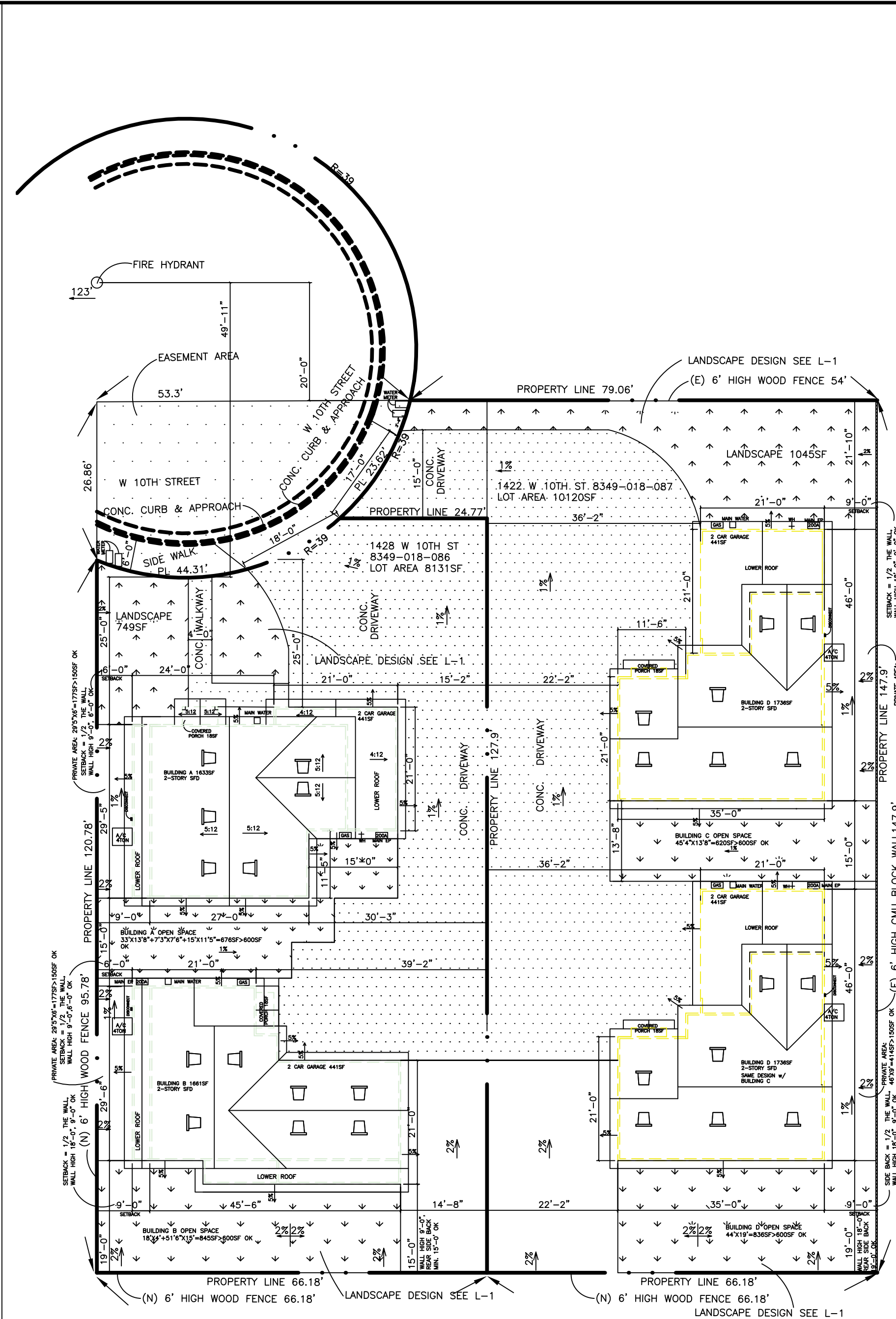
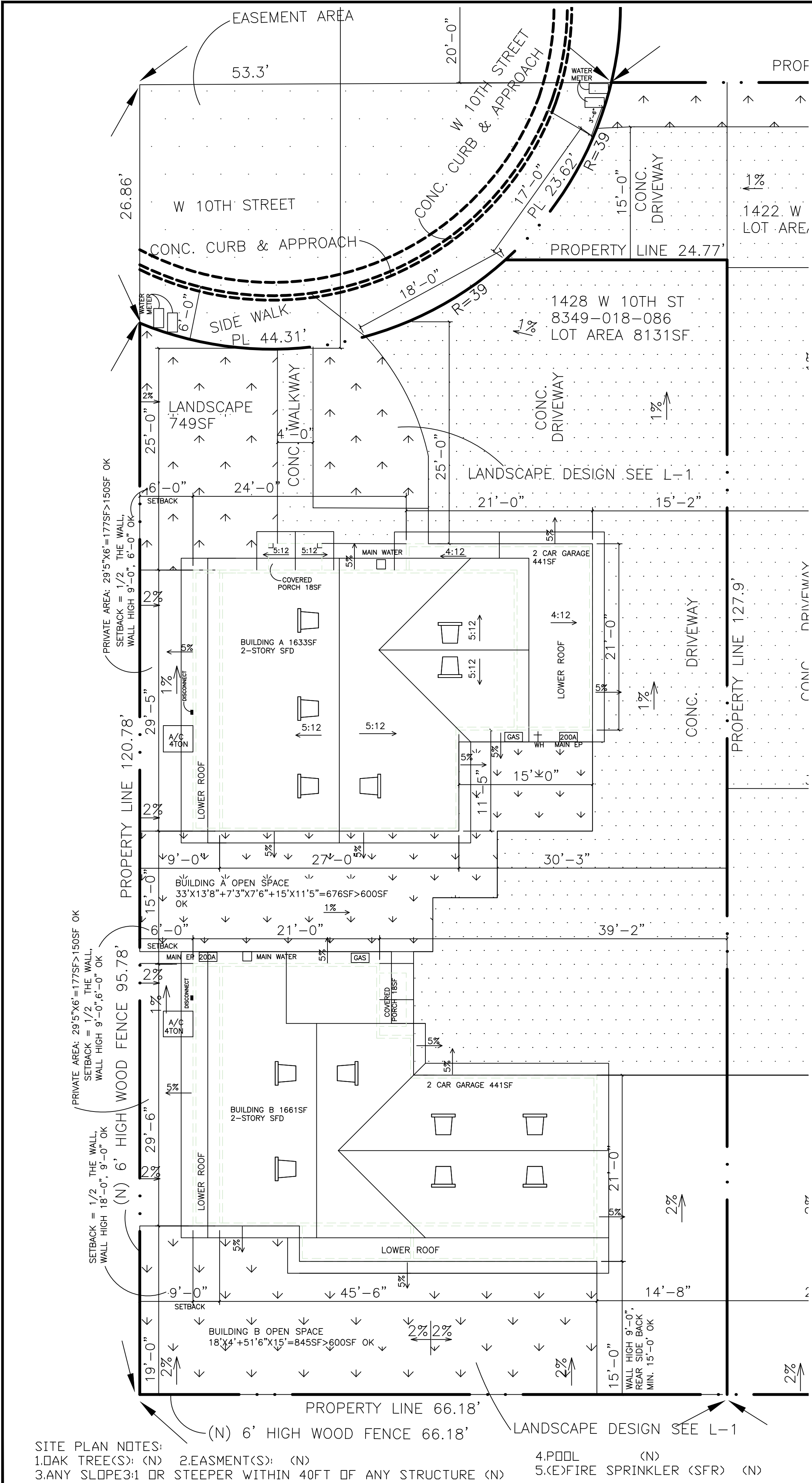




LOT LINE SCALE: 1/16"=1'-0"



INDEX SHEET

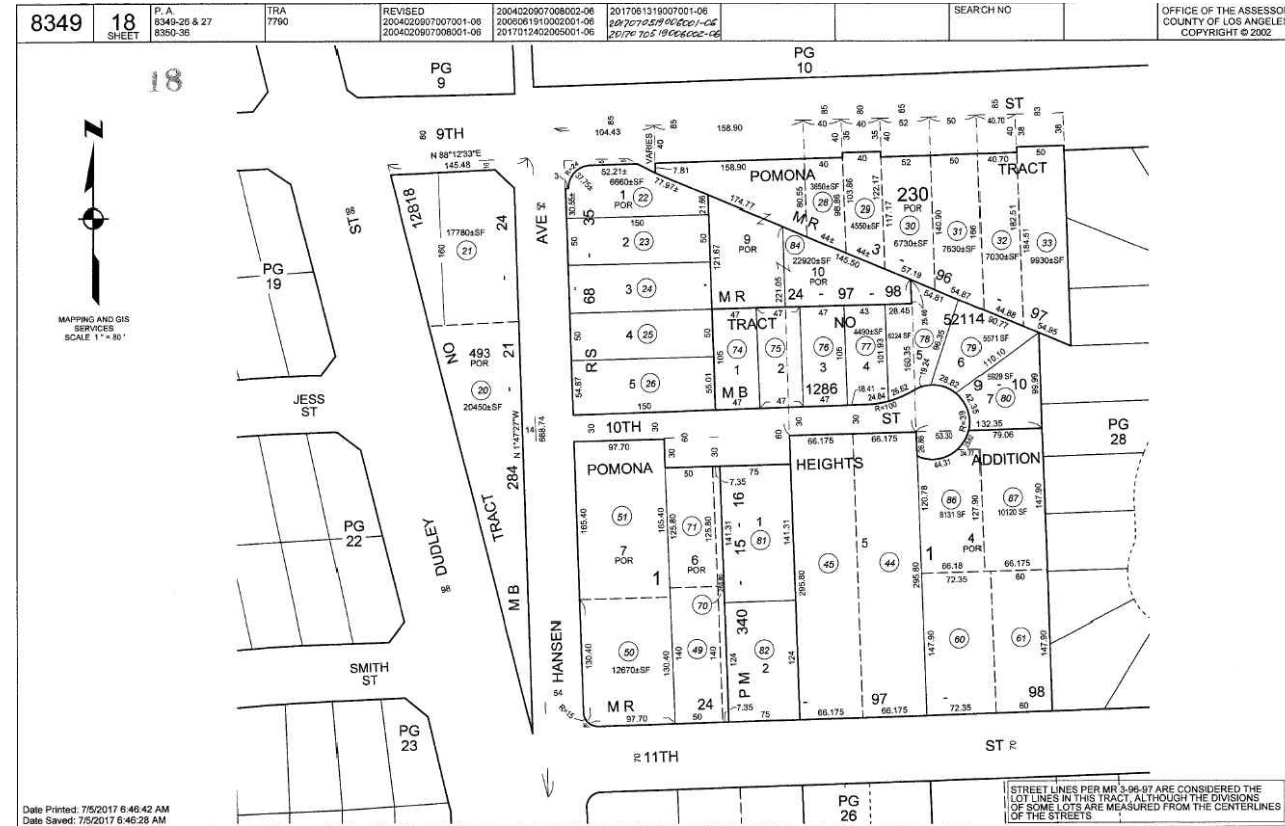
NO.	NAME
A1	PROJECT SUMMARY, VICINITY MAP, SITE PLAN
A2	PLAN A FIRST FLOOR AND SECOND FLOOR PLAN
A3	PLAN B FIRST FLOOR AND SECOND FLOOR PLAN
A4	PLAN A & B ROOF PLAN
A5	PLAN A BUILDING ELEVATIONS
A6	PLAN B BUILDING ELEVATIONS
C-1	PRELIMINARY GRADING
L-1	PRELIMINARY LANDSCAPE

