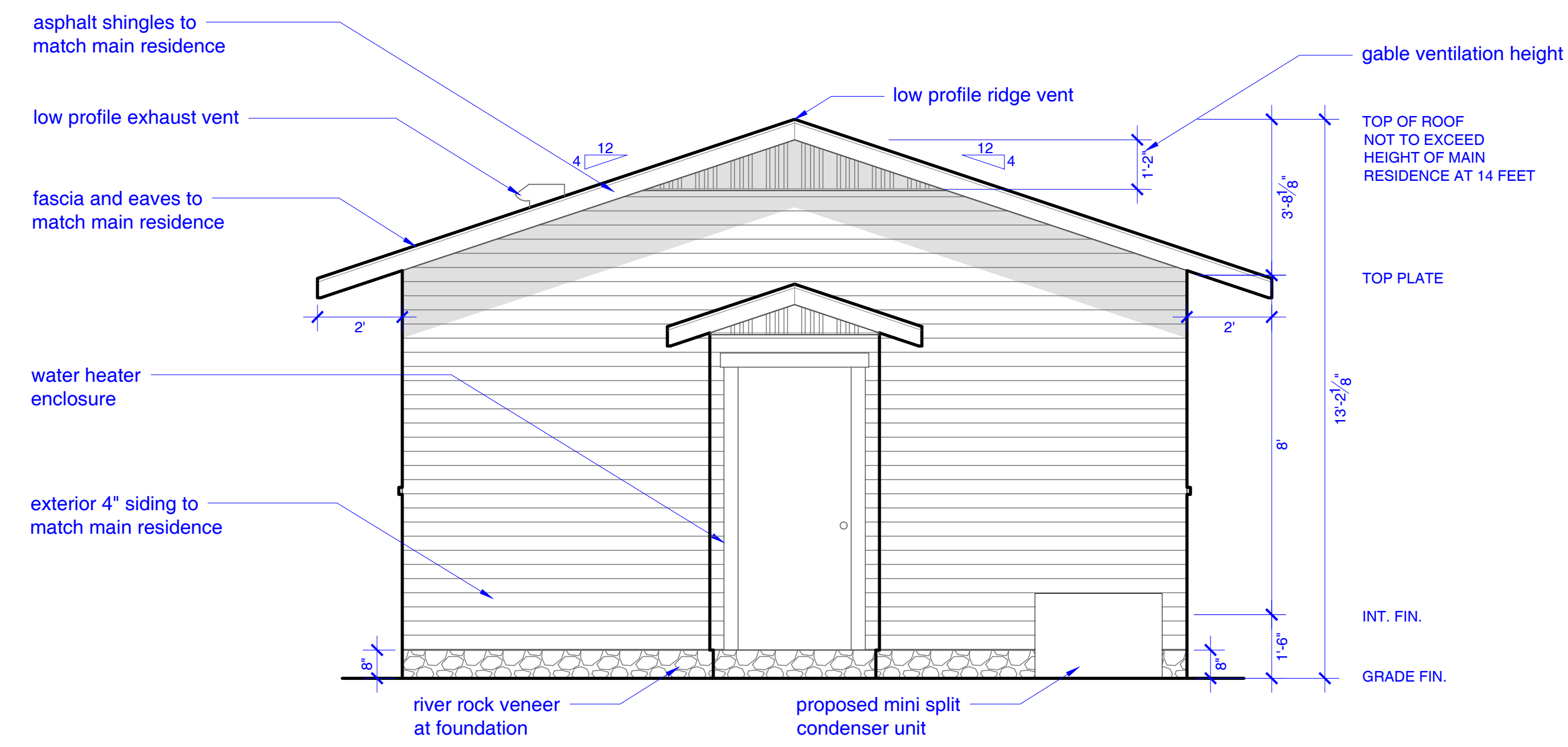
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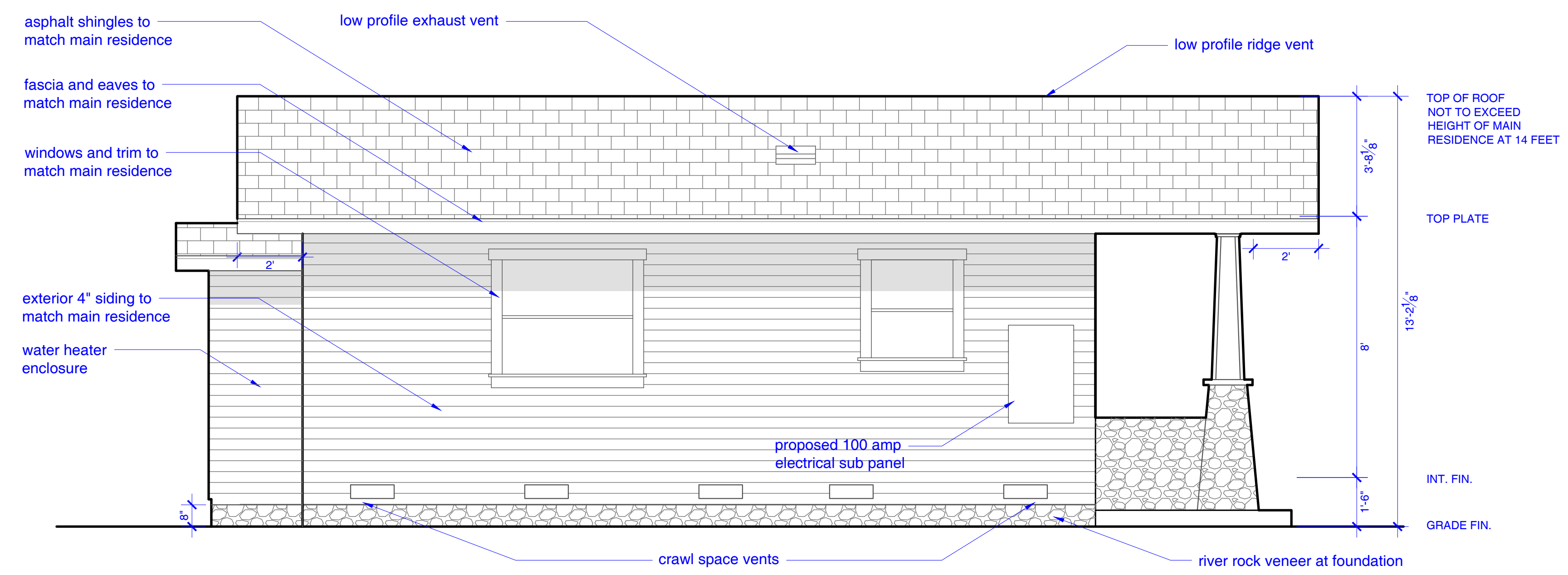
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1 PROPOSED NORTH ELEVATION  
Scale: 3/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
Scale: 3/8" = 1'-0"

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PROPOSED ELEVATIONS

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A6.1

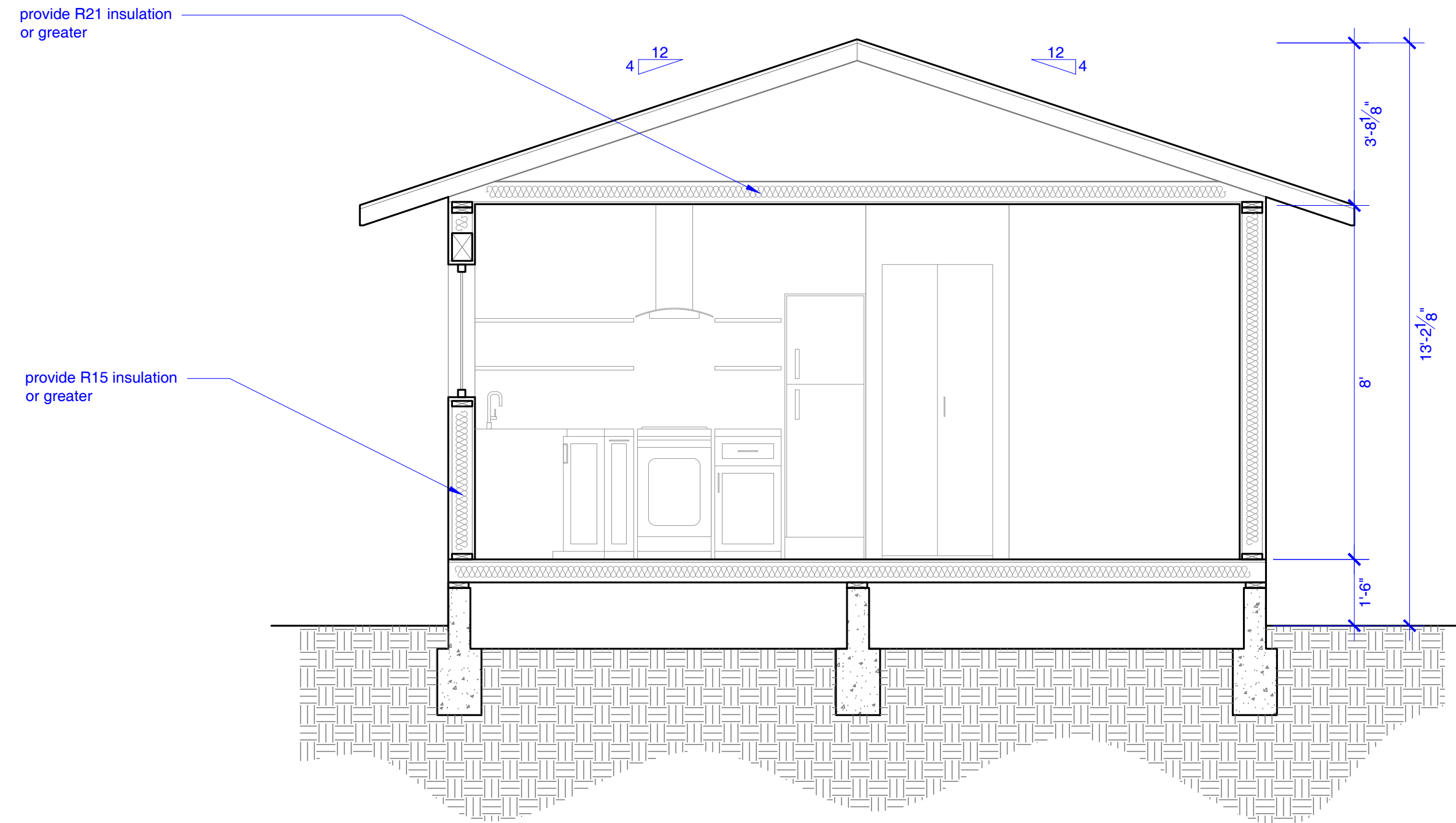
scale as indicated

door schedule

no.	type	width	hgt	thk	door material	door finish	frame material	glazing	remarks	u-factor	shgc
101	french door, paneled	6'-0"	6'-8"	1-3/4"	wood	stained	wood	dual	3/4-lite	.29	.24
102	paneled, pocket	3'-0"	6'-8"	1-1/2"	wood-solid core	paint	wood	-	pocket door	-	-
103	paneled, pocket	2'-8"	6'-8"	1-1/2"	wood-solid core	paint	wood	-	pocket door	-	-
104	flush, bi-fold	2'-6"	6'-8"	1-1/2"	wood-hollow core	paint	wood	-	bi-fold, closet door	-	-
105	flush, by-pass	5'-0"	6'-8"	1-1/2"	wood-hollow core	paint	wood	-	by-pass, closet door	-	-
106	paneled, exterior	2'-4"	6'-8"	1-3/4"	wood - solid core	paint	wood	-			

