

LEGEND:

- 1

LANDSCAPE (E)
- 2

HARDSCAPE (E)
- 3

NEW LANDSCAPE
- 4

(E) ASPHLAT DRIVEWAY

ABBREVIATIONS:

- BLDG.

BUILDING
- CONC.

CONCRETE
- FG

FINISHED GRADE
- FF

FINISHED FLOOR
- FS

FINISHED SURFACE
- SFT

SQUARE FOOT
- C/L

CENTER LINE
- N.T.S.

NOT TO SCALE
- RM

ROOM
- P/L

PROPERTY LINE
- (E)

EXISTING (EXIST)
- (P)

NEW (PROPOSED)
- EL.

ELEVATION
- STD.

STANDARD
- T&B

TOP & BOTTOM
- PP

POWER POLE
- EI.

ELEVATION
- HTR

HEATER
- CORR.

CORROSION
- CLG.

CEILING
- INT.

INTERIOR
- WI

WROUGHT IRON
- SCO

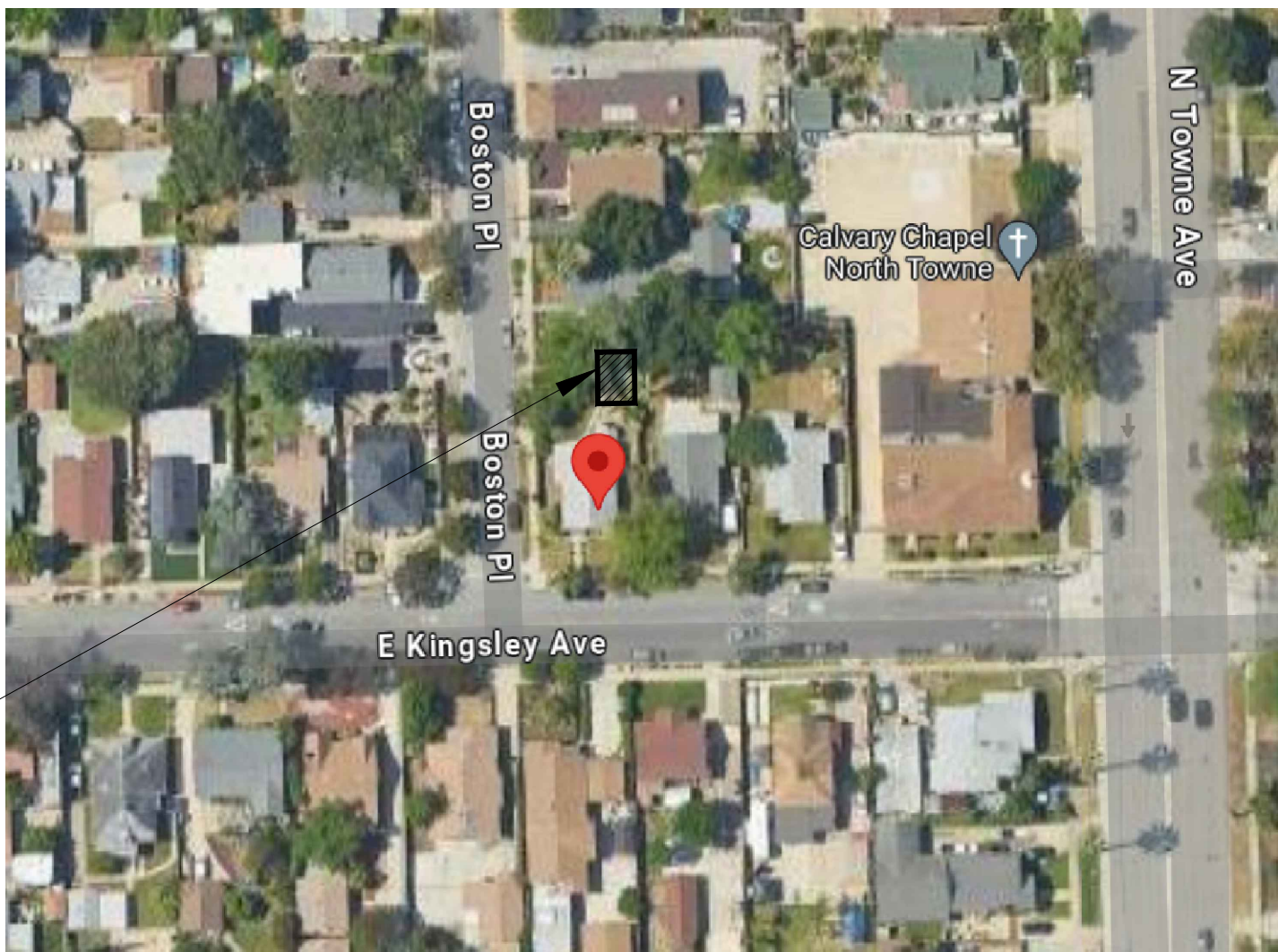
SEWER CLEAN-OUT

GARAGE ADDITION/CONVERSION TO ACCESSORY DWELLING UNIT

555 E. KINGSLEY AVE
POMONA, CA 91766

SCOPE OF WORK:

CONVERT (E) GARGAE (240 SF) AND ADD 480 SF FOR ADU (720 SF)



