



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: January 6, 2020 (*Continued from December 2, 2020.*)

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 13258-2020):**
Major Certificate of Appropriateness to demolish an existing 85 s.f. deck area to accommodate the construction of a 437 s.f. first floor addition consisting of a new family room, laundry room, two bathrooms and 118 s.f. second story balcony. Renovations to the existing interior will also be completed as part of the overall project. The request also includes demolishing an existing two-car garage and constructing a new 790 s.f. limited detached ADU (under a separate ministerial permit) on a property located at 420 E. Alvarado Street in the Lincoln Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving a Major Certificate of Appropriateness (MAJCOA 13258-2020) to allow the construction of a 437 s.f. first floor addition and 118 s.f. second story balcony on a property located at 420 E. Alvarado Street in the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	420 E. Alvarado Street
Assessor's Parcel Number (APN)	8337004-009
Lot Size	11,164 (0.26 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-6,000 Single Family Residential
Historic District	Lincoln Park Historic District
Specific Plan	N/A
City Council District	District 4

Applicant	Kevin Lee
Property Owner	JinBao Zhao & Yan Pan

RELATED ACTIONS

Historic Preservation Commission	2009 – Major COA to replace 18 wood double hung windows with fibrex double hung, Denied.
Code Enforcement	N/A
Building & Safety	1946 – 20’ x 20’ new garage. 1986 – Electrical permit. 1989 – Sewer & Plumbing permit. 1992 – Replace septic with sewer. 1994 – Termite damage repair. 1994 – Plumbing permit. 1994 – Foundation inspection. 2000 – Re-roof composition shingles. 2008 – 12’ 12’ concrete pier at rear of residence.
Planning	2000 - Minor COA to re-roof composition shingles. Approved. 2009 – Trim 10 trees. Approved. 2010 – Trim 15 trees. Approved. 2013- Trim 8 trees. Approved.

BACKGROUND

A Major Certificate Appropriateness application has been submitted for the property located at 420 E. Alvarado Street, east of Palomares Street in the R-1-6,000 Single Family Residential Zone (Attachment 2). The property is currently developed with a 2,074 s.f. single-family home with a 130 s.f. porch, 85 s.f. deck and a detached 420 s.f. garage. The home is surrounded by single-family residences to the north, east, south and west. Photos of the home have been included for reference as Attachment 3.

Staff reviewed building permit records and found permits for plumbing, sewer, electrical, termite repair and a re-roof that were completed between 1986 to 2000. Staff also found a building permit for a major alteration, which consisted of the construction of a new garage in 1946. No building records were found for the original construction of the home; however, a review of records from the Los Angeles County Assessor’s Office indicates that the residence was constructed in 1911.

Continuance

On November 4, 2020, the Historic Preservation Commission held a public hearing to consider Major Certificate of Appropriateness (MAJCOA 13258-2020). In discussions for the project, the Historic Preservation Commission had several concerns related to proposed project. The first concern was in regards to the first addition abutting the entire south building elevation and the loss of those materials. A second concern was raised in regards to scale and size of the addition, specifically the second story balcony being too large. A third concern was in regards to the proportion of the new windows not being compatible with the existing windows and them being too large. Lastly, direction was provided to the applicant regarding specific callouts of proposed hardware, windows, exterior window trims and to provide examples. For these reasons, the Commission determined that the project as proposed would impair the historic integrity of the property and environment and a redesign is required for further consideration. The Historic Preservation Commission voted to continue the project to the December 2, 2020 meeting and asked the applicant for a redesign to include the following:

1. Reduce the scale and size of the addition;
2. Specifically call out of the exterior materials, and provide examples of the exterior lighting; hardware, windows, and exterior window trim.

The proposed project was scheduled for hearing with the Historic Preservation Commission on December 2, 2020; however, staff requested a continuance to January 6, 2021, to allow time for the applicant to redesign the project.

SITE DESCRIPTION

The City of Pomona's Lincoln Park Historic Survey identifies the architectural style of the residence as Craftsman and a contributor to the Lincoln Park Historic District (Attachment 4). The historic survey provides the following property description:



Photograph of home

"This attractive, clean-lined house is a beautiful example of the Craftsman Bungalow. The double-gabled roof lends visual interest to the front of the house and enhances the box-like gable roof line. Clapboard siding is present. Two large windows on the front porch are surrounded by broad window frames. The front door has the same broad frames. The front gable covers the front porch and is supported by squared wood columns at the corners. A fieldstone foundation supports the structure. D. H. and Belle are the first listed owners of this house built in 1911. He was a cement contractor."

PROPOSED PROJECT

The home has a prominent front porch with a low pedestal and columns above, a front gabled roof, two large fixed windows with wide casings, two prominent vents on the top of plate, and horizontal wood siding. The interior of the home consist of three bedrooms, two bathrooms, a living room, dining room, an office, two storage rooms, a breakfast nook and an outdoor deck area (Attachment 5). The Applicant significantly reduced the second floor balcony and modified the design of the first floor addition as to minimize the loss of historic materials. The revised scope of work includes demolishing the existing 85 s.f. deck area to accommodate the construction of a 437 s.f. first floor addition consisting of a new family room, laundry room, two bathrooms and 118 s.f. second story balcony. Renovations to the existing interior will also be completed as part of the overall project. The request also includes demolishing an existing two-car garage and constructing a new 790 s.f. limited detached ADU, which will be reviewed under a separate ministerial permit.

The proposed addition has revised to be more compatible in scale and size and will complement the home in terms of materials, color and architectural detailing. The addition will include a shingled roof, a 6:12 roof pitch, and will have an overall building height of 23'11". The addition will carry the same exterior siding, and three new exterior paneled doors with wood surrounds, thick fascia boards, fieldstone foundation; four new wood casement and six single hung windows with a 6" wide wood surround; a wood railing on the second story, large overhanging eaves, and open rafter tails. The applicant has revised the plans and has included these call outs in addition to images for reference of the proposed windows, doors, hardware and exterior lighting. Examples of the materials have been provided on the plans and are enclosed at Attachment 6.

APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance (Historic Preservation), *Major projects shall include changes which significantly alter the following: height, proportions, the relationship of the building mass and space, roof shape, scale or distinctive facades of the structure. Examples of major projects shall include, but not be limited to room additions, adding dormers, expanding a garage, adding a porch, removing distinctive shutters or part or all of a*

structure. This category also includes demolition and/or replacement of primary use buildings or structures, and construction/installation of new buildings, structures, new public sidewalks, new public streetscape improvements, new street lamps, new public buildings and structures, and development of new public spaces within an historic district.

The existing structure is located within the Lincoln Park Historic District; therefore, a Major Certificate of Appropriateness is required for the proposed addition. Furthermore, the proposed project must be to consistent with the City of Pomona's 1999 Historic Design Guidelines and Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties.

ANALYSIS

Consistency with Section .5809-13 (Historic Preservation) of the Zoning Ordinance

Section .5809-13 of the Pomona Zoning Ordinance (PZO) requires that all certificates of appropriateness be reviewed for consistency with the standards contained in the code. As illustrated in Table 1, the addition is consistent with the standards contained in Section .5809-13 of the PZO.