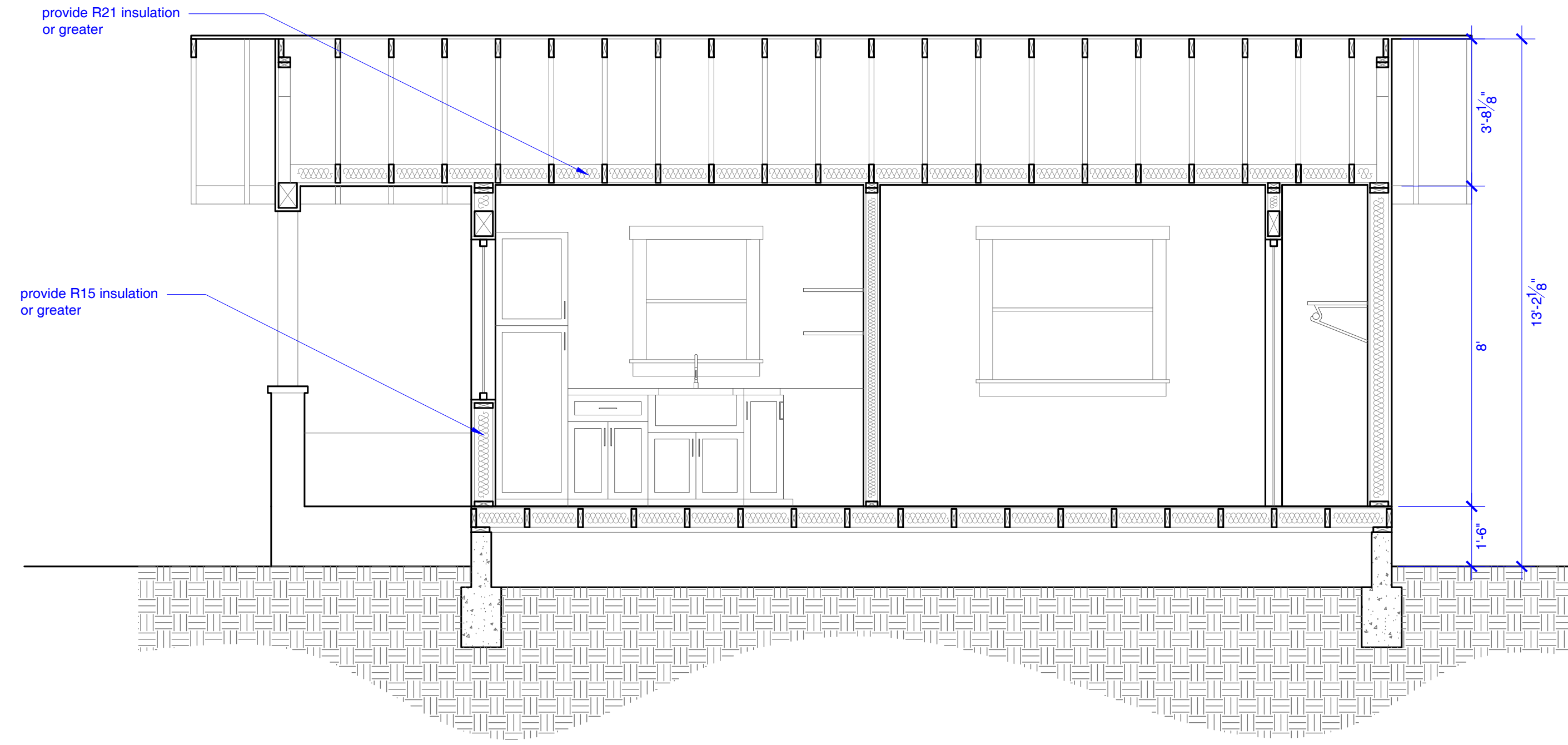
window schedule

no.	type	width	hgt	frame material	glazing	remarks	u-factor	shgc
A	single hung	4'-0"	4'-0"	wood	dual	no grilles	.28	.2
B	single hung	2'-0"	4'-0"	wood	dual	no grilles	.28	.2
C	single hung	2'-6"	3'-0"	wood	dual	frosted glass, no grilles	.28	.2
D	single hung	4'-0"	3'-6"	wood	dual	no grilles	.28	.2
E	single hung	2'-6"	3'-0"	wood	dual	no grilles	.28	.2



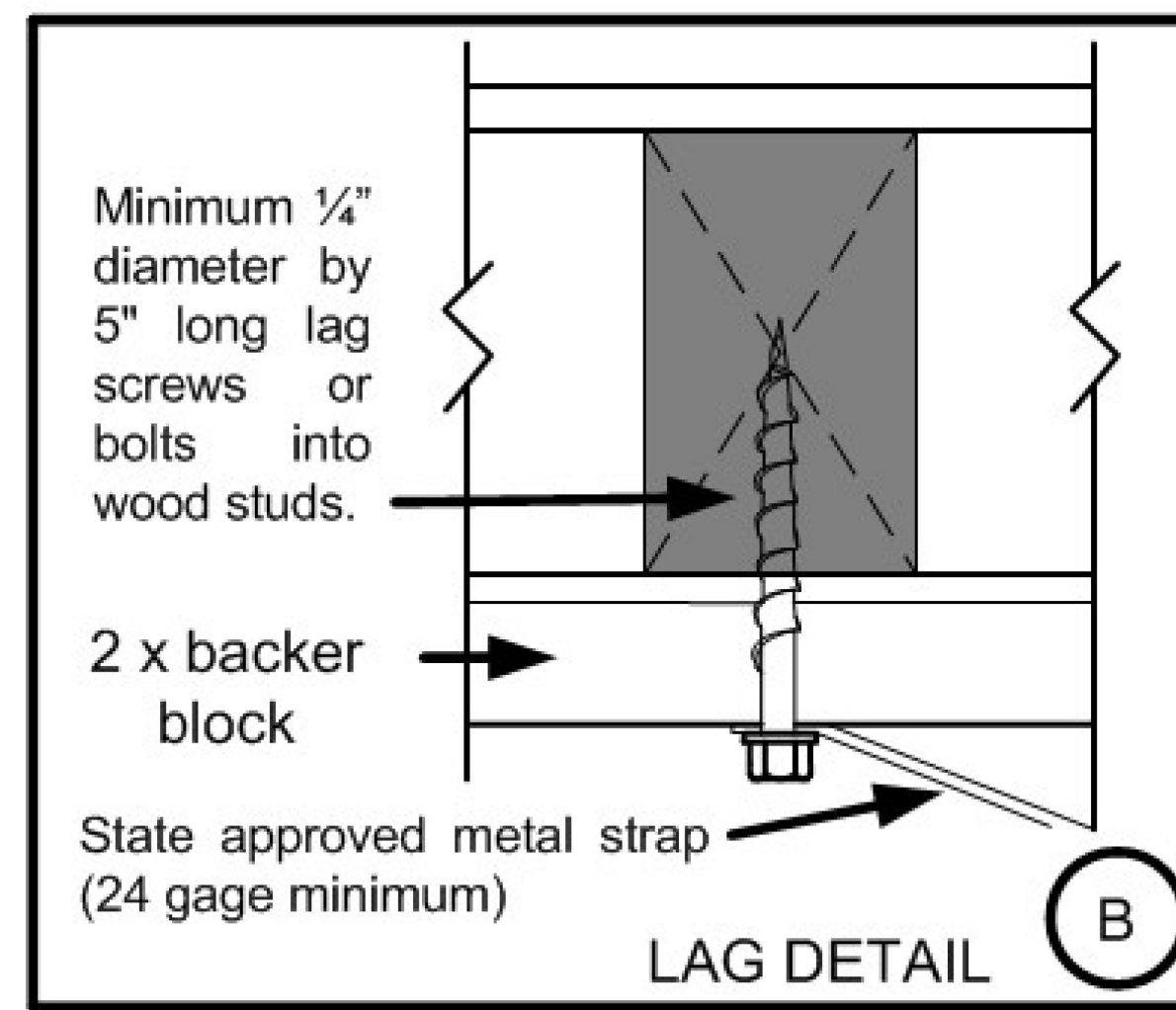
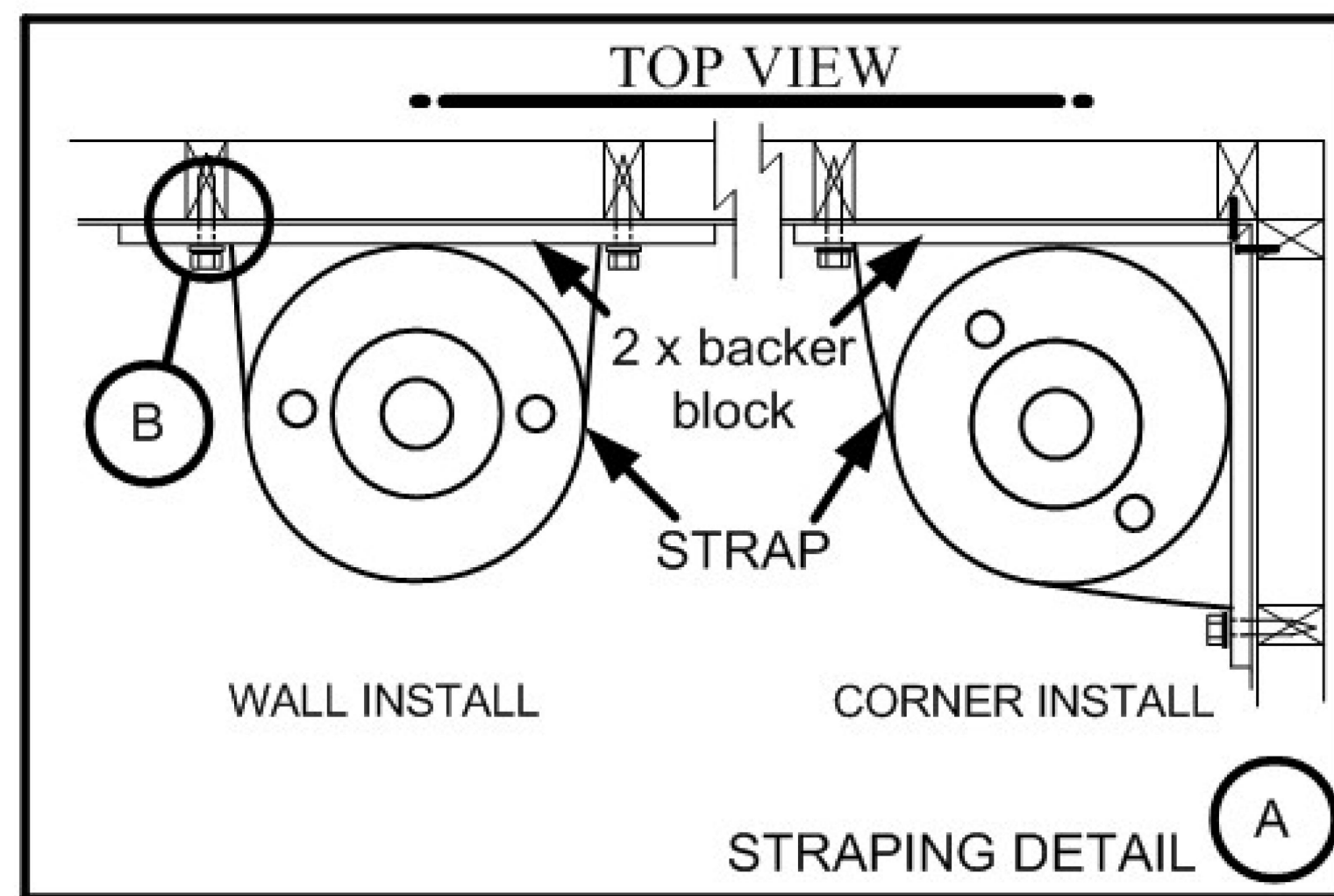
1 BUILDING CROSS SECTION

Scale: 3/8" = 1'-0"



