POMONA 46 UNITS APARTMENT

1490 W MISSION BLVD POMONA, CA

PROJECT SUMMARY

OWNER

David Liu
468 S San Dimas Ave.
San Dimas, CA 91773
Phone: (909) 350-8889

ARCHITECT

JWDA-MS
8932 E. MISSION DR. #101
ROSEMEAD , CA 91770
PHONE: (626) 288-9199

PROJECT ADDRESS: 1490 W MISSION BLVD POMONA, CA — APN: 8349-010-033

ZONING: CSP (CORRIDOR SPECIFIC PLAN)
LOT AREA: 54,250 SF
LOT COVERAGE: 21,314 / 54,250 S.F. = 39.2%
FRONT COVERAGE: 50'-3" + 29'-11" = 80'-2" / 89'-9" = 89.3%
SETBACK REQUIREMENT: FRONT YARD: 5'-0" TO 20'-0" — PROVIDED: FRONT YARD: 15-0"
SIDE YARD: 10'-0" (LIVING SPACE WINDOWS) — SIDE YARD: 10'-0" LIVING
5'-0" (NON LIVING SPACE WINDOWS) — 6'-0" NON LIVING
REAR YARD: 10'-0" — REAR YARD: 159'-0"

OPEN SPACE:
PRIVATE OPEN SPACE: PROVIDED: 3,212 SF SF
COMMON PUBLIC OPEN SPACE TYPE: PROVIDED: 3,813 SF + 3,146 SF + 1,190 SF= 8,149 SF
POCKET PLAY GROUND 3,813 SF (REAR) + COURTYARD PLAZA 3,146 SF (CENTER) + FRONT YARD 1,190 SF (FRONT)

SHEET SCHEDULE:

FLOOR AREA CALCULATION

BUILDING #1

1ST FLOOR

LOBBY	MAIL ROOM	TRASH ROOM #1 X1	ELEVATOR X1 + MACHINE ROOM	STAIRS X2 + STORAGE
1234 SF	145 SF	260 SF	154 SF	382 SF
OFFICE	MULTI PURPOSE	LOUNGE	BATHROOM X2	LAUNDRY
339 SF	321 SF	164 SF	118 SF	177 SF

TOTAL AREA: 3,294 SF

2ND FLOOR

UNIT TYPE A X1	UNIT TYPE B-1 X6	UNIT TYPE B-2 X1	UNIT TYPE C X2	LOBBY + HALLWAY
575 SF	6,312 SF	968 SF	2,194 SF	1,352 SF
ELEVATOR X1	STAIRS (X2)			
90 SF	328 SF			

TOTAL AREA: 11,819 SF

3RD FLOOR

UNIT TYPE A X1	UNIT TYPE B-1 X6	UNIT TYPE B-2 X1	UNIT TYPE C X2	LOBBY + HALLWAY
575 SF	6,312 SF	968 SF	2,194 SF	1,352 SF
ELEVATOR X1	STAIRS (X2)			
90 SF	328 SF			

TOTAL AREA: 11,819 SF

4TH FLOOR

UNIT TYPE A X1	UNIT TYPE B-1 X6	UNIT TYPE B-2 X1	LOBBY + HALLWAY	
575 SF	6,312 SF	968 SF	1,352 SF	
ELEVATOR X1	STAIRS (X2)			
90 SF	328 SF			

TOTAL AREA: 9,625 SF

BUILDING #1 TOTAL AREA: 36,557 SF

BUILDING #2

1ST FLOOR

LOBBY	EQUIPMENT ROOM	TRASH ROOM #2 X1	ELEVATOR X2	STAIRS (X2)
181 SF	73 SF	195 SF	90 SF	316 SF

TOTAL AREA: 855 SF

2ND FLOOR

UNIT TYPE A X1	UNIT TYPE B-1 X4	UNIT TYPE B-2 X1	LOBBY + HALLWAY	
575 SF	4,208 SF	968 SF	1054 SF	
ELEVATOR X1	STAIRS (X2)			
90 SF	316 SF			

TOTAL AREA: 7,211 SF

3RD FLOOR

UNIT TYPE A X1	UNIT TYPE B-1 X4	UNIT TYPE B-2 X1	LOBBY + HALLWAY	
575 SF	4,208 SF	968 SF	1054 SF	
ELEVATOR X1	STAIRS (X2)			
90 SF	316 SF			

TOTAL AREA: 7,211 SF

4TH FLOOR

UNIT TYPE A X1	UNIT TYPE B-1 X4	UNIT TYPE B-2 X1	LOBBY + HALLWAY	
575 SF	4,208 SF	968 SF	1054 SF	
ELEVATOR X1	STAIRS (X2)			
90 SF	316 SF			

TOTAL AREA: 7,211 SF

BUILDING #2 TOTAL AREA: 22,488 SF
TOTAL BUILDING #1 + #2 TOTAL AREA: 59,045 SF

PARKING REQUIREMENT:

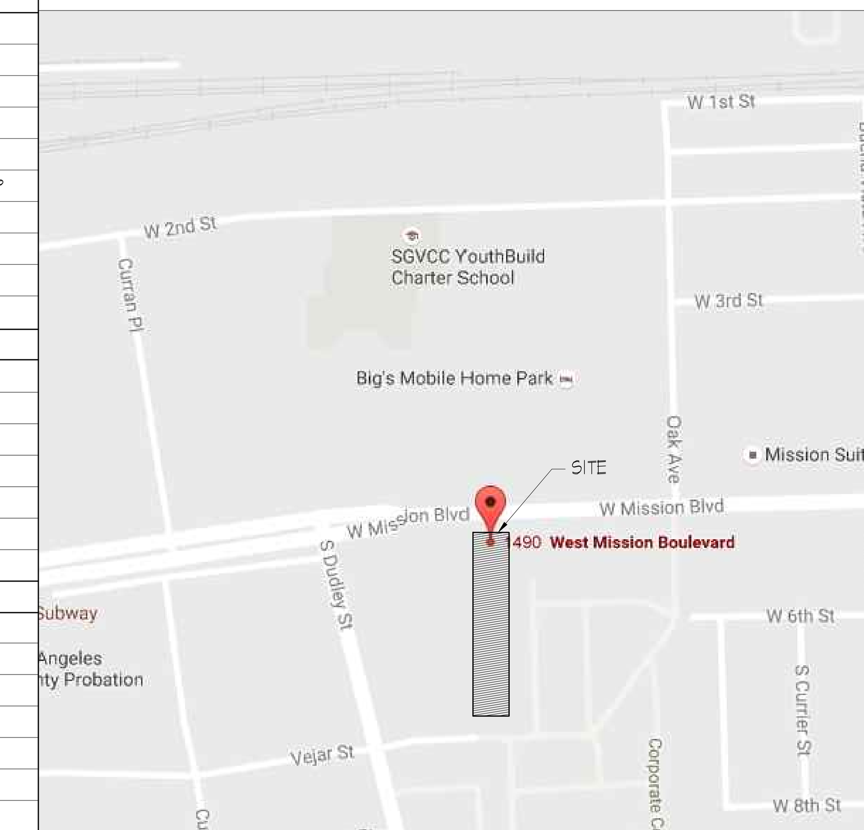
RESIDENTIAL PARKING	FACTOR (USE)	REQUIRED SPACES
6 RESIDENTIAL UNITS	1.0 SPACES PER ONE BEDROOMS	6 SPACES
36 RESIDENTIAL UNITS	1.0 SPACES PER TWO BEDROOMS	36 SPACES
4 RESIDENTIAL UNITS	1.0 SPACES PER THREE BEDROOMS	4 SPACES
	TOTAL SPACES REQUIRED	46 SPACES
	TOTAL SPACES PROVIDED	52 SPACES INCLUDING 4 HANDICAP
BICYCLE PARKING	TOTAL SPACES PROVIDED	8 RACKS = 16 SPACES

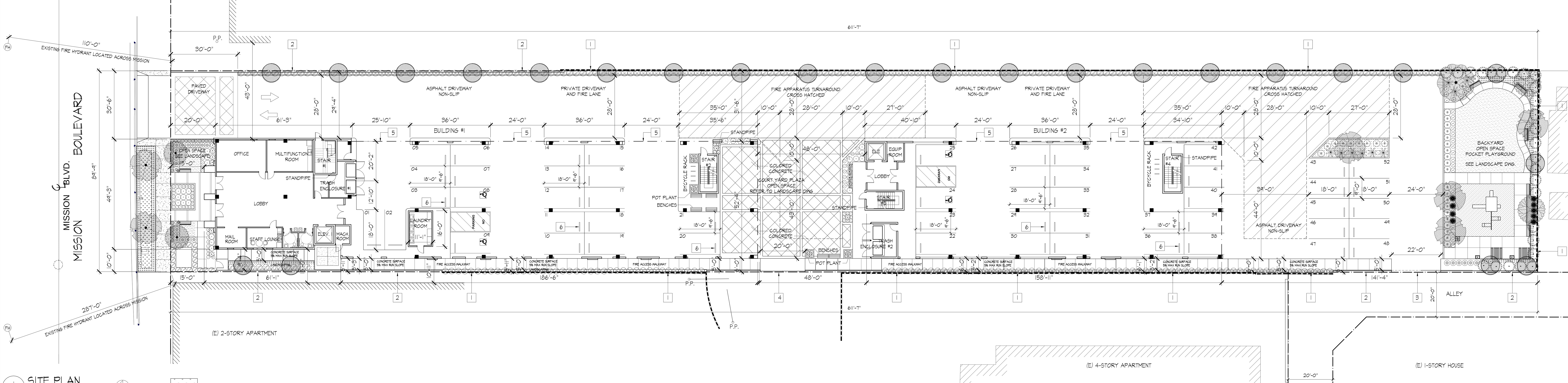
UNIT CALCULATION

UNIT TYPE:	1BED TYP-A	2BED TYP-B-1	2BED TYP-B-2	3BED TYP-C	
UNIT AREA	(575 sf)	(1052 sf)	(968 sf)	(1097 sf)	
PRIVATE PATIO AREA	62 SF & 102 SF	65 SF	85 SF	65 SF	
2ND FLOOR.	2	10	2	2	
3RD FLOOR.	2	10	2	2	
4TH FLOOR.	2	10	2	-	
SUB-TOTAL:	6	30	6	4	TOTAL: 46

MAX. UNIT DENSITY: 50 UNITS/ 1 ACRE, ALLOWED :54,250= 1.245 AC = 1.245X50= 62 UNITS

VICINITY MAP

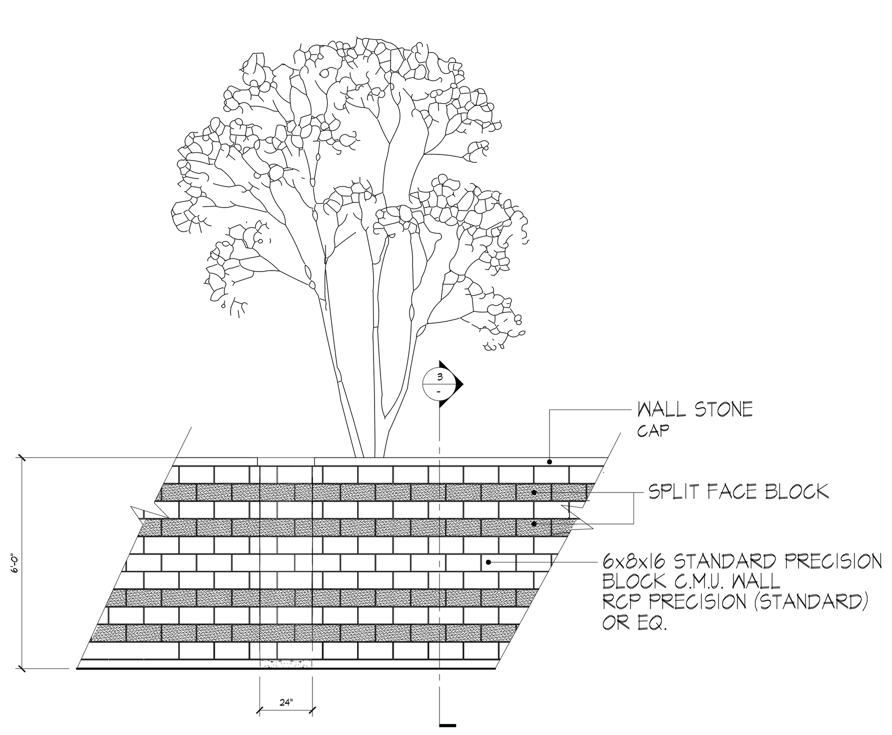




1 SITE PLAN
1/20"=1'-0"

OPEN SPACE/ LANDSCAPE AREA

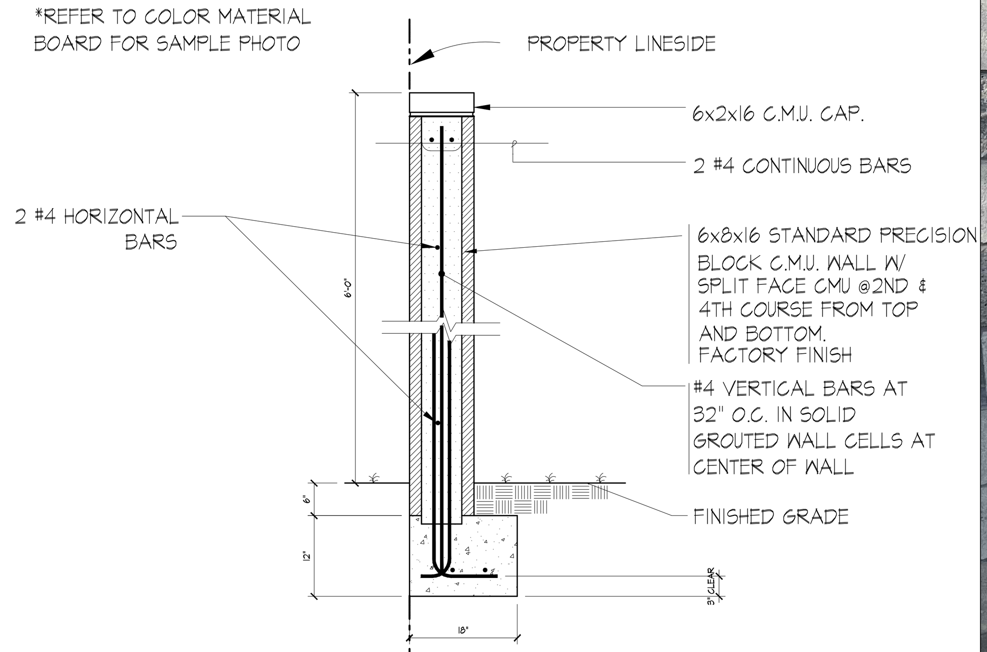
1	EXISTING 6'-0" HIGH CONCRETE BLOCK WALL
2	NEW 6'-0" HIGH CONCRETE BLOCK WALL REFER TO DETAIL 2 BELOW
3	ROLL GATE- COMMUNAL VEHICLE EXIT
4	ROLL GATE- UTILITY ACCESS
5	BUILDING FOOTPRINT DASHED LINE
6	PARKING SPACE WHEEL STOP



