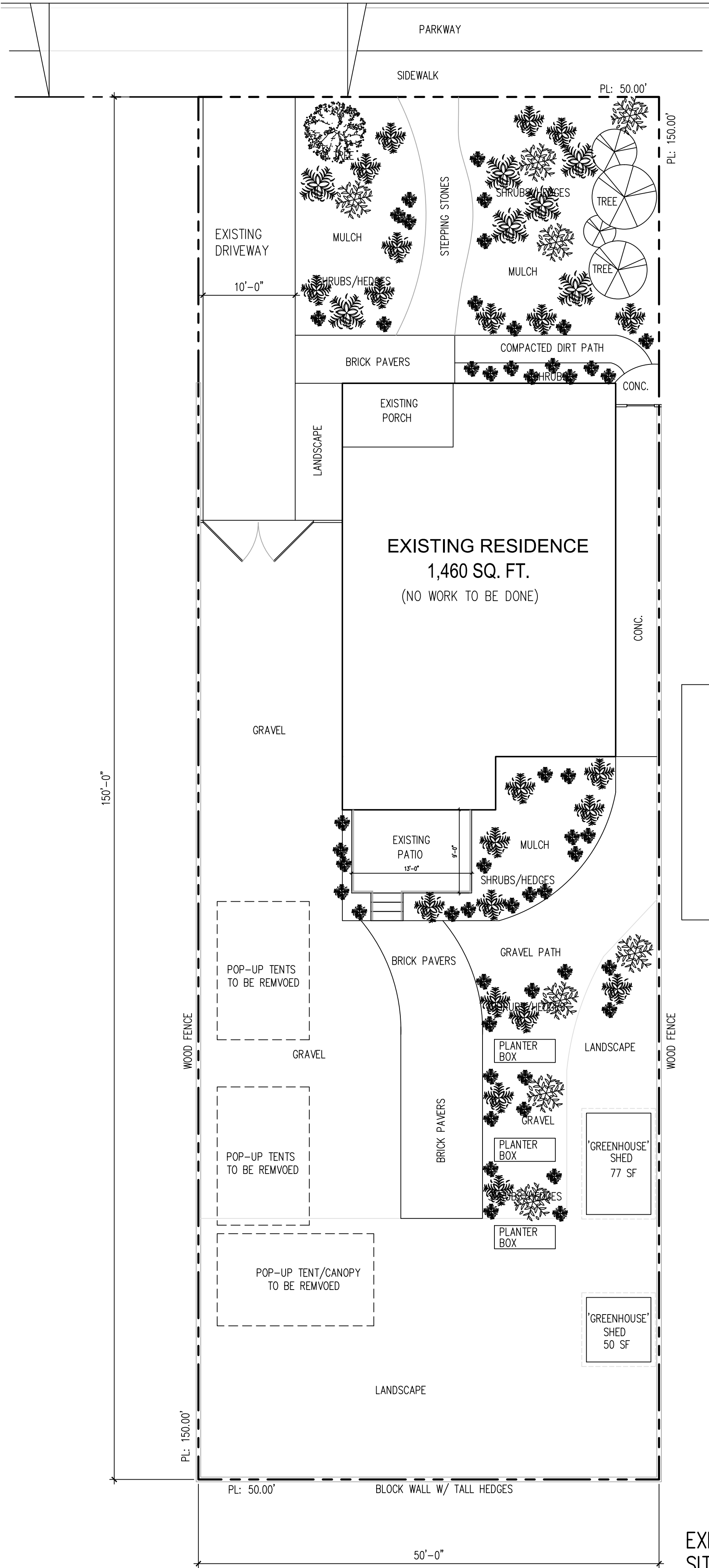
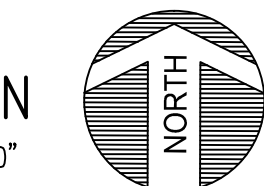