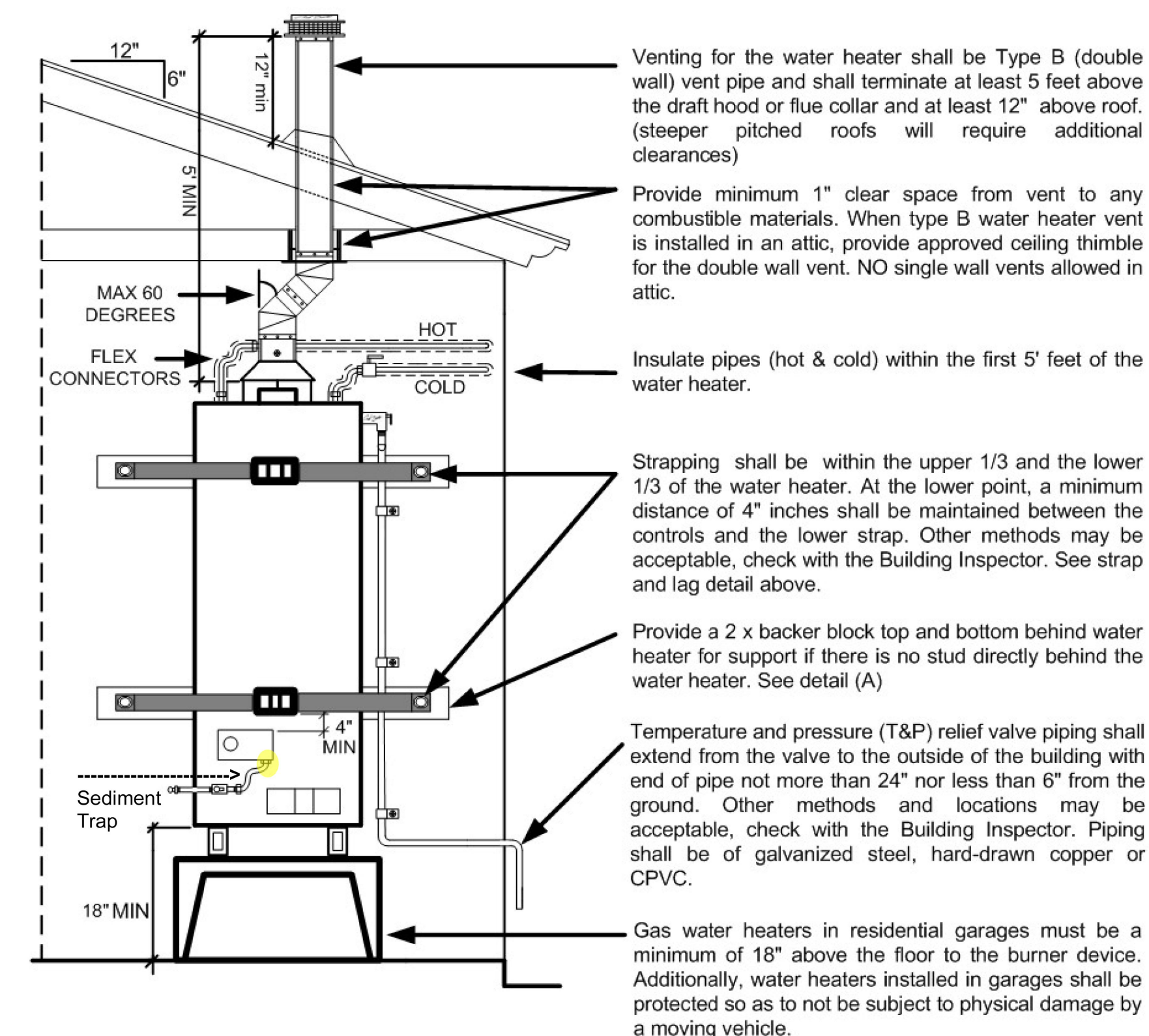
1 BUILDING LONG SECTION

Scale: 3/8" = 1'-0"



3 WATER HEATER STRAPPING DETAILS

N.T.S.



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DRAWING TITLE:  
BUILDING SECTIONS &  
WINDOW & DOOR SCHEDULES

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

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Checked By: J.Abril

A7.0

scale as indicated

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Plan Check Set

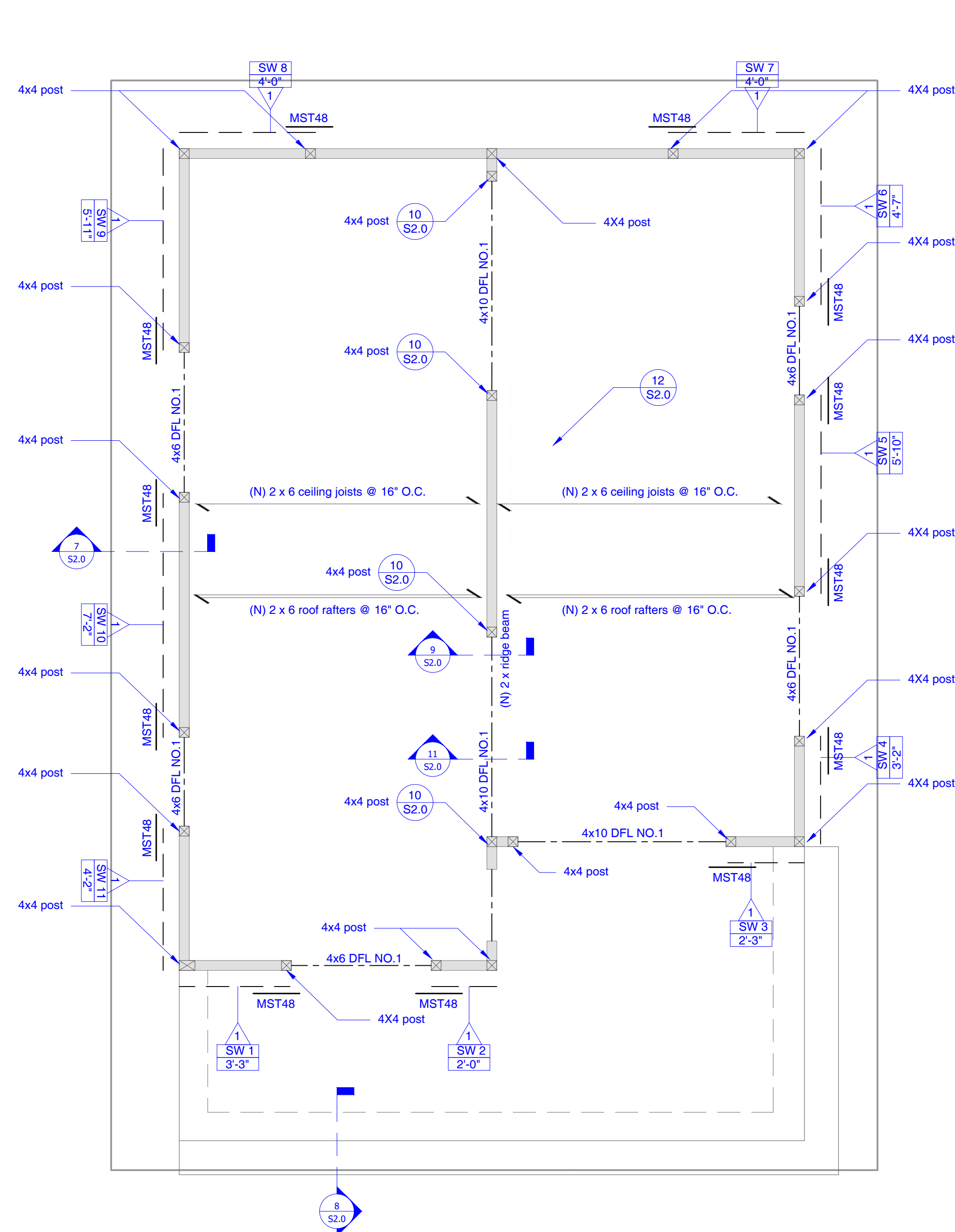
Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

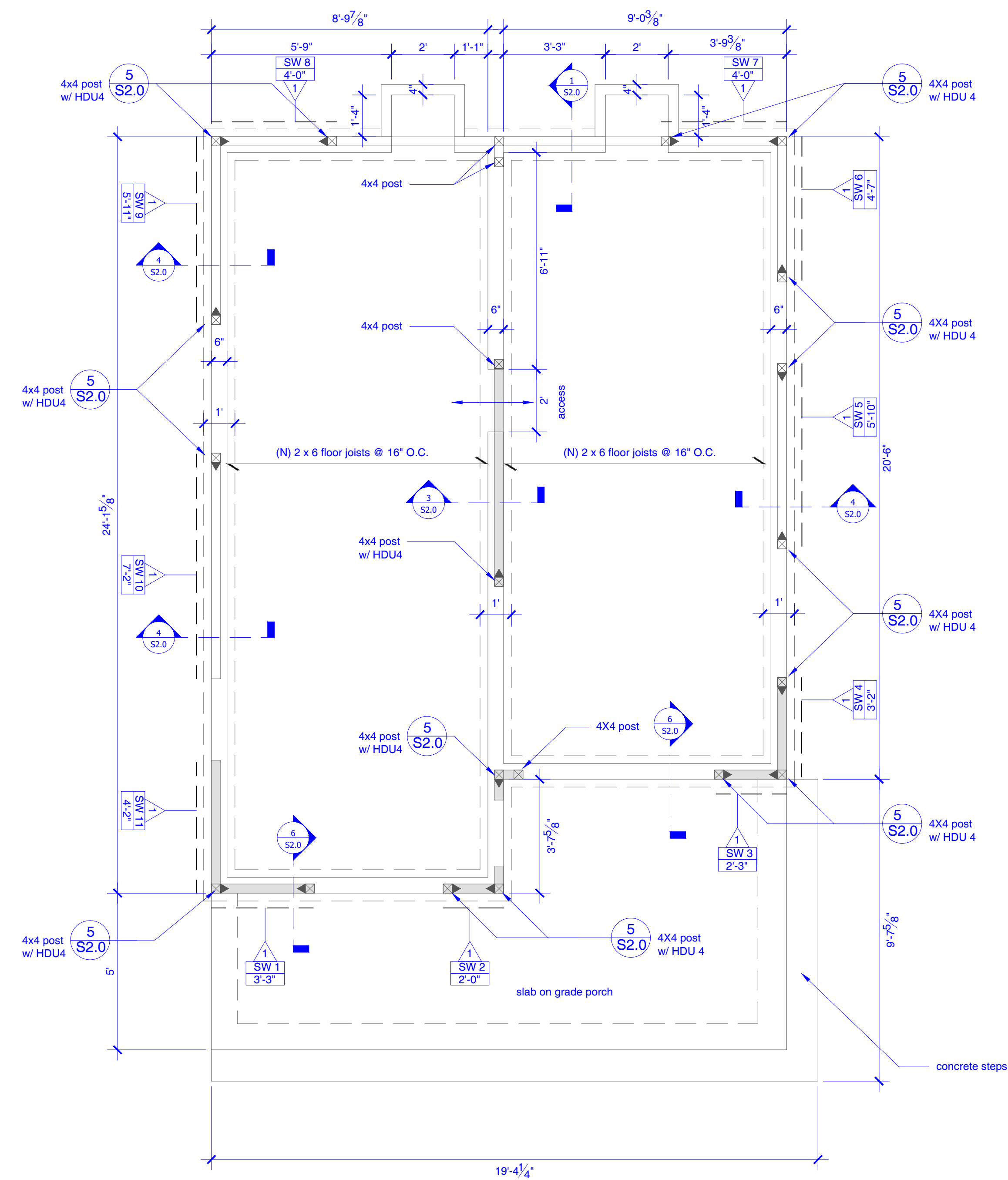
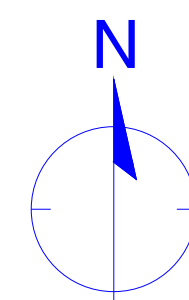
**S1.0**

scale as indicated



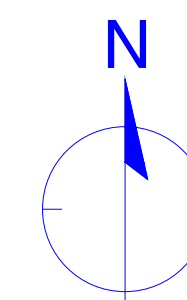
2 ROOF FRAMING PLAN

Scale: 3/8" = 1'-0"



1 FOUNDATION PLAN

Scale: 3/8" = 1'-0"