Table 1. *Compliance with Section .5809-13 (Historic Preservation)*

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Height	Is the height and bulk compatible with surrounding structures and in conformance with maximum allowable height?	X , no change to what was previously analyzed	
Proportions of Windows and Doors	Are proportions and relationships between doors and windows compatible with the architectural style and character of surrounding structures?	X, windows have been reduced to fit the scale of the existing windows	
Relationship of Building Masses and Spaces	Are proposed structures and/or remodeled spaces and created spaces consistent with the shapes and setbacks of existing adjacent structures?	X, applicant has reduced the massing by reducing the second story balcony and by jogging in the addition	
Roof Shape	Is the design of the roof compatible with the architectural character and style of surrounding structures?	X, applicant reduced size of balcony by 80%	
Scale	Is the scale of the structure compatible with the architectural character and style of the existing building?	X , applicant has reduced the scale and size of the overall	

		addition s.f.	
Directional Expression/Facades	Are facades compatible with the dominant horizontal and vertical expression of surrounding structures?	X, the property is surrounded by an apartment complex to the east which is where the addition is. The façade is compatible to the surrounding buildings.	
Architectural Details	Do architectural details like materials and textures make new construction compatible with the architectural style and character of the historic district?	X, applicant has provided more details on the windows, window trims, hardware, lighting and siding.	
Architectural Rhythm and Articulation	Do proposed structures and façade remodeling show rhythmic repetition of architectural details for compatibility with façade articulation of existing adjacent buildings?	X, applicant has carried the same detailing in the elevations.	
New additions	When new additions and adjacent related new construction are removed, will essential form and integrity of the historic property and its environment be impaired?	X, applicant has jogged in the addition in an “L” shape so that it does not impair the entire elevation.	
Exterior mechanical equipment	Is the design, style, color and texture of the required screening method compatible with the existing or proposed building/façade design?	N/A	

Consistency with the Historic Preservation Design Guidelines

The ideal preservation approach in the Design Guidelines states that new additions preserve the historic and architectural integrity of the existing building and that the individual features such as windows, doors, roof, siding, and foundation maintain the same characteristics as the existing. The proposed addition will have the same style, proportions, and materials as the existing residence. As previously analyzed, the proposed roof pitch will match the existing roof pitch on the main residence and the siding materials, which will be compatible. The new windows have been scaled down sized and will be a combination of casement and single hung windows with a 6” wood surround. The new doors will be solid wood paneled doors with wood surrounds.

Lastly, the addition will also include fieldstone in the foundation of the home to maintain the consistency in architectural detailing of the home. Therefore, the proposed addition is consistent with the ideal preservation approach described in the Design Guidelines.

Consistency with the Secretary of the Interior's (SOI) Standards

The SOI Standards for Rehabilitation of Historic Properties contains two standards that are directly related to additions and new construction. The standards are as follows:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the integrity of the property and its environment.

The proposed project has been designed to resemble the existing structure's architectural style and the materials will be compatible with the existing home in proportion and material. Siding of the new exterior will match the existing and the roof will be shingles. The proposed roof pitch will match the existing 6:12 roof pitch and match the overall building height of the main residence, which is 23' 11" high. The proposed addition is designed to jog in as an "L" shape so that the addition does not impair the entire south elevation wall (breakfast nook) so that there is not a loss of historic materials. Further, the addition will have a second story balcony, which will differentiate the old from the new.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As previously mentioned, the addition has been modified to an "L" shape to minimize the impact of removing the entire south wall. Further, the addition is set in 5 feet from the side yard, as the current setback does not comply with current zoning laws and the second floor addition does not impact the existing roof. For these reasons, if the addition were to be removed in the future, the essential form and integrity of the historic property and its environment would remain unimpaired. The proposed change will be compatible with the historic integrity of the Lincoln Park Historic District.

PUBLIC NOTICING

On October 22, 2020, a public hearing notice was sent to the applicant and mailed to all owners and occupants of the property located directly adjacent to and directly across the street from the subject site (Attachment 6). Further, the hearing item was continued to a day certain, therefore not further noticing was required.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1 Categorical Exemption (Existing Facilities), Section 15301(e)(1) in that the project will not result in an increase of more than fifty percent of the floor area of the structures before the addition.

CONCLUSION

The proposed addition is consistent with the applicable standards and guidelines found in the Pomona Zoning Ordinance, Historic Preservation Guidelines and Secretary of Interior Standards for Rehabilitation of Historic Properties. Therefore, staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate of Appropriateness (MAJCOA 13258-2020), subject to conditions.

RECOMMENDED MOTION

Staff recommends the following motion: Move that the Historic Preservation Commission close the public hearing, find that the project is categorically exempt pursuant to State and Local CEQA guidelines, and approve Major Certificate of Appropriateness (MAJCOA 13258-2020) per staff's recommendation, subject the findings and conditions included in the draft resolution.