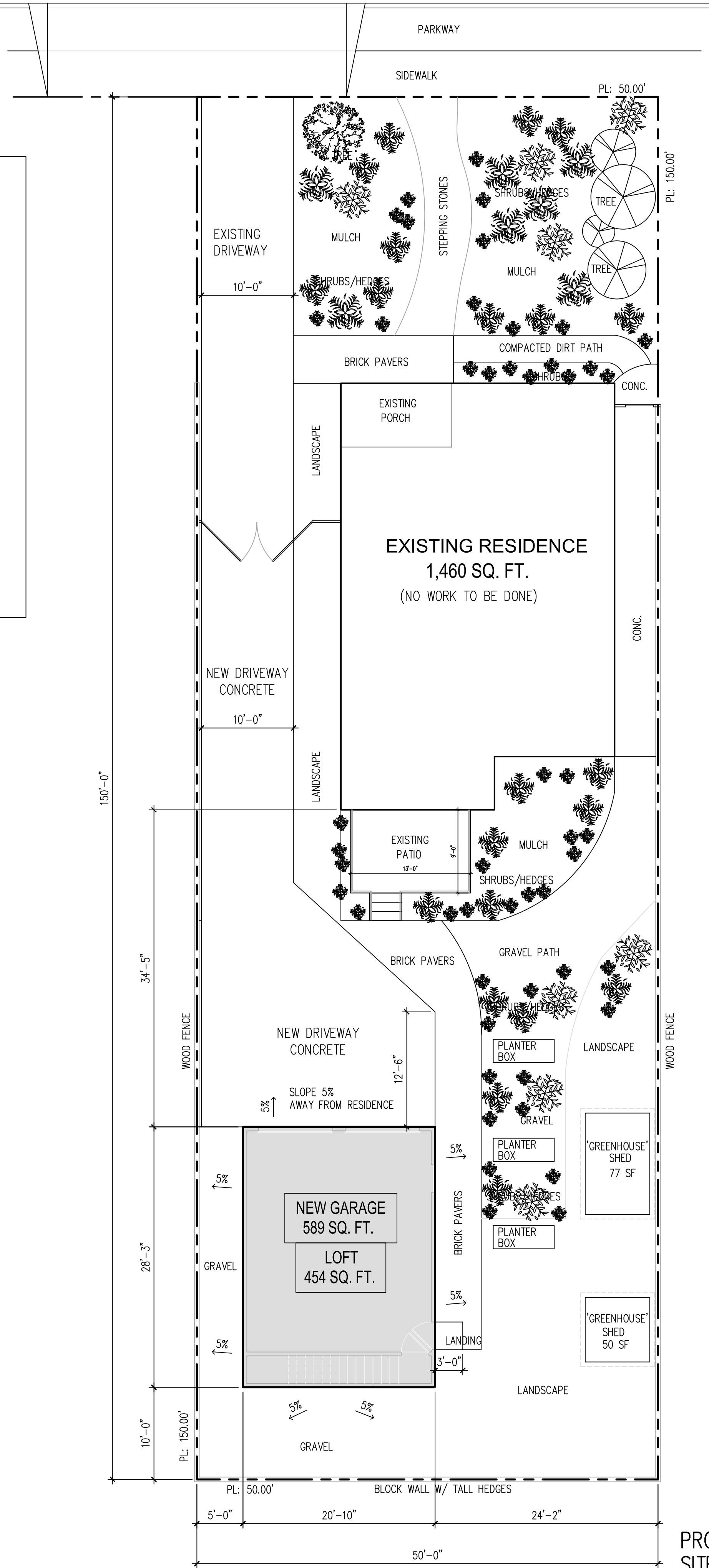
E. PASADENA STREET



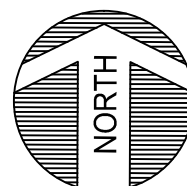
EXISTING
SITE PLAN
SCALE: 1/8"=1'-0"



E. PASADENA STREET



PROPOSED
SITE PLAN
SCALE: 1/8"=1'-0"



EXISTING PLANT/TREE LIST:

- RED AMERICAN MAPLE TREE
- EUCALYPTUS BUSH
- ARTICHOKE BUSH
- MALO BUSH
- DWARF FAT ALBERT PINE TREE
- LILAC BUSH
- DWARF GINKO TREE
- ASPARAGUS FERN
- MEXICAN FEATHER GRASS
- OREGANO
- MINT
- LEMON VERBENA
- SAGES
- POPPIES
- YARROW
- POMEGRANATE TREES
- ROSE VINES
- THYME
- HYDRANGEAS
- FLAXSEEDS
- MANZANITA BUSH
- BREYNIA ROSEA PICTA
- OTHER SMALL CA NATIVES

- IN PLANTERS:
DWARF OLIVE TREE
ALOE VERA
FERN
CACTUS

* EXISTING PLANTS / TREES
TO REMAIN

EXISTING

BUILDING COVERAGE
 $1,190 / 7,500 = 24\%$
(MAX 55%)

LANDSCAPE COVERAGE
 $4,606 / 7,500 = 61\%$
(MIN 20%)

IMPERVIOUS COVERAGE
 $1,652 / 7,500 = 44\%$
(MAX 75%)

PROJECT DATA

GROSS LOT AREA 7,500 SQ FT

EXISTING RESIDENCE
FIRST FLOOR 1,000 SQ FT
SECOND FLOOR 460 SQ FT
TOTAL: 1,460 SQ FT

(E) PORCH 80 SQ FT
(E) PATIO 110 SQ FT

NEW DETACHED GARAGE: 589 SQ FT
W/ LOFT 454 SQ FT
TOTAL: 1,043 SQ FT

PROPOSED:

BUILDING COVERAGE
 $1,779 / 7,500 = 24\%$
(MAX 55%)

LANDSCAPE COVERAGE
 $2,935 / 7,500 = 39\%$
(MIN 20%)

IMPERVIOUS COVERAGE
 $3,323 / 7,500 = 44\%$
(MAX 75%)

CONSTRUCTION TYPE: TYPE VB
HISTORIC DISTRICT: LINCOLN PARK
HISTORIC DISTRICT

ZONE: NED5-H
OCCUPANCY: R3/U
SPRINKLERED: NO

BUILDING HGT:
EX. RESIDENCE: +/- 23'-0"
NEW GARAGE: 21'-8"

LEGAL DESCRIPTION

AIN # 8336-019-016
WICKES TR W 50 FT OF LOT 5

SCOPE OF WORK

NEW DETACHED GARAGE: 589 SQ FT
W/ LOFT 454 SQ FT
TOTAL: 1,043 SQ FT

PROPOSED PROJECT:
(NEW GARAGE) MILL ACT APPROVED

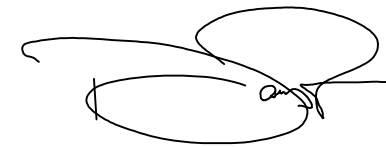
* NO EASEMENTS ON THE PROPERTY

* OWNER / CONTRACTOR RESPONSIBLE TO CALL DIGALERT
AT 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

REYNOSO
design studio

17832 E. Edna Place
COVINA, CA 91722
626-536-7786

designer: DANNY REYNOSO
ReynosoDesignStudio@gmail.com



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RD Studio, prior to commencement of work.