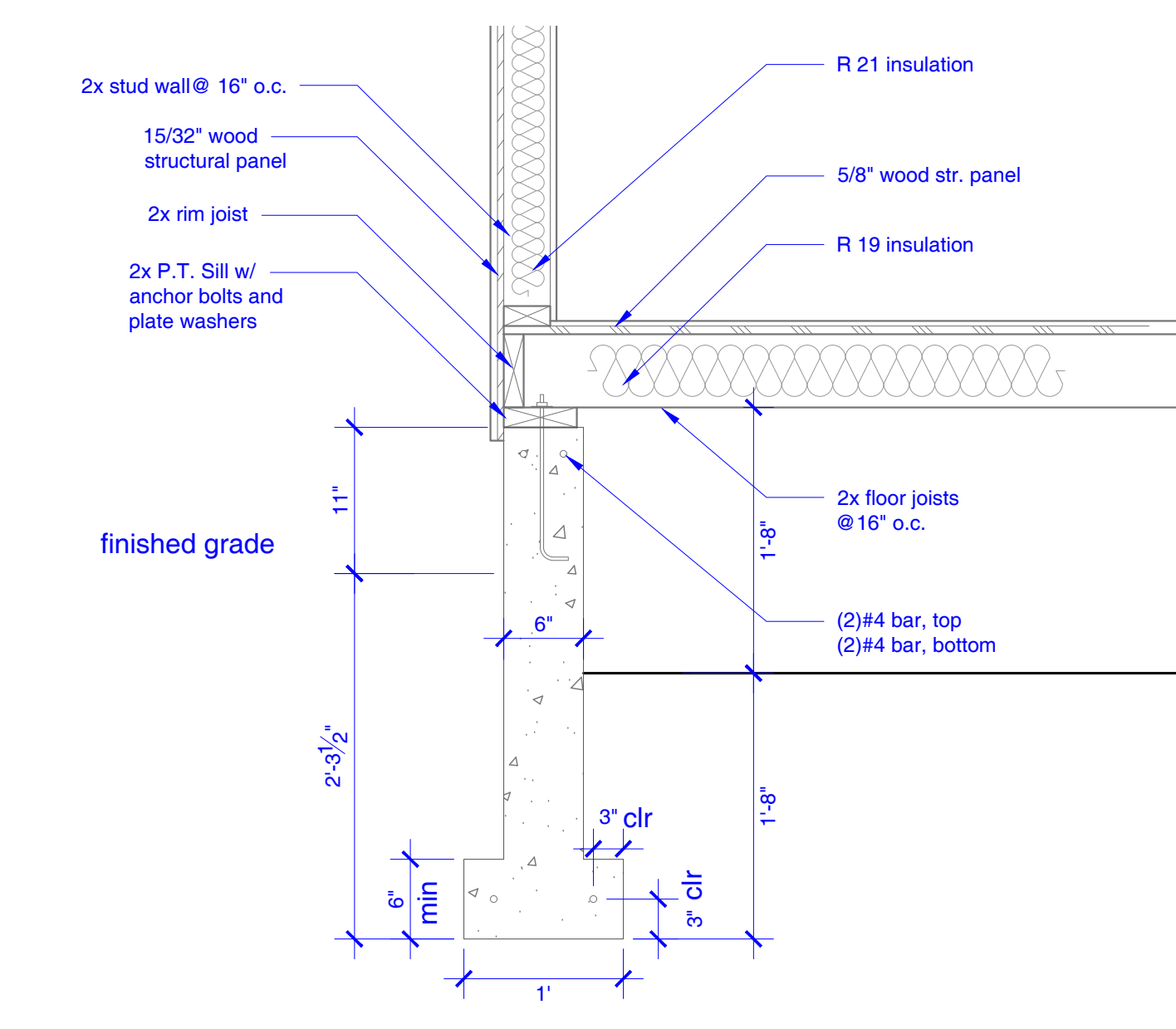


WALL LEGEND

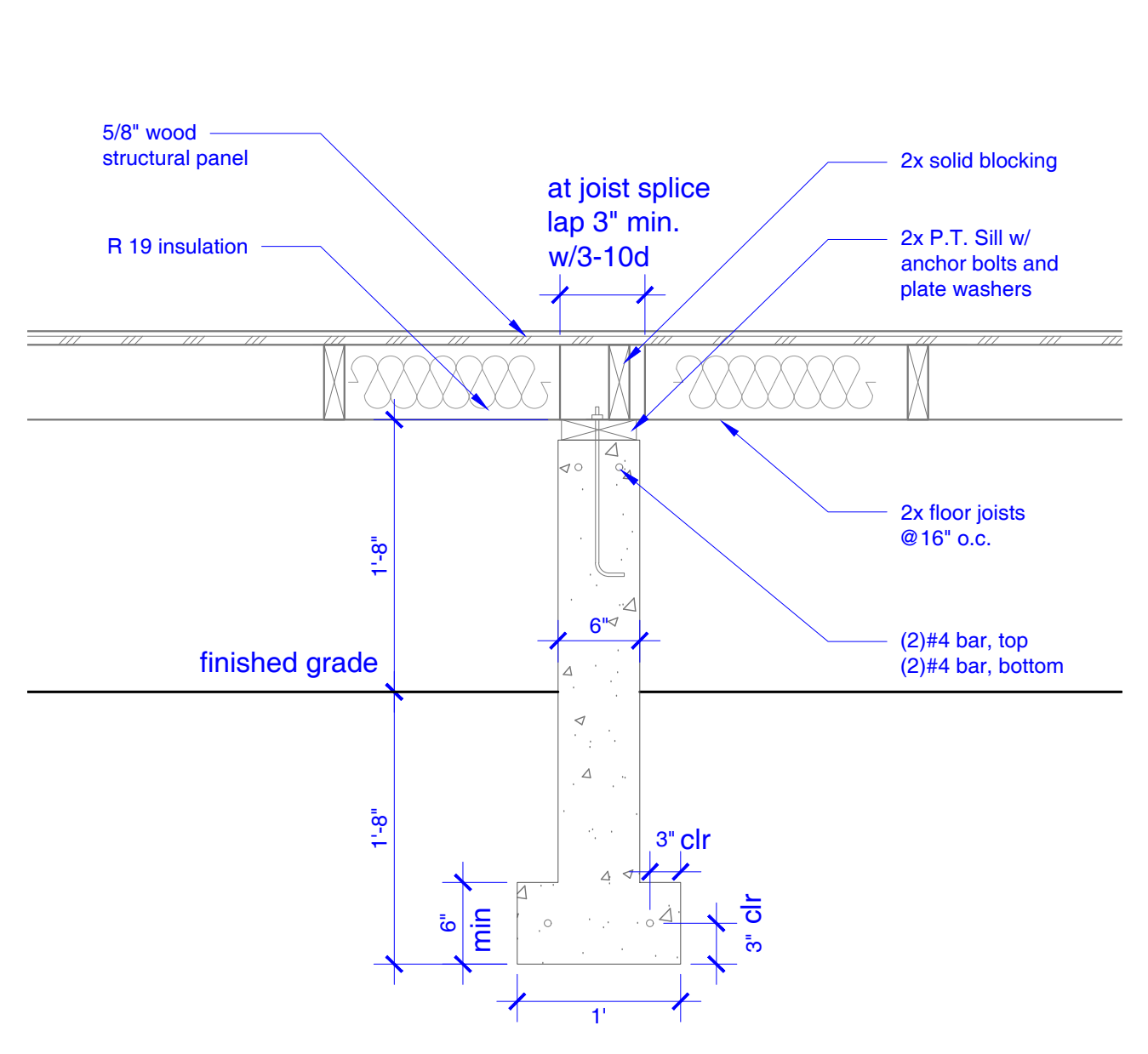
NEW 2X STUD WALL



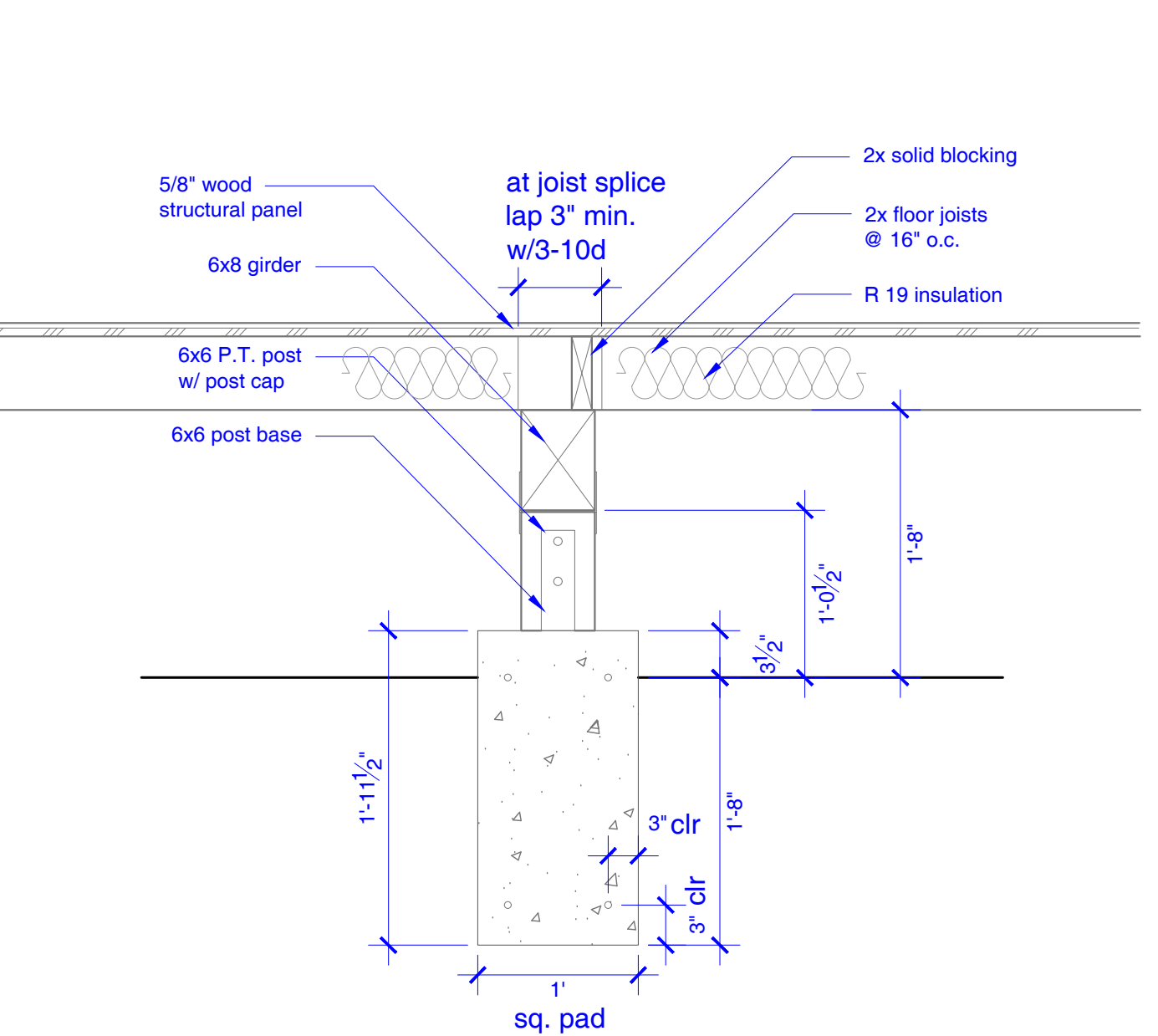
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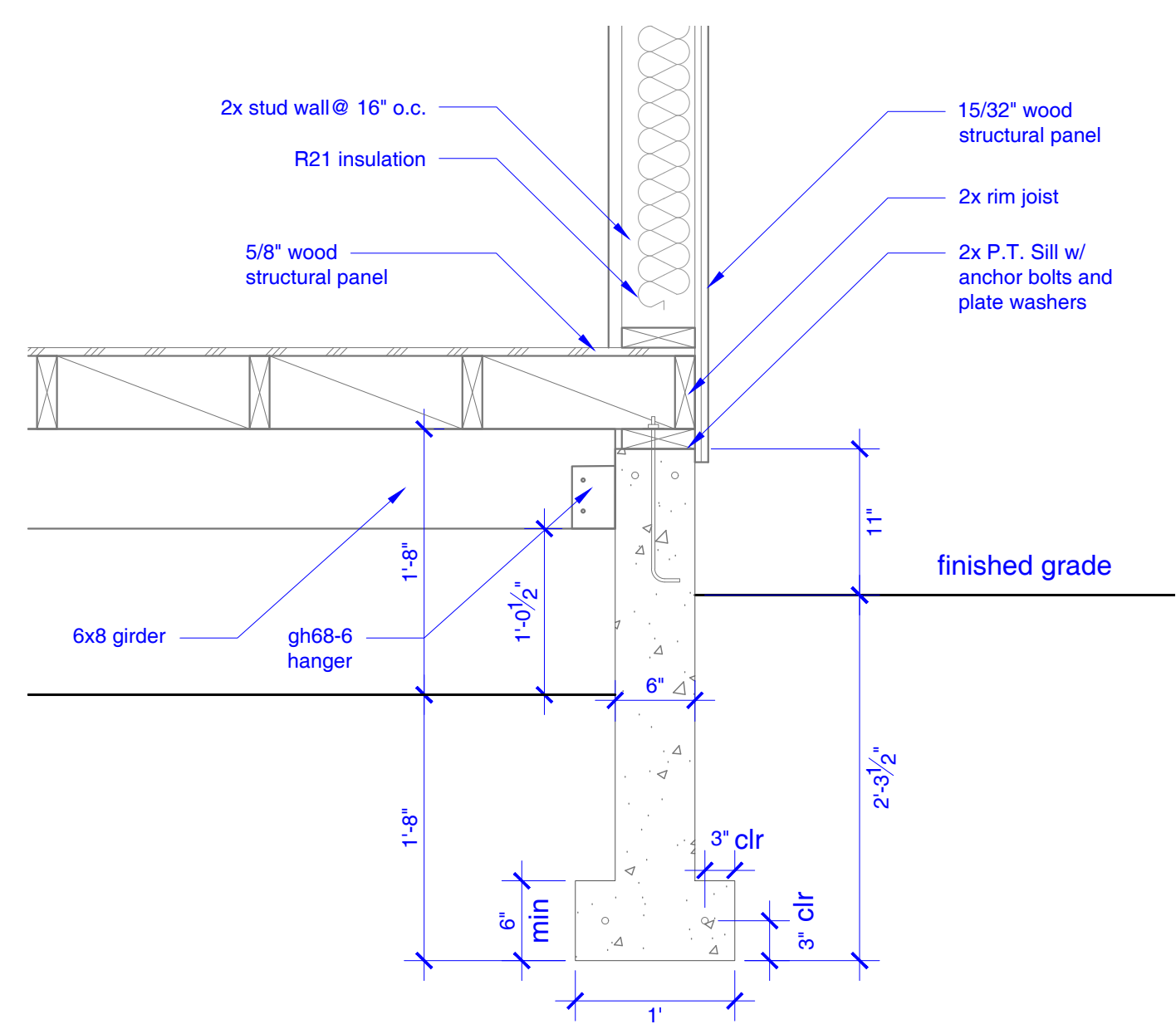
4 TYPICAL EXTERIOR FOOTING Scale: 1" = 1'-0"