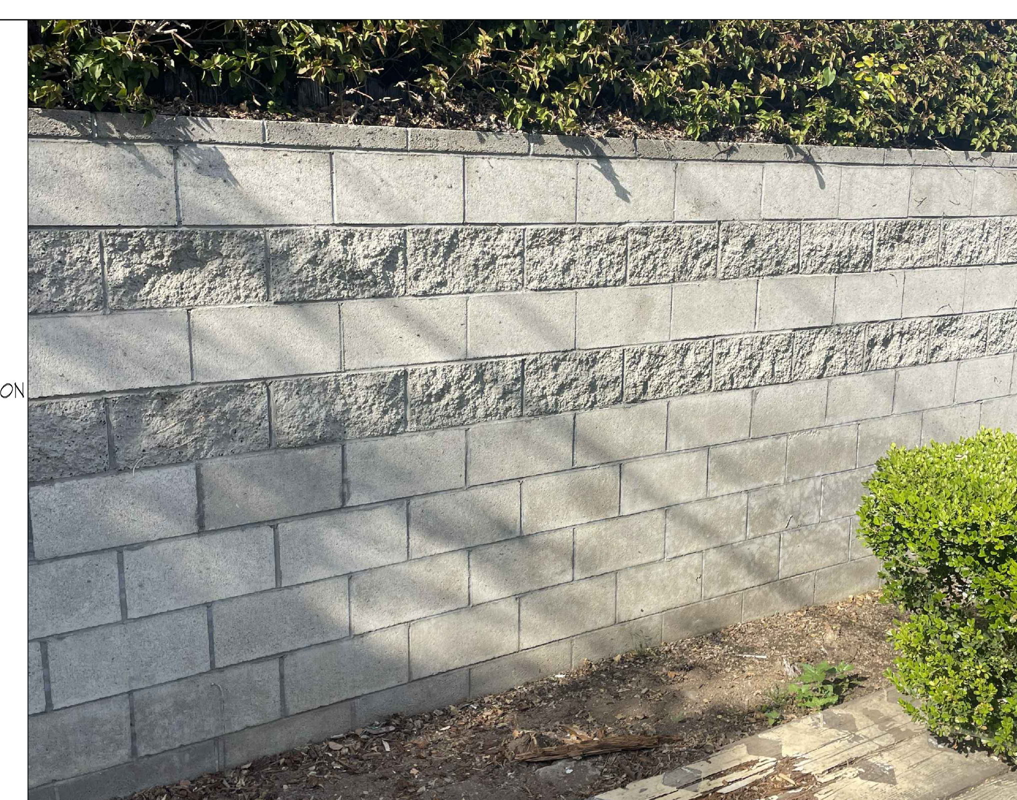
2 6' HIGH BLOCK WALL ELEVATION

WALL: SPLIT FACE BLOCK
WITH DECORATIVE SMOOTH
PRECAST CONCRETE CAPS

*REFER TO COLOR MATERIAL
BOARD FOR SAMPLE PHOTO



3 6' HIGH BLOCK WALL



4 BLOCK WALL PHOTO REFERENCE

FIRE NOTES

1. ALL STAIRWAYS IN BOTH BUILDINGS SHALL EXTEND TO THE ROOFS, BE A MINIMUM OF 2 HOUR FIRE RESISTANCE RATED ENCLOSURE, BE SUPPLIED WITH A STANDPIPE IN ACCORDANCE WITH BUILDING CODE AND FIRE CODE CHAPTER 9 SECTION 905

2. PARKING GARAGE AND ALL RESIDENTIAL UNITS MUST BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

REVISIONS

PROJECT NAME: POMONA 46 UNIT APARTMENTS
1490 WEST MISSION BLVD
POMONA, CA 91766

JWDA-MS Architects
ARCHITECTURE / INTERIOR DESIGN / PLANNING
8932 E Mission Dr. #101
Rosemead, California 91770
Phone (626) 288-9199 Fax (626) 288-9159

LICENSED ARCHITECT MICHAEL C. SUN C-29323 09-30-2019 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE: TITLE SHEET, SITE PLAN, AND WALL PLAN

DATE PRINTED:	MARCH/03/2025
DATE:	
SCALE:	
DRAWN:	
JOB NO.	8449
SHEET	T-1
OF	SHEETS

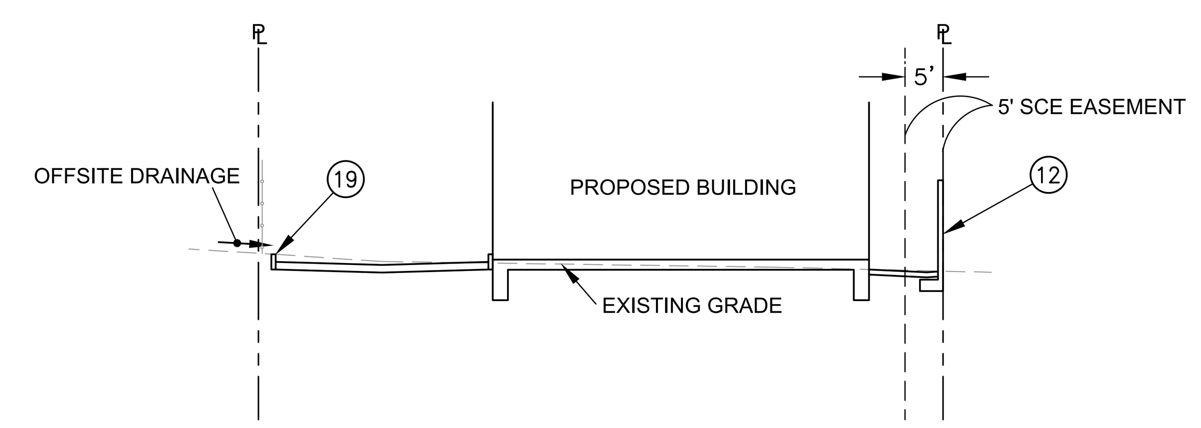
PRELIMINARY GRADING PLAN

1490 W. MISSION BLVD
APN: 8349-010-033

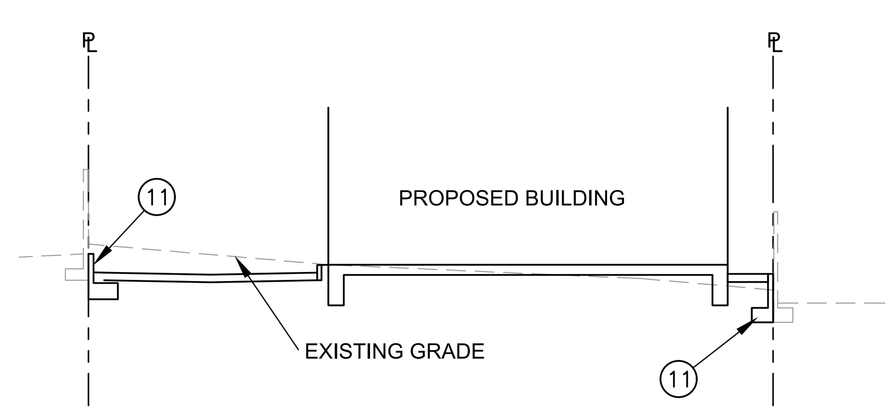
NORTH ARROW

0 20 40

SCALE: 1"=20'



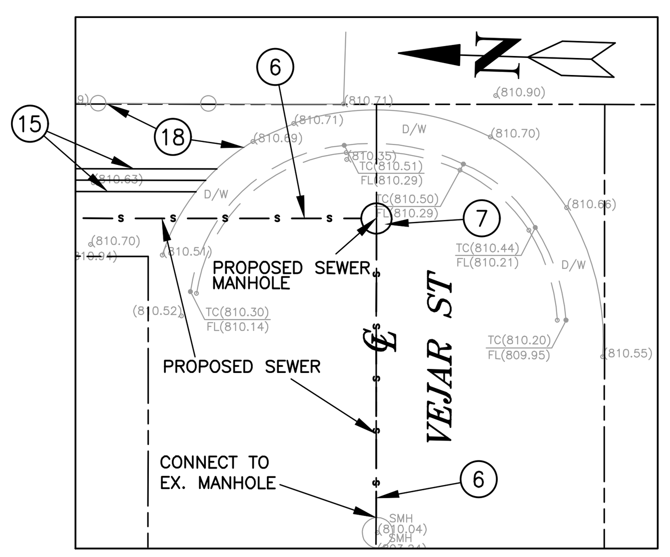
SECTION A-A



SECTION B-B

NOTES:

1. PROPOSED WEEPHOLES THROUGH WALL TO ALLOW DRAINAGE
2. PROPOSED DRAINAGE PIPE
3. PROPOSED COMBINATION DOMESTIC AND FIRE WATER SERVICE
4. INSTALL BACKFLOW DEVICE
5. PROTECT-IN-PLACE EXISTING WATER METER (FOR IRRIGATION)
6. PROPOSED SEWER
7. PROPOSED SEWER MANHOLE
8. PROPOSED TRENCH DRAIN
9. PROPOSED CATCH BASIN
10. PROPOSED UNDERGROUND RETENTION SYSTEM
11. PROPOSED RETAINING WALL
12. PROPOSED BLOCK WALL
13. PROTECT-IN-PLACE EXISTING WALL
14. PROPOSED DRIVEWAY APPROACH
15. PROPOSED V-GUTTER
16. REMOVE EXISTING WALL
17. PROTECT-IN-PLACE EXISTING UTILITY
18. PROPOSED AC PAVEMENT
19. PROPOSED CURB
20. PROPOSED CURB & GUTTER
21. PROPOSED GATE



SEWER CONNECTION

DPR ____-2024

ACCEPTED

BY: ____________ DATE: ______
PLANNING DIVISION

ACCEPTED

BY: ____________ DATE: ______
BUILDING OFFICIAL

CONCURRED

BY: ____________ DATE: ______
ARNOLD DICHOSA, P.E., RCE NO. 86038, CITY ENGINEER

REGISTERED PROFESSIONAL ENGINEER
JACK C.S LEE
40870
Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA

CITY OF POMONA

PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRELIMINARY GRADING PLAN

1490 W. MISSION BLVD., POMONA, CA

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE

811

TWO WORKING DAYS BEFORE YOU DIG

EARTHWORK QUANTITIES:

CUT	1,211 CY
FILL	140 CY
EXPORT	1,071CY

BENCHMARK:

BENCHMARK NO. G 2955

CS MON IN WELL 200MM(.07FT) DN @ SW COR 2ND STREET AND OAK AVENUE 15M(49.2FT) W/O AND 9.5M(31.2FT) S/O C/L INT MKD (BM 11-84A 1962)

ELEVATION: 826.001'

LEGAL DESCRIPTION:

A PORTION OF LOT BLK 225 OF POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MISCELLANEOUS RECORD 3, PAGES 96 TO 97, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

OWNER:

DAVID LIU-DALI III, LLC
468 SAN DIMAS AVENUE,
SAN DIMAS, CA 91773
TEL: 626-277-8895

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

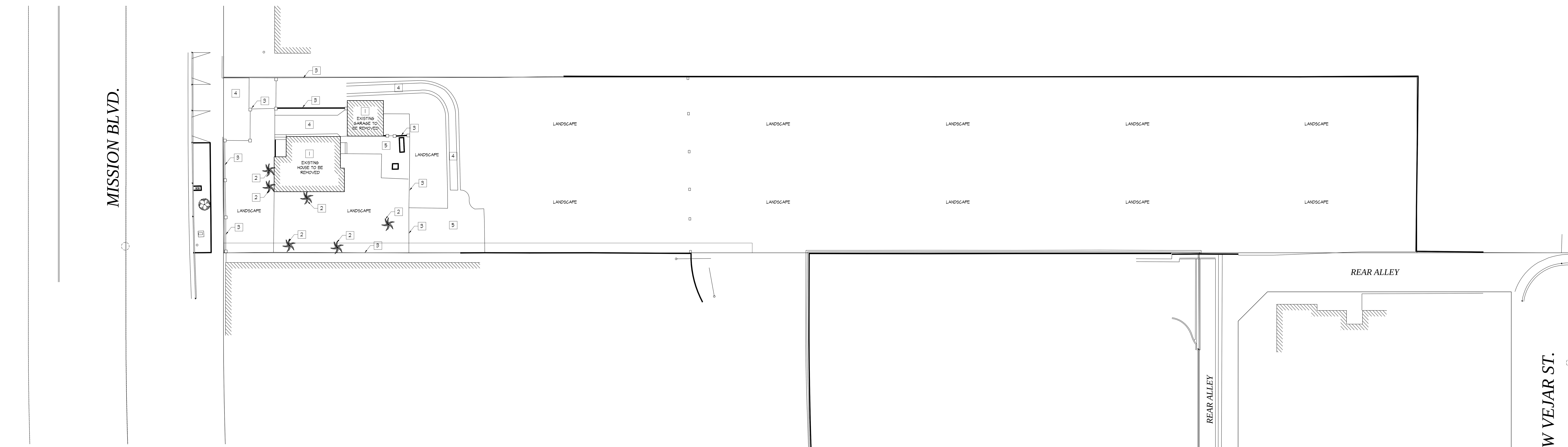
REVISIONS	DATE

SCALE 1"=20' AS SHOWN	DESIGNED:	PVT. ENG.	SHT. 1 OF 1 SHTS
	DRAWN:	PVT. ENG.	
	CHECKED:		
	REVIEWED:		

8-19-2025

FK

DEMOLITION PLAN 1490 MISSION BLVD.