AGENCY REFERRAL LIST:
ARCHITECTURAL DESIGN BY: OWNER
DONGLIN LI & XIN WANG 626-321-3439
19834 CAMINO DE ROSA WALNUT CA 91789
STRUCTURAL DESIGN BY:
T&W CONSULTING ENGINEERS 626-288-0708
1168 N. SAN GABRIEL BLVD, #N ROSEMEAD CA 91770
ENERGY T24 DESIGN BY:
CARLOS CASTRO 909-766-8338
915 W FOOTHILL BLVD, SUITE #C222, CLAREMONT CA 91711
CONSTRUCTION BY:
OWNER BUILD 626-321-3439
19834 CAMINO DE ROSA WALNUT CA 91789

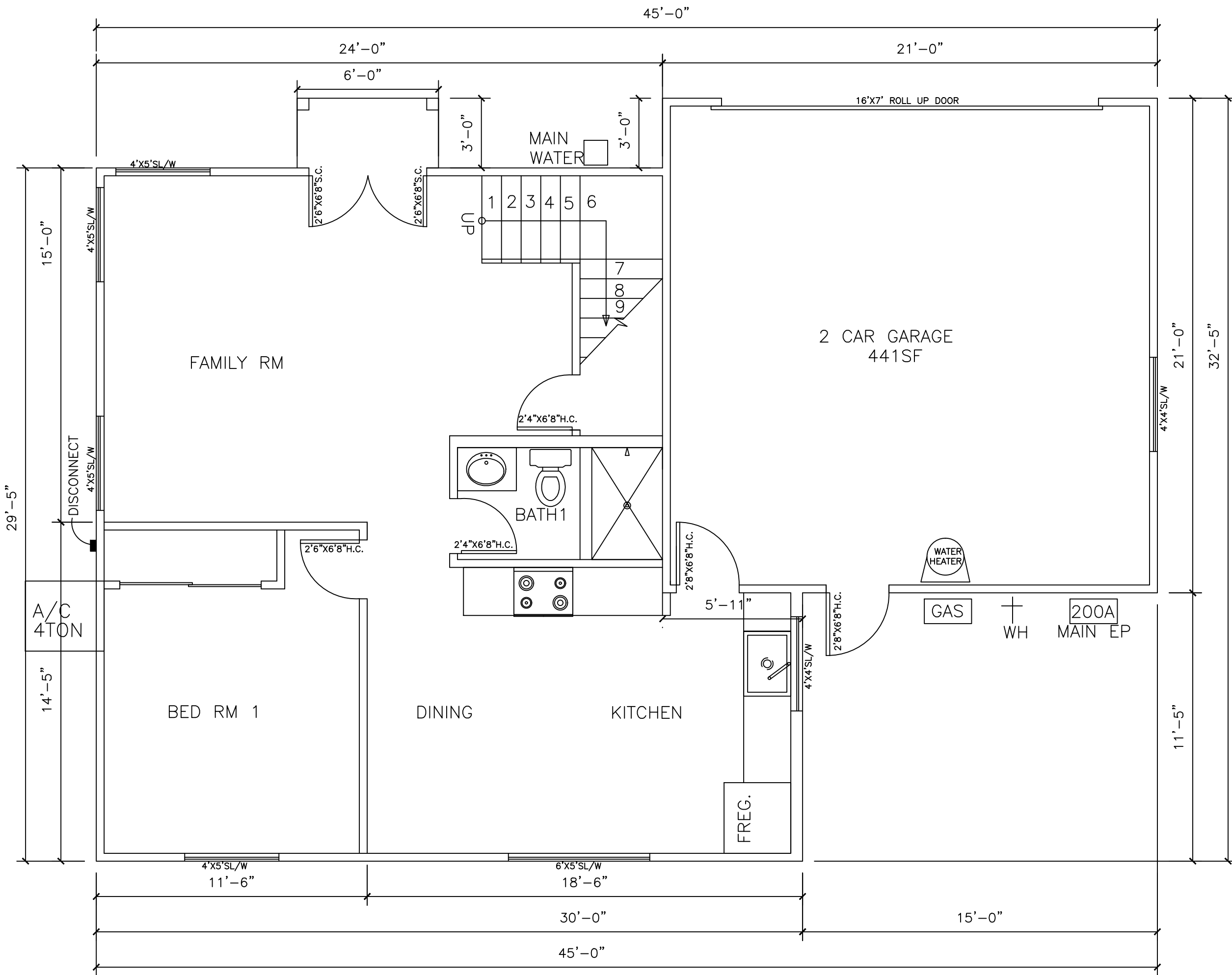
RESIDENTIAL NOTES:
GENERAL PLAN LAND USE DESIGNATION: DONGLIN LI & XIN WANG (OWNER BUILD)
ZONING DESIGNATION R2
A. ASSESSOR'S PARCEL NUMBER & LOT AREA:
8349-018-086: 8131SF
B. TYPE OF CONSTRUCTION: VB
C. OCCUPANCY GROUP: R3(SINGLE FAMILY)/U(PRIVATE GARAGE)
D. FLOOR AREA:
PLAN A:
FIRST FLOOR AREA: 775SF
SECOND FLOOR AREA: 858SF
TOTAL HABITABLE SPACE: 1633SF
COVERED PORCH AREA: 18SF
TWO CAR GARAGE AREA: 441SF
TOTAL NON HABITABLE SPACE: 459SF
PLAN B:
FIRST FLOOR AREA: 746SF
SECOND FLOOR AREA: 951SF
TOTAL HABITABLE SPACE: 1661SF
COVERED PORCH AREA: 18SF
TWO CAR GARAGE AREA: 441SF
TOTAL NON HABITABLE SPACE: 459SF
E. TOTAL BUILDING FOOTPRINT=775+18+441+746+18+441=2439SF
F. LOT COVERAGE==2439/8131=30%
G. SCOPE OF WORK:
EACH LOT BUILD TWO UNITS, EACH UNIT BUILD 4 BEDROOMS, 3 BATHS, ONE KITCHEN, ONE DINING ROOM, ONE LIVING ROOM, TWO CAR GARAGE, ONE COVERED PORCH.
H. CODE USE: 2016 CBC, CRC, CMC, CPC, CEC, CFC, AND 2016 LOS ANGELES COUNTY AMENDMENTS. 2016 CALIFORNIA ENERGY STD.

PROJECT SUMMARY

1



REVISIONS	
DATE	NO
DESIGNER: BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789	
JOB ADDRESS: DONG & XIN'S RESIDENCE 1428 W 10TH STREET POMONA, CA 91766	
SHEET TITLE: PROJECT SUMMARY, VICINITY MAP, LOT LINE, SITE PLAN	
STAMP:	
Date	12-18-18
Scale	AS SHOWN
Drawn	XW
Job	181218
Sheet	A-1



PROPOSED FIRST FLOOR PLAN A
SCALE: 1/4"=1'-0"

- ⊕ ELECT. OUTLET, AFCI, TAMPER RESISTANT

⊖ SINGLE POLE SWITCH @48" U.N.O.

⊖ DIMMER

⊖ CEILING FAN W/LIGHT FIXTURE
- ⊖ HARD WIRE INTERCONNECTED SMOKE DETECTOR W/BATTERY BACK-UP

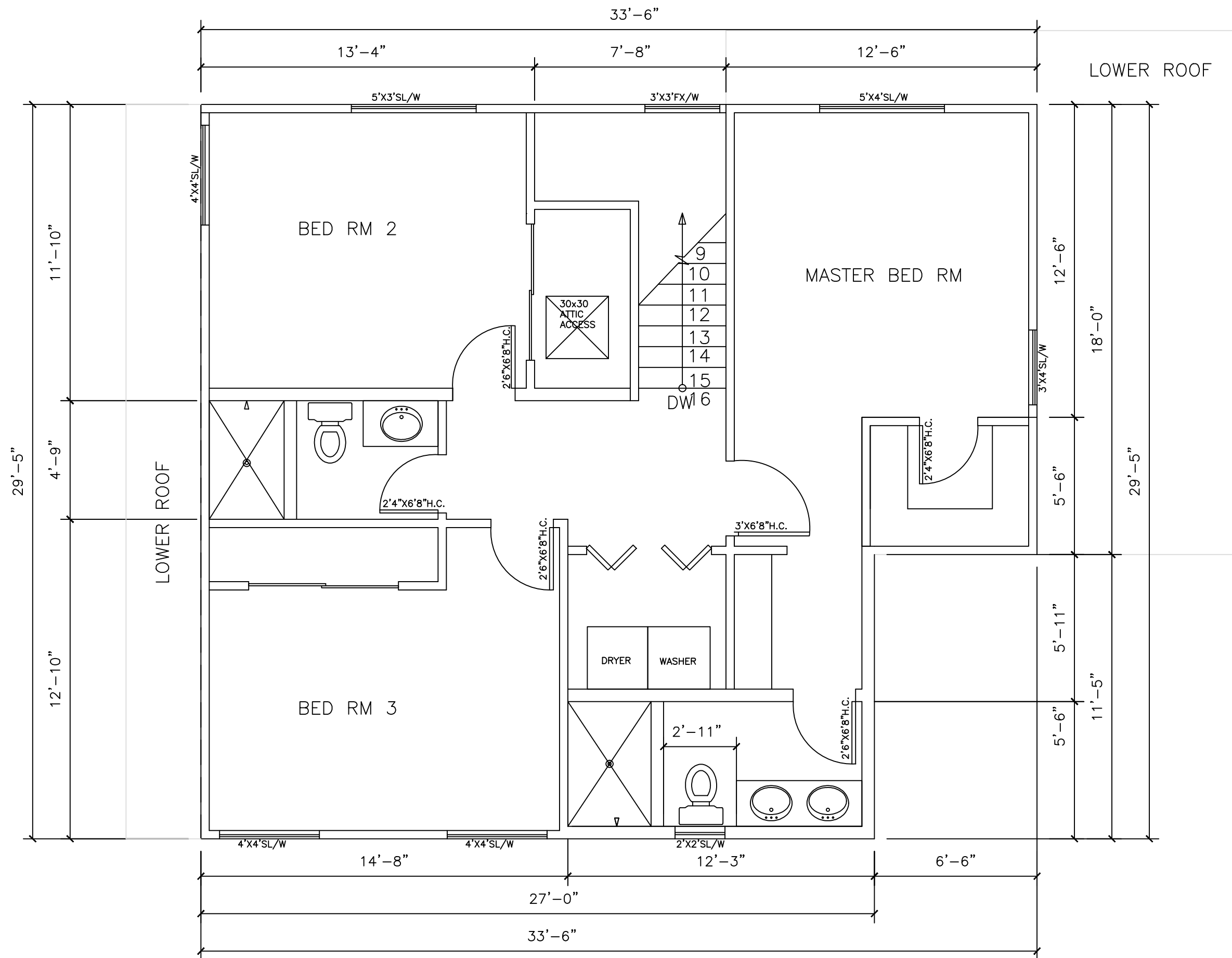
⊖ CARBON MONOXIDE ALARM — HARD WIRE INTERCONNECTED W/ BATTERY BACK-UP
- ⊖ PROVIDE EXHAUST FAN (PROVIDING 50 CFM PER HOUR W/BACKDRAFT DAMPER) TYP.