PROJECT SITE

PROJECT LOCATION

PROJECT ADDRESS:
555 E. KINGSLEY AVE
POMONA,CA 91766

PROJECT DATA

APN	: 8337-018-02
ZONING	: R-1-6000
CONSTRUCTION TYPE	: V-B
SPRINKLER SYSTEM	: NO
LOT SIZE	: 5,565 SFT
EXISTING DWELLING	: 947 SFT
EXISTING GARAGE/ADU CONVERSION	: 240 SFT
GARAGE ADDITION/ADU CONVERSION	: 480 SFT
TOTAL LANDSCAPE AREA	: 715+640+500+290+660+95+100=3,000 SFT
PERCENT LANDSCAPE AREA	: 3,000/5565*100 = 53.9% >20% ==> OK
MINIMUM LANDSCAPE COMPLIANCE	: YES
TOTAL COVERED AREA	: 947+240+480 =N 1,667 SFT
PERCENT COVERED AREA	: 1,667/5,565*100 =30% < 35% ==> OK
MAXIMUM COVERED AREA COMPLIANCE	: YES

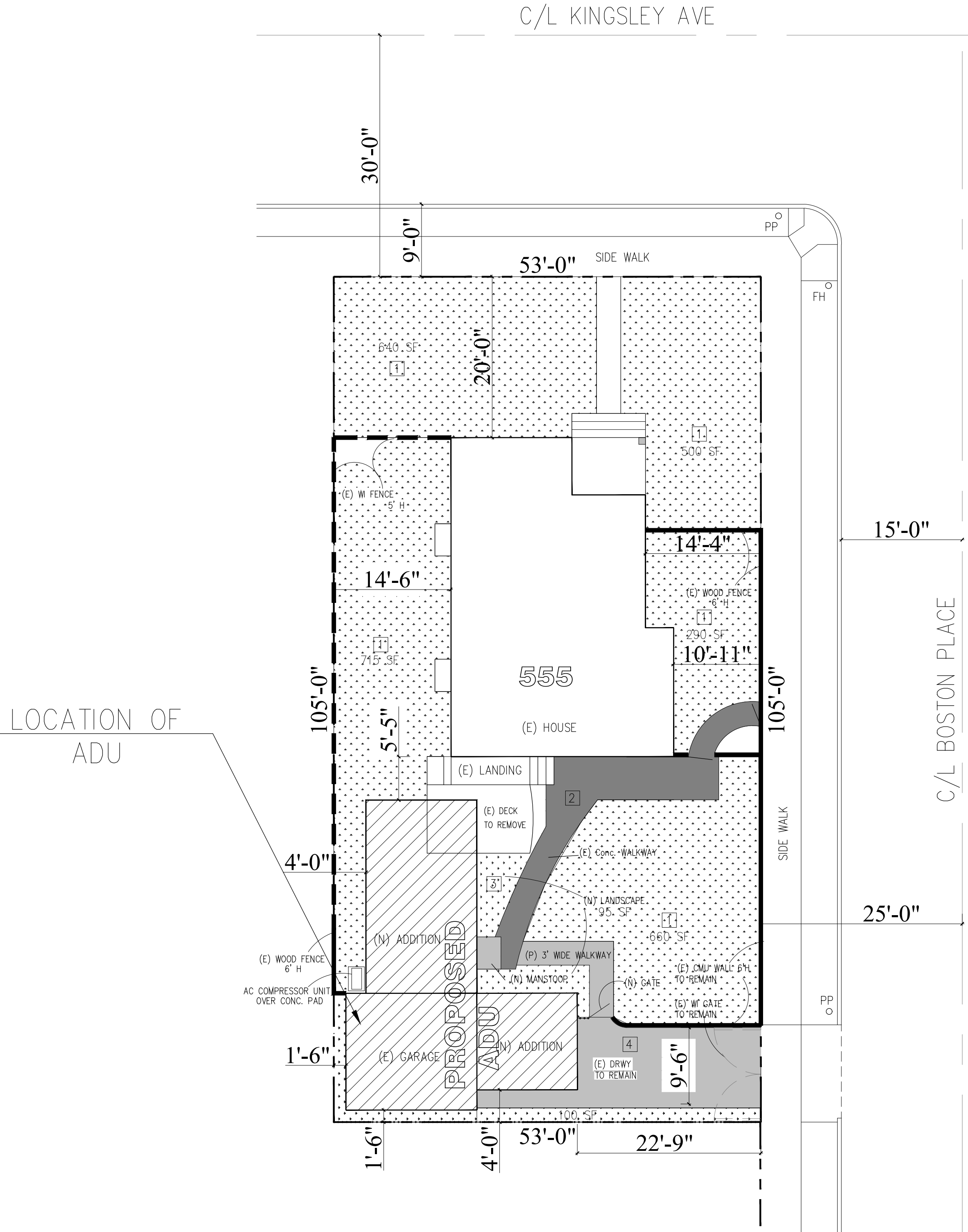
BUILDING CODE

2022 CRC, 2022 CEC, 2022 CPC, 2022 CFC, 2022 CMC
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
2022 CALIFORNIA ENERGY CODE
CITY OF POMONA MUNICIPAL CODE.