Respectfully submitted,

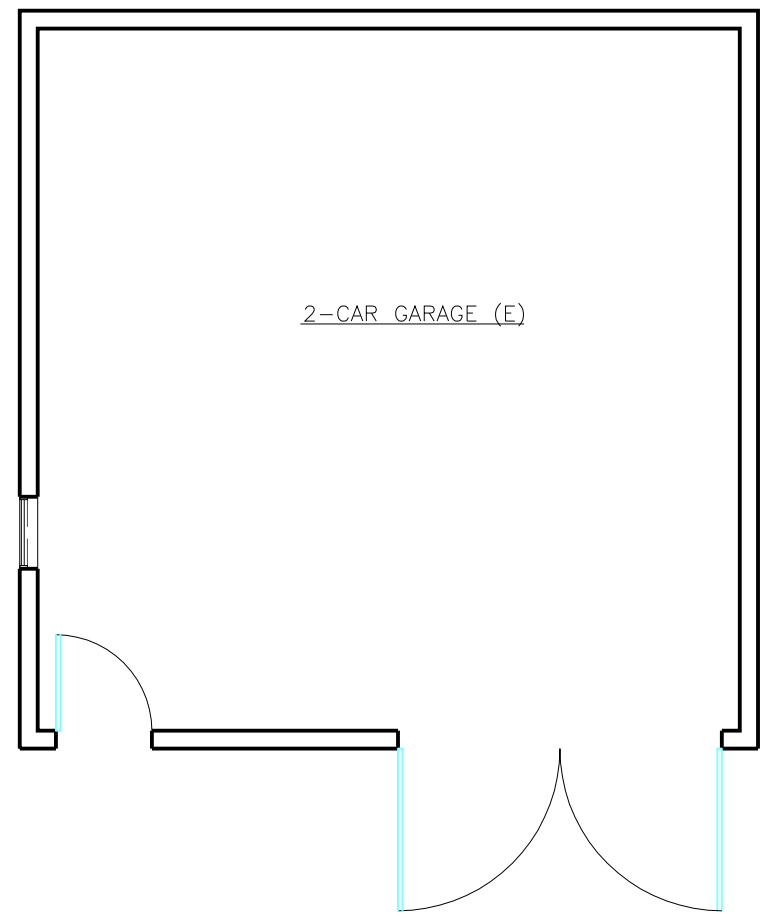
Prepared by,

Anita D. Gutierrez, AICP
Development Services Director

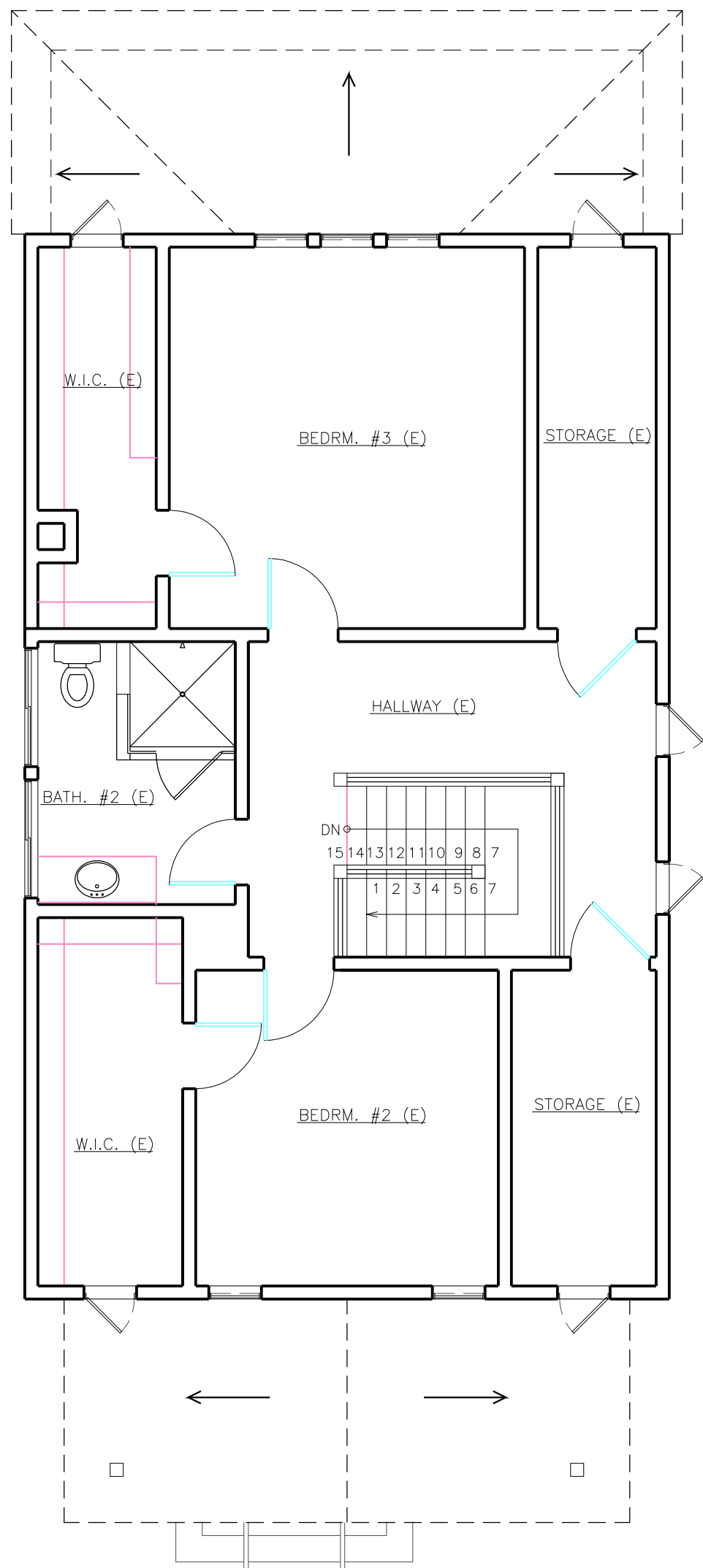
Lynda Lara
Assistant Planner

ATTACHMENTS:

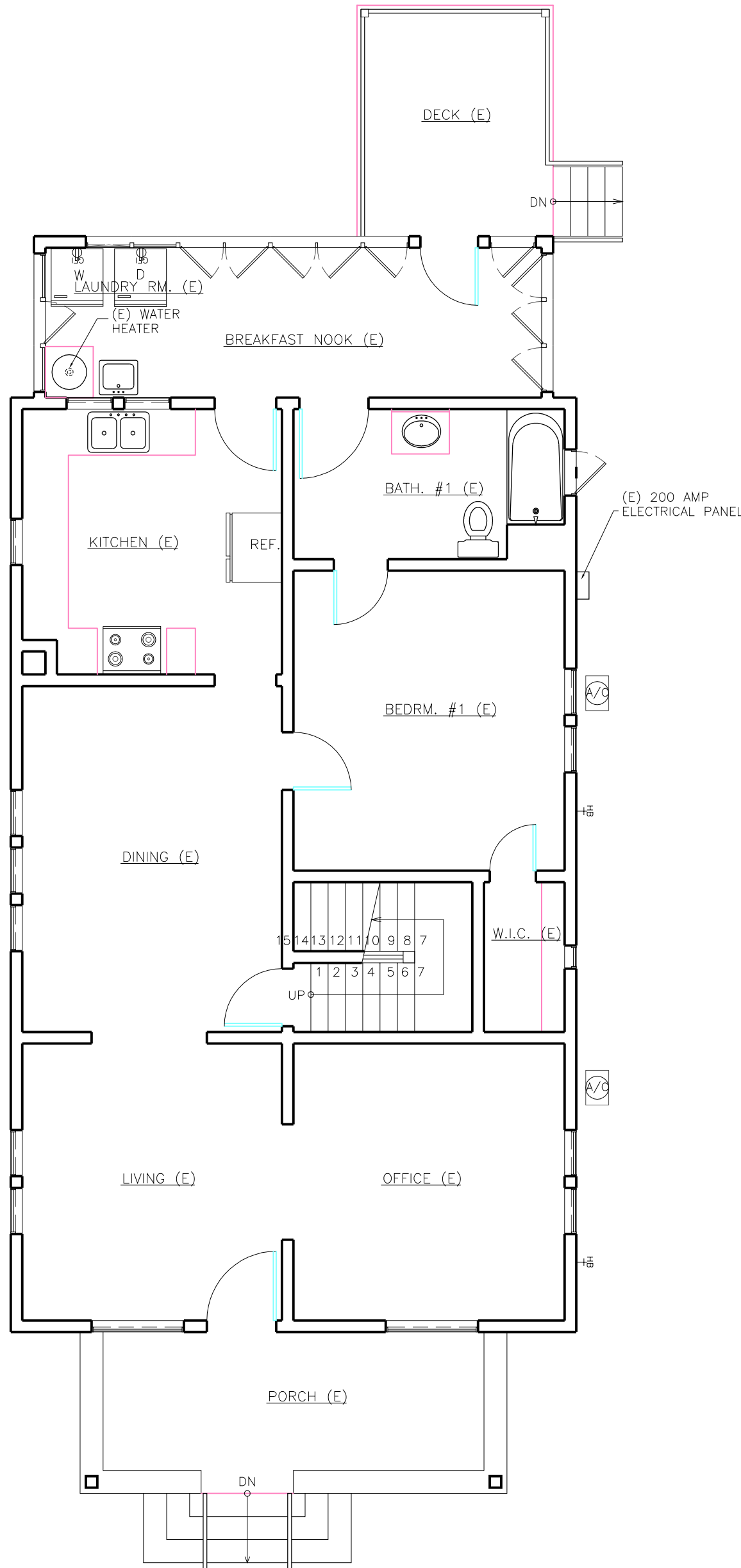
- 1) Draft HPC Resolution
- 2) HPC 12-4-20 Staff Report and Plans
- 3) Location Map & Aerial Photo
- 4) Site Photos
- 5) Lincoln Park Historic Survey
- 6) New Proposed Plans (12/21/20)
- 7) Public Hearing Notice



