

Attachment 7

Development Plans and VTTM 84374

FENG XIAO ARCHITECT, INC.

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
87 N. RAYMOND AVE., STE. 300, PASADENA, CA
91103
PHONE: 626.468.2555
EMAIL: BLOPEZ@SOUTHLANDCIVIL.COM



1. NO EXISTING ORAK TREE PRESERVED ON PROPERTY. REFERENCE THIS TO FORK FOR EXISTING TREE.
2. FINE SPRINKLER SYSTEM IS REQUIRED FOR THE PROJECT.
3. PLANS SHALL BE OF SUFFICIENT CLARITY AND SHOW IN DETAIL THE PROPOSED CONSTRUCTION, MATERIALS, CODES, PERMITS, PROVISIONS AND RELEVANT LAWS. (CSC 107-2.1; CBC R 106.1.1)
4. PROVIDE LEGIBLE DETAILS, TEXT, KEYNOTE NUMBERS AND OTHER INFORMATION THROUGHOUT THE PLANS. PRINT/SCAN/CUT SHEET WITH A MINIMUM OF 1/8" RESOLUTION. ALL P&I SHEETS SHOULD BE ARCHIVAL QUALITY. TEXT AND FONT SIZE OF ALL NOTES, DETAILS, CALL OUTS, ETC. SHALL BE 1/8" HIGH OR GREATER. PRINTED FONTS MUST BE 1/8" HIGH OR GREATER.
5. FULL HOUSE SPRINKLER SYSTEM IS REQUIRED.
6. DIMENSIONS FOR WALLS INDICATED IN PROJECT SUMMARY AND ON PLANS ARE TO FACE OF STUDIOS, FROM FACED STUDIOS, AND FACED INTERIOR WALLS. FINISH EXISTING WALLS TO FACE ANCHOR EDGE OF STUD.
7. AREA INDICATED IN PROJECT SUMMARY AND ON PLANS ARE TO FACE AND FINISH EXISTING WALLS.

Drawing No.	G001	
Project number	22016	Scale



FENG XIAO ARCHITECT, INC.

OWNER:
JPM INVESTMENT LLC
1405 SAN MARINO AVE., #100A
SAN MARINO, CA 91108

ARCHITECT:
FENG XIAO ARCHITECT, INC.
2540 WASHINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626-282-8888
EMAIL: FENG@FXARCHITECT.COM

LANDSCAPE ARCHITECT:
JANIS H. HARRIS & ASSOCIATES
37142 COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 414-643-5444
EMAIL: D. SCHNEIDER@JHPH.NET

CIVIL ENGINEERING:
SOUTHWEST CIVIL ENGINEERING
871 N. HAYWARD AVE., STE. 300, PASADENA, CA
91106
PHONE: 626-488-2553
FAX: 626-488-2553
EMAIL: B. OPEZ@SOUTHWESTCIVIL.COM

JULY STAMPEL APPROVAL



PLANNING
SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,

© 2025 Feng Xiao Architect, Inc.

SITE PHOTOS

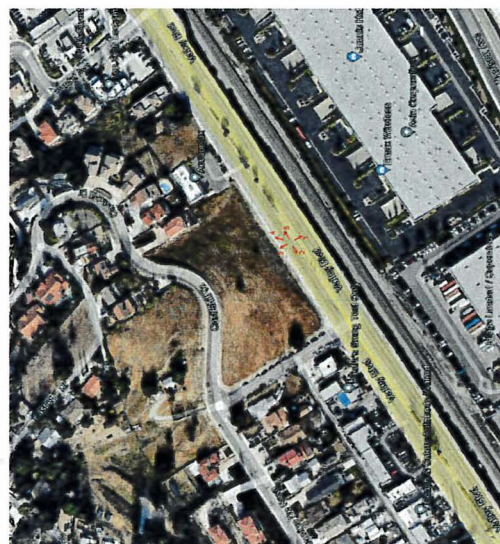
Drawing No.

G002

Order number:	22016	Scale:
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EXISTING SITE PHOTOS





Project number:	22016	Scale:	1" = 20'-0"
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 COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION Land Development Unit 5922 Rockbacker Road Van Nuys, CA 91411 Telephone (323) 890-4243, Fax (323) 890-9783 PROJECT: VTYM 84374- FLUD025000157 ADDRESS: 20033 Valley Blvd, Van Nuys	THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PREVIOUSLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL. FAILURE TO COMPLY WITH THE FINAL MAP REVIEW PRIOR TO RECORDATION, MAY RESULT IN THE BUILDING PLANS NOT BEING APPROVED DURING THE FIRE DEPARTMENT FIRE PREVENTION ENGINEERING SECTION BUILDING PLAN REVIEW. WATER SYSTEM REQUIREMENTS All fire hydrants shall measure 6" x 4" x 1/2" brass or bronze, conforming to current AWWA standard C500 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. All required PUBLIC fire hydrants shall be installed, tested, and accepted prior to beginning construction. Install one (1) new public fire hydrant and one (1) private on-site, (locations shown on the site plan); The required fire flow for the public fire hydrants for this project is 1,500 gpm at 20psi residual pressure for two (2) hours. The required fire flow for the private on site for this project is 1,250 gpm at 20 psi residual pressure for two (2) hours. FINAL MAP REQUIREMENTS Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky. Page 1 of 2 Reviewed by: Claudia Soza Date: February 5th 2025	 COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION Land Development Unit 5922 Rockbacker Road Van Nuys, CA 91411 Telephone (323) 890-4243, Fax (323) 890-9783 PROJECT: VTYM 84374- FLUD025000157 ADDRESS: 20033 Valley Blvd, Van Nuys The Private Driveway proposed as private driveways for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway identified for fire apparatus access shall be identified as "Fire Lane" on the Final Map. The Fire Lane shall be a minimum of 10 feet wide and shall have reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance. Fire hydrant improvement plans shall be submitted to our office for review and approval prior to the clearance of the Final Map. The Final Map shall be submitted to our office for review and approval prior recordation. Page 2 of 2 Reviewed by: Claudia Soza Date: February 5th 2025
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For any questions regarding the report, please contact FPEA Claudia Soza at (323) 890-4243 or at claudia_soza@lafd.org

[illegible]



COUNTY OF LOS ANGELES FIRE DEPARTMENT
 Fire Prevention Division
 1822 Redemacher Road
 Torrance, CA 90504
 Telephone (310) 690-4125 Fax (310) 690-4129

Information on Fire Flow Availability for Building Permit
For One and Two Family Dwellings, Commercial, and Assembly Buildings Only

RESTRICTIONS:
 Conditions shall be as follows:
 Verifying fire flow, fire hydrant location and fire hydrant size.

PART I
 (To be Completed by Applicant)

Building Address: 20003 Valley Boulevard
 City or Area: Walnut ZIP Code: 91080
 Nearest Cross Street: Castellani dr
 Distance of Nearest Cross Street: 5 feet
 Property Owner: Jie Li Telephone: () _____
 Address: 1405 San Marino Ave. 100A
 City: San Marino

Occupancy (Use of Building): R3 over 1 for private group Sprinkled: Yes ☒ No ☐
 Type of Construction: V-B with sprinkler NFPA 13D
 Square Footage: 1391 sf. Number of Stories: 3

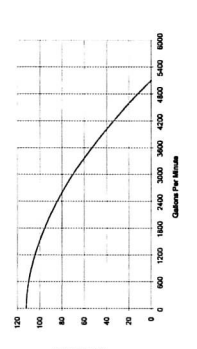
Applicant's Signature: [Signature] Date: 12/12/2024
Applicant authorized to execute
Provisional Contracting company
California State License # 95189600

WALNUT VALLEY WATER DISTRICT - FIRE FLOW TEST

PRIMARY STREET: <u>CASTELLANI DRIVE</u>		DATE: F/A NO.: <u>195-2-18</u>
DISTANCE BETWEEN: <u>1957-WAY OF</u>		F/D F/A NO.: <u>195</u>
SECONDARY STREET: <u>WALLEY RD</u>		DATE: <u>1/17/2025</u>
PERFORMED BY: <u>DAVID</u>		TIME: <u>9:08 AM</u>
FLOW LOCATION: <u>195-2-18</u>		TEMP: <u>50A</u>
COMMENTS: _____		

PRESSURE IN PSI	OFFICE	PICT	COEFF	OBSERVED	CALCULATED
STATIC	RESIDUAL		(Psi in loss for ft)	FLOW	FLOW
112	105	2.50	47	0.90	1.50
				4.50	4.50

Fire Flow Information



Pressure in Psi

Gallons Per Minute

1/9/2025

CATLAND ENGINEERING, INC.
d/b/a QUARTECH CONSULTANTS



ABBREVIATIONS/LEGEND:

CATV	CABLE TV. PULLBOX
C/B	CATCH BASIN
CBW/RW	CONC. BLOCK/RETAINING WALL
CBS	CURB AND GUTTER
CF	CHAIN LINK FENCE
DWT	DRIVEWAY
D/A	DRIVEWAY APPROACH
EX	EXISTING
FF	FINISH FLOOR
FS	FINISHED SURFACE
FL	FLOW LINE
GM	GAS METER
I/F	IRON FENCE
HP	HIGH POINT
PP	POWER POLE
P/L	PROPERTY LINE
RW	RETAINING WALL
S/W	SIDEWALK
S/D	STORM DRAIN
TC	TOP OF CURB
W/M	WATER METER
WF	WOODEN FENCE
⑥	STORM DRAIN MANHOLE
⑦	SEWER MANHOLE
⑧	WATER VALVE
⑨	POL. / FIRE DEPT. CONNECTION
⑩	PIE MOUNT
⑪	PIE MOUNT
⑫	EDISON PULL BOX
⑬	STREET LIGHT PULL BOX
⑭	TRAFFIC SIGNAL PULL BOX
⑮	UTILITY PULL BOX
⑯	TV CABLE PULL BOX
⑰	HIGH VOLTAGE BOX
⑱	TELEPHONE PULL BOX
⑲	SEPTIC TANK
(32.00)	EXISTING ELEVATION 532.00'
—(532.00)—	EXISTING CONTOUR LINE
W—W—W—	WATER LINE
S—S—S—	SEWER LINE
—	STREET LIGHT
—	WET WOOD FENCE OR I/F/IRON FENCE
—	EXISTING TREE
—	CF/CHAIN LINK FENCE
—	CONC. BLOCK WALL/RETAINING WALL
—	IRON POST
—	DRAIN HOLE
—	VENT

PARCEL 1 OF PARCEL MAP NO. 25932, IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 362, PAGES 62 AND 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8722-015-054 & -055
PROPERTY SIZE: 2.030 ACRES (GROSS)
1.248 ACRES (NET)

EASEMENT NOTES:

E1 EASEMENT FOR PRIVATE DRIVEWAY AND FIRE LANE PURPOSES PER PARCEL MAP NO. 25932, P.M.B. 362-62-63.

E2 EASEMENT RESERVED BY CAPITAL FINANCE CORPORATION FOR PUBLIC UTILITIES PURPOSES PER INST. NO. 780, IN BOOK 11534.

E3 EASEMENT RETAINED BY THE CITY OF WALNUT FOR INGRESS,
EGRESS AND MAINTENANCE IN THE PORTION OF VALLEY BLVD.
VACATED BY RESOLUTION NO. 08-15, IN INST. NO.
PAGE 370, RECORDED MAY 2, 1932, OF OFFICIAL RECORDS.

E4 EASEMENT RETAINED BY THE CITY OF WALNUT FOR PUBLIC UTILITIES IN THE PORTION OF VALLEY BLVD. VACATED BY 2009-0072843, RECORDED JAN. 20, 2009 AND PARCEL MAP NO. 25932, P.M.B. 362-62-63.

E5 EASEMENT FOR PRESENT IRRIGATING PIPE LINE PURPOSES PER BOOK 1153, PAGE 141 OF DEED RECORDS

E6 EASEMENT FOR COVENANTS, CONDITIONS AND RESTRICTIONS
PURPOSES PER BOOK 10379, PAGE 29, OF OFFICIAL RECORDS.
SAID EASEMENT IS BLANK IN NATURE.

E7 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR
PUBLIC UTILITIES PURPOSES PER INST. NO. 20160012382,
RECORDED JAN. 6, 2016, OF OFFICIAL RECORDS.
Said easement is shown in redline.

BENCHMARK:

COUNTY B.M. NO. 4G2691
RDBM TAG IN N CB VALLEY BLVD 1FT E/O BCR
41FT N/O C/L & 75.5FT E/O C/L CASTLEHILL RD

ELEVATION: 512.433' (NAVD 1988)

CENTERLINE OF VALLEY BLVD N56°44'00"E
PER PARCEL MAP NO. 25932, P.M.B. 362-62-63

PROJECT LOCATION:
220003 VALLEY BLVD
WALNUT, CA 91789

SPANNING	SH
HEIGHT	JY
DATE	11-16-2022
ROOM NO.	22-027-004
CODE	1"=30'

T-1

VESTING TENTATIVE TRACT MAP 84374

ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PARCEL 1 OF PARCEL MAP NO. 25932, IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGES 62 AND 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

BASIS OF BEARINGS:
BEG. 105°44'00"E. REF. PARCEL MAP NO. 25932, IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGES 62 AND 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

BENCHMARK:
BENCH MARK
BM NO. 142891

FROM THE N. 1/4 OF PARCEL MAP NO. 25932, IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGES 62 AND 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

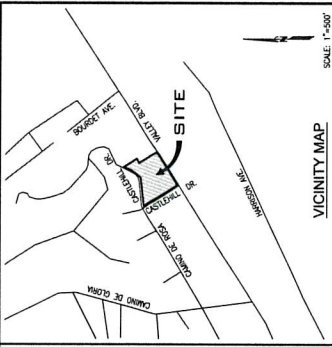
SURVEY PREPARED BY:
SOUTH COAST ENGINEERING, INC.
ENGINEERING, INC. NO. 27-027-004,
DATED 11-15-2022

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 25932, IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGES 62 AND 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

APN 872-015-054 & -055
PROPERTY SIZE: 2.030 ACRES (0.0003)
1.249 ACRES (NET)

UTILITY SERVICE PROVIDERS:

CABLE TV: CHARTER COMMUNICATIONS
(866) 499-5080
TELEPHONE: AIRT
(414) 879-7665
ELECTRIC: SOUTHERN CALIFORNIA Edison CO.
(800) 653-4555
GAS: SOUTHERN CALIFORNIA GAS CO.
(800) 427-2200
WATER: WALNUT VALLEY WATER DISTRICT
(909) 559-7554
SEWER: L.A. COUNTY SANITATION DISTRICT
(562) 305-4258



VICINITY MAP

GENERAL INFORMATION:

- PROJECT ADDRESS: 2003 VALLEY BLVD, WALNUT, CA
- APN #: 872-015-054 & 055
- PROJECT AREA: 86,442 S.F. (2.03 AC)
- UNIT COUNT: 48 UNITS
- PARKING: 92 IN UNIT PARKING
15 ADDITIONAL
- TOTAL: 107 SPACES
- EXISTING ZONING: CORRIDOR MIXED USE (WMAU-2)
- PROPOSED ZONING: CORRIDOR MIXED USE (WMAU-2)
- EXISTING LAND USE: WEST VALLEY MIXED USE
- PROPOSED LAND USE: WEST VALLEY MIXED USE
- EXISTING WATER MAINS AND SEWER MAINS LOCATED IN VALLEY BLVD
- WALLS UTILIZED
- EARTHWORK QUANTITIES:
CUT = 10,000 CY
FILL = 2,500 CY
NET EXPORT = 13,500 CY

LEGEND AND ABBREVIATIONS:

- PROPOSED CONTIGUOUS LINE
PROPOSED RETAINING WALL
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED GRAVEL
PROPOSED EARTH
PROPOSED STORM DRAIN LINE
EXISTING TELEPHONE LINE
EXISTING WATER MAIN
EXISTING SEWER MAIN
EXISTING RECLAIMED WATER MAIN
EXISTING STORM DRAIN LINE
EXISTING TREE
- 1"=10' SCALE

ARCHITECT:
FENG ZHAO ARCHITECT, INC.
10000 WILSON BLVD, SUITE 207
SAN MARINO, CA 91108
(909) 367-7098
EMAIL: fengzhaoshaoh@fengzhaoshaoh.com
CONTACT: FENG ZHAO, AIA, IACARB

CIVIL ENGINEER:
SOUTHERN CALIFORNIA ENGINEERING
877 N. RANDOLPH AVE. STE. 300
WALNUT, CA 91790
(909) 486-2525
EMAIL: info@southcoasteng.com
CONTACT: LARRY MARR, P.E., L.S.

