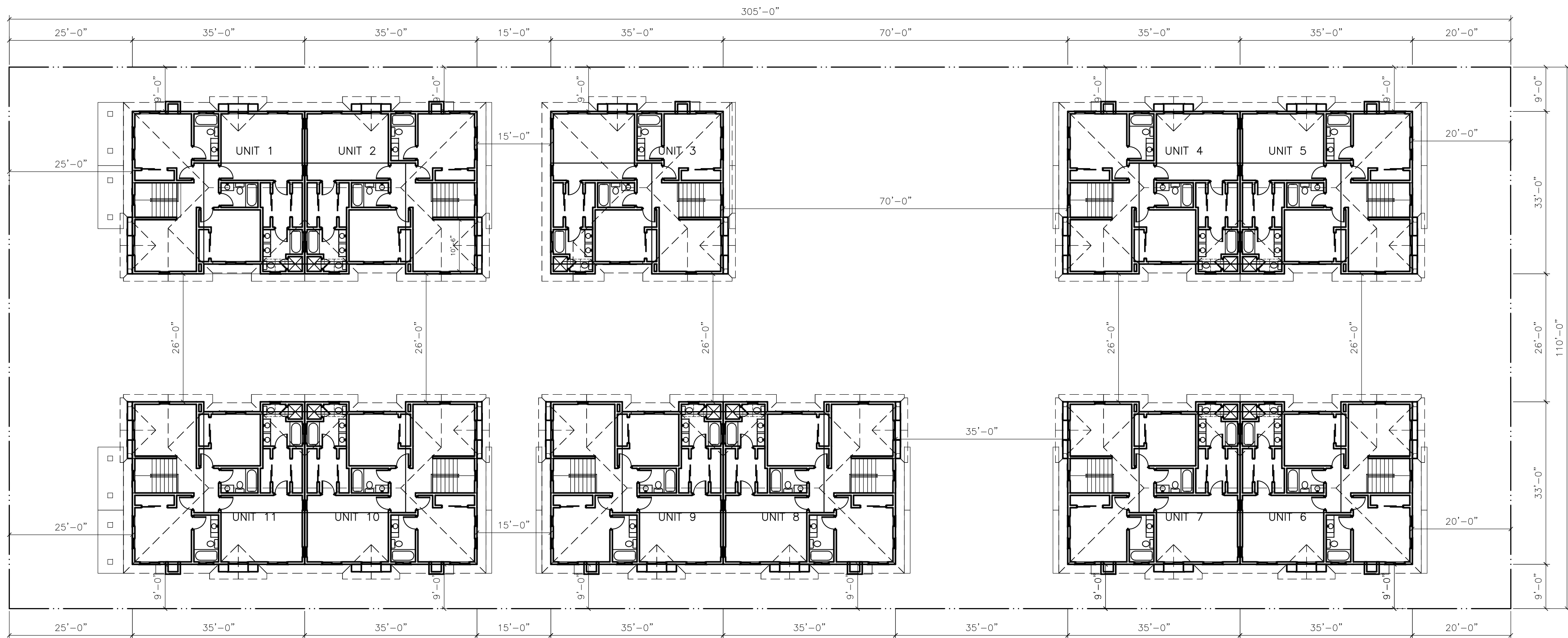


11 UNITS 650 W. GRAND AVE., POMONA, CA 91766



SECOND FLOOR PLAN
1/16" = 1'-0"

SITE PLAN LEGEND & SYMBOLS:

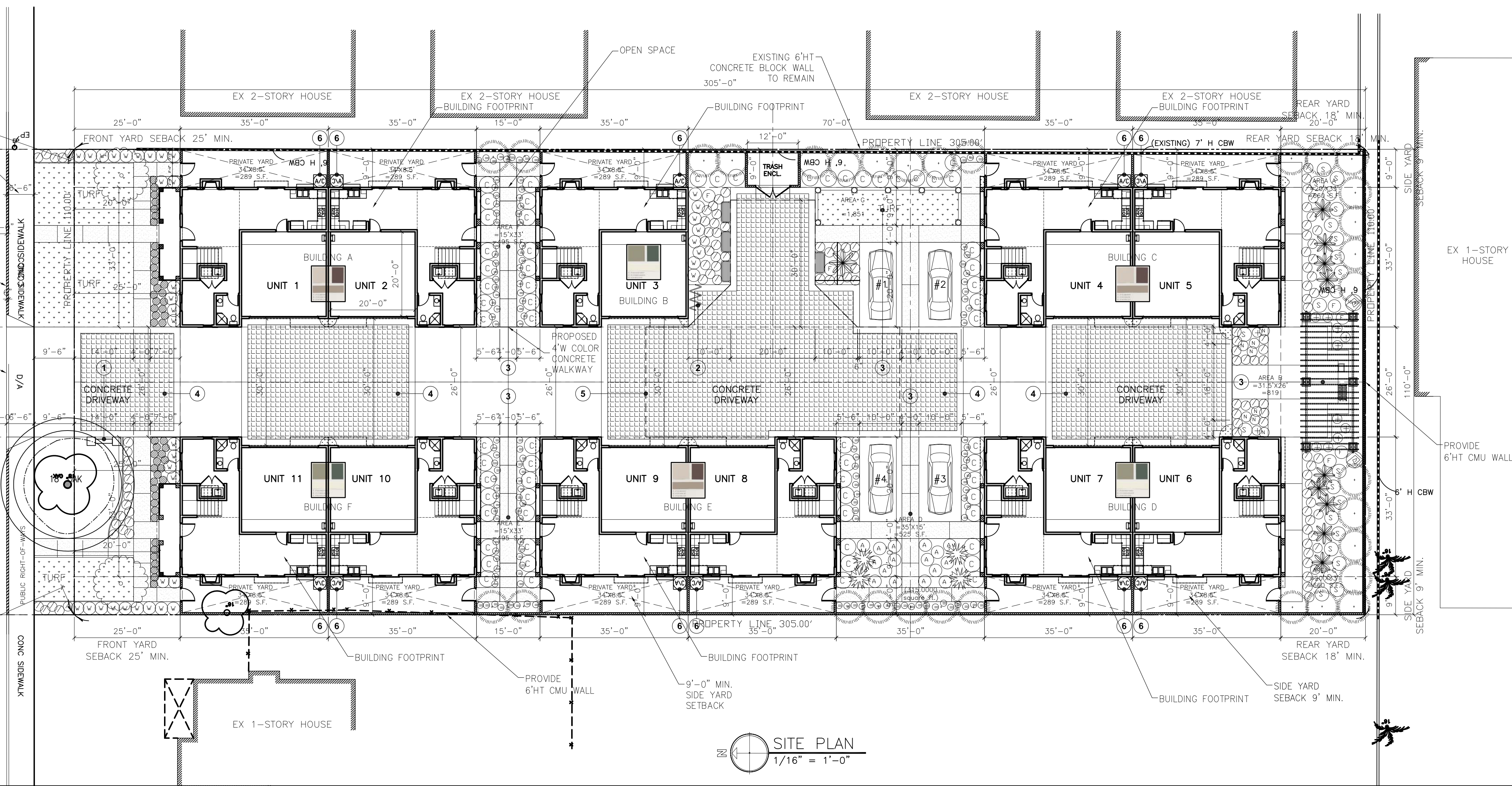
FIRE HYDRANT

ABBREVIATIONS:

AC ASPHALT CONCRETE
CL CENTER LINE
DIA. DIAMETER
LS LANDSCAPE
PL PROPERTY LINE
P.U.E. PUBLIC UTILITY EASEMENT
P.S.E. PUBLIC SERVICE EASEMENT
R.O.W. RIGHT OF WAY
TYP. TYPICAL

SITE PLAN KEYNOTES:

- MAIL BOX
- BIKE RACK
- COMMON AREA
- INTERLOCK PAVEMENT
- FIRE TURN AROUND
- A/C CONDENSER UNIT



SITE PLAN
1/16" = 1'-0"

SHEET INDEX

- A-1.1 SITE PLAN
- A-1.2 FENCE PLAN & COMMON AREA LIGHTING LAYOUT PLAN
- A-1.3 EXISTING DEMO SITE PLAN
- A-1.4 FLOOR PLAN, ROOF PLAN, ELEVATIONS UNIT 1,2,4,5,6,7,8,9,10,11
- A-1.5 FLOOR PLAN, ROOF PLAN, ELEVATIONS UNIT 3
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 HYDROZONES PLAN AND WATER CALCULATION
- L-3 TREES INVENTORY
- C-1 PRELIMINARY GRADING PLAN
- T-1 TENTATIVE TRACT MAP