GARAGE



SECOND FLOOR



FIRST FLOOR

EXISTING FLOOR PLAN

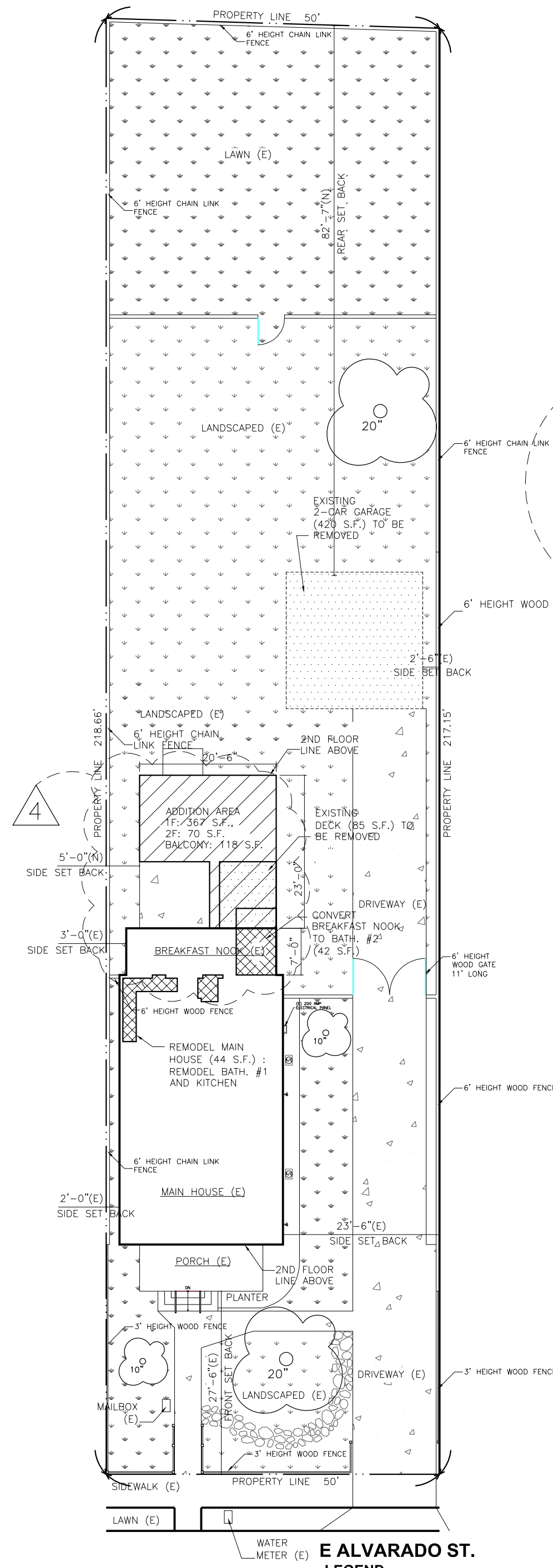


SCALE: 3/16" = 1'-0"

PLOT PLAN



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



PERMEABLE LOT COVERAGE:
6,318 S.F. (LANDSCAPE) / 10,900 S.F. (LOT SIZE)
= 57.96%

VICINITY MAP

N.T.S.



2

- RESIDENTIAL ADDITION
- OWNER: JINBAO ZHAO
420 E ALVARADO ST.,
POMONA, CA 91767
 - CODE:
2019 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, AND THE CAL GREEN CODES.
 - LOT SIZE: 10,900 S.F.
 - EXISTING:
MAIN HOUSE = 2,074 S.F. (1F: 1,150 S.F., 2F: 924 S.F.)
PORCH = 130 S.F.
DECK = 85 S.F.
GARAGE = 420 S.F.
 - PROPOSED:
 - REMODEL MAIN HOUSE (86 S.F.):
a. REMODEL BATH. #1 (12 S.F.) AND KITCHEN (32 S.F.).
b. CONVERT BREAKFAST NOOK TO BATH. #2 (42 S.F.).
 - ROOM ADDITION IN THE MAIN HOUSE (437 S.F.):
1F: FAMILY ROOM & HALLWAY (349 S.F.), AND BATH. #2 (18 S.F.)
2F: BATH. #3 (70 S.F.)
 - ADD BALCONY (118 S.F.)
 - DEMOLISH GARAGE (420 S.F.) AND DECK (85 S.F.)
 - ADD ADU (790 S.F.)
- TOTAL ADDITION FLOOR AREA:
MAIN HOUSE: 437 S.F. (1F: 367 S.F., 2F: 70 S.F.);
ADU: 790 S.F.
- TOTAL DEMOLISH AREA: 505 S.F. (420 + 85)
TOTAL REMODELING AREA: 44 S.F. (32 + 12)
ADDITION BALCONY: 118 S.F. (COVERED AREA)
6. AFTER ADDITION:
MAIN HOUSE = 2,511 S.F. (1F: 1,517 S.F., 2F: 994 S.F.)
ADU = 790 S.F.
PORCH = 130 S.F. (NO CHANGE)
BALCONY = 118 S.F.
7. LOT COVERAGE (EXIST)= 1,150 (MAIN HOUSE 1F) + 130 (PORCH) + 85 (DECK) + 420 (GARAGE) = 1,981 S.F.
1,981 / 10,900 = 18.18%
- LOT COVERAGE (NEW)= 1,517 (MAIN HOUSE 1F) + 130 (PORCH) + 790 (ADU) = 2,437 S.F.
2,437 / 10,900 = 22.36%
8. NUMBER OF STORIES: 2
9. ZONING: R1
10. ASSESSOR'S ID NO: 8337-004-009

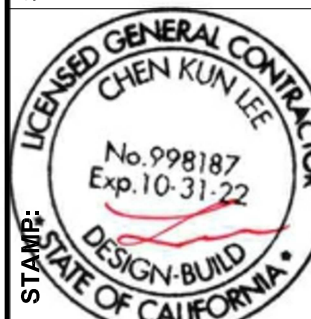
PROJECT SUMMARY

REVISIONS	
DATE	NO
REVISE COVERED PORCH 08-14-2020	1
REVISE COVERED PORCH 09-27-2020	2
REVISE COVERED PORCH 10-27-2020	3
REVISE COVERED PORCH 12-20-2020	4

DESIGNER: GREEN H CONSTRUCTION CORP.
21308 EXTENDER RD. #204
DIAMOND BAR, CA 91765
TEL: (951) 798-1475
greenhconstruction@yahoo.com

JOB ADDRESS: ZHAO RESIDENCE
420 E ALVARADO ST.,
POMONA, CA 91767

SHEET TITLE: PROJECT SUMMARY, VICINITY MAP,
PLOT PLAN, EXISTING FLOOR PLAN.