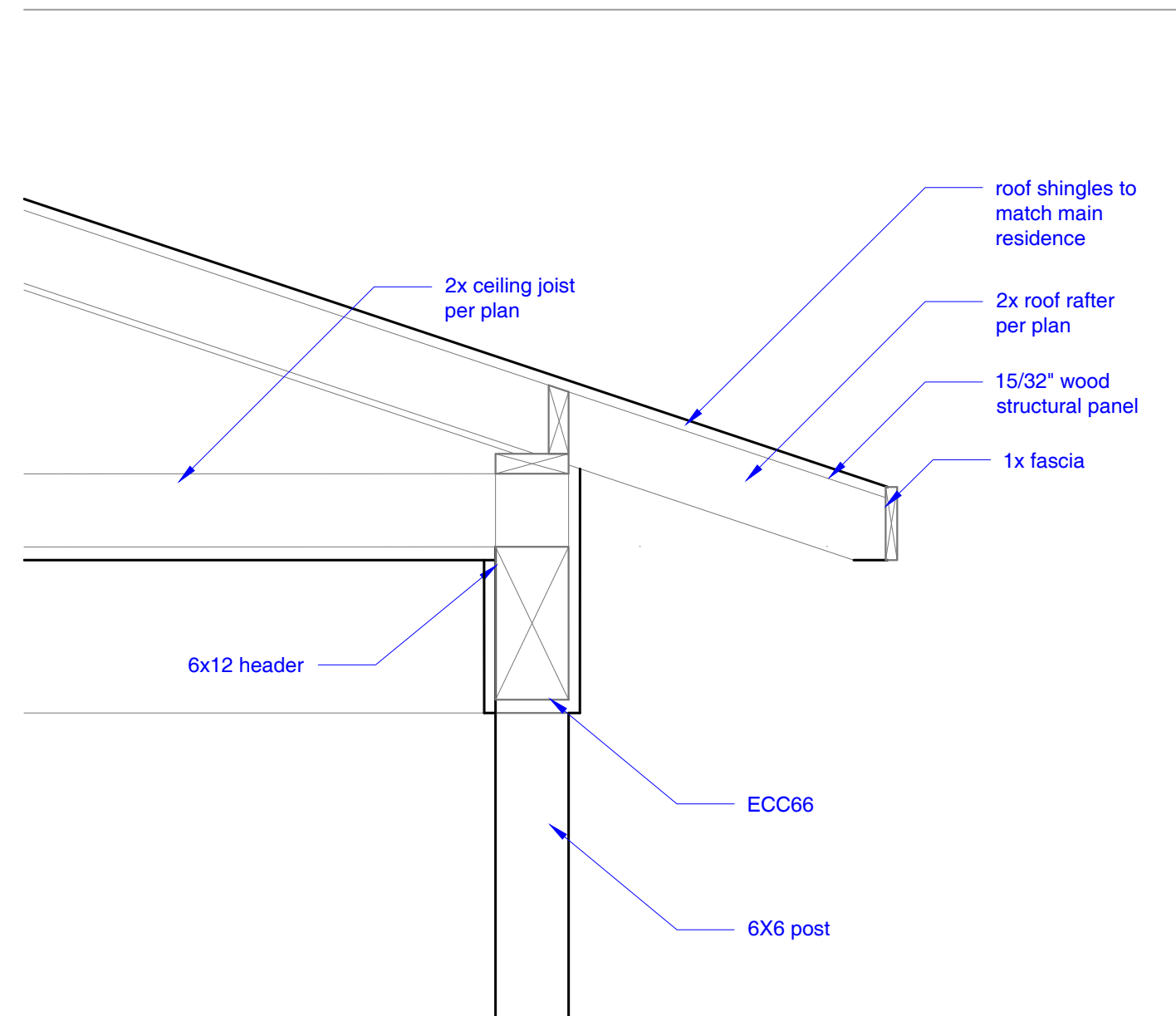
3 TYPICAL FOOTING Scale: 1" = 1'-0"



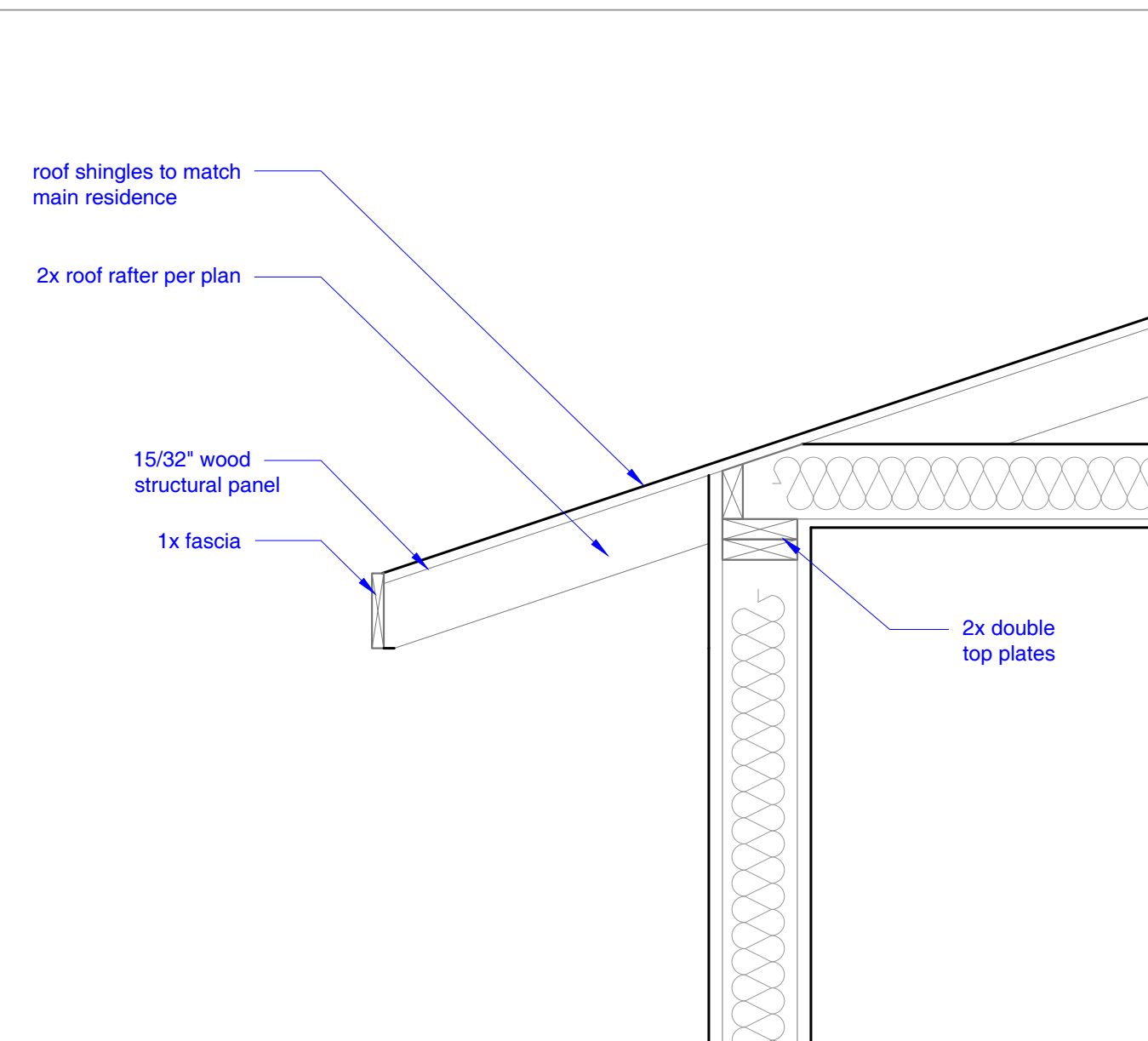
2 TYPICAL GIRDER DETAIL Scale: 1" = 1'-0"



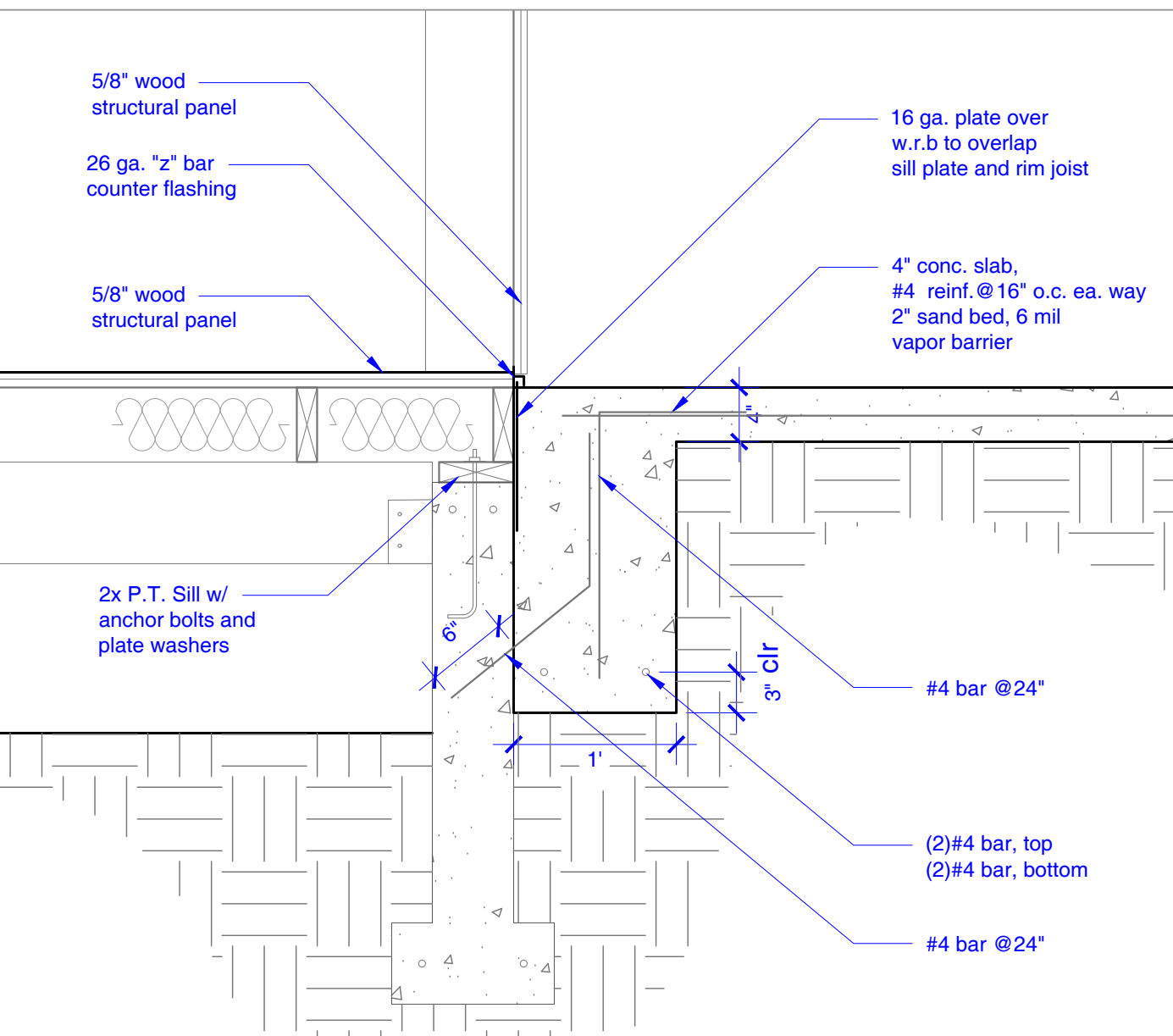
1 TYPICAL EXTERIOR FOOTING Scale: 1" = 1'-0"