AIN # 8336-019-016
WICKES TR W 50 FT OF LOT 5
250 E. PASADENA ST
Pomona, CA 91767

CLIENT:
NEW GARAGE W/ LOFT
250 E. PASADENA STREET
POMONA, CA 91767

LOCATION:
250 E. PASADENA STREET
POMONA, CA 91767

DRAWING TITLE:
SITE PLAN

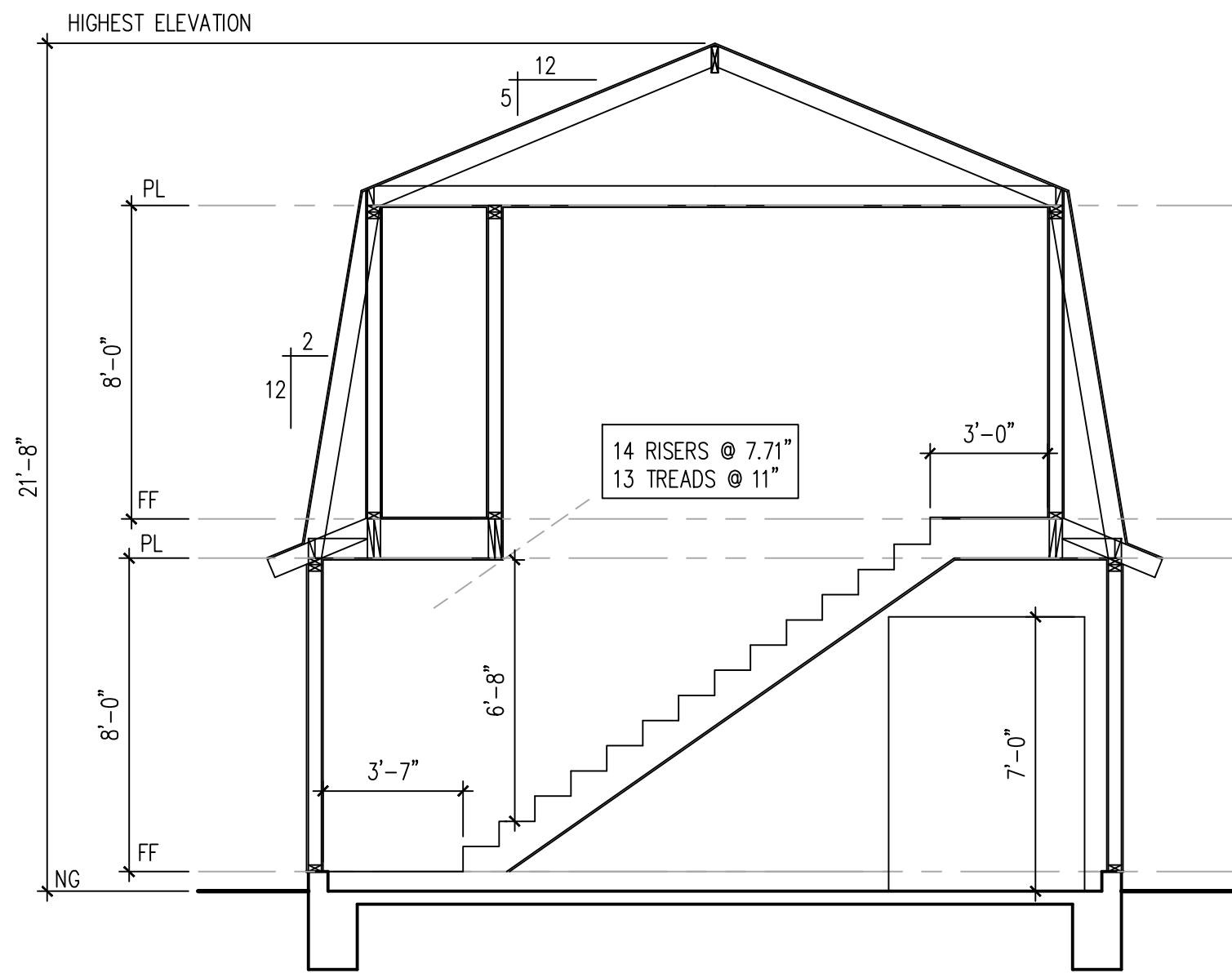
PROJECT NO: 2549
PHASE:
DATE:
SCALE: 1/8" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

△
△
△
△

SHEET NUMBER:

SP1



SECTION @ STAIRS
SCALE: 1/4"=1'-0"