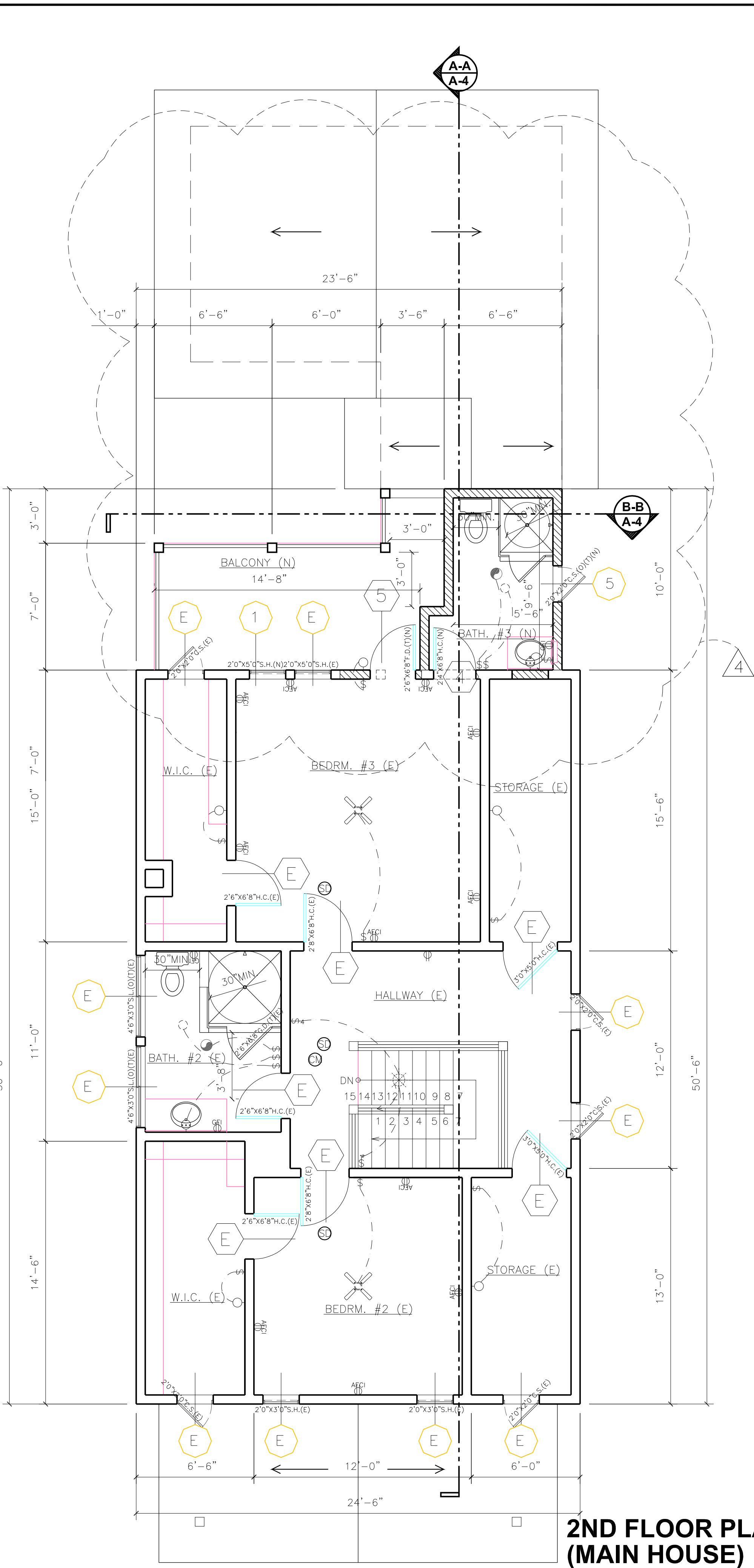


Date 12-20-2020
Scale AS SHOWN
Drawn SF
Job 1936
Sheet

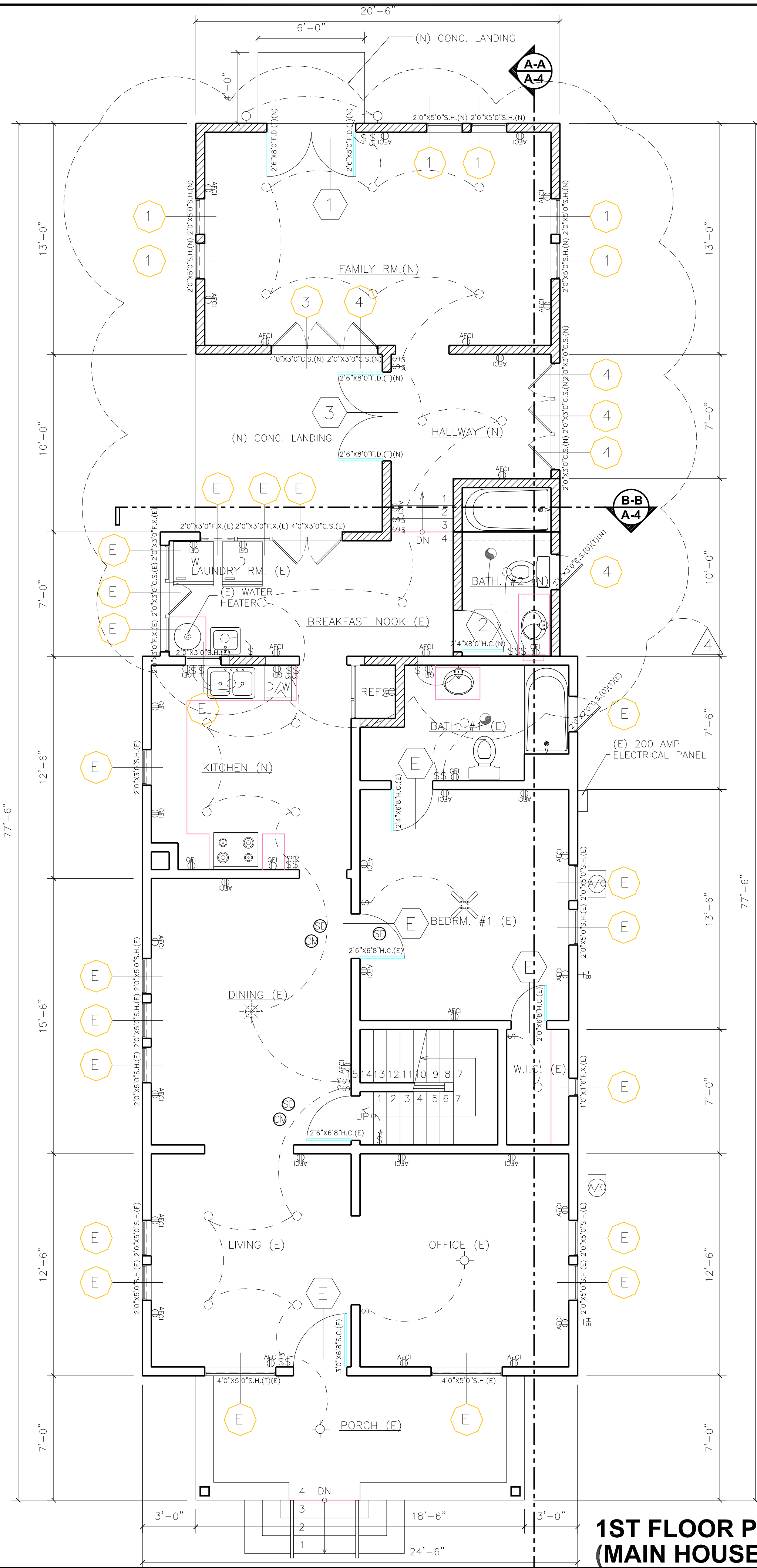
A-1

PROPOSED FLOOR PLAN (MAIN HOUSE)