OWNER'S INFORMATION

YAN LING WANG
P.O. BOX 2233,
ARCADIA, CA 91077
(626)215-0751

APPLICANT'S INFORMATIONS

CL DESIGN / BUILDERS, INC.
1704 E. CORTEZ ST.
W. COVINA, CA 91791
(626)447-5958

ASSESSORS PACEL NUMBERS

8343-005-019

PROJECT SUMMARY:

ZONING: R-2

LOT SIZE: 110' X 305' = 33,550 S.F.
= 0.7702 ACRE

DENSITY: 8-15 DU PER AC
15 DU X .77 AC
= 11.55 UNITS
11 UNITS PROVIDED

0.7702 X 15 = 11.553 UNITS
(11 UNITS MAX.)

PARKING REQUIRED: 2 CAR GARAGE PER UNIT
11 UNITS X 2 = 22
1 GUEST SPACE PER 4 UNITS
11 UNITS / 4 = 2.75 SPACES
PARKING PROVIDED: 2 CAR GARAGE / UNIT = 22
GUEST PARKING SPACES = 4

UNIT 1 - UNIT 11
FIRST FLOOR AREA: 694 S.F. LIVING AREA
SECOND FLOOR AREA: 1,067 S.F. LIVING AREA
TOTAL FLOOR AREA: 1,761 S.F. LIVING AREA
VAULTED CEILING: 0 S.F.
GARAGE: 420 S.F.
COVERED PORCH: 110 S.F.
COVERED PATIO: 0 S.F.

REQUIRED OPEN SPACE
PRIVATE OPEN SPACE: 150 S.F. / UNIT
COMMON OPEN SPACE: 2BR. = 400 S.F.
3BR. = 500 S.F.
TOTAL: 500 S.F. X 11 UNITS = 5,500 S.F.

PROVIDED OPEN SPACE
PRIVATE OPEN SPACE: 289 S.F. X 11 UNITS
= 3,179 S.F.

COMMON: AREA (A) = 660 S.F.
(B) = 819 S.F.
(C) = 660 S.F.
(D) = 525 S.F.
(E) = 495 S.F.
(F) = 495 S.F.
(G) = 1,851 S.F.
= 5,505 S.F.

TOTAL:

NUMBER OF STORY:
TWO STORY

LOT COVERAGE:
694+420=1,114/11=12,254/33,550=36.52%

TYPE OF CONSTRUCTION:
V-B

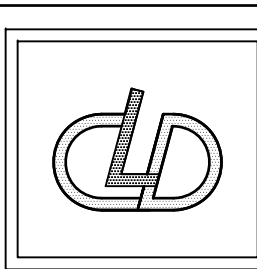
USAGE:
RESIDENTIAL

OCCUPANCY CLASSIFICATION:
R-3 / U

FIRE SPRINKLER SYSTEM:
YES (NFPA 13D)

EXISTING HOUSE TO BE DEMOLISHED: 1,000 S.F.

EXISTING BUILDING YEAR BUILT: 1910-1924



CL
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INC.

1704 E. CORTEZ ST.
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TEL: (626)255-9336
cldesign99@gmail.com

LIC. #943533
EXP. 2-29-2020

CHRISTOPHER LOH

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REVISIONS:

NO. DATE

1

PROJECT

11 UNITS

650 W. GRAND AVE.
POMONA, CA 91766

APN#8343-005-019

SHEET TITLE:

SITE PLAN

APPLICANT:

CHRISTOPHER LOH
1704 E. CORTEZ ST.
WEST COVINA, CA 91791
TEL: (626)255-9336
CDESIGN99@GMAIL.COM

DATE: 08/29/2019

SCALE: AS NOTED

DRAWN: CL

JOB:

SHEET

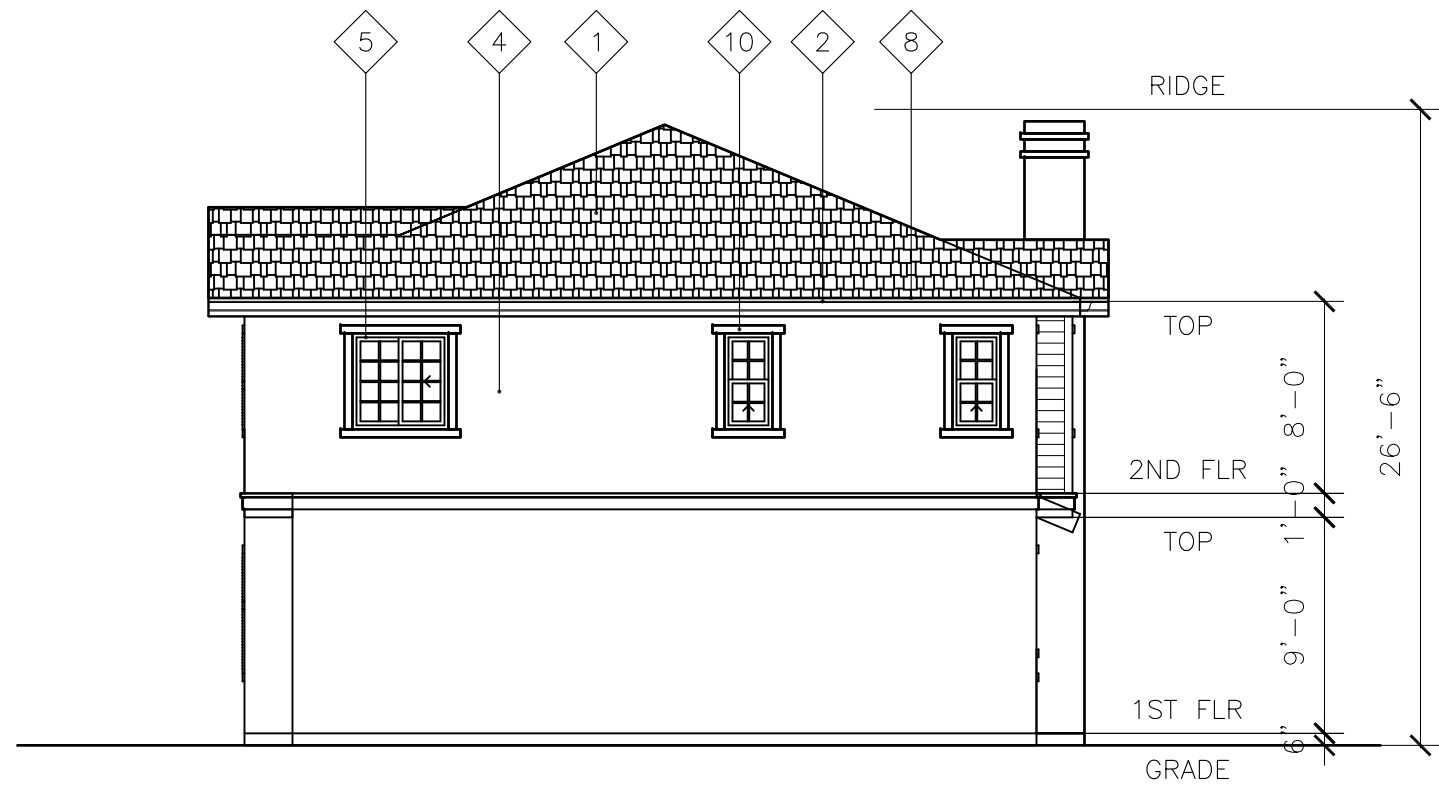
A-1.1

OF SHEET

- ELEVATION NOTES &
BUILDING MATERIALS:
- 1 ROOF TILE:
MANUF.: EAGLE ROOFING PRODUCTS
TYPE: TAPERED SLATE / STAGGER
COLOR: #49655 MOUNT DORA BLEND
 - 2 RAIN GUTTER:
MANUF.: RGS (RAIN GUTTER SUPPLY)
TYPE: ALUMINUM GUTTER
COLOR: RUSTIC BROWN
 - 3 RIVER ROCK:
MANUF.: CORONADO STONE
TYPE: CREEK ROCK
COLOR: PALM SPRING BLEND
 - 4 STUCCO:
MANUF.: LA HABRA STUCCO
TYPE: SAND FLOAT 20/30
COLOR: 40 DOVE GRAY
 - 5 WINDOW:
MANUF.: MILGARD MANUFACTURING, INC.
TYPE: VINYL
COLOR: WHITE
 - 6 ENTRY DOOR:
MANUF.: JELD WEN
MODEL: CORDOVA-(3/4-LITE)
COLOR: BEHR PAINTS-TWILIGHT FOREST ECC-47-3
 - 7 GARAGE DOOR:
MANUF.: AMARR GARAGE DOORS
TYPE: STEEL / OAK SUMMIT / RECESSED
COLOR: TRUE WHITE
 - 8 EAVE:
MANUF.: DUNN EDWARDS PAINTS
TYPE: 2X FACIA BOARD
COLOR: SP 836 SWISS COFFEE
 - 9 LIGHT FIXTURE:
MANUF.: MELLISSA LIGHTING
TYPE: PARISIAN ELEGANCE
COLOR: PE449003 OLD IRON / OPAL
 - 10 WINDOW TRIM:
MANUF.:
TYPE: 2X4 WOOD
COLOR: BEHR PAINTS-ELK HORN ECC-47-2
 - 11 WOOD SIDING:
MANUF.: CRANE SIDING CO
TYPE: DOUBLE 5" DUTCHLAP
COLOR: MOCHA
 - 12 RAILING:
MANUF.:
TYPE: STEEL
COLOR: SP 836 SWISS COFFEE