WALL LEGEND

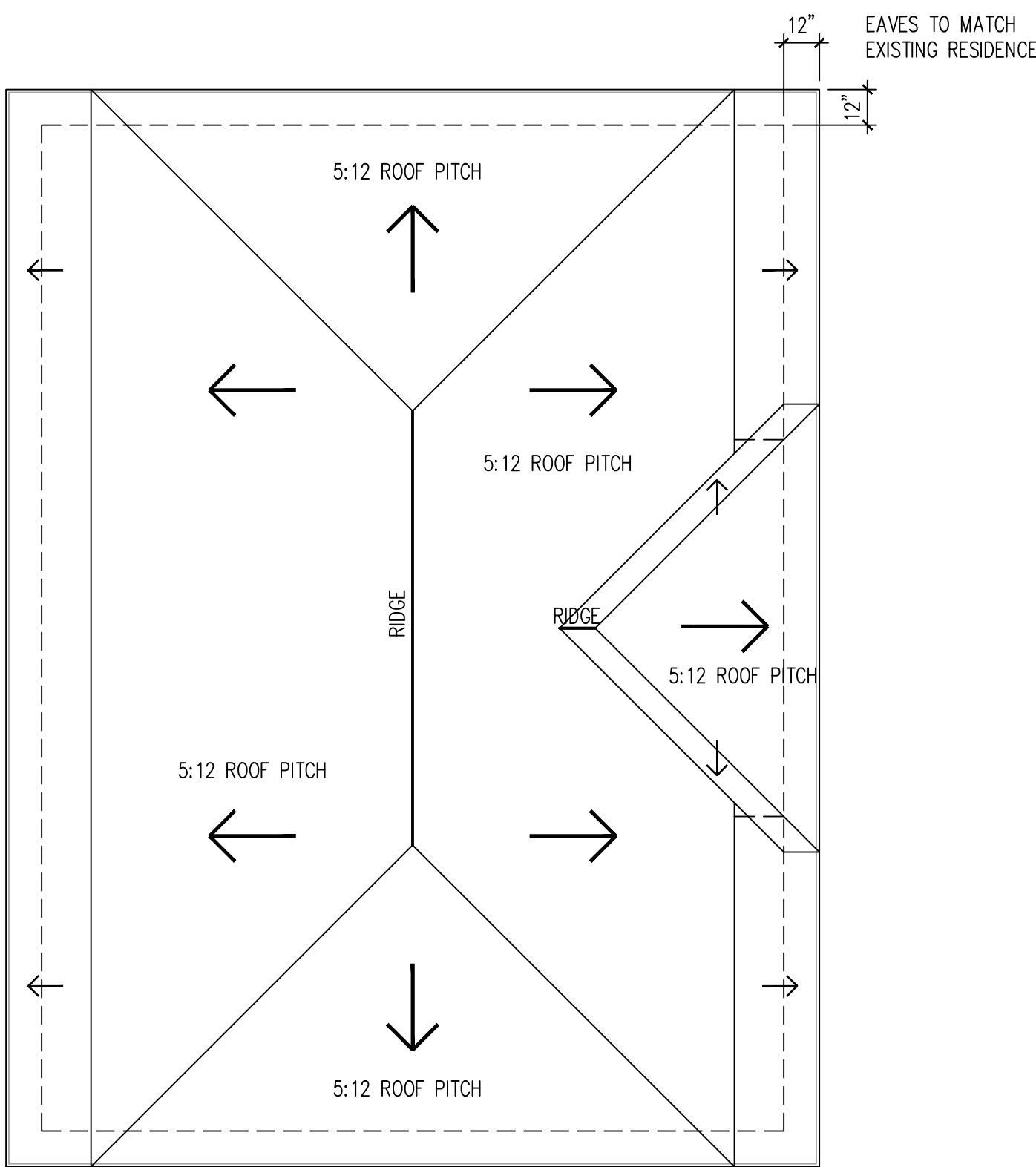
NEW WALLS
2X4 WALL STUDS @ 16" O.C.
W/ 1/2" GYPSUM BOARD @ INTERIOR WALLS
EXTERIOR WALLS
7/8" LATH & PLASTER
NOTE: ALL PLUMBING WALLS TO BE 2"X 6"

ROOF SPECIFICATION:

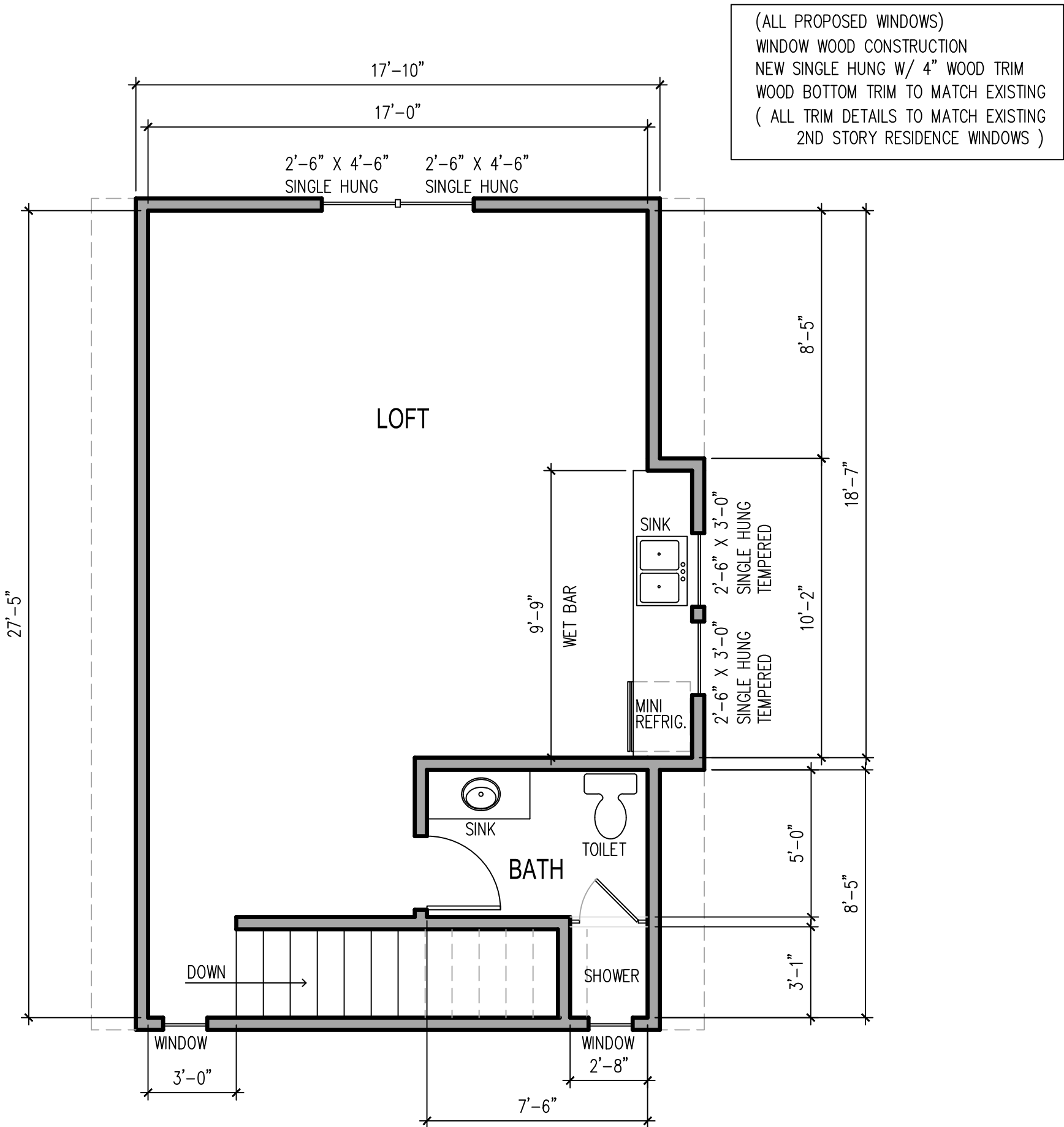
ROOF TO MATCH EXISTING RESIDENCE
ASPHALT SHINGLE ROOF, CLASS "A" MIN. RATING
40 YEAR, THREE DIMENSIONAL, COMPOSITION SHINGLE
W/ 2 LAYERS TYPE 1 FELTS
GAF MATERIALS CORPORATION
ICC-ES # ESR-1475 OR EQUAL
ROOF PITCH 5:12 - MATCH EXISTING
12" EAVE OVERHANG - MATCH EXISTING

EXTERIOR:

* EXTERIOR FINISHES / COLORS TO MATCH EXISTING RESIDENCE:
HORIZONTAL SIDING: (LOWER LEVEL)
DUNN-EDWARDS: DET640-TAWNY OWL
FASCIA / WINDOW TRIM:
DUNN-EDWARDS: DET653-HISTORIC WHITE
HORIZONTAL SIDING: (UPPER LEVEL)
DUNN-EDWARDS: 3009-6 - ORANGE GLAZE



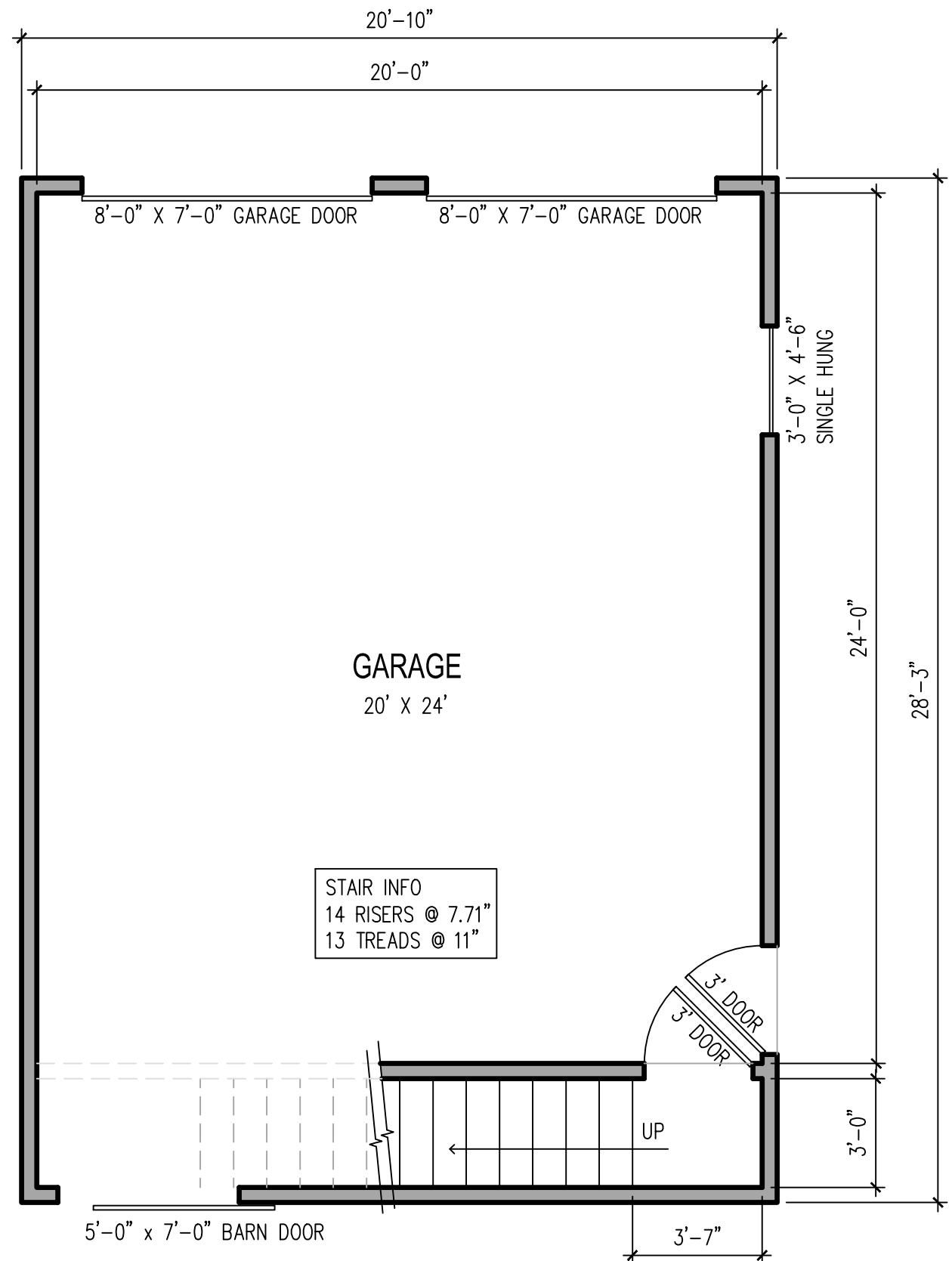
ROOF PLAN
SCALE: 1/4"=1'-0"