2ND FLOOR PLAN
(MAIN HOUSE)



1ST FLOOR PLAN
(MAIN HOUSE)



ELECTRICAL LEGEND

- 12"x48" W/2-TUBE
===== FLUORESCENT LIGHT
===== FIXTURE
----- UNDER CABINET FLUORESCENT
LIGHT FIXTURE
WALL MOUNTED LIGHT FIXTURE
CEILING MOUNTED LIGHT FIXTURE
CEILING MOUNTED FLUORESCENT
LIGHT FIXTURE
WALL MOUNTED W/MOTION
SENSOR LIGHT FIXTURE
RECESSED LIGHT FIXTURE
RECESSED FLUORESCENT LIGHT
FIXTURE
ELECT. OUTLET (AT WALL)
ARC-FAULT CIRCUIT
INTERRUPTER OUTLET (AT WALL)
ARC-FAULT CIRCUIT
INTERRUPTER OUTLET (AT WALL)
ELECT. OUTLET (AT FLOOR)
TELEPHONE JACK
TELEVISION JACK
SINGLE POLE SWITCH
THREE-WAY SWITCH
FOUR-WAY SWITCH
CEILING FAN W/LIGHT FIXTURE
HARD WIRED CARBON MONOXIDE ALARM
W/BATTERY BACK-UP
INTERCONNECTED (TYP.)
HARD WIRED SMOKE DETECTOR
W/BATTERY BACK-UP
INTERCONNECTED (TYP.)
PROVIDE EXHAUST FAN
(PROVIDING 5 AIR CHANGES
PER HOUR W/BACKDRAFT
DAMPER) TYP. 50 CFM.
WITH HUMIDISTAT CONTROL.
IN NON MODIFY OR NON
REMODEL AREA, INSTALL
BATTERY POWERED SMOKE
DETECTORS IN HALLWAY AND IN
EACH BED ROOM.
H.B. W/NON-REMOVABLE
BACKFLOW PREVENTER (TYP.)

WINDOW NOTES

- WINDOW SIZE AND TYPE, CALL-OUT:
EXAMPLE: 3'-0"(W) X 4'-0"(H)/2'-8"(SILL HT.)
S.L.(WINDOW TYPE)
WINDOW TYPE:
S.L. : HORIZONTAL SLIDING
S.H. : SINGLE HUNG
F.X. : FIXED
C.S. : CASEMENT
G.W. : GARDEN WINDOW
S.D. : SIDE LIGHT (TEMPERED GLASS)
(T) : TEMPERED GLASS
(A) : ARCH WINDOW
(R/HR) : ROUND/HALF-ROUND WINDOW
(O) : OBSCURE GLASS
(E) : EXISTING
(N) : NEW INSTALLATION
U FACTOR: 0.32
SHGC: 0.27
DOOR NOTES
DOOR SIZE AND CONSTRUCT SEE PLAN
S.C. : SOLID CORE (1-3/4" THICKNESS)
H.C. : HOLLOW CORE (1-3/8" THICKNESS)
F.D. : FRENCH DOOR (TEMPERED GLASS)
G.L. : GLASS SLIDING DOOR (TEMPERED GLASS)
B.P. : BY-PASS DOORS
B.F. : BI-FOLDING DOOR
O.H. : GARAGE DOOR (ROLL-UP, SECTIONAL DOOR)
P.D. : POCKET DOOR

DOOR NOTES

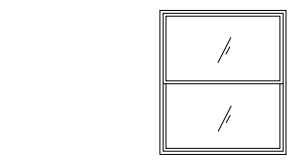
- DOOR SIZE AND CONSTRUCT SEE PLAN
S.C. : SOLID CORE (1-3/4" THICKNESS)
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B.P. : BY-PASS DOORS
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O.H. : GARAGE DOOR (ROLL-UP, SECTIONAL DOOR)
P.D. : POCKET DOOR

WALL LEGEND

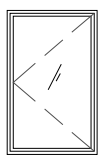
- EXISTING WALL TO BE REMOVED
===== EXISTING WALL TO REMAIN
===== NEW WALL
===== ONE HR. FIRE-RESISTIVE WALL
----- EXISTING BUILDING LINE

WINDOW SCHEDULE

SYMBOL	SIZE		SILL HT.	TYPE	FRAME	GLAZING	U-FACTOR	SHGC	REMARK
	W	H							
1	2'0"	5'0"	3'8"	A	WOOD	CLEAR	0.32	0.25	
2	2'0"	2'0"	6'8"	B	WOOD	CLEAR	0.32	0.25	TEMPERED
3	4'0"	3'0"	5'8"	B	WOOD	CLEAR	0.32	0.25	
4	2'0"	3'0"	5'8"	B	WOOD	CLEAR	0.32	0.25	
5	2'0"	2'0"	4'8"	B	WOOD	CLEAR	0.32	0.25	TEMPERED
E	EXISTING WINDOW TO REMAIN						0.71	0.73	



SINGLE HUNG WINDOW

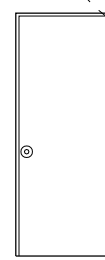


CASEMENT WINDOW

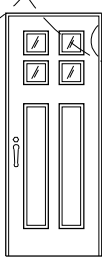
DOOR SCHEDULE

SYMBOL	SIZE			TYPE	CORE	FRAME	RATING	REMARK
	W	H	THK.					
1	2'6"	8'0"	X 1-3/4"	C	SOLID CORE/ GLASS	WOOD	SEE T-24	TEMPERED
2	5'0"	8'0"	X 1-3/4"	C	GLASS	WOOD	SEE T-24	
3	2'4"	6'8"	X 1-3/8"	A	HOLLOW	WOOD	SEE T-24	
4	2'6"	6'8"	X 1-3/8"	A	HOLLOW	WOOD	SEE T-24	TEMPERED
5	2'6"	6'8"	X 1-3/4"	B	SOLID CORE/ GLASS	WOOD	SEE T-24	TEMPERED
E	EXISTING TO REMAIN							

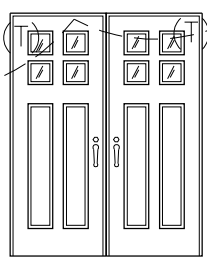
DOOR TYPE



PANEL DOOR



SINGLE FLUSH & GLAZED DOOR



DOUBLE FLUSH & GLAZED DOOR

C (T): TEMPERED GLASS

REVISIONS

DATE	NO
REVISE COVERED PORCH 08-14-2020	1
REVISE COVERED PORCH 09-27-2020	2
REVISE COVERED PORCH 10-27-2020	3
REVISE COVERED PORCH 12-20-2020	4

DESIGNER: GREEN H

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TEL: (951) 298-1475
greenhconstruction@yahoo.com

JOB ADDRESS:

ZHAO RESIDENCE
420 E ALVARADO ST.,
POMONA, CA 91767

SHEET TITLE:

PROPOSED FLOOR PLAN (MAIN HOUSE)

STAMP:

LICENSED GENERAL CONTRACTOR
GREEN KUN LEE
No. 998187
Exp. 10-31-22
DESIGN-BUILD
STATE OF CALIFORNIA

Date

12-20-2020

Scale

AS SHOWN

Drawn

SF

Job

1936

Sheet

A-2

NEW MAIN ROOF
 ROOF ATTIC AREA = 1,399 S.F.
 ROOF VENT REQ'D. = 1,399 S.F. /150 = 9.3267 S.F.
 ROOF VENT PROVIDED = (2) X 1.1667 + (14) X 0.5 = 9
 TOTAL = 9.3334 S.F. > 9.3267 S.F.