⊖ WATER HOSE
- PROPOSED WALL

S.L. : HORIZONTAL SLIDING

S.C. : SOLID CORE (1-3/4" THICKNESS)

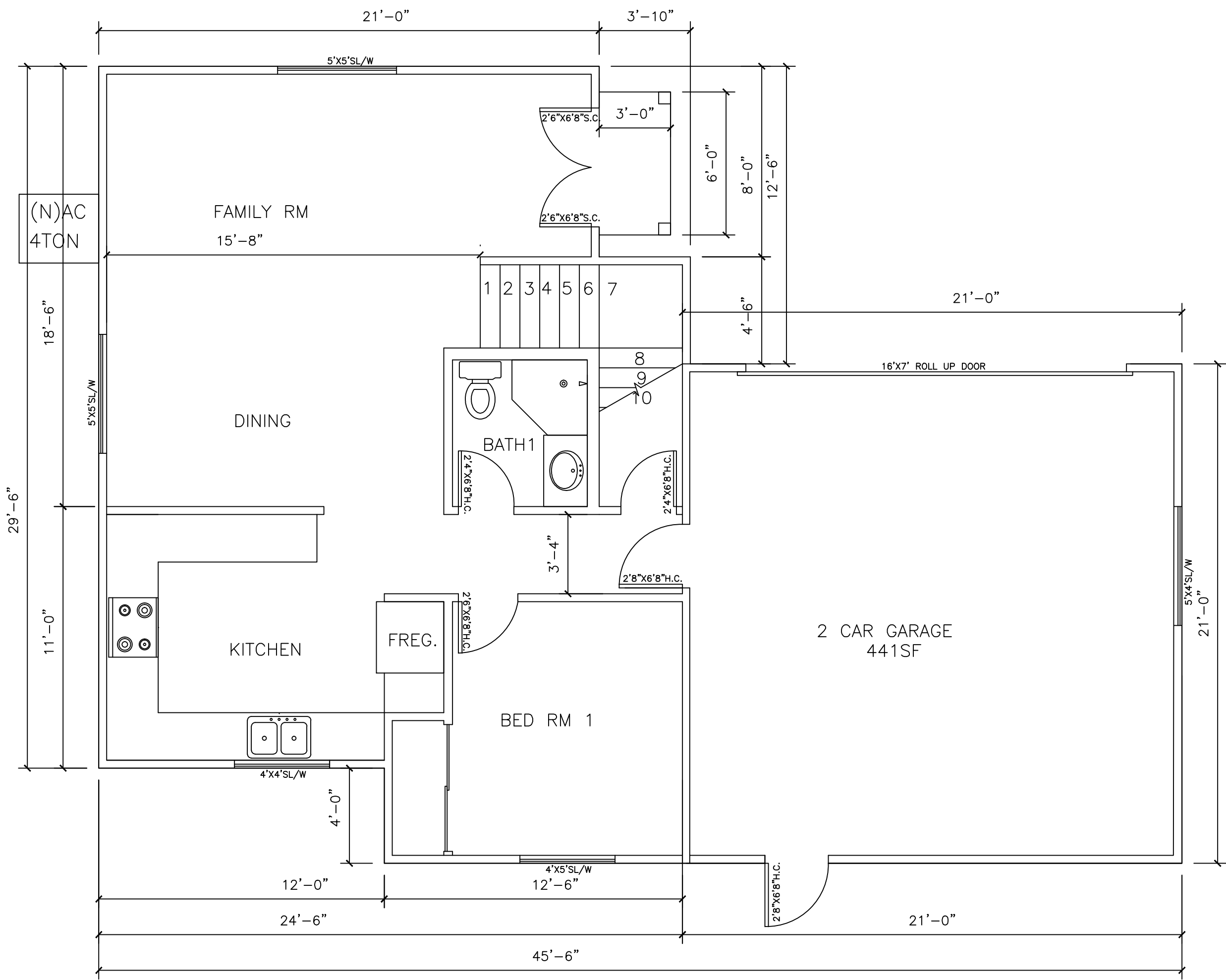
H.C. : HOLLOW CORE (1-3/8" THICKNESS)



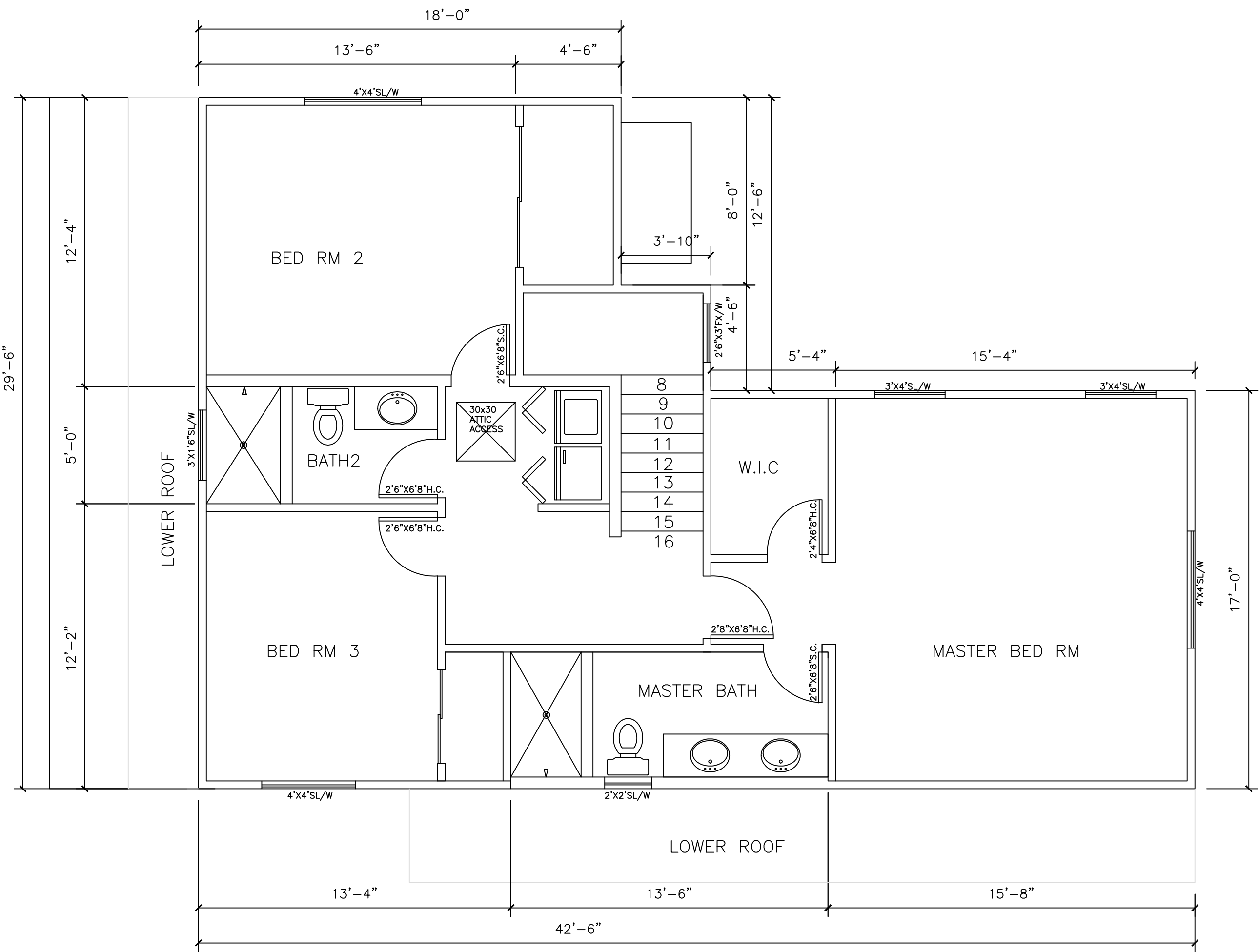
PROPOSED SECOND FLOOR PLAN A
SCALE: 1/4"=1'-0"

REVISIONS	
DATE	NO
DESIGNER: BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789	
JOB ADDRESS: DONG & XIN'S RESIDENCE 1428 W 10TH STREET POMONA, CA 91766	
SHEET TITLE: PROPOSED FIRST FLOOR PLAN A PROPOSED SECOND FLOOR PLAN A	
STAMP:	
Date	12-18-18
Scale	AS SHOWN
Drawn	XW
Job	181218
Sheet	A-2

REVISIONS		
DATE	NO	
DESIGNER: BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789		
JOB ADDRESS: DONG & XIN'S RESIDENCE 1428 W 10TH STREET POMONA, CA 91766		
SHEET TITLE: PROPOSED FIRST FLOOR PLAN B PROPOSED SECOND FLOOR PLAN B		
STAMP:		
Date	12-18-18	
Scale	AS SHOWN	
Drawn	XW	
Job	181218	
Sheet	A-3	



PROPOSED FIRST FLOOR PLAN B
SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN B
SCALE: 1/4"=1'-0"

- ⊕ ELECT. OUTLET, AFCI, TAMPER RESISTANT

⊞ SINGLE POLE SWITCH @48" U.N.O.

⊞ DIMMER

⊞ CEILING FAN W/LIGHT FIXTURE
- ⊞ HARD WIRE INTERCONNECTED SMOKE DETECTOR W/BATTERY BACK-UP

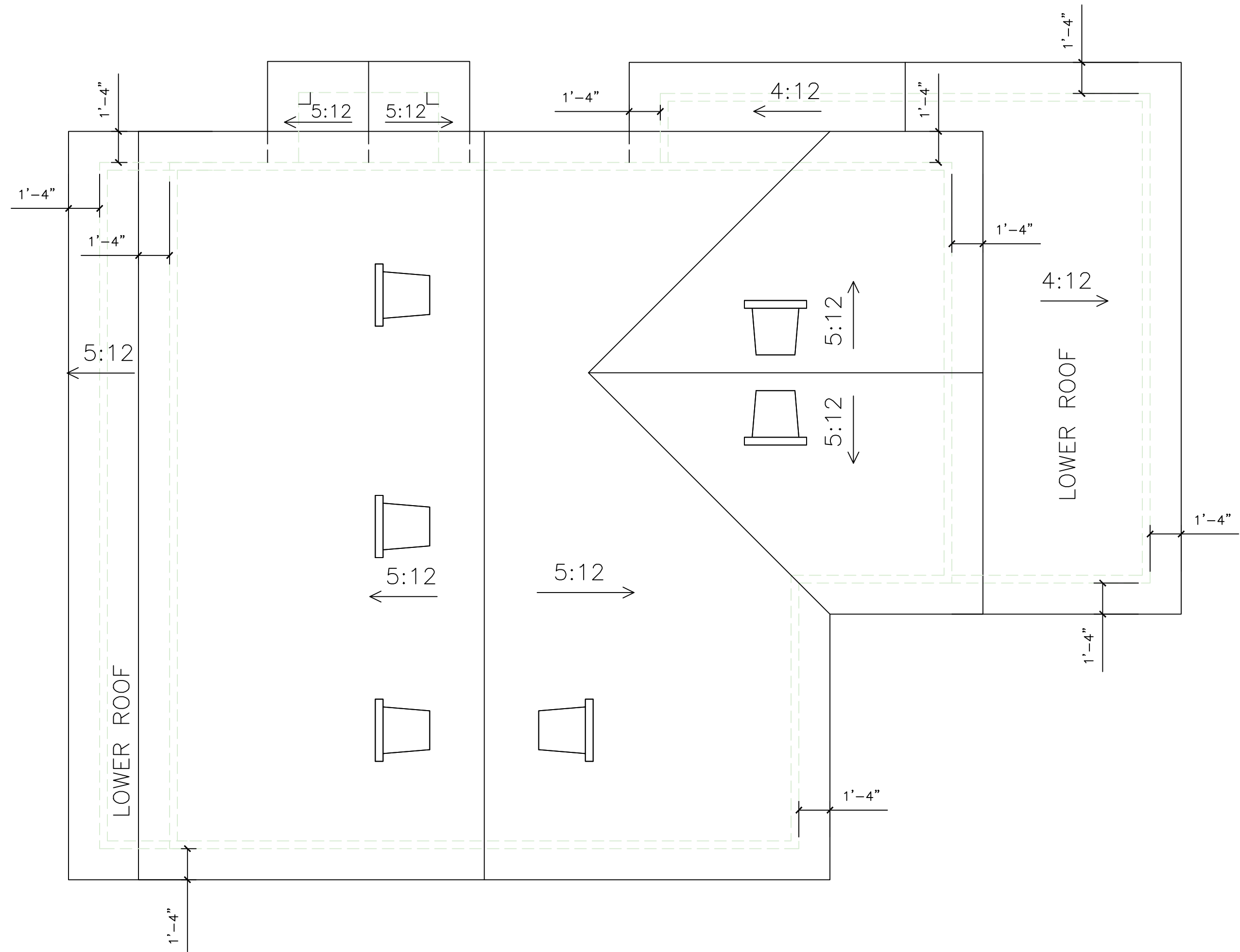
⊞ CARBON MONOXIDE ALARM — HARD WIRE INTERCONNECTED W/ BATTERY BACK-UP
- ⊞ PROVIDE EXHAUST FAN (PROVIDING 50 CFM PER HOUR W/BACKDRAFT DAMPER) TYP.

