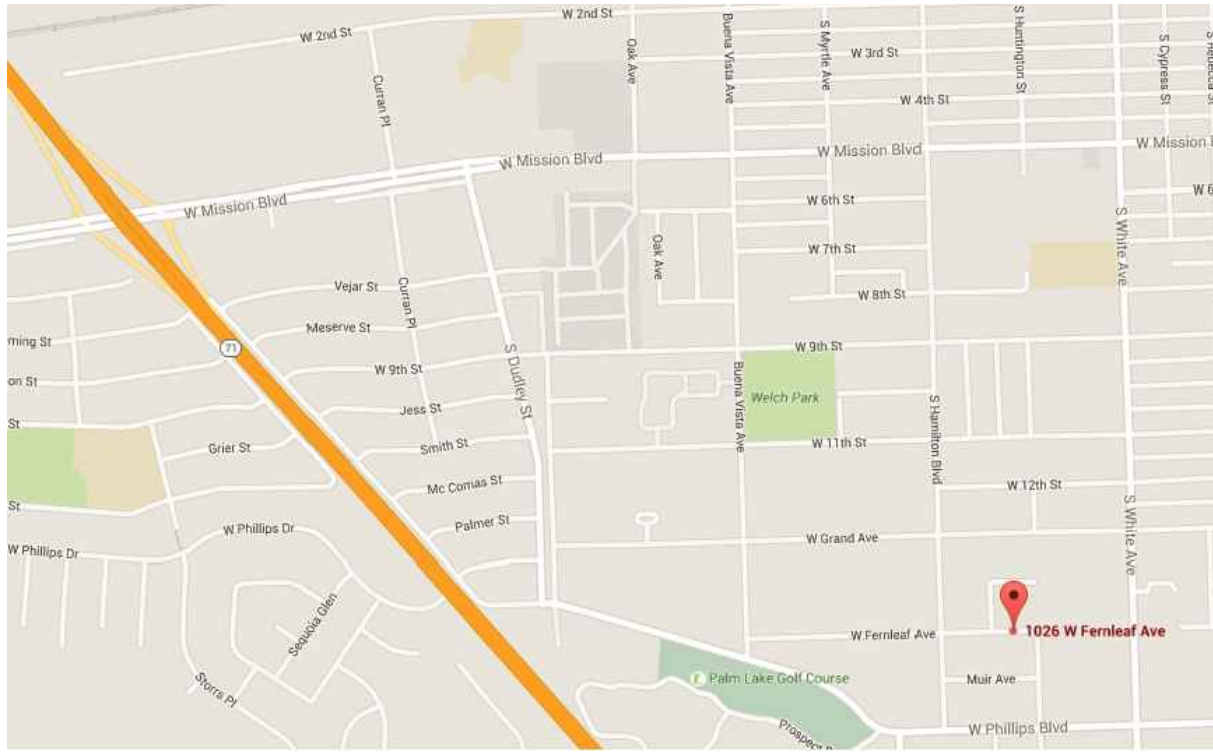
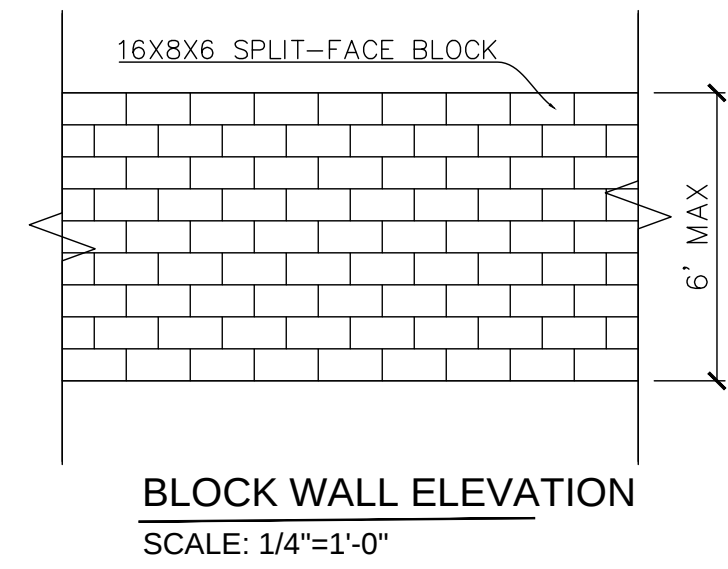


C. L. OF FERNLEAF AVE.



PLANT SCHEDULE						
LEGEND	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARK
	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	24" BOX	LOW 0.2	2	
	CERATONIA SILIQUA	CAROB	24" BOX	MOD 0.5	3	
	CASSIA	FEATHERY CASSIA	5 GAL	LOW 0.2	14	
	ARTHEMISIOIDES					
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	MOD 0.5	12	
	TRACHELOSPERMUM	STAR JASMINE	1 GAL	MOD 0.5		6" O'C
	JASMINOIDES					
	XYLOSMA CONGESTUM	SHINY XYLOSMA	15 GAL	MOD 0.5	8	
	MULCH				0	

PROJECT DATA

APN : 8343-010-003
 LOT SIZE : 60.18'x130.34'=7843.86 SF
 ZONING : R-2-S
 OCCUPANCY GROUP : R-3
 CONSTRUCTION TYPE : V-N
 CODE : 2013 CBC,CRC, CPC,CMC,CEC,
 GREEN CODE,TITLE 24 ENERGY
 W/2014 LOS ANGELES COUNTY
 AMENDMENT

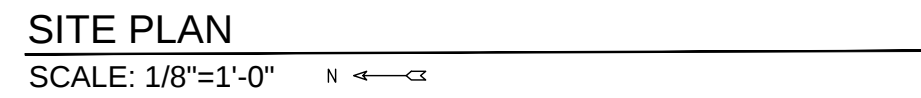
UNIT A	
1ST FLOOR LIV'G AREA	: 680 SF
2ND FLOOR LIV'G AREA	: 925 SF
TOTAL LIVING AREA	: 1,605 SF /EA.UNIT
PARKING	: 2-CAR (426SF)
PORCH AREA	: 10 SF
2ND FLOOR BALCONY	: 62 SF
TOTAL FOOTPRINT	: 1,115 SF
TOTAL ROOF AREA	: 1,035 SF

UNIT B	
1ST FLOOR LIV'G AREA	: 680 SF
2ND FLOOR LIV'G AREA	: 925 SF
TOTAL LIVING AREA	: 1,605 SF /EA.UNIT
PARKING	: 2-CAR (426SF)
PORCH AREA	: 10 SF
2ND FLOOR BALCONY	: 62 SF
TOTAL FOOTPRINT	: 1,115 SF
TOTAL ROOF AREA	: 1,035 SF

PRIVATE SPACE REQUEST: 150 SF/EA UNIT
PRIVATE SPACE PROVIDED : 40'X10'=400 SF/EA UNIT >150 OK
COMMON SPACE REQUESTED : 400+100x2=600 SF/EA UNIT
COMMON SPACE PROVIDED: (60.18-10)X24=1,204SF>1,200 OK

INDEX OF SHEETS

- | | |
|-----|---|
| A-1 | SITE PLAN (LANDSCAPE CONCEPT PLAN), VICINITY MAP, PROJECT DATA, ROOF PLAN |
| A-2 | 1ST FLOOR PLAN, 2ND FLOOR PLAN |
| A-3 | DOOR & WINDOW SCHEDULES, SECTION ELEVATIONS, EXTERIOR FINISH SCHEDULE |
| A-4 | CONCEPTUAL LANDSCAPE PLAN, RENDER |
| A-5 | COLORLED ELEVATIONS |



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

Revisions	By
Planning 11/05/2015	EW
Public Hearing 03/08/2017	EW

AD **ABLE DESIGN & CONSTRUCTION**
516 N. DIAMOND BAR BLVD., #300
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E-mail: ablef68@yahoo.com
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SITE PLAN
(LANDSCAPE CONCEPT PLAN)
ROOF PLAN
VICINITY MAP
PROJECT DATA

CONDO DUPLEX
1026 & 1028 W FERNLEAF AVE,
POMONA, CA 91766

Date 07-06-2016

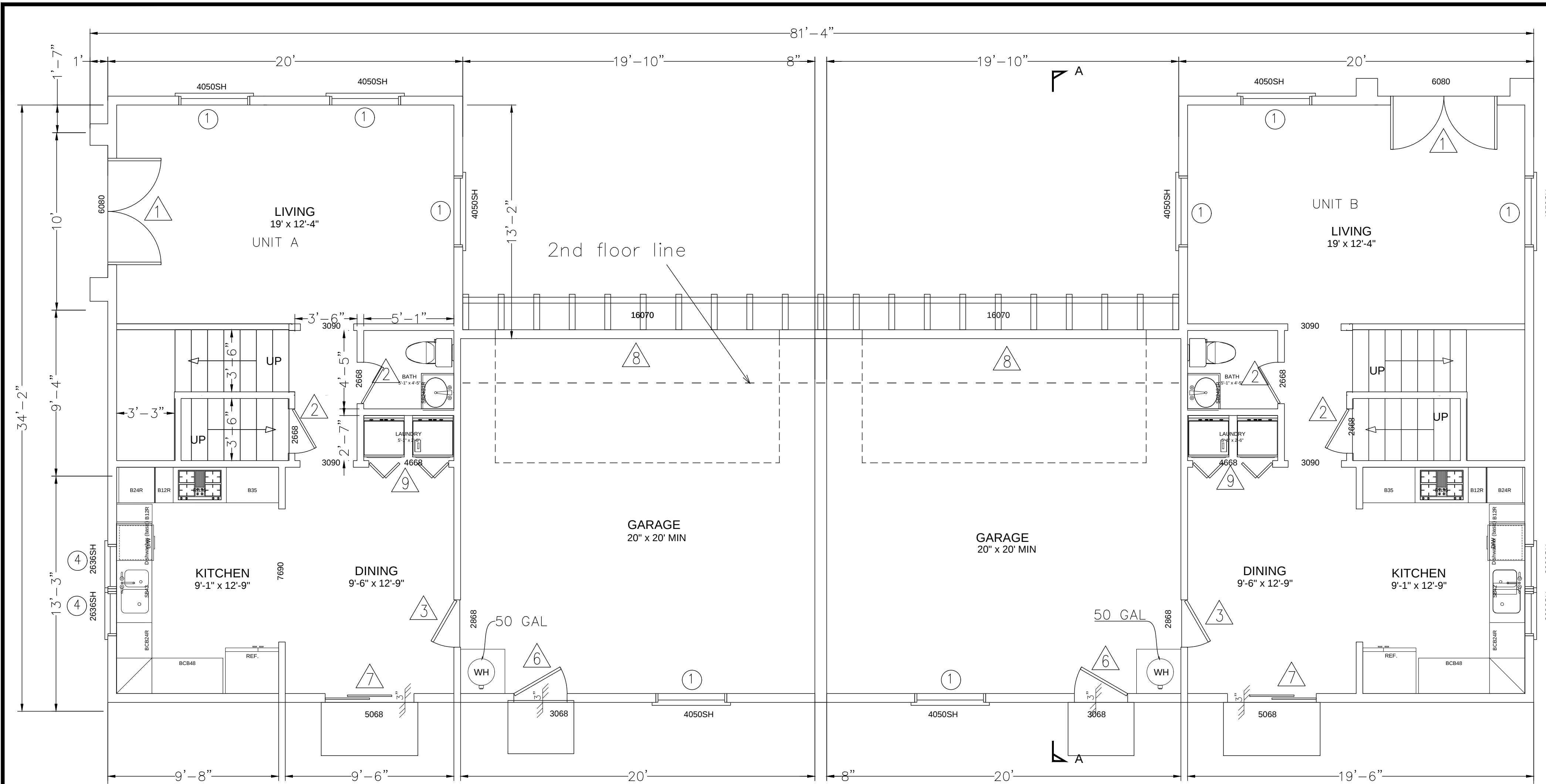
Scale

Drawn E.W.

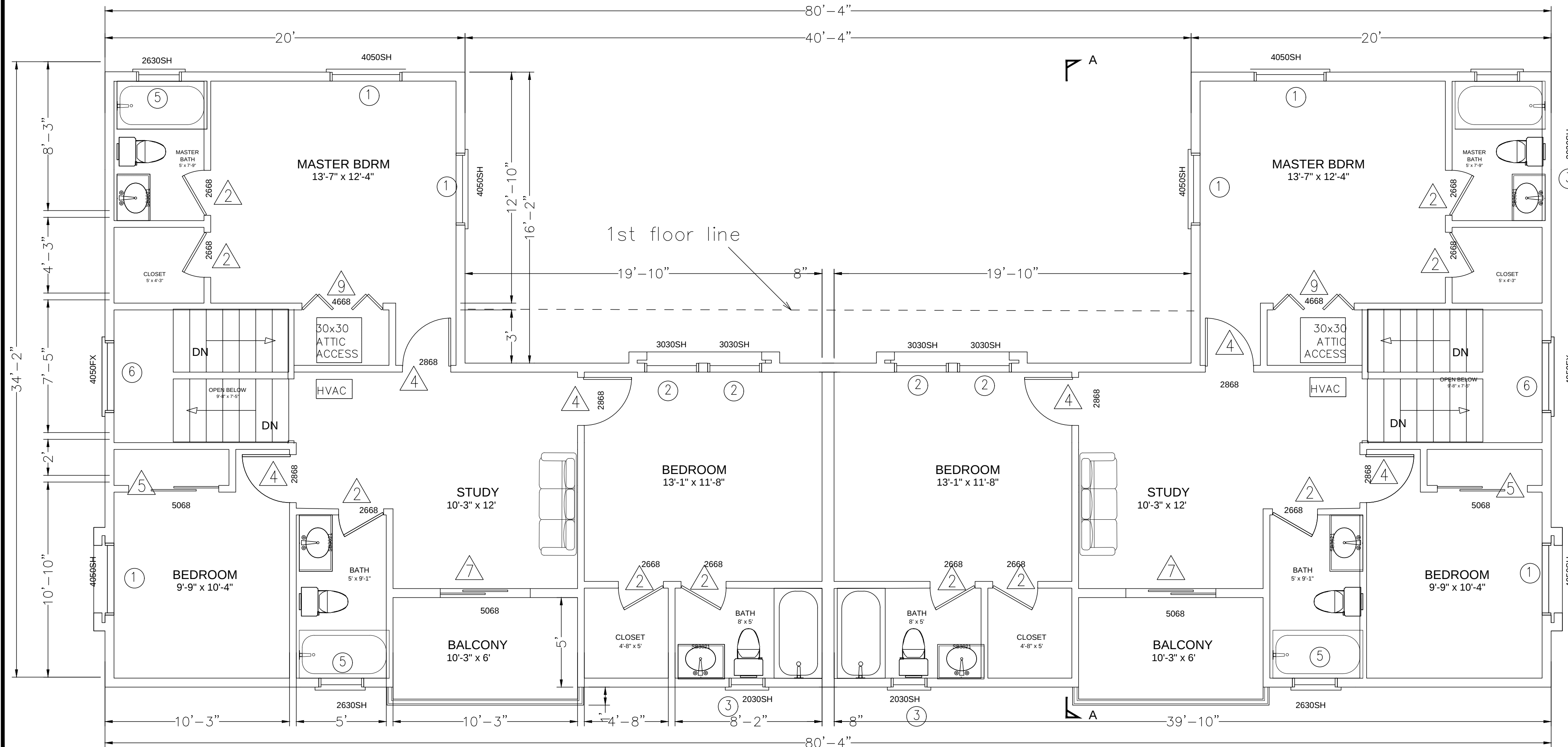
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Sheet
A-1
Of Sheets



1ST FLOOR PLAN
SCALE: 1/4"=1'-0" N ←



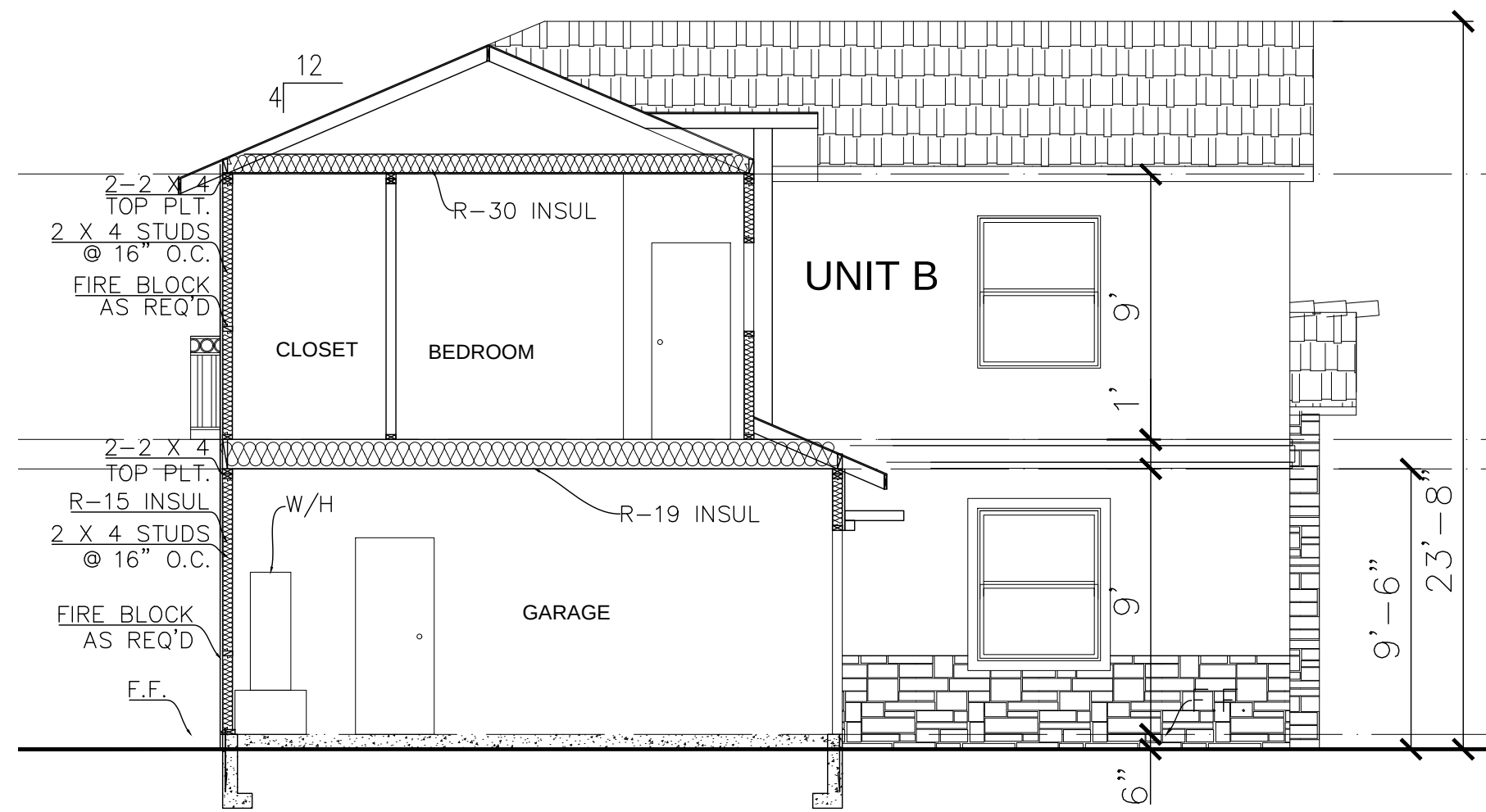
2ND FLOOR PLAN
SCALE: 1/4"=1'-0" N ←

WINDOW SCHEDULE

WINDOW NO.	NO. OF UNIT	WIDTH	HEIGHT	MATERIAL	GLAZING	GRID	SCREEN	WINDOW SILL	U-VALUE	SHGC	REMARK
①	14	4'-0"	5'-0"	VINYL FRAME	DOUBLE GLAZE	YES	YES	2'-8"	0.30	0.21	SINGLE HUNG
②	4	3'-0"	3'-0"	VINYL FRAME	DOUBLE GLAZE	YES	YES	4'-8"	0.30	0.21	SINGLE HUNG
③	3	2'-0"	3'-0"	VINYL FRAME	DOUBLE GLAZE	YES	YES	3'-8"	0.30	0.21	SINGLE HUNG, TEMPERED GLASS
④	4	2'-6"	3'-6"	VINYL FRAME	DOUBLE GLAZE	YES	YES	3'-2"	0.30	0.21	SINGLE HUNG
⑤	3	2'-6"	3'-0"	VINYL FRAME	DOUBLE GLAZE	YES	YES	4'-8"	0.30	0.21	SINGLE HUNG, TEMPERED GLASS
⑥	2	4'-0"	5'-0"	VINYL FRAME	DOUBLE GLAZE	YES	NO	2'-8"	0.30	0.21	FIXED

DOOR SCHEDULE

DOOR NO.	NO. OF UNIT	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	HARDWARE	REMARK
①	2	6'-0"	8'-0"	1 1/2"	SOLID CORE	PAINT	DEAD-BOLT LOCK	SWING
②	14	2'-6"	6'-8"	1 1/2"	HOLLOW CORE	PAINT	PASSAGE LOCK	SWING
③	2	2'-8"	6'-8"	1 1/2"	SOLID CORE	PAINT	DEAD-BOLT LOCK	SWING /SELF-CLOSED 20MIN FIRE DOOR
④	6	2'-8"	6'-8"	1 1/2"	HOLLOW CORE	PAINT	PASSAGE LOCK	SWING
⑤	2	5'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINT	CLOSET DOOR	SLIDING
⑥	2	3'-0"	6'-8"	1 1/2"	SOLID CORE	PAINT	DEAD-BOLT LOCK	SWING
⑦	4	5'-0"	6'-8"	1 1/2"	GLASS	PAINT	DEAD-BOLT LOCK	SLIDING
⑧	2	16'-0"	7'-0"	2"	METAL	PAINT	GARAGE DOOR	OVERHEAD
⑨	4	4'-6"	6'-8"	1 1/2"	HOLLOW CORE	PAINT	LAUN DOOR	BI FOLD



A-A SECTION
SCALE: 3/16"=1'-0"

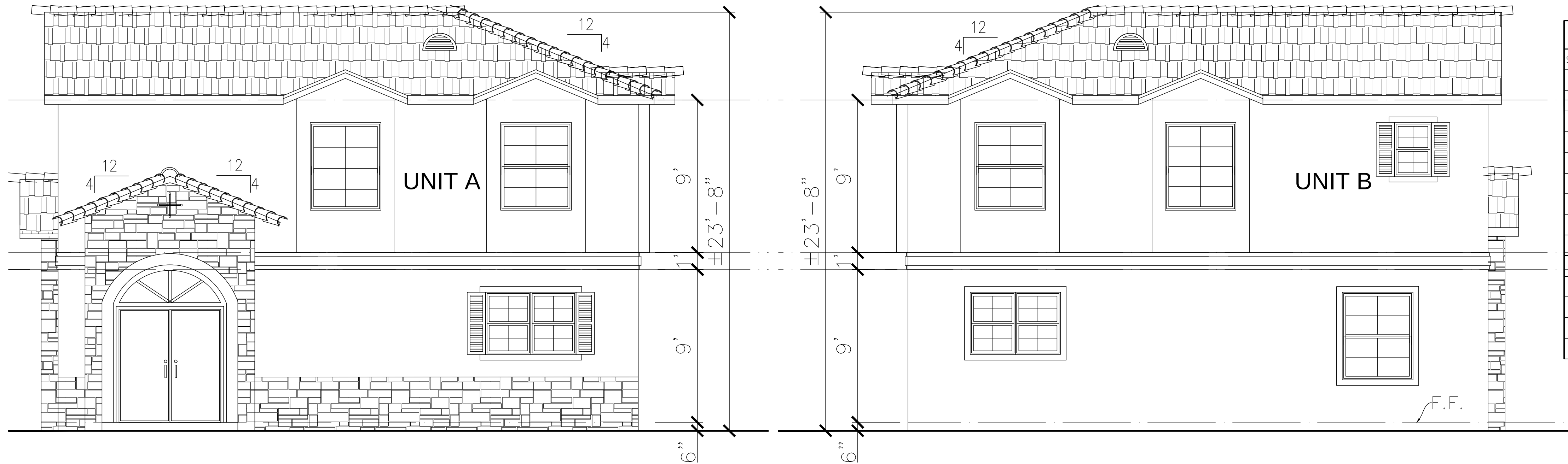
Revisions	By
Planning 11/05/2015	EW
Public Hearing 03/08/2017	EW

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1st FLOOR PLAN
2nd FLOOR PLAN
DOORS & WINDOWS SCHEDULE
SECTIONS

CONDO DUPLEX
1026 & 1028 W FERNLEAF AVE.
POMONA, CA 91766

Date	07-06-2016
Scale	
Drawn	E.W.
Job	
NOTE TO CONTRACTOR: WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AS ON THE JOB. THE DESIGNING OFFICE MUST BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FULL SIZE SHOP DRAWING DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING ANY FABRICATION.	
Sheet	A-2
Of	Sheets



NORTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"

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

EXTERIOR FINISH SCHEDULE				
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	CONC. ROOF TILE	ROOF TYPE-SAXONY 900 SHAKE	CHARCOAL BLEND 1FBCJ1430	BORAL ROOFING/CBO#ESR1647
2	STUCCO	EXTERIOR WALL	X-23 ASPEN (BASE 200)	LA HABRA STUCCO
3	EAVE COLOR	EXTERIOR PAINT	DRY BROWN N230-5M	BEAR PAINT
4	WINDOW/DOOR TRIM		X-830 CLAY (BASE 200)	LA HABRA STUCCO
5	WINDOW FRAME	VINYL FRAME	WHITE	BY INTERNATIONAL OR EQUAL
6	GARAGE DOOR	SECTIONAL METAL PANELS	MANUFACTURE PAINTED, WHITE	BY "STANLEY"
7	DOMER VENT	METAL	PAINTED MATCH ROOF TILE	
8	STUCCO BAND		X-830 CLAY (BASE 200)	LA HABRA STUCCO
9	STONE VENEER	DRYSTACK LEDGESTONE	CARAMEL (CSV 2007)	CULTURED STONE
10	WINDOW/DOOR TRIM	WOOD TRIM FOR 1ST FLOOR	DRY BROWN N230-5M	BEAR PAINT
11	TERRACE	WOOD	DRY BROWN N230-5M	BEAR PAINT
12	DECORATIVE SHUTTER	WOOD	DRY BROWN N230-5M	BEAR PAINT
13	CLAY PIPE	DIA 3.5"x10" VENT PIPE	RED	MCA
14	WROUGHT IRON	SQ TUBE	BLACK	BEAR PAINT



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



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

ATTIC VENTILATION

ATTIC AREA SECOND FLOOR (2 UNITS)	2,070 SF
ATTIC VENT REQUEST (1/150' OF AREA)	13.8 SF
24" x 12" HALF ROUND DORMER LOUVRES	1.57 SF
PROVIDE (9) ROUND VENT	14.13 SF
AREA PROVIDED IS GREATER THAN REQ'D.	

Revisions	By
Planning 11/05/2015	EW
Public Hearing 03/08/2017	EW

ADD ABLE DESIGN & CONSTRUCTION
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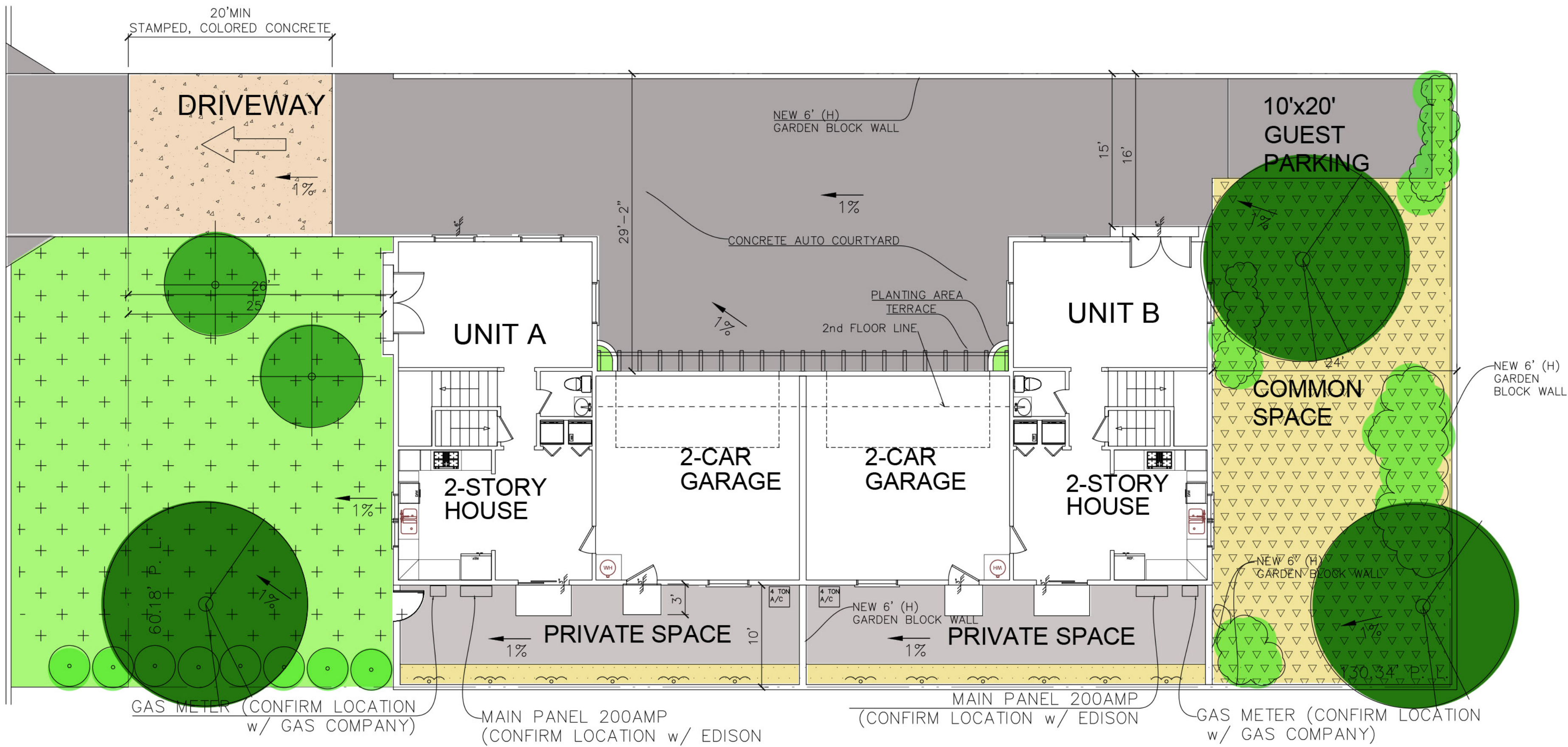
ELEVATIONS
FINISH SCHEDULE

CONDO DUPLEX
1026 & 1028 W FERNLEAF AVE.
POMONA, CA 91766

Date	07-06-2016
Scale	
Drawn	E.W.
Job	

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C. L. OF FERNLEAF AVE.



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8"=1'-0" N ←

PLANT SCHEDULE						
LEGEND	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARK
	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	24" BOX	LOW 0.2	2	
	CERATONIA SILIQUA	CAROB	24" BOX	MOD 0.5	3	
	CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL	LOW 0.2	14	
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	MOD 0.5	12	
	TRACHELOSPERUM JASMINOIDES	STAR JASMINE	1 GAL	MOD 0.5	6" O'C	
	XYLOSMA CONGESTUM	SHINY XYLOSMA	15 GAL	MOD 0.5	8	
	MULCH				0	



Revisions	By
Planning 11/05/2015	EW
Public Hearing 03/08/2017	EW

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CONCEPTUAL
LANDSCAPE PLAN
RENDER

CONDO DUPLEX
1026 & 1028 W FERNLEAF AVE.
POMONA, CA 91766

Date 07-06-2016

Scale

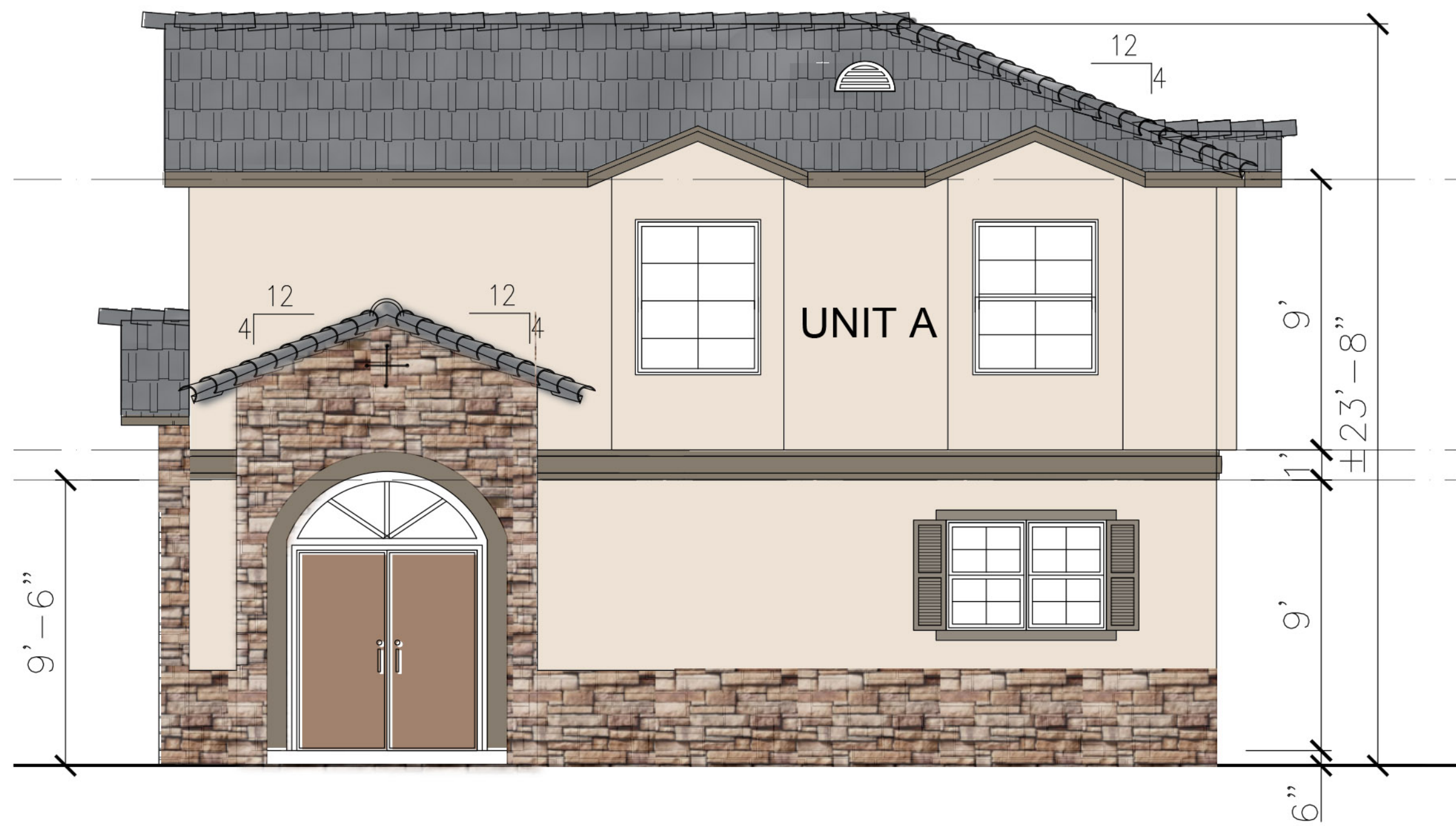
Drawn E.W.

Job

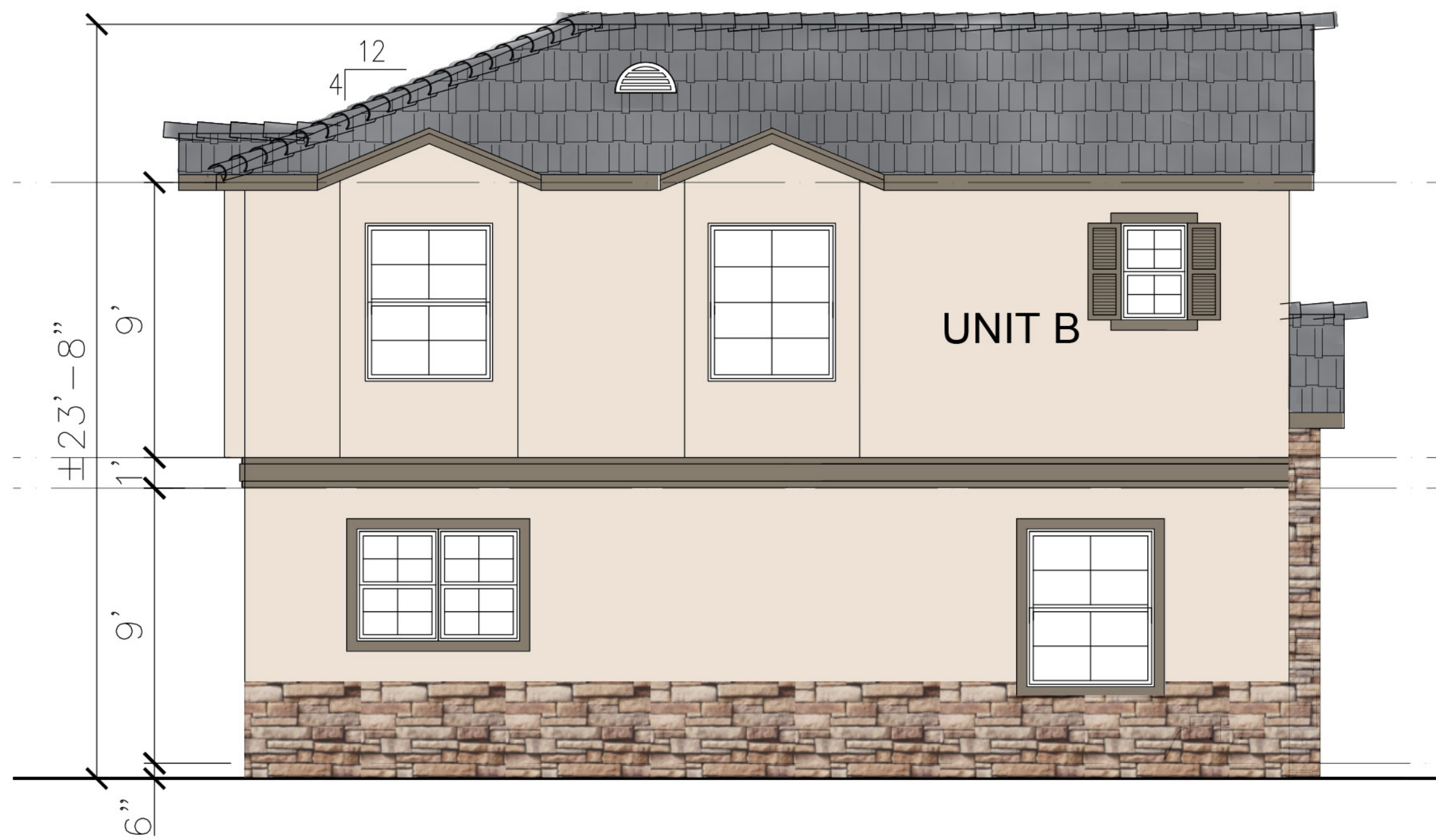
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Sheet

A-4
Of Sheets



NORTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



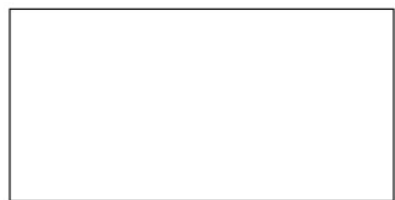
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



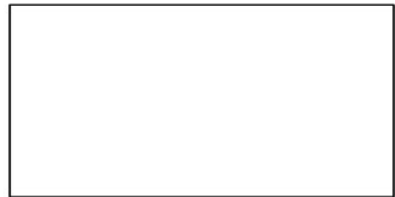
EAST ELEVATION
SCALE: 1/4"=1'-0"



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



EAVE & WOOD TRIM
BEAR PAINT
COLOR: DRY BROWN N230-5M



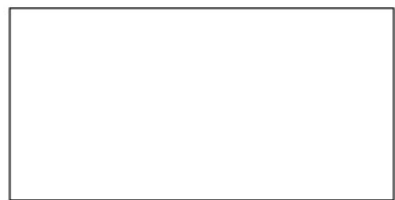
ROOF
"BORAL" CONCRETE ROOF TILE
TYPE: SAXONY 900 SHAKE
COLOR: CHARCOAL BLEND 1FBCJ1430



WALL
LA HARBRA STUCCO
COLOR: X-23 ASPEN (BASE 200)



TRIM
LA HARBRA STUCCO
COLOR: X-830 CLAY (BASE 200)



STONE
DRYSTACK LEDGESTONE
COLOR: CARAMEL(CSV 2007)

EXTERIOR FINISH SCHEDULE				
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	CONC. ROOF TILE	ROOF TYPE-SAXONY 900 SHAKE	CHARCOAL BLEND 1FBCJ1430	BORAL ROOFING/ICBO#SR1647
2	STUCCO	EXTERIOR WALL	X-23 ASPEN (BASE 200)	LA HABRA STUCCO
3	EAVE COLOR	EXTERIOR PAINT	DRY BROWN N230-5M	BEAR PAINT
4	WINDOW/DOOR TRIM		X-830 CLAY (BASE 200)	LA HABRA STUCCO
5	WINDOW FRAME	VINYL FRAME	WHITE	BY INTERNATIONAL OR EQUAL
6	GARAGE DOOR	SECTIONAL METAL PANELS	MANUFACTURE PAINTED, WHITE	BY "STANLEY"
7	DOMER VENT	METAL	PAINTED MATCH ROOF TILE	
8	STUCCO BAND		X-830 CLAY (BASE 200)	LA HABRA STUCCO
9	STONE VENEER	DRYSTACK LEDGESTONE	CARAMEL (CSV 2007)	CULTURED STONE
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12	DECORATIVE SHUTTER	WOOD	DRY BROWN N230-5M	BEAR PAINT
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14	WROUGHT IRON	SQ TUBE	BLACK	BEAR PAINT

Revisions	By
Planning 11/06/2015	EW
Public Hearing 03/08/2017	EW

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ELEVATIONS
FINISH SCHEDULE

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POMONA, CA 91766

Date 07-06-2016

Scale

Drawn E.W.

Job

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Sheet

A-5
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