-

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

1 2 3 4 5 6

(N) SHINGLE ROOF TO MATCH EXISTING

(E) ASPHALT SHINGLE ROOF

RIDGE

4'-3"

T.O.R.

12
(E) 6

8'-0"

2'-0"

(N) WOOD RAILING TO PAINTED WHITE MATCH EXISTING SECOND FLOOR

T.O.P.

1'-0"

23'-11"

(N) 2X6 WOOD FACIA-PAINTED WHITE TO MATCH EXISTING

10'-0"

(N) 4" WOOD SIDING TO PAINTED BLUE TO MATCH EXISTING

(N) 6" WOOD TRIM W/ WOOD WINDOW PAINTED WHITE TO MATCH EXISTING

FINISH GRADE

8'-0"

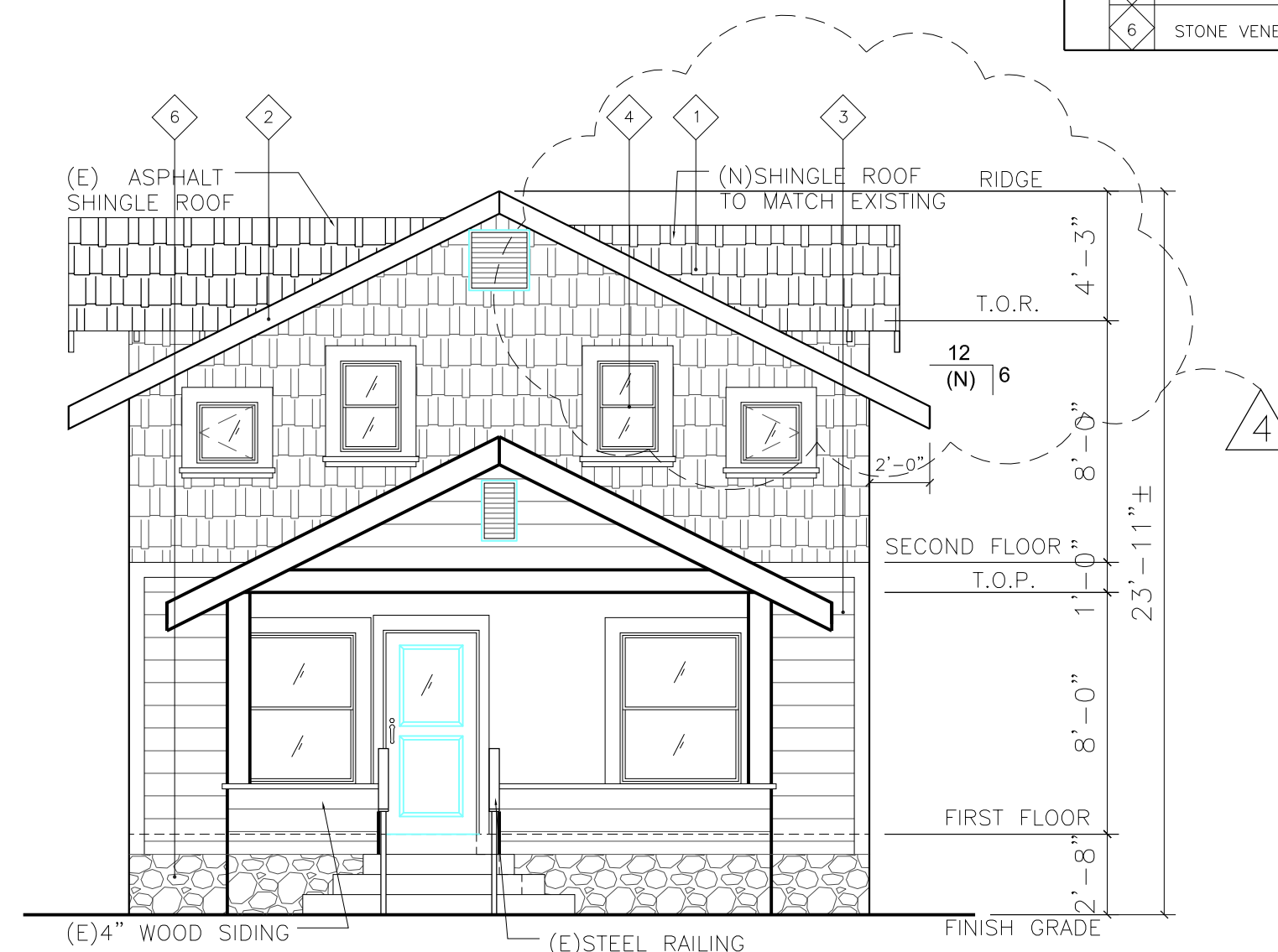
(N) STONE VENEER TO MATCH EXISTING

ADDITION AREA

(N) 6" WOOD TRIM W/ WOOD PAINTED STAIN FLUSH DOOR

SOUTH ELEVATION (MAIN HOUSE)

SOUTH ELEVATION (MAIN HOUSE)



NORTH ELEVATION (MAIN HOUSE)



EAST ELEVATION (MAIN HOUSE)



WEST ELEVATION (MAIN HOUSE)

ELEVATIONS

<u>EXTERIOR FINISH SCHEDULE</u>				
	MATERIAL	FINISH	COLOR	MANUF.
1	SHINGLE ROOF	ASPHALT	GRAY	OWENS CORNING ROOFING AND ASPHALT, LLC
2	2X6 FASCIA BOARD	PAINTED	WHITE	DUNN-EDWARDS
3	SIDING	PANEL SIDING	BLUE	JAMESHARDIE
4	WINDOWS	WOOD	WHITE	FILB WEN
5	RAILING	WOOD	WHITE	FIBERON HOME SELECT
6	STONE VENEER	REAL RIVER ROCK	GRAY	ELDORADO STONE, LLC