⊞ WATER HOSE
- PROPOSED WALL

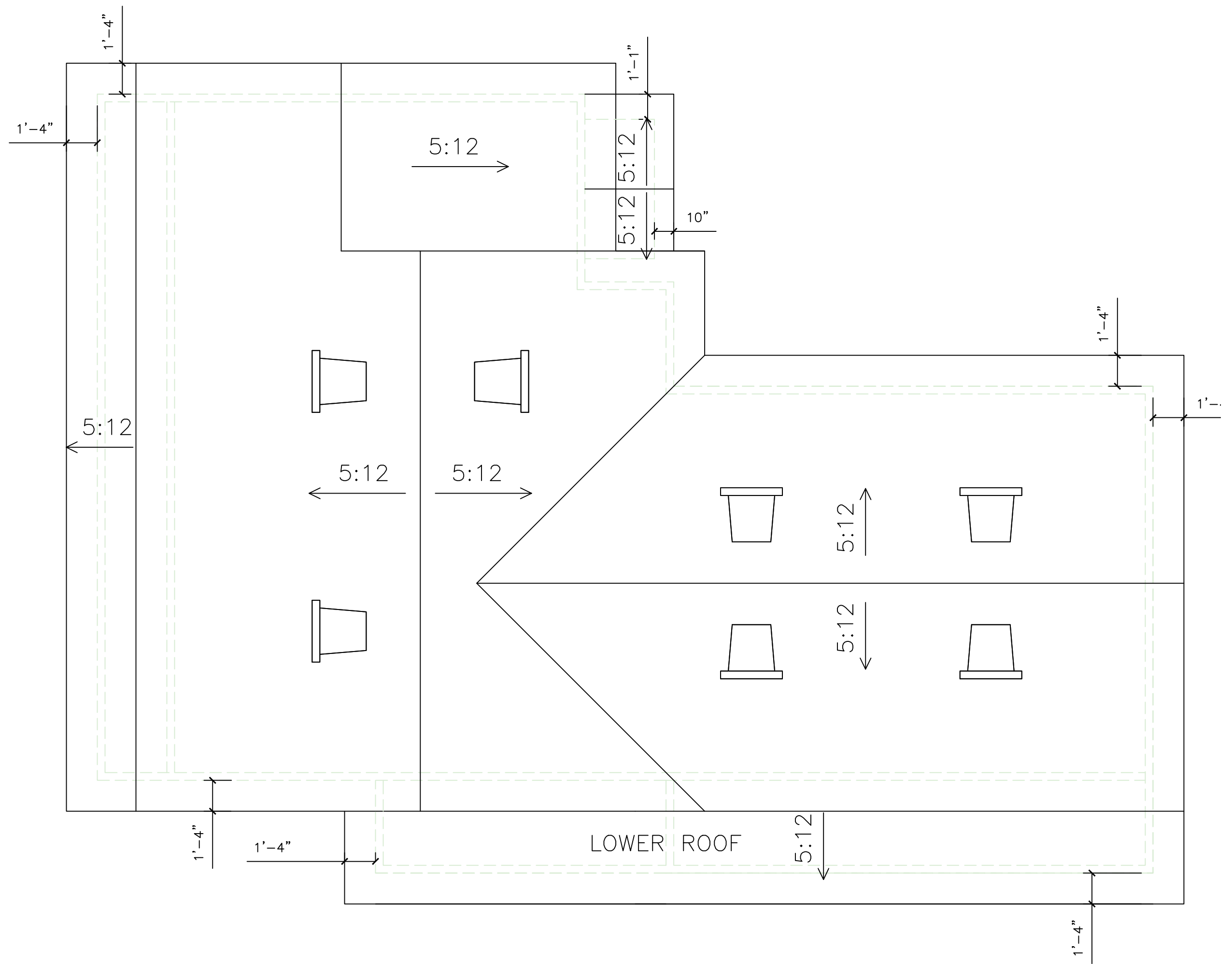
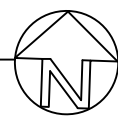
S.L. : HORIZONTAL SLIDING

S.C. : SOLID CORE (1-3/4" THICKNESS)

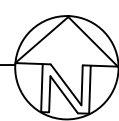
H.C. : HOLLOW CORE (1-3/8" THICKNESS)



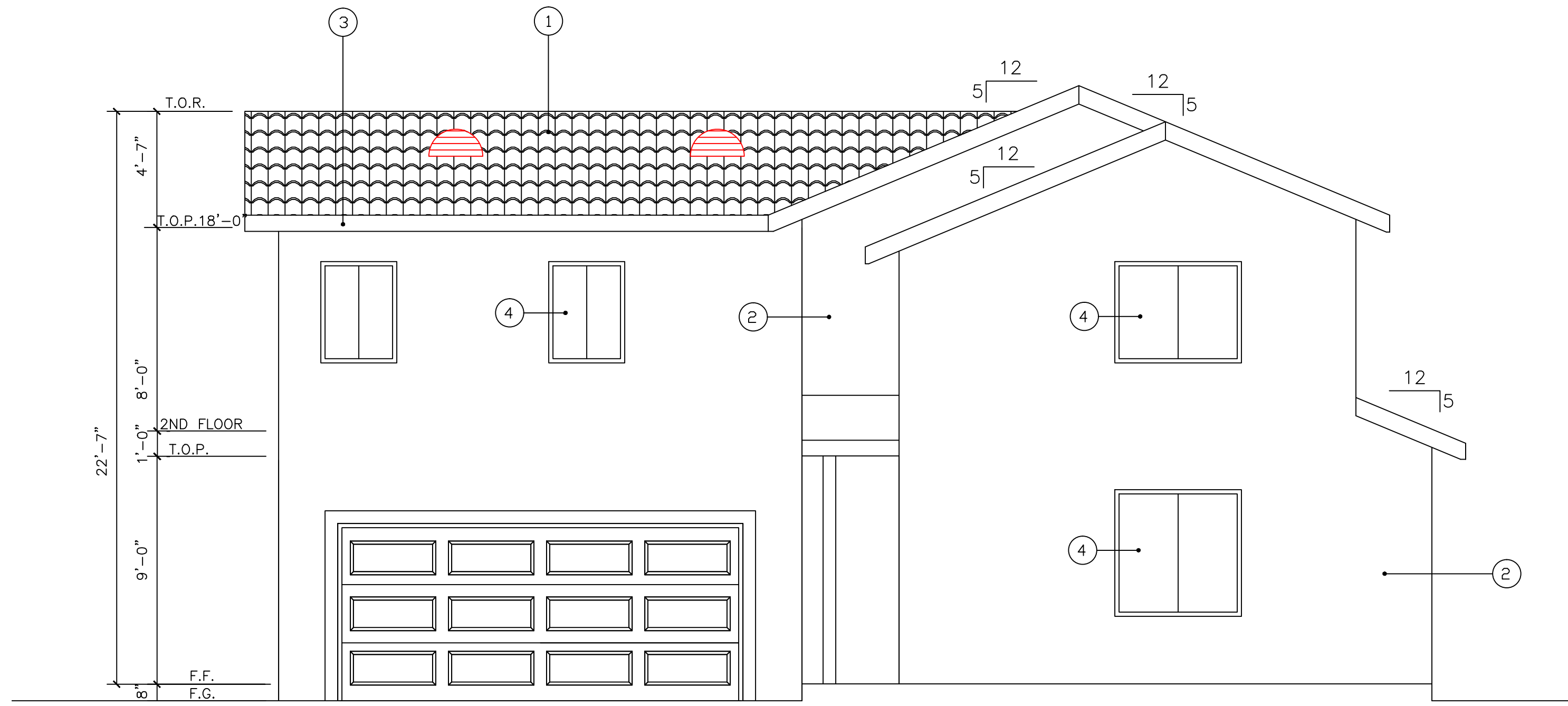
PROPOSED ROOF FLOOR PLAN A
SCALE: 1/4"=1'-0"



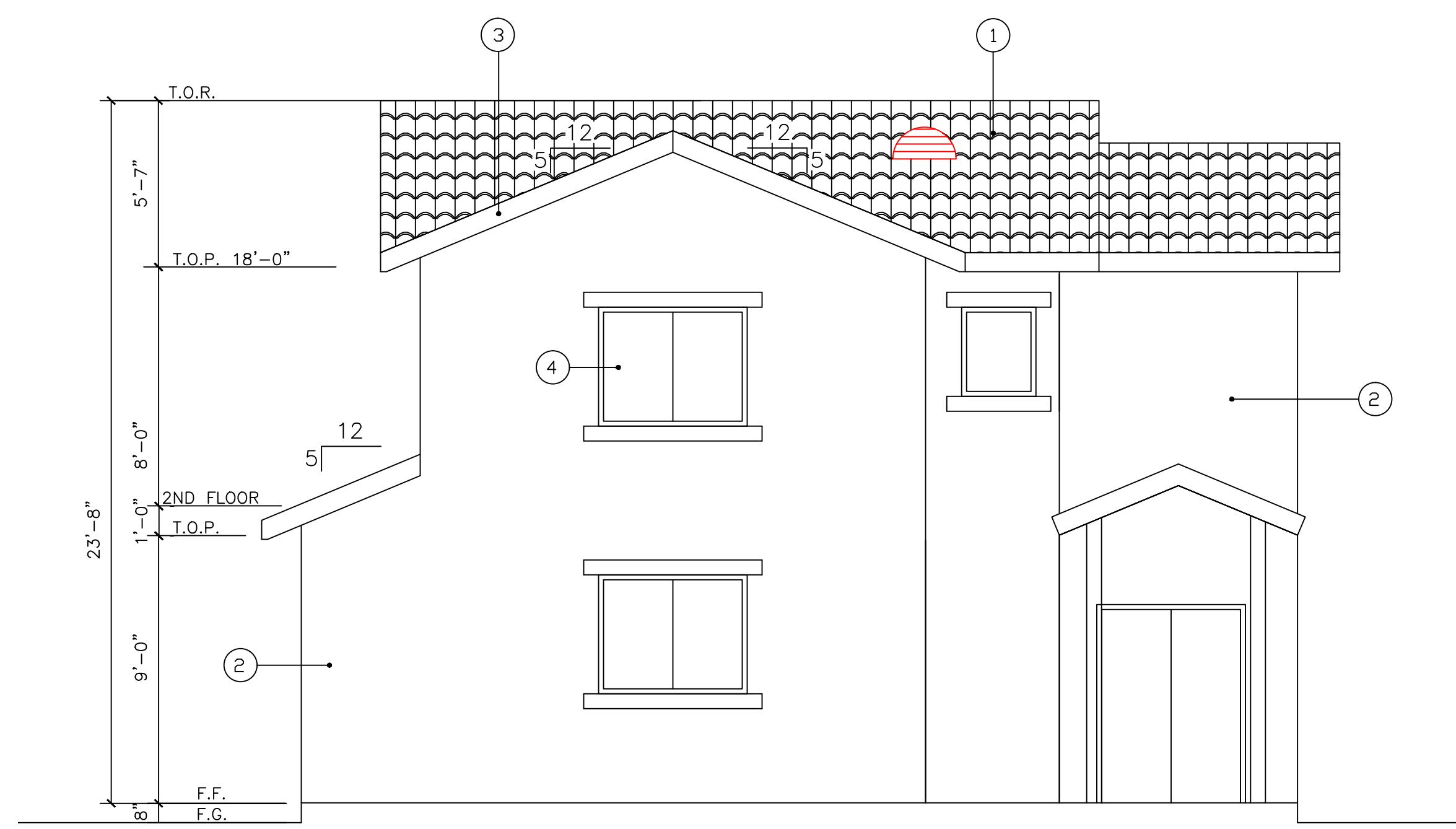
PROPOSED ROOF PLAN B
SCALE: 1/4"=1'-0"



REVISIONS		
DATE	NO	
DESIGNER: BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789		
JOB ADDRESS: DONG & XIN'S RESIDENCE 1428 W 10TH STREET POMONA, CA 91766		
SHEET TITLE: PROPOSED ROOF PLAN A PROPOSED ROOF PLAN B		
STAMP:		
Date	12-18-18	
Scale	AS SHOWN	
Drawn	XW	
Job	181218	
Sheet	A-4	



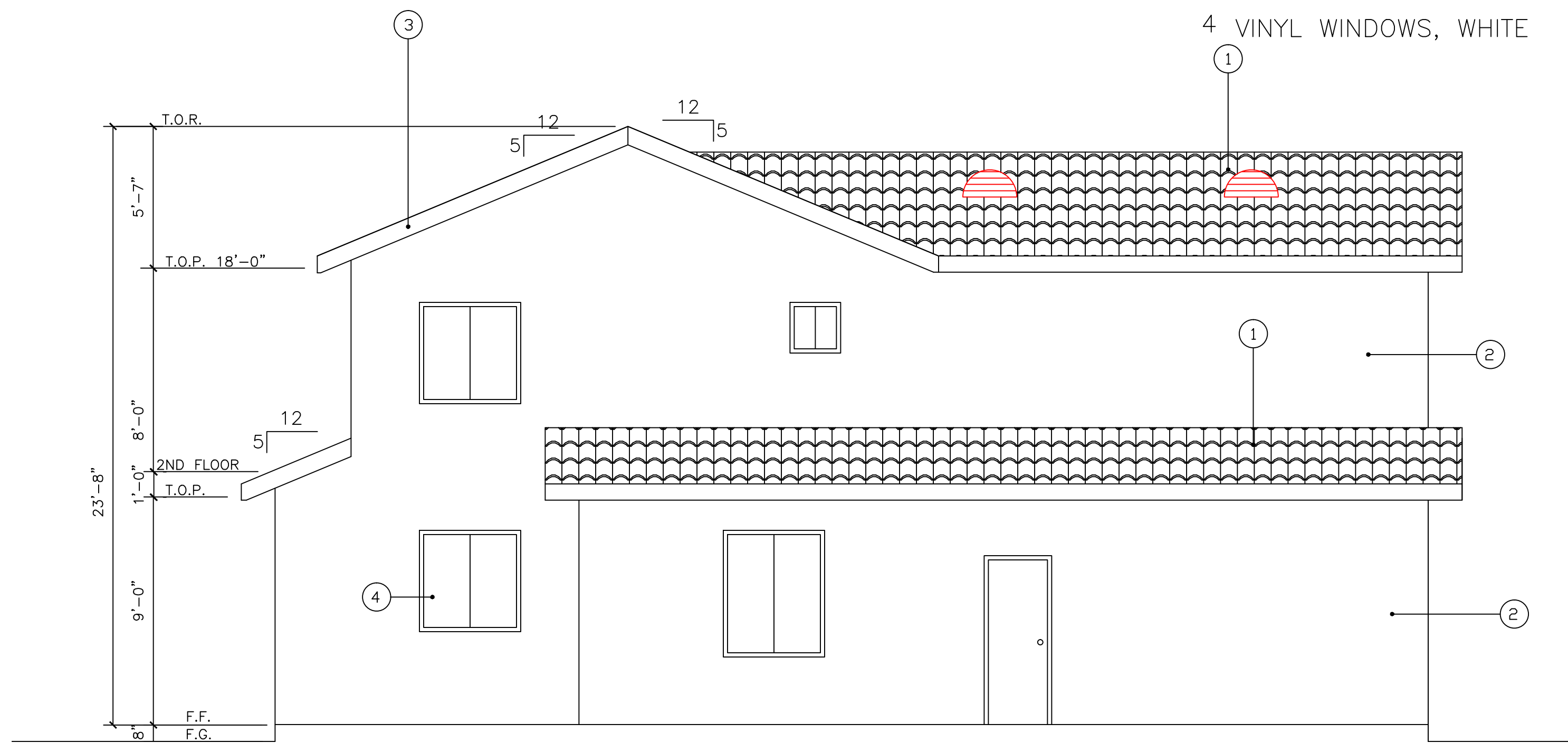
PROPOSED B NORTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



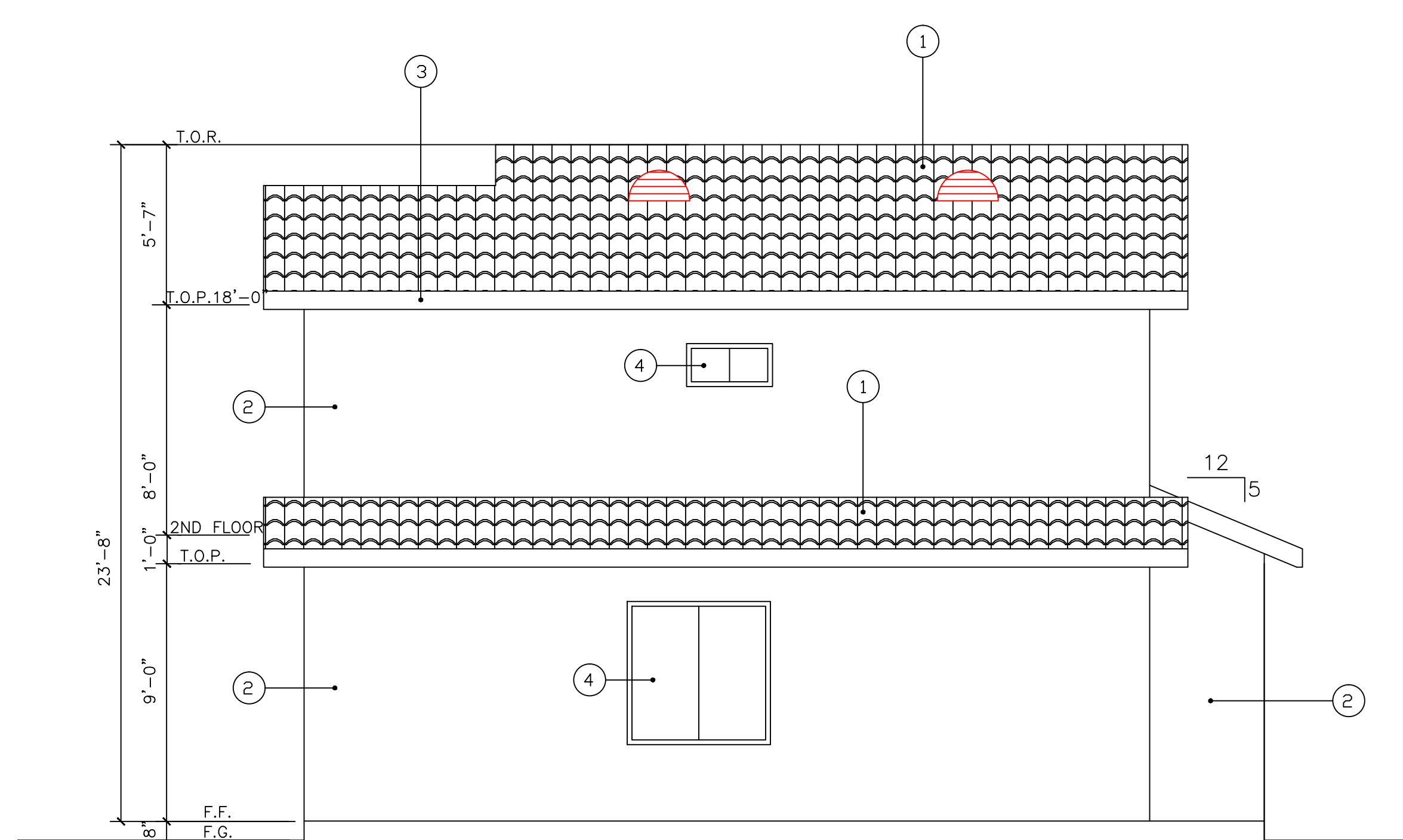
PROPOSED B EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTE:

- 1 ROOF TILES. CLASS A, BORAL ROOF LLC.
BARCELONA, 6036 SANTA CATARINA BLEND
INSTALLED WEIGHT : 900#/100SF
ICC-EESR1647 (OR SIMILAR MATERIAL AND COLOR)
- 2 STUCCO, LAHABRA, X-24 SANTA FE (BASE 200)
SMOOTH FINISH AT ELEVATIONS.
- 3 2X8 FASCIA BOARD, DUNN-EDWARDS, WILD
HORSES DET683
- 4 VINYL WINDOWS, WHITE



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



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

REVISIONS

DATE	NO

DESIGNER:
BY XINWANG
19834 CAMINO DE ROSA
WALNUT, CA 91789

JOB ADDRESS:
DONG & XIN'S RESIDENCE
1428 W 10TH STREET
POMONA, CA 91766

SHEET TITLE:
PLAN A BUILDING ELEVATIONS

STAMP:

Date
12-18-18
Scale
AS SHOWN
Drawn
xw
Job
181218
Sheet

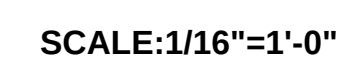
A-6



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



4



3



N.T.S.