DEMO PLAN (SURVEY REFERENCE)
1/20"=1'-0"
N

PROJECT DATA:

OWNER	ARCHITECT
David Liu 468 S San Dimas Ave. San Dimas, CA 91773 Phone: (909) 350-8889	JWDA-MS 8932 E. MISSION DR. #101 ROSEMEAD , CA 91770 PHONE: (626) 288-9199
PROJECT ADDRESS: 1490 W MISSION BLVD POMONA, CA	APN: 8349-010-033

SCOPE OF WORK:

DEMOLISH TWO EXISTING STRUCTURES FRONTING MISSION BLVD. AND REMOVAL OF EXISTING TREES AND FENCING

PUBLIC WORKS NOTES:

1. IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS.

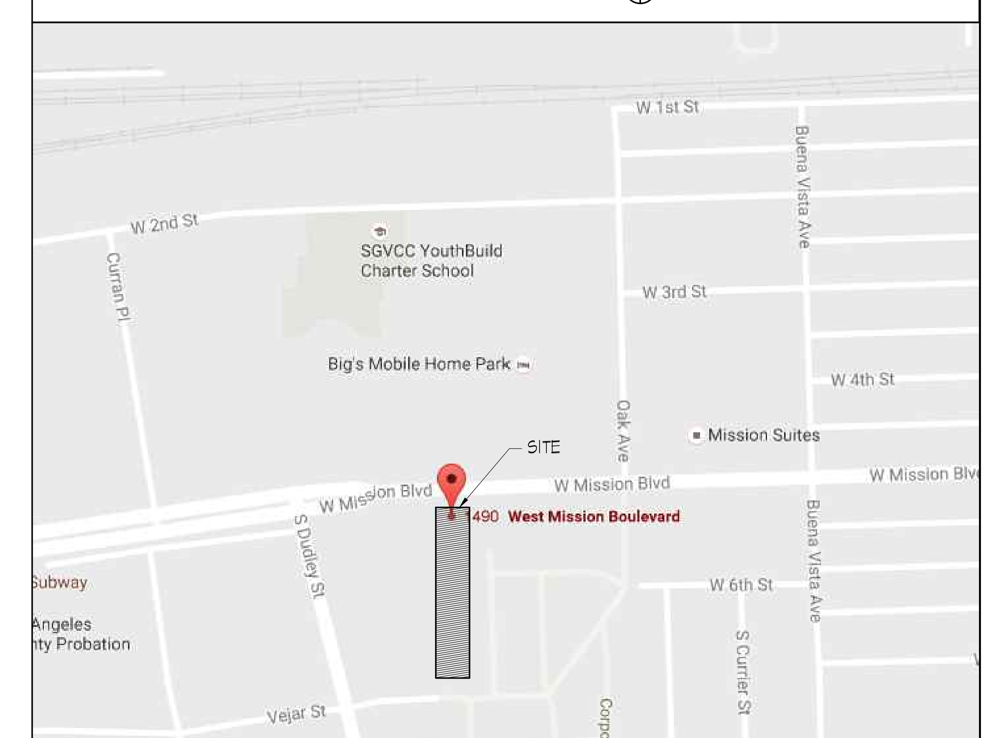
2. THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF POMONA MUNICIPAL CODE SECTION 46-496.

3. THE PROPERTY ABUTTING SIDEWALK, PARKWAY AND ALLEY, AS APPLICABLE, SHALL BE MAINTAINED FREE OF WEEDS, RUBBISH AND REFUSE BY THE PROPERTY OWNER, AS REQUIRED BY THE CIT'S NUNICIPAL CODE SECTION 18-261.

DEMOLITION NOTES

1	EXISTING STRUCTURE TO BE REMOVED
2	EXISTING TREE TO BE REMOVED
3	EXISTING FENCE WALL TO BE REMOVED
4	EXISTING DRIVEWAY TO BE REMOVED
5	EXISTING CONCRETE PAD TO BE REMOVED

VICINITY MAP



REVISIONS:

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POMONA, CA 91766

JWDA-MS Architects
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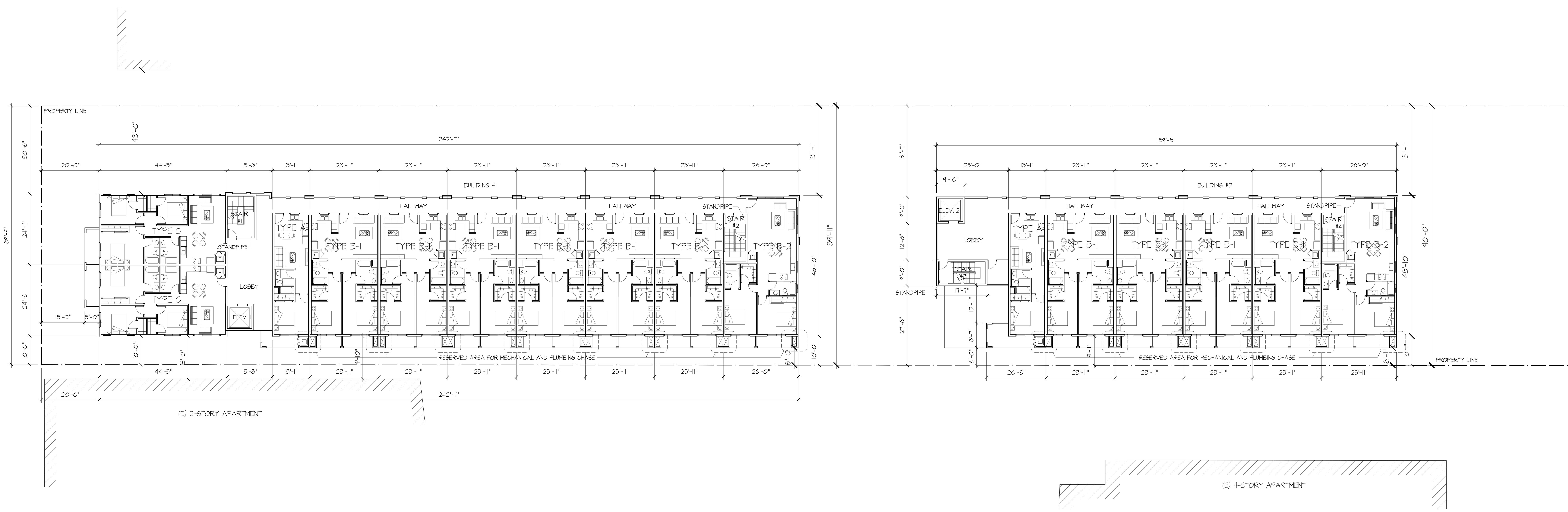
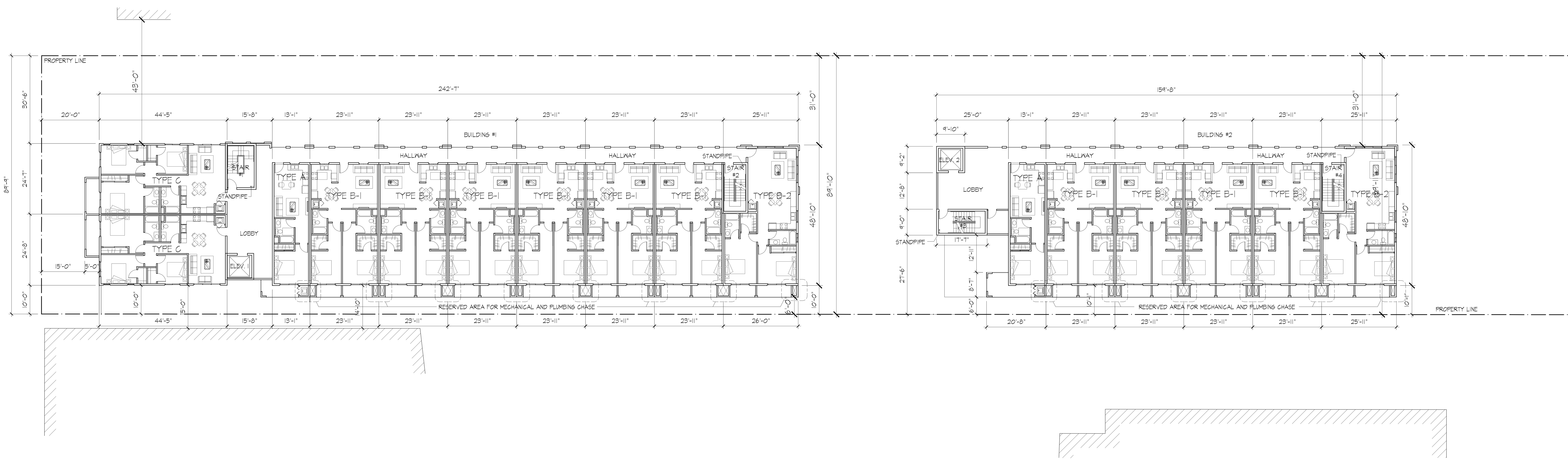
LICENSED ARCHITECT
MICHAEL C. SUN
C-29323
09-30-2019
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:
PROJECT DATA AND SITE SURVEY DEMOLITION PLAN

DATE PRINTED:	12/02/2024
DATE:	
SCALE:	
DRAWN:	
JOB NO.	8449
SHEET	T-1
OF	SHEETS



1 2ND FLOOR PLAN
1/16"=1'-0"



2 3RD FLOOR PLAN
1/16"=1'-0"

REVISIONS:

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LICENSED ARCHITECT
MICHAEL C. SUN
C-29323
09-30-2019
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:
2ND AND 3RD FLOOR PLANS

DATE PRINTED: MARCH/09/2025
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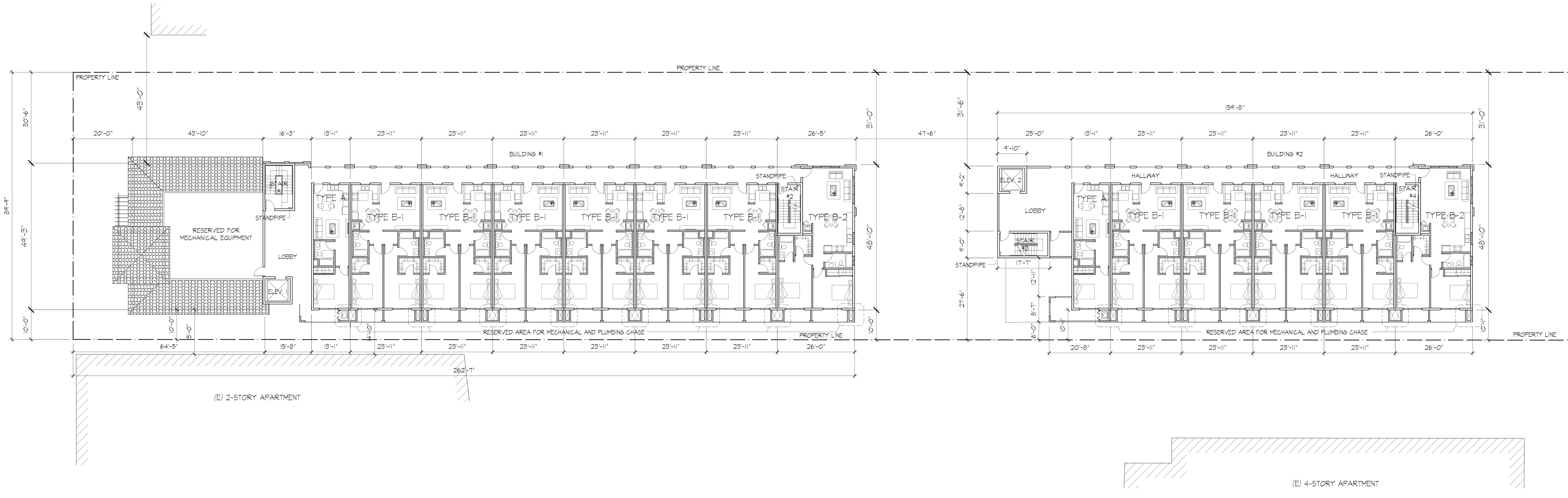
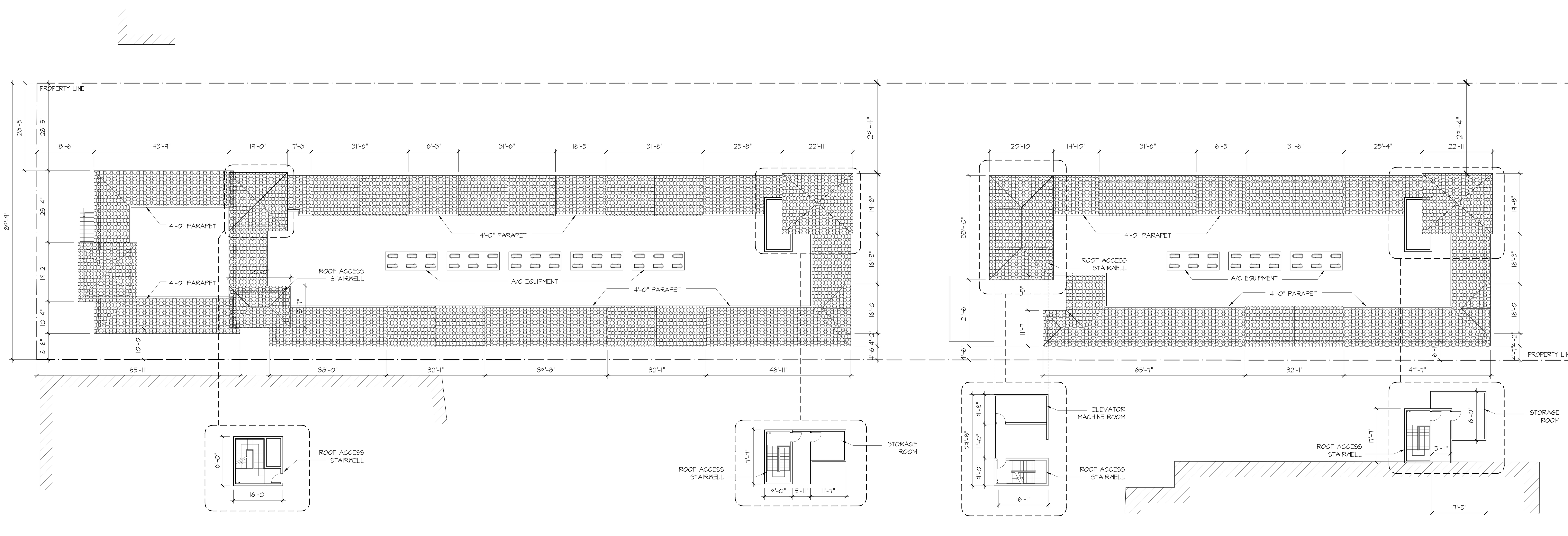
JOB NO. 8449
SHEET A1-1
OF SHEETS

REVISIONS:



1 4TH FLOOR PLAN
1/16"=1'-0"



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

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LICENSED ARCHITECT
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09-30-2019
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:
4TH AND ROOF PLANS