SURVEY TOPOGRAPHY:
CALTRANS ENGINEERING, INC.
570 ALBERT ROAD
WALNUT, CA 91790
(714) 971-1001

SEE GRADING PLAN FOR ELEVATIONS AND DETAILS

CITY OF WALNUT

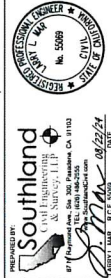
VESTING TENTATIVE TRACT MAP 84374
FOR CONDOMINIUM PURPOSES

2003 VALLEY BLVD
WALNUT, CA 91789
APN 872-015-054 & 055

APPROVED: [Signature]
DATE: 03/14/24
CITY ENGINEER: [Signature]
DATE: 03/14/24

REVISIONS

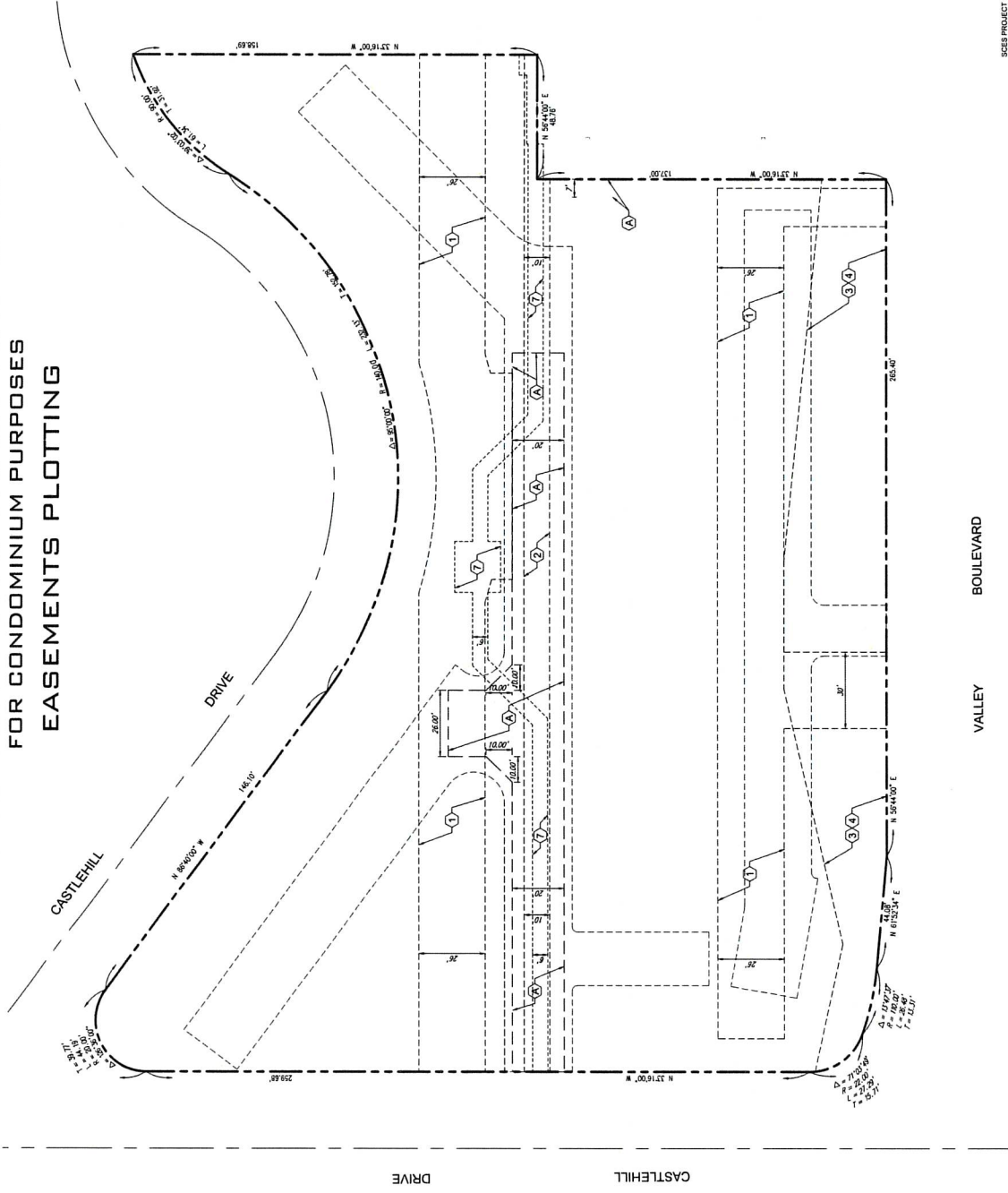
NO.	DESCRIPTION	APP.	DATE
1	ISSUED FOR PERMIT		



GRAPHIC SCALE
SCALE: 1"=30'

811
DIAL TOLL FREE
8 1 1
BEFORE YOU DIG
Call before you dig.
UNIVERSAL SERVICE ALERT OF SOUTHERN CALIFORNIA

VESTING TENTATIVE TRACT MAP 84374 FOR CONDOMINIUM PURPOSES EASEMENTS PLOTTING

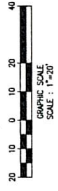


EXISTING EASEMENTS:

- ① EASEMENT FOR PRIVATE DRIVEWAY AND FIRE LANE PURPOSES PER PARCEL MAP NO. 2592, P.A.B. 362-62-63.
- ② EASEMENT RESERVED BY CAPITAL FINANCE CORPORATION FOR PUBLIC UTILITIES PURPOSES PER INST. NO. 750, IN BOOK 1134, PAGE 10, RECORDS OF THE COUNTY OF LOS ANGELES.
- ③ EASEMENT RETAINED BY THE CITY OF WALNUT FOR ACCESS, EGRESS AND MAINTENANCE IN THE PORTION OF VALLEY BLVD. VACATED BY RESOLUTION NO. 80-15, IN THE INST. NO. 29432, P.A.B. 362-62-63.
- ④ EASEMENT RETAINED BY THE CITY OF WALNUT FOR PUBLIC UTILITIES IN THE PORTION OF VALLEY BLVD. VACATED BY RESOLUTION NO. 80-15, IN THE INST. NO. 29432, P.A.B. 362-62-63.
- ⑤ EASEMENT FOR PRESENT IRRIGATION PIPE LINE PURPOSES PER PARCEL MAP NO. 2592, P.A.B. 362-62-63.
- ⑥ EASEMENT FOR COORDINATE, CONDITIONS AND RESTRICTIONS PURPOSES PER BOOK 1039, PAGE 20, OF OFFICIAL RECORDS.
- ⑦ EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR EGRESS AND MAINTENANCE IN THE PORTION OF VALLEY BLVD. VACATED BY RESOLUTION NO. 80-15, IN THE INST. NO. 29432, P.A.B. 362-62-63.

PROPOSED EASEMENTS:

- ① EASEMENT FOR FIRE DEPARTMENT ACCESS



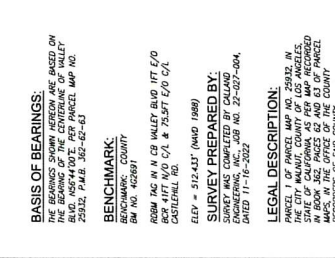
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before you dig.
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DESIGNED BY
Southland
Civil Engineering
& Survey, LLP
8000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90212
TEL: 310 206-2555
FAX: 310 206-2556
www.southlandcivil.com
DATE: 08/27/24
SHEET: 2 OF 5

REGISTERED PROFESSIONAL ENGINEER
No. 5066
CIVIL
EXPIRATION DATE: 08/27/24

REVISIONS	
REV.	DESCRIPTION

CITY OF WALNUT
VESTING TENTATIVE TRACT MAP 84374
FOR CONDOMINIUM PURPOSES
EASEMENT SHEET
2003 JULY 15
2003 JULY 15
APN 8722-015-004 & 005
APPROVED: _____ DATE: 03/14/24
CITY ENGINEER: _____ DATE: 03/14/24
SHEET 2 OF 5

[illegible]

GENERAL INFORMATION:	
1. PROJECT ADDRESS	2000 VALLEY BLVD, WALNUT, CA
2. APN#	87222-015-004 & 005
3. PROJECT AREA	36,944.57' (2.0 AC)
4. PROJECT LOCATION	ON STATE ST. (2.0 AC)
5. PROJECT PURPOSE	18. ADDITIONAL PARKING
	TOTAL TRAIL SPACES _____
6. EXISTING ZONING	CONDOMINIUM MIXED USE (H/M/L-2)
7. PROPOSED ZONING	CONDOMINIUM MIXED USE (H/M/L-2)
8. EXISTING LAND USE	WEST VALLEY MIXED USE
9. PROPOSED LAND USE	WEST VALLEY MIXED USE
10. EXISTING SEWER AND WATER MAINS LOCATED IN VALLEY BLVD	WILL BE UTILIZED
11. LAUNCHWAY QUANTITIES:	
	CUT = 15,000 CY
	NET EXPORT = 15,000 CY

[illegible]

ARCHITECT:
PROJECT INC.
2540 HANTINGTON RD, SUITE 207
DOWNEY, CA 91204
TEL: 310-790-7000
FAX: 310-790-7001
EMAIL: info@architect.com

CIVIL ENGINEER:
SOUTHLAND CIVIL ENGINEERING
4 SURVEY LLP
10000 WILSON AVE, SUITE 300
PASADENA, CA 91103
TEL: 626-489-2555
EMAIL: info@southlandcivil.com
CONTACT: DAWN HART, P.E.

SURVEY/TOPOGRAPHY:
O'LAND SURVEYING INC.
10000 WILSON AVE, SUITE 300
PASADENA, CA 91103
TEL: 626-489-2555
FAX: 626-489-2556
EMAIL: info@olandsurveying.com
CONTACT: DAWN HART, P.E.

CITY OF WALNUT
VESTING TENTATIVE TRACT MAP 84374

FOR CONDOMINIUM PURPOSES PRELIMINARY GRADING PLAN 20003 VALLEY BLVD. WALNUT, CA 91789 APN 8722-015-054 & 055		DATE: 03/14/24
APPROVED:	DATE:	SHEET 3 OF 5
CITY ENGINEER		DATE

REVISIONS		
DESCRIPTION	APP	DATE

REVIEWED BY _____

DATE _____

PREPARED BY _____

Southland
CIVIL ENGINEERING & SURVEY, LLP

OFFICE: 1000 Highway Ave., Suite 300, Pasadena, CA 91103
TEL: (626) 486-2255
FAX: (626) 486-2256
www.southlandcse.com

REGISTERED PROFESSIONAL ENGINEER • REGISTERED CIVIL ENGINEER • REGISTERED LAND SURVEYOR • REGISTERED GEOTECHNICAL ENGINEER • REGISTERED WATER RESOURCES ENGINEER • REGISTERED ELECTRICAL ENGINEER • REGISTERED MECHANICAL ENGINEER • REGISTERED CHEMICAL ENGINEER • REGISTERED INDUSTRIAL ENGINEER • REGISTERED AEROSPACE ENGINEER • REGISTERED NUCLEAR ENGINEER • REGISTERED METALLURGICAL ENGINEER • REGISTERED MINING ENGINEER • REGISTERED PETROLEUM ENGINEER • REGISTERED TRANSPORTATION ENGINEER • REGISTERED ENVIRONMENTAL ENGINEER • REGISTERED SAFETY ENGINEER • REGISTERED FIRE PROTECTION ENGINEER • REGISTERED MARINE ENGINEER • REGISTERED AGRICULTURAL ENGINEER • REGISTERED FORESTRY ENGINEER • REGISTERED FISHERIES ENGINEER • REGISTERED WILDLIFE ENGINEER • REGISTERED PLANT ENGINEER • REGISTERED ANIMAL ENGINEER • REGISTERED HUMAN ENGINEER • REGISTERED SOCIAL ENGINEER • REGISTERED POLITICAL ENGINEER • REGISTERED ECONOMIC ENGINEER • REGISTERED LEGAL ENGINEER • REGISTERED MEDICAL ENGINEER • REGISTERED DENTAL ENGINEER • REGISTERED VETERINARY ENGINEER • REGISTERED ARCHITECTURAL ENGINEER • REGISTERED HISTORICAL ENGINEER • REGISTERED LITERARY ENGINEER • REGISTERED ARTS ENGINEER • REGISTERED MUSIC ENGINEER • REGISTERED THEATRE ENGINEER • REGISTERED FILM ENGINEER • REGISTERED TELEVISION ENGINEER • REGISTERED RADIO ENGINEER • REGISTERED JOURNALISM ENGINEER • REGISTERED PUBLISHING ENGINEER • REGISTERED INFORMATION ENGINEER • REGISTERED COMMUNICATIONS ENGINEER • REGISTERED MANAGEMENT ENGINEER • REGISTERED BUSINESS ENGINEER • REGISTERED FINANCIAL ENGINEER • REGISTERED ACCOUNTING ENGINEER • REGISTERED TAX ENGINEER • REGISTERED LAWYER ENGINEER • REGISTERED JUDGE ENGINEER • REGISTERED CLERGY ENGINEER • REGISTERED EDUCATOR ENGINEER • REGISTERED RESEARCHER ENGINEER • REGISTERED SCIENTIST ENGINEER • REGISTERED INVENTOR ENGINEER • REGISTERED DESIGNER ENGINEER • REGISTERED ARCHITECT ENGINEER • REGISTERED PLANNER ENGINEER • REGISTERED URBAN ENGINEER • REGISTERED REGIONAL ENGINEER • REGISTERED COUNTRY ENGINEER • REGISTERED WORLDWIDE ENGINEER • REGISTERED UNIVERSE ENGINEER • REGISTERED GOD ENGINEER

NO. 55069

CIVIL

STATE OF CALIFORNIA

08/22/24 DATE

ARROYO L. MARR R.C.E. 55069

(3) CONSTRUCT CONCRETE DIVIDING APPROACH PER SUPPLC / A/PKA STD PLAN 60-2
DIVIDING APPROACH SHALL BE CONSTRUCTED TO THE FULL WIDTH OF THE ROADWAY.
RECONSTRUCTION ALL WORK IN PUBLIC RIGHT-OF-WAY TO BE UNDER A SEPARATE
PERMIT. SEE STREET IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.