AGENCY REFERRAL LIST:
ARCHITECTURAL DESIGN BY: OWNER
DONGLIN LI & XIN WANG 626-321-3439
19834 CAMINO DE ROSA WALNUT CA 91789
STRUCTURAL DESIGN BY:
T&W CONSULTING ENGINEERS 626-288-0708
1168 N. SAN GABRIEL BLVD.#N ROSEMEAD CA 91770
ENERGY 124 DESIGN BY:
CARLOS CASTRO 951-766-8338
915 W FOOTHILL BLVD, SUITE #C222, CLAREMONT CA 91711
CONSTRUCTION BY:
OWNER BUILD 626-321-3439
19834 CAMINO DE ROSA WALNUT CA 91789

RESIDENTIAL NOTES:

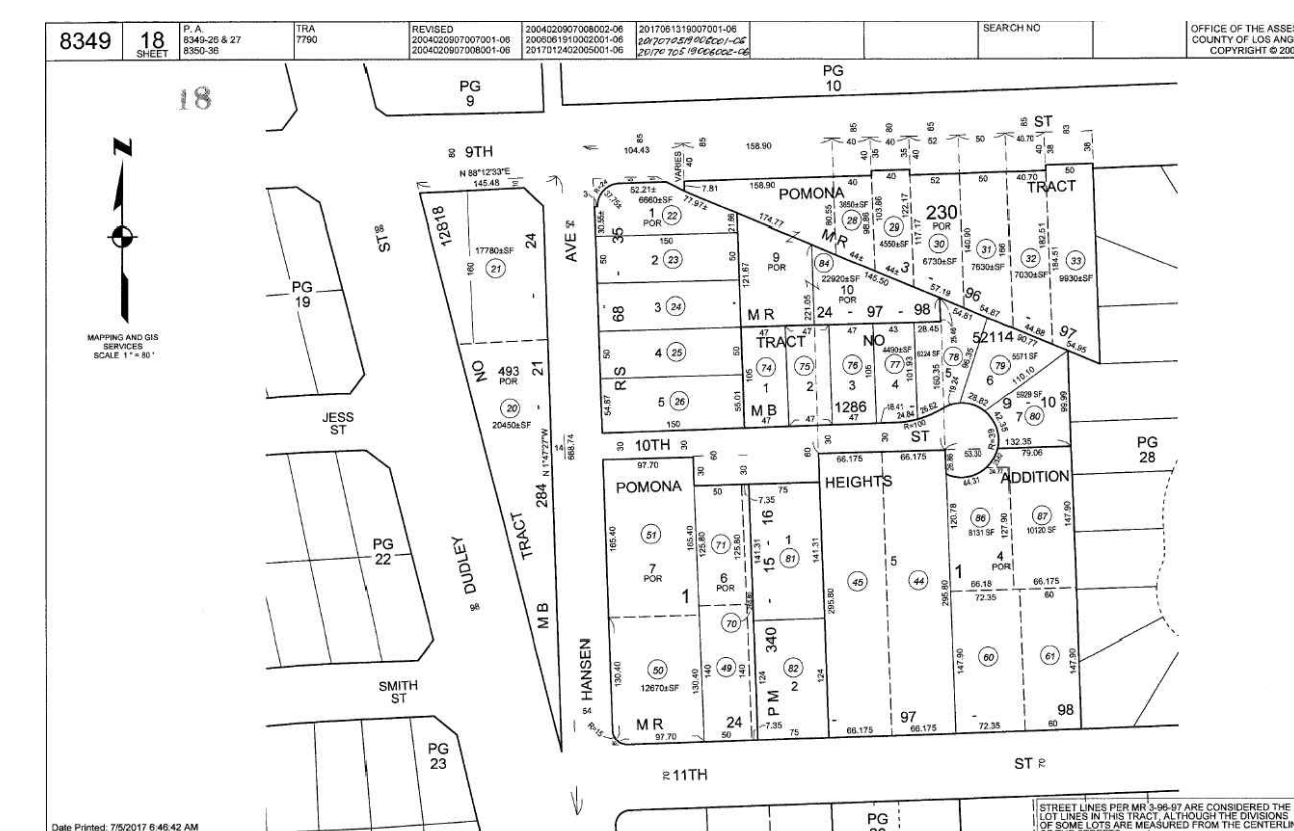
GENERAL PLAN LAND USE DESIGNATION: DONGLIN LI & XIN WANG (OWNER BUILD)
ZONING DESIGNATION R2

- A. ASSESSOR'S PARCEL NUMBER & LOT AREA:
8349-018-087: 10120SF
- B. TYPE OF CONSTRUCTION: VB
- C. OCCUPANCY GROUP: R3(SINGLE FAMILY)/U(PRIVATE GARAGE)
- D. FLOOR AREA:
PLAN C:
FIRST FLOOR AREA: 829SF
SECOND FLOOR AREA: 907SF

TOTAL HABITABLE SPACE: 1736SF
COVERED PORCH AREA: 18SF
TWO CAR GARAGE AREA: 441SF

TOTAL NON HABITABLE SPACE: 459SF
- E. TOTAL BUILDING FOOTPRINT=(829+18+441)X2=2576SF
- F. LOT COVERAGE==2576/10120=25.45%
- G. SCOPE OF WORK:
EACH LOT BUILD TWO UNITS, EACH UNIT BUILD 4 BEDROOMS, 3 BATHS, ONE MINIMLY ROOM, ONE KITCHEN, ONE DINING ROOM, TWO CAR GARAGE, ONE COVERED PORCH.
- H. CODE USE: 2016 CBC, CRC, CMC, CPC, CEC, CFC, AND 2016 LOS ANGELES COUNTY AMENDMENTS. 2016 CALIFORNIA ENERGY STD.

1



VICINITY MAP

N.T.S.



2

SIGNER: BY XINWANG
19834 CAMINO DE ROSA
WALNUT, CA 91789

DESIGNER:

WANG

19834 CAMINO DE BOSCA

WALNUT CA 01780

**1422 W 10TH STREET
POMONA CA 91766**

DONG & XIN'S RESIDENCE
1422 W 10TH STREET
POMONA, CA 91766

OB ADDRESS:

PROJECT SUMMARY, VICINITY MAP, SITE PLAN AND

SHEET TITLE:

STAMP:

Date 12.18.18

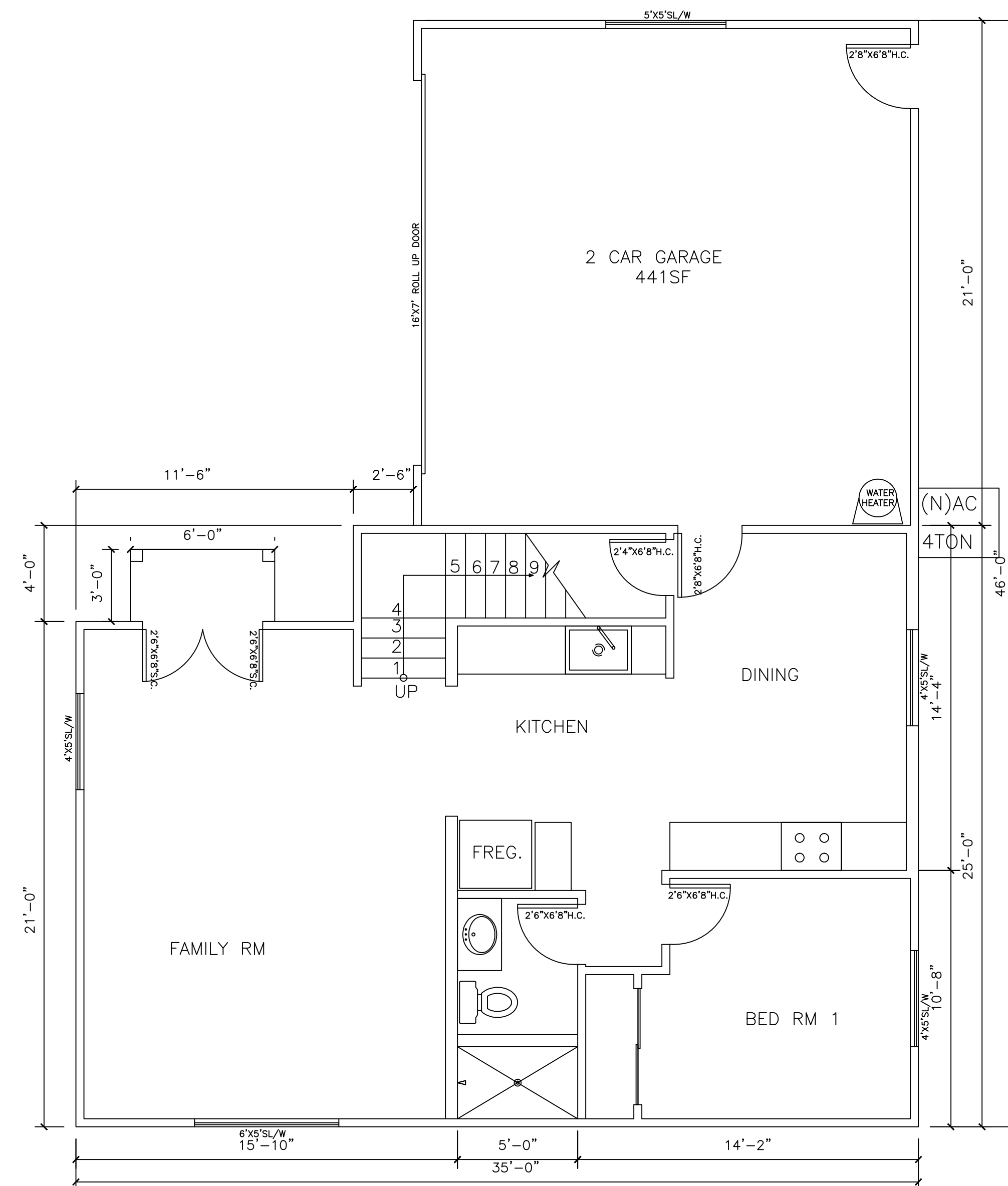
Scale AS SHOWN

Drawn

Job	181218
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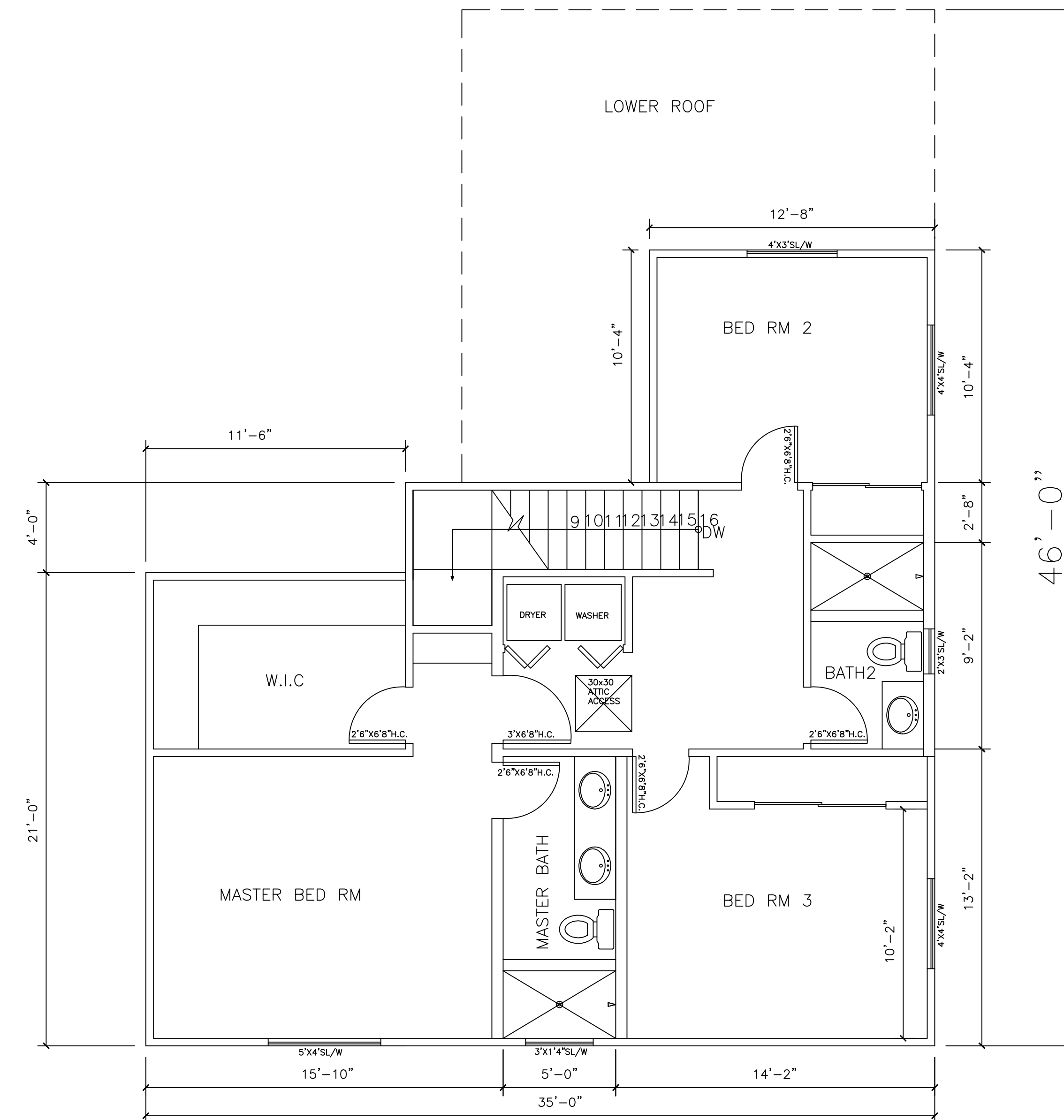
Sheet

A-7



PROPOSED FIRST FLOOR PLAN C

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



PROPOSED SECOND FLOOR PLAN C

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



- | | |
|---|---------------------------------------|
|  | ELECT. OUTLET, AFCI, TAMPER RESISTANT |
|  | SINGLE POLE SWITCH @48" U.N.O. |
|  | DIMMER |
|  | CEILING FAN W/LIGHT FIXTURE |

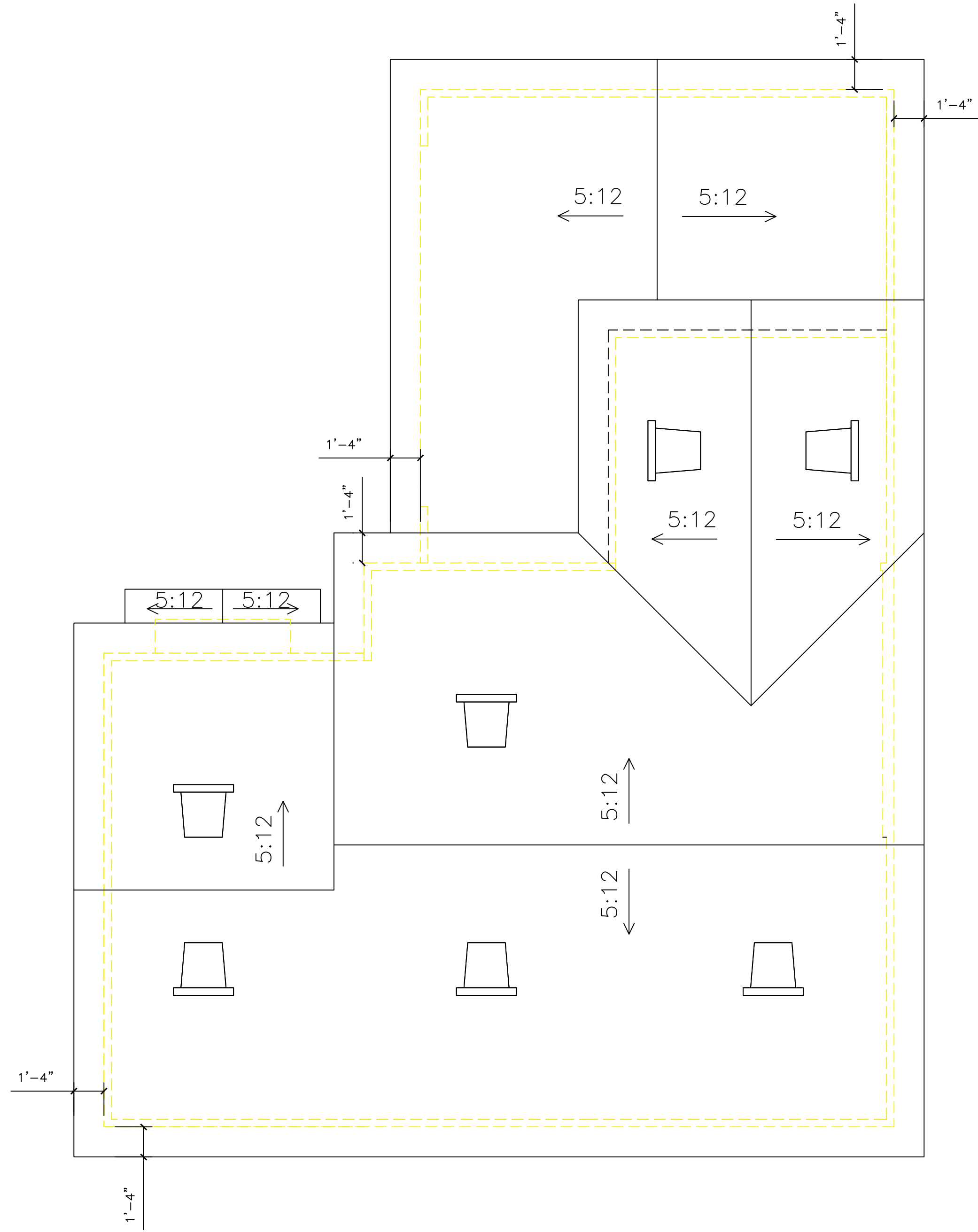
- SD HARD WIRE INTERCONNECTED
SMOKE DETECTOR W/BATTERY
BACK-UP
- CO CARBON MONOXIDE ALARM -
HARD WIRE INTERCONNECTED
W/ BATTERY BACK-UP

- ☯ PROVIDE EXHAUST FAN
(PROVIDING 50 CFM PER HOUR
W/BACKDRAFT DAMPER) TYP.
- WH
+ WATER HOSE

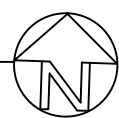
 PROPOSED WALL

S.L. : HORIZONTAL SLIDING
S.C. : SOLID CORE (1-3/4" THICKNESS)
H.C. : HOLLOW CORE (1-3/8" THICKNESS)

[illegible]



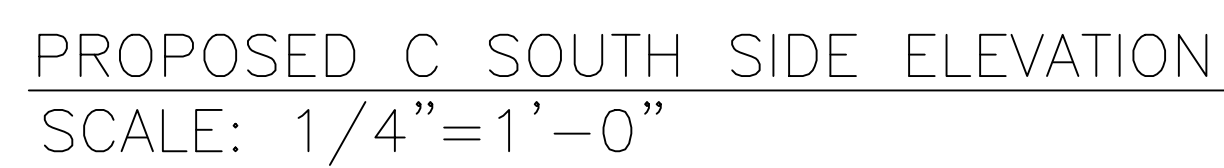
PROPOSED ROOF PLAN C
SCALE: 1/4"=1'-0"



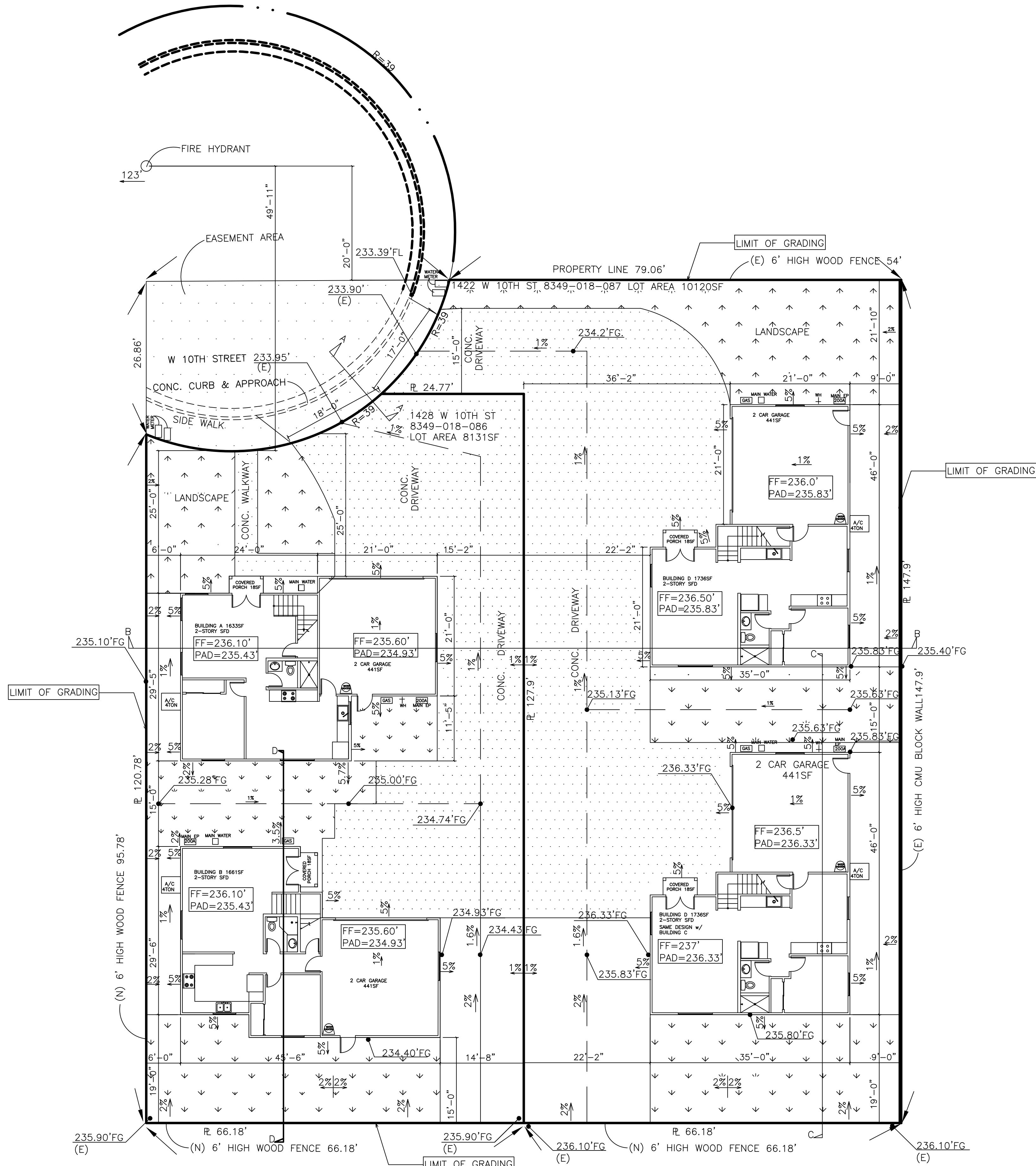
REVISIONS		DESIGNER: BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789
DATE	NO	
JOB ADDRESS:		DONG & XIN'S RESIDENCE 1422 W 10TH STREET POMONA, CA 91766
SHEET TITLE:		
PROPOSED ROOF PLAN C		
STAMP:		
Date	12-18-18	
Scale	AS SHOWN	
Drawn	XW	
Job	181218	A-9
Sheet		