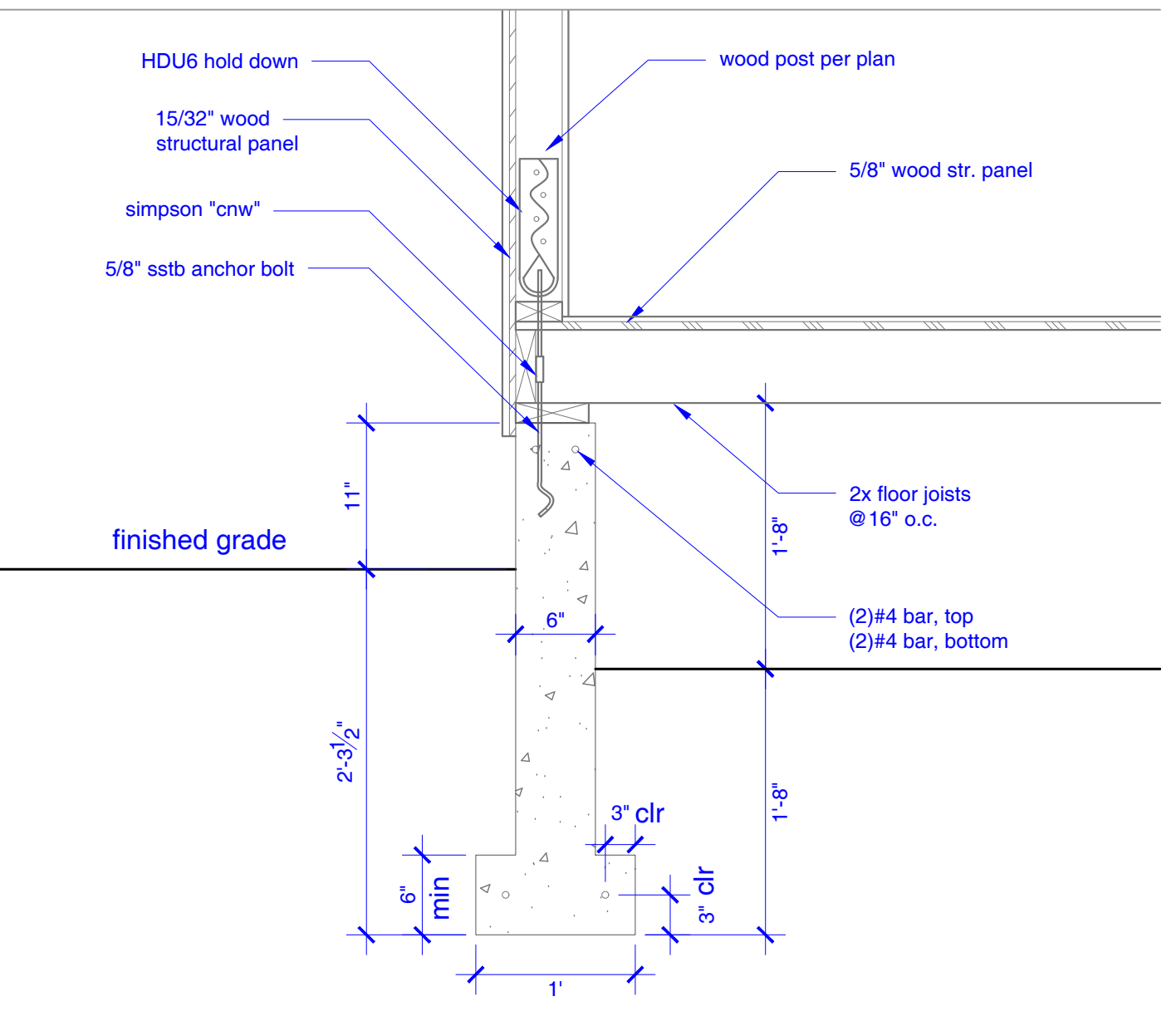
8 EAVE @ PORCH DETAIL Scale: 1" = 1'-0"



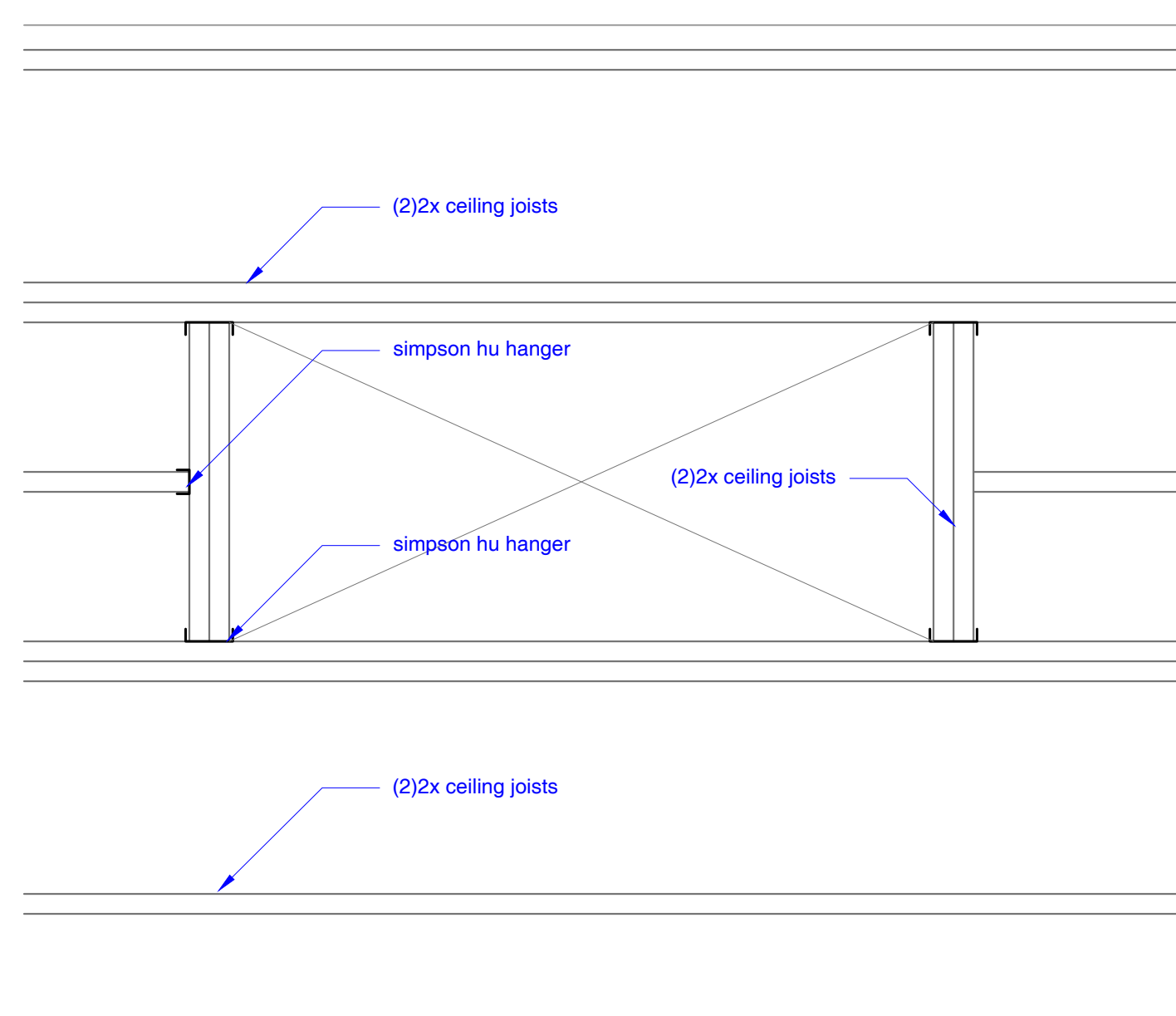
7 TYPICAL EAVE DETAIL Scale: 1" = 1'-0"



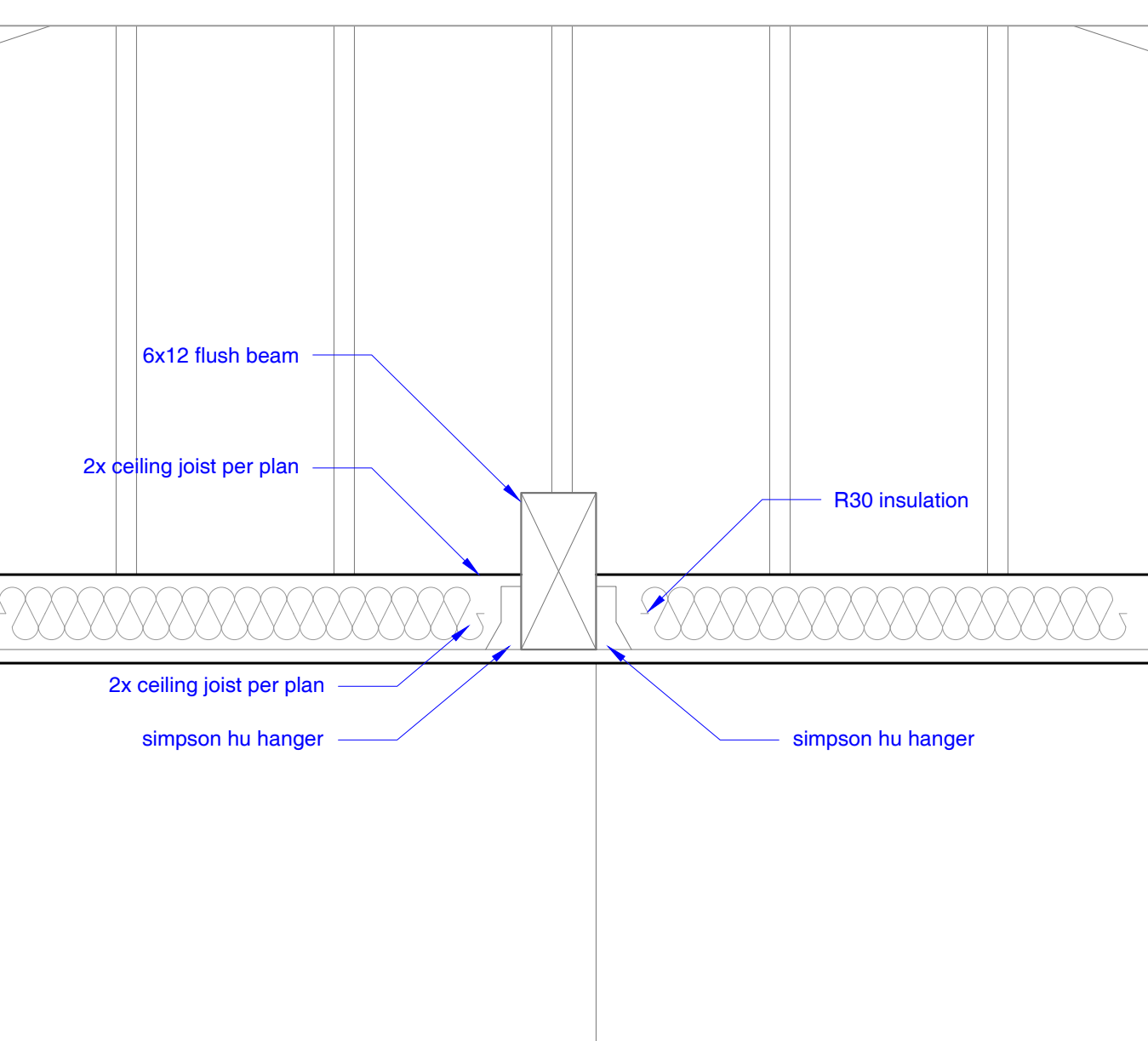
6 CONCRETE PORCH @ EXTERIOR FOOTING Scale: 1" = 1'-0"