(ALL PROPOSED WINDOWS)
WINDOW WOOD CONSTRUCTION
NEW SINGLE HUNG W/ 4" WOOD TRIM
WOOD BOTTOM TRIM TO MATCH EXISTING
(ALL TRIM DETAILS TO MATCH EXISTING
2ND STORY RESIDENCE WINDOWS)

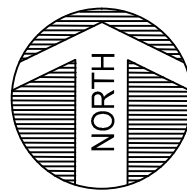
LOFT
454 SQ. FT.

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



NEW GARAGE
589 SQ. FT.

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



AIN # 8336-019-016
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250 E. PASADENA ST
Pomona, CA 91767

CLIENT:
NEW GARAGE W/ LOFT
250 E. PASADENA STREET
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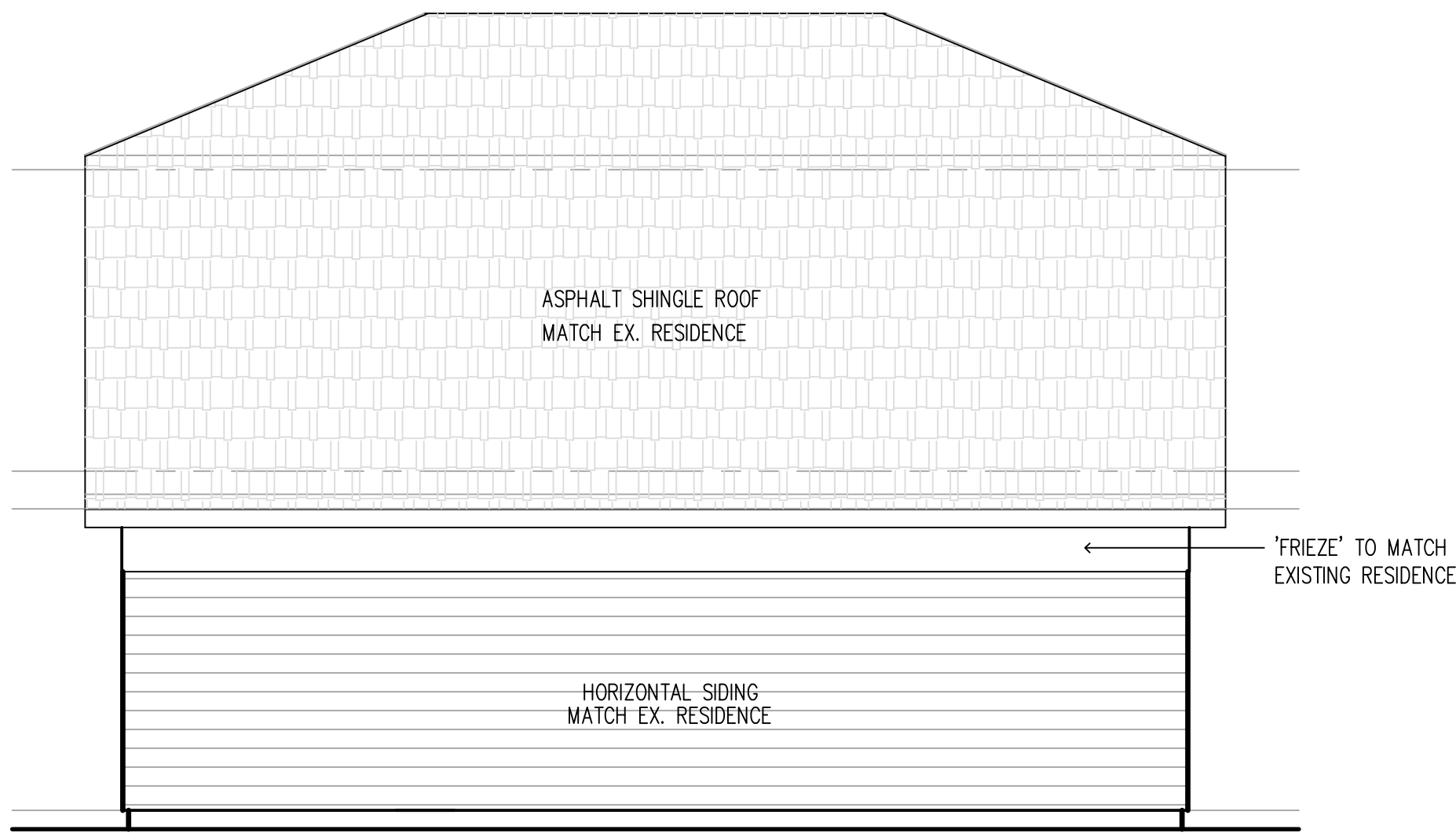
LOCATION:
250 E. PASADENA STREET
POMONA, CA 91767