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SHEET	A1-2
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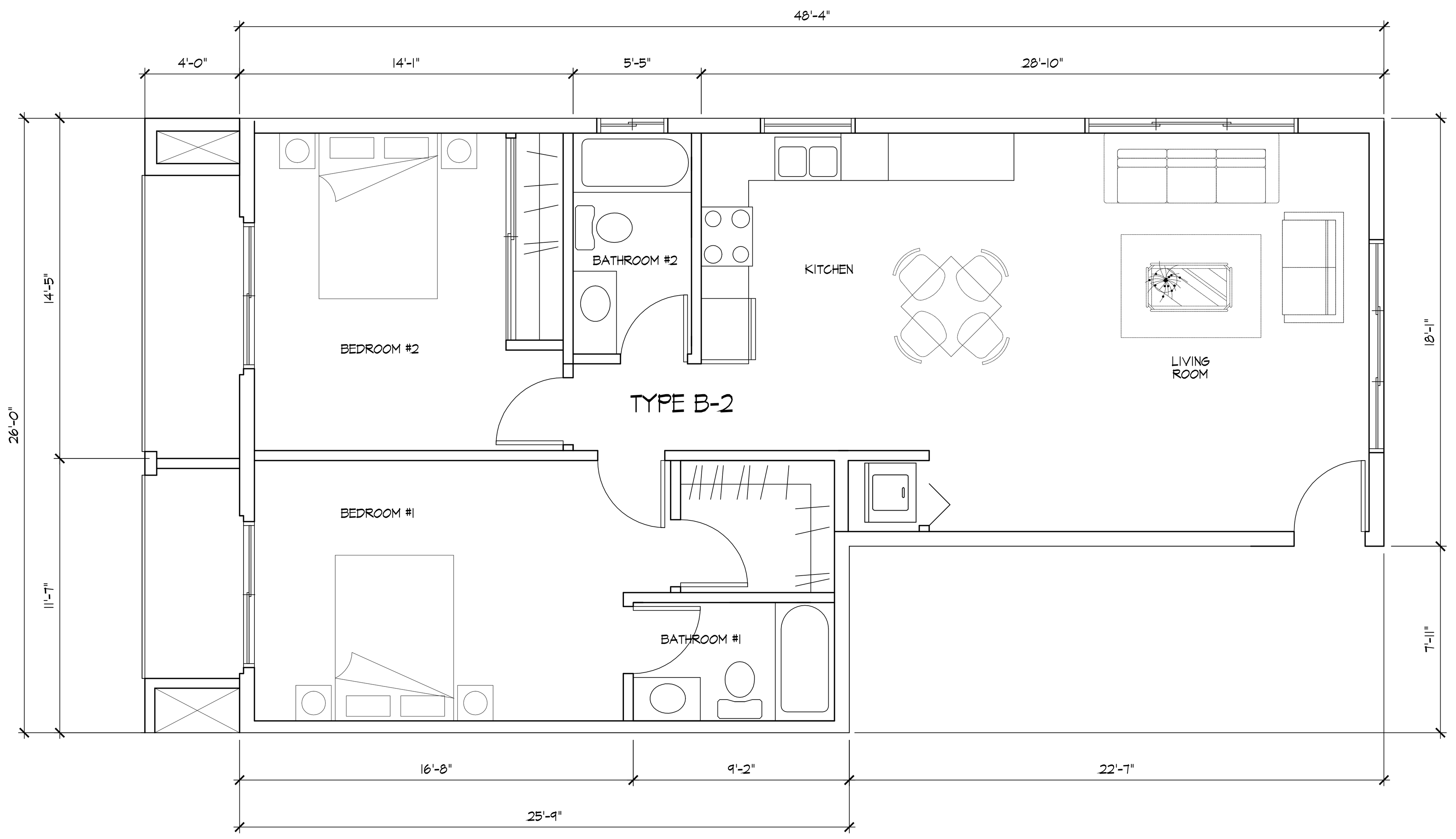
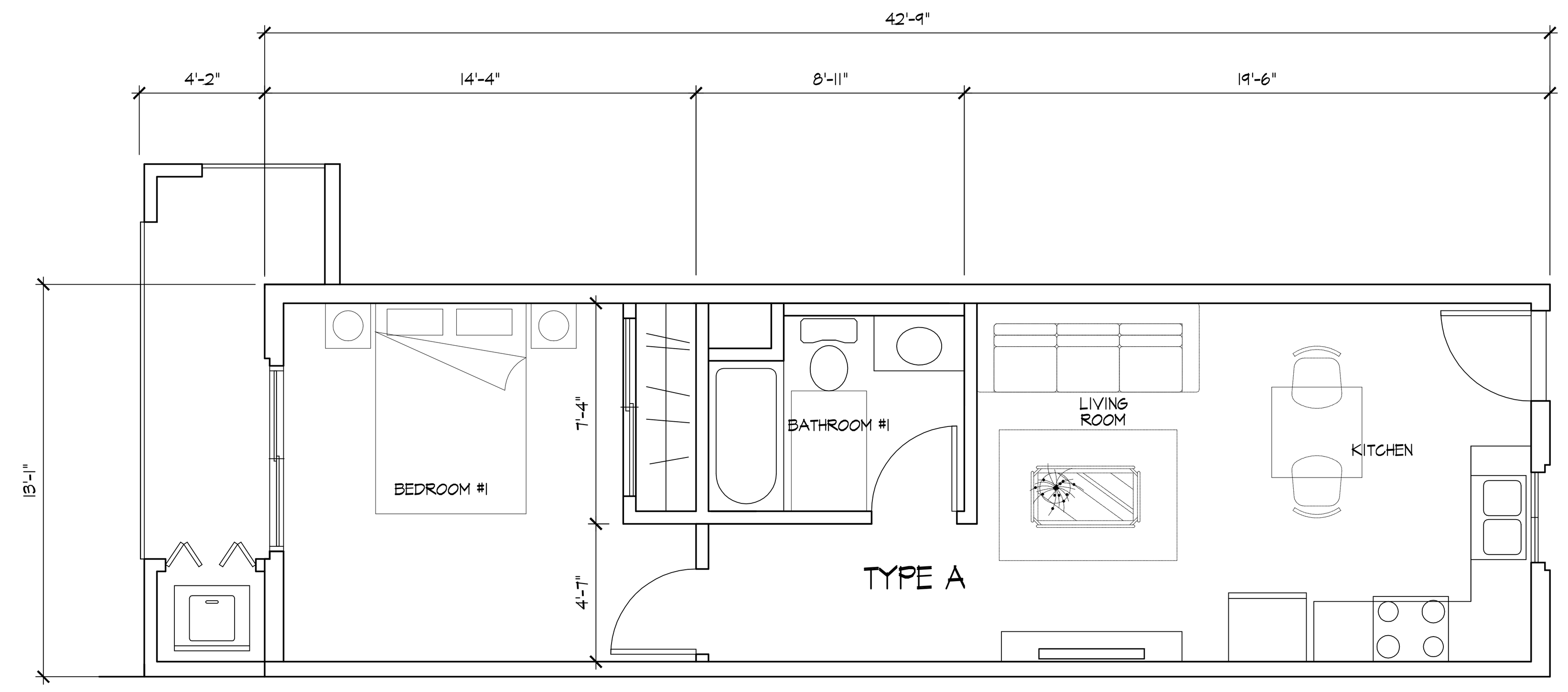


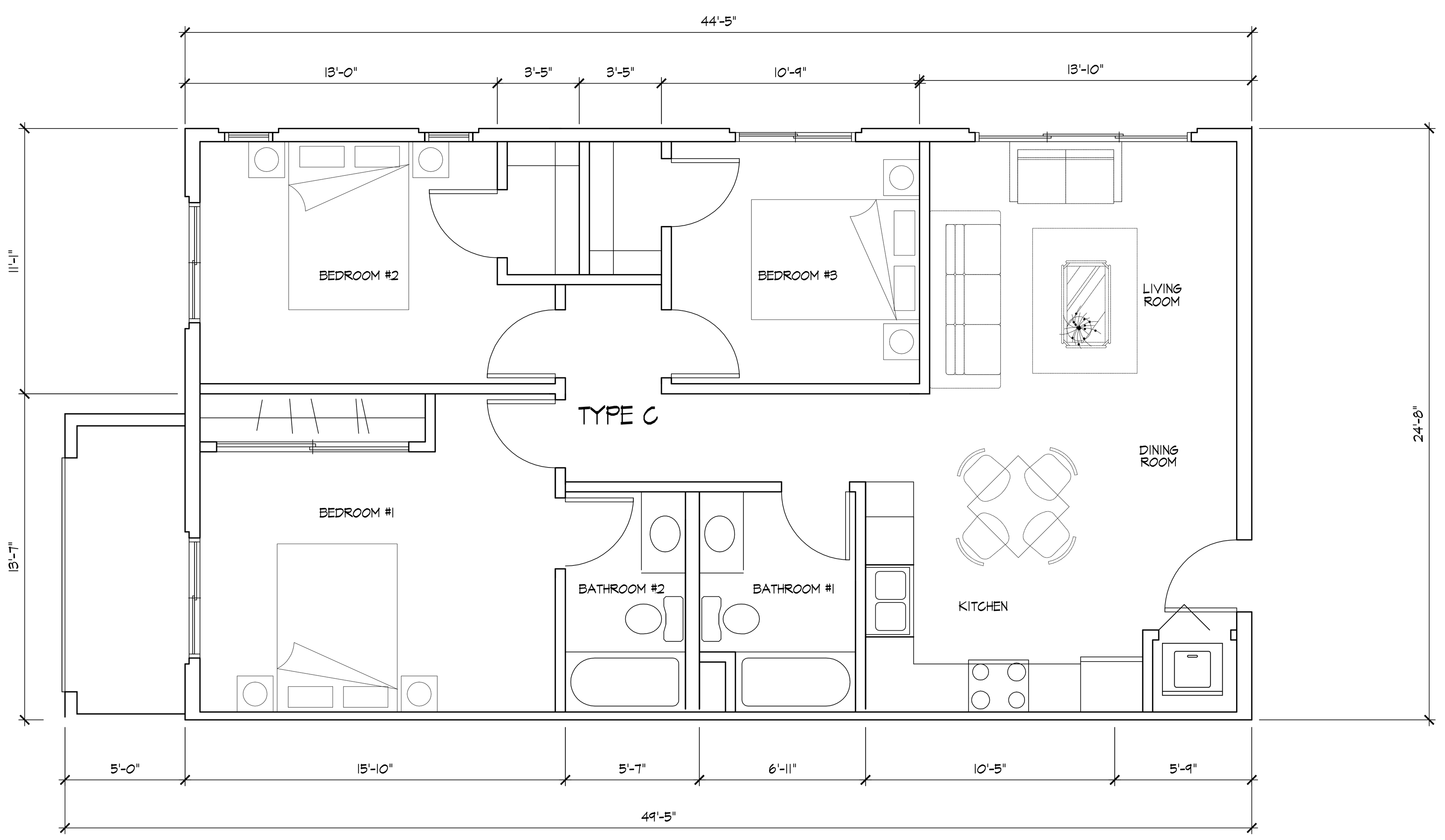
3 TYPE B-2 FLOOR PLAN
1/4"=1'-0"

BEDROOM(S): 2
BATHROOM(S): 2
UNIT AREA: 968 SF
PATIO AREA: 77 SF



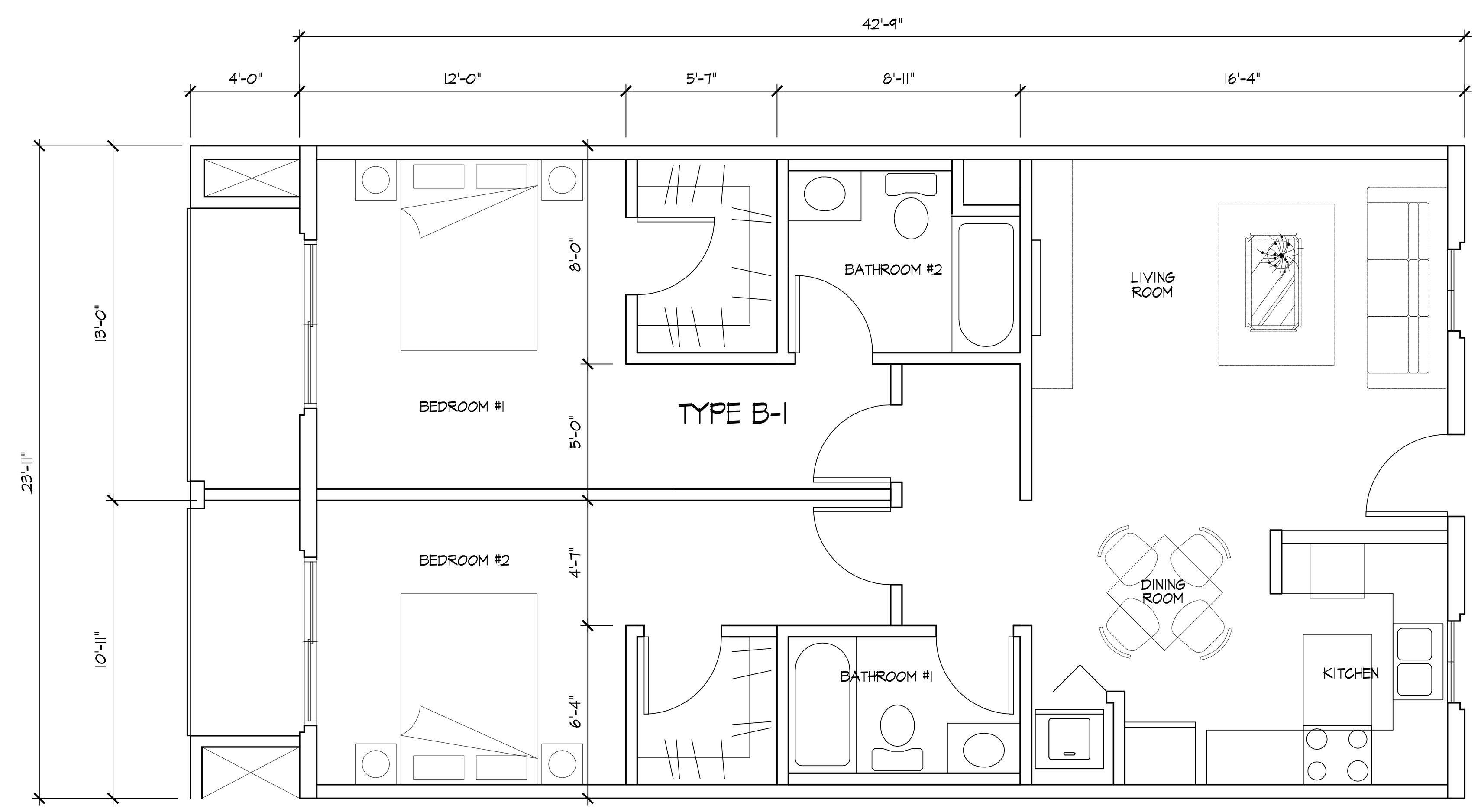
1 TYPE A FLOOR PLAN
1/4"=1'-0"

BEDROOM(S): 1
BATHROOM(S): 1
UNIT AREA: 575 SF
PATIO AREA: 62 SF



4 TYPE C FLOOR PLAN
1/4"=1'-0"

BEDROOM(S): 3
BATHROOM(S): 2
UNIT AREA: 1097 SF
PATIO AREA: 65 SF



2 TYPE B-1 FLOOR PLAN
1/4"=1'-0"

BEDROOM(S): 2
BATHROOM(S): 2
UNIT AREA: 1052 SF
PATIO AREA: 65 SF

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MICHAEL C. SUN
C-29323
09-30-2019
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STATE OF CALIFORNIA

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UNIT PLANS

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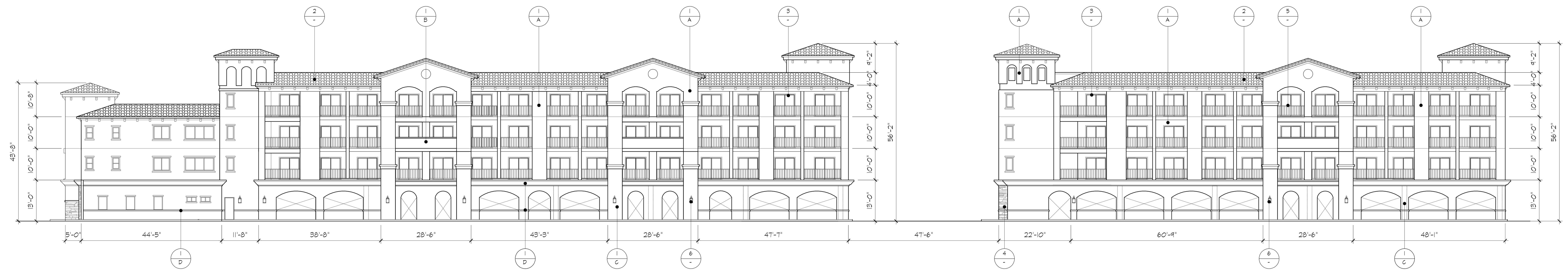
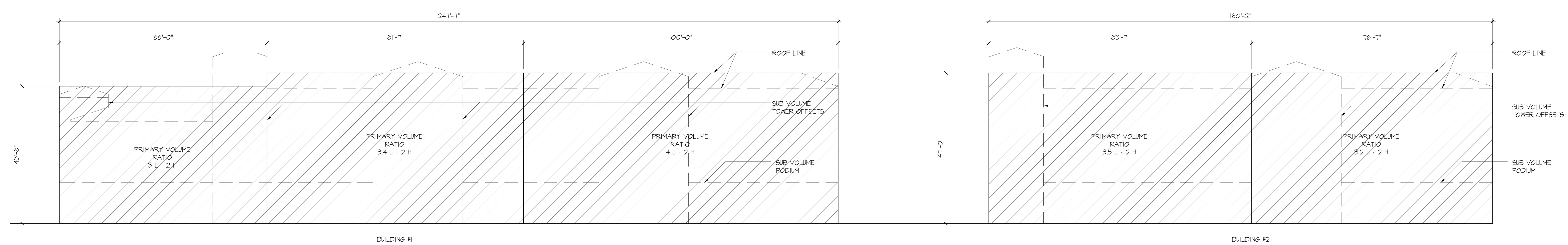
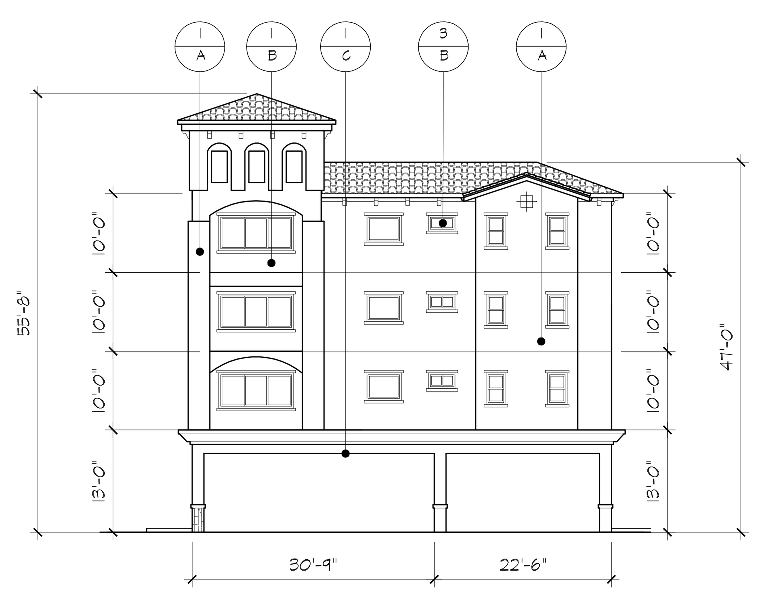
SHEET	A2-1
OF	SHEETS



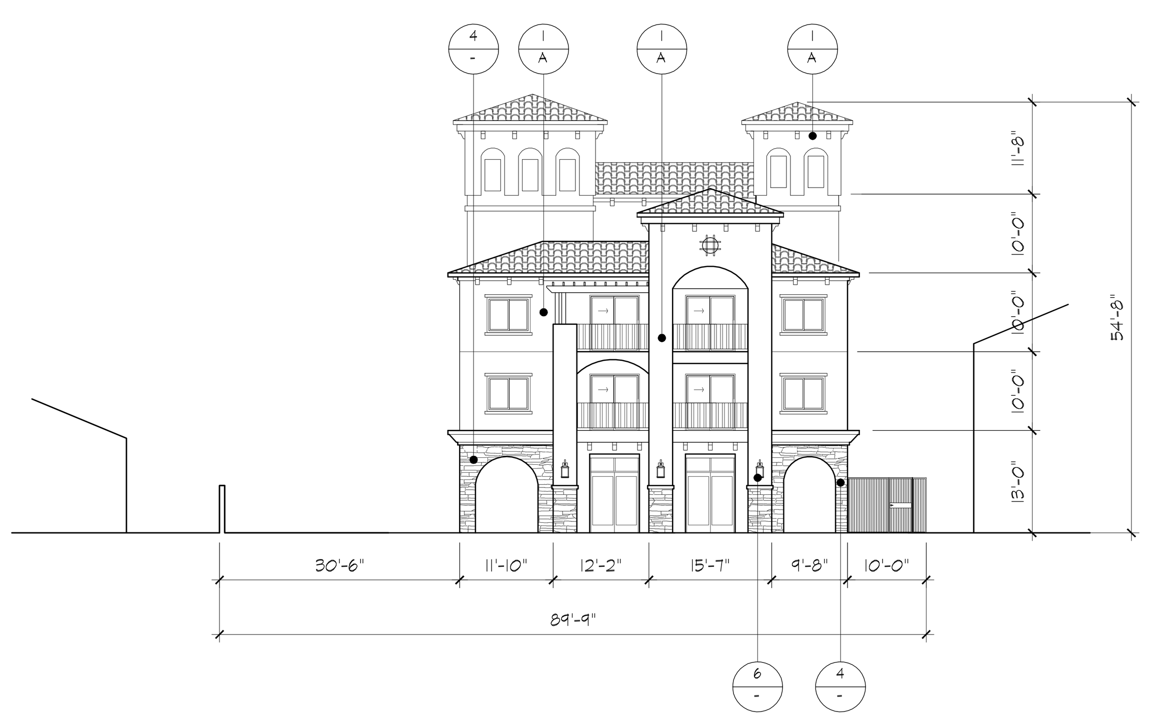
1 WEST ELEVATION
1/16"=1'-0"



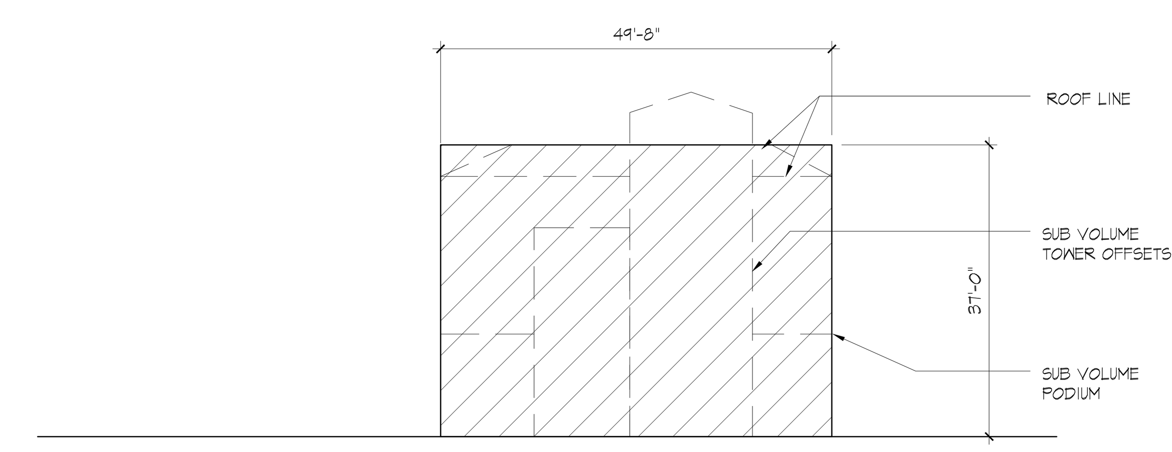
2 WEST ELEVATION MASSING RATIO
1/16"=1'-0"



3 BUILDING #1 SOUTH ELEVATION (REAR)
1/16"=1'-0"



4 BUILDING #1 NORTH ELEVATION (FRONTAGE)
1/16"=1'-0"



5 BUILDING #1 NORTH ELEVATION (FRONTAGE) MASSING RATIO
1/16"=1'-0"

MATERIAL

SYMBOL	DESCRIPTION
1/-	CEMENT PLASTER - SAND FINISH 20/30
2/-	EAGLE ROOF 3520 TERRICOTTA TILE LOOK OR EQ.
3/-	VINYL WINDOW - COLOR : WHITE
4/-	STONE VENEER - ELDORADO STONE- BOARDWALK CLIFFSTONE LOOK OR EQ.
5/-	METAL RAILING - WROUGHT IRON- COLOR PAINTED FINSIH
6/-	LIGHT WALL MOUNTED - COLOR BLACK
7/-	FRONT DOOR - COLOR BROWN

COLOR

SYMBOL	DESCRIPTION
-/A	STUCCO COLOR MATCH LAHABRA STUCCO CRYSTAL WHITE X-50 LOOK OR EQ.
-/B	STUCCO COLOR MATCH LAHABRA STUCCO MESA VERDE X-215 LOOK OR EQ.
-/C	DUNN EDWARDS DEC759 HICKORY LOOK OR EQ.
-/D	DUNN EDWARDS DEC756 WEATHERED BROWN LOOK OR EQ.

NOTES

1. ALL SIGNAGE ARE DESIGN BUILD BY OTHER SEE APPROVED SIGN PROGRAM
2. CONTRACTOR SHALL SUBMIT ACTUAL MATERIAL AND COLOR SAMPLE TO ARCHITECT AND CITY FOR FINAL APPROVAL PRIOR TO CONSTRUCTION
3. ALL WINDOWS TO BE RECESSED BY 2"

REVISIONS:

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LICENSED ARCHITECT MICHAEL C. SUN C-29323 09-30-2019 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE:
ELEVATIONS

DATE PRINTED: MARCH/09/2025
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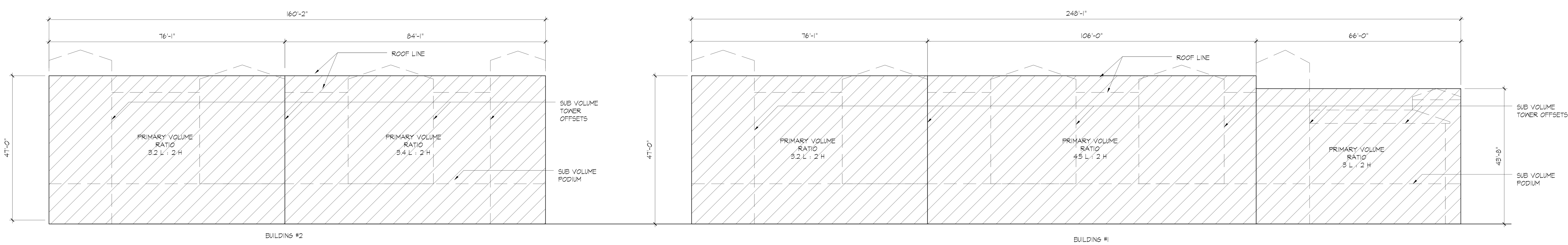
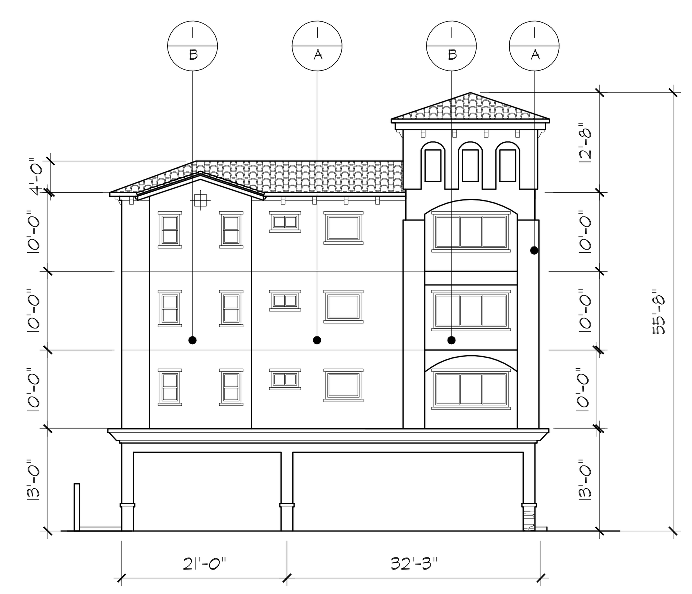
SHEET A3-1
OF SHEETS

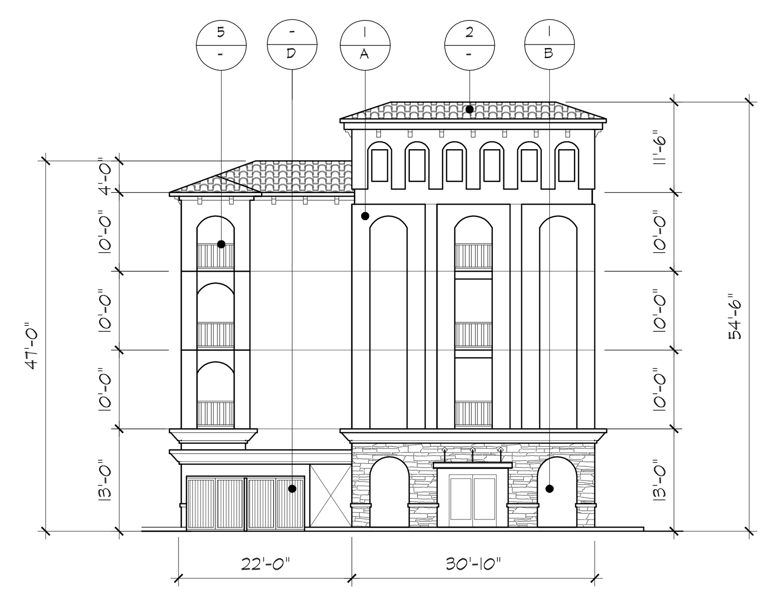
1 EAST ELEVATION
1/16"=1'-0"



2 EAST ELEVATION MASSING RATIO
1/16"=1'-0"



3 BUILDING #2 SOUTH ELEVATION (REAR)
1/16"=1'-0"



4 BUILDING #2 NORTH ELEVATION (FRONT)
1/16"=1'-0"

MATERIAL

SYMBOL	DESCRIPTION
1	CEMENT PLASTER - SAND FINISH 20/30
2	EAGLE ROOF 3520 TERRICOTTA TILE LOOK OR EQ.
3	VINYL WINDOW - COLOR : WHITE
4	STONE VENEER - ELDORADO STONE- BOARDWALK CLIFFSTONE LOOK OR EQ.
5	METAL RAILINGS - WROUGHT IRON- COLOR PAINTED FINSIH
6	LIGHT WALL MOUNTED - COLOR BLACK
7	FRONT DOOR - COLOR BROWN

COLOR

SYMBOL	DESCRIPTION
A	STUCCO COLOR MATCH LAHABRA STUCCO CRYSTAL WHITE X-50 LOOK OR EQ.
B	STUCCO COLOR MATCH LAHABRA STUCCO MESA VERDE X-215 LOOK OR EQ.
C	DUNN EDWARDS DEC759 HICKORY LOOK OR EQ.
D	DUNN EDWARDS DEC756 WEATHERED BROWN LOOK OR EQ.

NOTES

1. ALL SIGNAGE ARE DESIGN BUILD BY OTHER SEE APPROVED SIGN PROGRAM
2. CONTRACTOR SHALL SUBMIT ACTUAL MATERIAL AND COLOR SAMPLE TO ARCHITECT AND CITY FOR FINAL APPROVAL PRIOR TO CONSTRUCTION
3. ALL WINDOWS TO BE RECESSED BY 2"

REVISIONS

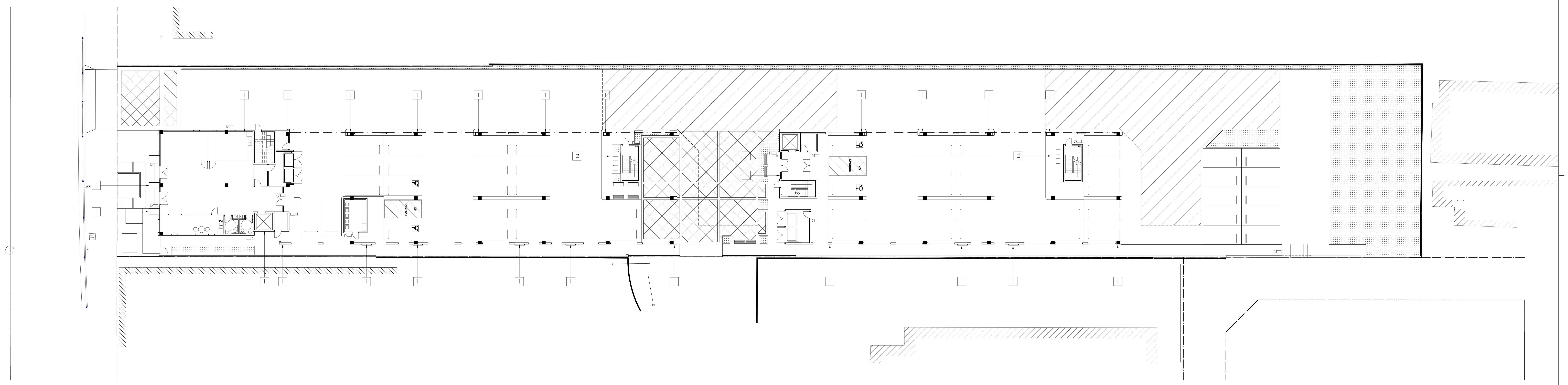
PROJECT NAME:
POMONA 46 UNIT APARTMENTS
1490 WEST MISSION BLVD
POMONA, CA 91766

JWDA-MS Architects
ARCHITECTURE / INTERIOR DESIGN / PLANNING

LICENSED ARCHITECT MICHAEL C. SUN C-29327 09-30-2019 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE:
ELEVATIONS

DATE PRINTED: MARCH/09/2025
DATE:
SCALE:
DRAWN:
JOB NO. 8449
SHEET A3-2
OF SHEETS



SITE PLAN
1/20"=1'-0"

OPEN SPACE/ LANDSCAPE AREA

SYMBOL	DESCRIPTION
1	PROGRESS LIGHTING LANTERN STYLE WALL MOUNTED LAMP OR EQ
2	BELSON OUTDOOR 2 BIKE U BIKE RACK TRADITIONAL INVERTED U GLOSSY BLACK FINISH SIMILAR OR EQ. SEE #3/ SPEC BELOW
	SECURITY CAMERA LOCATION

P560155-031

There are many beautiful new lighting choices to enhance your home's curb appeal and add nighttime light. Outdoor lighting provides safety and security around your home and other outdoor living spaces; and it adds curb appeal creating a warm welcome for guests.

Specifications

Dimensions: H 26 in, W 9.5 in, D 11.25 in

Sconce Type	Number of Lights	Power Source	Light Direction
Lantern	1 Light	Hardwired	Down Up
See Similar Items	See Similar Items	See Similar Items	

Damp/Wet Rating	Fixture Material	Durability	Glass Type
Wet Rated	Aluminum	Weather Resistant	Seeded Glass
See Similar Items	See Similar Items	See Similar Items	See Similar Items

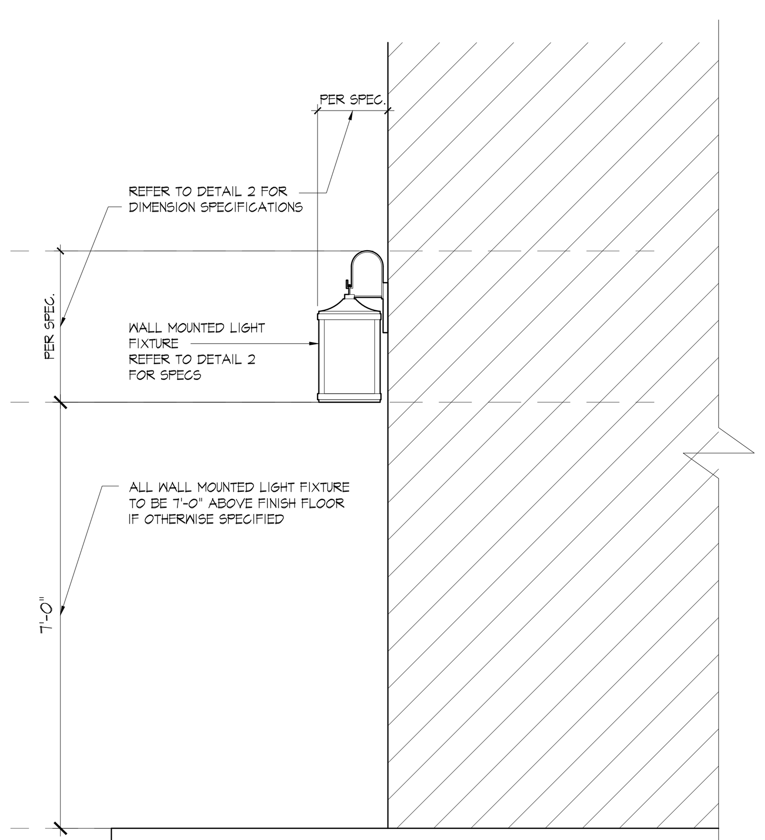
Dimensions

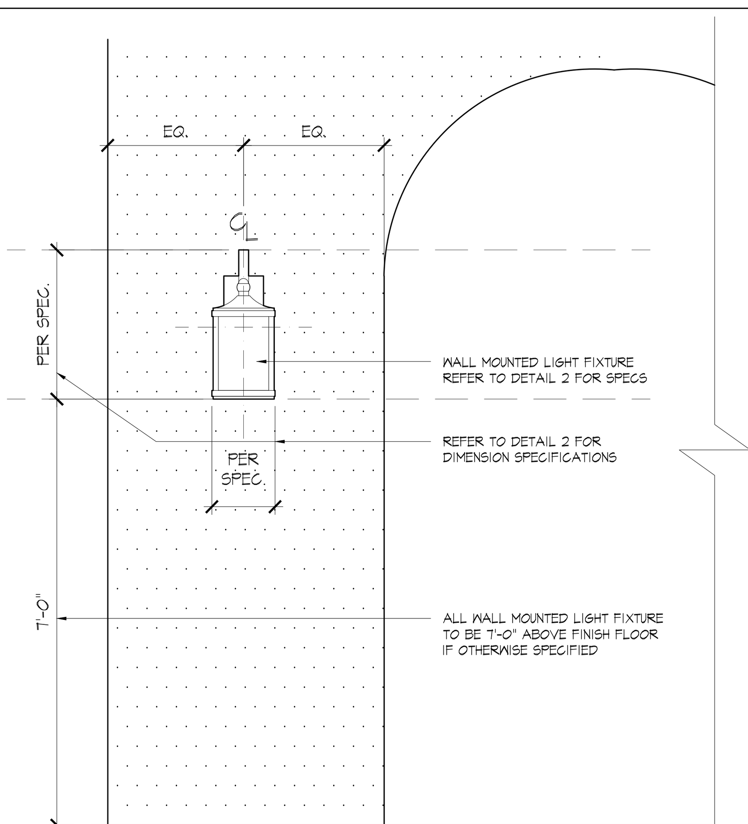
Mounting Deck Height (in.)	0 in	Mounting Deck Width (in.)	0 in
Product Depth (in.)	11.25 in	Product Height (in.)	26 in
Product Width (in.)	9.5 in		

Details

Compatible Bulb Type	Incandescent	Damp/Wet Rating	Wet Rated
Durability	Weather Resistant	Exterior Lighting Product Type	Sconce
Fixture Color/Finish	Textured Black	Fixture Material	Aluminum
Glass Type	Seeded Glass	Included	Hardware Included
Indoor/Outdoor	Outdoor	Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included	Light Direction	Down, Up
Max. Bulb Wattage (W)	100 W	Number of Lights	1 Light
Outdoor Lighting Features	No additional features	Package Quantity	1
Power Source	Hardwired	Product Size	X-Large
Product Weight (lb.)	8.05 lb	Recommended Light Bulb Shape Code	A19
Returnable	90-Day	Sconce Type	Lantern
Shade Material	Glass	Shape	Cylinder, Rectangle
Style	Classic	Voltage Type	Line Voltage

2 LIGHT FIXTURE
1/20"=1'-0"





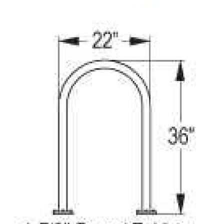
2 Bike 'U' Bike Rack

SALE

Model CBBR-2UR-SS

Traditional Inverted 'U'

Ubiquitous to many urban areas, the inverted 'U' bike rack has become the de facto bike rack for streetscapes everywhere. It's easy to understand why—with its simplistic, compact design and small footprint it is perfectly suited for high traffic areas. The 'U' rack provides ample space for two bikes to both properly secure wheel and frame.



Matching Products

Stainless Steel 5 Bike Wave Bike Rack

Stainless Steel 9 Bike Wave Bike Rack

Features

- 1-7/8"O.D. Steel Tube
- 304 Stainless Steel

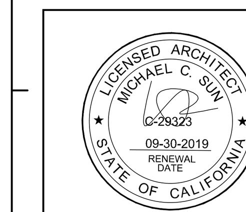
These imported bike racks are constructed with high grade steel and available in black powder-coated finish or 304 stainless steel, both are ready to weather continued exposure to multi-varied weather conditions. The solid base flanges provide a sturdy means to surface mount the bike rack while also providing a full seal over the tubing's open ends that prevents unwanted moisture and creepy crawlies from getting in.

3 BIKE RACK SPECS

REVISIONS:

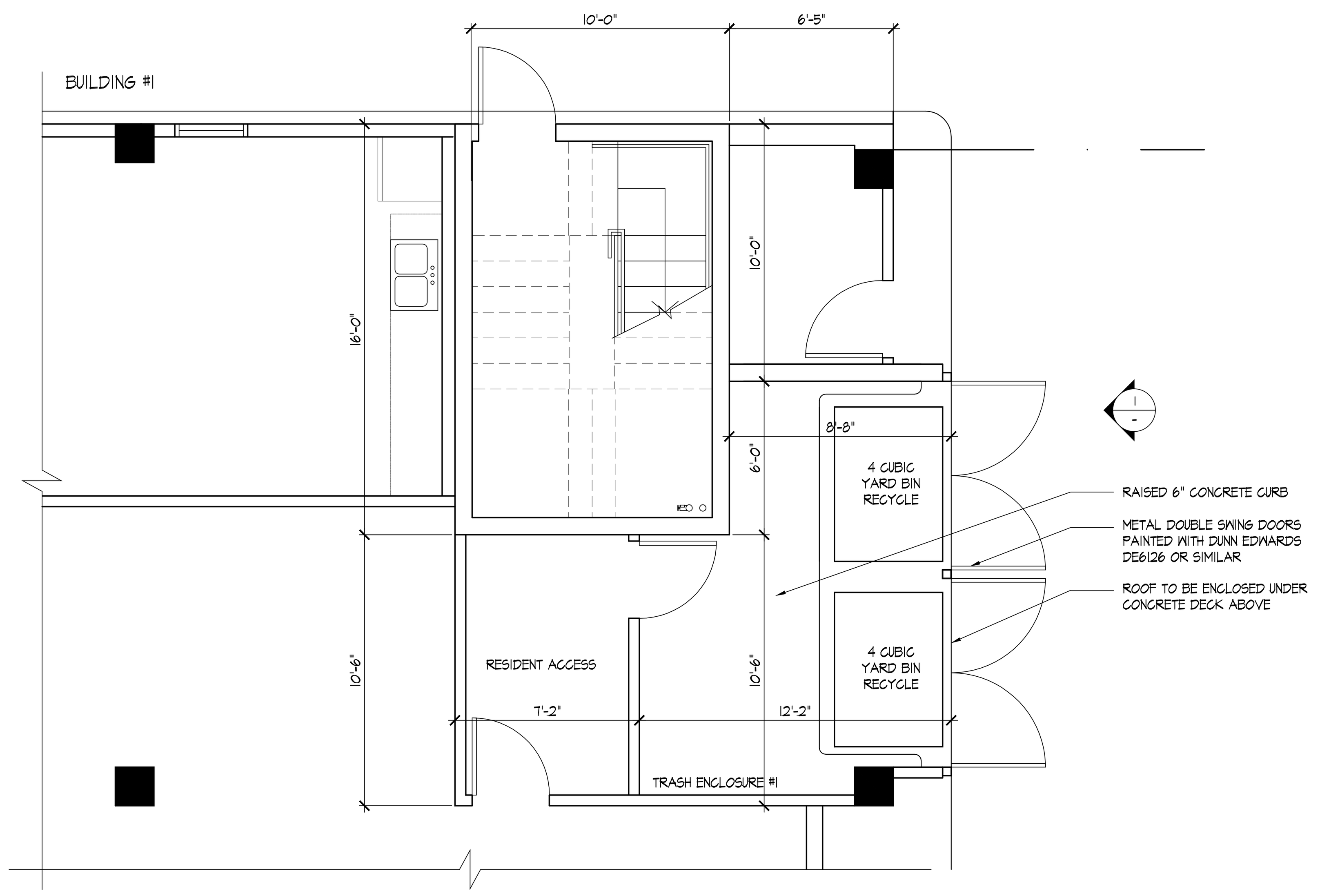
PROJECT NAME:
POMONA 46 UNIT APARTMENTS
1490 WEST MISSION BLVD
POMONA, CA 91766

JWDA-MS Architects
ARCHITECTURE / INTERIOR DESIGN / PLANNING
8932 E Mission Dr. #101
Rosemead, California 91770
Phone (626) 288-9199 Fax (626) 288-9159

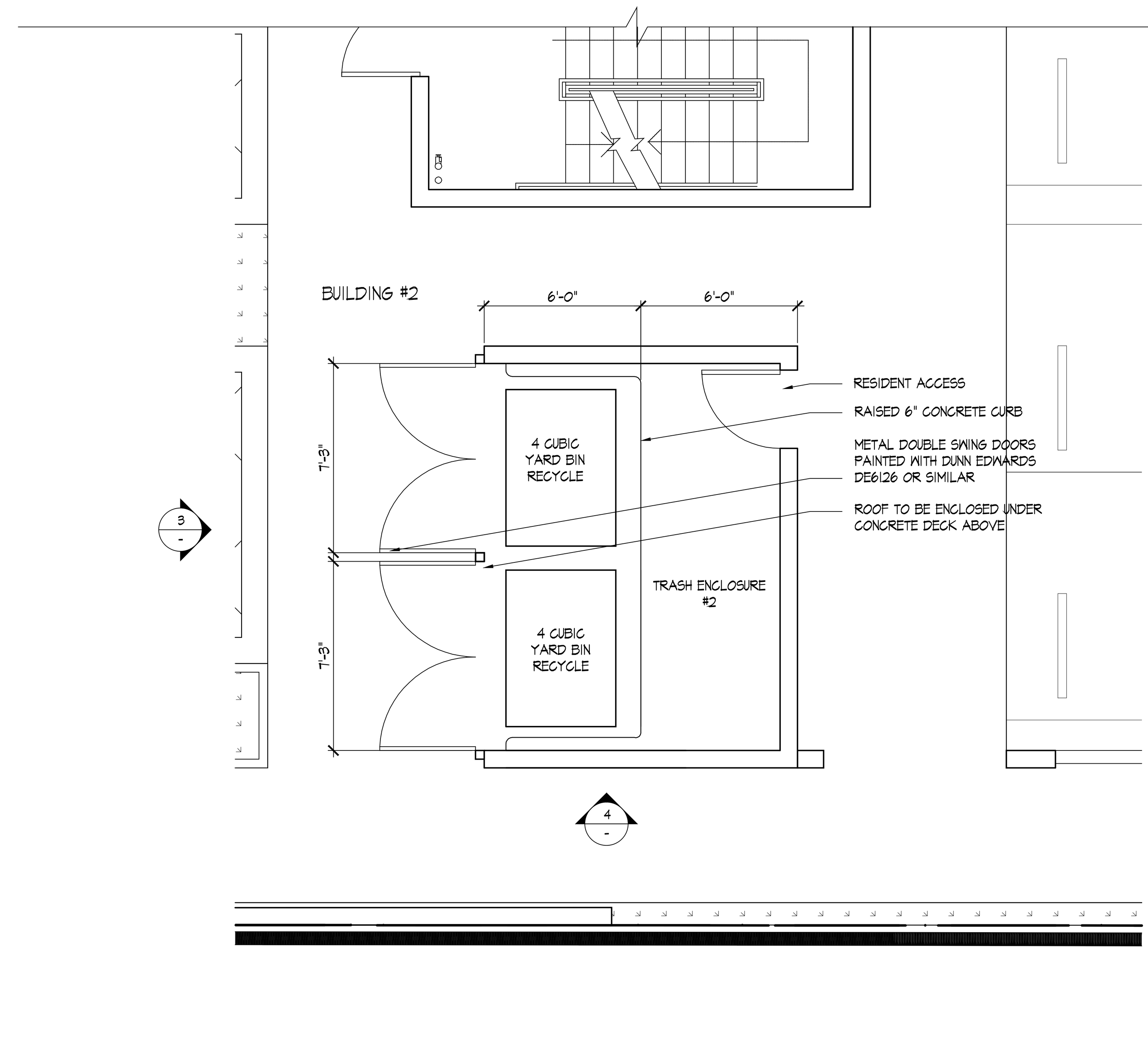


SHEET TITLE:
LIGHTING, BICYCLE, AND SECURITY PLAN

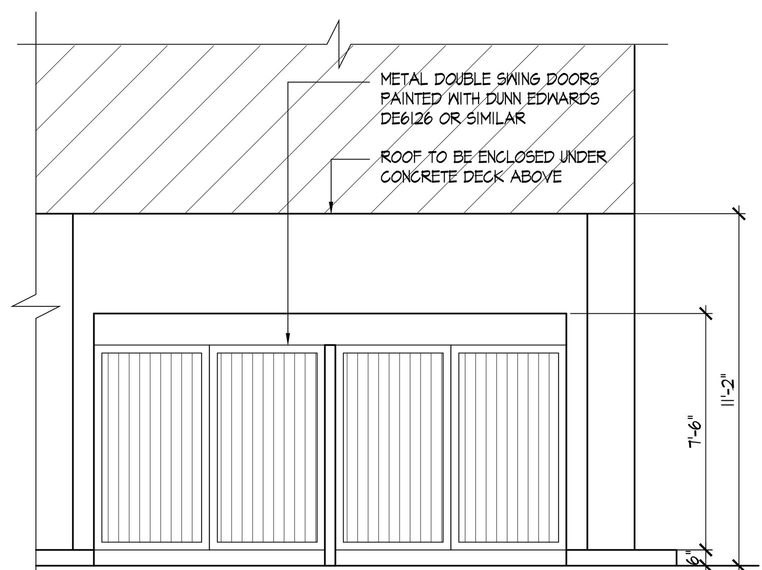
DATE PRINTED:	MARCH/03/2025
DATE:	
SCALE:	
DRAWN:	
JOB NO.	8449
SHEET	A4-1
OF	SHEETS



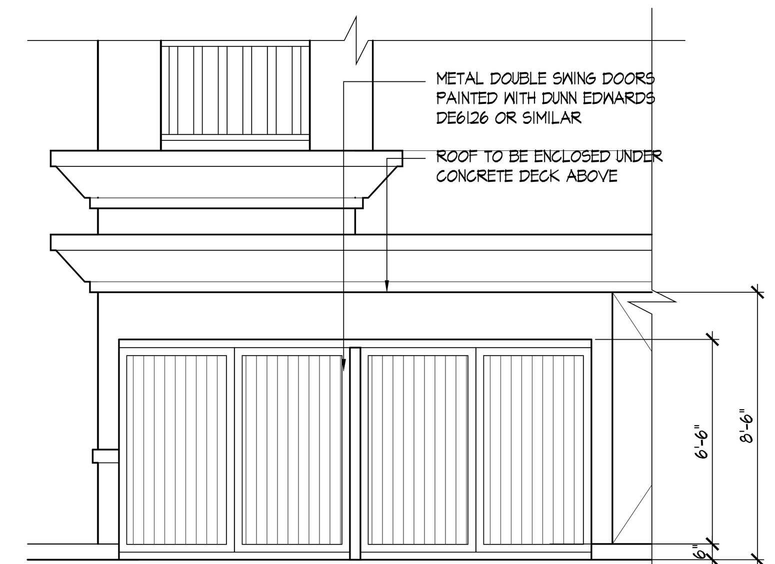
1 ENLARGED FLOOR PLAN TRASH ENCLOSURE #1
1/4"=1'-0"



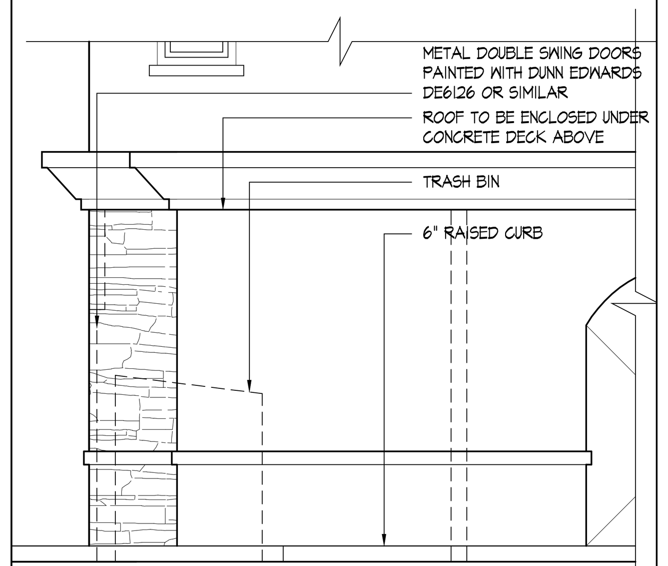
2 ENLARGED FLOOR PLAN TRASH ENCLOSURE #2
1/4"=1'-0"



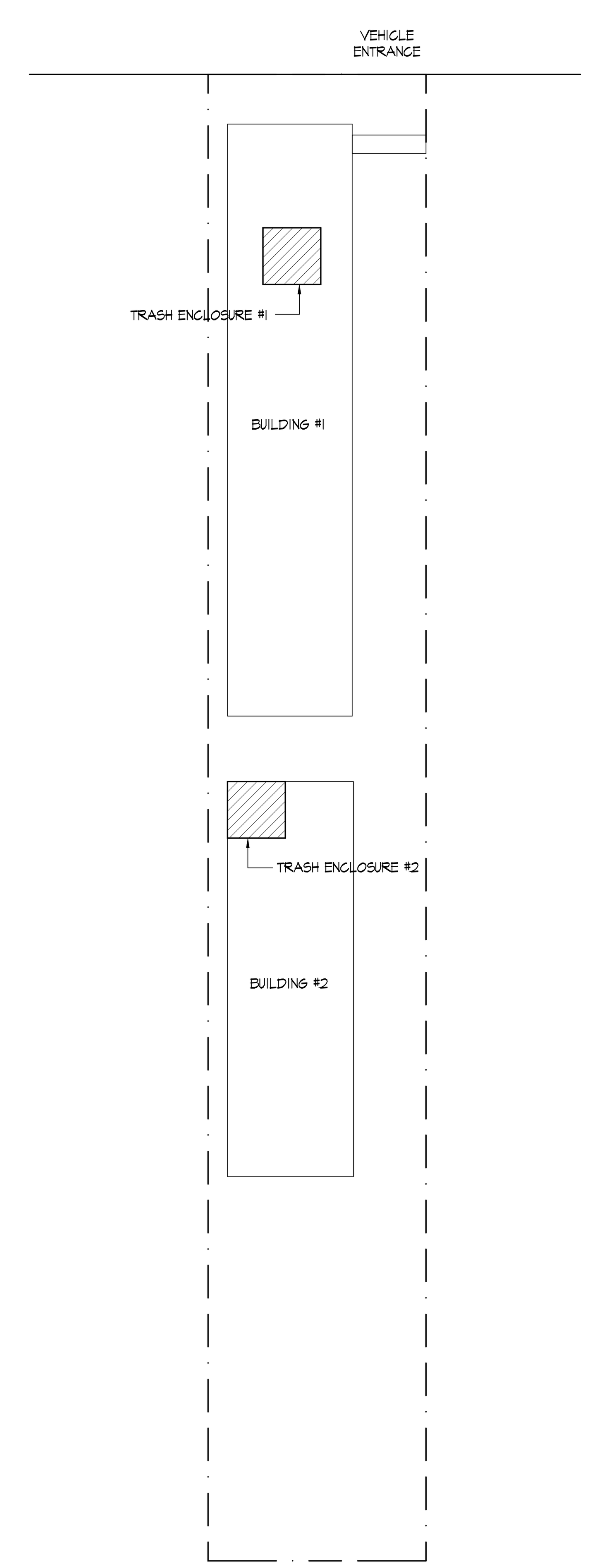
3 TRASH ENCLOSURE #1 (FRONT ELEVATION)
1/4"=1'-0"



4 TRASH ENCLOSURE #2 (FRONT ELEVATION)
1/4"=1'-0"



5 TRASH ENCLOSURE #2 (WEST ELEVATION)



ENCLOSURE LOCATION MAP

REVISIONS:

PROJECT NAME:
POMONA 46 UNIT APARTMENTS
1490 WEST MISSION BLVD
POMONA, CA 91766

JWDA-MS Architects
ARCHITECTURE / INTERIOR DESIGN / PLANNING
8932 E Mission Dr. #101
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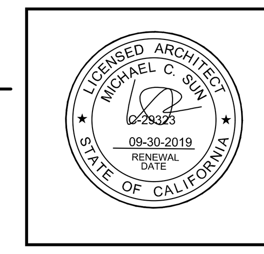

SHEET TITLE:
TRASH ENCLOSURE PLAN AND ELEVATION

DATE PRINTED: MARCH/09/2025
DATE:
SCALE:
DRAWN:
JOB NO. 8449
SHEET A5-1
OF SHEETS

1 LANDSCAPE PLAN
1"=20'-0"
N
0 10' 20'

PLANTING LEGEND

TREE	SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE
ET		1	6" DIA.	EXISTING SYCAMORE STREET TREE TO BE REMOVED	
T1		2	24" BOX	ULMUS PARVIFOLIA CHINESE ELMS (STREET TREE)	MODERATE .5
T2		2	24" BOX	OLEA EUROPAEA 'BONITA' BONITA OLIVE	LOW .3
T3		1	24" BOX	PISTACIA C. 'KEITH DAVEY' CHINESE PISTACHE	MODERATE .5
T4		4	15 GAL	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	LOW .3
T5		2	15 GAL	LAGERSTROEMIA INDICA 'RED' CRAPE MYTRLE	MODERATE .5
T6		24	15 GAL	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	MODERATE .5

SHRUB

SHRUB	SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE
S1		16	5 GAL	STRELITZIA REGINAE BIRDS OF PARADISE	MODERATE .5
S2		24	5 GAL	ROSE ' ICE BERG' PINK ICEBERG ROSE	MODERATE .5
S3		27	1 GAL	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD	MODERATE .5
S4		25	5 GAL	ROSE KNOCKOUT 'YELLOW' YELLOW KNOCKOUT ROSE	MODERATE .5
S5		142	5 GAL 5' O.C.	CALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLEBRUSH (HEDGE)	LOW .3
S6		79	1 GAL	PELARGONIUM P. 'SOFIE CASCADE' IVY GERANIUM	LOW .3
S7		9	1 GAL	LAVANDULA A. 'TWICKEL PURPLE' TWICKEL PURPLE ENGLISH LAVENDER	LOW .3
S8		26	5 GAL	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	LOW .3
S9		9	5 GAL	DIETES IRIDIOIDES WILD IRIS	LOW .3
S10		31	5 GAL	RHAPHIOLEPIS I. 'SPRINGTIME' INDIA HAWTHORN	LOW .3
S11		179	5 GAL 5' O.C.	OLEA EUROPAEA 'MONTRA' 'LITTLE OLLIE' DWARF OLIVE (HEDGE)	LOW .3

GROUNDCOVER/ VINE/ TURF

GROUNDCOVER	SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE
GC1		TRIANGULAR SPACING	1 GAL 1' O.C.	LANTANA MONTEVIDENSIS 'ALBA' WHITE TRAILING LANTANA	LOW .3
GC2		TRIANGULAR SPACING	1 GAL 2' O.C.	CAREX PANSA CALIFORNIA MEADOW SEDGE	LOW .3
GC3		27	1 GAL	GERANIUM CANTABRIGIENSE 'BIOKOVO' BIOKOVO GERANIUM	LOW .3
		ST. AUGUSTINE WARM SEASON TURF			WST .6

HARDSCAPE LEGEND

KEY NOTE	DESCRIPTION
1	DRIVEWAY ENTRY, PER ARCHITECTURAL PLAN
2	CITY SIDEWALK & PARKWAY
3	CONC. WALKWAY WITH CONTROL JOINT
4	ACCENT PAVING, PER ARCHITECTURAL PLAN
5	BOUNDARY WALL, FENCE & GATE, PER ARCHITECTURAL PLAN
6	B.B.Q. CHARCOAL GRILL, 23.5"L x 17"W x 11H HEAVY-DUTY STEEL, W/ MOUNTING PLATE, BLACK COLOR
7	OUTDOOR PICNIC TABLE SET, 54"L x 59"W x 28.5"H WEATHER RESISTANT HDPE, BLACK COLOR
8	5' L. x 18" W. PARK BENCH
9	KIDS PLAY AREA
10	TRASH RECEPTACLE, 23"D. X 33" H., STEEL, BLACK
11	POT PLANTER
12	CONC. MOW CURB
13	BIKE RACK, PER ARCH.

*REFER TO ARCHITECTURAL SITE PLAN FOR MORE INFO.

NOTE:

1. PROVIDE 3" THICK BARK MULCH UNDER ALL GROUNDCOVER / SHRUB TYP., SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/ 8"-5/8" DIAMETER.

BID NOTE:

1. CONTRACTOR BID THE QUANTITY AND SIZE OF TREES OR SHRUBS. OWNER AND DESIGNER MAY CHANGE THE TYPE OF SHRUBS AND ARRANGEMENT OF SHRUBS PER ACTUAL SITE CONDITION TO ACHIEVE THE BEST DESIGN APPEARING, ANY SUBSTITUTION TO MATCH WATER USE OF HYDROZONE.

SHEET INDEX

REVISIONS		BY
CONCEPT	08-31-21	
10-14-22	12-11-23	
12-12-23	11-19-24	
11-20-24	11-21-24	
04-11-25	12-23-25	

REGISTERED LANDSCAPE ARCHITECT
JENNY YE NO. 5059
Signature
8-30-27
Renewl Date
Date
STATE OF CALIFORNIA

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

SHEET TITTLE:
CONCEPTUAL LANDSCAPE PLAN

PROJECT NAME:
POMONA 46 UNIT APARTMENTS
1490 W. MISSION BLVD.
POMONA, CA 91766

DATE 12-23-25
SCALE PER PLAN
DRAWN
JOB 210826
SHEET L-1
OF 3 SHEETS

1 LANDSCAPE AREA ANALYSIS
1"=20'-0"

N

0 10' 20'

	Landscape description	Live vegetation. Area sq. ft.
A	Front yard area	769
B	South west side yard	278
C	South east side yard	182
D	North side yard	1,075
E	Parking lot island	283
F	Back yard area	2,138
G	Open space	259
	Provided Landscape Area	**4,984**

REVISIONS		BY
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REGISTERED LANDSCAPE ARCHITECT
JENNY YE NO. 5659
Signature
Renew Date
Date
STATE OF CALIFORNIA

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

SHEET TITTLE:

LANDSCAPE AREA EXHIBIT

PROJECT NAME:

POMONA 46 UNIT APARTMENTS
1490 W. MISSION BLVD.
POMONA, CA 91766

DATE 12-23-25
SCALE PER PLAN
DRAWN
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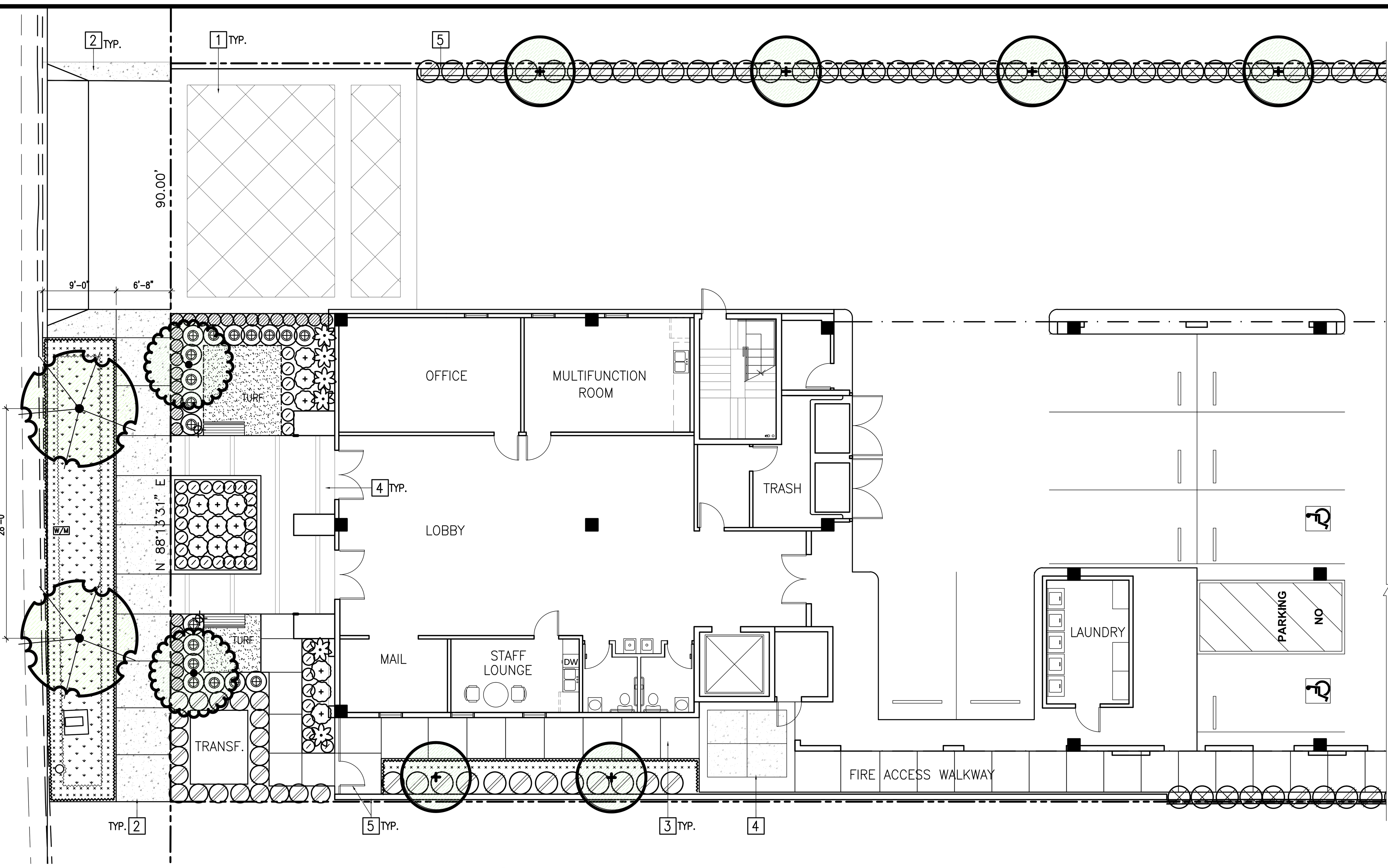
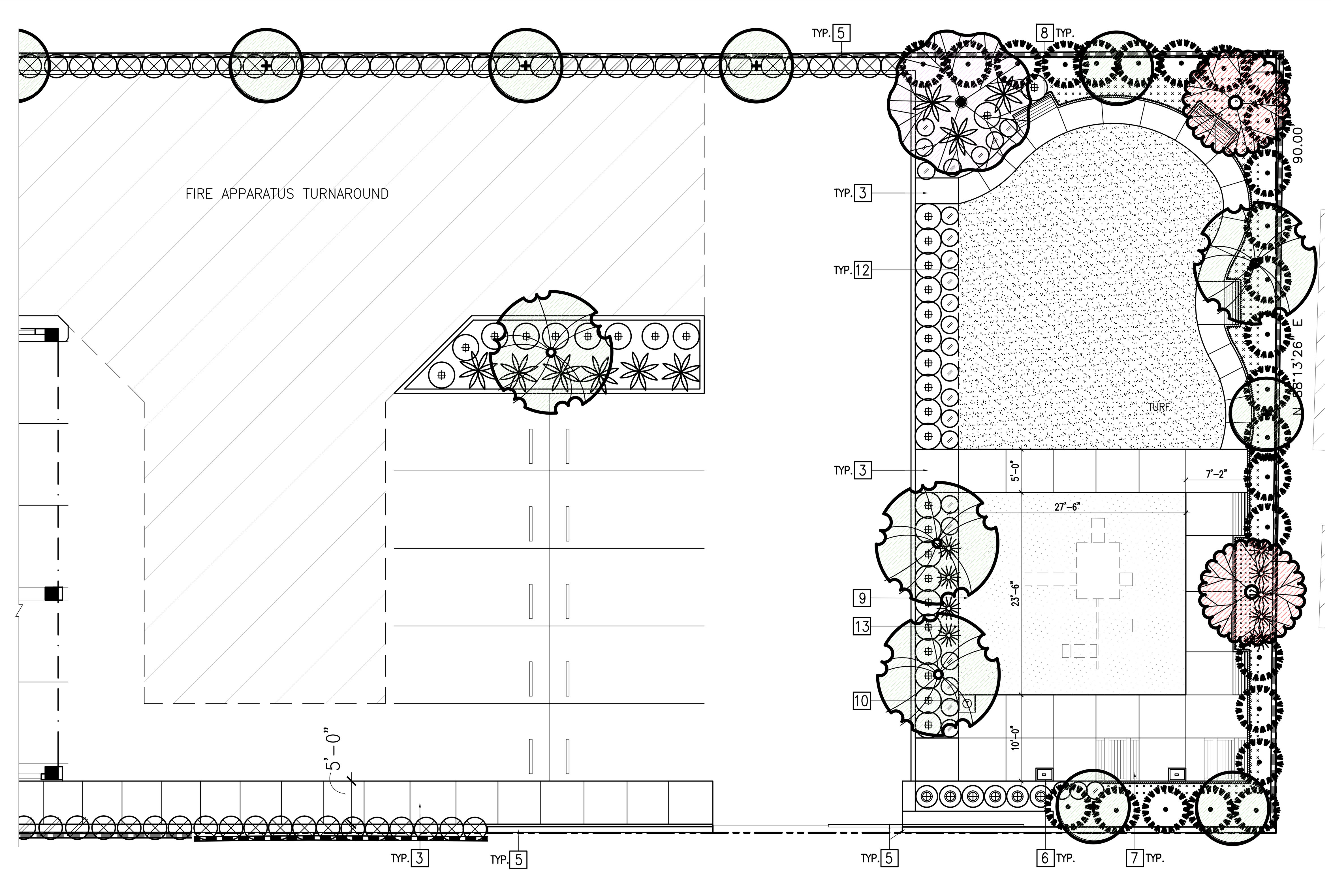
SHEET L-2 OF 3 SHEETS



1 FRONT YARD ENLARGEMENT PLAN
1"=10'-0"
0 5' 10'



2 BACKYARD ENLARGEMENT PLAN
1"=10'-0"
0 5' 10'

PLANTING LEGEND

TREE	SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE
ET		1	6" DIA.	EXISTING SYCAMORE STREET TREE TO BE REMOVED	
T1		2	24" BOX	ULMUS PARVIFOLIA CHINESE ELMS (STREET TREE)	MODERATE .5
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T4		4	15 GAL	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	LOW .3
T5		2	15 GAL	LAGERSTROEMIA INDICA 'RED' CRAPE MYTRLE	MODERATE .5
T6		24	15 GAL	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	MODERATE .5

SHRUB

S1		16	5 GAL	STRELITZIA REGINAE BIRDS OF PARADISE	MODERATE .5
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S3		27	1 GAL	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD	MODERATE .5
S4		25	5 GAL	ROSE KNOCKOUT 'YELLOW' YELLOW KNOCKOUT ROSE	MODERATE .5
S5		142	5 GAL 5' O.C.	CALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLEBRUSH (HEDGE)	LOW .3
S6		79	1 GAL	PELARGONIUM P. 'SOFIE CASCADE' IVY GERANIUM	LOW .3
S7		9	1 GAL	LAVANDULA A. 'TWICKEL PURPLE' TWICKEL PURPLE ENGLISH LAVENDER	LOW .3
S8		26	5 GAL	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	LOW .3
S9		9	5 GAL	DIETES IRIDIOIDES WILD IRIS	LOW .3
S10		31	5 GAL	RHAPHIOLEPIS I. 'SPRINGTIME' INDIA HAWTHORN	LOW .3
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GROUNDCOVER/ VINE/ TURF

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				ST. AUGUSTINE WARM SEASON TURF	WST .6

HARDSCAPE LEGEND

KEY NOTE	DESCRIPTION
1	DRIVEWAY ENTRY, PER ARCHITECTURAL PLAN
2	CITY SIDEWALK & PARKWAY
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*REFER TO ARCHITECTURAL SITE PLAN FOR MORE INFO.

NOTE:

1. PROVIDE 3" THICK BARK MULCH UNDER ALL GROUNDCOVER / SHRUB TYP., SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/ 8"-5/8" DIAMETER.

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Email: jennyhye@yahoo.com

SHEET TITTLE:
CONCEPTUAL LANDSCAPE PLAN

PROJECT NAME:
POMONA 46 UNIT APARTMENTS
1490 W. MISSION BLVD.
POMONA, CA 91766

DATE 12-23-25
SCALE PER PLAN
DRAWN
JOB 210826
SHEET L-3 OF 3 SHEETS