(4) CONSTRUCT 4' A.C. PAVEMENT OVER 8" GRADED AGGREGATE BASE. PROPOSED PAVEMENT
AREAS TO BE OBTURSCATED AND RECOMPACTED PER SALS REPORT RECOMMENDATIONS.
SOLS ENGINEER RECOMMENDING TO HAVE PRESENCE FROM GFL PLANS

CONSTRUCTION NOTES:

- ①—CONSTRUCT CONCRETE CURB & GUTTER PER SPECIFIC / A.P.H.A. STD PLAN 120-3 TYPE A2-A. SAME MATERIAL PER SLOES PER RECOMMENDATION. REFER TO SPECIFIC / A.P.H.A. STD PLAN 120-2 FOR HEAVENED PLANE JOINTS
- ②—CONSTRUCT 4" THICK CONCRETE SUBGRADE PER CITY GUIDELINES WITH PER PLAN. REFER TO SPECIFIC / A.P.H.A. STD PLAN 120-3 FOR HEAVENED PLANE JOINTS

811

Know what's below.
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DIAL TOLL FREE
8 1 1

AT LEAST TWO DAYS
BEFORE YOU DIG.

UNEXPECTED SERVIC ALERT OF "OPEN CANALS"

VESTING TENTATIVE TRACT MAP 84374 FOR CONDOMINIUM PURPOSES COMPOSITE UTILITY PLAN



CITY OF WALNUT

VESTING TENTATIVE TRACT MAP 84374
FOR CONDOMINIUM PURPOSES
COMPOSITE UTILITY PLAN
2003 VALLEY BLVD.
WALNUT, CA 91789
APN 8722-015-054 & 055

SCALE PROJECT NO. 340-23010

DATE: 03/14/24

CITY ENGINEER: [Signature]

REVISIONS

REV.	DESCRIPTION	APP.	DATE

PREPARED BY: Southland Engineering & Survey, LLP
4700 E. 14th Street, Suite 200, Walnut, CA 91789
TEL: (909) 498-2500
FAX: (909) 498-2501
DATE: 04/22/24
PROJECT: 340-23010

REGISTERED ENGINEER IN THE STATE OF CALIFORNIA
No. 5569
CIVIL

811 DIAL TOLL FREE
8 1 1
PLEASE 100 DAYS
BEFORE YOU DIG
Call before you dig.
UNDESIGNED SERVICE IS A VIOLATION OF CALIFORNIA LAW

APPROVED: [Signature]
DATE: 03/14/24
CITY ENGINEER: [Signature]

FENG XIAO ARCHITECT, INC.

OWNER:
JFW INVESTMENT LLC
1405 SAN MARINO AVE., #10A
SAN MARINO, CA 91108

ARCHITECT:
FENG XAO ARCHITECT, INC.
2540 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626.333.8888
FAX: 626.333.8888
EMAIL: FENG@XARCHITECT.COM

LANDSCAPE ARCHITECT:
PETER W. HARTMAN PARTNERS
37373742 COAST HIGHWAY
LA JOLLA, CA 92037
PHONE: 858.543.5444
FAX: 858.543.5444
EMAIL: D.SCHNEIDER@PWP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
87 S. WATSON AVE., STE. 300, PASADENA, CA
91105
PHONE: 626.448.2655
FAX: 626.448.2655
EMAIL: BLUFORD@SOUTHLANDCIVIL.COM

STAMP APPROVAL



PLANNING
SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.

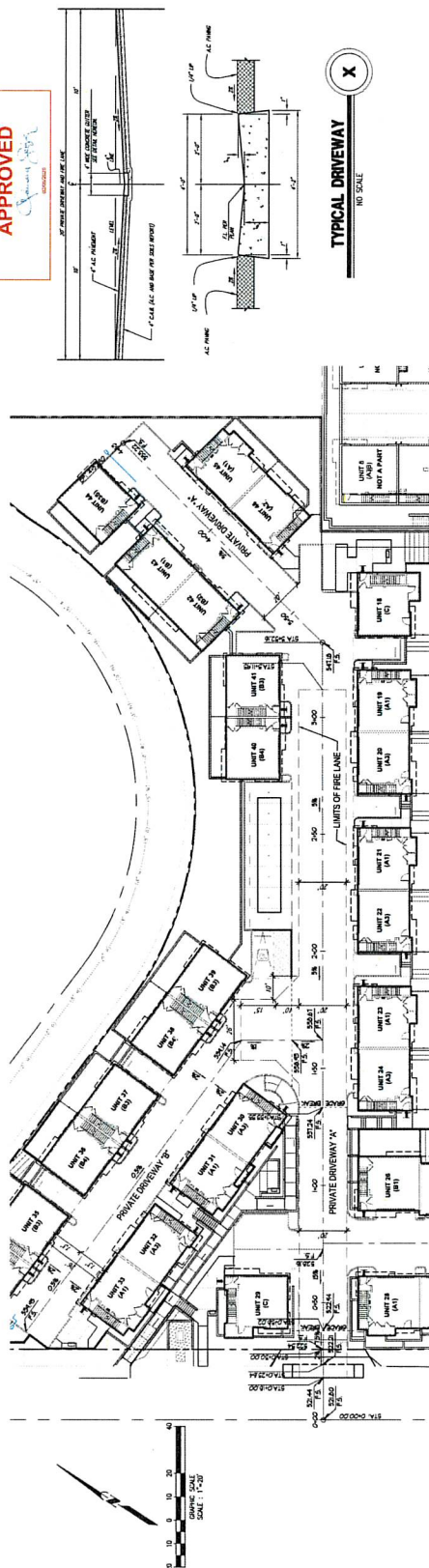
© 2025 Fina Xiao Architect, Inc.

**FIRE APPROVED PLAN -
FIRE LANE GRADE**

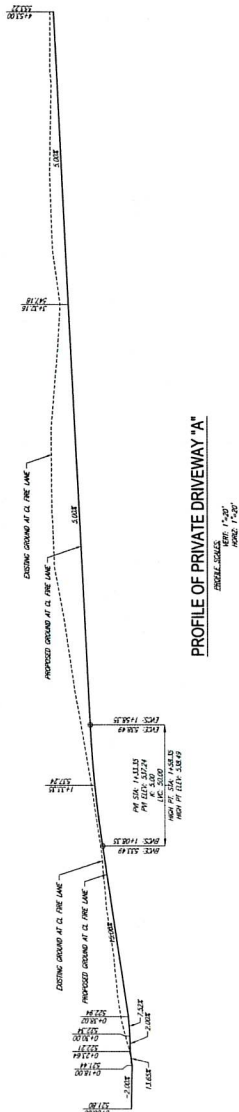
Drawing No. C 4 A

Subject no. subject	22016	Goal
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VESTING TENTATIVE TRACT MAP 84374
FOR CONDOMINIUM PURPOSES
FIRE LANE GRADES AND PROFILE



PROFILE OF PRIVATE DRIVEWAY "A"



CITY OF WALNUT

TESTING TENTATIVE TRACT MAP 84374
FOR CONDOMINIUM PURPOSES
FIRE LANE GRADES AND PROFILE

SPICES PROJECT NO. 3400-23010

REVISIONS		
REV	DESCRIPTION	DATE



PREPARED BY:

Southland
Civil Engineering
& Survey, LLP



87 W. Hayward Ave., Ste. 300, Pasadena, CA 91103
Tel. (626) 466-2555
www.SouthlandCivil.com

[Signature] 01/22/2008

CORRY L. MAR, W.C.E. 33068 DATE

APR 8/22-015-034 & 035	APR 01/22/25
------------------------	--------------

DATE: 1 OF 1

D. Ma 01/22/23
DATE

1

dig.
AT LEAST TWO DAYS
BEFORE YOU DIG.

Know what's below
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THE FOLLOWING INFORMATION IS FOR THE CITY OF



FENG XIAO ARCHITECT, INC.

OWNER:

ARCHITECT:

ARCHITECT:
FENG XIAO ARCHITECT, INC.

2540 HUNTINGTON DR., # 207
SAN MARINO, CA 91108

PHONE: 626.380.7088

EMAIL: FENG@FXARCHITECT.COM

GEOTECHNICAL ENGINEERING:
CALL AND ENGINEERING INC.

CAL LAND ENGINEERING, INC.
DBA QUARTECH CONSULTANTS

576 E. LAMBERT ROAD
DUBLIN, CA 94568

UREA, CA 92821
PHONE: 714.671.1050

EMAIL: LEE@CALLANDENG.COM

LANDSCAPE ARCHITECT:

**FONG HART
SCHNEIDER+PARTNERS**

SCHEIDT & PARTNERS
31742 COAST HIGHWAY

LAGUNA BEACH, CA 92651
PHONE: 949/445-9444

PHONE: 649.645.9444
EMAIL: D.SCHNEIDER@PHSP.NET

CME ENGINEERING!

**CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING**

87 N. RAYMOND AVE., STE. 300,
PASADENA, CA 91103

PHONE: 626.400.2555

EMAIL: BL0PEZ@SOUTHLANDCIVIL.COM

UNION OF THE SOUTH ISLANDS

**PLANNING
SUBMISSION
08/23/2024**

[illegible]

**CASTLEHILL
VALLEY**

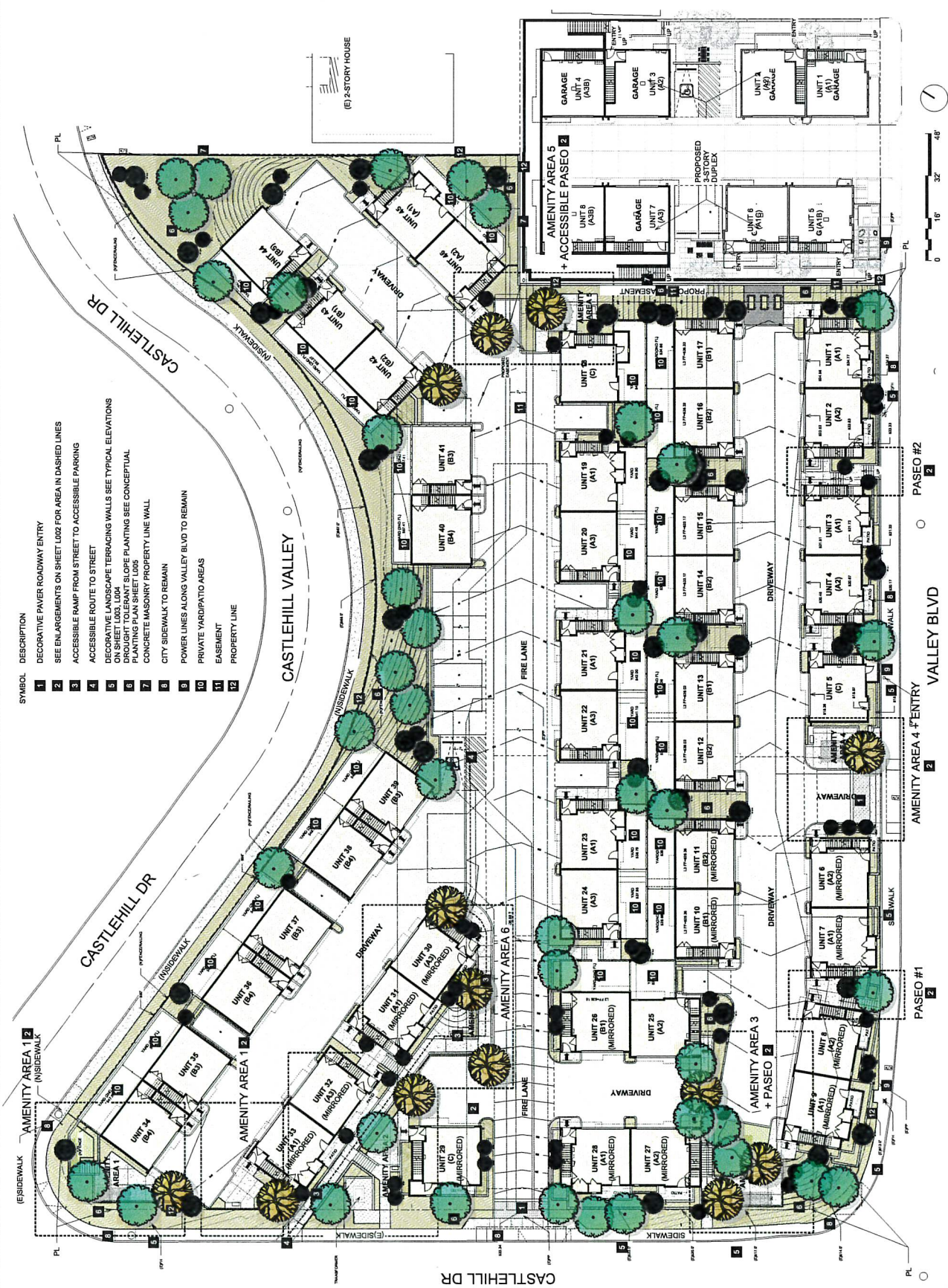
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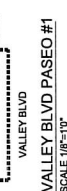
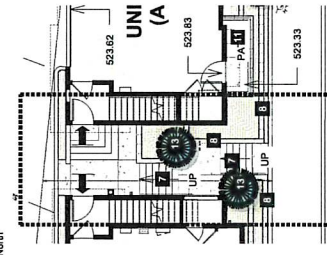
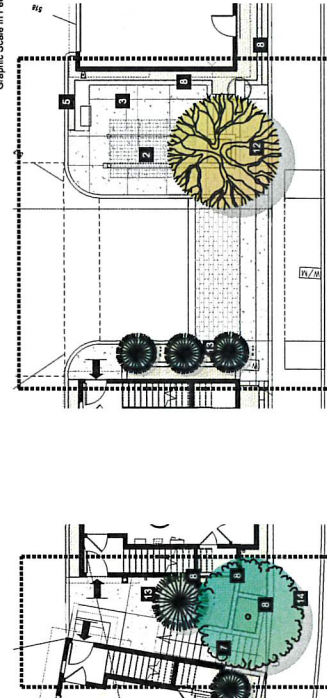
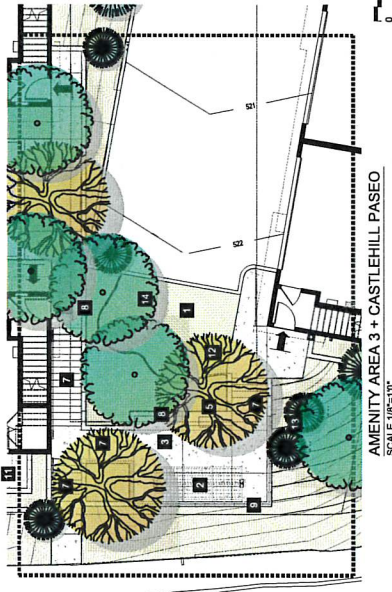
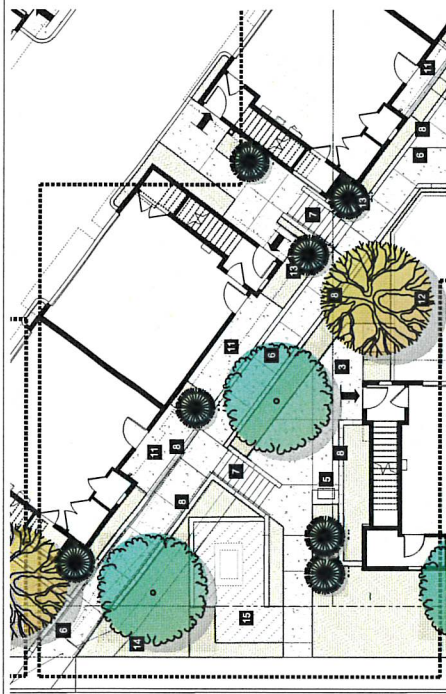
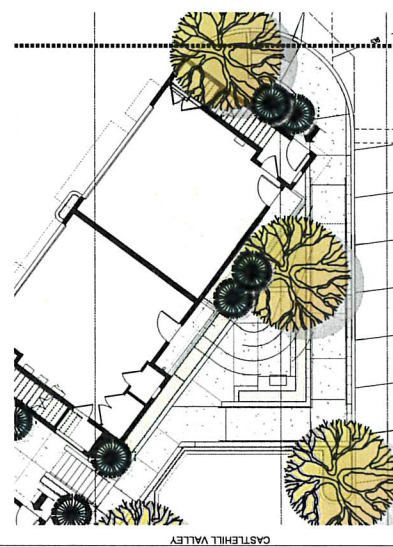
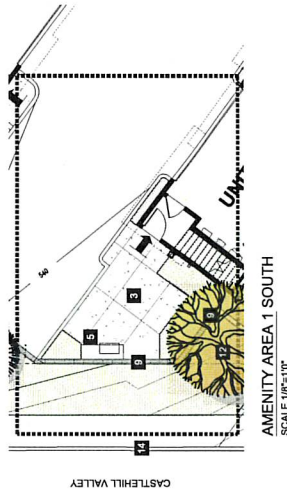
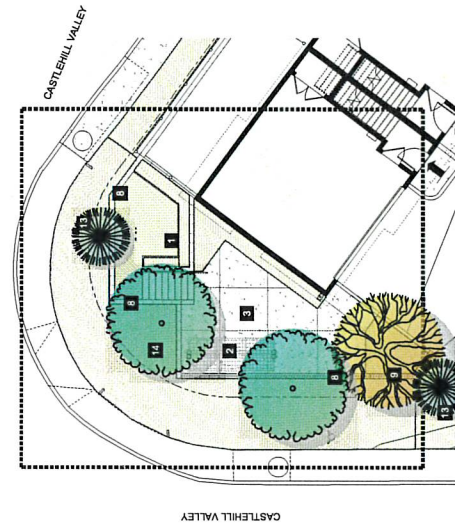
LANDSCAPING

SITE PLAN

SITE PLAN



CASTLEHILL DR



SYMBOL	DESCRIPTION
1	LAWN AREA
2	SHADE TRELLIS
3	DECORATIVE PATIO
4	BICYCLE PARKING
5	BARBEQUE AREA
6	ACCESSIBLE ROAD
7	STAIR CONNECTOR
8	DECORATIVE CO
9	DECORATIVE CO WITH RAILING
10	STEPS
11	PRIVATE PATIO A
12	ACCENT TREES,
13	VERTICAL ACCESS PLAN
14	CANOPY TREE, S
15	TRANSFORMER

[illegible]

PLANNING
SUBMISSION
08/23/2024

**CASTLEHILL
VALLEY**

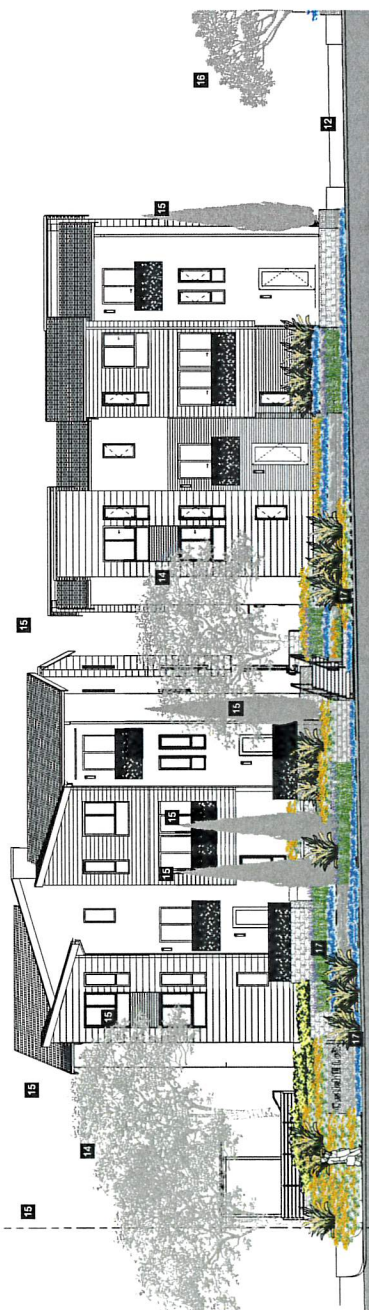
PLAN
ENLARGEMENTS

Drawing No. **L002**

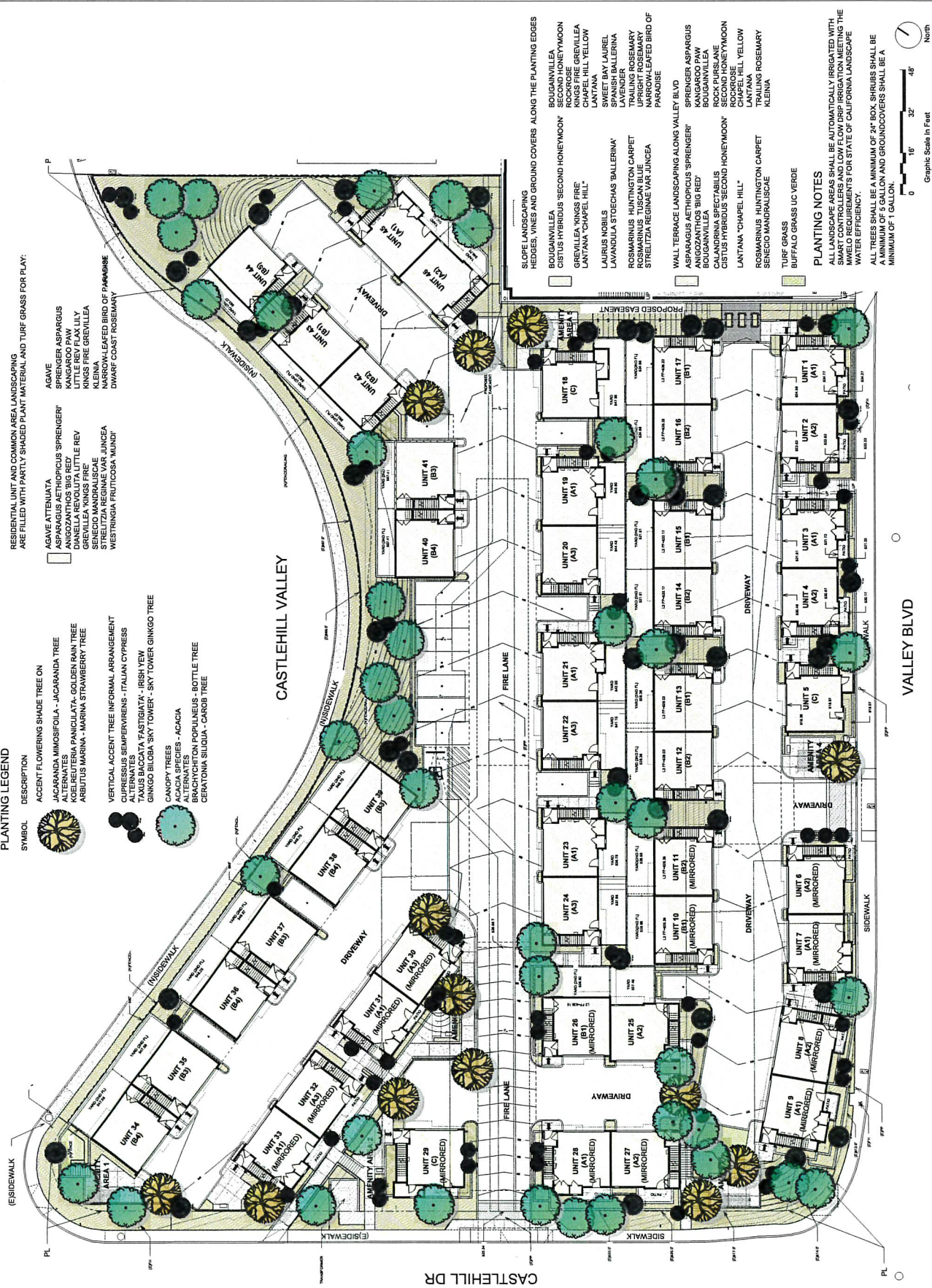
Project #: Date: 02/16/2024

Project #: Date: 02/16/2024

Project #: Date: 02/16/2024









OWNER:
KAYE INVESTMENT LLC
1425 SAN MARINO AVE. #100A
SAN MARINO, CA 91108

ARCHITECT:
SCNIEDER ARCHITECT, INC.
2540 HUNTINGTON BLVD., # 207
SAN MARINO, CA 91108
PHONE: 626-303-7038
EMAIL: FENG@SCNIEDERARCHITECT.COM

LANDSCAPE ARCHITECT:
FONG HART SCNIEDER+PARTNERS
1000 WILSON AVENUE, SUITE 100
LAGUNA BEACH, CA 92651
PHONE: 494-643-9444
EMAIL: D.SCNIEDER@FHSP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
8710 S. GARDEN ST., SUITE 100
IRVINE, CA 92618
PHONE: 949-448-2555
EMAIL: ILIPEZ@SOUTHLANDCIVIL.COM

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SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,

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UNIT PLAN A1-A2

Drawing No.

A102

Product number	22016	Scale:	1/4" = 1'-0"
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UNIT #	UNIT TYPE A SCHEDULE
--------	----------------------

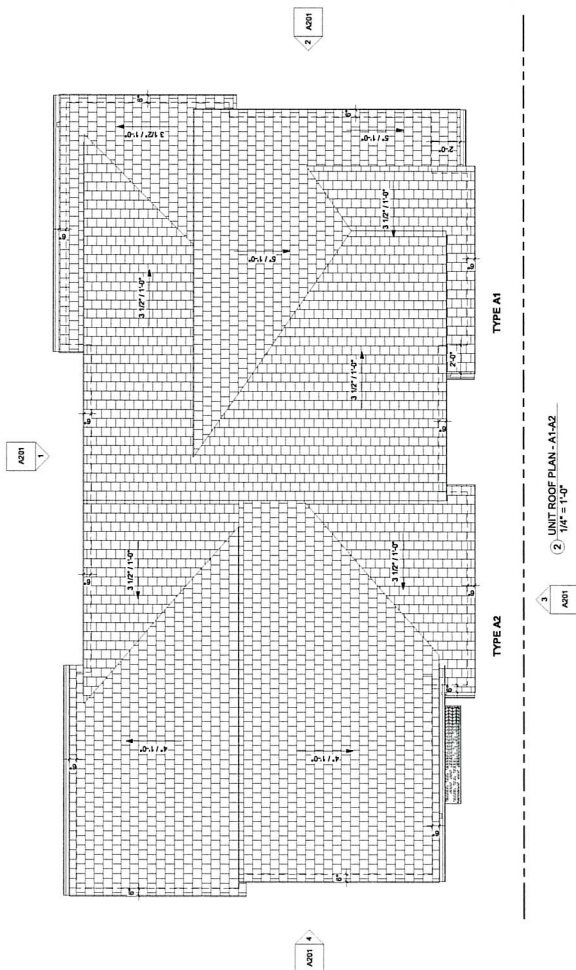
A1	UNIT 1
	UNIT 9
A2	UNIT 2
	UNIT 8
A3	UNIT 3
	UNIT 7
	UNIT 19
	UNIT 21
	UNIT 23
	UNIT 26
	UNIT 31
	UNIT 33
	UNIT 45
A4	UNIT 4
	UNIT 6
	UNIT 15
	UNIT 27
	UNIT 46
A5	UNIT 20
	UNIT 22
	UNIT 24
	UNIT 30
	UNIT 32
A3	

AREA SCHEDULE - TYPE A1	
Level	Area
JVABLE	
EVEL 1	41 SF
EVEL 2	647 SF
EVEL 3	712 SF

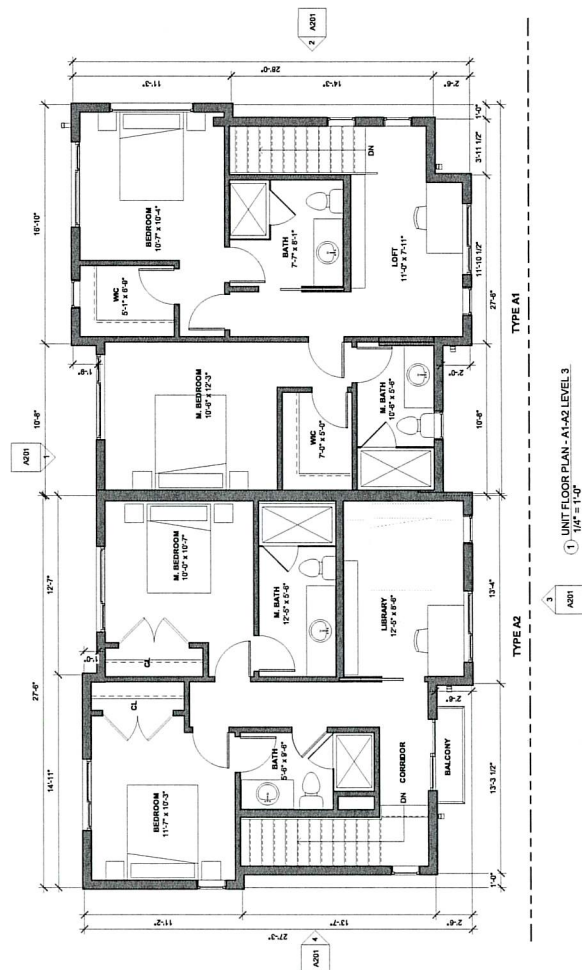
NON LIVABLE		1,399 SF
LEVEL 1	548 SF	
TOTAL	548 SF	1,948 SF

AREA SCHEDULE - TYPE A2

IVABLE	
EVEL 1	42 SF
EVEL 2	661 SF
EVEL 3	690 SF
	1,388 SF
NON LIVABLE	
EVEL 1	518 SF
	518 SF
TOTAL	1,917 SF



UNIT ROOF PLAN - A1-A2



UNIT E: OOPRIAN - A1-A2 | EVEL 3

Project number:	22016	Scale:	1/4" = 1'-0"
-----------------	-------	--------	--------------

FENG XIAO ARCHITECT, INC.

OWNER:
JWP INVESTMENT LLC
1465 SAN MARINO AVE. #100A
SAN MARINO, CA 91108

ARCHITECT:
PENG XIAO ARCHITECT, INC.
150255 HUNTINGTON DR. # 207
SAN MARINO, CA 91108
TEL: 626-353-8888
FAX: 626-353-8888
E-MAIL: PXS@XIAOARCHITECT.COM

LANDSCAPE ARCHITECT:
JANIS L. HARRIS
1313142 COAST HIGHWAY
LAGUNA BEACH, CA 92651
TEL: 949-545-9444
E-MAIL: D_SCHNEIDER@HSP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
87 N. RAYMOND AVE., STE. 300, PASADENA, CA
91103
TEL: 626-448-2555
FAX: 626-448-2555
E-MAIL: J@PEZASOUTHANDCIVIL.COM

NEW STAMP APPROVAL



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SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.

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UNIT PLAN A3-A5

Drawing No.

A104

22016	22016	$4/4^2 = 4^2 \cdot 0^2$
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UNIT #	UNIT TYPE A SCHEDULE
--------	----------------------

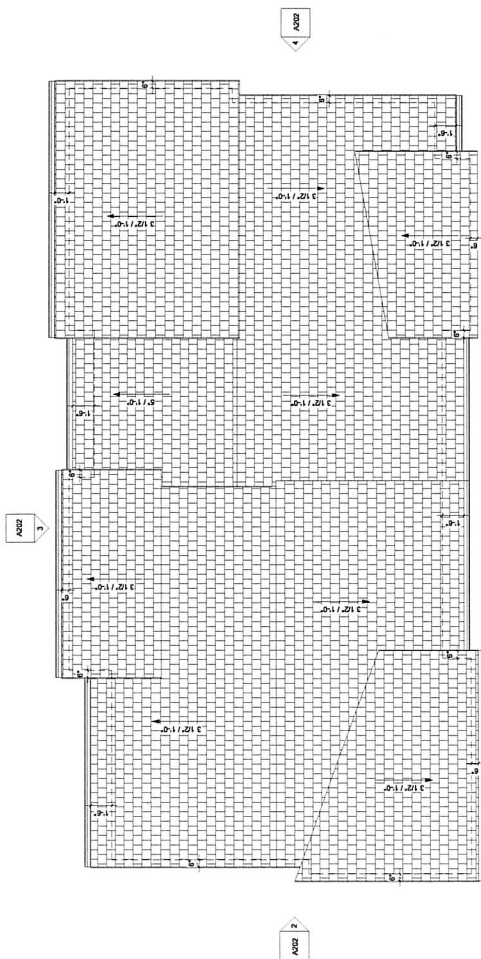
A1	UNIT 1
	UNIT 9
A2	
	UNIT 2
	UNIT 8
A3	
	UNIT 3
	UNIT 7
	UNIT 19
	UNIT 21
	UNIT 23
	UNIT 28
	UNIT 31
	UNIT 33
	UNIT 45
A4	
	UNIT 4
	UNIT 6
	UNIT 25
	UNIT 27
	UNIT 46
A5	
	UNIT 20
	UNIT 22
	UNIT 24
	UNIT 30
	UNIT 32
A6	

AREA SCHEDULE - TYPE A3

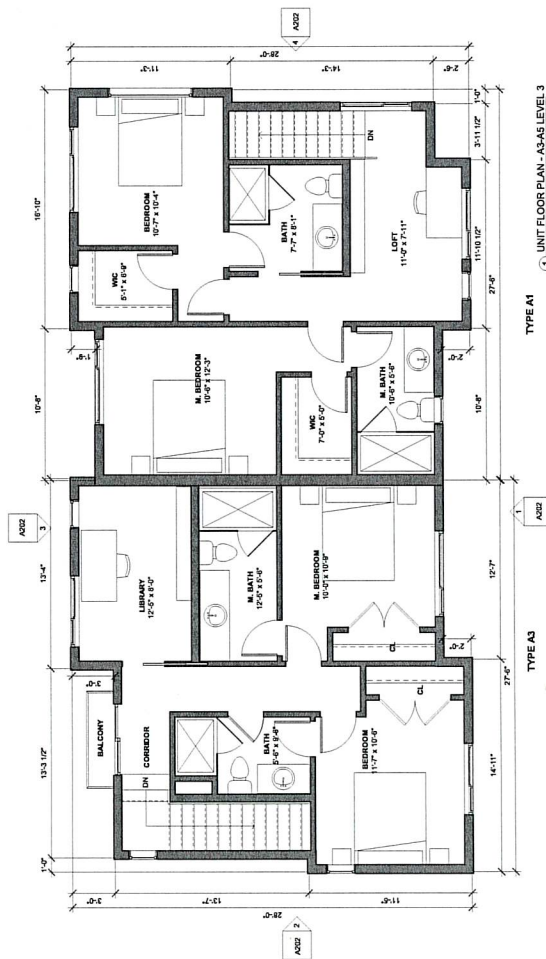
LIVABLE		
EVEL 1		45 SF
EVEL 2		655 SF
EVEL 3		697 SF
		1,397 SF
NON LIVABLE		
EVEL 1		514 SF
		514 SF
TOTAL		1,911 SF

AREA SCHEDULE - TYPE A5

LIVABLE	
EVEL 1	45 SF
EVEL 2	659 SF
EVEL 3	697 SF
	1,397 SF
NON LIVABLE	
EVEL 1	514 SF
	514 SF
TOTAL	1,911 SF



TYPE A1



TYPE A1

FENG XIAO ARCHITECT, INC.

OWNER:
JOHN INVESTMENT LLC
1405 SAN MARINO AVE., #100A
SAN MARINO, CA 91108

ARCHITECT:
PETERING MAO ARCHITECT, INC.
16754542 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
EMAIL_FENG@PMAARCHITECT.COM

LANDSCAPE ARCHITECT:
SOUTH COAST LANDSCAPE PARTNERS
120124122 COAST HIGHWAY
CARLSBAD BEACH, CA 92081
PHONE: 448 845 9444
EMAIL_D_SCHNEIDER@SCP.NET

CIVIL ENGINEER:
SOUTHWESTLAND AND CIVIL ENGINEERING
187 N. RAYMOND AVE., STE. 300, PASADENA, CA
PHONE: 928 480 2555
EMAIL_BLOPEZ@SOUTHWLANDCIVIL.COM

STAMP APPROVAL



PLANNING
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[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91789

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UNIT PLAN B1-B2

Drawing No. **A106**

UNIT TYPE B SCHEDULE

UNIT 13
UNIT 15
UNIT 17
UNIT 20

UNIT 11
UNIT 12
UNIT 14
UNIT 16
UNIT 18

UNIT 35
UNIT 37
UNIT 39
UNIT 41

UNIT 35	
UNIT 36	
UNIT 38	
UNIT 40	

UNIT 44

Level	Area
LEVEL 1	41 SF
LEVEL 2	633 SF

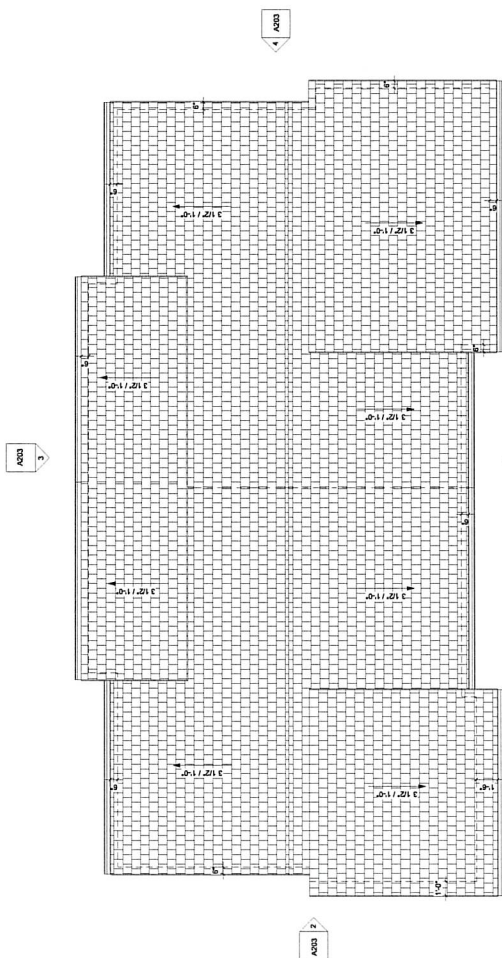
NON LIVABLE	1,396 SF
LEVEL 1	532 SF
	532 SF
TOTAL	1 928 SF

Level	Area
-------	------

LEVEL 1	41 SF
LEVEL 2	668 SF
LEVEL 3	690 SF
1,399 SF	

NON LIVABLE

TOTAL	501 SF
	1,901 SF

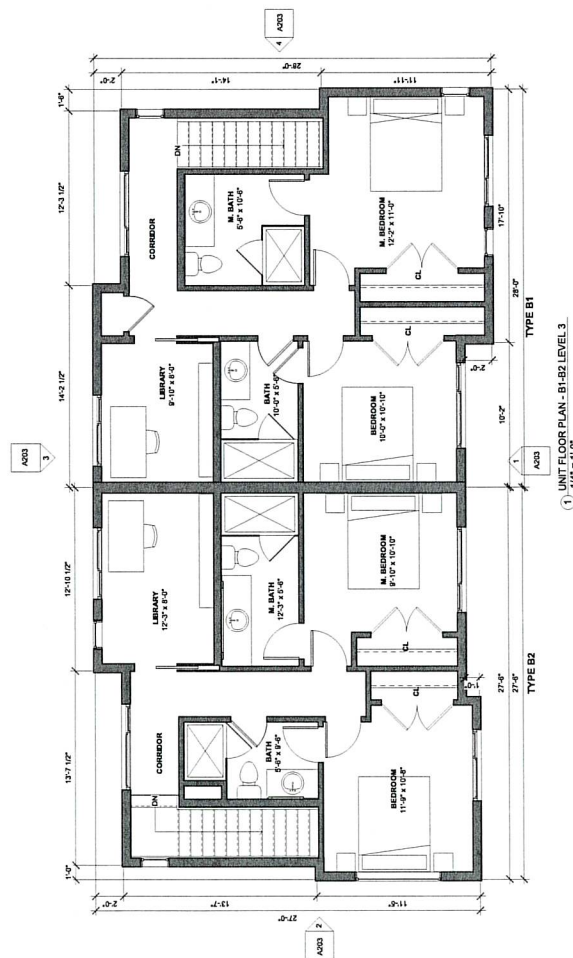


TYPE B1

TYPE B2

UNIT ROOF PLAN - B1-B2

UNIT ROOF



UNIT E/ OOB RI AN B1 B2 I E/EI 3

UNIT EL CODE

ENG XIAO ARCHITECT, INC.

OWNER:
CW INVESTMENT LLC
455 SAN MARINO AVE. #100A
SAN MARINO, CA 91108

ARCHITECT:
XINGDAO ARCHITECT, INC.
540 HUNTINGTON DR. # 207
DOWNEY, CA 91108
PHONE: 626 300 7088
FAX: 626 300 7088
E-MAIL: FENG@XDAARCHITECT.COM

LANDSCAPE ARCHITECT:
CHONG HART SCHNEIDER-PARTNERS
10000 WILSON BLVD. SUITE 200
LAGUNA BEACH, CA 92651
PHONE: 949 845 9444
FAX: 949 845 9444
E-MAIL: D. SCHNEIDER@HSP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
101 RAYMOND AVE. STE. 300, PASADENA, CA
91106
PHONE: 626 468 2555
FAX: 626 468 2555
E-MAIL: B.OPTEZ@SOUTHLANDCIVIL.COM

AMU STAMP APPROVAL



PLANNING
SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91769

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UNIT PLAN B3-B4

Drawing No.

A107

Project number:	22016	Scale:	1/4" = 1'-0"
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UNIT TYPE B SCHEDULE	UNIT #
----------------------	--------

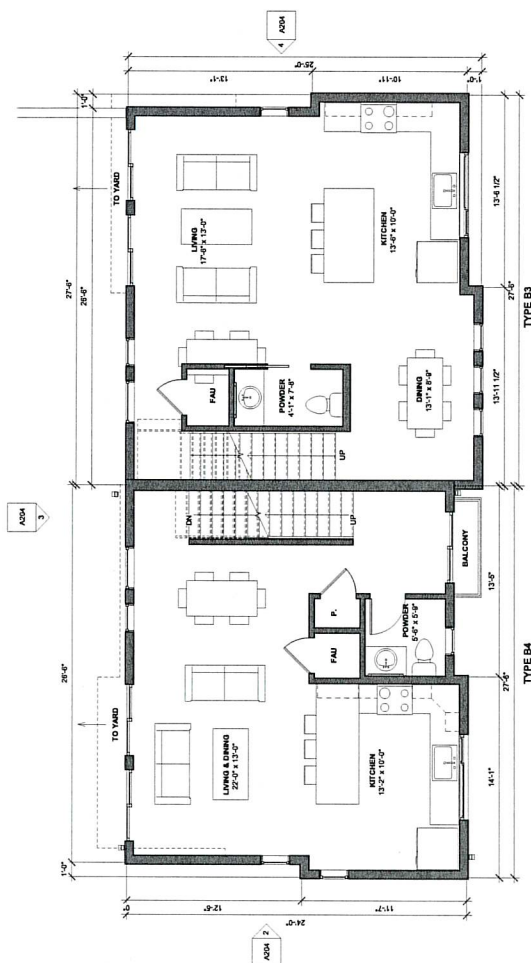
31	UNIT 13
	UNIT 15
	UNIT 17
	UNIT 26
32	
	UNIT 11
	UNIT 12
	UNIT 14
	UNIT 16
	UNIT 42
33	
	UNIT 35
	UNIT 37
	UNIT 39
	UNIT 41
34	
	UNIT 34
	UNIT 36
	UNIT 38
	UNIT 40
35	
	UNIT 10
	UNIT 43
36	
	UNIT 44
37	

LIBRARY SCHENK II C TYPE 83

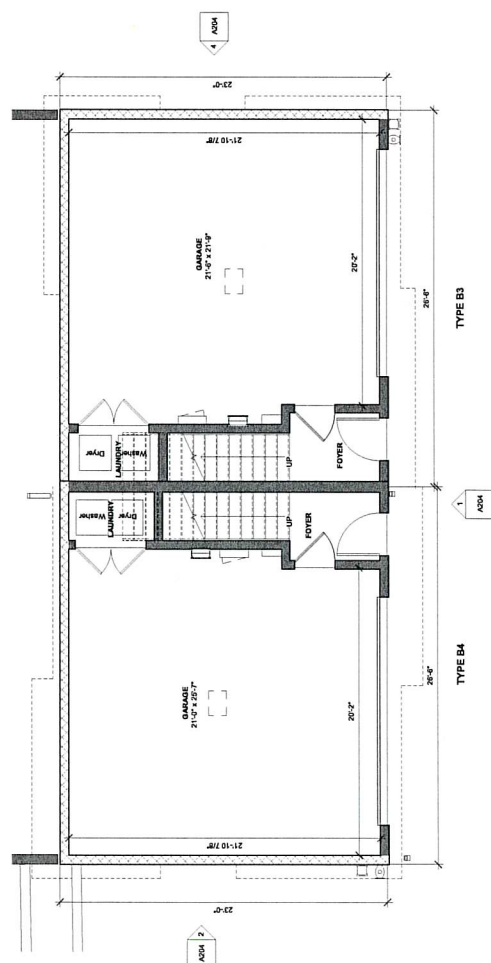
NON LIVABLE	
EVEL 1	538 SF
	538 SF
LIVABLE	
EVEL 1	39 SF
EVEL 2	670 SF
EVEL 3	690 SF
	1,399 SF
TOTAL	1,938 SF

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

NON LIVABLE	
EVEL 1	509 SF
	509 SF
LIVABLE	
EVEL 1	39 SF
EVEL 2	643 SF
EVEL 3	706 SF
	1,388 SF
TOTAL	1,897 SF



UNIT FLOOR PLAN - B3-B4 LEVEL 2



1 UNIT FLOOR PLAN - B3-B4 LEVEL 1
1/4" = 1'-0"

OWNER:
STEWART LLC
600 SAN MARINO AVE., #100A
SAN MARINO, CA 91108

ARCHITECT:
PENG & ASSOCIATES
150 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626-300-7088
ALAN_PENG@ARCHITECT.COM

LANDSCAPE ARCHITECT:
SCORNER-PARTNERS
10015 LINDSEY COURT
AGUA BEACH, CA 92615
PHONE: 949-845-9444
DONALD.D.SCORNER@PSHP.NET

CIVIL ENGINEERING:
SOUTHWEST AND CIVIL ENGINEERING
11103 N. RAYMOND AVE., STE. 300, PASADENA, CA
91103
PHONE: 626-448-2555
DWIGHT@SSOUTH.ANDCCVIL.COM



**PLANNING
SUBMISSION
02/06/2025**

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91789

UNIT PLAN B3-B4

Drawing No. A108

Sheet number:	22016	Scale:	1/4" = 1'-0"
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UNIT #	UNIT TYPE B SCHEDULE
--------	----------------------

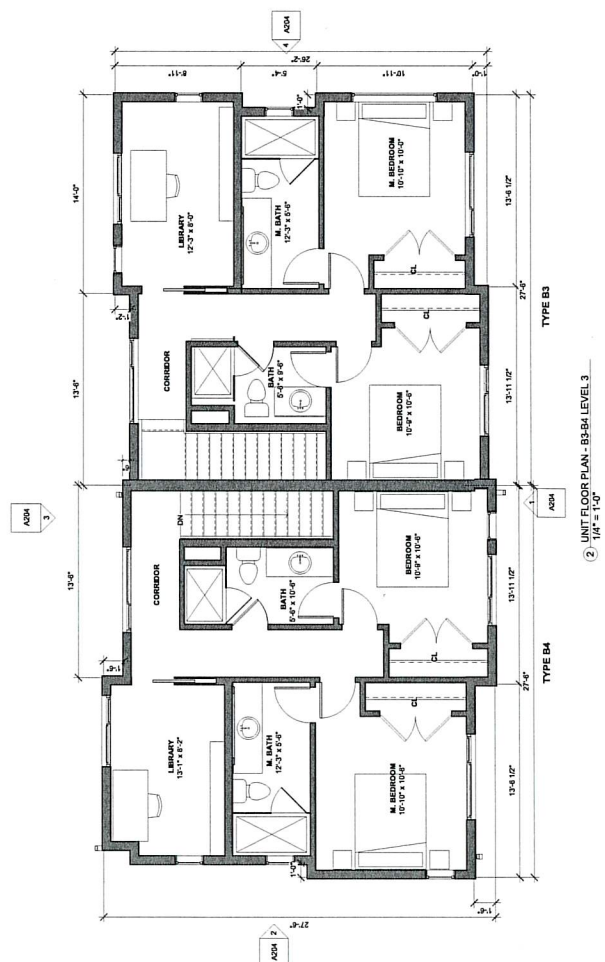
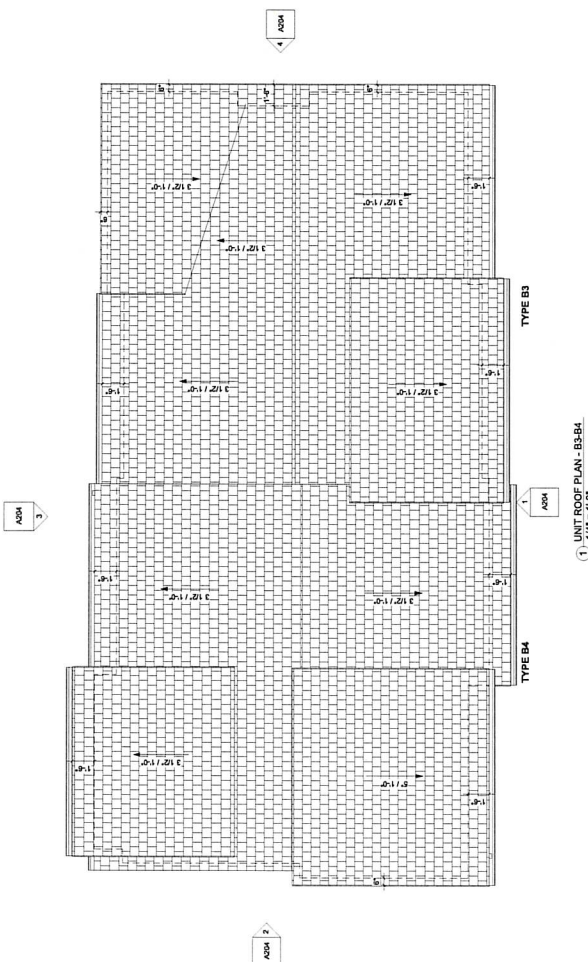
B1	UNIT 13
	UNIT 15
	UNIT 17
	UNIT 26
B2	UNIT 11
	UNIT 12
	UNIT 14
	UNIT 16
	UNIT 42
B3	UNIT 35
	UNIT 37
	UNIT 39
	UNIT 41
B4	UNIT 34
	UNIT 36
	UNIT 38
	UNIT 40
B5	UNIT 10
	UNIT 43
B6	
B7	UNIT 44
B8	

AREA SCHEDULE - TYPE B3

NON LIVABLE	
EVEL 1	538 SF
	538 SF
LIVABLE	
EVEL 1	39 SF
EVEL 2	670 SF
EVEL 3	690 SF
	1,399 SF
TOTAL	1,938 SF

AREA SCHEDULE - TYPE B4

NON LIVABLE	
EVEL 1	509 SF
	509 SF
LIVABLE	
EVEL 1	39 SF
EVEL 2	643 SF
EVEL 3	706 SF
	1,388 SF
TOTAL	1,897 SF



FENG XIAO ARCHITECT, INC.

OWNER:
JPV INVESTMENT LLC
1405 SAN MARINO AVE., #100A
SAN MARINO, CA 91108

ARCHITECT:
FENG XIAO ARCHITECT, INC.
2540 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626 363 7998
FAX: 626 363 7998
EMAIL: FENG@XIAOARCHITECT.COM

LANDSCAPE ARCHITECT:
FONG HART SCHNEIDER+PARTNERS
10000 WILSON BLVD., SUITE 100
LAGUNA BEACH, CA 92651
PHONE: 949 453 5444
FAX: 949 453 5444
EMAIL: D.SCHNEIDER@FHP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
8717 N. HAYWARD AVE., STE. 300, PASADENA, CA
91103
PHONE: 626 486 2505
FAX: 626 486 2505
EMAIL: SOUTHLAND@SOUTHLAND.COM

WU STAMP APPROVAL



PLANNING SUBMISSION

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91789

2025 Feng Xiao Architect Inc.

UNIT PLAN B6

A109

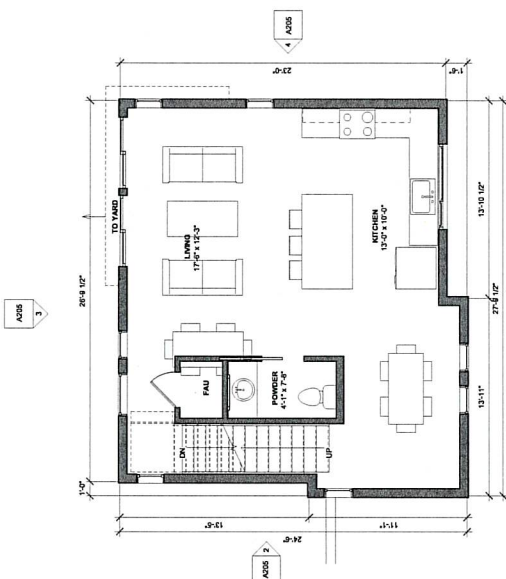
Drawing No.

UNIT #	UNIT TYPE B SCHEDULE
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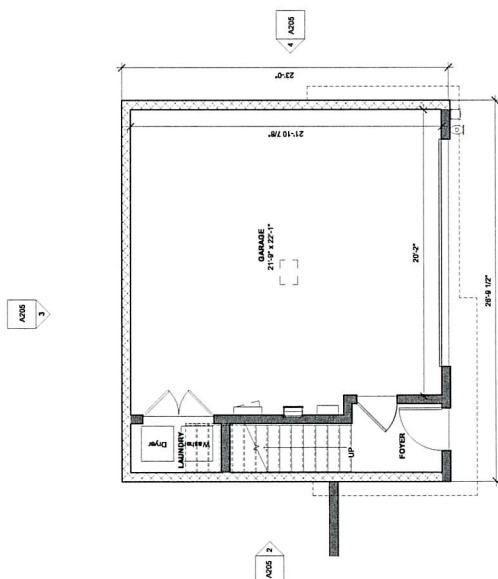
31	UNIT 13
	UNIT 15
	UNIT 17
	UNIT 26
32	
	UNIT 11
	UNIT 12
	UNIT 14
	UNIT 16
	UNIT 42
33	
	UNIT 35
	UNIT 37
	UNIT 39
	UNIT 41
34	
	UNIT 34
	UNIT 36
	UNIT 38
	UNIT 40
35	
	UNIT 10
	UNIT 43
36	
	UNIT 44
37	

Level	Area
-------	------

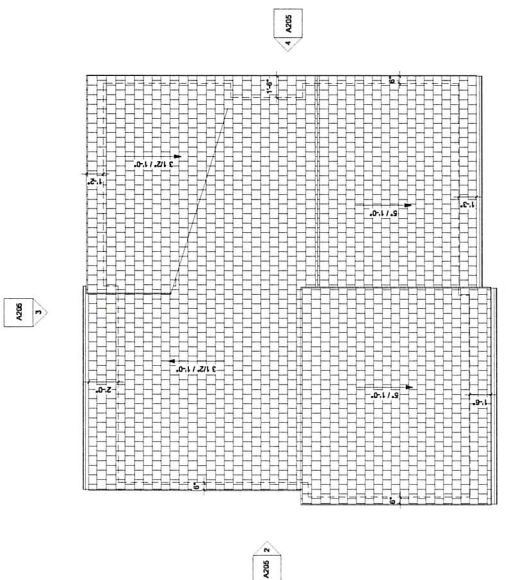
LIVABLE		
EVEL 1		41 SF
EVEL 2		659 SF
EVEL 3		700 SF
		1,399 SF
NON LIVABLE		
EVEL 1		541 SF
		541 SF
TOTAL		1,940 SF



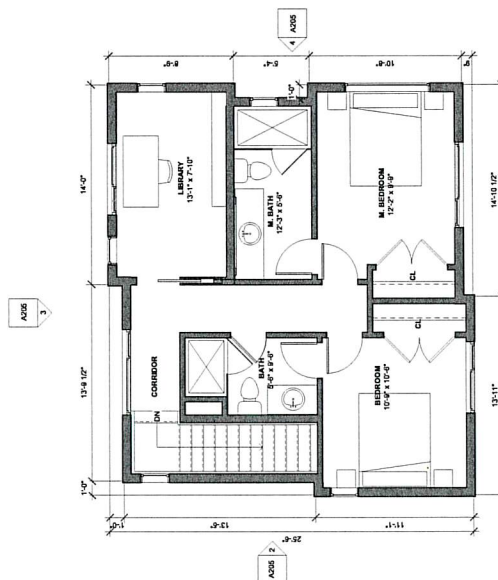
UNIT FLOOR PLAN - B6 LEVEL 2



UNIT FLOOR PLAN - R6 | LEVEL 1



UNIT ROOF PLAN - B6



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

FENG XIAO ARCHITECT, INC.

OWNER:
IFW INVESTMENT LLC
4405 SAN MARINO AVE., #100A
SAN MARINO, CA 91108

ARCHITECT:
FENG XIAO ARCHITECT, INC.
2540 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626.360.7098

LANDSCAPE ARCHITECT:
TONG HART SCHNEIDER+PARTNERS
11742 COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949.845.9444

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
1717 N. RAYMOND AVE., STE. 300, PASADENA
91113
PHONE: 626.466.2555
EMAIL: BL@PECSOUTHLANDCIVIL.COM
EMAIL: D.SCHNEIDER@PHSP.NET

AMU STAMP APPROVAL

PLANNING
SUBMISSION
02/06/2025[illegible]

CASTLEHILL VALLEY

20003 VALLEY BLVD.,
WALNUT, CA 91789

UNIT PLAN C

A110

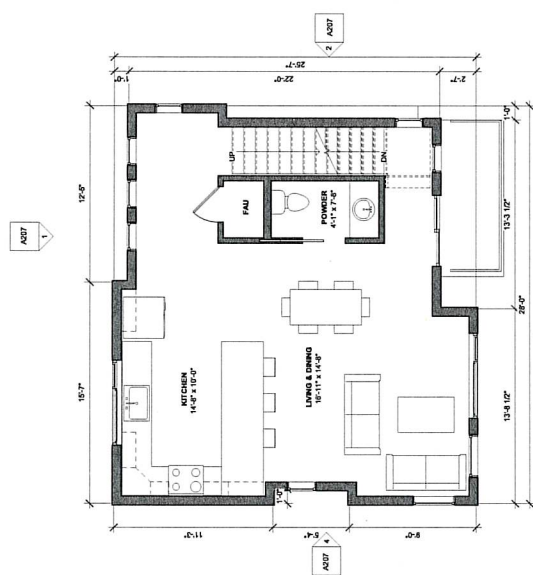
Project number:	22016	Scale:
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UNIT #	UNIT TYPE C SCHEDULE
--------	----------------------

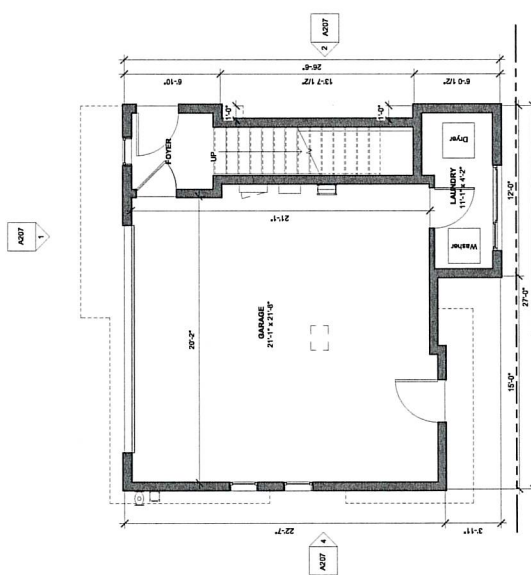
UNIT 5
UNIT 18
UNIT 29

AREA SCHEDULE - TYPE C	
Level	Area

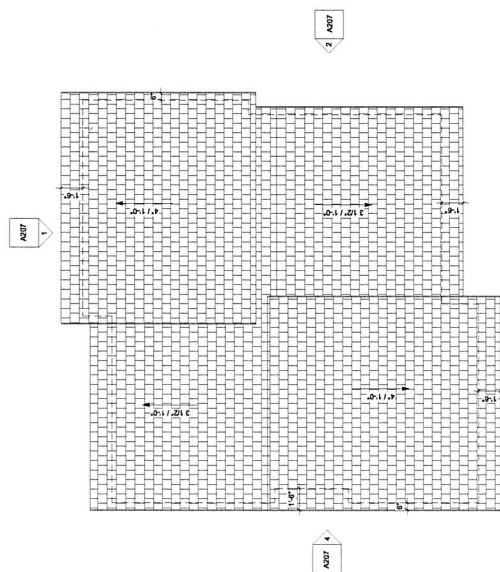
LIVABLE		
LEVEL 1		42 SF
LEVEL 2		659 SF
LEVEL 3		698 SF
		1,399 SF
NON LIVABLE		
LEVEL 1		550 SF
		550 SF
TOTAL		1,949 SF



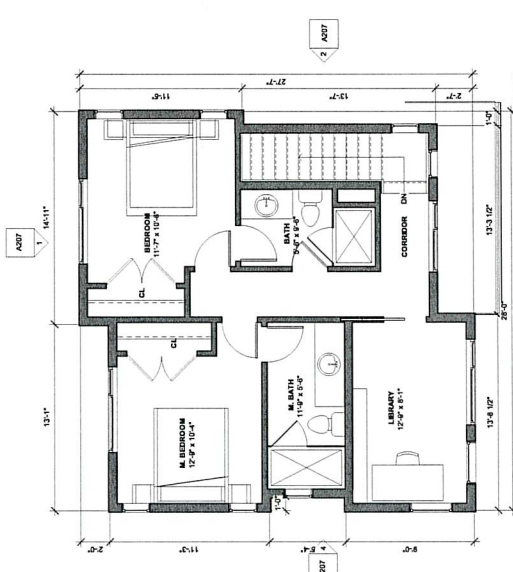
2 UNIT FLOOR PLAN - C LEVEL 2
1/4" = 1'-0"



1 UNIT FLOOR PLAN - C LEVEL 1



4 UNIT ROOF PLAN - C
1/4" = 1'-0"



3 UNIT FLOOR PLAN - C LEVEL 3

OWNER:
 NEW INVESTMENT LLC
 1465 SAN MARINO AVE. #100A
 SAN MARINO, CA 91108

ARCHITECT:
 RUFFENBERG XAO ARCHITECT, INC.
 15540 HUNTINGTON DR. # 207
 SAN MARINO, CA 91108
 626.330.7700
 EMAIL: FX@RARCHITECT.COM

LANDSCAPE ARCHITECT:
 RUFFENBERG XAO ARCHITECT PARTNERS
 15540 HUNTINGTON DR. # 207
 SAN MARINO, CA 91108
 626.330.7700
 PHONE: 469.545.9444
 EMAIL: D.SORRENDER@RXP.NET

CIVIL ENGINEERING:
 SOUTHWEST AND CIVIL ENGINEERING
 8718 N. RAYMOND AVE. STE. 300 PASADENA, CA
 91107
 626.792.4666
 EMAIL: BL@RXPASO.SOUTHWESTANDCIVIL.COM

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**PLANNING
SUBMISSION
02/06/2025**

[illegible]

CASTLEHILL VALLEY
20033 VALLEY BLVD.,
WALNUT, CA 91789

OVERALL ELEVATIONS

Drawing No. **A200**



OVERALL ELEVATION - CASTLEHILL (WEST) $1/16" = 1'-0"$



1 OVERALL ELEVATION - VALLEY (SOUTH)
1/16" = 1'-0"

FENG XIAO ARCHITECT, INC.

OWNER:
JFW INVESTMENT LLC
1405 SAN MARINO AVE., #101A
SAN MARINO, CA 91108

ARCHITECT:
FENG XAO ARCHITECT, INC.
2540 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626.380.7008
EMAIL: FENG@FXARCHITECT.COM

LANDSCAPE ARCHITECT:
FONG HART SCHNEIDER+PARTNERS
31742 COSTA HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949.545.9444
EMAIL: D.SCHNEIDER@FHSN.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
3873 N. RAYMOND AVE., STE. 300, PASADENA, CA
91103
PHONE: 626 486 2555
EMAIL: BLOPEZ@SOUTHLANDCIVIL.COM

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02/06/2025

[illegible]

CASTLEHILL VALLEY

20003 VALLEY BLVD.,
WALNUT, CA 91789

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BUILDING ELEVATION

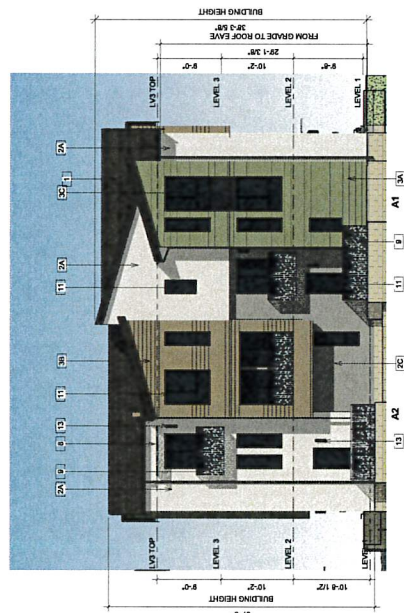
A1-A2

Contracting No.

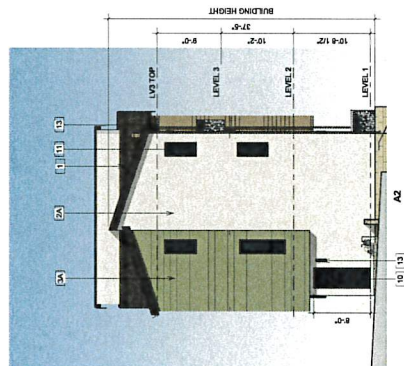
A201

selected number	22016	Scale:	$1/8" = 1'-0"$
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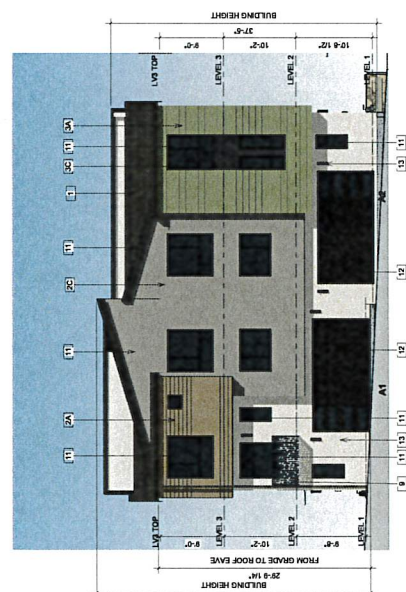
#	KEYNOTE
	KEYNOTE

[illegible]

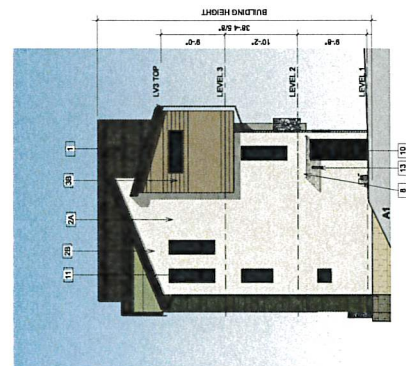
3 A1-A2 ELEVATION - BACK
1/8" = 1'-0"



4 A2 ELEVATION - SIDE
4/08 - 11/08



1 A1-A2 ELEVATION - FRONT
1/8" = 1'-0"



2. A1 ELEVATION - SIDE
1/R" = 1'J"



FENG XIAO ARCHITECT, INC.

OWNER:
JFW INVESTMENT LLC
1405 SAN MARINO AVE., #100A
SAN MARINO, CA 91108

ARCHITECT:
FENG XIAO ARCHITECT, INC.
2540 HUNTINGTON DR., # 207
SAN MAURENO, CA 91108
PHONE: 626.360.7098

LANDSCAPE ARCHITECT:
FONG HART SCHNEIDER+PARTNERS
31742 COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949 845 9444
EMAIL: FENG@FONCHITECT.COM

EMAIL: D. SCHNEIDER@FHSP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
87 N. RAYMOND AVE., STE. 300, PASADENA, CA
91103

PHONE: 626.486.2656
EMAIL: BLGPEZ@SOUTHLANDCIVIL.COM

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PLANNING
SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
CASTLE HILL, N.Y. 10516

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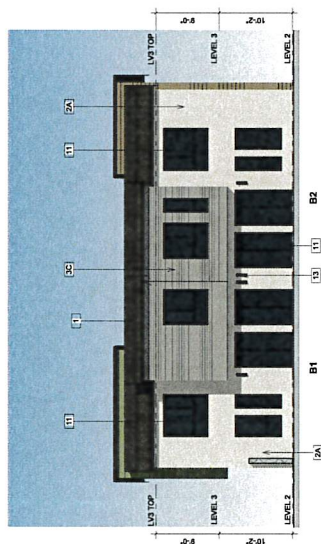
**BUILDING ELEVATION
B1-B2**

Drawing No.

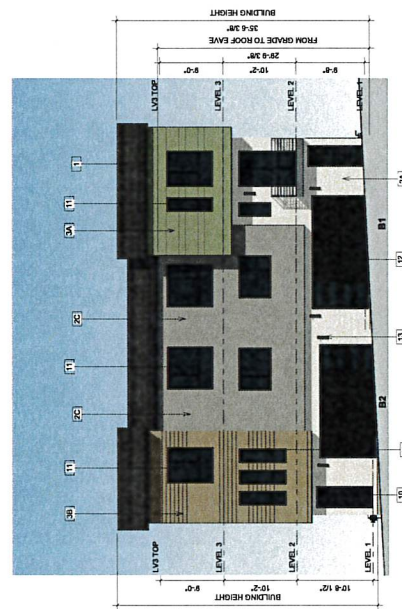
A203

Project number: 22016 Scale: 0

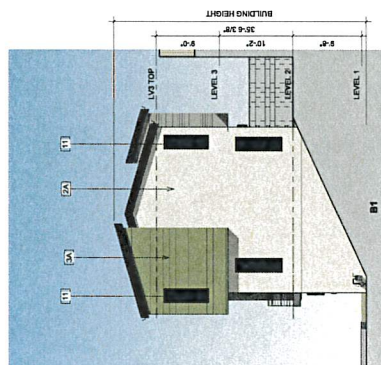
	#	KEYNOTE
1		CONCRETE FLOOR TILE, EAGLE ROOFING, BEL AIR, SR8 B260 BEDSPORT BLEND COLOR, ICC-ES ESR-1800, STANDARD CRRC #B918-1019, INSTALLED WEIGHT 8.0397,
2		STUCCO, SAND FINISH AMCO 2030, BENJAMIN MOORE 100 BONE WHITE,
3		BENJAMIN MOORE AC-27 GRAY VESTIGE, GRAY
4		SIMPLY HARTPELQ LAM SLIDING WIDTH 8.25 INCH X TYP W/TH 2.5 INCH), 44
5		SIMPLY HARTPELQ LAM SLIDING WIDTH 8.25 INCH X TYP W/TH 2.5 INCH), 44
6		SIMPLY HARTPELQ LAM SLIDING WIDTH 8.25 INCH X TYP W/TH 2.5 INCH), 44
7		RICHMOND JACOBI LAM SLIDING WIDTH 5.25 INCH X TYP W/TH 2.5 INCH), 44
8		ENTRY DOOR, 4 LITE, FIRE RGLASS WATER DOOR, BRONZE COLOR WITH WATER
9		MILGARD WINDOWS AND DOORS TRINIC SERIES, EXTERIOR COLOR BROWN
10		WOODBRAN STEEL GARAGE DOOR, AMARR DOOR, DARK BROWN, LAM WINDOW
11		MILGARD WINDOWS AND DOORS TRINIC SERIES, EXTERIOR COLOR BROWN
12		WOODBRAN STEEL GARAGE DOOR, AMARR DOOR, DARK BROWN, LAM WINDOW
13		LIGHT FIXTURE, HINKLEY LIGHTING, MIST ALUMINUM, 100 WATT, 120V, 1500LM



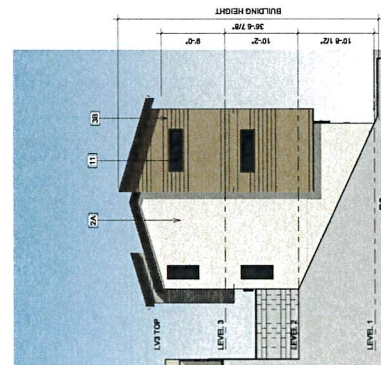
3 B1-B2 ELEVATION - BACK
1/8" = 1'-0"



1 B1-B2 ELEVATION - FRONT
1/8" = 1'-0"



4 B1 ELEVATION - SIDE $1/8" = 1'-0"$



2 B2 ELEVATION - SIDE
4/02 - 4/02

FENG XIAO ARCHITECT, INC.

OWNER:
JFW INVESTMENT LLC
1405 SAN MARINO AVE., #10DA
SAN MARINO, CA 91108

ARCHITECT:
FENG XIAO ARCHITECT, INC.
2540 HUNTINGTON DR., # 207
SAN MARINO, CA 91108
PHONE: 626 363 7088
EMAIL: FENG@FXARCHITECT.COM

LANDSCAPE ARCHITECT:
33742 HART SCHNEIDER+PARTNERS
LAGUNA BEACH, CA 92651
PHONE: 949 845 9444
EMAIL: D.SCHNEIDER@HSP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
3718 N. RAYMOND AVE., STE. 300, PASADENA, CA
91103
PHONE: 626 486 2555
FAX: 626 486 2555
E-MAIL: info@southlandcivil.com

STAMP APPROVAL



PLANNING
SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91780.

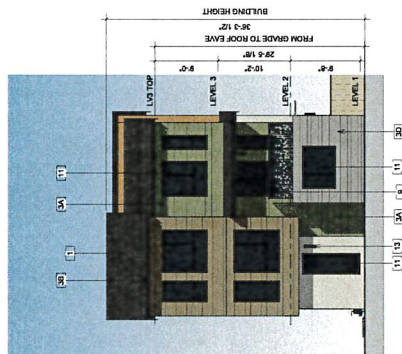
© 2025 Fenn Xiao Architect, Inc.

BUILDING ELEVATION C

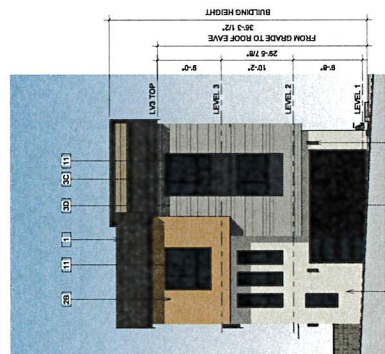
Investment No.

A207

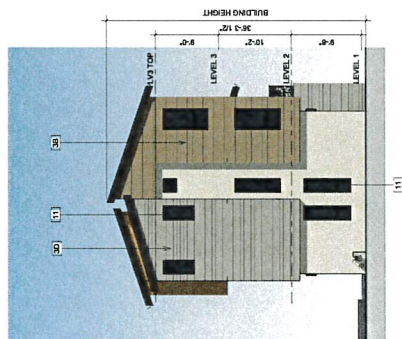
Product number	22016	Scale	1/8" = 1'-0"
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[illegible]

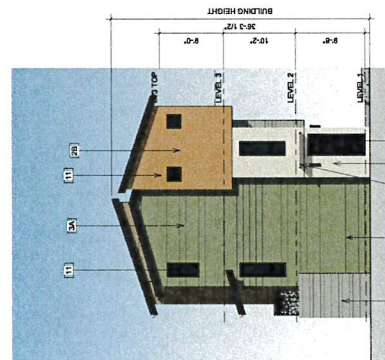
CELEVATION - BACK
1/8" = 1'-0"



CELEVATION - FRONT
4/102 = 41.02



C ELEVATION - SIDE 2
1/8" = 1'-0"



CELEVATION - SIDE 1

FENG XIAO ARCHITECT, INC.

OWNER:
RHP INVESTMENT LLC
465 SAN MARINO AVE. #100A
SAN MARINO, CA 91108

ARCHITECT:
FENG XIAO ARCHITECT, INC.
15545 HUNTINGTON DR. # 207
SAN MARINO, CA 91108
TEL: 626-291-8888
E-MAIL: FENG@XARCHITECT.COM

LANDSCAPE ARCHITECT:
RHP PARTNERS
171742 COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949-845-9444
E-MAIL: D. SCORNEIDER@RHP.NET

CIVIL ENGINEER:
SOUTHWEST AND CIVIL ENGINEERING
871 N. RAYMOND AVE., STE. 300, PASADENA, CA
91107-4808
PHONE: 626-448-2955
E-MAIL: BLOZ@SOUTHWESTANDCIVIL.COM

UW STAMP APPROVAL



PLANNING
SUBMISSION
02/06/2025

[illegible]

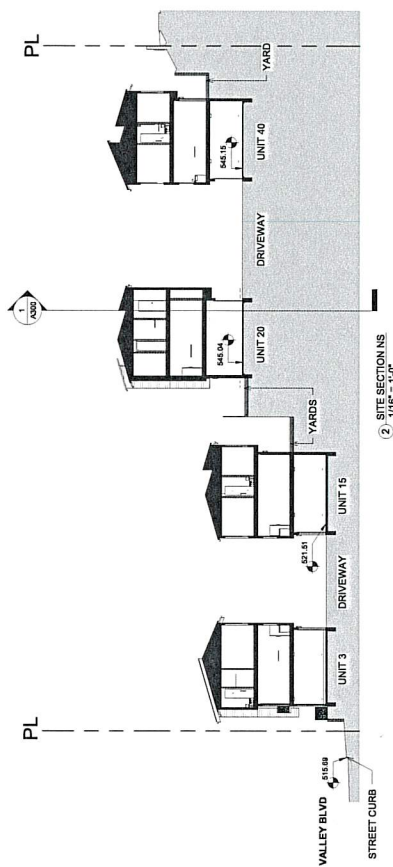
CASTLEHILL VALLEY
20003 VALLEY BLVD.

© 2025 Feng Xiao Architect, Inc.

OVERALL SECTIONS

A300

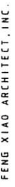
Resistant to infection	22016	93-1/16	1/16 = 1.0



2 SITE SECTION NS
4/46° = 41.0°



1 SITE SECTION EW



OWNER:
JW INVESTMENT LLC
1402 SAN MARINO AVE. #100A
SAN MARINO, CA 91106

ARCHITECT:
FENG MAO ARCHITECT, INC.
2540 HUNTINGTON DR. # 207
COSTA MESA, CA 92626
PHONE: 949.330.1708
EMAIL: FENG@FMAOARCHITECT.COM

LANDSCAPE ARCHITECT:
FONG HAKT SCHNEIDER+PARTNERS
31742 COSTA HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949.845.8444
EMAIL: F.SCHNEIDER@FHP.NET

CIVIL ENGINEERING:
SOUTHLAND CIVIL ENGINEERING
11115 N. HAYWARD AVE., STE. 300, PASADENA, CA
91105
PHONE: 626.446.2555
EMAIL: B.DUPES@SOUTHLANDCIVIL.COM

AMU STAMP APPROVAL



**PLANNING
SUBMISSION
02/06/2025**

[illegible]

CASTLEHILL VALLEY
2003 VALLEY BLVD.,
WALNUT, CA 91789

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3D MODEL -AERIAL
VIEW 2

Drawing No. A902



1 3D MODEL VIEW 2

1 3D MODEL VIEW 3

[illegible]

UNIVERSITY STAMP APPROVAL



PLANNING
SUBMISSION
02/06/2025

[illegible]

CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91789

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3D MODEL VIEW -
STREET 1

Drawing No.

A904

Project number:	22016	Scale:
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1 3D MODEL VIEW - STREET 1



OWNERS:
JW INVESTMENT LLC
1405 SAN MARINO AVE. #100A
SAN MARINO, CA 91108

ARCHITECT:
FENG ZAO ARCHITECT, INC.
2543 HARTINGTON DR. # 207
SAN MARINO, CA 91108
PHONE: 626 466 2555
EMAIL: FENG@FZARCHITECT.COM

LANDSCAPE ARCHITECT:
LAWSON COAST PARTNERS
17402 COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949 485 4444
EMAIL: C.SCHNEIDER@LSP.NET

CIVIL ENGINEERING:
SOUTH AND CIVIL ENGINEERING
1000 HARTINGTON AVE., STE. 300, PASADENA, CA
91103
PHONE: 626 486 2555
EMAIL: BLDP@SOUTHANDCIVIL.COM

AMU STAMP APPROVAL



**PLANNING
SUBMISSION
02/06/2025**

[illegible]

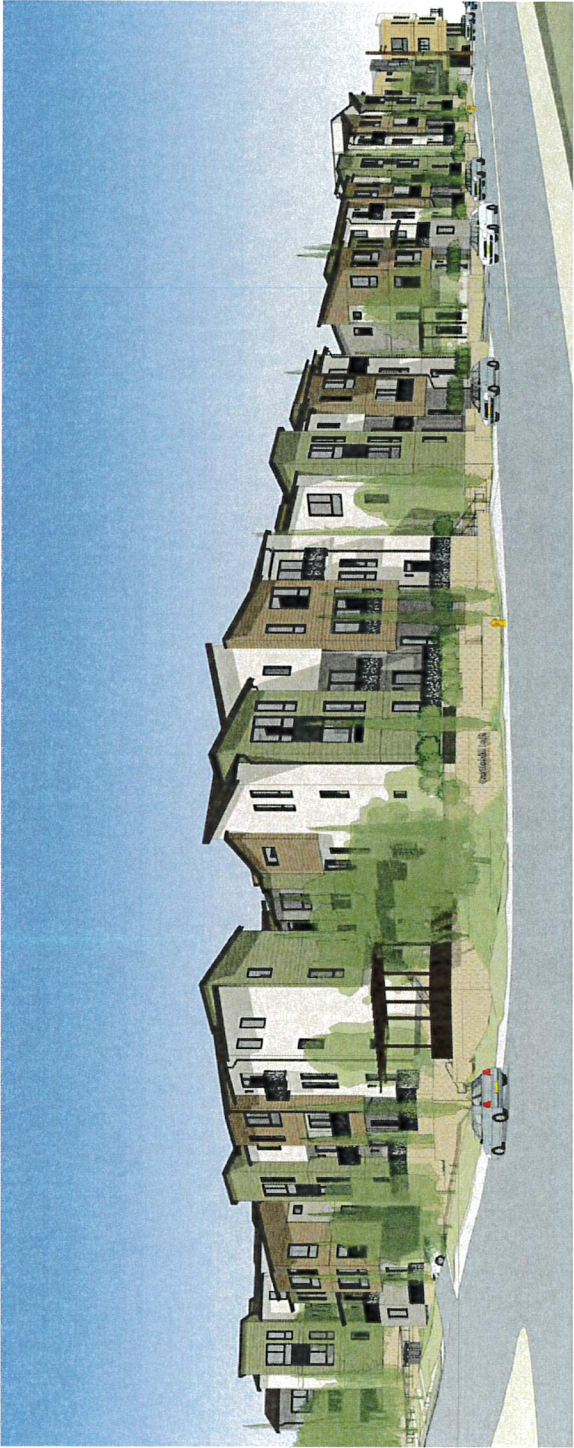
CASTLEHILL VALLEY
20003 VALLEY BLVD.,
WALNUT, CA 91769

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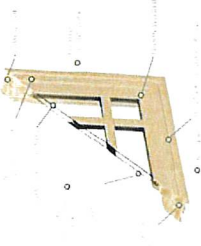
Drawing No.	A905
Project number:	22016
Scale:	



1 3D MODEL VIEW - STREET 2



VINYL WINDOW & FRENCH DOORS
MILGARD WINDOWS AND DOORS
TRINISC SERIES, EXTERIOR COLOR BRONZE



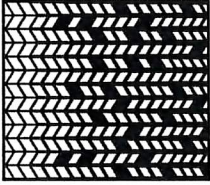
STEEL GARAGE DOOR
AMARR LINCOLN, DARK BROWN, LONG PANEL WINDOWS



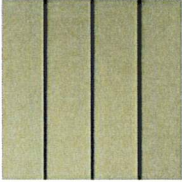
CONCRETE ROOF TILE
EAGLE ROOFING, BEL AIR,
SRB 8828 BEIDGEPORT BLEND COPPER



PERFORATED METAL PANEL BALCONY RAILING
BOK PATTERN A38
BM, HC-169, COVENTRY GRAY



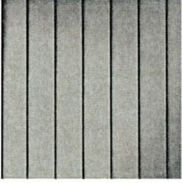
JAMES HARDIE PLANK
(WIDTH 9.25 INCH)
HEATHERED MOSS



MAIN ENTRY LIGHT FIXTURE
HINKLEY LIGHTING, MIST 12248Z,
BRONZE ALUMINUM FINISH



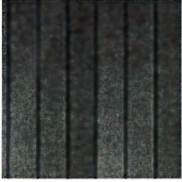
JAMES HARDIE PLANK
(WIDTH 5.25 INCH)
BM AC-27 GALVESTON GRAY



STUCCO
20/30 SAND FINISH,
OMEGA COLORTX
BM AC-27 GALVESTON GRAY



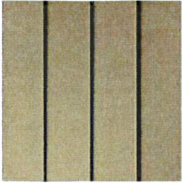
JAMES HARDIE PLANK
(WIDTH 5.25 INCH)
NIGHT GREY



STUCCO
20/30 SAND FINISH,
OMEGA COLORTX
BM I-03 BONE WHITE



JAMES HARDIE PLANK
(WIDTH 8.25 INCH),
BM HC-41,
RICHMOND GOLD



STUCCO
20/30 SAND FINISH,
OMEGA COLORTX
BM HC-41,
RICHMOND GOLD