DRAWING TITLE:
FLOOR PLAN

PROJECT NO: 2549
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:	DATE:	REVISION
△		
△		
△		
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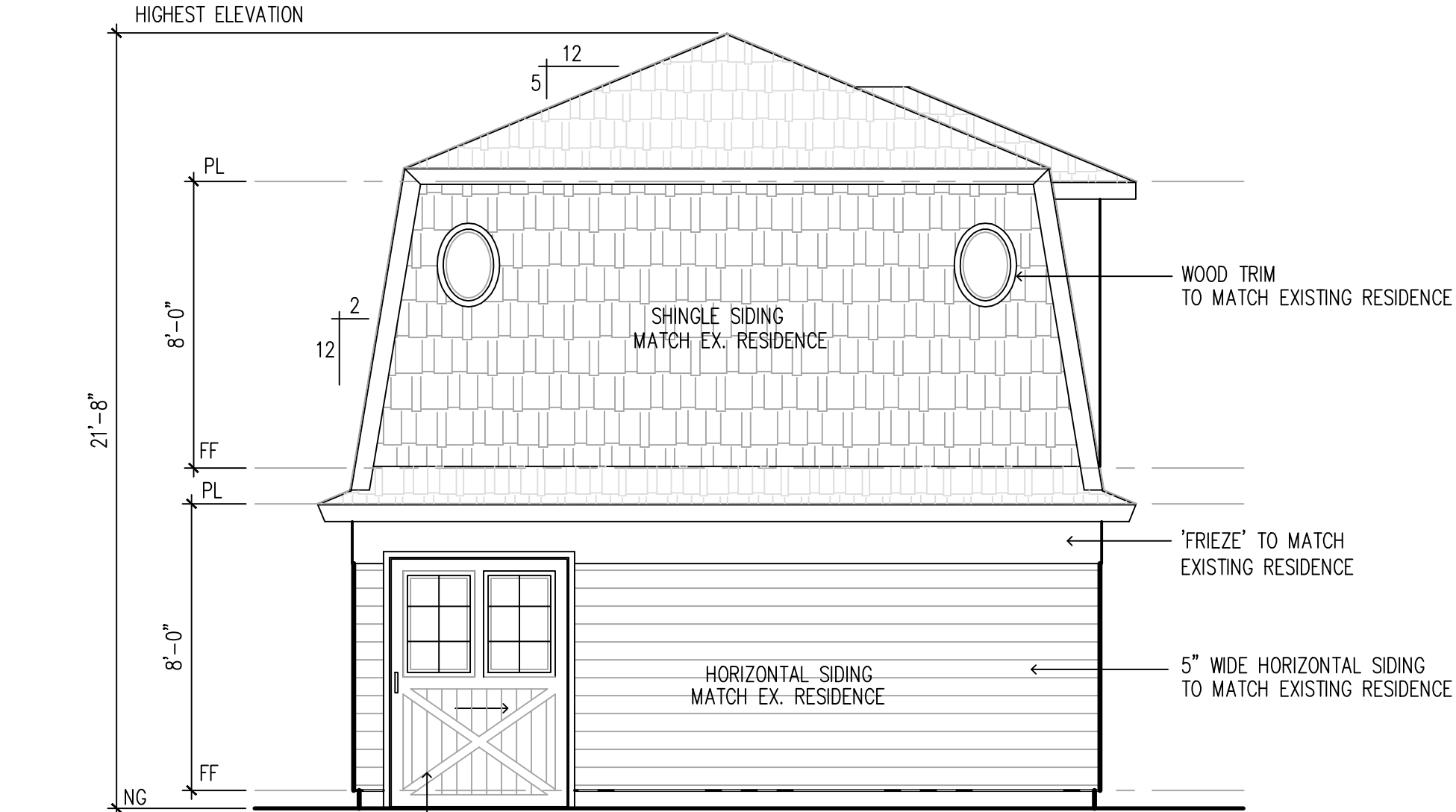
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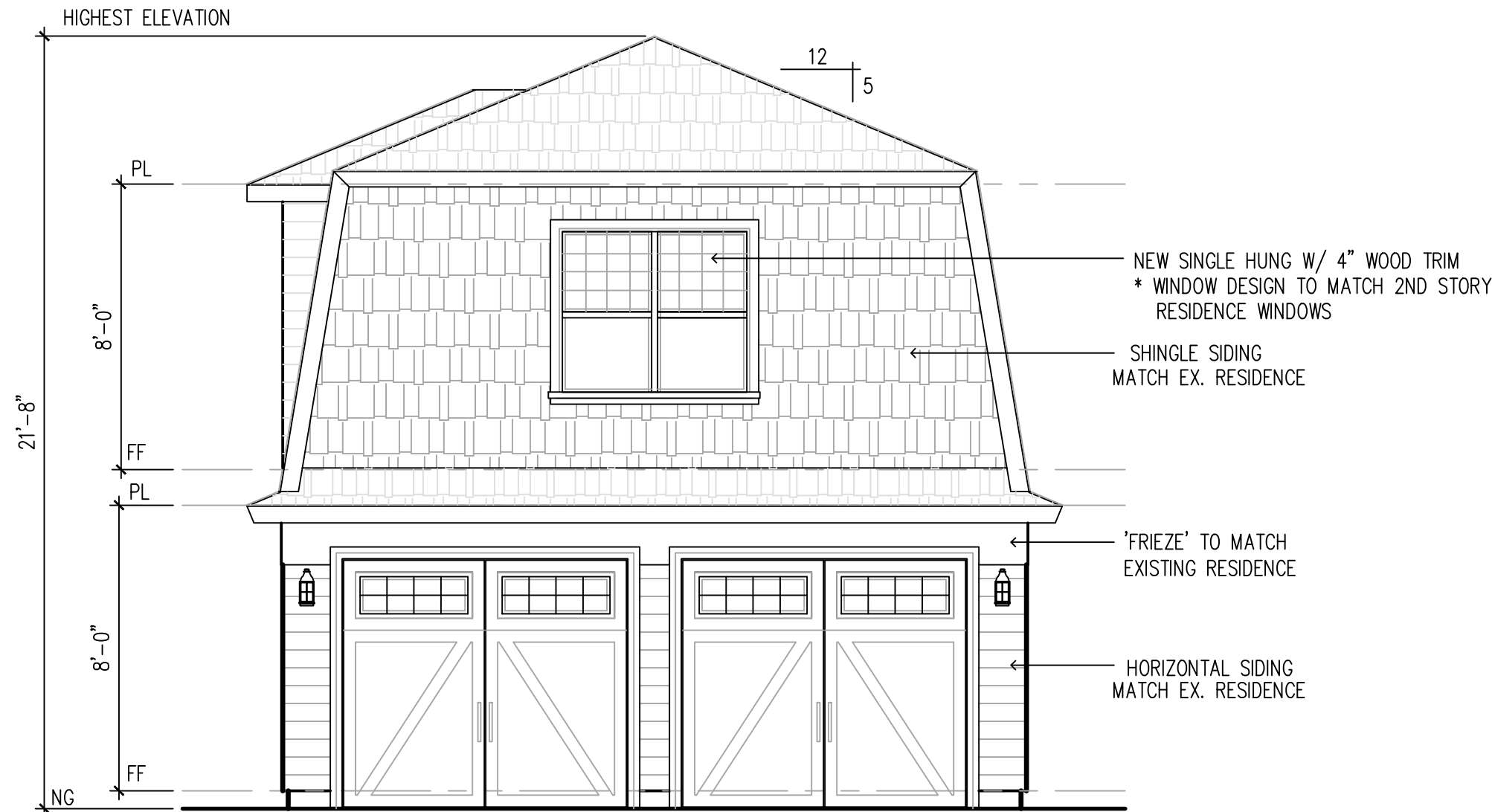
WEST (SIDE) ELEVATION
SCALE: 1/4"=1'-0"