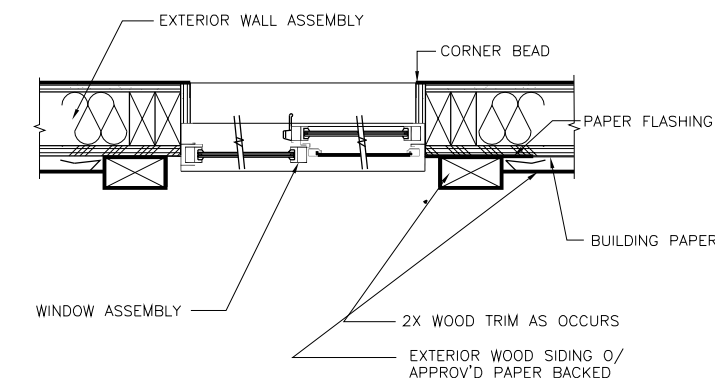
EXTERIOR LIGHTING STYLE



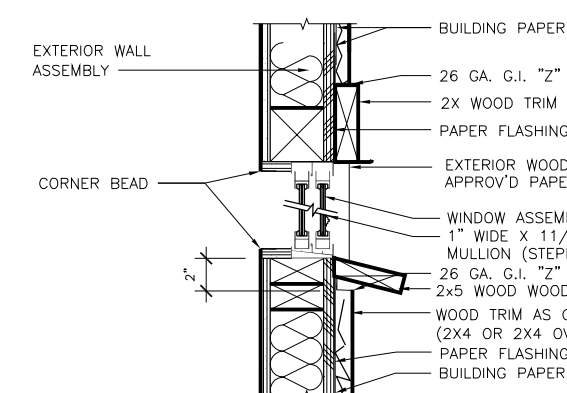
DOOR STYLE AND HARDWARE



WINDOW STYLE







JAMB DETAIL



HEAD & SILL DETAIL

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

REVISIONS

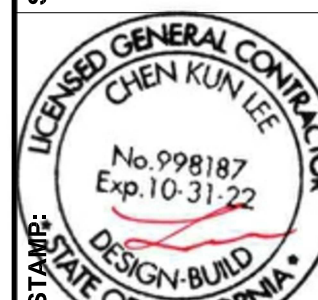
DATE	NO
REVISE COVERED PORCH 08-14-2020	
REVISE COVERED PORCH 09-27-2020	
REVISE COVERED PORCH 10-27-2020	
REVISE COVERED PORCH 12-20-2020	

GREEN H
CONSTRUCTION CORP.
21308 PATHFINDER RD., #204
DIAMOND BAR, CA 91765
TEL: (626) 298-1475
greenhconstruction@yahoo.com

**ZHAO RESIDENCE
4420 E ALVARADO ST.,
POMONA, CA 91767**

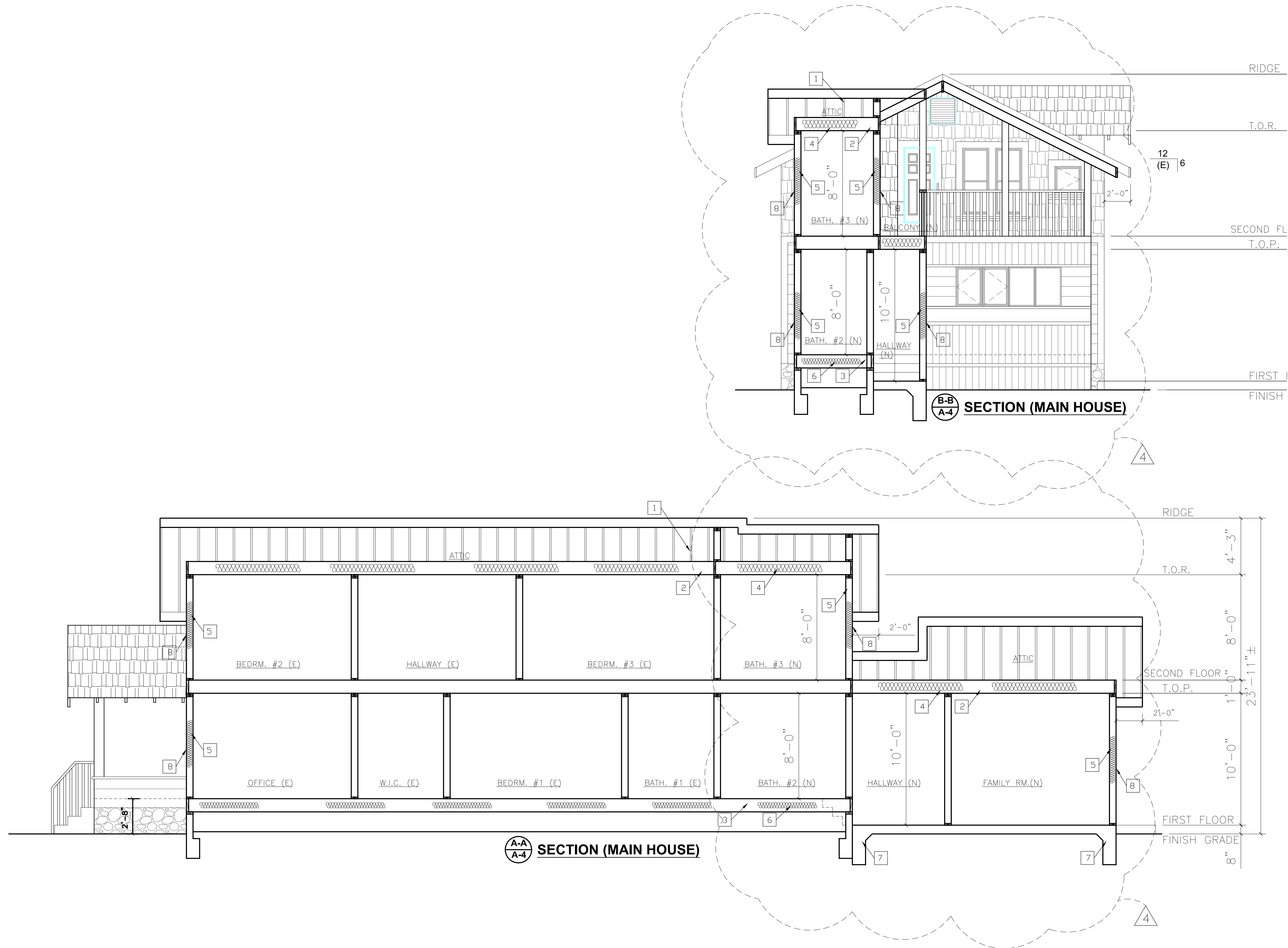
NET TITLE:

ELEVATIONS, SECTIONS



Date	12-20-2020
Scale	AS SHOWN
Drawn	SF
Job	1936
Sheet	

A-3



REVISIONS	
DATE	NO
REVISION: COVERED PORCH 08-14-2020	1
REVISION: COVERED PORCH 09-27-2020	2
REVISION: COVERED PORCH 10-27-2020	3
REVISION: COVERED PORCH 12-20-2020	4
DESIGNER: GREEN H	
CONSTRUCTION CORP. 21308 BENTLENDEN RD. #204 DIAMOND BAR, CA 91765 TEL: (951) 298-1475 greenhconstruction@yahoo.com	
JOB ADDRESS: ZHAO RESIDENCE 420 E ALVARADO ST., POMONA, CA 91767	
SHEET TITLE: SECTIONS	
STAMP: LICENSED GENERAL CONTRACTOR CHEN KUN LEE No. 998187 Exp. 10-31-22 DESIGN-BUILD STATE OF CALIFORNIA	
Date	12-20-2020
Scale	AS SHOWN
Drawn	SF
Job	1936
Sheet	A-4