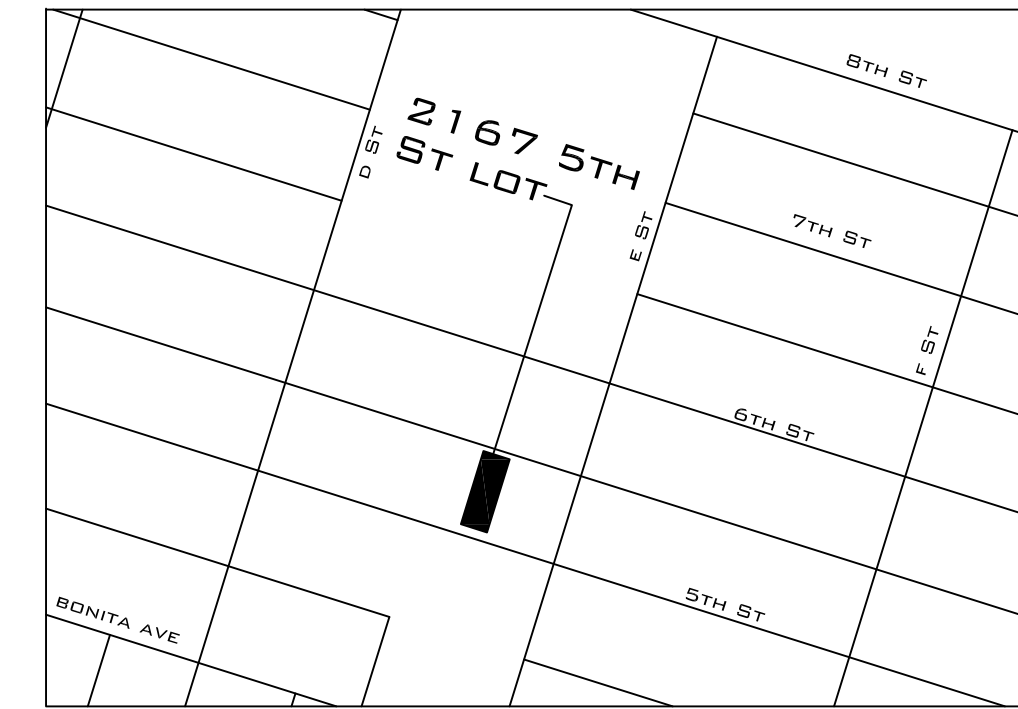


2167 5TH STREET GARAGE AND PORCH ADDITION

LOT SIZE	7,000 SF
(E) FRONT HOUSE	1,263 SF
(E) CARPORT	320 SF
(E) BACK HOUSE	953 SF
(E) BUILDING TOTAL	2,536 SF
(N) 1 CAR GARAGE	297 SF
(N) COVERED PORCH	150 SF
NEW TOTAL BLD SF	2,983 SF
EXISTING LOT COVERAGE	36%
NEW LOT COVERAGE	43%
APN	8375-015-018
SUBDIVISION	LORDSBURG
LEGAL BOOK / PAGE	18-9
MAP REFERENCE	90-D3 / 600-G3
LEGAL LOT	18
LEGAL BLOCK	29



REVISIONS

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3 SITE INFORMATION

DRAWING INDEX

T-1 TITLE SHEET
A-1 ELEVATIONS
A-2 PLANS & DETAILS
A-3 PLANS & DETAILS
A-4 PLANS & DETAILS

APPLICABLE CODES

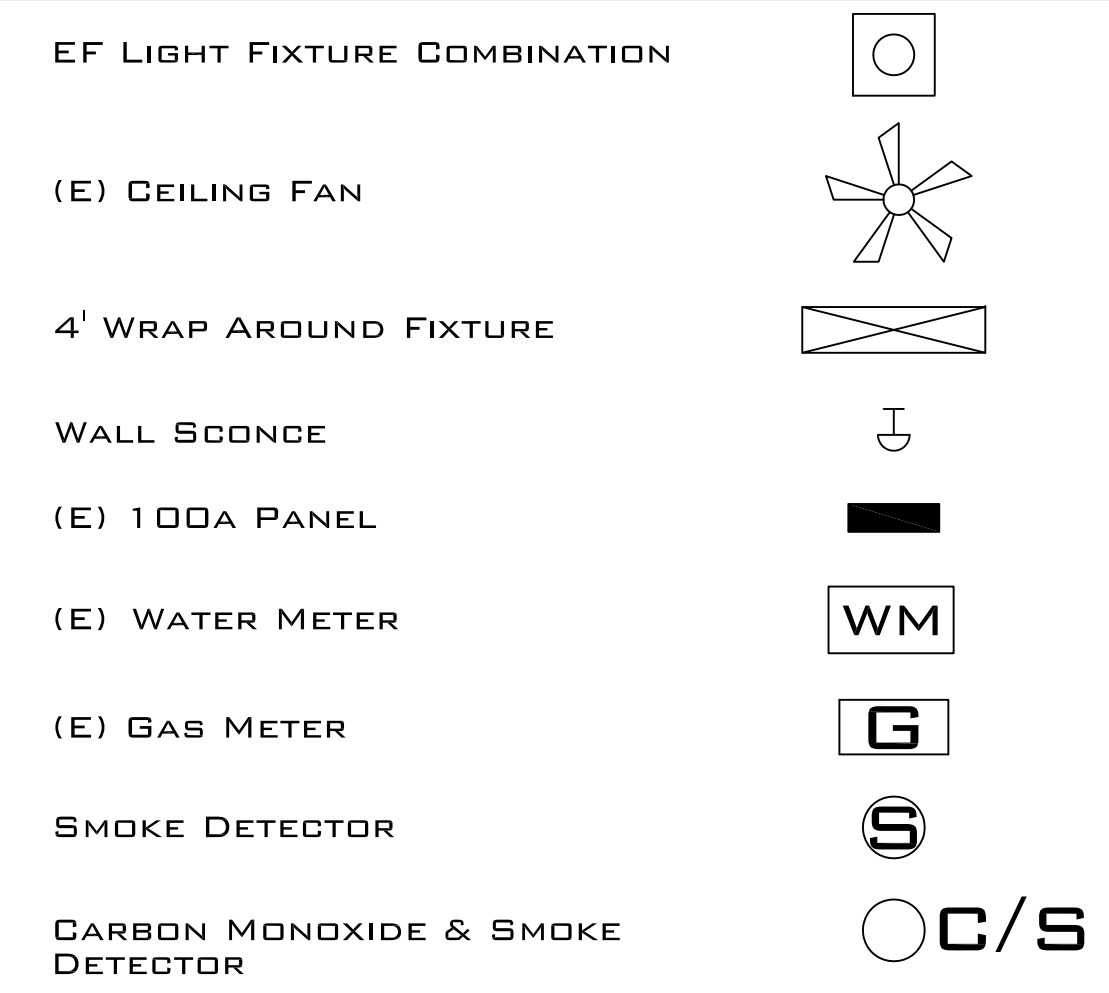
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRIC CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE

NOTES

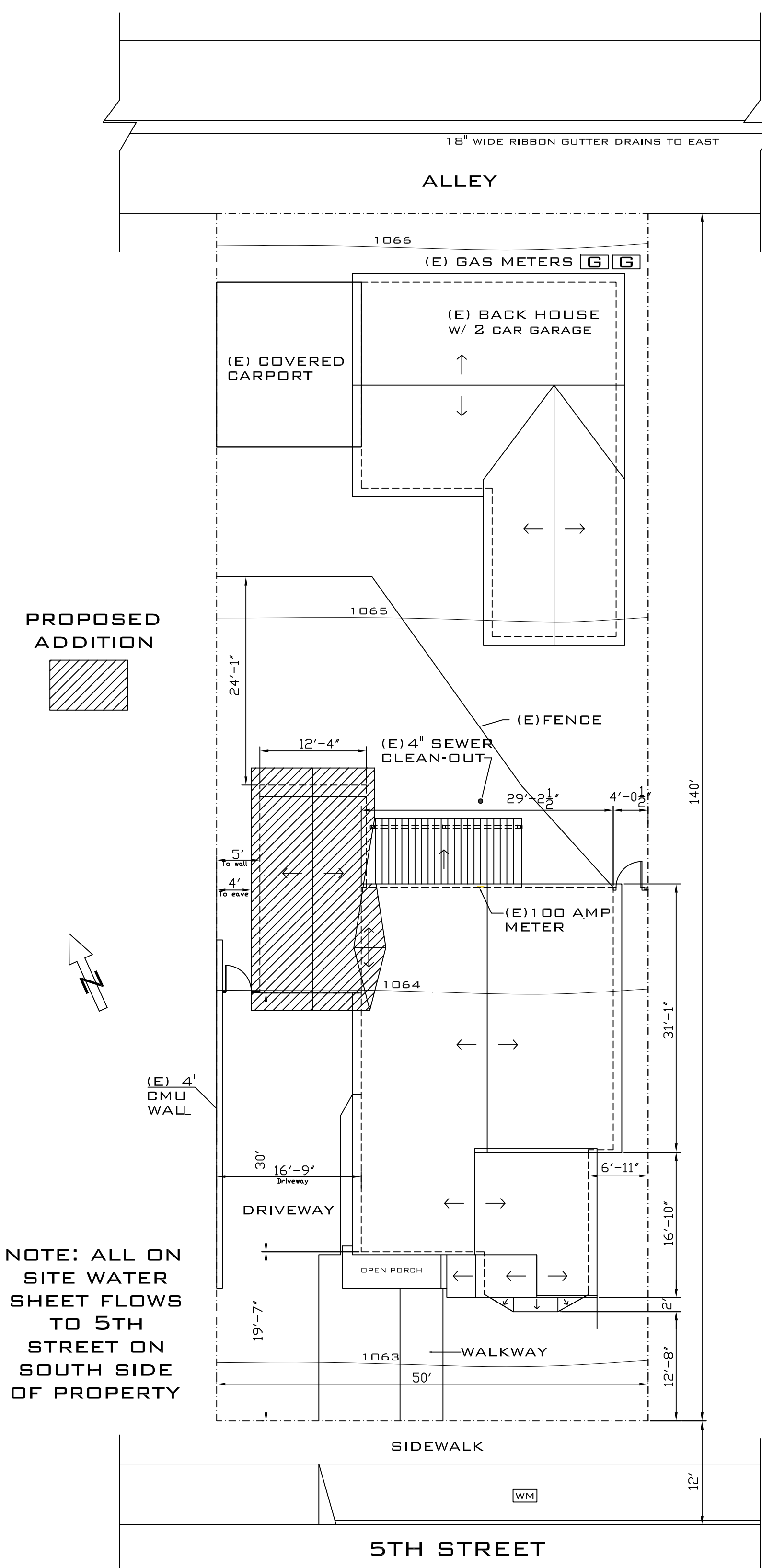
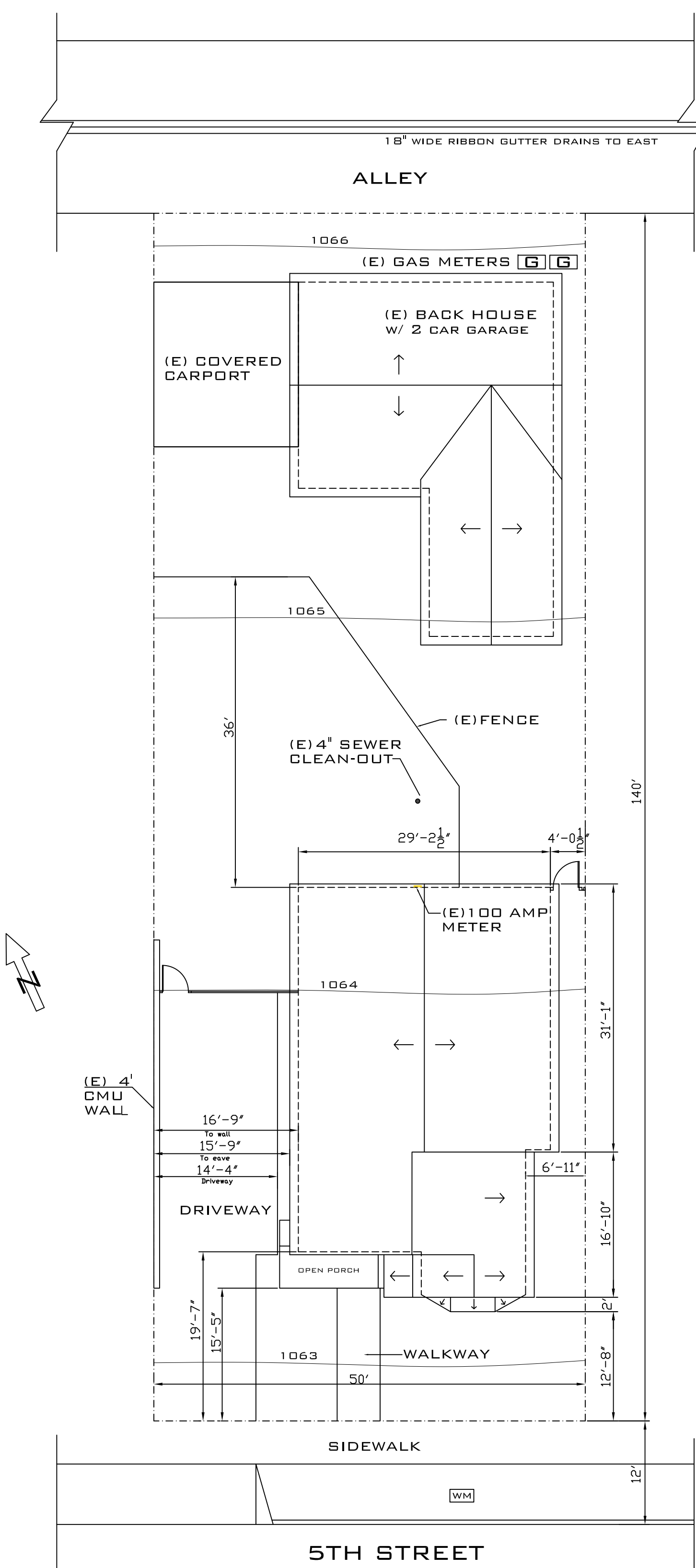
LIGHT AND VENTILATION (BEDROOM 3)
ROOM SF 153 SF
LIGHT SF 14.5 SF (9.5%) 8%REQ
VENT SF 7.25 SF (4.75%) 4%REQ

4 VICINITY MAP NTS

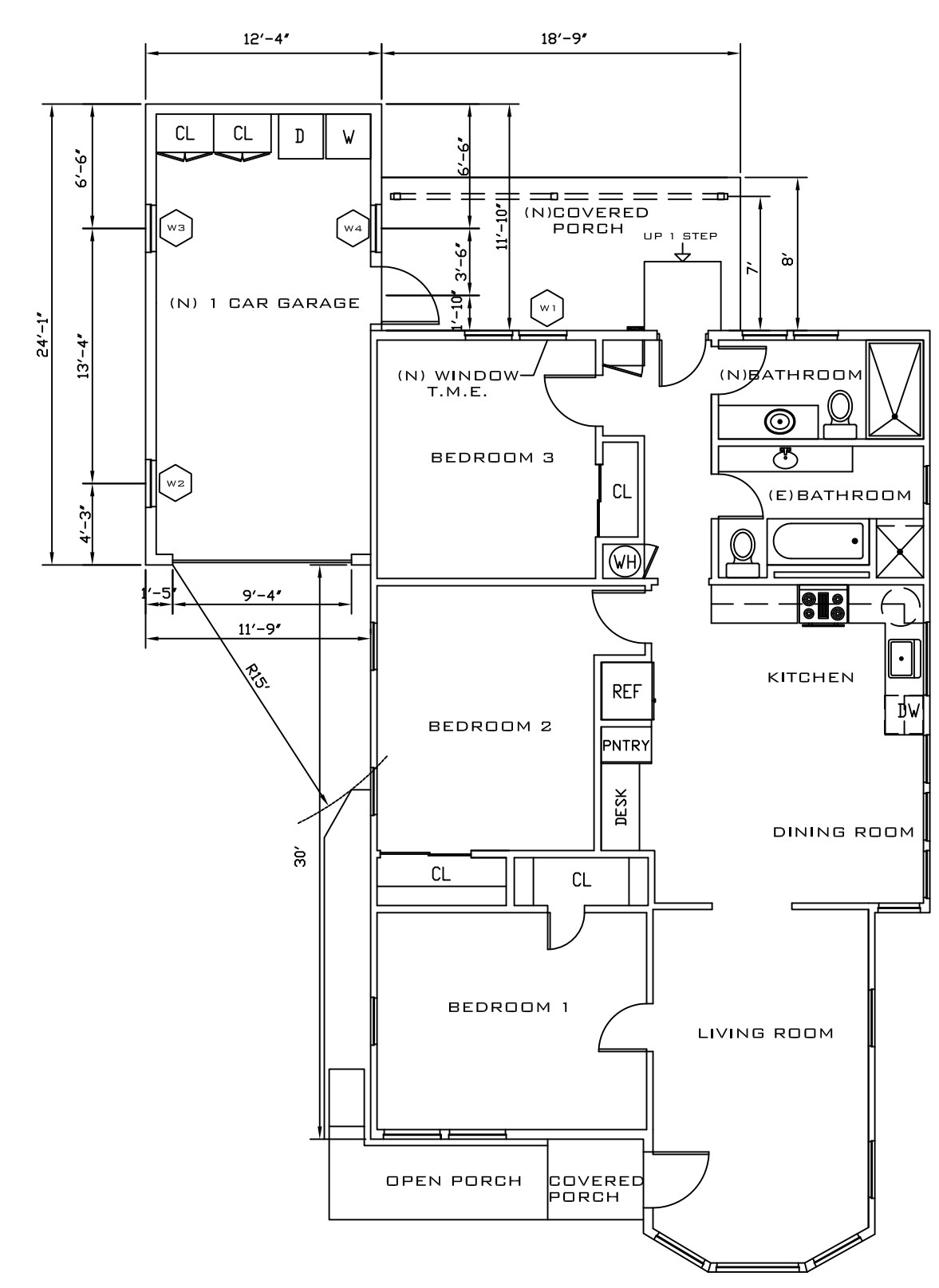
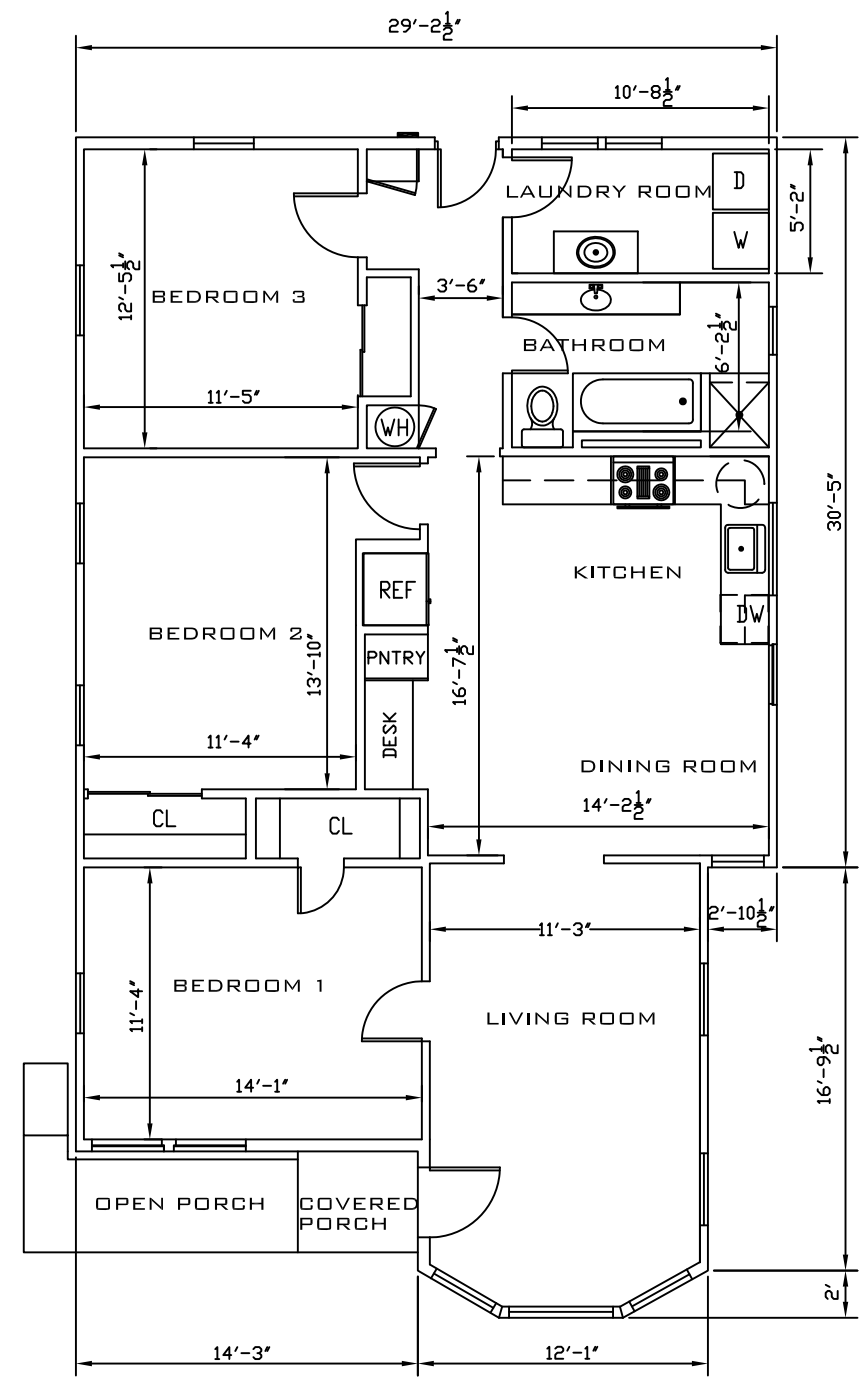


5 GENERAL NOTES

6 LEGEND



NOTE: ALL ON SITE WATER SHEET FLOWS TO 5TH STREET ON SOUTH SIDE OF PROPERTY



WINDOW SCHEDULE

WINDOW	HEIGHT	WIDTH	TYPE	MATERIAL
W1	40"	2'-5"	S-H	VINYL
W2	48"	2'-5"	S-H	VINYL
W3	48"	2'-6"	S-H	VINYL
W4	48"	2'-6"	S-H	VINYL

S-H SINGLE HUNG DUAL GLAZED

1 EXISTING SITE PLAN SCALE 3/32" = 1'-0"

2 NEW SITE PLAN SCALE 3/32" = 1'-0"

7 EXISTING FLOOR PLAN SCALE 1/8" = 1'-0"

8 NEW FLOOR PLAN SCALE 1/8" = 1'-0"

OWNER: JENERIC LLC, 373 E. Foothill Blvd., Suite 200, San Dimas, CA 91773, (909) 592-7120

PROJECT TITLE: Garage and Porch Addition, 2167 5th St, La Verne, CA 91750

SHEET TITLE: Title Sheet

Design/Build: Sea West Enterprises, Inc., San Dimas, Ca.

DRAWN BY: TJS

CHECKED BY:

DATE: 12/12/2014

JOB NO.: 11479

SHEET NUMBER: T-1

1 of 5



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JENERIC LLC
373 E. Foothill Blvd., Suite 200
San Dimas, CA 91773
(909) 592-7120

OWNER

PROJECT TITLE
**Garage and Porch
Addition**
2167 5th st
La Verne, CA 91750

SHEET TITLE

Elevations

Design/Build

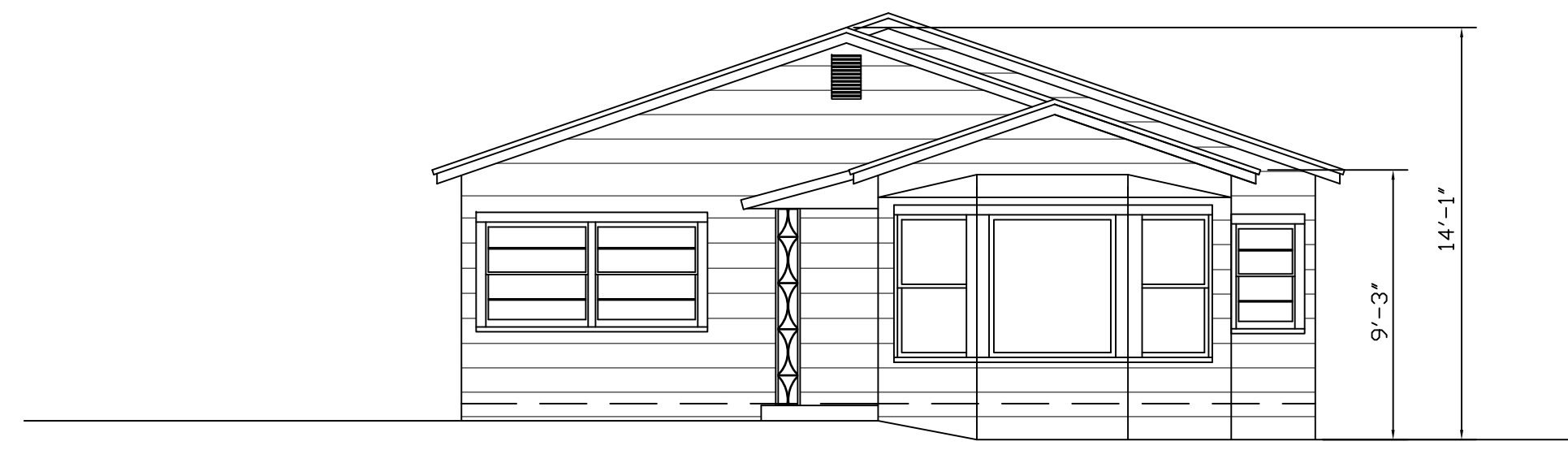
Sea West Enterprises, Inc. San Dimas, Ca.

DRAWN BY TJS
CHECKED BY
DATE 12/12/2014
JOB NO. 11479

SHEET NUMBER

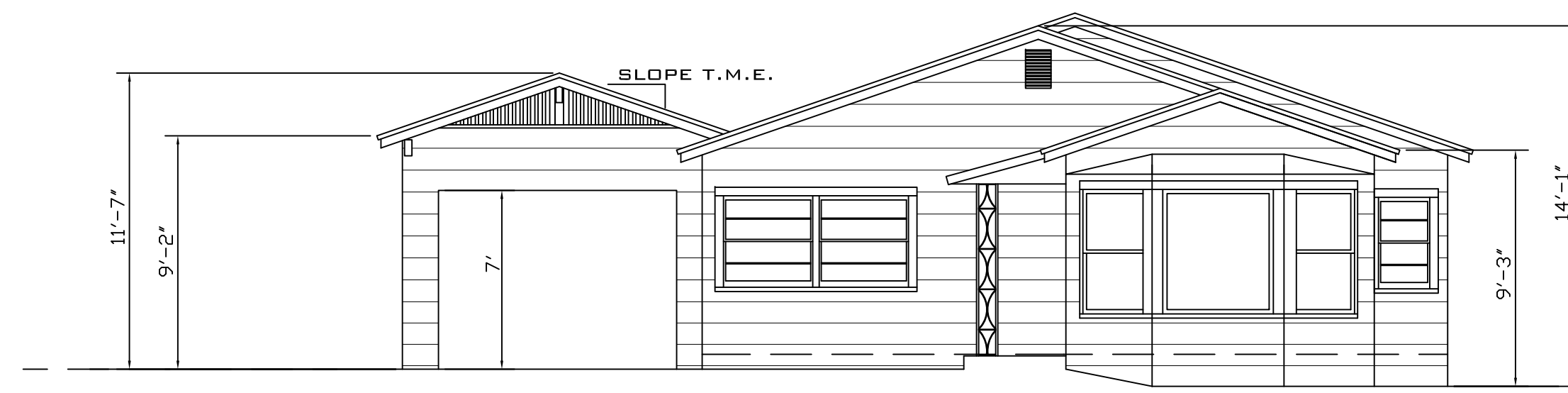
A-1

2 of 5



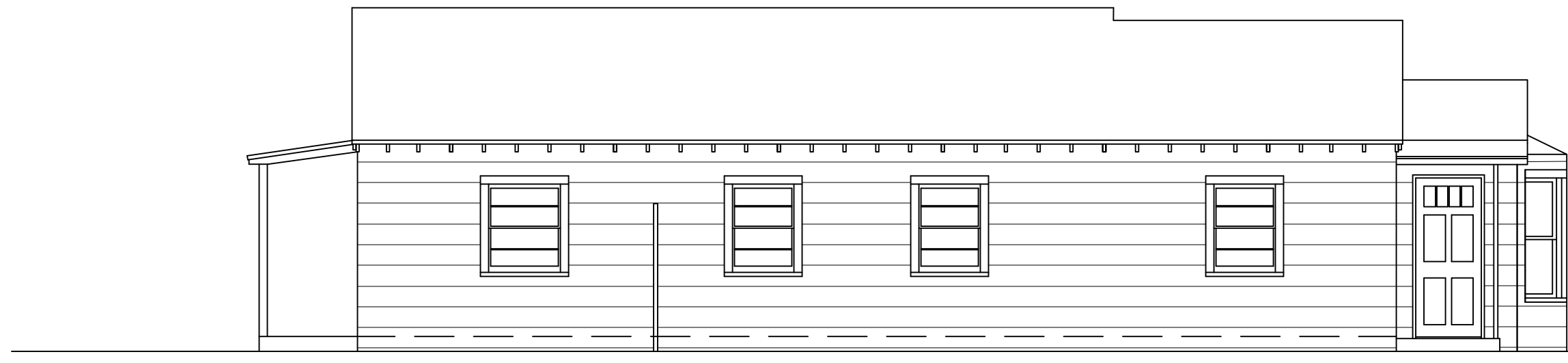
1 EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"



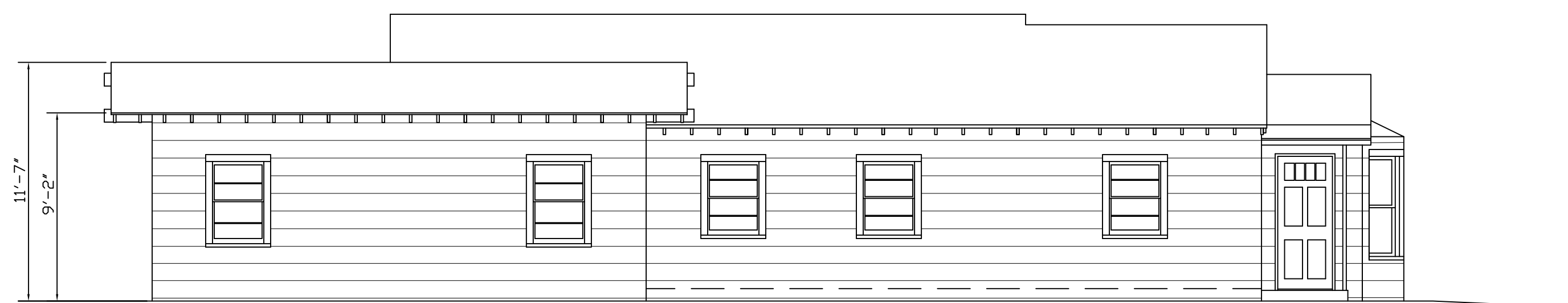
2 NEW SOUTH ELEVATION

SCALE 3/16" = 1'-0"



3 EXISTING WEST ELEVATION

SCALE 3/16" = 1'-0"



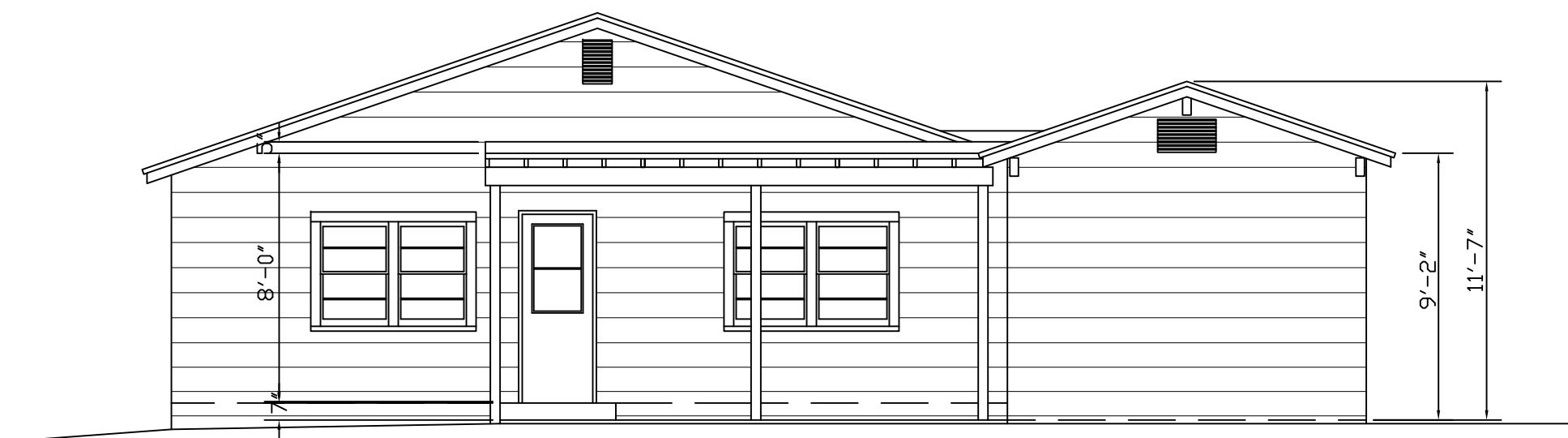
4 NEW WEST ELEVATION

SCALE 3/16" = 1'-0"



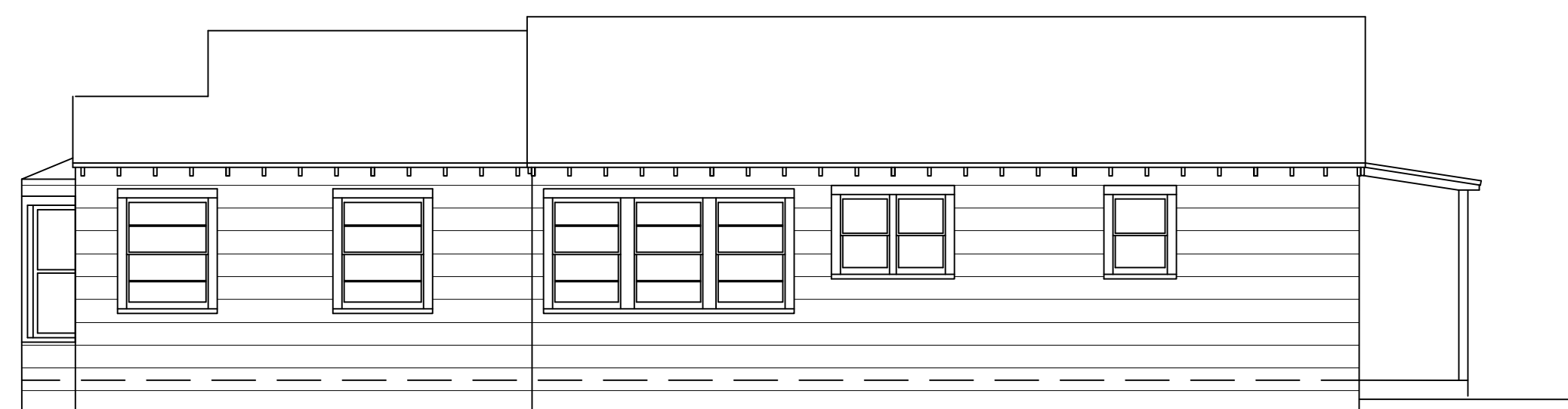
5 EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"



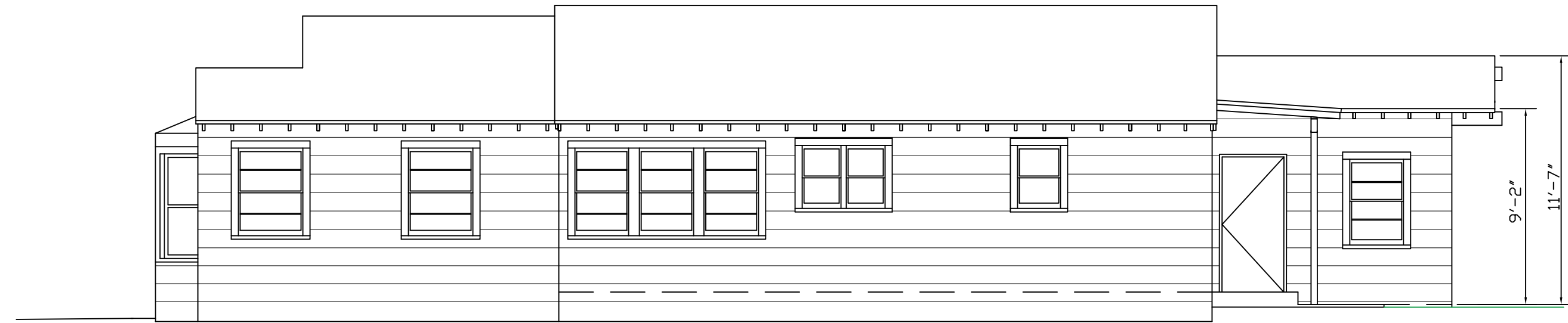
6 NEW NORTH ELEVATION

SCALE 3/16" = 1'-0"



7 EXISTING EAST ELEVATION

SCALE 3/16" = 1'-0"



8 NEW EAST ELEVATION

SCALE 3/16" = 1'-0"



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PROJECT TITLE

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SHEET TITLE

Floor Plans & Details
 Design/Build
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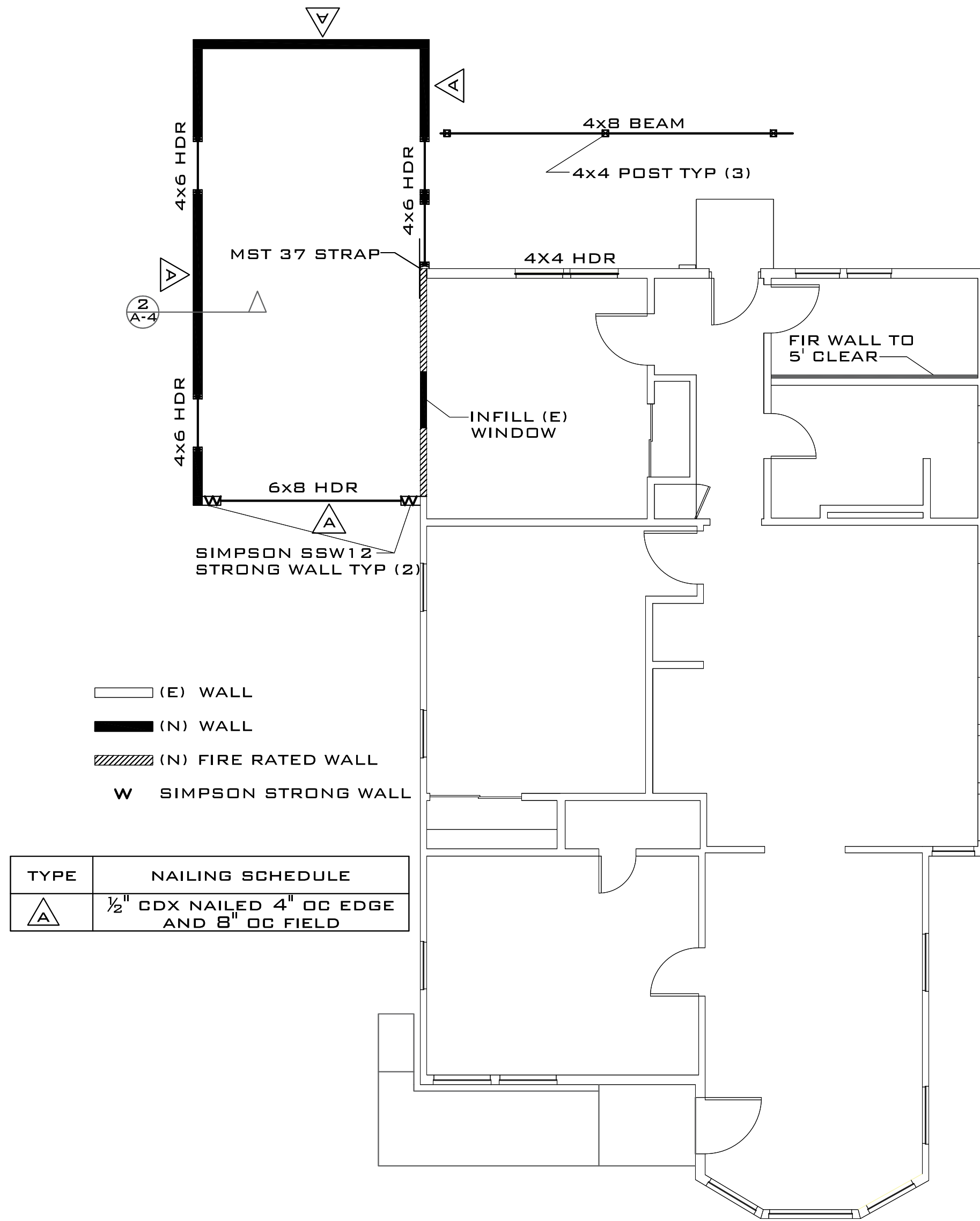
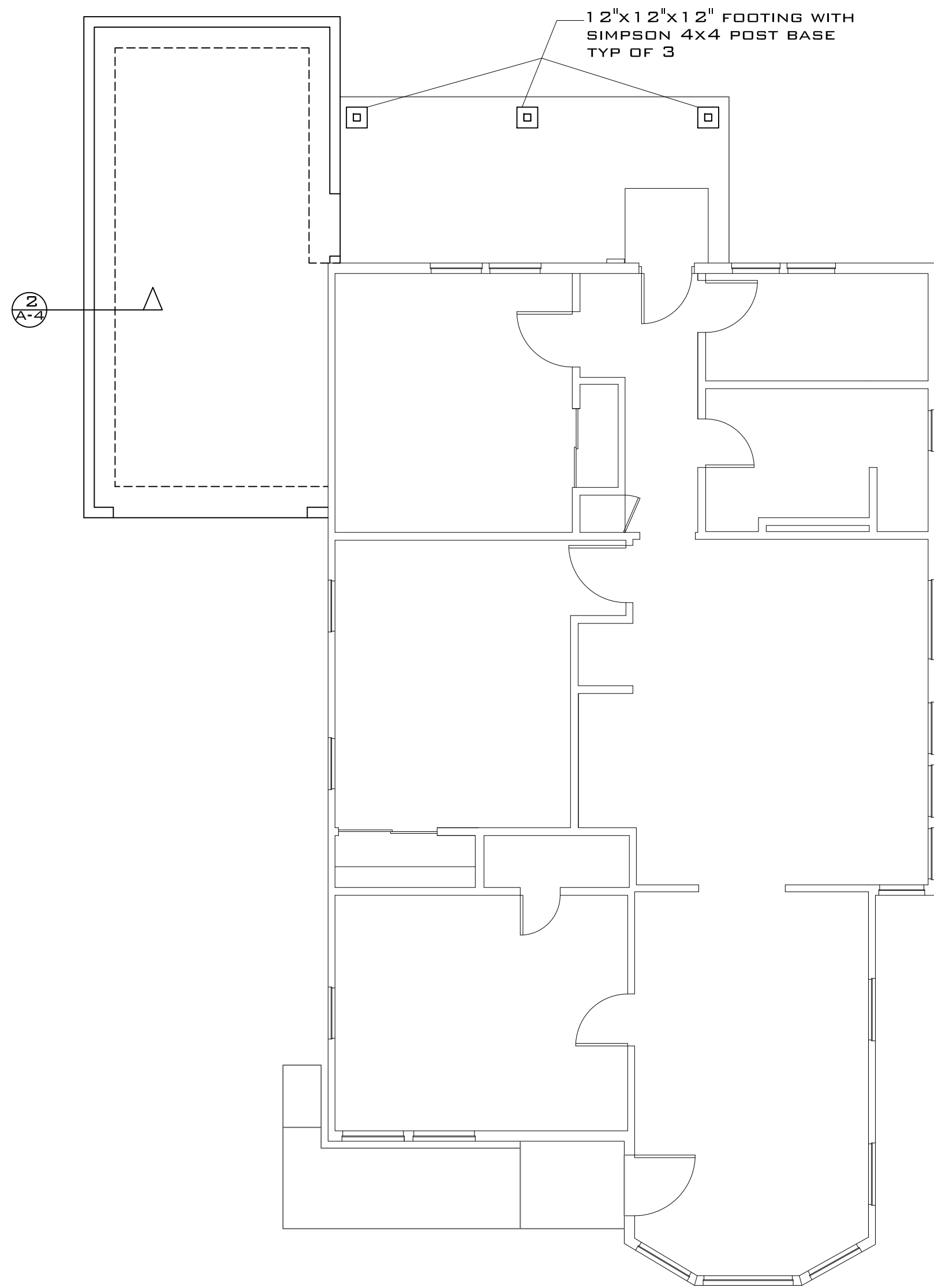
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11479

SHEET NUMBER

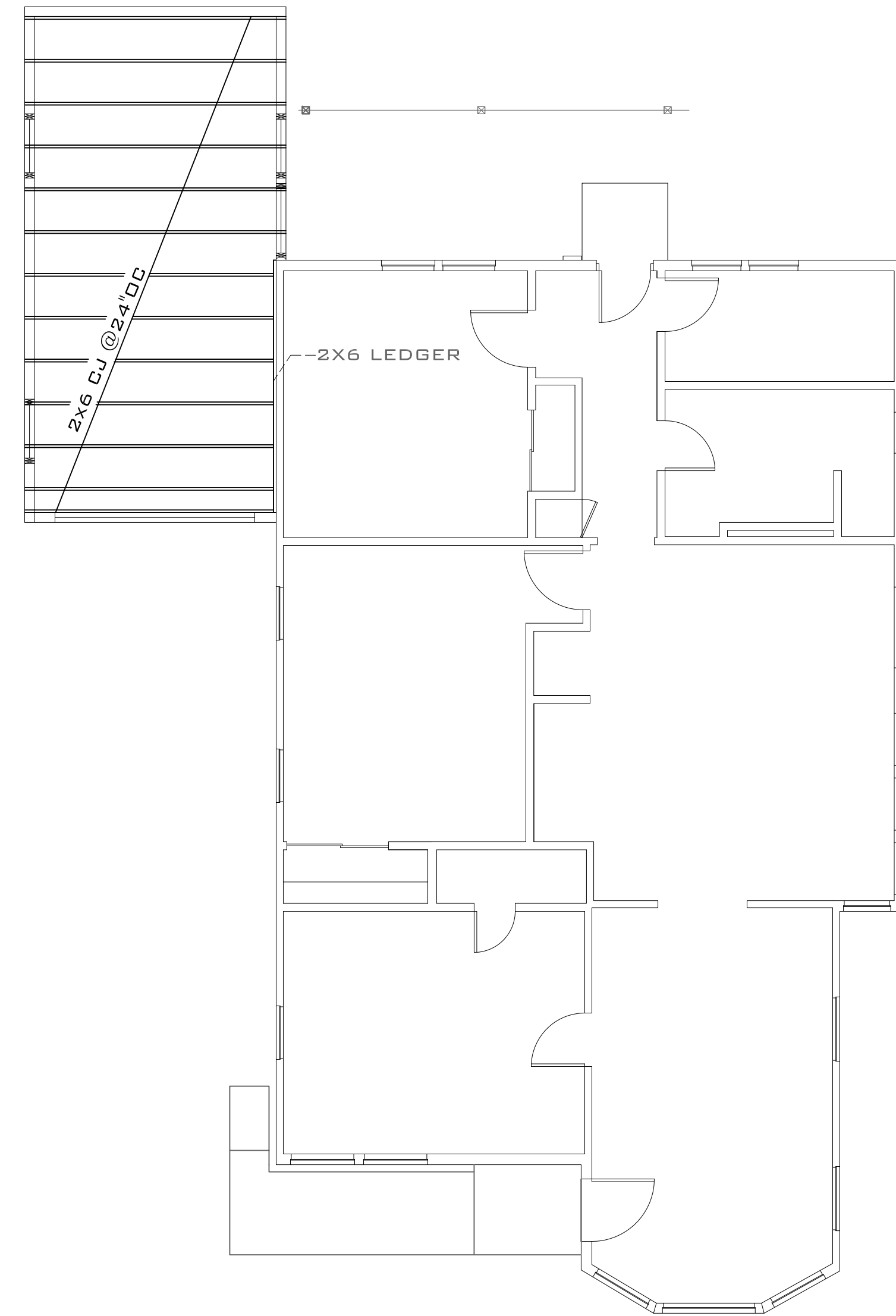
A-2

3 of 5



- (E) WALL
- (N) WALL
- (N) FIRE RATED WALL
- W SIMPSON STRONG WALL

TYPE	NAILING SCHEDULE
▲	1/2" CDX NAILED 4" OC EDGE AND 8" OC FIELD



1 FOUNDATION PLAN

SCALE 3/8" = 1'-0"

2 WALL FRAMING

SCALE 3/8" = 1'-0"

3 CEILING FRAMING

SCALE 3/8" = 1'-0"

4 NOT USED

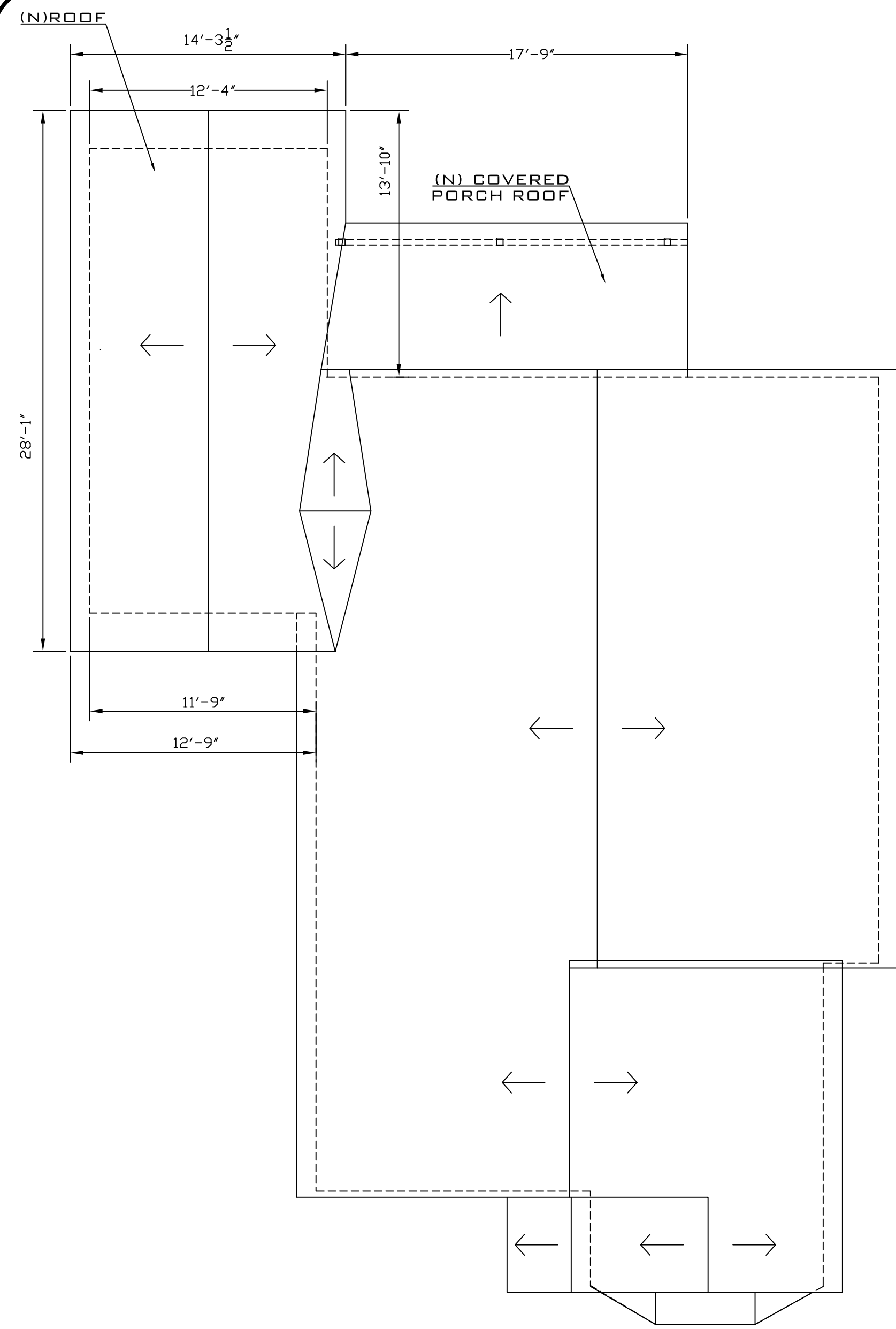
NTS

5 NOT USED

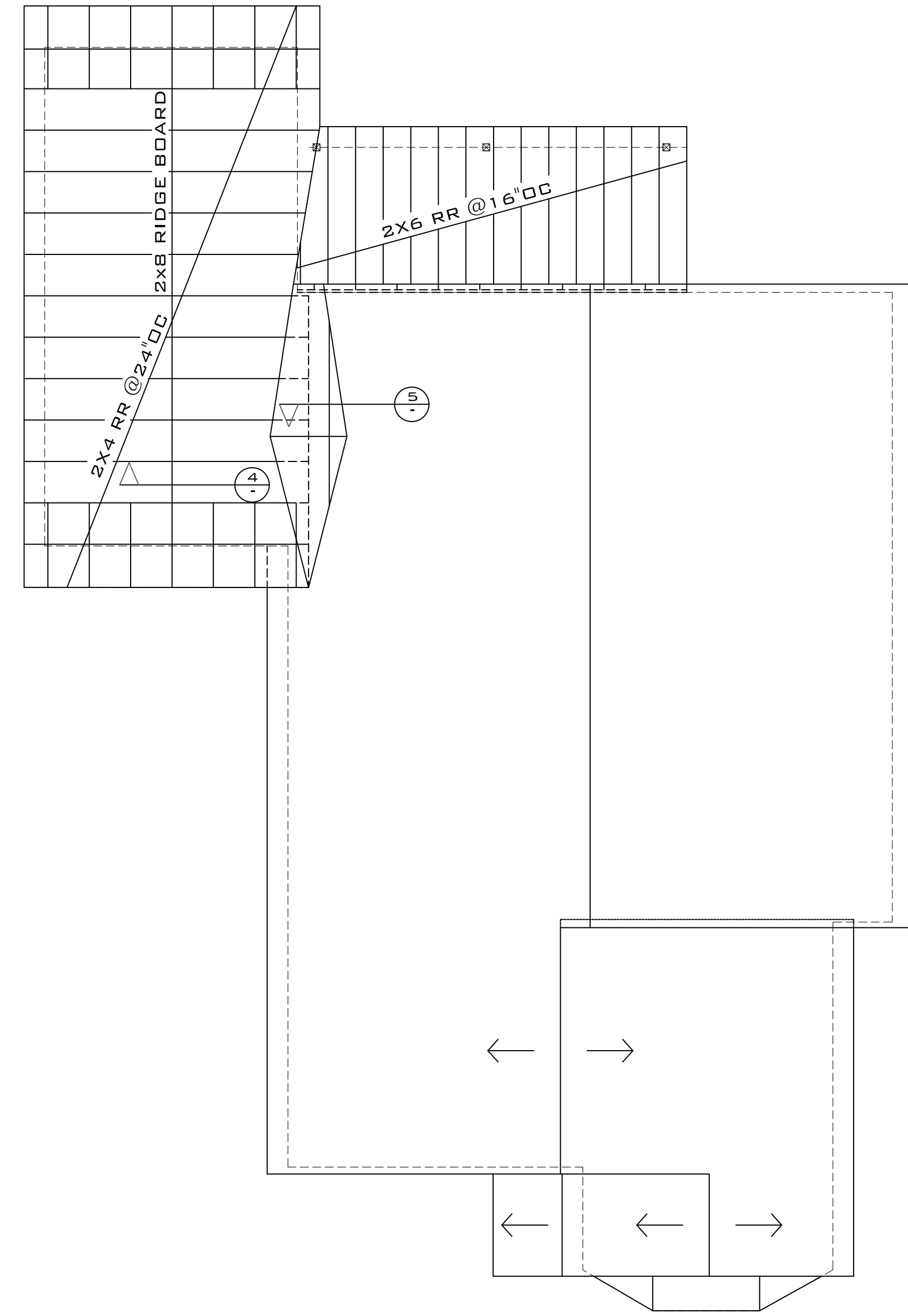
NTS

6 NOT USED

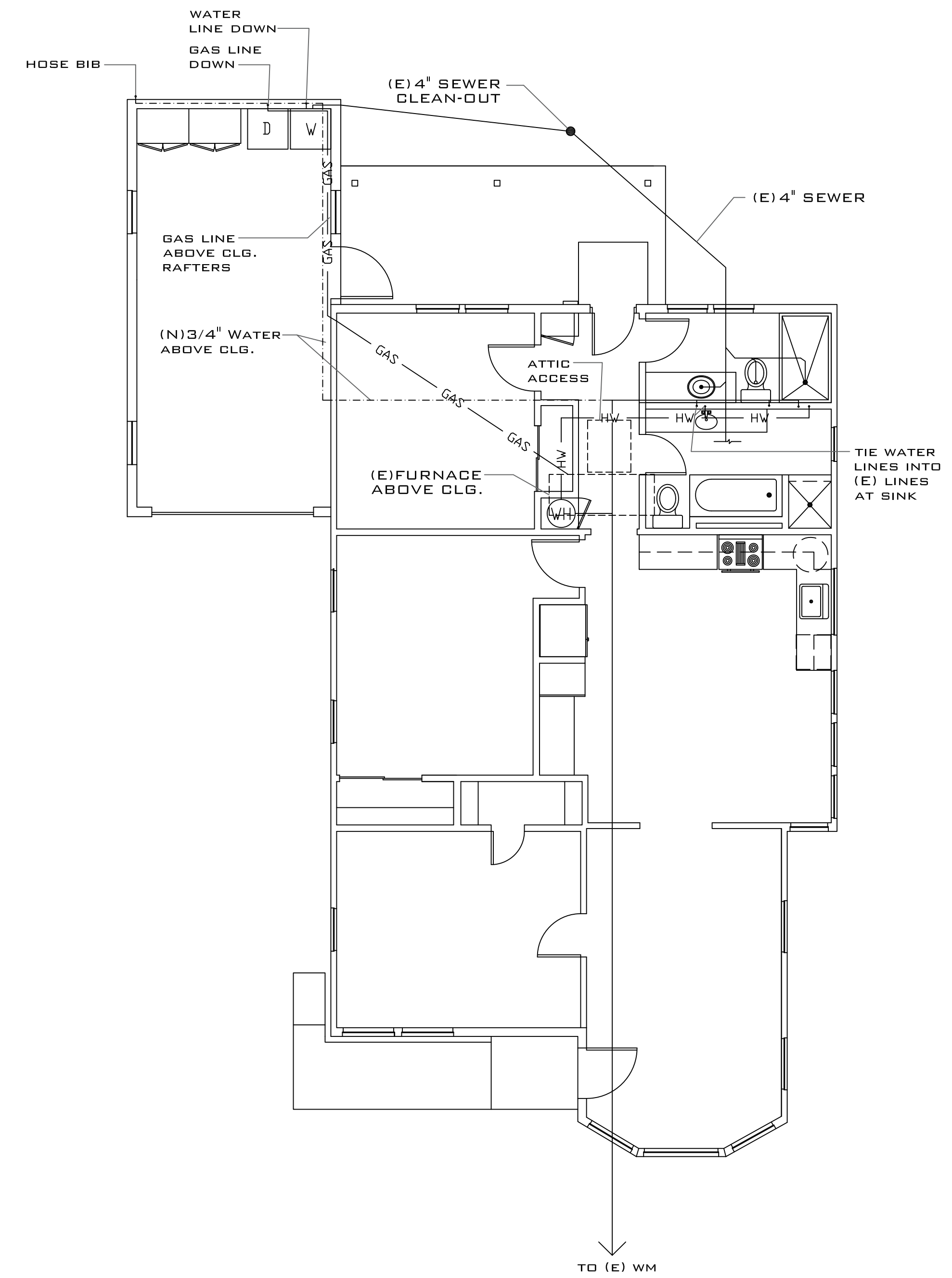
NTS



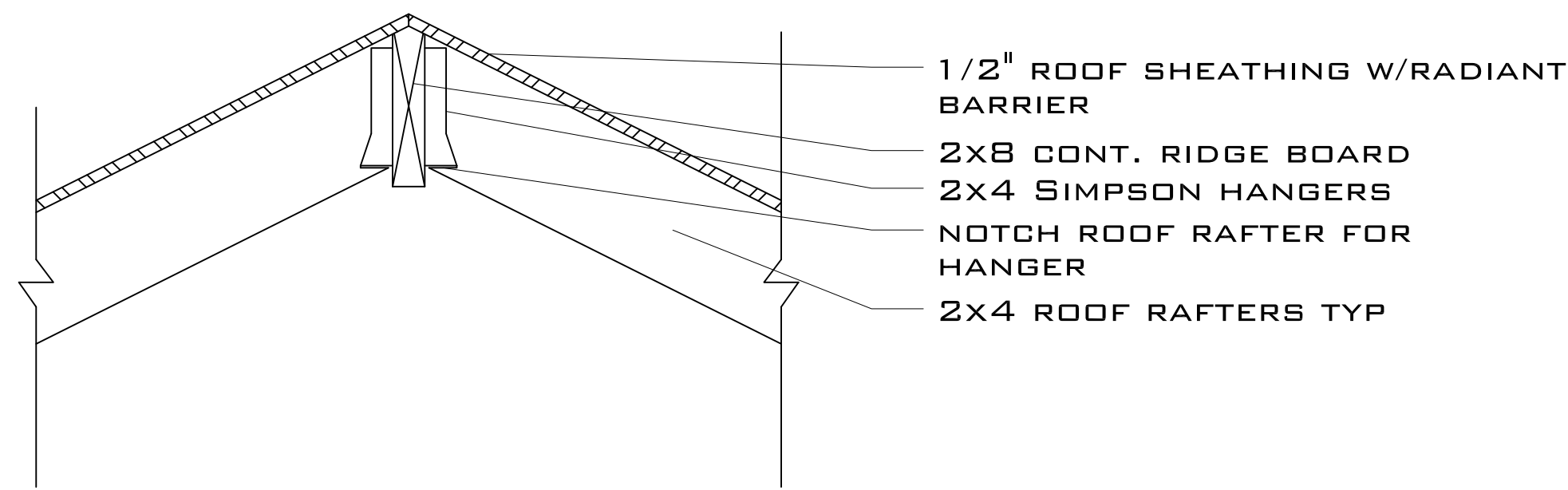
1 ROOF PLAN SCALE 3/16" = 1'-0"



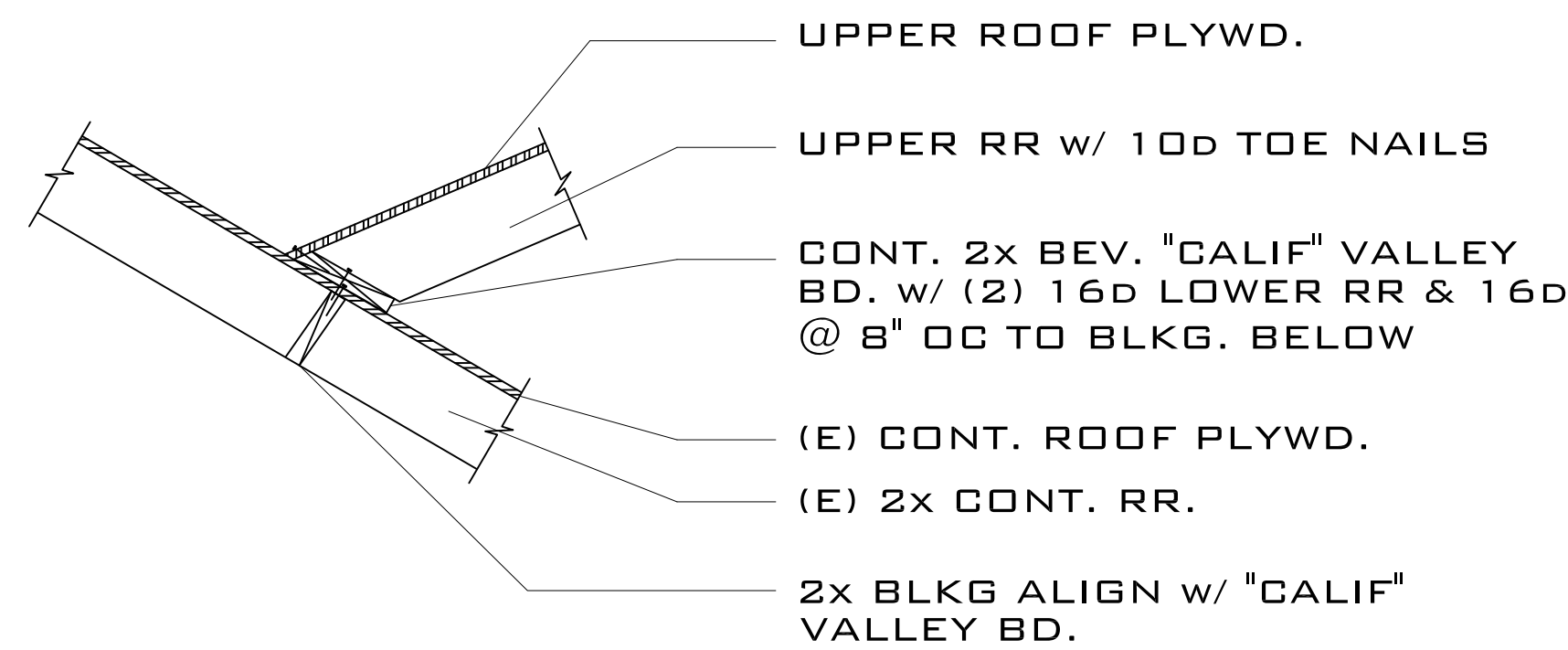
2 ROOF FRAMING PLAN SCALE 3/16" = 1'-0"



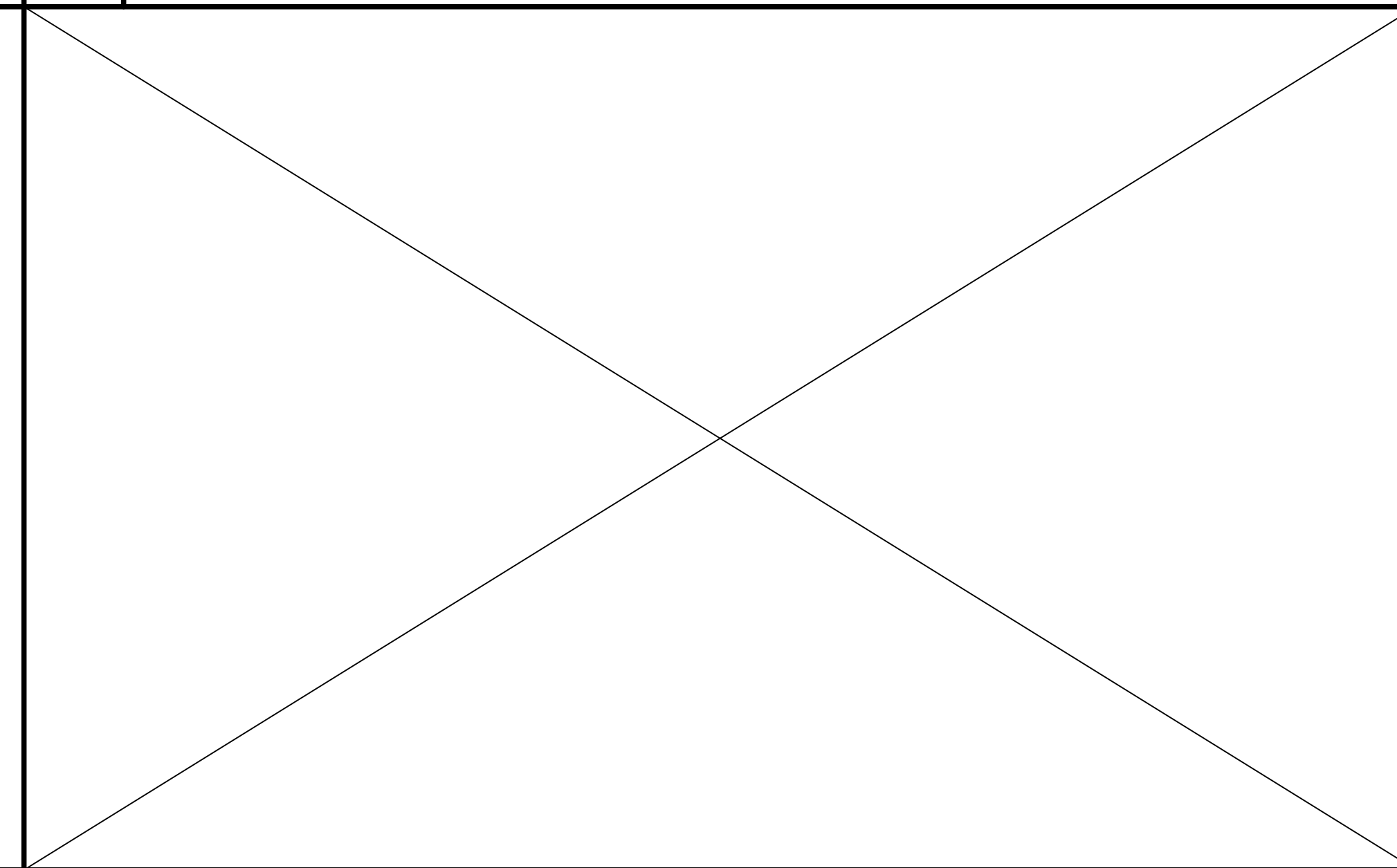
3 PLUMBING PLAN SCALE 3/16" = 1'-0"