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



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

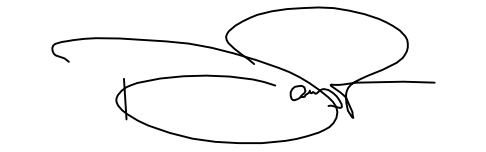


NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"

ROOF SPECIFICATION:	
ROOF TO MATCH EXISTING RESIDENCE	
ASPHALT SHINGLE ROOF, CLASS "A" MIN. RATING 40 YEAR, THREE DIMENSIONAL, COMPOSITION SHINGLE W/ 2 LAYERS TYPE 1 FELTS GAF MATERIALS CORPORATION ICC-ES # ESR-1475 OR EQUAL	
ROOF PITCH 5:12 - MATCH EXISTING 12" EAVE OVERHANG - MATCH EXISTING	
EXTERIOR:	
* EXTERIOR FINISHES / COLORS TO MATCH EXISTING RESIDENCE:	
HORIZONTAL SIDING: (LOWER LEVEL) DUNN-EDWARDS: DET640-TAWNY OWL	
FASCIA / WINDOW TRIM: DUNN-EDWARDS: DET653-HISTORIC WHITE	
HORIZONTAL SIDING: (UPPER LEVEL) DUNN-EDWARDS: 3009-6 - ORANGE GLAZE	

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ReynosoDesignStudio@gmail.com



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WICKES TR W 50 FT OF LOT 5
250 E. PASADENA ST
Pomona, CA 91767

CLIENT:
NEW GARAGE W/ LOFT
250 E. PASADENA STREET
POMONA, CA 91767

LOCATION:
250 E. PASADENA STREET
POMONA, CA 91767

DRAWING TITLE:
ELEVATIONS

PROJECT NO: 2549
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:	
DATE	REVISION
△	_____
△	_____
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SHEET NUMBER: