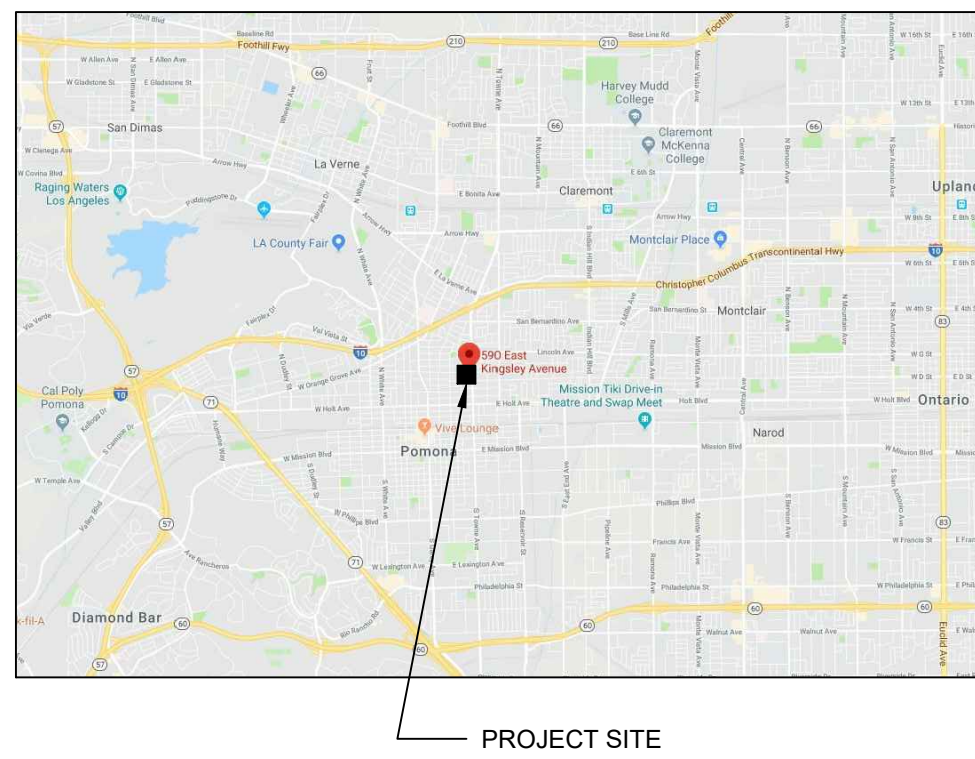


LUO RESIDENCE

ACCESSORY DWELLING UNIT

VICINITY MAP



APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS :

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CalGreen)
2016 CALIFORNIA ENERGY CODE

SCOPE OF WORK

NEW 1,200 SF ACCESSORY DWELLING UNIT, NEW 737 SF GARAGE AND REMOVE EXISTING METAL GARAGE

PROJECT INFORMATION

EXISTING RESIDENCE AREA :	1,035 SQ. FT.
PROPOSED ACCESSORY DWELLING UNIT :	1,200 SQ. FT.
TOTAL HABITABLE AREA :	2,235 SQ. FT.
EXISTING COVERED PORCH AREA :	100 SQ. FT.
NEW COVERED PORCH AREA :	95 SQ. FT.
PROPOSED GARAGE AREA :	737 SQ. FT.
TOTAL BUILDING FOOTPRINT :	3,167 SQ. FT.
LOT AREA :	12,971 SQ. FT.
LOT COVERAGE :	24%
STORIES :	1
SPRINKLERS :	NO

LEGAL DESCRIPTION

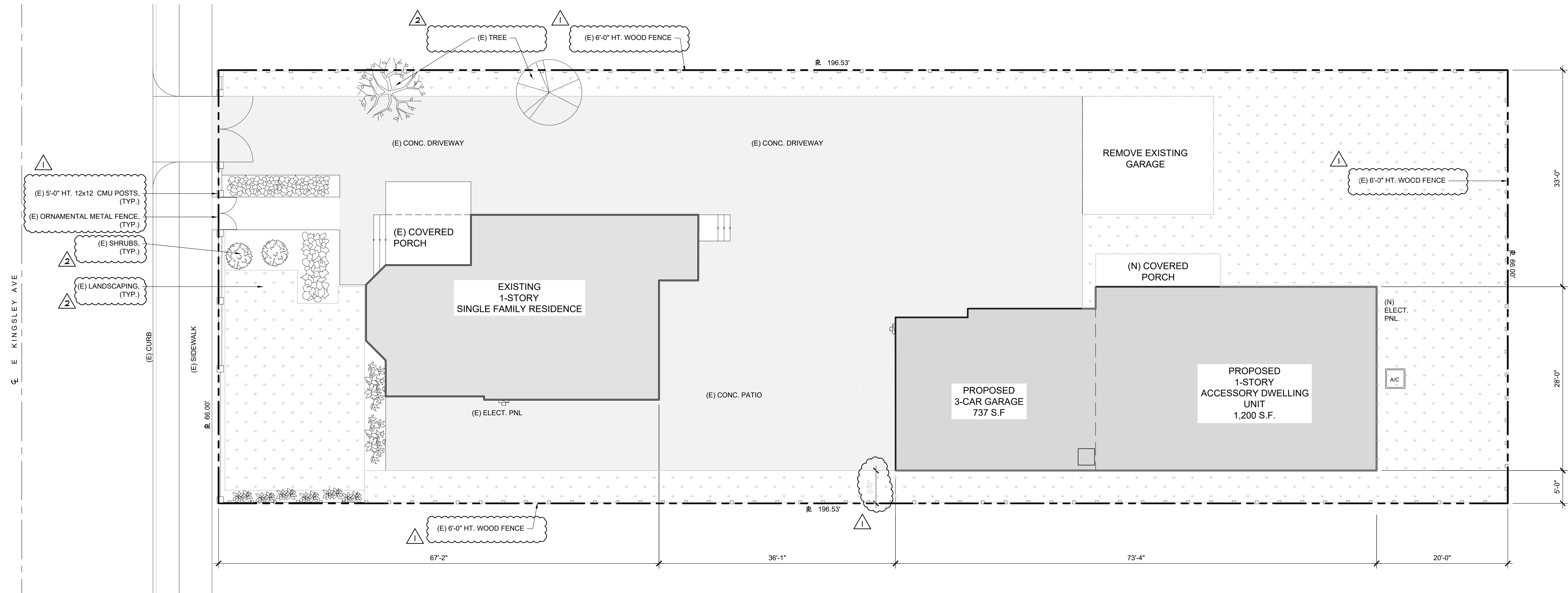
APN :	8337-006-004
TRACT NO. :	66
LOT :	2
CONSTRUCTION TYPE :	V-B

PROJECT ADDRESS

590 E. KINGSLEY AVE.
POMONA, CA 91767

SHEET INDEX

A1.0	TITLE PAGE / SITE PLAN
A2.0	FLOOR PLAN & ELEVATION
A3.0	ELEVATIONS



SITE PLAN

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

No.	Revision/Issue
1	12-11-18
2	01-29-19

valley design

230 W AVENIDA VALENCIA, SAN CLEMENTE CA. 92672
(949) 576-5869

SHEET TITLE

TITLE SHEET / SITE PLAN

CLIENT

LUO RESIDENCE

590 E. KINGSLEY AVE.

POMONA, CA 91767

SCALE:

AS NOTED

DATE:

02-21-18

DRAWN BY:

TEAM

PROJECT NO:

1807

SHEET NO:

A1.0

OF X



No.	Revision/Issue
1	12-11-18

valley design

230 W AVENIDA VALENCIA, SAN CLEMENTE CA. 92672
 (909)576-5899

PROPOSED FLOOR PLAN

CLIENT
LUO RESIDENCE
590 E. KINGSLEY AVE.
POMONA, CA 91767

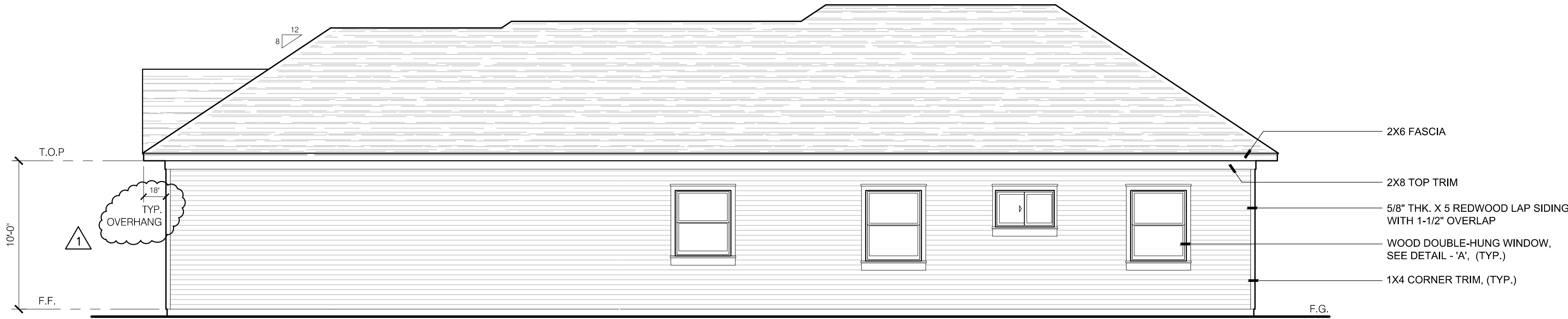
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DATE:
02-21-18

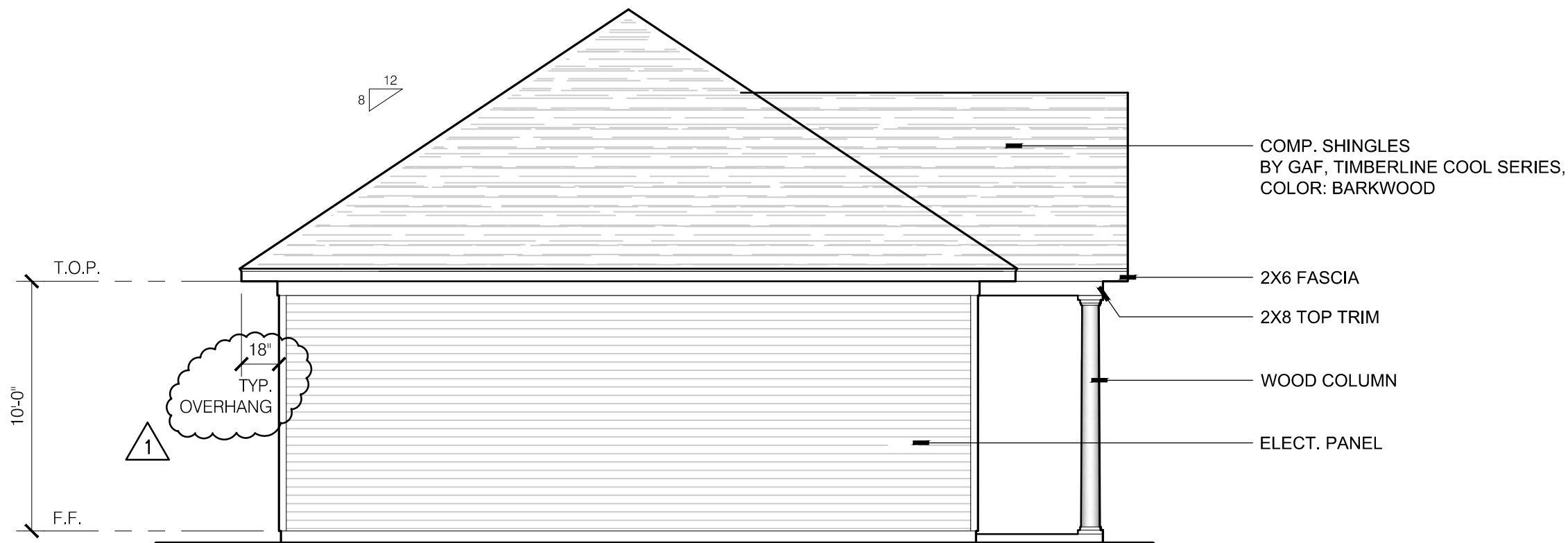
DRAWN BY:
TEAM

PROJECT NO:
1807

SHEET NO:
A2.0 OF **x**



REAR - WEST ELEVATION
SCALE: 3/16" = 1'-0"



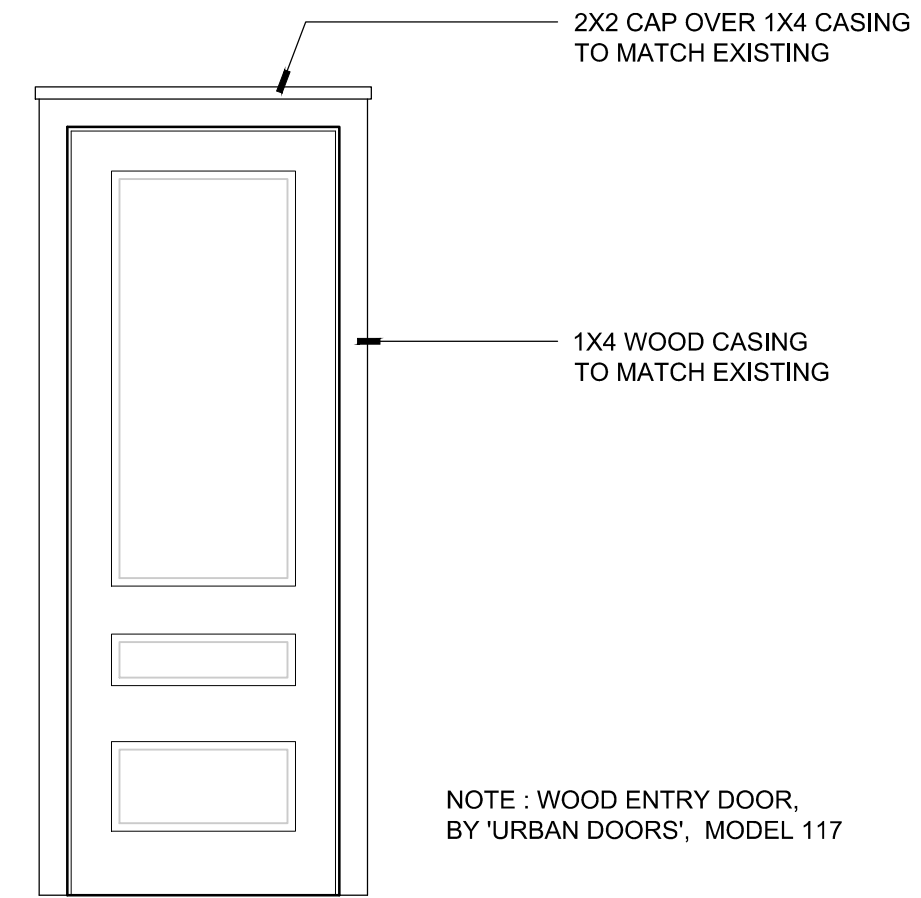
LEFT - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



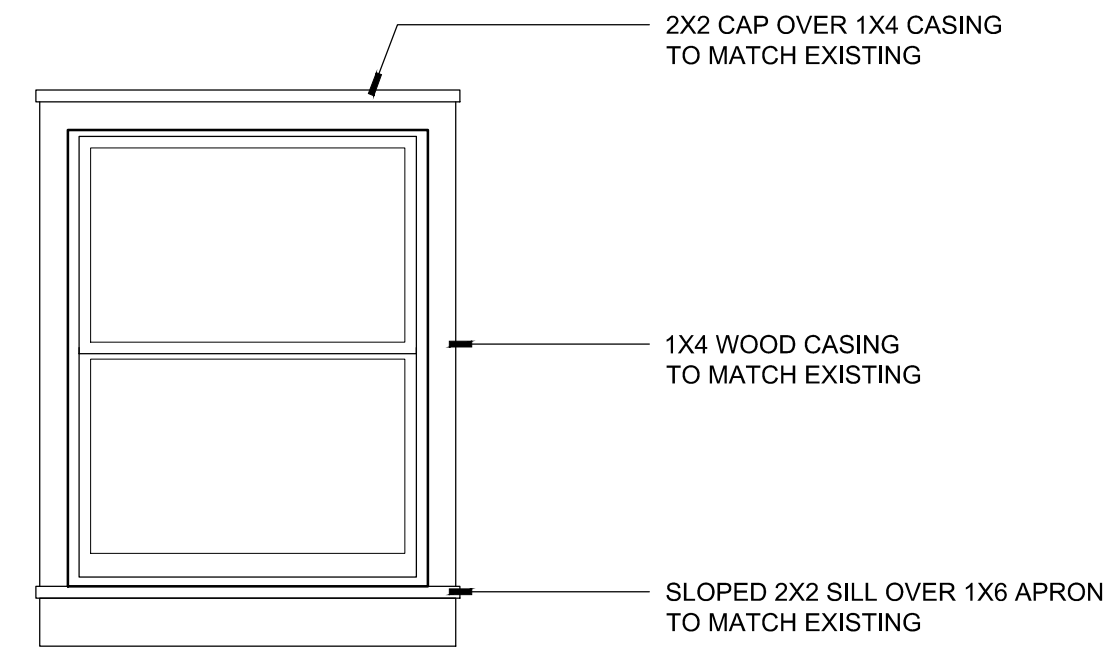
RIGHT - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



ENTRY DOOR ELEVATION
SCALE: 1/2" = 1'-0"



TYPICAL WINDOW ELEVATION
SCALE: 1/2" = 1'-0"

No.	Revision/Issue
	12-11-18

valley design
230 W AVENIDA VALENCIA, SAN CLEMENTE CA. 92672
(909)576-5869

SHEET TITLE
ELEVATIONS

CLIENT
LUO RESIDENCE
590 E. KINGSLEY AVE.
POMONA, CA 91767

SCALE: AS NOTED
DATE: 02-21-18
DRAWN BY: TEAM
PROJECT NO: 1807
SHEET NO:

A3.0 OF X