PLAN SHEETS

VICINITY MAP/SITE PLAN
(E) & (N) FLOOR & ROOF PLAN, ELEVATIONS
LANDSCAPE PLAN
PHOTOGRAPHS OF EXISTING IMPROVEMENTS

A-0
A-1
A-2
A-3



2 SITE PLAN
SCALE: 1" = 10'-0"

DESIGNER:
ADVANCED ENGINEERING SERVICES, INC.
2105 FOOTHILL BLVD., SUITE B197
LA VERNE, CA 91750

MUNSHI MOHSIN

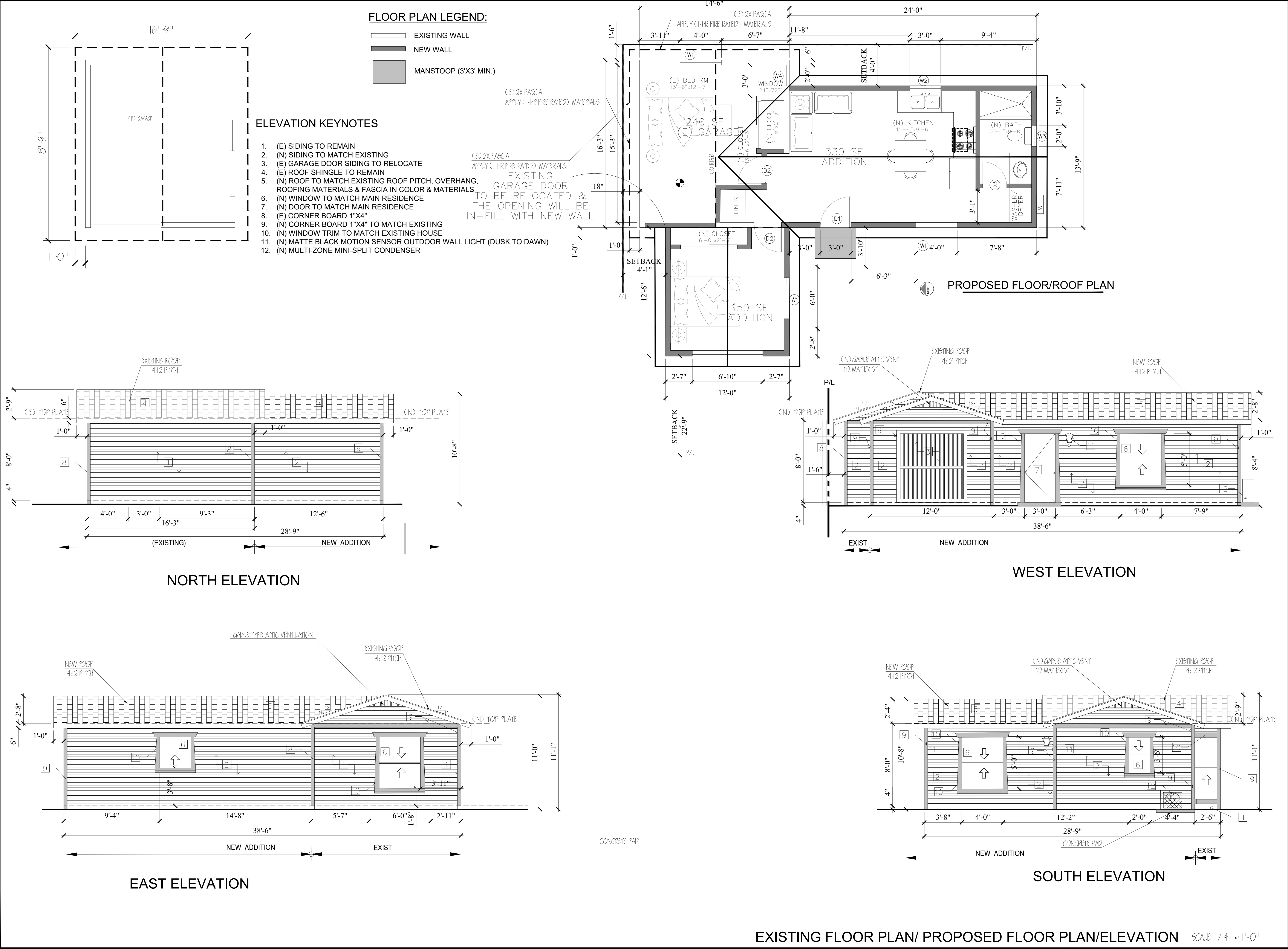
OWNER:
JAMES DWYER
1020 VANDERBILT AVE
CLAREMONT, CA 91711
626-833-3294

PROJECT / ADDRESS:
GARAGE ADDITION/
CONVERSION TO ADU
555 E. KINGSLEY AVE
POMONA, CA 91767

SHEET TITLE:
SITE PLAN

REVISIONS		
DATE	No.	DESCRIPTION

JOB No.:	
DATE MARCH 5, 2024	SHEET A-0
BLOCK NAME	
SCALE: AS SHOWN	



DESIGNER:
ADVANCED ENGINEERING SERVICES, INC.
2105 FOOTHILL BLVD., SUITE 8197
LA VERNE, CA 91750

OWNER:
JAMES DWYER
1020 VANDERBILT AVE
CLAREMONT, CA 91711
626-333-3294

PROJECT / ADDRESS:
GARAGE ADDITION/
CONVERSION TO ADU

**555 E. KINGSLEY AVE
POMONA, CA 91767**

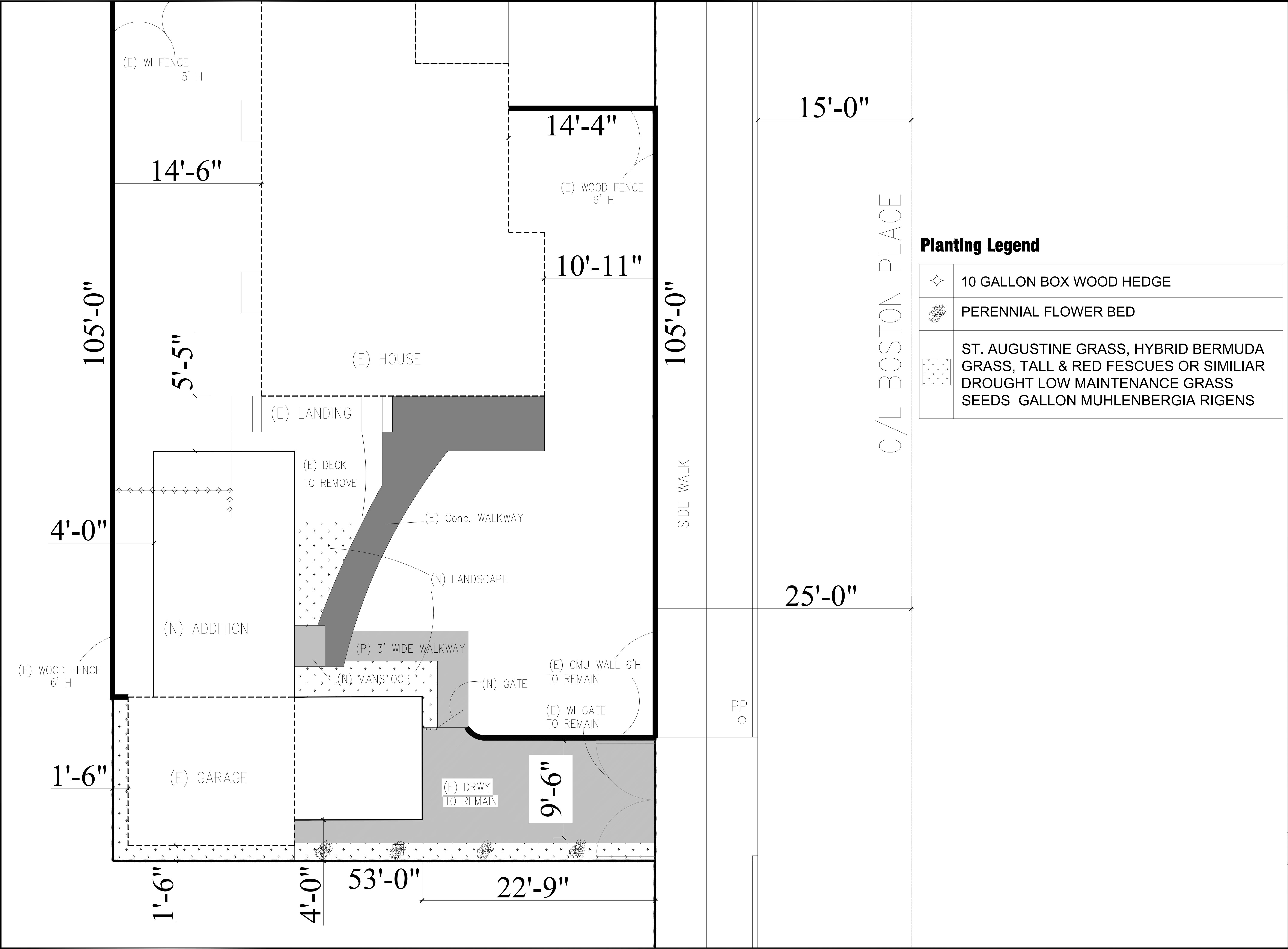
SHEET TITLE:
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
ELEVATIONS/SECTIONS
SCHEDULES

REVISIONS		
DATE	NO.	DESCRIPTION

JOB No.:
DATE
MARCH 5, 2024
BLOCK NAME

SHEET
A-1

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



Planting Legend

✧	10 GALLON BOX WOOD HEDGE
✿	PERENNIAL FLOWER BED
▤	ST. AUGUSTINE GRASS, HYBRID BERMUDA GRASS, TALL & RED FESCUES OR SIMILIAR DROUGHT LOW MAINTENANCE GRASS SEEDS GALLON MUHLENBERGIA RIGENS

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LA VERNE, CA 91750

OWNER:
JAMES DWYER
1020 VANDERBILT AVE
CLAREMONT, CA 91711
626-833-3294

PROJECT / ADDRESS:
GARAGE ADDITION/
CONVERSION TO ADU
555 E. KINGSLEY AVE
POMONA, CA 91767

SHEET TITLE:
LANDSCAPE PLAN

REVISIONS		
DATE	No.	DESCRIPTION

JOB No.:

DATE
MARCH 5, 2024

BLOCK NAME

SHEET

A-2

SCALE: AS SHOWN



LOOKING EAST: FROM EXISTING DRIVEWAY ON BOSTON AVE



LOOKING SOUTHEAST: SHOWING AREA ADJACENT TO THE SOUTH OF THE EXISTING GARAGE FOR ADDITION FOR ADU



LOOKING SOUTHEAST: SHOWING AREA OF PROPOSED ADDITION & EXISTING HOUSE/DECK TO TEH SOUTH



LOOKING NORTHEAST: FROM NORTHWEST CORNER OF THE EXISTING HOUSE



LOOKING NORTH: SHOWING AREA FOR ADDITION IN FRONT OF THE EXISTING GARAGE

DESIGNER:
ADVANCED ENGINEERING SERVICES, INC.
2105 FOOTHILL BLVD., SUITE B197
LA VERNE, CA 91750

Munshi Mohsin
MUNSHI MOHSIN

OWNER:
JAMES DWYER
1020 VANDERBILT AVE
CLAREMONT, CA 91711
626-833-3294

PROJECT / ADDRESS:
GARAGE ADDITION/
CONVERSION TO ADU
555 E. KINGSLEY AVE
POMONA, CA 91767

SHEET TITLE:
DETAILS

REVISIONS		
DATE	No.	DESCRIPTION

JOB No.:

DATE

MARCH 5, 2024

BLOCK NAME

SHEET

A-3

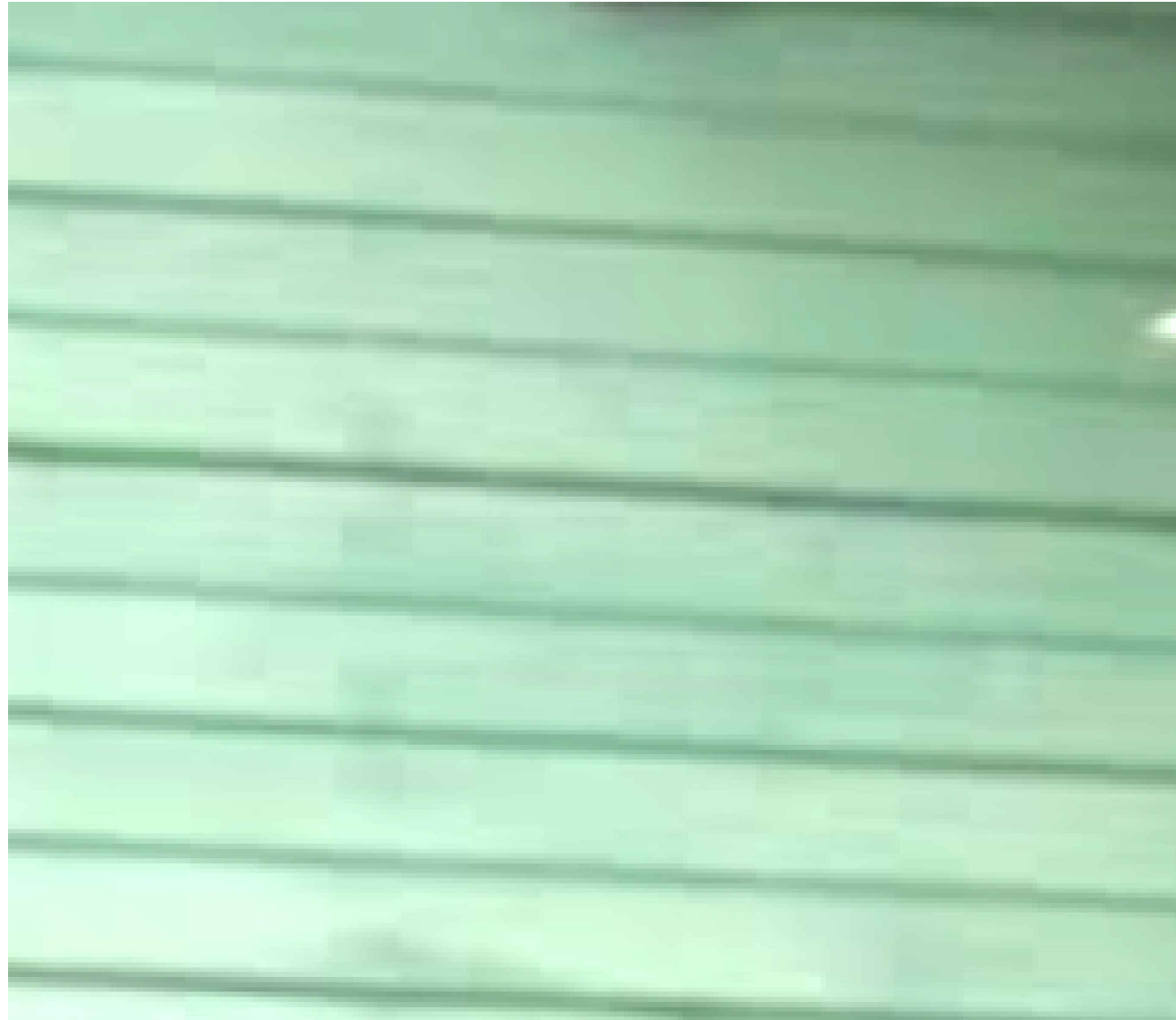
SCALE: AS SHOWN



GLYNWATER 1-LIGHT 11.75-IN H MATTE BLACK
MOTION SENSOR DUSK TO DAWN OUTDOOR WALL LIGHT



OAKRIDGE ESTATE GRAY LAMINATE ARCHITECTURAL ROOFING SHINGLES



LAP SIDING-HARDIE PLANK OR SIMILAR



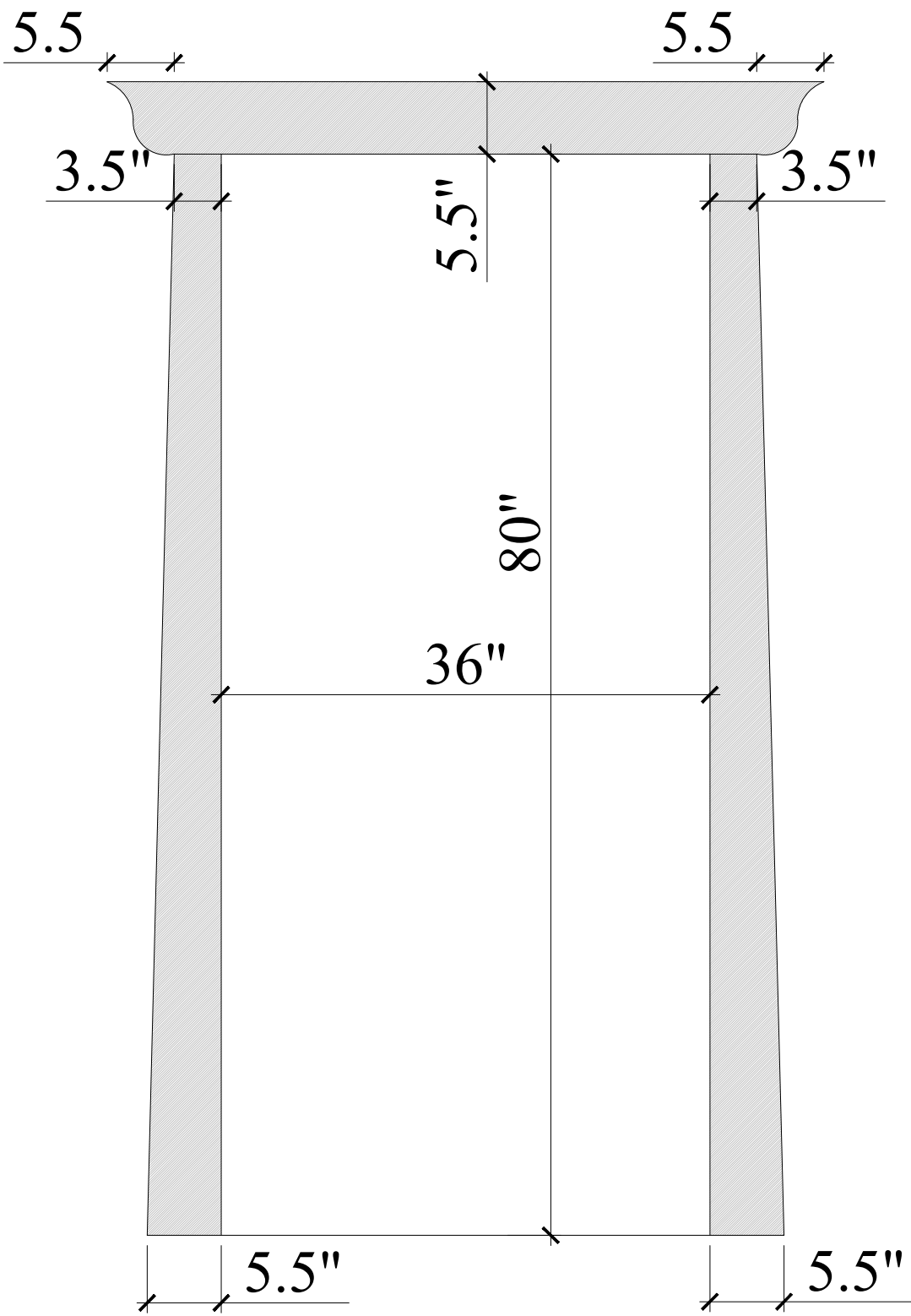
PIONEER 3-ZONE MINI SPLIT AC UNIT

Triple Split 27000 BTU
2.25-Ton Diamante Ultra
Wi-Fi 22 SEER Energy-
Star Multi (3) Zone Wall
Mount Air Conditioner
Heat Pump 230-Volt
[Visit the Pioneer Store](#)
2.7 2 ratings
[Search this page](#)

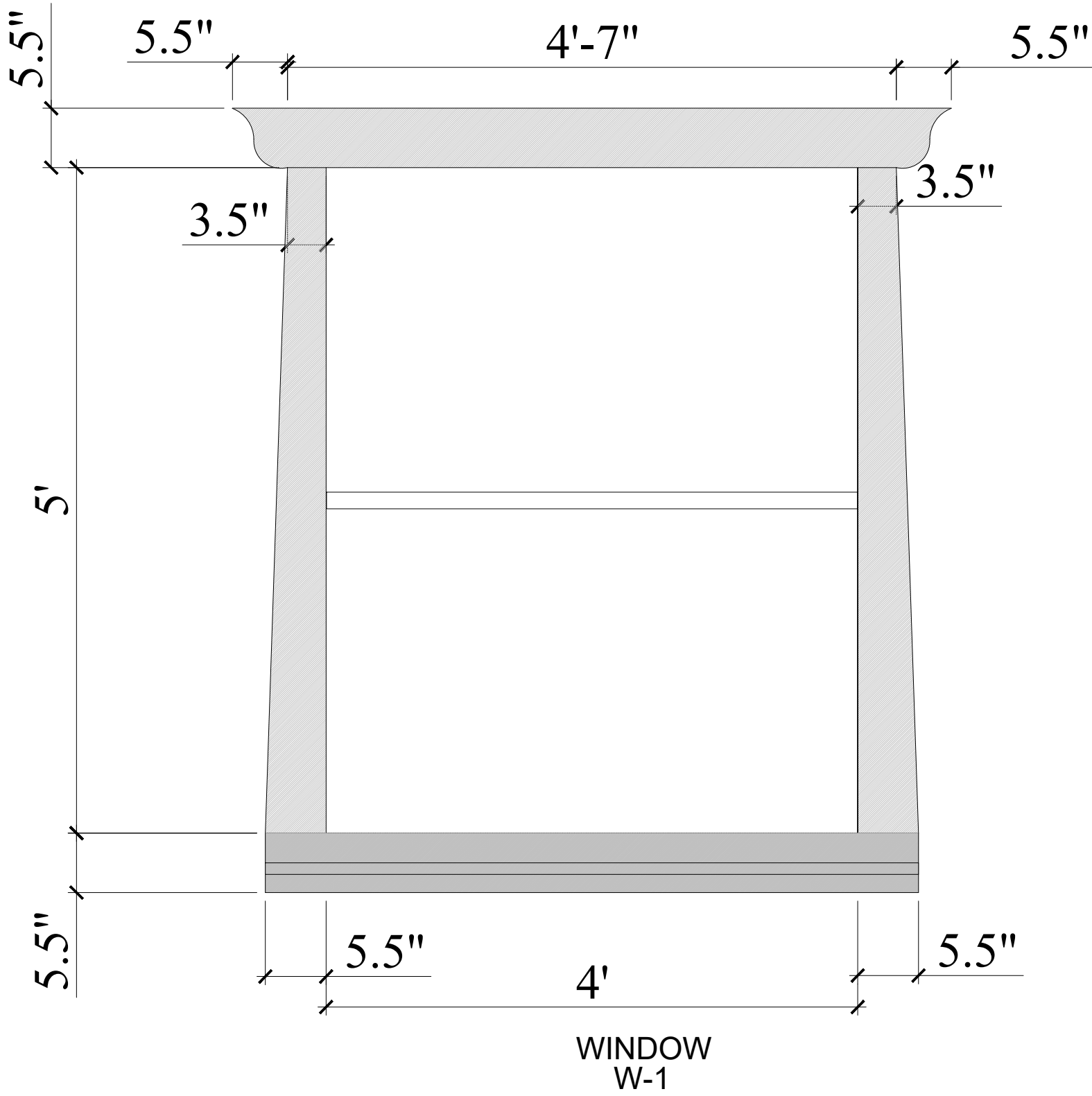
\$2,697⁰⁰
Includes \$50.00 Amazon discount. [Details](#)
[30-day refund/replacement](#)

Brand Pioneer
Capacity 2.25 Tons
Cooling Power 24000 British Thermal Units
Special Feature Inverter Compressor, WiFi Enabled, Heating And Cooling Function, Dust Filter, Dehumidifier

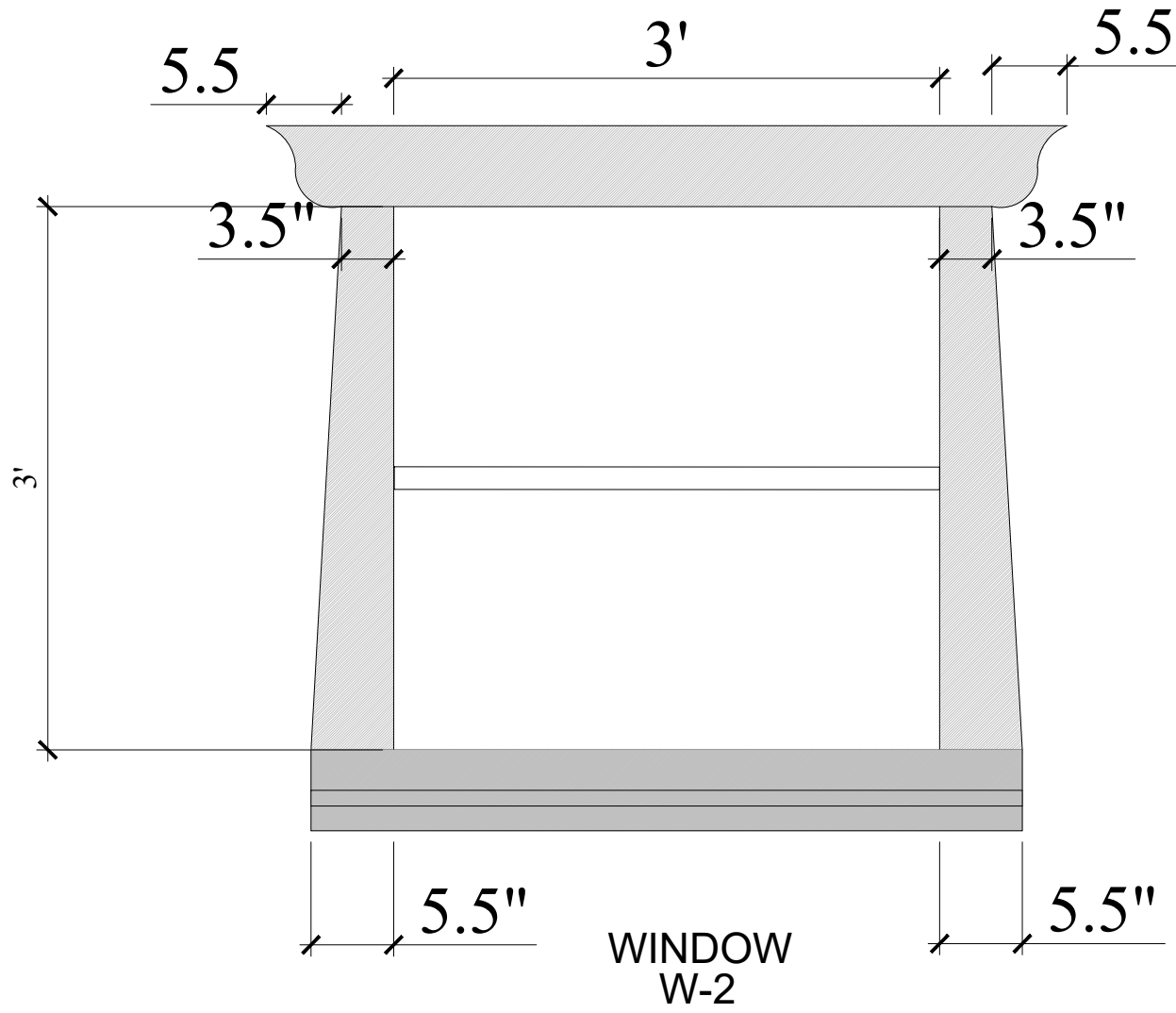
[See more](#)



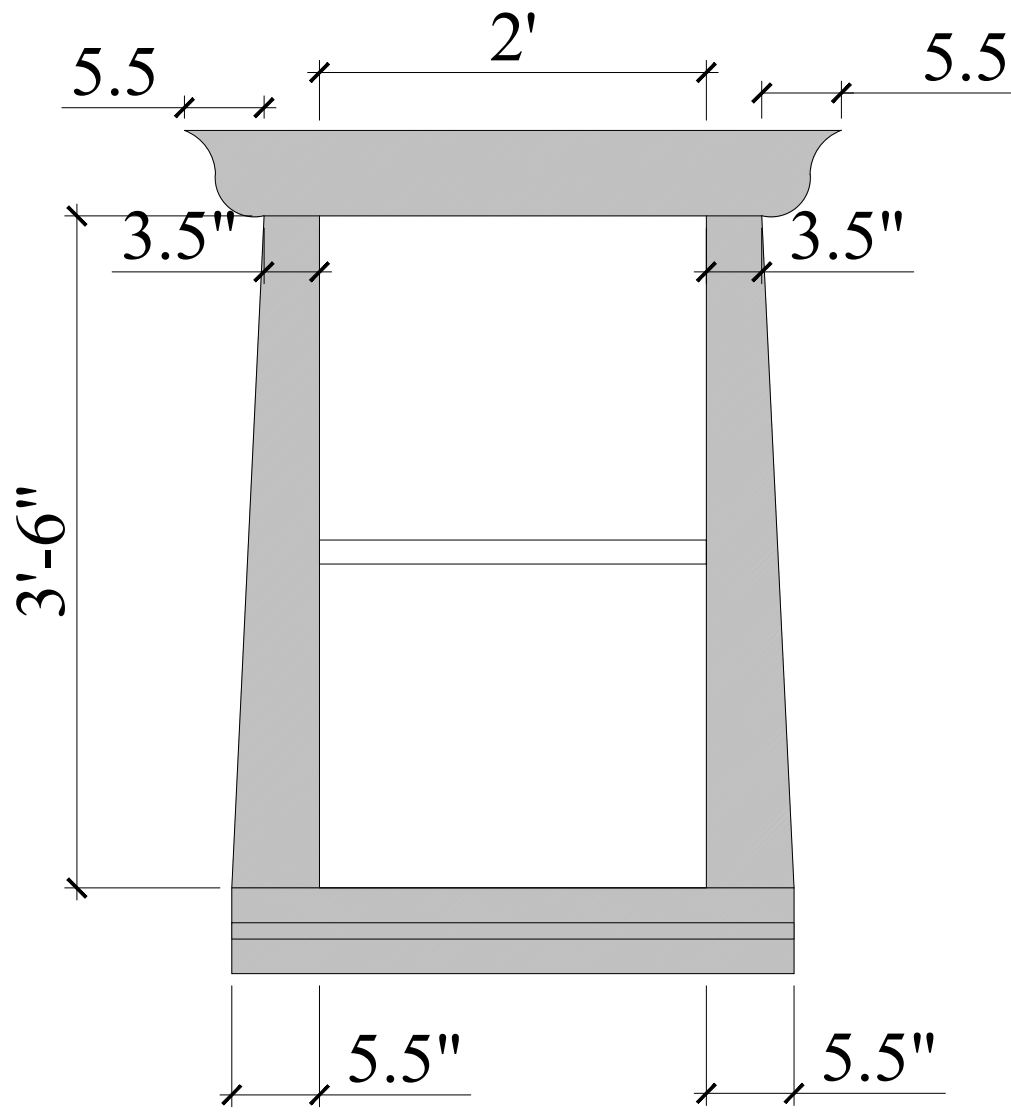
EXTERIOR DOOR



WINDOW
W-1



WINDOW
W-2



WINDOW
W-3

MATERIALS SPECIFICATION

SCALE: NONE

DESIGNER:
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LA VERNE, CA 91750

MUNSHI MOHSIN

OWNER:
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1020 VANDERBILT AVE
CLAREMONT, CA 91711
626-833-3294

PROJECT / ADDRESS:
GARAGE ADDITION/
CONVERSION TO ADU
555 E. KINGSLEY AVE
POMONA, CA 91767

SHEET TITLE:
CUT SHEET/
SPECIFICATIONS

REVISIONS		
DATE	No.	DESCRIPTION

JOB No.:
DATE
AUG 19, 2024
BLOCK NAME

SHEET

A-4