4 RIDGE DETAIL NTS



5 VALLEY DETAIL NTS



6 NOT USED NTS



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A-3
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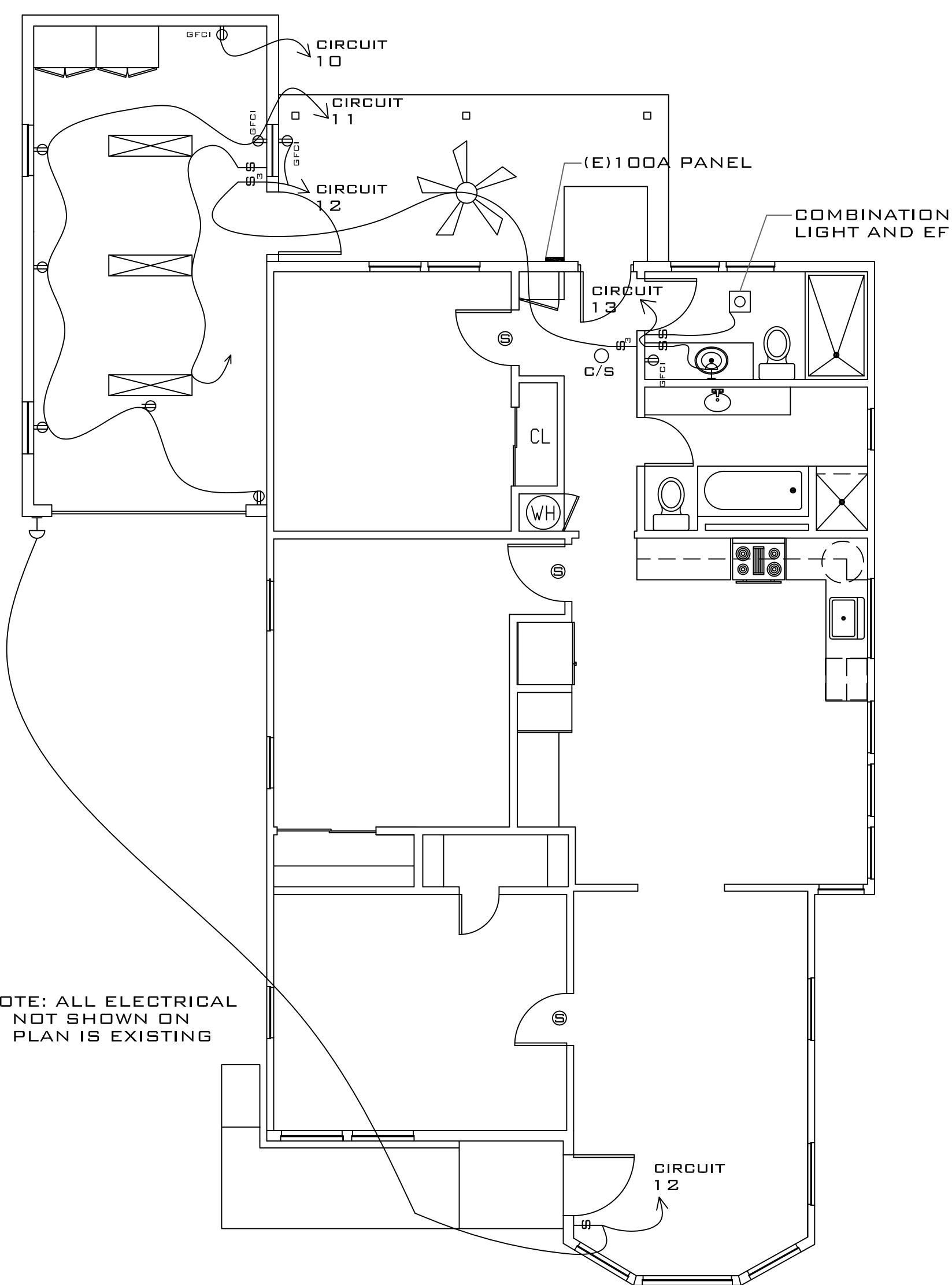
PROJECT TITLE
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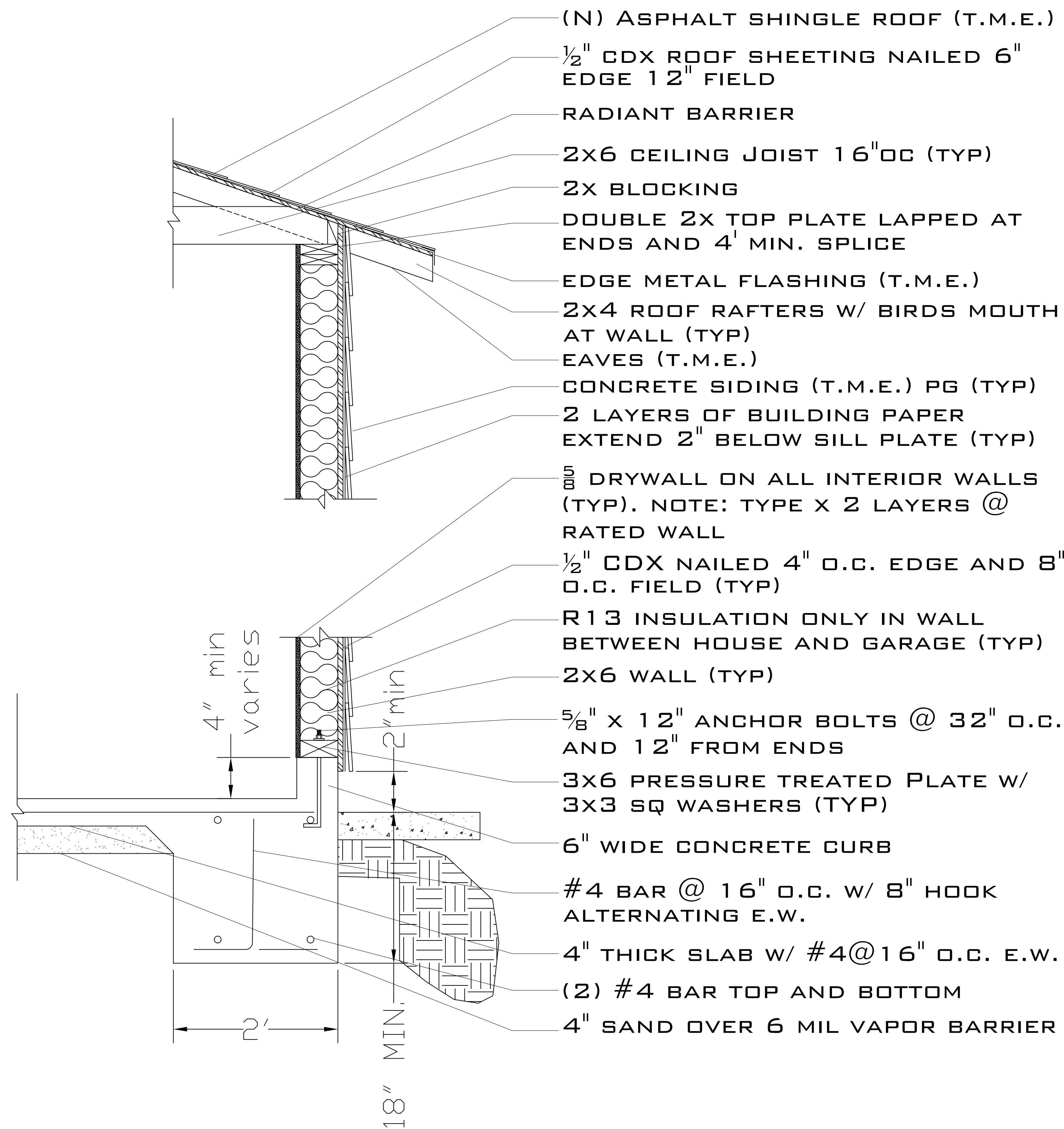
SHEET NUMBER

A-4



NOTE: ALL ELECTRICAL NOT SHOWN ON PLAN IS EXISTING

SCALE 3/16" = 1'0"



- (N) ASPHALT SHINGLE ROOF (T.M.E.)
- 1/2" CDX ROOF SHEETING NAILED 6" EDGE 12" FIELD
- RADIANT BARRIER
- 2X6 CEILING JOIST 16" OC (TYP)
- 2X BLOCKING
- DOUBLE 2X TOP PLATE LAPPED AT ENDS AND 4' MIN. SPLICE
- EDGE METAL FLASHING (T.M.E.)
- 2X4 ROOF RAFTERS W/ BIRDS MOUTH AT WALL (TYP)
- EAVES (T.M.E.)
- CONCRETE SIDING (T.M.E.) PG (TYP)
- 2 LAYERS OF BUILDING PAPER EXTEND 2" BELOW SILL PLATE (TYP)
- 5/8" DRYWALL ON ALL INTERIOR WALLS (TYP). NOTE: TYPE X 2 LAYERS @ RATED WALL
- 1/2" CDX NAILED 4" O.C. EDGE AND 8" O.C. FIELD (TYP)
- R13 INSULATION ONLY IN WALL BETWEEN HOUSE AND GARAGE (TYP)
- 2X6 WALL (TYP)
- 5/8" x 12" ANCHOR BOLTS @ 32" O.C. AND 12" FROM ENDS
- 3X6 PRESSURE TREATED PLATE W/ 3X3 SQ WASHERS (TYP)
- 6" WIDE CONCRETE CURB
- #4 BAR @ 16" O.C. W/ 8" HOOK ALTERNATING E.W.
- 4" THICK SLAB W/ #4@16" O.C. E.W.
- (2) #4 BAR TOP AND BOTTOM
- 4" SAND OVER 6 MIL VAPOR BARRIER