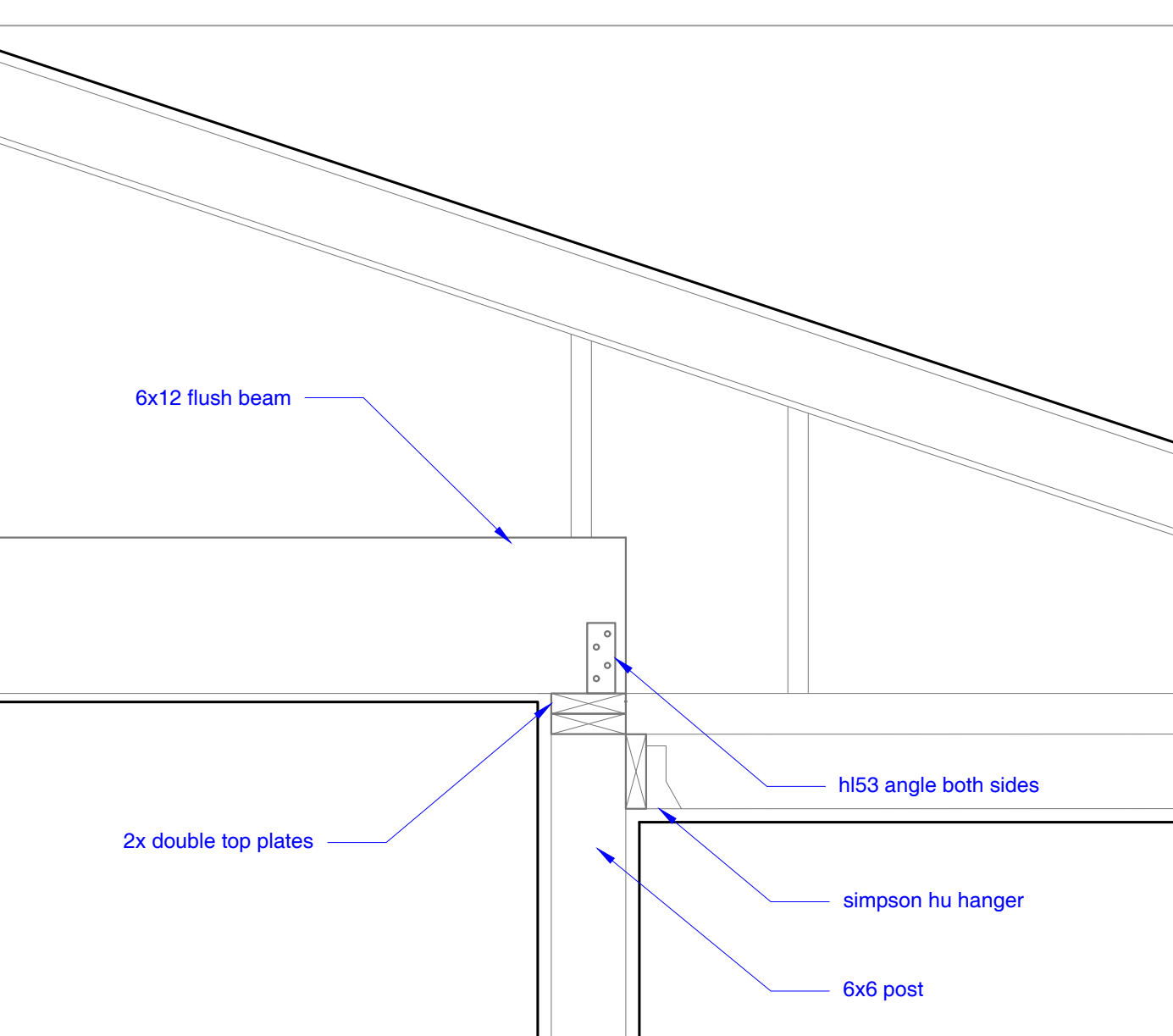
5 HOLDOWN DETAIL Scale: 1" = 1'-0"



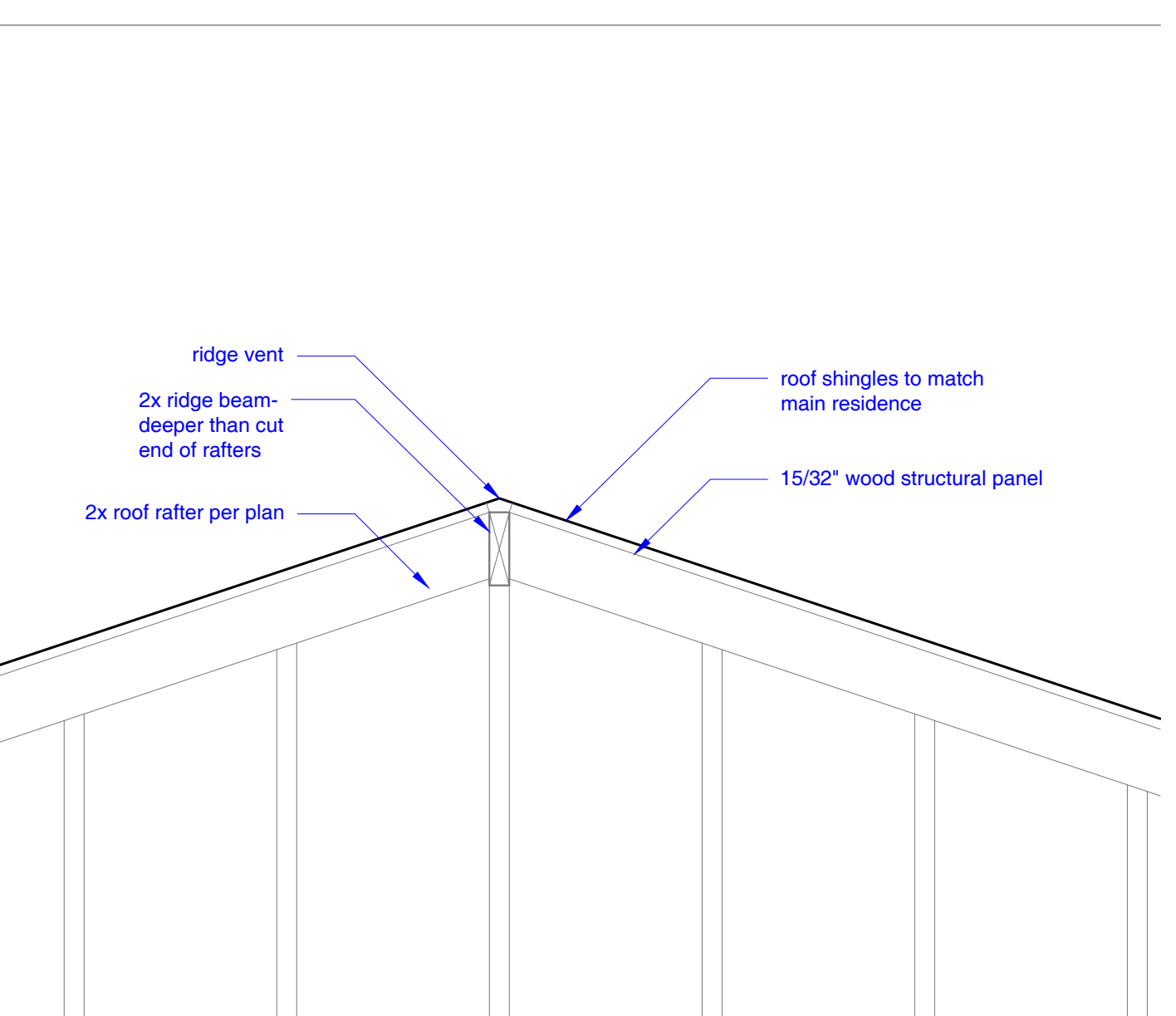
12 TYPICAL CEILING OPENING FRAMING DETAIL Scale: 1" = 1'-0"



11 CEILING JOISTS @ BEAM DETAIL Scale: 1" = 1'-0"



10 BEAM @ POST DETAIL Scale: 1" = 1'-0"



9 TYPICAL RIDGE DETAIL Scale: 1" = 1'-0"

**COAB** DEVELOPMENT 297 GARFIELD AVE POMONA, CA 91767 323.377.5869

coabdevelopment@gmail.com

PROJECT NAME: DOMINGUEZ RESIDENCE ADU

PROJECT ADDRESS: 571 E. MCKINLEY POMONA, CA. 91767

CLIENT NAME: SUGEY & ALBERT DOMINGUEZ

CLIENT ADDRESS: 573 E. MCKINLEY POMONA, CA. 91767

DRAWING TITLE: BUILDING SECTIONS & WINDOW & DOOR SCHEDULES

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

S2.0

scale as indicated





**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: New Accessory Dwelling Unit  
 Calculation Date/Time: 2023-09-20T10:06:21-05:00  
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 Input File Name: 23080710.rbd22x

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GENERAL INFORMATION			
01	Project Name	New Accessory Dwelling Unit	
02	Run Title	Title 24 Analysis	
03	Project Location	573 E. McKinley Avenue	
04	City	Pomona	05 Standards Version
06	Zip code	91767	07 Software Version
08	Climate Zone	9	09 Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11 Number of Dwelling Units
12	Project Scope	Newly Constructed	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft <sup>2</sup> )	0	15 Number of Stories
16	Existing Cond. Floor Area (ft <sup>2</sup> )	n/a	17 Fenestration Average U-factor
18	Total Cond. Floor Area (ft <sup>2</sup> )	393	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area
22	Fuel Type	All electric	23 Occupancy U

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 223-P0101004568-000-000-0000000-0000  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Registration Date/Time: 2023-09-25 08:57:13  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 HERS Provider: CalCERTS, Inc.  
 Report Generated: 2023-09-20 08:06:59

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	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency <sup>2</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)	Source Energy (EDR1)	Efficiency <sup>2</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)
Standard Design	30.8	30.7	28.4			
Proposed Design	29.7	28.5	27.1	1.1	2.2	1.3
RESULT <sup>3</sup> : PASS						
<sup>1</sup> Efficiency EDR includes improvements like a better building envelope and more efficient equipment <sup>2</sup> Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries <sup>3</sup> Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded						
<ul style="list-style-type: none"> <li>Standard Design PV Capacity: 1.70 kWdc</li> <li>PV System(s) scaled by a factor of 1.700 to equal Reduced PV Requirement of 1.7 kWdc</li> </ul>						

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTOD/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTOD/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.07	0.51	1.34	9.95	-1.27	-9.44
Space Cooling	2.77	56.92	1.83	48.41	0.94	8.51
IAQ Ventilation	0.53	5.52	0.53	5.52	0	0
Water Heating	4.02	42.3	3.02	33.7	1	8.6
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	7.39	105.25	6.72	97.58	0.67	7.67
Photovoltaics	-4.89	-145.5	-4.89	-144.45		
Battery			0	0		
Flexibility						
Indoor Lighting	1.34	12.61	1.34	12.61		
Appl. & Cooking	8.96	106.35	8.81	104.94		
Plug Loads	9.19	93.45	9.19	93.45		
Outdoor Lighting	0.24	2.11	0.24	2.11		
<b>TOTAL COMPLIANCE</b>	<b>22.23</b>	<b>174.27</b>	<b>21.41</b>	<b>166.24</b>		

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft <sup>2</sup> - yr)	Proposed Design (kBtu/ft <sup>2</sup> - yr)	Compliance Margin (kBtu/ft <sup>2</sup> - yr)	Margin Percentage
Gross EUI <sup>1</sup>	38.57	36.45	2.12	5.5
Net EUI <sup>2</sup>	13.4	11.28	2.12	15.82

Notes  
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.  
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.7		Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
<ul style="list-style-type: none"> <li>PV System: 1.7 kWdc</li> <li>PV exception 2: No PV required when minimum PV size (Section 150.1(c)(14) &lt; 1.8 kWdc (1.7 kW)</li> <li>Insulation below roof deck</li> <li>Window overhangs and/or fins</li> <li>Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed</li> </ul>	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
<ul style="list-style-type: none"> <li>Quality insulation installation (QII)</li> <li>Indoor air quality ventilation</li> <li>Kitchen range hood</li> <li>Verified Refrigerant Charge</li> <li>Verified heat pump rated heating capacity</li> </ul>	

Registration Number: 223-P0101004568-000-000-0000000-0000  
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BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
New Accessory Dwelling Unit	393	1	1	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status
New ADU	Conditioned	Heating/Cooling1	393	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft <sup>2</sup> )	Tilt (deg)
North Frame Wall	New ADU	R-15 Wall	0	Back	148	0	90
East Frame Wall	New ADU	R-15 Wall	90	Right	184	31.5	90
South Frame Wall	New ADU	R-15 Wall	180	Front	148	56	90
West Frame Wall	New ADU	R-15 Wall	270	Left	184	21.5	90
R-30 Roof A	New ADU	R-38 Roof Attic HP	n/a	n/a	196.5	n/a	n/a
R-30 Roof A 2	New ADU	R-38 Roof Attic HP	n/a	n/a	196.5	n/a	n/a
Raised Floor	New ADU	R-19 Floor Raised Foundat	n/a	n/a	393	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic New ADU	Attic Roof/New ADU	Ventilated	4	0.1	0.85	No	No