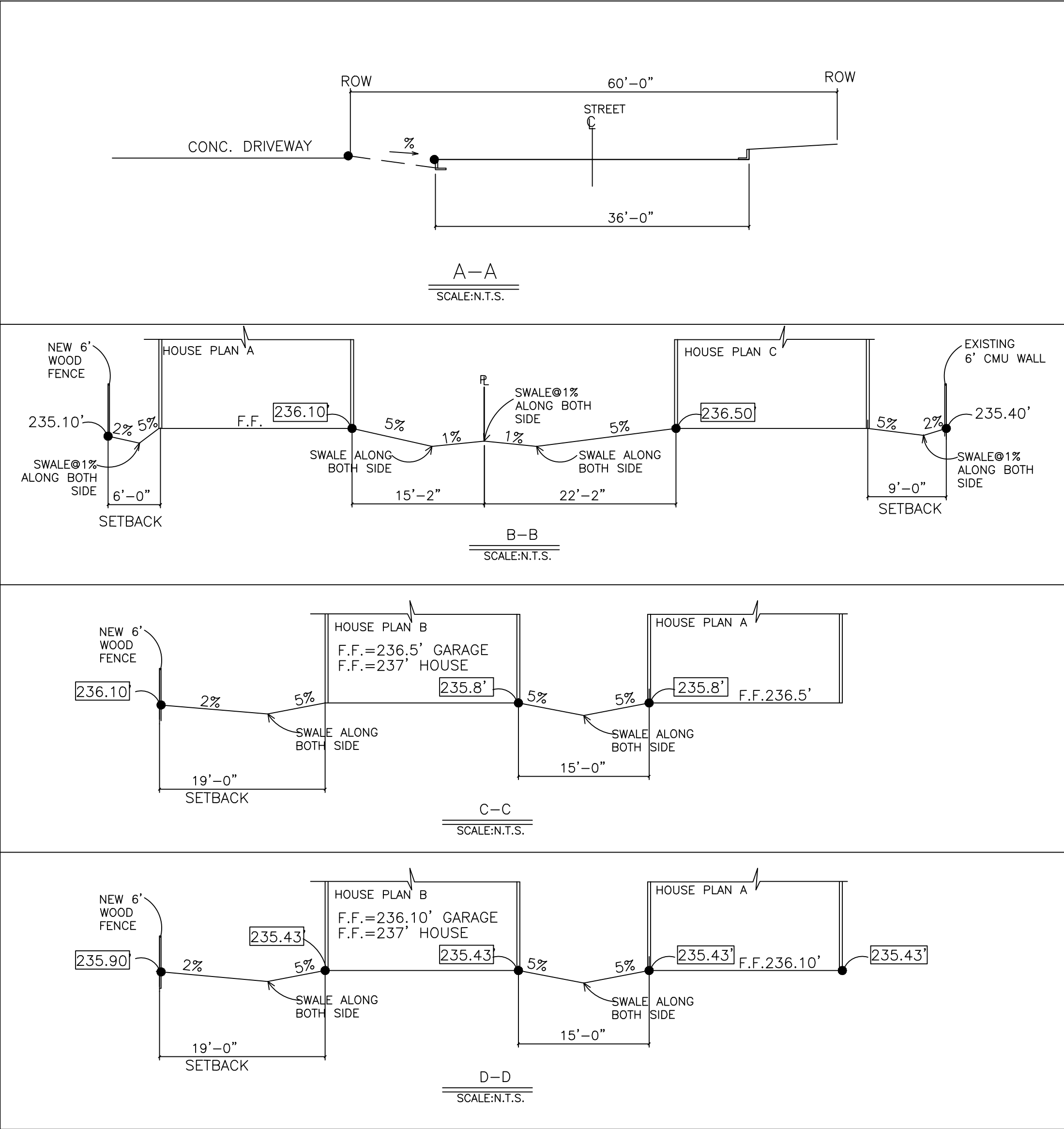
- ELEVATION KEY NOTE:
- 1 ROOF TILES. CLASS A, BORAL ROOF LLC.
BARCELONA, 6036 SANTA CATARINA BLEND
INSTALLED WEIGHT : 900#/100SF
ICC=EESR1647 (OR SIMILAR MATERIAL AND COLOR)
 - 2 STUCCO, LAHABRA, X-24 SANTA FE (BASE 200)
SMOOTH FINISH AT ELEVATIONS.
 - 3 2X8 FASCIA BOARD, DUNN-EDWARDS, WILD HORSES DET683
 - 4 VINYL WINDOWS, WHITE



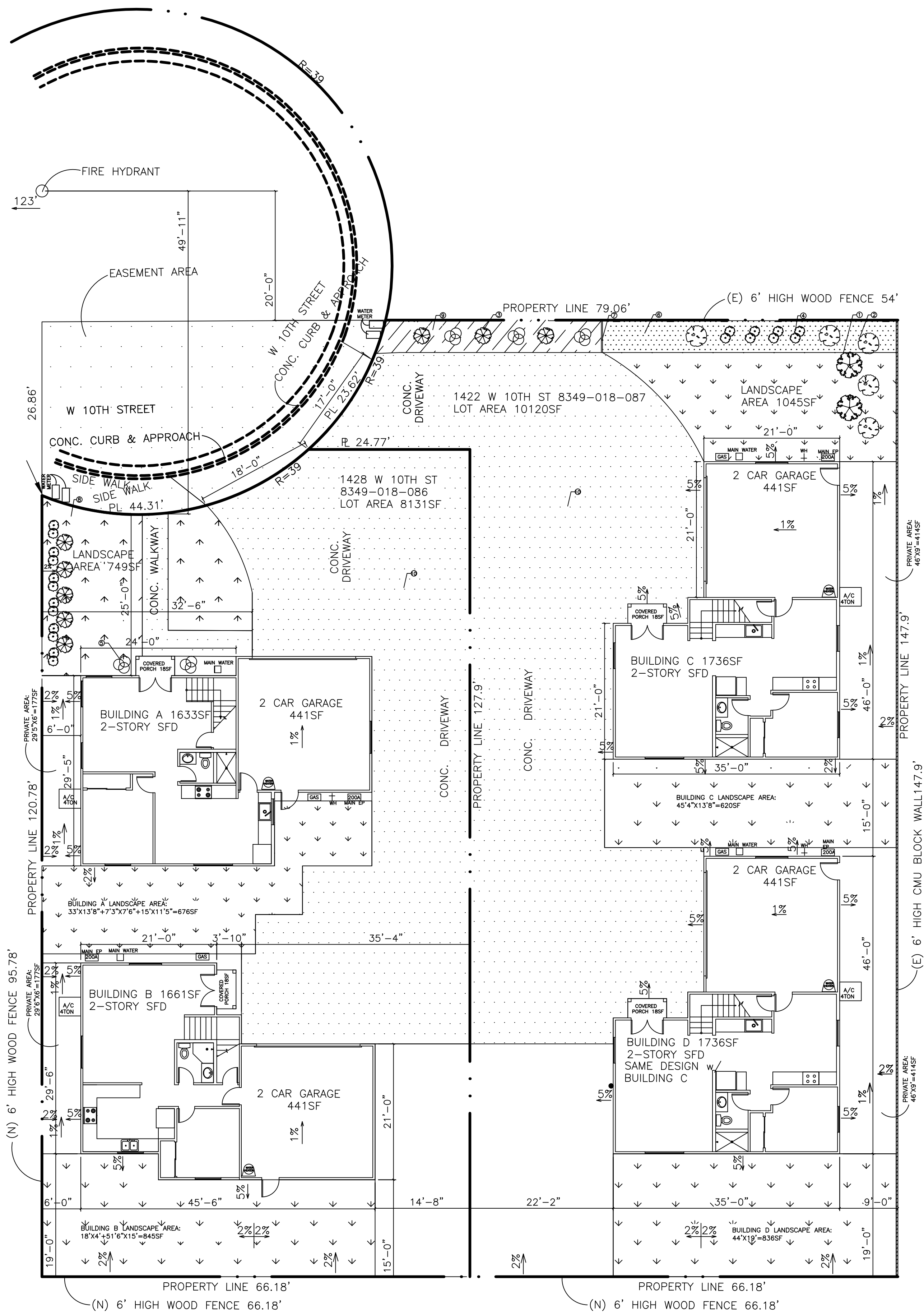
STAMP:		SHEET TITLE:	JOB ADDRESS:	DESIGNER:	REVISIONS	
Date	NO					
12-18-18		PLAN C BUILDING ELEVATIONS	DONG & XIN'S RESIDENCE 1422 W 10TH STREET POMONA, CA 91766	BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789		
AS SHOWN						
XW						
181218						
Sheet						
A-10						



PRELIMINARY GRADING PLAN
SCALE: 3/32" = 1'-0"



REVISIONS	
DATE	NO
DESIGNER: BY XINWANG 19834 CAMINO DE ROSA WALNUT, CA 91789	
JOB ADDRESS: DONG & XIN'S RESIDENCE 1422 & 1428 W 10TH STREET POMONA, CA 91766	
SHEET TITLE: GRADING PLAN	
STAMP:	
Date	12-18-18
Scale	AS SHOWN
Drawn	xw
Job	181218
Sheet	C-1



PRELIMINARY LANDSCAPE PLAN

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



1428 FRONT YARD AREA:
 $32'6'' \times 25' - 3' \times 6' + 13' \times 7' / 2 + 32' \times 8'8''$
 $= 812.5 - 18 + 45.5 + 277 = 1117\text{SF}$
LANDSCAPE AREA:
 $32'6'' \times 25' - 3' \times 6' - 13' \times 7' / 2$
 $= 812.5 - 18 - 45.5 = 749\text{SF}$
 $749 / 1117 = 67\% > 50\%$ OK

BUILDING A LANDSCAPE AREA:
 $33' \times 13'8'' + 7'3'' \times 7'6'' + 15' \times 11'5'' = 676\text{SF}$
BUILDING B LANDSCAPE AREA:
 $18' \times 4' + 51'6'' \times 15' = 845\text{SF}$
TOTAL LANDSCAPE AREA:
 $749 + 676 + 845 = 2270\text{SF}$
LOT AREA: 8131SF
LANDSCAPE COVERAGE:
 $2270 / 8131 = 27.9\% > 20\%$ OK

1422 FRONT YARD AREA:
 $91' \times 20' - 12' \times 19' / 2$
 $= 1820 - 114 = 1706\text{SF}$
LANDSCAPE AREA:
 $79'3'' \times 5' + 30' \times 16' + 12'6'' \times 13'6'' / 2$
 $= 396 + 480 + 169 = 1045\text{SF}$
 $1045 / 1706 = 61\% > 50\%$ OK

BUILDING C LANDSCAPE
AREA: $45'4'' \times 13'8'' = 620\text{SF}$
BUILDING D LANDSCAPE AREA:
 $44' \times 19' = 836\text{SF}$
TOTAL LANDSCAPE AREA:
 $1045 + 620 + 836 = 2501\text{SF}$
LOT AREA: 10120SF
LANDSCAPE COVERAGE:
 $2501 / 10120 = 24.7\% > 20\%$ OK

LANDSCAPE LEGEND						
SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE
	①	SABAL MINOR	DWARF PALMETTO	48"	2	TREE
	②	RED ROSE TREE	RED ROSE TREE	24"	5	TREE
	③	PELARGONIUM CUCULLATUM	GERANIUM	3GL	8	SHRUB
	④	PERVINCA MILL	VINCA	1GL	20	SHRUB
	⑤	LAVANDULA	LAVENDER	1GL	15	SHRUB
	⑥	DELOSPERMA COORPERI	COORPER'S ICE PLANT		223SF	GROUND COVER
	⑦	RECLAIMED RAIL WOOD	RECLAIMED RAIL WOOD	48"	1	DECORATION
	⑧	GRASS		2" THICK	4156SF	GROUND COVER
	⑨	WOOD CHIPS		2" THICK	175SF	GROUND COVER
	⑩	CONCRETE FLOOR	NATURAL GRAY	4" THICK	6170SF	



1-(E) DWARF PALMETTO

3-GERANIUM PLANT

4-VINCA

5-LAVENDER



2-RED ROSE TREE

6-ICE PLANT



NATURAL GRAY CONC.
DRIVWAY OR WALKWAY

EXISTING WOOD FENCE

REVISIONS

DATE	NO

DESIGNER: BY XINWANG
19834 CAMINO DE ROSA
WALNUT, CA 91789

JOB ADDRESS: DONG & XIN'S RESIDENCE
1422 & 1428 W TENTH STREET
POMONA, CA 91766

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

STAMP:

Date 12-18-18
Scale AS SHOWN
Drawn XW
Job 181218
Sheet

L-1