SIDE ELEVATION
1/8" = 1'-0" UNIT 3



REAR ELEVATION
1/8" = 1'-0" UNIT 3



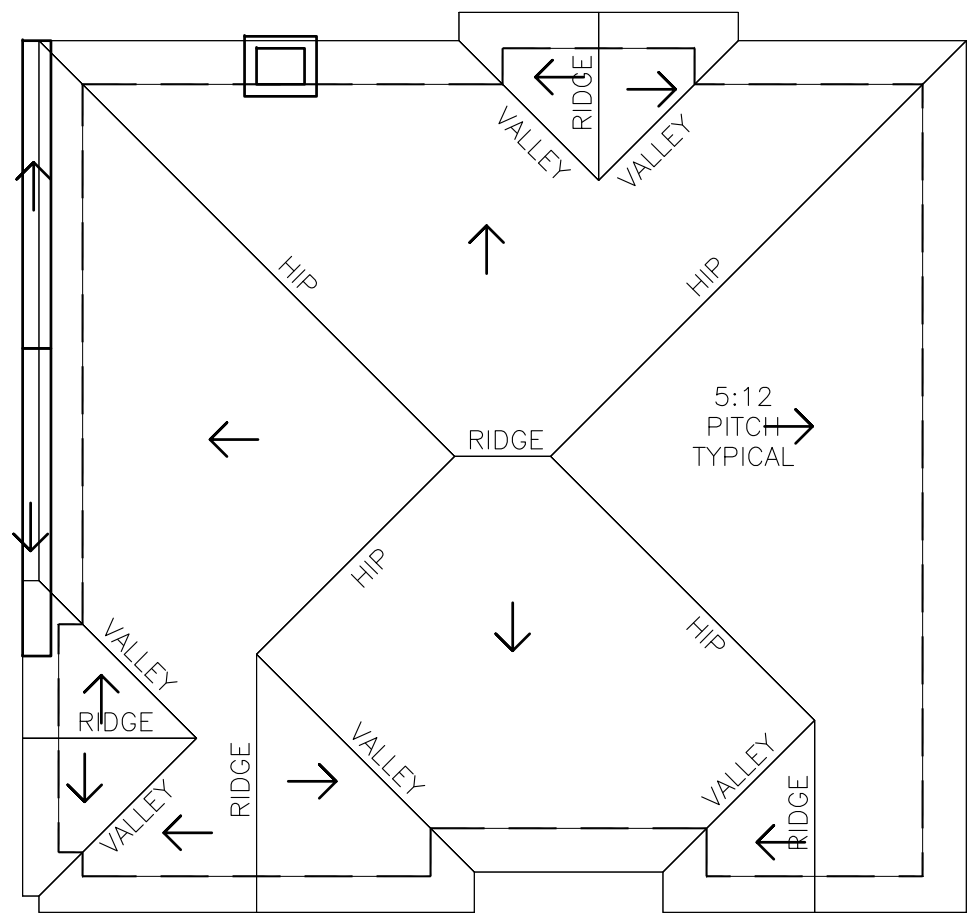
FRONT ELEVATION
1/8" = 1'-0" UNIT 3



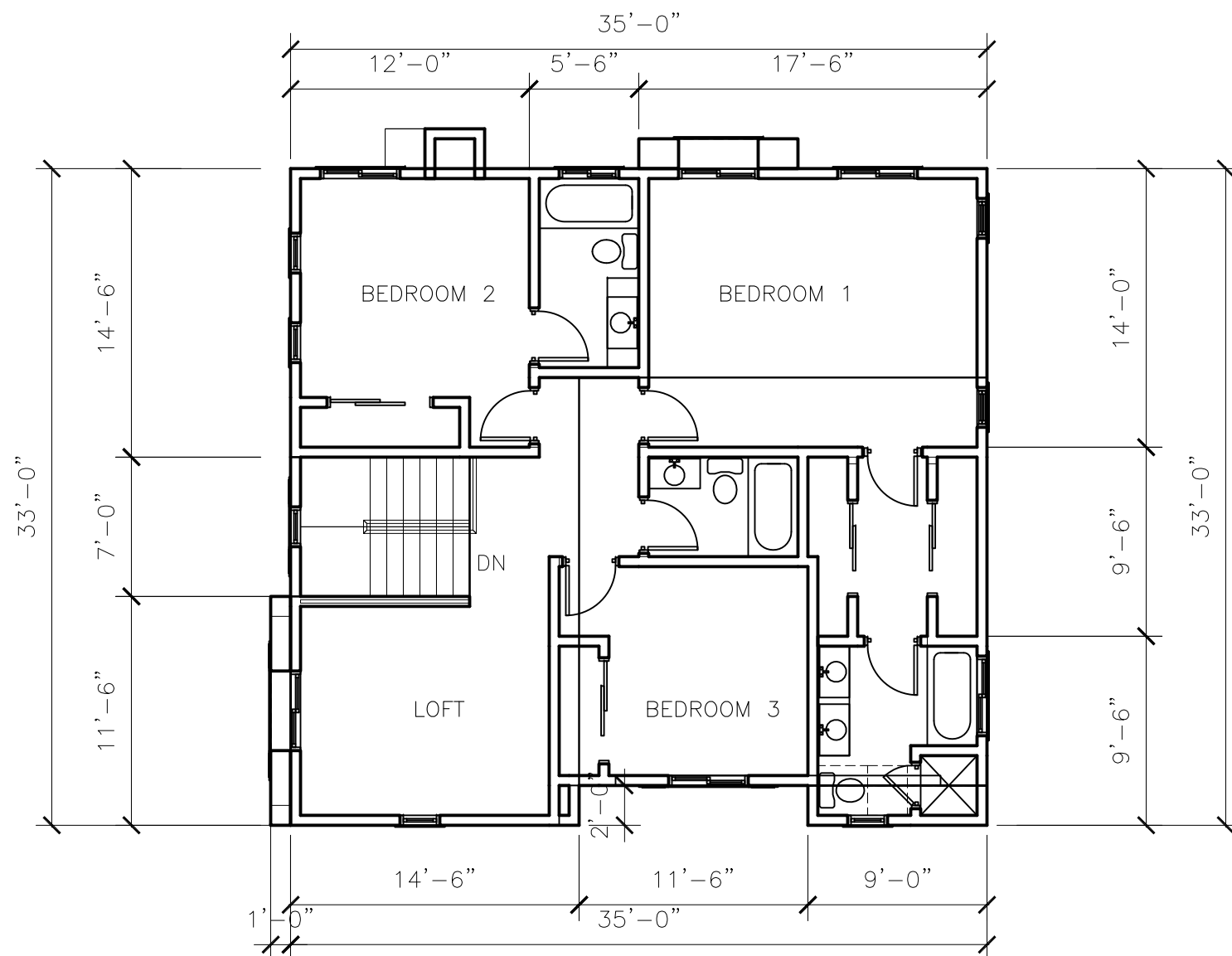
SIDE ELEVATION
1/8" = 1'-0" UNIT 3



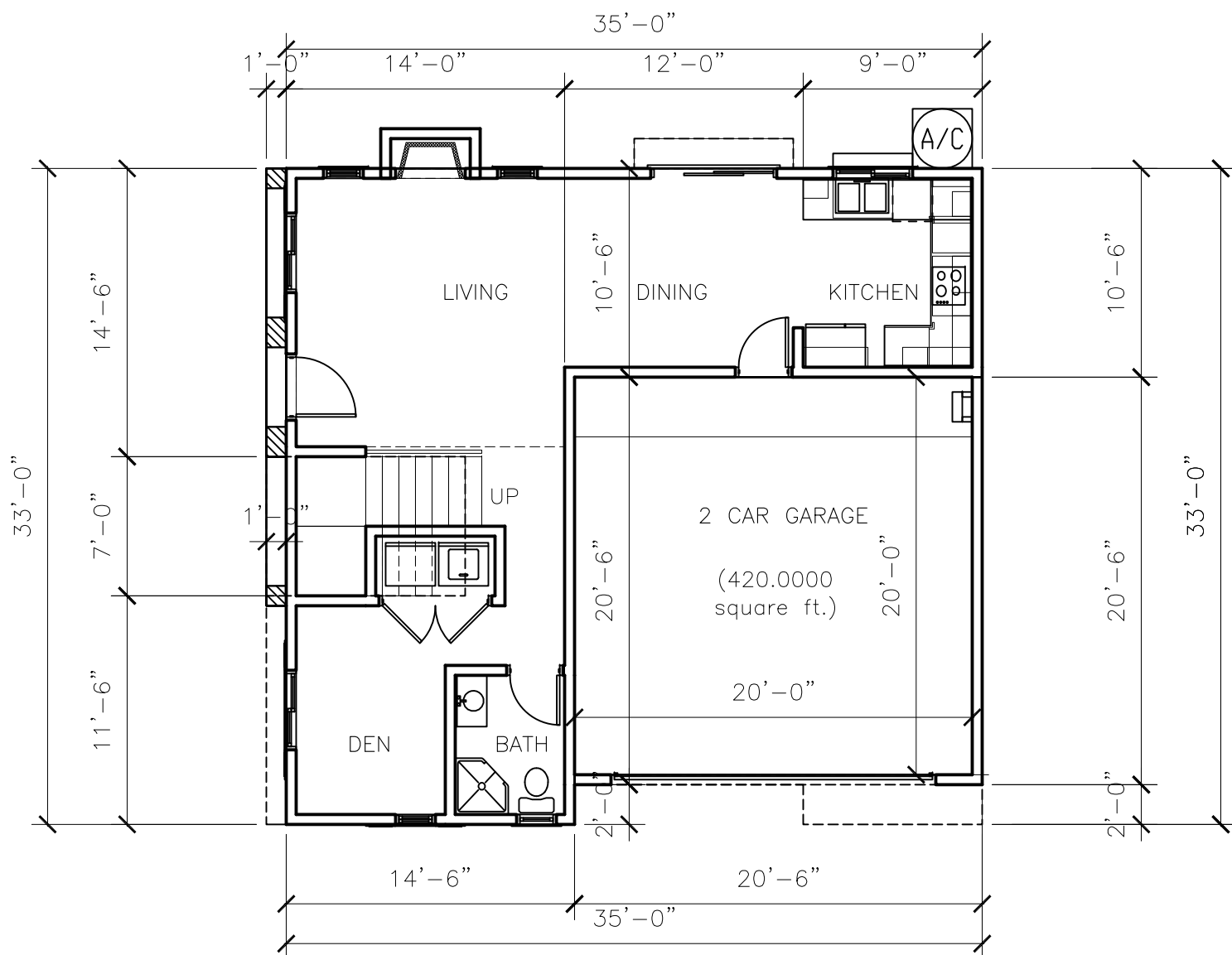
BUILDING B,D,F



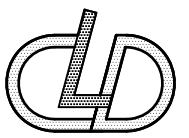
ROOF PLAN
1/8" = 1'-0" UNIT 3



SECOND FLOOR PLAN
1/8" = 1'-0" (1067.0000 square ft.)



FIRST FLOOR PLAN
1/8" = 1'-0" (694.0000 square ft.)



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REVISIONS:

NO. DATE

1

PROJECT
11 UNITS

650 W. GRAND AVE.
POMONA, CA 91766

APN#8343-005-019

SHEET TITLE:

UNIT 3
FIRST, SECOND
FLOOR PLAN /
ELEVATIONS

APPLICANT:
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TEL: (626)255-9336
CLDESIGN99@GMAIL.COM

DATE: 08/29/2019

SCALE: AS NOTED

DRAWN: CL

JOB:

SHEET

A-1.5

OF SHEET