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	East Frame Wall	Right	90			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window B	Window	East Frame Wall	Right	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window C	Window	East Frame Wall	Right	90			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
Door 101	Window	South Frame Wall	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
Window A 2	Window	South Frame Wall	Front	180	4	4	1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window D	Window	West Frame Wall	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
Window E	Window	West Frame Wall	Left	270			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen

OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang				Left Fin				Right Fin				
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window A 2	10	0.1	10	10	0	0	0	0	0	0	0	0	0

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**COAB** 297 GARFIELD AVE  
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PROJECT NAME:  
 DOMINGUEZ RESIDENCE ADU

PROJECT ADDRESS:  
 571 E. McKinley  
 POMONA, CA. 91767

CLIENT NAME:  
 SUGEY & ALBERT  
 DOMINGUEZ

CLIENT ADDRESS:  
 573 E. McKinley  
 POMONA, CA. 91767

DRAWING TITLE:  
 TITLE 24

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

EN1.0

scale as indicated

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Attic Roof/New ADU	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-19	None / 0	0.055	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R-19 Floor Raised Foundat	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-38 Roof Attic HP	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-38	None / None	0.026	Over Ceiling Joists: R-23.7 Insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

Registration Number: 223-P0101004568-000-000-0000000-0000  
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01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH37550 (40 gal, JA13)	Outside	New ADU	New ADU

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Heating/Cooling1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

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01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification
				HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER			
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	10.3	18000	13600	EER2SEER2	22.9	12.9	Not Zonal	Single Speed	Heat Pump System 1-HERS-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-HERS-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	27	0.35	Exhaust	No	n/a / n/a	No	Yes	

**PROJECT NOTES**  
 Attached Heating & Cooling load summary is submitted as part of the calculations required by the current regulations. DO NOT USE FOR ACTUAL HEATING & AC DESIGN.  
 NOTE:  
 Please note, when garage/non-habitable space is converted to an ADU, refer to California Energy Commission Blueprint #122, Blueprint #123 and Blueprint #130 for clarification (Blueprint#122: <http://www.energy.ca.gov/2018publications/CEC-400-2018-007/CEC-400-2018-007.pdf>, Blueprint#123 <http://www.energy.ca.gov/2018publications/CEC-400-2018-016/CEC-400-2018-016.pdf> and Blueprint#130 <https://www2.energy.ca.gov/2020publications/CEC-400-2020-008/CEC-400-2020-008.pdf>).

Registration Number: 223-P0101004568-000-000-0000000-0000  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Registration Date/Time: 2023-09-25 08:57:13  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 HERS Provider: CalCERTS Inc.  
 Report Generated: 2023-09-20 08:06:59

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: New Accessory Dwelling Unit  
 Calculation Date/Time: 2023-09-20T10:06:21-05:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: 23080710.rbd22x

CF1R-PRF-01E  
 (Page 10 of 10)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Ken Merzanis	Documentation Author Signature: <i>Ken Merzanis</i>
Company: SCV Energy Compliance	Signature Date: 2023-09-20 15:07:42
Address: 3137 N Michael Way	CEA/HERS Certification Identification (if applicable): N/A
City/State/Zip: Las Vegas, NV 89108	Phone: 818-282-5045
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Jesus Abril	Responsible Designer Signature: <i>Jesus Abril</i>
Company: COAB Development	Date Signed: 2023-09-25 08:57:13
Address: 297 Garfield Ave	License: N/A
City/State/Zip: Pomona, CA 91767	Phone: 323-377-5869

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



Registration Number: 223-P0101004568-000-000-0000000-0000  
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**COAB** DEVELOPMENT  
 297 GARFIELD AVE  
 POMONA, CA 91767  
 323.377.5869

coabdevelopment@gmail.com

PROJECT NAME:  
DOMINGUEZ RESIDENCE ADU

PROJECT ADDRESS:  
571 E. MCKINLEY  
POMONA, CA. 91767

CLIENT NAME:  
SUGEY & ALBERT  
DOMINGUEZ

CLIENT ADDRESS:  
573 E. MCKINLEY  
POMONA, CA. 91767

DRAWING TITLE:  
TITLE 24

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

Drawn By: J.Abril *J. Abril*

Checked By: J.Abril

EN1.1

scale as indicated



### 2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Building Envelope, Fireplaces, Space Conditioning, and Solar Readiness.

5/6/22



### 2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Pilot Lights, Cooling and Heating Loads, Clearances, Liquid Line Drier, Water Piping, Insulation Protection, Gas or Propane Water Heating Systems, Ducts and Fans, and Air Filtration.

5/6/22



### 2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Space Conditioning System Airflow Rate and Fan Efficacy, Ventilation and Indoor Air Quality, Pool and Spa Systems and Equipment, and Lighting Controls and Components.

5/6/22

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coabdevelopment@gmail.com

PROJECT NAME: DOMINGUEZ RESIDENCE ADU

PROJECT ADDRESS: 571 E. MCKINLEY, POMONA, CA. 91767

CLIENT NAME: SUGEY & ALBERT DOMINGUEZ

CLIENT ADDRESS: 573 E. MCKINLEY, POMONA, CA. 91767

DRAWING TITLE: TITLE 24

PROJECT NUMBER: 1622

Table with 3 columns: No., Description, Date. Shows major COA submission on 10/28/25 and major COA corrections on 5/18/26.

Plan Check Set

Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

EN1.2

scale as indicated



### 2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Screw based luminaires, Light Sources, Interior Switches and Controls, Multiple Controls, Energy Management Control Systems, Automatic Shutoff Controls, Dimmers, Independent controls, Residential Outdoor Lighting, Internally Illuminated address signs, Residential Garages, and Main Electrical Service Panel.

5/6/22



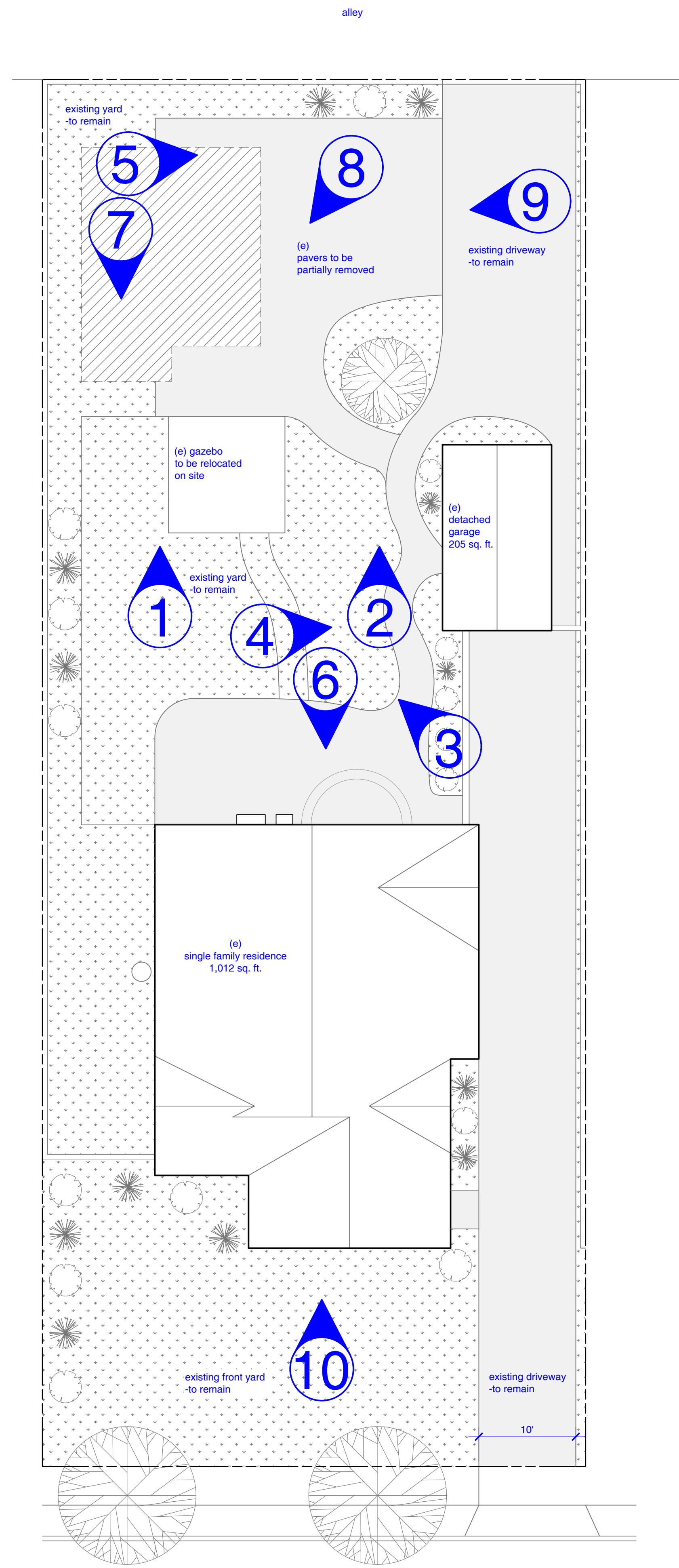
### 2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

\*Exceptions may apply.

5/6/22

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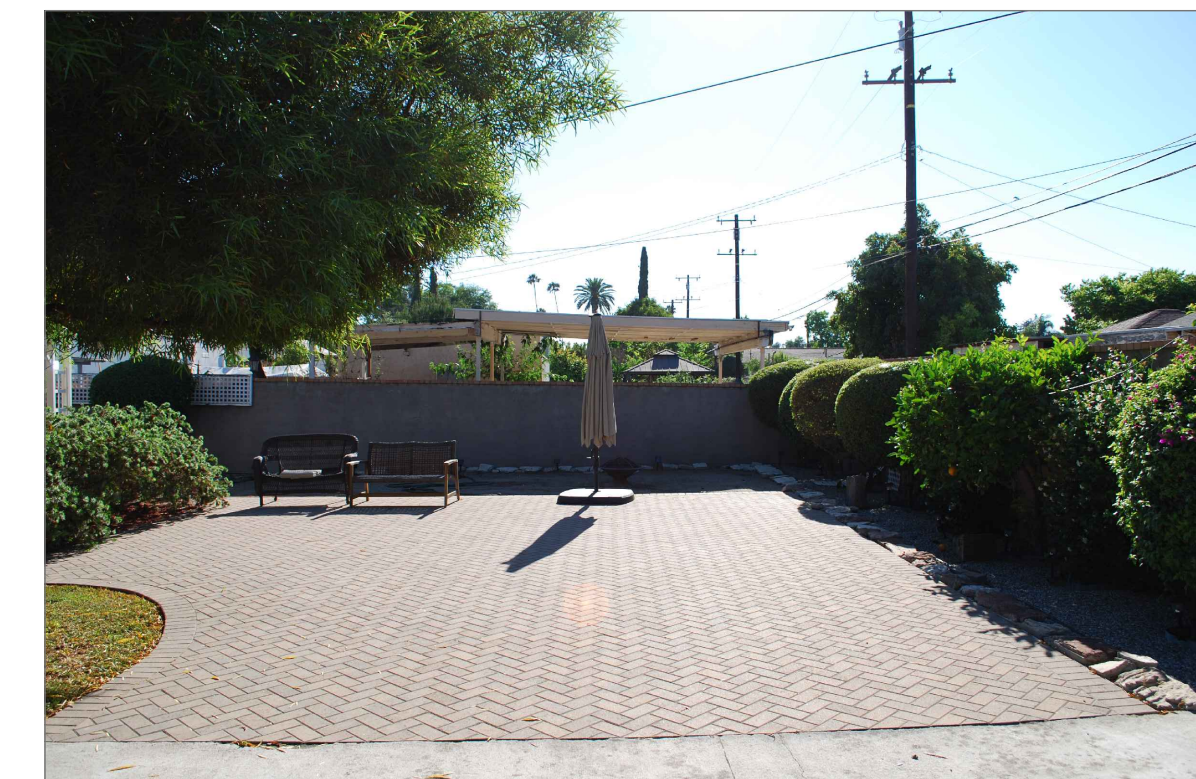
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PROJECT NAME:  
DOMINGUEZ RESIDENCE ADU

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CLIENT NAME:  
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DOMINGUEZ

CLIENT ADDRESS:  
573 E. MCKINLEY  
POMONA, CA. 91767

DRAWING TITLE:  
SITE PLAN-PHOTO LOCATIONS

PROJECT NUMBER: 1622

No.	Description	Date
1	major COA submission	10/28/25
2	major COA corrections	5/18/26

Plan Check Set

Date: 5/18/26

Drawn By: J.Abril

Checked By: J.Abril

A1.0

scale as indicated

